

Date: February 18th, 2020

To: **SDCI**

Re: Pre-approved Accessory Dwelling Unit Submittal
CLASSIC COTTAGE DADU

CATEGORY:
Family Friendly DADU

PROJECT DESCRIPTION

Two-story DADU, traditional exterior design with gable roof, dormers and a small covered porch fitting into the context of smaller existing single-family homes in Seattle.

The First Floor contains an open Living/Dining/Kitchen area with a Coat Closet, an additional closet underneath the stairs and a Powder Room. The Second Floor has two equal sized Bedrooms each with its own Bathroom and a small Laundry Room. The Second Floor layout of the DADU is well suited for renting out to two different tenants or a small family with children.

- DESIGN CRITERIA NARRATIVE
- Low Cost: Gable roof with dormers consists of scissor trusses which will allow for faster and more affordable installation.
 - Green Building: Building can be made to comply with Built-Green standards.
 - Privacy: Bedrooms are on the second floor. Two sides of the structure have limited openings to allow for the rotation of the structure for privacy needs.
 - Context: Building design fits well into a more traditional single-family area.
 - Culturally Responsive Design: The layout is responsive to a variety of needs such as separating kitchen from living space, and separating the toilet from the washing sink in the Bathroom. The simple gable roof with dormers is a style prevalent in many cultures, and can identify with a particular culture by use of colors and color combinations indicative of various cultures in our diverse city.
 - Constructability: The small footprint of this two-level DADU minimizes site disturbance, and the raised foundation walls shown in the Plans & Elevations allow for existing site grades to be maintained. Roof trusses simplify roof construction.

ESTIMATE OF CONSTRUCTION COSTS

This DADU has been submitted for permit and is currently under review. The relative simplicity of the form of this DADU will be on the lower range of construction costs seen in Seattle, which SDCI estimates to be \$139.40/sf.

Pre-approved DADU Plan Submittal
CLASSIC COTTAGE DADU
Date: February 18th, 2020
Page: 2 of 2

MAJOR MATERIALS:

The major materials needed for this project are dimensional lumber, wood sheathing, and concrete foundations, all of which can be locally sourced. The affordable siding material is cement board panel and lap siding.

MECHANICAL SYSTEMS:

Heating of DADU with (3) mini-split heat pumps (on in the main Living area and one in each Bedroom), supplemental electric heat in all other rooms

Water heating with a tankless gas water heater mounted on exterior of DADU

Whole house ventilation and fresh air intake through window trickle vents

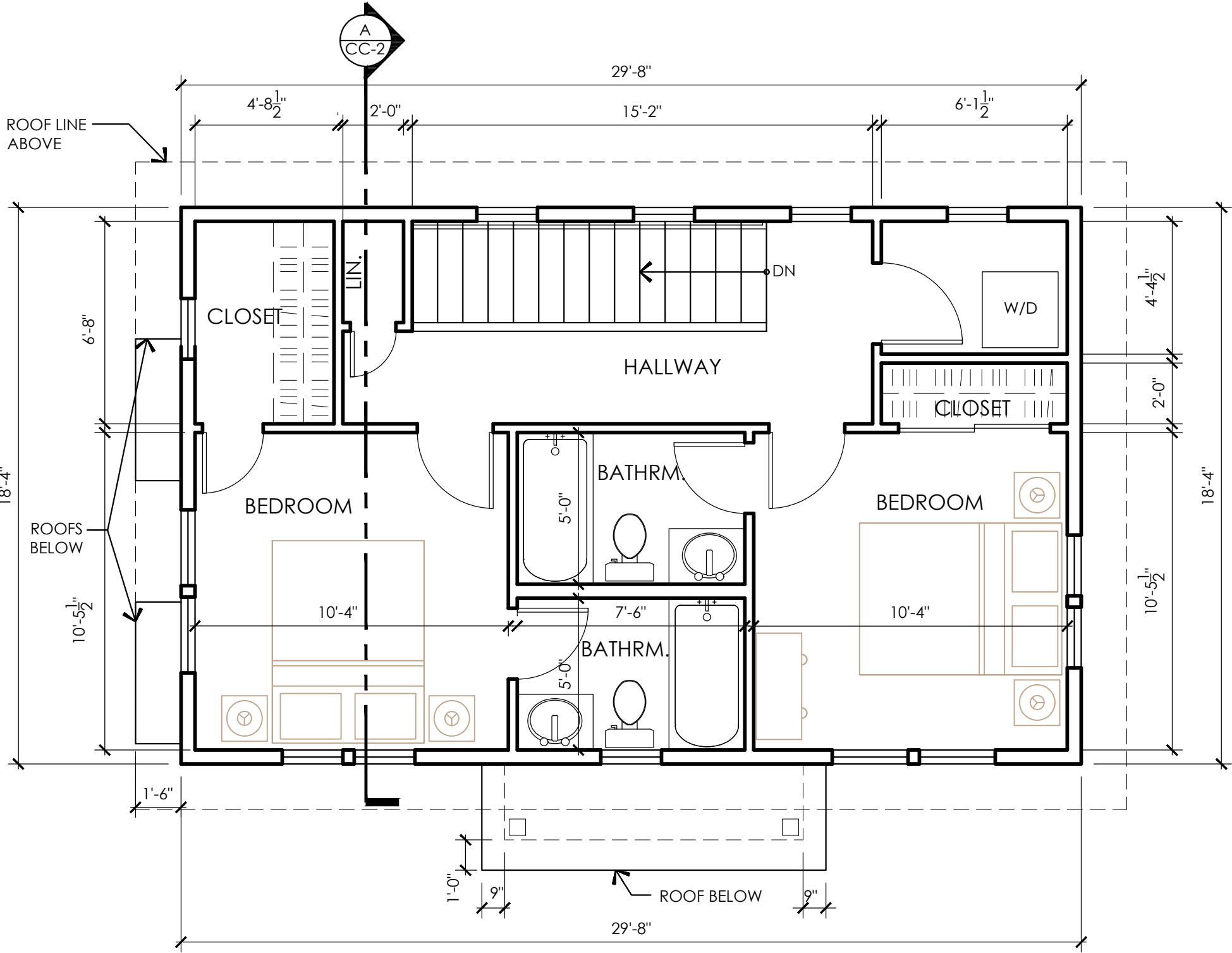
HOUSE DESIGN REUSE COST:

Price for the plans: \$1,000

Hourly rate for further work: \$125 / hr

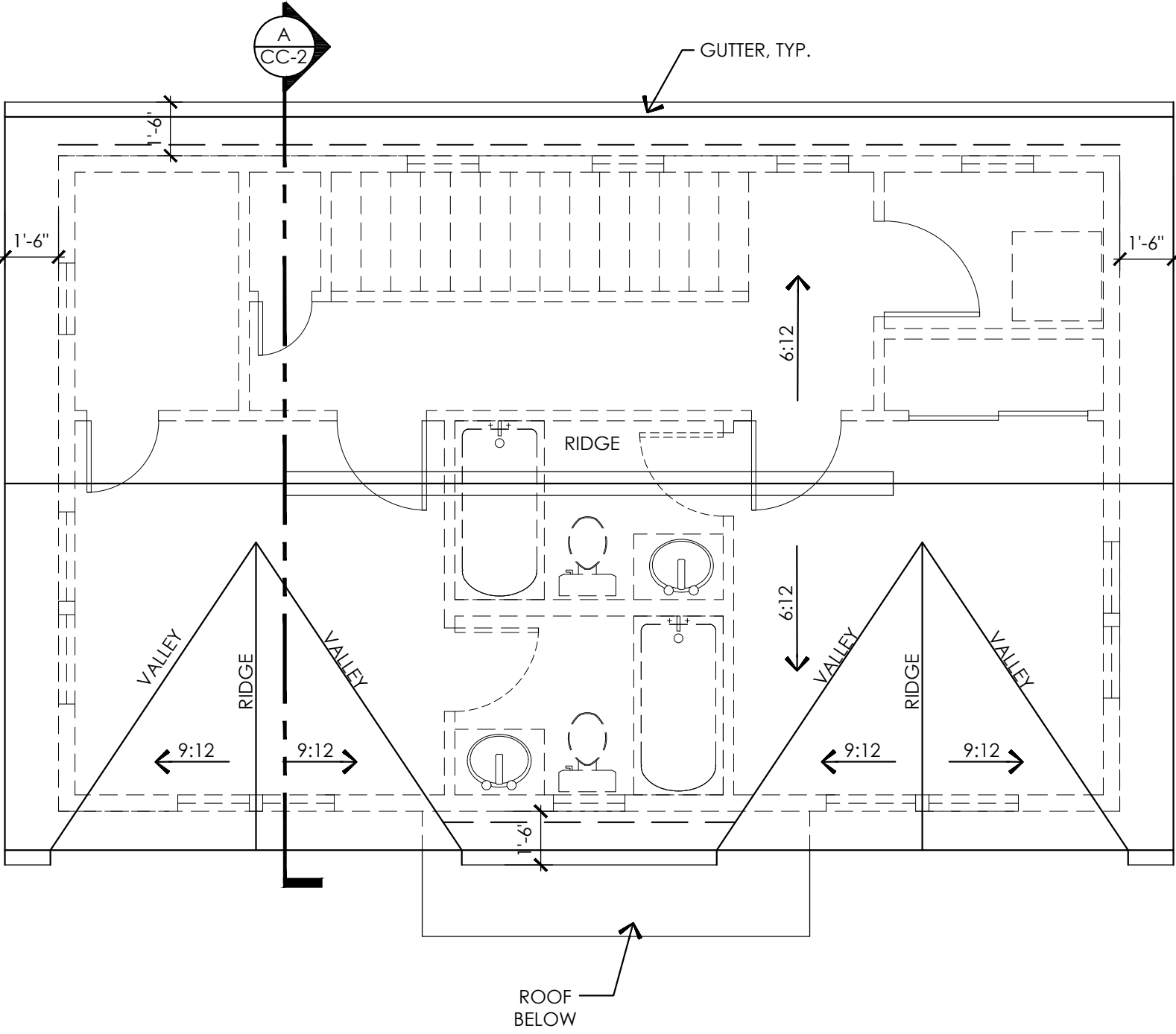
CONTACT INFORMATION:

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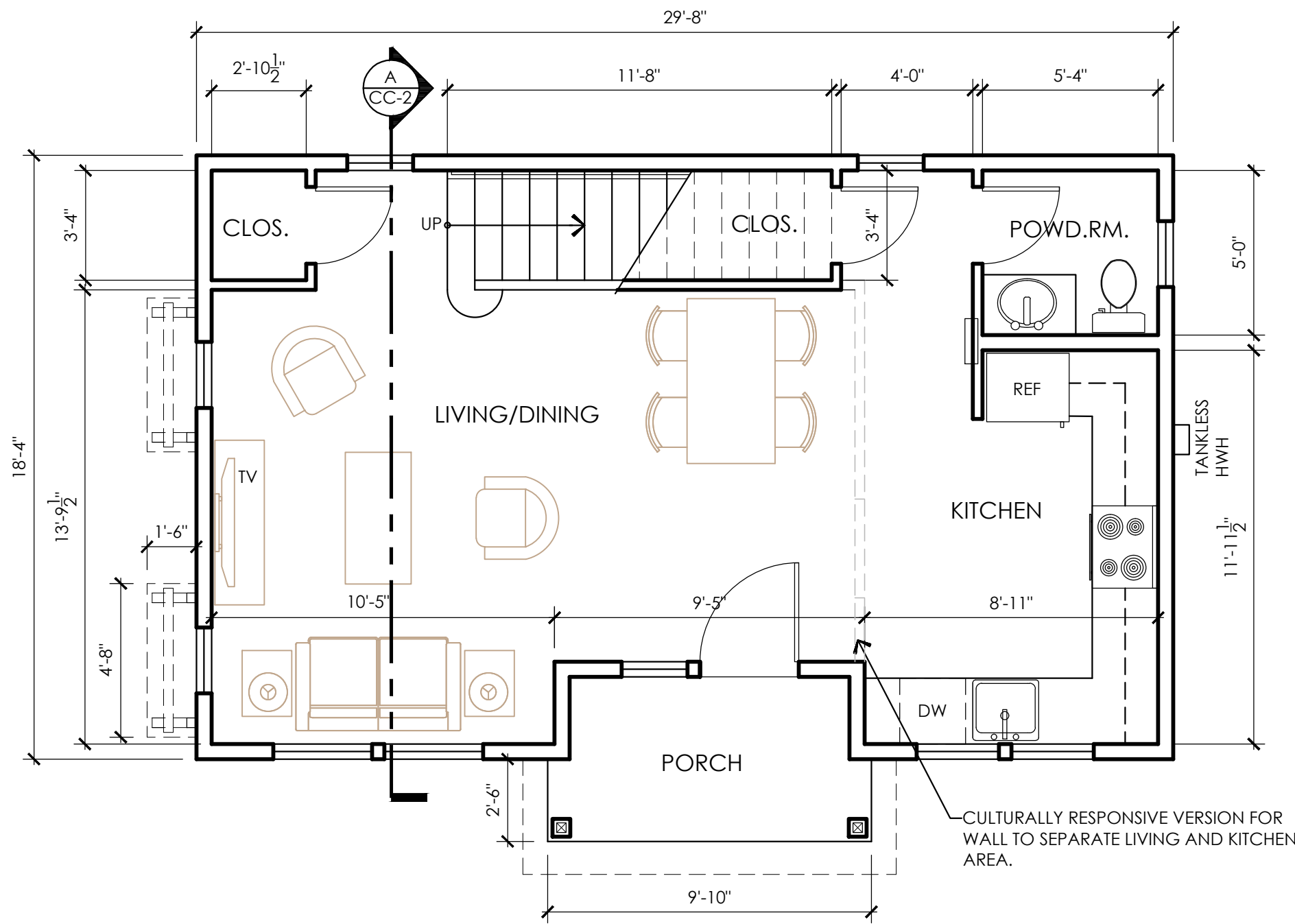
SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"



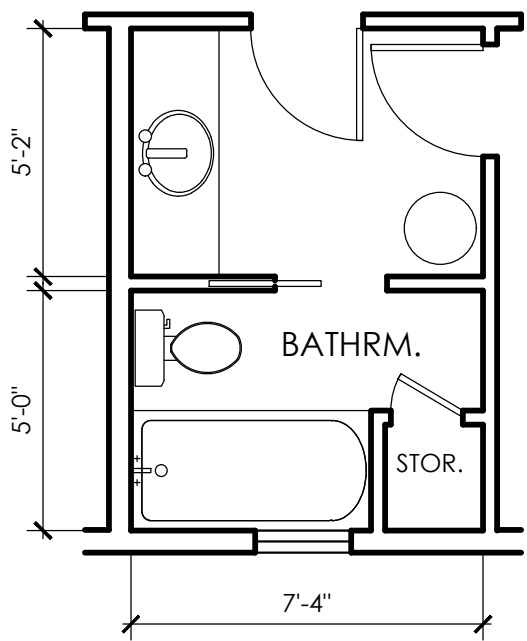
ROOF PLAN

SCALE: 1/4" = 1'-0"



FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"



SECOND FLOOR
BATHROOM DESIGN
OPTION

SCALE: 1/4" = 1'-0"

DADU

509 SF FIRST FLOOR
486 SF SECOND FLOOR
995 SF GFA TOTAL

ACTUAL PROJECT
UNDER REVIEW
#6742377-CN

SUBMITTAL FOR PRE-APPROVED
ACCESSORY DWELLING UNITS
TO SDCI

SHEET TITLE:
PLANS & NARRATIVE

PROJECT:

CLASSIC COTTAGE DADU

REVISIONS:

DRAWN BY: GM

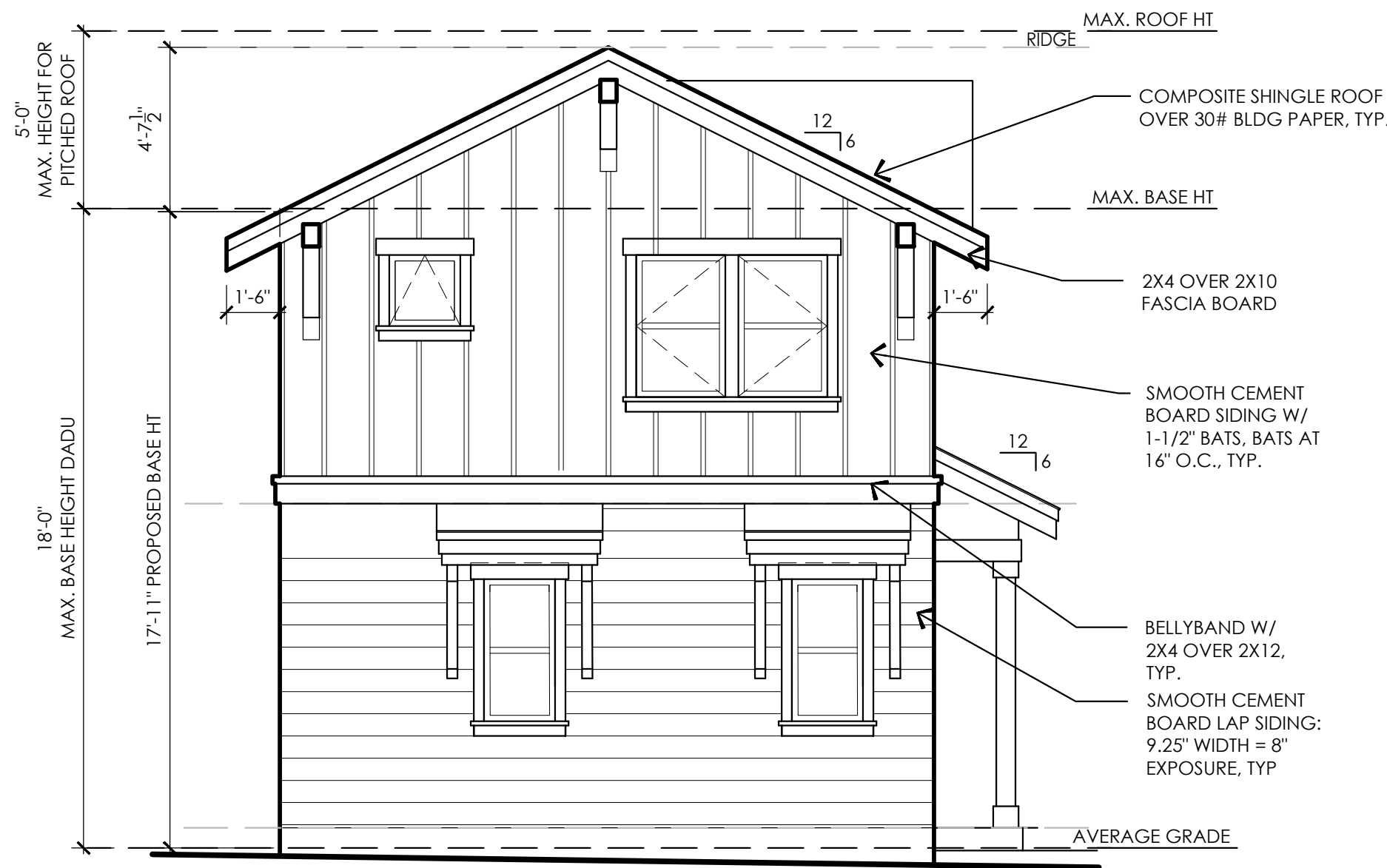
SCALE: 1/4" = 1'

DATE: 18 FEBRUARY 2020

JOB NUMBER:

SHEET NUMBER:

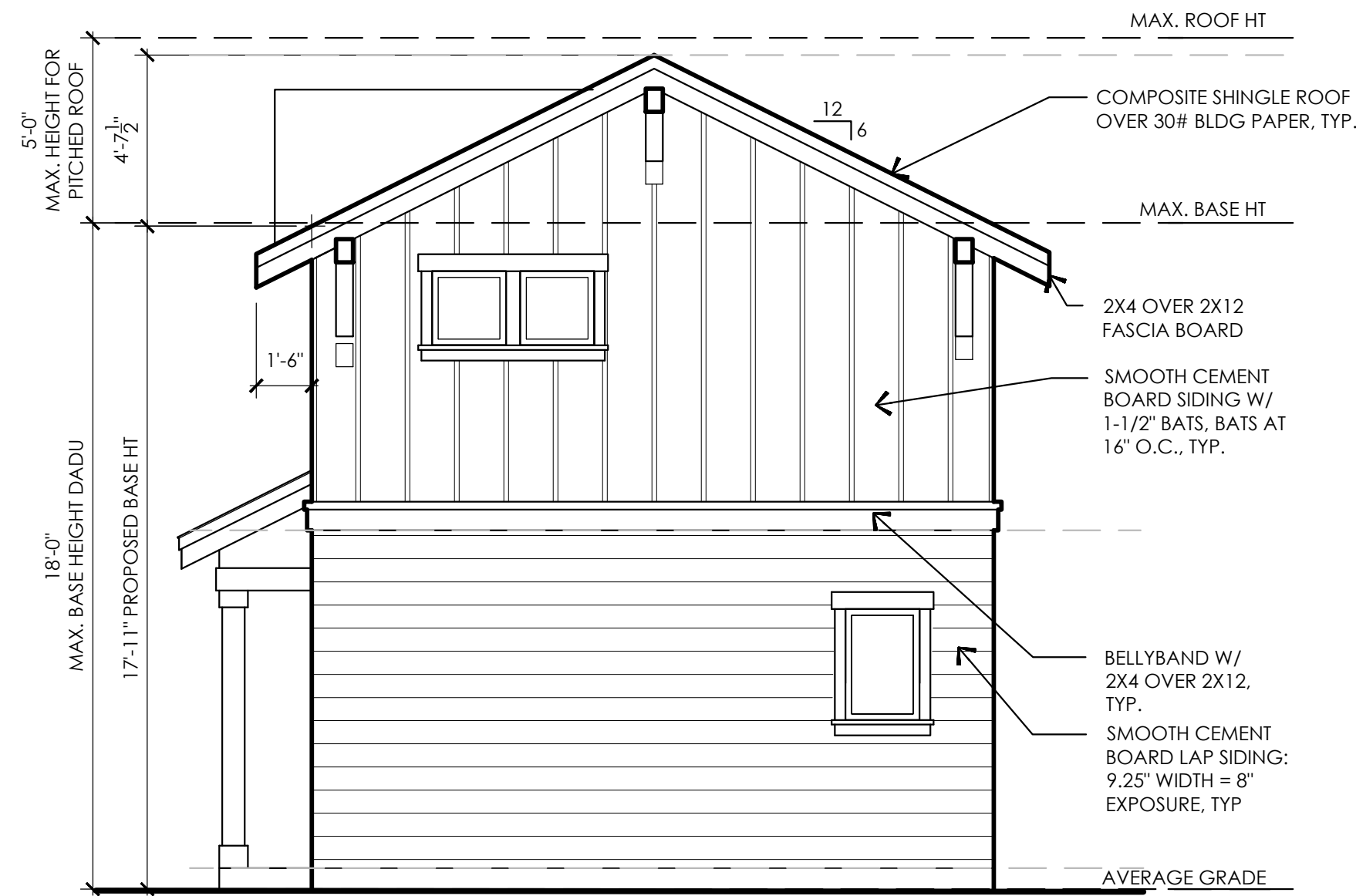
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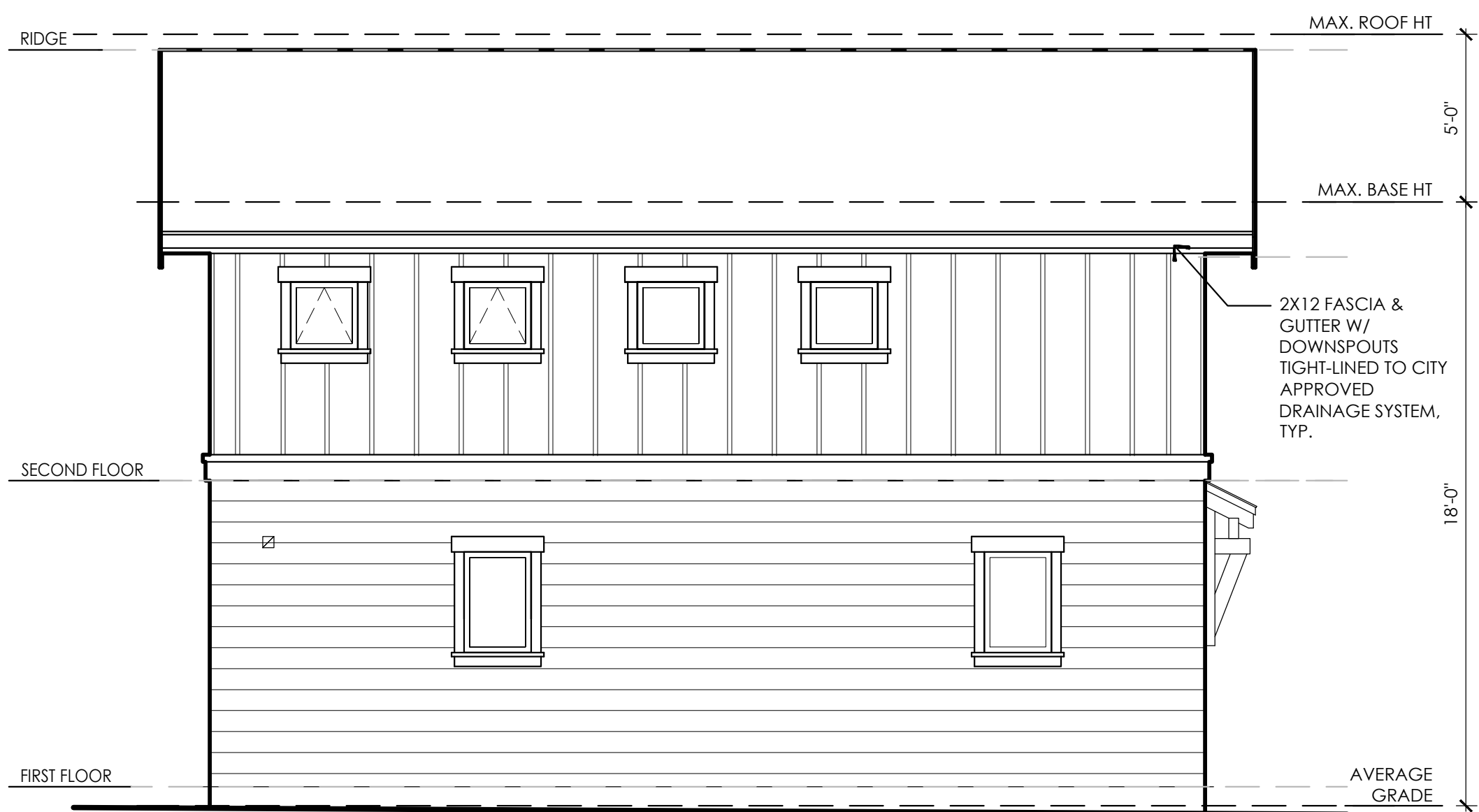
WEST ELEVATION
SCALE: 1/4" = 1'-0"



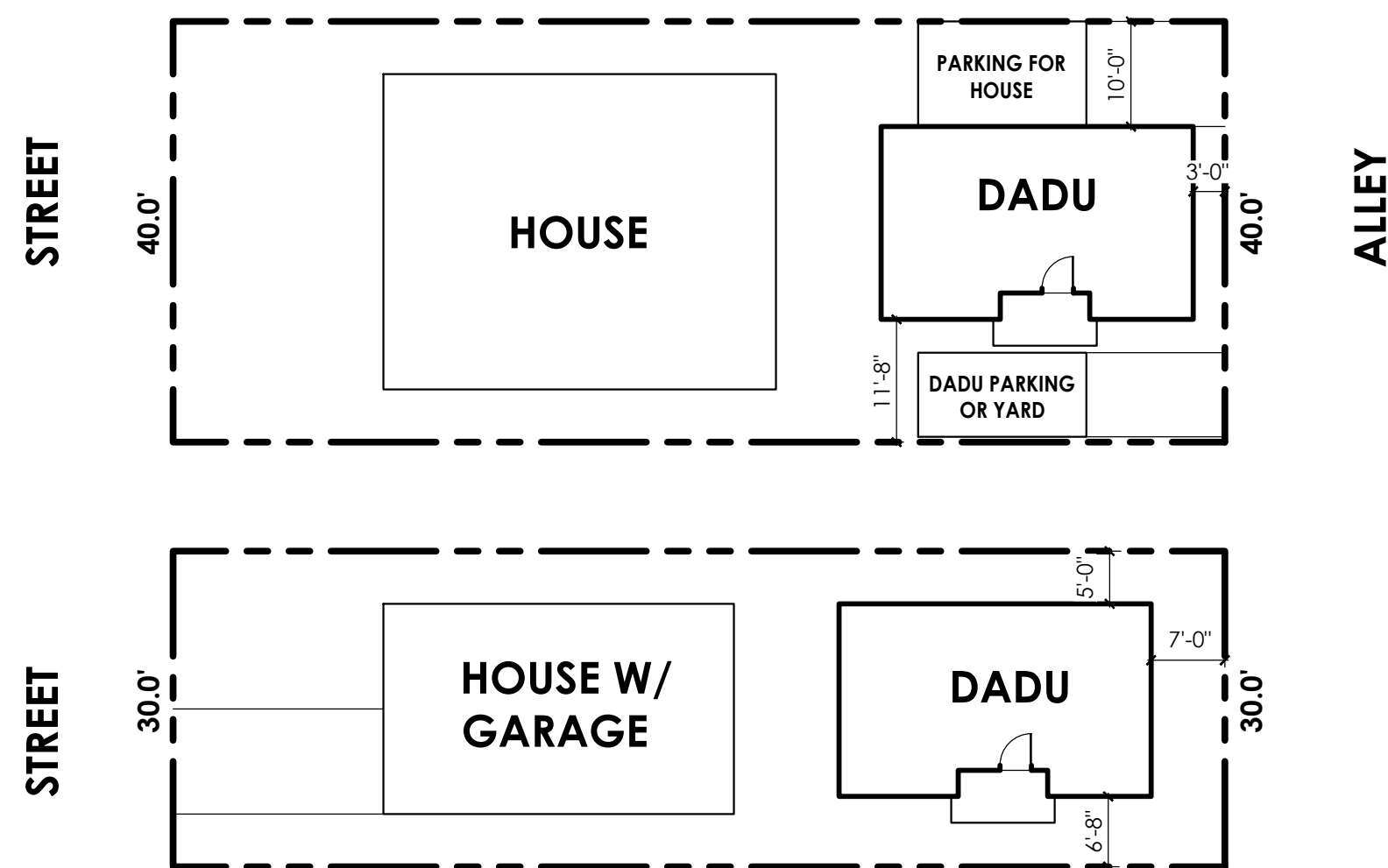
SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



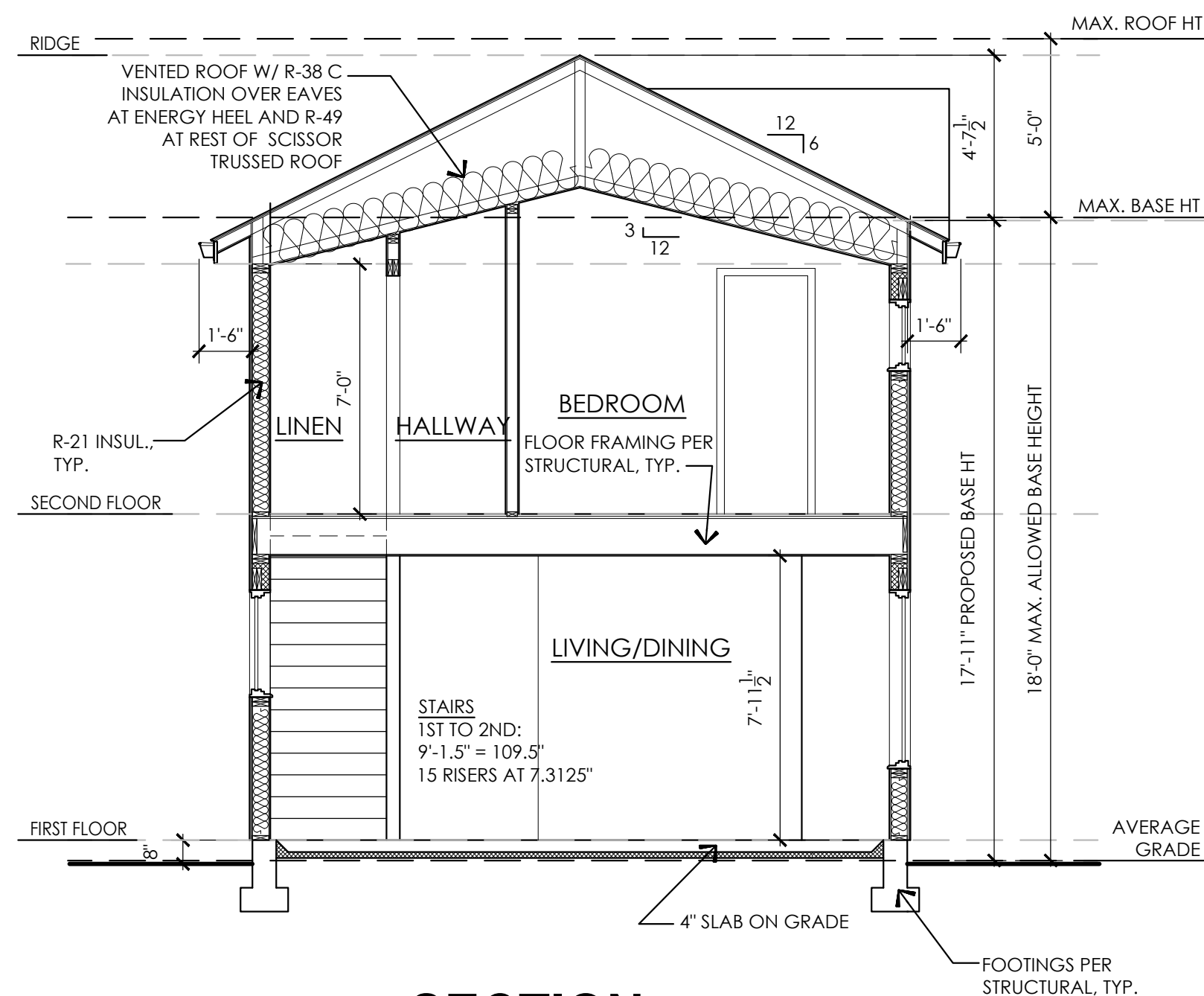
EAST ELEVATION
SCALE: 1/4" = 1'-0"



NORTH ELEVATION
SCALE: 1/4" = 1'-0"



SITE LAYOUT OPTIONS
SCALE: 1/16" = 1'-0"



SECTION A
SCALE: 1/4" = 1'-0"



CB ANDERSON ARCHITECTS PLLC

7209 Greenwood Avenue North
Seattle, Washington 98103
206-782-2911

SUBMITTAL FOR PRE-APPROVED
ACCESSORY DWELLING UNITS
TO SDCI

SHEET TITLE:
ELEVATIONS, SECTION & SITE OPTIONS

PROJECT:
CLASSIC COTTAGE DADU

REVISIONS:

DRAWN BY: GM

SCALE: 1/4" = 1'

DATE: 18 FEBRUARY 2020

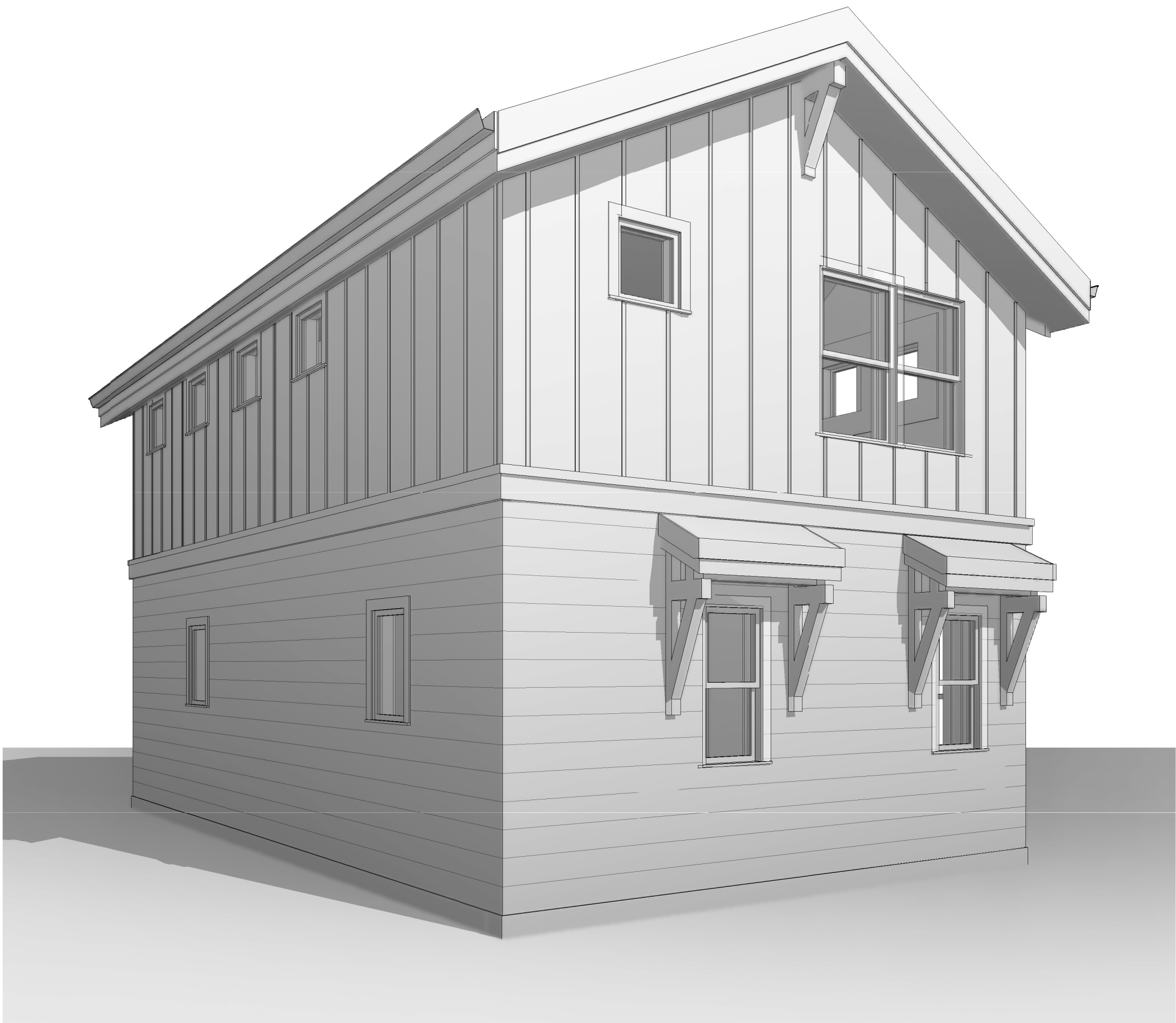
JOB NUMBER:

SHEET NUMBER:
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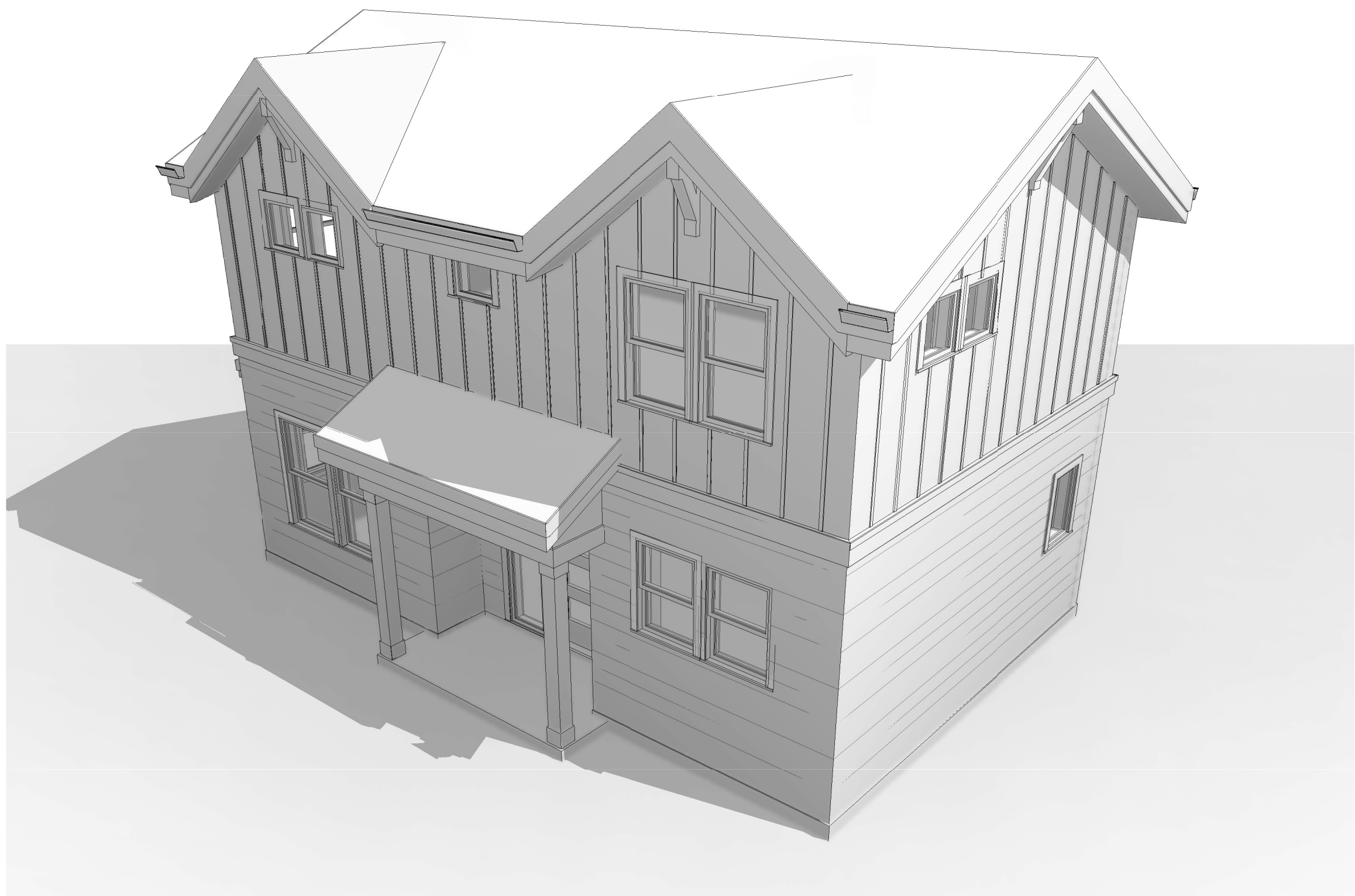
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3D View 1



3D View 2



3D View 3



3D View 4

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ARCHITECTS** PLLC

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SUBMITTAL FOR PRE-APPROVED
ACCESSORY DWELLING UNITS
TO SDCI

SHEET TITLE
3D VIEWS

CLASSIC COTTAGE

REVISIONS:

DRAWN BY: GM/AM

SCALE: 1/4" = 1'-0"

DATE: 18 FEBRUARY 2020

PROJECT NO:

CC-1