

Date: February 18th, 2020

To: **SDCI**

Re: Pre-approved Accessory Dwelling Unit Submittal
URBAN FLAT DADU

CATEGORY:

Family Friendly DADU
Accessible Design
Low Cost

PROJECT DESCRIPTION

Single-story DADU with single-slope roof. Due to the single level the DADU it can be made partially or fully accessible. The DADU features a covered entry and a covered Patio.

The DADU contains an open Living/Dining/Kitchen area, two spacious Bedrooms, a Bathroom with Linen closet and a Utility/Storage Room.

DESIGN CRITERIA NARRATIVE

- Low Cost: Design keeps building shape and roof simple. One area for gutter minimizes trenching. The foundation is designed to be a concrete mono-pour instead of a more expensive two-step pour, which also minimizes excavation costs.
- Construction Duration: All walls and the roof could be built with SIP panels, reducing field construction time.
- Green Building: As currently submitted for permit, this design complies with Built Green Standards, which is easily achieved due to the simplicity of the design. The roof shape allows for a large photo-voltaic solar array which could make this DADU Net-Zero.
- Privacy: The Covered Patio encourages outdoor living and is provides privacy by shielding the outdoor area from the Primary Residence.
- Context: The single-level low profile design minimizes massing, and exterior materials can change to respond to the neighborhood home styles.
- Culturally Responsive Design: This simple shed roof design is culturally neutral, but can be personalized by use of colors and color combinations indicative of various cultures in our diverse city.
- Constructability: The single-story, simple exterior, and finishes allow homeowners to do a substantial amount of the finish work themselves.

ESTIMATE OF CONSTRUCTION COSTS

This DADU is in the permit review process at this time, and one contractor provided a range of construction costs ranging between \$120 - \$140 per square foot.

206 782-29117209 Greenwood Ave N Seattle, WA 98103

Pre-approved DADU Plan Submittal
URBAN FLAT DADU
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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. As described above the walls and roof could be constructed with SIP panels.

MECHANICAL SYSTEMS:

Heating of DADU with a mini-split heat pump for the main Living area, 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

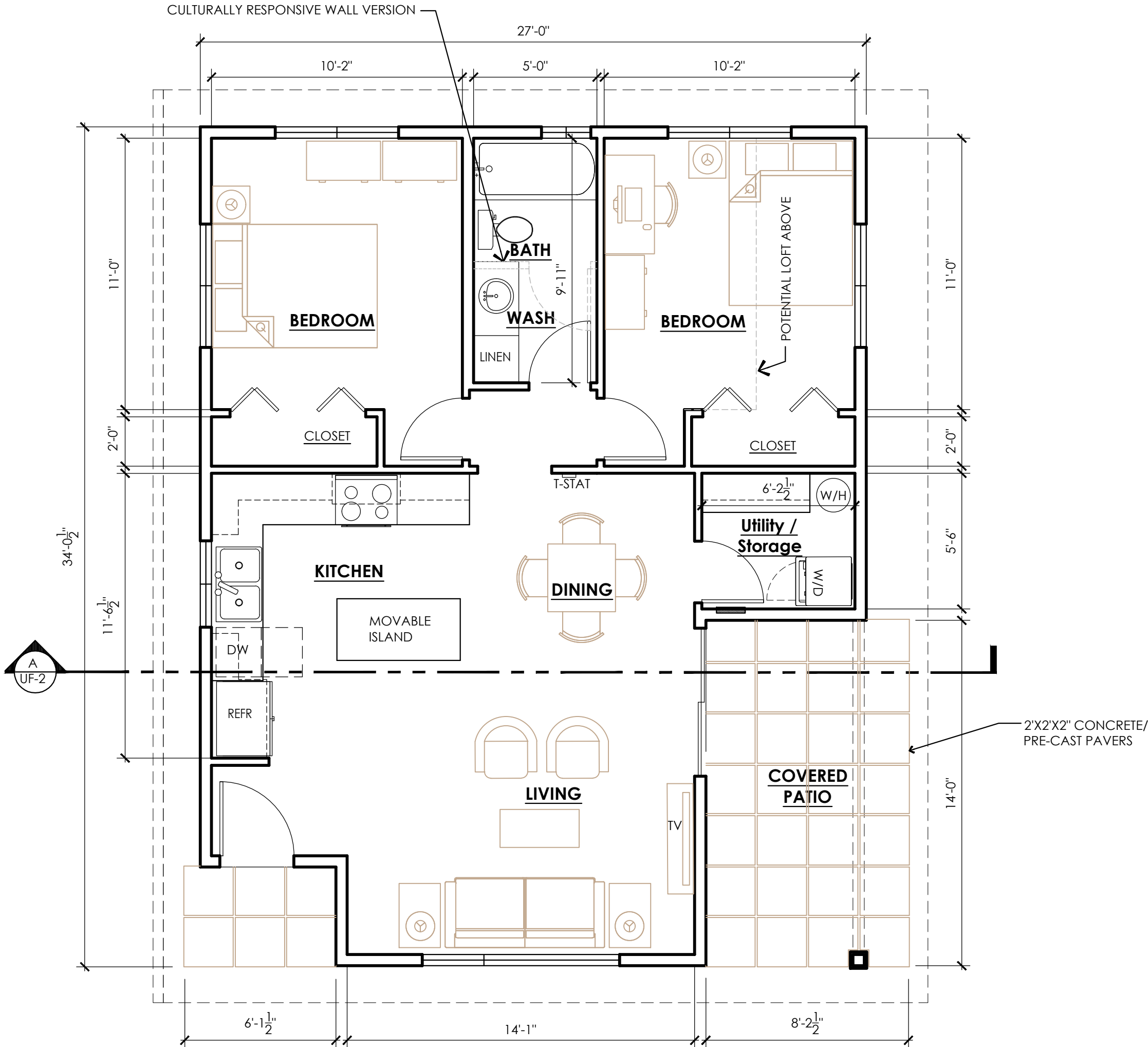
HOUSE DESIGN REUSE COST:

Price for the plans: \$1,000

Hourly rate for further work: \$125 / hr

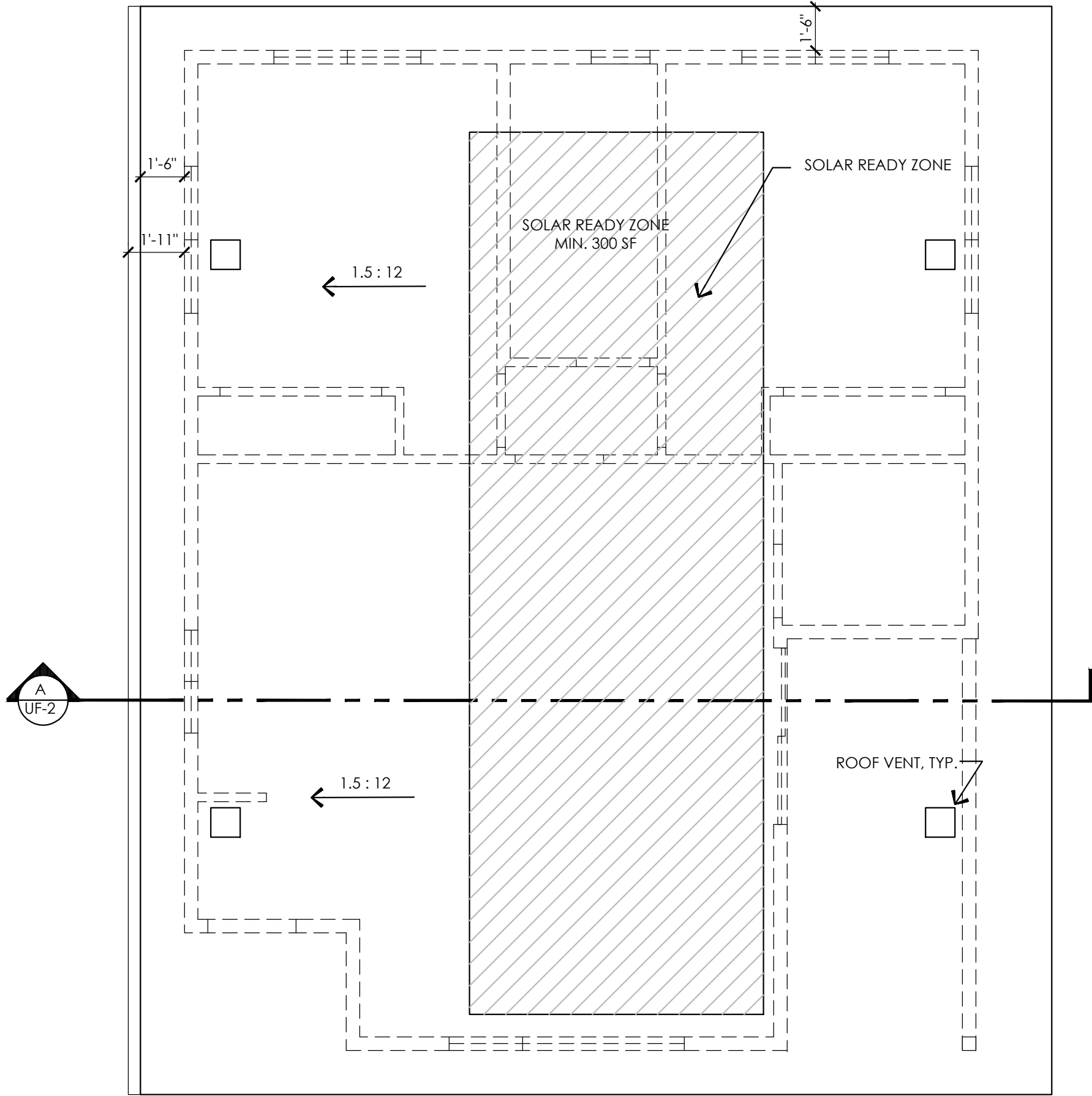
CONTACT INFORMATION:

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Phone: 206-782-2911
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DADU FLOOR PLAN

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



ROOF PLAN

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

DADU

918 SF GFA TOTAL
INCLUDING COVERED
PATIO & PORCH

ACTUAL PROJECT IN REVIEW
#6746901-CN



CB ANDERSON
ARCHITECTS PLLC

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Seattle, Washington 98103
206-782-2911

SUBMITTAL FOR PRE-APPROVED
ACCESSORY DWELLING UNITS
TO SDCI

PLANS & NARRATIVE

URBAN FLAT DADU

SHEET TITLE:

PROJECT:

REVISIONS:

DRAWN BY: CBA/AC

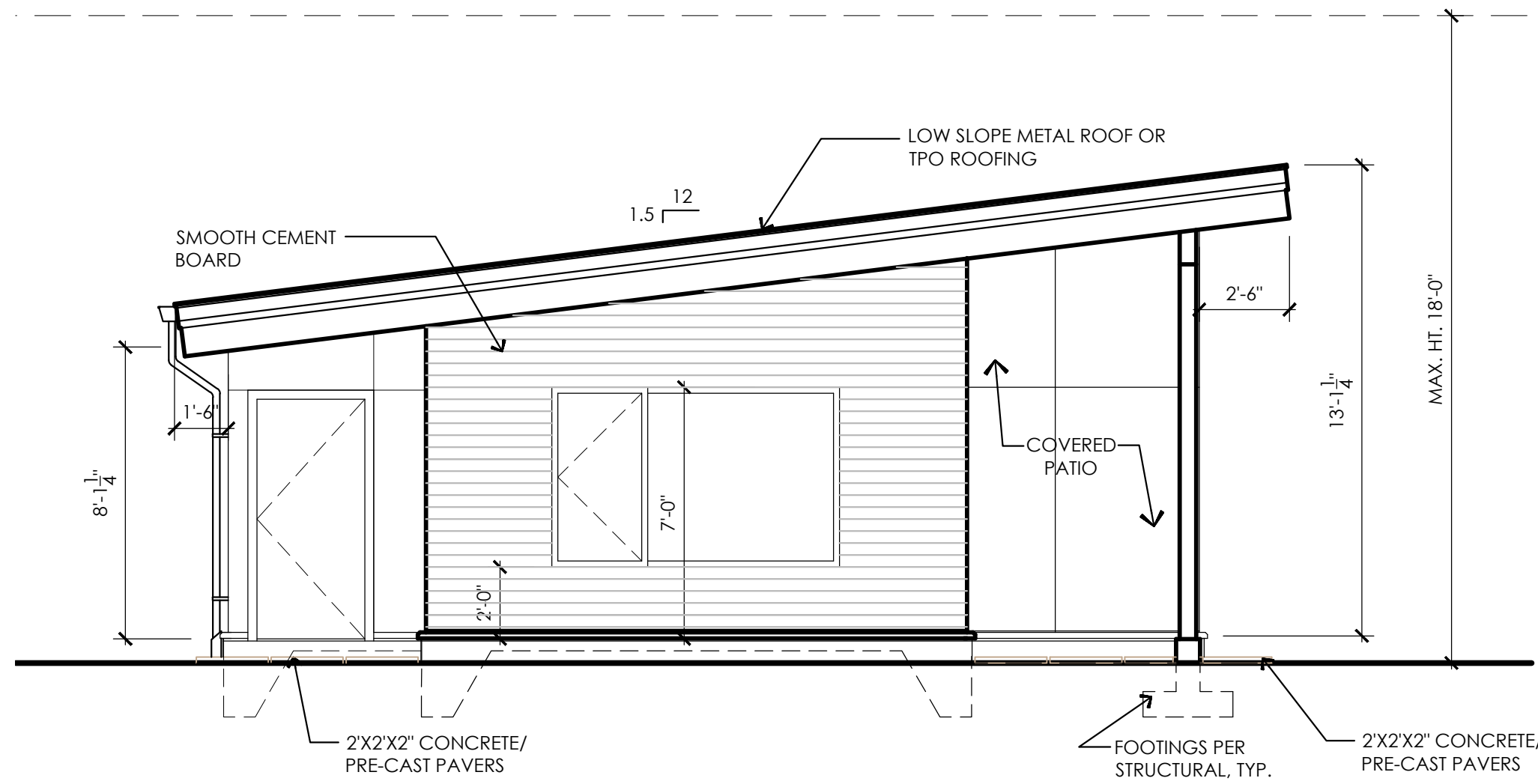
SCALE: AS NOTED

DATE: 18 FEBRUARY 2020

JOB NUMBER:

SHEET NUMBER:

UF-1



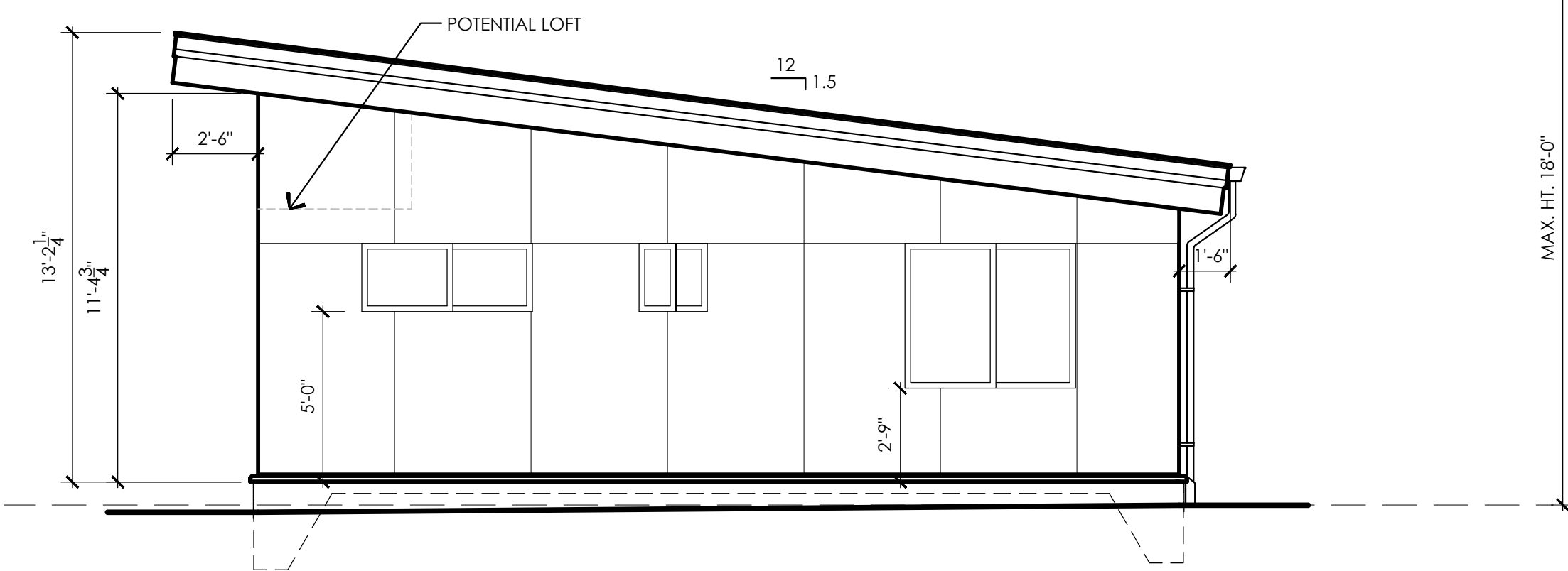
SOUTH ELEVATION

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



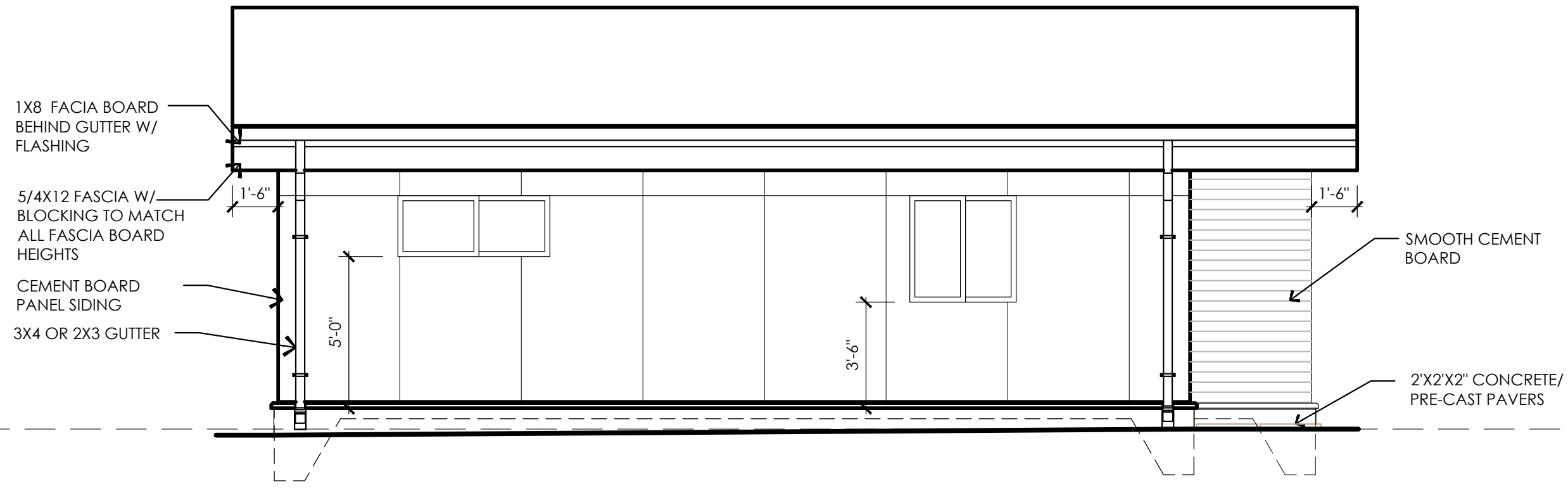
EAST ELEVATION

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



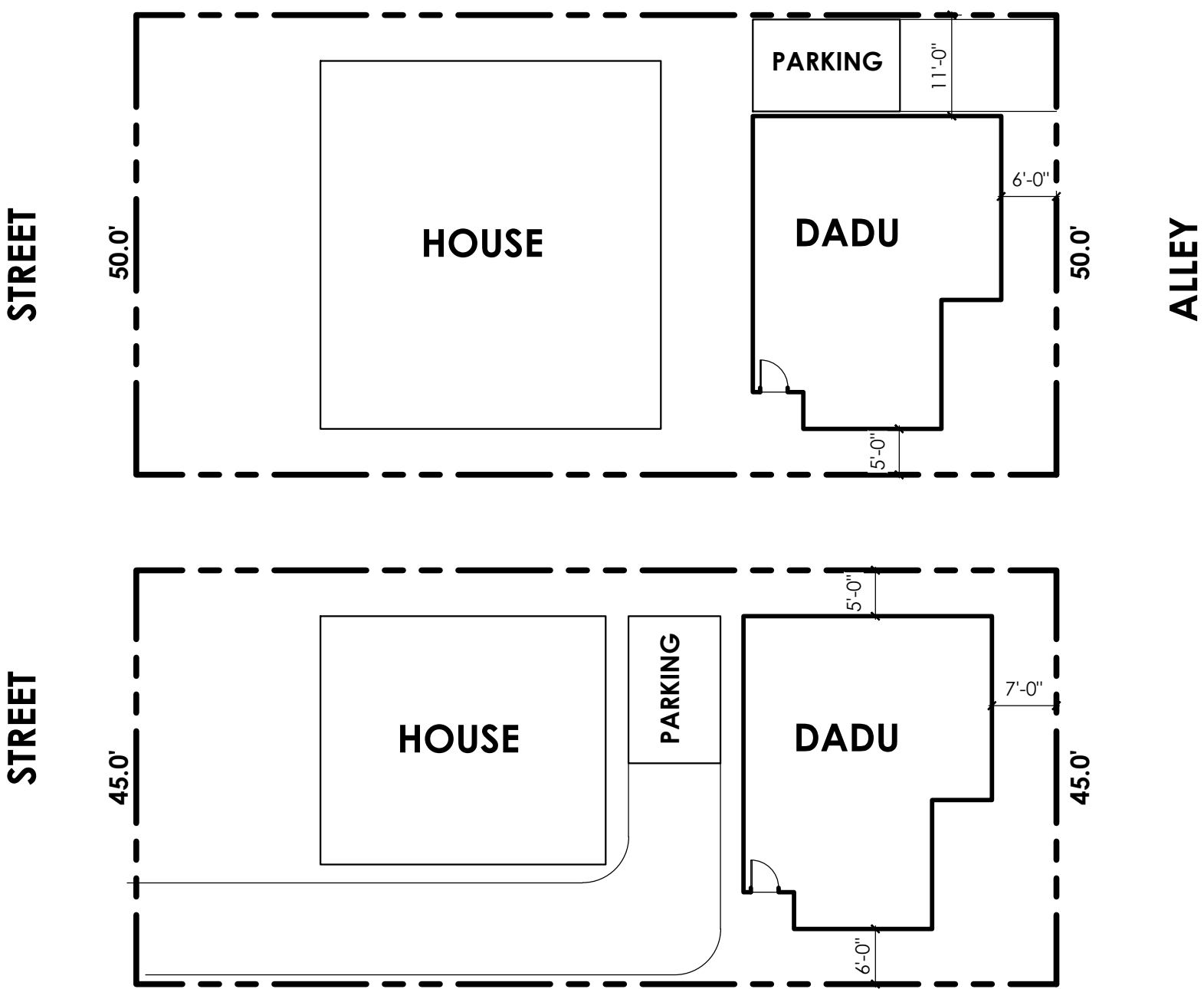
NORTH ELEVATION

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



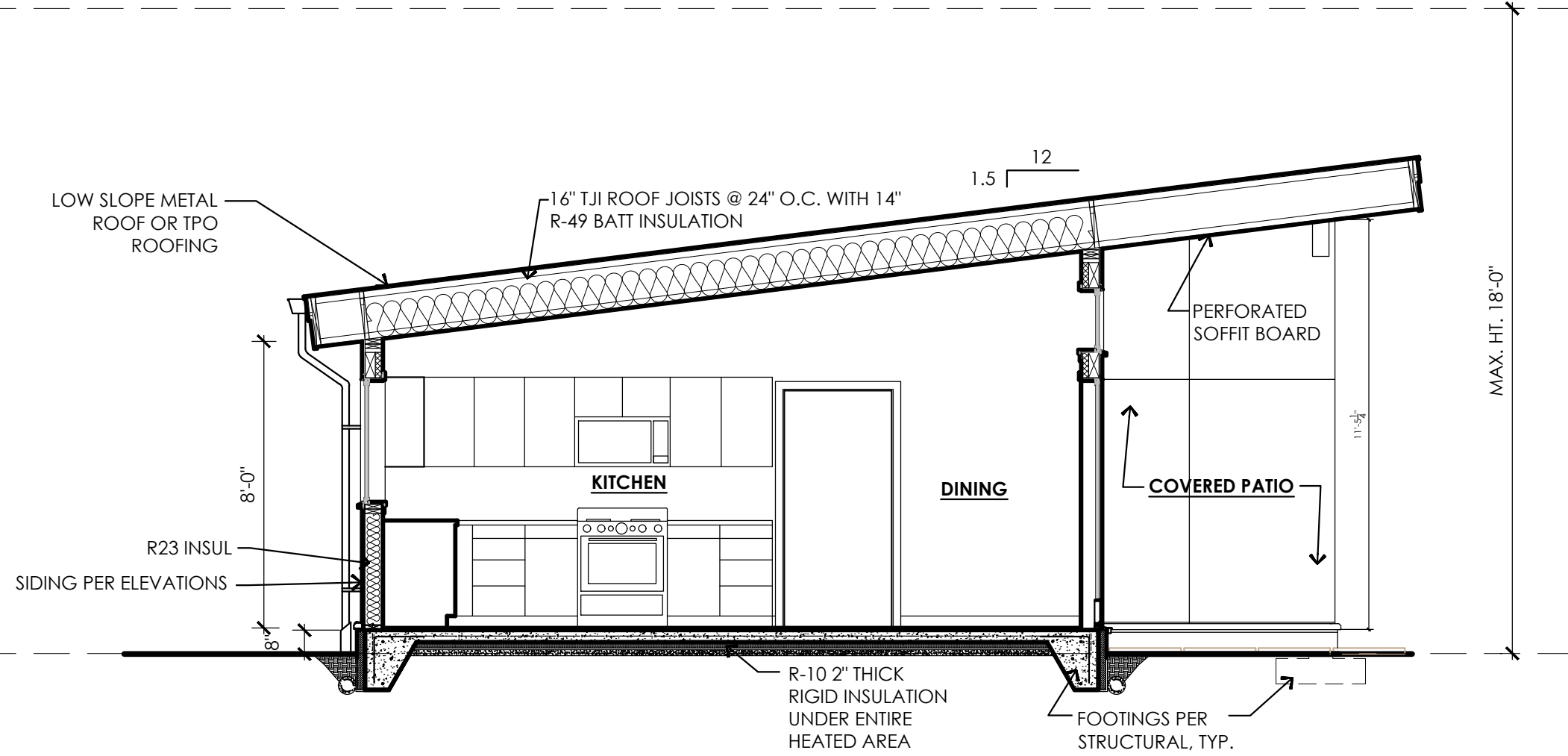
WEST ELEVATION

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



SITE LAYOUT OPTIONS

SCALE: 1/16" = 1'-0"



A SECTION

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

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**CB ANDERSON
ARCHITECTS PLLC**

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SUBMITTAL FOR PRE-APPROVED
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TO SDCI

ELEVATIONS, SECTION & SITE OPTIONS

PROJECT:

URBAN FLAT DADU

SHEET TITLE:

REVISIONS:

DRAWN BY: CBA/AC

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

DATE: 18 FEBRUARY 2020

JOB NUMBER:

SHEET NUMBER:

UF-2

