

Date: February 18th, 2020

To: **SDCI**

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

CATEGORY:

Family Friendly DADU

PROJECT DESCRIPTION

Compact two-story DADU with relatively small foot print of 454 SF. The L-shaped contemporary design features a single slope roof, a covered entry and the possibility of a patio. The DADU with a width of 20' and a 16' base height allows for placement on a lot as narrow as 30'.

The First Floor contains an open Living/Dining/Kitchen area with a small Kitchen pantry, Coat Closet and a Powder Room. The Second Floor has two Bedrooms and a Bathroom with stacked washer/dryer unit. The Second Floor layout of the DADU is well suited for residents with varying needs such as a single-parent with one or two children or a couple using the Second Bedroom as a Study, Guest Room or Home Office.

DESIGN CRITERIA NARRATIVE

- Low Cost: Design keeps building shape and roof simple. One area for gutter minimizes trenching. Use of affordable and readily available finishes such as cement board siding. Plumbing needs are localized to one part of the building.
- Green Building: This DADU shows 2x6 walls furred-out to 2x8 to accommodate R-30 wall insulation, windows with a U-Value of 0.25 and full R-10 insulation under the slab on grade. This efficient building envelope will reduce the energy consumption for heating and cooling. The single shed roof allows for the largest square footing for solar panels possible.
- 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: The exterior finishes can be adjusted to fit with the prevailing style of the neighborhood.
- Culturally Responsive Design: The layout is responsive to a variety of needs such as separating kitchen from living space, providing a place for shoes, and separating the toilet from the washing sink. Furthermore, because of the small footprint, it is possible to rotate the house so that toilets do not face the direction of holy sites, and to alternatively rotate the building so that the entrance does face a desirable direction.
- Constructability: The simple exterior, roof shape, and finishes allow homeowners to do a substantial amount of the construction themselves.

206-782-2911

7209 Greenwood Ave N Seattle WA 98103

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

ESTIMATE OF CONSTRUCTION COSTS

This DADU has been permitted and is currently under construction. The contractor estimates costs at approximately \$250 per square foot.

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 a mini-split heat pumps 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

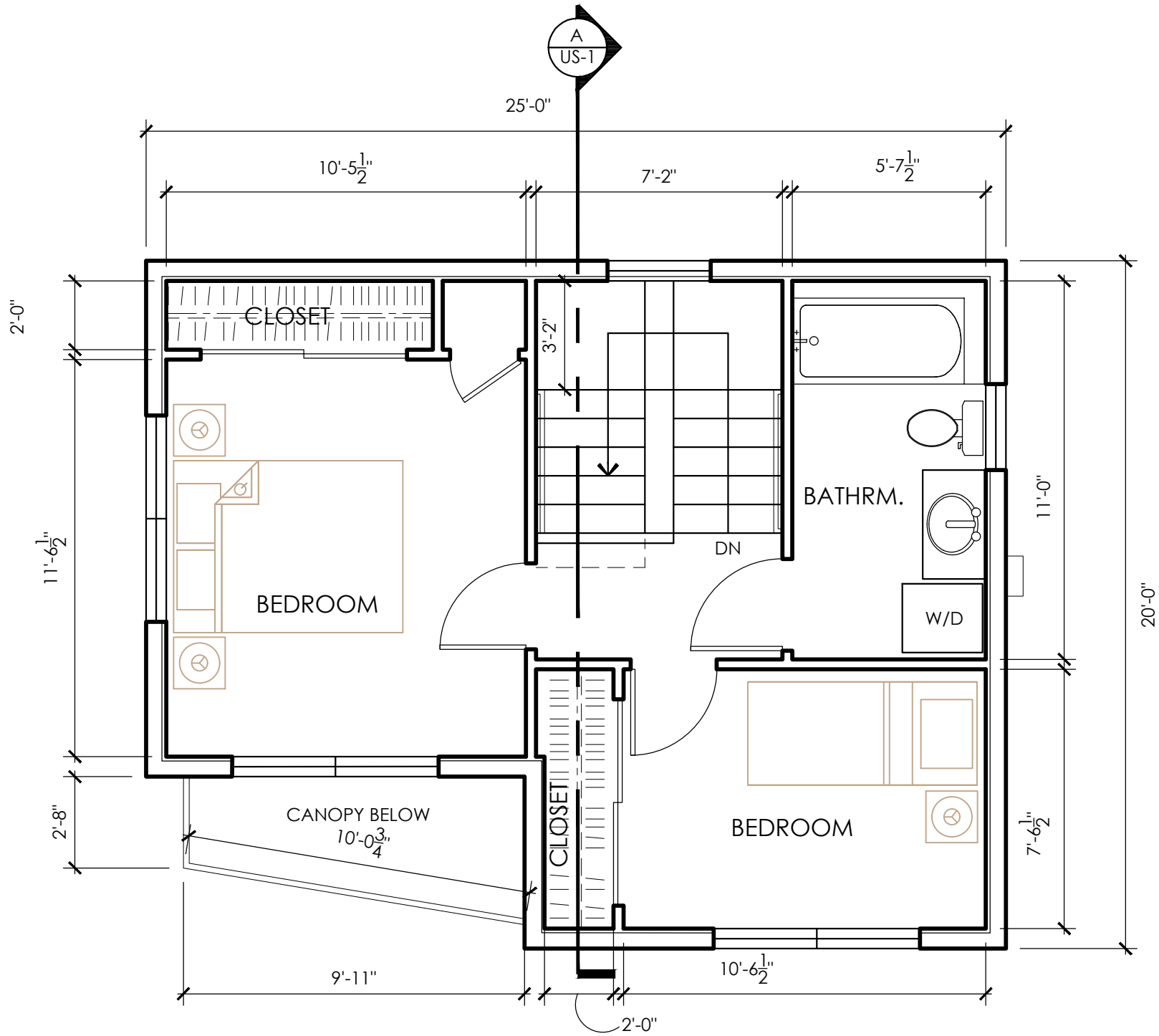
HOUSE DESIGN REUSE COST:

Price for the plans: \$1,000

Hourly rate for further work: \$125 / hr

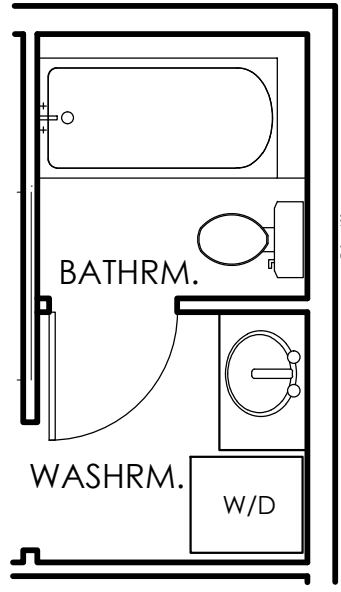
CONTACT INFORMATION:

CB Anderson Architects PLLC
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7209 Greenwood Ave N
Seattle, WA 98103
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e-mail: gabi@cba-arch.com



SECOND FLOOR PLAN

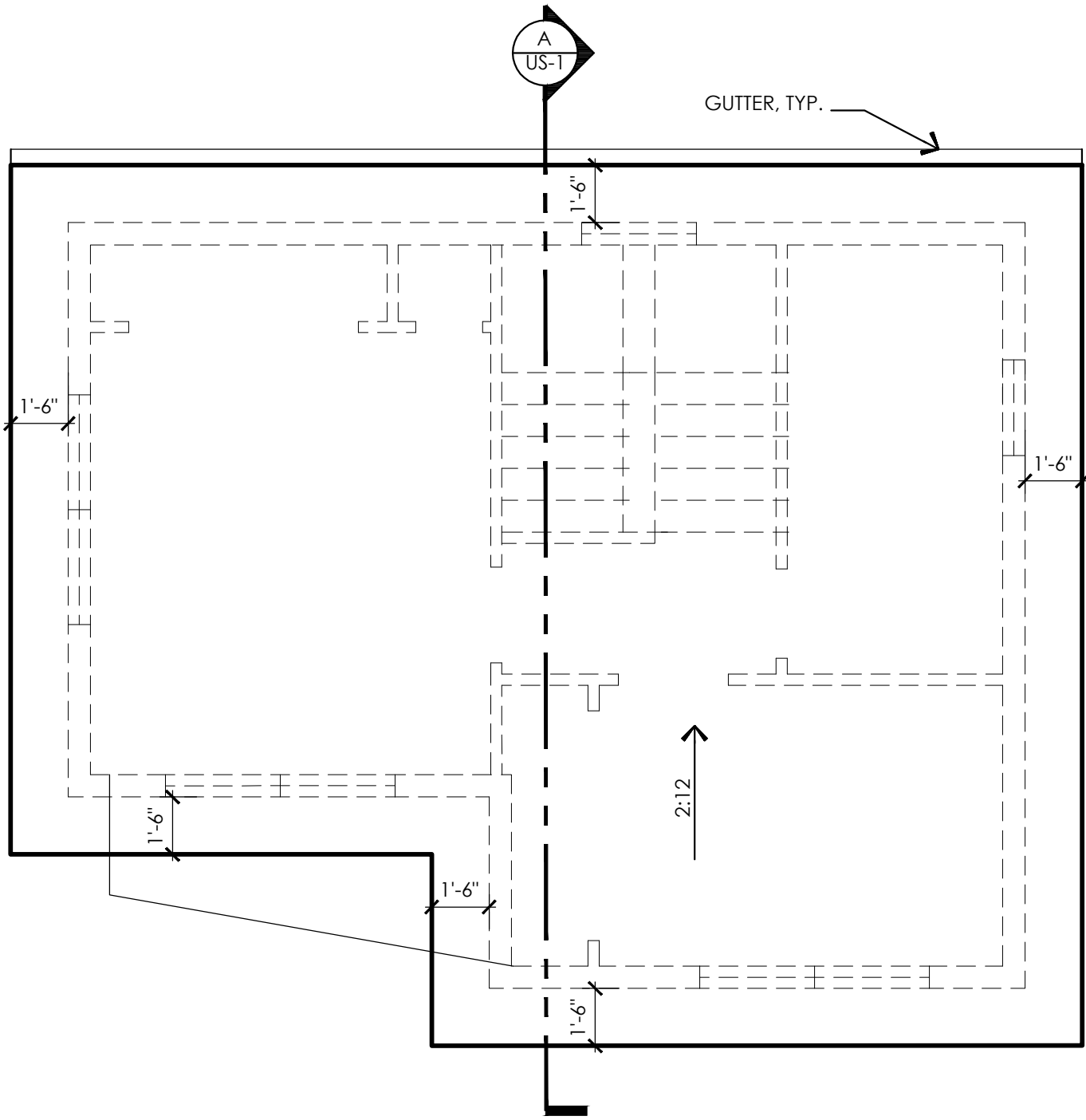
SCALE: 1/4" = 1'-0"



SEPARATE SINK AND LAUNDRY FROM TOILET

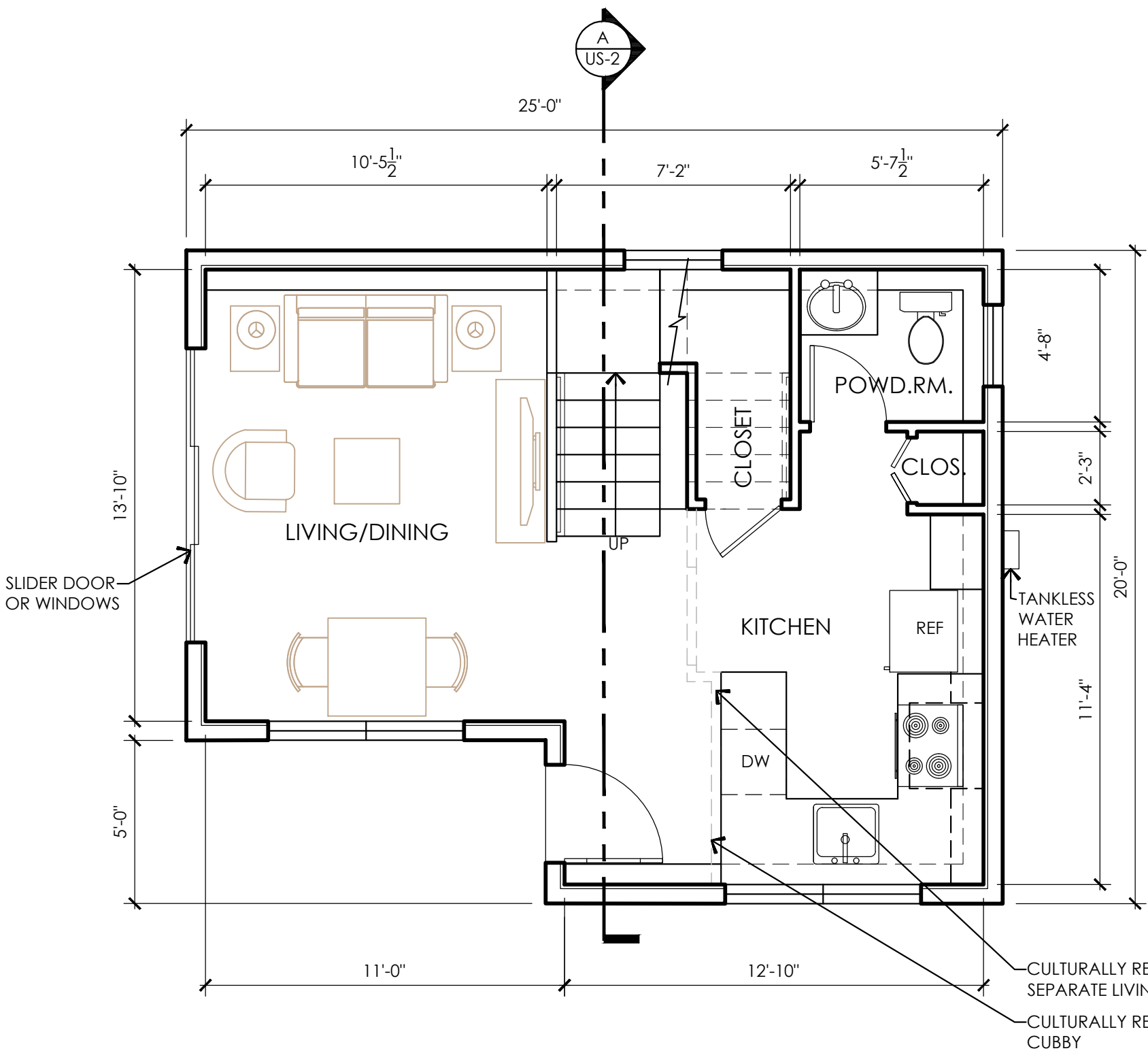
CULTURALLY RESPONSIVE PLAN VERSION

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



ROOF PLAN

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



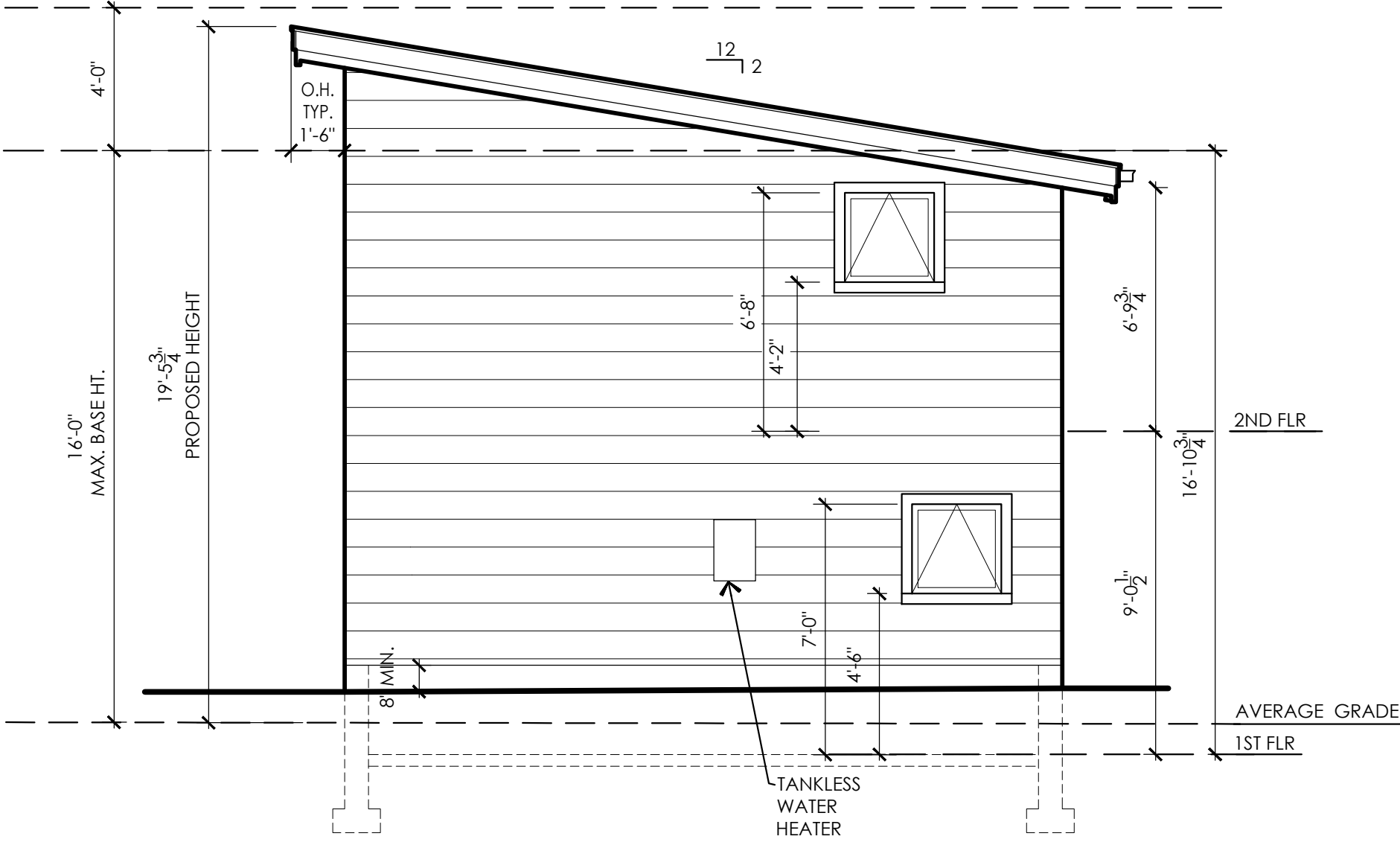
FIRST FLOOR PLAN

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

DADU

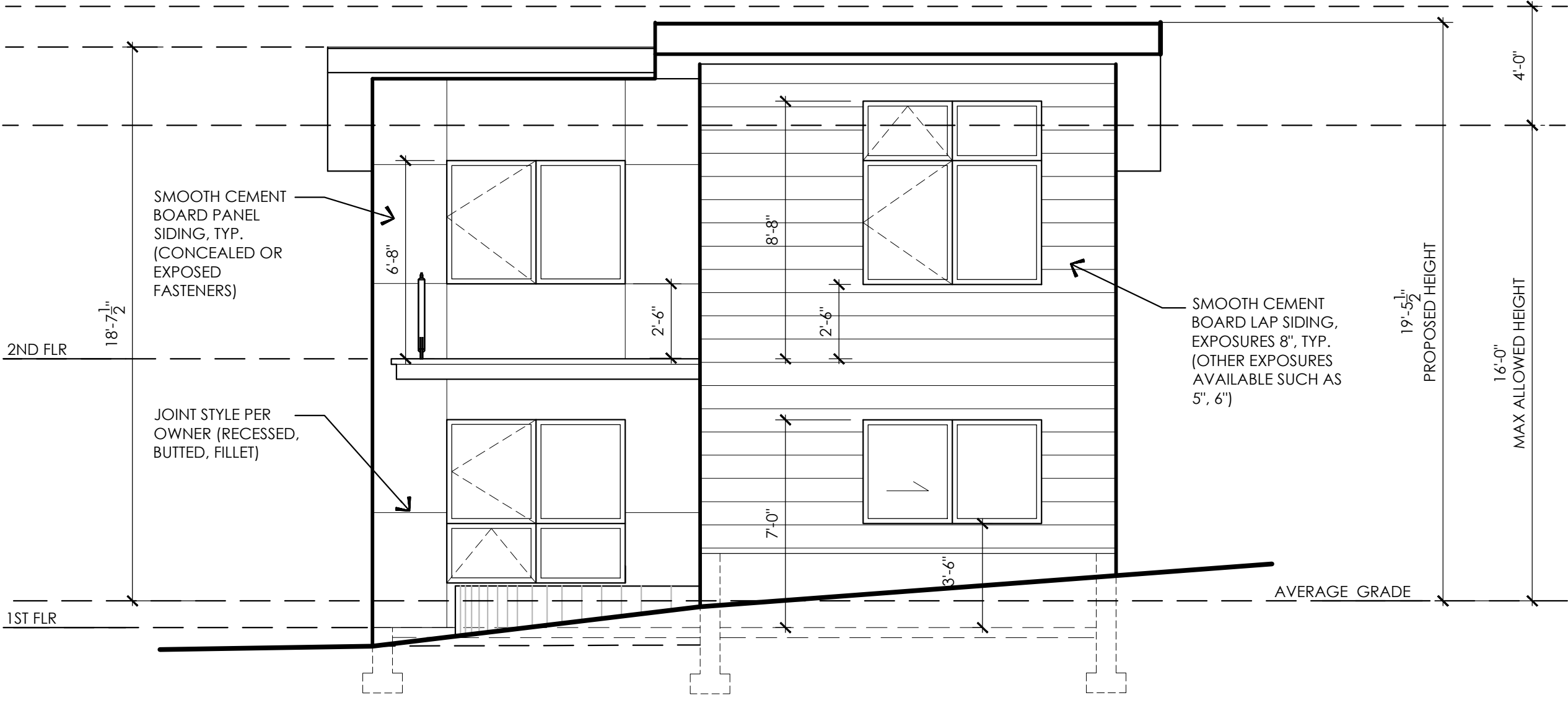
394 SF FIRST FLOOR
394 SF SECOND FLOOR
788 SF GFA TOTAL

PERMITTED PROJECT
#6678976-CN



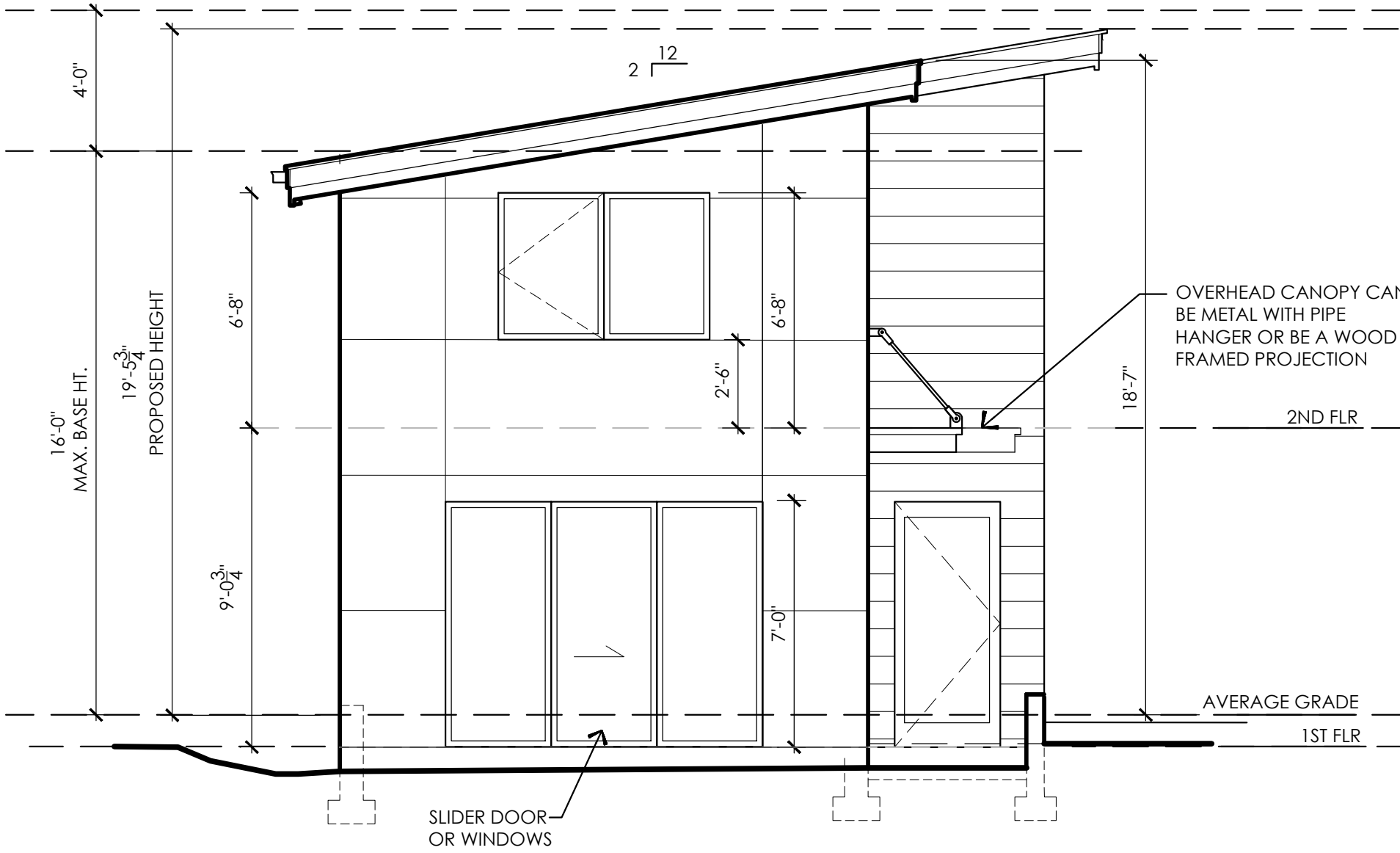
EAST ELEVATION

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



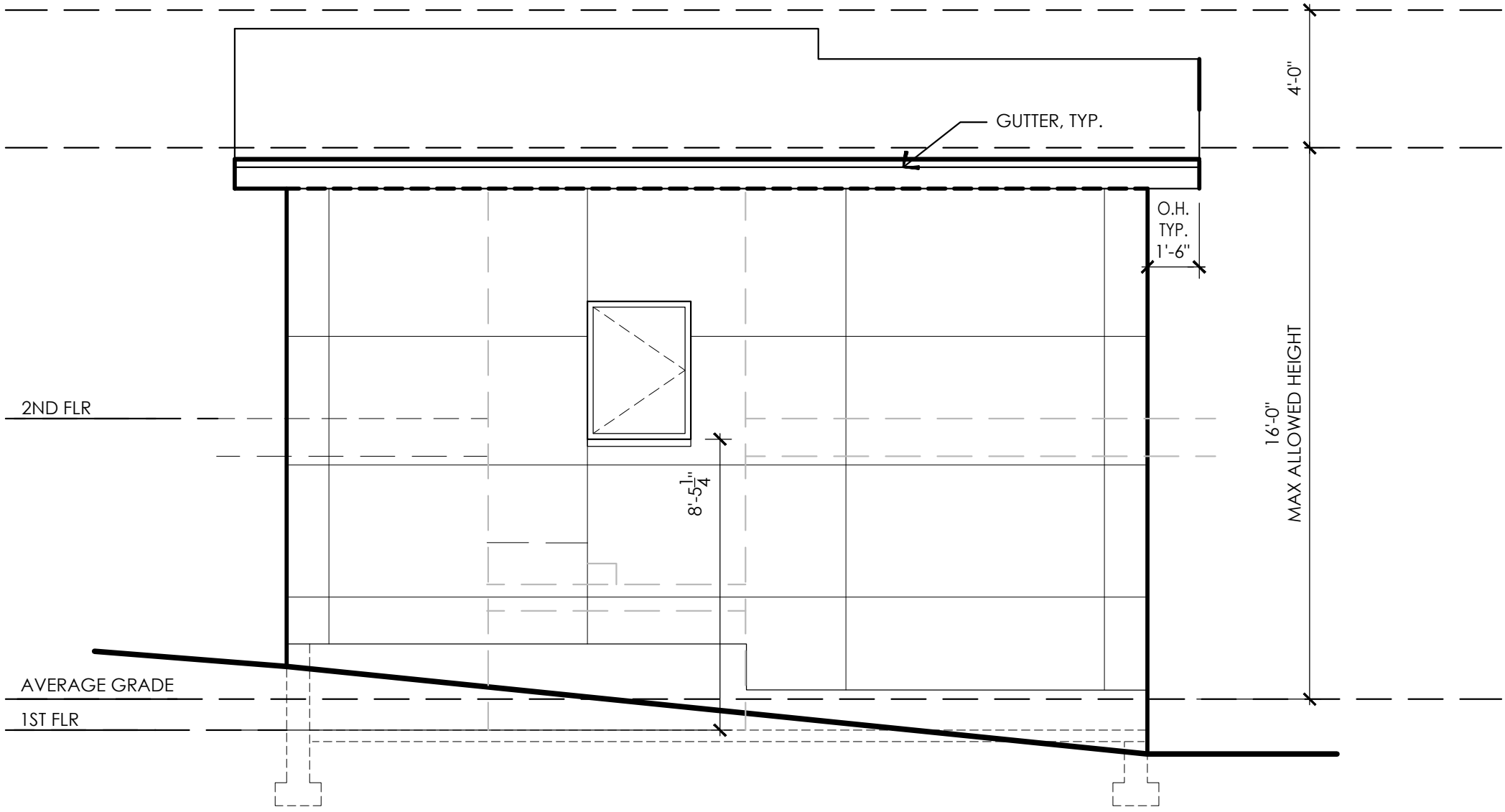
SOUTH ELEVATION

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



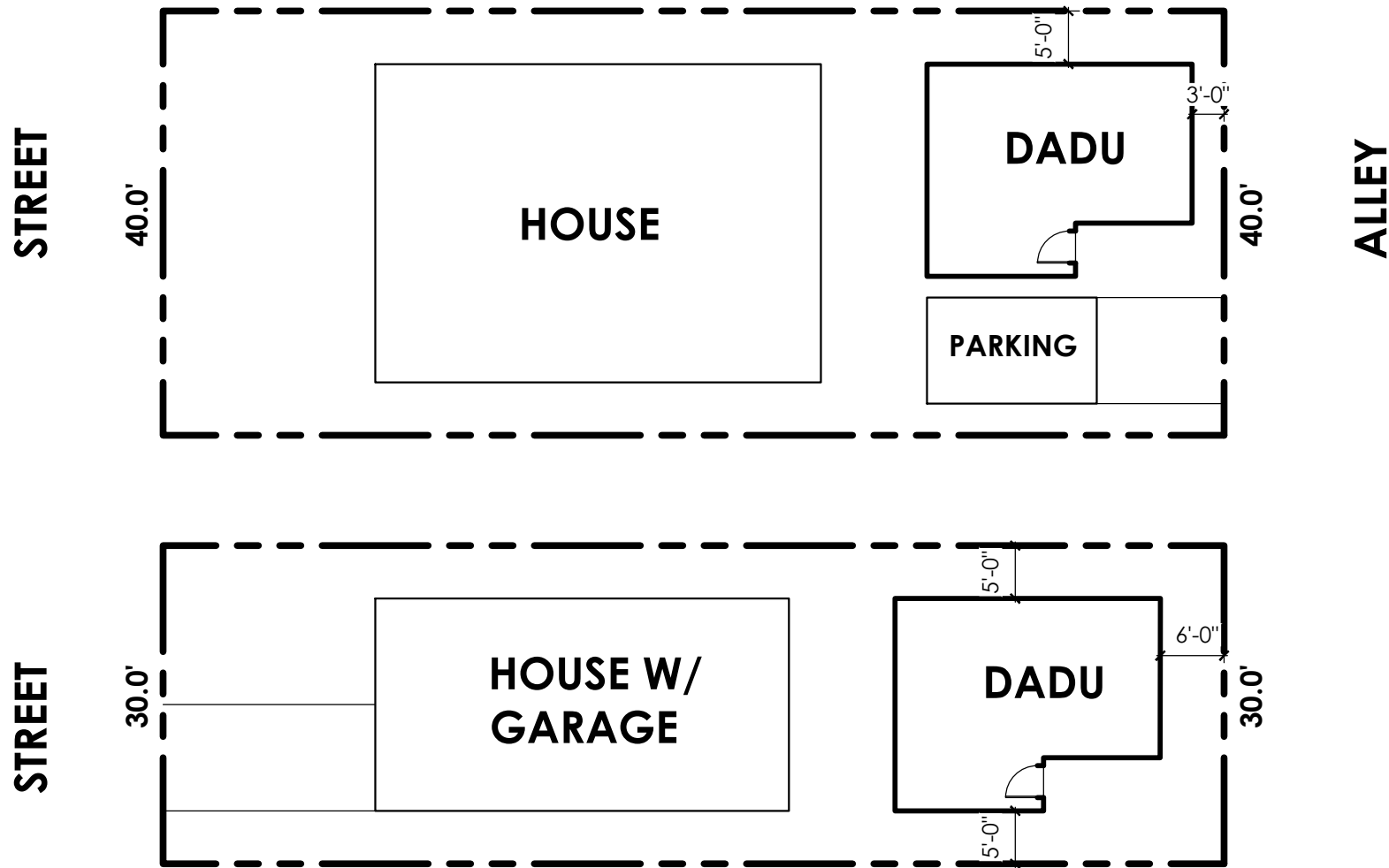
WEST ELEVATION

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



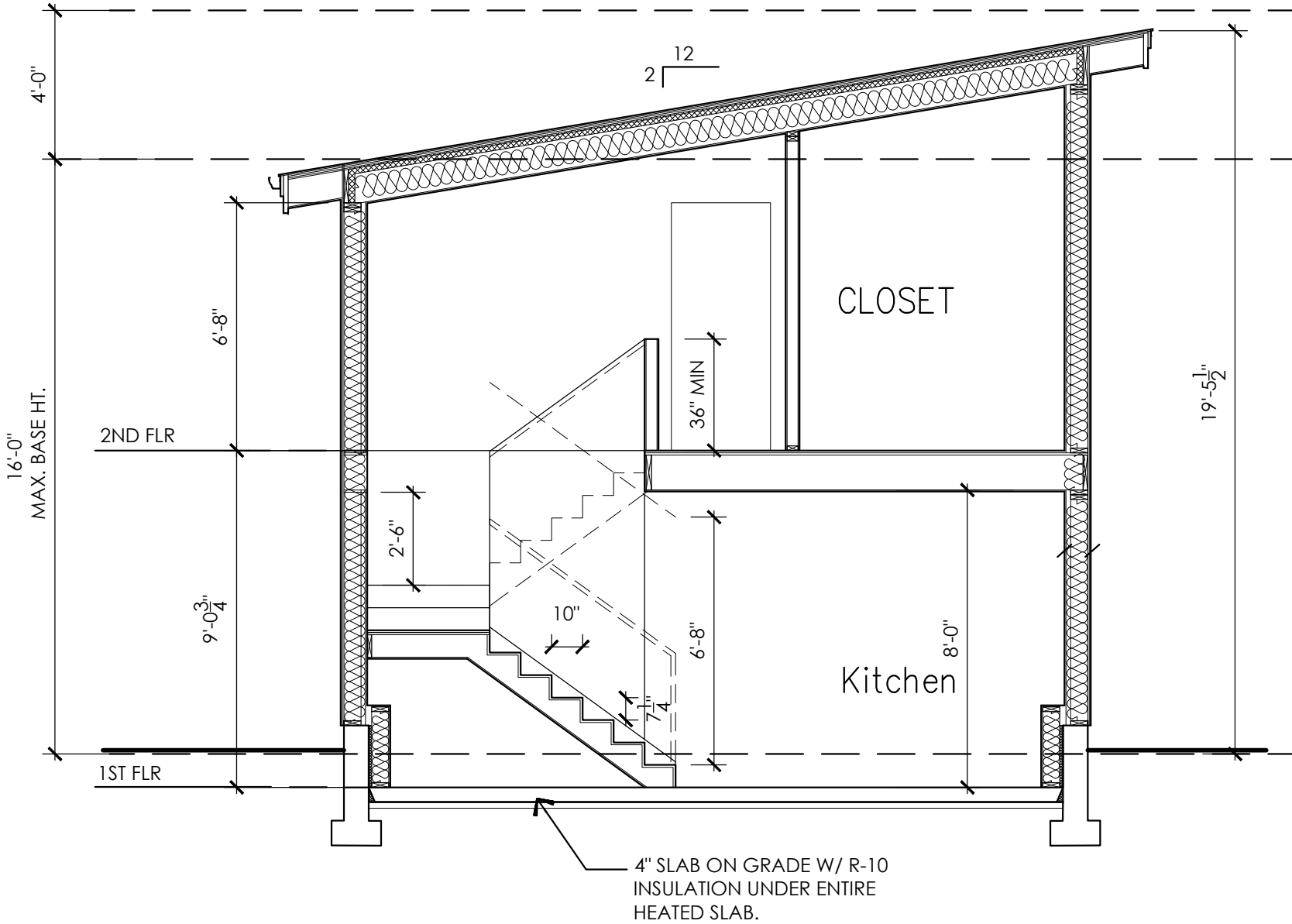
NORTH ELEVATION

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:
URBAN STACK DADU

REVISIONS:

DRAWN BY: GM

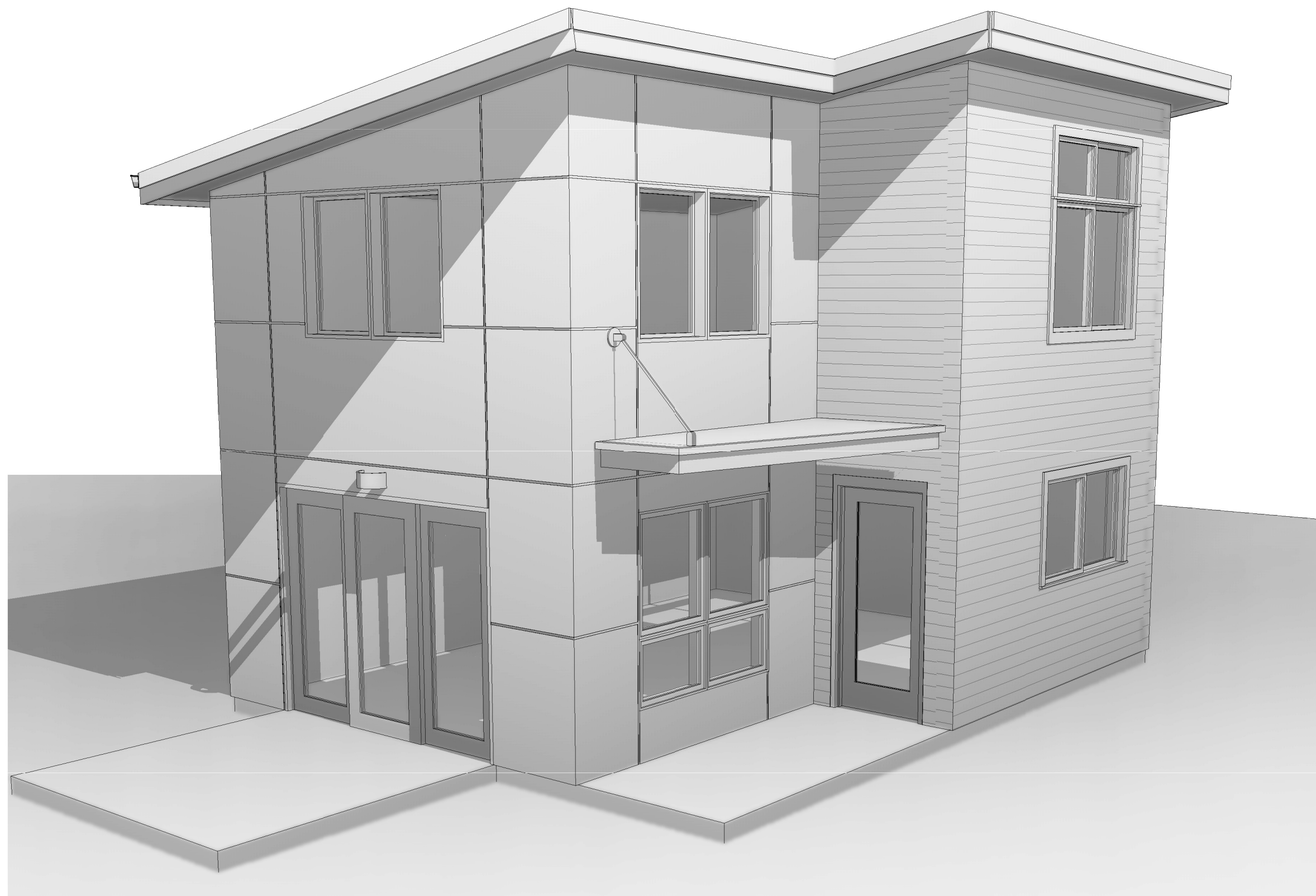
SCALE: AS SHOWN

DATE: 18 FEBRUARY 2020

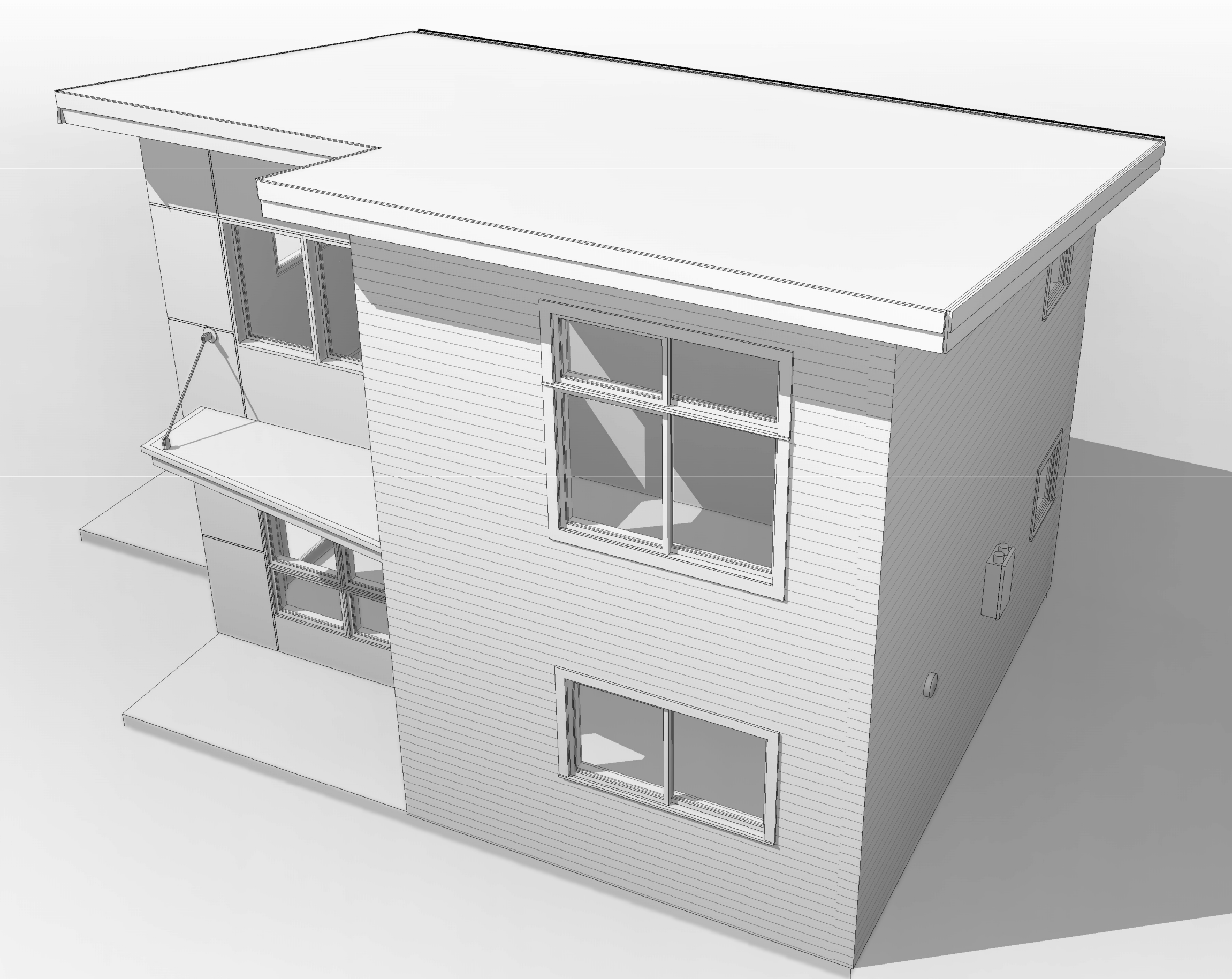
JOB NUMBER:

SHEET NUMBER:
US-2

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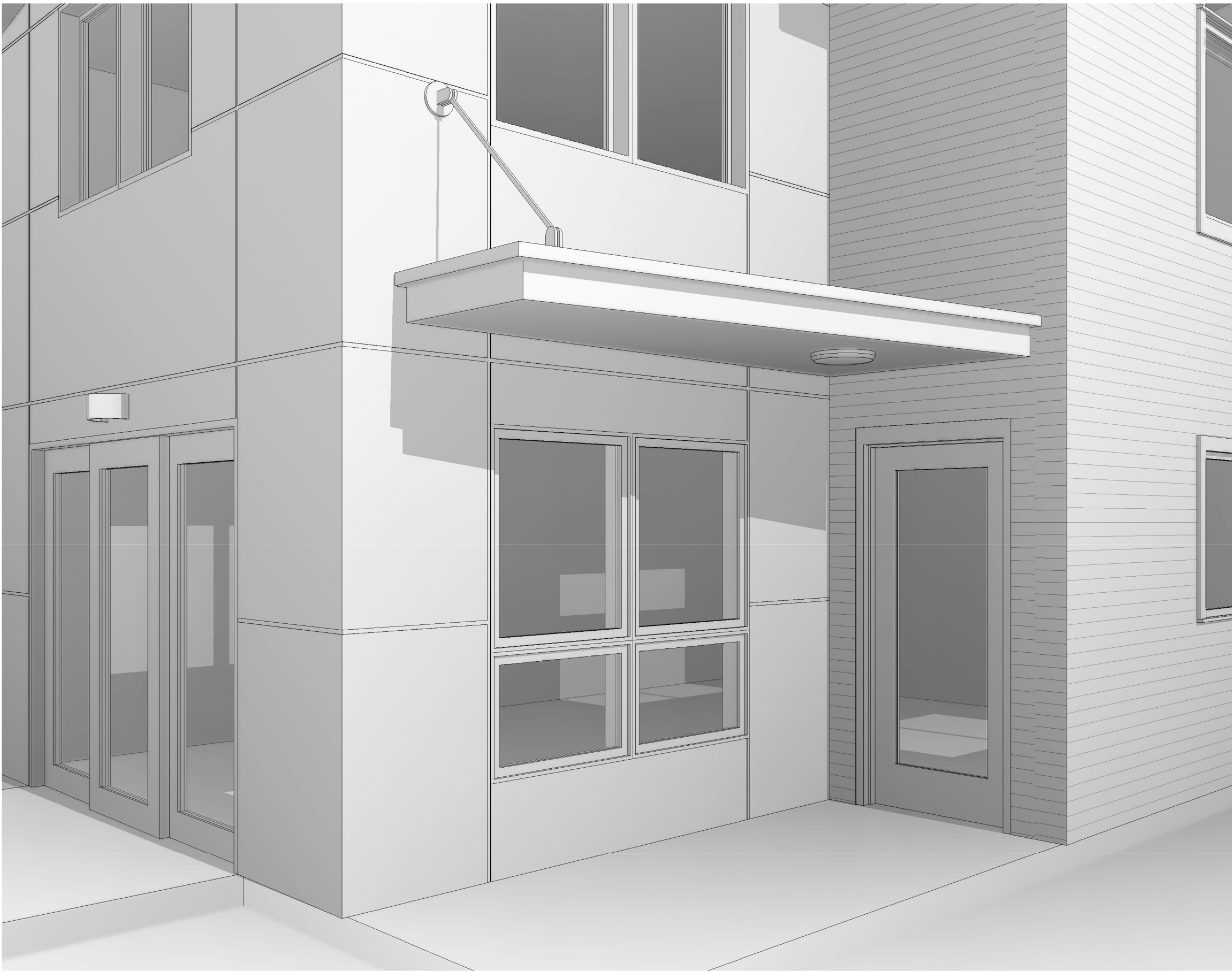
3D VIEW 1



3D VIEW 2



3D VIEW 3



3D VIEW 4

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SUBMITTAL FOR PRE-APPROVED
ACCESSORY DWELLING UNITS
TO SDCI

SHEET TITLE
3D VIEWS

URBAN STACK DADU

REVISIONS:

DRAWN BY: GM/CF

SCALE:

DATE: 18 FEBRUARY 2020

PROJECT NO:

US-3