

Project Description:

The following SDCI Standard Plan submission is proposing a DADU design that can adapt to the size, design & context of most backyards while providing homeowners a simple design where substantial portions can be self constructed, as well as the flexibility of phasing construction over time.

We have designed a base model of 288 sf - similar to a SEDU - that can be oriented and supplemented in several different ways and easily accommodate different backyards and housing styles. The bedroom module can be easily added to create either a one (432sf) or two (536sf) bedroom layout. The incremental layout options, combined with panelized / precut construction in hand transportable sections, facilitates a match for a multiplicity of backyards for layout as well as construction logistics. This approach also avoids the costly & problematic crane delivery required with full modules.

The roof modules allow for several different configurations that can be combined into a shed, gable or butterfly roof. Optional add on packages can also be selected to more closely match the architectural context.

Project Team:

URBAN COTTAGE PREFAB
4311 11th Ave NE; suite 500
Seattle WA 98105

Gary Olmeim is the founder of Urban Cottage Prefab. He has held multiple senior level leadership roles in real estate development and construction over the last 35 years, including COO of the Rafn Co.

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phone: 206-617-4455

Barrett Eastwood is a licensed Architect and Builder with over 17 years experience in modular design, construction, and permitting in Washington and Virginia.

email: barrett@woodstudio.us

Project Narrative:

The design conforms to the following categories:

SMALL FOOTPRINT

In its basic form, the 288sf unit fits the small footprint category for DADU's. The dwelling unit combines a fully accessible kitchen and bath with a living space very similar to a Small Efficiency Dwelling Unit (SEDU).

FAMILY FRIENDLY

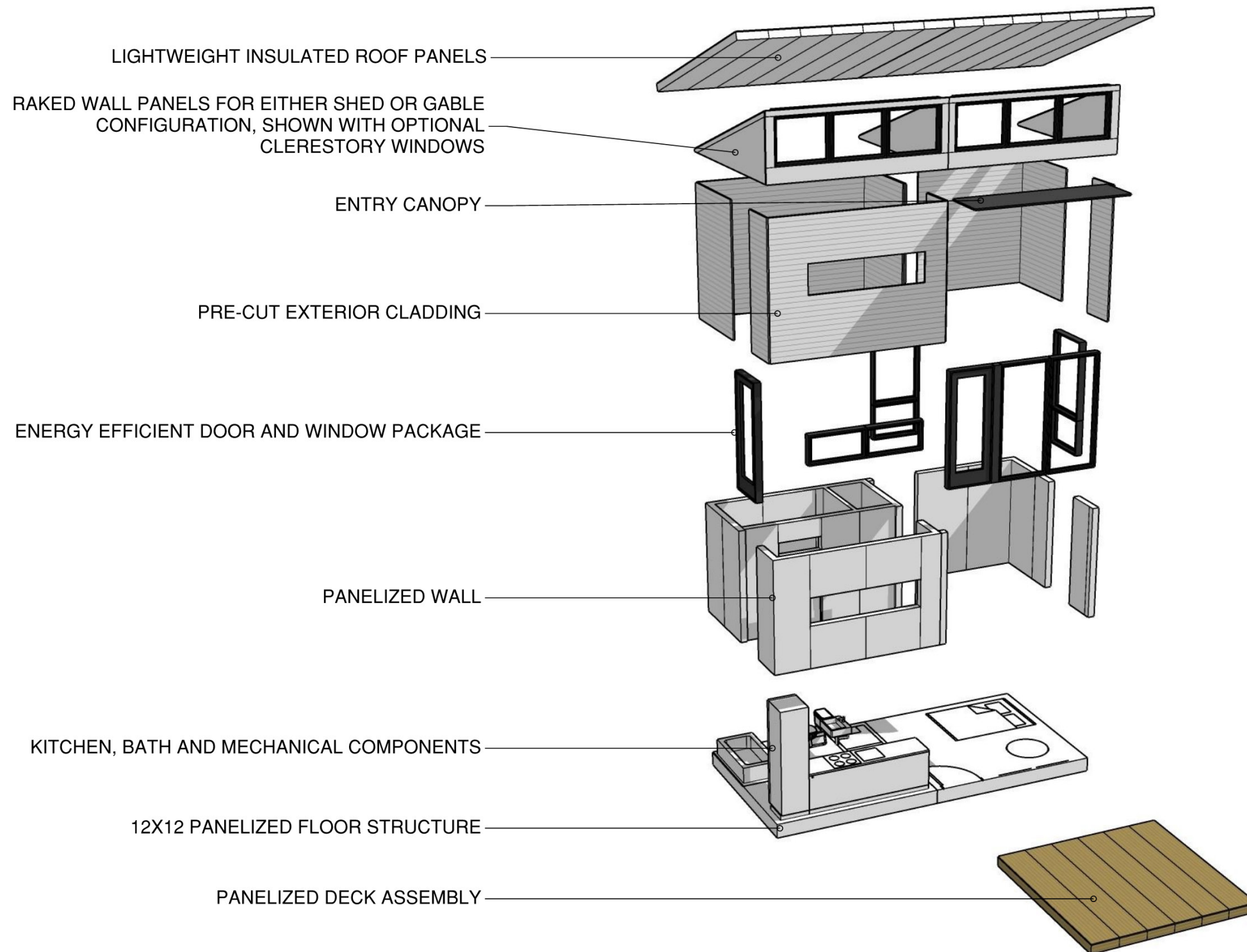
The basic dwelling unit can be enhanced with additional modules in a variety of configurations which could include a deck and up to 2 bedrooms. While compact, the 2 bedroom unit would be functional for a small family.

ACCESSIBLE

All of our units are single story and fully accessible allowing housing options for people with disabilities and the aging in place population.

LOW COST

Our "kit of parts" approach includes a 2 & 4 ft panelized system that provides an efficiency in the use of materials and the ability for purchasers to construct the building shell themselves. Additional products have also been selected with the "do-it yourselfer" in mind to provide potential cost savings.



SDCI BRIEF:

Constructability. Designs that can be constructed quickly, simply, and at predictable cost help homeowners to create an ADU. As a cost-saving measure, we also encourage designs that let homeowners complete work themselves.

RESPONSE:

Conceived of as a ready-cut, easy to assemble kit of parts, this proposal is geared specifically for the “do-it yourselfer” while it’s all in one package is ideal for production crews as well.

When coupled with the reduced permitting timelines provided through the SDCI standard permit plan process this DADU provides an affordable, replicable design that can be easily transported, delivered and assembled in what is often a uniquely inaccessible backyard construction site.

All components are sized so that they can be hand or dolly carried through the side yard into the back yard site.

The “kit of parts” for assembly will be clearly labeled and include a comprehensive step by step instructions to facilitate assembly & erection by homeowner and the subcontractors they may hire.

Urban Cottage Prefab will provide hourly management consulting to support the home owner in performing his own work or selection & oversight of sub trades.

The “kit of parts” could include:

- Precut/Panelized walls, floor, roof, and siding package
- A complete window & door schedule to allow homeowners to get estimates for & order door & window packages to site.
- Info for ordering “plug & play” mini split HVAC system.
- Flat pack cabinet & accessories list for pricing & order.



PRICING:

We have been involved with the design, development and construction of small footprint apartments in Seattle. Combining that pricing in a non production setting with other published info – we have arrived at the following anticipated costs: (pricing is approximate and does not include sitework, foundations, or utilities)

Efficiency, 288sf model, at \$350/sf	= \$101,000
One bedroom, 432sf model, at \$315/sf	= \$136,000
Two Bedroom, 576sf model, at \$295/sf	= \$170,000

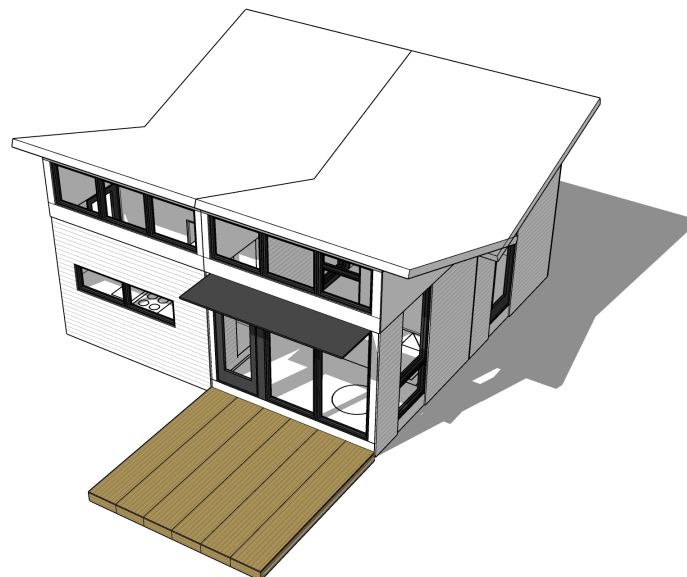
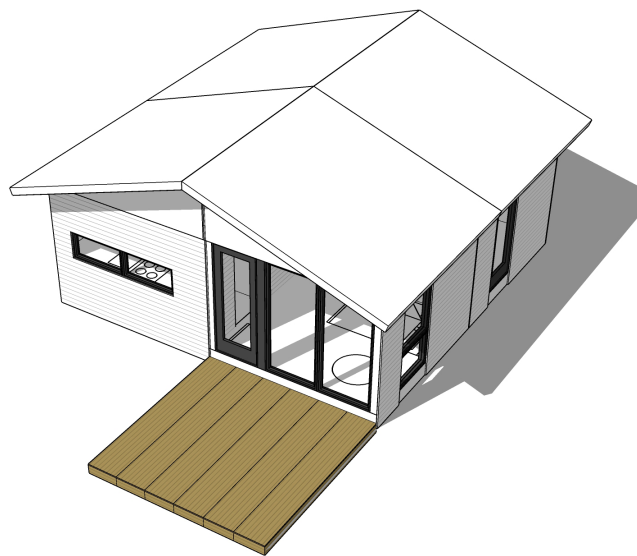
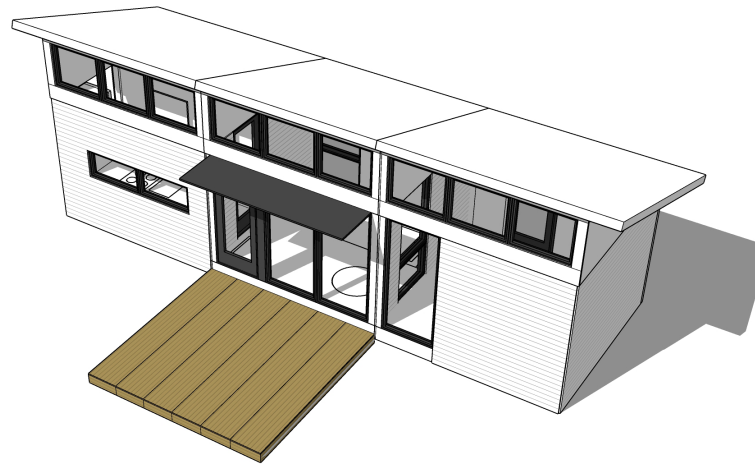
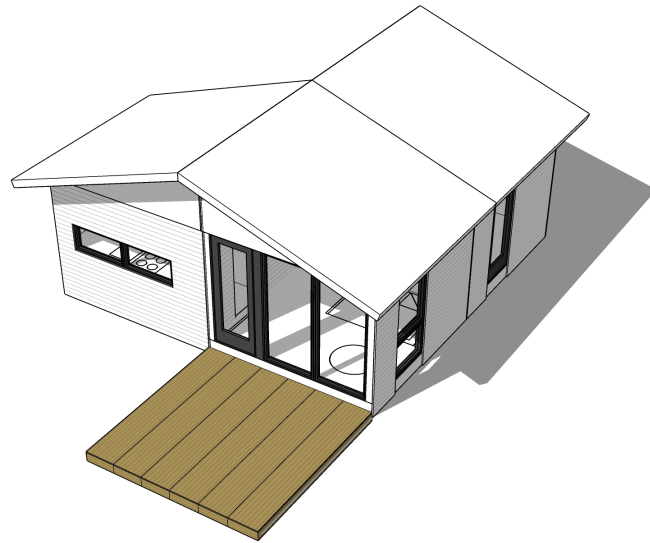
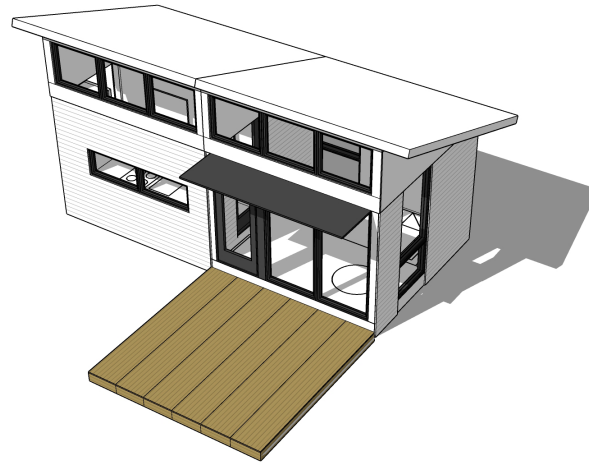
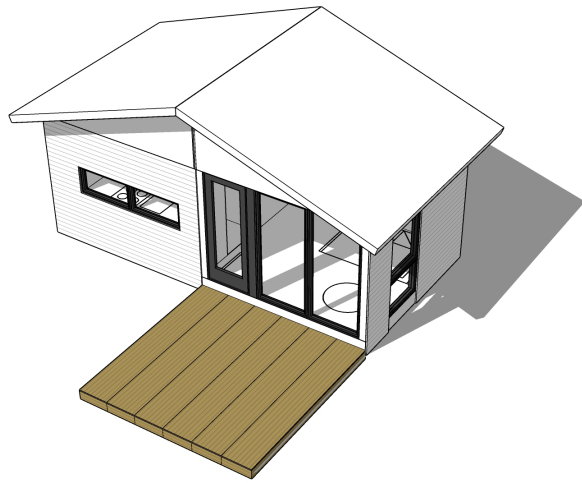
Plan purchasers can also take advantage of the following cost savings options:

Cost of base unit: **\$101,000**

- 1) Act as your own General Contractor. Urban Cottage Prefab can offer construction management support on an hourly basis through the process. Approximate savings – 30% (\$ 30,000)
- 2) Purchase and construct a “Prefabricated/ panelized shell kit” yourself, Approximate savings of about \$20/sf (\$ 6,000)
- 3) Owner purchase and install flat pak cabinetry, Approximate savings of \$5000 (\$ 5,000)
- 4) We incorporate a “plug & play” mini split heat pump that can easily be installed by a homeowner. This unit is not only “green” but is low cost & repair. This work could save approximately \$5000. (\$ 5,000)

Thus, the total potential savings on the base unit - if one incorporated all the above - would be approximately: (\$ 46,000)

And so, for about \$55,000 (plus foundation & sitework) a client could potentially get a comfortable DADU on their property with an option to add up to two bedrooms at a fraction of the cost of the base unit.



INITIAL STANDARD PLANS:

- Price for the standard plan (in any configuration) \$900
- Additional hourly services \$100 / hr

DWELLING UNIT:

288 SF Base Model

12' X 24' Footprint

Available in gable, shed, or butterfly roof configurations

ONE BEDROOM UNIT:

432 SF One Bedroom

12' X 24' X 12' "L-SHAPE" OR 12' X 36' "LINEAR" Configuration

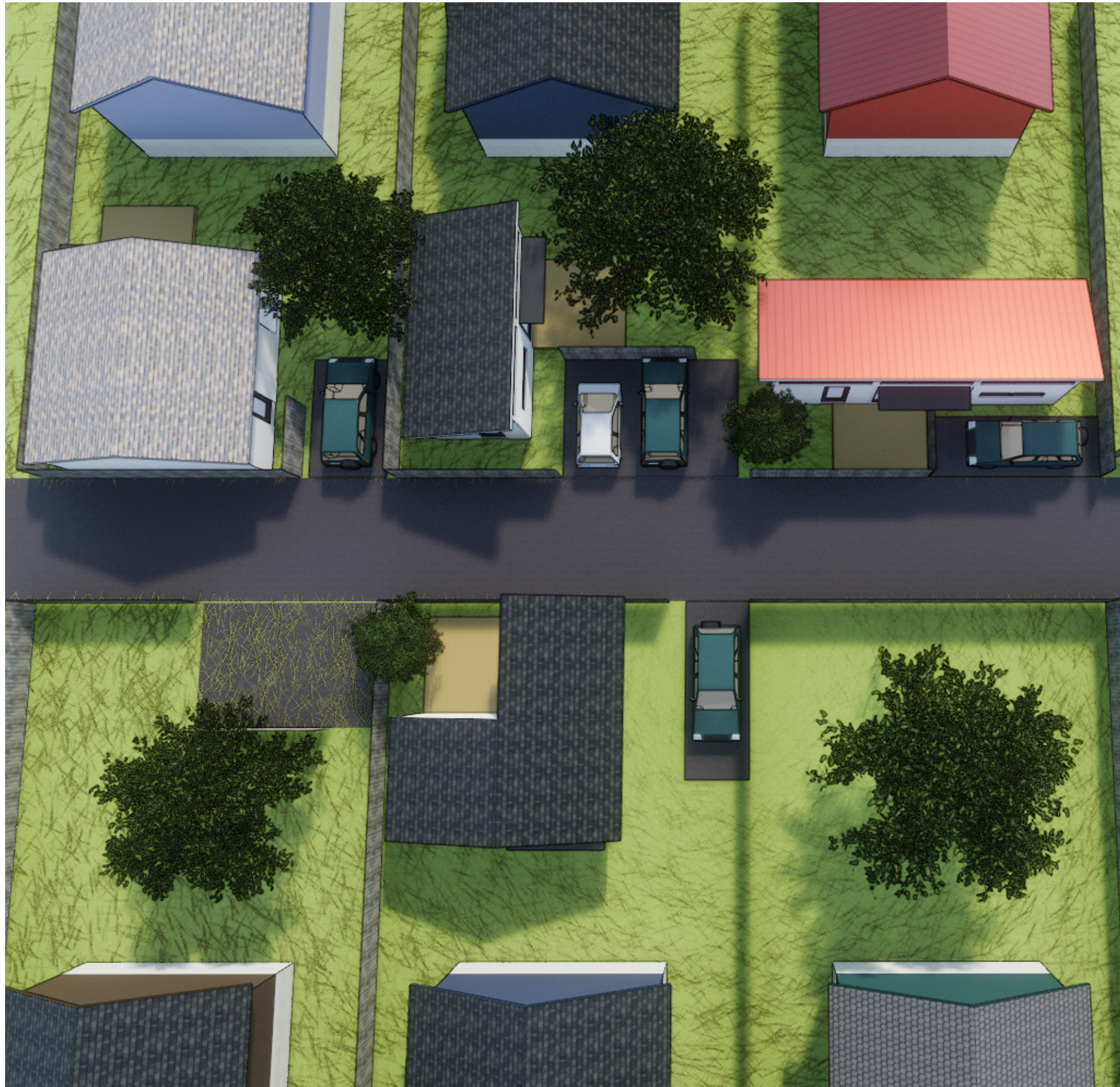
Available in gable or shed roof

TWO BEDROOM UNIT:

576 SF Two Bedroom

24' X 24' Footprint

Available in gable or butterfly roof



SDCI BRIEF:

Context. Submissions should consider the design's potential compatibility with common architectural contexts and development patterns in Seattle's low-density residential neighborhoods.

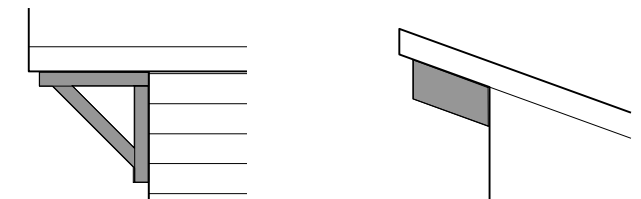
RESPONSE:

The proposal is similar in scale to a typical single or two car garage and provides a suitable massing for an accessory structure within the context of Seattle's low density neighborhoods.

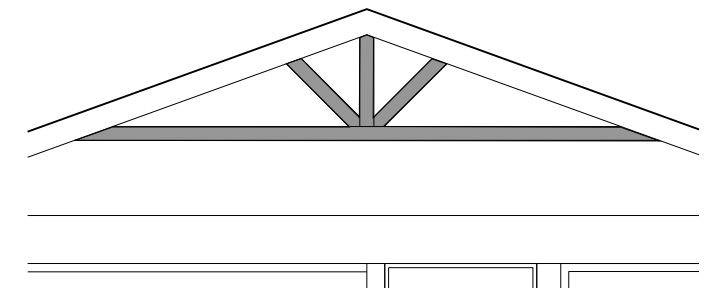
The proposal includes a simple yet innovative roof structure that can either be a shed, gable, or butterfly roof depending on the desired configuration and architectural context.

The proposed fiber cement siding is available in a bevel, shake, or panel siding that will integrate with most Seattle home finishes.

The proposal also offers exterior optional "Add On" packages that can further help integrate the cottage with the main house and the neighborhood.



- Craftsman Style Decorative Rafters and Brackets



- Gable Pediments



SDCI BRIEF:

Privacy. Submissions should consider the potential relationships of the ADU to the main house and to neighboring lots through design, configuration, profile, and window placement.

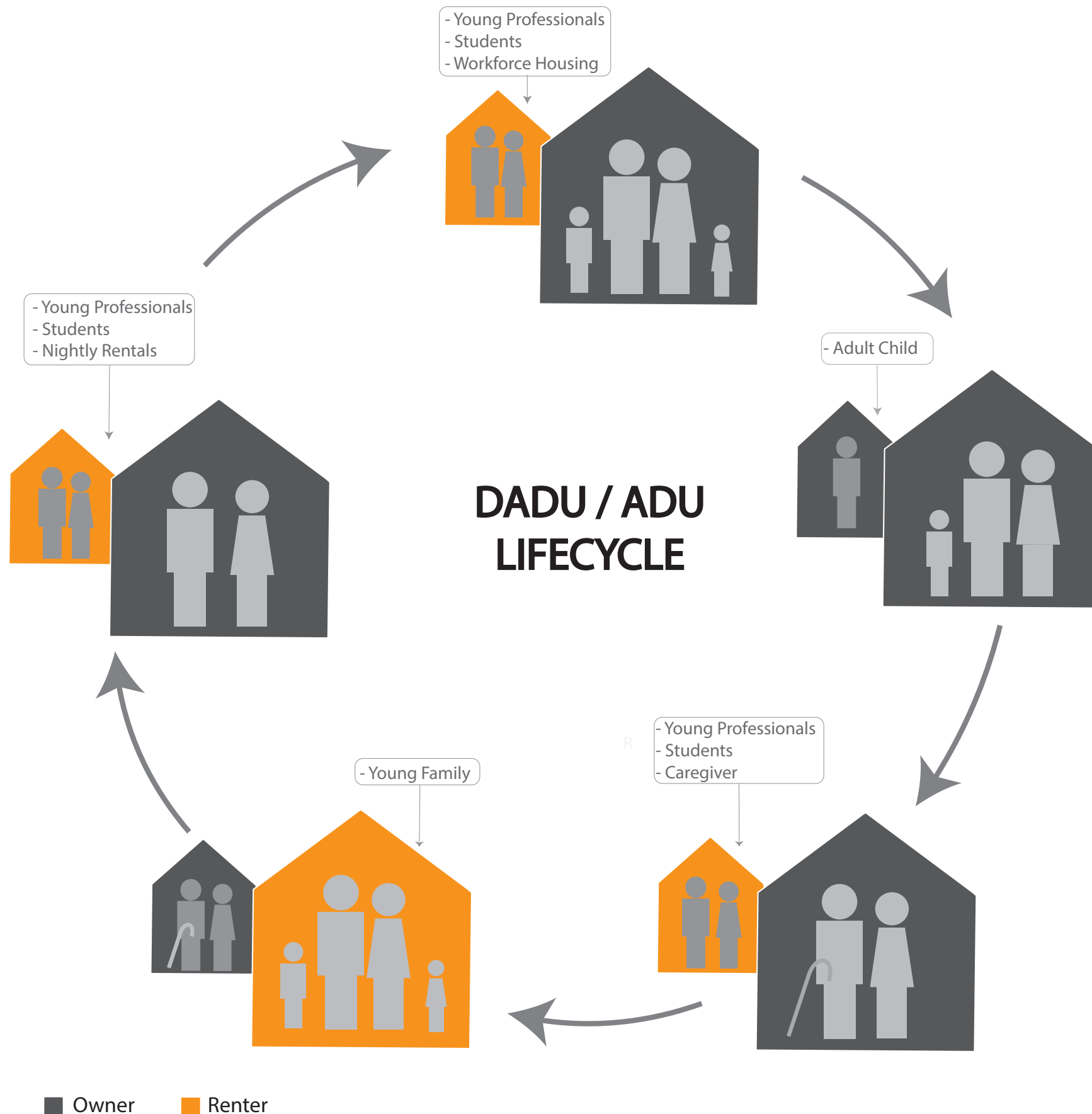
RESPONSE:

The primary living space contains one glazed wall to promote a connection between the inside and outside. The design revolves around the placement of this space within the site.

Within the 12x12 design individual components can be rotated and mirrored to promote privacy within the different design configurations. This adaptability allows the proposal to easily adapt to a variety of different site configurations based on the locations of the main house and neighboring structures.

Additionally the shed roof design can accommodate transom windows - providing additional opportunity for natural light without sacrificing privacy.





SDCI BRIEF:

Culturally responsive design. Pre-approved designs should serve households of all cultural backgrounds and practices. Consider how the design could accommodate uses, layouts, or appliances not otherwise well served by Western architecture.

RESPONSE:

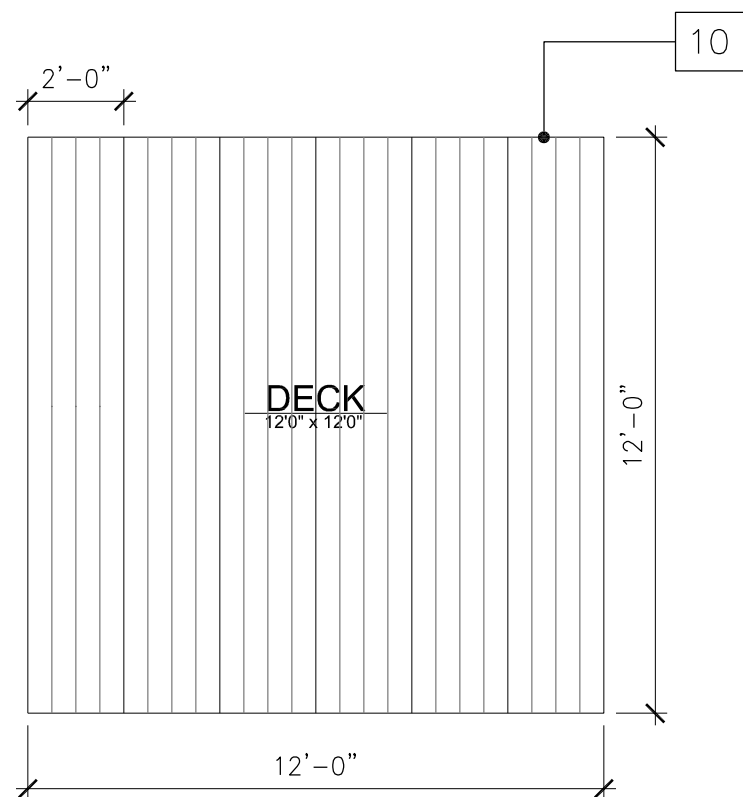
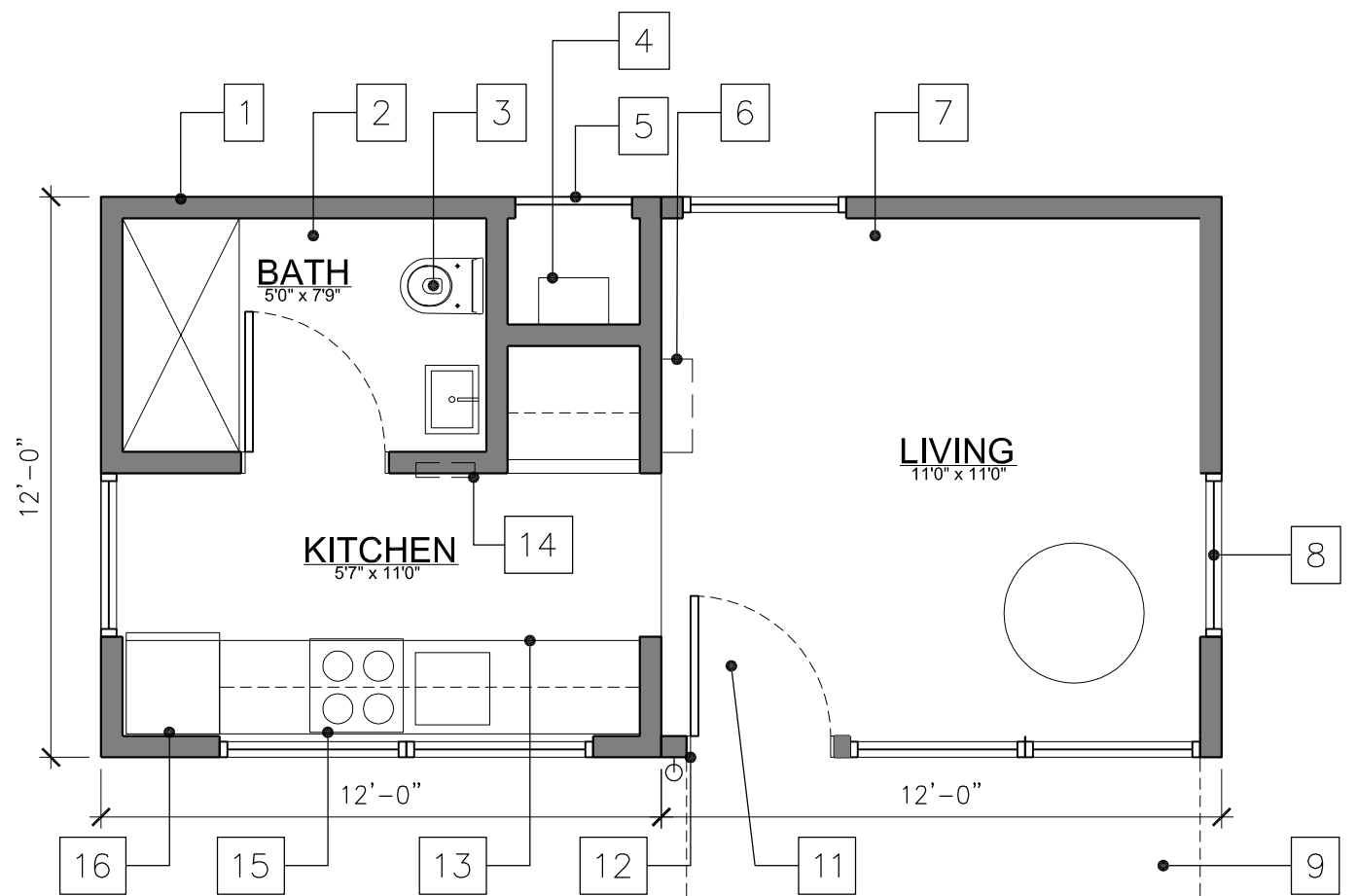
The proposed Detached Accessory Dwelling Units (DADU) promotes culturally responsive design through its versatile, single story, fully accessible layout - ideal for an aging population, people with disabilities.

Studies show that nearly 90% of seniors want to stay in their homes for the next ten years. However, only 43% of those over the age of 70 are able to do so. Thanks to the new ordinance in Seattle, more properties are now able to accommodate Detached Accessory Dwelling Units (DADUs), a housing solution that provides more options for seniors to age in place.

The kitchen and bathroom have been designed with accessible clearances and function in mind.

Since site design can significantly impact accessible entrances, the proposed design includes interchangeable window and door configurations to maximize options for an on grade accessible entrance on all sides of the DADU.

Additionally, the relationship between the primary residence and the DADU on-site promotes community based housing options for an aging in place population, multi-generational families, and renters. The flexibility in family type and potential for an additional income stream (rental) make adding a DADU appealing to many individuals.



SPECIFICATIONS

1	BEST BATH ADA COMPLIANT 1-PIECE SHOWER
2	VINYL PLANK FLOORING
3	TOILET
4	30 GALLON HEAT PUMP WATER HEATER
5	MECHANICAL DOOR
6	MINI SPLIT- CLIMATE RANGE, PLUG AND PLAY
7	VINYL PLANK FLOORING THROUGHOUT
8	VINYL WINDOWS
9	ENTRY CANOPY
10	OPTIONAL DECK
11	THERMA TRU – FULL LIGHT COMPOSITE DOOR
12	EXTERIOR LIGHT
13	FLAT PACK RAIL MOUNTED CABINETS
14	ELECTRICAL
15	24" ELECTRIC RANGE
16	10 CF REFRIGERATOR
17	IKEA PAX CLOSET

1

PLAN - EFFICIENCY DWELLING

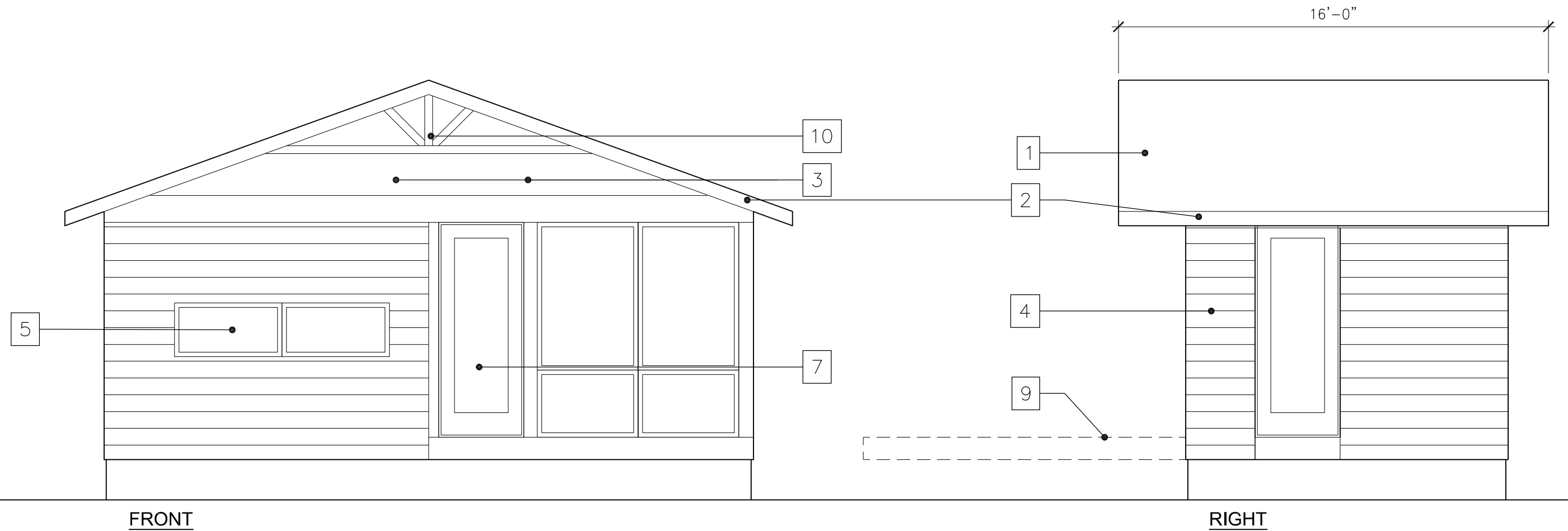
1/4" = 1'-0"

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16 FEET



SPECIFICATIONS

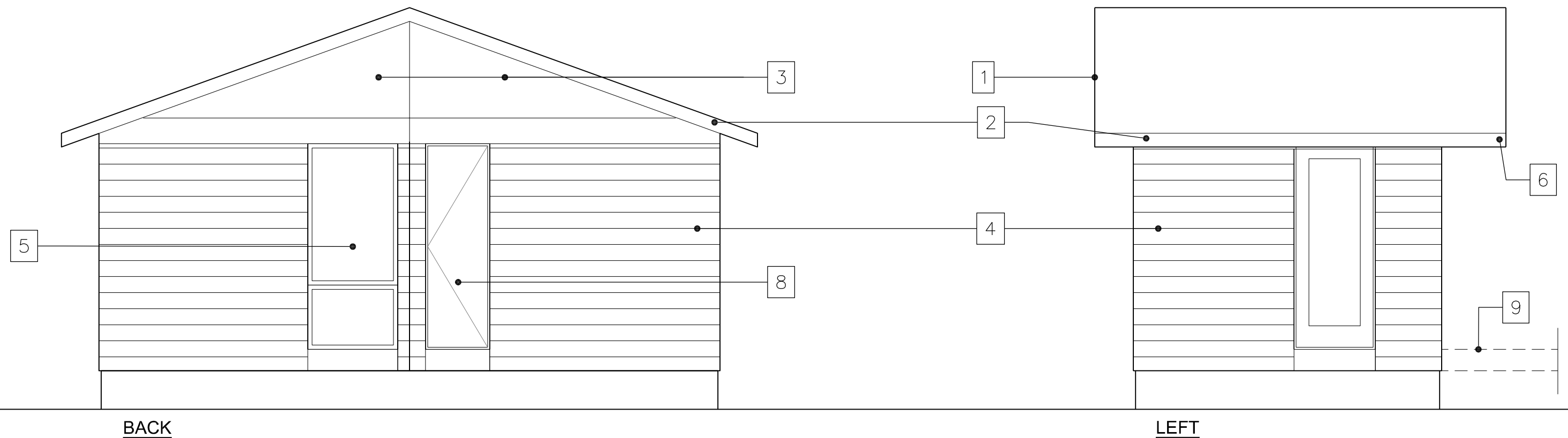
1	ARCHITECTURAL COMPOSITE ROOFING
2	HARDI TRIM
3	PRE-CUT FIBER CEMENT PANEL
4	PRE-CUT FIBER CEMENT LAPPED SIDING
5	VINYL WINDOWS, TYP
6	PRE-FINISHED ALUMINUM CANOPY
7	THERMA TRU – FULL LITE COMPOSITE DOOR
8	MECHANICAL DOOR
9	OPTIONAL DECK
10	OPTIONAL ADD ON PACKAGE

1

ELEVATIONS - EFFICIENCY DWELLING

1/4" = 1'-0"

0 4 8 16 FEET



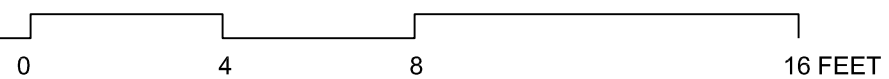
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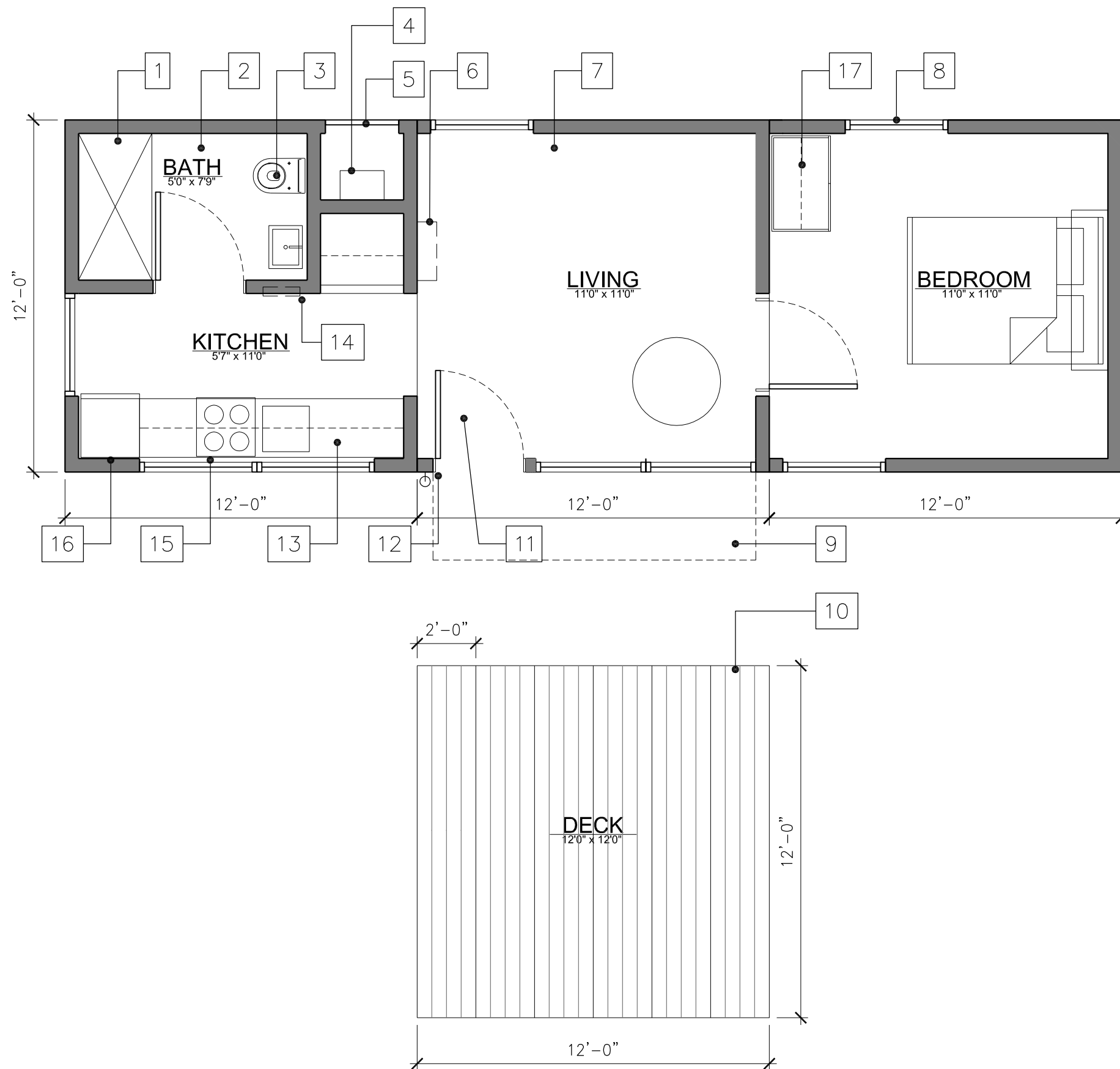
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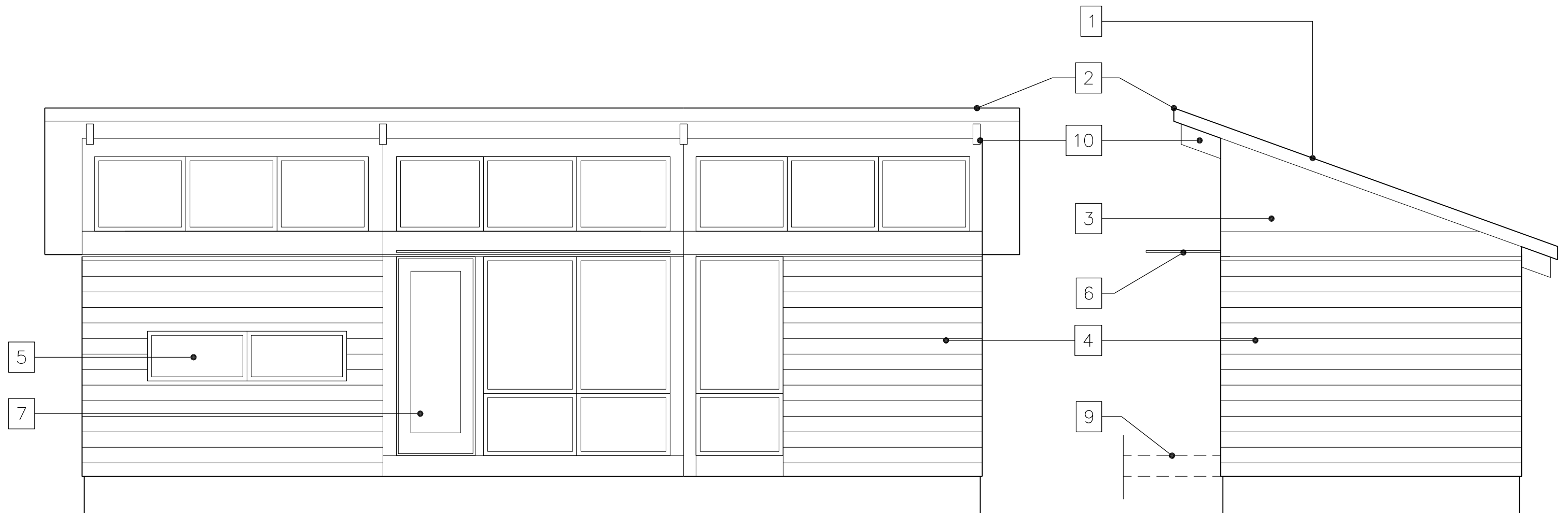
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PLAN - ONE BEDROOM

1/4" = 1'-0"

0 4 8 16 FEET



FRONT

RIGHT

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ELEVATIONS - 1 BR DWELLING

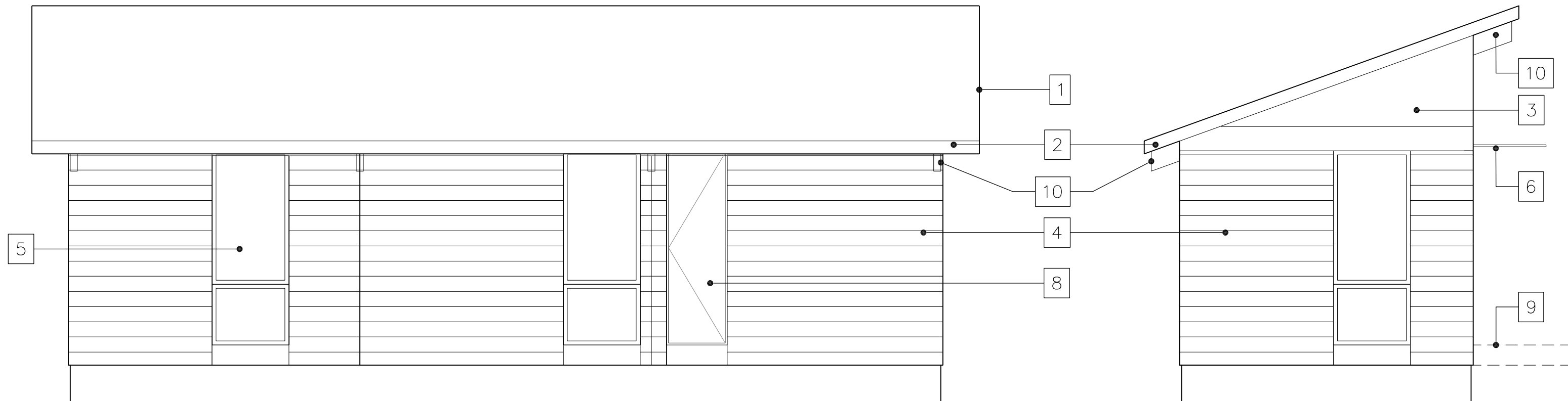
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16 FEET



BACK

LEFT

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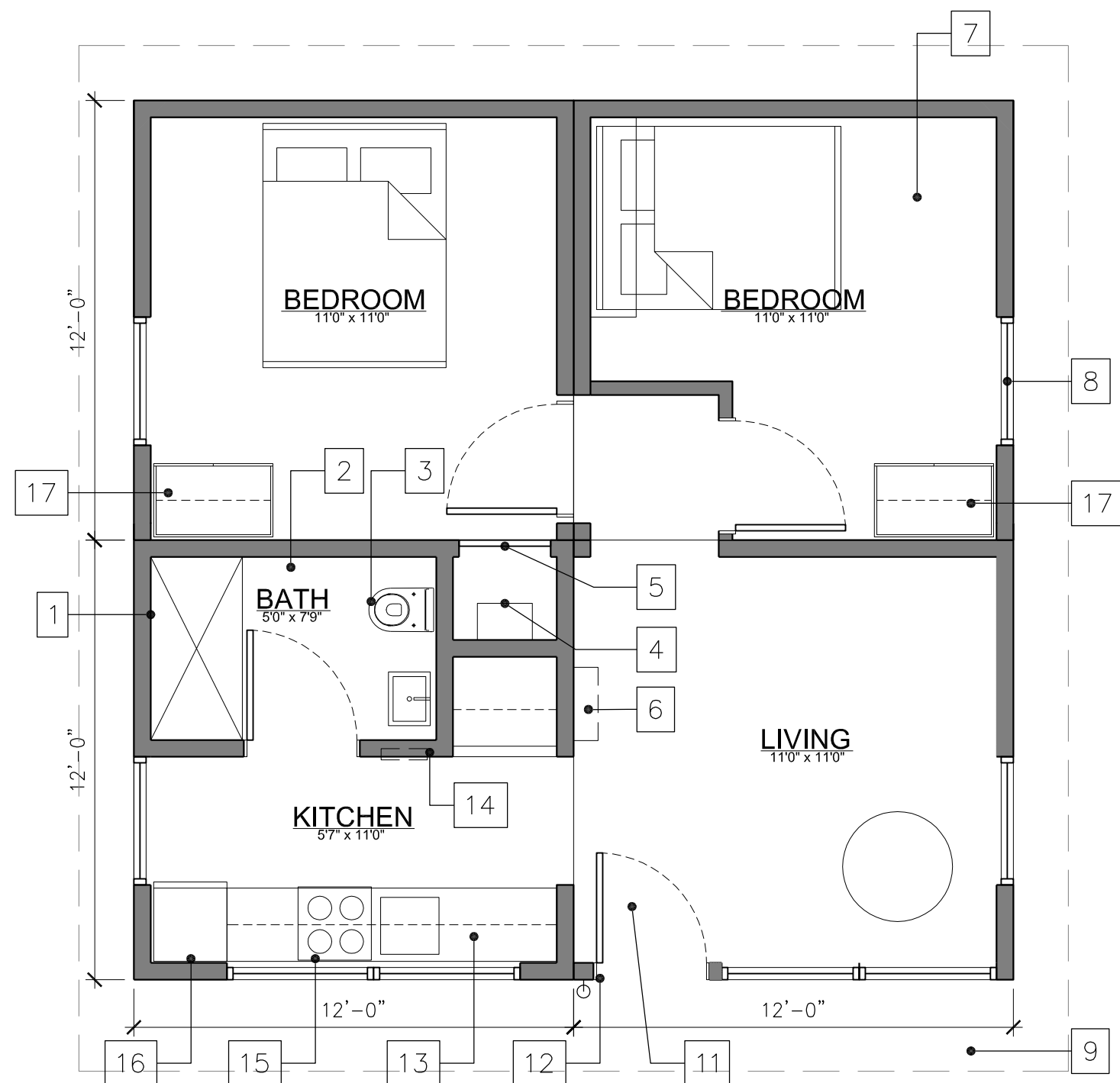
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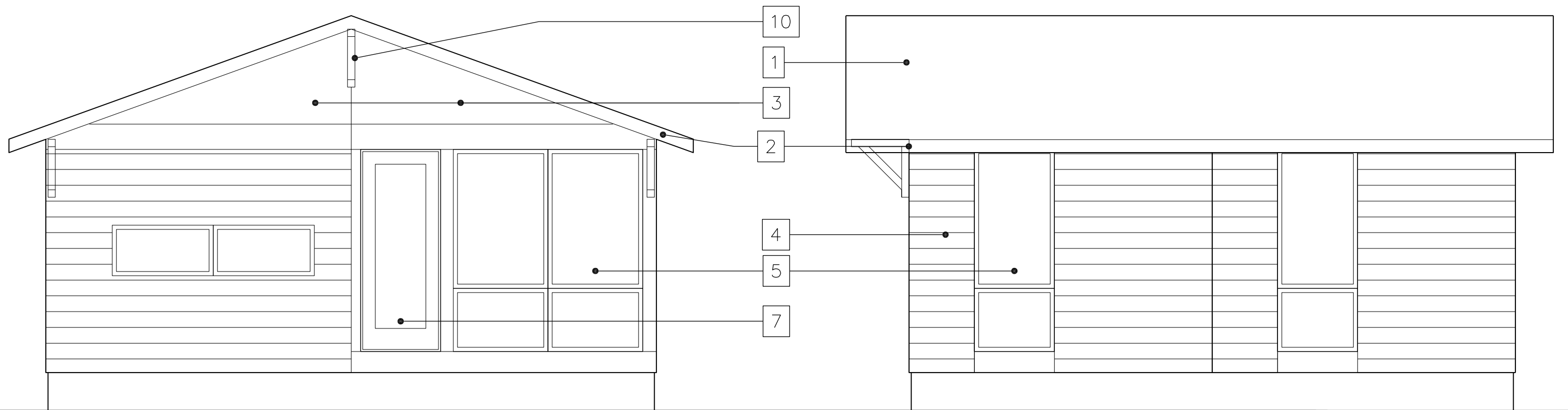
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ELEVATIONS - 2 BR DWELLING

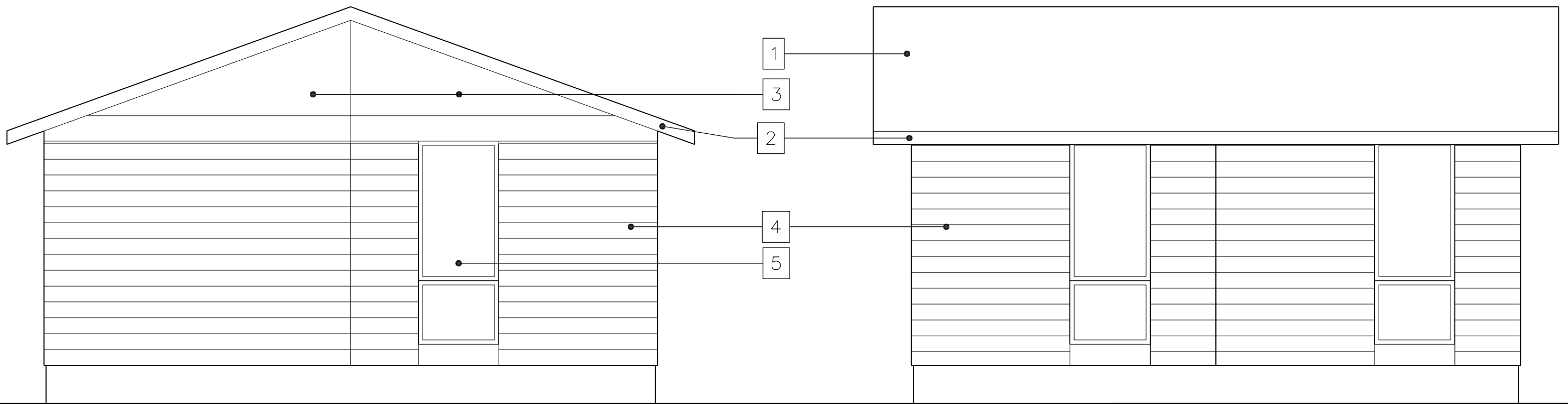
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16 FEET



BACK

LEFT

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ELEVATIONS - 2 BR DWELLING

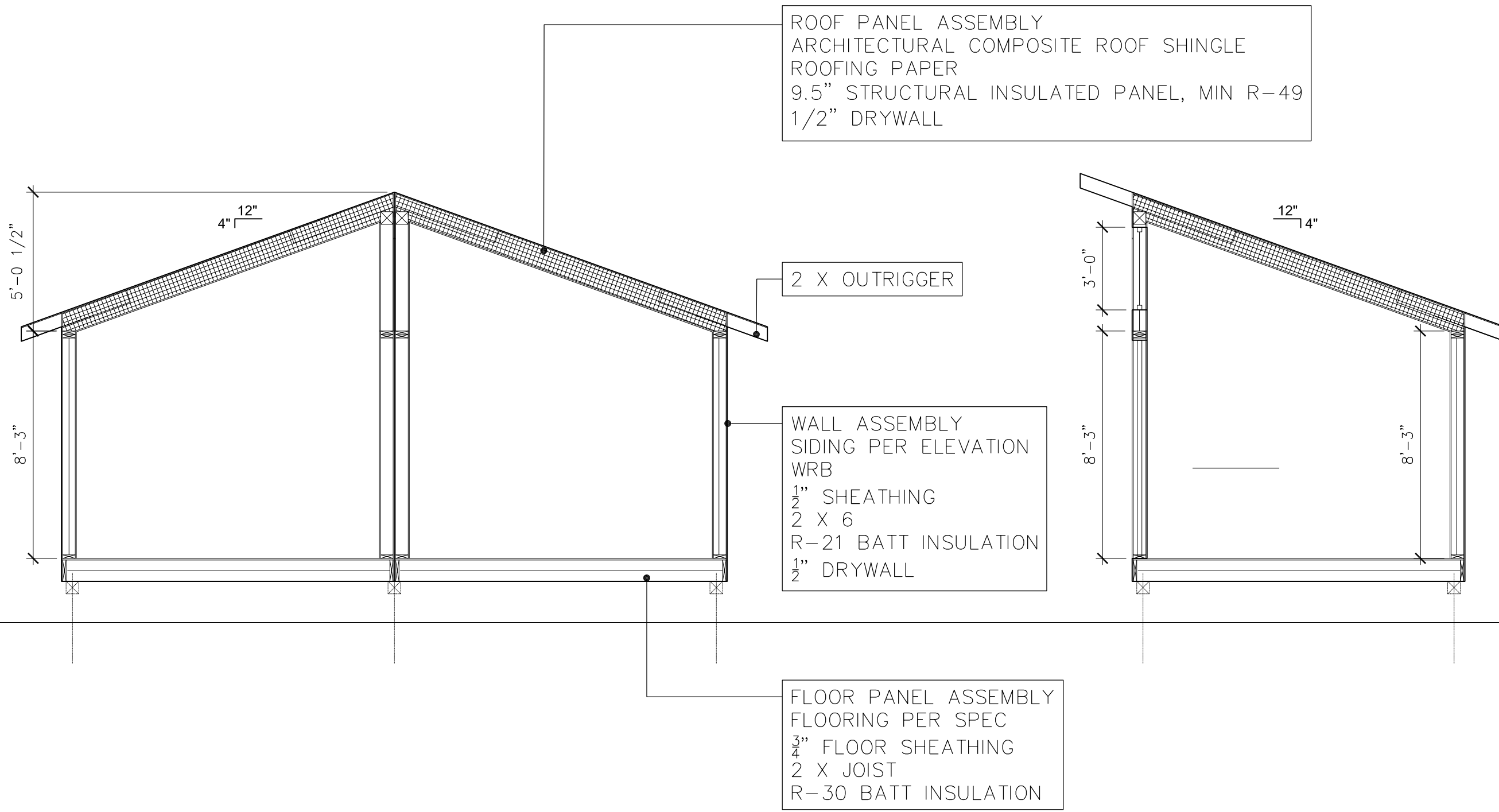
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TYPICAL SECTION

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