



geode box

pre-approved plans for DADU's
city of seattle

Architect:
Montgomery Townsend LLC
4530 47th Avenue SW
Seattle, WA 98116

sba small business

Contact:
Steven Townsend, AIA
WA State License Number: 12543
steven@montgomerytownsend.com
559-772-5102

Drawing List:

A001 COVER
A002 PROJECT DESCRIPTIONS
A101 LEVEL 01 FLOOR PLANS
A102 LEVEL 02 FLOOR PLANS
A121 LIGHTING AND POWER PLANS

A201 BUILDING ELEVATIONS
A202 BUILDING ELEVATIONS
A210 BUILDING MATERIALS

A301 BUILDING SECTIONS

A401 DETAIL WALL SECTION

A501 EXISTING PHOTOS

Area Table:
Level 01 GFA: 477.25 sqft
Level 02 GFA: 512 sqft
Total GFA: 989.25 sqft

Lot Coverage: 512 sqft

MT
AD
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Project

Geode Box
Pre-Approved Plans for DADU's
City of Seattle

Client

City of Seattle
SDCI
700 5th Avenue
Seattle, WA 981044

Architect

Montgomery + Townsend
Architecture Design
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Notes:

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COVER		
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project description

With its gabled form and horizontal exterior cladding, Geode Box is referential of the contextual architecture of most of Seattle's single-family neighborhoods. Minimal sculptural details of the exterior not only shed the viewer's assumptions of the form, but also draw the focus back to the experience of the form in its simplicity, and the space it inhabits. Upon entering the threshold, the stairwell - painted the same color as the exterior - creates a material relationship to the exterior while also unfolding a notably tall space for such a small building. As one ascends the stairs, the space again compresses to the top, leading to a small opening filled with contrasting white light. The upper level is lined with clear cedar, a material native to the Northwest. The expansion of light continues with a frame-less floor-to-ceiling window, which draws one's perspective from the building itself to the views beyond.

project categories

Our proposal sits within the following DADU categories:

- Garage DADU
- Family Friendly
- Accessible



project narrative

Geode Box, our proposal for a Pre-approved DADU provides a flexible and cost-effective solution to the design problem at hand. Our strategy is to provide options in terms of layout and finishes for different use cases, thus providing flexibility in terms of construction costs, while providing a thoughtful and bespoke design for the unit.

The baseline design consists of a 'Garage DADU', with a garage, workshop, or home office on the lower level, and a one-bedroom apartment on the upper level. In this configuration, there is the possibility that the home owner may retain access to the garage area, while having the option to rent the upper level to a tenant as a one-bedroom unit. With minimal alteration this configuration can readily be converted to a three-bedroom home, which would provide ample space for a family, and with an added benefit of an accessible lower level. This configuration could also be roughed in at construction for easy alteration in the future. The windows are meticulously laid out in order to both provide light and air, but also provide privacy in a potentially dense setting, and remain consistent in each option.

Similarly, we are proposing two options for the upper floor - one with a more developed kitchen for families, and a more economical option with a galley kitchen, which allows for a larger and more flexible living area. We are also proposing a suite of finish options in order to offer variation in the construction cost of the project.

The design emphasizes constructability in utilizing standard wood frame construction, and incorporates energy efficient features, such as continuous exterior insulation, and a potential for solar panels provided the site allows.

Overall, our proposal would provide a thoughtful, bespoke design for future owners while allowing for flexibility as their needs change.

design fees

Price for Licensing Design:
\$1,000.00

Hourly Rate for Additional Services:
We prefer to negotiate a fixed fee with the clients for the additional scope of services in order to set expectations and define the scope of work; however, our hourly rates are as follows:

Principal	\$250 USD
Project Manager	\$200 USD
Project Designer	\$125 USD
Staff Designer	\$100 USD
Administrative	\$100 USD

project details

Project Budget: \$300,000 - \$400,000

Mechanical Systems:
HVAC: Wall Mounted Ductless Heat Pump by Mitsubishi or equal
Water Heater: Electric Tankless Water Heater by Rheem or equal

Materials:
Interior:

- A) Clear cedar T&G walls and floors, B) White pine boards walls and floor
- Silestone Countertops, Painted wood cabinets
- Painted GWB

Exterior:
A) Sou Shugi Ban Charred Cedar, B) Painted Hardieplank, C) Clear Cedar to naturally age



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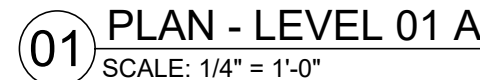
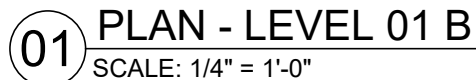
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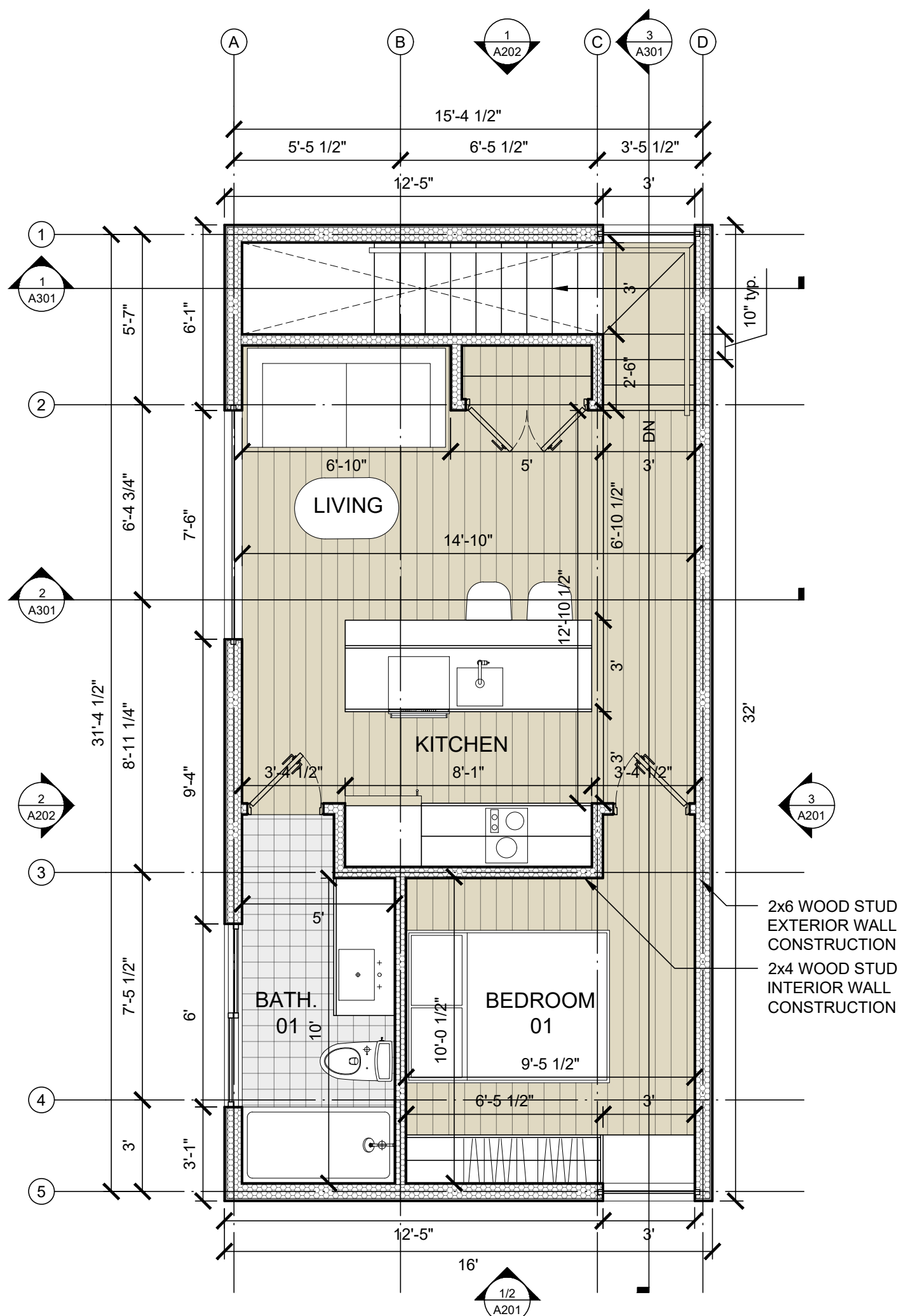
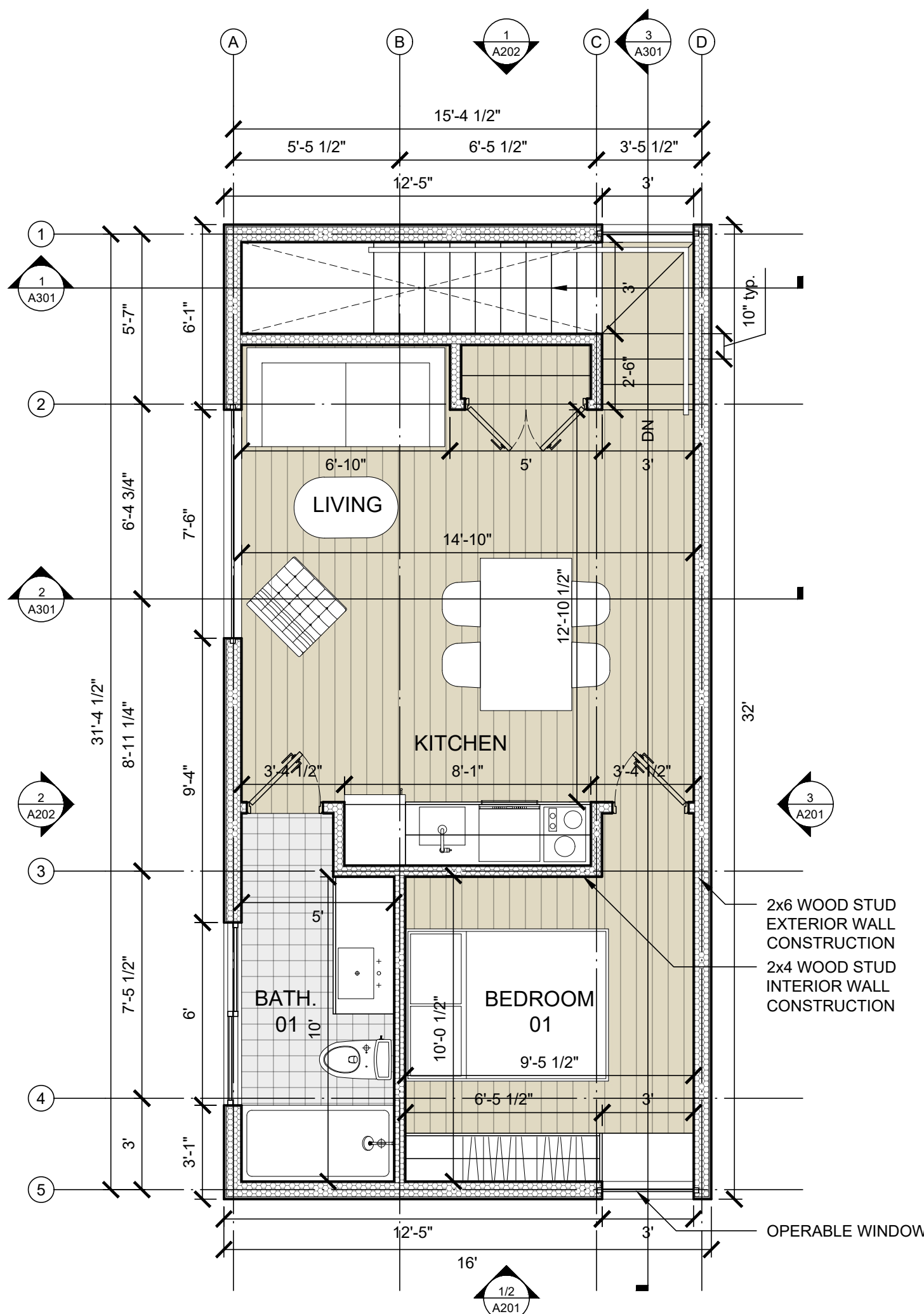
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Drawing Title
FLOOR PLAN
LEVEL 01

Sheet

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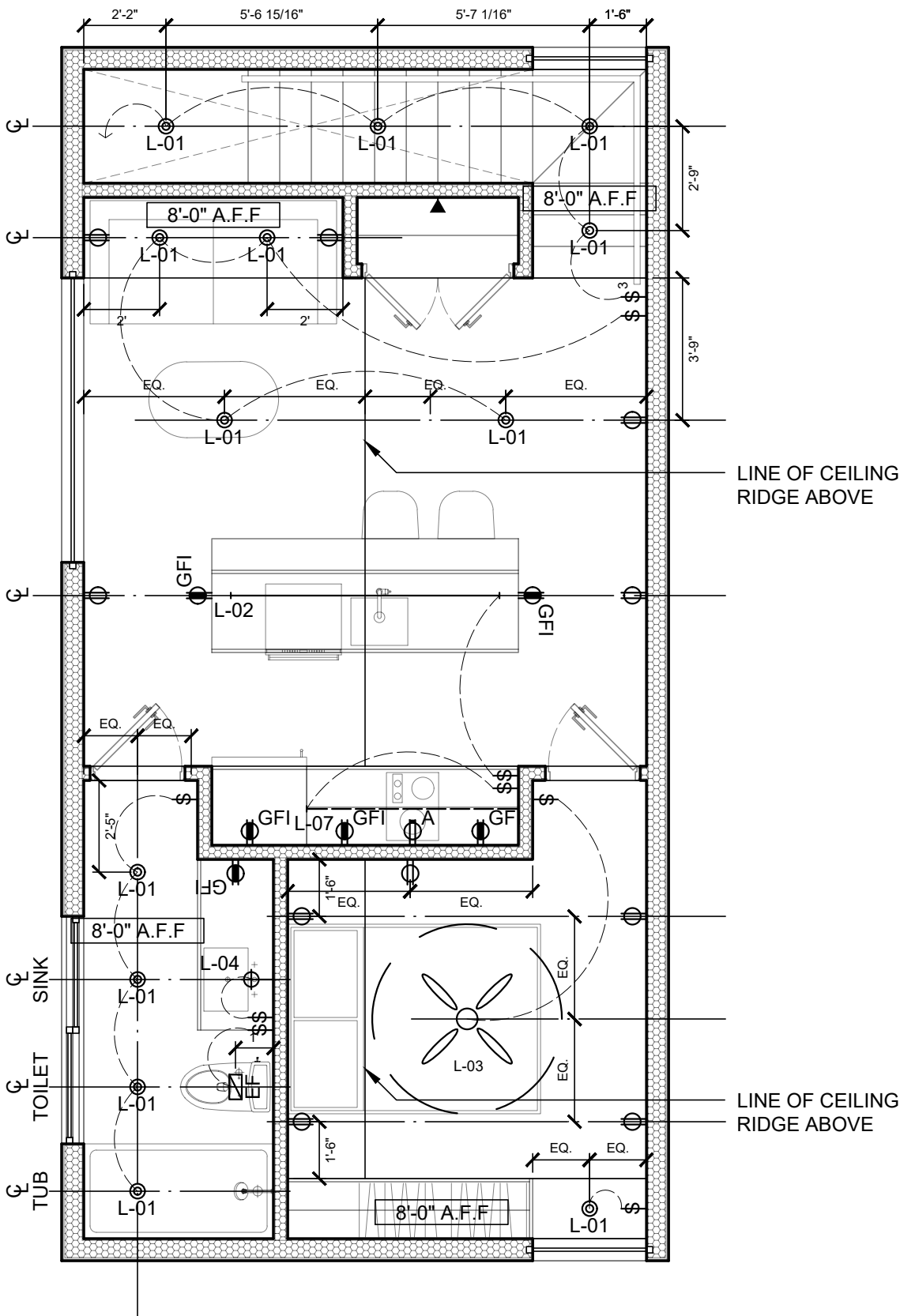
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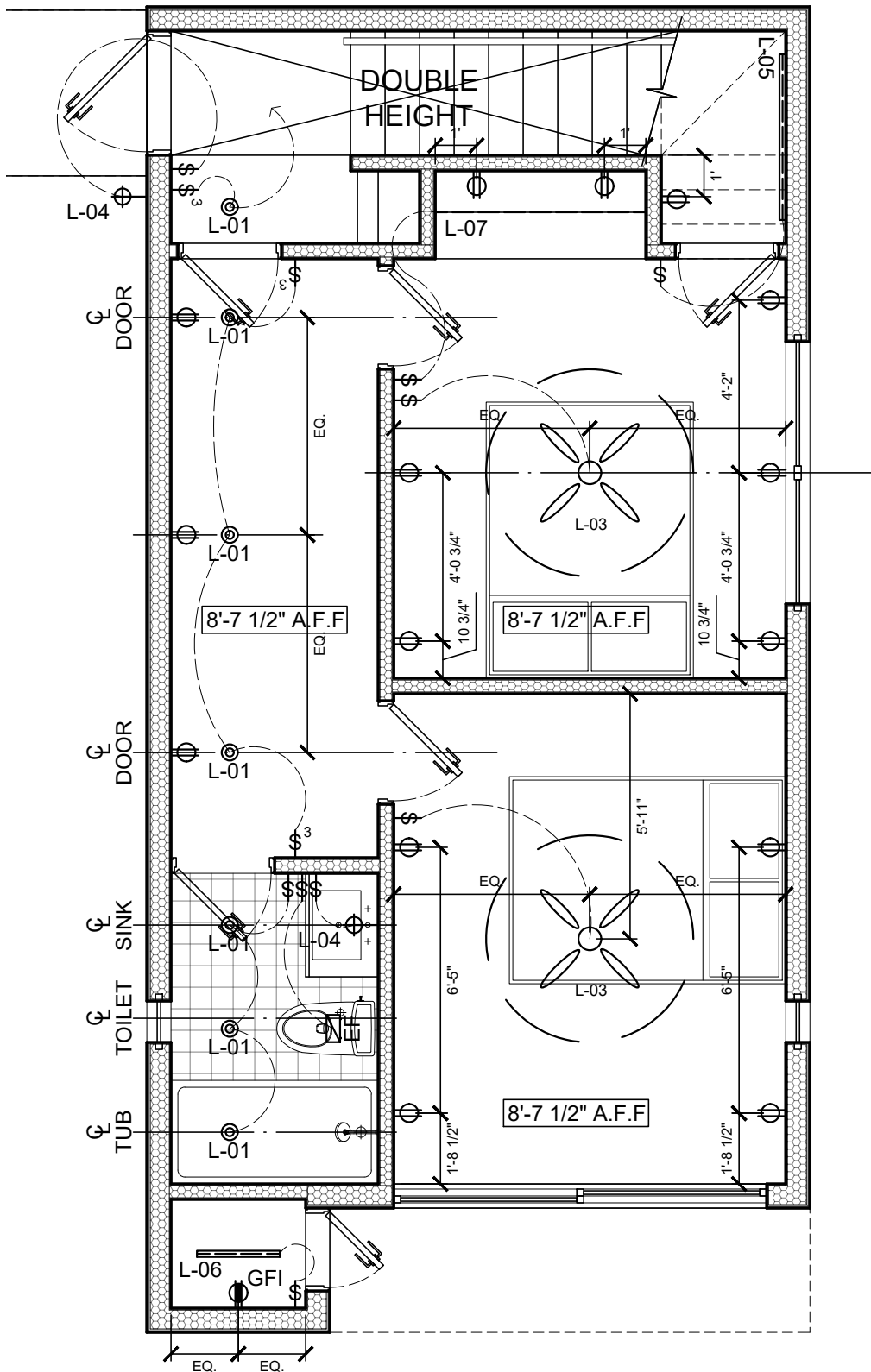
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LIGHTING SCHEDULE

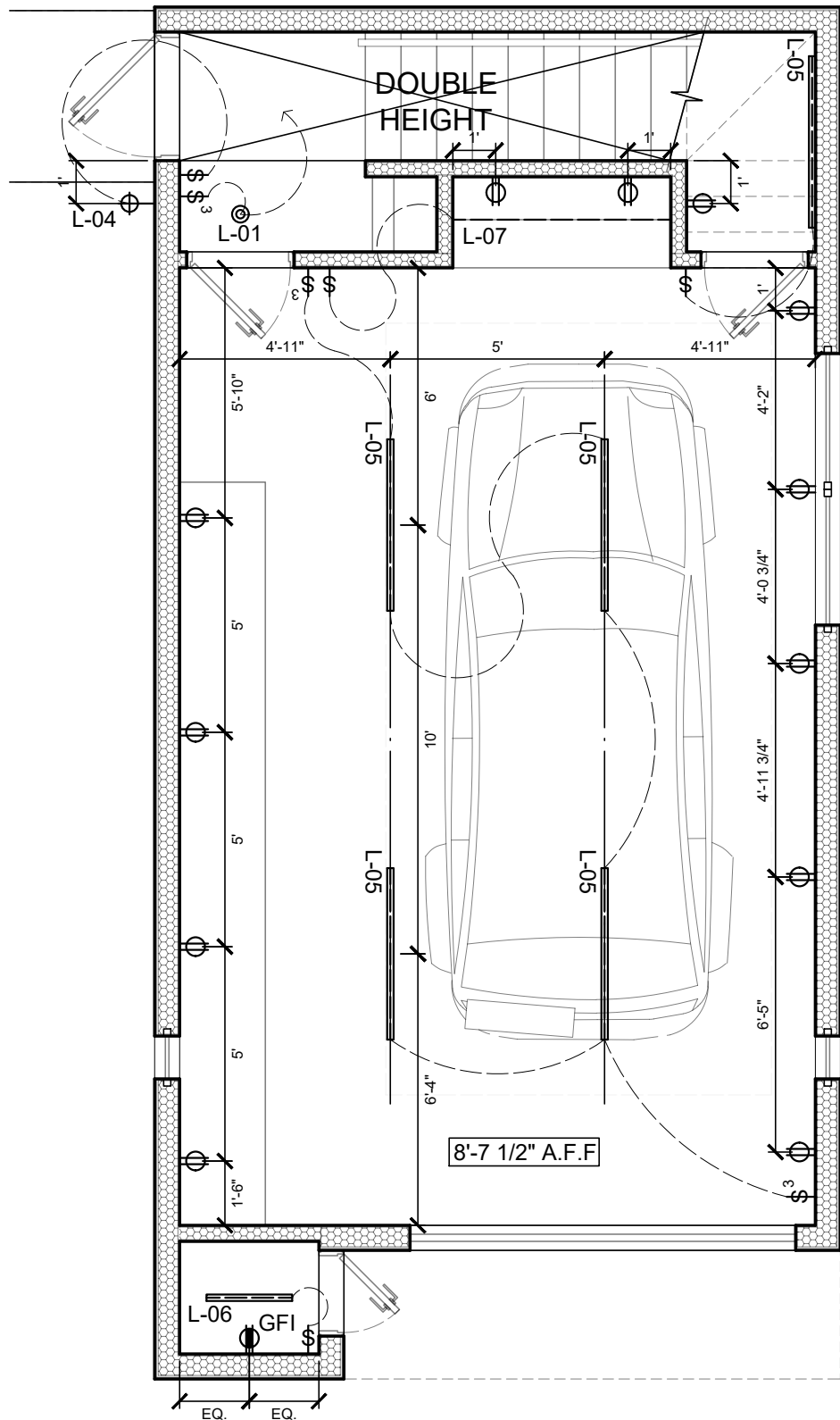
TAG	ITEM	MANUFACTURER	MODEL	COLOR	WATTAGE / BULB TYPE
ARCHITECTURAL + DECORATIVE LIGHTING					
L-01	CEILING - RECESSED LED DOWNLIGHT	ELEMENT LIGHTING	3" LED LOW PROFILE FIXED DOWNLIGHT	WHITE	LED
L-02	CEILING - PENDANT LED	HE WILLIAMS	SUSPENDED ARCHITECTURAL	BLACK	LED
L-03	CEILING - 52" SURFACE MOUNTED FAN WITH LIGHT	BIG ASS FANS	HAIKU OUTDOOR FAN	WHITE	LED
L-04	WALL SCONCE - GENERAL	WAV	UNO LED WALL SCONCE	BLACK	LED
L-05	CEILING - SURFACE MOUNTED LINEAR LED UTILITY LIGHT	H.E. WILLIAMS	SLIMLINE SURFACE MOUNT 48"	WHITE	LED
L-06	CEILING - SURFACE MOUNTED LINEAR LED UTILITY LIGHT	H.E. WILLIAMS	SLIMLINE SURFACE MOUNT 24"	WHITE	LED
L-07	LINEAR LED - CABINET LIGHT	AION LED	MT SERIES	ALUMINUM	LED



03 PLAN - LEVEL 02
SCALE: 1/4" = 1'-0"



02 PLAN - LEVEL 01 B
SCALE: 1/4" = 1'-0"



01 PLAN - LEVEL 01 A
SCALE: 1/4" = 1'-0"

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LIGHTING + POWER PLANS			
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A-121.00

Project

Geode Box

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City of Seattle

Client

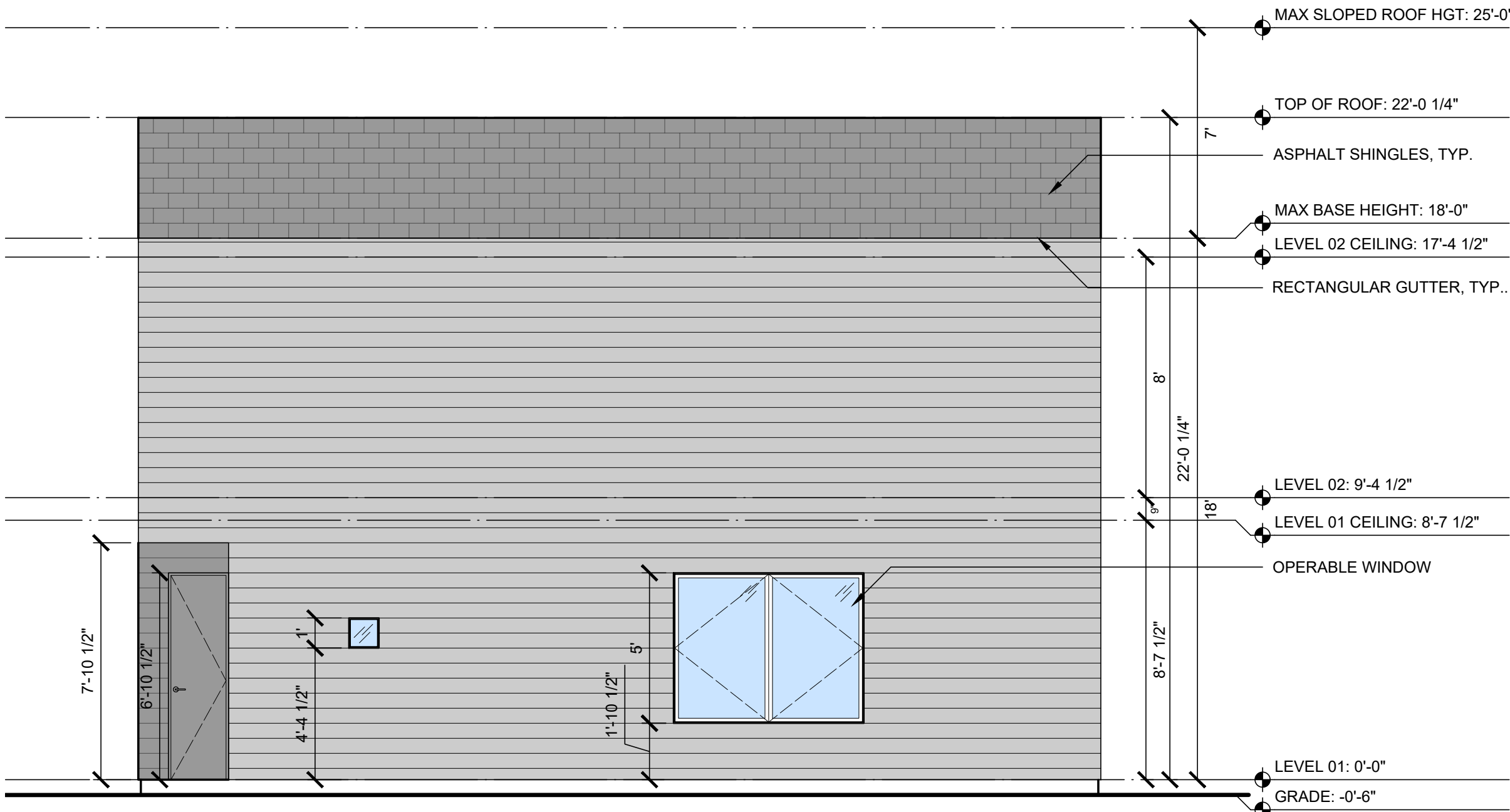
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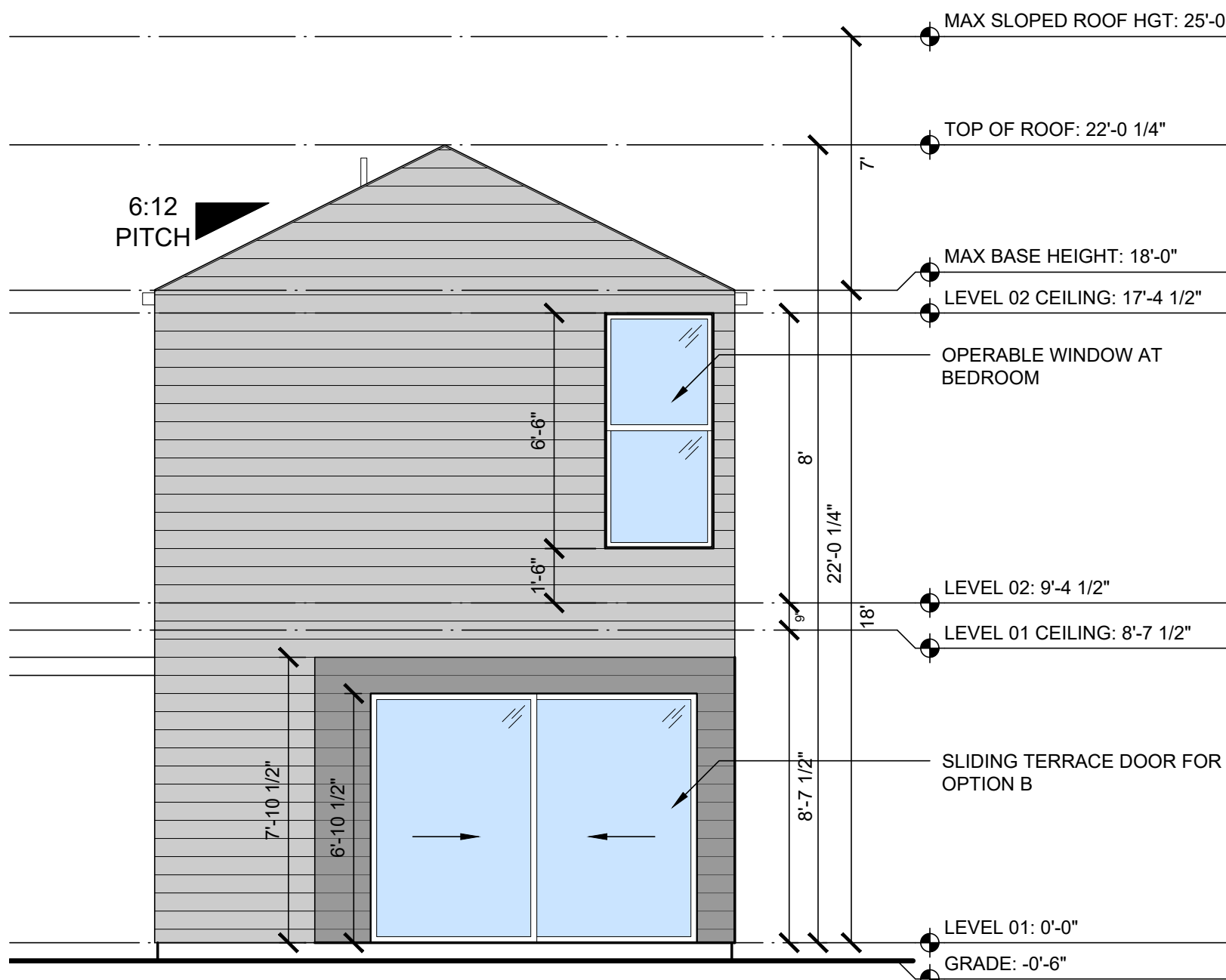
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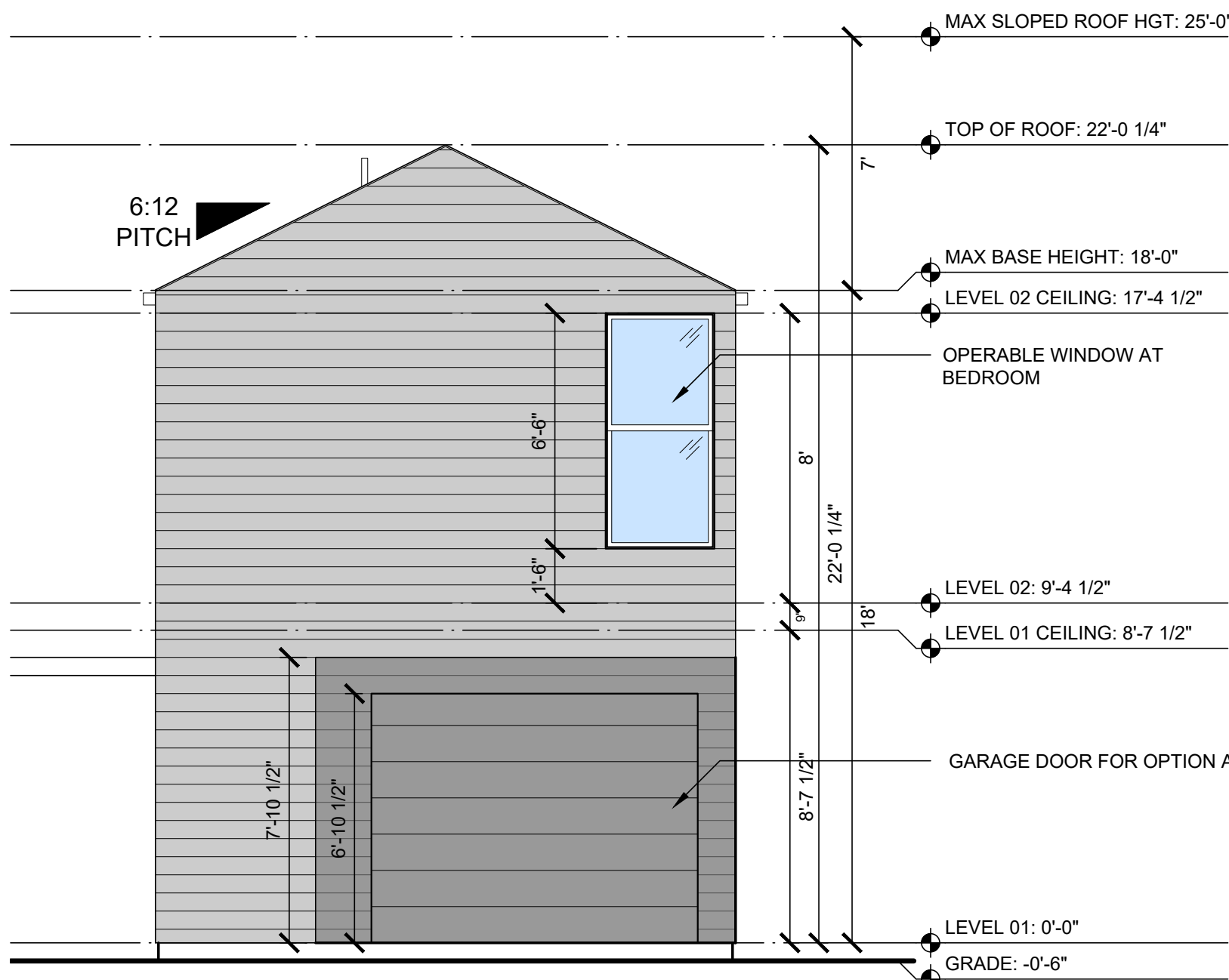
4530 47th Avenue SW
Seattle, WA 98116
info@montgomerytownsend.com



03 ELEVATION 02
SCALE: 1/4" = 1'-0"



02 ELEVATION 01 OPT. B
SCALE: 1/4" = 1'-0"



01 ELEVATION 01 OPT. A
SCALE: 1/4" = 1'-0"

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Geode Box

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City of Seattle

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ELEVATIONS

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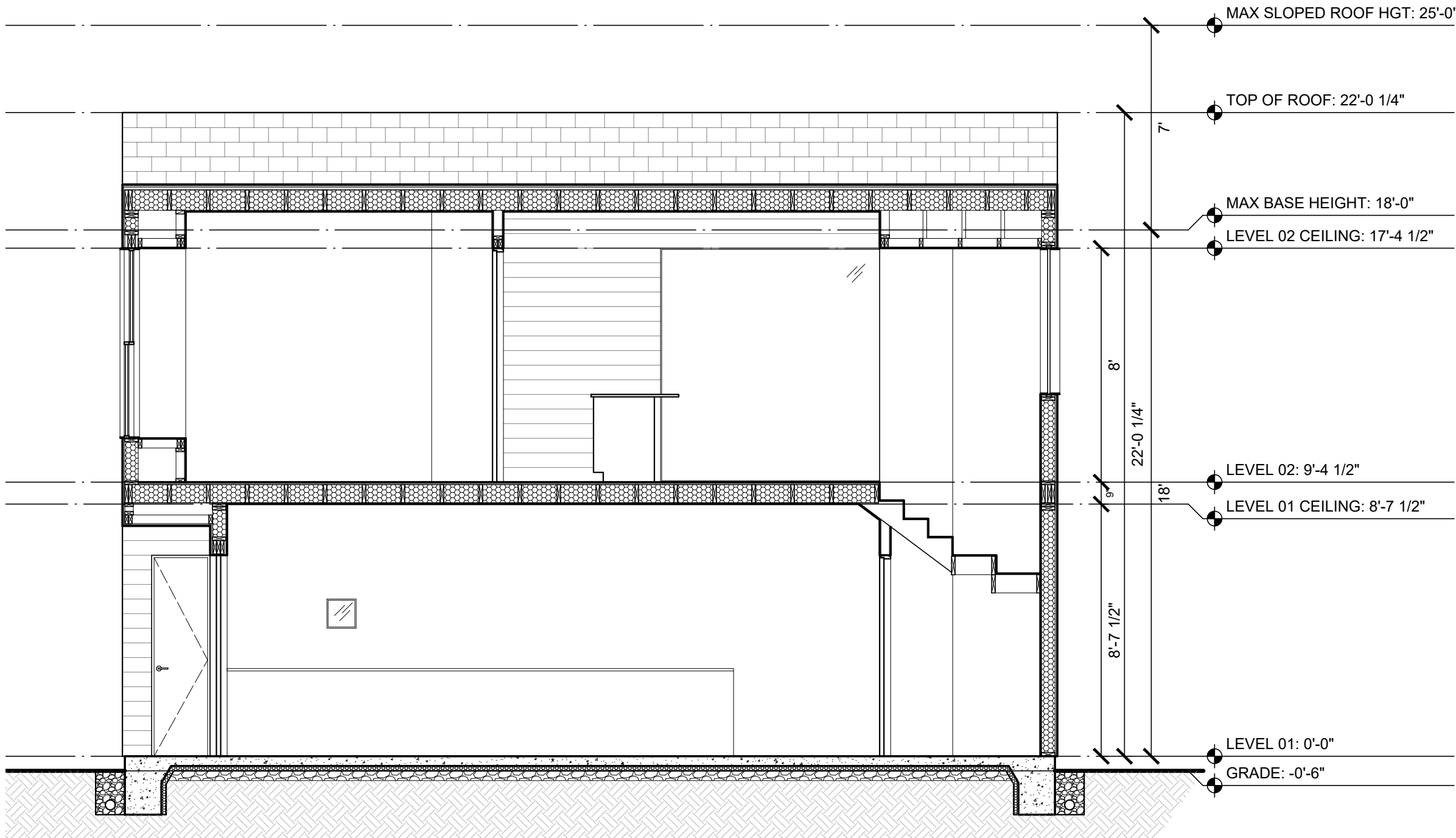
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City of Seattle

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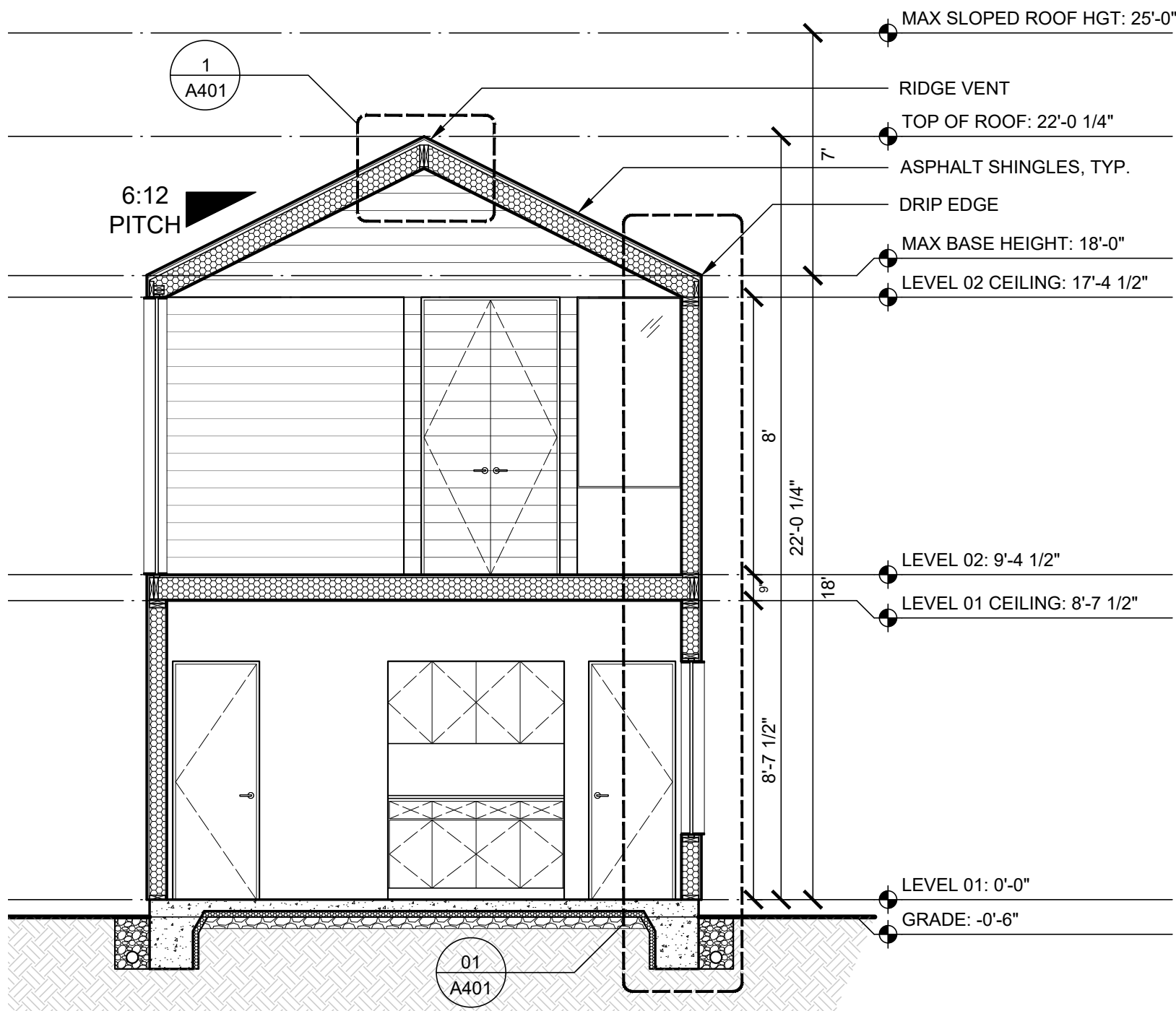
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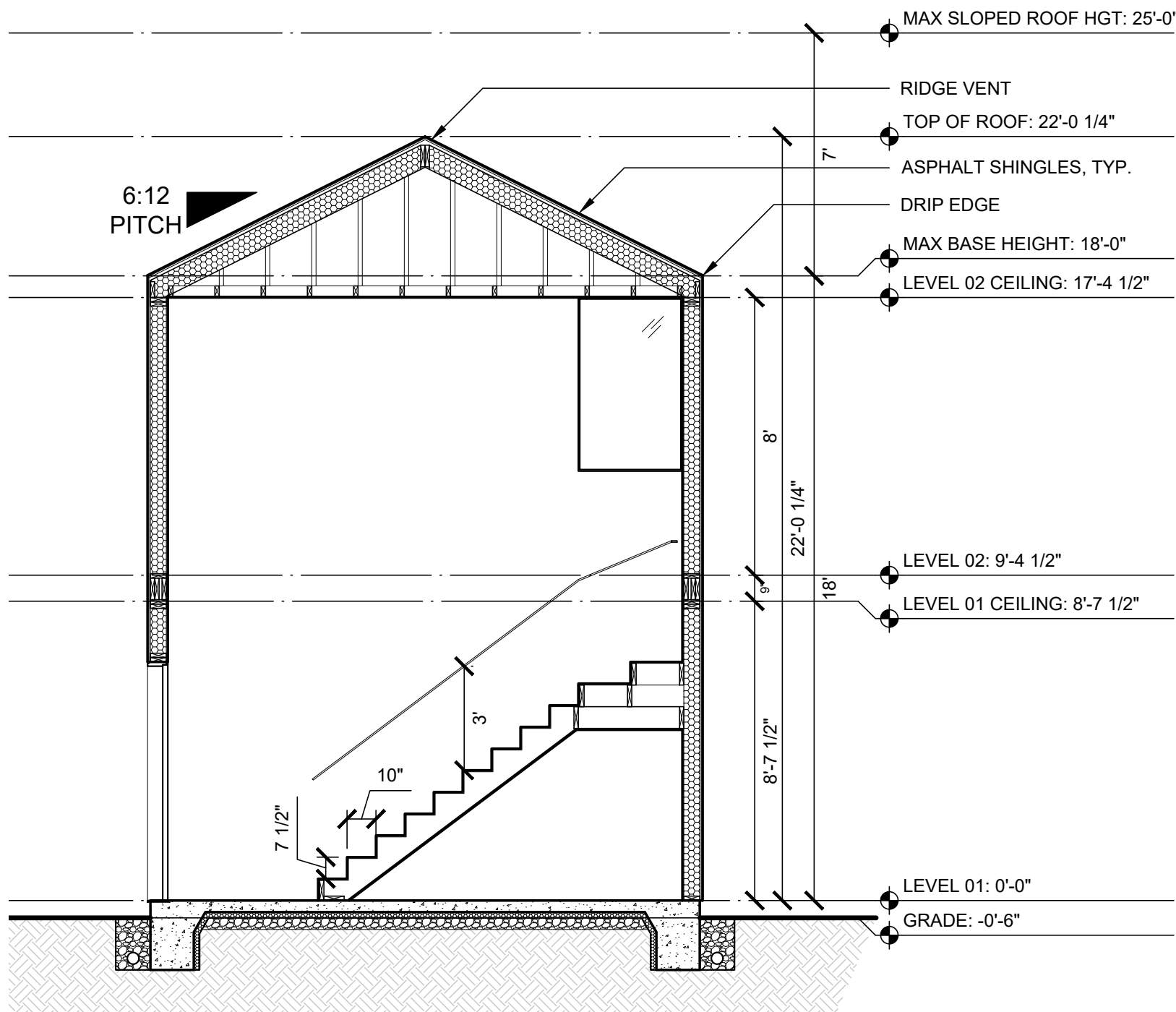
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Seattle, WA 98116
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03 SECTION 03
SCALE: 1/4" = 1'-0"



02 SECTION 02
SCALE: 1/4" = 1'-0"



01 SECTION 01
SCALE: 1/4" = 1'-0"

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Drawing Title
BUILDING SECTIONS

Sheet

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City of Seattle

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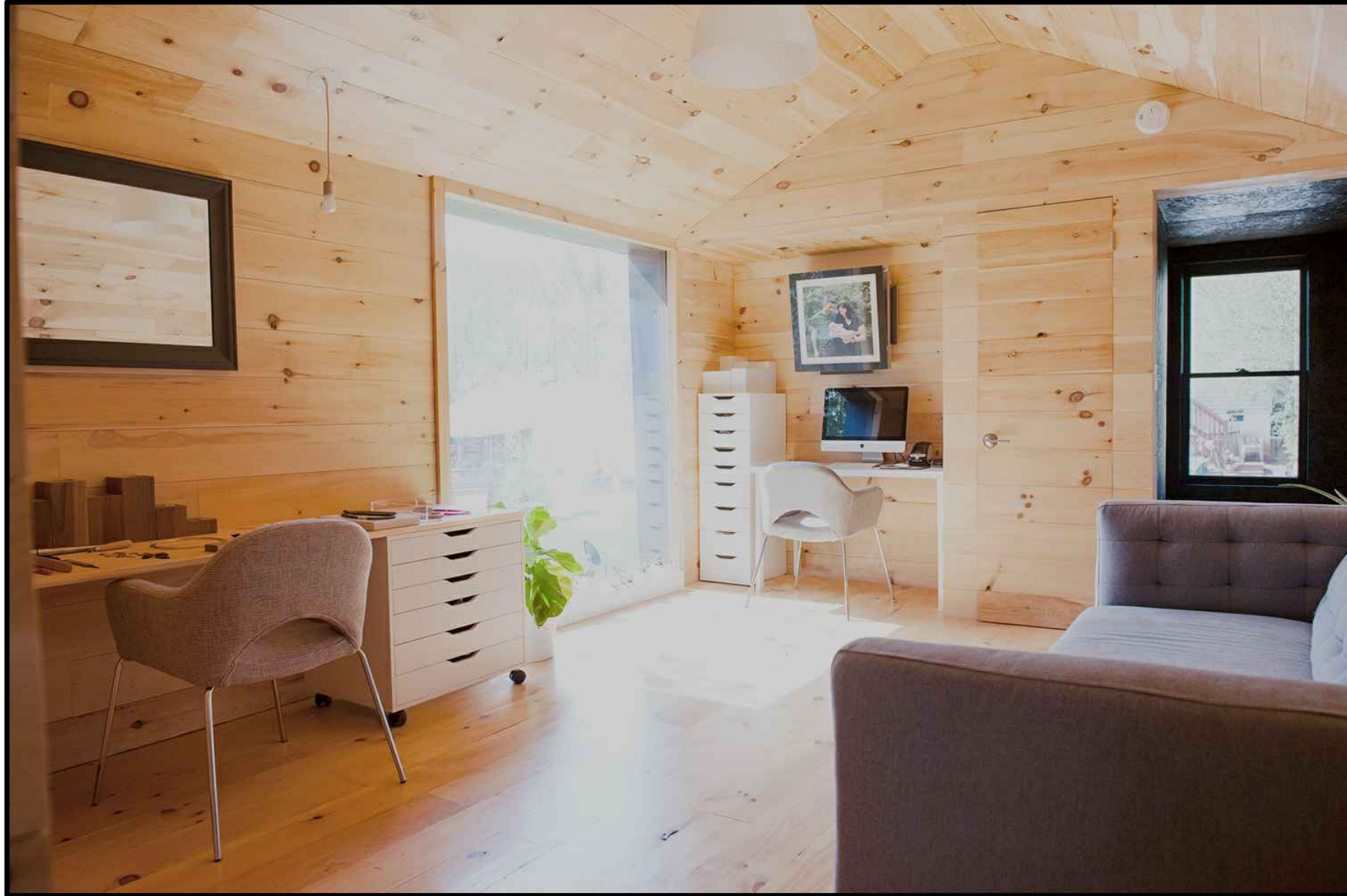
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WALL SECTION

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Sheet		

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LETTER OF TRANSMITTAL

TO:	Pre-Approved Plans for Accessory Dwelling Units SDCI, City of Seattle 700 5th Ave, #2000 Seattle, WA 98104 DADUplans@seattle.gov	FROM:	Steven Townsend Montgomery Townsend LLC 4530 47 th Avenue SW Seattle, WA 98116
TEL:	206-684-8850	TEL:	434-260-1398
RE:	Pre-Approved DADU Plan Submission MTAD Design Submission	DATE:	February 17, 2020

WE ARE SENDING YOU: ☒ Attached☐ Under separate cover via: [Dropbox Link](#)

Shop Drawings	Prints	*	Drawings	Samples	Specifications
Copy of Letter	Change Order		Other:		

SUBMITTAL:

Title	Copies	Date	Sheets	Description
200217_MONTGOMERY TOWNSEND DADU SET	1	Feb. 17, 2020	11	PDF drawings set of Pre-Approve DADU Plan Submission

THESE ARE TRANSMITTED AS CHECKED BELOW:

For Approval	Approved as submitted	Resubmit for approval
For your use	Approved as noted	Submit copies for distribution
As requested	Return For corrections	Return corrected prints
For your review and comment	*	Other: Design Submission

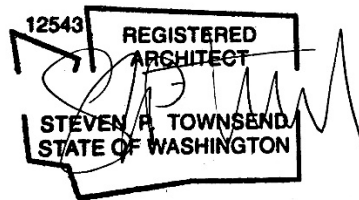
COMMENTS:

Please find attached Montgomery Townsend LLC's submission for Pre-Approved DADU Plans for the City of Seattle.

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