

DESCRIPTION

Today, more than ever before in Seattle's history, we occupy land in the least sustainable and least equitable form of dwelling - Single Family zoning. Furthermore, Single Family zoning was historically a strategy of exclusion that targeted race and class. Therefore, we will benefit as a society if we work to improve it in every way possible.

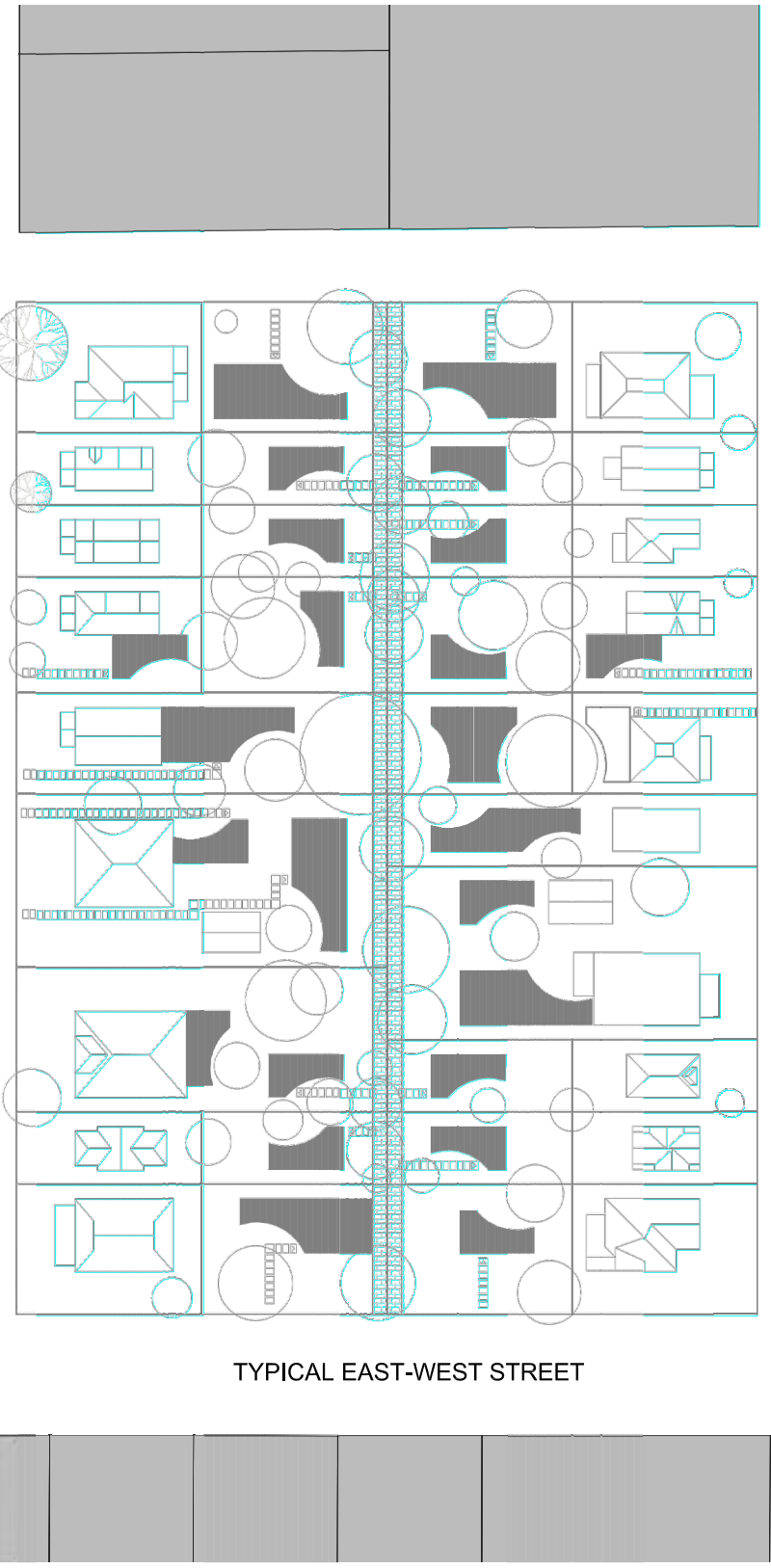
Every homeowner that builds an Accessory Dwelling Unit (ADU) has a unique opportunity to help rectify this egregious history and help densify and diversify Seattle.

Our response assists homeowners in envisioning aging-in-place, co-housing, and multi-generational living as social improvement. It is small in footprint, family-friendly, visitable, and ready to include advanced green strategies. It is responsive of privacy, context, and culture, and is constructible with basic tools and materials. It transforms outdated ideas and helps the city be for everyone.

Please share in our vision of a scalable, universal, transformative, standard plan.

CONCEPTUAL SITE PLAN

1/64" = 1'-0"



TYPICAL NORTH-SOUTH STREET

TYPICAL EAST-WEST STREET

NARRATIVE

You're making cookies.
You dust your counter with flour and then roll your dough out.
You take a cookie cutter and shape all of **your** cookies.
...You then save the remaining dough to **make more** cookies **for others**.

The cookies are only 250 gross square feet each (but they **can grow** fourfold ...in the future).
They can be **reversed and rotated** (which is necessary to fit all of the cookies together on a baking sheet).
Their footprint is **small** enough to be **nestled** tightly around trees.
They're **adaptable** to any hillside slope.
They can be **Attached** or **Detached**.

They **blend** into the landscape.
They also **stand out**.
They're **generous** where it counts.
They're **tall** where it counts and **short** where it counts.
And whether they're clad in cement panels - or smothered in icing - it is **up to you...**

They can collect rainwater for a **garden**.
They can be **built green**.
They can be built using **basic tools** and **materials**.
Sometimes they have a view. Sometimes they don't. But they always have a **connection** to the outdoors.

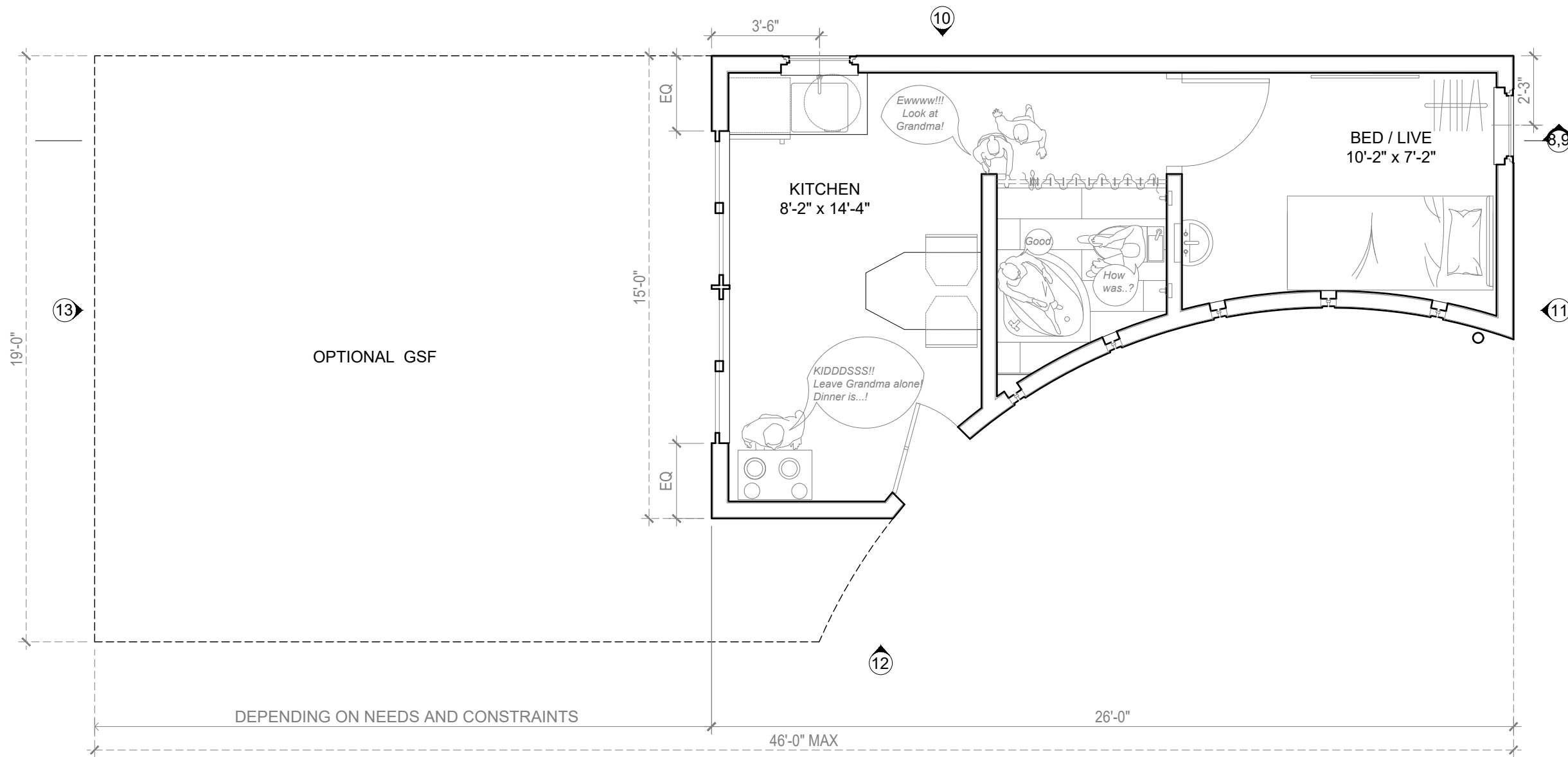
They serve life's changing needs, growing from **one bedroom** to **two bedrooms** to **three**.
Maybe beginning as **grandma's house** in the backyard?
Later, a **shared living space** when the kids move away?
Perhaps a **multi-generational** home when an adult kid moves back in with their aging parents?

They change our outdated way of dwelling - the residential plat, its grassy lawn, formal front yard, and the vehicle alley.
They convert those ideas into more **responsible** forms.
...They are a design for **everyone**.

FAMILY GROWTH

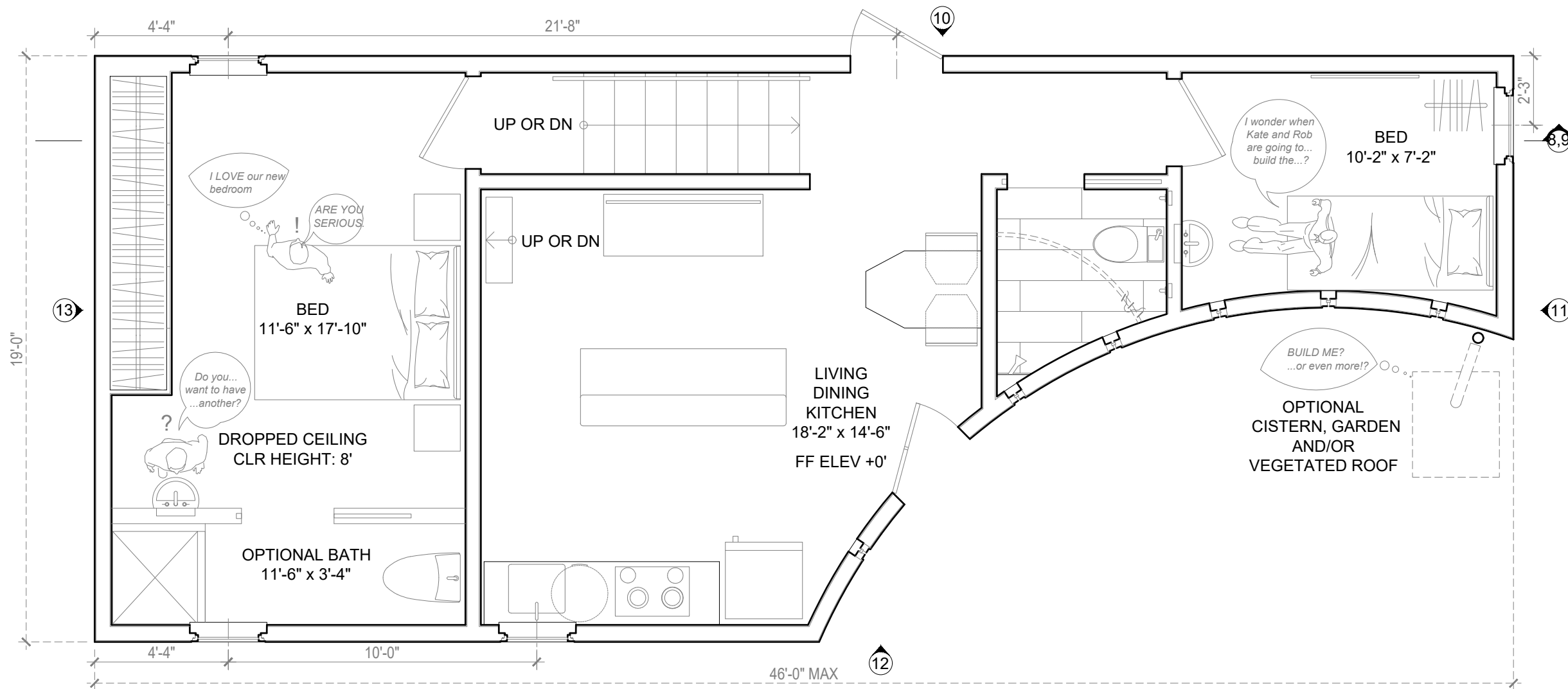






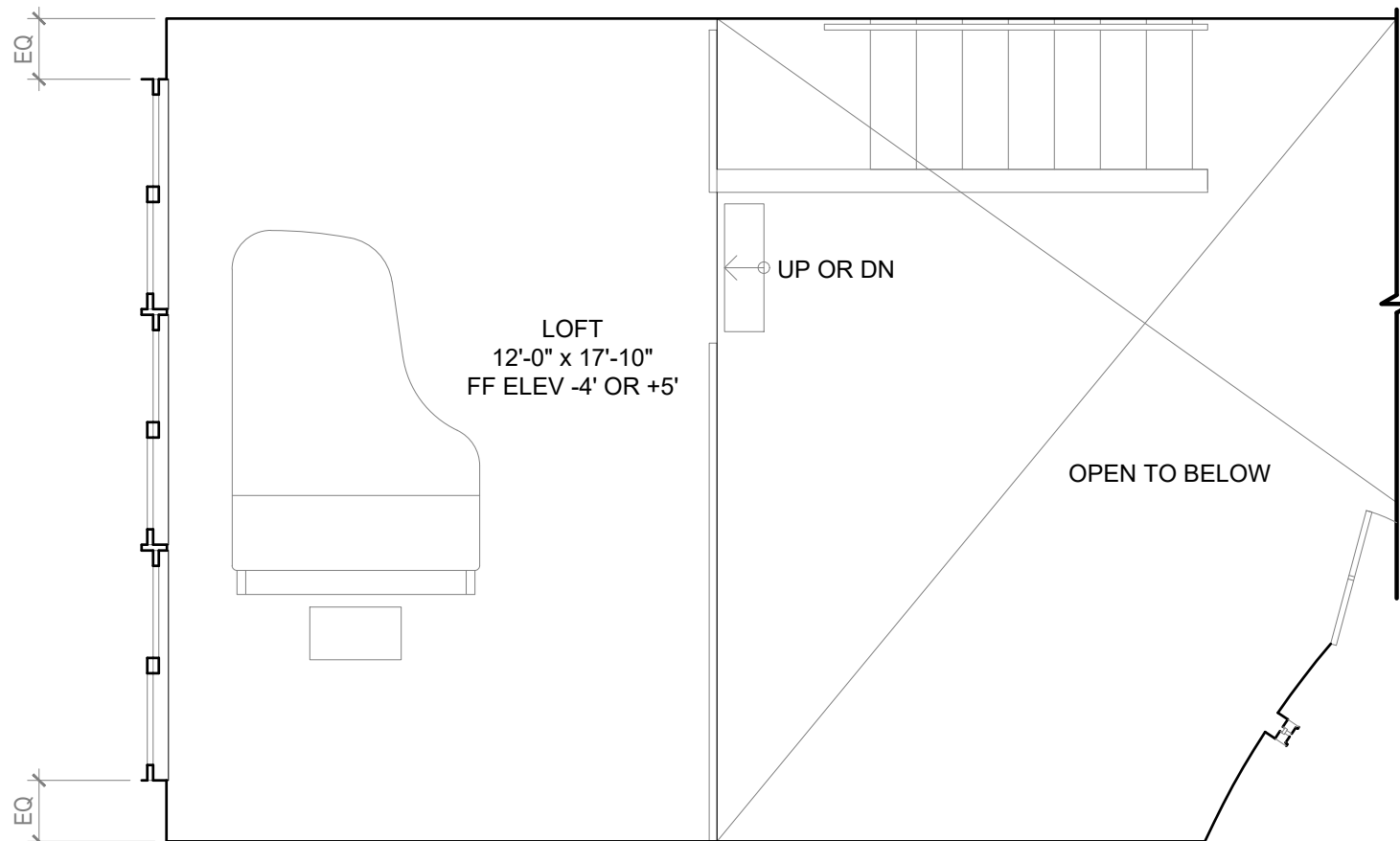
CH1: VISITING GRANDMA'S HOUSE
(250 GSF) (1/4" = 1'-0")

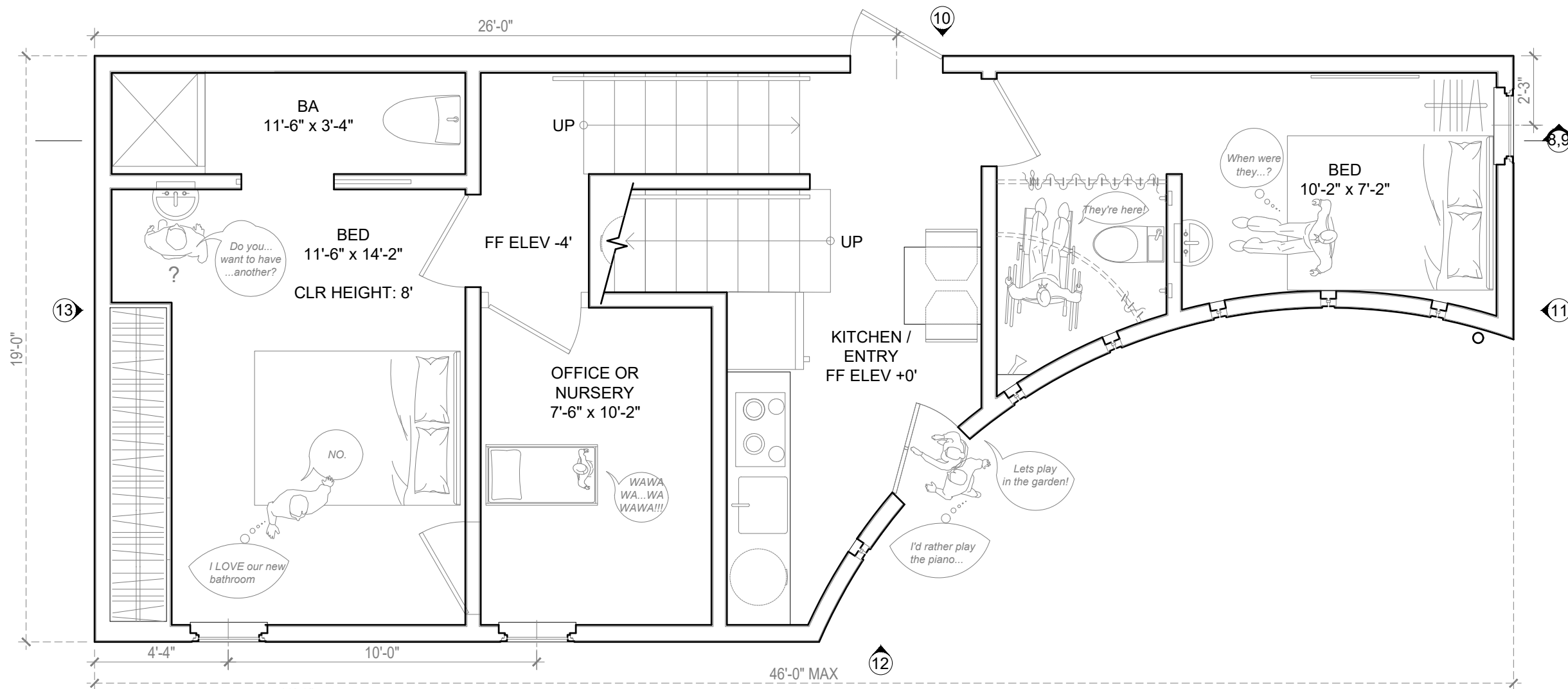
...LATER, THE ADU IS EXPANDED TO GIVE
THE KIDS MORE SPACE TO PLAY.



CH2: GROWING UP
 (620 + 216 GSF) (1/4" = 1'-0")

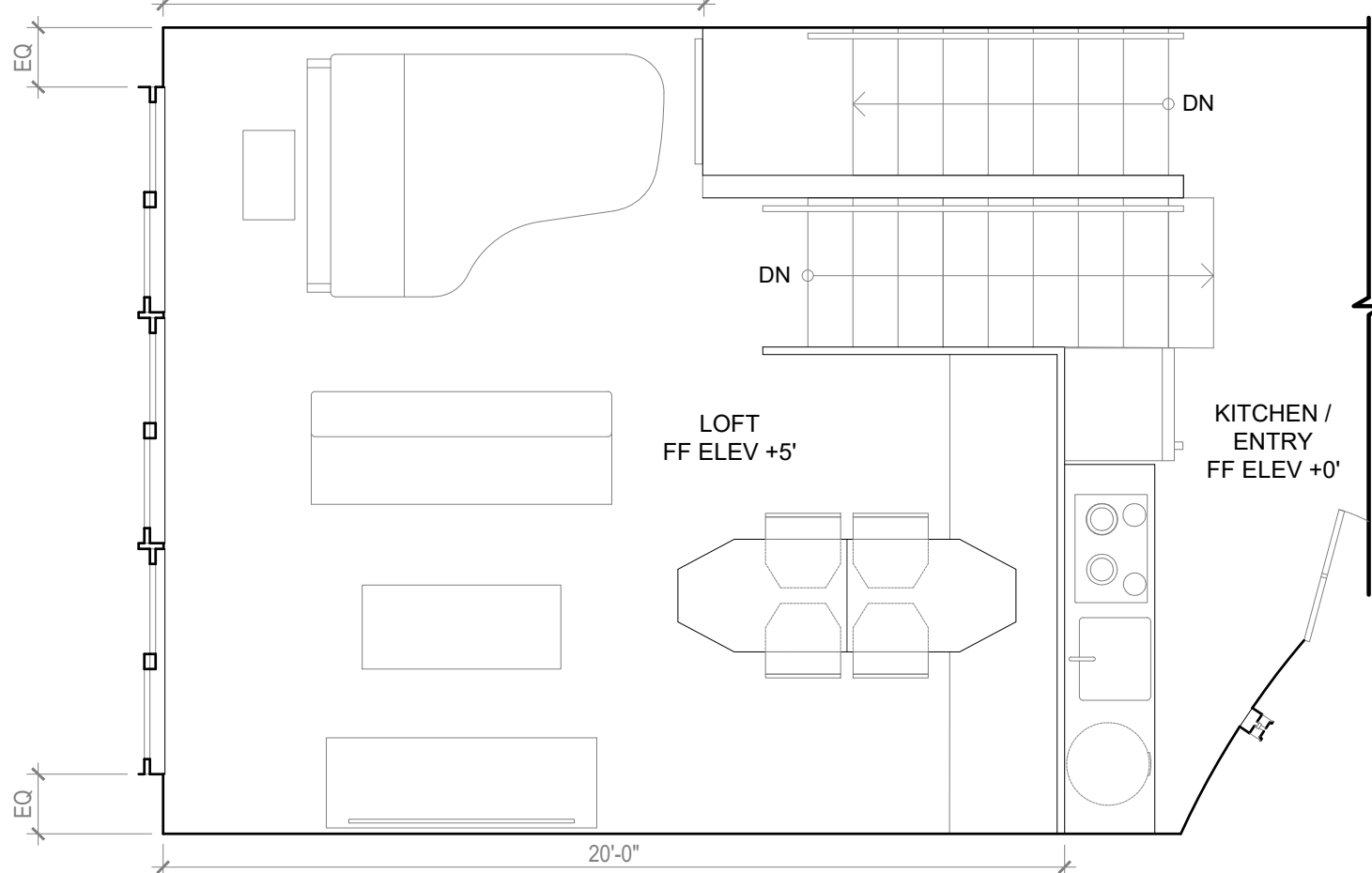
...THE PARENTS HAVE GOTTEN OLDER AND ALL OF THE CHILDREN HAVE MOVED OUT... SO THEY WILL EMPLOY SOMEONE NEW TO LIVE WITH THEM.





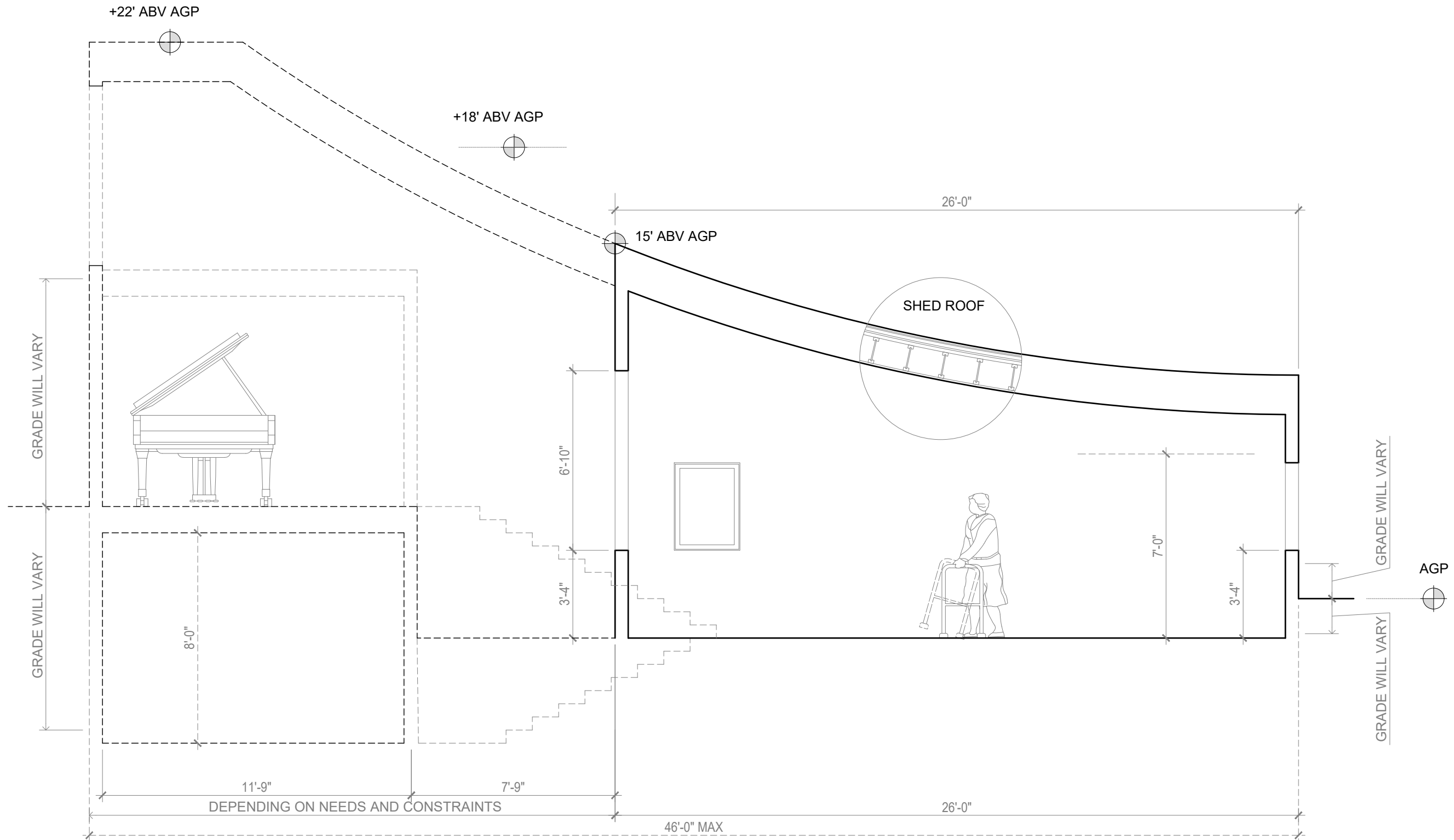
CH3: GROWING UP, TOGETHER
 (620 + 380 GSF) (1/4" = 1'-0")

...AN ADULT KID MOVES BACK HOME AND LIVES TOGETHER WITH THEIR AGING PARENTS, WHO HELP TAKE CARE OF NEW GRANDCHILDREN.

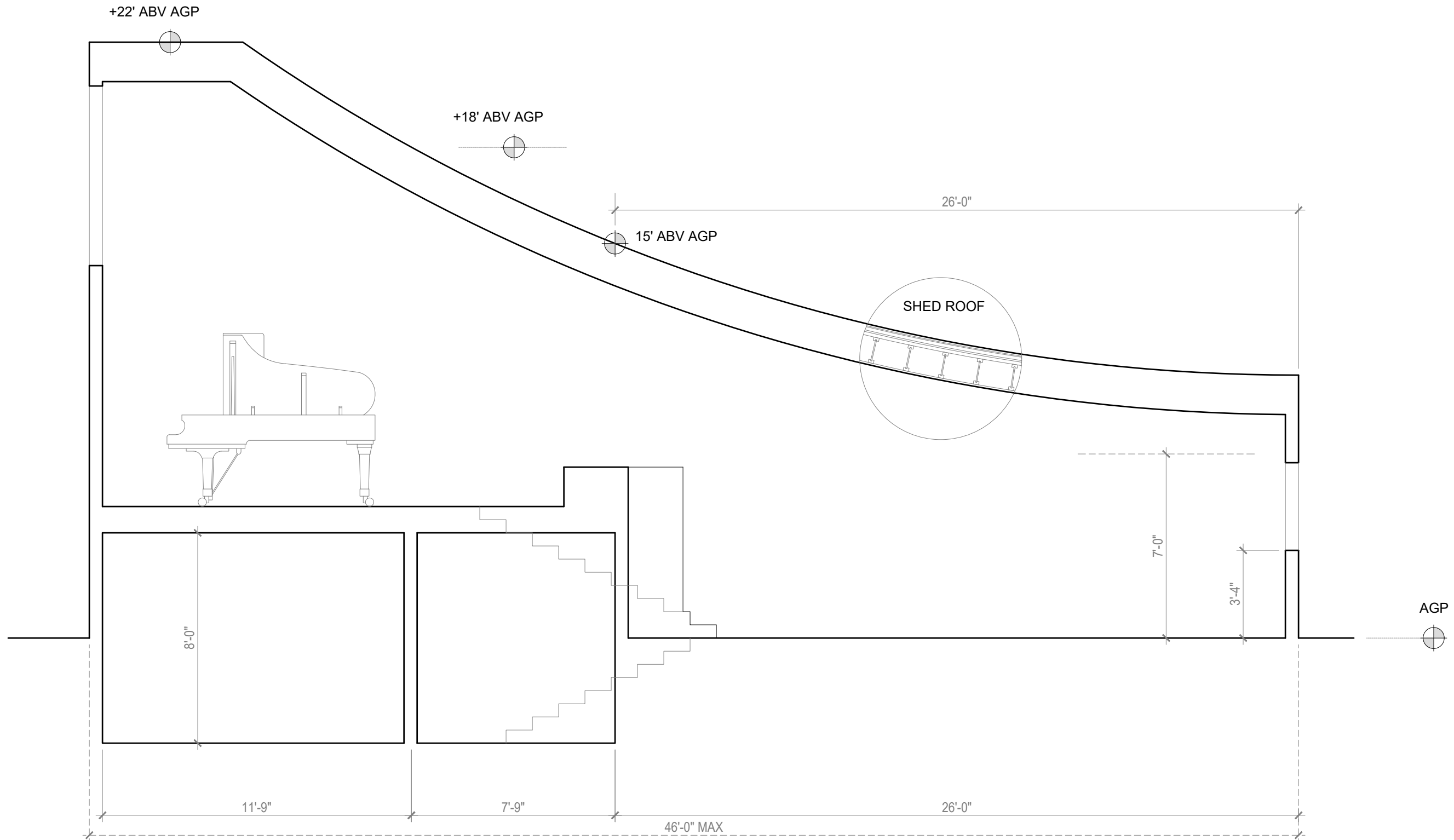


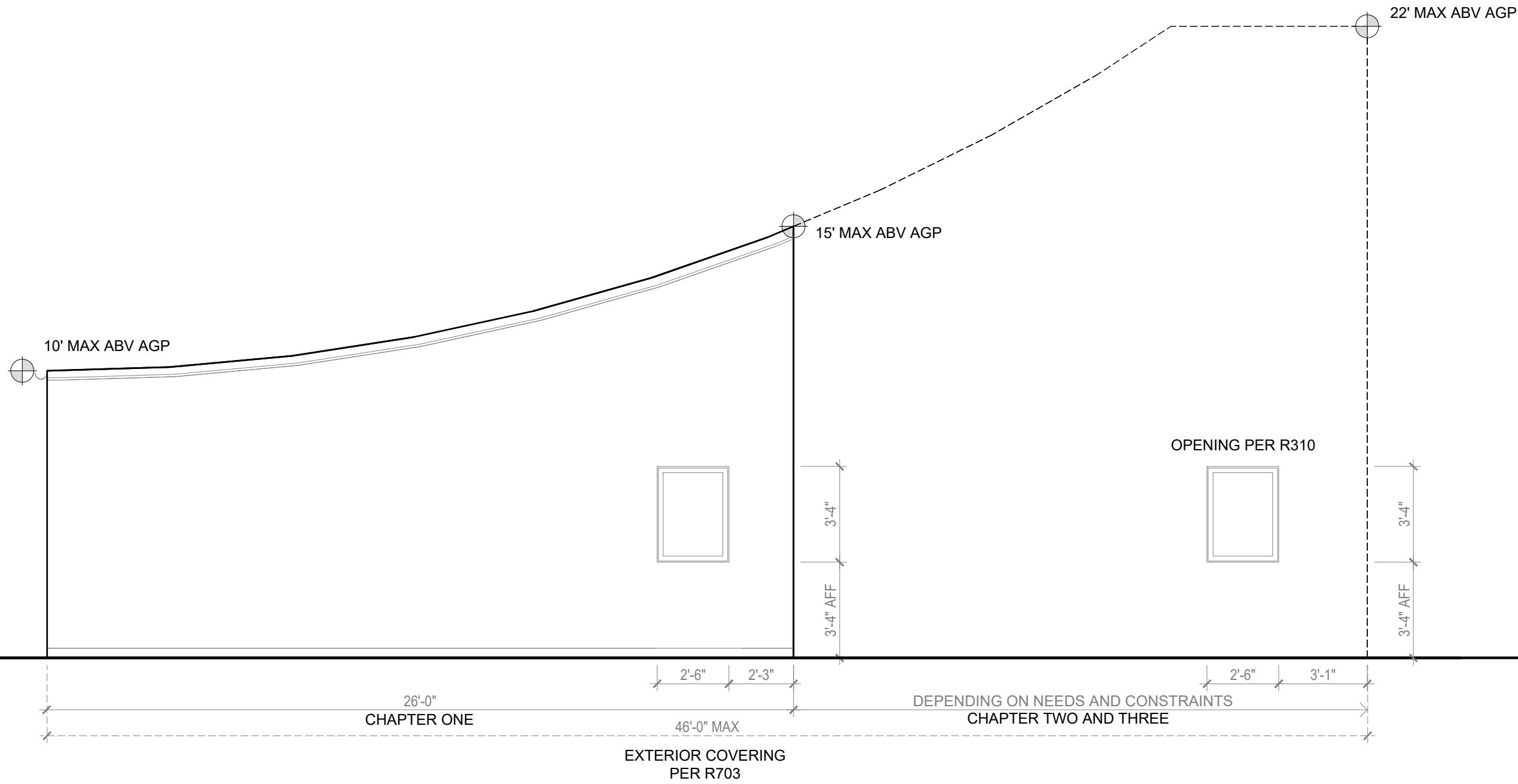
SECTION: CHAPTER ONE AND TWO
(1/4" = 1'-0")

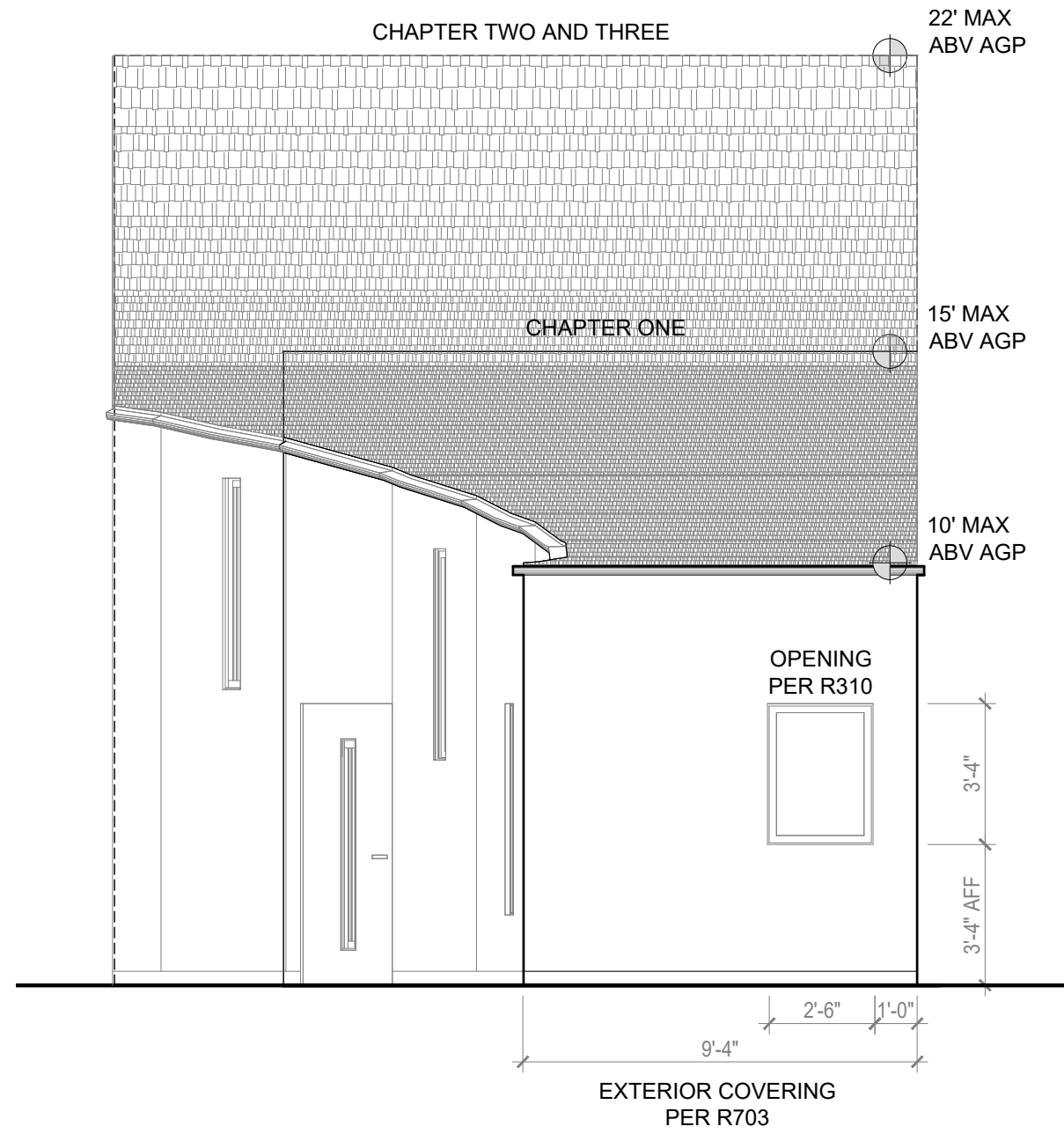
NOTE: ALL STAIRS RISE 6", RUN 12", 3'-4" CLR WIDE

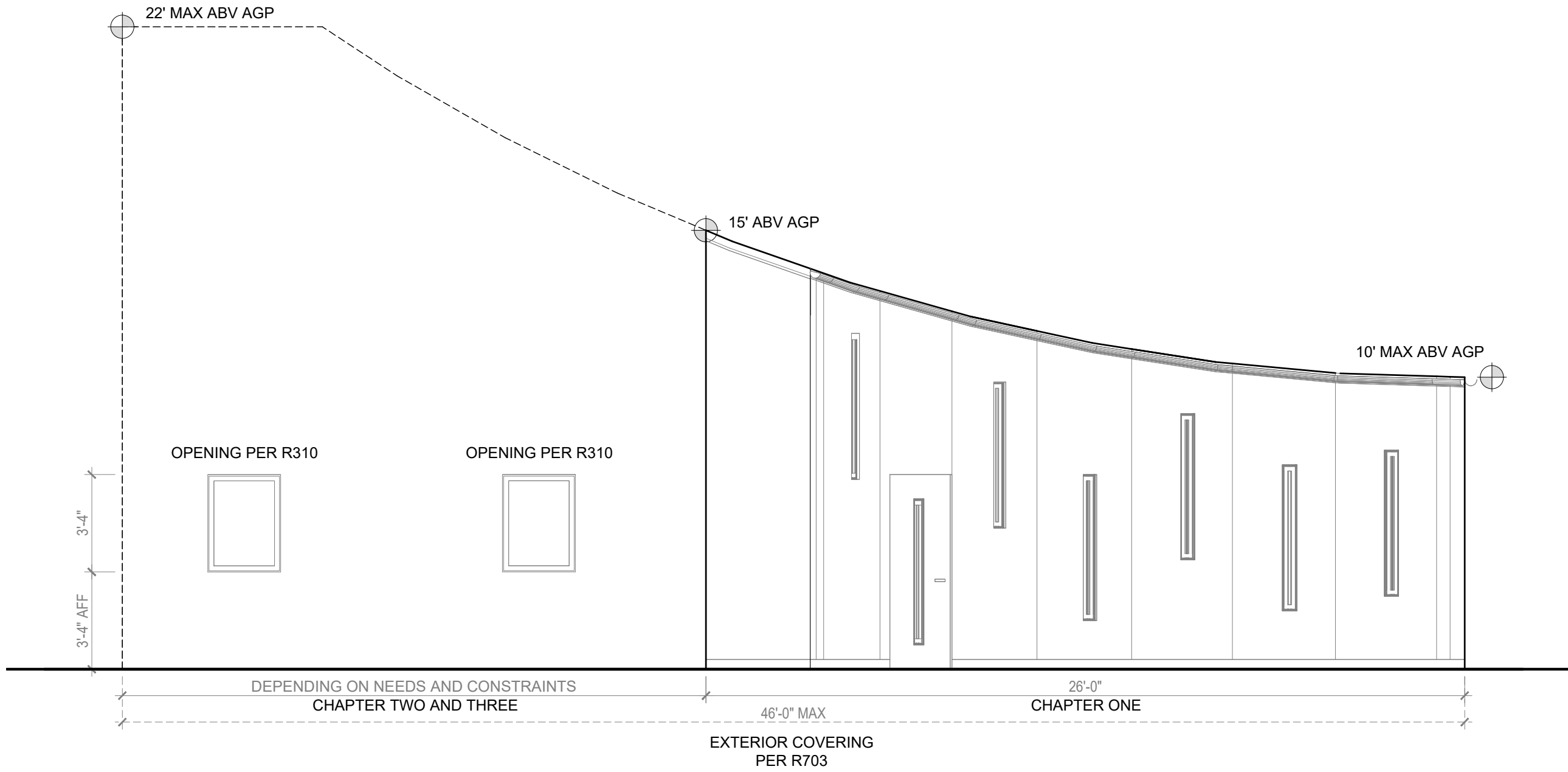


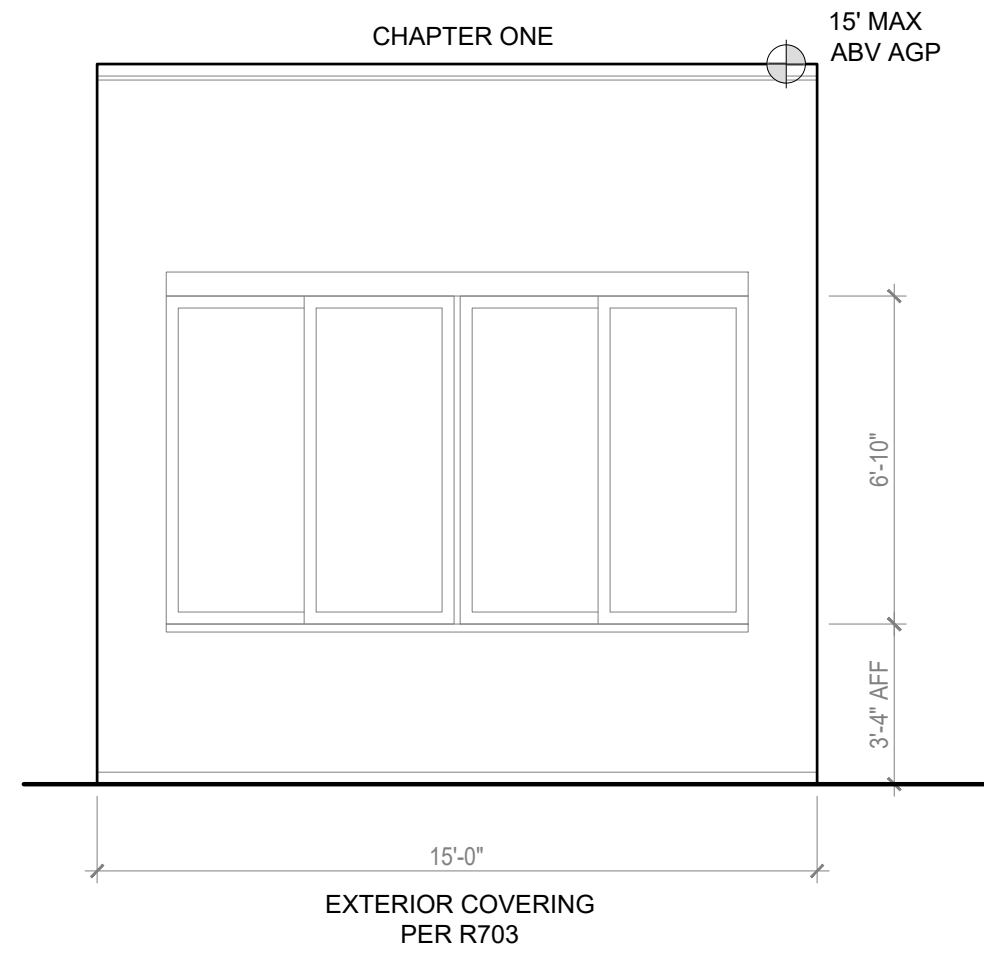
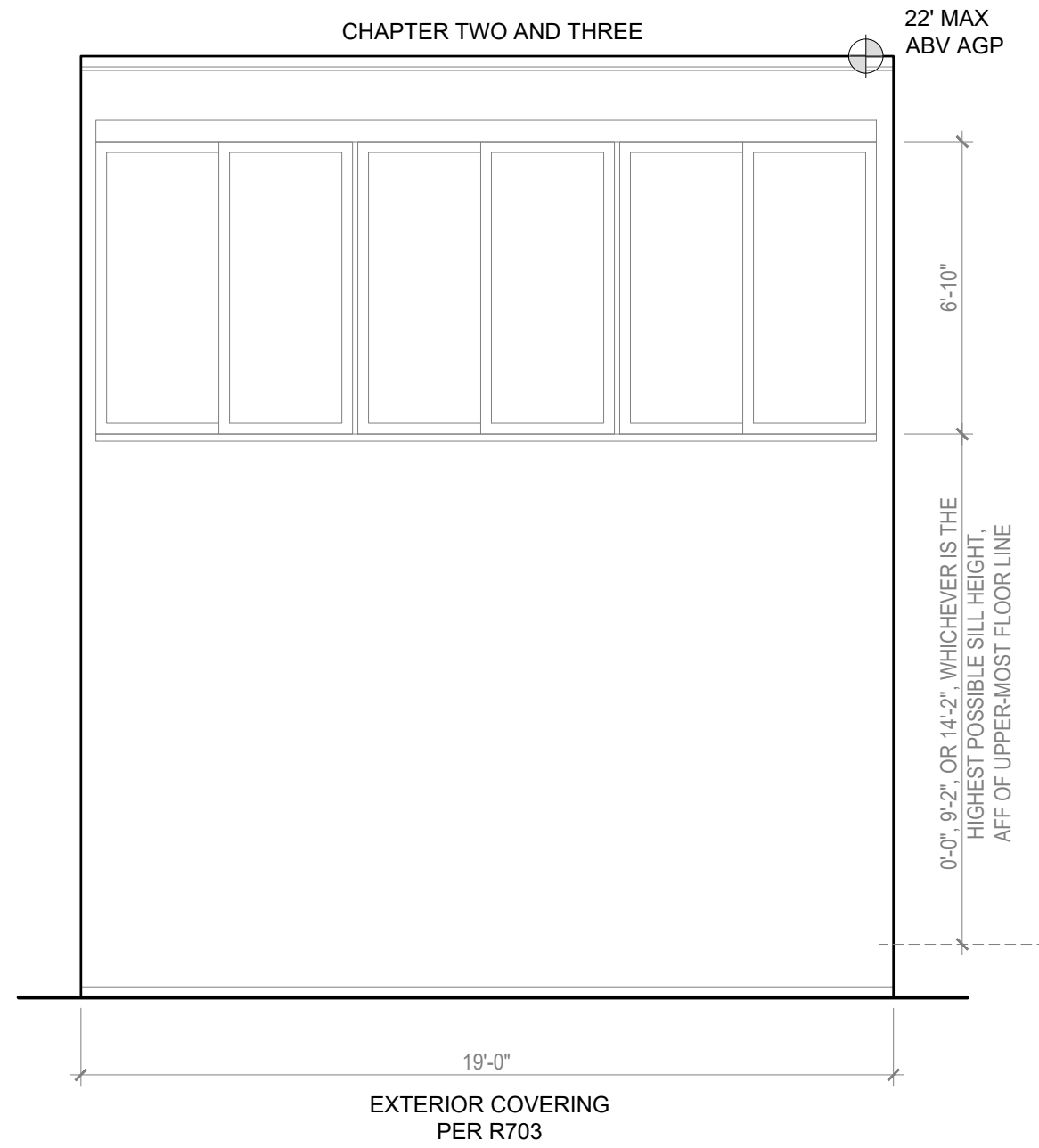
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ESTIMATE: CONSTRUCTION COST

BASED ON A WIDELY USED STARTING METRIC FOR ESTIMATING CONSTRUCTION COST, THE PROPOSED TYPE OF PROJECT IS VALUED AT AROUND \$275-\$375 PER SQUARE FOOT IN SEATTLE WHEN BUILT IN 2020.

MATERIALS

CONCRETE
WALL BOARD
PAINT
WOOD FRAMING
BATT INSULATION
SHEATHING
WEATHER RESISTANT BARRIER
WINDOWS
 VINYL
 WOOD
 METAL
EXTERIOR WALL COVERING
EXTERIOR INSULATION
ROOFING MATERIAL
FLASHING

MECHANICAL EQUIPMENT

WHOLE HOUSE FAN(S)
COOKING RANGE
RANGE HOOD
WATER HEATER
MINI SPLIT(S)

PRICE

FOR USE OF THE STANDARD PLAN, WE CHARGE THE USER \$1.00.

WE ARE INTERESTED IN PROVIDING FURTHER WORK AND WOULD BILL ON A HOURLY BASIS UNDER TWO RATES:

1) ARCHITECT AND 2) ARCHITECT'S ASSISTANT

WE ACKNOWLEDGE THAT RACIST LANGUAGE LURKS IN THE LAND TITLES OF TENS OF THOUSANDS OF HOMEOWNER'S PROPERTIES.

IN CHOOSING TO USE THIS PLAN, WE ENCOURAGE THE HOMEOWNER TO RESEARCH THEIR LAND TITLE.
IF RACIALLY RESTRICTIVE LANGUAGE IS DISCOVERED, WE ENCOURAGE THE HOMEOWNER TO FILE A MODIFICATION DOCUMENT,
PROVIDING NOTICE IN THE LAND TITLE THAT THE RACIALLY RESTRICTIVE LANGUAGE IS VOID AND UNENFORCEABLE.

THE MODIFICATION DOCUMENT SHOULD STATE:

*The referenced original written instrument contains discriminatory provisions that are void and unenforceable under state law and federal law.
This document strikes from the referenced original instrument all provisions that are void and unenforceable under law.*

THE MODIFICATION DOCUMENT WILL NOT DELETE THE RACIST RECORD.

TEAM & CONTACT

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SEATTLE OPCD

PRE-APPROVED PLANS FOR
ACCESSORY DWELLING UNITS

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