



**Submittal By:**

**Arise Design Lab  
10313 NE 125th Place  
Kirkland, WA 98034**

**Principal Architect:**

**Josh Peterson  
509-710-2374  
[Josh@AriseDesignLab.com](mailto:Josh@AriseDesignLab.com)**

**Company Info:**

Arise Design Lab is owned and operated by an early-career architect whose has over 12 years of experience in the commercial and residential sector who has chosen to focus on residential design after receiving his license and opening his business. Arise Design lab will celebrate 3 years of business in May of 2020.

Arise Design Lab's vision is to serve the Seattle area by creating a turnkey process providing an upfront understanding of costs and return on investment for owners providing affordable housing units (DADUs) on their single family properties.

**Project Description – The Flex-Cottage:**

This DADU provides a variety of configurations under the same structural system and building footprint depending on the needs of the property owner. The unique design allows it to replace an existing garage or run along the rear setback of a site as well. Slab on grade construction of this structure is <17'-0" in height and <650 g.f.a. allowing for construction in all single-family zones, including RSL and lowrise, where site configuration allows. Alternate building elevations and materials allow for compatibility with craftsman homes and contemporary home alike.

Family-Friendly – DADU (Base Configuration)

- 1 bedroom + queen bed & full bed sleeping loft
- 578.75 g.f.a. + 70 s.f. sleeping loft + Optional 71 g.f.a. exterior covered patio
- Slab on grade accessible entry option or convention foundation available.

This configuration was chosen as the base model due to the need for affordable housing for families within the city. (See Project Narrative and Sheets A5 & A6 for other configurations available.)



### **Estimated Costs:**

• Pre-Approved Plan Costs (Base Configuration):	\$1,000	(\$1,000)
• Geotechnical, Surveys, Drainage Reports	\$4,000 -	\$6,000
• <b>Site Specific Site Plan/Permitting (\$120/hr)</b>	\$4,000 -	\$8,000
• Customization (Hourly)	\$1,000 -	\$5,500
• Site Prep, Foundations, and Utility Connections	\$25,000 -	\$32,000
• <u>Construction Costs</u>	\$115,000 -	\$145,500
• <b>Total Project Cost</b>	<b>\$150,000 -</b>	<b>\$198,000</b>

### **Project Narrative:**

#### **Low-Cost**

- A typical family-friendly 2-3 bedroom DADU normally would require the maximum 1,000 g.f.a. . This DADU provides a compact building footprint with vaulted ceilings/lofts areas allowing for reduced costs compared to a typical 1,000 g.f.a. unit
- The construction utilizes pre-cut framing studs, 1 size of standard TJI's and trusses throughout.
- Slab on grade construction option allows for minimal excavation and site preparation as compared to conventional foundation.

#### **Green Building and Design**

##### 4-Star Built Green Features

- Roof drainage split in 2 equal sections to allow for LID infiltration strategies.
- EnergyStar appliances & High performance fixtures
- No VOC paints and finishes
- Open loft and windows promote natural ventilation/lighting and passive cooling of residence.
- Dual head ductless mini-split system in combination with ceiling fans for efficient heating of space. (Or option for radiant floor heating.)
- Tankless electric water heater.

#### **Privacy**

- The site configurations and entry location allow for entry to be along the side of the primary residence regardless of site orientation.
- Large windows near entry and clerestory windows provide natural light while smaller window provide privacy toward the yard areas of the site.

#### **Context**

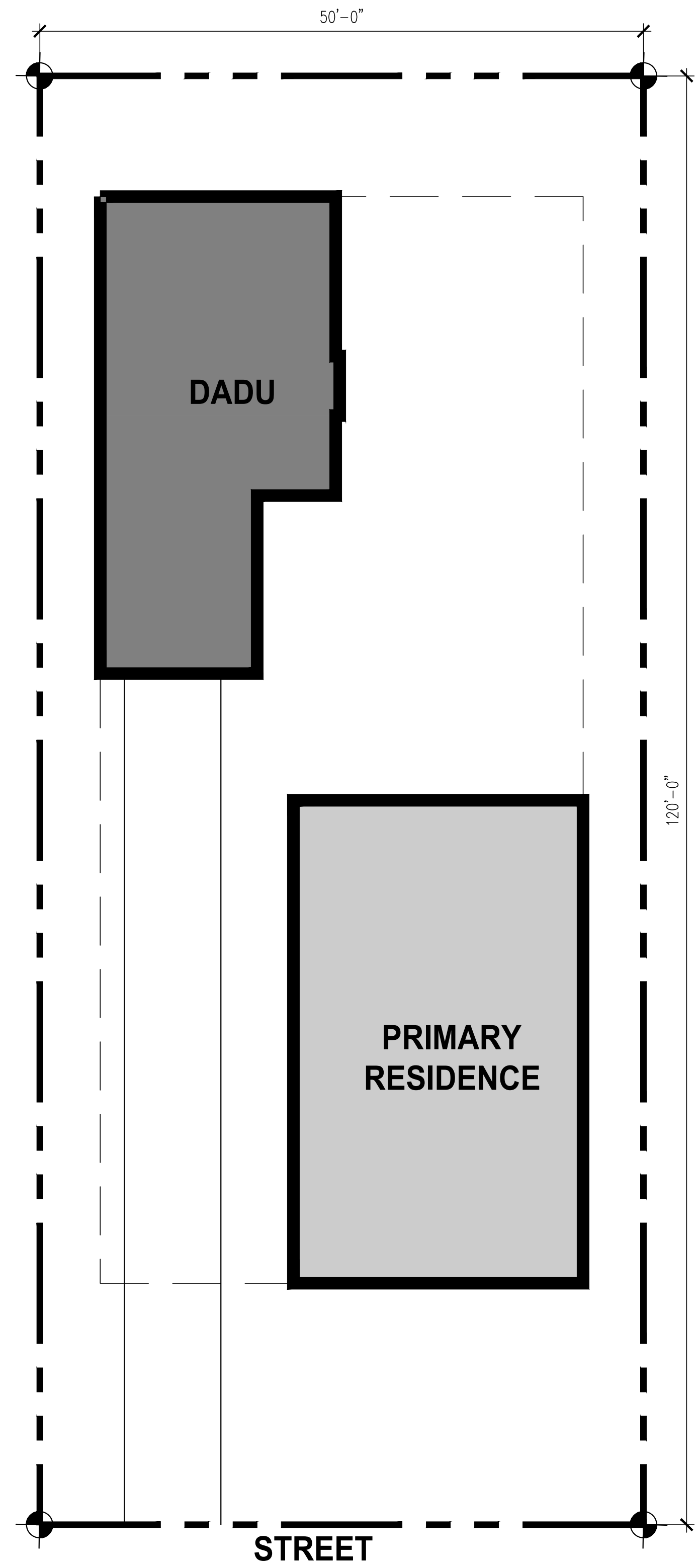
- Split gable design is easily compatible with craftsmen and cottage residence common to Seattle.
- Exterior finish options & alternate elevations provided a variety of appearances to meet many current architectural styles. (Cottage, Craftsmen, Contemporary/Modern)
- As a replacement to detached garage associated with cottage style home, sloped roof toward street minimizes visibility.

#### **Culturally Responsive Design**

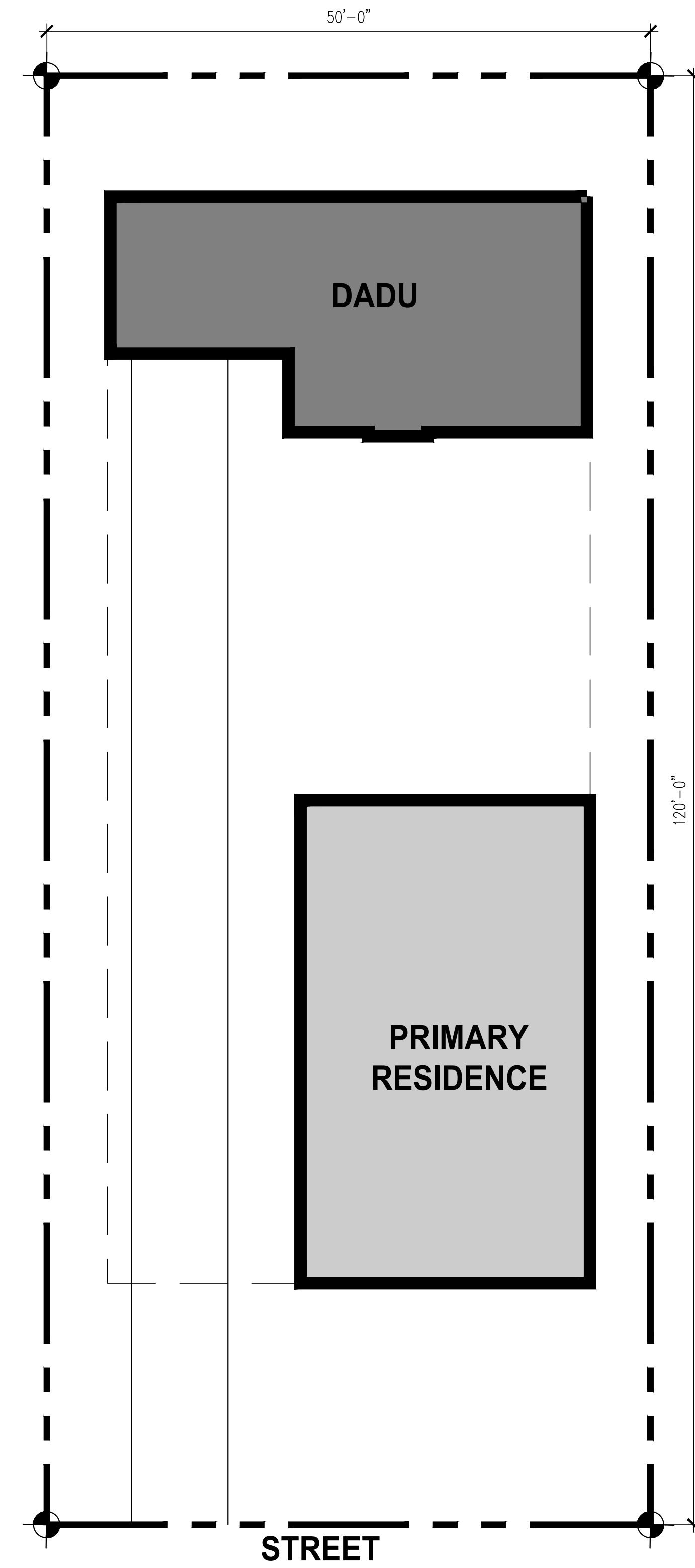
- U-shaped kitchen layout allows customization/flexibility of layout of appliances and cabinetry for a variety of uses.
- Simple form of structure allows for a variety of exterior material finishes options.

#### **Constructability**

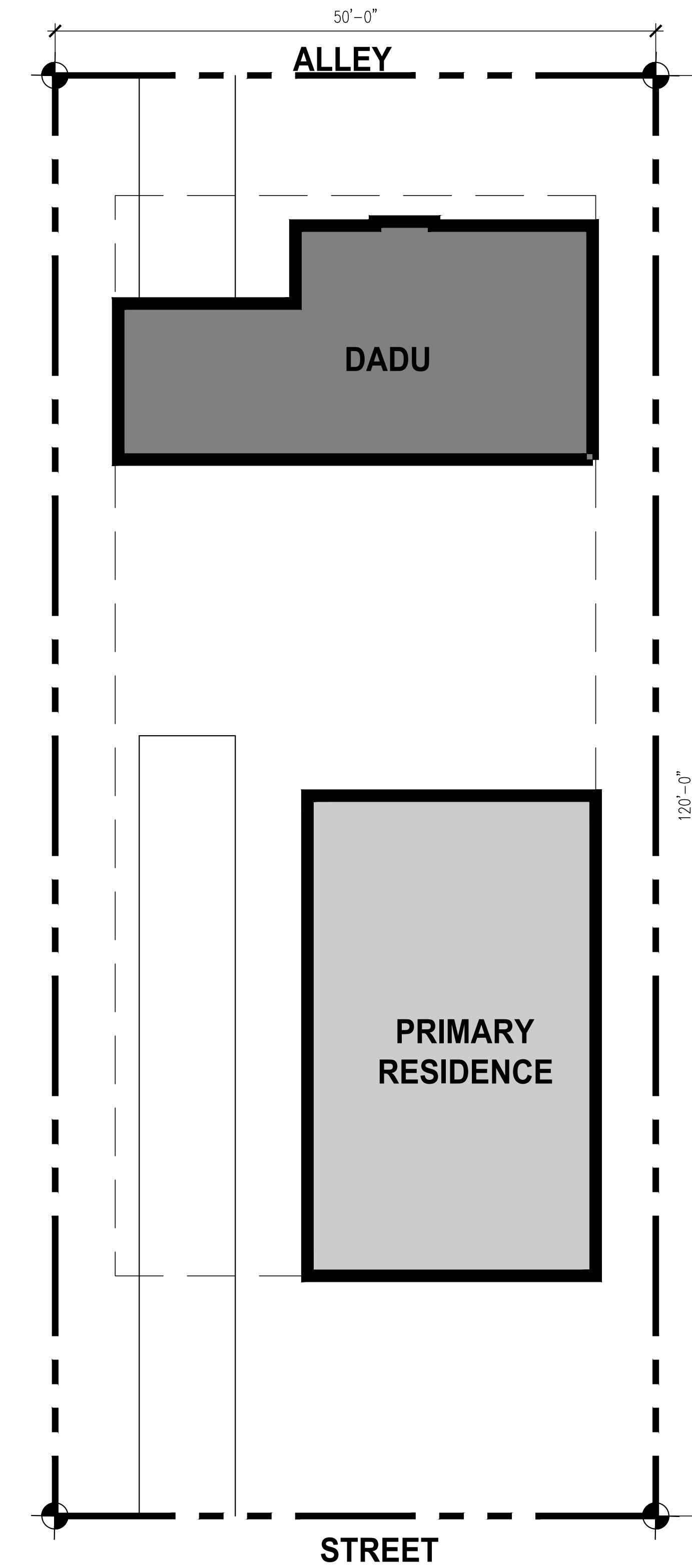
- Slab on grade construction minimizes foundation details and utility conflicts.
- Simple roof forms and clear span construction allows for quick construction of exterior envelope, allowing for phasing/delayed construction of interior partitions.



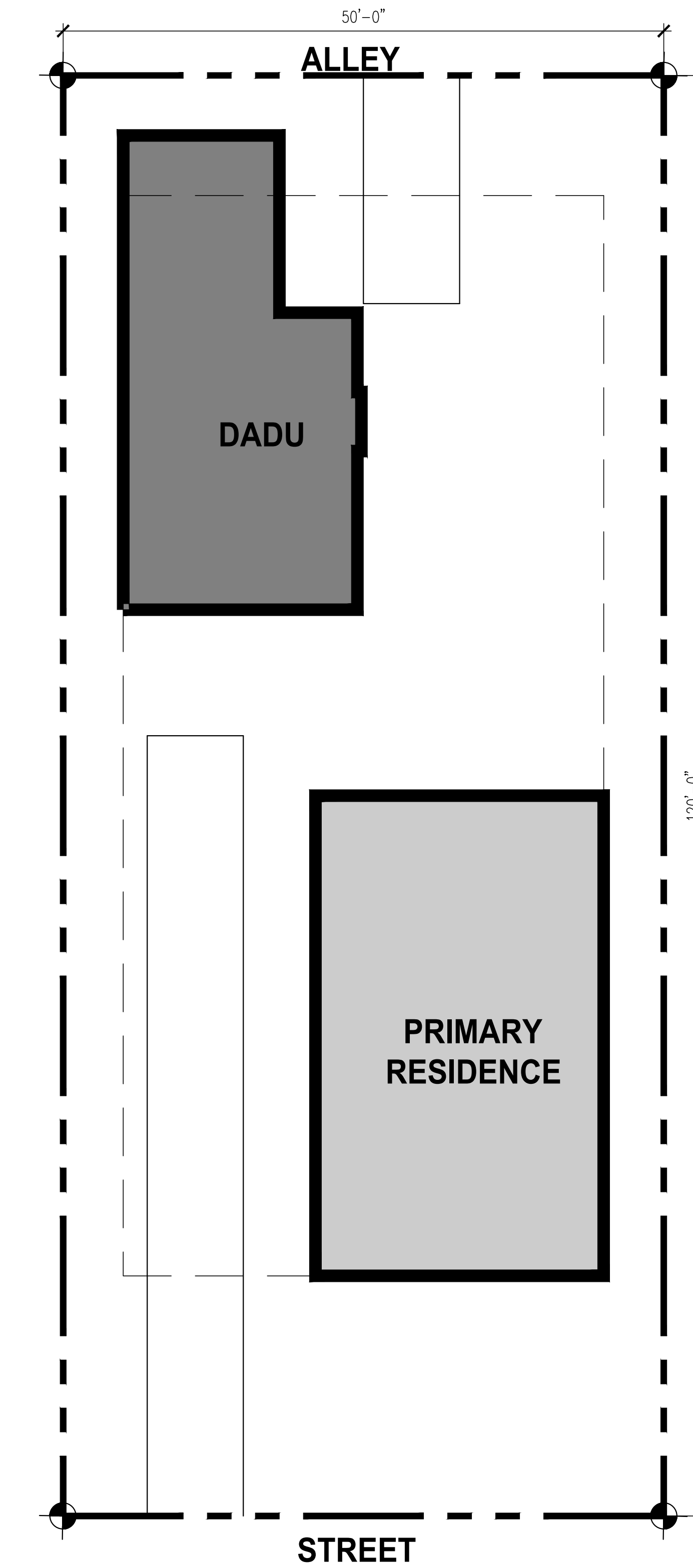
1 LOT CONFIGURATION A  
SCALE: 1/8"=1'-0" A20-000 A0.dwg



2 LOT CONFIGURATION B  
SCALE: 1/8"=1'-0" A20-000 A0.dwg



3 LOT CONFIGURATION C  
SCALE: 1/8"=1'-0" A20-000 A0.dwg



4 LOT CONFIGURATION D  
SCALE: 1/8"=1'-0" A20-000 A0.dwg



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THE FLEX-COTTAGE DADU  
STANDARD PLAN  
VARIOUS LOCATIONS  
SEATTLE, WA

REVISIONS		
NO.	DATE	BY
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ISSUE DATES		
DESIGN APPROVAL:		
PERMIT SUBMITTAL:		
PERMIT RECEIVED:		
BID DOCS:		
CONSTR. DOCS:		

24"x36" SCALE:	AS NOTED
PLOT DATE:	02/17/2020
CAD FILE:	A20-000 A0
JOB NUMBER:	
CHECKED:	JCP
DRAWN:	JCP
STATUS:	DESIGN DEVELOPMENT



## FINISH MATERIALS

BASE CONFIGURATION:

EXTERIOR FINISHES:

- COMPOSITION ROOFING
- ALUMINUM GUTTERS
- BOARD AND BATTEN SIDING
- VINYL WINDOWS
- FIBERGLASS ENTRY DOOR

INTERIOR FIXTURES/FINISHES:

- PAINTED KITCHEN CABINETS
- SOLID SURFACE COUNTERTOPS
- STAINLESS STEEL FIXTURES AND APPLIANCES
- ELECTRIC RANGE
- WALL HUNG VANITY CABINET WITH INTEGRATED SINK
- FIBERGLASS SHOWER
- WASHER/DRYER HOOK-UPS
- WOOD STAIR/STAIR LANDING

## MECHANICAL SYSTEMS

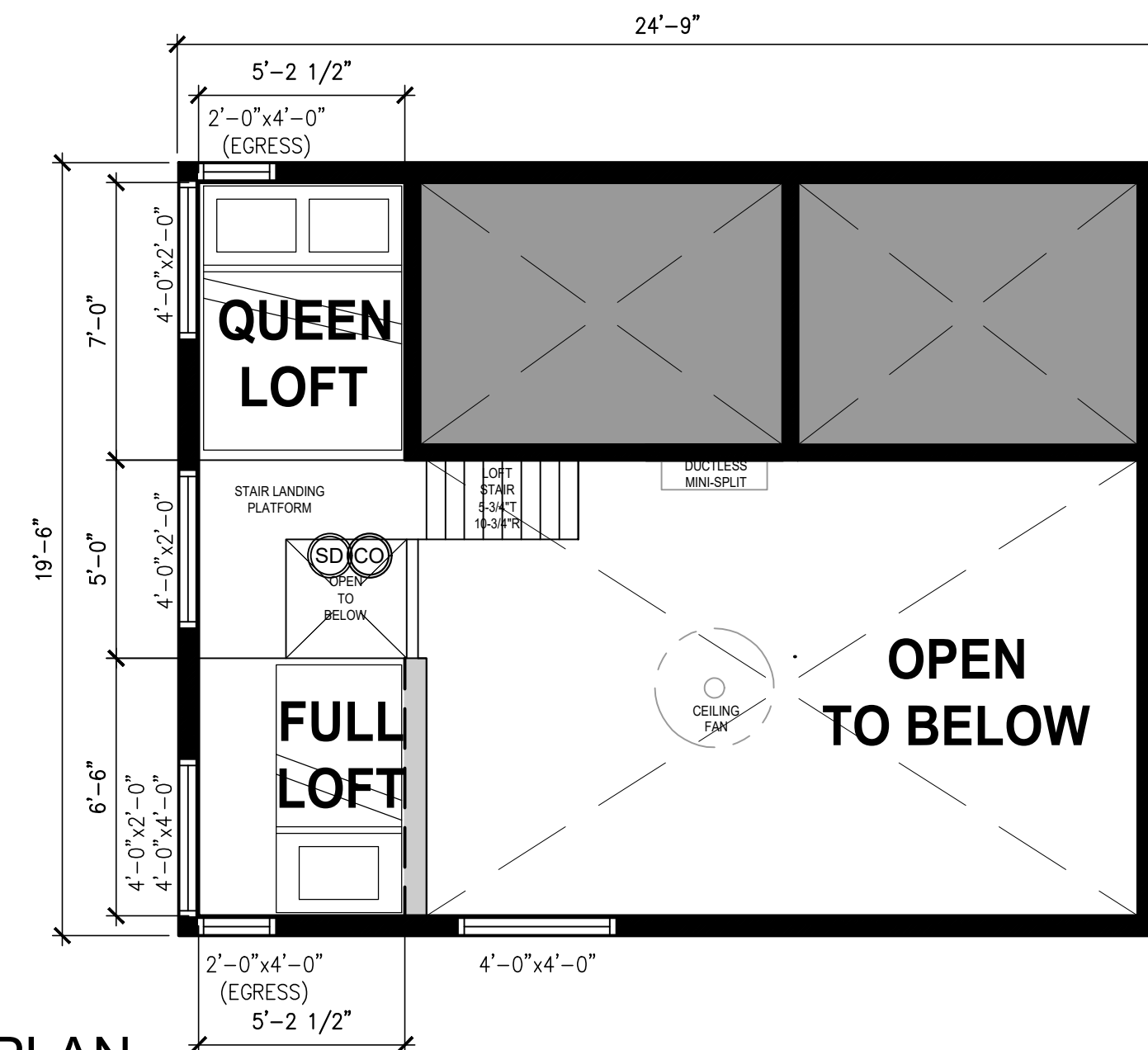
BASE CONFIGURATION:  
ELECTRIC TANKLESS

- ELECTRIC TANKLESS WATER HEATER
- DUAL HEAD DUCTLESS MINI-SPLIT SYSTEM
- NATURAL VENTILATION/PASSIVE COOLING

ALTERNATE OPTIONS:  
RADIANT FLOORING

- RADIANT FLOORING FOR SLAB ON GRADE
- ELECTRIC FORCED AIR FURNACE FOR STANDARD FOUNDATION OPTION (CRAWLSPACE)

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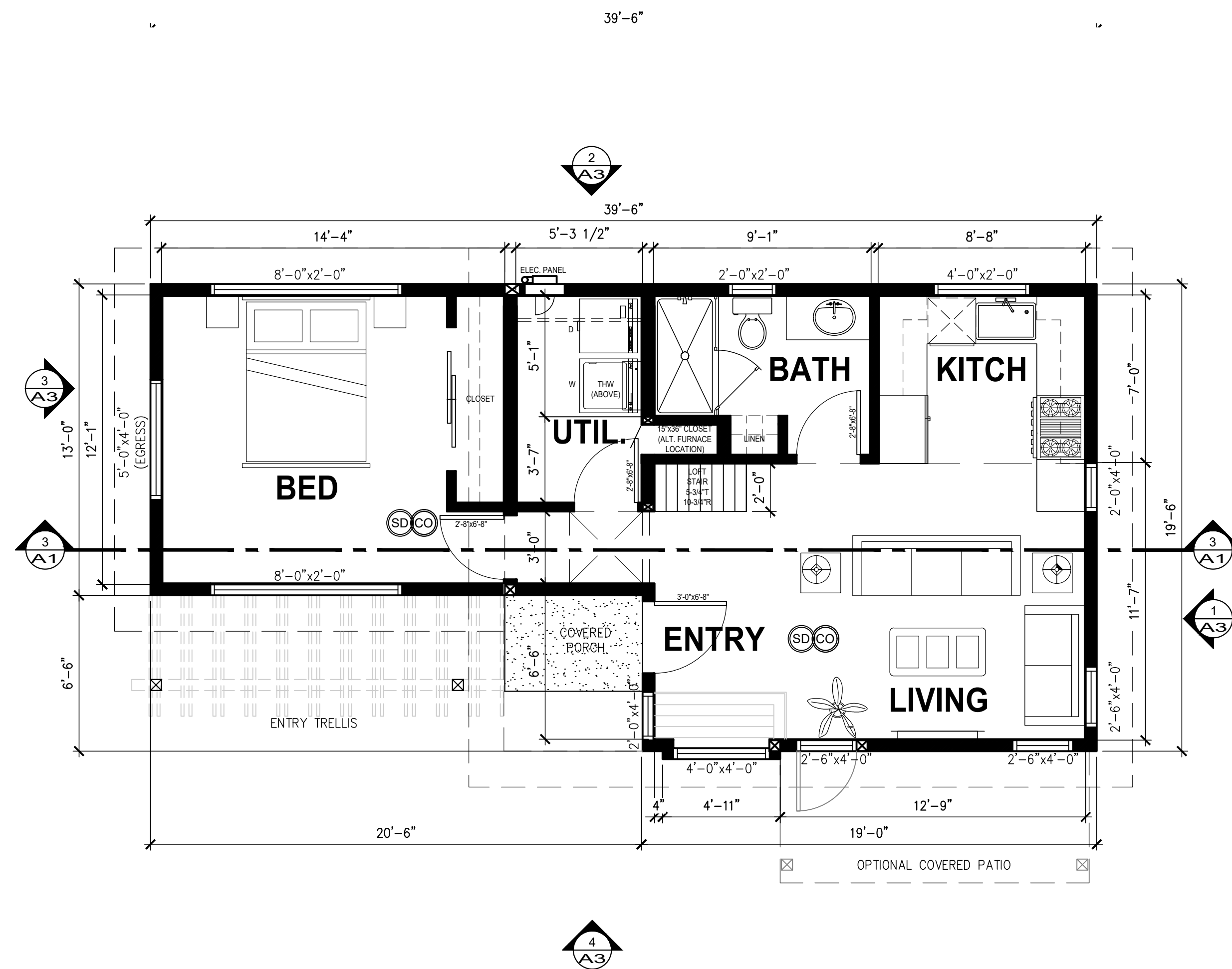


## 2 SLEEPING LOFT FLOOR PLAN

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

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

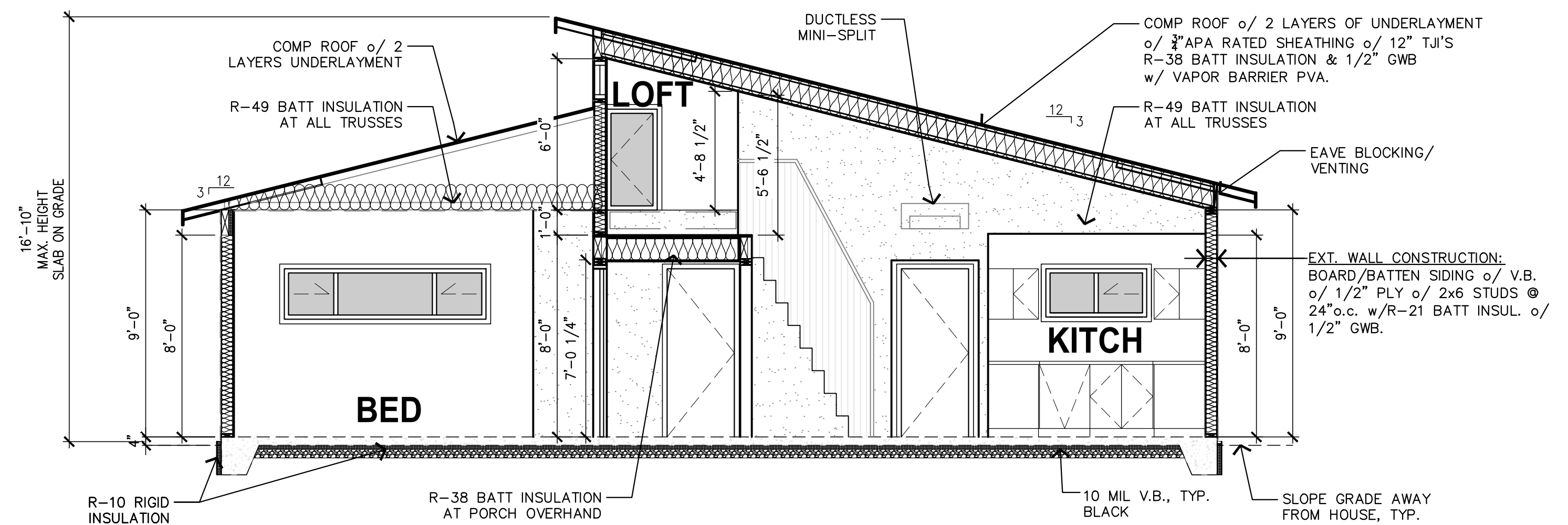
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1 GROUND FLOOR PLAN  
SCALE: 1/4"=1'-0"

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

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### 3 BUILDING SECTION

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

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# THE FLEX-COTTAGE DADU STANDARD PLAN

SEATTLE, WA

## VISIONS

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ISSUE DATES

DESIGN APPROVAL:

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CONSTR. DOCS:

24"x36" SCALE: AS NOTED

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TEST DATE:	02/17/2020
GAD FILE:	A20-000 A0

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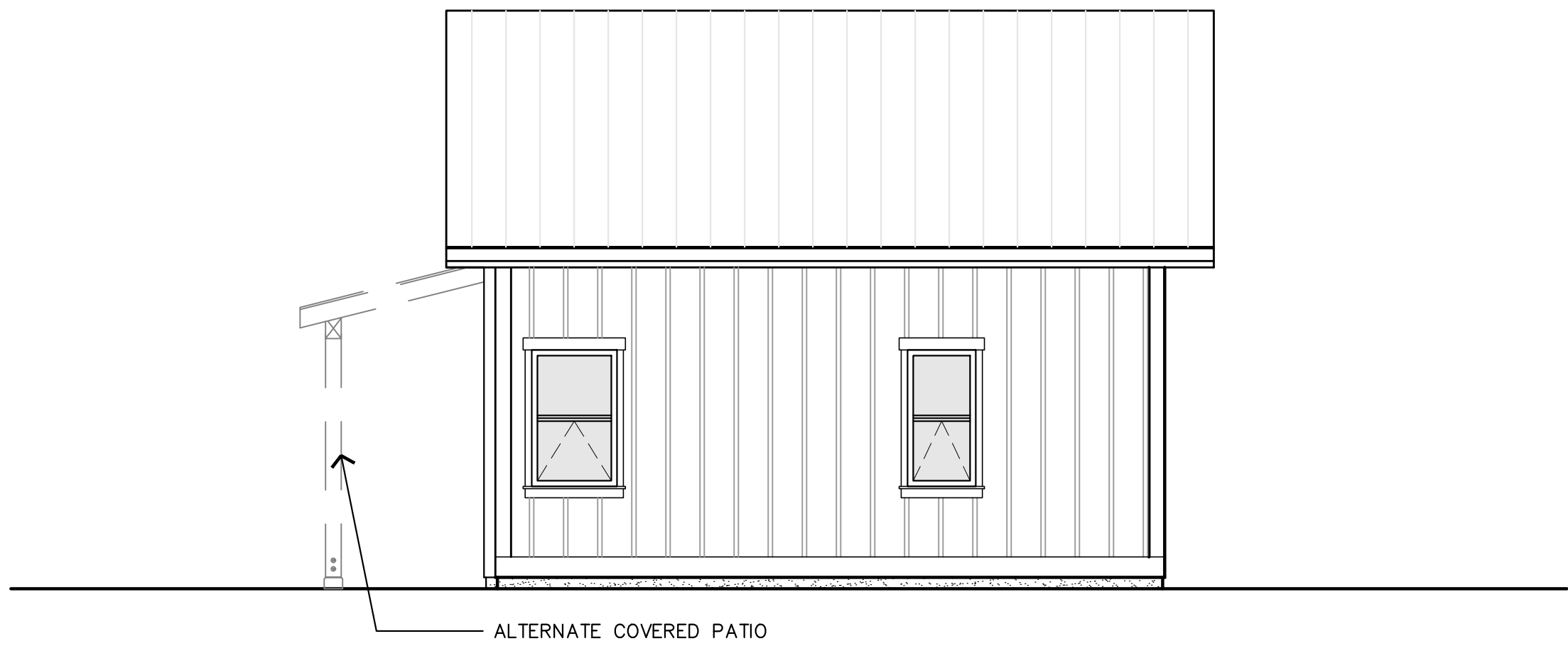
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FLOOR PLANS

BUILDING SECTION

## A2

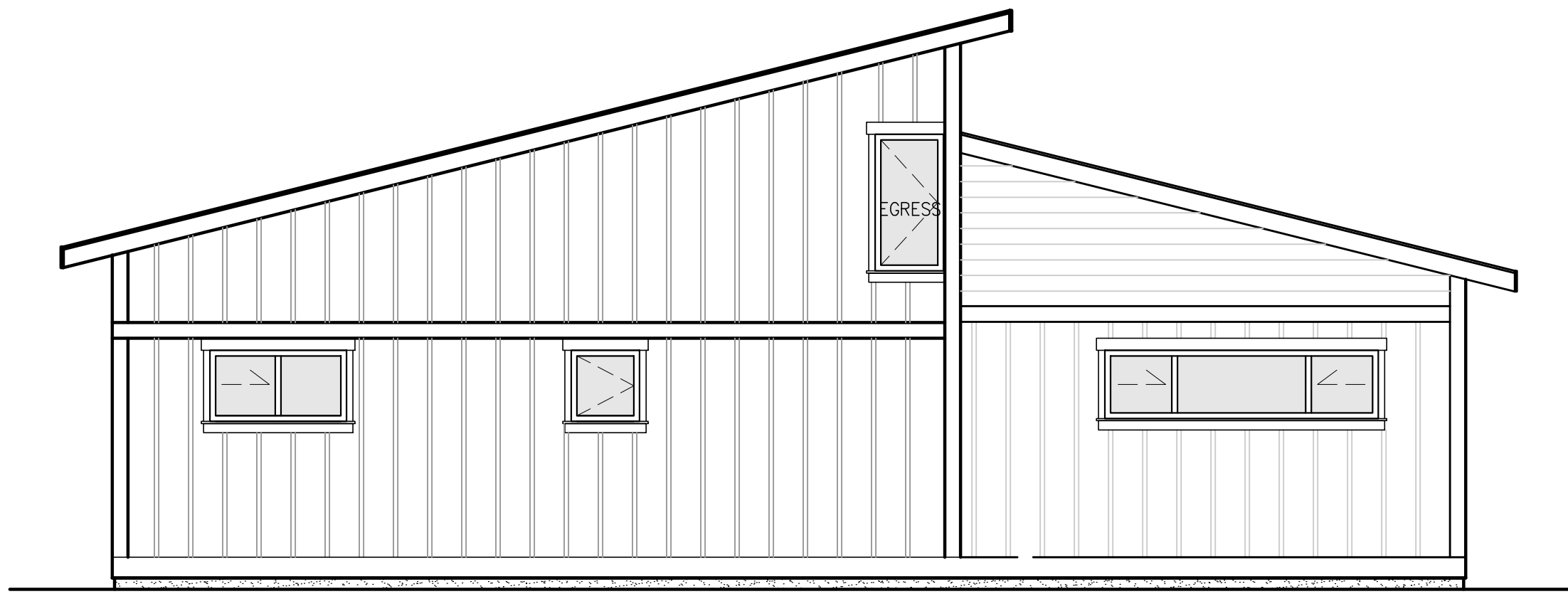




1 ELEVATION #1 - REAR/SIDE

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

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2 ELEVATION #2 - SIDE/REAR

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

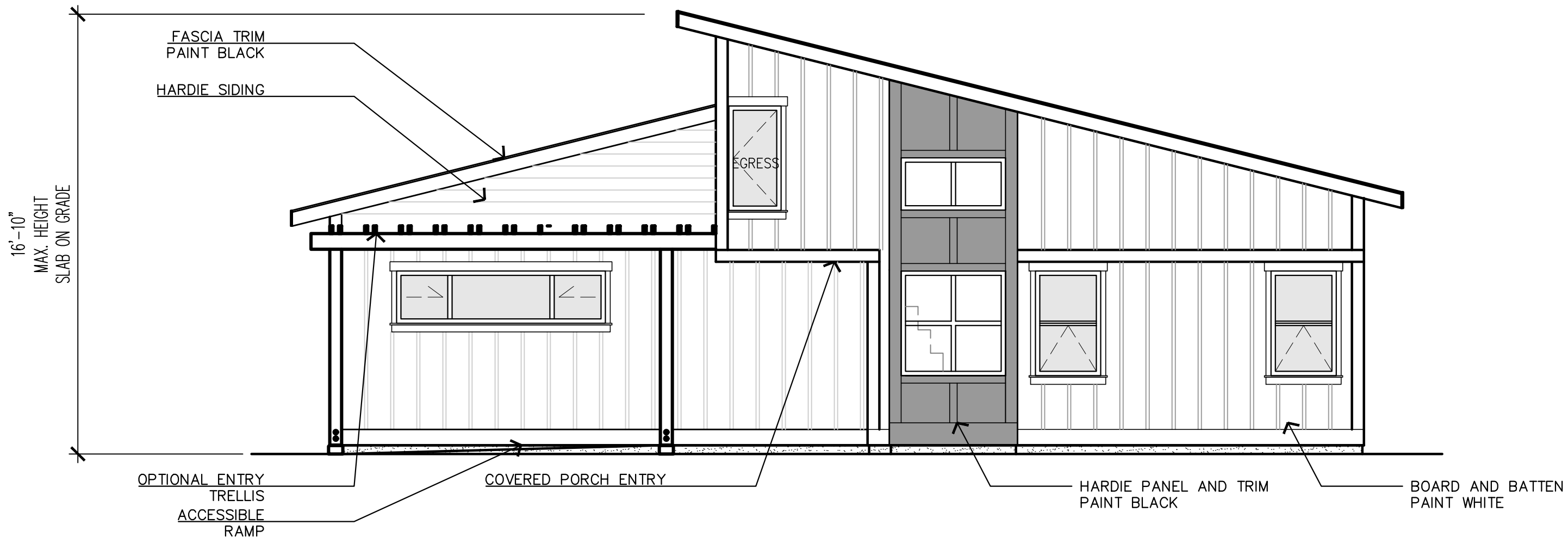
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3 ELEVATION #3 - FRONT/SIDE

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

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4 ELEVATION #4 - SIDE/FRONT

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

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SCALE: N.T.S.

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SCALE: N.T.S.

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SCALE: N.T.S.

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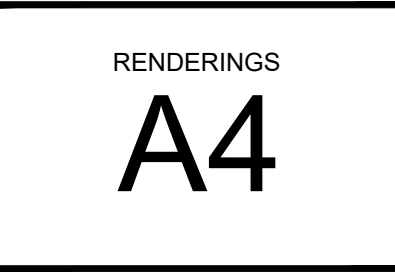


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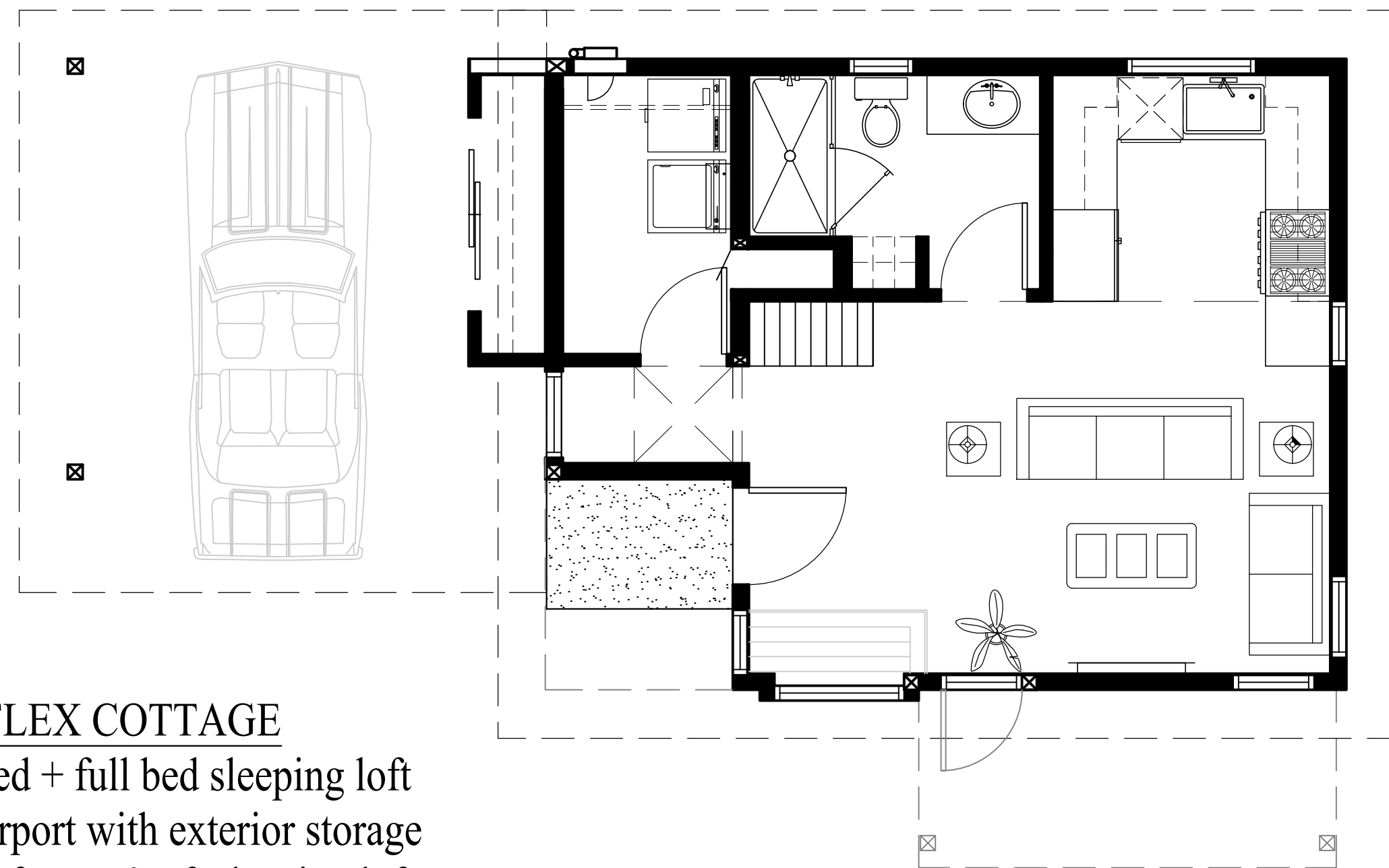
THE FLEX-COTTAGE DADU  
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SEATTLE, WA

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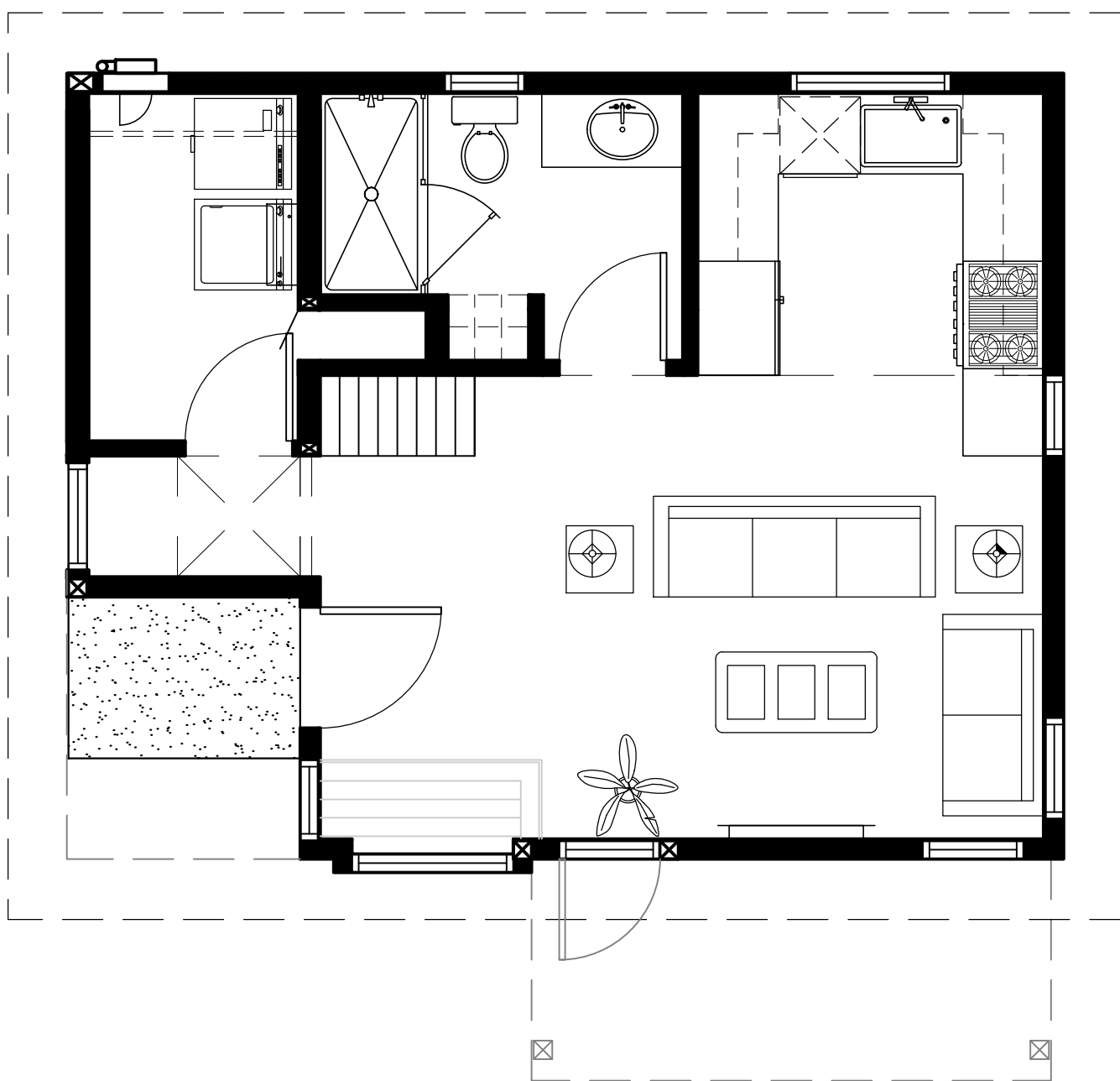
### CARPORT - FLEX COTTAGE

- Queen bed + full bed sleeping loft
- 1 stall carport with exterior storage
- 322.25 g.f.a. + 70 s.f. sleeping loft  
+ optional 71 g.f.a. exterior covered patio

### 1 CARPORT CONFIGURATION

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

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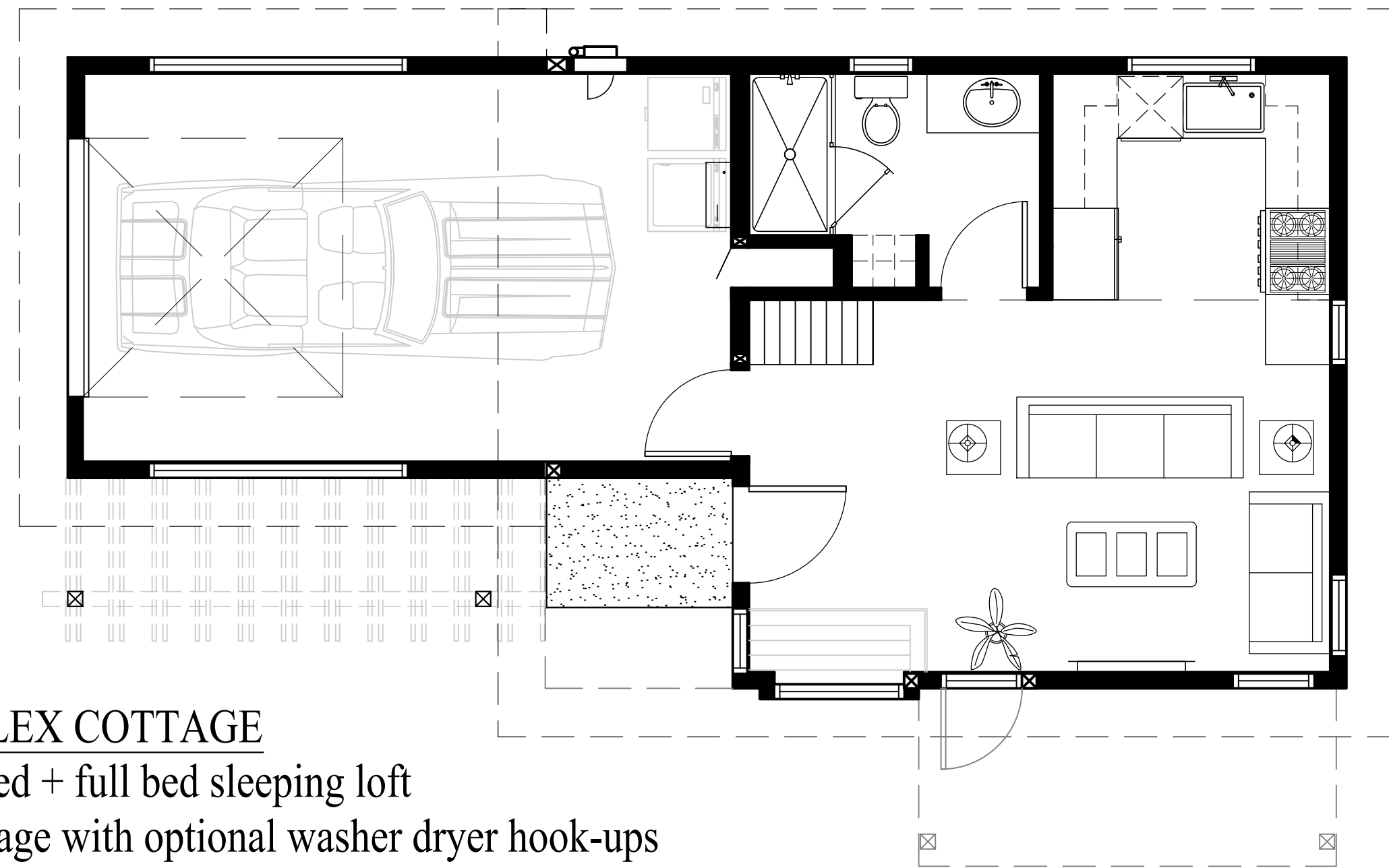
### SMALL FOOTPRINT - FLEX COTTAGE

- Queen bed + full bed sleeping loft
- 1 stall carport with exterior storage
- 322.25 g.f.a. + 70 s.f. sleeping loft +  
optional 71 g.f.a. exterior covered patio

### 2 SMALL FOOTPRINT CONFIGURATION

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

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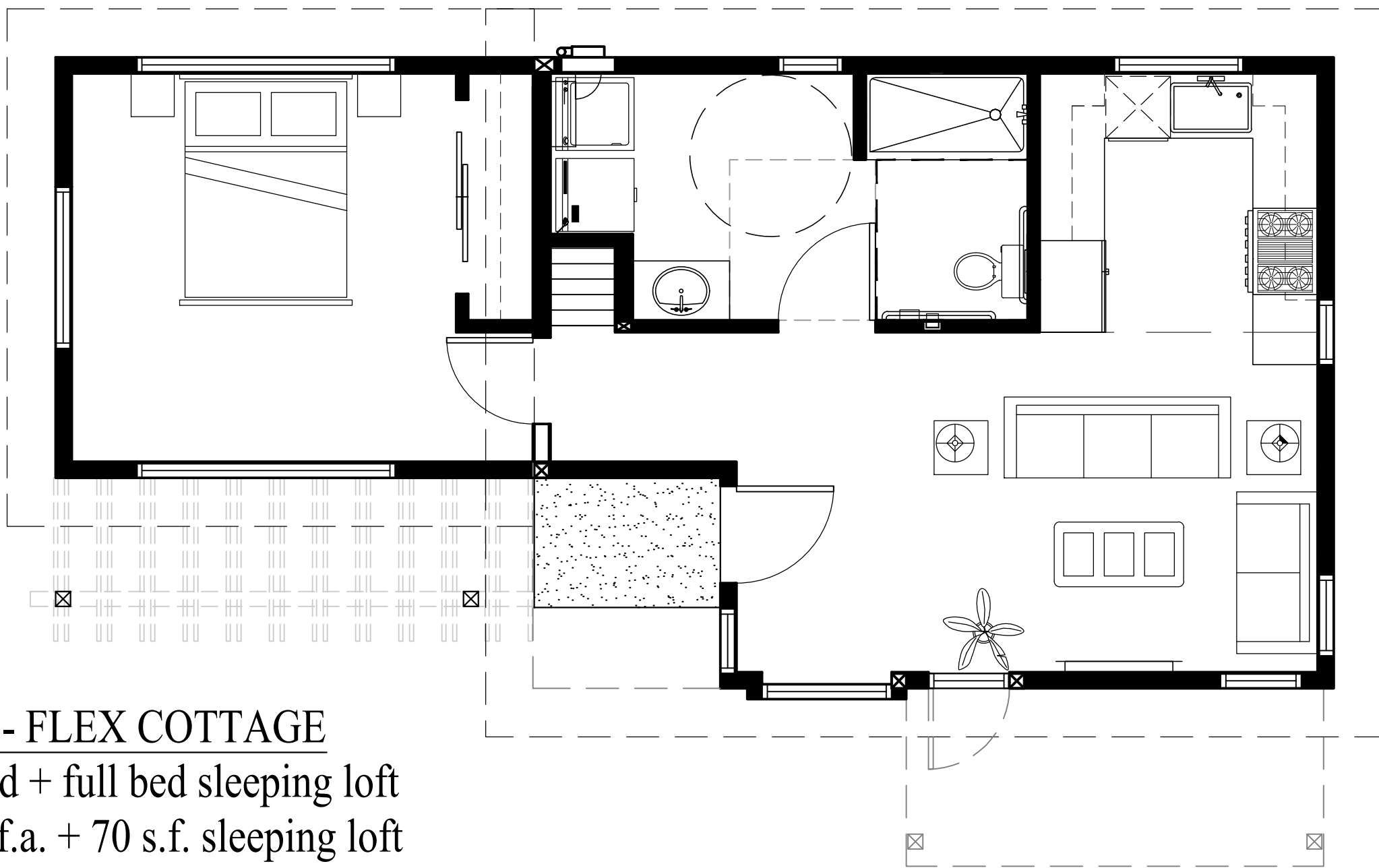
### GARAGE - FLEX COTTAGE

- Queen bed + full bed sleeping loft
- 1 car garage with optional washer dryer hook-ups
- 322.25 g.f.a. + 70 s.f. sleeping loft  
+ optional 71 g.f.a. exterior covered patio

### 3 GARAGE CONFIGURATION

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

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### ACCESSIBLE - FLEX COTTAGE

- Queen bed + full bed sleeping loft
- 578.75 g.f.a. + 70 s.f. sleeping loft  
+ optional 71 g.f.a. exterior covered patio

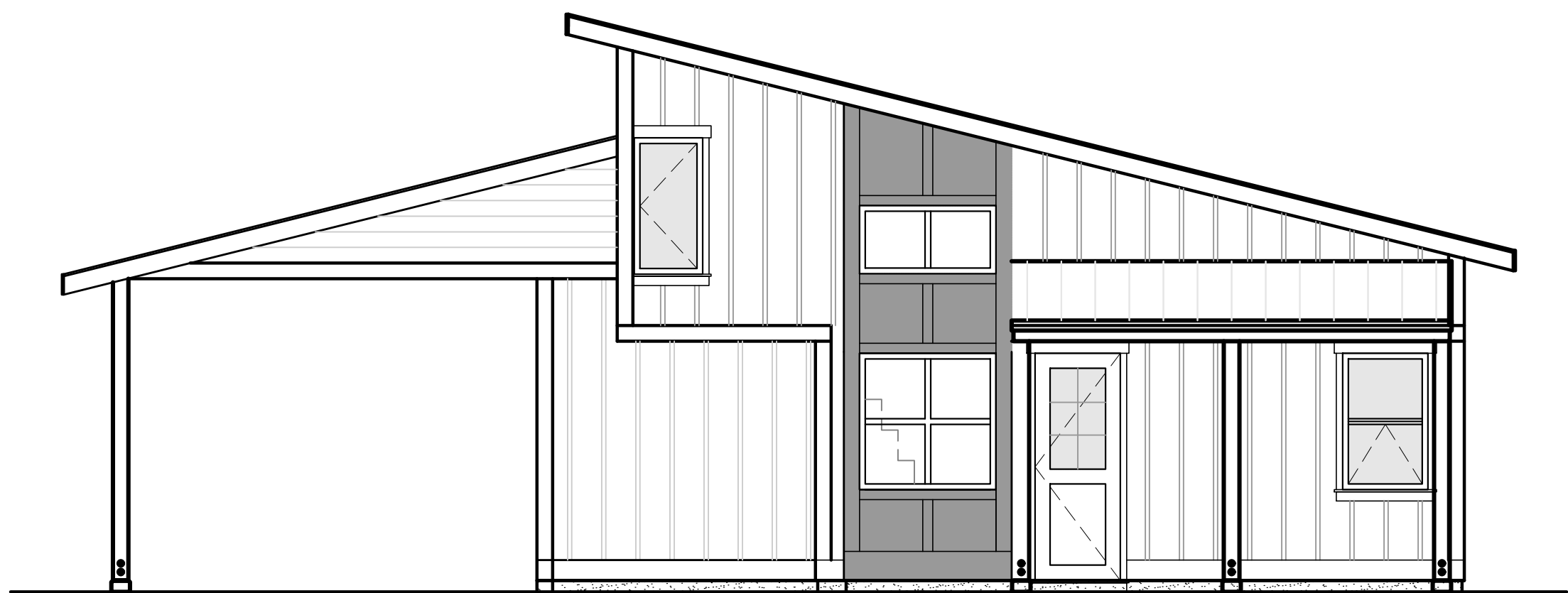
### 4 ACCESSIBLE UNIT CONFIGURATION

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

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1 CARPORT CONFIGURATION - SIDE WITH COVERED PATIO  
SCALE: 1/4"=1'-0" A20-000 A0.dwg



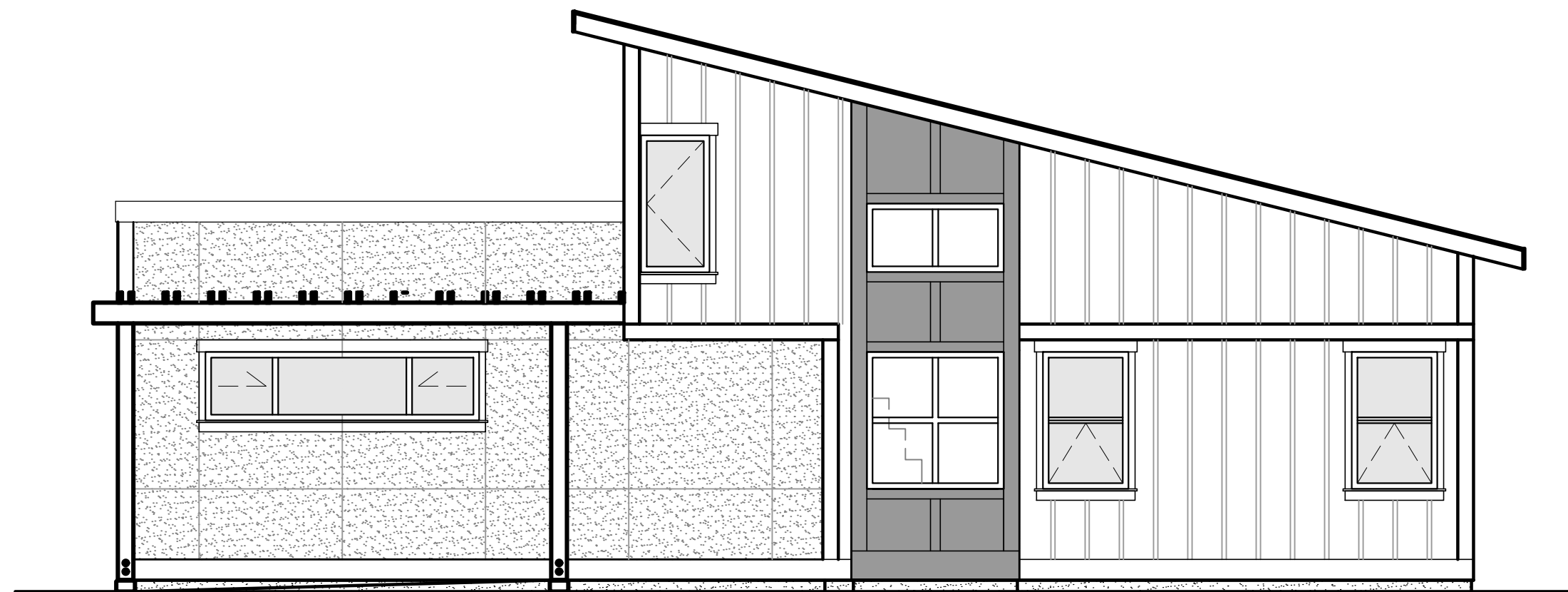
2 SMALL FOOTPRINT CONFIGURATION - FRONT/SIDE  
SCALE: 1/4"=1'-0" A20-000 A0.dwg



3 GARAGE CONFIGURATION - FRONT  
SCALE: 1/4"=1'-0" A20-000 A0.dwg



4 ALTERNATE ROOFLINE - FRONT/SIDE  
SCALE: 1/4"=1'-0" A20-000 A0.dwg



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ALTERNATE  
ELEVATIONS  
A6