



ENTRY

PROJECT DESCRIPTION

At only 476 square feet of interior floor area, the Cedar Cottage is an extremely efficient footprint that provides well daylit space for living, necessary storage, flexibility on many sites including sloped ones, covered outdoor porch space, plus easy expandability for families or roommates as a 636 square foot two bedroom model. The Cedar has a compact form, solar ready simple sloped roof, and slab on grade foundation. The design is well under the height limit and the unit size maximum. It can fit on the smallest lots, or extremely sloped ones or around trees.

The Cedar Cottage was inspired by a project for the Phelan family.

One Bedroom Option
Interior Floor Area: 476 square feet
Total footprint Area: 527 square feet

Two Bedroom Option
Interior Floor Area: 636 square feet
Total footprint Area: 699 square feet

COTTAGE CHARACTERISTICS

ACCESSIBLE
The Cedar has living on one level, flush entry thresholds and flooring transitions, galley kitchen and a generous central entry that connects to all spaces.

LOW COST
Standard wood frame construction, vented shed roof, careful placement of windows, and a simple exterior allow for low cost construction without sacrificing durability, function or style.

FAMILY-FRIENDLY
One bedroom plan works well for parent aging in place, with a two bedroom version for additional study, or household with children.

PRIVACY
Careful opening placement allows for privacy on three sides, with a covered open patio as the indoor outdoor focus of the living space.

GREEN BUILDING
The design is targeting Built Green 4 Star, reduced air infiltration, energy efficient heating, cooling and water heating systems, passive solar heat gain in window/shading in summer, low VOC, recycled and renewable materials, no fossil fuel appliances, and all LED lighting.

CULTURALLY RESPONSIVE
The open living space can be configured however one chooses and additional bedroom option works for range of family sizes. The outdoor covered porch is perfect for social activities and cooking, and the cottage can be oriented toward the principal residence for courtyard atmosphere with multi-generational living.

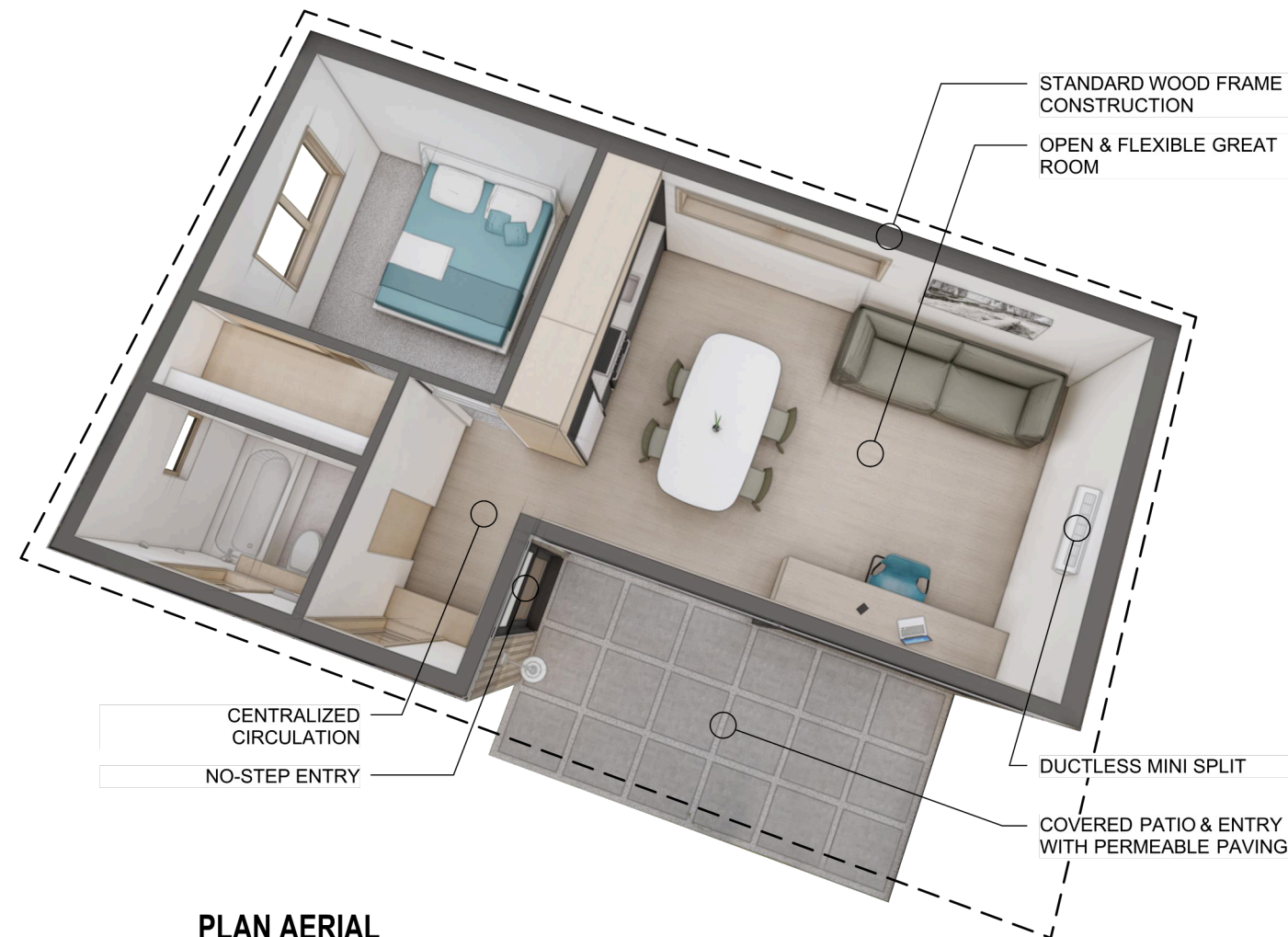
CONTEXT
The Cedar is well below the maximum size and height, and fits on the smallest lots, has been designed for sloped lots, and can fit around trees and other site features. One story design limits shadow and visual impact for neighbors.



CONTEXT

- It has a small footprint that fits on even the smallest allowable lot. The living space is oriented to a broad porch which can be oriented toward a side yard or alley depending on site, solar orientation and owner choice.
- The house is designed to sit low on lots with some slope, respecting neighbors and daylight.
- Small footprint and shallow foundation works well with existing trees.

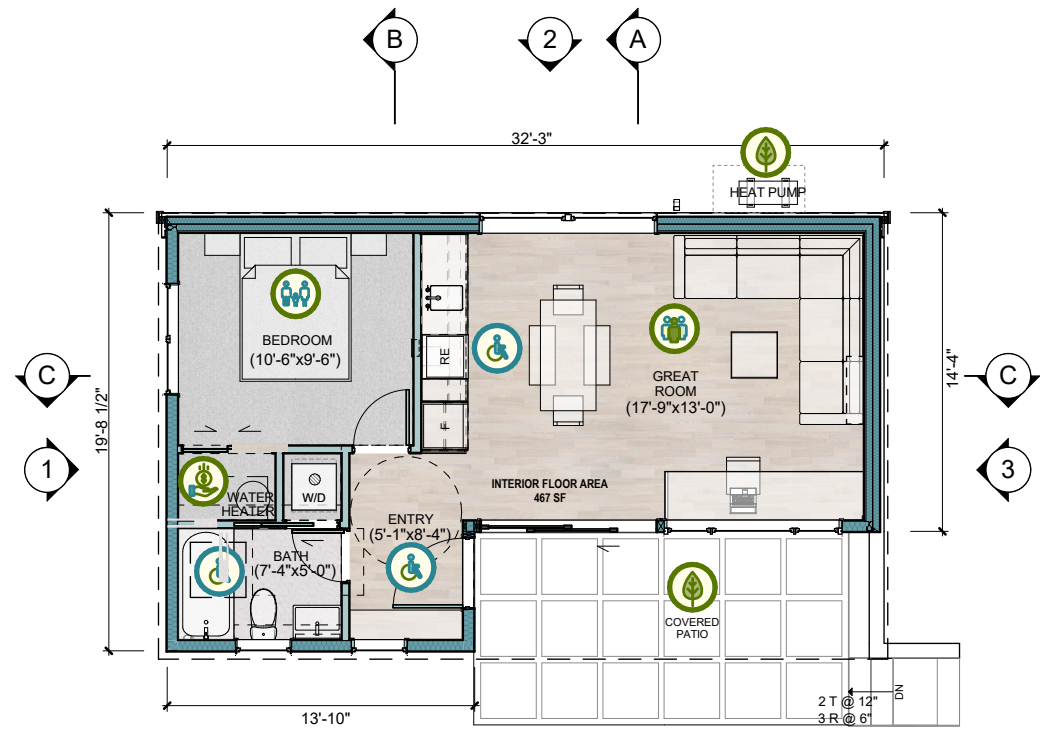
CONTEXT STUDY



PLAN AERIAL










WEST PERSPECTIVE



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



FLOOR PLAN - TWO BEDROOM OPTION
SCALE: 1/4" = 1'-0"

-  **ACCESSIBLE**
Living on one level.
Flush threshold at the entry.
Galley kitchen allows side approach to all appliances.
Generous entry provides access to all rooms.
Flush thresholds at flooring material changes.
Lever handles and graspable cabinet pulls.
Under Cabinet lighting for bright work surfaces.
Blocking specified for secure grab bar placement.
2'-8" clear dimension for all doorways.
-  **LOW COST**
Off the shelf 30 gallon electric water heater.
Mostly small punched window openings.
Conventional vented roof and simple wood framed structure.
Slab on grade foundation.
-  **FAMILY-FRIENDLY**
One bedroom plan works well with elders aging in place.
Optional second bedroom plan works for families or roommates.
-  **PRIVACY**
The house's outward orientation is focused on one side, which can be oriented away from neighbors or toward principal residence or alley, or to solar orientation, depending on the owner's preference.
One story height limits shadow and visual impact for neighbors.
-  **GREEN BUILDING**
Heat Pump for heating and cooling.
Spot Energy Recovery Ventilator (ERV) to provide whole house ventilation, maintain temperature and regulate humidity.
Deep overhand at porch is ideal for passive solar heat gain, allows winter daylight, summer shade and protection from rain at the entry.
Monoslope roof ideal for solar, rainwater reuse.
Induction cooktop, no fossil fuel appliances.
Corktech floating flooring (renewable material, glue free).
Marmoleum Click Flooring (43% recycled content, no-VOC, 70% rapidly renewable, glue free).
Metal Roof and siding with 40 year warranty, recyclable material. Rainwater harvested isn't contaminated with asphalt or plastics.
Rainscreen siding system key for durable drying wall assembly.
-  **CULTURALLY RESPONSIVE**
Open plan works, and additional bedroom option works for range of family sizes.
Outdoor covered porch for social activities.
Cottage can be oriented toward principal residence for courtyard atmosphere.
-  **CONSTRUCTABILITY**
Simple wood frame structure. Only three beams required for cantilevered porch and window wall header.
Slab on grade, designed for a unsloped lot option.
No gas piping, no ducting.
Roof water can be collected at a single point and mitigated.

DESIGN & CONSTRUCTION

2024 COST INFORMATION*

Pre-Approved Plan License:	\$1,000
Professional Services:	In order to complete a set of documents for a building permit, additional work by the Architect and their consultants must be done and the Architect will charge an hourly fee for service based on the following rate:
Hourly Rate:	\$200 Principal \$140 Associate
If site conditions or owner modifications require more customized design solutions, architect and owner will sign an additional services agreement based on an hourly fee, detailed scope and required consultants.	
Completing the Permit Documents:	
Site Evaluation and Preliminary Site Plan:	\$750
Site Specific Foundation Engineering:	\$750-\$1,500
Site Specific Permit Documents:	\$3,000-5,000
Permit Application Documents:	\$750
Additional Costs:	
Survey:	Required coordination directly by owner, estimated \$4,000-\$5,000, when structure is proposed within two feet of required building setbacks.
Geotechnical/Stormwater:	Coordinated directly by owner, varies by site
Arborist:	Required if large trees would be impacted by construction
BuiltGreen Certification/Verification:	\$1,000 - \$2,500
Estimated Cost:	
Cost per square foot:	\$550 - \$750
Estimated cost (1 bedroom)	\$256,850 - \$350,250
Estimated cost (2 bedroom)	\$350,350 - \$477,750

*Please contact Architect for current cost information

