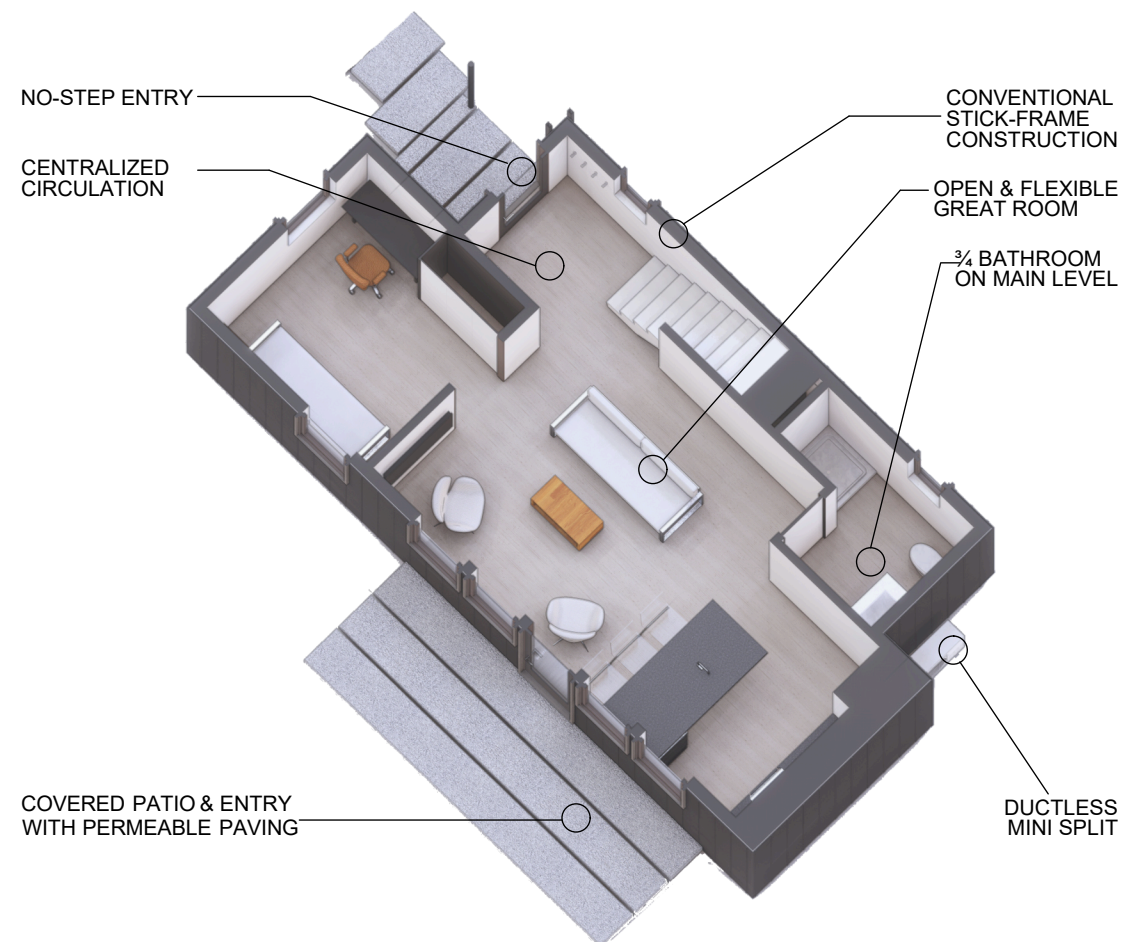




SECOND FLOOR



FIRST FLOOR



PATIO PERSPECTIVE

PROJECT INFORMATION

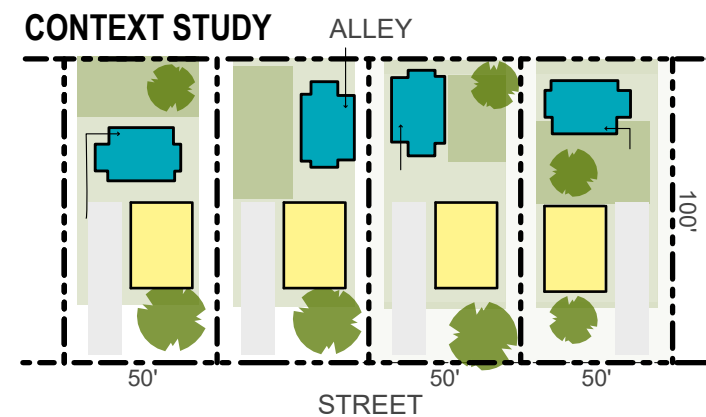
3 Bedroom / 2 Bath
 Overall footprint: 34'-9 1/2" x 17'-6 3/4"
 Gross Floor Area: 991SF
 Gross Floor Area + Outdoor Living Area: 1,083SF
 Height: 21'-1 1/4"

PROJECT DESCRIPTION

At 991 square feet of interior floor area, the Sedge Cottage is an extremely livable footprint that provides well-daylit space for living, necessary storage, and two covered outdoor porch spaces. A mirrored version of the plan is available as well for ultimate flexibility on many sites. Within its compact form, the design features three bedrooms and two baths, a galley kitchen with a peninsula and plenty of storage. It features a bedroom and 3/4 bath on the main level that works well for an aging parent or as a guest room. Standard wood frame construction, vented shed roof, slab on grade foundation, the careful placement of windows, and a simple exterior allow for low cost construction without sacrificing durability, function or style.

The design is under the height limit and can fit on the smallest lots, around trees, or on sloped lots, with space for adjacent parking if desired. The outdoor covered area is perfect for a BBQ and the cottage can be oriented toward the principal residence for multi-generational living around a courtyard. The front porch is friendly and clearly marks the entry of the accessory dwelling.

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





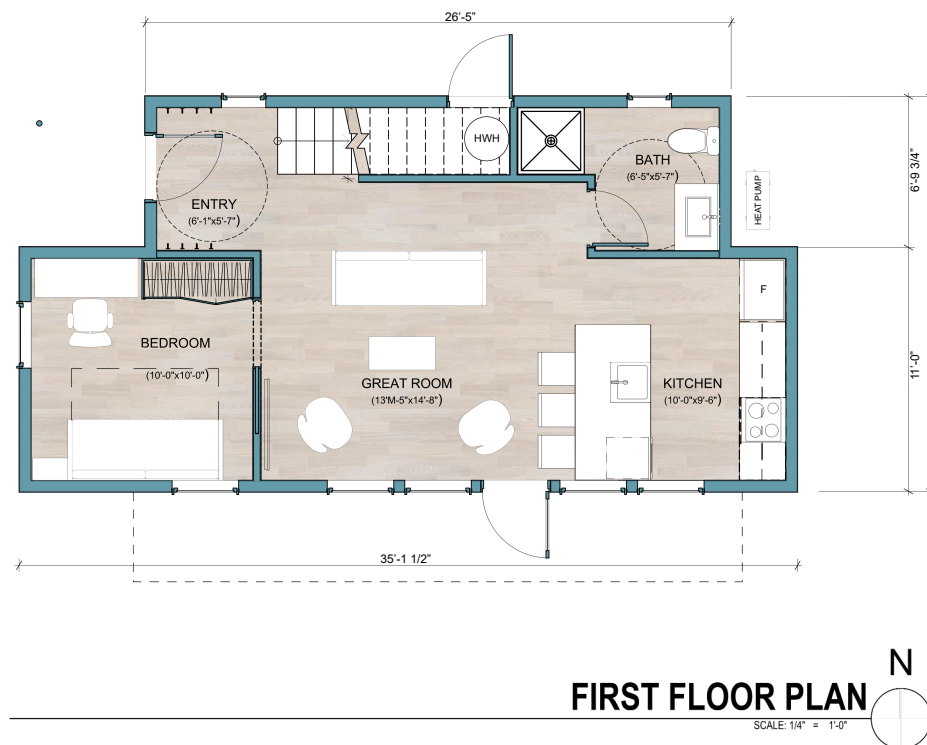
ENTRY

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:	\$545,050 - 743,250

*Please contact Architect for current cost information



ACCESSIBLE

- Flush threshold at generous entry
- Bedroom on main level that works well for an aging parent or as a guest room
- Three quarter bath on main level large enough for wheel chair access
- Galley kitchen allows side approach to all appliances
- 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
- Straight run stair can be retrofit with stair lift



SUSTAINABILITY

- Heat Pump for heating and cooling.
- 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
- Monoslope roof ideal for solar, rainwater reuse
- Induction cooktop, no fossil fuel appliances
- All LED lighting
- 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 for durable drying wall assembly.
- Dense pack cellulose insulation rather than fiberglass



CONSTRUCTABILITY

- Slab on Grade foundation designed to accommodate slope changes of up to 4 feet
- Conventional stick built framing goes up in weeks.
- Standard sized windows and doors are easy to source from a variety of manufacturers.
- Rain screen weather barrier gives the owner flexibility for siding choice.
- Vented roof, no spray foam.
- Insulation in floor between stories for quiet construction.
- Framing designs to minimize larger beams and lintels.
- Monoslope roof is easy to frame, flash, and warrantee.
- No gas, no gas piping, no duct work.
- Bathrooms and Kitchen stack for simplified plumbing.

