

## DESCRIPTION

The 1-story Accessible DADU uses a rectangular plan and open floor concept to enhance the flow of spaces and promote ease of circulation. In particular, the main living space highlights this idea by connecting the kitchen, dining area, and living room, while still allowing each space to be defined and functional.

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### MBE/DBE CERTIFIED FIRM

Minority Business Enterprise  
Disadvantaged Business Enterprise

## DESIGN PRIORITIES



SUSTAINABILITY



CONSTRUCTIBILITY



FLEXIBILITY



LOW COST

# ACCESSIBLE DADUs



## PROJECT NARRATIVE

At 14'-9"x36', the DADU complies with the requirement for Accessible DADUs. The 1-story structure includes one bedroom, a full bath, and kitchen.

### LOW COST

The materials chosen are common and readily available, cutting down costs. The design can also support a variety of different materials (see page 6), allowing households to tailor the DADU to their specific budget.

### GREEN BUILDING AND DESIGN

Highly insulated and airtight passive walls will be utilized. A passive roof, solar panels, and rain garden/catchment are also suggested. These strategies will reduce the cost of heating/cooling.

### CONSTRUCTABILITY

The wood frame structure and open floor plan simplify construction. The design also allows for the potential of a modular or pre-fab DADU.

### PRIVACY/CONTEXT/CULTURALLY RESPONSIVE

The plan supports flexibility in site placement (see page 2), which allows for privacy and context to be considered. Traditional design elements and flexibility in material allow for the DADU to compliment different sites. The roof type is also flexible (see page 6), which allows for the DADU to represent a variety of housing types from different cultures and traditions. In addition, households can choose from four different floor plan configurations to find a layout that best suits their lifestyle (see page 2-4)

## SEATTLE ADUS SUBMISSION ACCESSIBLE DADUS

**Magellan**  
ARCHITECTS

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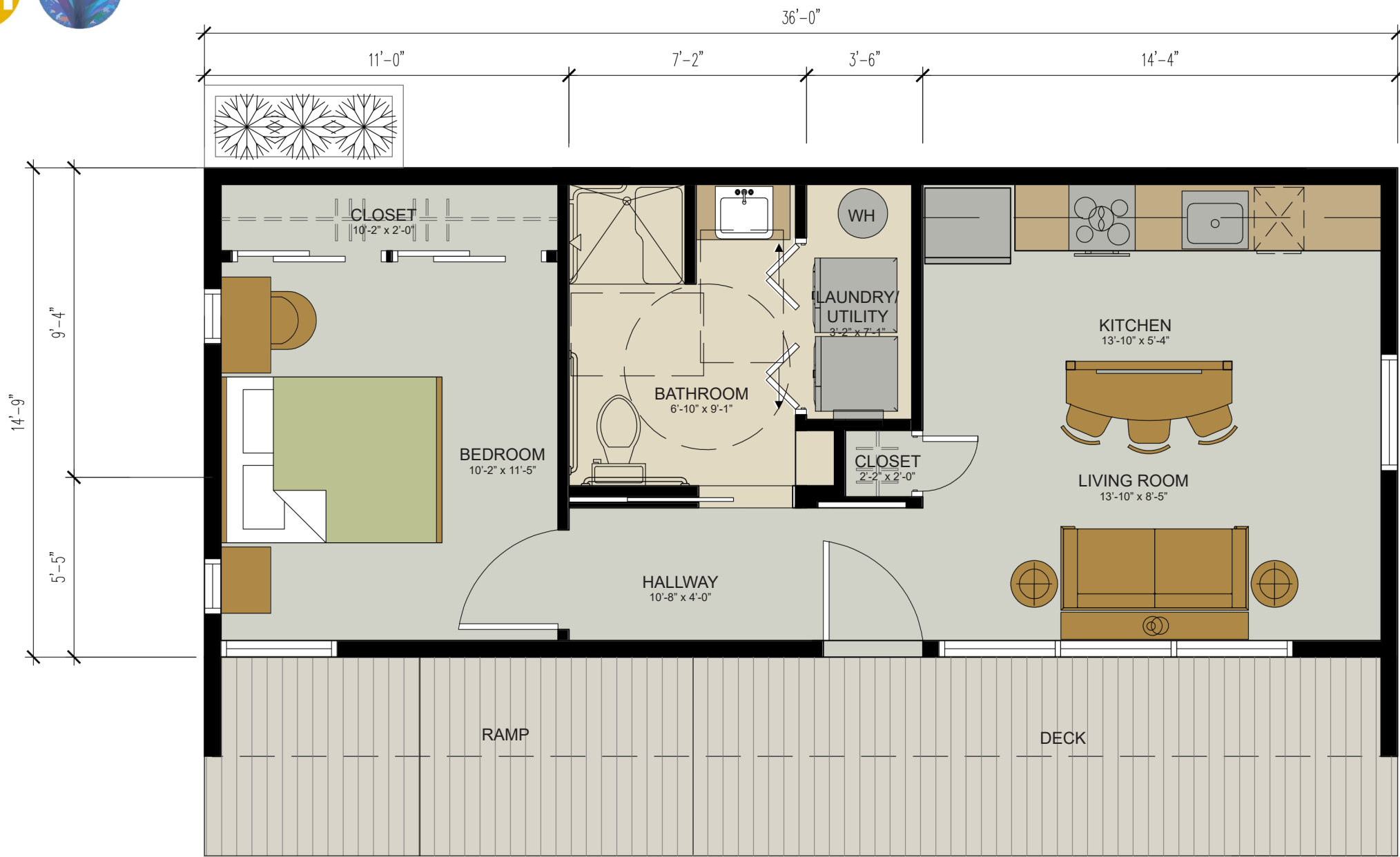
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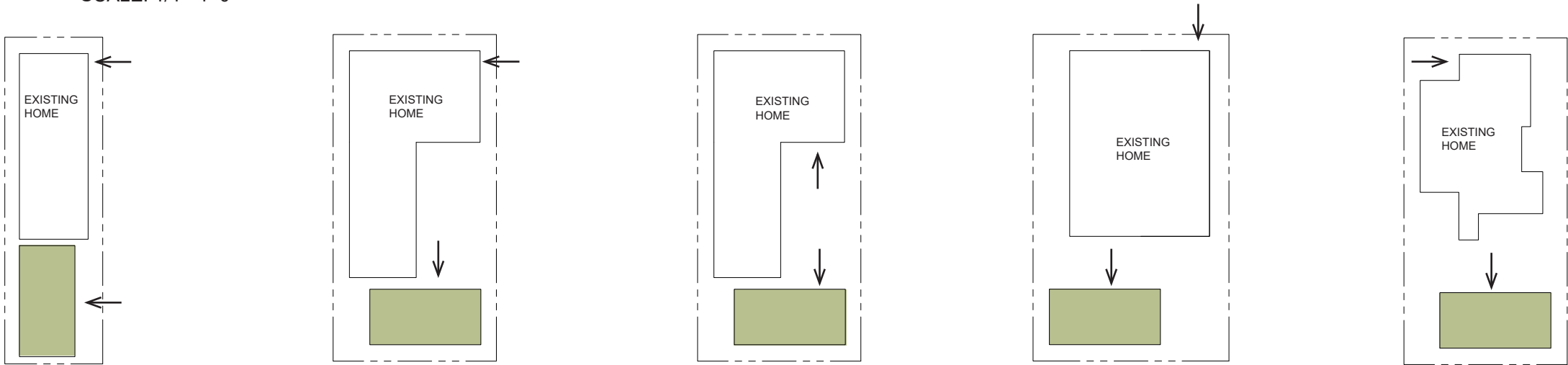
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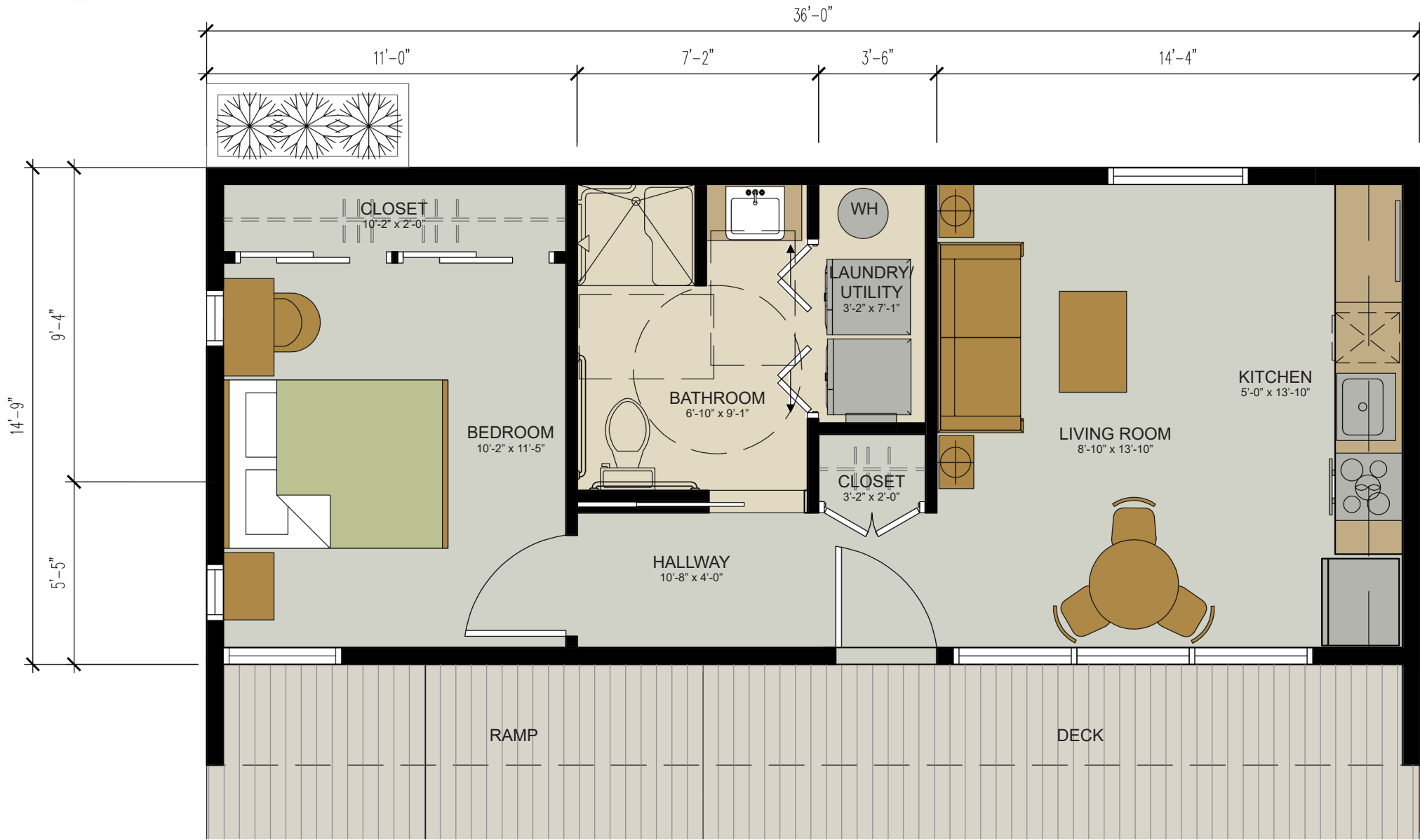




FLOOR PLAN (OPTION A) 531 SF  
SCALE: 1/4"=1'-0"

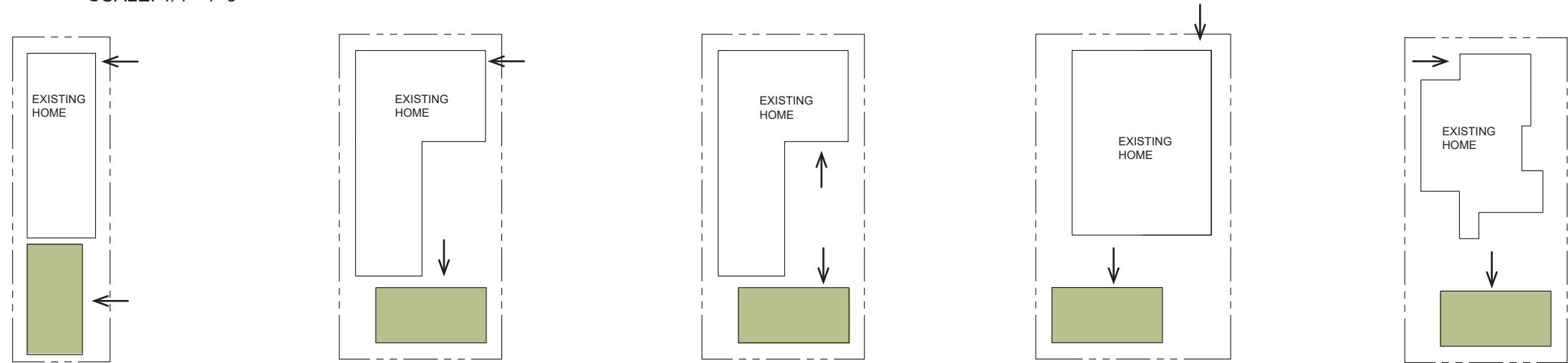


FLEXIBLE SITE PLACEMENT

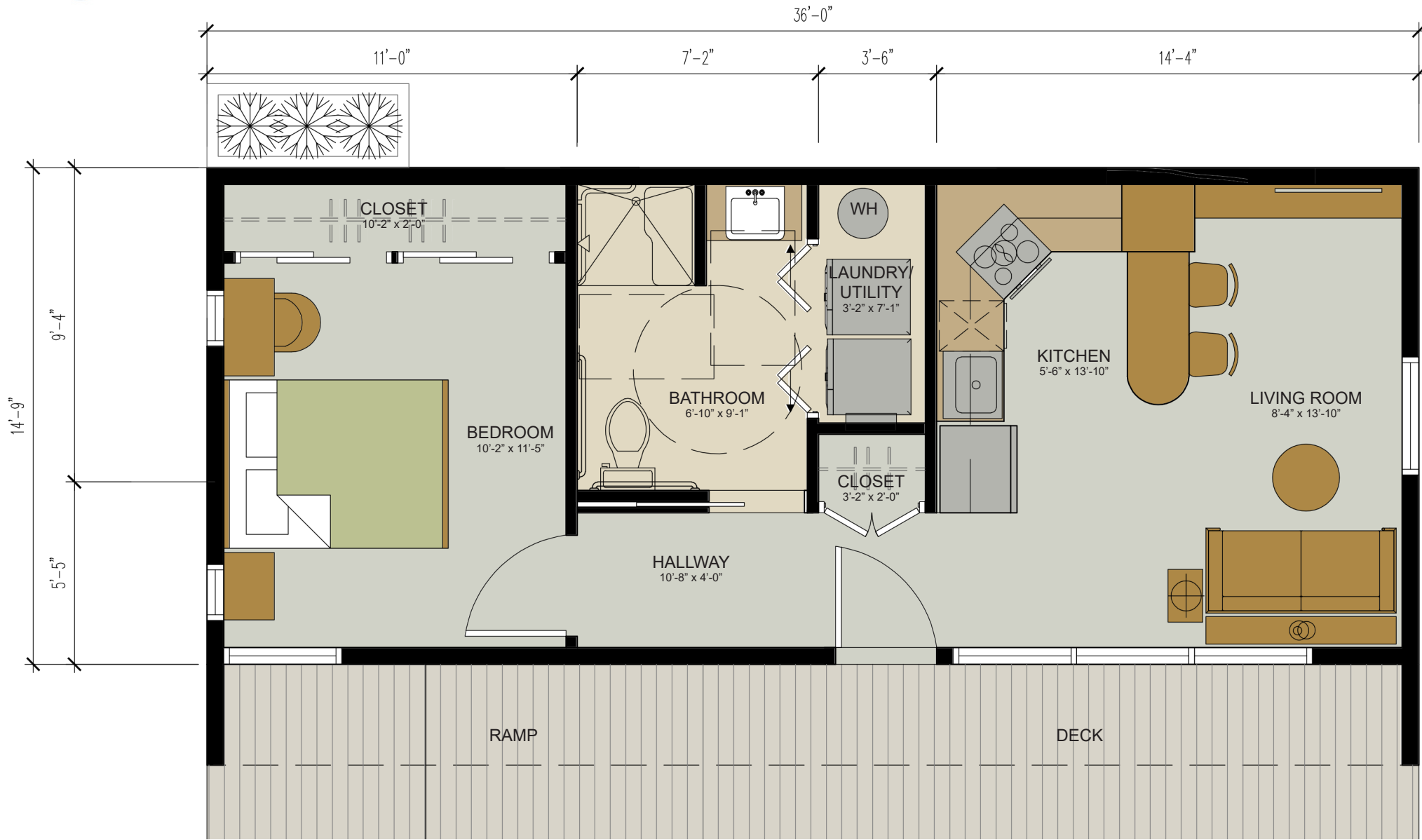


FLOOR PLAN (OPTION B)531SF

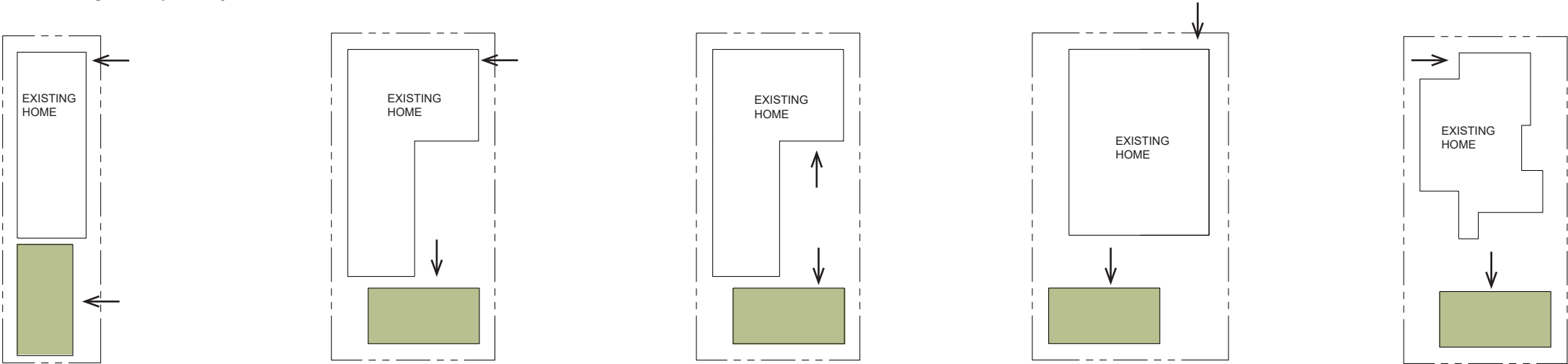
SCALE: 1/4"=1'-0"



FLEXIBLE SITE PLACEMENT



FLOOR PLAN (OPTION C)      531SF  
SCALE: 1/4"=1'-0"



FLEXIBLE SITE PLACEMENT





METAL FASCIA



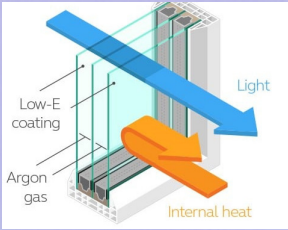
SOLAR PANELS ON  
METAL ROOF



ALTERNATIVE:  
HARDIE BOARD



METAL PANEL



TRIPLE PANE GLASS



SIDE WALL  
METAL SIDING



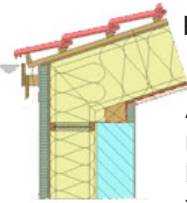
WEST ELEVATION  
SCALE: 1/4"=1'-0"



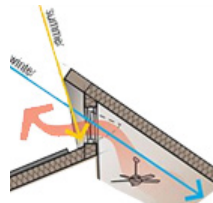
# STRUCTURE



**GLAZING**  
Triple plane glazing should be utilized to save energy.



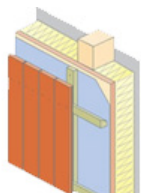
**PASSIVE ROOF**  
A well-insulated roof will reduce the heat lost through the roof.



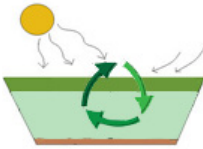
**NATURAL VENTILATION**  
Ventilation keeps the DADU comfortable and reduces cooling demands.



**SOLAR PANELS**  
Solar panels reduce energy costs and are a long term investment.

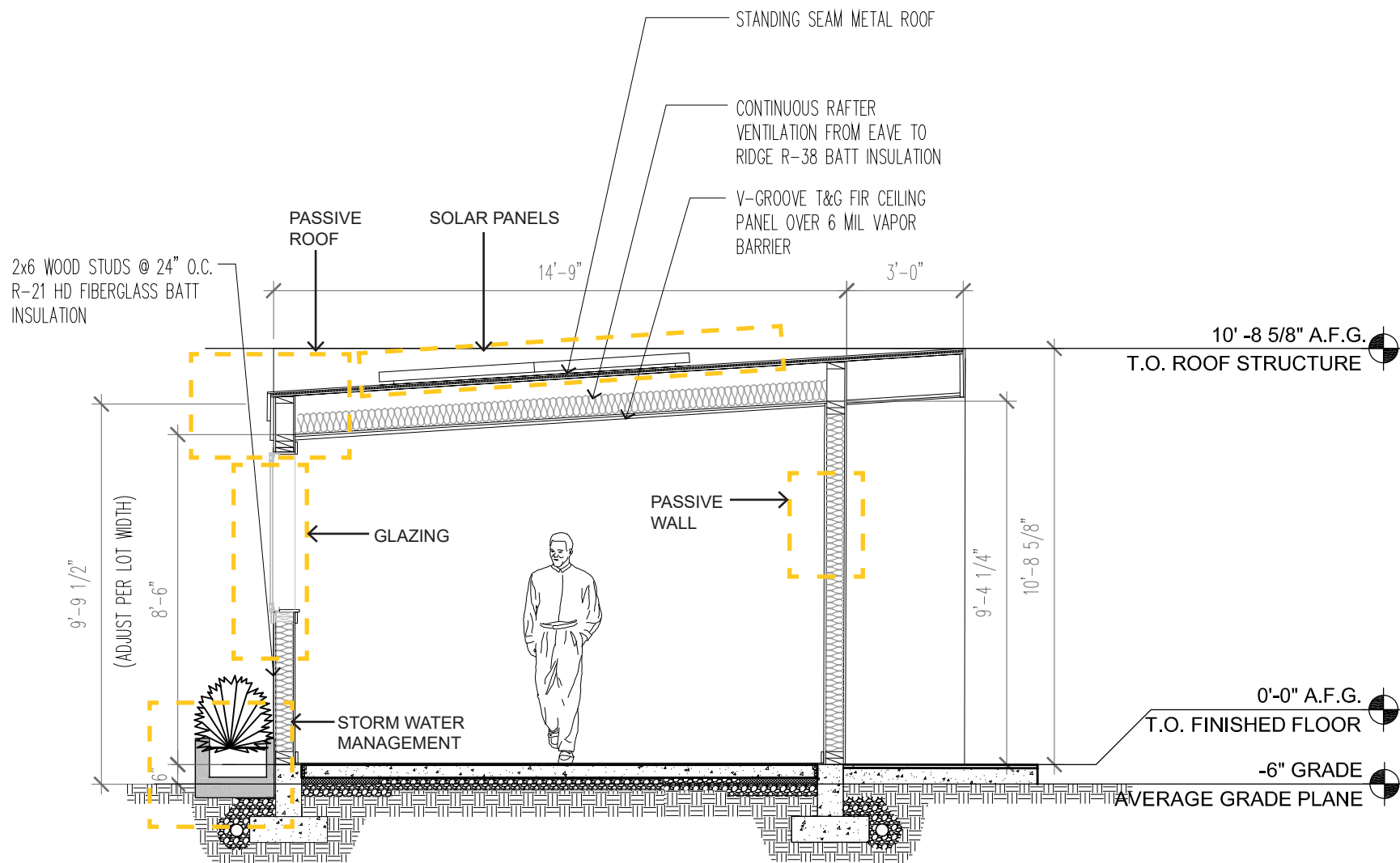


**PASSIVE WALLS**  
Passive wall construction reduces energy lost and regulates the temperature of the home.

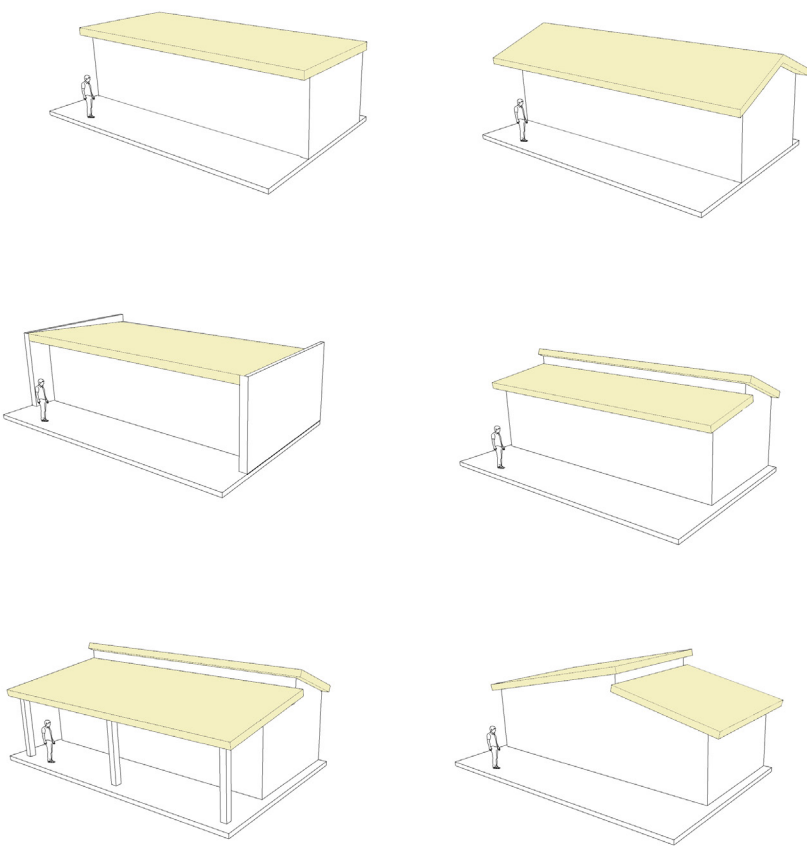


**STORM WATER MANAGEMENT**  
Rain gardens and water cisterns/ barrels conserve water and limit land erosion.

## BUILDING SYSTEMS



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



**FLEXIBLE ROOF OPTIONS**

## SEATTLE ADUS SUBMISSION ACCESSIBLE DADUS



# INTERIOR VIEWS AND MECHANICAL SYSTEMS



HEAT PUMP HOT WATER TANK



INFRARED RADIANT COVER HEATER AND THRU-WALL HRV



PANASONIC QUIET WHISPER VENTILATION FAN (BATH)



PANASONIC WHISPER GREEN VENTILATION WITH SENSOR FAN (LAUNDRY)



SEATTLE ADUS SUBMISSION  
ACCESSIBLE DADUS

# ESTIMATE OF CONSTRUCTION COST



2910 1st Ave S, Ste 201, Seattle, WA 98134  
p: 206.880.1550  
info@mightyhouseconstruction.com  
WA Contractor License #MIGHHC918DS

to:  
Magellan Architects

ballpark estimate date: 11-Feb-20

## ACCESSIBLE DADU CONCEPT

GENERAL	\$18,660.00
project management (supply acquisition, staff and subcontractor mgmt, client communication, etc.)	
site prep	
excavation	
STRUCTURE-ENVELOPE	\$73,875.00
foundation + slab	
framing	
roofing (metal)	
windows (7; \$3,000 supply allowance)	
exterior door + hardware (\$800 supply allowance)	
siding + exterior trim	
gutters	
deck (kebony)	
SYSTEMS	\$58,740.00
sewer line	
water line	
power line	
plumbing and hot heat pump hot water tank	
electrical	
HVAC (2000w infrared radiant cove heaters and thru-wall HRV)	
insulation (no fiberglass or foam)	
FINISHES	\$63,825.00
sheetrock	
interior doors + hardware (\$3,000 supply allowance)	
interior trim	
flooring (click-together wood/cork)	
kitchen cabinets (\$7,500 supply allowance)	
kitchen counters (\$1,600 supply/install allowance)	
kitchen sink + faucet (\$1,000 combined supply allowance)	
stove hood venting (stove hood supplied by owner)	
kitchen appliance install (appliances supplied by owner)	
bath + laundry floor (marmoleum)	
bath vanity (\$700 supply allowance)	
bath counter (\$400 supply /install allowance)	

- bath sink + faucet (\$800 combined supply allowance)
- bath fan + ducting (panasonic quiet whisper on timer)
- closet / laundry ducting
- toilet (\$400 supply allowance)
- shower pan (flush, fiberglass; \$400 supply allowance)
- shower valve + trim (\$800 supply allowance)
- shower tile walls
- painting interior (assumes 1 color walls, 1 color trim, 1 color ceiling per room)
- painting exterior (assumes 1 color siding, 1 color trim/soffit)

TOTAL (excluding tax) \$215,100.00

Price for plan: \$1,000

Magellan Architects hourly rate for further work:

Architect of Record	\$170 per hour
Project Manager Architectural/Senior Designer/Interior Designer	\$150 per hour
Support Architectural/Interior Design	\$130 per hour
Administrative	\$85 per hour

\*Excludes: Structural/Geotech/Civil/Landscape/MEP/Consultants