

Accessible DADU - Description

Basic Features

Stories: 1

Bedrooms: 2

Baths: 2

Dimensions

Depth: 27'-0"

Width: 39'-8"

Height: 15'-0"

Area

Total: 1000 GSF

Patio: 148 SF

Ceiling

Mainfloor: 11'-0" to 13'-0"

Roof

Primary Pitch: 2:12

Roof Type: Metal

Other: Solar Ready

Roof Framing: TJI's

Insulation: R-15 rigid, R-23 batt

Exterior Wall

Framing: 2x6 wood framing

Wall Finish: 6" lap siding

Insulation: R-21 batt

Entry Wall Finish: Cedar, Tile, Metal

Bedroom Feature

Bedroom 1: Accessible and adjacent to accessible bathroom

Mechanical System

Ductless mini-split: (1) condensor, (3) heads – Bed 1, Bed 2 & Living Space

Electric resistance: bathrooms

Energy Efficient Features:

Shed roof orientation for optimal solar per site

Windows detailed for optimum daylight penetration

Approximate Cost:

\$ 175 - \$ 250/ sf - \$ 175,00 – \$ 250,000 total

Design Fee:

\$ 925 + \$ 130/ hour

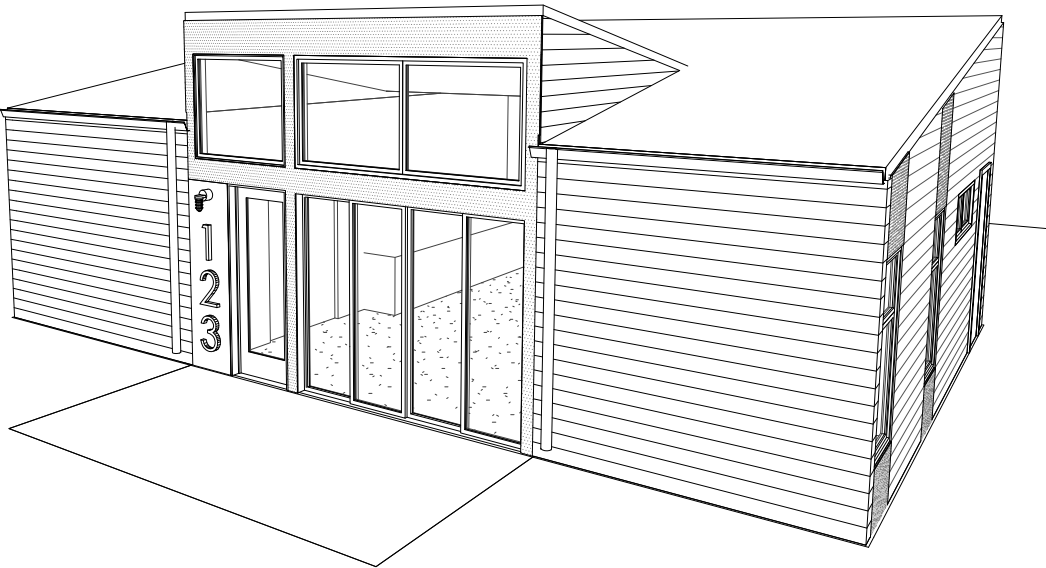
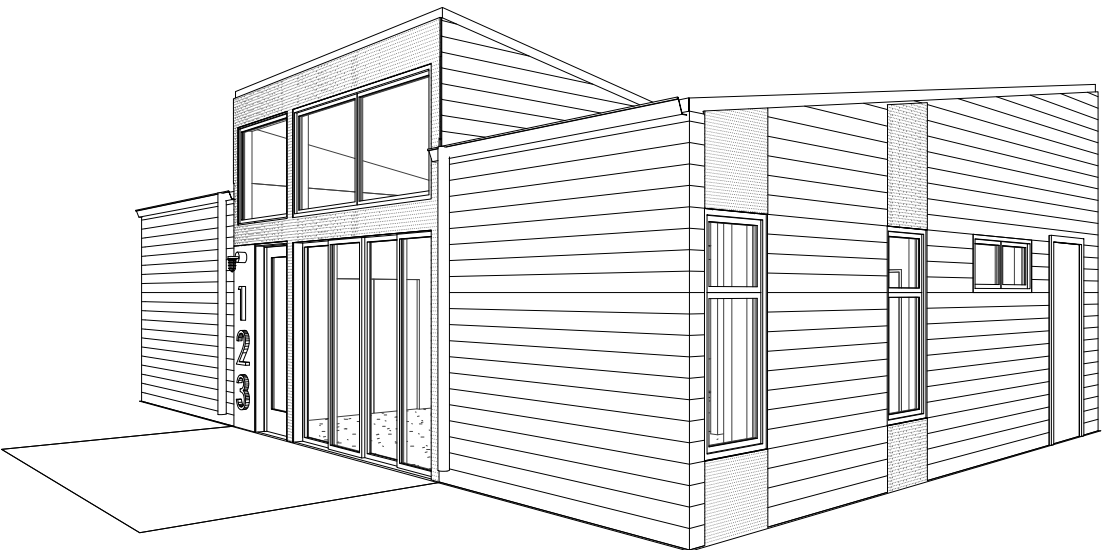
Accessible DADU - Narrative

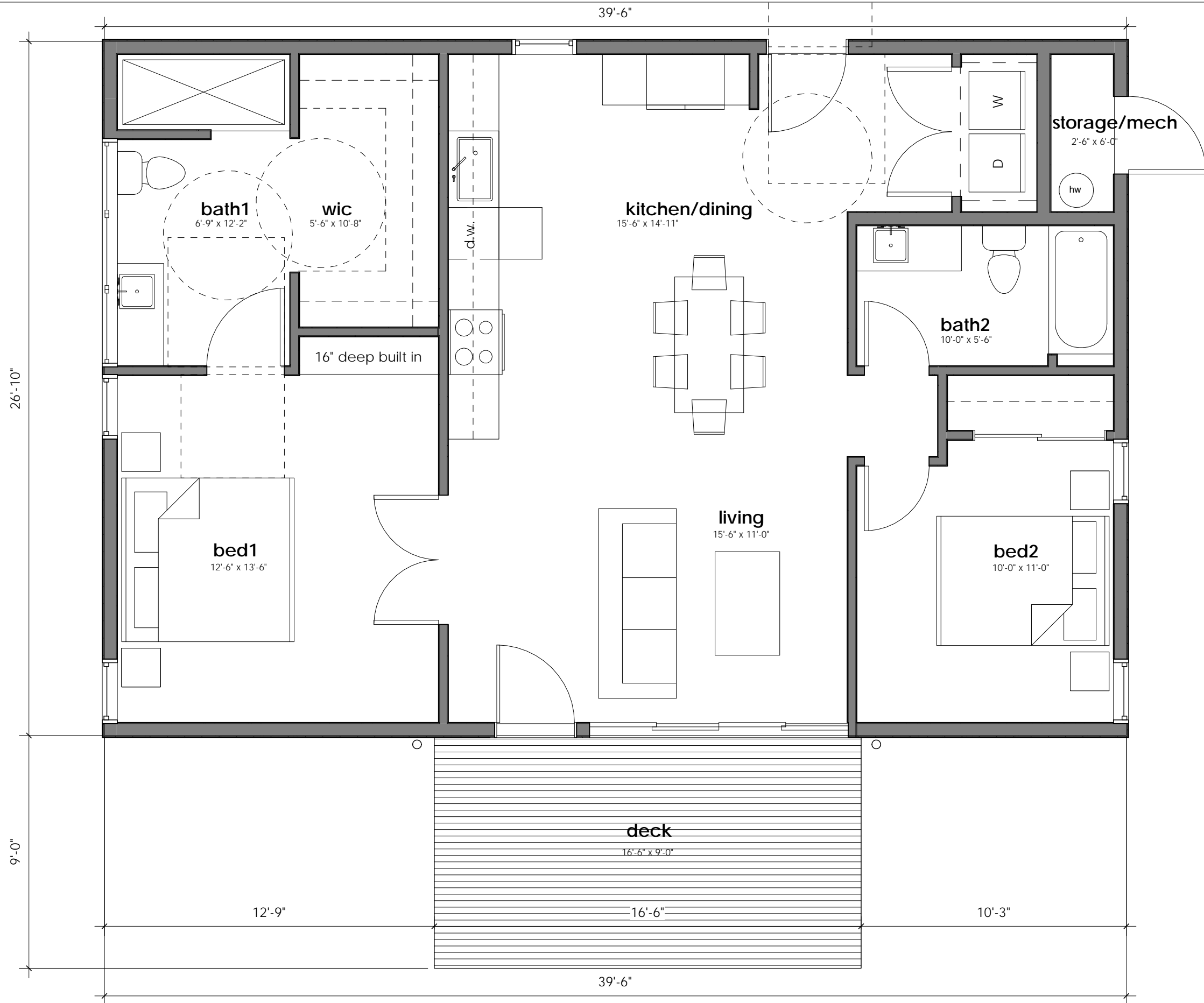
This ADA accessible, two bedroom, two bathroom ADU provides homeowners the opportunity to age in place and remain in their neighborhood, and/or provide a home for a loved one that requires a fully accessible living space. The clean, one-story rectangle with shed roof and daylight monitor uses simple and standard materials providing a high level of architectural design with straightforward methods of construction.

Lap siding and metal roof elegantly fit into the context of any existing neighborhood. With the proper site-specific orientation, the roof's pitch can be optimized for solar exposure and renewable energy usage. All windows conform to standard sizes from most window manufacturers, and have been sized and located appropriately to provide balanced daylighting and cross ventilation while maintaining privacy between the existing home and the ADU. Simple and efficient mechanical systems offer comfortable control of indoor climate.

The popular open living, dining, kitchen concept connects to the patio by a sliding glass door and allows the home and its inhabitants to connect to the outdoors. The kitchen and laundry are designed to meet ADA requirements. Bedroom One is fully accessible and may accommodate a hospital bed, if needed.

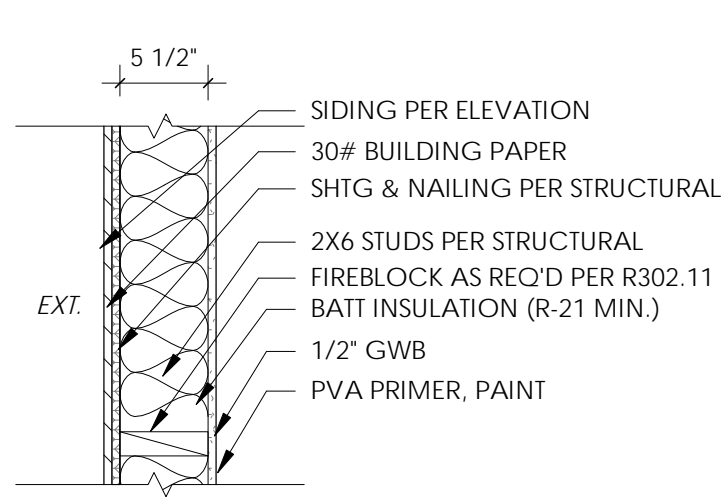
The adjacent bathroom is also designed to meet ADA requirements, and the open, reach-in closet offers independence and ease of use. Bedroom Two is located on the opposite side of the living space to allow for the privacy needed when providing in-home care. This ADU offers the opportunity to remain in beloved Seattle neighborhoods while accommodating age in place requirements, and provides the potential for a high-quality end of life experience.



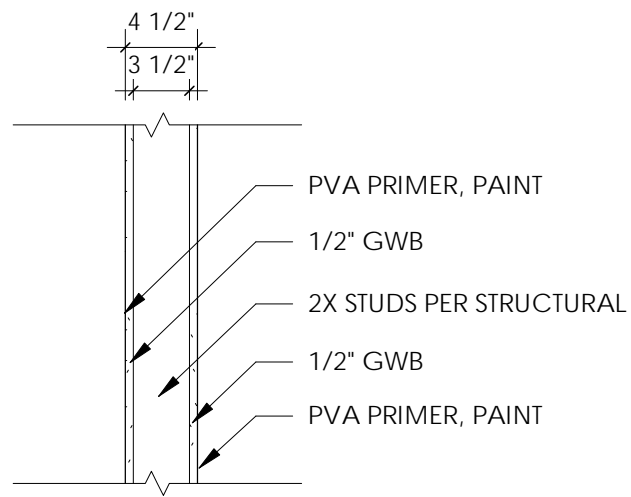


FAR AREA CALCULATION...

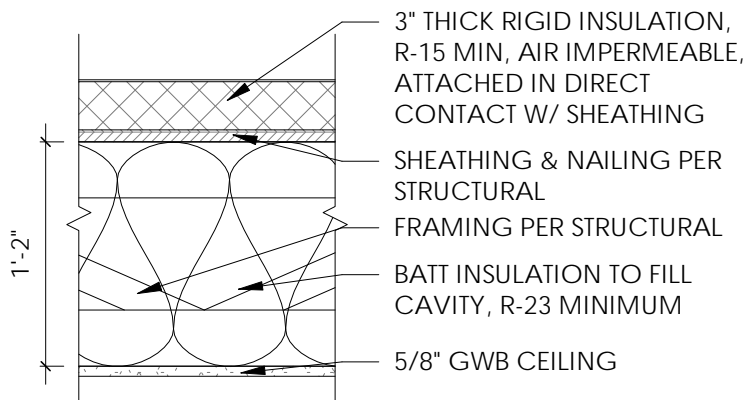
Level 1	999.95 SF
TOTAL	999.95 SF



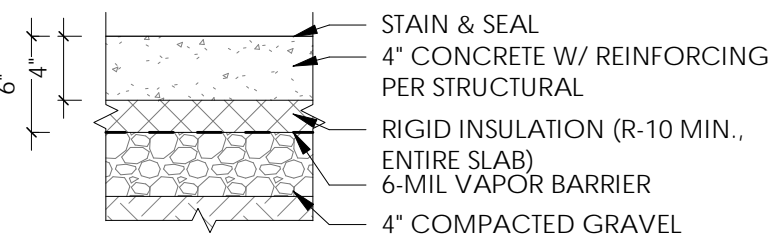
W1 EXTERIOR WALL



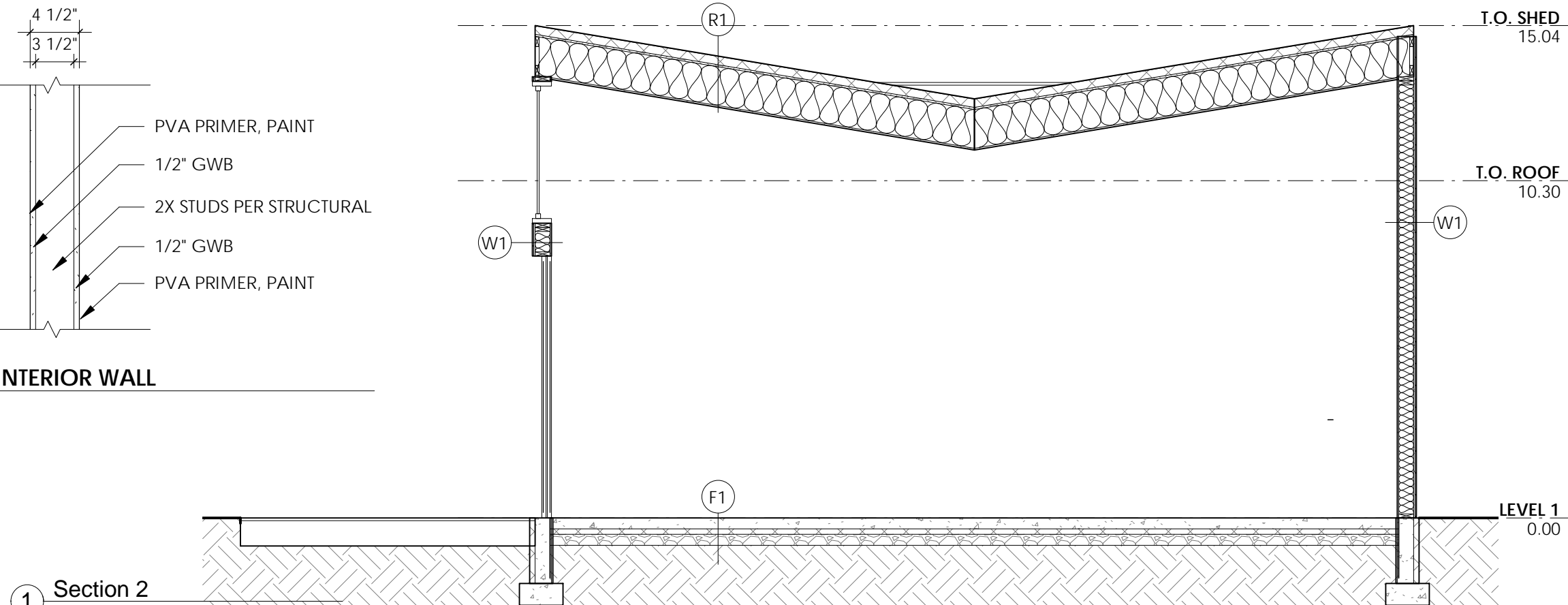
W2 INTERIOR WALL



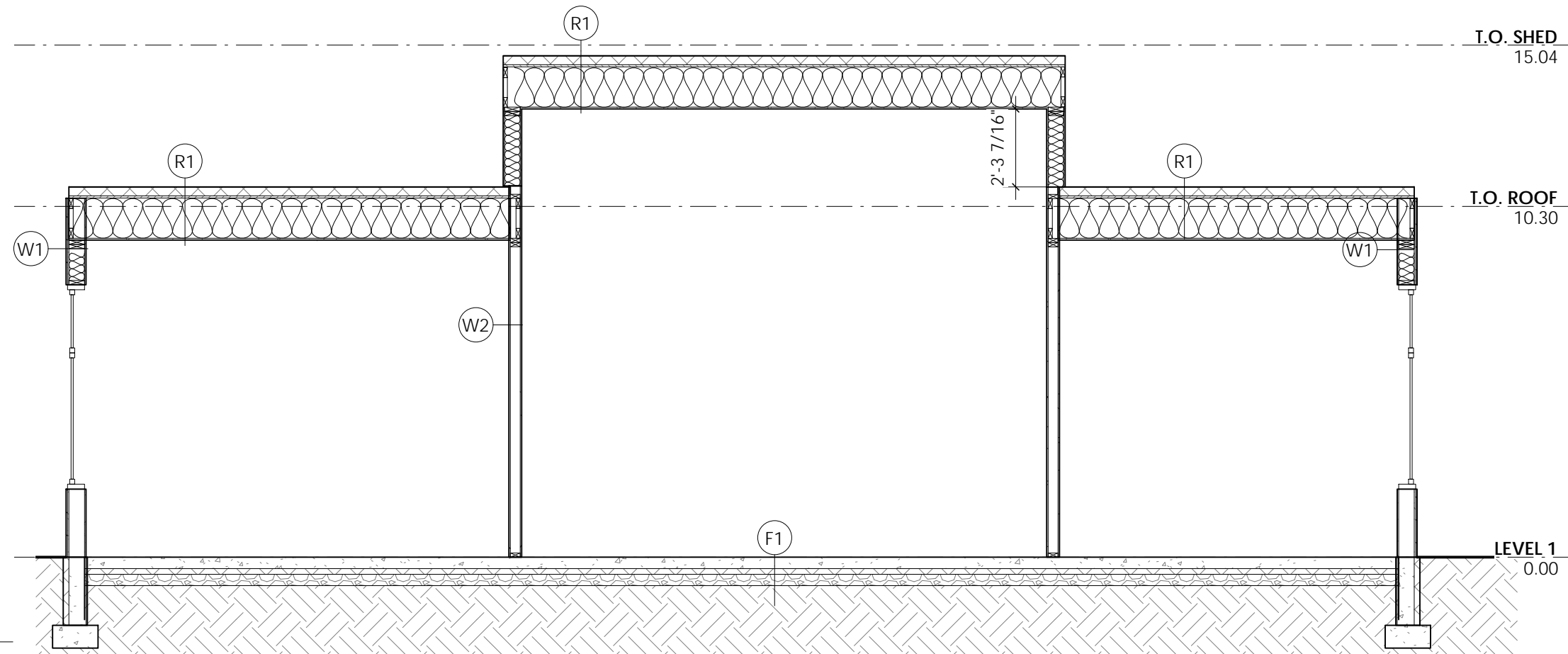
R1 TJI - UNVENTED



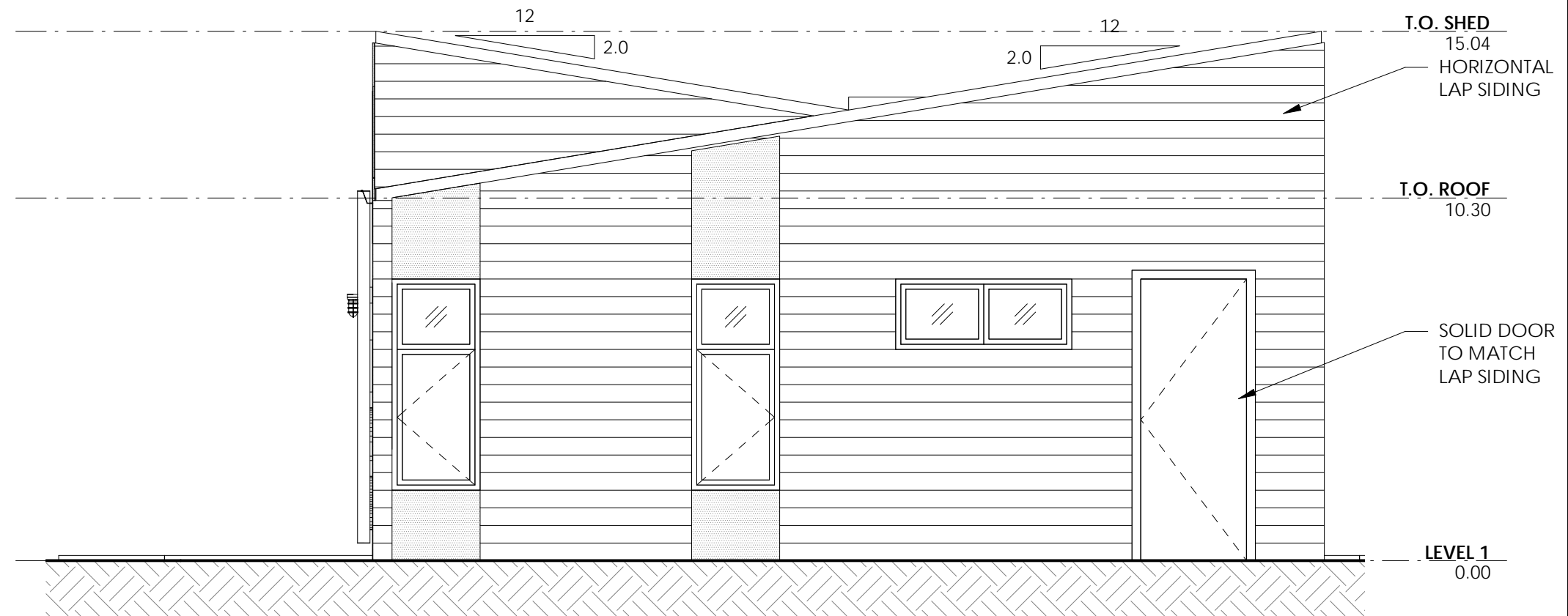
F1 SLAB ON GRADE - INSULATED



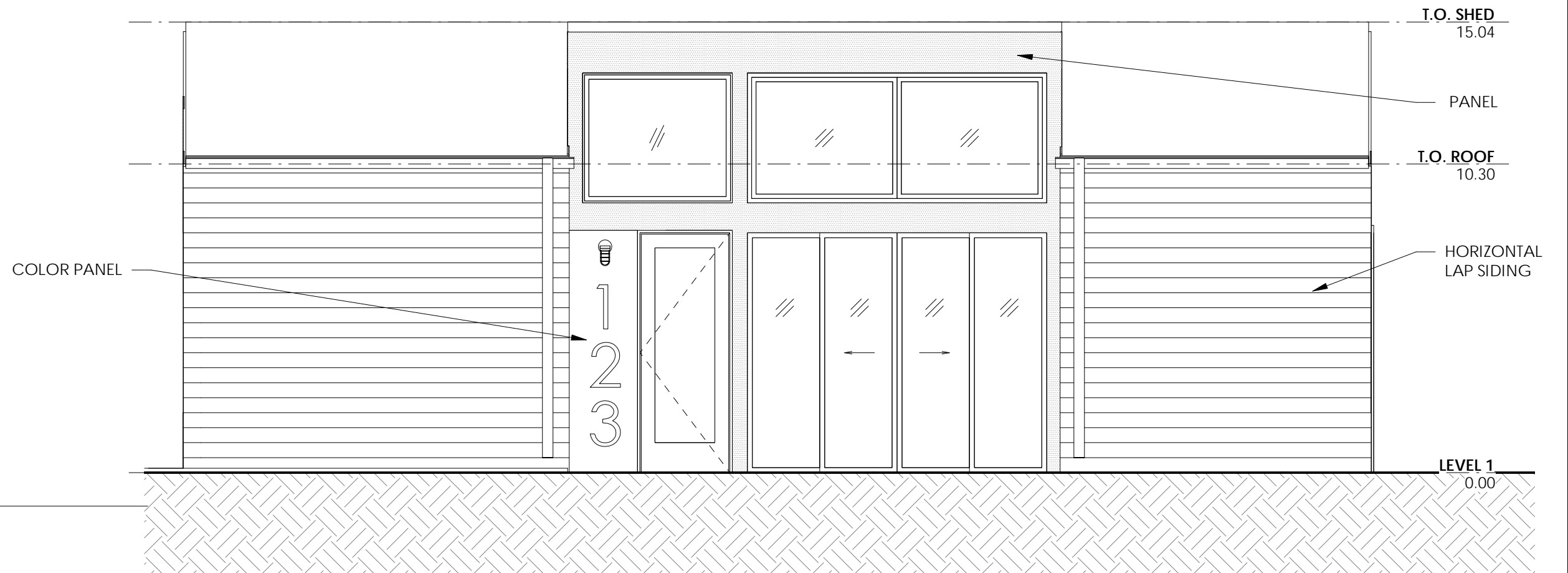
2 Section 1
1/4" = 1'-0"



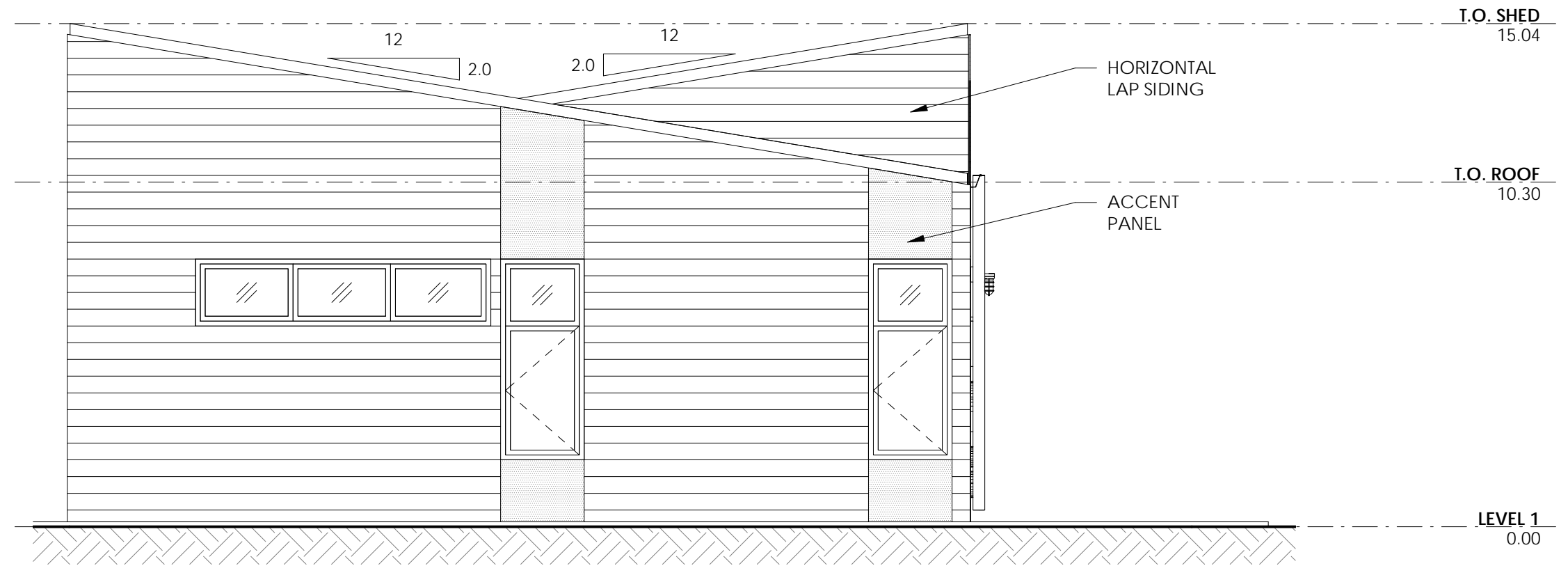
① East Elevation
1/4" = 1'-0"



② South Elevation
1/4" = 1'-0"



1 West Elevation
1/4" = 1'-0"



2 North Elevation
1/4" = 1'-0"

