

ACCESSIBLE FEATURES

- Zero ht. threshold at entry. Covered porch at entry with bench and 5' turn radius
- Wide doorways (36") and sliding doors with lever handles
- Modular furniture to allow for future flexibility
- European-style wet-room bath w/ wall-mounted fixtures, curbless shower, 5' turn radius
- Kitchen and laundry area are approachable to wheelchairs. Buildout can include lower work hts and knee space.

PROJECT STATS

Land Use Type: DADU or small home  
Building Type: SIPS construction on foundation  
Details: One bedroom, one bath with loft  
Net Living Area: 494 sf  
Level 1: Net 446 sf inside exterior walls  
Loft Level Above 5' ht: 48 sf  
Total Footprint: 516 sf  
Building Footprint: 484 sf  
Covered Porch Area: 32 sf

Chelsea POD  
dWELLing Collection

Universal Design & Flexibility for Aging in Place

Category

Accessible DADU  
Low-Cost ADU

Project Description

The Chelsea POD DADU is designed to Universal Design standards for comfortable barrier-free living. This accessible home, with an emphasis on flexibility for use over time, enables aging-in-place.

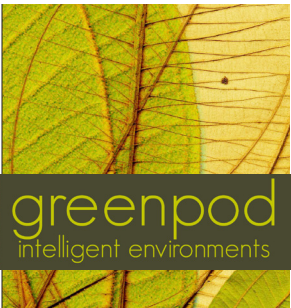
This home is ideal for couples, singles, or small families though it functions most importantly for the mobility challenged and elders. It is a small home that feels expansive at 494 net sf. The traditional look belies the more modern layout inside. The energy-efficient structure and maintenance-free exterior, are chosen for a healthy environment, designed for LEED and Built-Green Certification.

Other uses for the Chelsea DADU include a guest-house, rental or home office/business. The simple compact one story+ size fits a wide range of Seattle back yards and minimizes visual impact to neighbors.

The gable style complements most Seattle neighborhoods. The home can be sited to nest with the main house or face away for privacy. The size of this home may enable it to replace a garage.

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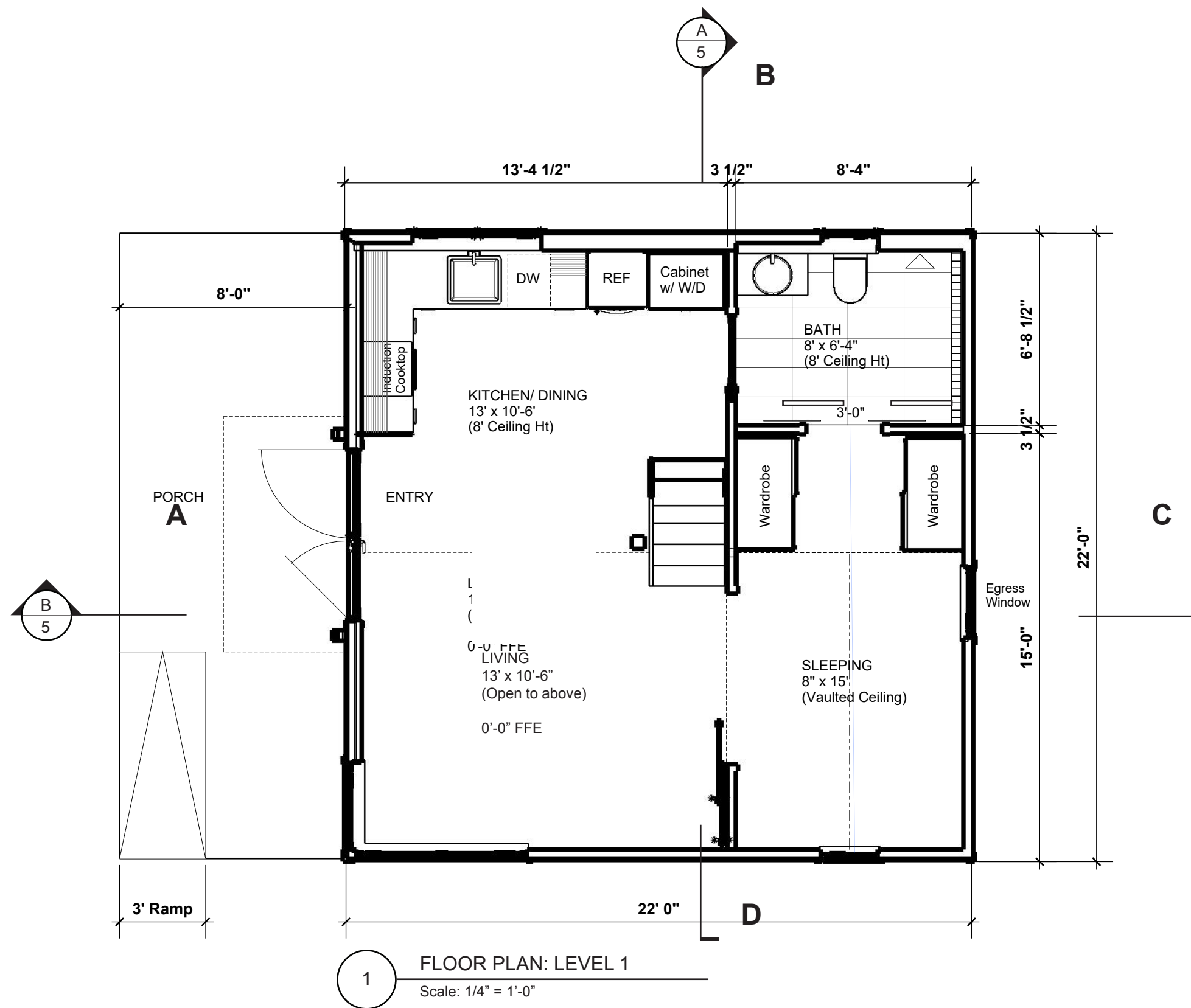
CHELSEA POD DADU

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SCALE:

Cover

General Project  
Information



## Project Narrative

The Chelsea POD has been designed to be simple in layout and construction. The interior has been sculpted to provide max space, privacy and comfort.

The open plan includes a kitchen/dining /living area with plenty of windows both low and high. A small loft and storage closet are accessed by stair. A bedroom with a dressing area on the first floor can be open to the living area or closed off for privacy. A European style wet-room bath is spacious, easy to clean and accessible.

**(LOW COST)** The home has an efficient 22' x 22' square shape with minimal interior walls. All plumbing is on one plumbing/service wall for a simpler install, allowing the exterior walls to provide continuous insulation. IKEA wardrobes replace more expensive closet build-outs.

The design has been estimated at \$300/sf for the building. Assumptions include an accessible flat building site, minimal utility connections (all electric), simple low maintenance non-toxic finishes, a value quality fiberglass window & door system, and qualified SIPS-familiar contractors for a straight forward energy efficient envelope. An owner can also finish the shell in DIY fashion. Labor and material cost to build in the urban Seattle area may vary.

**(GREEN DESIGN)** This home is designed to meet the Seattle Green Building Standard as defined by the Director's Rule 20-2017. See P. 6 for additional information about Green Design.

**(PRIVACY)** The DADU design is applied to the site by rotating or mirroring the plan, ensuring easy access, sun tempering, and privacy. Lower windows can be shaded while the uppers provide ambient light. Layering of trees and plantings contribute to build privacy. This one story + structure will allow the neighbors to maintain their own privacy.

**(CONTEXT)** Material & trim choices can be made to complement the existing residence and surrounding community at large. The gable roof works well with most Seattle neighborhoods.

**(CULTURAL RESPONSIVENESS)** The Chelsea POD DADU allows for intergenerational habitation on the same property, a common practice of many countries. The flexibility can provide space for sensitive traditions.

**(CONSTRUCTABILITY)** See Bldg. Systems p.6.



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## CHELSEA POD DADU

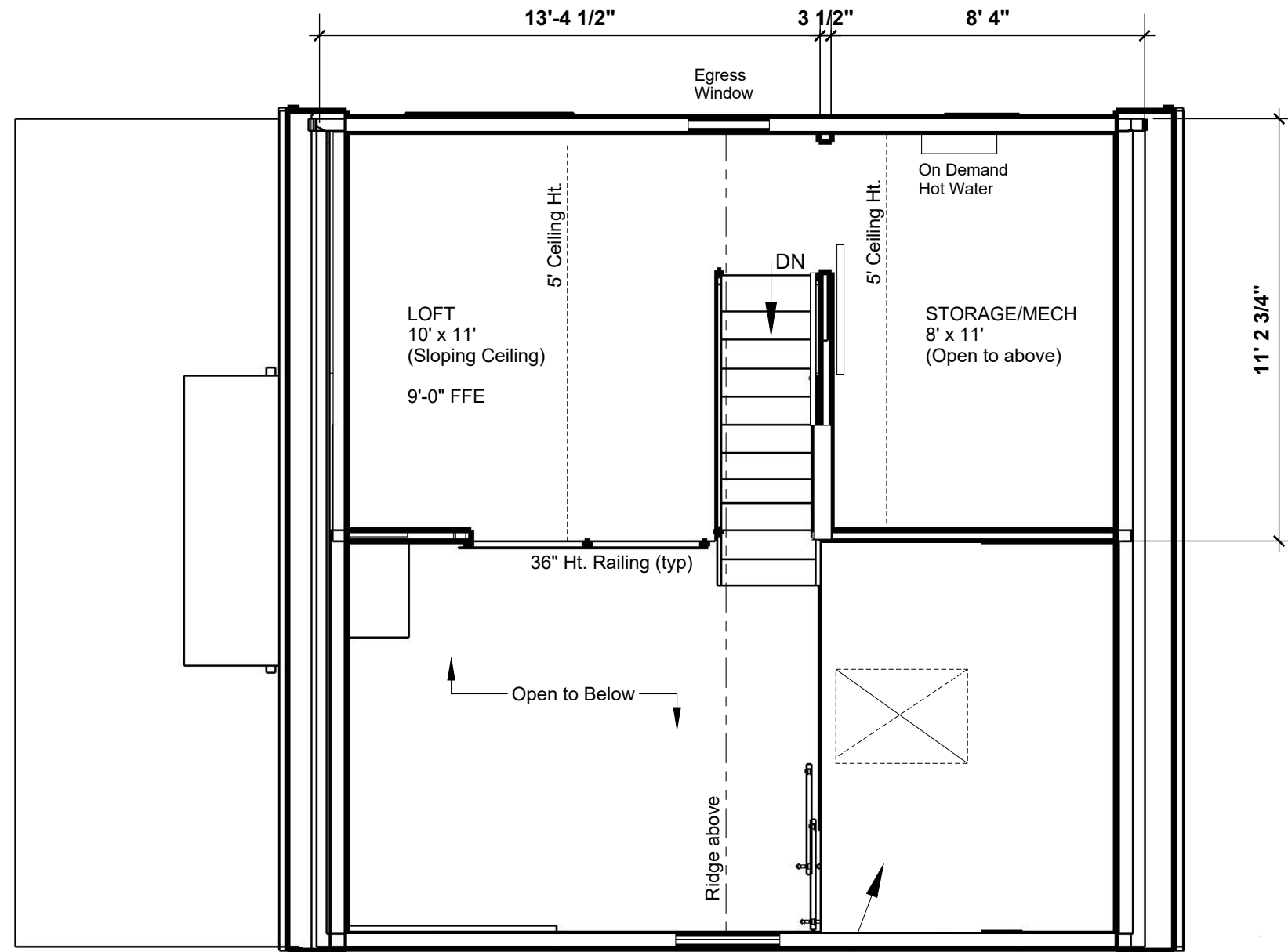
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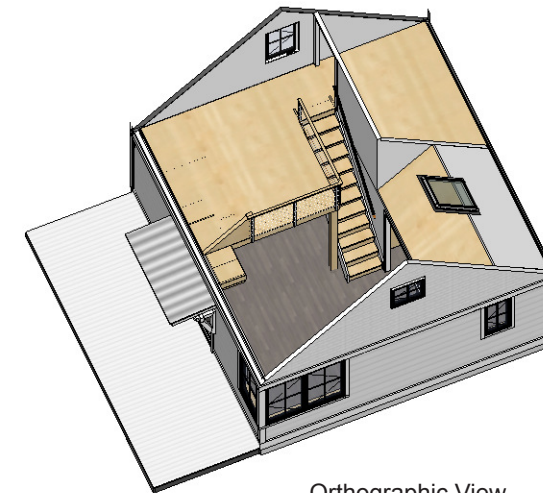
Floor Plan  
Project Narrative

2

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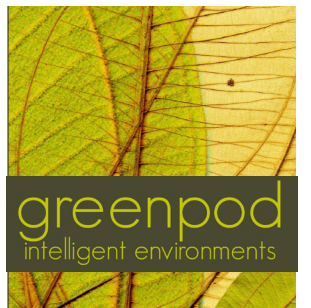
1 FLOOR PLAN: LOFT LEVEL  
Scale: 1/4" = 1'-0"



Orthographic View  
of Loft Level



Orthographic View  
of Level 1

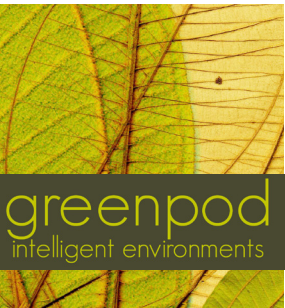


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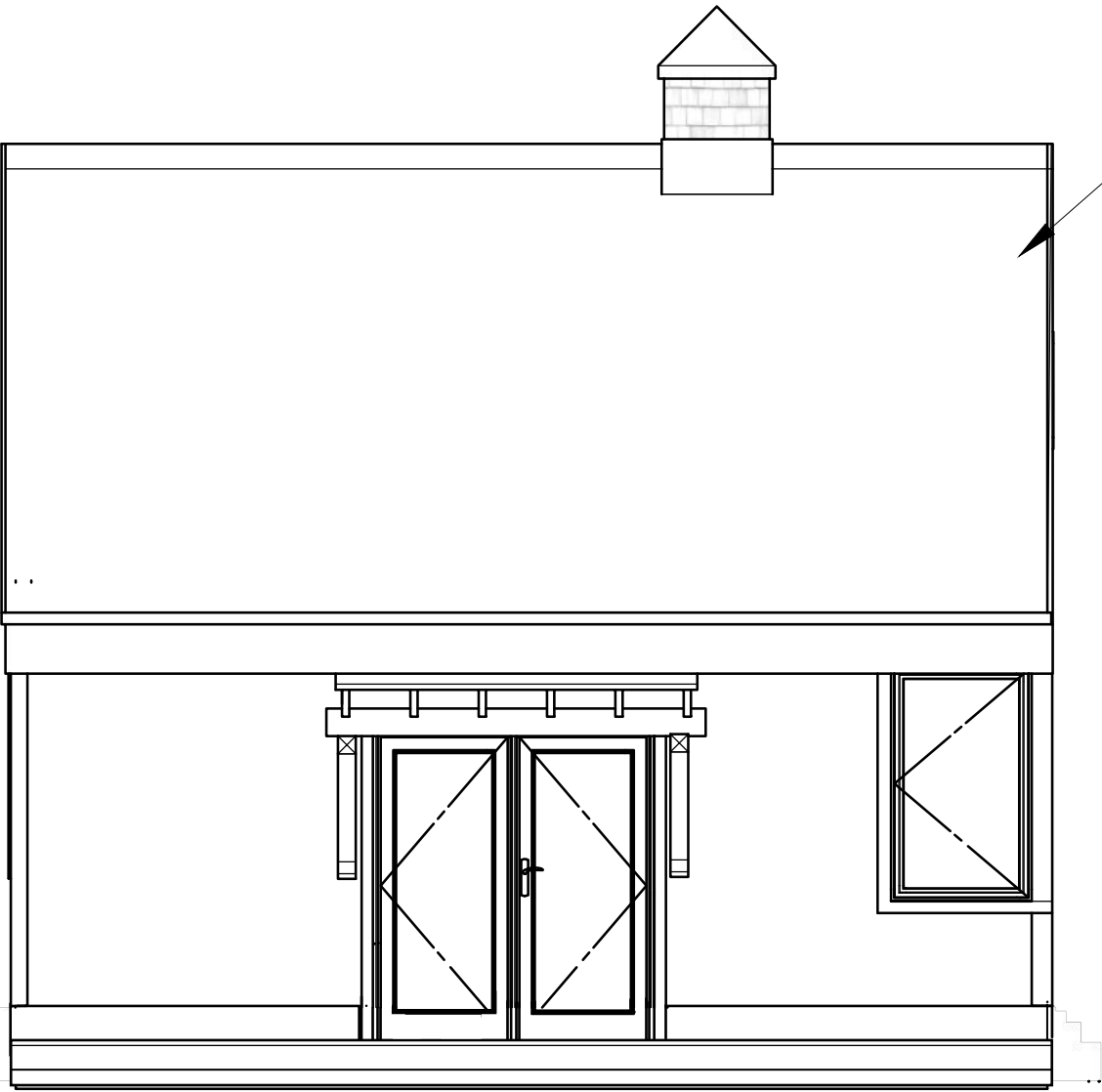
# CHELSEA POD DADU

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SCALE:



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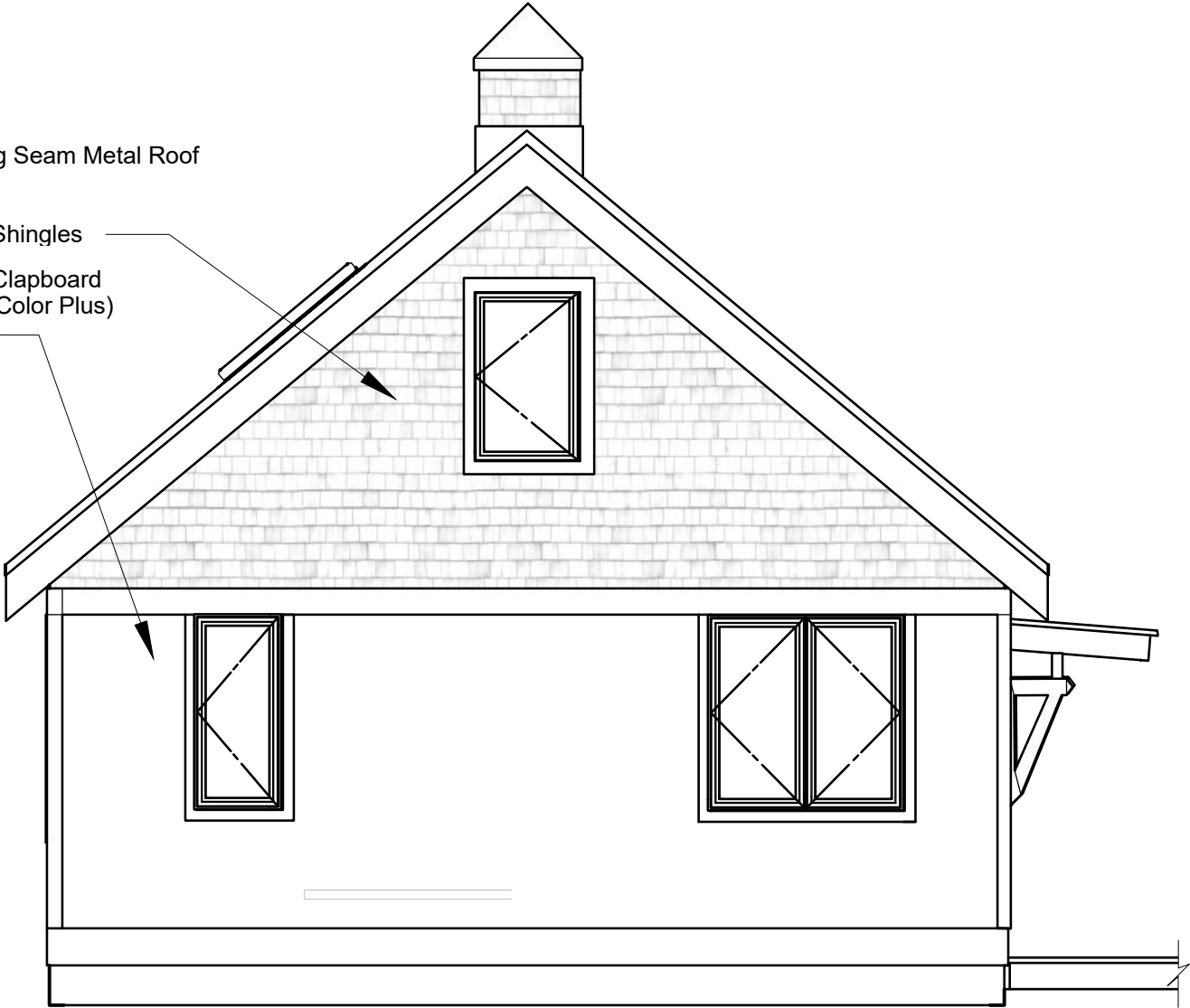


1 ELEVATION A  
Scale: 1/4" = 1'-0"

Standing Seam Metal Roof

Hardie Shingles

Hardie Clapboard  
Siding (Color Plus)  
typ



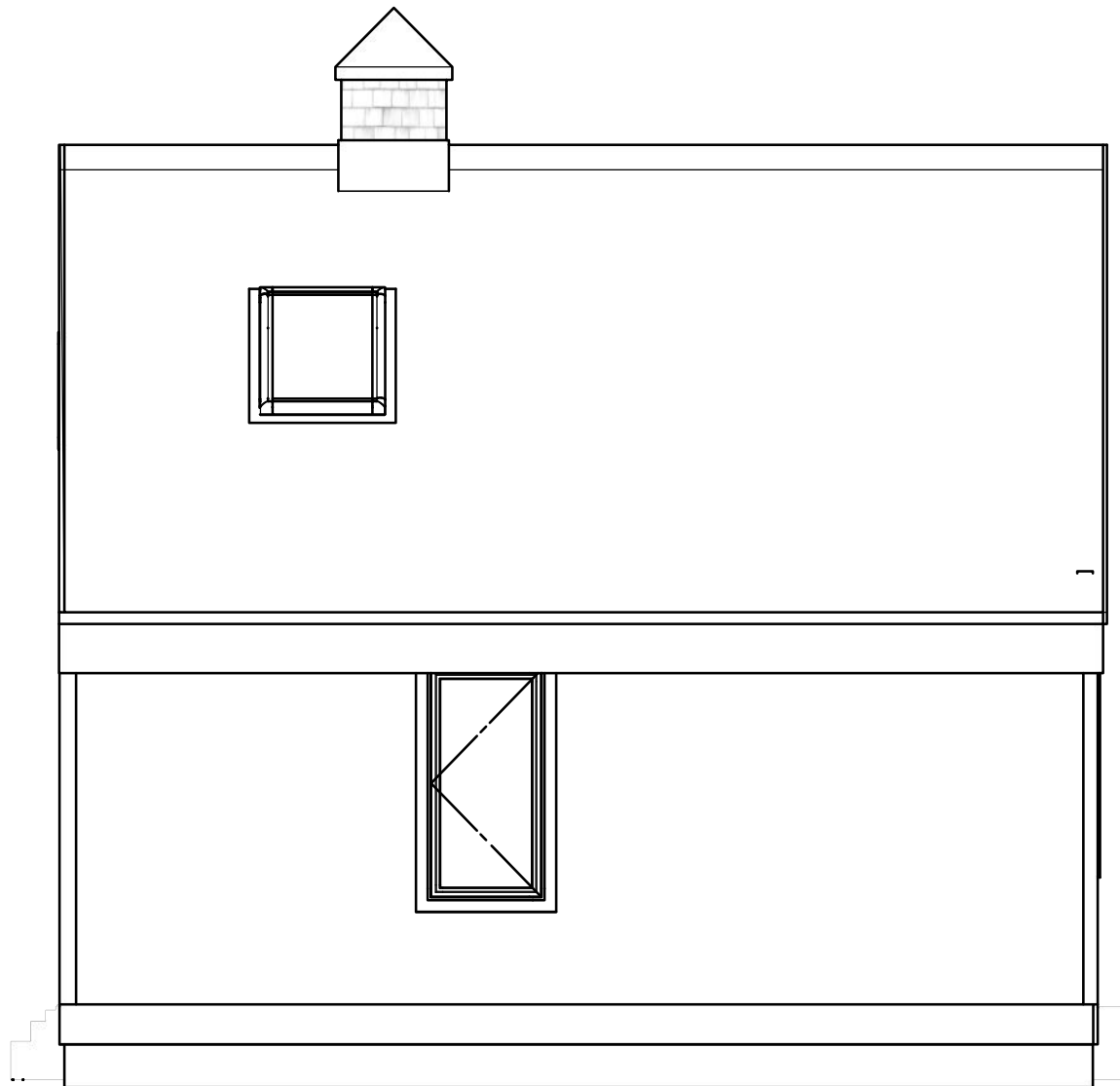
2 ELEVATION B  
Scale: 1/4" = 1'-0"

CHELSEA POD DADU

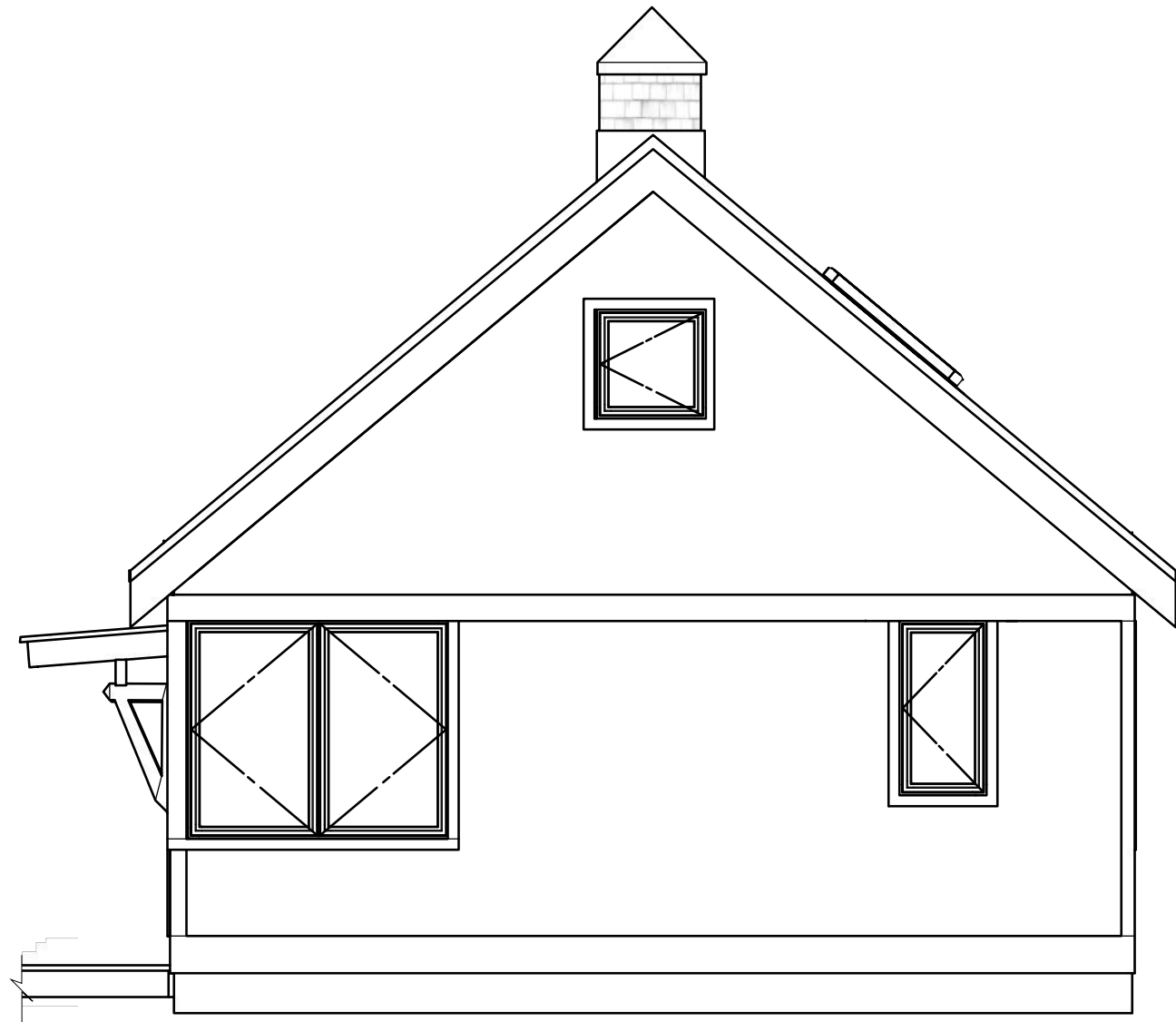
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SCALE:  
ELEVATIONS

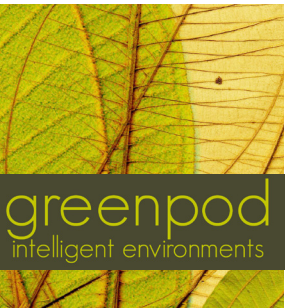




1 ELEVATION C  
Scale: 1/4" = 1'-0"



2 ELEVATION D  
Scale: 1/4" = 1'-0"



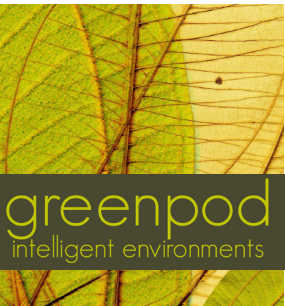
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SCALE:

ELEVATIONS



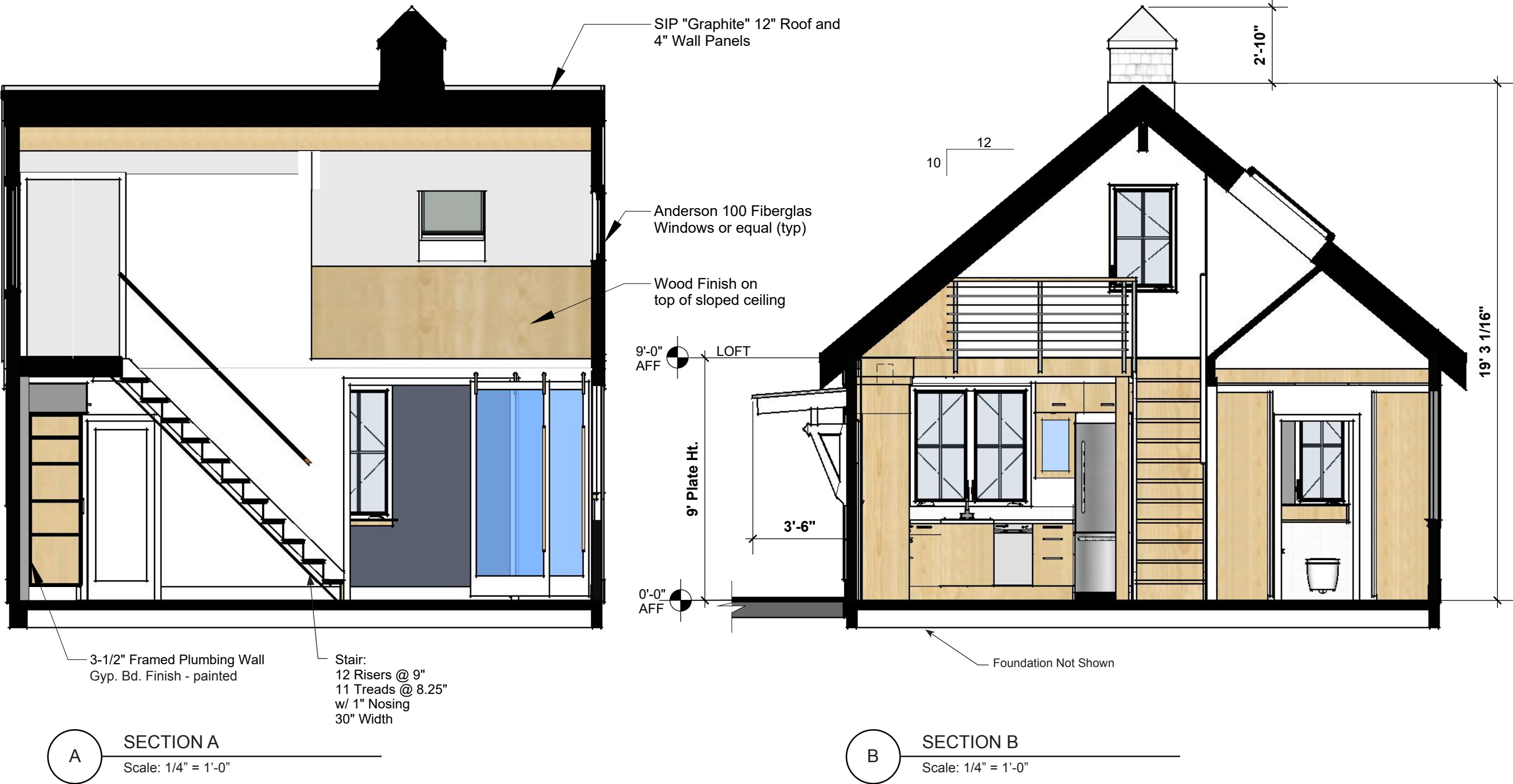
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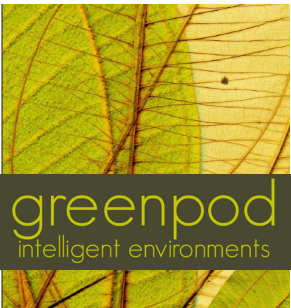
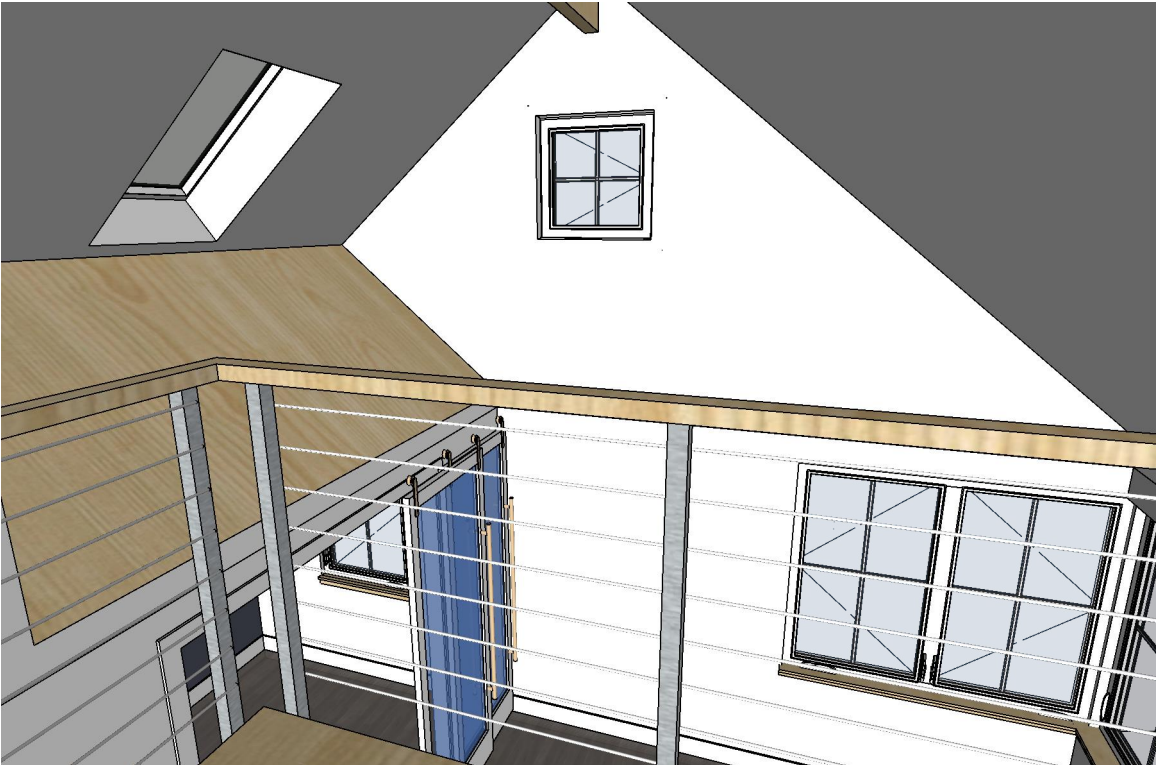
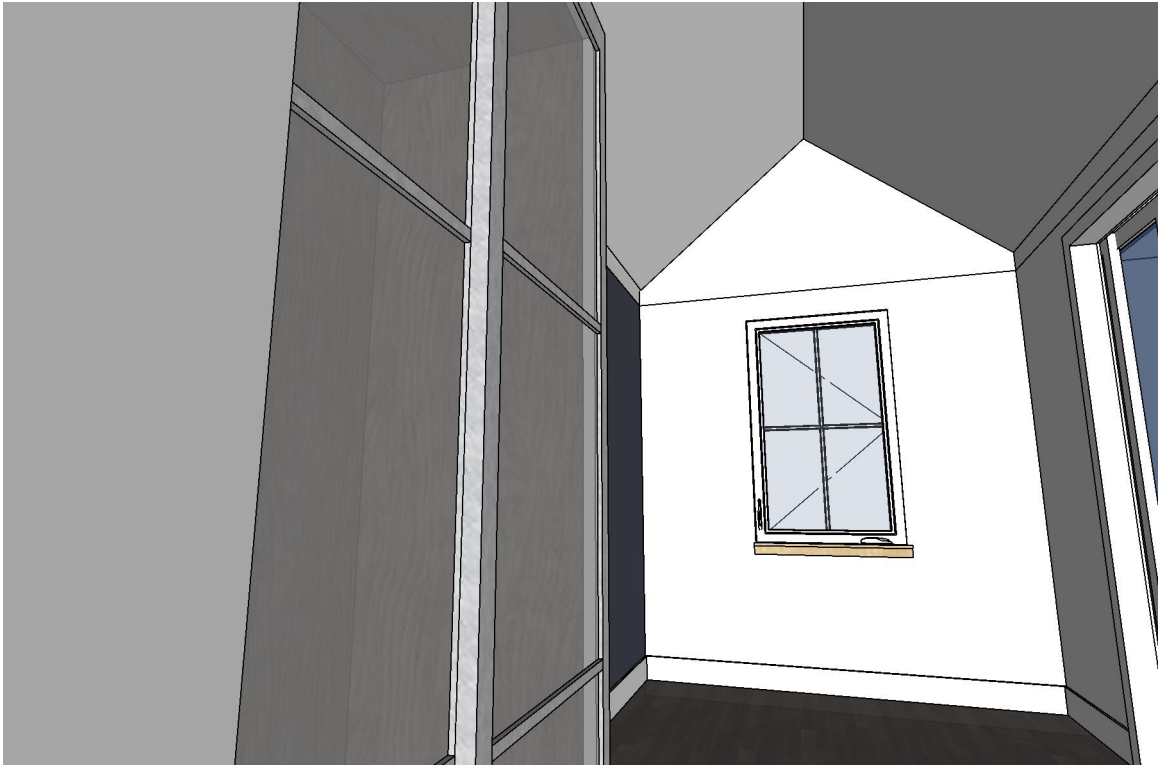
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SCALE:

SECTIONS





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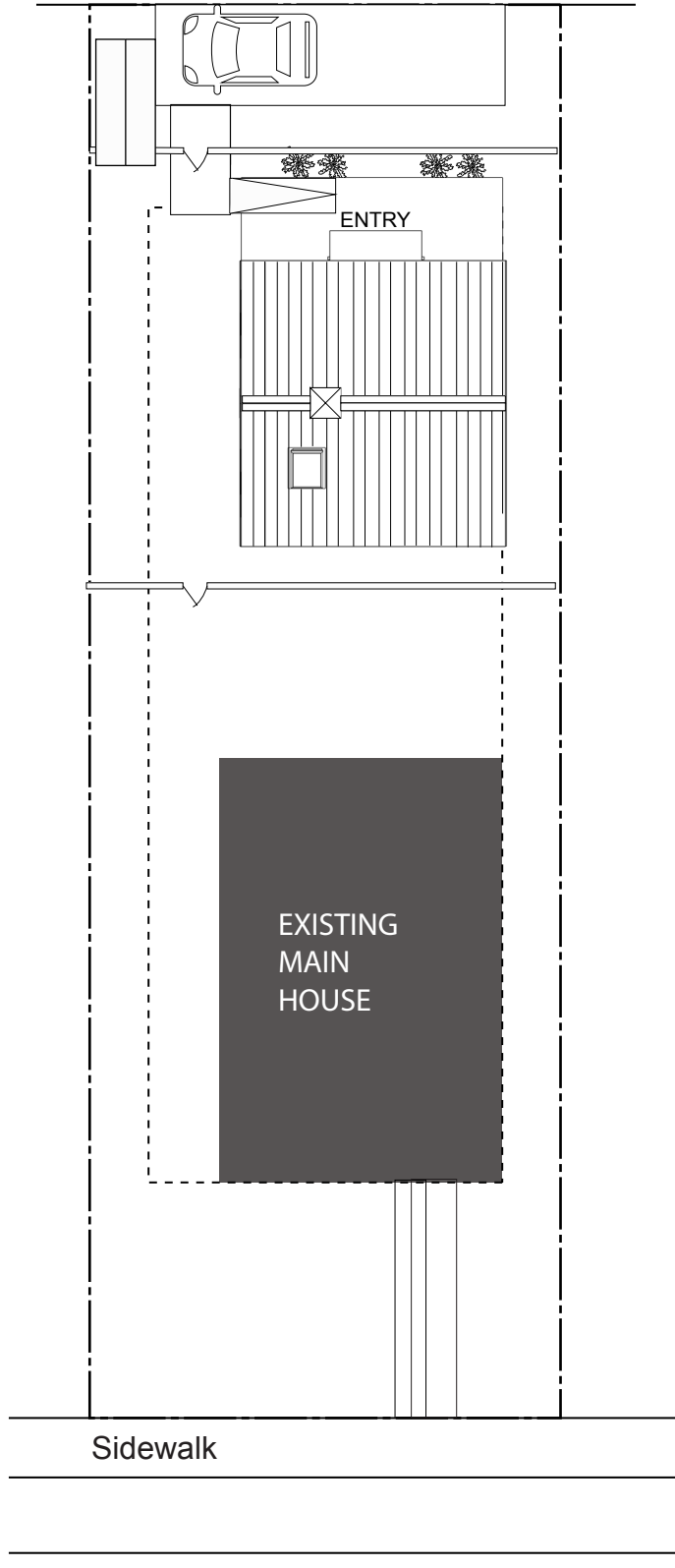
CHELSEA POD DADU

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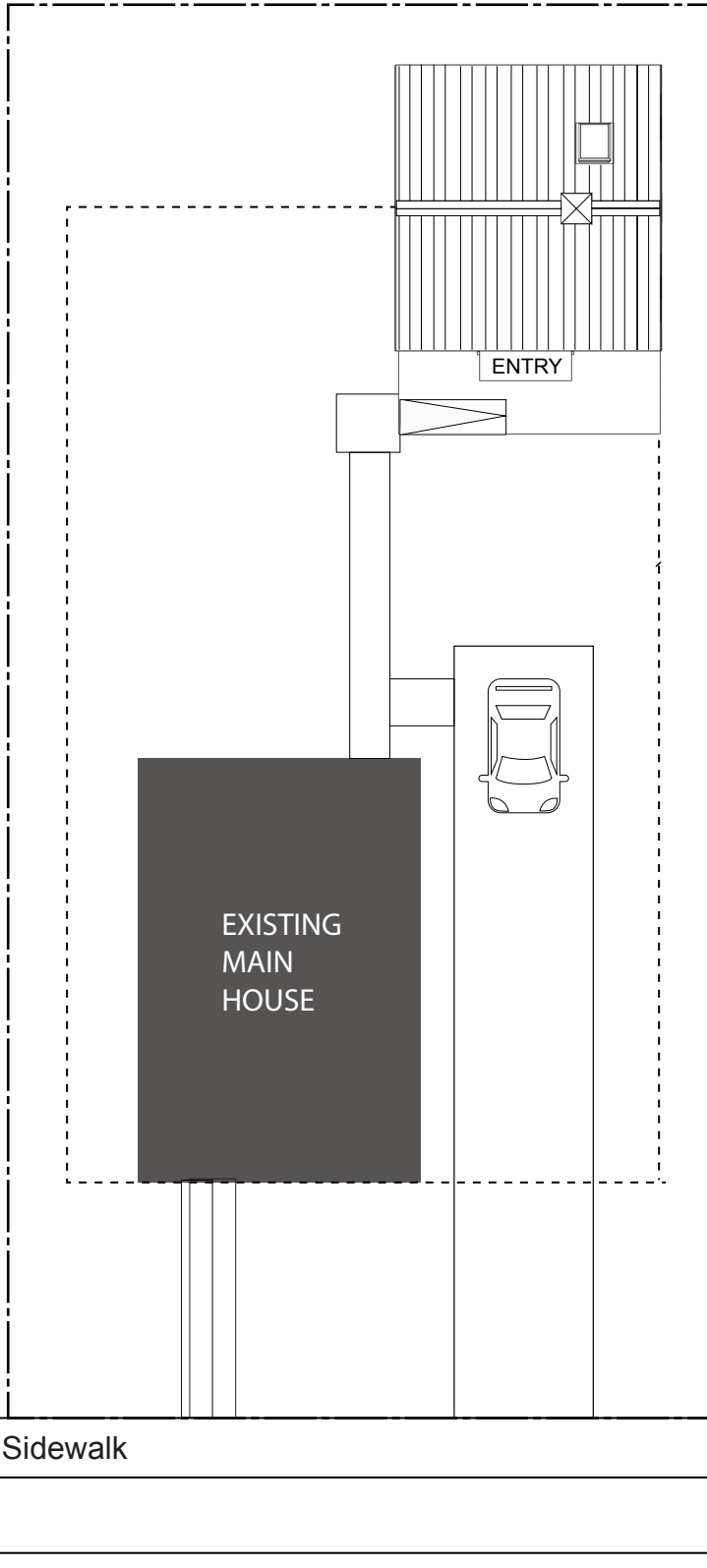
IMAGES



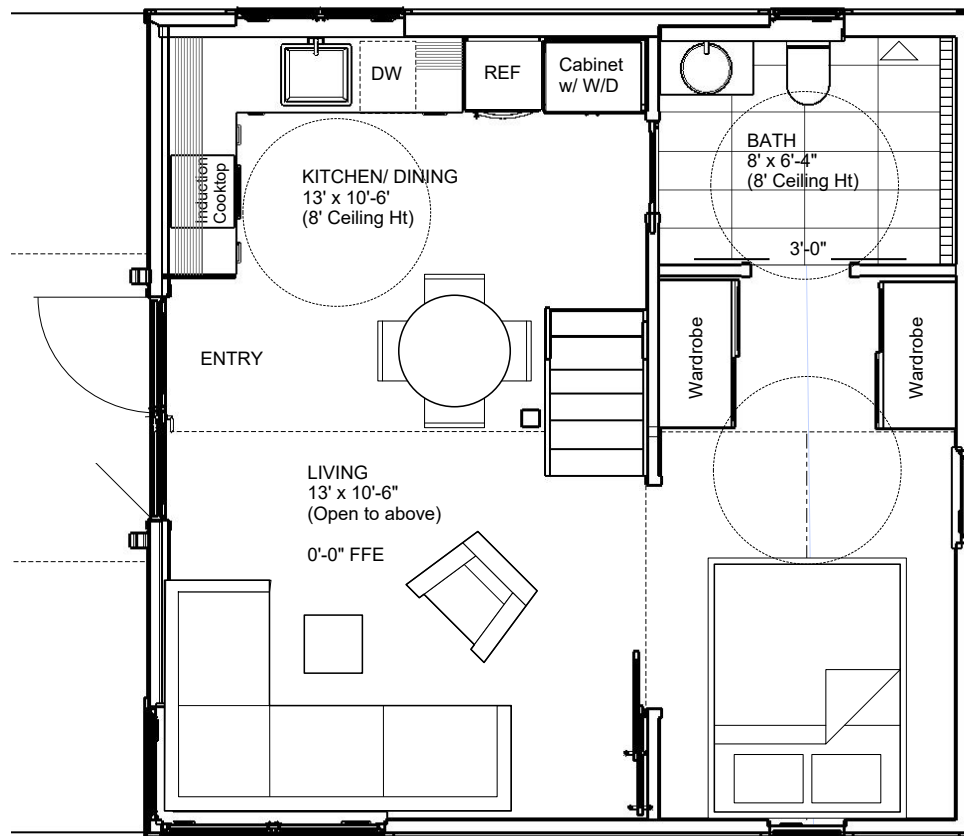
ALLEY



EXAMPLE LAYOUT OPTION 1  
40' x 100' deep lot with Alley access



EXAMPLE LAYOUT OPTION 2  
60' x 100' deep lot with no Alley access  
Possibly replacing an existing garage



1 FURNITURE LAYOUT EXAMPLE  
Scale: 1/4" = 1'-0"

- OPTIONS FOR EXISTING FOOTPRINT/STRUCTURE
- 1. Shed Roof Option
  - 2. Extend Loft over Sleeping Area
  - 3. Reverse Plan



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SCALE:

OPTIONS