

ROOF ASSEMBLY - MAJOR MATERIALS

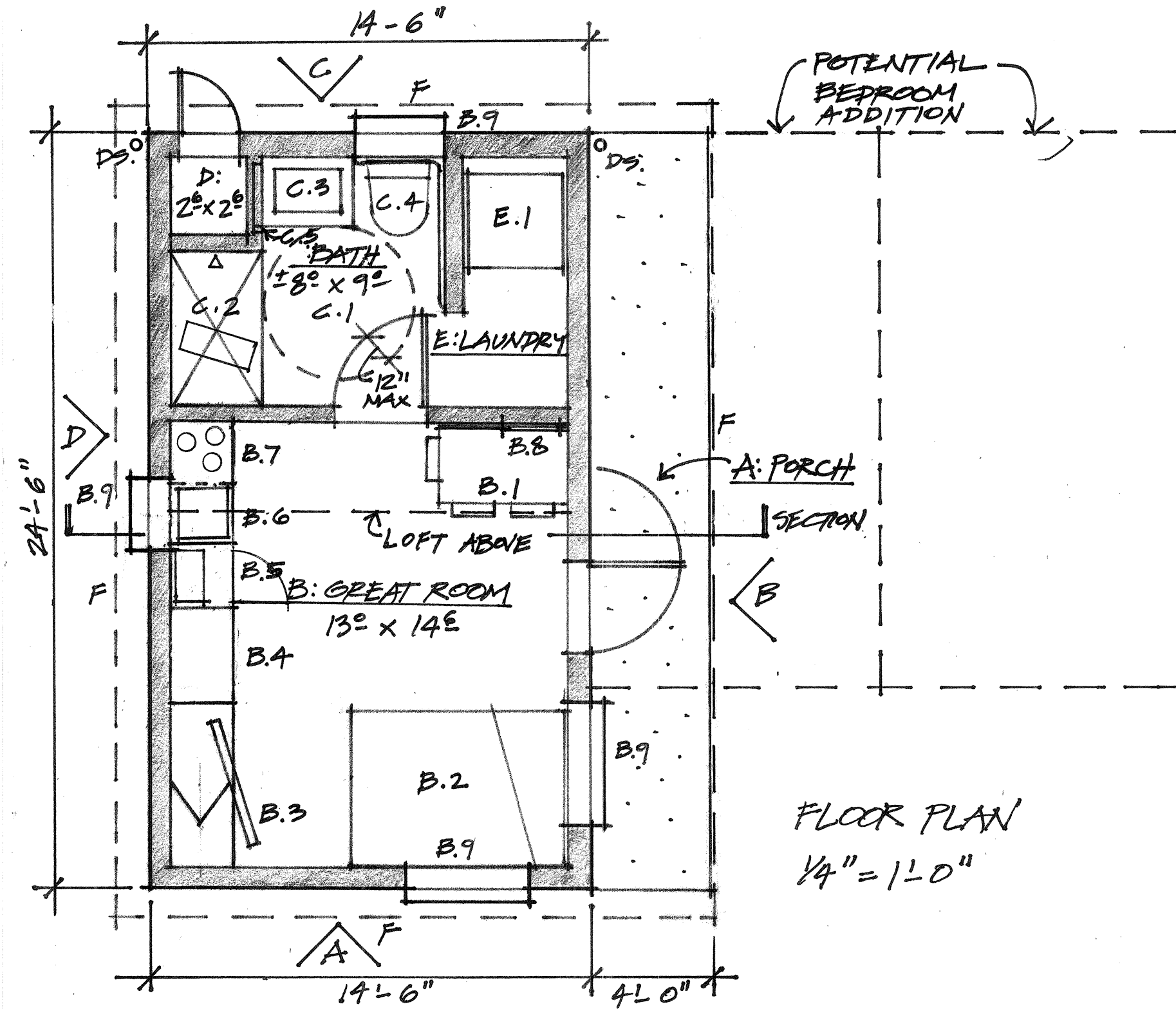
- (LISTED EXTERIOR TO INTERIOR)
- > Potential Solar Panels On Brackets (On Standing Seam Metal Roof)
 - > Low Slope Membrane Roofing Over Protection Board Or Standing Seam Metal Roofing Over Exterior Plywood With Ice And Water Shield
 - > R-36 Minimum Rigid Poly-Iso Insulation (6") Or Super Insulate With Thicker Rigid Poly-Iso
 - > Ice And Water Shield
 - > 1 1/2" T & G Wood Decking
 - > 2 X 12 Roof Framing
 - > Skylights Min U-Factor 0.50

FOUNDATION ASSEMBLY - MAJOR MATERIALS

- > Reinforced Concrete Floor Slab And Perimeter Footing
- > Thickened Slab At Bearing/Shear Walls
- > Continuous R-10 Min Rigid Insulation Under Entire Slab

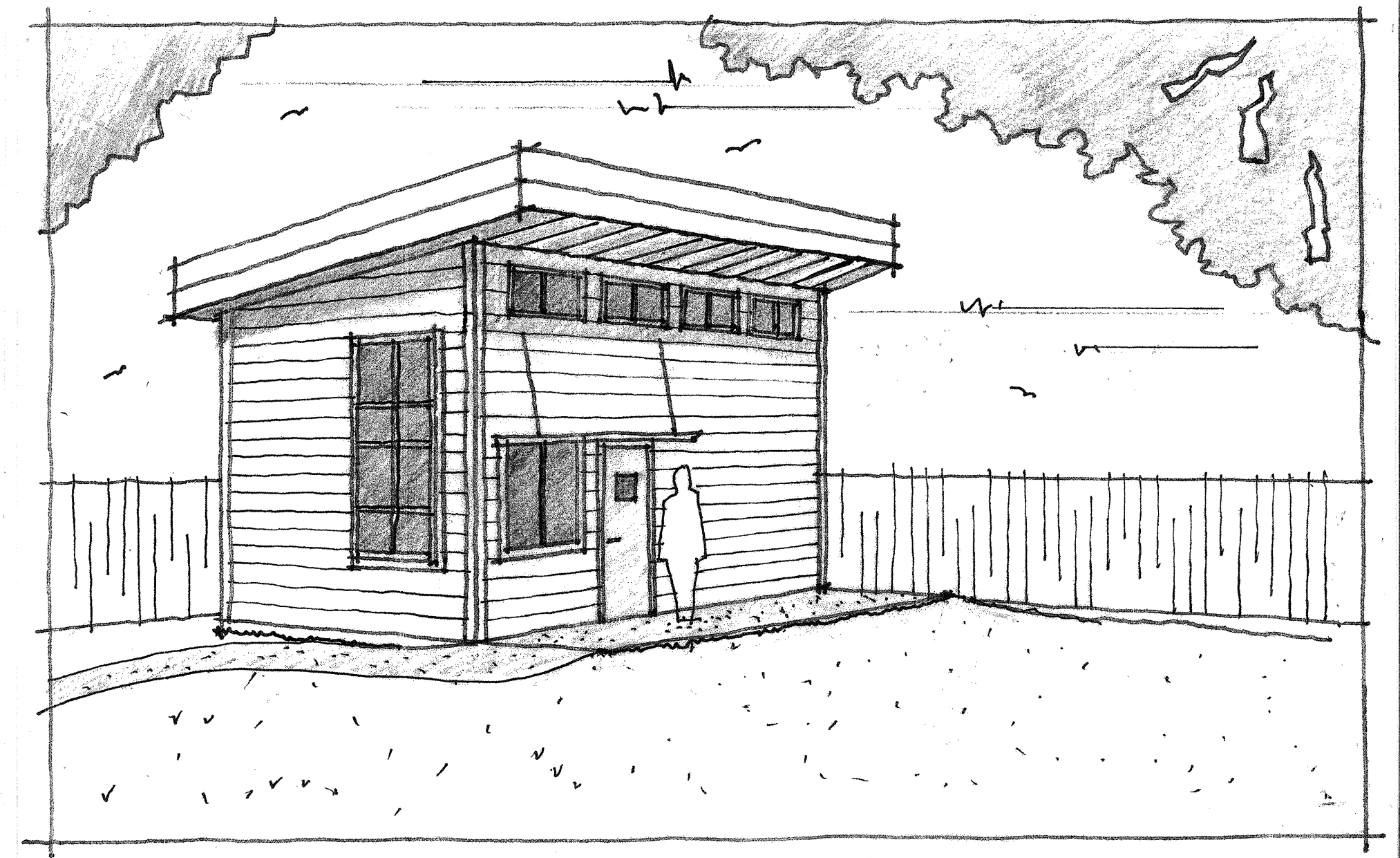
EXTERIOR ENVELOPE ASSEMBLY - MAJOR MATERIALS

- (LISTED EXTERIOR TO INTERIOR)
- > Hardie Panel Bevel Lapped Siding Or Hardie Panel Board And Batten Siding Or Hardie Panel Flush Siding
 - > Self-Adhered Air And Water Barrier With Window Flashing System
 - > Exterior Plywood Sheathing
 - > 2 X 6 Studs Wall Framing With Seismic Anchor Bolts
 - > Minimum R-21 Int Batt Insulation With R-10 At Headers
 - > Continuous Vapor Barrier
 - > One Layer 5/8" Type 'X' Gypsum Wallboard
 - > Windows Min U-Factor 0.30
 - > Insulated Exterior Doors With Weatherstripping



INTERIOR FINISHES - MAJOR MATERIALS

- > 5/8" Type 'X' Gypsum Wallboard (Acoustical Wall Assemblies At Bedrooms)
- > Plywood Sheathing At Shear Walls
- > 2 X 4 Stud Interior Wall Framing
- > Solid Core Interior Doors With Acoustic Gaskets
- > Floor Finish: Vinyl Plank Flooring Or Concrete Stain Or Carpet Tile
- > Green Materials And Low Voc Paint



Small-footprint DADU - Studio Home - ADA Barrier Free Living Space - 300 SF

Project Description

This Studio home is ideal for an individual or couple. This home is fully ADA accessible and barrier free. It is ideal for those with disabilities, with medical conditions, or for an elderly individual or parent to age in place. This home is also ideal for young adults such as students or grown children. This home will be built to achieve Seattle code and sustainability compliance, and can be upgraded from that baseline. This home can be built with or without a loft, without loft the roofline can be low and more economical with skylights instead of clerestory. Adding the loft increases versatility for sleeping (such as for a caregiver) or a home office. This basic studio home can also be expanded with a one or two bedroom addition as shown. Property line locations, required setbacks, and lot coverage must be confirmed per survey, zoning, and fire separation requirements.

Fulfilling Design Criteria

Low cost - The quality and extent of interior finishes, appliances, cabinets, exterior finishes (siding, roofing), and mechanical and electrical fit-out as selected by the owner/builder will determine project cost.

Green building and design - The basic mechanical approach is a mini-split system. The owner/builder can include upgrades including: solar panels, on demand water heating, super-insulated roof, ground source heat pump, triple-glazed windows, additional wall insulation, and radiant heated slab.

Privacy - Final window locations will be established per specific site context such as adjacent buildings, views, and sun exposure. The clerestory provides excellent daylighting and sky views while maximizing privacy.

Context - This design will fit well in either back corner of many Seattle lots, can be oriented for daylight and views, and is compatible scale. An alley community could be created by deploying this design along adjacent alley sites.

Culturally responsive design - The exposed wood ceiling creates a warm and inviting Pacific Northwest loft character. Fit-out of uses, layouts, and appliances to meet cultural objectives can be designed with the owner/builder.

Constructibility - This is envisioned as a stick-built project allowing construction materials to be easily delivered to backyard sites. A homeowner could hire a general contractor; or manage key subcontractors, then complete enclosure and finish work themselves.

Architectural Variety - Alternative siding options provide variety of character. Beveled lapped siding is traditional. Board and Batten siding is both contemporary and traditional, and often seen in Scandinavian design. A flush panel system is modern contemporary.

Broad Applicability - This design is very applicable to the wide variety of standard sites and conditions for Seattle single-family lots. Relatively flat lots are ideal, the foundation will be modified for sloped lots. Existing utility locations will also be determining factors.

Estimate of Construction Cost

Construction cost is determined by market conditions, and by the owner/builder, based upon specific site conditions, and choices made. Anticipated Rough Order of Magnitude construction cost for the baseline Studio unit is +/- \$124,000

Price for Plan License

Basic plan license is \$1,000.00 for single use. Hourly rate for any further work is \$125 per hour.

Floor Plan Legend

A: Covered Porch

B: Great Room (Live, Cook, Dine)

- B.1: Mobile table on casters - for dining, cooking, and work
- B.2: Bed - could be a fold-out sofa or futon if desired
- B.3: Media Center - w/ wall mounted movable flat screen TV on articulated arm
- B.4: Pantry Cabinet - combination of shelves and drawers
- B.5: Counter w/ microwave oven and compact refrigerator below
- B.6: Sink cabinet with doors below
- B.7: Compact dishwasher w/flush cooktop
- B.8: Ladder to loft
- B.9: Projecting garden window

C: Bathroom (ADA Accessible Barrier Free)

- C.1: ADA wheelchair turning circle 5'-0" diameter
- C.2: ADA Barrier Free Shower w/ grab bars and hand shower
- C.3: ADA sink and mirror
- C.4: ADA toilet and grab bars
- C.5: Medicine cabinet

D: Utility Closet

Contains water heater and electrical panel(s)

E: Laundry Area

E.1: Clothes Washer and Dryer - For ADA compliant provide combo washer/dryer unit, For non-ADA provide washer/dryer stack

F: Eave Overhang Above - Confirm minimum required distance from lot lines for specific site

