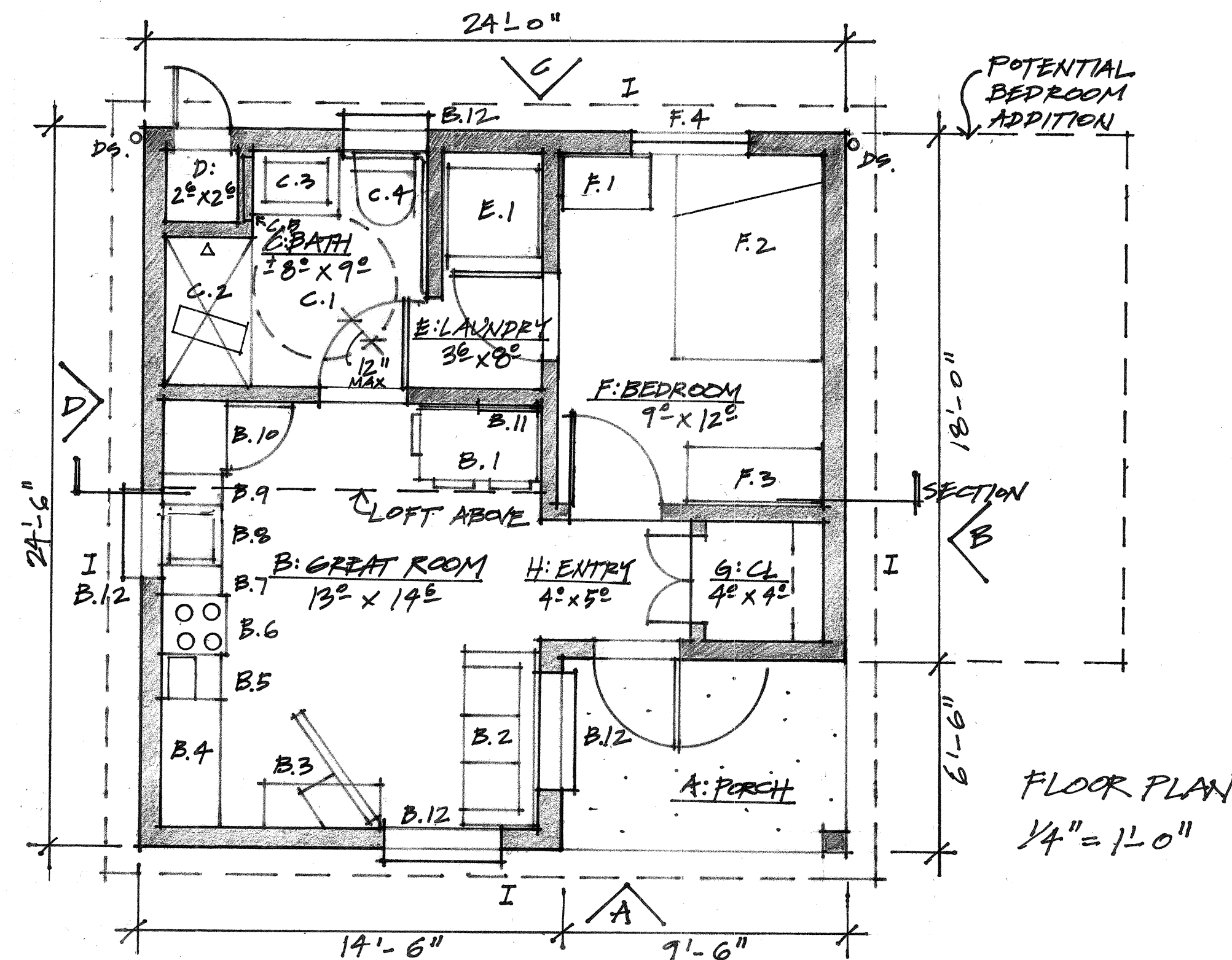




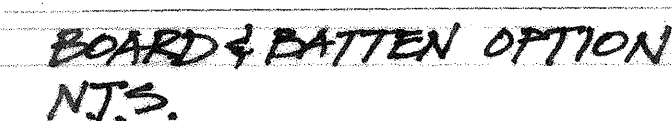
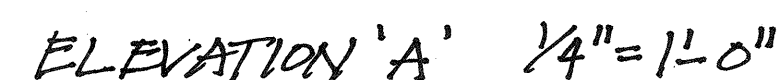
- > Reinforced Concrete Floor Slab And Perimeter Footing
- > Thickened Slab At Bearing/Shear Walls
- > Continuous R-10 Min Rigid Insulation Under Entire Slab

- > 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  
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

- > 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



- > 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



**Project Description**

This One Bedroom home is ideal for a couple, room-mates, or young adults such as students or grown children. This home is fully ADA accessible and barrier free. It is also ideal for residents with disabilities, medical conditions, or for an elderly person or parent to age in place. A separate bedroom provides privacy, so if roommates are on different schedules one person can sleep while the other lounges or entertains. 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 economical with skylights rather than a clerestory. Adding the loft increases versatility for sleeping (such as for a caregiver) or a home office. Property line locations, required setbacks, and lot coverage must be confirmed per survey, zoning, and fire separation requirements.

**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 multi-zone system. The owner/builder may include upgrades such as: solar panels, on demand water heating, super-insulated roof, ground-source heat pump, triple-glazed windows, additional wall insulation, radiant heated slab.

**Privacy** - Window locations will be matched to the specific site context such as adjacent buildings, views, and sun exposure. Clerestory windows provide excellent daylighting and sky views while maximizing privacy.

**Context** - This design fits well in a 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** - As a stick-built project construction materials can 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, often seen in Scandinavian design. A flush panel system is modern contemporary.

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

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 One Bedroom unit is +/- \$184,000

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

**A: Covered Porch**

- B.1: Mobile table on casters - for dining, cooking, and work
- B.2: Sofa - could be a fold-out or futon is 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 cabinet w/ deep drawers below and micro-wave oven on counter
- B.6: Compact range w/ oven and exhaust hood
- B.7: Counter cabinet w/ deep drawers below
- B.8: Sink cabinet with doors below
- B.9: Counter cabinet w/ deep drawers below
- B.10: Refrigerator - For ADA compliant provide bottom freezer unit, For non-ADA compliant provide top freezer unit
- B.11: Ladder up to loft
- B.12: Projecting garden windows

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

Contains water heater and electrical panel(s)

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

F.1: Dresser or desk furniture  
F.2: Bed - Queen sized shown  
F.3: Wardrobe unit - Furniture rather than built-in allows room to be reconfigured  
F.4: Escape window

**H: Entry**

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



**Family-friendly DADU & Accessible DADU**  
**One Bedroom Home - Barrier Free**  
**Living Space - 450 SF**

**Pre-approved Plans for Accessory Dwelling Units**  
**Submission to City of Seattle**  
**February 17, 2020**  
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