

Elm

Elm is a micro 1 bedroom DADU that lives large. Just under 600 sqft offering ample storage, flexible outdoor space, and affordability. While greatly reducing construction costs, Elm's one-bedroom design provides independence, keeps aging family and friends close, and offers affordable options for downsizing individuals looking to stay in their communities. There is no compromising with Elm. Despite its small size it still offers occupants what they need. It features a separate storage wing coupled with a covered outdoor space providing ultimate space flexibility.

Universal Design & Aging in Place:

- Wheelchair accessible single floor
- 5' turn wheelchair turn radius and curb less shower within bathroom

Affordability & Cost Effectiveness:

- Smaller square footage, more affordable to construct and offers lower maintenance upkeep to it's users
- potential rental income for the primary resident

Sustainability & Resilience:

- Building orientation - Elongating buildings in the East and West dimension helps to maximize south light exposure and to minimize over heating from the harsh East and West sun.
- Systems - Integrated appropriately sized heating, air ventilation, and hot water systems not only ensure high energy performance and low environmental impact, but they also guarantee a comfortable and healthy home.
- Moisture management - Building assemblies designed to prevent bulk water intrusion and avoid condensation. This is accomplished through vapor open airtight assemblies and proper insulation strategies including assemblies like rain screen systems, exterior insulation & air-tight but vapor open roof and wall membranes.
- Window Placement - Providing ample windows on the south side of a building with appropriate shading devices creates ideal lighting and heating in the Pacific Northwest Climate. Minimizing window size and placement on the ill-lit North elevation prevents heat loss where solar heat gain is minimal. Reducing windows on the East and West prevents overheating and glare where shading devices are less effective at lower sun angles. Limiting operable windows to only locations where they will commonly be used and provide cross ventilation reduces initial costs as well as durability/performance by reducing the number of operable parts.

Innovation & Creativity/ Aesthetics:

- Flexible Outdoor Space (Community Dinners, Carport, garden space) - With tight site constraints having an intermittent dogtrot allows for site connectivity and community connection.

-Separate Bonus Gear/Hobby Storage – This is a flex space separate from the main DADU living space. This doubles as a workspace and a storage spot for bulk items.