

Cedar

Cedar is a 2-bedroom single story house striking a balance between maximum allowable square footage and micro design. Providing the best of both worlds, with built-in flexibility of a 2 bedroom but at a reduced initial cost over a 3-bedroom design. The single floor living provides opportunities to raise a small family, downsize from a larger house, or work from home in a community with all the resources found in a developed neighborhood.

Universal Design & Aging in Place

- Single floor living.
- All doors min. 32" clearance.
- Slab-on-grade construction for no stair entry.

Affordability & Cost

- Slab-on-grade design reduces material cost.
- 2 bedrooms allow for potential rental income, room for family or an office.
- High performance features = reduced operation costs

Sustainability & Resilience

- Roof Design – Shed roof allows for large PV panel collection area and protective overhangs.
- 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.

Innovation & Creativity/Aesthetics

- Building Roof & Shape - Cost effective light framed, or truss gable roofs are an easily constructed shape minimizes the materials needed to construct while also providing ample surface for PV solar collection.
- Locating the building on the northeast of the lot creates two distinct pockets for communal gathering or play space between the two dwellings.
- Simple shed roof design not only provides a low cost, easy constructability but also provides the clean lines of modern design frequent in the pacific northwest.