

SEDGE COTTAGE (3 Bedroom/2 bath)

PROJECT INFORMATION:

Overall footprint: 35'1 1/2" x 19'11 1/4"

Net Floor Area: 997SF

Gross Floor Area: 1139SF

Impervious Area (roof): 742SF

Height: 21'4"

PROJECT DESCRIPTION

At 997 net square feet, the Sedge Cottage is an extremely livable footprint that provides well-daylit space for living, necessary storage, flexibility on many sites, and two covered outdoor porch spaces. Within its compact form, the design features three bedrooms and two baths, a galley kitchen with a peninsula and plenty of storage. It features a bedroom and 3/4 bath on the main level that works well for an aging parent, as a guest room or work from home office. Standard wood frame construction, vented shed roof, slab on grade foundation, the careful placement of windows, and a simple exterior allow for low cost construction without sacrificing durability, function or style.

The design is under the height limit and can fit on the smallest lots, around trees, or on sloped lots, with space for adjacent parking if desired. The outdoor covered area is perfect for a BBQ and the cottage can be oriented toward the principal residence for multi-generational living around a courtyard. The front porch is friendly and clearly marks the entry of the accessory dwelling.

The design is targeting Built Green 4 Star, with details for reduced air infiltration, energy efficient heating, cooling and water heating systems, passive solar heat gain in window/shading in summer, low VOC finishes, no fossil fuel appliances, and all LED lighting.

DESIGN FEATURES:

ACCESSIBILITY

- Flush threshold at generous entry
- Flexible space on main level that can be used as a bedroom
- Three quarter bath on main level large enough for wheel chair access
- Galley kitchen allows side approach to all appliances
- Flush thresholds at flooring material changes
- Lever handles and graspable cabinet pulls
- Under Cabinet lighting for bright work surfaces
- Blocking specified for secure grab bar placement
- 2'-8" clear dimension for all doorways
- Straight run stair can be retrofit with stair lift

SUSTAINABILITY

- Heat Pump for heating and cooling.
- Energy Recovery Ventilator (ERV) to provide whole house ventilation, maintain temperature and regulate humidity.
- Deep overhand at porch is ideal for passive solar heat gain, allows winter daylight, summer shade
- Monoslope roof ideal for solar, rainwater reuse
- Induction cooktop, no fossil fuel appliances
- All LED lighting
- Corktech floating flooring (renewable material, glue free).
- Marmoleum Click Flooring (43% recycled content, no-VOC, 70% rapidly renewable, glue free)
- Metal Roof and siding with 40 year warranty, recyclable material. Rainwater harvested isn't contaminated with asphalt or plastics.
- Rainscreen siding for durable drying wall assembly.
- Dense pack cellulose insulation rather than fiberglass

CONSTRUCTABILITY

- Slab on Grade foundation designed to accommodate slope changes of up to 4 feet
- Conventional stick built framing goes up in weeks.
- Standard sized windows and doors are easy to source from a variety of manufacturers.
- Rain screen weather barrier gives the owner flexibility for siding choice.
- Vented roof, no spray foam.
- Insulation in floor between stories for quiet construction.
- Framing designs to minimize larger beams and lintels.
- Monoslope roof is easy to frame, flash, and warrantee.
- No gas, no gas piping, no duct work.
- Bathrooms and Kitchen stack for simplified plumbing.