

SITKA COTTAGE (3 Bedroom/2 bath)

PROJECT INFORMATION:

Overall footprint: 35'1 1/2" x 19'11 1/4"
Net Floor Area: 1000SF + 152SF storage off main floor
Gross Floor Area: 1258SF
Impervious Area (roof): 713SF
Height: 20'1"

PROJECT DESCRIPTION

At 1000 net square feet, the Sitka Cottage features three bedrooms and two baths upstairs, an open living room and kitchen, storage space and an additional powder room tucked away. It fits flexibly on many sites with a walk out terrace off the living room/kitchen. The three bedrooms upstairs are very reasonable sized and work well for a family. 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 standard to small lots, around trees, or on sloped lots, with space for adjacent parking if desired. The cottage can be oriented toward the principal residence for multi-generational living around a courtyard. The front door is on the corner and can be placed on either the short or long side of the design, depending on site orientation.

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:

ACCESSIBLE

Flush threshold at generous entry
L-shaped 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

SUSTAINABLE

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

CONSTRUCTABLE

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.

