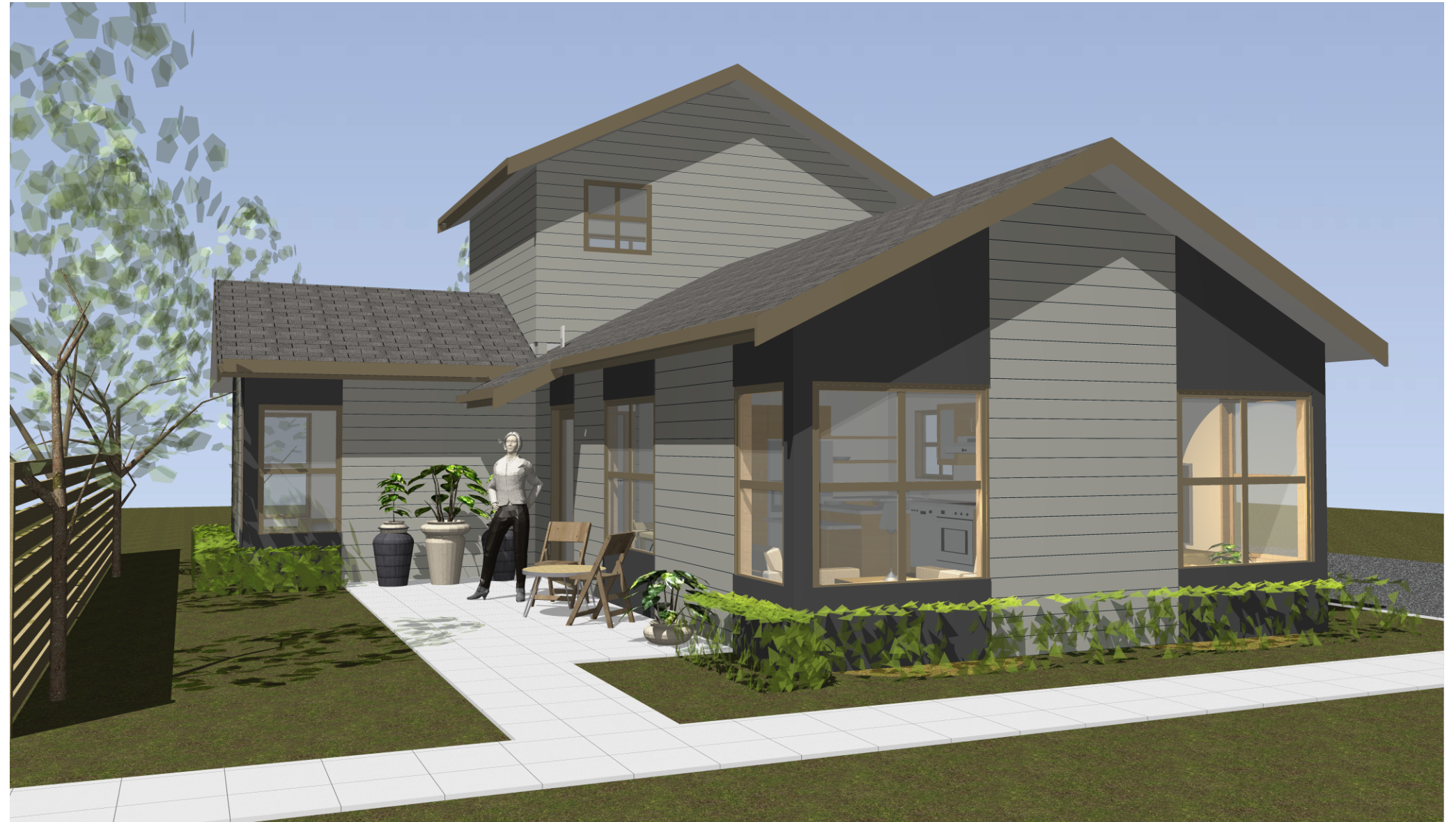


The Harmony Hut

Need a place for aging parents? How about a dwelling unit that can be rented out to create extra income? Maybe you want to downsize from your larger home, move into a smaller unit then rent out the larger home? This Accessory Dwelling Unit (ADU) is designed specifically with these goals in mind. Please explore the drawings and read on to learn more about this 928 SF home.



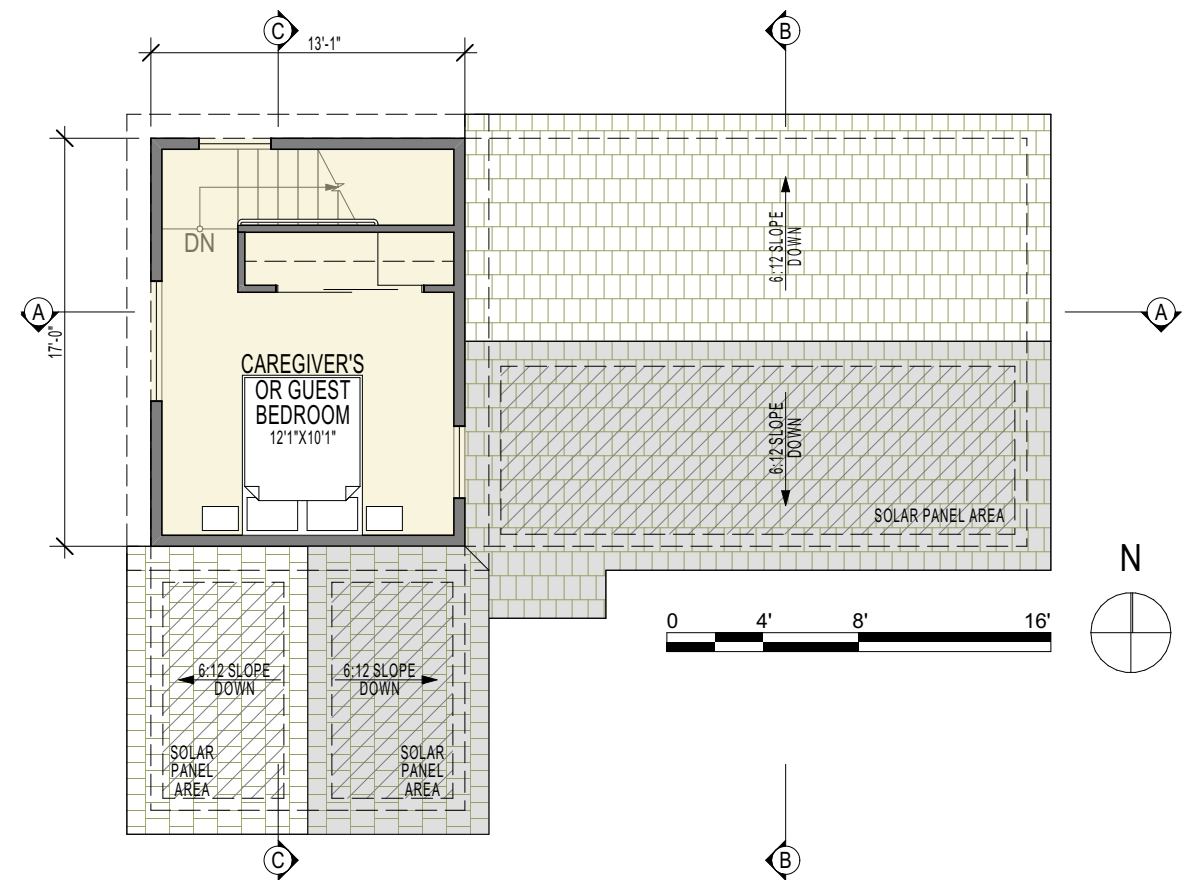
Universal Design & Aging in Place

This project exemplifies this in many ways including:

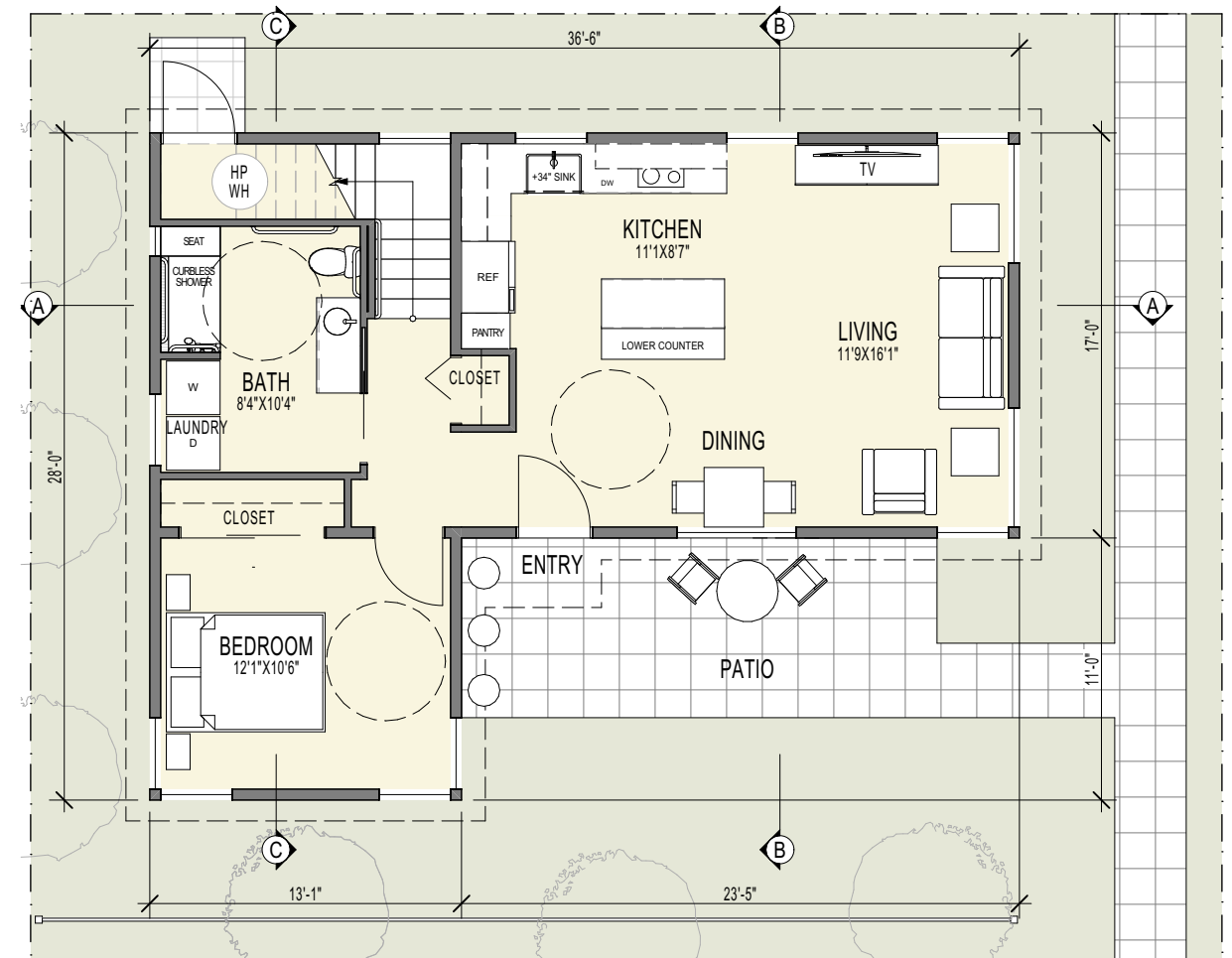
Easy access ground level entry. An open plan including the Kitchen, Dining, and Living Areas which include ample maneuvering area for wheel chairs and walkers. The bedroom and bath areas are also designed with maneuvering space in mind. Many design details have been included in the plan including:

- Doors which are at least 2'-10" wide allowing maneuvering space for wheel chair or walker access and have lever style door latches. Windows are easily opening casements.
- Kitchen:
 - A lower, 34" height for kitchen sink and a portion of the kitchen island counter.
 - 9" high toe kick to allow for wheelchair access
 - Open shelves and glass door upper cabinets so it's easier to see stored items.
 - D style cabinet pulls for ease of access.
 - Under counter task lighting.
- Bath:
 - Space to maneuver a wheelchair or walker.
 - A toilet with a bidet attachment if desired and grab bars.
 - A curb-less / roll in shower design including a seat, hand held shower, and grab bars.
 - Space under the sink to allow for wheelchair clearance.
 - Single lever faucet
 - Wall hung cabinets with free space under for toe clearance.
 - Additionally, I've included a place for a side by side washer / dryer, if desired by owner.
- Bedroom:
 - A generous size for wheelchair / walker maneuvering and wide closet doors to allow for closet access.

Since caregivers typically are needed for aging in place, a separate bedroom has been added to the project. It is assumed the caregiver would not need special universal design amenities so this room is located on the second floor.



SECOND FLOOR
SCALE: 1/8" = 1'-0"



FIRST FLOOR
SCALE: 1/8" = 1'-0"



Affordability & Cost Effectiveness

The project is simple in design and uses common materials including:

- Slab on grade construction
- Wood framing
- TJI or 2x10 second floor framing
- Roof trusses, vaulted roof to use TJI or 2x12 wood rafters
- Fibrous cement lap / panel siding (Option for Kebony wood siding for sustainability goals)
- 6:12 pitched roof with composition roofing (Option for metal roofing for sustainability goals)
- Sheet Rock
- Batt or blown in insulation
- Vinyl Windows (Option for wood windows for sustainability goals)

Finishes are something that the client would help select and this would affect overall cost effectiveness.

The following is what's proposed:

- Flooring - Luxury Vinyl Tile for the living and kitchen, the hall, and caregiver's bedroom. (Option for Hardened wood flooring for sustainability goals.) The bedroom would be wool carpet and the bath would be tile for floor and shower walls.
- Kitchen & Bath Finishes - PaperStone recycled material for countertops and locally made casework.

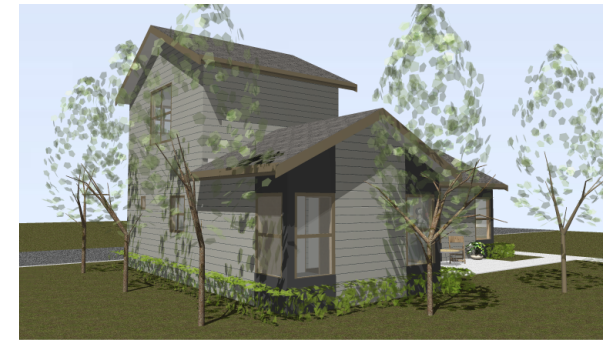
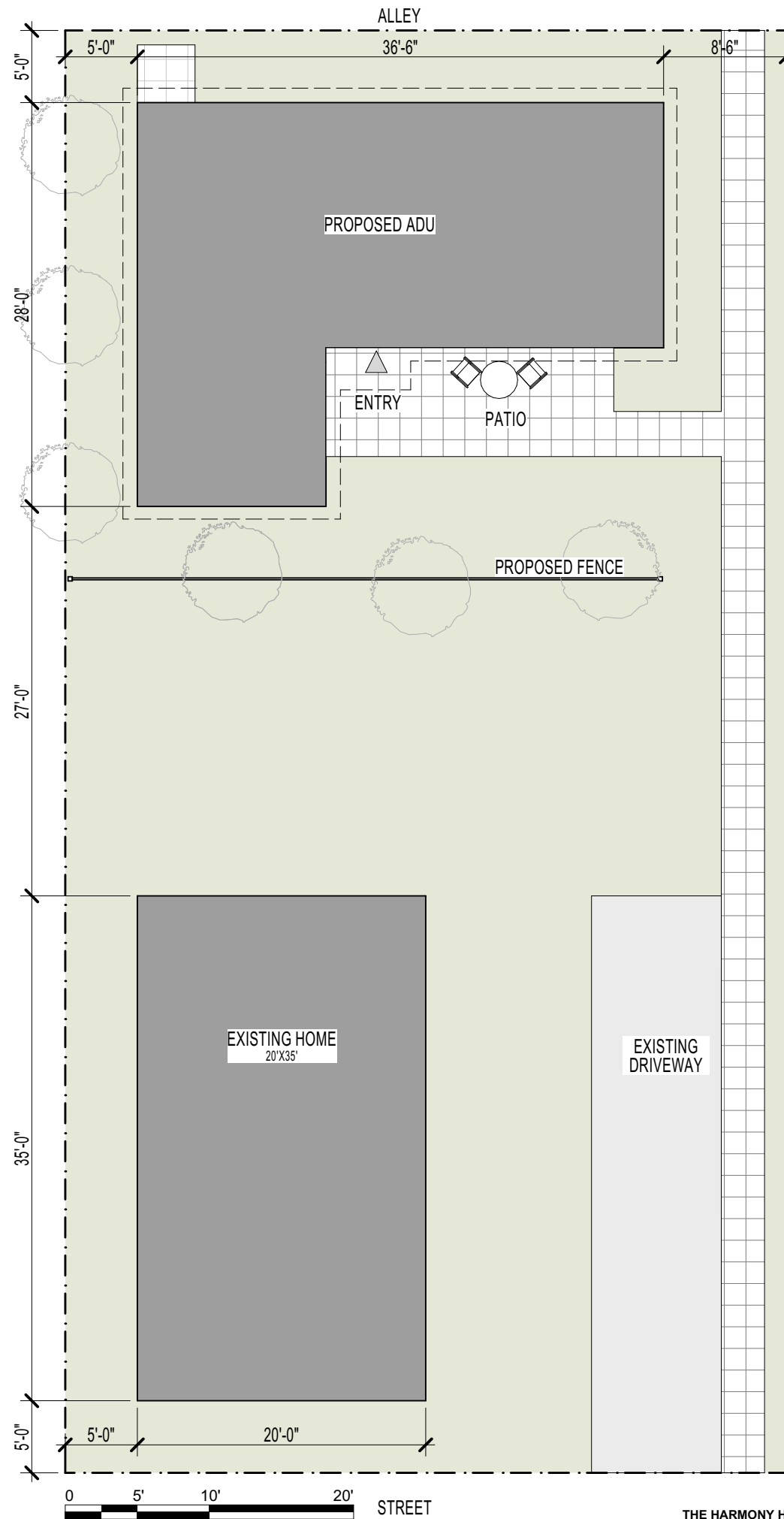
Sustainability & Resilience

The project will be built to current energy code standards and use energy star appliances. The project is designed for Built Green Certification.

- Roof Insulation R-49 - vented, Vaulted Roof - R-38 - vented
- Exterior Walls - R-21
- Slab on Grade - R-10 throughout
- Windows - U .28 or more thermally efficient
- Heating / Cooling System - Ductless heat pump
- Heat Pump Water Heater
- Induction cooktop and electric oven
- Low flow faucets
- Construction of building envelope tested air leakage to 3.0 air changes per hour
- Locally sourced products are encouraged.
- Space for a solar PV system is located on the roof and can be utilized if the owner so chooses. The owner can also opt to use advanced framing methods.

Innovation & Creativity / Aesthetics

The creativity in this project is in the space plan, the flexibility of adding a second bedroom, and designing all of it with the idea of aging in place. The massing of the structure is simple and easy to build and with a touch of creativity for window placement and siding details. Your Grandma or a future tenant would be happy in the Harmony Hut!



SITE PLAN
SCALE: 1" = 10'

