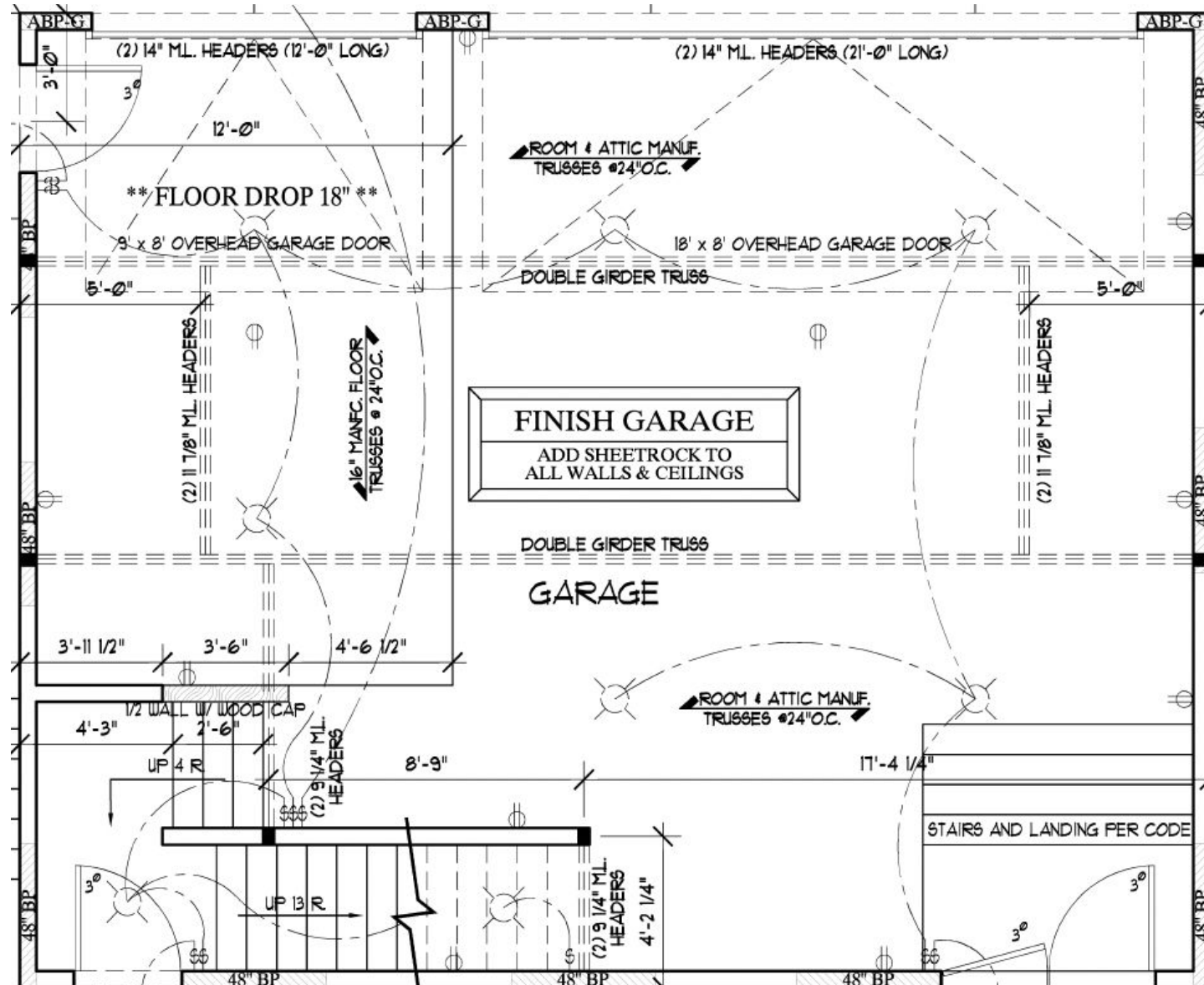

RESIDENTIAL DETACHED STRUCTURE

NARI | CONTRACTOR OF THE YEAR 2023

A grown-up family loves their woodsy urban neighborhood that's walkable to shops, dining, and two local universities. But the home is getting crowded, so this family needs more space.

The homeowners desire more space for their growing business, a living area for more family time, and more usable storage space. In addition to wanting more space, the family had growing security concerns: cars parked on the street and a dark alley with access to the yard. Of course, their dream is to get all of this without disrupting their lives during construction.

Lower Finished Garage



We designed and constructed an Accessory Dwelling Unit (ADU) to exceed the client's functional needs while providing the least disruption to their lives.

Built from the ground up on their previous 1-car garage site, the new structure offers secure vehicle and equipment storage on the lower level.

The multifunctional upper level fulfills the need for the owner's collaborative home office. Now, they can receive clients and hold meetings. During non-office hours, the space is used as a living and family space. This structure provides the homeowners with an office and additional living space with the possibility of future passive income.



The lower level of the ADU provides safe and secure storage for up to four vehicles.

This detached structure resembles a home more than anything else. We addressed a 42" grade drop and the ever-changing weather with substantial frost footings while grading and laying the footings.

Rather than blocks, poured concrete stem walls, waterproofing, and drain tile prevent leaks from snow and rain.

In the single stall, the lower grade combined with high ceilings provides a future opportunity for a car lift. That's up to four vehicles parked safely and securely in the ADU vs. the old 1-stall garage.

The heated floor, air conditioner, area vent fan, hot and cold water faucet, and linear drain provide all-season convenience and comfort while working on home improvement projects in the garage.

* Parking area access steps to backyard will be added in the future.



The structure is enhanced to handle the elements from outside in.

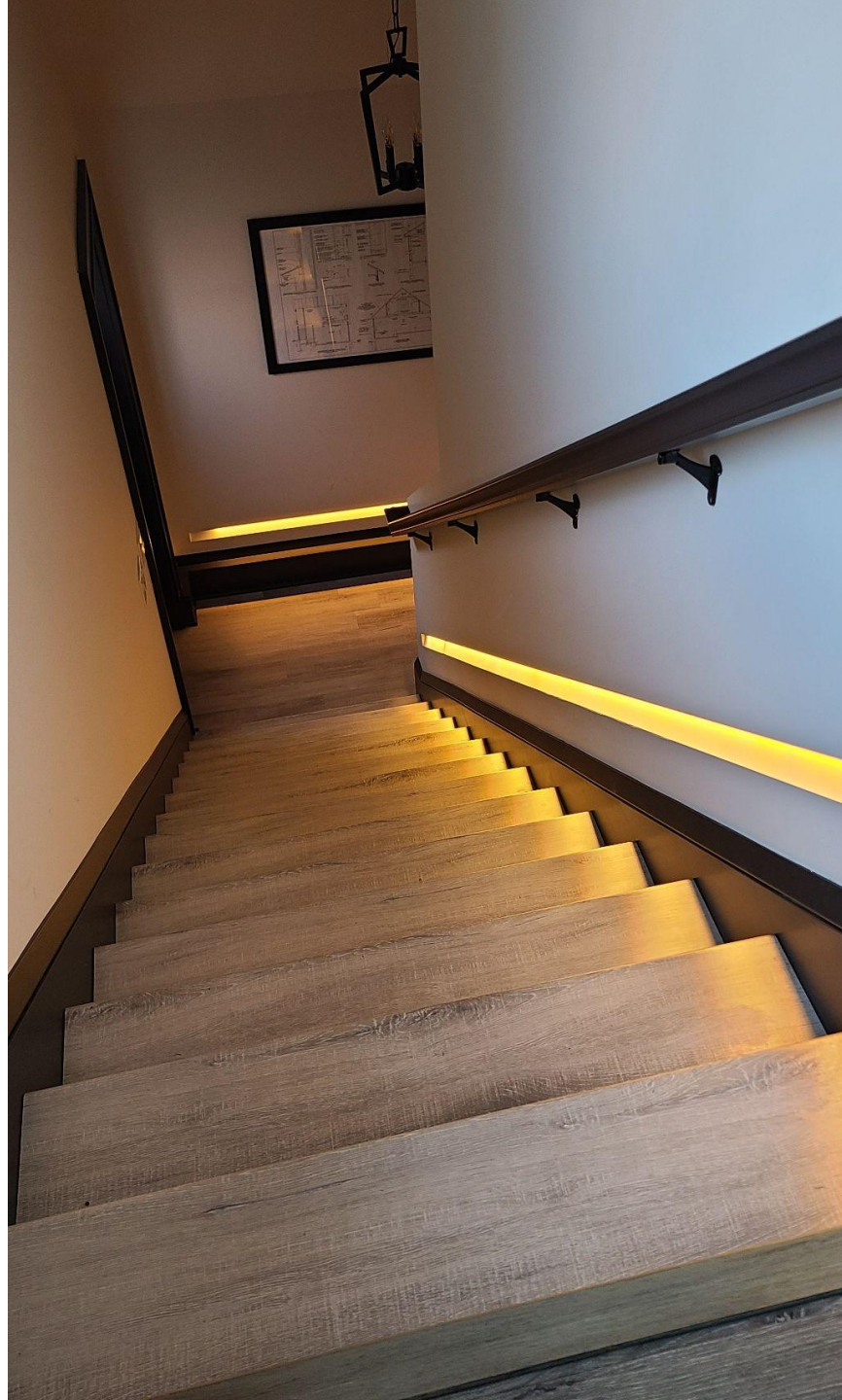
An inground radiant system melts snow and ice on the apron and surrounding colored sidewalks to offer ultimate no-slip safety on concrete. Say goodbye to ice and snow buildup during those northern winters!

The system allowed for the installation of safety and security features like a minimally sloped entry from the apron to the garage and two outward-opening 3-point security doors. The new torsion drive overhead door opener has Wi-Fi capabilities to provide safety and peace of mind. Plus, the garage door is polyurethane injected for extra weather protection.





6 | From Outside to Inside



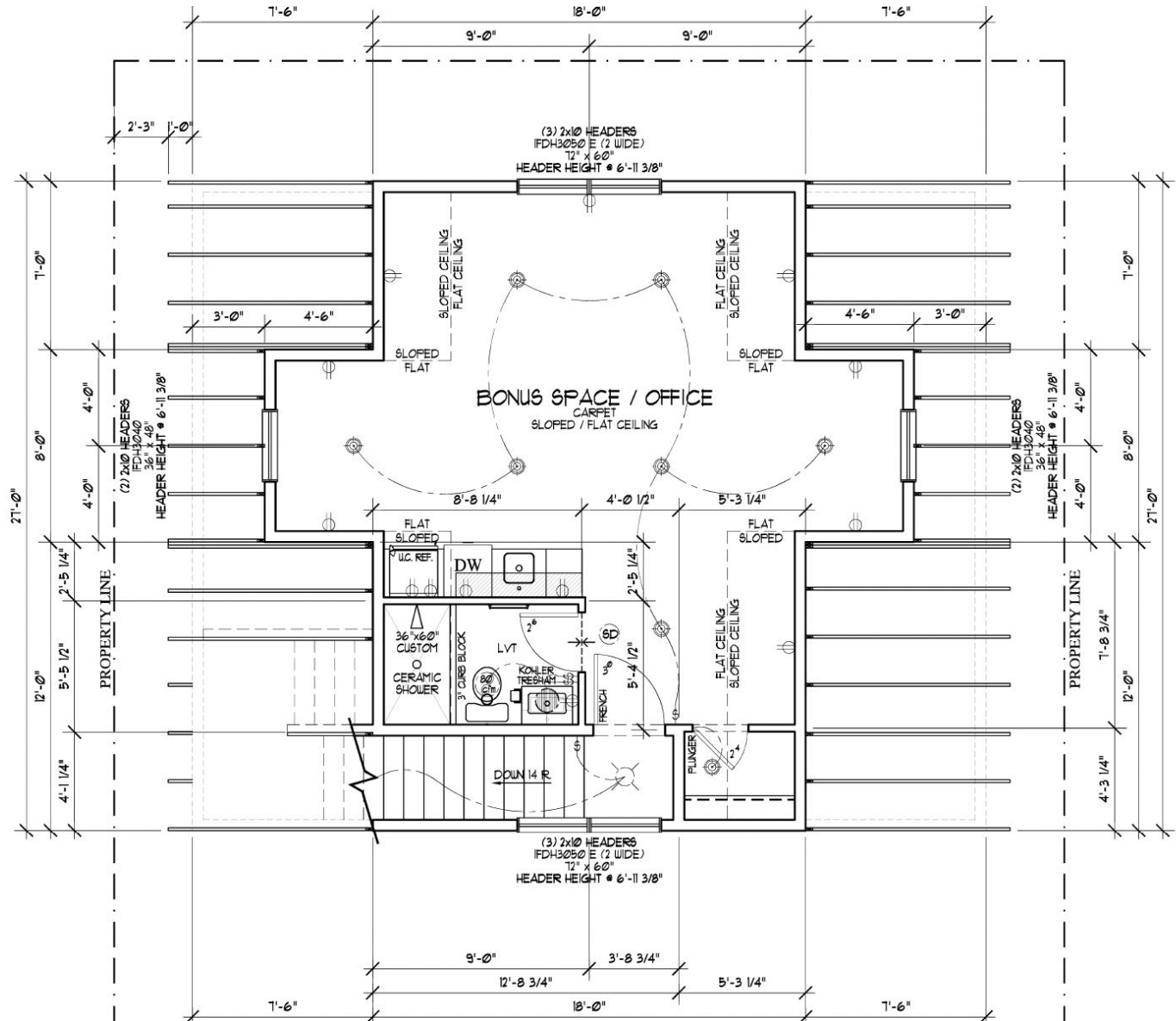
Function continues inside to the upper level.

Intelligent LED lighting illuminates the exterior of the ADU and continues inside as you safely ascend the extra-wide stairway to the upper level.

The radiant floor heating continues from the outside and garage area beneath the floors inside for even more comfort and efficiency.

Closed-cell foam fills the exterior walls and ceiling, maintains efficiency, prevents bypass air in the framing, and protects against water damage. Fiberglass batting in the walls and roof exceeds code requirements for all remaining insulation.

Upper Finished Office and Living



Welcome to the 525 square foot home office.

The structure's upper level provides more additional square feet than any home remodel the clients could imagine. The multifunctional open-concept living space, currently a home office, allocates two nooks for workspaces and an open center space for meetings and entertaining.

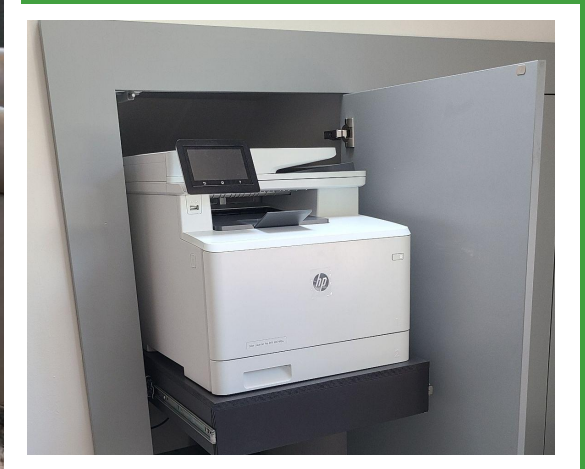


An office with all the comforts of home.

To maximize floor space and maintain a clutter-free area, custom slide-out drawers (below) are built into knee-wall closets to conceal office equipment, supplies, essentials.

The upper-level kitchenette and bathroom provide all the comforts of home and ensure the homeowners spend office hours in the ADU 100% of the time.

From the stairwell landing and through the office, a master carpenter crafted moldings and trim identical to the home. Plus, the structure's door and window hardware are identical to the home's interior.



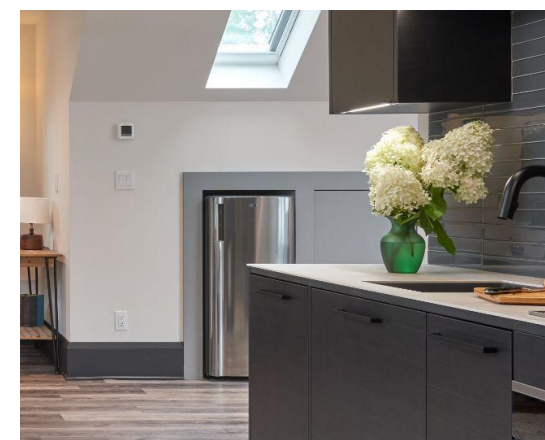


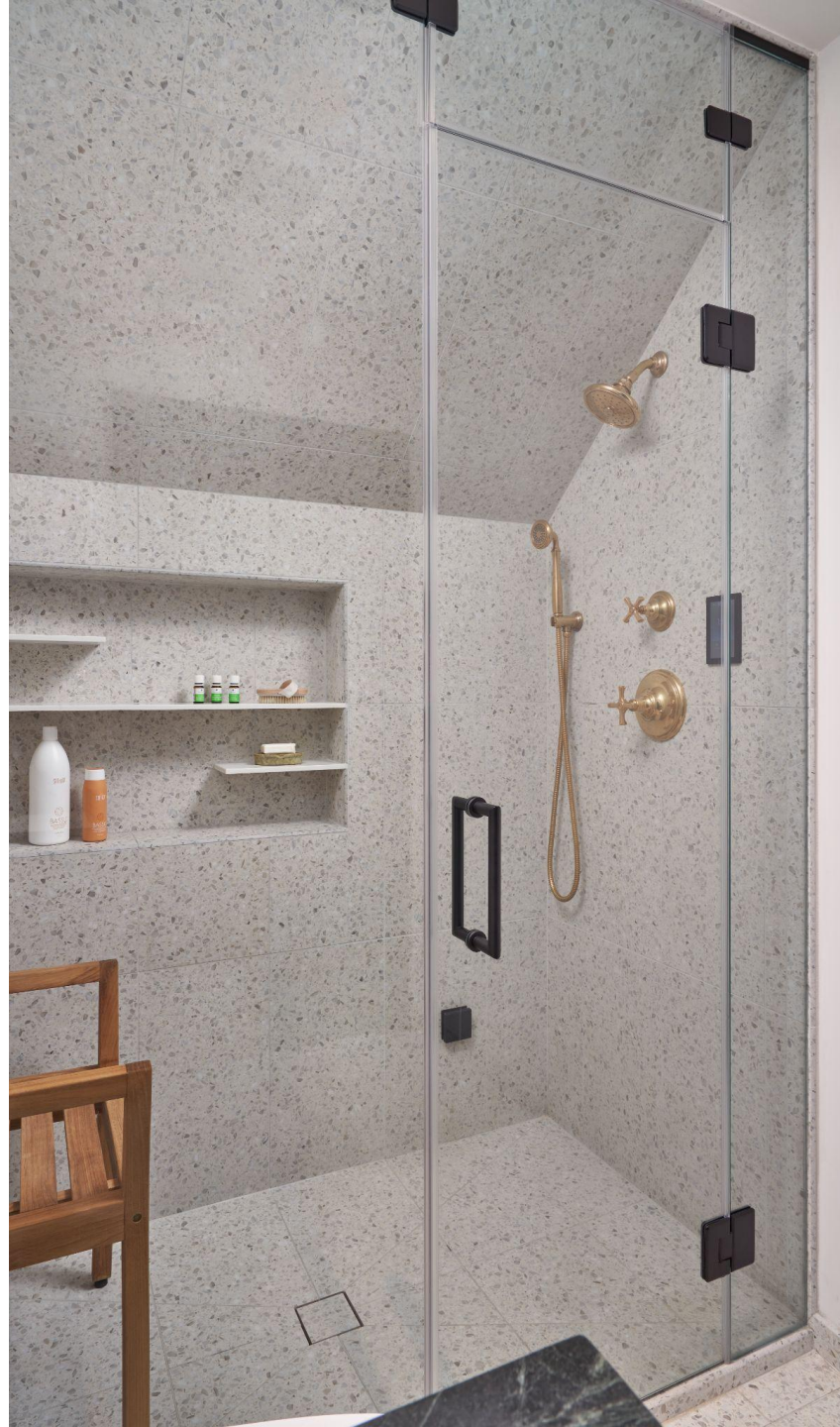
We created an “Office Sanctuary” for the homeowners.

Adequate counter space, cooktop, oven, and sink offer enough capacity without over-engineering this multifunctional space. A micro refrigerator/freezer (below) is tucked away in the knee-wall closet.

Scandinavian cabinets in the kitchen offer a modern look with a nod to tradition. Since they're completely void of formaldehyde-based glues, the cabinets give the homeowner peace of mind that their office air is toxin-free.

A 6mm porcelain countertop protects from cutting while adding warmth to the kitchenette.





This “Office Sanctuary” has a steam shower

When the home office gets stressful, the owners can retreat to the spa-like bath. Its daytime, natural light comes from the sun tunnel above, and the easy-entry steam shower provides relief from all that client work!

Terrazzo tile adds warmth, durability, and sophistication to the bathroom flooring and shower walls. Plus, installed beneath the tile is continuous waterproof membrane stretched from ceiling to doorway and 3” up the wall.

A maintenance-free shower system lines the shower. Not only did this dramatically decrease installation time, but it also shields the structure from leakage and mold growth.

An unlacquered live finish gives the bathroom spa-like refinements, while the flat black hardware complements the kitchen cabinetry. A one-piece comfort height toilet offers a minimalist style and ease of cleaning with a bidet seat.



Lighting, climate control, and ventilation provide maximum comfort.

Skylights and large windows give the natural light needed for a calm workspace, while recessed lights provide additional lighting for client meetings or evening entertainment. From sunrise to nightcap, the mood is set automatically through automated blinds and smart lighting.

A high-efficiency boiler provides primary heating, while a heat pump offers supplemental heat and direct cooling.

An auto-sensing exhaust fan in the bathroom, exhaust above the cooktop, and air exchange keep the home office air quality pure.



The structure complements the site to create a more aesthetically pleasing home.

The structure is an “accessory,” so the lines, continuity, repetition, color, and symmetry enhance the primary residence. Stucco, trim, and hardware were all sourced to match the home’s interior and exterior. The homeowner selected upgraded doors and windows for efficiency, durability, and low maintenance to complement the home’s design.

Since the structure acts as a barrier from the alley, loading doors with backyard access were added to easily unload goods from parked cars. The loading doors also balance the facade facing the backyard—one happy accident!

The complementary design of the structure adds to the overall appeal of the residence and, with less restrictive local ADU codes, has inspired the neighborhood.



Before there was a one car garage and an untended garden patch.

Building on the narrow site provided opportunities for innovation.

Sewer and water connect to the home's existing system per city approval and Alternate Code Compliance.

Bonus trusses were craned over the house from the street to complete the structure's framing.



Thanks for joining us on the final walkthrough

The client's excitement for their new structure is hard to contain. The project met all their current needs for home office, living, and security. Plus, the project also provides future opportunities for passive income from a student attending class nearby or single renter.

