



Phoenix 740 Addition

Features:

Floor Area: 740 s.f. (68.8 m2)

Handicap accessible by design

Addition or stand-alone cottage

Passive solar saves on heating bills

Great room with office nook

Huge bedroom with large closet

Cottage is suitable for narrow lots

Room for full size washer & dryer

Space-saving accessible bathroom

Thermal mass slab construction

Radiant floor heat, ductless or central air conditioning

Optional second floor caretaker bedroom - see Phoenix 1010 Cottage

48' x 23' = 14.6m x 7.0m

One Bedroom, One Bath: 740 s.f. (68.8 m2)
48' x 23' including roof overhangs



Overview:

Compact living can be compatible with a handicap accessible home! This house was conceived as an addition to an existing house, but it works equally well as a stand-alone cottage. Intended for a single or a couple, we've made sure that 100% of the space is functional for someone in a wheelchair, especially the kitchen. Whether adding space for aging parents or adapting to life after an injury or unforeseen illness, we want to make sure that you can do the most with the financial resources you have available. Building an accessible cottage out back while renting out your original house can supplement your income in a meaningful way. Our design is detailed enough to allow any reputable contractor to successfully bring this home to fruition without having to hire specialized (and sometimes pricey) consultants. We want to present options to help you stay in control of your situation.

Check out our YouTube Channel for a rendered 3D walkthrough video!
[@compacthomeplans](#)



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About the plan:

This plan represents an addition in the back yard of an existing home. The addition is slab-on-grade construction, which makes for a more manageable access ramp, and allows for a thermal mass slab with silent, comfortable radiant floor heating. The entry includes room for stairs and a landing up to the existing back door, which is most likely built with a basement or crawl space. The dimensions of the entry may need to be adjusted to suit the stairs needed between the two floor elevations.

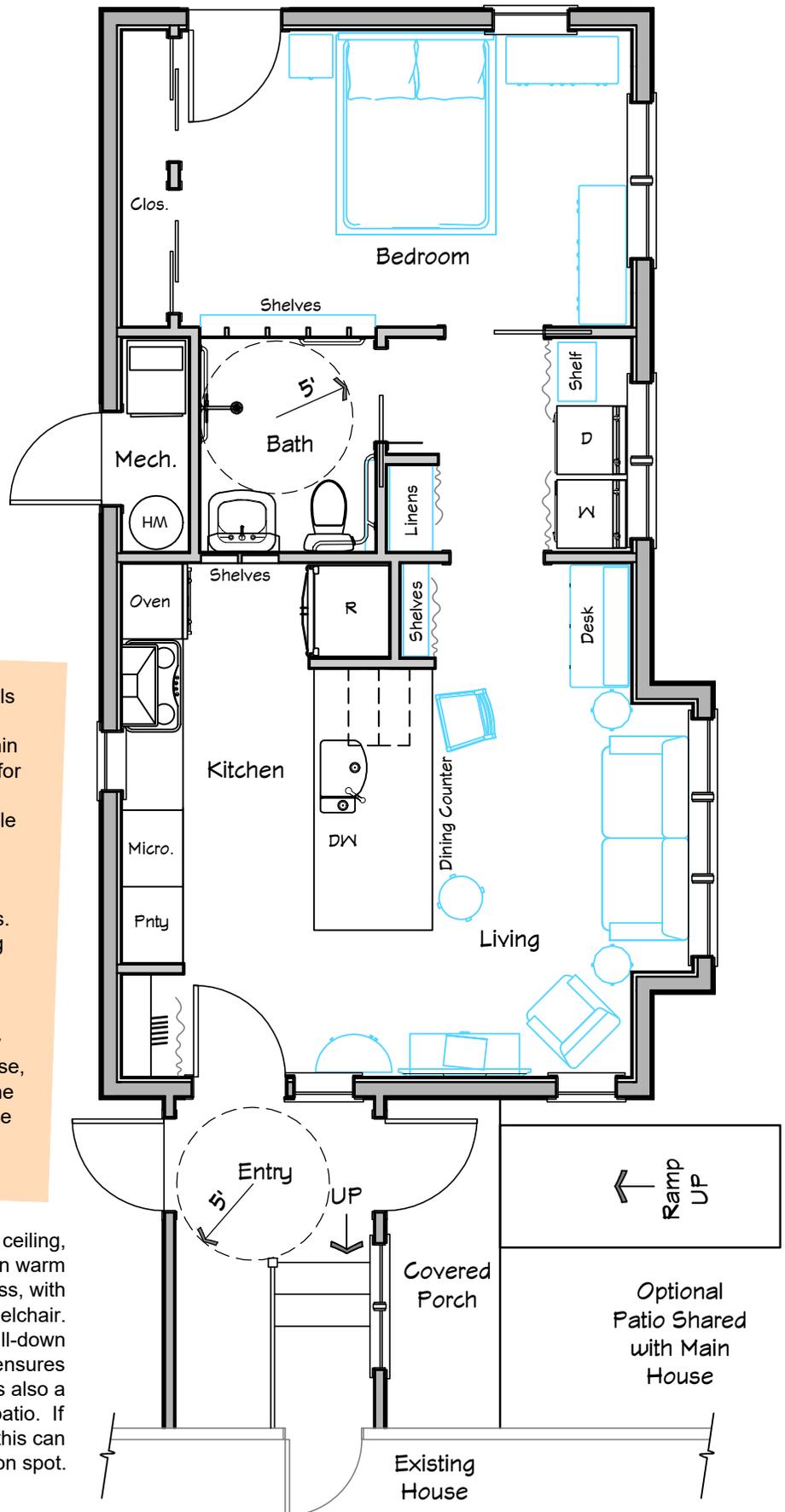
Of course, you'll need to ensure that an the building is allowable relative to property line setbacks, zoning for a second dwelling unit, etc. A quick meeting with your local planning and zoning department should help determine if an addition is feasible and how it would need to be sited on your lot.

The floorplan is jam-packed with thoughtful details that were made with wheelchair access in mind:

- Central work spaces and appliances all within a 10' corridor in the kitchen (see next page for more information).
- Two-sided counter with seating for 4, suitable for wheelchairs, stools, or chairs.
- Numerous locations for shallow shelves, easily accessible with a limited reach, with curtains rather than doors to simplify access.
- Pocket doors, if desired, instead of swinging hinge doors.
- A wet-floor shower with 'L' shaped curtain saves space in bathroom. Consider expanding the bathroom (see next page) by eliminating the mechanical room. In this case, the water heater would reduce the size of the bedroom closet. Ductless A/C would replace the air handler.

In the bedroom, it's possible to build a cathedral ceiling, if desired, which would be especially welcome in warm climates. The closet is shallow for easy access, with sliding doors that won't interfere with a wheelchair. Closet poles would be set at 50" high, with pull-down shelves above. The recommended back door ensures a safe exit in case of emergency, and it is also a potential access point to a private porch or patio. If your lot backs to woods, water, or open space, this can provide a soul-nurturing relaxation spot.

Optional Porch or Patio
w/ Retractable Awning



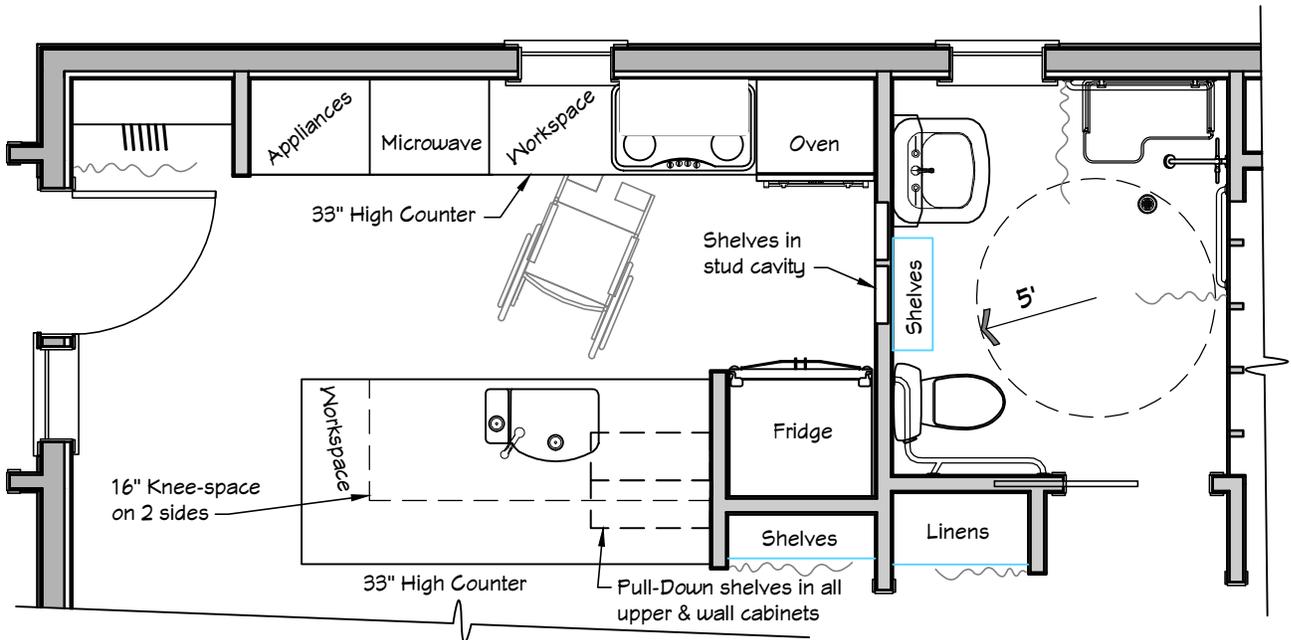
FLOOR PLAN

SCALE: 3/16" = 1'-0"



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(No window shown)



Rotate page to see this elevation aligned with plan view

Kitchen Blow-Up and Elevations



Scale: 1/4" = 1'-0"

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Bathroom:

This photo of the bathroom represents the compact layout. Fully functional despite a minimal footprint, this version is admittedly pretty bare-bones. The expanded version shown on Page 3 gains a window for natural light and ventilation, a larger barrier-free shower area, and more generous shelf space.

The tradeoff is losing about three feet of closet space in the bedroom. Every handicap-accessible home will benefit from custom design, both at the plan stages and during construction. We aim to please!



Siting and Aesthetics:

This version of the addition was intended to mimic the style of a 1970's ranch house. We've used a low-slope 5:12 pitch roof, with longer gable overhangs to shade the south frontage windows. Of course, solar orientation will be constrained by the existing house, so window sizes and low-e glazing options should be adjusted to suit each particular site layout.

Roof pitches could easily be drawn steeper to match the existing house, and/or the south facade gables could be eliminated to reduce construction costs, or to maximize roof area for a solar array.

