



Aging In Place Addition

RESIDENTIAL ADDITION \$250,000-\$500,00



Before



After



Overview

Our clients love their home and its generous lot in a quiet neighborhood. With retirement ahead, they wanted to ensure they could stay in the home long-term, even as their needs evolved. Their challenge: the home lacked a main floor bedroom, and laundry was in the basement. There was a bathroom that was too small to bring up to universal design standards.

We built a thoughtful addition that created a primary suite on the main floor, a spa-inspired universal design bathroom, a walk-in closet with adjacent laundry, and an unfinished lower-level basement for mechanics, storage, and even a small wine room. The project also reshaped the outdoor living experience with a new deck, space for their hot tub, and repurposed elements of an existing pavilion we had built years earlier.

The result is a highly functional, beautiful, and future-ready retreat that integrates seamlessly with the existing home while enhancing both indoor and outdoor living.



Client Needs

- Remain in the home long-term with a bedroom and accessible bathroom on the main level.
- Incorporate outdoor living with a redesigned deck, hot tub access, and integration of their existing pavilion.
- Ensure the home is future-ready with a bathroom, doorways, and layout that anticipate potential mobility changes.
- Create spaces that are highly functional without feeling sterile or institutional, blending accessibility with warm, inviting aesthetics.



Craftsmanship

- Custom cabinetry in the bathroom, hallway, and closet—each designed for specific client needs and storage solutions.
- Tile perfection: a meticulously pitched curbless shower floor with linear drain, aligned tile patterns extended seamlessly into shower niches, and stain-resistant grout for lasting durability.
- Custom vaulted wood ceiling in cedar installed with precision for warmth and character.
- Soft-close pocket doors throughout the addition, enhancing flow and accessibility without compromising space.
- Every finish was installed with precision, integrating the addition seamlessly with the existing home.

Aesthetics



- The vaulted ceilings with clear cedar finish creates warmth, texture, and a naturally airy feeling.
- Abundant windows and natural light brighten the bedroom, bathroom, and laundry spaces.
- To avoid a large, flat wall mass, the addition features a sloped roofline angled toward the yard, giving balance to the home's proportions.
- In the bathroom, a bold feature wall of tile adds visual drama, balanced by neutral porcelain wall and floor tile for continuity and calm.
- The interplay of wood ceiling, custom cabinetry, and tile brings warmth, contrast, and rhythm across the new spaces.

Functionality

- Main floor bedroom with large walk-in closet ensures the homeowners can age in place.
- Main floor laundry, conveniently located just off the closet, eliminates the need to navigate stairs with laundry baskets.
- Accessible bathroom with curbless shower, grab bars, fold-down bench, and removable vanity center panel (secured with six screws) for future wheelchair access.
- The bedroom exterior door allows direct access to the hot tub and is wheelchair accessible. The other exterior door in the hallway allows guests access to the bathroom without having to go through the bedroom.
- Concrete ramp and 36" entry door provide future-ready wheelchair accessibility into the bedroom.
- Basement under the addition houses mechanicals, extra storage, and a dedicated wine room.
- Tile flooring throughout high-traffic areas ensures easy cleaning, particularly important with multiple exterior access points.



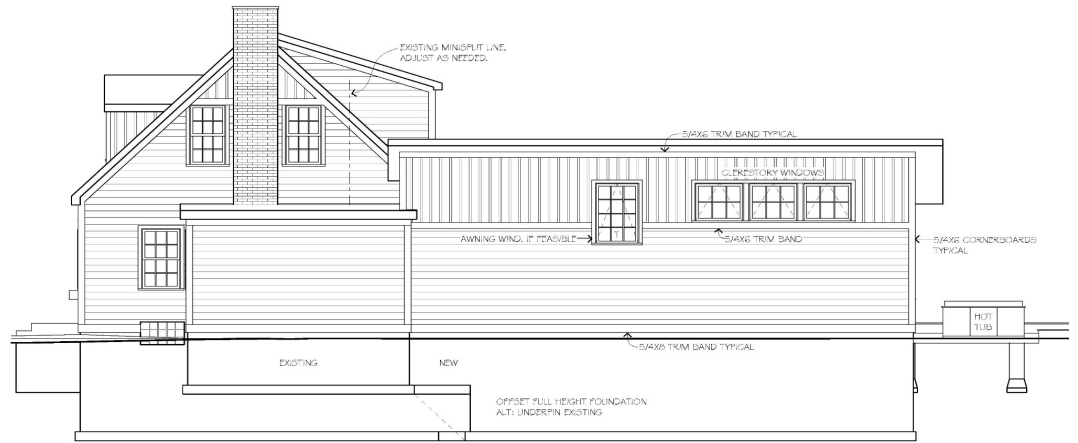


Innovation

- Warmboard aluminum-coated radiant floor panels were installed under the tile, delivering heat 3–7 times faster than traditional gypcrete systems.
- Hydronic in-floor heat throughout the addition ensures comfort year-round.
- Automated blinds provide effortless control of light and privacy.
- The towel bar and medicine cabinet mirror with internal outlets add convenience and luxury in the bathroom.
- Lighted shaving mirror in the shower elevates usability while maintaining a spa-like feel.
- Custom-built joists were engineered to accommodate both the curbless shower pitch and hydronic tubing—an innovative integration of accessibility and technology.
- A dedicated cat lobby with ventilation and space for a self-cleaning litter box provides a unique, client-specific solution that enhances the home's livability.



1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



2 EAST ELEVATION
SCALE: 1/4" = 1'-0"

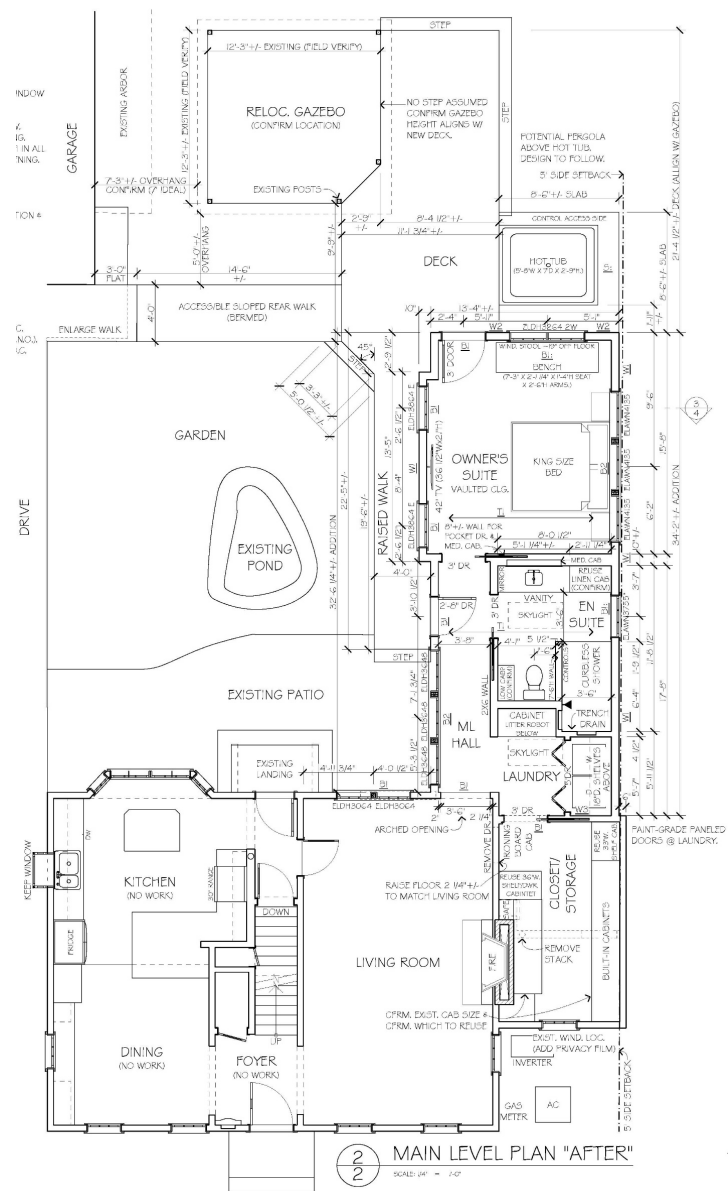
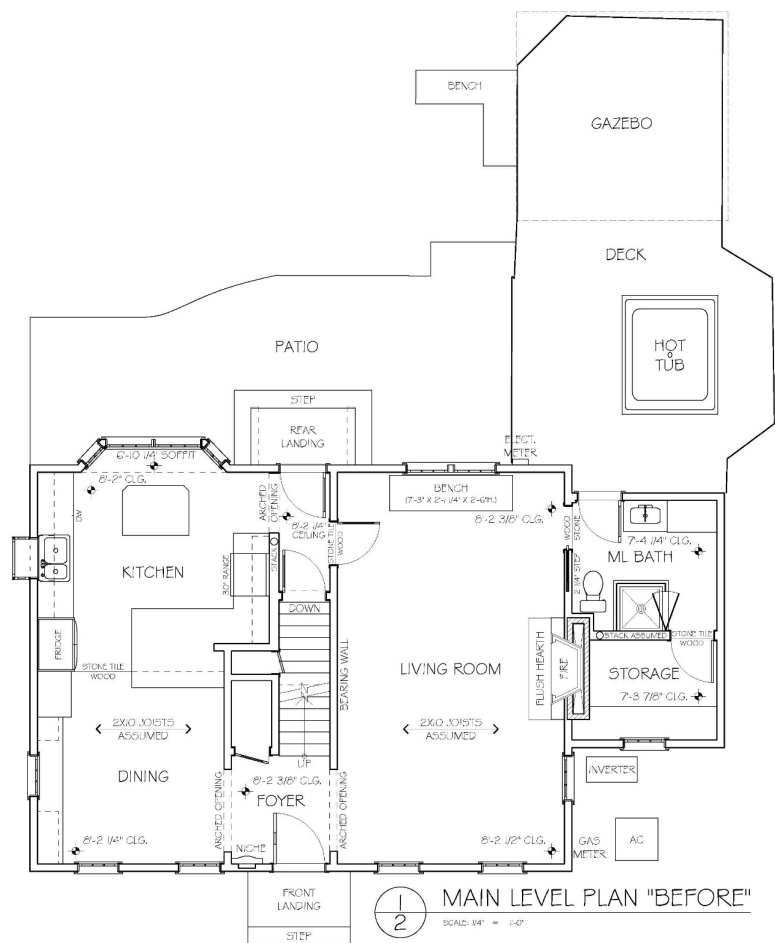


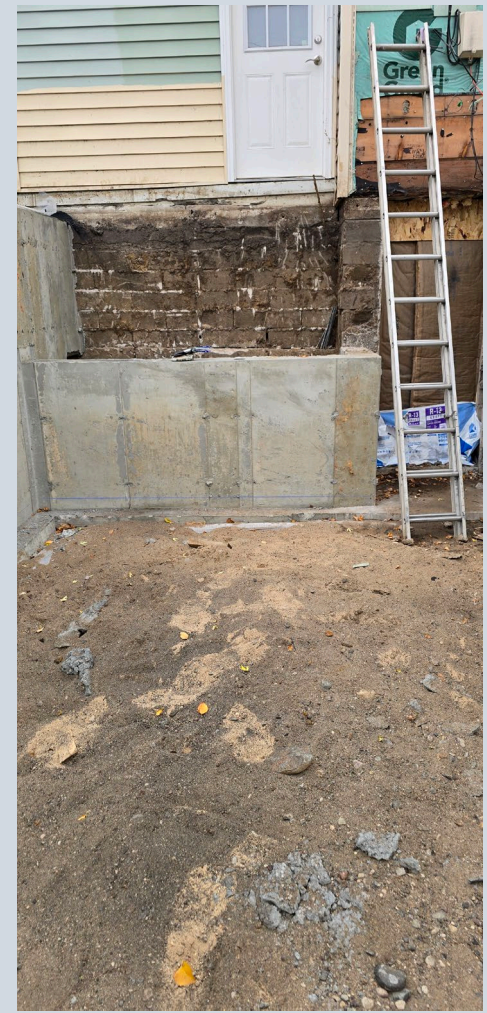
3 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



4 WEST ELEVATION
SCALE: 1/4" = 1'-0"

NOTES:
1. REPLACE ALL EXISTING SIDING W/ 7" x 6" EXPOSURE LAP SIDING.
2. ACCENT SIDING: CEMENT BOARD SHINGLES OR VERTICAL BOARD # BATTEN W/ 5/4" x 2" BATTENS @ 8" O.C.
3. CONFIRM EXTENT OF WINDOW # TRIM REPLACEMENT.
4. T= TEMPERED GLASS





We had to under pin part of the new closet foundation as the footing was only at 4 feet, and we added an 8 foot basement.





Before--entrance to small bathroom



After ---entrance into addition





















