

ADUs

THE PERFECT HOUSING SOLUTION



SHERI KOONES

ST. ANDREWS ADU

SITE-BUILT

LOCATION: Hancock Park, California

PHOTOGRAPHER
Yoshihiro Makino
www.yoshimakino.us

ARCHITECT
Assembledge+
www.assembledge.com

GENERAL CONTRACTOR
Brunswick Builders

LANDSCAPE DESIGN
Outer Space Landscaping
www.bestiagardens.com

SIZE
708 square feet



Opposite: Fiber cement siding on the ADU matches the color of the existing 1919 Craftsman bungalow that was already there. Large windows provide abundant light in this small structure.

As their kids got older, Joanna and Steve Verneti realized they needed more space. They loved their house and wanted to stay in it, but it was feeling too small. So they decided to build an ADU and an extension to the main house, which they say was "an ideal solution" to their space issue. Currently their teenage son, Bruno, (one of their three children) is using the second-floor bedroom and bathroom, and the living space downstairs is shared by the whole family. In the future they will use the ADU for guests.





GREEN FEATURES

- Fiber cement siding
- Xeriscape landscaping

ENERGY FEATURES

- Cement flooring
- LED lighting
- Mini-split heating/cooling

DESIGN OF THE ADU

The couple wanted a modern aesthetic for the ADU, but one that would meld with the Craftsman-style bungalow originally built in 1916. The homeowners reached out to David Thompson, the principal and founder of *Assembledge+*, a long-time friend of the couple who had designed their restaurant, *Vernetti*, in Larchmont Village, Los Angeles.

Thompson says, "This project is an excellent example of the many opportunities for properties throughout Los Angeles. Thanks to the moderate California climate, we can extend the living spaces outdoors, reactivate these rear-yard spaces, and transport a negative space like a garage into an activated area for people to gather."

Opposite: The sliding glass door expands the feeling of space in the living area along with bringing in a good deal of light and fresh air.

Below: The first-floor kitchenette includes an under-counter refrigerator. There is no cooktop, although the design does allow for venting, so it could easily be installed later. Concrete floors add a modern touch to this space while also providing thermal mass, releasing warmth in the evening on cooler days.

Together the couple chose a very sustainable and low-maintenance fiber cement siding in a color that would complement their original house. They chose concrete for the lower level of the ADU to serve as thermal mass and for its beautiful aesthetics. The concrete floor is durable, and it allows the exterior finishes to feel like they are flowing into the space, blurring the lines between indoor and outdoor.

Energy efficiency was important to them but was also a requirement to meet the strict energy requirements of the City of Los Angeles. Large windows and doors bring in lots of natural light and ventilation.



CREATING MORE OUTDOOR SPACE

The main design challenge, the couple says, was creating a harmonious connection between the new ADU with the existing house—making sure that the connections were unobstructed and naturally flowing. However, by building the addition and the ADU, it created a courtyard that is more functional than it was previously.

Although there were challenges extending a 100-year-old house and making it work aesthetically with modern construction, they are so happy with the result they have forgotten the trials and tribulations of building. Joanna says they consider the space between the house and the ADU as an outdoor room that bridges the gap between the two buildings. They used both concrete and wood on the exterior surfaces to break up and define the space.

The couple says, "We love the additional space and the proximity of the ADU and house which now makes our backyard and outdoor space feel like another living area. We have not only gained indoor space, but very usable outdoor space as well."

Right: A courtyard is created with the juxtaposition of the main house and the newly created ADU. The patio was newly constructed when the addition and ADU were built, unifying the properties.





Above: The tiled barrier-free shower with a frameless shower door gives the room a spacious feel while also providing a safe showering experience. The window high on the wall brings in light while maintaining privacy.

BARRIER-FREE SHOWERS

Barrier-free, or curbless, walk-in showers that are designed to provide a safe and convenient shower experience are growing in popularity. A curbless shower floor is flush with the rest of the bathroom flooring and safe for people with disabilities as well as healthy adults. It eliminates the risk of tripping on a curb getting into a shower, and adheres to the concept of Universal Design, which specifies that design should be accessible to all people at every stage of their changing lives.

Barrier-free showers must be constructed with the slope of the floor

directing the water toward the drain, keeping the water in the shower area. Some barrier-free showers are created with prefabricated shower trays, which are flush with the rest of the bathroom floor. Other barrier showers are custom made with a sloped mortar bed. Wet rooms are also becoming more common. These are showers with no barriers that share the bathroom space without separating walls. In this situation, the flooring needs to be sloped toward the floor drain as well.