

BERKELEY



DETAILS

Units: 1

Type: 1 bed, 1 bath (560 sf)

Stories: 1

Height (*top of slab to eave*): 10'-0"

Height (*top of slab to ridge*): 15'-9"

Overall Size: 20'×28'+5' porch

Affordability: 80% AMI

DESCRIPTION

A right-sized one-bedroom cottage, this single-story plan is fully wheelchair adaptable and perfect for aging in place.

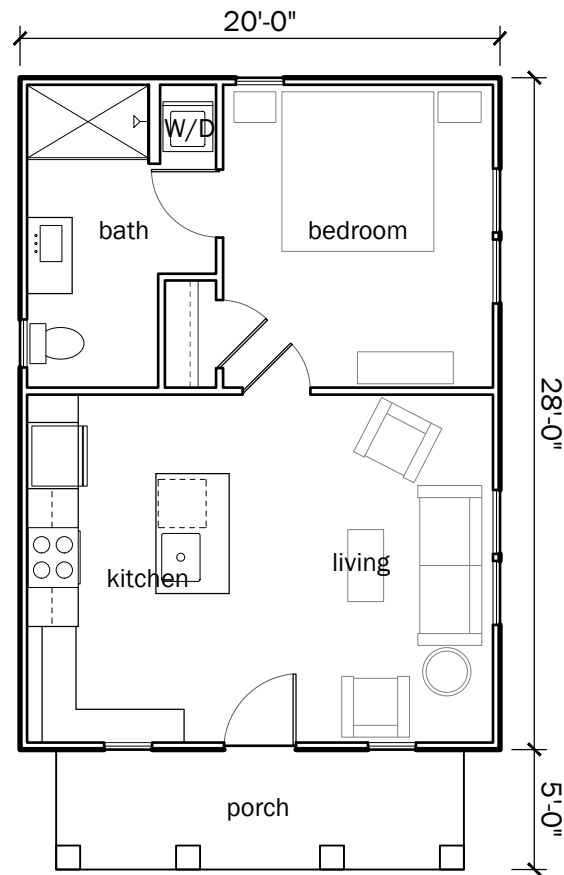
With its accessible layout and welcoming footprint, it works equally well for first-time buyers, as a backyard cottage for rental income, or for anyone seeking barrier-free living in a thoughtfully designed small home.

These affordable units fit into existing neighborhoods as accessory dwelling units, cottage courts, or as a primary house on a small lot.

HIGHLIGHTS

- **ADU-Ready** (could be built as an Accessory Dwelling Unit)
- **Affordable** (Under 80% AMI)
- **Includes Ground Floor Unit**
- **International Residential Code**

*Additional height depending on site slope and foundation design



FLOOR PLAN



SIDE

This building plan is authored and copyrighted by Flintlock Ltd Co. All rights reserved.