



SIDE HUSTLE HOUSE

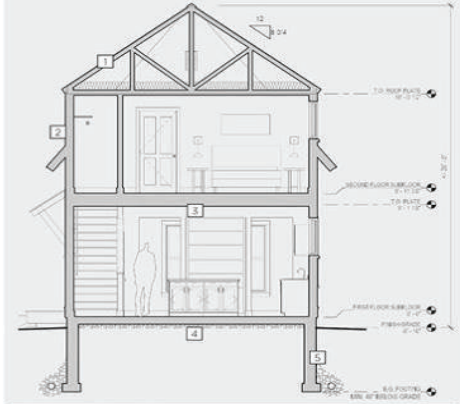
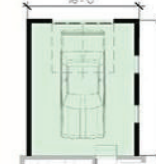
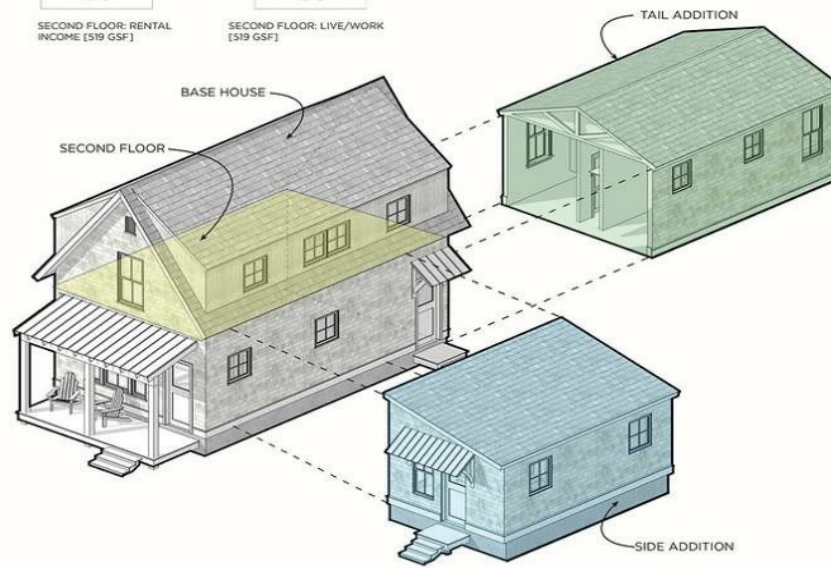
An affordable home that puts money in the bank

Side Hustle: noun \ˈsɪd - ˈhə - sə\ 1 a: work performed for income supplementary to one's primary job
 Example: Deandra the dentist drives for Lyft as a side hustle.



SECOND FLOOR
 Make a little mailbox money -- while adding affordable rental options in your neighborhood -- by converting the second floor into a separate one-bedroom apartment with a dedicated entrance. OR embrace the entrepreneurial spirit and start a small business in your home office.

TAIL ADDITION
 If you outgrow the two-bedroom layout but love your neighborhood, add a master suite to the back of the house. OR take advantage of the vacation rental market by building an attached ADU that you can rent out during the summer months. OR welcome your mother-in-law for what she promises will be a short-term stay. OR save on storage fees by keeping the family dinghy in your rear-loaded garage.



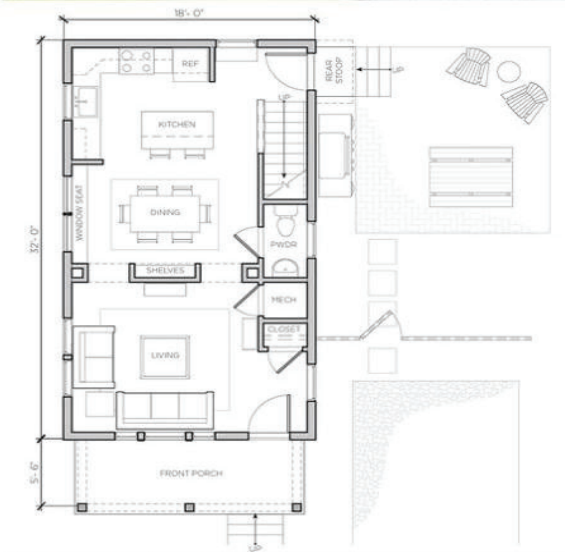
BUILDING SECTION @ KITCHEN
 SCALE: 3/16" = 1'-0"

With a compact form and a tight envelope, the Side Hustle House is net-zero possible, which translates to significant savings over time. The roof pitch is set to the optimal angle for fixed solar panels on Cape Cod.

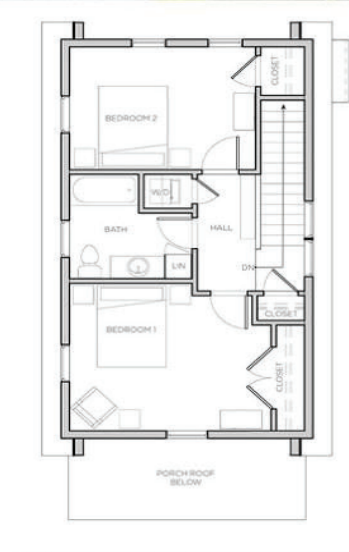
ENERGY UPGRADE OPTION

- R-12 ZIP system insulated panel, taped at seams and corners
- R-19 blown-in insulation
- Closed-cell spray foam insulation at rim joist
- Triple-pane, argon-filled window glazing

And it is **easy to build**. Four corners for a seamless foundation pour, two-foot increments for easy formwork, conventional framing methods, standard stud heights, pre-engineered roof trusses, minimal window variety. This plan is also **conductive to paneled and modular construction**. A builder on the Cape could construct this house in short order for \$135 - \$155 per square foot.

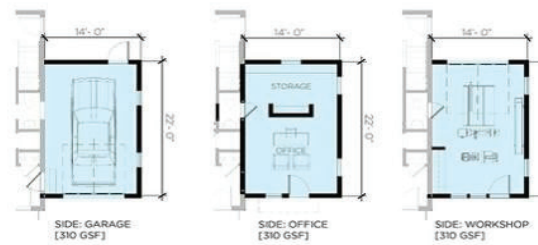


FIRST FLOOR BASE PLAN [576 GSF]
 SCALE: 3/16" = 1'-0"



SECOND FLOOR BASE PLAN [519 GSF]
 SCALE: 3/16" = 1'-0"

SIDE ADDITION
 Keep your car clean and dry so your Lyft customers keep giving you those five-star reviews. OR fit-out a small office when your side hustle becomes your day job. OR set up a workshop so you can finally get that custom furniture design business off the ground.



ALTERNATE ELEVATION OPTIONS
 NOT TO SCALE



FRONT BASE ELEVATION
 SCALE: 3/16" = 1'-0"



SIDE BASE ELEVATION
 SCALE: 3/16" = 1'-0"

- ROOF ASSEMBLY**
 - 30 year asphalt roof shingles - 110 mph wind resistance
 - #30 Saturated felt roof underlayment
 - 5/8" floor sheathing
 - Pre-fabricated wood roof trusses
 - Min. R-38 high density batt insulation at ceiling joists
- EXTERIOR WALL ASSEMBLY**
 - Natural western red cedar shingles with vertical flush-joint cedar siding at corners
 - Water-resistant barrier
 - 7/16" OSB exterior wall sheathing
 - 2x6 exterior studs @ 16" o.c.
 - Min. R-21 batt insulation in stud cavities
 - Vapor retarder
 - 1/2" Gypsum board interior wall finish
- SECOND FLOOR ASSEMBLY**
 - Specified floor finish
 - 3/4" T&G plywood sub floor glued and screwed
 - 11 7/8" Plywood I-joist @ 16" o.c.
 - Sound attenuating insulation between floor joists
 - 1/2" Gypsum board ceiling finish
- SLAB ON GRADE ASSEMBLY**
 - 4" Reinforced concrete floor slab w/ WWM placed at mid-depth of slab
 - 2" Rigid insulation (min. R-10), extended 48" min. horizontally under slab, install as bond break between slab and foundation stem wall
 - 6 Mil poly vapor barrier
 - 6" of 3/4" compacted stone on compacted sub-grade
- FOUNDATION ASSEMBLY**
 - 2" Continuous rigid insulation (min. R-10). Extend 48" min. vertically behind foundation wall
 - 10" cast-in-place concrete foundation wall with stem wall at slab
 - Cast-in-place concrete footing, dimensions T.B.D. by structural engineer
 - Footing shall bear on natural, undisturbed, sub-grade or properly compacted gravel fill
 - PVC perimeter drainage system set in gravel