



# design one architects

234 Corporate Place  
Branson, MO. 65616

Date: 04.09.2024

Subject Project: Elevate Branson, Tiny Home Village

Elevate Branson's mission "to elevate our community by empowering our neighbors to reach their full potential". Providing quality affordable housing is just one way of fulfilling their mission. This new tiny home park will provide dignity and independence for the residence as well as provide community.

The village will consist of twenty Energy Star rated, 390 square foot prefabricated homes. Construction will meet all current codes & current ADA criteria. Please see attached documents provided by SolSource.

Prefabricated construction cost:

Footing & Foundation	\$8235
Appliances	\$1840
HVAC	\$1322
Electricity	\$2817
Plumbing	\$2127
Paint & Trim	\$2376
Doors, Windows, Blinds	\$3291
Framing, Siding, Trusses	\$15,230
Sheetrock	\$1984
Cabinets & Countertops	\$3279
Tile & Surround	\$499
Railing & Porch	\$3300
Insulation	\$1915
Roofing	\$2285
Transportation	\$3000
In-Ground Utilities	<u>\$11,500</u>
Total:	\$65,000.00 per unit

Project alternative: New construction estimated cost.

New construction fee- 390sf x \$250= \$97,500.00 per unit

Please feel free to contact me should you find the need.

Sincerely,

Pete Long  
Design One Architects  
234 Corporate Place  
Branson, MO. 65616  
417.230.3563



4.9.24

DATE:  
PETER A LONG- ARCHITECT  
MO. #A-2010038151

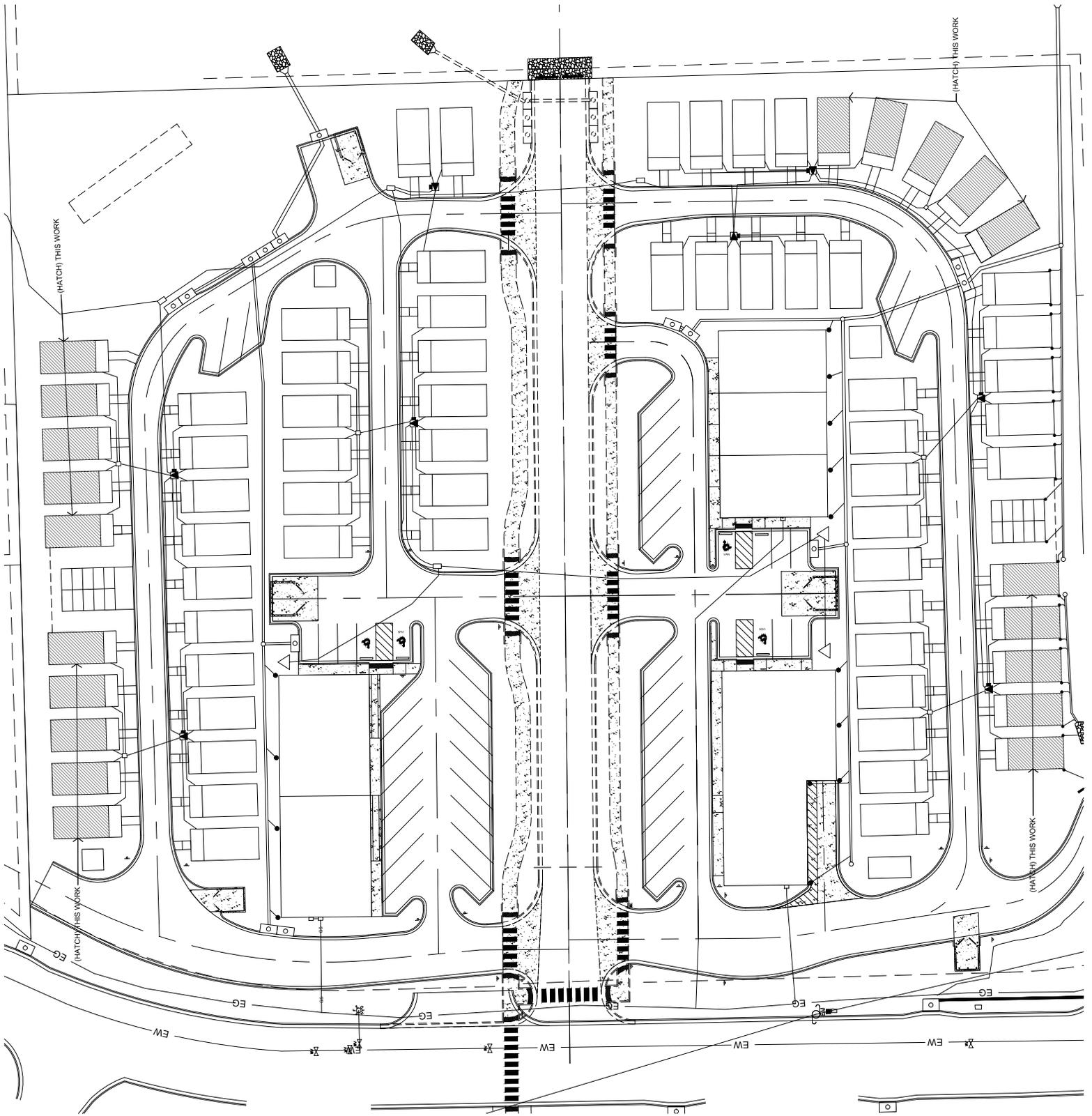














Our homes meet ENERGY STAR “U.S. DOE Zero Energy Ready Home” criteria. We are currently seeking certification for this, which also requires plant (the construction facility) certification. The “Zero Energy Ready Home” criteria ensures that the home is a high-performance home whose energy use could be mostly offset with a renewable energy system (solar panels). Our homes are solar-ready, and we have solar packages available as an option, both for grid-tied and off-grid applications.



Village I, 390 sq. ft.

### **Energy Efficiency, Air Quality, and Moisture/Water Management features:**

#### Envelope & Glazing

- Wall Insulation: R-22
- Floor Insulation: R-30
- Ceiling Insulation: R-54
- Door U-factor: 0.40
- Window U-factor: 0.30

#### HVAC, Thermostat & Ductwork

- HVAC: Ductless Pioneer Diamante mini-split, 19 SEER (rated to -13°F)
- Programmable thermostat/remote

#### Optional Envelope Improvements

- Coefficient of heat transmission ( $U_o$ )  $\leq 0.49^6$

#### Optional Lighting, Appliances, & Water Fixtures

- LED lighting installed in all permanently installed fixtures
- Bathroom faucets  $\leq 1.5$  gallons per minute (gpm) and showerheads  $\leq 2.0$  gpm

- ENERGY STAR certified refrigerator

#### Reduced Thermal Bridging

- Ceiling: Energy Truss
- Wall: 1" Polyiso insulation foam (R-6.5) sandwiched between exterior OSB and structural LP Smartside

#### Air Sealing

- LED recessed lighting, below attic insulation
- Sealed exterior doors
- All plumbing, electrical, and HVAC penetrations through the floor or walls are sealed

#### Ventilation:

- Bathroom fans on timer and ENERGY STAR certified

#### Local Mechanical Exhaust

- Kitchen Range hood achieves  $\leq 100\text{CFM}$
- Bath exhaust achieves  $\leq 50\text{CFM}$  and sound level is  $\leq 3$  sones

#### Air Filtration (HVAC/ductwork)

- N/A: Ductless Mini-split

#### Combustion Appliances

- N/A

#### Air Circulation

- Ceiling fans are ENERGY STAR certified

#### Water-Managed Building Assembly & Moisture Control

- Window and door openings fully flashed
- Step and kick-out flashing at all roof-wall intersections
- Drain pan and backflow prevention
- All piping placed on the conditioned side of the insulation
- Hard-surface flooring throughout the house

#### HVAC

- Dehumidification setting available on the HVAC Ductless Pioneer Diamante mini-split

#### Materials

- Congoleum Low VOC vinyl flooring

#### **Additional Features of our floor plan design and construction:**

- Generous kitchen pantry
- Bedroom which accommodates a queen-size bed

- Full-size range and over-the-range microwave
- 30" Refrigerator
- Built-in entertainment center
- Built-in 3 drawer bedroom dresser
- 2" white faux wood blinds installed

**"ADA Friendly" Features:**

- Walk-in, low threshold shower with seat, grab bar support and hand-held shower-head
- 36" wide front and bedroom doors, and 48" double pocket door going from bedroom to bathroom to increase turning radius for walkers and wheelchairs
- Electrical outlet near toilet for addition of bidet

**Options available:**

- Alcove for stacking washer/dryer
- Bi-fold or bypass closet in place of the 2 small closets
- 2nd door in bedroom (32" wide) in place of window
- Fire-suppression sprinkler system
- Roof mounted grid-tied or off-grid solar packages

**Structural Integrity**

- Homes are constructed with #1 Yellow Pine, 16" o.c. for floor joists and roof trusses. Walls are 16" o.c.

**CERTIFICATION:** Our homes all are certified as a modular home by a third party inspection company, who assures that the homes meet the requirements of the local building code at the location where the homes will be placed. We work with local municipal building departments to ensure that our homes meet the requirements of the current codes. Our third party inspection company provides sealed plans specific to the location where the homes will be placed.

For additional information, please contact me at the information below.

Thank you,

Vickie Boyt

[vickie.boyt@gmail.com](mailto:vickie.boyt@gmail.com)

(417)658-9898