

AN ACCESSIBLE ADU

📍 WINDHAM, NH

When Jess and Mark bought their house in 2015, it was just the right size for their family. They could support Mark's legally blind mother, Mary, while raising their children.

Mary loved being close to her grandchildren, and the family cherished the joy of multigenerational living. But over time, space grew tight. Sharing one bathroom with five people and cooking elbow-to-elbow in the kitchen made it hard to balance privacy and connection.

"At first, we all fit, but as the kids got bigger, the house didn't."

WEIGHING THE OPTIONS

The family considered renovating their whole house or helping Mary buy a small home. Neither offered the safety, connection, and long-term security they were seeking. In the end, one idea kept returning: an ADU. "It made the most sense," Jess says. "We wanted Mark's mother to be independent, but still close."

ACCESSIBILITY

Accessibility was at the heart of the design. The ADU was built on one level with hard flooring, 36-inch doorways, and no steps between the driveway and the entryway.

A spacious, ADA-compliant bathroom and a heated hallway between the main house and the ADU ensured comfort, independence and connection. "We thought about everything," Jess explained, "from where you hang your coat to how you make your coffee. The space supports Mary's independence while making routines easier and safer. The design allows her to age in place with dignity and confidence."

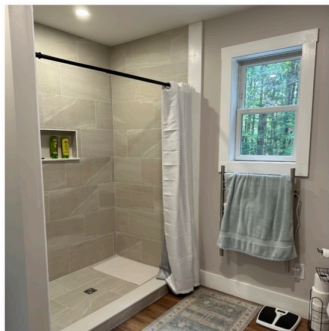


DESIGN CHALLENGES

Like many construction projects, there were unexpected hurdles. When a rock ledge beneath the build site prevented them from building a full basement, Jess and Mark modified their plans to include a large attic above the ADU and a small crawlspace underneath for storage instead. They used excavated rock from the crawlspace to build a retaining wall and expand parking on the property. "We did our homework," Jess said. "We knew the zoning, the footprint, and our needs. That preparation kept us on track and allowed us to adapt with confidence."

Mary moved in shortly after construction was complete, and the change was immediate. "I used to share everything—growing up with four brothers, then raising a family," she said. "Now I have privacy, and a place to call my own."

Inspired by their experience, Jessica and Mark launched Kinstruct Tiny Homes, their own ADU design and consulting company. Jessica's background in real estate and Mark's expertise in construction provided them with the knowledge to build practical ADUs for other families.



ADU QUICK FACTS

- ADU Type: Home Addition
- ADU Size: 768 sf
- ADU Cost: \$250,000
- Approvals: By-Right Permit
- Features: ADA Accessibility

WHY AN ADU?

The new space of an ADU helped elevate the entire family's quality of life while providing low-barrier design features to ease daily tasks.



JESSICA & MARK'S ADVICE

"Talk through the details. Know your finances, understand your options, and discuss all outcomes. There's always a way to make it happen."