



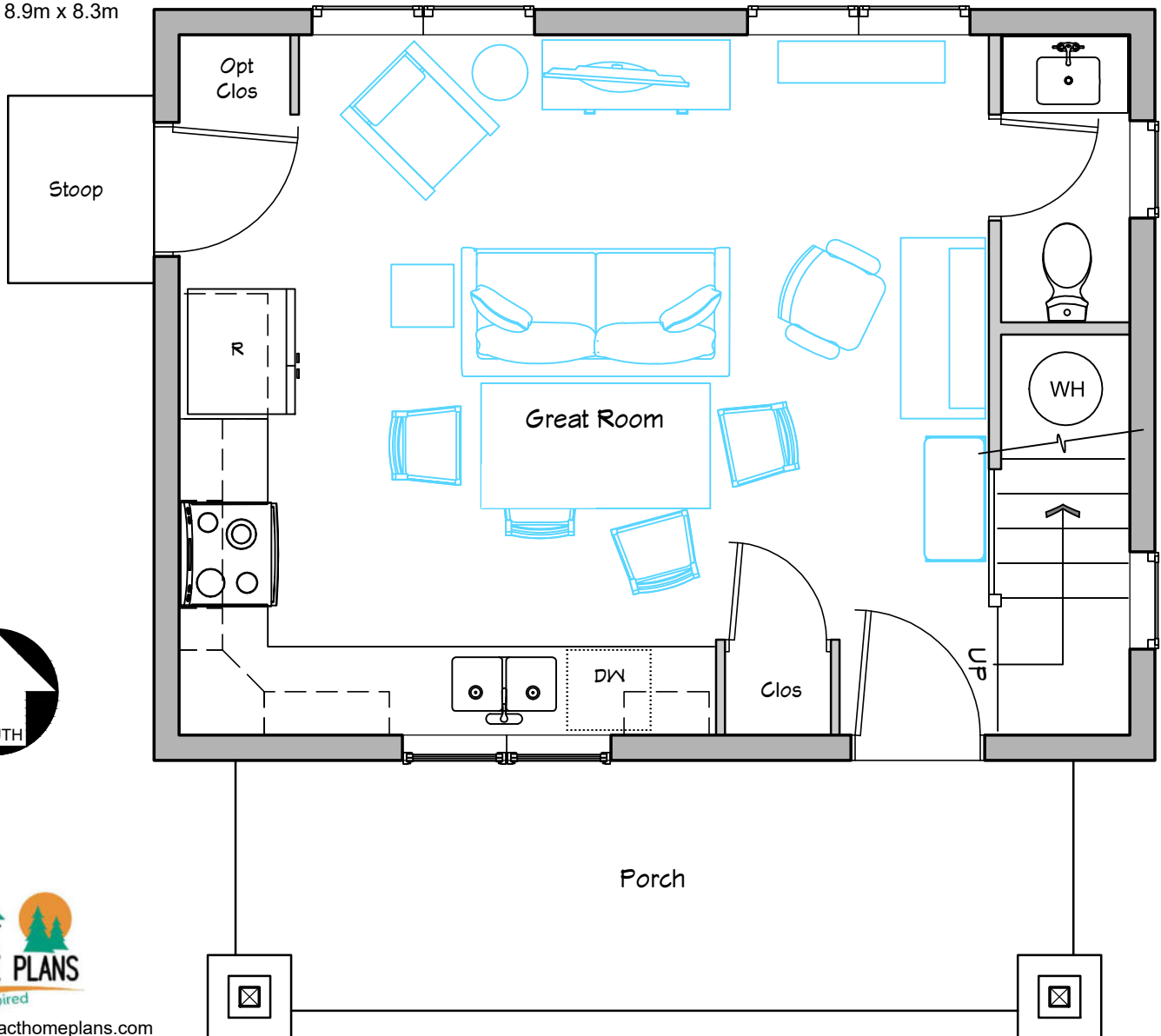
Takoma 792

One Bedroom, One Bath: 792 s.f. (24.3 m2)
29' x 27' including roof overhangs

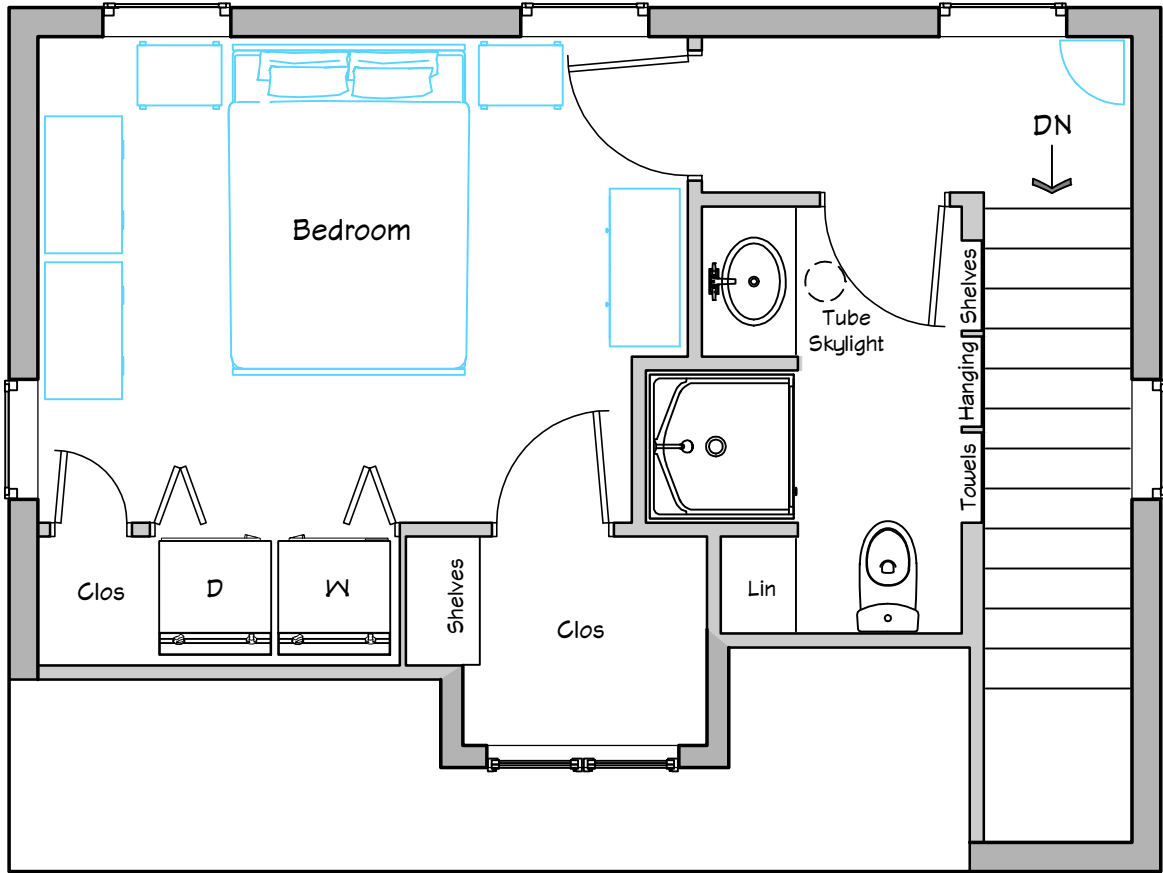


Features:

- First Floor Area: 432 s.f. (40.2 m2)
- Second Floor Area: 360 s.f. (33.5 m2)
- Generous front porch could be enclosed
- Open floor plan** with office downstairs
- Two generous kitchen options
- Huge bedroom** with walk-in closet upstairs
- Side-by-side washer & dryer in bedroom
- Patio options for outdoor living
- Solar panel-friendly and **passive solar**
- Optional **radiant floor heat**
- Ductless heat & AC
- 29' x 27' = 8.9m x 8.3m



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SECOND FLOOR PLAN



Generous spaces for 1 or 2:

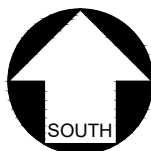
At 733 sq.ft. as measured by the building code, this home can be built as a new Accessory Dwelling Unit (ADU) in many neighborhoods.* As a back yard home, a single or a couple would have plenty of space for daily life as well as flexibility to have guests over without cramping anyone's style. With a compact foundation at 24' x 18' plus the 6' deep porch, the house can be adapted to many existing lots, even in dense neighborhoods.

One focus of this design was to make sure the kitchen is not simply an afterthought. Both floor plans shown here provide room for full-size appliances and an abundance of cabinet space. The first layout shows a 6' table as an example of the largest dining option likely to work in the great room, and the alternate shows two more space-saving options.

With more and more people working from home, we always make sure to allocate enough room for a workable computer desk, and both first floor plan layouts are no exception.



Scale: 1/4" = 1'-0"



With full-size stairs up to the second floor, you'll have an easy time changing levels, which is not often the case in a comparable decades old house. The bathroom is efficient with a 36" square shower. In a pinch, it's possible to squeeze in a 5' tub if you're willing to give up the linen storage. The bedroom is oversized, with a walk-in closet and plenty of room for dressers. There is also a little extra storage space next to the side-by-side washer and dryer, which are tucked under the sloping roof.

*Code only includes floor area with a 7' or higher ceiling. The gross areas on Page 1 include all the usable floor area shown on the plans (including the walls).

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Not just an ADU:

You might also build this as a stand-alone single family house in a neighborhood with small lots. Many early 1900's neighborhoods have small lots between 40' and 60' wide where the 792 would fit right in. On a newer ½ acre or larger lot, it's possible to disguise the home's diminutive stature to fit in with the surrounding homes. By adding an enclosed porch and/or a garage on one or both sides, you'll increase the visual bulk.

