

TOMMIE



DETAILS

Units: 1

Unit: 1 bed, 1.5 bath (728 sf)

Stories: 2

Height (top of slab to eave): 20'-6"

Height (top of slab to ridge): 28'-3"

Overall Size: 14'×26' + 8' porch

Affordability: 100% AMI

DESCRIPTION

This versatile plan can stand alone as a freestanding cottage or flex into multiple formats—an accessory dwelling unit, two units built as a duplex, or even a townhouse.

Its vertical layout allows for compact footprints while still delivering a generous, livable interior.

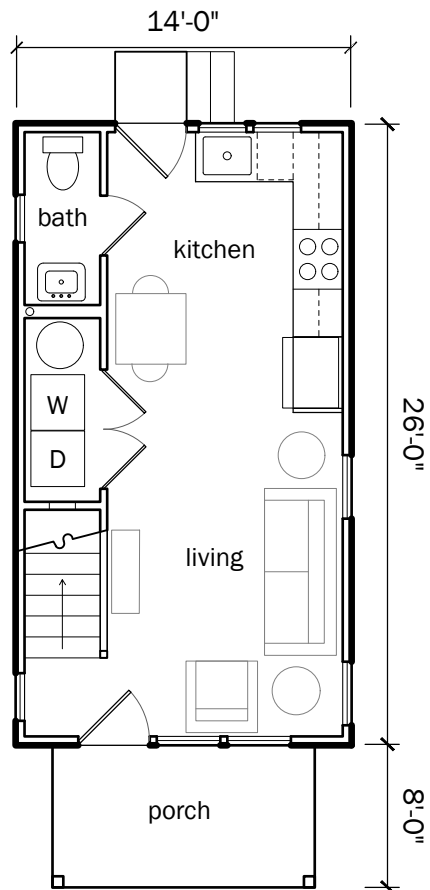
Thoughtfully proportioned spaces and a classic small-scale form make it an ideal choice for one- and two-person households, offering an adaptable missing middle building type that can respond to a wide variety of housing needs and lot layouts.

HIGHLIGHTS

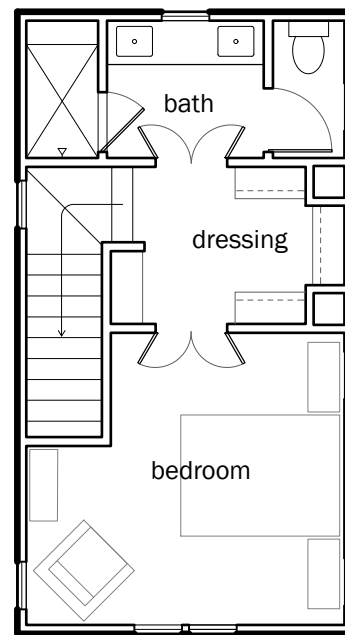
- **ADU-Ready** (could be built as an Accessory Dwelling Unit)
- **Skinny Plan** (under 18' in width)
- **International Residential Code**
- **Adjustable Ceiling Height and Roof Pitch to Comply with Height Maximums.**** See *Allowable Variations* section for more details.

**Additional height depending on site slope and foundation design*

*** Due to height limits, this plan is only allowed within the rear setback if ceiling heights or roof pitch are reduced (see *Allowable Variations* section), or if a variance from the Board of Adjustment is granted.*



1ST FLOOR



2ND FLOOR