

# **Oshkosh House Design Book**

**City of Oshkosh  
Planning Services Division**

**OJT**





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City of Oshkosh, Planning Services Division advises the City Manager, Common Council, Boards and Commissions, and community stakeholders on land use issues that impact community growth and redevelopment. The Planning Services Division is responsible for helping to implement and maintain the City's Comprehensive Plan and Zoning Ordinance and other related community planning documents.

Office of Jonathan Tate (OJT)  
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OJT is an urban design and architecture practice. We work on housing, cultural, hospitality, office, planning, and a bit of research, amongst other things.

[www.officejt.com](http://www.officejt.com)

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# **A conceptual framework for urban infill housing.**

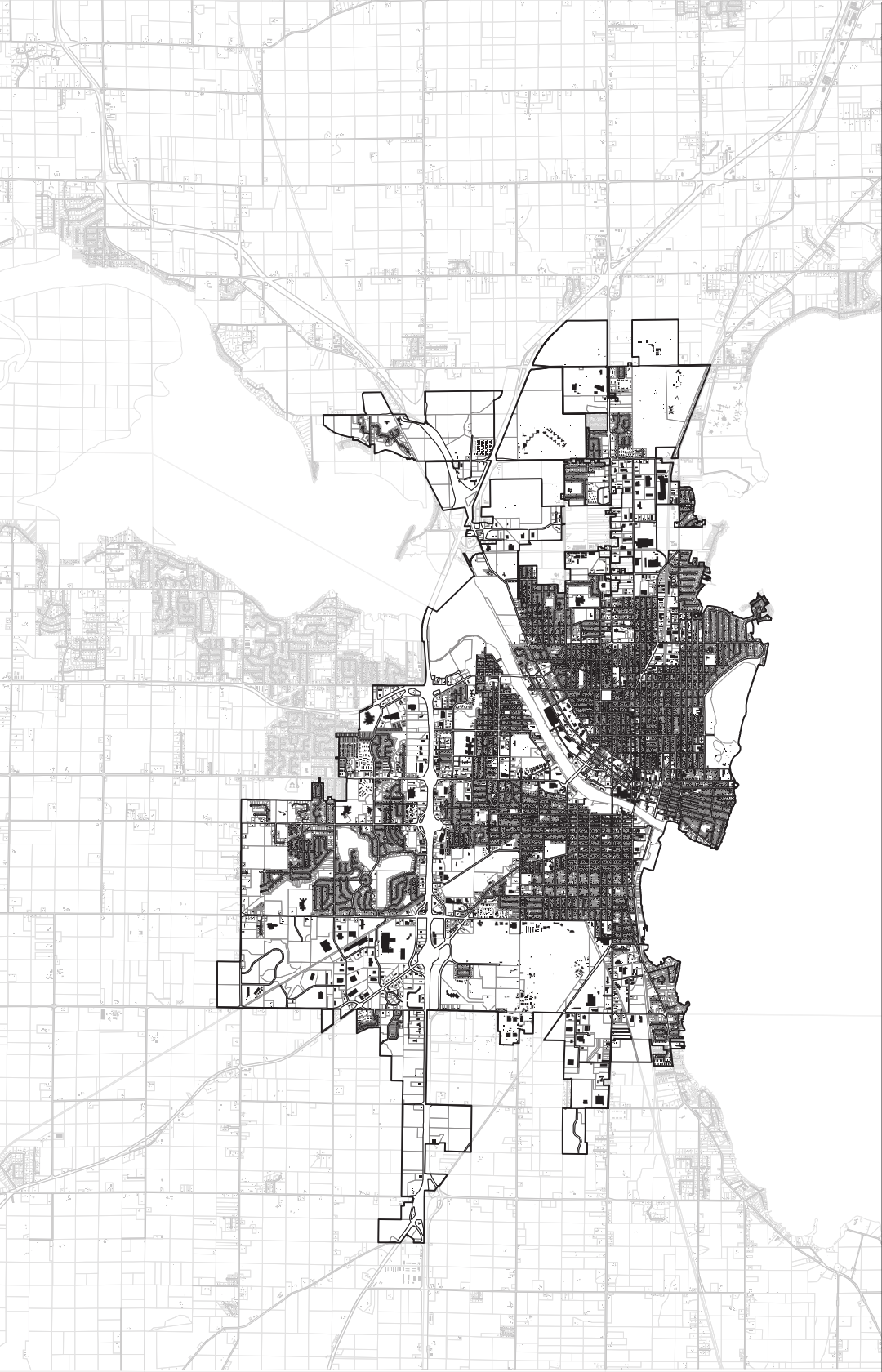
## **Introduction**

This publication represents work on behalf of the City of Oshkosh, Planning Services Division in collaboration with Office of Jonathan Tate (OJT).

This book provides designs for urban infill housing in Oshkosh, Wisconsin. These designs are intended to provide affordable, energy-efficient homes that reflect their context and promote residential development in the city. Though this study focuses on only a few portions of Oshkosh, the concepts and designs presented herein are intended to be applicable to a variety of contexts and needs in the American Midwest and beyond.

This work was heavily informed by a context-driven approach to design. As such, this book also examines the existing housing stock in Oshkosh and provides a conceptual framework with which to tackle the issue of infill housing.





## Oshkosh

Oshkosh is a city in southeastern Wisconsin. The county seat of Winnebago County, it has a population of around 67,000 (metro area: 95,000) and is located on the western shore of Lake Winnebago.

First settled by the Menominee Nation, what is now Oshkosh began as a trading post and was eventually incorporated in 1853. Thanks to its position along the Fox River and its proximity to hardwood forests, Oshkosh quickly developed a robust lumber industry. Known as the “Sawdust City,” Oshkosh supplied most of the lumber that rebuilt Chicago after the Great Fire of 1871.

In Oshkosh today, high-quality affordable housing (for rent and for sale) is in short supply. Building new housing can be expensive, too—the cost to build a house in Oshkosh typically ranges between \$176 - \$220 per square foot, which is higher than the national average of \$100 - \$200. While the population of the city is slowly growing, more residents are choosing to live outside of Oshkosh, which is likely due to a combination of community preferences and lack of middle-price options in the city. Vacancy rates are dropping, though vacant parcels still proliferate throughout the urban center.

## Neighborhoods in Oshkosh

This design booklet looks at housing needs in primarily seven neighborhoods in the Oshkosh urban core: Menominee South, Stevens Park, Historic 4th Ward, River East, Marina District, Historic 6th Ward, and Sacred Heart. These neighborhoods were chosen as urban infill sites due to their number of vacant parcels. These neighborhoods illustrate a variety of housing development types - from single-family, to two-flat residential, to multi-family housing.

**Menominee South**

**Stevens Park**

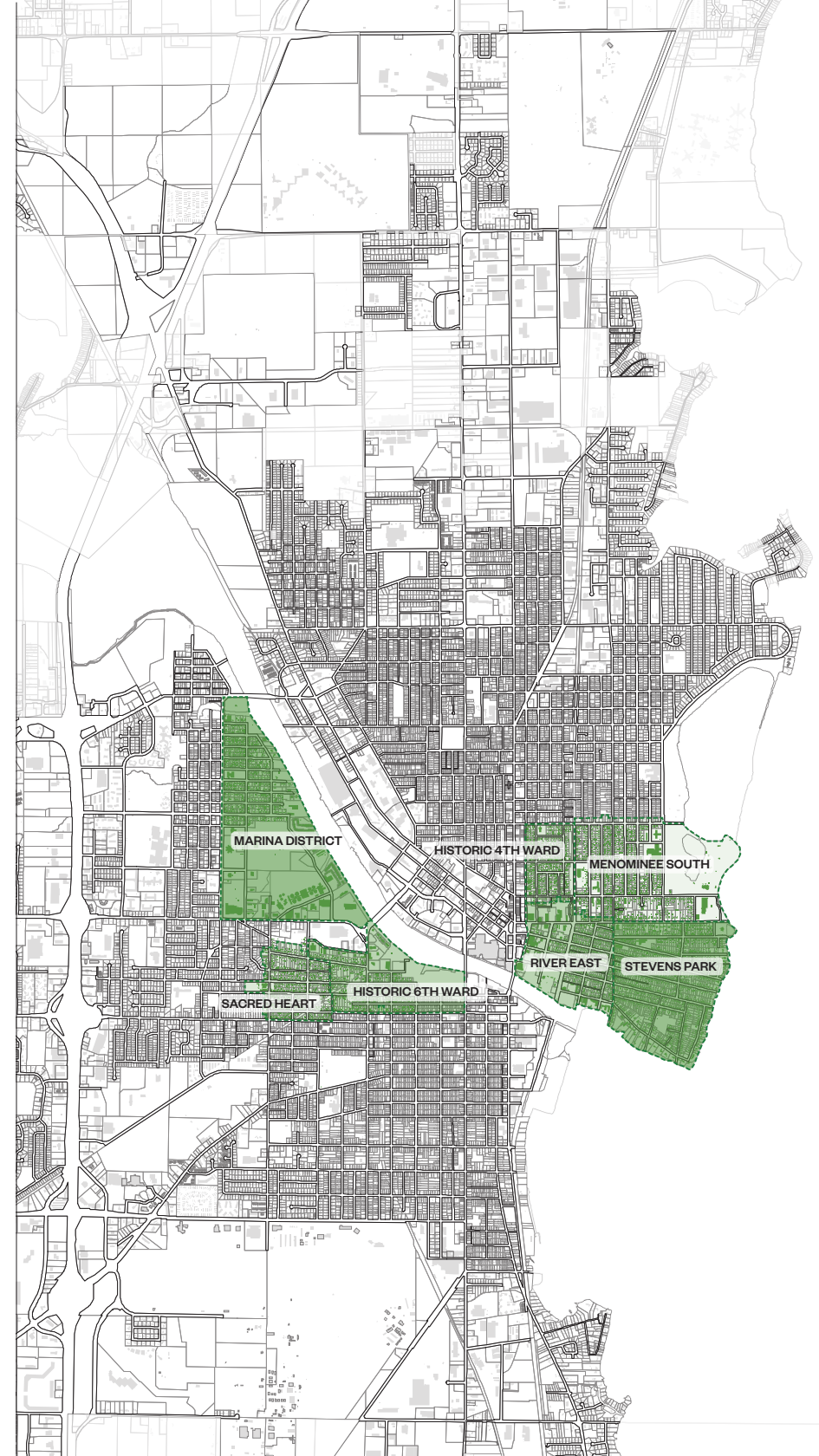
**Historic 4th Ward**

**River East**

**Marina District**

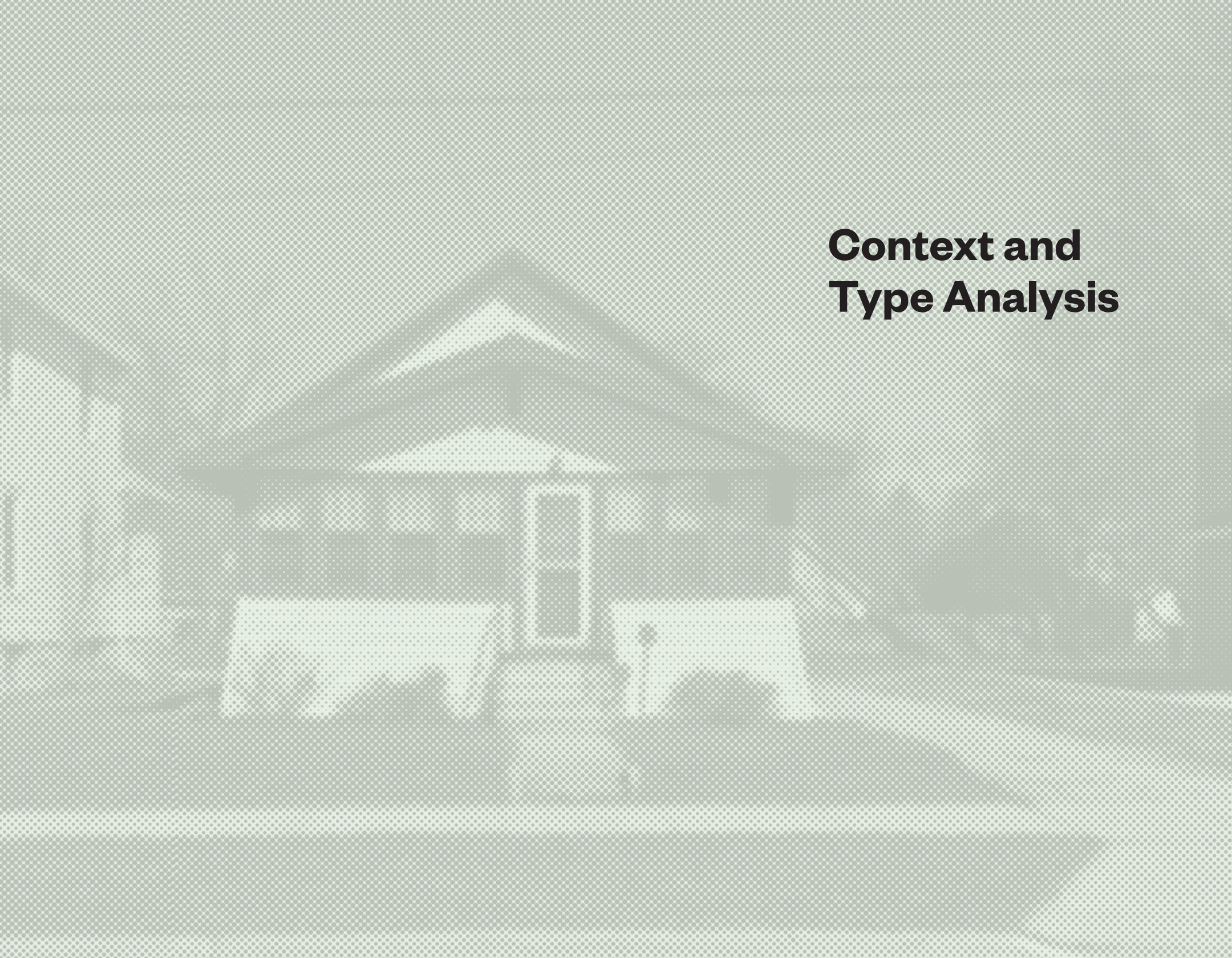
**Historic 6th Ward**

**Sacred Heart**





# **Context and Type Analysis**



**Integrating into context  
is more than replicating  
historic styles.**

It involves understanding the physical  
fabric to ground infill development in the  
neighborhood.



## Minimum Lot Size

This study works within three zoning districts described below. Many of the lots in the project area are long and skinny, ranging between 30' to 80' wide and 100' to 120' deep. These lots are found in a variety of shapes and configurations (see p. 22-23).

### Single Family Residential 9 (SR-9)

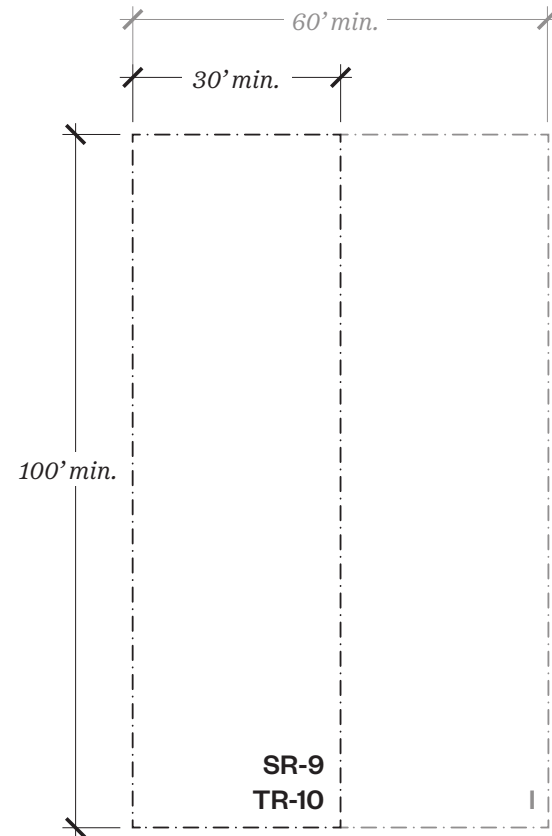
This zoning district comprises of areas for moderate density, single-family detached dwellings.

### Two Flat Residential (TR-10)

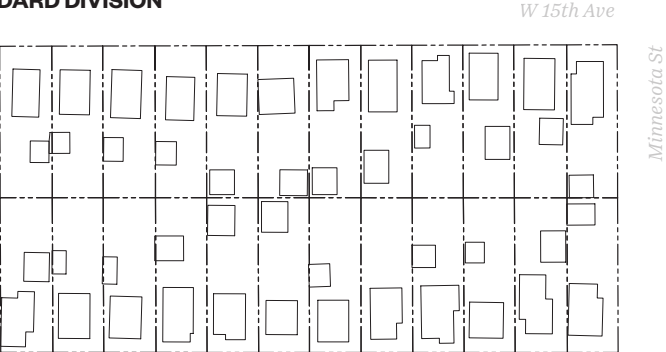
This district includes areas for moderate density, single-family detached and two-flat dwellings.

### Institutional (I)

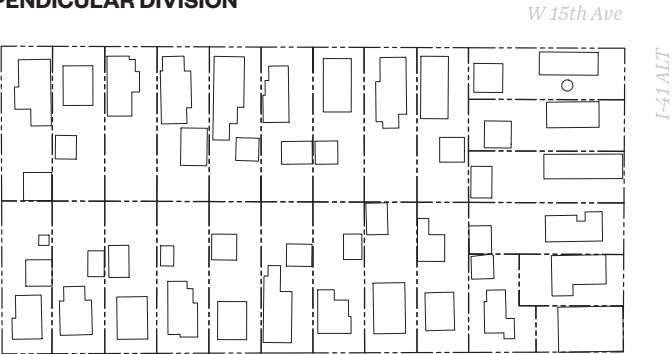
This district allows for institutional uses within residential and non-residential neighborhoods.



STANDARD DIVISION



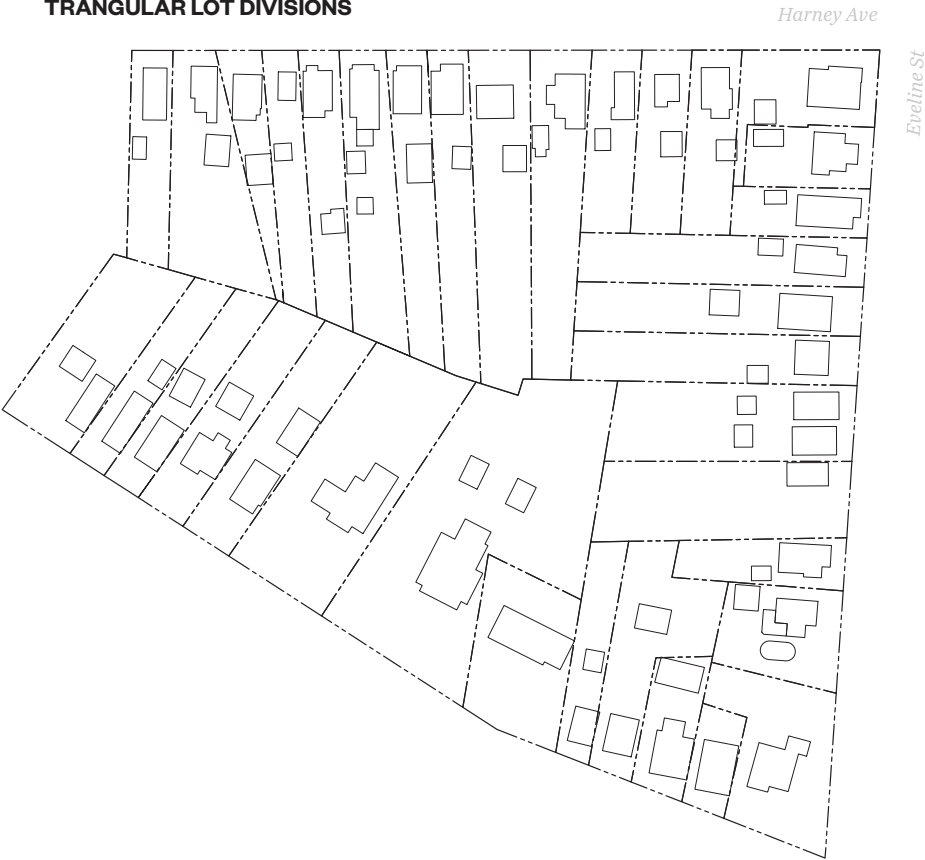
PERPENDICULAR DIVISION



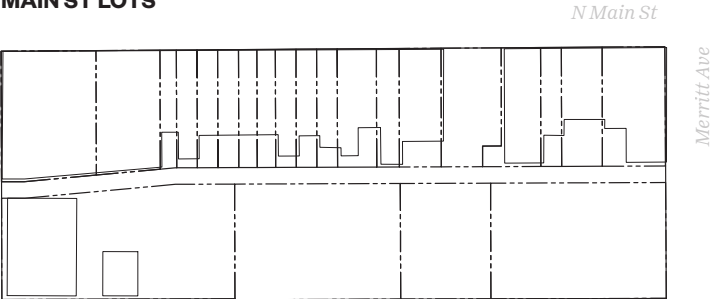
SKEWED LOT

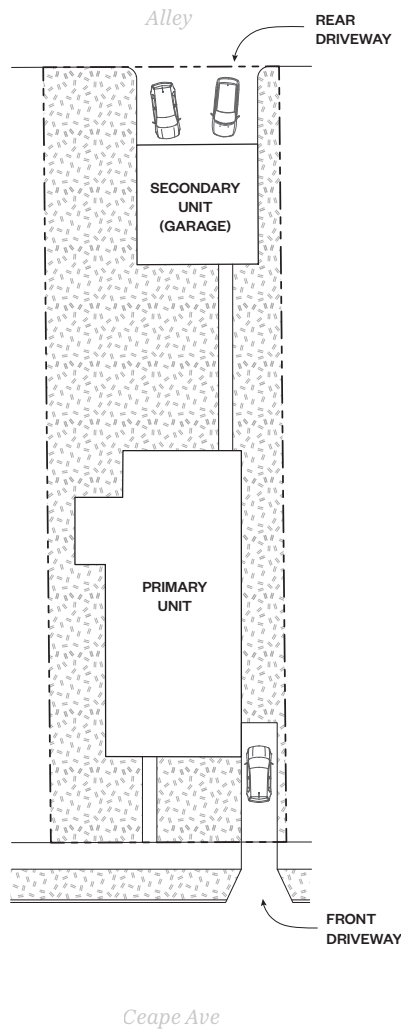


TRANGULAR LOT DIVISIONS



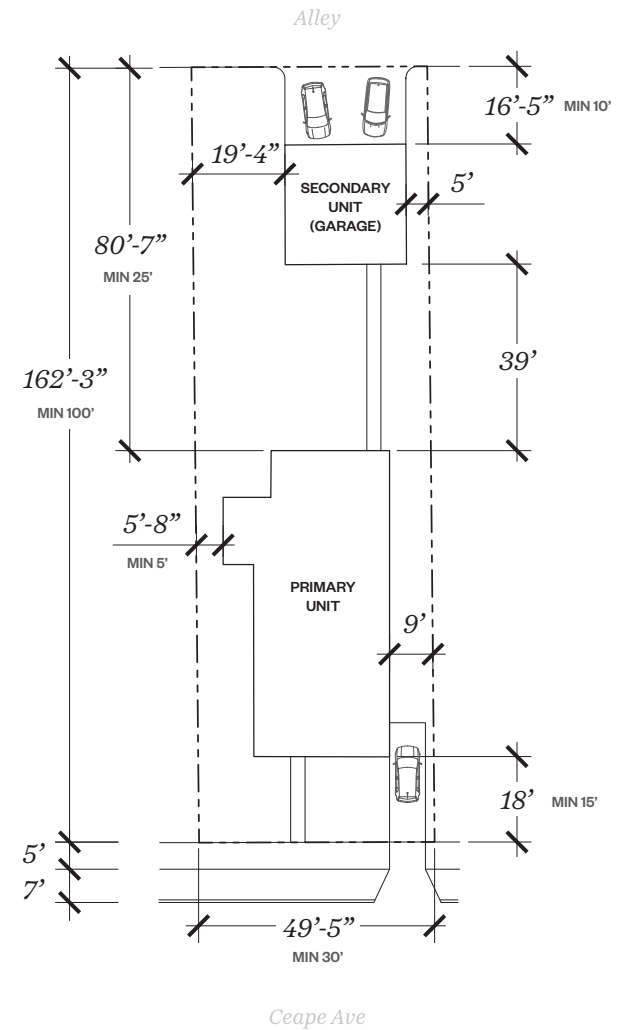
MAIN ST LOTS





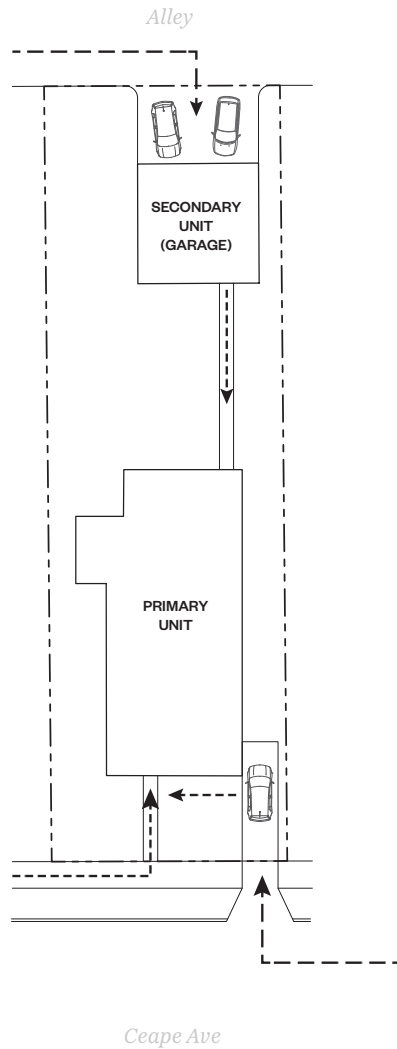
## SITE USE

Most lots contain two buildings: a primary residence facing the street and a secondary unit, such as a garage, in the rear. In Oshkosh, garages are required to be detached from the house. Some blocks also have internal alleys, providing rear access to lots.



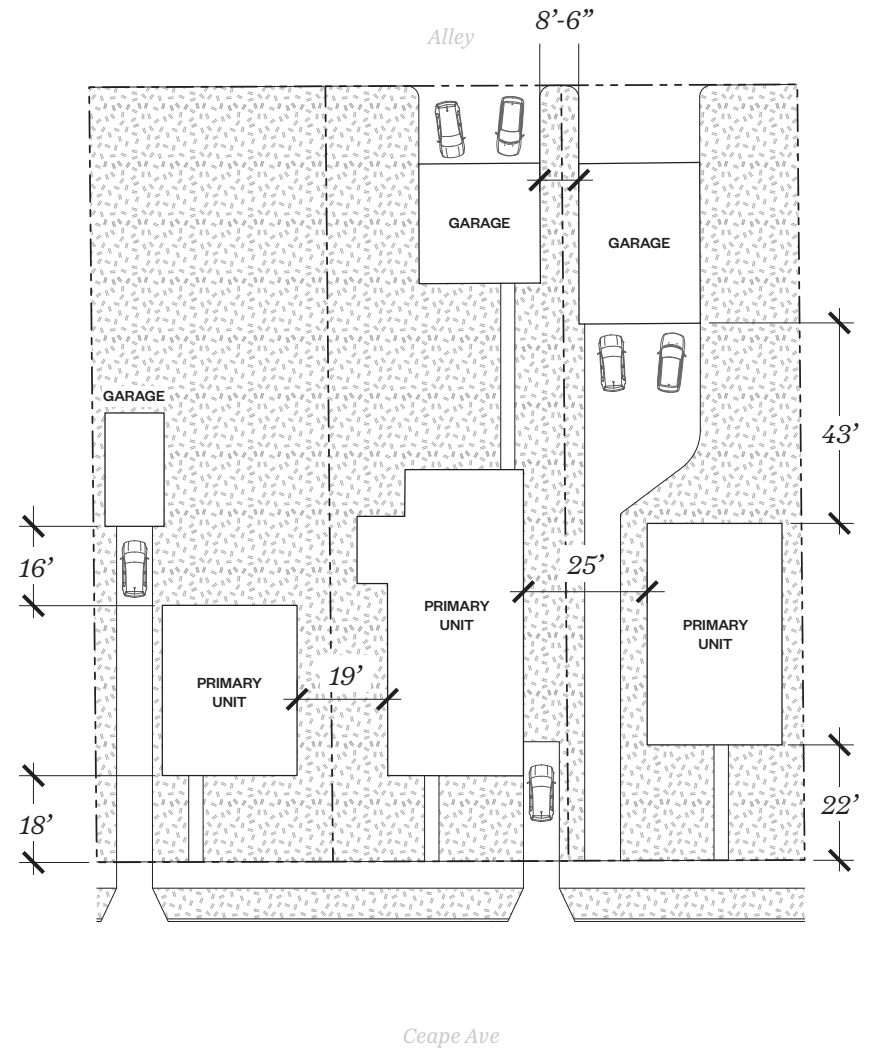
## DIMENSIONAL ANALYSIS

Building placement on a lot—setbacks, driveway placement, etc.—is regulated by local zoning codes. Shown here are dimensional requirements for the single-family residential zoning district (SR-9).



### CIRCULATION

Lots are typically accessed in two ways: via the front drive or the rear alleyway (if applicable). Primary units are set back slightly from the sidewalk.



### HOUSE RELATIONSHIPS

Because lots in Oshkosh are long and skinny, neighboring units are usually close to one another. This illustration depicts typical house relationships on a portion of Ceape Avenue.





## Lineage

In the early twentieth century, Oshkosh's thriving local lumber industry and advances in building technology led to the development of standardized housing. This housing was affordable and of good quality, allowing many working- and middle-class families to transition into home ownership. Individuals could choose building components, such as millwork, or even full "kit" houses from the plethora of architectural guidebooks and mail-order catalogs that proliferated in the 1910s and 1920s. The Oshkosh-based Morgan Company began as a supplier of millwork and doors. By the 1920s, its services included distributing catalogs of house components and blueprints, producing millwork, and building workforce housing. Its employee housing options included the Morgan-Aire home, a flexible arrangement where individuals could buy a house with an unfinished second floor at an affordable rate and perform the build-out themselves when convenient. Another nearby enterprise, the Aladdin Company—based in Bay City, Michigan—advertised and manufactured full kit homes. Many of the houses produced by these and other companies are still standing, and can be found throughout Oshkosh's South Side and other neighborhoods in the city's urban core.



Aladdin kit house, "The Oakley"

Designed for You  
A Home Buyers Bargain  
In This Lovely  
**MORGAN-AIRE Home**

**ONLY \$1595 DOWN PAYMENT**

ERECTION BY LOCAL REPUTABLE CONTRACTORS

(Model 104H FHA Approved)

**2 Bedrooms On First Floor**  
Beautiful MORGAN Open Stairway, Oak Floor, Ceramic Tile Bath, MORGAN Rich Kitchen Cabinet

**1st Floor**  
Large living room, dining area, kitchen and bath downstairs. Room for an additional bath and two bedrooms upstairs.

**Second Floor Unfinished**  
Heating Ducts and Rough Plumbing Installed

House and Lot Purchased Outright **\$15,950**

**MONTHLY PAYMENTS** Only **\$88<sup>37</sup>** Includes Lot, Principal and Interest

527 Oregon Street **MORGAN Company** Phone 235-0990

Ca. 1965 advertisement





**ALADDIN KIT HOUSE, “THE YALE”**  
*1919 Catalogue*



**REAL-WORLD MANIFESTATION**  
*Google, 2024*

## CATALOGUE HOUSES



## REAL-WORLD MANIFESTATIONS



## CATALOGUE HOUSES



## REAL-WORLD MANIFESTATIONS



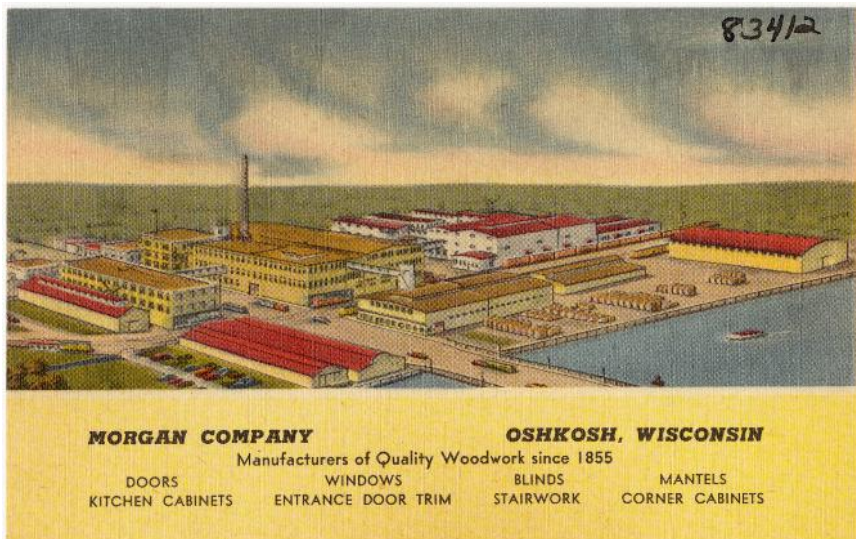


## Housing Forms

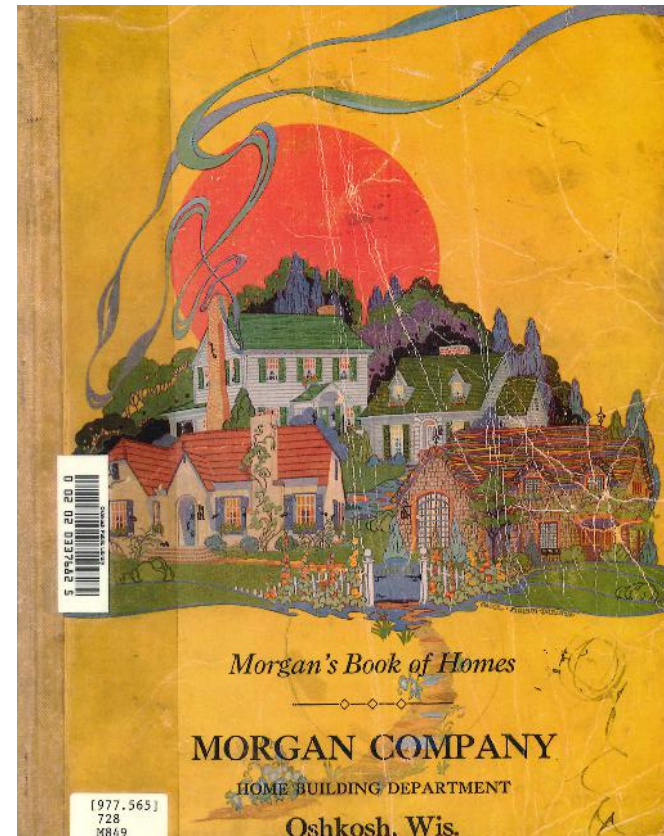
Within the study areas, the housing stock is primarily single-family, detached dwellings, with a small number of duplexes. Much of this housing was built in the late nineteenth and early twentieth centuries during the lumber industry boom. More recent, post-World War II homes abound as well. Overall, Oshkosh boasts a variety of house types, ranging from Prairie Style to Craftsman to Italian Renaissance to Dutch Colonial Revival to post-war Traditional (see opposite). This range of styles serves as a “toolkit” of different roof shapes, plan types, and additions to pull from when developing context-specific infill housing.

Variety aside, most homes share a number of important characteristics, including front porches, steeply pitched roofs, wood frame construction, and elevation of the first floor at a foot or more above grade.



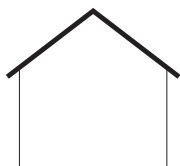


Morgan Company postcard, ca. 1930s, Tichnor Brothers Collection, Boston Public Library



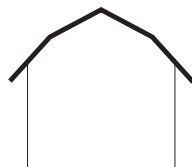
Morgan Company House Catalogue, Oshkosh Public Library

## GABLE



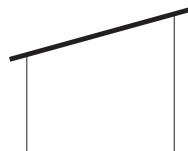
*Standard*

## GAMBREL



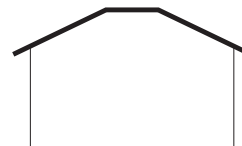
*Standard*

## SHED



*Standard*

## HIP

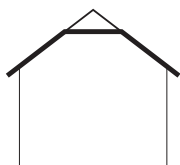


*Standard*

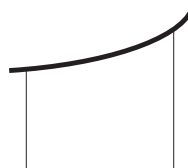
## FLAT



*Standard*



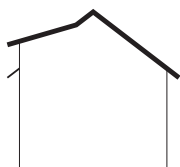
*Clipped*



*Concave*



*Parapet*



*Extended Dormer*

## Roof

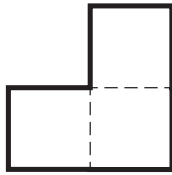
Many of these common roof types can be found in Oshkosh. In a region like Wisconsin that experiences high levels of snowfall, flat or concave roofs are far less common.



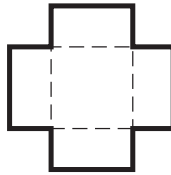
## FLOOR PLAN



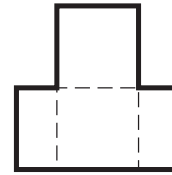
*Rectangular*



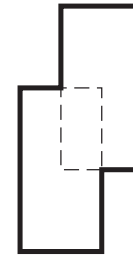
*Corner*



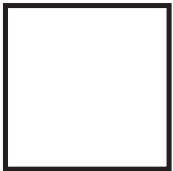
*Cross*



*T*



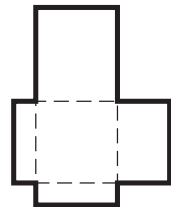
*Overlap*



*Square*



*Asymmetrical  
Cross*



*Asymmetrical  
Cross*

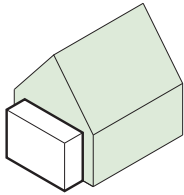


*Asymmetrical T*

## Plan

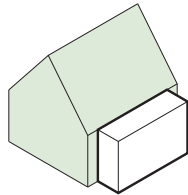
Simple shapes, like the square and rectangle, can be combined in different ways to create an assortment of plan configurations. Variations of these configurations are found in houses throughout the study neighborhoods.

## FRONT PORCH



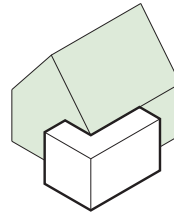
*Addition*

## SIDE PORCH

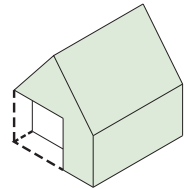


*Addition*

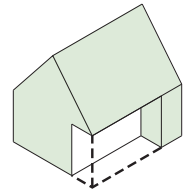
## CORNER PORCH



*Addition*

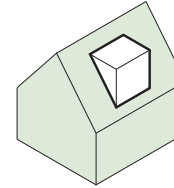


*Subtraction*



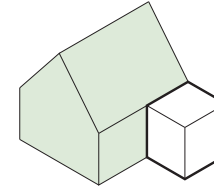
*Subtraction*

## DORMER



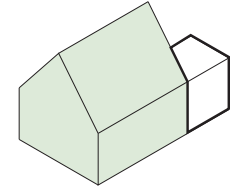
*Addition*

## GARAGE

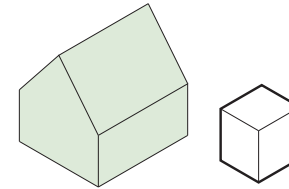


*Attached*

## REAR ADDITION



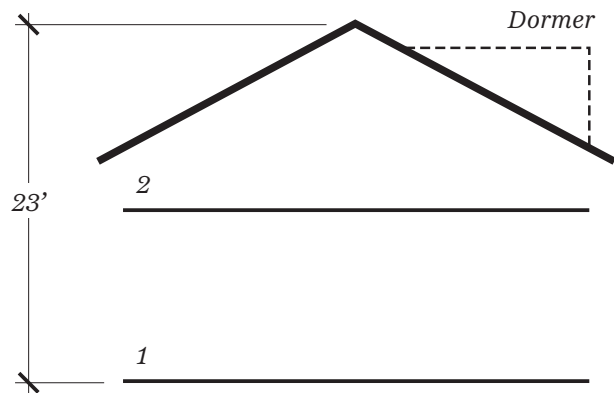
*Addition*



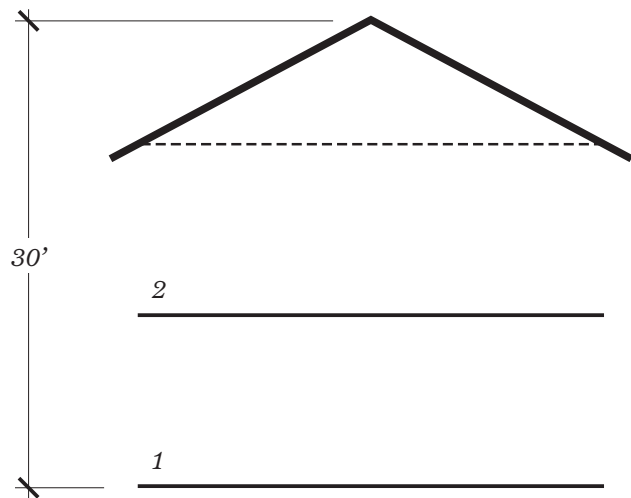
*Detached*

## Additions

Additions come in many forms: porches, dormers, garages, rear expansions, and more. Many of these examples can be found in houses throughout Oshkosh.



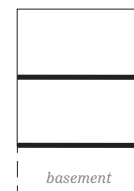
**SECTION A**



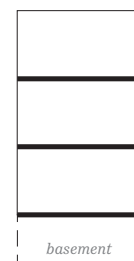
**SECTION B**



*1 Story*



*2 Story*



*3 Story +*

## Floors

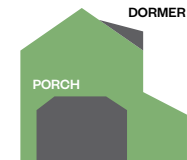
Homes in Oshkosh typically range between 1 to 3 stories (not including basements). Half-stories, or “lofts,” are also common.

## Adaptation Over Time

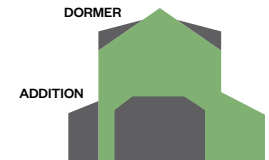
As is common in most communities, many houses in Oshkosh have changed over time. Perhaps a porch was added or an existing one enclosed, or an addition tacked onto the rear to serve as a mudroom or an extra bedroom to accommodate a growing family. These additive elements serve as crucial tools in adapting a home to its residents' needs.



1921

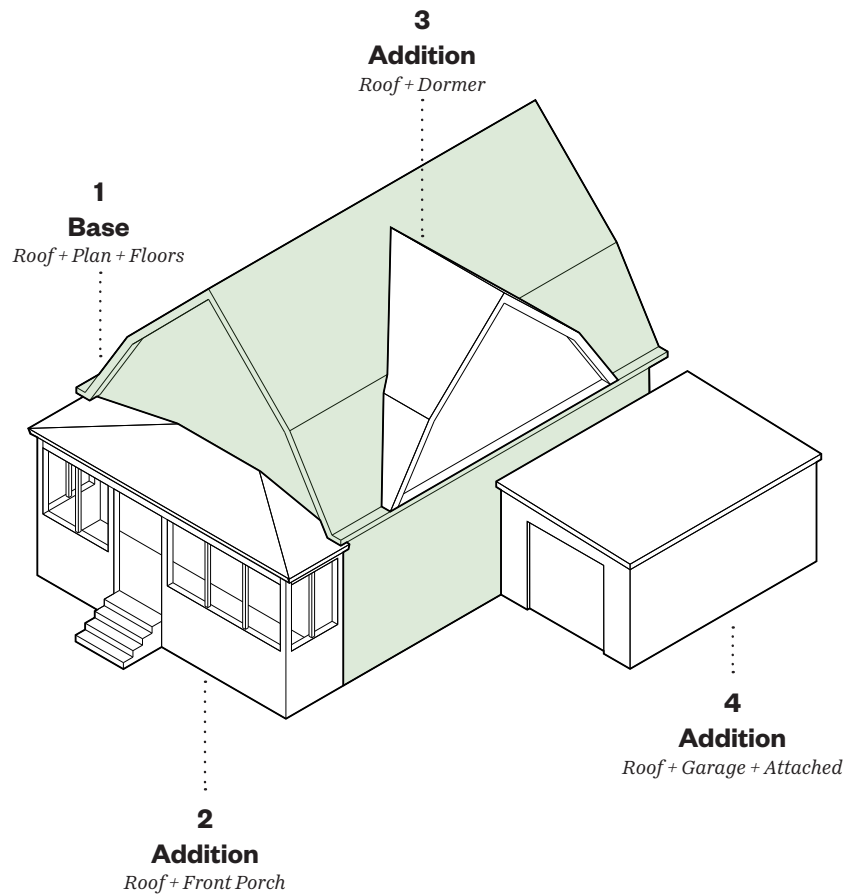


1956



1979

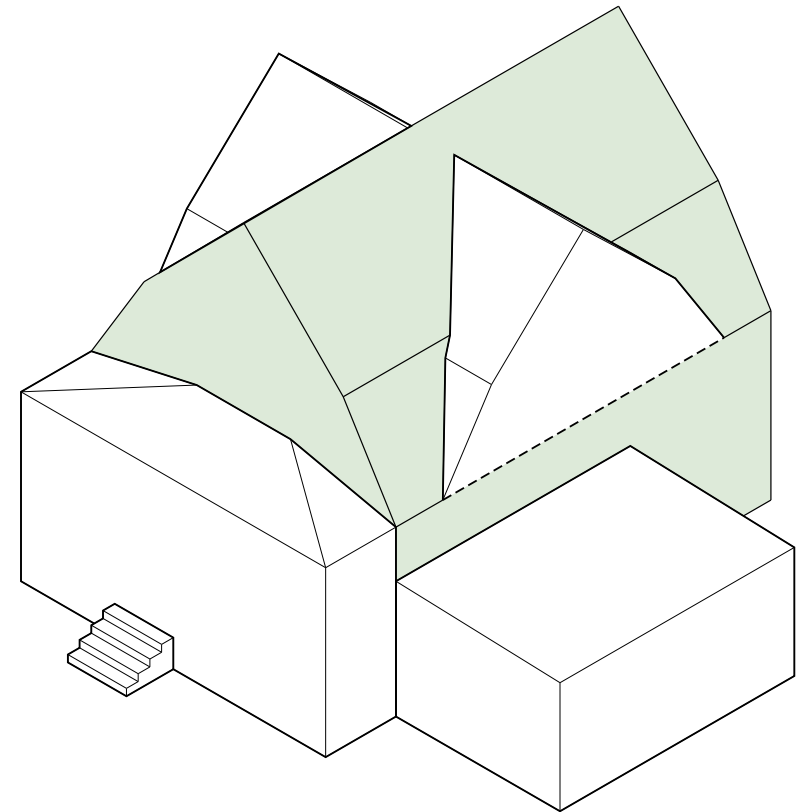




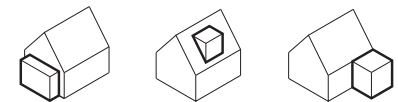
## Combinations

Many houses in Oshkosh are combinations of different architectural components.

Housing can thus be imagined as a series of combinations of basic modules: House = floorplans + roof + front porch + dormer. Or House = floorplans + roof + side garage + dormer. And so on.



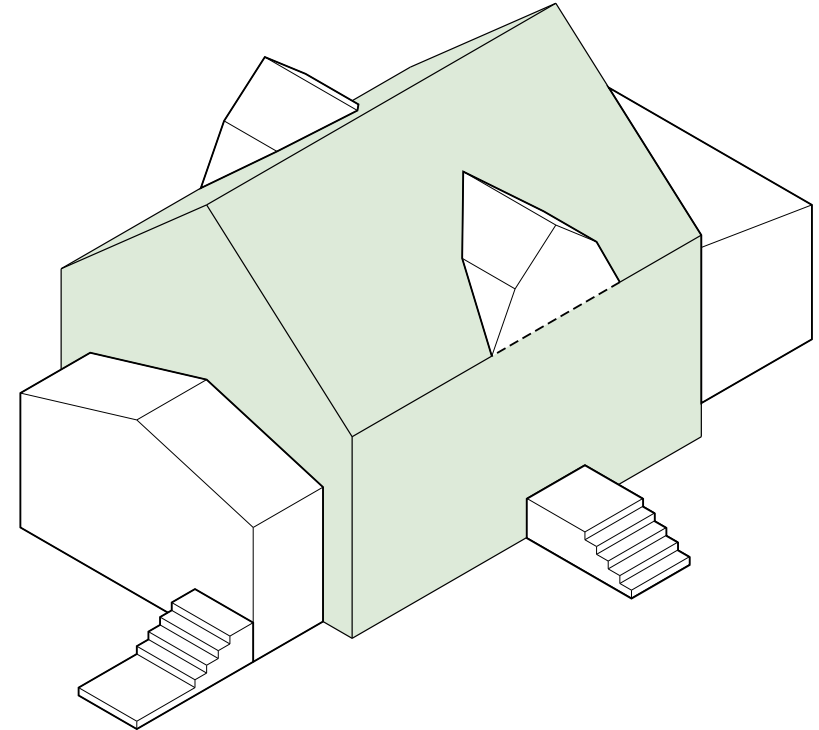
**ROOF** | Main House + Additions



**ADDITIONS** | Porch + Dormer + Garage

## A

An example of what might happen when a gambrel roof, a front porch, a garage, and a dormer are tacked onto a basic rectangular volume.

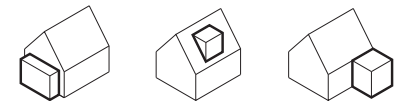


## B

Here, the base rectangular module is combined with a gable roof, a front porch, dormers, a side porch, and a rear addition.



**ROOF** | Main House + Additions



**ADDITIONS** | Porch + Dormer + Garage

## Typical Facade Materials

Houses in Oshkosh use a variety of facade materials. The most common types are vinyl and wood siding. Other materials include brick, (faux) stone veneer, and plaster.



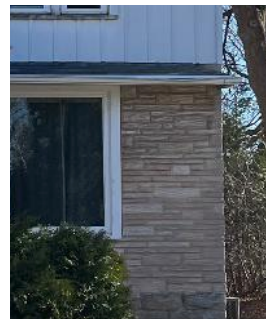
1 Vinyl



2 Wood



3 Brick



4 Stone Veneer



5 Plaster



## Ornamentation

Houses in Oshkosh feature a variety of ornamentation types. One type is textural, where facade materials vary in color, form, or material to add depth and diversity to the house's exterior. A wooden clapboard house, for example, might have siding in multiple colors and shapes to accentuate certain parts of the building. Another type of ornamentation is three-dimensional embellishments, such as carvings, brackets, scalloped edges, and protruding volumes. Such adornments are often found around windows and on archways, porches, and gables; even window frames themselves can serve as a form of ornamentation. These elements add further complexity to the house.

### TEXTURAL VARIATION



1



2



3



4

*Variations in color and/or material add complexity and differentiate between house elements*

### 3D EMBELLISHMENTS



1



2




3



4

*Facades and openings enhanced by decorative features like scallops, brackets, and carvings*





# **Concept Design**

## **Objective**

The design method presented here is informed by the history and characteristics—form, materiality, and ornamentation—of the existing building stock in Oshkosh. This approach can be broken down into a few categories:

### **1. One Design, Many Variations**

This book provides designs for a single-family house, a duplex, and an accessory dwelling unit that can be combined into multiple configurations.

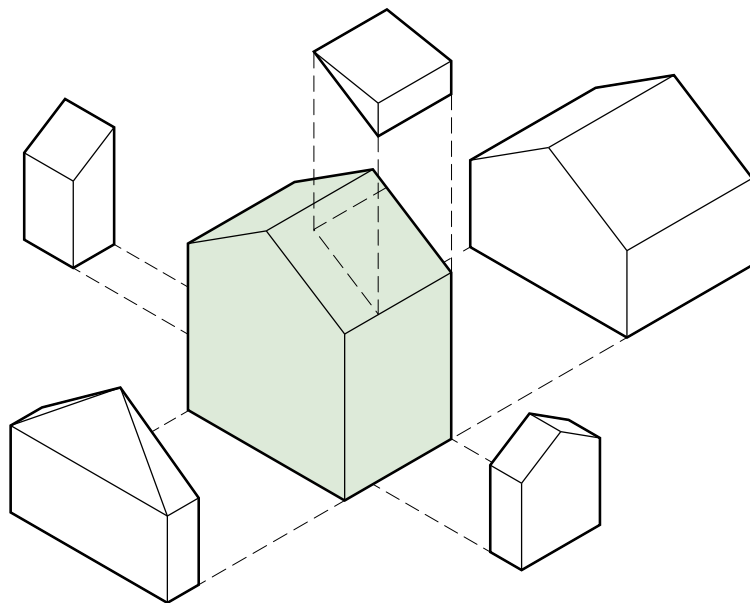
### **2. Economy through Standardization**

The house designs are founded upon three base units that address issues of context, livability, and affordability while also being contemporary.

### **3. Adaptability + Diversity through Additive Parts**

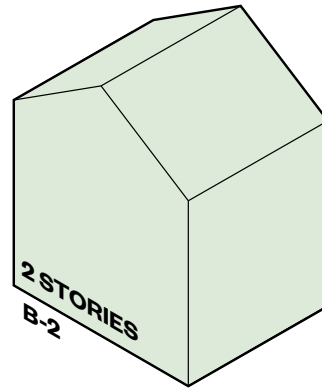
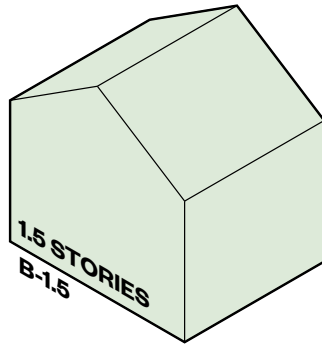
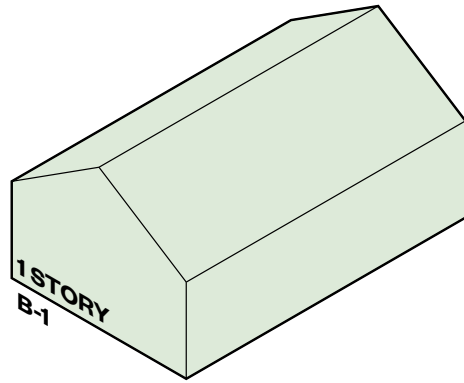
In addition to providing a singular house design, strategies for creating multiple designs across Oshkosh and beyond are also developed.





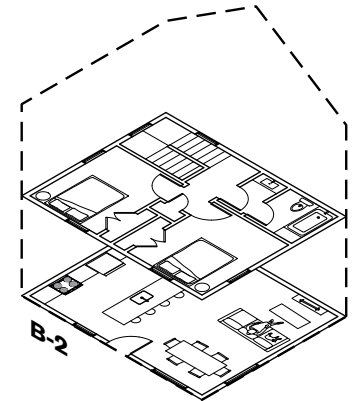
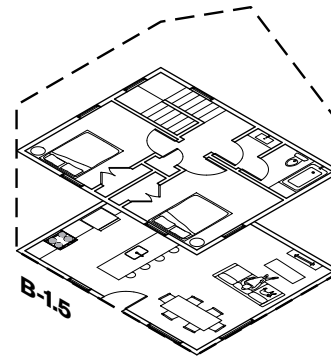
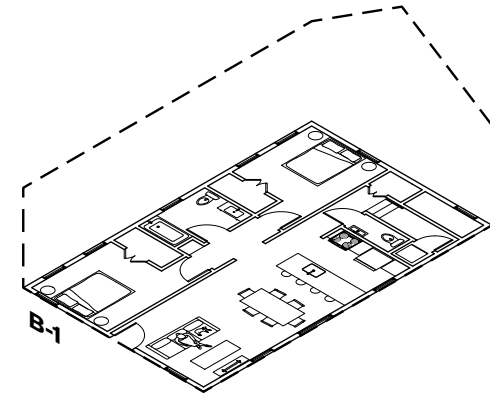
## It's all about the base module.

By starting with an efficient base module, any number of components can then be added to create a variety of houses. Want a third bed + bath? Add a rear addition. Want more upper-floor space? Add a dormer.



### BASE MODULE FORMS

This proposal works with three different base modules: a 1-story, a 1.5-story, and a 2-story.



### BASE MODULE PLANS

All base module floorplans offer a 2-bedroom, 1 - 1.5 bath configuration ranging from 900 to 1200 SF. The interior spaces are economical yet functional, providing a minimal footprint through optimizing circulation.

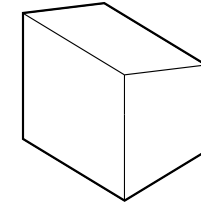
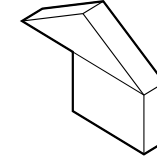
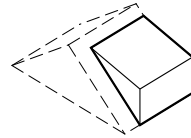
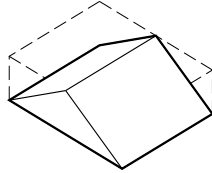
## Roof

## Dormer

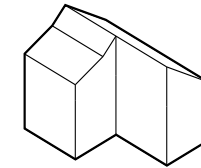
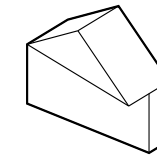
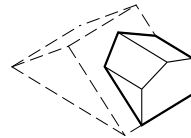
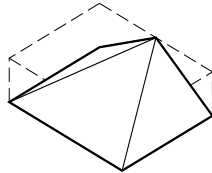
## Porch

## Rooms

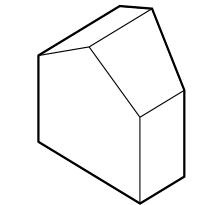
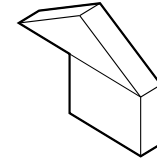
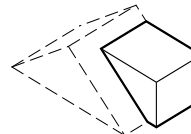
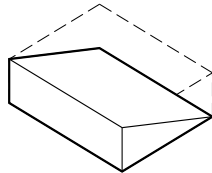
1



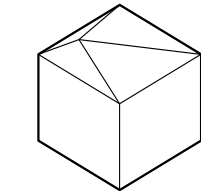
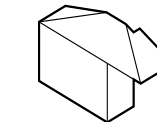
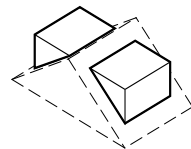
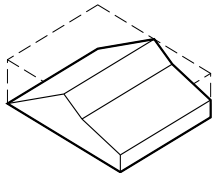
2



3



4



### ADAPTIVE COMPONENTS

A variety of roofs, dormers, porches, and room additions can be combined with a base module to allow for multiple permutations of single-family and duplex homes.

**The adaptive components provide detail, variety, and opportunities for expanding the base program.**



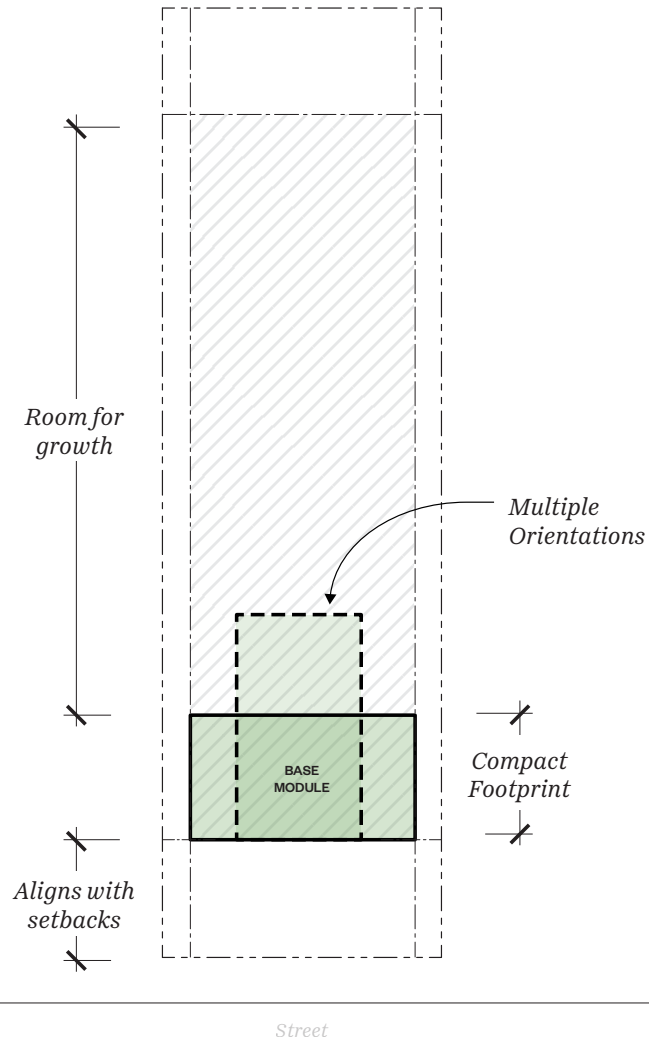


# **Contextual Guidelines**





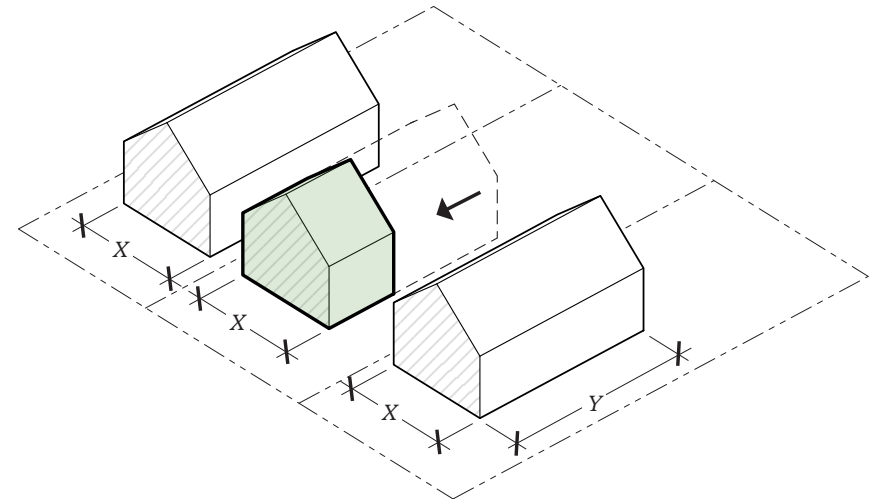
**An explanation of the  
conditions that have served  
as guides in developing these  
housing prototypes.**



### RIGHT SIZING

Right sizing is about making the floorplan compact—not only to reduce up-front costs, but also to allow for multiple orientations, if desired, on the site.

**Siting matters.**  
Building layouts conform to adjacent neighbors.

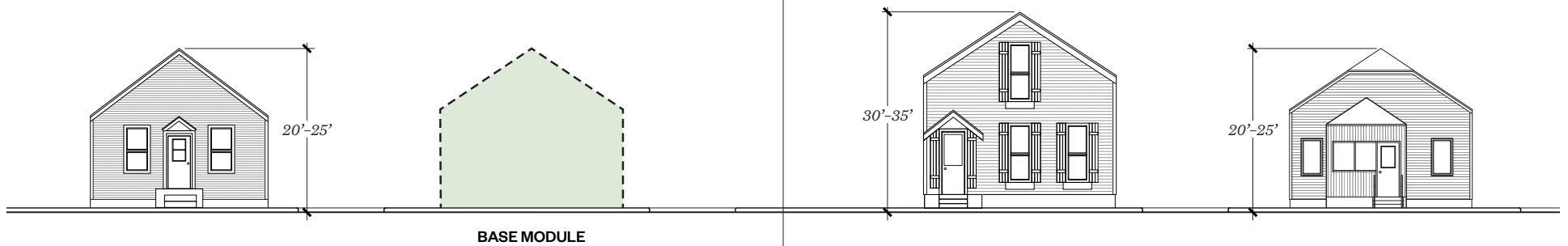


### CONSISTENT WITH CONTEXT: FACADE + WIDTH

It is important to be consistent with the width and facade proportions of surrounding houses. The depth of the building can vary, as depth proportions are not always visible from the street.

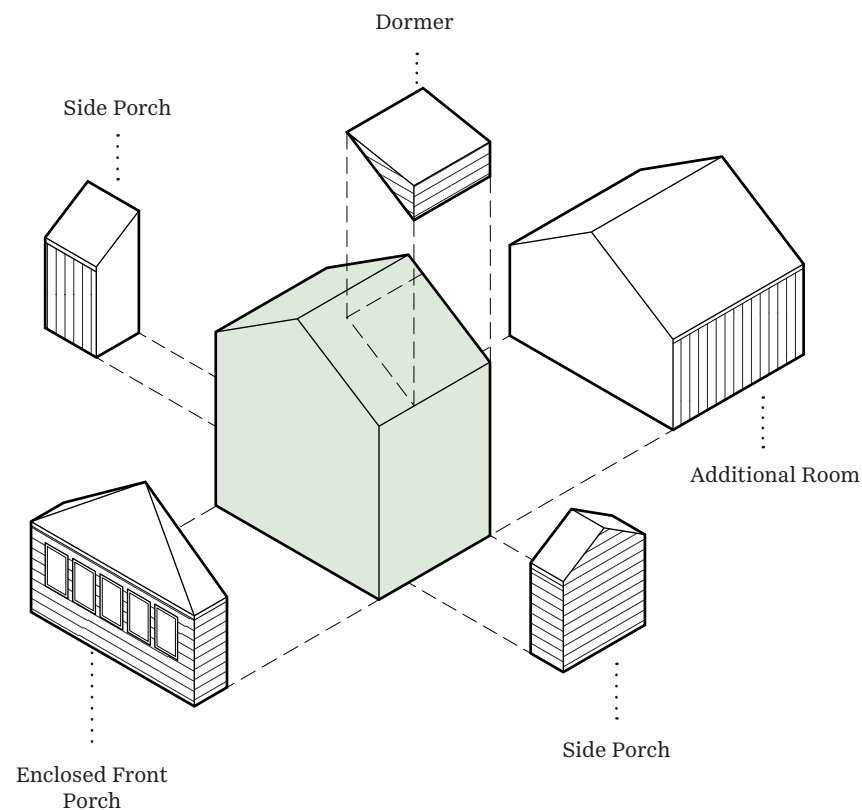


**Reflect the context by matching the height of neighboring houses.**



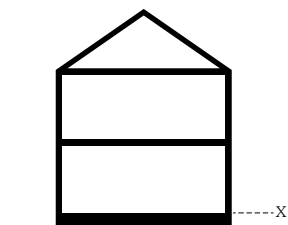
## Additive Elements

Additive elements provide detail, variety, and programmatic opportunities, especially as needs change over time. They can help the base module blend in with its context while also adding unique characteristics to the building.

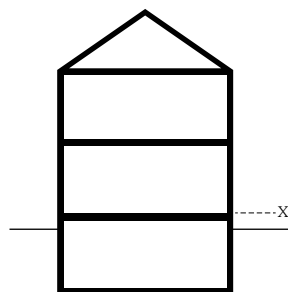


**Carefully chosen additive elements can help a base module blend in with its context while also offering something unique.**

**Maintain legibility and promote adaptability & affordability regardless of construction type.**



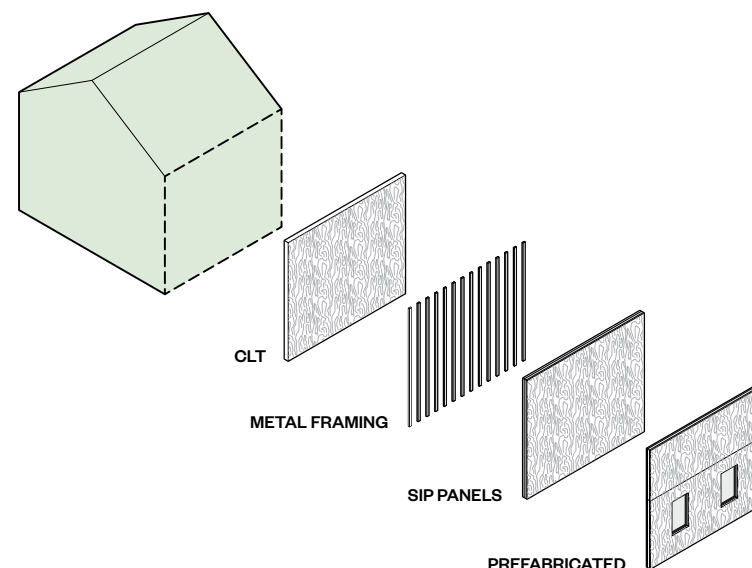
*Shallow Foundation*



*Basement*

#### **RELATIONSHIP TO GROUND**

While basements are common in Oshkosh, they can be expensive to build. New houses can promote an alternative to traditional basements by using frost-proof slab foundations. These shallow foundations can be raised slightly, maintaining the contextual relationship to the ground.



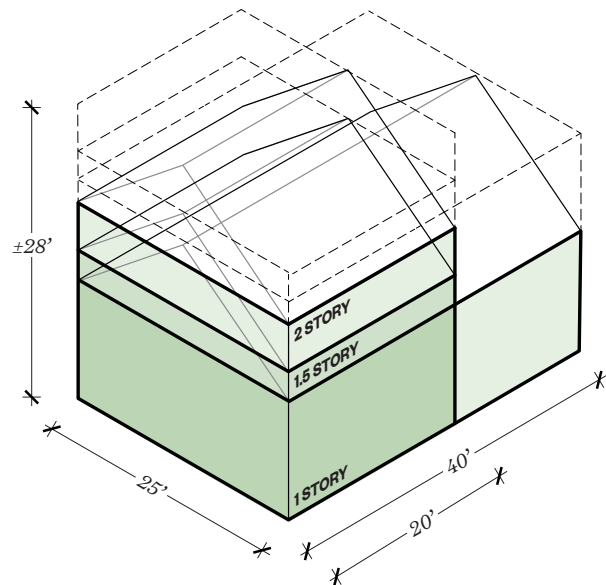
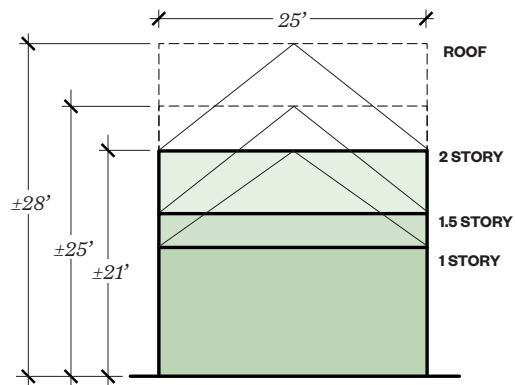
#### **COMPATIBLE CONSTRUCTION TYPE**

The virtue of these housing models is that different construction types—from CLT to SIP panels to metal framing—can be applied to them. They are highly adaptable to different building technologies, which helps save costs and allows for experimentation.



# House Plans





## The base module is infinitely adaptable.

The three base modules are compact units that are 25' wide.

B-1, or the 1-story module, has a long footprint and is a little taller than typical 1-story homes.

B-1.5, or the 1.5-story module, is a two-story structure with a half-story as its second floor. This module can be useful in scenarios in which a two-story option is desired in a context where full-height two-story homes are less common.

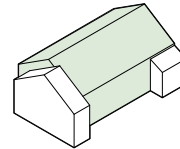
B-2, or the 2-story module, has the same layout as B-1.5, but is taller.

## Index of Permutations

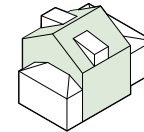
The following are examples of resolutions of building types using each of the modules developed: B-1, B-1.5, and B-2, plus an ADU.

Note that there is no one solution—the virtue of this approach is that the base modules can be configured with additive elements in a number of ways. The examples shown here are just one series of possibilities.

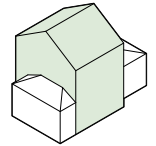
All house designs will incorporate best practices for energy efficiency, durability, and comfort, as laid out in the Focus on Energy New Homes – 2024 Builder Program Guide.



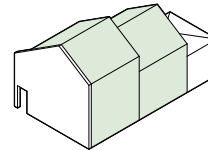
**Prototype 1**  
*1-STORY (B-1)*



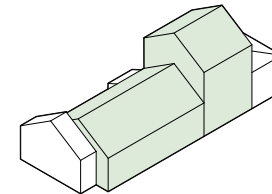
**Prototype 2.1**  
*1.5-STORY (B-1.5)*



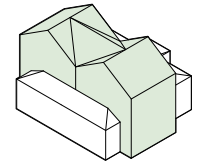
**Prototype 2.2**  
*2-STORY (B-2)*



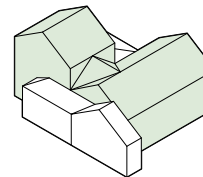
**Prototype 3.1**  
*DUPLEX 1 (B-2 + B-1.5)*



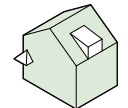
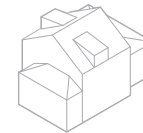
**Prototype 3.2**  
*DUPLEX 2 (B-1 + B-2)*



**Prototype 3.3**  
*DUPLEX 3 (B-2 + B-2)*



**Prototype 3.4**  
*DUPLEX 4 (B-2 + B-1)*



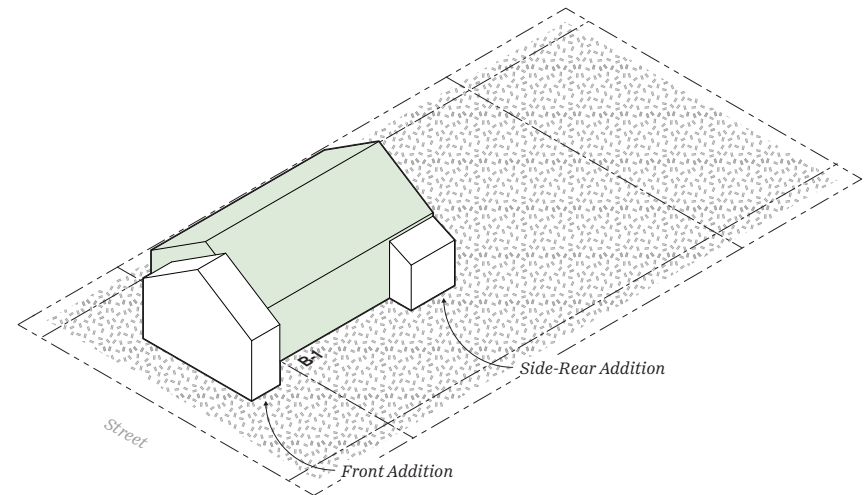
**Prototype 4.1 & 4.2**  
*HOUSE + ADU*

## Prototype 1

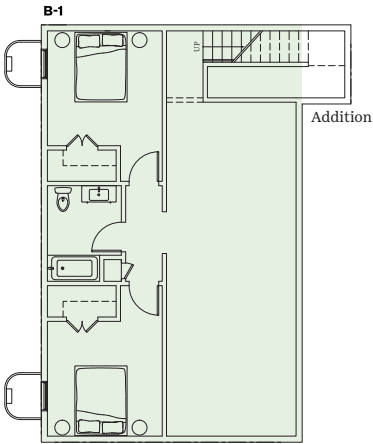
### 1-Story Single-Family House

#### SR-9 Zoning

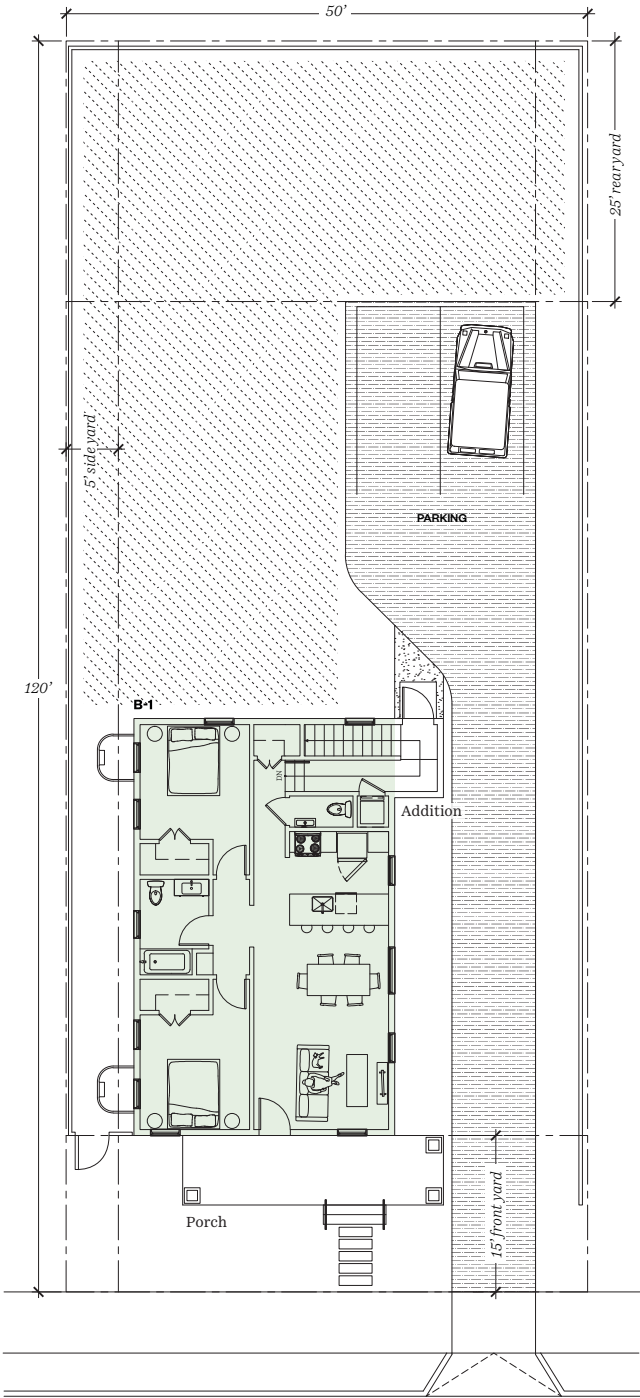
B-1 plus a front and side-rear addition on a 50' X 120' lot.



**Prototype 1**  
1-Story Single-Family House



Basement Floor Plan

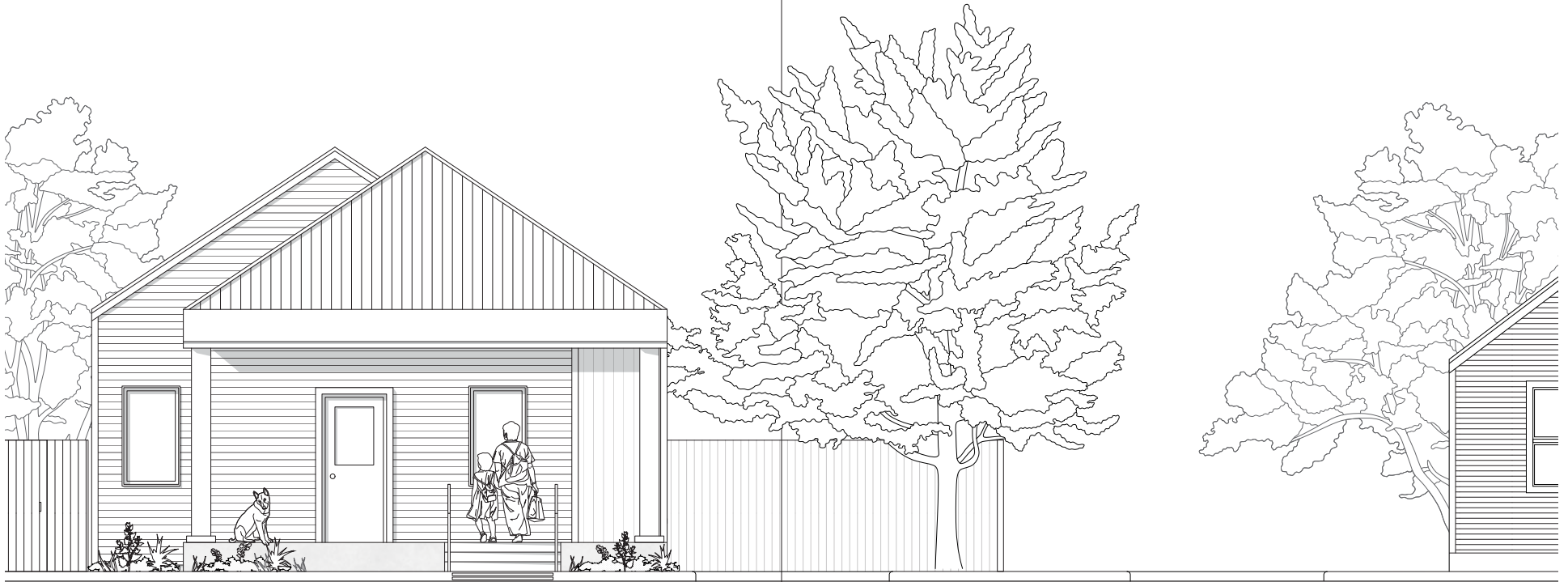


First Floor Plan



## Prototype 1

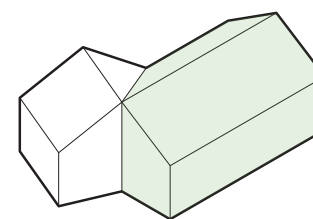
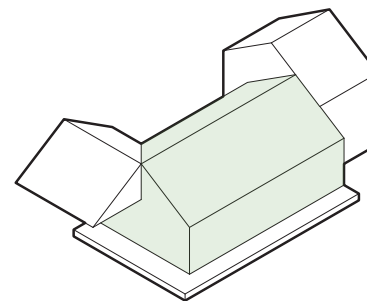
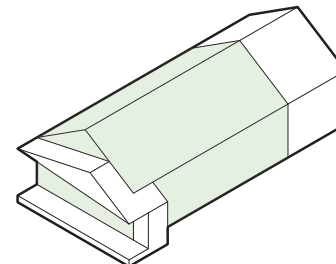
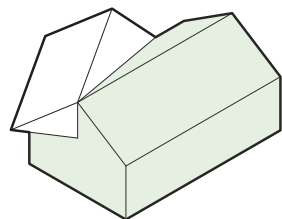
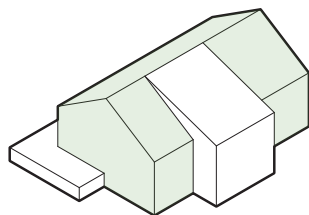
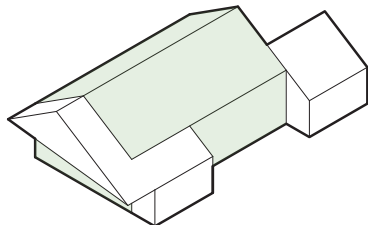
### 1-Story Single-Family House



Street Elevation

## Other Possible Permutations of B-1

1-Story Single-Family House

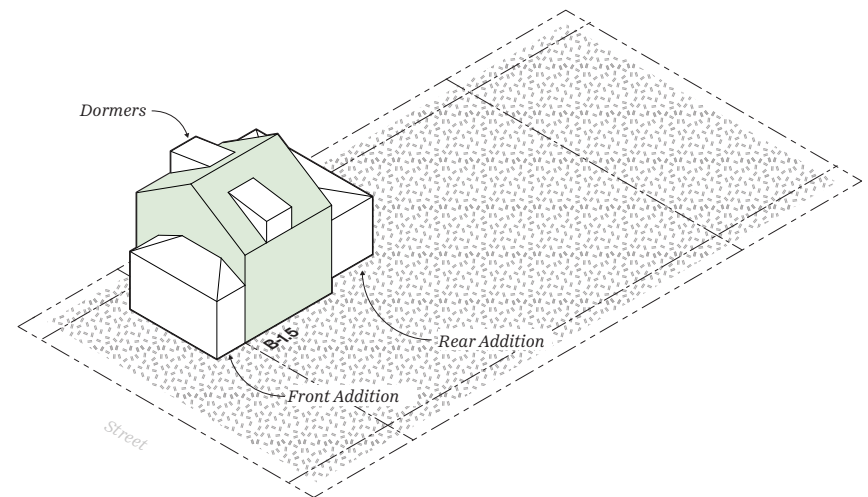


## Prototype 2.1

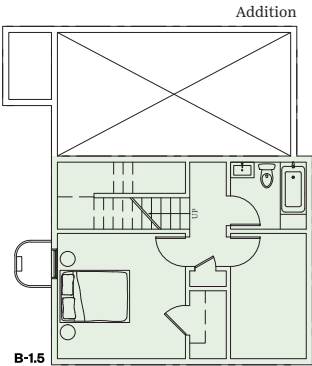
### 1.5-Story Single-Family House

#### SR-9 Zoning

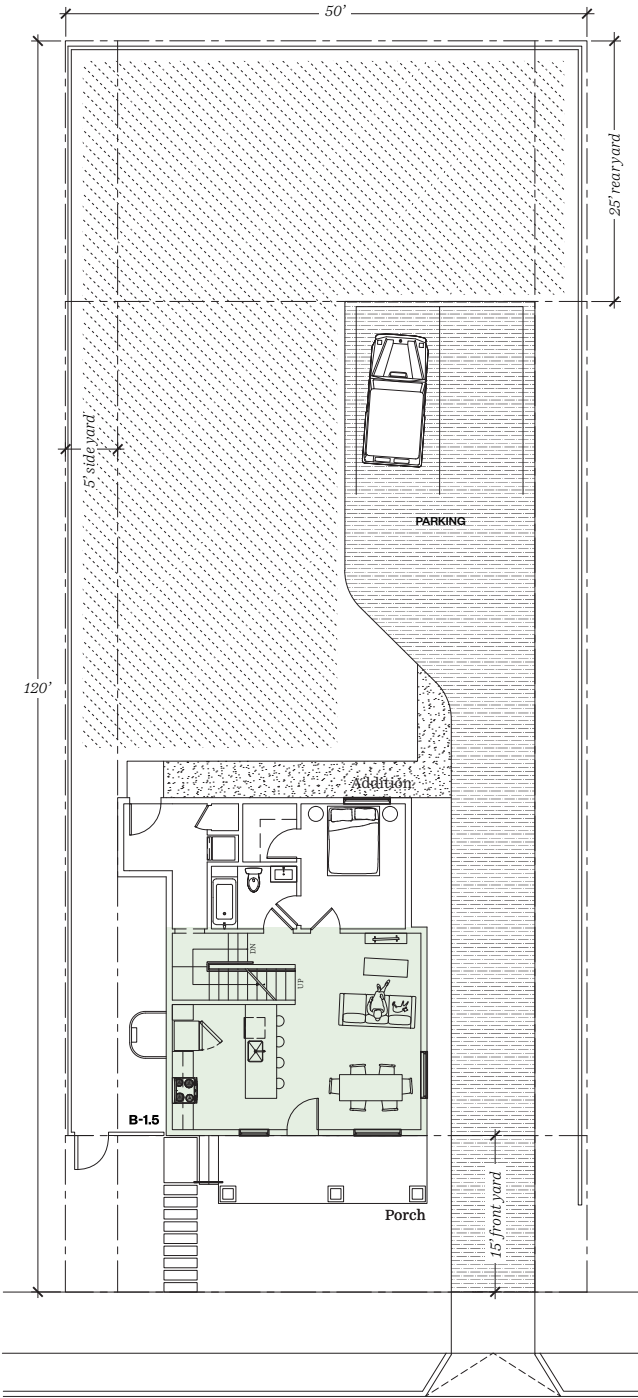
B-1.5 plus a front and rear addition and two dormers on a 50' X 120' lot.



**Prototype 2.1**  
1.5-Story Single-Family House



Basement Floor Plan

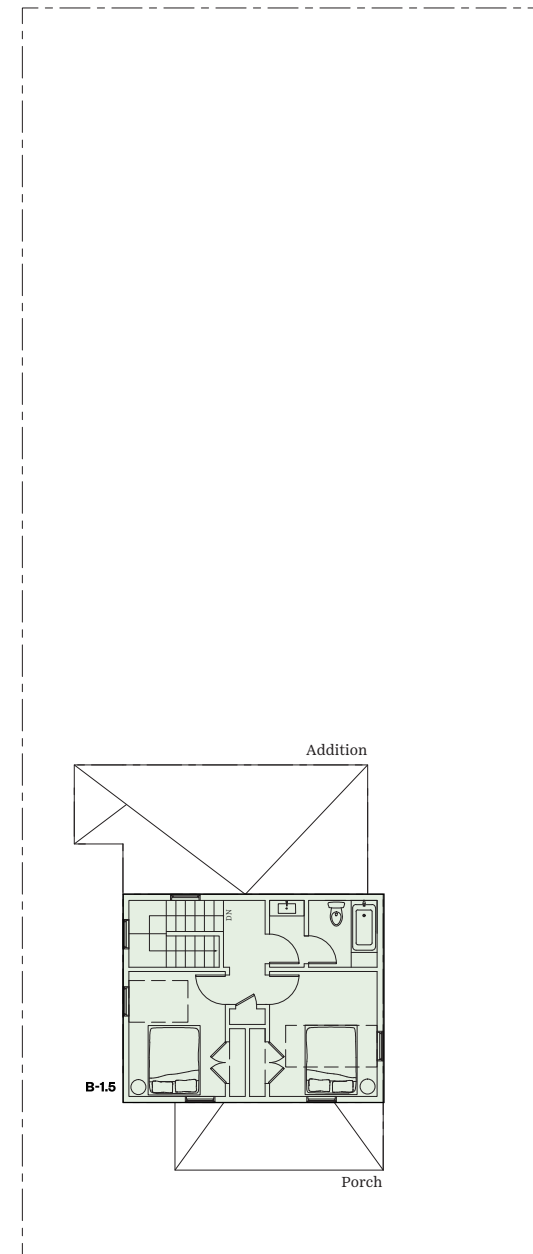


First Floor Plan



## Prototype 2.1

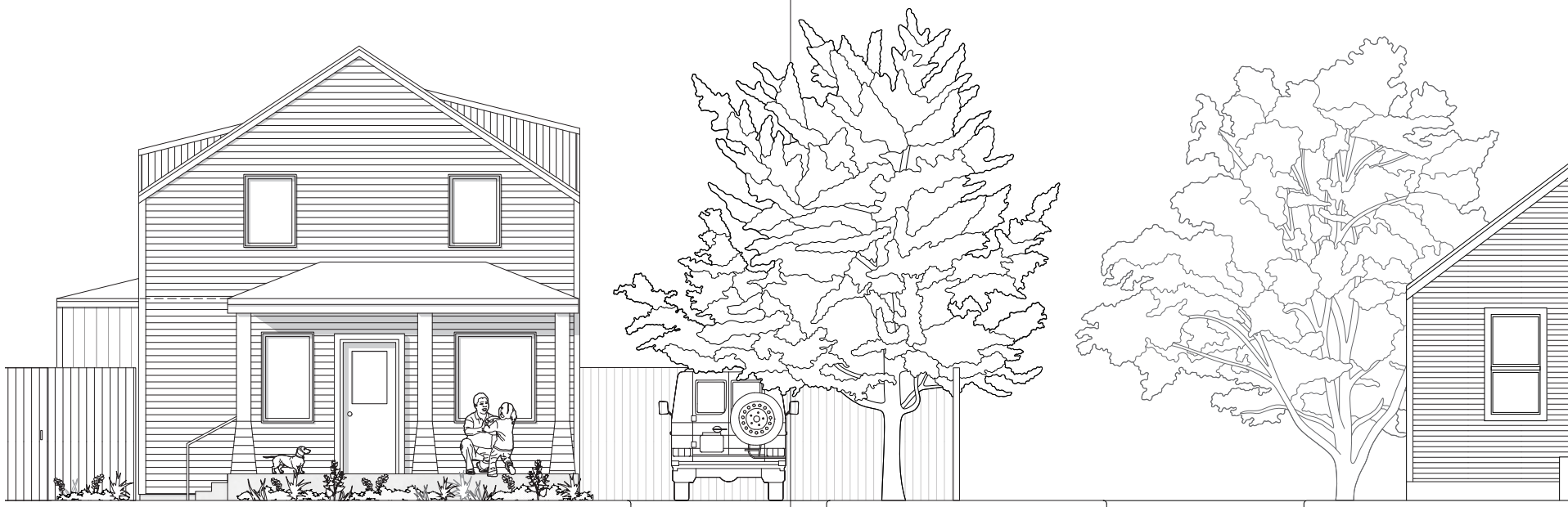
1.5-Story Single-Family House



Second Floor Plan

## Prototype 2.1

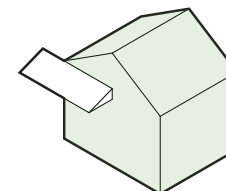
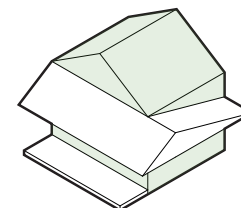
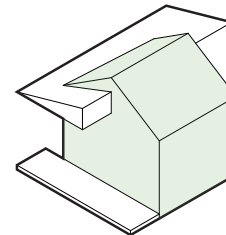
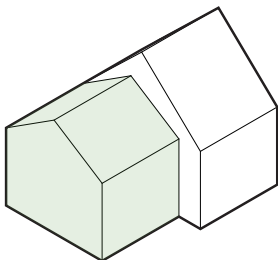
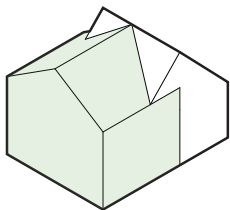
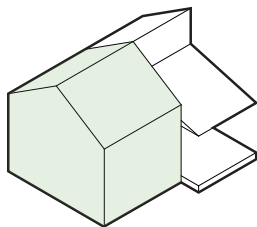
### 1.5-Story Single-Family House



Street Elevation

## Other Possible Permutations of B-1.5

1.5-Story Single-Family House

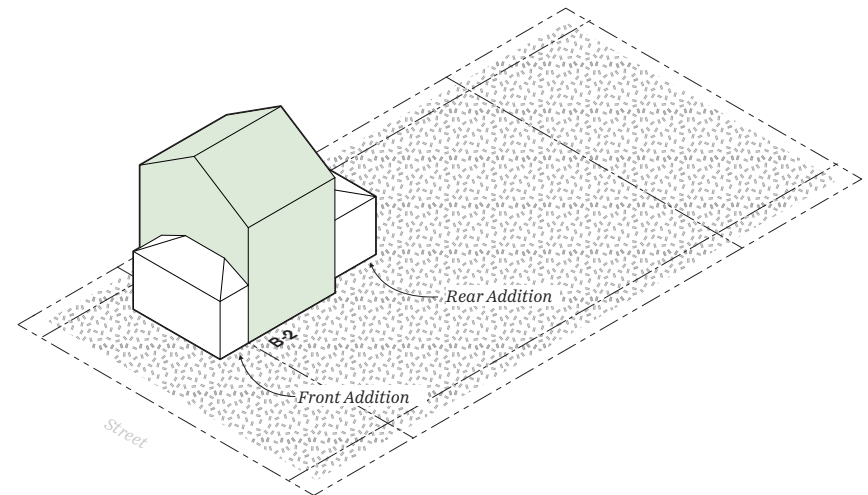


## Prototype 2.2

### 2-Story Single-Family House

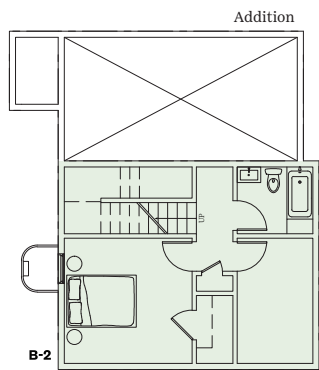
#### SR-9 Zoning

B-2 with a front and rear addition on a 50' X 120' lot.

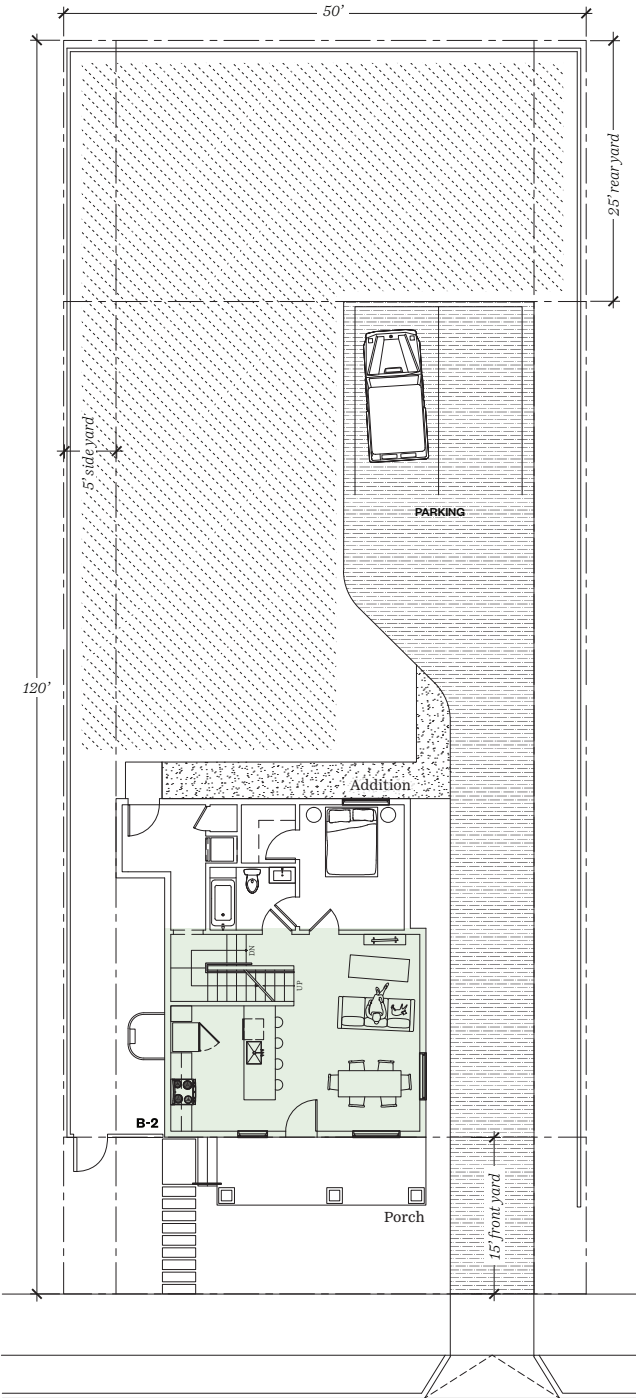




**Prototype 2.2**  
2-Story Single-Family House



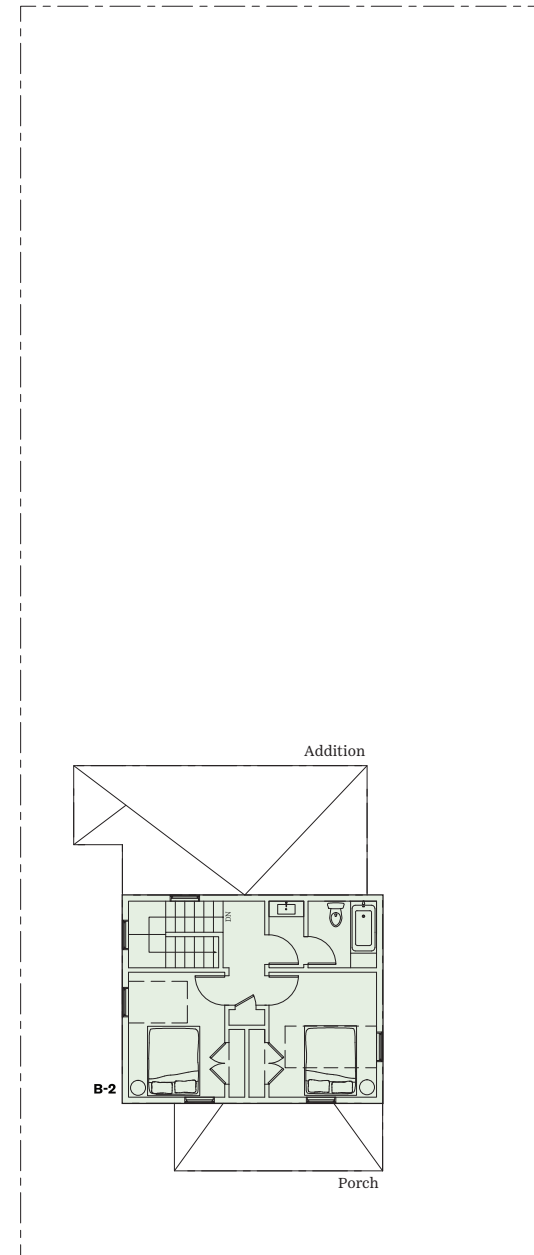
Basement Floor Plan



First Floor Plan

## Prototype 2.2

2-Story Single-Family House



Second Floor Plan

## Prototype 2.2

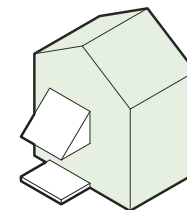
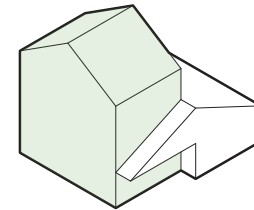
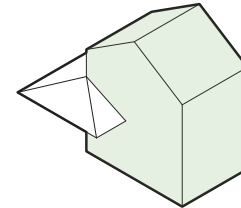
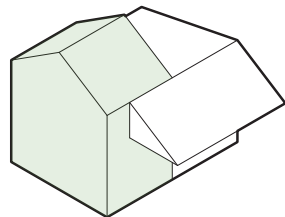
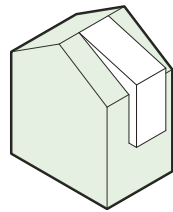
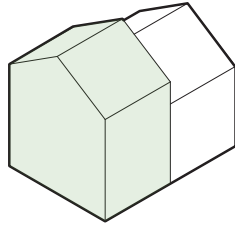
2-Story Single-Family House



Street Elevation

## Other Possible Permutations of B-2

2-Story Single-Family House



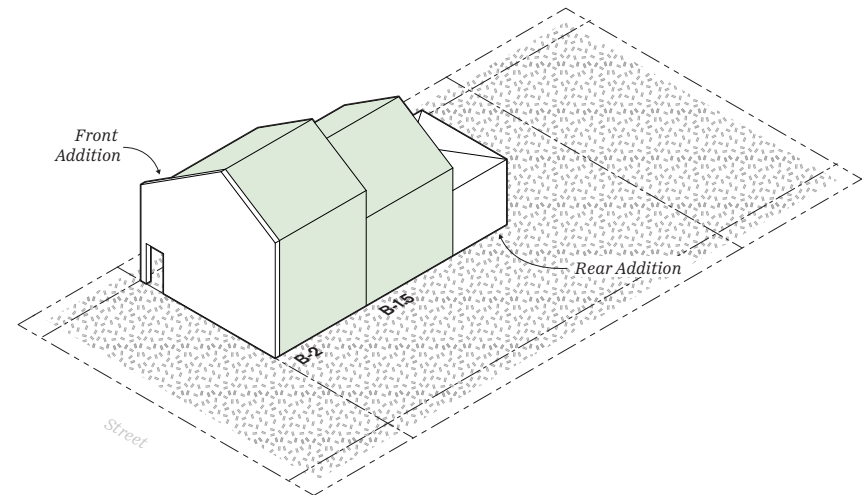


## Prototype 3.1

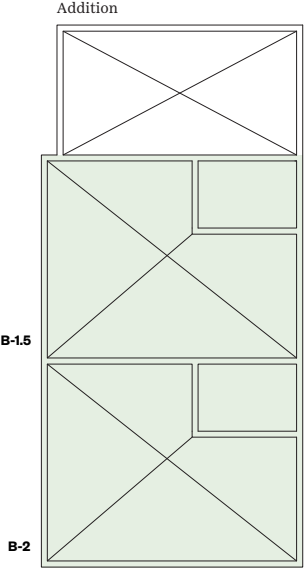
### Duplex 1

#### TR-10 Zoning

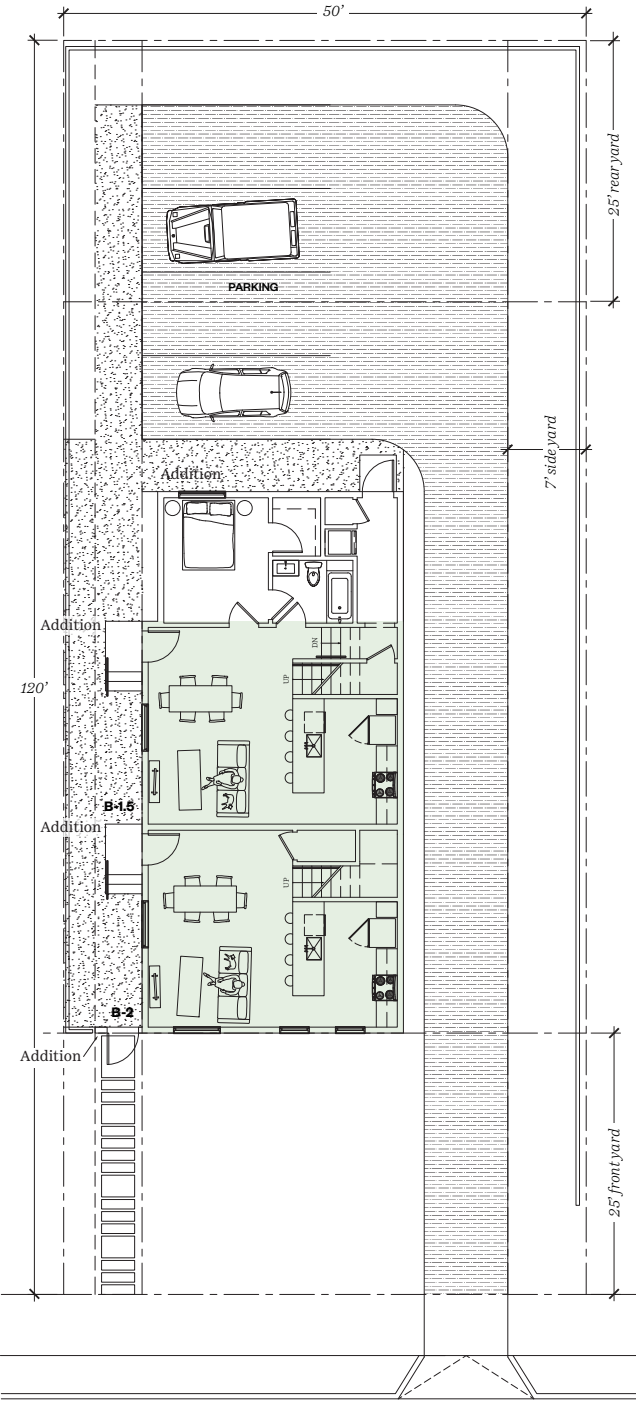
B-2 and B-1.5 plus a front and rear addition on a 50' X 120' lot.



**Prototype 3.1**  
Duplex 1



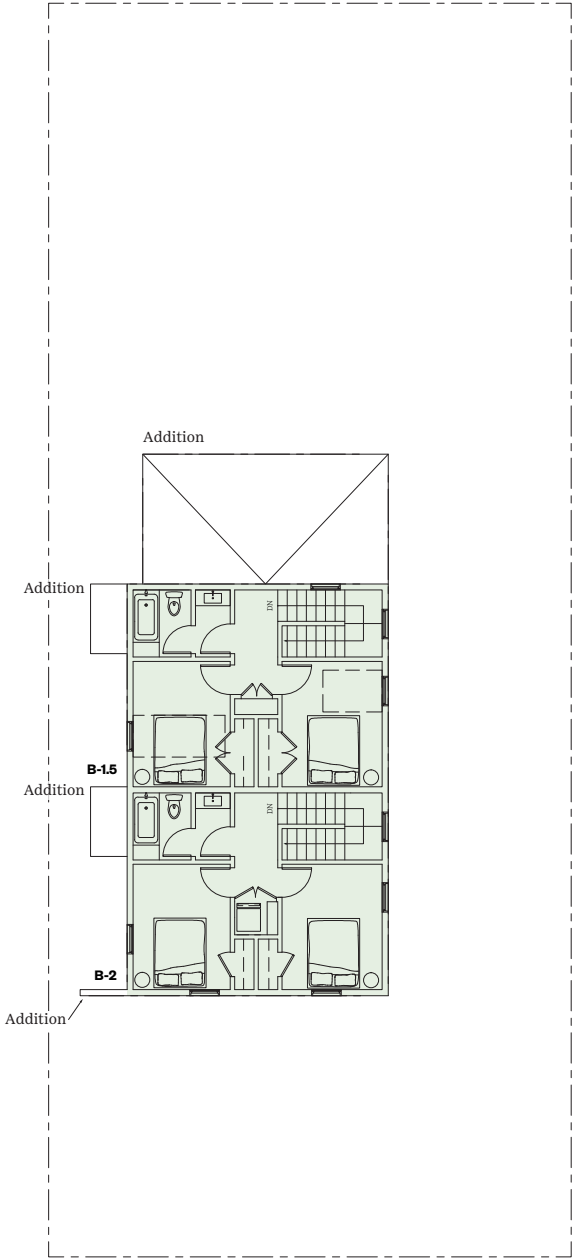
Crawlspace Floor Plan



First Floor Plan

**Prototype 3.1**

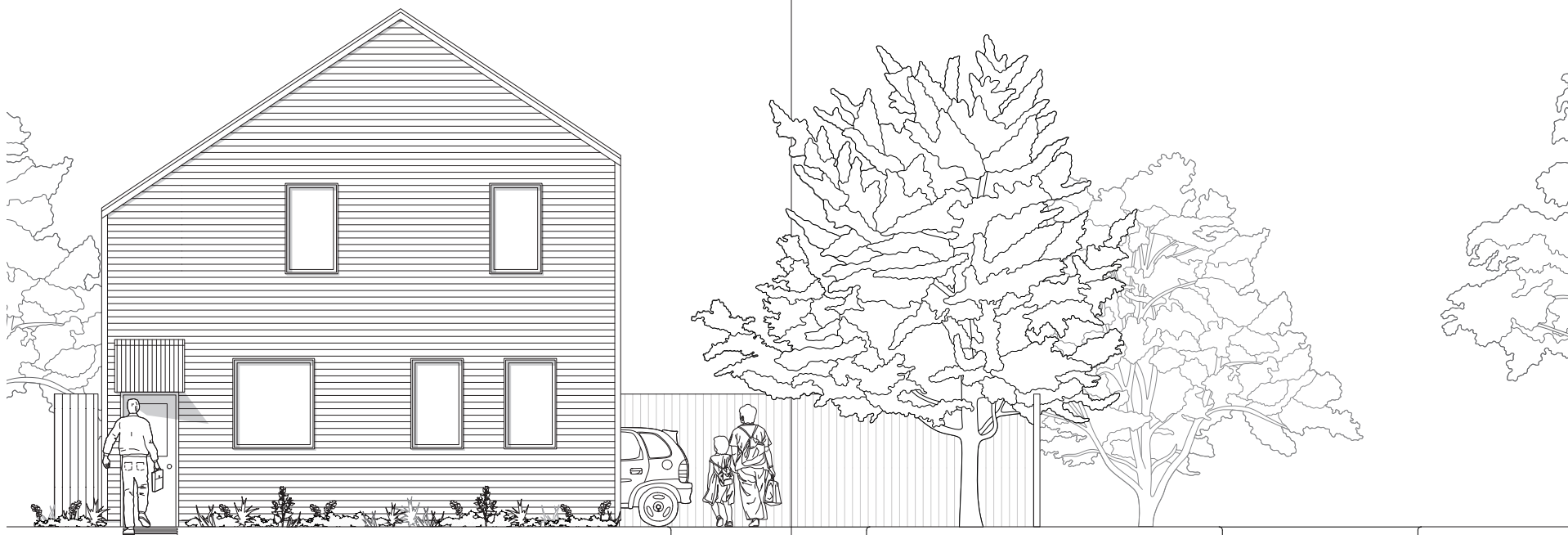
Duplex 1



Second Floor Plan

## Prototype 3.1

### Duplex 1

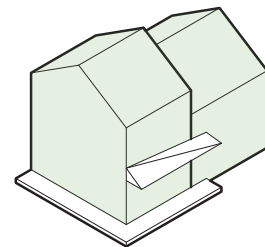
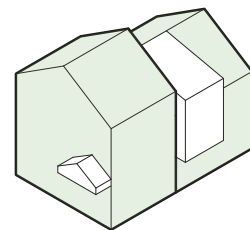
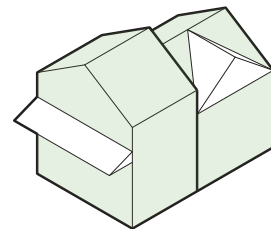
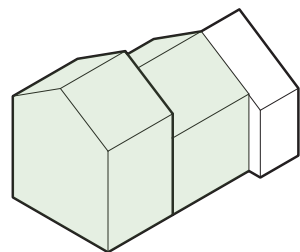
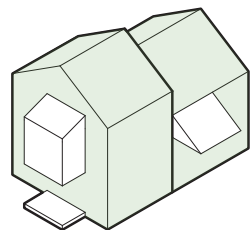
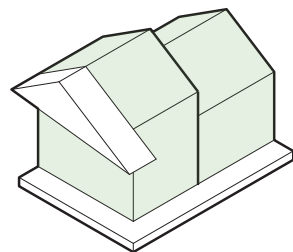


### Street Elevation



Other Possible Permutations of B-2 + B-1.5

Duplex 1

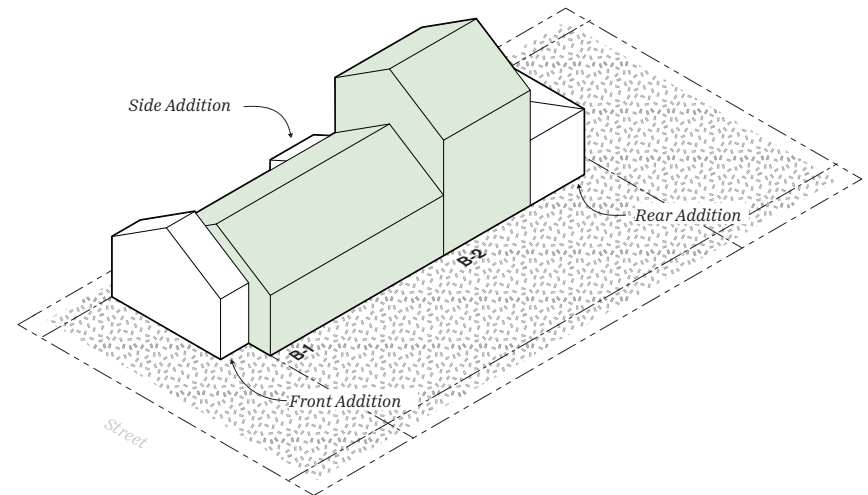


## Prototype 3.2

Duplex 2

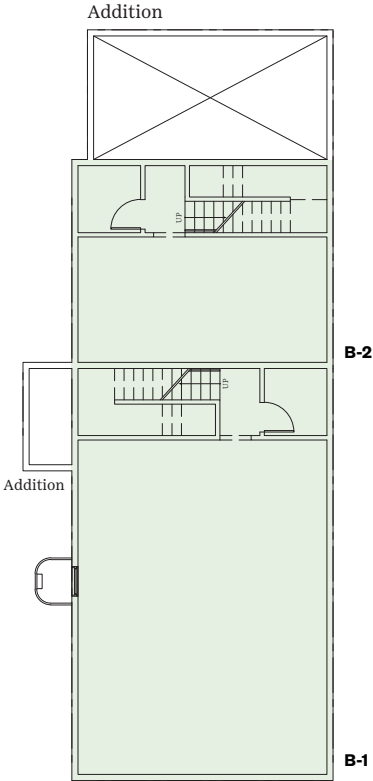
TR-10 Zoning

B-1 and B-2 plus front, side, and rear additions on a 60' X 120' lot.

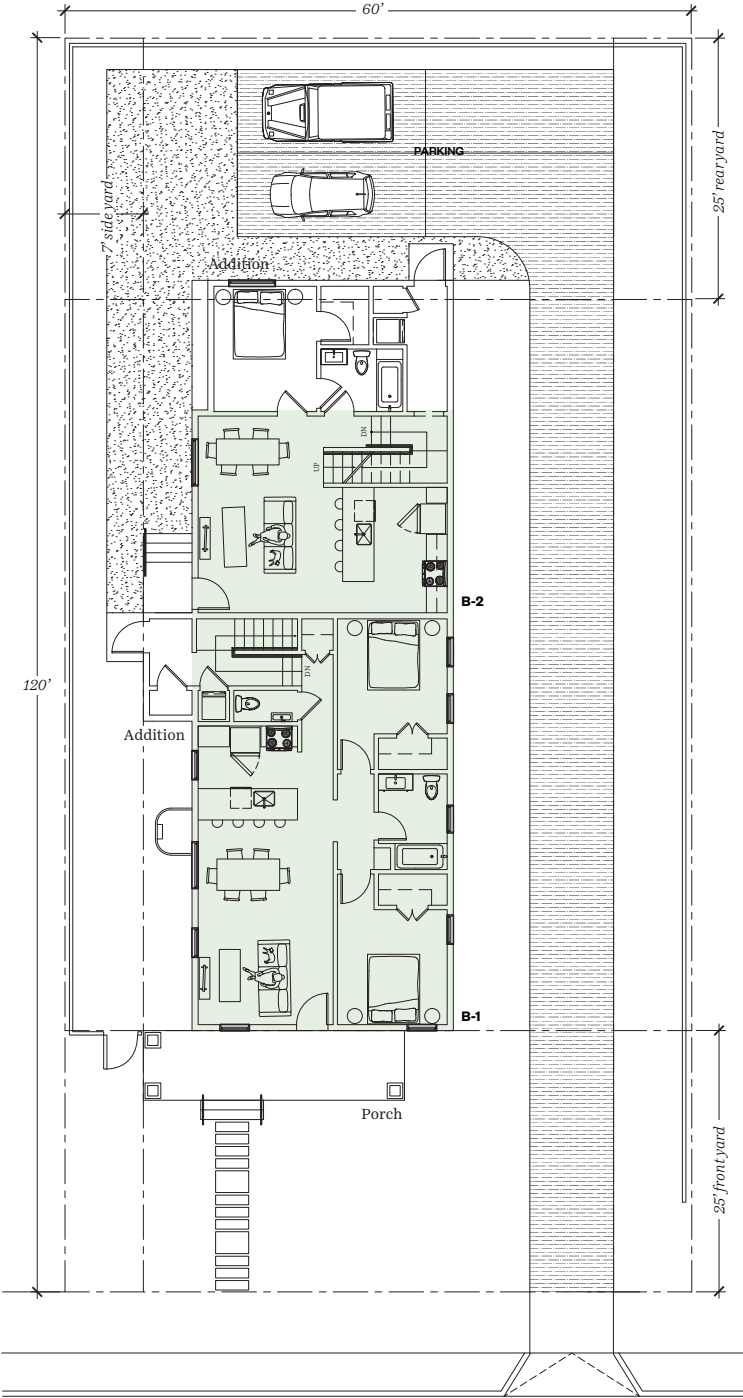


**Prototype 3.2**

Duplex 2



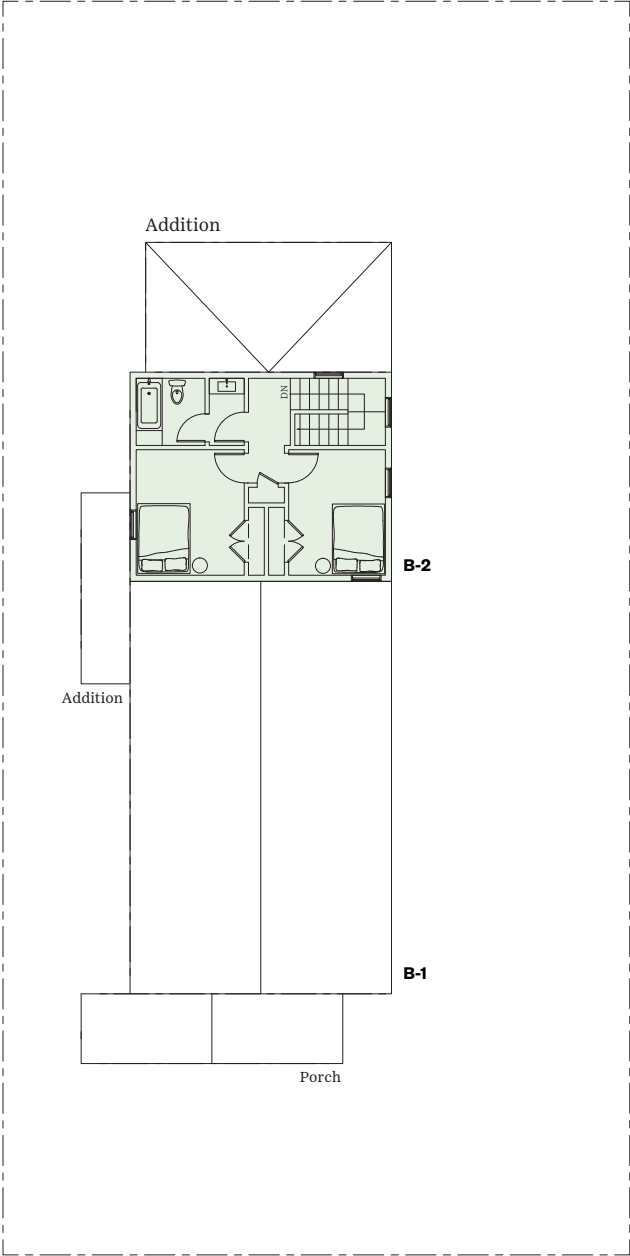
Basement Floor Plan



First Floor Plan

**Prototype 3.2**

Duplex 2



Second Floor Plan

## Prototype 3.2

### Duplex 2

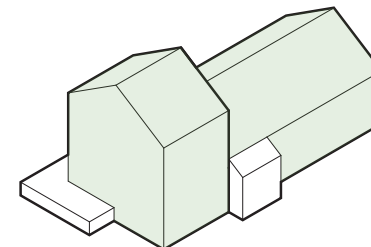
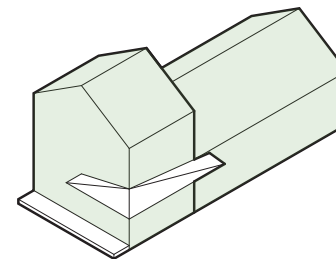
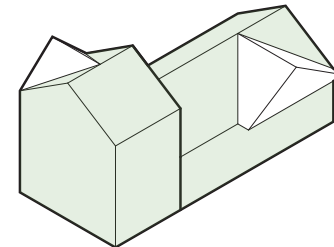
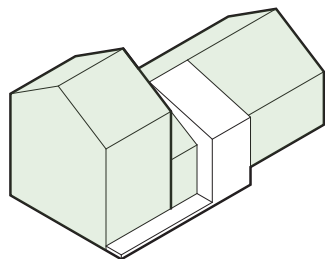
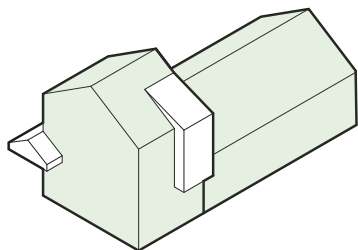
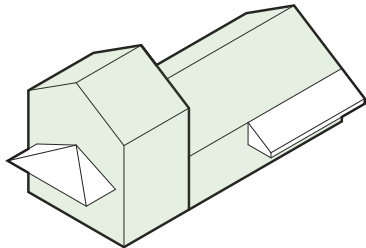


### Street Elevation



## Other Possible Permutations of B-2 + B-1

Duplex 2

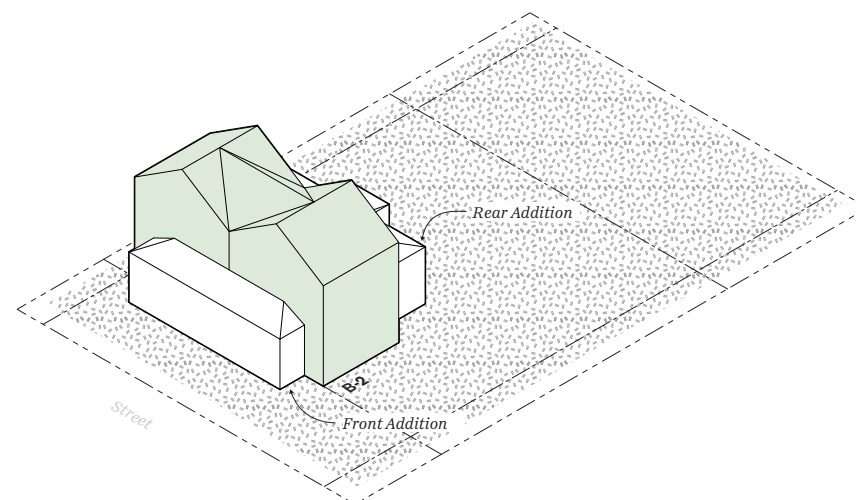


## Prototype 3.3

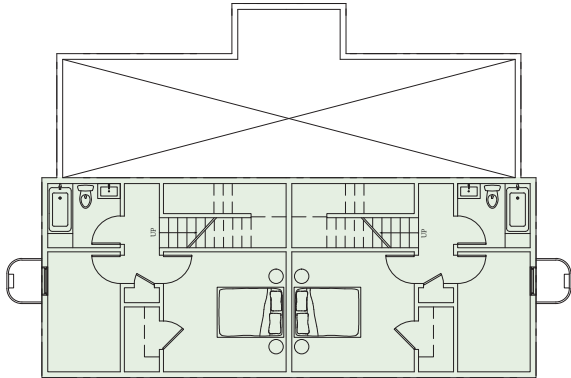
Duplex 3

**TR-10 Zoning**

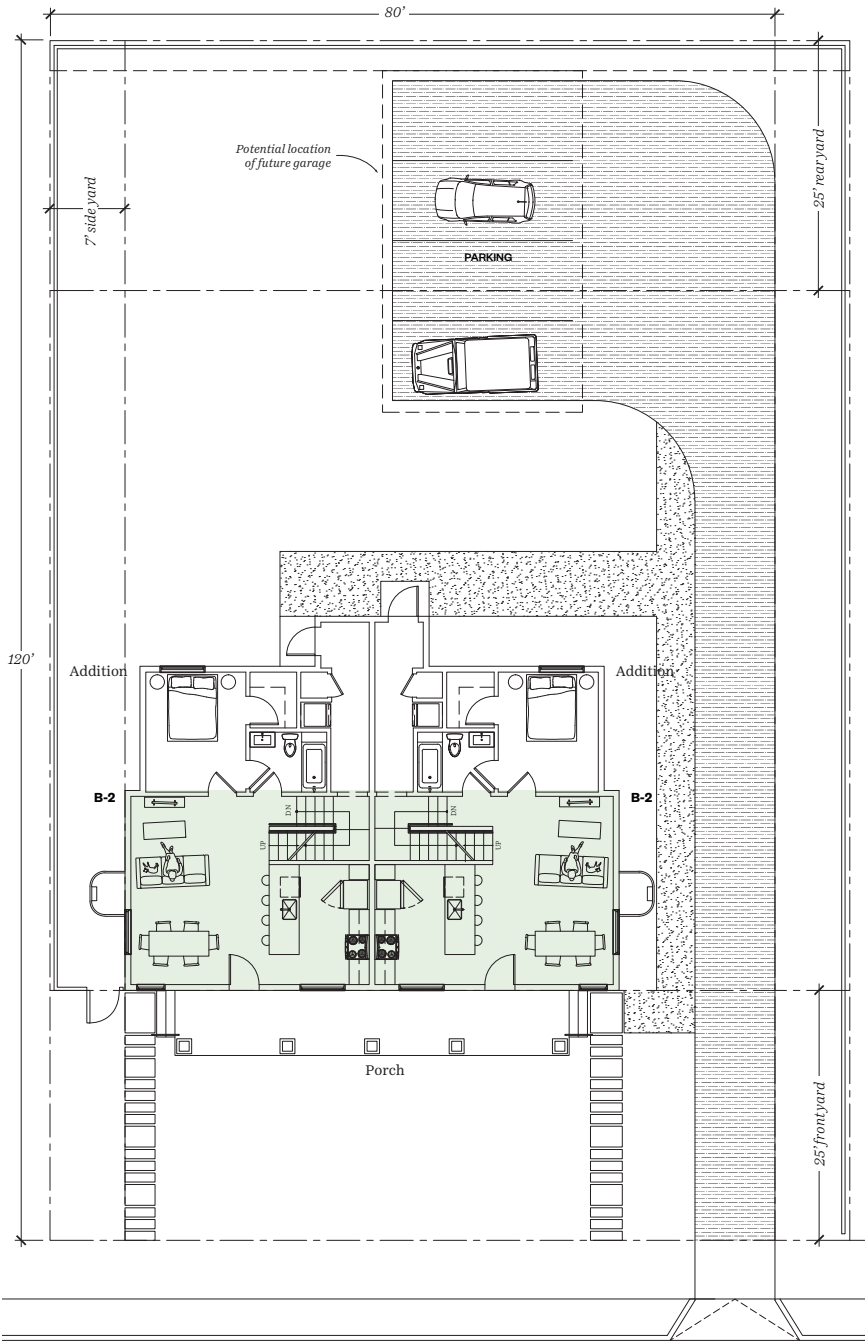
B-2 and B-2 plus front and rear additions on an 80' X 120' lot.



**Prototype 3.3**  
Duplex 3



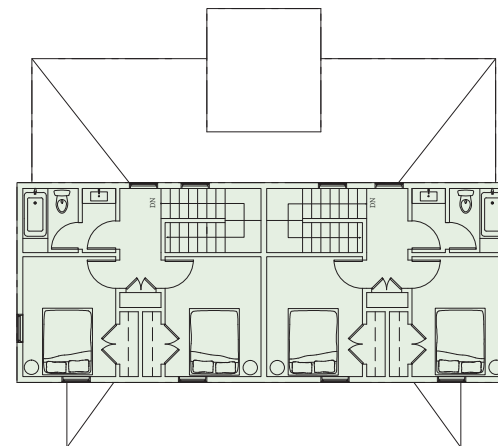
Basement Floor Plan



First Floor Plan

## Prototype 3.3

Duplex 3



Second Floor Plan

## Prototype 3.3

Duplex 3

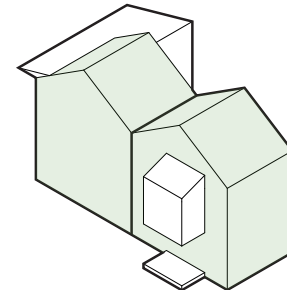
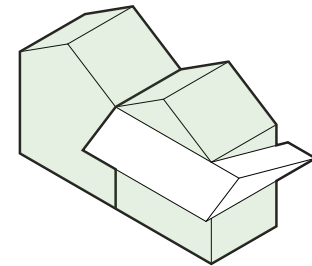
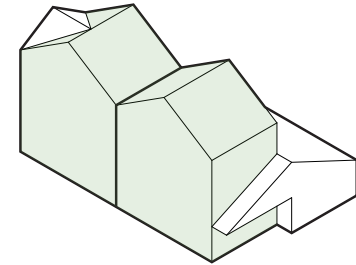
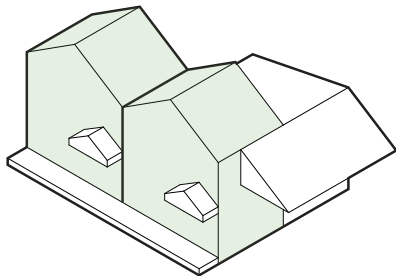
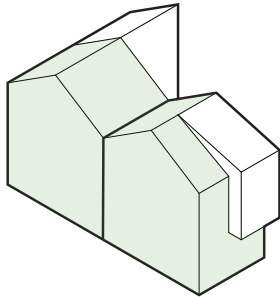
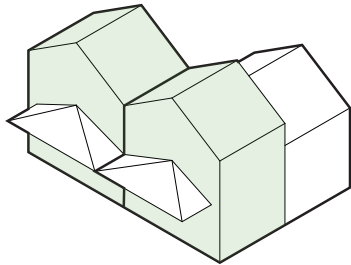


Street Elevation



## Other Possible Permutations of B-2 + B-2

Duplex 3

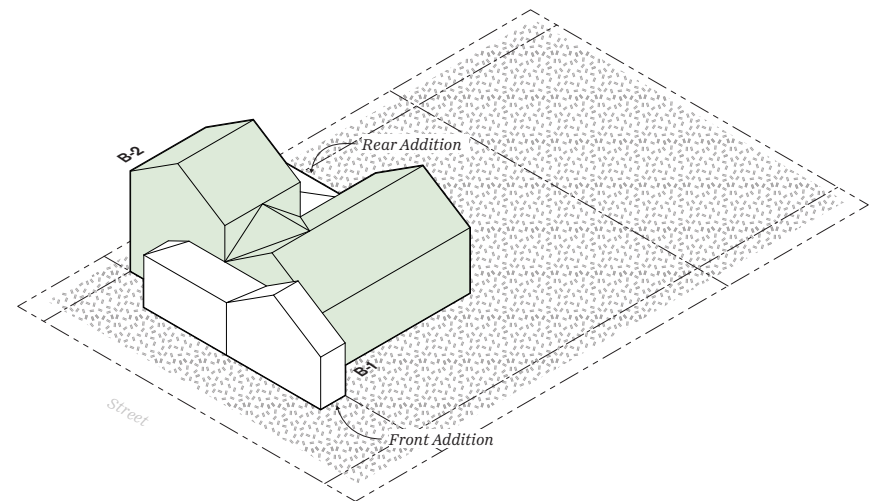


## Prototype 3.4

Duplex 4

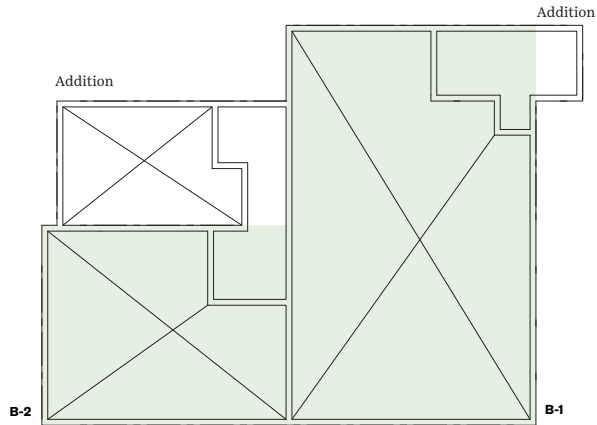
TR-10 Zoning

B-2 and B-1 plus front and rear additions on an 80' X 120' lot.

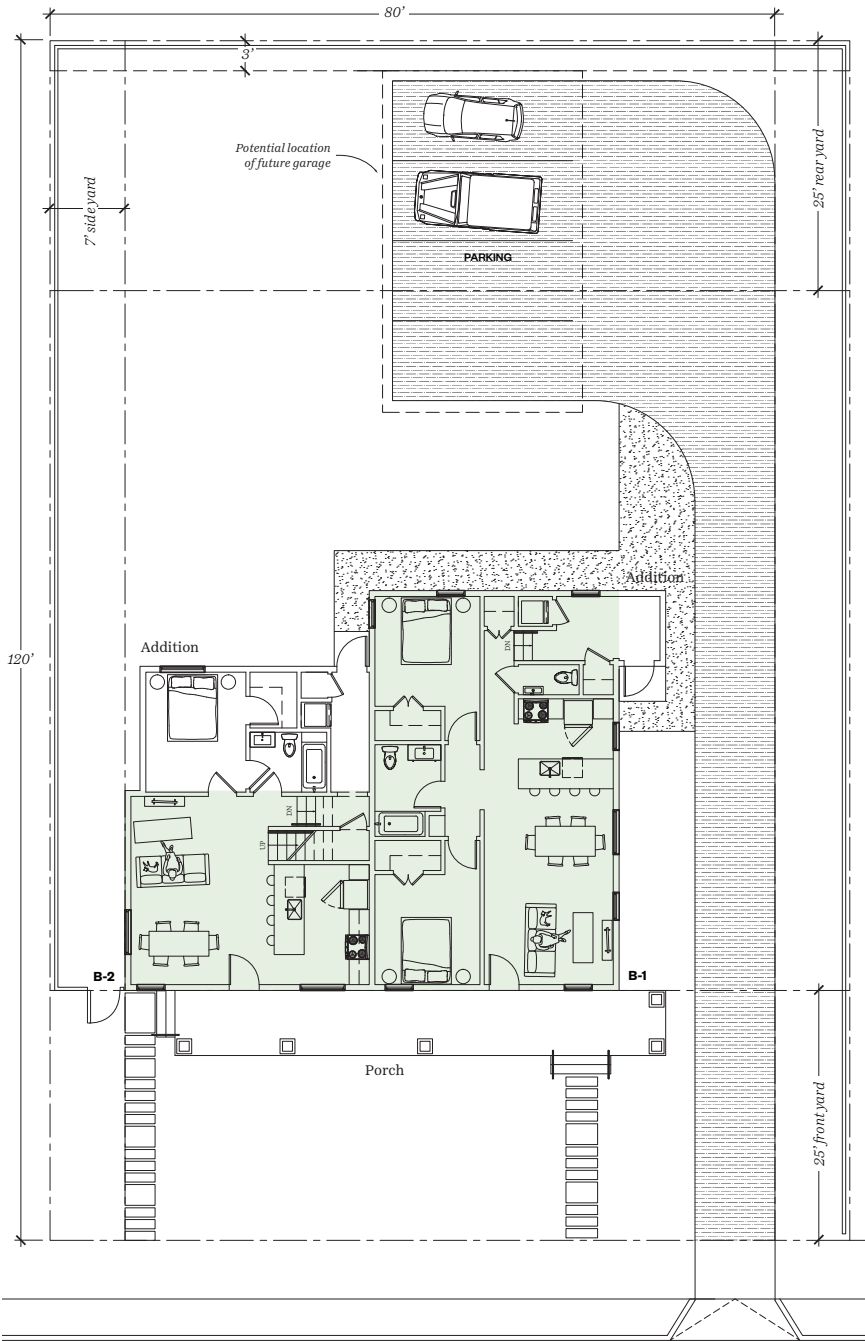


**Prototype 3.4**

Duplex 4



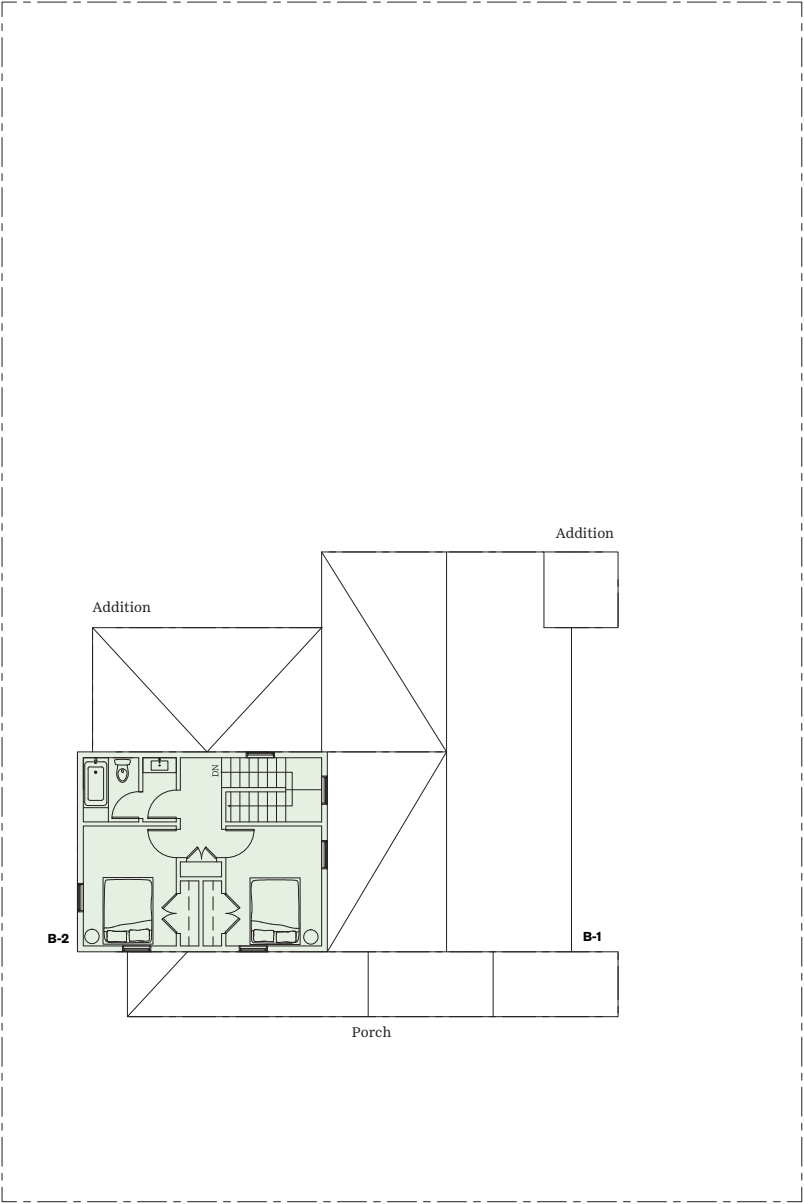
Crawlspace Floor Plan



First Floor Plan

**Prototype 3.4**

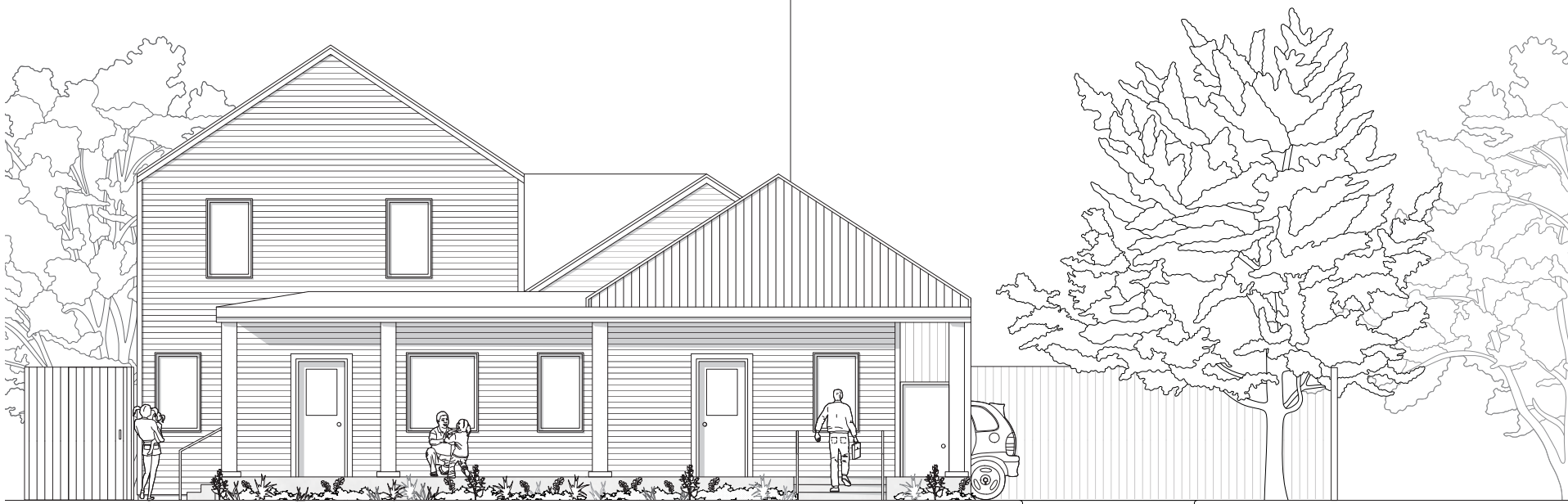
Duplex 4



Second Floor Plan

## Prototype 3.4

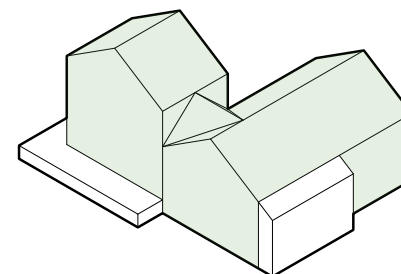
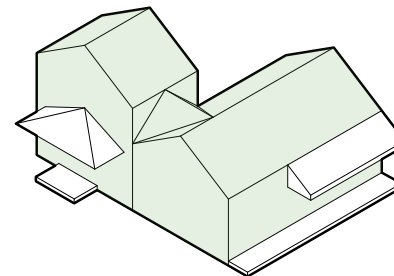
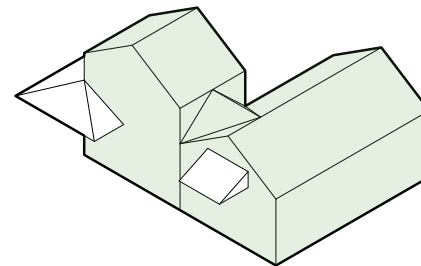
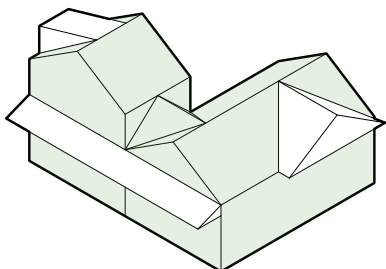
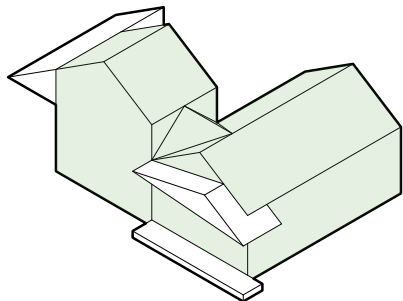
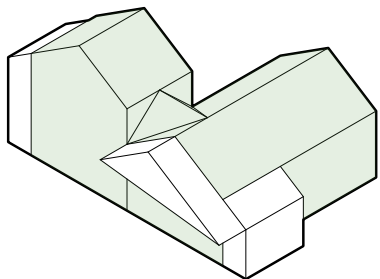
Duplex 4



Street Elevation

## Other Possible Permutations of B-2 + B-1

Duplex 4



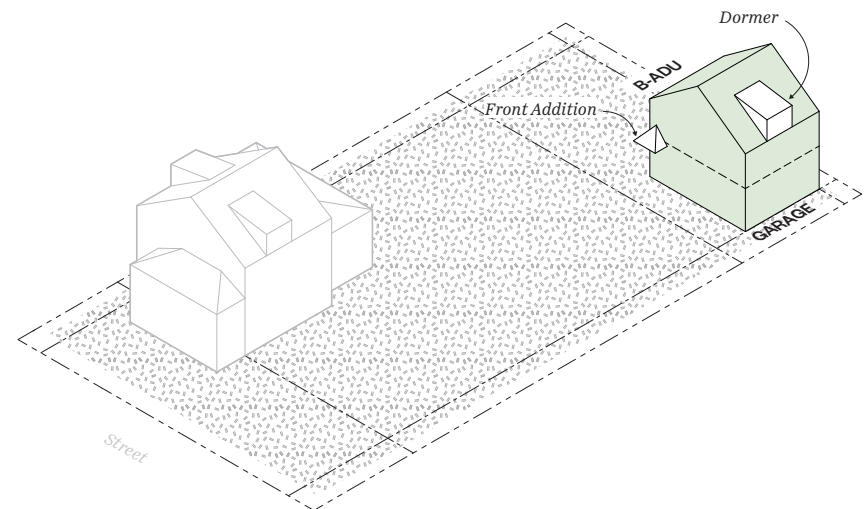


## Prototype 4.1 & 4.2

Variations of Above with ADU

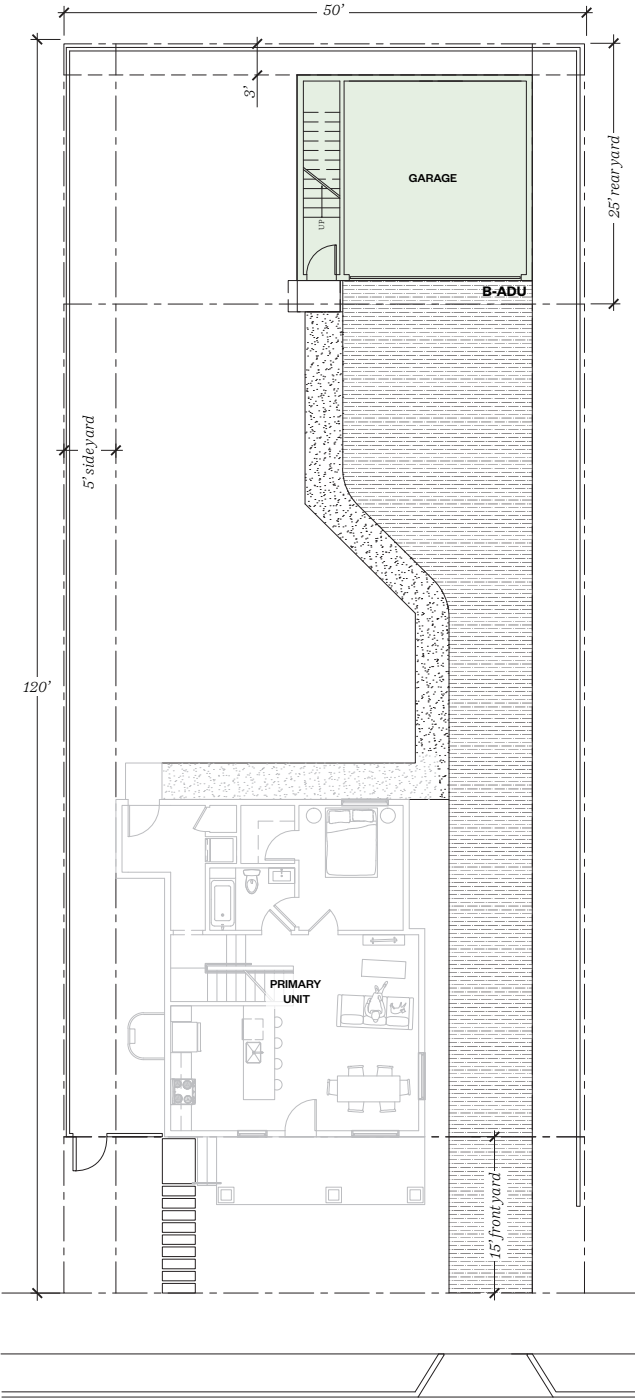
**SR-9 Zoning**  
**TR-10 Zoning**

ADU on second floor of garage plus dormer and front addition.



Prototype 4.1 & 4.2

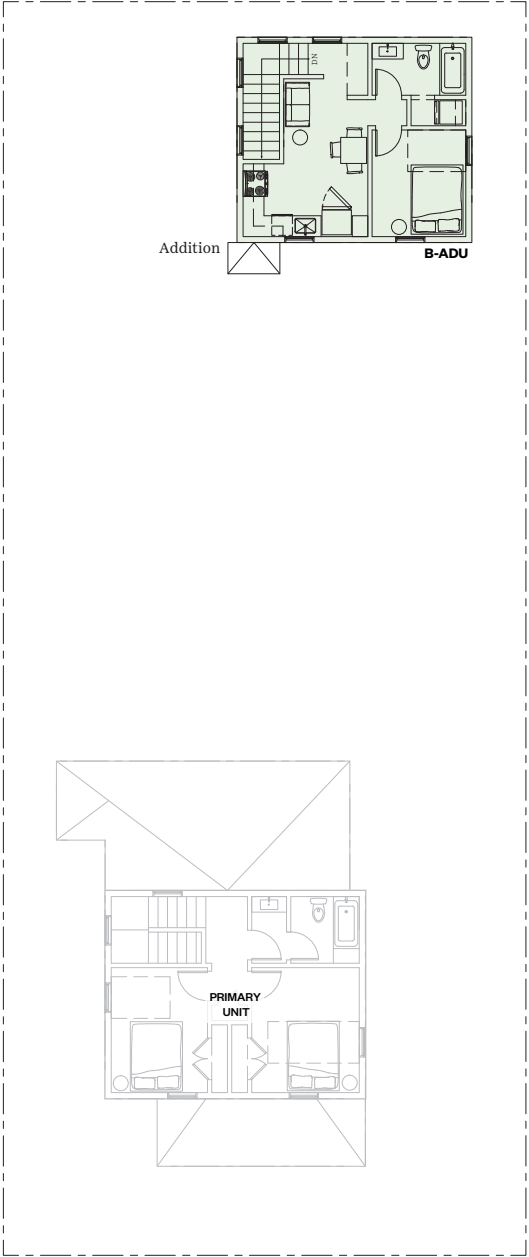
House + ADU



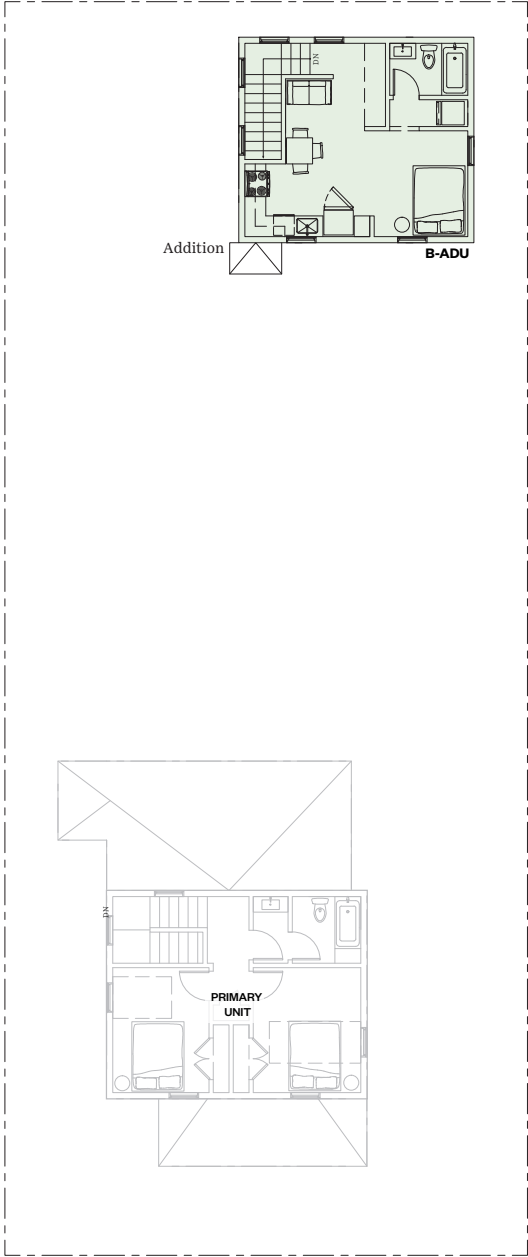
First Floor Plan

**Prototype 4.1 & 4.2**

House + ADU



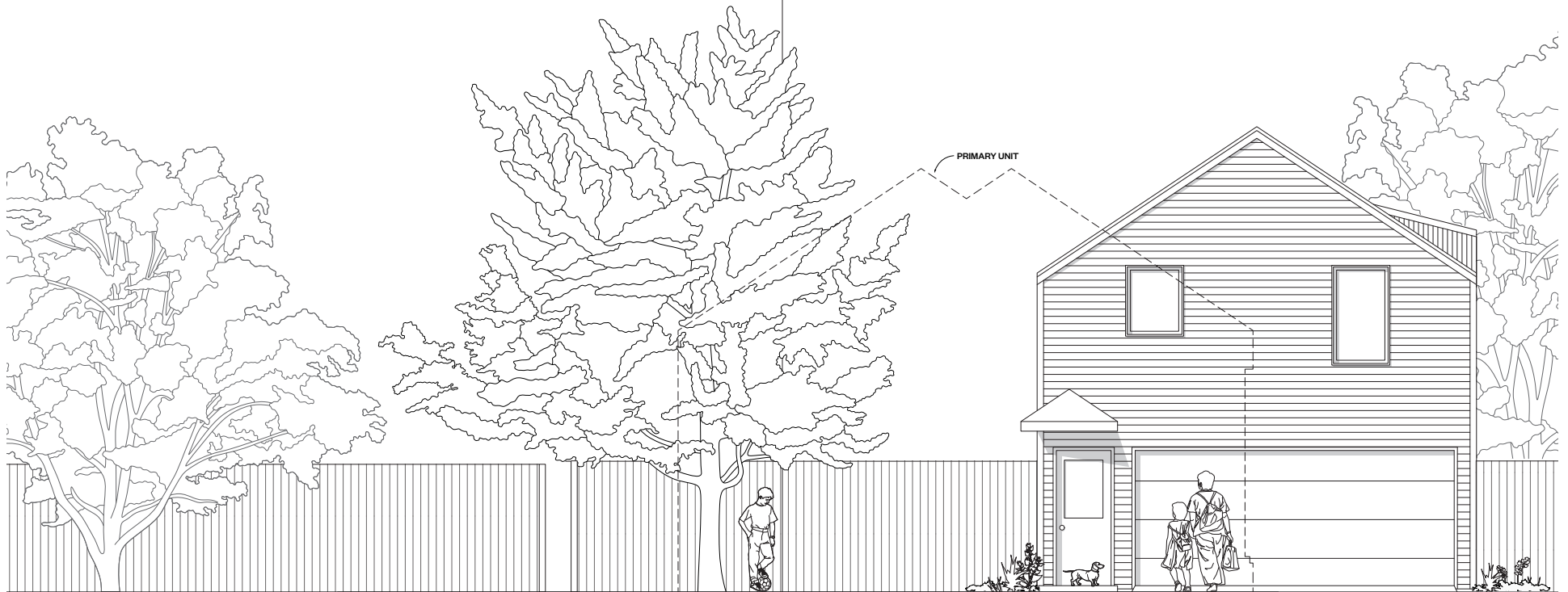
Second Floor Plan – Option 1 (1-Bedroom)



Second Floor Plan – Option 2 (Studio)

## Prototype 4.1 & 4.2

House + ADU



Front Elevation

## Other Possible Permutations of ADU

House + ADU

