



Massachusetts ADU Design Challenge | Project Cover Sheet

1. Design Team

Lead Applicant: Daniel Lewis

Additional Applicants:

Design Firm Name (If Applicable): Daniel Lewis AIA, Architect

Contact Info: dan@daniellewisarchitect.com

2. Design Information

EntryID (randomly assigned by HLC for tracking purposes): 3383

Design Name: The Not So Big House

ADU Gross Floor Area (square footage): 358

Unit Layout: One-Bedroom

ADU Height (feet): 18

Window/Wall Ratio: 14.8%

Foundation Type: Concrete Frost Wall

3. Project Narrative

This compact Not So Tiny House lives like a larger home. Even within this limited footprint, the home functions more like a larger house due to the creative multi-use features, as described in Section 3.2. Although it is designed for one or two residents, the Living Area is designed to accommodate the functions and space needed to comfortably accommodate multiple visitors. This would make a great starter house, retirement home, or home for someone who is downsizing, and it would fit quite nicely on a house lot with limited additional space.

Please note that the information contained in this file was submitted to the Executive Office of Housing and Livable Communities (HLC) by ADU Design Challenge participants and has not been independently verified by HLC or the Commonwealth of Massachusetts. Please direct questions to the designers.



Exterior Perspective



Front Elevation

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



Right Side Elevation

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



Left Side Elevation

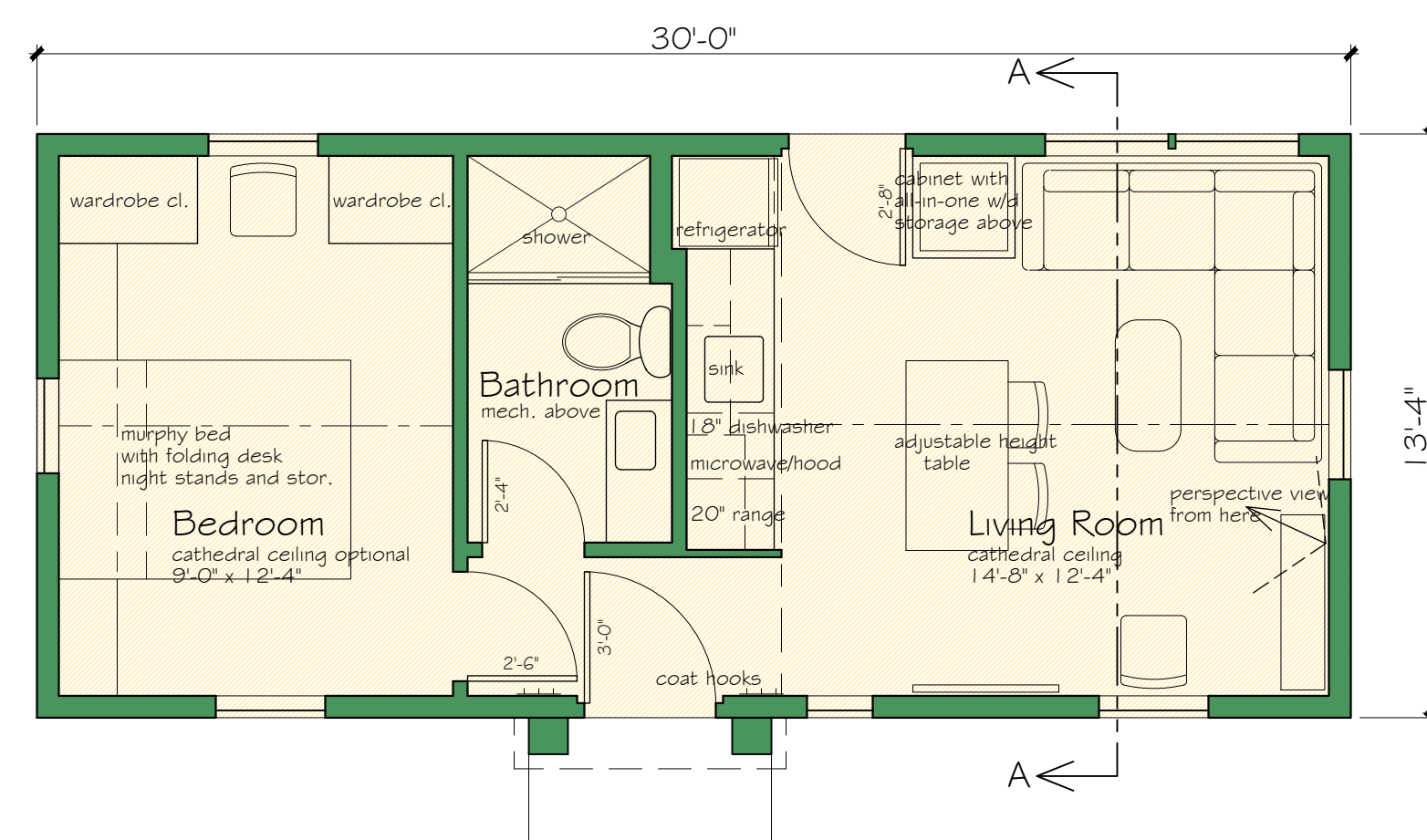
Scale: 1/4" = 1'-0"



Rear Elevation

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

Architectural Roof Shingles and Standing Seam Metal Roof
Cellular PVC Trim
Pre-Finished Fiber Cement Siding
Clad Energy Efficient Double-Hung Windows



First Floor Plan

Scale: 1/4" = 1'-0"
358 SF GFA

The Not So Tiny House
One Bedroom Home
358 SF Gross Floor Area

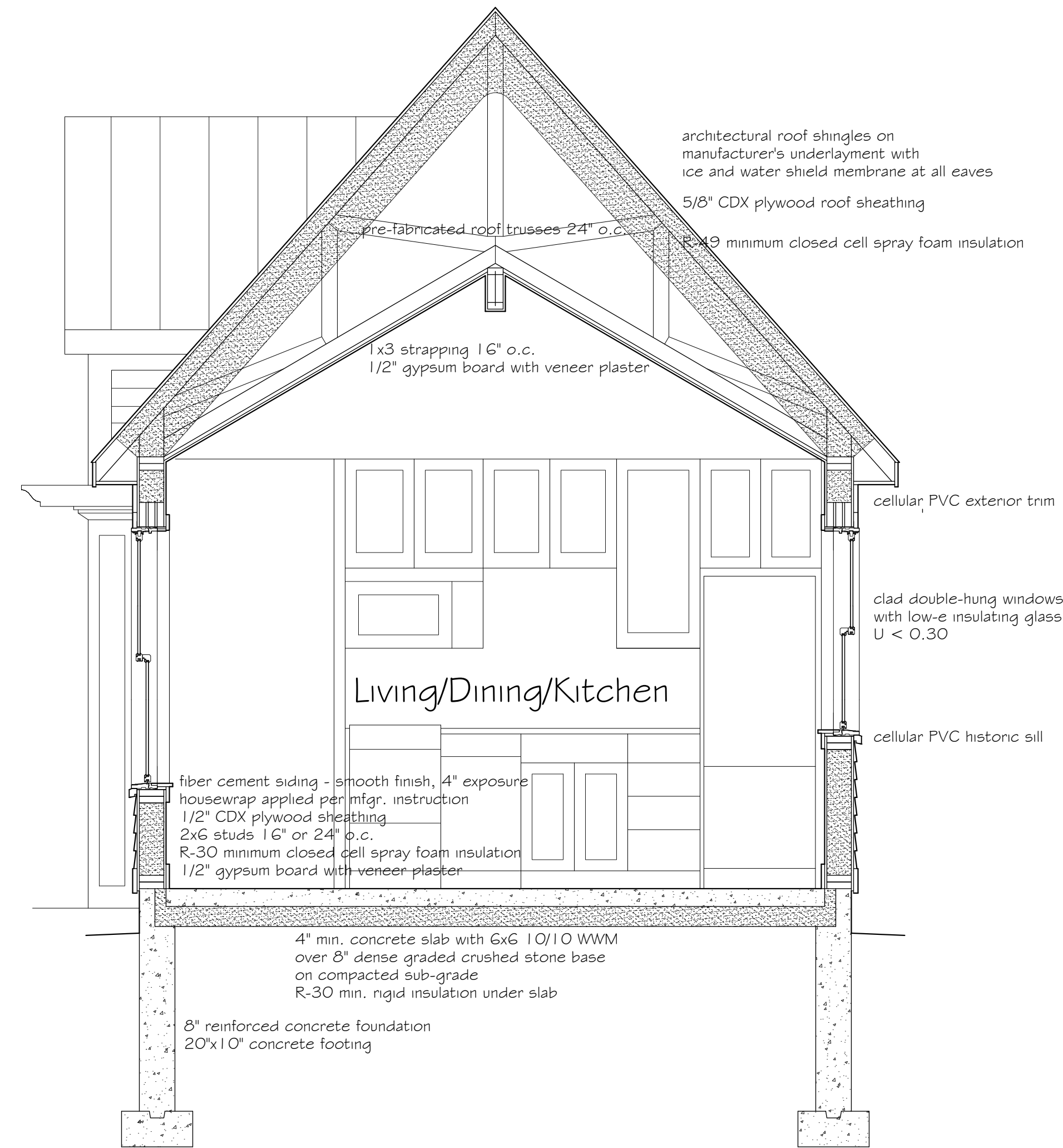
This compact Not So Tiny House lives like a much larger home. The Bedroom contains a murphy bed which doubles as a desk, transforming the space into an office by day. The desk, as modern murphy beds can do, has a surface which stays level as the bed folds up or down. Generous built-in storage keeps belongings out of the way. The Living Area functions more like a larger space due to creative multi-use features. The table can be raised to counter height to expand the kitchen work area, and can be lowered to table height for dining. An all-in-one washer/dryer allows for a full laundry with storage above since the washer and dryer is one unit. The Kitchen has an electric induction range and a microwave/oven combination for maximum functionality. And, most importantly, the Living Area is designed to accommodate the furniture needed to comfortably accommodate more than just the one or two people who would live there. The Living Area has a cathedral ceilings to expand the visual space, with space above the bathroom/kitchen for a ducted mini-split HVAC system and some attic storage. This would make a great starter house, retirement home, or home for someone who is downsizing, and this home would fit quite nicely on a house lot with limited additional space. This home could be constructed with panelized walls and a pre-fabricated trussed roof, or could be constructed as a modular home.



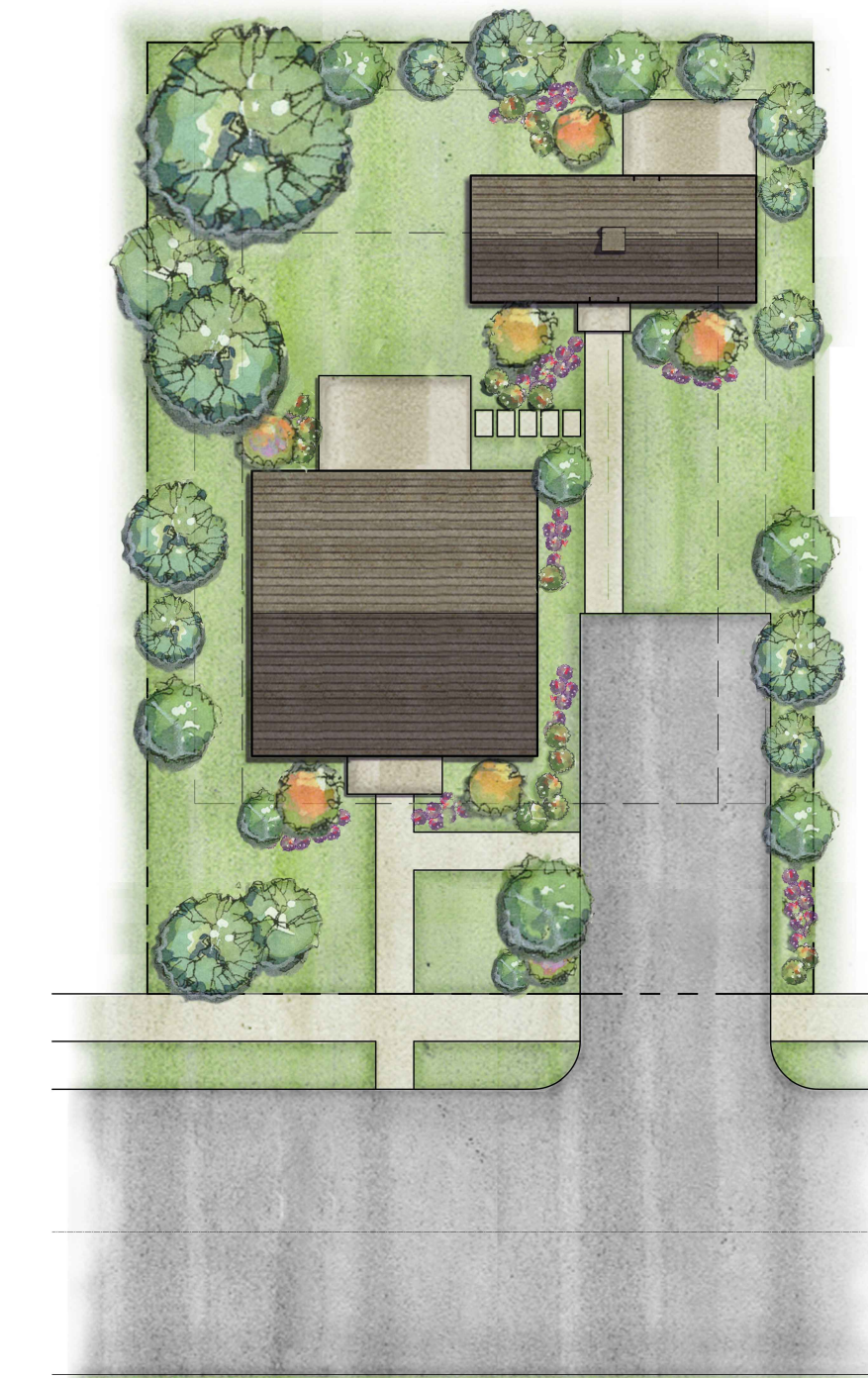
Interior Perspective - Living Room/Dining/Kitchen



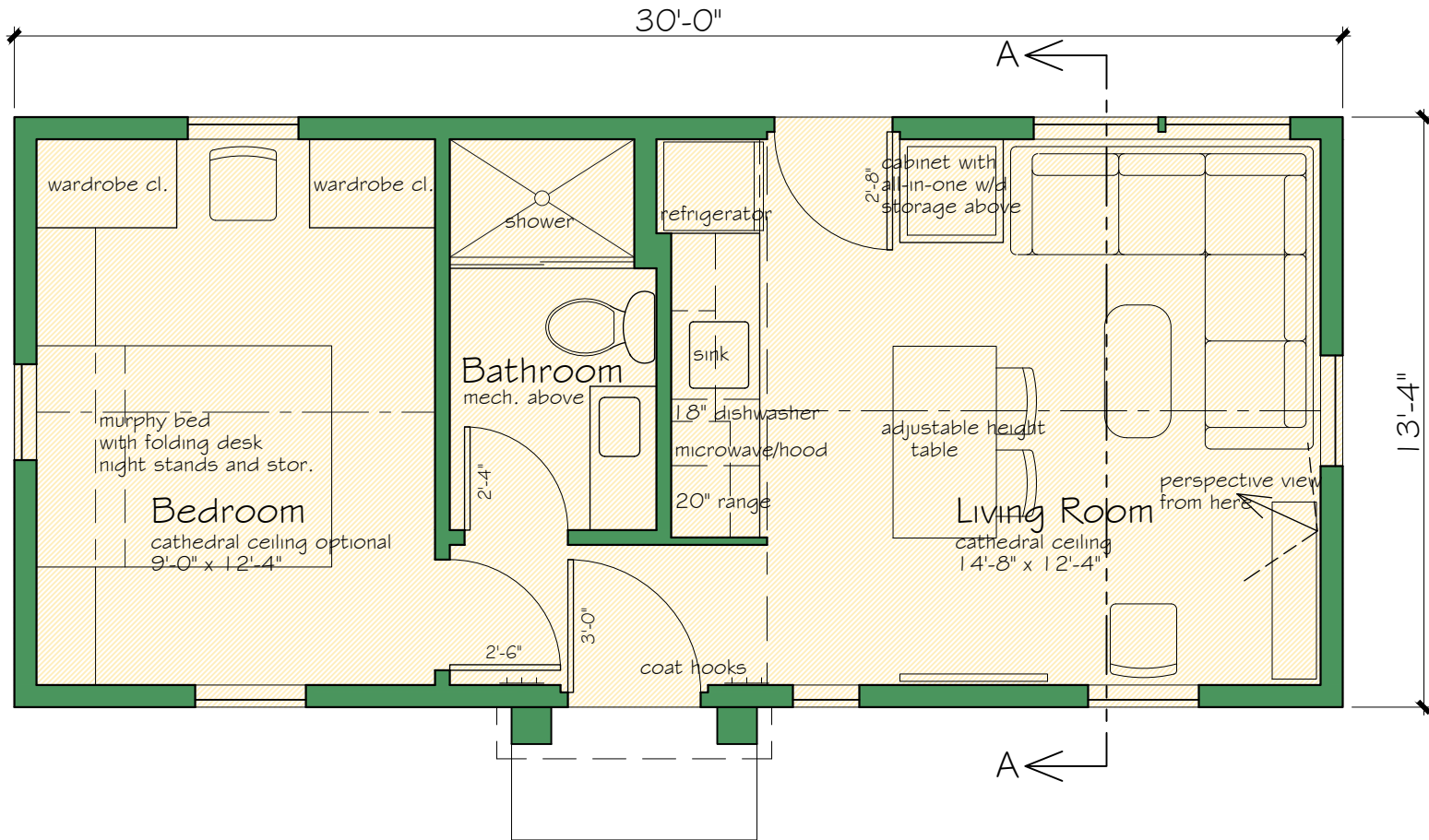
Perspective Rendering - Main House with ADU



Cross Section A-A
 Scale: 1/2" = 1'-0"



Site Plan
 Scale: 1" = 20'-0"
 7,000 SF Parcel
 70' x 100' Lot



First Floor Plan

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

358 SF GFA



Front Elevation

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



Right Side Elevation

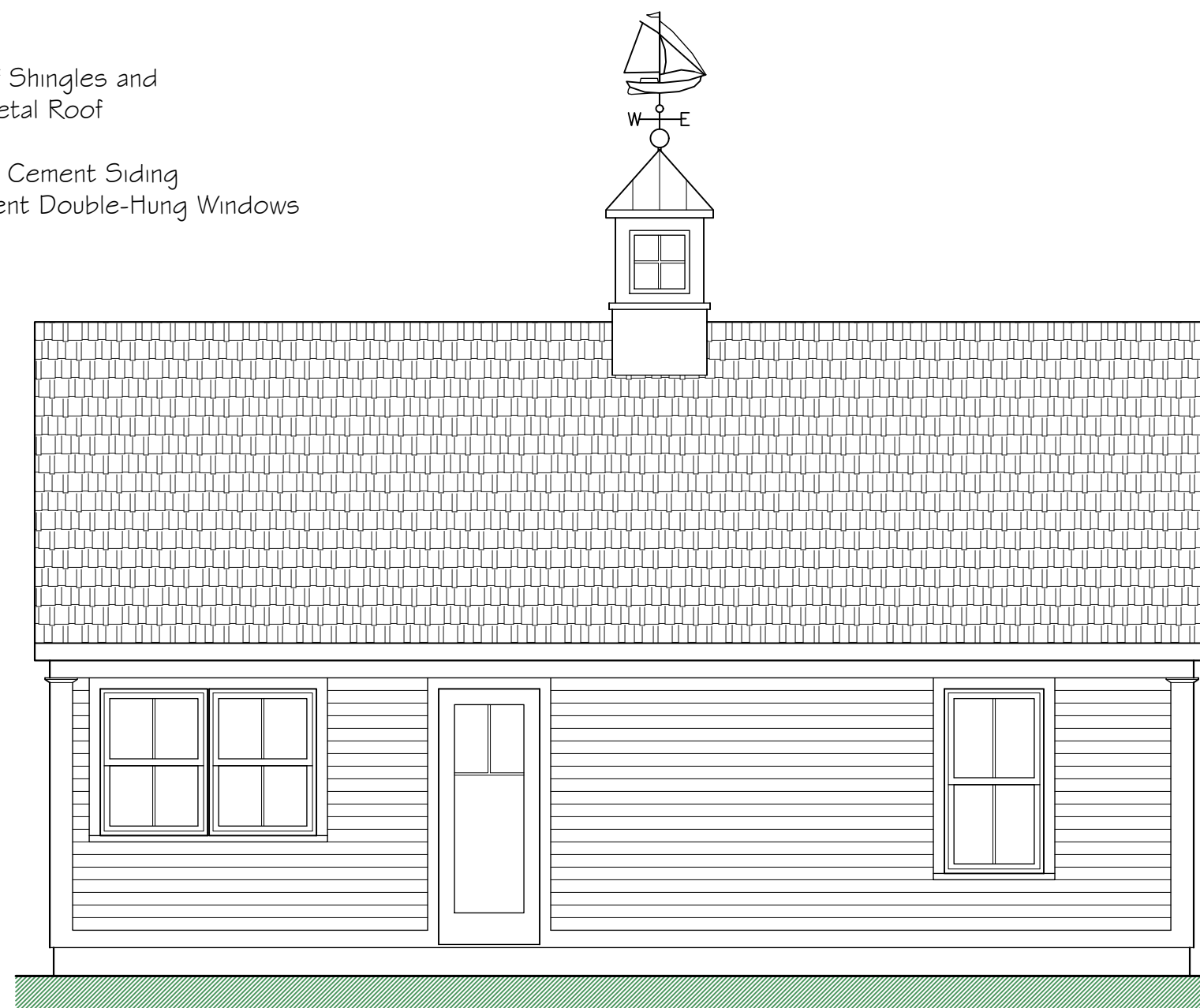
Scale: 1/4" = 1'-0"



Left Side Elevation

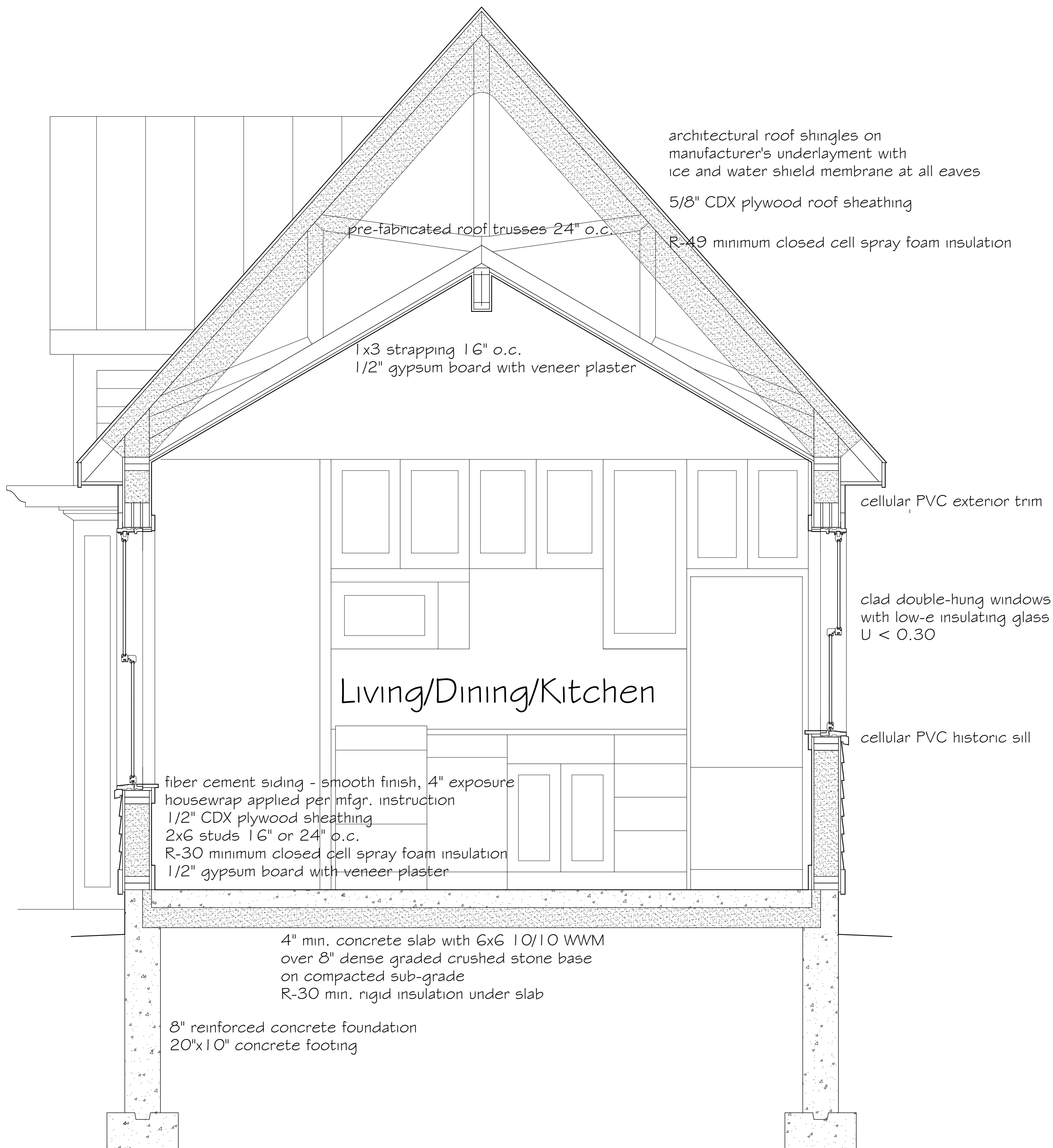
Scale: 1/4" = 1'-0"

Architectural Roof Shingles and
Standing Seam Metal Roof
Cellular PVC Trim
Pre-Finished Fiber Cement Siding
Clad Energy Efficient Double-Hung Windows



Rear Elevation

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



Cross Section A-A

Scale: 3/4" = 1'-0"



