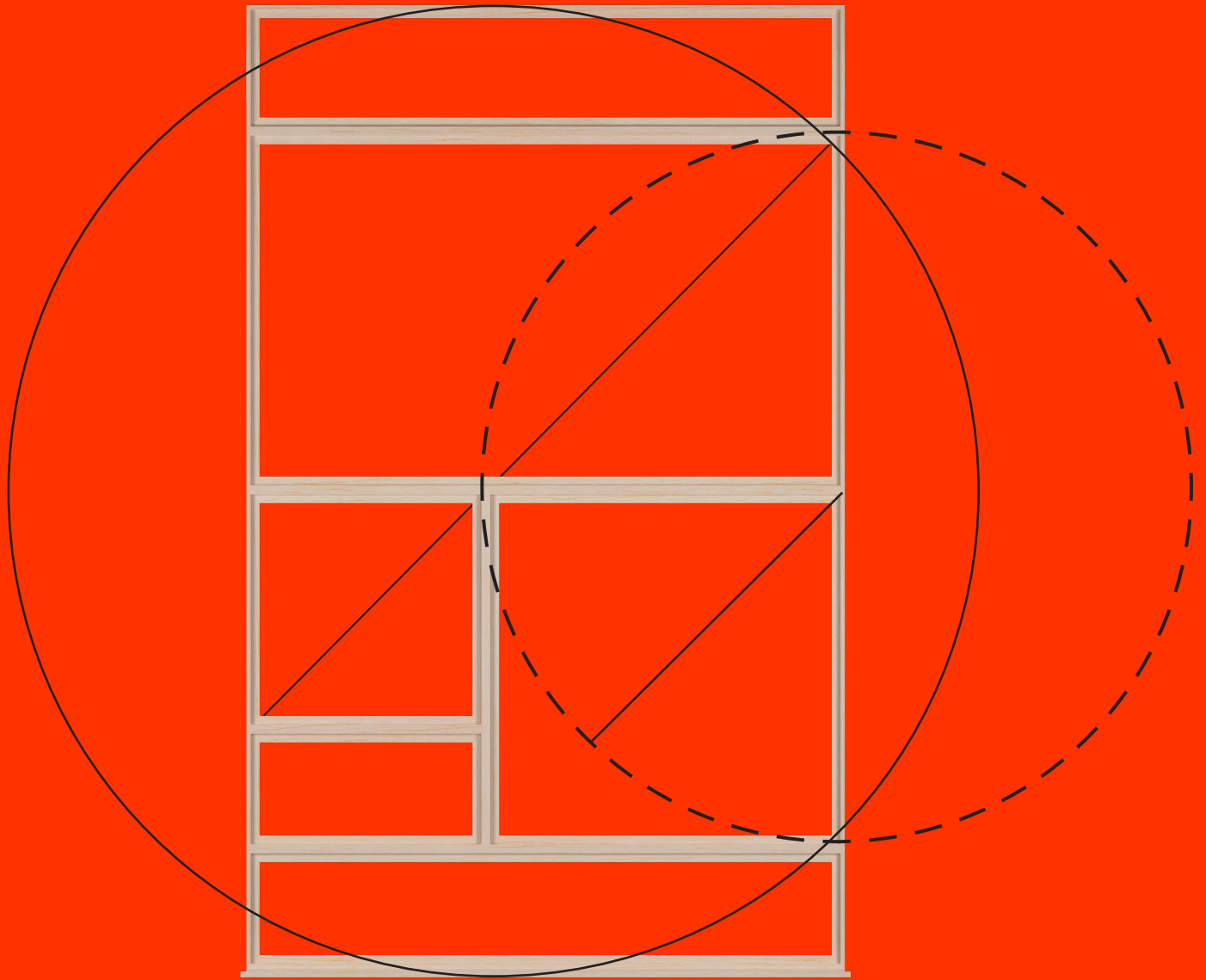


ADU

PATTERN BOOK



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What is an ADU?

Accessory Dwelling Units (ADUs) are small, self-sufficient structures that can be built in less than a year and cost less to construct than a traditional home. They are a great way to increase housing supply for both relatives of homeowners and renters who may feel priced out of the market and wish to live in smaller and less costly homes.

Several factors account for their cost effectiveness:

- ADUs are smaller in size and require fewer building materials, which reduces the overall cost of construction.
- ADUs can be built on already-owned land, which eliminates the need to purchase additional land, thereby reducing the overall cost of development.
- Because they are typically less than 600 square feet in size, ADUs may be pre-fabricated in a factory and delivered to site, reducing both the time and cost of construction.

Why Now?

Many municipalities throughout the country from Los Angeles to Sag Harbor, NY have recently passed laws allowing the construction of ADUs on residential lots. Sag Harbor, for instance, just updated its ADU laws and lowered the minimum allowable size of an ADU to 280 sf (maximum size remains at 600 sf), making it easier for homeowners to build a small dwelling unit in their backyards.

This pivotal legislation is hoped to increase housing supply and provide more affordable housing options for those who need it most.

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Two cottage blocks and a porch block are linked together to make this one bed, bath home

What is special about our ADUs?

Our Accessory Dwelling Units (ADUs) are designed to be flexible and adaptable to your changing needs.

In 2023, we updated our modular design program and developed a set of building blocks that can be combined together to form larger houses and structures, and even weave together to form streets and neighborhoods.

In effect, these blocks have a self-growing design mechanism built into them, whereby they can be scaled up to any size. For instance, a starter one-bedroom Cottage may later expand with additions such as a Workroom, a Barn, or even the large Homestead—in time, able to evolve and self-grow into a larger assembly of buildings or a neighborhood.

A proportional system guides the design of each block and its components, ensuring consistency and coherence when multiple blocks are added together.

We have developed Construction Documents for each block, with structural information, and fixture, finish and equipment specifications. Our design and specification choices reflect our long track record of designing and building superbly crafted homes with a palette of minimal materials and finishes.

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This Workshop block with its double height space may be used as a live/work space.

How do I start?

You have two options to get started:

- Purchase our plans and contract a builder: You can purchase our plans and hire a builder to construct the ADU on your site. This option gives you more flexibility in customizing the design of your ADU.
- Work with one of our partner factories: You can work with one of our partner factories to prefabricate the blocks and deliver and install them on your property. This option is faster and more cost-effective, but it may limit your ability to customize the design of your ADU. But don't worry! Our standard ADU design reflects design choices that are optimal, striking just the right balance between efficiency and crisp design.

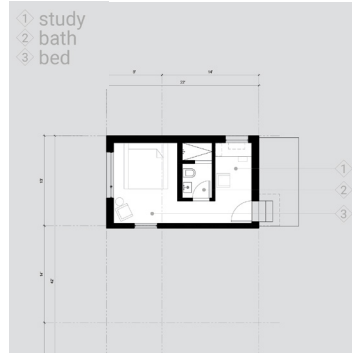
Whether you purchase our plans or work with our partner factory, we are happy to assist you all along the way until the building is completed and ready for living and use.

Features and Costs

Estimates are valid through April 2024.

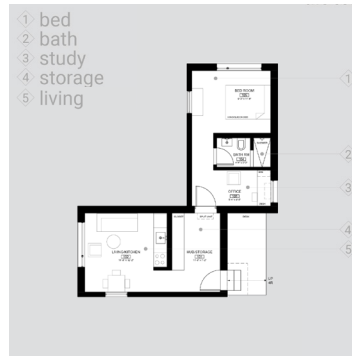
Cottage

- 300 sf
- living space
- bathroom
- kitchen
- **cost to prefabricate & install: \$99,000**
- **estimated cost of site work: \$89,000**
- **total cost: \$188,000**
- complete construction documents*: \$1880
- simple documents**: \$188



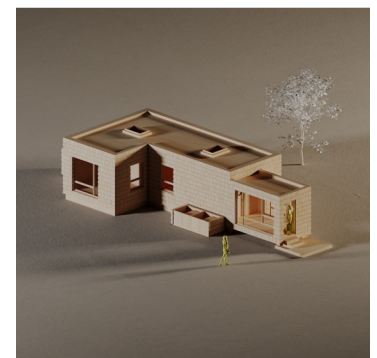
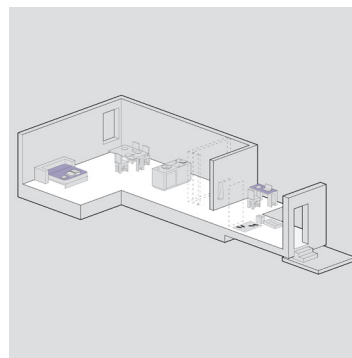
Double Cottage

- 600 sf
- private bedroom
- bathroom
- living space
- kitchen
- **cost to prefabricate & install: \$175,500**
- **estimated cost of site work: \$128,500**
- **total cost: \$304,000**
- complete construction documents*: \$3040
- simple documents**: \$304



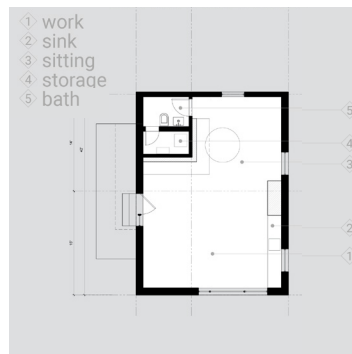
Double Cottage + Porch

- 700 sf
- private bedroom
- bathroom
- living space
- kitchen
- **cost to prefabricate & install: \$195,000**
- **estimated cost of site work: \$144,000**
- **total cost: \$339,000**
- complete construction documents*: \$4450
- simple documents**: \$339



Workroom

- 645 sf
- Flexible & subdividable open space
- bathroom
- kitchen
- **cost to prefabricate & install: \$171,000**
- **estimated cost of site work: \$87,000**
- **total cost: \$258,000**
- complete construction documents*: \$2580
- simple documents**: \$188

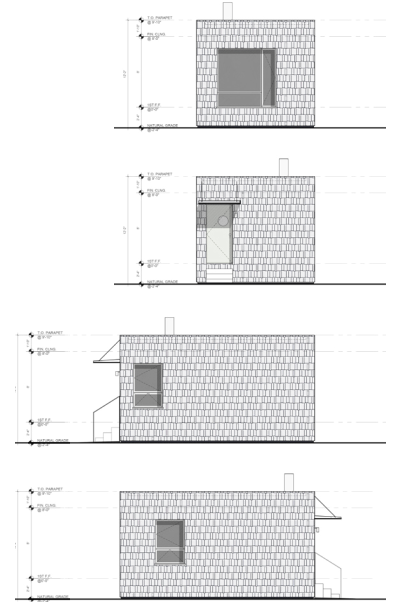
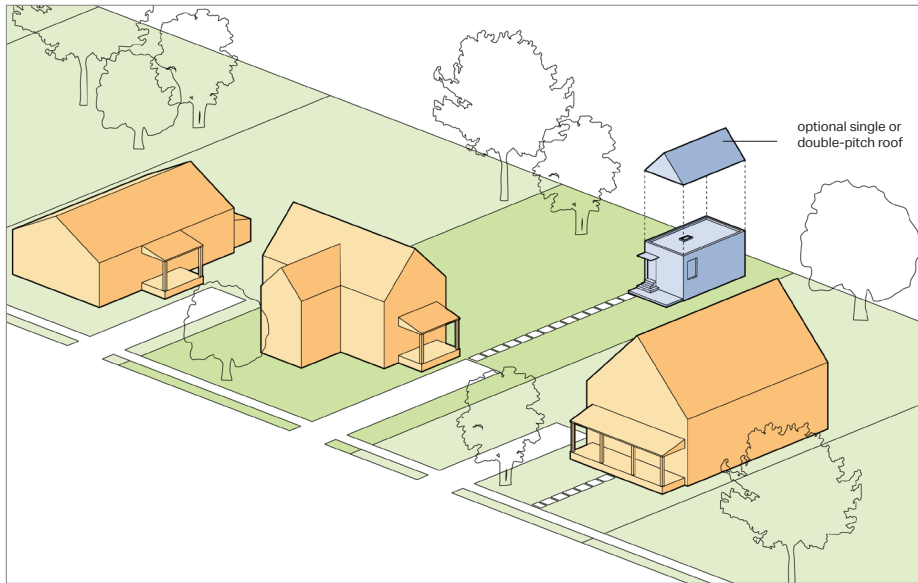


** Simple documents include floor plans, elevations, building sections, and 3D renderings
 * Construction drawings include simple documents plus details, material specifications, fixture and equipment schedules, structural and HVAC drawings.

Placement_Single Cottage

A 300' Cottage with a studio, kitchen, and bathroom.

Our 300 sf cottage is one of our most efficient fully habitable buildings. This is not a tiny home but a cottage with its own comfortably sized bathroom, and kitchen. Designed to tuck away in a back or side yard, it mimics the size and composition of sheds and cottages prevalent in small towns and country sides.



Dense ADU placements in East Hampton village

[\[read article here\]](#)

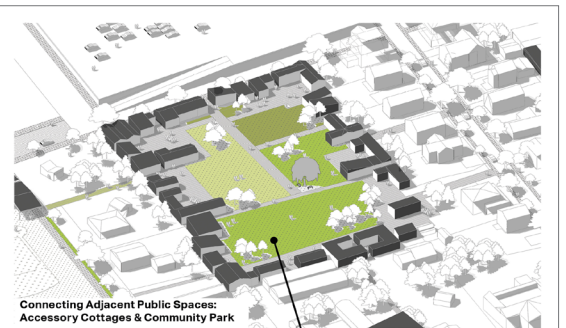
Accessory Cottages & Community Park

Embedded within adjacent properties, there are a number of opportunities to improve infrastructure, housing, light commercial infill, and accessory housing so they may support the park; and conversely, for the park to support them by acting as a go-to, a pass-through, and a backyard to the village as a whole.

An adjacent village-owned property between Pleasnat and Muchmore lanes is a case in point. While the inner core of this lot can be developed as a semi-public communal outdoor space, its circumference may be re-zoned to allow for 600 sf to 1000 sf accessory cottages for senior and work-force housing. Affordable housing adds to the vitality of the village, and further repairs its broken fabric, eases to-and-from traffic congestion, and offers current homeowners supplementary income.

We propose creating fifteen 600 sf units and twenty five 1,000 sf units as well as adequate common green spaces and connective paths to Herrick Park and the adjacent residential and commercial spaces, nearby school, and recreation spaces.

We started this process by asking ourselves: "In what kind of town do we want to live?"



Connecting Adjacent Public Spaces: Accessory Cottages & Community Park

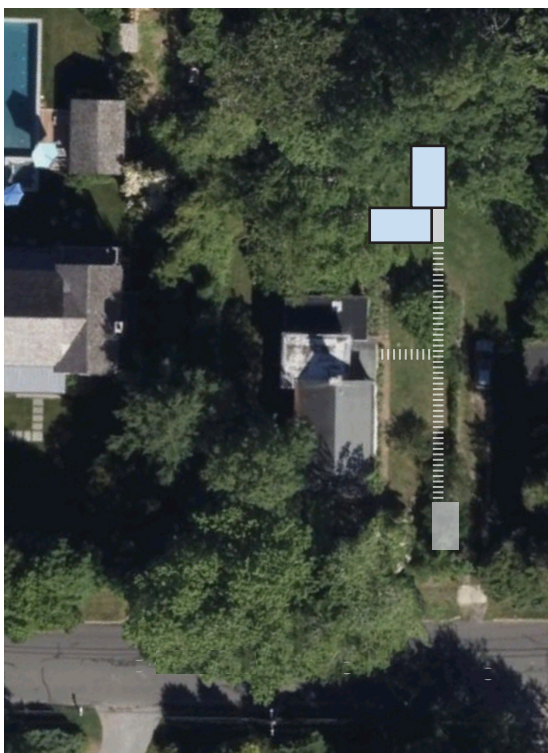
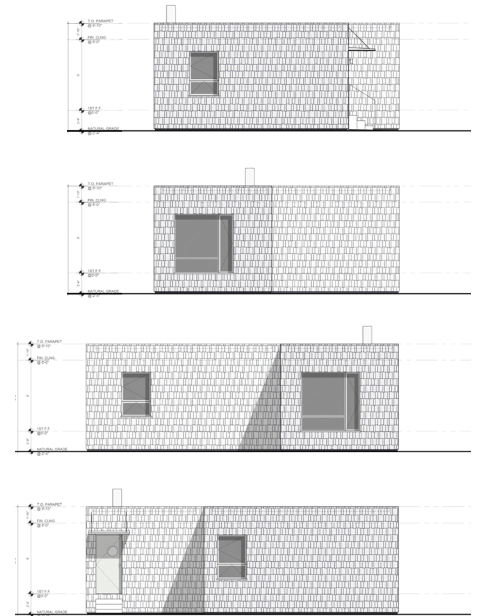
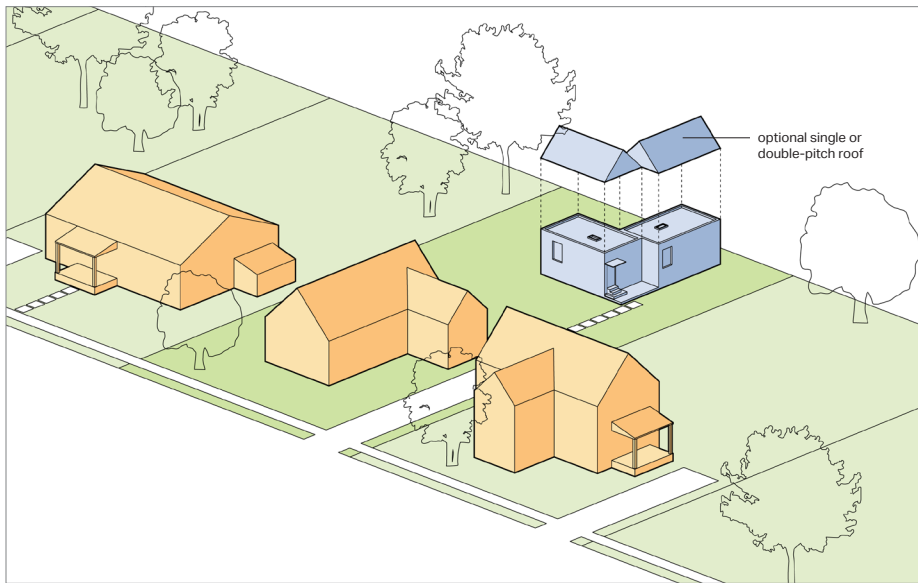


600 sf
8' - 0" tall ceiling
35' - 4" x 27' - 9"

Placement_Double Cottage

A 600 sf one-bedroom, one bathroom cottage.

This configuration places two cottages together to provide a separate and private bedroom, a living room with a kitchen, a full bathroom and storage space. At 600 sf it is indeed a comfortable home for long-term living.



ADU permitting process may inadvertently hinder their approval

[\[read article here\]](#)

If You're Going to Allow ADUs, Don't Make It So Hard to Build One

Daniel Herriges · September 11, 2018

Granny flats, garage apartments, mother-in-law suites: call them what you like. Accessory Dwelling Units (ADUs) are beloved in the planning profession and among affordable housing advocates, and for good reason. These modest homes, often the size of a studio apartment, can be found in the backyard of a larger house, attached to or above the garage, or attached to another home but with a separate entrance. They are a wonderful way to make it possible for more people to live in in-demand neighborhoods without dramatically changing those neighborhoods' visual character.

Whereas new apartment buildings or other larger structures can be met with fierce resistance from nearby homeowners, ADUs ought to, in theory, be more palatable to these residents than high-density infill in their neighborhoods. The reason is simple: a street lined with attractive single-family homes with ADUs half-hiding in the backyards still looks and feels and operates a lot like, well, a street lined with attractive single-family homes.

ADUs are a way to gently and incrementally make a neighborhood less exclusionary. They are a relatively affordable rental option for those who do not wish to or have the resources to become homeowners. They are a valuable source of income for their landlords, who are usually established residents, as opposed to developers who may have no ties to the neighborhood or even the city. ADUs add pedestrians to the sidewalks, customers to local businesses, and dollars to the tax base that pays for city services. And they do all of this while making more efficient use of infrastructure that already exists.

ADUs are a quintessentially Strong Towns approach to urban growth and affordability issues: bottom-up, decentralized, incremental, scalable and adaptable. They exemplify the principle of steady, distributed neighborhood change as the antidote to sudden, disruptive neighborhood change.



Neighboring single-family feet: now with room for more neighbors! (Photo by Daniel Herriges)

Cottage

680 sf

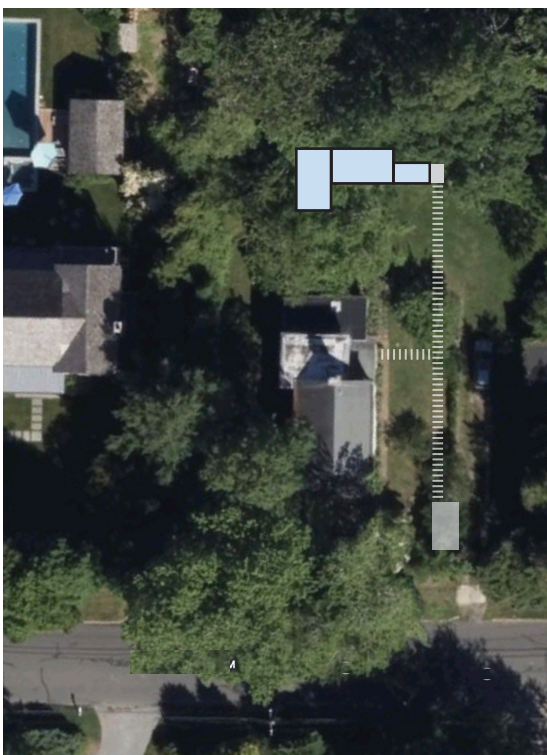
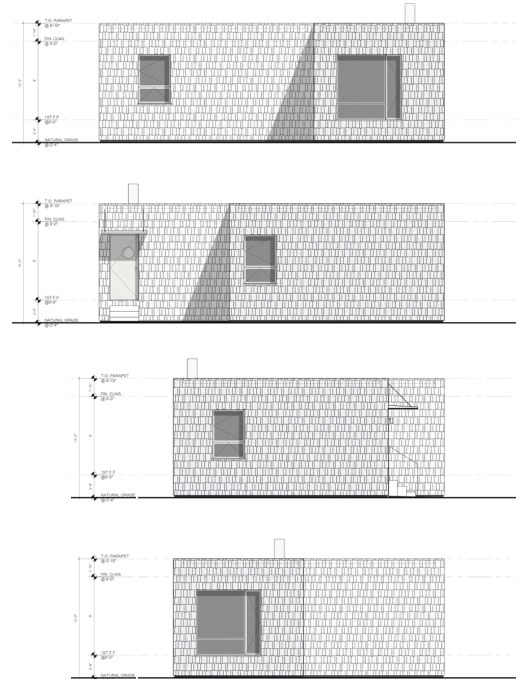
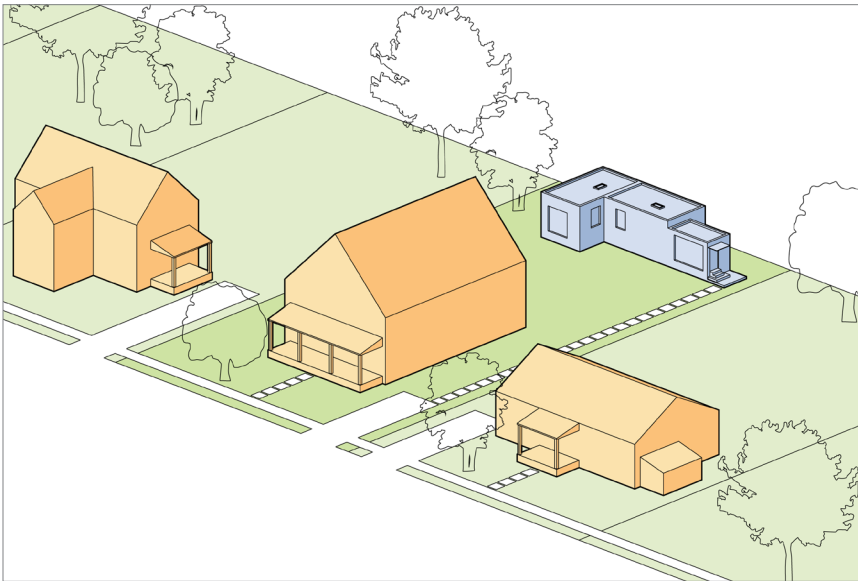
8' - 0" tall ceiling

47' - 8" x 22' - 0"

Placement_Double Cottage and a Porch

A complete 680 sf house.

This configuration combines two cottages and a porch providing more room in a semi-open configuration. The entry porch is a place to unload and transition into the main house, which includes a work-space, full bathroom, kitchen with island, and a hybrid living/sleeping space.



Sag Harbor village makes it easier to build a backyard ADU

[\[read article here\]](#)

RESOLUTION ADOPTING A LOCAL LAW AMENDING VILLAGE CODE §300-9.12, ACCESSORY APARTMENTS IN R-20 AND §§300-9.1(B)(5), TO REDUCE THE SIZE OF AN ACCESSORY STRUCTURE AND CLARIFY CODE PROVISIONS

WHEREAS, the Village Board of the Village of Sag Harbor is seeking to amend Village Code §300-9.12, Accessory Apartments in the R-20 Zoning District, and §300-9.1(B)(5), Placement of accessory buildings, structures and uses, to reduce the size of an accessory structure and clarify code provisions; and

WHEREAS, in furtherance of this goal, the Board of Trustees is considering enacting a local law amending Village Code §300-9.12, Accessory Apartments in the R-20 Zoning District and §300-9.1(B)(5), Placement of accessory buildings, structures and uses to reduce the size of an accessory structure and clarify code provisions; and

WHEREAS, public hearings were held on October 10, 2023 and November 14, 2023, at which time all persons either for or against the proposed local law were heard; and

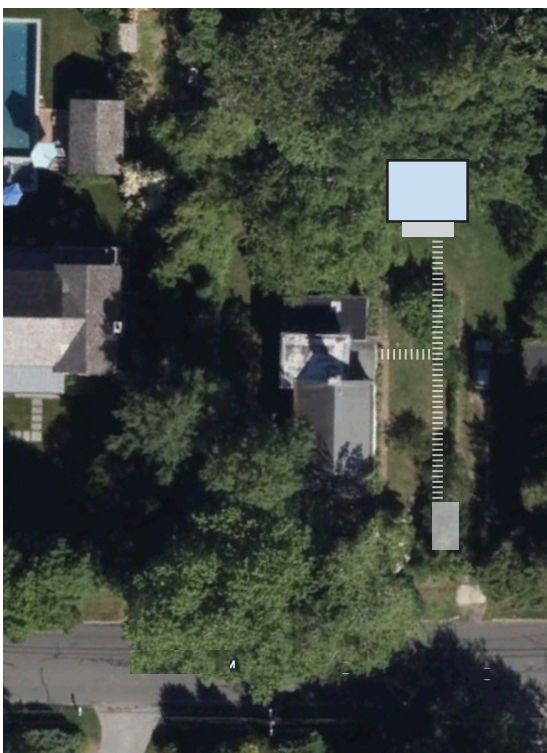
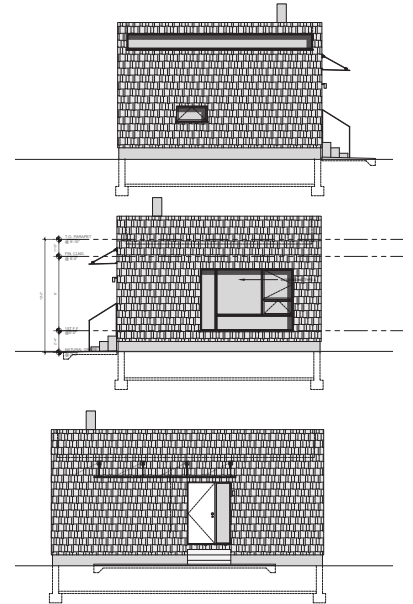
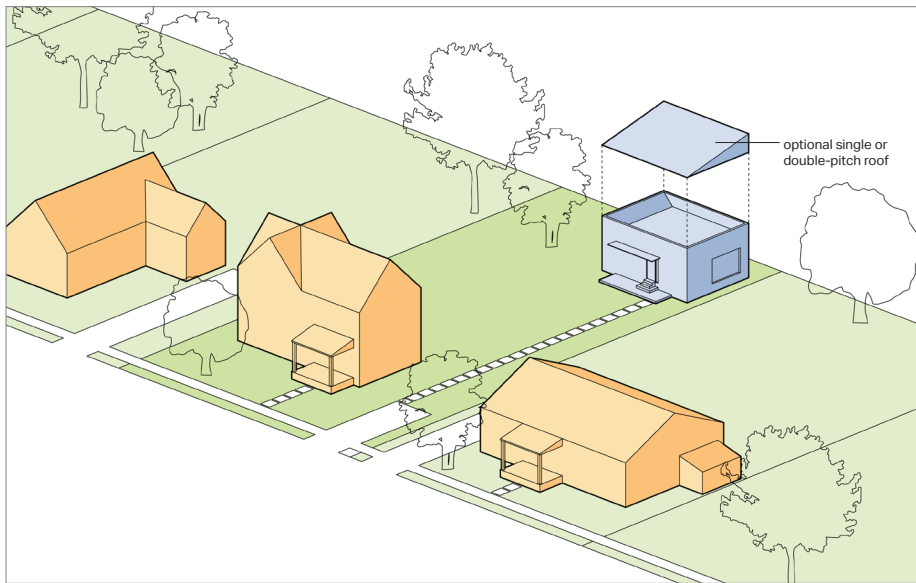
WHEREAS, the Village of Sag Harbor and the Village of Sag Harbor Planning Consultant, Nelson, Pope & Voorhis, by memorandum dated September 27, 2023, determined that the proposed action is a Type II Action requiring no further environmental review; and

WHEREAS, by letter dated October 31, 2023, the Suffolk County Planning Commission determined that the proposed local law was a matter for local determination; and now, therefore

Placement_Workroom

An open live/work space.

The workroom is our answer to those who prefer larger, open spaces. Like a small loft, its open high-ceiling space can be flexibly used as desired. In its basic configuration, it includes a bathroom and a kitchen (with plenty of room for an island).

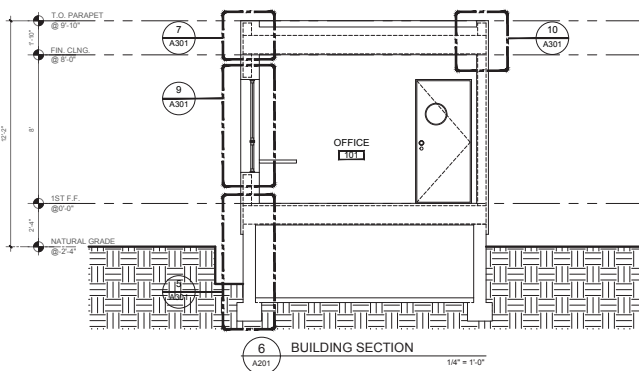
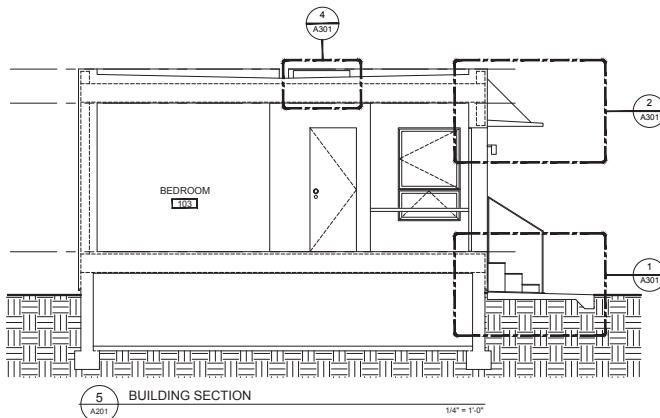
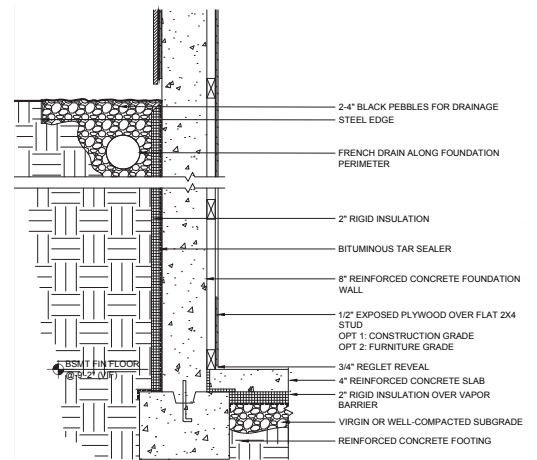
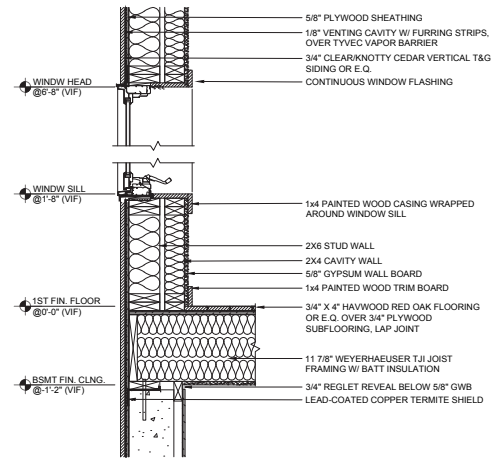
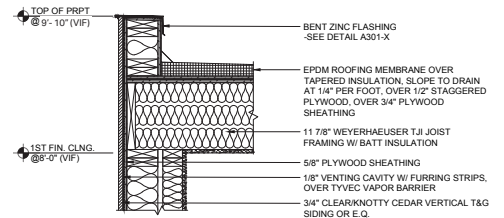
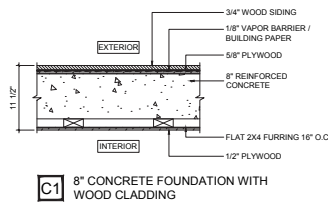
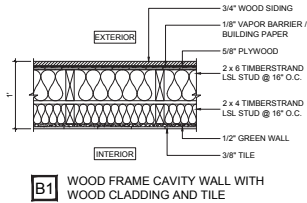
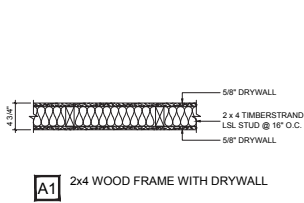


MB Architecture proposes reduced-cost housing in Sag Harbor using RTL building blocks

[\[read article in East Hampton Star here\]](#)



reduced-cost houses by MB Architecture for Sag Harbor Village

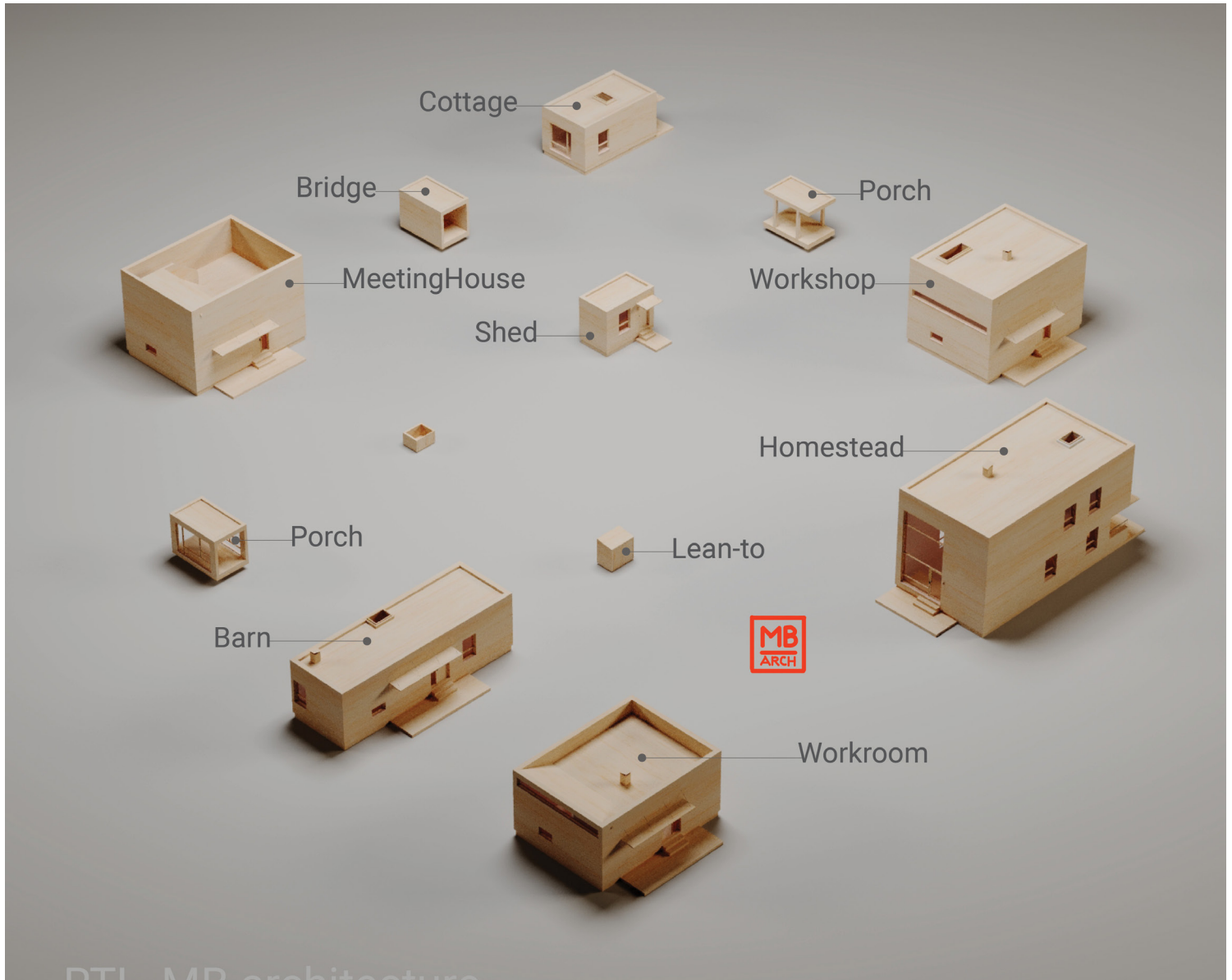


Construction & Materials

Designed, drawn, engineered and specified

Every one of the 10 building blocks in our RTL inventory comes with a set of construction documents, structural drawings, and fixture and finish schedules. The quality of spaces, finishes and details in each unit is in par with the standards of excellence that we adhere to in all our work including our custom residential buildings.

These plans may be purchased and used by project owners, or builders to implement on any given site, or prefabricated and delivered to location.



Build Over Time

For more information about Ready to live building blocks, please visit our [website](#), our dedicated instagram [page](#), or our general instagram [page](#).

Ten habitable building modules and two accessories make up the entire collection of our designed, and engineered building blocks. These blocks may be arranged, re-arranged, linked or stand-alone to make for nearly any building type; for instance, a backyard dwelling, an artist retreat, a house, a workshop, a studio, a gallery even larger homes, school buildings, dormitories, a village of workshops, cottages and shops.

Designed, drawn, engineered and specified, our construction documents of these buildings are available for use by you in your lot, or by your builder. Alternatively, they can be pre-fabricated in our partner factories and delivered to your site.

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MB Architecture

Over the past 30 years, MB Architecture has designed and built a wide range of buildings and public spaces, from homes to museums, reduced-cost prefab to customized private residences. We've developed a vision plan for the village of East Hampton and its Herrick Park which spurred the improvements that are being implemented today. We've proposed reduced-cost and cluster housing plans for local and distant communities using designs from our own proprietary modular building system. And we've led discussions on architecture, art and planning at the Parrish Art Museum in Watermill, NY.

Our work has been exhibited, widely published, and recognized for its innovations in design and explorations of efficient methods of construction.

Our Mission

It's our mission as architects to create healthy, productive, and inspiring spaces for individuals, families and communities to grow and bond, and develop meaningful lives and relations over many generations. Home ownership and the strengthening of neighborhoods are two pillars of this mission; and the focus of many of our projects.

It was with this mission in mind that we began our research of modular and reduced-cost design in 2008—a process that received world-wide recognition and numerous 'best of the year' awards.

In its current iteration, our modular designs offer a set of plans that have the flexibility to be built on site or prefabricated in one of our partner factories. Additionally, our blocks can now be combined together to form larger houses and structures, and even weave together to form streets and neighborhoods.

We hope these tools will make architecture—and home ownership—available to more members of our community regardless of financial status.

Thank you.

For a viewing of the complete inventory of our RTL modules, please see our website [here](#), and its dedicated instagram page [here](#), or reach out to us by email at info@mbarchitecture.com or call (631) 329-2983.