

ProctorWorks, LLC

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### Project Description

Two story living unit- 3 bedroom, 2 bath, 840 sqft.

### Project Narrative

We have designed a detached accessory dwelling unit (“DADU”) that is affordable, efficient and comfortable to live in. The goal of our design is for the DADU to have the largest impact into the family friendly version, as well as to be a functional and desirable living space.

By maximizing the height and placement of stairs this design was able to allow for three full size bedrooms and two full size baths. Perfect for a growing family on a tight budget or someone who is able to live on the family property. The master suite is located on the first floor adjacent to the kitchen and laundry whereas the other bedrooms are located upstairs separated by the bathroom. Every location was used for some sort of program whether it was storage, bedrooms, or bathrooms allowing for some spaces to be multiple uses. This plan could also be used for an ADA tenant as well as the up and coming live, work, play model. One of the upstairs bedroom could also be a home office giving the tenant large amounts of flexibility to continue the American dream.

The entire project was designed around the low cost aspect of construction. With this we aim to have the cost per sqft be anywhere from \$95 to \$125. This number could also become much lower over time with the use of prefab construction/ SIPS panels and using systems such as radiant floor heating. Along with Energy Star appliances, a solar panel system and a grey water retention system this DADU could become energy neutral.

### Cost Estimate

- \$95-\$125 dollars per SQFT

### Major Materials

- Standing Seem Roofing (steel, painted)
- Weathered Steel
- Exterior Wood (Siding, painted)
- Concrete

### Mechanical Systems

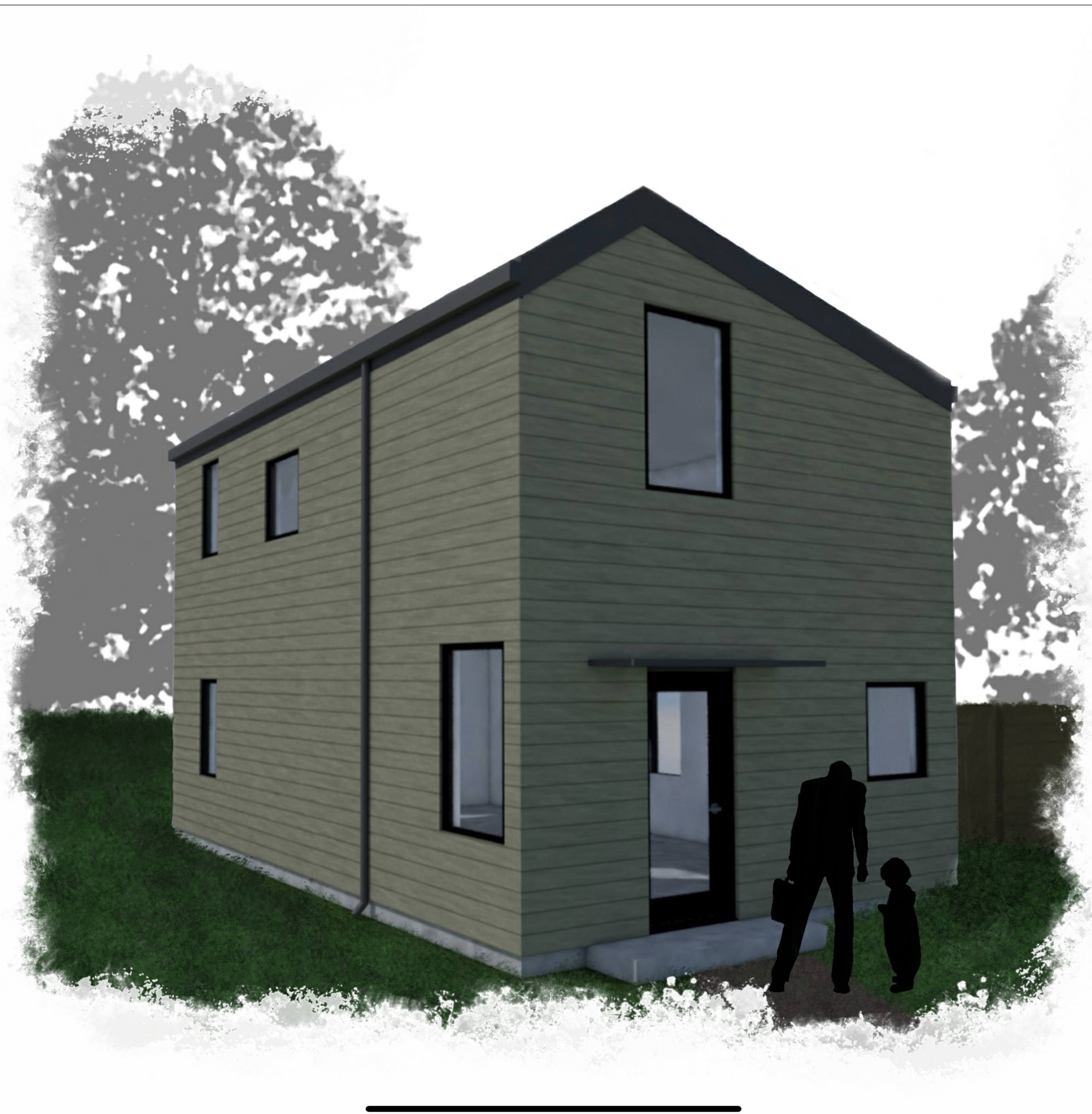
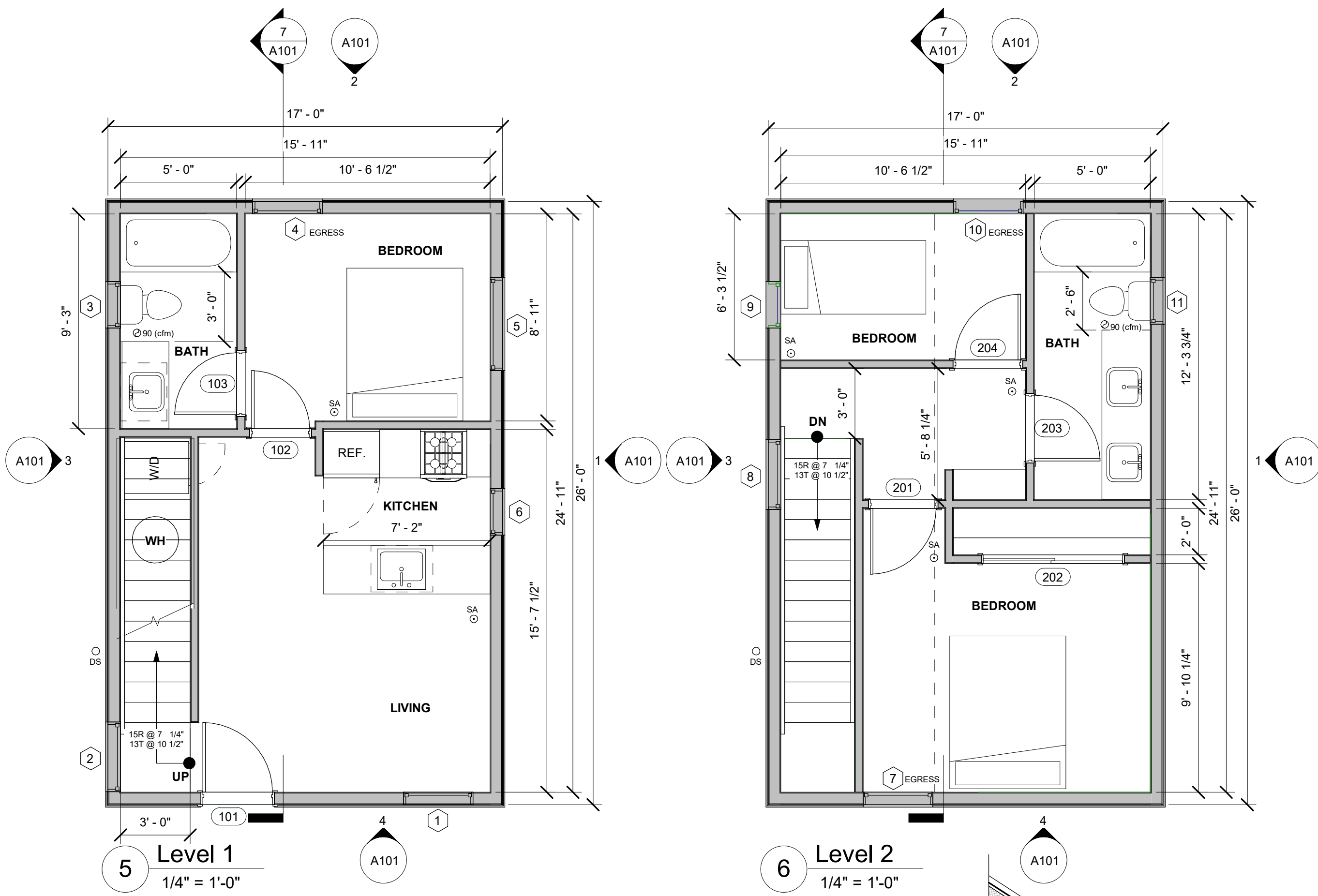
- Convection Air wall heaters (option 1)
- Wall mounted mini splits (option 2)

- Radiant infloor heating (option 3- configurable but requires modification to standard details)

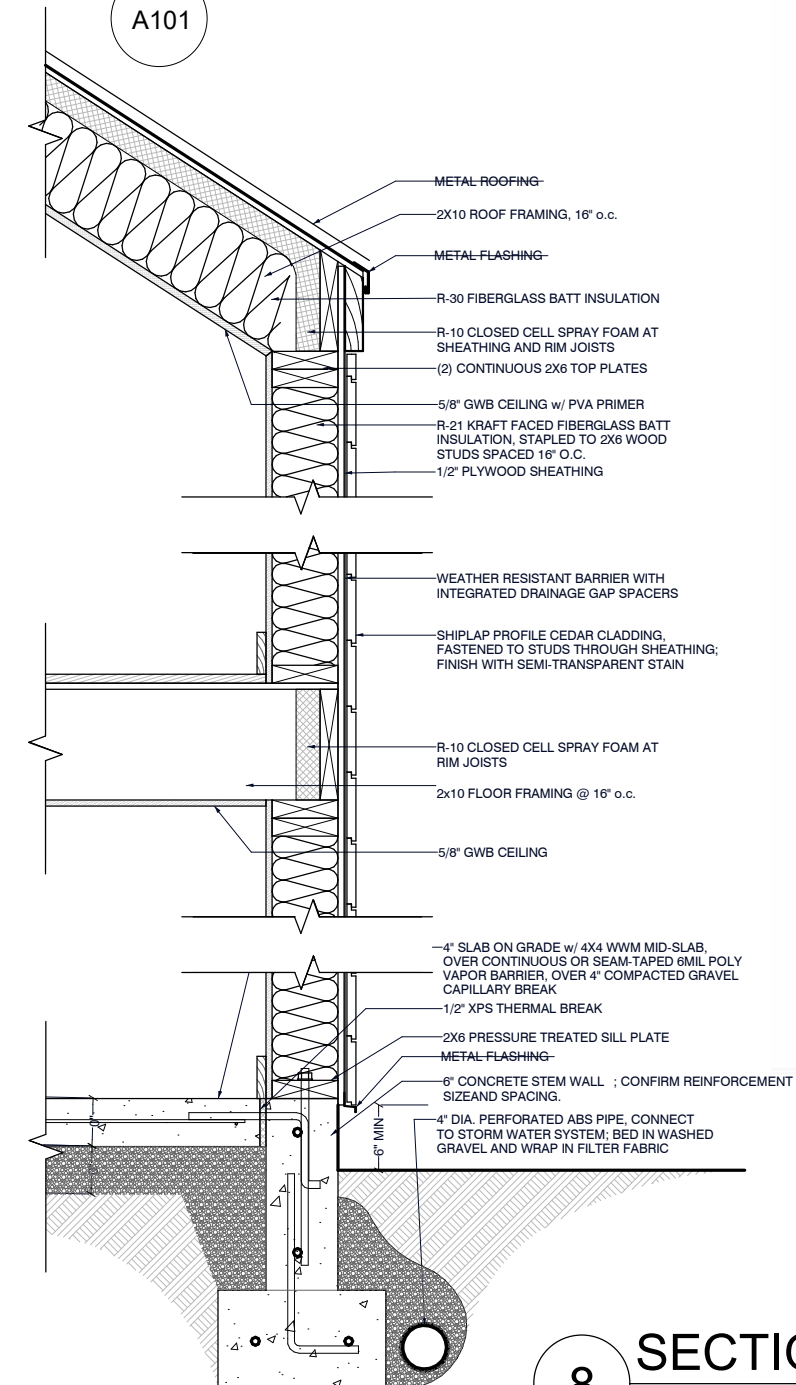
Plans Price

- 1,000 dollar royalty
- \$100 per hour of service

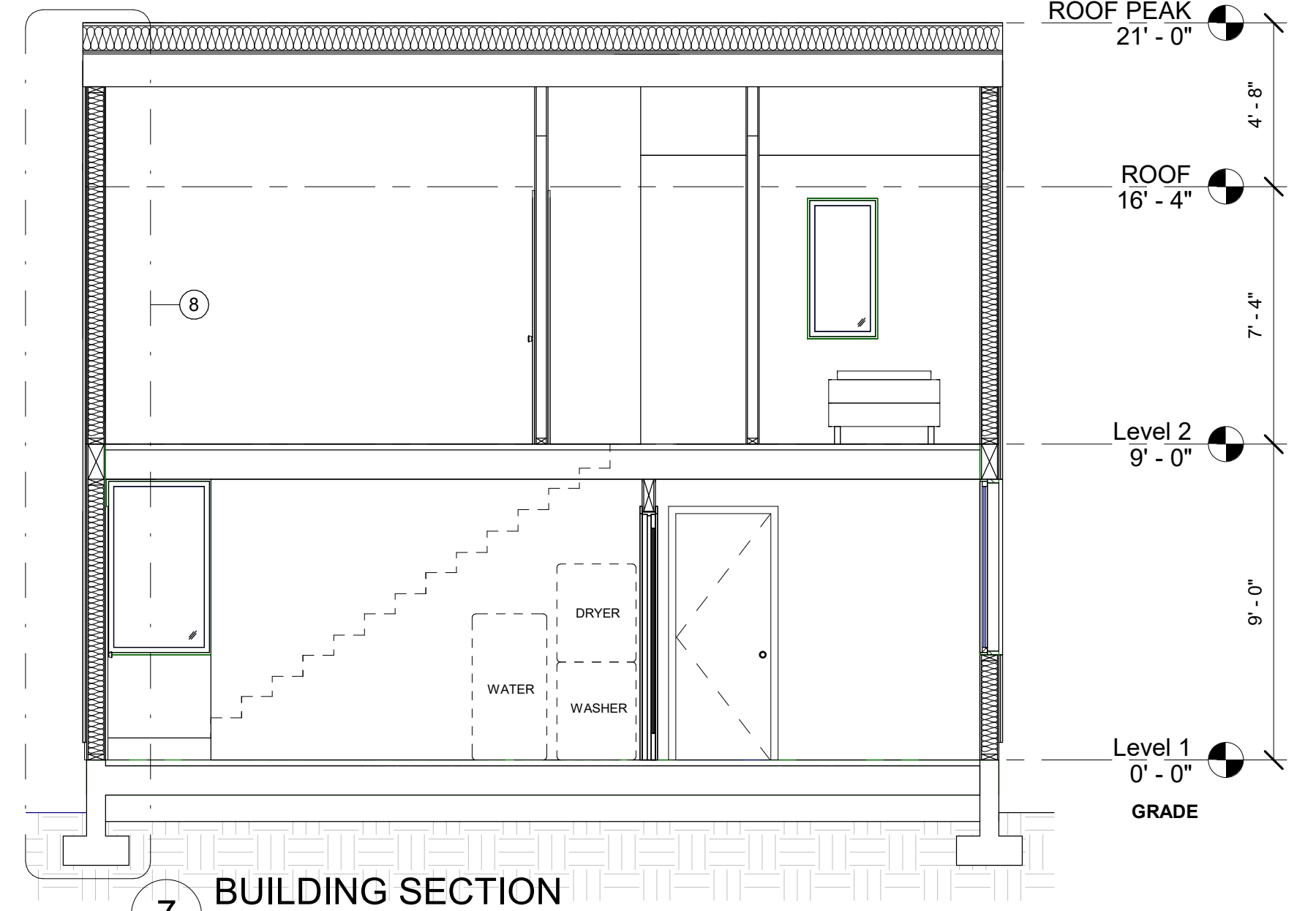
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3D PERSPECTIVE



8 SECTION DETAIL  
3/4" = 1'-0"



7 BUILDING SECTION  
1/4" = 1'-0"



1 EAST ELEVATION  
1/4" = 1'-0"

2 NORTH ELEVATION  
1/4" = 1'-0"

3 WEST ELEVATION  
1/4" = 1'-0"

4 SOUTH ELEVATION  
1/4" = 1'-0"

NOT APPROVED FOR CONSTRUCTION

DADU 6	
Date	02/16/20
A101	
Scale	As indicated