

ProctorWorks, LLC

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### Project Description

Two story living unit- 1 bedroom, 1 bath, 620 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 smallest impact on the site as possible by keeping the footprint small, as well as to be a functional and desirable living space.

The main space directly off the kitchen allows for extra tall ceiling that opens up into the loft above. The living area, kitchen, bathroom and laundry room make up the first floor allowing a beautiful open plan centered around the kitchen and island. The living room has an amazing amount of natural light with floor to ceiling windows around the most private corner of the floor plan. Upstairs is specifically for the bedroom suite with ample storage space along with an open wall to the large living space below. The gable roof gives the upstairs a spacious feel with the extra space above.

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)

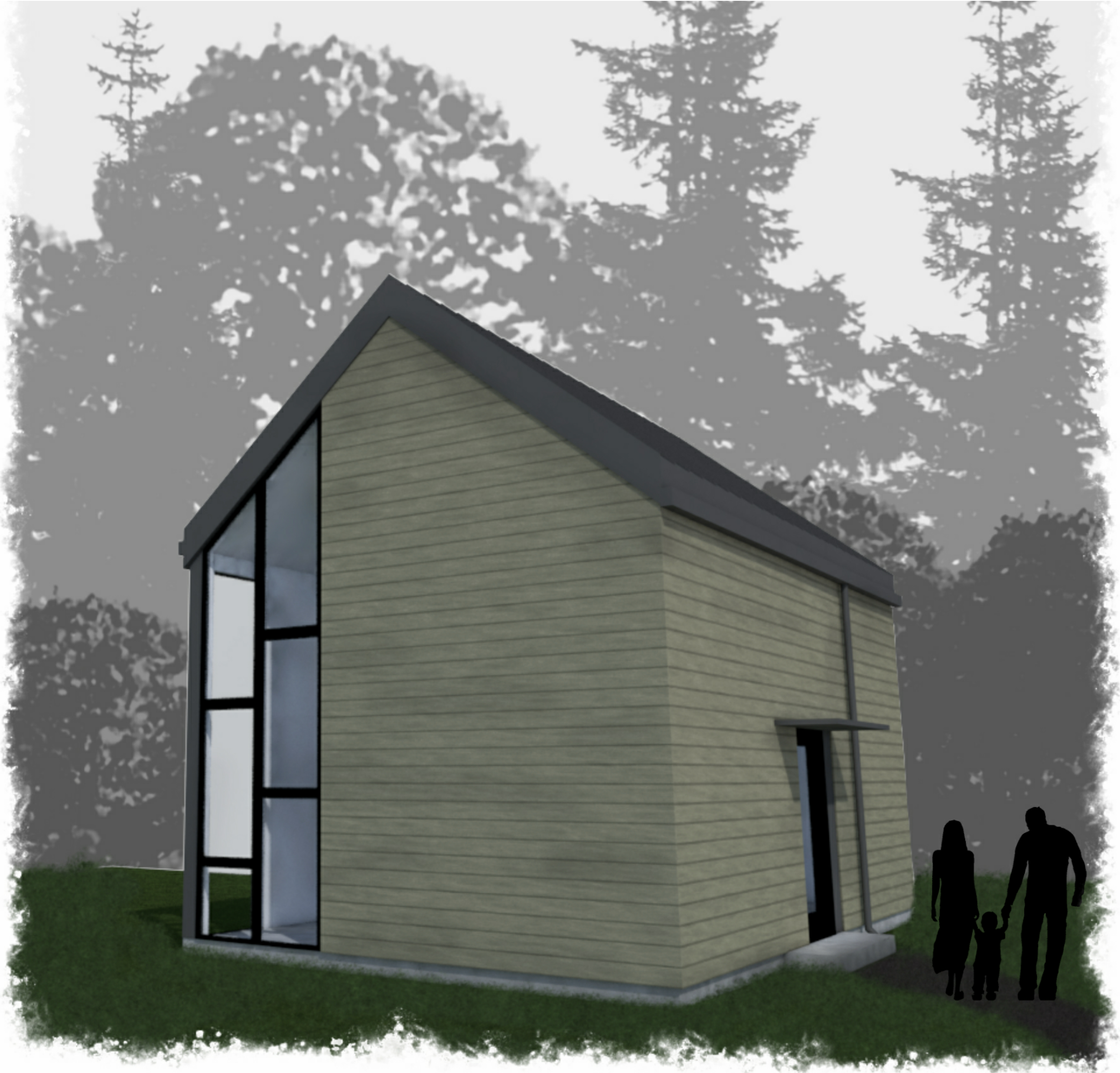
#### Plans Price

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

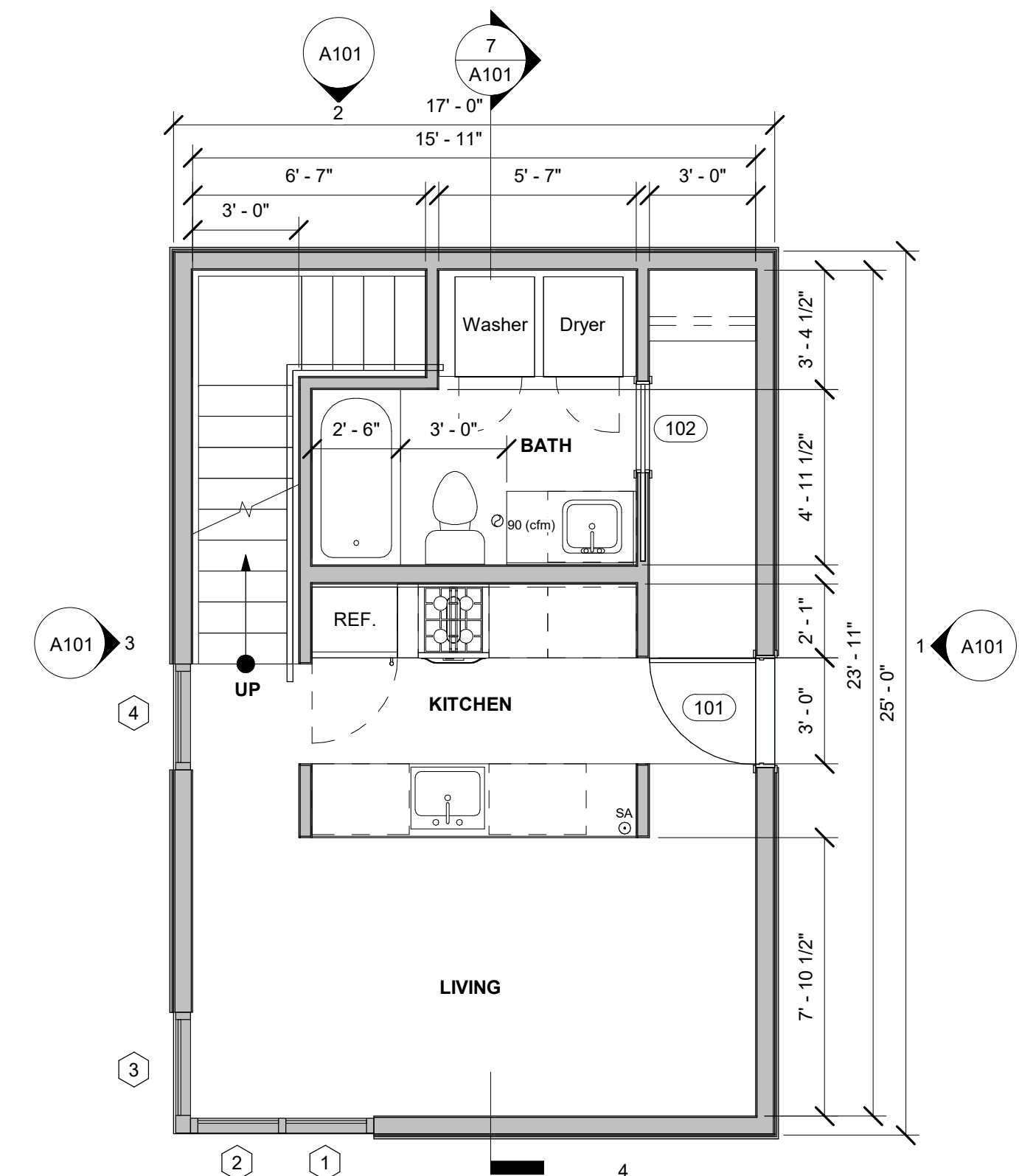


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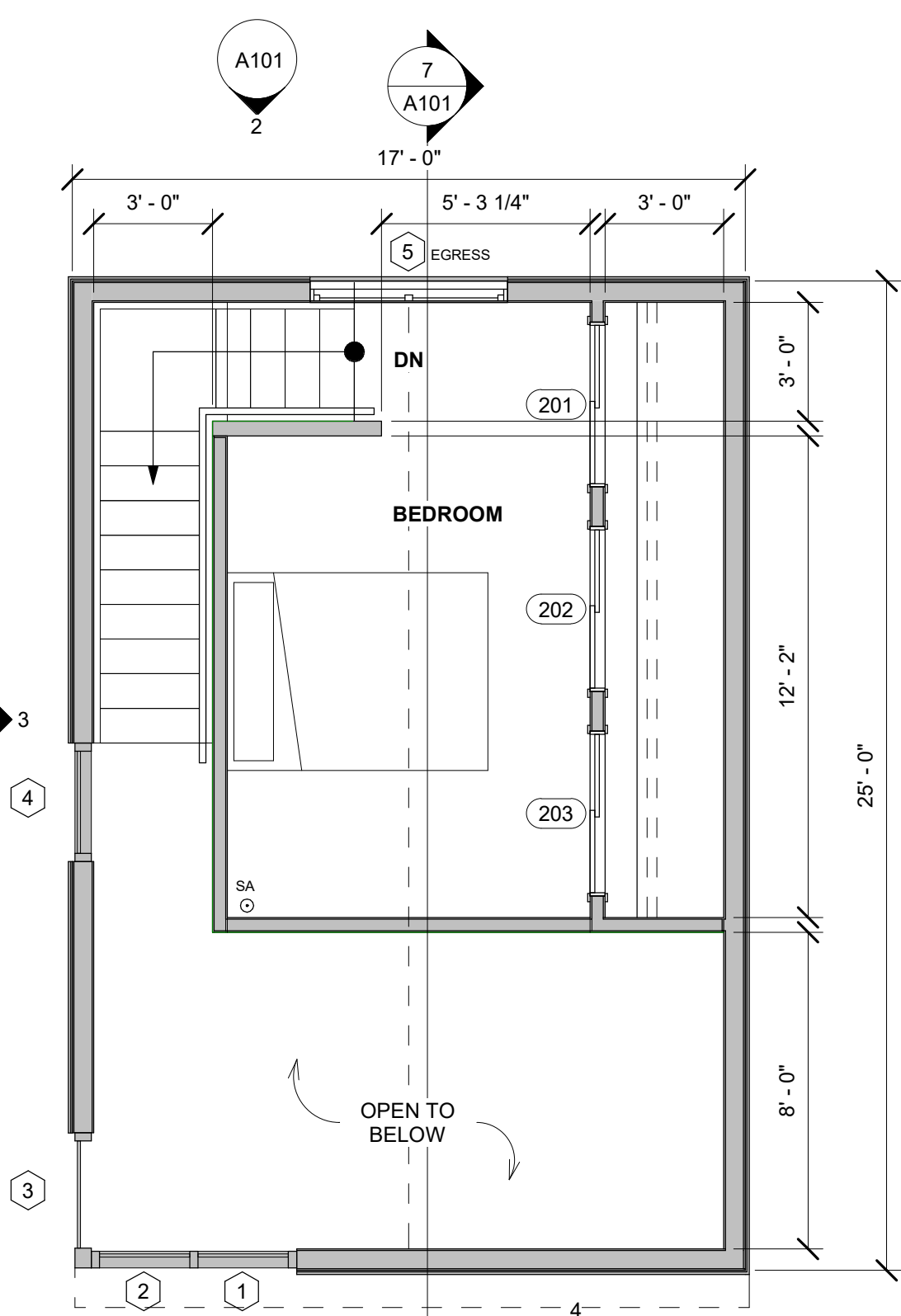
NOT APPROVED FOR CONSTRUCTION



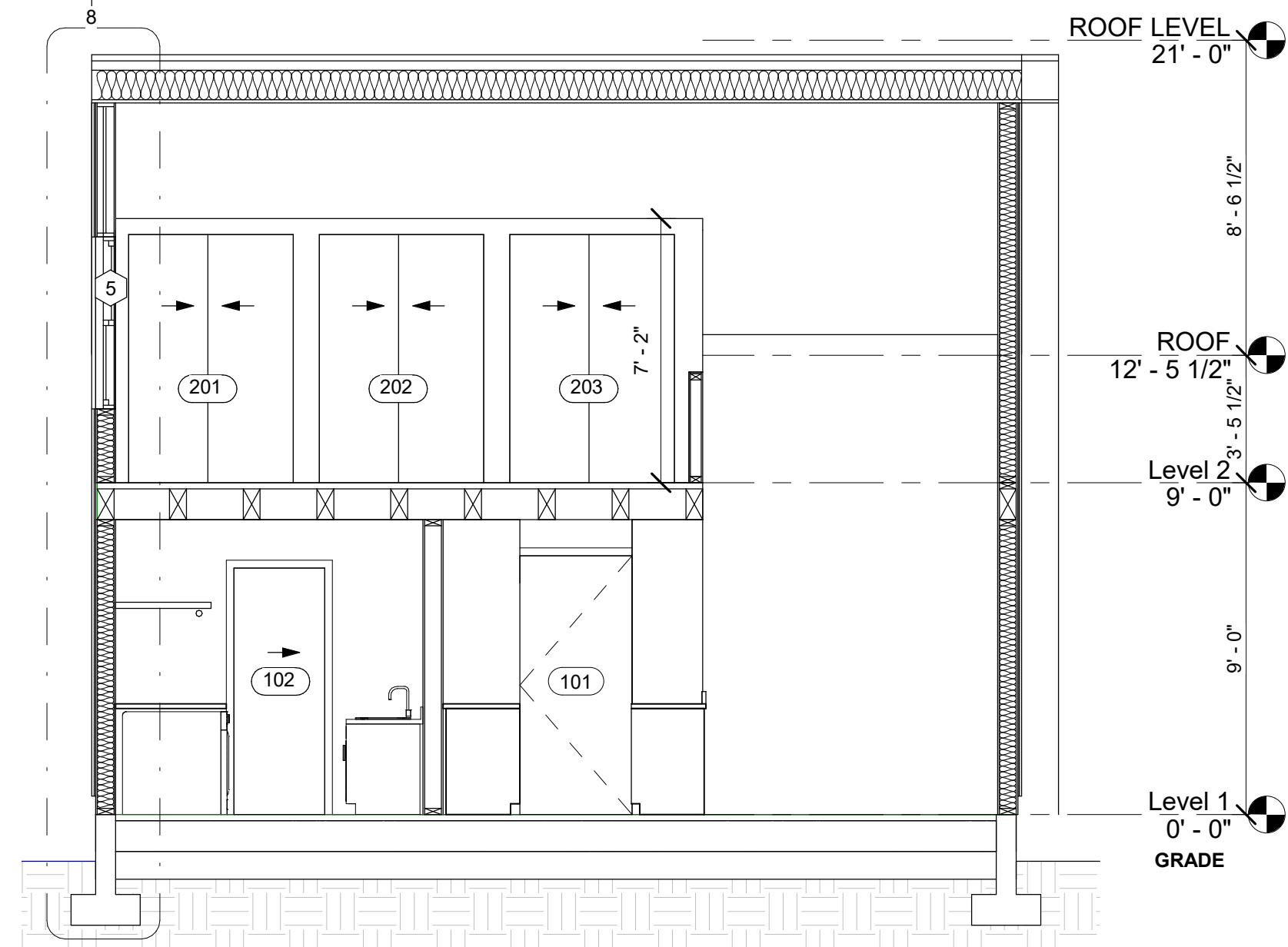
3D PERSPECTIVE



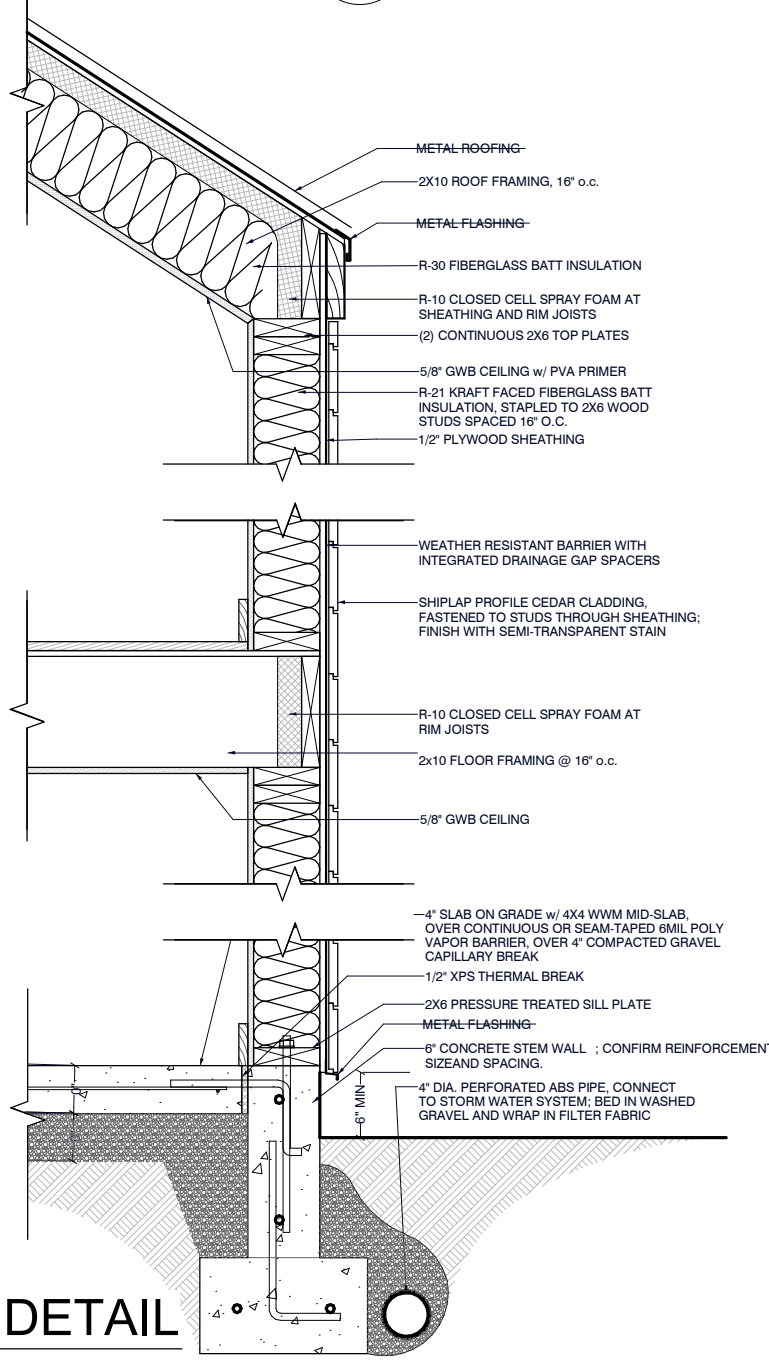
Level 1  
1/4" = 1'-0"



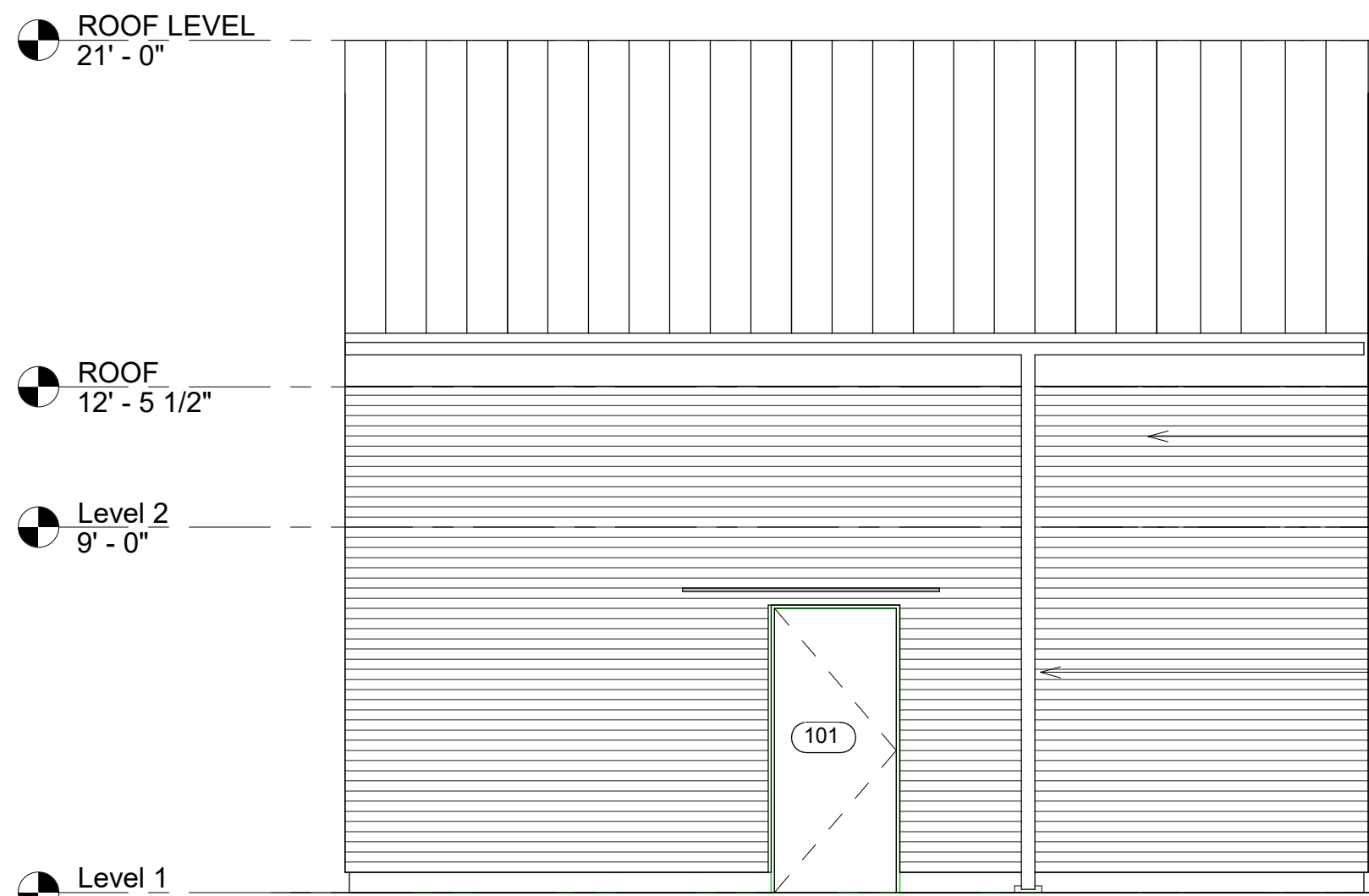
Level 2  
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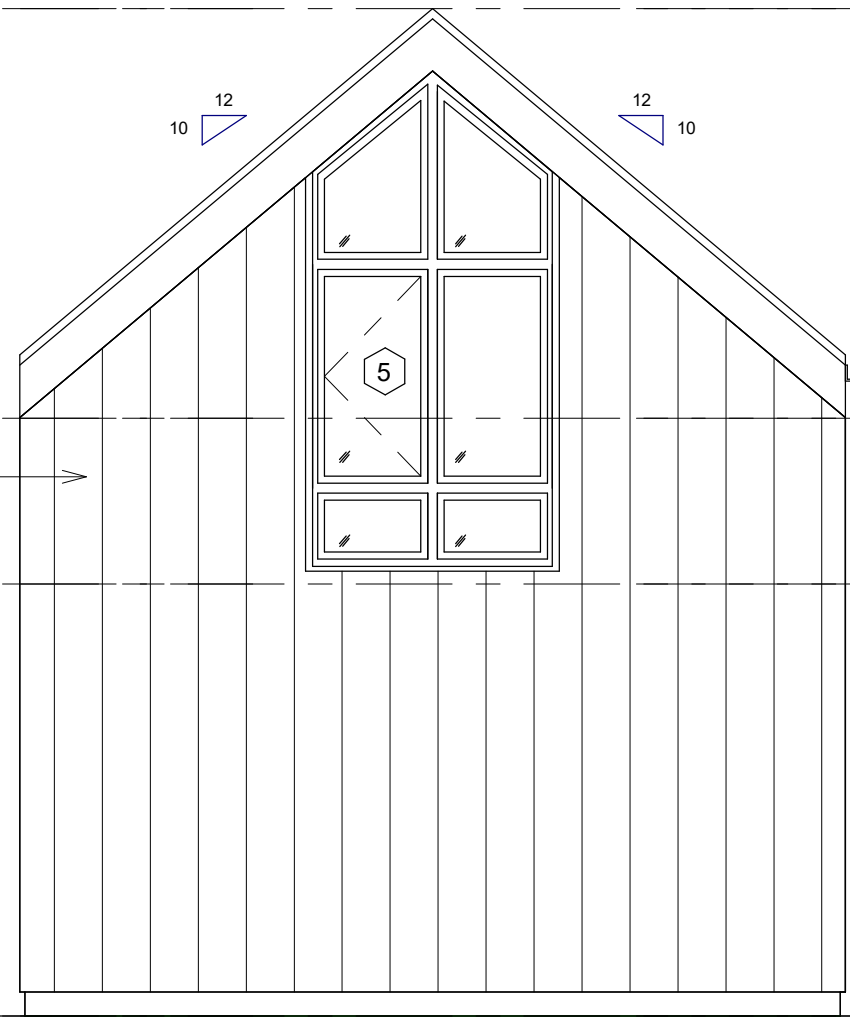
BUILDING SECTION  
1/4" = 1'-0"



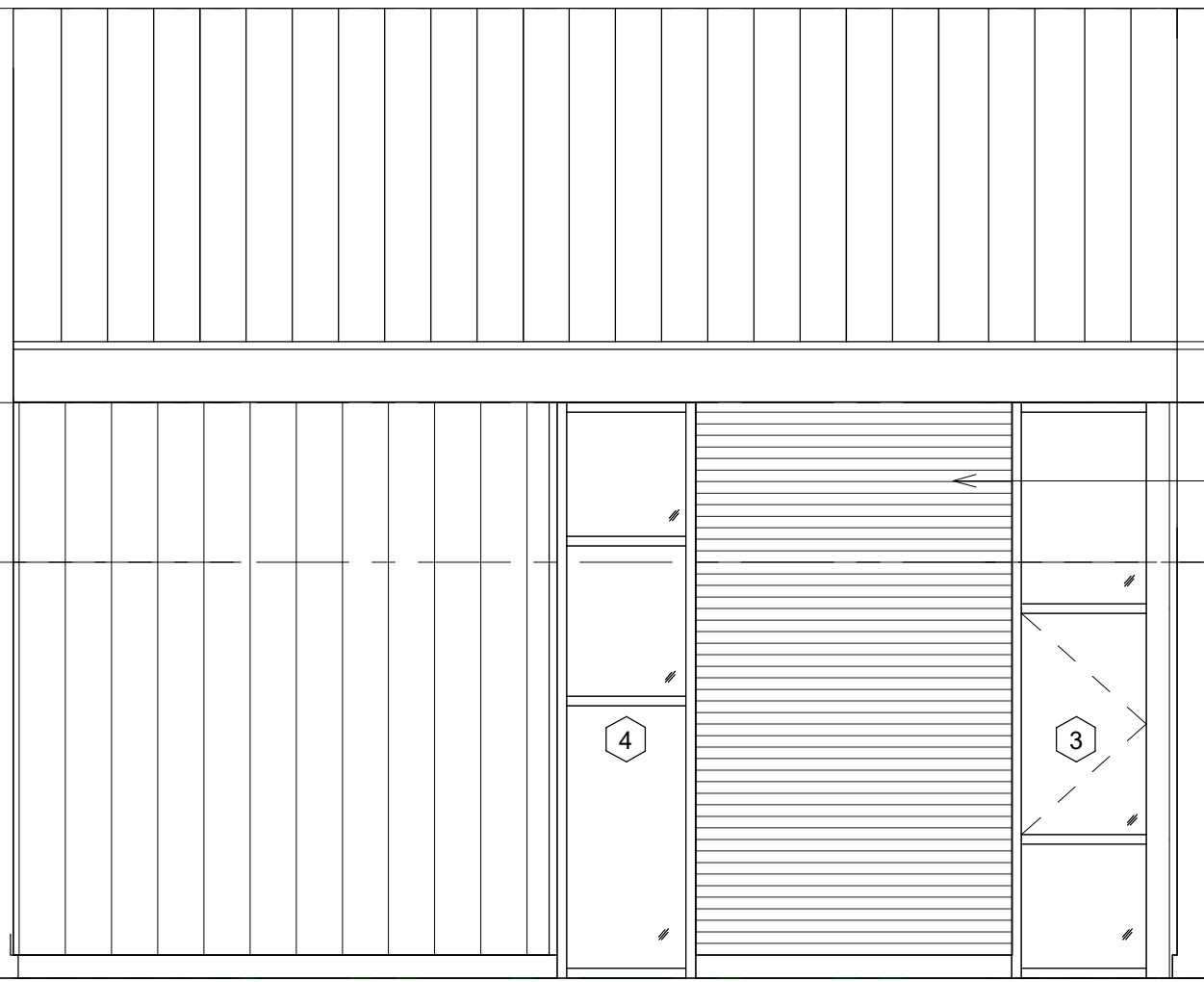
SECTION DETAIL  
3/4" = 1'-0"



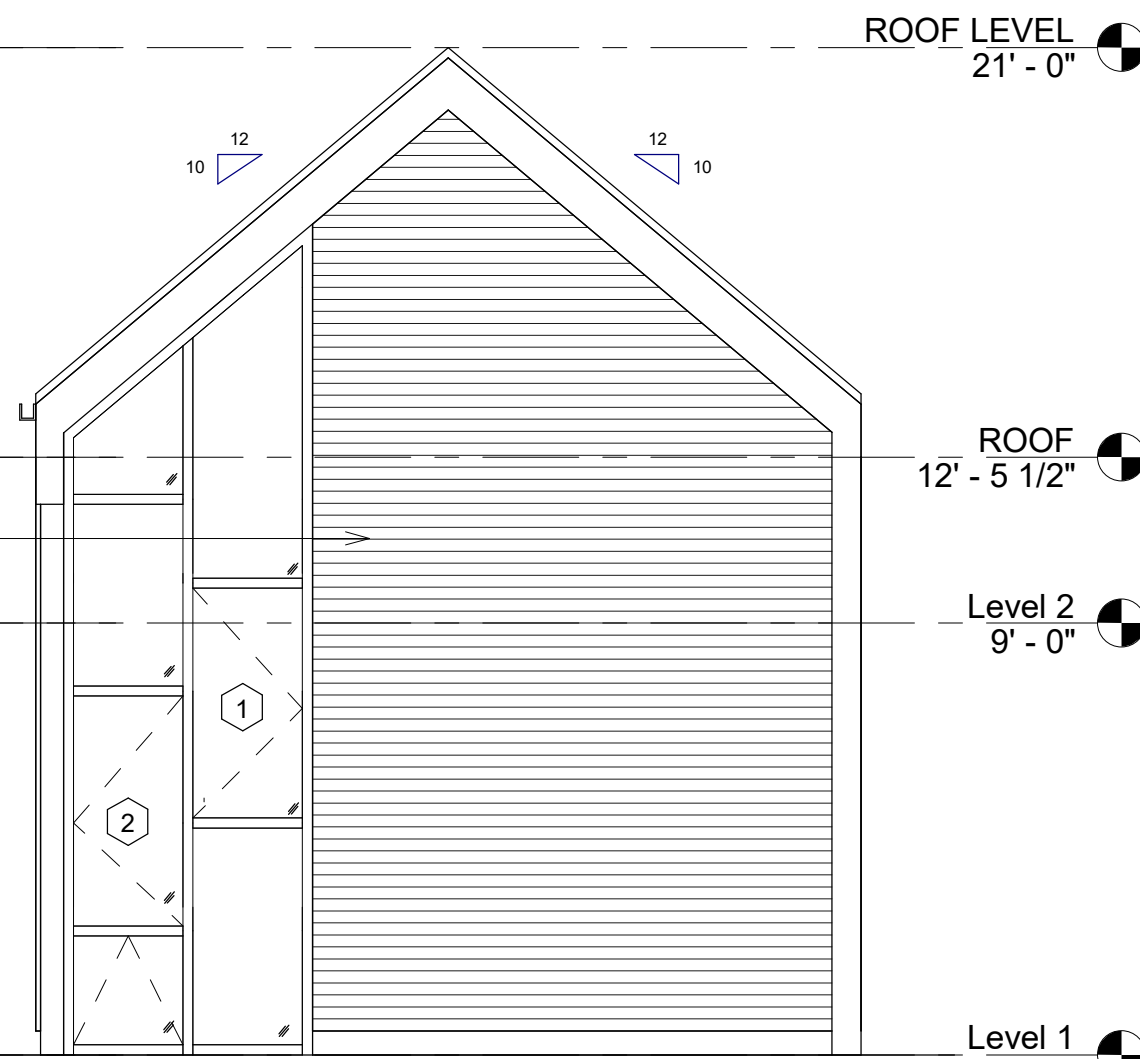
1 EAST ELEVATION  
1/4" = 1'-0"



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



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



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

DADU 4

Date 02/16/20

A101

Scale As indicated