

ProctorWorks, LLC

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Project Description

Small footprint, two-story living unit- 1 bedroom, 1 bath, 576 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 under 300 square feet, as well as to be a functional and desirable living space.

Walking up to the home, the design is a clean and simple form that resembles what looks like a single car garage. As you begin to walk around the side of the design, the roof has a unique double slope which allows all of the water to drain to a single point (water retention system at owners cost). The roof creates the awning for the front entry door.

Entering the space the living room and kitchen is towards the right while the bedroom and bathroom are to the left. Designed based off of a single open studio in mind, the bedroom is open to the other spaces with an opportunity for a screen to separate the spaces. There are only 6 walls in this entire DADU for ease and speed of construction. While this is low cost project, the plan always for opportunity to become an ADA home with a few minor, non-structural modifications.

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

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

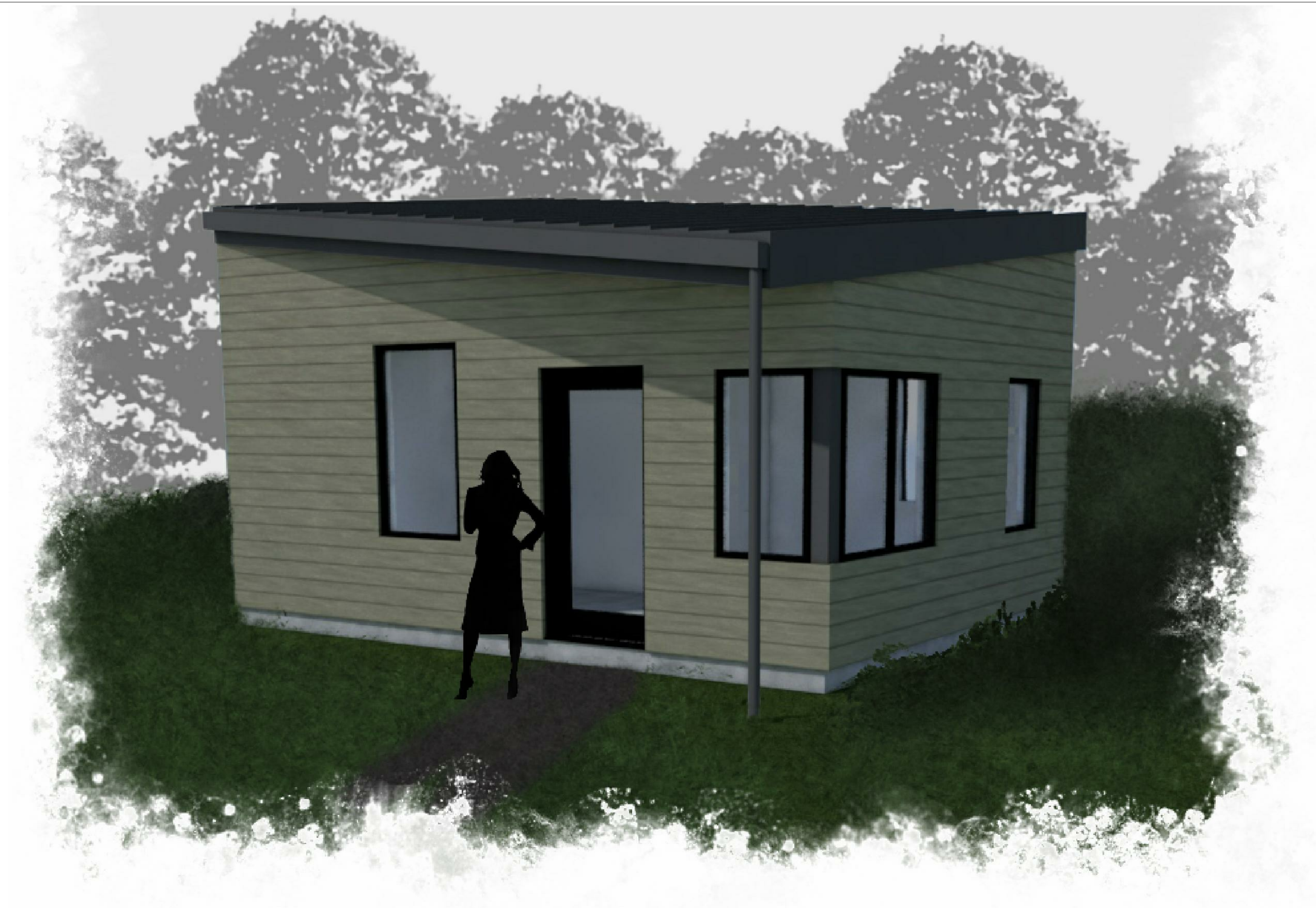
Mechanical Systems

- Convection Air wall heaters (option 1)
- Wall mounted mini splits (option 2)
- Radiant in-floor heating (option 3- configurable but requires modification to standard details)

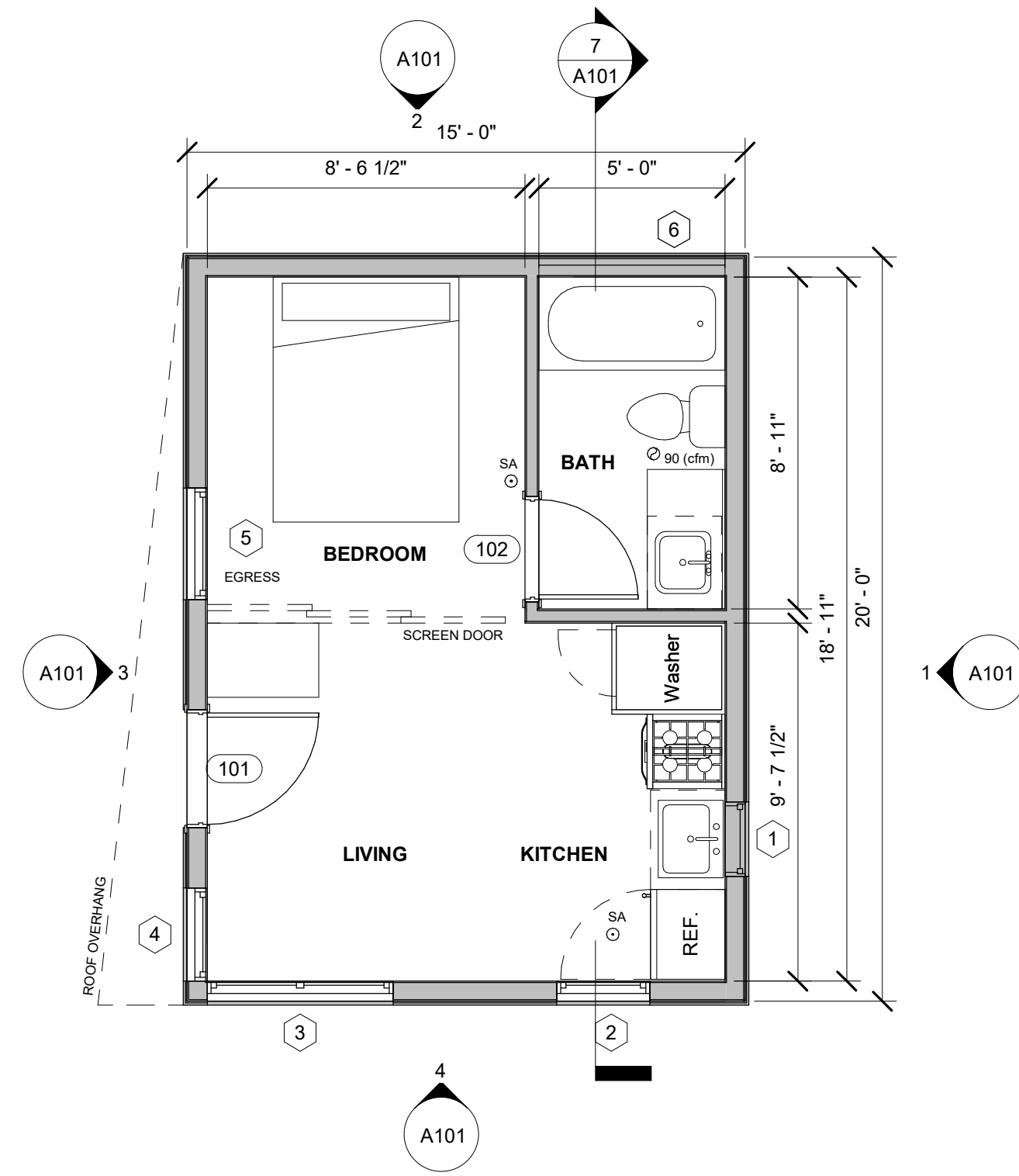
Plans Price

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

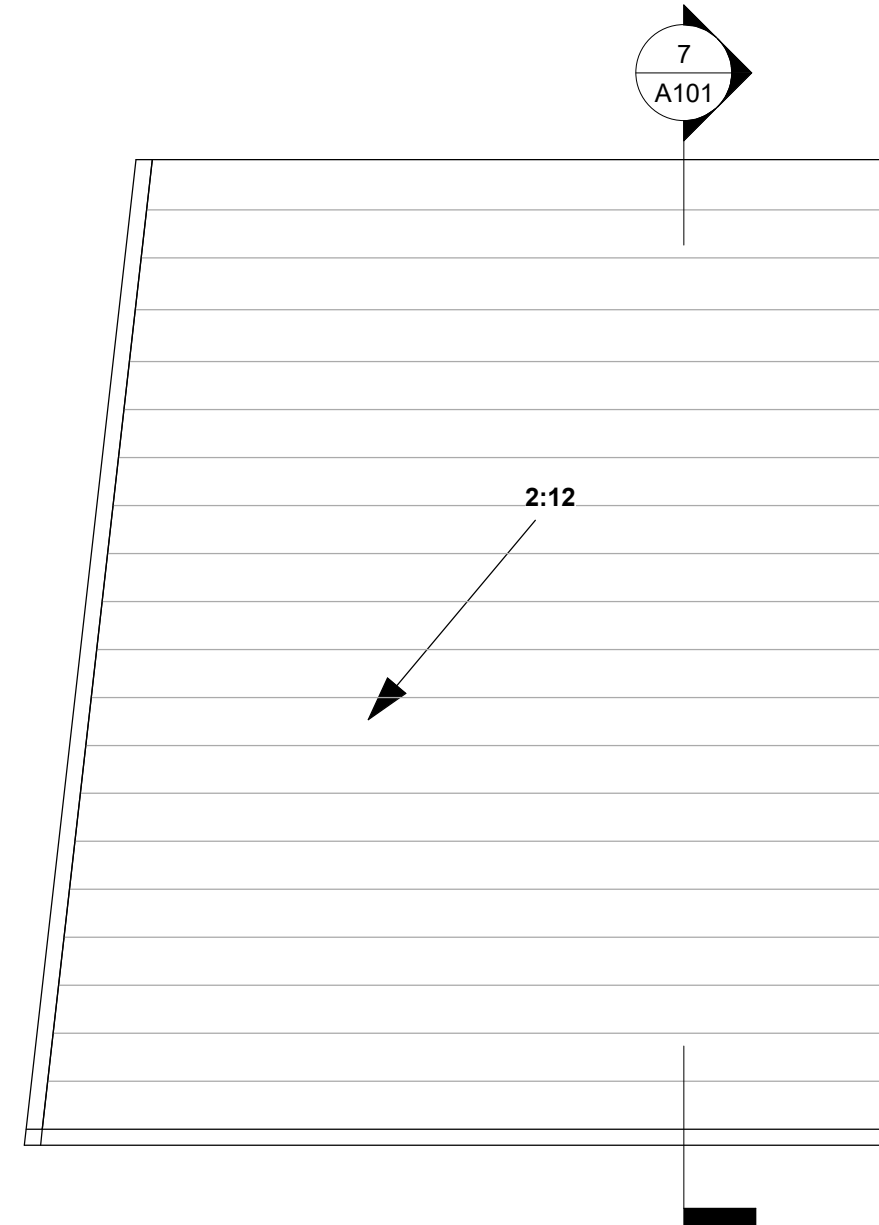
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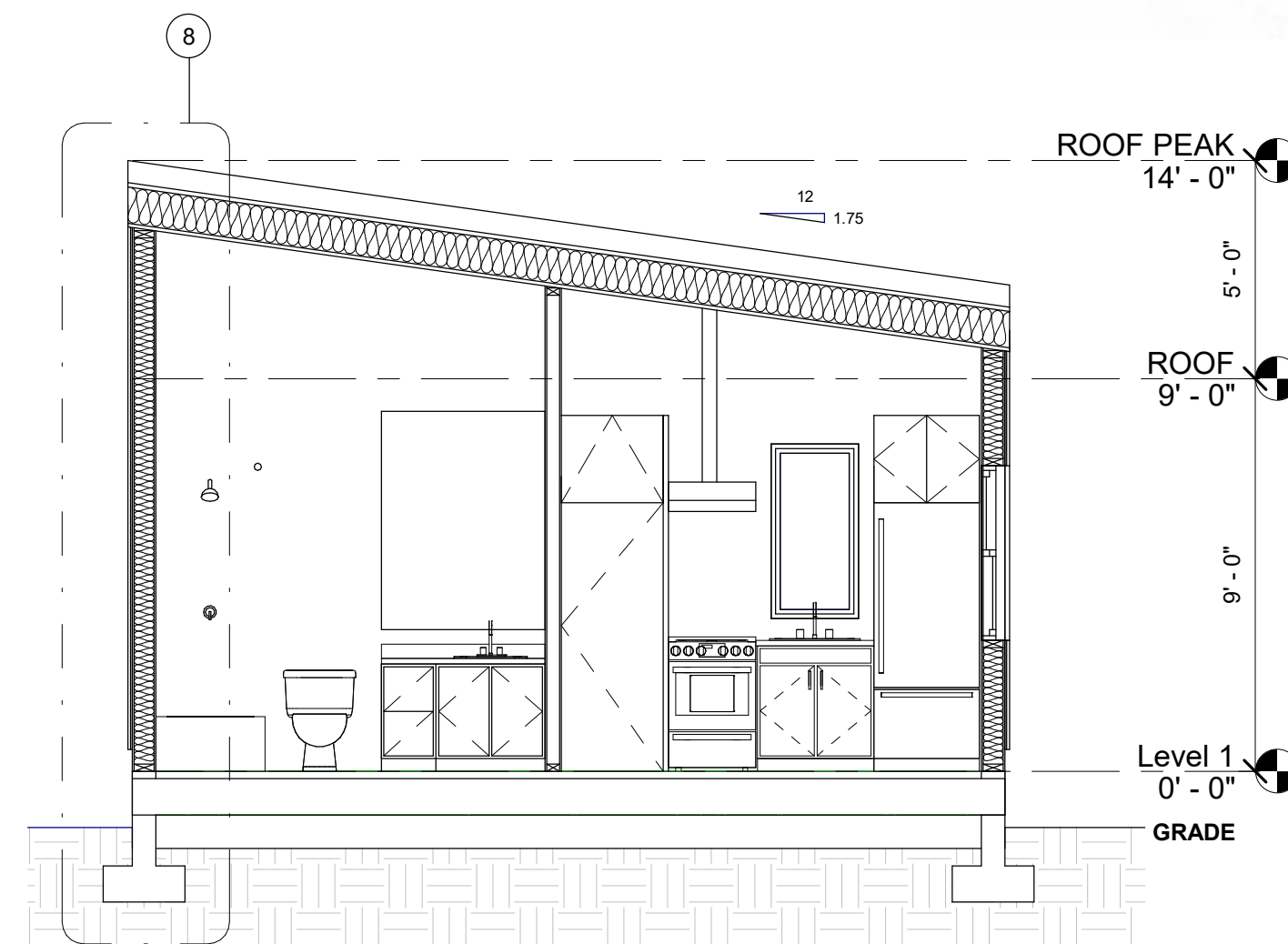
3D PERSPECTIVE



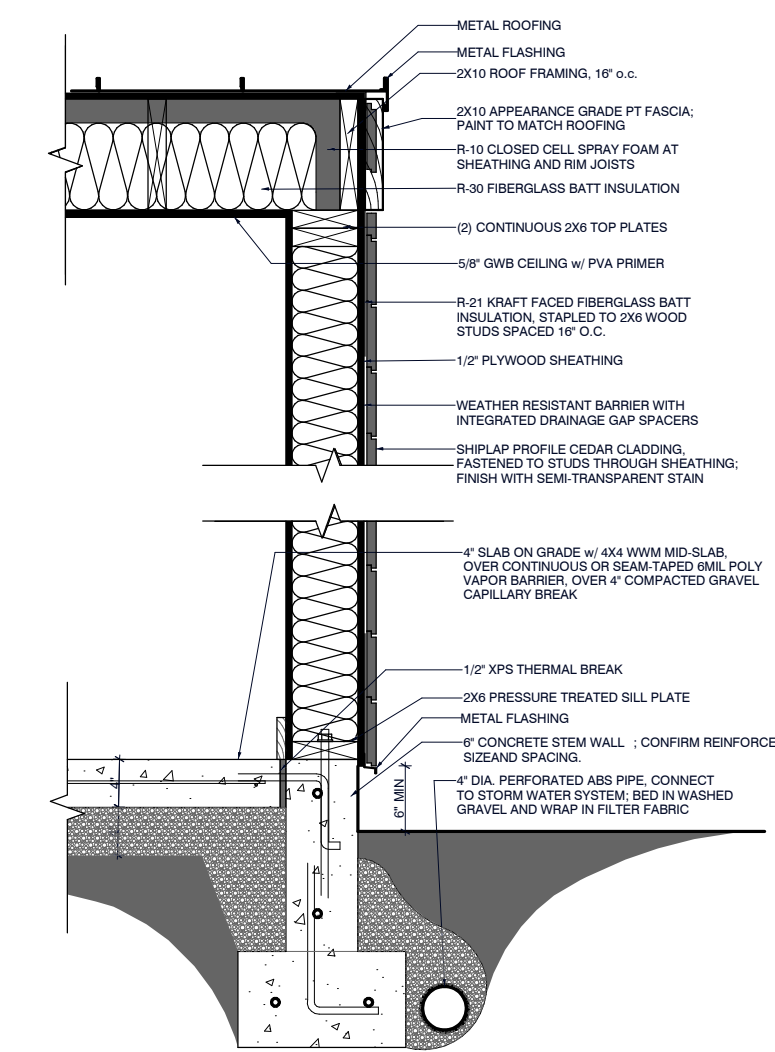
5 Level 1
1/4" = 1'-0"



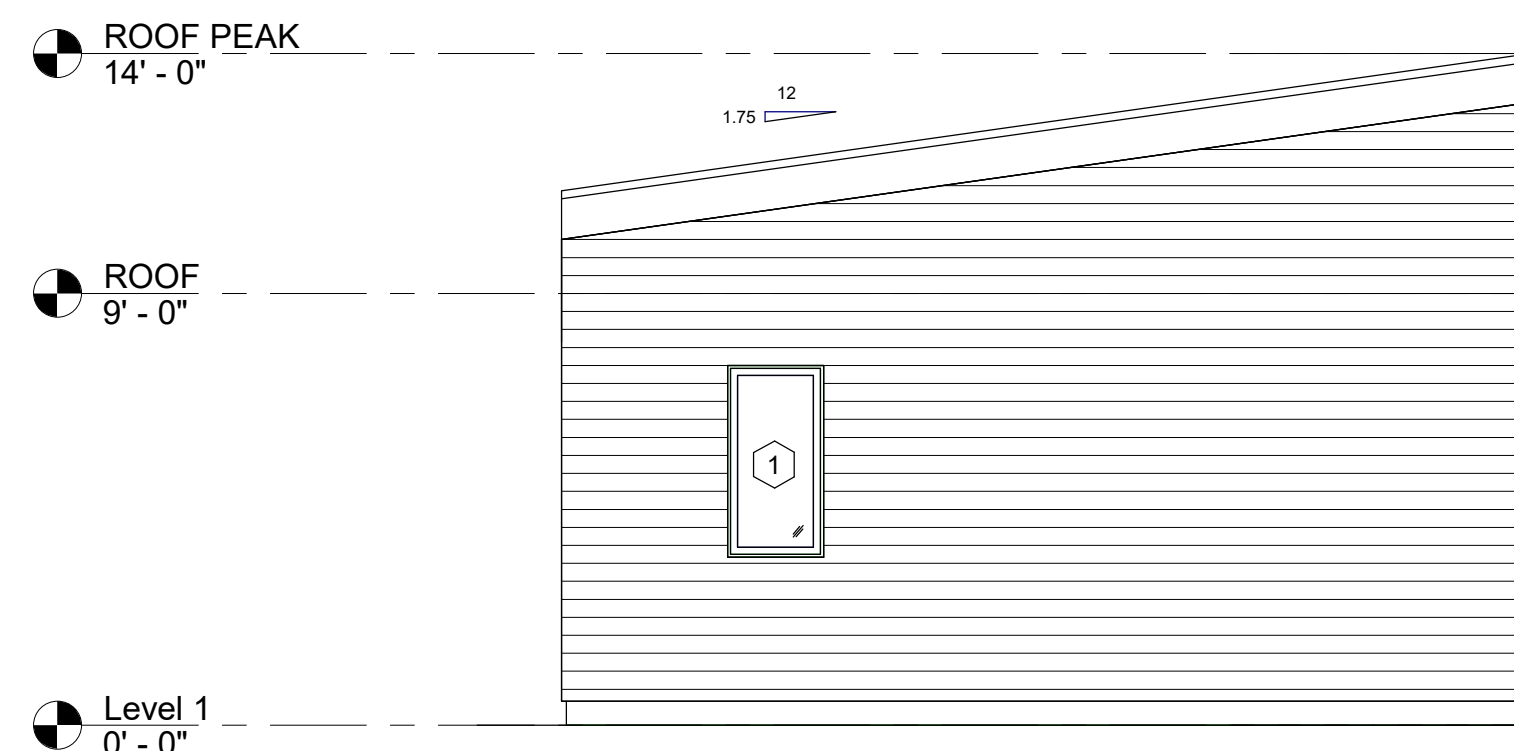
6 ROOF PLAN
1/4" = 1'-0"



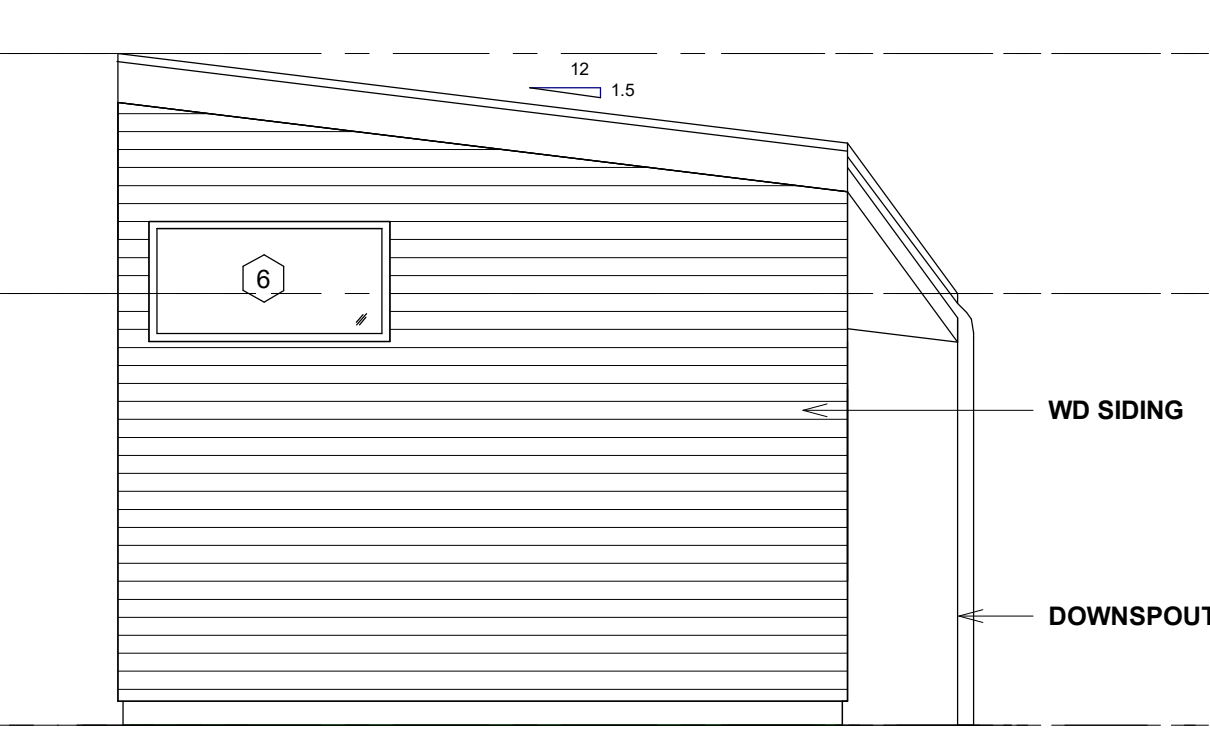
7 BUILDING SECTION
1/4" = 1'-0"



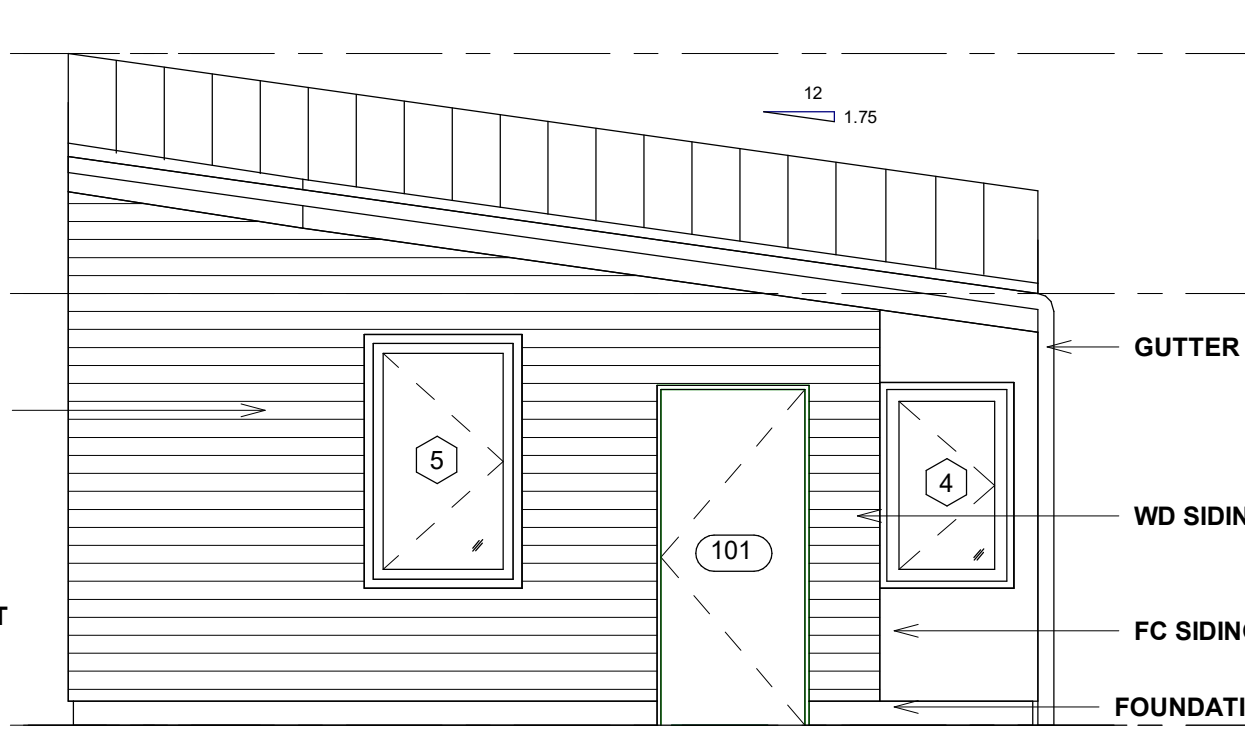
8 SECTION DETAIL
3/4" = 1'-0"



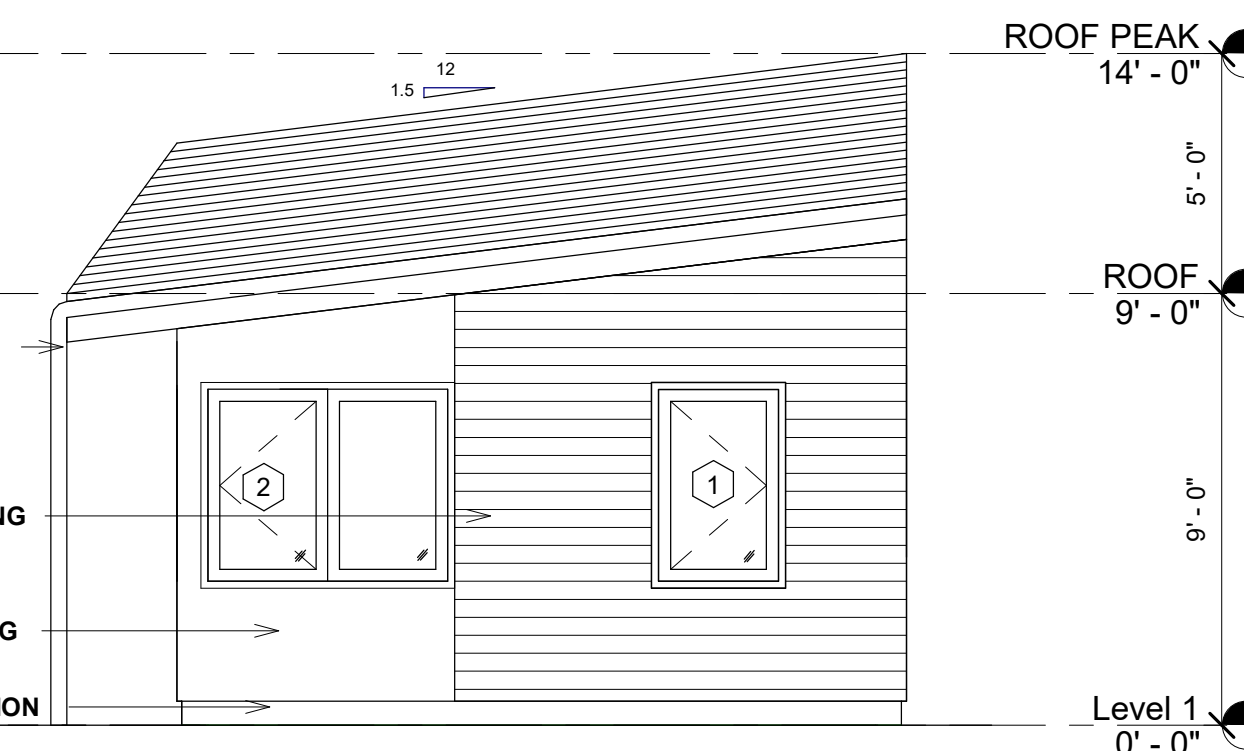
1 EAST ELEVATION
1/4" = 1'-0"



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



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



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

NOT APPROVED FOR CONSTRUCTION

DADU 2

Date 02/16/20

A101

Scale As indicated