

ProctorWorks, LLC

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Project Description

Small footprint, single story living unit- 1 bedroom, 1 bath, 300 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 contemporary gable form, which maximizes the interior space as well as keeping the overall height under the maximum allowed. Walking through the door, the first floor is an open living/ dining/ kitchen space. The spacious floor area allows for a very versatile layout based on the tenants desires and needs as well as the owners desires with minimal walls and in-expensive construction aspects. With a full kitchen, in unit laundry, and storage under the stairs there is not an inch of wasted space. Moving upstairs, you are now in the master bedroom suite. Once you pass the bed you are in front of two large casework closets on each side of the door entering the master bath. Once inside the master bath, you notice how large and spacious the area really is.

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

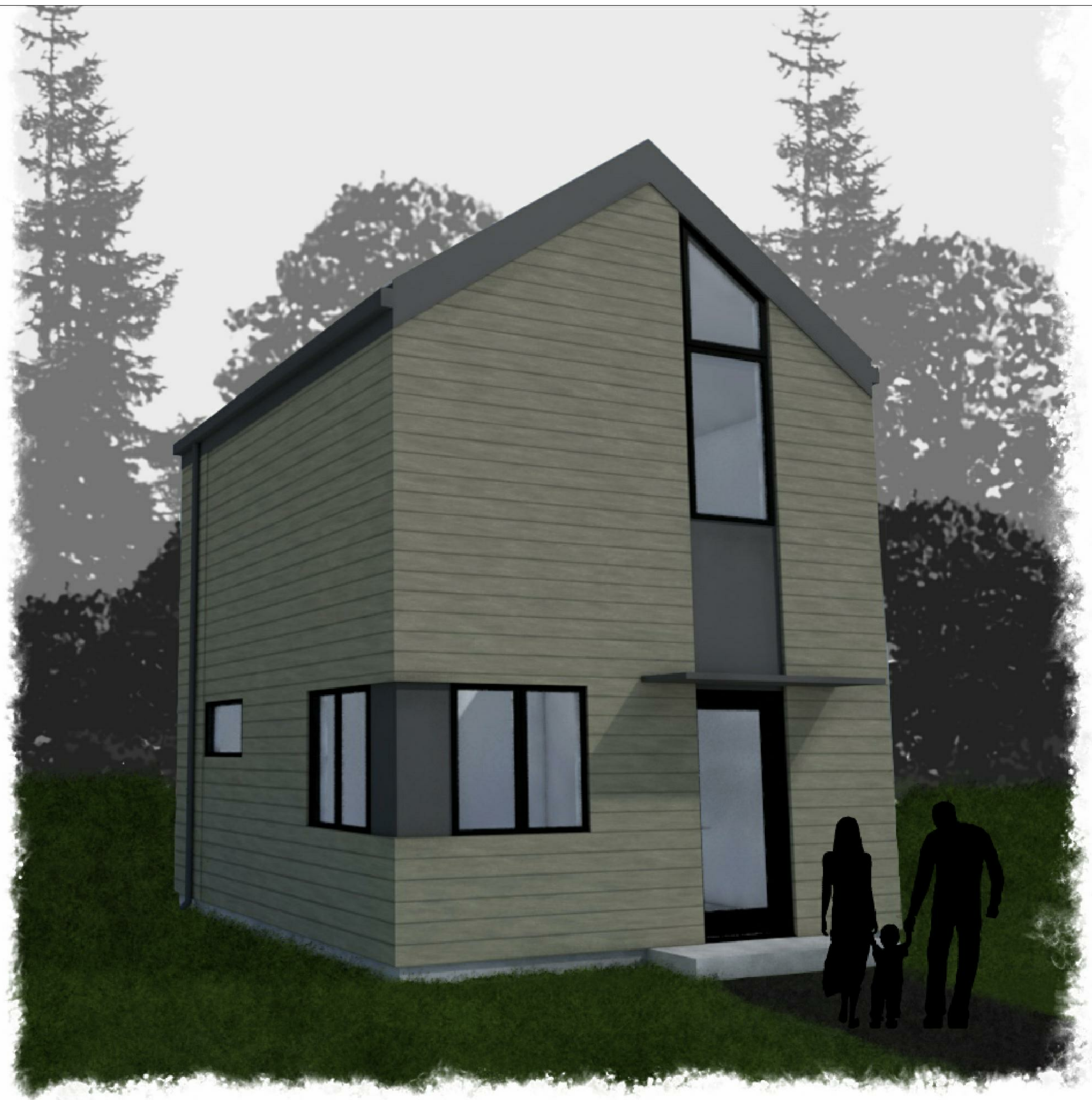
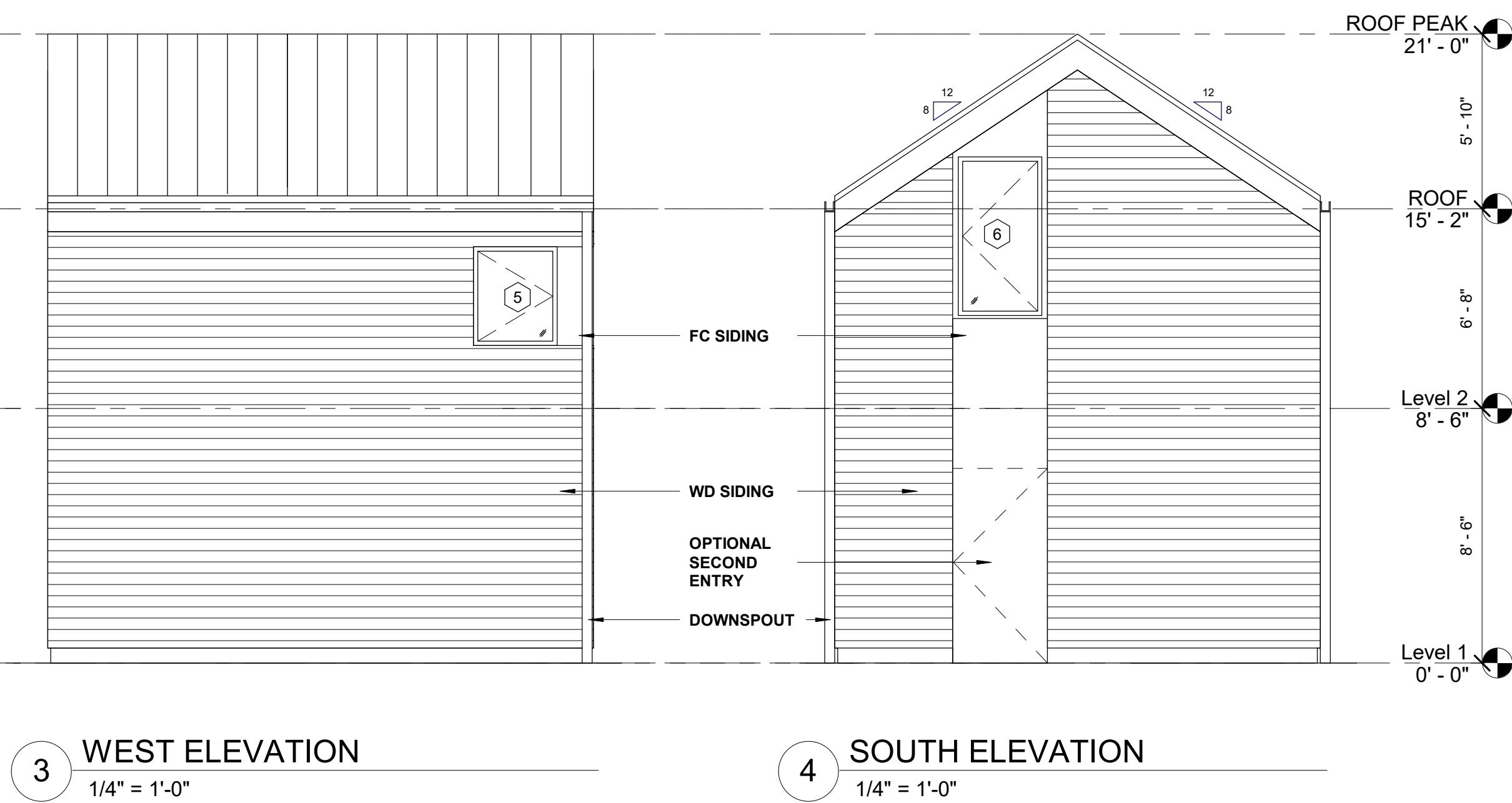
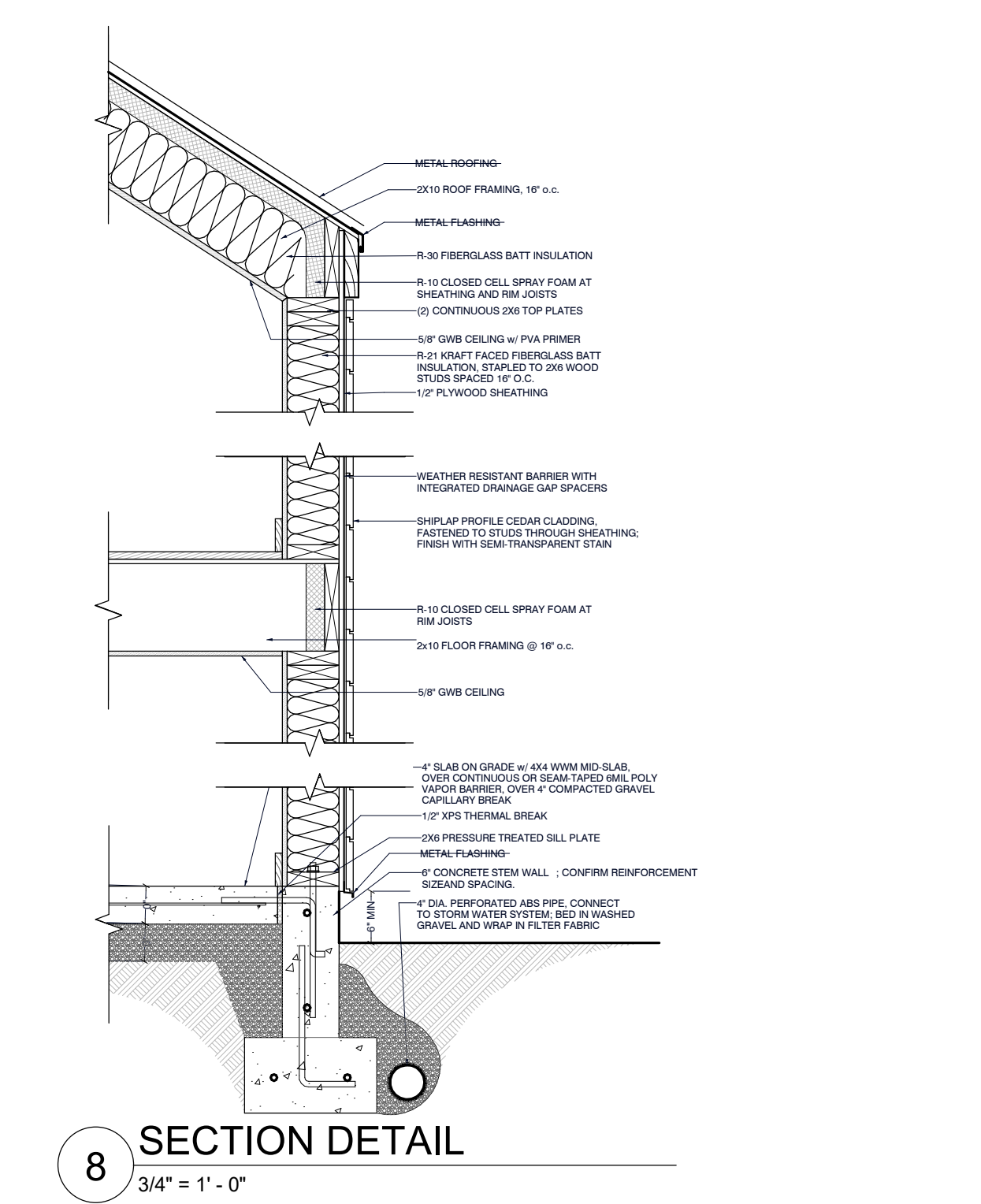
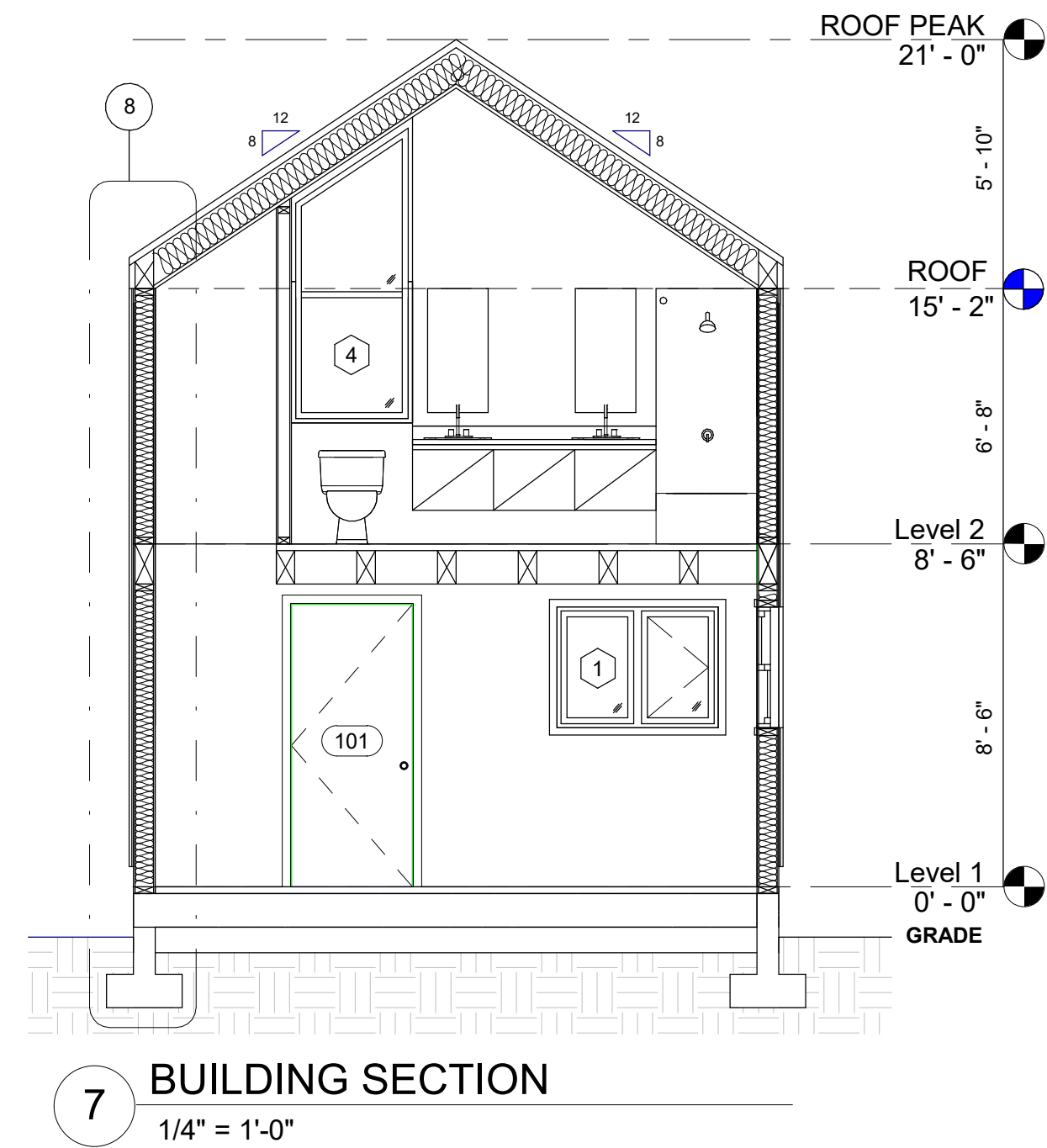
Mechanical Systems

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

Plans Price

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

NOT APPROVED FOR CONSTRUCTION



3D PERSPECTIVE

DADU 1	
Date	02/16/20
A101	
Scale	As indicated