

ProctorWorks, LLC

Taylor Proctor, designer

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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.

The studio style DADU is the perfect architectural approach to address the long, narrow pieces of property common in the greater Seattle area. Our design utilizes this style to capitalize on the unique layout of our surroundings and establish distinct living spaces, which makes the space feel larger. There are also custom touches to our design, such as a gable roof feature. The gable roof creates a beautiful aesthetic both inside and outside, while maintaining a low roof height to be respectful of neighbors and permit the sun to shine through. As you enter the DADU from the side, you are met with three paths forward. Straight ahead is the bathroom, to your left is the main living space, and to the right is the bedroom suite.

One of the most important aspects of our design is affordability. Each detail of the design was considered in light of constructive and material cost. We approximate cost to be between \$95 to \$125 per square foot. We expect further cost savings to be actualized with the use of prefabrication construction, structured insulated panels and certain cost saving systems such as radiant floor heating. There are also options to become energy efficient with the employment of Energy Star appliances, solar panel systems and a grey water retention system.

### 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

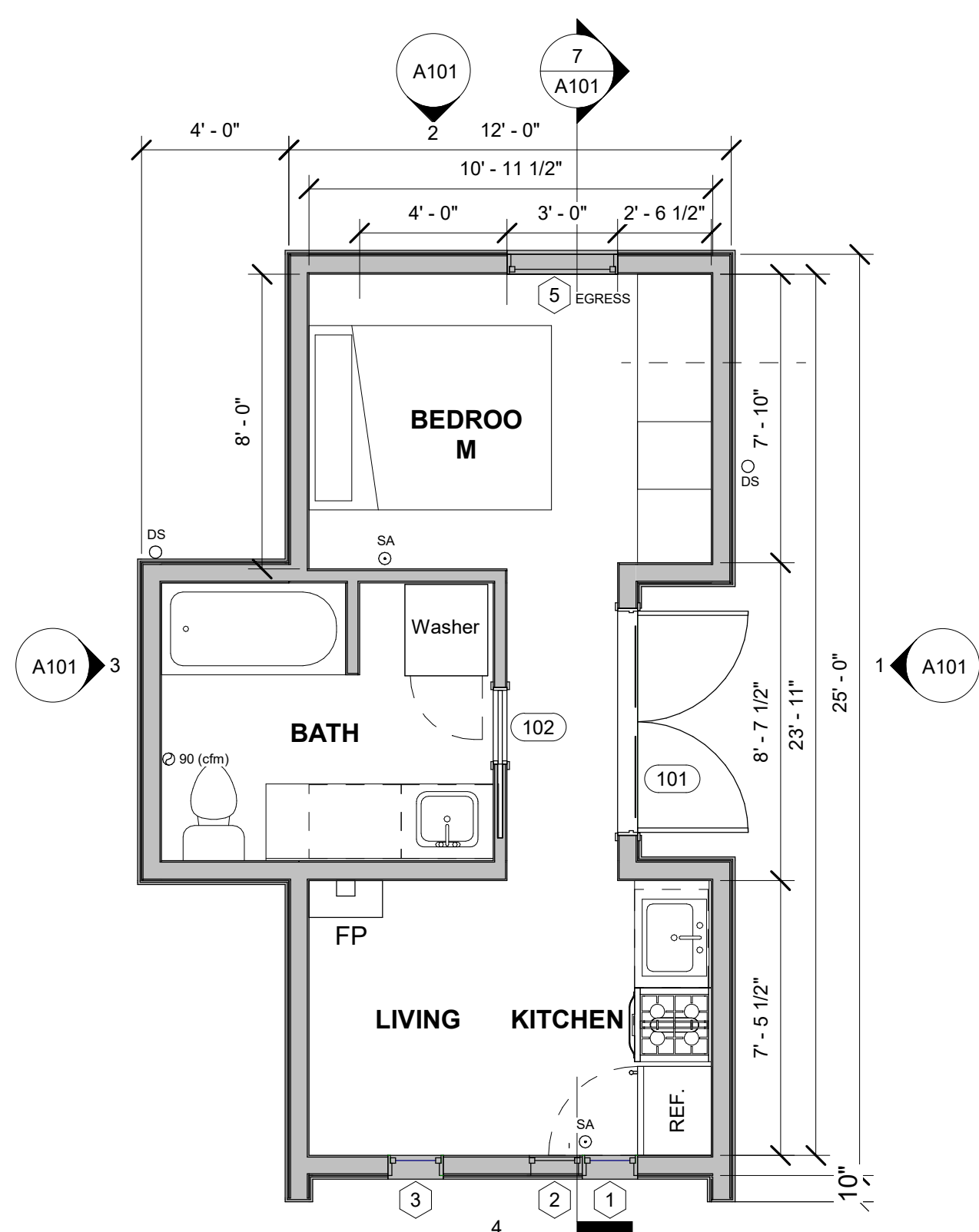
- Convection Air wall heaters (option 1)
- Wall mounted mini splits (option 2)
- Radiant infloor heating (option 3- configurable but requires modification to standard details)

Plans Price

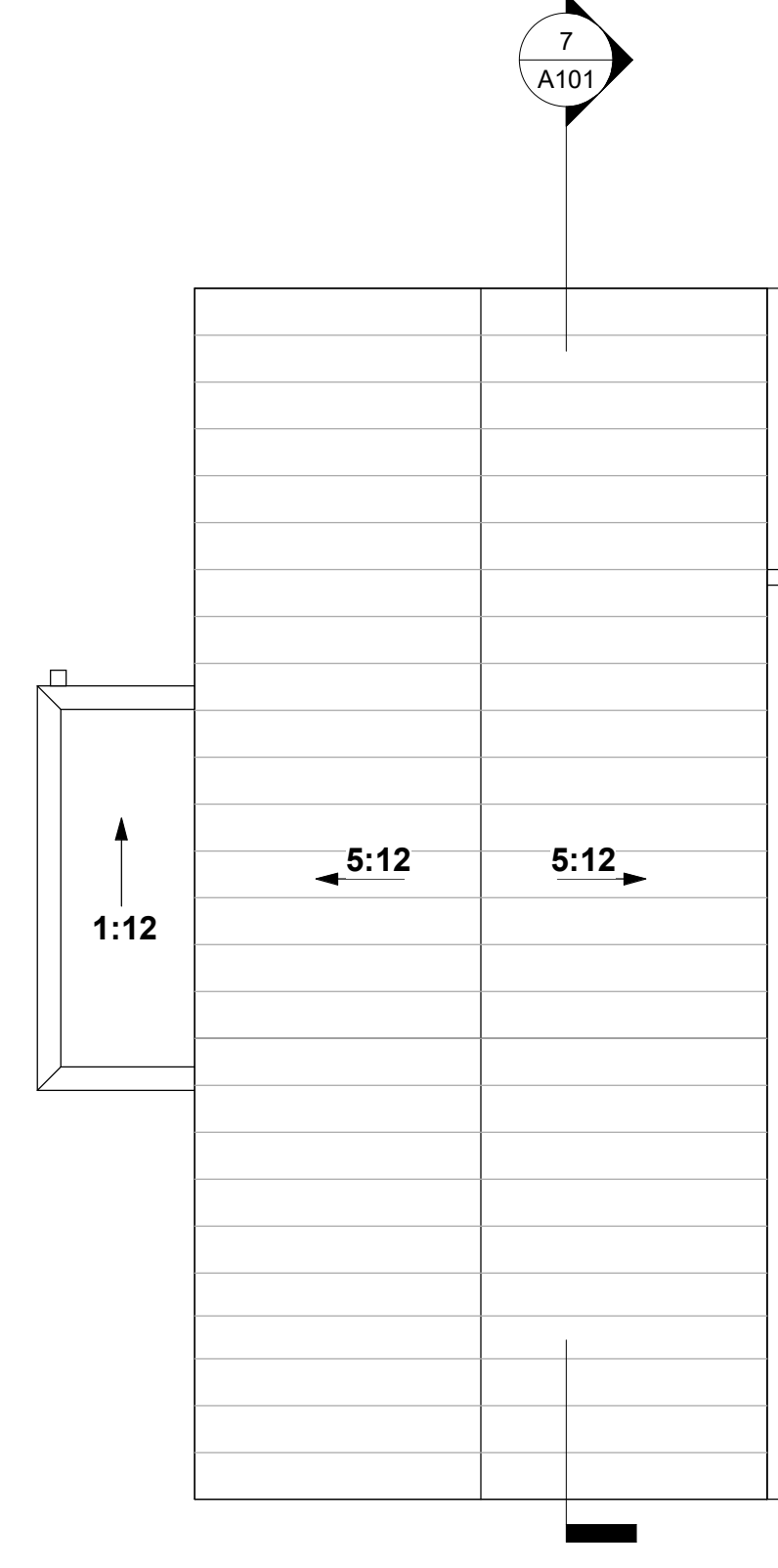
- 1,000 dollar royalty
- \$100 per hour of service

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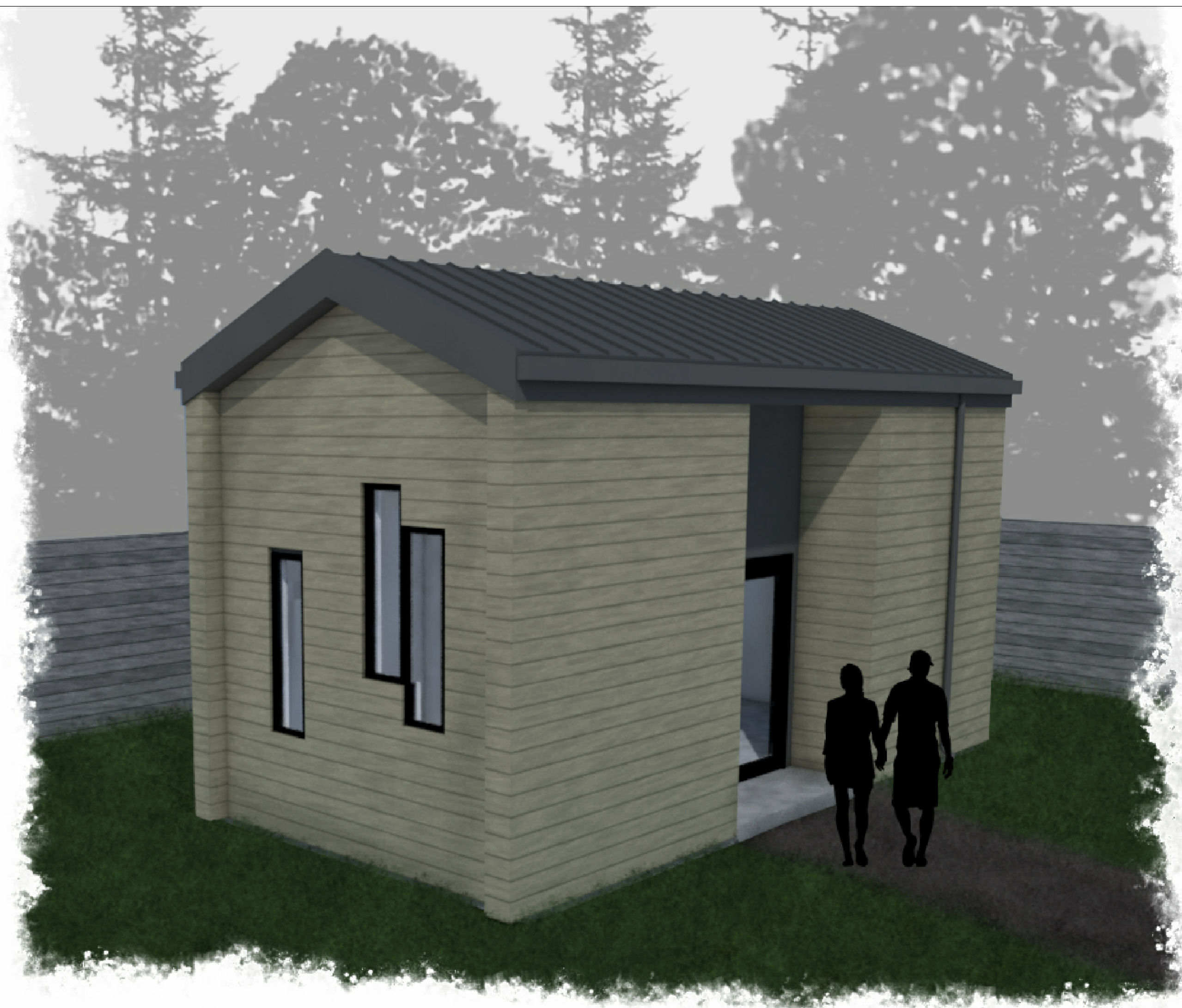
NOT APPROVED FOR CONSTRUCTION



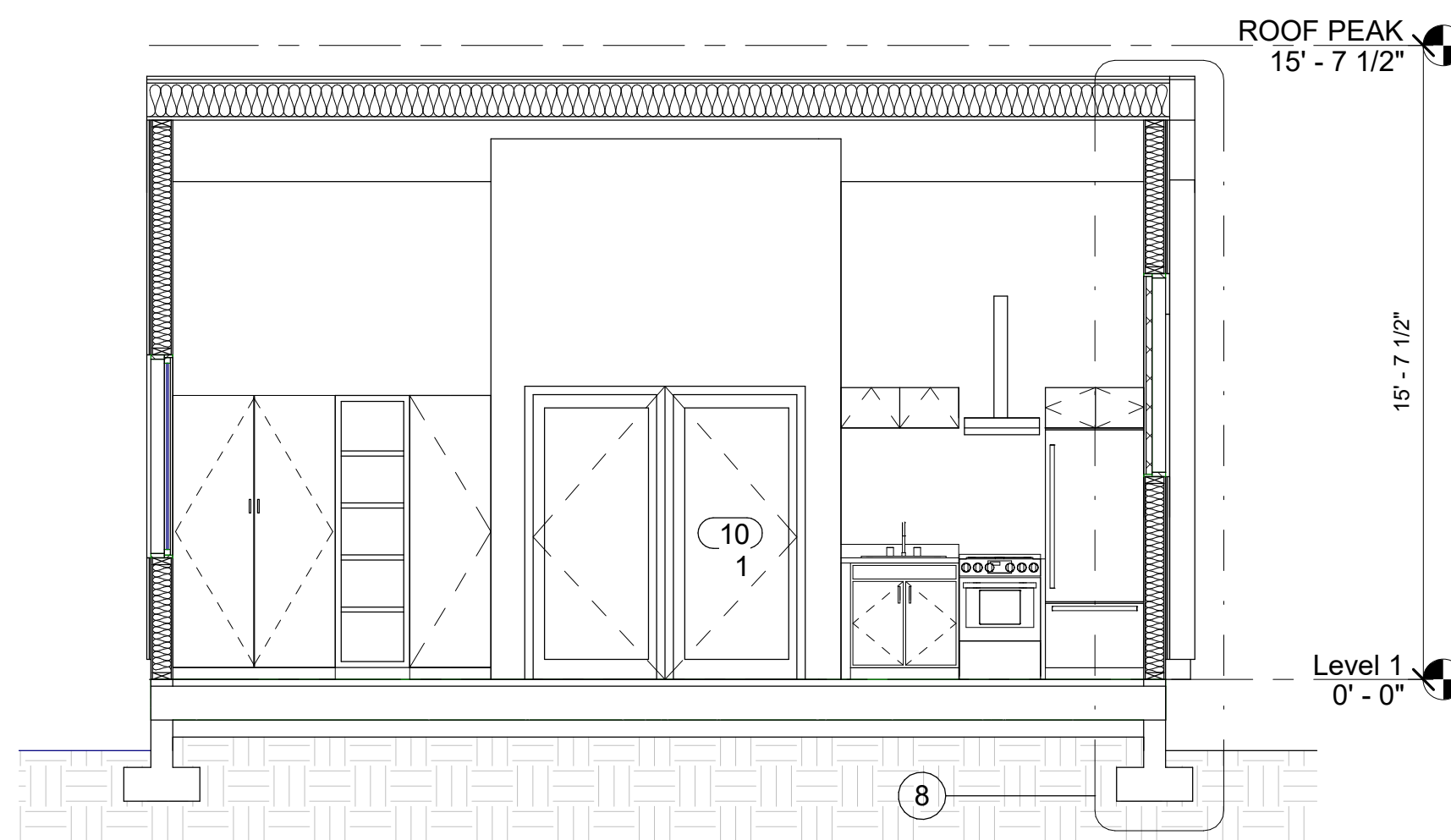
5 Level 1  
1/4" = 1'-0"



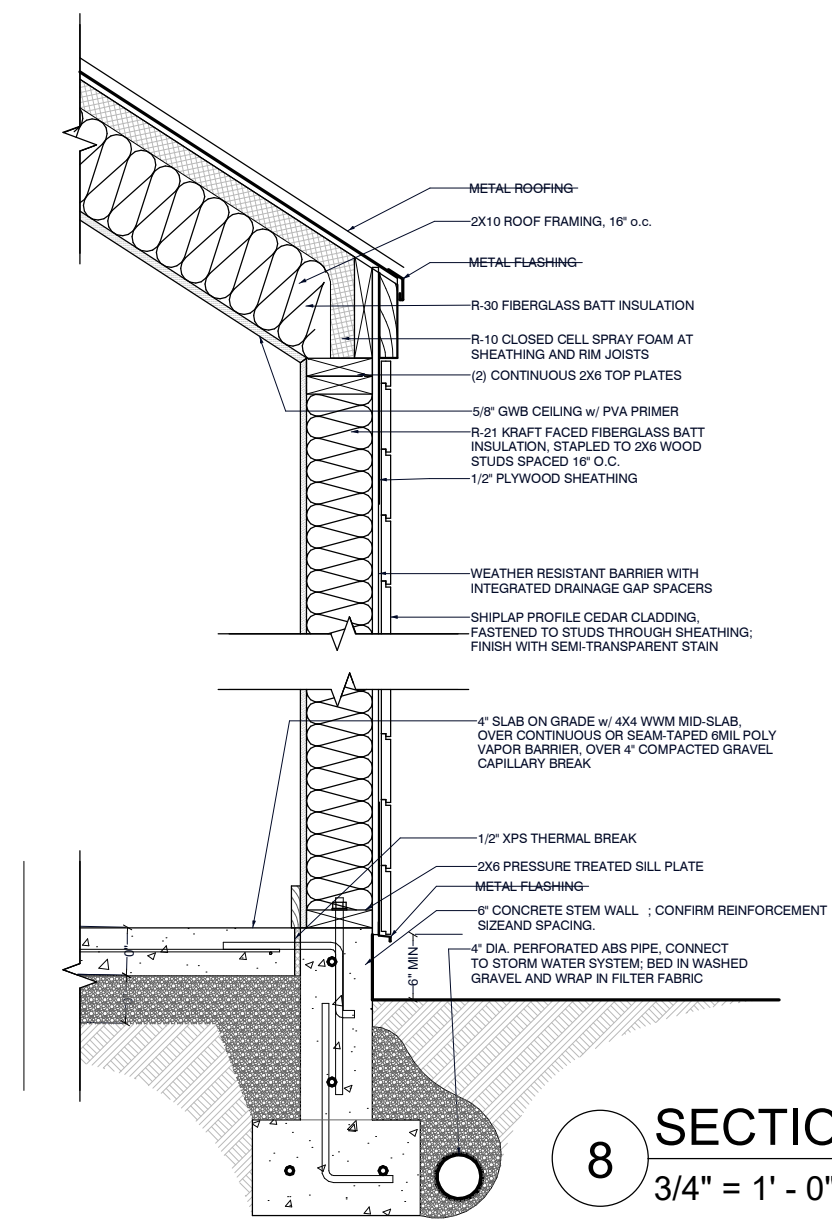
6 ROOF PLAN  
1/4" = 1'-0"



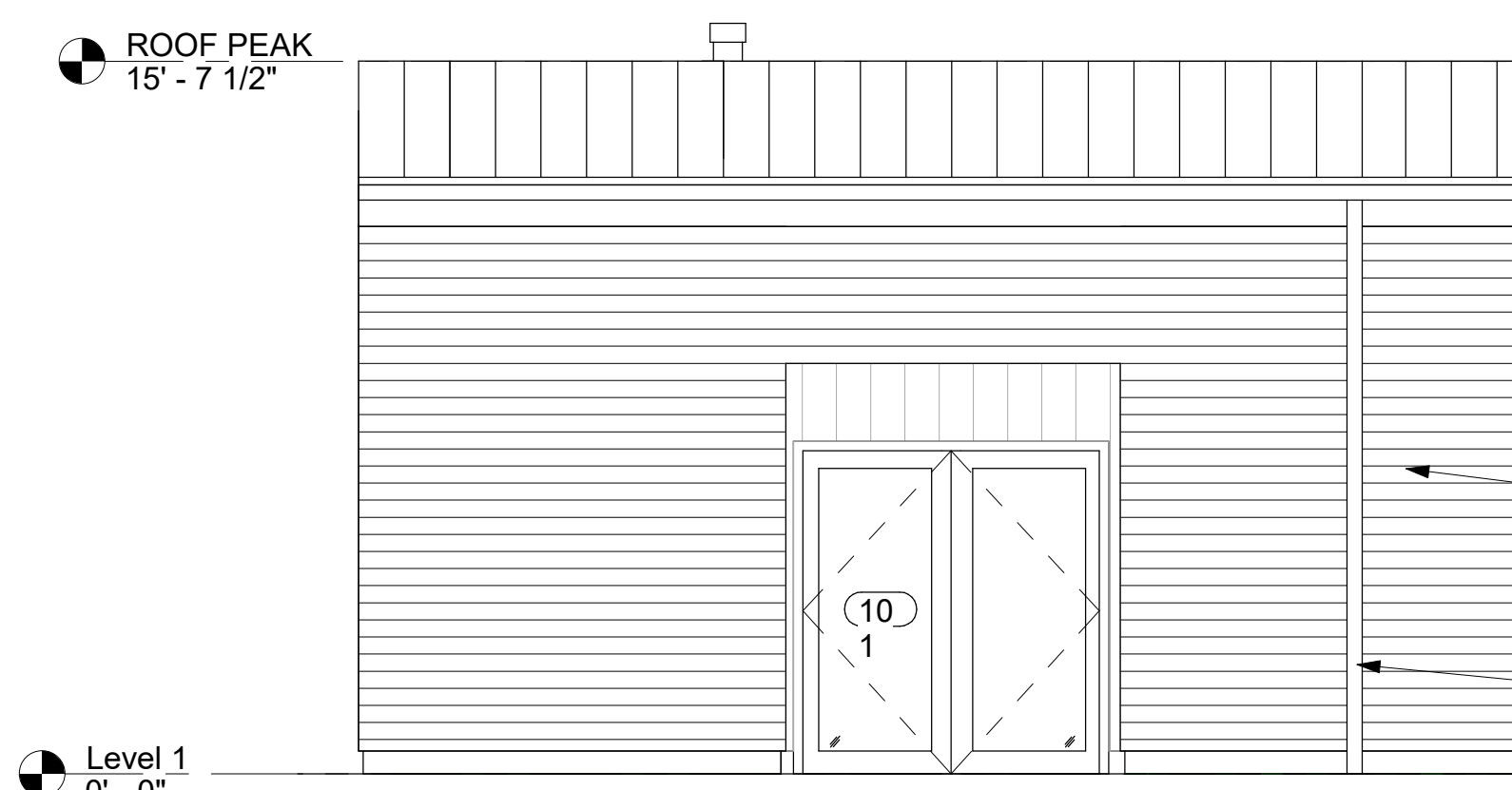
3D PERSPECTIVE



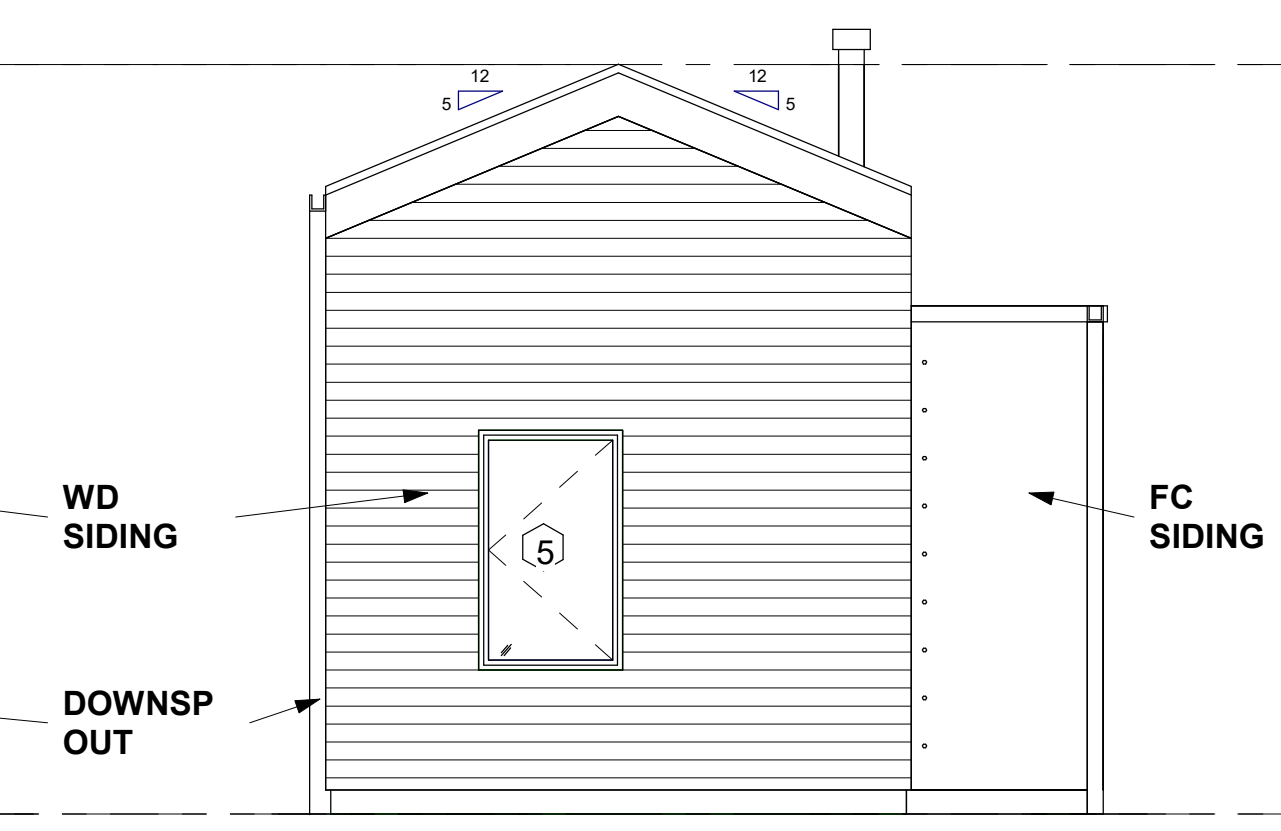
7 BUILDING SECTION  
1/4" = 1'-0"



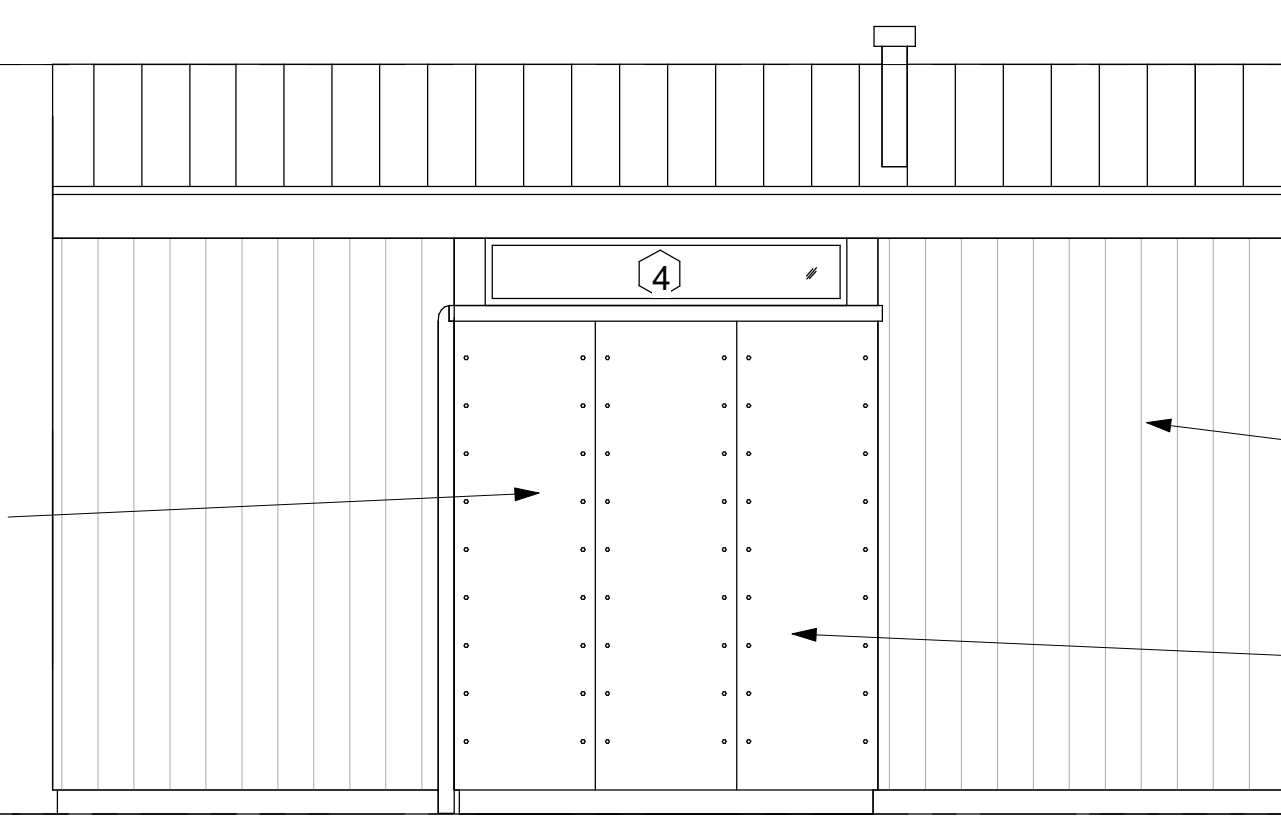
8 SECTION DETAIL  
3/4" = 1'-0"



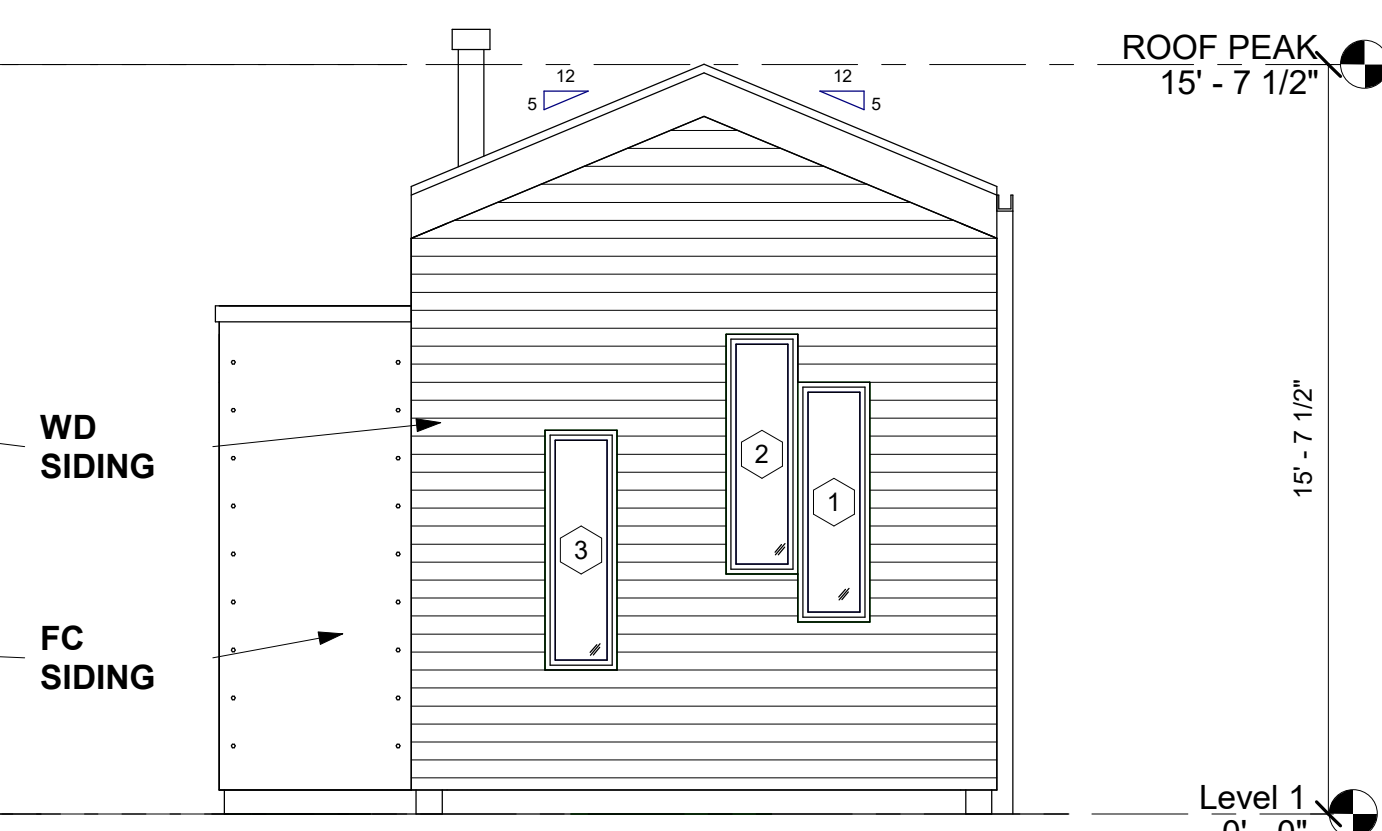
1 EAST ELEVATION  
1/4" = 1'-0"



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



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



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

|        |              |
|--------|--------------|
| DADU 3 |              |
| Date   | 02/16/20     |
| A101   |              |
| Scale  | As indicated |