



Massachusetts ADU Design Challenge | Project Cover Sheet

1. Design Team

Lead Applicant: Daniel Lewis

Additional Applicants:

Design Firm Name (If Applicable): Daniel Lewis AIA, Architect

Contact Info: dan@daniellewisarchitect.com

2. Design Information

EntryID (randomly assigned by HLC for tracking purposes): 3388

Design Name: An ADU and Carriage House

ADU Gross Floor Area (square footage): 858

Unit Layout: Two-Bedroom or more

ADU Height (feet): 28

Window/Wall Ratio: 18.4%

Foundation Type: Concrete Frost Wall

3. Project Narrative

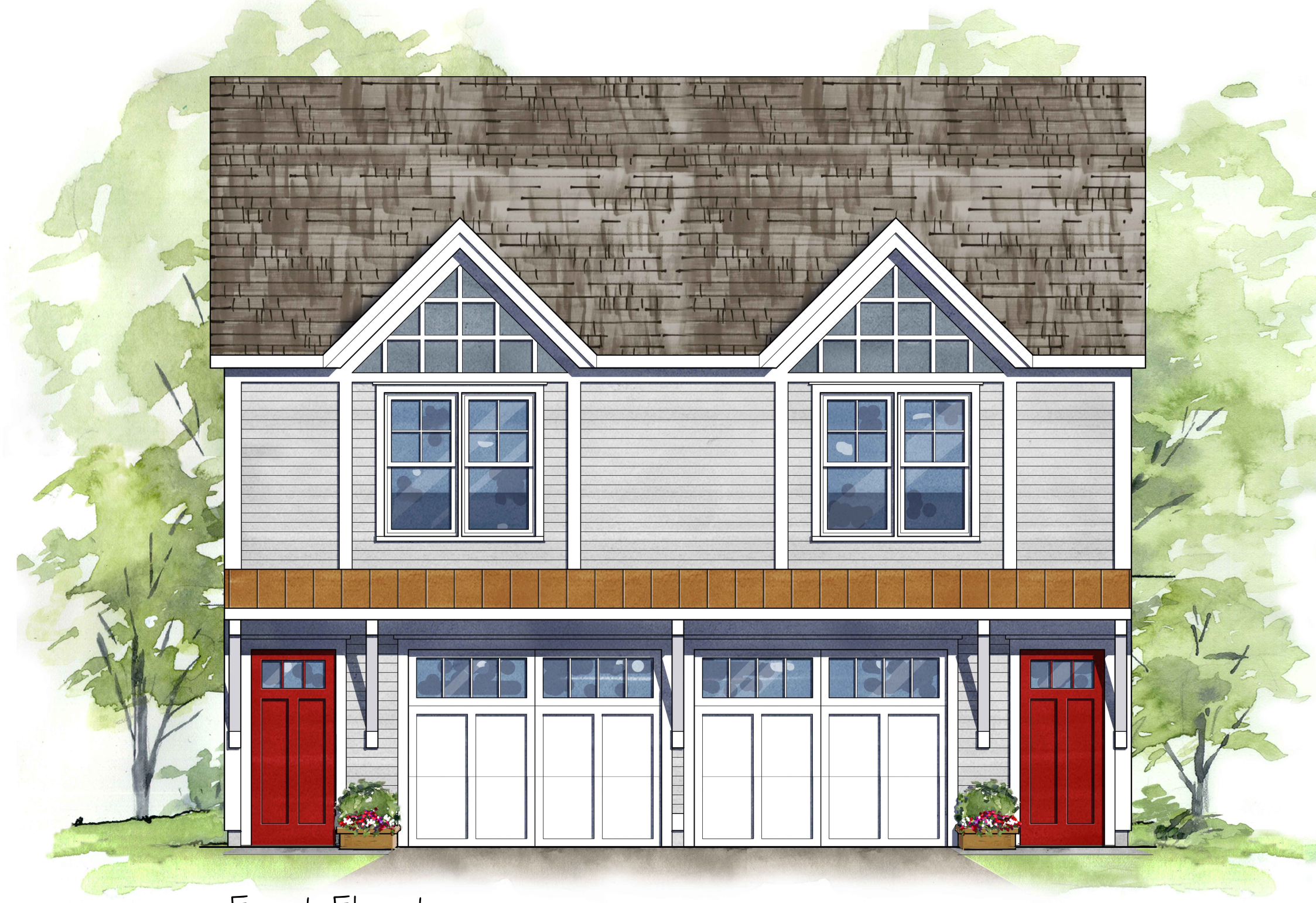
For someone who also needs or desires a garage, the construction of a Carriage House / ADU can make great sense. Also, with Two Bedrooms and Two Full Bathrooms, this ADU can be shared by two parties. The rooms are all quite functional, especially considering that this unit contains only 858 SF Gross Floor Area.

Please note that the information contained in this file was submitted to the Executive Office of Housing and Livable Communities (HLC) by ADU Design Challenge participants and has not been independently verified by HLC or the Commonwealth of Massachusetts. Please direct questions to the designers.



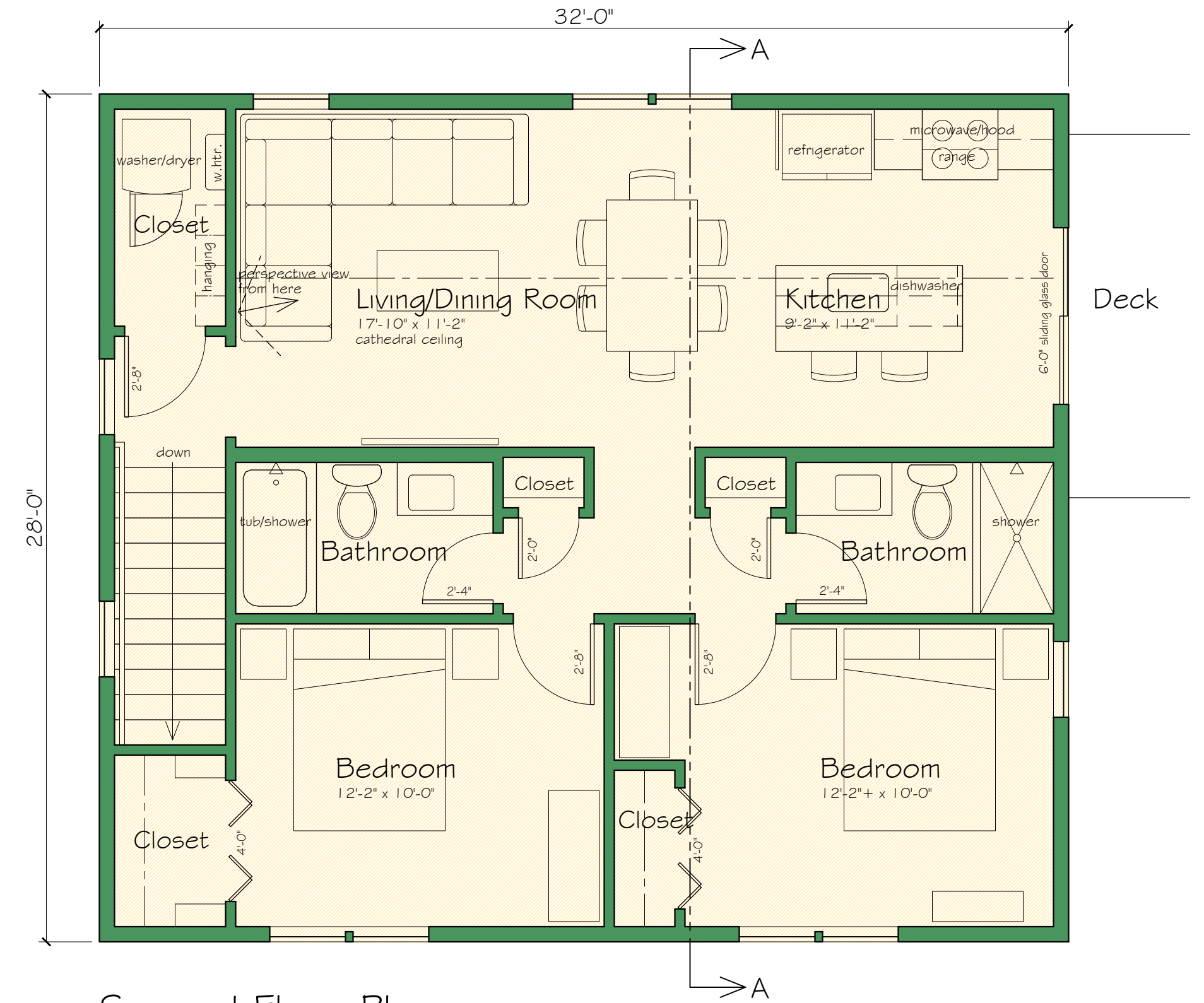
Left Side Elevation

Scale: 1/4" = 1'-0"



Front Elevation

Scale: 1/4" = 1'-0"



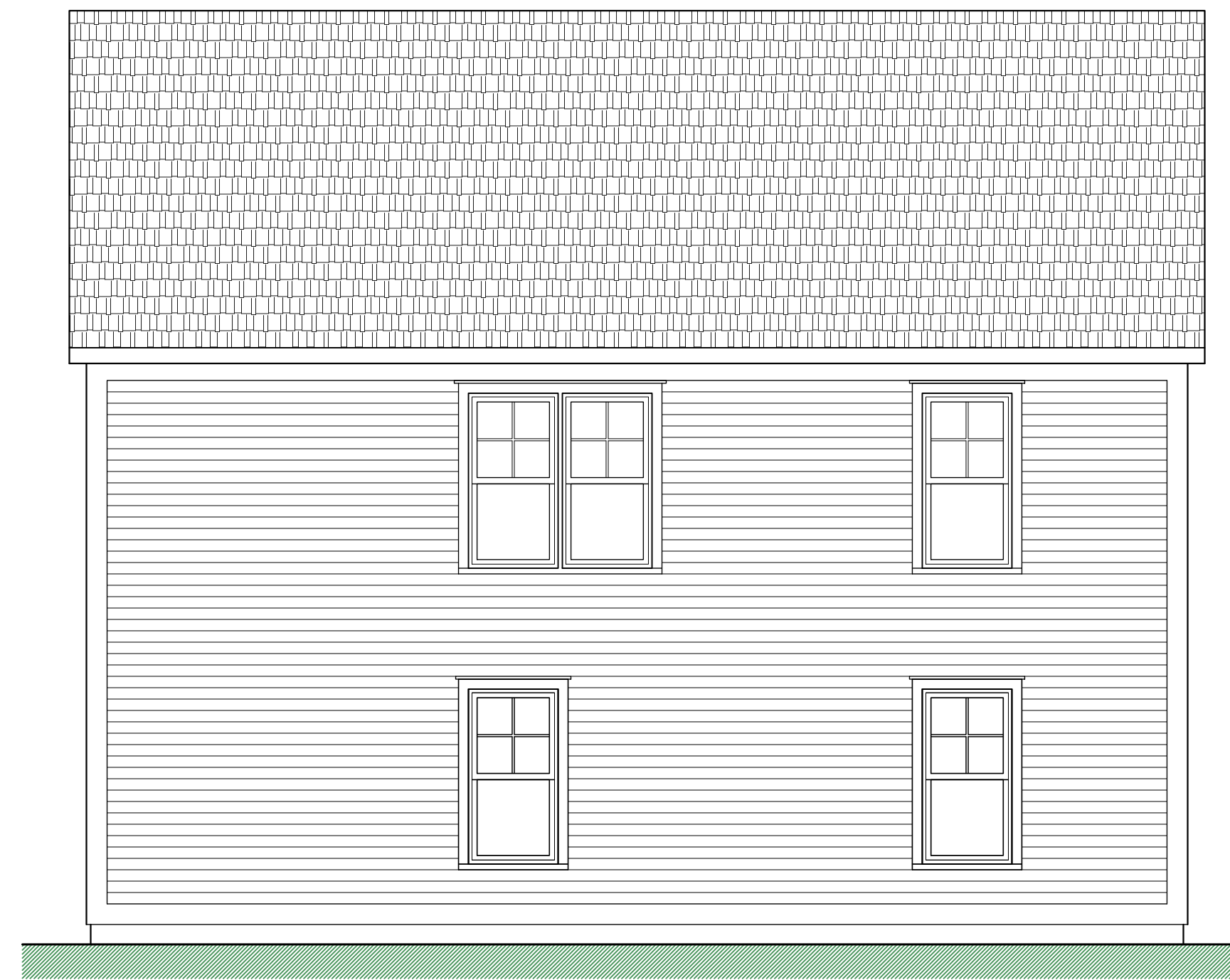
Second Floor Plan

Scale: 1/4" = 1'-0"



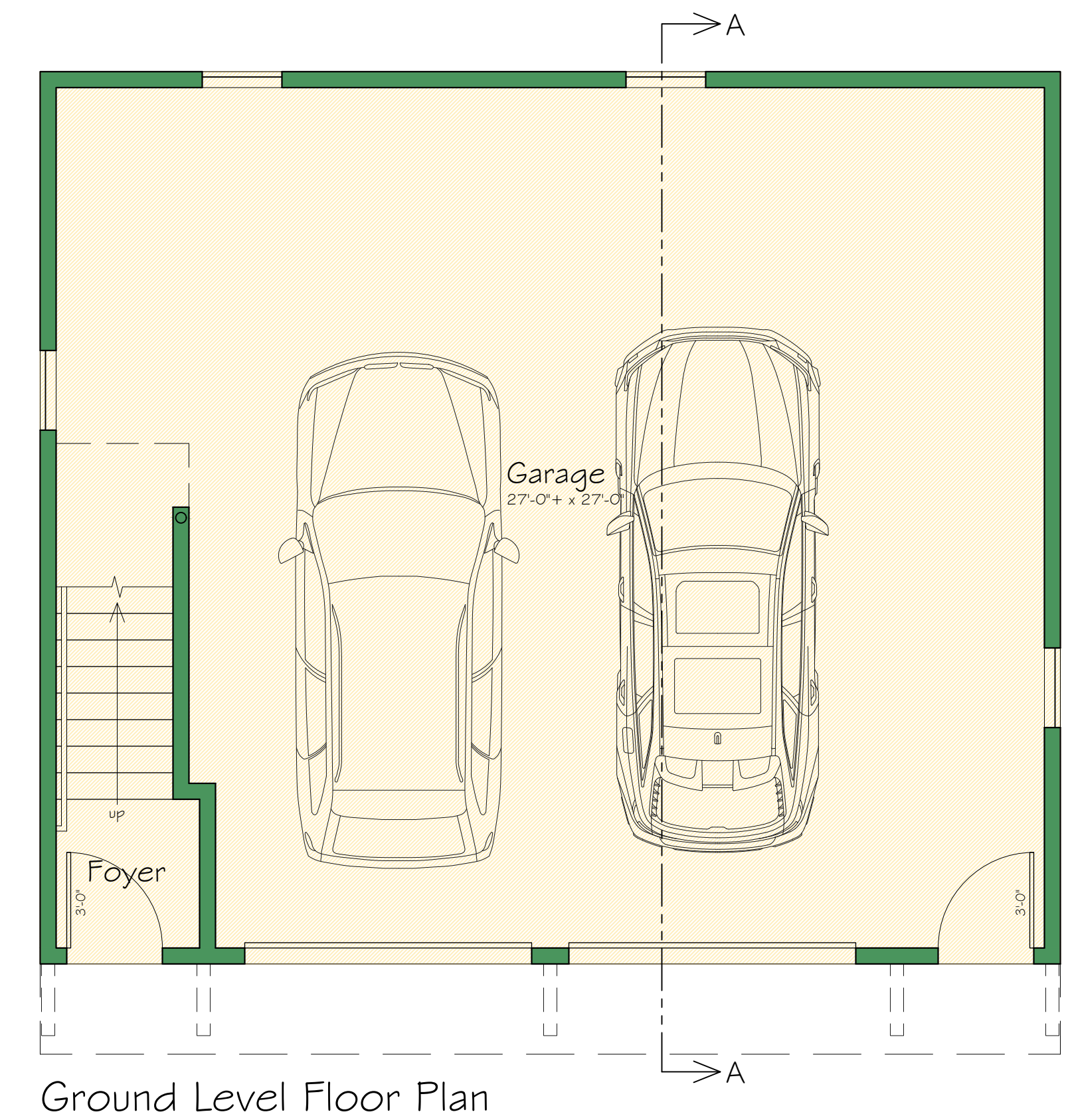
Right Side Elevation

Scale: 1/4" = 1'-0"



Rear Elevation

Scale: 1/4" = 1'-0"



Ground Level Floor Plan

Scale: 1/4" = 1'-0"

ADU / Carriage House
Two Bedroom, Two Bathroom Home
858 Square Feet Gross Floor Area

One of the challenges of ADU construction is economics. For someone who also needs or desires a garage, the construction of a Carriage House / ADU makes great sense. With only one foundation, one roof, and one site preparation expense, two functions can be served at once. Also, with Two Bedrooms and Two Full Bathrooms, this ADU can be shared by two parties. The rooms are all quite functional, especially considering that this unit contains only 858 SF GFA. The Living/Dining/Kitchen is open and serves all associated functions well, with the room specifically planned for maximum usability within the allotted space. A cathedral ceiling adds a sense of openness. Pre-fabricated roof trusses simplify construction and this design would lend itself well to panelized construction.

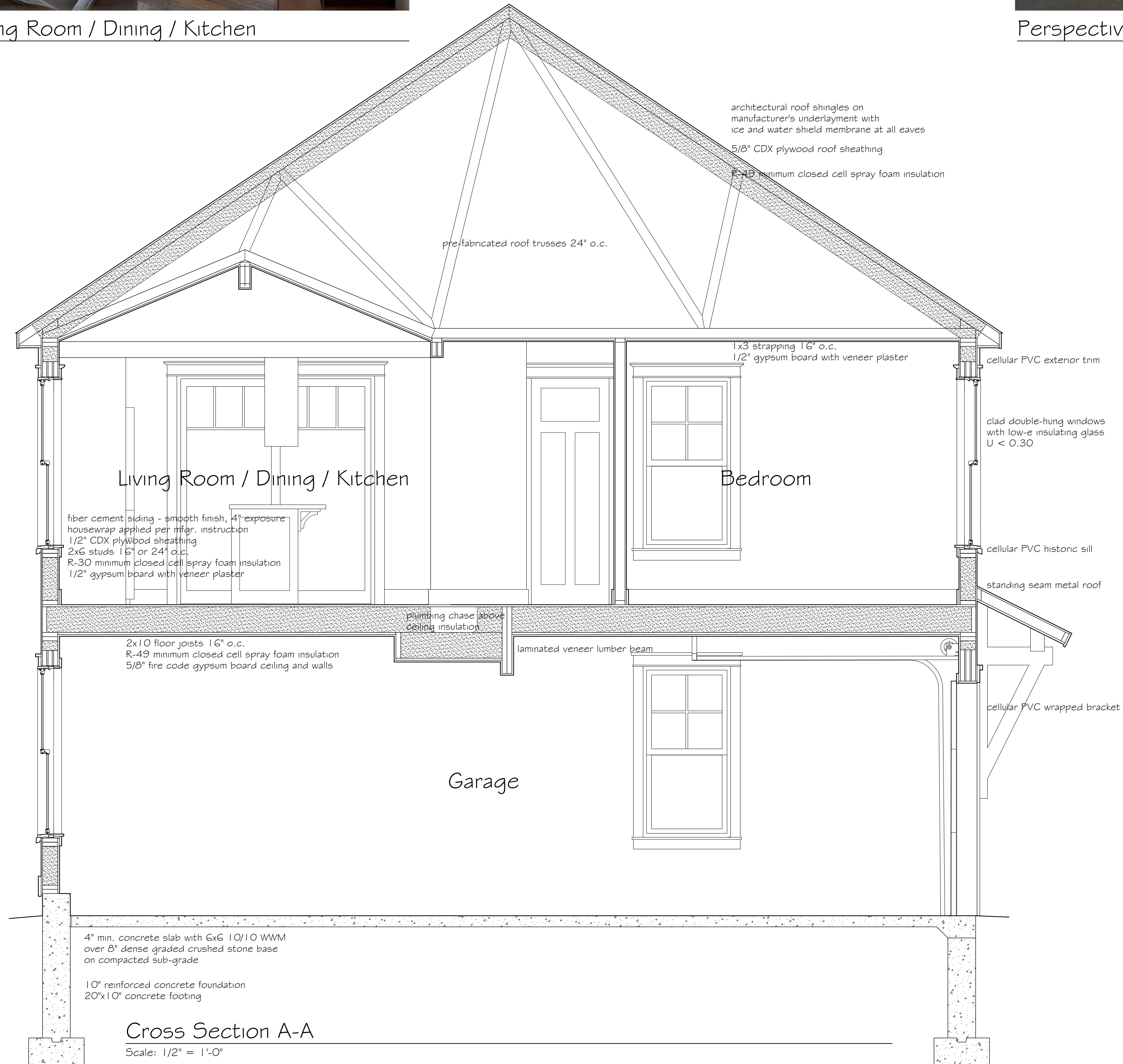
Floor Plans and Elevations and Cross Section	Date	Revised
Job Number	February 2026	
Drawn By		



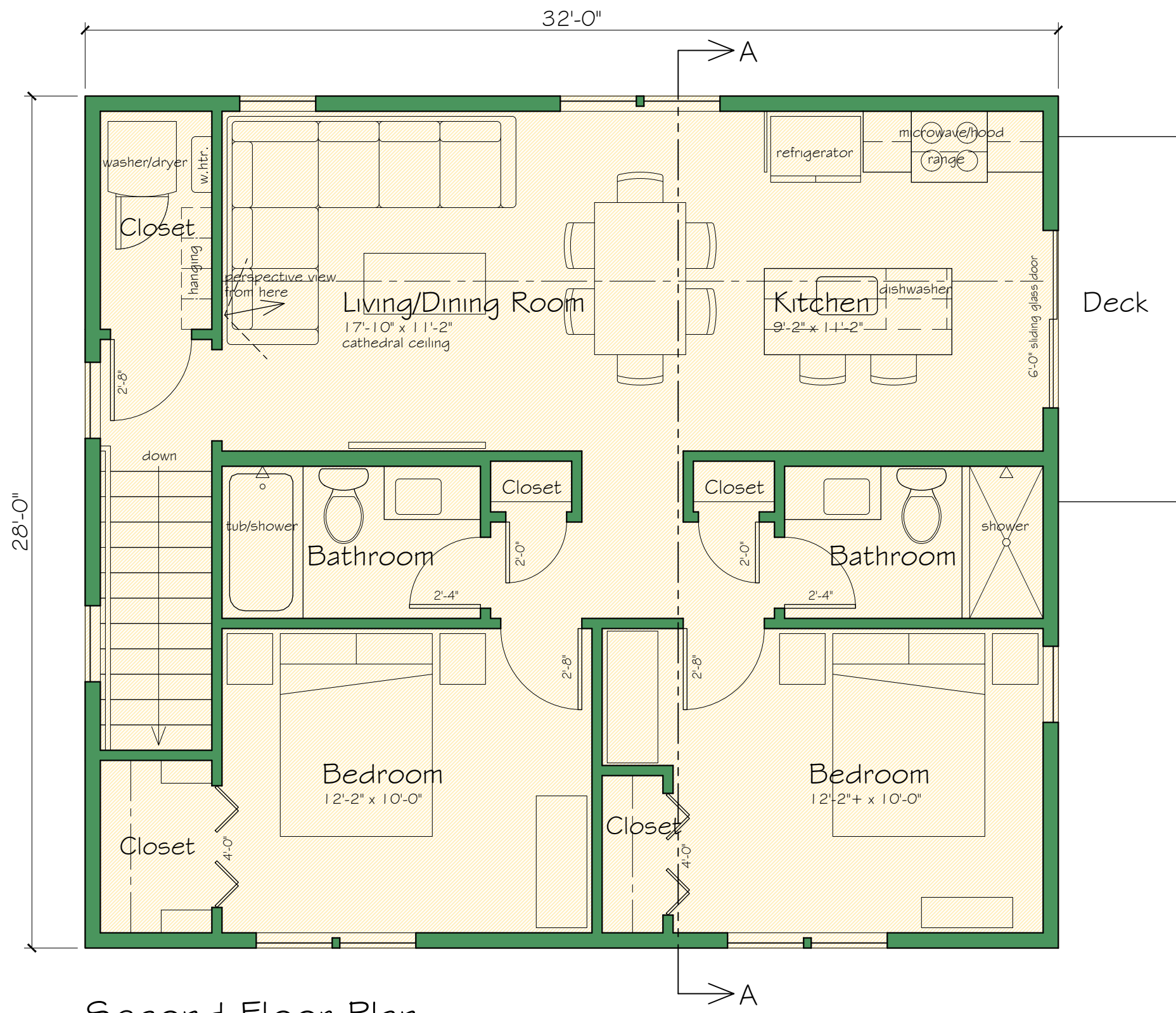
Interior Perspective - Living Room / Dining / Kitchen



Perspective Rendering - Main House with ADU

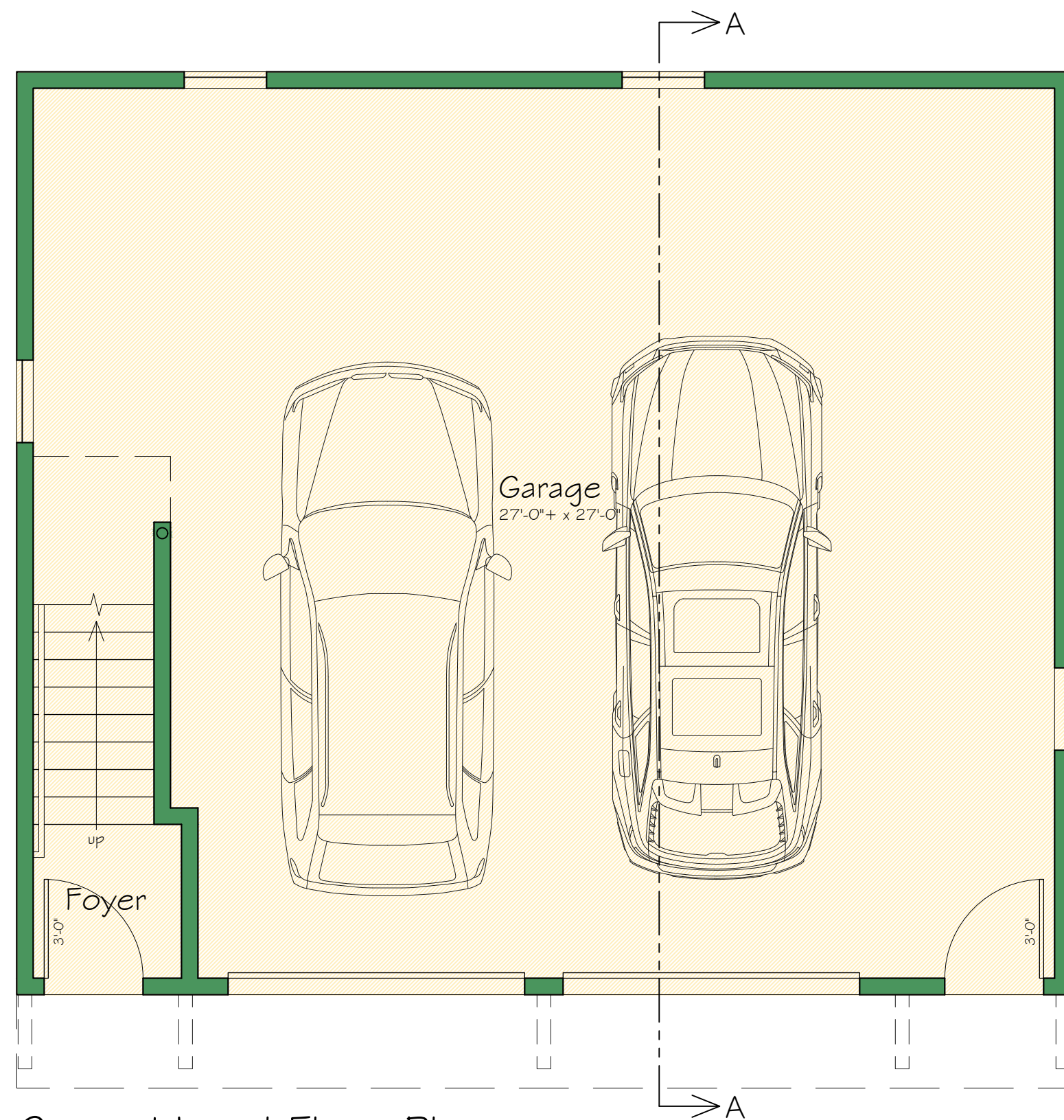


Site Plan
Scale: 1" = 20'-0"
22,500 SF Parcel
150' x 150' Lot



Second Floor Plan

Scale: 1/4" = 1'-0"



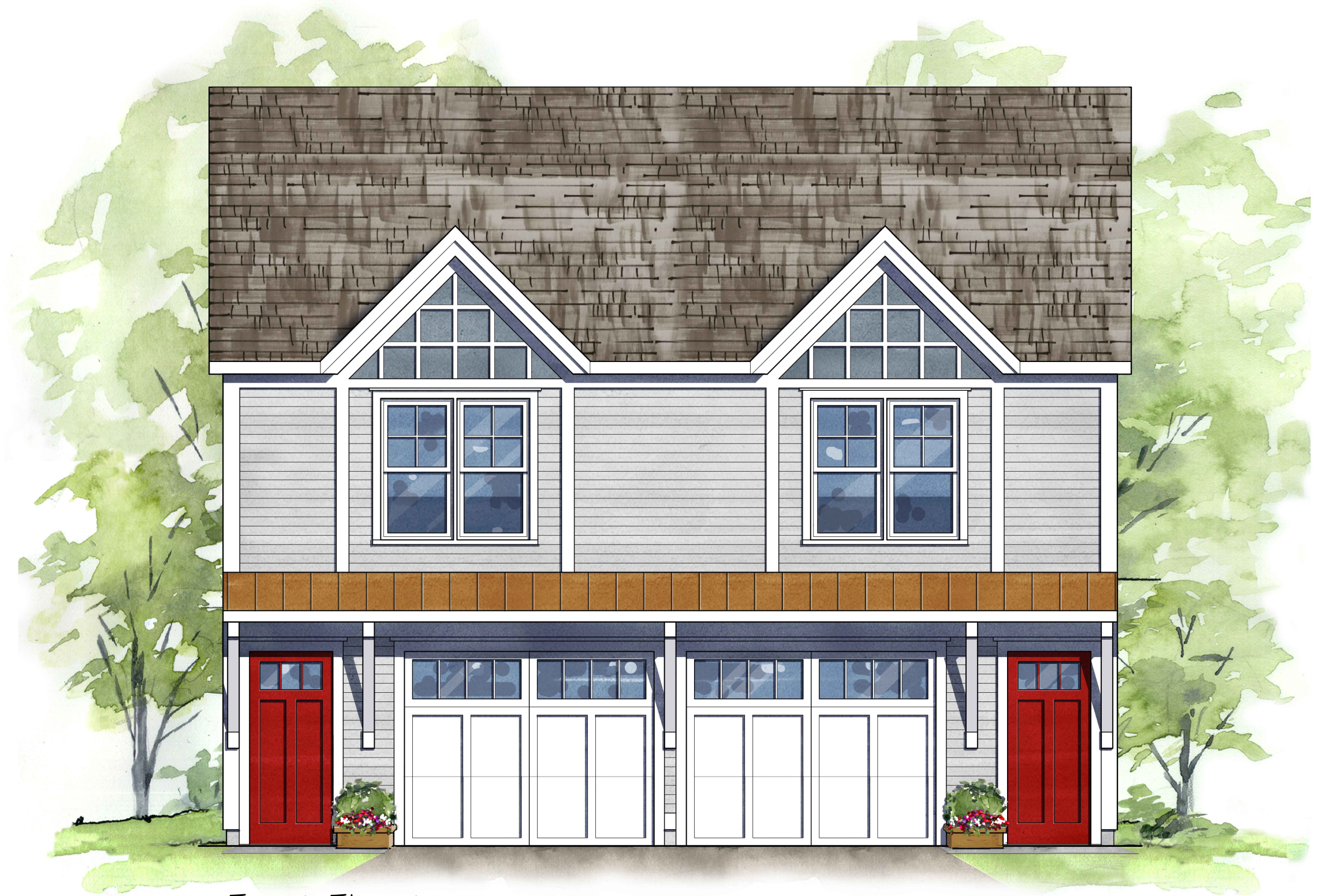
Ground Level Floor Plan

Scale: 1/4" = 1'-0"



Left Side Elevation

Scale: 1/4" = 1'-0"



Front Elevation

Scale: 1/4" = 1'-0"



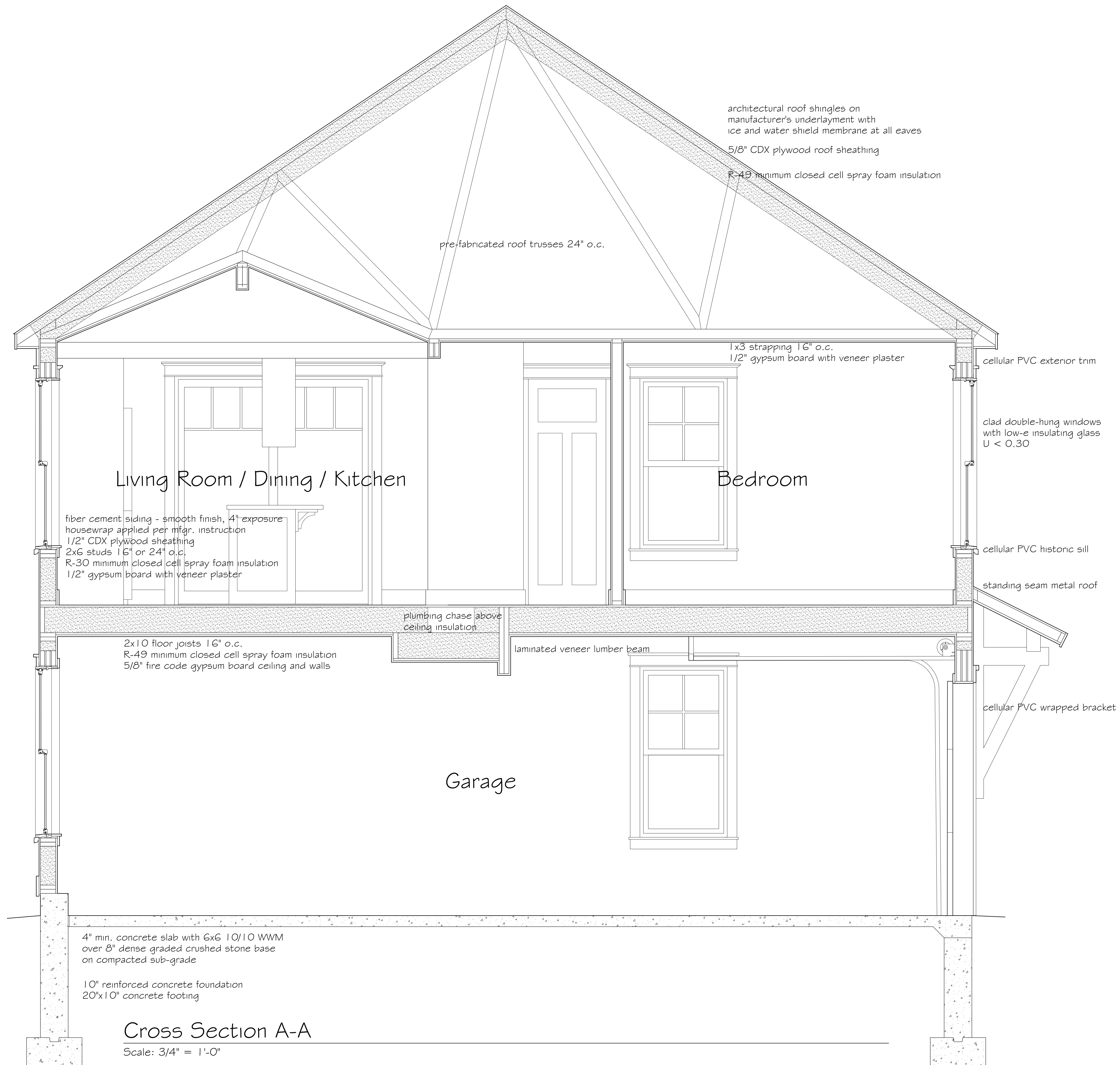
Right Side Elevation

Scale: 1/4" = 1'-0"



Rear Elevation

Scale: 1/4" = 1'-0"



Cross Section A-A

Scale: 3/4" = 1'-0"



