



## *Massachusetts ADU Design Challenge | Project Cover Sheet*

### **1. Design Team**

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Lead Applicant: James Dallman

Additional Applicants: Grace La, Oonagh Davis, Elias Bennett, Belle Delatour, Connor Merritt

Design Firm Name (If Applicable): LA DALLMAN Architects

Contact Info: dallman@ladallman.com

### **2. Design Information**

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EntryID (randomly assigned by HLC for tracking purposes): 3555

Design Name: In the Rafters: An Adaptable Accessory Dwelling Unit

ADU Gross Floor Area (square footage): 401

Unit Layout: Studio

ADU Height (feet): 26

Window/Wall Ratio: 26.4%

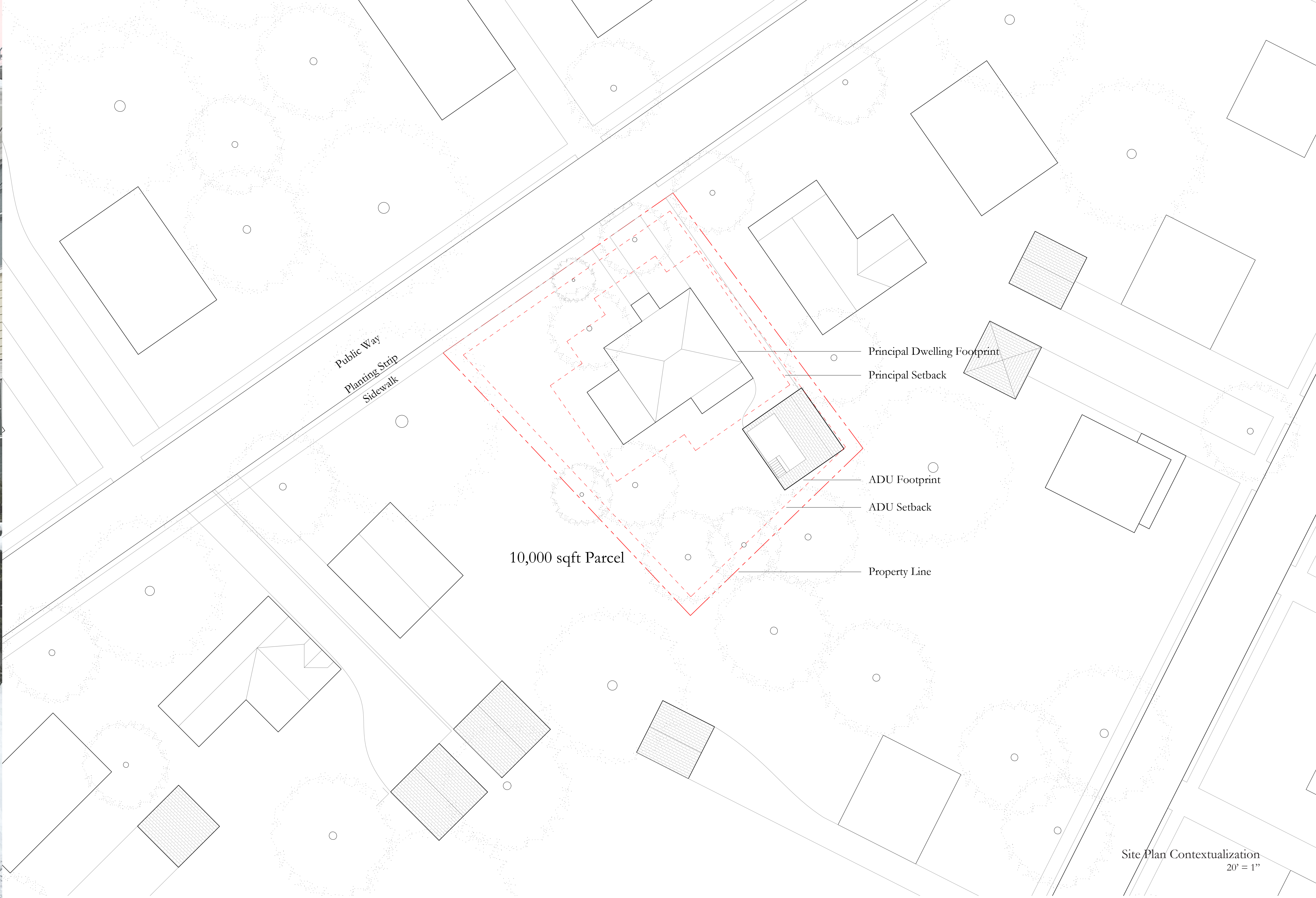
Foundation Type: Concrete Frost Wall

### **3. Project Narrative**

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This project inserts an accessory dwelling unit within the expanded rafter space above a detached rear-yard garage – a familiar yet underutilized feature across Massachusetts’ urban and suburban neighborhoods. Positioned at the property’s edge, the ADU establishes a quiet second frontage and a distinct domestic identity, enabling proximity without compromise between primary and accessory households. The wood frame roof lifts asymmetrically to capture daylight through a skylight above integrated plywood millwork, while gently pitching away from the existing yard to protect light and views for both dwellings. Elevated above the garage, living spaces extend onto a planted terrace, creating a garden dwelling suspended among trees. Providing an open footprint for expansion along two axes, the design supports adaptable layouts, from compact studio to one-bedroom, offering a repeatable model for densification that reinterprets the relationship between house, yard, and neighborhood.

***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.***



**IN THE RAFTERS**  
AN ADAPTABLE ACCESSORY DWELLING UNIT

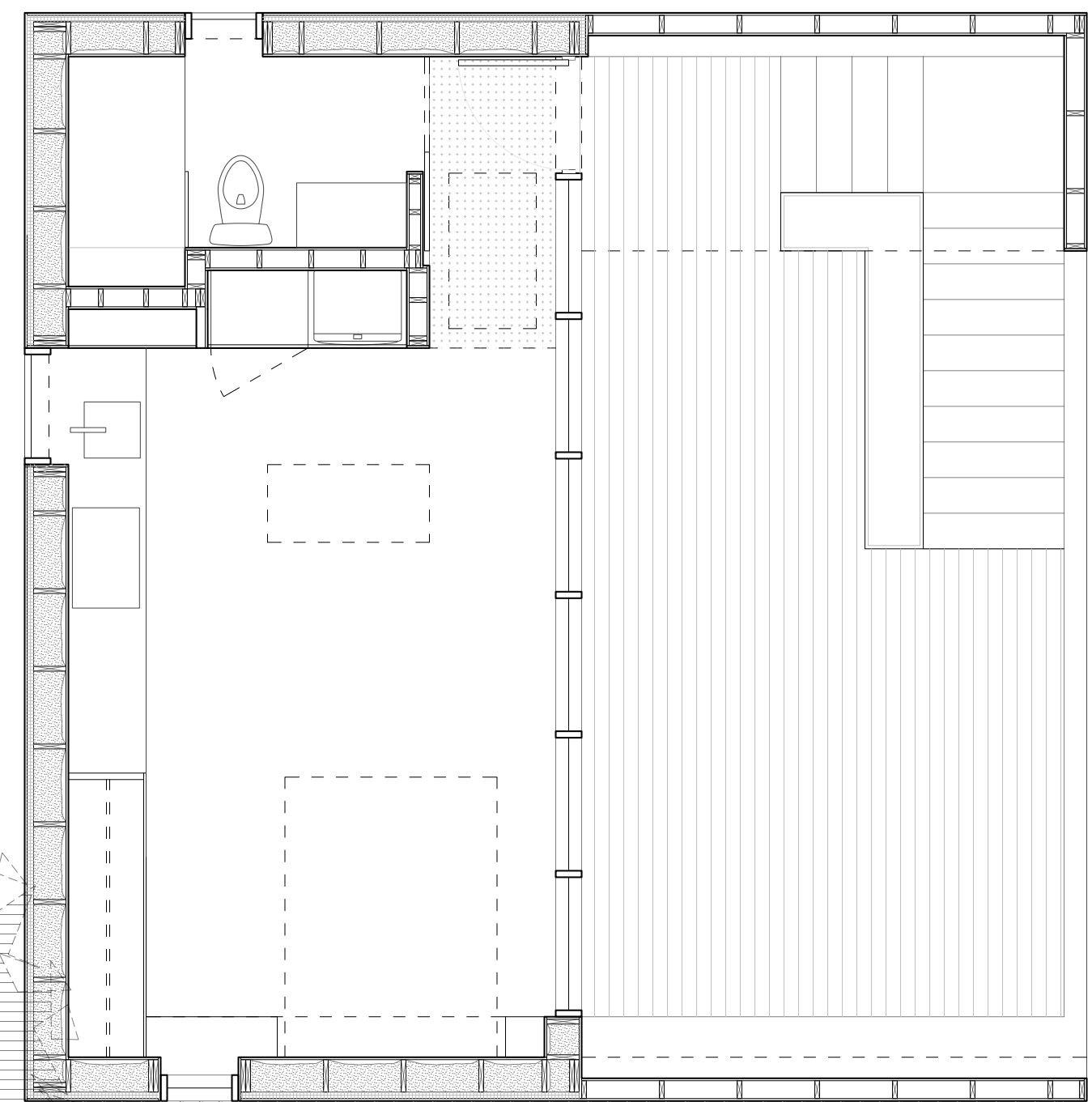
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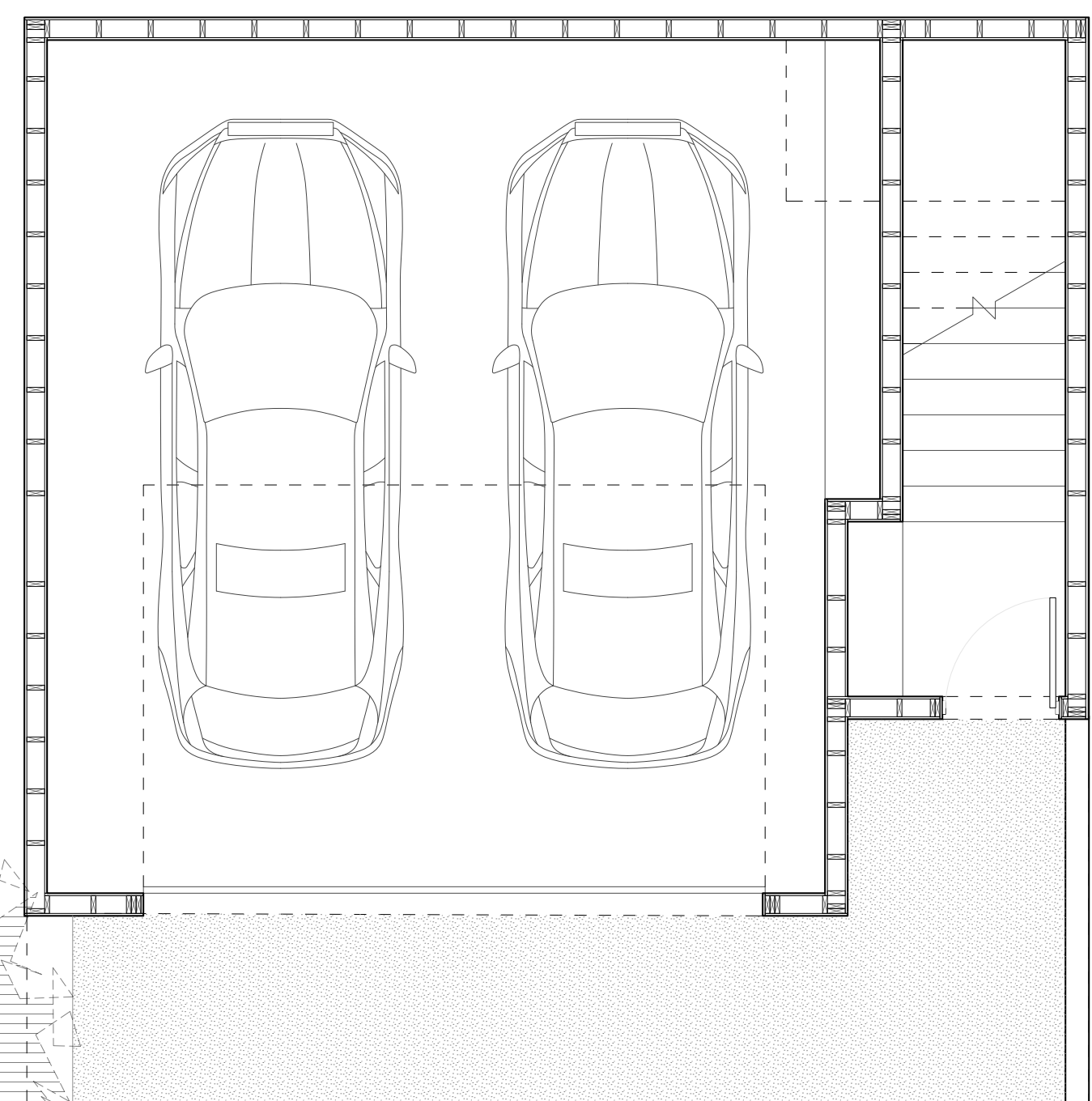
Providing an open footprint for expansion along two axes, the design supports adaptable layouts, from compact studio to one-bedroom, offering a repeatable model for innovative, practical densification that reinterprets the relationship between house, yard, and neighborhood.



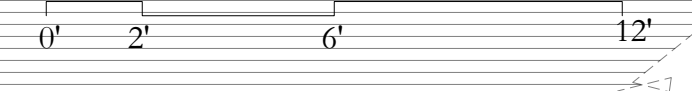
Elevations  
1/8" = 1'-0"



Detailed Compact Studio Plan  
1/4" = 1'-0"

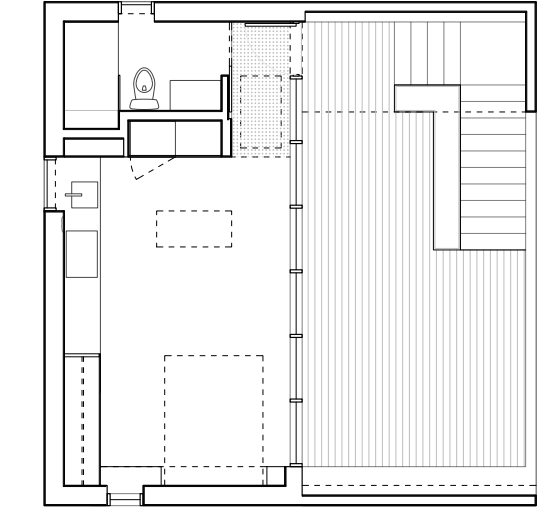


Typical Garage Level Plan  
1/4" = 1'-0"

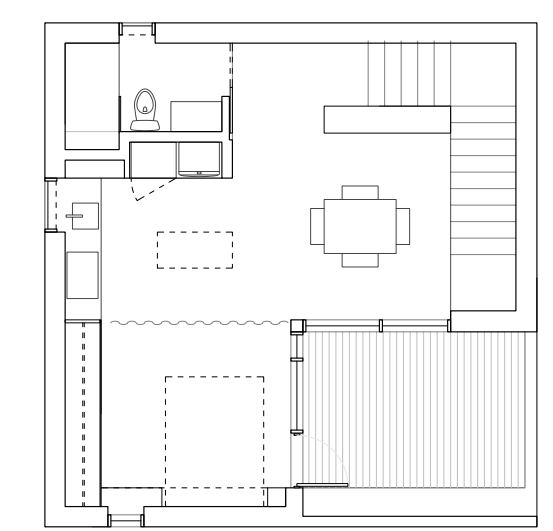


**Adaptable Layouts**

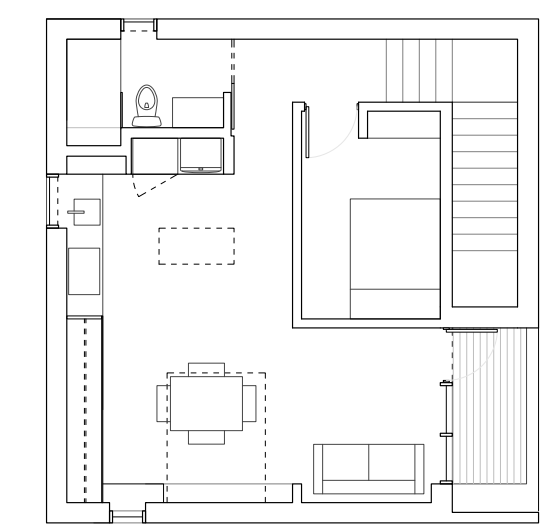
By shifting the enclosure along two axes, the design supports adaptable layouts, from compact studio to one-bedroom.



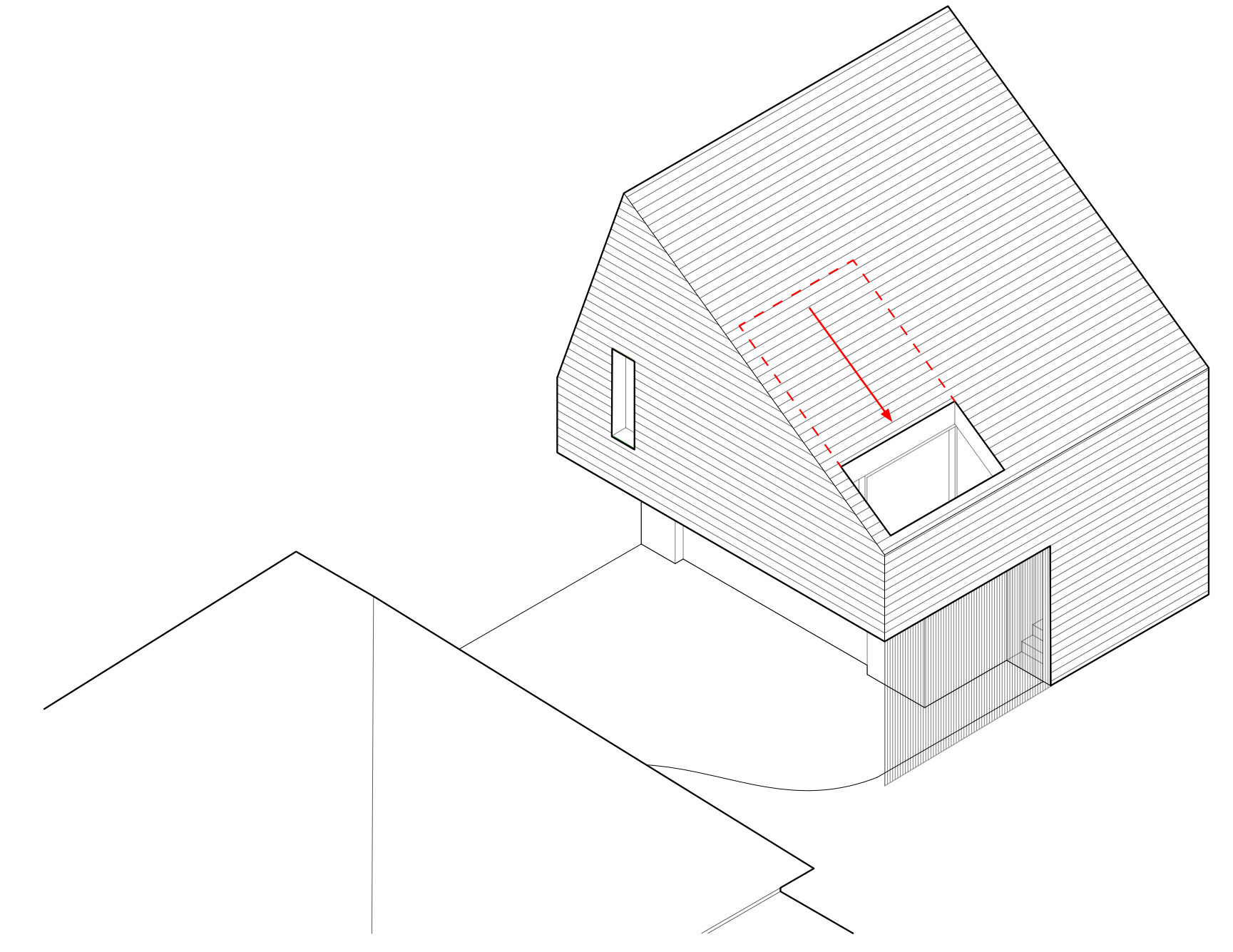
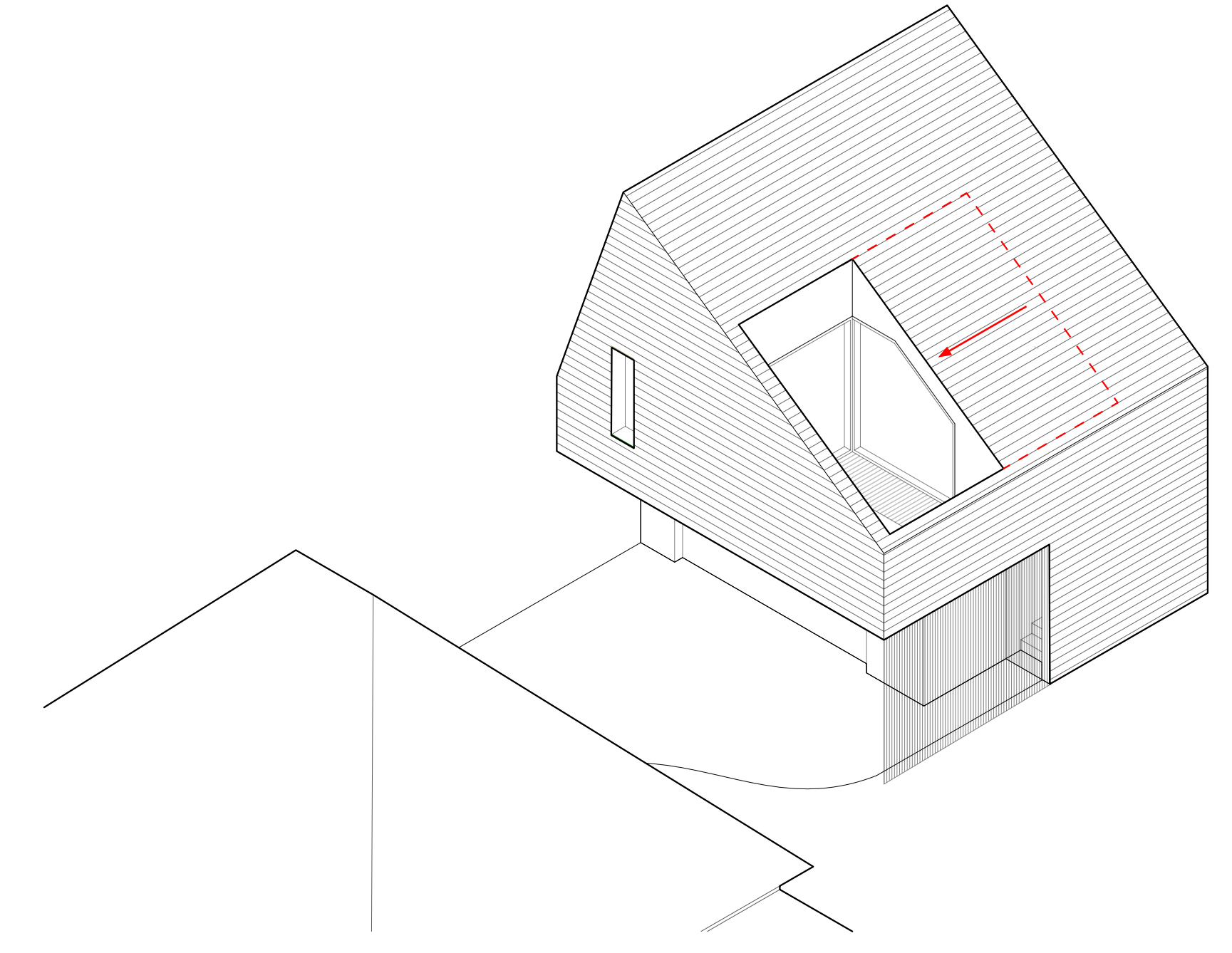
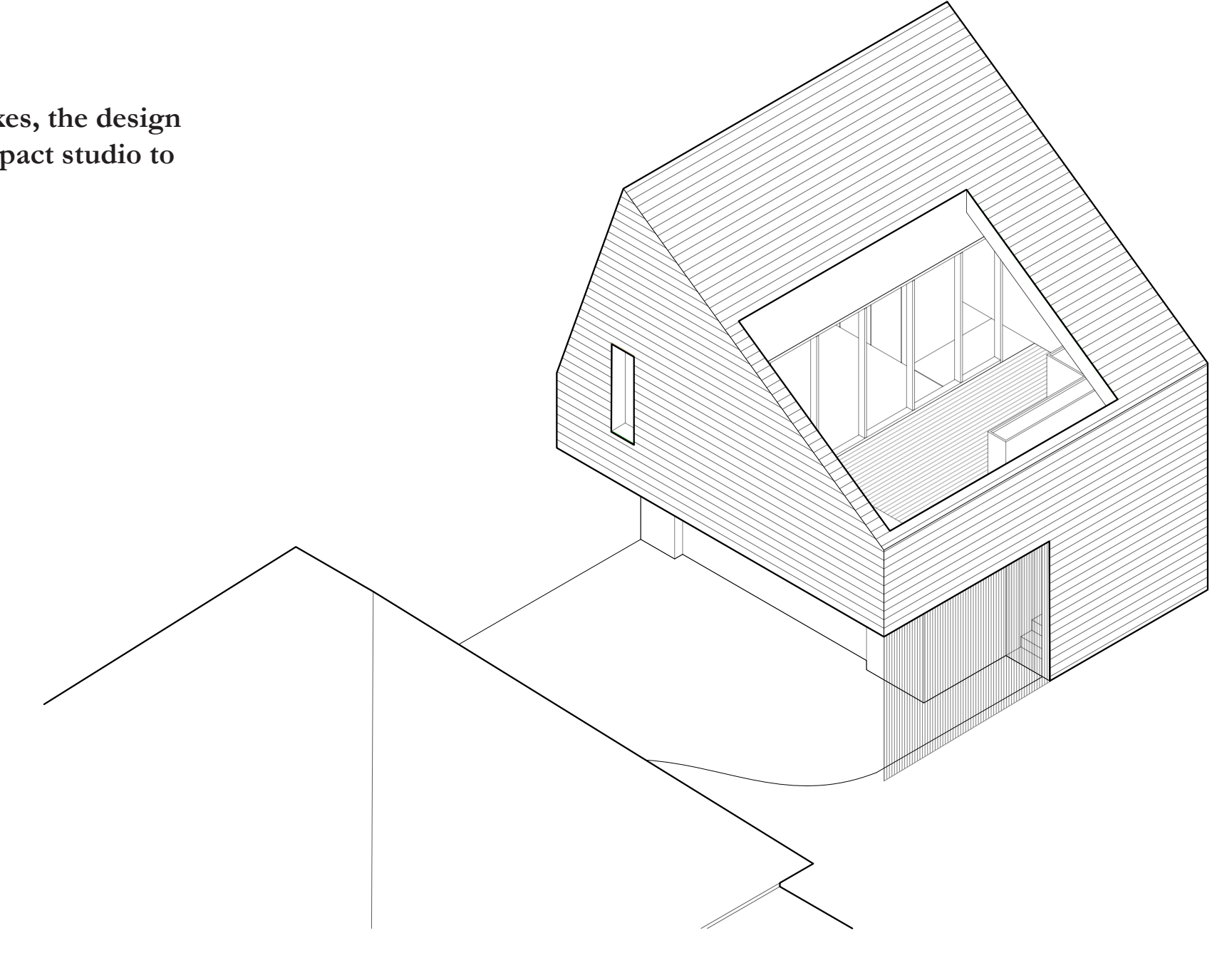
**COMPACT: STUDIO**  
Unit GSF: 401 sf  
Terrace: 364 sf  
Garage: 602 sf

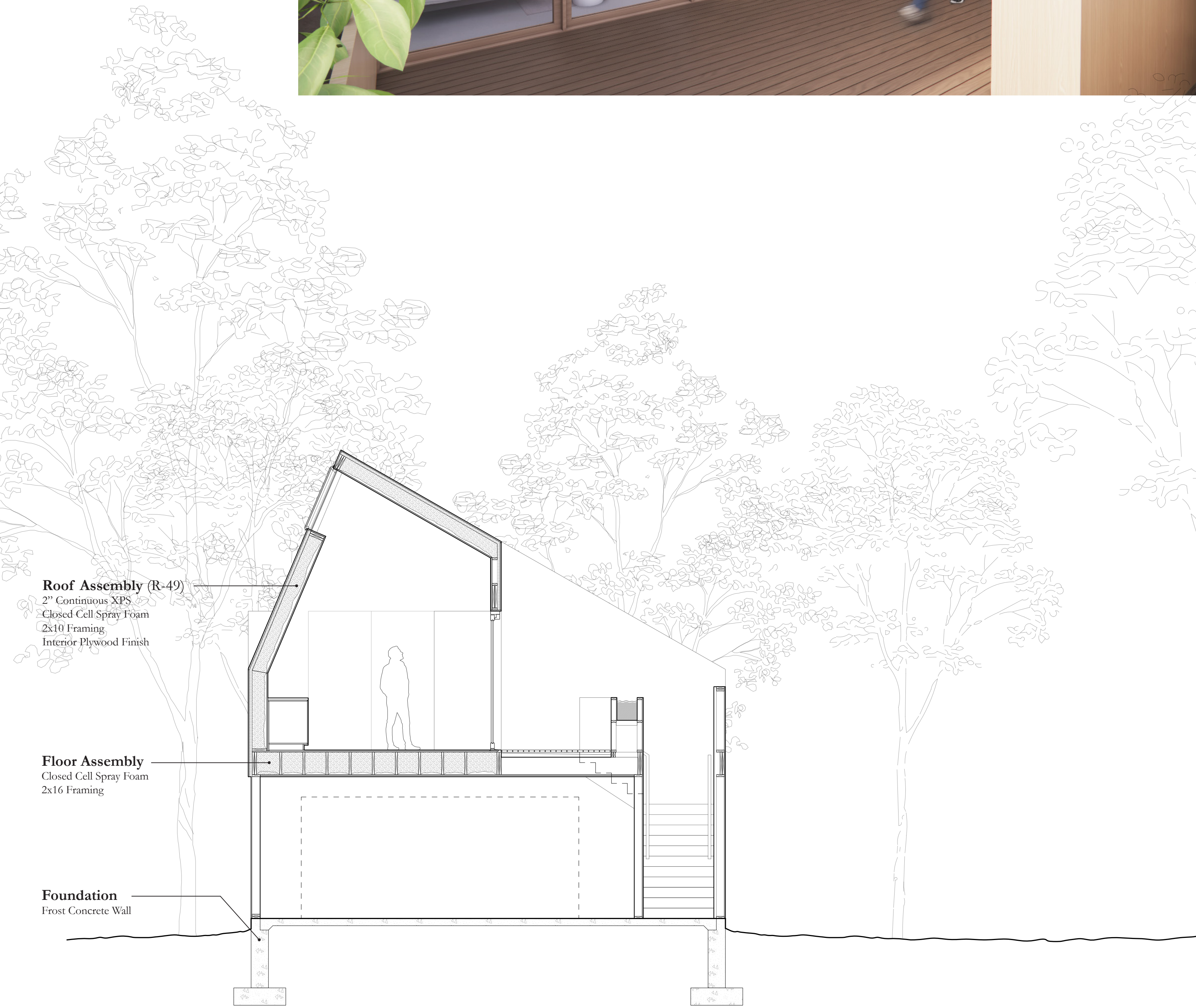


**STANDARD: STUDIO**  
Unit GSF: 624 sf  
Terrace: 141 sf  
Garage: 602 sf

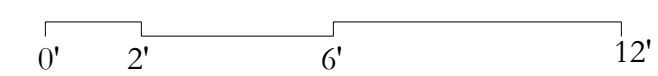


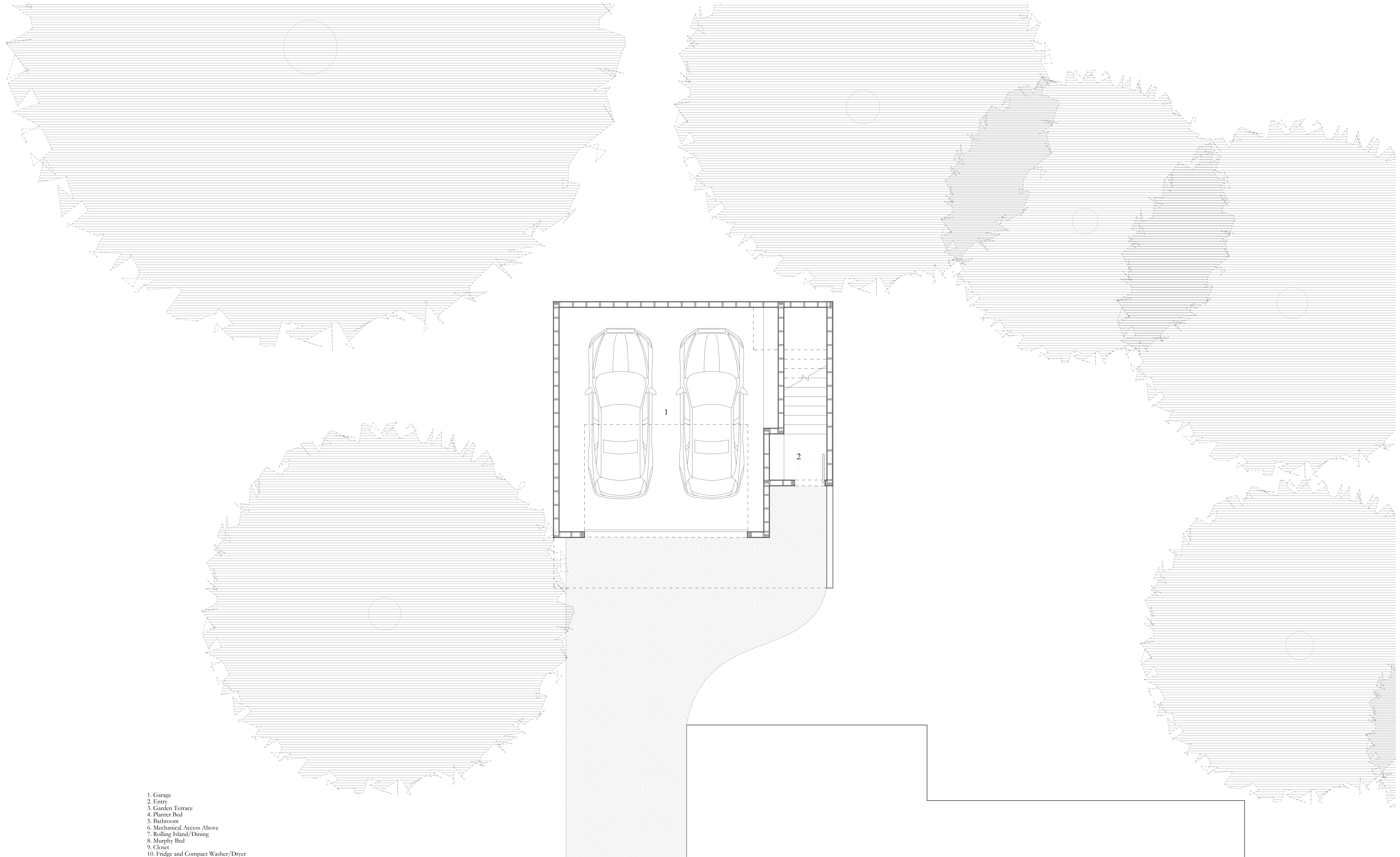
**STANDARD: 1 BED**  
Unit GSF: 713 sf  
Terrace: 52 sf  
Garage: 602 sf





Detailed Section  
 1/4" = 1'-0"





- 1. Garage
- 2. Entry
- 3. Garden Terrace
- 4. Planter Bed
- 5. Bathroom
- 6. Mechanical Access Above
- 7. Rolling Island/Dining
- 8. Murphy Bed
- 9. Closet
- 10. Fridge and Compact Washer/Dryer

1/4" = 1'-0"  
 Typical Garage Plan

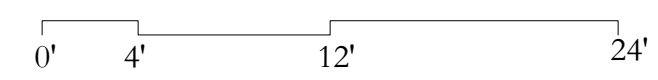


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 Compact Studio Detailed Plan

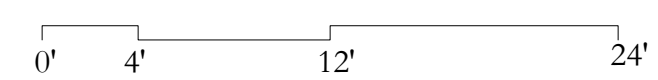


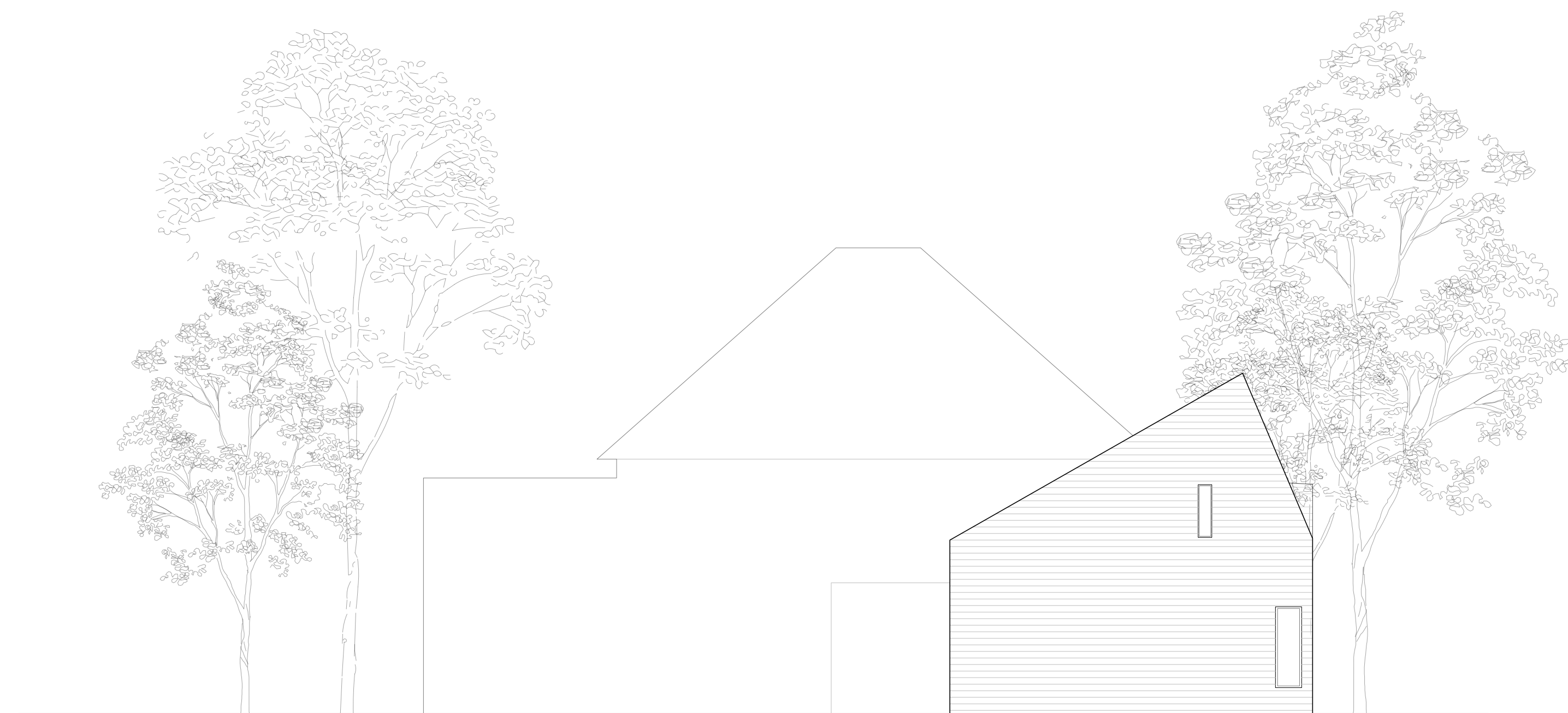
1/8" = 1'-0"  
East Elevation



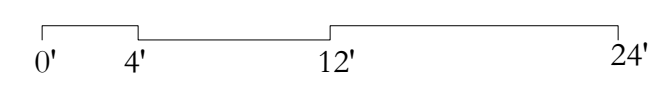


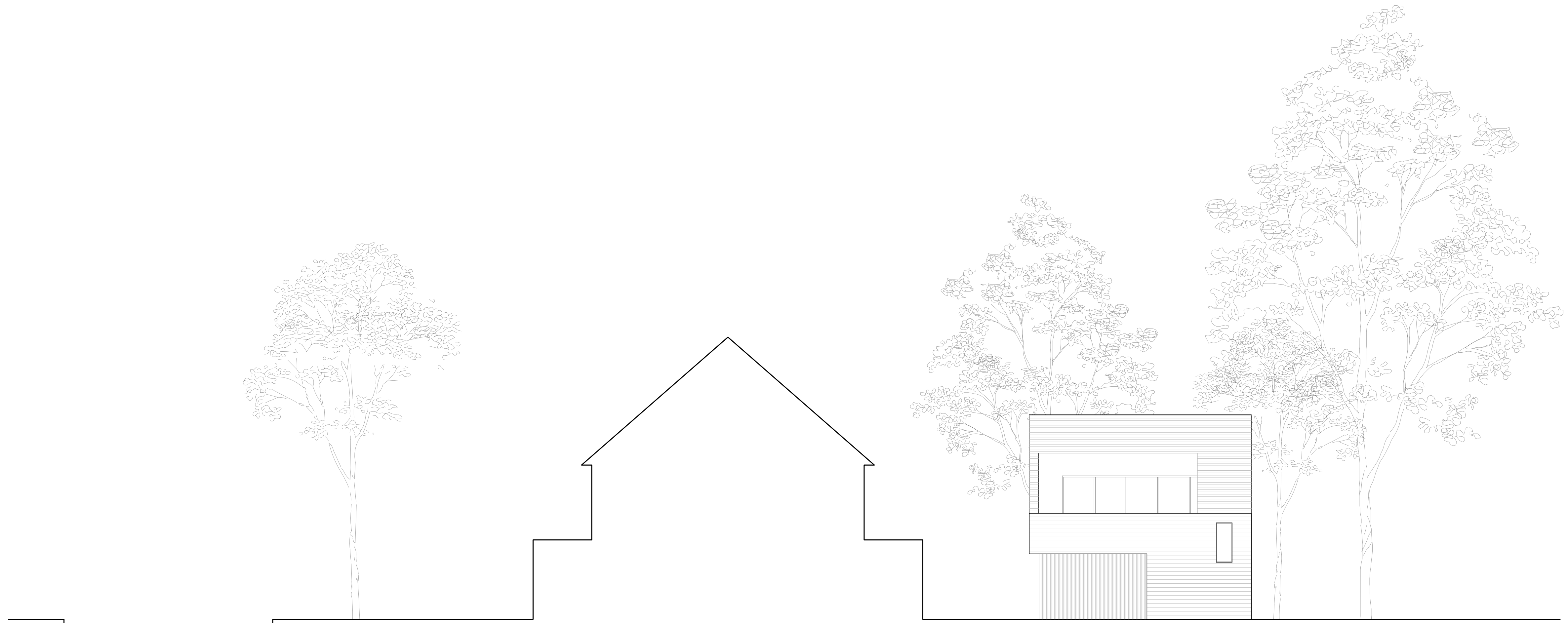
1/8" = 1'-0"  
North Elevation



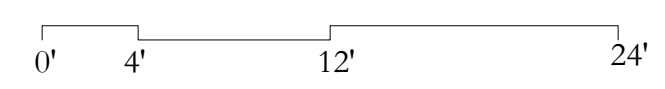


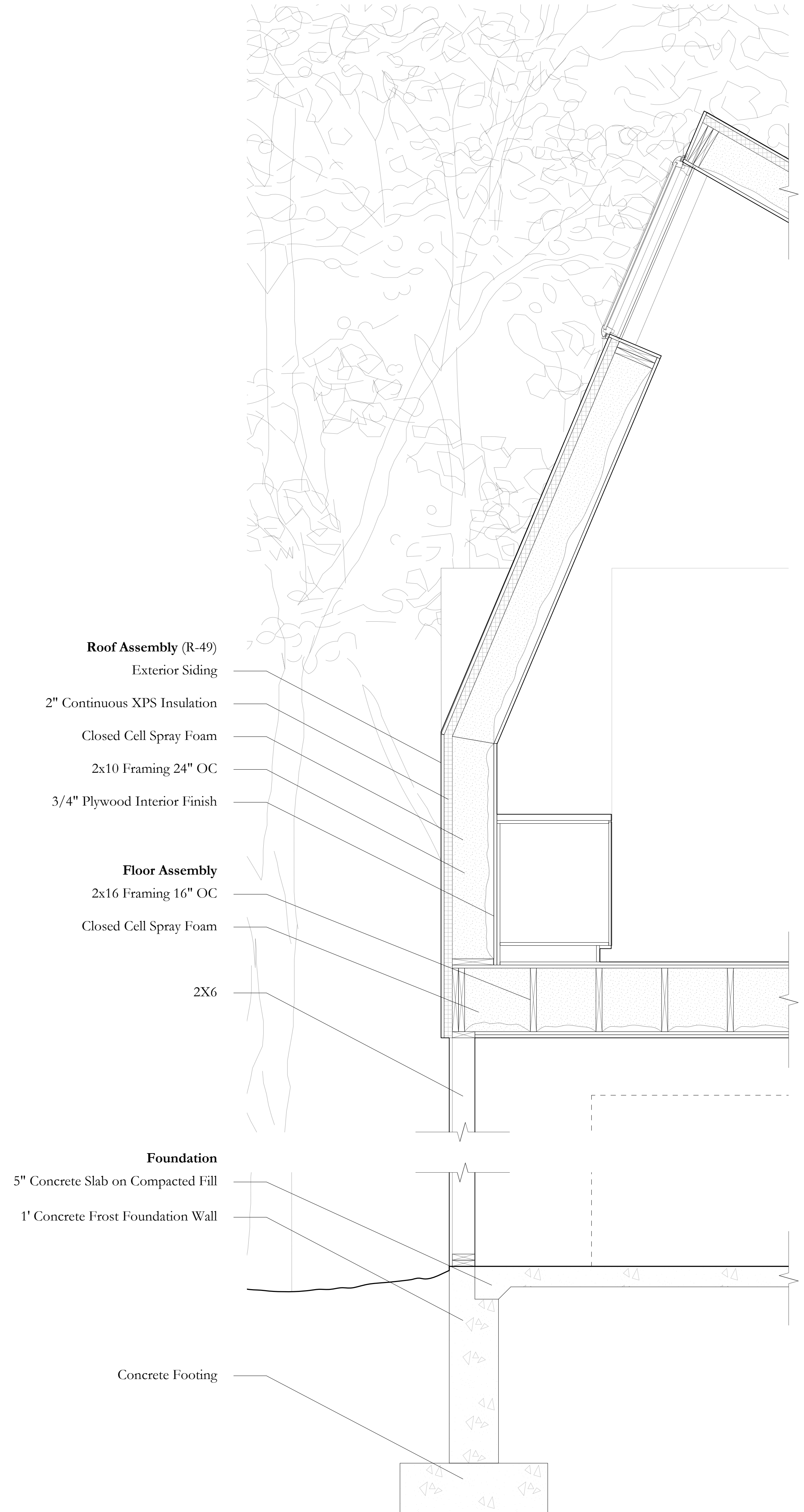
1/8" = 1'-0"  
South Elevation





1/8" = 1'-0"  
West Elevation





**Roof Assembly (R-49)**  
 Exterior Siding  
 2" Continuous XPS Insulation  
 Closed Cell Spray Foam  
 2x10 Framing 24" OC  
 3/4" Plywood Interior Finish

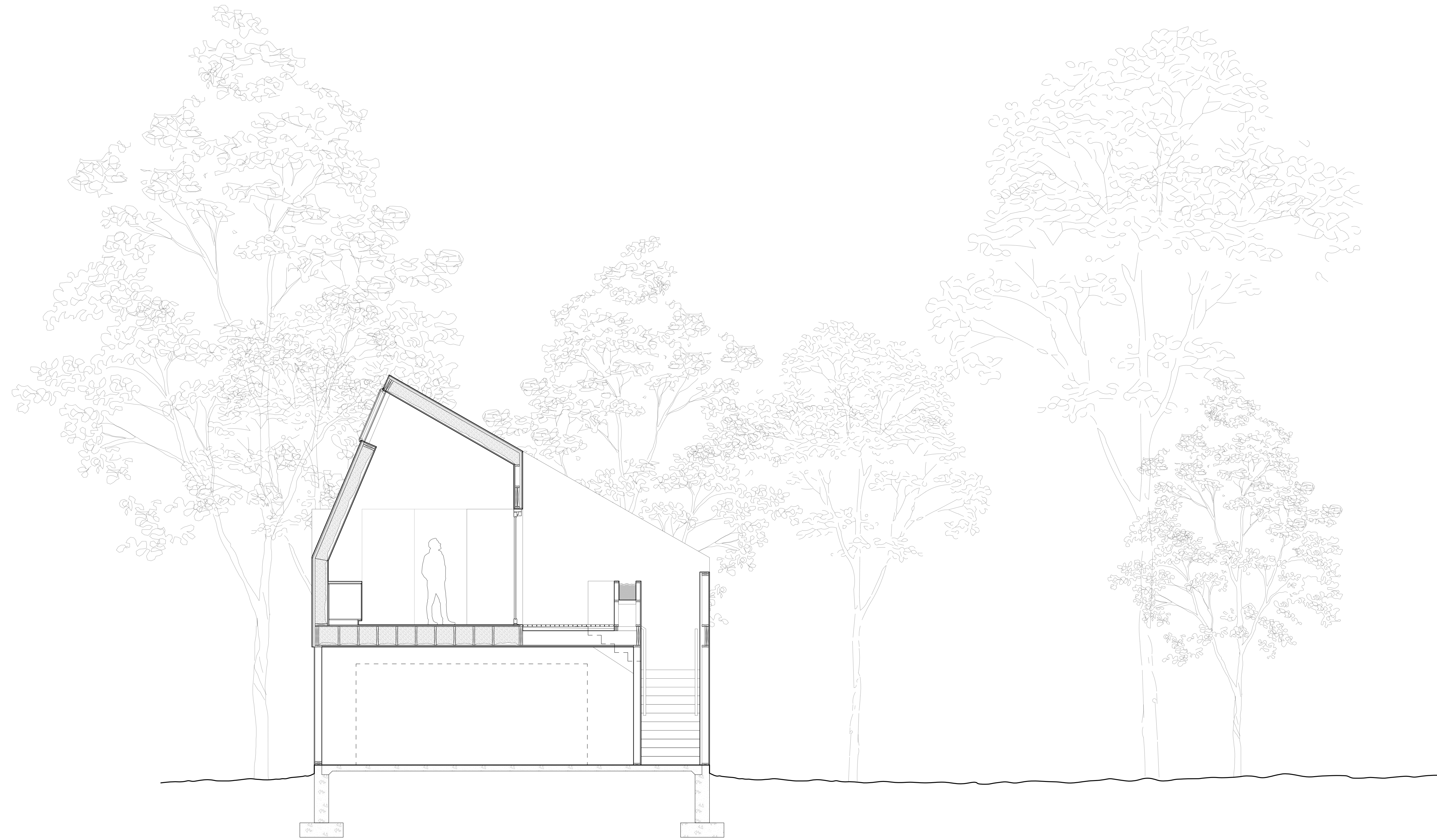
**Floor Assembly**  
 2x16 Framing 16" OC  
 Closed Cell Spray Foam

2X6

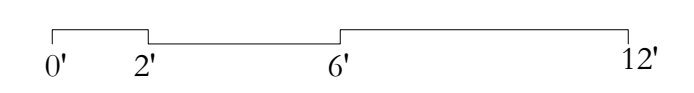
**Foundation**  
 5" Concrete Slab on Compacted Fill  
 1' Concrete Frost Foundation Wall

Concrete Footing

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

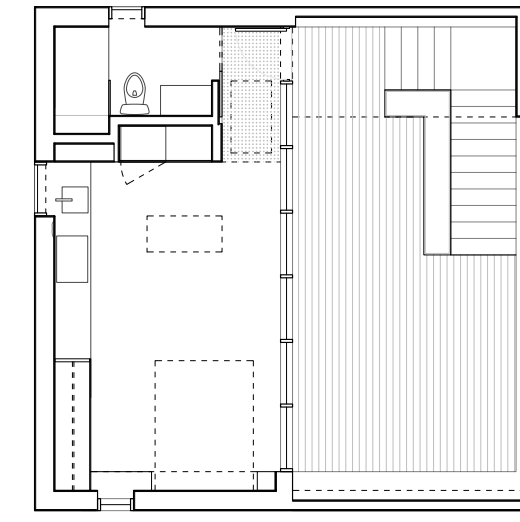


1/4" = 1'-0"  
Section Facing South



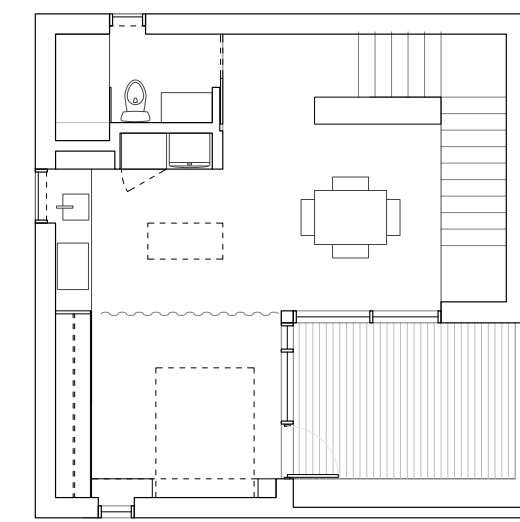
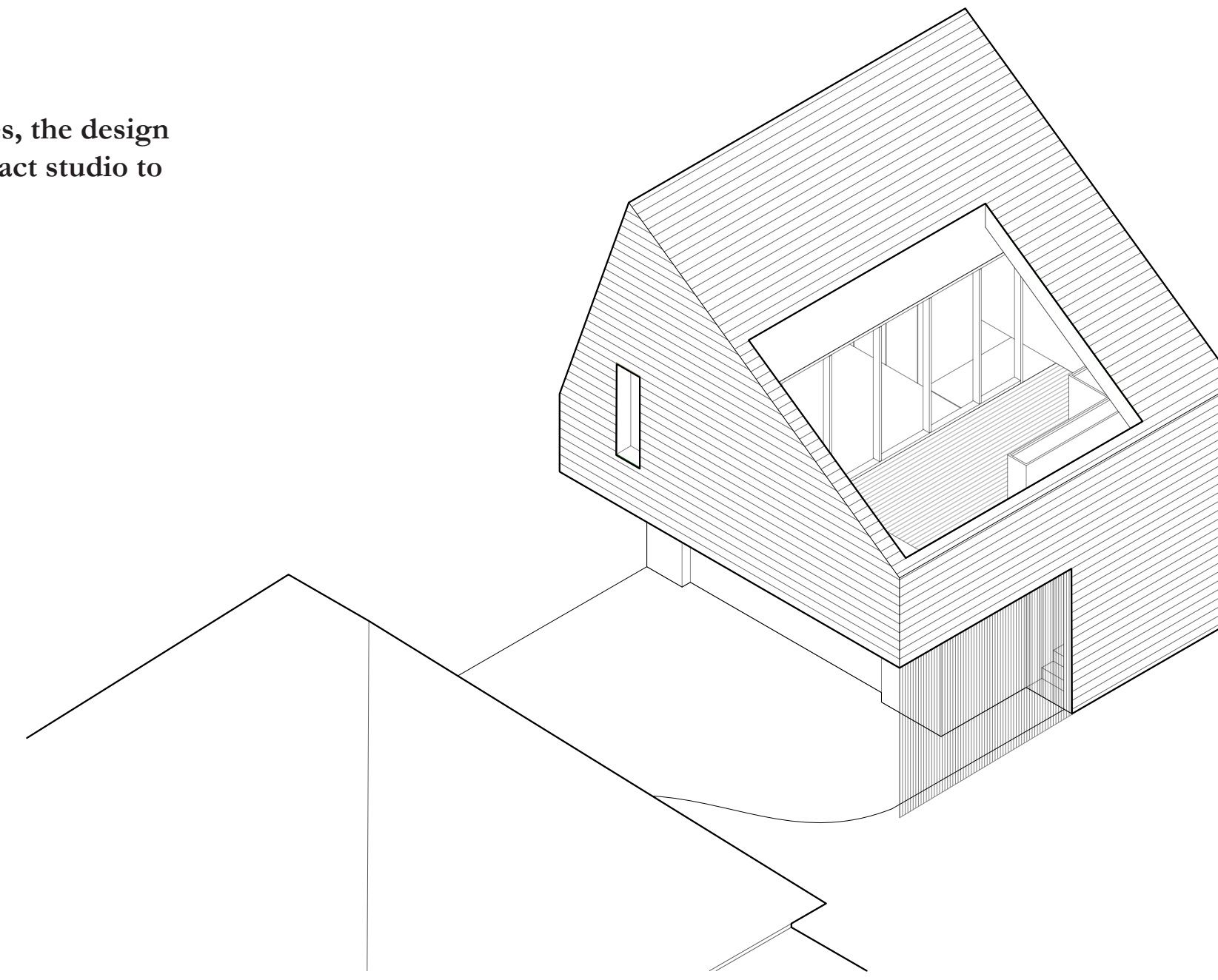
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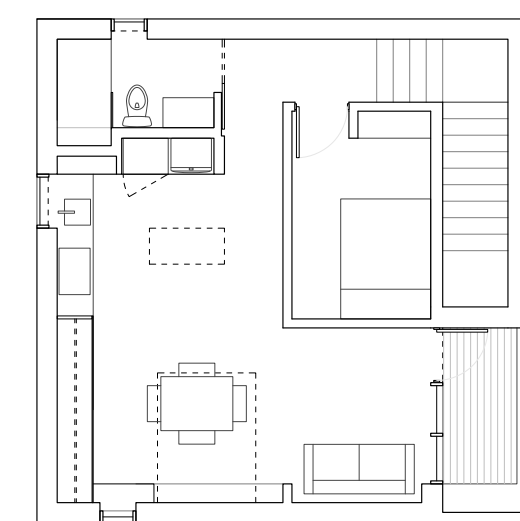
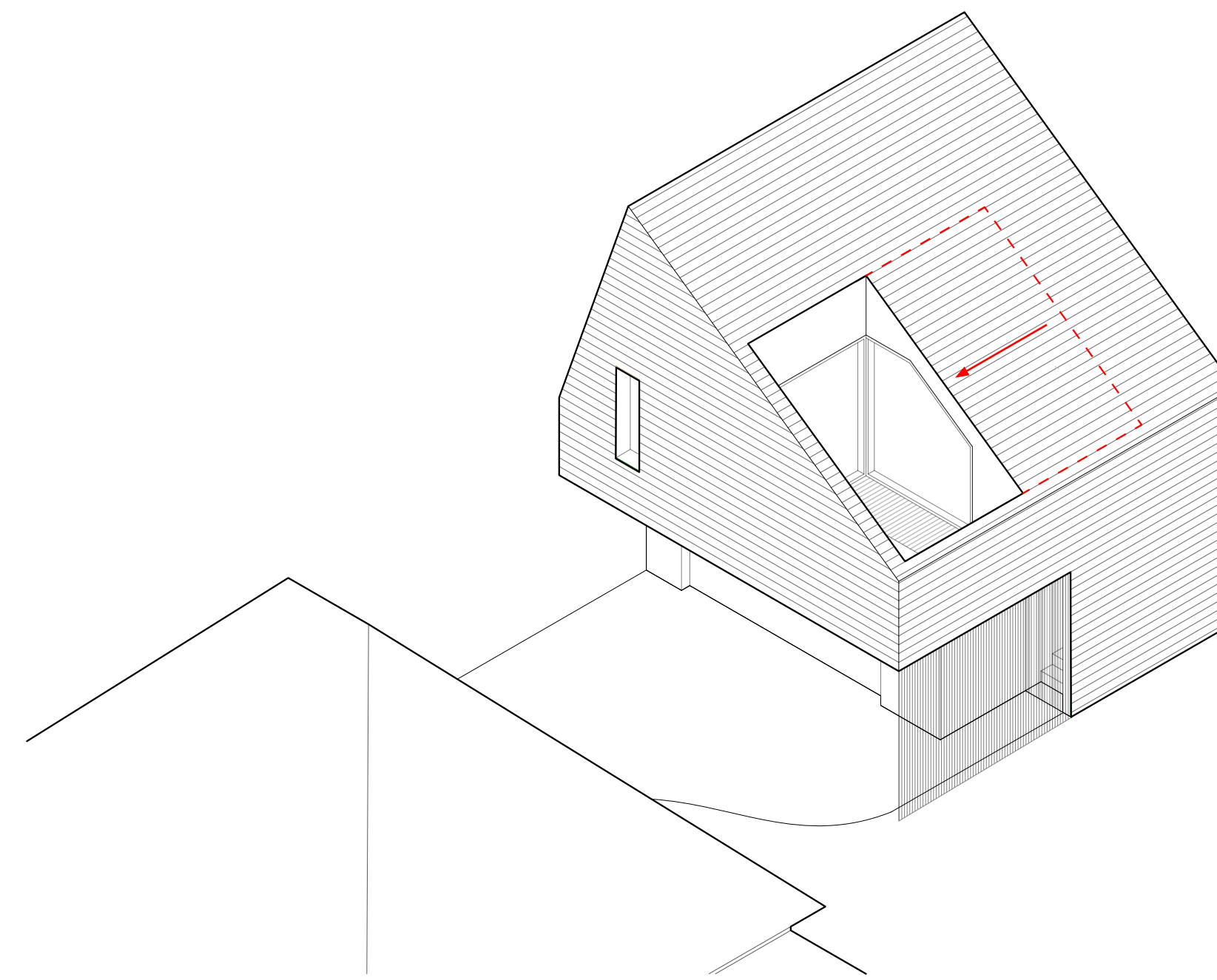
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