



DADU SUBMISSION: Family-friendly DADU

Designer: Melissa Perry for Harjo Construction Services

Contact: melissa@harjoconstruction.com, 619-944-6217

Project Description: 978SF DADU over 2 floors. 1st floor contains an open concept main area including a galley-style kitchen, powder bath, and laundry closet. 2nd floor contains two bedrooms and ¾ bath.

Project Narrative: This DADU was designed to encourage community/family time with the majority of the square footage dedicated to a spacious, inviting main area with abundant natural light.

The main floor features a 22.5LF open kitchen including a built-in pantry and a peninsula with a bar to seat 4. Tucked behind the door is a laundry closet for full-size stacked washer and dryer, and built-in linen and utility cabinets. The engineered wood stairs have an open railing to let light from the stairwell into the living area, and the powder bath is positioned under the stairs, out of the way yet easy to access.

The second floor contains two bedrooms: a 141SF second bedroom with a 6'-9" closet, and a 167SF master bedroom with an 8' wide closet. The large bathroom has a double vanity and 15SF shower, which could easily be converted to a drop-in or freestanding tub for more of a spa environment.

This design was created with sustainability in mind, as shown in the materials and mechanical systems lists below. All light fixtures are to include high-efficacy lamps, and the heating systems operate at 95%+ efficiency. The purpose of energy efficient equipment is not only environmental friendliness, but also cost efficiency to the end user. Clean, sustainable materials are selected to preserve a healthy living environment.

Major Materials List:

- Siding: fiber cement lap siding with cedar accents
- Doors and windows: fiberglass with max. .28 U-factor glazing, wood interior doors
- Flooring: porcelain tile in bathroom; FSC certified, low-VOC engineered wood flooring in main areas and bedrooms
- Casework: semi-custom plywood box cabinets with stained veneer (kitchen, bathroom) and painted finish (linens), 3cm Greenguard Gold certified quartz counters
- Wall treatments: ceramic, porcelain, or glass tile on backsplashes and shower surround; zero-VOC paint on walls and ceilings
- Plumbing fixtures to be WaterSense labeled and ADA compliant for energy conservation and ease of use
- Lighting fixtures to contain high-efficacy lamps and to be switched by zone for maximum efficiency

Mechanical Systems:

- Rinnai RUR160iN tankless water heater, .95EF/.93UEF
- Ducoterra Solaray infrared ceiling panels, 1.0 AFUE
- Panasonic WhisperGreen Select Energy Star certified bath fans

**Budget and License Price**

- Sample budget summary is attached. Feasible budget range depending on brands and types of materials is estimated by Harjo Construction Services to be up to 10% lower than the amount suggested.
- License price for this design to be \$750. Additional work at the rate of \$95/hr.



Budget Breakdown
DADU 3 (978SF)
 TBD Location

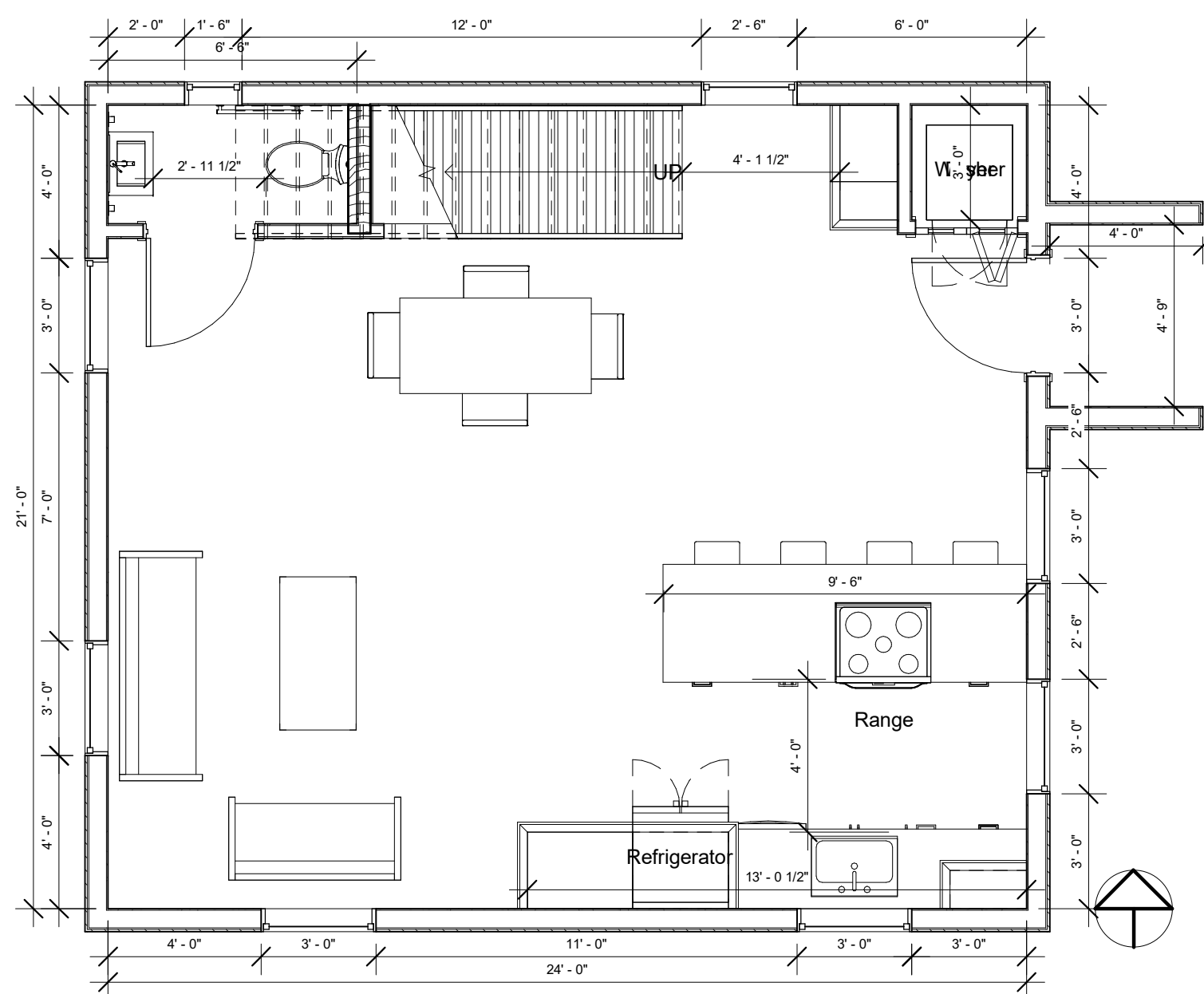
February 17, 2020

SF = 1,114

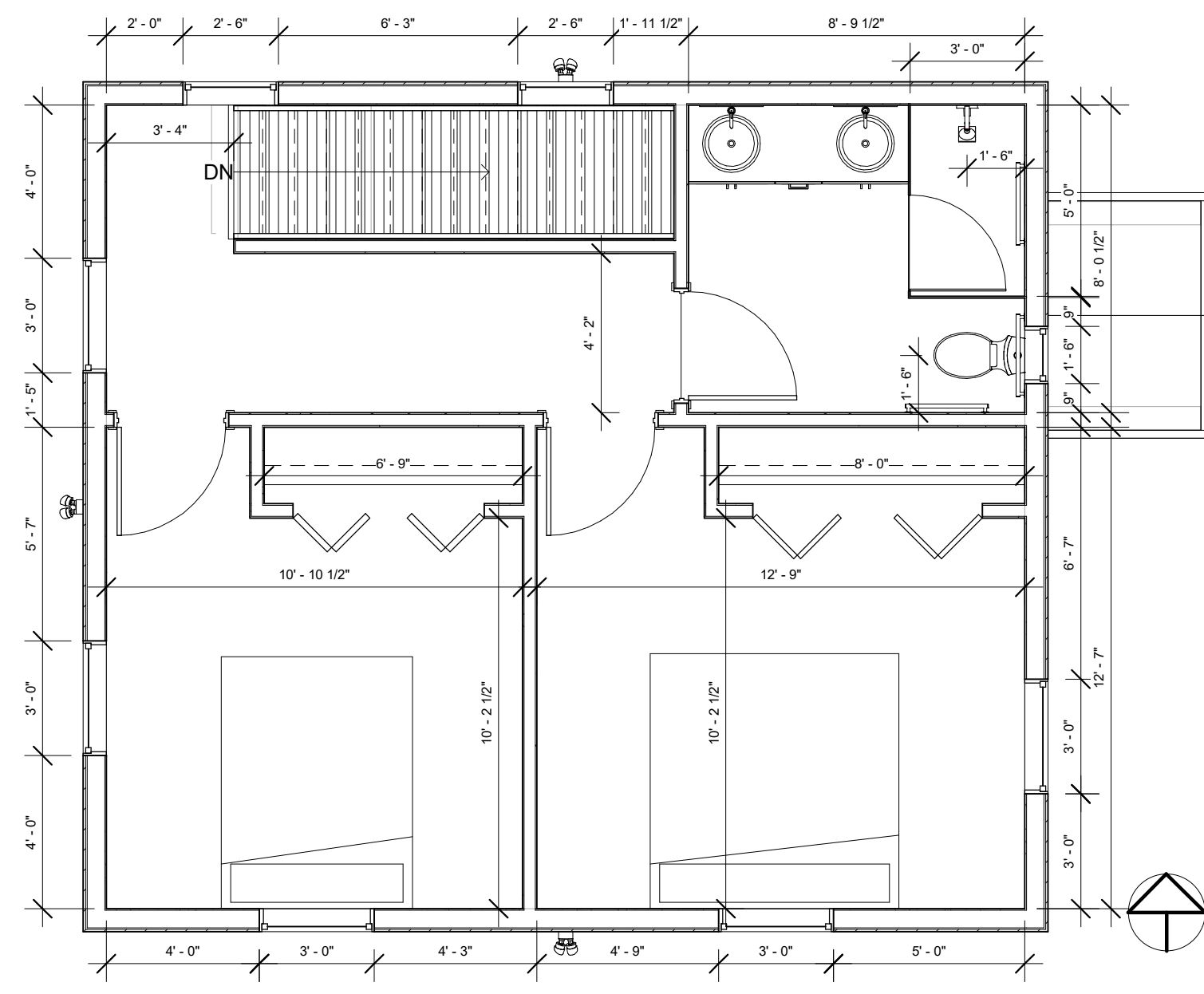
Division	Description	Total Cost	Cost/SF
01010	Supervision & Project Management	\$ 74,408.00	\$ 66.79
01050	General Conditions,Clean up, Mobilization	\$ 14,789.00	\$ 13.28
01400	Design and permitting	\$ 366.00	\$ 0.33
02050	Deconstruction	\$ -	\$ -
02100	Excavation / Site Work	\$ -	\$ -
02900	Landscaping	\$ -	\$ -
03000	Concrete	\$ 33,781.00	\$ 30.32
05500	Steel	\$ -	\$ -
05500	Ornamental Metals	\$ -	\$ -
06100	Rough Carpentry	\$ 31,487.00	\$ 28.26
06200	Finish Carpentry	\$ 6,387.00	\$ 5.73
06400	Cabinets & Counters	\$ 38,996.00	\$ 35.01
07200	Insulation and Siding	\$ 22,784.00	\$ 20.45
07500	Roofing	\$ 4,301.00	\$ 3.86
08200	Doors, Frames & Hardware	\$ 8,275.00	\$ 7.43
08800	Windows	\$ 17,326.00	\$ 15.55
09250	Drywall	\$ 13,725.00	\$ 12.32
09300	Tile	\$ 8,335.00	\$ 7.48
09700	Flooring	\$ 16,238.00	\$ 14.58
09900	Painting	\$ 18,300.00	\$ 16.43
10000	Restroom Accessories	\$ 4,606.00	\$ 4.13
11000	Appliances	\$ -	\$ -
15400	Plumbing	\$ 23,821.00	\$ 21.38
15500	HVAC	\$ 1,209.00	\$ 1.09
16100	Electrical	\$ 30,091.00	\$ 27.01
Total Excluding WSST		\$ 369,225.00	\$ 331.44
WSST @ 10.1		\$ 37,291.73	\$ 33.48
Total Including WSST		\$ 406,516.73	\$ 364.92

NOTE: this budget contains generous material selections and could be reduced by up to 10% should the client choose economy FF&E

NOTE 2: Harjo Construction Services includes a 2% contingency line item in all budgets for unforeseen costs



① 1ST FLOOR
1/4" = 1'-0"



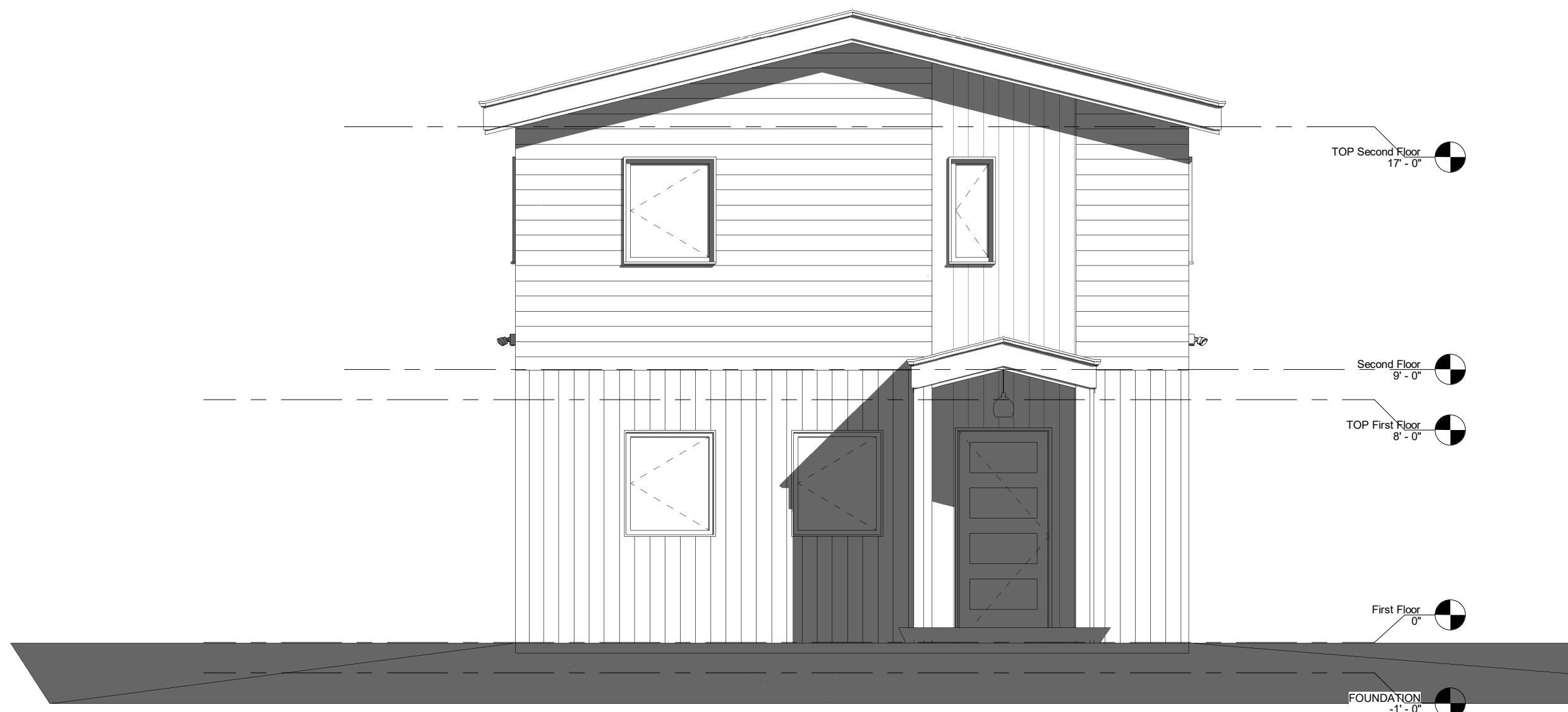
② Second Floor
1/4" = 1'-0"

Door Schedule					
Family and Type	Type Mark	Count	Phase Created	Width	Height
Door-Interior-Single-1 Panel Shaker: 34x80	1	4	New Construction	2' - 10"	6' - 8"
Door-Exterior-Single-Entry-4 Lite Glass-Wood_Clad: 36" x 84"	2	1	New Construction	3' - 0"	7' - 0"
Glass Shower Door: 30x78	3	1	New Construction	2' - 6"	6' - 6"
Door-Bifold-2 Panel Shaker: 32"x80"	4	1	New Construction	2' - 8"	6' - 8"
Door-Bifold-4 Panel Shaker: 60" x 80"	35	1	New Construction	5' - 0"	6' - 8"
Door-Bifold-4 Panel Shaker: 72" x 80"	37	1	New Construction	6' - 0"	6' - 8"

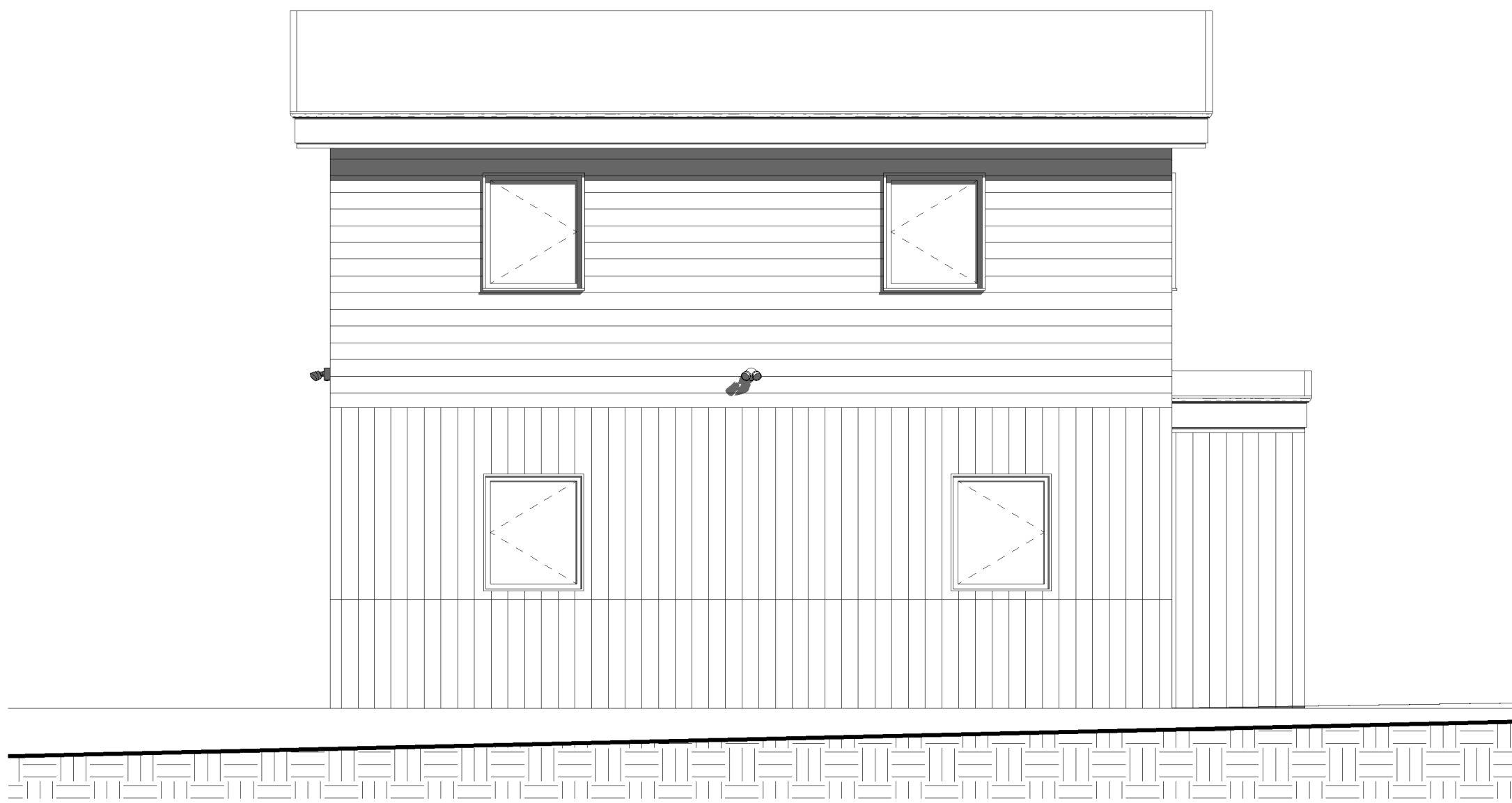
Window Schedule						
Family and Type	Type Mark	Count	U - FACTOR	Phase Created	Width Net	Height Net
Casement with Trim: 3'0 x 3'6	1	11	28	New Construction	3' - 0"	3' - 6"
Casement with Trim: 1'6 x 3'6	2	2	28	New Construction	1' - 6"	3' - 6"
Casement with Trim: 2'6 x 3'6	3	3	28	New Construction	2' - 6"	3' - 6"

FLOOR PLANS

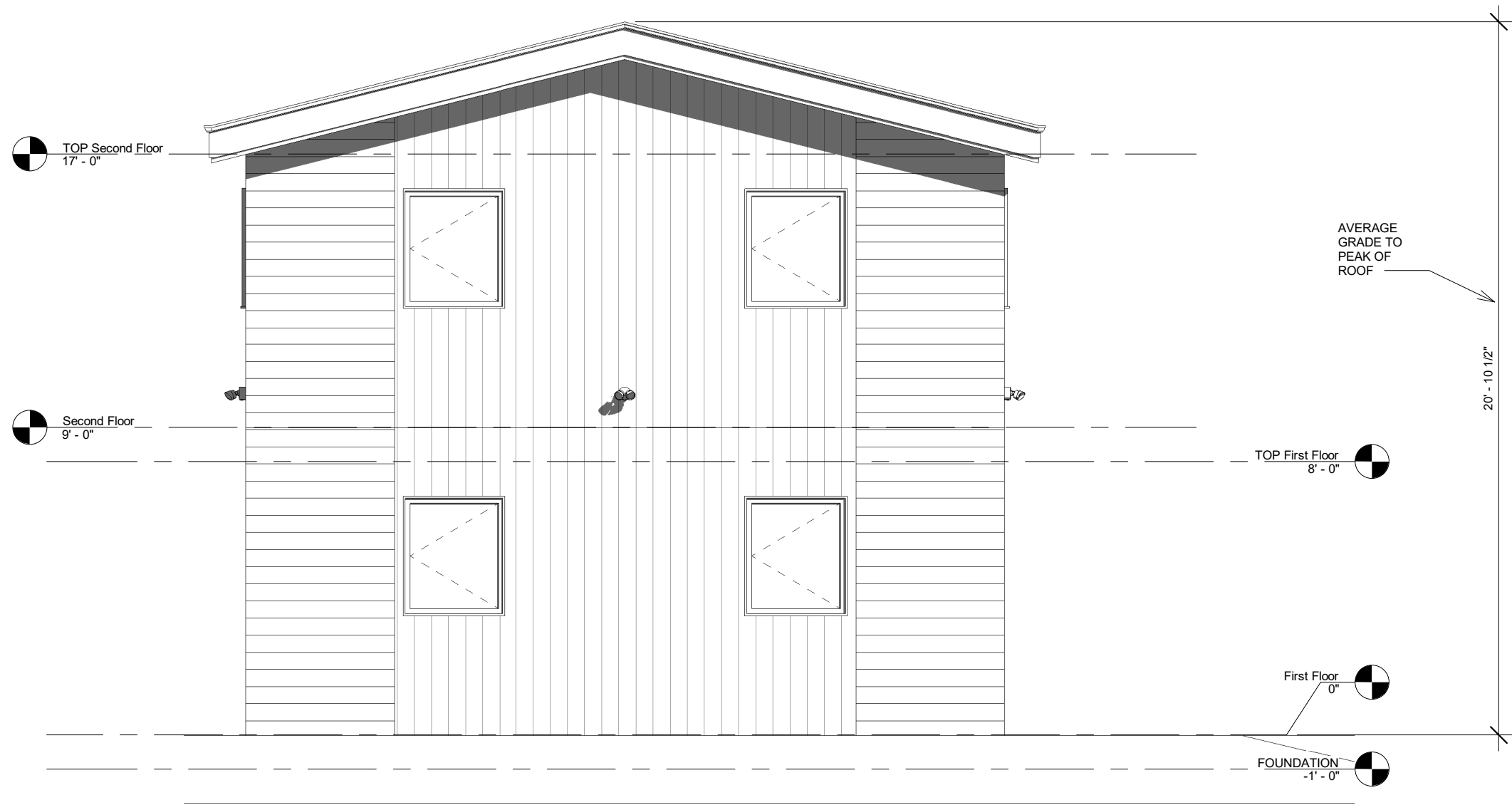
Designer
MELISSA PERRY



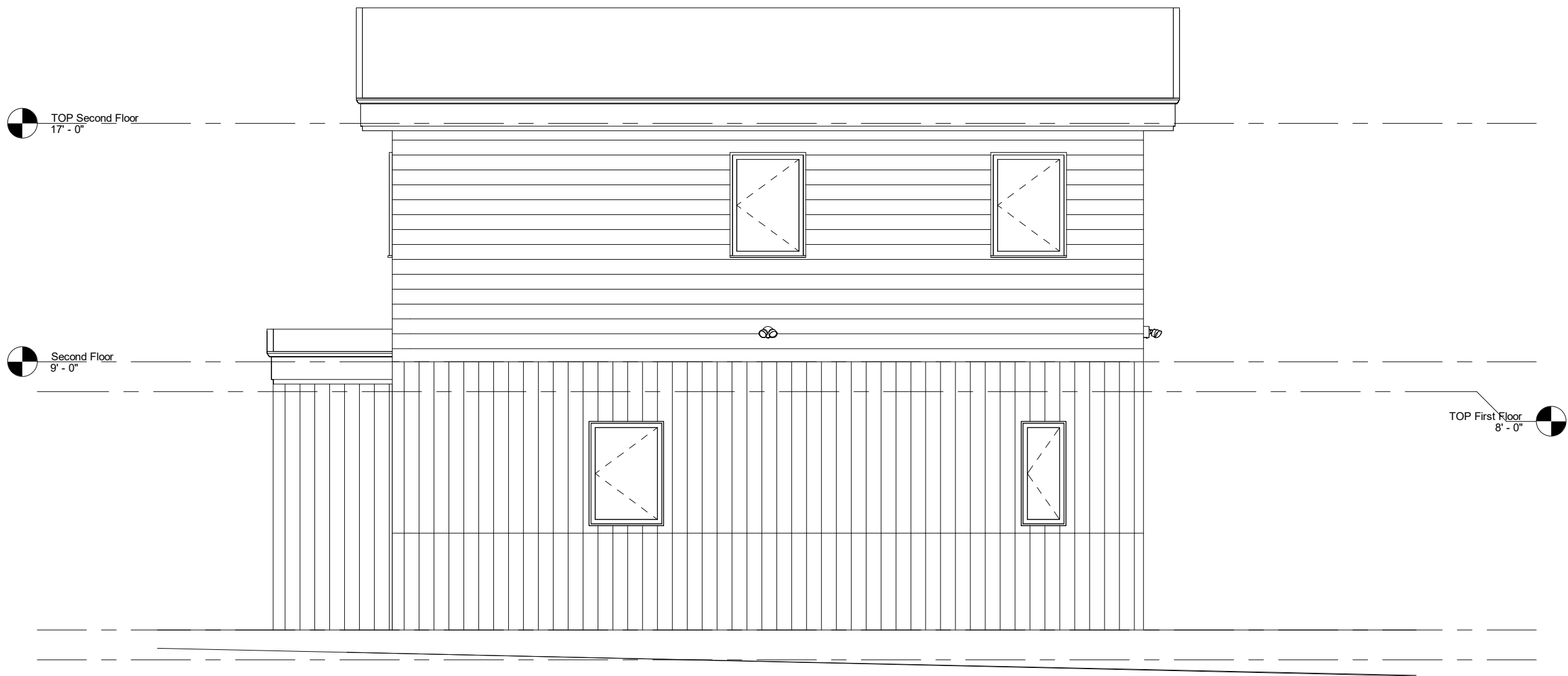
① East
1/4" = 1'-0"



③ South
1/4" = 1'-0"



④ West
1/4" = 1'-0"



② North
1/4" = 1'-0"

EXTERIOR ELEVATIONS

Designer
MELISSA PERRY



① KITCHEN NORTH
3/4" = 1'-0"



② KITCHEN SOUTH
3/4" = 1'-0"

KITCHEN ELEVATIONS

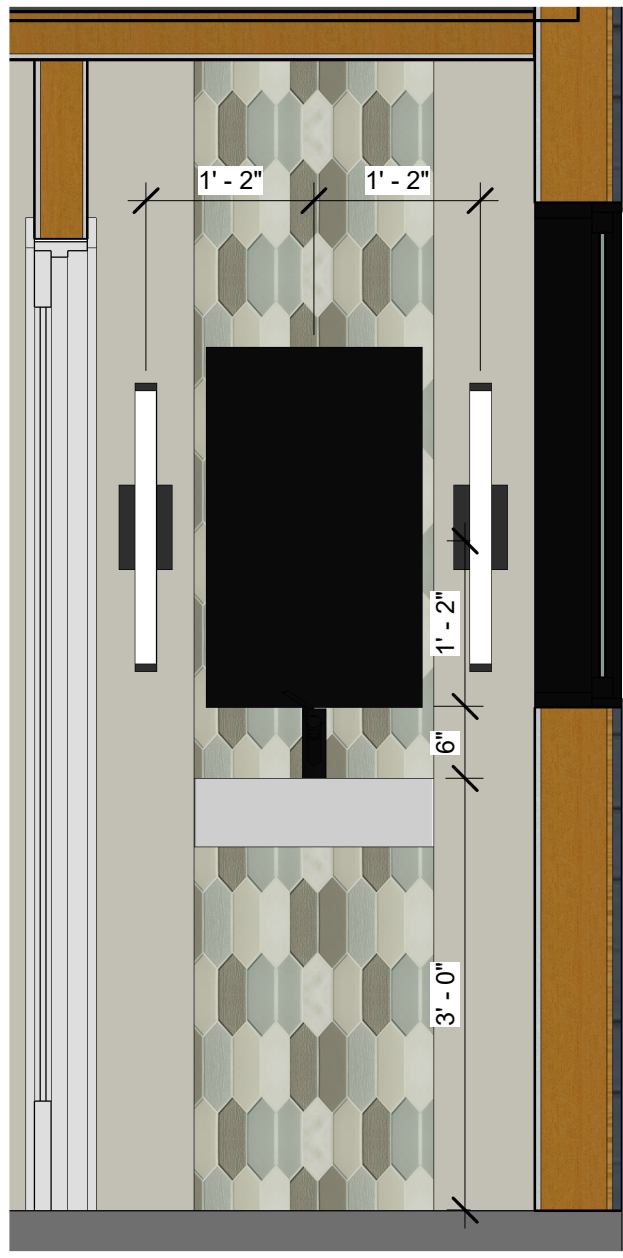
Designer
MELISSA PERRY



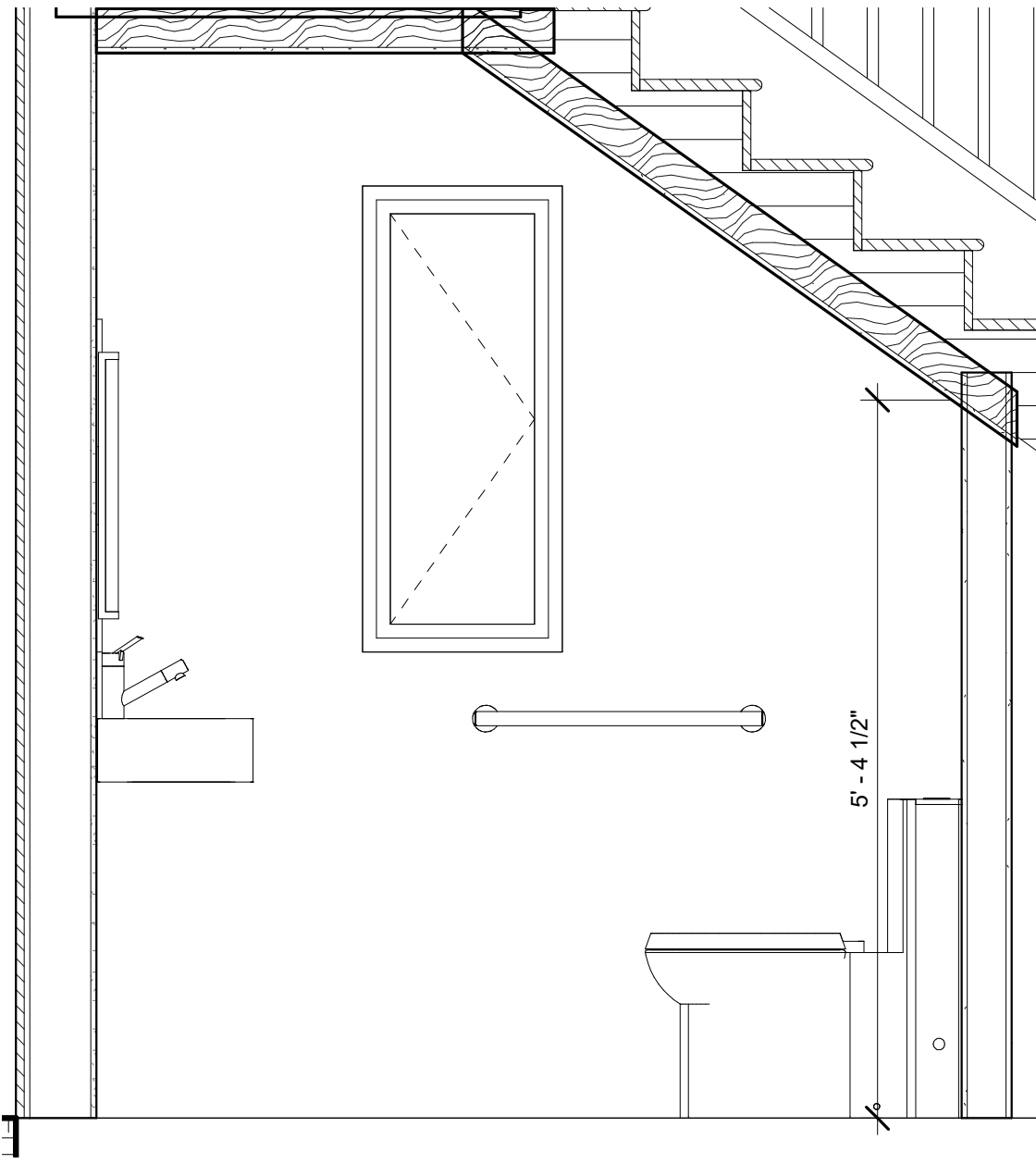
③ BATH NORTH
3/4" = 1'-0"



① BATH EAST
3/4" = 1'-0"



② POWDER BATH WEST
3/4" = 1'-0"



④ POWDER BATH NORTH
3/4" = 1'-0"

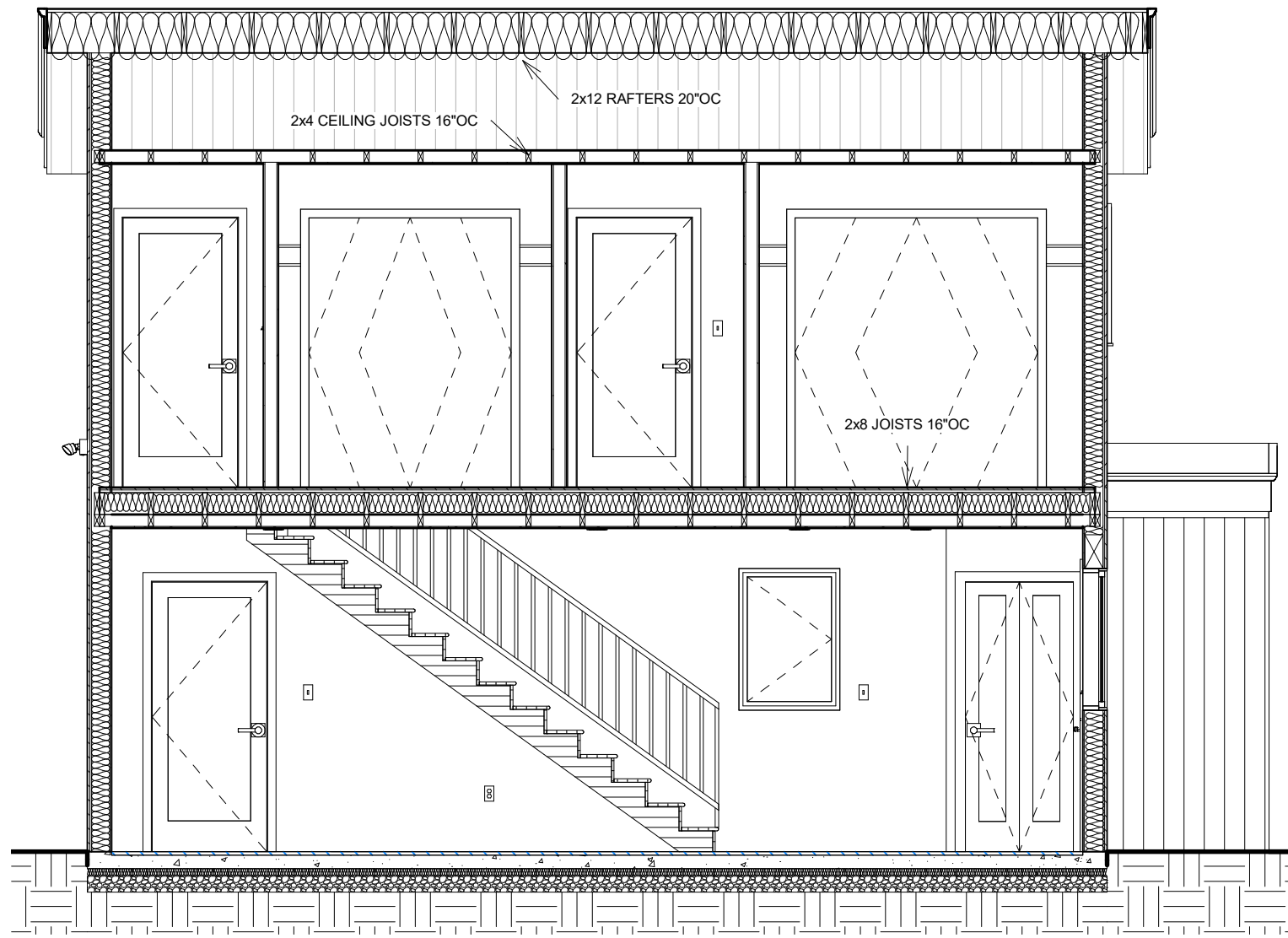
BATHROOM ELEVATIONS

Designer
MELISSA PERRY

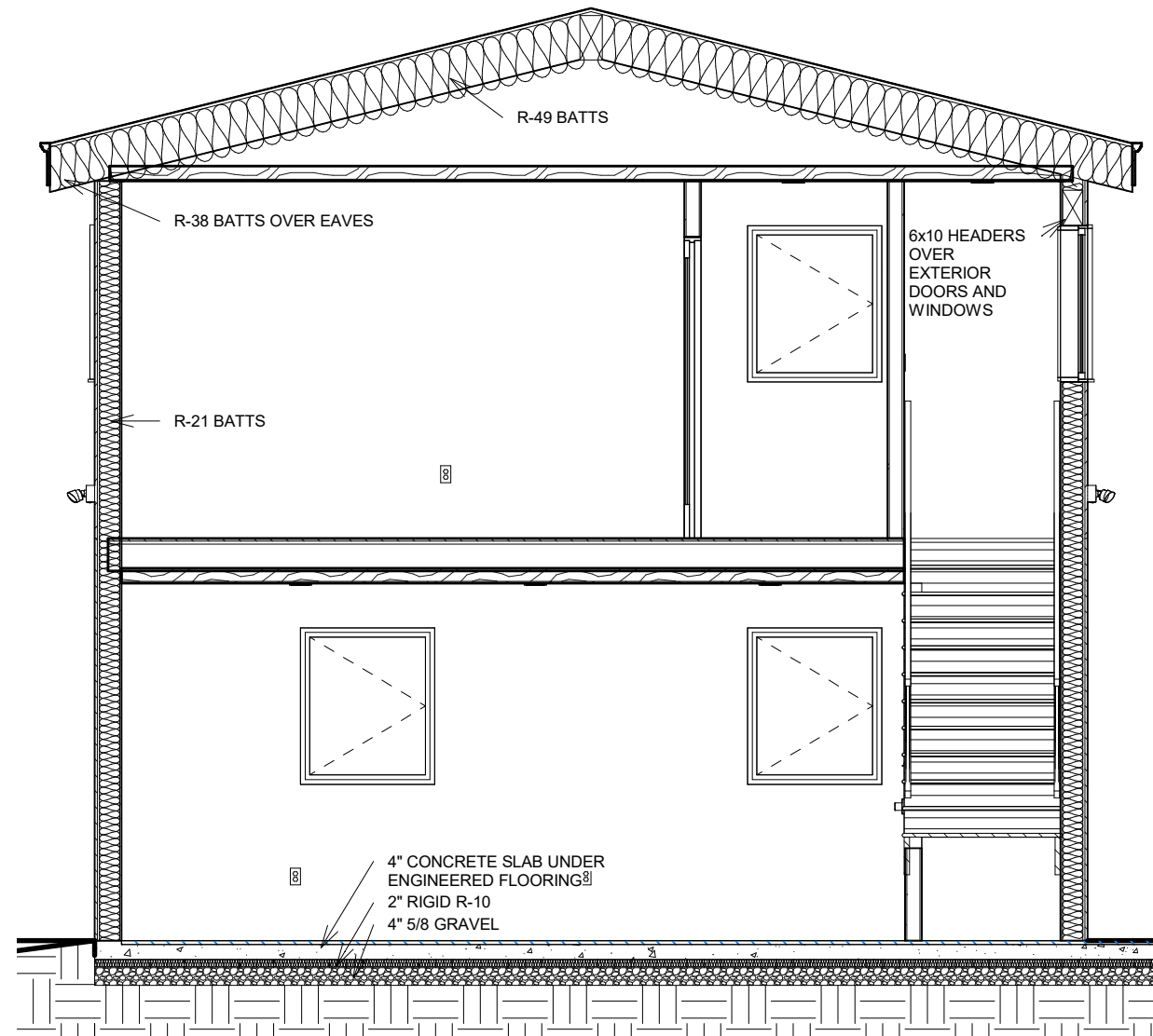


RENDERINGS

DESIGNER
MELISSA PERRY



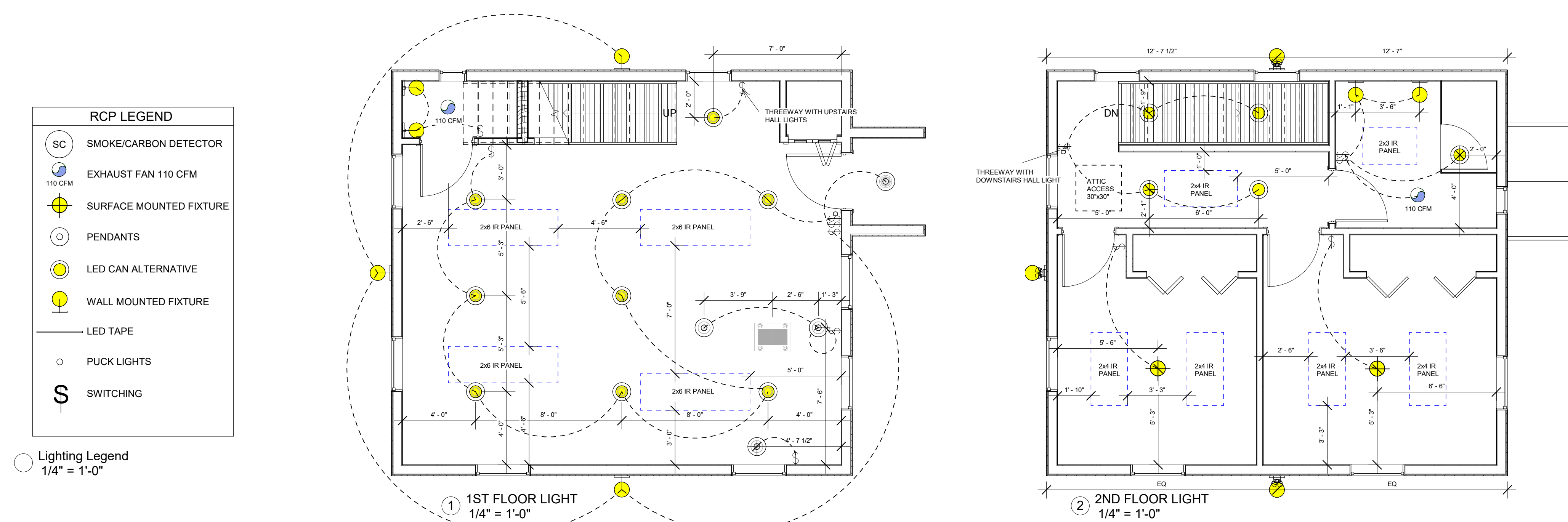
① NORTH
1/4" = 1'-0"



② WEST
1/4" = 1'-0"

SECTIONS

Designer
MELISSA PERRY



REFLECTED CEILING PLAN

Designer
MELISSA PERRY