



## DADU SUBMISSION: DADU with garage

Designer: Melissa Perry for Harjo Construction Services

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**Project Description:** 990SF DADU over 2 floors with 270SF enclosed garage. 1<sup>st</sup> floor contains an open concept main area including a galley-style kitchen, powder bath, and entrance to garage. 2<sup>nd</sup> floor contains two bedrooms, ¾ bath, and family room. Includes partial usable attic space over garage and over second floor ceiling.

**Project Narrative:** This versatile DADU design makes the most out of the new backyard cottage regulatory changes to create the atmosphere of a two-bedroom single family dwelling unit, with clear delineation between public and private spaces.

Though compact, the main floor is entirely open, creating space for family and friends to gather. In addition to the open living/dining space, the 22.5LF kitchen includes a bar to seat four for informal dining and flex seating. A comfortably sized powder bath is tucked under the stairs, away from the main traffic patterns and situated close to the garage entrance. This design addresses common acoustic dilemmas encountered in a living space, with the laundry located in the garage and the bedrooms on a separate floor from the main area with a thick layer of insulation between them.

The second floor provides two bedrooms, a ¾ bath easily convertible to full bath if desired, 4LF of built in linen/utility storage, and a 122SF family room which can be used as a playroom or home office as needed. The location of the bathroom makes this an ideal tenant space, with equal access from both bedrooms and physical separation to eliminate noise disturbance. The large single vanity, built in shower niche(s), and optional medicine cabinet allow for ample storage opportunities.

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, polished concrete in garage
- 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 suggested price.
- License price for this design to be \$900. Additional work at the rate of \$95/hr.



**Budget Breakdown**  
**DADU 4 (990SF + garage)**  
 TBD Location

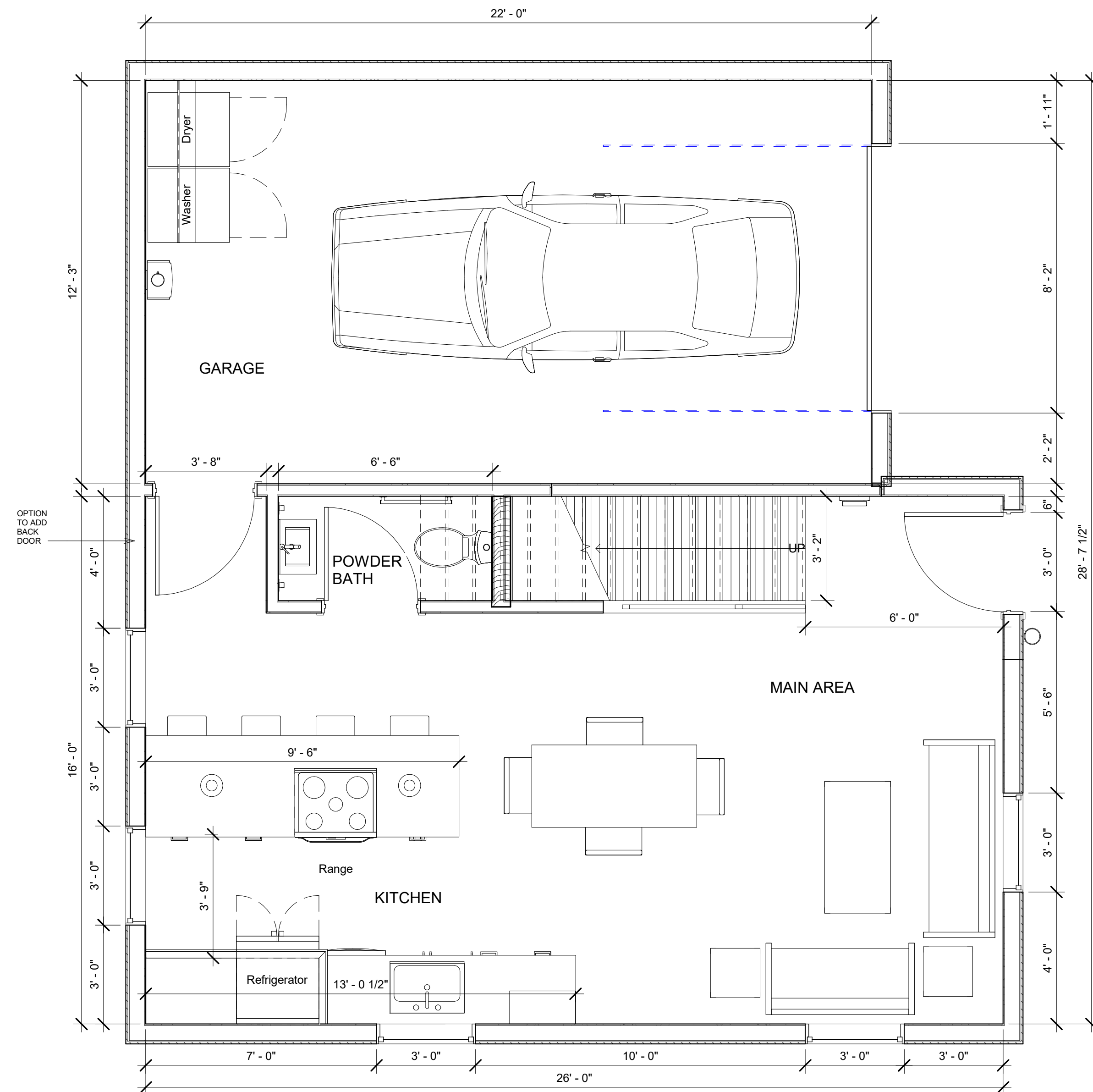
February 17, 2020

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	\$ 42,700.00	\$ 38.33
05500	Steel	\$ -	\$ -
05500	Ornamental Metals	\$ -	\$ -
06100	Rough Carpentry	\$ 40,240.00	\$ 36.12
06200	Finish Carpentry	\$ 6,503.00	\$ 5.84
06400	Cabinets & Counters	\$ 38,569.00	\$ 34.62
07200	Insulation and Siding	\$ 27,100.00	\$ 24.33
07500	Roofing	\$ 5,033.00	\$ 4.52
08200	Doors, Frames & Hardware	\$ 11,525.00	\$ 10.35
08800	Windows	\$ 15,160.00	\$ 13.61
09250	Drywall	\$ 15,860.00	\$ 14.24
09300	Tile	\$ 8,335.00	\$ 7.48
09700	Flooring	\$ 16,677.00	\$ 14.97
09900	Painting	\$ 18,300.00	\$ 16.43
10000	Restroom Accessories	\$ 3,630.00	\$ 3.26
11000	Appliances	\$ -	\$ -
15400	Plumbing	\$ 23,821.00	\$ 21.38
15500	HVAC	\$ 1,209.00	\$ 1.09
16100	Electrical	\$ 30,445.00	\$ 27.33
<b>Total Excluding WSST</b>		<b>\$ 394,670.00</b>	<b>\$ 354.28</b>
<b>WSST @ 10.1</b>		<b>\$ 39,861.67</b>	<b>\$ 35.78</b>
<b>Total Including WSST</b>		<b>\$ 434,531.67</b>	<b>\$ 390.06</b>

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

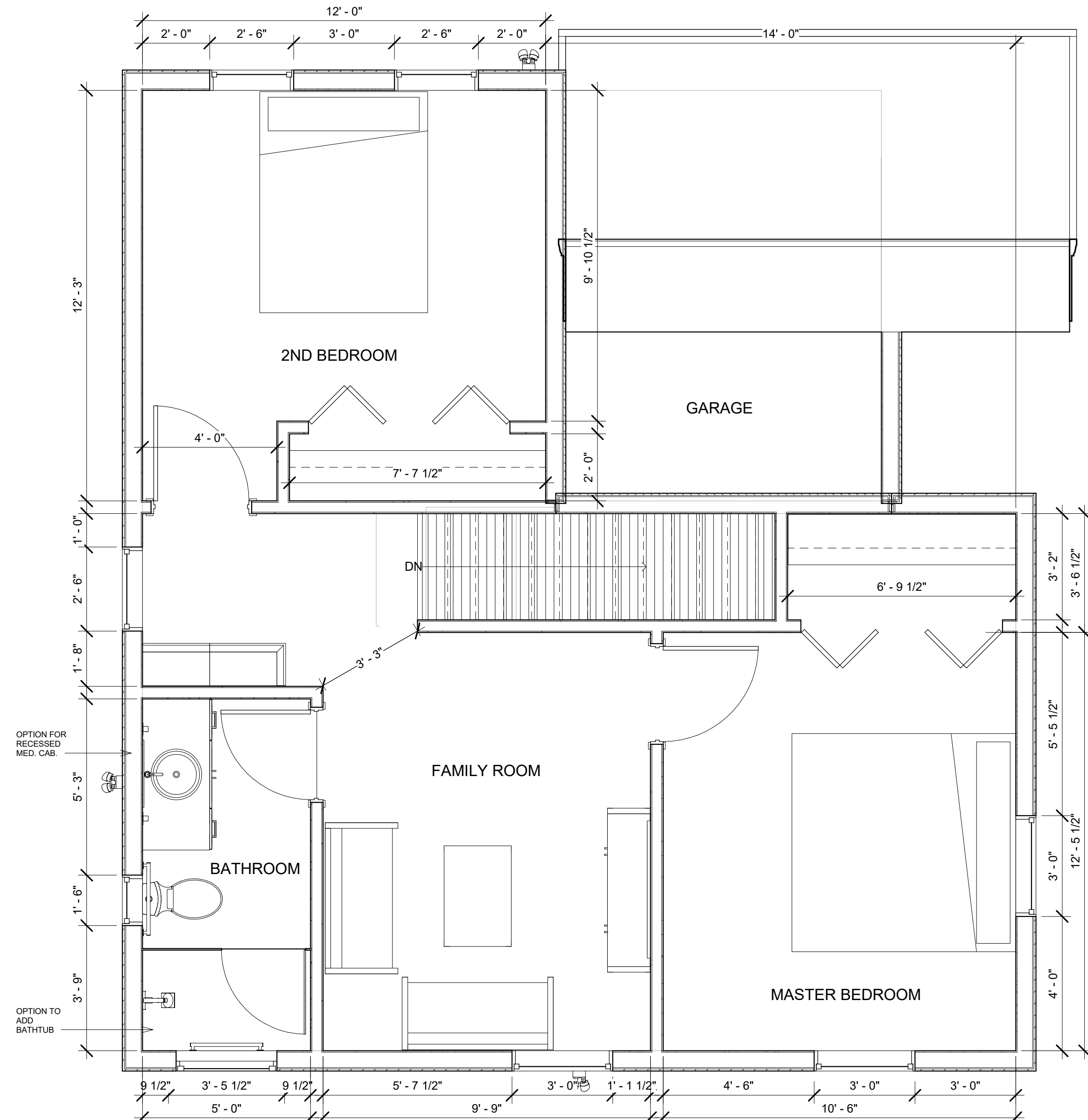
NOTE 2: Harjo Construction Services includes a 2% contingency line item in all budgets for unforeseen costs



① 1ST FLOOR  
3/8" = 1'-0"

Door Schedule					
Family and Type	Type Mark	Count	Phase Created	Width	Height
Door-Interior-Single-1 Panel Shaker: 34x80	1	3	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-Garage-Flush_Panel: 96" x 84"	13	1	New Construction	8' - 0"	7' - 0"
Door-Exterior-Single-Entry-Full Lite Glass-Wood_Clad: 36" x 80"	17	1	New Construction	3' - 0"	6' - 8"
Door-Interior-Single-1 Panel Shaker: 32x80	31	1	New Construction	2' - 8"	6' - 8"
Door-Bifold-4 Panel Shaker: 72" x 80"	37	2	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	8		New Construction	3' - 0"	3' - 6"
Casement with Trim: 1'6 x 3'6	2	1		New Construction	1' - 6"	3' - 6"
Casement with Trim: 2'6 x 3'6	3	3	28	New Construction	2' - 6"	3' - 6"
M_Fixed: 6'0x2'0	25	1		New Construction	6' - 0"	2' - 0"
Window-Awning-Single: 36"x24"	27	1		New Construction	3' - 0"	2' - 0"



② Second Floor  
3/8" = 1'-0"

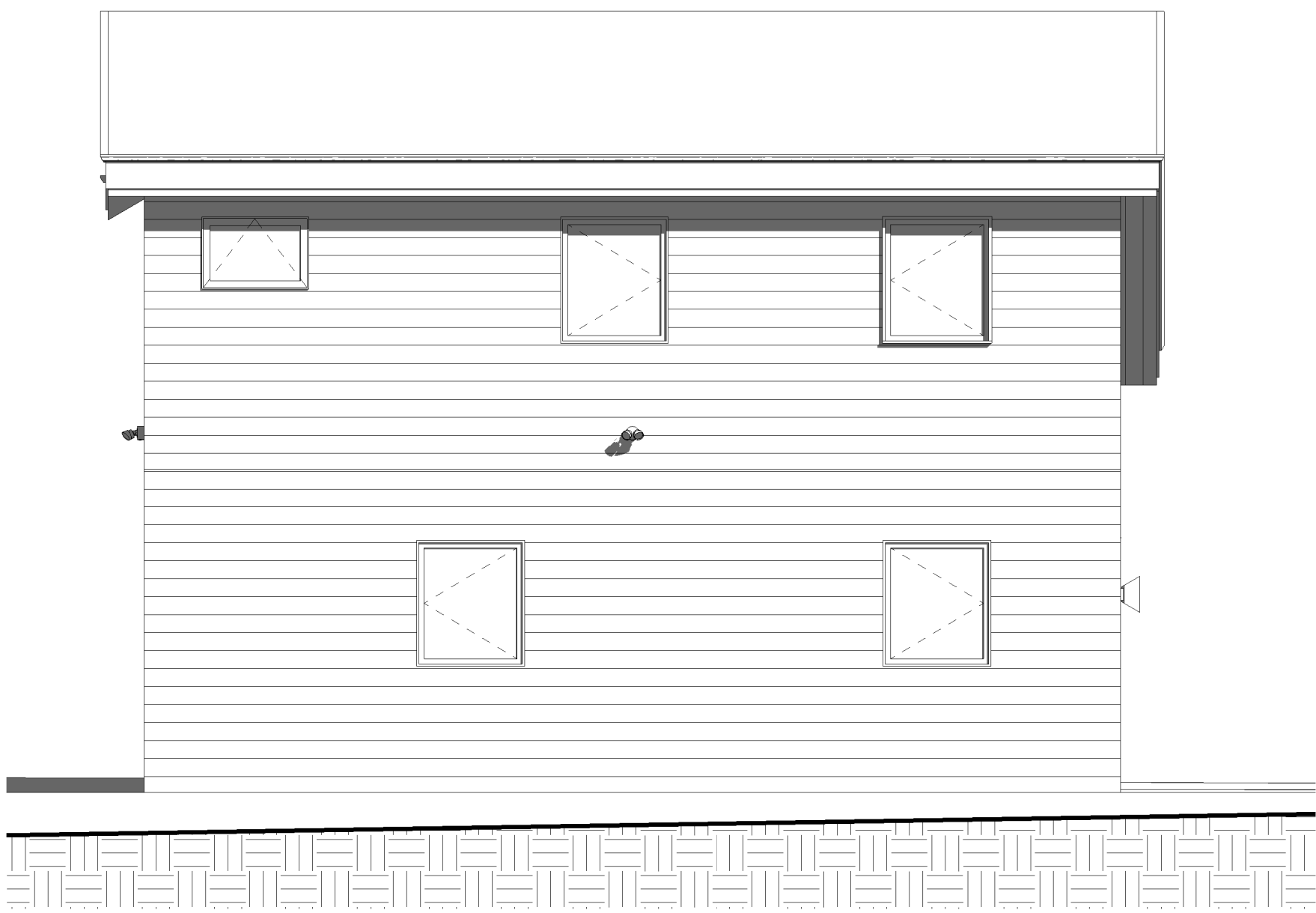
## FLOOR PLANS

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"

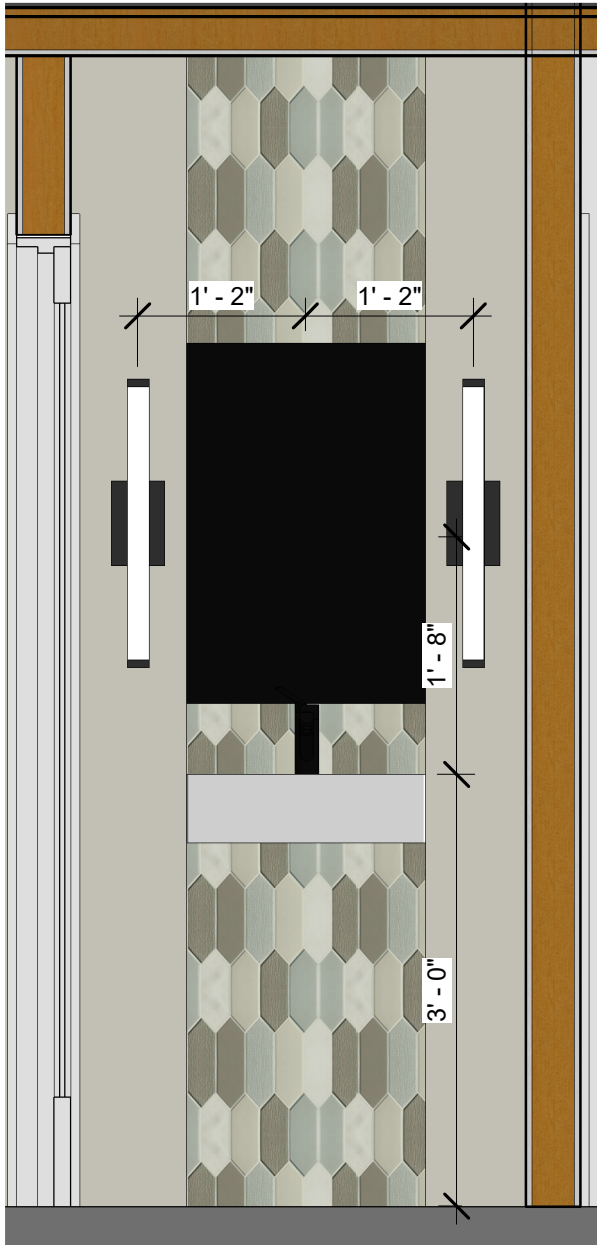
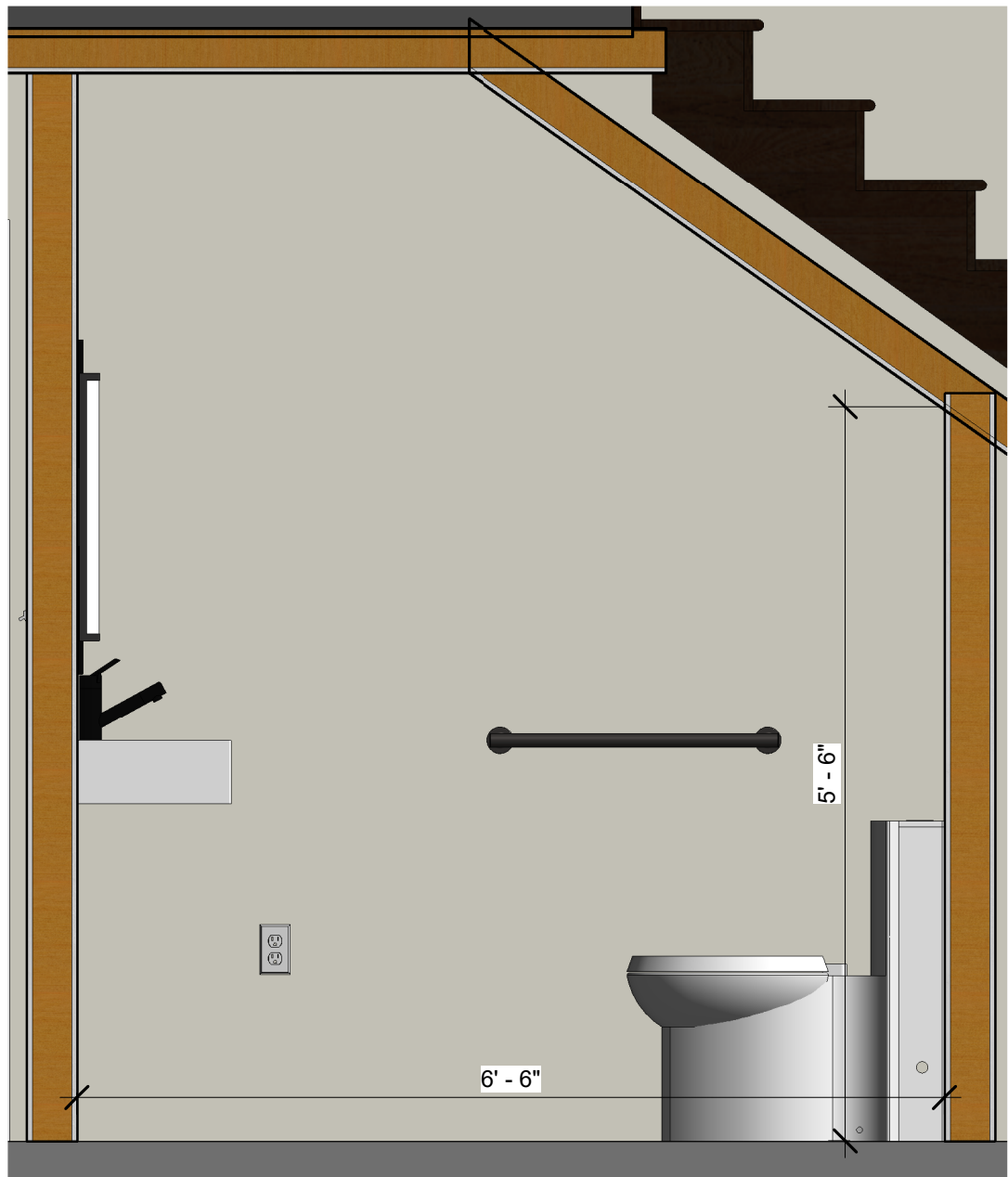
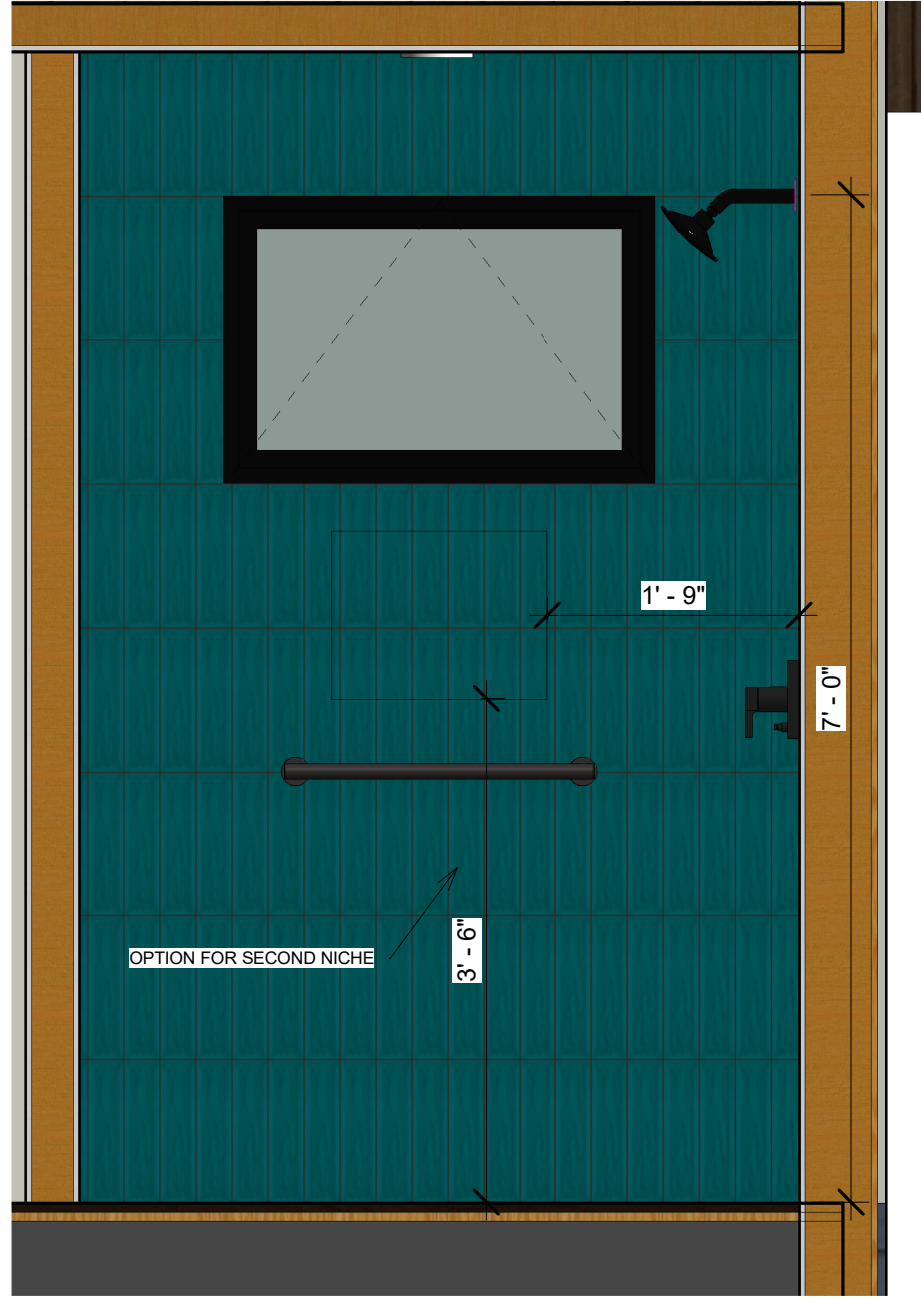


② KITCHEN SOUTH  
3/4" = 1'-0"

KITCHEN ELEVATIONS

Designer  
MELISSA PERRY





BATHROOM ELEVATIONS

Designer  
MELISSA PERRY

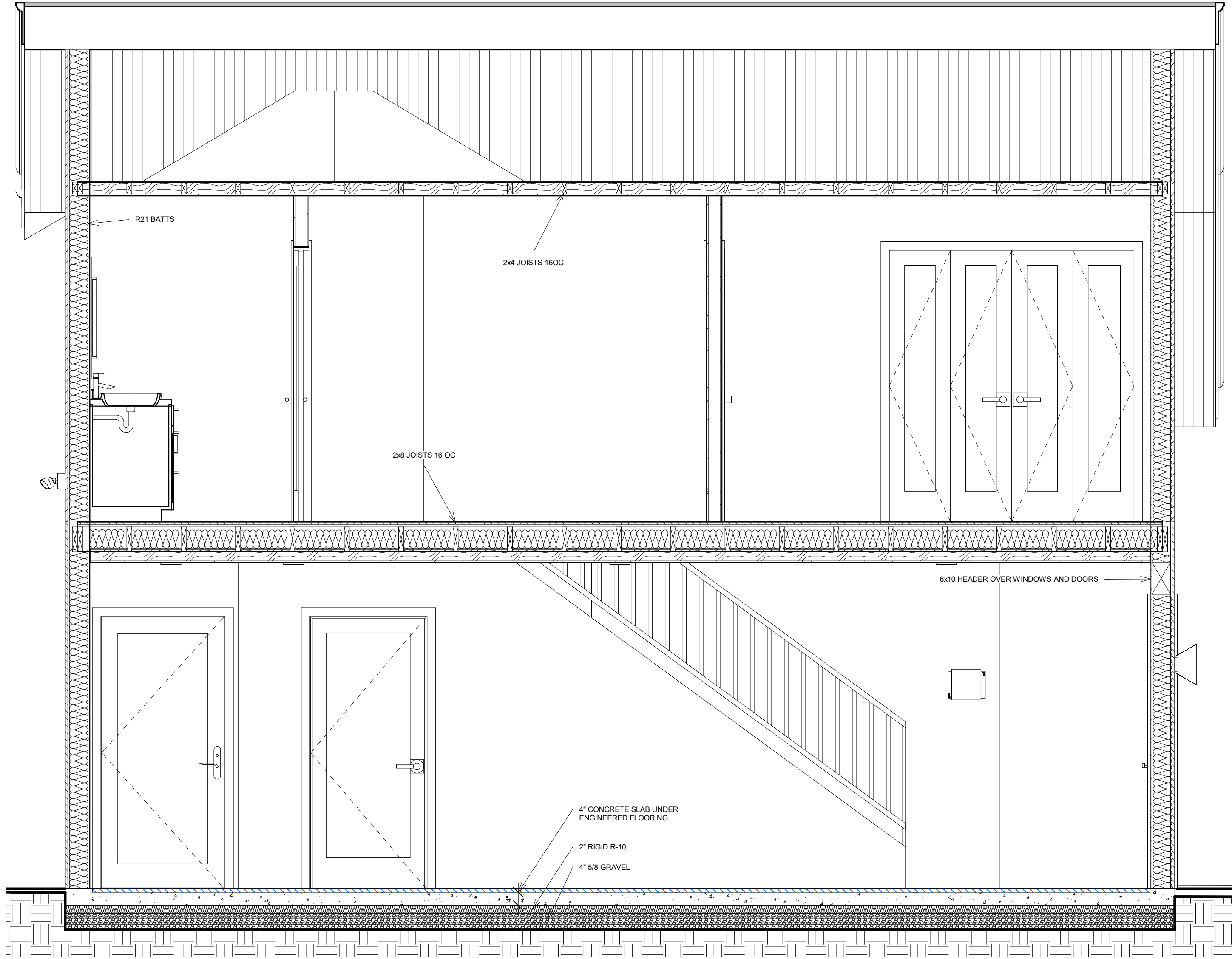




RENDERINGS

DESIGNER  
MELISSA PERRY














① NORTH  
1/2" = 1'-0"



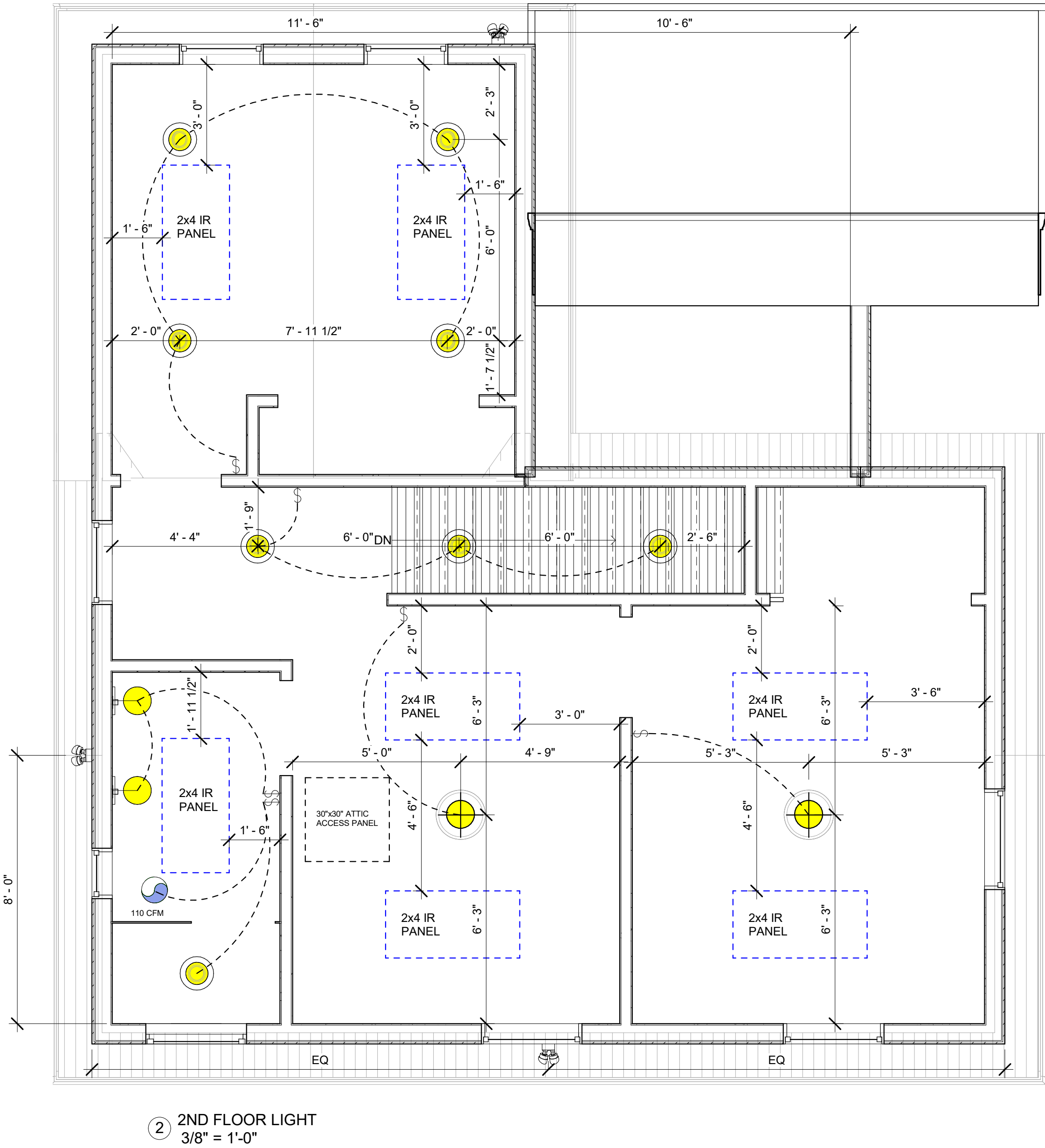
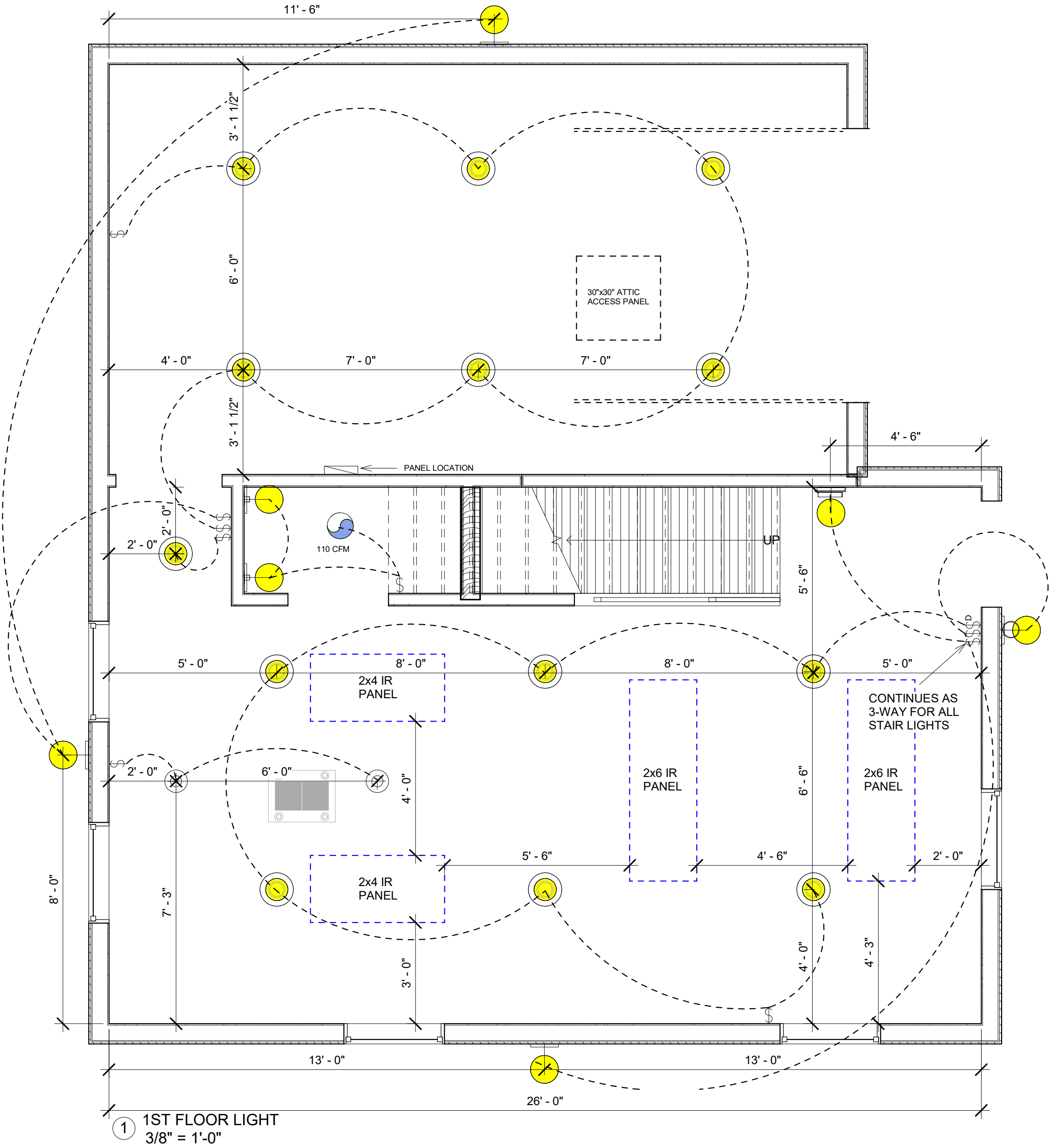
② WEST  
1/2" = 1'-0"

SECTIONS

Designer  
MELISSA PERRY

RCP LEGEND	
	SMOKE/CARBON DETECTOR
	EXHAUST FAN 110 CFM
	SURFACE MOUNTED FIXTURE
	PENDANTS
	LED CAN ALTERNATIVE
	WALL MOUNTED FIXTURE
	LED TAPE
	PUCK LIGHTS
	SWITCHING

○ Lighting Legend  
1/4" = 1'-0"



REFLECTED CEILING PLAN

Designer  
MELISSA PERRY