



DADU SUBMISSION: small footprint DADU (250-300SF footprint)

Designer: Melissa Perry for Harjo Construction Services

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Project Description: 293SF micro-DADU with 1 bed 1 bath. Includes fully functional kitchenette and washer/dryer combo unit. Additional storage space is accessible through attic.

Project Narrative: This micro-DADU design accommodates small and irregularly shaped lots where an average sized DADU may be difficult to place. It is the perfect size for a single tenant or to be used as a guest house or mother-in-law unit.

The main space provides a small area for soft seating that flows into the kitchenette, which includes a bar to seat two. While compact, the kitchenette contains reduced size versions of all the usual appliances: over-and-under refrigerator and freezer, washer/dryer combo unit, induction cooktop over oven/microwave combo unit, and reduced width dishwasher. The upper cabinets reach to the ceiling, and shelves are installed over the bar for additional kitchen storage. The 90SF bedroom features a standard size closet and large double casement window. The full bathroom includes a built-in vanity, recessed medicine cabinet, and shower niche for storage. The attic is accessible via a pull-down ladder and may be used for additional storage. The north wall does not contain windows and may be oriented toward whatever direction privacy is most desired—this also makes it very simple to attach a garage to this wall without sacrificing natural light.

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 soffits
- 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 area and bedroom
- Casework: semi-custom plywood box cabinets with painted finish (kitchen) and stained veneer (bathroom), 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 RUR160eN tankless water heater, .96EF/.93UEF
- Ducoterra Solaray infrared ceiling panels, 1.0 AFUE
- Panasonic WhisperGreen Select Energy Star certified bath fan

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 amount.
- License for this design to be \$500. Additional work at the rate of \$95/hr.



Budget Breakdown
DADU 5 (293SF)
TBD Location

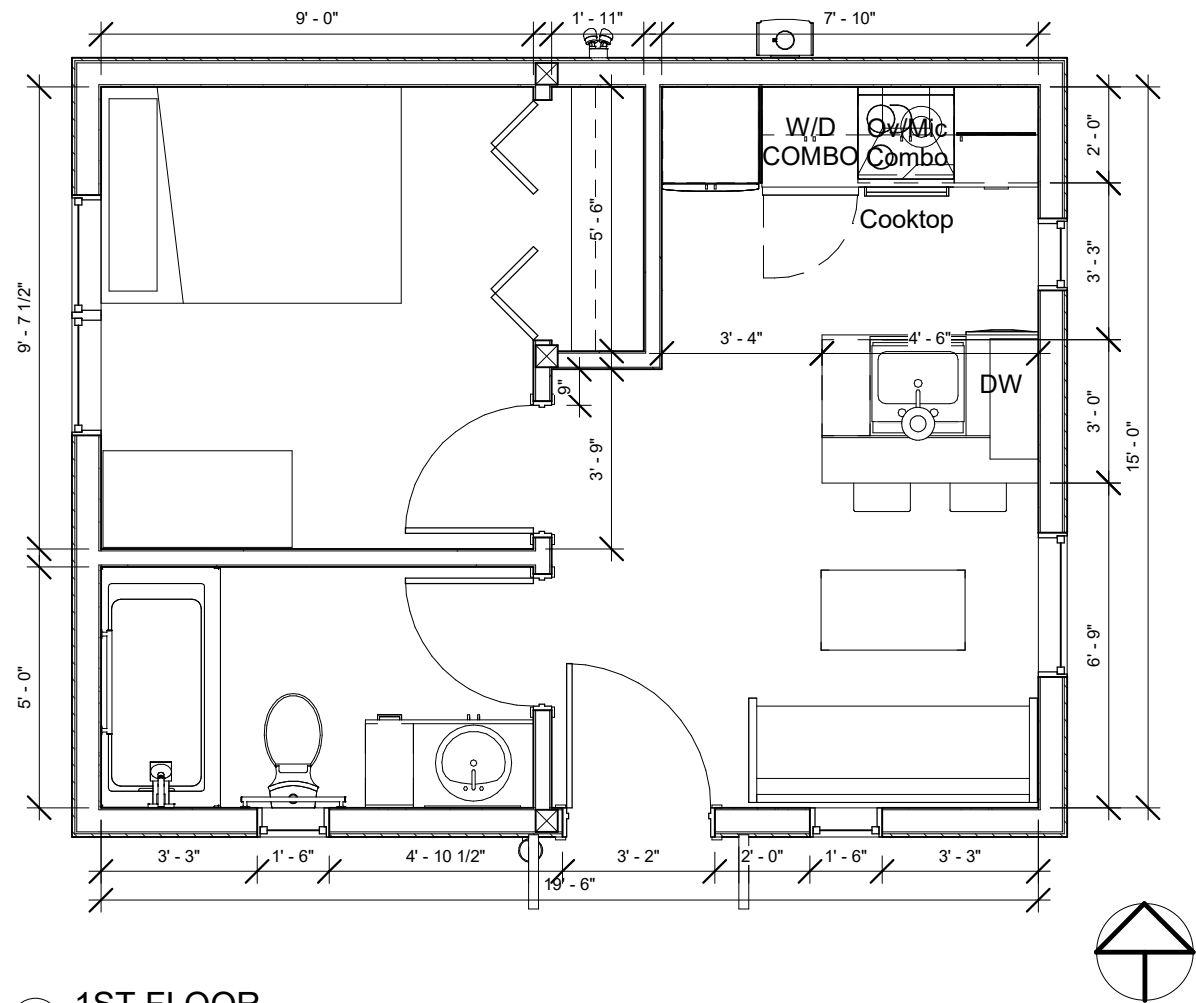
February 17, 2020

SF = 1,114

Division	Description	Total Cost	Cost/SF
01010	Supervision & Project Management	\$ 54,066.00	\$ 48.53
01050	General Conditions,Clean up, Mobilization	\$ 12,660.00	\$ 11.36
01400	Design and permitting	\$ 366.00	\$ 0.33
02050	Deconstruction	\$ -	\$ -
02100	Excavation / Site Work	\$ -	\$ -
02900	Landscaping	\$ -	\$ -
03000	Concrete	\$ 18,300.00	\$ 16.43
05500	Steel	\$ -	\$ -
05500	Ornamental Metals	\$ -	\$ -
06100	Rough Carpentry	\$ 12,200.00	\$ 10.95
06200	Finish Carpentry	\$ 4,202.00	\$ 3.77
06400	Cabinets & Counters	\$ 23,071.00	\$ 20.71
07200	Insulation and Siding	\$ 14,503.00	\$ 13.02
07500	Roofing	\$ 2,959.00	\$ 2.66
08200	Doors, Frames & Hardware	\$ 4,746.00	\$ 4.26
08800	Windows	\$ 6,498.00	\$ 5.83
09250	Drywall	\$ 7,320.00	\$ 6.57
09300	Tile	\$ 7,010.00	\$ 6.29
09700	Flooring	\$ 6,832.00	\$ 6.13
09900	Painting	\$ 9,760.00	\$ 8.76
10000	Restroom Accessories	\$ 1,312.00	\$ 1.18
11000	Appliances	\$ -	\$ -
15400	Plumbing	\$ 17,416.00	\$ 15.63
15500	HVAC	\$ 843.00	\$ 0.76
16100	Electrical	\$ 17,483.00	\$ 15.69
Total Excluding WSST		\$ 221,547.00	\$ 198.88
WSST @ 10.1		\$ 22,376.25	\$ 20.09
Total Including WSST		\$ 243,923.25	\$ 218.96

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"



5470 SHILSHOLE AVE NW #416, SEATTLE, WA 98107

DADU 5

TBD ADDRESS

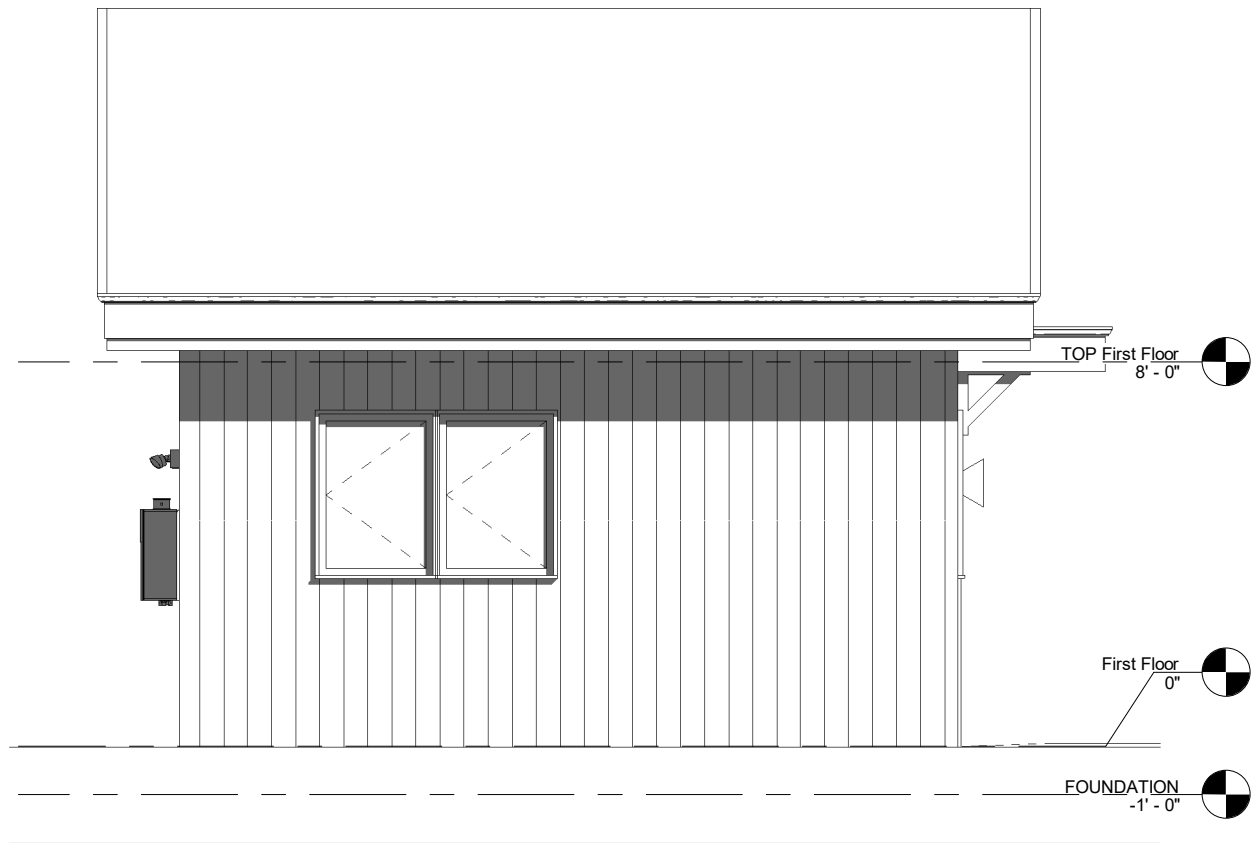
No.	Description	Date

FLOOR PLANS

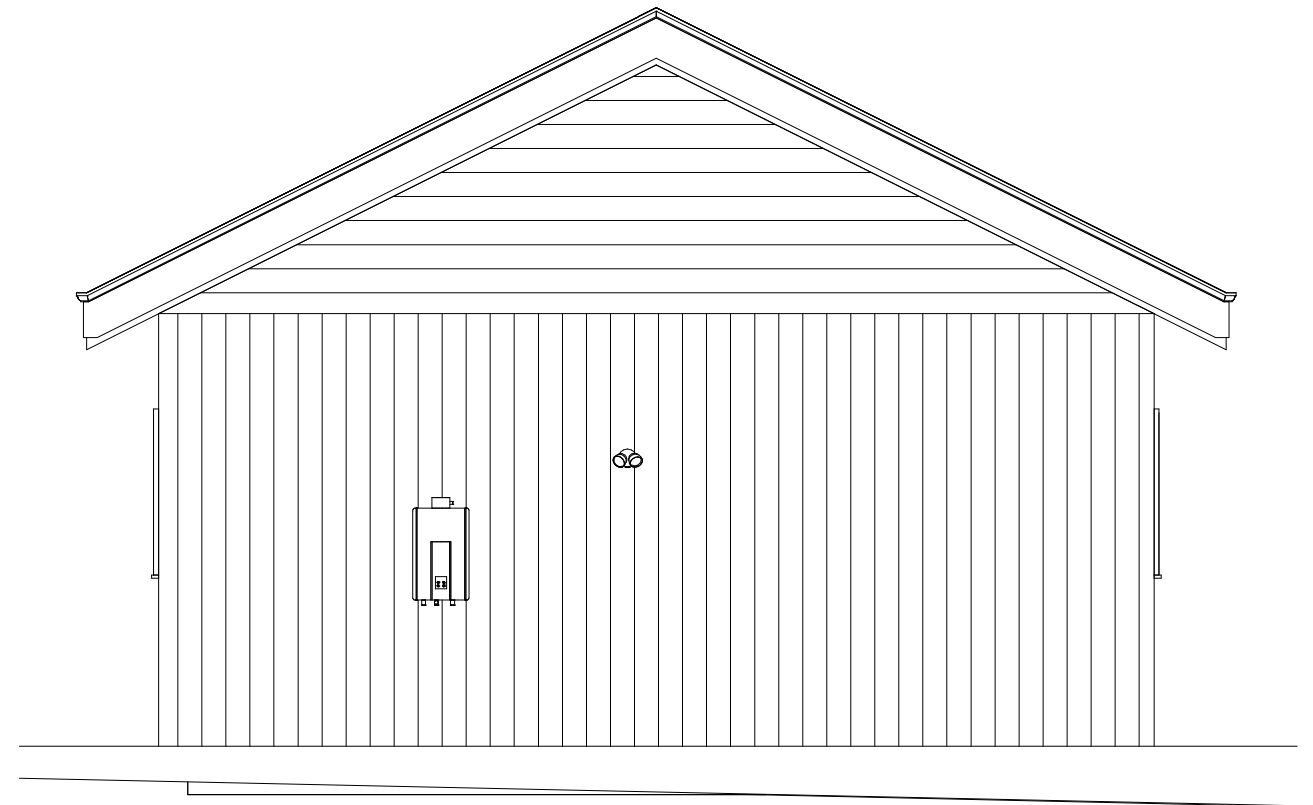
Date	Issue Date
Designer	ALEXI B

A3

Scale 1/4" = 1'-0"



① West
1/4" = 1'-0"



② North
1/4" = 1'-0"



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DADU 5

TBD ADDRESS

No.	Description	Date

EXTERIOR ELEVATIONS

Date	Issue Date
Designer	ALEXI B

A4.1

Scale 1/4" = 1'-0"



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DADU 5

TBD ADDRESS

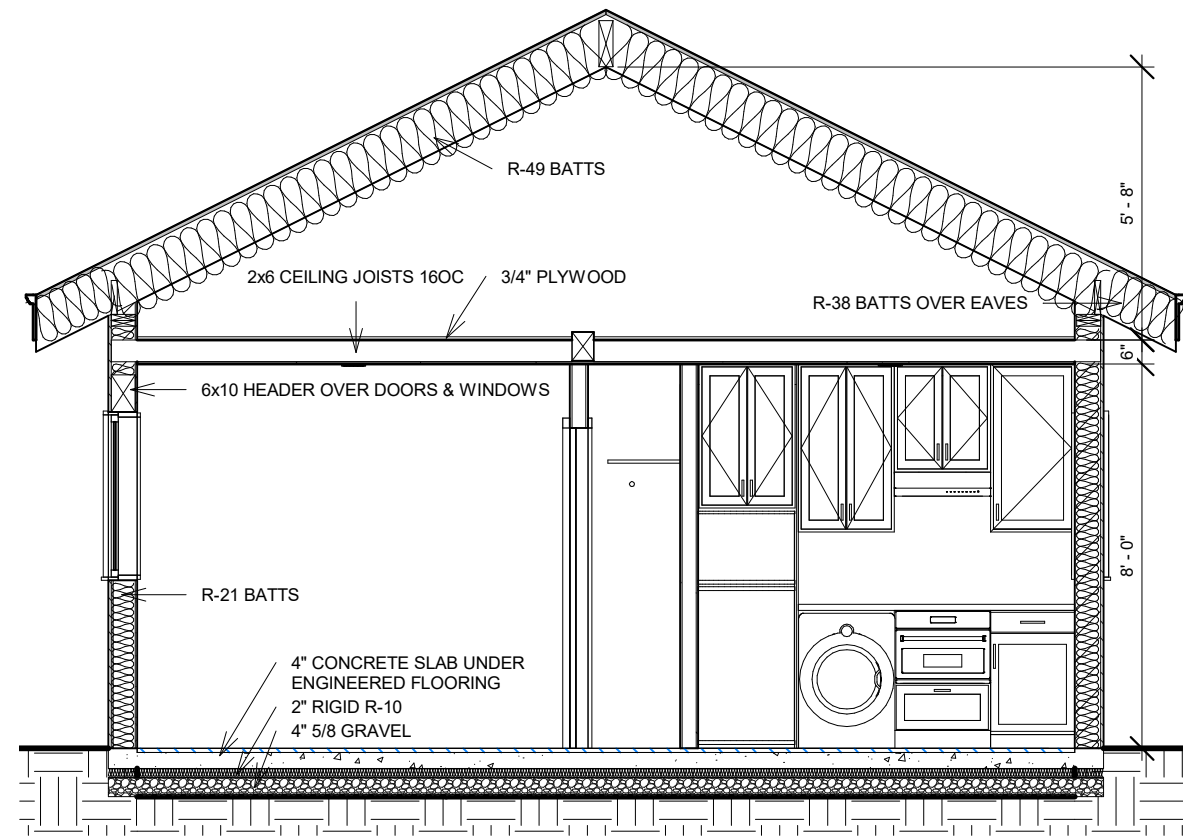
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INTERIOR RENDERINGS

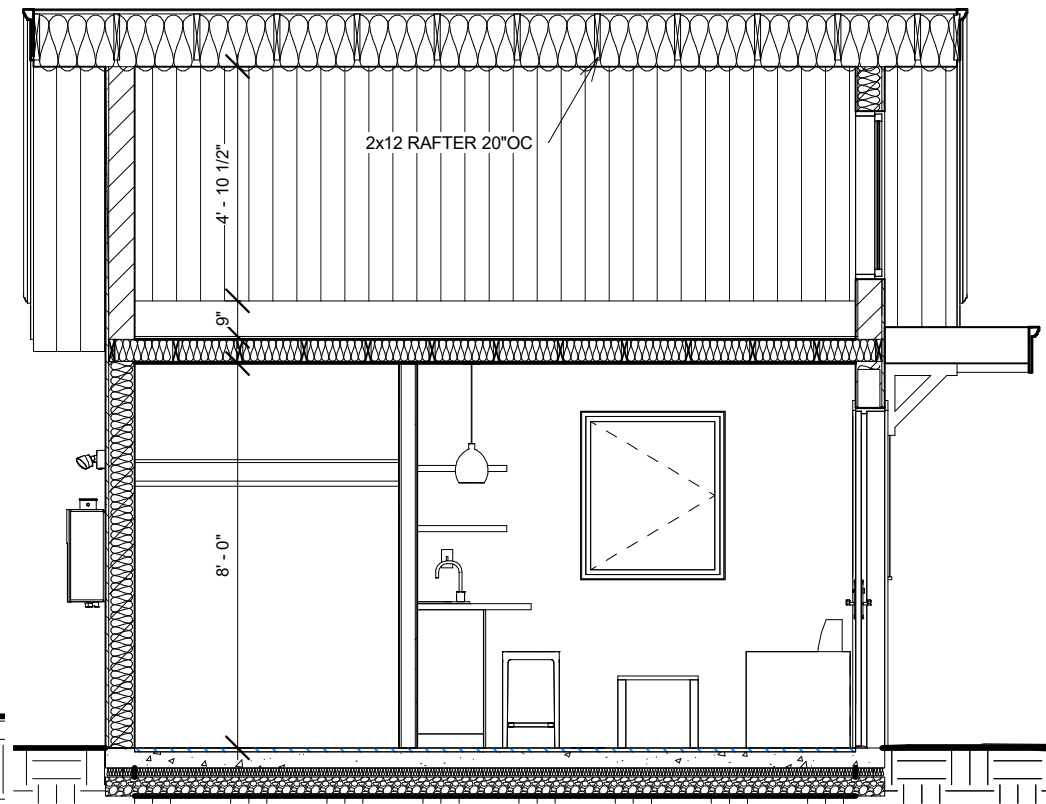
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Designer	MELISSA P

A6

Scale



① NORTH
1/4" = 1'-0"



② EAST
1/4" = 1'-0"



③ BATH SOUTH
1/4" = 1'-0"



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DADU 5

TBD ADDRESS










No.	Description	Date

SECTIONS

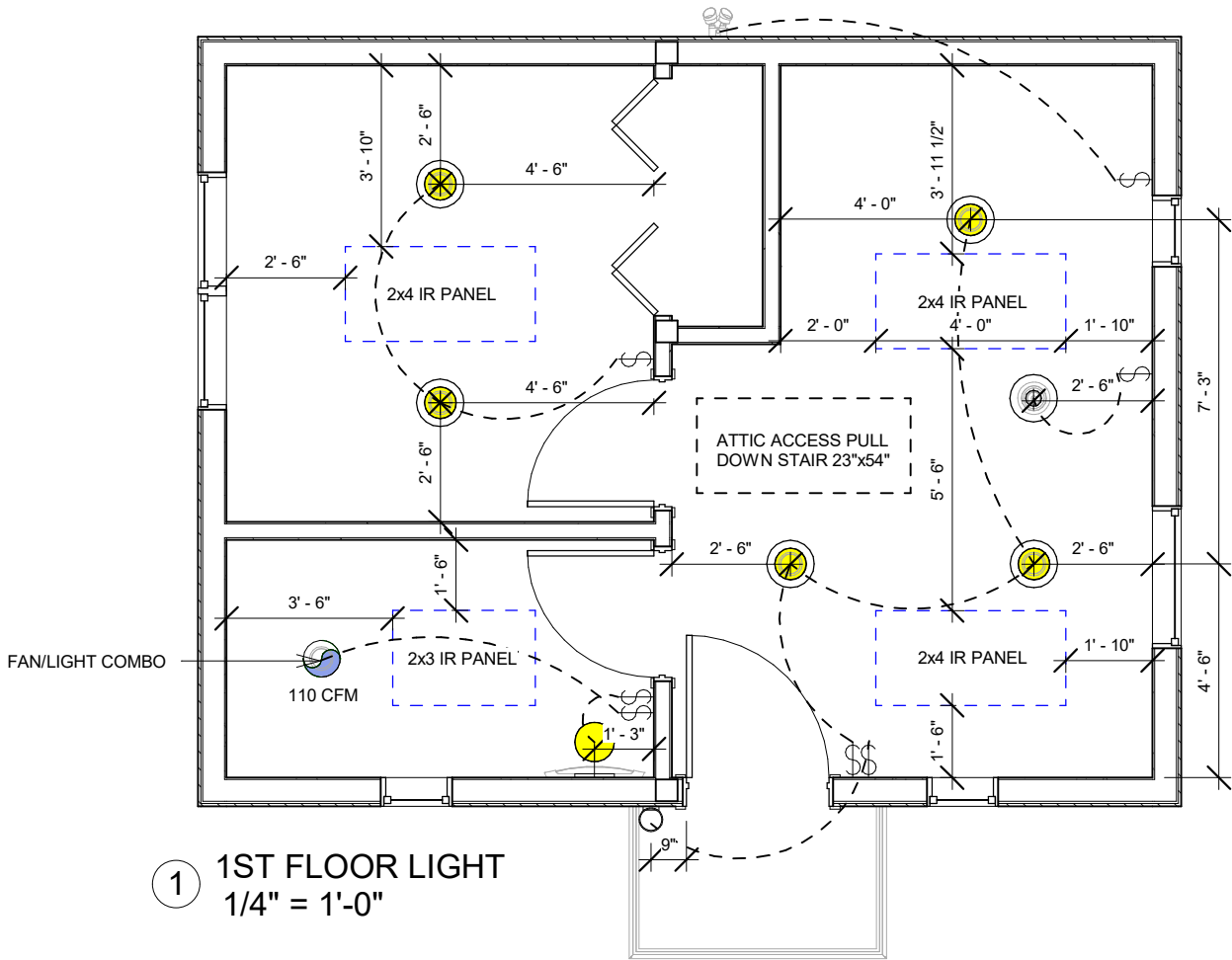
Date Issue Date
Designer Author

A8

Scale 1/4" = 1'-0"

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"



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DADU 5

TBD ADDRESS

No.	Description	Date

REFLECTED CEILING PLAN

Date Issue Date
Designer MELISSA P

E1

Scale 1/4" = 1'-0"