



RICK A. BRUMFIELD*OWNER &DESIGNER
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River Fire Master Plan

The Cannon ADU information:

Design Memo:

The Cannon ADU is a Single level slab on grade Craftsman style construction, 2 bedroom, 2 bath, wrap around covered porch and open floor plan residence which can be modified to the owner's needs both inside as well as outside. The main part of the house has a great open floor plan for the clients entertaining need. This plan has no Garage attached and was designed to have a detached garage. The construction method is quit unique using conc ICF block walls or can be modified to build a standard stud framing method.

Project description;

- Single level craftsman style construction, 2 bedroom, 2 bath 1,197 sf floor area
- 2,055 sf covered wrap around porch

Plan price; \$ \$1200.00 (as-is)

- Extra costs above plan price.....
 - o Site/grading plans
 - o Septic permit
 - o Possible structural engineering modification for snow and/or wind loads
 - o Energy calcs (Title 24)
 - o Additional charges may apply from consultants for re-stamping

Plan Modifications/changes

- \$75/hr any modification or changes (Designer fee)
- Extra charges for consultants (billed separately)
- County plan check fees (billed separately)
- mirrored/flipped plans
- exterior materials

Sincerely,

Perspective Drafting Designs

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