



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

The Havens Granny unit information:

**Design Memo:**

*The Havens granny unit/ADU home is a Single level Mountain Ranch style construction, 2 bedroom, 2 bath, 2 car garage 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 needs, front covered entry porch and a rear covered deck.*

Project description;

- Single level Mountain Ranch style construction, 2 bedroom, 2 bath 1,189 sf floor area
- Attached 480 sf 2 car garage
- 192 sf covered rear deck
- 128 sf covered front porch

Plan price; \$1200.00 (as-is)

- Extra costs above plan price.....
  - Site/grading plans
  - Septic permit
  - Possible structural engineering modification for snow and/or wind loads
  - Energy calcs (Title 24)
  - 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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