

DANNI



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REAL ESTATE

More info:

[DanniPDX.com/ADU](http://DanniPDX.com/ADU)



# Appliances

**Refrigerator:** GE ENERGY STAR 18.6 CuFt Counter-Depth French Door, Slate

**Stove:** 30" GE Slide-in Electric Range, Slate

**Hood:** GE 30" Wall Mounted Pyramid chimney hood, Slate

**Dishwasher:** GE Stainless Steel Interior with hidden controls, Slate

**Total Cost: \$5,742**

**(BASCO Home Appliances in the Pearl)**

[AccessoryDwellings.org](http://AccessoryDwellings.org)

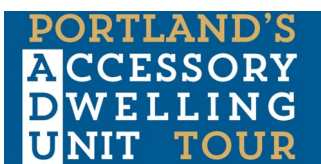
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# Heating System

**ADU:** Dual Head Mini Split System, Braun, One in the living room, one in the bedroom.

**PDU:** Single Head Mini Split System, Braun, in the main open space only.

**Total Cost: \$19,330**

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# Windows/Doors

**Most Windows:** Milgard Tuscan Series V400 Vinyl Double Windows **Est Cost: \$20,117**

**Specialty Windows, Upstairs:** Sierra Pacific Wood Clad Casement Windows, NFRC Product Line: SIE-N-18 **Est Cost: \$13,502**

**Exterior Entry Doors:** Simpson 6961 Four Square II **Est Cost: \$9,000**

**Interior Doors:** Simpson Doors **Est Cost: \$4,000**

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## ADU Kitchen Finishes

**Cabinets:** Dewils Custom Cabinetry, Fenix Nanotech matte (self-healing with heat) in Blue Fes and Grigio Antrim. Cabinetry design and recommendations from Karen Sedwick, Metke Custom Remodeling, Lake Oswego. **Cost: \$10,000**

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**Countertops & Pony Wall Cap:** Pompei quartz slab purchased from Bella Casa (Grand Ave, Portland), contracted for services from Chris Setser, The Surface Store (N Kilpatrick, Portland), and installed by Jordan. **Cost: \$3,500**

**Backsplash Tile:** Jeffrey Court Chapter 7 Cubist Ash Acute Mosaic **Cost: \$2,500.**

**Floating Shelves:** Great find at Woodcrafters! They only carry poplar wood, so we sorted through the green ones, but worth the massive savings over maple/oak/fir. **Cost: \$650**

**Faucet:** Delta Trinsic bar faucet. **Cost: \$363**

**Kitchen Table:** homemade with leftover piece of bamboo countertop and a table base bought from Wayfair.



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## ADU Bathroom Finishes

**Vanity:** Dewils Custom Cabinetry, Pompei quartz countertop, Delta Trinsic faucet. (Cannot parse cost for vanity individually) **Faucet: \$304**

**Toilet:** Toto Aquia IV washlet toilet, "bidet ready" with nearby outlet **\$475**

### ADU Bathroom Tile:

(Contract Furnishings Mart, 915 SE Sandy Blvd)

**Floor:** Emser Barn Meadow 6x35 Porcelain Tile

**Shower Floor/Niche:** Soho Studio Denim 1" Vanilla Circles

**Shower Walls:** Tile Luxe Streamline Dorian Grey 4X16, gloss, and bullnose tiles (accidentally) in matte.

NOTE: ALWAYS check your materials order before you start putting it on the wall, or just roll with your results...**Tile Cost (Approx): \$1025**

### Shower Fixtures, Standard Supply Co, Portland, OR:

Grohe Euphoria System **\$892**

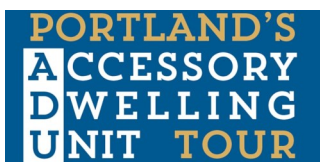
Fold Down Shower Seat **\$350**

Wedi Shower Waterproofing System: **\$1067**

Build.com:

**Mirror:** Gatco Elevate Mirror **\$115**

**Vanity Light:** Miseno Redondo 3 light **\$190**



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## PDU Bathroom Finishes

**Sink:** Magnus Home Products 22" Alexane Sink **\$809**, Kingston Brass Concord Wall Mounted Bridge Faucet **\$359**. Fusion Mineral Paint in Divine Lavender **\$34**

**Mirror:** Build.com/Signature Hardware 21" square Palora steel framed mirror. **\$204**

**Sconces:** Albrook sconces, Rejuvenation **\$650**  
(These are TONS less expensive now on clearance)

**Toilet:** Toto Aquia IV washlet toilet, "bidet ready" with nearby outlet **\$475**

### PDU Bathroom Tile (multiple sources):

**Floor/Shower Floor/Niche:** Hudson lavender penny rounds, Home Depot **\$10.74/Sq Ft**

**Floor/Wall Filler:** Daltile Restore glossy white ceramic penny rounds, Home Depot **\$3.56/Sq Ft**

**Shower Curb:** Koshi dark grey porcelain tile

**Shower Walls:** Tile Luxe Streamline Dorian Grey 4x16, gloss, + bullnose tiles (accidentally) in matte. **Est.**

**Cost: \$1025**

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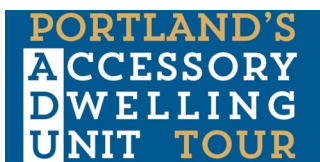
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Fun Tip—you can order some of the more popular paint colors from

[samplize.com](http://samplize.com)

for large peel/stick samples before you commit to a color palette. These were SUPER helpful to us!

## **Benjamin Moore Paint (ADU/PDU)**

**ADU Main Walls:** Grey Owl, 2137-60,  
Regal Select Eggshell

**ADU Bathroom Walls:** Horizon, OC-53,  
Regal Select Pearl

**PDU Main Walls:** Calm, OC-22,  
Regal Select Eggshell

PDU Bathroom Walls, Calm, OC-22,  
Regal Select Pearl

**PDU Peloton Room Walls:** Grappa, 1393,  
Regal Select Eggshell

**ADU & PDU Trim, Doors, and Ceiling:**  
Chantilly Lace, OC-65,  
Coronado W/B Acrylic in Semigloss

**Approx Cost (Interior Only)**

**Paint/Labor/Supplies: \$ 10,000**

*We love our painters!*

*They care about doing the best job. Always.*



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# Wall Assembly

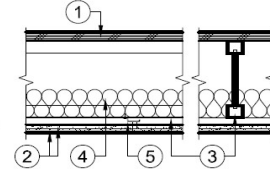
## FIRE RATED FLOOR-CEILING ASSEMBLY

**ICC-ES ESR-1153 Assembly B**

Intertek PFS Sound Testing:  
WNR FCA 60-01 FA-1 TJ-4035  
WNR FCA 60-03

1 HOUR  
FIRE

- Single layer of 48/24 (minimum) tongue-and-groove, span-rated sheathing (Exposure 1), glued with a subfloor adhesive and nailed.
- Two layers  $\frac{5}{8}$ " Type X gypsum board complying with ASTM C1396, or two layers of  $\frac{1}{2}$ " Type C Gypsum Board.  
Install first layer perpendicular to res.channels with 1" type S screws at 12" o.c..  
Install second layer with joints staggered from first layer, using  $1\frac{5}{8}$ " Type S screws, 12" o.c. max in field and 8" o.c. max at butt joints. Type G screws  $1\frac{1}{2}$ " long must be spaced 8" o.c. and 6" from each side of the transverse joints of the second layer.  
Finish the second layer with joint tape & compound.
- TJI Joist, 24" o.c. max.
- $3\frac{1}{2}$ " thick glass fiber insulation (or mineral fiber per ESR-1153 of PFS), place snugly btwn joist bottom flanges.
- Resilient Channels. Fasten perpendicular to TJI joists using 1" long type S screws.



### SOUND RATINGS

50 STC

45 IIC

When combined with specified 'FLR-3' finished floor system.

B

## FIRE RATED WALL ASSEMBLY 1

**GA FILE NO. WP 3243**

GENERIC

1 HOUR  
FIRE

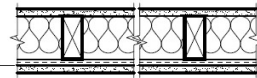
50 TO 54 STC  
SOUND

GYPSUM WALLBOARD, RESILIENT CHANNELS, MINERAL OR GLASS FIBER INSULATION, WOOD STUDS

Resilient channels 24" o.c. attached at right angles to ONE SIDE of 2x4 wood studs 24" o.c. with  $1\frac{1}{4}$ " Type S drywall screws. One Layer  $\frac{5}{8}$ " type X gypsum wallboard applied at right angles to channels with 1" Type S drywall screws 8" o.c. with vertical joints located midway between studs. 3" mineral or glass fiber insulation in stud space.

OPPOSITE SIDE: One layer  $\frac{5}{8}$ " type X gypsum wallboard applied parallel or at right angles to studs with 6d cement coated nails,  $1\frac{1}{8}$ " long, 0.0915" shank,  $1\frac{5}{64}$ " heads, 7" o.c.

Vertical joints staggered 24" on opposite sides (LOAD-BEARING)



Thickness:  $5\frac{3}{8}$ "  
Approx Weight: 7psf  
Fire Test: Based on UL R14196, 05NK05371, 2-15-05, UL Design U309  
Sound Test: NRCC TL-93-103, IRC-IR-761, 3/98

## FIRE RATED WALL ASSEMBLY 2

**AWC assembly WS6-1.6**

GENERIC

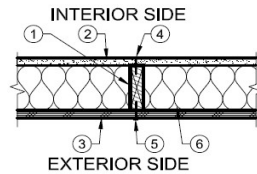
1 HOUR  
FIRE

(from interior)

n/a STC  
SOUND

ONE-HOUR FIRE RESISTANCE-RATED WOOD-FRAME WALL ASSEMBLY (RATED FROM GYPSUM WALLBOARD SIDE)

- Framing - Nominal 2x6 wood studs, spaced 24" o.c., double top plates, single bottom plate.
- Interior Sheathing -  $\frac{5}{8}$ " Type X gypsum wallboard, 4 feet wide, applied vertically. All panel edges backed by framing or blocking.
- Exterior Sheathing - Minimum  $1\frac{1}{32}$  in. wood structural panels, applied vertically, horizontal joints blocked
- Gypsum Fasteners -  $2\frac{1}{4}$ " #6 Type S drywall screws, spaced 7" o.c.
- Panel fasteners - 6d common nails (bright) - 12" o.c. in field; 6" o.c. panel edges
- Insulation - minimum R-19 fiberglass insulation
- Joints and Fastener Heads - Wallboard joints covered with paper tape and joint compound, fastener heads covered with joint compound.



Tests conducted at Western Fire Center  
Test No: WFCI Report #18090rl (Fire Endurance & Hose Stream) February 22, 2019

2x6 Wood Stud Wall - 100% Design Load - ASTM E119 / NFPA 251

B

**PORTLAND'S  
ACCESSORY  
DWELLING  
UNIT TOUR**

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## Siding

**Hardiboard** siding with reveal to match main house.

**Exterior Trim:** Match style of trim of main house.

**Estimated Cost: \$21,635**

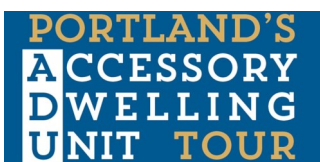
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## Floor Plan Considerations (ADU)

While mom is currently quite mobile, she needed enough room to navigate with a walker or cane, and possibly a wheelchair if needed. We loved the idea of a brightly lit dining nook tucked out of the way. She can also operate the lights directly from her bed, eliminating possible fall hazards in the night. Also, the bathroom is blocked for grab bar installation and a shower seat.

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## Floor Plan Considerations (PDU)

Flexibility was key. The large open space is furnished mostly with furniture on casters for easy reconfiguration. We envisioned entertaining around a large table—meals, wine and whiskey tastings, etc. We also wanted the ability to laptop at individual stations at times.

While the space provides for a “snack station” currently, it may some day be converted to a kitchen. The water main is easily accessible when needed. (Cabinets arrive July 2022).

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## Flooring

ADU and PDU flooring:

Gateway Rigid coreplank 7"x48" Coastal Landscape from CFM. Owner installed. **\$3278** with WAY too much overage purchased.

PDU Landing is LVP selected to match the maple stairs. Cost: **\$75**

Stairs & upper landing are pre-finished maple wood, installed by builder. **Cost: \$3040**

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## Favorite Vendors

**Builder:** Cory Wall, Wall Design Build  
[walldesignbuild.com](http://walldesignbuild.com)

**Architect:** Lyons Hunter Williams  
[lharchitecture.com](http://lharchitecture.com)

**Painters:** Victor or Nexa at NV Construction  
971-713-9364

**Kitchen/Bath Designer:** Karen Sedwick, Metke Remodeling, Lake Oswego, [metkeremodeling.com](http://metkeremodeling.com)

**Countertops:** Chris Setser, General Contractor, The Surface Store, Kenton, Portland, OR  
[thesurfacestore.com](http://thesurfacestore.com)

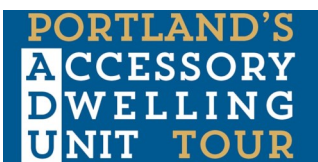
**Estate Planning Attorney:** Melissa Chapman, Farleigh Wada Witt, [mchapman@fwwlaw.com](mailto:mchapman@fwwlaw.com)  
An essential consideration at the beginning of such a big project

**Most tile/flooring:** Contract Furnishings Mart

**Most plumbing fixtures:** Standard Supply Co,

**Other favorite websites:**

[build.com](http://build.com) • [amazon.com](http://amazon.com) • [lampsplus.com](http://lampsplus.com) •  
[rejuvenation.com](http://rejuvenation.com) • [overstock.com](http://overstock.com) • [wayfair.com](http://wayfair.com) •



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