



## New Construction Specifications

ADU/ New Build Home/ Room Addition/ Home Extension



This basic build-out will include rough & finish plumbing, rough & finish electrical, foundation, framing, exterior layers, roof, drywall, windows, doors, bathrooms, bathtubs, kitchen cabinets & sink, garbage disposal, outlets/switches, essential lighting, flooring, interior paint, basic vanity, quartz countertops (can be upgraded additional cost), toilet, smoke detectors, carbon monoxide detectors, HVAC, and a water heater.

New builds start off st \$315 sq ft		Standard	Upgrade	Clients Choice
<b>Sq Footage</b>		NA	NA	
<b>Electrical</b>	Electrical per code			
<b>Plumbing</b>	potential additional costs for main and water connections			
<b>Setbacks</b>	per city code	NA	NA	
<b>Existing Structures</b>	Additional fees if surrounding structures need to be demolished such as garages, sheds, covered patios & concrete.			
<b>Attic Space</b>	Standard			
<b>Bathrooms</b>	Doesn't matter as long as it follows code. Typically include tub/shower combo; walk in showers are additional. <b>Does not include tub/shower glass.</b> Tub surround. <b>Tile Is an upgrade.</b>	Tub/shower Surround or shower surround must be standard size	<b>Tile, standalone tub custom size</b>	
<b>Bedrooms</b>				
<b>Cabinetry</b>	Choice between Pariottwood RTA, & Timeberlake Semi Custom	Pariottwood Rta	Timberlake	
<b>Ceiling Height</b>		8'ft	Vaulted	
<b>Countertop</b>	Quartz, Granite , Marble, Quartzite	Quartz	All Others	
<b>Closet Doors</b>	Basic door styles can be upgraded on type, material and style			
<b>Doors</b>	Basic door styles can be upgraded on type, material and style	6 panel primed composite hollow core	other	
<b>Electric vs Gas</b>		Electric	Gas	
<b>Exterior Doors</b>	Per building code; size and qty depending on layout and sq footage anything outside of buiding code is additional			
<b>Exterior Paint</b>		Trim & Doors on	Exterior Paint	
<b>Fixtures</b>	Fixtures throughout the home could vary in price. If selections exceed the overall materials budget, client will be billed for overages.			
<b>Hvac vs Mini split</b>	Choose between Centralized air and heat or a zoned mini split. Single zone mini split ok as standard	HVAC	Mini Split	
<b>Landing Pads</b>	To Building code			
<b>Lighting</b>	Kitchen recessed lights, bedroom ceiling fan or flush mount, bathroom exhauste fan with light & vanity light; exterior light, other lighting flush mount	Depends	Depends	
<b>Paint</b>	Interior paint only included: Exterior paint additional. Choose stucco coloring for desired look.			
<b>Roof Type</b>	Choose roof types: Dimensional Composite Shingles, clay tile	DCS	Clay Tile	
<b>Stucco or Siding</b>	Choose exterior finish layer	Stucco	Siding	
<b>Stucco Type</b>	choose stucco texture	Sand	Other	
<b>Title 24 Regulations</b>	To code	NA	NA	
<b>Water Heater</b>	Tank vs Tankless	Tank	Tankless	
<b>Wall Texture</b>	Choose wall textures: Smooth, Knock down, Light Orange peel	Orange Peel	Smooth	
<b>Windows</b>	Per building code; size and qty depending on layout and sq footage anything outside of building code is additional			

### Additional Things to Consider

<b>Landscaping</b>	any plants trees that need to be trimmed, planted or any additonal concrete for patios or walkways			
<b>Fencing</b>	wood or vinyl fencing around project			

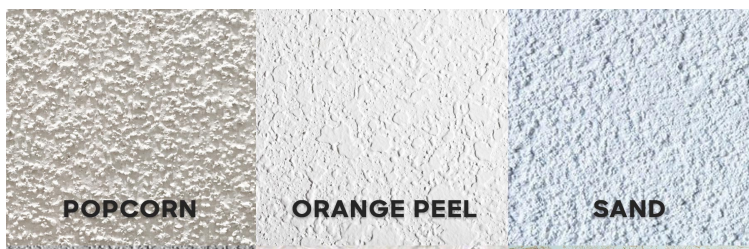
<b>Demolition</b>	Demolishing any concrete slabs, stairs driveways walls roofing is additional to cost.			
<b>Appliances</b>	Not included but can be added on for a seamless experience			
<b>Driveway</b>	add or redo driway			
<b>Solar</b>	not included in estimate or pricing			
<b>Panel upgrades</b>	if main home need to upgrade the main panel to accommodate the sub panel or to provide correct amount of power up additional unit			

### Plans & Permits

<b>Architectural</b>	<p>These plans outline the design and layout of the building, including room dimensions, placement of walls, windows, doors, and other architectural features.</p> <p>They include elevation drawings, floor plans, site plans, and sometimes 3D renderings to help visualize the final structure.</p> <p>Architectural plans ensure compliance with zoning regulations and aesthetics.</p>			
<b>Structural</b>	<p>Structural plans detail the load-bearing components of the building, such as the foundation, columns, beams, and framing.</p> <p>They provide calculations and specifications to ensure the building's stability and safety.</p> <p>Engineers design these plans to meet building code requirements.</p>			
<b>MEP</b>	<p>Mechanical Electrical &amp; Plumbing: Mechanical plans cover heating, ventilation, and air conditioning (HVAC) systems. They specify the placement and sizing of HVAC equipment. Electrical plans detail the placement of electrical outlets, switches, lighting fixtures, and electrical panels.</p> <p>They include circuit diagrams and load calculations to ensure safe and efficient electrical distribution throughout the building.</p> <p>Compliance with electrical codes is a priority.Plumbing plans outline the layout of plumbing fixtures, pipes, drains, and sewage systems.</p> <p>They ensure proper sanitation and water distribution within the building.</p> <p>Compliance with plumbing codes is essential for health and safety.</p> <p>These plans ensure that the building will have adequate climate control and air quality.</p>			
<b>Title 24</b>	<p>Title 24 is a set of building energy efficiency standards and regulations in the state of California, United States. These standards are officially known as the California Building Energy Efficiency Standards and are often simply referred to as Title 24. Title 24 encompasses various aspects of energy use and conservation in buildings, including residential and non-residential structures.</p> <p>Title 24 standards are designed to reduce energy consumption, promote energy-efficient technologies and practices, and reduce greenhouse gas emissions associated with building operations</p>			
<b>Cal Green Building Sheets</b>	<p>CalGreen, short for the California Green Building Standards Code, is a set of regulations and building standards aimed at promoting environmentally sustainable and energy-efficient building practices in the state of California, United States. CalGreen is a part of the California Building Standards Code</p>			

**Please be aware that additional costs may be incurred if the nearest water supply to connect is located within an interior bathroom, or if we need to disrupt finishes like flooring during the process. Landscaping upon completion is not part of the standard process. If we need to connect to exterior water sources, we will need to dig 2-6 feet underground to access the pipes. We will backfill with dirt, but landscaping is not included. However, we can offer landscaping services at an additional cost.**

### Wall Textures





**Stucco**

