

ADU PROPOSAL

Description

Details

Permit

- Construction Permits
- Historic District Application
- Historic District Commission Management

Dumpster

- 30 yard dumpster set on site
- Dumpsters will be swapped as needed

Concrete

- Prep pad for concrete foundation
- Termite spray protection
- Monolithic foundation 3500psi
- Minimum of 18x18 footings (below frostline)
- 2x10 thickened edge
- Poly vapor barrier
- Rebar #5 (4 runs)
- Grid Floor 3/8" rebar at 18OCEW

Framing

- Lumber and materials for 328 sq ft ADU
- Interior framing for bathroom and loft
- Sheathing and housewrap
- Installation labor

Turnkey Roofing

- Install new roof system, architectural shingles to match existing structures

Siding Installation

- Labor and material to install new siding

Electrical

- Upgrade existing home to a 200 amp panel to support the ADU
- Install sub-panel
- Wire electrical per plan
- Plugs/switches will be located and numbered per minimum code compliance
- Supply and install new light fixtures
- Install new smoke/CO2 detectors per code

Insulation

- R-19 Walls
- R-30 Ceiling
- Install vent baffels for airflow and moisture release

Drywall installation

- Install new sheetrock on interior walls
- Moisture resistant Green Board in all wet areas
- Tape/Float/ Hand Texture - Ready for paint

Plumbing

- Connect to existing water and sewer
- Electric tankless water heater
- Supply water to kitchen sink
- Install garbage disposal
- Water supply to bathroom (shower, sink, toilet)
- Install one exterior frost free spigot
- Install one toilet, 2 sinks and sink and shower fixtures

Trim Carpentry

- Purchase and install shop-built kitchen lower cabinets (1-36" sink base and 2-18" drawer base)
- Purchase and install shop-built bathroom vanity
- Install new base and case on interior walls
- Install 1 new primed steel exterior door and 1 new hollow core interior bathroom door

Window

- Single Hung Aluminum-Clad windows
- Windows will meet all safety egress code requirements for an ADU

Countertops

- Install new countertop in kitchen
- Install kitchen sink
- Install drop in 2 burner convection cooktop
- Allowance on countertop materials

Painting

- Paint all walls and ceilings one color
- Paint all trim one color
- Paint exterior siding

Flooring

- Install laminate floors throughout cottage

Tile

- Install Schluter shower system
- Install tile on bathroom floor and shower pan
(Allowance of \$3/sf for tile material)
- Install 4" tile backsplash in kitchen

Final Cleaning

- Final clean of cottage after completion

Landscape

- Connect front door approach with existing patio (flagstone pathway)
- Clean and level dirtwork around ADU

HVAC

- Install 12,000 BTU mini-split system

ScissorTail Warranty

- 1-year warranty on all workmanship

