
Addendum C - Detailed Scope

Brackets [] after task descriptions denote which CSLB subcontractor license the work falls under.

Asterisks * after task descriptions denote tasks which do not require inspection.

Pre-construction and Fees

Overhead

Utility Fees

Permitting

Completing the permit process with the local AHJ, including online or in-person submissions, paperwork, forms etc.[U]*

Engineering/Design/Drafting

CA Energy Code compliance testing for functioning of insulation, HVAC system, etc. as specified on energy report.[U]*

A.I.A certified architectural drafter complete fully detailed plan set of drawings.[U]*

Drafting time to address and correct plan-check comments and customer revisions.[U]*

Complete set of Solar drawings to meet new CA Title24 Energy Code.[U]*

Structural analysis and stamp from certified CA Structural engineer[U]*

CA Energy CODE CF1R form creation and certification by registered energy consultant. This document details all the energy requirements that need to be met for the project.[U]*

Project Management and Admin

Project Manager assigned to the job - coordinating all onsite inspections, scheduling of subcontractors and material deliveries, negotiating with vendors and subcontractors, etc.[U]*

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Excavation

Layout and 811

Foreman to visit site and mark out with white paint location to be excavated, including foundation and expected trenches for utilities. Foreman to call in to 811 for dig ticket.[C12]

Sediment Control

Lay straw and wattle bags around the perimeter of the worksite to stop construction debris and chemicals from entering the storm drains.[C12]

Rough Grade

Grade foundation to level, ready to dig footers and place forms. (560 sqft)[C12]

Soil Delivery and Hauling

Fill sand in utility trenches for settling of pipes, required by code. (560 sqft)[C12]

Remove all soil from site that has been unearthed due to excavation and grading. (560 sqft)[C12]

Septic System

Footers and Trenching

18" Deep trench, standard for all water, electrical, and gas lines (43 lft)[C12]

36" Deep trench, used for sewer lines, includes saw-cutting (85 lft)[C12]

Dig footers as specified on drawings. (560 sqft)[C12]

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Utility Connection

Sewer Utility

Installation of a new clean-out plumbing fixture. (2 count)[C36]
Use plumbing snake to determine depth and location of existing sewer lateral.[C36]
Rough-in toilet flange into concrete form at locations shown on drawings. (1 count)[C36]
Rough-in tub/shower/sink drain at locations shown on drawings. (1 count)[C36]
Run 4" ABS to main lateral (85 lft)[C36]
Connect new sewer line from ADU to existing sewer lateral.[C36]

Water Utility

Install exterior hose bib. (1 count)[C36]
1" PVC cold line from connection at house to ADU site. Will schedule 40 PVC rated for potable water. (85 lft)[C36]
Tie into the existing water line for the primary dwelling. This will utilize the same water meter.[C36]
Stub up 3/4" copper line for entry into ADU. Will include main shutoff valve on riser.[C36]

Gas Utility

Electric Utility

Run 1-1/2" PVC pipe with new #1 wire for 125A panel. (100 lft)[C10]
Run 3/4" PVC pipe with pull-string. (100 lft)[C10]
Installation of new electrical panel, including termination of all breakers and grounding as needed.[C10]
New utility meter installed ahead of ADU electrical panel.[C10]
Install Uefer ground for new electrical panel.[C10]

Drainage

Lay 4" corrugated drain line in 2' deep gravel trench as needed to meet drainage requirements. (85 lft)[U]*
Connect gutter downspouts to underground drainage onsite. (2 count)[U]*

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Rough Foundation

Forms

Create formwork and reinforcement for non-structural concrete. (33 sqft)[C8]

Create formwork and reinforcement for concrete slab foundation. (96 lft)[C8]

Rebar

Install all rebar as required by engineering for concrete foundation. (560 sqft)[C8]

Hardware

Set and install earthquake hold-down hardware as needed by CA code. (96 lft)[C8]

Set and install J-bolt anchors as needed. (96 lft)[C8]

Moisture Barrier

Set down moisture barrier below foundation to prevent moisture penetration. (560 sqft)[C8]

Gravel

Fill concrete forms with gravel as needed by code. (593 sqft)[C8]

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Finish Foundation

Concrete

Pour and finish all porches, landings, etc., as shown on drawings. (33 sqft)[C8]

Pour and finish main structural slab with a semi-smooth finish. (560 sqft)[C8]

Strip Forms

Remove all formwork after concrete has been poured. (96 lft)[C8]

Finish Grading

Final grading needed after foundation is done to match existing grade. (384 sqft)[C12]

Backfill and Compaction

Backfill all utility trenches with sand or fill as specified by code. (298 lft)[C12]

Compact utility trenches after filling with sand/fill. (298 lft)[C12]

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Rough Shell

Subfloor

Walls

Frame all interior walls with 2x4 studs, pressure treated sill plate. (49 lft)[C5]

Frame all exterior walls with 2x6, including 1/2" OSB shear panels. (96 lft)[C5]

Rafters and Trusses

Frame ceiling with ceiling joists of size and spacing specified on drawings. Required when using a rafter type roof. (560 sqft)[C5]

Framed overhang with pressure treated Yellow Pine T&G roof, supported by 5x5posts. Stain color customer's choice. (0 sqft)[C5]

Framing for a 10/12 roof pitch.[C5]

Frame roof using individual rafter and rafter ties. (782 sqft)[C5]

Sheath all roof surfaces with 1/2" OSB or Smart-tech siding if specified. (782 sqft)[C5]

Dormers

Stairs

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MEP & Openings

Electrical Rough-in

20/15A 120V Branch Circuit (11 count)[C10]

20A 240V (12/3 Romex) HVAC Circuit (1 count)[C10]

30A 240V (10/3 Romex) Circuit (2 count)[C10]

30A Plug (2 count)[C10]

40A 240V (8/3 Romex) Range Circuit (1 count)[C10]

40A Plug (1 count)[C10]

50A 240V (6/3 Romex) Range Circuit (1 count)[C10]

50A Plug for Range (1 count)[C10]

Rough-in for a 4-6" can light. LED style puck. (16 count)[C10]

Disconnect electrical box used so that equipment technicians can safely turn off power to equipment before working on it. (2 count)[C10]

Exterior mounted duplex GFCI receptacle with in-use cover. (4 count)[C10]

Duplex receptacle rated for use near water. Used in bathrooms, kitchens, and other wet locations. (10 count)[C10]

Standard duplex receptacle, tamper proof per code. (15 count)[C10]

Electrical box ready to mount a light or ceiling fan to. (4 count)[C10]

Exterior mounted electrical box ready to mount an exterior light to. (1 count)[C10]

Solar

Standard Solar system type. Extra energy generated is back fed into the grid for credits. (1.75 kW)[C46]

Plumbing Rough-in

Plumbing rough-in for cold line to a toilet with PEX-A piping. (1 count)[C36]

Plumbing rough-in for cold line to a refrigerator with outlet box, PEX-A piping.[C36]

Plumbing rough-in for hot and cold lines to a sink with PEX-A piping. (2 count)[C36]

Plumbing rough-in for cold line to a dishwasher with outlet box, PEX-A piping.[C36]

Plumbing rough-in for a tub/shower drain using ABS 1.5" pipe. P-trap included in slab/crawlspace. (1 count)[C36]

Plumbing rough-in for a sink drain using ABS 1.5" pipe. (2 count)[C36]

Plumbing rough-in for vent with ABS as needed by plumbing fixture. (1 count)[C36]

Plumbing rough-in for a washer/dryer box. Includes recessed wall box, hot and cold water connection, and drain. (1 count)[C36]

Plumbing rough-in for a water register for fridge/dishwasher etc. Includes recessed wall box, water connection. (2 count)[C36]

Mechanical Rough-in

Ducting required for bathroom vent - to serve as Indoor Air Quality fan. (1 count)[C20]

Laundry vent for dryer. (1 count)[C20]

Condensate, electrical and refrigerant lines for each indoor split unit. (1 count)[C20]

Ducting required for kitchen range hood.[C20]

Openings

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Bi-fold shutter type closet door. (2 count)[C5]
Exterior 36" fiberglass entry door with glass included. (1 count)[C5]
Interior door w/ frame (3 count)[C5]
Dual pane vinyl window w/ screen. (5 count)[C5]
Exterior Window Trim in matching material. (5 Count)[C6]
Skylight per specs. (2 count)[C5]

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Exterior Finish

Roofing

#30 Felt Paper Roofing Underlayment (782 sqft)[C39]
Smart-tech style 1x_ fascia board around the exterior of the roof. (96 lft)[C39]
Timberline GAF brand 30-year architectural asphalt shingles. (782 sqft)[C39]
Install downspout tube from gutter to drainage below. (2 count)[C39]
Install metal gutters eve side of the roof. To be painted white. (56 lft)[C39]
2" Metal drip edge around exterior of roof. (96 lft)[C39]
Vent pipe flashing on all penetrations in the roof. (2 count)[C39]

Siding

1x4 Corner trim in matching material (4 count)[C5]
Enclosed soffit smart-tech material, vented to code. (96 lft)[C5]
Vapor Barrier (Tyvek or similar). Moisture barrier helps stop moisture intrusion into the house. (960 sqft)[C5]
Smart tech wood panel siding, pre-primed. Vertical grooves. Acts as shear wall. (960 sqft)[C5]

Exterior Paint

Body paint on all siding - Acrylic Latex exterior paint. (960 sqft)[C33]*
Trim paint on all fascia and trim boards - Acrylic Latex exterior paint. (96 lft)[C33]*

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Interior Finish

Insulation

Attic Insulation (R-38 Fiberglass) (560 sqft)[C2]

Exterior Wall Insulation (R-19 Fiberglass) (960 sqft)[C2]

Drywall

Sheetrock Hanging. (1648 sqft)[C9]

Sheetrock Taping. Square corner trim and 4-side drywall return on all windows. (1648 sqft)[C9]*

Sheetrock Texture Finish. Orange Peel style. (1648 sqft)[C9]*

Interior Paint

Caulking of all window and door trim using Acrylic Latex Caulk. (11 count)[C33]*

Ceiling Paint (Interior) (560 sqft)[C33]*

Paint all interior doors and outside of exterior door(s). Paint to match trim paint. (6 count)[C33]*

Trim/Molding Paint (Interior) (206 lft)[C33]*

Wall Paint (Interior) (1648 sqft)[C33]*

Flooring

Vinyl Plank Flooring (560 sqft)[C15]*

Finish Carpentry

Baseboard Trim throughout interior. (206 lft)[C6]*

Interior Door Casing on all interior doors. (6 count)[C6]*

Interior Window Trim. Includes pine Apron and Stool trim. No casing or wood jambs included. (5 count)[C6]*

Cabinets and Countertops

Bathroom vanity with built in counter and sink, size as indicated on plans. (1 count)[C6]*

American Woodmark Kitchen Lower Cabinets (10 lft)[C6]*

American Woodmark Kitchen Upper Cabinets (10 lft)[C6]*

Quartz countertops, installed professionally. (20 sqft)[C6]*

Tile and Bath Surrounds

30"x60" Bathtub and fiberglass surround. (1 count)[C36]

Plumbing Fixtures

Furnish and install bathroom sink faucet(s). (1 count)[C36]

Install a bathroom sink to connect to water and drain lines. Install drain with plumbers' putty if required.

Includes necessary p-traps and accessories as needed. (1 count)[C36]

Furnish and install kitchen sink faucet(s).[C36]

Install a kitchen sink to connect to water and drain lines. Install drain using plumbers' putty if needed. Includes necessary p-traps and accessories as needed.[C36]

Installation of bath or shower valve including temperature regulator, faucets, and drains. (1 count)[C36]

Installation of standard toilet with wax ring and all the necessary accessories needed to make usable. (1 count)[C36]

Trim out water register (2 count)[C36]

Electric Fixtures

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Bath Vent fan with rated CFM for indoor air quality as required by code. (1 count)[C10]

Install LED trim for can light fixture. Includes purchase of light. (16 count)[C10]

CO Alarm (Wired) (1 count)[C10]

Install sconce, ceiling fan, or other surface mount type light. Includes light materials. (5 count)[C10]

Wired Smoke Detector, installed in each bedroom and hallway, and all other locations as required by code. (2 count)[C10]

Trim Plates (Standard) (32 count)[C10]*

Finish Hardware

Install doorknobs and door stops. (6 count)[C6]*

Install toilet paper holder in bathroom. (1 count)[C6]*

Install towel bar in bathroom. (1 count)[C6]*

Appliances

Fujitsu Halycon 12k BTU multi-zone exterior heat exchanger. (1 count)[C20]

Fujitsu Halycon 12k BTU wall mount mini-split. (1 count)[C20]

Furnish and install code compliant microwave/range vent combo unit.[C20]

Furnish and install a tank type water heater and connect to existing hot and cold water rough-in. Includes strapping needed by code.[C36]

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Miscellaneous

Design/engineering credit

Misc. Item 2

Misc. Item 3

Misc. Item 4

Misc. Item 5

Misc. Item 6

Misc. Item 7

Permit Fees