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## Addendum C - Detailed Scope

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### **Pre-construction and Fees**

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#### **Overhead**

#### **Utility Fees**

#### **Permitting**

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

#### **Engineering/Design/Drafting**

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

A.I.A certified architectural drafter complete fully detailed plan set of drawings.

Structural analysis and stamp from certified CA Structural engineer

Complete set of Solar drawings to meet new CA Title24 Energy Code.

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.

#### **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.

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## Addendum C - Detailed Scope

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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.

#### **Sediment Control**

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

#### **Rough Grade**

Grade foundation to level, ready to dig footers and place forms. (510 sqft)

#### **Soil Delivery and Hauling**

Fill sand in utility trenches for settling of pipes, required by code. (510 sqft)

Remove all soil from site that has been unearthed due to excavation and grading. (510 sqft)

#### **Septic System**

#### **Footers and Trenching**

36" Deep trench, used for sewer lines (90 lft)

18" Deep trench, standard for all water electrical, and gas lines (40 lft)

Dig footers as specified on drawings. (510 sqft)

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## Addendum C - Detailed Scope

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### **Utility Connection**

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#### **Sewer Utility**

Run 3" ABS to main lateral (90 lft)

Installation of a new clean-out plumbing fixture. (2 count)

Rough-in tub/shower/sink drain at locations shown on drawings. (1 count)

Rough-in toilet flange into concrete form at locations shown on drawings. (1 count)

Connect new sewer line from ADU to existing sewer lateral.

Use plumbing snake to determine depth and location of existing sewer lateral.

#### **Water Utility**

Tie into the existing water line for the primary dwelling. This will utilize the same water meter.

Install exterior hose bib. (1 count)

1" PVC cold line from connection at house to ADU site. Will schedule 40 PVC rated for potable water. (10 lft)

Stub up 3/4" copper line for entry into ADU. Will include main shutoff valve on riser.

#### **Gas Utility**

#### **Electric Utility**

Run 1-1/2" PVC pipe with new #1 wire for 125A panel. (60 lft)

Installation of new electrical panel, including termination of all breakers and grounding as needed.

New utility meter installed ahead of ADU electrical panel.

Run 3/4" PVC pipe with pull-string. (60 lft)

Install Uefer ground for new electrical panel.

#### **Drainage**

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## Addendum C - Detailed Scope

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### **Rough Foundation**

#### **Forms**

Create formwork and reinforcement for concrete slab foundation. (98 lft)

Create formwork and reinforcement for non-structural concrete. (15 sqft)

#### **Rebar**

Install all rebar as required by engineering for concrete slab foundation. (510 sqft)

#### **Hardware**

Set and install J-bolt anchors as needed. (98 lft)

Set and install earthquake hold-down hardware as needed by CA code. (98 lft)

#### **Moisture Barrier**

Set down moisture barrier below concrete slab foundation to prevent moisture penetration. (510 sqft)

#### **Gravel**

Fill concrete forms with gravel as needed by code. (510 sqft)

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## **Addendum C - Detailed Scope**

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### **Finish Foundation**

#### **Concrete**

Pour and finish main structural slab with a semi-smooth finish. (510 sqft)

Pour and finish porches, landings, etc., as shown on drawings. (15 sqft)

#### **Strip Forms**

Remove all formwork after concrete has been poured. (98 lft)

#### **Finish Grading**

Final grading needed after foundation is done to match existing grade. (392 sqft)

#### **Backfill and Compaction**

Backfill all utility trenches with sand or fill as specified by code. (140 lft)

Compact utility trenches after filling with sand/fill. (140 lft)

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## Addendum C - Detailed Scope

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### Rough Shell

#### Subfloor

#### Walls

Frame all exterior walls with 2x6, 8' height, including 1/2" OSB shear panels. (98 lft)

Frame all interior walls with 2x4, 8' height. (150 lft)

#### Rafters and Trusses

Frame roof using individual rafter and rafter ties. (585 sqft)

Sheath all roof surfaces with 1/2" OSB. (585 sqft)

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

#### Dormers

#### Stairs

## Addendum C - Detailed Scope

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### MEP & Openings

#### Electrical Rough-in

- 20A 120V (12/2 romex) Branch Circuit (11 count)
- Rough-in for a 3-6" can light. Can be traditional or LED style. (6 count)
- Standard duplex receptacle, tamper proof per code. (11 count)
- 30A 240V (10/3 romex) Dryer Circuit (1 count)
- Disconnect electrical box used so that equipment technicians can safely turn off power to equipment before working on it. (2 count)
- 40A 240V (8/3 romex) Range Circuit (1 count)
- 20A 240V (12/3 romex) HVAC Circuit (1 count)
- Duplex receptacle rated for use near water. Used in bathrooms, kitchens, and other wet locations. (5 count)
- Electrical box ready to mount a light or ceiling fan to. (2 count)
- Exterior mounted electrical box ready to mount an exterior light to. (1 count)
- 30A Plug for Dryer (1 count)
- 40A Plug (1 count)
- Exterior mounted duplex GFCI receptacle with in-use cover. (1 count)

#### Solar

#### Plumbing Rough-in

- Plumbing rough-in for hot and cold lines to a sink with PEX-A piping. (2 count)
- Plumbing rough-in for vent with ABS as needed by plumbing fixture. (1 count)
- Plumbing rough-in for a washer/dryer box. Includes recessed wall box, hot and cold water connection, and drain. (1 count)
- Plumbing rough-in for a sink drain using ABS 1.5" pipe. (2 count)
- Plumbing rough-in for a tub/shower drain using ABS 1.5" pipe. P-trap included in slab/crawlspace. (1 count)
- Plumbing rough-in for cold line to a toilet with PEX-A piping. (1 count)

#### Mechanical Rough-in

- Mitsubishi SEZ-KD09NA4 model horizontally ducted ceiling mount mini-split cassette. (2 count)
- Mitsubishi exterior heat exchanger sized for system size.
- Ducting required for bathroom vent - to serve as Indoor Air Quality fan. (1 count)
- Ducting required for kitchen range hood.
- Laundry vent for dryer. (1 count)

#### Openings

- Pella Encompass line, dual pane vinyl window w/ screen. Size/type indicate don plans. (5 count)
- Exterior 36" entry door with glass included. (1 count)
- Hollow-core interior door w/ frame (2 count)
- Two piece sliding closet door with hollow core panels. (1 count)

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## Addendum C - Detailed Scope

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### **Exterior Finish**

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#### **Roofing**

Timberline GAF brand 30-year architectural asphalt shingles. (585 sqft)  
Install metal gutters eve side of the roof. To be painted same color as house. (98 lft)  
Smart-tech style 1x6 fascia board around the exterior of the roof. (98 lft)  
Vent pipe flashing on all penetrations in the roof. (3 count)  
2" Metal drip edge around exterior of roof. To be painted same color as house. (98 lft)  
Install downspout tube from gutter to drainage below. (2 count)  
#30 Felt Paper Roofing Underlayment (510 sqft)

#### **Siding**

1/2" 1-coat stucco siding with R-5 foam insulation, acrylic finish with color included. (784 sqft)  
Vapor Barrier (Tyvek or similar). Moisture barrier helps stop moisture intrusion into the house. (784 sqft)

#### **Exterior Paint**

Acrylic Latex exterior paint. (784 sqft)



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## Addendum C - Detailed Scope

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### **Interior Finish**

#### **Insulation**

Exterior Wall Insulation (R-19 Fiberglass) (784 sqft)

Attic Insulation (R-38 Fiberglass) (510 sqft)

#### **Drywall**

Sheetrock Hanging (1200 sqft)

Sheetrock Texture Finish (1200 sqft)

Sheetrock Taping (1200 sqft)

#### **Interior Paint**

Wall Paint (Interior) (1200 sqft)

Ceiling Paint (Interior) (510 sqft)

Caulking of all window and door trim using Acrylic Latex Caulk. (9 count)

Trim/Moulding Paint (Interior) (150 lft)

#### **Flooring**

Vinyl Plank Flooring (510 sqft)

#### **Finish Carpentry**

Interior Door Trim (Standard) (2 count)

#### **Cabinets and Countertops**

American Woodmark Kitchen Lower Cabinets (9 lft)

Quartz countertops, installed professionally. (18 sqft)

American Woodmark Kitchen Upper Cabinets (9 lft)

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

#### **Tile and Bath Surrounds**

32"x60" Showerpan and fiberglass surround. (1 count)

60"W Sliding glass shower/tub entry door. (1 count)

#### **Plumbing Fixtures**

Install a tank type water heater and connect to existin hot and cold water rough-in. Includes insulation blanket and strapping needed by code.

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

Installation of bath or shower valve including temperature regualtor, faucets, and drains. (1 count)

Installation of standard toilet with wax ring and all ther nesecary accessories needed to make usable. (1 count)

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

Includes nesecary p-traps and accessories as needed. (1 count)

#### **Electric Fixtures**

Install sconce, ceiling fan, or other surface mount type light (3 count)

Install LED trim for can light fixture. (6 count)

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

CO Alarm (Battery) (1 count)

Trim Plates (Standard) (22 count)

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## **Addendum C - Detailed Scope**

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### **Finish Hardware**

Install doorknobs and door stops. (4 count)

Install toilet paper holder in bathroom. (1 count)

Install towel bar in bathroom. (1 count)

### **Appliances**

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**Addendum C - Detailed Scope**

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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**