



## Accessory Dwelling Unit Specifications

### APPLICABLE CURRENT BUILDING CODES

2019	California Residential Code California Mechanical Code CalGreen
	California Plumbing Code California Energy Code – Title-24

Item	Description
<b><u>Exterior:</u></b>	
Siding	Option 1: LP Smartside Vertical 8" Groove Panel Siding Installed in Factory (as much as possible and practical)  Option 2: Fiber Cement, Horizontal Lap, Cedar-grain with 7-8" Reveal Shipped Loose for Install On-Site by Others
Siding Underlayment	Tyvek Residential HomeWrap
Paint	Exterior Paint to be Provided and Applied On-Site by Others
Trim	3.5"
Fascia	5.5"
Soffit	LP Smartside 8" Groove Panel
Windows	Horizontal Sliding Vinyl, Low-E, Dual-Glazed, w/ Argon gas
Window Upgrades	Plygem Transom or Clerestory windows ( <b>Upgrade</b> )
Window Grids	No grids (standard); grids available ( <b>Upgrade</b> )
Roofing	GAF Timberline HD Class-A Composition Shingles (Limited Lifetime Transferable Warranty, standard)  Cool Roof Shingles ( <b>Upgrade</b> )
Roofing Underlayment	30-LB Felt or 15-LB felt two layers

<b>WUI High Fire Specs</b>	<b>Wildland Urban Interface High-Fire Hazard Zone specifications, as required by CalFire or if requested by any Client. (Upgrade)</b>
<b>Front Door</b>	<b>36" x 80" Fiberglass entry door</b>
<b>Front Door Hardware</b>	<b>Satin nickel exterior hardware with Thumb-open and Deadbolt</b>
<b>Rear Door (if applicable)</b>	<b>32" x 80" 3-Panel Flat Craftsman Fiberglass painted exterior door</b>
<b>Rear Door Hardware</b>	<b>Satin nickel, lever handle with Deadbolt</b>
<b>Exterior Door Upgrades</b>	<b>Wood-style Grain Fiberglass entry door or Half / Full Lite On-Site by others, if desired</b>
<b>Crawl Space Access</b>	<b>By Site Contractor, in Exterior of Foundation Wall</b>
	<b>Interior Access in floor of home, if specified in PLANS (Upgrade)</b>

### **Interior:**

<b>Drywall Finish</b>	<b>Drywall hung, seams fire-taped behind cabinets and any covered areas. Texture, Finish and all Interior Paint by Site Contractor (including taping seams &amp; mudding)</b>
<b>Drywall Corners</b>	<b>Rounded Throughout</b>
<b>Paint</b>	<b>Interior Paint to be Provided and Applied On-Site by Others</b>
<b>Interior Doors</b>	<b>White Raised 6-Panel, Hollow-Core (standard); Solid-Core (Upgrade)</b>
<b>Interior Door Hardware</b>	<b>Lever Knobs - Brushed Nickel</b>
<b>Door / Window Trim</b>	<b>Craftsman Package - 2.75" sides with 3.5" header piece</b>
<b>Baseboards</b>	<b>5.5" square</b>
<b>Closet Shelving</b>	<b>11.25" with Hanger Rod below</b>
<b>Window Sills</b>	<b>Craftsman Sill with trim and apron</b>
<b>Cabinets</b>	<b>European-style raised-panel or recessed-panel cabinetry with concealed hinges and hardware, 2" Crown Moulding on top</b>
	<b>5 Styles and Colors to Choose from</b>
	<b>All Hardwood Face Frames and Doors with Solid Plywood Boxes</b>
<b>Cabinet Height</b>	<b>42" hanging wall cabinets; Add Soffit (Upgrade)</b>
<b>Doors &amp; Drawers</b>	<b>Hardwood with Soft Close</b>
<b>Drawer Guides</b>	<b>Full Extension with Soft Close</b>
<b>Hardware</b>	<b>Knobs and Handles - Brushed Nickel</b>

#### **DEFINITIONS**

<b>Factory =</b>	<b>Your home is precision-built, indoors in a dry, controlled-environment.</b>
<b>Site Contractor =</b>	<b>A Licensed California Contractor who will provide labor and some materials to complete the required work at the construction site (in direct contract with you).</b>
<b>PLAN (OR) PLANS =</b>	<b>The complete set of Factory Built Housing (commonly called "Modular") plans approved by a State of California 3rd Party Design Approval Agency as complete and ready to construct in the Factory.</b>
<b>Standard =</b>	<b>Included in the base price for the Modular home</b>
<b>Upgrade =</b>	<b>Available for an Additional expense</b>

<b>Additional Cabinet Upgrades</b>	Built-in Oven, Wine Storage, Wall China, Base Bookshelf, Lazy Susan, Pots/Pans Drawer, Built-in Trash Can, etc. (Upgrades) Custom Cabinet Design with 3D renderings (Upgrade)
<b>Laundry Room Upgrades</b>	Cabinet over washer/dryer, Linen cabinet, Laundry sink with Base-cabinet and granite countertops (Upgrades)
<b>Countertops</b>	Granite in kitchen and all bathrooms Islands, bars, or special areas (Upgrades)
<b>Countertop Upgrades</b>	Custom Quartz, specialty granite, wood or others (Upgrades)
<b>Backsplashes</b>	4" Granite
<b>Backsplash Upgrades</b>	7" Granite or full backsplash (Upgrades)
<b>Attic Access</b>	Per PLAN

### **Appliances**

<b>Range</b>	Prepped for Electric Range (Range Not Included) (Upgrade)
<b>Range Ventilation</b>	Electric Hood
<b>Dishwasher</b>	Cut-out for dishwasher provided, if Requested (D/W Not Included) (Upgrade)
<b>Refrigerator Prep</b>	Plumbed for ice-maker; Refrigerator By Client or Site Contractor
<b>Microwave</b>	Over Range Microwave substituted for Hood (Upgrade)
<b>Washer and Dryer</b>	None (standard)

### **Master Bath:**

<b>Shower</b>	Composite Shower Pan with Concrete Backer Board Prep for Tile (Tile by others)
<b>Shower Upgrade</b>	Substitute Composite Wall Panels for Concrete Backer board (Upgrade)
<b>Tub</b>	Alcove Tub with Composite Panel Walls
<b>Drop-in Tub (per PLAN)</b>	Oval Leisure Tub with granite tub deck/front, deck mounted faucet and 4" Granite backsplash (Upgrade)
<b>Drop-in Tub Upgrades</b>	Add electrical for Tub-jets or heater (Upgrade)
<b>Water Saving Fixtures</b>	All Fixtures are EPA "WaterSense" and CalGreen Certified
<b>Tub/Shower Faucets</b>	Single Lever Diverter - Brushed Nickel
<b>Tub Faucets</b>	Dual-Handle - Brushed Nickel

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Shower Head Height	7', or height as requested
Lavy	Single China Sink with Overflow
Lavy Faucet	Single Handle Lavy Faucet, Brushed Nickel
Water Closet	Elongated, Dual-flush
Mirror	Beveled Edge, Above Sink
Medicine Cabinet	Recessed
Hardware	24" Towel Bar, Tissue Holder & Towel Ring in Brushed Nickel
Cabinets	European-style raised-panel or recessed-panel cabinetry with concealed hinges and hardware
Ventilation	Panasonic® Whisper Green Auto-on Humidistat Ventilation Fans

### **Electrical:**

Main Panel	100-125 AMP Unmetered Electrical Panel
EV Car Prep	Breaker for Electric Car (Upgrade)
Meter Panel option	Meter Base Panel on exterior wall (Upgrade)
Switches	Leviton Decora switches and outlets
Light Bulbs	LED integrated bulbs in all lighting fixtures
Exterior Entry Lights	(1) LED Wall Light per exterior door
Kitchen Area Lights	LED Recessed Lights (4)
Dining Room	Junction box for a Chandelier with blocking; Chandelier by Site Contractor
USB Receptacle	(1) in Kitchen Area to charge electronic devices
Island or Bar Lighting	Canned LED Lights/Pendants (Upgrade)
Bathroom Vanity Light	2 or 3-Light, Brushed Nickel based on Vanity size, on Occupancy Sensor
Bedrooms Light	Ceiling Mounted Flush Light with Brushed Nickel Trim
Add Lighting option	Additional Recessed lights, Under/Over Cabinet Lighting (Upgrade)
Fans	Prep for fan (Upgrade), Fans by Site Contractor
Data Closet Prep	(1) Faceplate with Conduit Stubbed to the bottom of floor joists, no wire
Dryer Hookup	Recessed Box with dedicated vent to outside in floor system rim
Exterior Outlets	(1) GFCI with All-weather Covers
Safety	ARC Fault Breakers throughout home
Detectors	Hard-wired Smoke & Carbon Monoxide Detectors per CODE

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## **Plumbing:**

Shut Off Valves	Angle-stops at all vanities and toilets; Whole-house shutoff at main inlet
Water Heater	40 Gallon Gas with Earthquake Bracing
-Tankless Gas option	Rinnai® (Upgrade)
-Tank Electric option	Rheem® Prestige 50 Gallon Electric EcoNet Enabled Hybrid (Upgrade)
-Exterior Access	Exterior door to be painted same color as siding On-Site by Others (Upgrade)
Water Supply Plumbing	PEX piping - Strong, flexible, quiet, and corrosion-resistant
Waste Plumbing	ABS piping
Gas Lines	Gas Piping from fixture stubbed to bottom edge of floor structure
Utility Plumbing	Plumbing for Washer with shut-off valves and plumbing Gas Dryer
Gas Dryer Plumbing	If requested by Client in order, stubbed to bottom edge of floor structure
Hose Bibs	(1) included on exterior

## **Mechanical:**

Air Handler	Fan Coil Unit for Heat Pump (Electric)
Duct System	Insulated per Title 24 and Mechanical plans
Ventilation Whole House	Energy Recovery Ventilator (ERV) Fresh-air System
Ventilation Baths/Utility	Panasonic® Whisper Green Auto-on Humidistat Ventilation Fans
Air Return	Ducted Air Returns
Exterior Unit	Condensing Unit for Heat Pump on pad outside of home by Site Contractor / <u>Not</u> provided with Cutting Edge package
Mini-Split Heat Pump	Engineered item per PLANS, ducted or ductless (Upgrade)

## **Flooring:**

Flooring Wet Areas	None (standard)
Flooring Dry Areas	None (standard)
All Flooring	Supplied and Installed by Site Contractor
Tile Prep	Backer-board Prep for Tile Floors (Upgrade)

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### Décor:

Window Coverings	None
Blinds	None

### Structural:

Floor Joist	2X10 Double Rims with 2X10 Floor Joists
Floor Decking	23/32 Tongue & Groove OSB
Exterior Walls	2X6 - 16" On Center
Wall Height	8' standard; 9' (Upgrade)
Interior Walls	2X4 (minimum)
Roof Pitch & Load	3/12 Roof Pitch with 30 lb roof load, or per PLANS Steeper Roof Pitch or High Snow Load roofs (Upgrades)
Roof Trusses	24" On Center with 7/16" OSB roof sheathing
Eaves & Overhangs	12" Per Plan Longer eaves or ship loose kit per PLANS (Upgrade)
Ceiling	Flat throughout Cove/Trey or Vaulted per PLANS (Upgrade)

### Fire Sprinklers:

Project & PLAN Specific Engineered Design (Upgrade)

### Energy Efficiency:

Insulation	EcoBatt® formaldehyde-free insulation from Knauf
- Floor	R-30
- Walls	R-19
- Ceiling/Roof	R-38
Radiant Barrier Roof	If required by Energy Calculations or requested (Upgrade)
Air & Vapor Barrier	Sill Seal with Vapor Barrier

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## **Covered Porch**

Per PLAN if built in Factory (**Upgrade**)  
Deck Framing - Pressure Treated 2x  
Decking - Composite  
Square Baluster - Composite  
Porch Columns - Craftsman style  
Fiber Cement ceiling with 2 recessed LED Lights

## **Other Options:**

### **From Your Imagination**

**Please Just Ask! The core mission of Cutting Edge Homes is to build a home that you will simply love. We want to provide options so that you are happy with your home after you move in, turning your imagination into a beautiful home for your family. If there is something that you absolutely must have in your home please ask and we will do everything that we can to accommodate you. There are limitations to what we can provide in the Factory, but we can modify the specifications so that anything we cannot install in the Factory can be done by the Site Contractor.**

Cutting Edge Homes

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