

# ADU over Garage – California Bungalow

800 SF | 2 Bedrooms | 1 Bath | 2 Car Garage

This 800 SF upper ADU maximizes property use while maintaining architectural continuity with your main house. Built above a two-car garage, the elevated design provides privacy and independence while the open floor plan and efficiency demonstrate thoughtful space planning.

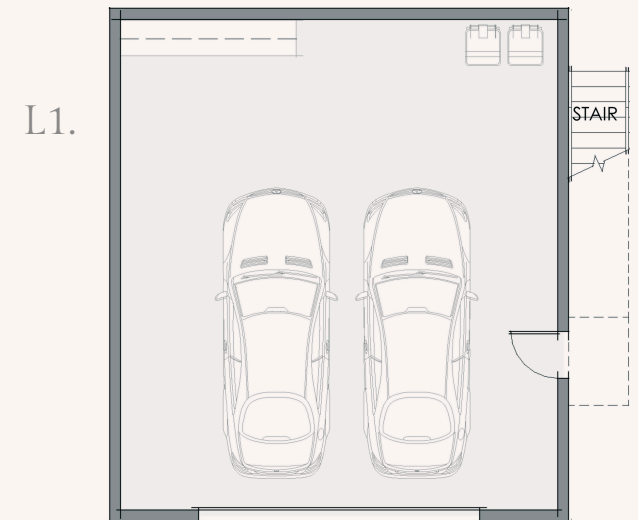
## Our Turnkey Solution:

- LA County pre-approved designs
- Fixed pricing & 12 month build schedule
- Full-service construction management
- Fire-resistant home features
- Designer appointed interior finishes
- 2-10 year warranty for long-term protection



## PLAN FEATURES:

- Open floor plan ADU, above a two car garage
- Full galley kitchen
- In-unit washer/ dryer



Room size, walls, windows, doors, porches, decks, ceiling height vary per home location and elevation. Plans subject to change without notice. Genesis Builders homes meet the Los Angeles County Residential Design Standards (RDS) Ordinance and satisfy The Altadena Community Standards District requirements.

CSLB #738938.

# Home Features

*All included in our Fixed Price!*

## GENERAL

### CODE-COMPLIANT CONSTRUCTION

Built to 2022 (2025) safety and building codes.

### MEET ENERGY STANDARDS

Exceeds 2022 CA energy standards for lower bills and higher comfort.

### 3KW SOLAR PANELS

Rooftop all black Tier 1 Monocrystalline Solar Modules and inverter producing 3.12 kW.

## INTERIORS

### ENERGY STAR APPLIANCES

Includes range, under cabinet hood, built-in microwave, dishwasher, fridge, washer and dryer.

### HEAT PUMP WATER HEATER

Efficient, long-lasting, all-electric water heating.

### PLUMBING SYSTEM

PEX piping throughout.

### INSULATION STANDARDS

R-21 Batt wall insulation and R-38 attic insulation for better energy performance.

### ALL ELECTRIC HOME\*

200 amp panel with subpanels for future upgrades.

\*Gas appliances option available

### INTERIOR FIRE SPRINKLER

NFPA-13D concealed sprinklers throughout.

### HEAT PUMP HVAC SYSTEM

3–4 Ton electric system heats and cools efficiently.

### LED LIGHTING

All-LED recessed lighting with smart controls.

### HEALTHIER INDOOR ENVIRONMENT

Low-VOC materials, advanced filtration, and ventilation.

## EXTERIORS

### CONCRETE PATIOS & PORCHES

Fire-resistant and protects against ember ignition.

### PERIMETER FENCING

6 ft vinyl fencing per lot layout. Typical 6 ft perimeter fencing around side and yards.

### DUAL PANE WINDOW AND SLIDERS

Milgard Style Line V250 Series Vinyl windows and sliders in colors per plan style.

### STUCCO SIDING\*

Non-combustible and fire-resistant.

\*Only for Mediterranean Revival and Social Traditional Architectural Style.

### FIBER CEMENT SIDING

James Hardie fire-resistant & non-combustible exterior cladding in multiple styles and colors per plan.

### HARDSCAPE/ LANDSCAPE

Basic frontyard landscaping and driveway hardscaping.

### SLAB-ON-GRADE OR RAISED FOUNDATION

Slab is ideal for flat, stable lots. Raised suits sloped terrain and allows easier utility access. \*Based on lot conditions.

### ROOF TYPE (SHINGLES)\*

Class-A fire-rated, durable, and energy efficient.

GAF Timberline HDZ composition roof shingles with O'hagin roof vents.

### ROOF TYPE (CONCRETE)\*

Class-A fire-rated, durable, and energy efficient.

S-shape clay colored, concrete roof tiles with O'hagin roof vents.

\*Mediterranean Revival style only

