

One-bedroom ADU - Foothill Craftsman

500 SF | 1 Bedrooms | 1 Bath

This 500 SF single-bedroom ADU captures the charm and efficient design of your chosen architectural style on a compact scale. The open floor plan maximizes space and natural light, while the galley kitchen and in-unit laundry provide complete independence.

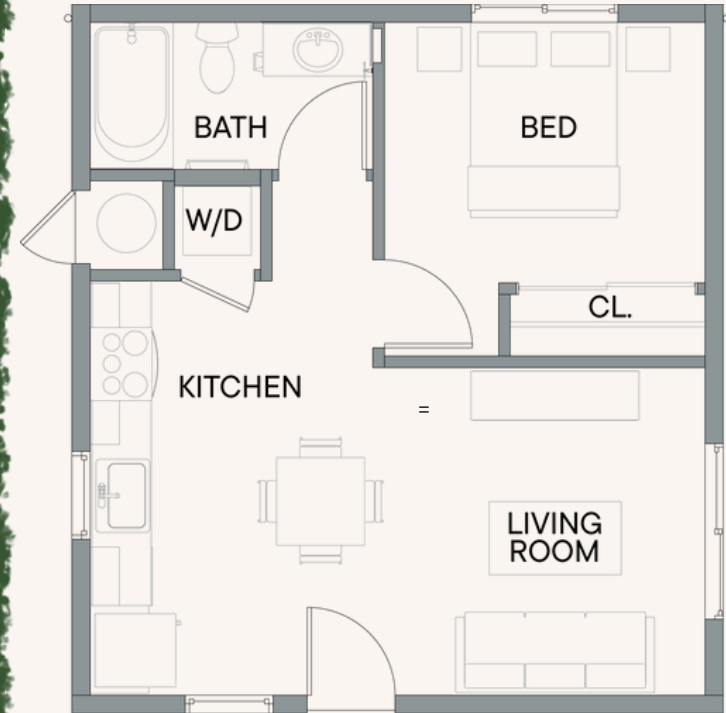
Our Turnkey Solution:

- 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:

- Single-story open floor plan
- Layout maximizes the space and natural light
- 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 current 2022 California building, residential, and fire codes.

MEET ENERGY STANDARDS

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

3KW SOLAR PANELS

Rooftop, all black Tier-1 monocrystalline modules with inverter; system size producing 3.12 kW.

INTERIORS

ENERGY STAR® APPLIANCES

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

HEAT PUMP WATER HEATER

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

PLUMBING SYSTEM

PEX piping throughout.

INSULATION STANDARDS

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

ALL ELECTRIC HOME*

200 amp main 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 high-efficiency electric system for heating and cooling.

LED LIGHTING

All-LED recessed lighting with smart controls.

HEALTHIER INDOOR ENVIRONMENT

Low-VOC materials, advanced filtration, and balanced ventilation.

EXTERIORS

CONCRETE PATIOS & PORCHES

Fire-resistant and protects against ember ignition.

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 front yard 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**

PERIMETER FENCING

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



www.GenesisBuildersLA.com

