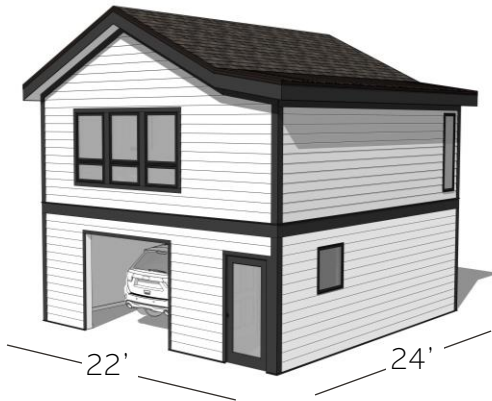


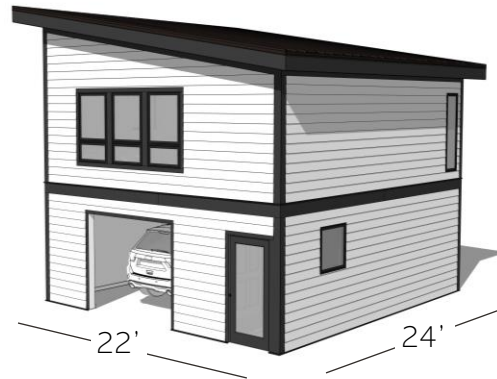
# CARRIAGE HOUSE – Overview

ADU Over Garage | (2) Door options | (4) Roof Style Options  
24'x22' | 528 SF Footprint | 374 SF Garage | 498 SF Living Area



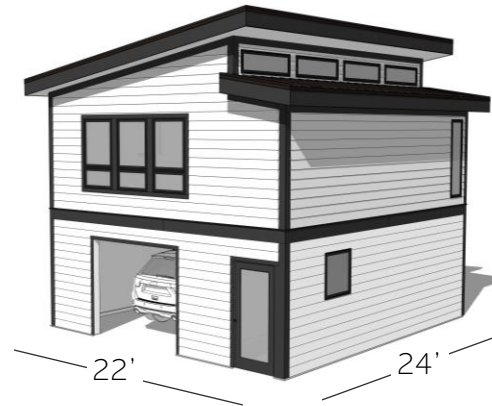
## 1 – Gable Roof

Product Starting at:  
\$ 179,950



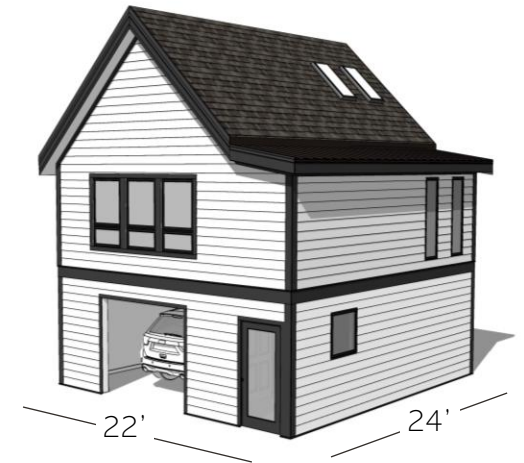
## 2 – Shed Roof

Product Starting at:  
\$ 189,950



## 3 – Lean-to Roof

Product Starting at:  
\$ 194,950

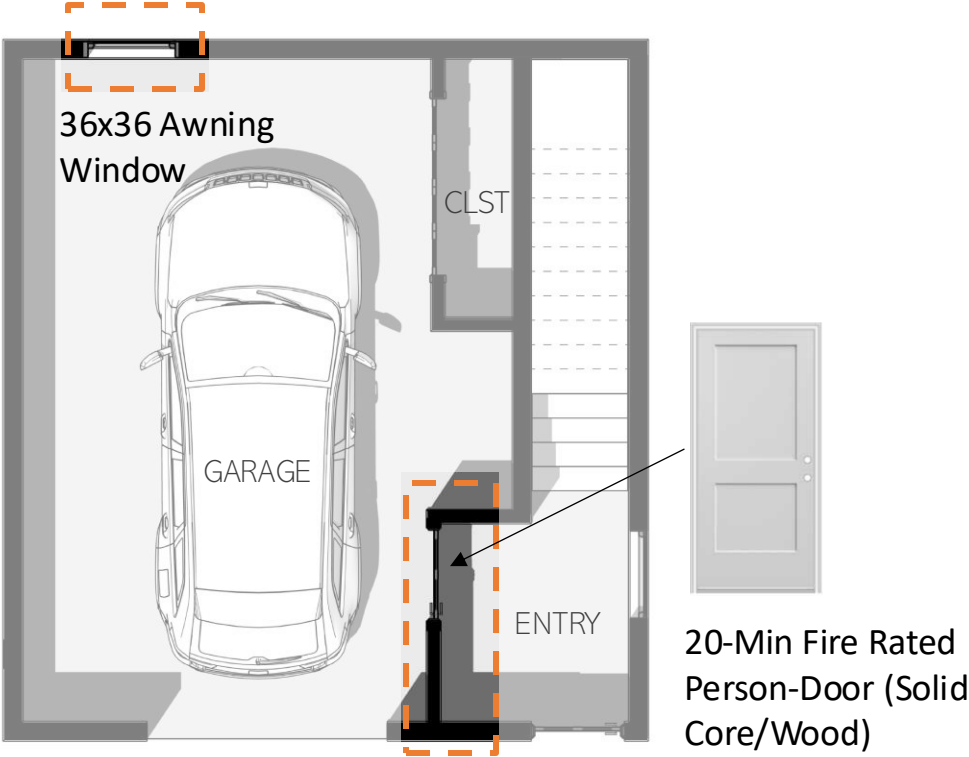


## 4 – Loft Roof\*

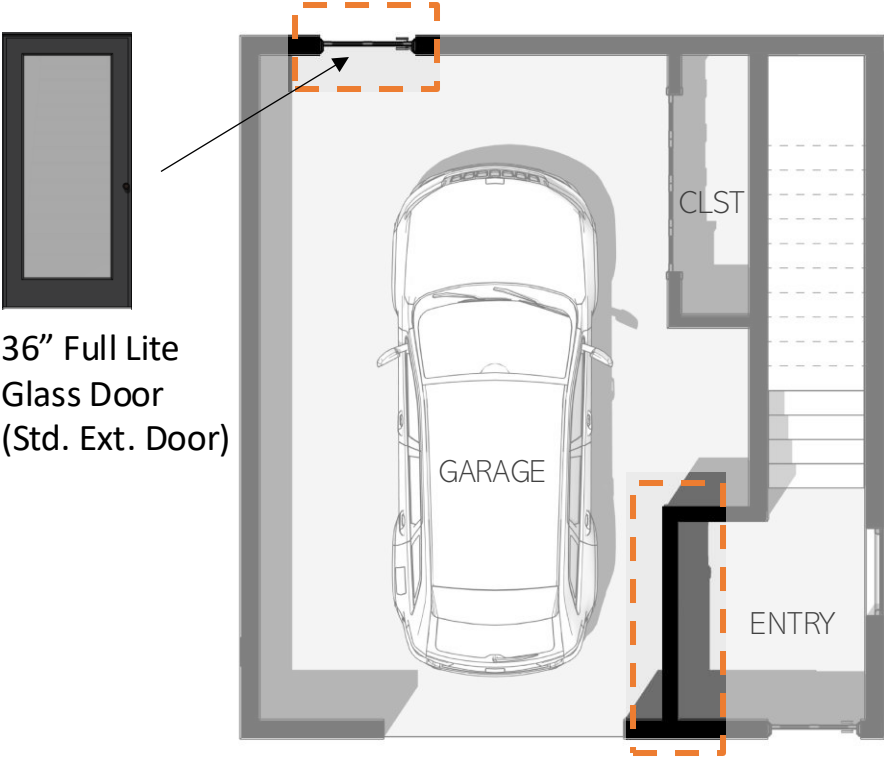
Product Starting at:  
\$ 199,950

# GARAGE LEVEL – Overview

Garage | Entryway | Storage | (2) Door Options  
24' x 22' - 528 SF Footprint



1a – Side Garage Man-Door



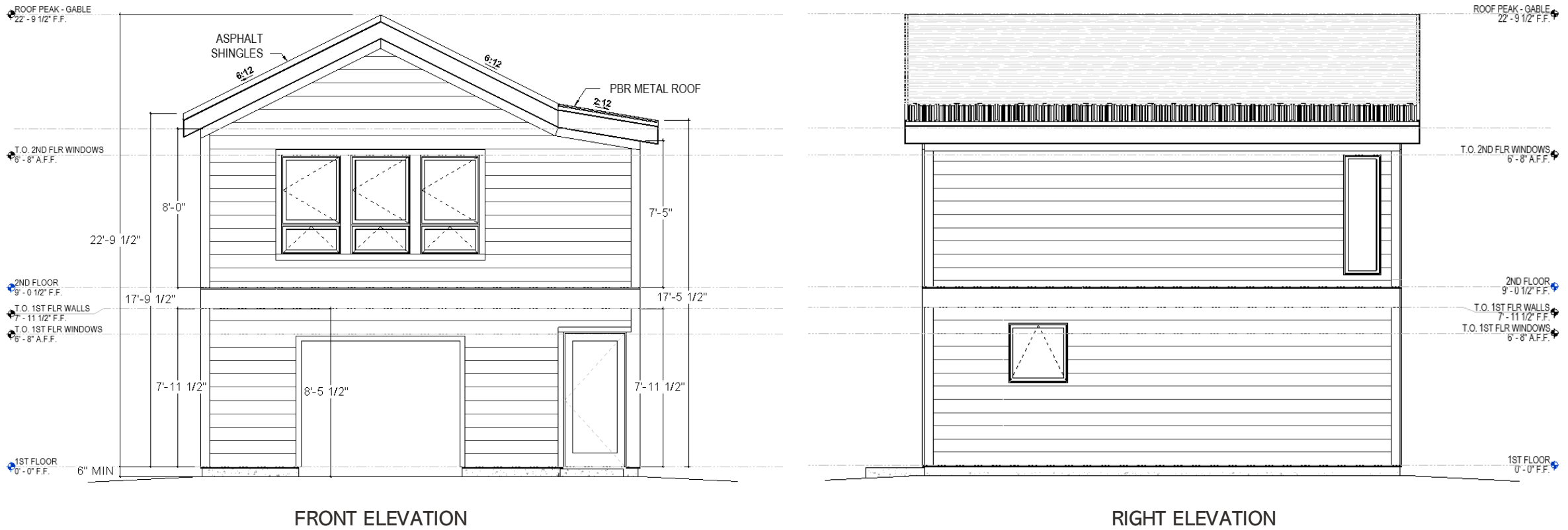
1b – Back Garage Man-Door



# Gable – Overview

Starting at: \$179,950

Studio ADU | 1 Bath | 24'x22' Exterior  
 528 SF Footprint | 374 SF Garage | 498 SF Living Area



\*Dimensions rounded by 1/2"



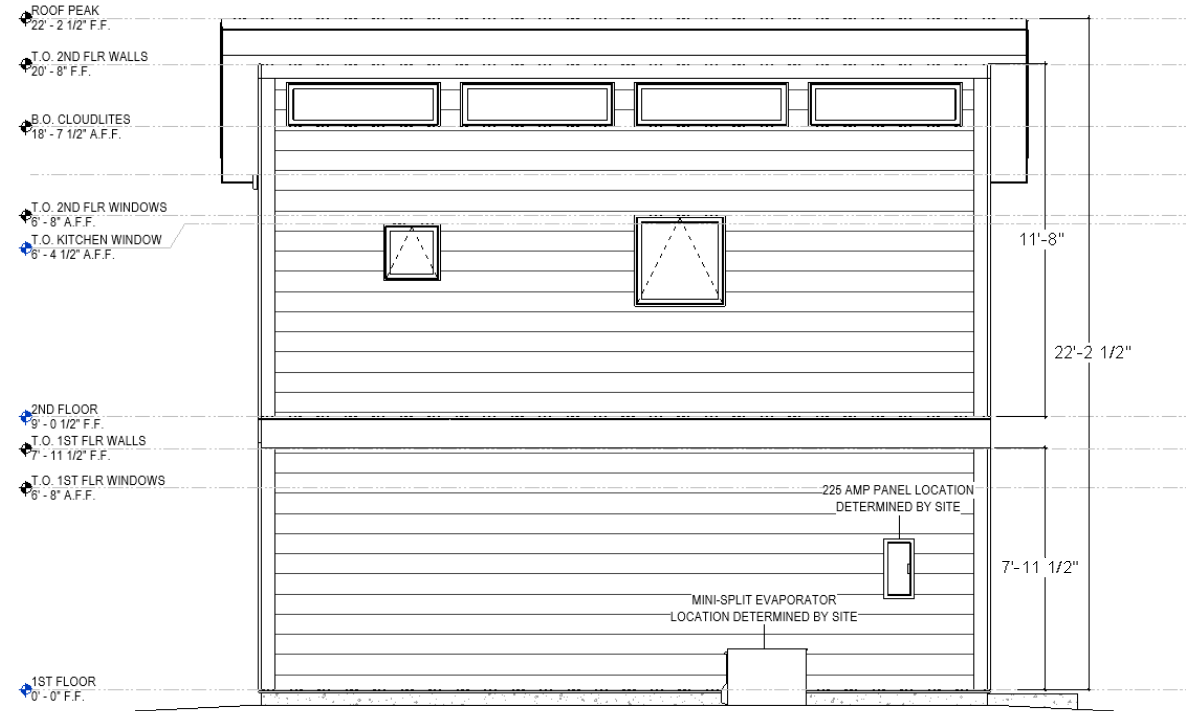
# Shed – Overview

Starting at: \$189,950

Studio ADU | 1 Bath | 24'x22' Exterior  
 528 SF Footprint | 374 SF Garage | 498 SF Living Area



FRONT ELEVATION



LEFT ELEVATION

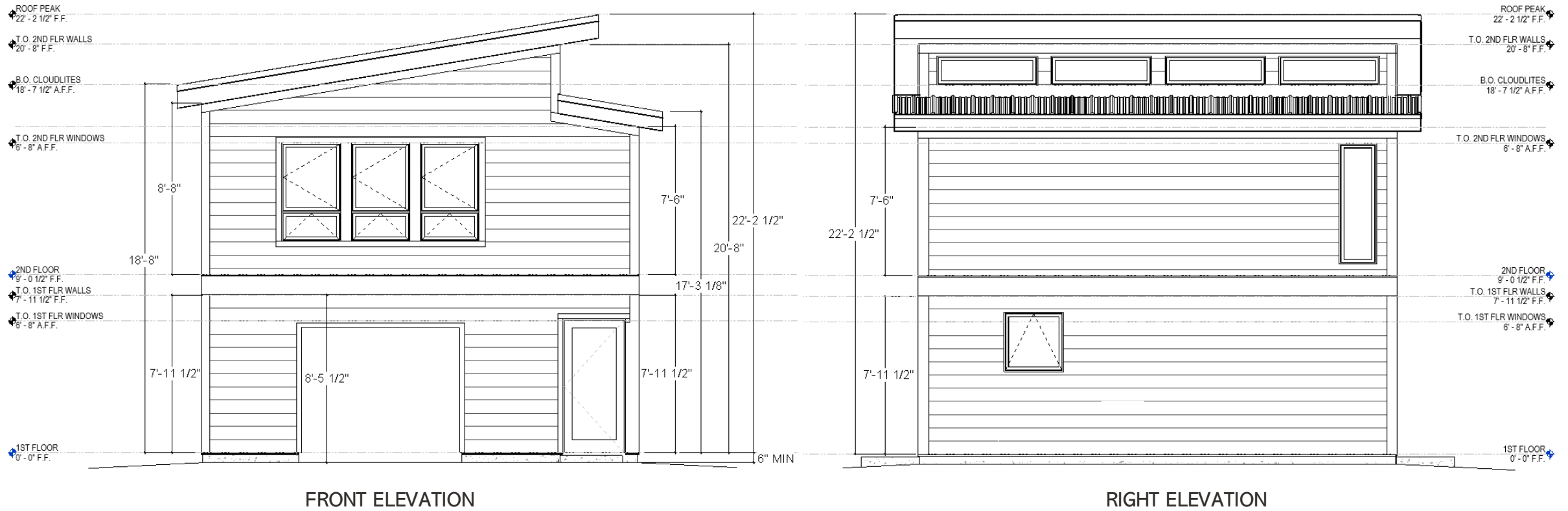
*\*Dimensions rounded by 1/2"*



# Lean-to – Overview

Starting at: \$194,950

Studio ADU | 1 Bath | 24'x22' Exterior  
 528 SF Footprint | 374 SF Garage | 498 SF Living Area



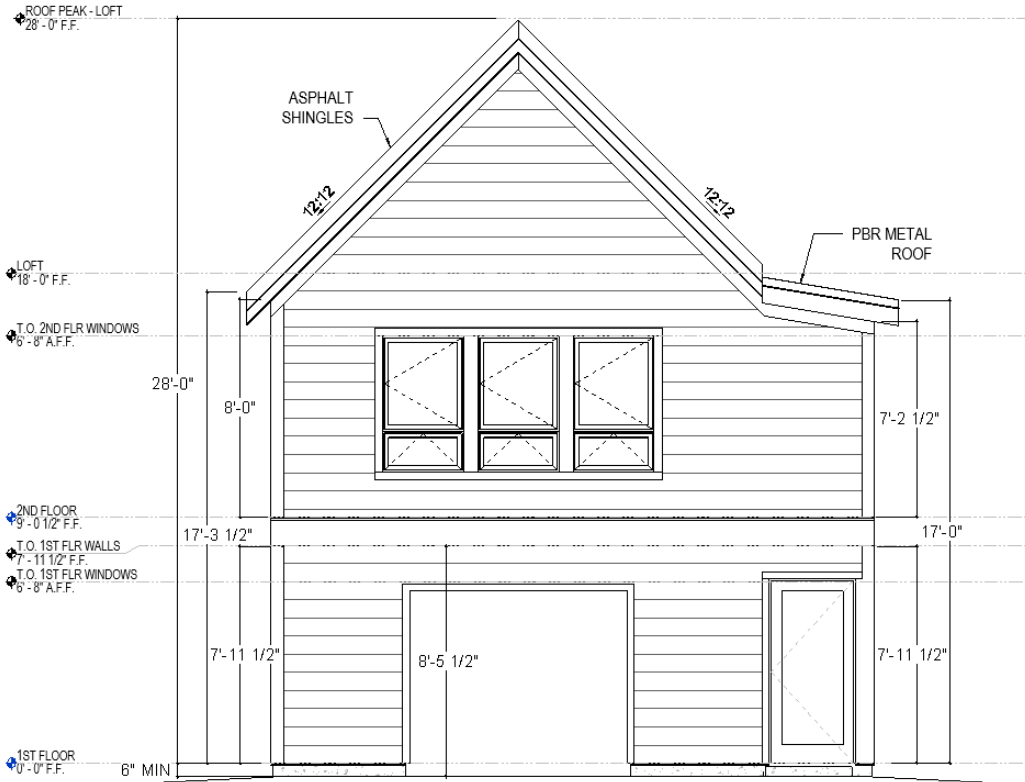
*\*Dimensions rounded by 1/2"*



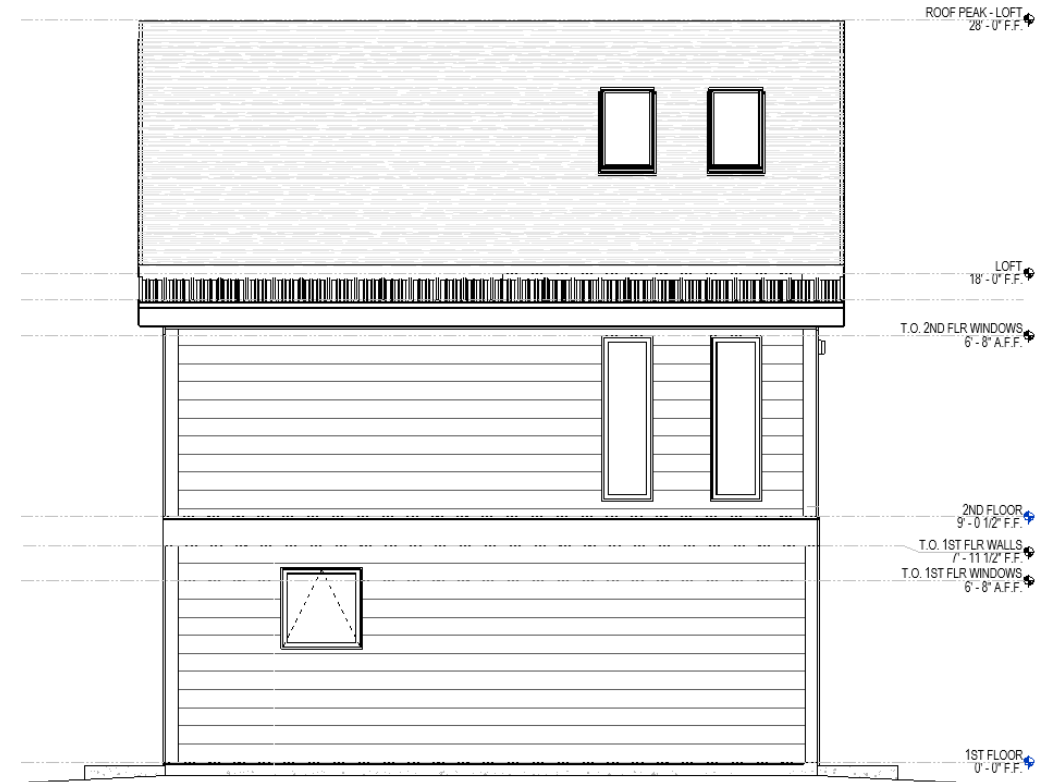
# Loft – Overview

Starting at: \$199,950

Studio ADU | 1 Bath | 24'x22' Exterior  
 528 SF Footprint | 374 SF Garage | 498 SF Living Area



FRONT ELEVATION



RIGHT ELEVATION

*\*Dimensions rounded by 1/2"*

*\*\*Loft Option may not be permitted in some jurisdictions. Verify per local code requirements.*

# 1st LEVEL - a - Garage - Side Door

Garage | Finished Entryway | 24x22 - 528 SF Footprint  
102 SF Entryway (Conditioned) | 374 SF Garage (Unconditioned)

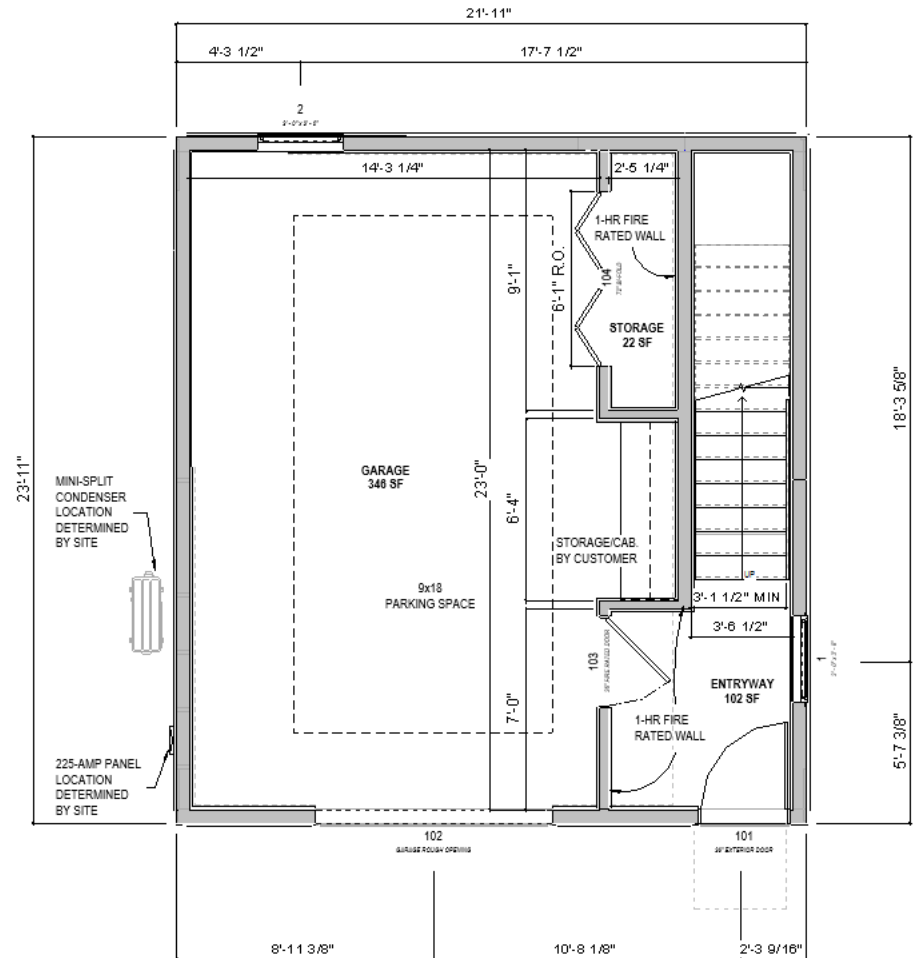
## OVERVIEW

### Inclusions:

- Fully Finished & Conditioned Entryway
- Garage Walls & Ceiling: Drywall Finish - Two layers of joint compound over joints and fasteners, surface is free of tool marks and excess joint compound.
- Storage Closet w/ Louvered Bi-fold Doors (*potential mech. location if preferred*)
- Garage Door & Opener
- Full Lite Glass Entryway Door
- 20-Min Fire Rated Side Person-Door

### Exclusions:

- Casework (cabinetry) / Storage Accessories
- Insulation Garage Exterior Walls
- Foundation (Stem Wall)
- Mini-Split HVAC
- Fire Sprinklers as required (California)



# 1st LEVEL - b - Garage - Back Door

Garage | Finished Entryway | 24x22 - 528 SF Footprint  
102 SF Entryway (Conditioned) | 374 SF Garage (Unconditioned)

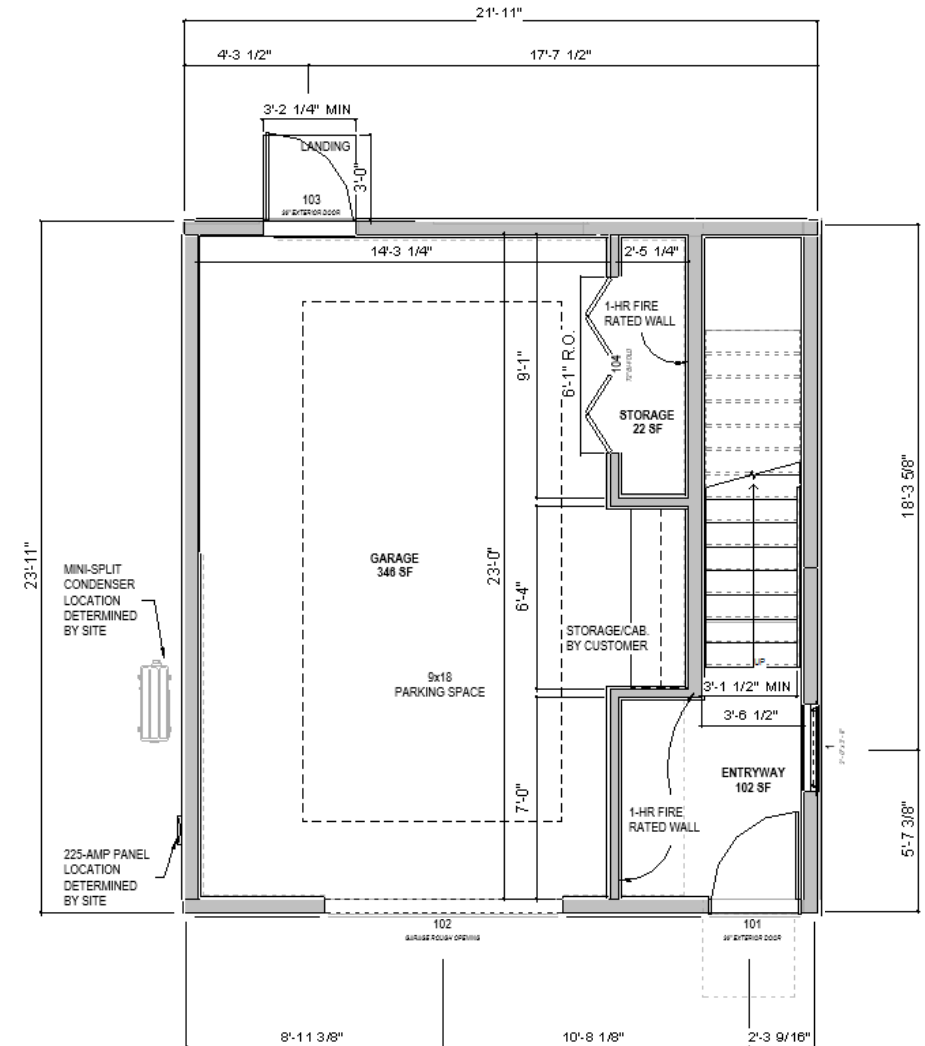
## OVERVIEW

### Inclusions:

- Fully Finished & Conditioned Entryway
- Garage Walls & Ceiling: Drywall Finish - Two layers of joint compound over joints and fasteners, surface is free of tool marks and excess joint compound.
- Storage Closet w/ Louvered Bi-fold Doors (*potential mech. location if preferred*)
- Garage Door & Opener
- Full Lite Glass Entryway Door
- Full Lite Glass Back Door

### Exclusions:

- Casework (cabinetry) / Storage Accessories
- Insulation Garage Exterior Walls
- Foundation (Stem Wall)
- Mini-Split HVAC
- Fire Sprinklers as required (California)





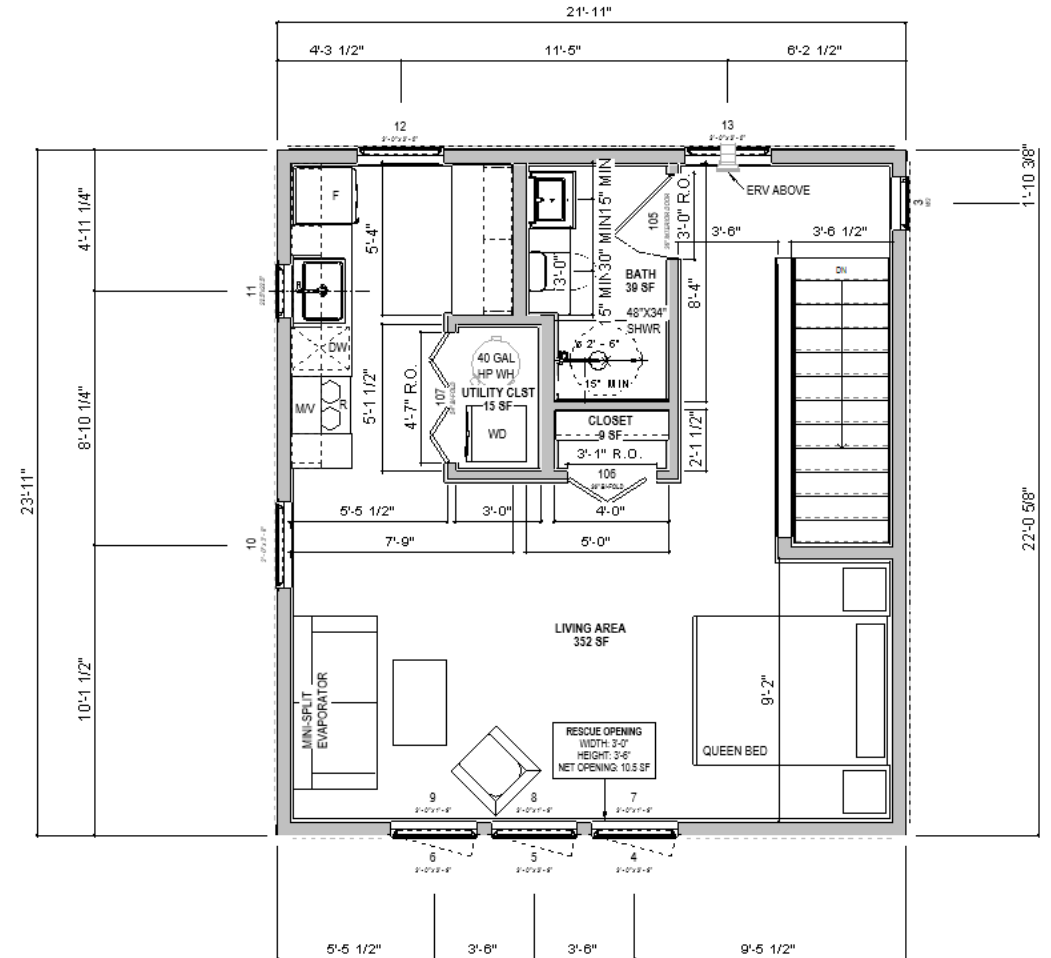
# 2<sup>nd</sup> LEVEL – Gable, Shed, LeanTo & Loft

Studio ADU | 24x22 - 528 SF Exterior  
Upstairs 395 SF | Full Kitchen & Bath

## OVERVIEW

### Inclusions:

- Finished Staircase w/ handrail
- Full Bathroom with 34"x48" Shower
- Full Kitchen w/ Microwave & Full Ht. Fridge
- 40 gal Elec. Water Heater
- (1) Heat Recovery Ventilator (HRV)
- Stacked Washer/Dryer
- Utility Closet & Storage Closet



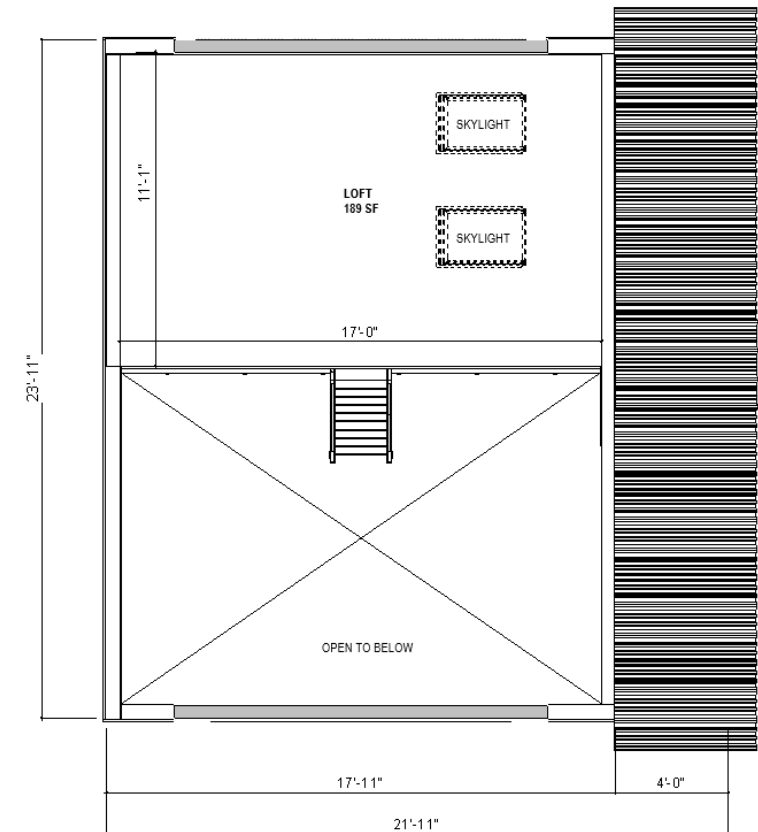
# LOFT LEVEL – Loft Roof Only

Studio ADU | 24x22 - 528 SF Exterior  
189 SF Loft

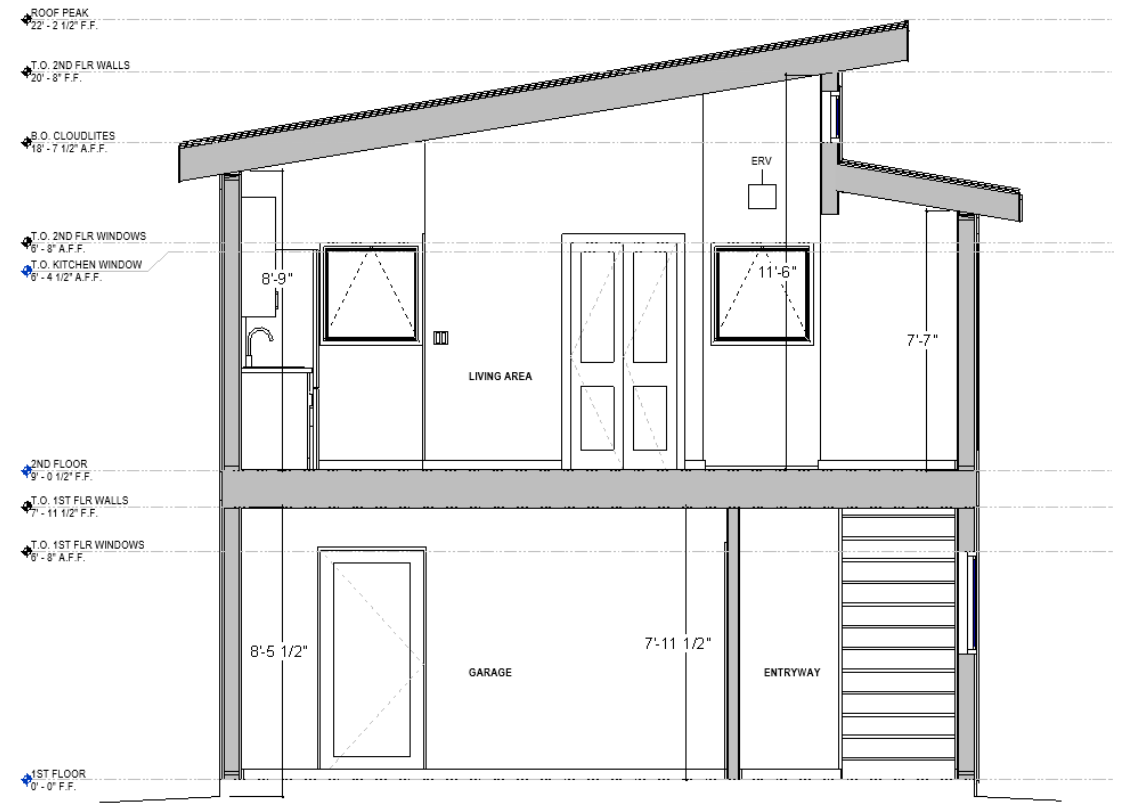
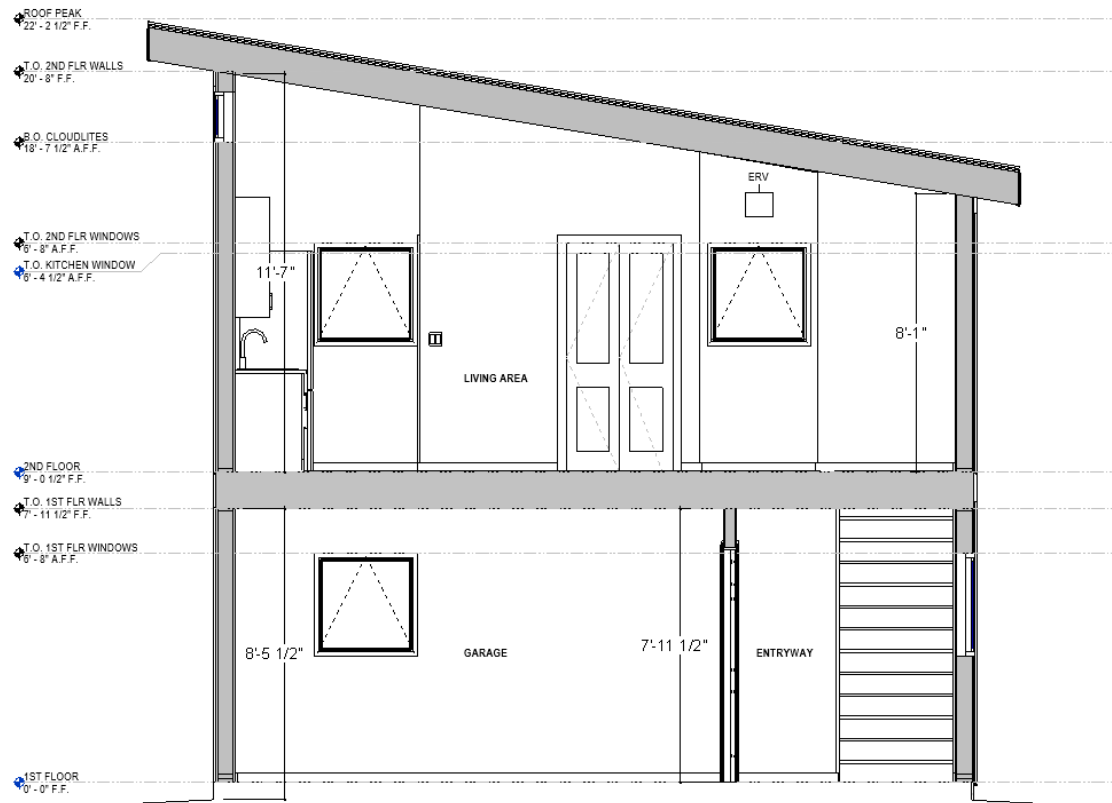
## OVERVIEW

### Inclusions:\*\*

- Ladder Access
- Loft Railing
- Finished Floor & Walls
- (2) Operable Skylights



# INTERIOR – Shed, Lean-to



# INTERIOR – Gable, Loft



# MATERIALS & FINISHES: - Exterior

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## EXTERIOR INCLUSIONS:

- PBR Metal Roof Panel (low –slope only: shed/lean-to/stair roofs)
- **NEW** Asphalt Shingle – Black (gable/loft roofs only (PBR over stair portion))
- Trim Boards(Like Aspect Series) w/ **NEW** Pebble Grey Color For Trim Boards
- Available in Anodized Alum. w/ Pebble Grey Windows OR Dark Bronze Trim w/ Ebony Windows
- **NEW** Gutters included in DIFM install
- **NEW** 8'x7' Garage Door & Door Opener Included
- **NEW** (3) Muled Front Windows - Std. 36x42 Casement over 36x18 Awning (Combined into 1)
- **NEW** Vistalite Size: 22.5"x73"
- Available in Lap & Cedar Plank only
  - LP Siding Options **coming soon**



# MATERIALS & FINISHES: - INTERIOR

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## INTERIOR / LIFESTYLE INCLUSIONS

- Std. Full Kitchen w/ MW (Like Aspect Series)  
+ Added cabinets & countertop space
- NEW 34"x48" Shower (Otherwise Std. Bath Kit)
- NEW Finished Staircase
- NEW (1) Sconce Light at Stairs
- NEW Fire Rated, Solid Exterior Door (Option 1b)

## LOFT INCLUSIONS

- Loft Level \*\*Not permitted in all regions\*\*
  - NEW (2) Operable Skylights w/ Screen
    - Marvin Awaken
  - NEW Railing & Ladder included

## EXCLUSIONS:

- Fire Sprinklers as required (California)

