

# A1 Building Contractors LLC



**Accessory Dwelling Units (ADU's)**



## DEAR HOMEOWNER,

Hell!

Granny flats, in-laws, backyard cottages, accessory dwelling units. Whatever you call them, these small homes built on the same property as a primary house have gained attention in recent years as one way of addressing California's housing crisis and aging population.

Recent state and city laws aim to make it easier to build ADUs, as it's a quicker and less controversial method of adding to the housing stock and expanding options for renters, compared to constructing large apartment buildings. ADUs can also provide flexibility for families, allowing older adults to "age in place" on the same property as their relatives, and enable retired homeowners to earn rental income.

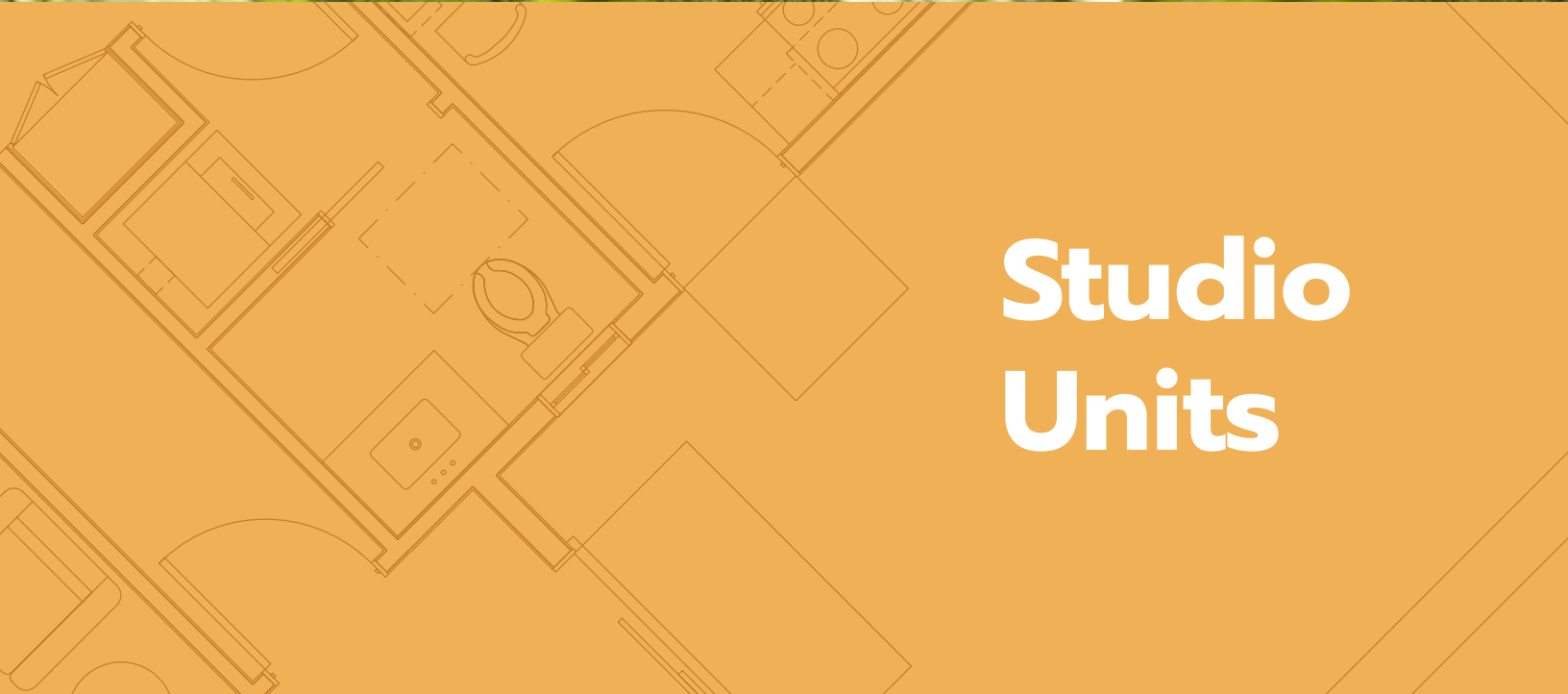
Aiming to make the process less daunting for homeowners, local companies and government agencies have developed pre-packaged, pre-approved plans for ADU construction. We can build all county approved models and save you Thousands!!!

Our promise to you is to build your ADU in the shortest possible period, with the fewest hassles, and at a price you can afford!

Some choose to go the custom route to fit their particular needs. We can design engineer, and build exactly what you have in mind PLUS our homes come with a 10 year warranty! Our company will take your dream to a reality including permits, design and all utility hookups with no hassle to you!

By the way, Permits and fees vary by county and normally added to the base price of the dwelling. **number: (866-797-7653**



A faint, light orange floor plan is overlaid on the bottom half of the image. It shows the layout of the studio unit, including rooms, a kitchen area with a sink and stove, a bathroom with a toilet, and a living area with a sofa and coffee table.

# Studio Units



# A-240

## 240 SQ' STUDIO



\*model includes some interior upgrades

### INCLUDED

- **Construction Documents (Building Plans & Engineering) Interior Design**
- **Permit Submittal Services**

- Concrete Slab Foundation
  - 8' Walls
  - 2x6 Exterior Wall Framing
  - 2x4 Interior Wall Framing
  - Gable Style Roof With 6:12 Exterior Pitch
  - Flat Ceilings
  - Board and Batten Exterior Siding
  - 2x4 Exterior Trim
  - 2x6 Fascia
  - White Vinyl Windows
  - 6068 French Front Door
  - GAF Timberline Lifetime Dimensional Composition Shingles (Gutters Not Included)
  - Kelly Moore Exterior Paint
- 
- Insulation Per Title 24 Specification
  - 1/2 Drywall (Imperfect Smooth)
  - Luxury Vinyl Flooring
  - Shaker Interior Doors
  - 1"x4" Baseboard and Interior Trim
  - MSI Quartz Countertops (Select Colors)
  - Cabinets (Shaker or Slab style doors, 6' of Kitchen Cabinets, 2' Bathroom Cabinets)
  - 3'x3' Tile Shower W/ Subway Tile (Glass Shower Door Included)
  - Subway Tile 3" x 6" backsplash Kitchen
  - Decor Plugs and Switches
  - Lighting Per Plan
  - Kelly Moore Interior Paint
  - Interior plumbing fixtures, light fixtures, and cabinet handles Decided with interior designer \$2500 allowance



### APPLIANCES INCLUDED

- 30" Stainless Steel GE® ENERGY STAR® 19.2 Cu. Ft. Top-Freezer Refrigerator
- 30" Stainless Steel GE® Free-Standing Electric Range
- 30" Stainless Steel GE® 1.6 cu. ft. Over-the-Range Microwave Oven
- 18" Stainless Steel GE® Profile™ Series Dishwasher
- Hybrid Heat Pump/Electric Water Heater (40 Gallon min)
- Gree Mini Split Per Title 24 Specification
- All-Electric Unit
- 125 Amp Electrical Panel



# A-384

## 384 SQ' STUDIO

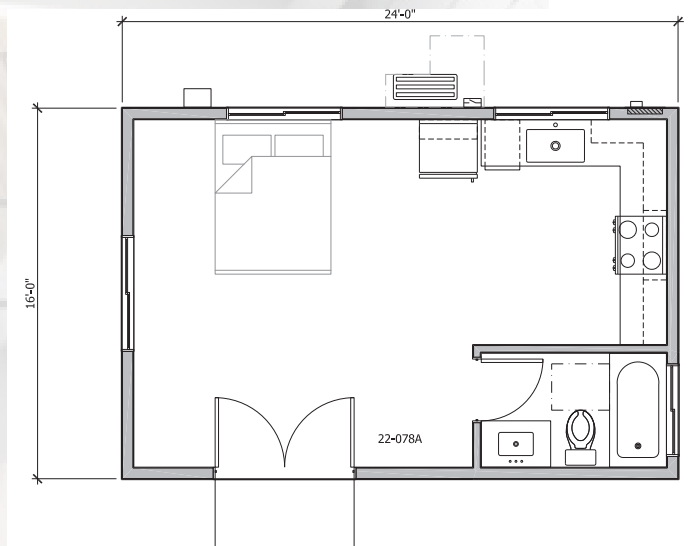


\*model includes some interior upgrades

### INCLUDED

- Construction Documents (Building Plans & Engineering)
- Interior Design
- Permit Submittal Services

- 
- Concrete Slab Foundation
  - 8' Walls
  - 2x6 Exterior Wall Framing
  - 2x4 Interior Wall Framing
  - Gable Style Roof With 6:12 Exterior Pitch
  - Flat Ceilings
  - Board and Batten Exterior Siding
  - 2x4 Exterior Trim
  - 2x6 Fascia
  - White Vinyl Windows
  - 6068 French Front Door
  - GAF Timberline Lifetime Dimensional Composition Shingles (Gutters Not Included)
  - Kelly Moore Exterior Paint
- 
- Insulation Per Title 24 Specification
  - 1/2 Drywall (Imperfect Smooth)
  - Luxury Vinyl Flooring
  - Shaker Interior Doors
  - 1"x4" Baseboard and Interior Trim
  - MSI Quartz Countertops (Select Colors)
  - Cabinets (Shaker or Slab style doors, 6' of Kitchen Cabinets, 2' Bathroom Cabinets)
  - 3'x3' Tile Shower W/ Subway Tile (Glass Shower Door Included)
  - Subway Tile 3" x 6" backsplash Kitchen
  - Decor Plugs and Switches
  - Lighting Per Plan
  - Kelly Moore Interior Paint
  - Interior plumbing fixtures, light fixtures, and cabinet handles Decided with interior designer \$2500 allowance



### APPLIANCES INCLUDED

- 30" Stainless Steel GE® ENERGY STAR® 19.2 Cu. Ft. Top-Freezer Refrigerator
- 30" Stainless Steel GE® Free-Standing Electric Range
- 30" Stainless Steel GE® 1.6 cu. ft. Over-the-Range Microwave Oven
- 18" Stainless Steel GE® Profile™ Series Dishwasher
- Hybrid Heat Pump/Electric Water Heater (40 Gallon min)
- Gree Mini Split Per Title 24 Specification
- All-Electric Unit
- 125 Amp Electrical Panel





**1 Bed**



# B-360

## 360 SQ' 1 BEDROOM

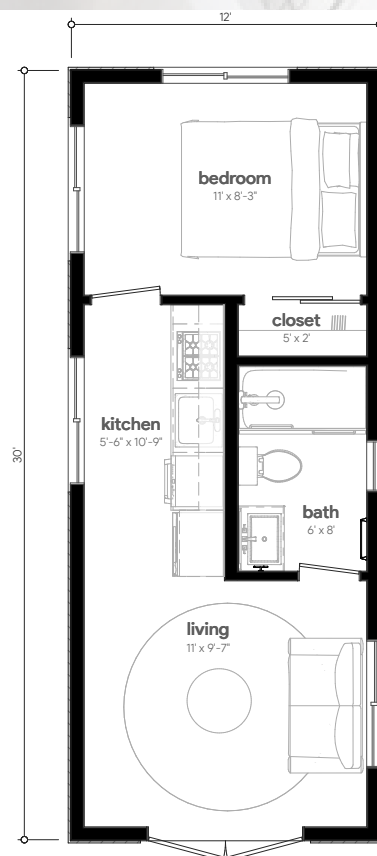


\*model includes some interior upgrades

### INCLUDED

- Construction Documents (Building Plans & Engineering)
- Interior Design
- Permit Submittal Services

- Concrete Slab Foundation
- 8' Walls
- 2x6 Exterior Wall Framing
- 2x4 Interior Wall Framing
- Gable Style Roof With 6:12 Exterior Pitch
- Flat Ceilings
- Board and Batten Exterior Siding
- 2x4 Exterior Trim
- 2x6 Fascia
- White Vinyl Windows
- 6068 French Front Door
- GAF Timberline Lifetime Dimensional Composition Shingles (Gutters Not Included)
- Kelly Moore Exterior Paint
- Insulation Per Title 24 Specification
- 1/2 Drywall (Imperfect Smooth)
- Luxury Vinyl Flooring
- Shaker Interior Doors
- 1"x4" Baseboard and Interior Trim
- MSI Quartz Countertops (Select Colors)
- Cabinets (Shaker or Slab style doors, 10' of Kitchen Cabinets, 3' Bathroom Cabinets)
- Tub Shower W/ Subway Tile (Shower curtain included)
- Subway Tile 3" x 6" backsplash Kitchen
- Decor Plugs and Switches
- Lighting Per Plan
- Kelly Moore Interior Paint
- Interior plumbing fixtures, light fixtures, and cabinet handles Decided with interior designer \$2500 allowance



### APPLIANCES INCLUDED

- 30" Stainless Steel GE® ENERGY STAR® 19.2 Cu. Ft. Top-Freezer Refrigerator
- 30" Stainless Steel GE® Free-Standing Electric Range
- 30" Stainless Steel GE® 1.6 cu. ft. Over-the-Range Microwave Oven
- 18" Stainless Steel GE® Profile™ Series Dishwasher
- Hybrid Heat Pump/Electric Water Heater (40 Gallon min)
- Gree Mini Split Per Title 24 Specification
- All-Electric Unit
- 125 Amp Electrical Panel



# B-364

## 364 SQ' 1 BEDROOM

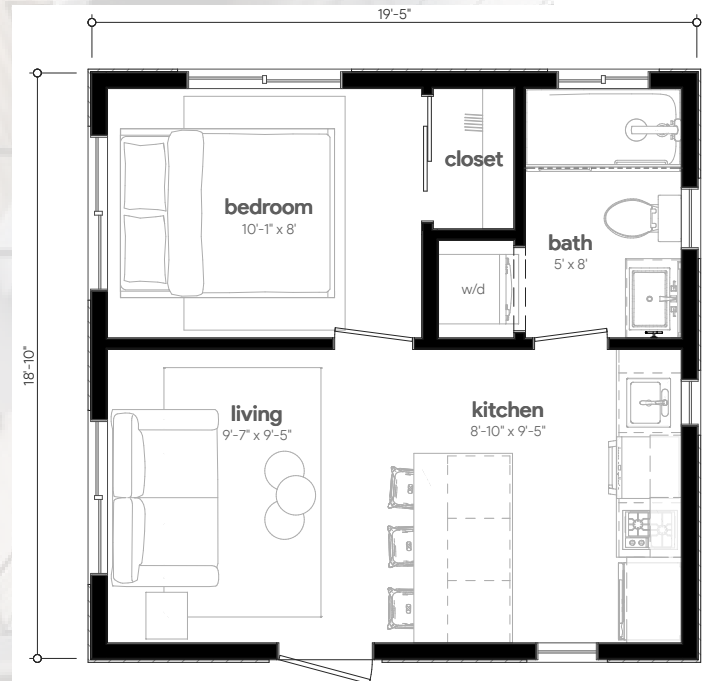


\*model includes some interior upgrades

### INCLUDED

- Construction Documents (Building Plans & Engineering)
- Interior Design
- Permit Submittal Services

- Concrete Slab Foundation
- 8' Walls
- 2x6 Exterior Wall Framing
- 2x4 Interior Wall Framing
- Gable Style Roof With 6:12 Exterior Pitch
- Flat Ceilings
- Board and Batten Exterior Siding
- 2x4 Exterior Trim
- 2x6 Fascia
- White Vinyl Windows
- 3068 Front Door
- GAF Timberline Lifetime Dimensional Composition Shingles (Gutters Not Included)
- Kelly Moore Exterior Paint
- Insulation Per Title 24 Specification
- 1/2 Drywall (Imperfect Smooth)
- Luxury Vinyl Flooring
- Shaker Interior Doors
- 1"x4" Baseboard and Interior Trim
- MSI Quartz Countertops (Select Colors)
- Cabinets (Shaker or Slab style doors, 4' of Kitchen Cabinets, 2' Bathroom Cabinets)
- 6' Kitchen Island
- Tub Shower w/ Subway Tile (Shower curtain included)
- Subway Tile 3" x 6" backsplash Kitchen
- Decor Plugs and Switches
- Lighting Per Plan
- Kelly Moore Interior Paint
- Interior plumbing fixtures, light fixtures, and cabinet handles Decided with interior designer \$2500 allowance



### APPLIANCES INCLUDED

- 30" Stainless Steel GE® ENERGY STAR® 19.2 Cu. Ft. Top-Freezer Refrigerator
- 24" Stainless Steel GE® Free-Standing Electric Range
- 30" Stainless Steel GE® 1.6 cu. ft. Over-the-Range Microwave Oven
- 18" Stainless Steel GE® Profile™ Series Dishwasher
- 24" White W/D GE® Unitized Spacemaker® 2.3 DOE Cu. Ft. Stainless Steel Washer and 4.4 Cu. Ft. Dryer
- Hybrid Heat Pump/Electric Water Heater (40 Gallon min)
- Gree Mini Split Per Title 24 Specification
- All-Electric Unit
- 125 Amp Electrical Panel



**B-436****436 SQ' L SHAPE 1 BEDROOM**

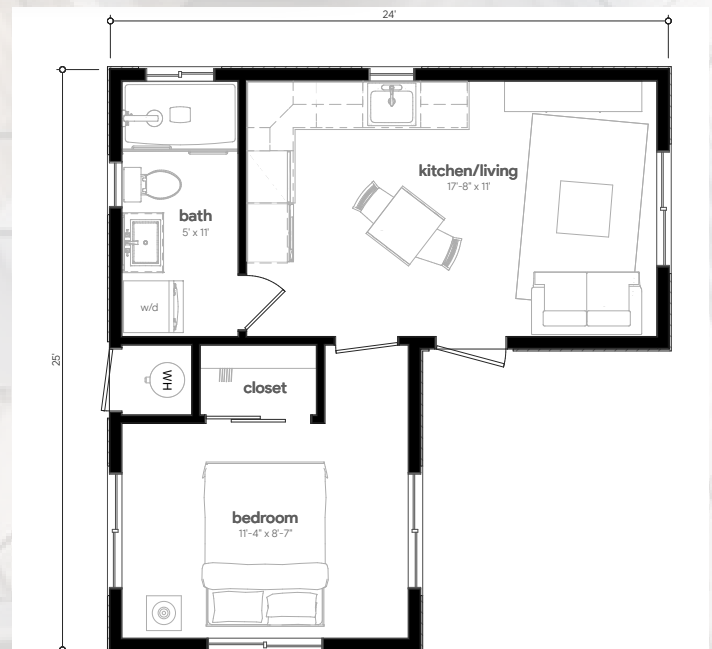
\*model includes some interior upgrades

**INCLUDED**

- Construction Documents (Building Plans & Engineering)
- Interior Design
- Permit Submittal Services

- Concrete Slab Foundation
- 8' Walls
- 2x6 Exterior Wall Framing
- 2x4 Interior Wall Framing
- Gable Style Roof With 6:12 Exterior Pitch
- Flat Ceilings
- Board and Batten Exterior Siding
- 2x4 Exterior Trim
- 2x6 Fascia
- White Vinyl Windows
- 3068 Front Door
- GAF Timberline Lifetime Dimensional Composition Shingles (Gutters Not Included)
- Kelly Moore Exterior Paint

- Insulation Per Title 24 Specification
- 1/2 Drywall (Imperfect Smooth)
- Luxury Vinyl Flooring
- Shaker Interior Doors
- 1"x4" Baseboard and Interior Trim
- MSI Quartz Countertops (Select Colors)
- Cabinets (Shaker or Slab style doors, 8' of Kitchen Cabinets, 2' Bathroom Cabinets)
- 3x5 Walk in Shower w/ Subway Tile (Shower curtain included)
- Subway Tile 3" x 6" backsplash Kitchen
- Decor Plugs and Switches
- Lighting Per Plan
- Kelly Moore Interior Paint
- Interior plumbing fixtures, light fixtures, and cabinet handles Decided with interior designer \$2500 allowance

**APPLIANCES INCLUDED**

- 30" Stainless Steel GE® ENERGY STAR® 19.2 Cu. Ft. Top-Freezer Refrigerator
- 24" Stainless Steel GE® Cook Top
- 24" Stainless Steel GE® Range Hood
- 18" Stainless Steel GE® Profile™ Series Dishwasher
- 24" White W/D GE® Unitized Spacemaker® 2.3 DOE Cu. Ft. Stainless Steel Washer and 4.4 Cu. Ft. Dryer
- Hybrid Heat Pump/Electric Water Heater (40 Gallon min)
- Gree Mini Split Per Title 24 Specification
- All-Electric Unit
- 125 Amp Electrical Panel



# B-450

## 450 SQ' 1 BEDROOM

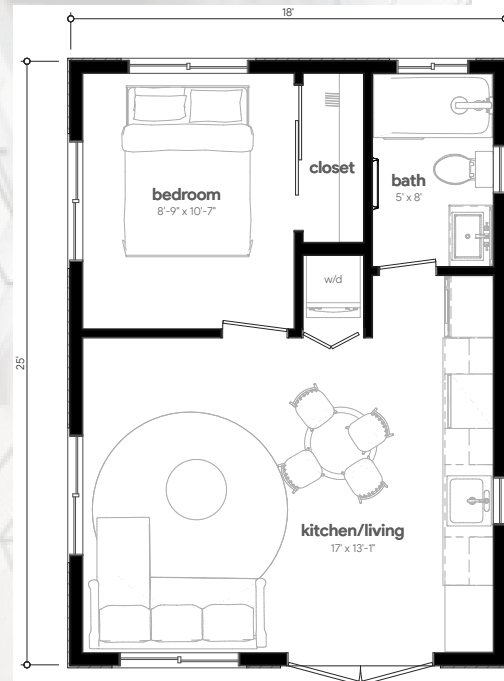


\*model includes some interior upgrades

### INCLUDED

- Construction Documents (Building Plans & Engineering)
- Interior Design
- Permit Submittal Services

- Concrete Slab Foundation
- 8' Walls
- 2x6 Exterior Wall Framing
- 2x4 Interior Wall Framing
- Gable Style Roof With 6:12 Exterior Pitch
- Flat Ceilings
- Board and Batten Exterior Siding
- 2x4 Exterior Trim
- 2x6 Fascia
- White Vinyl Windows
- 3068 Front Door
- GAF Timberline Lifetime Dimensional Composition Shingles (Gutters Not Included)
- Kelly Moore Exterior Paint
- Insulation Per Title 24 Specification
- 1/2 Drywall (Imperfect Smooth)
- Luxury Vinyl Flooring
- Shaker Interior Doors
- 1"x4" Baseboard and Interior Trim
- MSI Quartz Countertops (Select Colors)
- Cabinets (Shaker or Slab style doors, 10' of Kitchen Cabinets, 2' Bathroom Cabinets)
- 3'x5' Tile Shower W/ Subway Tile (Shower curtain included)
- Subway Tile 3" x 6" backsplash Kitchen
- Decor Plugs and Switches
- Lighting Per Plan
- Kelly Moore Interior Paint
- Interior plumbing fixtures, light fixtures, and cabinet handles Decided with interior designer \$2500 allowance



### APPLIANCES INCLUDED

- 30" Stainless Steel GE® ENERGY STAR® 19.2 Cu. Ft. Top-Freezer Refrigerator
- 30" Stainless Steel GE® Free-Standing Electric Range
- 30" Stainless Steel GE® 1.6 cu. ft. Over-the-Range Microwave Oven
- 18" Stainless Steel GE® Profile™ Series Dishwasher
- 24" White W/D GE® Unitized Spacemaker® 2.3 DOE Cu. Ft. Stainless Steel Washer and 4.4 Cu. Ft. Dryer
- Hybrid Heat Pump/Electric Water Heater (40 Gallon min)
- Gree Mini Split Per Title 24 Specification
- All-Electric Unit
- 125 Amp Electrical Panel



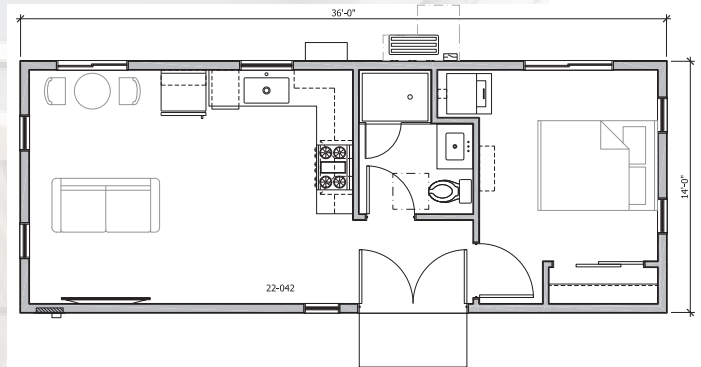
**B-504****504 SQ' 1 BEDROOM 14X36**

\*model includes some interior upgrades

**INCLUDED**

- **Construction Documents (Building Plans & Engineering)**
- **Interior Design**
- **Permit Submittal Services**

- Concrete Slab Foundation
- 8' Walls
- 2x6 Exterior Wall Framing
- 2x4 Interior Wall Framing
- Gable Style Roof With 6:12 Exterior Pitch
- Flat Ceilings
- Board and Batten Exterior Siding
- 2x4 Exterior Trim
- 2x6 Fascia
- White Vinyl Windows
- 6068 French Front Door
- GAF Timberline Lifetime Dimensional Composition Shingles (Gutters Not Included)
- Kelly Moore Exterior Paint
- Insulation Per Title 24 Specification
- 1/2 Drywall (Imperfect Smooth)
- Luxury Vinyl Flooring
- Shaker Interior Doors
- 1"x4" Baseboard and Interior Trim
- MSI Quartz Countertops (Select Colors)
- Cabinets (Shaker or Slab style doors, 13' of Kitchen Cabinets, 2' Bathroom Cabinets)
- 4'x3' Tile Shower W/ Subway Tile (Shower curtain included)
- Subway Tile 3" x 6" backsplash Kitchen
- Decor Plugs and Switches
- Lighting Per Plan
- Kelly Moore Interior Paint
- Interior plumbing fixtures, light fixtures, and cabinet handles Decided with interior designer \$2500 allowance

**APPLIANCES INCLUDED**

- 30" Stainless Steel GE® ENERGY STAR® 19.2 Cu. Ft. Top-Freezer Refrigerator
- 30" Stainless Steel GE® Free-Standing Electric Range
- 30" Stainless Steel GE® 1.6 cu. ft. Over-the-Range Microwave Oven
- 18" Stainless Steel GE® Profile™ Series Dishwasher
- 24" White W/D GE® Unitized Spacemaker® 2.3 DOE Cu. Ft. Stainless Steel Washer and 4.4 Cu. Ft. Dryer
- Hybrid Heat Pump/Electric Water Heater (40 Gallon min)
- Gree Mini Split Per Title 24 Specification
- All-Electric Unit
- 125 Amp Electrical Panel



**B-576****576 SQ' 1 BEDROOM 16X36**

\*model includes some interior upgrades

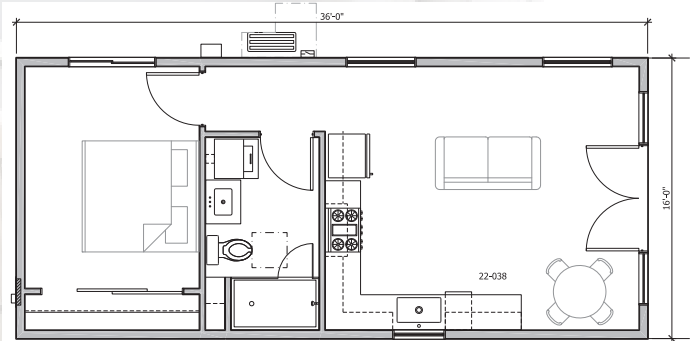
**INCLUDED**

- **Construction Documents (Building Plans & Engineering)**
- **Interior Design**
- **Permit Submittal Services**

- Concrete Slab Foundation
- 8' Walls
- 2x6 Exterior Wall Framing

- Gable Style Roof With 6:12 Exterior Pitch
- Flat Ceilings
- Board and Batten Exterior Siding
- 2x4 Exterior Trim
- 2x6 Fascia
- White Vinyl Windows
- 6068 French Front Door
- GAF Timberline Lifetime Dimensional Composition Shingles (Gutters Not Included)
- Kelly Moore Exterior Paint

- Insulation Per Title 24 Specification
- 1/2 Drywall (Imperfect Smooth)
- Luxury Vinyl Flooring
- Shaker Interior Doors
- 1"x4" Baseboard and Interior Trim
- MSI Quartz Countertops (Select Colors)
- Cabinets (Shaker or Slab style doors, 8' of Kitchen Cabinets, 2' Bathroom Cabinets)
- 5'x3' Tile Shower W/ Subway Tile (Shower curtain included)
- Subway Tile 3" x 6" backsplash Kitchen
- Decor Plugs and Switches
- Lighting Per Plan
- Kelly Moore Interior Paint
- Interior plumbing fixtures, light fixtures, and cabinet handles Decided with interior designer \$2500 allowance

**APPLIANCES INCLUDED**

- 30" Stainless Steel GE® ENERGY STAR® 19.2 Cu. Ft. Top-Freezer Refrigerator
- 30" Stainless Steel GE® Free-Standing Electric Range
- 30" Stainless Steel GE® 1.6 cu. ft. Over-the-Range Microwave Oven
- 18" Stainless Steel GE® Profile™ Series Dishwasher
- 24" White W/D GE® Unitized Spacemaker® 2.3 DOE Cu. Ft. Stainless Steel Washer and 4.4 Cu. Ft. Dryer
- Hybrid Heat Pump/Electric Water Heater (40 Gallon min)
- Gree Mini Split Per Title 24 Specification
- All-Electric Unit
- 125 Amp Electrical Panel



# B-609

## 609 SQ' 1 BEDROOM



\*model includes some interior upgrades

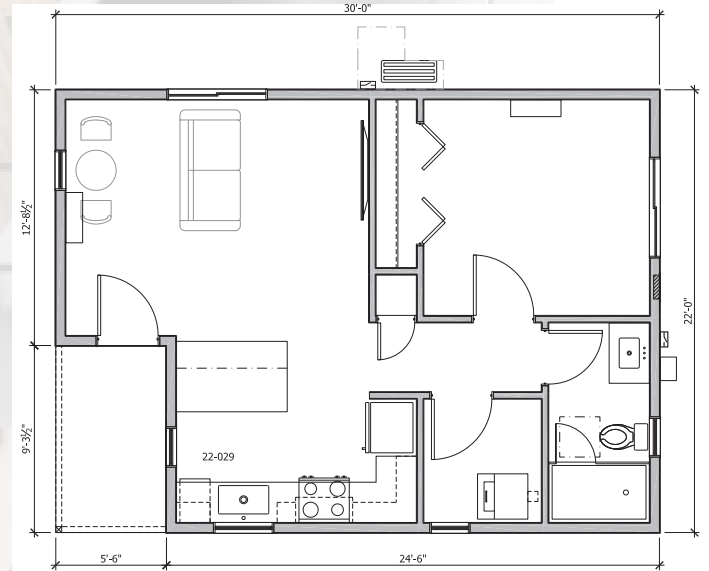
### INCLUDED

- Construction Documents (Building Plans & Engineering)
- Interior Design
- Permit Submittal Services

- Concrete Slab Foundation
- 8' Walls
- 2x6 Exterior Wall Framing

- Gable Style Roof With 6:12 Exterior Pitch
- Flat Ceilings
- Board and Batten Exterior Siding
- 2x4 Exterior Trim
- 2x6 Fascia
- White Vinyl Windows
- 3068 Front Door
- GAF Timberline Lifetime Dimensional Composition Shingles (Gutters Not Included)
- 50sq' Covered Porch
- Kelly Moore Exterior Paint

- Insulation Per Title 24 Specification
- 1/2 Drywall (Imperfect Smooth)
- Luxury Vinyl Flooring
- Shaker Interior Doors
- 1"x4" Baseboard and Interior Trim
- MSI Quartz Countertops (Select Colors)
- Cabinets (Shaker or Slab style doors, 8' of Kitchen Cabinets, 3' Bathroom Cabinets)
- 6' Kitchen Island
- 5'x3' Tile Shower W/ Subway Tile (Shower curtain included)
- Subway Tile 3" x 6" backsplash Kitchen
- Decor Plugs and Switches
- Lighting Per Plan
- Kelly Moore Interior Paint
- Interior plumbing fixtures, light fixtures, and cabinet handles Decided with interior designer \$2500 allowance



### APPLIANCES INCLUDED

- 30" Stainless Steel GE® ENERGY STAR® 19.2 Cu. Ft. Top-Freezer Refrigerator
- 30" Stainless Steel GE® Free-Standing Electric Range
- 30" Stainless Steel GE® 1.6 cu. ft. Over-the-Range Microwave Oven
- 18" Stainless Steel GE® Profile™ Series Dishwasher
- 24" White W/D GE® Unitized Spacemaker® 2.3 DOE Cu. Ft. Stainless Steel Washer and 4.4 Cu. Ft. Dryer
- Hybrid Heat Pump/Electric Water Heater (40 Gallon min)
- Gree Mini Split Per Title 24 Specification
- All-Electric Unit
- 125 Amp Electrical Panel

# B-700

## 700 SQ' 1 BEDROOM



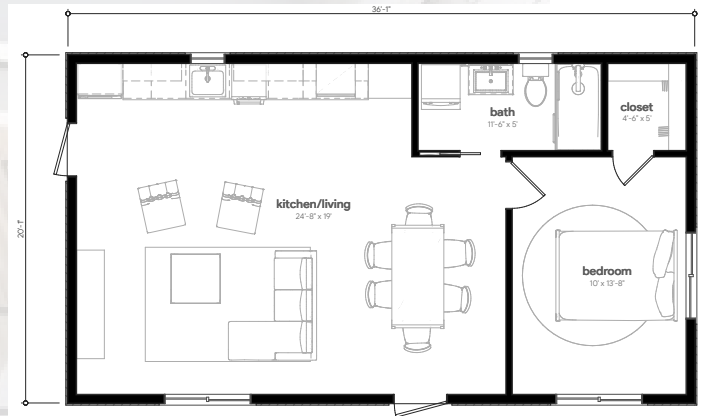
\*model includes some interior upgrades

### INCLUDED

- Construction Documents (Building Plans & Engineering)
- Interior Design
- Permit Submittal Services

- Concrete Slab Foundation
- 8' Walls
- 2x6 Exterior Wall Framing

- Gable Style Roof With 6:12 Exterior Pitch
- Flat Ceilings
- Board and Batten Exterior Siding
- 2x4 Exterior Trim
- 2x6 Fascia
- White Vinyl Windows
- 3068 Front Door and Back Door
- GAF Timberline Lifetime Dimensional Composition Shingles (Gutters Not Included)
- Kelly Moore Exterior Paint
- Insulation Per Title 24 Specification
- 1/2 Drywall (Imperfect Smooth)
- Luxury Vinyl Flooring
- Shaker Interior Doors
- 1"x4" Baseboard and Interior Trim
- MSI Quartz Countertops (Select Colors)
- Cabinets (Shaker or Slab style doors, 8' of Kitchen Cabinets, 2' Bathroom Cabinets)
- 5'x3' Tile Shower W/ Subway Tile (Shower curtain included)
- Subway Tile 3" x 6" backsplash Kitchen
- Decor Plugs and Switches
- Lighting Per Plan
- Kelly Moore Interior Paint
- Interior plumbing fixtures, light fixtures, and cabinet handles Decided with interior designer \$2500 allowance



### APPLIANCES INCLUDED

- 30" Stainless Steel GE® ENERGY STAR® 19.2 Cu. Ft. Top-Freezer Refrigerator
- 30" Stainless Steel GE® Free-Standing Electric Range
- 30" Stainless Steel GE® 1.6 cu. ft. Over-the-Range Microwave Oven
- 18" Stainless Steel GE® Profile™ Series Dishwasher
- 24" White W/D GE® Unitized Spacemaker® 2.3 DOE Cu. Ft. Stainless Steel Washer and 4.4 Cu. Ft. Dryer
- Hybrid Heat Pump/Electric Water Heater (40 Gallon min)
- Gree Mini Split Per Title 24 Specification
- All-Electric Unit
- 125 Amp Electrical Panel





**2 Bed**



2 BED

# C-535

## 535 SQ' 2 BEDROOM

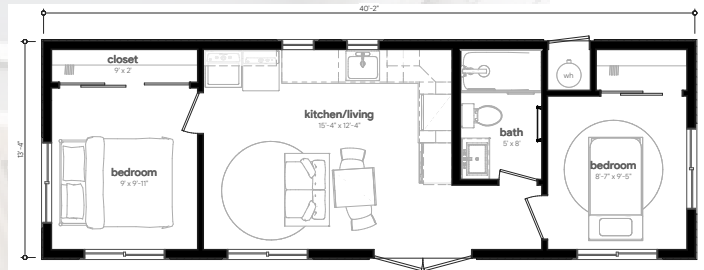


\*model includes some interior upgrades

### INCLUDED

- Construction Documents (Building Plans & Engineering)
- Interior Design
- Permit Submittal Services

- Concrete Slab Foundation
  - 8' Walls
  - 2x6 Exterior Wall Framing
  - 2x4 Interior Wall Framing
  - Gable Style Roof With 6:12 Exterior Pitch
  - Flat Ceilings
  - Board and Batten Exterior Siding
  - 2x4 Exterior Trim
  - 2x6 Fascia
  - White Vinyl Windows
  - 6068 French Doors
  - GAF Timberline Lifetime Dimensional Composition Shingles (Gutters Not Included)
  - Kelly Moore Exterior Paint
- 
- Insulation Per Title 24 Specification
  - 1/2 Drywall (Imperfect Smooth)
  - Luxury Vinyl Flooring
  - Shaker Interior Doors
  - 1"x4" Baseboard and Interior Trim
  - MSI Quartz Countertops (Select Colors)
  - Cabinets (Shaker or Slab style doors, 8' of Kitchen Cabinets, 2' Bathroom Cabinets)
  - 3'x5' Tile Shower W/ Subway Tile (Shower curtain included)
  - Subway Tile 3" x 6" backsplash Kitchen
  - Decor Plugs and Switches
  - Lighting Per Plan
  - Kelly Moore Interior Paint
  - Interior plumbing fixtures, light fixtures, and cabinet handles Decided with interior designer \$2500 allowance



### APPLIANCES INCLUDED

- 30" Stainless Steel GE® ENERGY STAR® 19.2 Cu. Ft. Top-Freezer Refrigerator
- 30" Stainless Steel GE® Free-Standing Electric Range
- 30" Stainless Steel GE® 1.6 cu. ft. Over-the-Range Microwave Oven
- 18" Stainless Steel GE® Profile™ Series Dishwasher
- GE Washer and Dryer Set
- Hybrid Heat Pump/Electric Water Heater (40 Gallon min)
- Gree Mini Split Per Title 24 Specification
- All-Electric Unit
- 125 Amp Electrical Panel



# C-585

## 585 SQ' 2 BEDROOM



\*model includes some interior upgrades

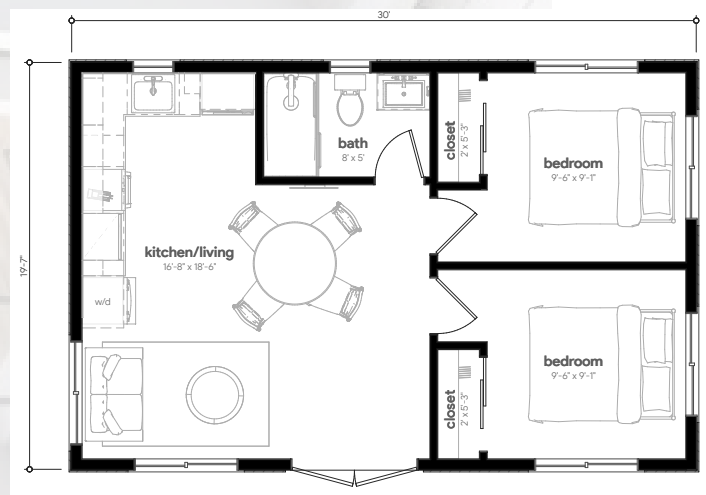
### INCLUDED

- Construction Documents (Building Plans & Engineering)
- Interior Design
- Permit Submittal Services

- Concrete Slab Foundation
- 8' Walls
- 2x6 Exterior Wall Framing

- Gable Style Roof With 6:12 Exterior Pitch
- Flat Ceilings
- Board and Batten Exterior Siding
- 2x4 Exterior Trim
- 2x6 Fascia
- White Vinyl Windows
- 6068 French Front Door
- GAF Timberline Lifetime Dimensional Composition Shingles (Gutters Not Included)
- Kelly Moore Exterior Paint

- Insulation Per Title 24 Specification
- 1/2 Drywall (Imperfect Smooth)
- Luxury Vinyl Flooring
- Shaker Interior Doors
- 1"x4" Baseboard and Interior Trim
- MSI Quartz Countertops (Select Colors)
- Cabinets (Shaker or Slab style doors, 8' of Kitchen Cabinets, 2' Bathroom Cabinets)
- 5'x3' Tile Shower W/ Subway Tile (Shower curtain included)
- Subway Tile 3" x 6" backsplash Kitchen
- Decor Plugs and Switches
- Lighting Per Plan
- Kelly Moore Interior Paint
- Interior plumbing fixtures, light fixtures, and cabinet handles Decided with interior designer \$2500 allowance



### APPLIANCES INCLUDED

- 30" Stainless Steel GE® ENERGY STAR® 19.2 Cu. Ft. Top-Freezer Refrigerator
- 30" Stainless Steel GE® Free-Standing Electric Range
- 30" Stainless Steel GE® 1.6 cu. ft. Over-the-Range Microwave Oven
- 18" Stainless Steel GE® Profile™ Series Dishwasher
- 24" White W/D GE® Unitized Spacemaker® 2.3 DOE Cu. Ft. Stainless Steel Washer and 4.4 Cu. Ft. Dryer
- Hybrid Heat Pump/Electric Water Heater (40 Gallon min)
- Gree Mini Split Per Title 24 Specification
- All-Electric Unit
- 125 Amp Electrical Panel

# C-743

## 743 SQ' L SHAPE 2 BEDROOM



\*model includes some interior upgrades

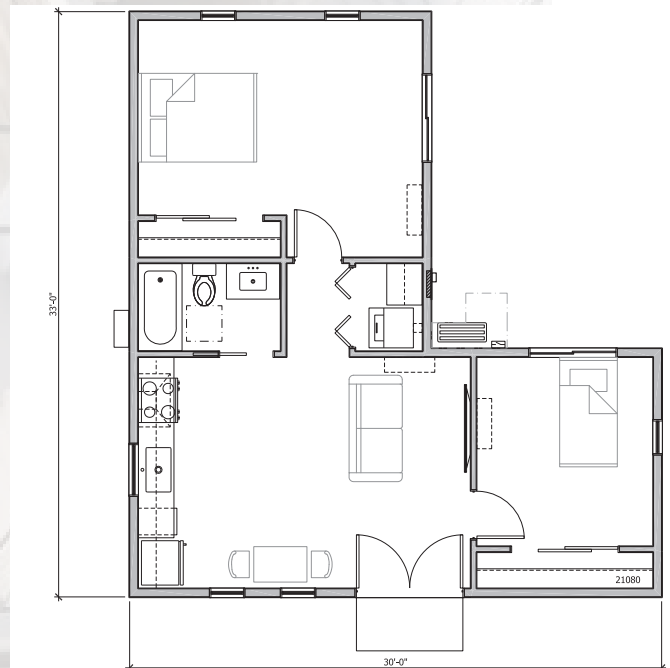
### INCLUDED

- Construction Documents (Building Plans & Engineering)
- Interior Design
- Permit Submittal Services

- Concrete Slab Foundation
- 8' Walls
- 2x6 Exterior Wall Framing

- Gable Style Roof With 6:12 Exterior Pitch
- Flat Ceilings
- Board and Batten Exterior Siding
- 2x4 Exterior Trim
- 2x6 Fascia
- White Vinyl Windows
- 6068 French Front Door
- GAF Timberline Lifetime Dimensional Composition Shingles (Gutters Not Included)
- Kelly Moore Exterior Paint

- Insulation Per Title 24 Specification
- 1/2 Drywall (Imperfect Smooth)
- Luxury Vinyl Flooring
- Shaker Interior Doors
- 1"x4" Baseboard and Interior Trim
- MSI Quartz Countertops (Select Colors)
- Cabinets (Shaker or Slab style doors, 7' of Kitchen Cabinets, 2' Bathroom Cabinets 2' Laundry Cabinets)
- 5'x2.5' Tub Shower W/ Subway Tile (Shower curtain included)
- Subway Tile 3" x 6" backsplash Kitchen
- Decor Plugs and Switches
- Lighting Per Plan
- Kelly Moore Interior Paint
- Interior plumbing fixtures, light fixtures, and cabinet handles Decided with interior designer \$2500 allowance



### APPLIANCES INCLUDED

- 30" Stainless Steel GE® ENERGY STAR® 19.2 Cu. Ft. Top-Freezer Refrigerator
- 30" Stainless Steel GE® Free-Standing Electric Range
- 30" Stainless Steel GE® 1.6 cu. ft. Over-the-Range Microwave Oven
- 18" Stainless Steel GE® Profile™ Series Dishwasher
- 24" White W/D GE® Unitized Spacemaker® 2.3 DOE Cu. Ft. Stainless Steel Washer and 4.4 Cu. Ft. Dryer
- Hybrid Heat Pump/Electric Water Heater (40 Gallon min)
- Gree Mini Split Per Title 24 Specification
- All-Electric Unit
- 125 Amp Electrical Panel



# C-744

## 744 SQ' 2 BEDROOM



\*model includes some interior upgrades

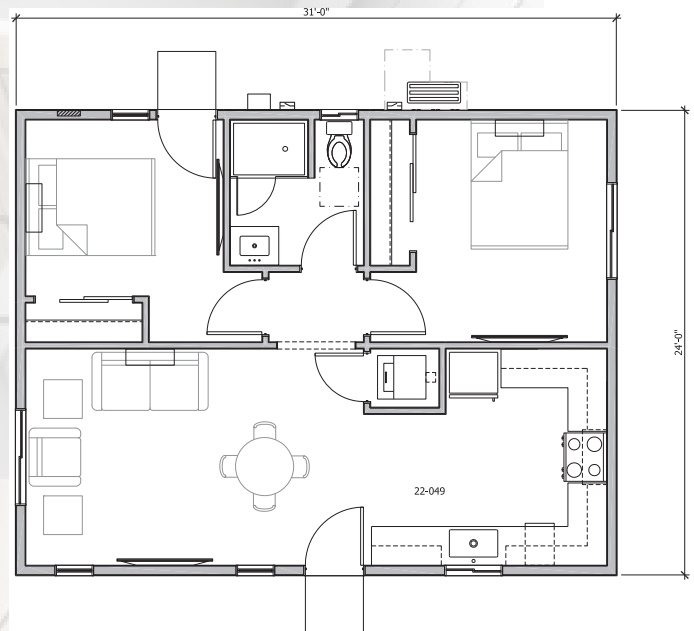
### INCLUDED

- Construction Documents (Building Plans & Engineering)
- Interior Design
- Permit Submittal Services

- Concrete Slab Foundation
- 8' Walls
- 2x6 Exterior Wall Framing

- Gable Style Roof With 6:12 Exterior Pitch
- Flat Ceilings
- Board and Batten Exterior Siding
- 2x4 Exterior Trim
- 2x6 Fascia
- White Vinyl Windows
- 3068 Front Door and Back Door
- GAF Timberline Lifetime Dimensional Composition Shingles (Gutters Not Included)
- Kelly Moore Exterior Paint

- Insulation Per Title 24 Specification
- 1/2 Drywall (Imperfect Smooth)
- Luxury Vinyl Flooring
- Shaker Interior Doors
- 1"x4" Baseboard and Interior Trim
- MSI Quartz Countertops (Select Colors)
- Cabinets (Shaker or Slab style doors, 15' of Kitchen Cabinets, 2' Bathroom Cabinets)
- 4'x3' Tile Shower W/ Subway Tile (Shower curtain included)
- Subway Tile 3" x 6" backsplash Kitchen
- Decor Plugs and Switches
- Lighting Per Plan
- Kelly Moore Interior Paint
- Interior plumbing fixtures, light fixtures, and cabinet handles Decided with interior designer \$2500 allowance



### APPLIANCES INCLUDED

- 30" Stainless Steel GE® ENERGY STAR® 19.2 Cu. Ft. Top-Freezer Refrigerator
- 30" Stainless Steel GE® Free-Standing Electric Range
- 30" Stainless Steel GE® 1.6 cu. ft. Over-the-Range Microwave Oven
- 18" Stainless Steel GE® Profile™ Series Dishwasher
- 24" White W/D GE® Unitized Spacemaker® 2.3 DOE Cu. Ft. Stainless Steel Washer and 4.4 Cu. Ft. Dryer
- Hybrid Heat Pump/Electric Water Heater (40 Gallon min)
- Gree Mini Split Per Title 24 Specification
- All-Electric Unit
- 125 Amp Electrical Panel

# C-1003

## 1003 SQ' 2 BEDROOM



\*model includes some interior upgrades

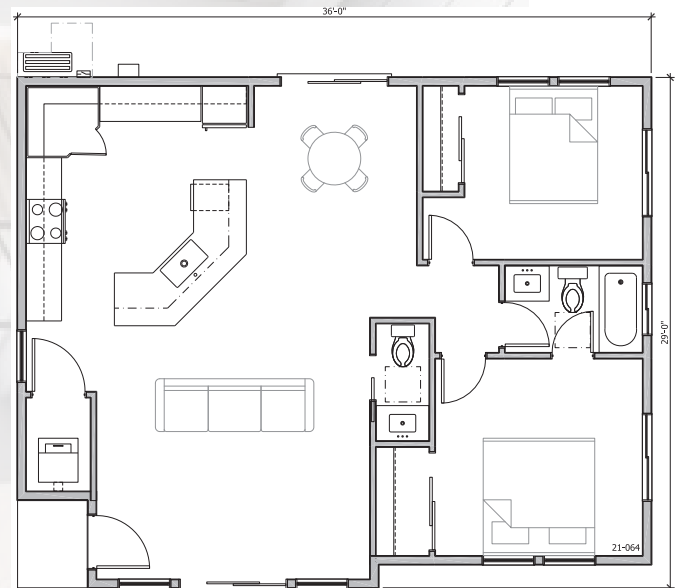
### INCLUDED

- Construction Documents (Building Plans & Engineering)
- Interior Design
- Permit Submittal Services

- Concrete Slab Foundation
- 8' Walls
- 2x6 Exterior Wall Framing

- Gable Style Roof With 6:12 Exterior Pitch
- Flat Ceilings
- Board and Batten Exterior Siding
- 2x4 Exterior Trim
- 2x6 Fascia
- White Vinyl Windows
- 3068 Front Door
- 2x White Vinyl Sliding Glass Door 6068
- GAF Timberline Lifetime Dimensional Composition Shingles (Gutters Not Included)
- Kelly Moore Exterior Paint

- Insulation Per Title 24 Specification
- 1/2 Drywall (Imperfect Smooth)
- Luxury Vinyl Flooring
- Shaker Interior Doors
- 1"x4" Baseboard and Interior Trim
- MSI Quartz Countertops (Select Colors)
- Cabinets (Shaker or Slab style doors, 11' of Kitchen Cabinets, 2' Bathroom Cabinets)
- 7' Kitchen Island W/ Sink and DW
- 5'x25' Tub Shower W/ Subway Tile (Shower curtain included)
- Subway Tile 3" x 6" backsplash Kitchen
- Decor Plugs and Switches
- Lighting Per Plan
- Kelly Moore Interior Paint
- Interior plumbing fixtures, light fixtures, and cabinet handles Decided with interior designer \$2500 allowance



### APPLIANCES INCLUDED

- 30" Stainless Steel GE® ENERGY STAR® 19.2 Cu. Ft. Top-Freezer Refrigerator
- 30" Stainless Steel GE® Free-Standing Electric Range
- 30" Stainless Steel GE® 1.6 cu. ft. Over-the-Range Microwave Oven
- 18" Stainless Steel GE® Profile™ Series Dishwasher
- 24" White W/D GE® Unitized Spacemaker® 2.3 DOE Cu. Ft. Stainless Steel Washer and 4.4 Cu. Ft. Dryer
- Hybrid Heat Pump/Electric Water Heater (40 Gallon min)
- Gree Mini Split Per Title 24 Specification
- All-Electric Unit
- 125 Amp Electrical Panel



## CUSTOM ADU MODELS

We also have the ability for your to customize your ADU with dozens of options as well as being able to make it as large as 1,200 sq/ft. with up to 3 bedrooms so that you can have as much or as little room as you want allowing you, your family, or renters to feel at home in your ADU.

These models are custom designed and built for your specific needs so that you can get the exact space and size that you want for your ADU.

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# About A1 Building Contractors!

Our values are all about providing the best quality product available in the industry at an affordable price.

Started by Andrew Lowell a professional in the industry for over 4 decades we are a business that seeks to treat our customers with the dignity and respect they deserve by the trust and confidence they have bestowed upon our company. to provide them quality homes at a price that is affordable in today's industry.

Servicing the Northern California community, since 1990 we have decided to have a positive impact on our community by building custom tiny homes and ADUs to help people be financially free and do our part to aid in the housing crisis in California.

Andrew Lowell has owned many successful businesses in the real estate and construction industry and now applying their quality crafts-manship and superior service to ADUs , custom homes and garage conversions

When you are ready to add a secondary home to your property we hope that you choose us to help you make your dreams a reality!





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