

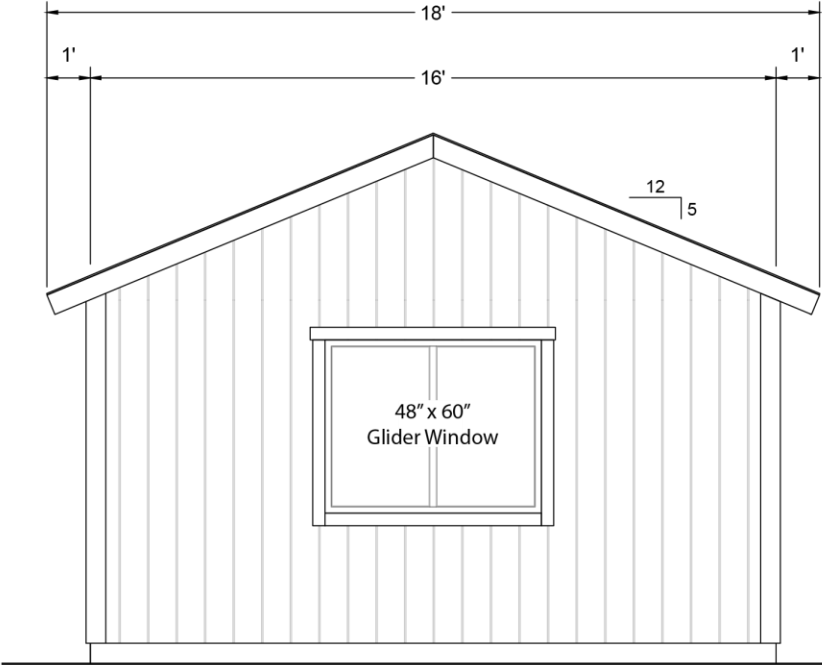


the **SPRUCE ADU** 1bed/1bath

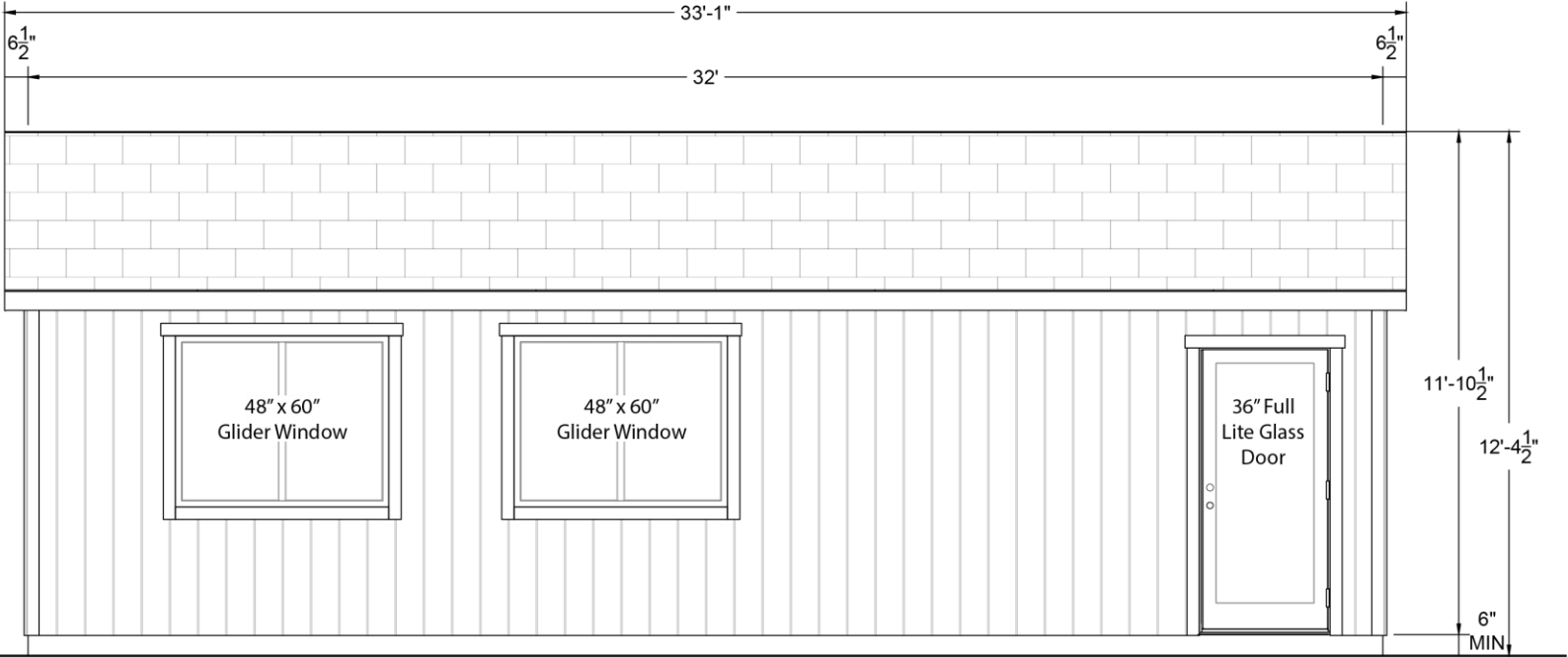
SPRUCE – Overview

Starting at: \$119,450

1 Bed 1 Bath ADU | 16'x32' Exterior
512 SF Footprint | 416 SF Interior



SIDE ELEVATION



FRONT ELEVATION

*Dimensions rounded to 1/2 inch

SPRUCE – Floor Plan

1 Bed 1 Bath ADU | 16'x32' Exterior
512 SF Footprint | 416 SF Interior

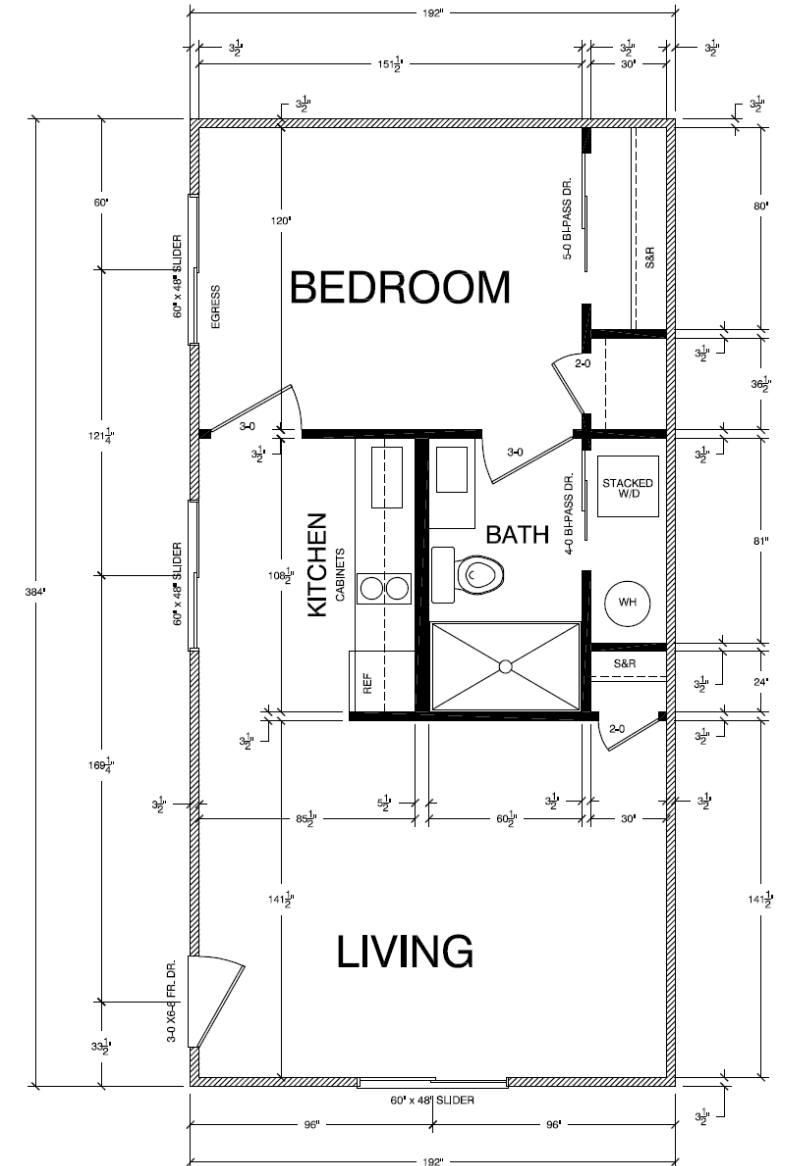
OVERVIEW

Inclusions:

- Available 'Mirrored' layout (L/R)
- Shell & Interior Install
- Gutters & HVAC (dual-zone mini-split)

Exclusions:

- Foundation
- Site Work
- Floorplan or shell customizations
- Permitting Services
- Fire rating (not able to be fire rated)
- Limited snow, wind, and seismic conditions



First Floor Plan

SCALE: 3/8" = 1'-0"

SPRUCE – Materials & Finishes – Int.

INTERIOR:

Kitchen

- Laminate countertops
- Stainless steel appliances & sink
- Nickel fixtures/hardware
- Apt sized appliances w/ elec. cooktop

Bath

- Vanity with storage
- Acrylic tub/shower
- Nickel fixtures/hardware

General

- Stacked washer dryer
- Water heater
- LVT flooring
- Interior paint
- Orange peel textured drywall
- Baseboards
- Interior doors & hardware
- Basic electrical finishes



SPRUCE – Materials & Finishes – Ext.

EXTERIOR:

Roof

- ½" plywood decking
- R38 batt roof insulation
- Asphalt shingle roof (black)

Doors / Windows

- Full lite glass door (in-swing) painted
- Vinyl, double-pane glider windows (white)
- Nickel door hardware & exterior light

Shell

- 2x6 framing w/ Tyvek
- R21 batt wall insulation
- LP SmartSide (factory primed, painted in-field)
 - SmartGuard® (fungal, termite, hail resistant)
 - Engineered wood siding in woodgrain texture
- LP SmartSide Trim (white)

