



Habitat

Informational Package | Floorplans & Designs

Habitat

About Us

Building an accessory dwelling unit alone means becoming a project manager over major construction. Most homeowners don't have the time to become an expert in regulation and building codes, deal with contractors, balance a budget—it's a lot to juggle. Luckily, that's where we come in.

Habitat is an all-in-one platform that manages every aspect of creating an ADU on your property. Our team of experts will take care of every part of the process from inception to completion: permitting, design, approval, building, final delivery and installation.

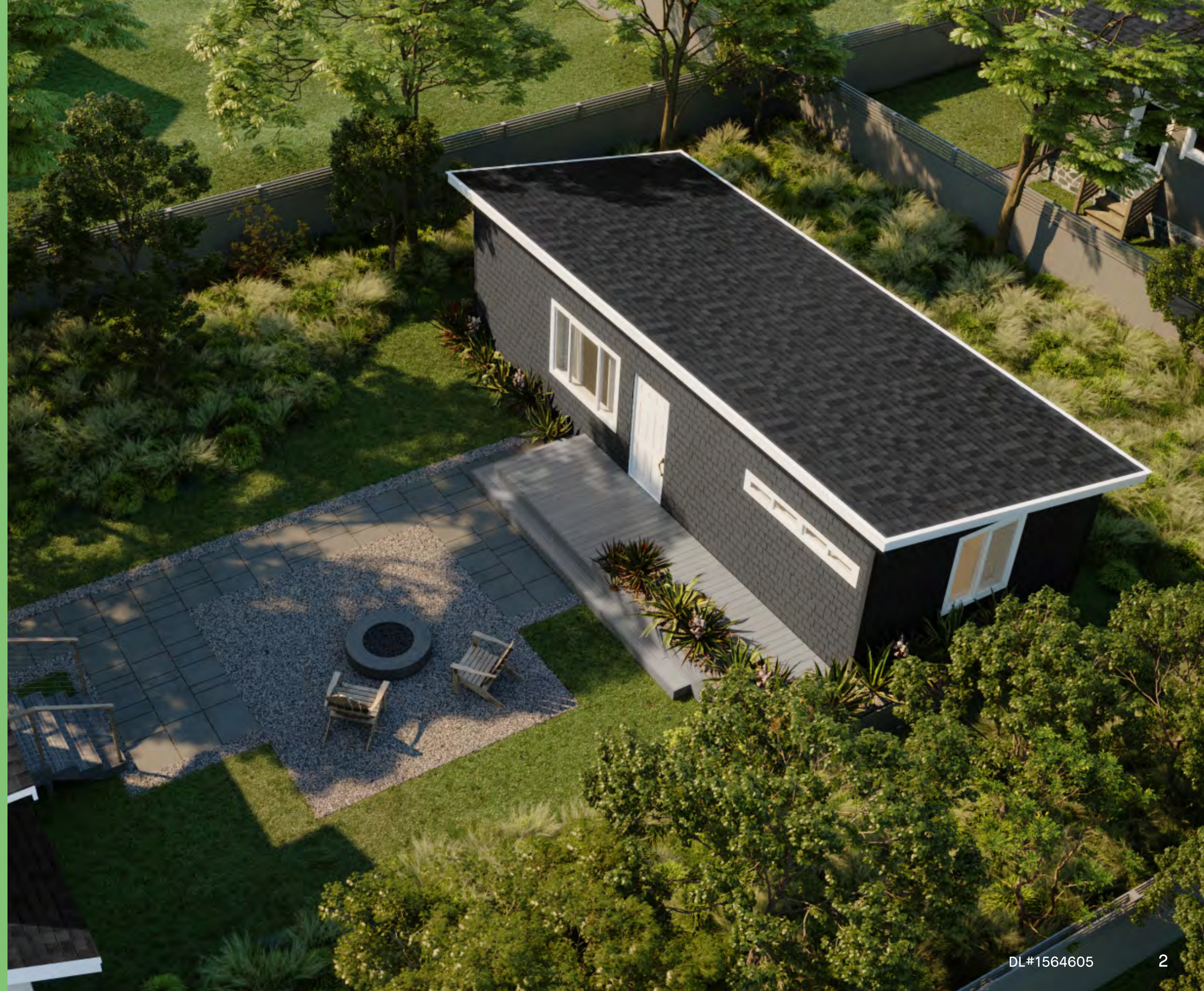
We look forward to working with you!

The Habitat Team



Habitat Takes Care of Everything for Your ADU Project

Including design, permitting construction and installation. We offer flat rate pricing, dedicated project managers, and partnerships that allow us to offer unbeatable quality at a price our competitors can't match.



FAQ

General

Construction & Permits

General

What is an Accessory Dwelling Unit (ADU)?

Accessory Dwelling Units (ADUs) are separate housing units built on existing single or multifamily residential properties. ADUs are also known as second dwelling units, guest houses, casitas, backyard cottages, mother-in-law units, granny flats, and can be detached or attached to the primary residence.

What size ADU can I build?

Starting in 2020 you can now build a detached ADU up to 800 sq ft. without any local discretionary approvals. In some places you can build up to 1,200 sq ft. We offer floor plans ranging from 426 sq ft to 1,200 sq ft.

How long does it take to build?

Our average build takes about **six months** to complete, from start to finish. Each project will vary, depending on its location and scope of work.

Can I build an ADU on my property?

In most cases, yes! California passed a series of bills to make it easier for homeowners to build ADUs. Major changes to zoning regulations, permit requirements and developmental standards went into effect on January 1st, 2020, superseding previously restrictive local regulations. In most cases, if your property is in a single or multifamily residential zone, you can build a detached ADU.

What does it cost?

Our units start at \$179k, inclusive of **all permits, construction, and installation**. You can make changes to the provided floor plans. The plans serve as a general template to find dimensionally what will fit in your backyard. From there, our design team can alter certain features to meet your needs.

Construction & Permits

How do you build your ADUs?

Traditional on-site builds are costly, unpredictable, and take time to coordinate and sequence the work. That’s why we specialize in prefabricated homes, an efficient and cost-effective approach to building in your backyard. We partner with an established manufacturer in Southern California with over 70 years of experience.

Who does all the work with the city (or county)?

That is all us. We will work with the local planning and building department to submit the project on your behalf, along with all necessary correspondence to get it approved.

Is it on a permanent foundation? What about utility connections?

Yes! Our ADUs are installed on stem wall foundations that meet all local seismic requirements. ADUs access sewer and water service by connecting to the main sewer and water service to the primary residence. Our ADUs connect to existing electrical service through either the main panel or a separate panel installed on the outside of the ADU.

Pricing — Floorplans

ADU Models Pricing Overview

Floorplans Details

ADU Models Pricing Overview

Model	Size(sq.feet)	Width	Depth	Bedrooms	Bathrooms	Base price	Cost
Habitat 450	426	36’10”	11’10”	1	1	\$179k	\$420/sqft
Habitat 500	507	38’0”	13’4”	2	1	\$189k	\$373/sqft
Habitat 550	534	36’0”	14’10”	1	1	\$189k	\$354/sqft
Habitat 750	749	31’8”	23’8”	2	1	\$219k	\$292/sqft

Habitat

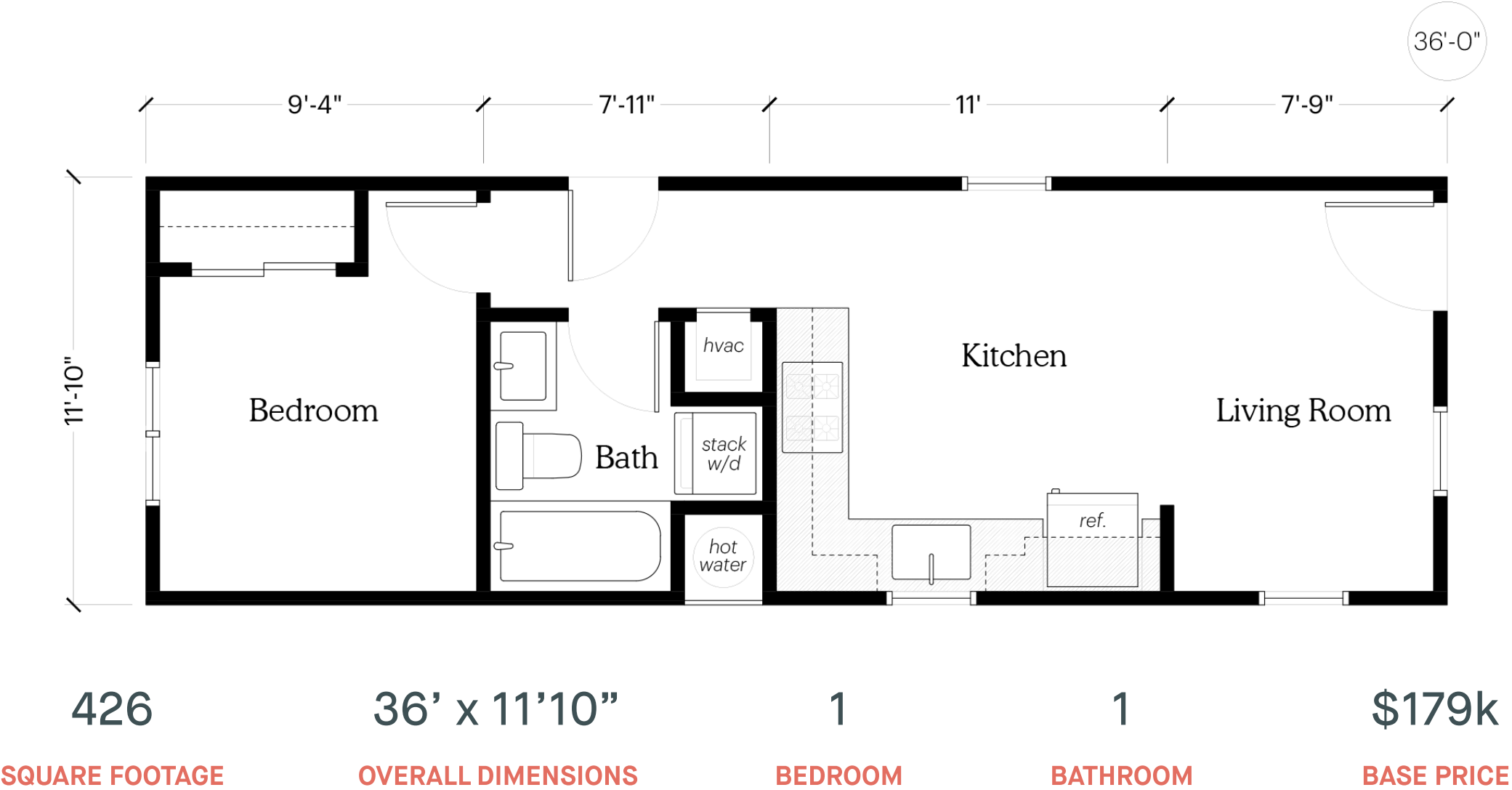
Increase in impact fees

Model	Size(sq. feet)	Width	Depth	Bedrooms	Bathrooms	Base price	Cost
Habitat 800	800	40'0"	20'0"	2	2	\$239k	\$298/sqft
Habitat 850	853	32'0"	26'8"	2	2	\$239k	\$280/sqft
Habitat 950	946	40'0"	23'8"	3	2	\$249k	\$263/sqft
Habitat 1050	1,041	44'0"	23'8"	3	2	\$259k	\$249/sqft
Habitat 1200	1,200	44'/46'	26'8"	3	2	\$269k	\$224/sqft

Floorplan Details

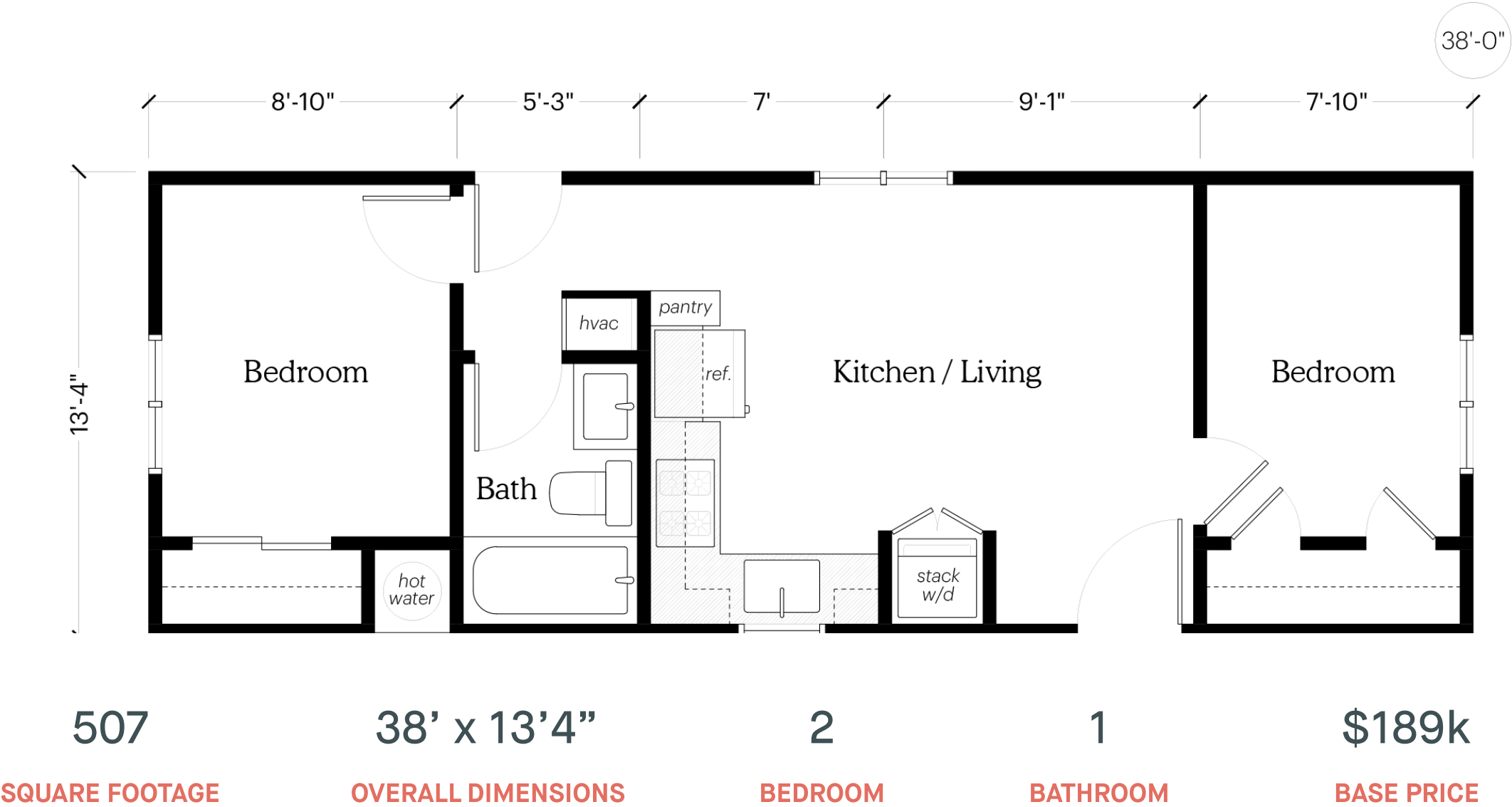
Habitat 450

Baseline cost:
Starting at \$179,000



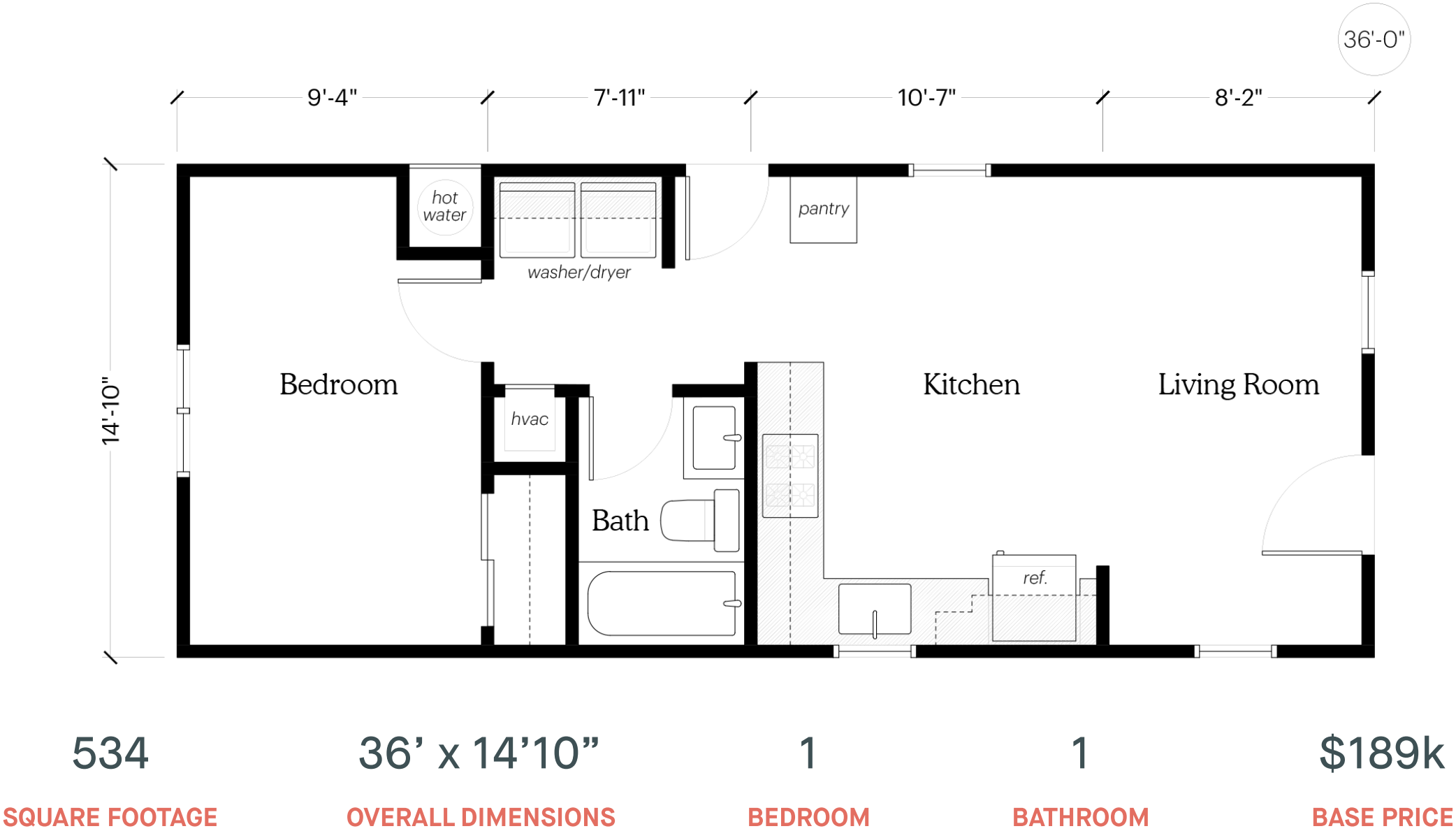
Habitat 500

Baseline cost:
Starting at \$189,000



Habitat 550

Baseline cost:
Starting at \$189,000



Habitat 750

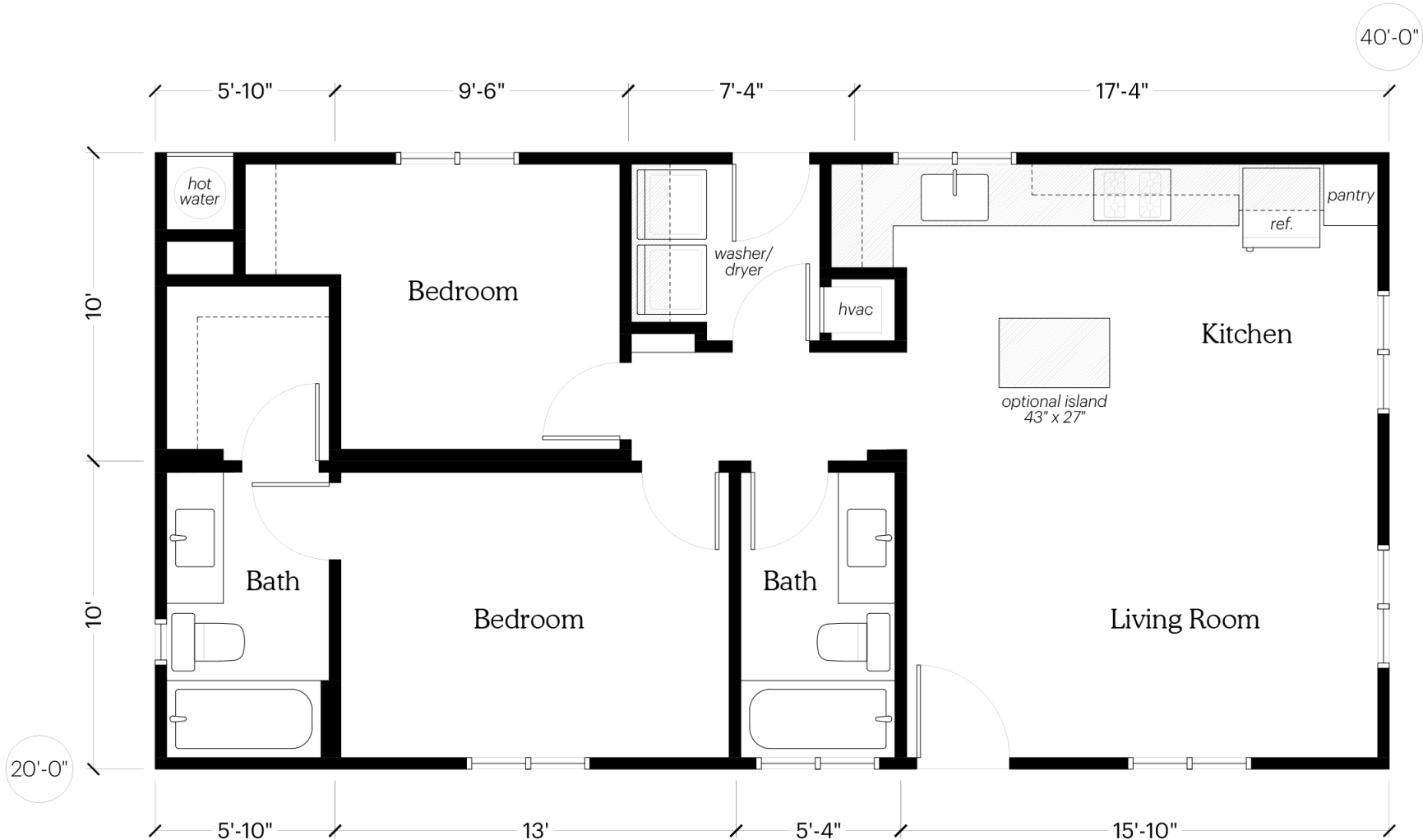
Baseline cost:
Starting at \$210,000



749	31'8" x 23'8"	2	1	\$219k
SQUARE FOOTAGE	OVERALL DIMENSIONS	BEDROOM	BATHROOM	BASE PRICE

Habitat 800

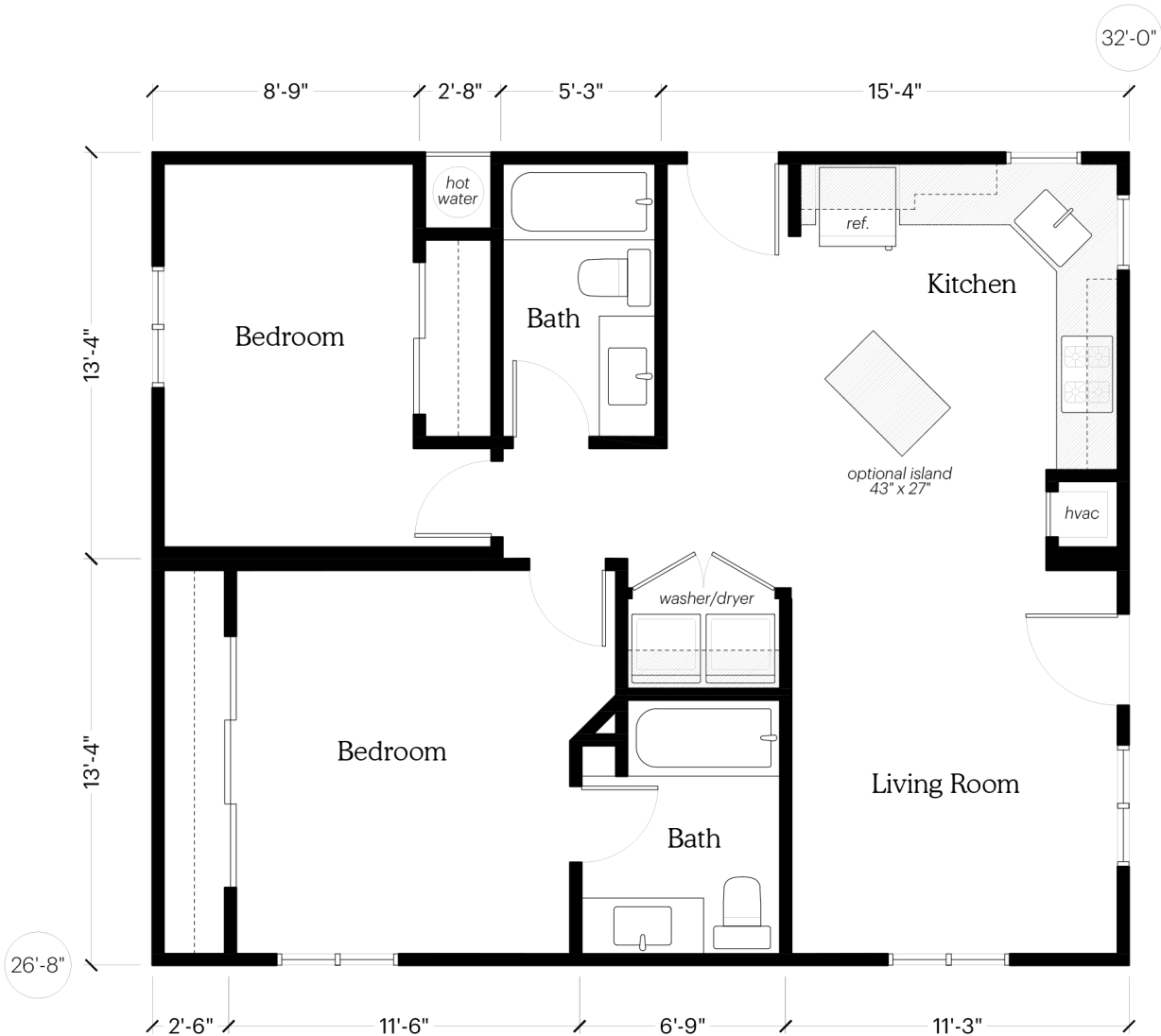
Baseline cost:
Starting at \$239,000



800	40' x 20'	2	2	\$239k
SQUARE FOOTAGE	OVERALL DIMENSIONS	BEDROOM	BATHROOM	BASE PRICE

Habitat 850

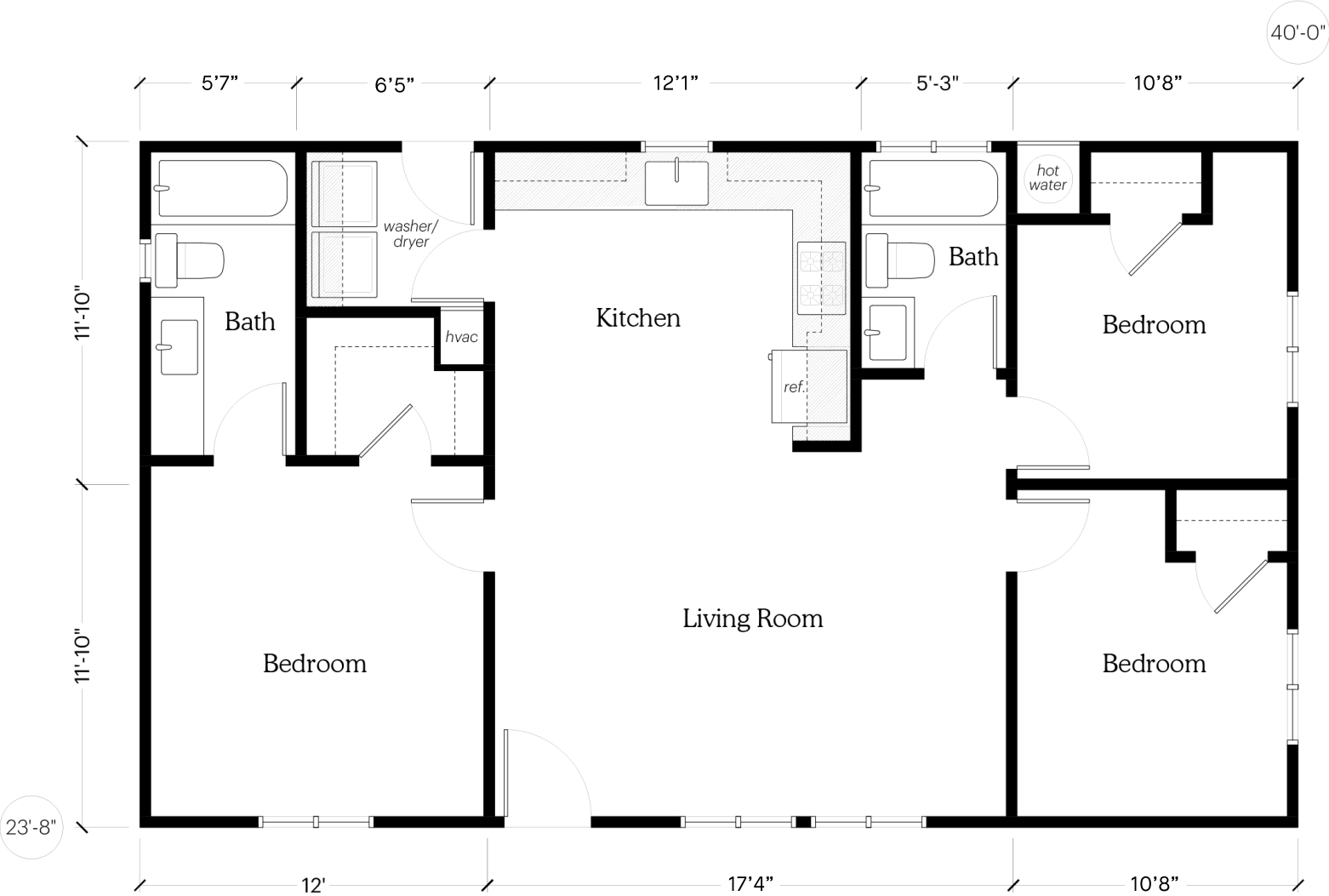
Baseline cost:
Starting at \$239,000



853	32' x 26'8"	2	2	\$239k
SQUARE FOOTAGE	OVERALL DIMENSIONS	BEDROOM	BATHROOM	BASE PRICE

Habitat 950

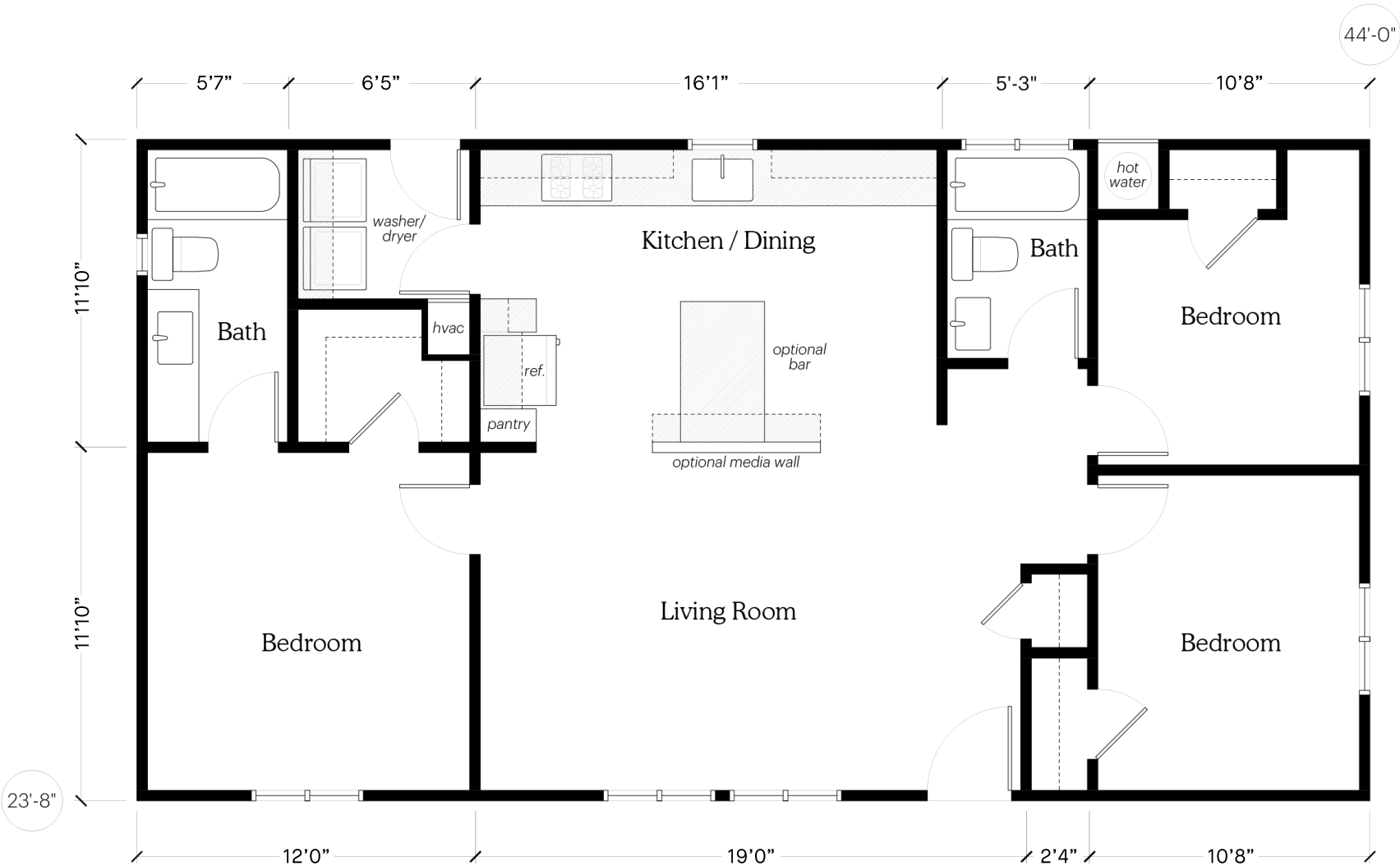
Baseline cost:
Starting at \$249,000



946	40' x 23'8"	3	2	\$249k
SQUARE FOOTAGE	OVERALL DIMENSIONS	BEDROOM	BATHROOM	BASE PRICE

Habitat 1050

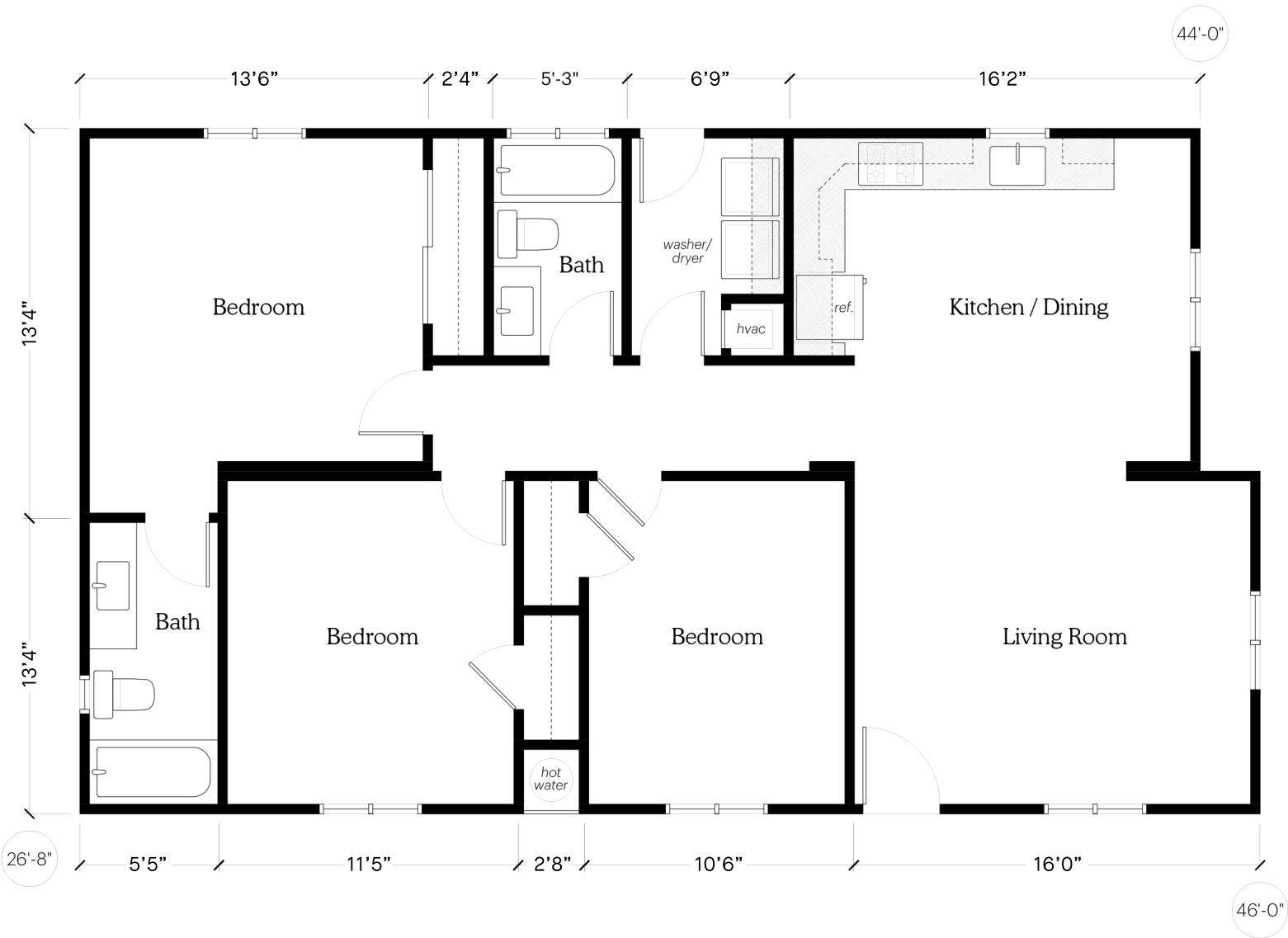
Baseline cost:
Starting at \$259,000



1,041	44' x 23'8"	3	2	\$259k
SQUARE FOOTAGE	OVERALL DIMENSIONS	BEDROOM	BATHROOM	BASE PRICE

Habitat 1200

Baseline cost:
Starting at \$269,000



1,200	44'/46' x 26'8"	3	2	\$269k
SQUARE FOOTAGE	OVERALL DIMENSIONS	BEDROOM	BATHROOM	BASE PRICE

Potential Designs

Exterior

Interior









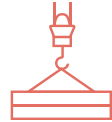




Fixtures & Finishes

Baseline Package

Baseline Package



Construction & Specifications

- The exterior walls are framed with 2" x 6" studs
- The interior walls are framed with 2" x 3" studs
- The floors are framed with 2" x 6" joists
- 5/8" drywall ceilings, 1/2" drywall on all interior walls, and 3/4" OSB floor decking
- We use kiln-dried structural lumber throughout your home
- Your home comes with the following types of insulation:
 - Floor: R-22 insulation fiberglass
 - Walls: R-19 insulation
 - Ceilings: R-22 insulation blown
- A "solar-ready" roof, with reinforced trusses, a weatherproof electrical J-Box mounted on the roof, and conduit running from the main floor. It is rated for 20 lbs. of roof load white vinyl, framed, dual-glazed windows
- PEX water lines
- 200 amp electrical service
- A 40 gallon electric water heater
- A 15kW electric furnace that is part of a forced-air HVAC system
- A WUI compliant window and door package



Exterior Features

- Allora brand fiber cement siding or shingles (unless you have opted not to have siding on your home so it can be finished on site)
- Front and rear overhangs and sidewall eaves
- Front and rear doors with deadbolt security locks and lever hardware
- We use 8" hardboard fascia and 4" hardboard corner & window trim on the exterior of your home
- We use 30-yr architectural shingles from IKO on the roof, with reflective roof sheathing
- 2 exterior, protected electrical outlets

Baseline Package



Interior Features

- ½” drywall interior walls, finished with an orange peel texture, and painted white
- 3” cove-style molding throughout (except for closets)
Wood window casings throughout (except for tub / shower area windows)Antique Bronze lever hardware on all interior doors
- Flat panel interior passage doors unless otherwise noted
- 2” white window blinds on all window interiors
- An LG High-Efficiency front-load washer and electric dryer set



Kitchen Features

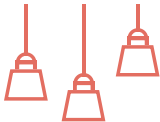
- Laguna-style medium density fiberboard wood cabinets, primed and painted. The cabinets come with Oil Rubbed Bronze pulls, soft-close drawer guides, and hidden hinges
- Your kitchen comes with the following appliances:
 - Whirlpool Stainless Steel 30" Electric Radiant Range with 5.3 cu. ft. Oven
 - Whirlpool Stainless Steel 25 cu. ft. Fridge
 - Whirlpool Stainless Steel 24" Energy Star Rated Dishwasher
 - Whirlpool Stainless Steel 30" (1.7 cu. ft.) Microwave / Range Hood Combination
- A ROK® pull-down faucet in Antique Bronze
- A white, undermount Farmhouse-style sink
- Non-porous Corian or Quartz countertops in a color / style of your choosing, with matching 4” backsplash
- Four LED recessed can lights in the kitchen ceiling

Baseline Package



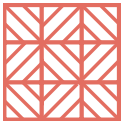
Bathroom Features

- A 3-light Antique Bronze sconce above the sink
- A beveled-edge mirrored medicine cabinet
- A square undermount lavy sink and widespread lavy faucet and hardware in Antique Bronze
- Antique Bronze matching fixtures throughout, including towel bar, toilet paper holder, and shower faucet
- A dual-flush, ADA-height elongated toilets. These toilets are also low-flow, water-saving toilets
- The shower or tub option you chose in your design process (reflected in “Product Features for Your Unit”)
- A ceiling vented exhaust fan system



Lighting

- An interior-designer selected light plan built specifically for your floorplan
- Additional recessed LED can lighting in the kitchen, hall, and utility closet



Flooring

- The flooring option you chose in your design process (reflected in “Product Features for Your Unit”), either Mohawk Plank Vinyl Flooring, Mohawk carpet, or Congoleum linoleum

Habitat

aduhabitat.com

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