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LAST UPDATE: 06/18/2026
VALID UNTIL: 12/18/2026

Summary of work

- Concord Plan 2
    - 400 sq ft detached ADU. Available in 3 exterior style: *Craftsman, Spanish, or Modern*

Craftsman

$144,004.00

1. Acquire city building.
    a. Shape GC to use pre-approved architectural, engineering, and sewer plans.
    b. Homeowner to pay for city and sanitary permit fees.
        i. Recommended permit fee budget: $3,500
2. Excavate site and grade as per engineering plans to prepare for foundation.
3. Trench and install up to 50 ft of 6” ABS sewer line to an existing ABS sewer line.
    a. Excavation depth not to exceed 3 ft.
4. Trench up to 50 ft and tie into an existing water line to supply water to the ADU
    a. Shape GC to install up to 50 ft of ¾” PVC water line from the source to the ADU.
5. Trench and install up to 60 ft of 4 AWG aluminum conduit to an existing main panel for a new 100 AMP sub panel for the ADU.
    a. Trenching not to exceed 3 ft.
    b. The existing main panel must be able to accommodate a new 100 amp breaker.

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6. Frame foundation forms and pour footing and slab foundation as per the pre-approved architectural and engineering plans.
7. Frame ADU wall, roof, and floorstructure as per the pre-approved architectural and engineering plans.
8. Install windows and exterior front door.
    a. Shape GC to provide interior & exterior doors as per the approved plan.
    b. Shape GC to provide Milgard white frame vinyl white frame windows as per the approved 'window schedule' on page A1-101.
9. Install new Tyvek exterior housewrap, fiber cement 'Board & Batten' smooth siding, fiber cement trims, fiber cement panels for soffit covers and brick exterior accent wall.
    a. Shape GC will provide James Hardie fiber cement materials and brick for accent wall material.
10. Install new CertainTeed Roofrunner underlayment throughout the structure
    a. Install two layers of underlayment and a 19" felt underlayment strip along the eaves.
11. Purchase & Install new Landmark Pro Solaris 30 year composite shingle roofing throughout the structure
    a. Homeowner to select desired shingle color
12. Paint exterior walls, trims, and eaves.
    a. Shape GC to provide exterior grade paint. Homeowner to provide desired color codes.
13. Install Redwood exterior porch railings.

END OF SCOPE OF WORK

Spanish

$116,314.00

14. Acquire city building & CCC sanitary district permits.
    a. Shape GC to use pre-approved architectural, engineering, and sewer plans.
    b. Homeowner to pay for city and sanitary permit fees.

i. Recommended permit fee budget: $3,500

15. Excavate site and grade as per engineering plans to prepare for foundation.
16. Trench and install up to 50 ft of 6” ABS sewer line to an existing ABS sewer line.
    a. Excavation depth not to exceed 3 ft.
17. Trench up to 50 ft and tie into an existing water line to supply water to the ADU
    a. Shape GC to install up to 50 ft of ¾” PVC water line from the source to the ADU.
18. Trench and install up to 60 ft of 4 AWG aluminum conduit to an existing main panel for a new 100 AMP sub panel for the ADU.
    a. Trenching not to exceed 3 ft.
    b. The existing main panel must be able to accommodate a new 100 amp breaker.
19. Frame foundation forms and pour footing & stem wall foundation as per the pre-approved architectural and engineering plans.
20. Frame ADU wall, roof, and floorstructure as per the pre-approved architectural and engineering plans.
21. Install windows and exterior front door.
    a. Shape GC to provide a front door as per the approved plan.
    b. Shape GC to provide Milgard white frame vinyl white frame windows as per the approved ‘window schedule’ on page A1-101.
22. Install new Tyvek exterior housewrap, fiber cement Cedar Mill horizontal lap siding, fiber cement exterior trims, and fiber cement panels for soffit covers.
    a. Shape GC to provide James Hardie fiber cement materials.
23. Install new CertainTeed Roofrunner underlayment throughout the structure
    a. Install two layers of underlayment and a 19” felt underlayment strip along the eaves.
24. Purchase & Install new Landmark Pro Solaris 30 year composite shingle roofing throughout the structure
    a. Homeowner to select desired shingle color
25. Paint exterior walls, trims, and eaves.
    a. Shape GC to provide exterior grade paint. Homeowner to provide desired color codes.

26. Install Redwood exterior porch railings.

END OF SCOPE OF WORK

Modern

$114,004.00

27. Acquire city building & CCC sanitary district permits.
    a. Shape GC to use pre-approved architectural, engineering, and sewer plans.
    b. Homeowner to pay for city and sanitary permit fees.
        i. Recommended permit fee budget: $3,500
28. Excavate site and grade as per engineering plans to prepare for foundation.
29. Trench and install up to 50 ft of 6” ABS sewer line to an existing ABS sewer line.
    a. Excavation depth not to exceed 3 ft.
30. Trench up to 50 ft and tie into an existing water line to supply water to the ADU
    a. Shape GC to install up to 50 ft of ¾” PVC water line from the source to the ADU.
31. Trench and install up to 60 ft of 4 AWG aluminum conduit to an existing main panel for a new 100 AMP sub panel for the ADU.
    a. Trenching not to exceed 3 ft.
    b. The existing main panel must be able to accommodate a new 100 amp breaker.
32. Frame foundation forms and pour footing & stem wall foundation as per the pre-approved architectural and engineering plans.
33. Frame ADU wall, roof, and floorstructure as per the pre-approved architectural and engineering plans.
34. Install windows and exterior front door.
    a. Shape GC to provide a front door as per the approved plan.
    b. Shape GC to provide Milgard white frame vinyl white frame windows as per the approved ‘window schedule’ on page A1-101.

35. Install new Tyvek exterior housewrap, stucco siding, fiber cement exterior trims, and fiber cement panels for soffit covers.
    a. Shape GC to provide James Hardie fiber cement materials.
36. Install new CertainTeed Roofrunner underlayment throughout the structure
    a. Install two layers of underlayment and a 19" felt underlayment strip along the eaves.
37. Purchase & Install new Landmark Pro Solaris 30 year composite shingle roofing throughout the structure
    a. Homeowner to select desired shingle color
38. Paint exterior walls, trims, and eaves.
    a. Shape GC to provide exterior grade paint. Homeowner to provide desired color codes.
39. Install Redwood exterior porch railings.

END OF SCOPE OF WORK

Clarifications

- **Deviations or modifications to the materials provided or the scope of work can be made but must be quoted separately. Please email us at *admin@shapegc.com* or call us at (925) 233-7988.**

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