

California Granny Flats

by G.J. Gardner. HOMES



FUNCTIONAL DESIGNS | FAST APPROVALS | EFFICIENT BUILDING

Studio, one, two and three bedroom floor plans | Approval within 120 days | Five Star Performance Checklist

Background

What is a Granny Flat?

A granny flat is also known as an accessory dwelling unit (ADU), secondary dwelling, laneway house, or in-law suite. Granny Flats are self-contained living spaces that are either attached or detached to the primary residence and located on the same property.



The California Granny Flat laws (SB 1069, AB 2299 and AB 2406) are intended to grow the number of secondary units built in backyards. The laws significantly reduce restrictions on building accessory dwelling units (ADUs), also known as granny flats or secondary units. For more information, see our Granny Flat Law Information Sheet.



G.J. Gardner. HOMES

Why build with G.J. Gardner Homes?

G.J. Gardner Homes, has been building and renovating homes and Granny Flats for over 30 years. We bring together a dedicated and talented team of designers, architects, licensed builders, skilled contractors and project managers- with one primary objective- to build quality and affordable homes in your backyard.

A member of our qualified team is there beside you from your initial on-site evaluation, through the design process, approval, on-site construction, all the way through handing over the keys to your new Granny Flat. Our Granny Flats are built to meet all California building standards using only quality building products and materials sourced from well-known suppliers and manufacturers.

Uses & Benefits

What are the types of Granny Flats?



How can you use a Granny Flat?



What are the possible benefits of a Granny Flat?

- Provides a long-term investment
- Diversifies your income risk
- Multiple finance options available
- Take advantage of unused backyard space
- Added tax benefits
- Increase your property value
- Added livable space

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Are Tiny Houses and ADUs the same thing?

Not always, but they are really good friends. ADUs can be tiny houses, but tiny houses are not always ADUs. Here are the major differences between the two >>>>

Tiny House	VS	ADU/Granny Flat
“Tiny” 100-400 sf	SIZE	“Small” 300-1,200 sf
Permanent or Mobile	MOBILITY	Permanent
Essentially anywhere	LOCATION	Existing home property
Cool toy like RV/Boat	DESCRIPTION	Real Estate, Lifestyle
None required	UTILITIES	All required

The Process



CONSULTATION

The first step in the G.J. Gardner Granny Flat process is to sit down with one of our friendly consultants and discuss your granny flat proposed location, feasibility and purpose.

1



PRELIMINARY DESIGN

After meeting you, we then get to know everything about your lot/backyard- dimensions, topography, location of utilities, landscaping, etc. We then select an efficient Granny Flat design that fits perfectly into your backyard with required setbacks.

2



PLAN APPROVAL

At this stage, we request a deposit and present you with a contract. We then will complete your plan and present it to you for final review. Your Granny Flat proposal is then submitted to local municipality and fast tracked for approval.

3



SITE PREPARATION

We now start the construction process of your new granny flat. During this stage, we connect all existing utilities and prepare the site for foundation.

4



EXTERIOR FINISH

Your Granny Flat's exterior color selections and materials will look similar to your current home. Our Five-Star Performance Checklist ensures that the exterior materials come together to create a beautiful new Granny Flat every time.

5



INTERIOR FINISH

During this step, your selected inclusions are carefully installed with our highest quality craftsmanship. We also welcome you to inspect our work before we complete the finishing touches.

6



HANDOVER

When building is completed, we'll be issued a Certificate of Occupancy, then request final payment and schedule your walkthrough. After we complete the home orientation and received payment, we'll hand over the keys to your new Granny Flat!

7

From our initial consultation to handing over your keys, we will be with you through it all. Our **7 step Granny Flat Process** and **Five-Star Performance Checklist**, ensure a smooth construction process and a quality finished product, every time.

Features & Ammenities

Exterior

One, two and three story plans available
Low maintenance stucco exteriors
Roof: Boral tile roof with limited lifetime warranty
Paint: Units to be painted in accordance with Granny Flat law
Sliding Door: 5' glass slider in living area
Front Door: 6-panel painted front door
Lighting: Entry light at front door
Hose: Cold water hose bibs at front and back patio
Electrical: Two exterior weatherproof GFI outlets, 100 AMP electrical subpanel

Interior

Doors: Distinctive 6-panel Colonist interior doors
Baseboards: 5 1/4" baseboards throughout
Paint: Interior walls painted and textured
Lighting: Elegant satin nickel light fixtures throughout
Carpet: Mohawk Smart-Strand carpet in living, hallways, closets and bedroom(s)
Tile: 12x12" ceramic tile in entry, kitchen, bathroom(s) and laundry
Ceiling: 9' ceilings throughout (The San Diego- 2nd floor 8' ceiling, 3rd floor 7' ceiling)
Laundry: Laundry closet/room included (per plan), wired for electric dryer
Closets: Closets included in all bedrooms (except studio units), linen closets in select plans
Electrical: Cable TV connection in living room + (1) bedroom,
phone connection in kitchen + (1) bedroom

Kitchen

Energy-saving Frigidaire appliances in stainless steel/black
Range: 30" gas range with 4 sealed burners
Dishwasher: Energy-Star Rated Dishwasher
Microwave: 1.6 cubic foot microwave/hood combo
Faucet: Single-lever brushed nickel faucet with pull-out sprayer
Sink: Double-basin stainless steel sink
Countertops: Granite with 6" granite backsplash
Cabinets: Birch cabinets with square recessed panels, adjustable upper shelves,
laminate interiors, concealed hinges
Refrigerator: not included, plumbed for water and icemaker at refrigerator space

Bathroom

Sink: Single top-mount vitreous China lavatory sink
Faucet: Designer selected brushed nickel faucets
Hardware: Designer selected satin nickel towel bar and roll holder
Countertops: Granite with 6" granite backsplash
Cabinets: Birch cabinets with square recessed panels, laminate interiors, concealed hinges
Shower/Tub: Easy-care tub/shower combo with brushed nickel rod for curtain (per plan)
Shower: Easy-care shower unit with glass door (per plan)
Mirror: Full-width vanity mirror to 36" height

Energy Efficient

High-efficiency tankless water heater
Water conserving toilets, faucets and shower heads
Automatic programmable thermostat
High-efficiency natural gas furnace, central air-conditioner
Flourescent/LED lighting throughout
High performance attic with R-13 insulation in rafters
R-49 ceiling/attic insulation, R-19 exterior wall insulation
Two-coat stucco system increases exterior wall rating
Jeldwen windows, dual-glazed low E with cam locks
Full wall sheeting on exterior walls
2"x6" exterior wall construction

Site Works & Structural

Connection to existing home's services: sewer, water, electricity, gas, cable
Property surveyed and pegged prior to construction commencing
Granny Flat built in accordance with California Senate Bill 1069
Reinforced concrete slab
Waterproofing and termite treatment

Warranty & Insurance

2-10 Home Buyer's Warranty
All materials insured under Course of Construction Insurance
Stand-alone fire sprinkler system (if required)
Smoke detectors with battery back-up in bedroom(s)
Carbon monoxide/smoke detector combo in hallway

Need more space?

Add a front porch, garage, deck or patio onto your new Granny Flat.



PORCH



GARAGE



DECK/PATIO

Granny Flat Designs

Organized by number of bedrooms (studio, 1 bed, 2 bed, 3 bed)

The San Francisco

Studio

0  | 1  | 386 ft²

Granny Flat Footprint: 17'0" x 24'0"



*ARTIST IMPRESSION ONLY



The Santa Cruz

Studio

0  | 1  | 494 ft²

Granny Flat Footprint: 19'0" x 26'0"
Includes laundry



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The Monterey

1 Bedroom

1  | 1  | 480 ft²

Granny Flat Footprint: 40'0" x 12'0"
Includes laundry



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The Irvine

1 Bedroom



1  | 1  | 600 ft²

Granny Flat Footprint: 30'0" x 20'0"
Includes laundry



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The Los Angeles

1 Bedroom

1  | 1  | 645 ft²

Granny Flat Footprint: 49'7" x 13'0"
Includes laundry



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The San Diego

1 Bedroom + Loft

First Floor



Second Floor



Third Floor



1  | 1  | 728 ft²

Granny Flat Footprint: 24'0" x 14'0"
Includes laundry + loft | 3 stories



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The Fresno

2 Bedroom



2  | 1  | 748 ft²

Granny Flat Footprint: 23'0" x 32'6"
Includes laundry



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The Sacramento

2 Bedroom



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2  | 1  | 820 ft²
Granny Flat Footprint: 24'7" x 33'7"
Includes laundry

The Huntington Beach 2 Bedroom + Loft

2  | 1.5  | 1,148 ft²

Granny Flat Footprint: 20'0" x 29'0"
Includes laundry + loft | 2 stories



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First Floor



Second Floor



The Santa Barbara

3 Bedroom

3  | 1  | 1,065 ft²

Granny Flat Footprint: 43'4" x 24'7"
Includes laundry room



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