

Smart Building for Flexible Living

The ADU

Quality
Cost
Time

Obstacles
State Laws
Design Ideas

Quality & Goals

RENTAL
MULTI-GENERATIONAL
RETIREMENT
RESALE

Project Goal:	Rental	Multi-Gen	Retirement	Resale (ROI)
Size				Median Price/SF
Accessibility			x	Minus
Formality of zones			x	Cost to build
Storage (Bikes, equipment)	x	x	x	Equals
Design				Potential Equity
Kitchen (Oven/DW/F)	x		x	
Bath (Shower/Tub)	x			
Washer/Dryer		x	x	
Windows & Doors				
Finishes		x	x	
Flooring				
Tile & Counter				
Fixtures & Hardware			x	
Flexibility				
Site Master Plan	x			
Privacy	x			
Utilities				
Shared				
Water Heater	x			
Mechanical				



...affects both time & cost of a project.

Cost

PRE-CONSTRUCTION
+ CONSTRUCTION
TOTAL PROJECT COST

Pre-Construction	Average	Based on Scope
Architectural Design and Construction Documents	\$30,000	\$40,000
Structural Design and Calculations	\$4,500	\$6,000
Energy Analysis	\$500	\$1,000
As Builts*		\$1,200
Civil Survey *		\$3,500
Geotechnical Report*		\$3,500
Grading and Drainage Plan*		\$3,000
Arborist *		\$1,200
Green Building *		\$3,000
Interior Design*		\$5,000
Landscape Design*		\$5,000
Electric Vehicle Charging Plans*		\$1,500
Printing Costs		\$500
City Permits & Fees	\$6,000	\$20,000
Total	\$41,000	\$91,400

SAMPLE

* As Needed

Cost

PRE-CONSTRUCTION
+ CONSTRUCTION
TOTAL PROJECT COST

Construction	Range	
Infrastructure & Utilities		
Tree Protection	\$1,100	\$1,100
Demo	\$5,700	\$8,000
Electrical Upgrade (As Needed)	-	-
New Sewer Lateral (As Needed)	-	-
Trenching	\$15,000	\$20,000
Rough Construction		
Structural	\$15,000	\$60,000
Exterior Door/Windows	\$10,000	\$40,000
Skylights Units & Install	\$2,000	\$2,000
Exterior Trim	-	-
Exterior Stucco	\$5,000	\$17,225
Waterproofing	-	-
Mechanical / HVAC	\$8,000	\$20,000
Roofing	\$5,000	\$15,500
Gutters	\$1,000	\$3,000
Electrical Work	\$10,000	\$18,000
Electrical Fixtures	\$3,000	\$8,000
Electrical Vehical Changing Station	-	-
Insulation: Roof & Walls installed	\$5,500	\$8,000
Drywall	\$8,000	\$13,000
Interior Door + Trim Material	\$6,000	\$12,000
Paint : Exterior & Interior	\$5,500	\$20,000

	Range	
Fixture & Finishes *		
Cabinets Kitchen & Vanity	\$7,500	\$35,000
Counters	\$2,500	\$10,000
Finish Hardware	\$500	\$2,000
Flooring	\$4,500	\$14,000
Tile	\$6,000	\$34,500
Appliances	\$7,000	\$12,000
Plumbing Fixtures	\$2,000	\$12,000
Shower Enclosure Installed	\$2,000	\$2,000
Construction Management		
Supervision	\$4,000	\$10,000
Labor/Cleanup/Grading	\$3,000	\$10,000
Portable	\$1,000	\$1,200
Overhead/Margin Profit	\$20,000	\$50,000
Other Costs		
Solar Design and Installation	-	\$12,000
Sprinkler Design and Installation	-	\$10,000
Landscaping	-	-
Driveway/Hardscape	-	-
Fencing	-	-
Exterior Features (Trellis,Detail,etc)	-	-
Other Home Projects		
Enclose Carport,	-	-
New Wood Floors/Built Ins	-	-
Kitchen Remodel	-	-
Total	\$163,800	\$480,525

* Allowance

Cost

PRE-CONSTRUCTION
+ CONSTRUCTION

TOTAL PROJECT COST

Total Project Cost	Range	
Pre-Construction	\$41,000	\$91,400
Construction	\$163,800	\$480,525
Total ADU Project Cost	\$204,800	\$571,925
<i>Additional Home Improvement Projects (You know what they are)</i>		\$300,000
Total - Total Project Cost		\$871,925

SAMPLE

Time

PRE-DESIGN SCHEMATIC DESIGN CONSTRUCTION DOCUMENTS CONSTRUCTION

Pre-Design

Week

Site Visit: Field Measurement

1

Zoning Research

2

Engage Civil Engineer as needed

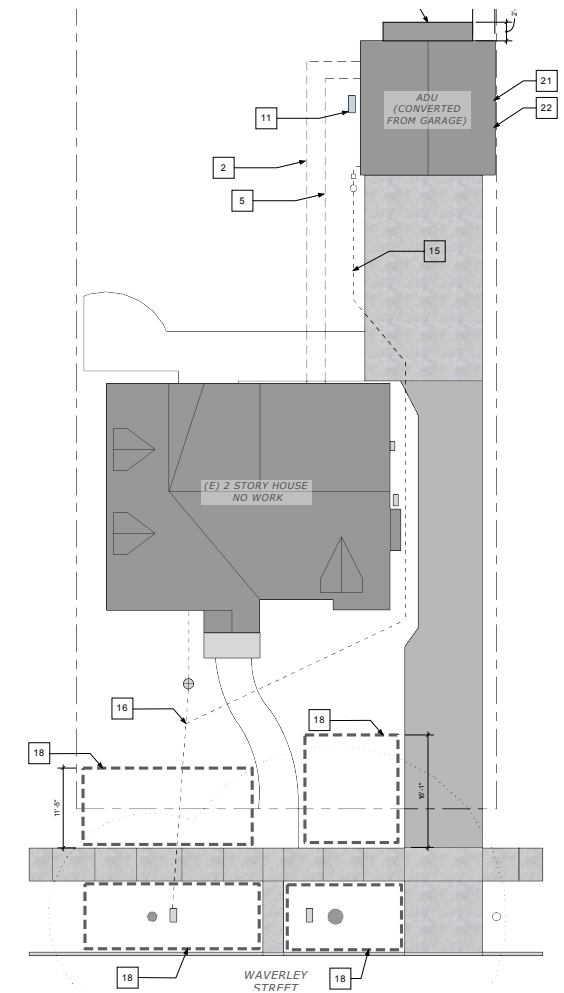
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Utility Analysis/Research

2

Input Field Measurements

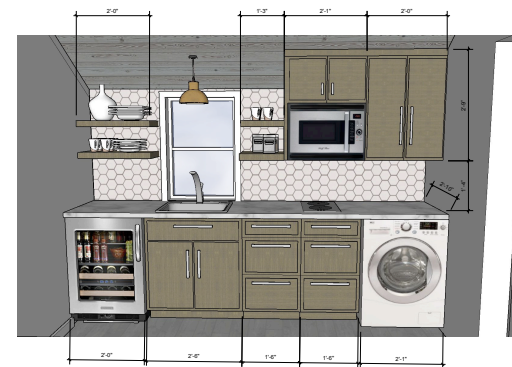
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Time

PRE-DESIGN
 SCHEMATIC DESIGN
 CONSTRUCTION DOCUMENTS
 CONSTRUCTION

Schematic Design	Week
Prepare Conceptual Design Options	2
Conceptual Design Meeting & Additional Site Verification	3
Prepare Schematic Design Drawings	3
Develop Interior Layout	4-5
Schematic Design Meeting	4-5
Engage Consultants & Send Backgrounds	6-7
Engage Organization Company	6-7



Time

PRE-DESIGN SCHEMATIC DESIGN CONSTRUCTION DOCUMENTS CONSTRUCTION

Construction Documents

Week

Construction Documents

8

Meeting: Site Visit

8

Redline Set

9

Finish Construction Documents

9

Prepare Building Application & Deed

10-11

★ Submit to Building Department

12

Send Follow up email to comments

16

Resubmit to Building Department

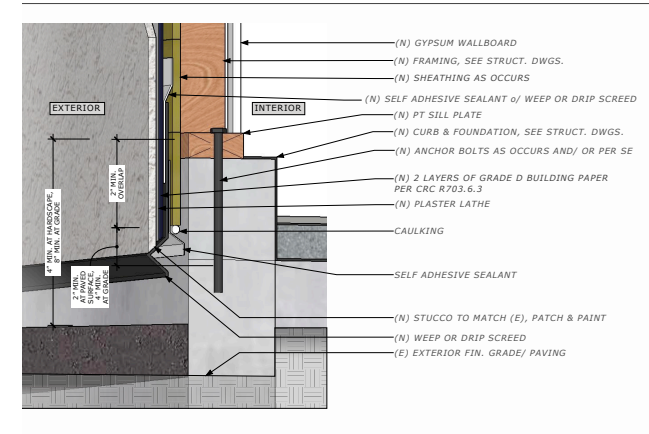
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Send Plans to contractors

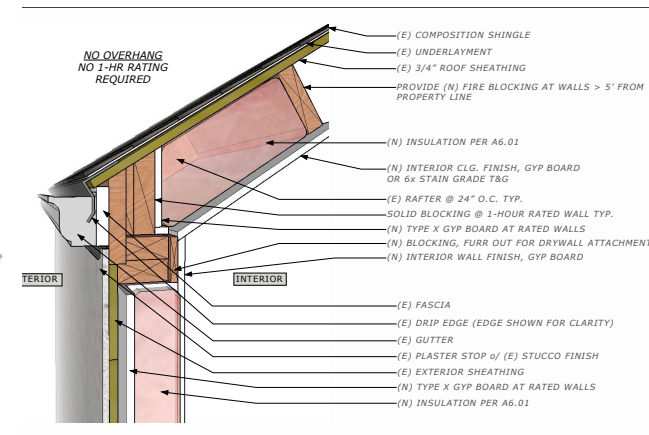
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★ Permit Awarded

20



1 NEW STUD INFILL WALL
8.01 SCALE: 3" = 1'-0"



4 ROOF EAVE DETAIL
8.01 SCALE: 1 1/2" = 1'-0"

Time

PRE-DESIGN
SCHEMATIC DESIGN
CONSTRUCTION DOCUMENTS
CONSTRUCTION

Construction	Week
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Contractor Selection	18-21
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Site Kick-off Meeting	22
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Site Mobilization	24-25
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Demo	26-27
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Major Structural Work: Foundation	28-31
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Doors, Windows, Electrical	32-33
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Insulation	34
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Finishes	35-39
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★ Project Completion	40 (9-12 months)
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Obstacles

SITE
CITY
CLIENT
CONSULTANT

What else might come up?

Site

- Sewer Lateral
- Electrical Upgrade
- Protected Trees
- Water Break
- Existing Conditions

City

- Unpermitted Work
- Utility easements
- Zoning Regulation Change

Client

- New Baby!
- Health Issue
- Workload
- Other Projects

Consultant

- Timing
- Costs



...what we don't like to talk about.

California State Law

❖ Effective January 1st, 2020

- No minimum lot size requirement for 800 sf ADUs
- Rear and Side Yard setbacks are 4'
- Allowed height is 16'
- No impact fees for ADUs under 750 square feet
- No owner-occupancy requirement for 5 years
- HOA is no longer allowed to prohibit ADUs
- An ADU and a JADU are allowed to be built on the same property
- No parking requirement if property is located within 1/2 mile from public transit.

Webster Street - ADU

- ❖ NEW 400 SF ADU
- ❖ REPLACE 250 SF GARAGE



- ❖ 75 SF OF STORAGE
- ❖ OVERHANG FOR OUTDOOR KITCHEN



❖ **INTEGRATED INTO
EXISTING BACK YARD
30' DEEP**



- ❖ VAULTED CEILING
- ❖ DETAILS ECHO MAIN HOUSE



Tasso Street ADU

- ❖ BEFORE PHOTOS
- ❖ EXISTING 328 SF GARAGE TO DEMO

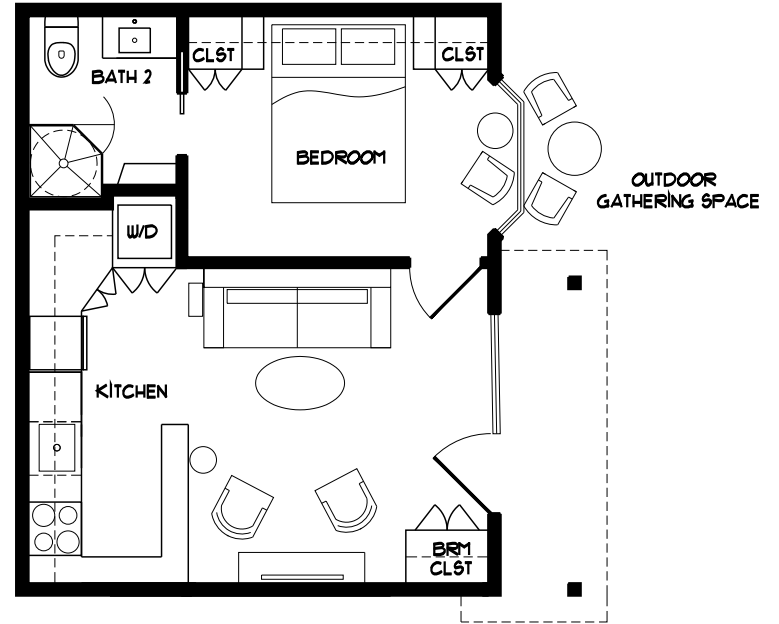
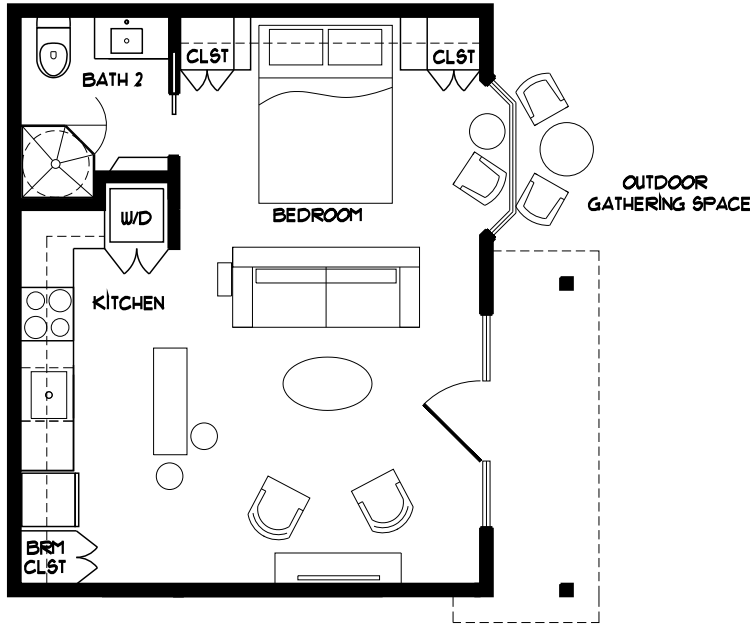


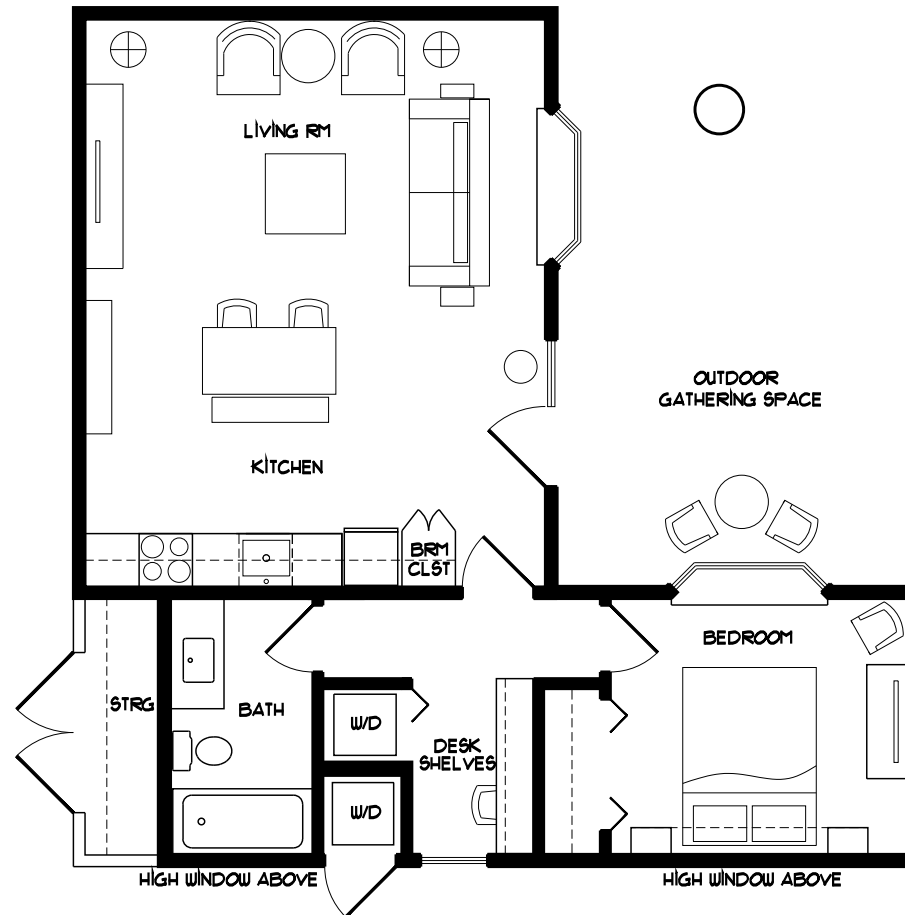
❖ AFTER PHOTOS
❖ NEW 328 SF ADU



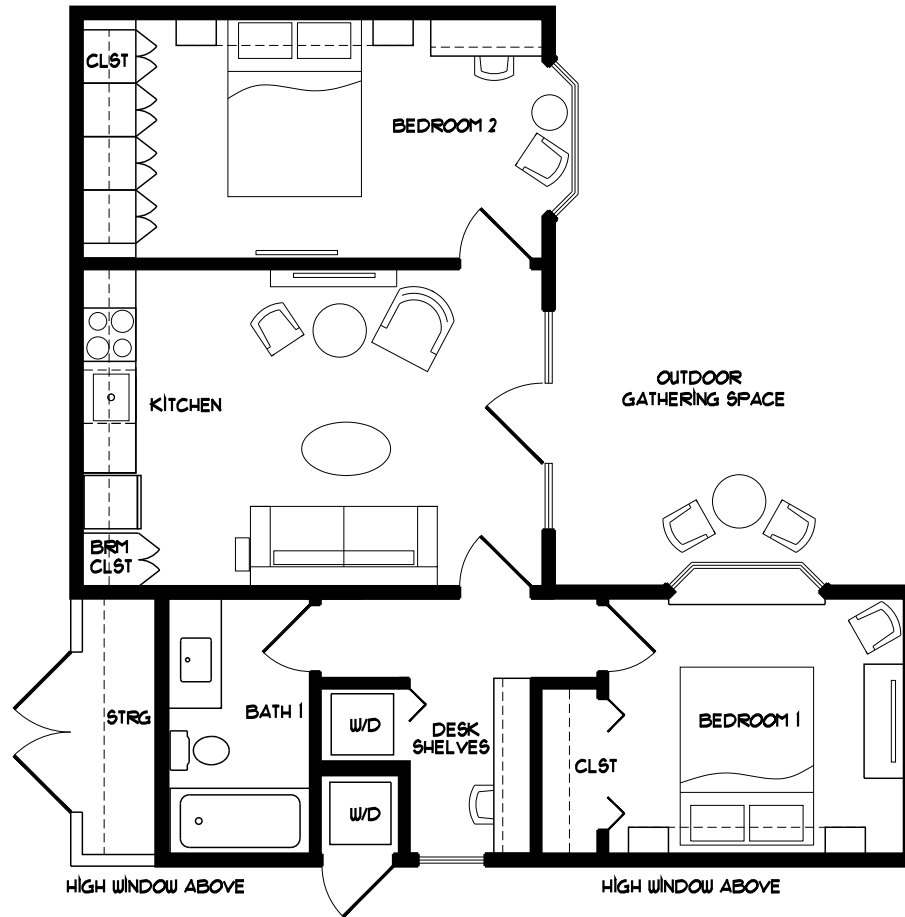
- ❖ BIFOLD DOOR
- ❖ INDUCTION STOVE



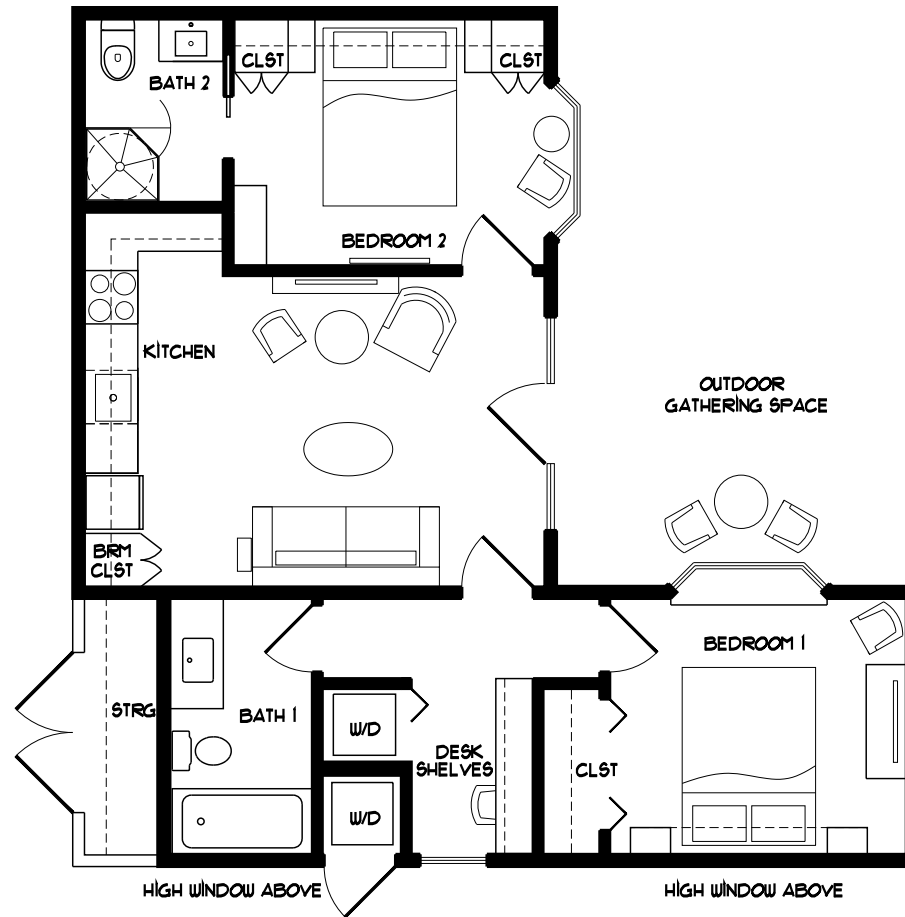




- ❖ 1 BEDROOM
- ❖ (E) 400 SF GARAGE
- ❖ (N) 300 SF ADDITION



- ❖ 2 BED / 1 BATH
- ❖ (E) 400 SF GARAGE
- ❖ (N) 300 SF ADDITION



- ❖ 2 BED / 2 BATH
- ❖ (E) 400 SF GARAGE
- ❖ (N) 300 SF ADDITION