

ADUs: Pictures, plans & building budgets



Fixed Price Construction Costs

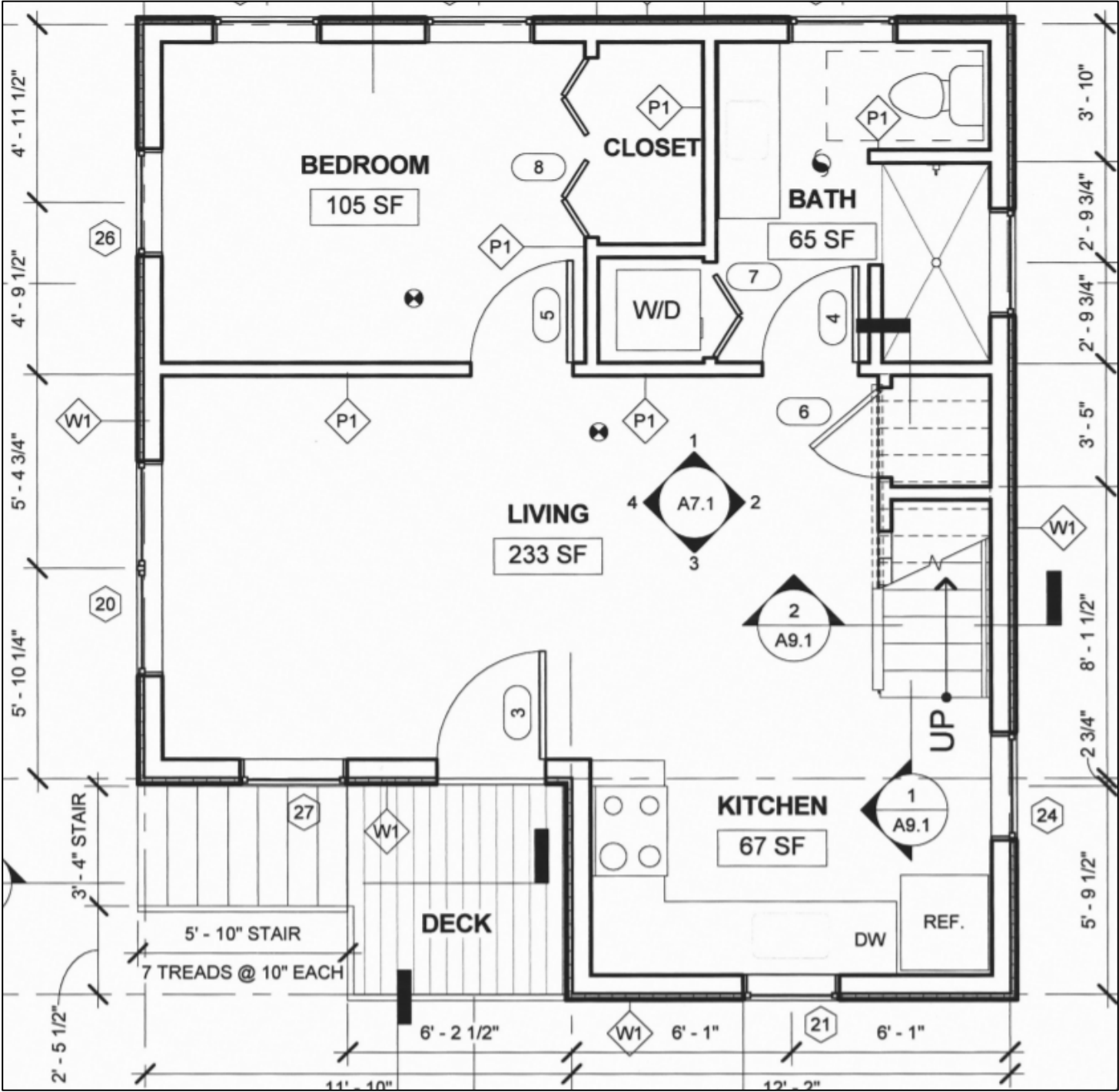
General Construction Administration	\$2,000
Inspections	\$300
Demolition - Concrete Portion of Existing Garage	\$1,000
Electric Utility Service	\$3,000
Erosion and Sediment Controls	\$500
Property Clearing	\$200
Foundation Layout	\$200
Excavation	\$12,200
Foundation Base Fill	\$600
Permanent Stormwater Management System	\$1,200
Propane/Natural Gas Connection	\$800
Backfill / Rough Grading	\$2,000
Foundation	\$14,800
Foundation Waterproofing	\$2,900
Foundation Vapor Barrier	\$200
Radon Mitigation	\$500
Roofing	\$3,800
Gutters & Downspouts	\$700
ADU Framing Material	\$12,000
Exterior Deck, Railings & Stairs Material	\$1,200
Framing Labor	\$11,000
Skylight #S1	\$350
Skylight #S2	\$350
Windows & Skylights Install Labor	\$1,800
Exterior Doors Install Labor	\$700
Exterior Siding & Trim Material	\$5,000
Exterior Siding and Trim Labor	\$5,000
Exterior Paint	\$3,500
Miscellaneous Mechanical	\$500
Rough Electric	\$5,500
Electric Top Out Labor	\$1,000
Water Heater Material	\$1,800
Drywall	\$8,000
Below Grade Insulation	\$1,900
Roof Insulation	\$1,400
Exterior 1" rigid wall insulation	\$650
Wall & Floor Insulation	\$3,800
Water Resistive Barrier	\$600
Rough Plumbing	\$5,000
Plumbing top out labor	\$1,000
Shower Pan for Tile	\$800
Interior Trim Material	\$2,000
Interior Trim - Labor	\$3,500
Interior Door Install Labor	\$500
Appliance Install Labor	\$500
Cabinetry - Kitchen Installation	\$500
Cabinetry - Bathroom Installation	\$300
Shelving Installation	\$300
Interior Paint	\$3,500
Replacement Driveway & Walkways	\$1,250
Fine Grading and Planting	\$0

**Total Fixed Price Construction Costs
Estimate \$132,100**

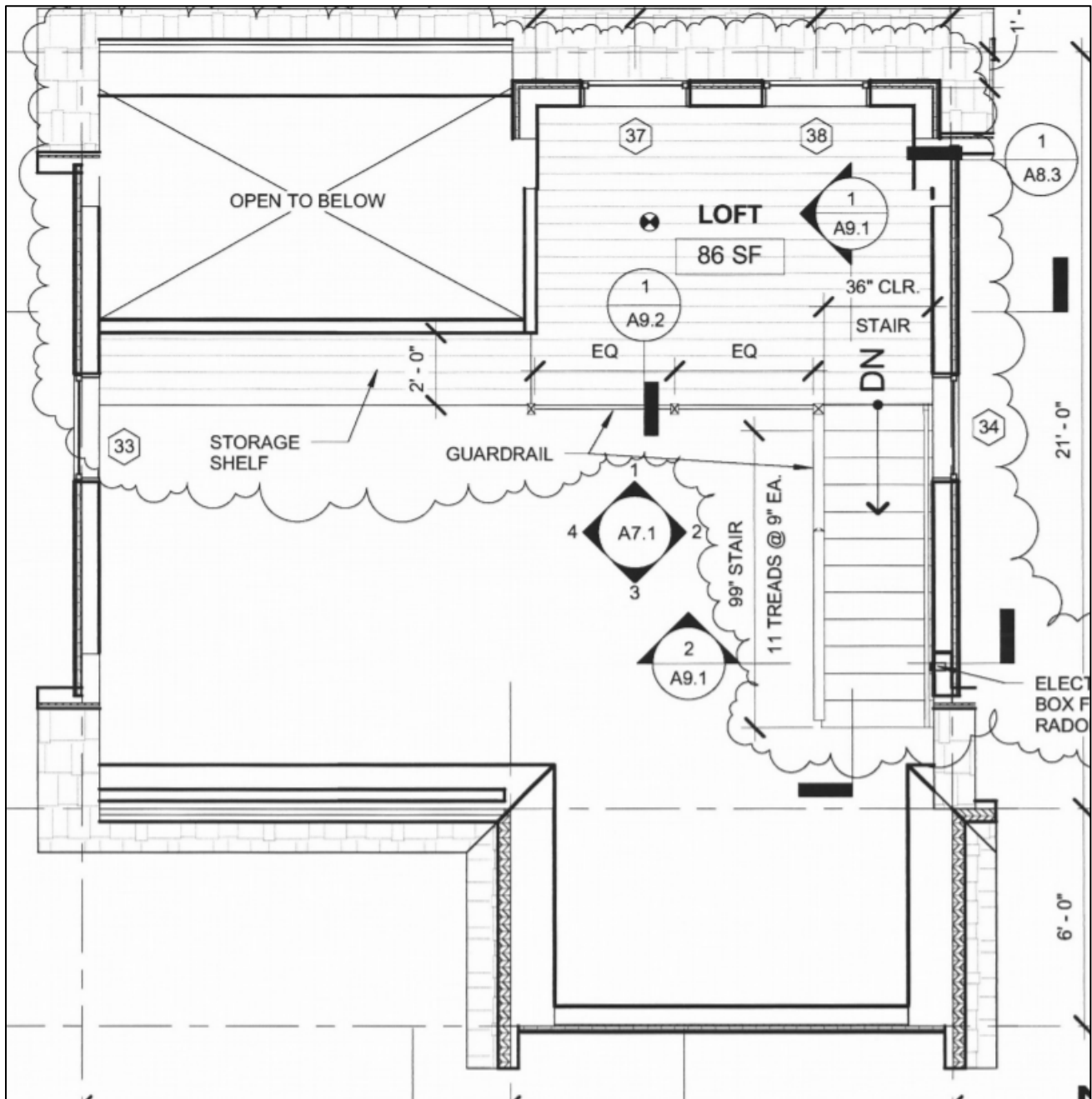
650 sq. ft. ADU above an
artist's workshop



1ST level floorplan



2nd level floorplan



Budget, page 1

Fixed Price Construction Costs	
Item	Cost
General Construction Administration	\$2,000
Inspections	\$300
Demolition - Concrete Portion of Existing Garage	\$1,000
Electric Utility Service	\$3,000
Erosion and Sediment Controls	\$500
Property Clearing	\$200
Foundation Layout	\$200
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Exterior Siding and Trim Labor	\$5,000
Exterior Paint	\$3,500
Miscellaneous Mechanical	\$500
Rough Electric	\$5,500
Electric Top Out Labor	\$1,000
Water Heater Material	\$1,800
Drywall	\$8,000
Below Grade Insulation	\$1,900
Roof Insulation	\$1,400
Exterior 1" rigid wall insulation	\$650
Wall & Floor Insulation	\$3,800
Water Resistive Barrier	\$600
Rough Plumbing	\$5,000
Plumbing top out labor	\$1,000
Shower Pan for Tile	\$800
Interior Trim Material	\$2,000

Budget, page 2

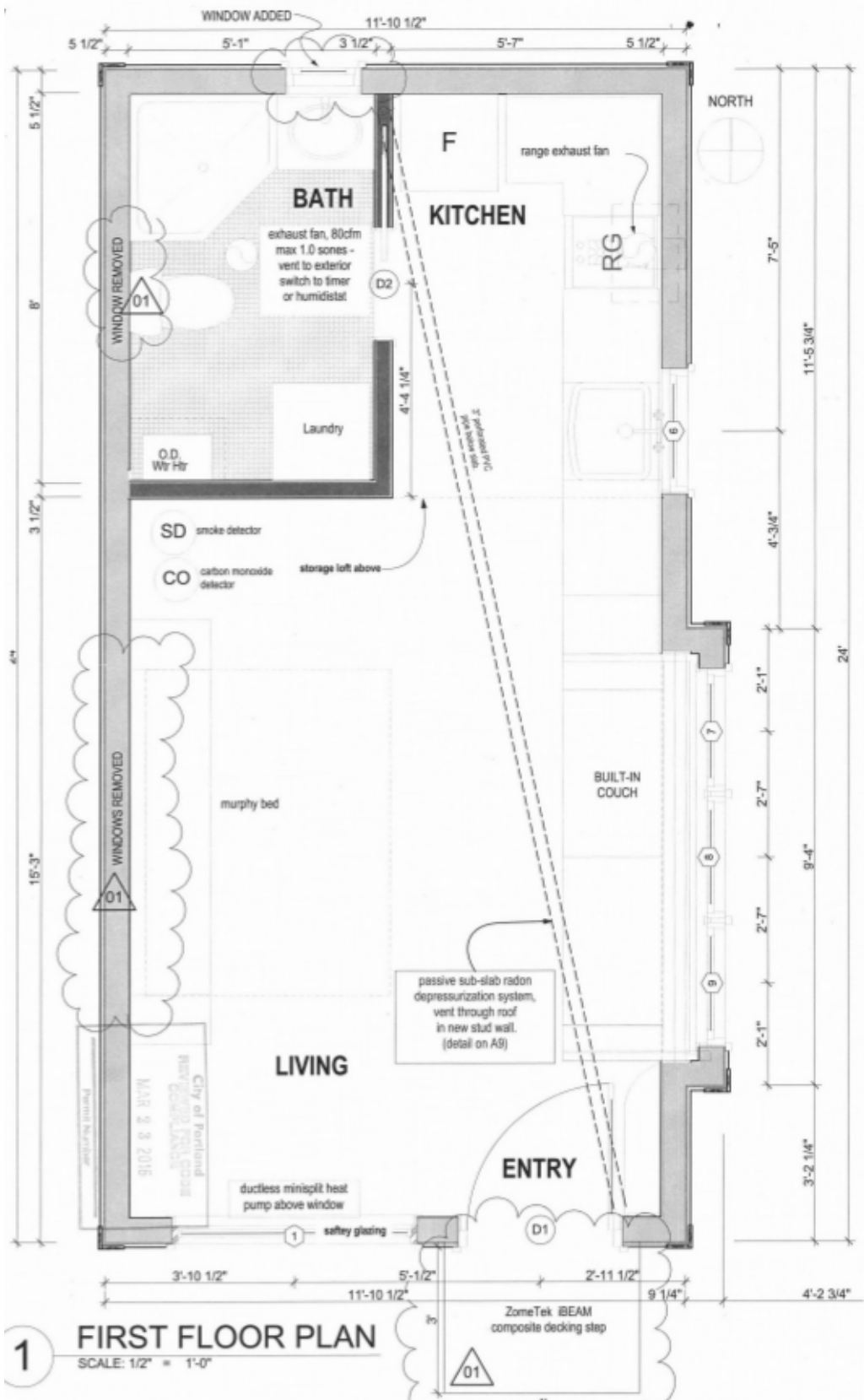
Interior Trim - Labor	\$3,500
Interior Door Install Labor	\$500
Appliance Install Labor	\$500
Cabinetry - Kitchen Installation	\$500
Cabinetry - Bathroom Installation	\$300
Shelving Installation	\$300
Interior Paint	\$3,500
Replacement Driveway & Walkways	\$1,250
Fine Grading and Planting	\$0
Total Fixed Price Construction Costs Estimate	\$132,100

Allowance Construction Costs	
Decommissioning of underground storage tank (UST)	\$0
Windows	\$3,700
Exterior Door #1	\$2,500
Exterior Door #2	\$325
Exterior Door #3	\$325
Heating	\$5,400
Ventilation	\$0
Guardrails & Handrails	\$2,300
Interior Stair Treads & Risers	\$1,070
Interior and Exterior Light Fixtures	\$1,200
Plumbing Fixtures - Kitchen	\$500
Plumbing fixtures - Bath	\$800
Plumbing Fixtures - Basement	\$200
Interior Doors	\$1,100
Door Hardware	\$350
Appliance Selection	\$2,000
Cabinetry - Kitchen	\$2,500
Cabinetry - Bathroom	\$800
Countertops Bathroom	\$800
Countertops Kitchen	\$1,000
Shelving	\$300
Flooring - Basment (Artist Studio)	\$1,500
Flooring - Bathroom	\$800
Flooring - Bedroom	\$775
Flooring - Living & Kitchen Areas	\$3,000
Flooring - Loft	\$600
Shower Walls	\$1,600
Bath Hardware	\$100
Bath Mirror / Medicine Cabinet	\$150
Shower Curtain Rod	\$100
Kitchen Backsplash	\$800
Allowance Construction Costs Estimate	\$36,595
Construction Costs Estimate	\$168,695
Contractor Fee (25%)	\$42,174
Grand Total	\$210,869

**250 sq ft detached, backyard
cottage style ADU**



Floorplan



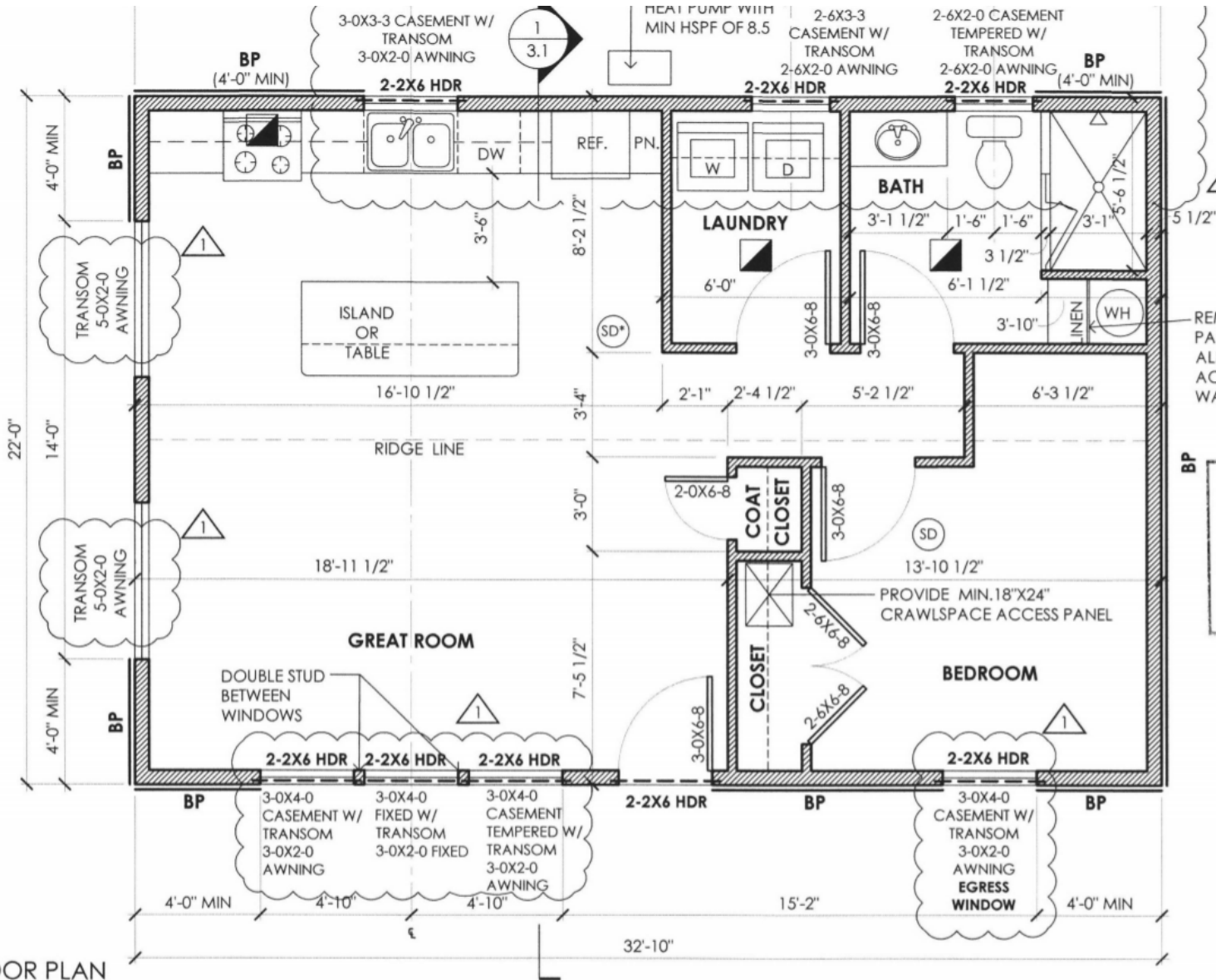
Budget

Item	Cost
Pre-construction Costs	
Architect	\$3,688
Structural engineer	\$3,040
Permits	\$4,343
Surveyor	\$1,040
Pre-construction Total	\$12,110
Contractor Costs	
Excavation, foundation, radon, insulation, vapor, flatwork, seismic hold-downs	\$10,000
Electrical	\$10,000
Plumbing	\$10,000
Framing, sheathing, firewall, bumpout, seismic/shear panel detailing, notched rafters for ventilation insulation	\$17,000
Roofing	\$1,500
Insulation	\$1,250
Vapor barrier, siding, exterior trim	\$6,500
Windows, entry door, pocket door	\$5,000
Drywall	\$4,000
Bathroom	\$9,500
Kitchen	\$10,000
Interior painting	\$1,500
Exterior prime, paint siding, trim, soffit, fascia, barge rafters	\$2,000
Murphy bed	\$3,400
HVAC (incl ductless mini split)	\$4,500
Flooring	\$1,500
Interior trimwork	\$2,500
Built-in couch	\$2,000
Contractor Total	\$102,150
Appliances	-
Water heater	\$365
24" stackable washer/dryer	\$750
18" dishwasher	\$430
30" refrigerator	\$460
20.5" range	\$375
Appliances Total	\$2,380
Grand Total	\$116,640

730 sq ft detached, backyard cottage style ADU



Floorplan



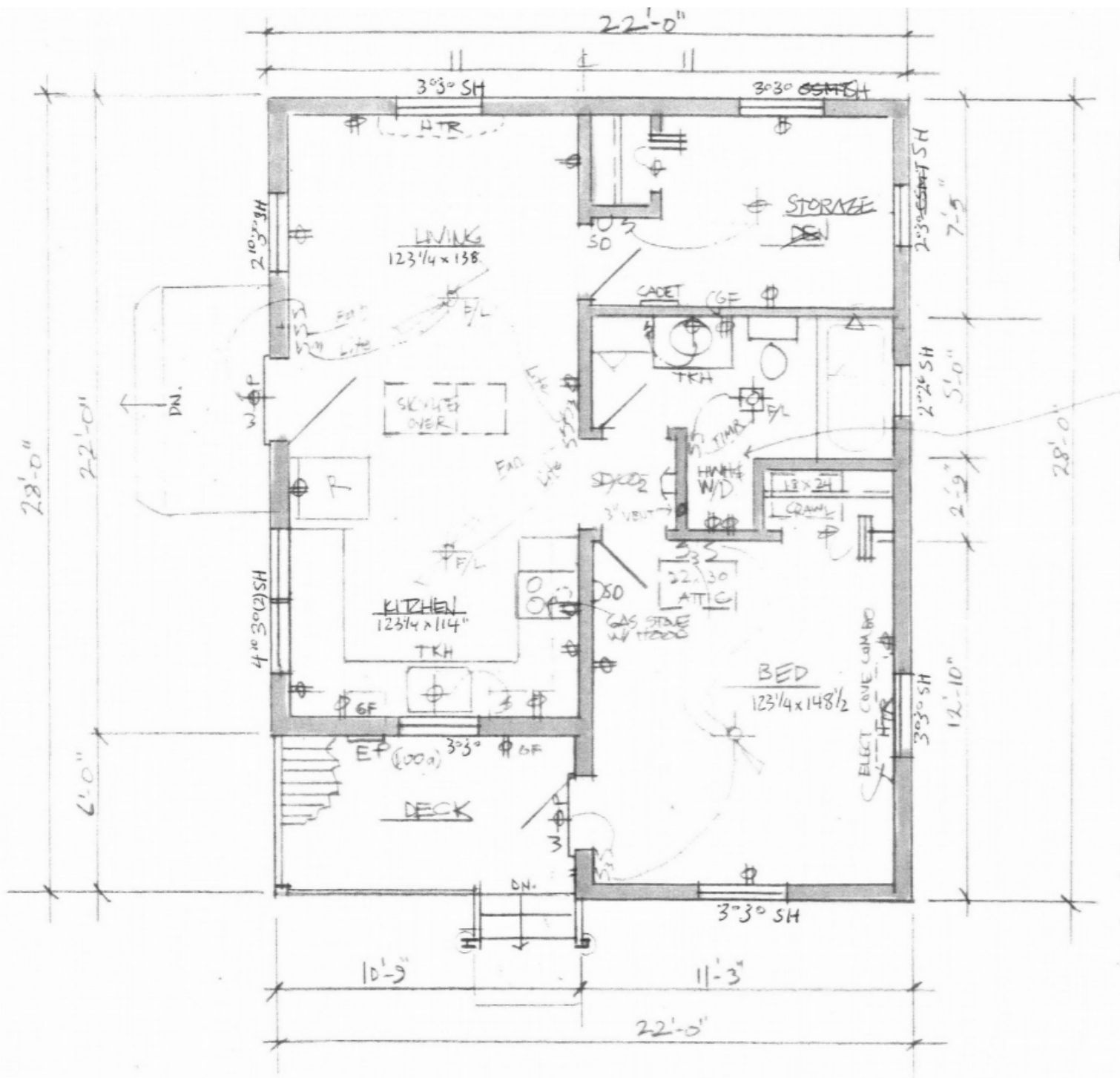
Budget

Item	Cost
Excavation	4,100
Utilities	9,000
Rain Drains	2,400
Foundation	7,750
Foundation Insulation	1,700
Slab	5,540
Gravel Drive	1,200
Deck and Awning	8,700
Framing 2	27,740
Windows and Outside Doors 2	2,800
Windows and Outside Doors Install	1,790
Roofing	3,980
Gutters	1,670
Siding	7,890
Insulation	2,700
Drywall	9,400
Plumbing (Fixtures by Owner)	5,200
Electric (Fixtures by Owner)	6,400
HVAC	4,800
Finish Package 2	2,100
Finish Labor	1,750
Kitchen Finishes 12	2,000
Bath Finishes 4	4,000
Flooring 2	2,000
Paint Exterior/Interior	7,200
Supervision	1,800
Clean-U	720
Miscellaneous	1,900
Total all Items:	148,230

**560 sq ft detached, backyard
cottage style ADU**



Floorplan



Budget

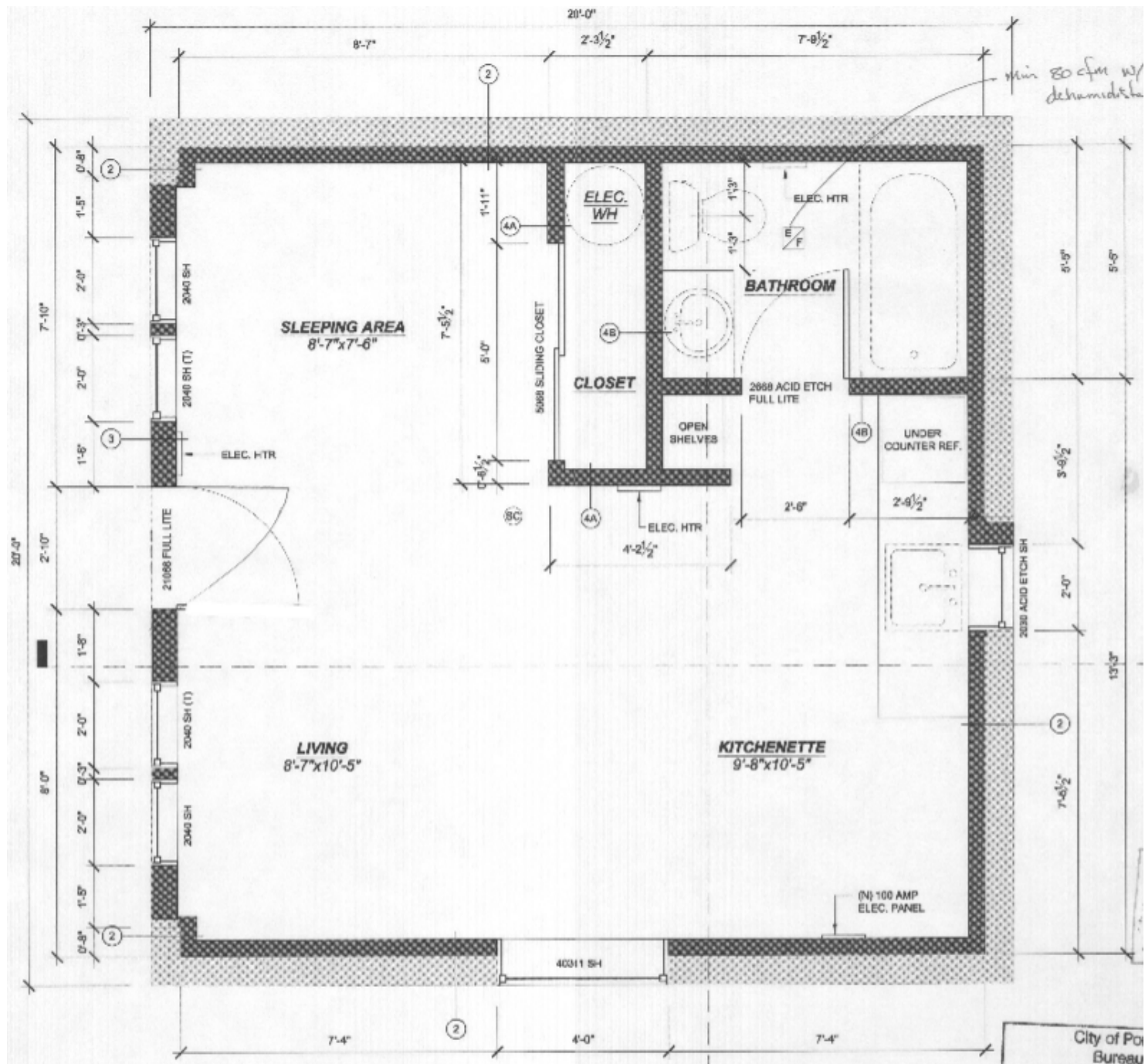
Item	Cost
Permit	\$5,054
Design	\$2,200
Tree Removal	\$550
City Tree Fund (Removing Plum Tree)	\$1,200
Excavation	\$500
Cesspool Locate and Eval	\$585
Cesspool Excavation	\$1,520
Cesspool Fill, Drain Rock	\$1,030
Dogwood Construction	\$77,150
Elect., Caulking, Duct work	\$1,500
Drywell/Level Yard	\$830
Trusses	\$2,192
Lumber/Plywood	\$9,450
Doors	\$2,500
Windows/Skylights	\$2,030
Roof	\$3,100
Gutters	\$800
Gas Line	\$2,200
Electric Fixtures	\$1,187
Plumbing Fixtures (Toilet, Tub, Sink, Faucets)	\$1,200
Kitchen Cabinets	\$10,350
Countertops	\$1,230
Cabinet Door Knobs	\$119
Flooring – Bamboo	\$2,200
Bathroom Floor Tile	\$220
Bathroom Wall Tile	\$490
Plumtops	\$282
Paint and Cedar Stain	\$805
Rinnai Gas on Demand Water Heater	\$813
Daikin Heat/AC Unit	\$3,180
Fans	\$270
Gas Range	\$566
Refrigerator	\$800
Washer/Dryer	\$750
TOTAL	\$136,397
Sweat Equity (painting inside and outside of ADU)	\$136,397
TOTAL with Sweat Equity	\$138, 897

350 sq ft detached, garage conversion ADU

7050
N MISSISSIPPI AVE



Floorplan



Budget

Item	Cost
Design	\$4,500
Building permit	\$2,600
Roof	\$3,800
Painting	\$2,500
Finsishes	\$9,500
Insulation	\$2,600
Electrical	\$5,900
Plumbing	\$6,300
Sewer	\$6,100
Drywall	\$4,500
Concrete	\$2,900
Boring	\$1,000
Material	\$13,000
Labor	\$40,000
Total	\$105,000