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ACCESSORY DWELLING UNIT DESIGN AND CONSTRUCTION

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HOUSE ADDITION CONSTRAINTS:

1. Lot coverage:

The footprints of a building/structure on a lot divided by the size of the lot.

2. FAR (Floor Area Ratio):

The building's floor area divided by the size of the lot.

3. Setback:

Minimum distance from the building to the property line.

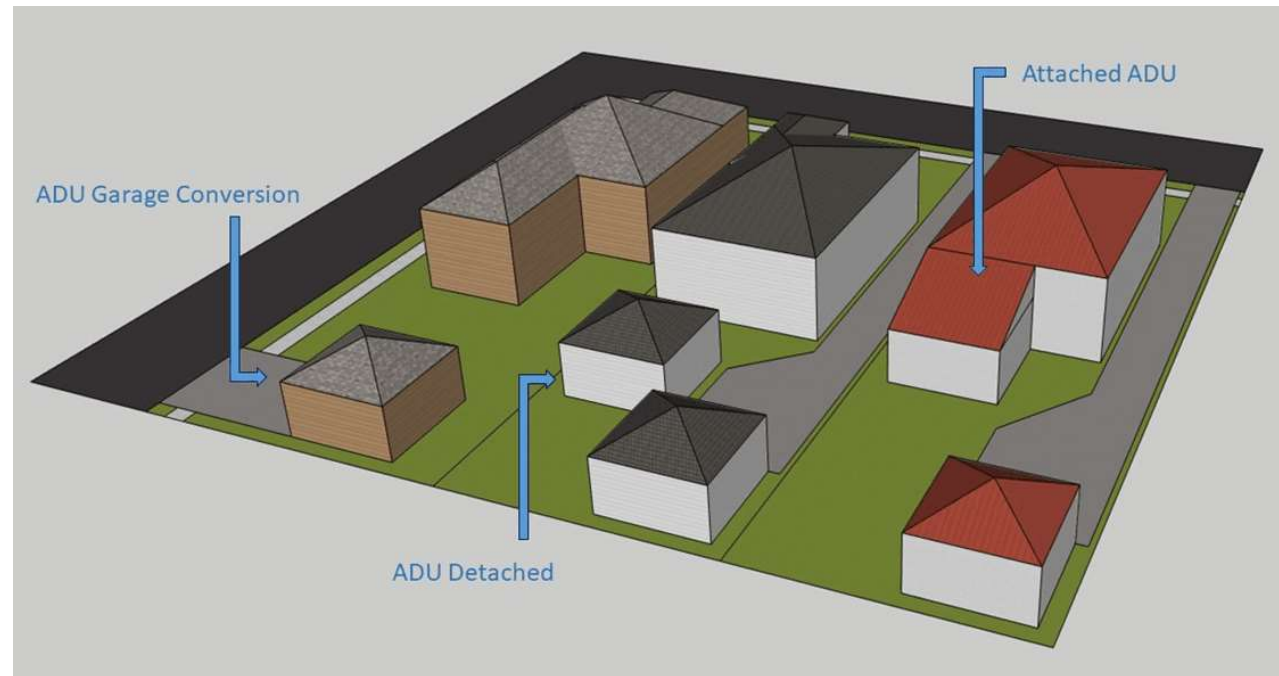
ADU less than 800 sq ft is not counted into lot coverage and FAR in most of the cities. Side and rear setback to be 4ft.

1. GARAGE CONVERT
2. ATTACHED ADU
3. DETACHED ADU

What is an ADU?

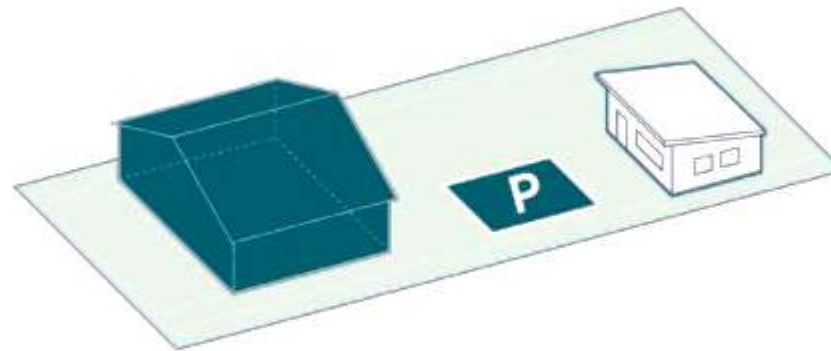
- An additional residential building on the same lot as a primary residence.

- Max square footage: 1200 sq ft
800 sq ft

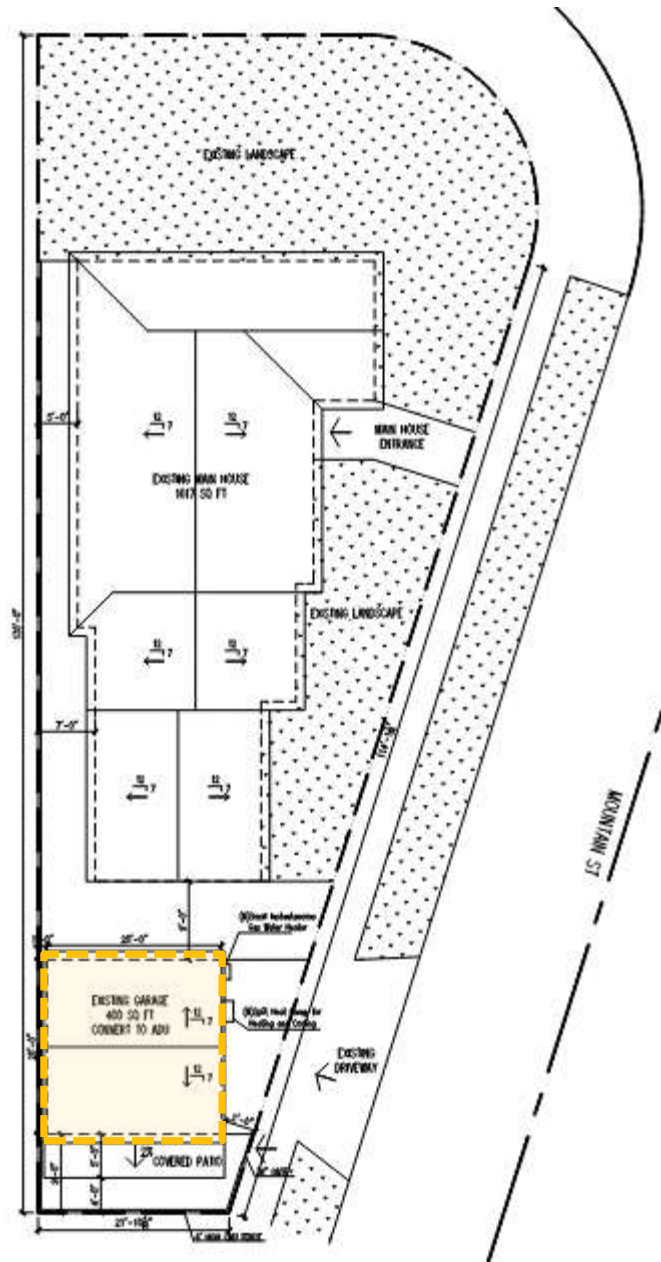


1. GARAGE CONVERT

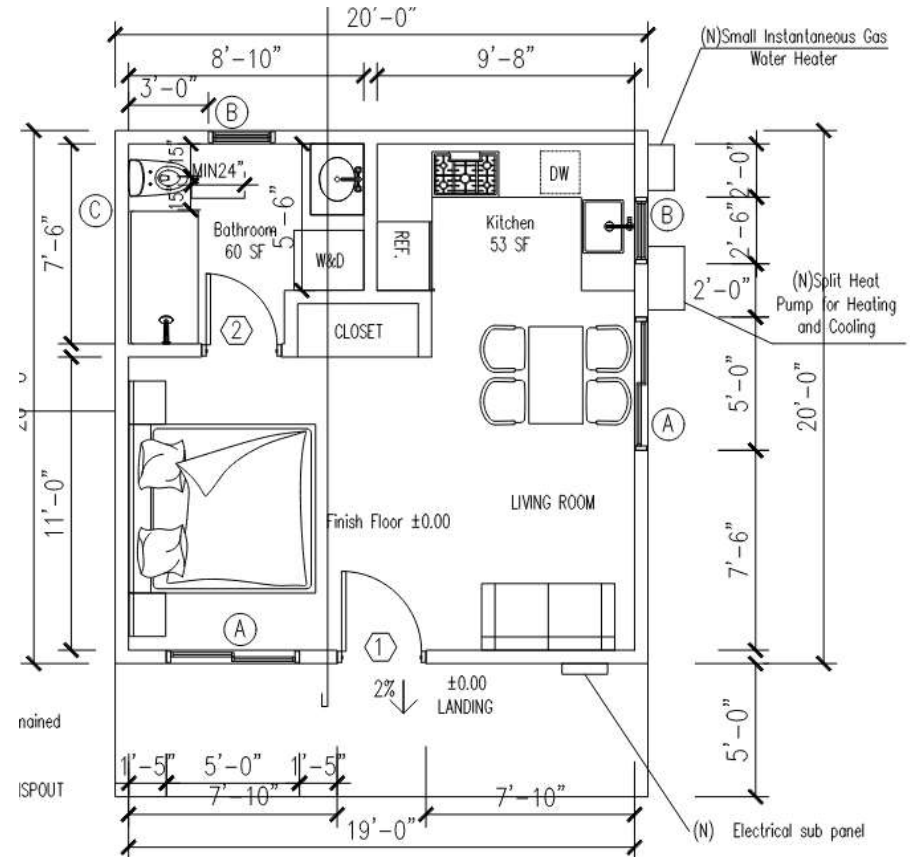
- CONVERT EXISTING GARAGE TO ADU
- MOST COST-EFFECTIVE SOLUTION FOR ADU
- CONSTRAINED BY THE EXISTING SQ FT
- CONSTRAINED BY THE EXISTING CEILING HEIGHT
- CONSTRAINED WINDOW OPENING



GARAGE CONVERT



SITE PLAN

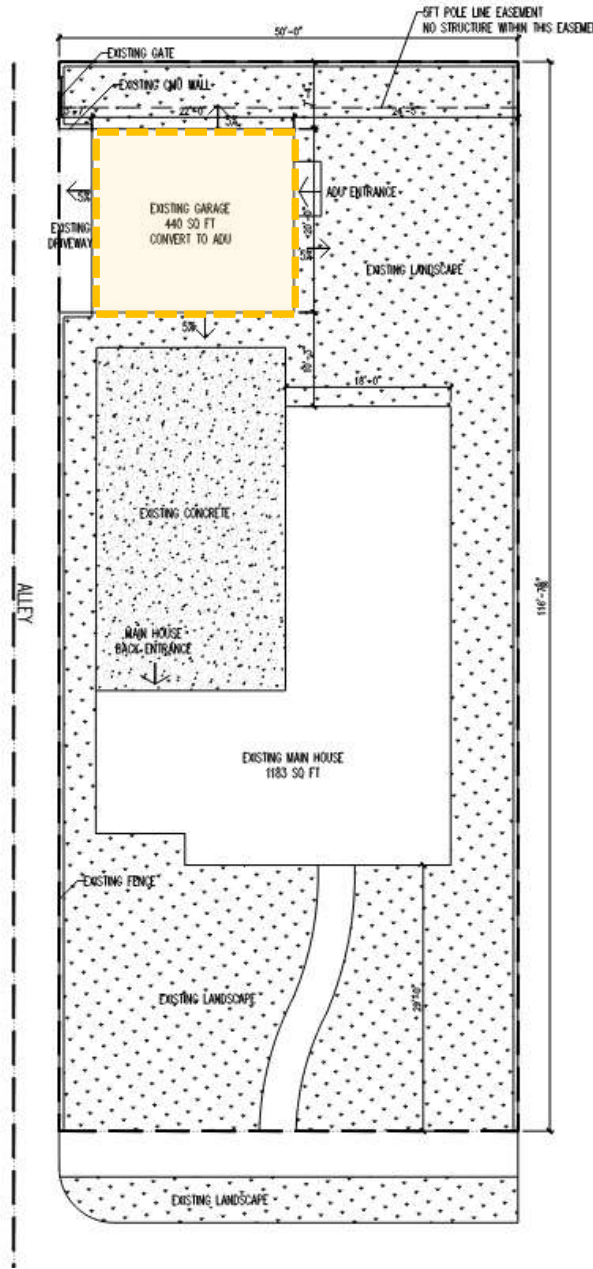


FLOOR PLAN

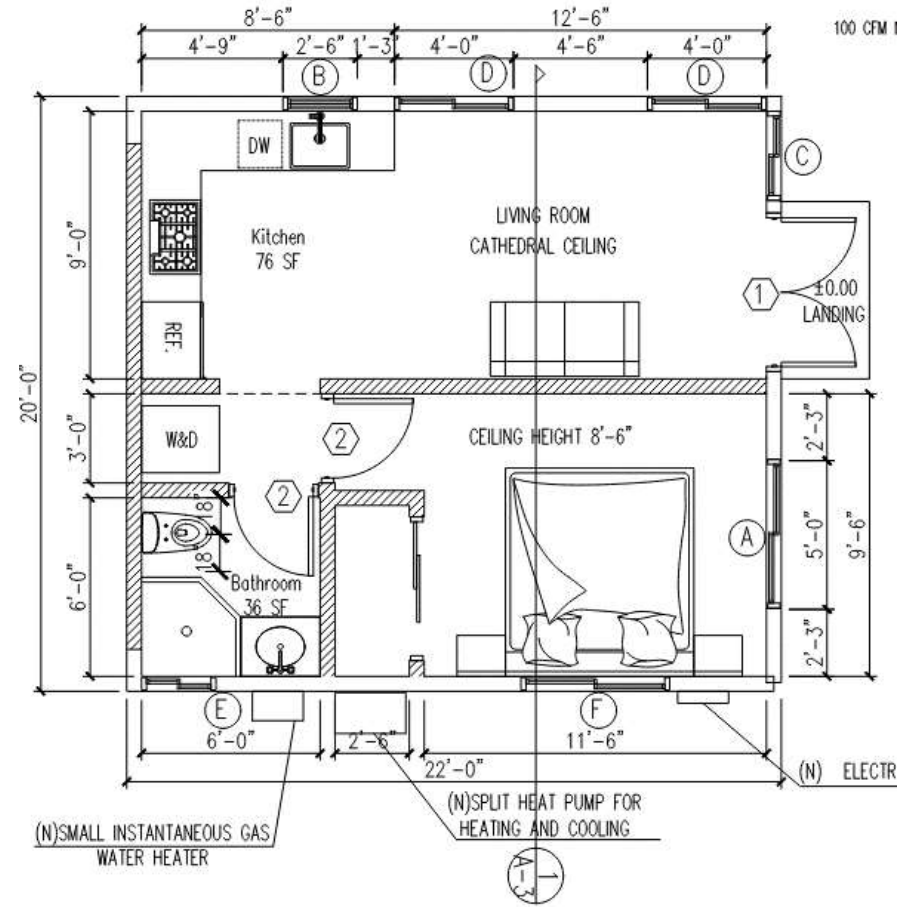
GARAGE CONVERT



GARAGE CONVERT



SITE PLAN

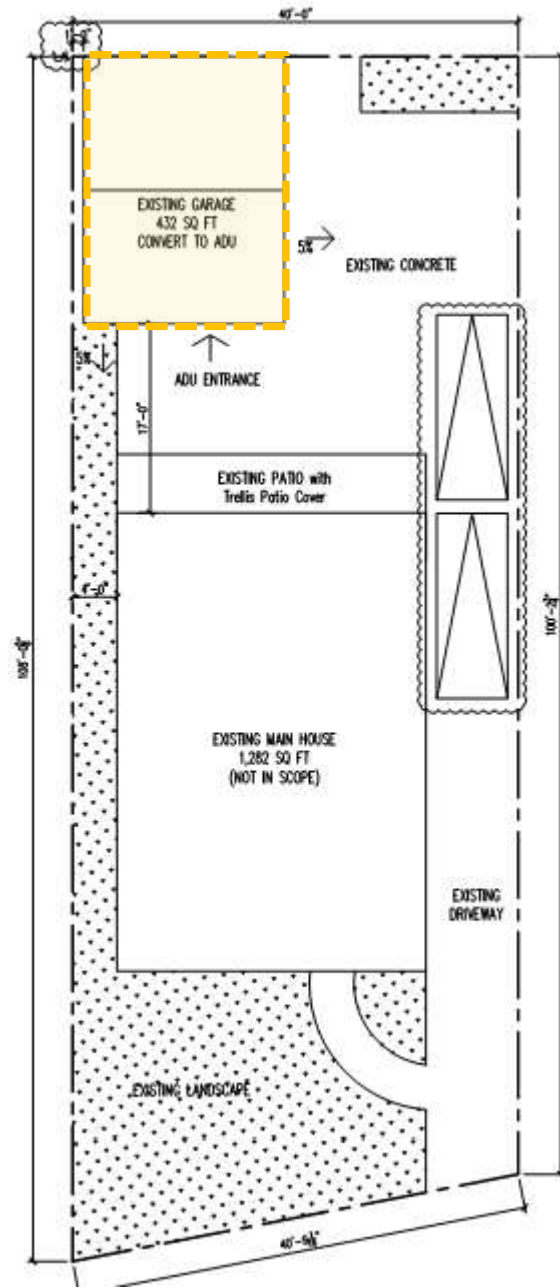


FLOOR PLAN

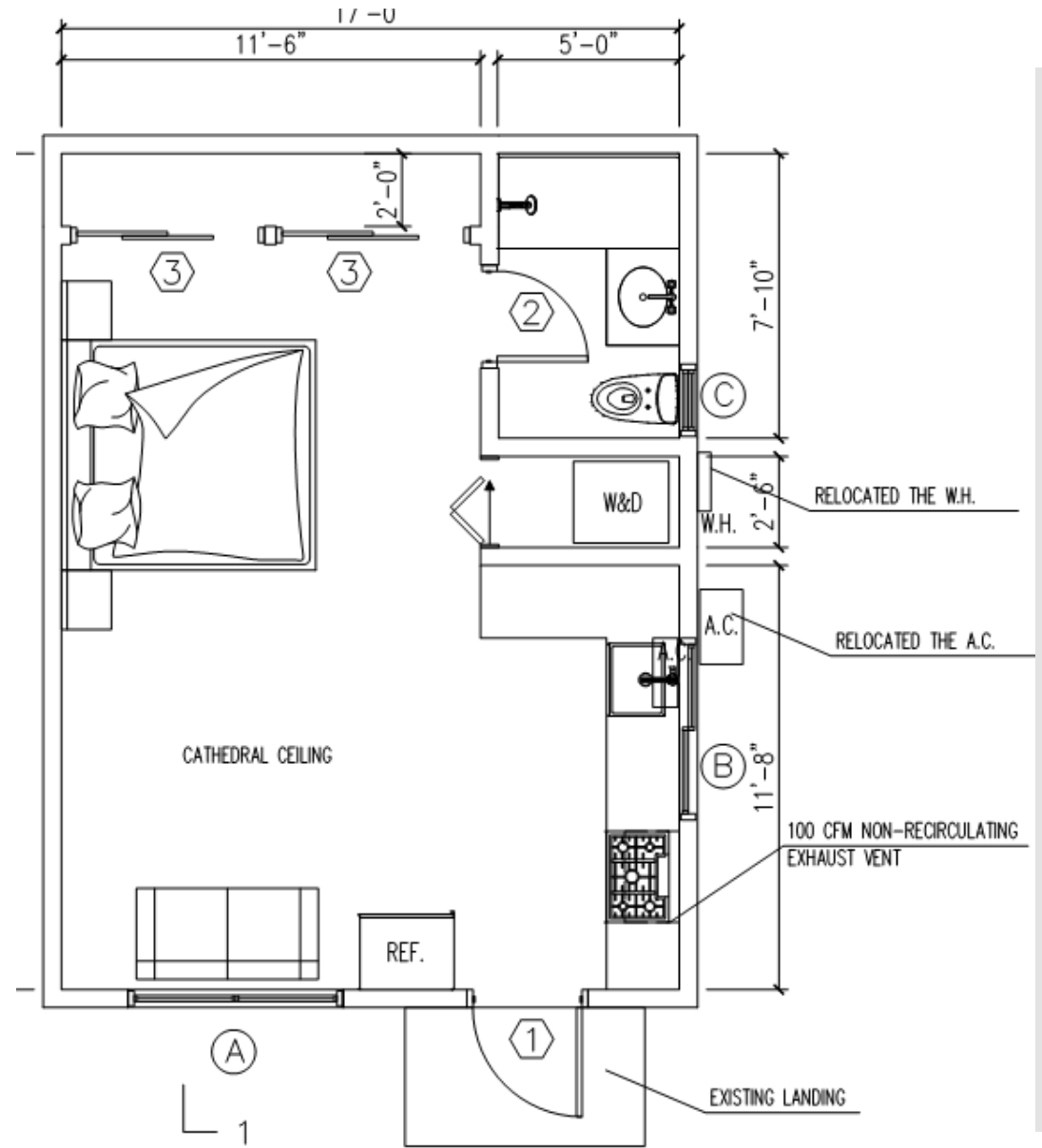
GARAGE CONVERT



GARAGE CONVERT



SITE PLAN



FLOOR PLAN

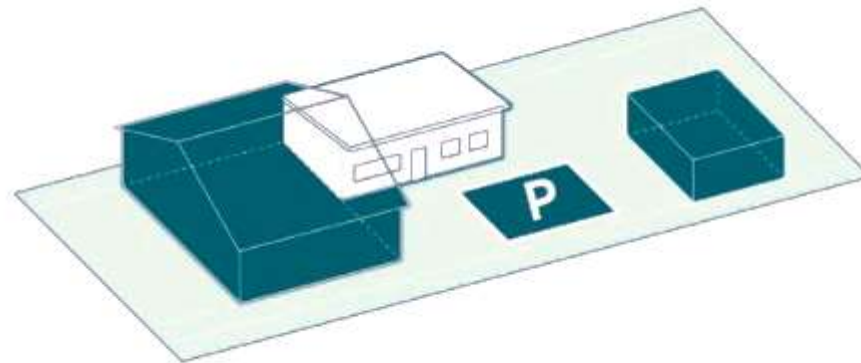
GARAGE CONVERT

Construction cost:
Between \$70,000 – \$100,000
Depends on the footing
conditions, framing
conditions, and utility
connection.

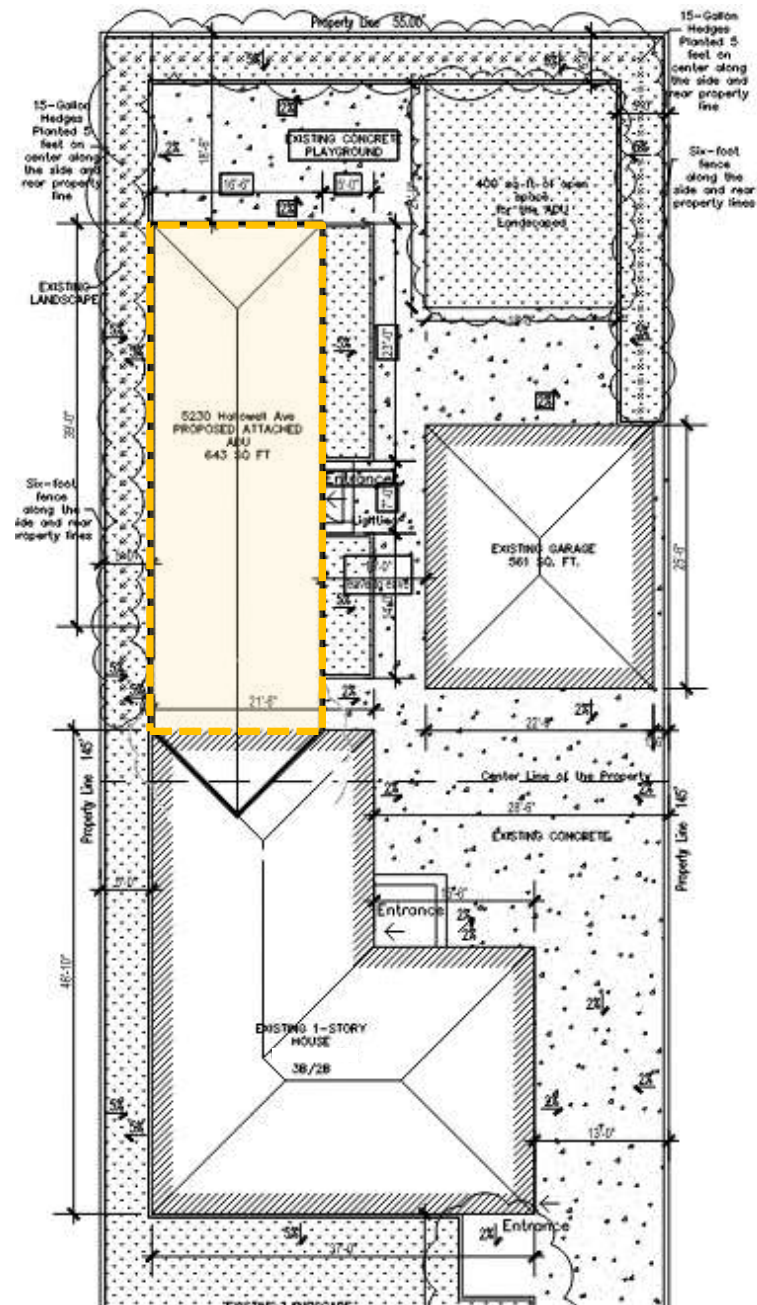


2. ATTACHED ADU

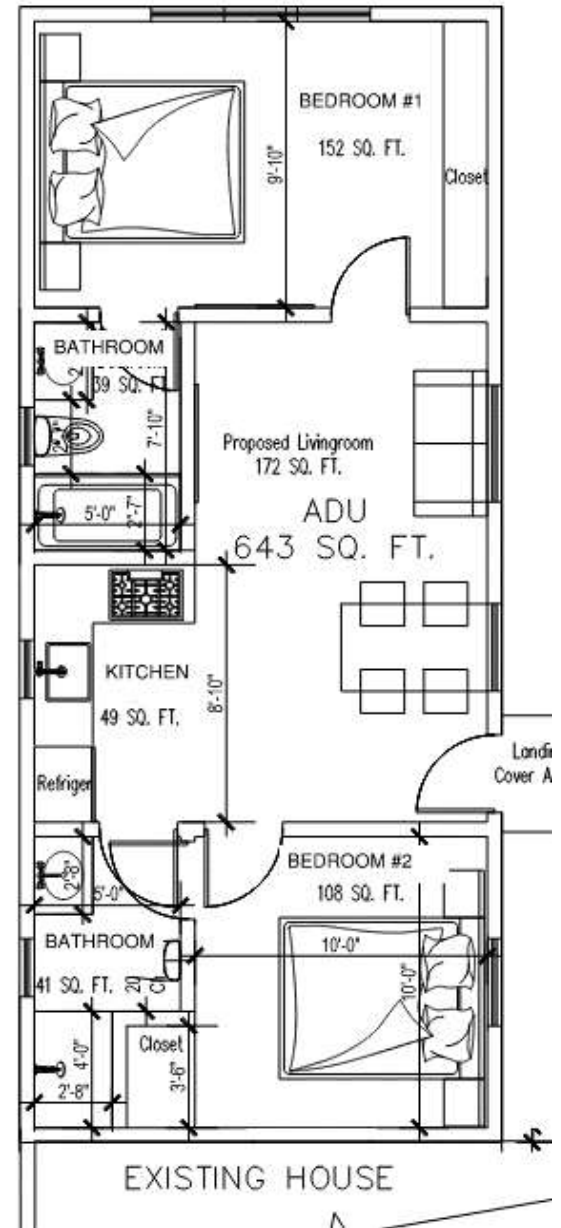
- ATTACH TO THE EXISTING HOUSE
- MORE SPACE FOR THE BACKYARD
- SQ. FT. TO BE HALF OF THE MAIN HOUSE
- BLOCK WINDOWS IN THE MAIN HOUSE



ATTACHED ADU



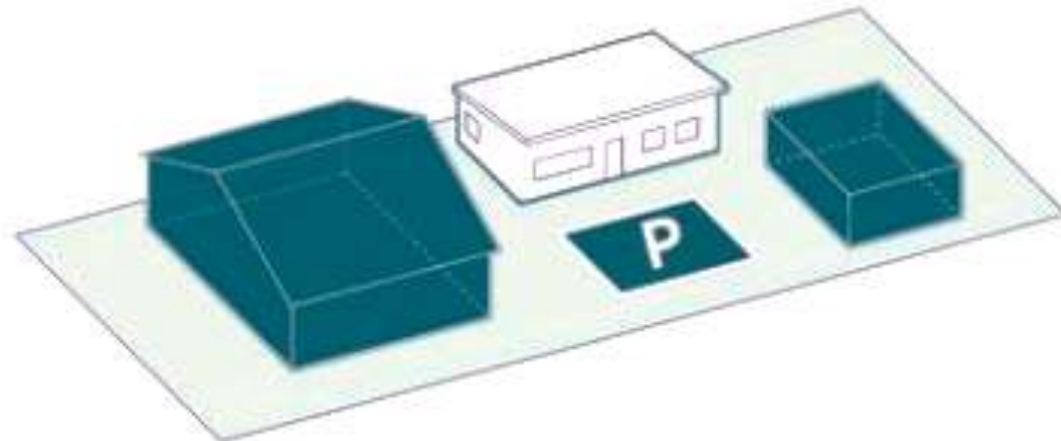
SITE PLAN



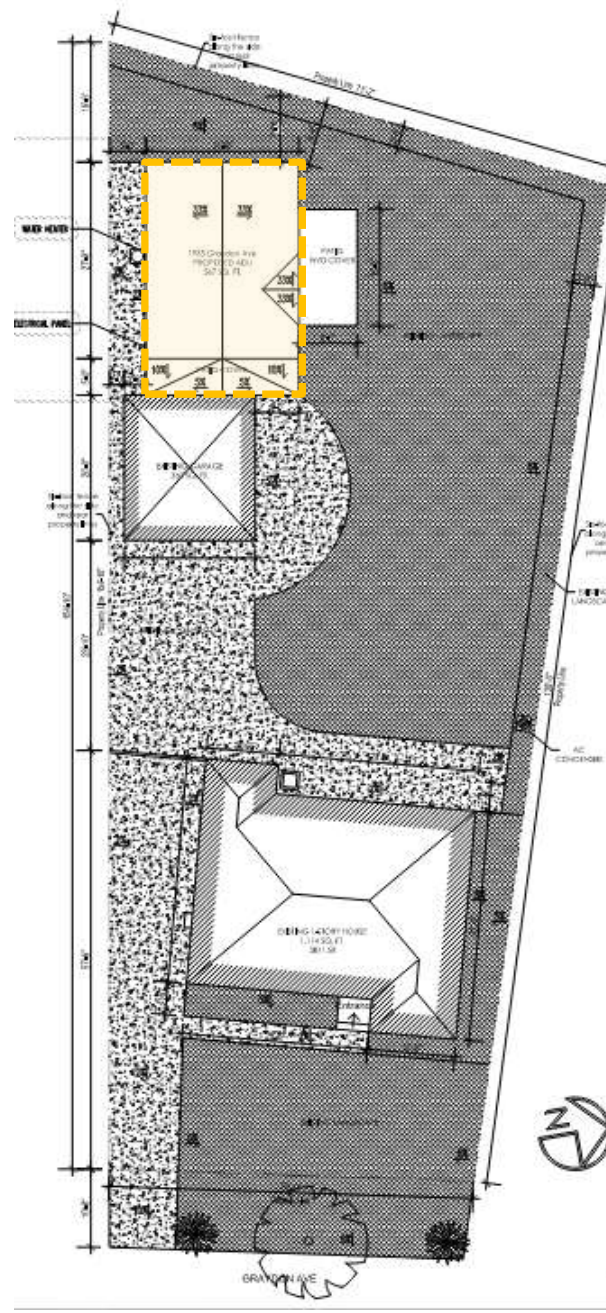
FLOOR PLAN

3. Detached ADU

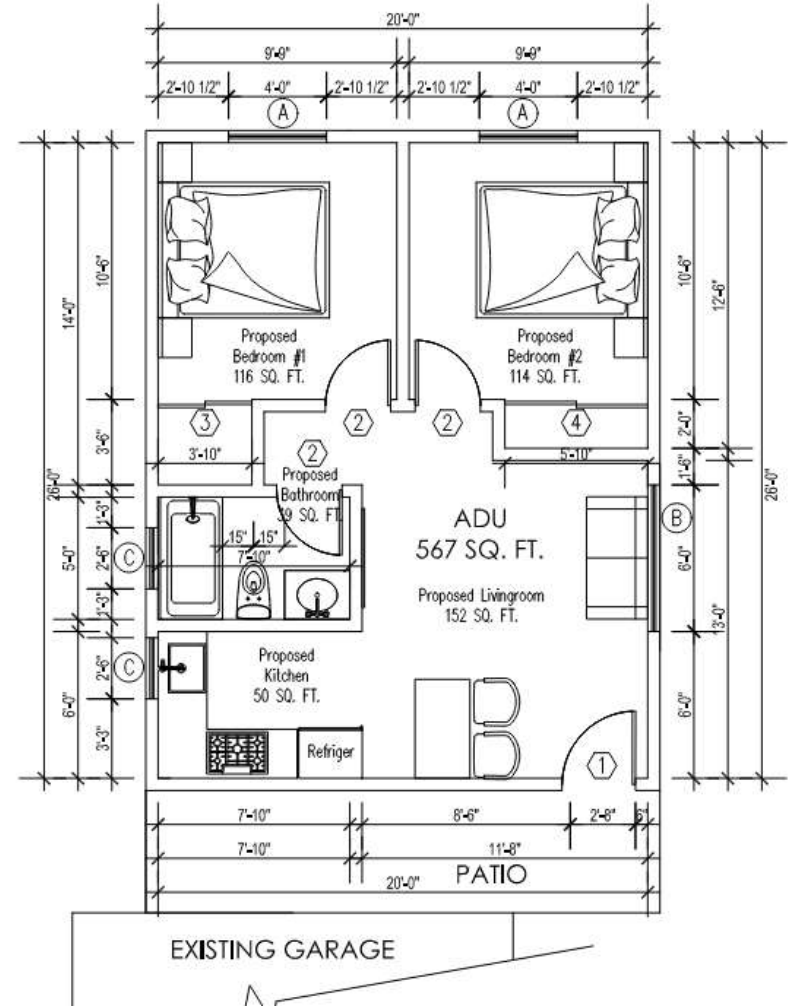
- MAX. 1,200 SQ FT OR 800 SQ FT
- 10 FEET AWAY FROM MAIN HOUSE
- 4 FEET SETBACK REQUIREMENT



DETACHED ADU



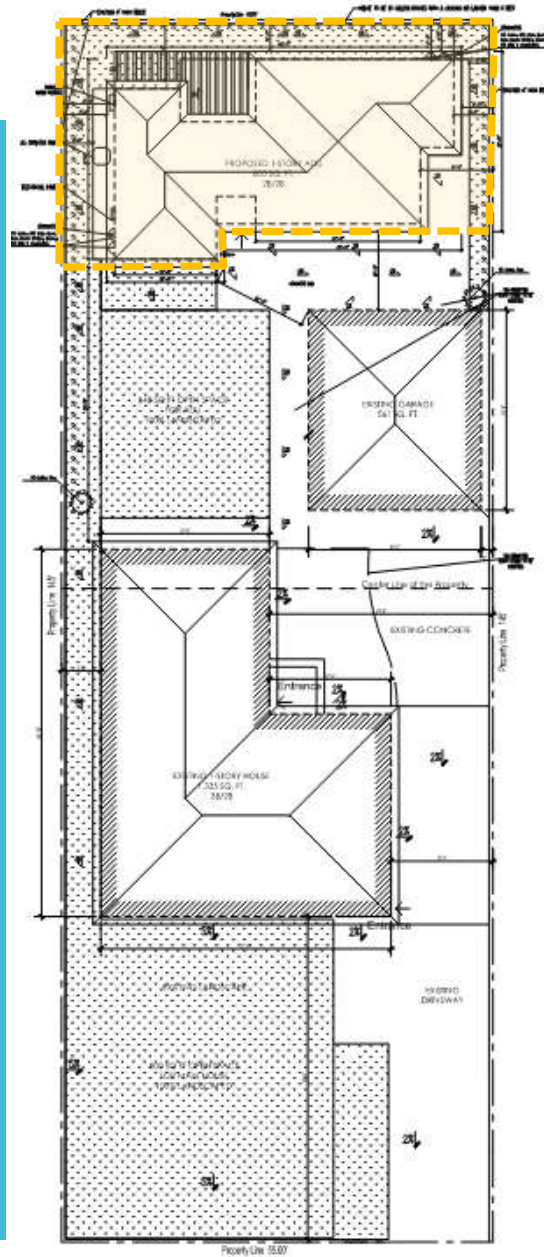
SITE PLAN



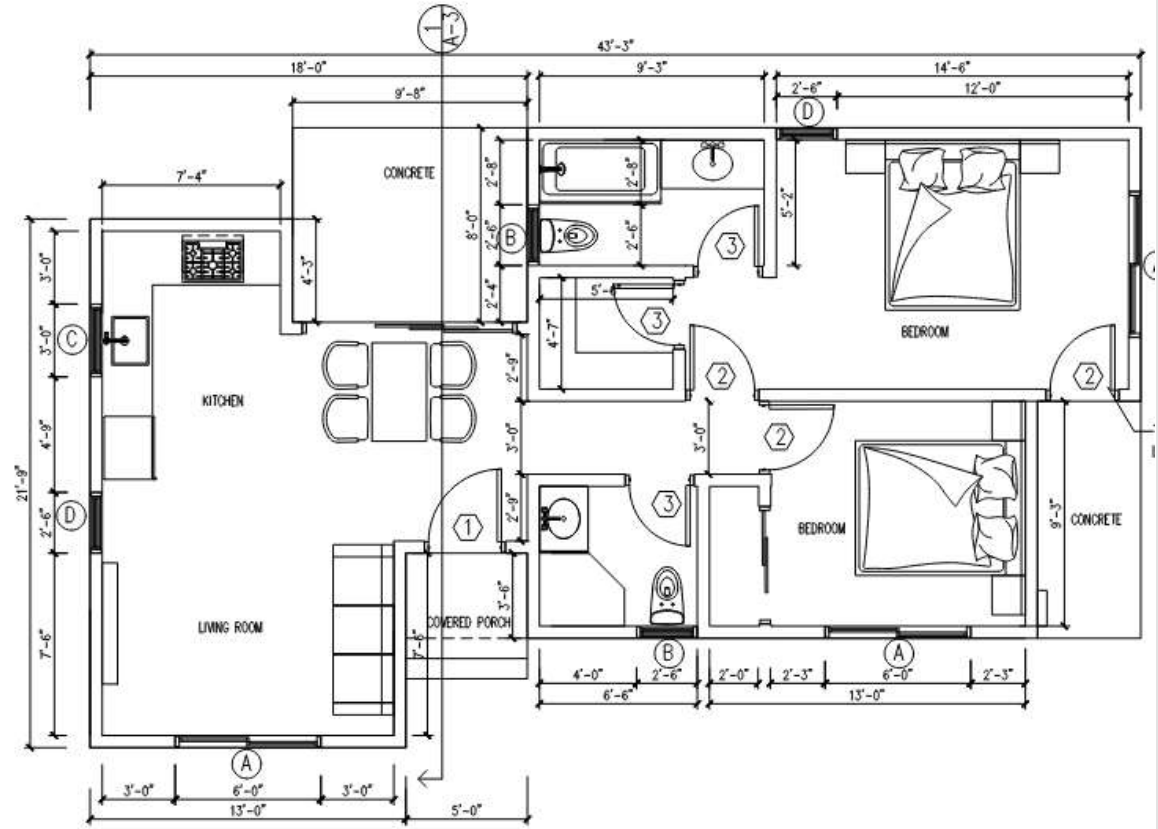
FLOOR PLAN



DETACHED ADU

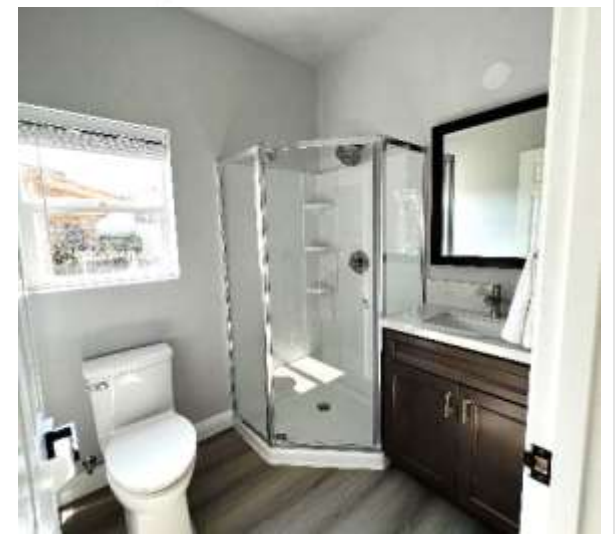


SITE PLAN

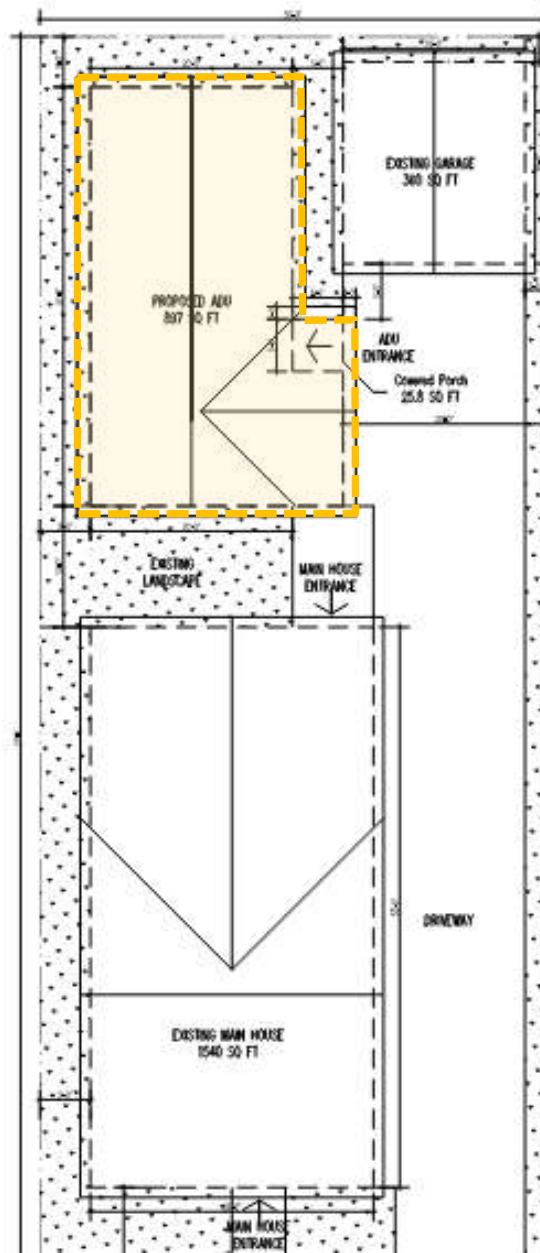


800 SQ FT FLOOR PLAN

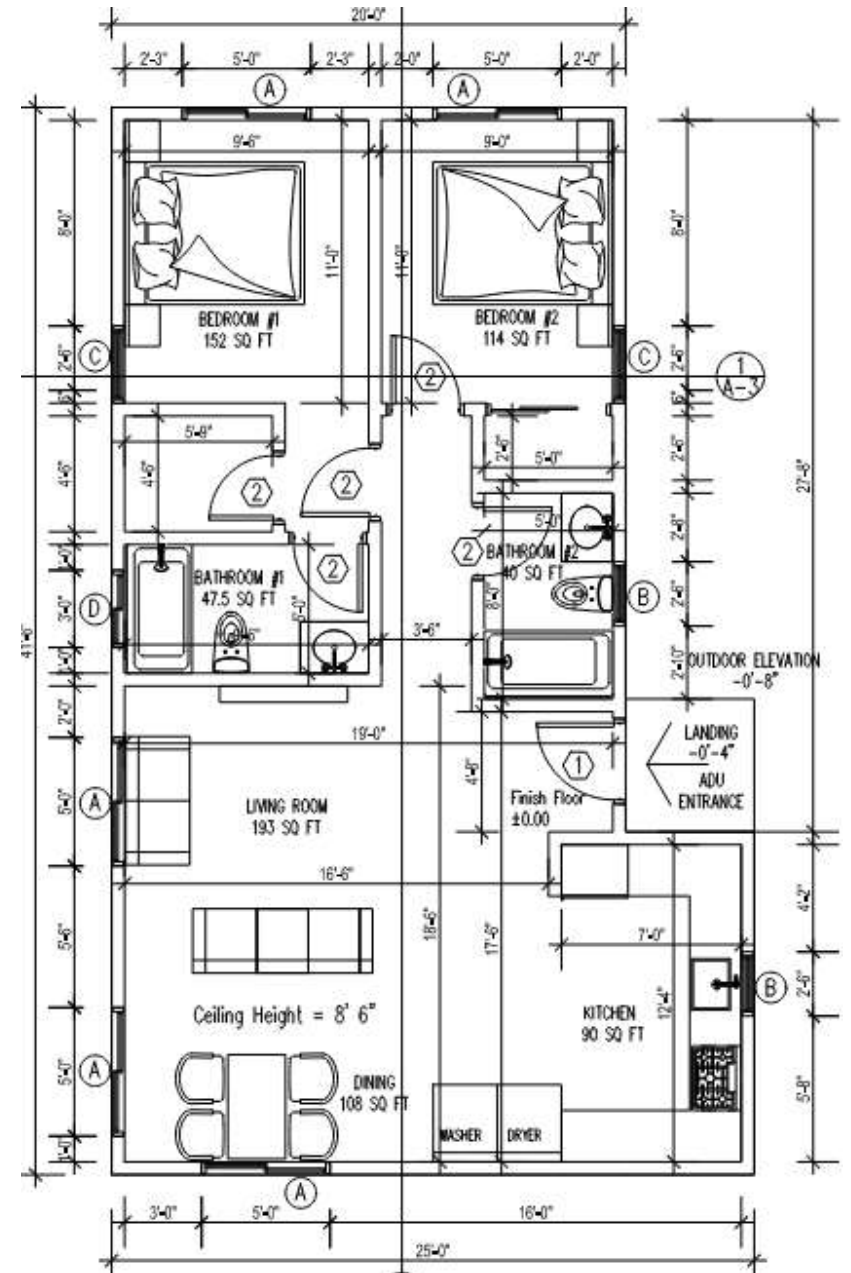
DETACHED ADU



DETACHED ADU



SITE PLAN

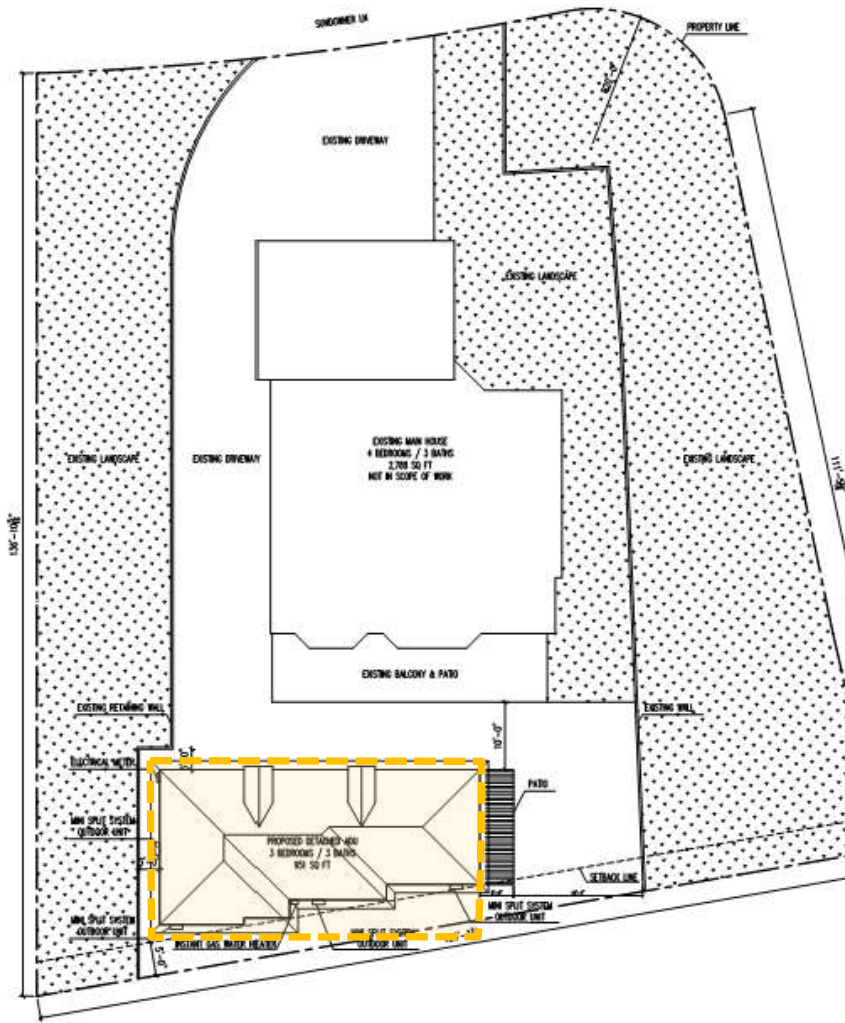


900 SQ FT FLOOR PLAN

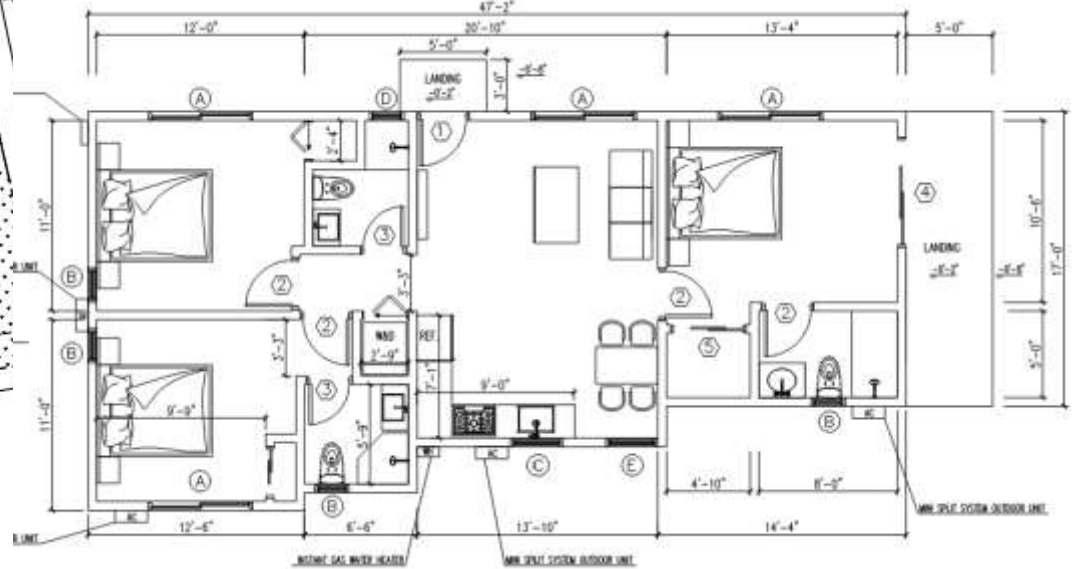
DETACHED ADU



DETACHED ADU



SITE PLAN

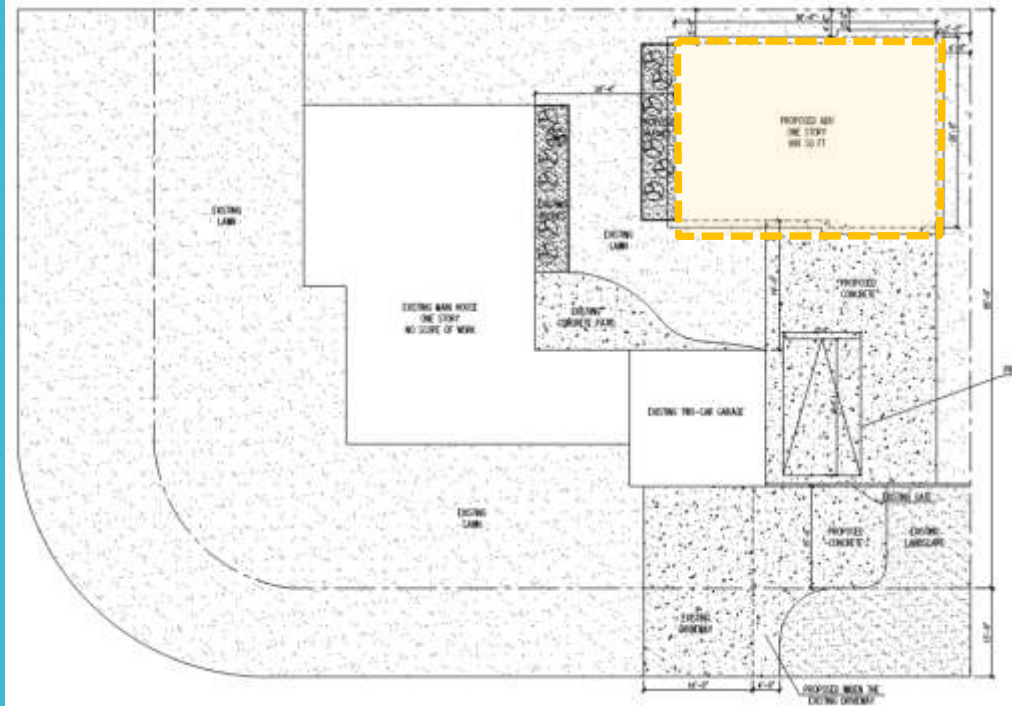


FLOOR PLAN 951 sq. ft.

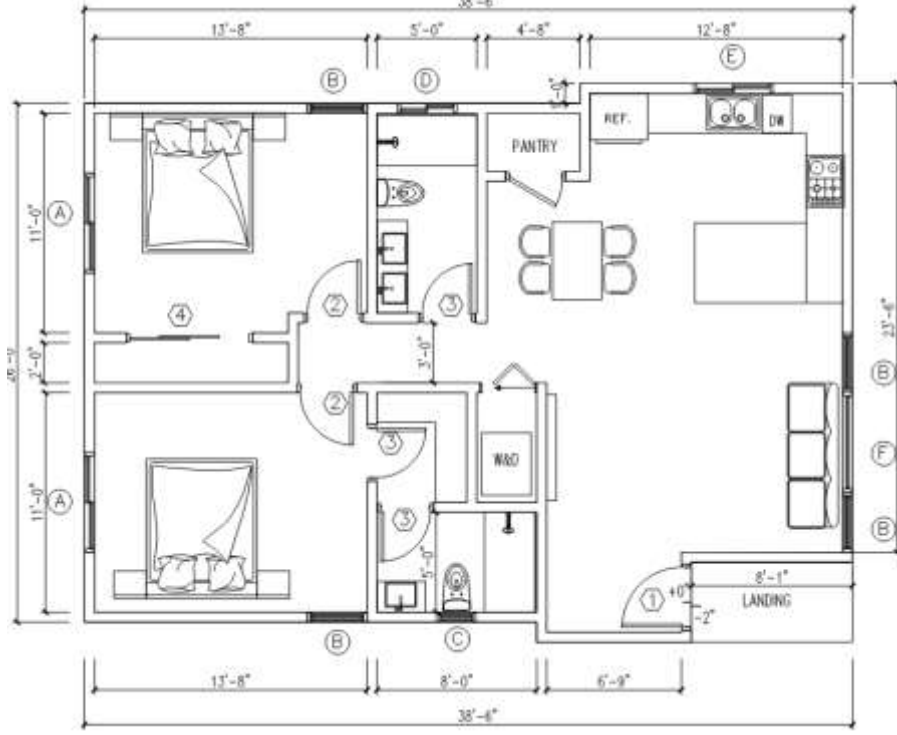
DETACHED ADU



DETACHED ADU

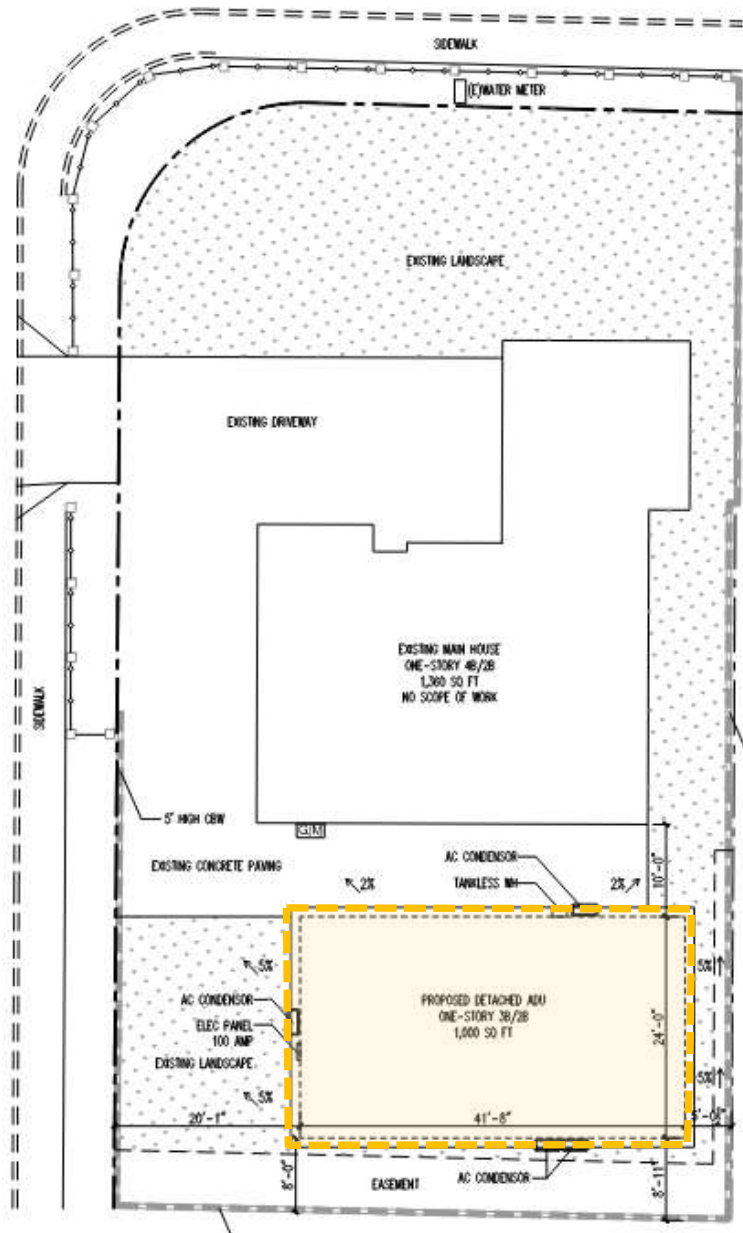


SITE PLAN

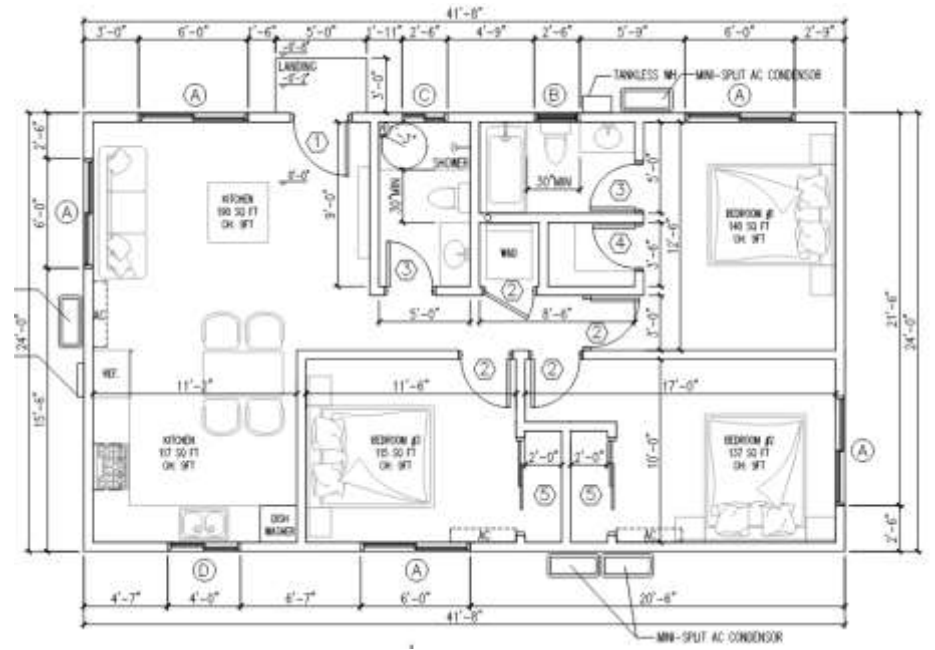


FLOOR PLAN 1000 sq ft

DETACHED ADU



SITE PLAN



FLOOR PLAN 1000 sq ft

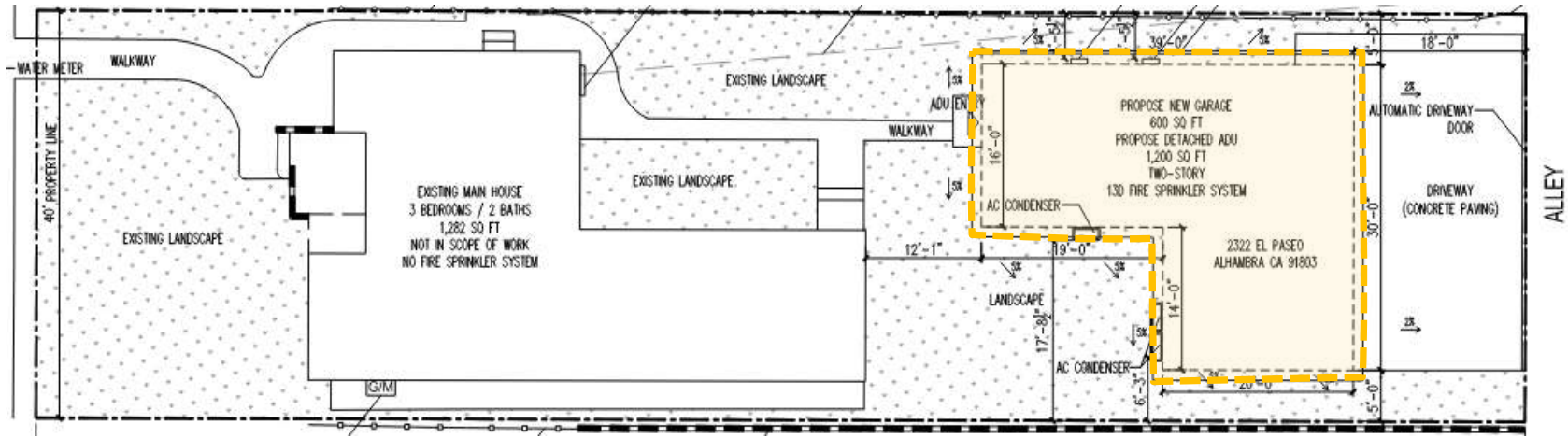
DETACHED ADU



SITE PLAN



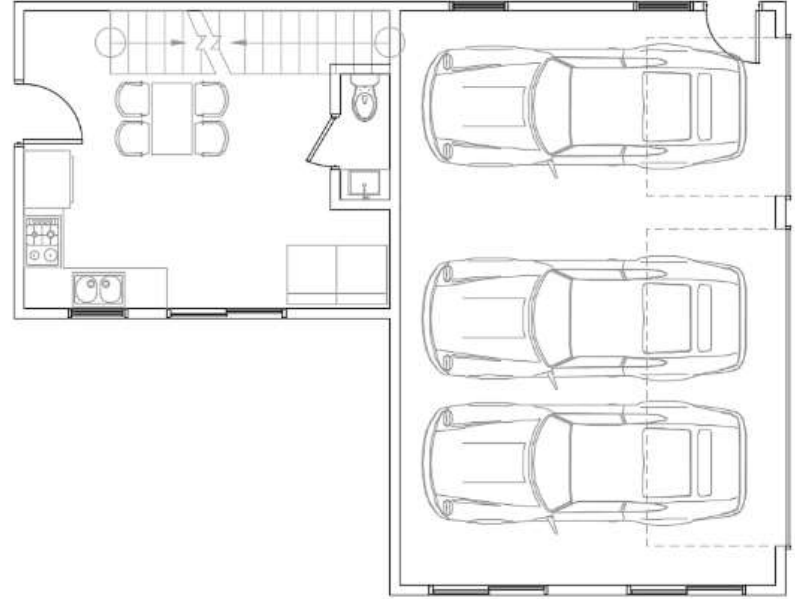
FLOOR PLAN 1200 sq ft



DETACHED ADU



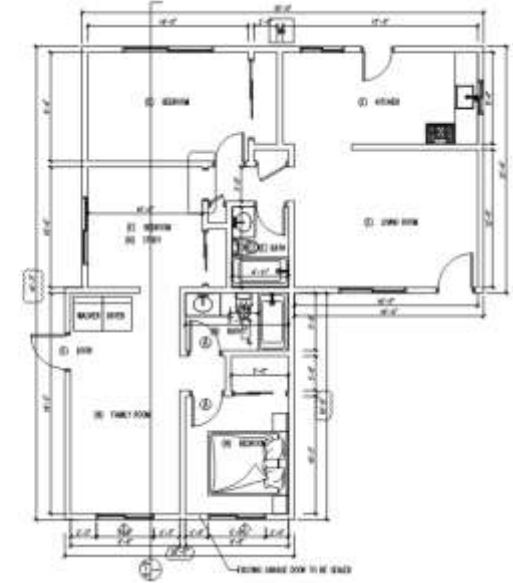
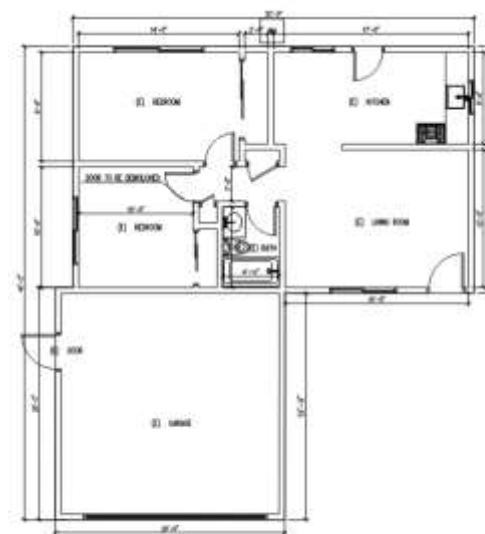
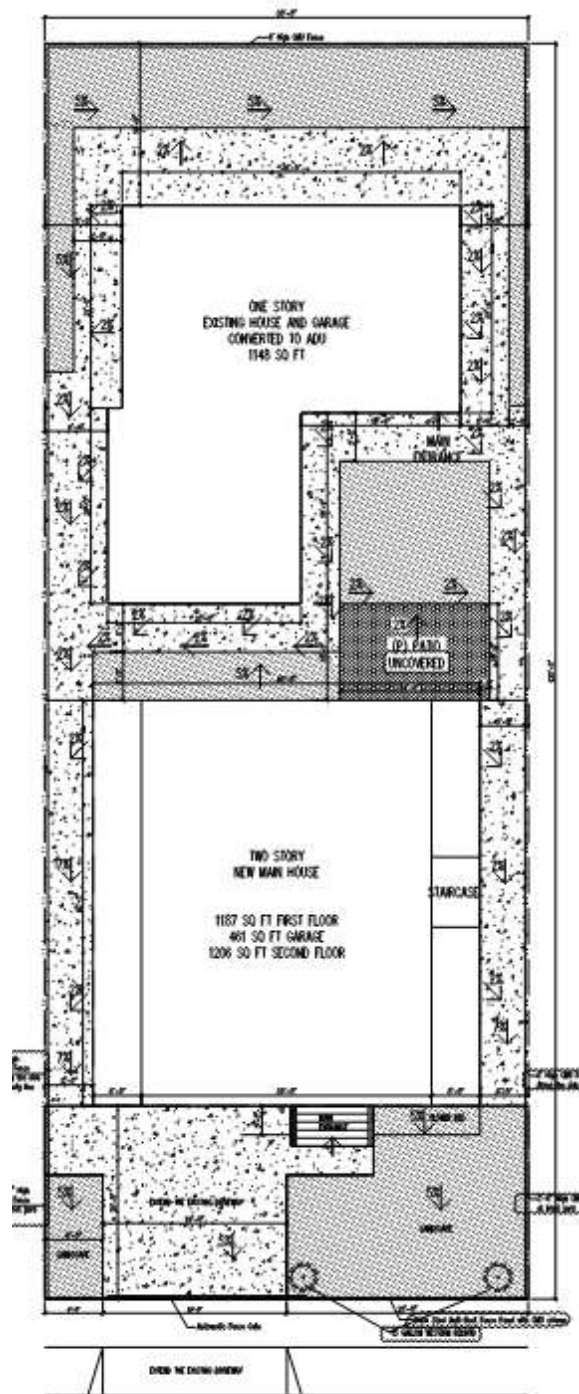
SECOND FLOOR PLAN



FIRST FLOOR PLAN

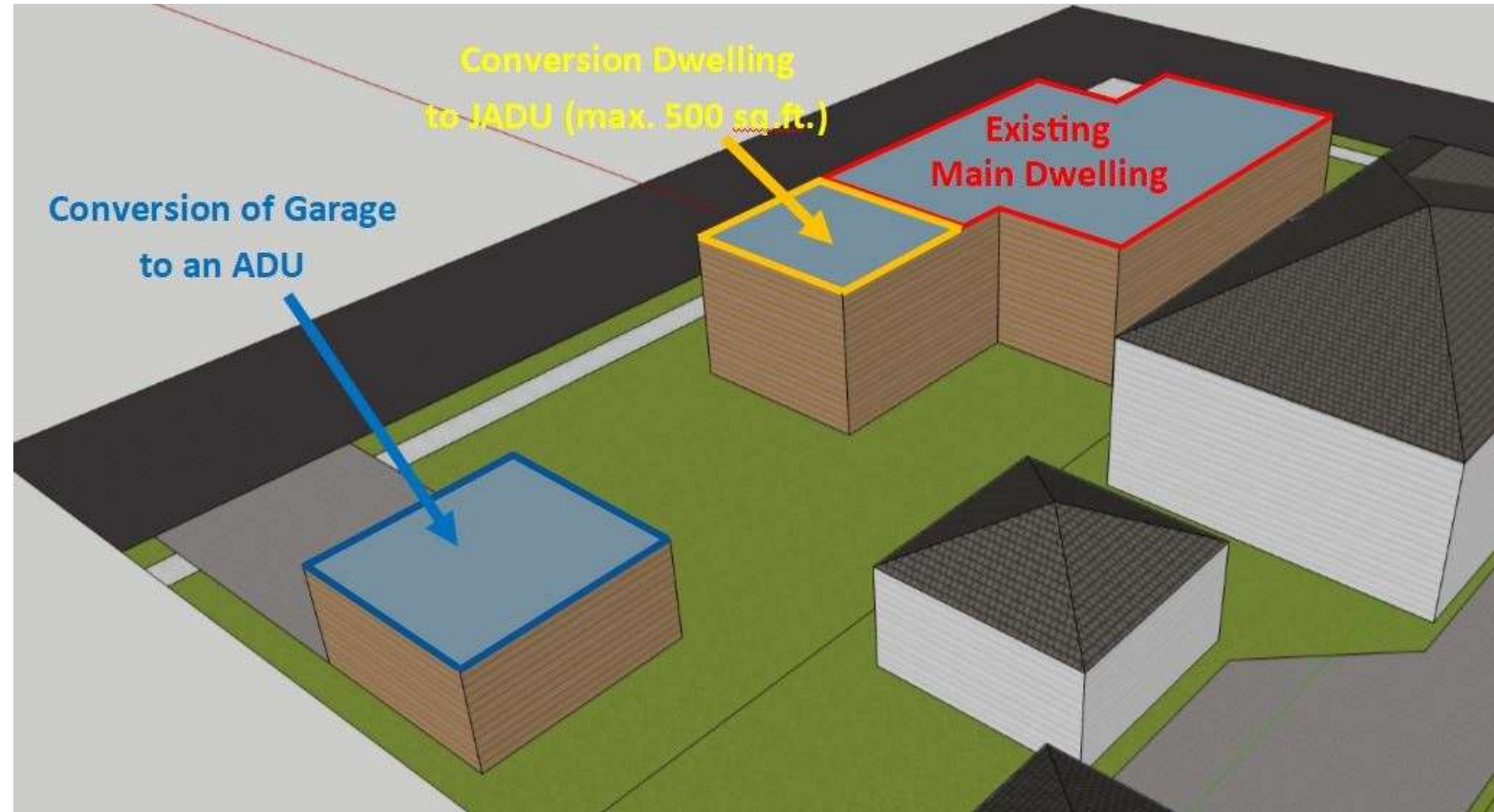
DETACHED ADU Convert Existing House to ADU

Construction cost:
Between \$250 - \$400 per
square foot.

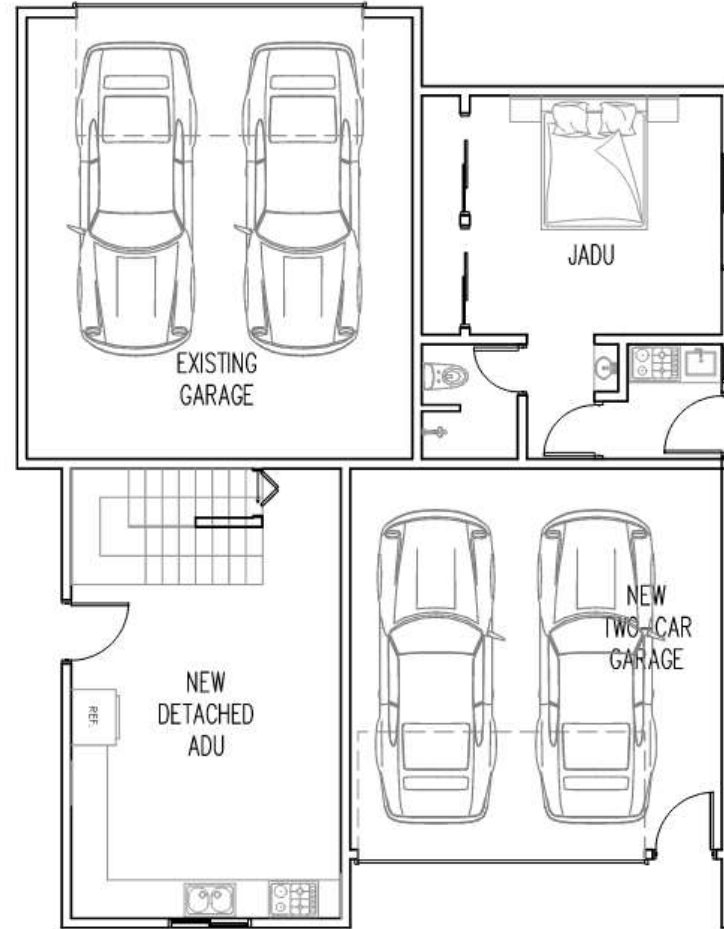


JADU

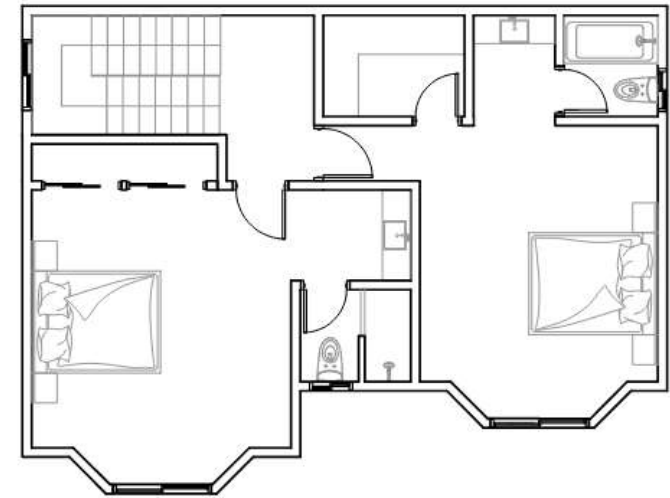
- Entirely Within Existing single family dwelling
- 500 sq. ft
- Can be permitted with a detached ADU on the same property



DETACHED ADU Convert Existing House to ADU



SECOND FLOOR PLAN



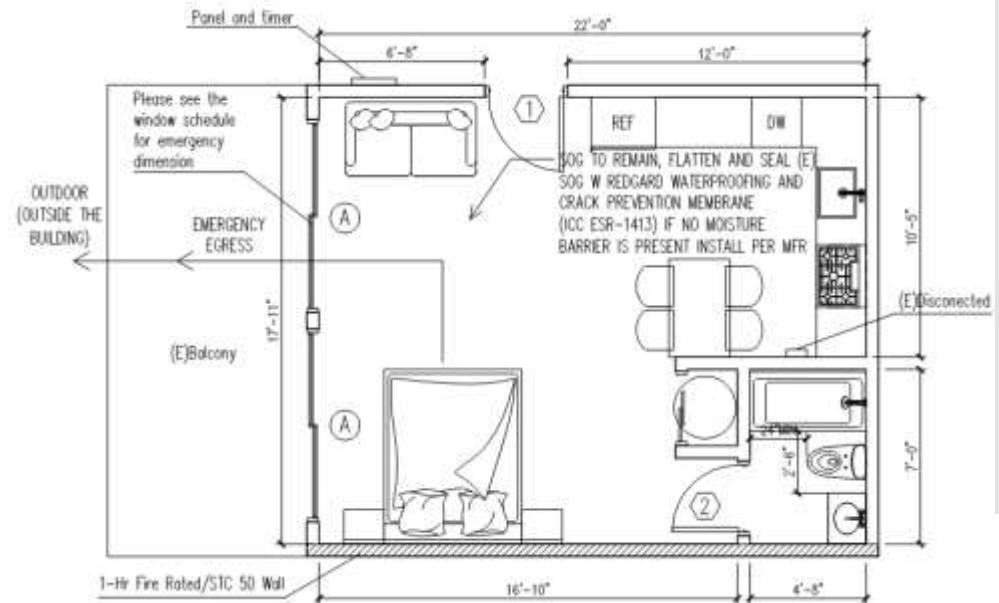
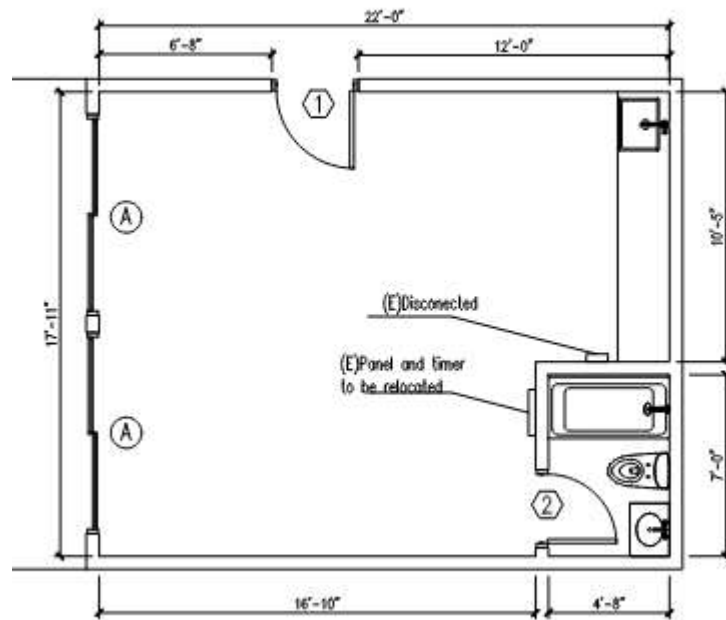
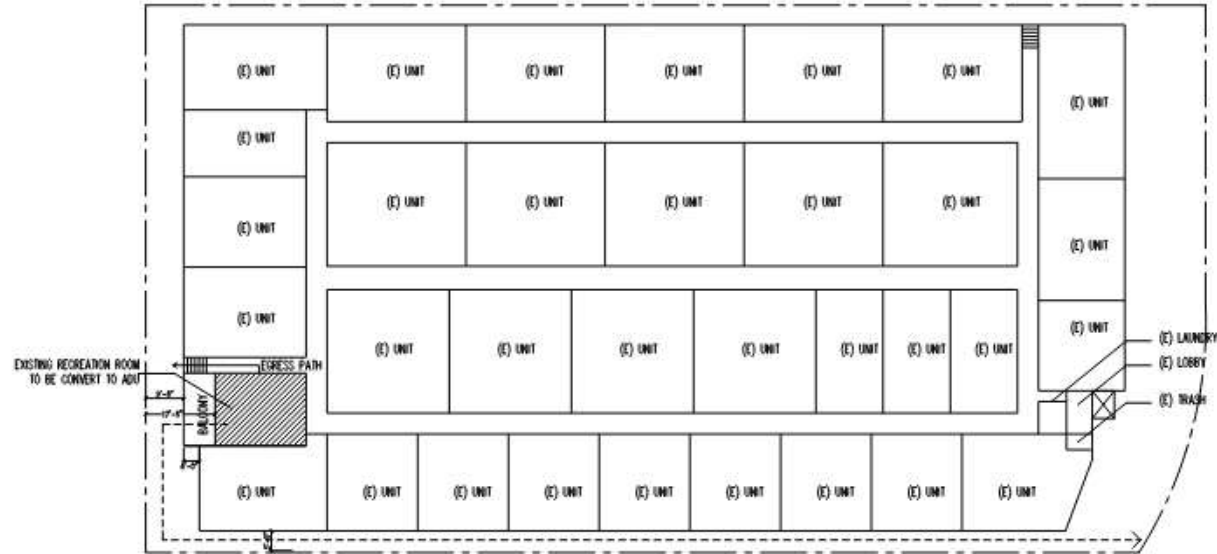
FIRST FLOOR PLAN



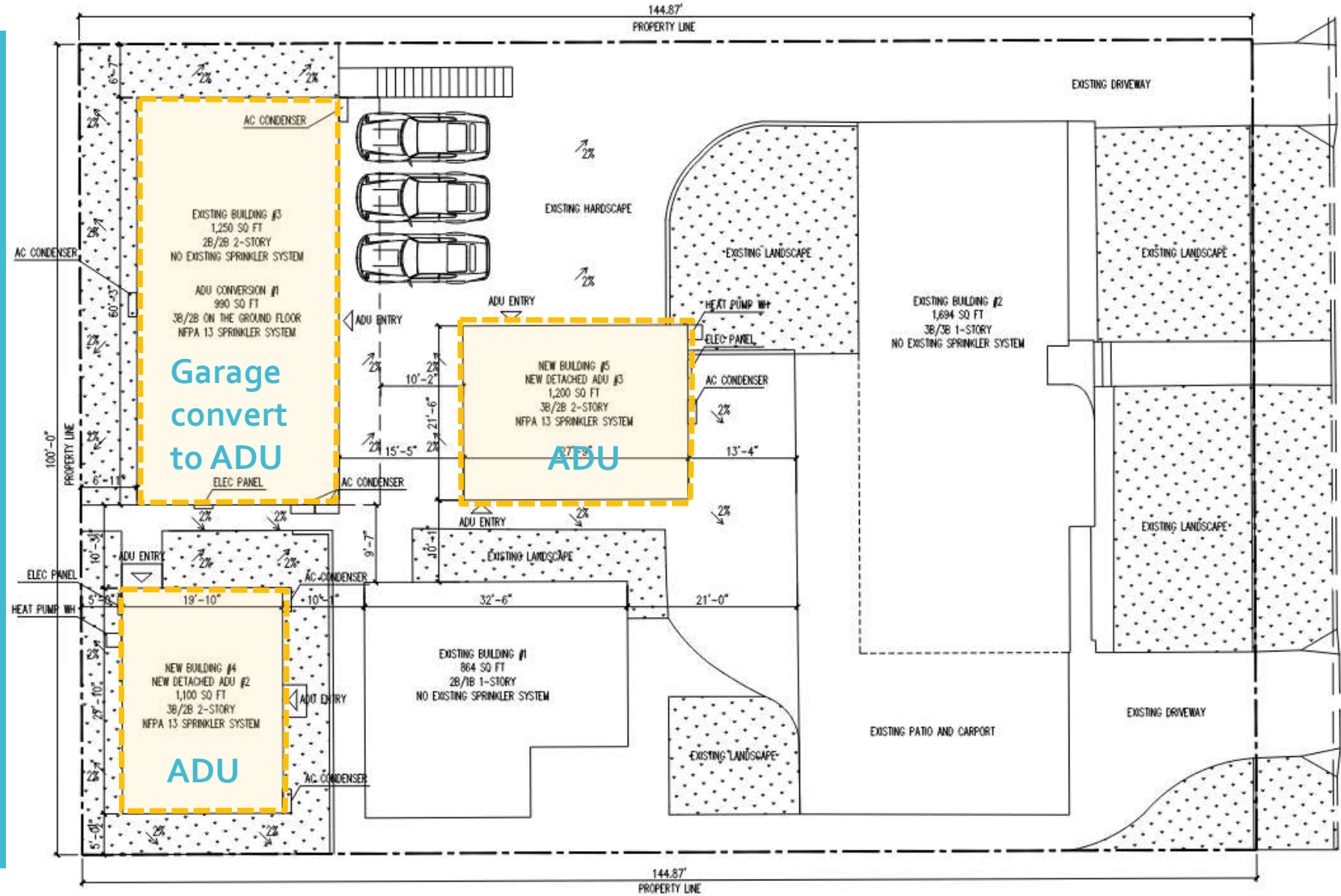
Multi-Family ADU

- The total number of ADU allowed: 25% of the existing units
- UP TO 2 UNITS
- Allow to convert the existing community room to ADU
- Allow to convert the existing garage to ADU

Multi-Family ADU



Multi-Family ADU



Cost

1. Soft cost:

- Design fee (architectural, structural and title 24)
(grading, soil report and landscape drawing)
\$8,000 - \$20,000
- Fee to the City (plan check, school district fee, permit fee)
\$10,000 – \$20,000
- Others (Loan)

2. Hard cost :

- Construction cost: detached ADU \$250/sqft – 400/sqft. (the larger square footage, the lower the unit price)
- Appliances
- Furniture

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Questions?