

ADU EVALUATION GUIDE FOR HOMEOWNERS



WOOLLARD CONSTRUCTION INC.



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Welcome!

This guide was written to help you start planning your ADU.

It answers the 3 most often asked questions we get from our customers

- Where can I build an ADU?
- What ADU size and design will fit?
- How much will it cost?

We have included 4 FREE ADU DESIGNS for you to use for your project, saving you TIME AND MONEY.

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951 551 6165

Where can I build my ADU?

For this part you are going to need:

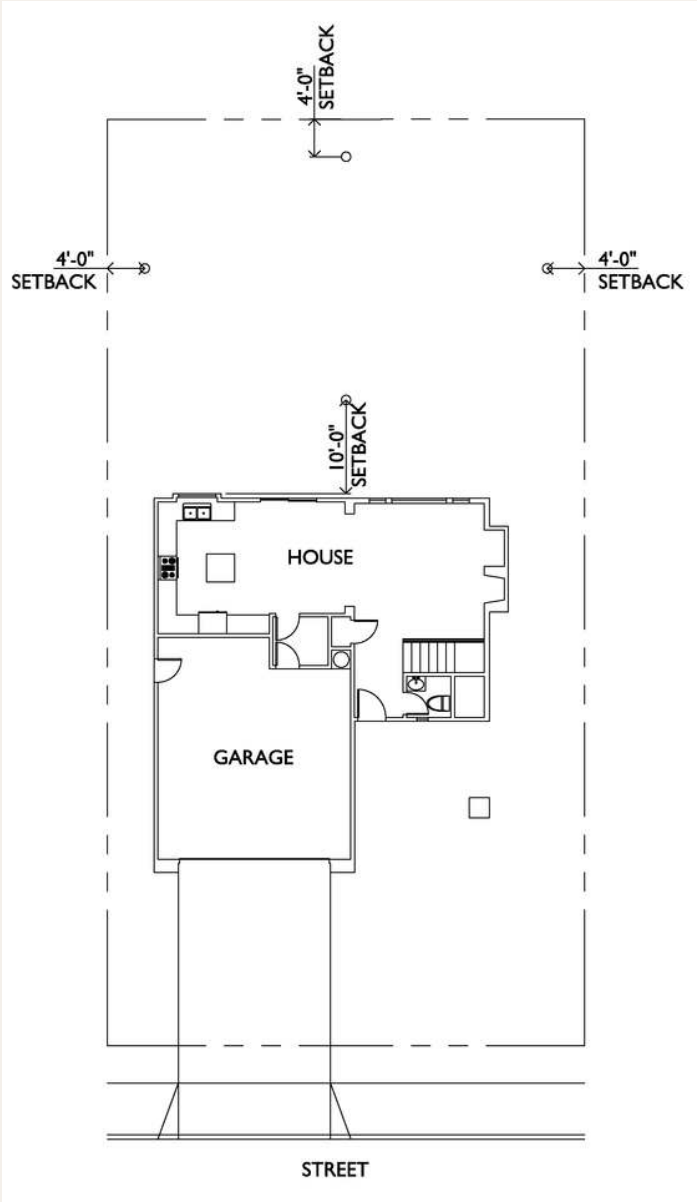
- a tape measure
- ground markers like flags or posts
- possibly someone to help measure

You are going to start measuring your backyard area.

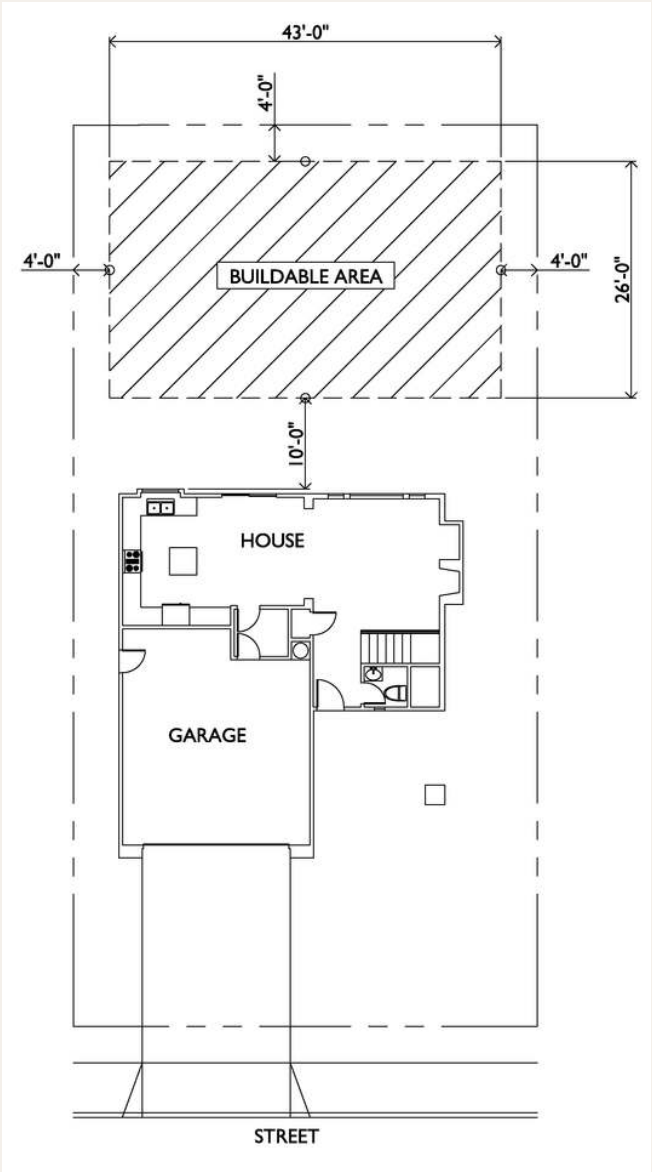
If you want to make a hard copy you can print a map of your property from Google Earth or use plain paper to keep a copy for yourself.

- **Measure 4 feet from the back fence** or wall and mark this with a stake close to the middle of your yard.
- Next **measure 4 feet from the side fence** or wall (assuming your fence is on the property line) and mark the ground with a stake so you can use it later. Do this on both sides of your yard and try to make the markers opposite each other for ease of measuring.
- **Next measure 10 ft out from your home** (or the nearest structure) towards the rear of the property and mark this also.

See the following diagrams for guidance.

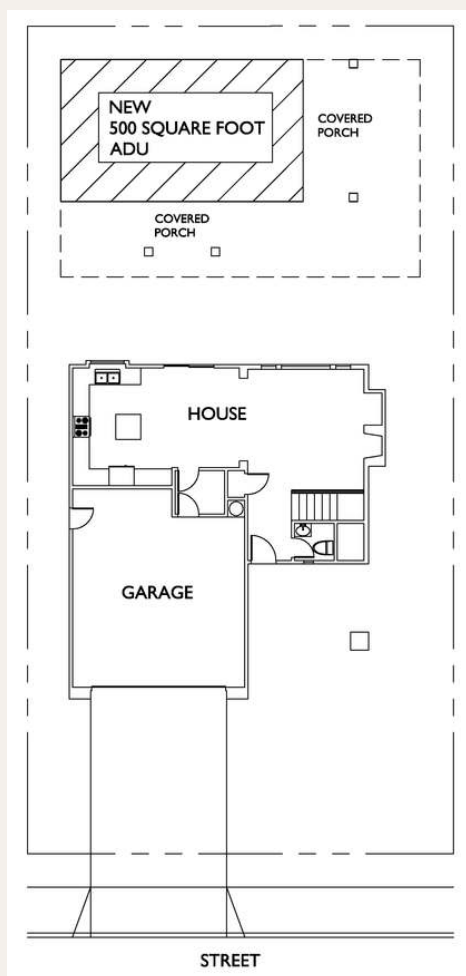


Now **measure the rectangle between the markers.**
This will show you the buildable area where you can locate your ADU.
You can see an example of this below.



Depending on the size of the buildable area you will be able to see what size ADU will fit.

Please make sure you maintain the 4-foot set back and see the total footprint dimensions of different ADUs in the following chapter.



The last information we need is whether you have a flat area, a slope, hillside, or walls in the area you want the ADU to be located. These kinds of conditions will require extra work to prepare your lot before building, so please note them to share with us when you call.

What size & design can I use?

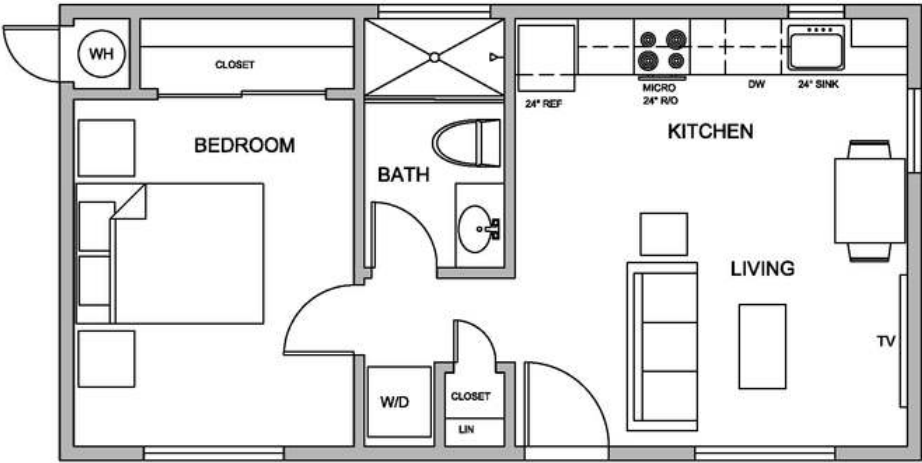
After completing the site measurements you should have an idea of the size of ADU you can fit on your property.

Now for the fun part!

Let's look at the four FREE floor plan options we have for you below. Think about what style will fit and also meet the needs of your ADU use. These designs will save you time and money but you could also use a custom design to meet your needs.

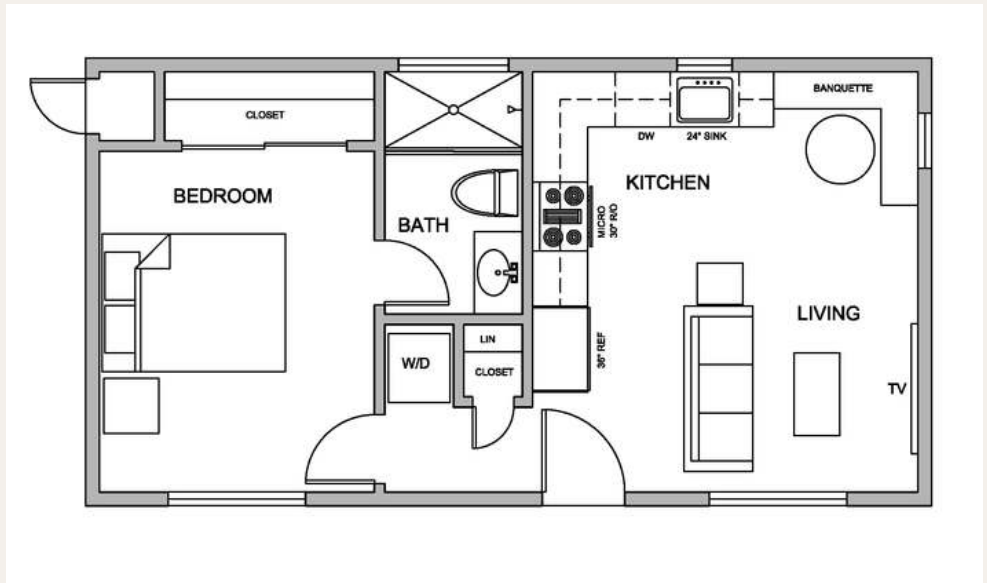


499 sq ft 1 bed / 1-bath ADU with 24-inch appliances
Total Footprint is 16'-3" x 30'-9"



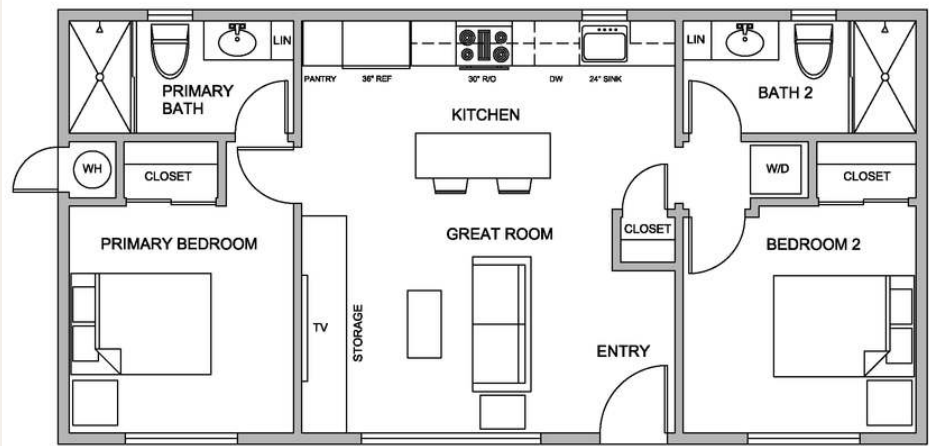
Please make sure you maintain the 4-foot set back as described above and see the total footprint dimensions below each of the floor plans.

499 sq ft 1 bed / 1-bath ADU with 30-inch appliances
Total Footprint 16'-3 x 30'-9"



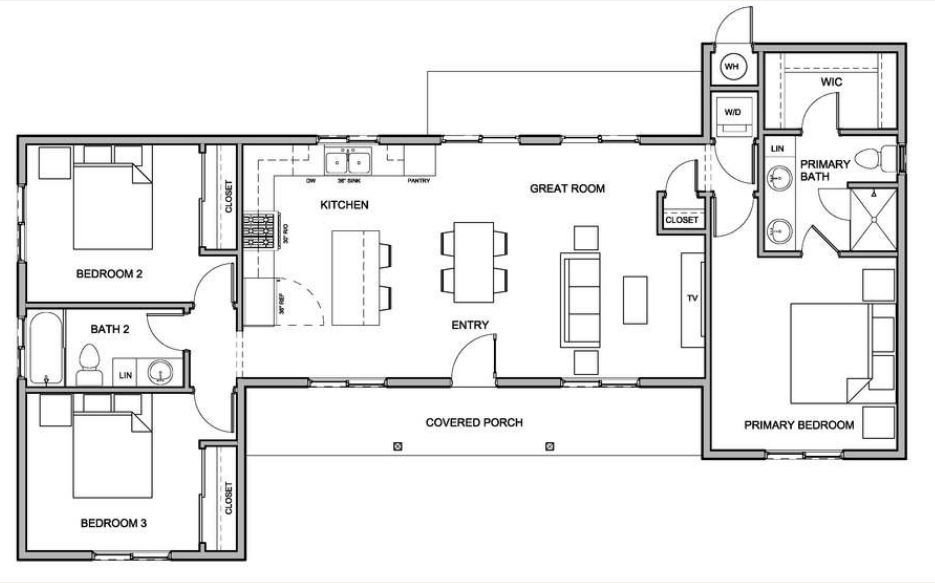
Please make sure you maintain the 4-foot set back as described above and see the total footprint dimensions below each of the floor plans.

749 sq ft 2 bed/ 2 bath ADU with full size appliances
Total Footprint 19'-4" x 38'-9"



Please make sure you maintain the 4-foot set back as described above and see the total footprint dimensions below each of the floor plans.

1199 sq ft ADU with 3 bed/2 bath with full-size appliances.
Total Footprint 32'-8" x 56'-4"



Please make sure you maintain the 4-foot set back as described above and see the total footprint dimensions below each of the floor plans.

CHAPTER 3

How much will my ADU cost?

It is time to look at the costs of each of the ADU’s shown above. For the table below please note what these figures include.

Base Cost = ADU building cost **without** interior finish.
Finish \$ = Cost for standard finishes like cabinetry, counters, trim etc.

SIZE		Base Cost		Finish		Total**
499 sf	1 bd/ 1 ba	162,435		27,000		189,435
749 sf	2 bd/ 1 ba	226,243		29,000		255,243
1199 sf	3 bd/ 2 ba	347,684		34,000		381,684

**Please note these figures do not include site costs and fees. They are not final building estimates.

**** SITE COSTS & FEES ARE SPECIFIC TO EACH PROJECT****

Costs that will need to be added (not included in the figures above)

- Site Plan of your lot
- City Permit Fees
- Additional Engineering Consultants
- School Fees

Other costs depending on your project site may include:

- Soils Report
- Grading Plan
- Grading, long utility trenching
- Retaining walls
- HOA Fees
- New Utility Fees

Please note this is not a specific final building estimate. This is just to help you understand the basic costs involved in building your ADU. Every property will have specific site conditions that will have to be accounted for to provide a final estimate after our site visit.

WHAT'S NEXT ?

- Once you are ready call us for an initial phone consultation. When you choose to move forward, we will visit your property and discuss the size, and costs of your ADU.
- Every house lot is different, so we will take into consideration any hillsides, slopes and setbacks that will impact your ADU. We also locate the utilities, ADU access, and how it will tie into your outdoor space.
- We then discuss with you the costs of each of the different sizes of ADU's. We also see if the Free floor plan we have available will fit your needs. The plan is free but there are several other requirements that must be completed by an engineer and the finishes for your ADU decided upon. We will cover all of this with you in detail when we meet.
- With all this information we can then provide you with a complete estimate for your ADU project.
- Once our bid is accepted, we get to work on preparing everything needed to submit to your city to start this journey of adding an ADU to your property.

We hope this guide was helpful and
we look forward to hearing from you!



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