

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	Equals
Design				Potential Equity
Kitchen (Oven/DW/F)	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				

Cost

PRE-CONSTRUCTION
+ CONSTRUCTION
TOTAL PROJECT COST

Pre-Construction	Conversion	New
As Builts *	\$0	\$1,200
Civil Survey *	\$0	\$3,500
Grading and Drainage Plan	\$0	\$3,000
Architect	\$10,000	\$15,000
Structural	\$3,000	\$3,500
Energy Calculations	\$1,000	\$1,000
Arborist *	\$0	\$1,200
Green Building *	\$0	\$3,000
Printing Costs	\$500	\$500
City Permits & Fees (About to reduce for new)	\$3,500	\$3,500
Total	\$18,000	\$32,400

Cost

PRE-CONSTRUCTION
+ CONSTRUCTION
TOTAL PROJECT COST

Construction (250-650sf)	Conv	New
Infrastructure & Utilities		
Tree Protection	\$1,100	\$1,100
Demo	\$5,700	\$8,000
Electrical Upgrade (As Needed)	-	-
New Sewer Lateral (As Needed)	-	-
Trenching	\$20,000	\$20,000
Rough Construction		
Structural	\$15,000	\$40,000
Exterior Door/Windows	\$10,000	\$15,000
Skylights Units & Install	\$2,000	\$2,000
Exterior Trim	-	-
Exterior Stucco	\$5,000	\$11,000
Waterproofing	-	-
Mechanical / HVAC	\$10,500	\$19,000
Roofing	\$5,000	\$5,000
Gutters	\$1,000	\$2,000
Electrical Work	\$10,000	\$18,000
Electrical Fixtures	-	-
Electrical Vehical Changing Station	-	-
Insulation: Roof & Walls installed	\$5,500	\$6,000
Drywall	\$8,000	\$8,000
Interior Door + Trim Material	\$6,000	\$6,000
Paint : Exterior & Interior	\$5,500	\$6,000

	Conv	New
Fixture & Finishes *		
Cabinets Kitchen & Vanity	\$8,850	\$8,850
Counters	\$2,500	\$2,500
Finish Hardware	\$500	\$500
Flooring	\$6,000	\$6,000
Tile	\$6,000	\$6,000
Appliances	\$8,000	\$8,000
Plumbing Fixtures	\$2,000	\$2,000
Shower Enclosure Installed	\$2,000	\$2,000
Construction Management		
Supervision	\$4,000	\$8,000
Labor/Cleanup	\$3,000	\$5,000
Portable	\$1,000	\$1,200
Overhead/Margin Profit	\$24,000	\$40,000
Site Costs		
Landscaping	-	-
Driveway/Hardscape	-	-
Fencing	-	-
Exterior Features (Trellis,Detail,etc)	-	-
Other Home Projects		
Enclose Carport,	-	-
New Wood Floors/Built Ins	-	-
Kitchen Remodel	-	-
Total	\$178,150	\$257,150

* Allowance

Cost

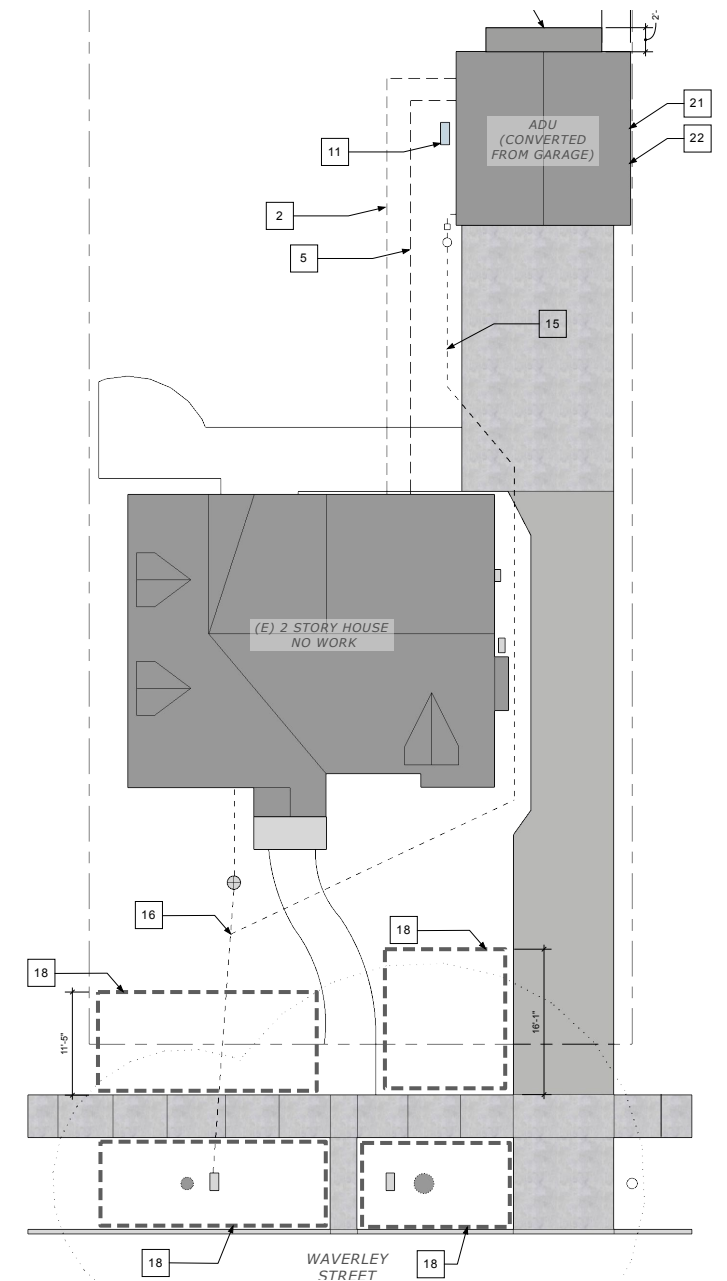
PRE-CONSTRUCTION
+ CONSTRUCTION
TOTAL PROJECT COST

Total Project Cost	Conv	New
Pre-Construction	\$18,000	\$42,900
Construction	\$178,000	\$257,150
Total	\$196,000	\$300,050

Time

PRE-DESIGN SCHEMATIC DESIGN CONSTRUCTION DOCUMENTS CONSTRUCTION

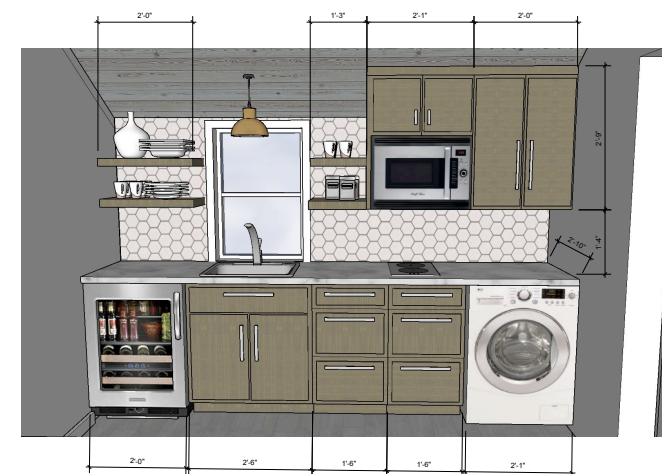
Pre-Design	Week
Send Schedule & Estimate	1
Site Visit: Field Measurement	1
Zoning Research	2
Engage Civil Engineer as needed	2
Utility Analysis/Research	2
Input Field Measurements	2



Time

PRE-DESIGN
SCHEMATIC DESIGN
CONSTRUCTION DOCUMENTS
CONSTRUCTION

Schematic Design	Week
Prepare Conceptual Design	2
Conceptual Design Meeting &	3
Prepare Schematic Design	3*
Schematic Design Meeting	4*
Engage Consultants & Send	4*
Engage Organization Company	4
Develop Finishes	4*



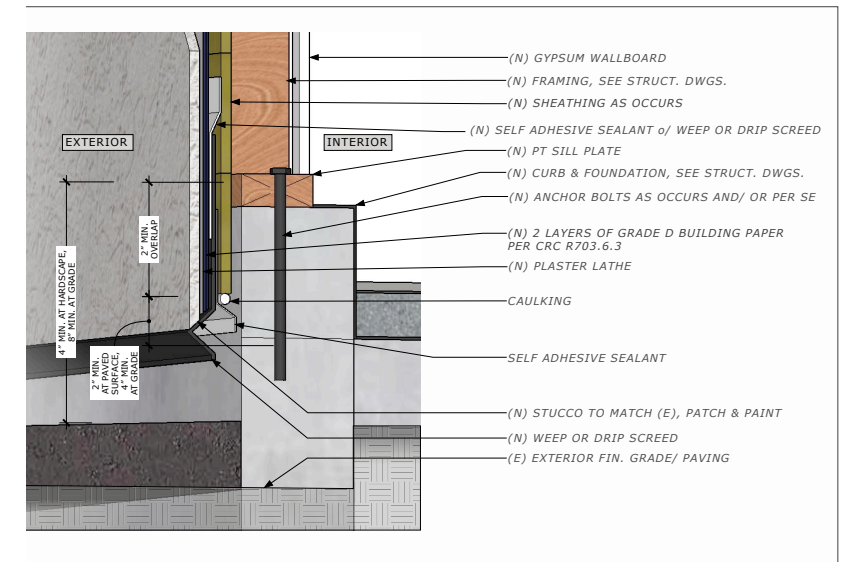
SAMPLE

**Time Allowance*

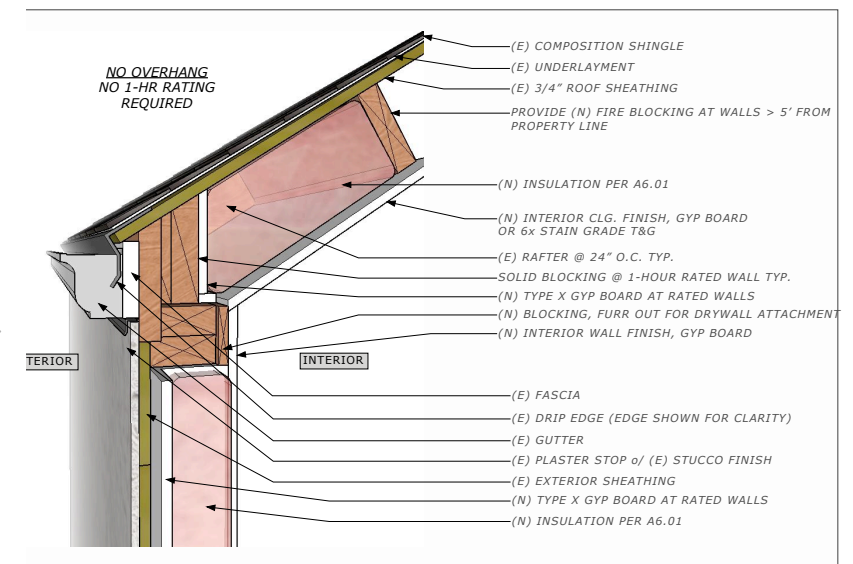
Time

PRE-DESIGN SCHEMATIC DESIGN CONSTRUCTION DOCUMENTS CONSTRUCTION

Construction Documents	Week
Construction Documents	5
Meeting: Site Visit	6
Redline Set	6
Finish Construction Documents	7
Prepare Building Application & Deed	7
★ Submit to Building Department	8
Send Follow up email to comments	12
Resubmit to Building Department	13
Send Plans to contractors	13
★ Permit Awarded	15



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



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

Time

PRE-DESIGN
SCHEMATIC DESIGN
CONSTRUCTION DOCUMENTS
CONSTRUCTION

Construction	Week
Contractor Selection	12*
Site Kick-off Meeting	14
Site Mobilization	15
Demo	16
Major Structural Work: Foundation	17
Doors, Windows, Electrical	20
Insulation	22
Finishes	30*
★ Project Completion	37 (9-12 months)



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

- ❖ New State Laws takes effect January 1st, 2020
- ❖ City of Palo Alto will issue a bulletin to clarify laws affecting local code.
- ❖ A few bullet points:
 - No minimum lot size requirement
 - Setback requirements will be brought down to four feet
 - 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

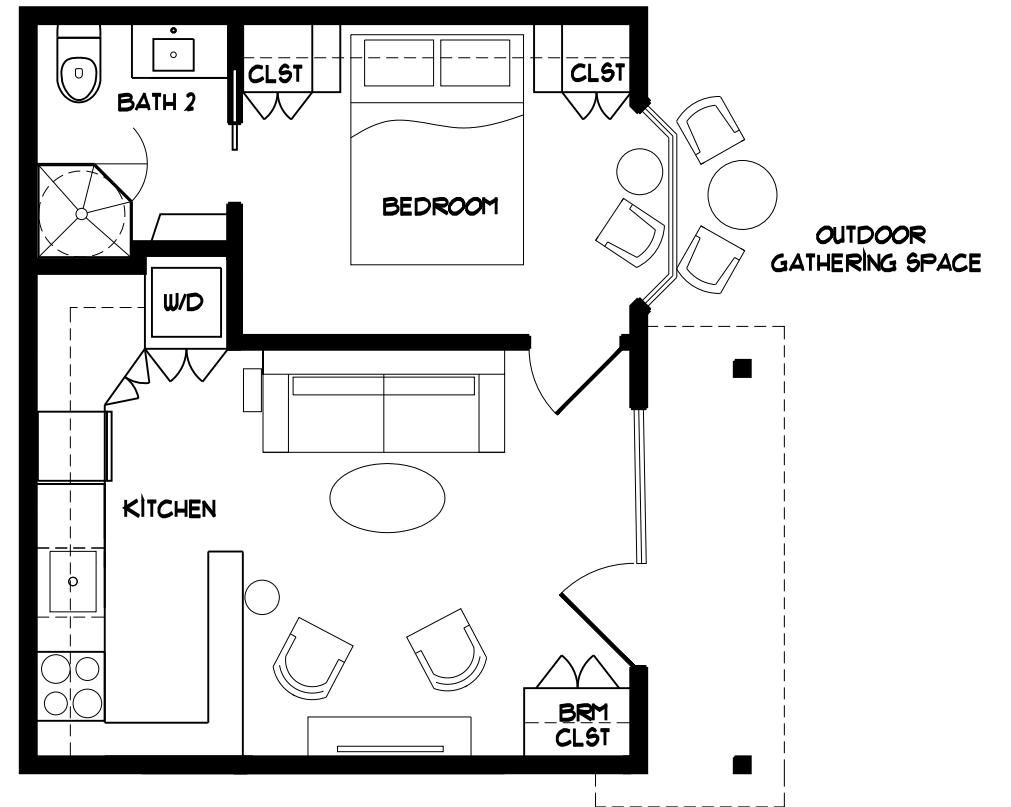
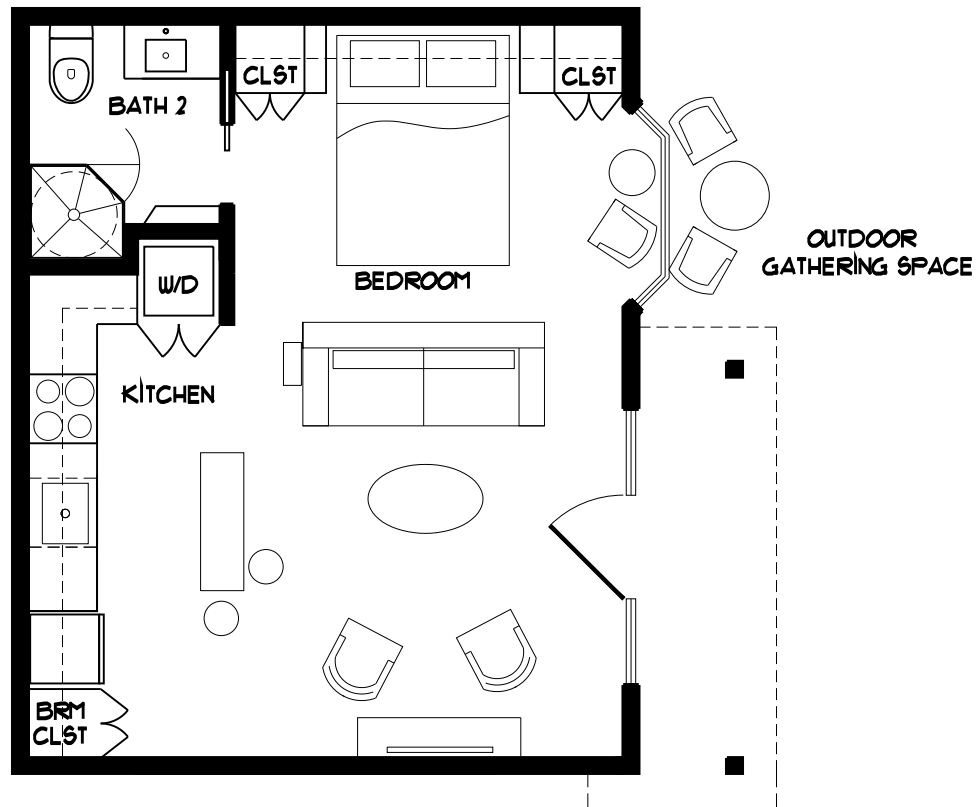


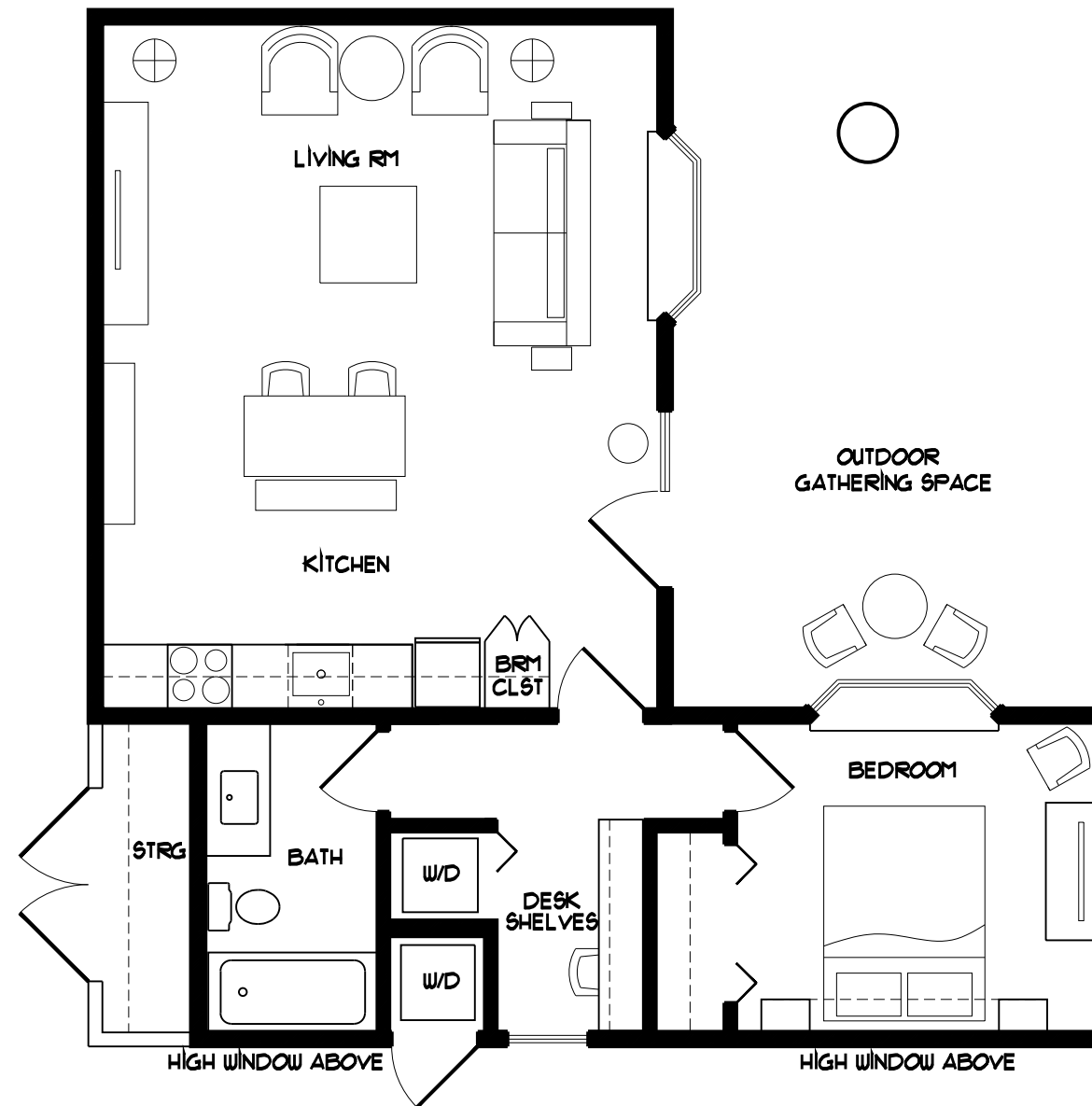
❖ AFTER PHOTOS
❖ NEW 328 SF ADU



-
- ❖ BIFOLD DOOR
 - ❖ INDUCTION STOVE
-







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

