

Mini-Cottage

Finished "Studio"
with Bath or Bath & Kitchen
(Pilot Program)

Other sizes
available
(up to 480 sq. ft.)

Ideal For...

- Extra Bedroom
- Dwelling Unit for Family Member
- Rental Unit
- Guest House
- Tiny Home
- ...and many other uses

The following items are not included in the base prices, but will be quoted after an on-site inspection

- A. Site preparation if required
- B. Utilities hook-up (water, sewer, electrical, gas)

Expect the following items to be charged by your municipality.

- A. Permit Fees
- B. Development/Impact Fees

Base Price with Bathroom

Size	Price
12x16	\$73,149
12x20	\$81,085
14x20	\$88,504
16x20	\$94,861
16x24	\$104,744
20x20	\$107,885
20x24	\$119,803

Includes all items in green box to the left

Base Price with Bathroom & Kitchen

Size	Price
12x16	\$83,483
12x20	\$91,419
14x20	\$98,838
16x20	\$105,195
16x24	\$115,078
20x20	\$118,219
20x24	\$130,137

Includes all items in green box PLUS 6 ft. x 6 ft. corner kitchen with base cabinets, countertop & backsplash, wall cabinets, 24" range, exhaust fan, 7.3 cu. ft. refrigerator

Base Prices Include...

- All drawings & labor to obtain permit
- Concrete slab foundation with perimeter footing (meets earthquake codes)
- Fully constructed building with gable roof & 30 yr. shingles
- Meets most Title 24 and Green Building Standards (extra costs in certain cities)
- 36 in. 9-light entry door; two dual pane vinyl windows
- Electrical package including subpanel (may require service upgrade)
- Insulation, textured sheetrock, interior door & window trim
- Finished flooring & baseboard
- Two-tone exterior paint; one-tone interior paint (credit if you do your own painting)
- Wall mounted HVAC unit
- 6 ft. x 6 ft. bathroom with toilet, corner shower, sink/vanity with mirror, exhaust fan, gas tankless HW heater, ejector pump for sewage discharge

Note: Utilities hook ups (water, sewer, gas, electrical) are NOT included in the base price but will be quoted after an on-site inspection. Permit fees to be added when the amount is known. Also be advised most cities charge development/impact fees for new habitable space regardless of size of dwelling.

Site Requirements...

- Site must be located within our "local service area"
- Placement must meet local Planning/Zoning Codes including conformance to size, height, maximum lot coverage, & setback limits
- Parking for delivery vehicles within 150 ft. of job site
- Clear 3 ft. wide pathway truck to site; no stairs or hillside access
- Flat and level dirt at job site (Shed Shop will quote site preparation if required)
- 18 in. minimum clear workspace around all sides (plus required code setbacks)
- 3 ft. min. overhead clearance above building