

Mini-Cottage

Finished "Studio"
with Bath or Kitchen & Bath
(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

Turn-Key Package Includes...

- All drawings & labor to obtain permit
- Concrete slab foundation with perimeter footing
- 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 a service upgrade of the main house panel)
- Insulation, textured sheetrock, interior door & window trim
- Finished flooring & baseboard
- Two-tone exterior paint; one-tone interior paint
- Single unit wall-mounted HVAC
- 6 ft. x 6 ft. bathroom with toilet, corner shower, sink/vanity with mirror, exhaust fan, gas tankless hot water heater.

Options/Extras...

We offer a few limited options that are NOT included in the turn-key package. These items are shown in some the photos & drawings on our web site.

- ...items such as dividing walls, laundry closet, mini-split HVAC, door & window options, etc.

Site Requirements...

- Site must be located within our "local service area"
- Placement must meet local Planning/Zoning Codes
- Parking for delivery vehicles within 150 ft. of job site
- Clear and level 3 ft. wide pathway from truck to site
- Flat and level dirt at job site (Shed Shop will quote site preparation if required)
- 18 in. minimum clear workspace around all sides
- 3 ft. min. overhead clearance above building

Turn-Key Pkg. with Bathroom Only

Size	Price
12x16	\$96,000
12x20	\$105,000
14x20	\$113,000
16x20	\$120,000
16x24	\$131,500
20x20	\$134,500
20x24	\$148,500

Includes all items in green box to the left

Prices Effective

07/18/2019

Turn-Key Pkg. with Bathroom & Kitchen

Size	Price
12x16	\$108,000
12x20	\$117,000
14x20	\$125,000
16x20	\$132,000
16x24	\$143,500
20x20	\$146,500
20x24	\$160,500

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, 10.7 cu. ft. refrigerator

Items NOT included in the above prices—will be quoted during Design & Cost Analysis

- A. Utilities hook-ups—water, sewer, electrical, gas. (Costs are different for every property)
- B. City/County Permit Fees
- C. As of Jan. 1, 2020, solar power is required on all new residential construction. Costs will vary depending on how local building departments apply the requirement to ADUs.

The following may or may not be required...

- A. Title 24 and Green Building adjustments
- B. City/County requirements above and beyond the California Uniform Building Code
- C. Site preparation, lot survey, and/or drainage plan
- D. Development/Impact Fees

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