



Typical Mini Cottage
 ...with optional lap siding, "mini-split" HVAC,
 Fr. Door, extra window, gutters & downspouts

Mini-Cottage

"Accessory Dwelling Unit"
with Kitchen & Bath
 (Pilot Program)

- Ideal For...**
- In-Law Unit
 - Rental Unit
 - Guest House
 - Granny Flat
 - ...and many other uses



Why Choose *The Shed Shop* for your ADU?

Are you worried about getting hit with runaway costs as you consider adding an ADU to your property? Here at **The Shed Shop** we have over 31 years of experience creating streamlined repeatable processes for our Sheds & Studios. We are applying these same principles to our ADUs in order to simplify the process and help keep costs in check.

How streamlining and simplicity benefit you:

Design: Our buildings are based on a traditional gable design in the shape of a square or rectangle. This eliminates the need to hire an architect, and helps keep design costs down.

Process: We manage almost every process including design & layout, permit procurement, construction, and managing subcontractors. There may be some legwork for the homeowner to do, but for the most part **The Shed Shop** manages the entire process from start to finish.

Package: Instead of offering limitless choices, we have packaged a nice set of features and options for a fully functional ADU. There are color choices and options for the layout, but if the basic features included in the package work for you, it can help keep costs down.



If you're looking for lots of designer choices for the kitchen and bath, or designer choices in building design, **The Shed Shop** may not be a good fit for you. However if you're interested in keeping things as uncomplicated as possible, **The Shed Shop** just may have the ADU solution you're looking for.



the shedshop
 Great Space for Your Place

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See Back pg...

- Standard Pkg.
- Options
- Pricing
- Site Requirements

Package Price 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 (May require plumbing upgrade).

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.

Other Costs...

- Utilities hook-ups: water, sewer, electrical, gas—handled by **The Shed Shop**. We will quote this up front during design and cost analysis. Costs are different for every property.
- City/County Permit Fees
- Lot survey—typically handled by client
- Gutters/downspouts—typically handled by client

The following may or may not be required...

- City/County requirements above and beyond the California Residential Building Code
- Development/Impact Fees
- Title 24 and Green Building adjustments
- Solar power
- Site preparation—site needs to be flat and level dirt. This can be done by the client or The Shed Shop may quote.
- Landscaping/drainage plan—typically handled by client

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

Package Price with Bathroom Only

Size	Price
12x16	\$97,500
12x20	\$106,500
14x20	\$115,000
16x20	\$122,000
16x24	\$133,000
20x20	\$136,000
20x24	\$150,000

Includes all items in green box to the left

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

Package Price with Bathroom & Kitchen

Size	Price
12x16	\$111,000
12x20	\$120,000
14x20	\$128,500
16x20	\$135,500
16x24	\$146,500
20x20	\$149,500
20x24	\$163,500

Includes all items in green box PLUS 7 ft. x 6 ft. corner kitchen with base cabinets, countertop & backsplash, wall cabinets, 24" range, exhaust fan, 10.7 cu. ft. refrigerator

Other Mini Cottage Options...



Extra Windows

Jeld-Wen Vinyl Double Pane Slider with Grids

3x2, 2x3, or 2x2	\$280
3x3	\$330
4x3	\$380
5x3	\$420



High Mount Windows

3x1	\$230
4x1	\$250



French Doors

4 Ft.	\$1,350
5 Ft.	1,400
6 Ft.	1,450



Lap Siding with Sheathing

Add \$4/sq. ft.



Sun Tunnel \$650

- Lets in natural light
- Magnetic Shade \$95



50 Yr. Shingles Add \$2/sq. ft.

- Choice of colors
- Recommended for high-wind areas