ADU Feasibility

Your Address:

425 8th St.
Imperial Beach, CA 91932



425 8th ST

ADU Feasibility

Jurisdiction: IMPERIAL BEACH

Lot Area: 7,553 SF

Zoning: R-1-6000

FAR: .58

Existing Structures On Record: 1,050 SF

Available FAR: 3,331 SF

Allowable Density:

1 ADU + 1 JUNIOR ADU

Proposed Development:

1 DETACHED ADU,
2 BED/ 2 BATH
800 SF

Available Building Envelope: N/A

Estimated Permit Fees:

$7,000 - $10,000

Estimated Survey Fees:

$2000 - $3500 ~



PLEASE NOTE: THIS DOCUMENT IS FOR PRELIMINARY ANALYSIS ONLY AND PROVIDED TO GIVE A ROUGH UNDERSTANDING OF POTENTIAL DEVELOPMENT OPPORTUNITIES BASED ON ESTIMATED MEASUREMENTS WITHIN CURRENT MUNICIPAL AND BUILDING CODE STANDARDS AND REGULATIONS FOR THE INQUIRED ADDRESS. FURTHER ANALYSIS AND DEVELOPMENTS WILL NEED TO BE ASSESSED PENDING SITE VERIFICATION, PROPERTY SURVEYS, AND TITLE REPORTS.


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ADU

2 Bed - 2 Bath

800 Square Feet

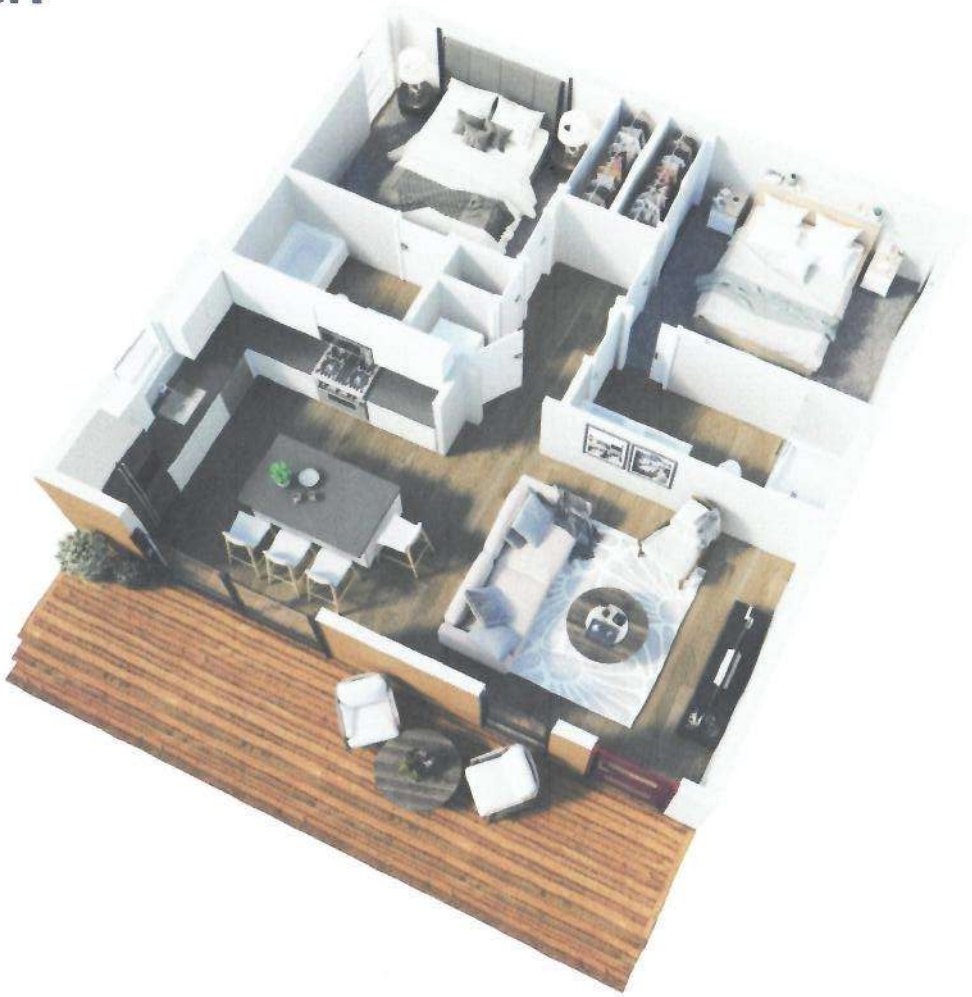


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2 Bed / 2 Bath

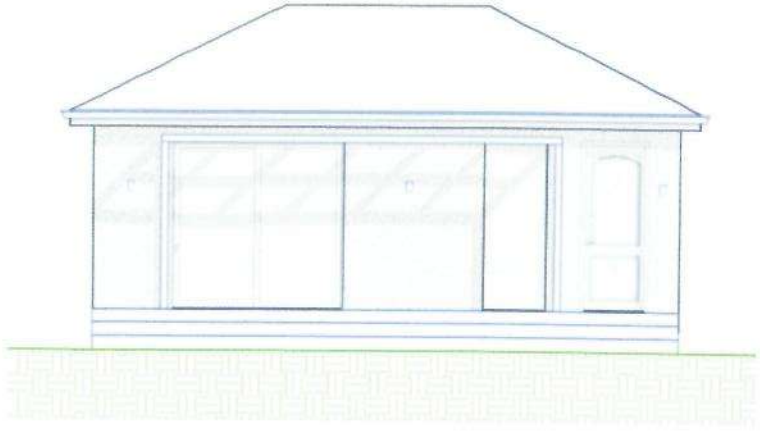
800 Square Feet



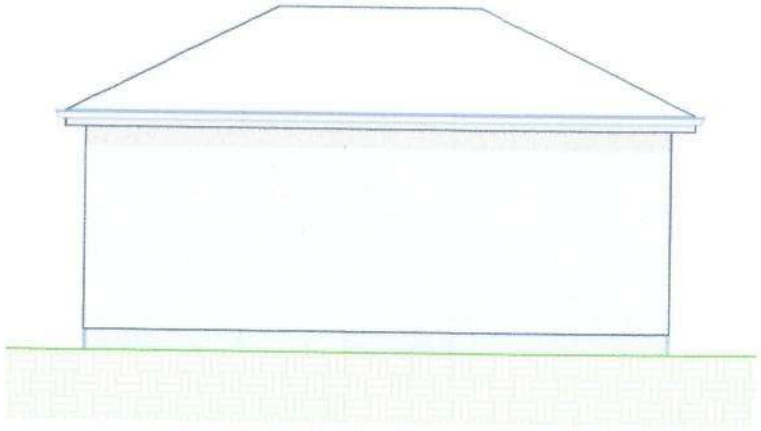
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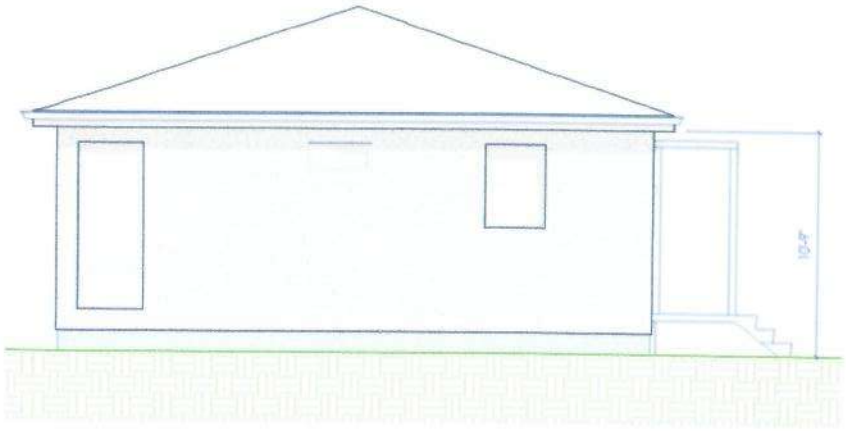
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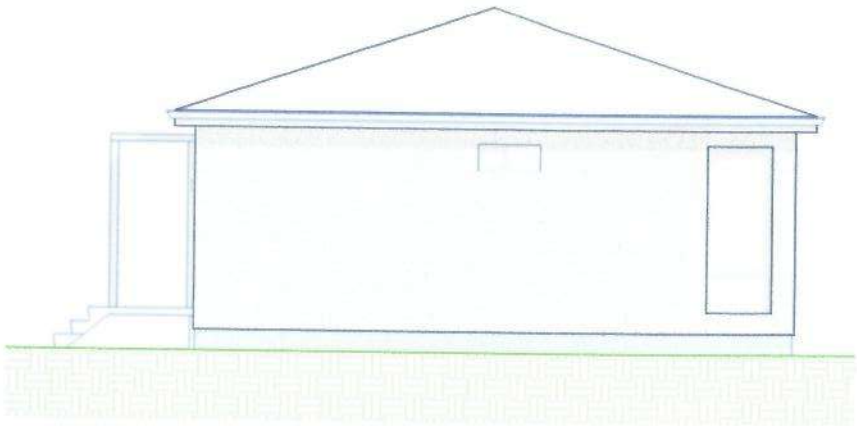
Spanish/Mediterranean - 2 Bed / 2 Bath Front Elevation



Spanish/Mediterranean - 2 Bed / 2 Bath Rear Elevation



Spanish/Mediterranean - 2 Bed / 2 Bath Side Elevation 1



Spanish/Mediterranean - 2 Bed / 2 Bath Side Elevation 2

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Our Process

01



Meet The Team!

02



Feasibility & Analysis

03



Select Layout & Design

04



Choose Finishes

05



Permitting

06



Lender Matching Program

07



Construction

08



Property Management

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Special Inclusions

Only for OneStop ADU Clients

ADU Feasibility Study

No charge at initial in-person consultation

Prior to our initial meeting, our team will create a basic site plan and feasibility study indicating potential size and location of an ADU on your property and approximate permit fees. This invalubale information will help you decide if building a backyard home is right for you!

Construction Drawings

Included for our 6 pre-designed plans with signed contract

OneStop ADU's plans are already pre-designed saving you time and money. Once you select your desired pre-designed plan, our team will situate your selected ADU model on your property and create the final construction documents including architectural and structural plans as well as the required Title 24 report.

Permit Processing

Included with signed contract

OneStop ADU prepares a comprehensive application package with required forms to submit to the city. We do not charge any fees for the time spent for submittal and subsequent reviews. This includes required architectural design, structural engineering, title 24, building code review with the city, permit processing & any required revisions.

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Special Inclusions

Only for OneStop ADU Clients

Solar

Included as specified for our 6 pre-designed plans with signed contract

As per law, all newly constructed free standing ADUs are required to have solar to satisfy the electrical needs of your new backyard home. If the primary dwelling already has solar, you are permitted to add to that capacity to satisfy the electrical needs of the new structure. You can decide to add the solar panels to your primary home to save utility costs on the main dwelling.

OneStop ADU is including required solar with our ADU pricing. Please refer to our chart which is based on requirements for Climate Zone 7, the most common in San Diego County. If a larger system is required, there will be additional costs.

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ADU Solar Requirement Chart		
Studio	400 sq. ft.	1.25kW
1 Bed/1 Bath	600 sq. ft.	1.5kW
2 Bed/1 Bath	749 sq. ft.	1.8kW
2Bed/2 Bath	800 sq. ft.	1.8kW
3Bed/2 Bath	1,000 sq. ft.	2.2kW
4 Bed/2 Bath	1,200 sq. ft.	2.5kW

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What's Included in the Structure?

Kitchen

- **Cabinets:** Wood construction cabinets with soft-close doors & drawers.
- **Pulls:** 3 finish options per style.
- **Counter tops:** Quartz with 6" matching backsplash and beveled edge. Tiled backsplash available as an upgrade.
- **Appliances:** Stainless steel 36" fridge, 30" electric range, 24" dishwasher, over-the range microwave/vent hood, stackable washer & dryer.
- **Sink:** stainless steel or porcelain Farmhouse undermount sink (depending on style) with ¾ HP garbage disposal.
- **Faucet:** Single-handle faucet with pulldown sprayer with matching air gap and air switch.

Bathroom

- **Vanity:** 36" to 60" (depends on plan) wood construction cabinet with soft-close doors & drawers and white porcelain undermount sink.
- **Counter tops:** Quartz with 4" matching backsplash and beveled edge.
- **Pulls and bathroom accessories:** 3 finish options per style. Accessories include towel bar(s), towel ring, toilet paper holder, frameless medicine cabinet and mirror above sink.
- **Plumbing Fixtures:** single handle faucet, shower / tub trim with single handle in 3 finish options per style.
- **Shower:** 60" molded fiberglass stall shower or tub / shower.
- **Shower Door:** To match trim. Included with walk-in shower configuration only. Optional upgrade for shower / tub combo.
- **Lighting:** Bath bar above mirror in 3 finish options / style.
- **Toilet:** Elongated low-flow water-conserving toilet.

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Interior Features

- **Ceilings:** 9' with vaults where possible.
- **Flooring:** Luxury vinyl plank flooring in common areas, kitchen and bathrooms. Carpeting in bedrooms and closets.
- **Interior Doors:** Passage doors throughout to match selected style.
- **Interior Door hardware:** Privacy door lever sets for bathrooms and master bedrooms; passage door lever sets for other. 3 finish options available per style.
- **Paint:** Sherwin Williams Extra White paint
  Trimwork: 2.5" wide flat door casing, 4" tall flat baseboard.
- **Lighting:** 4" LED recessed lights throughout. Decorative center fixture available in 3 finishes/style for master bedroom (not offered in studio plan).
- **Electrical:** Contemporary white rocker light switches and matching outlets (Flat screen TV connections in living area & master bedroom, prewired CAT6 for internet).
- **Closets:** Shelf and pole.

Exterior Features

- **Exterior Door Handleset:** Includes matching deadbolt. One option/style.
- **Exterior Finish:** Stucco in 16/20 finish in standard colors. Fiber cement lap exterior siding primed for paint (contemporary and shaker styles).
- **Roofing:** Contemporary: White TPO flat roof
  Shaker: 30-year asphalt shingles in standard colors
  Spanish/Mediterranean: Concrete "S" tile roof in standard colors.
- **Gutters:** 5" aluminum gutters to match fascia
- **Windows:** Vinyl dual pane, Title 24 compliant available in white, black and bronze.
  Note: interior is always white.
- **Exterior doors:** Contemporary: Painted or stained contemporary.
- **Shaker:** California Craftsman.
- **Spanish/Mediterranean:** Stained knotty solid wood.
- **Exterior Lighting:** Lighting to match door hardware and according to style selected (# dependent on plan size).
- **Outlets:** 2 exterior GFCI protected outlets.
- **Hose bibs:** 2 exterior hose connections.
- **Entry way:** exterior landing (raised foundation) or concrete pad (slab on grade) as per plan specifications.

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What's Included in the Structure?

Construction Specifications

Construction:

- Wood framed, built on-site with a permanent slab-on-grade concrete foundation or raised foundation
- 2" x 4" interior & 2" x 6" exterior walls
- 5/8" drywall throughout
- CA Title 24 Energy Compliant

Utilities:

- Energy-efficient water heater
- Fan coil for both heating and A/C (heat pump) or mini splits (depending on Title 24 requirements)
- Water shutoff valves at all sinks & toilets Individually metered electrical panel (Not including SDG&E fees)
- Upsize water line to code (if required, additional cost)
- Solar Included, system size as required by plan (for Zone 7)

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Other Costs

Survey
$2,500 +

In order to ensure proper placement of your ADU and compliance with local jurisdictional code, you will need to have a survey performed on your property. Having this done from the outset will help mitigate any potential delays or issues if the city or inspector requires one or if a neighbor disputes the property line once the structure is completed.

Permit/City Fees
$5,000+

OneStop ADU is educated on the crucial thresholds for square footage that will trigger higher costs such as sewer connection and impact fees. To encourage homeowners to build casitas, many development fees have been waived. For example, the City of San Diego has waived all development impact fees for granny flats regardless of size and there are no impact fees for ADUs less than 750 sq. ft. For larger units, impact fees are related to the ratio of the size of the ADU and primary dwelling (main home). Typically, these fees run $3K-$5K. In addition to typical permit processing and plan check fees, sewer connection fees run $2-$4K with annual fees thereafter. If your property is not connected to the city sewer and a septic system is required, approvals and heftier costs will be incurred.

School fees will also need to be paid and are based on the square footage of your backyard home (typically $4-$5/sq ft) and will run $2-$5K.

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Basic Site Work

$25,000+

The base price for site work is for a flat lot with easy equipment access to prepare for construction of your ADU. Included in this base price is typical site work such as basic grading and trenching for utilities. It is possible that your site work will be more costly if you are removing another structure, hardscape, fencing or trees, have insufficient access, rerouting utilities, building on a slope, require grading, soil import or export, retaining walls, soil compaction, increase water line or meter size, new electrical panel and conduit, distance to tie into to the sewer or utilities, septic system requirement or fire sprinklers. Other possible requirements are permitting of any unpermitted structures you are keeping, high fire risk or coastal zones, a soils report or a title report. These additional costs can quickly escalate, and we want to be as transparent as possible.

Upgraded Finish Materials

As per selection

Standard finish materials available on our website's **Customize your ADU** page and included in our construction prices listed on our website's **Plans & Cost** page. Please refer to our **What's Included in the Structure** page for details.

OneStop ADU offers 3 styles: Contemporary, Craftsman and Spanish/Mediterranean that have been carefully curated with designer finishes selected to reflect your style of choice. Our design team has done all the leg work providing our clients with a beautiful cohesive look for your new ADU.

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Our Pricing

Our Quotation Process

In order to provide pricing transparency for our clients, we follow the schedule below to determine final pricing:

Initial Meeting

Free in-person site consult at your property. An initial feasibility study indicating the size of ADU that can be built will be provided. We will assess for potential permit fees, utility upgrades and site work.

Contract Signing

Once the contract is signed and deposit is received, our consulting team will do a more in-depth feasibility study and site review.

Final Pricing

Once all permits are approved and we are ready to begin construction, we will confirm our final pricing to build the structure which includes solar and site work. Signing this final agreement will lock in pricing.

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Pricing Policy

Due to Covid, inflation, labor costs/shortages and supply chain issues, we are all faced with pricing volatility. Pricing for each plan is based on if that model were built today* with our standard finishes and inclusions. Since our plans are already pre-designed, this will cut down the time from contract signing to build date and hopefully mitigate further price increases that could occur down the road for a longer design and permitting process. Our pricing for one of our 6 predesigned value-engineered options includes the structure itself, exterior entry landing (raised foundation) or concrete pad (slab on grade) as per plan specifications, design and complete plans: architectural, structural, Title 24 report, permit processing, individually metered electrical upgrade (does not include SDG&E fees) and required solar for your ADU as per the Zone 7 chart that can be found on the **"Special Inclusions"** page. There are other costs that you will incur out of pocket including city permit fees, school fees, impact fees (for units 750 sq. ft. and above), soil reports (recommended, may not be required based on jurisdiction), site work, upgraded utilities, water/sewer connection fees, and potentially upgraded finish fees, fire sprinklers, septic system, title report and survey. Please refer to our **"Other Costs"** page for more details. Once final permits are approved and we are ready to build, you will be provided with final price. Please refer to our **"Special Inclusions"** page to get a detailed list of what our pricing includes.

* Based on current pricing [September 1, 2022]. Due to volatility in material and labor costs and supply chain issues, pricing may change.

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