



Your Accessory Dwelling Unit

What to Expect When Getting Started

UNDERSTANDING CONSULTING

Thank you for choosing our ADU consulting firm to assist you with permitting your Accessory Dwelling Unit (ADU). With dozens of contractors marketing themselves as ADU companies it can be difficult to navigate where to start, who to trust, and what to expect. That's where we come in. We have a network that includes drafts-people, architects, contractors, and even financiers. As a development company we leverage ourselves to get the best people for the best price.

First allow us to explain the consulting scope. We are a 3rd party operator with affiliations to the vendors we recommend. Your agreements with these vendors are separate from us and paid directly with them. Although we have our recommendations, you are under no obligation to hire them. We still work with you no matter who you choose to do your drawings and construction.

Our scope winds down as construction starts, and we are available along the process. Additional project management can be available with a separate agreement, however this is based on our capacity at that time. Our objective is to get you started on the right track and follow the proper order of operations so that your project is stress free and seamless.

ORDER OF OPERATIONS AND TIMELINES

- | | |
|-----------------------------|---------------|
| 1. Assessment & Feasibility | -> 1-2 weeks |
| 2. Plans & Drawings | -> 4-6 weeks |
| 3. Submittal for Permit | -> 3-9 months |
| - Design & Preferences | |
| - Permit Issuance | |
| 4. Construction | -> 12 months |
| 5. Certificate of Occupancy | -> 1-3 months |

** The above timelines are largely dependent on resources outside anyones control. From planning departments to materials, factors such as politics, global trade, and even natural disasters can affect your timeline.*

COSTS OF PERMITTING

Planning

Here's a brief summary of what costs can be expected prior to submitting for permit...

Description	Unit Price
Consultant Scope (My fee)	\$1,750
Architecture Plans	\$3,500-\$6,500
Soils Survey	\$2,500-\$4,000
Permit Submittal and fees	\$800-\$1,500
Total	\$8,300 - \$13,500

** The City may require additional surveys such as Boundary Survey, Fire Code Plan, and MEP Drawings. These can add thousands of dollars each, so it is imperative to consult beforehand.*

Permits

Costs in addition to your plans and design will consist of several different permits, all of them requiring fees and different requirements. Many fees for ADU's less than 750 square feet will be waived according to SB13, larger ADU's can quickly accumulate fees approaching \$20,000. The majority culprit of such costs will be sewer fees, school fees, and plan check & permit fees.

As a general rule you can calculate a rough estimate by square footage. An example is a **500 SqFt** ADU in San Diego will cost approximately **\$7,500 - \$10,000** in total fees to the City for approval to build.

Some examples of polled costs shown below...

City	\$ / Sq Ft.
San Diego	\$15-\$20
La Mesa	\$8-\$10
Del Mar	\$8-\$12
Oceanside	\$9-\$12
County of SD (Unincorporated)	\$15-\$18

** Examples from your City will be provided.*

THE PROCESS

It's really a great feeling to see your vision come to existence, and we want to get you started properly to make that happen for you. It does take some time and there is an order to follow. Below is a summary of the process in the order recommended...

Assessment & Feasibility Call:

First thing first is our initial call to discuss your ADU project. We will gather information about your property, your goals for the ADU, and any specific requirements or concerns you may have. Prior to any commitments or engaging architects we conduct a feasibility to determine zoning regulations, available space, and utility connections.

Plans & Drawings:

Engaging with the architect who will draw your ADU plans starts the permitting process. This is also when you will design your layout (Birdseye view, not the designer finishes yet). The architect will conduct a site visit to measure the entire property, inside and out, and produce a full site plan, current layout, and the proposed layout. Each project is different and may have other specific requirements, such as plumbing and electrical, sewer, and other plans.

** **Design Note:** Since your layout is now chosen, this is a good time to start picking your finishes, such as cabinets, paints, appliances, etc. It is important to understand the materials largely fall under the contractors scope, so communicating your vision well is imperative.*

Submittal for Permit:

The architect works with a submittal service who specializes in the process. This includes preparing and submitting all necessary documents, coordinating with the local planners, and obtaining permits for construction.

Construction Phase:

After obtaining the permits, construction can begin and is completed according to the approved plans and your design preferences. This is the point where the contractor will take over the scope of work and manage the build directly with you. The contractor will handle any on-site changes, inspections, and construction related issues.

Inspections and Final Approval:

Once construction is completed the City conducts final inspections to ensure that your ADU meets all safety and quality standards before obtaining final approval, aka Certificate of Occupancy.

FOLLOW-UP AND FEEDBACK

We value your business and will continue to be available for questions or concerns throughout and after the project.

Yes changes WILL happen; materials arrive damaged, inspections get delayed, and weather likes to cause havoc certain times of the year. It is important to expect this and be adaptable as it is a journey.

Remember the best defense is proper planning!

Thank you so much and we look forward to being here for you!

Sincerely,

Michael Copley
Owner, Makana Properties
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