

Estimated Budgets for Creation of Jr Units - Nov. 2016

	Simple	Middle	Complex
Municipality and Agency Fees			
Total Permits and Fees	550	800	1500

Professional Fees

<i>Lilypad Homes</i> feasibility study	250	250	550
Permit drawings and documentation	2000	2500	3000
Title 24 Consultant	0	225	600

Components and Materials

Bar sink	30	150	350
Faucet	100	200	500
Drain assembly	10	40	100
Kitchen cabinetry	400	1200	3000
Countertop	100	300	1000
Undercounter refrigerator	500	2500	3000
Induction cooktop	80	120	300
Microwave and toaster oven	150	300	500
Exterior door	0	800	1200
Exterior door hardware	0	200	400
Interior door	65	65	65
Interior door hardware	40	80	160
Interior lighting fixtures	0	150	300
Exterior lighting fixtures	0	160	400
Trim and siding	0	75	300
Paint	50	150	300
Gate	0	300	600
Path materials	0	200	1500
Tax	137	629	1258

Interior Construction

Insulation for sound attenuation	0	500	2000
Plumbing for bar sink	1000	1000	1500
Electrical outlets for kitchen area, etc.	800	800	2000
Electrical for additional lighting	0	500	1000
Install lighting fixtures	0	250	500
Install kitchen cabinetry and countertop	500	800	1600
Install exterior door	0	2000	5000
Install interior door	200	300	500
Floor repair	0	750	1500
Drywall repair	0	600	1500
Trim repair	0	500	1000
Interior painting	200	750	1500
Contractor shopping time	400	600	800

Landscaping and Exterior Construction

Create path to door	0	800	2500
Landscape	0	750	1500
Install outdoor lighting	0	200	500
Exterior painting	0	200	400

Projected Cost	7,562	22,694	46,183
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This worksheet shows the range of estimated design and construction costs involved in the creation of a junior accessory dwelling unit (Jr Unit). Your actual costs may differ.

The **Simple** case assumes that the bedroom you are converting into a Jr Unit already has an exterior entry. The budget includes the addition of a bar sink, some kitchen cabinetry, some kitchen appliances, an interior door, and minor painting.

The **Middle** case assumes that an exterior door will need to be added, and a path created from the front of the house to the new door. The budget also includes addition of a wet bar kitchen, an interior door, soundproofing, new electrical outlets and lighting fixtures, some floor and drywall repair, and more extensive painting. More money has been allocated to some line items which could mean more complex construction and/or the selection of better fixtures and finishes. The services of a Title 24 consultant are included.

The **Complex** case includes all of the above, but with more money allocated to each line item. This could mean more complex construction and/or the selection of premium fixtures and finishes.

There will be additional costs for a stairway and entry deck if your Jr Unit is on the second floor.

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Possible Additional Costs

Low Deck

		min. deck	10x10 sf deck
Architect or Engineering fees	0	1500	1500
Deck materials	0	1500	2500
Deck labor	0	4000	6000

Total	0	7,000	10,000
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Second-Level Deck with Staircase

Architect or Engineering fees	0	1500	1500
Deck materials	0	2000	3000
Deck labor	0	4000	6000
Stair materials	0	1500	1500
Concrete for stair landing	0	1400	1400
Stair labor	0	2500	5500

Total	0	12,900	18,900
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