



## DISCOVERY CALL

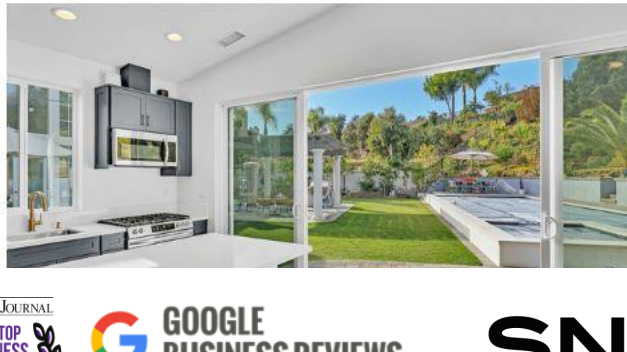
*6026 Schuyler Street*

*San Diego, CA*

**SNAP**ADU  
DESIGN BUILD

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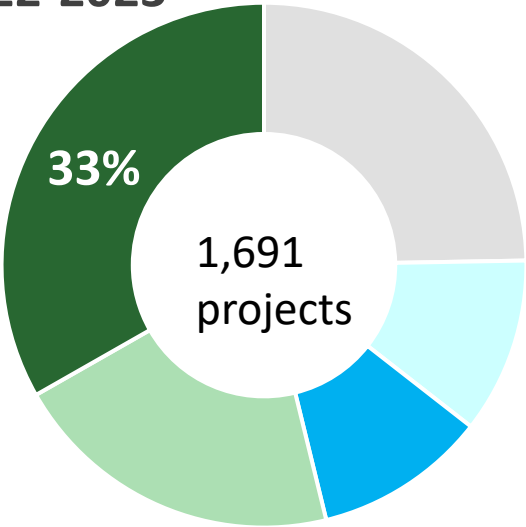
We'd love to make it a snap to build your ADU



# MOST ADU PLANS NEVER BECOME REALITY.

New Detached ADU Projects Submitted to San Diego from 2022-2023

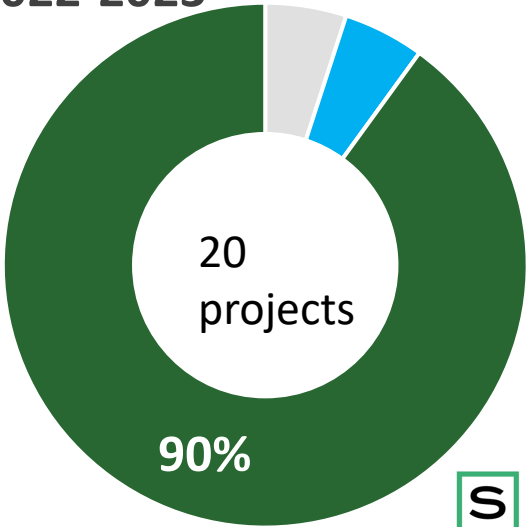
- Cancelled/Withdrawn
- Plan Check
- Permit Issued
- Inspection Started
- Build Complete



# THE PROVEN PATH TO A FINISHED BUILD.

**SNAPADU** DESIGN BUILD Projects Submitted to San Diego from 2022-2023

- Cancelled/Withdrawn
- Permit Issued
- Build Complete





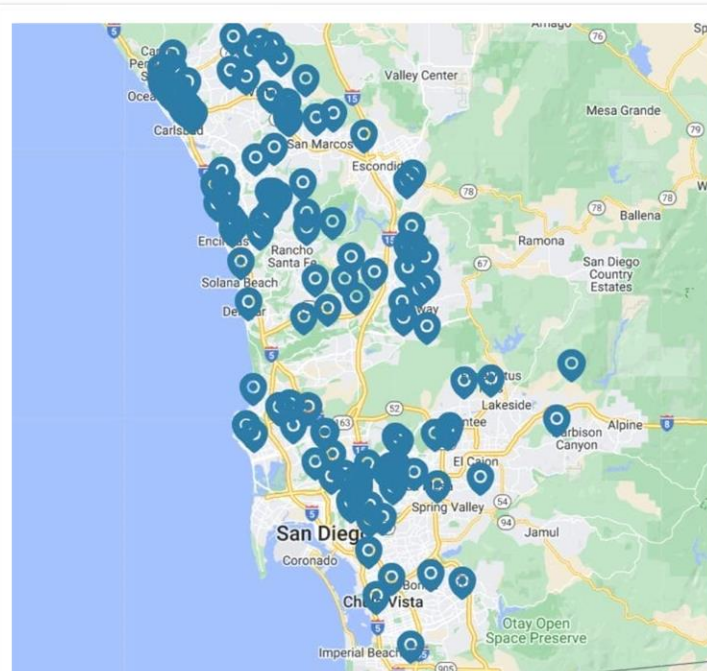
# Why Homeowners Choose Snap ADU

A more predictable & enjoyable path to getting your ADU built.



## ADU Expertise

Specialists who deeply understand ADUs.



## Proven Results

100+ ADUs built...  
not just designed.



## Full Accountability

All-in-one provider, from  
first sketch to warranty.

# What We'll Cover Today

## How to get started on your ADU design-build project



GOALS



ELIGIBILITY



BUDGET



NEXT STEPS





# Your Project: Getting to Know More

## Let's build on what you've shared so far

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### **Your Goals**

Who and what are we designing for?



### **Design Preference**

Key features? Standard vs. custom?



### **Property Details**

Preferred ADU location & reasoning?



### **Investment Level**

Desired range? Financing referrals?



### **Other Factors**

HOA, septic, easements, etc.



### **Timing**

When would you like to get started?



# Your Property: Initial Observations

Our first look at zoning, overlays, topography, & setbacks



- City of San Diego Jurisdiction
- RS-1-7 Single Family Zoning
- 4' setback from rear/side property lines (required for 2-story)
- 6' setback from existing structures, 8' for windows
- 1,200 sqft max size
- Multiple detached ADUs possible with Bonus Program (up to 5)



# Levers Driving the All-In Costs to Build

We'll determine which apply so you can make an informed decision.

## External Fixed:

Non-negotiable conditions that automatically increase cost.

### Jurisdiction

- Soils
- Survey
- Wastewater Management
- In-Person Plan Check

### Overlays & Zones

- Coastal
- HOA
- Very High Fire
- ESL / Brush Management

### Property Factors

- Utility Sizes / Septic
- Fire Sprinklers
- Historic
- Easements

### Topography

- Slope
- Soil Quality
- Structures

## Homeowner Driven:

Black & white choices homeowners make that can be clearly priced & scoped.

### Unit Size & Configuration

- SF + BR/BA
- # of Units, Stories
- Decks/Porches/Garage

### Homeowner-Driven Adds

- Structural Options
- Add Gas

### Finish Material Level

- Standard
- Upgrades

### Site Placement

- Setbacks (Survey / Fire)
- Hose Pull Length
- Demolition / Clearing

## Design Approach:

Client driven choice on approach to design customization affects cost and timeline.

### Design Path

- Standard
- Standard +
- Semi-Custom
- Custom

### Exterior Match Level

- Essential
- Refined
- Seamless

### Selections Method

- Curated Packages
- Mix & Match Stock Items
- Personalized Choices
- Bespoke Details

# Example all-in costs for a new construction ADU project

| BR/BA          | Size      | Vertical Build Cost | <i>Build cost per sqft</i> | Typical All-In Cost | <i>All-in cost per sqft</i> |
|----------------|-----------|---------------------|----------------------------|---------------------|-----------------------------|
| <b>1BR/1BA</b> | 500 sqft  | \$235K              | \$475                      | <b>\$300K</b>       | \$600                       |
| <b>2BR/1BA</b> | 750 sqft  | \$275K              | \$365                      | <b>\$350K</b>       | \$465                       |
| <b>2BR/2BA</b> | 1000 sqft | \$340K              | \$340                      | <b>\$425K</b>       | \$425                       |
| <b>3BR/2BA</b> | 1200 sqft | \$360K              | \$300                      | <b>\$450K+</b>      | \$375                       |

Scale benefits kick in for multiple units. Typical stacked ADU project (2BR/2BA per unit) would be ~\$700K all-in.



TABLE: Cost To Build Two Stacked Detached ADUs in San Diego, California

| Type            | Size          | Vertical Build Cost* | Build cost per sqft | Typical All-In Cost | All-in cost per sqft | View Example Plans & Prices |
|-----------------|---------------|----------------------|---------------------|---------------------|----------------------|-----------------------------|
| 1BR/1BA stacked | 500 sqft x 2  | \$400K               | \$400               | \$525K              | \$525                | 1BR <500 sqft               |
| 2BR/1BA stacked | 750 sqft x 2  | \$500K               | \$333               | \$650K              | \$433                | 2BR <750sqft                |
| 2BR/2BA stacked | 1000 sqft x 2 | \$600K               | \$300               | \$750K              | \$375                | 2BR >750 sqft               |
| 3BR/2BA stacked | 1200 sqft x 2 | \$650K               | \$270               | \$800K              | \$333                | 3BR all sizes               |

Source: Snap ADU (updated June 2024). \*Vertical Build Cost includes finishes



The most valuable decision you will make in the entire project.  
**Know what's possible on your lot so you can spend your time wisely.**

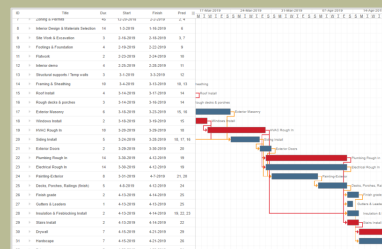
01



## Eliminate Blind Spots & Avoid Costly Surprises

Addressing potential challenges early – like utility reroutes, grading issues, or setback conflicts – prevents unexpected costs down the road.

02



## Shorten Timelines in the Long Run By Doing Work Upfront

Without feasibility, delays are far more likely, as unforeseen obstacles require redesigns, additional permits, and extended lead times with jurisdictions.

03



## Gain Confidence in Your ADU (for you & your lender)

Feasibility means you can move forward with your ADU project confidently, knowing that your budget & timeline are realistic based on actual completed builds.

# Overall Project Timeline

**12-15 months on  
average**

## FEASIBILITY & DESIGN

[1-3 months]

Our team conducts **site surveys, maps your utilities, and drafts your floor plan, layout, and budget.** This sets the foundation for a smooth project and gives you a clear view of what's possible on your lot.

## CONSTRUCTION DOCUMENTS

[1-2 months]

Once the design is finalized, we produce **detailed construction drawings and engineering documents.** These details are required for city submission and will guide the actual buildout.

## PERMITTING & REVISIONS

[3-6+ months]

We handle the entire **permitting & revision process, coordinating with the city to keep your plans moving.** While we manage approvals, you'll make finish selections from our curated Look Book or go à la carte.

## BUILDOUT

[6-9 months]

With permits in hand, construction begins within 2-4 weeks. Our in-house team **manages every step of the buildout,** keeping you updated and your project on track. Expect quality craftsmanship, right through to final inspection.

## WARRANTY

We include a third party warranty to **back up our coverage of your warranty claims** and provide security. Your coverage includes 1 Year Workmanship, 2 Year Systems, 10 Year Structural.

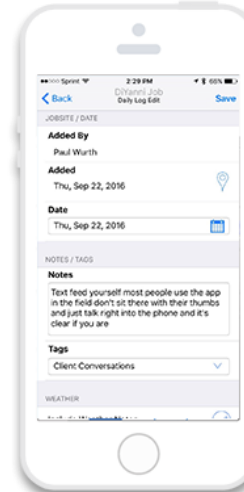
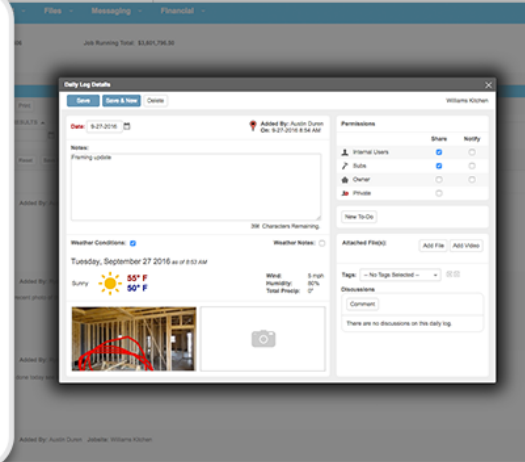
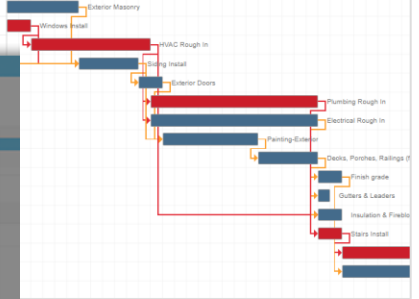




# In the Field Planning for success



| ID | Title                                 | Dur | Start     | Finish    | Prod  | 17-Mar-2019 | 24-Mar-2019 | 31-Mar-2019 | 07-Apr-2019 | 14-Apr-2019 |
|----|---------------------------------------|-----|-----------|-----------|-------|-------------|-------------|-------------|-------------|-------------|
| 7  | Landing & Veranda                     | 49  | 1-2-2019  | 2-2-2019  | 2.4   |             |             |             |             |             |
| 8  | Interior Design & Materials Selection | 14  | 1-3-2019  | 1-16-2019 | 6     |             |             |             |             |             |
| 9  | Site Work & Excavation                | 3   | 2-16-2019 | 2-18-2019 | 3.7   |             |             |             |             |             |
| 10 | Footings & Foundation                 | 4   | 2-19-2019 | 2-22-2019 | 9     |             |             |             |             |             |
| 11 | Flatwork                              | 2   | 2-23-2019 | 2-24-2019 | 10    |             |             |             |             |             |
| 12 | Interior demo                         | 4   | 2-25-2019 | 2-28-2019 | 11    |             |             |             |             |             |
| 13 | Structural supports / Temp walls      | 3   | 3-1-2019  | 3-3-2019  | 12    |             |             |             |             |             |
| 14 | Framing & Sheathing                   | 10  | 3-4-2019  | 3-13-2019 | 10.13 |             |             |             |             |             |
| 15 | Roof install                          | 4   | 3-14-2019 | 3-17-2019 | 14    |             |             |             |             |             |
| 16 | Rough decks & porches                 | 3   | 3-14-2019 | 3-16-2019 | 14    |             |             |             |             |             |
| 17 | Exterior Masonry                      | 6   | 3-18-2019 | 3-23-2019 | 15.16 |             |             |             |             |             |
| 18 | Windows install                       | 2   | 3-18-2019 | 3-19-2019 | 15    |             |             |             |             |             |
| 19 | HVAC Rough in                         | 10  | 3-20-2019 | 3-29-2019 | 15    |             |             |             |             |             |



WE'RE BETTER WITH  
**BUILDTREND**

# Next Step: Virtual Site Visit + Feasibility SnapShot

A real-world picture of what it will take & how we will make your ADU a reality.



Bob Sommers  
Director of Project  
Consultation

## FEASIBILITY SNAP SHOT

**\$475** - Credited towards the  
project when you proceed

### 1: Virtual Site Visit & Strategy Session (Video Call)

- Use satellite imagery, zoning research, topography & site constraints to determine buildable area.
- Review any unusual setbacks, site conditions, overlays, or fire requirements
- Discuss preferred design path & initial floor plan concepts, with expert feedback on options

### 2: Research from Team

- **Analysis:** 130+ property factors analyzed for jurisdiction requirements, overlays & build considerations
- **Team Review:** Insights vetted by SnapADU's **design, permitting & construction team leads.**

### 3: Deliverables

- **Feasibility Snapshot:** 15+ page summary of findings, risks & recommendations, and path forward.
- **Proposal:** Scope of Work with line-item detail and all-in costs, timeline & milestones, and ROI.
- **Preliminary Site Plan:** Preferred floor plan plotted on your site with setbacks.

### 4: Follow Up

- **Review Session:** Discuss your SnapShot to answer questions as you decide next steps.
- **Confidence:** Backed by the same process and team that has **delivered over 100 ADUs in San Diego.**

# SNAPADU

DESIGN BUILD

We'd love to make it a snap to build your ADU.

