

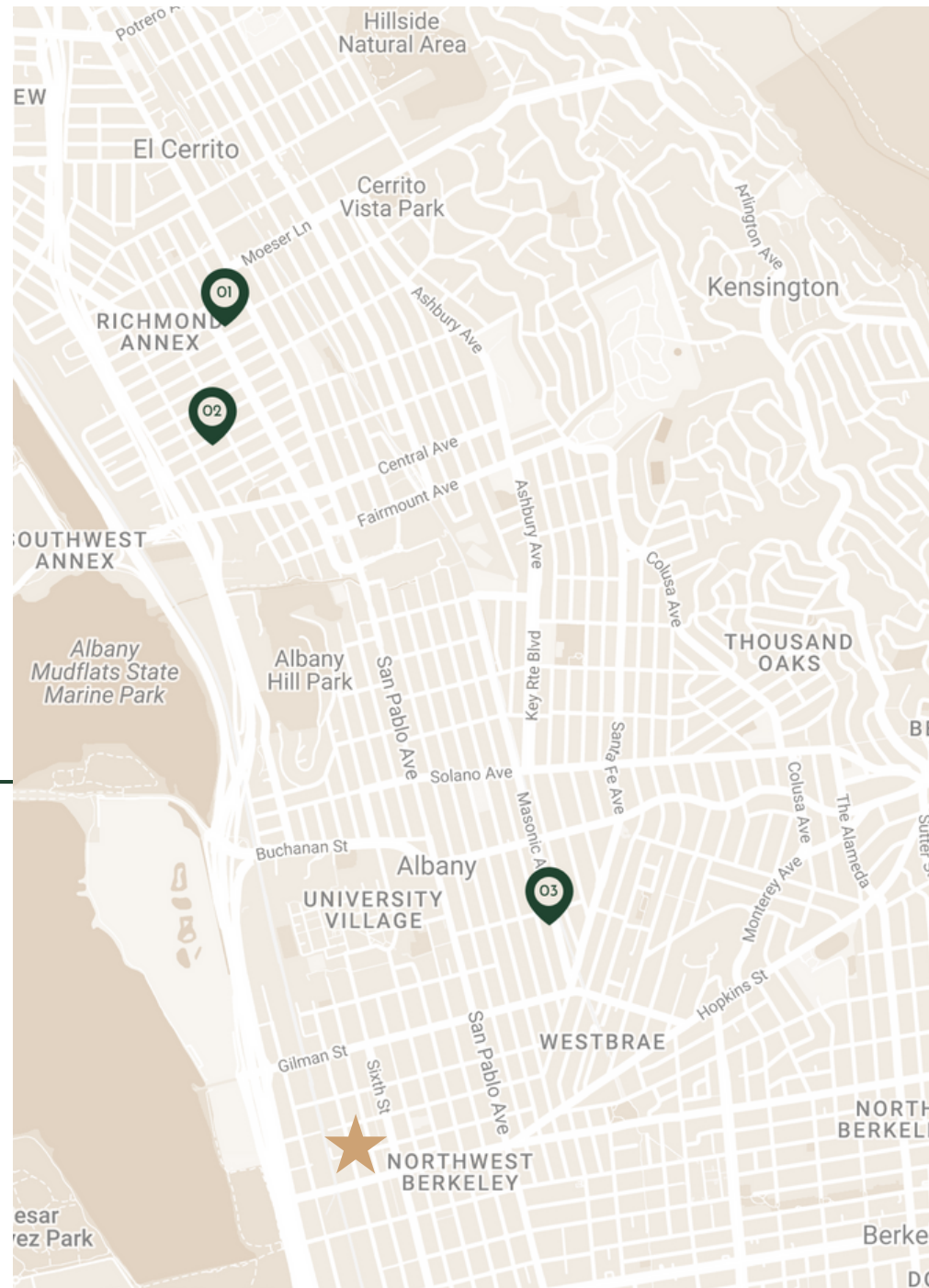


FIRST ANNUAL

EAST BAY ADU TOUR

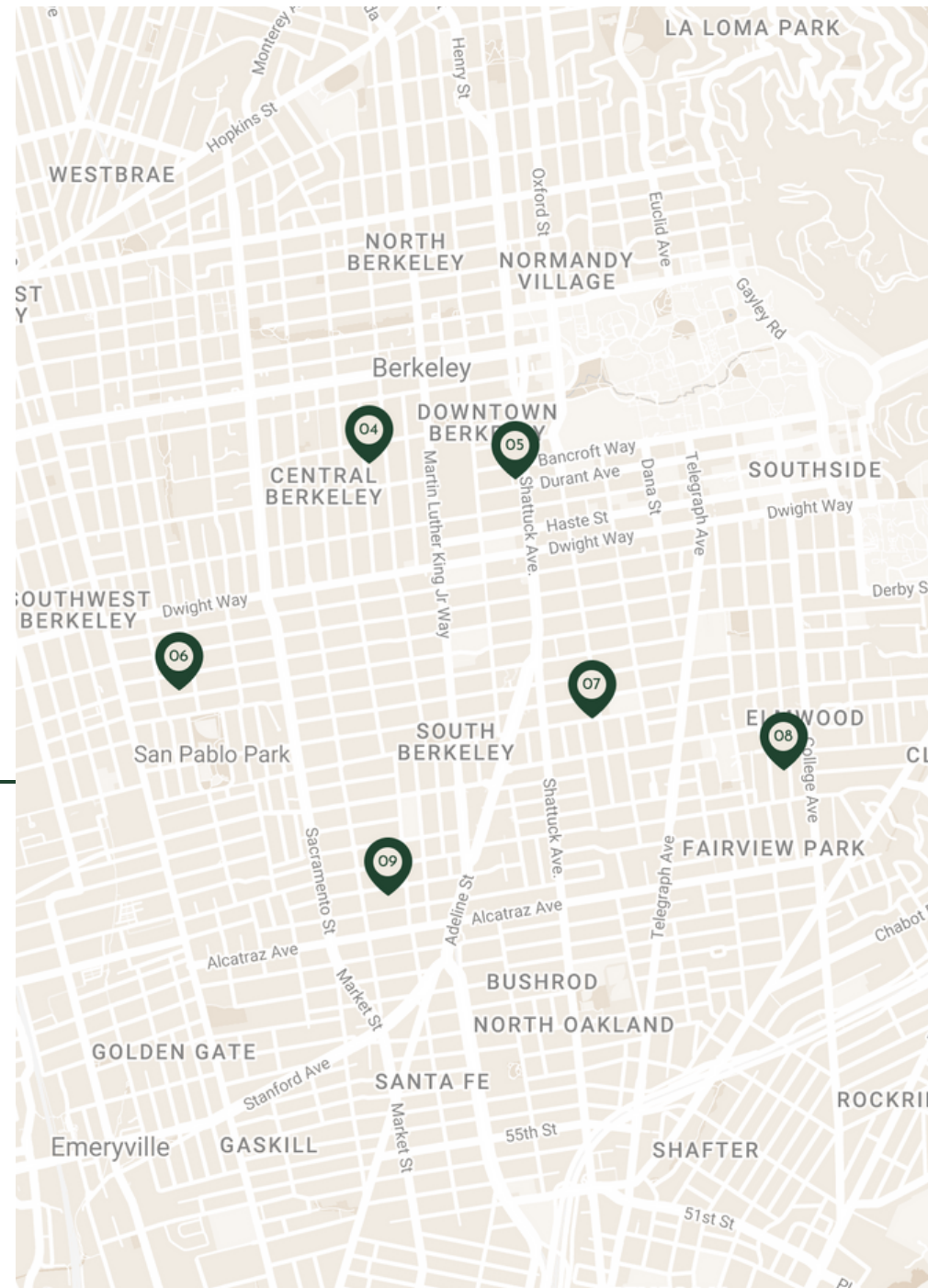
INSPIRED ADUs & HOW TO ADU

SELF-GUIDED TOUR | *Feel free to explore these ADUs in any order you like between the hours of 10 AM to 3 PM.*



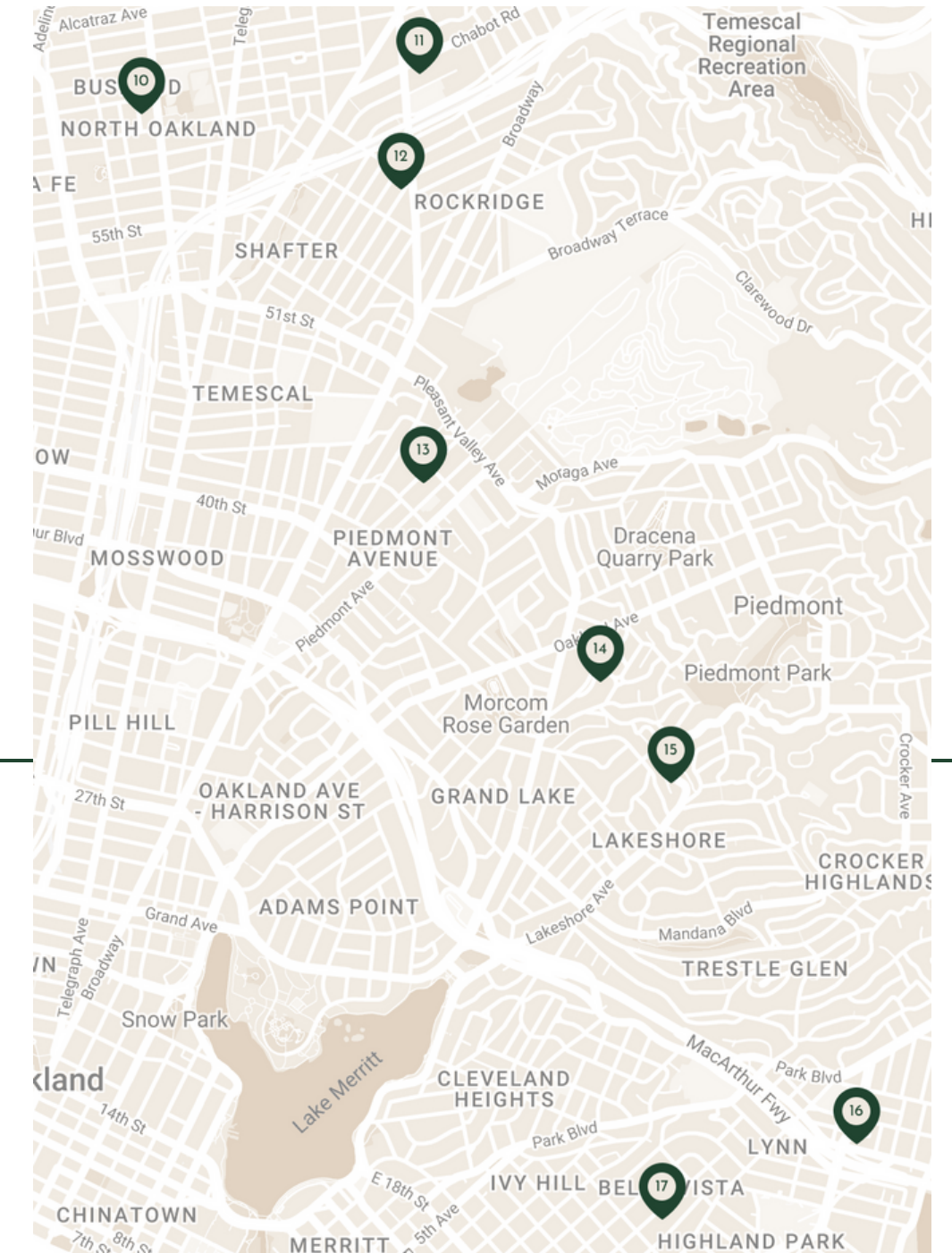
RICHMOND

- 01.** [2118 Carlson Blvd](#)
 - 02.** [5638 Columbia Ave](#)
 - 03.** [1108-A Masonic Ave](#)
- ★ **masaya homes showroom**
[1911 Fourth st, unit 104](#)



BERKELEY

- 04.** [2215 Roosevelt Ave](#)
- 05.** [1752 Shattuck Ave](#)
- 06.** [1225 Derby St](#)
- 07.** [2842 Fulton St](#)
- 08.** [3020 Benvenue Ave](#)
- 09.** [1634 Fairview St](#)



OAKLAND & PIEDMONT

- 10.** [5932 Whitney St](#)
- 11.** [6030 Chabot Rd](#)
- 12.** [5453 Lawton Ave](#)
- 13.** [4280 Montgomery St](#)
- 14.** [78B Fairview Ave](#)
- 15.** [1033 Winsor Ave](#)
- 16.** [1427 E-36th St](#)
- 17.** [2522 11th Ave](#)



01

2118 CARLSON BLVD

Type	Detached - New construction - Studio
Sq Footage	396 sq ft
Total Cost	\$290k
Cost/Sq Ft	\$732/ sq ft
Design Started	July 2022
Date Completed	October 2023
Designer/Architect	Studio Shed
Builder	Jigsaw Construction

5638 COLUMBIA AVE

Type	Detached - New construction - Loft
Sq Footage	600 sq ft
Total Cost	\$420k
Cost/Sq Ft	\$700/ sq ft
Design Started	August 2020
Date Completed	January 2022
Designer/Architect	Hector Orozco
Builder	Tony Acosta, BH Builders

02





03

1108-A MASONIC AV

Type	Detached - New construction - 1 Bed
Sq Footage	600 sq ft
Total Cost	\$572k
Cost/Sq Ft	\$953/ sq ft
Design Started	May 2020
Date Completed	June 2021
Designer/Architect	Mercedes Corbell
Builder	Amber Stitt

2215 ROOSEVELT AVE

Type	Detached - New construction - 3 Beds
Sq Footage	1000 sq ft
Total Cost	\$800k
Cost/Sq Ft	\$800/ sq ft
Design Started	January 2020
Date Completed	-
Designer/Architect	Ron Bogley
Builder	Green Living Builders



04



05

1752 SHATTUCK AVE

Type	Prefab - Modular - Studio
Sq Footage	160 sq ft
Total Cost	\$75k
Cost/Sq Ft	\$489/ sq ft
Design Started	2021
Date Completed	2022
Designer/Architect	Panoramic Interests
Builder	Extreme Cube

1225 DERBY ST

Type	Detached - New construction - Studio
Sq Footage	390 sq ft
Total Cost	\$92k
Cost/Sq Ft	\$235/ sq ft
Design Started	August 2018
Date Completed	June 2019
Designer/Architect	New Avenue Homes
Builder	New Avenue Homes

06





07

2842 FULTON ST

Type	Detached - New construction - 1 Bed
Sq Footage	300 sq ft
Total Cost	\$200k
Cost/Sq Ft	\$666/ sq ft
Design Started	January 2022
Date Completed	March 2023
Designer/Architect	Type Five
Builder	Type Five

3020 BENVENUE UNIT 7

Type	Detached - New construction - 2 Story - 2 Beds
Sq Footage	1000 sq ft
Total Cost	\$550k
Cost/Sq Ft	\$550/ sq ft
Design Started	November 2021
Date Completed	September 2023
Designer/Architect	Studio KDA
Builder	McDunn Construction



08



09

1634 FAIRVIEW ST

Type	Detached - New construction - 2 Story - 3 Beds
Sq Footage	1000 sq ft
Total Cost	\$500k+
Cost/Sq Ft	\$500/ sq ft
Design Started	April 2021
Date Completed	Under Construction
Designer/Architect	Inspired ADUs
Builder	M. Perez Construction

5932 WHITNEY ST

Type	Detached - New construction - 1 Bed with Loft
Sq Footage	618 sq ft
Total Cost	\$350k
Cost/Sq Ft	\$566/ sq ft
Design Started	October 2020
Date Completed	September 2021
Designer/Architect	Inspired ADUs
Builder	Green Living Builders

10





11

6030 CHABOT RD

Type	Detached - New construction - Studio
Sq Footage	388 sq ft + 200sq ft of storage
Total Cost	\$375k
Cost/Sq Ft	\$966/ sq ft
Design Started	July 2016
Date Completed	November 2018
Designer/Architect	Patty Haight, Patricia Haight Architecture
Builder	Oliver Builders

5453 LAWTON AVE

Type	Garage conversion - Loft
Sq Footage	400 sq ft
Total Cost	\$235k
Cost/Sq Ft	\$587/ sq ft
Design Started	August 2020
Date Completed	May 2022
Designer/Architect	Inspired ADUs
Builder	Buildzig

12





4280 MONTGOMERY ST

Type	Detached - New construction - 1 Bed
Sq Footage	528 sq ft
Total Cost	\$276k
Cost/Sq Ft	\$522/ sq ft
Design Started	November 2020
Date Completed	May 2022
Designer/Architect	Inspired ADUs
Builder	Carlos Plazola, Buildzig

78B FAIRVIEW AVE

Type	Detached - New construction - 2 Beds
Sq Footage	770 sq ft
Total Cost	\$550k
Cost/Sq Ft	\$714/ sq ft
Design Started	March 2020
Date Completed	August 2021
Designer/Architect	Inspired ADUs
Builder	McDunn Construction





15

1033 WINSOR AVE

Type	Detached - New construction - Loft
Sq Footage	671 sq ft
Total Cost	\$400k
Cost/Sq Ft	\$596/ sq ft
Design Started	August 2022
Date Completed	March 2024
Designer/Architect	Design Draw Build
Builder	Zeus Design Build

1427 E-36TH ST

Type	Detached - New construction - 1 Bed with Loft
Sq Footage	650 sq ft
Total Cost	\$650k
Cost/Sq Ft	\$1000/ sq ft
Design Started	July 2016
Date Completed	May 2020
Designer/Architect	Nathaniel Muhler
Builder	Gabriel Castillo

16





17

2522 11TH AVE

Type	Detached - New construction - 1 Bed
Sq Footage	593 sq ft
Total Cost	\$246k
Cost/Sq Ft	\$414/ sq ft
Design Started	February 2022
Date Completed	May 2023
Designer/Architect	-
Builder	BuildZig

ADU TOUR HUB

WHEN October 21, 2023
From 2:30pm to 5pm

WHAT Prefab Models, Demo Build, ADU Professionals,
Networking and Food & Wine for purchase.

WHERE Hammerling Wines
1350 Fifth St, Berkeley

Hammerling Wines is an award-winning winery that produces low-intervention sparkling wines from organically farmed grapes grown throughout California's wine country. On Tour Day they will be releasing a limited, unique Federweisser, typically known as a lightly sparkling white wine with roots in Germany and other European wine regions.

www.hammerlingwines.co



PROGRAM SCHEDULE

THE WELLNEST COMPANY | *Model ADU*

On-site for viewing

The WellNest Company is a social impact organization that provides sustainable housing development and care services. We are committed to finding innovative solutions to the most pressing housing and care challenges that face our communities today. We manage your entire ADU project up to handing you the keys. Our standard WellNest Pod® features were developed to simplify the daily tasks of our seniors, compliment the work of our amazing care providers, and give families the peace of mind that their loved ones are safe and properly cared for.

The **WellNest Pod Xpress** is our mobile studio designed with intention for older adults with assisted living needs and has the ability to go completely off-grid. It is built on a chassis and can be driven right to your location.

www.wearwellnest.com

PREFAB ADU | *Panelized Prefab ADUs*

As pioneers of the ADU industry, we've made it our mission to find the best ways to make affordable housing actually affordable. We provide Easy decision making with our standardized plans, Fast turn-around by using prescribed building methods & an ADU that fits within your Budget. When purchasing a Kit, the homeowner has the option to build with a General Contractor, project manage as an Owner/Builder or save the most money as a Do-It-Yourself.

www.prefabadu.com

PREFAB ADU | *Demonstration Panel Kit Build*

3:00pm - 4:15pm

Join us for a live demonstration of our Micro 150 panel kit install! Our Team will be on site to answer all questions about our framing kits and how they can help homeowners solve their ADU needs.

PREFAB ADU | *Model ADU*

On-site for viewing

Micro 150, Studio configuration with a bathroom. Smallest ADU in California.

POOR MAGAZINE/PRENSA POBRE

3:30pm

Prefab Presentation by Tiny Gray-Garcia, "Homefulness Solves Homelessness".

MASAYA HOMES

4:00pm

Prefab presentation by Co-founder Olin Cohan - "The whole-tree approach to building with Masaya Homes".

INTERNATIONAL CONTAINER SERVICE

4:30pm

Presentation by Rosie Ferdin Cruz - "The container revolution: Creative transformations".

INFO TABLES

ROOF & REALM

Our company offers an extensive range of customizable prefab residential and multi-use ADUs that are designed to meet your unique needs.

www.roofandrealm.com

HPP CARES | *Katherine Peoples, ADU Loan Administration*

HPP Cares provides comprehensive support to property owners, encompassing design, financing, construction, leasing, and the protection of ADU projects, all while efficiently administering ADU subsidies.

www.hppcares.org

INTERNATIONAL CONTAINER SERVICE | *Rosie Ferdin Cruz, Marketing Director*

We help homeowners create simple instant pop-up structures. Since 2001, we have helped recycle over 10,000 shipping containers from our local ports, repurposing them into alternative multi-use units.

www.icswestcoast.com

GUARANTEED RATE | *Evelyn Freitas, VP of Mortgage Lending, Lender*

evelynfreitas@rate.com

ALAMEDA TINY HOME | *Hank Hernandez*

We are a dedicated ADU design/build firm working on heirloom quality backyard cottages in the Bay Area since 2017. We offer expedited permitting for our pre-approved designs and can complete construction in under 90 days.

www.alamedatinyhomes.com

STUDIO SHED | *Susan Ruh*

Studio Shed is a prefab, panelized kit for ADUs and offices, shipped nationwide since 2008, including design and installation services.

www.studio-shed.com

REBOOT CONSTRUCTION | *Sanjay Khosla*

We build Prefab ADUs out of Light Gauge Steel that are Customizable, Expandable, Stackable, Shippable, Transportable.

411ims@gmail.com

CROSS COUNTRY MORTGAGE | *Meredith Stowers, Loan Officer, ADU Lender*

meredith.stowers@ccm.com

MASAYA HOMES

With an innovative approach to housing solutions, Masaya Homes crafts ADUs from teak grown in their own reforestation projects. Offering a diverse range of 7 ADU models (from 120-1200 sf), there's a solution for every type of client. Plus, the team takes care of everything - from permits to installation.

Visit their showroom to check out some of their sustainable prefabs in person at 1911 4th St, Unit 104 Berkeley, **open on tour day till 6pm.**

www.masayahomes.com

OLIVER BUILDERS | *Severin Oliver, Principal, ADU builds and large home remodels since 2011*

sev@oliverbuilders.com

POOR MAGAZINE | *Tiny Gray-Garcia*

Our Homefulness Project is a poor & indigenous people-led solution to homelessness. A sweat equity, permanent co-housing, education, arts, micro-business and social change project for landless/houseless and formerly houseless families and individuals.

www.poor magazine.org/homefulness

GREEN LIVING BUILDERS | *Rolf Bell CEO& Joel Carty*

Rolf has served on the East Bay ADU Task Force, and was the Construction Director for the first Tiny House Village for young adults in the Nation here in Oakland. Green Living builds every type of ADU, does major house renovations, and is a LEED and Diamond Certified company.

greenlivingbuilders@gmail.com

INSPIRED ADUs | *Tour Co-organizer & ADU Architects*

Inspired ADUs is a full-service ADU design company, offering an array of services that encompass construction management, interior design, and furniture procurement. Our team at IA provides a diverse range of solutions tailored to meet the specific requirements of our clients.

www.inspiredadus.com

VILLA HOMES

Villa Homes is an ADU homebuilding platform with a mission to be the easiest, faster and most cost-efficient way to build homes. Villa is a highly scalable new approach to offsite homebuilding and is playing a critical role in solving the many problems facing the US housing market.

www.villahomes.com
