

ADU Over an Existing Garage

Westport, Massachusetts · Completed 2026 · Multigenerational Living

900

SQ FT ADDED
TO THE HOME

1,092 → 1,992

TOTAL SQ FT
UNDER ROOF

1 BR / 1 BA

FULL KITCHEN,
LAUNDRY, LIVING

20 wks

PERMIT
TO FINAL

\$355,920

FINAL DELIVERED
CONTRACT VALUE


COMPLETED — THE FULL FRONT ELEVATION. THE ADU OCCUPIES THE SECOND STORY OVER THE EXISTING TWO-CAR GARAGE; THE NEW MUDROOM AND COVERED ENTRY TIE IT TO THE ORIGINAL 1966 RANCH.

THE PROJECT

A 1966 ranch with an attached two-car garage and no room to grow. The owners needed a complete, independent living space for family — kitchen, bath, laundry, private entry — without selling the house, subdividing the lot, or giving up the yard.

We built up, not out. Southcoast stripped the roof off the existing 24'×24' garage, poured new foundation for an interior stair and an 18'×18' mudroom, set a new trussed roof by crane, and finished a full 1-bedroom accessory dwelling unit on the second floor. The garage stayed a garage and the footprint of the yard did not change.

SCOPE OF WORK DELIVERED

DIVISION	WHAT WE BUILT
Demolition	Removed existing garage roof and structure, gutters, siding, trim and ceiling. Dumpster and off-site disposal throughout.
Foundation	New foundation dug, poured and backfilled for the interior stair and 18'×18' mudroom; footings for the deck stairs.
Framing & roof	Full second-story framing over the garage built airtight, LVL header, new roof trusses set by crane, mudroom framing, interior stair.
Windows, doors & envelope	United Series 5900 windows throughout, patio slider, two 24×36 fixed skylights, new exterior doors. Cedar Knolls vinyl clap siding, PVC coil-wrapped rakes, fascia, soffit, corners and window trim, white aluminum gutters, insulation to meet or exceed MA energy code.
Mechanicals	New 200 amp service and 4-space panel. Full ADU rough and finish electrical, hard-wired interconnected smoke/CO, garage heat detector. New gas boiler, indirect water heater, re-zoned basement circuits, upsized cold water main. 2-ton hydro-air heat/AC for the ADU plus a 2.5-ton ducted AC retrofit for the original house.
Interior finish	Blueboard and plaster, LVP flooring, oak-tread stair, solid-core raised-panel doors, 5¼" base and 2½" colonial casing, cabinets and countertops, tiled shower walls, two-coat Sherwin-Williams paint.
Exterior living	15'×12' pressure-treated deck and stairs off the ADU, PVC-trimmed front porch with vinyl railings and Azek decking.

THE INVESTMENT

COST CATEGORY	AMOUNT
Permits, demo, cleanup & disposal	\$17,900
Equipment & materials	\$85,300
Labor	\$121,000
Subcontractors	\$122,300
Contract at signing	\$346,600
Change order — new garage foundation	\$9,320
FINAL DELIVERED	\$355,920

The one surprise, and what it cost

The plans showed a foundation under the existing garage. There wasn't one. We undermined the slab, excavated, formed and poured a new footing and frost wall, and tied it into the existing slab so the new second story had something to land on. Billed as a change order at **\$9,320 — 2.7% of contract. No schedule extension.**

Read the price honestly

This total is **not** a bare ADU price. It carries an 18'×18' mudroom addition, a new 200 amp service for the whole property, a new boiler and water heater, and central AC added to the *existing* house. A stand-alone ADU of this size is a materially smaller number.

ALLOWANCES CARRIED

Plumbing, electrical & HVAC	\$66,550
Cabinets & countertops	\$13,600
Insulation	\$6,800
Garage door & opener	\$2,500

Written into the contract as real dollars against real quotes — not placeholders. Nothing on this job ran over its allowance.

What this would look like on your lot

Not every property wants an ADU over the garage. Some are better served by a rear addition, a converted walkout, or a small detached unit — and some lots will not carry a second dwelling at all until the wastewater question is answered. **We tell you which one you have before you commit to a design.**

Inside the Finished Build

The ADU above · the new family room and entry below



ADU KITCHEN — RANGE, VENTED HOOD, DISHWASHER, FARMHOUSE SINK



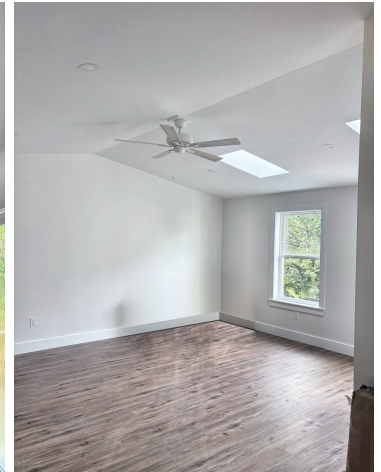
FULL BATH — VANITY, TILED TUB / SHOWER



FIRST-FLOOR FAMILY ROOM — THE NEW 18'x18' ADDITION AND ENTRY



ADU KITCHEN AND SEATED PENINSULA, OPEN TO THE LIVING AREA



ADU LIVING ROOM — CATHEDRAL CEILING AND TWO SKYLIGHTS

SCHEDULE — 20 WEEKS, PERMIT TO FINAL

Weeks 1–6	Framing. Permits pulled, site prep, garage stripped of gutters, siding, trim, roof and roof structure. Foundation dug, poured, backfilled. Framing, windows, doors and new trussed roof up and weather-tight.
Weeks 7–14	Rough & inspections. Exterior trim and siding started; rough plumbing, electrical and HVAC installed; three inspections passed.
Weeks 15–20	Finish. Blueboard, plaster, paint, cabinets, countertops, flooring, shower tile, interior doors and trim, finish mechanicals, siding completed, decking and gutters.
Closeout	Fire final, smoke/CO certificate, final building inspection and certificate of occupancy — carried by Southcoast, not handed back to the homeowner.

WHY THIS PROJECT WORKED

- **Building over the garage protected the lot.** No septic relocation, no lost yard, no setback fight, no second driveway. On a 1966 suburban parcel that is often the difference between a project that gets permitted and one that does not.
- **One contract, one number, one point of accountability.** Excavation, foundation, framing, envelope, mechanicals and finishes all came under a single Southcoast contract — including the electrical service upgrade and the AC retrofit to the existing house.
- **Allowances were priced off real quotes.** Plumbing, electrical, HVAC, cabinets, insulation and the garage door each carried a documented dollar figure. None was exceeded.
- **Code was engineered in, not corrected later.** Interconnected photoelectric smokes, CO within 10 ft of the bedroom, a garage heat detector per the MA amendment, and R302 garage/dwelling separation were designed into the framing package — not chased at final inspection.



OAK-TREAD INTERIOR STAIR



IN-UNIT LAUNDRY, NOT SHARED



15'x12' DECK AND PRIVATE ENTRY

Thinking about an ADU?

Massachusetts now allows an accessory dwelling unit up to **900 sq ft** — or half the size of the main house, whichever is smaller — by right in most single-family zones. Whether your lot supports one comes down to wastewater capacity, setbacks, wetlands and floodplain, and gross floor area.

Free ADU Feasibility Study

We complete a full feasibility study for your property under the Massachusetts Housing Partnership program — zoning route, wastewater and design flow, wetlands and flood, floor-area check, siting options and a costed scheme for each viable route. **Free to you, with no obligation to hire Southcoast for design or construction.**

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