## THE DENVER

# ADU COLLECTION

**FOUR DESIGNS. ONE SMART INVESTMENT.**

Two-story, two-bedroom / two-bath concepts

Downstairs kitchenette in every design

Exterior + interior visuals and concept floor plans

Denver zoning, permits and rental rules

Rental scenarios for long stays and travel nurses

**DESIGNED AROUND**

**$300,000**

**BBB A+ | ZERO COMPLAINTS IN 3 YEARS**

303-IMPROVE | westec-builders.com



# More living space. More earning potential.

Concept collection | Denver metro | November 2026



## ONE BUILD. THREE WAYS TO USE IT.

01 Multi-generational living or guest quarters

02 Long-term rental for steady monthly income

03 Furnished 30+ day housing for traveling nurses

04 Licensed short stays where Denver rules allow

### EVERY CONCEPT INCLUDES

2 bedrooms, one on each floor / 2 bathrooms

Downstairs kitchenette and living space

Indoor staircase, independent entrance

Durable finishes, efficient utilities, compact footprint

## Sensible starting assumptions

Detached ADU on an existing residential lot; no garage, basement or land acquisition.

Early-stage build budget targets, not guaranteed bids; exact lot, utilities and engineering may affect cost.

Concept diagrams are NOT scaled, permit-ready or code-verified construction drawings.

# 01 THE MODERN COTTAGE

The most budget-friendly starting point





## DESIGN SNAPSHOT

**FOOTPRINT** 20 x 20 ft

**TOTAL AREA** ~800 sq ft

**BEDROOMS** 2 (one per floor)

**BATHROOMS** 2 (one per floor)

**KITCHENETTE** ground floor

**BUDGET TARGET** $300,000




**GROUND FLOOR**
~400-440 gross sq ft




**UPPER FLOOR**
~400-440 gross sq ft

## HOW THIS DESIGN WORKS

Downstairs bedroom and full bath

Open living area and kitchenette

Upper bedroom, bath and flexible nook

Baths stacked for efficient plumbing

Conventional indoor stair and storage

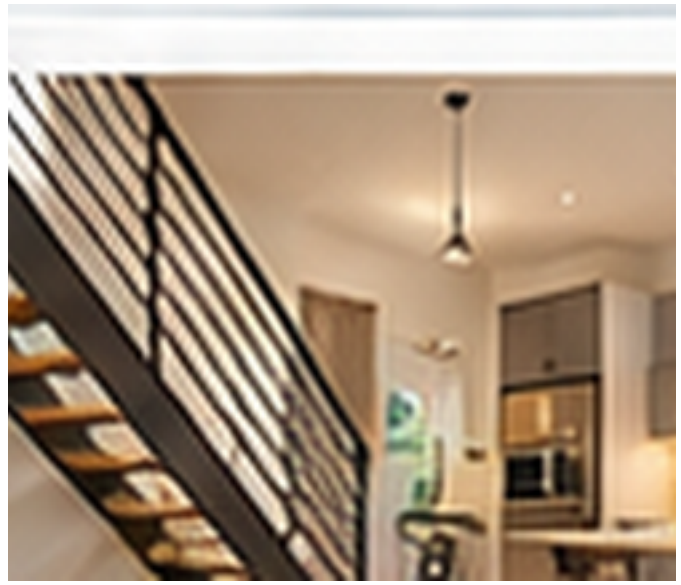
Exterior: white board-and-batten; simple gable; efficient rectangular plan

Illustrative exterior/interior imagery; room dimensions and openings require architectural development.

# 02 THE DENVER LOFT

A sleeker, city-facing design



## DESIGN SNAPSHOT

**FOOTPRINT** 20 x 21 ft

**TOTAL AREA** ~840 sq ft

**BEDROOMS** 2 (one per floor)

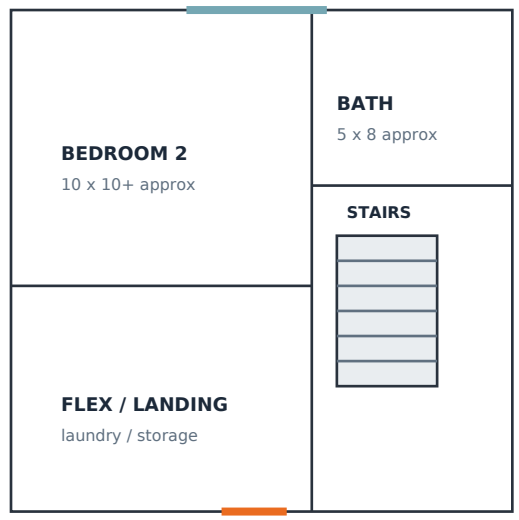
**BATHROOMS** 2 (one per floor)

**KITCHENETTE** ground floor

**BUDGET TARGET** $305,000




**GROUND FLOOR**
~400-440 gross sq ft




**UPPER FLOOR**
~400-440 gross sq ft

## HOW THIS DESIGN WORKS

Downstairs bedroom and full bath

Open living area and kitchenette

Upper bedroom, bath and flexible nook

Baths stacked for efficient plumbing

Conventional indoor stair and storage

Exterior: dark siding; enlarged glazing; loft-like liv
ing / stair zone

Illustrative exterior/interior imagery; room dimensions and openings require architectural development.

# 03 THE MOUNTAIN CRAFTSMAN

Traditional curb appeal and warm finishes






## DESIGN SNAPSHOT

**FOOTPRINT** 22 x 20 ft

**TOTAL AREA** ~880 sq ft

**BEDROOMS** 2 (one per floor)

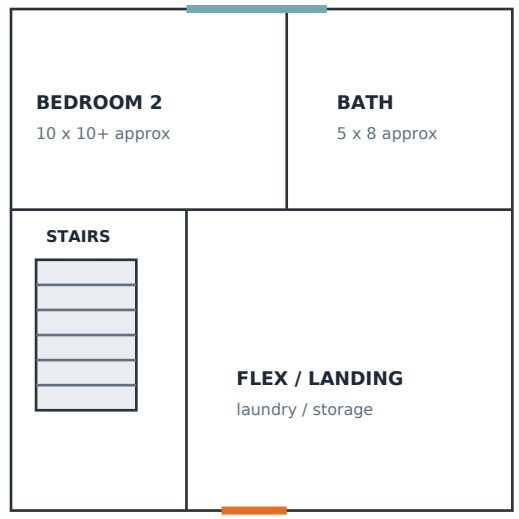
**BATHROOMS** 2 (one per floor)

**KITCHENETTE** ground floor

**BUDGET TARGET** $310,000




**GROUND FLOOR**
~400-440 gross sq ft




**UPPER FLOOR**
~400-440 gross sq ft

## HOW THIS DESIGN WORKS

Downstairs bedroom and full bath

Open living area and kitchenette

Upper bedroom, bath and flexible nook

Baths stacked for efficient plumbing

Conventional indoor stair and storage

Exterior: traditional porch, warm wood accent and a co nventional gable

Illustrative exterior/interior imagery; room dimensions and openings require architectural development.

# 04 THE URBAN CONTEMPORARY

Minimalist, efficient and rental-ready






## DESIGN SNAPSHOT

**FOOTPRINT** 18 x 22 ft

**TOTAL AREA** ~792 sq ft

**BEDROOMS** 2 (one per floor)

**BATHROOMS** 2 (one per floor)

**KITCHENETTE** ground floor

**BUDGET TARGET** $295,000




**GROUND FLOOR**

~400-440 gross sq ft




**UPPER FLOOR**

~400-440 gross sq ft

## HOW THIS DESIGN WORKS

Downstairs bedroom and full bath

Open living area and kitchenette

Upper bedroom, bath and flexible nook

Baths stacked for efficient plumbing

Conventional indoor stair and storage

Exterior: compact narrower footprint, modern windows a nd simple exterior

Illustrative exterior/interior imagery; room dimensions and openings require architectural development.

# Denver ADU codes & regulations

Practical due-diligence summary | Verify parcel-specific requirements with Denver CPD

## ZONING & ELIGIBILITY

ADUs are allowed in zone districts that allow new single-unit dwellings. One ADU per primary dwelling unit. In single-unit districts, the owner generally must occupy the main house when applying; ownership must remain unified.

## HEIGHT, SETBACKS & SIZE

Maximum height, bulk plane, lot coverage, footprint, side/rear setbacks and any alley rules vary by zone district, lot and building form. A two-story concept is not automatically allowed on every parcel.

## BUILDING & LIFE SAFETY

Detached ADUs are treated as dwellings under applicable building codes: foundations, egress, stair geometry, smoke/CO alarms, insulation, ventilation, electrical, energy, plumbing and fire separation all require compliant plans.

## PERMITS & UTILITIES

Prepare zoning/plot plan, survey when needed, architectural plans, structural engineering, drainage/utility details, and permits/inspections. Sewer/water taps, service upgrades and soil conditions can significantly change budget.

## RENTAL LICENSES

Denver requires a residential rental license for qualifying rentals; short stays under 30 days require STR license and primary-residence compliance. HOA covenants and taxes may add restrictions.

**RULE OF THUMB:** Always evaluate the exact address before promising a particular height, footprint or nightly rental strategy.

Sources: denvergov.org (ADU permit checklist; zoning and licensing pages). These regulations may change.

# Turn a backyard ADU into a rental asset

Illustrative performance only: market rent, vacancy, furnishing and operating expenses vary

### LONG-TERM

**12+ MONTHS**

## $2,400 / month

~$28,800 gross/year

Assume 25% ongoing expenses

**~$21,600 net/year**

### TRAVELING NURSES

**30+ DAY FURNISHED**

## $3,200 / month

~$38,400 gross/year

Assume 35% ongoing expenses

**~$24,960 net/year**

### SHORT STAYS

**LICENSED / <30 DAYS**

## $175 nightly x 60%

~$38,325 gross/year

Assume 45% ongoing expenses

**~$21,079 net/year**

## Simple recovery of $300,000 before debt service, taxes and appreciation

**Long-term rental**

**13.9 yrs**

**Traveling-nurse furnished**

**12.0 yrs**

**Licensed nightly stays**

**14.2 yrs**

These figures are hypothetical, NOT appraised market rents, forecasts or guaranteed returns. Net estimates deduct the stated expense allowances but exclude debt service, income taxes, depreciation, capital repairs, resale value, and potentially significant initial furniture/closing costs.

Gross income is not profit. Actual vacancy, utilities, property management, taxes, insurance and maintenance require an owner-specific model.

**IMPORTANT DENVER STR RULE:**

Short-term rental of an ADU may be allowed when the operator primarily lives in the main house and holds the required STR license.

If the operator lives in the ADU instead, the ADU itself is generally not eligible for STR under Denver's published guidance.

# A builder-grade path to approximately $300,000

Single target budget baseline for 800 sq ft; concepts with extras require a revised bid

| | |
|---|---|
| Architectural design, engineering, permits | **$18,000** |
| Site preparation, service connections | **$30,000** |
| Foundation and slab | **$24,000** |
| Framing, floor system, stairs and roof structure | **$55,000** |
| Exterior enclosure, roofing, windows and doors | **$37,000** |
| Electrical, plumbing and HVAC | **$45,000** |
| Drywall, paint, interior doors, trim and flooring | **$32,000** |
| Downstairs kitchenette | **$14,000** |
| Two bathrooms | **$15,000** |
| Contingency allowance | **$30,000** |
| **TARGET PROJECT ALLOWANCE** | **$300,000** |

Allowance is not a contractual offer. Does not include land purchase, loan interest or special site remediation.

Potential schedule: design & zoning review, permitting, utilities, then construction - parcel-specific and subject to approval.

# Choose your ADU. Start your project.

Wes-Tec Builders | Design + permitting + construction



## READY TO EXPLORE YOUR LOT?

1 Scan the code
2 Request a free quote
3 Ask for an on-site visit
4 Discuss your preferred layout

**Scan to request your quote / visit**

## 303-IMPROVE

**westec-builders.com/get-a-quote**

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