

# Accessory Dwelling Units 101

## Everything You Need to Know Before You Build

An Accessory Dwelling Unit (ADU) is a legal residential unit that is added to a single family or multi family property with an existing or proposed home or apartment. The units can be realized through ground-up construction, a garage conversion or addition, an addition to the primary residence, or a conversion of part of the existing residence.

### AFFORDABLE HOUSING

Across California there is a shortage of housing, especially affordable units. The State is encouraging homeowners and developers to utilize ADUs as a smart-growth plan to provide more needed housing.

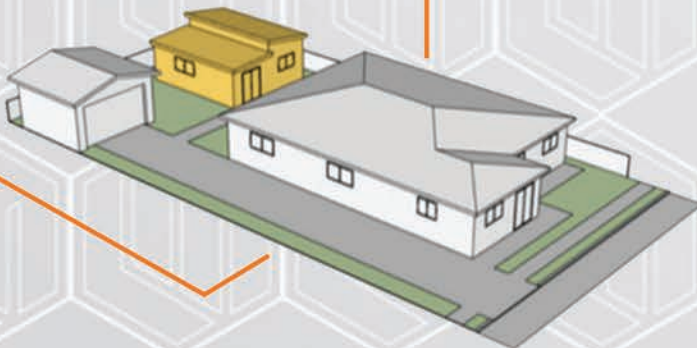
### ADU ORDINANCE

The State of California updated the standard for Accessory Dwelling Units in January 2020. The new laws allow more flexibility for the construction of ADUs on single-family and multi-family properties.

### THE OPPORTUNITY

ADUs provide property owners with awesome opportunities for independence, with the most common motivation being the rental income potential, followed by the prospect of flexible living space for their multi-generational households.

### Detached ADU



Detached ADUs are an independent structure separate from the primary dwelling with the look and feel of a house, just on a smaller scale. It must include full amenities and will need its own sewer, water, electrical and other components. Cordoning off an area of the yard where the ADU is built will create more separation and dedicated access for whomever is occupying the unit. Larger sized options of this type of ADU may result in higher rental income.

**lytemods™** are Detached ADUs and the ideal choice for any size project.



# California State ADU Laws

## Old ADU Rules

- 🏠 Parking required for ADU Small
- 🏠 Size Limits
- 🏠 Limited types
- 🏠 High Utility Fees

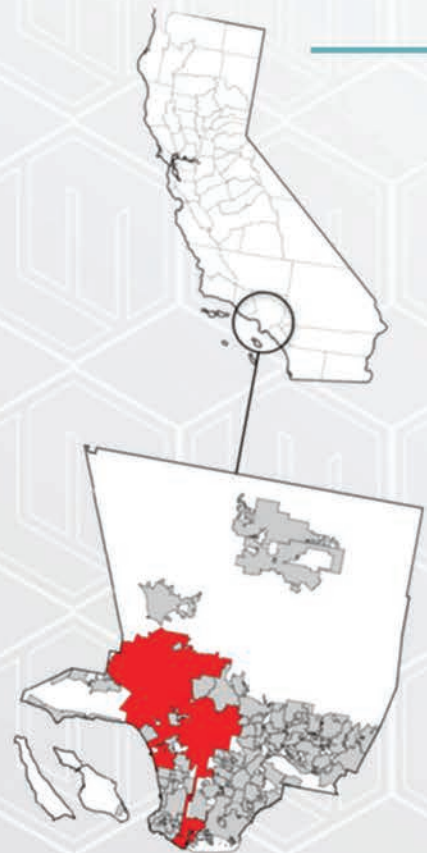
## New ADU Rules

- 🏠 ADU parking eliminated if near transit
- 🏠 Maximum size limit increased
- 🏠 More flexibility allows different types of ADUs
- 🏠 Utility fees waived if connected to existing services

## New California ADU Laws

On January 1, 2020, new laws were passed which promote the addition of Accessory Dwelling Units in Los Angeles. Along with reduced burdens for single family ADU applicants, for the first time, new laws permit ADUs to be added to multi-family properties. This ability to add ADUs means you can substantially increase your annual rental income at less than 50% of the cost of purchasing comparable residential dwelling units.

As a homeowner, I'm sure you can imagine the many ways you can utilize an ADU on your property – for a rental unit, the ultimate man cave, living space for an elderly parent, out-of-town guests, or an adult child living at home. Well, the City of Los Angeles has made it easier than ever to add ADUs to your single-family or multi-family property.



**Get the latest updates about California State ADU Laws.**  
**Visit [www.lytemods.com](http://www.lytemods.com)**

# micro mods

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lytemods™ prefabricated micro modules can be placed side-by-side, end-to-end, or stacked, allowing for a variety of Single Family & Multi Family backyard configurations of any project size.

micro  
mods





## U200-L1

### MICRO MOD - 1 STORY Loft, 1 Bath 200 SQFT

Our Most Compact Backyard ADU!  
This model allows for maximum  
flexibility and can be easily extended  
using additional modular attachments.

DIMENSIONS: 17' 8" X 12' 8"







**S500-11**

## **SINGLE ADU - 1 STORY** **1 Bed, 1 Bath 500 SQFT**

This ADU is versatile and can be used as an in-law unit or a granny flat to keep your loved ones close while providing them with the space and privacy they need.

**DIMENSIONS: 25' 9" X 21' 7"**







**U400-11**

## **MICRO ADU - 1 STORY** **1 Bed, 1 Bath 405 SQFT**

Add a second module and create an open living area, fully-equipped kitchen, bedroom and bath, for full functionality and efficiency.

**DIMENSIONS: 27' 3" X 16' 5"**







**U570-22**

## **MICRO ADU - 1 STORY** **2 Bed, 2 Bath 570 SQFT**

Add a third module to create a second bedroom for extended family, roommates, or any other use you can imagine.

**DIMENSIONS: 37' 7" X 16' 4"**







**U720-32**

## **MICRO ADU - 1 STORY** **3 Bed, 3 Bath 723 SQFT**

This spacious unit is contemporary luxury for modern living with comfort and convenience. Maximum living space and rental potential with a minimal footprint.

**DIMENSIONS: 47' 7" X 16' 6"**





# single family mods

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lytemods™ offers 7 unique hybrid-modular dwelling units pre-designed and pre-engineered utilizing Light Gauge Steel (LGS), and intelligently designed to fit the majority of Single Family backyard configurations.

single  
family  
mods





**S395-01**

## **SINGLE ADU - 1 STORY** **Studio, 1 Bath 395 SQFT**

This contemporary and functional unit makes for a fantastic guest house, residence for extended family, or rental unit for students, travelers and couples.

**DIMENSIONS: 22' 6" X 19' 3"**







**S500-11**

## **SINGLE ADU - 1 STORY** **1 Bed, 1 Bath 500 SQFT**

This ADU is versatile and can be used as an in-law unit or a granny flat to keep your loved ones close while providing them with the space and privacy they need.

**DIMENSIONS: 25' 9" X 21' 7"**







**S800-225**

## **SINGLE ADU - 1 STORY** **2 Bed, 2.5 Bath 823 SQFT**

This backyard ADU is spacious and wraps around a sprawling patio. It's ideal for multiple tenants, roommates, or a young family.

**DIMENSIONS: (16' 4" X 35' 7") + (19' 3" X 16' 4")**







**S880-215**

## **SINGLE ADU - 2 STORY** **2 Bed, 1.5 Bath 882 SQFT**

This thoughtfully designed ADU allows for ample division of personal spaces. The second bedroom is ideal as a home office, playroom, gym, or yoga studio.

**DIMENSIONS: 22' 5" X 25' 6"**







**S1200-32**

## **SINGLE ADU - 1 STORY** **3 Bed, 2 Bath 1200 SQFT**

This spacious and energy efficient unit is our most versatile Single Family ADU and makes the perfect guest house, rental unit or sanctuary.

**DIMENSIONS: 52' 1" X 25' 3"**







**S1200-42**

## **SINGLE ADU - 2 STORY 4 Bed, 2 Bath 1200 SQFT**

Our most deluxe backyard ADU design is spacious and allows for maximum flexibility and comfort, not to mention rental income.

**DIMENSIONS: 34' 3" X 30' 2"**







**S1200-335-3**

## **SINGLE ADU - 2 STORY 3 Bed, 3.5 Bath, 1200 SQFT**

The ultimate in customized backyard ADUs, including a spacious 3 car garage, pool, outdoor patio and landscaping. If you've got the space, we've got the expertise to build your dream home!

**DIMENSIONS: 28' X 40' 4"**





# multi family mods

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lytemods™ solutions for small to large-scale  
Multi Family developments & Commercial  
interior/community space renovations.

multi  
family  
mods





## M1200-2-32

### DETACHED ADU - 2 UNITS 3 Beds, 2 Baths 1200 SQFT (Each)

A two story multi-family backyard ADU boasting 2 spacious units. It's ideal for multiple tenants, or families with young adults leaving the nest.

DIMENSIONS: 52' X 25' 2"







**M860-2-22**

## **OVER PORT ADU - 2 UNITS 2 Beds, 2 Baths 867 SQFT (Each)**

Converting unused space on your multi-family property has never been easier. Let our expert team transform your carport into new rental units.

**DIMENSIONS: 51' 3" X 36' 3"**





# Integrated Living Spaces With Endless Possibilities!



**lytemods™** are beautiful Accessory Dwelling Units featuring modern architecture, innovative designs, top of the line materials & amenities, and everything else homeowners are eager to experience; from solar panels to built-in digital home automation to elegant landscaping, and much more.

**lytemods™** are quick, efficient and affordable to customize, manufacture and install, assisting those who can benefit from additional income, and helping families stay close with a socially responsible ADU.



## Exterior features with maximum appeal



### Every unit comes outfitted with:

1. Pre-fabricated LGS Frames
2. Architectural Roof Options
3. Solar Ready Roof
4. Weatherproof Siding
5. Exterior Color Options
6. Dedicated Outdoor Spaces
7. HVAC \*not shown





## High end features are standard in our homes



### Every unit comes outfitted with:

- 8. Energy Efficient LED Lighting
- 9. High Vaulted Ceilings
- 10. Designer fixtures
- 11. Premium Paint & Finishes
- 12. High Efficiency Dual Pane Windows
- 13. Premium Quartz Countertops
- 14. Plank Vinyl Flooring
- 15. Built-in Storage & Closets





## The kitchen is the heart of every home



### Every unit comes outfitted with:

- 16. Designer Kitchen Cabinetry
- 17. Custom Backsplash & Finishes
- 18. Stainless Steel Kitchen Appliances
- 19. Microwave
- 20. Oven/Range
- 21. Premium Quartz Countertops
- 22. Premium Fixtures & Faucets
- 23. Garbage Disposal
- 24. Refrigerator
- 25. Plank Vinyl Flooring
- 26. Washer/Dryer





## Bathrooms designed with fabulous amenities



Every unit comes outfitted with:

- 27. Walk-in Showers
- 28. Built-in Storage
- 29. Designer Tiles
- 30. Designer Cabinetry
- 31. Premium Faucets & Fixtures
- 32. Premium Quartz Countertops
- 33. Non-skid Flooring
- 34. Energy Efficient Toilets





## Bedrooms resplendent and inviting



### Every unit comes outfitted with:

- 35. Energy Efficient LED Lighting
- 36. Designer Paint & Finishes
- 37. High Efficiency Dual Pane Windows
- 38. Built-in Closets & Storage
- 39. Plank Vinyl Flooring
- 40. Optional Study Area







## Optional Upgrades

1. Automatically Opening Skylight
2. Digital/Smart Home Automation
3. Blackout Shades
4. Premium Furniture Package
5. Additional Closet Space | Storage
6. EV Charger or Wall Battery Pack *\*Not Shown*
7. Kitchen Cabinets & Countertops *\*Not Shown*





## Optional Upgrades

- 8. Fencing
- 9. Siding, Flooring & Paint
- 10. Backyard Landscaping
- 11. Decks & Patios
- 12. Swimming Pool Spa
- 13. Alarm System
- 14. Solar Panels





## Senior & Disabled Upgrades

We can easily modify your Lytemods™ ADU to help your aging in place or disabled family member maintain their independence and comfort.

1. Exterior
2. Interior
3. Bathroom
4. Bedroom *\*Not Shown*
5. Kitchen *\*Not Shown*
6. Technology







You've got the space,

**we'll handle the rest.**

## lytemods™

ALL-IN-ONE

- ✓ Free Assessment
- ✓ Free Designs
- ✓ Financing Solutions
- ✓ Permit Approval or Money Back
- ✓ Full project management
- ✓ Solar ready
- ✓ On Schedule, On Budget
- ✓ Fixed Prices
- ✓ Guaranteed

## Typical Contractor

NEVER ENDING STRESS

- ✗ Assessment Fees
- ✗ Expensive Designs
- ✗ No Financing Available
- ✗ Permit Denial no Money Back
- ✗ Partial Management
- ✗ Solar additional cost
- ✗ Off Schedule, Off Budget
- ✗ Construction Change Orders
- ✗ No Guarantee

## A timeline for your

# peace of mind

From start to finish...we've got you covered! For Single Family projects, our process is tried and true and before you know it you're realizing your ADU dreams.

### Month 1

- ✓ Free Property Evaluation
- ✓ Site Visit
- ✓ Design Session
- ✓ Receive Detailed Quote

### Month 2-3

- ✓ Submittal of plans for approval
- ✓ Satisfy all city clearances
- ✓ Receive permit approval
- ✓ Pay and pull construction permit

### Month 4-6

- ✓ Manufacturing
- ✓ Site Prep
- ✓ Foundation

### Month 7-8

- ✓ Components delivered to site
- ✓ Erection, Installation & build-out of unit
- ✓ Final Inspection
- ✓ Certificate of Occupancy

\* For Multi-Family properties, this process is customized depending on the size and scope of your project.