

Compact 1-Bedroom Modular Backyard Unit

Total Interior Area: 558 sq.ft (51.8 m²) | Max Overall Height: 16 ft (4.88m)

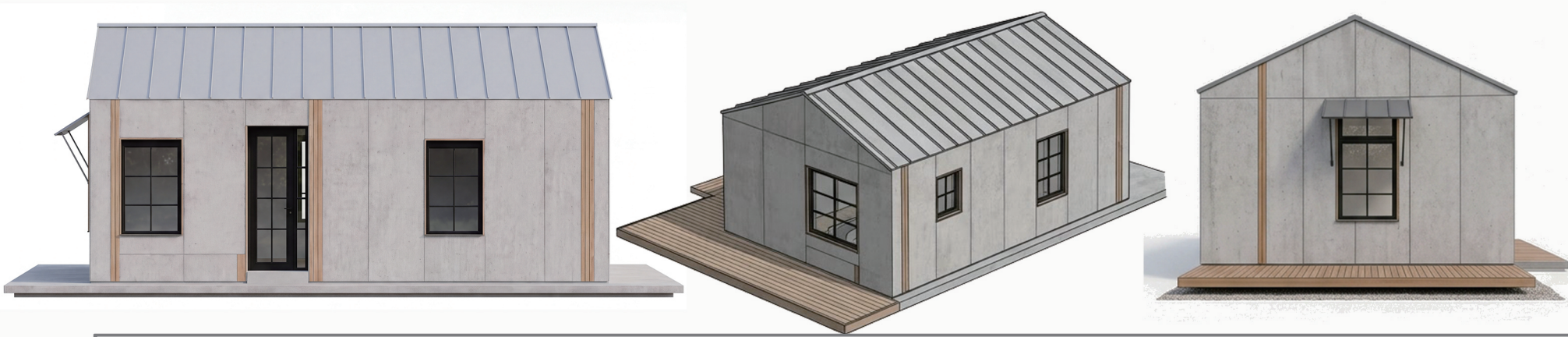
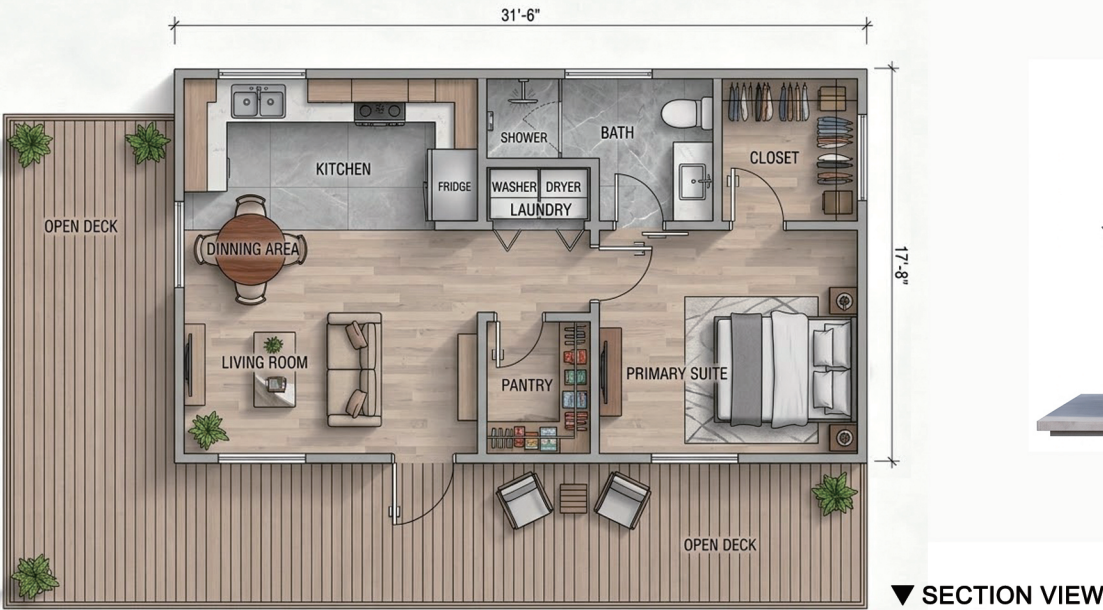


SPECIFICATION

- Total Livable Area: 558 sq.ft (within 750 sq.ft impact fee exemption threshold)
- Layout: 1 Primary Bedroom, 1 Full Bath, Open Kitchen-Dining-Living Zone
- Roof Type: Flat Roof / Low-slope Gable (max pitch $\leq 2.5:12$)
- Max Overall Height: 16 ft (all roof equipment & ridge included)
- Overall Length Limit: ≤ 35.4 ft (10.8 m) for standard U.S. highway transport
- Construction: Integrated embedded structural wall panel system
- Setback Compliance: Minimum 4 ft side/rear yard setback per California ADU codes
- Permit Path: Ministerial Review (\$65852.2), 60-day official review timeline

KEY FEATURES

- Eligible for full impact fee exemption under California SB 543
- Qualifies for Ministerial 60-day fast-track permit review, no public hearing required
- Compact all-in-one studio layout with private primary suite & dedicated pantry/laundry
- Dual-sided open deck extends indoor-outdoor living space
- Low-profile flat roof design locks total height under California 16 ft ADU limit
- Standard modular length fits U.S. highway vehicle loading for low-cost transport
- Factory prefabricated full MEP systems cut on-site construction time drastically
- High-performance insulated wall & roof panels for year-round energy savings
- Optional half-bath outdoor pool suite as exclusive premium upgrade
- Multiple interchangeable exterior facade finishes for personalized curb appeal



INCLUDED AS STANDARD



Electrical
Wiring



Water Plumbing
System



Windows &
Exterior Doors



Floor
Finishing



Ceiling
& Drywall



LED Lighting
Package



Integrated
Shower Stall



Toilet

OPTIONAL UPGRADES



Solar Panel
& Battery Energy Storage System



Smart
Home System



Refrigerator

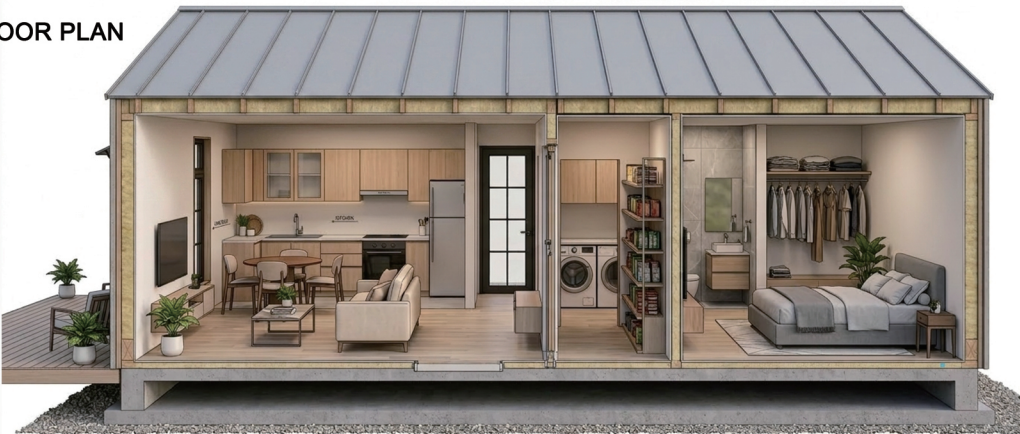


Washer/dryer
combo unit



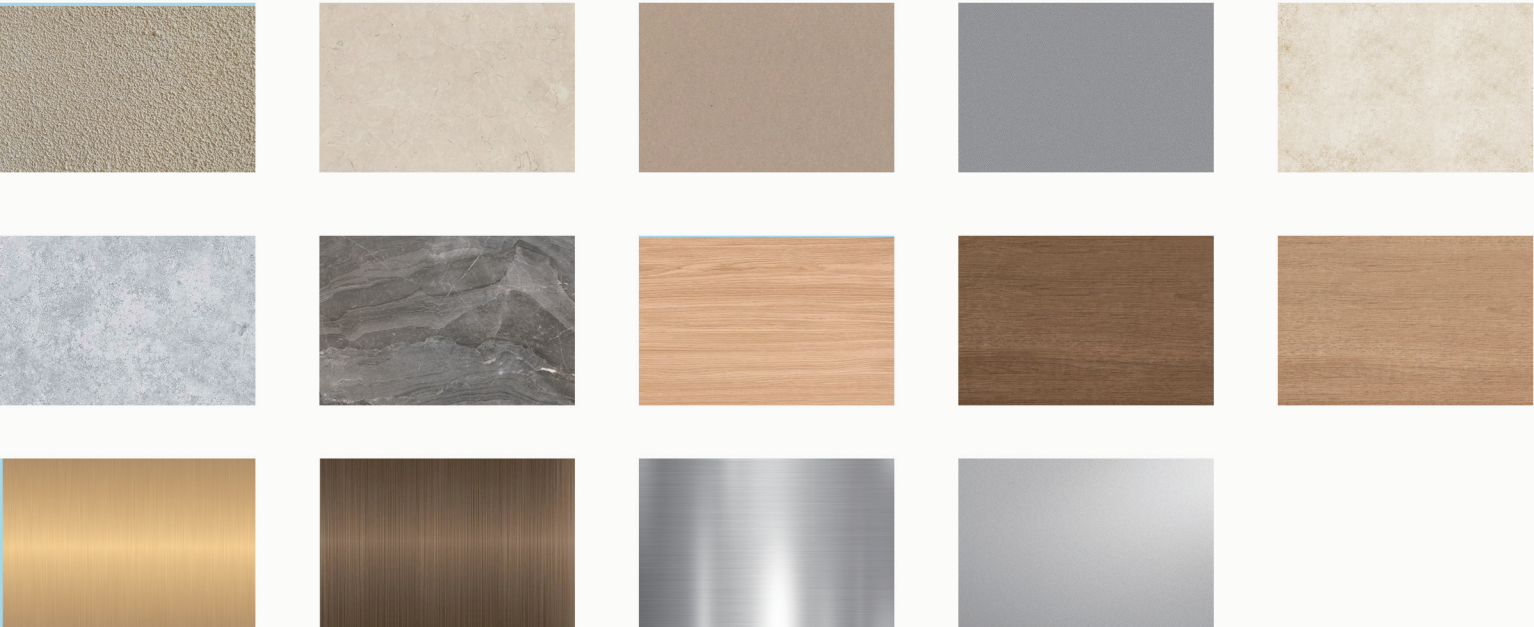
Tankless
Water Heater

▲ FLOOR PLAN



LIVING SCENARIOS & SPACE ADVANTAGES

WALL & ACCENT MATERIAL SELECTIONS



Many exclusive designer facade lines to match local architectural styles across North America, Europe, Southeast Asia and Oceania.

SPACE ADVANTAGES

Style D is engineered for global residential and short-stay living demands. It features one primary bedroom with private en-suite bathroom and an expansive open kitchen-living-dining zone. Dual open decks create seamless indoor-outdoor leisure transitions for relaxation and social gatherings.

Factory prefabricated integrated wall panels cut construction cycles and reduce on-site material waste. Many exclusive designer facade lines deliver fully customizable appearances to match local neighborhood aesthetics across all regions.

GLOBAL PROPERTY OWNER BENEFITS

- Fee Exemption Savings | Under 750 sq.ft design waives all municipal development impact fees
- Fast Track Permitting | California Ministerial review guarantees 60-day decision timeline
- Low Upfront Investment | Small modular footprint lowers total build & site prep cost
- Turnkey Factory Build | Pre-finished mechanical systems eliminate lengthy on-site trades

Compact 558 sq.ft footprint fits nearly all single-family lots across California, ideal for generating passive rental income or creating private separated living space for family members.

RECOMMENDED APPLICATIONS

- Backyard Rental Income Unit
- Private Guest Retreat
- Remote Work Home Office
- Elderly Care Auxiliary Suite
- Vacation Short-Term Rental
- Poolside Lounge Suite

