

# **The Backyard Homes Project**

**Homeowner Design Package**  
Floor Plans + Unit Details



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# Architecture Team

### **LA-Más:** *Program Manager & Architect*

Contact: [adu@mas.la](mailto:adu@mas.la)

Website: [www.mas.la/affordable-adus](http://www.mas.la/affordable-adus)

### **Restore Neighborhoods LA (RNLA):** *General Contractor*

Website: [www.rn-la.org](http://www.rn-la.org)



# Introduction

## THE BACKYARD HOMES PROJECT

The Backyard Homes Project is a new affordable housing initiative that incentivizes homeowners to create an affordable rental unit in their backyard. This program offers homeowners a “one-stop-shop” for financing, designing, permitting, constructing, and leasing a new Accessory Dwelling Unit (ADU) in the City of Los Angeles. In exchange for this support, homeowners commit to renting the ADU to a Section 8 tenant for a minimum of 5 years, building equity through rental income while also helping to solve our housing crisis.

## ABOUT THIS PACKAGE

This Homeowner Design Package will be your guide as you make your design selections for your new ADU. In the following pages, you can review and select your options for different floor plans, exterior style, product and material selections, and special design upgrades for your unit. Each plan comes with a baseline cost that includes everything necessary to get a Certificate of Occupancy from the City, including permits, surveys, materials, labor, etc.

## DESIGN PRINCIPLES

Each of the unit designs shown in this package has been thoughtfully designed by our team — prioritizing contextual architectural details, space efficiency, affordable construction, and design excellence. The different floor plans provide a range of sizes and arrangements to meet your needs. We’ve also designed a set of architectural styles — Craftsman, Modern, and Spanish — that can fit different contexts and preferences.

## DESIGN PROCESS

### Application

- I. **Application Review & Initial Site Visit**
- II. **Homeowner Selection**

Congratulations! We’re thrilled to be working with you.

### Design

1. **Review this Package & Select Floor Plan and Style** (1 week)  
The plans are all carefully designed to save you time, but there is room for limited customization given your site and preferences. You’ll also make preliminary selections for style, color, materials, and finishes. In the first Design Meeting, we will also take site measurements of your backyard.
2. **Plan Review & Finalize Design** (1 week)  
Our design team will share a first draft of your ADU based on your chosen floor plan and choices. Then you can review the design and make any last adjustments. During this stage, you will make final decisions for all elements of your new unit (including colors, materials, hardware, etc.)
3. **Final Approval** (1 week)  
Our design and construction team will produce a detailed construction quote for final review and approval. This will be based on the budget given at the start, but take into account any upgrades you selected.
4. **Final Construction Documents** (1 week)  
Our team will prepare a full drawing set for your project, to be used for permitting & construction.
5. **Secure Permits** (2 months)
6. **Construction & Tenant Move-In!** (6-9 months)

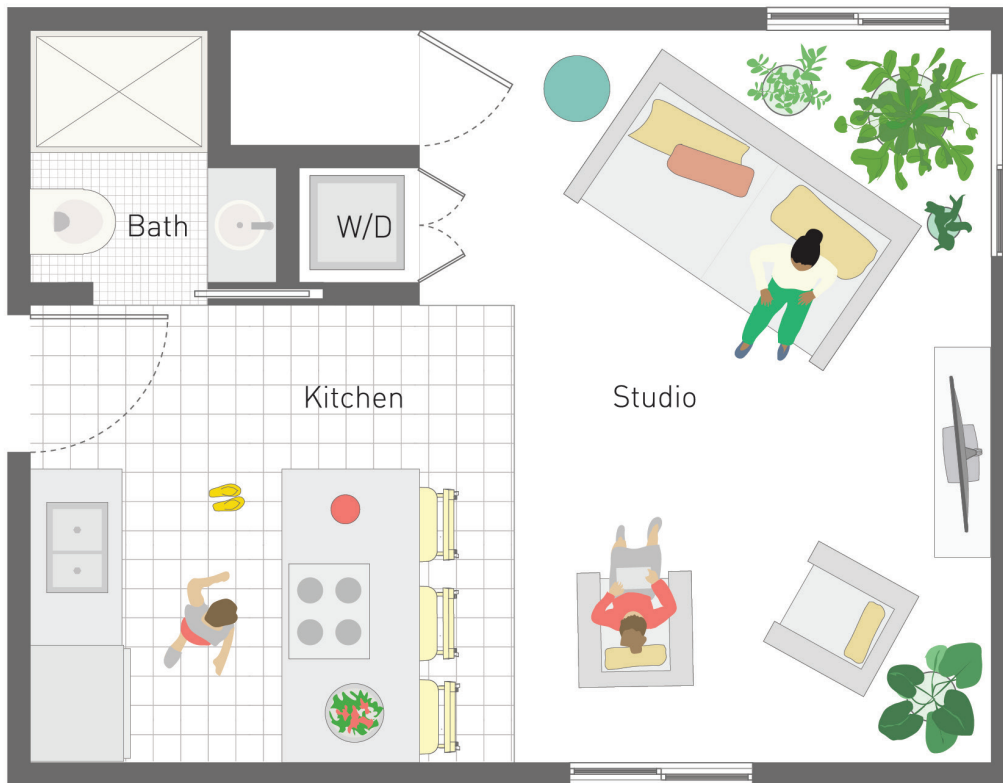


# Studio (Conversion or New)

Starting at:  
**\$ 100,000**  
for Garage  
Conversion

Starting at:  
**\$ 115,000**  
for New  
Build

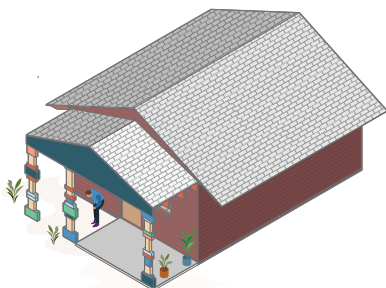
374 SF  
Studio  
1 Bath



## About the Home

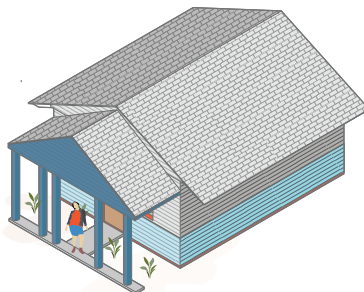
The Studio creates a charming, compact ADU as a new build or out of your existing garage. The unit shown here is based on a standard garage, working only within the existing footprint, but it can be adapted to work with the dimensions of your specific site and/or garage. The studio includes a combination living/sleeping zone, connected to a living/dining zone, along with a separate bathroom.

## Exterior Styles



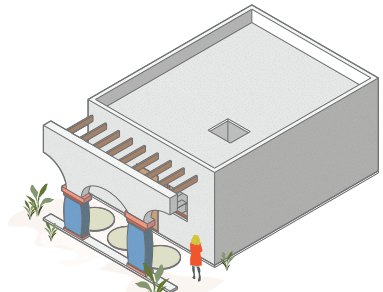
### Craftsman

This style is inspired by the Craftsman homes found throughout LA, typically characterized by pitched roofs and wood detailing.



### Modern

This style is characterized by minimal, clean lines and simple forms.



### Spanish

This style is inspired by traditional Spanish architecture. It typically features a covered outdoor patio with columns, along with archway openings.

\* Note that for Garage Conversions, porches are upgrades and the roof will be dependent upon your existing structure.



# Garage Conversion (1BR)

Starting at:

**\$ 120,000**

**381 SF**

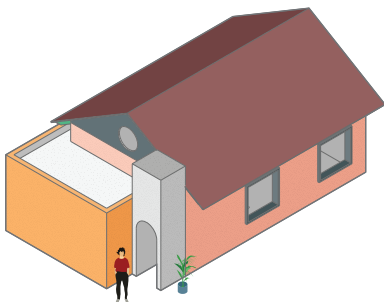
**1 Bed, 1 Bath**



## About the Home

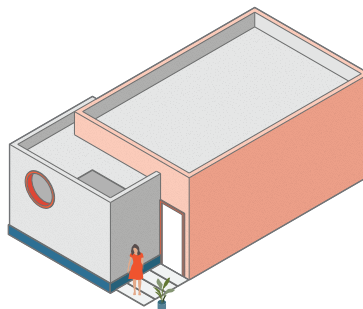
The Garage Conversion creates a charming ADU out of your existing garage. The unit shown here is based on a standard garage, with a compact addition added onto the front, but it can be adapted to work with the dimensions of your specific garage. The 1-bedroom version includes a kitchen, dining area with a built-in table, living area, and a separate bedroom and bathroom.

## Exterior Styles



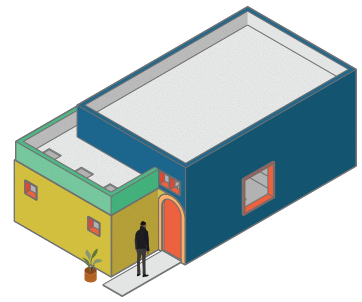
### Craftsman

This style is inspired by the Craftsman homes found throughout LA, typically characterized by pitched roofs and wood detailing.



### Modern

This style is characterized by minimal, clean lines and simple forms.



### Spanish

This style is inspired by traditional Spanish architecture. It often features arched windows and doorways.

*\* Note that for Garage Conversions, the roof will be dependent upon your existing structure.*

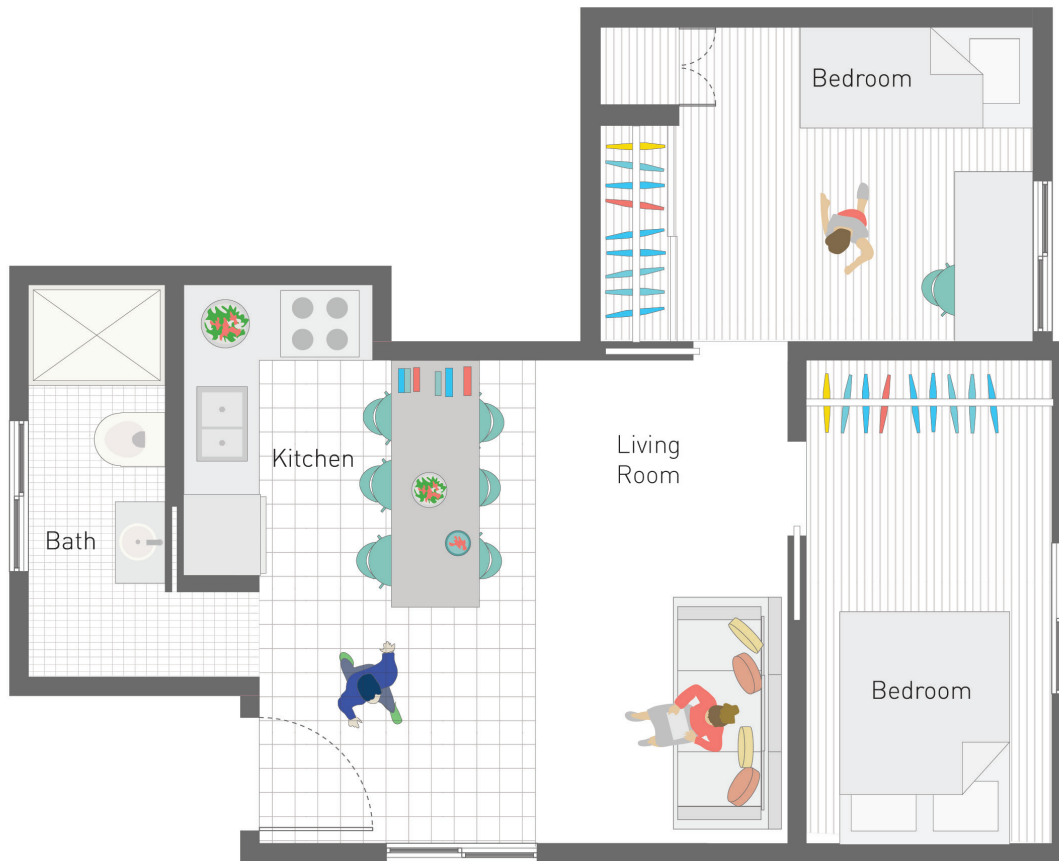
# Garage Conversion (2BR)

Starting at:

**\$ 150,000**

490 SF

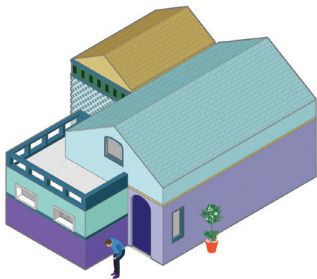
2 Bed, 1 Bath



## About the Home

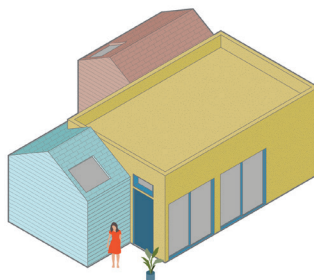
The Garage Conversion creates a charming ADU out of your existing garage. The unit shown here is based on a standard garage with two additions, but it can be adapted to work with the dimensions of your specific garage. The 2-bedroom version includes a kitchen, dining area with a built-in table, living area, a separate bathroom, and two bedrooms.

## Exterior Styles



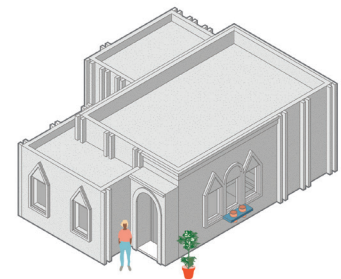
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*\* Note that for Garage Conversions, the roof will be dependent upon your existing structure.*

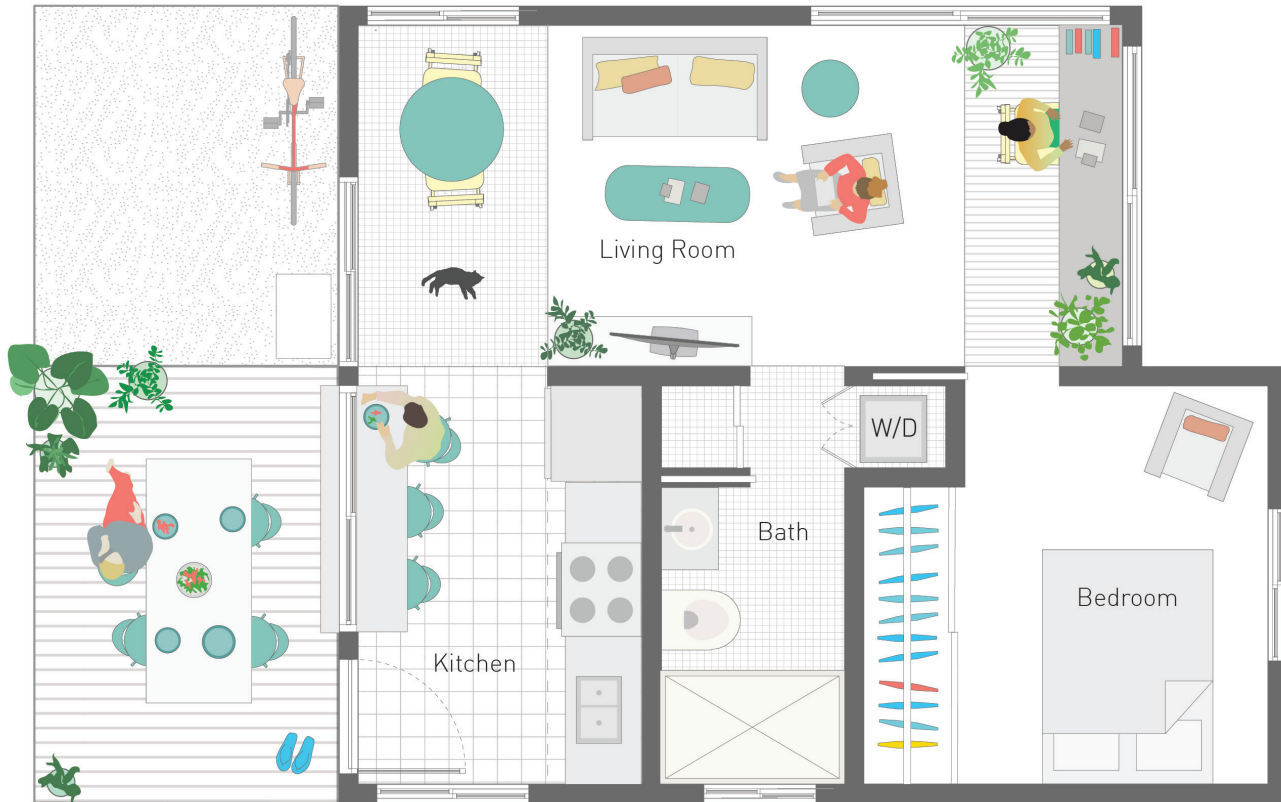
# The Micro-Unit (1BR)

Starting at:

**\$150,000**

**488 SF**

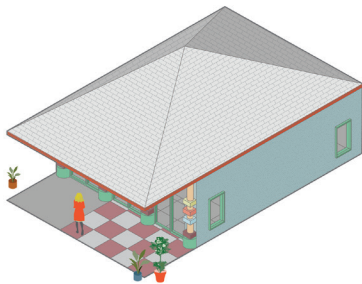
**1 Bed, 1 Bath**



## About the Home

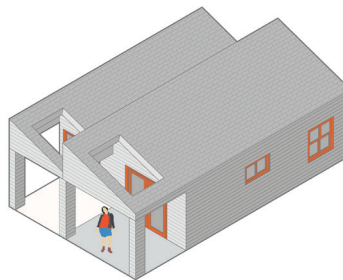
The Micro-Unit plan focuses on creating the most efficient use of space – fitting the most comfortable, functional, and beautiful spaces into the least amount of square footage. The Living, Dining, and Kitchen areas all open up to the patio, allowing them to feel much larger and connected to the outdoors. This version includes one bedroom, along with a built-in desk in the living room and a built-in window table in the kitchen.

## Exterior Styles



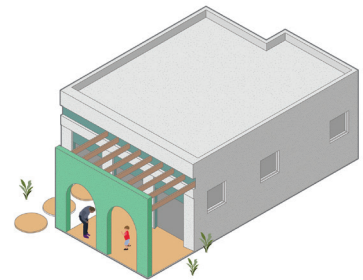
### Craftsman

This style is inspired by the Craftsman homes found throughout LA, typically characterized by pitched roofs and wood detailing.



### Modern

This style is characterized by minimal, clean lines and simple forms. Pictured here is a Sawtooth roof.



### Spanish

This style is inspired by traditional Spanish architecture. It typically features a covered outdoor patio with columns, along with archway openings.

# The Micro-Unit (2BR)

Starting at:

**\$ 180,000**

**596 SF**

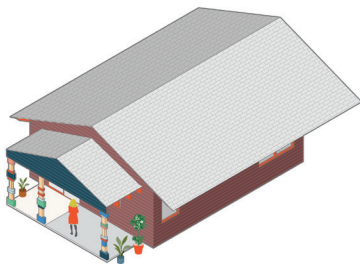
**2 Bed, 1 Bath**



## About the Home

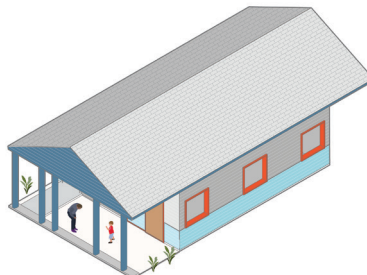
The Micro-Unit plan focuses on creating the most efficient use of space – fitting the most comfortable, functional, and beautiful spaces into the least amount of square footage. The Living, Dining, and Kitchen areas all open up to the patio, allowing them to feel much larger and connected to the outdoors. This version includes two bedrooms, along with a built-in desk in the living room and a built-in window table in the kitchen.

## Exterior Styles



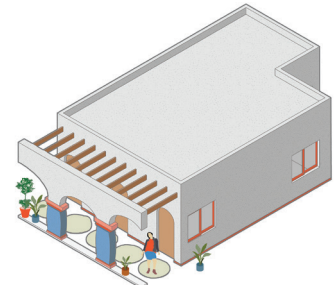
### Craftsman

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### Modern

This style is characterized by minimal, clean lines and simple forms. Pictured here is a Sawtooth roof.



### Spanish

This style is inspired by traditional Spanish architecture. It typically features a covered outdoor patio with columns, along with archway openings.



# The L-Shape (1BR)

Starting at:

**\$165,000**

540 SF

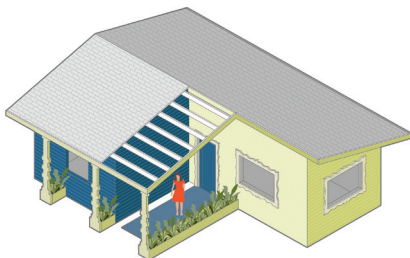
1 Bed, 1 Bath



## About the Home

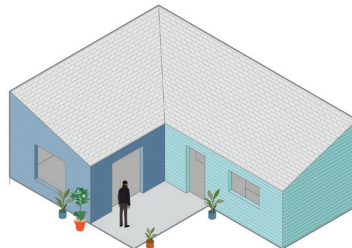
The L-Shape focuses around a courtyard effect, allowing for transition between private and public spaces through an entry core. The unit includes one bedroom with a closet and built-in desk, one bathroom, stacked washer-dryer, a kitchen, built-in dining area, living room, a built-in window seat, and a spacious outdoor patio.

## Exterior Styles



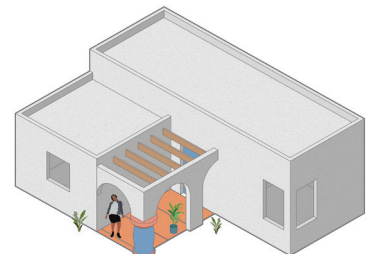
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### Modern

This style is characterized by minimal, clean lines and simple forms.



### Spanish

This style is inspired by traditional Spanish architecture. It typically features a covered outdoor patio with columns, along with archway openings.

# The Neapolitan (2BR)

Starting at:

**\$220,000**

710 SF

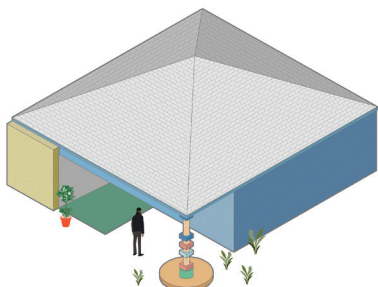
2 Bed, 1.5 Bath



## About the Home

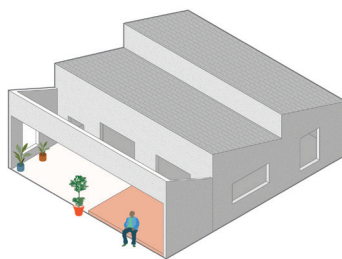
The Neapolitan's plan is organized around three main sections: the bedrooms; the living spaces; and the outdoor patio. The unit includes two bedrooms with closets, a built-in bedroom desk, one bathroom with a washer-dryer, a kitchen, dining area, living room, and a spacious outdoor patio.

## Exterior Styles



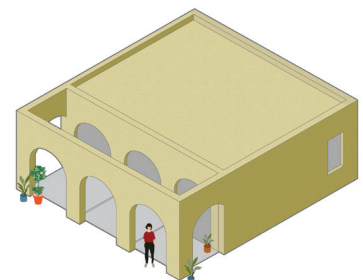
### Craftsman

This style is inspired by the Craftsman homes found throughout LA, typically characterized by pitched roofs and wood detailing.



### Modern

This style is characterized by minimal, clean lines and simple forms. Pictured here is a Sawtooth roof.



### Spanish

This style is inspired by traditional Spanish architecture. It typically features a covered outdoor patio with columns, along with archway openings.

# Appliances, Finishes, Features

Each unit features a hand-selected package of energy-efficient appliances, interior finishes, and thoughtful architectural features. Below are appliances and fixtures that come included with each unit, as well as customizable features based on your preferences.

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## DWELLING INTERIORS

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### Includes...

- Dimmable lighting throughout each room
- Sturdy exterior & interior doors
- Energy efficient double-glazed windows
- High-efficiency appliances:
  - » Space-saving stacked washer dryer combo
  - » High-efficiency electric water heater
  - » Energy Star Ductless Mini Split for cooling and heating
- At least 8ft ceilings
- Bedroom closet
- Privacy curtains (one side)

### Also Includes your Choice of...

- Floor material:
  - » Concrete – polished or stained (multiple color options)
  - » Linoleum (multiple color and pattern options)
- Style Presets: Pre-designed packages, which you can select or mix and match from:
  - » Craftsman
  - » Modern
  - » Spanish
- Color Palette Presets:
  - » Cool Neutral
  - » Warm Neutral
  - » Vibrant

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## COMPLETE KITCHEN

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### Includes...

- High efficiency appliances:
  - » Electric range or cooktop (depending on unit type)
  - » Refrigerator
- Sink and faucet

### Also Includes your Choice of...

- Cabinet doors (3 options)
- Cabinet knobs (3 options)
- Countertop material (3 options)
- Feature pendant lighting (multiple options)

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## BATHROOMS

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### Includes...

- Sink and faucet
- Wall-mounted mirror
- Modern shower kit with spray shower-head
- Toilet
- Towel bar
- Toilet paper roll

### Also Includes your Choice of...

- Vanity (2 options)
- Wall-mounted lighting (2 options)

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## SPECIAL DESIGN FEATURES

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The following set of custom-designed features come with each unit at no additional cost. *(There is also a set of Upgrade Features, which do incur additional costs.)*

### Includes...

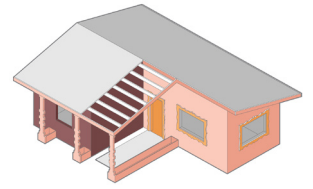
- Built-in furniture (See Pg.18), depending on unit type:
  - » Living room desk
  - » Bedroom desk
  - » Window table
  - » Window seat
  - » Kitchen island table

### Also Includes your Choice of...

- Floor treatment: Stained concrete (available in a range of colors)
- Wall treatments (See Pg.19):
  - » Two-tone wall
  - » Two-tone & chair-rail
  - » Two-tone & picture-rail

# Style Presets

## Craftsman: Overview



\*Craftsman Style  
Preset shown here  
with the "Warm  
Neutral" Color  
Palette.



# Style Presets

## Craftsman: Specifics

### DOORS + WINDOWS



**Exterior Front Door**  
White or Painted



**Exterior French Door**  
White



**Interior Doors**  
White, Painted, or Birch



**Door Knobs**  
Schlage "Plymouth"  
Satin Nickel (9 finish options)



**Windows: Milgard Aluminum Series**  
Casement, Sliding, and/or Single-Hung  
Frame color: White



**Window Trim**  
3.25" Moulding  
Painted Pine

### LIGHTING



**Ceiling Mounted**  
Industrial Light Electric  
White (alt: Black)



**Feature: Pendant Light Options**  
Details provided separately

### FLOORING



**Linoleum Flooring**  
Forbo Marmoleum  
Over 30 color/texture options

### KITCHEN



**Cabinet Doors**  
IKEA "Askersund"  
Light Ash



**Cabinet Knobs**  
PrettyPegs "Harry"  
Teak (8 color options)



**Kitchen Countertop**  
IKEA "Ekbacken"  
Ash



**Kitchen Faucet**  
IKEA "Bosjön"  
White



**Sink Option A: Apron Front**  
IKEA "Havsen"  
White



**Sink Option B: Undermount**  
Hauser "Porcela"  
Lemon (8 color options)  
\*Req. solid surface counter

### BATHROOM



**Toilet**  
Single-Flush  
White



**Shower Kit**  
Delta kit  
Stainless



**Showerhead**  
Moen "Gibson"  
Chrome (alt: Black)



**Vanity Set**  
GracieOaks  
"Minoru" / White



**Wall Mirror**  
IKEA "Godmorgon"  
Frameless



**Faucet**  
IKEA "Dalskär"  
Chrome plated



**Wall Lamp**  
IKEA "Vitemölla"  
White ceramic base



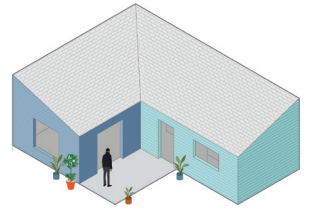
**Towel Bar + Toilet Paper Roll**  
Delta "Trinsic"  
Chrome (5 options)

### SPECIAL DESIGN FEATURES

For additional options for upgrading the interior detailing of your unit, see the following Special Design Feature pages (Pg.20-21.)

# Style Presets

## Modern: Overview



\*Modern Style  
Preset shown here  
with the "Cool  
Neutral" Color  
Palette.

# Style Presets

## Modern: Specifics

### DOORS + WINDOWS



**Exterior Front Door**  
White or Painted



**Exterior Sliding Patio Door**  
White Exterior, Wood Interior



**Interior Doors**  
White or Painted



**Door Knobs**  
Schlage "Plymouth"  
Satin Nickel (9 finish options)



**Windows: Milgard Aluminum Series**  
Casement, Sliding, and/or Single-Hung  
Frame color: White. No Trim.

### LIGHTING



**Ceiling Mounted**  
Industrial Light Electric  
White (alt: Black)



**Feature: Pendant Light Options**  
Details provided separately

### FLOORING



**Concrete Flooring**  
Polished or Stained

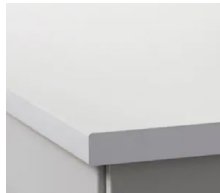
### KITCHEN



**Cabinet Doors**  
IKEA "Kallarp"  
High Gloss Gray-Turquoise



**Steel Knobs**  
PrettyPegs "Maj"  
Black (3 color options)



**Kitchen Countertop**  
IKEA "Lillträsk"  
White



**Kitchen Faucet**  
IKEA "Bosjön"  
White



**Sink Option A**  
IKEA "Norrsjön"  
Stainless Steel



**Sink Option B**  
IKEA "Hällviken"  
Black

### BATHROOM



**Toilet**  
Single-Flush  
White



**Shower Kit**  
Delta kit  
Stainless



**Showerhead**  
Moen "Gibson"  
Chrome (alt: Black)



**Vanity Set**  
IKEA "Hemnes"  
Gray (alt: White)



**Wall Mirror**  
IKEA "Godmorgon"  
Frameless



**Faucet**  
IKEA "Dalskär"  
Chrome plated



**Wall Lamp**  
IKEA "Östanå"  
White ceramic base



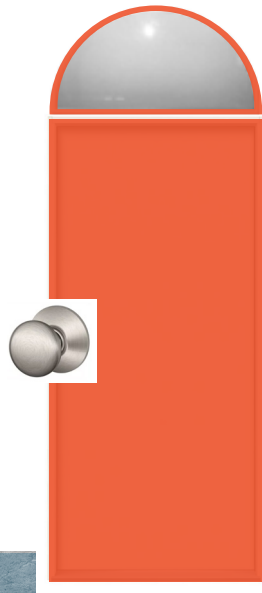
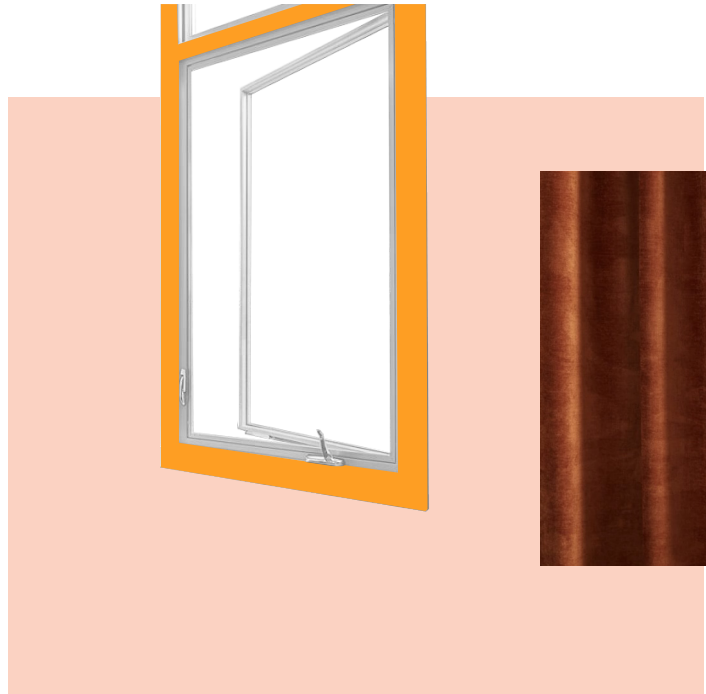
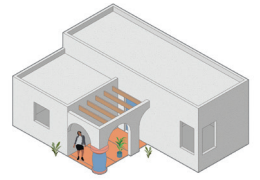
**Towel Bar + Toilet Paper Roll**  
Delta "Trinsic"  
Chrome (5 options)

### SPECIAL DESIGN FEATURES

For additional options for upgrading the interior detailing of your unit, see the following Special Design Feature pages (Pg.20-21.)

# Style Presets

## Spanish: Overview



\*Spanish Style  
Preset shown here  
with the "Vibrant"  
Color Palette.



# Style Presets

## Spanish: Specifics

### DOORS + WINDOWS



**Front Door + Half-Circle Window**  
White or Painted



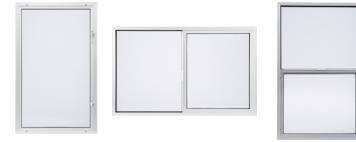
**Exterior Sliding Patio Door**  
White Exterior, Wood Interior



**Interior Doors**  
White or Painted



**Door Knobs**  
Schlage “Plymouth”  
Satin Nickel (9 finish options)



**Windows: Milgard Aluminum Series**  
Casement, Sliding, or Single-Hung  
Frame color: White



**Window Trim**  
2.25” Moulding  
Painted Pine

### LIGHTING



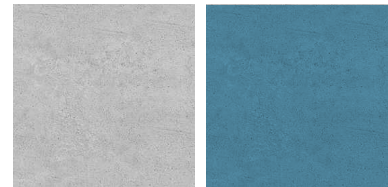
**Ceiling Mounted**  
Industrial Light Electric  
Black (alt: White)



**Feature: Pendant Light Options**  
Details provided separately



### FLOORING

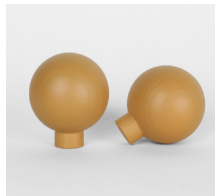


**Concrete Flooring**  
Polished or Stained (many color options)

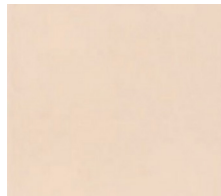
### KITCHEN



**Cabinet Doors**  
IKEA “Lerhyttan”  
Gray or Painted



**Cabinet Knobs**  
PrettyPegs “Bill”  
Yellow (12 colors)



**Kitchen Countertop**  
Solid Surface Corian  
Multiple Color Options



**Kitchen Faucet**  
IKEA “Bosjön”  
White



**Sink: Enameled Cast-Iron**  
Kohler “Mayfield”  
White (4 options)

### BATHROOM



**Toilet**  
Single-Flush  
White



**Shower Kit**  
Delta kit  
Stainless



**Showerhead**  
Moen “Gibson”  
Chrome (alt: Black)



**Vanity Set**  
IKEA “Hemnes”  
Gray (alt: White)



**Wall Mirror**  
IKEA “Godmorgon”  
Frameless



**Faucet**  
IKEA “Dalskär”  
Chrome plated



**Wall Lamp**  
IKEA “Vitemölla”  
White ceramic base



**Towel Bar + Toilet Paper Roll**  
Delta “Trinsic”  
Chrome (5 options)

### SPECIAL DESIGN FEATURES

For additional options for upgrading the interior detailing of your unit, see the following Special Design Feature pages (Pg.20-21.)

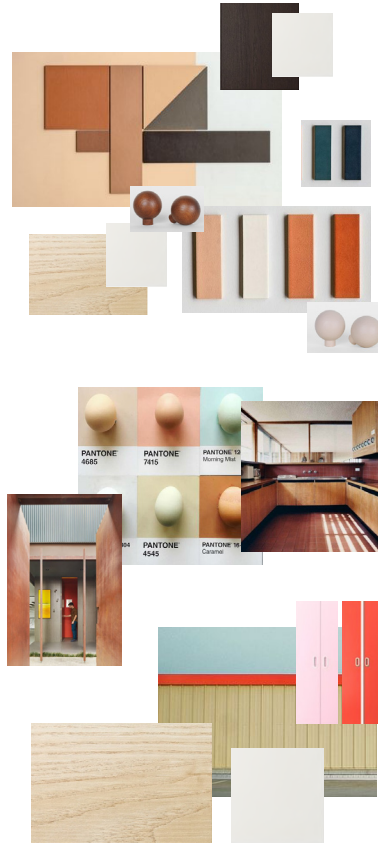
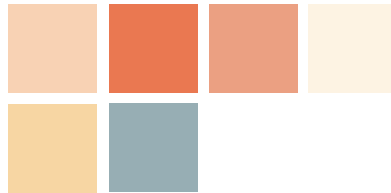
# Color Presets

## Interior Color Palette

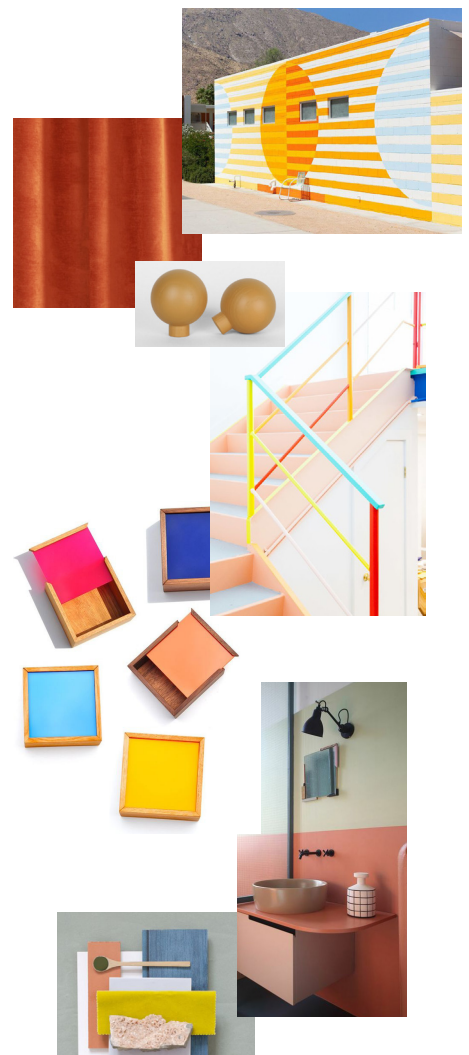
### Cool Neutral



### Warm Neutral



### Vibrant

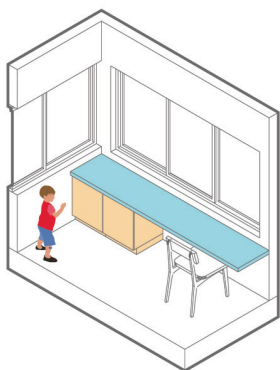


# Included Features

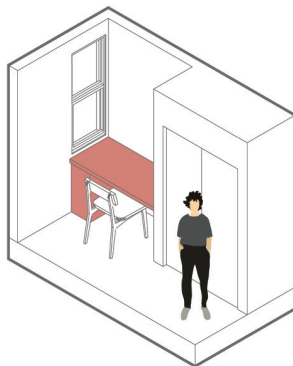
In addition to the appliances and fixtures that are included in all units, there is also a group of Special Features that come with your new ADU at no extra cost. These Included Features include Built-In Furniture and your choice of Floor and Wall Treatments.

## Built-In Furniture

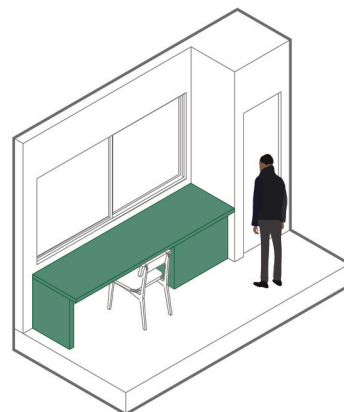
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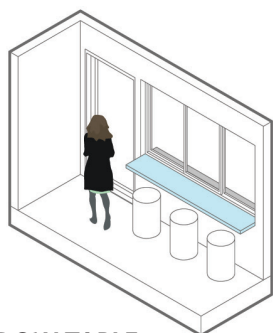
**LIVING ROOM DESK**  
Unit: Micro-Unit



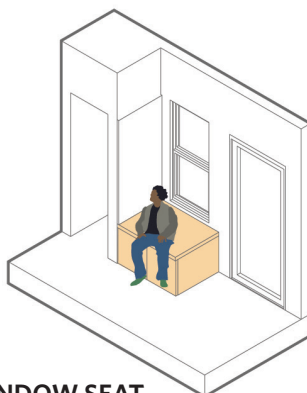
**BEDROOM DESK**  
Unit: Neapolitan



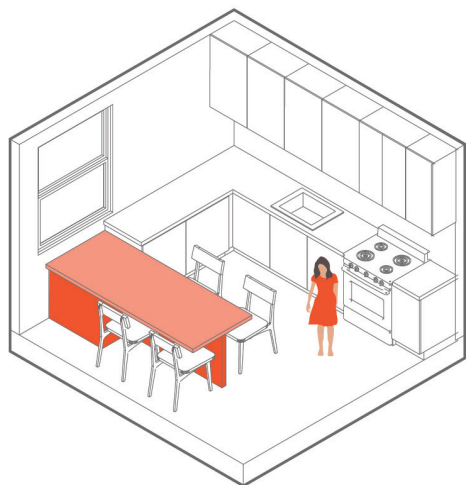
**BEDROOM DESK**  
Unit: L-Shape



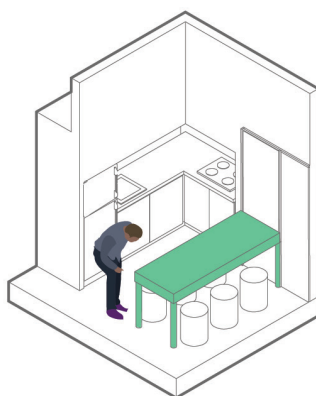
**WINDOW TABLE**  
Unit: Micro-Unit



**WINDOW SEAT**  
Unit: L-Shape



**KITCHEN ISLAND TABLE**  
Unit: L-Shape



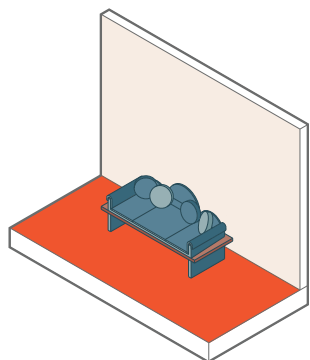
**KITCHEN ISLAND TABLE**  
Unit: Garage Conversion

# Included Features

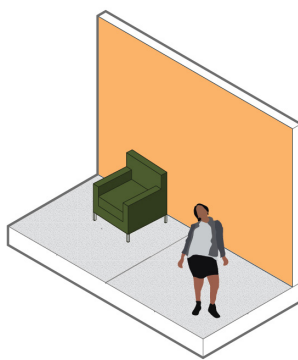
In addition to the appliances and fixtures that are included in all units, there is also a group of Special Features that come with your new ADU at no extra cost. These Included Features include Built-In Furniture and your choice of Floor and Wall Treatments.

## Floor Treatments

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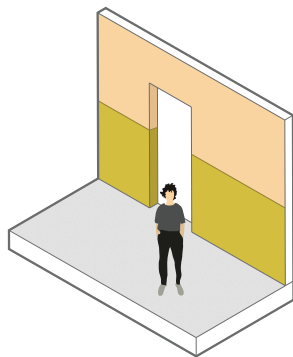
STAINED CONCRETE



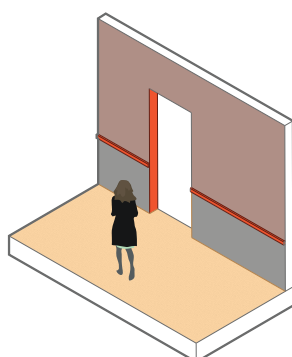
SCORED CONCRETE

## Wall Treatments

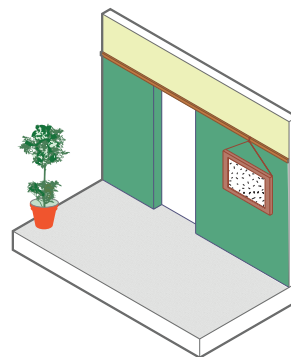
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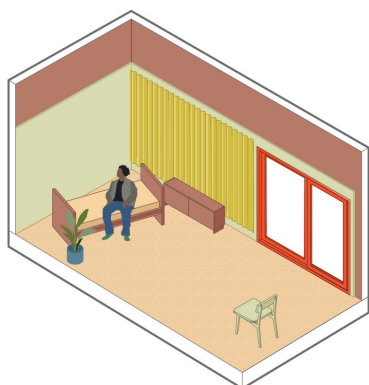
TWO-TONE  
WALL



CHAIR RAIL &  
TWO-TONE WALL



PICTURE RAIL &  
TWO-TONE WALL



PRIVACY CURTAIN  
ON MOUNTED TRACK



# Upgrade Features

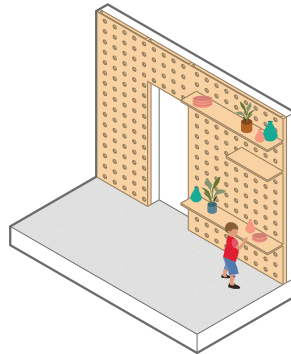
In addition to the appliances, fixtures, and features that are included in all units, there are also Upgrade Design Features that you can choose to add to your new ADU. These Upgrade Features will incur additional costs. Prices will be quoted on a case-by-case basis.

## Cabinets & Built-In Furniture

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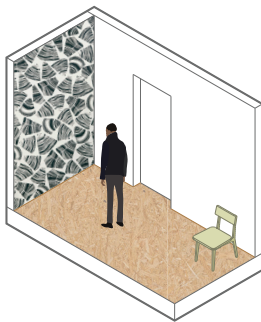
IKEA STORAGE WALL



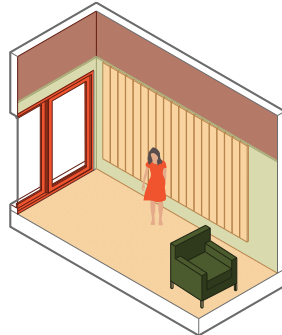
CUSTOM STORAGE WALL

## Wall Treatments

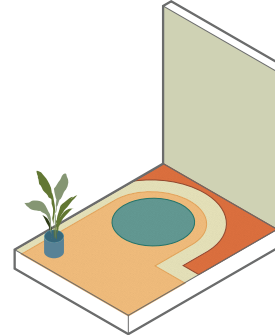
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WALLPAPER



FABRIC WALL PANELS



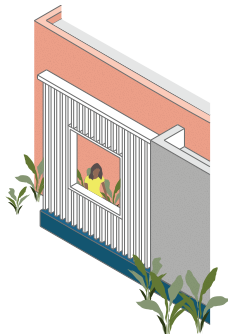
SCORED & STAINED  
CONCRETE

## Floor Treatments

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## Outdoor

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PRIVACY SCREEN



PLANTER



SITE LANDSCAPING

# Upgrade Features

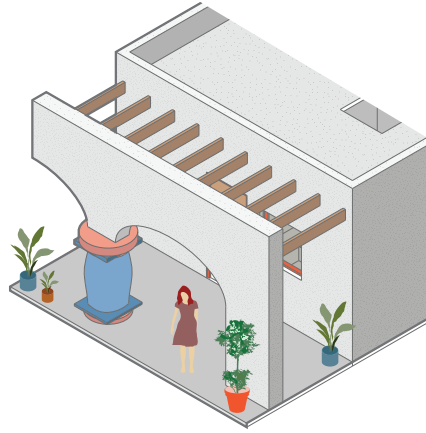
In addition to the appliances, fixtures, and features that are included in all units, there are also Upgrade Design Features that you can choose to add to your new ADU. These Upgrade Features will incur additional costs. Prices will be quoted on a case-by-case basis.

## Decorative Porches

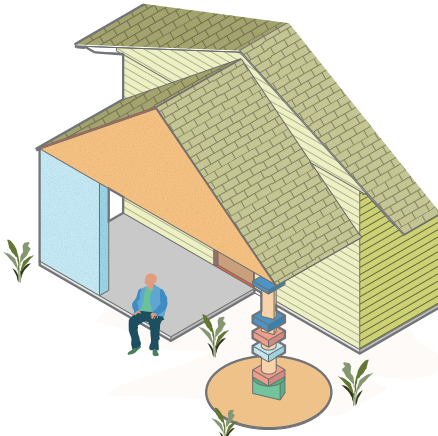
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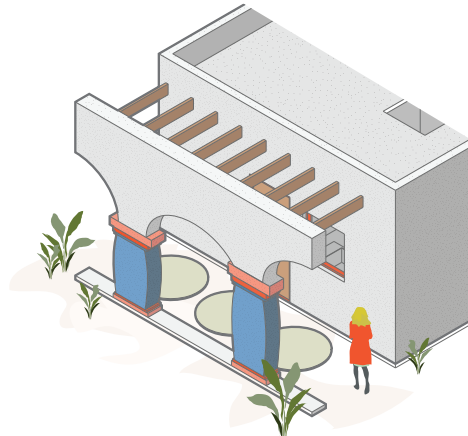
Neo-Colonial



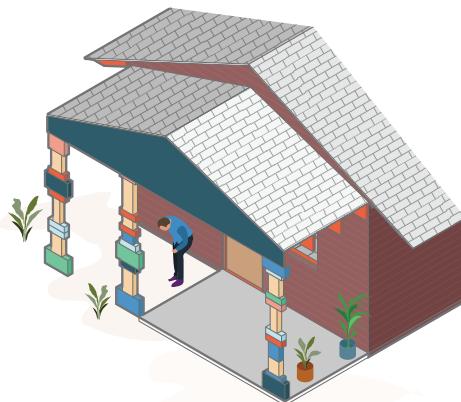
Defined Arches 1



Stacked Shapes 1



Defined Arches 2



Stacked Shapes 2



Defined Arches 3

# Disclaimers + Exclusions

The ADU designs in this package start at a baseline price that assumes that certain types of site work and/or upgrades are not necessary. Your site may require additional work, which will increase the total cost of your ADU. An updated budget for your particular project will be provided to you for your approval before any work begins. However, we want to provide a heads-up on potential items that are excluded from baseline prices.

## EXCLUSIONS FROM BASELINE PRICES:

### Garage Conversions

- Foundation footings (if the City deems existing footings are not acceptable)
- Structural upgrades
- Porches

### Upgrades to Main House

- Upgrades to main house electrical system
- Upgrades to main house gas system
- Upgrades to main house water supply or sewer lines

### Extra Permit Fees

- Additional permit review for Historic Preservation Overlay Zone (HPOZ) or Specific Plan
- Utility connection or relocation fees for water, gas, or electric

### Site Work

- Landscaping and hardscaping beyond selected ADU Plan
- Tree removal
- Demolition of existing structures
- Covered or uncovered parking, garages, or carports

The specific appliances, products, and features that are outlined in this package are subject to availability.

# Interior Views Examples



**Example A.**  
Garage Conversion (1-Bedroom.)  
View towards Kitchen and Living Room. Shown in “Warm Neutral” color palette.



**Example B.**  
Micro-Unit (2-Bedroom.)  
View of Living Area. Shown in “Cool Neutral” color palette.



**Example C.**  
Studio (Garage Conversion.)  
View towards Kitchen. Shown in “Vibrant” color palette.