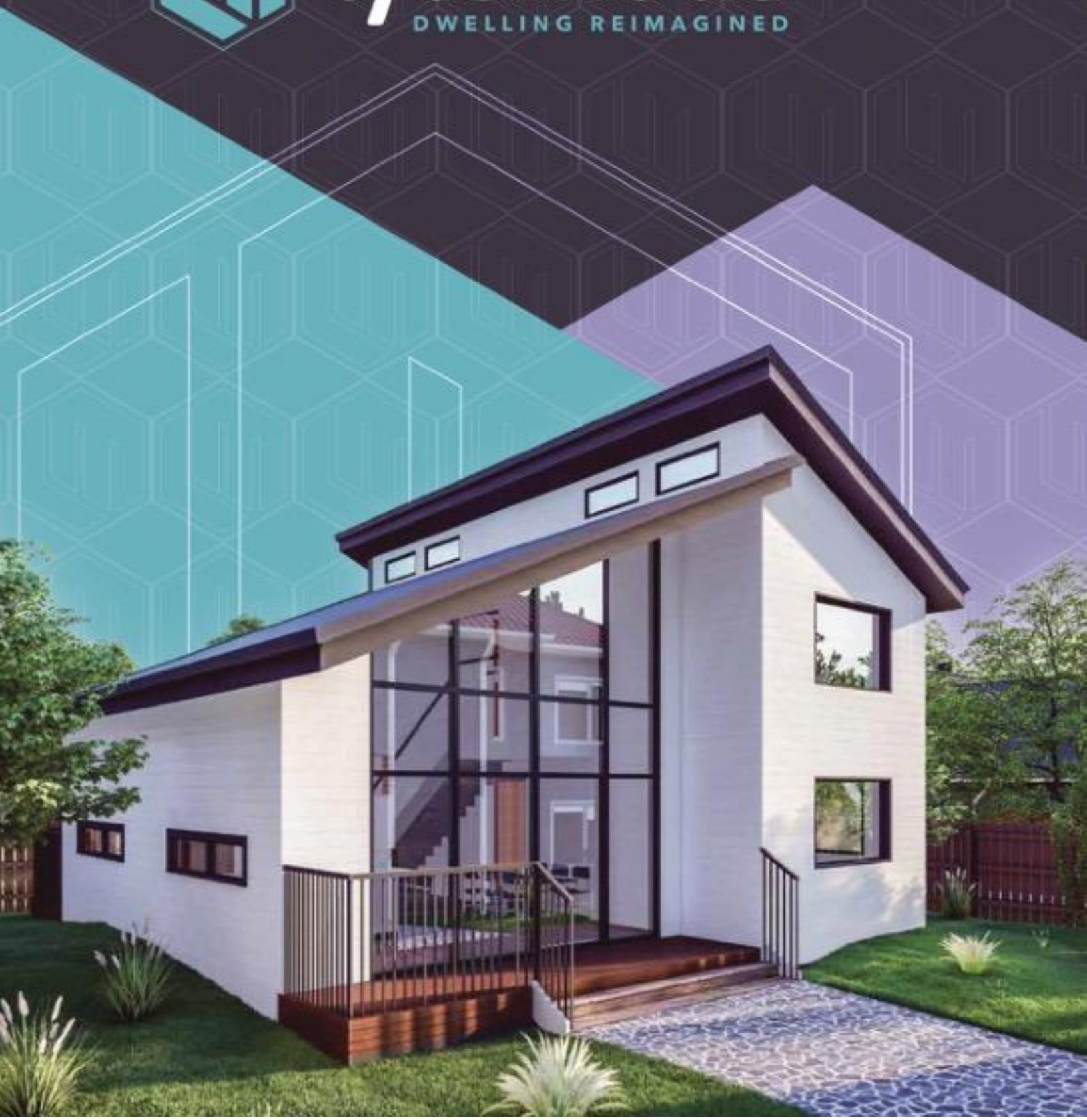




lytemods™
DWELLING REIMAGINED





ALTADENA

Fight FIRE With STEEL

100% Non
**Combustible
LGS Framing**

That's Our Way
Of Rebuilding
Our Community

Fire —
RESISTIVE



 **ADU**
CONCEPTS

ALTADENA **REBUILD** EXPERTS

SERVING
THE GREATER
LA AREA



FIRE RESISTANT
LIGHT GAUGE STEEL FRAMING



BUILD FASTER
SAFER AND STRONGER



ADD ADUs
ADDITIONAL RENTAL INCOME



INCREASE PROPERTY VALUE
LOWER INSURANCE COSTS



GAP FINANCING AVAILABLE
MAIN HOUSE & ADUs



855.202.7099



Altadena deserves more than a rebuild. It deserves a smarter way forward.

At lytemods, we help homeowners rebuild with greater strength, speed, and long-term resilience through fire-resistant Light Gauge Steel framing and a streamlined design-build process.

Whether you are rebuilding your main home, adding a detached ADU for family, creating rental income, or exploring how to transition approved wood-framed plans into a non-combustible LGS system, our team is here to help guide the process from design and engineering through permitting and construction.

Why homeowners are choosing lytemods:

- Fire-resistant LGS framing
- Faster, safer, stronger construction
- Detached ADUs designed for Southern California living
- Added flexibility for family, guests, or rental income
- Potential to increase property value and reduce long-term risk

If you already have plans approved or in progress, we may be able to review them and determine whether conversion to Light Gauge Steel is possible.

Ready to rebuild? Call us at 855.202.7099 for a FREE project evaluation.

Accessory Dwelling Units (ADUs) are an Incredible Opportunity!

ADUs are a fantastic investment for property owners and developers in Los Angeles:

- Build on the property you already own.
- Generate immediate cash flow and long-term passive rental income.
- Create space for extended and/or growing families.
- Increase your property value by 25-50%.
- Financing is easy to attain for your building projects.

lytemods™ is honored to be included in the Los Angeles Department of Building and Safety (LADBS) ADU Standard Plan Program.



lytemods™ is an architectural, design, engineering & manufacturing builder of hybrid-modular Accessory Dwelling Units (ADUs), pre-designed and pre-engineered utilizing Light Gauge Steel (LGS), robotic technology, sustainable and environmentally friendly materials & finishes, and the latest in smart home technology. They are designed with comfort and ease of maintenance in mind, and built to stand the test of time.

We offer an end-to-end, efficient and cost effective product and service that makes buying and building your ADU as affordable and easy as possible.

No matter the size of your backyard, lytemods™ offers a customizable model to suit your configuration, lifestyle, and taste!



micro mods

lytemods™ micro mods are the most affordable units and have been thoughtfully designed to provide a solution for property owners with limited backyard space. They pack the most value within the smallest footprint!

micro
mods



U200-L1

MICRO MOD - 1 STORY Loft, 1 Bath 200 SQFT

Our most compact backyard ADU. This 200 sq ft ADU fits into the smallest area - while still offering contemporary living with modern conveniences. Ideal for students, as a home office, or a rental unit.

DIMENSIONS: 17' 8" X 12' 8"





U250-01

MICRO ADU - 1 STORY Studio, 1 Bath 255 SQFT

A multi-functional studio unit, this smart ADU's floor plan is designed to maximize limited backyard space. It easily adapts to meet the needs of any situation or backyard configuration.

DIMENSIONS: 16' 7" X 16' 7"





U400-11

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

This contemporary ADU is designed to provide maximum privacy, comfort, and independence for tenants, home offices, or aging in place family members.

DIMENSIONS: 27' 3" X 16' 5"





U570-22

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

This charming ADU is perfect for property owners looking to increase rental income potential. The floor plan features 2 bedrooms on opposite sides of the communal area, making it ideal for roommates.

DIMENSIONS: 37' 7" X 16' 4"





U720-32

MICRO ADU - 1 STORY 3 BED, 2 BATH 723 SQFT

At just under 750 sq ft, this ADU's smart floor plan ensures speedy permit submission and approval as well as exemption from paying thousands of dollars in impact fees.



DIMENSIONS: 47' 7" X 16' 6"

single family mods

lytemods™ offers 7 unique hybrid-modular dwelling units 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 ADU's design boasts high vaulted ceilings, huge windows, and other sensational features while still maintaining a compact floor plan.

DIMENSIONS: 22' 6" X 19' 3"





S500-11

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

This versatile ADU design may be utilized as an in-law suite/granny flat to keep your loved ones close, while providing them with the space and privacy they desire.



DIMENSIONS: 25' 9" X 21' 7"



S800-225

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

This ADU's beautiful L-shaped design has 2 spacious bedrooms, 2.5 bathrooms, and wraps around a private patio that's great for entertaining day or night. It's a homeowners dream and ideal for multiple tenants.

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 two-story ADU is thoughtfully designed to allow ample division of personal space. The second bedroom can also serve as a home office, gym, or yoga studio.

DIMENSIONS: 22' 5" X 25' 6"





S1200-32

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

With 1200 sq ft, this ADU's unique floor plan is divided into two separate living spaces which both creates a desirable private master suite and maximizes rental income.

DIMENSIONS: 52' 1" X 25' 3"





S1200-42

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

Our deluxe two-story ADU design features 4 bedrooms (each big enough to fit a queen sized bed), 2 bathrooms, a fully equipped kitchen, and a huge private patio. It offers 1,200 sq ft of spacious comfort.

DIMENSIONS: 34' 3" X 30' 2"





S1200-42*

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

This gorgeous upgraded unit features huge front and rear windows for an even more contemporary and spacious environment.

DIMENSIONS: 34' 3" X 30' 2"





S1200-335-3

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

Our ADU Maximus! The ultimate customized ADU featuring an open floor plan, top-of-the-line finishes, a 3 car garage, multiple outdoor patios, and a glorious deck, pool & spa.

DIMENSIONS: 28' X 40' 4"





Features...Finishes...Upgrades



Integrated Living Spaces

With Limitless Possibilities!

lytemods™ are beautiful hybrid modular ADUs. They are efficiently constructed and affordable to customize, manufacture and install. ADUs help families to live in close proximity and to be socially responsible. Additional rental income is another benefit.

Our innovative models and versatile floor plans feature modern architecture, contemporary designs, top-of-the-line materials, finishes & amenities, and other premium upgrades that homeowners are eager to experience - from solar panels to built-in digital home automation, elegant landscaping, and much more.

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

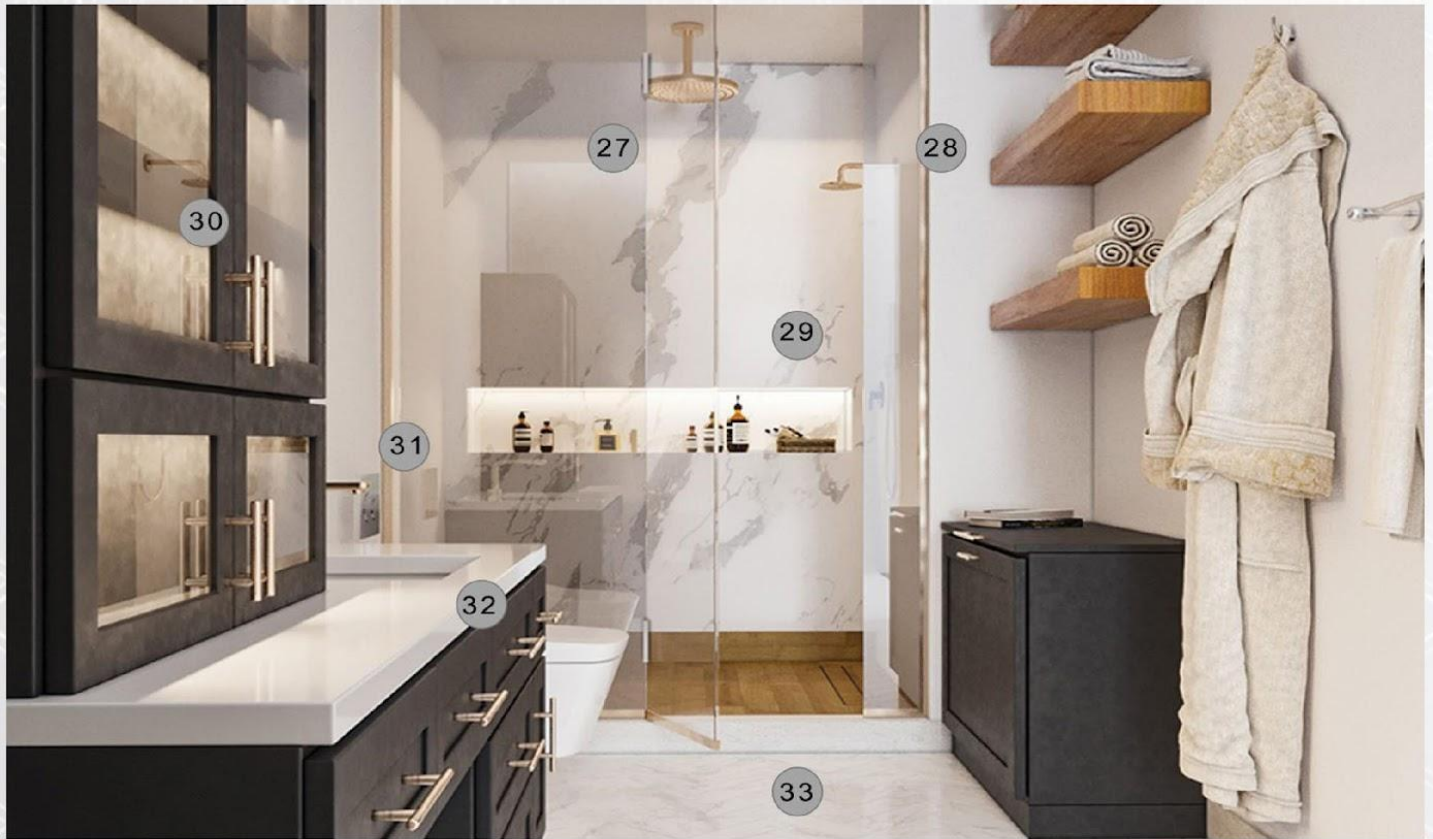


Every unit comes outfitted with:

- 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

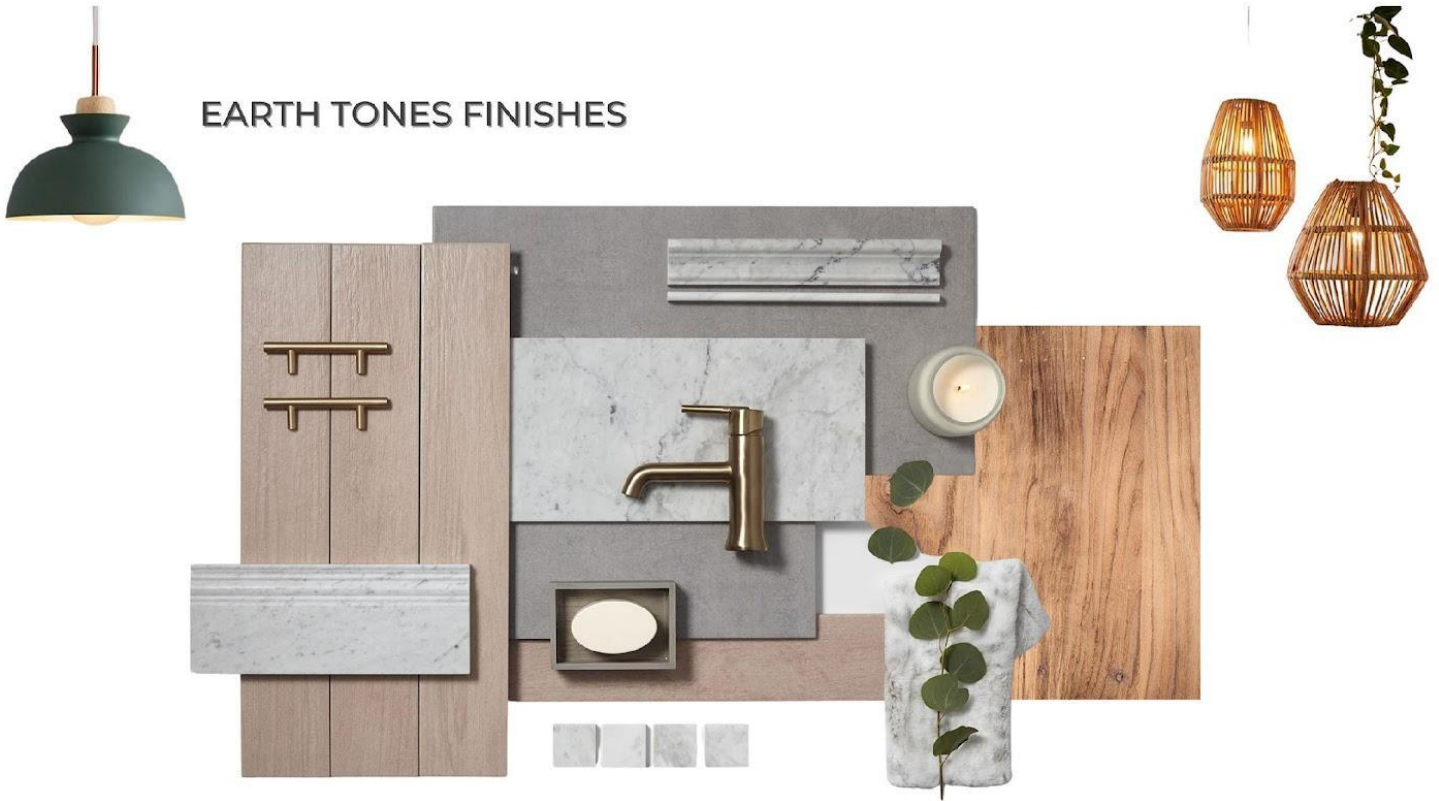


Every unit comes outfitted with:

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



EARTH TONES FINISHES



DESIGN PRESETS:



EARTH TONES *Calm*

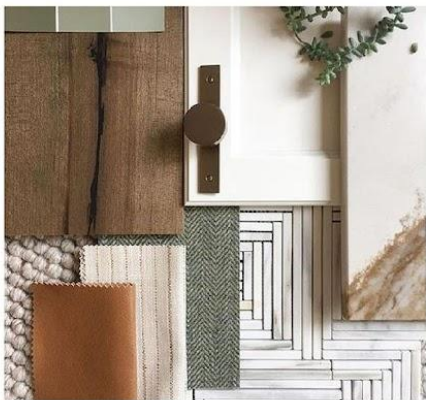
Standard finishes | Option 1



EARTH TONES

Calm

Earth colors represent the varied colors of ground, soil and natural minerals, Together they create a harmonious theme; The woods, warm finishes, complimentary colors and patterns create a color pallet that reflects a calm and blissful home.



Standard finishes | Option 2



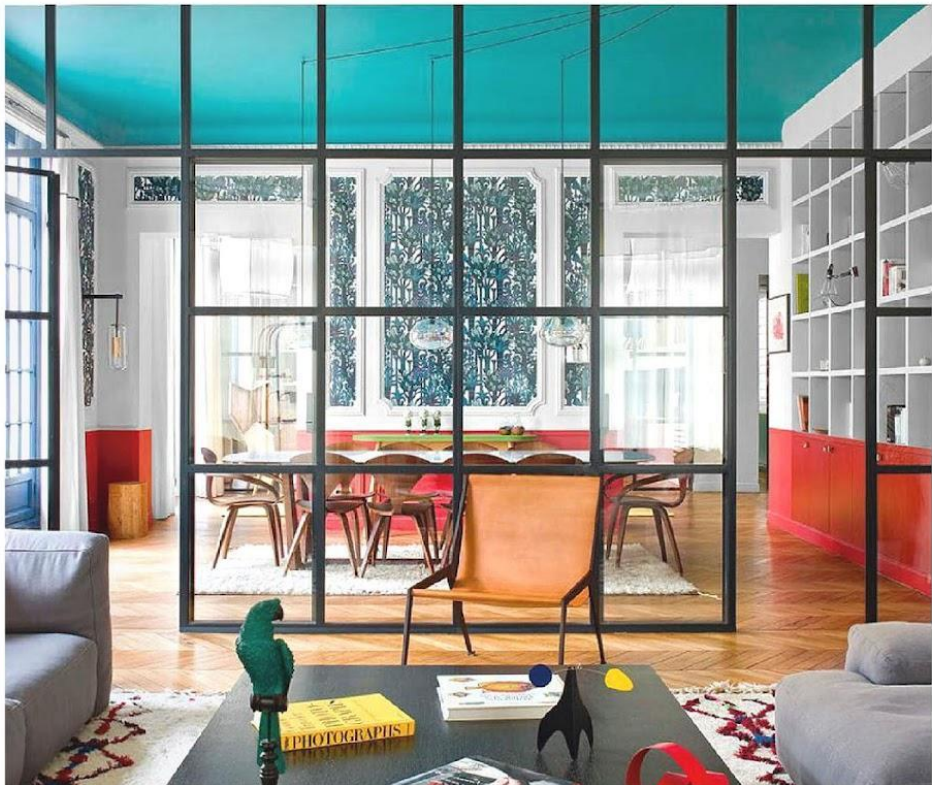
MONOCHROMATIC

Grays

Sophisticated gray is one of the smartest decorating choices for elegance and style. Grey is a fabulous neutral, often with a subtle underlying color. The Gray has been trending for the past decade, designers approve that it will be applied for many more years with both warm & cool tints & shades.



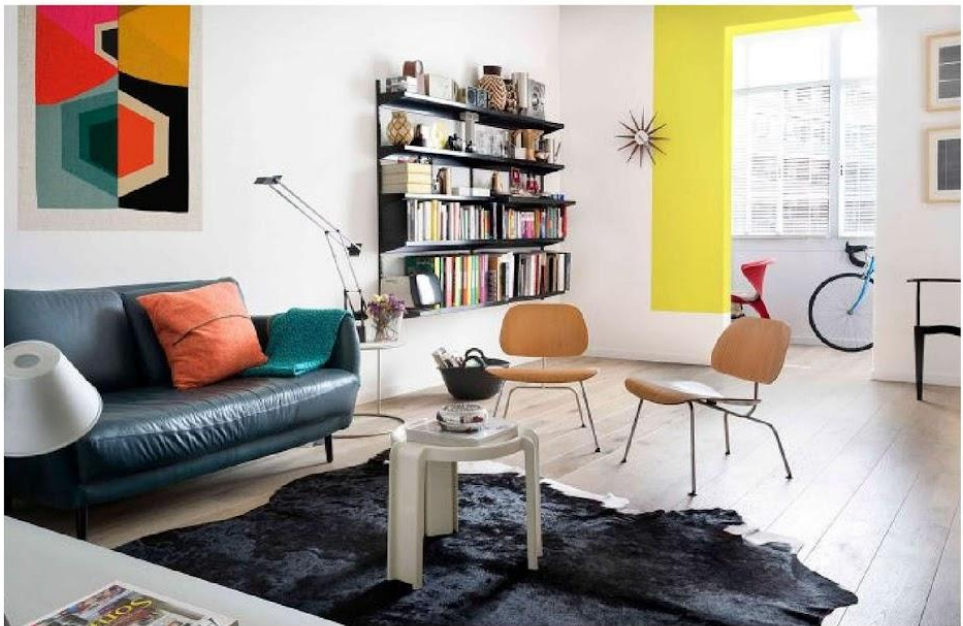
Standard finishes | Option 3



VIBRANT TONES



Vibrant colors are bright. Vibrant was originally intended to describe sounds. Sound waves vibrate, and when they vibrate more rapidly, they sound brighter. Many Students live around LA County. So for a fun & young living space we suggest to get a lil edgy with a muted compliment to balance the space.





DESIGN PRESETS:

WINDOWS & DOORS



Aluminum Windows



Aluminum Sliding



Fiberglass 1 Line



Fiberglass 3 Square



Wood 5 Panel Red



Fiberglass 2 Panel Indigo



Wood 6 Panel

FLOORING



Bamboo Natural



Bamboo Light Natural



Porcelain Concrete

DOOR HARDWARE



Handle Polished Chrome



Knob Polished Chrome



Handle Set Knob Chrome



Handle Set Chrome

LIGHTING



Chandelier Chrome Edison



Pendant Chrome



Pendant Nordic



Pendant Macaron



Sconce 3 Ball Glass

KITCHEN



Cabinet Natural Maple



Cabinet Shaker Oak



Cabinet Glossy Indigo



Quartz White



Quartz Sparkling White

Pendant Metal Green



Cabinet Handles Chrome



Cabinet Knobs Chrome



Faucet Chrome



Faucet Brushed Chrome

BATHROOM



Vanity Double Gloss White



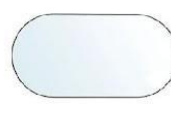
Vanity Single Matte White



Vanity Stainless Steel



Mirror Square White



Mirror Oval Black



ShowerHead Chrome



ShowerHead Black/Chrome



Toilet Round

VIBRANT *Urban*



SPANISH MODERN

Spanish Modern blends classic Mediterranean character with clean, modern simplicity. Smooth warm plaster walls, arched openings, and terracotta tones create an inviting foundation, while matte black and dark bronze accents keep the look crisp and contemporary. Natural woods and artisan tile details add texture and craftsmanship for a timeless, sun-washed aesthetic.



Key materials: smooth warm stucco, terracotta clay roof tile, terracotta flooring, rift oak wood tones, artisan tile accents, and matte black or dark bronze metal details.



SPANISH MODERN

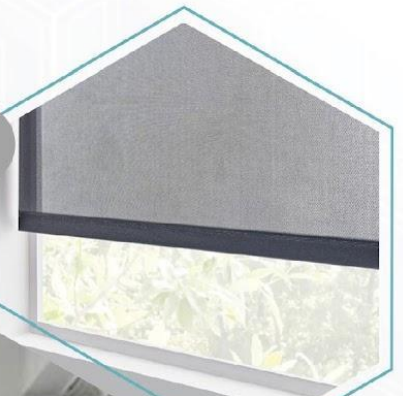
El estilo Spanish Modern combina el carácter mediterráneo clásico con una simplicidad moderna y limpia. Las paredes de yeso liso en tonos cálidos, los arcos y los matices terracota crean una base acogedora, mientras que los acentos en negro mate y bronce oscuro mantienen el diseño definido y contemporáneo. Las maderas naturales y los detalles de azulejo artesanal aportan



Materiales clave: estuco liso en tonos cálidos, teja de barro (terracota) para el techo, piso de terracota, tonos de madera de roble rift, acentos de azulejo artesanal y detalles metálicos en negro mate o bronce oscuro



1



3



4



2



5

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 4-6

- ✓ Manufacturing
- ✓ Site Prep
- ✓ Foundation

Month 2-3

- ✓ Design & Submit Plans for Approval
- ✓ Satisfy All City Clearances
- ✓ Receive Permit Approval
- ✓ Pay & Pull Construction Permit

Month 7-9

- ✓ Components Delivered to Site
- ✓ Erection, Installation & Build-out
- ✓ Final Inspection
- ✓ Certificate of Occupancy

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

**Some cities have different requirements and clearances with varying lengths of approval.



lytemods™
DWELLING REIMAGINED

1