



TB Real Estate Design ADU Starter Kit

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Your Guide to Building an Accessory Dwelling Unit (ADU)

At TB Real Estate Design, we specialize in high-efficiency ADU design and permitting across California.

Whether your goal is to:

- Generate rental income
- Add living space for family
- Increase long-term property value

We provide a streamlined, start-to-permit solution—handling everything from feasibility to approved plans. Every property is different. We'll help you unlock the maximum allowed buildable potential on your lot.

Step 1: ADU Planning Checklist

✓ Determine Your ADU Type:

- Garage Conversion (fastest & lowest cost)
- Attached ADU
- Detached ADU (highest value add)
- Junior ADU (JADU)

✓ Zoning & Development Potential (Handled by TB Real Estate Design)

- Lot eligibility (almost all Single-Family lots qualify under CA law)
- Parking exemptions
- Maximum unit size (up to 1,200 SF in many jurisdictions)

✓ Define Your Goal

- Monthly rental income
- Multigenerational living
- Resale value boost
- Short-term vs long-term strategy

✓ Realistic Budget & Timeline

- Design & Permitting: 2–4 months (typical)
- Construction: 4–8 months (typical)

✓ Build Your Team

- ADU Designer + Structural Engineer (we handle both)
- General Contractor
- Lender (if financing)

👉 Not sure where to start?

We offer a FREE ADU feasibility review for your property.

Step 2: ADU Financing Options

💰 Home Equity Line of Credit (HELOC)

- Flexible draw as needed
- Lower rates than unsecured loans

💰 Cash-Out Refinance

- Replace mortgage with higher loan amount
- Lump sum for full project funding

💰 Renovation / Construction Loans

- FHA 203(k) / HomeStyle loans
- Designed specifically for ADU + improvements

💰 Private & ADU-Specific Lenders

- Faster approvals
- Flexible underwriting

👉 We can connect you with ADU-experienced lenders who understand these projects.

Step 3: ADU Design & Permitting Process

🧠 Feasibility Study (Handled by TB Real Estate Design)

- Zoning analysis
- Buildable square footage
- Layout strategy for max ROI (Return-On-Investment)

✍️ Custom ADU Design & Plans

- Architectural + Structural plans
- Title-24 energy compliance
- Optimized layouts for rental value

City Plan Check & Approval

- Full submission handled by us
- Corrections & revisions managed in-house
- We deal directly with the city so you don't have to

Construction Coordination

- Work with a vetted contractor
- We can refer trusted builders

Final Inspection & Completion

- Certificate of Occupancy issued
- Ready to rent or move in

 Permitting is complex. We make it predictable.

Why Choose TB Real Estate Design?

- ✓ One-stop solution (Design + Engineering + Permits)
 - ✓ Deep expertise in California ADU laws
 - ✓ Faster approvals through experience
 - ✓ Designs focused on maximum ROI, not just aesthetics
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Can Your Property Add an ADU?

Get a FREE Property Feasibility Review

 818-652-8484

 tbredesign.com/ADU