



BUILD WITH CONFIDENCE

THE ESSENTIAL BUYER'S GUIDE FOR MODULAR ACCESSORY DWELLING UNITS

PROSPECTIVE CLIENTS

Author:

BRIAN ENGLISH

Founder / Owner **ORIGIN STUDIO**



Origin Studio Designs, LLC
2108 N St Suite N
Sacramento, CA 95816

Factory:
410 Hope Ave.
Columbus, IN 47401



sales@originstudio.design
www.originstudio.design
Phone: +(909) 278-8346



ORIGIN STUDIO

MAKE SPACE - FOR WHAT MATTERS MOST

Origin Studio is a leading design and manufacturing company specializing in Accessory Dwelling Units (ADUs) that combine modern design with functionality. Founded by Brian English, our studio brings together a unique blend of architecture, sustainability, and personalized service to create beautiful, affordable spaces that cater to multi-generational living and evolving family needs. Our designs stand out not only for their aesthetic appeal but also for their focus on solving real housing challenges, such as the need for privacy and accessibility in smaller, flexible living spaces.

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IN A MOBILE WORLD

INTRODUCTION

1

THE ESSENTIALS FOR BUYING MODULAR

Welcome to your guide for buying a modular Accessory Dwelling Unit (ADU). At Origin Studio, we believe that modular ADUs offer a flexible, efficient, and cost-effective solution to the housing challenges and lifestyle shifts many families face today. Whether you're looking to create a space for a loved one, generate rental income, or simply expand your living space, this guide will help you understand why modular might be the right choice for you and what to expect when you work with us.

THINK OUTSIDE THE BOX

This short self-help guide is designed for potential customers interested in buying modular ADUs. This guide will help you understand the advantages of modular construction, assess if your property is suitable for an ADU, and provide a summary of the process when you choose to work with Origin Studio.

This guide is designed to empower homeowners to better understand the work involved in installing a modular Accessory Dwelling Unit (ADU). It will help you navigate the process, feel confident in discussions with local contractors, and compile the necessary information to successfully pursue your project. You'll find detailed steps, key questions to ask contractors, and worksheets to record important details, ensuring you are well-prepared every step of the way.

WHY CHOOSE MODULAR OVER ALL THE REST



CORE REASONS

+ SPEED & EFFICIENCY

+ COST CONTROL

+ QUALITY ASSURANCE

+ SUSTAINABILITY

+ MINIMUM DISRUPTION

SPEED, COST, & QUALITY WITH LESS DISRUPTION



Since most of the construction is done off-site, there's significantly less noise, mess, and disruption on your property, which is especially important in established neighborhoods.



SPEED AND EFFICIENCY

Modular ADUs are built in a factory setting, allowing for faster construction without the delays often caused by weather or labor shortages on-site. A modular build typically takes weeks, compared to several months for a traditional stick-built structure.



QUALITY ASSURANCE

Modular ADUs are built to meet or exceed local building codes and undergo rigorous quality checks throughout the construction process. The controlled environment of the factory ensures a level of precision and quality that's hard to achieve with traditional on-site construction.



COST CONTROL

Factory construction enables us to maintain better control over costs, minimizing unexpected expenses. The streamlined building process and bulk purchasing of materials reduce waste and keep prices predictable.



SUSTAINABILITY

Building modularly produces less waste, uses materials more efficiently, and often incorporates sustainable practices like energy-efficient designs and eco-friendly materials.

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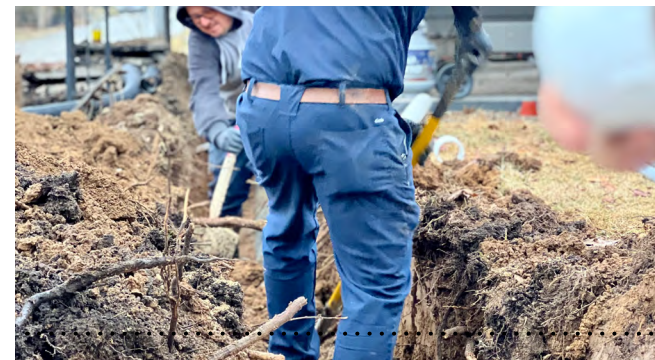
IS YOUR PROPERTY A GOOD CANDIDATE FOR A MODULAR ADU?



Before diving into your ADU project, it's essential to evaluate whether your property can accommodate a modular unit. Here's what to consider:

01 FOUNDATION REQUIREMENTS

Modular ADUs typically need a simple foundation, like a concrete slab or piers. Your site's soil conditions and topography will influence the type of foundation required.



02 BUDGET CONSIDERATIONS

Be realistic about your budget, including site preparation, permitting, utility hookups, and landscaping. Modular ADUs provide cost savings, but it's essential to factor in all related expenses.



03 ZONING AND PERMITS

Check local zoning laws to ensure ADUs are allowed on your property. Some areas have specific requirements for ADU size, setbacks, and height restrictions.



04 SPACE AND ACCESS

Measure your available space to see if an ADU can fit comfortably. Also, consider access to your backyard or lot; a crane or other equipment may be needed to place the unit on your property.



05 UTILITIES & INFRASTRUCTURE

Consider how your ADU will connect to existing utilities such as water, electricity, and sewage. Utility hookups can impact the feasibility and cost of your project.



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ORIGIN STUDIO'S PROCESS

Origin Studio began building modular ADUs to offer a flexible, efficient, and cost-effective solution to the housing challenges and lifestyle shifts many families face today. Whether you're looking to create a space for a loved one, generate rental income, or simply expand your living space, modular ADUs are making more sense to more families. Below is Origin Studio's standard process to see how one company handles the entire process.

01

1. CONSULTATION AND DESIGN ALIGNMENT // RAPPORT

We begin with a free consultation to understand your needs, vision, and budget. You'll have the opportunity to choose from our range of thoughtfully designed ADUs or work with us to customize a design that fits



02

2. SITE ASSESSMENT FEASIBILITY // UTILITY

Our team will visit your property to evaluate its suitability for a modular ADU. We'll review access points, utilities, and local regulations to ensure a smooth installation.



03

3. PERMITTING & APPROVALS CODES // STANDARDS

We handle the permitting process for you, navigating local regulations and ensuring that your ADU meets all code requirements. This step can take some time, but we keep you informed every step of the way.



04

4. FACTORY CONSTRUCTION BUILD // FINISH

Once permits are secured, your ADU is built in our factory. This phase takes just a few weeks, and you can expect high-quality craftsmanship with a focus on detail.



05

5. SITE PREPARATION: DIG // CONNECT

While your unit is being built, our team prepares your site, including foundation work and utility setup. Once your ADU is ready, it's delivered and installed on your property.



06

6. FINAL INSPECTION & QUALITY CONTROL // ASSURANCE

After installation, a final inspection ensures everything is up to code. We'll walk you through your new ADU, making sure you're completely satisfied before we hand over the keys.



07

7. POST INSULATION SUPPORT RELIABLE // WARRANTY

Our commitment doesn't end with the installation. We're here to provide ongoing support and answer any questions you have about your new modular ADU.

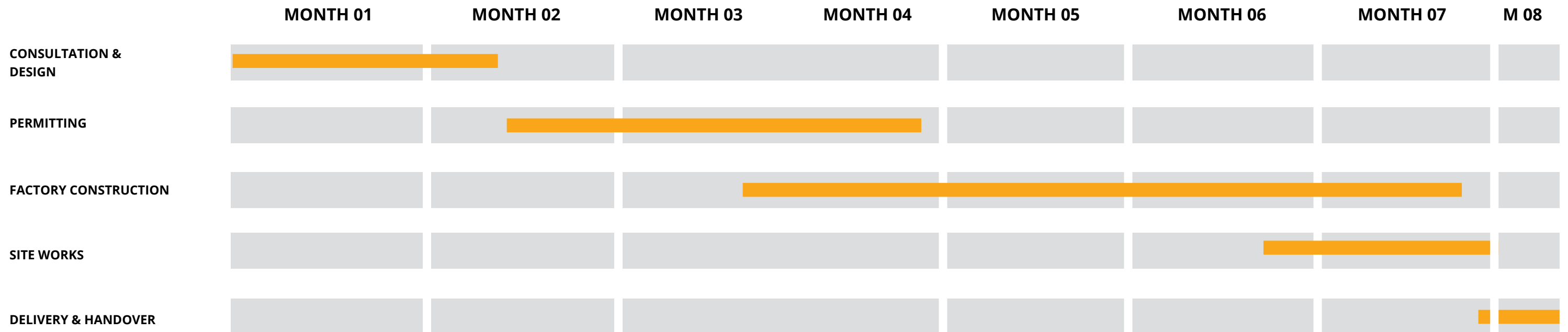


TIMELINE
05



PROJECT STAGES

From start to finish projects last 6-9 months depending on their complexity. The benefit of modular construction is that things can happen simultaneously rather than sequentially as in traditional construction. Another key benefit in modular construction is that the States approve the building design while the local cities review and approve the site works. This can accelerate projects also.



CONSULTATION & DESIGN

Initial phase where we discuss your needs, explore design options, and finalize the ADU plans tailored to your property.



PERMITTING

Navigating through local regulations, submitting designs for review, and obtaining necessary permits to proceed with construction.



FACTORY CONSTRUCTION

Your ADU is built in a controlled factory setting, ensuring high quality and rapid completion away from weather delays.



SITE WORKS

Preparation of your property, including foundation installation, utility hookups, and any required grading or landscaping adjustments.



DELIVERY & HANDOVER

The completed ADU is delivered, installed on-site, and inspected, followed by a final walkthrough to ensure satisfaction before handing over the keys.

06



BUDGET EXAMPLE

01	MODULAR ADU	
	• Cost of building the modular ADU unit in a factory setting, including materials, labor, and assembly.	\$ 80,000
	• Design Complexity: Custom designs or upgrades (e.g., finishes, fixtures) can increase costs.	\$ ---
	• Size of the ADU: Larger units cost more due to additional materials and labor.	\$ ---
	• Material Quality: High-end finishes will increase overall costs.	\$ ---
02	FOUNDATION	
	• Expenses for site preparation, excavation, and installation of foundation.	\$ 15,000
	• Foundation Type: Costs vary for concrete slabs, pier and beam, crawl spaces, or basements.	\$ ---
	• Site Conditions: Poor soil, uneven terrain, or high water tables can lead to additional costs.	\$ ---
	• Excavation Needs: Extra grading or leveling work increases the cost.	\$ ---
03	UTILITY CONNECTIONS	
	• Installation and connection of water, sewage, electricity, and gas services.	\$ 13,000
	• Distance from Main Lines: Longer distances to existing utility connections increase trenching and installation costs.	\$ ---
	• Separate Meters vs. Shared: Installing separate meters is more expensive but offers independence for renting.	\$ ---
04	PERMIT COSTS	
	• Fees associated with acquiring building permits and any local inspections.	\$ 5,000
	• Location: Permit fees vary widely depending on local regulations and city/ county requirements.	\$ ---
	• Special Permits: Additional permits may be needed for environmental impacts, variances, or historical districts.	\$ ---
	• Time for Approval: Extended timelines can add costs due to design revisions or resubmissions.	\$ ---
05	OTHER COSTS: TRANSPORTATION, CRANE, ETC	
	• Costs for transporting the modular ADU from the factory to the site and using cranes or other equipment to place the unit.	\$ 12,000
	• Distance from Factory: Longer transport distances will increase costs.	\$ ---
	• Site Accessibility: Difficult sites may require temporary modifications to fences and landscaping.	\$ ---
	• Crane Requirements: Larger units or complex installations may need specialized cranes, which add to the expense.	\$ ---
		\$ 125,000

RETURN ON INVESTMENT

Investing in a modular ADU provides financial gains and lifestyle benefits.

- *Quick Payback Period: Rental income can help recover your investment in a few years.*
- *Enhanced Property Value: ADUs add considerable resale value to your home.*
- *Flexible Living Solutions: Beyond financial returns, ADUs offer lifestyle flexibility that saves money in other areas.*



BOOK A DESIGN CONSULTATION

07



BOOK A DESIGN CONSULTATION



**WE'RE HERE TO HELP ASSESS
YOUR PROJECT**

*Ideate with us about how to achieve
your design and aims with the
parameters of your site, resources,
timeline, etc.*

