Backyard Living Solutions Guide

Derrick Schwartz

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BACKYARD LIVING SOLUTIONS

About Derrick Schwartz

For more than 25 years, I've worked in construction, real estate, and development. Over that time, I've taken on a wide range of projects, from home remodels and additions to flipping houses, renovating over 1,000 apartments, and helping rezone multiple sites. That kind of experience has given me a unique perspective, because I've seen construction from every side — the contractor's side, the homeowner's side, and even the inspector's side. Because of that, I understand not only how to get a project done, but where the headaches usually come from and how to avoid them before they become real problems.

That's a big part of why I started this ADU business. I wanted to get back into hands-on construction, but I also wanted to build something thoughtful — something that solves a real need for families. When towns started opening the door to ADUs, it immediately clicked for me. This was a real solution for people who want to keep aging parents close, help married children get started, or create a smart financial opportunity right on their own property.

I've built this business around making the process as clear, organized, and predictable as possible. My clients choose the model and finishes, and I handle the planning, coordination, permits, and construction from start to finish.
I stay heavily involved throughout the process, because it matters to me that my clients feel heard, informed, and taken care of
At the end of the day,
I want people to feel like they got exactly what I promised — and enjoyed the process a whole lot more than they expected.

Welcome to Backyard Living Solutions.

My name is Derrick Schwartz,

I created this company because I believe a lot of homeowners are sitting on a solution and do not even realize it yet.

For some people, the problem is financial. They want to create another source of income. For others, it is family. They want a real solution for an aging parent, or a place for a newly married child to start out while staying close to home. In a lot of cases, it is both. What I do is help homeowners solve those problems by putting a fully planned ADU in their backyard.

The reason I feel so strongly about this business is because I do not see it as just building a small house. I see it as solving a problem in a way that makes sense for real people and real families.

I also know construction can be stressful. Most homeowners are not looking to take on a giant project full of unknowns, endless decisions, delays, and surprise costs. That is one of the biggest reasons I built my process the way I did. I wanted to create something much more streamlined than traditional construction, where I can guide the client through the whole thing and make it as simple and clear as possible.

I offer three modular layouts that are already thoughtfully designed, which helps avoid a lot of the unnecessary complications of starting from scratch. Then the homeowner gets to choose the finishes, so the end result still feels custom and personal without reinventing the wheel every time. I handle the process from the early planning stages through permits, site work, delivery, installation, and final completion.

I know this is still a newer concept for a lot of people, and with that comes hesitation. That is normal. People want to know if it will work on their property, if it is worth the investment, and if the person they are trusting has really put in the thought and due diligence. I take that seriously. I do not just want people to get excited about the idea — I want them to feel confident in the process.

That is why I start by making sure it is even the right fit. First we have a phone call. Then I come out to the property and look at the real-life details — lot size, placement, access, utilities, crane delivery, trees, parking, and any issues that could affect the project. From there, I move into due diligence, working with the architect, engineer, subcontractors, crane company, and everyone else needed to really understand the project before moving forward. I believe that doing the homework upfront is what helps avoid problems later.

I have been in construction for over 20 years, with more than 10 years as a contractor. I have flipped over 30 houses, worked on over 1,000 apartments, and handled all kinds of jobs from additions to decks. I also spent over 10 years selling building materials and manufactured products to contractors, which gave me another level of understanding of how jobs come together, where people lose money, and how to keep things efficient.

To me, trust matters just as much as the product itself. Homeowners need to know that I understand what I am doing, that I have the right people around me, and that I am thinking ahead for them. That is exactly what I try to bring to every project.

Backyard Living Solutions is for the homeowner who wants a real solution, not more confusion. My job is to take a big idea, make it practical, and help bring it to life in a way that feels organized, manageable, and worth doing.
If you are looking for a way to create more opportunity out of your property, I would be honored to help you explore it.

— Derrick Schwartz

BLS ADU
BACKYARD LIVING SOLUTIONS

What is an ADU?

An ADU (Accessory Dwelling Unit) is a smaller, self-contained home located on the same property as a primary residence. Think of it as a "second unit" that has the essentials for independent living—typically a kitchen (or kitchenette), bathroom, sleeping/living area, and a separate entrance. ADUs can be detached (a backyard cottage), attached (an addition to the main house), or converted from existing space like a garage, basement, or over-the-garage suite. They're sometimes called granny flats, in-law units, carriage houses, or backyard homes (terminology varies by region).

At the basics level, ADUs are governed by local zoning and building rules, which usually cover things like maximum size, height, setbacks (distance from property lines), parking requirements, utility hookups, and whether the owner must live on-site. They can be designed for long-term rentals, family use, or flexible living arrangements, and they often add usable housing without changing the neighborhood's overall character as much as large multi-unit developments.

Benefits of ADUs are both personal and financial. For homeowners, an ADU can create rental income, help offset a mortgage, and potentially increase property value by adding livable square footage. For families, they're a practical way to keep loved ones close—like aging parents who want independence, adult children returning home, or a caregiver who needs nearby housing. ADUs can also support lifestyle needs: a dedicated space for remote work, a guest suite, or a future-proof plan if your household size changes.

ADUs can be a solution in a lot of scenarios because they add housing in a "gentle density" way—more homes without requiring new land or major infrastructure expansion. They can help communities address housing shortages, provide more affordable rental options (relative to larger homes), and reduce commuting when people can live closer to jobs and family.

ADUs are booming because they solve several major homeowner and community needs at once:

• Housing demand is still high in many markets, and ADUs add housing without buying new land.

• Homeowners want new income streams (rentals) and more flexibility (guest suite, home office, caregiver space).

• Multi-generational living is rising, and families want privacy plus proximity.

• Municipalities are updating zoning to encourage "gentle density" (more homes, same neighborhood character).

• Property values and replacement costs remain elevated, making smart improvements more attractive.

An ADU can be a lifestyle upgrade, a financial strategy, or both.

Why We are Different.

What makes us different is that we're not "just building a small house" — we're helping homeowners unlock a solution they often don't realize they already have. For some, that solution is financial (a new income stream). For others, it's personal (a real plan for an aging parent, a newly married child, or multigenerational living). Most of the time it's both, and we design the ADU around the life problem first, not just the structure.

We also built the process to remove the biggest pain points of construction: unknowns, endless decisions, delays, and surprise costs. Instead of starting from scratch every time, we offer **three thoughtfully designed modular layouts** to keep things streamlined, then let homeowners personalize with finishes so it still feels custom. We handle the full scope — planning, permits, site work, delivery, installation, and final completion — so the client isn't stuck coordinating a dozen moving parts.

And we lead with confidence, not hype. We start by confirming it's the right fit with a call and an on-site property review (placement, access, utilities, crane delivery, trees, parking, and constraints), then do real due diligence with the architect, engineer, subs, and crane team before moving forward. That upfront homework is what prevents problems later — and it's backed by **20+ years in construction**, **10+ years as a contractor**, and deep experience across flips, apartments, and building materials that helps us keep projects efficient and predictable.

A Smarter Way to Use the Home You Already Own

An ADU is more than a backyard structure. For many homeowners, it is a practical way to solve a real family or financial need while keeping the investment connected to their own property.
Whether you are looking to create rental income, care for an aging parent, or help an adult child get started, an ADU gives your property more flexibility today and more value for the future.

Rental Income
For homeowners looking for additional income, our 2-bedroom ADU offers a strong rental-style layout with 800 sq. ft., 2 bedrooms, and 1.5 bathrooms.

In Teaneck, current 2-bedroom rental averages are generally in the high-$2,000s to low-$3,000s per month. Based on that range, a backyard ADU may create meaningful monthly income while keeping the investment on your own property.

Example
Amount Estimated 2-bedroom ADU cost
Around $255,000
Example monthly rent
$2,800–$3,200
Example annual gross rent
$33,600–$38,400

Rental use depends on township approval, local zoning, and property eligibility.

A Smarter Way to Use the Home You Already Own

Aging Parents
For families caring for an aging parent, our one-story ADA-compliant 1-bedroom ADU offers a private and comfortable living option close to family.

Instead of moving a parent into the main house or paying ongoing monthly costs for outside living arrangements, an ADU can provide independence, privacy, and peace of mind right in the backyard.

Example
Amount
1-bedroom ADA-compliant ADU
520 sq. ft.
Estimated cost
Around $225,000
Best use
Aging parent or senior-friendly living

The goal is simple: keep your loved one close while giving everyone the space and privacy they need.

Adult Child / Young Couple
For families helping an adult child or young couple get started, an ADU may be a smarter alternative to years of rent.

In Teaneck, a 2-bedroom rental can often cost around $2,900–$3,200 per month. Over five years, that can equal approximately $174,000–$192,000 paid to a landlord.

Example
Renting at $2,900/month
$174,000
Renting at $3,200/month
$192,000
Building a 2-bedroom ADU
Creates private space on your property

How to Choose the Right Model

The "right" ADU size is the one that fits your lot, meets local rules, and matches your goal.

Step 1: Define your primary goal
· Rental income
· Aging parent suite
· Adult child / returning family member
· Guest house
· Home office / studio
Your goal determines layout priorities (privacy, accessibility, storage, separate laundry, etc.).

Step 2: Match layout to real-life use
Common layouts:
· Studio: best for budget + simplicity; great for short-term or single-tenant use.
· 1 bed / 1 bath: most popular for long-term rentals; better privacy and rentability.
· 2 bed / 1–2 bath: best for families or premium rent; higher cost and larger footprint.

Step 3: Design for livability (what renters and families care about)
· Natural light and ceiling height
· Storage (closets, pantry, linen)
· Sound separation from the main home
· Efficient kitchen triangle and counter space
· Laundry plan (in-unit vs shared)
· Outdoor transition (small patio can boost perceived value)

Step 4: Consider property constraints
· Setbacks and easements
· Utility locations
· Tree protection rules
· Slope and drainage
· Fire access requirements
A great ADU plan is always site-specific.

Municipality Regulations and Zoning

Every city/county is different, but most ADU rules fall into a few buckets.

The big categories to check

- Zoning eligibility: Is an ADU allowed on your parcel type?
- Size limits: Maximum square footage and/or percentage of primary home.
- Height limits: Especially important for detached ADUs.
- Setbacks: Minimum distance from property lines and other structures.
- Parking requirements: Some areas require additional parking, others waive it.
- Owner-occupancy rules: Some municipalities require the owner to live on-site.
- Rental restrictions: Minimum lease terms, short-term rental rules.
- Design standards: Exterior materials, roof pitch, window placement, privacy rules.
- Utility requirements: Separate meters, connection fees, or shared utilities.
- Fire/life safety: Egress windows, smoke/CO detectors, sprinklers (rare but possible).

Simple approach

- Start with a feasibility review (lot + zoning + utilities)
- Confirm max size and setbacks
- Validate parking and rental rules
- Then design to the rules (not the other way around)

Financing Options & Return on Investment

Financing depends on your equity, income, timeline, and whether the ADU will generate rent.

Common financing options

- Cash: fastest, simplest, often best pricing.
- Home equity loan or HELOC: flexible; good for phased builds.
- Cash-out refinance: can work if rates and equity align.
- Construction loan: designed for building; often converts to permanent financing.
- Renovation loan: sometimes usable for conversions.

ROI: how to think about it

ROI isn't just rent. Consider three value streams:

- Monthly cash flow (rent minus operating costs)
- Property value lift (market-dependent)
- Lifestyle value (family support, privacy, future flexibility)

Quick ROI framework (simple)

1. Estimate monthly rent (conservative)
2. Subtract operating costs (utilities, maintenance, management, insurance)
3. Compare annual net income to total project cost

If your goal is rental income, design decisions should support rentability: privacy, storage, quality finishes where they matter, and a layout that feels like a "real home."

ADU Client Project Flow and Timeline

Phase 1
Due diligence, feasibility, pricing, design, permits

Phase 2
Order unit, construction, and site prep

Phase 3
Deliver and install modular unit, complete touch-ups, and finish exterior work

Phase 4
Final walkthrough and town approval papers

Typical total timeline

Usually 5 to 8 months, depending on:

- town permitting speed
- utility coordination
- manufacturing lead times
- weather
- site conditions
- change orders
- inspection timing

Phase 1:
Due Diligence, Feasibility, Pricing, Design, Permits

Typical duration: 6–12 weeks

Goal

Confirm the project works, develop the right plan, price it properly, finalize the design, and secure permits.

Flow

1. Client signs Phase 1 agreement
   - client commits to the due diligence / preconstruction phase
   - Phase 1 payment is collected
2. Property and zoning review
   - review survey, tax map, and property information
   - evaluate setbacks, lot coverage, height, access, parking, and utility conditions
   - determine whether the lot supports the ADU
3. Site visit and feasibility review
   - walk the property
   - assess access for delivery and crane
   - review grading, drainage, trees, obstructions, demolition issues, and utility tie-in conditions
   - identify major red flags early
4. Initial town and consultant coordination
   - speak with zoning/building department if needed
   - identify code or ordinance issues
   - determine whether variances or special approvals may be required
5. Layout and model selection
   - help client select the right ADU model
   - confirm intended use:
   - elderly parents
   - married children
   - rental income
   - downsizing
   - discuss ADA needs if applicable

Phase 1:
Due Diligence, Feasibility, Pricing, Design, Permits

6. Preliminary pricing and scope development
   - prepare pricing based on selected model and site conditions
   - define major inclusions and likely exclusions
   - identify sitework, utility, and exterior scope
7. Design development
   - finalize floor plan direction
   - develop finish and scope assumptions
   - coordinate manufacturer/architectural plans as needed
8. Permit preparation and submission
   - prepare submission package
   - submit permits
   - respond to comments or revisions
   - secure approvals

Phase 1 deliverables

- feasibility determination
- selected model/layout
- project pricing
- preliminary/finalized scope
- design package
- permit submission
- permit approvals

Phase 1 payment milestone

Payment due at Phase 1 signing

Phase 2:
Order Unit, Construction, and Site Prep

Typical duration: 6–12 weeks
This can overlap somewhat with late permit timing and factory scheduling.

Goal
Get the unit into production and prepare the site so everything is ready for delivery and installation.

Flow
1. Client signs off to proceed into build phase
    - project moves from planning into execution
    - Phase 2 payment is collected
2. Order modular unit
    - finalize manufacturer order
    - reserve production slot
    - confirm specifications and selections
    - lock in expected delivery window
3. Construction scheduling
    - coordinate sitework trades
    - coordinate utility subcontractors
    - coordinate production timeline with field timeline
    - establish install target window
4. Site preparation begins
    - site protection
    - demolition if required
    - clearing / tree removal if needed
    - excavation
    - foundation work
    - trenching
    - underground utility prep
    - rough grading
    - access preparation for modular delivery and crane

Phase 2:
Order Unit, Construction, and Site Prep

5. Pre-set readiness review
   - confirm foundation completion
   - confirm site is accessible
   - confirm utility rough-ins are where they need to be
   - confirm site is ready for delivery day

Phase 2 deliverables
- modular unit ordered
- production slot reserved
- foundation/site prep complete
- site ready for unit delivery

Phase 2 payment milestone
Payment due when moving into ordering and construction/site prep

Phase 3: Deliver and Install Modular Unit, Complete Touch-Ups, and Finish Exterior Work

Typical duration: 4–10 weeks

Goal

Set the unit, complete the finish work, and bring the ADU to substantial completion.

Flow

1. Modular unit delivery
   - coordinate delivery logistics
   - receive unit on site
   - prepare crane/set crew
   - Phase 3 payment is collected prior to delivery
2. Install / set day
   - crane and place modular unit
   - secure unit to foundation
   - weatherproof and stabilize structure
3. Interior completion and touch-ups
   - repair any transport/set-related touch-ups
   - complete finish tie-ins
   - complete electrical, plumbing, and HVAC tie-ins
   - test systems
   - install remaining fixtures/appliances if needed
   - final punch-type interior correction work
4. Exterior completion
   - stairs
   - landings ***subject to lot allowance**
   - skirting / foundation finish details
   - siding/trim completion
   - walkways
   - railings
   - grading restoration
   - exterior cleanup and final exterior details
5. Substantial completion review
   - confirm the home is functionally complete
   - prepare for final inspections and client walkthrough

Phase 3:
Deliver and Install Modular Unit, Complete
Touch-Ups, and Finish Exterior Work

Phase 3 deliverables

- modular unit delivered and installed
- interior touch-ups completed
- exterior scope completed
- project substantially complete

Payment Milestone:
Certified Check due at least 24 hours prior to Model Being Delivered.

Phase 4:
Final Walkthrough and Town Approval Papers

Typical duration: 1–3 weeks

Goal

Complete final walkthrough, secure final approvals, turn over paperwork, and collect final installment.

Flow

1. Final inspections
   - fire/other inspections if applicable
   - address final comments if needed
2. Town approval papers
   - obtain final signoffs
   - obtain certificate of occupancy or certificate of approval, depending on town requirements
   - compile final municipal closeout paperwork
3. Final walkthrough with client
   - walk the client through the home
   - review systems and finishes
   - explain maintenance basics
   - review warranties and manuals
   - note any very small final punch items if needed
4. Project closeout
   - deliver final approval papers
   - deliver warranty/closeout documents
   - client acknowledges completion
5. Final installment collected
   - final payment is made
   - project is officially closed out

Phase 4:
Final Walkthrough and Town Approval Papers

Phase 4 deliverables

- final walkthrough completed
- town approval papers delivered
- closeout package delivered
- final payment collected

Phase 4 payment milestone

Final installment due at final walkthrough / closeout, per contract terms

WHY CHOOSE BLS ADU?

BLS ADU	Traditional Site-Built ADU
Faster planning Pre-drawn, professionally prepared plan packages reduce design and engineering time.	Plans often begin from scratch, requiring more meetings, revisions and consultant coordination.
Faster construction Modular construction allows the ADU and site preparation to progress at the same time.	Most construction must happen sequentially at the property.
Preassembled finishes Cabinetry, flooring, fixtures and other high-end finishes arrive substantially installed.	Finishes are installed on-site, one trade at a time.
Lower overall cost BLS ADUs may cost 25-35% less than comparable traditional construction.	Longer labor schedules and repeated trade mobilizations can increase costs.
Stay in your home Because most construction happens off-site, homeowners can generally remain comfortably in their home.	Months of daily construction activity can make living at the property difficult.
Less disruption A shorter on-site phase means less noise, dust, traffic and disturbance to your property.	Extended on-site construction can disrupt daily life for months.
Less stress A streamlined process, curated selections and coordinated schedule reduce decision fatigue and uncertainty.	Homeowners may face more meetings, scheduling issues, delays and subcontractor questions.
More predictable schedule A repeatable building process and simultaneous site work provide a more dependable timeline.	The schedule depends on the availability and sequencing of many separate trades.
Greater budget certainty Standardized plans and clearly defined finish packages make pricing and scope easier to understand upfront.	Allowances, unfinished selections and field changes can result in unexpected costs.

BUILD SMARTER. LIVE SOONER

BLS ADU	Traditional Site-Built ADU
Reduced material waste Precision production and centralized material management can reduce scrap and excess ordering.	One-off field cutting and ordering can generate more construction waste.
Faster occupancy and return Earlier completion means the ADU can be used sooner for family, guests, caregiving or rental income.	A longer construction timeline delays occupancy and potential income.
Less impact on neighbors Fewer months of trucks, crews, noise and street activity create a more neighbor-friendly project.	Extended construction can affect parking, traffic and surrounding properties for a longer period.
Independent state inspection State-approved inspectors verify code compliance and workmanship at critical stages during off-site fabrication-often before work is enclosed.	Inspections occur on-site at scheduled intervals. Some work may already be covered before inspection, increasing the risk of costly corrections.
Curated finish selections The options guide includes exterior finishes, cabinetry, appliances, quartz countertops, bath fixtures, flooring and laundry options-simplifying decisions.	Homeowners must source and coordinate all finish selections independently, often with limited guidance.
Coordinated project management BLS coordinates design, permitting, fabrication and site work as one streamlined process.	Homeowners may need to manage multiple contractors, schedules and communications separately.
Higher consistency and precision Factory-controlled conditions produce tighter tolerances and more uniform construction quality.	Field conditions, weather and varying crew skill levels can affect consistency.
Proven, repeatable designs Pre-engineered plans have been built and refined multiple times, reducing risk of design errors.	Custom one-off designs may encounter unforeseen issues during construction.
Quality assurance confidence BLS coordinates the factory inspection process, reducing homeowner stress and the risk of problems being discovered later.	Homeowners may need to coordinate inspector access and rely on contractor self-reporting between inspections.

ADU Questions? BLS Has the Answers.

What is an ADU?
An accessory dwelling unit, or ADU, is an independent living space located on the same property as a primary home. It typically includes its own entrance, kitchen, bathroom, sleeping area, and living space. BLS designs ADUs around each family's needs, property, and local requirements.

What can an ADU be used for?
An ADU can provide private living space for aging parents, adult children, relatives, guests, or caregivers. It may also provide rental income when local regulations permit. BLS helps you plan a layout that can serve your family today and remain useful in the future.

Can I build an ADU on my property?
Possibly, but not every property qualifies. Lot size, setbacks, building coverage, easements, utilities, access, environmental conditions, and local zoning can all affect what may be built. BLS helps evaluate these issues early so you can better understand your options before investing in a complete design. But bill S-1786 and A-3567 are in the process of reevaluating the ADU towns allowance of use.

Does every New Jersey town have the same ADU rules?
No. New Jersey municipalities use local zoning ordinances to regulate land use, so ADU requirements can differ from one town to another. BLS reviews the applicable local requirements and helps determine whether your project is permitted, needs modification, or may require additional approvals. Final interpretations and approvals are made by the municipality.

How large can my ADU be?
In most towns, they are allowing up to 800sq ft. But,There is no single size that works for every property. The allowable size may be affected by zoning limits, setbacks, lot coverage, height, parking, utilities,town and septic capacity. BLS works to create the most functional design possible within those requirements.

Will I need permits and inspections?
Yes. A legal ADU will generally require zoning approval, construction permits, inspections, and approval for occupancy. BLS handles or coordinates the design and permitting process, but the municipality controls its review schedule and final decisions.

ADU Questions? BLS Has the Answers.

What does BLS handle?
BLS can manage your ADU project from design and permit coordination through construction and completion. Your written proposal should clearly explain what is included, what may require an outside professional, and which municipal, utility, or third-party fees are separate.

Can I customize the design?
Yes. Depending on your property and budget, BLS can help customize the floor plan, exterior appearance, finishes, storage, privacy, accessibility features, and other details. Every design must still comply with zoning, building codes, and site limitations.

How disruptive will construction be?
Construction will create some noise, dust, deliveries, and temporary changes to yard access. These effects cannot be eliminated completely. Using BLS modular plans the construction sequence and site logistics become reduced greatly this helps the project move as efficiently as possible.

How are water, sewer, electricity, heating, and other utilities handled?
Some ADUs may connect to existing services, while others may require separate connections, meters, or service upgrades. The answer depends on the property, utility provider, and local requirements. BLS evaluates the likely utility routes and coordinates the required licensed trades and professionals.

Can I build an ADU if I have a well or septic system?
Possibly, but the existing systems must be evaluated for capacity and compliance. New Jersey septic design calculations account for bedrooms and dwelling units, and local health or environmental approval may be required. BLS can coordinate the necessary evaluation, but the appropriate agencies and licensed professionals make the final determination.

Can an ADU be designed for aging parents or someone with limited mobility?
Yes. Features may include a step-free entrance, wider doorways, a walk-in shower, safer flooring, reachable controls, better lighting, and an open floor plan. BLS does incorporate these features from the beginning, using the 1 story options BLS provides an ADA compliant home for your parents safety.

ADU Questions? BLS Has the Answers.

Can I rent my ADU or use it as a short-term rental?
Yes, but it must be a long term rental. The towns will not allow andy Air BnB or short rental. BLS can design and permit the ADU for its approved use, but homeowners remain responsible for following ongoing rental and licensing requirements.

Will an ADU increase my property taxes?
It may. In New Jersey, new construction and property improvements can result in an added assessment based on the value created. The local tax assessor—not BLS—determines the assessed value and tax impact. BLS will not guess at your future taxes, but can provide project plans and scope information for you to discuss with the assessor before building.

Do I need to update my homeowners insurance?
You should discuss the project and its intended use with your insurance provider before construction begins. Coverage and premiums may be affected by the size of the ADU, whether it will be rented, and how it will be occupied. BLS can provide plans and project details, but the insurer determines coverage and pricing.

Will an ADU increase my property value?
A legal, well-designed ADU may add usefulness and market appeal, but no builder can guarantee a specific increase in value, rental return, or payback period. BLS focuses on creating a high-quality, functional space that supports your family’s goals and makes better use of your property.

Our Models

The Cottage

The Suite

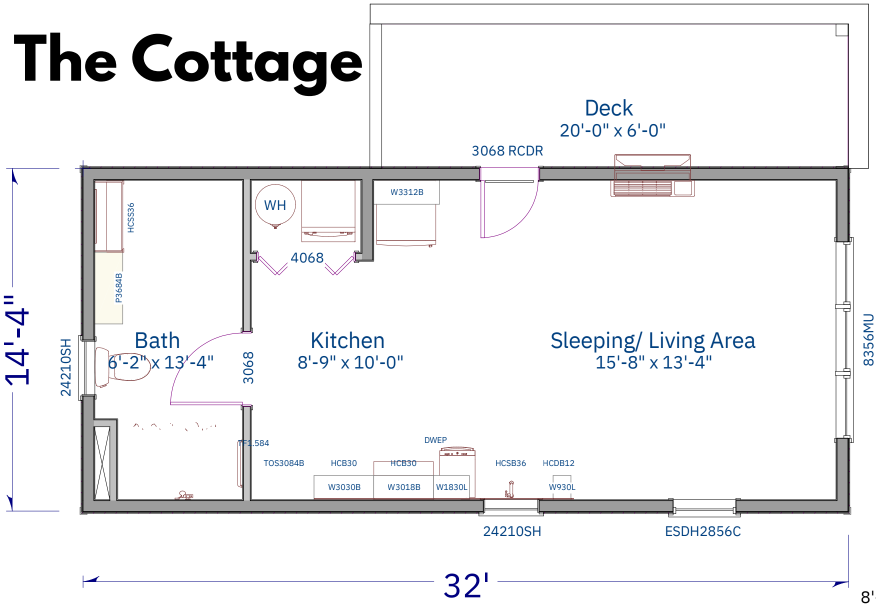
The Haven

The Cottage

Studio

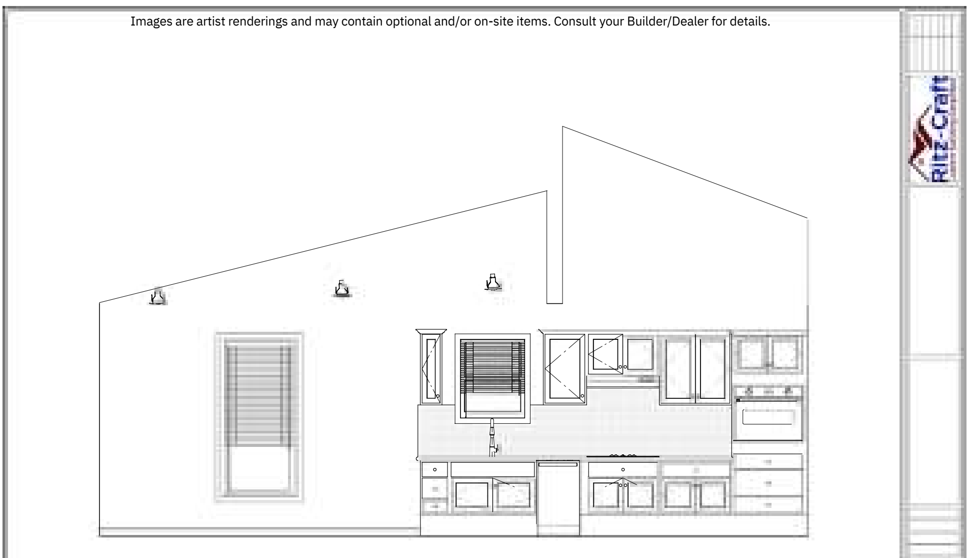
Images are artist renderings and may contain optional and/or on-site items. Consult your Builder/Dealer for details.

The Cottage



8'-0" Ceilings

Images are artist renderings and may contain optional and/or on-site items. Consult your Builder/Dealer for details.

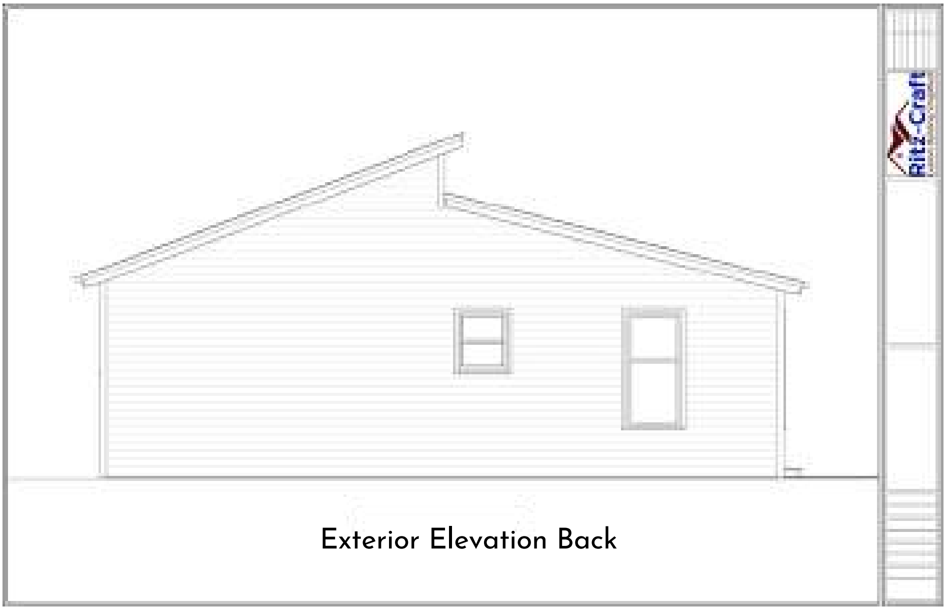


Kitchen 1

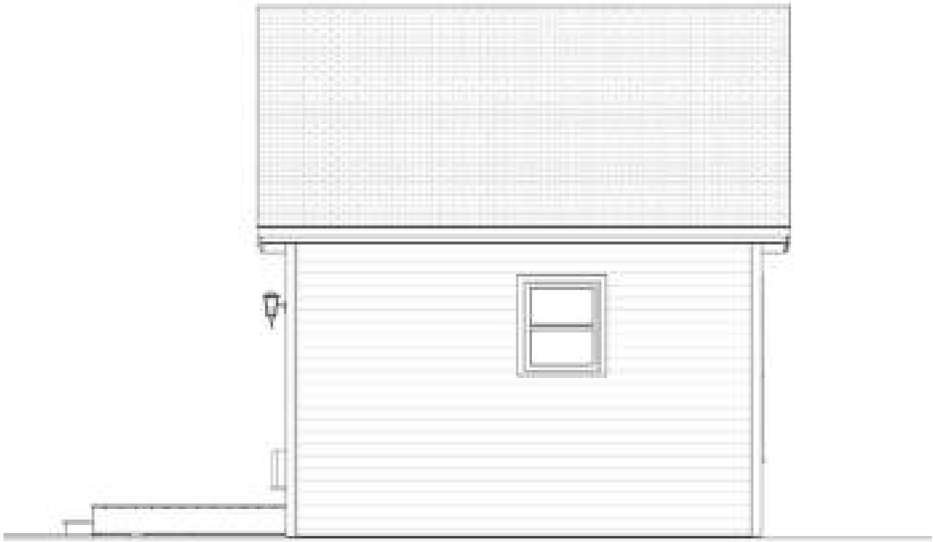
The Cottage— Exterior Views

The Cottage Interior Views

Exterior Elevation Front



Exterior Elevation Back

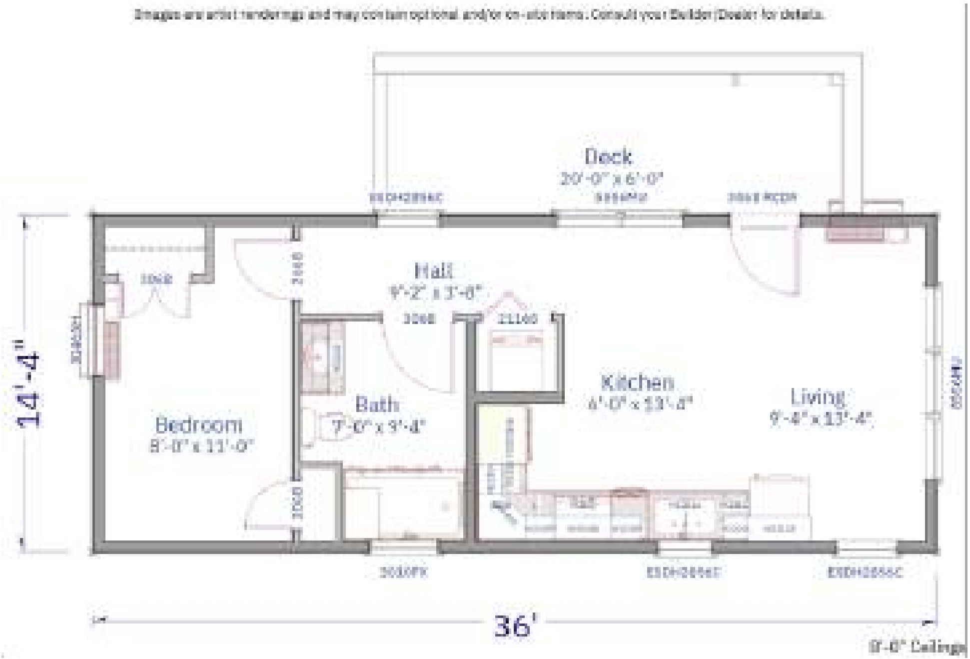


Exterior Elevation Left

Exterior Elevation Right

The Suite

One Bedroom



The Suite

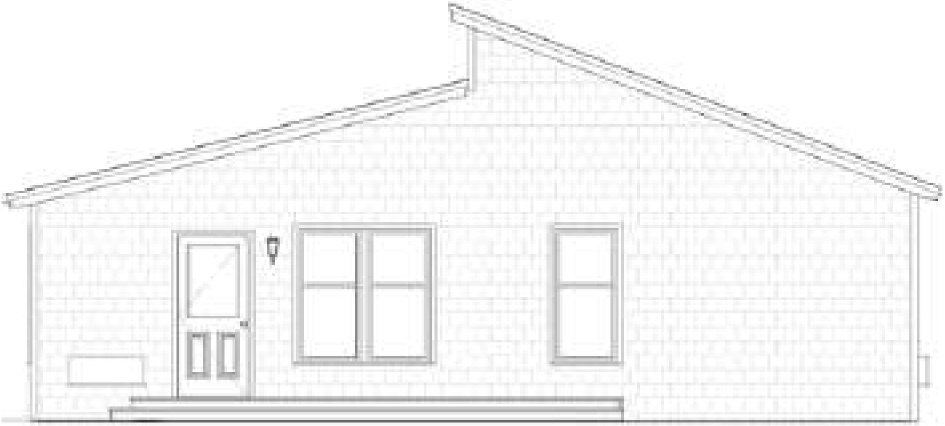
Kitchen 1

Kitchen 2

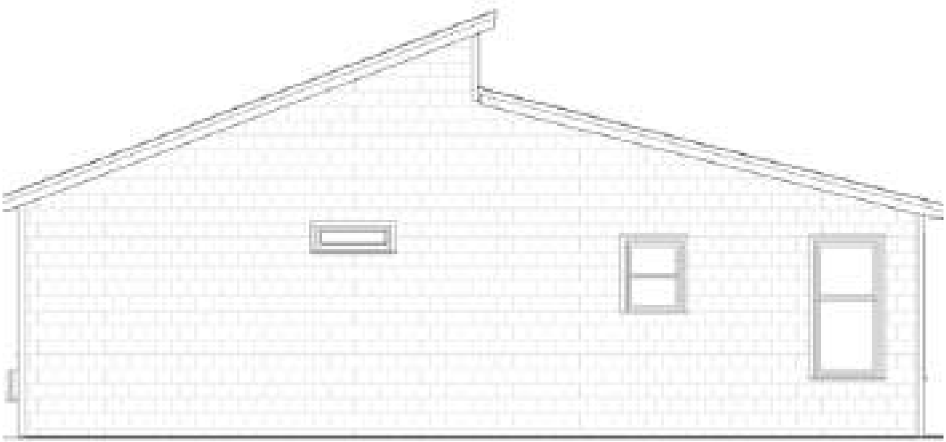
The Suite - Exterior Views

The Suite - Interior Views

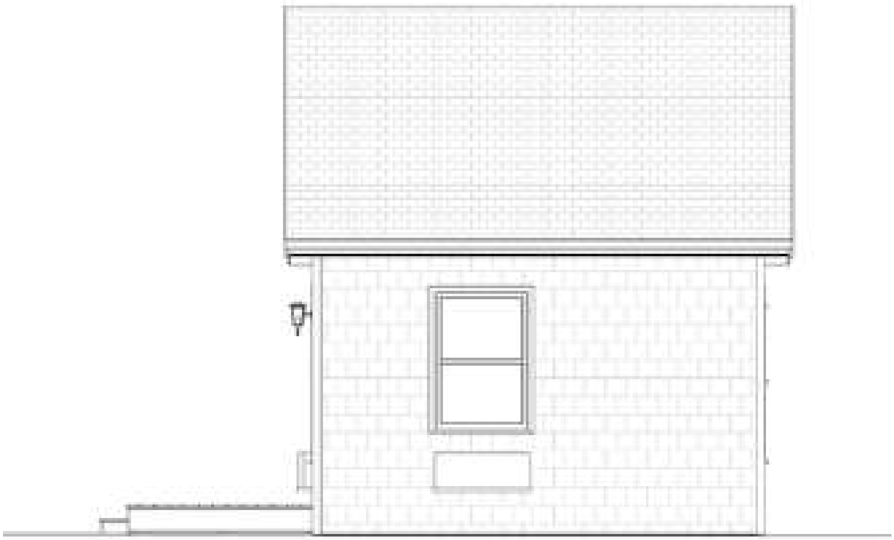


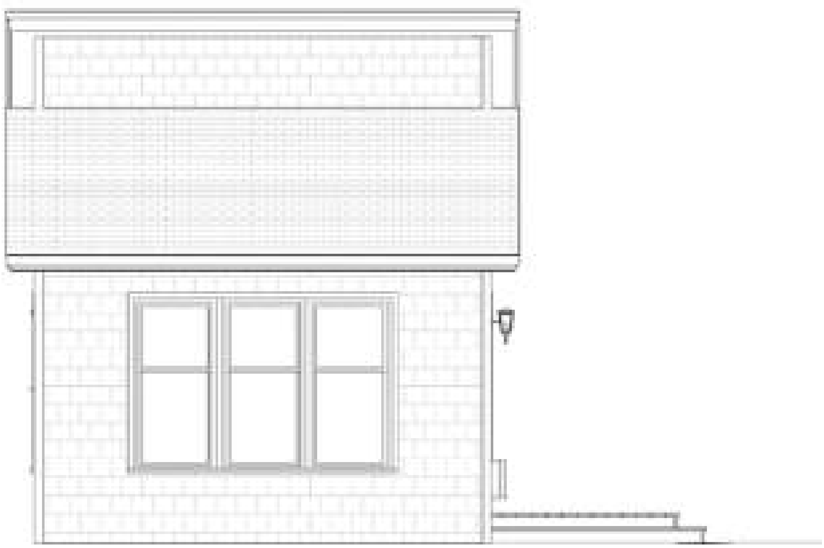
Exterior Elevation Front



Exterior Elevation Back
Exterior Elevation Back



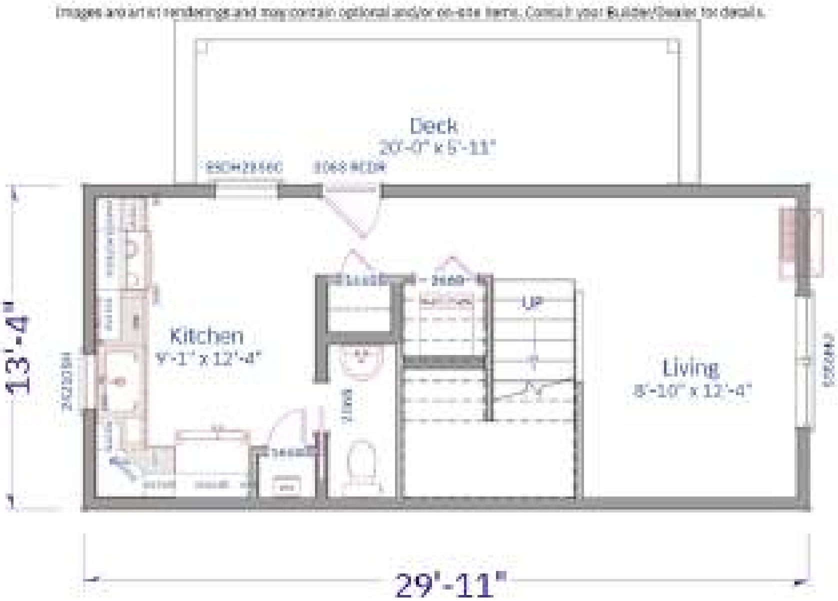
Exterior Elevation Left



Exterior Elevation Right

The Haven

Two Bedroom

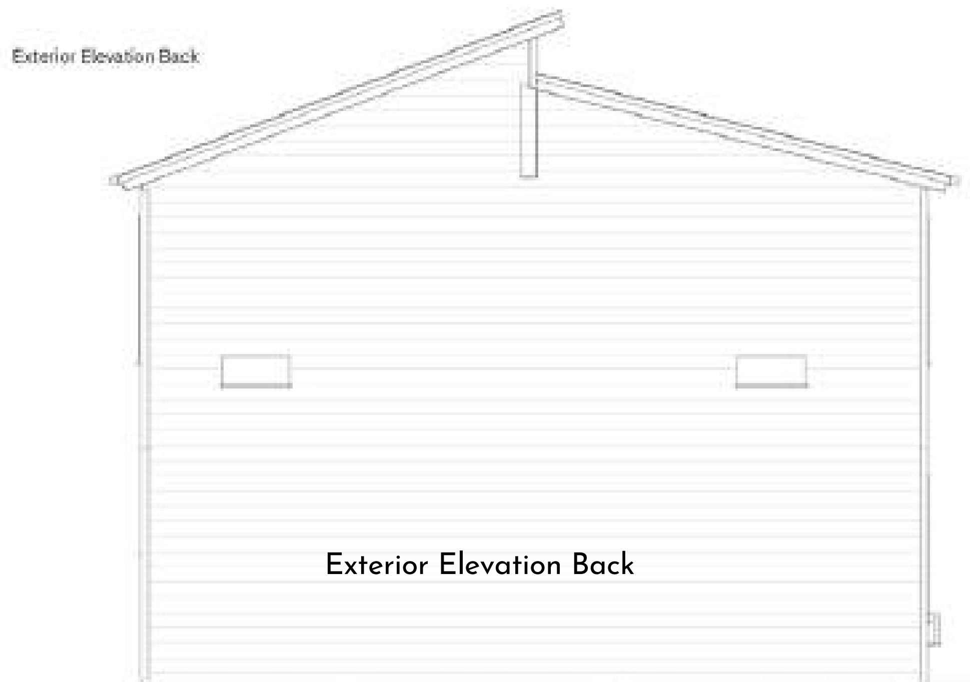

Images are artist renderings and may contain optional and/or on-site items. Consult your Builder/Dealer for details.
Deck
20'-0" x 5'-11"
Kitchen
9'-1" x 12'-4"
Living
8'-10" x 12'-4"
UP
13'-4"
29'-11"

The Haven


Bedroom 1
9'-0" x 10'-0"
Main
Bath
5'-0" x 7'-10"
Bedroom 2
8'-10" x 10'-0"
13'-4"
29'-11"

The Haven - Exterior Views

The Haven - Interior Views



Exterior Elevation Back

Exterior Elevation Left

Exterior Elevation Right

FINANCIAL SUMMARY

2026 starting prices, standard construction scope and common pricing adjustments

Option #1

The Cottage

$205,000

~400 sq ft studio

Option #2

The Suite

$225,000

1 bedroom, 1 bath

Option #3

The Haven

$255,000

2 bedroom, 1 bath

Base Price Includes

- Site preparation, foundation and utility connections
- Complete modular ADU structure, delivered and set
- Standard exterior finishes (siding, roofing, windows, entry door)
- Interior framing, insulation, drywall and paint
- Flooring throughout (LVP or equivalent)
- Kitchen cabinetry, quartz countertops and standard appliances
- Bathroom fixtures (vanity, toilet, tub/shower)
- Electrical, plumbing and HVAC systems
- Washer/dryer hookups
- Smoke and CO detectors, code-required safety features
- All permits, engineering and plan check fees
- State factory inspections and local building inspections
- Project management and coordination

OPTIONAL UPGRADES

Upgrade	Cottage	Suite	Haven
Board and batten or lap siding	$4,500	$5,500	$6,500
Black or bronze window frames	$2,000	$2,500	$3,000
Upgraded cabinetry (shaker style)	$3,000	$3,500	$4,000
Quartz countertop upgrade (premium)	$1,500	$2,000	$2,500
Luxury vinyl plank flooring upgrade	$1,500	$2,000	$2,500
Upgraded bathroom fixtures	$1,000	$1,200	$1,500
Stacked washer/dryer (installed)	$2,500	$2,500	$2,500
Tankless water heater	$1,800	$1,800	$1,800
Mini-split HVAC upgrade	$2,000	$2,000	$2,500
Exterior deck or patio (basic)	$4,000	$5,000	$6,000

Items That May Change the Final Price

- Soil conditions requiring engineered foundations
- Utility connection distances or upgrades
- Slope, grading or retaining wall requirements
- Jurisdictional fees, impact fees or school fees
- Tree removal or protection measures
- Fire sprinkler systems (if required)
- Accessibility modifications (ADA compliance)
- Sewer lateral repair or replacement
- Electrical panel upgrade at main house

Final Pricing

Final pricing is determined after a site evaluation, plan selection and finish package review. BLS ADU provides a detailed written proposal before any commitment.

Base prices assume standard site conditions and are subject to change without notice. Pricing effective January 2026.

Your Options

Finishes,
Accessories &
Design

ADU Selections

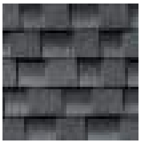
Model	
Shingles	
Siding	
Windows	
Interior Window Framing	
Shutters	
Doors	
Locksets	
Exterior Lighting	
Interior Doors	
Interior Locks	
Trim	
Cabinets	
Cabinet Hardware	
Kitchen	
Appliance Packages	
Countertops	
Backsplash	
Bath	
Bathroom Accessories	
Utility	
Closet	
Flooring	
Deck/Awnings	
Additional Notes:	

SHINGLES

GAF Shingles

Charcoal

Weathered Wood



Pewter Gray

Barkwood

SIDING

Market Square Smart Styles

Aspen White Standard	Bone Standard	Clay Standard	Country Beige Standard	Cypress Standard	Driftwood Standard
Greystone Standard	Mocha Standard	Pearl Standard	Rye Standard	Saddle Standard	Wheat Standard

Market Square Smart Styles Premium

Canyon Upgrade	Metropolitan Gray Upgrade	Nantucket Upgrade	Oceanside Upgrade	Polaris Upgrade	Smoky Ash Upgrade

SIDING CONTINUED

Market Square Expressions

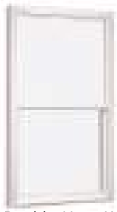
Carbon Upgrade	Espress o Upgrade	Graphite Upgrade	Indigo Upgrade	Lighthouse Red Upgrade	Regatta Upgrade
Slate Upgrade	Spruce Upgrade	Stone Harbor Upgrade			

Foundry 7” Weathered Shake

Arizona Clay Upgrade	Colonial Grey Upgrade	Denim Upgrade	Golden Straw Upgrade	Harvest Wheat Upgrade	Midnight Cloud Upgrade
Moon Rock Upgrade	Reclaimed Cedar Upgrade	Red Cedar Upgrade	Rustic Brown Upgrade	Rustic Cedar Upgrade	Sandalwood Upgrade
Vanilla Bean Upgrade	Vintage Taupe Upgrade				

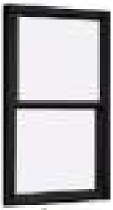
BACKYARD LIVING SOLUTIONS

WINDOWS

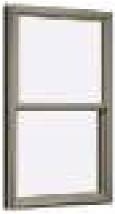


Double-Hung Window
Clear Glass
Interior - White
Exterior - White

Standard



Double-Hung Window
Clear Glass
Interior - White
Exterior - Black
*BlackDHoptionwillbepainted
Upgrade

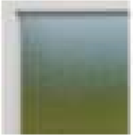


Double-Hung Window
Clear Glass
Interior - White
Exterior - Clay

Upgrade

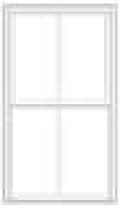
Additional Window Options

Glass Option
Clear
Standard

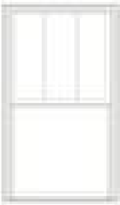


Glass Option
Obscure
Bathroom Upgrade

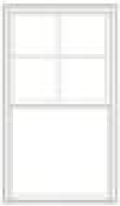
Upgrade | Grids Between Glass



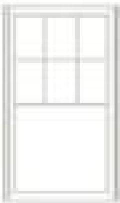
2-Over-2
Option #M0081



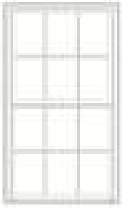
3-Over-1
Option #M0082



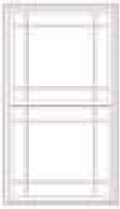
4-Over-1
Option #M0083



6-Over-1
Option #M0084



6-Over-6
Option #M0080



Prairie
Option #M0085

INTERIOR WINDOW FRAMING

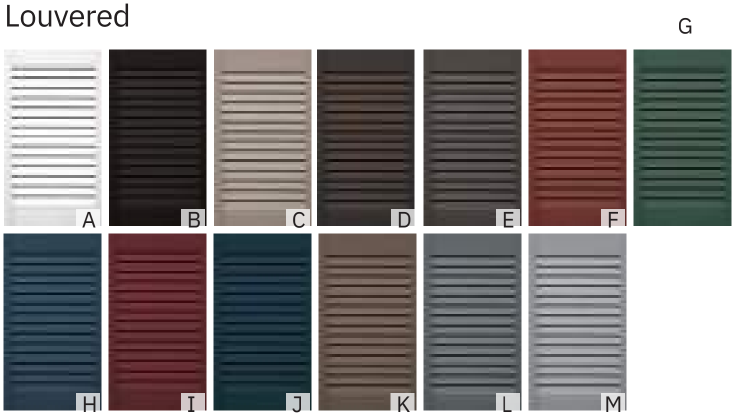
Window Framing
w/ Sill *(Bath and Kitchen Only)*
Option #2329

BACKYARD LIVING SOLUTIONS

SHUTTERS (OPTIONAL)

Paneled

Louvered

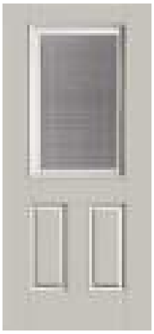


A. White #001
B. Black #002
C. Clay #008
D. Musket Brown #010
E. Tuxedo Gray #018
F. Burgundy Red #027
G. Forest Green #028
H. Classic Blue #036
I. Wineberry #078
J. Midnight Blue #166
K. French Roast #385
L. Storm Cloud #419
M. Platinum #945

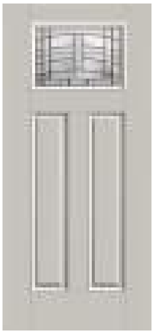
BACKYARD LIVING SOLUTIONS

EXTERIOR DOORS & SIDELITES

RCDDV 1/2 Rainglass
Upgrade
Option #1179



RCDZ 1/2 Glass
w/ Integral Blinds
Upgrade
Option #1159



RCDQ (Etched)
1/4 Glass Upgrade
Option #1177

LOCKSETS

Cove Nickel
w/ Deadbolt
Standard

Cove Black
w/ Deadbolt
Standard

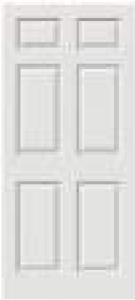
EXTERIOR LIGHTING

9611SS
Stainless Steel
Standard
Option #21446

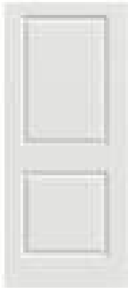
9774BK
Black
Standard
Option #1453

49686BKL18
Black
Upgrade
Option #3424

INTERIOR DOORS

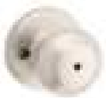


Hollowcore Wood Grain Texture 6-Panel
Standard



Hollowcore Smooth Square 2-Panel
Standard

INTERIOR LOCKSETS



Cove Knob

Standard

Cove Knob

Standard

Henley Lever

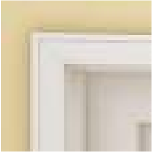
Upgrade

Henley Lever

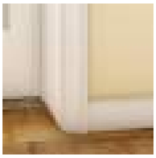
Upgrade

TRIM

Standard | Colonial White Trim Package



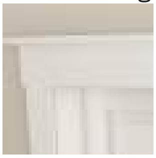
2 ¼" Window & Door Casing
White, MDF or Pine



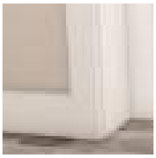
3 ¼" Base Molding
White, MDF or Pine

Upgrade to Unfinished White Trim Package
Option #2314 - Single Story
Option #2311 - Two Story
*Includes Window, Door Jambs & Door Stop

Upgrade| Bungalow Trim Package



3 1/2" White MDF Window and Door Casing



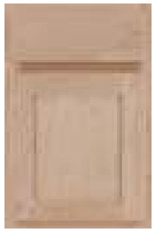
3 1/2" White MDF Window and Door Casing

Option #2346 - Single Story
Option #2347 - Two Story
Includes Window Sills, White or MDF

BACKYARD LIVING SOLUTIONS

CABINETS

Maple



Standard
Haywood
5 PC Shaker

Maple | Stains

Natural Standard	Antique Barrel Standard	Latte Standard	Suede Standard	Caraway Standard	Java Standard

Maple | Paint

Origami White Upgrade	Glacier White Upgrade	Creamy Upgrade	Casa Blanca Upgrade	Repose Gray Upgrade	Anew Grey Upgrade
Evergreen Fog Upgrade	Urbane Bronze Upgrade	Upward Upgrade	Indigo Batik Upgrade	Gale Force Upgrade	Peppercorn Upgrade
Inkwell Upgrade	Black Upgrade	Silvermist Upgrade			

CABINET ACCESSORIES& HARDWARE

Garbage Base
Pull-Out
Option #3287

Standard
2022CC

Standard
2022DD

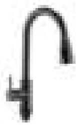
Upgrade
2022S1

Upgrade
2022T1

KITCHEN

Faucets

Pfister
G529-PF2S
Stainless Steel
Standard



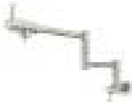
Utopia
Black Goose Neck
Faucet with Pull
Down Spray
Standard

Sinks

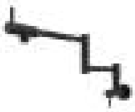
Undermountfor Solid Surface

8-9/16” Deep
Double Bowl
Stainless Steel
Upgrade
Option #3214

Pot Filler



Lita
GT533-PFS
Stainless Steel
Upgrade
Option #3301

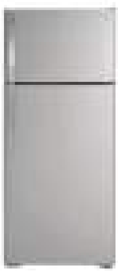


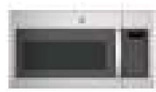
Lita
GT533-PFB
Black
Upgrade
Option #3303

APPLIANCE PACKAGES

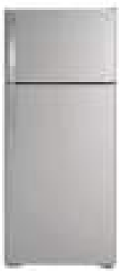
No Substitutions. In the event of manufacturer discontiunations, Ritz-Craft reserves the right to make a substitution of equal or greater value.

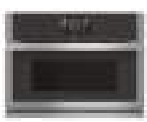
Package #3
Non ADA





Plan #1 & #2
ADA Compliant



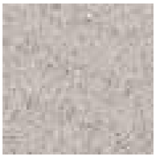


COUNTERTOPS

Quartz

Disclaimer: Themanufacturer recommends not exposing your Quartz countertop to excessive heat (i.e. use a wood cutting board under a crockpot or airfryer).


HanStone
Coast
Matte Finish
Group 2 Upgrade


HanStone
Fusion
Polished Finish
Group 2 Upgrade

HanStone
Italian Waves
Polished Finish
Group 2 Upgrade

HanStone
Ridge
Polished Finish
Group 2 Upgrade


HanStone
Silhouette
Polished Finish
Group 2 Upgrade

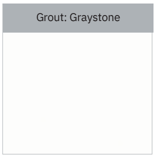
HanStone
Tranquility
Polished Finish
Group 2 Upgrade


HanStone
Storm
Matte Finish
Group 2 Upgrade

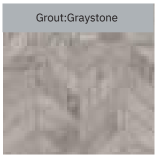
Solid Surface Edging


Bullnose

BACKSPLASH



3x12 Ceramic Tile
True White
Silk (Matte)



Chevron Mosaic
Eden Bardiglio

Herringbone
Mosaic Gloss

BACKYARD LIVING SOLUTIONS

BATH

Faucet

LG142-8000
Single Lever
Chrome
Standard

LG142-800K
Single Lever
Nickel
Standard

LG143-6100
Dual Lever
Nickel
Upgrade

Dual Lever
Black
Upgrade

Shower Trim

LG89-020K
Shower Trim
Nickel
Standard

LG89-030K
Tub/Shower Trim
Nickel
Standard

Sinks

Cultured Top with
Matching Bowl
Upgrade

Cultured Marble / Granite Vanity Countertops

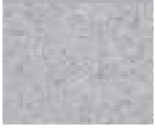
Marble

White
Upgrade

Marble

Pale Gray / White
Upgrade

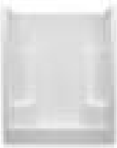
Granite



Fashion Gray
Upgrade

Showers

***StandardOptions Dependent on Floor Plan and Location*



60” Shower
Standard

60” Tub/Shower
Standard

60” Barrier Free Shower Option #6483
Upgrade
IncludesGrab Bars, Hand Shower, Seat & Roll-In Entry

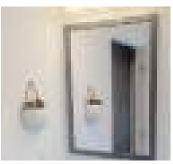
*** Standard Option on Plan 1 and Plan 2*

BATH

Toilets

Standard
Elongated Toliet

Bathroom Accessories



Standard
Wood Framed
Matches Vanity

Avalon Package
Nickel
Option #5022

Deckard Package
Black
Option #5036

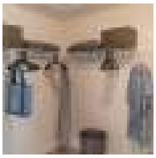
Bath Fan/Light Combos

#744 Recessed Bath
Fan/Light
Option #6427
(Standardin Mini-Infinity
and Infinity Shower)

UTILITY

Stackable Front Loading
Washer & Electric Dryer
Stack Kit Included

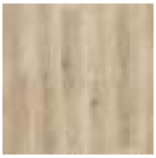
CLOSET / SHELVING

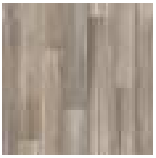


Standard
12” Wire Closet
Shelving w/
Hanger Rod
Multiple Options Available
See Website

FLOORING

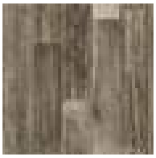
Vinyl


Congoleum Vinyl
LX327
Standard


Congoleum Vinyl
LX370
Standard


Congoleum Vinyl
LX153
Upgrade


Congoleum Vinyl
LX310
Standard


Congoleum Vinyl
LX292
Standard

LVP / LVT

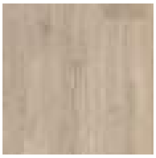

Welcome Homes
9x60 LVP
Spruce
Upgrade

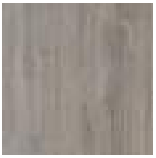

Welcome Homes
9x60 LVP
Cascade
Upgrade

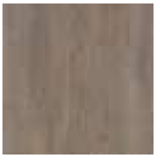

Welcome Homes
9x60 LVP
Holly
Upgrade


Welcome Homes
9x60 LVP
Black Walnut
Upgrade

Laminate


Antique Craft
9.4x80 Plank
Soft Chamois Oak
Upgrade


Antique Craft
9.4x80 Plank
Stone Hearth Oak
Upgrade


Antique Craft
9.4x80 Plank
Kindling Oak
Upgrade

The Process

Keeping Notes
Timelines &
Tasks
Organized

ADU Solutions

Current Challenge

Possible Solutions

Why ADU is the Best Solution:

Questions to ask:

- [ ]
- [ ]
- [ ]
- [ ]
- [ ]

Additional Benefits:

YOUR PROJECT TIMELINE

Address:

Milestones & Projected Timeline

Contract Date:

Milestone 2:

Milestone 1:

Milestone 3:

Start Date:

Estimated Completion:

Project Phases

Estimated	Changed/Final
•	•
•	•
•	•
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Payment Milestones

Phase One

My To Do List:

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Phase One

My To Do List:

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Phase Two

My To Do List:

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Phase Two

My To Do List:

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Phase Three

My To Do List:

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Phase Three

My To Do List:

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Phase Four

My To Do List:

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Phase Four

My To Do List:

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Monthly Planner

YEAR

Jan Feb Mar Apr May Jun Jul Aug Sep Oct Nov Dec

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday

Events & Dates

BLS ADU BACKYARD LIVING SOLUTIONS

Monthly Planner

YEAR

Jan Feb Mar Apr May Jun Jul Aug Sep Oct Nov Dec

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday

Events & Dates

BACKYARD LIVING SOLUTIONS

Monthly Planner

YEAR

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Events & Dates

BACKYARD LIVING SOLUTIONS

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Events & Dates

BACKYARD LIVING SOLUTIONS


BACKYARD LIVING SOLUTIONS
THE SOLUTION IS IN YOUR BACKYARD.
An ADU is a private, self-contained home built in your backyard — perfect for aging parents, adult kids, or extra rental income.
20 YEARS BUILDING NEW JERSEY HOMES. NOW BUILDING BACKYARDS.
Licensed & insured. We handle it all — design, permits, construction, and completion.
CARE WITHOUT THE DISTANCE —
Keep loved ones close, safe, and independent in their own space.
BUILT-IN INCOME —
Turn unused yard space into a monthly rental opportunity.
DONE RIGHT, START TO FINISH —
One team, fixed scope, no surprises.
FREE ADU ELIGIBILITY CHECK
Find out if your property qualifies — no cost, no obligation.
Founder's pricing for our first New Jersey builds — limited spots.
SCAN TO LEARN MORE
347-236-8330
DERRICK@BLSADU.COM
SERVING NEW JERSEY