



The Complete **ADU Guide**

Your blueprint to building
beautiful, profitable and fully
legal ADU in California.

by **Concierge Home Remodeling**





1 What Is an ADU (Accessory Dwelling Unit)?

An Accessory Dwelling Unit (ADU) is a secondary residential unit built on the same lot as an existing single-family or multi-family home.



2 Why Homeowners Are Rushing to Build ADUs

California's housing shortage and favorable state laws have made ADUs one of the best real-estate investments today. An ADU is more than an addition—it's a strategic investment in your property and lifestyle. With proper planning, expert guidance, and a clear understanding of the process, building an ADU can be a smooth and rewarding experience.

3 The Step-by-Step ADU Process



4 ADU Planning Checklist

1. Confirm Property Zoning and ADU Eligibility:

Verify that your property is zoned for an ADU under local and state regulations. This includes confirming lot size, allowable unit count, and any overlays or restrictions that may apply

2. Decide on the ADU Type:

Choose the ADU type that best suits your property and goals:

Detached ADU: A standalone structure, ideal for privacy and rental income

Attached ADU: Connected to the main house, often more cost-effective

Garage Conversion: Converts an existing garage into livable space

Junior ADU (JADU): Smaller units within the primary residence

3. Measure Buildable Area and Setbacks:

Determine how much usable space you can build based on setbacks, easements, and lot coverage requirements. Accurate measurements help avoid redesigns later.

4. Verify Utility Access:

Confirm access to water, sewer, electrical, and gas lines. Some ADUs require utility upgrades or separate meters, which can significantly affect budget and timeline.

5. Define Your Primary Goals:

Clarify whether the ADU will be used for:

Long-term rental income

Short-term rental (where permitted)

Housing family members

Increasing resale value

6. Establish a Preliminary Timeline:

Typical ADU projects range from 6 to 12 months, depending on complexity, permitting speed, and construction method.

7. Select Design Style and Layout:

Decide between modern, traditional, or transitional styles, and prioritize layout efficiency, natural light, and storage.

8. Choose a Licensed Design-Build Contractor:

Working with a licensed, experienced ADU contractor ensures seamless coordination between design, permitting, and construction.

4 ADU Planning Checklist

9. Review City-Specific ADU Ordinances:

Local regulations can affect height limits, parking, setbacks, and size allowances.



10. Schedule a Professional Site Evaluation:

A site visit helps identify grading challenges, utility locations, access points, and potential constraints early in the process.



5 Cost Breakdown

Garage Conversion: **\$125K – \$175K** *(depending on square footage) | 5–6 months*

Attached ADU: **\$175K – \$250K** *(depending on square footage) | 6–8 months*

Detached ADU: **\$250K – \$400K+** *(depending on square footage) | 7–10 months*



Soft Costs (Pre-Construction):

- Architectural design and drafting
- Structural engineering calculations
- Energy compliance (Title 24) reports
- Permit and plan check fees

Hard Costs (Construction):

- Site preparation and demolition
- Foundation and framing
- Roofing, windows, siding, and exterior finishes
- Electrical, plumbing, and HVAC systems
- Insulation and drywall

Interior Finishes:

- Flooring (LVP, tile, hardwood)
- Cabinets and countertops
- Bathroom tile and fixtures
- Paint, trim, and doors

Final Touches:

- Appliances
- Lighting fixtures
- Hardware and accessories

6 Financing Options

Home-equity loans, Cash-out refinance,
Renovation loans, Private construction financing.

7 Expected ROI Example

Build Cost: \$225,000

ROI: 11–13%

Monthly Rent: \$2,600

Payback: 8 years.

8 Avoid These Common Pitfalls

Starting without permits and using unlicensed contractors. Working with a licensed, experienced ADU contractor ensures seamless coordination between design, permitting, and construction.

9 California ADU Permits

A complete permit package reduces approval time and revisions.

- Property survey and detailed site plan
- Architectural floor plans, elevations, and sections
- Structural calculations and engineering stamps
- Title 24 energy compliance documentation
- Soils report (if required by the city)
- Utility load calculations
- Fire access, egress, and safety compliance
- Stormwater management and drainage plans
- HOA approval (if applicable)
- Neighbor notification (city-dependent)
- Tracking plan check comments and resubmittals

10 Design & Function Trends

Open layouts, high ceilings, smart systems, sustainable finishes.

Common ADU Layout Options

Studio ADUs (350–500 sq. ft.)

Efficient layouts ideal for rentals or guest use

One-Bedroom ADUs (500–750 sq. ft.)

Balanced comfort and affordability

Two-Bedroom ADUs (750–1,200 sq. ft.)

Ideal for families or higher rental returns

Design Features to Consider:

- Modern flat-roof vs. traditional pitched-roof styles
- Open-concept kitchens and living areas
- Space-saving storage and built-ins
- Indoor–outdoor living with patios or decks
- Luxury finishes for resale vs. durable rental-grade finishes
- Private entrances and fenced outdoor spaces





Claim your **Free no obligation** 60-90 min in home consultation, including **(\$1,500 in value)**

- 3d design and consultation
- Showing samples and design
- Latest and most efficient materials in the market
- Financing options
- Which design gives you the most return on investment
- what is the best use after your remodel
- Our maintenance program
- Current promotions for better savings
- Personal shopper services included
- What to look for in a contractor to ensure a successful job
- We will give you an access to our exclusive online showroom for direct contractor's pricing on materials so you can save even more money on finish materials



Have our senior project manager walk you through your remodel process. In the end of the meeting you will know exactly - how long the remodel will take, how is it going to look like, how is the process going to look like and what will be the investment amount. ***So you don't waste your time guessing and speculating***

Thank You!



Contact Us For A Consultation!

 www.conciergehomeremodeling.com

 Phone: (800)736-4166