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Accessory Dwelling Units (ADUs)

Garage Conversions, Attached, and Detached Units

Building an ADU is one of the smartest ways to add value and flexibility to your property. Whether you're converting your garage, attaching a unit to your main home, or building a new structure from the ground up, an ADU gives you more options. It can house family, provide rental income, or simply give you extra space to breathe.

Types of ADUs

Garage Conversion ADU

Turns an existing structure into livable space. Usually the most affordable route since you're working with an existing footprint. Common upgrades include new foundation sections, insulation, plumbing, and electrical.

Attached ADU

Adds square footage directly to your main home. Great for multi-generational living or guest quarters, and it often shares utilities with the main structure.

Detached ADU

A standalone unit built separately on your property. These cost more and take longer, but they also offer the most privacy and potential rental income.

What's Involved

- Architectural plans and Title 24 energy documentation
- Structural and site engineering
- Utility tie-ins for water, sewer, and power
- New foundations, framing, and roofing

- Full plumbing, electrical, HVAC, insulation, and finishes
- Separate addresses or meters (optional, depending on zoning)

Permitting & Zoning

Most cities in Los Angeles County now support ADU construction, but each has slightly different zoning rules and setbacks. The City of Los Angeles, for example, allows one ADU and one Junior ADU (JADU) per lot. Height, size, and parking requirements depend on your zone and lot layout.

At City of Angels Construction Company, we handle every permit and meeting with city officials, so you don't have to. From initial plans to final signoff, we make sure your ADU is fully legal and up to code.

Average Costs (2025)

| Type | Average Size | Typical Range |
|-------------------|----------------|----------------------|
| Garage Conversion | 400–500 sq ft | \$100,000–\$140,000 |
| Attached ADU | 600–800 sq ft | \$120,000–\$160,000 |
| Detached ADU | 600–1000 sq ft | \$150,000–\$200,000+ |

(Based on 2025 Los Angeles County averages. Actual costs vary with finishes, utilities, and site conditions.)

Timeline Snapshot

| Type | Estimated Duration | Notes |
|-------------------|--------------------|--|
| Garage Conversion | 4–6 months | Uses existing shell, shorter build time |
| Attached ADU | 6–9 months | Includes shared utilities |
| Detached ADU | 8–12 months | Requires full foundation and new structure |

Closing Note

An ADU isn't just an addition, it's an investment. It adds value, flexibility, and income potential to your property while creating much-needed housing



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