



Los Angeles County Department of Public Works
Development Services
Building and Safety Division

**Minimum Plan Submittal Requirements
Accessory Dwelling Unit**

*Building plans for new **Accessory Dwelling Unit** construction must contain the following items in order to be submitted for plan check:*

SITE PLAN + ADMINISTRATIVE

- **Site Plan:** Lot size, locations and dimensions of property lines, adjacent streets, setbacks from property lines, locations of other structures, easements, north arrow, scale, contours/drainage pattern.
- **General Notes:** Applicable codes, occupancy classification, type of construction, description of work, lot area, existing/proposed building area, material specifications.

ARCHITECTURAL

- **Floor Plans:** Walls, partitions, door and window locations and schedule, existing and intended room uses. Floor plan must identify all existing and new construction for all affected floors.
- **Roof Plan:** Roof drainage pattern, roofing material and slopes, locations of hips/valleys/ridges, eave overhang dimensions, attic vent locations (for attic spaces).
- **Exterior Elevations:** Wall covering material, plate and building heights, window/door locations, roofing material and slopes, attic vent locations, finish grade lines, veneers.
- **Cross Sections:** Full height and width, indicating framing, foundation, and insulation in at least two orthogonal directions.
- **Schedules:** Doors and windows, and exterior/interior finishes

STRUCTURAL

- **Foundation Plan:** Locations of all new footings, anchor bolt and hold-down schedules, complete foundation details.
- **Framing Plan:** Size, spacing, and span of all floor and ceiling joists, roof rafters, valleys, hips, beams and headers. All lateral force resisting elements, including shear wall locations and schedule, and diaphragm construction specifications.
- **Shear Wall Schedule:** Shear wall/Brace Wall Panel specifications, nailing, and allowable capacity.
- **Structural Analysis:** Calculations shall be provided to substantiate the structural plans if deviating from the conventional construction provisions of the Residential Code. The structural calculations shall address both vertical and lateral forces, and shall be wet stamped and signed by a licensed engineer or architect registered in the state of California.
- **Details:** Complete framing and foundation details for all new structural elements.

ENERGY + GREEN + MISC. REQUIREMENTS

- **Building Energy Efficiency:** Certificate of compliance (CF1R)
- **Green Building:** Requirements, details, and notations shall be included in the plans for new buildings and additions/alterations.
- **Mechanical:** All heating, ventilation and air conditioning equipment locations, and specifications from the manufacturer.
- **Electrical:** Smoke/carbon monoxide detector location, exhaust fan locations and specifications.
- **Very High Fire Hazard Severity Zone:** All applicable details and notations per Section R337