L.A. COUNTY ACCESSORY DWELLING UNIT STANDARD PLAN NO. 27001

ATTACHMENT A

BEST MANAGEMENT PRACTICES
FOR CONSTRUCTION ACTIVITIES*

Storm Water Pollution Control Requirements for Construction Activities
Minimum Water Quality Protection Requirements for All Development Construction Projects/Certification Statement

The following is intended as minimum notes or as an attachment for building and grading plans and represent the minimum standards of good housekeeping that must be implemented on all construction sites regardless of size. (Applies to all permits)

- Eroded sediments and other pollutants must be retained on site and may not be transported from the site via sheetflow, swales, area drains, natural drainage courses or wind.
- Stockpiles of earth and other construction related materials must be protected from being transported from the site by the forces of wind or water.
- Fuels, oils, solvents and other toxic materials must be stored in accordance with their listing and are not to contaminate the soil and surface waters. All approved storage containers are to be protected from the weather. Spills must be cleaned up immediately and disposed of in a proper manner. Spills may not be washed into the drainage system.
- Non-stormwater runoff from equipment and vehicle washing and any other activity shall be contained at the project site.
- Excess or waste concrete may not be washed into the public way or any other drainage system. Provisions shall be made to retain concrete wastes on site until they can be disposed of as solid waste.
- Trash and construction related solid wastes must be deposited into a covered receptacle to prevent contamination of rainwater and dispersal by wind.
- Sediments and other materials may not be tracked from the site by vehicle traffic. The construction entrance roadways must be stabilized so as to inhibit sediments from being deposited into the public way. Accidental depositions must be swept up immediately and may not be washed down by rain or other means.
- Any slopes with disturbed soils or denuded of vegetation must be stabilized so as to inhibit erosion by wind and water.
- Other: _____

As the project owner or authorized agent of the owner, I have read and understand the requirements listed above, necessary to control storm water pollution from sediments, erosion, and construction materials, and I certify that I will comply with these requirements.

Print Name _____
(Owner or authorized agent of the owner)

Signature _____ Date _____
(Owner or authorized agent of the owner)

*The above Best Management Practices are detailed in the California Storm Water Best Management Practices Handbook, January 2003. www.cabmphandbooks.com

Attachment A BMP Notes.doc

THE ADU STANDARD PLAN IS BASED ON THE STRUCTURAL DESIGN CIRTERIA LIMITATIONS ON SHEET SP INCLUDING GEOLOGIC, CLIMATIC & TOPOGRAPHIC CONDITIONS. THIS STANDARD DOES NOT APPLY IF THE PROPOSED PROJECT MEETS ONE OF THE FOLLOWING CONDITIONS BELOW:

1. HILLSIDE PROPERTIES
2. VERY HIGH FIRE HAZARD SEVERITY ZONE
3. GEOLOGIC HAZARD ZONES
4. METHANE GAS HAZARD ZONES
5. FLOOD HAZARD ZONES
6. RESTRICTED USE AREAS
7. SEPTIC TANK AREAS
8. ENFORCEMENT CASES

STANDARD PLANS SHALL BE VALID FOR A PERIOD OF ONE YEAR FROM THE DATE OF APPROVAL. THIS PERIOD MAY BE EXTENDED BY THE BUILDING OFFICIAL WHEN THERE IS EVIDENCE THAT THE PLANS MAY BE USED AGAIN, AND THE PLANS SHOW COMPLIANCE WITH THIS CODE AND ALL OTHER APPLICABLE LAWS AND ORDINANCES.

BY USING THESE STANDARD PLANS, THE USER AGREES TO RELEASE THE COUNTY OF LOS ANGELES FROM ANY AND ALL CLAIMS, LIABILITIES, SUITES AND DEMANDS ON ACCOUNT OF ANY INJURY OR DEATH, OR ECONOMIC LOSSES,ARISING OUT OF THE USE OF THESE CONSTRUCTION DOCUMENTS. THE USE OF THESE PLANS DOES NOT ELIMINATE OR REDUCE THE USER'S RESPONSIBILITY TO VERIFY ANY AND ALL INFORMATION.

AVAILABLE CONNECTION:
1-ELECTRICAL SUBPANEL: _____ AMPS
2-SEWER CONNECTION: (CIRCLE ONE) YES OR NO
3-WATER METER CONNECTION: (CIRCLE ONE) YES OR NO
4-DISTANCE TO THE NEAREST HYDRANT: _____ FT
5-HYDRANT FIRE FLOW CAPACITY: _____ GPM
6-ADU VEHICULAR ACCESS TO THE STREET: _____ FT

PLEASE PROVIDE CERTIFIED FORM 195/6 WITH FIRE DEPARTMENT SIGNATURE

L.A. COUNTY GREEN BUILDING STANDARD CODE NOTES & TABLES SHALL BE ATTACHED TO THE PRE-APPROVED STANDARD PLANS

PLACE YOUR SITE PLAN ON THIS SHEET
USE THE NORTH ARROW TO GUIDE ORIENTATION

ENGINEERING SCALE: 1" =

BMP LEGEND

DIRECTION OF LOT DRAINAGE → → (MIN. 1 - 2%)

MATERIALS & WASTE MANAGEMENT BMPs:

- WM-1 MATERIAL DELIVERY & STORAGE
- WM-4 SPILL PREVENTION AND CONTROL
- WM-8 CONCRETE WASTE MANAGEMENT
- WM-5 SOLID WASTE MANAGEMENT
- WM-9 SANITARY WASTE MANAGEMENT
- WM-6 HAZARDOUS WASTE MANAGEMENT

TEMPORARY RUNOFF CONTROL BMPs:

- SS-6 / SS-8 STRAW OR WOOD MULCH S/W S/W
- SC-1 SILT FENCE
- SC-5 FIBER ROLLS FR FR
- SC-6 / SC-8 GRAVEL OR SAND BAGS
- SC-10 STORM DRAIN INLET PROTECTION
- TC-1 STABILIZED CONSTRUCTION ENTRANCE
- TC-3 ENTRANCE / EXIT TIRE WASH

DEFERRED SUBMITTAL TO BE SUBMITTED PRIOR TO CONSTRUCTION
(CIRCLE WHICH ONES ARE NEEDED)
A. TRUSS MANUFACTURER CALCULATIONS
B. FIRE SPRINKLERS
C. SOLAR PANEL
D. SOIL REPORT
E. MANUFACTURED STRONG WALL SYSTEM

SHEET INDEX

GENERAL CODES

THIS PROJECT SHALL COMPLY WITH THE FOLLOWING BUILDING CODES AND ASSOCIATED COUNTY OF LOS ANGELES AMENDMENTS:

- **2025 CALIFORNIA RESIDENTIAL CODE**
- **2025 CALIFORNIA BUILDING CODE**
- **2025 CALIFORNIA GREEN BUILDING STANDARDS CODE**
- **2025 CALIFORNIA ELECTRICAL CODE**
- **2025 CALIFORNIA MECHANICAL CODE**
- **2025 CALIFORNIA PLUMBING CODE**
- **2025 CALIFORNIA FIRE CODE**
- **2025 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS**
- **2026 MUNICIPAL CODES**

DESIGN BASIS

CONVENTIONAL LIGHT FRAME CONSTRUCTION

DESIGN CRITERIA LIMITATIONS
ROOF LIVE LOAD: 20 PSF
ROOF DEAD LOAD: 12 PSF
ULTIMATE WIND SPEED: 110 MPH
EXPOSURE CATEGORY: C
SITE CLASS: D
RISK CATEGORY: II
S_{DS}: 1.25
SEISMIC DESIGN CATEGORY: D_2
ALLOW SOIL VERTICAL BEARING PRESSURE: 1500 PSF
ALLOW SOIL LATERAL BEARING PRESSURE: 100 PSF/FT

	(CIRCLE ONE)
FIRE SPRINKLER:	YES OR NO
OAK TREES:	YES OR NO
UTILITIES IN THE WAY OF CONSTRUCTION:	YES OR NO
SPECIFY:	
FEMA ZONE:	YES OR NO
VERY HIGH FIRE SEVERITY HAZARD ZONE:	YES OR NO

ENERGY EFFICIENCY SPECIAL FEATURES

SPECIFY AS INDICATED IN CF1R FORM (TITLE 24):

ENERGY EFFICIENCY HERS VERIFICATION

SPECIFY AS INDICATED IN CF1R FORM (TITLE 24):

PROPERLY COMPLETED AND SIGNED CERTIFICATES OF INSTALLATION (CF2R FORMS) SHALL BE PROVIDED TO THE INSPECTOR IN THE FIELD. FOR PROJECTS REQUIRING HERS VERIFICATION, THE CF2R FORMS SHALL BE REGISTERED WITH A CALIFORNIA-APPROVED HERS PROVIDER DATA REGISTRY."

PROPERLY COMPLETED CERTIFICATES OF VERIFICATION (CF3R FORMS) SHALL BE PROVIDED TO THE INSPECTOR IN THE FIELD FOR ITEMS REQUIRING HERS VERIFICATION. CF3R FORMS SHALL BE REGISTERED WITH A CALIFORNIA-APPROVED HERS PROVIDER DATA REGISTRY."

PROVIDE SOLAR PV SYSTEM UNDER SEPARATE PERMIT. SYSTEM SIZE TO COMPLY WITH ENERGY COMPLIANCE DOCUMENTATION

NO SLOPE EXCEEDING 33%
SHEET FLOW TOWARDS: (CIRCLE ONE)
A-THE FRONT STREET
B-TOWARDS THE BACK PROPERTY
C-CROSS DRAINAGE

SPECIFY IF SUMP PUMP IS REQUIRED OR A BACK FLOW VALVE WILL BE REQUIRED (CIRCLE ONE)
FOR THE SEWER LATERAL :YES OR NO

2026 LOS ANGELES COUNTY ACCESSORY DWELLING UNIT ADU STANDARD PLAN "A" No. 27001 1200 SQ.FT. ONE STORY

Public Works
LOS ANGELES COUNTY

VICINITY MAP

[ADD A GENERAL AREA FOR SITE LOCATION IN LA COUNTY]

OWNER INFORMATION

NAME: _____
ADDRESS: _____
PHONE: _____
EMAIL: _____

CONTACT INFORMATION

NAME: _____
ADDRESS: _____
PHONE: _____
EMAIL: _____

PROJECT INFORMATION

PROJECT SCOPE: PROPOSED 1,200 SF DETACHED ACCESSORY DWELLING UNIT ADU ☐

APN: _____

SITE ADDRESS: _____

(CIRCLE ONE)
PROPERTY CONNECTED TO THE ELECTRICAL GRID (Y or N)
PROPERTY SERVICED BY PROPANE (Y or N) IF YES, SHOW TANK ON PLOT PLAN
PROPERTY SERVICED BY NATURAL GAS (Y or N)
ENTIRE LOT IS FUEL MODIFIED (Y or N) IF NO, DIMENSION 100' FUEL MODIFICATION ZONE
PROPERTY SERVICED BY SEPTIC SYSTEM (Y or N) IF YES, SHOW SEPTIC TANK ON PLOT PLAN

All proposed buildings, structures, additions, modifications to buildings/structures must comply with the approved location, as shown on the County approved Plot Plan. At the discretion of the County, the property owner may be required to provide proof of current placement of each on the parcel. This may include a stamped and signed setback certificate prepared by a California licensed surveyor or civil engineer.

PERVIOUS AREA INFORMATION

PERVIOUS SURFACE AREA TABLE

SITE ID	PERVIOUS ITEM	DIMENSIONS	AREA (SF)	NOTES

PERVIOUS ELEMENT MANUFACTURER: _____
PERVIOUS ELEMENT SLOPE AND DIRECTION OF SLOPE: _____
MAINTENANCE PROGRAM: _____
PERVIOUS ELEMENT CROSS SECTION LOCATED ON SHEET: _____

CONSTRUCTED PERVIOUS SURFACES SHALL NOT BE SEALED.

IMPERVIOUS AREA INFORMATION

IMPERVIOUS SURFACE AREA TABLE

SITE ID	IMPERVIOUS ITEM	DIMENSIONS	NEW or REPLACED AREA (SF)	EXISTING AREA (SF)
1	PROPOSED DWELLING UNIT ADU ☐ SFD ☐	PER PLAN	1538	
2				
3				
4				
	TOTAL (SF)			

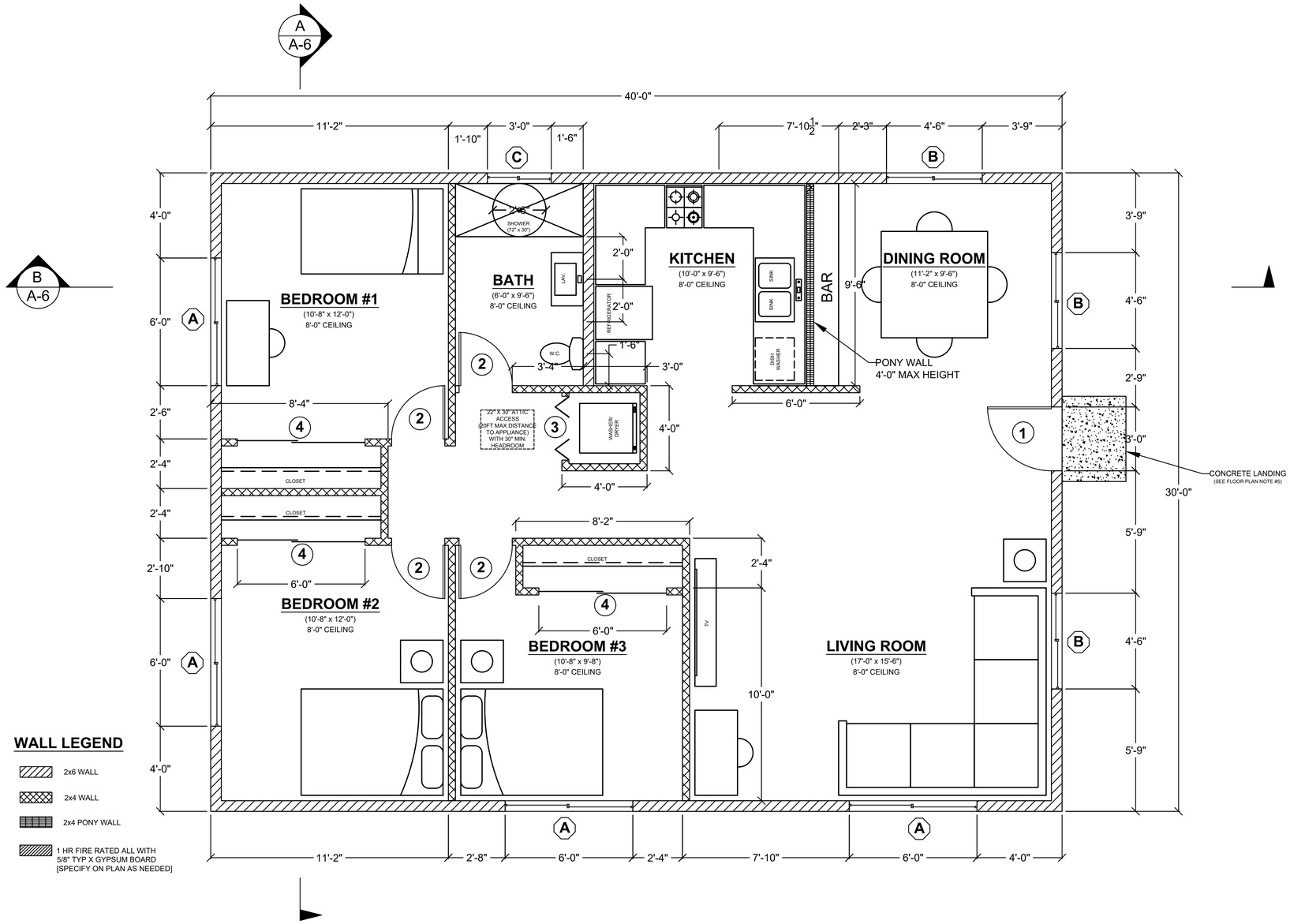
LAND DISTURBANCE: _____SF CUT/FILL: _____CY

SHEET TITLE

PLOT PLAN

SHEET NUMBER

SP



WALL LEGEND

- 2x6 WALL
- 2x4 WALL
- 2x4 PONY WALL
- 1 HR FIRE RATED ALL WITH 5/8" TYP X GYPSUM BOARD [SPECIFY ON PLAN AS NEEDED]

FLOOR PLAN
3/8" = 1'-0"

WINDOW SCHEDULE

MARK	DIMENSION	TYPE	TEMPERED	NOTES
A	6'-0" x 4'-0"	SLIDING		U < OR = 0.30 SHGC < OR = 0.23
B	4'-6" x 4'-0"	SLIDING		U < OR = 0.30 SHGC < OR = 0.23
C	3'-0" x 2'-0"	SLIDING	Y	U < OR = 0.30 SHGC < OR = 0.23

EXTERIOR WINDOWS, EXTERIOR GLAZED DOORS, GLAZED OPENINGS WITHIN EXTERIOR DOORS, GLAZED OPENINGS WITHIN EXTERIOR GARAGE DOORS, AND EXTERIOR STRUCTURAL GLASS VENEER SHALL COMPLY WITH ONE OF THE FOLLOWING: (SELECT ONE)

A. MULTI-PANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE MEETING THE REQUIREMENTS OF SECTION 2406 SAFETY GLAZING, AND WHERE ANY GLAZING FRAMES MADE OF VINYL MATERIALS SHALL HAVE WELDED CORNERS, METAL REINFORCEMENT IN INTERLOCK AREA, AND BE CERTIFIED TO AAMA/WDMA/CSA 101/I.S.2/A40
B. MINIMUM 20-MIN FIRE-RESISTANCE-RATED.
C. MEET PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-2
D. ALL WINDOWS ARE DUAL GLAZED AND NONMETAL FRAME.

DOOR SCHEDULE

MARK	DIMENSION	TYPE	TEMPERED	NOTES
1	3'-0" x 6'-8"	SWINGING		1-3/8" SOLID CORE
2	2'-8" x 6'-8"	SWINGING		
3		BI-FOLD		LAUNDRY ROOM
4	6'-0" x 6'-8"	SLIDING		6FT CLOSET

EXTERIOR DOORS SHALL COMPLY WITH ONE OF THE FOLLOWING: (SELECT ONE)

A. EXTERIOR SURFACE OR CLADDING OF NON-COMBUSTIBLE OR IGNITION-RESISTANT MATERIAL
B. SOLID CORE WOOD COMPLYING WITH THE FOLLOWING:
   - STILES AND RAILS MINIMUM 1-3/8 INCHES THICK
   - RAISED PANELS MINIMUM 1-1/4 INCHES THICK
   EXCEPTION: EXTERIOR PERIMETER OF RAISED PANEL MAY TAPER TO A TONGUE MINIMUM 3/8 INCHES THICK
C. MINIMUM 20-MIN FIRE RATED WHEN TESTED PER NFPA 252
D. MEET PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-1
E. DOOR MAY OPEN ON AN EXTERIOR LANDING, PROVIDED THE DOOR DOES NOT SWING OVER THE EXTERIOR LANDING AND THE LANDING IS NOT MORE THAN 7.75-in. BELOW THE TOP OF THE THRESHOLD. (R311.3.1 EX, R311.3.2)
F. REQUIRED EGRESS DOORS SHALL NOT SWING OVER A LANDING THAT IS MORE THAN 1.5-in. IN HEIGHT BELOW THE THRESHOLD (R311.3.1)

FLOOR PLAN NOTES

1. EXTERIOR WALLS WITHIN 3 FEET OF PROPERTY LINE (WITH SPRINKLERS) OR 5 FEET OF PROPERTY LINE (WITHOUT SPRINKLERS) REQUIRE 1–HOUR FIRE RATING FOR EXPOSURE TO BOTH SIDES.
2. PROJECTIONS:
   – PROHIBITED WITHIN 2 FEET OF PROPERTY LINE
   – 1–HOUR FIRE RATING ON THE UNDERSIDE WITHIN 3FT OF PROPERTY LINE (WITH SPRINKLERS)
   – 1–HOUR FIRE RATING ON THE UNDERSIDE WITHIN 5FT OF PROPERTY LINE (WITHOUT SPRINKLERS)
3. OPENINGS:
   – PROHIBITED WITHIN 3FT OF PROPERTY LINE
   – MAXIMUM 25% OF WALL AREA WITHIN 5 FEET OF PROPERTY LINE (WITHOUT SPRINKLERS)
4. PENETRATIONS:
   – 1–HOUR FIRE–RATED PENETRATIONS OF WALLS WITHIN 3FT OF PROPERTY LINE (WITH SPRINKLERS)
   – 1–HOUR FIRE–RATED PENETRATIONS OF WALLS WITHIN 5FT OF PROPERTY LINE (WITHOUT SPRINKLERS)
5. CONCRETE LANDING WITH MIN 36" DEPTH AND A MAXIMUM OF 1–½" LOWER THAN TOP OF DOOR THRESHOLD

OPTIONAL ROLL-IN SHOWER PLAN NOTES

1. SHOWER COMPARTMENT SEAT
   – MUST BE FOLDING TYPE, NOT TO EXCEED MORE THAN 6 INCHES FROM MOUNTING WALL WHEN FOLDED
   – LOCATED WITHIN 27 INCHES OF SHOWER CONTROLS
   – MOUNTED MINIMUM 17 INCHES AND MAXIMUM 19 INCHES ABOVE BATHROOM FINISHED FLOOR.
   – SEAT INSTALLED ON SIDE WALL ADJACENT TO CONTROLS AND EXTENDING FROM BACK WALL TO POINT WITHIN 3 INCHES OF SHOWER COMPARTMENT ENTRY
   – STRUCTURAL ADEQUACY OF MOUNTING HARDWARE AND FASTENERS TO ACCOMMODATE 250 POUND POINT LOAD APPLIED AT ANY POINT ON THE GRAB BAR, FASTENER, MOUNTING DEVICE, OR SUPPORTING STRUCTURE
2. SHOWER GRAB BARS
   – MOUNTED MINIMUM 33 INCHES AND MAXIMUM 36 INCHES ABOVE SHOWER FLOOR
   – NOT EXTENDING OVER SHOWER SEAT
   – IF CROSS SECTION IS CIRCULAR, MINIMUM 1–¼" AND MAXIMUM 2" OUTSIDE DIAMETER
   – IF CROSS SECTION IS NON–CIRCULAR, MINIMUM 4" AND MAXIMUM 4.8" PERIMETER AND MAXIMUM 2–¼" CROSS SECTION DIMENSION
   – GRAB BARS MOUNTED ADJACENT TO A WALL, 1–½" ABSOLUTE SPACE BETWEEN WALL AND GRAB BAR
   – MINIMUM 1–½" SPACE BETWEEN GRAB BAR AND PROJECTING OBJECTS BELOW AND AT ENDS
   – MINIMUM 12 INCH SPACE BETWEEN GRAB BAR AND PROJECTING OBJECTS ABOVE
   – SURFACE MATERIAL OF ANY WALLS OR OBJECTS ADJACENT TO GRAB BARS MUST BE FREE OF SHARP OR ABRASIVE ELEMENTS AND HAVE ROUNDED EDGES.
   – STRUCTURAL ADEQUACY OF MOUNTING HARDWARE AND FASTENERS TO ACCOMMODATE 250 POUND POINT LOAD APPLIED AT ANY POINT ON THE GRAB BAR, FASTENER, MOUNTING DEVICE, OR SUPPORTING STRUCTURE
   – WALL REINFORCEMENT TO BE PROVIDED AT LOCATION OF GRAB BARS (E.G. BLOCKING)
3. OPERABLE PARTS OF SHOWER CONTROLS AND FAUCETS:
   – INSTALLED ON BACK WALL OF SHOWER COMPARTMENT ADJACENT TO SEAT WALL
   – LOCATED MINIMUM 19 INCHES AND MAXIMUM 27 INCHES FROM SEAT WALL
   – LOCATED ABOVE GRAB BAR BUT NO HIGHER THAN 48 INCHES ABOVE SHOWER FLOOR
   – CENTERLINE AT MINIMUM 39 INCHES AND MAXIMUM 41 INCHES ABOVE SHOWER FLOOR
   – SINGLE–LEVER DESIGN
   – OPERABLE WITH MAXIMUM 5 POUNDS OF FORCE
   – OPERABLE WITH ONE HAND AND WITHOUT TIGHT GRASPING, PINCHING, OR TWISTING OF WRIST
   – ALL SHOWERS AND TUB–SHOWERS SHALL HAVE A PRESSURE BALANCE, THERMOSTATIC MIXING VALVE, OR A COMBINATION PRESSURE BALANCE/THERMOSTATIC MIXING TYPE VALVE. (PC 408.3)
4. SPRAYER UNIT AND ASSOCIATED OPERABLE PARTS SHALL BE PROVIDED PER THE FOLLOWING:
   – OPERABLE PARTS, INCLUDING HANDLE, TO BE INSTALLED ON BACK WALL OF SHOWER COMPARTMENT MINIMUM 19 INCHES AND MAXIMUM 27 INCHES FROM SEAT WALL
   – OPERABLE PARTS LOCATED ABOVE GRAB BAR BUT NO HIGHER THAN 48 INCHES ABOVE SHOWER FLOOR, MEASURED TO TOP OF MOUNTING BRACKET
   – MINIMUM 59 INCH LONG HOSE
   – CAPABLE FOR USE AS FIXED SHOWER HEAD AND HAND HELD SHOWER
   – ON/OFF CONTROL WITH NON–POSITIVE SHUT OFF
   – ADJUSTABLE –HEIGHT SHOWER HEADS ON VERTICAL BAR SHALL NOT OBSTRUCT USE OF BATHTUB GRAB BARS
5. WHERE SOAP DISHES ARE PROVIDED, MAXIMUM 40 INCHES ABOVE SHOWER FLOOR AND WITHIN REACH LIMITS FROM THE SHOWER SEAT
6. MAXIMUM 2.1% SLOPE IN ALL DIRECTIONS OF ROLL–IN SHOWER FLOORS
7. MAXIMUM ½" HIGH THRESHOLDS WITH MAXIMUM 50% BEVELED SLOPE AT ROLL–IN SHOWERS
8. WHERE DRAINS ARE PROVIDED AT ROLL–IN SHOWERS, MAXIMUM ¼" GRATE OPENINGS FLUSH WITH SHOWER FLOOR SURFACE

AGING-IN-PLACE AND FALL PREVENTION DESIGN

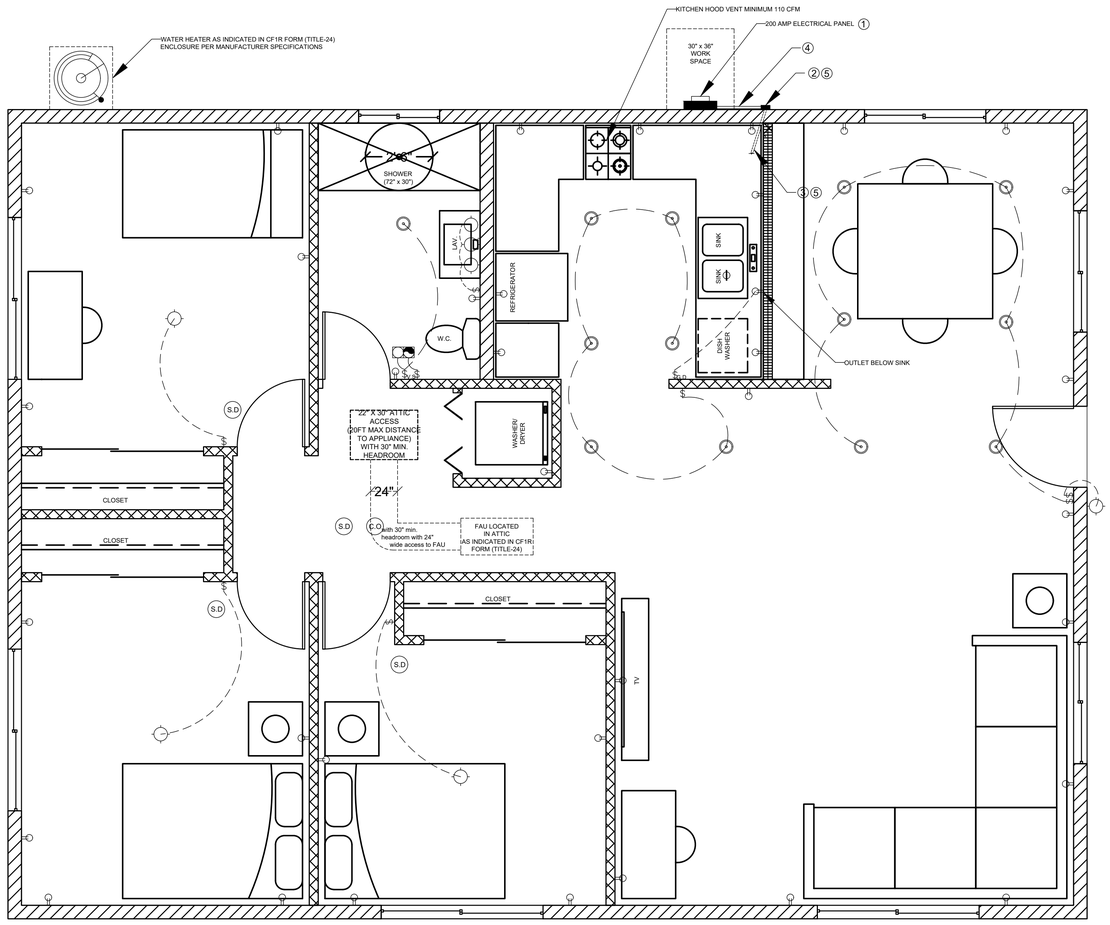
1. REINFORCEMENT FOR GRAB BARS: AT LEAST ONE BATHROOM ON THE ENTRY LEVEL SHALL BE PROVIDED WITH REINFORCEMENT INSTALLED IN ACCORDANCE WITH SECTION R327.1.1. REINFORCEMENT SHALL BE MINIMUM 2X8 SOLID LUMBER, LOCATED BETWEEN 32" AND 39–¼" ABOVE THE FINISHED FLOOR FLUSH WITH WALL FRAMING ON BOTH SIDE WALLS OF THE FIXTURE.
2. ELECTRICAL OUTLETS, SWITCH, AND CONTROL HEIGHTS SHALL BE LOCATED NO MORE THAN 48" MEASURED FROM THE TOP OF THE OUTLET BOX AND NOT LESS THAN 15" MEASURED FROM THE BOTTOM OF THE OUTLET BOX ABOVE THE FINISHED FLOOR (SECTION R327.1.2). SHOW DIMENSION ON ELEVATION.
3. DOORBELL BUTTONS SHALL NOT EXCEED 48" ABOVE EXTERIOR FLOOR OR LANDING. (SECTION R327.1.4). SHOW DIMENSION ON ELEVATION.
4. INTERIOR DOORS: EFFECTIVE JULY 1, 2024, AT LEAST ONE BATHROOM AND ONE BEDROOM ON THE ENTRY LEVEL SHALL PROVIDE A DOORWAY WITH A NET CLEAR OPENING OF NOT LESS THAN 32 INCHES, MEASURED WITH THE DOOR POSITIONED AT AN ANGLE OF 90 DEGREES FROM THE CLOSE POSITION; OR, IN THE CASE OF A TWO– OR THREE–STORY SINGLE FAMILY DWELLING, ON THE SECOND OR THIRD FLOOR OF THE DWELLING IF A BATHROOM OR BEDROOM IS NOT LOCATED ON THE ENTRY LEVEL.

2026 LOS ANGELES COUNTY ACCESSORY DWELLING UNIT ADU STANDARD PLAN "A" No. 27001 1200 SQ.FT. ONE STORY

Public Works
LOS ANGELES COUNTY

Sheet Number

A1



WALL LEGEND

- 2x6 WALL
- 2x4 WALL
- 2x4 PONY WALL
- 1 HR FIRE RATED ALL WITH 5/8" TYP X GYPSUM BOARD [SPECIFY ON PLAN AS NEEDED]

ELECTRICAL LEGEND

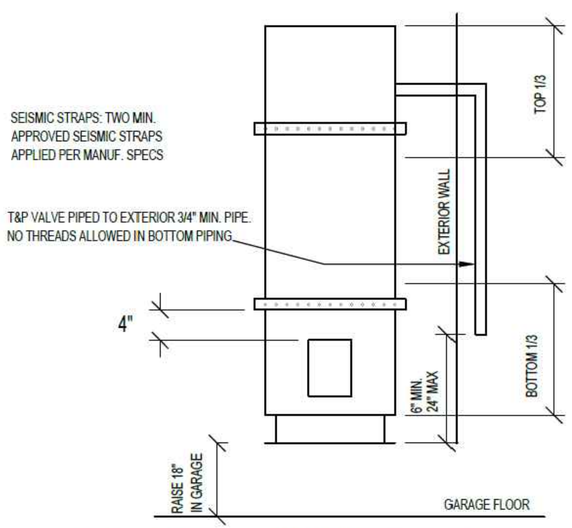
	DUPLEX OUTLET		HIGH EFFICACY RECESSED LIGHT
$	WALL SWITCH		GARBAGE DISPOSAL
$G.D	GARBAGE DISPOSAL SWITCH		
$V.S	VACANCY SENSOR		
	4" DIA DRYER VENT		
S.D	SMOKE DETECTOR		FAN & LIGHT COMBO
C.O	CARBON MONOXIDE ALARM		
	FAN AND LIGHT COMBINATION		
	HIGH EFFICACY LIGHT FIXTURE		

SMOKE ALARM shall be interconnected hard-wired with battery backup and shall be installed in accordance with NFPA 72

CARBON MONOXIDE ALARM shall be interconnected hard-wired with battery backup.

ELECTRICAL PLAN

3/8" = 1'-0"



NOTE: NO GAS-FIRED WATER HEATER ALLOWED IN BEDROOMS, BATHROOMS, CLOTHES CLOSETS, OR ANY SPACE OPENING INTO A BEDROOM OR BATHROOM.

WATER HEATER (MC305.1, PC507.2, PC507.13)

GAS or PROPANE WATER HEATERS NOTES

SYSTEMS USING GAS OR PROPANE WATER HEATERS TO SERVE INDIVIDUAL DWELLING UNITS SHALL DESIGNATE A SPACE AT LEAST 2.5 FEET BY 2.5 FEET WIDE AND 7 FEET TALL SUITABLE FOR THE FUTURE INSTALLATION OF A HEAT PUMP WATER HEATER (HPWH) BY MEETING EITHER A OR B BELOW. ALL ELECTRICAL COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE:

1. IF THE DESIGNATED SPACE IS WITHIN 3 FEET FROM THE WATER HEATER, THEN THIS SPACE SHALL INCLUDE THE FOLLOWING:
   a. A DEDICATED 125–VOLT, 20–AMP ELECTRICAL RECEPTACLE THAT IS CONNECTED TO THE ELECTRIC PANEL WITH A 120/240–VOLT 3 CONDUCTOR, 10 AWG COPPER BRANCH CIRCUIT, WITHIN 3 FEET FROM THE WATER HEATER AND ACCESSIBLE TO THE WATER HEATER WITH NO OBSTRUCTIONS; AND
   b. BOTH ENDS OF THE UNUSED CONDUCTOR SHALL BE LABELED WITH THE WORD "SPARE" AND BE ELECTRICALLY ISOLATED; AND
   c. A RESERVED SINGLE POLE CIRCUIT BREAKER SPACE IN THE ELECTRICAL PANEL ADJACENT TO THE CIRCUIT BREAKER FOR THE BRANCH CIRCUIT IN A ABOVE AND LABELED WITH THE WORDS 'FUTURE 240V USE'.
   d. A CONDENSATE DRAIN THAT IS NO MORE THAN 2 INCHES HIGHER THAN THE BASE OF THE INSTALLED WATER HEATER AND ALLOWS NATURAL DRAINING WITHOUT PUMP ASSISTANCE.
2. IF THE DESIGNATED SPACE IS MORE THAN 3 FEET FROM THE WATER HEATER, THEN THIS SPACE SHALL INCLUDE THE FOLLOWING:
   a. A DEDICATED 240–VOLT BRANCH CIRCUIT SHALL BE INSTALLED WITHIN 3 FEET FROM THE DESIGNATED SPACE. THE BRANCH CIRCUIT SHALL BE RATED AT 30 AMPS MINIMUM. THE BLANK COVER SHALL BE IDENTIFIED AS "240V READY"; AND
   b. THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR THE INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE HPWH INSTALLATION. THE RESERVED SPACE SHALL BE PERMANENTLY MARKED AS 'FOR FUTURE 240V USE'; AND
   c. EITHER A DEDICATED COLD–WATER SUPPLY, OR THE COLD–WATER SUPPLY SHALL PASS THROUGH THE DESIGNATED HPWH LOCATION JUST BEFORE REACHING THE GAS OR PROPANE WATER HEATER; AND
   d. THE HOT WATER SUPPLY PIPE COMING OUT OF THE GAS OR PROPANE WATER HEATER SHALL BE ROUTED FIRST THROUGH THE DESIGNATED HPWH LOCATION BEFORE SERVING ANY FIXTURES; AND
   e. THE HOT AND COLD–WATER PIPING AT THE DESIGNATED HPWH LOCATION SHALL BE EXPOSED AND READILY ACCESSIBLE FOR FUTURE INSTALLATION OF AN HPWH; AND
   f. A CONDENSATE DRAIN THAT IS NO MORE THAN 2 INCHES HIGHER THAN THE BASE OF THE INSTALLED WATER HEATER AND ALLOWS NATURAL DRAINING WITHOUT PUMP ASSISTANCE.

GAS or PROPANE HEAT PUMPS NOTES

SYSTEMS USING GAS OR PROPANE FURNACE TO SERVE INDIVIDUAL DWELLING UNITS SHALL INCLUDE THE FOLLOWING:

1. A DEDICATED 240–VOLT BRANCH CIRCUIT WIRING SHALL BE INSTALLED WITHIN 3 FEET FROM THE FURNACE AND ACCESSIBLE TO THE FURNACE WITH NO OBSTRUCTIONS. THE BRANCH CIRCUIT CONDUCTORS SHALL BE RATED AT 30 AMPS MINIMUM. THE BLANK COVER SHALL BE IDENTIFIED AS '240V READY.' ALL ELECTRICAL COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE.
2. THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR THE INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE HEAT PUMP SPACE HEATER INSTALLATION. THE RESERVED SPACE SHALL BE PERMANENTLY MARKED AS 'FOR FUTURE 240V USE.'

GAS or PROPANE COOKTOPS NOTES

SYSTEMS USING GAS OR PROPANE COOKTOP TO SERVE INDIVIDUAL DWELLING UNITS SHALL INCLUDE THE FOLLOWING:

1. A DEDICATED 240–VOLT BRANCH CIRCUIT WIRING SHALL BE INSTALLED WITHIN 3 FEET FROM THE COOKTOP AND ACCESSIBLE TO THE COOKTOP WITH NO OBSTRUCTIONS. THE BRANCH CIRCUIT CONDUCTORS SHALL BE RATED AT 50 AMPS MINIMUM. THE BLANK COVER SHALL BE IDENTIFIED AS '240V READY.' ALL ELECTRICAL COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE.
2. THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR THE INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE ELECTRIC COOKTOP INSTALLATION. THE RESERVED SPACE SHALL BE PERMANENTLY MARKED AS 'FOR FUTURE 240V USE.'"

GAS or PROPANE CLOTHES DRYERS NOTES

CLOTHES DRYER LOCATIONS WITH GAS OR PROPANE PLUMBING TO SERVE INDIVIDUAL DWELLING UNITS SHALL INCLUDE THE FOLLOWING:

1. A DEDICATED 240–VOLT BRANCH CIRCUIT WIRING SHALL BE INSTALLED WITHIN 3 FEET FROM THE CLOTHES DRYER LOCATION AND ACCESSIBLE TO THE CLOTHES DRYER LOCATION WITH NO OBSTRUCTIONS. THE BRANCH CIRCUIT CONDUCTORS SHALL BE RATED AT 30 AMPS MINIMUM. THE BLANK COVER SHALL BE IDENTIFIED AS '240V READY.' ALL ELECTRICAL COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE.
2. THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR THE INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE ELECTRIC CLOTHES DRYER INSTALLATION. THE RESERVED SPACE SHALL BE PERMANENTLY MARKED AS 'FOR FUTURE 240V USE.'

SOLAR READY KEY NOTES

1. THE MAIN ELECTRICAL SERVICE PANEL SHALL NOT BE OF A TYPE WITH A CENTER–FED MAIN CIRCUIT BREAKER AND SHALL INCLUDE RESERVED SPACE ALLOWING FOR INSTALLATION OF DOUBLE–POLE CIRCUIT BREAKERS FOR A FUTURE SOLAR PHOTOVOLTAIC SYSTEM. SUCH RESERVED SPACE SHALL BE POSITIONED AT THE OPPOSITE (LOAD) END FROM THE INPUT FEEDER OR MAIN CIRCUIT BREAKER LOCATION. THE RESERVED SPACE SHALL BE PERMANENTLY AND VISIBLY MARKED AS "FOR FUTURE SOLAR PHOTOVOLTAIC"
2. APPROVED MINIMUM 4–INCH SQUARE ELECTRICAL JUNCTION BOX LOCATED WITHIN 72 INCHES HORIZONTALLY AND 12 INCHES VERTICALLY OF MAIN ELECTRICAL SERVICE PANEL
3. MINIMUM 1 INCH DIAMETER LISTED ELECTRICAL METALLIC RACEWAY ORIGINATING AT READILY ACCESSIBLE ATTIC LOCATION WITH PROXIMITY TO SOLAR ZONE AREA AND TERMINATING AT THE REQUIRED ELECTRICAL JUNCTION BOX
4. MINIMUM 1 INCH DIAMETER LISTED ELECTRICAL METALLIC RACEWAY ORIGINATING AT THE REQUIRED ELECTRICAL JUNCTION BOX AND TERMINATING AT THE MAIN ELECTRICAL SERVICE PANEL
5. ELECTRICAL JUNCTION BOX AND SEGMENT OF METALLIC RACEWAY IN THE ATTIC SHALL BE PERMANENTLY AND VISIBLY MARKED AS "FOR FUTURE SOLAR PHOTOVOLTAIC"

UTILITY PLAN NOTES

1. LOCAL EXHAUST FANS TO EXTERIOR TO PROVIDE MINIMUM 50 CFM INTERMITTENT OR 20 CFM CONTINUOUS VENTILATION.
2. SMOKE DETECTORS TO BE INTERCONNECTED PER CRC R314.4 AND HARD–WIRED WITH BATTERY BACK–UP PER CRC R314.6
3. CARBON MONOXIDE ALARMS TO BE INTERCONNECTED PER CRC R315.7 AND HARD–WIRED WITH BATTERY BACK–UP PER CRC R315.5
4. 4" ø DRYER VENT WITH MAXIMUM 14 FOOT COMBINED HORIZONTAL AND VERTICAL LENGTH WITH TWO 90 DEGREE ELBOWS.
5. A MECHANICAL EXHAUST VENTILATION SYSTEM, SUPPLY VENTILATION SYSTEM, OR COMBINATION THEREOF SHALL BE INSTALLED FOR EACH DWELLING UNIT TO PROVIDE WHOLE–BUILDING VENTILATION WITH OUTDOOR AIR IN COMPLIANCE WITH ASHRAE STANDARD 62.2 AS ADOPTED BY THE CALIFORNIA ENERGY COMMISSION.
6. AN INTERMITTENTLY OR CONTINUOUSLY OPERATING LOCAL MECHANICAL EXHAUST VENTILATION SYSTEM SHALL BE INSTALLED IN EACH BATHROOM WITH A BATHTUB, SHOWER, OR SIMILAR MOISTURE SOURCE AND IN EACH KITCHEN IN COMPLIANCE WITH ASHRAE STANDARD 62.2 AS ADOPTED BY THE CALIFORNIA ENERGY COMMISSION. INTERMITTENT LOCAL EXHAUST VENTILATION AIRFLOW RATES SHALL BE 50 CFM IN BATHROOMS AND 100 CFM IN KITCHENS. CONTINUOUS LOCAL EXHAUST VENTILATION AIRFLOW RATES SHALL BE 20 CFM IN BATHROOMS AND 5 AIR CHANGES PER HOUR IN KITCHENS BASED ON KITCHEN VOLUME.
7. WATER HEATER OR FURNACE SHALL BE A DIRECT–VENT APPLIANCE
8. LISTED GASKETED SELF–CLOSING DOOR REQUIRED FOR GAS FAU

LIGHTING PLAN NOTES

1. ALL LUMINARIES SHALL BE HIGH–EFFICACY IN ACCORDANCE WITH CBEES TABLE 150.0–A
2. ALL LED LUMINARIES AND LAMPS SHALL BE MARKED "JA8" AND LISTED IN THE CALIFORNIA ENERGY COMMISSION DATABASE AT: HTTPS://CACERTAPPLIANCES.ENERGY.CA.GOV/PAGES/APPLIANCESEARCH.ASPX
3. ALL RECESSED DOWNLIGHT AND ENCLOSED LUMINARIES SHALL BE MARKED "JA8–E" AND LISTED IN THE CALIFORNIA ENERGY COMMISSION DATABASE AT: HTTPS://CACERTAPPLIANCES.ENERGY.CA.GOV/PAGES/APPLIANCESEARCH.ASPX
4. RECESSED DOWNLIGHT LUMINARIES IN CEILINGS SHALL NOT BE SCREW–BASED
5. BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS: AT LEAST ONE LUMINARIES IN EACH SPACE SHALL BE CONTROLLED BY A VACANCY SENSOR
6. ALL LUMINARIES REQUIRING "JA8" OR "JA8–E" MARKING SHALL BE CONTROLLED BY A DIMMER OR VACANCY SENSOR
   EXCEPTION: CLOSETS LESS THAN 70 S.F. & HALLWAYS
7. OUTDOOR LIGHTING PERMANENTLY MOUNTED TO BUILDINGS SHALL BE CONTROLLED BY ONE OF THE FOLLOWING:
   – PHOTOCONTROL AND MOTION SENSOR
   – PHOTOCONTROL AND AUTOMATIC TIME–SWITCH CONTROL
   – ASTRONOMICAL TIME CLOCK
   – ENERGY MANAGEMENT CONTROL SYSTEM PER CBEES 150.0(K)3AIIIC

ENERGY STORAGE SYSTEMS (ESS) NOTES

1. AT LEAST ONE OF THE FOLLOWING SHALL BE PROVIDED:
   a. ESS READY INTERCONNECTION EQUIPMENT WITH A MINIMUM BACKED–UP CAPACITY OF 60 AMPS AND A MINIMUM OF FOUR ESS–SUPPLIED BRANCH CIRCUITS, OR
   b. A DEDICATED RACEWAY FROM THE MAIN SERVICE TO A PANELBOARD (SUBPANEL) THAT SUPPLIES THE BRANCH CIRCUITS IN SECTION 150.0(S)(2). ALL BRANCH CIRCUITS ARE PERMITTED TO BE SUPPLIED BY THE MAIN SERVICE PANEL PRIOR TO THE INSTALLATION OF AN ESS. THE TRADE SIZE OF THE RACEWAY SHALL BE NOT LESS THAN ONE INCH. THE PANELBOARD THAT SUPPLIES THE BRANCH CIRCUITS (SUBPANEL) MUST BE LABELED "SUBPANEL SHALL INCLUDE ALL BACKED–UP LOAD CIRCUITS."
2. A MINIMUM OF FOUR BRANCH CIRCUITS SHALL BE IDENTIFIED AND HAVE THEIR SOURCE OF SUPPLY COLLOCATED AT A SINGLE PANELBOARD SUITABLE TO BE SUPPLIED BY THE ESS. AT LEAST ONE CIRCUIT SHALL SUPPLY THE REFRIGERATOR, ONE LIGHTING CIRCUIT SHALL BE LOCATED NEAR THE PRIMARY EGRESS, AND AT LEAST ONE CIRCUIT SHALL SUPPLY A SLEEPING ROOM RECEPTACLE OUTLET.
3. THE MAIN PANELBOARD SHALL HAVE A MINIMUM BUSBAR RATING OF 225 AMPS.
4. SUFFICIENT SPACE SHALL BE RESERVED TO ALLOW FUTURE INSTALLATION OF A SYSTEM ISOLATION EQUIPMENT/TRANSFER SWITCH WITHIN 3 FEET OF THE MAIN PANELBOARD. RACEWAYS SHALL BE INSTALLED BETWEEN THE PANELBOARD AND THE SYSTEM ISOLATION EQUIPMENT/TRANSFER SWITCH LOCATION TO ALLOW THE CONNECTION OF BACKUP POWER SOURCE.

NOTES

IN COMPLIANCE WITH THE 2026 COUNTY OF LOS ANGELES PLUMBING CODE, INDICATE THE FOLLOWING NOTES ON THE PLANS:

A– DUAL WASTE PIPING SHALL BE INSTALLED TO PERMIT THE DISCHARGE FROM CLOTH WASHERS, BATHTUBS, SHOWER, AND BATHROOM/RESTROOM WASH BASIN TO BE USED FOR A GRAYWATER IRRIGATION SYSTEM. (PC 304.1)
EXCEPTIONS:
(1.) BUILDINGS WITH A GRAYWATER SYSTEM, RAIN CATCHMENTS SYSTEM OR RECYCLED WATER SYSTEM.
(2.) SITES WITH LANDSCAPE AREA NOT EXCEEDING 500 SQUARE FEET.
(3.) PROJECTS WHERE GRAYWATER SYSTEMS ARE NOT PERMITTED DUE TO GEOLOGICAL CONDITIONS.
(4.) ADDITIONS AND ALTERNATIONS THAT USE THE EXISTING BUILDING DRAIN.

B– A HOT WATER RECIRCULATION SYSTEM SHALL BE INSTALLED, AS DEFINED IN CHAPTER 2 OF LOS ANGELES COUNTY PLUMBING CODE AND SHALL NOT ALLOW MORE THAN 0.6 GALLONS OF WATER TO BE DELIVERED TO ANY FIXTURE BEFORE HOT WATER ARRIVES. HOT WATER RECIRCULATION SYSTEM MAY INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING: (PC 601.2.2)
(1.) TIMER–INITIATED SYSTEMS.
(2.) TEMPERATURE SENSOR–INITIATED SYSTEMS.
(3.) OCCUPANCY SENSOR–INITIATED SYSTEMS.
(4.) SMART HOT WATER RECIRCULATION SYSTEMS.
(5.) DEMAND HOT WATER RECIRCULATION SYSTEMS.
(6.) OTHER SYSTEMS ACCEPTABLE TO THE AUTHORITY HAVING JURISDICTION.

AN INDIVIDUAL WATER METER OR SUBMETER SHALL BE PROVIDED FOR EACH DWELLING UNIT IN NEWLY CONSTRUCTED MULTI–UNIT RENTAL APARTMENT, CONDOMINIUM STRUCTURES AND IN RESIDENTIAL PORTION OF NEWLY CONSTRUCTED MIXED–USE STRUCTURES. (PC 601.2.1 & 601.2.1.1)

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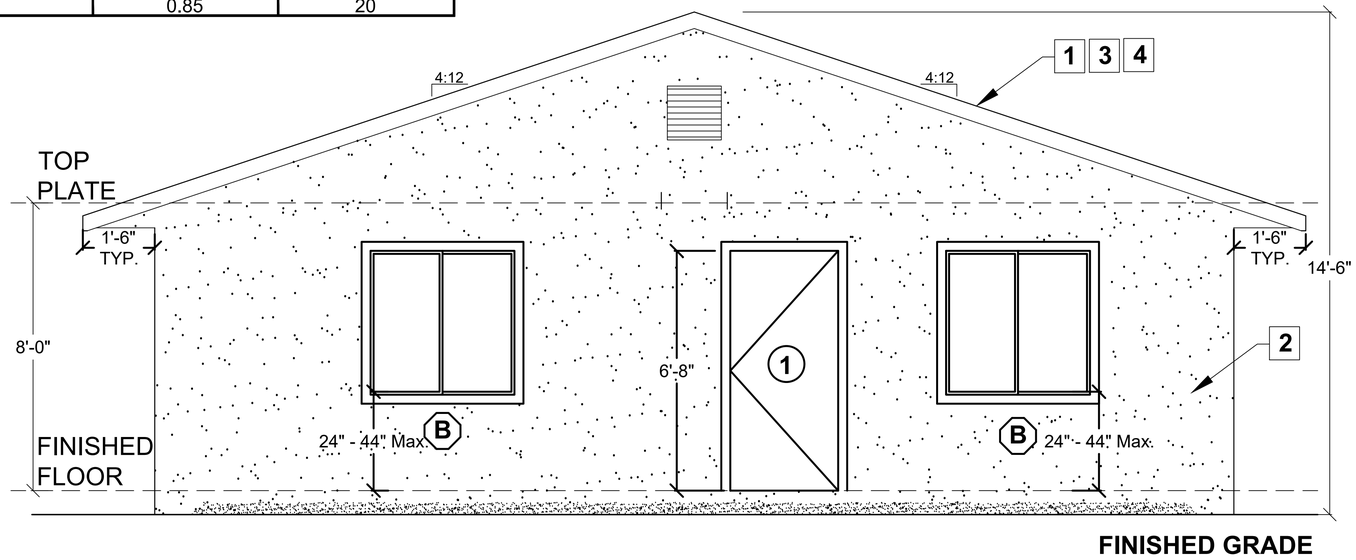
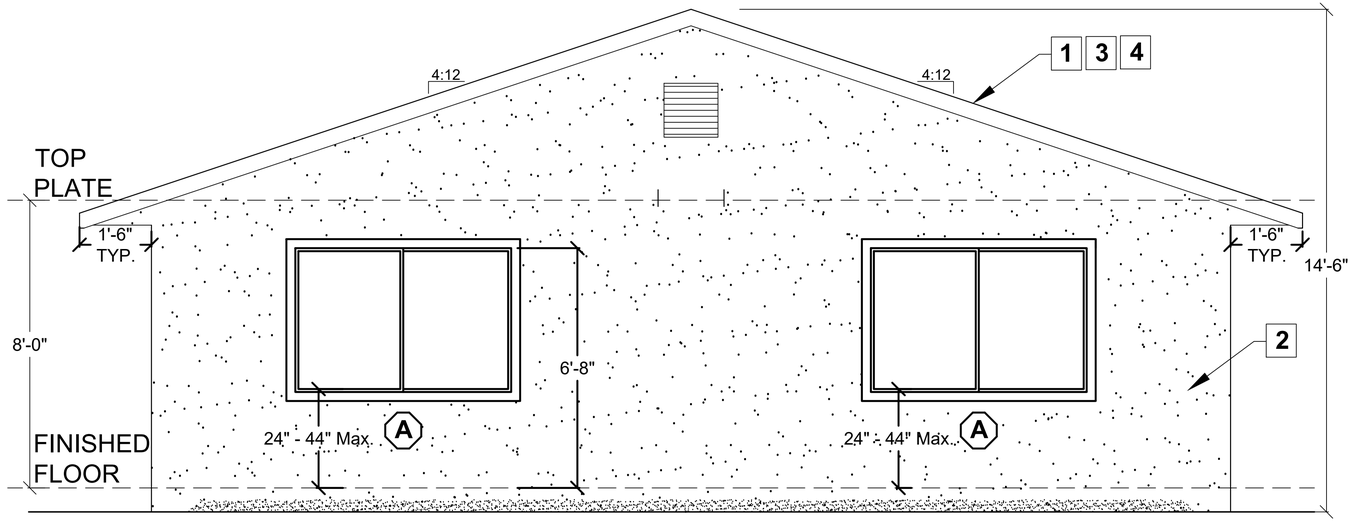
Table 4.106.6(1) Low Rise Residential

Roof Slope	Minimum 3-Year Aged Solar Reflectance	Thermal Emit-tance	SRI
≤ 2:12	0.65	0.85	78
≥2:12	0.25	0.85	20



FRONT



BACK

ELEVATIONS
1/2" = 1'-0"

ELEVATION KEY NOTES

1. ROOF: CLASS 'A' FIRE RATING

   ROOF MATERIAL: _____

   MANUFACTURER / MODEL: _____

   UNDERLAYMENT: _____

   LISTING REPORT #: _____

2. EXTERIOR WALL FINISH: _____ (SEE NOTE 7 BELOW)
3. ROOF PITCH: _____
4. RADIANT BARRIER IS REQUIRED YES ☐ NO ☐

RADIANT BARRIER WITH MINIMUM EMITTANCE OF 0.05 OR LESS AS MODELED IN THE T–24 ENERGY CALCULATIONS

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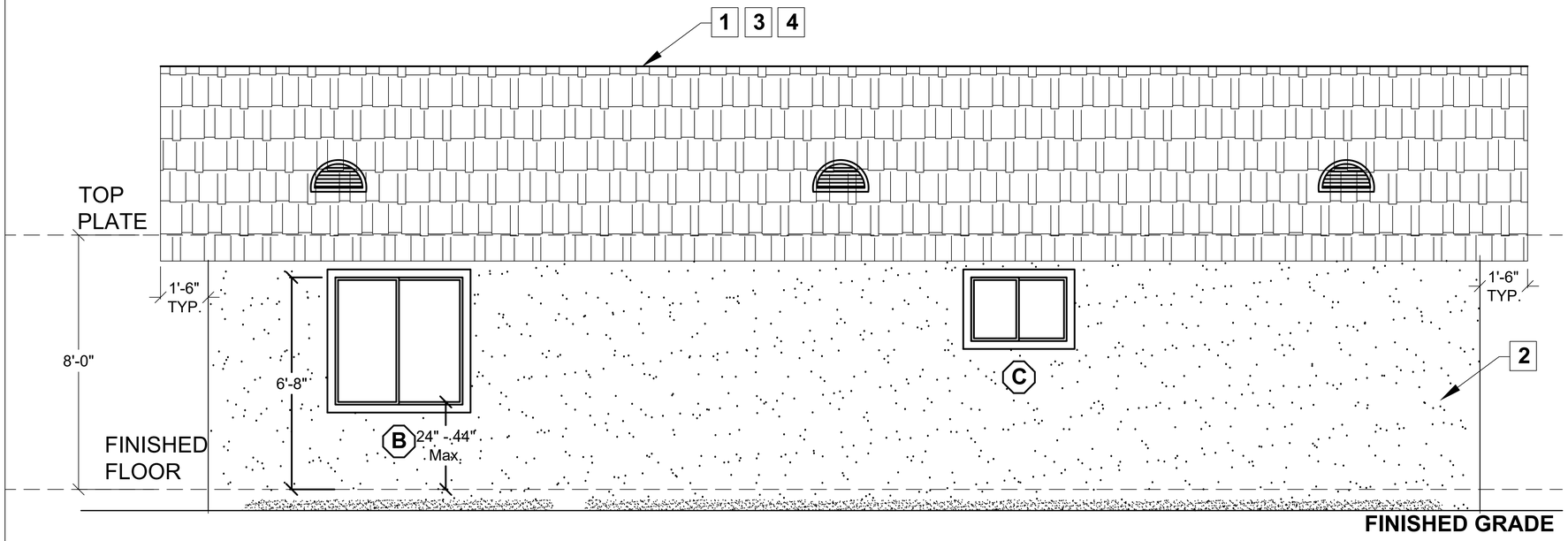
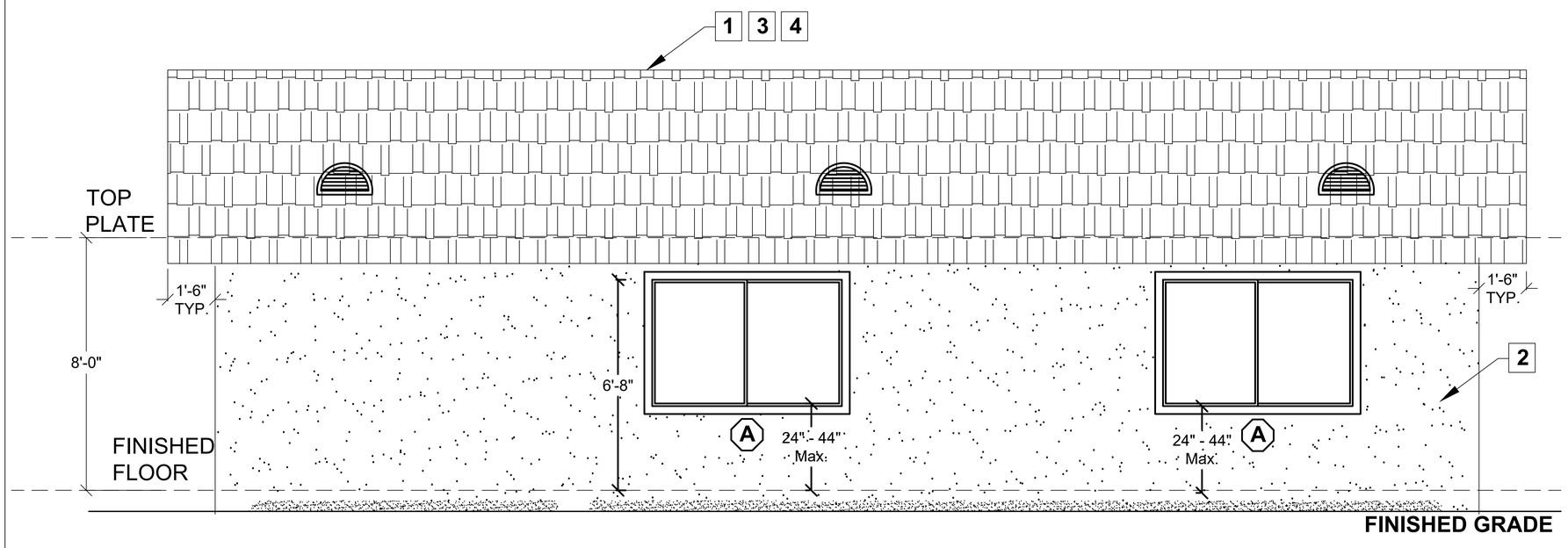


RIGHT



LEFT

ELEVATIONS
1/2" = 1'-0"

ELEVATION KEY NOTES

SEE SHEET A3 FOR KEYNOTES

EXTERIOR WALLS OF DWELLINGS AND ACCESSORY BUILDINGS LESS THAN 5–ft. (NON–SPRINKLERED) / 3–ft (SPRINKLERED) TO THE PROPERTY LINE SHALL BE 1–HOUR FIRE–RESISTANCE–RATED CONSTRUCTION. (R302.1, T–R302.1(1) & (2))

NO OPENINGS OTHER THAN APPROVED FOUNDATION VENTS SHALL BE PERMITTED IN THE EXTERIOR WALLS OF DWELLINGS AND ACCESSORY BUILDINGS WHERE THE EXTERIOR WALL IS LESS THAN 3–ft TO THE PROPERTY LINE. (R302.1, T–R302.1(1) & (2))

THE AREA OF EXTERIOR WALL OPENINGS OF NON–SPRINKLERED DWELLINGS AND ACCESSORY BUILDINGS LOCATED > 3–ft AND < 5–ft TO THE PROPERTY LINE SHALL BE LIMITED TO 25% OF THE WALL AREA. THE AREA OF EXTERIOR WALL OPENINGS IS UNLIMITED WHEN EXTERIOR WALL ARE LOCATED > 5–ft FOR NON–SPRINKLERED BUILDINGS AND > 3ft FOR SPRINKLERED BUILDINGS. (T–R302.1(1) & (2))

PROJECTIONS, INCLUDING EAVES, ARE NOT PERMITTED WITHIN 2–ft FROM THE PROPERTY LINE, EXCEPT DETACHED GARAGES ACCESSORY TO A DWELLING ARE PERMITTED TO HAVE 4–ft EAVE. PROJECTIONS LOCATED > 2–ft AND < 5–ft(NON–SPRINKLERED /3–ft(SPRINKLERED) TO THE PROPERTY SHALL BE OF AT LEAST 1–HOUR FIRE–RESISTANCE–RATED ON THE UNDERSIDE. (R302.1, T–302.1(1) & (2))

BUILDINGS ADJACENT TO ASCENDING OR DESCENDING SLOPES SHALL MAINTAIN SETBACK ACCORDING TO THE REQUIREMENTS OF SECTION R403.1.7. (SEE FIG. R403.1.7.1)

ATTIC VENTILATION

ATTIC VENTILATION REQUIRED
(SEE WILDFIRE NOTES 5 & 6 ON SHEET A3)

NET FREE CROSS VENTILATION AREA = $\frac{1}{300}$

VENT AREA REQUIRED = 1200 ft^2 / 300 = 4 ft^2 x 144 = 576 in^2 < 648 in^2 (TOTAL VENT AREA PROVIDED)

1. GABLE VENT (MIN ONE VENT AT EACH GABLE END)
   MANUFACTURER: VULCAN
   MODEL: RECTANGULAR LOUVER
   QTY: 2 NFVA: 54 in^2
   VENT AREA PROVIDED = QTY x NFVA = 108 in^2

2. EAVE VENT
   MANUFACTURER: _____
   MODEL: _____
   QTY: ____ NFVA: ____ in^2
   VENT AREA PROVIDED = QTY x NFVA = _____ in^2

3. ROOF VENT
   MANUFACTURER: VULCAN
   MODEL: DORMER
   QTY: 6 NFVA: 90 in^2
   VENT AREA PROVIDED = QTY x NFVA = 540 in^2

4. INSTALL BETWEEN 40% AND 50% OF THE REQUIRED NET FREE VENT AREA A MAXIMUM OF 3 FEET BELOW THE RIDGE OR THE HIGHEST POINT OF THE SPACE (MEASURED VERTICALLY), AND INSTALL THE BALANCE OF THE REQUIRED VENTILATION IN THE BOTTOM ONE–THIRD OF THE ATTIC SPACE.

OPENINGS SHALL HAVE A CORROSION–RESISTANT WIRE MESH OR OTHER APPROVED MATERIAL WITH 1/16–in. MINIMUM AND 1/4–IN. MAXIMUM OPENING.

A MINIMUM OF 1–in. AIR SPACE SHALL BE PROVIDED BETWEEN INSULATION AND ROOF SHEATHING. (R806.3)

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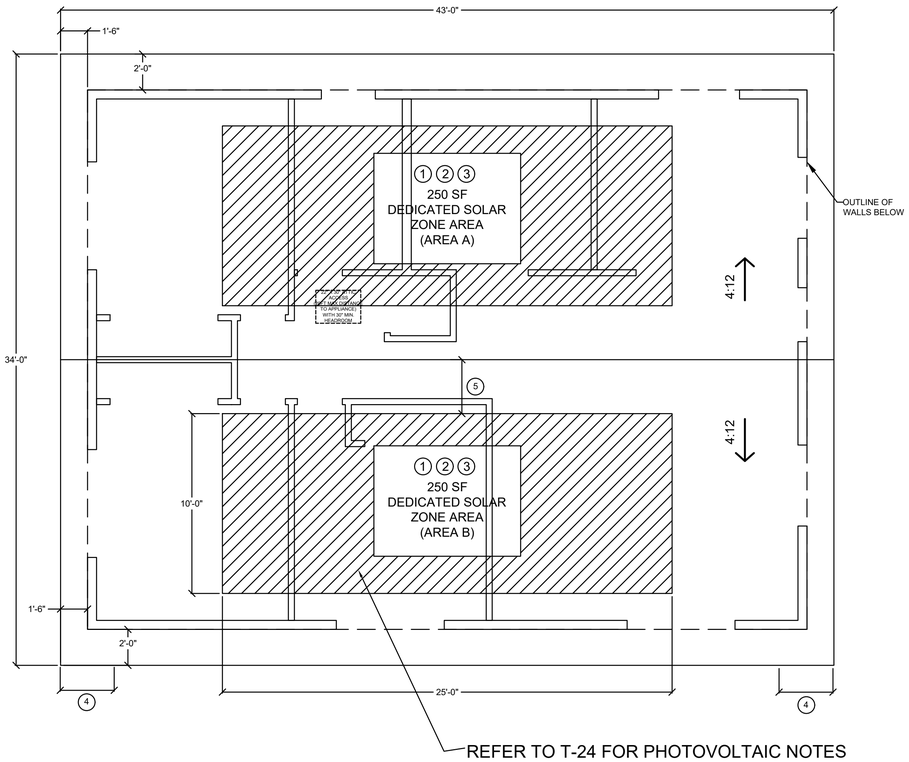
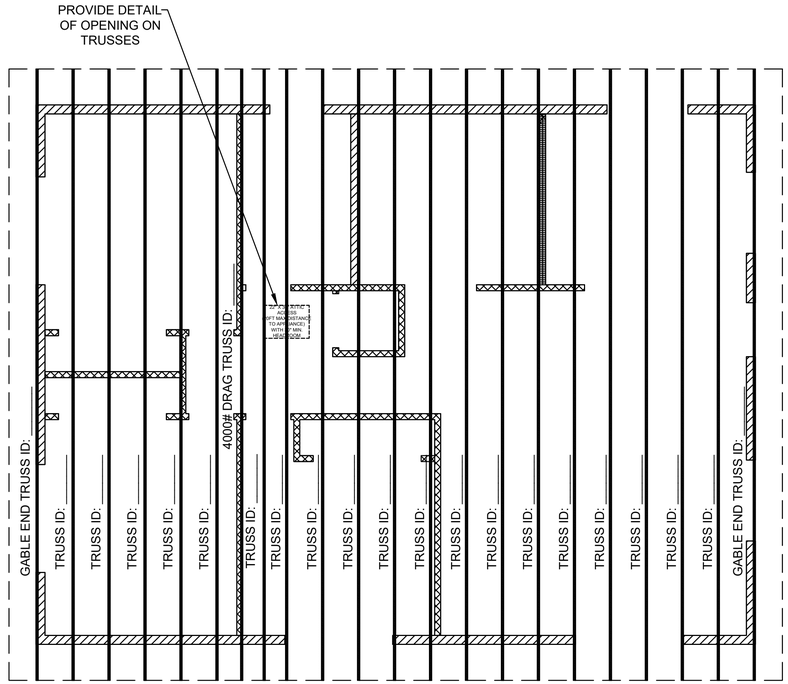
SPECIFY
SOLAR READY CONFIGURATION





Roof drainage systems shall be designed in accordance with Ch. 11 of the PC for minimum rain intensity of 3-in./hr.

SOLAR READY KEY NOTES

WHEN PV SYSTEM NOT REQUIRED PER ENERGY COMPLIANCE DOCUMENTATION OR OTHERWISE EXEMPTED:

1. MIN 250 S.F. SOLAR ZONE AREA
2. DEDICATED SOLAR ZONE AREA LOCATED BETWEEN 110 AND 270 DEGREES OF TRUE NORTH – USE AREA A OR B AS NEEDED.
3. NO OBSTRUCTIONS – INCLUDING VENTS, CHIMNEYS, SKYLIGHTS, ARCHITECTURAL FEATURES, ROOF–MOUNTED EQUIPMENT – LOCATED WITHIN SOLAR ZONE.
4. 3' MIN FIRE FIGHTER ACCESS
5. 3' SMOKE VENTILATION SETBACK AT RIDGES
6. TILT CANNOT EXCEED 7:12 SLOPE

STRUCTURAL DESIGN OF THE ENGINEERED TRUSS SHALL BE PROVIDED TO THE BUILDING DEPARTMENT INSPECTOR DURING CONSTRUCTION SEE DEFERRED SUBMITTAL.

ENGINEERED TRUSS CALCULATIONS SHALL BE STAMPED BY BOTH THE ENGINEER–ON–RECORD AND TRUSS MANUFACTURER DESIGNER.

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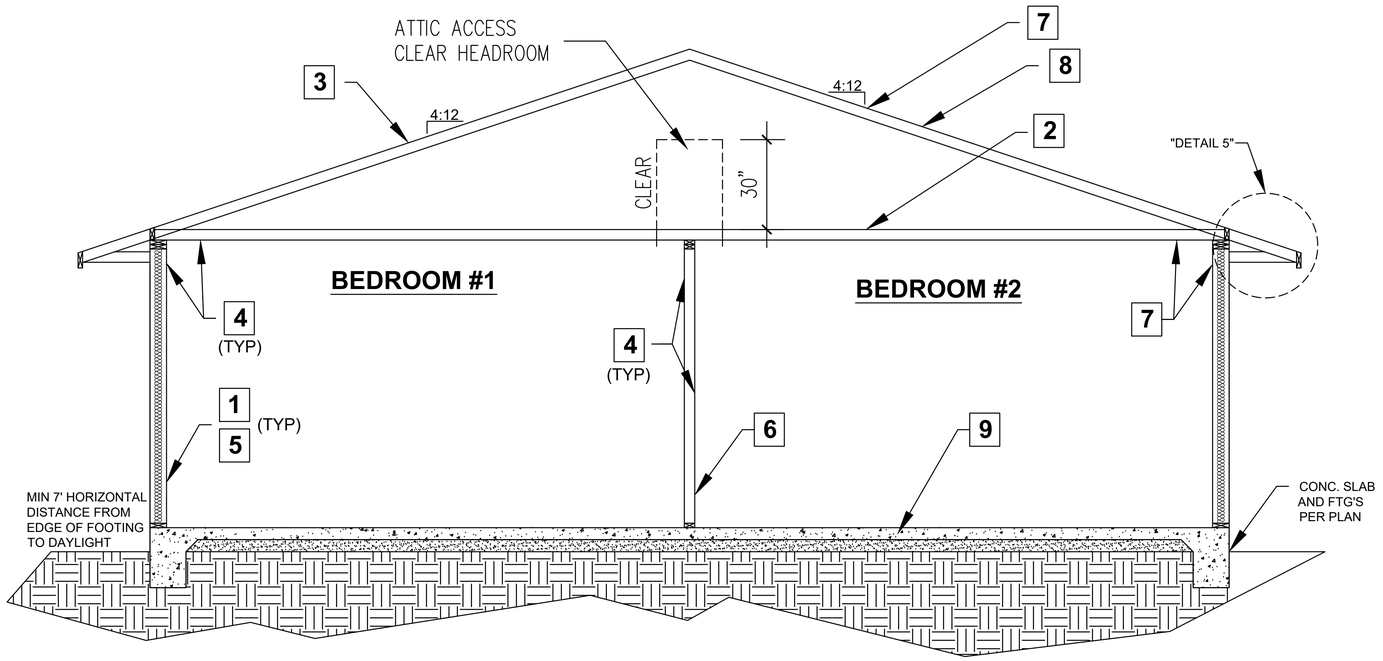
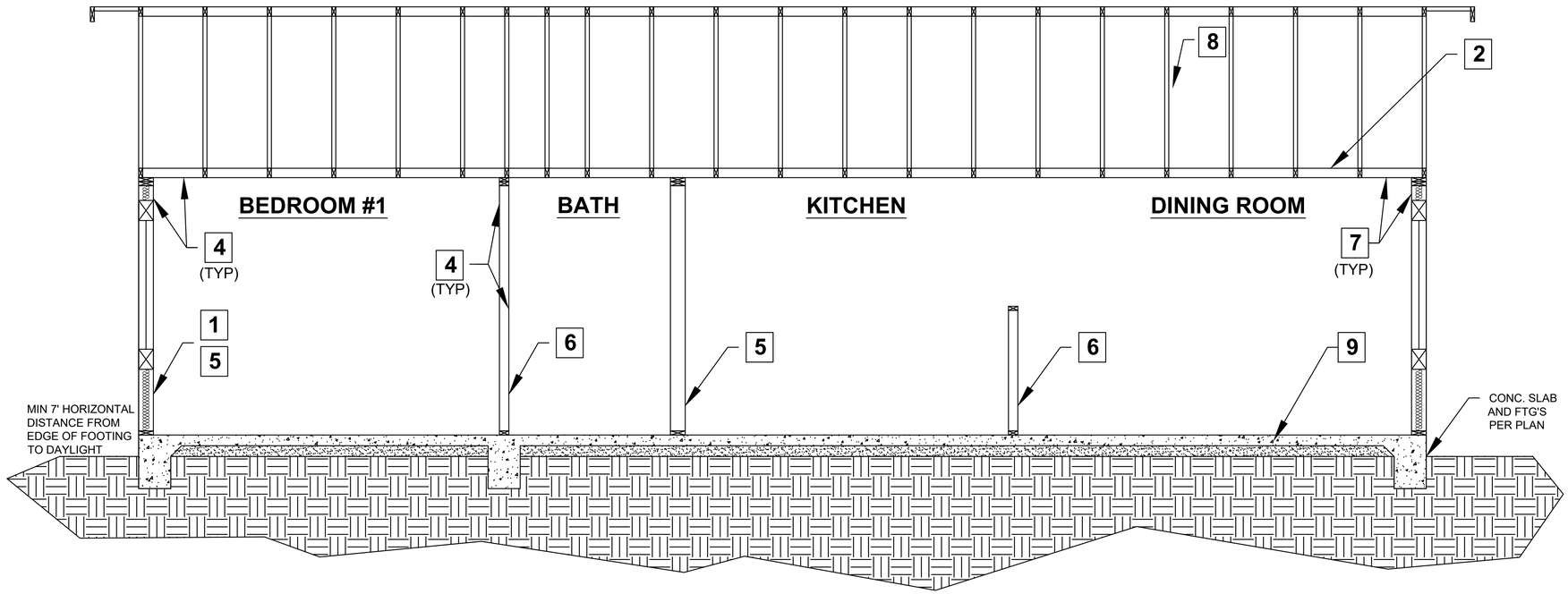
ROOF PLAN / TRUSS LAYOUT
1/4" = 1'-0"



SECTION A-A



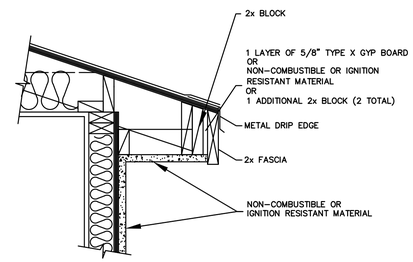
SECTION B-B

SECTIONS
1/2" = 1'-0"

SECTION KEY NOTES

1. WALL INSULATION: _____
2. CEILING INSULATION: _____
3. ROOF (TOP CHORD) INSULATION: _____
4. INTERIOR FINISH: ½" GYPSUM BOARD
5. EXTERIOR WALL/PLUMBING WALL: 2X6 STUD WALL @ 16" O.C.
6. INTERIOR WALL: 2X4 STUD WALL
7. CLIMATE ZONE 14 PROJECT (Y or N) if yes, see below:
   A CLASS I OR II VAPOR RETARDER SHALL BE INSTALLED ON THE CONDITIONED SPACE SIDE OF ALL INSULATION IN ALL EXTERIOR WALLS AND VENTED ATTICS
8. MANUFACTURED TRUSSES
9. SLAB ON GRADE: 4" SLAB ON GRADE REINFORCED WITH #4 @ 16" O.C. EACH WAY ON TOP OF TWO LAYERS OF 2-INCH SANDFILL WITH A MOISTURE BARRIER BETWEEN THEM
10. SATURATE SOIL 18-INCH DEEP PRIOR TO POURING SLAB

(1) IGNITION-RESISTANT EAVE



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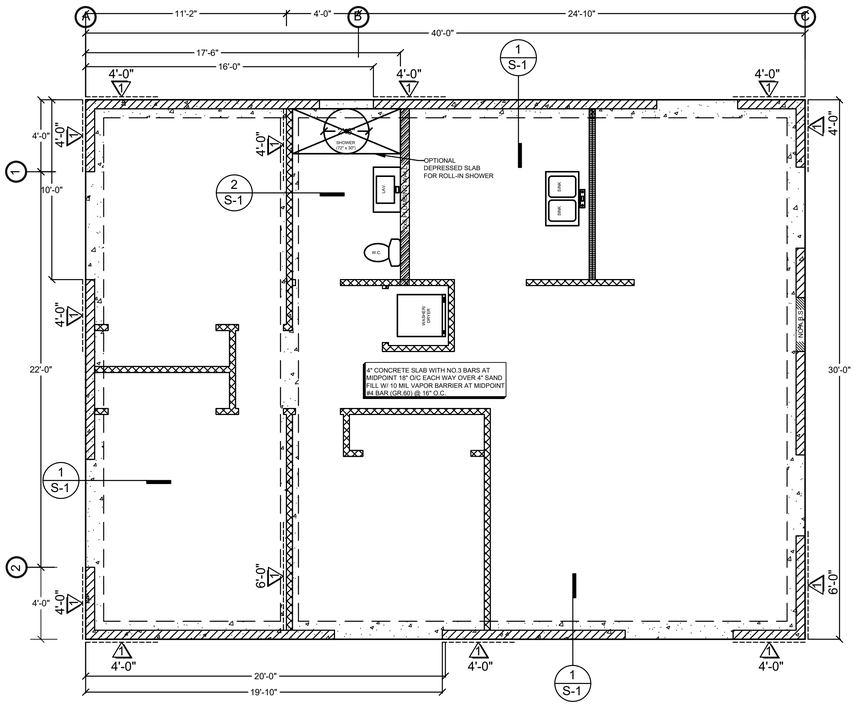
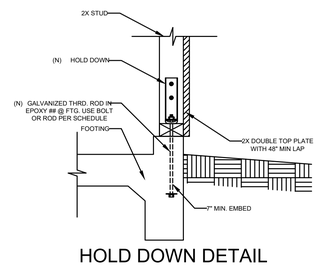


FOUNDATION PLAN
1/4" = 1'-0"

FOUNDATION PLAN NOTES

1. ALL ANCHORS BOLTS SHALL BE $\frac{5}{8}$" DIAMETER AND HAVE A MINIMUM EMBEDMENT OF 7 INCHES INTO CONCRETE (UNO) AND NOT SPACED MORE THAN 48" APART
2. 3"X3"X0.229" PLATE WASHERS SHALL BE USED ON EACH SILL PLATE ANCHOR BOLT
3. FOR STANDARD CUT WASHERS PLACED BETWEEN PLATE WASHER AND NUT, HOLE IN PLATE WASHER MAY BE DIAGONALLY SLOTTED WITH MAXIMUM $\frac{3}{16}$" LARGER WIDTH THAN BOLT DIAMETER AND MAXIMUM $1-\frac{3}{4}$" SLOT LENGTH
4. PROVIDE A MINIMUM OF TWO ANCHOR BOLTS PER SILL PLATE WITH ONE BOLT LOCATED MAXIMUM 12" AND MINIMUM 7 BOLT DIAMETERS FROM EACH END OF EACH SECTION.
5. BOLTS LOCATED IN THE MIDDLE THIRD OF THE SILL PLATE WIDTH
6. FASTENERS FOR PRESSURE-PRESERVATIVE TREATED AND FIRE RETARDANT TREATED WOOD SHALL BE HOT-DIPPED ZINC COATED GALVANIZED, STAINLESS STEEL OR COPPER
7. NO LPG PIPING ASSEMBLIES ALLOWED IN OR BENEATH SLABS WITHIN THE STRUCTURE
8. HOLD-DOWN CONNECTOR BOLTS INTO WOOD FRAMING REQUIRE 0.229-IN X 3-IN. PLATE WASHERS ON THE POST OPPOSITE THE HOLD-DOWN
9. HOLD-DOWNS SHALL BE TIGHTENED TO FINGER TIGHT PLUS ONE-HALF WRENCH TURN JUST PRIOR TO COVERING THE WALL FRAMING.

CONTINUOUS FOOTINGS UNDER EXTERIOR WALLS AND INTERIOR BEARING WALLS EXTENDING BELOW GRADE 24-in. AND 18-in. RESPECTIVELY AND BELOW FOUNDATION WALL CRAWL HOLE. PILES OR PIERS ARE PERMITTED WITHOUT INTERCONNECTED GRADE BEAMS TO SUPPORT FIRST FLOOR LOADS ONLY. PAD FOOTING LOCATED UNDER A REINFORCED SLAB WITHIN THE CONFINES OF A PERIMETER FOOTING NEED NOT BE CONNECTED BY A GRADE BEAM.
FOUR CONTINUOUS #4 BARS, TWO 4-in. FROM BOTTOM AND TWO 4-in. FROM TOP OF FOUNDATION.
FLOOR SLAB 4-in. THICK OVER TWO LAYERS OF A 2-in. FILL OF SAND AND A MOISTURE BARRIER MEMBRANE (10 MILS THICK) SANDWICHED BETWEEN THE TWO LAYERS OF FILL AND REINFORCED WITH #4 BARS AT 16-in. O.C. EACH WAY. REINFORCEMENT TO BE PLACED AT CENTER OF SLAB.
SATURATE THE SOIL 18-in. DEEP BEFORE PLACING THE CONCRETE SLAB.
PROVIDE #4 DOWELS AT 16-in. O.C. BENT 2-ft. INTO SLAB AND 1-ft. INTO FOOTING. DOWELS MAY BE OMITTED WHEN SLAB IS "MONOPOUR" OR DESIGNED AS AN INDEPENDENT "FLOATING SLAB"

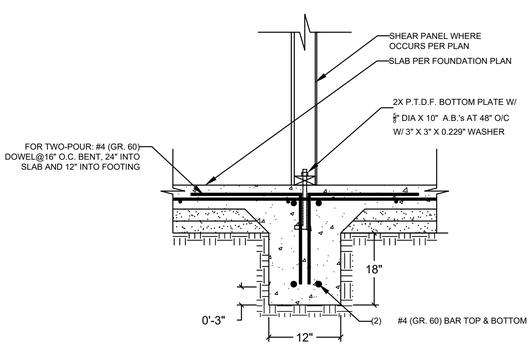


HOLD DOWN DETAIL

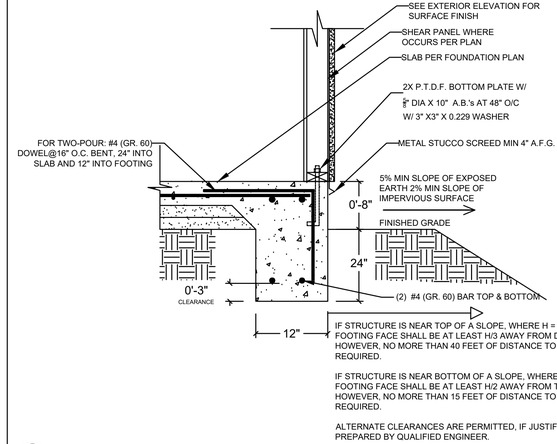
HOLD DOWN TABLE

HOLD DOWN	BOLT/ROD (IN)	MIN. THRD. ROD LENGTH (IN)
HDU2	5/8" DIA.	20"
HDU5	5/8" DIA.	21"
HDU8	5/8" DIA.	22"

BUILDING INSPECTOR TO OBSERVE HOLD DOWN INSTALLATION, OR SPECIAL INSPECTION IS REQUIRED FOR HOLD DOWN INSTALLATION WITH EPOXY.



2 INTERIOR FOOTING

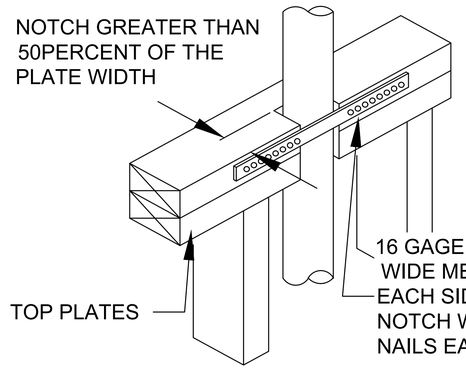


IF STRUCTURE IS NEAR TOP OF A SLOPE, WHERE H = HEIGHT OF SLOPE, FOOTING FACE SHALL BE AT LEAST H/3 AWAY FROM DAYLIGHT (5 FEET MIN). HOWEVER, NO MORE THAN 40 FEET OF DISTANCE TO DAYLIGHT SHALL BE REQUIRED.

IF STRUCTURE IS NEAR BOTTOM OF A SLOPE, WHERE H = HEIGHT OF SLOPE, FOOTING FACE SHALL BE AT LEAST H/2 AWAY FROM TOE OF SLOPE. HOWEVER, NO MORE THAN 15 FEET OF DISTANCE TO TOE OF SLOPE SHALL BE REQUIRED.

ALTERNATE CLEARANCES ARE PERMITTED, IF JUSTIFIED IN A SOILS REPORT PREPARED BY QUALIFIED ENGINEER.

1 EXTERIOR FOOTING



DRILLING & NOTCHING OF TOP PLATE (R602.6.1)

NOTE: WALLS USED TO ATTCH PLUMBING EQUIPMENT OR ACCESSORIES REQUIRE 2X6 STUDS.

WOOD STRUCTURAL PANEL SHEATHING

MARK	8d COMMON , 2 1/2 X 0.131" 10d COMMON, 3X 0.148"		MINIMUM WOOD STRUCTURAL PANEL SPAN RATING	MINIMUM NOMINAL PANEL THICKNESS (in)	MAXIMUM WALL STUD SPACING (in)	PANEL NAIL SPACING	
	SIZE	PENETRATION (in)				EDGES (inches o/c)	FIELD (inches o/c)
1	8D COMMON or 10d COMMON	1.75	24:16	$\frac{15}{32}$"	16	6	12

WOOD STRUCTURAL PANELS SHALL CONFORM TO DOC PS 1, DOC PS 2 OR ANSI/APA PRP 210, CSA O437 OR CSA O325. PANELS SHALL BE IDENTIFIED BY A GRADE MARK OR CERTIFICATE OF INSPECTION ISSUED BY AN APPROVED AGENCY

VERTICAL JOINTS OF PANEL SHEATHING SHALL OCCUR OVER AND BE FASTENED TO COMMON STUDS. HORIZONTAL JOINTS IN BRACED WALL PANELS SHALL OCCUR OVER AND BE FASTENED TO COMMON BLOCKING OF A MINIMUM 1 $\frac{1}{2}$ INCH THICKNESS.

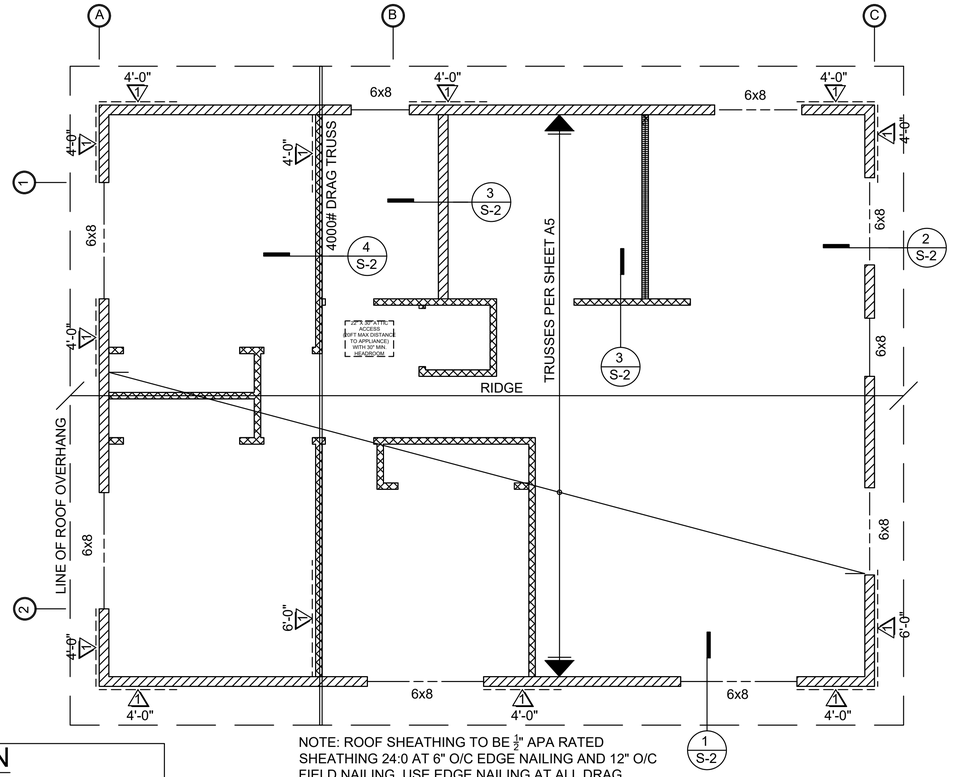
2026 LOS ANGELES COUNTY ACCESSORY DWELLING UNIT ADU STANDARD PLAN "A" No. 27001 1200 SQ.FT. ONE STORY

Public Works
LOS ANGELES COUNTY

Sheet Number

S1

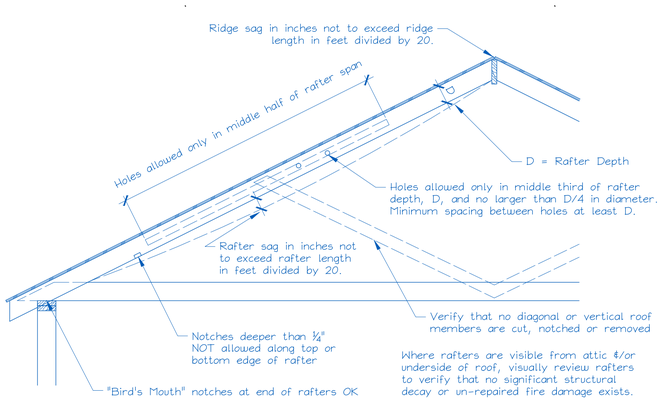
TRUSSES SHALL BE A DEFERRED SUBMITAL

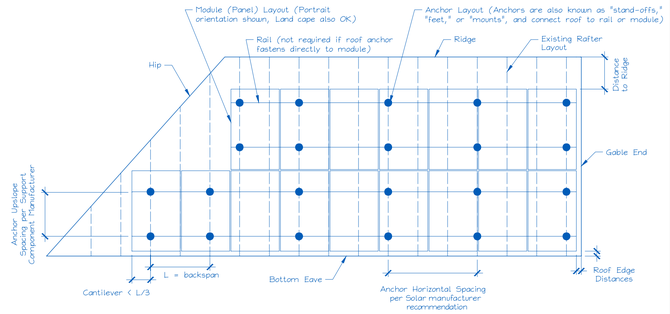


ROOF FRAMING PLAN
1/8" = 1'-0"

NOTE: ROOF SHEATHING TO BE ½" APA RATED SHEATHING 24:0 AT 6" O/C EDGE NAILING AND 12" O/C FIELD NAILING. USE EDGE NAILING AT ALL DRAG TRUSSES.

SOLAR PANEL INSTALLATION





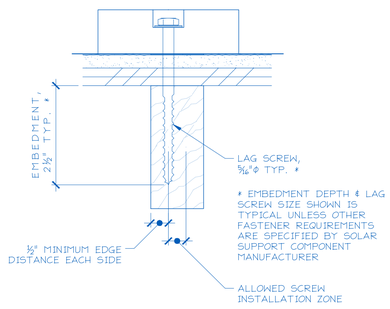
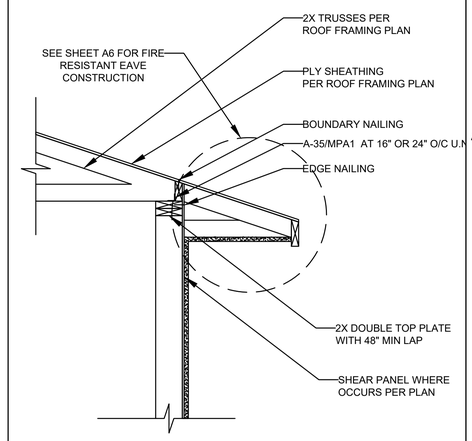
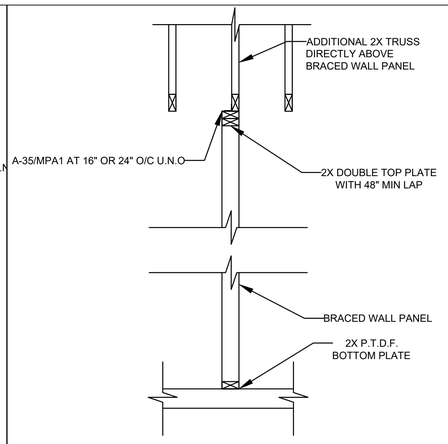


Figure 1. Roof Visual Structural Review (Contractor's Site Audit) .
The site auditor should verify the following:

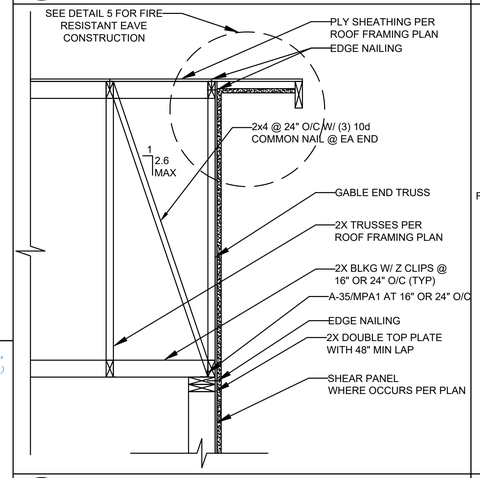
1. No visually apparent disallowed rafter holes, notches and truss modifications as shown above.
2. Roof sag, measured in inches, is not more than the rafter or ridge beam length in feet divided by 20.



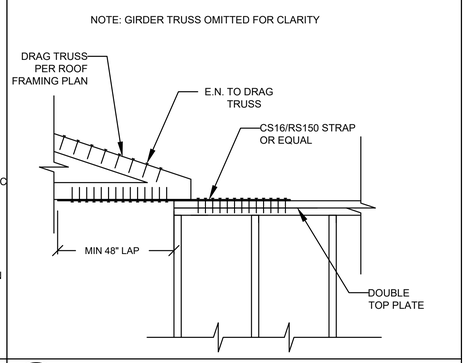
1 EAVE (SHEAR TRANSFER)



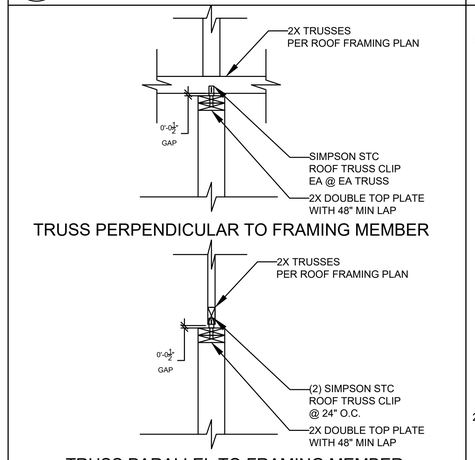
4 BRACED WALL PANEL PARALLEL TO CEILING FRAMING



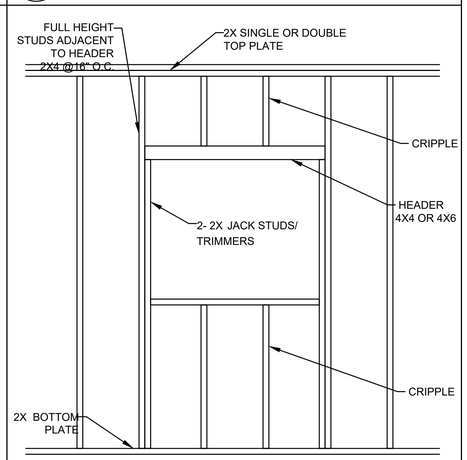
2 GABLE-END (SHEAR TRANSFER)



5 DRAG TRUSS CONNECTION



3 NON-BEARING WALL



6 TYPICAL FRAMING AT OPENING

2026 LOS ANGELES COUNTY ACCESSORY DWELLING UNIT ADU STANDARD PLAN "A" No. 27001 1200 SQ.FT. ONE STORY

Public Works LOS ANGELES COUNTY

Sheet Number

S2

LACRC SECTION R327 (Effective January 1st, 2023)

AGING-IN-PLACE DESIGN AND FALL PREVENTION

R327.1 Aging-in-place design and fall prevention. Newly constructed dwellings subject to the requirements of this code shall be designed and constructed in accordance with Sections R327.1.1 through R327.1.4.

Exceptions:

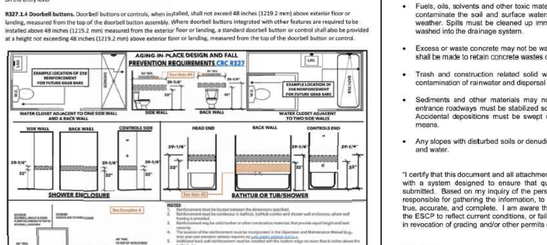
1. Covered multifamily dwellings designed and constructed in accordance with Chapter 11A of the California Building Code.
2. Public housing and places of public accommodation required to comply with Chapter 11B of the California Building Code.

R327.1.1 Reinforcement for grab bars. At least one bathroom on the entry level shall be provided with reinforcement installed in accordance with this section. Where there is no bathroom on the entry level, at least one bathroom on the second or third floor of the dwelling shall comply with this section.

R327.1.2 Electrical receptacle outlet, switch and control heights. Electrical receptacle outlets, switches and controls (including controls for heating, ventilation and air conditioning) intended to be used by occupants shall be located no more than 48 inches (1219.2 mm) measured from the top of the outlet box and not less than 15 inches (381 mm) measured from the bottom of the outlet box above the finish floor.

R327.1.3 Interior doors. Effective July 1, 2024, at least one bathroom and one bedroom on the entry level shall provide a doorway with a net clear opening of not less than 32 inches (812.8 mm), measured with the door positioned at an angle of 90 degrees from the closed position; or in the case of a two- or three-story single family dwelling, on the second or third floor of the dwelling if a bathroom or bedroom is not located on the entry level.

R327.1.4 Doorbell buttons. Doorbell buttons or controls, when installed, shall not exceed 48 inches (1219.2 mm) above exterior floor or landing, measured from the top of the doorbell button assembly. Where doorbell buttons integrated with other features are required to be installed above 48 inches (1219.2 mm) measured from the exterior floor or landing, a standard doorbell button or control shall also be provided at a height not exceeding 48 inches (1219.2 mm) above exterior floor or landing, measured from the top of the doorbell button or control.



BEST MANAGEMENT PRACTICES FOR CONSTRUCTION ACTIVITIES*

Storm Water Pollution Control Requirements for Construction Activities
Minimum Water Quality Protection Requirements for All Development Construction Projects/Certification Statement

The following is intended as minimum notes or as an attachment for building and grading plans and represent the minimum standards of good housekeeping that must be implemented on all construction sites regardless of size. (Applies to all permits)

- Every effort should be made to eliminate the discharge of non-stormwater from the project site at all times.
- Erodes sediments and other pollutants must be retained on site and may not be transported from the site via sheetflow, swales, area drains, natural drainage courses or wind.
- Stockpiles of earth and other construction related materials must be protected from being transported from the site by the forces of wind or water.
- Fuels, oils, solvents and other toxic materials must be stored in accordance with their listing and are not to contaminate the soil and surface waters. All approved storage containers are to be protected from the weather. Spills must be cleaned up immediately and disposed of in a proper manner. Spills may not be washed into the drainage system.
- Excess or waste concrete may not be washed into the public way or any other drainage system. Provisions shall be made to retain concrete wastes on site until they can be disposed of as solid waste.
- Trash and construction related solid wastes must be deposited into a covered receptacle to prevent contamination of rainwater and dispersal by wind.
- Sediments and other materials may not be tracked from the site by vehicle traffic. The construction entrance roadways must be stabilized so as to inhibit sediments from being deposited into the public way. Accidental depositions must be swept up immediately and may not be washed down by rain or other means.
- Any slopes with disturbed soils or denuded of vegetation must be stabilized so as to inhibit erosion by wind and water.

"I certify that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to ensure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system or those persons directly responsible for gathering the information, to the best of my knowledge and belief, the information submitted is true, accurate, and complete. I am aware that submitting false and/or inaccurate information, failing to update the ESCP to reflect current conditions, or failing to properly and/or adequately implement the ESCP may result in revocation of grading and/or other permits or other sanctions provided by law."

Print Name _____
(Owner or authorized agent of the owner)

Signature _____ Date _____
(Owner or authorized agent of the owner)

*The above Best Management Practices are detailed in the latest edition of the California BMP Handbook or Caltrans Stormwater Quality Handbooks.

LOS ANGELES COUNTY/BUILDING &SAFETY DIVISION
Standard Construction Notes
VERY HIGH FIRE HAZARD SEVERITY ZONE
2023 LA County Residential Code – Section R337
2023 LA County Building Code – Chapter 7A

Notes: 1) Additional State Fire Marshal approved materials and methods may be found in California Referenced Standards Code, Part 12. **2)** Prior to permitting final approval, the property shall follow the **vegetation management requirements**. 3) The use of paints, coating, stains or other surface treatments are not an approved method of protection [R337.5.3.7/0.1.6.5, 703A.5.3].

APPLICATION - [R337.1.3/7101 A]

1. New buildings.
2. Additions, alterations or repairs made to existing buildings within Wildland-Urban Interface (WUI) Fire Area or Fire Hazard Severity Zone.
3. Detached Accessory Building Exceptions:

   Any structures located at least 50 ft from an applicable building.

ROOFING - [R337.5/705A]:

4. Roofs shall have a roofing assembly installed in accordance with its listing and the manufacturer's installation instructions. Wood shingles and wood shakes are prohibited in any Fire Hazard Severity Zone regardless of classification.
5. Roof covering shall be Class A [F902.1.1]:
   a. The entire roof covering of every existing structure where more than 50% of the total roof area is **replaced** within any one-year period.
   b. The entire roof covering of every **new structure**, or
   c. And any roof covering applied in the alteration, repair or replacement of the roof of every **existing** structure.
6. Where the roof profile allows space **between the roof covering** and roof decking: [R337.5.2]
   a. The spaces shall be constructed to prevent the intrusion of flames and embers,
   b. Be fire stopped with approved materials, or
   c. Have one layer of minimum 72-pound mineral-surfaced nonperforated cap sheet complying with ASTM D 3909 installed over the combustible decking.
7. Where **roof valley flashing** is installed [R337.5.3]:
   a. The flashing shall be not less than 0.019-inch No. 26 gage galvanized sheet installed over not less than on layer of minimum 72-pound mineral-surfaced non-perforated cap sheet complying with ASTM D 3909, at least 36-inch-wide running the full length of the valley.
8. **Roof gutters** shall be provided with the means to prevent the accumulation of leaves and debris in the gutter. [R337.5.4]

VENTS – [R337.6/706A]:

General – Sec. R337.6.1/706A.1

Where provided, ventilation openings enclosed attics, gable ends, ridge ends, under eaves and cornices, enclosed gable soffit spaces, enclosed rafter spaces formed where ceilings are applied directly to the underside of roof rafters, and underfloor ventilation shall be in accordance with CBC Sec. 1202 and R337.6.2.

Requirements R337.6.2/706A.2

9. Ventilation openings shall be fully covered with Wildland Flame and Ember Resistant (WUI) vents tested and listed by the California State Fire Marshal, or WUI vents listed in ASTM E2886.

Off Ridge and Ridge Vents – R337.6.2.1/706A.2.1:

10. Vents that are installed on a sloped roof, such as dormer vents, shall comply with all the following:
    a. Openings shall be between 1/16th and 1/8th inch.
    b. The materials shall be noncombustible except vents located under the covering, along the ridge, with noncombustible wire mesh.
    c. The materials shall be corrosion resistant.

EXTERIOR COVERING – Sec. R337.7/707A

Note: The following **exterior covering materials** shall conform to this section: Exterior wall covering or assembly, underside of roof eave coverings or soffits, underside of exterior porch ceilings, underside of floor projections, and underfloor areas. **The following are exempt:** architectural trim, fascia and gutters, roof or wall corner projections or similar, and other sanctions prohibited by this section 337.9

Exterior walls – R337.7.3/707A.3

11. Exterior wall covering or wall assembly shall be one of the following:
    a. Noncombustible material,
    b. Ignition-resistant material.*
    c. Heavy Timber Construction
    d. Log Wall Construction
    e. Complies with ASTM E2707 and SFM Standard 12-7A-1
    f. Exterior fire exposure with a 1-hour fire-resistance rating, rated from the exterior side, as tested in accordance with ASTM E119 or UL 263.
    g. Exterior fire exposure containing one layer of 5/8-inch (15.9 mm) Type X gypsum sheathing applied behind the exterior wall covering or cladding on the exterior side of the framing.
    h. Factory fire-retardant treated wood

Extent of Exterior Wall Coverings - R337.7.3.1/707A.3.1

13. Exterior wall coverings shall extend from the top of the foundation to
    a. the roof and terminate at 2-inch nominal solid wood blocking between rafters at all roof overhangs,
    b. or in the enclosed eaves, terminate at the enclosure.

Open (Exposed) Roof Eaves – R337.7.5/707A.5

14. The **exposed roof deck** on the underside of unenclosed roof eaves shall consist of one of the following:
    a. Noncombustible material.
    b. Ignition-resistant material.*
    c. Factory fire-retardant treated wood
    d. One layer of 5/8-inch Type X gypsum sheathing applied behind an exterior covering on the underside exterior of the roof deck.
    e. Exterior portion of a 1-hour fire-resistance-rated exterior assembly applied to the underside of the roof deck designed for fire exposure per Gypsum Association Fire Resistance Design Manual and tested in accordance with ASTM E119 or UL263

Exceptions: Fascia and architectural trim boards.

Enclosed Roof Eaves and Roof Fave Soffits – R337.7.6/707A.6

15. The **exposed underside of enclosed roof eaves** having either a boxed-in roof eave soffit with a horizontal underside, or sloping rafter tails with an exterior covering applied to the underside of the rafter tails, shall be protected by one of the following:
    a. Noncombustible material
    b. Ignition-resistant material.*
    c. Factory fire-retardant-treated wood shall be labeled for exterior use and shall meet the requirements of Section 2303.2 of the California Building Code.
    d. One layer of 5/8-inch Type X gypsum sheathing applied behind an exterior covering on the underside of the floor projection.
    e. The exterior portion of a 1-hour fire resistive exterior wall assembly designed for exterior fire exposure.
    f. The underside of an appendage assembly that meets Section R337.7.11.
    g. The underside of a floor projection assembly that meets SFM Standard 12-7A-3.

    Exception: Heavy Timber Construction

Underfloor Protection - R337.7.7/707A.7

16. The under-floor area of elevated or overhanging buildings shall be enclosed (and fire-protected) to grade or the underside of the exposed under-floor shall be protected by one of the following:
    a. Noncombustible construction.
    b. Ignition-resistant material.*
    c. Factory fire-retardant-treated wood shall be labeled for exterior use and shall meet the requirements of Section 2303.2 of the California Building Code.
    d. Materials approved for not less than 1-hour fire resistance-rated construction on the exterior side as tested in accordance with ASTM E119 or UL 263.
    e. One layer of 5/8-inch Type X gypsum sheathing applied behind the exterior covering on the underside of the floor projection.
    f. The exterior portion of a 1-hour fire resistive exterior wall assembly designed for exterior fire exposure.
    g. The underside of a floor projection assembly that meets Section R337.7.11.
    h. The underside of a floor projection assembly that meets SFM Standard 12-7A-3.

    Exception: Heavy Timber Construction

Floor Projections - R337.7.8/707A.8

17. The exposed underside of a cantilevered floor projection where a floor assembly extends over an exterior wall shall be protected by one of the following:
    a. Noncombustible construction.
    b. Ignition-resistant material.*
    c. Factory fire-retardant-treated wood shall be labeled for exterior use and shall meet the requirements of Section 2303.2 of the California Building Code.
    d. One layer of 5/8-inch Type X gypsum sheathing applied behind an exterior covering on the underside of the floor projection.
    e. The exterior portion of a 1-hour fire resistive exterior wall assembly designed for exterior fire exposure.
    f. The underside of an appendage assembly that meets SFM Standard 12-7A-3.

    Exception: Heavy Timber Construction

Underside of Appendages - R337.7.10/707A.10

19. The underside of overhanging appendages shall be enclosed to grade in accordance with the requirements similar to the exposed underfloor.
    a. Noncombustible construction.
    b. Ignition-resistant material*

    i. Sliding glass doors and sliding glass windows shall be capable of withstanding the tests set forth in Section 6706 and 6707 of the Los Angeles County Building Code and shall bear a label indicating compliance with these tests. (BC 6710, 6715)

CONSTRUCTION REQUIREMENTS

2. Notching of exterior and bearing/nonbearing walls shall not exceed 25% / 40% of its width, respectively. Bored holes in bearing/nonbearing walls shall not exceed 40% / 60% of its width, respectively. (R602.6)
3. Interior floors in Group R-3 shall have a frame spread index of not greater than 200, and a smoke-developed index of not greater than 450. (R302.10)
4. Provide fire blocking in concealed spaces of stud walls, partitions, including furred spaces, at the ceiling and floor level, and at 10-foot intervals both vertical and horizontal. (R302.11)
5. Ducts installed under a floor in a crawl space shall not prevent access to an area of the crawl space. Where it is required to move under ducts for access to areas of the crawl space, a vertical clearance of 18" minimum shall be provided. (BC 603.1)
6. Where flashing is of metal, the metal shall be corrosion resistant with a thickness of not less than .019 inch (No. 26 galvanized sheet). (R903.2.1)
7. Note on the plans: "Roof diaphragm nailing to be inspected before covering. Face grain of plywood shall be perpendicular to supports."
8. Subfloors shall have end-matched lumber, have blocked panel edges, or occur over supports. Floor sheathing shall comply with Section R503.
9. Provide a note: "SMOKE ALARM shall be interconnected hard-wired with battery backup and shall be installed in accordance with NFPA 72." (R314)
10. Provide a note: "CARBON MONOXIDE ALARM shall be interconnected hard-wired with battery backup. (R315)

    ii. Raised panels shall not be less than 1-1/4 inch thick, except for perimeter of the raised panel that may taper to a tongue not less than 3/8-inch think.
    c. Fire-resistance rating of not less than 20 minutes.
    d. The exterior surface or cladding shall be tested to meet the performance requirements to Section 707.A.3.1 when tested in accordance with ASTM E2707.
    e. Meet SFM Standard 12-7A-1.

Exterior Door Glazing – R337.8.3.1/708A.3.1

24. Shall meet the requirements of R337.8.2.1/708A.2.1 above.

Garage Door Perimeter Gap

25. Exterior garage doors shall resist the intrusion of embers from entering by preventing gaps between doors and door openings, at the bottom, sides and tops of doors, from exceeding 1/8 inch. Gaps between doors and door openings shall be controlled by one of the following methods:
    a. Weather stripping hazards
    b. Door overlaps onto jambs and headers
    c. Garage door jambs and headers covered with metal flashing

DECKING – R337.9/709A

26. The **walking surface in material** of decks, porches, balconies and stairs when any portion of such surface is within 10 ft of the building shall comply with the following:
    a. Material that complies with conditions of acceptance in Sections R337.9.4 when tested in accordance with both ASTM E2632 and ASTM E2726.
    b. Ignition-resistant material shall comply with performance requirements of Section R337.9.4.
    c. Material that complies with the performance requirements of both SFM Standard 12-7A-4 and Section R337.4.3.

    Exception: Wall material shall be permitted to be of any material that otherwise complies with this chapter when the decking surface complies with ASTM E84 with Class B flame spread index.
    d. Any material that complies with Section R337.9.5 when tested with ASTM E2635 and when the attached exterior wall covering is also composed of only noncombustible or ignition-resistant materials.

    Exception: Wall material shall be permitted to be of any material that otherwise complies with this chapter when the decking surface complies with ASTM E84 with Class B flame spread index.

ACCESSORY STRUCTURES – R337.10/710A

27. Group U occupancy accessory buildings and miscellaneous structures that have potential to pose a significant exterior fire exposure hazard during wildfires shall be constructed with ignition resistance.

    Note: Applicable to accessory dwellings on the same lot including attached and detached miscellaneous structures that require permit such as trellises, arbors, patio covers, gazebos, and similar structures.
28. Miscellaneous structures and accessory dwellings separated from applicable buildings on the same lot by less than 3 feet but less 50 feet shall be constructed or noncombustible or ignition resistant materials.
29. Roofs of accessory buildings required to be noncombustible, or ignition resistant materials shall be Class A rating and comply with ASTM E108 and UL790 following roofing requirements of Section 337 and Chapter 9.

* Ignition-resistant material shall be labeled for exterior use and shall meet the requirements of Section R337.4.2, following requirements of R337.4.3 or alternative methods of R337.4.4. Materials shall comply with conditions Items 1 and 2 below or with the conditions of acceptance of ASTM E2768.

1. The material shall exhibit a listed frame spread index of not exceeding 25 when tested in accordance with ASTM E84 or UL 723.
2. ASTM E or UL723 testing shall be continued for an additional 20-minute-period, and the material shall exhibit a flame front that does not progress more than 10 ½ feet (3200 mm) beyond the centerline of the burner at any time during the test period.

2026 LOS ANGELES COUNTY ACCESSORY DWELLING UNIT ADU STANDARD PLAN "A" No. 27001
1200 SQ.FT. ONE STORY

Sheet Number
GN

Public Works
LOS ANGELES COUNTY
Planning

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
BUILDING AND SAFETY DIVISION

GREEN BUILDING STANDARDS CODE
GENERAL NOTES

GENERAL PROJECT INFORMATION

PLAN CHECK NO. _____ DISTRICT NO _____
JOB ADDRESS _____ CITY _____ ZIP _____

NOTE: Numbers in the parenthesis ( ) refer to sections of the 2023 edition of the County of Los Angeles Green Building Standards Code, Table (T).

INSTRUCTIONS

- The following notes must be included on the plans.

GENERAL REQUIREMENTS

1. Plumbing fixtures and fixture fittings on the plans shall comply with the following flow rates:
   a. Water Closets – 1.28 GPF
   b. Urinals – 0.5 GPF
   c. Wall-mounted urinal – 0.125 GPF
   d. Single showerhead – 1.8 GPM at 80psi
   e. Multiple showerheads – 1.8 GPM at 80psi for all combined showerheads
   f. Lavatory faucets – 1.2 GPM at 60psi
   g. Lavatory faucets in public use areas – 0.5 GPM at 60psi
   h. Metering faucets - 2.0 gallons per cycle
   i. Kitchen faucets – 1.8 GPM at 60psi. (4.303.1)
2. Annular spaces around pipes, electrical cables, conduits, or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry, or a similar method acceptable to the enforcing agency. (4.406.1)
3. Fireplaces shall be direct vent sealed combustion type. Indicate on the plans the manufacturer name and model number. (4.503.1)
4. At the time of rough installation, during storage on the construction site, and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheetmetal, or other acceptable methods to reduce the amount of water, dust and debris which may enter the system. (4.504.1)
5. Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19% moisture content. Insulation products which are visibly wet or have high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. (4.505.3)
6. All mechanical exhaust fans in rooms with a bathtub or shower shall comply with the following:
   a. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.
   b. Fans must be controlled by a readily accessible humidistat unless functioning as a component of a whole house ventilation system. Humidity control shall be capable of adjustment between a relative humidity range of 50% and 80%. (4.506.1)
7. Adhesives, sealants and caulks shall meet or exceed the standards shown in Section 4.504.2.1 and comply with the VOC limits in Tables 4.504.1 and 4.504.2 as applicable. (4.504.2.1)
8. Paints and coatings shall meet or exceed the standards outlined in Section 4.504.2.2 and comply with the VOC limits in Table 4.504.3. (4.504.2.2)
9. Aerosol paints and coatings shall meet or exceed the standards outlined in Section 4.504.2.3. (4.504.2.3)
10. All carpet installed in the building interior shall meet all the testing and product requirements of one of the following:
    a. Carpet and Rug Institute's Green Label Plus Program OR
    b. California Department of Public Health Standard Method for the testing of VOC Emissions (Specification 01350) OR
    c. NSF/ANSI 140 at the Gold Level OR
    d. Scientific Certifications Systems Indoor Advantage Gold (4.504.3)
11. All carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute's Green Label Program. Carpet adhesives shall not exceed a VOC limit of 50 g/L. (4.504.3.1, 4.504.3.2)

12. A minimum of 80% of floor area receiving resilient flooring shall comply with one of the following:
    a. Products certified as a Low-Emitting Material in the CHPS High Performance Products Database, OR
    b. Products certified under UL GREENGUARD Gold (Formerly the Greenguard Children & Schools program), OR
    c. RFCI FloorScore program, OR
    d. Meet the California Department of Public Health Standard Method for the testing of VOC Emissions (Specification 01350). (4.504.4)
13. Composite wood products (hardwood plywood, particle board, and MDF) installed on the interior or exterior of the building shall meet or exceed the standards outlined in Table 4.504.5. Verification of compliance with these sections must be provided at the time of inspection. (4.504.5)

TABLE 4.504.3/TABLE 5.504.4.3
VOC CONTENT LIMITS FOR ARCHITECTURAL COATING[2,3]
Grams of VOC per Liter of Coating,
Less Water and Less Exempt Compounds

COATING CATEGORY	VOC LIMIT	COATING CATEGORY	VOC LIMIT
Flat coatings	50	Magnesite cement coatings	450
Nonflat coatings	100	Mastic texture coatings	100
Nonflat high gloss coatings	150	Metallic pigmented coatings	500
SPECIALTY COATINGS		Multi-color coatings	250
Aluminum roof coatings	400	Pretreatment wash primers	420
Basement specialty coatings	400	Primers, sealers, and undercoaters	100
Bituminous roof coatings	50	Reactive penetrating sealers	350
Bituminous roof primers	350	Recycled coatings	250
Bond breakers	350	Roof coatings	50
Concrete curing compounds	350	Roof preventative coatings	250
Concrete/masonry sealers	100	Shellacs Clear Opaque	730 550
Driveway sealers	50	Specialty primers, sealers and undercoaters	100
Dry fog coatings	150	Stains	250
Faux finishing coatings	350	Stone consolidants	450
Fire resistive coatings	350	Swimming pool coatings	340
Floor coatings	100	Traffic marking coatings	100
Form release compounds	250	Tub and tile refinish coatings	420
Graphic arts coatings (sign paints)	500	Waterproofing membranes	250
High-temperature coatings	420	Wood coatings	275
Industrial maintenance coatings	250	Wood preservatives	350
Low solids coatings[1]	120	Zinc-rich primers	340

1. The specified limits remain in effect unless revised limits are listed in subsequent columns in the table.
2. Values in this table are derived from those specified by the California Air Resources Board, Architectural Coatings Suggested Control Measure, (May 25, 2000), and maximum VOC limits are rounded to the nearest 10 g/L, except as noted.

TABLE 4.504.5/TABLE 5.504.4.5
FORMALDEHYDE LIMITS[1]
Maximum Formaldehyde Emissions in Parts per Million

PRODUCT	CURRENT LIMIT
Hardwood plywood veneer core	0.05
Hardwood plywood composite core	0.05
Particleboard	0.09
Medium density fiberboard	0.11
Thin medium density fiberboard[2]	0.13

1. Values in this table are derived from those specified by the California Air Resources Board, Air Toxics Control Measure for Composite Wood as adopted in accordance with regulations effective July 7, 2011, and amended May 5, 2009, effective January 1, 2010. Table 1 of Section 93120.1 through 93120.12.
2. Thin medium density fiberboard has a maximum thickness of 8 mm (5/16 inch).

TABLE 4.504.2/TABLE 5.504.4.2
SEALANT VOC LIMIT
Less Water and Less Exempt Compounds in Grams Per Liter

SEALANTS	VOC LIMIT
Architectural	250
Marine deck	760
Nonmembrane roof	300
Roadway	250
Single-ply roof membrane	450
Other	420
SEALANT PRIMERS	
Architectural	
Nonporous	250
Porous	775
Modified bituminous	500
Marine deck	760
Other	750

Note: For additional information regarding methods to measure the VOC content specified in this table, see South Coast Air Quality Management District Rule 1168.

TABLE 4.504.1/TABLE 5.504.4.1
ADHESIVE VOC LIMIT[1]
Grams of VOC per Liter of Coating,
Less Water and Less Exempt Compounds

ARCHITECTURAL APPLICATIONS	VOC LIMIT
Indoor carpet adhesives	50
Carpet pad adhesives	50
Outdoor carpet pad adhesives	150
Wood flooring adhesives	100
Rubber floor adhesives	60
Subfloor adhesives	50
Ceramic tile adhesives	65
ACT and plastic cove adhesives	50
Drywall and panel adhesives	50
Cove base adhesives	50
Multipurpose construction adhesives	70
Structural glazing adhesives	100
Other adhesives not listed	50
Other adhesives	50
SPECIALTY APPLICATIONS	
PVC welding	510
CPVC welding	490
ABS welding	325
Plastic cement welding	250
Adhesive primer for plastic	550
Contact adhesive	80
Special purpose contact adhesive	250
Structural wood member adhesive	140
Top and trim adhesive	250
SUBSTRATE SPECIFIC APPLICATIONS	
Metal to metal	30
Plastic foams	50
Porous material (except wood)	50
Wood	30
Fiberglass	80

1. If an adhesive is used to bond dissimilar substrates together, the adhesive with the highest VOC content shall be allowed.
2. For additional information regarding methods to measure the VOC content specified in this table, see South Coast Air Quality Management District Rule 1168.

Standard Notes for "Electric Ready" Requirements per the 2025 California Building Energy Efficiency Standards

General Information
These requirements apply to new construction for single family residential buildings and new detached ADU buildings.
These requirements only apply if the gas appliance is installed.
If an electric appliance is provided, that appliance's electric ready requirements do not apply.
For the purposes of load calculations, 30A circuits shall be counted as 7200VA and 50A circuits shall be counted as 12000VA.

Water Heating System (*Option 1*) - Section 150.0(n)
- Provide a designated space (2.5' by 2.5' wide and 7.5' tall) within 3 feet of gas water heater.
- Provide a 20A/1P circuit to a receptacle outlet near the gas water heater.
- Reserve the space next to this circuit breaker and label both as "for future 240V use".
- Provide the receptacle circuit with 3810 conductors + #10 ground.
- Mark both ends of the unused conductor as "spare".

Water Heating System (*Option 2*) - Section 150.0(n)
- Provide designated space (2.5' by 2.5' wide and 7.5' tall) more than 3 feet from gas water heater.
- Reserve a 2 pole breaker space and label as "for future 240V use".
- Provide a junction box at this designated space with a minimum 30A rated branch circuit (3 #10 conductors + #10 ground).
- Mark the junction box cover as "240V ready".
- Cold and hot water supply lines pass through the designated space as described in 150.0(n)1(B)iii)-v).

Battery Energy Storage Ready - Section 150.0(s)
**Only applicable for service or feeder breaker rated greater than 125A (new to the 2025 Standards)*
- Provide main service panel with a minimum 200A rating.
- Provide a minimum 60A rated subpanel.
- Provide a minimum 60A rated conduit and feeder to the subpanel.
- Provide at least the following four circuits for the subpanel:
  - Refrigerator receptacle outlet
  - Bedroom receptacle outlet
  - Lighting circuit near primary egress
  - Any circuit chosen by the installer/designer.
- Provide sufficient space between the main panel and subpanel for future transfer equipment.

Heat Pump Space Heater Ready - Section 150.0(t)
- Provide a junction box within 3 feet of the gas furnace with a minimum 30A rated branch circuit wiring (3 #10 conductors + #10 ground).
- Mark the junction box cover as "240V ready".
- Reserve a 2 pole breaker space and label as "for future 240V use".

Electric Cooktop Ready - Section 150.0(u)
- Provide a junction box within 3 feet of the gas cooktop with no obstructions and with a minimum of 50A rated branch circuit conductors (3 #6 conductors + #10 ground).
- Mark the junction box cover as "240V ready".
- Reserve a 2 pole breaker space and label as "for future 240V use".

Electric Clothes Dryer Ready - Section 150.0(v)
- Provide a junction box within 3 feet of the gas dryer with no obstruction with a minimum 30A rated branch circuit conductor (3 #10 conductors + #10 ground).
- Mark the junction box cover as "240V ready".
- Reserve a 2 pole breaker space and label as "for future 240V use".

Electric and Battery Energy Storage Ready:
Battery Energy Storage System (BESS) Ready. All single-family residences that include one or two dwelling units, which a load
serving entity provides with electrical service for the dwelling unit that is greater than 125 amps, shall meet at least one of the following:
Either BESS-ready interconnection equipment Pathway, has the capacity of 60 amps or more and four or more BESS supplied branch
circuits in §150.0(s)2, or a dedicated raceway from the main service to a subpanel that supplies the branch circuits in §150.0(s)2, at
least four branch circuits must be identified and have their source collocated at a single panelboard or subpanel suitable to be supplied by the BESS,

Standard Notes for "Electric Ready" Requirements per the 2025 California Building Energy Efficiency Standards

NOTE: These requirements apply to new construction for multi-family residential buildings.
These requirements only apply if the gas appliance is installed.
If an electric appliance is provided, that appliance's electric ready requirements do not apply.
For the purposes of load calculations, 30A circuits shall be counted as 7200VA and 90A circuits shall be counted as 12000VA.

Heat Pump Space Heater Ready - Section 160.9(b)
- Provide a junction box within 3 feet of the gas furnace with a minimum 30A rated circuit (3 #10 conductors + #10 ground).
- Mark the junction box cover as "240V ready".
- Reserve a 2 pole breaker space and label as "for future 240V use".

Electric Cooktop Ready - Section 160.9(c)
- Provide a junction box within 3 feet of the gas cooktop with a minimum 50A rated circuit (3 #6 conductors + #10 ground).
- Mark the junction box cover as "240V ready".
- Reserve a 2 pole breaker space and label as "for future 240V use".

Electric Clothes Dryer Ready (if common area laundry installed) - Section 160.9(d)(2)
- Provide a junction box within 3 feet of each gas outlet with a minimum 30A rated circuit (3 #10 conductors + #10 ground).
- Mark the junction box cover(s) as "240V ready".
- Reserve a 2 pole breaker space and label as "for future 240V use".

Individual Heat Pump Water Heater Ready (if water heating systems installed in the individual units) - Section 160.9(e)
- Provide a 20A/1P circuit to a receptacle outlet within 3 feet of the gas water heater.
- Reserve the space next to this circuit breaker and label both as "for future 240V use".
- Provide the receptacle circuit with 3810 conductors + #10 ground.
- Mark both ends of the unused conductor as "spare".

Central Heat Pump Water Heater Ready (if common water heater for multiple units installed) – Section 160.9(f)
- The responsible person for the building design shall calculate and document the required electrical power for a heat pump water heater system that meets the total building hot water demand.
- Physical breaker space and electrical load capacity shall be reserved on the main service or on a distribution board in the electrical system to supply a future heat pump water heater system.

Public Works
LOS ANGELES COUNTY

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
BUILDING AND SAFETY DIVISION

RESIDENTIAL PLAN
GENERAL NOTES

GENERAL PROJECT INFORMATION

PLAN CHECK NO. _____ DISTRICT NO _____
JOB ADDRESS _____ CITY _____ ZIP _____

NOTE: Numbers in the parenthesis ( ) refer to sections of the 2023 edition of the County of Los Angeles Building Code (BC), Residential Code (R), Plumbing Code (PC), Mechanical Code (MC), Electrical Code (EC), and Green Building Standards Code (GC).

INSTRUCTIONS

- The following notes must be included on the plans.

SECURITY REQUIREMENTS

1. Exterior doors, doors between house and garage, windows and their hardware shall conform to the Security Provisions of Chapter 67 of the Los Angeles County Building Code (LACBC):
   a. Single swinging doors, active leaf of a pair of doors, and the bottom leaf of Dutch doors shall be equipped with a latch and a deadbolt key operated from the outside. Deadbolts shall have a hardened insert with 1" minimum throw and 5/8" minimum embedment into the jamb. If a latch has a key release, it shall be classified as a latch type.
   b. Inactive leaf of a pair of doors and the upper leaf of Dutch doors shall have a deadbolt as per paragraph "a", unless it is not key operated from the exterior, or has a hardened deadbolt at top and bottom with ½" embedment. (BC6709.3)
   c. Swinging wood door(s) shall be solid core not less than 1-3/8" thick. (BC6709.1.1)
   d. Panels of wood doors shall be 9/16" thick and not more than 300 sq. inches. Stiles and rails to be 1-3/8" thick and 3" minimum width. (BC6709.1.2)
   e. Door hinge pins accessible from the outside shall be non-removable. (BC6709.5)
   f. Door stops of wood jambs of in-swinging doors shall be one piece construction or joined by a rabbet. (BC 6709.4)
   g. Windows and door lights within 40" of the locking device of the door shall be fully tempered/approved burglary resistant/protected) bars, screens or grills. (BC6714)
   h. Overhead and sliding garage doors shall be secured with a cylinder lock, a padlock with a hardened steel shackle, or equivalent when not otherwise locked by electric power operation. Jamb locks shall be on both jambs for doors exceeding 9 feet in width (BC6711)