



DEVELOPMENT SERVICES

BUILDING & SAFETY

ADU and/or Addition Minimum Plan Submittal Requirements

44933 N. Fern Avenue

Lancaster, CA 93534

(661)723-6144

MINIMUM PLAN SUBMITTAL REQUIREMENTS ACCESSORY DWELLING UNIT OR ADDITION

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

All plans must be legible, fully dimensioned, and drawn to scale. Plan sheets must be 11" x 17" minimum and submitted in digital format (PDF only).

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.
- **Drainage Plan:** Show drainage away from the structure towards the front of the property in compliance with required grade and slope.
- **Cover Sheet/ General Notes:** Provide complete information for owner, applicant, and designer. Applicable codes and editions (2022 CBC, 2022 CRC, 2023 LA County Fire Code, etc.), occupancy classification, type of construction, description detailing scope of work, lot area, existing and proposed building area, number of existing and proposed bedrooms and bathrooms, material specifications, and index of drawings.

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 specifications, nailing, and allowable capacity.
- **Prefabricated Trusses:** Plans must indicate type of truss and connection details. Truss Plans must be stamped and signed by the architect or engineer of record stating that he/she has reviewed the plans for compliance.
- **Details:** Complete framing and foundation details for all new structural elements.
- **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.
 - **Exception:** An ADU or addition of wood frame construction, no more than one story in height and designed per the Wood Frame Prescriptive Provisions (City of Lancaster DPW0551; formerly Type V Construction) is exempt from this requirement.



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ENERGY + GREEN + MISC. REQUIREMENTS

- **Building Energy Efficiency:** Certificate of compliance (CF1R) or Energy Calculations with HERS verification. All for Climate Zone 14
- **Green Building:** Requirements, details, and notations shall be included in the plans for new buildings and additions/alterations.
- **Mechanical:** Locations and manufacturer specifications of all heating, ventilation, and air conditioning equipment.
- **Electrical:** Locations and specifications of outlets, fixtures, smoke/carbon monoxide detectors, exhaust fans and locations and sizes of subpanels and main panels and connection of electrical. Include wire sizes and types. Include notes for conduit burial depth.
- **Plumbing:** Locations and dimensions of plumbing fixtures. Gas line size calculations for high BTU equipment. Connections for gas, water, waste – include pipe types and conduit burial depths.
- **Fire Sprinklers:** (Deferred submittal) Fire sprinkler plans must be submitted to LA County Fire for all new detached ADUs if the primary residence is sprinklered, regardless of size and for all new ADUs over 1200 square feet whether or not the primary residence is sprinklered.
- **Solar:** (Deferred Submittal) Solar plans demonstrating compliance with the minimum photovoltaic size requirements per California Energy Code Section 150.1(c)14 are required for all new detached ADUs.

NOTE:

1. This is not a complete list of all document submittal requirements. Additional information may be required after plan review.
2. Other departments and agencies review and approvals may be required.