

CITY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS BUREAU OF ENGINEERING

STANDARD ADU



THE CITY OF LOS ANGELES OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ELECTRONIC COPIES OF THIS PLAN SHEET.

THIS PLAN WAS ELECTRONICALLY SIGNED AND STAMPED.

BUREAU OF ENGINEERING

DEPARTMENT OF PUBLIC WORKS

CITY OF LOS ANGELES

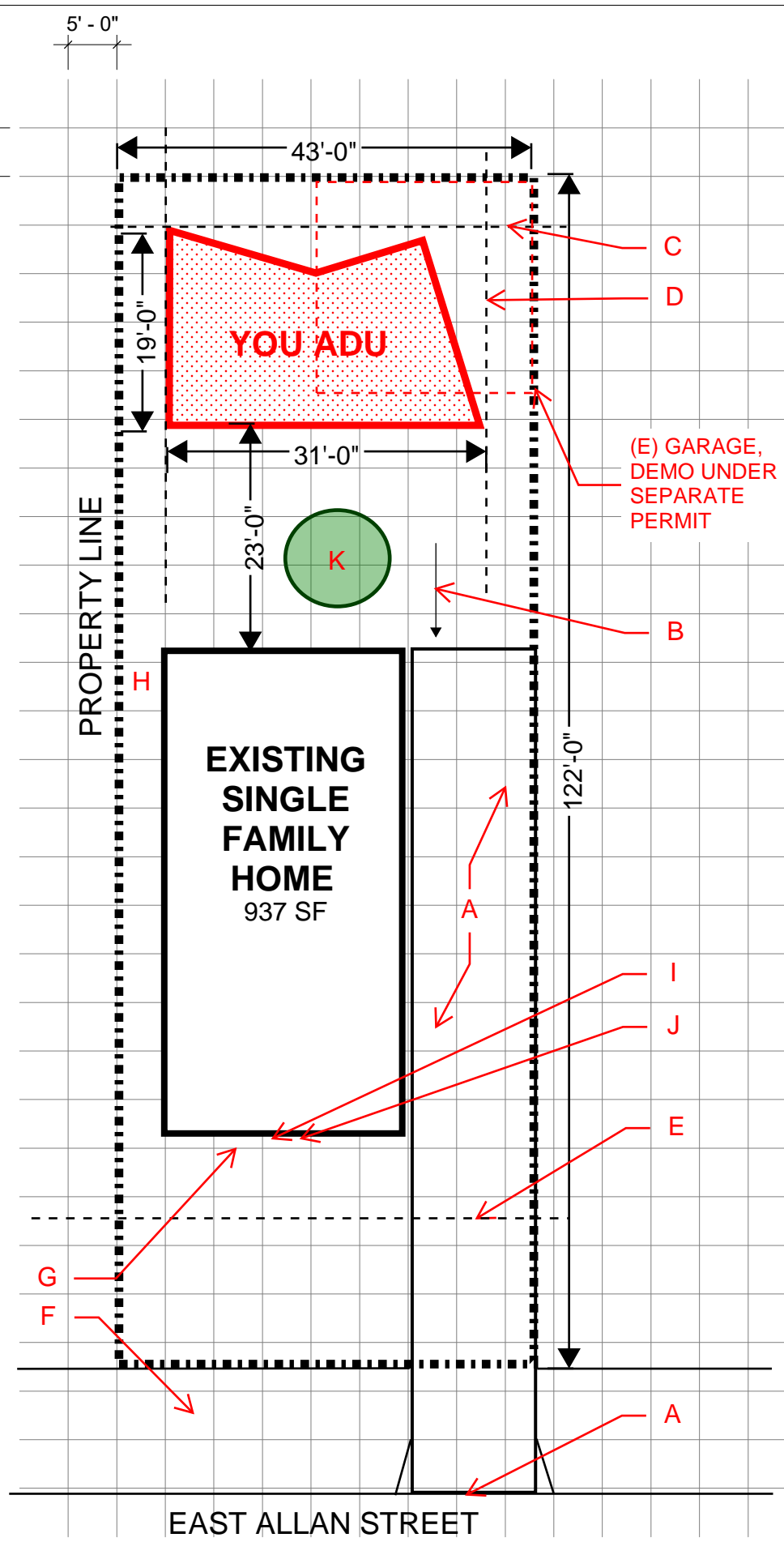
PLOT PLAN

INSTRUCTIONS FOR APPLICANT:
+ COMPLETE PROJECT SPECIFIC INFORMATION IN THE BOXED AREA

- + COMPLETE PLOT PLAN:**
+ SHOW FOOTPRINT OF EXISTING PERMANENT DWELLING WITH SQUARE FOOTAGE LABELED
+ LABEL ADJACENT STREETS
+ LABEL PROPERTY LINE
+ LABEL EASEMENTS IF ANY
+ ADD DIMENSIONS FOR LOT SIZE
+ ADD DIMENSIONS FOR YOU ADU
+ IF GARAGE, INDICATE IF DEMO INTENDED
+ ANNOTATE PLOT PLAN WITH NOTES PER BELOW
+ INDICATE ORIENTATION OF NORTH ON NORTH ARROW, BELOW
+ ADD DIMENSION DISTANCE FROM EXISTING STRUCTURE TO YOU ADU
- + COMPLETE VICINITY PLAN:**
+ INSERT AN IMAGE SHOWING THE COMPLETE BLOCK AND ADJACENT STREETS.
+ LABEL SITE LOCATION.
+ IF LESS THAN 1/2 MILE, SHOW DISTANCE TO NEAREST PUBLIC TRANSPORTATION FOR ADU PARKING EXEMPTION
- + COMPLETE FLOOR AREA PLAN:**
+ ADD THE SQUARE FOOTAGE OF EXISTING RESIDENCE
+ COMPLETE SUMS FOR EACH AREA CALCULATION.

NOTES:

- A. EXISTING DRIVEWAY
- B. DIRECTION OF WATER DRAINAGE
- C. REAR YARD SETBACK _____ FT
- D. SIDE YARD SETBACK _____ FT
- E. FRONT YARD SETBACK _____ FT
- F. EXISTING WATER CONNECTION
- G. EXISTING SEWER CLEANOUT
- H. EXISTING ELECTRICAL PANEL
- I. EXISTING MAILBOX LOCATION
- J. NEW USPS APPROVED MAIL BOX UNIT, FINAL LOCATION TO BE APPROVED BY POSTMASTER
- K. EXISTING TREE
- L. _____



OWNER INFO

NAME: ERIK VILLANUEVA
ADDRESS: 1149 S. BROADWAY
LOS ANGELES, CA 90015

APPLICANT INFO
NAME: KADRE ARCHITECTS
ADDRESS: 1240 BROOKMERE STREET
PASADENA, CA 91105

PROJECT DATA

ADDRESS: EXISTING RESIDENCE:
5519 E ALLAN ST
LOS ANGELES, CA 90032

PROPOSED ADU
5519 1/2 E ALLAN ST

EXISTING RESIDENCE AREA: 937 SF

TYPE: SINGLE FAMILY RESIDENCE

APN: 5220002905

ZONE: PF-1

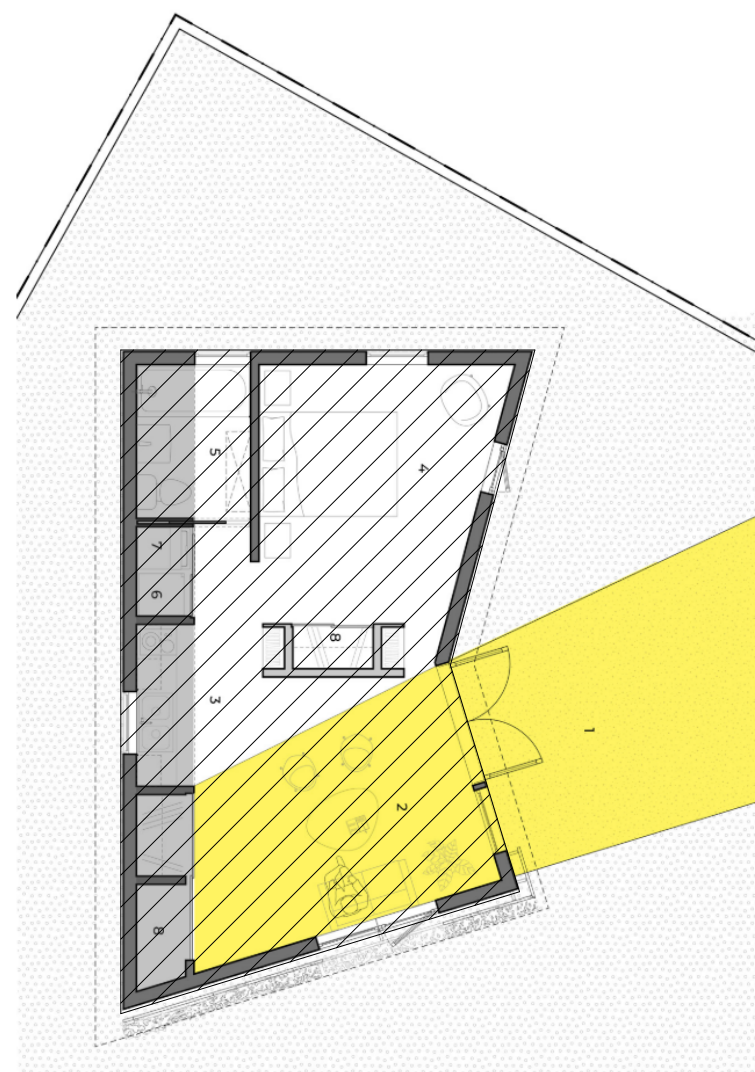
SITE AREA: 5000 SF

PARKING:
REQUIRED PARKING: 1 SPACE
PROPOSED PARKING: 1 SPACE

FIRE SPRINKLERS:
 YES
 NO

ZONING CODE:
(E) HOUSE: 937 SF
YOU ADU: 443 SF
TOTAL: 1380 SF

FLOOR AREA PLAN



ALTERNATE LAYOUTS



SHEET INDEX

- GENERAL**
G-0.0 COVER SHEET
G-0.1 GENERAL AND GREEN NOTES
G-0.2 GREEN NOTES
G-0.3 TITLE 24
G-0.4 TITLE 24
- ARCHITECTURAL**
A-2.0 FLOOR PLAN
A-2.1 ROOF PLAN
A-3.0 ELEVATION
A-3.1 ELEVATION
A-4.0 SECTIONS
A-5.0 INTERIOR ELEVATIONS
A-7.0 SCHEDULES
A-8.0 DETAILS
A-8.1 CASEWORK DETAILS
- STRUCTURAL**
S0.00 GENERAL NOTES & SHEET LIST
S0.10 TYPICAL CONCRETE DETAILS
S0.20 TYPICAL WOOD DETAILS
S0.21 TYPICAL WOOD DETAILS
S0.23 TYPICAL WOOD DETAILS
S1.00 FOUNDATION AND ROOF FRAMING PLANS
S8.1 CASEWORK DETAILS

CODE NOTES

APPLICABLE CODES:
2022 California Building Code, with 2023 LA City Amendments
2022 Green Building Code, with 2023 LA City Amendments
2023 LABC
2023 LARC

CONSTRUCTION TYPE:
Type V-B

OCCUPANCY CLASSIFICATION:
2022 California Building Code Chapter 3
Proposed Occupancy - Section 310 - Group R

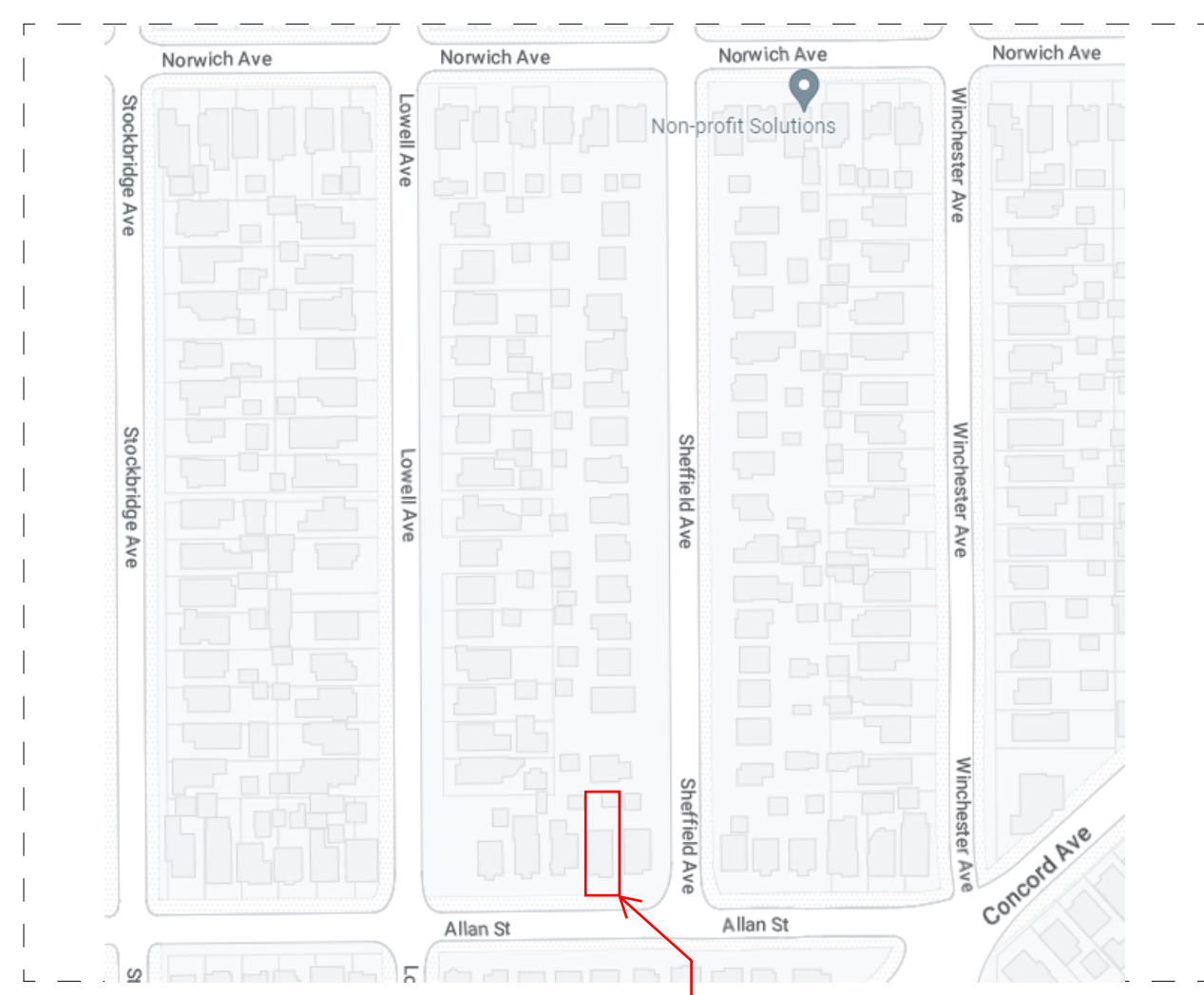
ALLOWABLE BUILDING HEIGHT AS PER TABLE 504.3:
ALLOWABLE HEIGHT ABOVE GRADE PLANE: 20'
PROPOSED HEIGHT: 14'-11"

ALLOWABLE STORIES AS PER TABLE 504.4:
ALLOWABLE NUMBER OF STORIES R OCC: 2
PROPOSED NUMBER OF STORIES: 1

Fire Resistance Rating Requirements for Building Elements (per Table 601)
Primary Structural Frame: 0
Bearing Walls - Exterior: 0
Bearing Walls - Interior: 0
Non-Bearing Walls - Exterior: 0
Non-Bearing Walls - Interior: 0
Floor Construction: 0
Roof Construction: 0

IF LOCATED LESS THAN 3 FEET FROM AN ADJACENT STRUCTURE, 1 HOUR FIRE RATING REQUIRED FOR EXTERIOR WALLS AND OPENINGS TO BE PROTECTED.

VICINITY PLAN



MATERIALS

- | | | |
|--|--|---|
| SIDING | ROOF | PAINT |
| <input type="checkbox"/> STUCCO | <input type="checkbox"/> ASPHALT SHINGLES | <input checked="" type="checkbox"/> WHITE |
| <input checked="" type="checkbox"/> FIBER CEMENT | <input checked="" type="checkbox"/> STANDING SEAM METAL ROOF | <input type="checkbox"/> OTHER |
| <input type="checkbox"/> OTHER | | |
| TRELLIS | PARTITION CASEWORK | DOOR AND WINDOW FRAME |
| <input checked="" type="checkbox"/> YES | <input checked="" type="checkbox"/> YES | <input checked="" type="checkbox"/> WHITE |
| <input type="checkbox"/> NO | <input type="checkbox"/> NO | <input type="checkbox"/> MATCH PAINT |
| | | <input type="checkbox"/> OTHER |

PROJECT DESCRIPTION

PROJECT DESCRIPTION:
ADU Standard Plan Program: 1 Story, 1 bedroom, with options (445 SF).
Slab on grade. If located in a Methane Zone, standard LADBS slab on grade to be provided. Gable roof, advanced framing (wood), stucco or fiber cement board siding (SFM APPROVED FIRE RESILIENT MATERIALS). All electric. Kitchen and bathroom.

PROPOSED AREA: 445 SF
PROPOSED HEIGHT: 14'-11"

PARKING REQUIREMENTS:
ONE SPACE IS REQUIRED UNLESS
1) LOCATED WITHIN 1/2 MILE WALKING DISTANCE FROM A BUS OR RAIL STOP.
2) ONE BLOCK FROM A DESIGNATED CAR SHARE PICKUP OR DROP OFF LOCATION.
3) WITHIN AN APPLICABLE HISTORIC DISTRICT
REPLACEMENT PARKING IS NOT NEEDED WHEN A GARAGE, CARPORT OR PARKING STRUCTURE IS DEMOLISHED IN CONJUNCTION WITH ADU CONSTRUCTION.

DEFERRED SUBMITTALS:
THE FOLLOWING IS A LIST OF CONTRACTOR PROVIDED DESIGN/BUILD, DELAYED REVIEW / DEFERRED APPROVAL ITEMS FOR SUBMITTAL AND REVIEW BY THE CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY.
1. LOCATION AND SIZE (BTU/HR OUTPUT) OF HVAC EQUIPMENT
2. LOCATIONS AND DIMENSIONS OF PLUMBING SUPPLY
3. LOCATIONS OF OUTLETS, FIXTURES, SWITCHES, AND SMOKE DETECTORS, AND SIZES OF SUBPANELS AND MAIN PANELS
4. ELECTRIC VEHICLE SUPPLY WIRING

UNDER SEPARATE PERMIT:
1. DEMOLITION PERMIT (IF NEEDED)

SITE SPECIFIC PLAN CHECK REVIEW:
THE FOLLOWING IS A LIST OF ITEMS THAT WILL BE REVIEWED DURING THE SITE SPECIFIC PLAN CHECK.
1. METHANE MITIGATION
2. GRADING PRE-INSPECTION
3. LOW IMPACT DEVELOPMENT REQUIREMENTS
4. VHFHSZ FIRE ZONE REQUIREMENTS
5. SPECIFIC PLAN

CONCEPTUAL RENDER



LADBS STAMP

Project Status
PROJECT ISSUE DATE: Issue Date

NO.	REVISION DESCRIPTION	DATE	BY

CITY ENGINEER	DATE:
GARY LEE MOORE, P.E., ENV. SP	
DEPUTY CITY ENGINEER / PROGRAM MANAGER	DATE:
CITY ENGINEER	DATE:

WORK ORDER	2002
SHEET NAME	G-0.0
SHEET	OF SHEETS