

PROPERTY PLANNING WORKSHEET

ADU Property Feasibility Checklist

What to verify before selecting an Orange County or Los Angeles floor plan

Quick answer: A starting floor plan is not parcel approval. The property address, local reviewing agency, site constraints, access, utilities and project goals still need property-specific review.

1. Project goals and property basics

Use this page to organize the starting facts. Leave an item blank when it is unknown and identify it as a question for the appropriate reviewer.

- | | |
|---|--|
| ☐ Property address
_____ | ☐ Intended use
_____ |
| ☐ City or reviewing jurisdiction
_____ | ☐ Target size and beds/baths
_____ |
| ☐ Parcel/APN, if already available
_____ | ☐ Attached, detached or conversion direction
_____ |
| ☐ Existing dwelling and property type
_____ | ☐ Accessibility, privacy and outdoor-space goals
_____ |

Boundary: This checklist does not determine zoning, building-code compliance, utility capacity or approval. It helps organize known facts and open questions.

2. Site and build envelope

Record what is known and what still needs confirmation for the specific parcel.

- | | |
|---|---|
| ☐ Lot dimensions or available survey | ☐ Coastal, hillside or historic review context |
| ☐ Known setbacks and required open space | ☐ Known HOA requirements |
| ☐ Recorded or visible easements | ☐ Construction access and staging space |
| ☐ Slope, drainage and retaining conditions | ☐ Fire access or fire review, when applicable |
| ☐ Protected or significant trees | ☐ Privacy, daylight and window relationships |

3. Existing structure, when attached or converting space

- | | |
|---|--|
| ☐ Measured interior and exterior dimensions | ☐ Moisture, drainage or water-intrusion signs |
| ☐ Known prior or unpermitted work | ☐ Existing openings and ceiling heights |
| ☐ Visible foundation and structural conditions | ☐ Fire and sound separation questions |

Useful record: Take clear overview and detail photos from safe, accessible locations. Photos are context, not a substitute for field measurements or professional review.

4. Utilities

- | | |
|--|--|
| ☐ Electric service and panel information | ☐ Gas or electrification direction |
| ☐ Known water service and route | ☐ Metering questions |
| ☐ Sewer or septic route and available records | ☐ Utility or agency review still required |

Recording equipment labels or available utility documents does not establish capacity or suitability.

5. Compare four current starting layouts

Plan	Current owner value	Use in this checklist
Laguna https://lscontractor.com/adu-plan-laguna-450-sqft/	450 sq ft 1 bed / 1 bath	Starting layout only
Balboa https://lscontractor.com/adu-plan-balboa-550-sqft/	550 sq ft 1 bed / 1 bath	Starting layout only
Tustin https://lscontractor.com/adu-plan-tustin-750-sqft/	750 sq ft 2 bed / 1 bath	Starting layout only
Newport https://lscontractor.com/adu-plan-newport-1000-sqft/	1,000 sq ft 2 bed / 1 bath	Starting layout only

Plan boundary: Each option is a starting layout, not a pre-approved or permit-ready design. Address-specific review and property-specific drawings remain necessary.

6. What to bring

- | | |
|--|--|
| ☐ Property or site documents already available | ☐ Clear site and existing-structure photos |
| ☐ Survey, if available | ☐ Intended use, layout and privacy goals |
| ☐ Utility bills or equipment information with sensitive identifiers removed | ☐ Questions received from a city, utility or other agency |

Do not provide sensitive identifiers. Redact account numbers, financial information, access codes and personal identification details.

7. Verified workflow boundaries

1 Gather known facts

Organize the address, goals, available records, utility information and photos.

2 Identify open questions

Separate confirmed information from items that require city, utility, fire, HOA, survey, engineering or other review.

3 Compare starting layouts

Use the current plan-owner values to narrow size and bedroom direction without treating a layout as parcel approval.

4 Develop property-specific next steps

The responsible reviewers determine what additional records, studies, drawings or agency coordination apply.

8. Next questions

- ☐ Which local agency controls review for this address?
- ☐ Which site or utility facts remain unconfirmed?
- ☐ Which starting layout best matches the verified constraints and goals?
- ☐ What property-specific drawings or technical review are needed next?

REVIEWED 2026-08-30

9. Sources and method

This checklist combines bounded property-intake questions with current L Square owner pages and direct public sources. It does not replace address-specific agency, legal, engineering, utility or permit review.

California HCD ADU Handbook - official March 2026

<https://www.hcd.ca.gov/building-standards/adu/handbook>

OC Public Works 2026 ADU flyer

<https://ocds.ocpublicworks.com/sites/ocpwoocds/files/2026-01/ADU%20Flyer%20Jan%202026.pdf>

L Square Floor Plans owner

<https://lscontractor.com/accessory-dwelling-unit-floor-plans/>

L Square ADU Design-Build owner

<https://lscontractor.com/adu-design-build/>

L Square Orange County permit guide

<https://lscontractor.com/adu-permit-requirements-in-orange-county-2025-complete-guide/>

L Square cost owner

<https://lscontractor.com/adu-cost-orange-county/>

Real project proof - links only

<https://lscontractor.com/adu-project-rosemead/>

<https://lscontractor.com/adu-project-pasadena/>

Controlling authority: The local reviewing agency remains controlling. This checklist is informational planning support, not legal or engineering advice, zoning or building approval, or a permit-ready design. Project proof is link-based only because photo publication rights were not reverified in this wave.

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