

# CITY OR COUNTY PRE-APPROVED ADU - PLAN 1



STYLE A



STYLE B



STYLE C

SOME JURISDICTIONS PREFER A CHECKBOX FOR STAFF INITIALS ON EACH SECTION, OR ONLY AT THE USER LICENSE AGREEMENT BOX, PLEASE ADVISE ON PREFERENCE.

## USER LICENSE AGREEMENT

**OWNER/APPLICANT** TO SIGN & SUBMIT SEPARATE SUPPORTING DOCUMENT "USER LICENSE AGREEMENT" IN ADDITION TO SIGNING THIS USER AGREEMENT BELOW.

BY USING THESE PERMIT READY ACCESSORY DWELLING UNIT CONSTRUCTION DOCUMENTS, THE USER AGREES TO RELEASE, HOLD HARMLESS, AND INDEMNIFY THE CITY OF [FILL IN] ITS ELECTED OFFICIALS AND EMPLOYEES, RRM DESIGN GROUP, AND THE ARCHITECT OR ENGINEER WHO PREPARED THESE CONSTRUCTION DOCUMENTS FROM ANY AND ALL CLAIMS, LIABILITIES, SUITS AND DEMANDS ON ACCOUNT OF ANY INJURY, DAMAGE OR LOSS TO PERSONS OR PROPERTY, INCLUDING INJURY OR DEATH, OR ECONOMIC LOSSES, ARISING OUT OF THE USE OF THESE CONSTRUCTION DOCUMENTS.

THE PLANS ATTACHED HERE ARE APPROVED FOR ONLY USE IN CITY OF [FILL IN] NO DEVIATIONS, ALTERATIONS, OR OPTIONS BEYOND THOSE SPECIFICALLY INDICATED IN THE PLANS ARE ALLOWED WITHOUT PRIOR APPROVAL BY THE ISSUING JURISDICTION AND CHIEF BUILDING OFFICIAL. THIS SET OF PLANS SHALL NOT BE USED FOR A PUBLIC HOUSING PROJECT.

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

## OPTION SELECTIONS (ALL STYLES)

**OWNER/APPLICANT** REQ. TO SELECT ONE OPTION FOR ALL OF THE FOLLOWING AND MARK THROUGH NON-APPLICABLE OPTIONS & VIEWS THROUGHOUT SET:

<b>COVERED FRONT PORCH OPTION</b>	<b>SIDE ENTRY OPTION</b>
(A) YES	(A) YES
(B) NO, SEE VIEW:	(B) NO
<b>BATH TUB / SHOWER 3/A1-101</b>	
(A) BATHTUB	
(B) WALK-IN SHOWER, SEE DETAIL: 23/A-901	
<b>OPTIONAL SLIDING DOOR @ BEDROOM</b>	
(A) YES, DOOR #105	
(B) NO	
<b>OPTIONAL SLIDING DOOR @ LIVING RM</b>	
(A) YES, DOOR #109	
(B) NO	
<b>WATER HEATER</b>	
(A) WATER HEATER, SPECIFIED BRAND/MODEL PER TITLE 24	
(B) ALTERNATE WATER HEATER SPECIFIED BY A NEW T24 ENERGY REPORT IS PROVIDED AND APPROVED. MFR & MODEL:	

THESE SECTIONS WILL BE CUSTOMIZED PER THE SELECTED PLANS

## STYLE SELECTION

(SEE ELEVATION SHEET FOR SPECIFIC MATERIALS SELECTION)

- CALIFORNIA RANCH SEE SHEET A1-201
- CRAFTSMAN SEE SHEET A1-202
- MEDITERRANEAN SEE SHEET A1-203

## SHEET INDEX

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S-421	ROOF DETAILS
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T24-101	ENERGY COMPLIANCE - PLAN 1
T24-102	ENERGY COMPLIANCE - PLAN 1
Grand total: 38	

ALL PLAN USERS MUST SUBMIT A COMPLETED USER LICENSE AGREEMENT AT THE TIME OF APPLICATION SUBMITTAL.

STAFF INITIALS

## PROJECT ADDRESS:

(TO BE PROVIDED BY OWNER / APPLICANT)

## UTILITIES

### SERVICE PROVIDERS

OWNER / APPLICANT TO LIST SERVICE PROVIDERS IN SPACES BELOW (SEE SITE PLAN, SHEET AS101 FOR INFORMATION AND LOCATIONS OF ALL UTILITIES)

- WATER AND SEWER SERVICE \_\_\_\_\_
- ELECTRICAL SERVICE \_\_\_\_\_
- GAS SERVICE \_\_\_\_\_
- SEWER SERVICE \_\_\_\_\_
- GARBAGE SERVICE \_\_\_\_\_
- INTERNET / CABLE SERVICE \_\_\_\_\_

### WASTE WATER

(SELECTIONS TO BE PROVIDED BY APPLICANT OR OWNER)

THE ADU AND PRIMARY DWELLING UNIT SHALL HAVE SEPARATE, INDEPENDENT WATER SUPPLY AND SANITARY SEWER SYSTEMS.

NOTE: A NEW SEPTIC SYSTEM IS ONLY PERMITTED WHEN NO PUBLIC SEWER IS DEEMED AVAILABLE; A PERCOLATION REPORT AND SEPTIC DESIGN ARE REQ.

- NO NEW SEPTIC SYSTEM.
  - NEW SEPTIC SYSTEM; PROVIDE STAMPED DEH EXHIBIT, OWNER/APPLICANT REQUIRED TO PROVIDE DOCUMENTATION OF LA COUNTY APPROVAL.
- IF NO, SELECT ONE OF THE FOLLOWING:
- NEW SEWER LINES CONNECTED DIRECTLY TO PUBLIC RIGHT OF WAY.
  - NEW SEWER LINES BRANCHED OFF EXISTING MAIN LINES ON THE PROPERTY.

NOTE: SEE SITE PLAN CHECKLIST ON AS-101 AND SITEPLAN ON AS-102 FOR MORE INFORMATION AND LOCATIONS.

### WASTE SUPPLY

(SELECTIONS TO BE PROVIDED BY APPLICANT OR OWNER)

- NEW WATER SUPPLY CONNECTED DIRECTLY TO PUBLIC RIGHT OF WAY.
- NEW WATER SUPPLY BRANCHED OFF EXISTING MAIN LINES ON THE PROPERTY.

NOTE: ADU AND PRIMARY DWELLING UNIT SHALL HAVE SEPARATE, INDEPENDENT WATER SUPPLY. SEE SITE PLAN CHECKLIST ON AS-101 AND SITEPLAN ON AS-102 FOR MORE INFORMATION AND LOCATIONS.

### ELECTRICAL PANEL

ELECTRICAL PANEL (SEE PLANS & SITE PLAN FOR LOCATION)

NOTE: SPECIFY IF THE ADU WILL HAVE ITS OWN SEPARATE UTILITY SERVICE INSTALLED OR IF THE ADU WILL BE SUB-FED FROM AN EXISTING ADEQUATE SERVICE. PROVIDE COMPLETE ELECTRICAL LOAD CALCULATIONS FOR REVIEW. IF SUB-FED PLEASE PROVIDE A SECOND AND SEPARATE LOAD CALCULATION OF THE EXISTING SERVICE TO JUSTIFY IT IS ADEQUATE FOR THE ADDITIONAL LOADS.

- (A) NEW ELEC. MAIN PANEL OF 200 AMP WITH 225 AMP MIN. BUSBAR RATING
- (B) A NEW ELEC. SUBPANEL CONNECTS TO THE ELEC. MAIN PANEL OF 220 AMP ON THE PRIMARY HOME WITH A 225 AMP MIN. BUSBAR RATING
- (C) NEW ELEC. MAIN PANEL MIN. 400 AMP DUAL METER AT PRIMARY HOUSE WITH A NEW ELEC. SUB-PANEL AT ADU THAT CONNECTS TO THE MAIN PANEL

ANY OTHER JURISDICTION SPECIFIC ITEM  
- FLOOR ZONE HAZARD  
- WASTE WATER FORM

## PROJECT DIRECTORY

(TO BE PROVIDED BY OWNER / APPLICANT)

### APPLICANT

THIS CAN BE SEPARATED INTO APPLICANT AND OWNER IF DIFFERENT PARTIES

ADDRESS: \_\_\_\_\_  
CONTACT: \_\_\_\_\_  
EMAIL: \_\_\_\_\_  
PHONE: \_\_\_\_\_

**ARCHITECT RRM DESIGN GROUP**  
ADDRESS: 3765 S. HIGUERA ST. SUITE 102  
SAN LUIS OBISPO, CA 93401  
CONTACT: RANDY RUSSOM  
EMAIL: RWRUSSOM@RRMDESIGN.COM  
PHONE: P:(805) 543-1794

**STRUCTURAL ENGINEER RRM DESIGN GROUP**  
ADDRESS: 3765 S. HIGUERA ST. SUITE 102  
SAN LUIS OBISPO, CA 93401  
CONTACT: JESSICA MEADOWS  
EMAIL: JMMEADOWS@RRMDESIGN.COM  
PHONE: P:(805) 543-1794

## HERS QII REQUIRED

STAFF INITIALS

SEE SHEET S-103 FOR REQUIRED SPECIAL INSPECTIONS  
A REGISTERED DESIGN PROFESSIONAL SHALL COMPLETE THE CITY OF [CITY/COUNTY] STATEMENT OF REQUIRED SPECIAL INSPECTIONS CERTIFICATE (FORM PLG-240) PRIOR TO PERMIT ISSUANCE. IDENTIFY THE TYPE OF WORK REQUIRING SPECIAL INSPECTIONS IN THE PLANS AND THE INDIVIDUALS OR FIRMS RESPONSIBLE FOR THE SPECIAL INSPECTION ELEMENT(S). FOR FURTHER INSTRUCTIONS SEE S-103.

OWNER/APPLICANT HAS COMPLETED SPECIAL INSPECTION FORM

### OWNER/APPLICANT SIGNATURE:

HERS VCHP: HERS RATER WILL NEED TO FOLLOW THE VERIFICATION AND TESTING PROTOCOL FOR THE VARIABLE CAPACITY HEAT PUMP CREDIT REQUIREMENTS, INCLUDING BUT NOT LIMITED TO, VERIFIED REFRIGERANT CHARGE, VERIFIED MINIMUM HSPF AND EER/SEER, AND CAPACITY; DUCTLESS INDOOR UNITS AND THE COMPONENTS ARE WITHIN THE CONDITIONED ENVELOPE; AND AIRFLOW PROVIDED TO ALL HABITABLE SPACES (BEDROOMS AND LIVING SPACE).

THE FOLLOWING IS A SUMMARY OF THE FEATURES THAT MUST BE FIELD-VERIFIED BY A CERTIFIED HERS RATER AS A CONDITION FOR MEETING THE MODELED ENERGY PERFORMANCE OF THIS COMPUTER ANALYSIS. REGISTERED CF2RS AND CF3RS ARE REQUIRED TO BE COMPLETED IN THE HERS REGISTRY.

- QUALITY INSULATION INSTALLATION (QII)
- INDOOR AIR QUALITY VENTILATION
- KITCHEN RANGE HOOD TABLE 150.0-G160
- VERIFIED REFRIGERANT CHARGE
- AIRFLOW IN HABITABLE ROOMS (SC3.1.4.1.7)
- VERIFIED HEAT PUMP RATED HEATING CAPACITY
- WALL-MOUNTED THERMOSTAT IN ZONES GREATER THAN 150 FT<sup>2</sup> (SC3.4.5)
- DUCTLESS INDOOR UNITS LOCATED ENTIRELY IN CONDITIONED SPACE (SC3.1.4.1.8)
- BATHROOM, KITCHEN, AND WHOLE HOUSE VENTILATION
- WHEN PHOTOVOLTAIC SYSTEM IS REQUIRED (SEE PV SECTION FOR SELECTION)

### OWNER/APPLICANT SIGNATURE:

### ADDITIONAL INFORMATION:

1. ANY PROPOSED ENERGY STORAGE SYSTEM (ESS) SHALL FOLLOW SINGLE-FAMILY RESIDENTIAL MANDATORY REQ. SUMMARY SECTION 150.0(s) AND WILL REQUIRE A SEPARATE PERMIT TO BE PULLED BY APPLICANT
2. VARIABLE CAPACITY HEAT PUMP COMPLIANCE OPTION (VERIFICATION DETAILS FROM VCHP STAFF REPORT, APPENDIX B, AND RA3) (PER TITLE 24).
3. THIS PLAN IS INTENDED FOR FLAT LOTS (SLOPING LESS THAN 10° ACROSS THE LONGEST BUILDING DIMENSION), WITHOUT HIGHLY EXPANSIVE OR LIQUEFIABLE SOILS, WHERE THE MAIN DWELLING UNIT IS SUPPORTED IN SHALLOW FOOTINGS WITH SLABS ON GRADE CONSTRUCTION. IF THE PROJECT SITE DEVIATES FROM ANY OF THE AFOREMENTIONED QUALITIES, AS DETERMINED BY THE BUILDING OFFICIAL, THERE PRE-APPROVED ADU FOUNDATION PLANS AND DETAILS ARE NOT APPLICABLE.
4. SUBMITTAL DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE BUILDING OFFICIAL. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THEIR DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.
5. COMPLIANCE WITH THE DOCUMENTATION REQUIREMENTS OF THE 2022 ENERGY EFFICIENCY STANDARDS IS NECESSARY FOR THIS PROJECT. REGISTERED, SIGNED, AND DATED COPIES OF THE APPROPRIATE CF1R, CF2R, AND CF3R FORMS SHALL BE MADE AVAILABLE AT NECESSARY INTERVALS FOR BUILDING INSPECTOR REVIEW. FINAL COMPLETED FORMS WILL BE AVAILABLE FOR THE BUILDING OWNER.

## PROJECT INFORMATION

STAFF INITIALS

\*FOR BUILDING DEPARTMENT REVIEW, INITIAL WHEN SECTION HAS BEEN REVIEWED

### PROJECT SCOPE:

1. CONSTRUCTION OF A NEW DETACHED 1 STORY 350 SF ACCESSORY DWELLING UNIT WITH 1 BEDROOMS AND 1 BATH.
2. ALL THE WORK SHOWN IN THE DRAWINGS AND SPECIFICATIONS.

PLAN	SQUARE FOOTAGE	CONDITIONED?
PLAN 1	350 SF	CONDITIONED
PLAN 1 - PORCH	70 SF	UNCONDITIONED

### BUILDING INFORMATION:

NUMBER OF STORIES: 1 OCCUPANCY GROUP: R-3  
CONSTRUCTION TYPE: VB SPRINKLERED, (SEE FIRE SPRINKLER SECTION ON THIS SHEET)  
ZONING: \_\_\_\_\_  
MAX HEIGHT ALLOWED: 16' - 0" PROPOSED HEIGHT: SEE ELEVATIONS

### SITE INFORMATION:

(TO BE PROVIDED BY APPLICANT OR OWNER)

APN: \_\_\_\_\_ LAND USE: \_\_\_\_\_  
EXISTING USE: \_\_\_\_\_  
LOT SIZE (SQ FT): \_\_\_\_\_ PROPOSED USE: \_\_\_\_\_

LOT COVERAGE	SETBACKS	MIN. REQUIRED:	PROPOSED:
PRIMARY BUILDING SF: _____	FRONT: _____		
ACCESSORY STRUCTURE(S) SF: _____	REAR: 4' - 0"		
LOT COVERAGE SF: _____	SIDES: 4' - 0"		
FLOOR AREA RATIO: _____	BETWEEN STRUCTURES: _____		

### SETBACK RESTRICTIONS - FIRE RATINGS:

IS THE ADU 5'-0" OR LESS TO ANY PROPERTY LINE AND/OR IS THE ADU 10'-0" OR LESS FROM ANY ADJACENT BUILDING OR STRUCTURE?  
 NO  
 YES; IF YES, FIRE RATED WALL & PROJECTIONS REQUIRED PER 2022 CRC SECTION R302.1 FIRE RATED WALL DETAIL.  
IF YES, FIREBLOCKING IS REQUIRED IN PROJECTIONS, RAKES AND EAVES. SEE DETAILS:

ENERGY COMPLIANCE  
PREPARED BY: CARSTAIRS ENERGY  
DATE PREPARED: DECEMBER 11, 2024  
JOB NUMBER: 24-12094

### DEFERRED SUBMITTAL(S)

- TRUSS CALCULATIONS
- FIRE SPRINKLER (IF APPLICABLE, SEE FIRE SPRINKLERS SECTION.)

### PHOTOVOLTAIC SYSTEM (PV) (DEFERRED SUBMITTAL)

YES, PV SYSTEM REQUIRED (REDUCE BY 25% IF BATTERIES ARE INSTALLED. LOCATION(S) OF BATTERY SHALL BE SHOWN ON PLAN.)

NO, PV NOT REQUIRED PER CALIFORNIA ENERGY CODE SECTION 150.1(C)14 EXCEPTION (IF NO, OWNER/APPLICANT REQ. TO SELECT ONE):

- 1) FOR STEEP SLOPE ROOFS, WITH NORTHERLY AZIMUTH THAT LIES BETWEEN 300 DEGREES AND 90 DEGREES FROM TRUE NORTH, IF THE SARA IS LESS THAN 80 CONTIGUOUS SQUARE FEET.
- 2) PV SYSTEM SIZE SPECIFIED BY SECTION 150.1(C)14 IS LESS THAN 1.8 KWDC.
- 3) BUILDINGS W/ APPROVED ROOF DESIGNS, WHERE THE ENFORCEMENT AUTHORITY DETERMINES IT IS NOT POSSIBLE FOR THE PV SYSTEM
- 4) FOR BUILDINGS THAT ARE APPROVED BY THE LOCAL PLANNING DEPARTMENT PRIOR TO JANUARY 1, 2020 WITH MANDATORY CONDITIONS FOR APPROVAL.
- 5) PV SYSTEM SIZES DETERMINED USING EQUATION 150.1-C MAY BE REDUCED BY 25 PERCENT IF INSTALLED IN CONJUNCTION WITH A QUALIFYING BATTERY STORAGE SYSTEM.
- OTHER, (REQ. APPROVAL) SPECIFY: \_\_\_\_\_

SOLAR READY REQUIREMENTS SHALL BE IMPLEMENTED. FOR MORE INFORMATION SEE "SOLAR READY NOTES" ON SHEET G-101.

## FIRE PROTECTION

STAFF INITIALS

(TO BE PROVIDED BY OWNER / APPLICANT)

### FIRE SPRINKLERS:

DOES THE PRIMARY RESIDENCE HAVE NFPA 13D SPRINKLERS?  
 NO; THEREFORE, THE PROPOSED ADU IS NOT REQUIRED TO BE SPRINKLERED  
 YES; THEREFORE, THE PROPOSED ADU IS REQUIRED TO BE SPRINKLERED

### FIRE SPRINKLERS (WHEN REQUIRED) NOTES:

1. DETAILED SPRINKLER PLANS SHALL BE SUBMITTED TO THE FIRE PREVENTION BUREAU AND APPROVED PRIOR TO INSTALLATION. PLANS AND INSTALLATION MUST BE BY A C16 LICENSED SPRINKLER CONTRACTOR.
2. SECTION 903.3.1.3 NFPA 13D SPRINKLER SYSTEMS AUTOMATIC FIRE SPRINKLER SYSTEMS INSTALLED IN ONE- AND TWO-FAMILY DWELLINGS, GROUP R-3.
3. SECTION 903.2.8 GROUP R AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3 SHALL BE PROVIDED THROUGHOUT ALL BUILDINGS WITH A GROUP R FIRE AREA.
4. SECTION 903.2.8.1 GROUP R-3 AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.3 SHALL BE PERMITTED IN GROUP R-3 OCCUPANCIES.
5. LOCATION AND SIZE OF WATER SERVICE UNDERGROUND SHALL BE INSTALLED AS SHOWN ON APPROVED FIRE SPRINKLER PLANS. A MINIMUM 1 INCH WATER SHALL BE INSTALLED.
6. A FIRE UNDERGROUND FLUSH CERTIFICATION SHALL BE REQUIRED AT FINAL INSPECTION.
7. A HYDRO INSPECTION OF THE FIRE SPRINKLER SYSTEM IS REQUIRED PRIOR TO FRAME INSPECTION. ONLY THE NEW PIPING SHALL BE TESTED.

### EXTERIOR WILDFIRE EXPOSURE:

### FIRE HAZARD SEVERITY ZONE (FHSZ) LEVEL:

1. PORTIONS OF THE CITY OR COUNTY ARE LOCATED WITHIN A FHSZ. TO DETERMINE IF YOUR STRUCTURE IS LOCATED IN A FHSZ, PLEASE VISIT CAL FIRE WEBSITE: [HTTPS://CALFIRE-FORESTRY.MAPS.ARCGIS.COM/APPS/VIEW/INDEX.HTML?ID=988D431A42B242829D98957AB6993D008](https://calfire-forestry.maps.arcgis.com/apps/View/index.html?appid=988d431a42b242829d98957ab6993d008)

### INDICATE BELOW WHAT ZONE YOUR STRUCTURE IS TO BE BUILT IN:

- VERY HIGH
- HIGH
- MODERATE
- NONE

2. IF STRUCTURE IS LOCATED IN ANY SEVERITY ZONE, ALL CONSTRUCTION OF THE ADU STRUCTURE MUST COMPLY WITH CRC SECTION R337.
3. THIS PROTOTYPE ADU PLAN PROVIDES DESIGNS THAT COMPLY WITH PROVISIONS REQUIRED BY THE CRC SECTION R337. PLEASE SEE APPLICABLE DETAIL SHEET(S).

### WILDLAND-URBAN INTERFACE FIRE AREA (WUI):

1. PORTIONS OF THE CITY OR COUNTY ARE LOCATED WITHIN THE WILDLAND-URBAN INTERFACE. TO DETERMINE IF YOUR STRUCTURE IS LOCATED IN A WUI FIRE AREA PLEASE VISIT THE U.S. FIRE ADMINISTRATION WEBSITE: [HTTPS://EXPERIENCE.ARCGIS.COM/EXPERIENCE/3F98503DA36445B915B05ECCC4FC91A/PAGE/VIEW/3DGLG=SEARCH](https://experience.arcgis.com/experience/3f98503da36445b915b05eccc4fc91a/PAGE/VIEW/3DGLG=SEARCH)

### IS YOUR STRUCTURE IN A WUI FIRE AREA?

- YES
- NO

2. IF YOUR STRUCTURE IS LOCATED IN THE WUI FIRE AREA (EMBER ZONE OR IGNITION ZONE), ALL CONSTRUCTION OF THE ADU STRUCTURE MUST COMPLY WITH THE CRC SECTION R337.
3. THIS PROTOTYPE PLAN PROVIDES DESIGNS THAT COMPLY WITH THE PROVISIONS REQUIRED BY THE CRC SECTION R337. PLEASE SEE APPLICABLE DETAIL SHEET(S).

## VICINITY MAP

(TO BE PROVIDED BY OWNER OR APPLICANT)



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CONSULTANT

AGENCY

PRE-APPROVED ADU  
CITY OF  
TITLE SHEET - PLAN 1

NO.	REVISION	DATE

PROJECT MANAGER  
RR  
DRAWN BY \_\_\_\_\_ CHECKED BY \_\_\_\_\_  
DATE \_\_\_\_\_  
PROJECT NUMBER  
XXXX-XX-XXXX  
SHEET  
G-001

INITIAL SUBMITTAL



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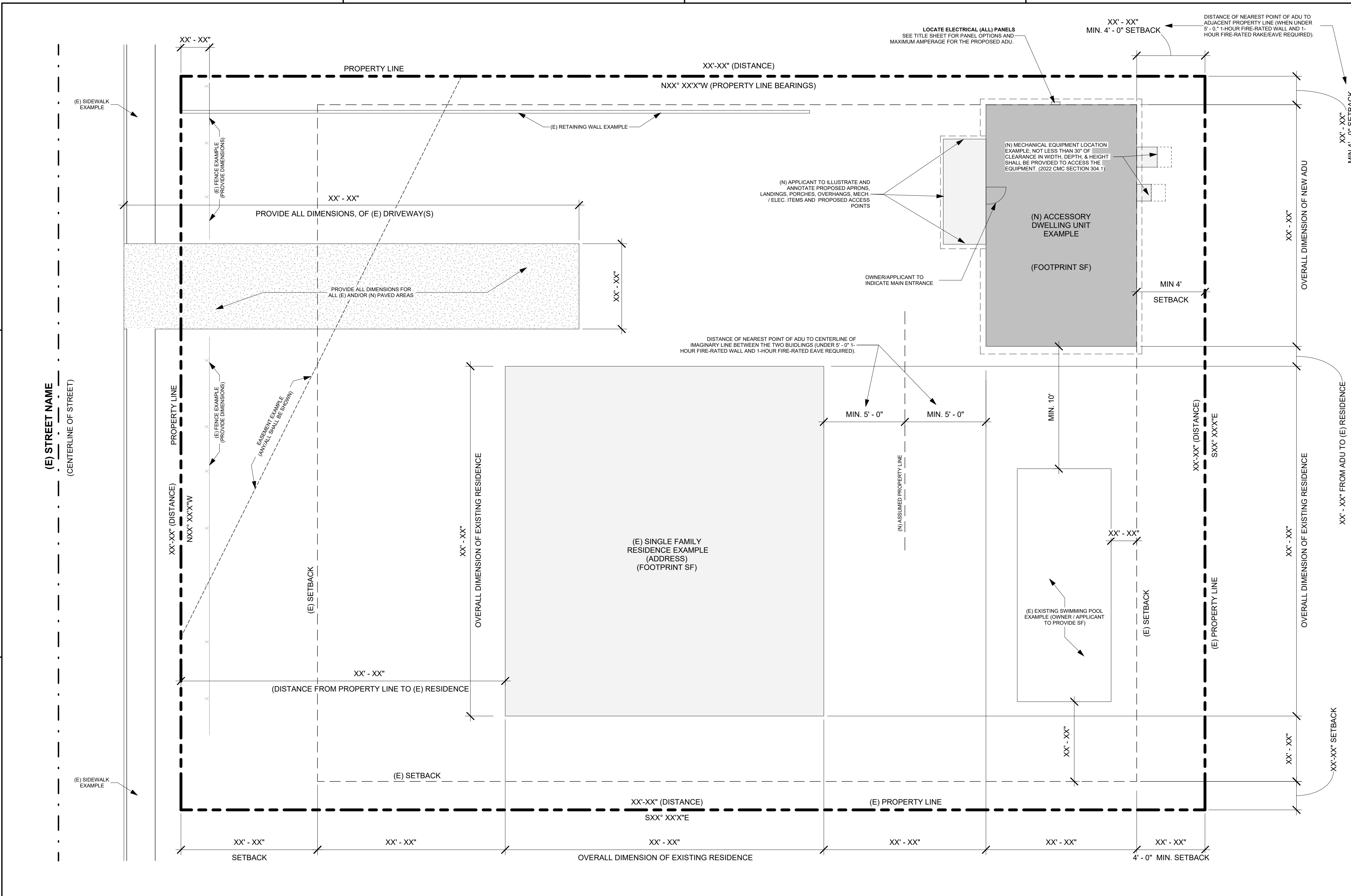
CONSULTANT  
AGENCY

### SITE PLAN GENERAL NOTES

- REFER TO GENERAL NOTES SHEET G-101 FOR ADDITIONAL REQUIREMENTS
- REFER TO STRUCTURAL PLANS FOR FURTHER INFORMATION
- EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL OPEN DIRECTLY INTO A PUBLIC WAY PER 2022 CRC, SECTION 310.1
- NOT LESS THAN 30" OF CLEARANCE IN WIDTH, DEPTH, & HEIGHT SHALL BE PROVIDED TO ACCESS EXTERIOR MECHANICAL EQUIPMENT. SHOW LOCATION ON SITE PLAN & LABEL (2022 CMC SECTION 304.1 & 2022 CPC 504.3)
- PROPOSED ADU IS TO BE FULLY ELECTRIC. INSTALLATION OF A GAS LINE TO THE PROPOSED ADU WILL NOT BE PERMITTED.
- CALL BEFORE YOU DIG! CONTACT UNDERGROUND SERVICE ALERT (USA) AT 1-800-227-2600 AT LEAST 2 WORKING DAYS BEFORE EXCAVATING.
- UNLESS OTHERWISE NOTED ON THE PLANS, FINISHED GROUND SURFACES SHALL BE GRADED TO DRAIN THE FINISHED SITE PROPERLY WITHIN 10-FEET OF ANY BUILDING FOUNDATION WITH A SLOPE OF 5% AWAY FROM ANY BUILDING OR STRUCTURE. ALL EXTERIOR HARDSCAPE WITHIN 10-FEET OF A BUILDING FOUNDATION SHALL BE INSTALLED WITH A 2% MINIMUM SLOPE AWAY FROM ANY BUILDING OR STRUCTURE. DRAINAGE SWALES SHALL BE A 1.5% MINIMUM SLOPE. ALL GRADED SLOPES SHALL HAVE A MAXIMUM SLOPE OF 3H TO 1V (33%), UNLESS SHOWN OTHERWISE ON THE PLANS.
- LOT GRADING SHALL CONFORM AT THE PROPERTY LINES AND SHALL NOT SLOPE TOWARD PROPERTY LINES IN A MANNER WHICH WOULD CAUSE STORM WATER TO FLOW ONTO NEIGHBORING PROPERTY. HISTORIC DRAINAGE PATTERNS SHALL NOT BE ALTERED IN A MANNER TO CAUSE DRAINAGE PROBLEMS TO NEIGHBORING PROPERTY.
- NEW RAINWATER DOWNSPOUTS SHALL BE DISCONNECTED AND DIRECT RUNOFF TO A LANDSCAPED AREA. DOWNSPOUTS MAY BE CONNECTED TO A POP-UP DRAINAGE EMITTER IN THE LANDSCAPED AREA OR MAY DRAIN TO SPLASH BLOCKS OR COBBLESTONES THAT DIRECT WATER AWAY FROM THE BUILDING.
- CONTRACTOR TO FIELD VERIFY EXISTING DRAINAGE. IF THE EXISTING DRAINAGE SYSTEM IS DAMAGED DURING EXCAVATION, CONTRACTOR SHALL REPAIR AND/OR REROUTE DRAINAGE SYSTEM AND CONNECT TO EXISTING DRAINAGE FACILITY AS NECESSARY.
- EXISTING PUBLIC IMPROVEMENTS THAT ARE DAMAGED BY THE PROJECT CONSTRUCTION SHALL BE REPAIRED OR REPLACED. EXISTING DAMAGED PUBLIC IMPROVEMENTS WITHIN THE PROJECT LIMITS SHALL BE REPAIRED OR REPLACED EVEN IF THE DAMAGE OCCURRED PRIOR TO THE START OF CONSTRUCTION.
- EROSION AND SEDIMENT CONTROL FACILITIES SHALL BE INSTALLED PRIOR TO OCTOBER 1 AND SHALL BE MAINTAINED DAILY UNTIL APRIL 30. THESE FACILITIES SHALL CONTROL AND CONTAIN EROSION-CAUSED SILT DEPOSITS AND PROVIDE FOR THE SAFE DISCHARGE OF SILT-FREE STORM WATERS INTO EXISTING STORM DRAIN FACILITIES. EROSION AND SEDIMENT CONTROL SUPPLIES MUST BE KEPT ON-SITE DURING THE DRY SEASON AND EMPLOYED, AS NECESSARY PRIOR TO AND DURING RAIN EVENTS.
- SEASONALLY APPROPRIATE BEST MANAGEMENT PRACTICES FOR THE FOLLOWING SITE MANAGEMENT CATEGORIES MUST BE IMPLEMENTED YEAR-ROUND: 1) EROSION CONTROL; 2) RUN-ON AND RUN-OFF CONTROL; 3) SEDIMENT CONTROL; 4) GOOD SITE MANAGEMENT; AND 5) NON-STORMWATER MANAGEMENT.
- AN ENCROACHMENT PERMIT WILL BE REQUIRED FOR ANY CONSTRUCTION ACTIVITY WITHIN A PUBLIC STREET RIGHT OF WAY THAT HAS BEEN ACCEPTED BY THE CITY.

### SITE PLAN LEGEND

- PROPERTY LINE
- SETBACK
- EASEMENTS
- (E) FENCE
- (E) WALLS/RETAINING WALLS



# EXAMPLE SITE PLAN

NOTE: THIS IS AN EXAMPLE SITE PLAN FOR AN INTERIOR LOT. EXACT LAYOUT, DIMENSIONS, AND BEARINGS SHALL BE PROVIDED BY OWNER/APPLICANT.  
(E) EXISTING (N) NEW

SCALE: 1/10" = 1' - 0" NORTH ARROW

### SITE PLAN CHECKLIST

(FOR PLANNING STAFF ONLY) INITIAL WHEN THIS SHEET HAS BEEN REVIEWED. STAFF INITIALS: \_\_\_\_\_

- TOPOGRAPHY - SHOW 1 FT CONTOURS ON SITE AND 20 FT OFFSITE. (REQUIREMENT MAY BE WAIVED AT BUILDING OFFICIALS DISCRETION.)
- FOOTPRINT OF ALL EXISTING AND PROPOSED BUILDINGS - PLOT THE PROPOSED ADU BUILDING FOOTPRINT ALONG WITH ANY OTHER EXISTING BUILDINGS ONSITE. THIS INCLUDES ALL STRUCTURES / PORCHES / GAZEBOS. PLOT ANY OPTIONAL COVERED PATIOS (WHEN SELECTED).
- AREA OF EXISTING BUILDING - INDICATE THE SQUARE FOOTAGE OF THE EXISTING HOUSE.
- FOOTPRINT OF PROPOSED ADU - REFER TO LEGEND FOR FOOTPRINT AT 10'=1" SCALE
- DRAWING SCALE - SITE PLAN SHOULD BE DRAWN TO A MEASURABLE SCALE.
- MINIMUM GRADE - LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM THE FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6" WITHIN THE FIRST 10 FT. (5% SLOPE), WHERE LOT LINES, WALLS, SLOPES OR OTHER PHYSICAL BARRIER PROHIBIT 6" OF FALL WITHIN 10 FT. DRAINS OR SWALES SHALL BE CONSTRUCTED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE. (CRC R401.3, CBC 1804.4)
- IMPERVIOUS SURFACES - IMPERVIOUS SURFACES WITHIN 10 FT. OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM THE BUILDING. (CRC R401.3 EXCEPTION, CBC 1804.4)
- PROPERTY LINES SHOW OUTLINE OF PROPERTY USING DASHED LINE IN LEGEND. INDICATE THE BEARING AND DISTANCE OF THE PROPERTY LINE.
- LOT COVERAGE CALCULATION - TOTAL FOOTPRINT AREA FOR STRUCTURES ON SITE / LOT AREA
- SWIMMING POOLS - ALL EXISTING SWIMMING POOLS SHALL BE SHOWN ON THE SITE PLAN AND SHALL HAVE 10' MINIMUM SETBACK TO THE NEW ADU STRUCTURE.
- LOCATION OF RAIN WATER LEADERS - THE ROOF DRAINS SHOULD DRAIN AWAY FROM THE PROPERTY LINES AND INTO THE LANDSCAPE AREA.
- LABEL STREETS & SIDEWALKS
- PORCHES - THERE SHALL BE NO MORE THAN 30 INCHES MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW (INCLUDING FLOORS, STAIRS, RAMPS, AND LANDINGS) ANYWHERE MEASURED LESS THAN 36 INCHES HORIZONTALLY TO THE EDGE OF THE PORCH/SLAB/SURFACE OF THE RAIL. INSECT SCREENING SHALL NOT BE CONSIDERED AS A GUARD.
- LOCATION OF ELECTRICAL PANEL - SEE COVER SHEET FOR PANEL OPTION AND MAXIMUM AMPERAGE FOR THE PROPOSED ADU. SEE TITLE SHEET UNDER OPTION SELECTIONS FOR REQ. ADDITIONAL CALCULATIONS BASED ON CHOSEN ELECTRICAL PANEL.
- DIMENSION BUILDING SEPARATION DIMENSION THE DISTANCE BETWEEN THE PROPOSED ADU AND ANY EXISTING STRUCTURES
- LABEL YARDS LABEL FRONT, REAR, SIDE YARDS, AS WELL AS DRIVEWAYS, PATHWAYS AND ANY OTHER HARDSCAPE.
- SETBACKS DIMENSION THE DISTANCE BETWEEN BUILDINGS AND PROPOERTY LINES, AS WELL AS BUILDINGS TO OTHER STRUCTURES. SETBACKS TO SIDE AND REAR PROPERTY SIDE SHALL BE A MINIMUM OF (4' - 0").
- EASEMENTS REFER TO LEGEND. MUST INCLUDE ALL APPLICABLE EASEMENTS. PROPOSED STRUCTURE SHALL COMPLY WITH EASEMENT REQUIREMENTS.
- DRIVEWAY / PAVED ACCESS SHOW THE PROPOSED (OR EXISTING) DRIVEWAY / PAVED ACCESS TO THE PROPOSED ADU.
- LOCATION OF FIRE HYDRANTS INDICATE THE LOCATION OF ALL FIRE HYDRANTS WITHIN 500 FEET OF THE PROPERTY.
- PROVIDE THE EXACT LOCATION AND LABEL ALL OF THE EXISTING & PROPOSED UTILITIES ON THE SITE PLAN
  - A. THIS INCLUDES BUT IS NOT LIMITED TO UTILITIES, POLES, SEPTIC, SEWER, DRAINS, ELECTRICAL, GAS METERS, LINES, AND ANY PHOTOVOLTAIC.
  - B. INDICATE SEWER ELEVATION OF LATERAL AND MAIN CONNECTION. IF ON SEPTIC SYSTEM, PROVIDE DEPARTMENT OF ENVIRONMENTAL HEALTH (DEH) EXHIBIT WITH LEACH LINES SHOWN AND AREA FOR NEW LEACH LINES. SEWER MAIN EXTENSION MAY BE REQUIRED. INCLUDE LOCATIONS AND ALL ELEVATIONS OF PROPOSED SEPTIC / SEWER / LEACH LINES. PROVIDE INVERT ELEVATIONS AT CLEANOUT, SEWER MAIN CONNECTION, ADU CONNECTION, AND AT ANY OTHER CONNECTION POINTS.
  - C. PLEASE SPECIFY ON THE PLANS IF THE ADU WILL HAVE NEW INDEPENDENT SERVICES DIRECTLY FROM THE PUBLIC RIGHT OF WAY CONNECTION OR IF THE SERVICES WILL BE BRANCHED OFF THE EXISTING MAIN LINES ON THE PROPERTY.
  - D. JUSTIFY PIPE SIZES SHOWN ON THE PLAN ARE ADEQUATE FOR THE PROPOSED ADU SERVICES. IF THE SERVICES ARE CONNECTED TO THE EXISTING MAIN SERVICES, THEN PROVIDE JUSTIFICATION THAT THE EXISTING MAINS CAN HANDLE THE NEW INCREASED FLOWS OF THE ADU FOR WATER SUPPLY AND SANITARY SEWER SYSTEMS. PLEASE USE CPC TABLE 610.3, TABLE 610.4, AND SECTION 610.5 FOR JUSTIFICATION. NOTE, IF USING APPENDIX A SIZING CRITERIA, PLEASE INCLUDE THE CPC APPENDIX A CHART ON THE PLAN.
- NEW STRUCTURE ADDRESS NEW STRUCTURE SHALL BE PROVIDED WITH A NEW APPROVED ADDRESS. THE ADDRESS SHALL BE LEGIBLE AND PLACED IN A POSITION THAT IS VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. EACH CHARACTER SHALL BE NOT LESS THAN 4" IN HEIGHT WITH A STROKE WIDTH NOT LESS THAN 1/2" (CRC SECTION R319.2)

### 1-HR FIRE CONSTRUCTION

- IS (N) ADU LESS THAN 5' - 0" TO ANY PROPERTY LINE AND/OR IS (N) ADU 10' - 0" OR LESS FROM ANY ADJACENT BUILDING OR STRUCTURE:**
- NO
- YES; IF YES, FIRE RATED WALL REQUIRED PER 2022 CRC SECTION R302.1. FIRE RATED WALL DETAIL: 42/A-901
- IF YES, FIREBLOCKING IS REQUIRED IN PROJECTIONS, RAKES AND EAVES. SEE DETAILS: 34/A-904 31/A-905, 32/A-905, 31/A-906, 32/A-906
- \*NOTE: WHERE 1-HR FIRE-RESISTANCE RATED PROJECTIONS REQUIRED (NON-SPRINKLERED & FIRE SEPARATION DISTANCE ≥2'-0" <5'-0") TABLE 302.1(1) A. THE FIRE-RESISTANCE RATING SHALL BE PERMITTED TO BE REDUCED TO 0 HOURS ON THE UNDERSIDE OF THE EAVE OVERHANG IF FIREBLOCKING IS PROVIDED FROM THE WALL TOP PLATE TO THE UNDERSIDE OF THE ROOF SHEATHING

PRE-APPROVED ADU  
CITY OF  
EXAMPLE SITE PLAN

NO.	REVISION	DATE

PROJECT MANAGER  
RR

DRAWN BY \_\_\_\_\_ CHECKED BY \_\_\_\_\_

DATE \_\_\_\_\_

PROJECT NUMBER  
XXXX-XX-XXXX

SHEET  
AS101

# SITE PLAN TO BE PROVIDED BY APPLICANT

REFER TO AS101 FOR EXAMPLE SITE PLAN



rrm  
design  
group

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CONSULTANT

AGENCY

**PRE-APPROVED ADU**

CITY OF

ARCHITECTURAL SITE PLAN

NO.	REVISION	DATE
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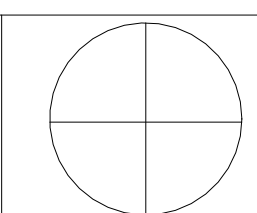
PROJECT MANAGER  
RR  
DRAWN BY \_\_\_\_\_ CHECKED BY \_\_\_\_\_  
DATE \_\_\_\_\_

PROJECT NUMBER  
XXXX-XX-XXXX  
SHEET

AS102

# SITE PLAN

SCALE:



NORTH ARROW

INITIAL SUBMITTAL