CITY OF CAPITOLA PRE-DESIGNED ADU PROGRAM

As an effort to streamline the ADU building process, the City of Capitola has developed five Pre-Designed ADU plans, made available to homeowners for their use. In order for a building permit to be issued, these pre-designed plans shall be submitted to the City for each project, and are subject to the Limited Review (Level 1) Permitting Process.

The program offers five floor plans and three exterior design styles, designed for a typical lot within the City of Capitola. Floor plans available are: Efficiency Studio (236 GSF); Standard Studio (308 GSF); Detached Garage (483 GSF); and Two Bedroom Plus (674 GSF), which can be used to create a second bedroom within the footprint.

Additional options included are two design options for Mechanical systems- an All-Electric system, or a Hybrid system requiring only foundation coordination. See detail 4/A5.2.

Pre-Designed ADU plans, made available to homeowner for their use. In order for a building permit to be issued, these pre-designed plans shall be submitted to the City for each project, and are subject to the Limited Review (Level 1) Permitting Process.

All submitted plan sets must be accompanied by the Capitola Master Planning Application.

HOW TO USE THIS PLAN SET

Included within this plan set are a range of pre-designed architectural styles and exterior materials options, allowing Capitola homeowners to customize their ADUs to fit their needs.

Includes Pre-Designed ADU plans, and Mechanical and Plumbing Plans for each exterior design option.

The Architectural and Electrical Plans for each exterior design option are self-contained within their own sheets. The structural engineer will reference the sheets for their design.

1. Enter PROJECT INFORMATION and VICINITY MAP in the space provided on Sheet G0.0.
2. Review the drawing set and choose your exterior design and mechanical system options.
3. Create your site plan showing where your ADU will be located on your property.
4. Enter your materials on the PROJECT CHECKLIST on Sheet G0.0.
5. Submit your application materials using the instructions on the City of Capitola website.

ADDITIONAL REQUIREMENTS

All submitted plan sets must be accompanied by the Capitola Master Planning Application.

BUILDING CODES USED

- 2019 California Building Code
- 2019 California Residential Code
- 2019 California Electrical Code
- 2019 California Plumbing Code
- 2019 California Mechanical Code
- 2019 California Fire Code
- 2019 California Green Building Standards Code
- 2019 California Energy Efficiency Standards Code

Pre-Designed ADU Plans, the recipient is

NOT FOR CONSTRUCTION
HOMEOWNER PROVIDED SITE PLAN

THE OWNER SHALL PROVIDE A DIMENSIONED AND SCALED SITE PLAN FOR THE PROJECT PROPERTY INTO THE BLANK SPACE ON THIS SHEET. USE THE CHECKLIST BELOW TO ENSURE ALL REQUIRED INFORMATION IS INCLUDED.

SITE PLAN CHECKLIST

☐ DRAWING SCALE

☐ PROPERTY LINES

☐ Labeled Yards

☐ Setbacks of Existing Structure and New ADU from Property Line - Dimensioned

☐ Easements (if such exist)

☐ Location of Existing Utilities and Proposed New Utilities

☐ Labeled Streets

☐ Proposed Location of ADU Address Numbers

☐ Footprint of Existing Buildings

☐ Footprint of Proposed ADU

☐ Dimension Showing Minimum Separation Space Between ADU and Existing Structures

SITE PLAN LEGEND

USE THESE SYMBOLS TO DRAW AND ANNOTATE YOUR SITE PLAN

NORTH ARROW (INDICATES LOCATION OF NORTH)

DIMENSION LINE (SHOWS MEASUREMENT BETWEEN 2 PLANS) LABEL WITH MEASUREMENT IN FEET AND INCHES

PROPERTY LINE (SHOWS OUTLINE OF PROPERTY)

SOLID LINE - USE TO SHOW OUTLINE OF EXISTING BUILDINGS, EXCEPT EXISTING SIDEWALKS AND CURBSẠ.

EASEMENT (IF SUCH EXIST)

FURTHERMORE, THE RECIPIENT WILL, TO THE FULLEST EXTENT OF THE LAW, DEFEND AND HOLD THE CITY OF CAPITOLA HARMLESS FROM ANY AND ALL CLAIMS, SUITS, DEMANDS, JUDGEMENTS, OR COSTS ARISING OUT OF OR RESULTING THERE FROM ON ACCOUNT OF ANY INJURY, DEATH, DAMAGE OR LOSS TO PERSONS OR PROPERTY.

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