In 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 floorplans and three exterior design styles, designed for a typical lot in the City of Capitola.

The program was funded using an SB2 Planning Grant, which provides funding and technical assistance to help local jurisdictions prepare, adopt, and implement plans and process improvements that streamline housing approval and accelerate housing production.

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 ADU to fit their needs. This set of plans has been pre-designed, without modifications.

For this option, use the listed sheets and details:

Architectural: A1.0, A1.1, A4.0, A5.0, A5.1, A5.2

Mechanical: A2.1, CRAFTSMAN - SECTIONS, RCP & ROOF PLAN

Plumbing: A3.0, BEACH BUNGALOW - SECTIONS, RCP & ROOF PLAN

This plan set is intended to be used as-designed, without modification.

PROJECT INFORMATION

NAME
ADDRESS
CITY, STATE, ZIP
PHONE/MAX: 408.534.3000

PRELIMINARY DASHEE SIZE

1. LOT SIZE (IN SQ FT)

2. PRIMARY DWELLING SIZE

3. DETACHED GARAGE SIZE

4. PROPOSED ADU SIZE

5. PARKING LOCATED WITHIN CITY LIMITS

6. VIN

7. MODEL

8. NUMBER

NAME
ADDRESS
CITY, STATE, ZIP
PHONE/MAX: 408.534.3000

PROJECT CHECKLIST

BEACH BUNGALOW

COASTAL FARMHOUSE

CALIFORNIA CRAFTSMAN

ARCHITECTURAL: A1.0, A1.1, A4.0, A5.0, A5.1, A5.2

MECHANICAL: A2.0, A2.1, A4.0, A5.0, A5.1, A5.2

PLUMBING: A3.0, BEACH BUNGALOW - SECTIONS, RCP & ROOF PLAN

This plan set is intended to be used as-designed, without modification.

In order to receive a building permit, applicants will need to submit a full application for review by the Planning and Building Departments. This will include the Pre-Designed ADU Plan Set, a site survey, an Administrative Permit Application (using the Master Planning Application), a Building Permit Application, and any other supplementary applications in areas that may be required based on their specific property and project. Refer to the City of Capitola Planning Department for your specific project requirements.

The Architectural and Electrical Plans for each exterior design option are self-contained within their own sheets. The contractor will reference the sheets for the chosen option and their specific property and project. Refer to the City of Capitola Planning Department for your specific project requirements.

The Structural Plans, Architectural Details, Architectural Schedules (plan, section, and detail), Mechanical Plans, and Plumbing Plans are contained on specific sheets for those purposes. These sheets will be referenced for each exterior design option.

HORIZONTAL LAP SIDING

VERTICAL SIDING

800 PARK ST, SUITE #205

MCARTHUR, CA 95050

831.641.7739

contact@zalengineering.com

BUILDING CODES USED

1. 2019 California Building Code
2. 2019 California Residential Code
3. 2019 California Electrical Code
4. 2019 California Plumbing Code
5. 2019 California Mechanical Code
6. 2019 California Fire Code
7. 2019 California Green Building Standards Code
8. 2019 California Energy Efficiency Standards Code

PREFERENCE SECTIONS

1. All-Electric
2. Electric with gas hot water heater

VICTORY MAP

PERMIT APPLICATION SET

SCOPE OF WORK

CONSTRUCTION OF A NEW, DETACHED 300 GROSS SQUARE FOOT (GSF) ACCESSORY Dwellings UNIT (ADU) ON THE SUBJECT PARCEL. STUDIO ADU CONSISTS OF A SHARED LIVING/ SLEEPING AREA WITH A KITCHEN AND ONE BATHROOM.

DRAWING INDEX

S0.0 STRUCTURAL NOTES

G0.0 PROJECT INFORMATION

G1.0 GENERAL NOTES

G1.1 EXTERIOR WALL DETAILS

G1.2 INTERIOR DETAILS & WALL PARTITIONS

G1.3 ARCHITECTURAL

G1.4 MECHANICAL

G1.5 PLUMBING

G1.6 PHOTOVOLTAIC SYSTEM

G1.7 FIRE SPRINKLERS (WHERE REQUIRED - REFER TO BUILDING DEPT.)

DEFERRED SUBMITTALS

PHOTOVOLTAIC SYSTEM

FIRE SPRINKLERS (WHERE REQUIRED - REFER TO BUILDING DEPT.)

BUILDING DEPARTMENT

All Building Permit Applications must include the City’s Construction Waste Management Plan.

PROJECT INFORMATION

G0.0
THE OWNER SHALL PROVIDE A DIMENSIONED AND SCALED SITE PLAN SHOWING THE BELOW INFORMATION. THIS CHECKLIST IS PROVIDED TO HELP GUIDE YOU THROUGH THE CREATION OF YOUR PROPERTY'S SITE PLAN.

**SITE PLAN INFORMATION**

- Insert 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**
  - Site plan should be drawn to a measurable scale (for example, 1/8" = 1' - 0"). Include a label with this information on the site plan.

- **Property Lines**
  - Show the true size of property using boundary line. Observe each property line with its perspective length.

- **Labeled Yards**
  - Label front, rear, side, yards, sidewalks, driveways, and paths. Outdoor hardscapes should use text, label, and proposed new pathways, swimming pools, or access routes to the new ADU.

- **Setbacks of Existing Structure and New ADU from Property Line - Dimensioned**
  - "Setback" refers to the distance between building lines or property lines. The area should be labeled in feet and labeled from property lines. In the setback area, refer to the elevation of the top of the existing building and location of other buildings.

- **Label with measurement in feet and inches.**

- **Location of Existing Utilities and Proposed New Utilities**
  - Note and label the location of any utility poles, sewer drains/cleanouts, electrical panels, photovoltaic controls, and gas meters/lines which exist on the property or are proposed.

- **Label Front, Rear, Side Yards, Walkways, Driveways, and Patio/Outdoor Hardscapes Areas Using Text. Label Any Proposed New Pathways, Parking Spaces, or Access Routes to the New ADU.**

- **Show Outline of Property Using Dashed Line. Dimension Each Property Line With Its Respective Length.**

**SITE PLAN LEGEND**

- Use these symbols to draw and annotate your site plan.

**SITE PLAN LEGEND**

- **N**
  - North Arrow (Indicates Location of North)

- **Dimension Line**
  - Shows measurement between two planes

- **Property Line**
  - Shows outline of property

- **Dashed Line**
  - Used for fences, parking spots, and streets

- **Solid Line**
  - Used to show outline of existing buildings, streets, driveways, or parking spots

**FIRE RATING NOTES**

- Within a 6'-0" property line, the wall assembly shall be rated with the area of opening limited to 25% of the total wall area. Where fireplace, chimney, and/or other combustible materials exist, they shall be encapsulated with a protective barrier. The area of opening shall be limited to 25% of the total wall area. The area of opening shall be limited to 25% of the total wall area.

**CAPITOLA STANDAR D ADU**

- **Pre-Designed ADU**
  - **300 GSF**

- **Owner-Provided Site Plan**

- **Scale: As Noted**

- **Print Date**

- **City of Capitola**

- **Harmless From Any and All Claims, Suits, and Damages Resulting There From on Account of Any Injury, Death, or Damage or Loss to Persons or Property.**

- **Permitted By Law, Hold Workbench and the City of Capitola Harmless From Any and All Claims, Suits, and Damages Resulting There From on Account of Any Injury, Death, or Damage or Loss to Persons or Property.**

- **Alteration of These Documents by the Recipient or by Others Not Appropriate for the Project for Which It Was Prepared (The Pre-Designed ADU). Use of These Plans for the City of Capitola California). Use of These Plans Does Not Eliminate or Reduce the Recipient's Responsibility for the Project for Which It Was Prepared (The Pre-Designed ADU).**

- **Not Agree With the Above Conditions, the Recipient Should Return These Plans to Workbench Built. No Warranties of any Nature, Whether Express or Implied, Are Made By Workbench or the City of Capitola. Workbench and/or the City of Capitola Shall Not Be Liable for Any Damage or Loss to Persons or Property Resulting From the Use of These Plans. Use of These Plans Does Not Eliminate or Reduce the Recipient's Responsibility for the Project for Which It Was Prepared (The Pre-Designed ADU).**

- **Not For Construction**
1. Floor Plan dimensions are to face of scheduled partition or gridline, unless otherwise noted.
2. Gridlines are to edge of concrete, centerline of footing, or centerline of structural elements, unless otherwise noted.
3. All INTERIOR walls are Type A1 unless otherwise noted.
4. See Sheet A5.0 for EXTERIOR wall types and details.
5. Provide hanger rod and shelf at wardrobe closets.
6. Provide structural backing in walls to facilitate future installation of grab bars at toilet and shower.
7. Where thresholds are required, provide accessible thresholds with maximum 1/2" elevation change.
8. Contractor to verify layout, rough framing and finish dims.

FLOOR PLAN NOTES

1. Elevation dimensions are to gridline, unless otherwise noted.
2. Gridlines are to edge of concrete, centerline of footing, or centerline of structural elements, unless otherwise noted.
3. All INTERIOR walls are Type A1 unless otherwise noted.
4. See Sheet A5.0 for EXTERIOR wall types and details.
5. Provide structural backing in walls to facilitate future installation of grab bars at toilet and shower.
6. Where thresholds are required, provide accessible thresholds with maximum 1/2" elevation change.
7. Provide hanger rod and shelf at wardrobe closets.
8. Contractor to verify layout, rough framing and finish dims with owner's final interior doors and finish selections.

ELEVATION NOTES
1. Floor Plan dimensions are to face of scheduled partition or gridline, unless otherwise noted.
2. Gridlines are to edge of concrete, centerline of footing, or centerline of structural elements, unless otherwise noted.
3. All INTERIOR walls are Type A1 unless otherwise noted.
4. See Sheet A5.0 for EXTERIOR wall types and details.
5. Provide hanger rod and shelf at wardrobe closets.
6. Where thresholds are required, provide accessible thresholds with minimum 1/2" threshold change.
7. Provide grab bars at toilet and shower.
8. Contractor to verify layout, rough framing and finish dimensions.

ELEVATION NOTES

1. Elevation dimensions are to gridline or centerline of structural elements, unless otherwise noted.
2. Gridlines are to edge of concrete, centerline of footing, or centerline of structural elements, unless otherwise noted.
3. See Sheet A5.0 for EXTERIOR wall types and details.
4. Materials indicated are shown generically. Actual materials are as selected by the Owner.