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 floor plans and three exterior design styles, designed for a typical lot within the City's Planning and Building Departments. Pre-designed plans are available on城名市的网页。For more information, please visit www.citofcapitola.com/ADUs. In Capitola, a typical lot requires a setback of 20 feet from the street and 2 feet from the property line. For more information, please visit www.citofcapitola.com/ADUs.

HOW TO USE THIS PLAN SET

Included within this plan set are a range of pre-designed architectural styles and exterior materials options, allowing homeowners to customize their ADUs to fit their needs. This plan set is designed, without modifications.

Also included are two options for mechanical systems: an all-electric system, or a hybrid system with an electric hot water heater. Each plan includes the drawing set, project-specific information is required to be provided by the property owner. All owner-provided information will be entered on Sheets G0.0 and G0.1.

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. In order to verify any and all information relevant to the project for which it was prepared (the pre-

ADDITIONAL REQUIREMENTS

All submitted plans will be accompanied by the Master Planning Application. Properties within the Coastal Zone must be Coastal Development Permits within their application. All applications must have a site survey.

All Building Permit Applications must include the City's Comprehensive Planning Management Plan.

PROJECT DIRECTORY

WORKBENCH
189 Walnut Avenue
Santa Cruz, CA 95062
831.227.2217
info@workbenchbuilt.com

CITIATUR STRUCTURAL ENGINEERING, INC.
98 Pacific St, Suite #467
Capitola, CA 95010
831.244.5495
contact@citiatur.com

CAPITOLA PRE-DESIGNED ADU PERMIT APPLICATION SET

PROJECT INFORMATION

APN
STREET ADDRESS
CITY, STATE, ZIP
LOT SIZE (IN FT)
PRIMARY DWELLING SIZE
DETONED GARAGE SIZE
PROPOSED ADU SIZE
DIRECTED LOCATIONS WITHIN CITY LIMIT

CITY, STATE, ZIP

ADDITIONAL REQUIREMENTS

All Building Permit Applications must include the City's Comprehensive Planning Management Plan.

PROJECT CHECKLIST

1. Enter PROJECT INFORMATION and VICINITY MAP in the space provided on Sheet G0.0. 
2. Review the drawing set and choose your interior design and mechanical system options. 
3. Create your site plan showing where your ADU will be located on your property. 
4. Submit your application materials using the instructions provided on the City's website. 
5. A City of Capitola employee will contact you to verify all plans.

SCOPE OF WORK

CONSTRUCTION OF A NEW, DETACHED 450 SQ. FEET (G.S.F.) ACCESSORY DWELLING UNIT (ADU) ON THE SUBJECT PARCEL. ADU CONSISTS OF ONE BEDROOM, A LIVING AREA WITH A KITCHEN, AND ONE BATHROOM.

DRAWING INDEX

G0.0 PROJECT INFORMATION 
G0.1 OWNER-PROVIDED SITE PLAN 
G0.2 GENERAL NOTES 
G0.3 PROJECT CHECKLIST 
G0.4 DRAWING INDEX 
G0.5 EP Solid Works 
G0.6 STRUCTURAL ENGINEERING 
G0.7 ARCHITECTURAL 
G0.8 MECHANICAL 
G0.9 ELECTRICAL 
G0.10 ENERGY COMPLIANCE/TITLE 24 
G0.11 PHOTOVOLTAIC SYSTEM 
G0.12 ADDITIONAL REQUIREMENTS

DEFEATED SUBMITTALS

PHOTOVOLTAIC SYSTEM 
FIRE SPRINKLERS (HENRY REQUIRED: REFER TO BUILDING DEPT.) 

BUILDING CODES USED

1. 2019 California Building Code 
2. 2019 California Residential Code 
3. 2019 California Plumbing Code 
4. 2019 California Mechanical Code 
5. 2019 California Fire Code 
6. 2019 California Green Building Standards Code 
7. 2019 California Energy Efficiency Standards Code
HOMEOWNER PROVIDED SITE PLAN

PLACE 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.

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.

1. DRAWING SCALE
2. PROPERTIES LINES
3. LABELLED YARDS
4. SETS OF EXISTING STRUCTURE AND NEW ADU FROM PROPERTY LINE - DIMENSIONED
5. EASEMENTS (IF SUCH EXIST)
6. LOCATION OF EXISTING UTILITIES AND PROPOSED NEW UTILITIES
7. LABELLED STREETS
8. PROPOSED LOCATION OF ADU ADDRESS NUMBERS
9. FOOTPRINT OF EXISTING BUILDINGS
10. FOOTPRINT OF PROPOSED ADU
11. DIMENSION SHOWING MINIMUM SEPARATION SPACE BETWEEN ADU AND EXISTING STRUCTURES

SITE PLAN INFORMATION

HOMEOWNER PROVIDED SITE PLAN

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 A, 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 1/2” elevation change.
7. Provide structural backing in walls to facilitate future installation of grab bars at toilet and shower.
8. Contractor to verify layout, rough framing and finish dimensions with owner's final interior doors and finish selections.

ELEVATION NOTES
1. Elevation dimensions are to gridline or centerline of windows, 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.