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. These plans are intended for homeowners to use in their project application. 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. This plan set is intended to be used as designed, without modifications.

These plan sets are intended for use as designed, without modifications. Also included are two options for Mechanical systems: an All-Electric system, or a Hybrid system (with the exception of an on-demand natural gas water heater).

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 during construction. Reference the Project Checklist on Sheet G0.0 for specific direction.

To complete the drawing set, project specific information is required to be provided by the property owner. All owner provided information will be referenced on Sheet G0.0.

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1. Project Information and Vicinity Map

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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

- HOMEOWNER PROVIDED SITE PLAN
- FOOTPRINT OF PROPOSED ADU
- FOOTPRINT OF EXISTING BUILDINGS
- PROPOSED LOCATION OF ADU ADDRESS NUMBERS
- SETBACKS OF EXISTING STRUCTURE AND NEW ADU FROM PROPERTY LINE - DIMENSIONED
- LOCATION OF EXISTING UTILITIES AND PROPOSED NEW UTILITIES
- LABELED YARDS
- PROPOSED LOCATION OF ADU ADDRESS NUMBERS
- SETBACKS OF EXISTING STRUCTURE AND NEW ADU FROM PROPERTY LINE - DIMENSIONED
- LOCATION OF EXISTING UTILITIES AND PROPOSED NEW UTILITIES
- LABELED YARDS
- SETBACKS OF EXISTING STRUCTURE AND NEW ADU FROM PROPERTY LINE - DIMENSIONED
- LOCATION OF EXISTING UTILITIES AND PROPOSED NEW UTILITIES
- LABELED YARDS
- SETBACKS OF EXISTING STRUCTURE AND NEW ADU FROM PROPERTY LINE - DIMENSIONED
- LOCATION OF EXISTING UTILITIES AND PROPOSED NEW UTILITIES
- LABELED YARDS

SITE PLAN LEGEND

- NORTH ARROW (INDICATES LOCATION OF NORTH)
- DIMENSION LINE (SHOWS MEASUREMENT BETWEEN PLANES)
- SOLID LINE - USE TO SHOW OUTLINE OF EXISTING BUILDINGS, DESTINATIONS OF DRIVEWAYS OR PATIOS
- DASHED LINE - USE FOR EASEMENTS, FENCES, PARKING SPOTS
- ARROW - USE FOR CALLOUTS AS NEEDED
- DIMENSION SHOWING MINIMUM SEPARATION SPACE BETWEEN ADU AND EXISTING STRUCTURES

FIRE RATING NOTES

A) 6'-0" MINIMUM: ADU WALL FACING MAIN HOUSE MUST HAVE 1 HR FIRE RATING AND NO OPENINGS (WINDOWS OR DOORS). IF ADU HAS AN OVERHANG, IT MUST ALSO BE FIRE RATED. MAIN HOUSE WALL NOT NEED TO BE FIRE RATED.
B) 8'-0": 25% OPENINGS ALLOWED (WINDOWS OR DOORS)
C) 10'-0": NO ADDITIONAL FIRE REQUIREMENTS

SITE PLAN SHOULD BE DRAWN TO A MEASURABLE SCALE (FOR EXAMPLE, 1/8" = 1' OR 1" = 10'). INCLUDE A LABEL WITH THIS INFORMATION ON THE SITE PLAN.

NOT FOR CONSTRUCTION
ROOM FINISHES

1. Elevation dimensions are to gridline or centerline of structural elements, unless otherwise noted.
2. Provide hanger rod and shelf at wardrobe closets.
3. All INTERIOR walls are Type A1 unless otherwise noted.
4. See Sheet A5.0 for EXTERIOR wall types and details.
5. Provide accessibly grab bars at toilet and shower.
6. Where thresholds are required, provide accessible thresholds with maximum 1/2” elevation change.
7. Provide grab bars at shower, toilet, and sink.
8. Contractor to verify locations, rough framing and finish details per owner’s final interior doors and finish selections.

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. 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 accessibly grab bars at toilet and shower.
7. Where thresholds are required, provide accessible thresholds with maximum 1/2” elevation change.
8. Contractor to verify locations, rough framing and finish details per owner’s final interior doors and finish selections.