

# CITY OF DAVIS PRE-DESIGNED ADU



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BY USING THESE PRE-DESIGNED ADU PLANS, THE RECIPIENT IS ACKNOWLEDGING ACCEPTANCE OF THE FOLLOWING CONDITIONS.

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CITY OF DAVIS  
PRE-DESIGNED ADU  
ONE BEDROOM  
612 GSF

NOT FOR  
CONSTRUCTION

PROJECT  
INFORMATION - ONE  
BEDROOM  
**GO.0**  
SCALE - AS NOTED

## PERMIT APPLICATION SET

### CITY OF DAVIS PRE-DESIGNED ADU PROGRAM

In an effort to streamline the ADU-building process, the City of Davis has developed three 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 Community Development Department for each project, and are subject to the typical review process.

The program includes three floorplans and three exterior architectural styles- *Adobe*, *Agrarian* and *MID-MOD*. Floorplans available are: Studio ADU (300 GSF), One Bedroom ADU (612 GSF), and Two Bedroom ADU (742 GSF).

Foundations for each ADU are designed as typical slab on grade with monolithic footings per CRC/CBC presumptive soils values. Any project site that does not meet the conditions described will need to seek a soils report for their individual site and develop a custom foundation plan.

This 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 approvals 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 applicants to select among the available options to best fit their needs.

This plan set is considered "Pre-Designed" and does not include unique project or property-specific information. This plan set is intended to be used as-designed, without modification.

To complete the drawing set, project-specific information must be provided by the property owner/applicant. All applicant-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 Divisions. This will include the Pre-Designed ADU Plan Set, with a property-specific site plan, a Building Permit Application, and any other supplementary application materials that may be required based on their specific property and project. Refer to the City of Davis Community Development Department for your specific project requirements.

The Architectural and Electrical Plans for each exterior design style are self-contained within their own sheets. The contractor will reference the sheets for the chosen exterior option during construction. Reference the Project Checklist on Sheet G0.0 for specific direction.

The Structural Plans, Architectural Details, Architectural Schedules (door, window, and fixture) Mechanical Plans, and Plumbing Plans are shared across exterior design styles and are contained on specific sheets for these purposes. These sheets will be referenced for all projects.

#### HOW TO ENTER PROJECT-SPECIFIC INFORMATION AND APPLY FOR YOUR BUILDING PERMIT

- Contact Planning to verify development standards: building setbacks, buildign height, etc.
- Review the City's "ADU FAQ document" for additional information.
- Enter PROJECT INFORMATION and a VICINTY MAP in the space provided on Sheet G0.1.
- Review the drawing set and choose your architectural/exterior design style. Mark your selected options on the PROJECT CHECKLIST on Sheet G0.0.
- Create your site plan showing where your ADU will be located on your property. Detailed instructions and space for your site plan are provided on Sheet G0.1.
- Submit your application using the instructions on the City of Davis website.
- City staff will contact you to regarding fees and submittal requirements.

### PROJECT DIRECTORY

ARCHITECT OF RECORD	CONSULTING ARCHITECT
<b>WORKBENCH</b> 189 Walnut Avenue Santa Cruz, CA 95060 831.227.2217 info@workbenchbuilt.com	<b>MAYBERRY WORKSHOP</b> 231 D Street, Suite A Davis, CA 95616 530.298.6650 adam@mayberryworkshop.com
STRUCTURAL ENGINEER	MECHANICAL AND PLUMBING ENGINEER
<b>CM TAYLOR STRUCTURAL ENGINEERING, INC</b> 4245 Capitola Rd, Suite #204 Capitola, CA 95010 831.854.2484 contact@cmtaylorse.com	<b>ZAL ENGINEERING</b> 99 Pacific St, Suite #375G Monterey, CA 93940 831.641.7739 contact@zalengineering.com

### PROJECT INFORMATION

OWNER/APPLICANT:  
ENTER INFORMATION IN THE PROVIDED SPACE

PARCEL INFORMATION	
STREET ADDRESS	
CITY, STATE, ZIP	
LOT SIZE ( in SF)	
PRIMARY DWELLING SIZE	The size of the existing primary dwelling in Square Feet
GARAGE SIZE	<input type="checkbox"/> ATTACHED <input type="checkbox"/> DETACHED
SQ.FT. OF ADDITIONAL ACCESSORY STRUCTURES	i.e.: patio covers, storage sheds, etc.
PROPOSED ADU SIZE	565 SF (SQUARE FEET)
PARCEL WITHIN FEMA SPECIAL FLOOD HAZARD AREA?	<input type="checkbox"/> YES <input type="checkbox"/> NO
PROJECT INFORMATION	
OCCUPANCY GROUP - R3	TYPE OF CONSTRUCTION - STANDARD/TYPE V-B
MAIN RESIDENCE HAS FIRE SPRINKLERS	<input type="checkbox"/> YES <input type="checkbox"/> NO
PROPERTY OWNER	
NAME	
ADDRESS	
CITY, STATE, ZIP	
PHONE/EMAIL	
PROJECT CONTRACTOR	
NAME	
ADDRESS	
CITY, STATE, ZIP	
PHONE/EMAIL	

### PROJECT CHECKLIST

CLEARLY MARK THE BOX FOR EACH SELECTION

ARCHITECTURAL STYLE (SELECT ONE, ALONG WITH SUB-SELECTIONS)	
<input type="checkbox"/> ADOBE	For this option, use the listed sheets and details: Architectural: A1.0, A1.1, A1.2, A4.0, A5.0, A5.1, A5.2, A5.3 Wall Assembly Details: A5.0 - TYPE E1 Structural: S0.0, S0.1, S1.0, S2.0, S2.1, S2.2 Mechanical/Plumbing: MP0.1, MP0.2, MP2.1 Title24: T24.1, T24.2
<input type="checkbox"/> AGRARIAN	For this option, use the listed sheets and details: Architectural: A2.0, A2.1, A2.2, A4.0, A5.0, A5.1, A5.2, A5.3 Wall Assembly Details: A5.0 - TYPES E2 Structural: S0.0, S0.1, S1.0, S2.0, S2.1, S2.2 Mechanical/Plumbing: MP0.1, MP0.2, MP2.2 Title24: T24.1, T24.2
<input type="checkbox"/> MID-MOD	For this option, use the listed sheets and details: Architectural: A3.0, A3.1, A3.2, A4.0, A5.0, A5.1, A5.2, A5.3 Wall Assembly Details: A5.0 - TYPES E2 & E3 Structural: S0.0, S0.1, S1.0, S2.0, S2.1, S2.2 Mechanical/Plumbing: MP0.1, MP0.2, MP2.2 Title24: T24.1, T24.2

INTERIOR OPTIONS (SELECT CHOICES, IF OPTION IS DESIRED)	
<input type="checkbox"/> OPTIONAL CURBLESS SHOWER	Requires foundation coordination. See detail 4/A5.2.
CODE COMPLIANCE (CHECK IF APPLICABLE)	
<input type="checkbox"/> EXT. WALL WITHIN 4'-5" OF PROPERTY LINE	Within 4'-5" of Property Line, the wall assembly shall be 1-Hour Rated.
SITE PLAN (REQUIRED)	
<input type="checkbox"/> OWNER PROVIDED SITE PLAN COMPLETE	Complete Sheet G0.1, Owner-Provided Site Plan

### ADDITIONAL REVIEW

PLANNING DIVISION
PLANNING REVIEW/CLEARANCE PRIOR TO SUBMITTING FOR BUILDING PERMIT
BUILDING DIVISION
PROPERTIES REQUIRING SOILS REPORT
PROPERTIES REQUIRING CUSTOM-ENGINEERED FOUNDATION

### SCOPE OF WORK - ONE BEDROOM ADU

CONSTRUCTION OF A NEW, DETACHED 612 GROSS SQUARE FOOT (GSF) ACCESSORY DWELLING UNIT (ADU) ON THE SUBJECT PARCEL. ADU CONSISTS OF ONE BEDROOMS, ONE FULL BATHROOM, KITCHEN/GREAT ROOM, LAUNDRY AREA AND 40 SQ.FT. UTILITY CLOSET.

ADOBE - PERSPECTIVE VIEW



AGRARIAN EXTERIOR - PERSPECTIVE VIEW



MID-MOD EXTERIOR - PERSPECTIVE VIEW



### DRAWING INDEX

CHECK BOXES FOR THE OPTIONS  
SELECTED ON THE PROJECT CHECKLIST

GENERAL SHEETS	
G0.0	PROJECT INFORMATION - ONE BEDROOM
G0.1	OWNER-PROVIDED SITE PLAN - ONE BEDROOM
G1.0	GENERAL NOTES - ONE BEDROOM
G2.0	CALGREEN REQUIREMENTS - ONE BEDROOM
G2.1	CALGREEN REQUIREMENTS - ONE BEDROOM
ARCHITECTURAL	
A1.0	ONE BEDROOM - ADOBE - FLOORPLAN & ELEVATIONS
A1.1	ONE BEDROOM - ADOBE - ROOF PLAN, ELECTRICAL & RCP
A1.2	ONE BEDROOM - ADOBE - SECTIONS
A2.0	ONE BEDROOM - AGRARIAN - FLOORPLAN & ELEVATIONS
A2.1	ONE BEDROOM - AGRARIAN - ROOF PLAN, ELECTRICAL & RCP
A2.2	ONE BEDROOM - AGRARIAN - SECTIONS
A2.2	ONE BEDROOM - MID-MOD - SECTIONS
A2.2	ONE BEDROOM - MID-MOD - ROOF PLAN, ELECTRICAL & RCP
A2.2	ONE BEDROOM - MID-MOD - FLOORPLAN & ELEVATIONS
A4.0	SCHEDULES - ONE BEDROOM
A5.0	EXTERIOR WALL ASSEMBLY DETAILS
A5.1	EXTERIOR WALL ASSEMBLY DETAILS
A5.2	EXTERIOR DETAILS
A5.3	INTERIOR DETAILS & WALL PARTITIONS
STRUCTURAL	
S0.0	ONE BEDROOM STRUCTURAL NOTES AND TYPICAL DETAILS
S1.0	ONE BEDROOM FOUNDATION, CEILING FRAMING, ROOF FRAMING PLANS
S1.1	ONE BEDROOM STRUCTURAL DETAILS
MECHANICAL AND PLUMBING	
MP0.1	TITLE SHEET
MP0.2	SCHEDULES AND DETAILS
MP2.1	TYPE B ONE BEDROOM - ADOBE
MP2.1	TYPE B ONE BEDROOM - AGRARIAN
MP2.1	TYPE B ONE BEDROOM - MID-MOD
ENERGY COMPLIANCE/TITLE 24	
T24.7	TITLE 24 FORMS - ONE BEDROOM ADOBE
T24.8	TITLE 24 FORMS - ONE BEDROOM ADOBE
T24.9	TITLE 24 FORMS - ONE BEDROOM AGRARIAN
T24.10	TITLE 24 FORMS - ONE BEDROOM AGRARIAN
T24.11	TITLE 24 FORMS - ONE BEDROOM MID-MOD
T24.12	TITLE 24 FORMS - ONE BEDROOM MID-MOD
T24.19	TITLE 24 FORMS - RESIDENTIAL MANDATORY MEASURES SUMMARY

### BUILDING CODES USED

- 2022 CALIFORNIA BUILDING CODE
- 2022 CALIFORNIA RESIDENTIAL CODE
- 2022 CALIFORNIA ELECTRICAL CODE
- 2022 CALIFORNIA PLUMBING CODE
- 2022 CALIFORNIA MECHANICAL CODE
- 2022 CALIFORNIA FIRE CODE
- 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
- 2022 CALIFORNIA ENERGY EFFICIENCY STANDARDS CODE

### DEFERRED SUBMITTALS

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

# HOMEOWNER PROVIDED SITE PLAN

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.

NOT FOR CONSTRUCTION

## FIRE RATING NOTES

**EXTERIOR WALLS:** WALLS LESS THAN 5 FT TO PROPERTY LINE MUST BE 1-HOUR RATED AND CONTINUOUS TO THE UNDERSIDE OF ROOF SHEATHING.

**PENETRATIONS OF EXTERIOR WALLS** (IE. ELEC. BOXES, PLUMBING, ETC.): WALLS LESS THAN 3' TO PROPERTY LINE SHALL BE PROTECTED PER R302.4 SO THAT THE REQUIRED FIRE RESISTANCE RATING WILL NOT BE REDUCED.

**PROJECTIONS:** NON-SPRINKLERED BUILDINGS, EAVES SHALL BE 1 HOUR RATED WHERE LOCATED BETWEEN 2 AND 5 FEET FROM THE PROPERTY LINE.

SPRINKLERED BUILDINGS, EAVES SHALL BE 1 HOUR RATED WHERE LOCATED BETWEEN 2 AND 3 FEET FROM PROPERTY LINE.

LESS THAN 2 FEET, NOT ALLOWED.

**OPENINGS** (WINDOWS, DOORS, VENTS): LESS THAN 3 FEET TO PROPERTY LINE, NOT PERMITTED. 3 FEET TO LESS THAN 5 FEET 25% MAXIMUM WALL AREA. 5 FEET AND GREATER, UNLIMITED.

PER CBC TABLE R302.1(1) 'EXTERIOR WALLS'

## PUBLIC WORKS/ENGINEERING NOTES

- EXCAVATIONS OR FILL SHALL NOT EXCEED 3 FEET IN VERTICAL DEPTH AT ITS DEEPEST POINT.
- NO MORE THAN 30 CUBIC YARDS OF MATERIAL SHALL BE MOVED.
- NEW OR REPLACED IMPERVIOUS SURFACE SHALL NOT EXCEED 2500 SQUARE FEET.
- ALL EASEMENTS ON THE PROPERTY SHALL BE SHOWN AND ALL STRUCTURES SHALL BE LOCATED OUTSIDE OF ANY EASEMENTS.
- ADDITIONAL PERMITS AND FEES MAY APPLY IF NEW SEWER OR WATER CONNECTIONS ARE REQUIRED TO BE CONSTRUCTED IN THE CITY RIGHT-OF-WAY.

## VICINITY MAP

NOT TO SCALE

INSERT MAP SHOWING VICINITY OF PROJECT HERE, INCLUDING NEARBY STREETS

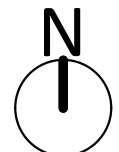
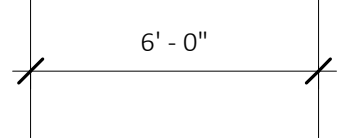
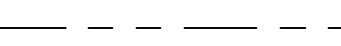



## SITE PLAN CHECKLIST

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	EXPLANATION
<input type="checkbox"/> DRAWING SCALE	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.
<input type="checkbox"/> PROPERTY LINES	SHOW OUTLINE OF PROPERTY USING DASHED LINE. DIMENSION EACH PROPERTY LINE WITH ITS RESPECTIVE LENGTH
<input type="checkbox"/> LABELED YARDS	LABEL FRONT, REAR, SIDE YARDS, WALKWAYS, DRIVEWAYS, AND PATIO/OUTDOOR HARDSCAPING AREAS USING TEXT. LABEL ANY PROPOSED NEW PATHWAYS, PARKING SPACES, OR ACCESS ROUTES TO THE NEW ADU
<input type="checkbox"/> SETBACKS OF EXISTING STRUCTURE AND NEW ADU FROM PROPERTY LINES - DIMENSIONED	"SETBACK" REFERS TO THE DISTANCE BETWEEN A BUILDING AND THE PROPERTY LINE OR BETWEEN TWO BUILDINGS. THE ADU SHOULD BE LOCATED 5'-0" FROM ANY SIDE/REAR PROPERTY LINES. IF THE EXTERIOR WALLS ARE FIRE RATED THE ADU MAY BE LOCATED 4'-0" FROM PROPERTY LINES. USING A DIMENSION LINE, INDICATE THE DISTANCE FROM THE ADU EXTERIOR WALLS TO THE PROPERTY LINE.
<input type="checkbox"/> EASEMENTS AND R.O.W. (IF SUCH EXIST)	"EASEMENT" REFERS TO A PROPERTY RIGHT HELD BY A PARTY THAT IS NOT OWNER OF THE PROPERTY. THIS COULD INCLUDE ITEMS SUCH AS A RIGHT-OF-WAY OR UTILITY COMPANY EASEMENT.
<input type="checkbox"/> LOCATION OF EXISTING UTILITIES AND PROPOSED NEW UTILITIES	NOTE AND LABEL THE LOCATION OF ANY UTILITY POLES, OVERHEAD LINES, SEWER DRAINS/CLEANOUTS, ELECTRICAL PANELS, PHOTOVOLTAIC CONTROLS, AND GAS METERS/LINES WHICH EXIST ON THE PROPERTY OR ARE PROPOSED.
<input type="checkbox"/> LABELED STREETS	SITE PLAN SHOULD SHOW THE STREET EDGE WITH THE STREET NAME LABELED. LABEL EXISTING SIDEWALK AND CURBS, IF SUCH EXIST.
<input type="checkbox"/> PROPOSED LOCATION OF ADU ADDRESS NUMBERS	NOTE AND LABEL PROPOSED LOCATION OF ADU ADDRESS NUMBERS. NUMBERS SHALL BE VISIBLE FROM THE STREET, HIGH-CONTRAST, AND NO LESS THAN 4" IN HEIGHT. ADU WILL HAVE A DIFFERENT ADDRESS NUMBER FROM THE PRIMARY DWELLING, FOR WHICH THE APPLICANT SHALL SUBMIT AN ADDRESS CHANGE REQUEST FORM WITH THE PUBLIC WORKS DEPARTMENT
<input type="checkbox"/> FOOTPRINT OF EXISTING BUILDINGS	"FOOTPRINT" REFERS TO THE OUTLINE OF A BUILDING. SHOW THE FOOTPRINT OF ALL EXISTING BUILDINGS/STRUCTURES AND ANY ATTACHED DECKS OR PORCHES.
<input type="checkbox"/> FOOTPRINT OF PROPOSED ADU	"FOOTPRINT" REFERS TO THE OUTLINE OF A BUILDING. SHOW THE PROPOSED LOCATION OF THE NEW ADU BY PLACING THE FOOTPRINT ON THE SITE PLAN WITH THE TEXT LABEL "PROPOSED ADU"
<input type="checkbox"/> DIMENSION SHOWING MINIMUM SEPARATION SPACE BETWEEN ADU AND EXISTING STRUCTURES	USING A DIMENSION LINE, INDICATE IN FEET AND INCHES THE DISTANCE BETWEEN THE ADU AND ANY EXISTING DWELLINGS, GARAGES, SHEDS, OR ACCESSORY STRUCTURES. THE MINIMUM DISTANCE MEASURED SHALL BE AN IMAGINARY LINE BETWEEN THE EXISTING DWELLING AND THE NEW ADU. STRUCTURES SHALL BE A MINIMUM OF 6 FEET FROM EACH OTHER AND CONFORM TO THE FIRE RATING REQUIREMENTS, NOTED ON THIS SHEET.

## 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 PLANES) LABEL WITH MEASUREMENT IN FEET AND INCHES
	PROPERTY LINE (SHOWS OUTLINE OF PROPERTY)
	DASHED LINE - USE FOR EASEMENTS, FENCES, PARKING SPOTS
	SOLID LINE - USE TO SHOW OUTLINE OF EXISTING BUILDINGS, EXTENTS OF DRIVEWAYS OR PATIOS
MAIN ST.	TEXT LABEL - USE TO LABEL DRAWING AS NEEDED
	ARROW - USE FOR CALLOUTS AS NEEDED



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ONE BEDROOM  
612 GSF

NOT FOR  
CONSTRUCTION

PRINT DATE: 12.12.23

OWNER-PROVIDED  
SITE PLAN - ONE  
BEDROOM  
  
**GO.1**

SCALE: AS NOTED

