

CITY OF DAVIS PRE-DESIGNED ADU



189 WALNUT AVENUE
SANTA CRUZ, CA 95060
WORKBENCHBUILT.COM
P: 831.227.2217



231 D STREET STE A
DAVIS, CA 95616
www.mayberryworkshop.com
P: 530.298.6650

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CITY OF DAVIS PRE-DESIGNED ADU STUDIO 300 GSF

NOT FOR CONSTRUCTION

PRINT DATE: 12.12.23

PROJECT INFORMATION - STUDIO

GO.0

SCALE: AS NOTED

PERMIT APPLICATION SET

SCOPE OF WORK - STUDIO ADU

CONSTRUCTION OF A NEW, DETACHED 300 GROSS SQUARE FOOT (GSF) ACCESSORY DWELLING UNIT (ADU) ON THE SUBJECT PARCEL. STUDIO ADU CONSISTS A SHARED LIVING/SLEEPING AREA WITH A KITCHEN, ONE FULL BATHROOM AND LAUNDRY CLOSET. REFER TO PROJECT CHECKLIST FOR SELECTED OPTIONS.

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 - STUDIO
- G0.1 OWNER-PROVIDED SITE PLAN - STUDIO
- G1.0 GENERAL NOTES - STUDIO
- G2.0 CALGREEN REQUIREMENTS - STUDIO
- G2.1 CALGREEN REQUIREMENTS - STUDIO

ARCHITECTURAL

- A1.0 STUDIO - ADOBE - FLOORPLAN & ELEVATIONS
- A1.1 STUDIO - ADOBE - ROOF PLAN, ELECTRICAL & RCP
- A1.2 STUDIO - ADOBE - SECTIONS
- A2.0 STUDIO - AGRARIAN - FLOORPLAN & ELEVATIONS
- A2.1 STUDIO - AGRARIAN - ROOF PLAN, ELECTRICAL & RCP
- A2.2 STUDIO - AGRARIAN - SECTIONS
- A2.2 STUDIO - MID-MOD - SECTIONS
- A2.2 STUDIO - MID-MOD - ROOF PLAN, ELECTRICAL & RCP
- A2.2 STUDIO - MID-MOD - FLOOR PLAN & ELEVATIONS
- A4.0 SCHEDULES - STUDIO
- 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 STUDIO STRUCTURAL NOTES
- S0.1 STUDIO TYPICAL DETAILS
- S1.0 STUDIO ROOF FRAMING AND FOUNDATION PLAN

MECHANICAL AND PLUMBING

- MP0.1 TITLE SHEET
- MP0.2 SCHEDULES AND DETAILS
- MP2.1 TYPE A STUDIO - ADOBE
- MP2.1 TYPE A STUDIO - AGRARIAN
- MP2.1 TYPE A STUDIO - MID-MOD

ENERGY COMPLIANCE/TITLE 24

- T24.1 TITLE 24 FORMS - STUDIO ADOBE
- T24.2 TITLE 24 FORMS - STUDIO ADOBE
- T24.3 TITLE 24 FORMS - STUDIO AGRARIAN
- T24.4 TITLE 24 FORMS - STUDIO AGRARIAN
- T24.5 TITLE 24 FORMS - STUDIO MID-MOD
- T24.6 TITLE 24 FORMS - STUDIO 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.)

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/applciant. 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
WORKBENCH 189 Walnut Avenue Santa Cruz, CA 95060 831.227.2217 info@workbenchbuilt.com	MAYBERRY WORKSHOP 231 D Street, Suite A Davis, CA 95616 530.298.6650 adam@mayberryworkshop.com
STRUCTURAL ENGINEER	MECHINCAL AND PLUMBING ENGINEER
CM TAYLOR STRUCTURAL ENGINEERING, INC 4245 Capitola Rd, Suite #204 Capitola, CA 95010 831.854.2484 contact@cmtaylorse.com	ZAL ENGINEERING 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	<i>The size of the existing primary dwelling in Square Feet</i>
GARAGE SIZE	<input type="checkbox"/> ATTACHED <input type="checkbox"/> DETACHED
SQ.FT. OF ADDITIONAL ACCESSORY STRUCTURES	<i>i.e.: patio covers, storage sheds, etc.</i>
PROPOSED ADU SIZE	295 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	<i>For this option, use the listed sheets and details:</i> 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	<i>For this option, use the listed sheets and details:</i> 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	<i>For this option, use the listed sheets and details:</i> 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	<i>Requires foundation coordination. See detail 4/A5.2.</i>
CODE COMPLIANCE (CHECK IF APPLICABLE)	
<input type="checkbox"/> EXT. WALL WITHIN 4'-5' OF PROPERTY LINE	<i>Within 4'-5' of Property Line, the wall assembly shall be 1-Hour Rated.</i>
SITE PLAN (REQUIRED)	
<input type="checkbox"/> OWNER PROVIDED SITE PLAN COMPLETE	<i>Complete Sheet G0.1, Owner-Provided Site Plan</i>

ADDITIONAL REVIEW

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

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

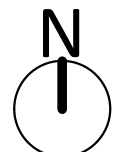
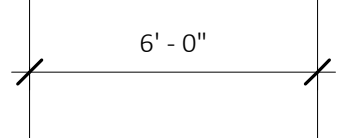
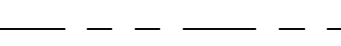



SITE PLAN CHECKLIST

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



workbench

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STUDIO
300 GSF

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PRINT DATE: 12.12.23

OWNER-PROVIDED
SITE PLAN - STUDIO

GO.1

SCALE: AS NOTED

