

OWNER 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.



workbench

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

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

1. THE USE OF THIS INFORMATION IS RESTRICTED TO THE ORIGINAL PROJECT FOR WHICH IT WAS PREPARED FOR THE PRE-APPROVED ADU PLANS FOR THE CITY OF SEASIDE. THIS DOES NOT LUMINATE OR REDUCE THE RECIPIENT'S RESPONSIBILITY TO VERIFY ANY AND ALL INFORMATION RELEVANT TO THE RECIPIENT'S WORK AND RESPONSIBILITY ON THIS PROJECT. WORKBENCH AND/OR THE CITY OF SEASIDE SHALL NOT BE RESPONSIBLE FOR TRANSLATION ERRORS.
2. THE RECIPIENT RECOGNIZES AND ACKNOWLEDGES THAT THE USE OF THIS INFORMATION WILL BE AT THEIR SOLE RISK AND WITHOUT ANY LIABILITY OR LEGAL EXPOSURE TO WORKBENCH OR THE CITY OF SEASIDE. NO WARRANTIES OF ANY NATURE, WHETHER EXPRESS OR IMPLIED, SHALL ATTACH TO THESE DOCUMENTS AND THE INFORMATION CONTAINED THEREON. ANY USE, REUSE, OR ALTERATION OF THESE DOCUMENTS BY THE RECIPIENT OR BY OTHERS WILL BE AT THE RECIPIENT'S RISK AND FULL LEGAL RESPONSIBILITY. FURTHERMORE, THE RECIPIENT WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD WORKBENCH AND THE CITY OF SEASIDE HARMLESS FROM ANY AND ALL CLAIMS, SUITS, LIABILITY, DEMANDS, JUDGMENTS, OR COSTS ARISING OUT OF OR RESULTING THERE FROM ON ACCOUNT OF ANY INJURY, DEATH, DAMAGE OR LOSS TO PERSONS OR PROPERTY.
3. THE DESIGNS REPRESENTED BY THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION. IF THE RECIPIENT DOES NOT AGREE WITH THE ABOVE CONDITIONS, DO NOT PROCEED BEYOND THIS DISCLAIMER.

CITY OF SEASIDE
Pre-Approved ADU
BUILDING PERMIT SET

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. LABEL EACH LINE WITH ITS RESPECTIVE LENGTH
<input type="checkbox"/> LABELED YARDS	LABEL FRONT, REAR, SIDE YARDS, WALKWAYS, DRIVEWAYS, AND PATIO/OUTDOOR HARDSCAPE 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 LINE - 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 (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, 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 THE SAME ADDRESS NUMBER AS THE PRIMARY DWELLING, BUT BE DESIGNATED AS UNIT B.
<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 OUTBUILDINGS. REQUIRED SEPARATION BETWEEN BUILDINGS IS: a) 6'-0" MINIMUM; ADU WALL FACING MAIN HOUSE MUST HAVE 1 HOUR 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 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 TO POINT TO DRAWING AS NEEDED

Print Date October 12, 2020

OWNER PROVIDED
SITE PLAN

G0.1

Drawing Scale 1/4" = 1'-0"

PROJECT TEAM

ARCHITECT	STRUCTURAL ENGINEER	MEP ENGINEER
WORKBENCH 189 Walnut Avenue Santa Cruz, CA 95060 831.227.2217 info@workbenchbuilt.com	CM TAYLOR STRUCTURAL ENGINEERING, INC 4245 Capitola Rd, Suite 204 Capitola, CA 95010 831.854.2484 contact@cmtaylorse.com	MONTEREY ENERGY GROUP 26465 Carmel Rancho Blvd #8 Carmel, CA 93923 831.372.8328 info@meg4.com

CITY OF SEASIDE PRE-APPROVED ADU PLANS

The City of Seaside encourages the development of Accessory Dwelling Units (ADUs). ADUs can help increase the diversity of affordable housing options, serve smaller households, help seniors age in place and address a portion of the current housing shortage crisis. ADUs can also help keep extended households together while maintaining a homeowner's privacy and independence.

The City of Seaside has developed pre-approved building plans for detached Accessory Dwelling Units (ADUs). These plans have been designed and reviewed by staff to ensure compliance with the California Building Code. These plans are provided at no cost for residents. They have been designed to work in the City of Seaside on any residential lot that can accommodate a detached ADU.

Since each property is unique, these plans are approximately 95% complete. It will be up to the individual property owner to provide the required property-specific information and site plan, based on their specific site. It is anticipated that property owners may use these plans to work with a contractor or other professional to finalize them with the few remaining components.

The City of Seaside will waive all plan check fees for the review of these plans for use on your building site in the City of Seaside, provided that no modifications to the plans have been made.

Requirements and process for permit applications can be found on the City of Seaside website. The plan set, complete with property-specific information, will be submitted alongside all other required application forms and documentation.

HOW TO USE THIS PLAN SET

This plan set includes a range of pre-designed architectural and materials options, allowing you to customize your ADU to best fit your site constraints and style preferences.

The options include three roof configurations/architectural styles; three exterior finish material options; two roof material options; and the option for an alternate or additional front door location.

The required architectural and structural drawings for each design option are self-contained within their own sheets. You/your contractor will reference the sheets for your chosen option during construction.

The needed details; door, window, and fixture schedules; and mechanical, electrical, and plumbing information are combined onto specific sheets for these purposes. These sheets will be referenced for all design options.

In order to complete 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.

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

- Enter PROJECT INFORMATION and VICINTY MAP in the space provided on Sheet G0.0
- Review the drawing set and choose your design options.
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
- Review and sign the CONDITIONS OF USE on Sheet G0.0
- Submit your application materials to building@ci.seaside.ca.us
- A Building Department team member will contact you to discuss fees and project specifics.

CONDITIONS OF USE

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

- THE USE OF THIS INFORMATION IS RESTRICTED TO THE ORIGINAL PROJECT FOR WHICH IT WAS PREPARED FOR THE PRE-APPROVED ADU PLANS FOR THE CITY OF SEASIDE. THIS DOES NOT ELIMINATE OR REDUCE THE RECIPIENT'S RESPONSIBILITY TO VERIFY ANY AND ALL INFORMATION RELEVANT TO THE RECIPIENT'S WORK AND RESPONSIBILITY ON THIS PROJECT. WORKBENCH AND/OR THE CITY OF SEASIDE SHALL NOT BE RESPONSIBLE FOR TRANSLATION ERRORS.
- THE RECIPIENT RECOGNIZES AND ACKNOWLEDGES THAT THE USE OF THIS INFORMATION WILL BE AT THEIR SOLE RISK AND WITHOUT ANY LIABILITY OR LEGAL EXPOSURE TO WORKBENCH OR THE CITY OF SEASIDE. NO WARRANTIES OF ANY NATURE, WHETHER EXPRESS OR IMPLIED, SHALL ATTACH TO THESE DOCUMENTS AND THE INFORMATION CONTAINED THEREON. ANY USE, REUSE, OR ALTERATION OF THESE DOCUMENTS BY THE RECIPIENT OR BY OTHERS WILL BE AT THE RECIPIENT'S RISK AND FULL LEGAL RESPONSIBILITY. FURTHERMORE, THE RECIPIENT WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD WORKBENCH AND THE CITY OF SEASIDE HARMLESS FROM ANY AND ALL CLAIMS, SUITS, LIABILITY, DEMANDS, JUDGMENTS, OR COSTS ARISING OUT OF OR RESULTING THERE FROM ON ACCOUNT OF ANY INJURY, DEATH, DAMAGE OR LOSS TO PERSONS OR PROPERTY.
- THE DESIGNS REPRESENTED BY THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION. IF THE RECIPIENT DOES NOT AGREE WITH THE ABOVE CONDITIONS, DO NOT PROCEED BEYOND THIS DISCLAIMER.

CITY OF SEASIDE Pre-Approved ADU

SCOPE OF WORK

CONSTRUCTION OF A NEW, 530 SF ACCESSORY DWELLING UNIT (ADU) ON THE SUBJECT PARCEL.

ADU CONTAINS; 1 BEDROOM, 1 BATHROOM, 487 SF OF CONDITIONED LIVING SPACE AND 43 SF UNCONDITIONED STORAGE ROOM ACCESSIBLE FROM THE EXTERIOR.

SHEET LIST

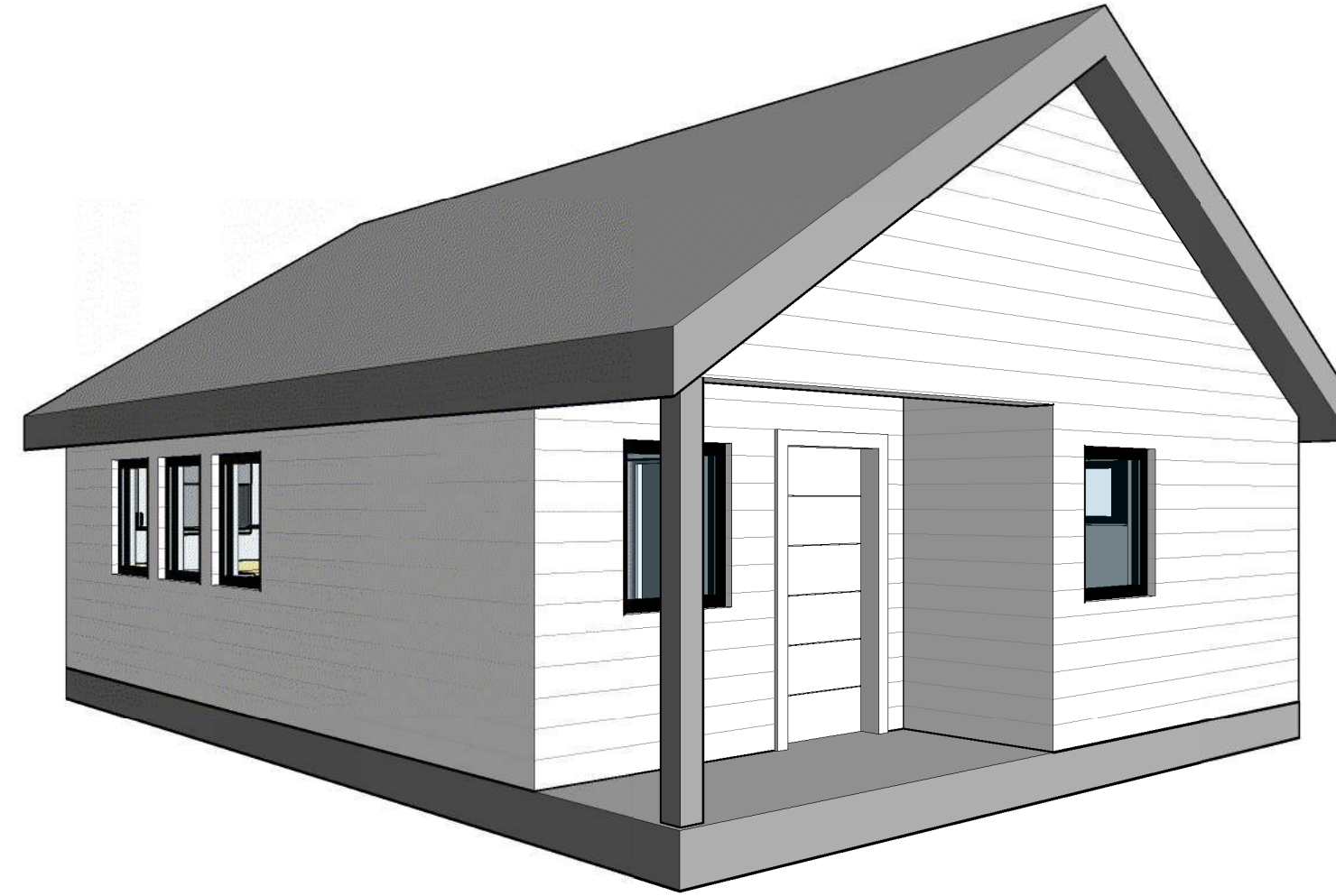
GENERAL	
G0.0	PROJECT & OWNER PROVIDED INFORMATION
G0.1	OWNER PROVIDED SITE PLAN
G1.0	DRAWING INFORMATION
ARCHITECTURAL	
A1.0	GABLE OPTION - FLOOR PLAN & ELEVATIONS
A1.1	GABLE OPTION - ROOF PLAN, SECTIONS, RCP
A2.0	SHED OPTION - FLOOR PLAN & ELEVATIONS
A2.1	SHED OPTION - ROOF PLAN, SECTIONS, RCP
A3.0	SALTBOX OPTION - FLOOR PLAN & ELEVATIONS
A3.1	SALTBOX OPTION - ROOF PLAN, SECTIONS, RCP
A4.0	ALL OPTIONS - DETAILS
A5.0	ALL OPTIONS - WINDOW, DOOR, FIXTURE SCHED.
STRUCTURAL	
S0.0	STRUCTURAL NOTES AND TYPICAL DETAILS
S1.0	GABLE FRAMING PLANS
S1.1	GABLE DETAILS
S2.0	SHED FRAMING PLANS
S2.1	SHED DETAILS
S3.0	SALTBOX FRAMING PLANS
S3.1	SALTBOX DETAILS
MECHANICAL	
M1.1	NOTES & RESIDENTIAL MANDATORY MEASURES
M1.2	ENERGY COMPLIANCE
M1.3	HYDRONIC & VENTILATION PLANS
M1.4	PIPING SCHEMATIC
M1.5	DETAILS
P2.1	SOLAR PHOTOVOLTAIC ROOF LAYOUT & NOTES

BUILDING CODES USED

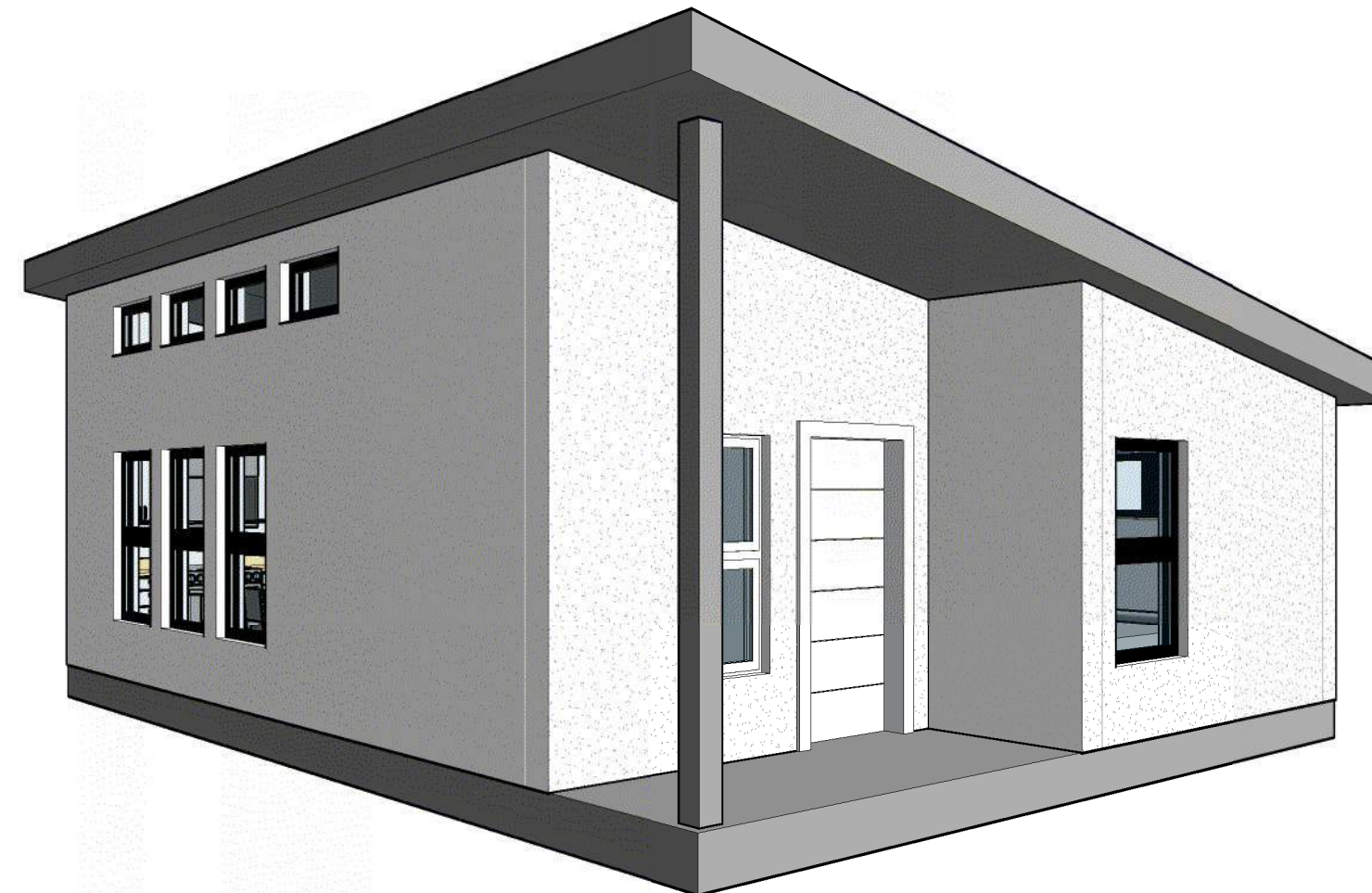
- 2019 California Building Code
- 2019 California Residential Code
- 2019 California Electrical Code
- 2019 California Plumbing Code
- 2019 California Mechanical Code
- 2019 California Fire Code
- 2019 California Green Building Standards Code
- 2019 California Energy Efficiency Standards Code

DESIGN OPTIONS

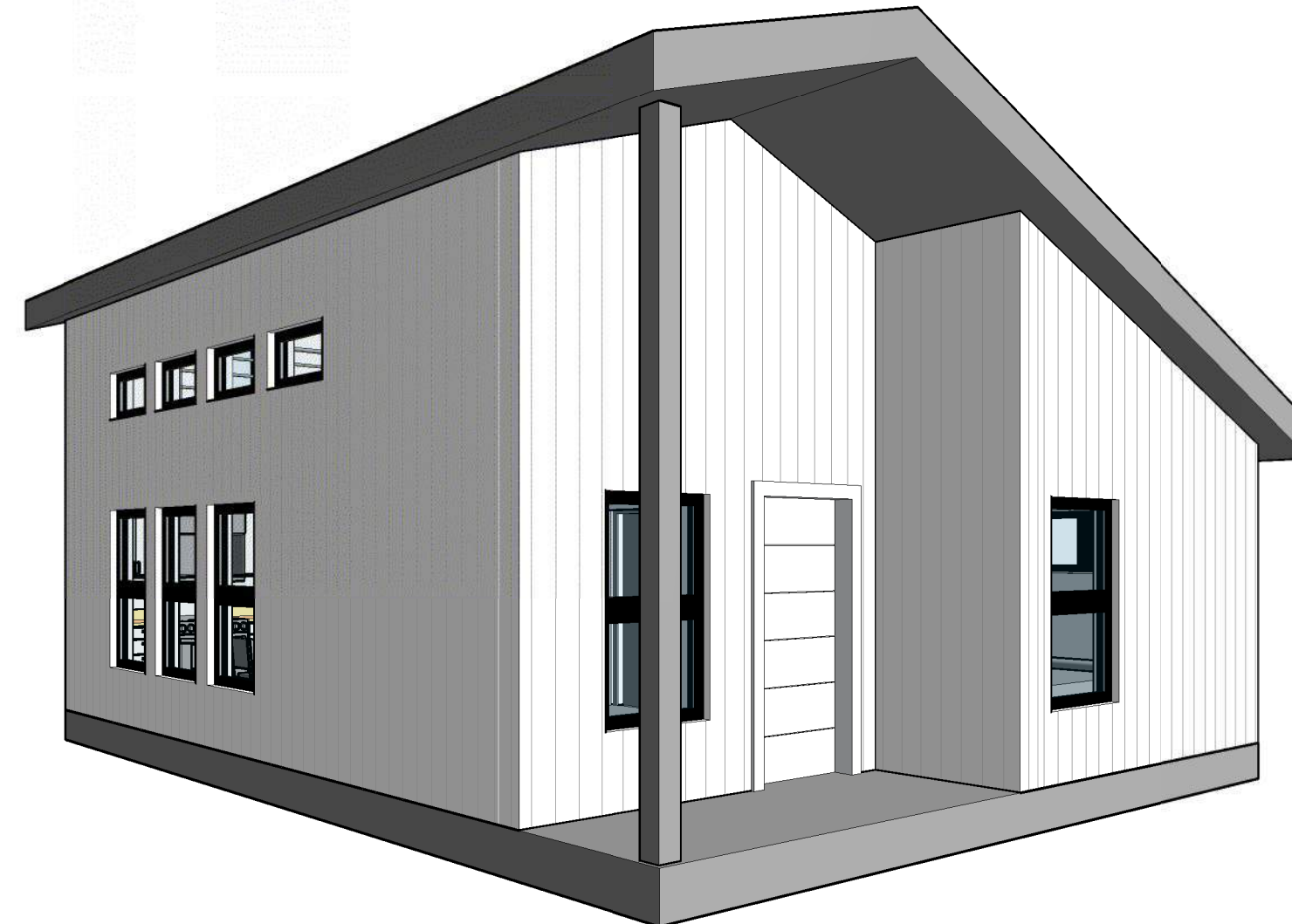
OPTION ONE : GABLE ROOF WITH STORAGE LOFT



OPTION TWO : SHED ROOF WITH ATTIC STORAGE



OPTION THREE : SALTBOX ROOF WITH STORAGE LOFT



PROJECT INFORMATION

OWNER/APPLICANT : ENTER INFORMATION IN THE PROVIDED SPACES BELOW

PARCEL INFORMATION	
APN	
ADDRESS CITY, STATE, ZIP	
LOT SIZE (in SF)	
EXISTING HOME SIZE (in SF)	
OCCUPANCY GROUP	
TYPE OF CONSTRUCTION	
PROPERTY OWNER	
NAME	
ADDRESS	
CITY, STATE, ZIP	
PHONE	
EMAIL	

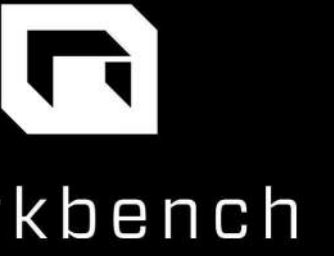
VICINITY MAP

NOT TO SCALE
INSERT MAP SHOWING VICINITY OF PROJECT HERE, INCLUDING NEARBY STREETS

PROJECT CHECKLIST

CLEARLY MARK THE BOX FOR EACH OPTION SELECTED

ARCHITECTURAL STYLE (SELECT ONE)	
<input type="checkbox"/> GABLE ROOF OPTION	IF THIS OPTION IS SELECTED, USE SHEETS: G0.0, G0.1, G1.0, A1.0, A1.1, A4.0, A4.1, A5.0, A6.0, S1.0
<input type="checkbox"/> SHED ROOF OPTION	IF THIS OPTION IS SELECTED, USE SHEETS: G0.0, G0.1, G1.0, A2.0, A2.1, A4.0, A4.1, A5.0, A6.0, S2.0
<input type="checkbox"/> SALTBOX ROOF OPTION	IF THIS OPTION IS SELECTED, USE SHEETS: G0.0, G0.1, G1.0, A3.0, A3.1, A5.0, A6.0, S3.0
EXTERIOR DOOR LOCATION (SELECT ONE OR BOTH)	
<input type="checkbox"/> COVERED PORCH LOCATION	
<input type="checkbox"/> CENTRAL/SIDE DOOR LOCATION	
EXTERIOR WALL MATERIAL (SELECT ONE)	
<input type="checkbox"/> STUCCO; may not be used on Shed option	IF THIS OPTION IS CHOSEN, USE DETAILS 5, 6, 7, 8 ON SHEET A4.0
<input type="checkbox"/> LIGHTWEIGHT STUCCO (max 85 psf)	IF THIS OPTION IS CHOSEN, USE DETAILS 9, 10, 11, 12 ON SHEET A4.0
<input type="checkbox"/> FIBER CEMENT HORIZONTAL LAP SIDING	IF THIS OPTION IS CHOSEN, USE DETAILS 9, 10, 11, 12 ON SHEET A4.0
<input type="checkbox"/> FIBER CEMENT VERTICAL SIDING	IF THIS OPTION IS CHOSEN, USE DETAILS 1, 2, 3, 4, 5 ON SHEET A4.0
EXTERIOR ROOF MATERIAL (SELECT ONE)	
<input type="checkbox"/> ASPHALT SHINGLES	
<input type="checkbox"/> METAL ROOF	
SITE PLAN (REQUIRED)	
<input type="checkbox"/> OWNER PROVIDED SITE PLAN COMPLETE	CHECK BOX ONLY OWNER-PROVIDED SITE PLAN ON SHEET G0.1 IS COMPLETE.



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

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

- THE USE OF THIS INFORMATION IS RESTRICTED TO THE ORIGINAL PROJECT FOR WHICH IT WAS PREPARED FOR THE PRE-APPROVED ADU PLANS FOR THE CITY OF SEASIDE. THIS DOES NOT ELIMINATE OR REDUCE THE RECIPIENT'S RESPONSIBILITY TO VERIFY ANY AND ALL INFORMATION RELEVANT TO THE RECIPIENT'S WORK AND RESPONSIBILITY ON THIS PROJECT. WORKBENCH AND/OR THE CITY OF SEASIDE SHALL NOT BE RESPONSIBLE FOR TRANSLATION ERRORS.
- THE RECIPIENT RECOGNIZES AND ACKNOWLEDGES THAT THE USE OF THIS INFORMATION WILL BE AT THEIR SOLE RISK AND WITHOUT ANY LIABILITY OR LEGAL EXPOSURE TO WORKBENCH OR THE CITY OF SEASIDE. NO WARRANTIES OF ANY NATURE, WHETHER EXPRESS OR IMPLIED, SHALL ATTACH TO THESE DOCUMENTS AND THE INFORMATION CONTAINED THEREON. ANY USE, REUSE, OR ALTERATION OF THESE DOCUMENTS BY THE RECIPIENT OR BY OTHERS WILL BE AT THE RECIPIENT'S RISK AND FULL LEGAL RESPONSIBILITY. FURTHERMORE, THE RECIPIENT WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD WORKBENCH AND THE CITY OF SEASIDE HARMLESS FROM ANY AND ALL CLAIMS, SUITS, LIABILITY, DEMANDS, JUDGMENTS, OR COSTS ARISING OUT OF OR RESULTING THERE FROM ON ACCOUNT OF ANY INJURY, DEATH, DAMAGE OR LOSS TO PERSONS OR PROPERTY.
- THE DESIGNS REPRESENTED BY THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION. IF THE RECIPIENT DOES NOT AGREE WITH THE ABOVE CONDITIONS, DO NOT PROCEED BEYOND THIS DISCLAIMER.

CITY OF SEASIDE
Pre-Approved ADU
BUILDING PERMIT SET

- CITY OF SEASIDE -
BUILDING INSPECTION
APPROVED WITH NOTED CORRECTIONS
AND SUBJECT TO FIELD INSPECTIONS
2019 California Residential Code
VALID FOR PERMITS SUBMITTED BEFORE JAN. 2023

Jamileh Cannon
11.30.2021

BY THE APPROVAL OF THESE PLANS, THE RECIPIENT IS ACKNOWLEDGING ACCEPTANCE OF THE FOLLOWING CONDITIONS OF USE AND SHALL BE RESPONSIBLE FOR THE CITY OF SEASIDE FROM RECEIVING CORRECTIONS OF ERRORS OR OMISSIONS IN PLANS, SPECIFICATIONS, OR CONSTRUCTION.



Print Date October 12, 2020

PROJECT INFORMATION

G0.0

Drawing Scale 1/4" = 1'-0"

Owner/ Applicant Signature _____ Owner/ Applicant Name _____ Date _____