



These plans are only to be used within City of Concord jurisdiction. By using these standard plans ("ADU Plans") in accordance with the City of Concord's Pre-Approved ADU Construction Plans Program, the User agrees to defend, indemnify, and hold harmless the City of Concord and RRM from any and all claims, liabilities, suits, and demands on account of any injury, damage, or loss to persons or property, including injury or death, or economic losses, arising out of the use of these ADU Plans. The use of these ADU Plans does not eliminate or reduce the user's responsibility to verify any and all information herein.

SITE PLAN GENERAL NOTES

- REFER TO GENERAL NOTES SHEET G-101 FOR ADDITIONAL REQUIREMENTS
- REFER TO STRUCTURAL PLANS FOR FURTHER INFORMATION.
- CONTRACTOR TO REVIEW PLANS TO AVOID CONFLICTS WITH UTILITIES, I.E. METER LOCATIONS, ELECTRIC TRANSFORMER, BACKFLOW PREVENTERS, SEWER LINES AND ELECTRIC CONDUIT (POLE LIGHTING AT DRIVEWAY), ETC.
- CONTRACTOR TO VERIFY ALL CONDITIONS AND UTILITY LOCATIONS AND IS RESPONSIBLE FOR LOCATING UTILITIES NOT SHOWN ON THE DRAWINGS.
- CONTRACTOR TO AVOID DISTURBING OR DAMAGING EXISTING UTILITIES.
- CALL BEFORE YOU DIG OR CAUSE ANY GROUND DISTURBANCES.
- LIMIT CONSTRUCTION AREA TO THAT INDICATED ON THE PLANS. CONTRACTOR WILL BE RESPONSIBLE FOR DAMAGE TO AREAS OUTSIDE OF DESIGNATED CONSTRUCTION AREA.
- COORDINATE ELECTRICAL REQUIREMENTS WITH PG&E.
- FOR PROJECT INFORMATION DATA, SEE TITLE SHEET
- ENCROACHMENT PERMIT IS REQUIRED FOR ANY WORK DONE WITHIN THE PUBLIC RIGHT OF WAY.
- PER CRC R311.3 FLOORS OR LANDINGS AT EXTERIOR DOORS SHALL BE AT LEAST AS WIDE AS DOOR SERVED AND SHALL PROVIDE A LENGTH IN THE DIRECTION OF TRAVEL EQUAL TO 36 INCHES MINIMUM. SLOPE OF EXTERIOR LANDINGS SHALL NOT EXCEED 1/4" PER FOOT (2% SLOPE)
- PER CRC R401.3 LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL NOT FEWER THAN 6 INCHES WITHIN THE FIRST 10 FEET, WHERE LOT LINES, WALL, SLOPES OR OTHER PHYSICAL BARRIERS PROHIBIT 6 INCHES OF FALL WITHIN 10 FEET. DRAINS OR SWALES SHALL BE CONSTRUCTED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED NOT LESS THAN 2 PERCENT AWAY FROM THE BUILDING. DRAINAGE DESIGN SHALL NOT DRAIN TO ADJACENT PROPERTIES.

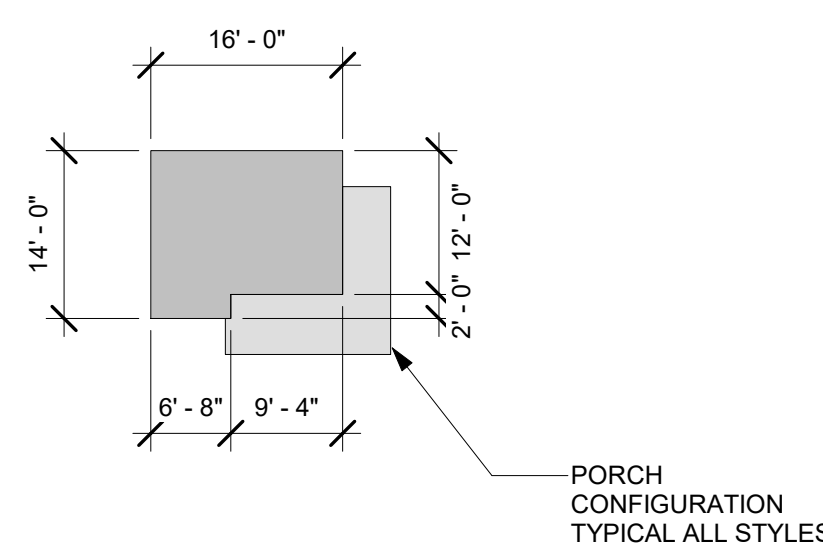
SITE PLAN CHECKLIST

- DRAWING SCALE**
- SITE PLAN SHOULD BE DRAWN TO A MEASURABLE SCALE.
- PROPERTY LINES**
- SHOW OUTLINE OF PROPERTY USING DASHED LINE IN LEGEND. INDICATE THE BEARING AND DISTANCE OF THE PROPERTY LINE.
- LABEL YARDS**
- LABEL FRONT, REAR, SIDE YARDS, AS WELL AS DRIVEWAYS, PATHWAYS AND ANY OTHER HARDSCAPE.
- PARKING**
- DIMENSION PARKING SPACE OR DRIVEWAY (MINIMUM 1 SPACE OR PROPERLY SIZED DRIVEWAY REQUIRED).
- SETBACKS**
- DIMENSION THE DISTANCE BETWEEN BUILDINGS AND PROPERTY LINES AND ANY EASEMENTS (SETBACKS TO PROPERTY LINES SHALL BE 4' MINIMUM. IF SETBACK IS LESS THAN 5' THEN A 1HR FIRE-RATED WALL IS REQUIRED.)
- DIMENSION BUILDING SEPARATION**
- DIMENSION THE DISTANCE BETWEEN THE PROPOSED ADU AND ANY EXISTING STRUCTURES. (MINIMUM 10' SEPARATION DISTANCE REQUIRED. MAY BE REDUCED IF FIRE PROTECTION IS PROVIDED PER CRC TABLE R302.1(1) OR R302.1(2))
- EASEMENTS (IF APPLICABLE)
- REFER TO LEGEND. MAY INCLUDE UTILITY R.O.W.
- LOCATION OF EXISTING UTILITIES**
- UTILITIES, POLES, SEWER, DRAINS, ELECTRICAL, GAS METERS AND LINES AND ANY PHOTOVOLTAIC.
- LOCATION OF PROPOSED UTILITIES**
- SANITARY SEWER FROM ADU TO EXISTING SEWER. SEWER LINE TO THE PROPOSED ADU SHALL BE CONNECTED TO THE MAIN LATERAL AT THE PROPERTY LINE OR BEHIND THE SIDEWALK. LATERAL POINT OF CONNECTION INCLUDING REQUIRED CLEANOUTS. WATER LINE TO ADU, ELECTRIC TO ADU INCLUDING ANY NEW METERS OR SUBPANELS.
- LOCATION OF RAIN WATER LEADERS**
- THE ROOF DRAINS SHOULD DRAIN AWAY FROM THE PROPERTY LINES AND INTO THE LANDSCAPE AREA.
- LABEL STREETS & SIDEWALKS**
- LABEL ADU AND ADDRESS LOCATION**
- PROVIDE THE ADDRESS OF THE PRIMARY RESIDENCE AND LABEL THE ADU. THE ADU WILL BE ASSIGNED A SEPARATE ADDRESS. THE ADDRESS MUST BE POSTED ON THE BUILDING AND VISIBLE FROM THE STREET.
- FOOTPRINT OF EXISTING BUILDING**
- THIS INCLUDES ALL STRUCTURES/PORCHES/GAZEBO
- AREA OF EXISTING BUILDING**
- INDICATE THE SQUARE FOOTAGE OF THE EXISTING HOUSE.
- FOOTPRINT OF PROPOSED ADU**
- REFER TO LEGEND FOR FOOTPRINT AT 10'=1" SCALE
- LOT COVERAGE CALCULATION**
- TOTAL FOOTPRINT AREA FOR STRUCTURES ON SITE / LOT AREA

ADDRESS OF PRIMARY RESIDENCE: _____

SITE PLAN (TO BE PROVIDED BY APPLICANT)

PLAN 1 FOOTPRINTS



5 PLAN 1 - ALL PLANS
SCALE: 1/16" = 1'-0"

APPLICANT TO COMPLETE

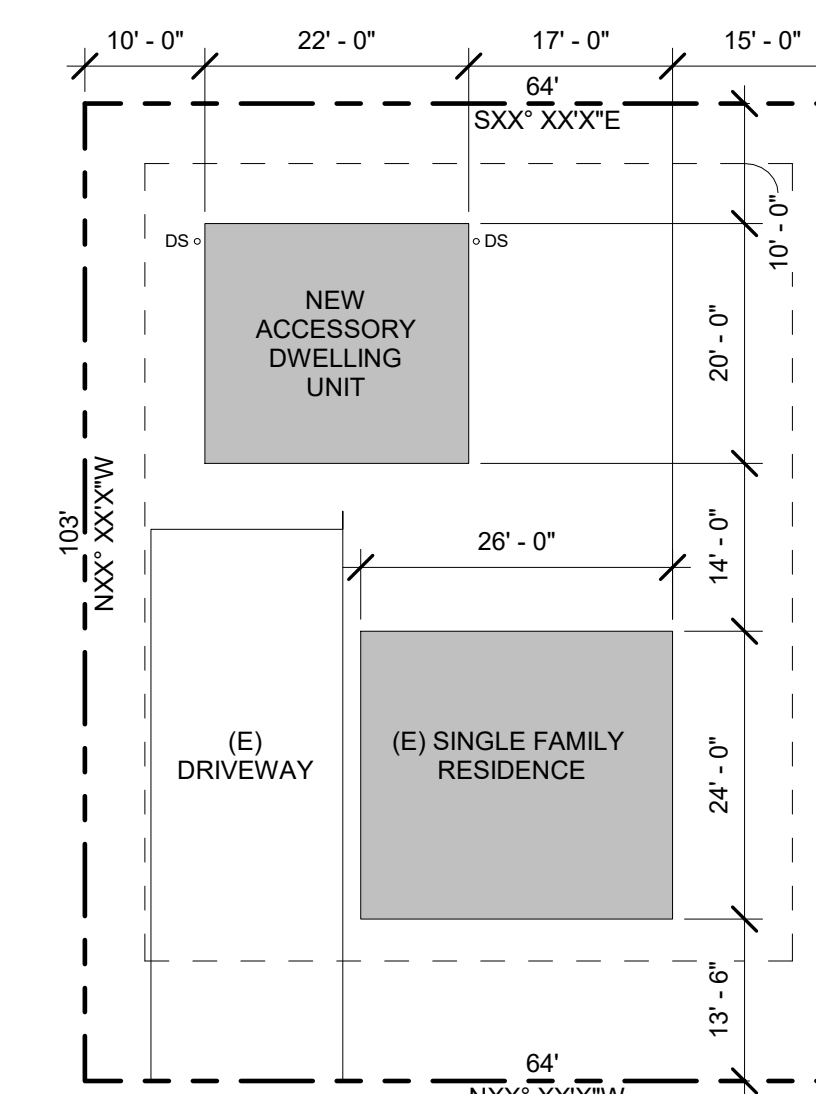
TOTAL AREA OF ALL SOLID ROOFS: _____ SQ FT
 TOTAL AREA OF ALL BUILDINGS: _____ SQ FT
 TOTAL LOT SIZE: _____ SQ FT

CITY STAFF TO COMPLETE

ZONING: _____
 LOT COVERAGE LIMIT: _____
 LOT COVERAGE %: _____

SITE PLAN LEGEND

- PROPERTY LINE
- SETBACK
- EASTMENT
- CONCRETE PAVING
- LANDSCAPE AREA. REFER TO LANDSCAPE DRAWINGS.



1 EXAMPLE SITE PLAN
SCALE: 1/16" = 1'-0"

CONCORD PRE-APPROVED ADU

CONCORD PRE-APPROVED ADU
CONCORD, CA
ARCHITECTURAL SITE PLAN - PLAN 1 (EXAMPLE AND INSTRUCTIONS)

DATE
03/14/2023
SHEET

AS-101