



PLAN SUBMITTAL REQUIREMENTS FOR ADU

Submit (4) complete sets of plans. All plans shall be neatly drawn upon substantial paper, 24" x 36" max, or as large as needed to be legible and clear, exactly as the building is to be constructed. Provide job address and property owner's name, address and telephone number on all pages. Indicate construction type and whether fire sprinklers are required. Defaced, incomplete, illegible or faded plans will not be accepted. Number pages.

Minimum plan requirements:

- Plot Plan:** Drawn to scale (suggested scale 1" = 10'), or dimension all critical dimensions if not drawn to scale. Provide North arrow. Indicate the size, use & setback dimensions of all proposed construction, including all flatwork, retaining walls, etc. Provide dimensions, elevations & section views to indicate proper drainage around & away from proposed construction. Indicate the electrical service, sewer service (if needed), gas meter & water meter locations. Indicate the paths of all underground utility feeds to the proposed unit (water, sewer, gas and electrical). Specify the main disconnect rating of the electrical service panel. Show proposed parking on this plan if applicable. Note any deferred submittals.
- Addressing:** If you intend or are required to, use separately metered utilities then the ADU must have its own address. State your intention on the plans and description to create another address for the ADU, show proposed new locations of newly addressed utility meters and services; however, stand-alone ADUs require a separate water meter and separate addressing.
- Required Animal Keeping Areas (if applicable):** Show on plans required Proposed Animal Keeping Area or recorded Primary Animal Keeping Area (PAKA) and required access to this area. Dimension all on plans.
- Foundation Plan (if new construction):** Provide a plan view of the foundation slab in building foot print & cross sectional details of all footing configurations. Indicate all hold-down devices & anchor bolt sizes, depth of embedment, pad elevation, finish floor elevation & spacing.
- Floor Plan:** Scale to be 1/4" = 1'. Provide a fully dimensioned plan view of the proposed structure. Indicate the size, types & locations of all windows & doors, and overall square footage. Indicate all plumbing, electrical and mechanical fixtures and equipment and clearances around them. Provide specifications for all HVAC equipment (efficiency ratings, input BTU ratings, tonnage, etc.). Specify the ceiling heights in all areas. Floor plan shall include current existing layout of building floor area.
- Roof Plan:** Provide a plan view of the proposed roof. Indicate the size, spacing & directions of all rafters, including all existing rafters below areas of new "California" fills. Indicate lines of purlin bracing & dimension all spans. Truss roofs require the submittal of "wet-signed" truss plans & calculations (2 sets). Indicate any rooftop equipment (HVAC, solar, etc.) and dormer-type attic vents.

- **Finishes:** Plans must specifically identify all proposed exterior finishes to be used such as: “tile roof” or “beige plaster. These must closely match the existing architecture.
- **Exterior Elevations:** Provide elevations adequate to identify all exterior features. Indicate vents & roofing material. doors, windows, finish floor line, grade line at foundation, wall heights, exterior finish, attic Roofing material is to be minimum Class “B” fire-rated & installed to meet all high wind requirements. Indicate roof pitch(s). Elevation plans must clearly show total height of building above grade.
- **Framing Plan:** Provide a detailed framing plan identifying all structural elements per floor. Indicate the species and grades of all lumber. Specify all structural members and their sizes and spacings. Indicate all required framing connectors. Provide a cross sectional detail of all spans and bearing points. Provide details of all main structural connections. Indicate interior finish materials on cross sections.
- **Energy:** Provide complete Title 24 energy documentation. “Blue line” signed CF-1R. Norco is in Climate Zone 10, which requires cool roof compliance.
- **Design:** All work is to comply with 2022 CPC, CMC & CBC (including Appendix Chapter 23), & the 2022 CEC (2018 NEC). Design wind speed is 96MPH, exposure “C” (28.7psf @ 15'). All structures not conforming to the conventional framing provisions of the CBC will require professional design (engineering analysis and stamp).
- **Sizing existing utilities:** Your existing utility lines may not allow for the addition of more plumbing fixtures (sewer and water), gas appliance, electrical use, etc. Size your existing utilities and show number of existing bathrooms and appliances.
- **Fire separation:** An ADU represents a second unit, if this new dwelling shares common walls with an existing house or other dwelling then a one-hour fire separation is required as per CBC 420.2.