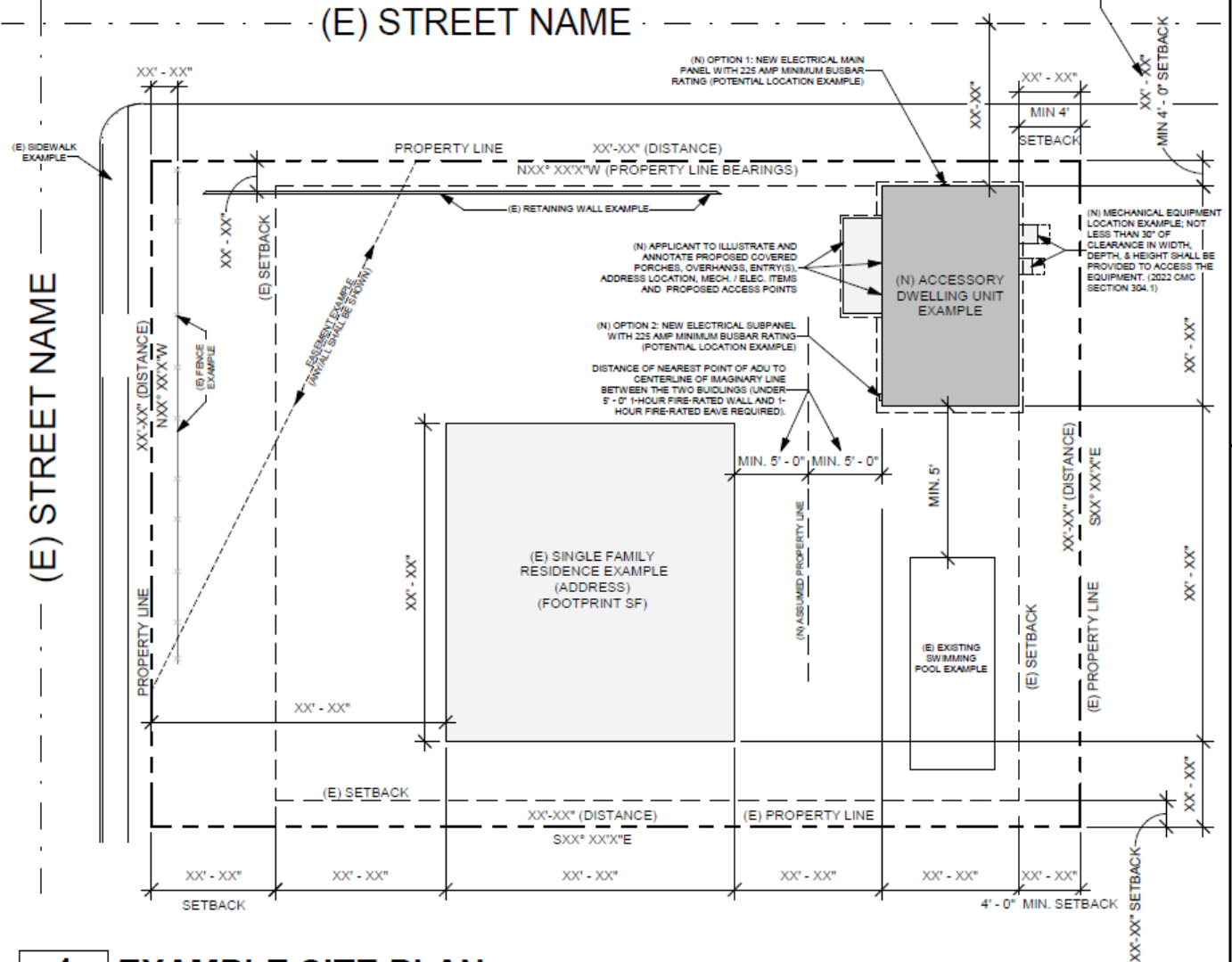


SAMPLE ADU SITE PLAN

NOTE: THIS IS AN EXAMPLE SITE PLAN. EXACT LAYOUT, DIMENSIONS, AND BEARINGS SHALL BE PROVIDED BY OWNER/APPLICANT. (E) EXISTING (N) NEW





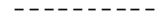
DISTANCE OF NEAREST POINT OF ADU TO ADJACENT PROPERTY LINE (WHEN UNDER 5'-0" 1-HOUR FIRE-RATED WALL AND 1-HOUR FIRE-RATED EAVE REQUIRED).



1 EXAMPLE SITE PLAN

AS-101 SCALE: 1" = 20'-0"

SITE PLAN LEGEND

	PROPERTY LINE		(E) FENCE
	SETBACK		(E) WALLS / RETAINING WALLS
	EASEMENT		

SITE PLAN GENERAL NOTES

1. REFER TO GENERAL NOTES SHEET G-101 FOR ADDITIONAL REQUIREMENTS
2. REFER TO STRUCTURAL PLANS FOR FURTHER INFORMATION
3. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL OPEN DIRECTLY INTO A PUBLIC WAY PER 2022 CRC, SECTION 310.1.
4. NOT LESS THAN 30" OF CLEARANCE IN WIDTH, DEPTH, & HEIGHT SHALL BE PROVIDED TO ACCESS EXTERIOR MECHANICAL EQUIPMENT. SHOW LOCATION ON SITE PLAN & LABEL (2022 CMC SECTION 304.1 & 2022 CPC 504.3).



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SAMPLE ADU SITE PLAN

SITE PLAN CHECKLIST

IF (N) ADU IS 5' - 0" OR LESS TO ANY PROPERTY LINE AND/OR ADU IS 10' - 0" OR LESS FROM ANY ADJACENT BUILDING OR STRUCTURE:

- NO YES; IF YES, FIRE RATED WALL & ROOF REQUIRED PER 2022 CBC, CHAPTER 2. SEE DETAILS: 13/A-902 & 53/A-904 OR 33/A-906 OR 44/A-908

- ELECTRICAL PANEL: **OPTION 1 -** NEW ELECTRICAL MAIN PANEL WITH 225 AMP MINIMUM BUSBAR RATING
 OPTION 2 - A NEW ELECTRICAL SUBPANEL CONNECTS TO THE ELECTRICAL MAIN PANEL OF THE PRIMARY HOME WITH A 225 AMP MINIMUM BUSBAR RATING. A SEPARATE ELECTRICAL PERMIT SHALL BE PULLED FOR THE ELECTRICAL MAIN PANEL OF THE PRIMARY HOME. ELECTRICAL LOAD CALCULATIONS IS REQUIRED.

- | | |
|---|---|
| <p><input type="checkbox"/> FOOTPRINT OF ALL EXISTING AND PROPOSED BUILDINGS
PLOT THE PROPOSED ADU BUILDING FOOTPRINT ALONG WITH ANY OTHER EXISTING BUILDINGS ONSITE. THIS INCLUDES ALL STRUCTURES / PORCHES / GAZEBOS. IF AN OPTIONAL COVERED PATIO IS SELECTED, PLEASE PLOT THAT AS WELL.</p> <p><input type="checkbox"/> AREA OF EXISTING BUILDING
INDICATE THE SQUARE FOOTAGE OF THE EXISTING HOUSE.</p> <p><input type="checkbox"/> FOOTPRINT OF PROPOSED ADU
REFER TO LEGEND FOR FOOTPRINT AT 10'=1" SCALE</p> <p><input type="checkbox"/> DRAWING SCALE
SITE PLAN SHOULD BE DRAWN TO A MEASURABLE SCALE.</p> <p><input type="checkbox"/> PROPERTY LINES
SHOW OUTLINE OF PROPERTY USING DASHED LINE IN LEGEND. INDICATE THE BEARING AND DISTANCE OF THE PROPERTY LINE.</p> <p><input type="checkbox"/> LABEL YARDS
LABEL FRONT, REAR, SIDE YARDS, AS WELL AS DRIVEWAYS, PATHWAYS AND ANY OTHER HARDSCAPE.</p> <p><input type="checkbox"/> SETBACKS
DIMENSION THE DISTANCE BETWEEN BUILDINGS AND PROPOERTY LINES, AS WELL AS BUILDINGS TO OTHER STRUCTURES. SETBACKS TO SIDE AND REAR PROPERTY SIDE SHALL BE A MINIMUM OF (4' - 0").</p> <p><input type="checkbox"/> EASEMENTS
REFER TO LEGEND. MUST INCLUDE ALL APPLICABLE EASEMENTS. PROPOSED STRUCTURE SHALL COMPLY WITH EASEMENT REQUIREMENTS. IF SCE EASEMENT ON PROPERTY, PLEASE PROVIDE WRITTEN APPROVAL FOR ANY WORK LOACTED IN OR WITHIN 10' OF SCE EASEMENT.</p> <p><input type="checkbox"/> LOCATION OF RAIN WATER LEADERS
THE ROOF DRAINS SHOULD DRAIN AWAY FROM THE PROPERTY LINES AND INTO THE LANDSCAPE AREA.</p> <p><input type="checkbox"/> LABEL STREETS & SIDEWALKS</p> <p><input type="checkbox"/> MECHANICAL UNIT
MINIMUM 5' FROM SIDE PROPERTY LINE AND 3' FROM REAR PROPERTY LINE AND MUST BE SCREENED. ROOF AND WALL MOUNTED UNITS ARE NOT PERMITTED.</p> | <p><input type="checkbox"/> DIMENSION BUILDING SEPARATION
DIMENSION THE DISTANCE BETWEEN THE PROPOSED ADU AND ANY EXISTING STRUCTURES</p> <p><input type="checkbox"/> LOT COVERAGE CALCULATION
TOTAL FOOTPRINT AREA FOR STRUCTURES ON SITE / LOT AREA</p> <p><input type="checkbox"/> SWIMMING POOLS
ALL EXISTING SWIMMING POOLS SHALL BE SHOWN ON THE SITE PLAN AND SHALL HAVE 10' MINIMUM SETBACK TO THE NEW ADU STRUCTURE.</p> <p><input type="checkbox"/> PORCHES
THERE SHALL BE NO MORE THAN 30 INCHES MEASURED VERITCALLY TO THE FLOOR OR GRADE BELOW (INCLUDING FLOORS, STAIRS, RAMPS, AND LANDINGS) ANYWHERE MEASURED LESS THAN 36 INCHES HORIZONTALLY TO THE EDGE OF THE PORCH/SLAB/SURFACE OF THE RAIL. INSECT SCREENING SHALL NOT BE CONSIDERED AS A GUARD.</p> <p><input type="checkbox"/> LOCATION OF EXISTING UTILITIES
UTILITIES, POLES, SEWER, DRAINS, ELECTRICAL, GAS METERS AND LINES AND ANY PHOTOVOLTATIC.</p> <p><input type="checkbox"/> LOCATION OF PROPOSED UTILITIES
PROPOSED UTILITIES SHALL CONFORM TO REQUIREMENTS OF CONTRA COSTA COUNTY SANITARY DISTRICT. 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.</p> <p><input type="checkbox"/> LABEL ADU AND ADDRESS LOCATION
ADU WILL HAVE SAME ADDRESS AS THE PRIMARY RESIDENCE, AND THE LETTER SHALL BE VISIBLE FROM THE STREET.</p> <p><input type="checkbox"/> GROUND COVER MATERIAL
IDENTIFY GROUND COVER MATERIALS</p> <p><input type="checkbox"/> OTHER SITE WORK
IDENTIFY ALL SITE WORK INVOLVED E.G. STAIRS, LANDSCAPE, ETC.</p> |
|---|---|



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PRE-APPROVED ADU PROJECT INFORMATION

PROJECT INFORMATION

*FOR PLANNING STAFF ONLY

INITIAL WHEN SECTION HAS BEEN REVIEWED. STAFF INITIALS: _____

PROJECT SCOPE:

1. CONSTRUCTION OF A NEW DETACHED 1 STORY _____ SF ACCESSORY DWELLING UNIT WITH 2 BEDROOMS AND 1 BATH.
2. ALL SITE WORK WITHIN THE PROPERTY LINE.
3. ALL THE WORK SHOWN IN THE DRAWINGS AND SPECIFICATIONS.

SITE INFORMATION:

STREET ADDRESS: _____

 APN: _____
 ZONING: _____
 LOT SIZE: _____
 LAND USE: _____
 EXISTING USE: _____
 PROPOSED USE: _____

LOT COVERAGE

BUILDING: _____
 HARDSCAPE/PAVING: _____
 LANDSCAPE: _____

SETBACKS

	REQUIRED	PROPOSED
FRONT:		
REAR:	4' - 0"	
SIDES:	4' - 0"	
STRUCTURE SEPARATIONS:	10' - 0"	

BUILDING INFORMATION:

NUMBER OF STORIES: _____ 1
 OCCUPANCY GROUP: _____ R-3
 CONSTRUCTION TYPE: _____ 40' VB
 SPRINKLERED: _____ SEE FIRE SPRINKLER SECTION ON SHEET
 MAX. HEIGHT ALLOWED: _____