

# APPENDIX A:

## ADU Prototype Plans

### DESIGN OBJECTIVES:

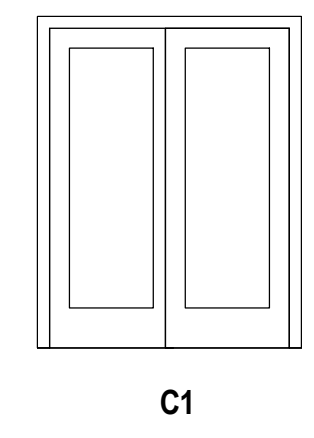
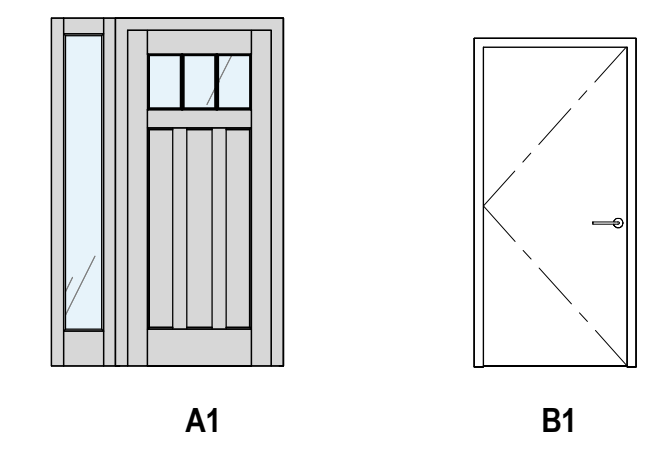
1. Pre-approved Plans Incentive.  
*Ref: Piedmont City Code Section 17.38.075*
2. Incentives for Rent-Restricted ADUs.  
*Ref: General Plan Housing Element Program 3.F*

The following pages of this Appendix A consists of the prototype building elevations and floor plans for accessory dwelling units (ADUs), the use of which is subject to Piedmont City Code Sec. 17.38.075. The Planning & Building Director is authorized to share CAD files for eligible applications.

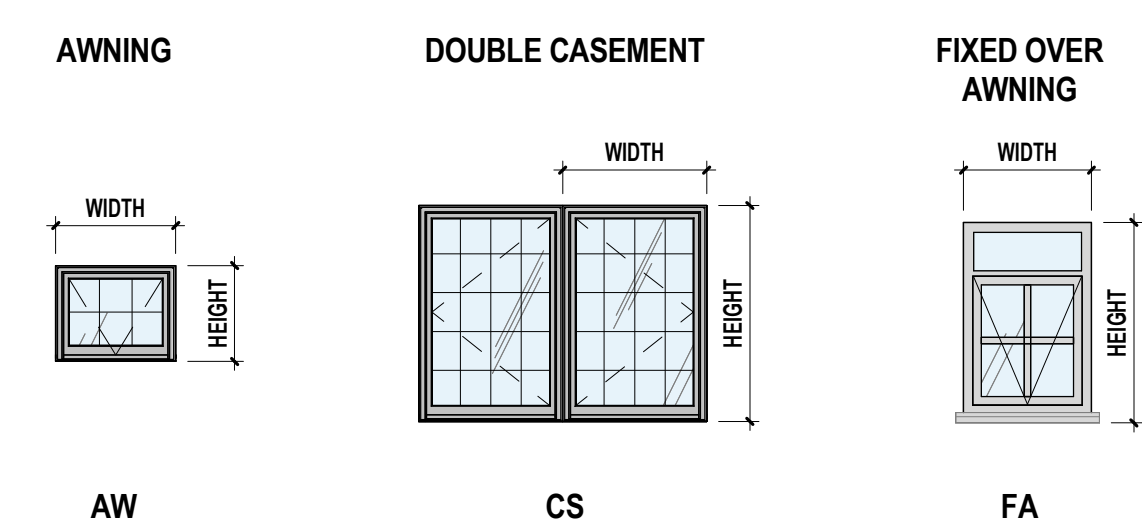
The following pages provide prototype drawings sets for three different single-story accessory dwelling units that are code-compliant, feasible on a typical Piedmont lot, and demonstrative of design priorities and preferences expressed by the Piedmont community. Included are:

- **Pages A1-1 through A3-2:** A detached studio ADU, 500 gross square feet, shown in Tudor, Craftsman, and Spanish styles.
- **Pages B1-1 through B3-2:** A detached one-bedroom ADU, 800 gross square feet, shown in Tudor, Craftsman, and Spanish styles.
- **Page C1-1:** A garage conversion, 484 gross square feet.

These are “Planning permit-ready” designs that can be submitted to Piedmont’s Planning Department for issuance of Planning permit for rent-restricted ADUs for a period of 10 years. The ADU designs must then be further developed with items including a detailed site plan, engineering plans, and construction details, and submitted to Piedmont’s Building Department for formal review and issuance of a Building permit.



DOOR SCHEDULE					
TYPE	DESCRIPTION	WIDTH	HEIGHT	MATERIAL	COMMENTS
A1	EXT. UNIT ENTRY	3'-0"	7'-0"	ALUM. CLAD WD OR WD	SIDELIGHTS VARY BY STYLE, SEE ELEVATIONS
B0	EXTERIOR DOOR	2'-0"	6'-8"	ALUM. CLAD WD OR WD	TO WATER HEATER CLOSET
B1	INTERIOR DOOR	2'-4"	6'-8"	WD	
B2	INTERIOR DOOR	2'-8"	6'-8"	WD	
C1	DOUBLE SLIDING SINGLE FLAT PANEL	4'-0"	6'-8"	WD	



WINDOW SCHEDULE					
TYPE	DESCRIPTION	WIDTH	HEIGHT	MATERIAL	COMMENTS
AW1	AWNING	2'-6"	2'-0"	ALUM. CLAD WD	TEMPERED GLASS AT BATHROOM
CS2	DOUBLE CASEMENT	2'-6"	4'-0"	ALUM. CLAD WD	EGRESS WINDOWS INDICATED W/ *
CS3	DOUBLE CASEMENT	2'-6"	4'-6"	ALUM. CLAD WD	
FA1	FIXED OVER AWNING	2'-8"	4'-0"	ALUM. CLAD WD	

- WINDOW NOTES**
- ANY NEW WINDOWS WITHIN 10 FEET OF AN ADJACENT DWELLING SHALL HAVE FROSTED GLAZING.
  - ALL WINDOWS TO BE RECESSED 2" FROM THE WALL PLANE.
  - RESCUE WINDOWS SHALL COMPLY W/ THE FOLLOWING:
    - MIN. OPENING HEIGHT 24"
    - MIN. OPENING WIDTH 20"
    - MAX. 44" MEASURED FROM THE FLOOR
    - 5.7 SQ. FT. MIN. AREA
  - BATHROOM WINDOWS AND WINDOWS WITHIN DOOR SWING TO BE TEMPERED.

**CODE NOTES**

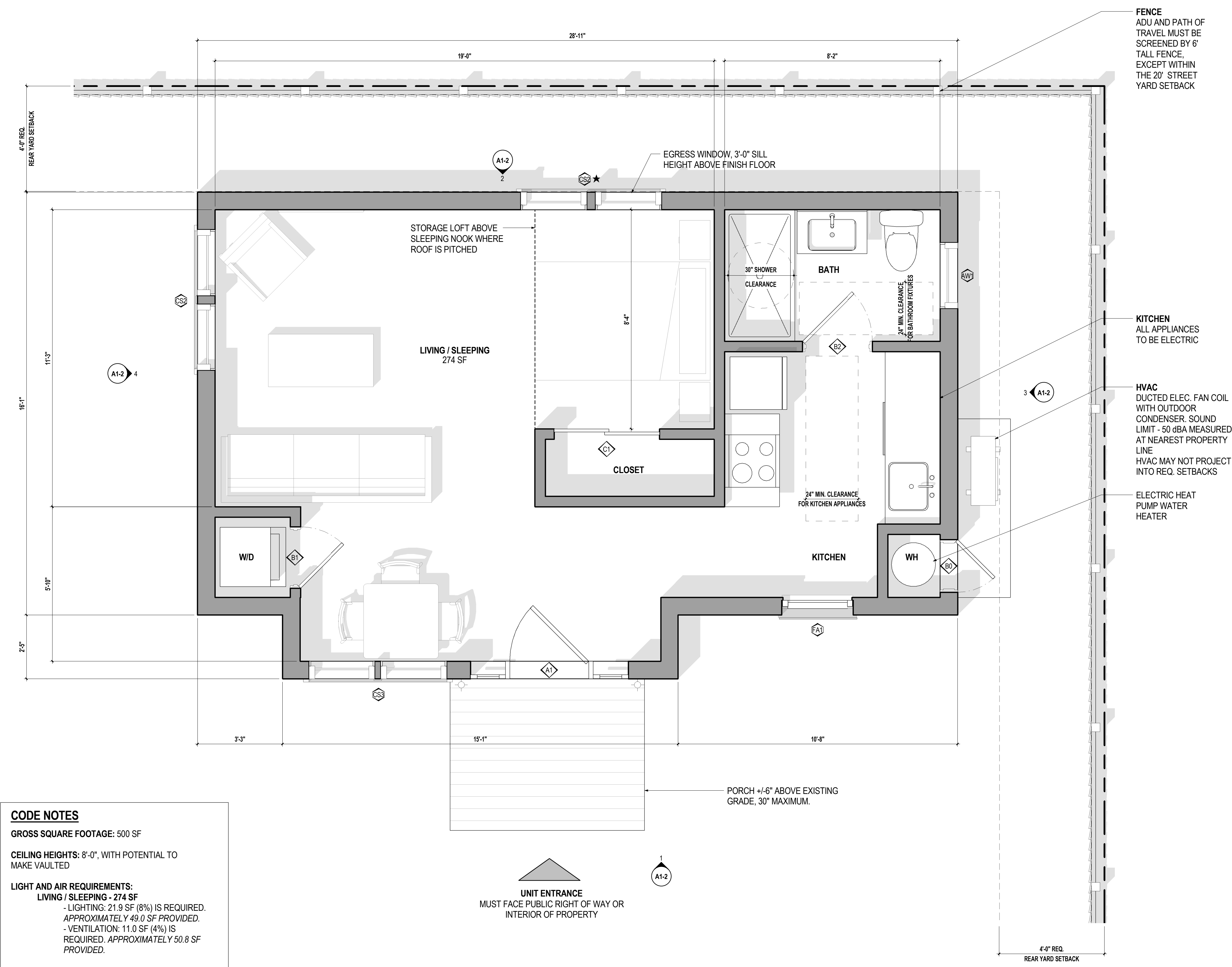
**GROSS SQUARE FOOTAGE: 500 SF**

**CEILING HEIGHTS: 8'-0", WITH POTENTIAL TO MAKE VAULTED**

**LIGHT AND AIR REQUIREMENTS:**  
**LIVING / SLEEPING - 274 SF**  
 - LIGHTING: 21.9 SF (8%) IS REQUIRED. APPROXIMATELY 49.0 SF PROVIDED.  
 - VENTILATION: 11.0 SF (4%) IS REQUIRED. APPROXIMATELY 50.8 SF PROVIDED.

**OTHER NOTES:**  
 - FRONT ENTRANCE FACES THE PUBLIC RIGHT OF WAY OR THE INTERIOR OF PROPERTY  
 - THE UNIT FEATURES ALL ELECTRICAL APPLIANCES  
 - WUI FIRE-RESISTANT MATERIALS AT PORCH, ROOF, DECKING, AND EAVES  
 - FOR DOWNSLOPING LOTS, BUILDING BASE WILL REQUIRE WATER TABLE / COURSE BAND WITH CONTRASTING DARKER STUCCO TO THE GROUND LEVEL  
 - REQUIRED SETBACKS ARE 4' FOR REAR AND SIDE YARDS AND 20' FOR STREET YARDS. ROOF EAVES MAY PROJECT INTO SETBACKS

A - STUDIO	
ROOM	AREA
A - STUDIO	
LIVING / SLEEPING	274 SF
KITCHEN	78 SF
BATH	41 SF
CLOSET	14 SF
WD	9 SF
WH	5 SF
<b>GSF:</b>	<b>500 SF</b>



FENCE ADU AND PATH OF TRAVEL MUST BE SCREENED BY 6' TALL FENCE, EXCEPT WITHIN THE 20' STREET YARD SETBACK

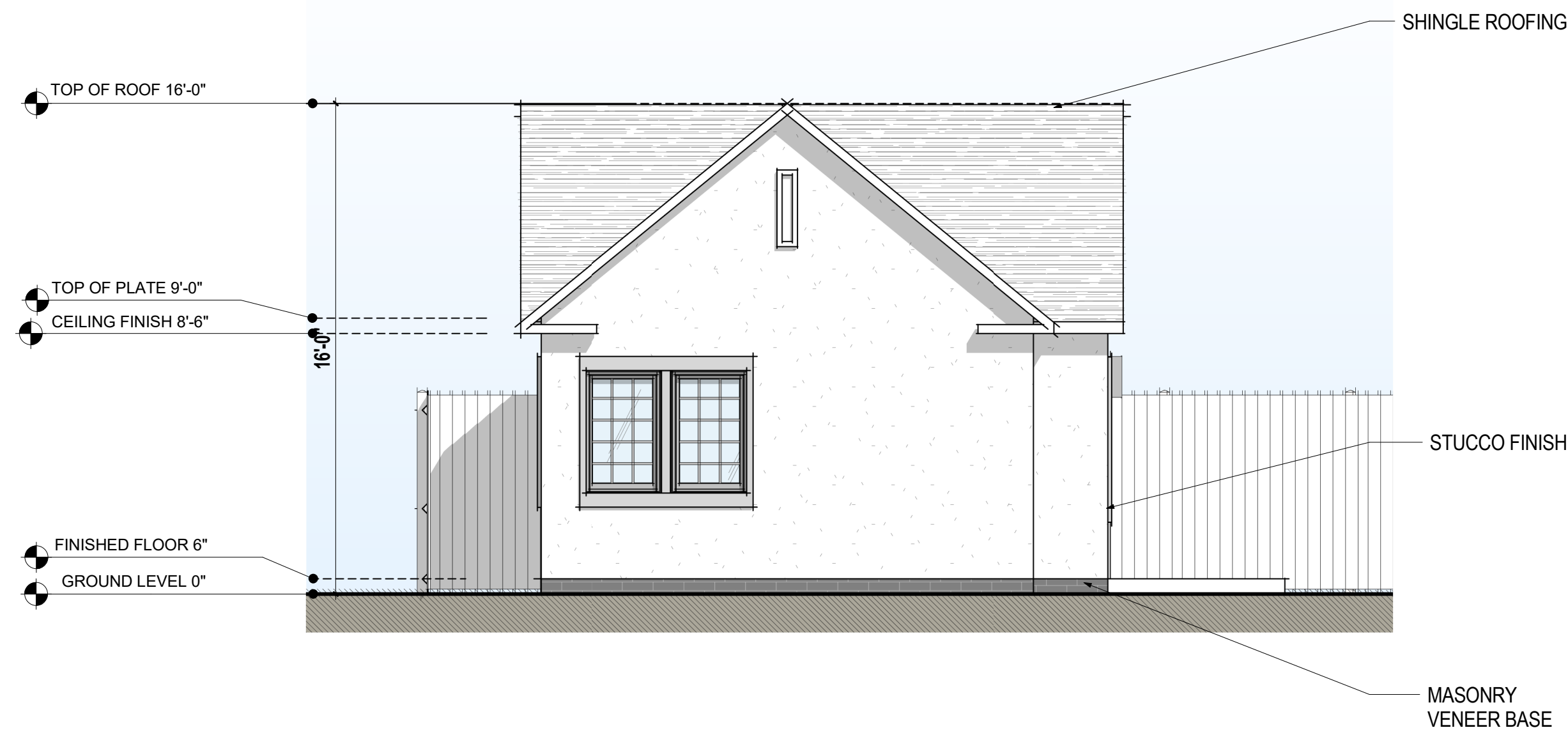
KITCHEN ALL APPLIANCES TO BE ELECTRIC

HVAC DUCTED ELEC. FAN COIL WITH OUTDOOR CONDENSER. SOUND LIMIT - 50 dBA MEASURED AT NEAREST PROPERTY LINE. HVAC MAY NOT PROJECT INTO REQ. SETBACKS

ELECTRIC HEAT PUMP WATER HEATER

PORCH +/-6" ABOVE EXISTING GRADE, 30" MAXIMUM.

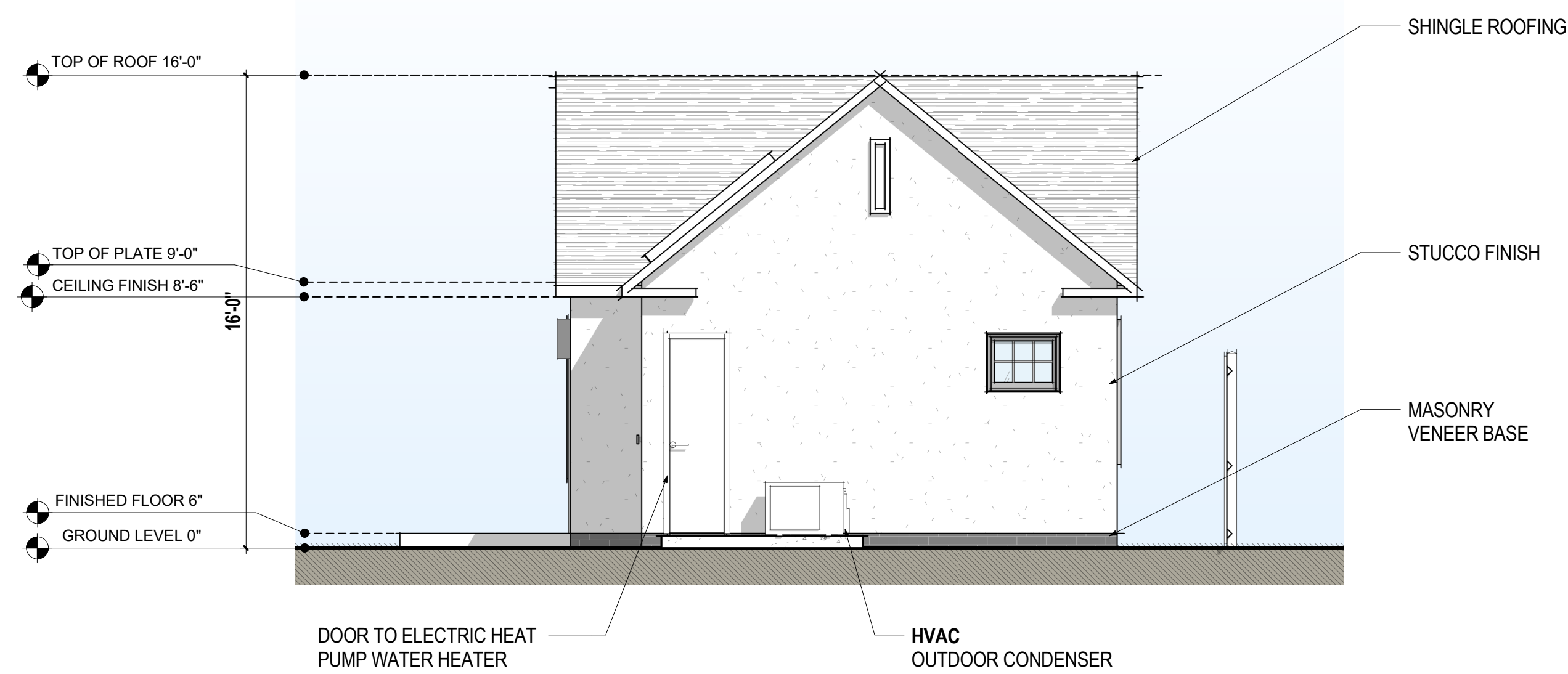
UNIT ENTRANCE MUST FACE PUBLIC RIGHT OF WAY OR INTERIOR OF PROPERTY



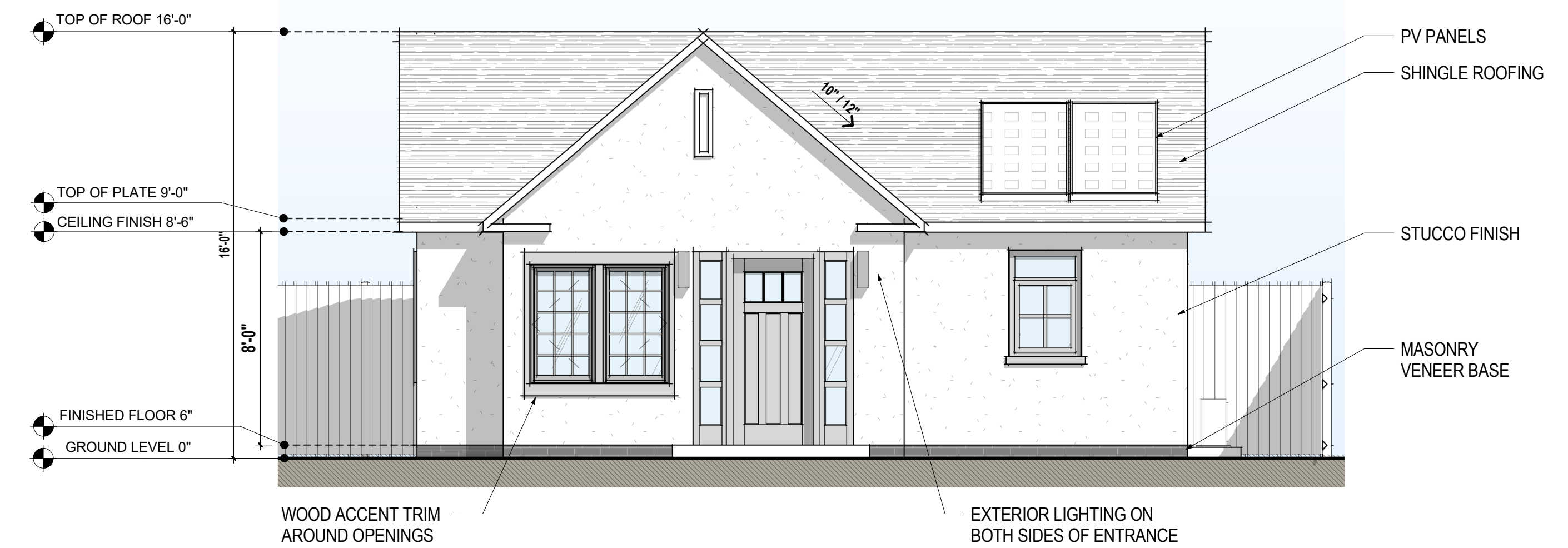
1/4" = 1'-0" A1 - TUDOR - WEST ELEVATION 4



1/4" = 1'-0" A1 - TUDOR - NORTH ELEVATION 2



1/4" = 1'-0" A1 - TUDOR - EAST ELEVATION 3



1/4" = 1'-0" A1 - TUDOR - SOUTH ELEVATION 1

CONSULTANTS

PROJECT  
1915  
**PIEDMONT  
ADU  
PROGRAM**

PROJECT ADDRESS

ISSUE DATE  
**10/04/2022**

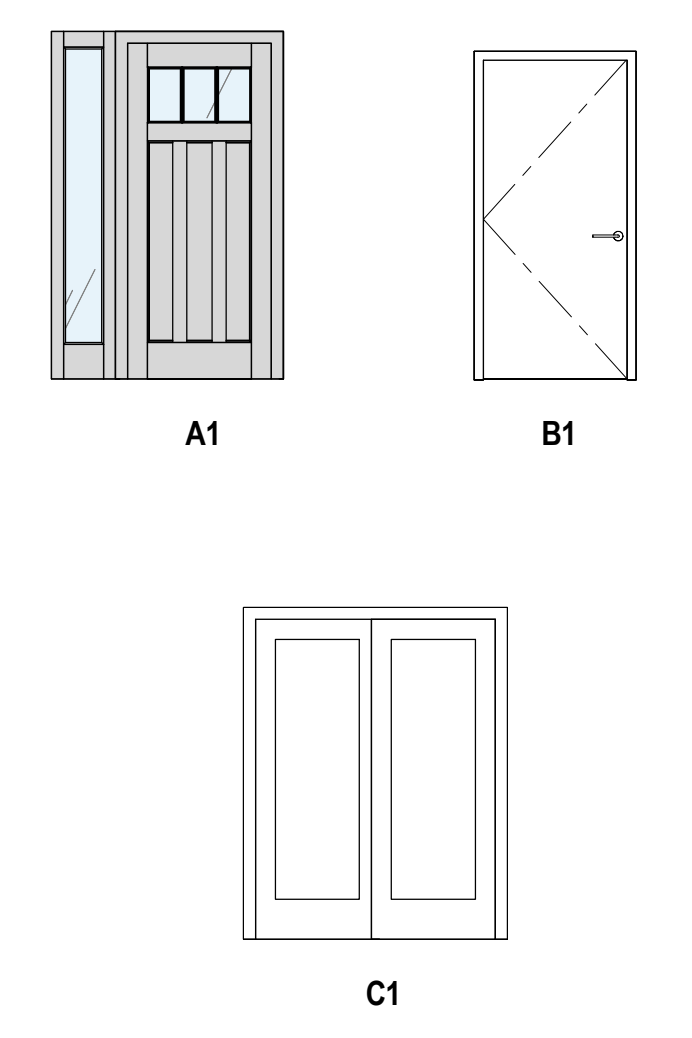
REVISIONS

NO.	DATE

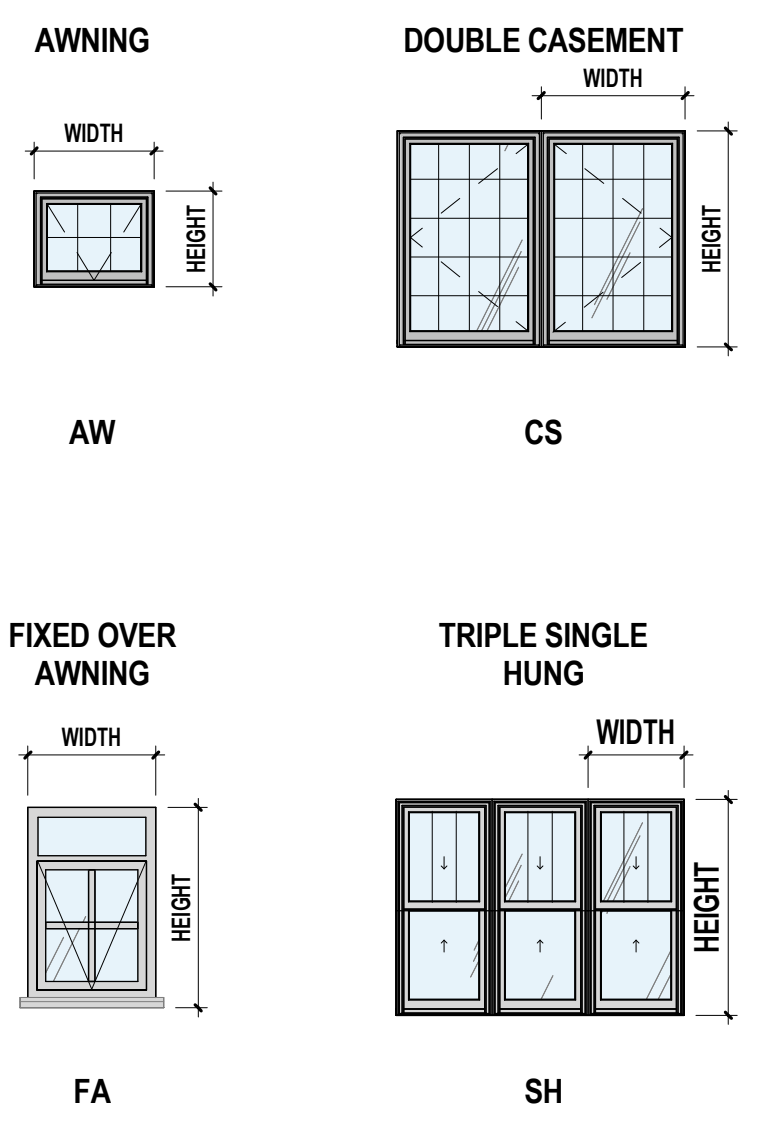
SCALE  
1/4" = 1'-0"

**ELEVATIONS**

**A1-2**



DOOR SCHEDULE					
TYPE	DESCRIPTION	WIDTH	HEIGHT	MATERIAL	COMMENTS
A1	EXT. UNIT ENTRY	3'-0"	7'-0"	ALUM. CLAD WD OR WD	SIDELIGHTS VARY BY STYLE, SEE ELEVATIONS
B0	EXTERIOR DOOR	2'-0"	6'-8"	ALUM. CLAD WD OR WD	TO WATER HEATER CLOSET
B1	INTERIOR DOOR	2'-4"	6'-8"	WD	
B2	INTERIOR DOOR	2'-8"	6'-8"	WD	
C1	DOUBLE SLIDING - SINGLE FLAT PANEL	4'-0"	6'-8"	WD	



WINDOW SCHEDULE - CRAFTSMAN					
TYPE	DESCRIPTION	WIDTH	HEIGHT	MATERIAL	COMMENTS
AW1	AWNING	2'-6"	2'-0"	ALUM. CLAD WD	TEMPERED GLASS AT BATHROOM
CS2	DOUBLE CASEMENT	2'-6"	4'-0"	ALUM. CLAD WD	EGRESS WINDOWS INDICATED W/ *
CS3	DOUBLE CASEMENT	2'-6"	4'-6"	ALUM. CLAD WD	
FA1	FIXED OVER AWNING	2'-8"	4'-0"	ALUM. CLAD WD	
SH1	TRIPLE SINGLE HUNG	2'-0"	4'-6"	ALUM. CLAD WD	

- WINDOW NOTES**
- ANY NEW WINDOWS WITHIN 10 FEET OF AN ADJACENT DWELLING SHALL HAVE FROSTED GLAZING.
  - ALL WINDOWS TO BE RECESSED 2" FROM THE WALL PLANE.
  - RESCUE WINDOWS SHALL COMPLY W/ THE FOLLOWING:
    - MIN. OPENING HEIGHT 24"
    - MIN. OPENING WIDTH 20"
    - MAX. 44" MEASURED FROM THE FLOOR
    - 5.7 SQ. FT. MIN. AREA
  - BATHROOM WINDOWS AND WINDOWS WITHIN DOOR SWING TO BE TEMPERED.

**CODE NOTES**

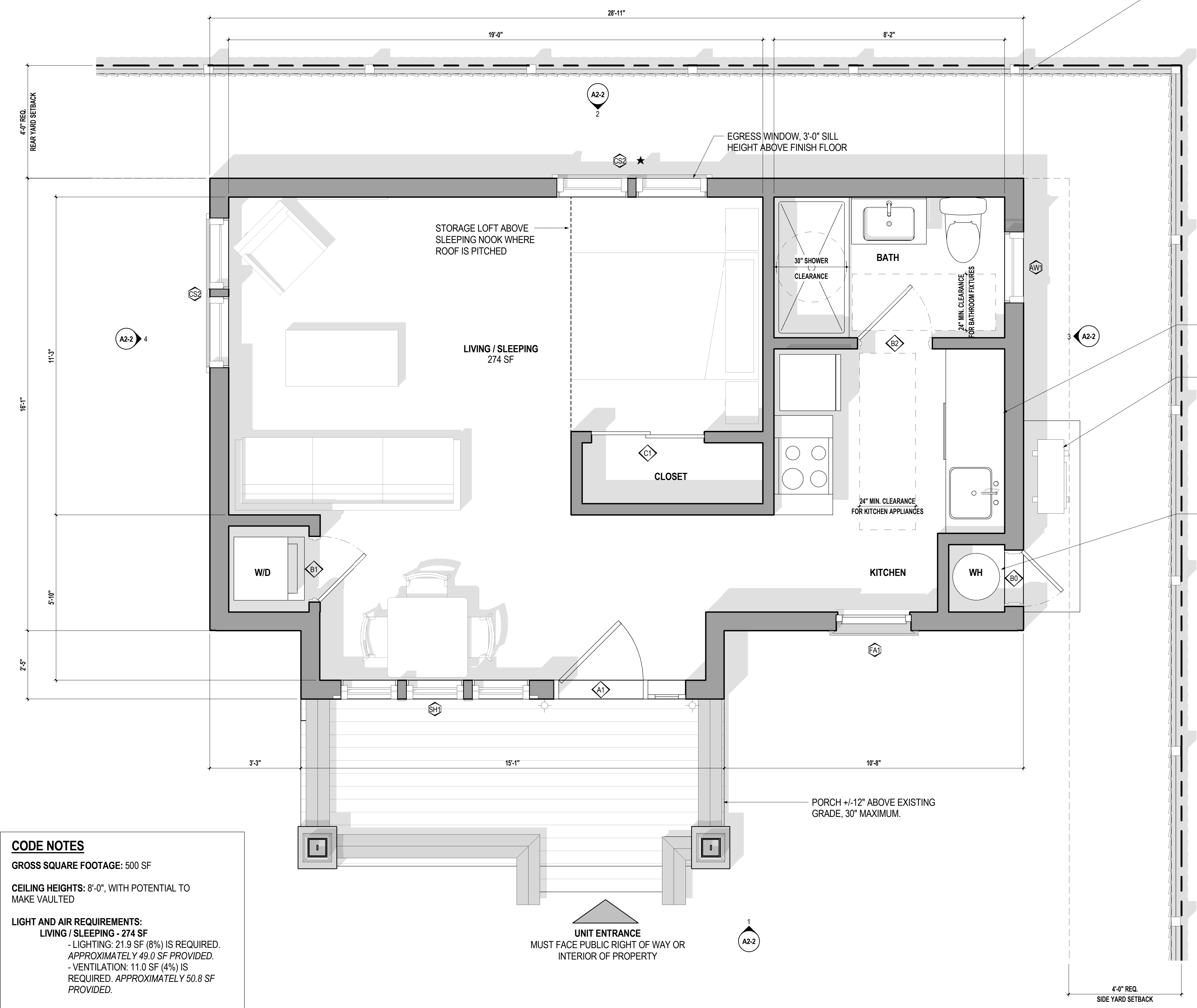
**GROSS SQUARE FOOTAGE: 500 SF**

**CEILING HEIGHTS: 8'-0", WITH POTENTIAL TO MAKE VAULTED**

**LIGHT AND AIR REQUIREMENTS:**  
**LIVING / SLEEPING - 274 SF**  
 - LIGHTING: 21.9 SF (8%) IS REQUIRED. APPROXIMATELY 49.0 SF PROVIDED.  
 - VENTILATION: 11.0 SF (4%) IS REQUIRED. APPROXIMATELY 50.8 SF PROVIDED.

**OTHER NOTES:**  
 - FRONT ENTRANCE FACES THE PUBLIC RIGHT OF WAY OR THE INTERIOR OF PROPERTY  
 - THE UNIT FEATURES ALL ELECTRICAL APPLIANCES  
 - WUI FIRE-RESISTANT MATERIALS AT PORCH, ROOF, DECKING, AND EAVES  
 - FOR DOWNSLOPING LOTS, BUILDING BASE WILL REQUIRE WATER TABLE / COURSE BAND WITH CONTRASTING DARKER STUCCO TO THE GROUND LEVEL  
 - REQUIRED SETBACKS ARE 4' FOR REAR AND SIDE YARDS AND 20' FOR STREET YARDS. ROOF EAVES MAY PROJECT INTO SETBACKS

A - STUDIO	
ROOM	AREA
A - STUDIO	
LIVING / SLEEPING	274 SF
KITCHEN	78 SF
BATH	41 SF
CLOSET	14 SF
WD	9 SF
WH	5 SF
<b>GSF:</b>	<b>500 SF</b>



FENCE ADU AND PATH OF TRAVEL MUST BE SCREENED BY 6' TALL FENCE, EXCEPT WITHIN THE 20' STREET YARD SETBACK

KITCHEN ALL APPLIANCES TO BE ELECTRIC

HVAC DUCTED ELEC. FAN COIL WITH OUTDOOR CONDENSER. SOUND LIMIT - 50 dBA MEASURED AT NEAREST PROPERTY LINE. HVAC MAY NOT PROJECT INTO REQ. SETBACKS

ELECTRIC HEAT PUMP WATER HEATER

EGRESS WINDOW, 3'-0" SILL HEIGHT ABOVE FINISH FLOOR

STORAGE LOFT ABOVE SLEEPING NOOK WHERE ROOF IS PITCHED

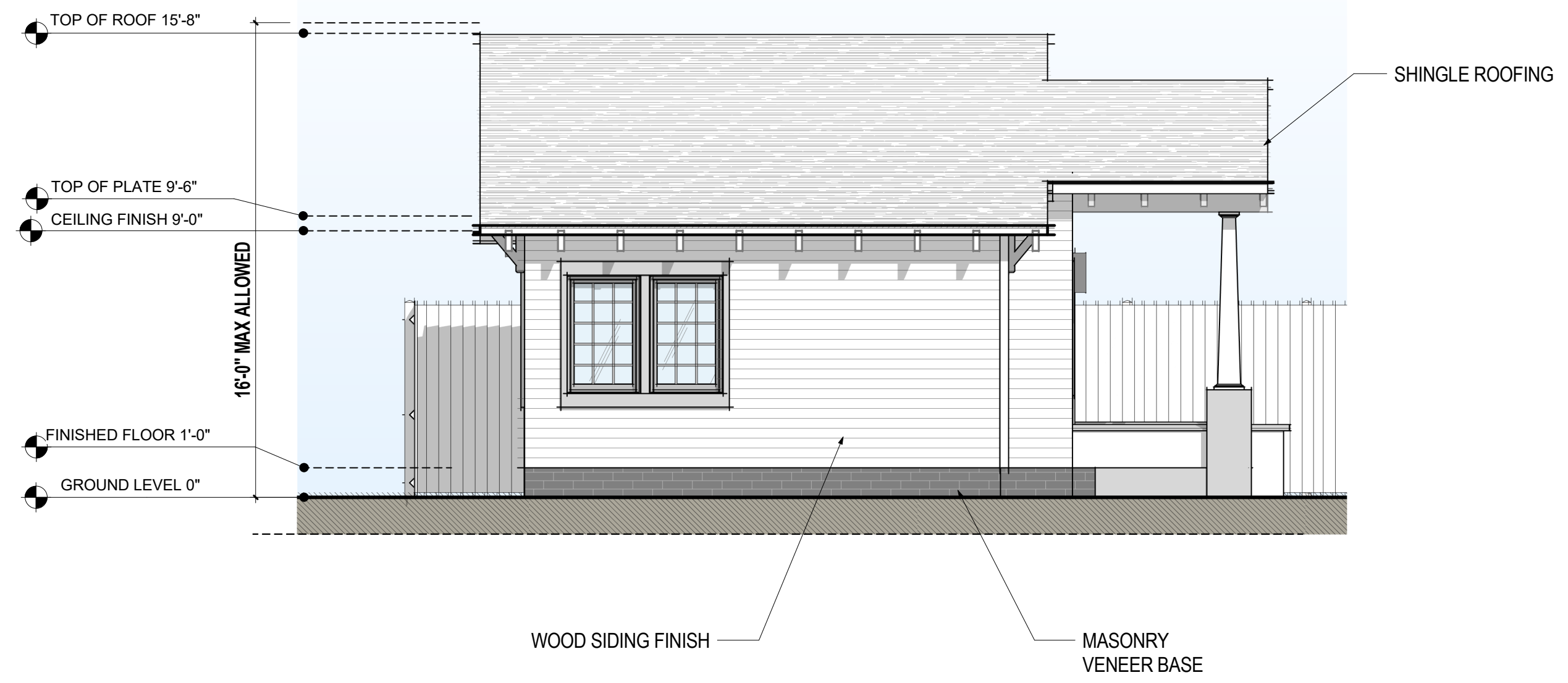
24" MIN. CLEARANCE FOR KITCHEN APPLIANCES

30" SHOWER CLEARANCE

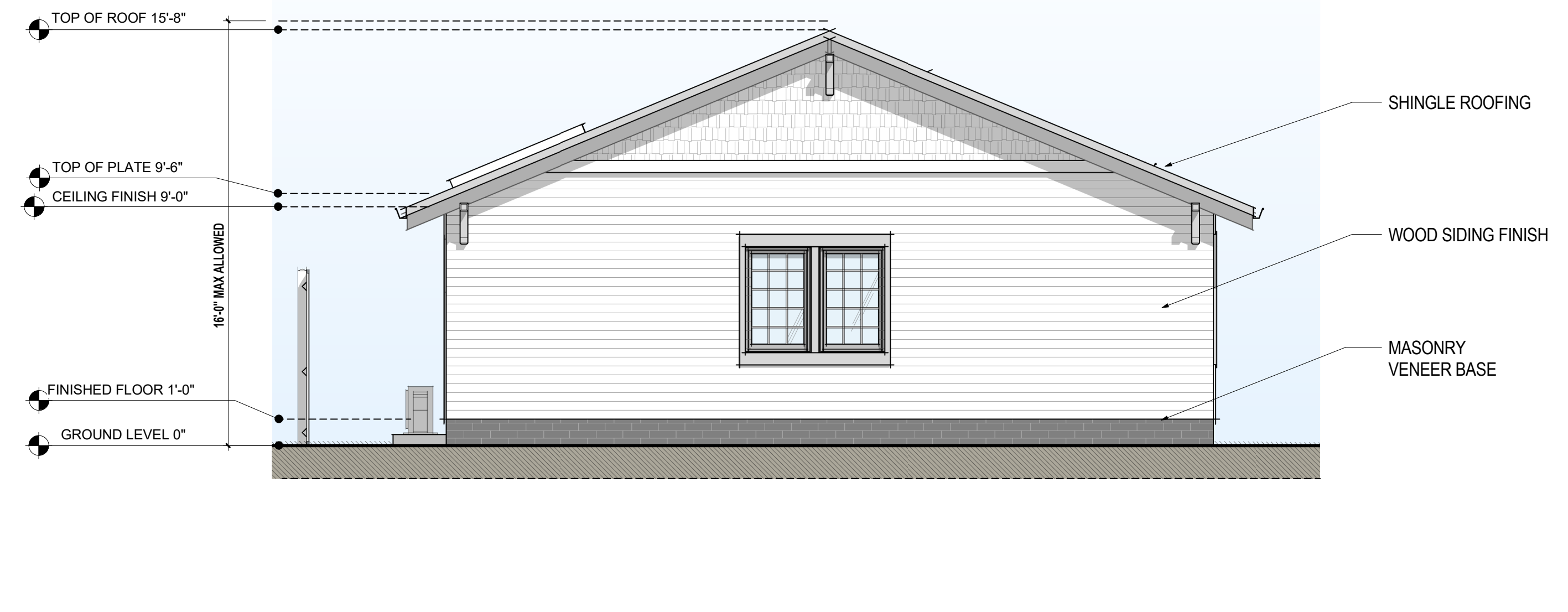
24" MIN. CLEARANCE FOR BATHROOM FIXTURES

PORCH +/-12" ABOVE EXISTING GRADE, 30" MAXIMUM.

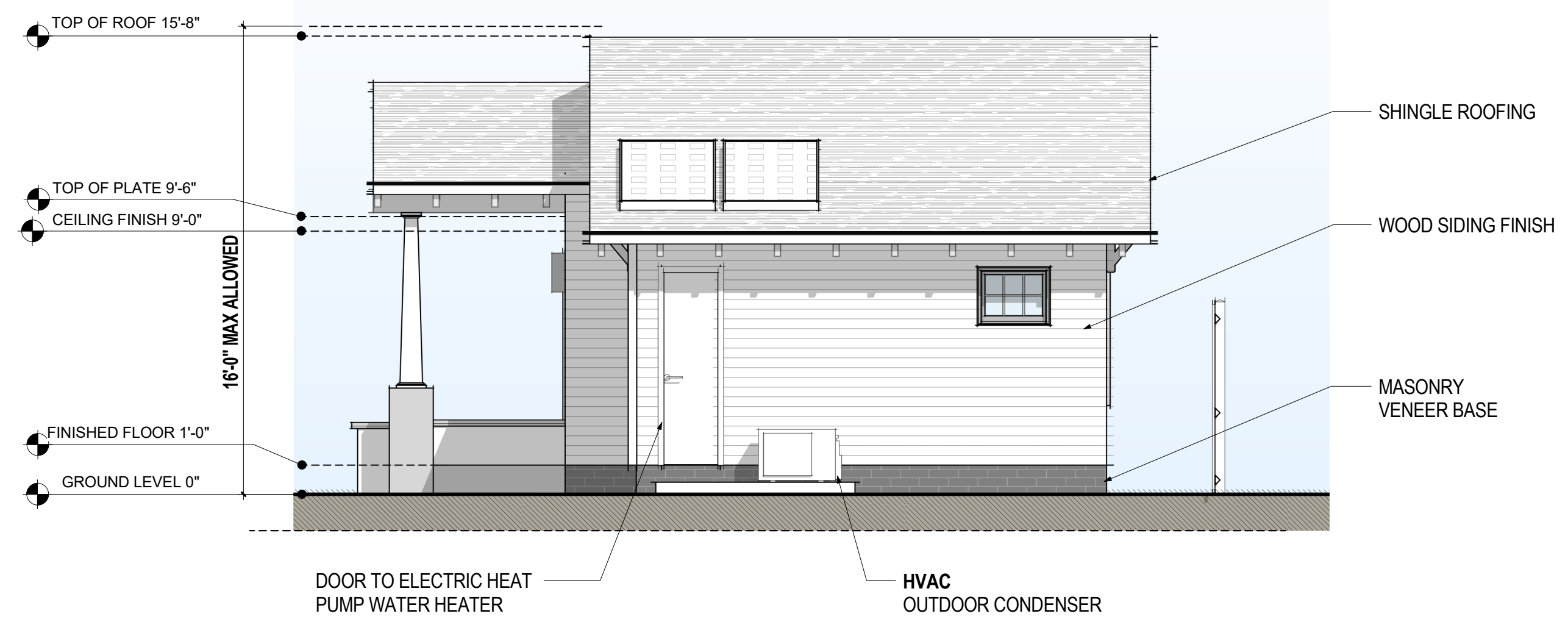
UNIT ENTRANCE MUST FACE PUBLIC RIGHT OF WAY OR INTERIOR OF PROPERTY



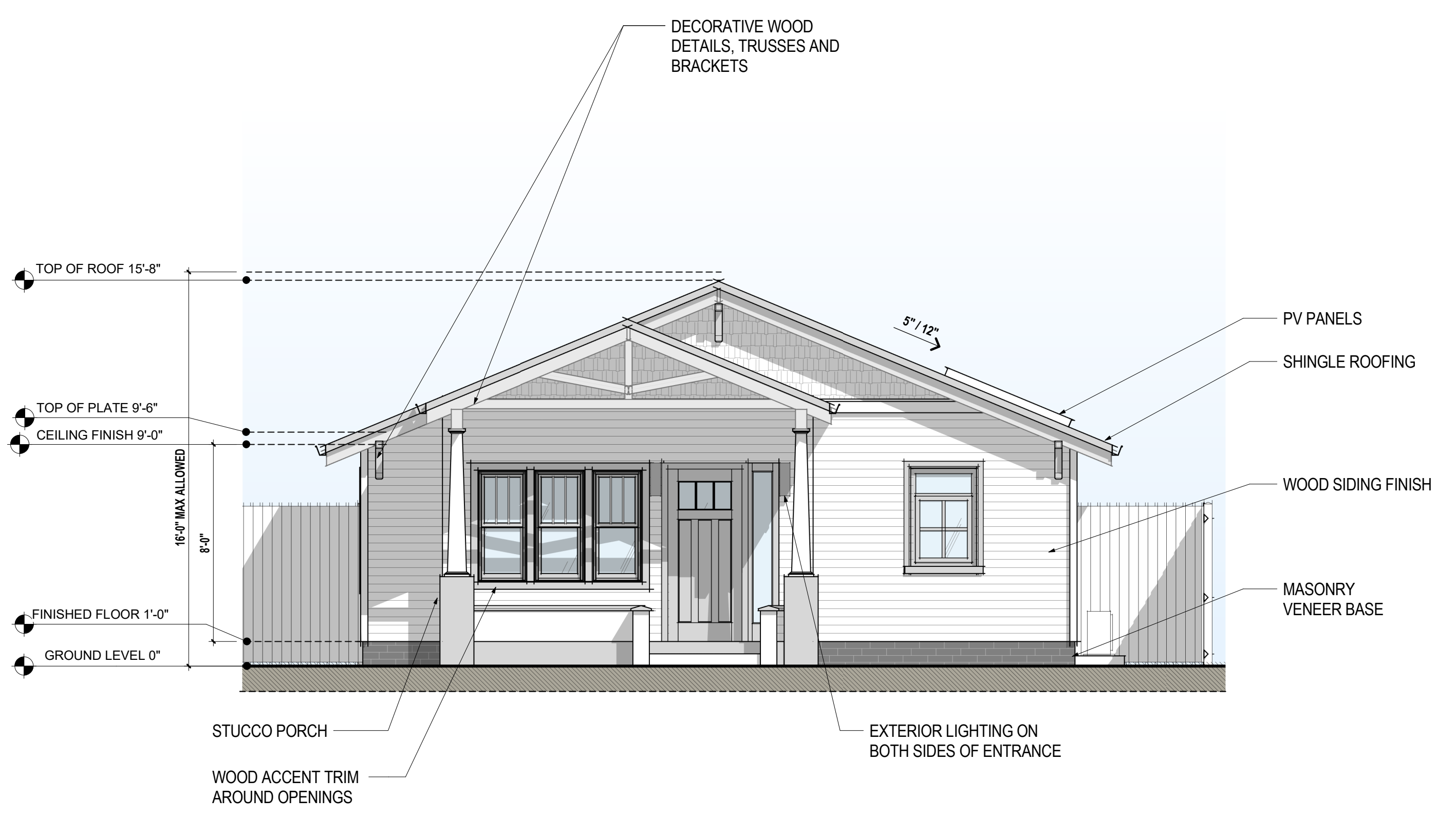
1/4" = 1'-0" A2 - CRAFTSMAN - WEST ELEVATION 4



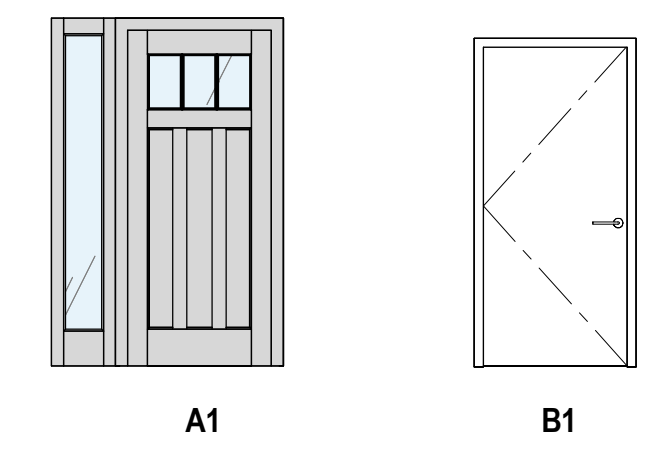
1/4" = 1'-0" A2 - CRAFTSMAN - NORTH ELEVATION 2



1/4" = 1'-0" A2 - CRAFTSMAN - EAST ELEVATION 3

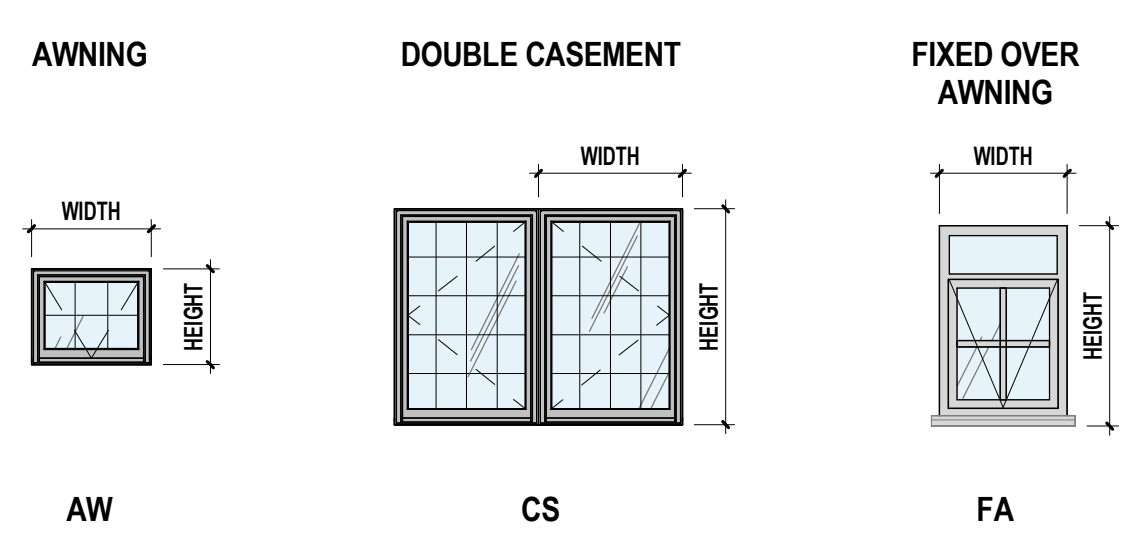


1/4" = 1'-0" A2 - CRAFTSMAN - SOUTH ELEVATION 1



A1 B1  
C1

DOOR SCHEDULE					
TYPE	DESCRIPTION	WIDTH	HEIGHT	MATERIAL	COMMENTS
A1	EXT. UNIT ENTRY	3'-0"	7'-0"	ALUM. CLAD WD OR WD	SIDE LIGHTS VARY BY STYLE, SEE ELEVATIONS
B0	EXTERIOR DOOR	2'-0"	6'-8"	ALUM. CLAD WD OR WD	TO WATER HEATER CLOSET
B1	INTERIOR DOOR	2'-4"	6'-8"	WD	
B2	INTERIOR DOOR	2'-8"	6'-8"	WD	
C1	DOUBLE SLIDING - SINGLE FLAT PANEL	4'-0"	6'-8"	WD	



AW CS FA

WINDOW SCHEDULE					
TYPE	DESCRIPTION	WIDTH	HEIGHT	MATERIAL	COMMENTS
AW1	AWNING	2'-6"	2'-0"	ALUM. CLAD WD	TEMPERED GLASS AT BATHROOM
CS2	DOUBLE CASEMENT	2'-6"	4'-0"	ALUM. CLAD WD	EGRESS WINDOWS INDICATED W/ *
CS3	DOUBLE CASEMENT	2'-6"	4'-6"	ALUM. CLAD WD	
FA1	FIXED OVER AWNING	2'-8"	4'-0"	ALUM. CLAD WD	

- WINDOW NOTES**
- ANY NEW WINDOWS WITHIN 10 FEET OF AN ADJACENT DWELLING SHALL HAVE FROSTED GLAZING.
  - ALL WINDOWS TO BE RECESSED 2" FROM THE WALL PLANE.
  - RESCUE WINDOWS SHALL COMPLY W/ THE FOLLOWING:
    - MIN. OPENING HEIGHT 24"
    - MIN. OPENING WIDTH 20"
    - MAX. 44" MEASURED FROM THE FLOOR
    - 5.7 SQ. FT. MIN. AREA
  - BATHROOM WINDOWS AND WINDOWS WITHIN DOOR SWING TO BE TEMPERED.

**CODE NOTES**

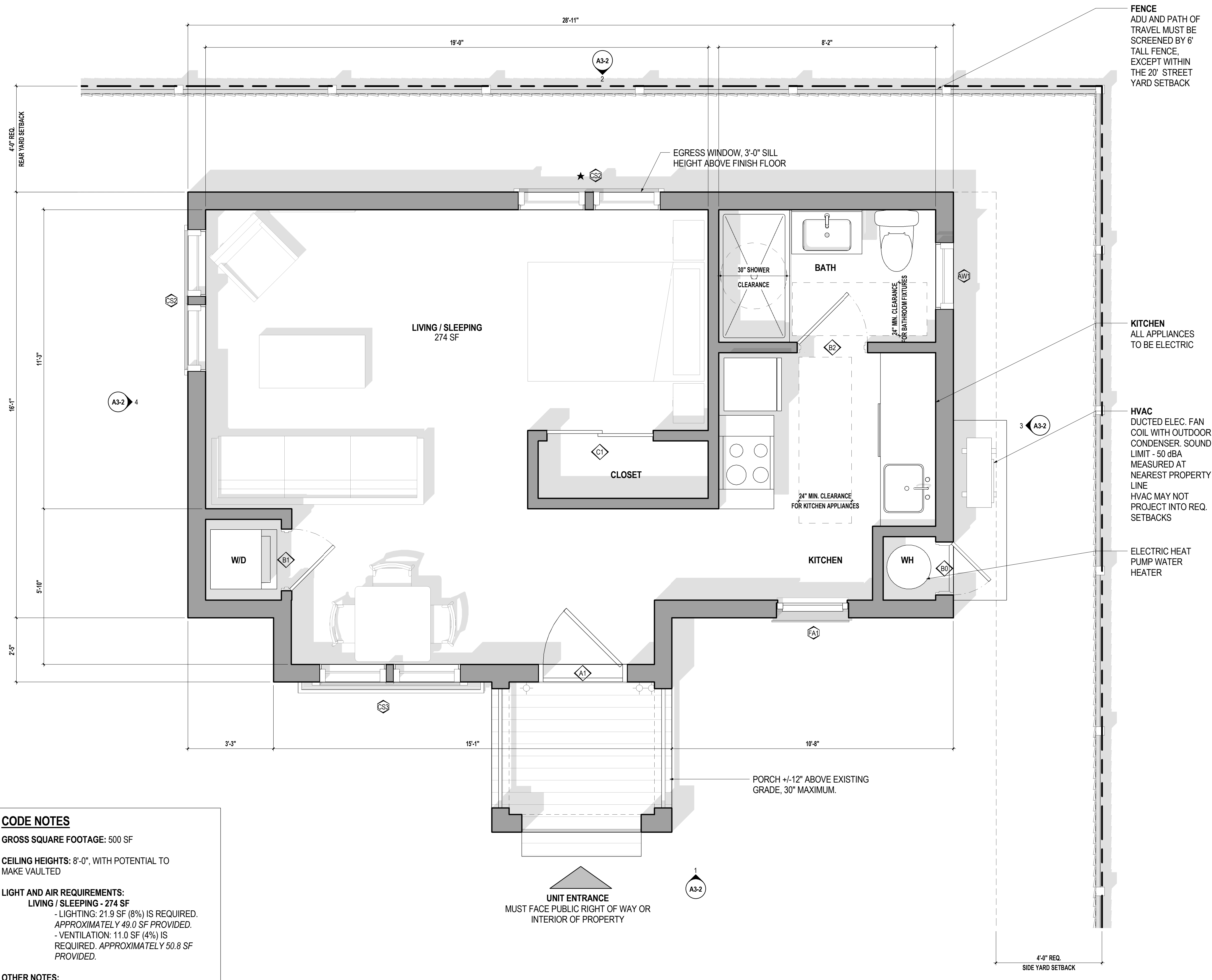
**GROSS SQUARE FOOTAGE: 500 SF**

**CEILING HEIGHTS: 8'-0", WITH POTENTIAL TO MAKE VAULTED**

**LIGHT AND AIR REQUIREMENTS:**  
**LIVING / SLEEPING - 274 SF**  
 - LIGHTING: 21.9 SF (8%) IS REQUIRED. APPROXIMATELY 49.0 SF PROVIDED.  
 - VENTILATION: 11.0 SF (4%) IS REQUIRED. APPROXIMATELY 50.8 SF PROVIDED.

**OTHER NOTES:**  
 - FRONT ENTRANCE FACES THE PUBLIC RIGHT OF WAY OR THE INTERIOR OF PROPERTY  
 - THE UNIT FEATURES ALL ELECTRICAL APPLIANCES  
 - WUI FIRE-RESISTANT MATERIALS AT PORCH, ROOF, DECKING, AND EAVES  
 - FOR DOWNSLOPING LOTS, BUILDING BASE WILL REQUIRE WATER TABLE / COURSE BAND WITH CONTRASTING DARKER STUCCO TO THE GROUND LEVEL  
 - REQUIRED SETBACKS ARE 4' FOR REAR AND SIDE YARDS AND 20' FOR STREET YARDS. ROOF EAVES MAY PROJECT INTO SETBACKS

A - STUDIO	
ROOM	AREA
A - STUDIO	
LIVING / SLEEPING	274 SF
KITCHEN	78 SF
BATH	41 SF
CLOSET	14 SF
W/D	9 SF
WH	5 SF
<b>GSF:</b>	<b>500 SF</b>



**FENCE**  
ADU AND PATH OF TRAVEL MUST BE SCREENED BY 6' TALL FENCE, EXCEPT WITHIN THE 20' STREET YARD SETBACK

**KITCHEN**  
ALL APPLIANCES TO BE ELECTRIC

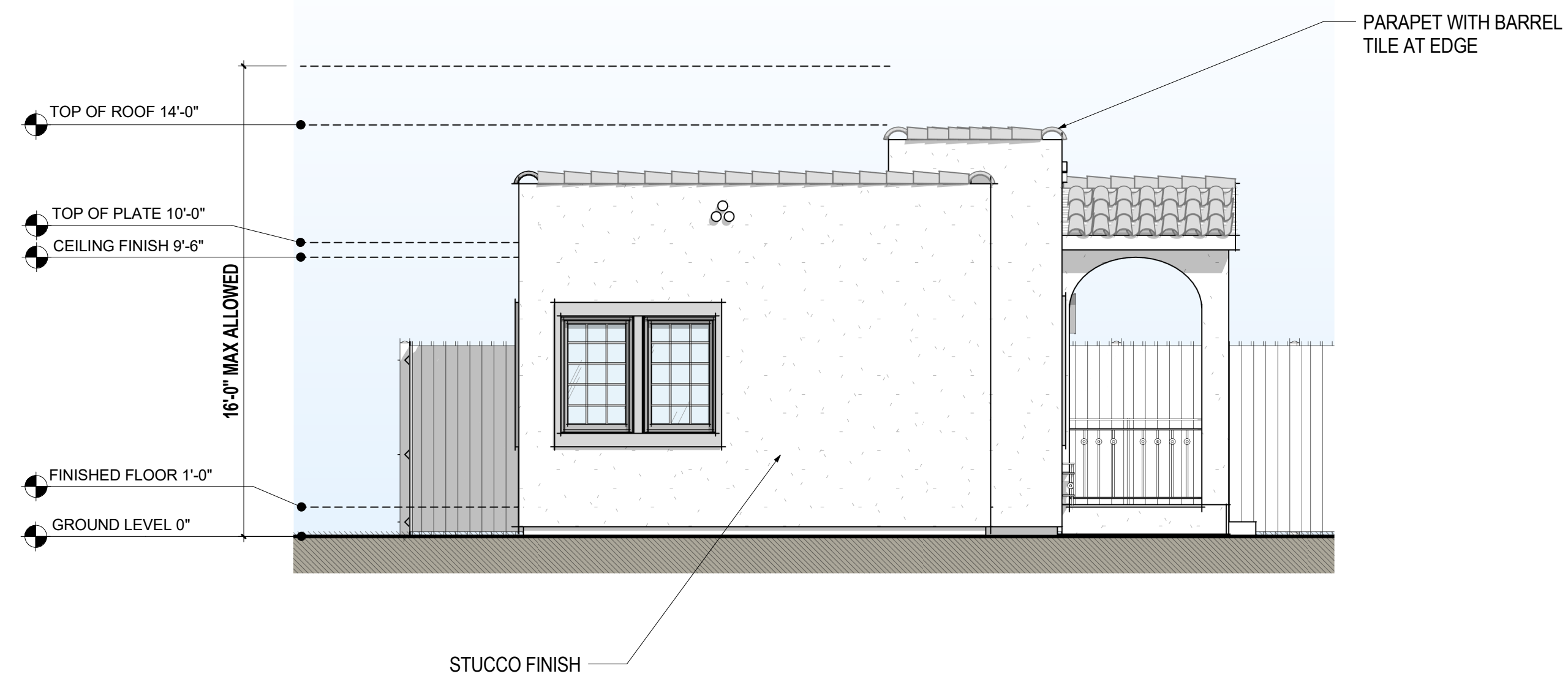
**HVAC**  
DUCTED ELEC. FAN COIL WITH OUTDOOR CONDENSER. SOUND LIMIT - 50 dBA MEASURED AT NEAREST PROPERTY LINE  
HVAC MAY NOT PROJECT INTO REQ. SETBACKS

**ELECTRIC HEAT PUMP WATER HEATER**

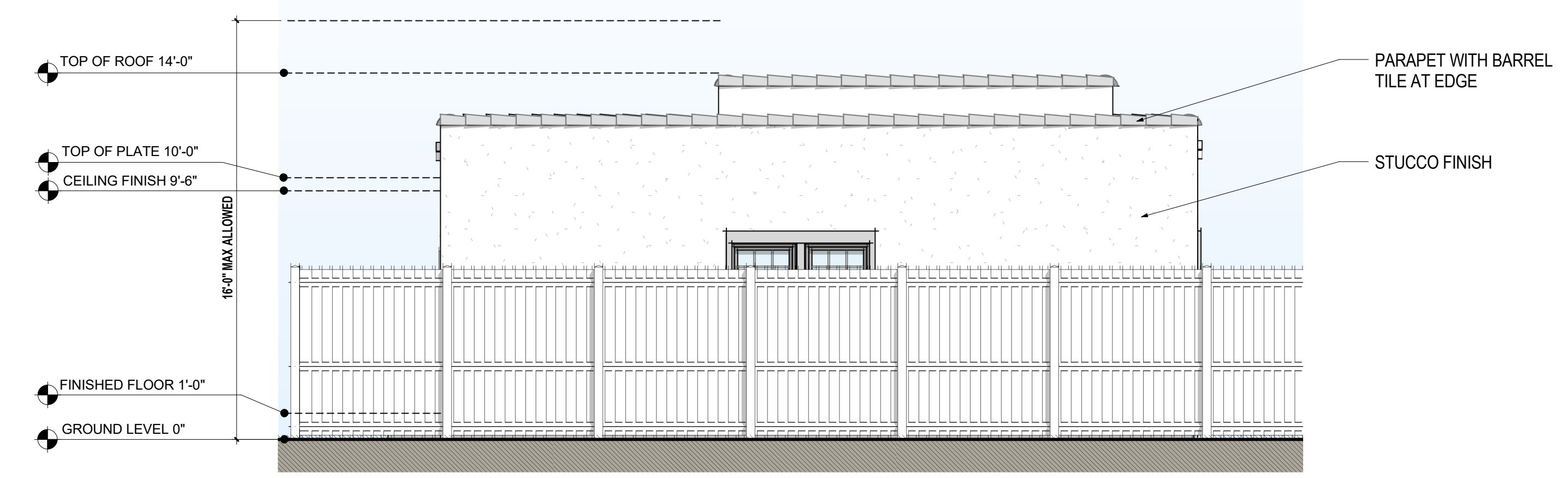
EGRESS WINDOW, 3'-0" SILL HEIGHT ABOVE FINISH FLOOR

PORCH +/-12" ABOVE EXISTING GRADE, 30" MAXIMUM.

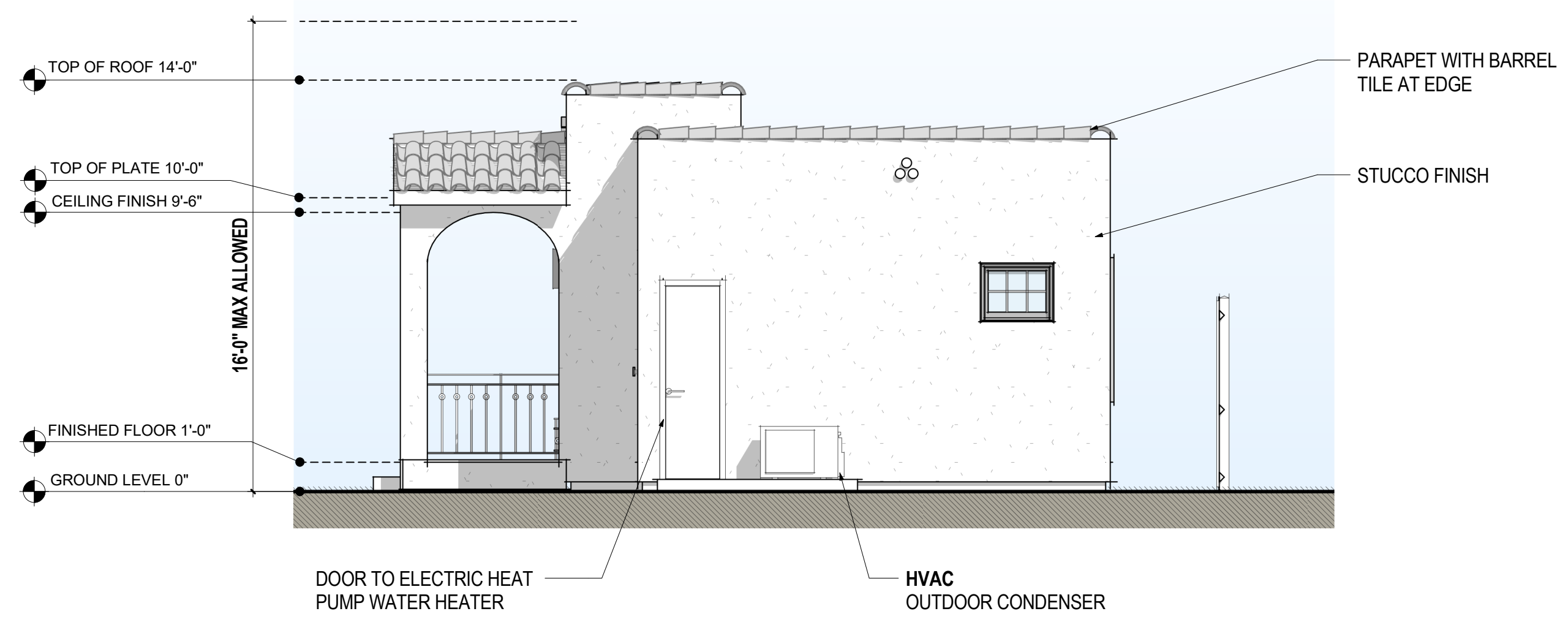
**UNIT ENTRANCE**  
MUST FACE PUBLIC RIGHT OF WAY OR INTERIOR OF PROPERTY



1/4" = 1'-0" A3 - SPANISH - WEST ELEVATION 4



1/4" = 1'-0" A3 - SPANISH - NORTH ELEVATION 2



1/4" = 1'-0" A3 - SPANISH - EAST ELEVATION 3



1/4" = 1'-0" A3 - SPANISH - SOUTH ELEVATION 1

10/02/2022 1:44:35 PM

BUILDING DEPT STAMPING

CONSULTANTS

PROJECT  
1915  
**PIEDMONT  
ADU  
PROGRAM**

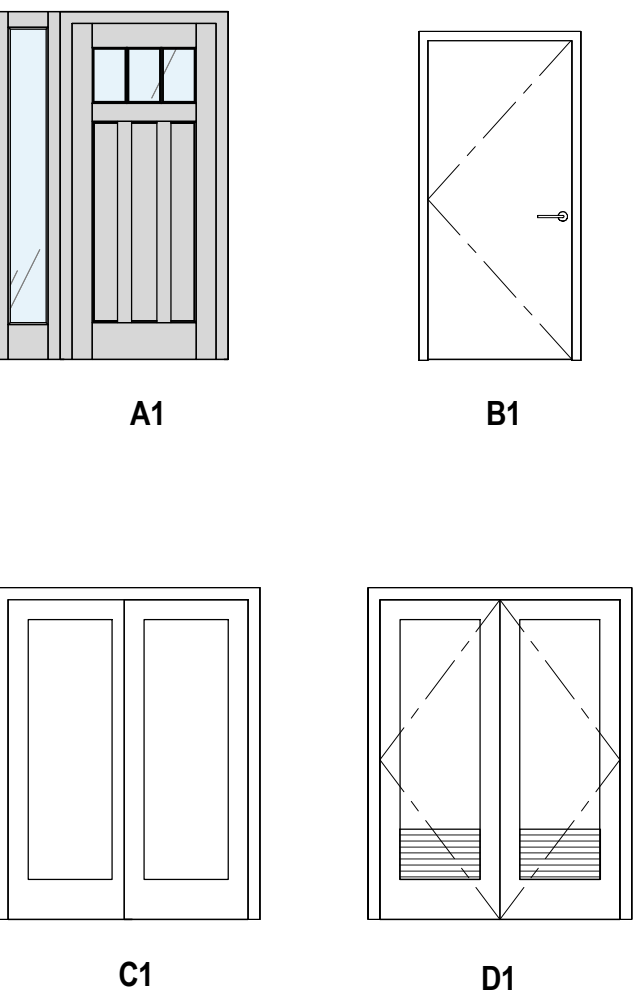
ISSUE DATE  
**10/04/2022**

REVISIONS

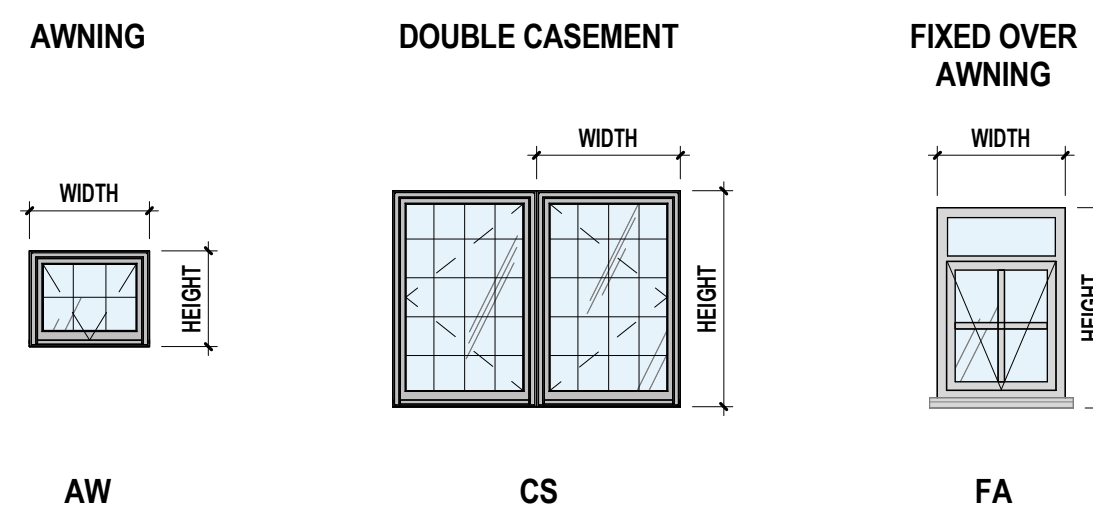
NO.	DATE

SCALE  
1/4" = 1'-0"  
**ELEVATIONS**

**A3-2**

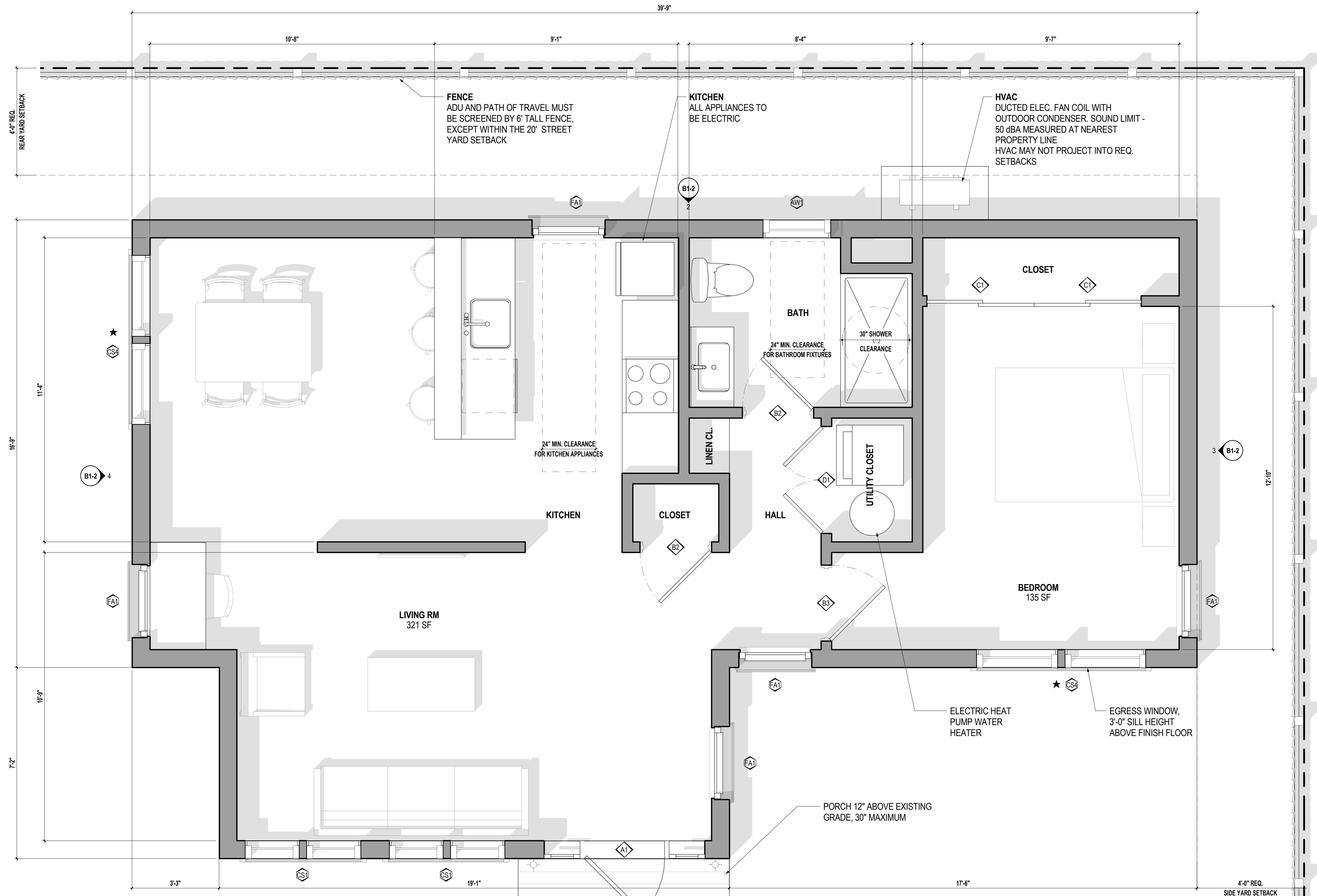


DOOR SCHEDULE - 1 BEDROOM					
TYPE	DESCRIPTION	WIDTH	HEIGHT	MATERIAL	COMMENTS
A1	EXT. UNIT ENTRY	3'-0"	7'-0"	ALUM. CLAD WD OR WD	SIDELIGHTS VARY BY STYLE, SEE ELEVATIONS
B0	EXTERIOR DOOR	2'-0"	6'-8"	ALUM. CLAD WD OR WD	TO WATER HEATER CLOSET
B1	INTERIOR DOOR	2'-4"	6'-8"	WD	
B2	INTERIOR DOOR	2'-8"	6'-8"	WD	
C1	DOUBLE SLIDING - SINGLE FLAT PANEL	4'-0"	6'-8"	WD	
D1	DOUBLE SWING - SINGLE FLAT PANEL	4'-0"	6'-8"	WD	WITH PARTIAL LOUVERS



WINDOW SCHEDULE - 1BED					
TYPE	DESCRIPTION	WIDTH	HEIGHT	MATERIAL	COMMENTS
AW1	AWNING	2'-6"	2'-0"	ALUM. CLAD WD	TEMPERED GLASS AT BATHROOM
CS1	DOUBLE CASEMENT	2'-0"	4'-6"	ALUM. CLAD WD	
CS4	DOUBLE CASEMENT	3'-0"	4'-6"	ALUM. CLAD WD	EGRESS WINDOWS INDICATED W/ *
FA1	FIXED OVER AWNING	2'-8"	4'-0"	ALUM. CLAD WD	

- WINDOW NOTES**
- ANY NEW WINDOWS WITHIN 10 FEET OF AN ADJACENT DWELLING SHALL HAVE FROSTED GLAZING.
  - ALL WINDOWS TO BE RECESSED 2" FROM THE WALL PLANE.
  - RESCUE WINDOWS SHALL COMPLY W/ THE FOLLOWING:
    - MIN. OPENING HEIGHT 24"
    - MIN. OPENING WIDTH 20"
    - MAX. 44" MEASURED FROM THE FLOOR
    - 5.7 SQ. FT. MIN. AREA
  - BATHROOM WINDOWS AND WINDOWS WITHIN DOOR SWING TO BE TEMPERED.



B - 1 BEDROOM		
ROOM	AREA	
1.1 1-BEDROOM		
LIVING RM	321 SF	
BEDROOM	135 SF	
KITCHEN	106 SF	
BATH	53 SF	
HALL	30 SF	
CLOSET	21 SF	
UTILITY CLOSET	14 SF	
COAT CLOSET	7 SF	
LINEN CL.	3 SF	
<b>GSF</b>	<b>800 SF</b>	

**CODE NOTES**

**GROSS SQUARE FOOTAGE:** 800 SF

**CEILING HEIGHTS:** 8'-0", WITH POTENTIAL TO MAKE VAULTED

**LIGHT AND AIR REQUIREMENTS:**

**LIVING RM - 321 SF**

- LIGHTING: 25.7 SF (8%) IS REQUIRED. APPROXIMATELY 49.0 SF PROVIDED.
- VENTILATION: 12.8 SF (4%) IS REQUIRED. APPROXIMATELY 56.4 SF PROVIDED.

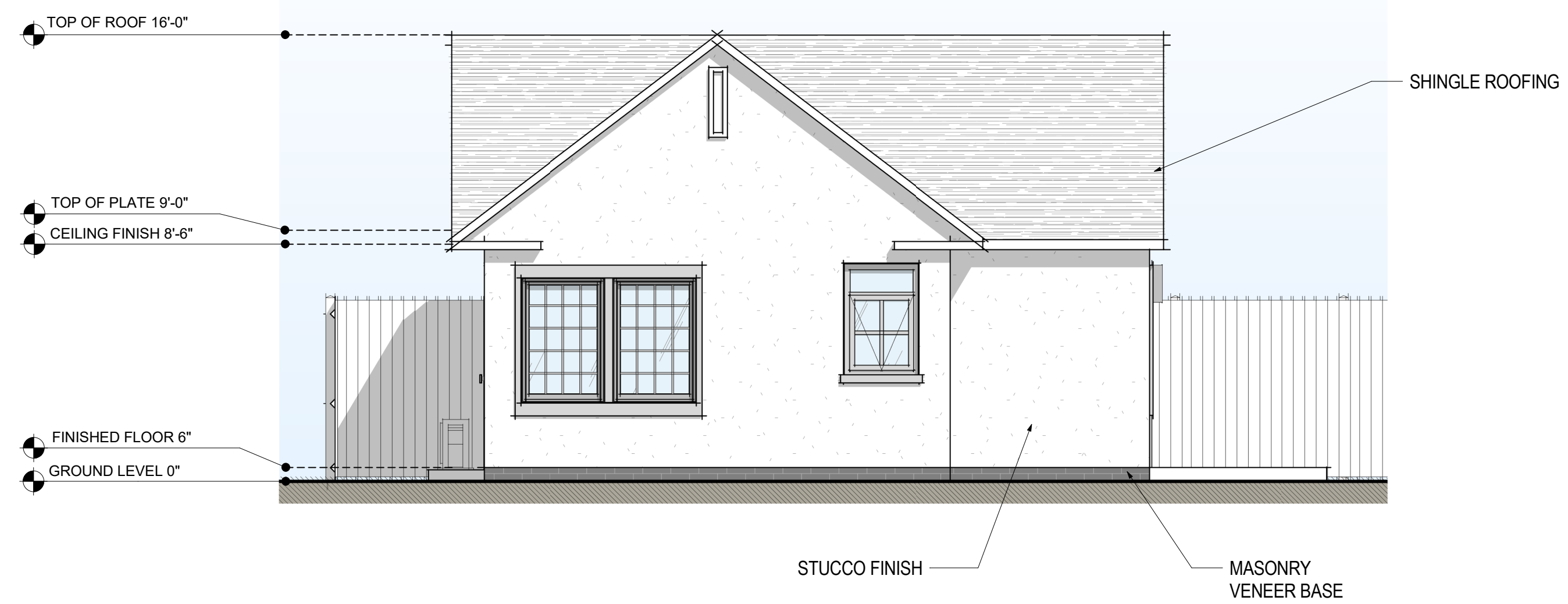
**BEDROOM - 135 SF**

- LIGHTING: 10.8 SF (8%) IS REQUIRED. APPROXIMATELY 25.4 SF PROVIDED.
- VENTILATION: 5.4 SF (4%) IS REQUIRED. APPROXIMATELY 28.71 SF PROVIDED.

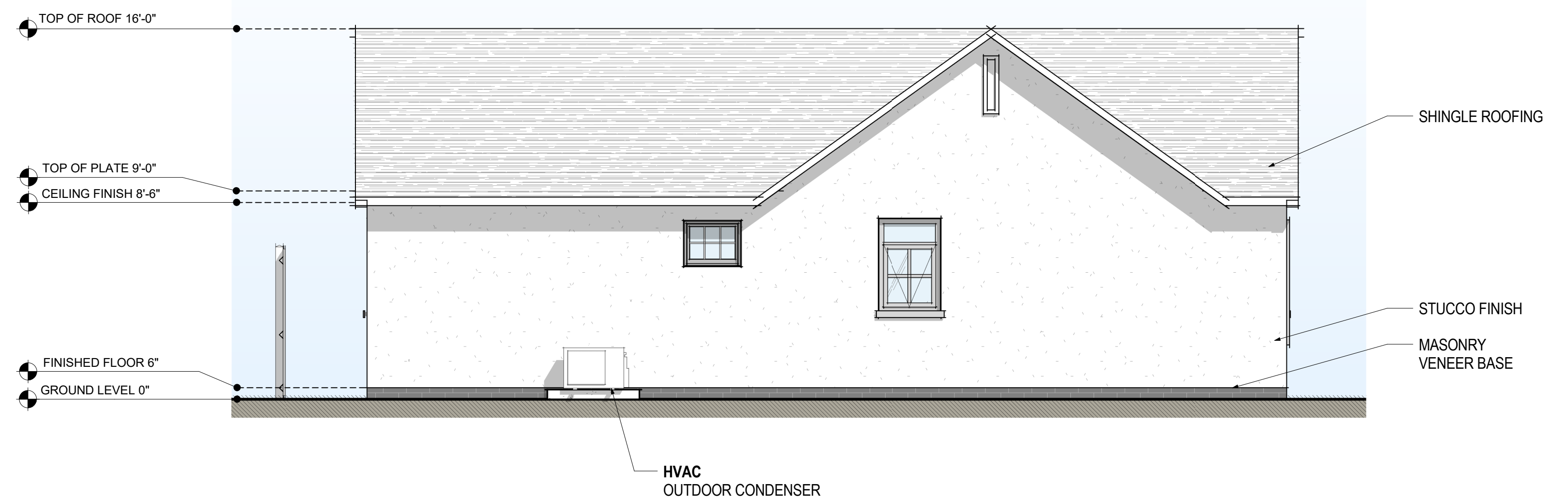
**OTHER NOTES:**

- FRONT ENTRANCE FACES THE PUBLIC RIGHT OF WAY OR THE INTERIOR OF PROPERTY
- THE UNIT FEATURES ALL ELECTRICAL APPLIANCES
- WUI FIRE-RESISTANT MATERIALS AT PORCH, ROOF, DECKING, AND EAVES
- FOR DOWNSLOPING LOTS, BUILDING BASE WILL REQUIRE WATER TABLE / COURSE BAND WITH CONTRASTING DARKER STUCCO TO THE GROUND LEVEL

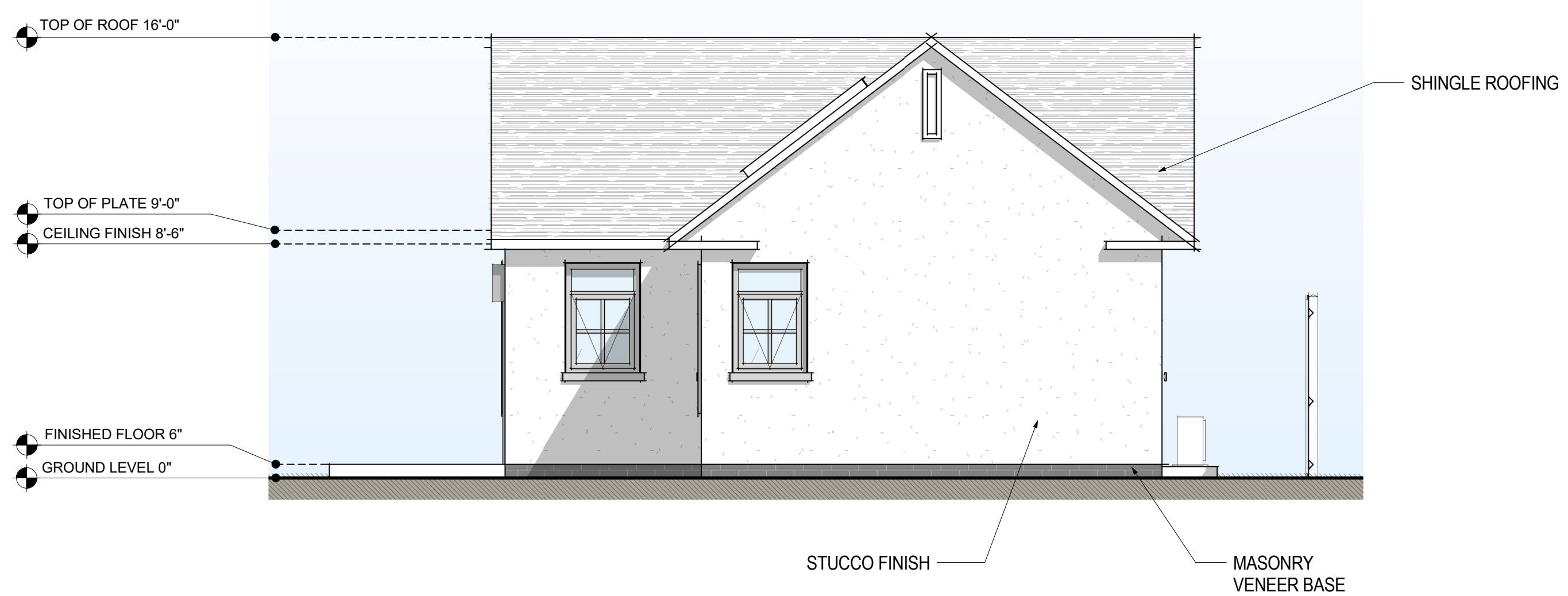




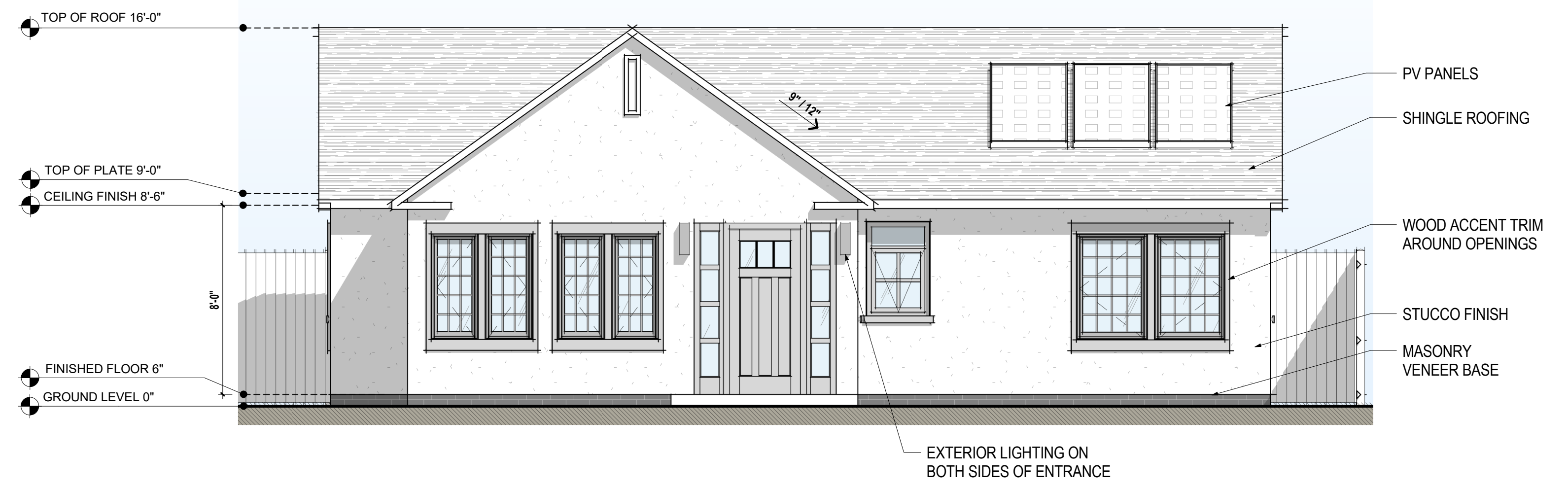
1/4" = 1'-0" B1 - TUDOR - WEST ELEVATION 4



1/4" = 1'-0" B1 - TUDOR - NORTH ELEVATION 2



1/4" = 1'-0" B1 - TUDOR - EAST ELEVATION 3



1/4" = 1'-0" B1 - TUDOR - SOUTH ELEVATION 1

PRINTED 10/04/2022 1:44:41 PM

BUILDING DEPT STAMPING

CONSULTANTS

PROJECT  
1915  
**PIEDMONT  
ADU  
PROGRAM**

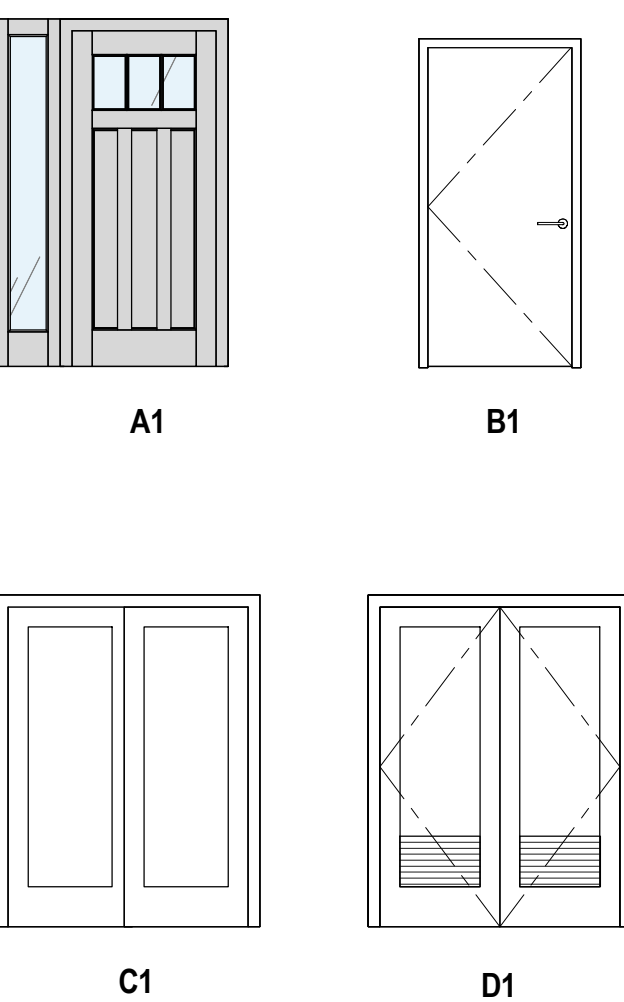
ISSUE DATE  
**10/04/2022**

REVISIONS  
NO. DATE.

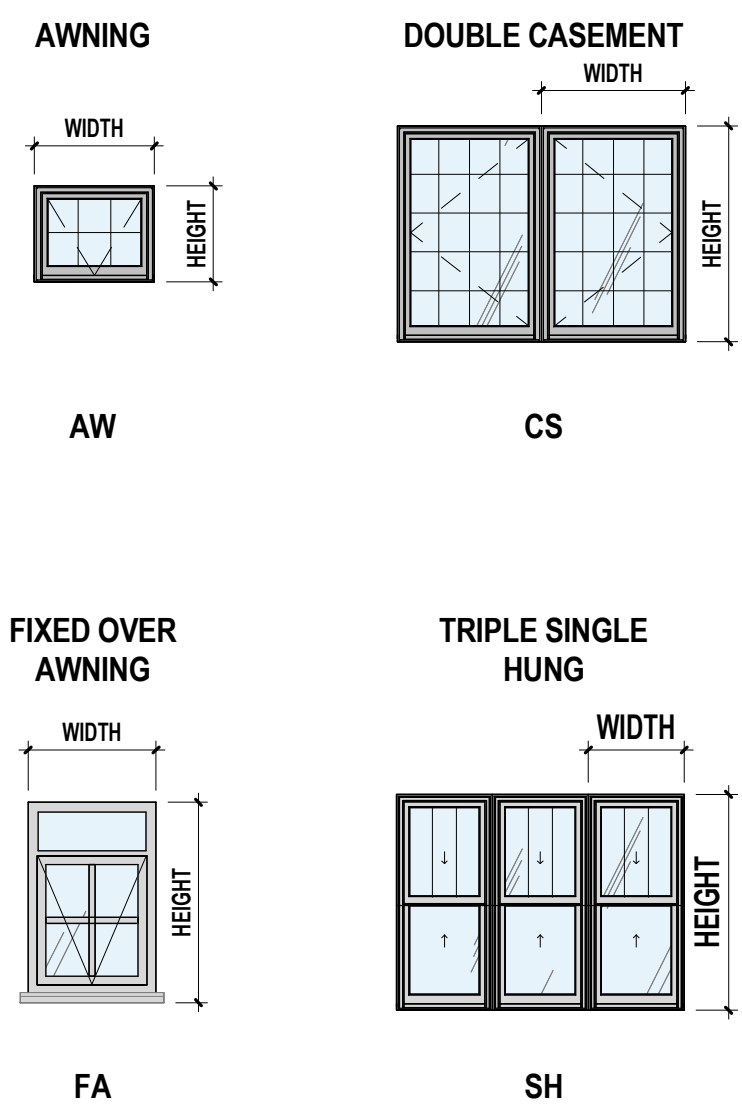
SCALE  
1/4" = 1'-0"

ELEVATIONS

**B1-2**

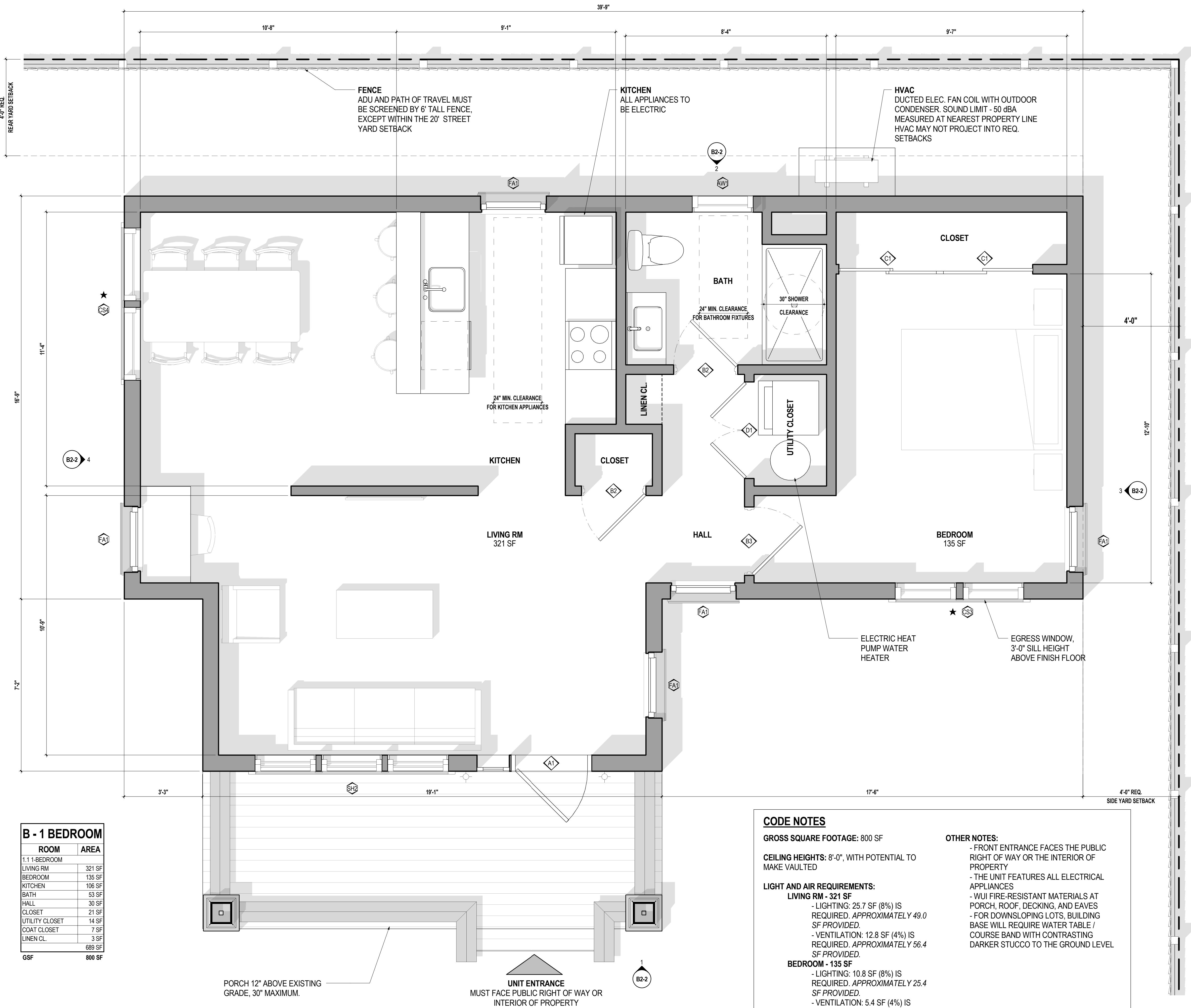


DOOR SCHEDULE - 1 BEDROOM					
TYPE	DESCRIPTION	WIDTH	HEIGHT	MATERIAL	COMMENTS
A1	EXT. UNIT ENTRY	3'-0"	7'-0"	ALUM. CLAD WD OR WD	SIDELIGHTS VARY BY STYLE, SEE ELEVATIONS.
B0	EXTERIOR DOOR	2'-0"	6'-8"	ALUM. CLAD WD OR WD	TO WATER HEATER CLOSET
B1	INTERIOR DOOR	2'-4"	6'-8"	WD	
B2	INTERIOR DOOR	2'-8"	6'-8"	WD	
C1	DOUBLE SLIDING - SINGLE FLAT PANEL	4'-0"	6'-8"	WD	
D1	DOUBLE SWING - SINGLE FLAT PANEL	4'-0"	6'-8"	WD	WITH PARTIAL LOUVERS



WINDOW SCHEDULE - 1BED CRAFTSMAN					
TYPE	DESCRIPTION	WIDTH	HEIGHT	MATERIAL	COMMENTS
AW1	AWNING	2'-6"	2'-0"	ALUM. CLAD WD	TEMPERED GLASS AT BATHROOM
CS1	DOUBLE CASEMENT	2'-0"	4'-6"	ALUM. CLAD WD	
CS4	DOUBLE CASEMENT	3'-0"	4'-6"	ALUM. CLAD WD	EGRESS WINDOWS INDICATED W/ *
FA1	FIXED OVER AWNING	2'-8"	4'-0"	ALUM. CLAD WD	
SH2	TRIPLE SINGLE HUNG	2'-6"	4'-6"	ALUM. CLAD WD	

- WINDOW NOTES**
- ANY NEW WINDOWS WITHIN 10 FEET OF AN ADJACENT DWELLING SHALL HAVE FROSTED GLAZING.
  - ALL WINDOWS TO BE RECESSED 2" FROM THE WALL PLANE.
  - RESCUE WINDOWS SHALL COMPLY W/ THE FOLLOWING:
    - MIN. OPENING HEIGHT 24"
    - MIN. OPENING WIDTH 20"
    - MAX. 44" MEASURED FROM THE FLOOR
    - 5.7 SQ. FT. MIN. AREA
  - BATHROOM WINDOWS AND WINDOWS WITHIN DOOR SWING TO BE TEMPERED.



B - 1 BEDROOM	
ROOM	AREA
1.1.1-BEDROOM	
LIVING RM	321 SF
BEDROOM	135 SF
KITCHEN	106 SF
BATH	53 SF
HALL	30 SF
CLOSET	21 SF
UTILITY CLOSET	14 SF
COAT CLOSET	7 SF
LINEN CL.	3 SF
<b>GSF</b>	<b>800 SF</b>

**CODE NOTES**

**GROSS SQUARE FOOTAGE:** 800 SF

**CEILING HEIGHTS:** 8'-0", WITH POTENTIAL TO MAKE VAULTED

**LIGHT AND AIR REQUIREMENTS:**

**LIVING RM - 321 SF**

- LIGHTING: 25.7 SF (8%) IS REQUIRED. APPROXIMATELY 49.0 SF PROVIDED.
- VENTILATION: 12.8 SF (4%) IS REQUIRED. APPROXIMATELY 56.4 SF PROVIDED.

**BEDROOM - 135 SF**

- LIGHTING: 10.8 SF (8%) IS REQUIRED. APPROXIMATELY 25.4 SF PROVIDED.
- VENTILATION: 5.4 SF (4%) IS REQUIRED. APPROXIMATELY 28.71 SF PROVIDED.

**OTHER NOTES:**

- FRONT ENTRANCE FACES THE PUBLIC RIGHT OF WAY OR THE INTERIOR OF PROPERTY
- THE UNIT FEATURES ALL ELECTRICAL APPLIANCES
- WUI FIRE-RESISTANT MATERIALS AT PORCH, ROOF, DECKING, AND EAVES
- FOR DOWNSLOPING LOTS, BUILDING BASE WILL REQUIRE WATER TABLE / COURSE BAND WITH CONTRASTING DARKER STUCCO TO THE GROUND LEVEL

PRINTED 10/04/2022 1:44:46 PM

BUILDING DEPT STAMPING

CONSULTANTS

PROJECT 1915  
**PIEDMONT ADU PROGRAM**

PROJECT ADDRESS

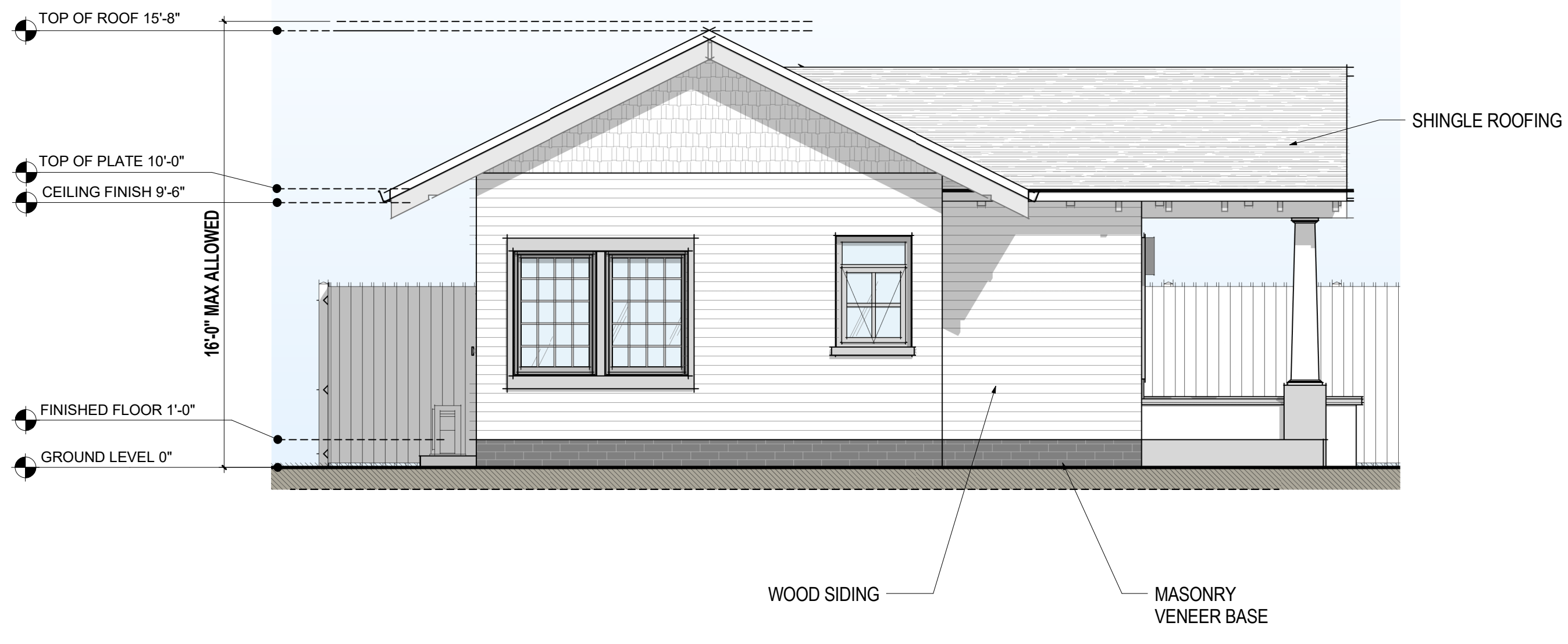
ISSUE DATE  
**10/04/2022**

REVISIONS  
NO. DATE.

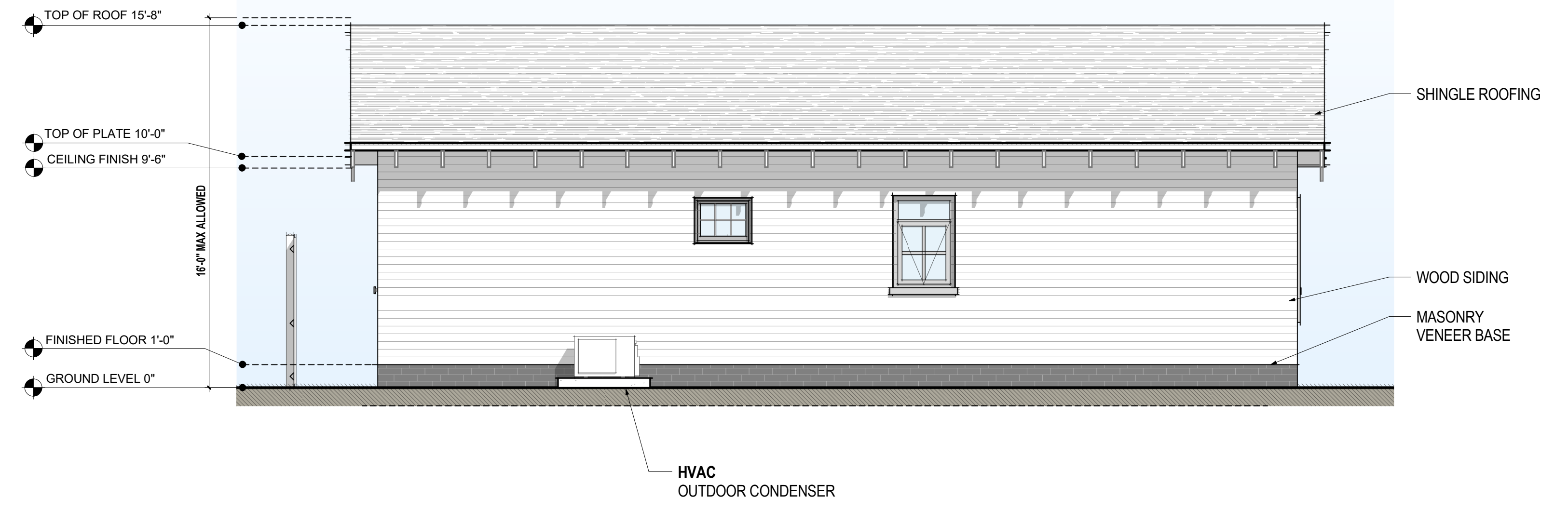
SCALE  
As indicated

**FLOOR PLAN**

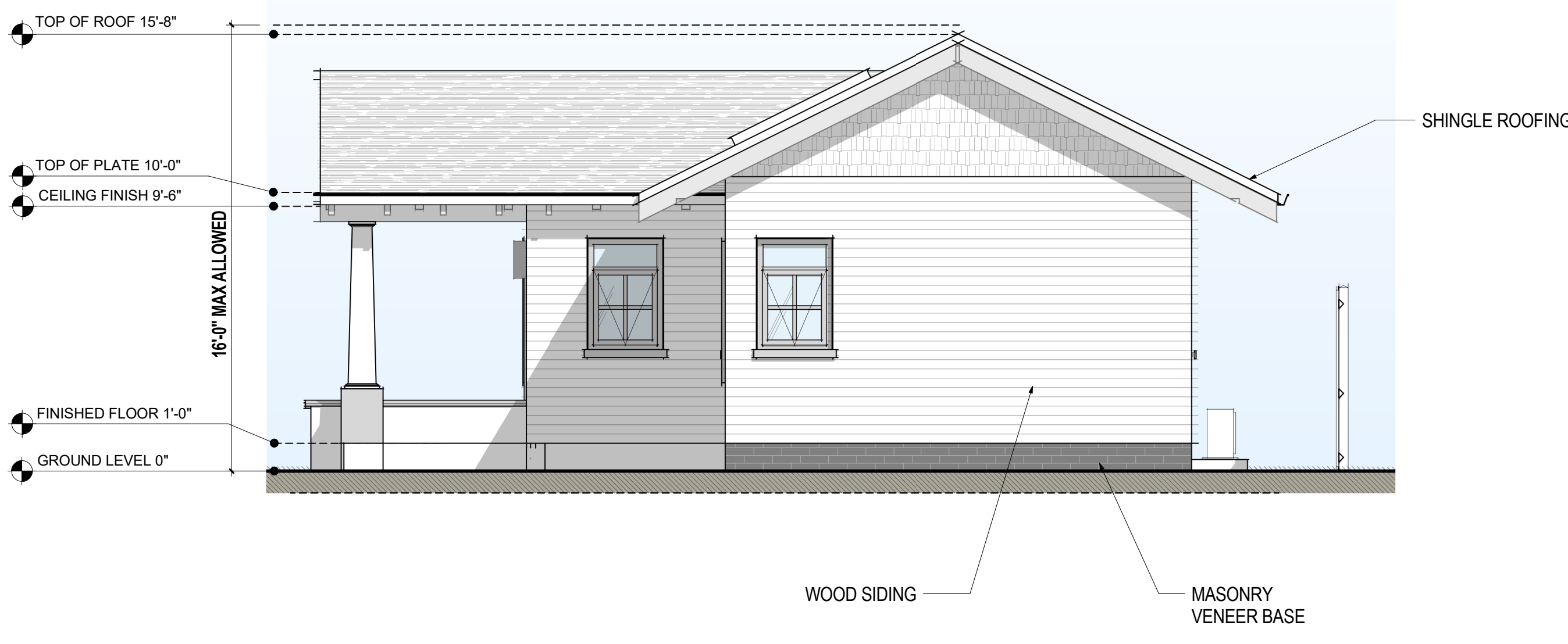
**B2-1**



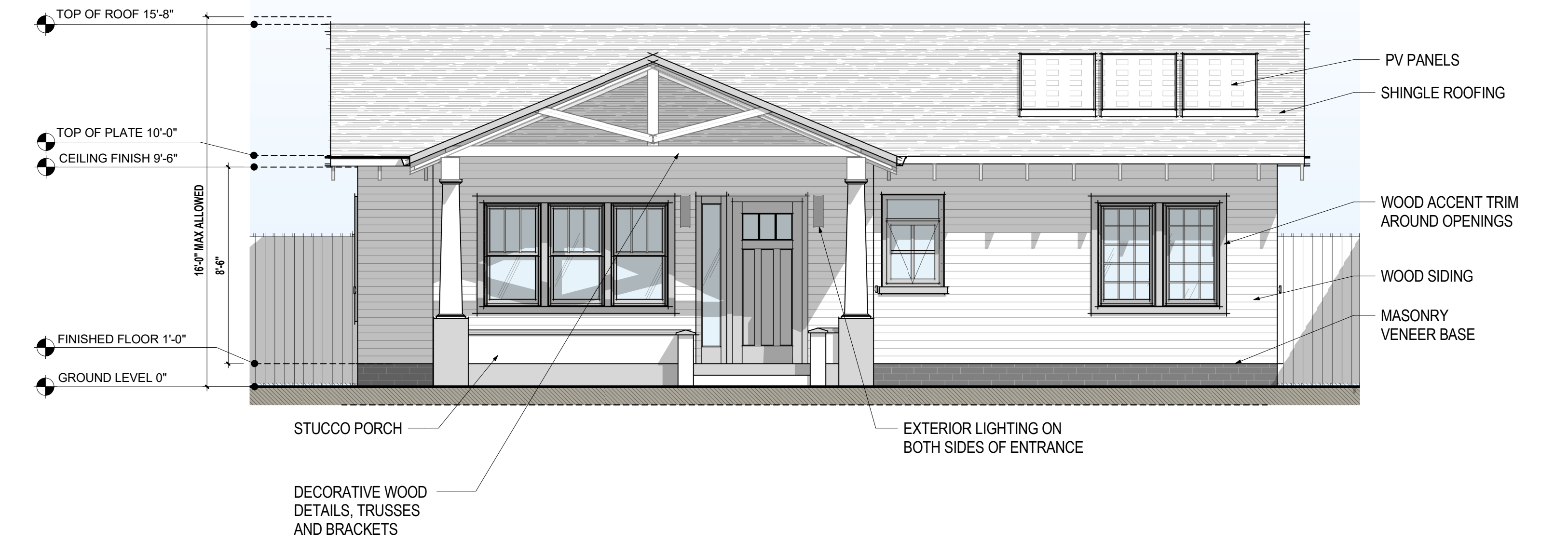
1/4" = 1'-0" B2 - CRAFTSMAN - WEST ELEVATION 4



1/4" = 1'-0" B2 - CRAFTSMAN - NORTH ELEVATION 2



1/4" = 1'-0" B2 - CRAFTSMAN - EAST ELEVATION 3



1/4" = 1'-0" B2 - CRAFTSMAN - SOUTH ELEVATION 1

10/02/2022 1:44:48 PM

BUILDING DEPT STAMPING

CONSULTANTS

PROJECT  
1915  
**PIEDMONT  
ADU  
PROGRAM**

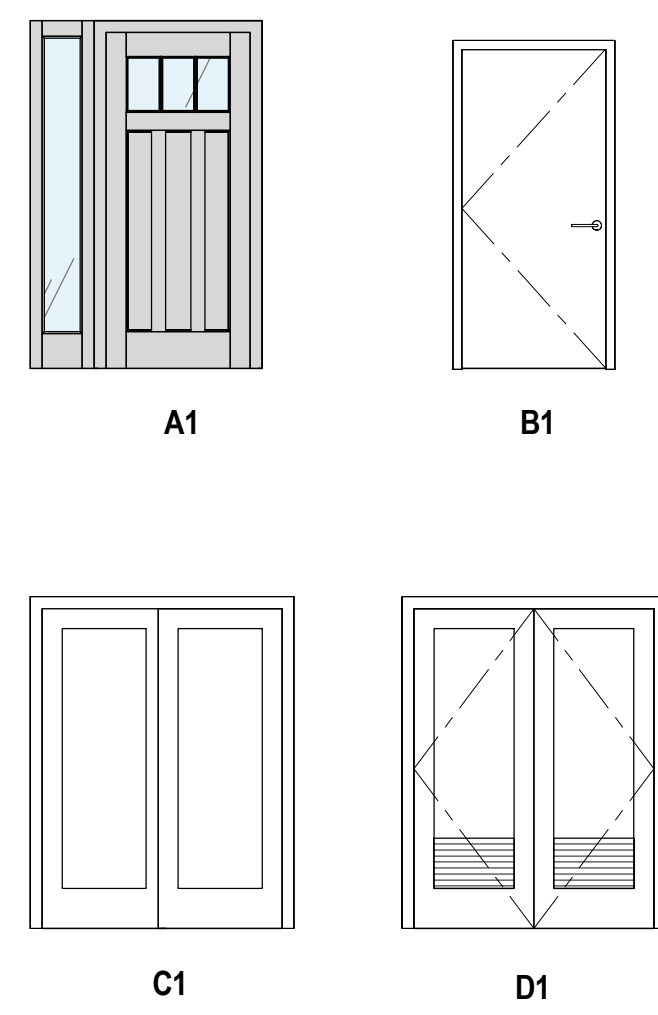
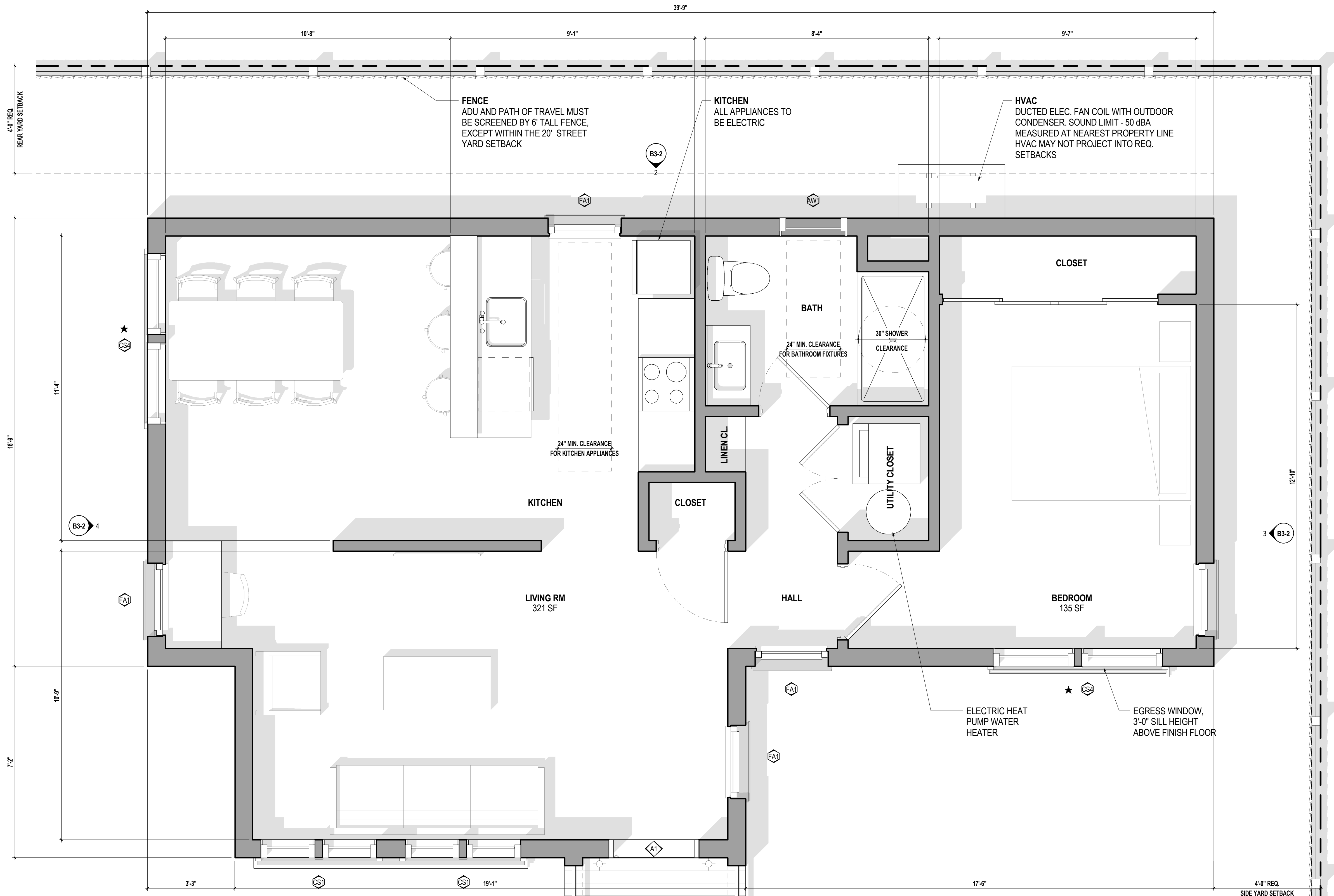
ISSUE DATE  
**10/04/2022**

REVISIONS

NO.	DATE

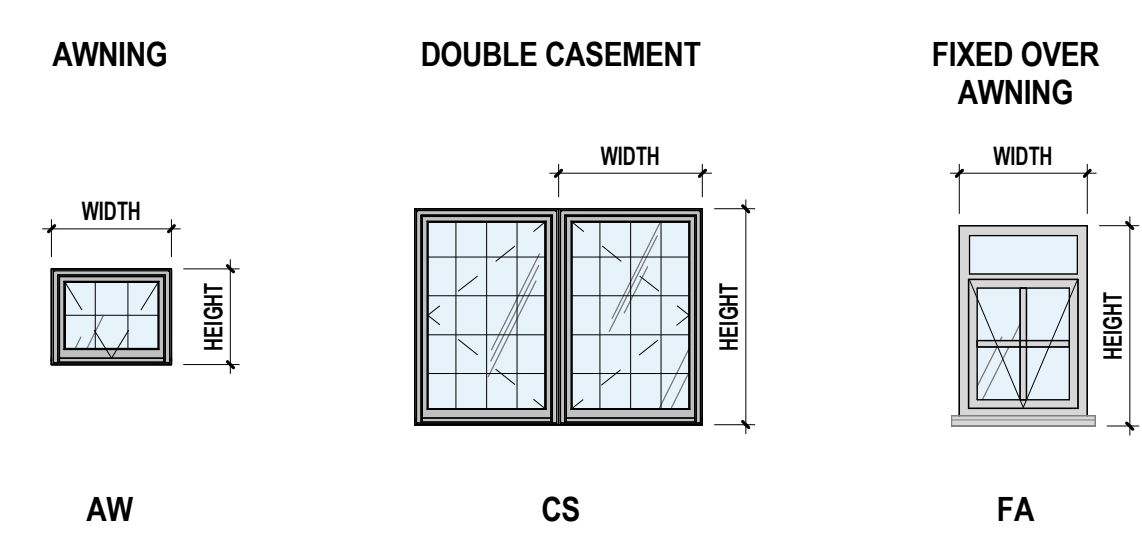
SCALE  
1/4" = 1'-0"  
**ELEVATIONS**

**B2-2**



**DOOR SCHEDULE - 1 BEDROOM**

TYPE	DESCRIPTION	WIDTH	HEIGHT	MATERIAL	COMMENTS
A1	EXT. UNIT ENTRY	3'-0"	7'-0"	ALUM. CLAD WD OR WD	SIDE LIGHTS VARY BY STYLE, SEE ELEVATIONS
B0	EXTERIOR DOOR	2'-0"	6'-8"	ALUM. CLAD WD OR WD	TO WATER HEATER CLOSET
B1	INTERIOR DOOR	2'-4"	6'-8"	WD	
B2	INTERIOR DOOR	2'-8"	6'-8"	WD	
C1	DOUBLE SLIDING-SINGLE FLAT PANEL	4'-0"	6'-8"	WD	
D1	DOUBLE SWING-SINGLE FLAT PANEL	4'-0"	6'-8"	WD	WITH PARTIAL LOUVERS



**WINDOW SCHEDULE - 1BED**

TYPE	DESCRIPTION	WIDTH	HEIGHT	MATERIAL	COMMENTS
AW1	AWNING	2'-6"	2'-0"	ALUM. CLAD WD	TEMPERED GLASS AT BATHROOM
CS1	DOUBLE CASEMENT	2'-0"	4'-6"	ALUM. CLAD WD	
CS4	DOUBLE CASEMENT	3'-0"	4'-6"	ALUM. CLAD WD	EGRESS WINDOWS INDICATED W/ ★
FA1	FIXED OVER AWNING	2'-8"	4'-0"	ALUM. CLAD WD	

- WINDOW NOTES**
- ANY NEW WINDOWS WITHIN 10 FEET OF AN ADJACENT DWELLING SHALL HAVE FROSTED GLAZING.
  - ALL WINDOWS TO BE RECESSED 2" FROM THE WALL PLANE.
  - RESCUE WINDOWS SHALL COMPLY W/ THE FOLLOWING:
    - MIN. OPENING HEIGHT 24"
    - MIN. OPENING WIDTH 20"
    - MAX. 44" MEASURED FROM THE FLOOR
    - 5.7 SQ. FT. MIN. AREA
  - BATHROOM WINDOWS AND WINDOWS WITHIN DOOR SWING TO BE TEMPERED.

**B - 1 BEDROOM**

ROOM	AREA
1.1 1-BEDROOM	
LIVING RM	321 SF
BEDROOM	135 SF
KITCHEN	106 SF
BATH	53 SF
HALL	30 SF
CLOSET	21 SF
UTILITY CLOSET	14 SF
COAT CLOSET	7 SF
LINEN CL.	3 SF
<b>GSF</b>	<b>800 SF</b>

**CODE NOTES**

**GROSS SQUARE FOOTAGE:** 800 SF

**CEILING HEIGHTS:** 8'-0", WITH POTENTIAL TO MAKE VAULTED

**LIGHT AND AIR REQUIREMENTS:**

**LIVING RM - 321 SF**

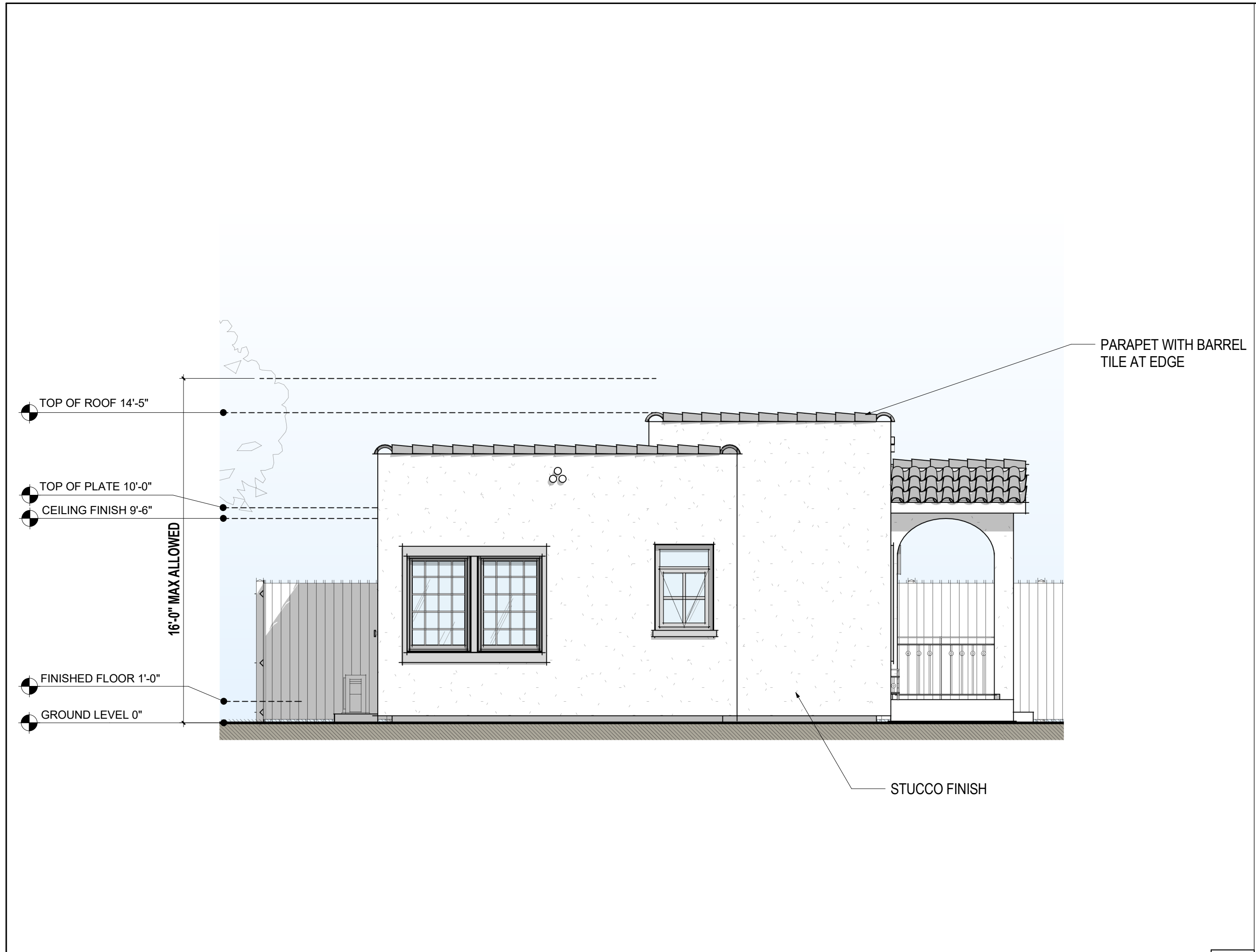
- LIGHTING: 25.7 SF (8%) IS REQUIRED. APPROXIMATELY 49.0 SF PROVIDED.
- VENTILATION: 12.8 SF (4%) IS REQUIRED. APPROXIMATELY 56.4 SF PROVIDED.

**BEDROOM - 135 SF**

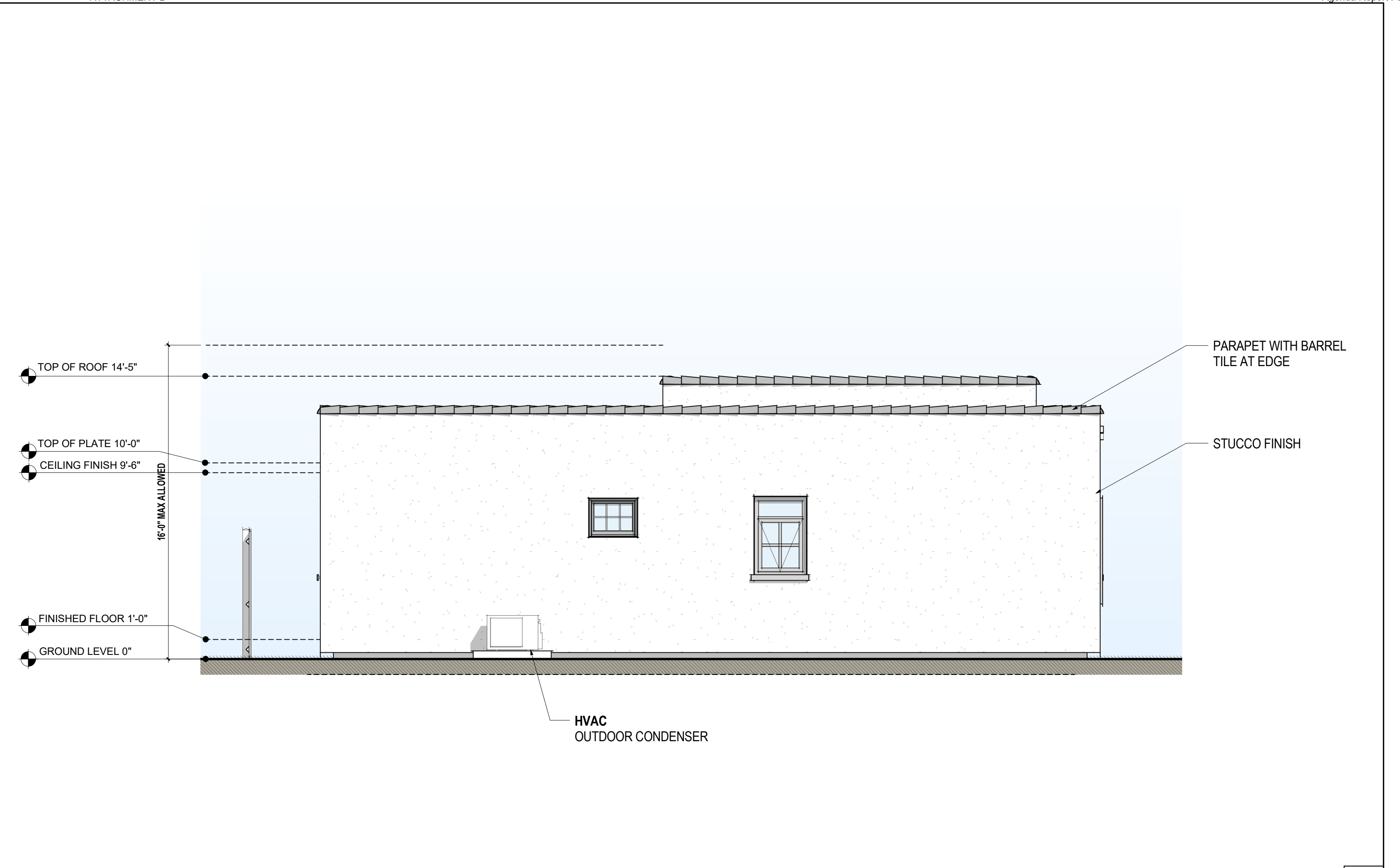
- LIGHTING: 10.8 SF (8%) IS REQUIRED. APPROXIMATELY 25.4 SF PROVIDED.
- VENTILATION: 5.4 SF (4%) IS REQUIRED. APPROXIMATELY 28.71 SF PROVIDED.

**OTHER NOTES:**

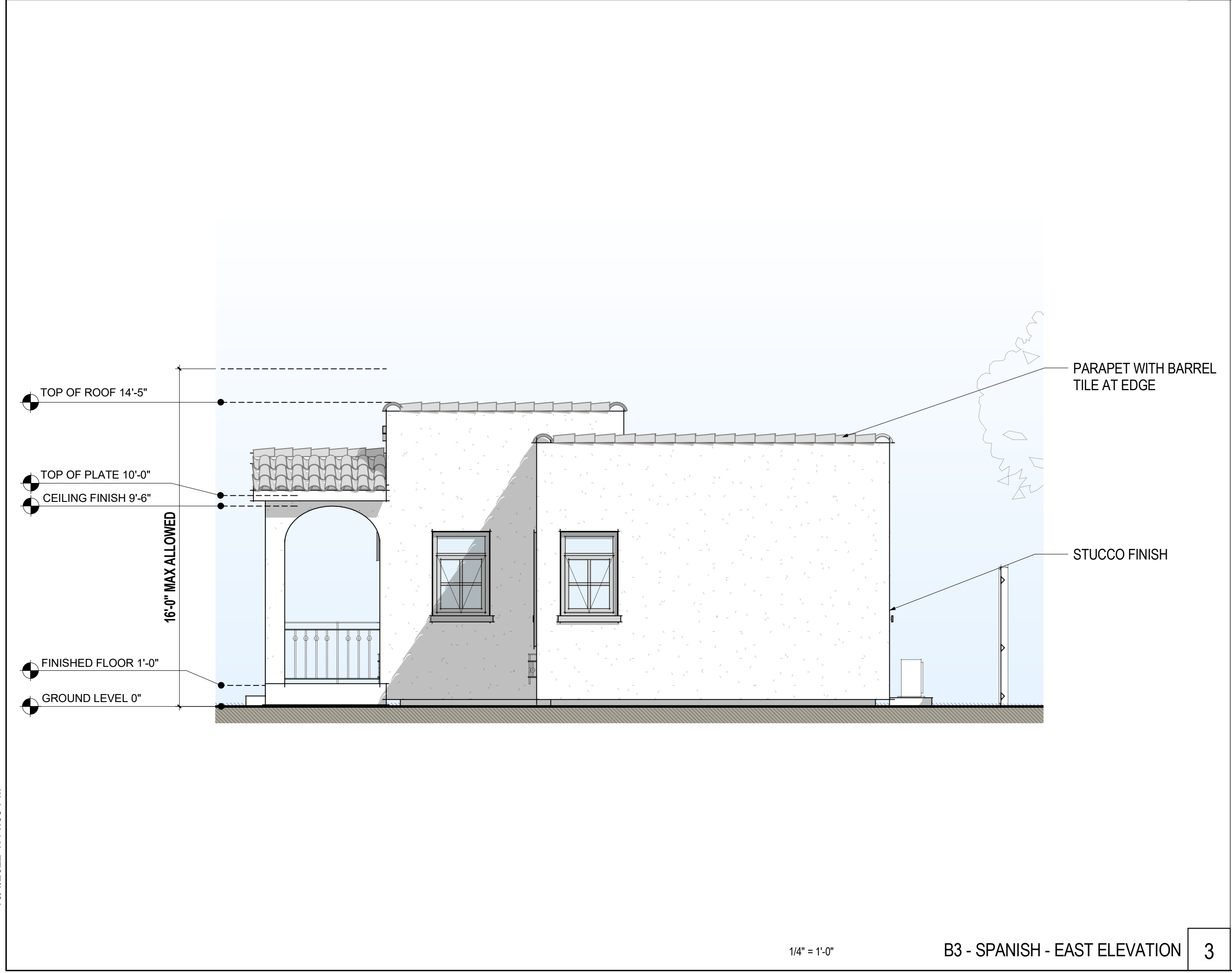
- FRONT ENTRANCE FACES THE PUBLIC RIGHT OF WAY OR THE INTERIOR OF PROPERTY
- THE UNIT FEATURES ALL ELECTRICAL APPLIANCES
- WUI FIRE-RESISTANT MATERIALS AT PORCH, ROOF, DECKING, AND EAVES
- FOR DOWNSLOPING LOTS, BUILDING BASE WILL REQUIRE WATER TABLE / COURSE BAND WITH CONTRASTING DARKER STUCCO TO THE GROUND LEVEL



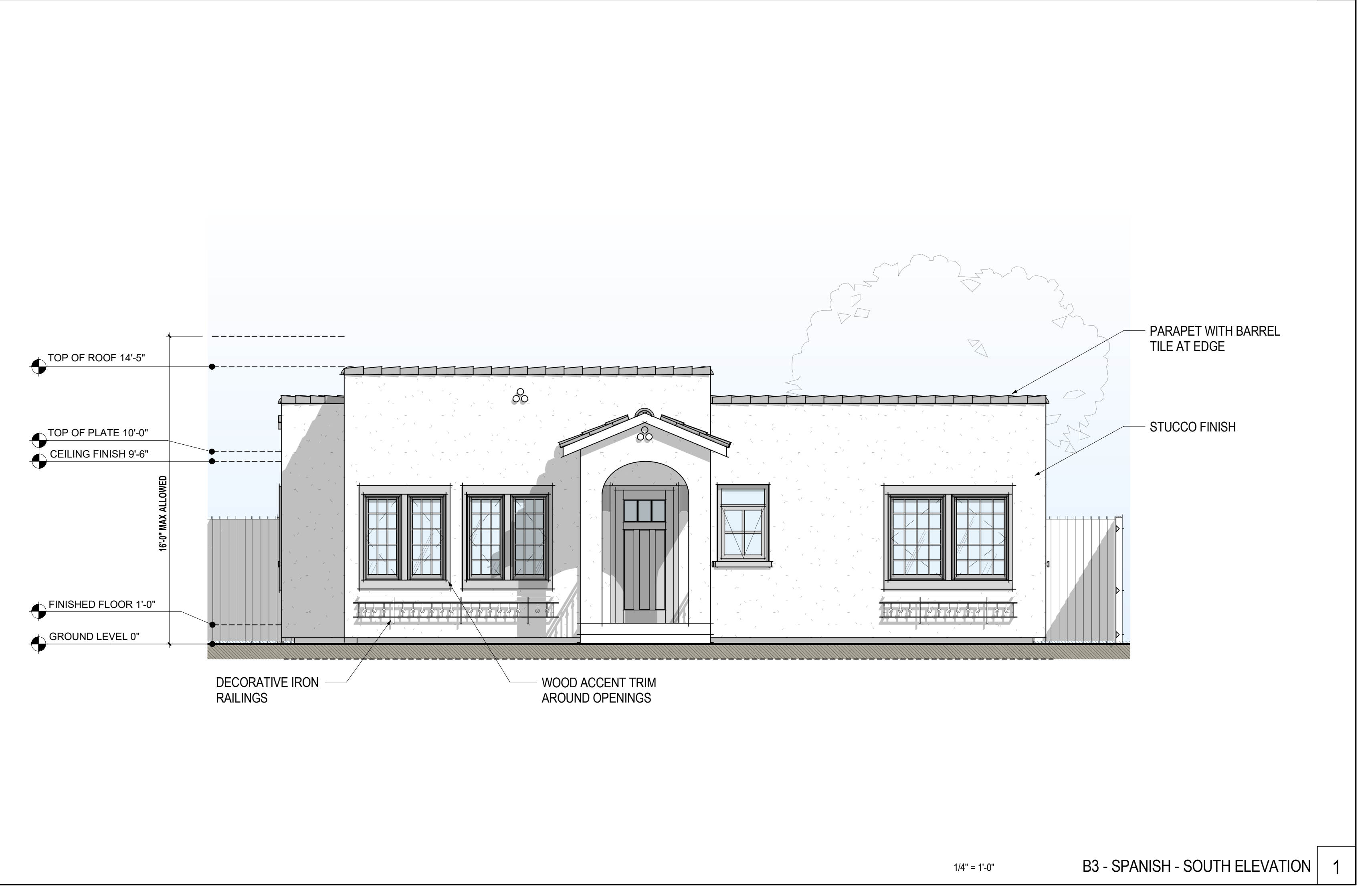
1/4" = 1'-0" B3 - SPANISH - WEST ELEVATION 4



1/4" = 1'-0" B3 - SPANISH - NORTH ELEVATION 2



1/4" = 1'-0" B3 - SPANISH - EAST ELEVATION 3



1/4" = 1'-0" B3 - SPANISH - SOUTH ELEVATION 1

PRINTED 10/02/2022 1:44:55 PM

BUILDING DEPT STAMPING

CONSULTANTS

PROJECT  
1915  
**PIEDMONT  
ADU  
PROGRAM**

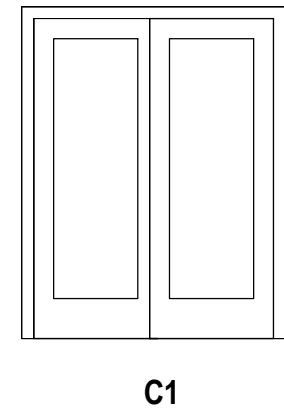
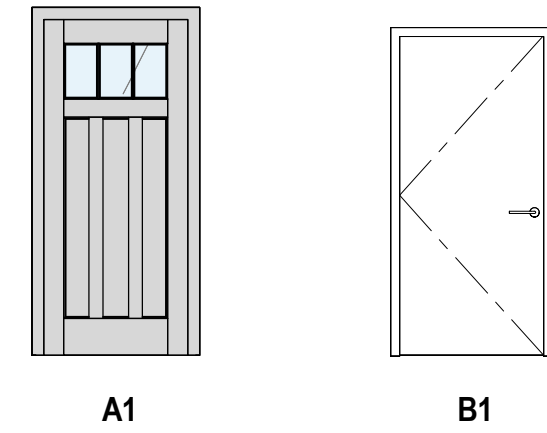
ISSUE DATE  
**10/04/2022**

REVISIONS  
NO. DATE.

SCALE  
1/4" = 1'-0"

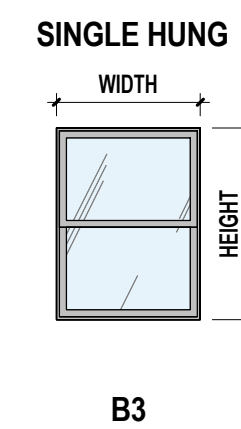
**ELEVATIONS**

**B3-2**



**DOOR SCHEDULE - GARAGE**

TYPE	DESCRIPTION	WIDTH	HEIGHT	COMMENTS
A1	EXT. UNIT ENTRY	3'-0"	7'-0"	DETAIL TO MATCH ARCHITECTURAL STYLE OF MAIN HOUSE
B1	INTERIOR DOOR	2'-4"	6'-8"	
B2	INTERIOR DOOR	2'-8"	6'-8"	
C3	DOUBLE SLIDING - SINGLE FLAT PANEL	4'-0"	6'-8"	



**WINDOW SCHEDULE - GARAGE**

TYPE	DESCRIPTION	WIDTH	HEIGHT	COMMENTS
B3	DOUBLE HUNG	3'-0"	4'-0"	DETAIL TO MATCH ARCHITECTURAL STYLE OF MAIN HOUSE

**WINDOW NOTES**

- ANY NEW WINDOWS WITHIN 10 FEET OF AN ADJACENT DWELLING SHALL HAVE FROSTED GLAZING.
- ALL WINDOWS TO BE RECESSED 2" FROM THE WALL PLANE.
- RESCUE WINDOWS SHALL COMPLY W/ THE FOLLOWING:
  - MIN. OPENING HEIGHT 24"
  - MIN. OPENING WIDTH 20"
  - MAX. 44" MEASURED FROM THE FLOOR
  - 5.7 SQ. FT. MIN. AREA
- BATHROOM WINDOWS AND WINDOWS WITHIN DOOR SWING TO BE TEMPERED.

**CODE NOTES**

**GROSS SQUARE FOOTAGE:** 484 SF

**CEILING HEIGHTS:** DEPENDENT ON EXISTING CONDITION, MIN 7'-6"

**LIGHT AND AIR REQUIREMENTS:**  
**LIVING / SLEEPING - 283 SF**

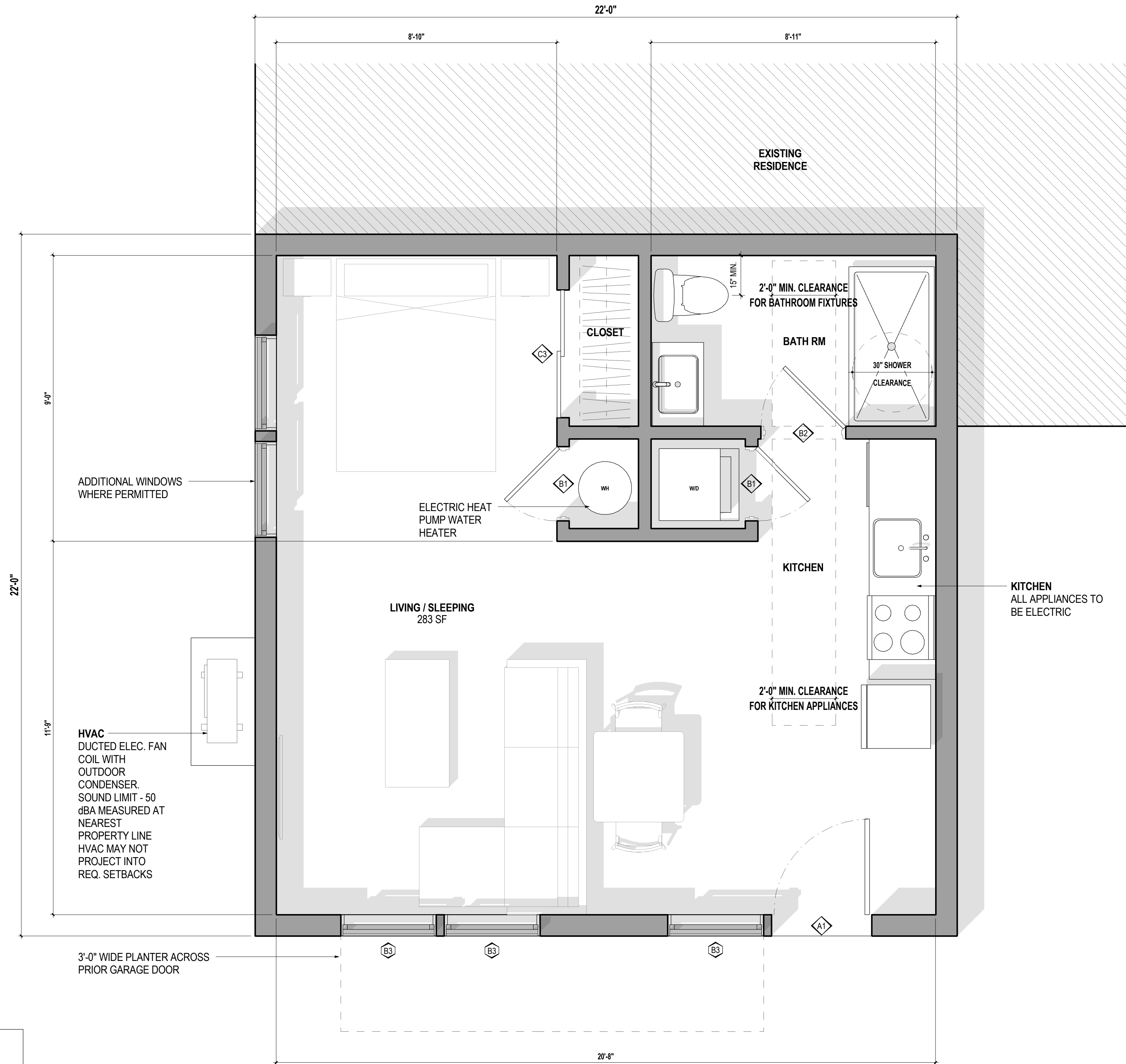
- LIGHTING: 22.6 SF (8%) IS REQUIRED. APPROXIMATELY 26.6 SF PROVIDED.
- VENTILATION: 11.32 SF (4%) IS REQUIRED. APPROXIMATELY 16.08 SF PROVIDED.

**OTHER NOTES:**

- THE UNIT FEATURES ALL ELECTRICAL APPLIANCES
- 3'-0" WIDE PLANTER REQUIRED ACROSS THE LOCATION OF THE PRIOR GARAGE DOOR, EXCEPT FOR WIDTH OF THE ENTRANCE DOOR

**2.1 GARAGE CONVERSION**

ROOM	AREA
2.1 GARAGE	
LIVING / SLEEPING	283 SF
KITCHEN	55 SF
BATH RM	48 SF
CLOSET	12 SF
WD	8 SF
WH	6 SF
<b>GSF</b>	<b>484 SF</b>



CONSULTANTS

PROJECT 1915  
**PIEDMONT ADU PROGRAM**

PROJECT ADDRESS

ISSUE DATE  
**10/04/2022**

REVISIONS

NO.	DATE

SCALE  
As indicated

**FLOOR PLAN**

**C1-1**