Development Services Department

City Standard Accessory Dwelling Unit Guide

Before you decide if a City Standard ADU Plan is right for you, it is important to understand what is included within these plan sets. Project specific requirements are not included within a City Standard ADU Plan and may still be required for the plans to be considered complete and for the City to move forward with the review of your specific project.

Items Included in City Standard ADU Plan		Additional Items Required for Complete Submittal

Architectural Plans
• Floor Plan
• Elevations
• Roof Plan
 	
Structural Plans
• Foundation Plan
• Floor Framing Plan/Details
• Roof Framing Plan/Details
• Ceiling Plans/Details
• Building Sectionals
 	
Mechanical, Plumbing and Electrical Plans
• Mechanical & Plumbing Layout
• Plumbing Design/Calculations
• Electrical Plan
• Electrical Load Calculations
 	
Structural Calculations (When Applicable)
 	
California Green Building Standards Code Mandatory Measures Checklist
 	
Non-Project Specific Energy Compliance Documentation (CF1R)
	☐	Site Specific Information/Plans
		• Title Sheet with Property Information
		  ○ Utility Data
		  ○ Scope of Work
		  ○ Development Standards and Setbacks
		  ○ Legal Description & Owner Information
		  ○ Deferred Submittals
		• Site Plan
		• BMP Plan (Storm Water Control Best Management Practices)

	☐	Additional Requirements for Projects in Specific Areas (Additional Details and/or Permits Necessary) • Wildland Urban Interface Zone (WUI) • Methane Zone • Floodplain
	☐	Soils Information • Geotechnical Report, OR • Soils Waiver and Certification (specific foundation design required to utilize waiver)
	☐	Energy Documentation (CF1R) Registered for Your Specific Project (When Not Part of Plans)
	☐	Truss Calculations (When Applicable) • Required when roof system is designed with engineered trusses and truss calculations are not included as part of the City Standard ADU Plan or when a different truss company is utilized.
	☐	Fire Sprinkler Plans and Permit (When Applicable) • Required when the existing dwelling on the property has a fire sprinkler system. • Usually a deferred submittal
	☐	Photovoltaic Plans and Permit (When Applicable) • Required when part of Energy Design (see CF1R forms)
	☐	Grading Permit (When Applicable) • Refer to Limits to Grading Without a Permit or section 15.04.150 of the Chula Vista Municipal Code for when permit is required.
	☐	Encroachment Permit (When Applicable) • For work or temporary obstruction in the public right of way.