ADUs
HIRING AN ARCHITECT
Anyone can prepare plans for:
(1) Single-family dwellings woodframe construction 2 stories plus basement
(2) Multiple dwellings \(<=\) four DU woodframe construction 2 stories plus basement
(3) Garages or accessory buildings woodframe construction 2 stories plus basement
(4) Agricultural and ranch buildings of woodframe construction
(b) If any portion of any structure exempted by this section deviates from substantial compliance with conventional framing requirements for woodframe construction must be stamped by a licensed architect or engineer.
No... but,

Do you need to hire an architect for an ADU project?
YES!

Are your chances of building a successful, lasting ADU project that benefits the neighborhood higher if you do?
The Options / The Myths

The options people consider when starting an ADU project

- **D.I.Y.**
  - "This is easy!"

- **Hire a drafter**
  - "I just need a simple set of plans"

- **Hire a contractor**
  - "They already know what to do."

- **Hire an Architect**
  - "Architects are expensive"
The Options / The Truth

The options people consider when starting an ADU project

D.I.Y.
Designing, Permitting, and Building an ADU can be just as complex as a single family home.

Hire a drafter
What is the scope of services? Will you have help when you need it?

Hire a contractor
Who is designing the project? Who is your advocate during construction?

Hire an Architect
An architect may cost more up front than the other options here but can save you money in the long haul.
How can hiring an architect benefit an ADU project?
An architect can help you see the big picture or master plan.
They can translate a homeowner’s needs and constraints into spatial solutions.
Architects can plan ahead for the steps involved in building a project.
They can make the process of designing and building an ADU run smoothly.
17.238.105 Secondary dwelling unit.

A. General requirements:
   1. The lot on which the secondary dwelling unit is located shall be improved with a single-unit dwelling prior to or at the same time as the construction of the secondary dwelling unit.
   2. Only one secondary dwelling unit is permitted on any one lot.
   3. A secondary dwelling unit shall not be included in the calculation of the density of the lot on which the secondary dwelling unit is located.
   4. A secondary dwelling unit located within a historic district or accessory to a landmark is subject to site plan and design review under chapter 17.806.
   5. The secondary dwelling unit shall not be intended for sale separate from the primary dwelling unit and may be rented.
   6. No passageway shall be required in conjunction with the construction of a secondary dwelling unit.

B. Maximum area—Calculation. The floor area of a secondary dwelling unit may not exceed 1,200 square feet. The calculation of floor area includes all floor area within the building envelope, excluding garage space and store.

C. Development standards:
   1. The minimum distance between the primary single-unit dwelling and a detached secondary dwelling unit is four feet.
   2. The height, lot coverage, and setback requirements applicable to the lot on which the secondary dwelling unit is located apply to the secondary unit, except for the following:
      a. No setback is required for an existing legally-constructed accessory structure that is converted to a secondary dwelling unit, provided there is no change to the building envelope.
      b. No interior side-yard or rear-yard setback is required for a secondary dwelling unit that has a building height of 10 feet or less. An overall height of 18 feet or less, and is located more than 180 feet from the front property line. No part of any dormer on such a unit may be located on the same plane as the wall below. The combined width of all dormers on a single roof plane may not exceed one-fourth of the width of the roof plane where the dormers are located.
      c. No interior side-yard or rear-yard setback is required for the ground floor of a multi-family secondary dwelling unit that is more than 60 feet from the front property line. The second floor and above must have a minimum rear-yard setback of five feet and a minimum side-yard setback equal to the side-yard setback required by the zoning designation for the primary dwelling unit or five feet, whichever is less.
      d. A secondary dwelling unit that is less than 60 feet from the front property line must have a minimum rear-yard setback of five feet, and a minimum side-yard setback equal to the side-yard setback required by the zoning designation for the primary dwelling unit or five feet, whichever is less.
   3. Notwithstanding subsections 1.C.1 and 1.C.2, a secondary dwelling unit may not project into the required setback from the landside toe of a levee.

D. Design standards:
   1. The design of the secondary dwelling unit must conform to the design guidelines applicable to the lot on which the secondary dwelling unit is located.
   2. New secondary dwelling units should use universal design features, including "no step" entrances, where topography and site constraints allow.
   3. No portion of a secondary dwelling unit balcony, deck, or open-air landing that faces the rear lot line or the side lot line nearest to the secondary dwelling unit may be higher than three feet from the ground.

E. Conversion of existing structures. The requirements in subsections A through D, above, do not apply to a secondary dwelling unit that (1) is entirely contained within an existing single-unit dwelling or existing legally-constructed accessory structure, (2) is not located within a historic district or, if located within a historic district, does not involve modifications to the exterior of the existing structure, (3) does not involve a landmark or, if involving a landmark, does not involve modifications to the exterior of the landmark, (4) has exterior access independent from the existing primary dwelling unit, and (5) the side and rear setbacks are sufficient for fire safety.

F. Deviations from development and design standards. A request to deviate from the development standards contained in subsection C and the design guidelines contained in subsection D may be made by application for site plan and design review under chapter 17.806. (Ord. 1993-005 § 4; Ord. 2017-0008 § 7; Ord. 2013-0030 § 1; Ord. 2013-0007 § 1)
They know how to talk to planners.
And they know how to ask for deviations from the rules.
Architects will evaluate the options while considering the constraints.
An architect can serve as a liaison throughout the entitlement process.
They can suggest and coordinate the appropriate consultants to do the job right.
An architect is trained to see a project in context.
Architects creatively design projects that are site specific.
They think about how a project relates to the neighborhood.
And how a building can contribute visual interest to a neighborhood while complementing the existing.
Or activate new uses on a block.
Architects can visualize innovative uses for existing space to tap into opportunities unseen.
And design with the environment.
They can help you avoid costs that can come up when mistakes are made.
Working with an architect can even save you money during a project and in the long term.
Architects can create innovative details, suggest durable materials, products, and eco-friendly systems.
And consider long-term maintenance and use.
Working with an architect may even help homeowners make money when selling a property.
SUMMARY
Thank You!

Contact:
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