

FAQS/CUSTOMIZABLES

- **JUST BECAUSE AN ADU APPEARS TO BE ALLOWED ON YOUR PROPERTY, IT DOES NOT GUARANTEE APPROVAL. REACH OUT TO THE RESPECTIVE JURISDICTION AND DESCRIBE THE PROJECT IN AS MUCH DETAIL AS POSSIBLE TO GARNER INITIAL INSTRUCTION FOR MOVING FORWARD. ONCE ZONING APPROVAL IS ACQUIRED, PERMITTED BUILDING PLANS WILL BE RELEASED FROM THE URBAN INFILL PROJECT.**
- **CERTAIN ITEMS / BUILDING SYSTEMS CAN BE ELIMINATED FROM PLANS AND NO ADDITIONAL SERVICES OR SQUARE FOOTAGE WILL BE ALLOWED BY THE JURISDICTION. ELIMINATIONS MUST BE NOTED DURING THE ZONING REVIEW PROCESS.**
 - **ALLOWABLE ELIMINATIONS:**
 - **WASHER/DRYER**
 - **ENTIRE KITCHEN OR BATHROOM (THIS MAKES THE BUILDING QUALIFY AS A SLEEPING QUARTER)**
 - **WHOLE HOUSE GRAY WATER SYSTEM (WE RECOMMEND YOU INCLUDE THE INFRASTRUCTURE, AND ALLOW IT TO DRAIN INTO THE SEWER SYSTEM IF THE SITE IS NOT DESIGNED TO RECEIVE GRAY WATER. NOTE: NEW CONSTRUCTION MUST INCLUDE GRAY WATER FROM THE WASHING MACHINE AS A MINIMUM).**
 - **NON-BEARING WALLS**
- **NO CHANGE TO THE OVERALL BUILDING HEIGHT, ROOF SHAPE, OR FOOTPRINT WILL BE ALLOWED BY THE JURISDICTIONS. NO ADDED PLUMBING OR ELECTRICAL FIXTURES WILL BE ALLOWED BY THE JURISDICTIONS. FIXTURES CAN BE MOVED FROM THEIR DESIGNATED LOCATIONS A MATTER OF A FEW INCHES ONLY. CABINETS CAN BE CHANGED IN THE FIELD.**
- **MOST OPENINGS ARE DRAWN AT 6' WIDE AND CAN RECEIVE EITHER A WINDOW OR A SLIDING GLASS DOOR. ALL 6' WIDE OPENINGS CAN BE REDUCED IN SIZE. NOTE: BEDROOM WINDOWS MUST PROVIDE PROPER EGRESS:**
 - [2018 INTERNATIONAL RESIDENTIAL CODE](#)
- **ALL PLANS CAN BE ROTATED OR MIRRORED IN ANY DIRECTION TO ACCOMMODATE THE BUILDING SITE. URBAN INFILL PROJECT WILL PROVIDE TEMPLATE DRAWINGS FOR SITE PLANNING PURPOSES UPON REQUEST.**
- **PLANS ARE DRAWN WITH ATTENTION TO ACCESSIBILITY FOR PEOPLE TO AGE-IN-PLACE AND TO PROVIDE HOUSING STOCK FOR WHEELCHAIR USERS. ALL DOORS ARE 3' WIDE ROUGH OPENINGS AND KITCHEN AND BATHROOM CLEARANCES ALIGN WITH ICC ACCESSIBILITY STANDARDS FOR DWELLING UNITS.**
 - [2017 ICC A117.1 ACCESSIBILITY CODE](#)
- **ALL PROJECTS REQUIRE MANUAL J/S CALCULATIONS TO BE SUBMITTED WITH EACH PROJECT. THESE CAN BE PROVIDED BY LICENSED MECHANICAL CONTRACTORS.**
 - [ECOCLIMA](#)
 - [ECOAIR](#)
- **ALL PLANS ARE DRAWN WITH WOOD-FRAME AND SITE-BUILT CONSTRUCTION DETAILS. A BUILDER CAN OPT TO CHANGE THE STRUCTURAL ENVELOPE TO SIPS PANELS OR MIKEY BLOCK, CONCRETE BLOCK, OR VARIOUS OTHER SYSTEMS - IN THESE CASES, SUBMIT MANUFACTURER SHOP DRAWINGS OR SYSTEM ENGINEERING WITH THE ZONING REVIEW APPLICATION. URBAN INFILL**

PROJECT CAN ASSIST IN COORDINATING WITH MANUFACTURERS OR ENGINEERS BY PROVIDING GENERAL ARCHITECTURAL DRAWINGS AND DETAILS.

- **ALL FINISHES ARE VARIABLE - EXTERIOR AND INTERIOR TEXTURES, COLORS, AND FINISHES AS DESCRIBED IN DRAWINGS AND DETAILS ARE SUGGESTIVE AND DIAGRAMMATIC IN NATURE. HOMEOWNERS SHALL WORK DIRECTLY WITH CONTRACTED BUILDERS TO MAKE ON-SITE SELECTIONS THAT ARE IN LINE WITH THE OWNER'S GOALS, LOCAL CONTEXT, HOA'S, MATERIAL COSTS AND AVAILABILITY, OR OTHER FACTORS.**
- **THE BUILDINGS ARE DRAWN AND REVIEWED ACCORDING TO STANDARDS OF THE 2018 INTERNATIONAL RESIDENTIAL BUILDING CODES AND LOCAL JURISDICTION AMENDMENTS. WE RECOMMEND HOMEOWNERS WORK WITH LICENSED, BONDED, AND EXPERIENCED BUILDERS, CONTRACTORS, AND SUBCONTRACTORS WHO ARE WELL-VERSED IN THESE CODES AND CAN ASSIST IN WEIGHING ANY CONSIDERATIONS AROUND PROPOSED FIELD CHANGES. BUILDERS AND OWNERS ARE RESPONSIBLE FOR READING ALL NOTES WITHIN THE DRAWINGS AND ARE WHOLLY RESPONSIBLE FOR BUILDING IN COMPLIANCE WITH ALL ACCEPTED INTERNATIONAL RESIDENTIAL BUILDING CODES AND LOCAL AMENDMENTS AND ZONING CODES.**
- **AN ADU NEEDS TO BE TIED INTO EXISTING SITE UTILITIES, I.E. PLUMBING AND ELECTRICAL. THESE HOMES ARE DESIGNED TO BE ALL ELECTRIC AND ARE CALCULATED TO USE 100A OF POWER. URBAN INFILL PROJECT DOES NOT SPECIFY ANY BRANDS OF EQUIPMENT. IT IS RECOMMENDED THAT A LICENSED ELECTRICIAN BE UTILIZED AND ALL EQUIPMENT PURCHASES ARE VERIFIED TO BE IN ALIGNMENT WITH ELECTRICAL LOAD CALCULATIONS. UPGRADES TO SITE UTILITIES, AND TIE-INS TO EXISTING SYSTEMS SHALL BE COORDINATED ON SITE AND WITH LOCAL UTILITY COMPANIES AS NEEDED. LICENSED BUILDERS SHOULD BE CAPABLE OF ASSISTING HOMEOWNERS WITH THIS IN THE FIELD. THE SITE PLAN SUBMITTAL PROCESS REQUIRES DOCUMENTATION OF EXISTING SITE UTILITY SIZES, CAPACITIES AND TIE-IN LOCATIONS.**