

How does this program work? Stop by City Hall to review the three designs. Talk to staff in the Community Development Department for setback, lot coverage, and parking information specific to your property.

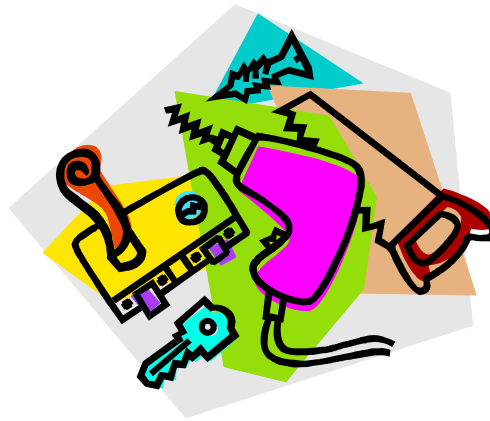
Once you've selected the house plan that best suits your needs, you can buy a copy of the plans (\$2/page). When you are ready to go forward you'll need to submit to the City:

1. Administrative Design Review planning application, \$125 fee.
2. Building permit application. No fees are due up front but they must be paid prior to issuance of the building permit. The City will review your submittal and then route your building permit application to the County.
3. Site plan/plot plan showing where existing buildings are located on your property, their proximities to each other, parking areas, propane tank, property lines, etc.
4. Water/sewer location map (8 1/2" x 11" site map showing where you plan to access the City's water and sewer lines and where you want the new water meter, or meter split, to be installed on your property)
5. Four sets of the 2nd unit design.
6. Engineering/energy calculations.

It usually takes about two weeks to process building permits for 2nd units. City staff will contact you when the review period is complete to let you know the amount of fees due the City. You will also have to pay fees to the School District and County. Once all fees are paid, your building permit is issued by the County Building Department.

Can I change something on the plans if I want to build something a little different? Yes, but you need to have an architect or structural engineer make the changes and sign and stamp the drawings.

Why is the City doing this? The City of Fort Bragg is interested in encouraging the development of well-designed second units. This program will help residents build second units on their lots. Each unit has been designed with an eye for reducing the cost of construction. Plans are only available for properties in City limits.



Still have questions? Call the Community Development Department at (707) 961-2827, visit City Hall, 416 North Franklin Street, or send an email to CDD@fortbragg.com. You can also visit the City's website: <http://city.fortbragg.com>

March 2010

City of Fort Bragg Free 2nd Unit Designs & Building Plans



FREE 2nd unit designs
(complete with construction drawings)

- Save you thousands of dollars and time for approvals
- Great looking functional designs
- Limited design review
- Already reviewed and passed by the Building Department



City of Fort Bragg

Free 2nd Unit Designs

A major expense of building a new house is having the plans drawn. In Fort Bragg you can save money and time by choosing one of three pre-designed second unit designs. The three designs range from a footprint of 544 to 767 square feet, and each will fit on a typical Fort Bragg lot. All are designed to match local architecture in Fort Bragg and meet the Uniform Building Code (UBC).

How big are the designs? The maximum allowable size of a second unit is 960 square feet. These plans range from 544 to 767 square feet and have one or two bedrooms and one bath.

What is the benefit of this program? Save money and time by choosing one of the City's three 2nd unit designs. Custom plans for a small second unit can cost between \$10,000 and \$20,000. The City has already paid this cost, and you pay a copying fee of \$2 per page of the plan you choose. Each design comes with a list of green building materials which you can use too.

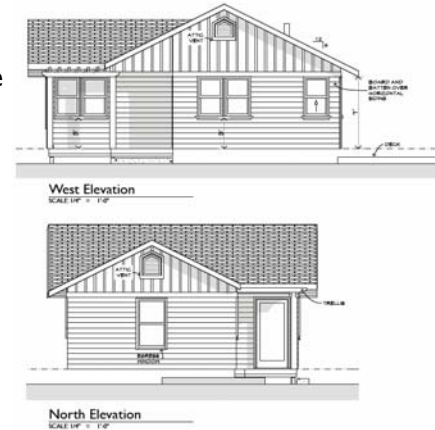
What else do I need to know? This program saves homeowners money by providing free designs, however City, County, and School District permit fees still apply. Another tip is that meter splits will cost you less than a new water meter box. Designs may require engineering.*
 *The Craftsman and Alley House designs include engineering calculations for lots that are level. You may need to have a structural engineer evaluate the design for your lot for the Cottage design.

What permits do I need? You'll need an Administrative Design Review permit so the City can verify that where you want to build the house meets City standards and also whether there are any unique features on the property that would need engineering or requirements specific to your lot. If your property is in the Coastal Zone, (mostly located west of Main Street or South of Walnut Street) you will also need a Coastal Development Permit. You will need a building permit issued by the County. If you need to block or do work in the public right of way (street, alley, or sidewalk) you will also need an encroachment permit.

The Alley House: 611 square feet, one bedroom/one bath, single story
Features: Gable roof, small front porch, open kitchen-living area, storage loft, and double hung windows.



The Cottage: 544 square feet, one bedroom, one bath, single story
Features: Gable roof, porch entry, open kitchen/living area, deck off living area with sliding glass doors, double hung windows, and high ceilings.



The Craftsman: 767 square feet, two bedroom/two bath, single story
Features: Gable roof, large front porch, open kitchen-living area, large storage loft, double hung windows, French doors onto deck off dining area, pantry, and porch off kitchen.

