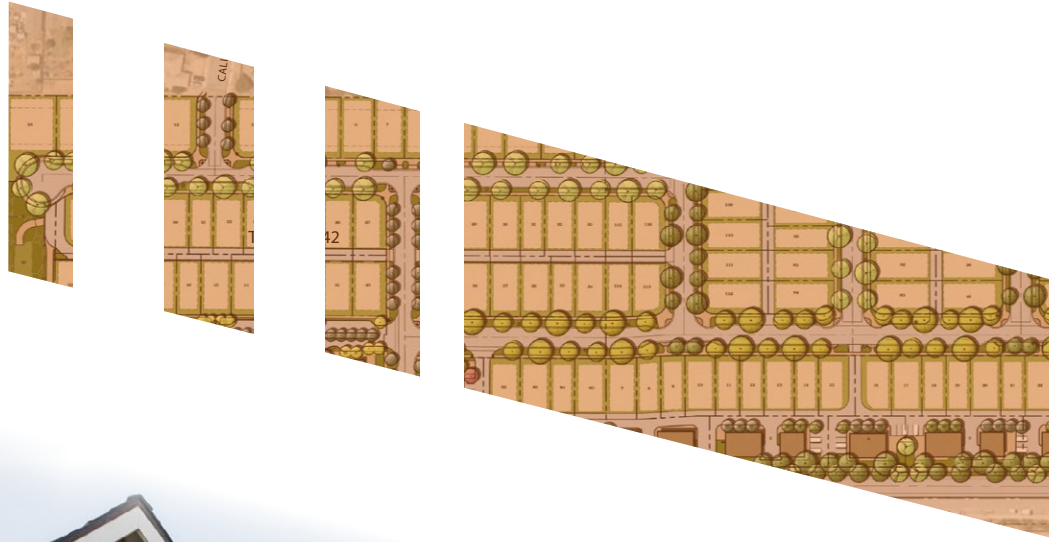




December 8, 2022 | Qualifications for the

CITY OF CULVER CITY

ADU PROTOTYPES



SITE PHOTO
Myrtle Street Residence



CREATING
ENVIRONMENTS
PEOPLE
ENJOY®

PROPOSAL FOR CITY OF CITY OF CULVER CITY ADU PROTOTYPES

TABLE OF CONTENTS

Page	Section Name
I	1 Scope and Fee
10	2 Qualifications



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ABOUT RRM DESIGN GROUP:

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California corporation • Leonard Grant, Architect C26973 • Robert Camacho, PE 76597 • Steven Webster, LS 7561 • Jeff Ferber, PLA 2844

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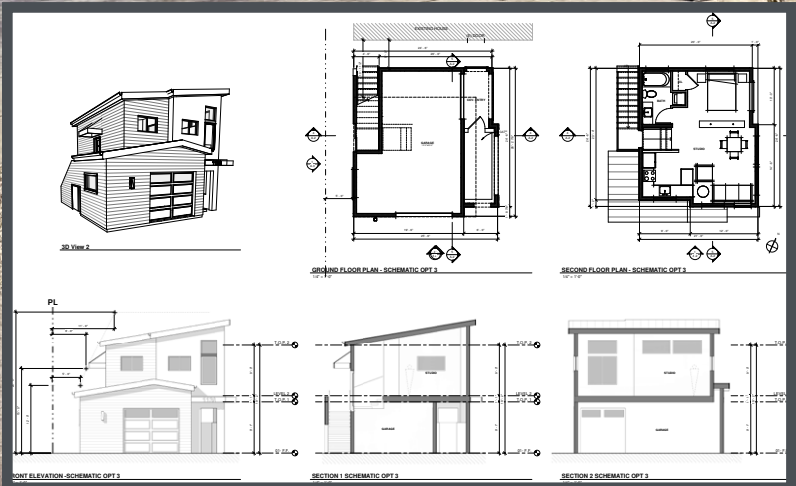
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RRM PROJECT
Madonna Road ADU
San Luis Obispo, California

Section

I

SCOPE AND FEE
Proposal for ADU Prototypes



SCOPE OF SERVICES

RRM understands you are looking to develop a series of pre-approved housing units and provide for homeowners to be able to streamline the processing of utilizing those plans for their unique and individual needs. RRM will work with the City staff and building officials to generate three complete permit-ready plan prototypes to support this new program. These plans will vary in size from 400 sf to 800 sf. RRM's community-based design will help assure that these plans have elevation options that allow personal taste and are appropriate to the community's architectural vernacular. Designs are also to be consistent with Culver City Design Guidelines and be customizable to match the finishes of the primary residence.

RRM achieves an elevated project efficiency and coordination level due to the multidisciplinary service structure. We can provide implementable solutions due to a single-line in-house responsibility that allows the project manager to directly coordinate most of the project's components. While most of the primary scope will be provided in-house by RRM Architecture, Planning, and Structural Engineering, there will be times when outside consultants and City coordination will be required. RRM will need to coordinate and meet with City staff, various departments, and interest groups in addition to those specifically outlined in this scope.

TASK 1: KICKOFF – ESTABLISH A STRONG FOUNDATION

RRM embraces a collaborative approach to the design process. Starting with the kickoff meeting, the City will be a partner in formulating the best solution to address the goals unique to Culver City. In this project's initial phase, the team will engage in a due diligence process designed to inform the team and key City staff on the primary issues to be addressed and gather and review relevant data and background information.

SUBTASK 1.A: PROJECT INITIATION

Following the review of existing data, the project team will meet with City staff to establish a mutual understanding of the key issues and further define the scope of work, project schedule, expectations, layout of significant project milestones, meeting times, deliverable targets, and review of pertinent data. This meeting would comprise key RRM design staff, City stakeholders, and staff to help thoroughly vet the project's goals. The meeting is anticipated to be virtual through Teams or another City-designated method.

Deliverables:

- One (1) meeting with City staff; project initiation meeting
- One (1) meeting minute in PDF format

Schedule:

- Within one (1) week of contract initiation

City Staff Requirements:

- Attend kickoff meeting and support RRM background data gathering

SUBTASK 1.B: DATA GATHERING AND DOCUMENT RESEARCH

As a first step in the process, the consultant team will collect and review all data relevant from design guidelines, the general plan, the development code, specific plans, local jurisdiction's unique requirements, jurisdiction's individual ADU ordinances, and other planning efforts that have a bearing on the community. Next, RRM, in coordination with City staff, will review identified opportunities for implementation to further inform the final design solutions. RRM will conduct a virtual windshield survey of the different types of single-family architectural styles in Culver City. Information collected will be used by RRM and the staff project team to decide how many and what

architectural styles of ADU building types (exteriors) to include in the Permit-Ready ADU Program. Finally, RRM will prepare a program document to establish the project goals and alternatives the City wishes to achieve with the final designs.

Deliverables:

- *PDF format memo review of materials and recommendations*
- *PDF format memo of project program*

Schedule:

- *Three (3) weeks*

City Staff Requirements:

- *Respond to inquiries to support RRM background data gathering*
- *Review and evaluate programmatic constraints and opportunities as identified in research*

TASK 2: PRELIMINARY ADU PLAN DEVELOPMENT

RRM will compile the relevant data and goals from the research and City meetings to establish a straightforward program with identified constraints and opportunities to be used as the basis for the preliminary design. Based on the initial description, RRM will provide design for a series of ADU projects to be reviewed by City staff and regional partners based upon the initial description. These designs will include three generic prototype ADU units designed to fit on generic flat lots and include the following:

- One (1) approximately 400-500 sf: studio configuration ADU in compliance with California Residential Code, California Code of Regulations, Title 24, Part 2.5, not exceeding 16' in height and designed to conform to a typical flat lot
- One (1) approximately 500-650 sf: One bedroom, one bath configuration ADU in compliance with California Residential Code, California Code of Regulations, Title 24, Part 2.5, not exceeding 16' in height and designed to conform to a typical flat lot

- One (1) approximately 800 sf: Two bedroom, two bath configuration ADU in compliance with California Residential Code, California Code of Regulations, Title 24, Part 2.5, not exceeding 16' in height and designed to conform to a typical flat lot

Each of the three plan types will be designed to adapt to and include three alternate elevation styles. In addition, at least one elevation from each prototype design will accommodate an optional covered porch as a design option. Designs will be developed for a variety of lot configurations which will be presented as both square and narrow configurations to allow for the widest implementation opportunities. The final unit configuration and mix will be developed with staff through the initial tasks and may vary from the list above.

SUBTASK 2.A: PRELIMINARY DESIGN

RRM recognizes that residential design can be one of the purest manifestations of community character, and many people are passionate about homes. Therefore, RRM encourages a collaborative approach to working with staff to deliver designs that respond to the community's unique character. Following the initial staff meeting in Task 1 above, RRM will design a series of preliminary site plans/floor plans, sections, and elevations for the unit prototypes. We will review the designs with staff for comment and approval at approximately the 30% completion stage. Designs will include typical front elevation style options. Plans will be based on generic sites as directed by staff. It is assumed that City staff will coordinate all submittals, applications, and notices associated with any public hearings if later desired.

Deliverables:

- *PDF format submittal*
- *One (1) meeting with the City staff; to review preliminary floor plans (currently expected to be conducted remotely on platform of City's choice)*
- *One (1) meeting with the City staff; a preliminary plan, massing and elevation review meeting (currently expected to be conducted remotely on platform of City's choice)*

- Preliminary site/floor plans for three (3) unit prototypes
- Preliminary sections for three (3) unit prototypes – as needed
- Preliminary style options for front elevation of three (3) options per plan for a total of nine (9) front elevations

Schedule:

- Six (6) weeks included staff review meetings

Meeting:

- One (1) concept design review meeting
- One (1) schematic design (30% set) review meeting

Schedule:

- Attend review meetings and respond to design presentations

SUBTASK 2.B: SCHEMATIC DESIGN

RRM recognizes that residential design can be one of the purest manifestations of community character, and many people are passionate about homes. Therefore, RRM encourages a collaborative approach to working with staff to deliver designs that respond to the community’s unique character. Following the initial staff collaboration in Task A.3 above, RRM will design a series of preliminary site plans/floor plans, sections, and elevations for the unit prototypes. We will review the designs with staff for comment and approval at approximately the 30% completion stage. The designs will include typical front elevation style options. Plans will be based on generic sites as directed by staff.

Deliverables:

- PDF format 60% plan set
- Floor plans for three (3) ADU prototypes with design options
- Sections for three (3) ADU prototypes
- Elevations for three (3) ADU prototypes – four sides of each unit
- Three (3) style options of the front elevation of each of the nine (9) ADU base unit prototypes
- Color and material boards – one (1) for each elevation style as printed images
- Nine (9) color-rendered perspectives for publication

Schedule:

- Six (6) weeks included staff review meetings

Meeting:

- One (1) staff review meeting

TASK 3: ADU CONSTRUCTION DOCUMENTS

SUBTASK 3.A: DOCUMENT PREPARATION AND PLAN REVIEW

Once the designs are reviewed and approved by staff, RRM will develop the design into construction documents and coordinate the documents with consultants as needed. RRM typically develops the structural design in-house to achieve the highest efficiency level through coordinated collaboration. Our goal would be to express the design intent with a structural system that considers the most material and cost-efficient approach to provide a more implementable affordable housing solution. This type of detailed review is typically only achievable with an in-house structural design where all parties share a mutual goal. Title 24, mechanical, and electrical engineering consultants will typically be contracted through RRM. RRM has long working relationships with all its subconsultants who understand our work approach and value our collaboration. Again, design efficiency will be a key parameter for mechanical and electrical design. RRM is a leader in efficient, sustainable design. We anticipate only one round of plan check revisions and resubmittal. RRM anticipates a single coordinated review for regional partners’ jurisdiction for building and fire. The City will be responsible for the coordination of plan reviews and comments from additionally noted jurisdictions.

Plans to be produced to the following criteria:

1. All designs shall fully comply with the 2022 California Residential Code, California Code of Regulations, Title 24, and Part 2.5.
2. All designs shall comply with the 2022 California Building Code (CBC), California Code of Regulations, Title 24, and Part 2 for structure(s) or element(s) exceeding the design limitations in the CRC or specifically directed by the CRC to use the CBC.
3. Minimum structural design criteria:
 - a. Conventional Framing per 2022 CRC with wood-braced panel lateral resistance per CRC conventional construction
 - b. Roof framing is assumed to be truss framed for cost and usability
 - c. Risk Category: II
 - d. Seismic Design Category (SDC): D
 - e. Soil Site Class: D
 - f. Design Spectral Response Acceleration: SDS = 2.0 Max
 - g. Ultimate Design wind Speed: 95 mph per CBC Fig 1609.3 (I)
 - h. Wind Exposure Category: C
 - i. Assume no Topographic Effects: $K_{zt} = 1.0$
 - j. SF (Reducible based on Tributary Area)
 - k. 40 PSF
 - l. Roof Dead Load: 16 PSF (Includes PV System of 1 PSF & Tile roof material)
 - m. Exterior Dead Load: 19 PSF (Assume 3-coat stucco)
 - n. Exterior Wall Deflection Limitation: H/360
4. Minimum Energy Compliance Design Criteria: State Title 24 Energy Compliance documentation in all four primary orientations (north, south, east and west-facing)
 - a. Climate Zones 8
 - b. Exterior Wall Insulation: R-15
 - c. Attic Insulation: R-38
 - d. Designed for both heating and cooling: 92 AFUE (Heating); 15 SEER (Cooling)
5. Foundation Design Criteria:

The foundation design for building sites that do not exceed a slope of one (1) vertical to

three (3) horizontal units and a deep foundation design. The design does not assume unstable soil or expansive clay soil.

- a. Soil Bearing Pressure: 1500 PSF (w/out Geotechnical Report)
 - b. II. Lateral Bearing Pressure: 100 PCF (shallow foundation), 200 PCF (deep foundation)
 - c. III. Foundation Depth based upon soils report or City soils policy
 - d. IV. Grading and Drainage Plans under separate permits. And not a part of this scope
6. Very High Fire Hazard Severity Zone:
 - a. All buildings in the City of Agoura Hills are to comply with the construction standards for structures located in VHFHSZ in accordance with CBC Chapter 7A / CRC R337.
 7. Fire Resistive Construction Details:

The proposed detached units should be anticipated to be located within four feet of a real or assumed property line on the rear or side elevation. Therefore, for each proposed plan elevation, the rear and side elevation will be designed to comply with CRC Table R332.1 (I) Fire Resistance Protection/Rating of Exterior Wall elements.

The following minimum fire protection details shall be included within the plans:

- a. One-hour fire-rated wall construction detail for each architectural style that would comply with ASTM E119 or UL 263 testing
- b. One-hour fire-rated projection details on the underside of the projection for each architectural plan style. Assume a two-foot minimum fire separation distance
- c. Design elevation where the opening on the exterior firewalls shall not exceed 25% of the wall area
- d. Specifications and details of roofing material and roof sheathing that would comply with a two-foot minimum fire separation distance

8. Fire Sprinkler Design Criteria:
- a. Accessory dwelling units with Automatic Fire Sprinkler Protection;
 - b. The minimum fire separation distances in exterior wall openings are:
 - < 3 feet not allowed
 - ≥ 3 feet unlimited openings
 - c. Accessory dwelling units without Fire Sprinkler Protection;
Design elevation where the opening on the exterior firewalls shall not exceed 25% of the wall area where separation distance ≥ 3 feet to < 5 feet
 - < 3 feet not allowed
 - ≥ 5 feet unlimited openings
 - d. Note to be provided on the plans indicating that when fire sprinklers are required, the fire sprinkler systems shall comply with the requirements for an NFPA 13D Fire Sprinkler system.

Deliverables:

- PDF format plan set
- Jurisdictional-specific cover sheet
- Generic site plan with fillable information – no grading, stormwater or utilities information five (5) feet beyond unit
- Floor plan
- Foundation plans (both slab on grade and raised foundation options based upon CBC soil minimums of 1500 PSF)
- Floor Framing plans
- Roof plan
- Roof Framing Plan / Truss plan
- Sections; as necessary, maximum of two (2) per unit
- External elevations; one front, two sides and rear as plan typical elevations
- Front exterior elevation options; two (2) optional front elevations per plan, for a total of three (3) per plan, with associated details
- Renderings of exterior: one (1) exterior elevation rendering per style for marketing publication provided as individual graphic files
- Recommended external and internal materials

- Architectural and structural details
- Mechanical, electrical, and plumbing plans; limited to line diagram electrical and mechanical, gas isometric only
- T24 Energy calculations (compliant for all building orientations)
- No Fire sprinklers plans to be provided other than designating the requirement for fire sprinklers as applicable
- High fire zone detail sheet and fire department compliance information
- CalGreen (Title 24 / Part 11) requirements sheet
- One (1) plan review cycle is anticipated

Final Delivery Documents:

- 24 x 36 PDF file
- 11 x 17 PDF file (non-scalable)
- Color exterior renderings suitable for marketing and publication
- Illustrative floor plan for marketing and publication

Schedule:

- Twelve (12) weeks of production time

Meetings:

- One (1) pre-submittal 90% set review meeting – prior to submittal for jurisdictional process coordination
- One (1) staff meeting after approvals in preparation for City Council presentation
- One (1) City Council informational presentation

Schedule:

- Building official coordination meeting to establish consistent review procedures
- Plan review as required to make permit ready

TASK 4: FORMS AND MANUALS

TASK 4.A: ADU DESIGN MANUAL

Once the designs are established and approved by staff, RRM will develop the ADU Design Manual to inform the public about the process and options for their implementation. The manual will show how “typical lots” could add an ADU and which prototypes may work best for certain site conditions. This +/-10-page, visually attractive, easy-to-read user guide will include text and graphics illustrating the different ADUs. The guide will consist of a checklist of the various requirements applicable to the corresponding ADU type.

Deliverables:

- *One (1) PDF of the ADU Design Manual. We ask that staff consolidate all comments into one redlined version of the draft, and RRM will make one round of revisions*

TASK 5: MANAGE THE PROJECT

TASK 5.A: PROJECT MANAGEMENT/ COORDINATION

The foundation of RRM’s practice relies on expert and proactive project management. Accomplishing each unique assignment within the needed timeframe and allocated budget is essential. RRM focuses on capturing a clear direction on final deliverables and end products at the beginning of a project, establishing a shared understanding of the project with the City and all team members. This provides an essential project “road map,” RRM develops a critical path schedule, monitoring and updating it regularly throughout the process. We make it a practice to provide regular status reports of project progress and closely coordinate with the City’s project manager and key consultant team members. RRM views close project team collaboration as a key mechanism to ensure issues are well-vetted and fully addressed because better projects result from multiple perspectives. In addition, all product deliverables are reviewed internally for quality control purposes before the City submittal.

We have found it helpful to establish mutually agreeable, timely turnaround review times in managing a schedule. One helpful approach can be for the City to provide one redlined, marked-up version of comments from its staff so that all comments are reconciled and expedite the revision process. Early consultation with affected agencies and stakeholders is vital for a smooth and efficient process. These approaches reduce potential surprises that can add costs, cause delays, and dilute consensus. In addition, the performance of project managers is evaluated in several ways:

- Monthly review of compliance with project budgets by Task by RRM management and principals. Our Deltek Vision project management and accounting software also allow project managers and principals to track daily time entries and task budgets
- Ongoing oversight by the principal-in-charge regarding contract and schedule adherence as well as overall project progress
- Periodically, report cards are provided to clients to solicit feedback on the project manager and overall project performance
- Annually, project managers are evaluated on the quality of their performance
- Throughout the project process, client feedback is sought by both RRM project managers and contract personnel to ensure satisfaction and provide the opportunity for adjustment if needed

We take project management seriously and are committed to delivering on time and on budget!

RRM may need to coordinate and meet with City staff, various departments, and interest groups in addition to those specifically outlined in this scope. This will include information teleconferences, meetings, research correspondence, status reports, record keeping, project coordination, electronic file management, preparation for meetings, and all other coordination during the project.

Deliverables:

- *PDFs, project administration, and coordination as needed*
- *Conference calls and emails as needed*
- *Print sets for plan check submittal and resubmittal*

WORK PROGRAM ASSUMPTIONS

- Meeting Attendance. The project budget includes attendance at public meetings identified in the work program. The costs of additional meeting attendance would be on a time and materials basis if requested. In addition, meetings are assumed to be conducted using a virtual format.
- Draft Documents. A draft of each document will be provided to staff and revised based on a single set of consolidated comments providing clear direction.
- Printing. This budget assumes the City will be responsible for printing and distributing documents.
- Environmental Review. The scope of work requested does not include environmental documentation or clearance pursuant to the California Environmental Quality Act. Environmental documentation and technical studies are not included in this work program. However, such documentation would be provided on a time and materials basis if requested.
- All permit-ready ADU designs will be developed to use 2022 CRC conventional construction code. Therefore, any design revisions that exceed this assumption's constraints may require additional engineering and fee.
- This proposal assumes the City will maintain the approved architect or engineer stamped originals, issue users unstamped copies, and require a hold harmless agreement signed by the end user. The wording suggested similar to *"By using these Permit Ready Accessory Dwelling Unit construction documents, the user agrees to release, hold harmless, and indemnify the City, its elected officials and employees, and the Architect or Engineer who prepared these construction documents from any and all claims, liabilities, suits and demands on account of any injury, damage or loss to persons or property, including injury or death, or economic losses, arising out of the use of these construction documents."*



COST PROPOSAL

RRM	SCOTT MARTIN	RRM	RANDY RUSSOM	RRM	CONNER CHURCH	RRM	STAFF	RRM	ELIZABETH OCAMPO VIVERO	RRM	STAFF	RRM	JESSICA MEADOWS	RRM	STAFF
Principal/Design Director		Senior Project Manager		Project Architect		Architecture Production Staff		Principal Planner		Planning Staff		Structural Engineer		Engineering Production Staff	
220 \$ per hour		220 \$ per hour		125 \$ per hour		120 \$ per hour		180 \$ per hour		138 \$ per hour		175 \$ per hour		120 \$ per hour	

TASK 1: ESTABLISH A STRONG FOUNDATION		FEE TYPE	ESTIMATED FEE
I.A	Project Initiation	T&M	\$ 1,840
I.B	Data Gathering and Document Reasearch	T&M	\$ 4,956
Task I Value:			\$ 6,796

2	\$440	2	\$440	2	\$250	0	\$0	2	\$360	0	\$0	2	\$350	0	\$0
2	\$440	2	\$440	4	\$500	10	\$1,200	4	\$720	12	\$1,656	0	\$0	0	\$0

TASK 2: PRELIMINARY ADU PLAN DEVELOPMEN		FEE TYPE	ESTIMATED FEE
2.A	Preliminary Design	T&M	\$ 7,460
2.B	Schematic Design	T&M	\$ 15,125
Task 2 Value:			\$ 22,585

6	\$1,320	8	\$1,760	12	\$1,500	24	\$2,880	0	\$0	0	\$0	0	\$0	0	\$0
6	\$1,320	12	\$2,640	16	\$2,000	72	\$8,640	0	\$0	0	\$0	3	\$525	0	\$0

TASK 3: ADU CONSTRUCTION DOCUMENTS		FEE TYPE	ESTIMATED FEE
3.A	Document Preparation and Plan Review (Three [3] plans)	T&M	\$ 39,640
Task C Value:			\$ 39,640

6	\$1,320	16	\$3,520	28	\$3,500	110	\$13,200	0	\$0	0	\$0	28	\$4,900	110	\$13,200
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TASK 4: FORMS AND MANUALS		FEE TYPE	ESTIMATED FEE
4.A	ADU Design Manual	T&M	\$ 25,200
Task D Value:			\$ 25,200

2	\$440	16	\$3,520	24	\$3,000	0	\$0	40	\$7,200	80	\$11,040	0	\$0	0	\$0
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TASK 5: MANAGE THE PROJECT		FEE TYPE	ESTIMATED FEE
4.A	Project Management/Coordination	T&M	\$ 7,000
Task D Value:			\$ 7,000

4	\$880	20	\$4,400	8	\$1,000	0	\$0	4	\$720	0	\$0	0	\$0	0	\$0
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Subtotal		\$ 101,221	
Reimbursable Expenses		\$ 1,479	
Estimated Project Total		\$ 102,700	

Fee Footnote

Estimated fees for tasks shown as "Time and Materials" (T&M) are provided for informational purposes. Amounts billed for these tasks, which will reflect actual hours worked, may be more or less than the estimate given.

Reimbursable Expenses

Incidental expenses incurred by RRM Design Group or any subconsultant it may hire to perform services for this project are reimbursed by the client at actual cost plus 10% to cover its overhead and administrative expenses.

Adjustment to Hourly Billing Rates

RRM reserves the right to adjust hourly rates on an annual basis.

RRM PROJECT
Dublin Objective Design Standards
Dublin, California

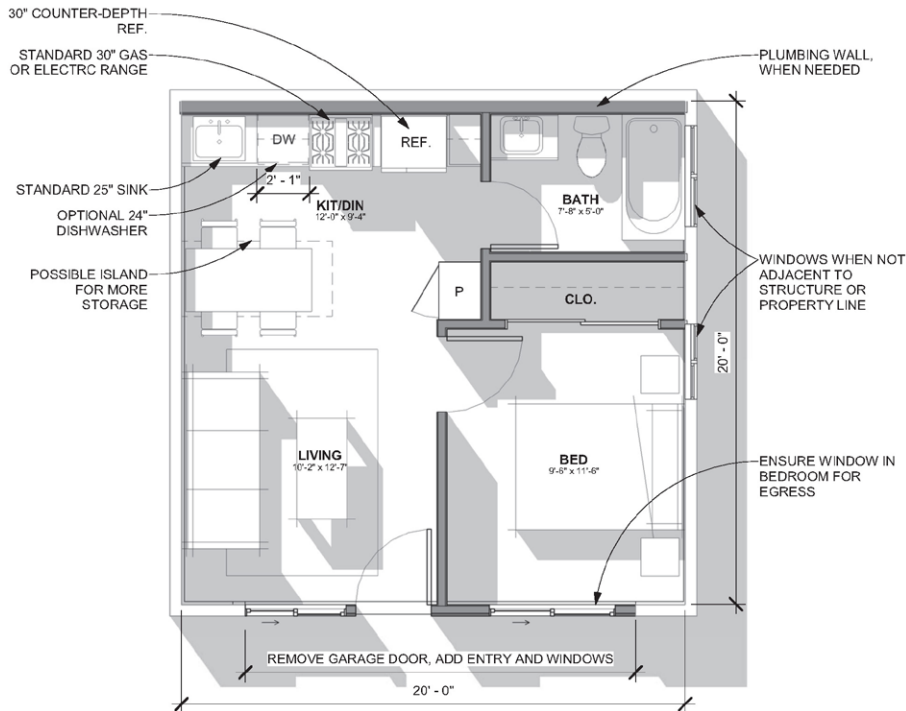
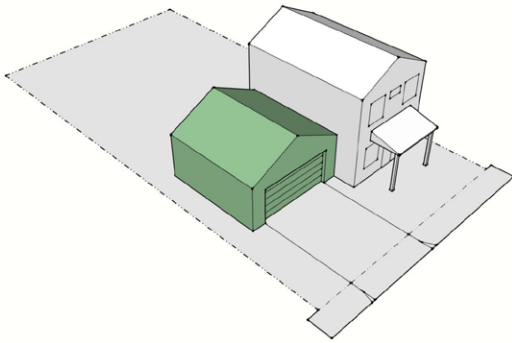
Section

2

ACCESSORY DWELLING UNIT
PROTOTYPE DESIGNS

GARAGE CONVERSION

Chapter 1: Where to Start



QUALIFICATIONS
Proposal for ADU Prototypes



FIRM PROFILE | *RRM Design Group*

RRM exists because we love creating environments people enjoy. That is what got us into the business **over 47 years ago**, and it is why we continue to thrive today. Our architects and landscape architects, engineers, surveyors, and planners work with our clients and their communities to create the parks our children play in, the roads we drive down on our way to work, the neighborhoods we come home to, and the fire stations that keep our communities safe.

Our work culture emphasizes collaboration, frequent communication, and accessibility. We're a close partner with our clients, helping them understand and navigate through the project lifecycle. Whether your project is public or private, commercial or residential, we listen, we design, and we deliver. On time. On budget. Since 1974.



Randy Russom will serve as project manager for the project.

Contact information:

p: (805) 903-1227 | e: rwrussom@rrmdesign.com



PERSONNEL BY DISCIPLINE

183 professionals on staff at RRM Design Group in **6** core disciplines:

- 33 California Licensed Architects
- 35 Architecture Designers
- 14 California Licensed Civil Engineers
- 3 California Licensed Structural Engineers
- 20 Engineering Designers
- 18 California Licensed Landscape Architects
- 12 Landscape Designers
- 16 Community & Urban Planners
- 1 Licensed Surveyor
- 3 Surveying Technicians
- 31 Administrative Support Staff

- 20 LEED® Accredited Professionals
- 3 Certified Planners (AICP)
- 4 Congress for New Urbanism Accredited Professionals
- 1 Bay-Friendly Qualified Professional
- 1 Envision Sustainable Professional
- 1 Certified Arborist



CREATING ENVIRONMENTS PEOPLE ENJOY®

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SAN LUIS OBISPO (HQ)

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Unit C-26 A
Chula Vista, CA 91910

SAN LEANDRO

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SANTA BARBARA

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Santa Barbara, CA 93101
p: (805) 963-8283

VENTURA

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Ventura, CA 93001
p: (805) 652-2115

WEBSITE

www.rrmdesign.com

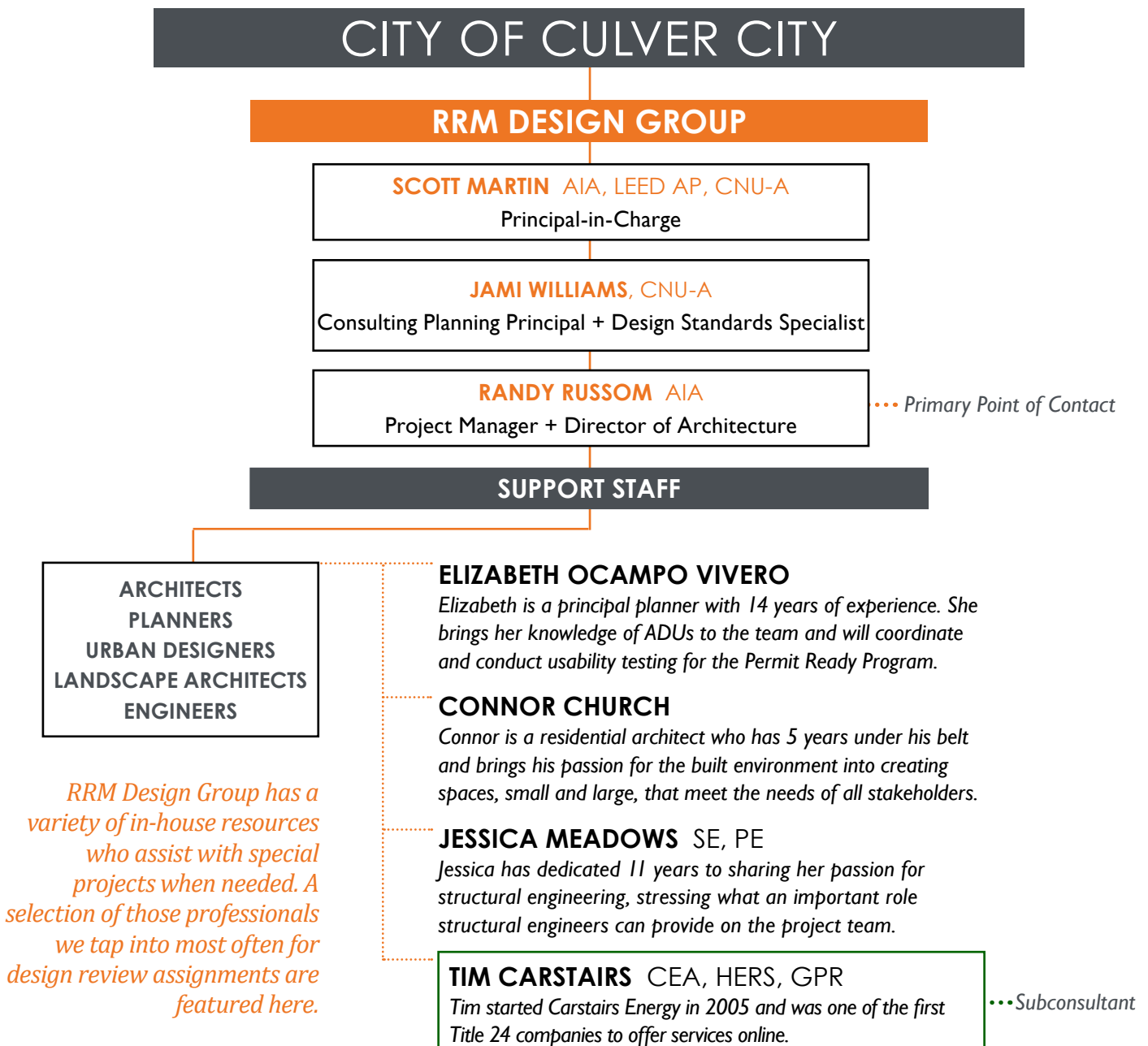
RRM Design Group is a California corporation and an employee-owned company, incorporated **November 26, 1974.**

TEAM ORGANIZATIONAL CHART

As project manager, Randy's primary responsibility is delivering the project to you on time and on budget. Working in cooperative partnership with City staff, RRM's project manager will serve as an extension of staff to successfully coordinate the design and create plans for the ADU process. He is responsible for coordinating with all technical design team members to harness the team's horsepower to successfully develop the full potential of the project work products. Randy's responsibilities include the following:

- Project Point of Contact
- Client Coordination and Reporting
- Contract Administration
- Schedule Development and Management
- Budget Supervision
- Quality Control and Assurance
- Resource Allocation
- Staff Forecasting

Randy has selected the following team of RRMers to join him in supporting City of Culver City's needs:



SCOTT MARTIN | AIA, LEED AP, CNU-A

Principal + Residential Architect



Scott is a talented architect with a keen ability to be innovative and sensitive to clients' needs. His project focus and experience are wide-ranging, from illustration, master planning, urban design, needs assessments, and design review to the production and construction of facilities. Scott is a LEED Accredited Professional with a high level of expertise in designing and implementing sustainable solutions. Scott's unique relationship with both public and private clients gives him an understanding of the realities of development and community priorities. He excels in working directly with owner and user groups to set project goals and priorities. With his strong technical skills, Scott blends cohesive design solutions to bring a project's vision to reality.

21 Years of Experience

Education

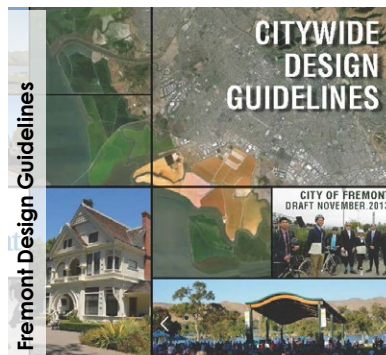
- Bachelor of Architecture, California Polytechnic State University, San Luis Obispo, CA

Licenses, Accreditations, and Affiliations

- Architect, CA, C32348
- Architect, CO, 00405508
- Leadership in Energy and Environmental Design Accredited Professional (LEED AP)
- Congress for the New Urbanism Accredited (CNU-A)
- American Institute of Architects (AIA), San Luis Obispo Chapter, Member
- San Luis Obispo Chamber of Commerce Economic Development Committee

Relevant Projects

- Agoura Hills ADU Plans
- Arcadia Design Guidelines Update
- Brentwood Zoning Ordinance Update
- Buellton Community Design Guidelines
- Calabasas General Plan Update
- Carlsbad Village and Barrio Master Plan
- Capitola Mall Design Peer Review Services
- Cerritos Residential Design Manual
- Cupertino Residential/Mixed-Use Design Standards
- Dublin Citywide Multifamily Design Standards
- Mission Street Studios ADU
- Mono County ADU Design
- Murrieta Affordable Housing Design Development
- Newport Beach Permit Ready ADU Plan and Public Outreach Improvement Services
- Porterville Accessory Dwelling Unit and Multifamily Dwelling Unit Plans
- San Luis Obispo County Pre-Approved ADU Plans
- San Ramon Pre-Approved ADU Program
- Walnut Creek ADU Acceleration
- West Creek Residential Subdivision (Noveno)



Arcadia Design Guidelines Update

- Windows and Doors
 - Window and door types, materials, shapes, proportions, and detailing should be compatible with the architectural style of the building and should have quality molding and framing.
 - Floor plans should be designed to allow proper placement and sizing of windows to complement the chosen architectural style. Windows should be placed with adequate spacing between window/door trim and wall edges/top plates.
 - Garage doors facing the street are highly discouraged.
 - Where appropriate to the architectural style, window detailing, such as sills, trim, shutter and/or awnings, should be utilized.
 - Shutters should be proportionate in size to the windows to create the appearance of functionality.
 - Awnings or prominent architectural features over building entrances should be utilized to provide a defined building entry that provides a sheltered area and orients residents and visitors.
 - Where appropriate to the architectural style, windows and doors should be inset from the walls a minimum of two (2) inches to create shadow detailing and visual appeal.
 - Replacement windows should be compatible to the overall building in style and material.
- Preferred window materials include:
 - Wood
 - Composite clad
 - Colored vinyl



JAMI WILLIAMS | CNU-A

Consulting Planning Principal + Design Standards Specialist



Jami possesses the qualities necessary to produce creative, realistic and business-conscious design solutions that will guide future improvements of the City of Culver City. With over 25 years of experience as an urban designer and project manager, Jami's unique perspective enables her to advance projects from the early community outreach and visioning stages to the development of urban design plans and policy documents that are creative yet realistic and implementation-focused. She is well-versed in smart growth, mixed-use and transit-oriented planning principles that maximize quality design, minimize costs, and build on community consensus. She excels in public outreach, identifying public concerns and preferences and translating them into cutting-edge workable designs and policy documents that can be easily understood by community members and implemented by her public agency clients. Further, her strong communication and organization skills consistently ensure she delivers projects on time and on budget, always focusing on client satisfaction.

26 Years of Experience

Education

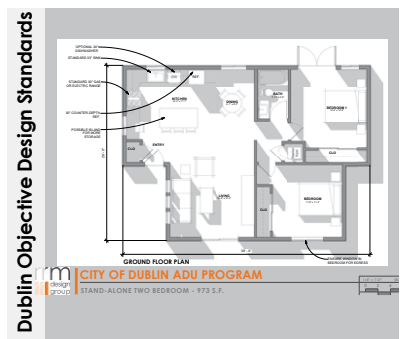
- Master of Business Administration, Architecture Management Track, California Polytechnic State University, San Luis Obispo, CA
- Bachelor of Architecture, California Polytechnic State University, San Luis Obispo, CA
- Semester Design Program, Ecole Des Beaux Art Americaines De Fontainebleau, France
- Associate of Science, Cuyamaca College, San Diego, CA

Licenses, Accreditations, and Affiliations

- Congress for the New Urbanism Accredited (CNU-A)
- American Planning Association (APA), Member
- Urban Land Institute (ULI), Associate Member

Most Relevant Projects

- Agoura Hills Pre-Approved Building Plans for ADUs
- Alhambra New Comprehensive Zoning Code
- Brentwood Zoning Ordinance Update
- Buena Park Housing Element Update
- Carpinteria Downtown Design Overlay Program
- Cerritos Housing Element Update
- Cupertino Residential/Mixed-Use Design Standards
- Dublin Citywide Multifamily Design Standards
- El Cajon Civic Center Pre-Development Planning and Design
- El Corazon Specific Plan
- El Monte Housing Element Update
- Encinitas SB 2 Planning Grant (Objective Design Standards)
- La Puente Housing Element Update
- Merced County Community Plans (Franklin-Beachwood)
- Mission Avenue Housing Strategic Plan
- Rosemead Housing Element Update
- Santa Cruz County ADU Pre-Approved Building Plan Options
- Torrance Housing Corridor Districts Analysis
- Walnut Creek ADU Acceleration



RANDALL RUSSOM | AIA, ASID

Project Manager + Director of Architecture



As an engineering major with an early love of creation and a family of artists, a career in architecture was inevitable for Randy. Now, with over three decades of experience as an architect, Randy is an expert in construction management, hospitality projects, and custom residential work. As the former planning commissioner for the City of Arroyo Grande and a current member of the Board of Directors for the San Luis Obispo Chapter of the American Institute of Architects, Randy brings a collaborative approach to his work, aiming to utilize all the creative intellect his team encompasses. His work with RRM yields award-winning results that satisfy the needs of his clients, his team, and the community.



33 Years of Experience

Education

- Bachelor of Architecture, California Polytechnic State University, San Luis Obispo, CA

Licenses, Accreditations, and Affiliations

- Architect, CA, C24410
- American Institute of Architects (AIA)
- American Institute of Architects Central Coast Chapter (AIACCC), San Luis Obispo, President
- City of Arroyo Grande, Planning Commissioner
- City of Arroyo Grande, Bridge Street Replacement Committee

Relevant Projects

- Agoura Hills Pre-Approved Building Plans for ADUs
- Concord Accessory Dwelling Units Standard Drawings Development
- Dublin Citywide Multifamily Design Standards
- Dublin Objective Design Standards and ADU Prototypes
- Fixlini Street ADU, San Luis Obispo
- Los Gatos Architectural Consultant Services
- Madonna Road ADU, San Luis Obispo
- Mission Cove Mixed-Use Development with Affordable Housing, Oceanside
- Mono County ADU Design
- Newport Beach Permit Ready ADU Plan and Public Outreach Improvement Services
- Porterville Accessory and Multifamily Dwelling Unit Plans
- San Luis Obispo County Pre-Approved ADU Plans
- San Ramon Pre-Approved ADU Program
- Santa Cruz County ADU Pre Approved Building Plan Options
- Serra Meadows Housing Development with ADUs, San Luis Obispo
- Tyler Street Mixed-Use Development, Monterey
- Walnut Creek ADU Acceleration
- West Creek Residential Subdivision (Multifamily & ADUs)



Mission Cove Mixed - Use Development



West Creek Residential Subdivision

ELIZABETH OCAMPO VIVERO

Principal Planner + ADU Specialist



Elizabeth is a passionate urban planner with experience in community planning, land use planning, project management, and urban design. Prior to joining RRM, Elizabeth worked as Director of Planning and Urban Design at MW Steele Group, a planning and architecture firm in San Diego, where she led the planning practice of the firm and managed a series of projects, including multi-family re-development projects, streetscape improvement projects, and specific plan amendments. Elizabeth's experience includes seven years at the City of San Diego Planning Department, where she participated in multiple phases of the community plan update process for Old Town San Diego, Midway - Pacific Highway, and North Park. While at the City of San Diego, she also managed grant-funded planning efforts. Her experience also includes supporting retail, educational, and healthcare projects and preparing subdivision plans for residential development while working for a structural engineering firm and a land development engineering firm in Mexico.

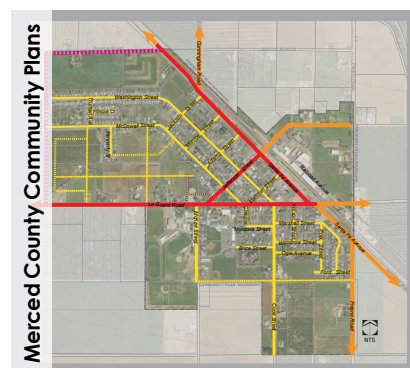
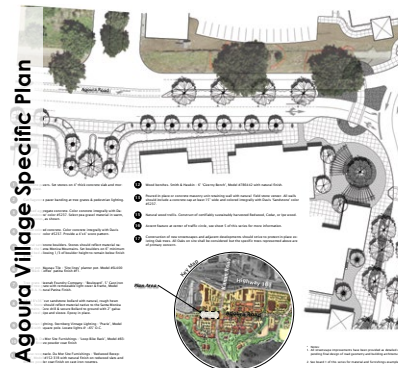
14 Years of Experience

Education

- Master of City Planning, Master of City Planning, San Diego State University
- Bachelor of Science, Architecture, Universidad Autónoma de Baja California

Relevant Projects

- Agoura Village Specific Plan Implementation Analysis, Agoura Hills
- Carlsbad Objective Design Standards
- Carpinteria Downtown Design Overlay Program
- Dana Point General Plan Outreach
- Dixon Comprehensive Zoning Update
- El Segundo Downtown Specific Plan Update
- Escondido Public Art Master Plan
- Euclid Village Senior Housing - WPH, Upland
- Goleta Objective Design Standards for Multiple Dwelling and Mixed-Use Developments
- Magnolia Villas Affordable Housing - WPH, Upland
- Merced County Community Plans (Franklin-Beachwood)
- San Carlos Downtown Specific Plan
- San Diego Clairemont Community Plan
- Walnut Creek ADU Acceleration



CONNOR CHURCH

Residential Architect



As a young architect, Connor brings enthusiasm and creativity to the project team. With a passion for efficient and sensible design solutions, Connor enjoys working with his team to develop goals in order to realize your comprehensive project. At RRM, Connor has utilized his strengths on public and private projects ranging from one-off ADUs to large K-12 campus projects. Connor has significant experience working on ADU prototypes and other similar projects. With a strong team at his side, Connor has developed prototype plans of various styles and scales for community-focused subdivisions and city pre-approved ADU projects.



5 Years of Experience

Education

- Bachelor of Architecture, California Polytechnic State University, San Luis Obispo, CA

Licenses, Accreditations, and Affiliations

- Architect, CA, 39684

Relevant Projects

- 1138 Madonna Road ADU, San Luis Obispo
- 13th Street Grover Beach Single-Family Residential Subdivision
- 16 Prairie Grass (Chen Residence & ADU), Irvine
- 1728 Lima Drive Residential ADU, San Luis Obispo
- 712 Anapamu Street Accessory Dwelling Units, Santa Barbara
- 770 Buchon Street ADU, San Luis Obispo
- Concord Accessory Dwelling Units Standard Drawings Development
- Grand Oaks Micro Community, Atascadero
- Mono County ADU Design
- Orcutt Key Site 30 Bradley Village Single-Family Residential Development
- Porterville Accessory Dwelling Unit and Multifamily Dwelling Unit Plans
- Rice Ranch Meadows North, Grove West, and Grove East, Orcutt
- San Luis Ranch Single-Family Residential Subdivision, San Luis Obispo
- San Ramon Pre-Approved ADU Program
- Santa Cruz County ADU Pre-Approved Building Plan Options
- Vintage Ranch SFR Subdivision Schematic Design, Orcutt



JESSICA MEADOWS | SE, PE

Structural Engineer



Jessica has spent the last decade dedicated to sharing her passion for structural engineering. Whether it be working with the design team on a residential project, mentoring young professionals, or teaching students at San Luis Obispo's California Polytechnic State University, she is always sure to stress what an important role structural engineers can provide on the project team. Her experience has a wide variety: single-family, multifamily, mixed-used, new education campuses and buildings, modernizations, pre-check documents, seismic rehabilitation, and accessory structures. Jessica has acted as a project manager to oversee the design process and construction of many successful projects.



CREATING ENVIRONMENTS PEOPLE ENJOY.

11 Years of Experience

Education

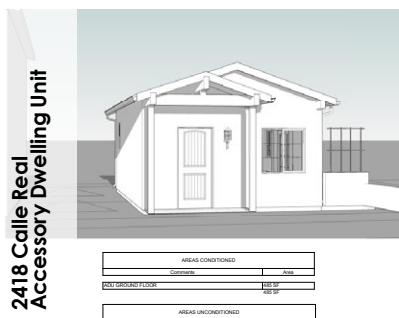
- Bachelor of Science, Architectural Engineering, California Polytechnic State University, San Luis Obispo, CA

Licenses, Accreditations, and Affiliations

- Structural Engineer, CA, S6488
- Professional Engineer, CA, C81987

Relevant Projects

- 1011 Joseph Court ADU, Nipomo
- 102 South Voluntario ADU, Santa Barbara
- 1138 Madonna Road ADU, San Luis Obispo
- 1728 Lima Drive Residential ADU, San Luis Obispo
- 21712 Lane Street ADU, Perris
- 2418 Calle Real ADU Construction Documents, Santa Barbara
- 2995 Beachcomber Drive Remodel and ADU, Morro Bay
- 5700 Portola Road ADU, Atascadero
- 712 Anapamu Street ADU, Santa Barbara
- Agoura Hills Pre-Approved Building Plans for ADUs
- Centennial Square Affordable Housing, Santa Maria
- Concord Accessory Dwelling Units Standard Drawings Development
- Dublin Citywide Multifamily Design Standards
- Mission Street Studios ADU, Santa Barbara
- Mono County ADU Design
- Newport Beach Permit Ready ADU Plan and Public Outreach Improvement Services
- Porterville Accessory Dwelling Unit and Multifamily Dwelling Unit Plans
- San Luis Obispo County Pre-Approved ADU Plans
- San Ramon Pre-Approved ADU Program
- Santa Cruz County ADU Pre-Approved Building Plan Options
- Walnut Creek ADU Acceleration



Next Up:
Our Subconsultant

TIMOTHY CARSTAIRS | CEA, HERS, GPR

Title 24 Energy Compliance



19 Years of Experience

Education

- Bachelor of Science, Accounting
University of Phoenix,
Phoenix, AZ

Licenses, Accreditations, and Affiliations

- Cabec Certified Energy Analyst
- CalCerts Certified HERS I and HERS II Rater
- Licensed HVAC Contractor (CSLB#926170)
- Certified Green Point Rater (Build It Green)
- Real Estate Broker (BRE #01855310)

Timothy is the owner of Carstairs Energy, Inc., a full-service energy consulting company based in San Luis Obispo. Carstairs Energy prepares energy compliance reports and works with building departments, architects, engineers, and homeowners to ensure compliance for each project. Timothy Carstairs is a Cabec Certified Energy Analyst and a licensed HERS Rater through CalCerts. He started Carstairs Energy in 2005 and was one of the first title 24 companies to offer services online. Carstairs Energy not only provides Title 24 Residential and Commercial Energy compliance, but they also provide HVAC Design Services including ACCA Manual J, D, S, and Solar Design services throughout California as well as HERS Testing and Green Point Rating local to the San Luis Obispo area.

Relevant Projects

- Agoura Hills Pre-Approved Building Plans
- Coastal Community Builders, The Meadows at Rice Ranch, Orcutt
- Coastal Community Builders, Vineyard Creek, Templeton
- McCarthy Homes Purisima Hills, Coastal Collection, Lompoc

Quotes

- *I've worked with Carstairs for the past 5 years. They have always been very knowledgeable on every project I ask them about. They have always been on time, and ready to answer questions. I would highly recommend them.*
~Gregory Soto, Architect
- *Carstairs Energy, Wow. Our Company, Crizer Construction Inc, has been in business for almost 35 years this year and I have to say that Carstairs Energy, Tim Carstairs, is one of the most attentive professionals we have worked with...The response time, when working with Carstairs Energy, will be as fast as any professional in the business. I highly recommend that you work with Carstairs Energy on your next project.*

HOW RRM'S EXPERIENCE, TECHNICAL & PROFESSIONAL SKILLS MEET CITY'S GOALS

RRM has worked with the following public agencies in developing ADU plans:

- City of Agoura Hills
- City of Newport Beach
- County of Santa Cruz
- City of Concord
- City of Porterville
- City of Stanford
- City of Dublin
- County of San Luis Obispo
- City of Walnut Creek
- County of Mono
- City of San Ramon

Along with the agencies listed above, RRM has worked with over 20 private clients on developing ADU plans for their residences.

RRM proposes to work with the City to develop a series of pre-approved prescriptive ADUs and provide for homeowners to streamline the processing of utilizing those plans for their unique and individual needs. RRM will work with City staff to refine the program and scope for the proposed ADUs to provide the best fit for the City of Culver City. Discussions with staff and previous project experience suggest alternate or additional configurations that may better serve the community. RRM's scope of services, beginning on page 27, provides for possible alternatives which will be evaluated during the initial tasks of the project. RRM's community-based design will help assure that these plans have elevation options that allow for personal taste and are appropriate to the community's architectural vernacular.

RRM achieves a high project efficiency and coordination level due to the multidisciplinary service structure. We provide implementable solutions due to a single-line in-house responsibility that allows the project manager to coordinate most of the components of a project directly. While most of the primary scope will be provided in-house by RRM Architecture, Planning, and Structural Engineering, there will be times when outside consultants and City coordination will be required. RRM may need to coordinate and meet with City staff, various departments, and interest groups in addition to those specifically outlined in our scope.

*Next Up:
Experience Case Studies*

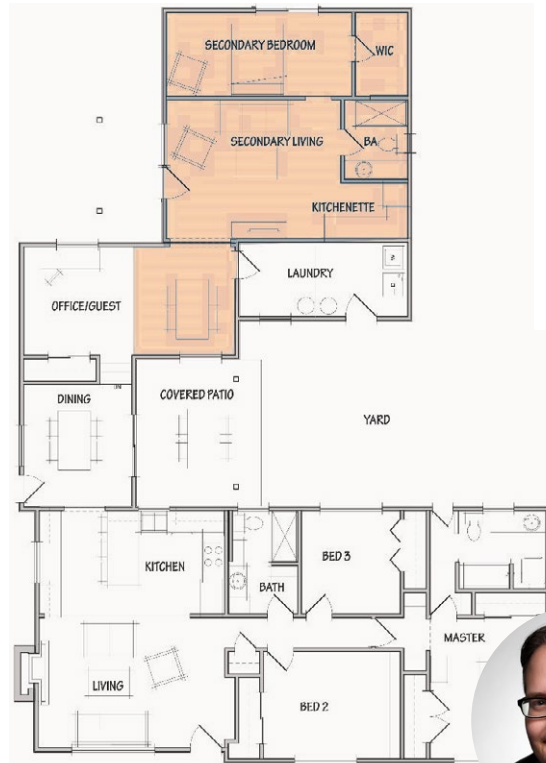
RRM Design Group's own Scott Martin (Principal-in-Charge) and Randy Russom (Project Architect) live in homes with accessory dwelling units that they designed themselves.

MARTIN RESIDENCE

(ACCESSORY DWELLING UNIT ADDITION)

ATASCADERO, CA

Constructed as a true mother-in-law unit, Scott designed the addition to his house to function for a senior with Multiple Sclerosis. Keeping in mind aging, place, and privacy, the plan created separate living and sleeping spaces, while common dining and gathering space anchors the heart of the home.



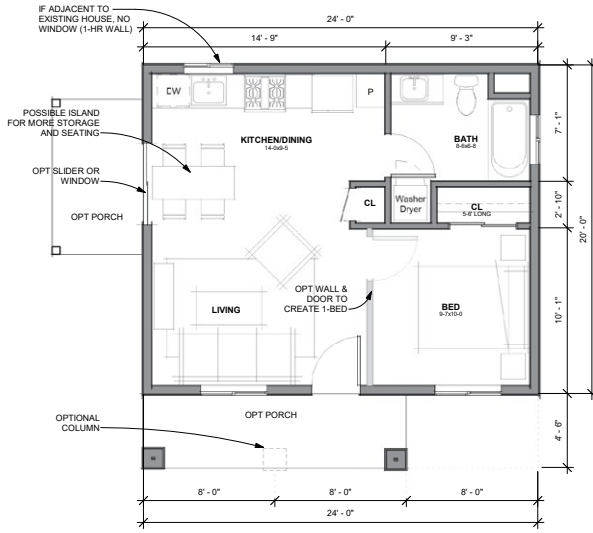
MYRTLE STREET RESIDENCE

(ACCESSORY DWELLING UNIT ADDITION)

ARROYO GRANDE, CA

This one bedroom, 499 sf unit is a second story, over garage ADU in a barn style to respond to the village historic district design guidelines and complement the 140 year old historic stone house on the site. The ADU has a separate exterior entry with separately controlled water, heat, and electrical. The unit features a full efficiency kitchen, large living area, a 3/4 bath, as well as two decks - one on the street and a covered deck to the rear of the unit.





PROPOSED IN SCOPE: 450 SF
SHOWN: 526 SF

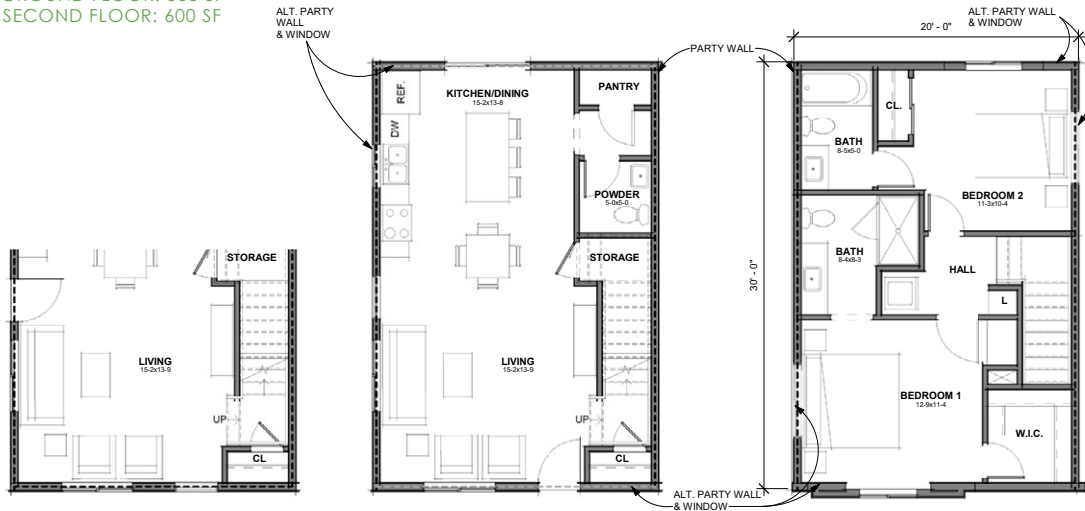


STYLE A: SPANISH COLONIAL REVIVAL



STYLE C: AGRARIAN

GROUND FLOOR: 555 SF
SECOND FLOOR: 600 SF



① LEVEL 1 - ALT ENTRY
3/16" = 1'-0"

② LEVEL 1 - FLOOR PLAN
3/16" = 1'-0"

③ LEVEL 2 - FLOOR PLAN
3/16" = 1'-0"

PORTERVILLE ACCESSORY & MULTIFAMILY DWELLING UNIT PLANS

PORTERVILLE, CA

NOTABLE INFO AND STATS:

Client: City of Porterville
Timeline: 2021-Present

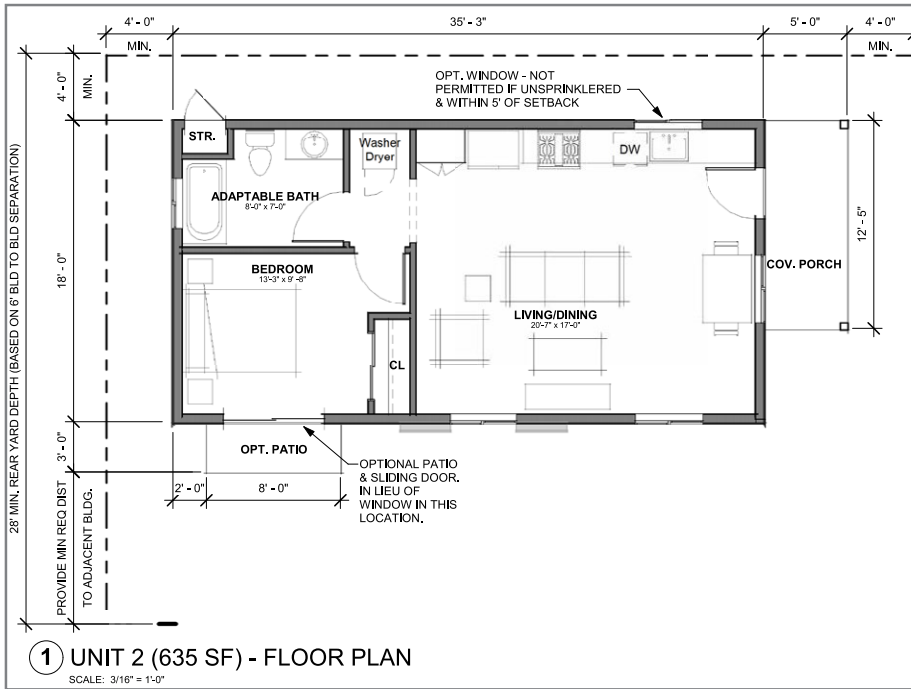


RRM SERVICES PROVIDED:

*Architecture, Planning,
Structural Engineering*



The County of Porterville retained RRM for the purpose of developing designs and plans for three Accessory Dwelling Units (ADUs) and eight multifamily prototype buildings. The ADUs ranged in size from studio to one-bedroom, allowing different lot configurations and places based on homeowners' needs. In addition, the multifamily building prototypes are refined to maximize the number of building typologies that can serve the changing population while maintaining the community character at the core of the work effort.



SAN RAMON

PRE-APPROVED ADU PROGRAM

SAN RAMON, CA

NOTABLE INFO AND STATS:

Client: City of San Ramon
Timeline: 2021-Present



RRM SERVICES PROVIDED:

Architecture, Planning,
Landscape Architecture,
Structural Engineering



The County of San Ramon hired RRM to develop floor plans and elevation designs and Prototype Construction Documents for three one-bedroom Accessory Dwelling Units (ADUs). The ADUs range in size from 560-728 square feet, providing a range of efficiency and unique footprints. The goals of the design process included maintaining County character in elevation design, increasing density and available one-bedroom rentals, and creating cost-conscious designs for the homeowner that are both comfortable and functional.



DUBLIN

OBJECTIVE DESIGN STANDARDS AND ADU PROTOTYPES

DUBLIN, CA

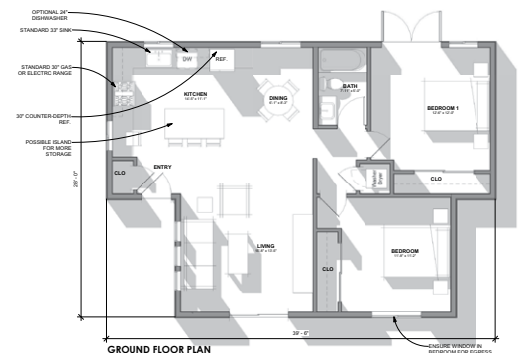
NOTABLE INFO AND STATS:
Client: County of Dublin
Timeline: 2019-Present



RRM SERVICES PROVIDED:
Architecture, Planning, Landscape Architecture, Structural Engineering



The County of Dublin hired RRM Design Group to develop clearly defined objective design standards endorsed by the community and decision-makers that can be applied to multifamily and mixed-use residential projects. The intent of the project is to ensure that new residential development is compatible with the surrounding neighborhoods, that quality materials are used, that building form and scale are appropriate to the site, and that development complies with the intent of SB35 laws to facilitate and expedite construction of housing. The final product will include clearly written standards with easy-to-use graphics. Given the lack of large sites for new housing projects, the County is promoting the development of Accessory Dwelling Units (ADUs). To assist in this effort, RRM is developing prototype plans including elevations, floor plans for garage conversion, and building permit plans for ADUs that will save property owners money, expedite the permit process, and help ensure well-designed ADUs are built.



rrm design group CITY OF DUBLIN ADU PROGRAM
 STAND-ALONE TWO BEDROOM - 973 S.F.





WEST CREEK
RESIDENTIAL SUBDIVISION
 (INCLUDED MULTI-FAMILY AND
 ACCESSORY DWELLING UNITS)
 SAN LUIS OBISPO, CA

NOTABLE INFO AND STATS:
Client: Robins/Reed
Timeline: 2014-Present



RRM SERVICES PROVIDED:
Architecture, Planning,
Landscape Architecture,
Structural Engineering



West Creek is a residential subdivision covering 18.29 acres in the County of San Luis Obispo that provides 172 residential units in multifamily and single-family homes with Accessory Dwelling Units. The 105 multifamily units include 35 studio units, 63 two-bedroom units, and 7 one-bedroom units with a density of 27.5 units per acre. The 67 single-family units are 3 bed/2 ½ bath homes with attached garages and include 44 “parkway” units with a density of 8.54 units per acre. The project encompasses two large parcels that were combined into a single project resulting in a more complete design solution which allows the project to meet the unit count targeted in the Orcutt Area Specific Plan while providing additional open space and community amenities.



SANTA CRUZ COUNTY

ADU PRE-APPROVED BUILDING PLAN OPTIONS

SANTA CRUZ COUNTY, CA

NOTABLE INFO AND STATS:

Client: County of Santa Cruz

Dates: 2021-Present



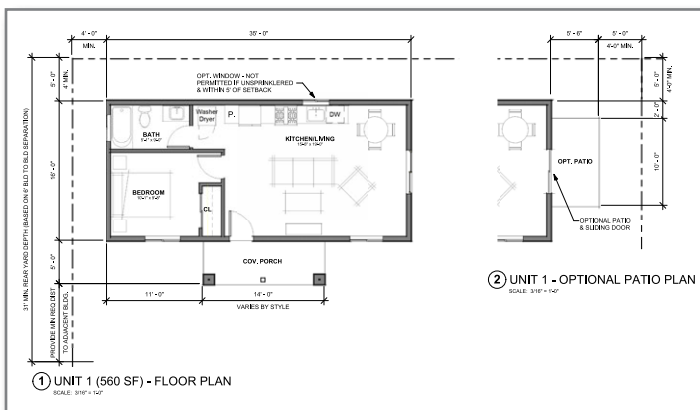
RRM SERVICES PROVIDED:

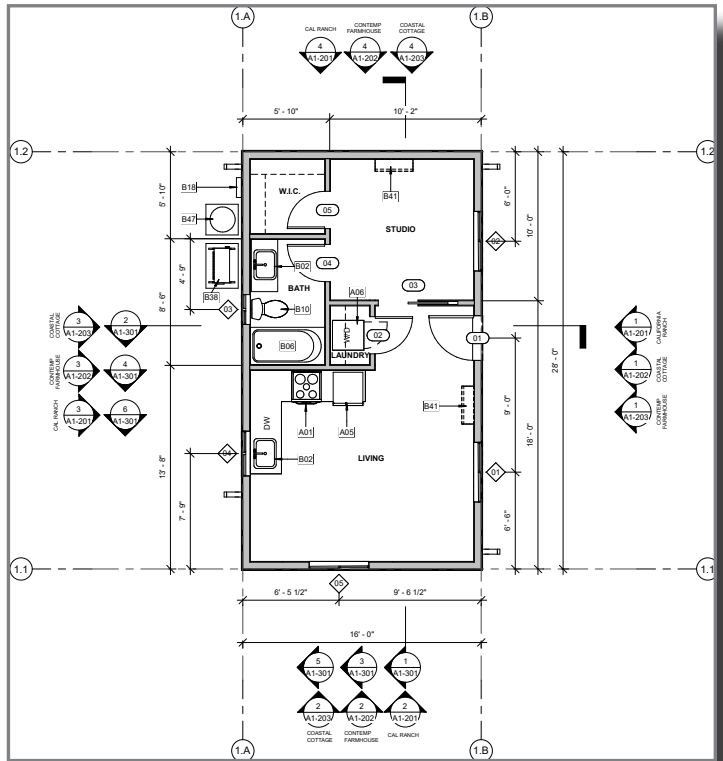
*Architecture, Planning,
Structural Engineering*



The County of Santa Cruz retained RRM to prepare ADU Plans for three sizes of ADU Building Plans that will be “pre-plan checked” and approved by the County for use by members of the public who are interested in constructing an ADU on property located within the unincorporated County of Santa Cruz area.

RRM services include meetings with County staff, meetings with members of the public and stakeholders, definition of the ADU types and alternate design styles created, and production of the ADU plans for plan-checking and for making available on the County’s website for use by the public.





NEWPORT BEACH PERMIT-READY ADU PLANS & PUBLIC OUTREACH IMPROVEMENT

NEWPORT BEACH, CA

NOTABLE INFO AND STATS:

Client: City of Newport Beach

Timeline: 2022-Present



RRM SERVICES PROVIDED:

*Architecture, Planning,
Structural Engineering*



RRM Design Group was retained to prepare complete building plans for ADUs. The City of Newport Beach intends to purchase the completed building plans and make them available to the public, free of charge, as an incentive to promote the construction of ADU housing that is more affordable, by design, due to the size of the units and preparation of pre-approved building plans. RRM is also preparing and helping to launch a public outreach campaign to inform property owners and the development community of the benefits of ADUs, promote City incentives, such as permit fee waiver program and permit-ready plans, and streamline the development process.



- spanish clay roof tiles
- wrought iron gable detail
- sconce exterior fixture
- double-framed wall bumpout w/ plaster stucco exterior finish
- concrete stoop
- 8" hardie fiber cement siding
- 4x4 shaped wood brace
- wood-look fiber cement trim
- sconce exterior fixture
- double-framed wall bumpout
- shake style fiber cement panels
- concrete stoop



- hardie fiber cement fascia
- 2x4 wood trellis members
- 4x4 wood brace
- double-framed wall bumpout w/ hardie fiber cement siding
- concrete stoop
- 6" hardie fiber cement siding
- 6x outlooker
- hardie fiber cement trim
- sconce exterior fixture
- double-framed wall bumpout
- brick veneer wainscot
- concrete stoop



***FINAL COLOR SELECTION** WILL BE DETERMINED BY EXISTING PRIMARY RESIDENCE COLOR SCHEME, AND MAY VARY FROM THE COLORS SHOWN. THE PROPERTY OWNER MUST PICK THE STYLE MOST SUITED TOWARDS THE STYLE OF THE EXISTING HOME. **MATERIAL SELECTION** IS LIMITED TO THE SPECIFIC MATERIAL TYPES CALLED OUT IN CONSTRUCTION DOCUMENTS, IN ORDER TO COMPLY WITH WUI AND BUILDING CODE REQUIREMENTS.

CONCORD ADUs STANDARD DRAWINGS DEVELOPMENT CONCORD, CA

NOTABLE INFO AND STATS:

*Client: City of Concord
Timeline: 2021-Present*



RRM SERVICES PROVIDED:

*Architecture, Planning,
Structural Engineering*



RRM Design Group was retained to provide construction drawing sets for detached ADUs for the City of Concord. The City recognized that ADUs represent a substantial opportunity to realize its goals as outlined in its Housing Element by providing diverse housing options to meet the needs of smaller households, young adults, seniors, persons with special needs, extended families, and households with lower incomes. RRM prepared a collection of architectural and building permit-ready plan sets, including structural calculations, for detached ADUs of varying unit types, architectural designs, and sizes.

*Next Up:
Our References*



rrm
design
group

THANK YOU

