

Permit-Ready ADU and Single-Family Home Designs



These pre-approved permit-ready designs were commissioned by the County of Inyo and are made available to you at no cost to save you time and money in building an ADU or Single-Family Home on your property.

Twelve Plan Sets ranging from a 311 sq ft studio to a 1500 sq ft 3-bedroom home – each in three different architectural styles (Traditional, Ranch, and Spanish) are available in full at www.inyocounty.us/housingservicesandsupport.

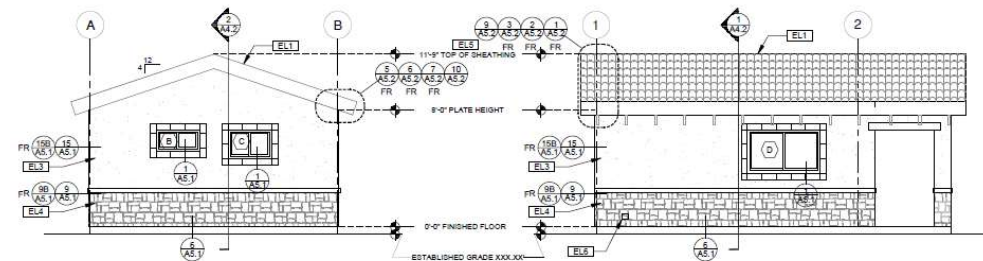
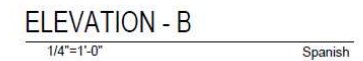
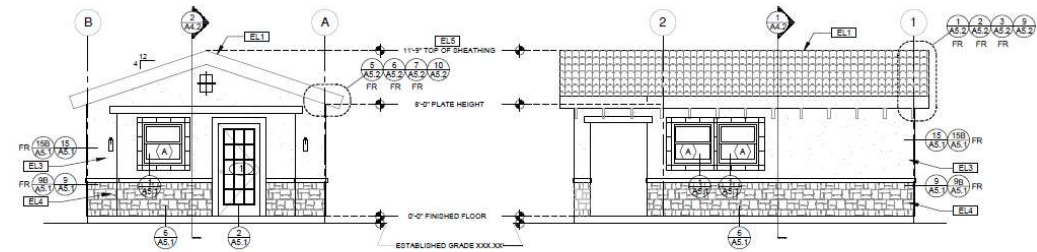
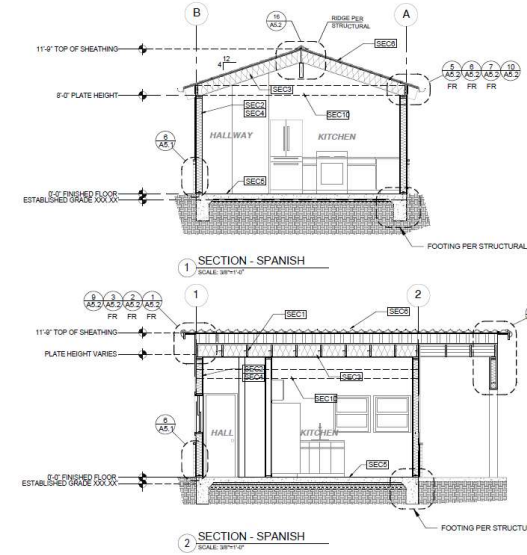
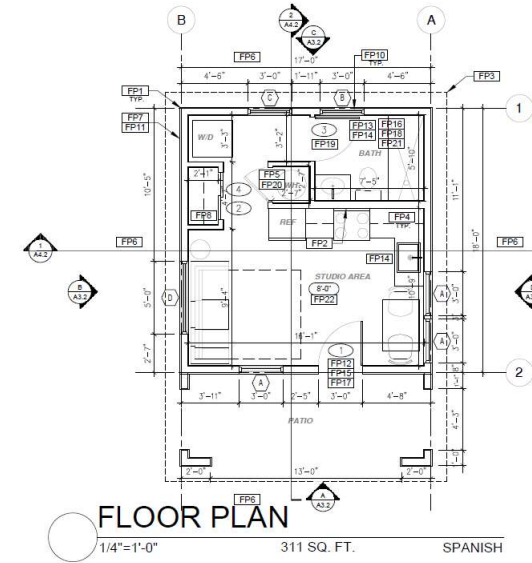
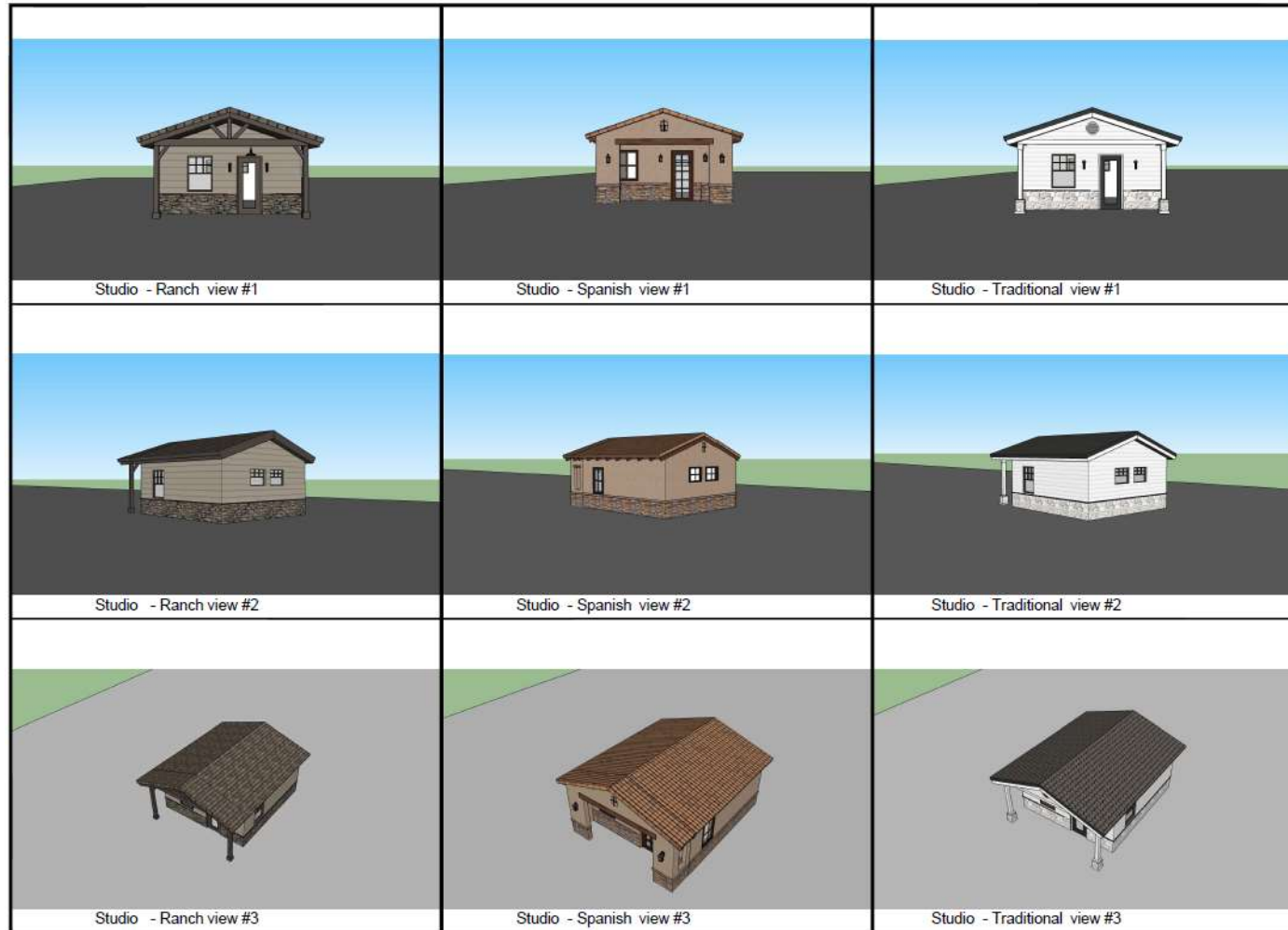
This packet showcases all twelve designs in brief to help you choose which full Plan Set to download from our site. All twelve designs are fully compliant with all applicable federal, state, and local laws and regulations.

Of course, you are not required to use a pre-approved design and may develop a custom design that fits your family's needs, but these pre-approved options are available should you choose to use them.



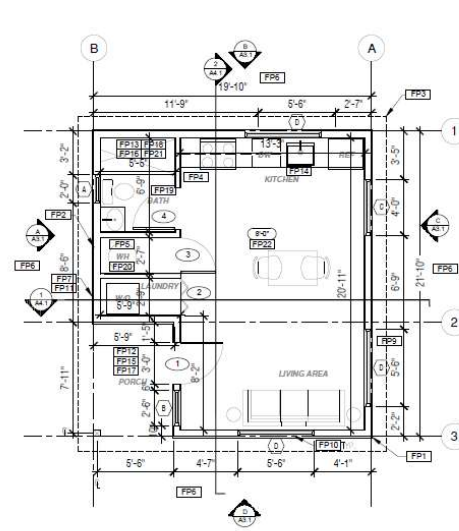
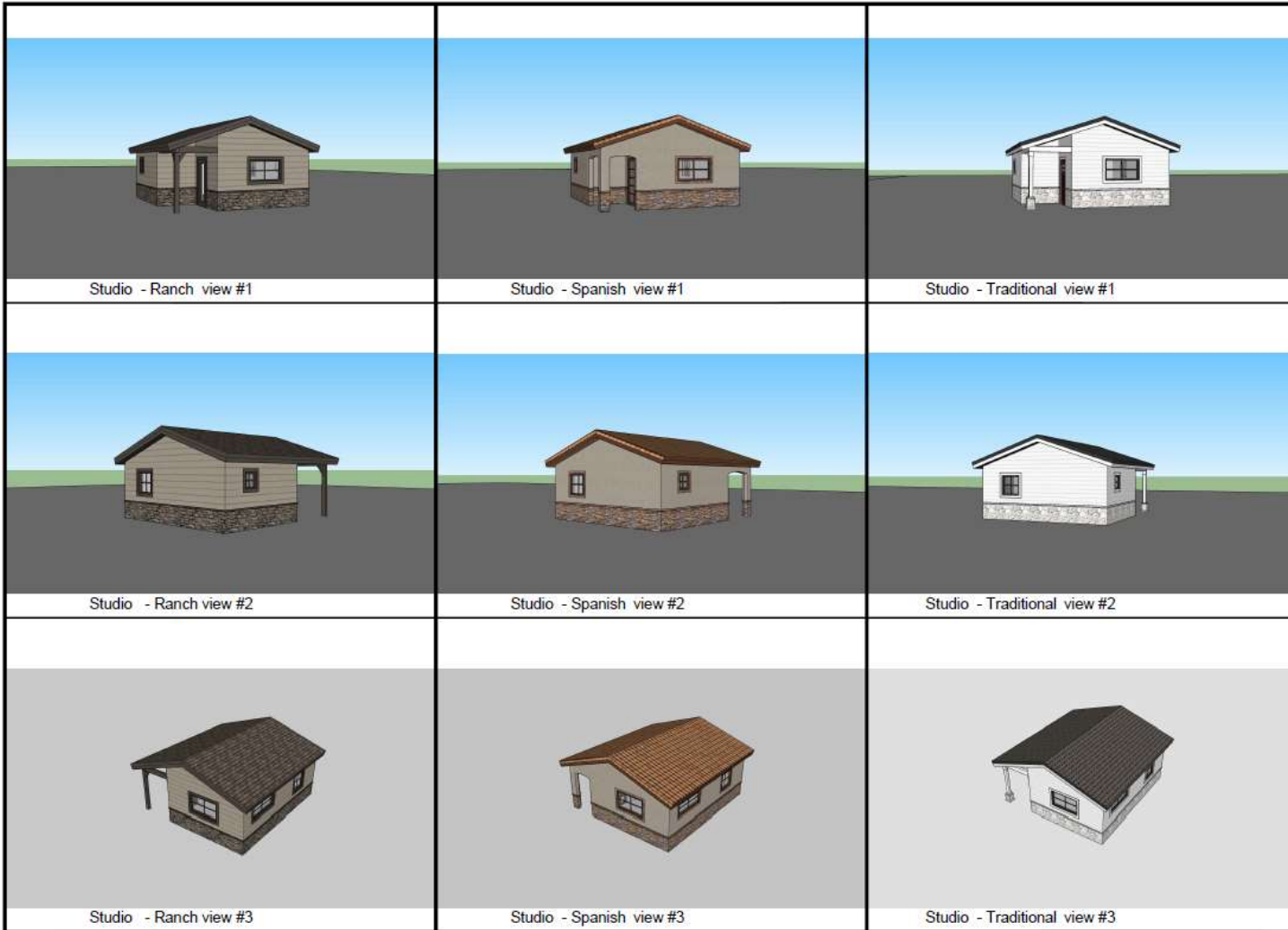


311 sf Studio



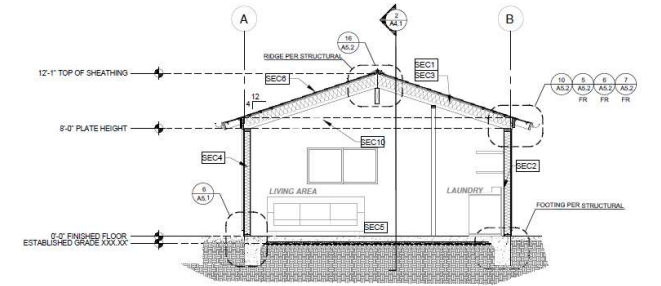


393 sf Studio



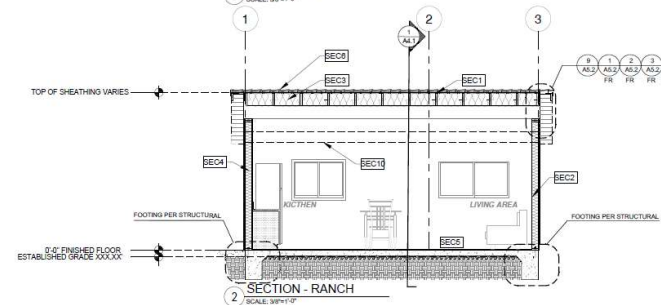
FLOOR PLAN

1/4"=1'-0" 393 SQ. FT. RANCH



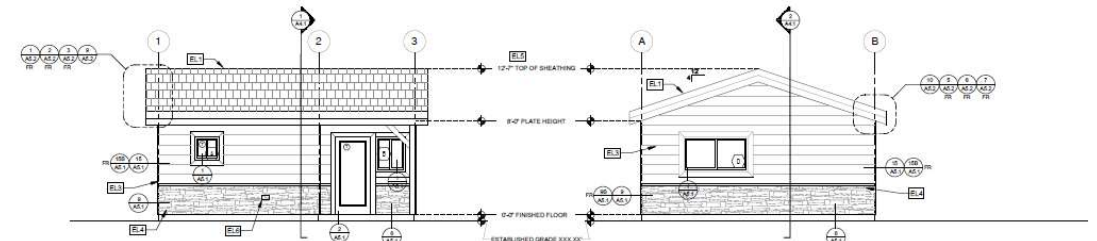
1 SECTION - RANCH

SCALE: 3/8"=1'-0"



2 SECTION - RANCH

SCALE: 3/8"=1'-0"

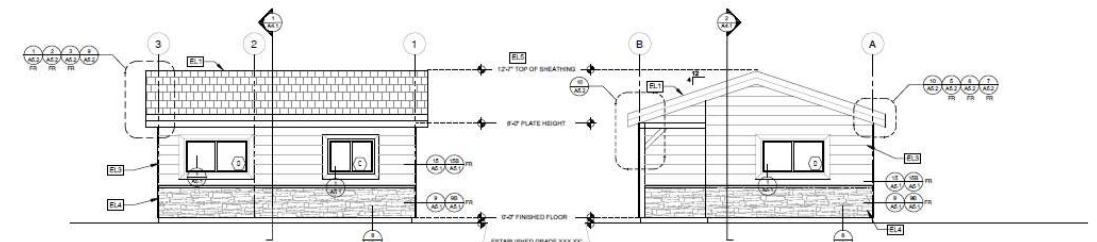


ELEVATION - A

1/4"=1'-0" RANCH

ELEVATION - B

1/4"=1'-0" RANCH



ELEVATION - C

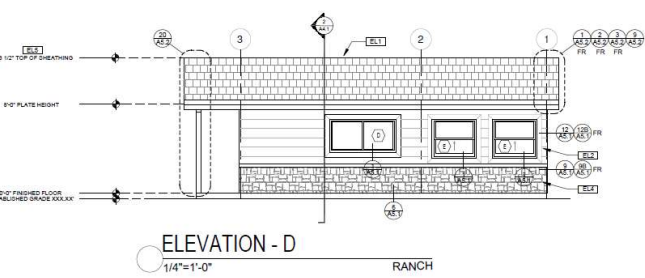
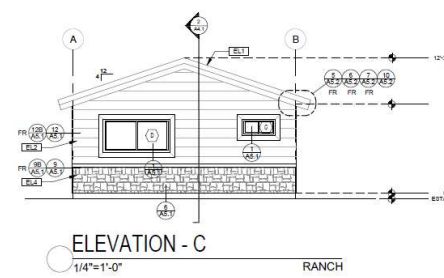
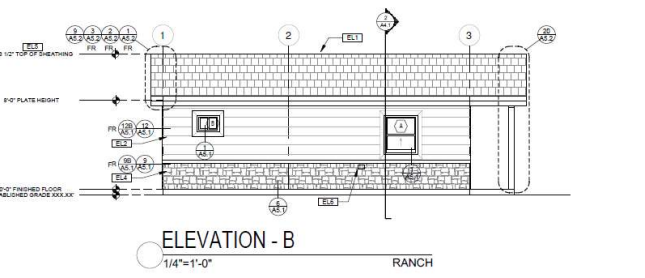
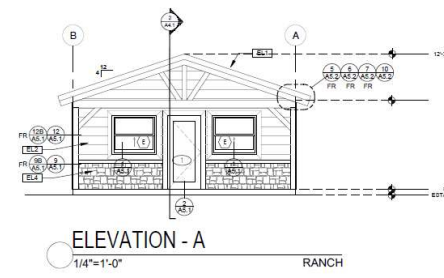
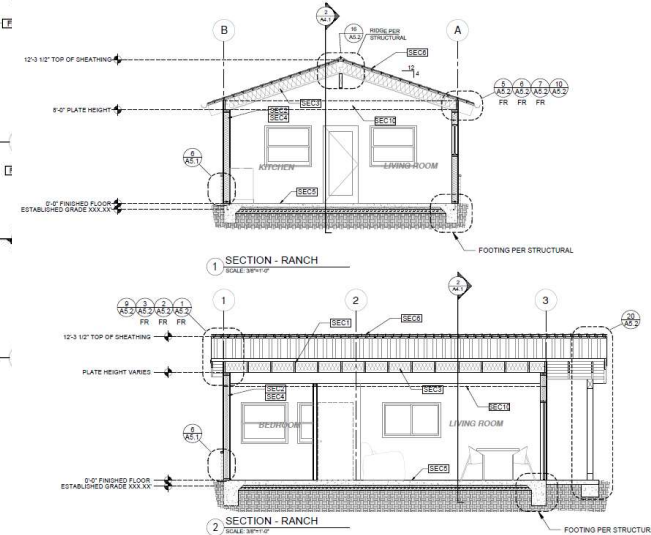
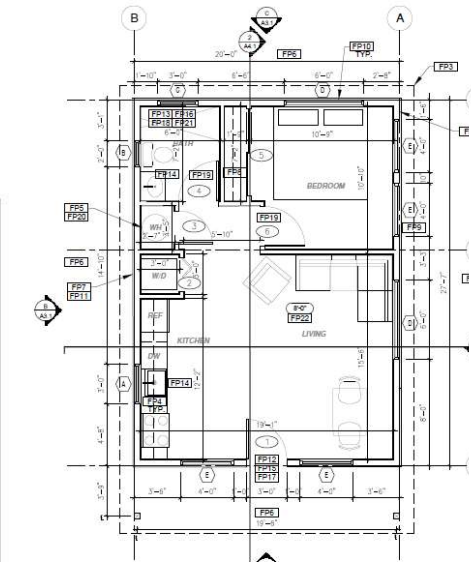
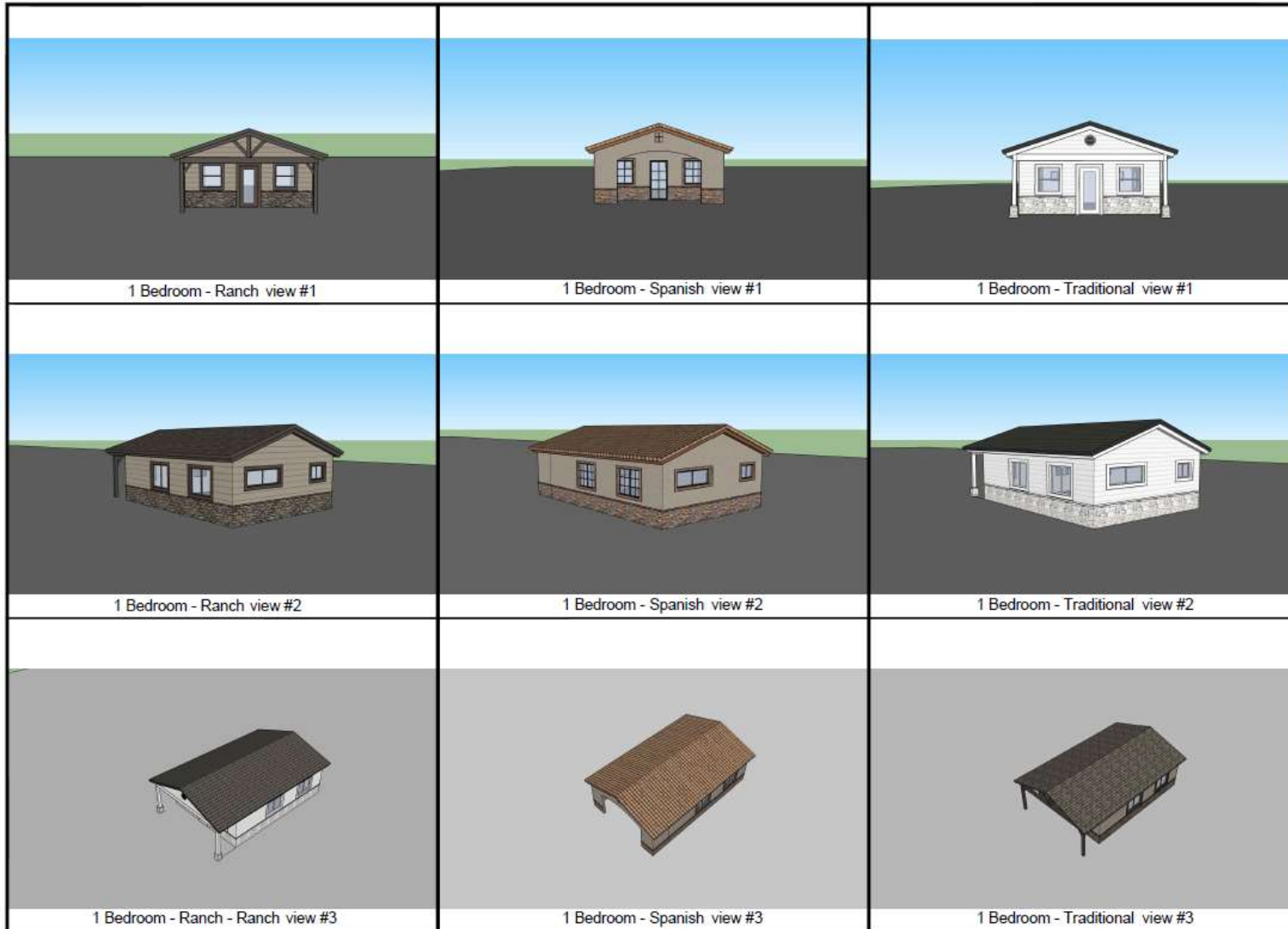
1/4"=1'-0" RANCH

ELEVATION - D

1/4"=1'-0" RANCH

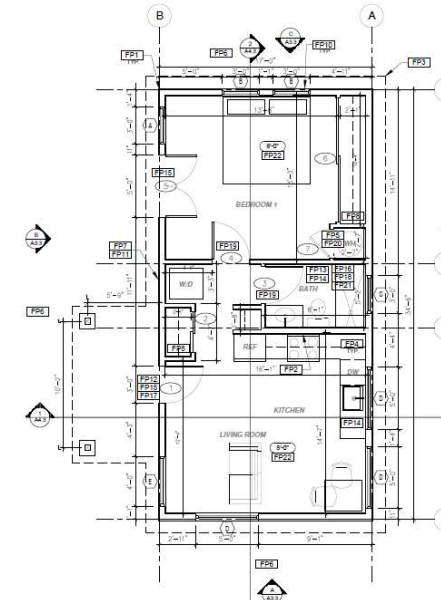
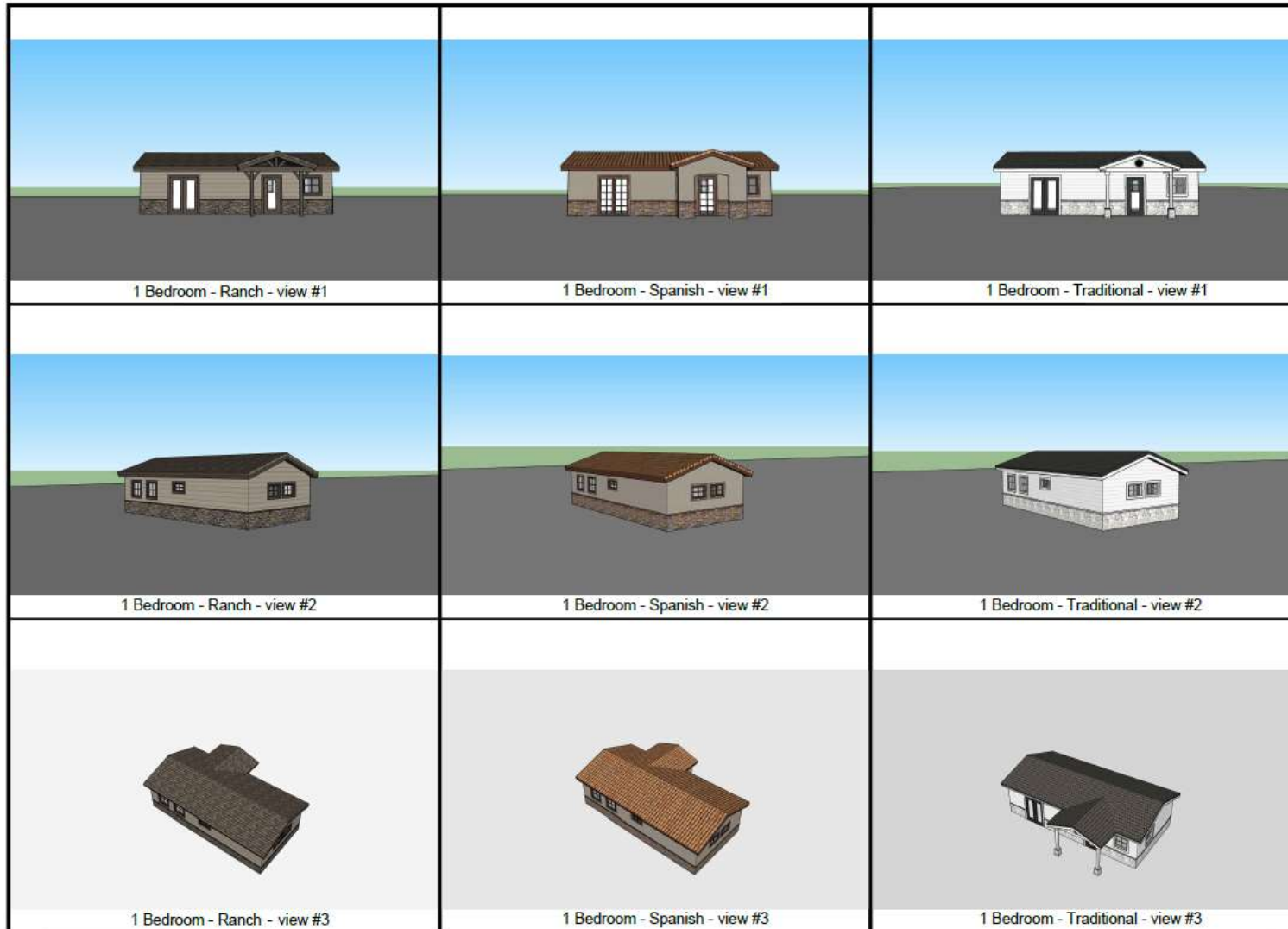


558 sf 1 Bedroom

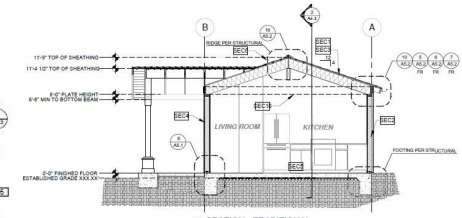




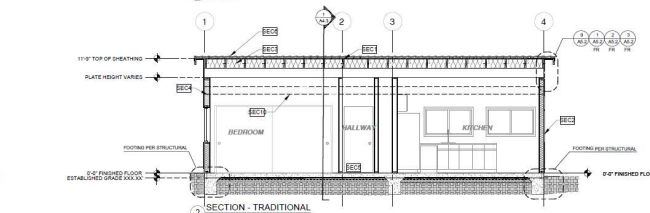
586 sf 1 Bedroom



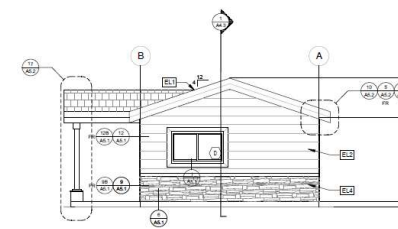
FLOOR PLAN
1/4"=1'-0" 586 SQ. FT. TRADITIONAL



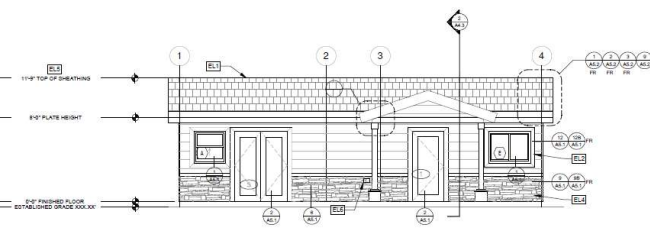
1 SECTION - TRADITIONAL



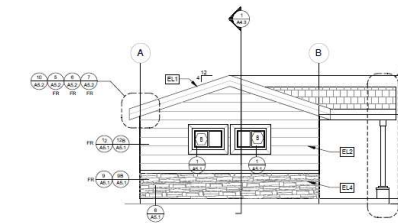
2 SECTION - TRADITIONAL



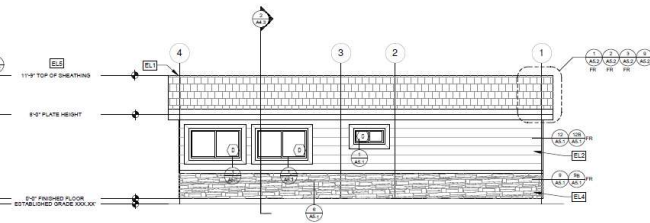
ELEVATION - A
1/4"=1'-0" TRADITIONAL



ELEVATION - B
1/4"=1'-0" TRADITIONAL



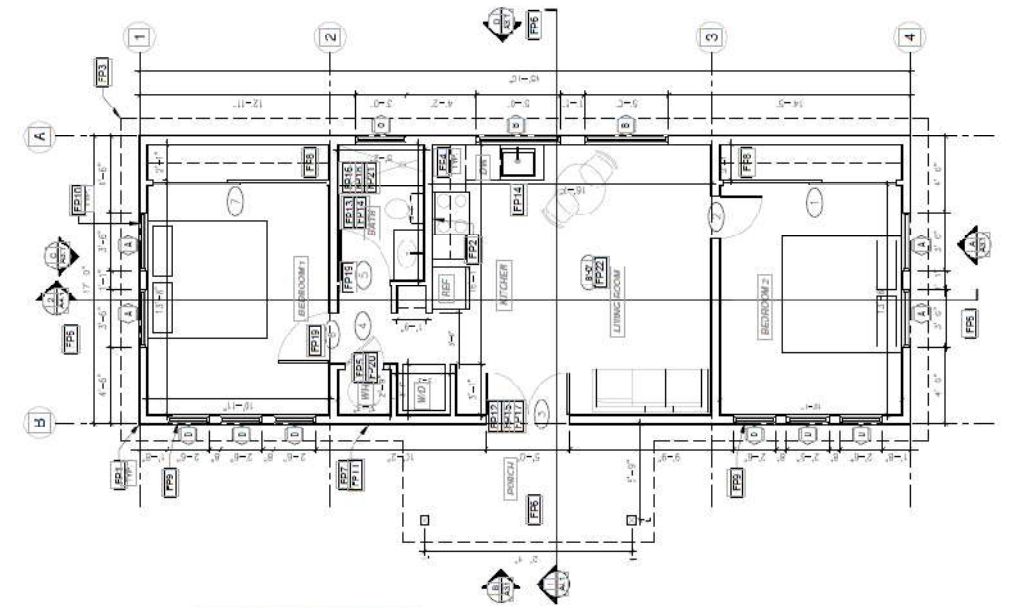
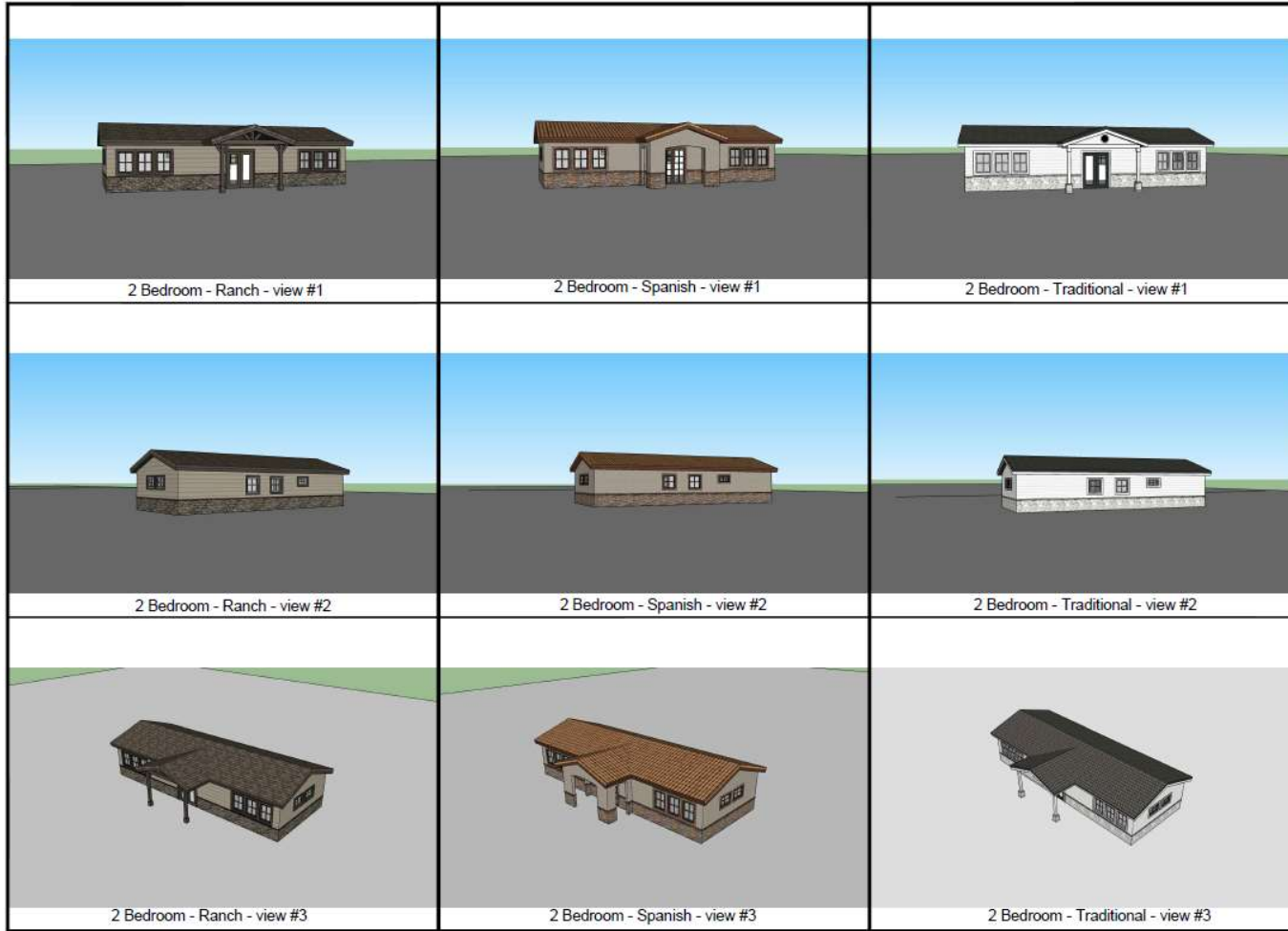
ELEVATION - C
1/4"=1'-0" TRADITIONAL



ELEVATION - D
1/4"=1'-0" TRADITIONAL

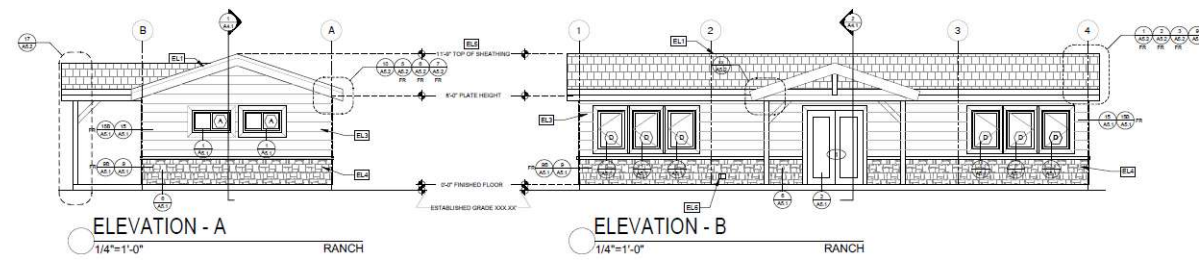


779 sf 2 Bedroom



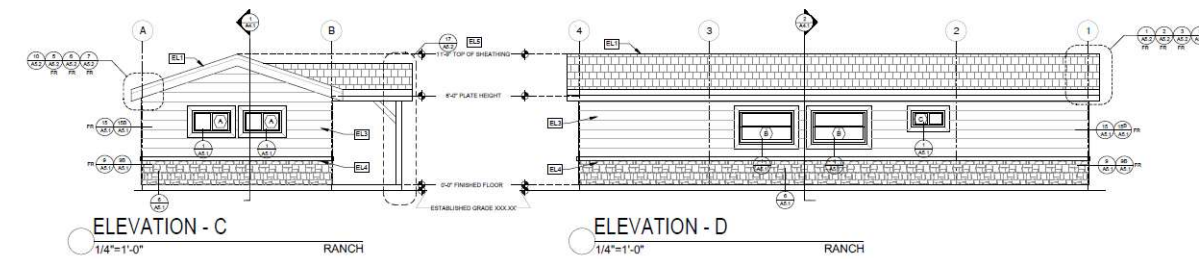
FLOOR PLAN

1/4"=1'-0" 779 SQ. FT. RANCH



ELEVATION - A

ELEVATION - B

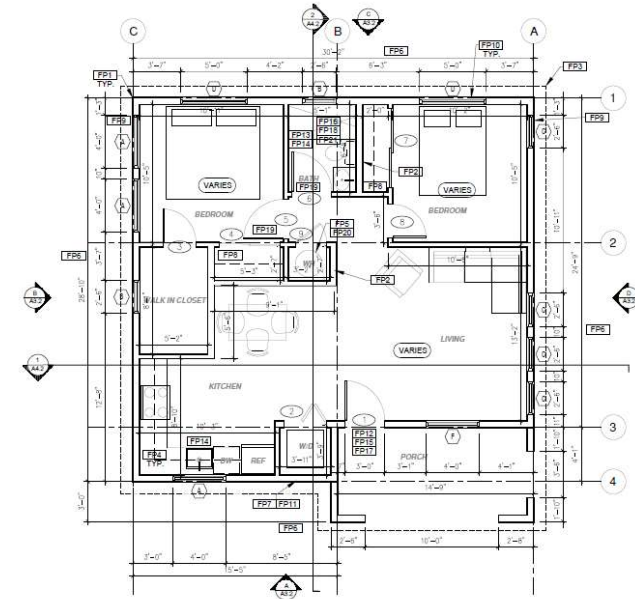
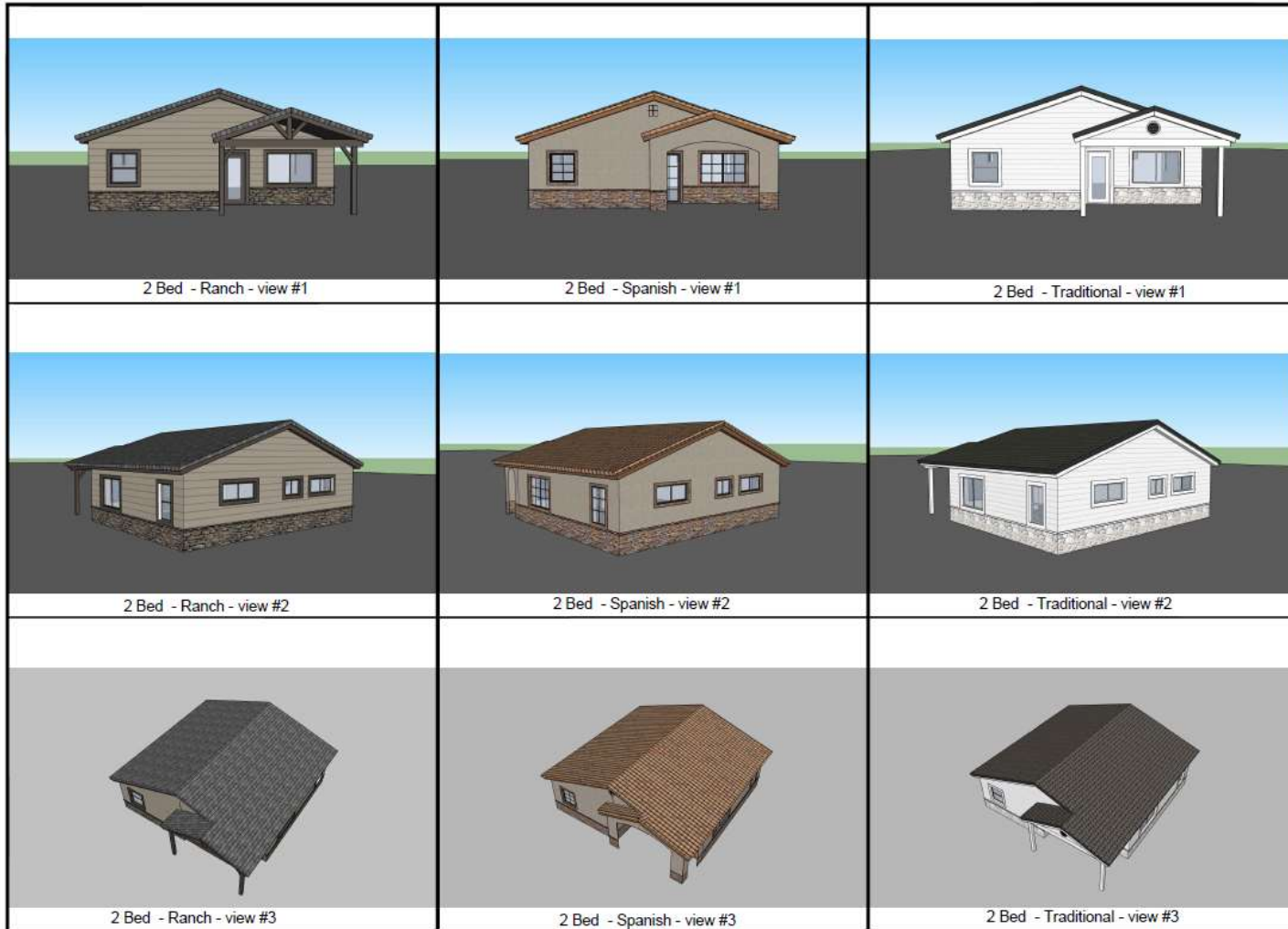


ELEVATION - C

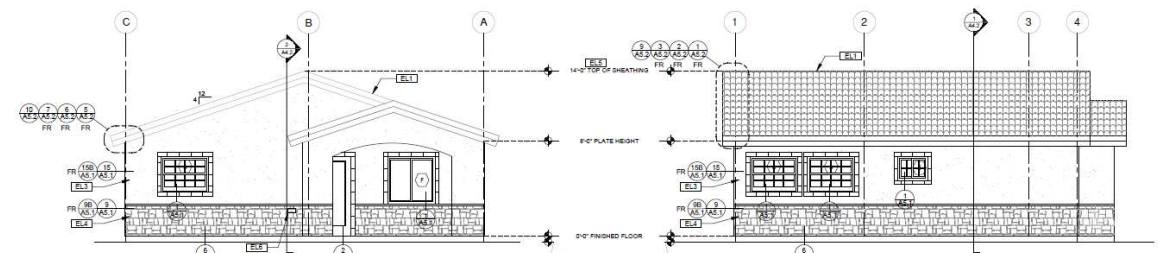
ELEVATION - D



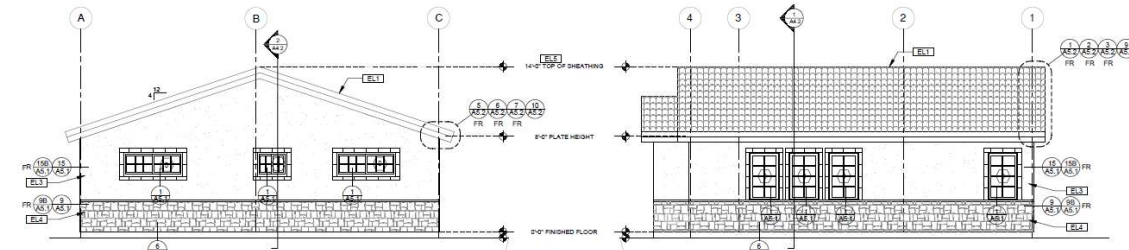
819 sf 2 Bedroom



FLOOR PLAN
1/4"=1'-0" 819 SQ. FT. SPANISH



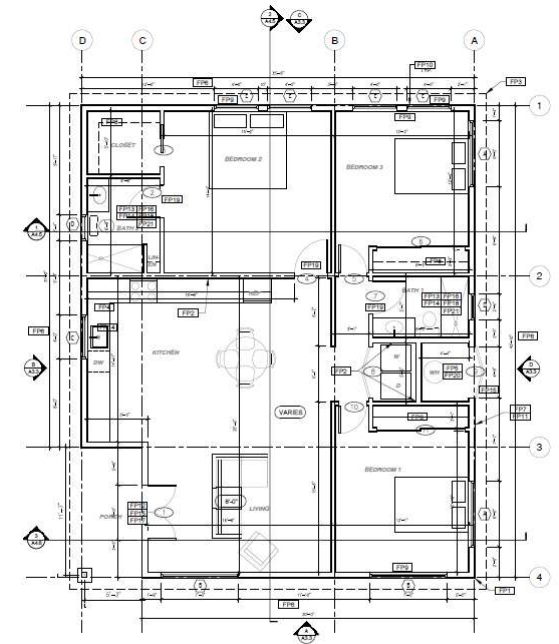
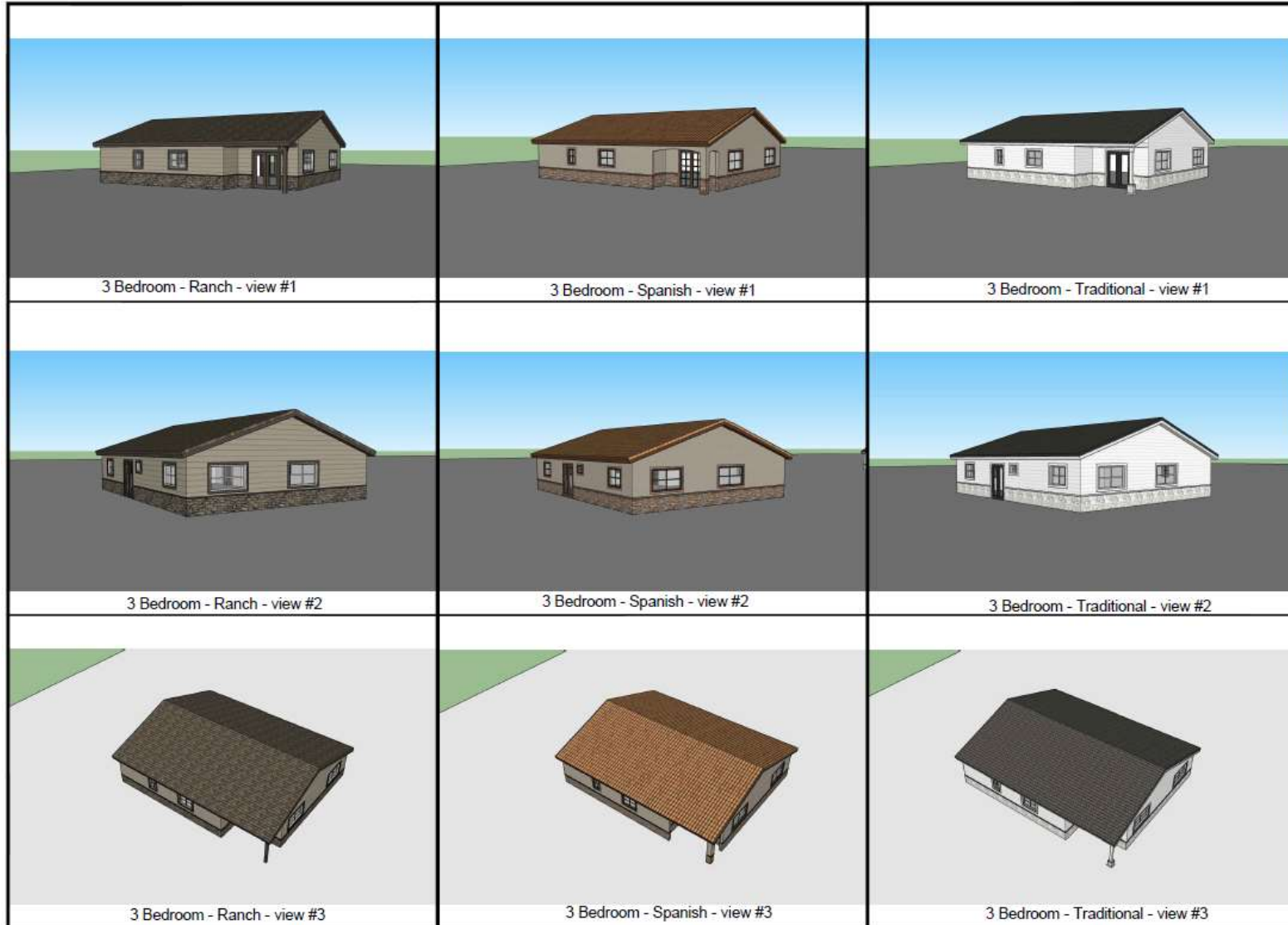
ELEVATION - A 1/4"=1'-0" SPANISH
ELEVATION - B 1/4"=1'-0" SPANISH



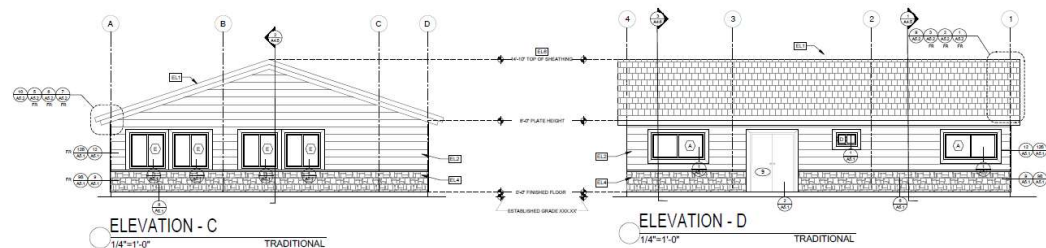
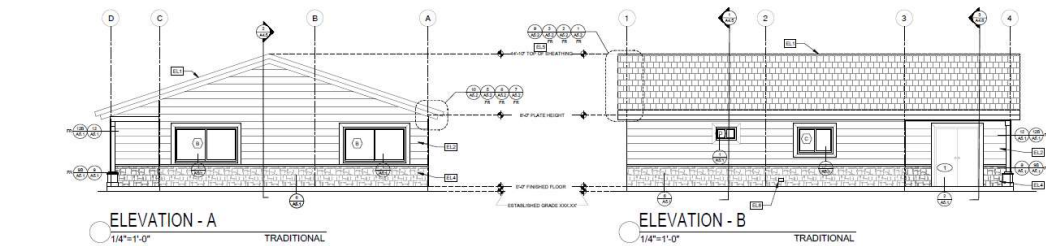
ELEVATION - C 1/4"=1'-0" SPANISH
ELEVATION - D 1/4"=1'-0" SPANISH



1469 sf 3 Bedroom

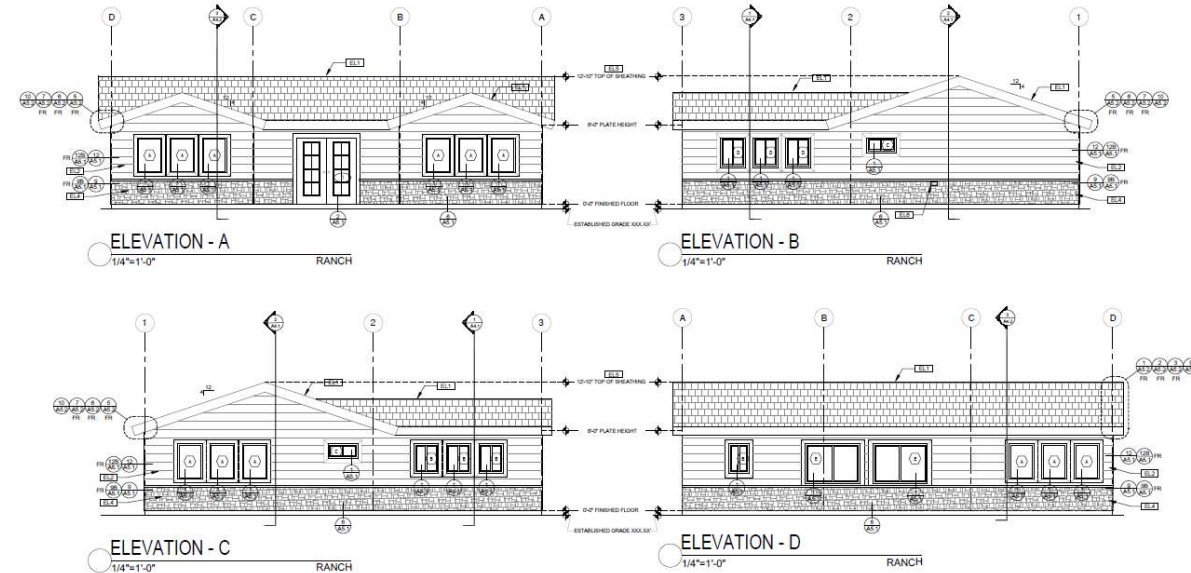
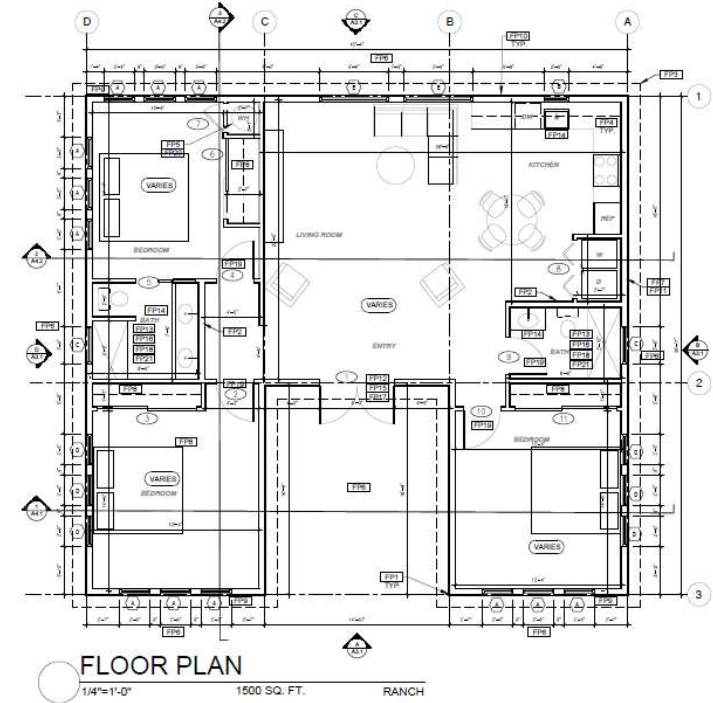
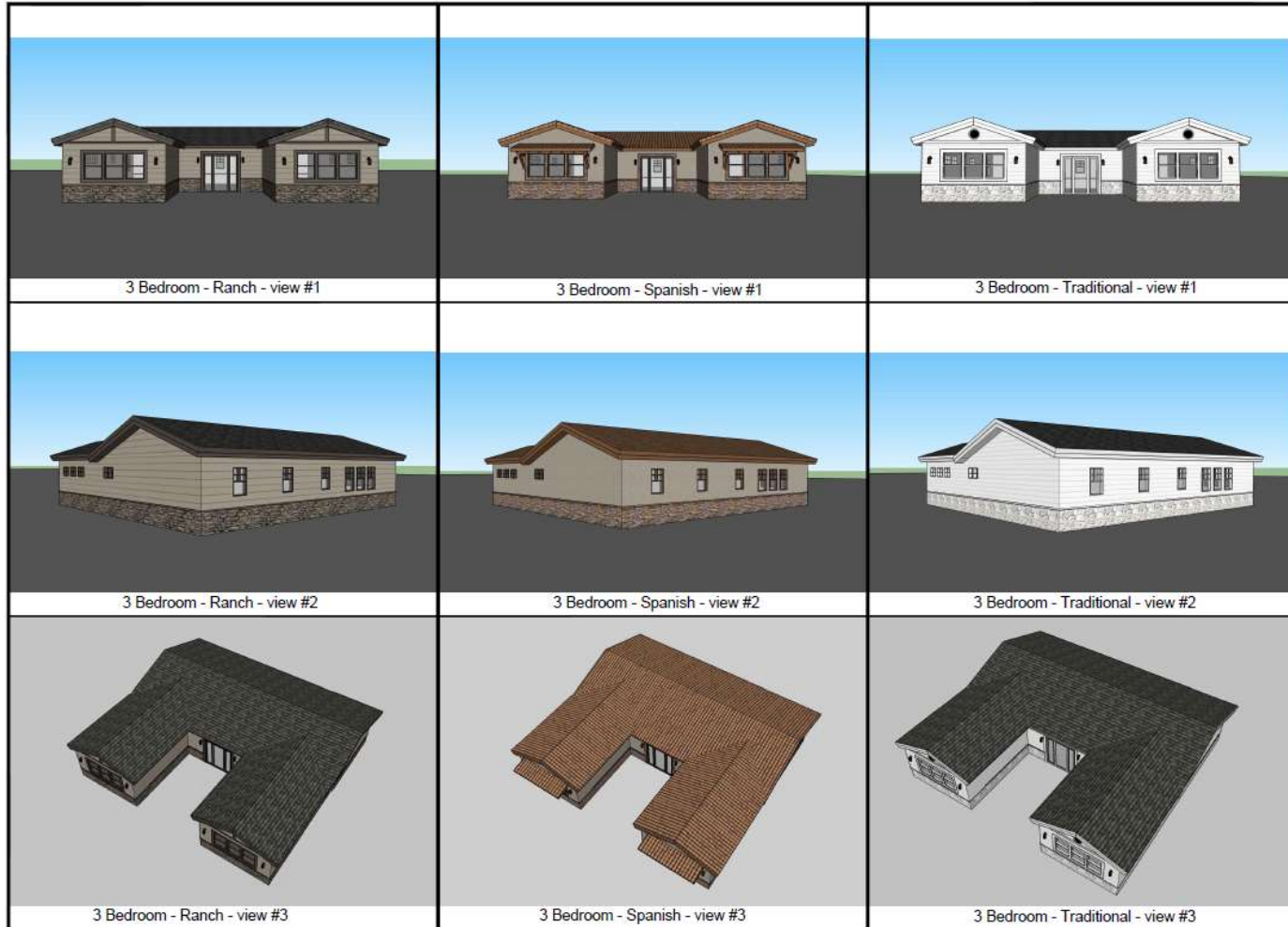


FLOOR PLAN
1/4"=1'-0" 1469 SQ. FT. TRADITIONAL



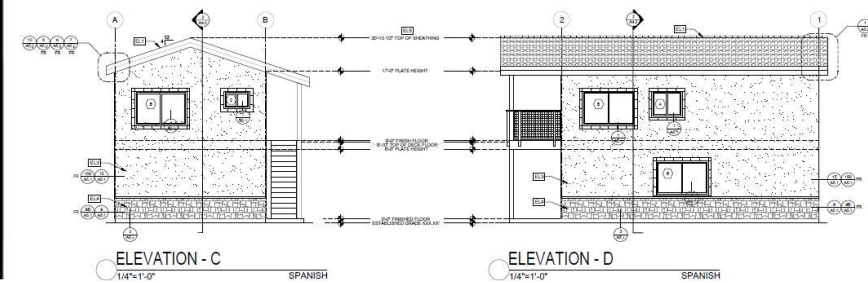
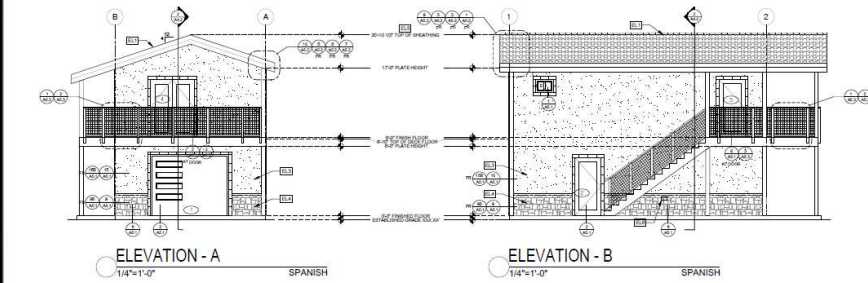
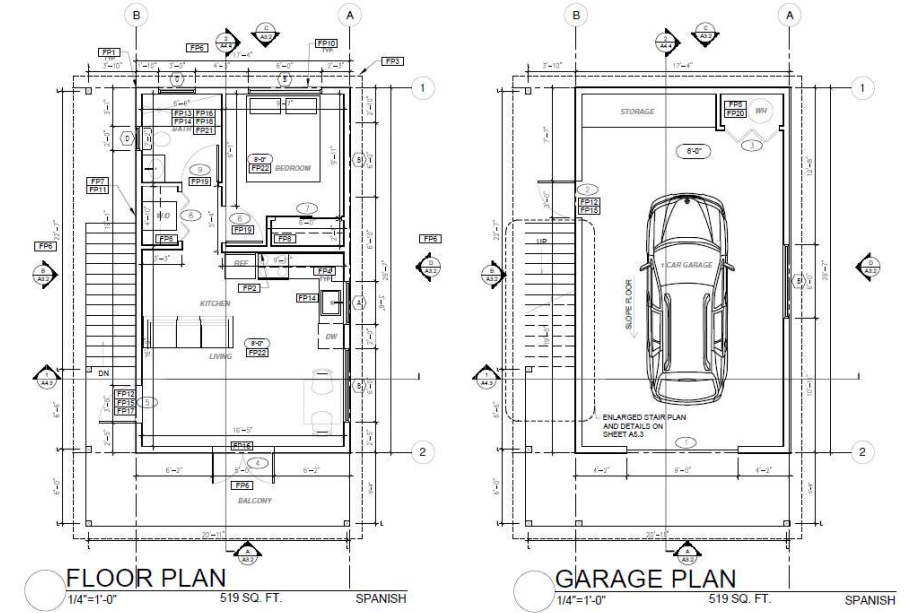


1500 sf 3 Bedroom



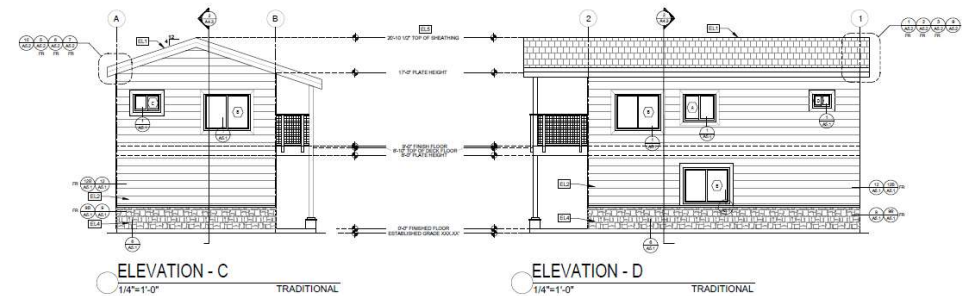
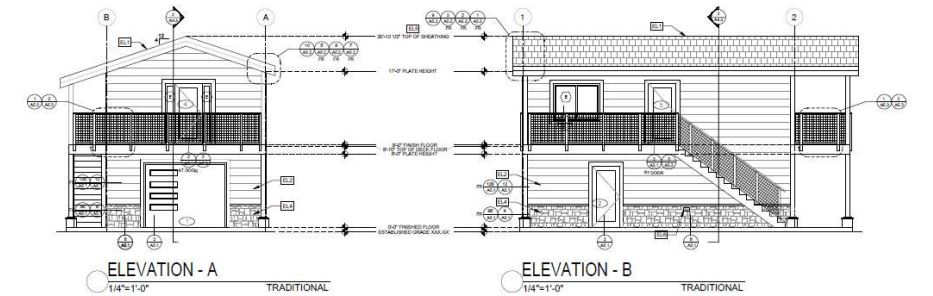
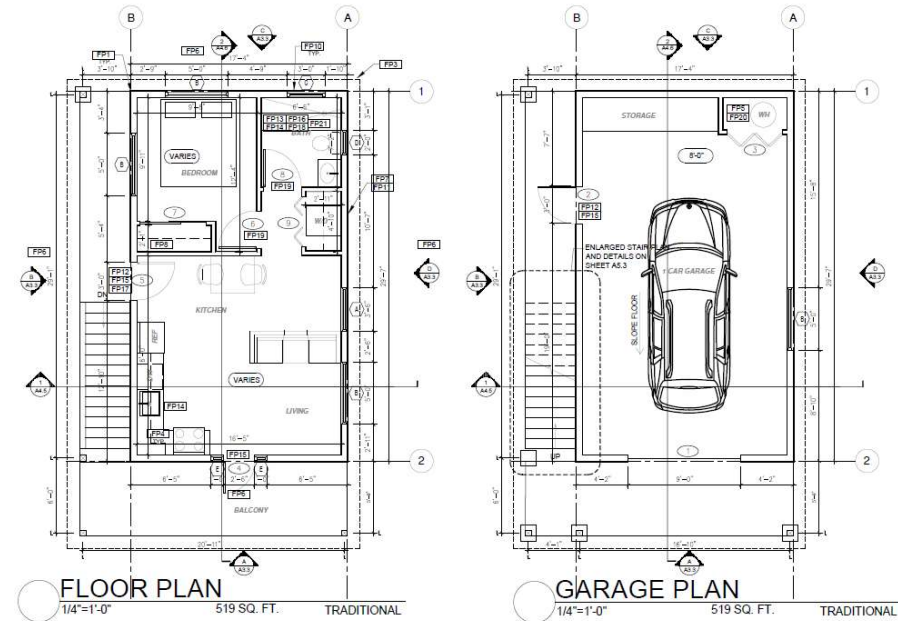


519 sf Over Garage



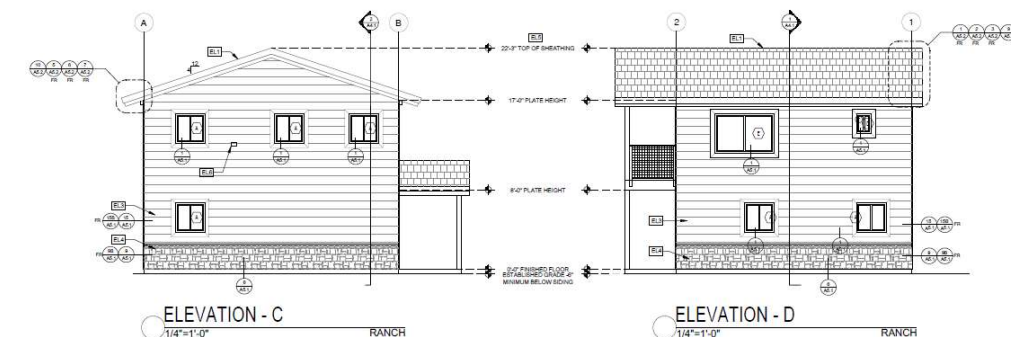
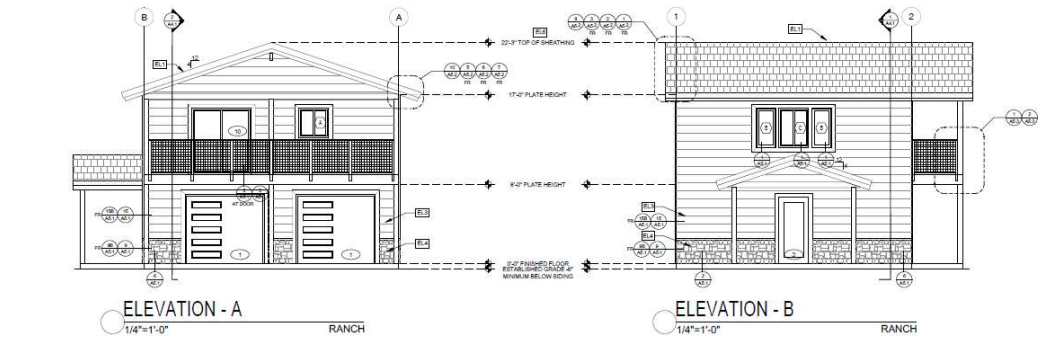
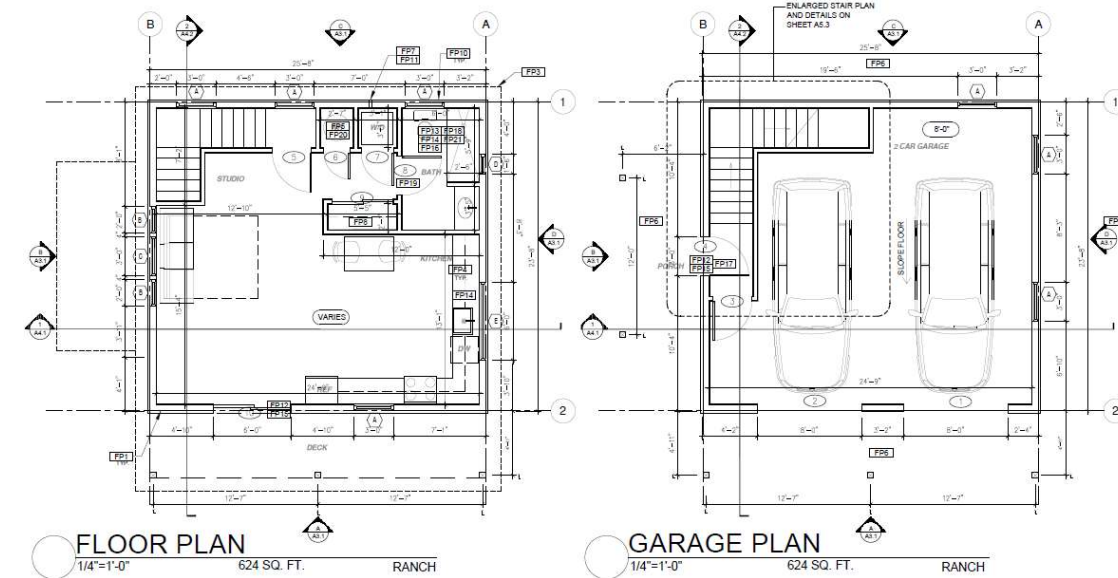
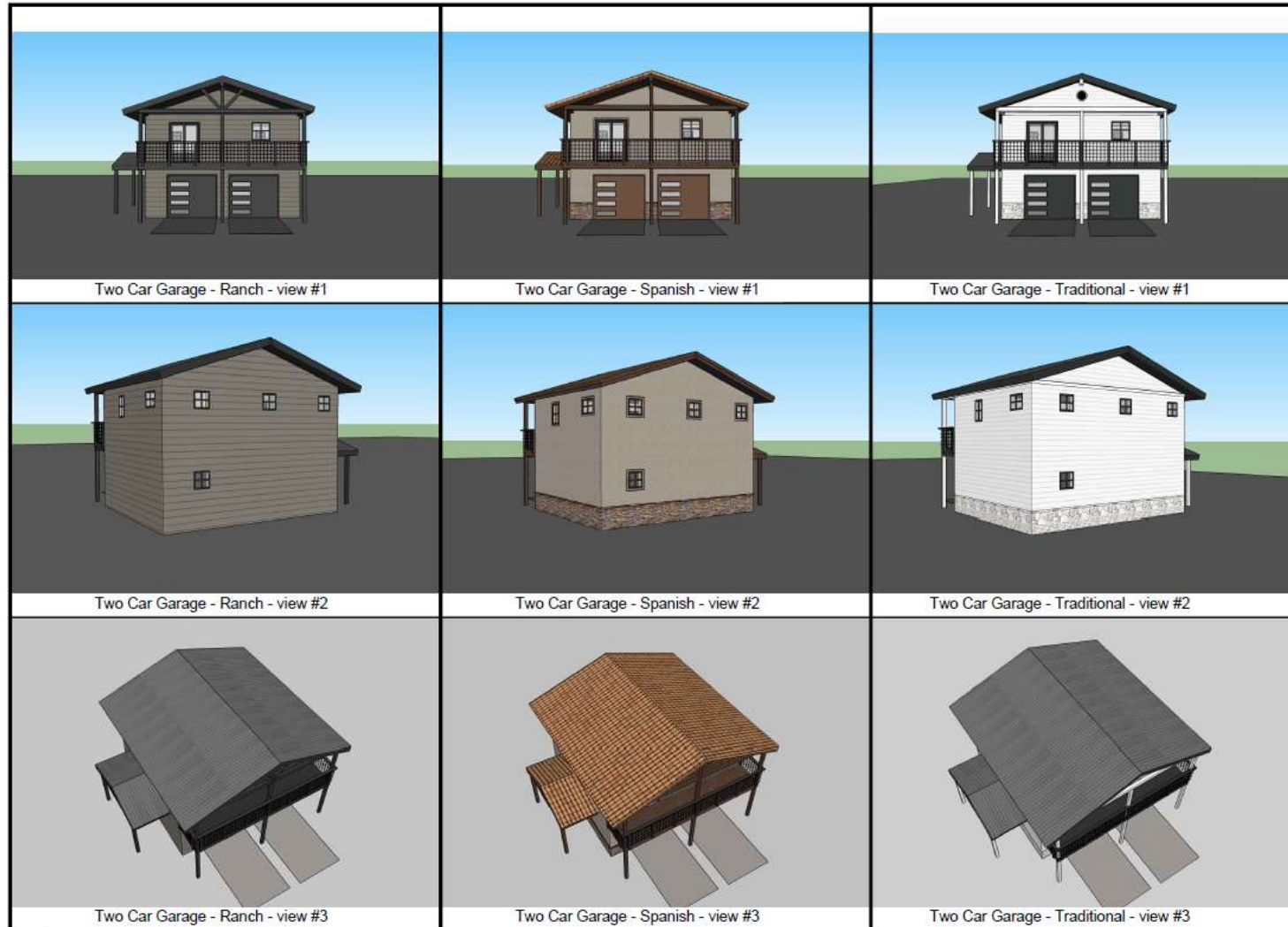


519 sf Over Garage v2



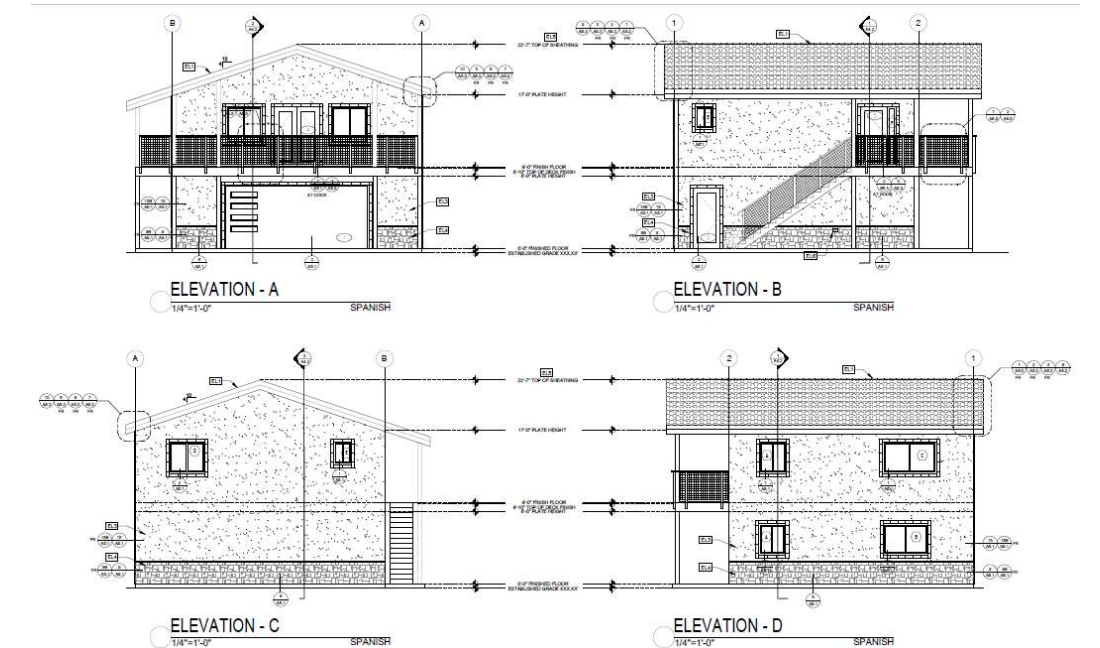
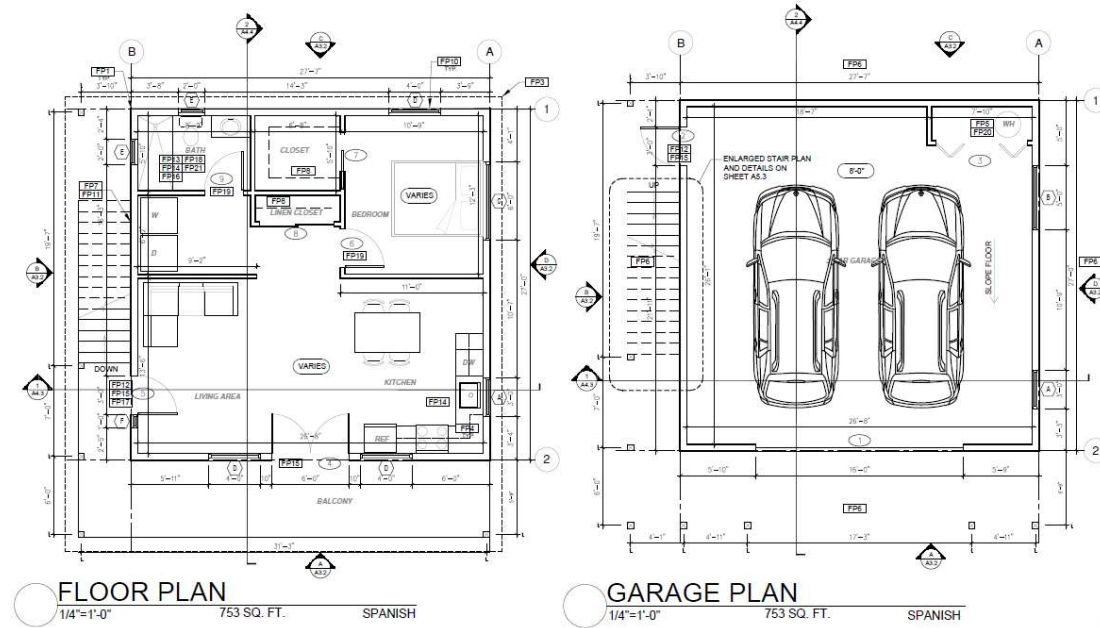


624 sf over 2 Car Garage





753 sf over 2 Car Garage





Next Steps

- Pre-approved plans can save time and money by reducing the need to develop a custom design and by expediting the permitting process. Property owners using pre-approved plans will save approximately 50% from the cost of a permit because the plans have already been checked.
- To use these plan sets, homeowners may still want to work with an architect to complete the site-specific design work, but it should be minimal.
- For questions regarding your zoning, ADU placement, and landscape planning, please contact the Inyo County Planning Department at 168 N Edwards Street, Annex Building, Independence or call 760.878.0263.
- When your site-specific designs are complete, visit Inyo County Building and Safety at 377 W. Line Street, Bishop or call 760.873.7857 with your plan set to get your building permit and get started!
- Please note: any unit built using these pre-approved plans will be required to record a deed restriction prohibiting their use as a short-term rental. Units will be allowed to be rented for lengths greater than 30 days.