

Accessory Dwelling Unit Studio - 399 s.f. Santa Ana, CA

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CONTACT LOCAL UTILITY COMPANIES REGARDING GAS AND ELECTRIC SERVICES TO THIS DETACHED ADU. SEE EXAMPLE SITE PLAN, SHEET AS.2, FOR MORE INFORMATION

ZONING INFORMATION

VISIT THE CITY OF SANTA ANA WEBSITE FOR INFORMATION BELOW
<https://www.santa-ana.org/departments/planning-and-building/>

ZONING :
OVERLAY :
LOT SIZE :
EXISTING HABITABLE SQ. FT. :
EXISTING FAR :
MAX. ALLOWABLE FAR :
PROPOSED FAR :
FLOOR AREA OF GARAGE:
EXISTING LOT COVERAGE:
ALLOWABLE LOT COVERAGE :
PROPOSED LOT COVERAGE :
LOT SLOPE :

DIRECTORY

SITE PLAN & TITLE SHEET INFORMATION PREPARED BY:

COMPANY
CONTACT PERSON
ADDRESS

PHONE:
EMAIL

PROPERTY OWNER:

NAME
ADDRESS

PHONE:
EMAIL

BUILDING DEPARTMENT:
CITY OF SANTA ANA PLANNING AND BUILDING AGENCY
20 CIVIC CENTER PLAZA
SANTA ANA, CA 92701
P. (714)667-2700

VICINITY MAP

APPLICANT AGREEMENT

APPLICANT AGREES TO PROVIDE ALL NECESSARY INFORMATION REQUIRED TO COMPLETE THESE CONSTRUCTION DOCUMENTS. MODIFICATIONS TO THE PERMIT READY DOCUMENTS PROVIDED BY DESIGN PATH STUDIO ARE TO BE DISCLOSED BY THE APPLICANT AND APPROVED BY THE AUTHORITY HAVING JURISDICTION. ANY MODIFICATIONS TO THESE CONSTRUCTION DOCUMENTS REQUIRES EACH SHEET TO BE SIGNED BY THE PERSON WHO MADE THE CHANGES. ANY ADDITIONAL SHEETS INCORPORATED INTO THESE DOCUMENTS ALSO REQUIRES A SIGNATURE BY THE PERSON WHO PREPARED THE INFORMATION. THE FOUNDATION DESIGN FOR THESE PERMIT READY CONSTRUCTION DOCUMENTS ASSUMES STANDARD SOILS CONDITIONS AND LEVEL TOPOGRAPHY. IF SITE SPECIFIC CONDITIONS REQUIRE A FOUNDATION DESIGN BEYOND WHAT IS PROVIDED IN THESE DOCUMENTS THEN THE APPLICANT IS TO PROVIDE A NEW FOUNDATION DESIGN WHICH COMPLES WITH THE RECOMMENDATIONS OF THE GEOGRAPHICAL ENGINEER'S REPORT.

BY SIGNING BELOW THE APPLICANT AGREES TO THE STATEMENT ABOVE AND WILL COMPLY WITH ALL LOCAL CODE REQUIREMENTS.

SIGNATURE: _____ DATE: _____

HERS NOTES

1. PROPERLY COMPLETED AND ELECTRONICALLY SIGNED CERTIFICATE OF INSTALLATION (CF2R FORMS) SHALL BE POSTED WEATHER PROTECTED WITHIN BUILDING FOR REVIEW BY INSPECTORS -- EES 10-103(a)3, 10-103(b)1.A -- BY THE INSTALLING CONTRACTOR AND SUBMITTED TO THE FIELD INSPECTOR DURING CONSTRUCTION AT THE SITE. FOR PROJECTS REQUIRING HERS VERIFICATION, THE CF2R FORMS SHALL BE REGISTERED WITH A CALIFORNIA APPROVED HERS PROVIDER DATA REGISTRY WITH ITS OWN UNIQUE 21 DIGIT REGISTRATION NUMBER LOCATED AT THE BOTTOM OF EACH PAGE. THE FIRST 12 DIGITS WILL MATCH THE REGISTRATION NUMBER ASSOCIATED WITH THE CF2R FORM. CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL THE CF2R FORMS ARE REVIEWED AND APPROVED.
2. PROPERLY COMPLETED & ELECTRONICALLY SIGNED AND REGISTERED CERTIFICATE(S) OF FIELD VERIFICATION AND DIAGNOSTIC TESTING (CF3R) SHALL BE POSTED WEATHER PROTECTED WITHIN THE BUILDING SITE BY A CERTIFIED HERS RATER. A REGISTERED CF3R WILL HAVE A UNIQUE 25 DIGIT REGISTRATION NUMBER LOCATED AT THE BOTTOM OF EACH PAGE. THE FIRST 20 DIGITS OF THE NUMBER WILL MATCH THE REGISTRATION NUMBER ASSOCIATED WITH THE CF2R. CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL THE CF3R IS REVIEWED & APPROVED. EES 10-103(a)3, 10-103(b)1.A.
3. CF2R REGISTRATION FORMS ARE LOCATED ON THE PLANS. IF REGISTRATION IS REQUIRED, A WATER-MARK AND REGISTRATION NUMBER WILL BE VISIBLE.
4. HERS TESTS REQUIRED FOR THIS PROJECT ARE:
VARIABLE CAPACITY HEAT PUMP - ductless units entirely located in conditioned space, airflow in habitable rooms, wall mounted thermostat in zones greater than 150 s.f., verify heat pump rated capacity, and Refrigerant charge.

5. KITCHEN RANGE HOOD CFM VERIFICATION (100CFM=3 SONES)
IAQ MECHANICAL VENTILATION - See new ducting requirements Table 150.0-H
6. FOR IAQ FAN - 27,30,33,45,44,59 CFM REQUIRED FOR A CONTINUOUSLY OPERATING EXHAUST FAN. PROVIDE A TIMER SWITCH WITH A MANUAL OFF AND A SOUND RATING OF 1 SONE (3 SONES MAX FOR AN INTERMITTANT FAN). THIS FAN TO PROVIDE A WHOLE BUILDING INDOOR AIR QUALITY VENTILATION WITH OUTDOOR AIR IN COMPLIANCE WITH ASHRAE STANDARD 62.2 AS ADOPTED BY THE CALIFORNIA ENERGY COMMISSION.
7. SOLAR IS REQUIRED: Solar exemption is 1.8 kWdc-this is an owner choice. Studio - 1.71 < 1.8 - solar exemption taken.
1Bed - 1.72 < 1.8 - solar exemption taken.
1Bed(contemporary) - 1.74 < 1.8 - solar exemption taken.
2Bed - 2.07 kWdc IS THE MIN PV REQUIRED TO MEET THE STANDARD DESIGN.
2Bed(contemporary) - 2.08 kWdc IS THE MIN PV REQUIRED TO MEET THE STD DESIGN.
3Bed - 2.39 kWdc IS THE MIN PV REQUIRED TO MEET THE STANDARD DESIGN.
8. SPECIAL FEATURES: VCHP required items listed above, exposed slab flooring, and NEEA rated heat pump water heater; specific brand/model or eq. Overhangs were modeled at Bed 1 Contemporary & 2 Bed Contemporary. Solar exemption 2 was taken at Studio, 1 Bed & 1 Bed Contemporary.
9. NEW 2022 ELECTRIC RATED REQUIREMENTS FOR NEW CONSTRUCTION: IF HEAT PUMP WATER HEATER IS NOT INSTALLED, PROVIDE SPACE FOR THIS TYPE OF WATER HEATER. A 240v OUTLET IS REQUIRED FOR WATER HEATER, DRYER, AUTO CHARGING, AND STOVE INCLUDING BREAKER SPACE. ENERGY STORAGE SYSTEM FOR A FUTURE BATTERY SYSTEM (BATTERY READY) IS REQUIRED IF FULL SYSTEM IS NOT INSTALLED.

BY USING THESE PERMIT READY CONSTRUCTION DOCUMENTS, THE RECIPIENT ACKNOWLEDGES, ACCEPTS AND VOLUNTARILY AGREES TO THE FOLLOWING CONDITIONS:
1. THE USE OF THIS INFORMATION IS RESTRICTED TO THE ORIGINAL PROJECT FOR WHICH IT WAS PREPARED FOR THE PERMIT READY ACCESSORY DWELLING UNIT (ADU) PROGRAM FOR THE CITY OF SANTA ANA ONLY. THIS IS A LIMITED SET OF STANDARDIZED ADU PLANS AND SPECIFICATIONS APPROVED BY THE CITY OF SANTA ANA BUILDING DEPARTMENT. BUILDING CODES DO CHANGE, OVER TIME, AND RECIPIENT SHALL ENSURE FULL COMPLIANCE UNDER ALL CODES THEN IN EFFECT AT THE TIME OF THE SUBJECT PERMIT. THIS DOES NOT ELIMINATE OR REDUCE THE RECIPIENT'S RESPONSIBILITY TO VERIFY ANY AND ALL INFORMATION RELEVANT TO THE RECIPIENT'S WORK AND RESPONSIBILITY ON THIS PROJECT. DESIGN PATH STUDIO SHALL NOT BE RESPONSIBLE FOR TRANSLATION ERRORS. DO NOT USE THESE CONSTRUCTION DOCUMENTS IF THE PERMIT HAS EXPIRED OR IS REVOKED AT ALL.
2. THE RECIPIENT RECOGNIZES AND ACKNOWLEDGES THAT THE USE OF THIS INFORMATION WILL BE AT THEIR SOLE RISK AND WITHOUT ANY LIABILITY OR LEGAL EXPOSURE TO DESIGN PATH STUDIO, NO WARRANTIES OF ANY NATURE, WHETHER EXPRESS OR IMPLIED, SHALL ATTACH TO THESE DOCUMENTS AND THE INFORMATION CONTAINED THEREON. ANY USE, REUSE, OR ALTERATION OF THESE DOCUMENTS BY THE RECIPIENT OR BY OTHERS WILL BE AT THE RECIPIENT'S RISK AND FULL LEGAL RESPONSIBILITY. FURTHERMORE, THE RECIPIENT WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, DEFEND, INDEMNIFY AND HOLD DESIGN PATH STUDIO AND ITS ARCHITECTS HARMLESS FROM ANY AND ALL CLAIMS, SUITS, LIABILITY, DEMANDS, JUDGMENTS, OR COSTS ARISING OUT OF OR RESULTING THERE FROM ANY USE OF THESE CONSTRUCTION DOCUMENTS FOR OR ON ACCOUNT OF ANY INJURY, DEATH, DAMAGE OR LOSS TO PERSONS OR PROPERTY, DIRECT OR CONSEQUENTIAL DAMAGES IN ANY AMOUNT. THIS INDEMNITY DOES NOT APPLY TO THE SOLE NEGLIGENCE OR WILLFUL MISCONDUCT OF DESIGN PATH STUDIO OR ITS ARCHITECTS.
3. THE DESIGNS REPRESENTED BY THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION.
4. IF THE RECIPIENT DOES NOT AGREE WITH THE ABOVE CONDITIONS, DO NOT PROCEED WITH CONSTRUCTION OF AN ADU OR OTHER IMPROVEMENT UNDER THESE PLANS AT ALL.

BUILDING INFORMATION

GOVERNING CODES: APPROVAL OF THIS PROJECT SHALL COMPLY WITH THE 2022 CALIFORNIA BUILDING CODE, CALIFORNIA RESIDENTIAL CODE (CRC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA ELECTRICAL CODE (CEC), CALIFORNIA ENERGY CODE (CEC), CALIFORNIA GREEN BUILDING CODE (CGBC) AND CITY OF SANTA ANA MUNICIPAL CODE.

SITE ADDRESS:

GOVERNING AGENCY: CITY OF SANTA ANA, CA.
OCCUPANCY GROUP: R3
STORIES: 1
TYPE OF CONSTRUCTION: VB

PROJECT DESCRIPTION

NEW CONSTRUCTION OF A ONE STORY, STUDIO, 1 BATH, DETACHED 399 S.F. ACCESSORY DWELLING UNIT WITH PORCH AREAS USED BELOW:
RANCH: 11 S.F. RANCH + PORCH: 245 S.F.
SPANISH: 11 S.F. SPANISH + PORCH: 129 S.F.
TRADITIONAL: 11 S.F. TRADITIONAL + PORCH: 204 S.F.

LEGAL DESCRIPTION

APN

REQUIRED SUPPLEMENTAL INFORMATION - TO BE COMPLETED BY OWNER

additional plan information provided by applicant:

- COMPLETED
- TITLE SHEET (T1.1) INFORMATION FILLED OUT
 - SITE PLAN SHEET (AS.2) PROVIDED IN PLAN SET FOR CITY REVIEW & APPROVAL
 - UPDATED TITLE 24 ENERGY CALCULATION REPORT WITH CORRECT NAME, ADDRESS, AND EXACT ORIENTATION FOR SITE SPECIFIC CONDITIONS. OWNER MAY CONTACT THE ENTITY WHO PREPARED THE ORIGINAL REPORT (SHOWN ON T2.1) TO OBTAIN UPDATES TO THE REPORT.
 - CONSTRUCTION AND DEMOLITION FORM
 - GRADING PLAN AND/OR ADU GRADING PERMIT EXCEPTION CHECKLIST
 - HOLD HARMLESS AGREEMENT

exterior style selection:

SEE SHEET T1.2 FOR EXTERIOR RENDERINGS (SELECT ONE)

- RANCH
- SPANISH
- TRADITIONAL

exterior wall material:

SELECTION(S) (MIN. 2 MATERIALS FOR NON SPANISH STYLES)

- EXTERIOR WALL COLOR OF PRINCIPAL DWELLING UNIT
(EXTERIOR WALL COLOR OF ADU IS TO MATCH PRINCIPAL DWELLING UNIT)
- STUCCO / COLOR _____ (RANCH, SPANISH, TRADITIONAL)
 - STONE VENEER / COLOR _____ (RANCH, TRADITIONAL)
 - FIBER CEMENT - SIDING / COLOR _____ (RANCH, TRADITIONAL)
 - WOOD SIDING / COLOR _____ (RANCH, TRADITIONAL)
 - OTHER _____

deferred submittals - separate permit to be obtained by applicant:

- TO BE COMPLETED
- FIRE SPRINKLERS (WHEN REQUIRED)
 - PHOTOVOLTAIC SYSTEM & ELECTRICAL PERMIT - THE PV SYSTEM MUST BE INSTALLED, OPERATIONAL AND FINAL PRIOR TO FINAL BUILDING INSPECTION AND APPROVAL FOR THE ADU. (IF REQUIRED) IF THERE IS AN EXISTING PHOTOVOLTAIC SYSTEM OF SUFFICIENT SIZE ON THE MAIN HOUSE TO ACCOMMODATE THE NEW ADU THEN HOMEOWNER IS TO PROVIDE A REPORT STATING THE EXISTING SIZE OF THE PV PANEL.

roof material:

- SELECTION
- ROOF COLOR OF PRINCIPAL DWELLING UNIT
(ROOF COLOR OF ADU IS TO MATCH PRINCIPAL DWELLING UNIT)
- TRIM COLOR OF PRINCIPAL DWELLING UNIT
(TRIM COLOR OF ADU TO MATCH PRINCIPAL DWELLING UNIT TRIM)
- SPANISH - CONCRETE TILE ROOF - EAGLE ROOF PRODUCTS INC. - IAMPO UES-ER 1900 MINIMUM 2-1/2" 12 ROOF SLOPE. COLOR OF CONCRETE TILE ROOF.
 - RANCH/TRADITIONAL - ARCHITECTURAL GRADE SHINGLE - CERTAINTEE - ICC-ES ESR-1389 & ESR-3537 MINIMUM 2-1/2" ROOF SLOPE. COLOR OF ARCHITECTURAL GRADE SHINGLES.
 - OTHER ROOF MATERIAL / COLOR / ICC / UL: SEE STRUCTURAL FOR MAX ROOF LOAD

lot size and impervious area:

Total Lot Size = _____
(Existing building footprint, patios, decks, hardscape, etc.)
Total Area of Existing Impervious Surfaces = _____
(Existing building footprint, patios, decks, hardscape, etc.)
Total Area of New Impervious Surfaces = _____
(Increase to building footprint, patios, decks, hardscape, etc.)
Total Area of Replaced Impervious Surfaces = _____
(Replacement to building footprint, patios, decks, hardscape, etc.)

fire sprinkler information:

- SELECTION
- EXISTING RESIDENCE CURRENTLY HAS FIRE SPRINKLERS
 - EXISTING RESIDENCE DOES NOT CURRENTLY HAVE FIRE SPRINKLERS
 - PROPERTY IS LOCATED IN THE VERY HIGH FIRE HAZARD SEVERITY ZONE
 - PROPERTY IS NOT LOCATED IN THE VERY HIGH FIRE HAZARD SEVERITY ZONE (VHSF2)

NEW ADU IS REQUIRED TO HAVE FIRE SPRINKLERS IF THE EXISTING RESIDENCE HAS FIRE SPRINKLERS OR IS LOCATED IN VHSF2. SEE NOTES ON A0.1 AND FIRE RATED DETAIL CHECKLIST ON THIS SHEET

fire rated details:

- SELECTION
- ROOF EAVE DETAIL 1,2,3,5,6,7,17/A5.2
 - WALL FINISH DETAIL 9B,12B,15B/A5.1
- FIRE RATED DETAILS ABOVE ARE TO BE USED WHEN WALLS AND ROOF EAVES ARE LESS THAN 5 FT FROM PROPERTY LINE IN AN UNSPRINKLERED BUILDING OR LESS THAN 3 FT FROM PROPERTY LINE IN SPRINKLERED BUILDINGS PER TABLE R302.1(1) & R302.1(2). FIRE RATED DETAILS ABOVE ARE ALSO TO BE USED WHEN THE ADU IS LESS THAN 10 FT FROM THE MAIN DWELLING UNIT IN AN UNSPRINKLERED BUILDING OR LESS THAN 6 FT FROM THE MAIN DWELLING UNIT IN A SPRINKLERED BUILDING.

window and trim color:

- SELECTION
- WINDOW COLOR OF PRINCIPAL DWELLING UNIT
(WINDOW COLOR SELECTION BELOW FOR THE ADU IS TO MATCH PRINCIPAL DWELLING UNIT WINDOW COLOR)
- WHITE
 - TAN
 - DARK BRONZE
 - OTHER WINDOW COLOR _____
- WINDOW TRIM COLOR OF PRINCIPAL DWELLING UNIT
(WINDOW TRIM COLOR FOR THE ADU IS TO MATCH PRINCIPAL DWELLING UNIT WINDOW TRIM COLOR)

sewer waste water information:

- SELECTION
- ADU TO HAVE NEW CONNECTION TO CITY SEWER MAIN
 - ADU TO CONNECT TO EXISTING RESIDENCE SEWER LATERAL
IF EXISTING HOUSE HAS FOUR OR MORE TOILETS WITH AN EXISTING 3 INCH SEWER DRAIN, A SEPARATE CONNECTION TO THE CITY SEWER MAIN IS REQUIRED FOR THE NEW ADU. REFER TO CURRENT CPC SECTION 703.2 FOR PIPE SIZING REQUIREMENTS
 - ADU TO CONNECT TO EXISTING SEPTIC SYSTEM (SHOW ON SITE PLAN) - PLEASE CONTACT SANTA ANA REGIONAL WATER QUALITY CONTROL BOARD
- DISTANCE TO CONNECTION _____

electrical service information:

- SELECTION
- UPGRADED SERVICE
 - EXISTING SERVICE TO REMAIN
 - NEW SERVICE
- SIZE OF EXISTING SERVICE _____ SIZE OF NEW SERVICE _____

gas service information:

- SELECTION
- UPGRADED SERVICE
 - EXISTING SERVICE TO REMAIN
 - NEW SERVICE
- SIZE OF EXISTING SERVICE _____ SIZE OF NEW SERVICE _____

FEMA flood zone verification

- APPLICANT TO VERIFY IF PROJECT IS LOCATED WITHIN A FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD ZONE.
- PROJECT IS LOCATED IN FLOOD INSURANCE RATE MAP (FIRM) ZONE A OR AE. PLEASE PROVIDE AN ELEVATION CERTIFICATE WITH SUPPORTING DOCUMENTS TO THE CITY FOR REVIEW AND APPROVAL PRIOR TO BUILDING PERMIT ISSUANCE
 - PROJECT IS NOT LOCATED IN A FLOOD INSURANCE RATE MAP (FIRM ZONE)

project
Santa Ana
ADU

address

revisions



GENERAL NOTES

1. APPLICANT IS RESPONSIBLE TO PROVIDE SITE PLAN (PLOT PLAN) TO THE CITY FOR REVIEW AND APPROVAL.
2. APPLICANT IS RESPONSIBLE TO VERIFY WHETHER THE JOB SITE IS LOCATED WITHIN A FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD ZONE. PROJECTS LOCATED IN A SPECIAL FLOOD HAZARD AREA DESIGNATED ON THE FLOOD INSURANCE RATE MAP (FIRM) AS ZONE A OR AE, SHALL PROVIDE AN ELEVATION CERTIFICATE WITH SUPPORTED DOCUMENTS TO THE CITY FOR REVIEW AND APPROVAL PRIOR TO BUILDING PERMIT ISSUANCE.
3. SUBMIT GRADING PLANS AND/OR PROVIDE ADU GRADING PERMIT EXEMPTION CHECKLIST FOR REVIEW AND APPROVAL AT TIME OF PERMIT APPLICATION. INSTALLED
4. THE PV SYSTEM WILL BE SUBMITTED UNDER A SEPARATE PERMIT. A PHOTOVOLTAIC (SOLAR) SYSTEM BUILDING AND ELECTRICAL PERMIT SHALL BE ISSUED PRIOR TO ADU BUILDING FRAME INSPECTION REQUEST.
5. SOIL REPORT REQUIREMENT: A SOIL REPORT IS REQUIRED FOR PROPOSED DETACHED ADU WITH BUILDING AREA EXCEEDING 750 SQ.FT. THE GEOTECHNICAL INVESTIGATIONS SHALL BE CONDUCTED IN ACCORDANCE WITH SECTION 1803.2 AND REPORTED IN ACCORDANCE WITH SECTION 18.3.6, CBC. -THE GEOTECHNICAL ENGINEER OF RECORD SHALL REVIEW THE CITY APPROVED PLANS FOR GENERAL CONFORMANCE WITH THE SOIL REPORT; OTHERWISE, AN ALTERNATE FOUNDATION PLAN DESIGNED BY A CALIFORNIA REGISTERED CIVIL ENGINEER IS REQUIRED.

description

Title Sheet
Studio

date

MAY 2023

project no.

2022_SANTA_ANA_ADU

drawn by

DESIGN PATH STUDIO

sheet no.

T1.1