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ENGLISH STREET ADDITION

1826 ENGLISH ST SANTA ANA, CA 92706

LEGAL JURISDICTION: CITY OF SANTA ANA
BUILDING CODE: CBC 2019
RESIDENTIAL: CRC 2019
MECHANICAL: CMC 2019
PLUMBING: CPC 2019
ELECTRICAL: CEC 2019
FIRE: CFC 2019
ENERGY: CGBSC 2019
MAXIMUM LOT COVERAGE: -
ACTUAL LOT COVERAGE: -
LOT AREA: 6144 SQ FT
BUILDING AREA: 974 SQ FT
OCCUPANCY: -
TYPE CONSTRUCTION: V
TYPE AREA FACTOR OCCUPANTS
EXISTING HOME
EXISTING GARAGE
GENERAL PLAN LAND USE DESIGNATION IS (LD)

CURRENT ZONING -
APN 001-031-13

PHONE LINES -
ELECTRICAL SERVICE -

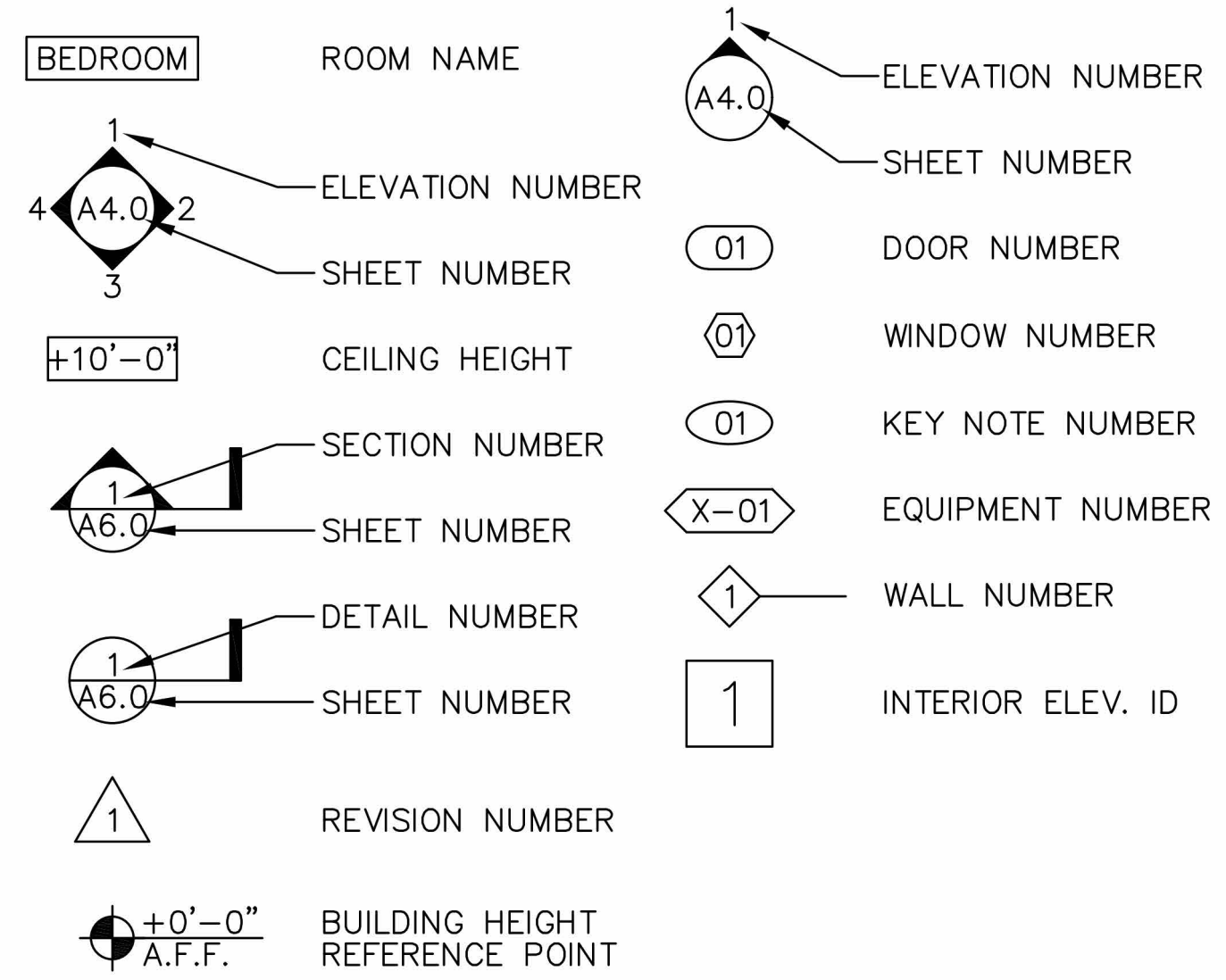
WIND SPEED: -
EARTHQUAKE ZONE: -
ROOF LIVE LOAD: -

SHEET INDEX

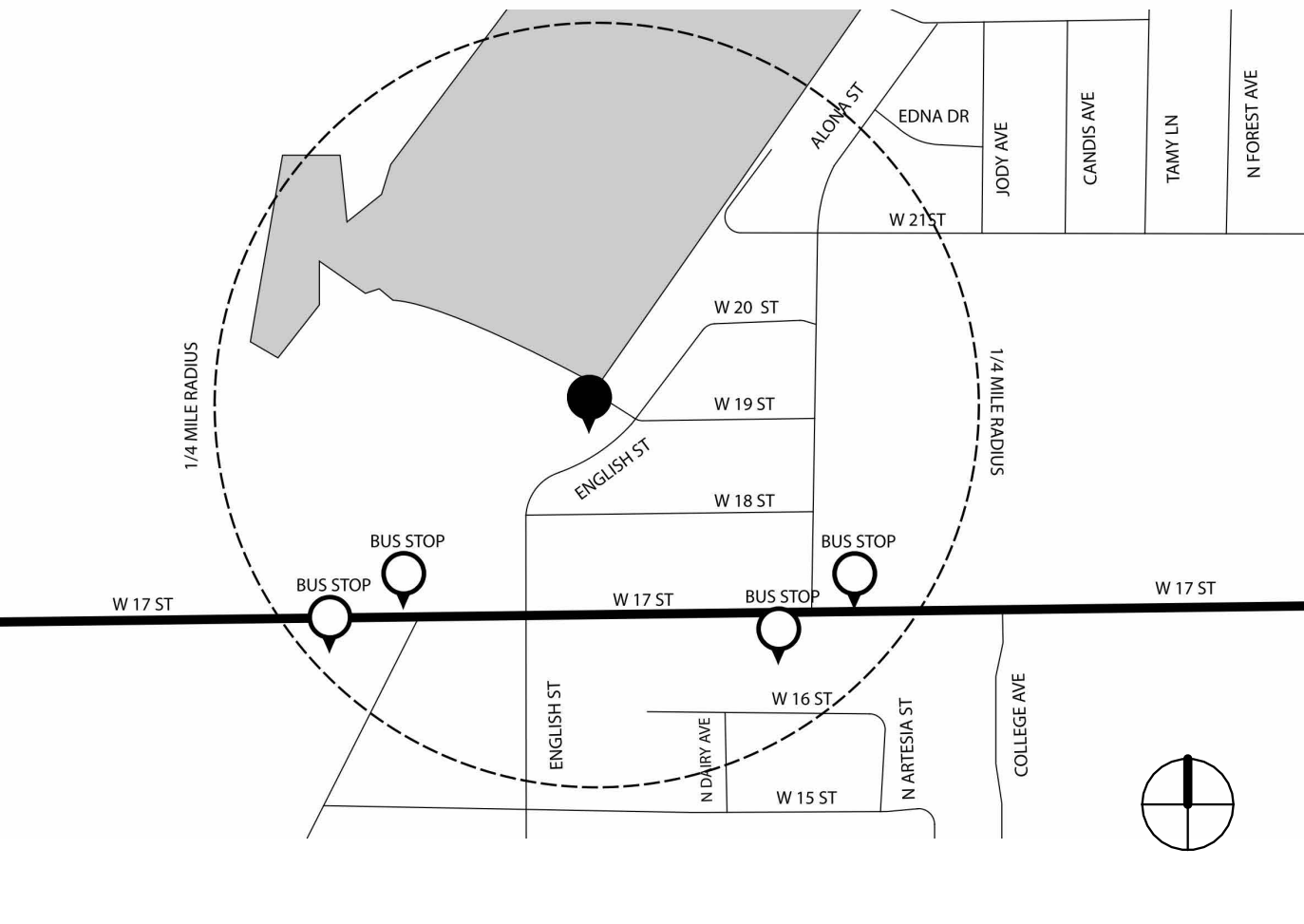
- A-000 COVER
- A-001 SPECS
- A-002 NOTES
- A-100 EXISTING
- A-101 DEMOLITION
- A-102 PROPOSED
- A-103 ENLARGED PLANS
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PROJECT TITLE

- A. ALL WORK SHALL CONFORM TO THE 2019 EDITION OF THE CALIFORNIA BUILDING CODE, AND ALL OTHER APPLICABLE CODES, STANDARDS, AND REGULATIONS OF THE CITY OF SANTA ANA AND COUNTY OF ORANGE.
- B. IT IS INTENDED THAT A COMPLETE OCCUPIABLE BUILDING PROJECT IS PROVIDED.
- C. THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION (A.I.A A201 LATEST EDITION) ARE A PART OF THESE CONTRACT DOCUMENTS. A COPY IS ON FILE AT THE ARCHITECTS OFFICE.
- D. DO NOT SCLAE THESE DRAWINGS. VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD. ANY DISCREPANCIES IN THESE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO STARTING WORK.
- E. ALL PURPOSED SUBSTITUTIONS SHALL BE APPROVED BY THE OWNER OR CONSTRUCTION MANAGER, IN WRITING, PRIOR TO INSTALLATION.
- F. SUBMIT PAY FEES AND OBTAIN ALL PERMITS ASSOCIATED WITH THE PROJECT EXCEPT GENERAL BUILDING PERMIT OR _____ (IF APPLICABLE). THIS INCLUDES, BUT IS NOT LIMITED TO ELECTRICAL, MECHANICAL, PLUMBING, FIRE SPRINKLER, HOOD ANSUL, OR OTHER RELATED FIRE PERMITS, ENCROACHMENT PERMITS, ETC. THE OWNER WILL PAY FOR "CONNECTION FEES" ASSOCIATED WITH UTILITY PERMITS. PAY FOR TEMPORARY FACILITIES AS REQUIRED TO COMPLETE THE WORK IN A TIMELY MANNER.
- G. PROVIDE EACH SUBCONTRACTOR WITH A COMPLETE AGENCY-PERMITTED DRAWING SET AT TIME OF CONSTRUCTION.
- H. ALL ABBREVIATIONS INCLUDED FOLLOW INDUSTRY STANDARDS. CONTACT ARCHITECT IF ANY ABBREVIATIONS ARE NOT CLEAR.
- I. GC SHALL SUPPLY AND INSTALL ALL ASPECTS OF THE PROJECT DESCRIBED IN THE DRAWING SET UNLESS OTHERWISE. SEE SCOPE OF WORK FOR EXCEPTION.
- J. GRAPHICS AND WRITTEN INFORMATION ON DRAWINGS SHALL BE COORDINATED WITH ALL TRADES PRIOR TO INSTALLATION.
- K. ALL MATERIALS STAGED TO BE USED FOR CONSTRUCTION SHALL BE PROTECTED FROM EXCESSIVE MOISTURE. IF THEY ARE EXPOSED TO MOISTURE, THEY SHOULD BE ADEQUETLY DRIED AND INSPECTED FOR COMPLIANCE WITH MINIMAL QUALITY STANDARDS BEFORE ENCAPSULATED INTO THE BUILDING.
- L. ALL PAINTS, ADHESIVES, COATINGS, AND SEALANTS USED INSIDE THE BUILDING SHALL HAVE A LOW VOC.
- M. ALL CONCEALED WORK INSTALLED WITHOUT PERMITS MUST BE EXPOSED FOR INSPECTION TO THE SATISFACTION OF THE BUILDING INSPECTOR. THIS INCLUDES METHODS OF ATTACHMENT AND ALL FOOTINGS, STRUCTURAL MEMBERS, MECHANICAL, ELECTRICAL, PLUMBING, AND INSULATION.
- N. N MECHANICAL, ELECTRICAL, AND PLUMBING ARE NOT PART OF THIS PLAN REVIEW AND APPROVAL. MEP ARE SUBJECT TO FIELD INSPECTION.



GENERAL DRAWING SYMBOLS



VICINITY MAP

PROJECT SUMMARY

PROJECT DIRECTORY

SHEET INDEX

UTILITY CONTACTS

PROJECT GENRAL NOTES



REV	REMARKS	DATE

PROJECT INFORMATION

Project Number 2021-047R
Date 06-27-2021
Drawn By GM
Checked By AN

Scale 1/2" = 1'-0"

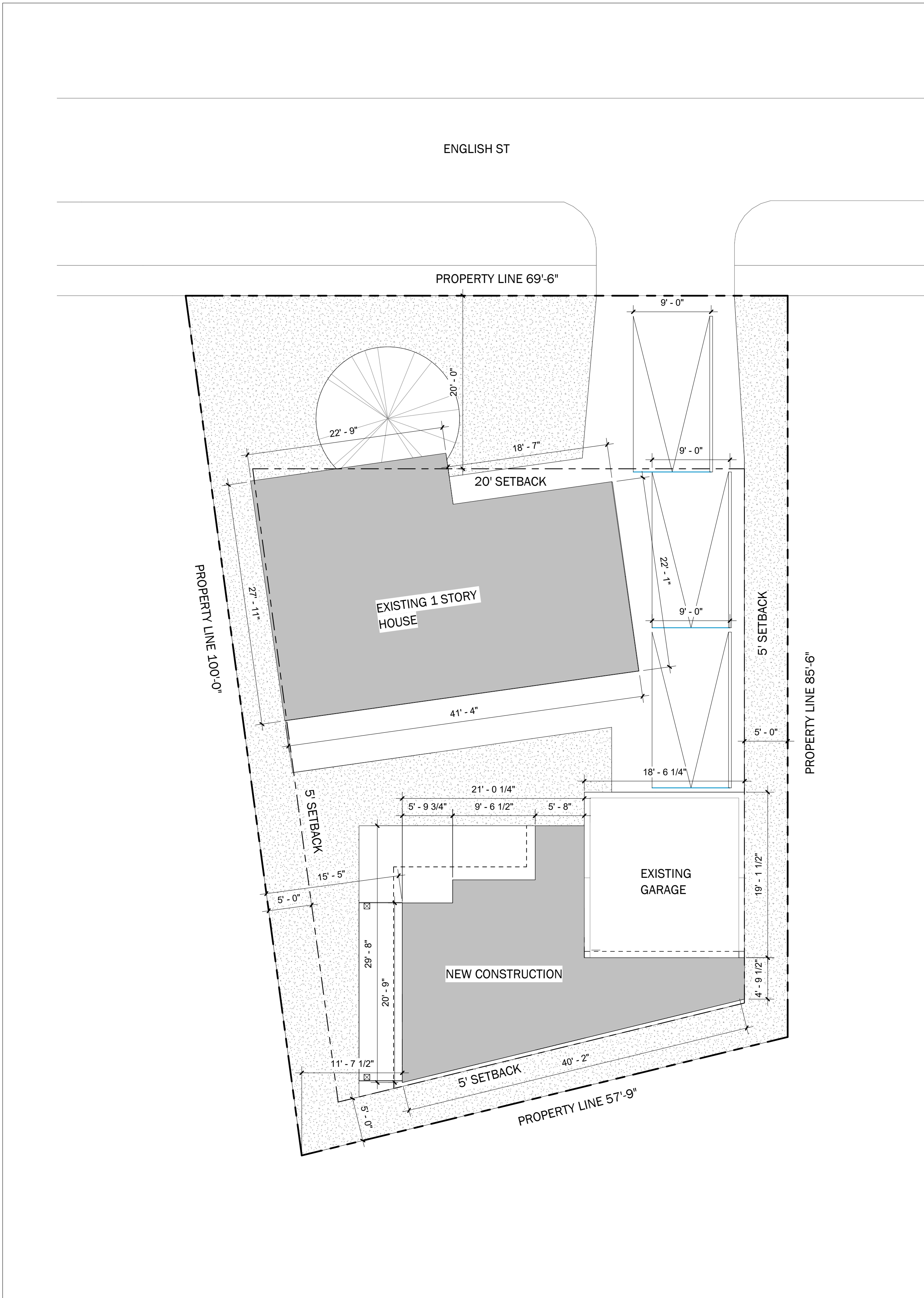
ENGLISH STREET ADDITION

1826 English St
Santa Ana, California 92706

SPECS

A0.1

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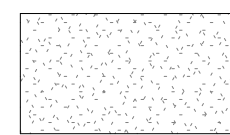
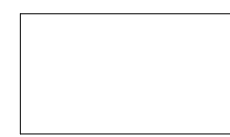



NOTES:

1. THE TERM 'FURNISH' SHALL MEAN TO PURCHASE AND SUPPLY TO THE JOB-SITE. THE TERM 'INSTALL' SHALL MEAN TO FIX IN POSITION AND CONNECT FOR USE. THE TERM 'PROVIDE' SHALL MEAN TO FURNISH AND INSTALL.
2. THE CONTRACTOR SHALL COORDINATE HIS/HER WORK WITH ALL OTHER TRADES AND EXISTING CONDITIONS, INCLUDING PRODUCTIONS SCHEDULES PRIOR TO FABRICATION, PURCHASE, AND/OR INSTALLATION OF WORK. THE CONTRACTOR SHALL EXAMINE THE SITE AND VERIFY EXISTING CONDITIONS WITH RESPECT TO THE DRAWINGS AND SPECIFICATIONS PRIOR TO PROCEEDING WITH ANY WORK. ANY QUESTIONS AND/OR DISCREPANCIES THAT MAY ARISE SHALL BE REPORTED TO THE OWNER OR REPRESENTATIVE FOR RESOLUTION.
3. EXAMINE THE AREA OF WORK PRIOR TO AND DURING CONSTRUCTION TO INSURE THAT ITEMS, SYSTEMS, AND UTILITIES TO BE REMOVED OR MODIFIED HAVE BEEN IDENTIFIED AND SCHEDULED, EXISTING CONDITIONS HAVE BEEN ACCURATELY NOTED, AND THAT ANY HAZARDS OR IMPACT TO OWNER'S OPERATIONS THAT MAY RESULT HAVE BEEN ADDRESSED WITH THE OWNER'S REPRESENTATIVE. IF THE CONTRACTOR ENCOUNTERS WHAT APPEARS TO BE A HAZARDOUS CONDITION OR QUESTIONABLE MATERIALS, HE/SHE SHALL DISCONTINUE WORK IMMEDIATELY AND CONTACT THE OWNER'S REPRESENTATIVE.
4. ALL WORK SHALL BE PERFORMED BY QUALIFIED PERSONNEL OR SPECIALTY CONTRACTORS IN A CLEAN AND WORKMANLIKE MANNER AND COMPLY WITH ALL APPLICABLE REGULATORY REQUIREMENTS DURING THE WORK AND FOR DISPOSAL OF DISCARDED MATERIALS. CARE SHALL BE EXERCISED TO MINIMIZE ANY INCONVENIENCE OR DISTURBANCE TO OTHER AREAS OF THE BUILDING WHICH ARE TO REMAIN IN OPERATION. NOTIFY OWNER'S REPRESENTATIVE IN ADVANCE OF ALL ANTICIPATED DISRUPTIONS TO OPERATIONS. ISOLATE WORK AREAS BY MEANS OF TEMPORARY PARTITIONS AND/OR TARPS TO KEEP DUST AND DIRT WITHIN THE CONSTRUCTION AREA.
5. DEMOLISH, CUT AND REMOVE CONSTRUCTION ONLY TO THE EXTENT REQUIRED BY NEW CONSTRUCTION AND AS INDICATED. USE METHODS AND TOOLS REQUIRED TO COMPLETE WORK IN A NEAT, EFFICIENT AND SAFE MANNER WITH MINIMAL IMPACT TO OWNER'S OPERATION AND WITHIN LIMITATIONS OF GOVERNING REGULATIONS. EXCEPT FOR ITEMS OR MATERIALS INDICATED TO BE REUSED, SALVAGED, REINSTALLED, OR OTHERWISE INDICATED TO REMAIN THE OWNER'S PROPERTY.
6. RESTORE FINISHES OF PATCHED AREAS AND EXTEND FINISH RESTORATION INTO ADJOINING CONSTRUCTION AS REQUIRED TO ELIMINATE EVIDENCE OF PATCHING AND REFINISHING. RESTORE ALL PATCHED AREAS BACK TO ORIGINAL CONDITION INCLUDING MAINTAINING ANY RATINGS THAT MAY APPLY.
7. CLEAN THE JOB SITE DAILY AND REMOVE FROM THE WORK AREA ANY DIRT AND DEBRIS CAUSED BY THE PERFORMANCE OF WORK INCLUDED IN THIS CONTRACT.
8. UPON THE COMPLETION OF ALL WORK OR ANY SEPARATE PARTS OF THE WORK, THE CONTRACTOR SHALL REMOVE FROM THE WORK AREA ALL EVIDENCE OF DIRT, REFUSE, STAINS OR OTHER FOREIGN MATTER. ALL SURFACES SHALL BE FREE FROM DUST AND THE BUILDING SHALL BE LEFT HABITABLE AND READY FOR OCCUPANCY.
9. CONTRACTOR SHALL PROVIDE CHANGE ORDER REQUESTS TO CLIENT AND ARCHITECT FOR APPROVAL. CHANGE ORDER REQUESTS SHALL BE PROVIDED BEFORE WORK IS TO BE SCHEDULED OR PERFORMED. CONTRACTOR SHALL ALLOW AN APPROPRIATE AMOUNT OF TIME, MINIMUM 2 BUSINESS DAYS, FOR ARCHITECT AND OR CLIENT TO REVIEW CHANGE ORDER REQUESTS. CONTRACTOR ASSUMES ALL RESPONSIBILITY OF ALL COSTS AND DELAYS ASSOCIATED WITH WORK PERFORMED WITHOUT APPROVAL BY ARCHITECT AND CLIENT. CONTRACTOR SHALL BE PREPARED TO COMPLETE JOB AS AGREED IF CHANGE ORDER REQUEST IS DENIED.

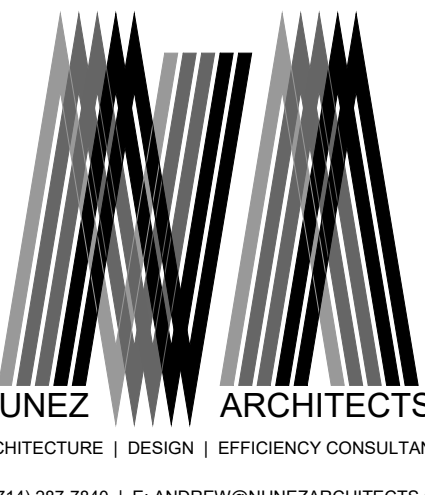
Notes

SITE PLAN LEGEND

-  GRASS
-  CONCRETE
-  SCOPE

ABBREVIATIONS:

ABV	ABOVE
APC	ACOUSTICAL PANEL CEILING
A-F-F	ABOVE FINISH FLOOR
BLW	BELOW
B-O	BOTTOM OF
BOD	BASIS OF DESIGN
B/TWN	BETWEEN
C-C	CENTER TO CENTER
CH	CEILING HEIGHT
CL	CENTER LINE
COORD	COORDINATE
CSK	COUNTER SUNK
CMU	CONCRETE MASONRY UNIT
CAB	CABINET
CLR	CLEAR
CW	COLD WATER
DET	DETAIL
DN	DOWN
DIA	DIAMETER
DWG	DRAWING(S)
EL	ELEVATION
ELEC	ELECTRIC(AL)
ELEV	ELEVATOR
EM	EMERGENCY POWER
EP	ELECTRICAL PANEL
EQ	EQUAL
EQUIP	EQUIPMENT
EXIST	EXISTING
F-D	FLOOR DRAIN
FE	FIRE EXTINGUISHER
F-F	FINISHED FLOOR
FL	FLOORING
F-O	FACE OF
FRZ	FREEZER
FT	FOOT/FEET
GSB	GYP-SUM WALL BOARD
GALV	GALVANIZED
HT	HEIGHT
HM	HOLLOW METAL
HB	HOSE BIBB
HCW	HOT AND COLD WATER
HORIZ	HORIZONTAL
HVAC	HEATING/VENTILATING/AIR COND.
HW	HOT WATER
INCL	INCLUDING, INCLUDED
INSUL	INSULATION
KH	KNEE HOLE
LP	LOW POINT
LT	LIGHT
MAT	MATERIAL(S)
MAX	MAXIMUM
MECH	MECHANIC(AL)
MEP	MECHANICAL/ELECTRICAL/PLUMBING
MEZZ	MEZZANINE
M-H	MANHOLE
MFR	MANUFACTURER
MTL	METAL
MIN	MINIMUM
MISC	MISCELLANEOUS
M-O	MASONRY OPENING
MTD	MOUNTED
N/A	NOT APPLICABLE
N-I-C	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
OH	OPPOSITE HAND
OPG	OPENING
OPP	OPPOSITE
PLUM	PLUMBING
PL	PLATE
P-S-I	POUNDS PER SQ. INCH
PT	POINT
PRD	PRINTED
RAD	RADIUS
RD	ROOF DRAIN
REF	REFRIGERATOR
REV	REVISION(S), REVISED
RM	ROOM
R-R	RAILROAD
ROD	ROOF OVERFLOW DRAIN
RO	REVERSE OSMOSIS WATER
RWC	RAINWATER CONDUCTOR
SCHED	SCHEDULE
SIM	SIMILAR
SP	STANDPIPE
SQ	SQUARE
SQ-FT / SF	SQUARE FEET
S-S	STAINLESS STEEL
STD	STANDARD
STL	STEEL
STRUCT	STRUCTURAL
S/W	SUMMER/WINTER
TBD	TO BE DETERMINED
TEL	TELEPHONE
T-O	TOP OF
T-O-C	TOP OF CONCRETE
T-O-S	TOP OF STEEL
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
W	WITH
WD	WOOD
WT	WEIGHT



REV	REMARKS	DATE

PROJECT INFORMATION

Project Number	2021-047R
Date	06-27-2021
Drawn By	GM
Checked By	AN

Scale As indicated

ENGLISH STREET ADDITION

1826 English St
Santa Ana, California 92706

SITE PLAN

A0.2

1 SCALE: 1/8" = 1'-0" **Site**

Legend

Abbreviations

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 Drawn By Author
 Checked By Checker

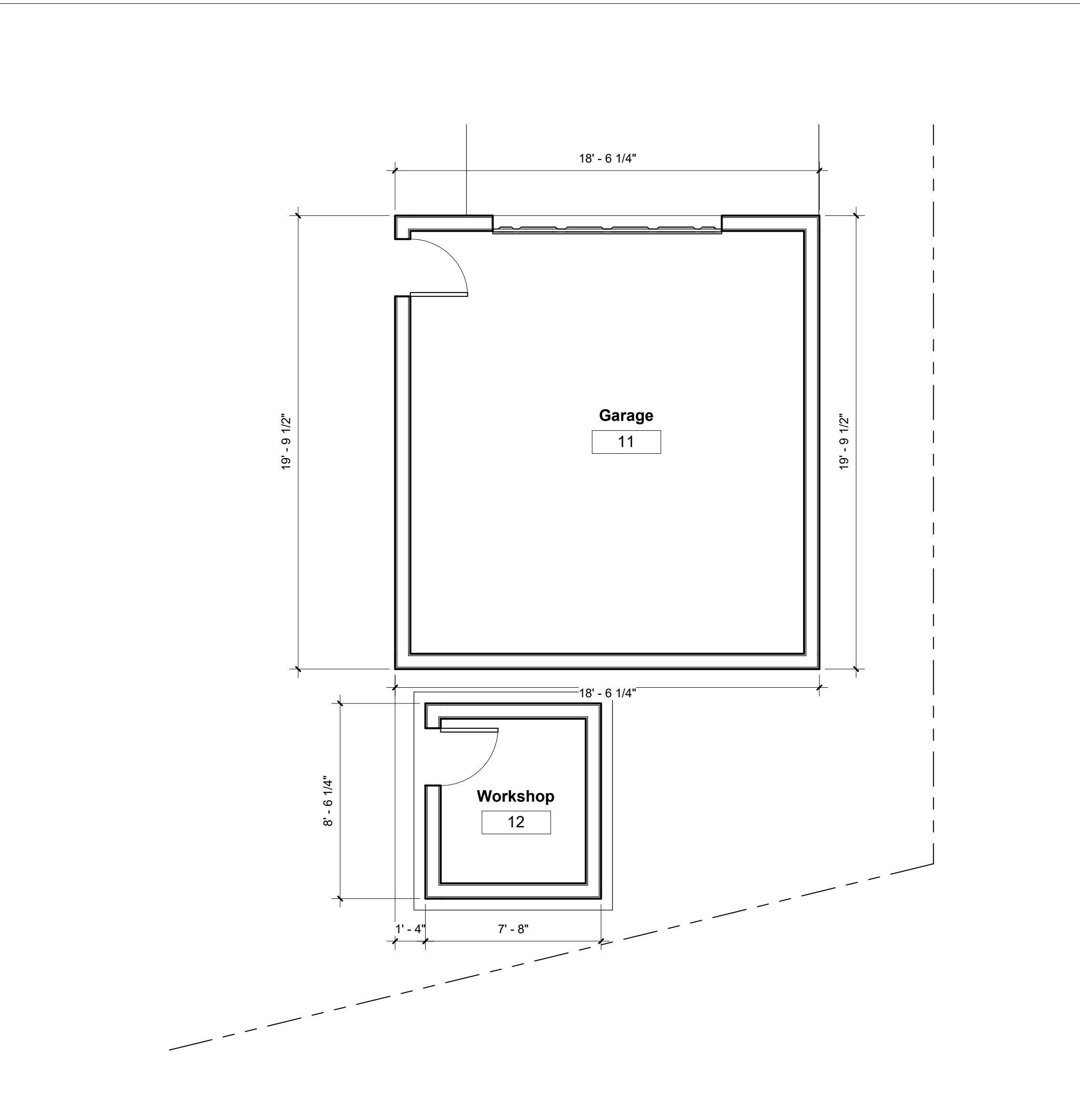
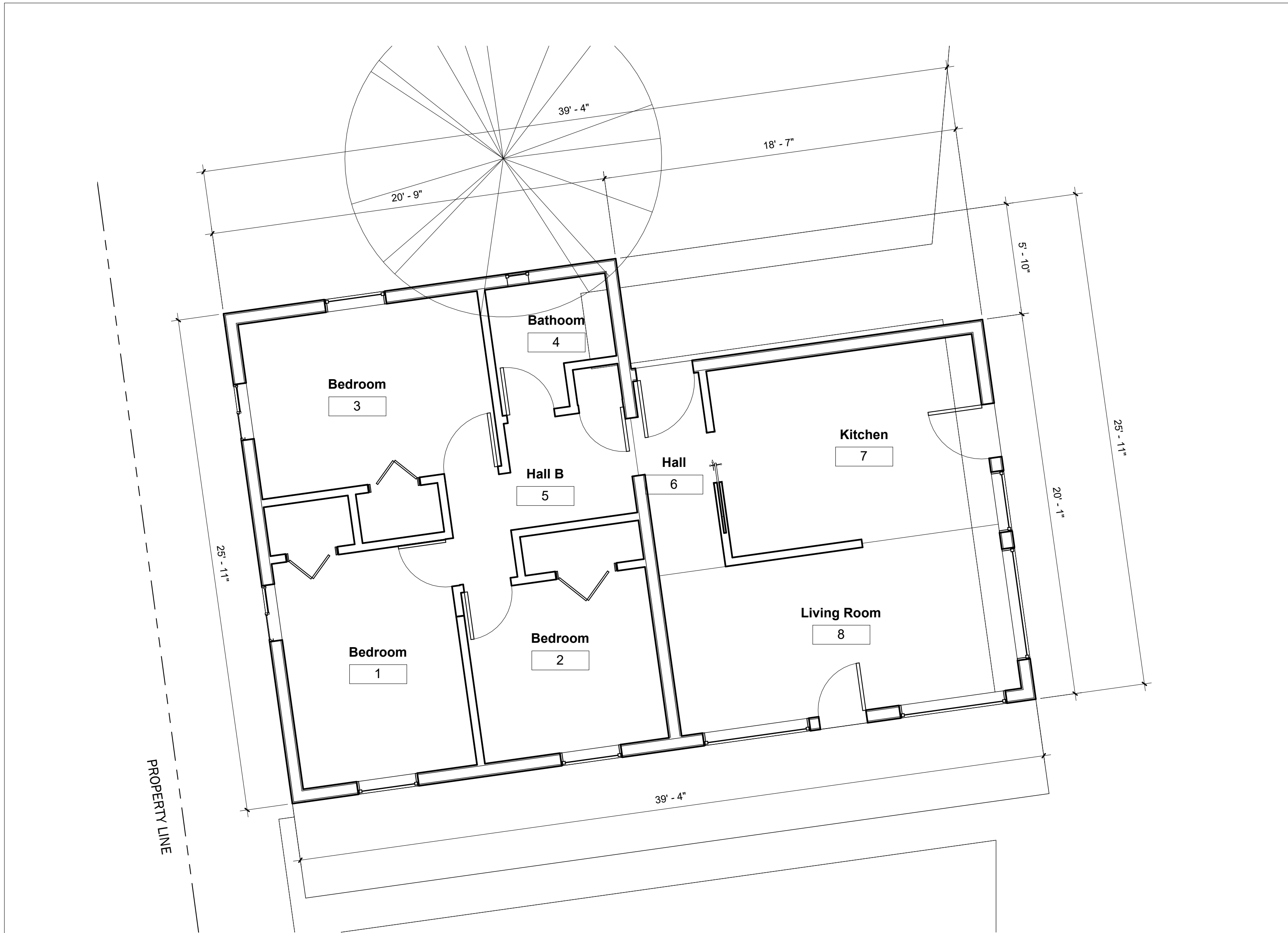
Scale 1/4" = 1'-0"

ENGLISH STREET ADDITION

1826 English ST
 Santa Ana, California 92706

EXISTING

A1.0



1 SCALE: 1/4" = 1'-0" **Ground Existing**

2 SCALE: 1/4" = 1'-0" **Ground Existing ADU**

- WALL LEGEND:**
- EXISTING 5" INTERIOR WALL
 - EXISTING 8" EXTERIOR WALL
 - DEMO WALL
 - NEW 5" INFILL INTERIOR WALL
 - NEW 6" INFILL INTERIOR WALL
 - NEW 8" INFILL EXTERIOR WALL

SCALE: 1/4" = 1'-0" **Wall legend**

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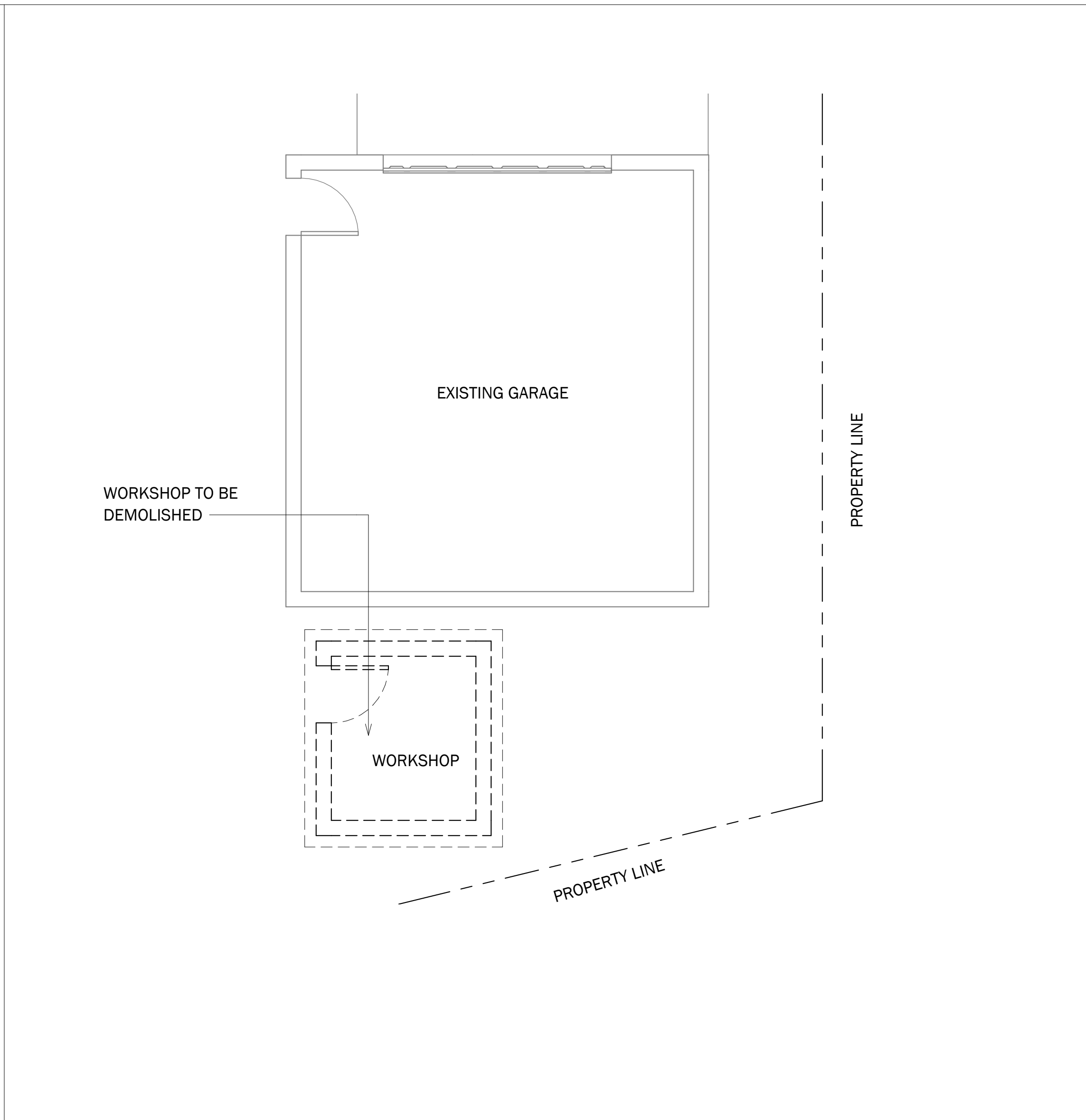
Scale 1/4" = 1'-0"

ENGLISH STREET ADDITION

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 Santa Ana, California 92706

DEMOLITION PLAN

A1.1



1 SCALE: 1/4" = 1'-0" **Ground Demo**

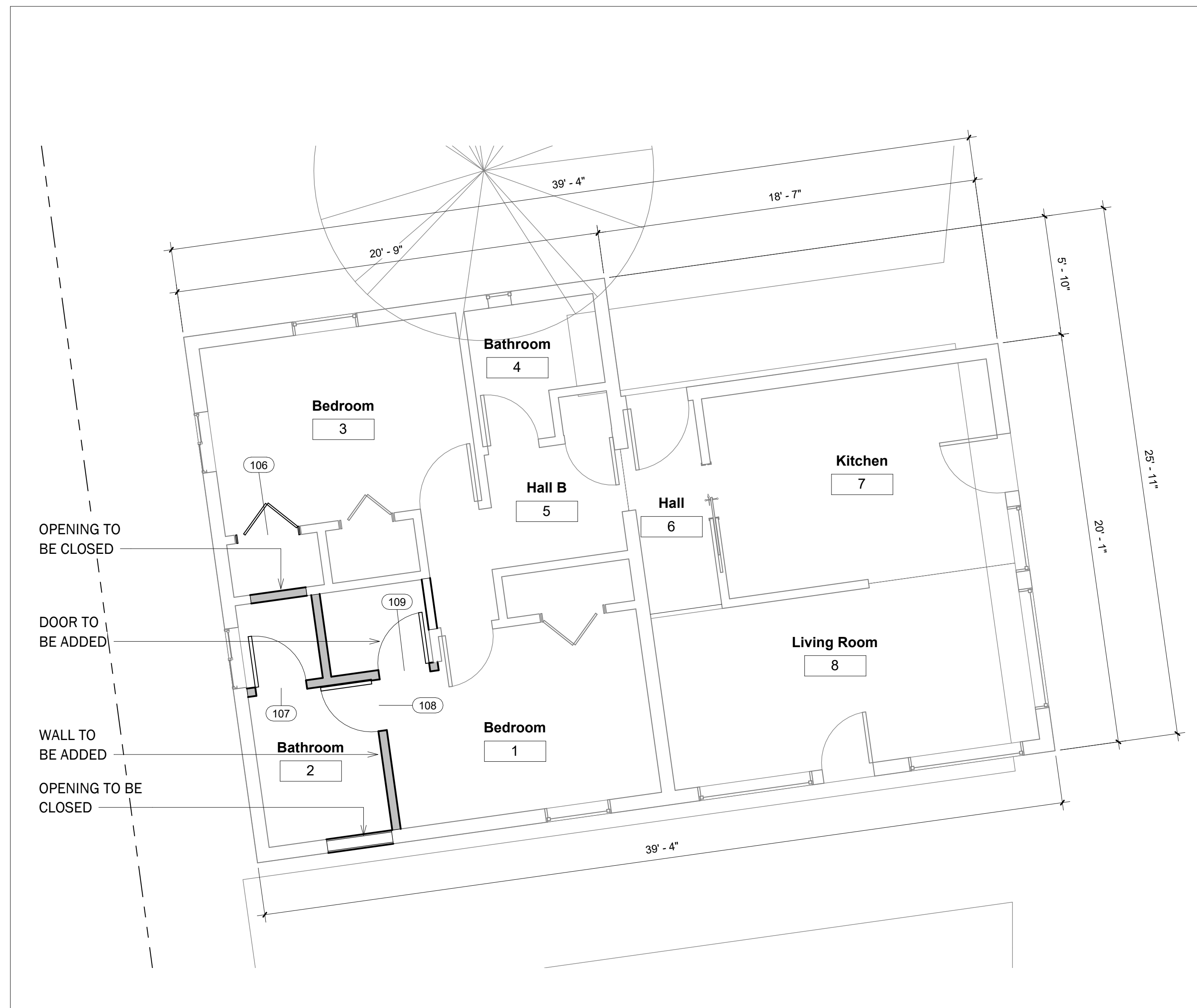
2 SCALE: 1/4" = 1'-0" **Ground Demo ADU**

WALL LEGEND:

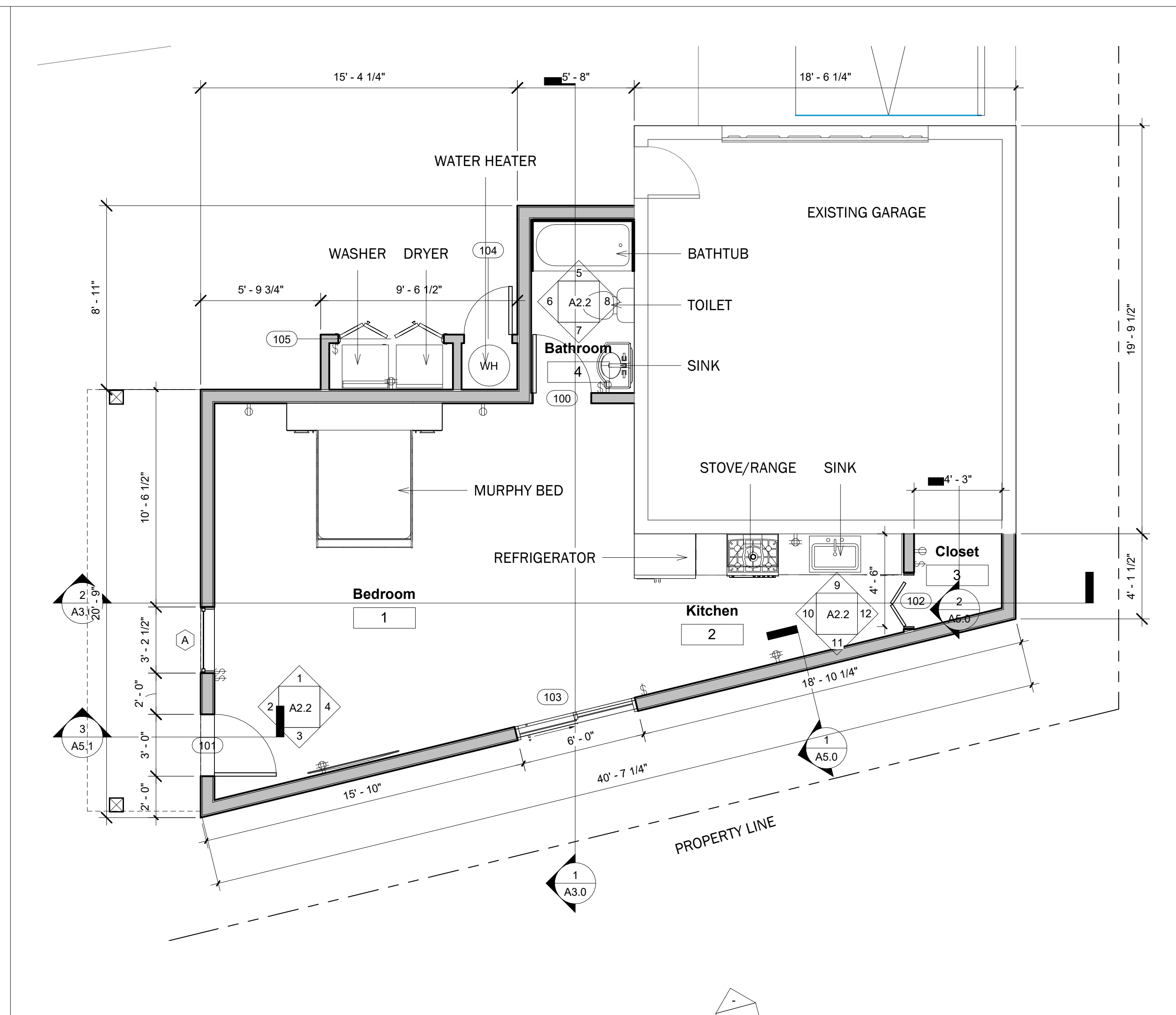
- EXISTING 5" INTERIOR WALL
- EXISTING 8" EXTERIOR WALL
- DEMO WALL
- NEW 5" INFILL INTERIOR WALL
- NEW 6" INFILL INTERIOR WALL
- NEW 8" INFILL EXTERIOR WALL

SCALE: 1/4" = 1'-0" **Wall legend**

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1 SCALE: 1/4" = 1'-0" **Ground Proposed**



2 SCALE: 1/4" = 1'-0" **Ground Proposed ADU**

WALL LEGEND:

- EXISTING 5" INTERIOR WALL
- EXISTING 8" EXTERIOR WALL
- DEMO WALL
- NEW 5" INFILL INTERIOR WALL
- NEW 6" INFILL INTERIOR WALL
- NEW 8" INFILL EXTERIOR WALL

SCALE: 1/4" = 1'-0" **Wall legend**



REV	REMARKS	DATE

PROJECT INFORMATION

Project Number	2021-047R
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Drawn By	Author
Checked By	Checker

Scale 1/4" = 1'-0"

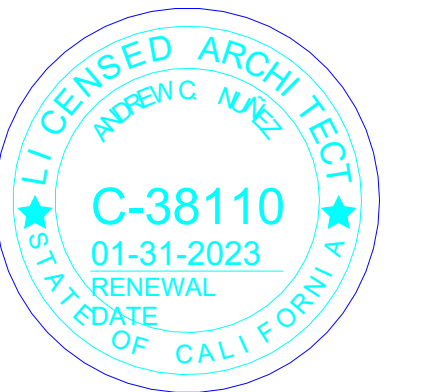
ENGLISH STREET ADDITION

1826 English ST
Santa Ana, California 92706

PROPOSED

A1.2

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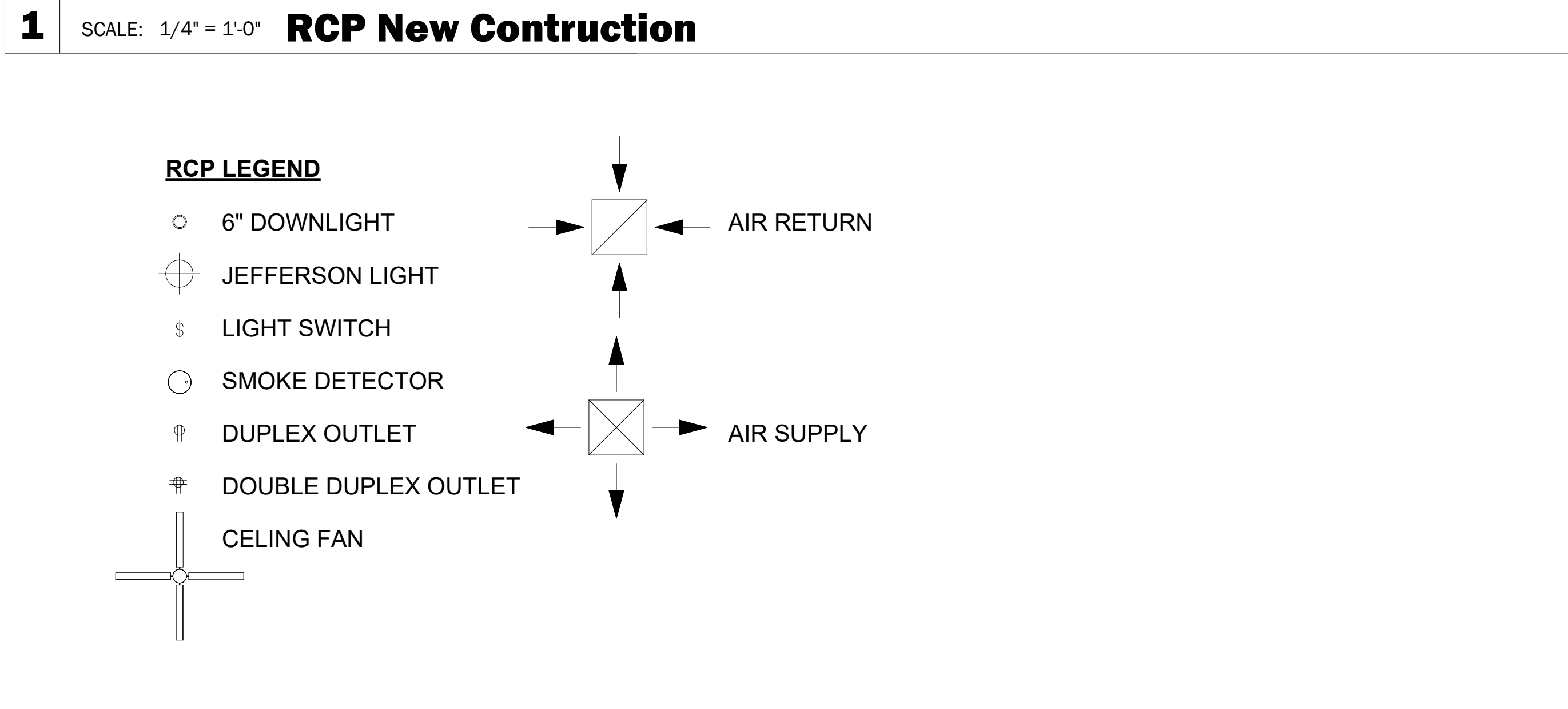
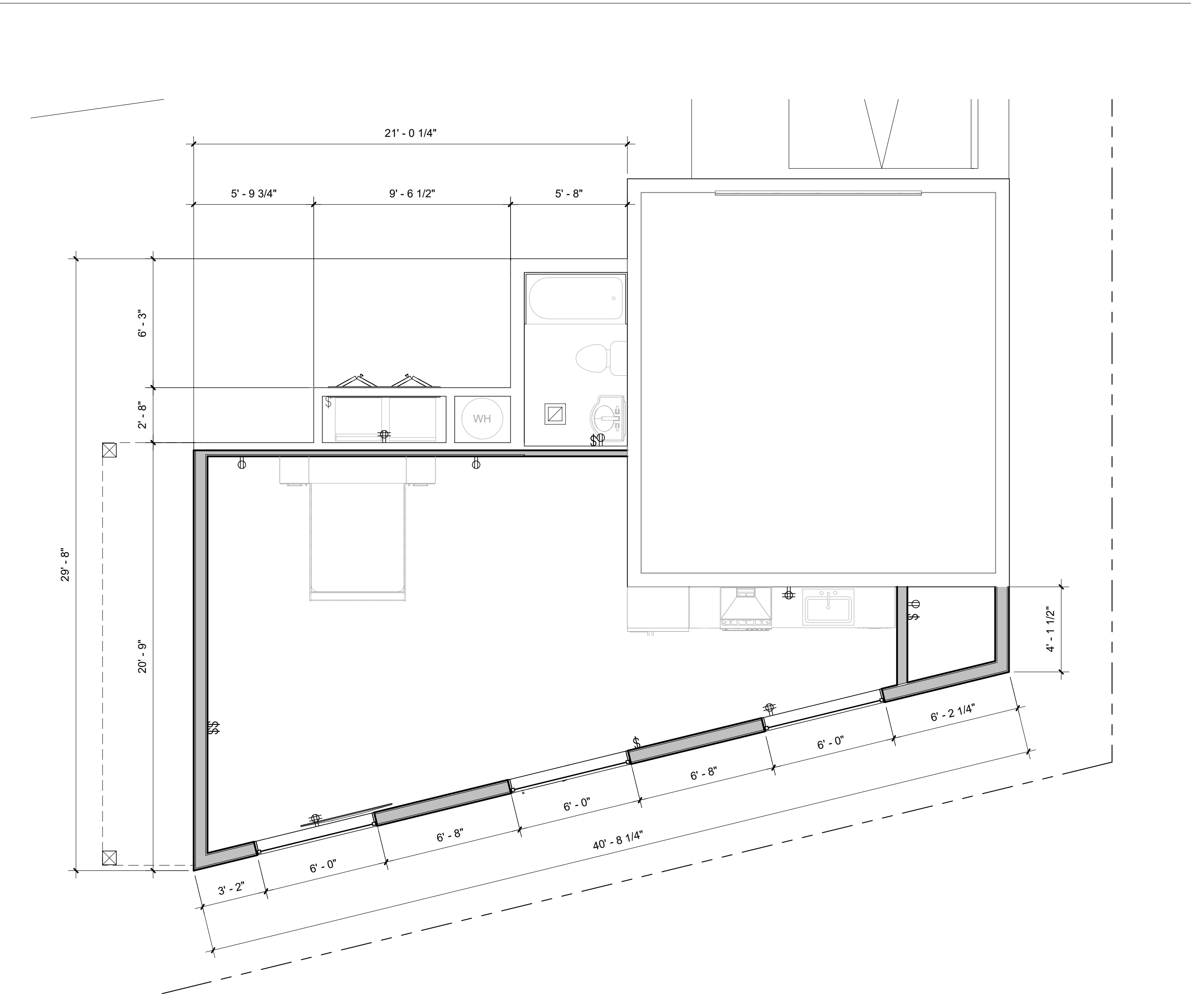
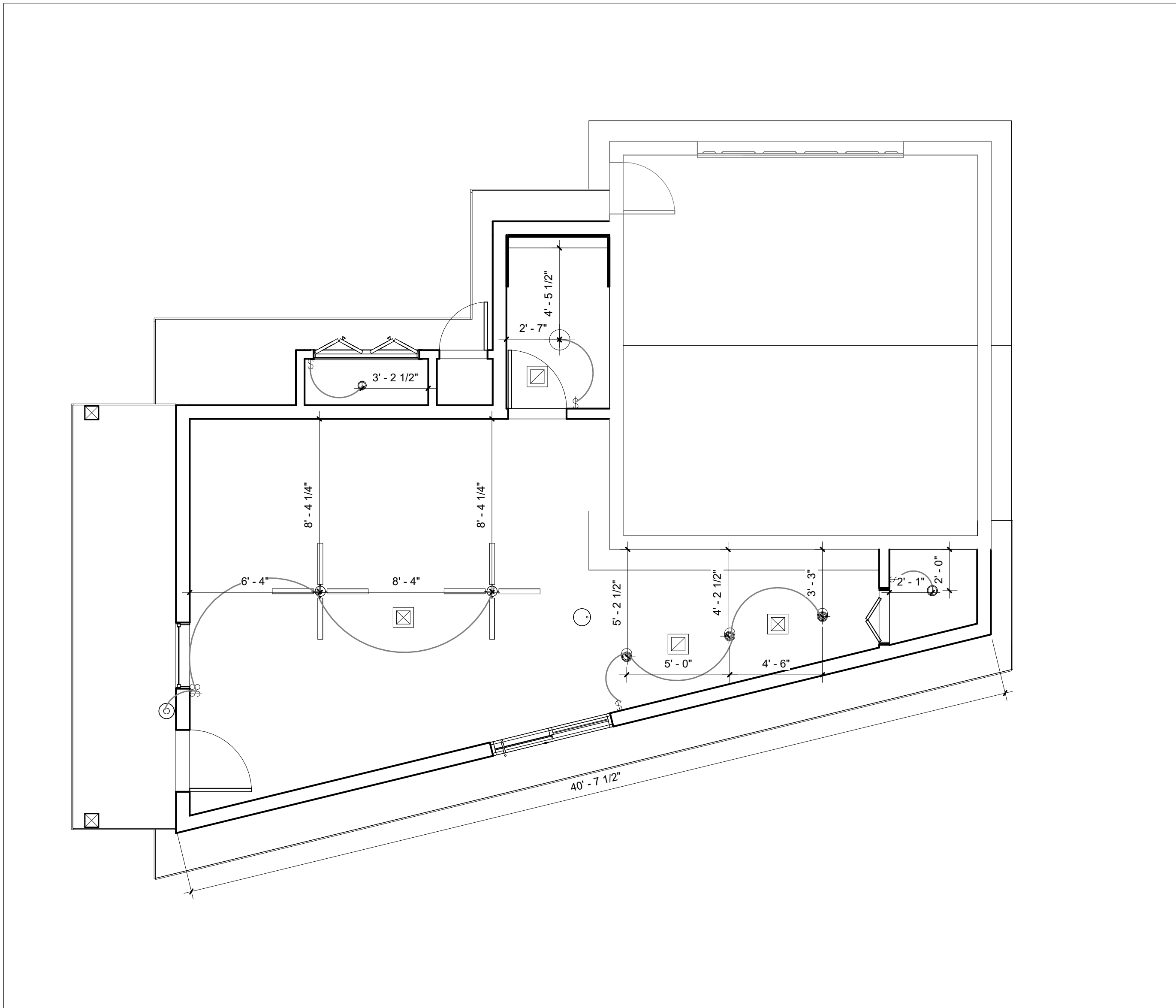
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Scale 1/4" = 1'-0"

ENGLISH STREET ADDITION

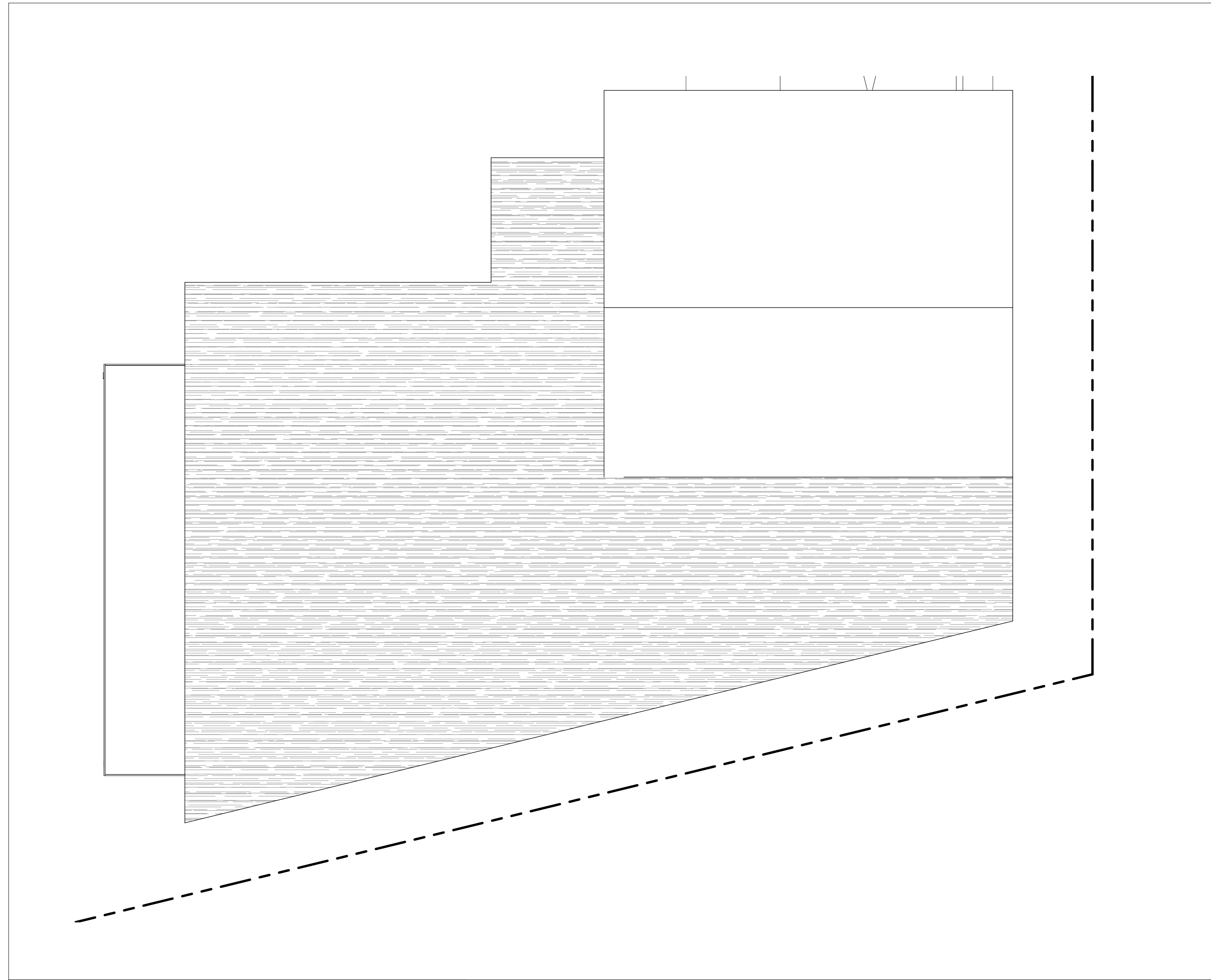
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REFLECTED CEILING PLAN A1.5

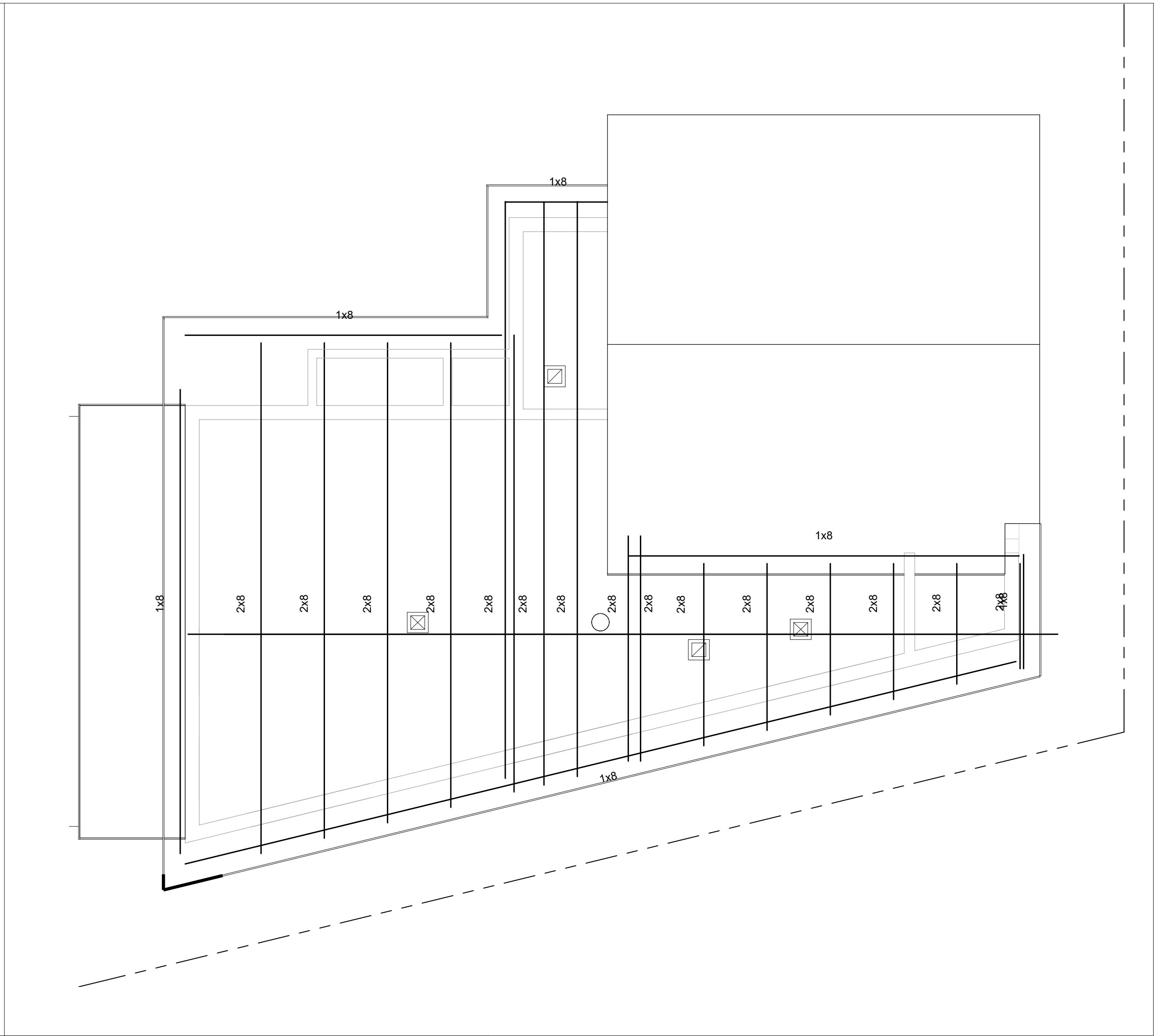


SCALE: 1/4" = 1'-0" **RCP Legend**

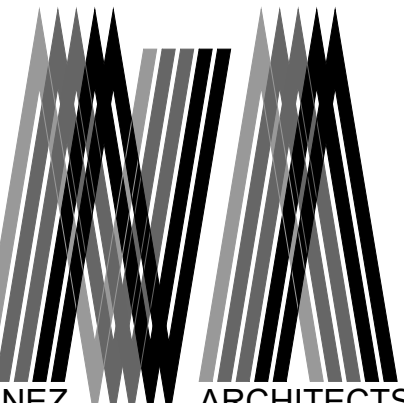
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1 SCALE: 1/4" = 1'-0" **Roof Plan**



2 SCALE: 1/4" = 1'-0" **Roof Framing Plan**



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 ARCHITECTURE | DESIGN | EFFICIENCY CONSULTANTS
 C: (714) 287-7840 | E: ANDREW@NUNEZARCHITECTS.COM



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FRAMING PLAN

A1.6

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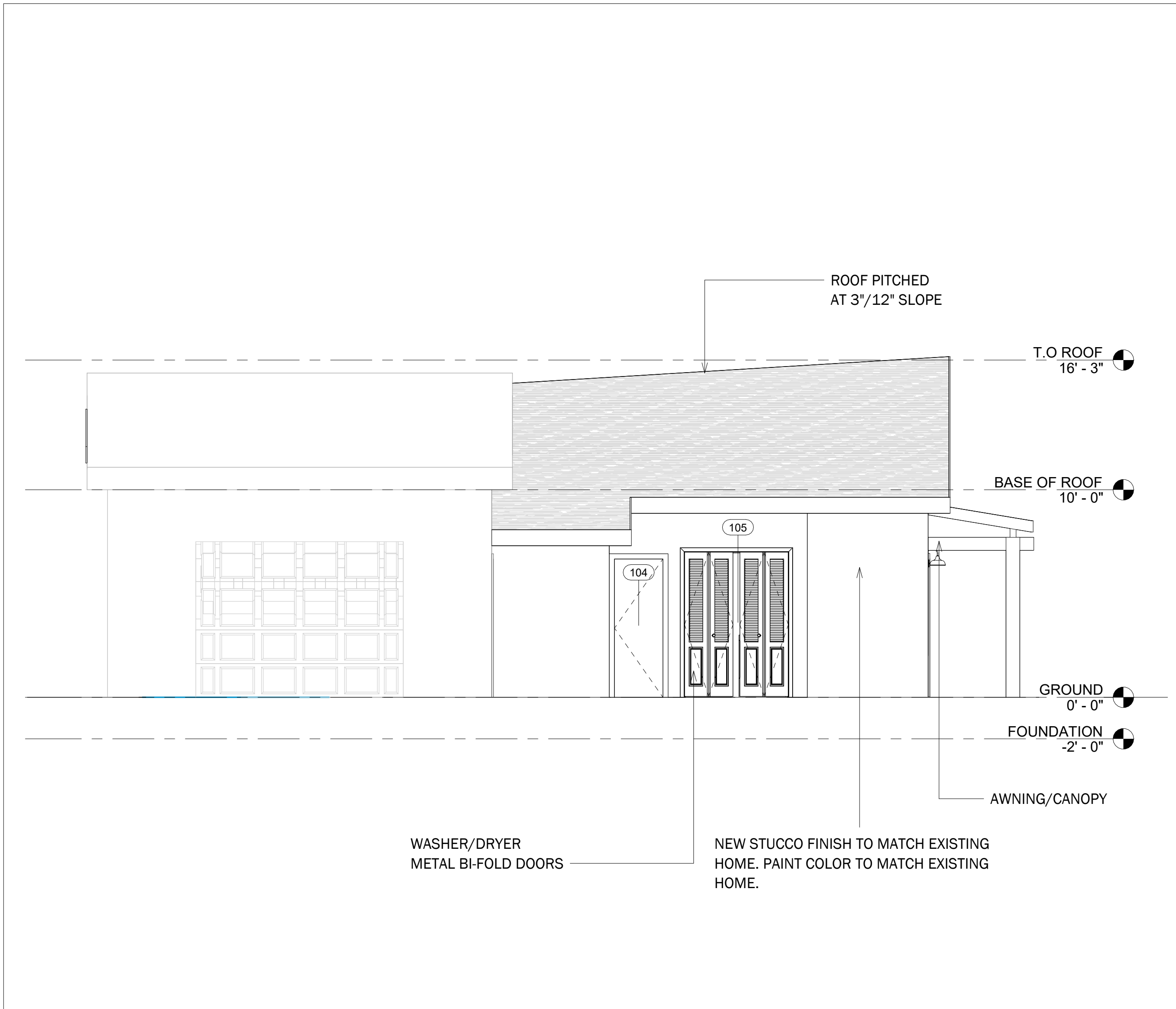
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ENGLISH STREET ADDITION

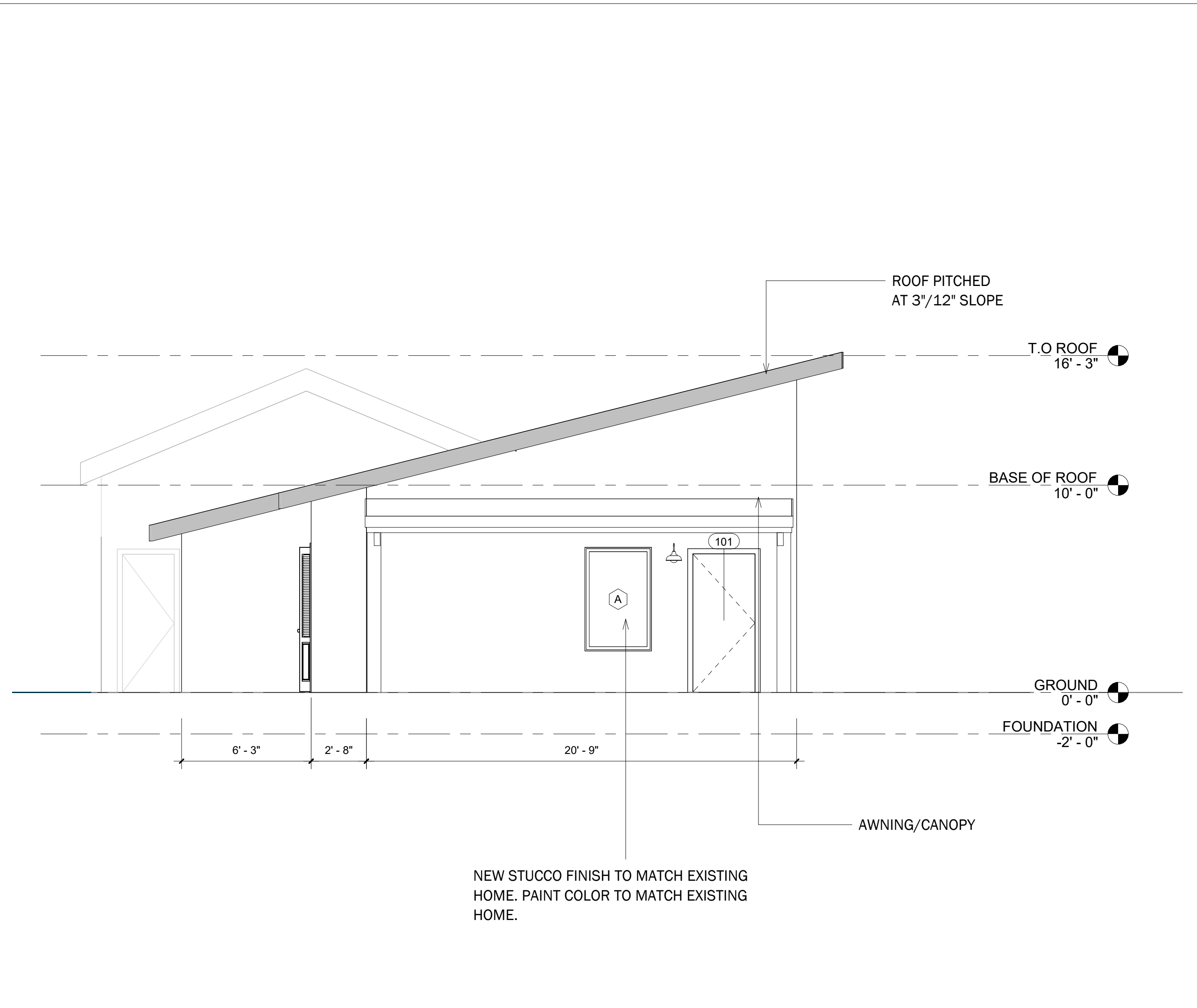
1826 English ST
 Santa Ana, California 92706

ELEVATIONS

A2.0

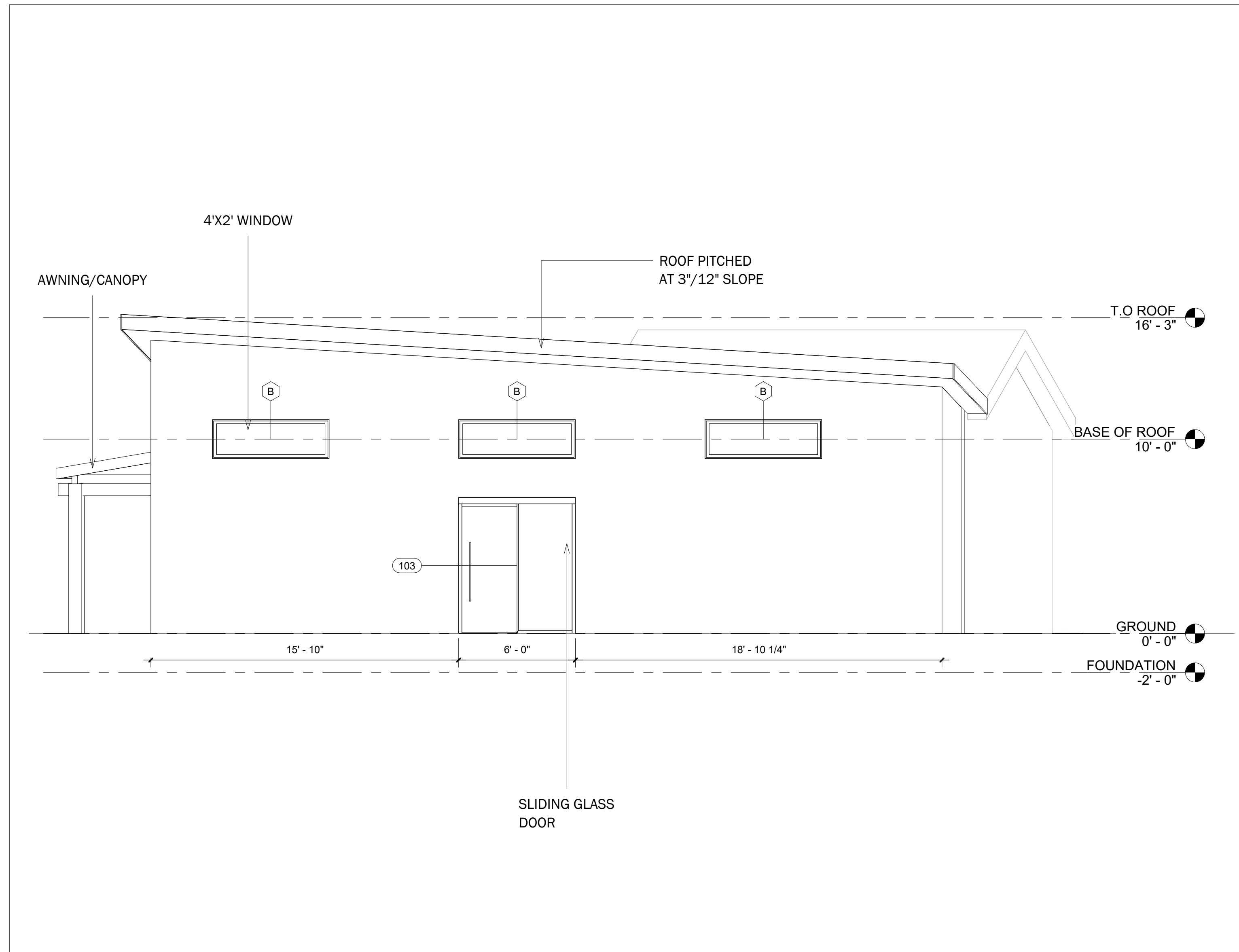


1 SCALE: 1/4" = 1'-0" **North**

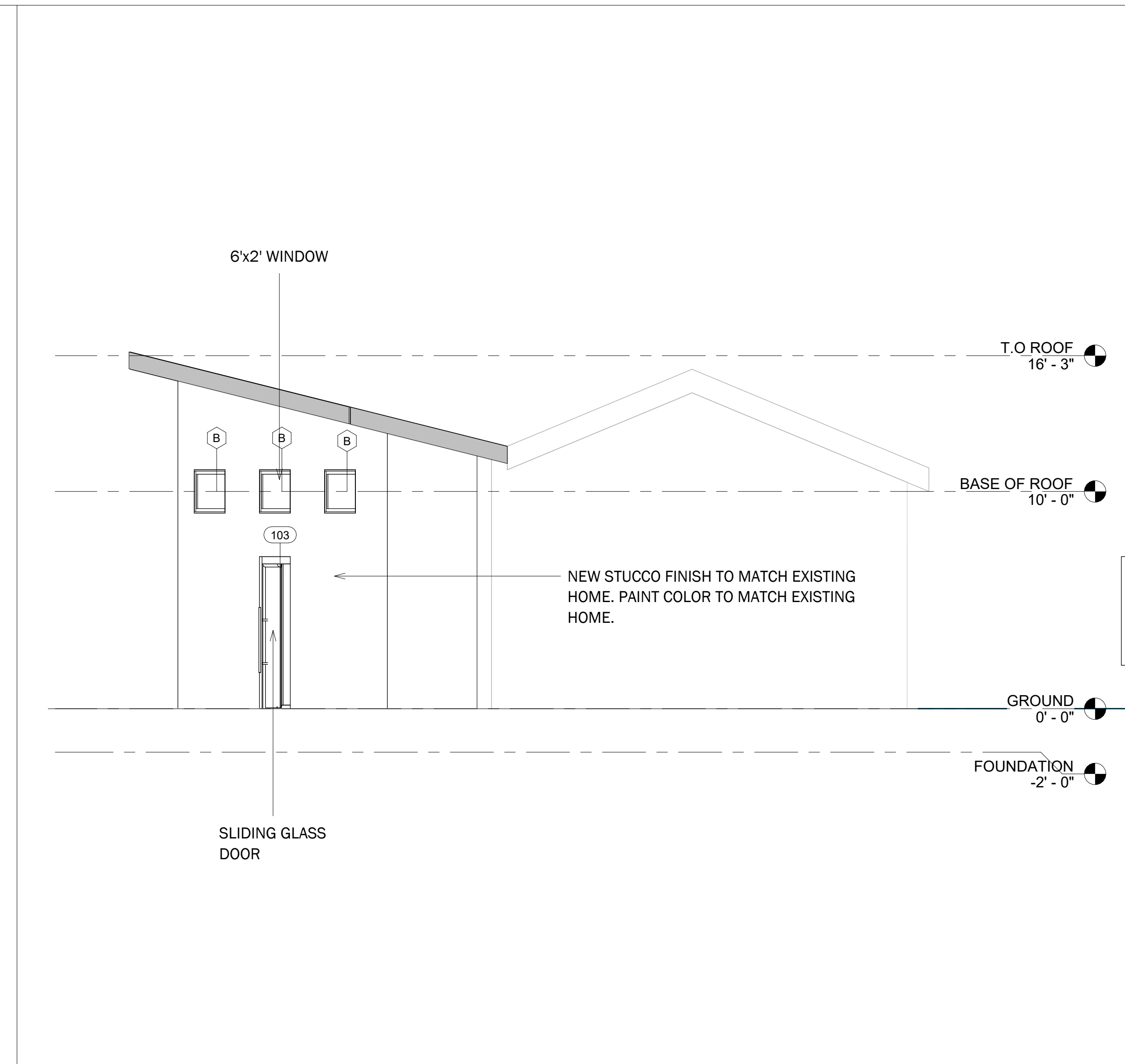


2 SCALE: 1/4" = 1'-0" **West**

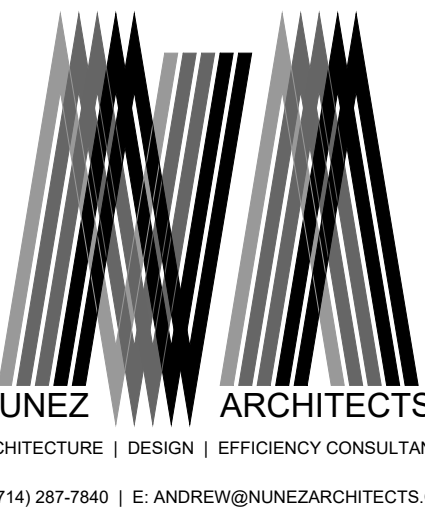
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1 SCALE: 1/4" = 1'-0" **South**



2 SCALE: 1/4" = 1'-0" **East**



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Scale 1/4" = 1'-0"

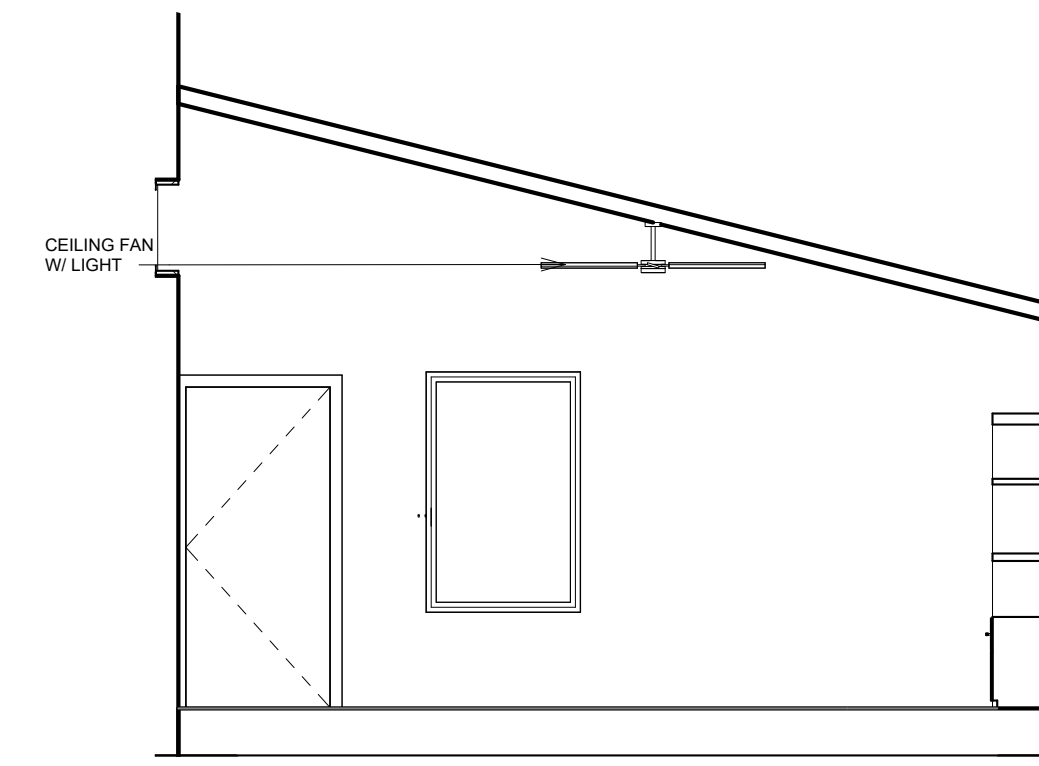
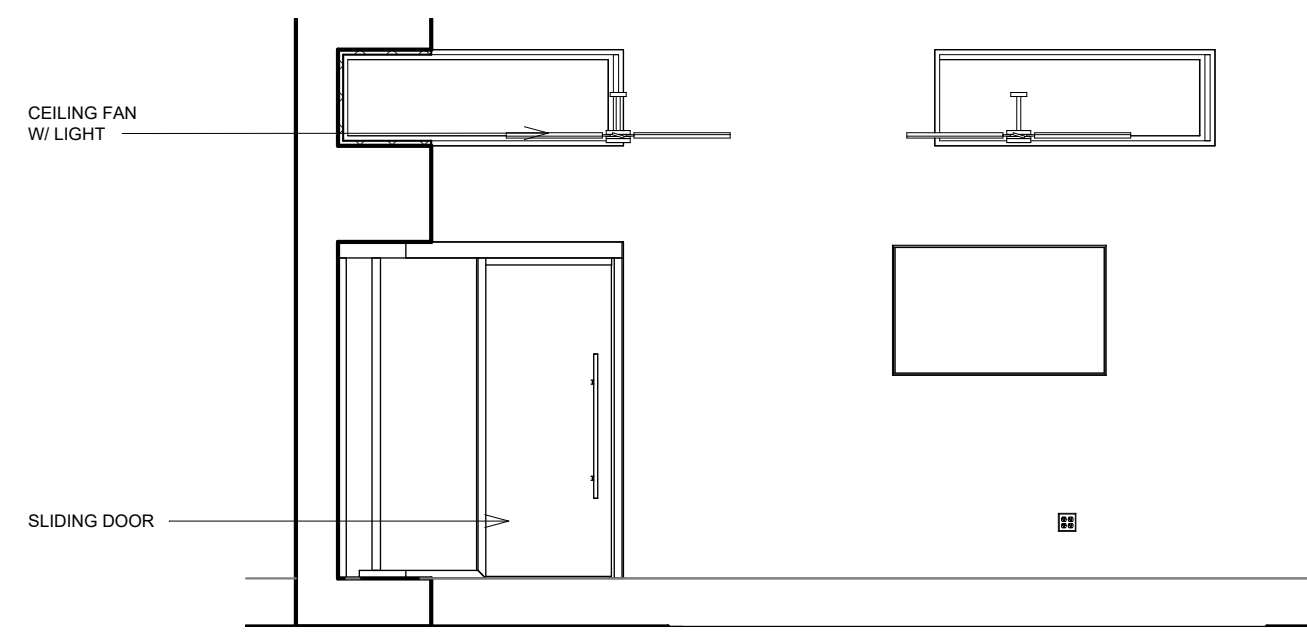
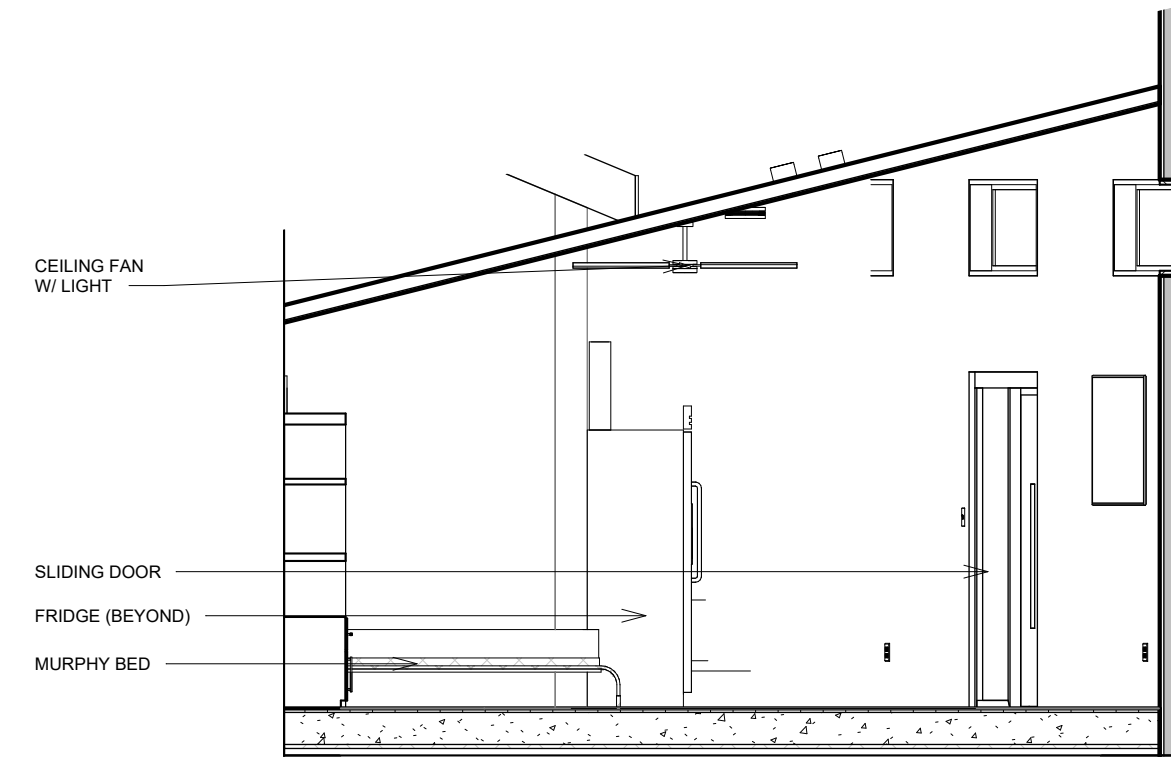
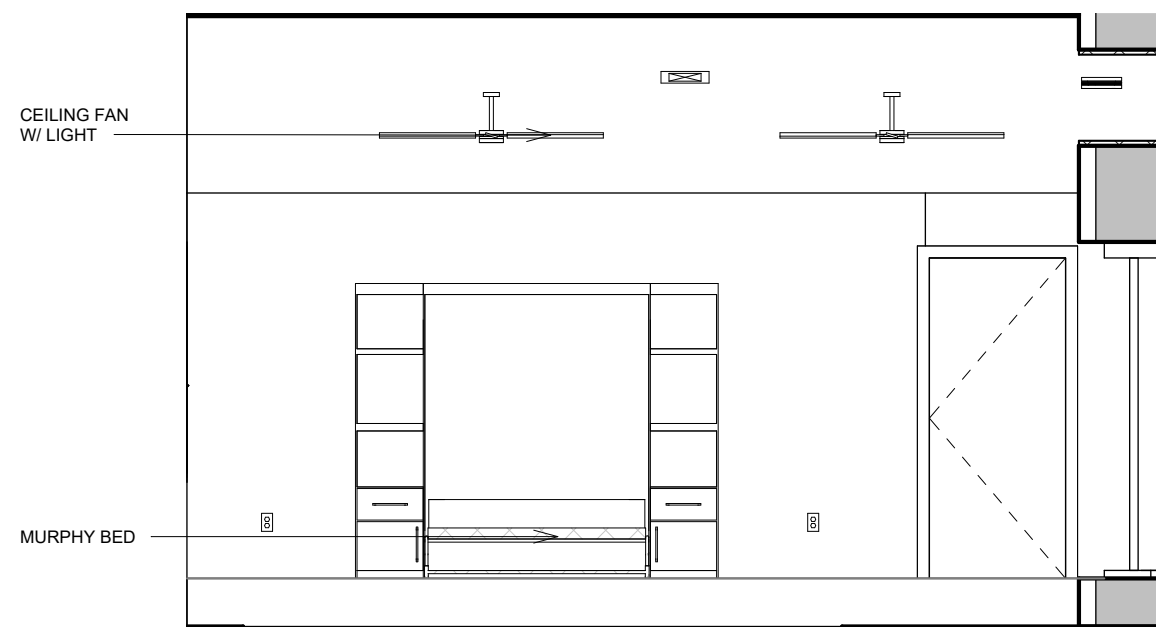
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ELEVATIONS

A2.1

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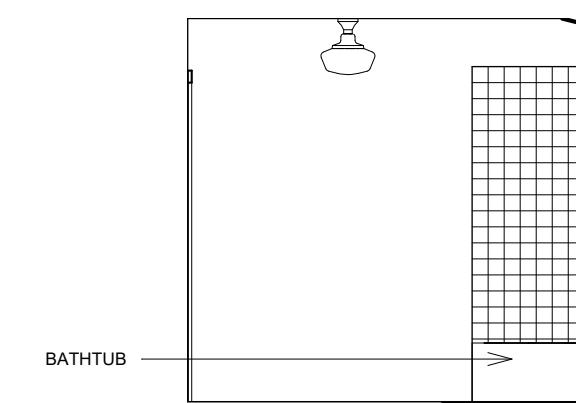
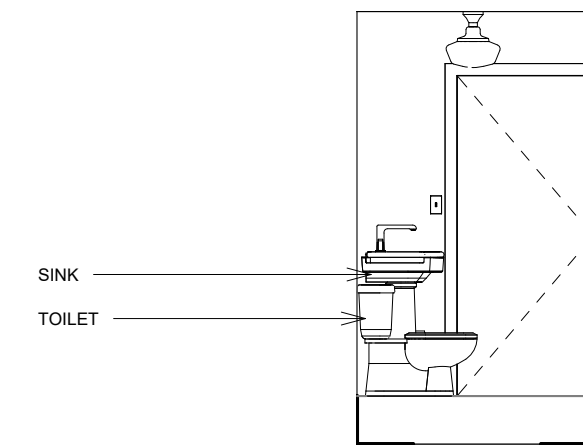
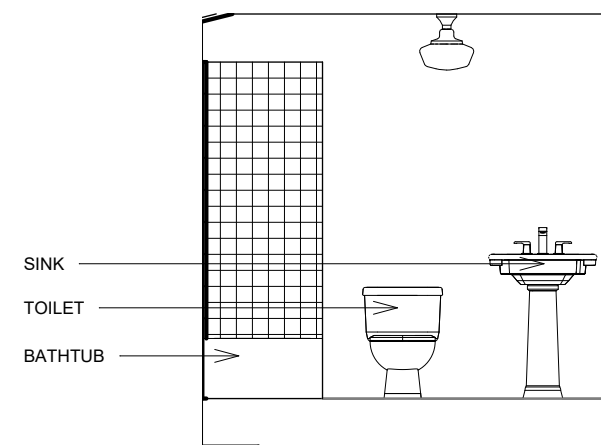
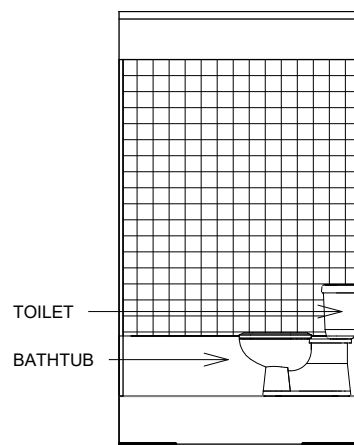


1 SCALE: 1/4" = 1'-0" **Bedroom Elev. North**

4 SCALE: 1/4" = 1'-0" **Bedroom Elev. East**

3 SCALE: 1/4" = 1'-0" **Bedroom Elev. South**

2 SCALE: 1/4" = 1'-0" **Bedroom Elev. West**

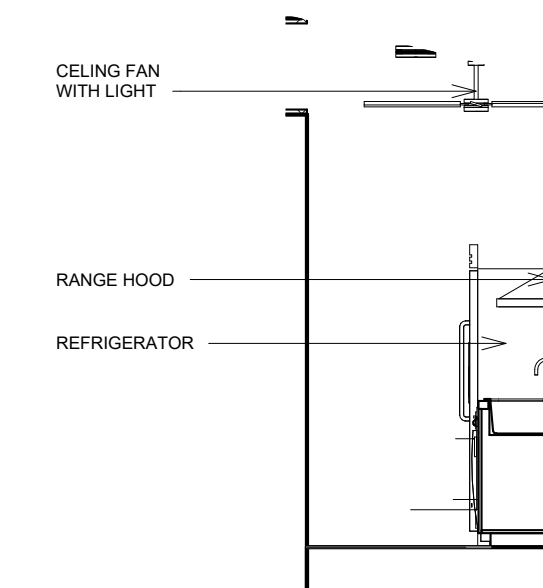
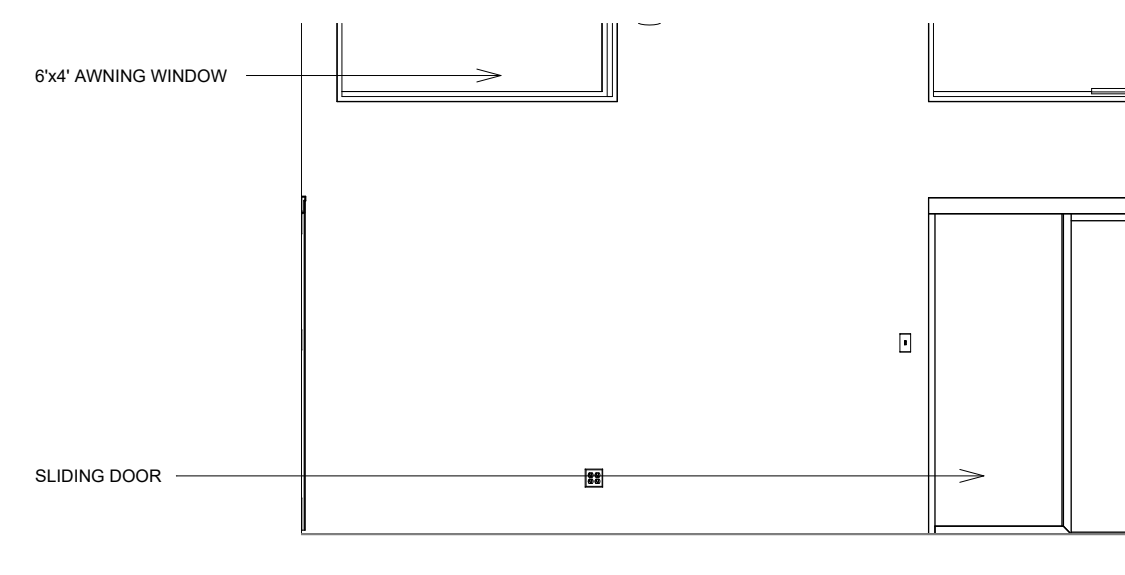
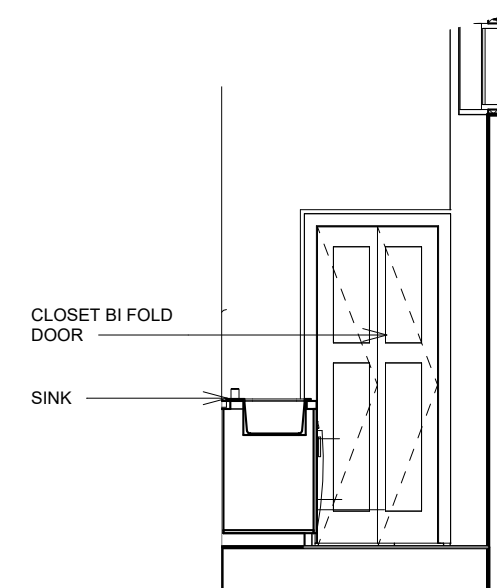
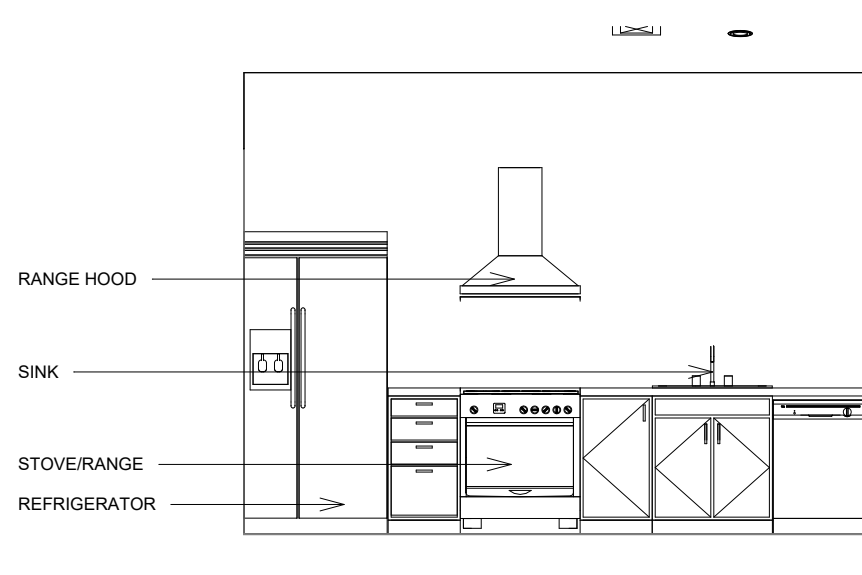


5 SCALE: 1/4" = 1'-0" **Bathroom Elev. North**

8 SCALE: 1/4" = 1'-0" **Bathroom Elev. East**

7 SCALE: 1/4" = 1'-0" **Bathroom Elev. South**

6 SCALE: 1/4" = 1'-0" **Bathroom Elev. West**

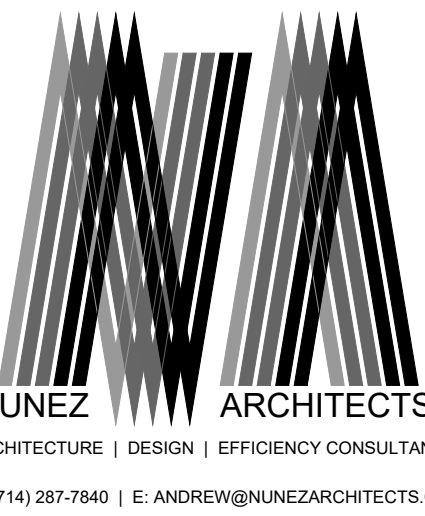


9 SCALE: 1/4" = 1'-0" **Kitchen Elev. North**

12 SCALE: 1/4" = 1'-0" **Kitchen Elev. East**

11 SCALE: 1/4" = 1'-0" **Kitchen Elev. South**

10 SCALE: 1/4" = 1'-0" **Kitchen Elev. West**



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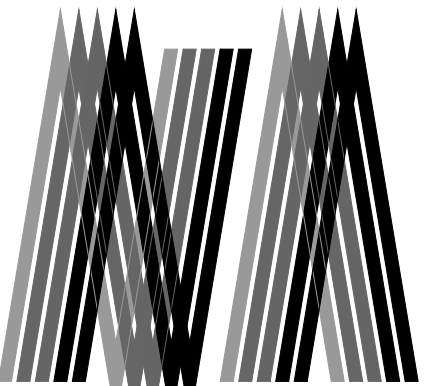
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INTERIOR ELEVATIONS

A2.2

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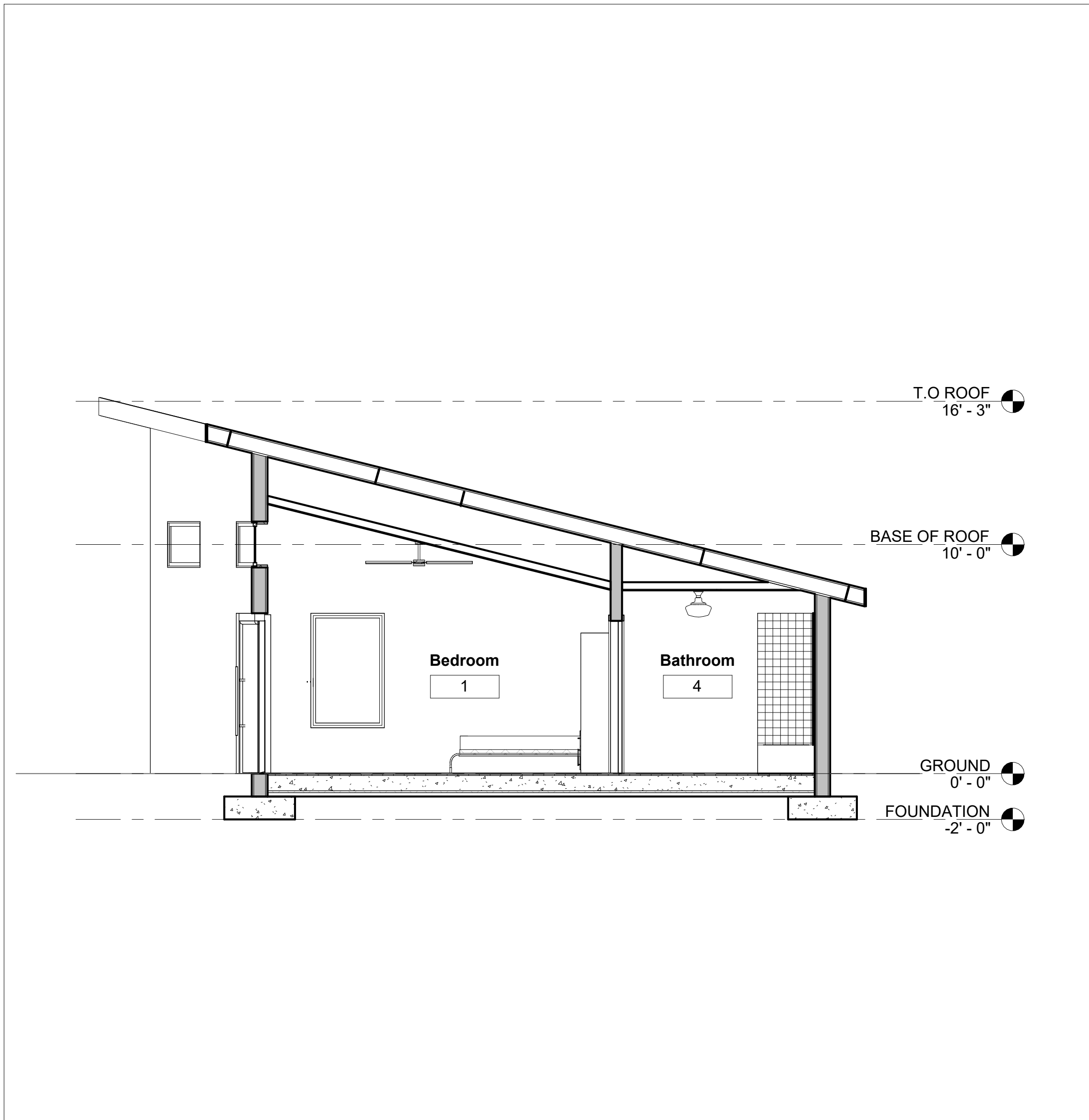
Scale 1/4" = 1'-0"

ENGLISH STREET ADDITION

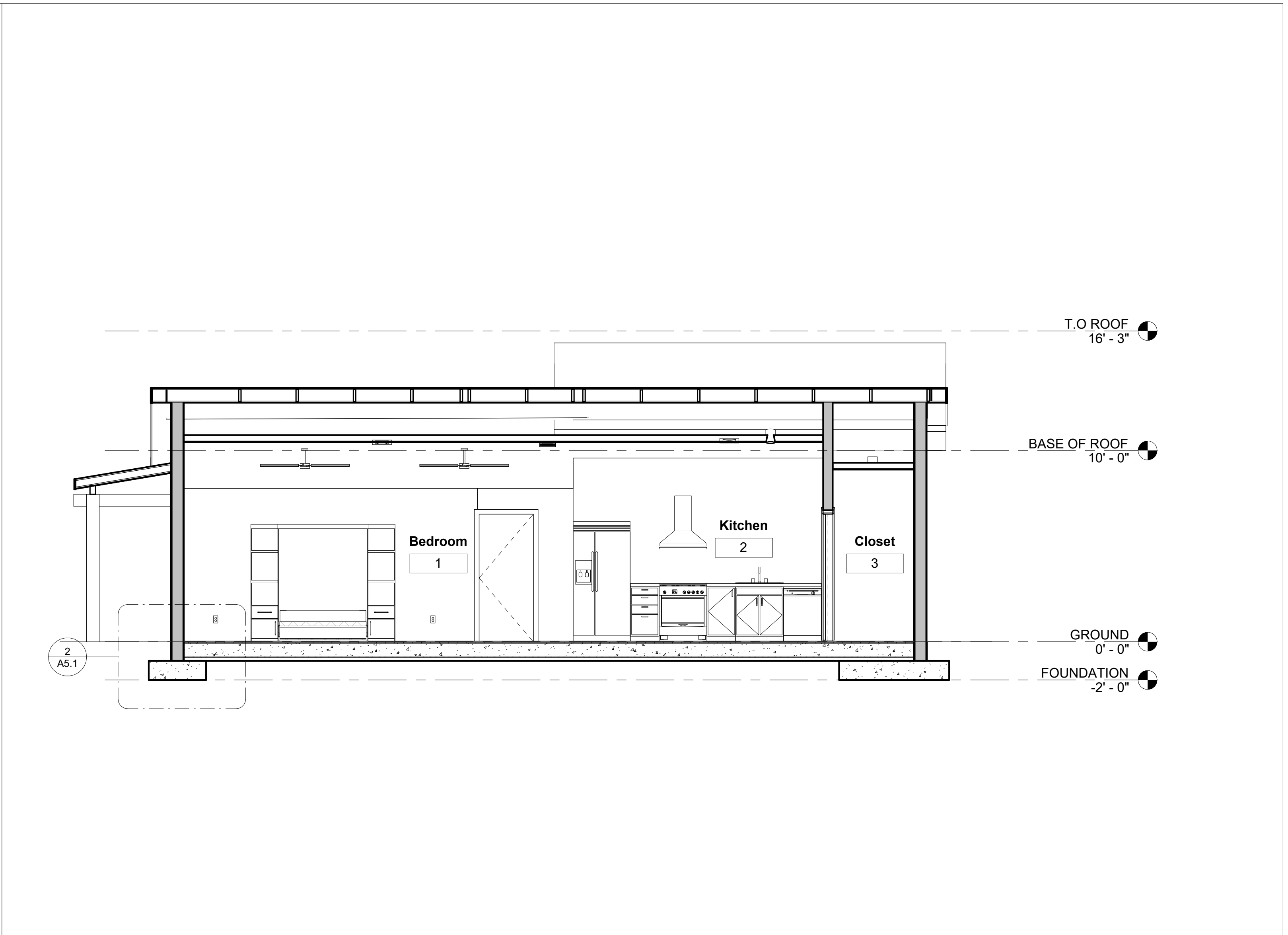
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SECTIONS

A3.0

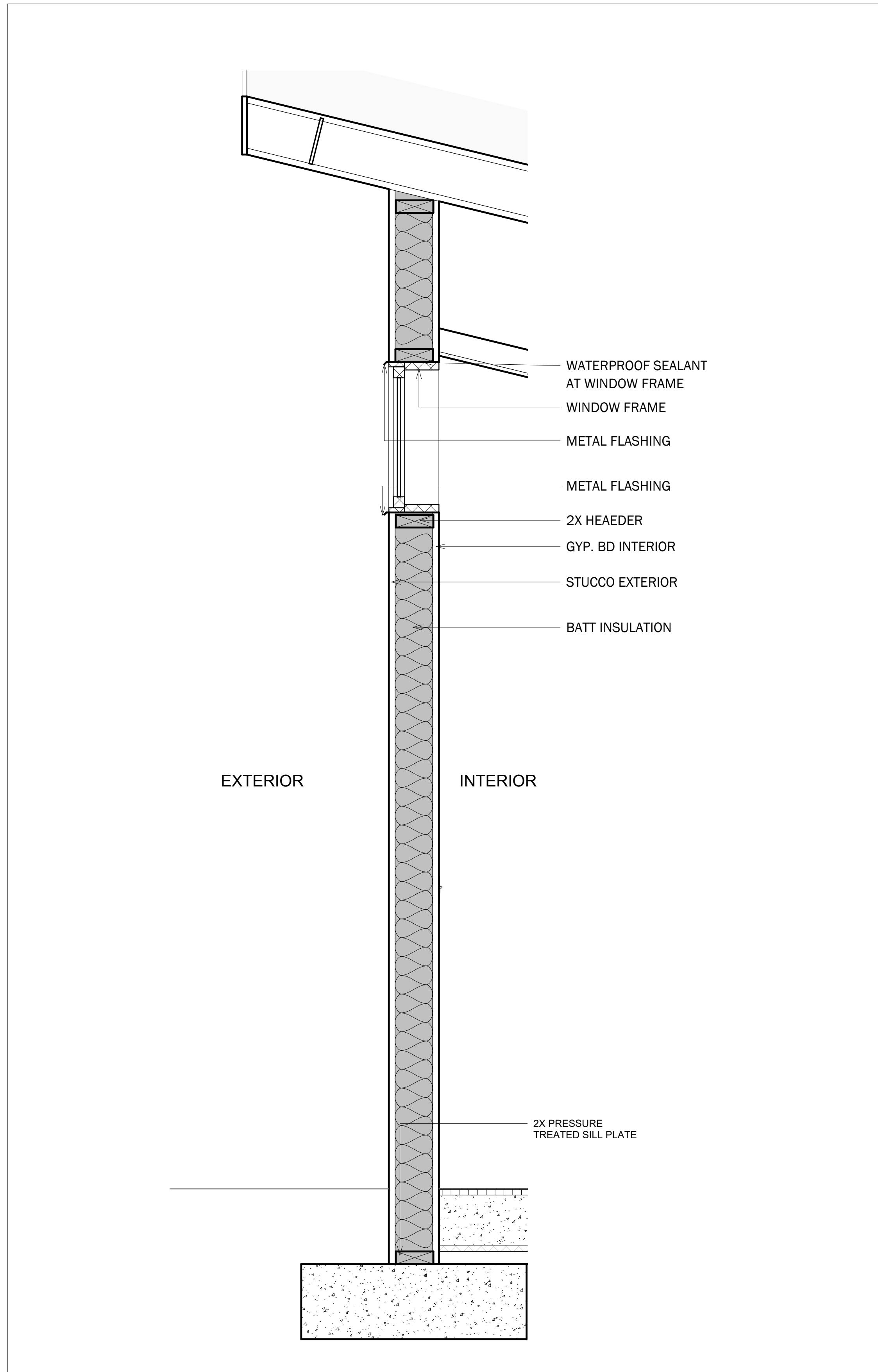


1 SCALE: 1/4" = 1'-0" **Section 1**

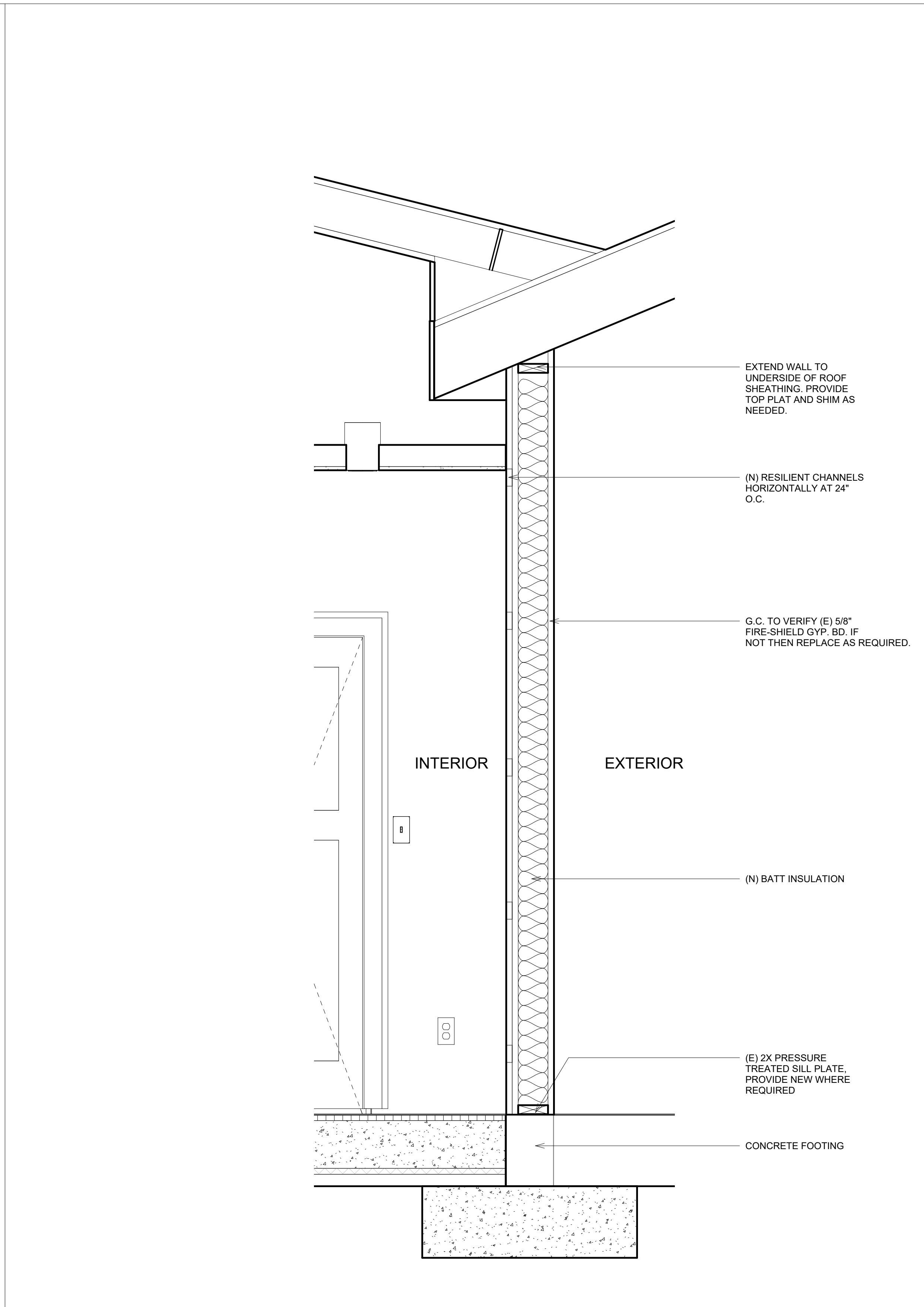


2 SCALE: 1/4" = 1'-0" **Section 2**

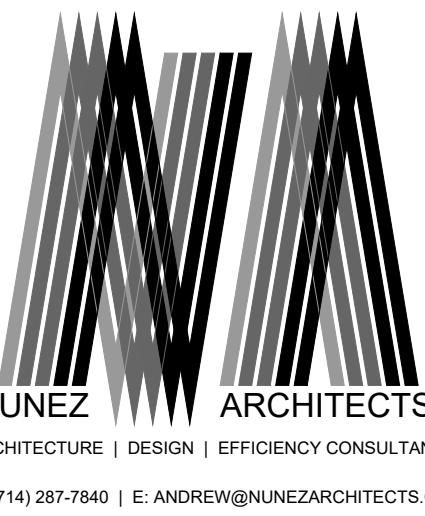
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1 SCALE: 1" = 1'-0" **Wall Detail**



2 SCALE: 1" = 1'-0" **1HR Wall**



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Scale 1" = 1'-0"

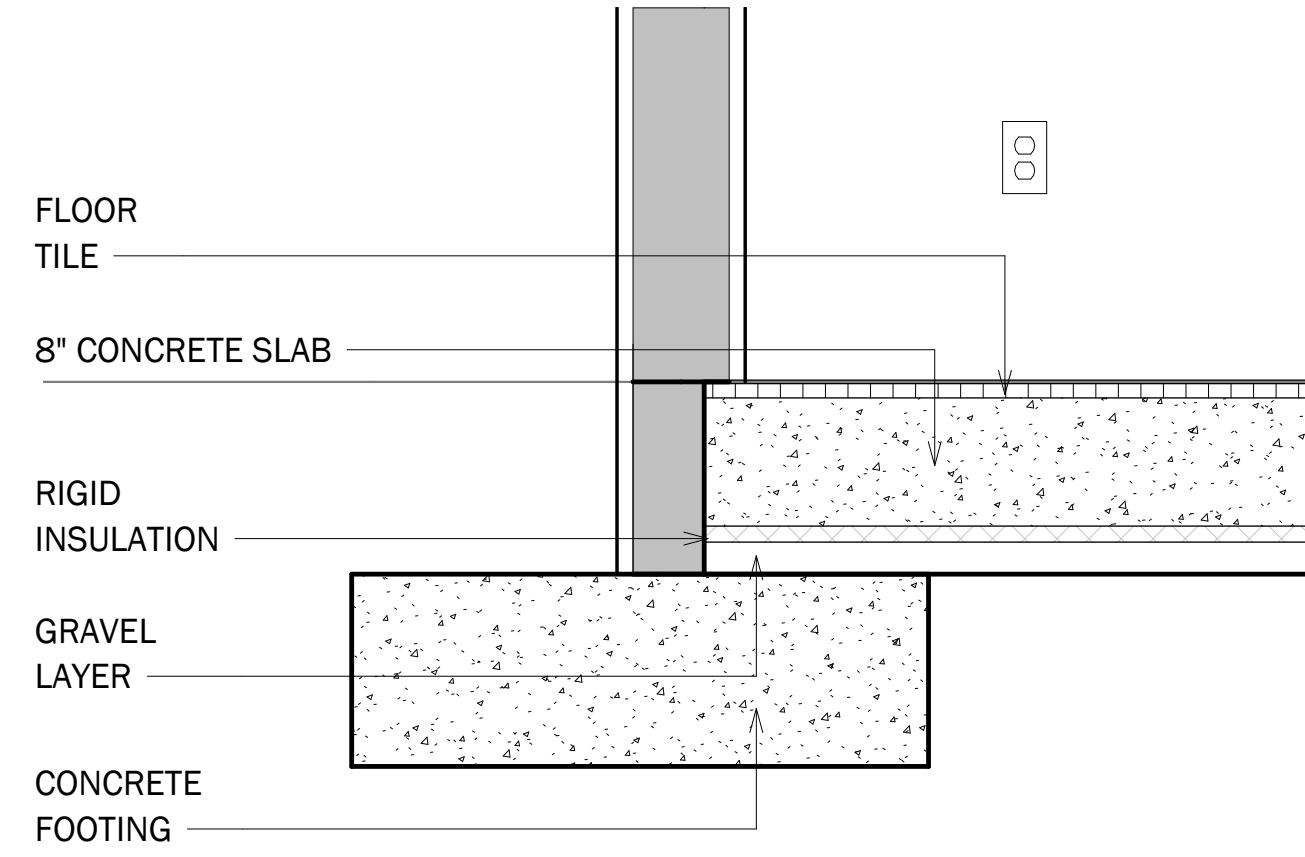
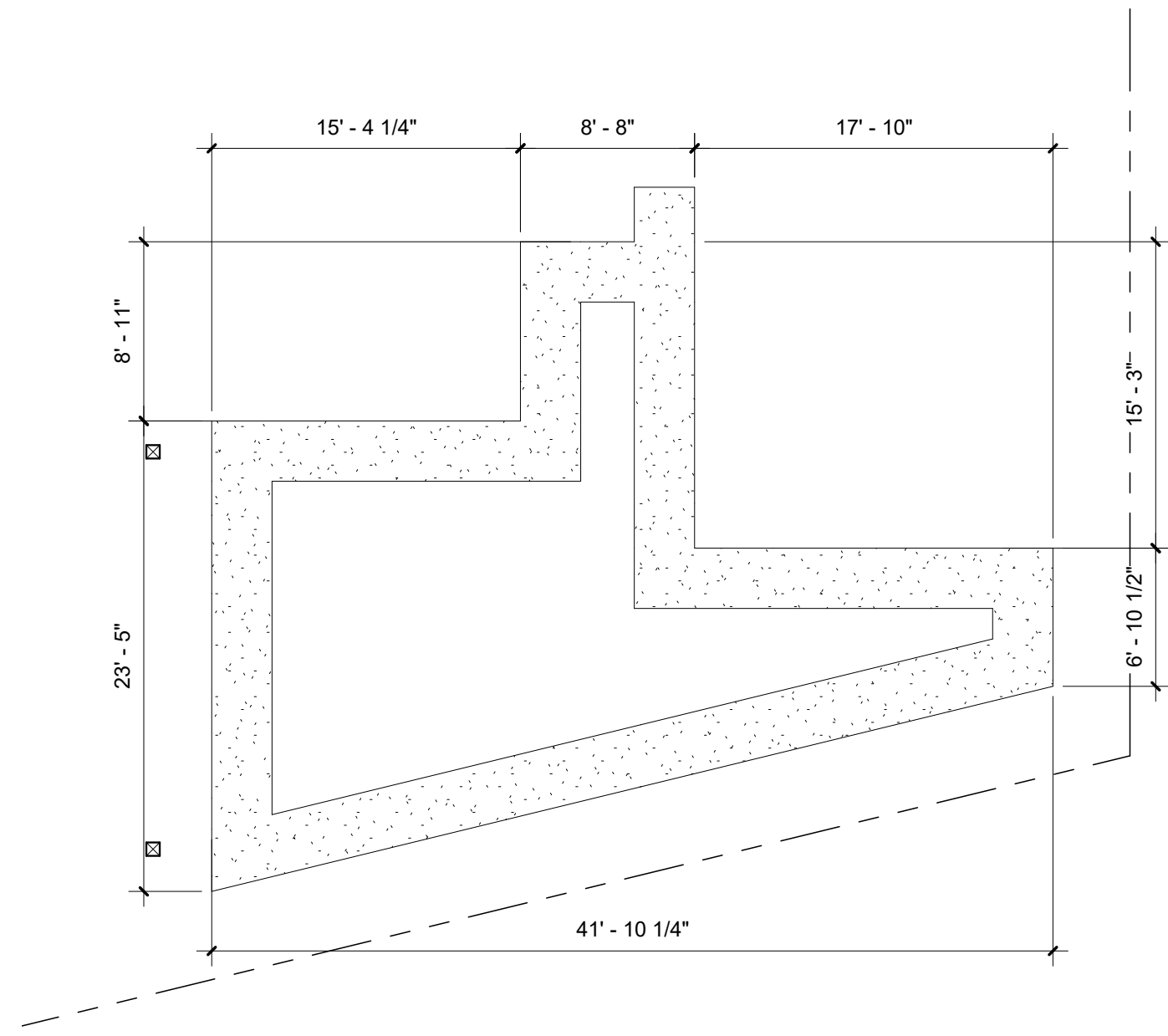
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DETAILS

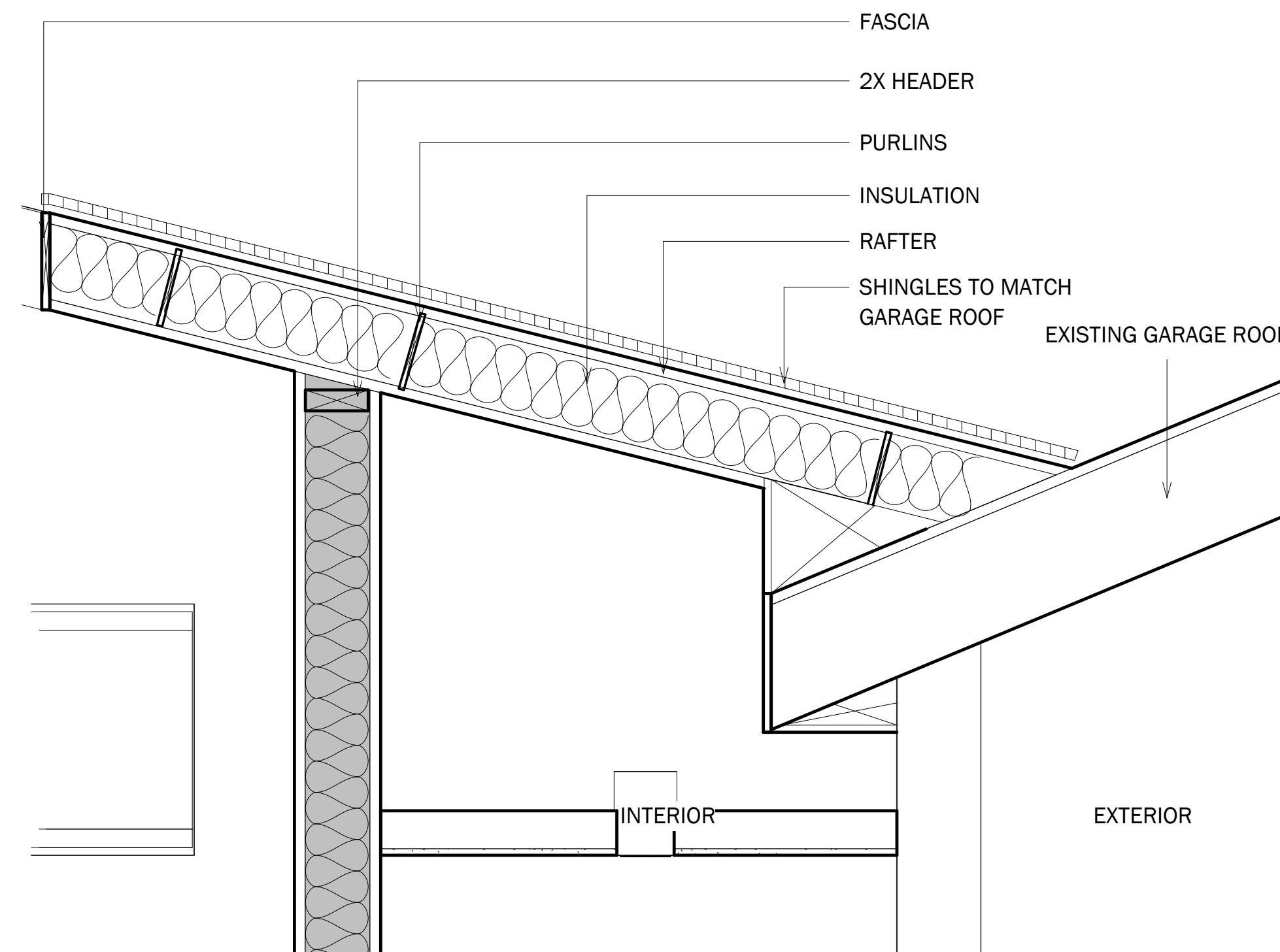
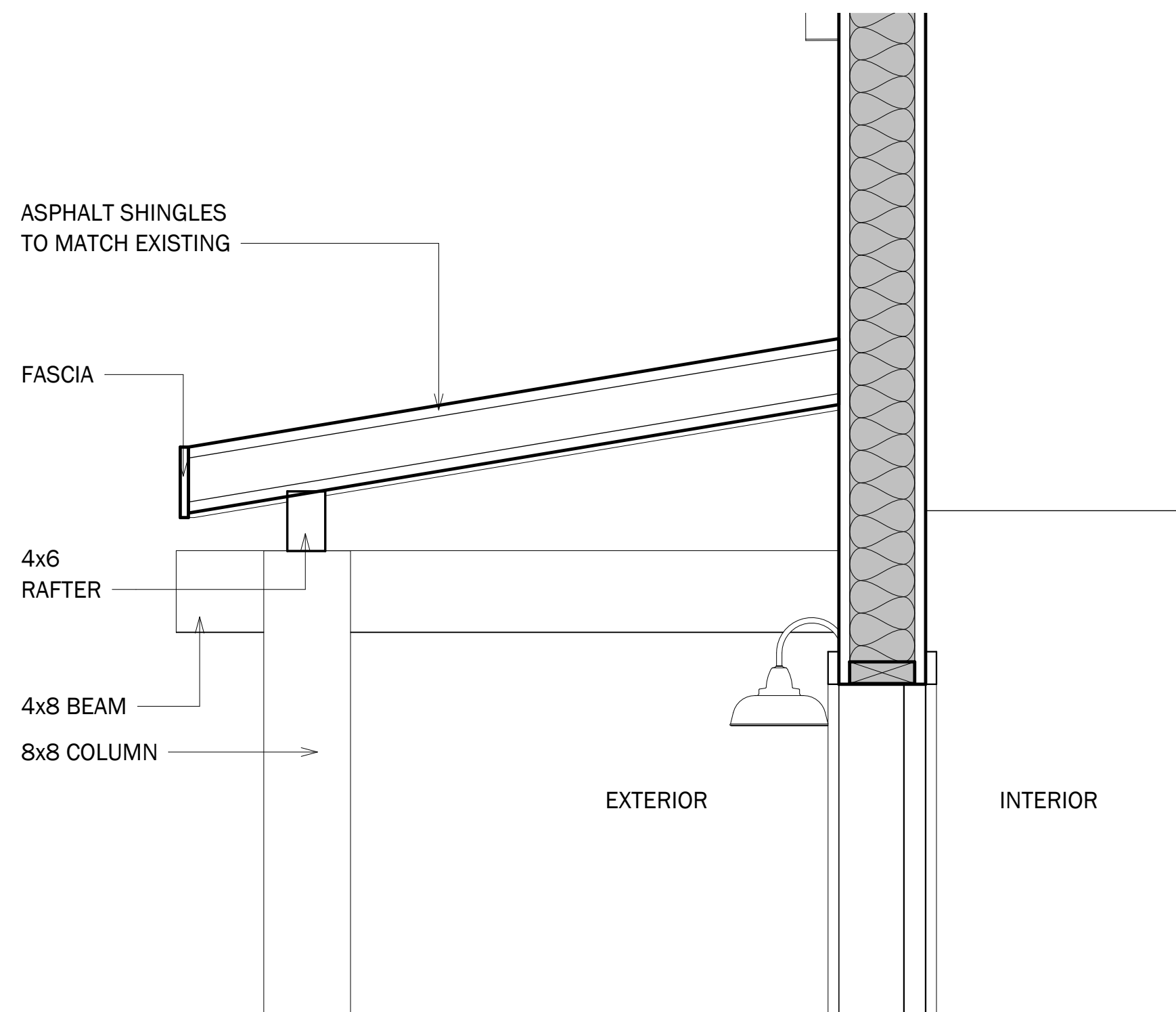
A5.0

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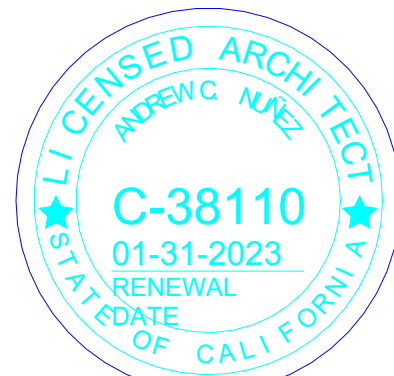
1 SCALE: 1/8" = 1'-0" **Foundation Plan**

2 SCALE: 1" = 1'-0" **Foundation Detail**



3 SCALE: 1" = 1'-0" **Overhead Detail**

4 SCALE: 1" = 1'-0" **Roof Detail**



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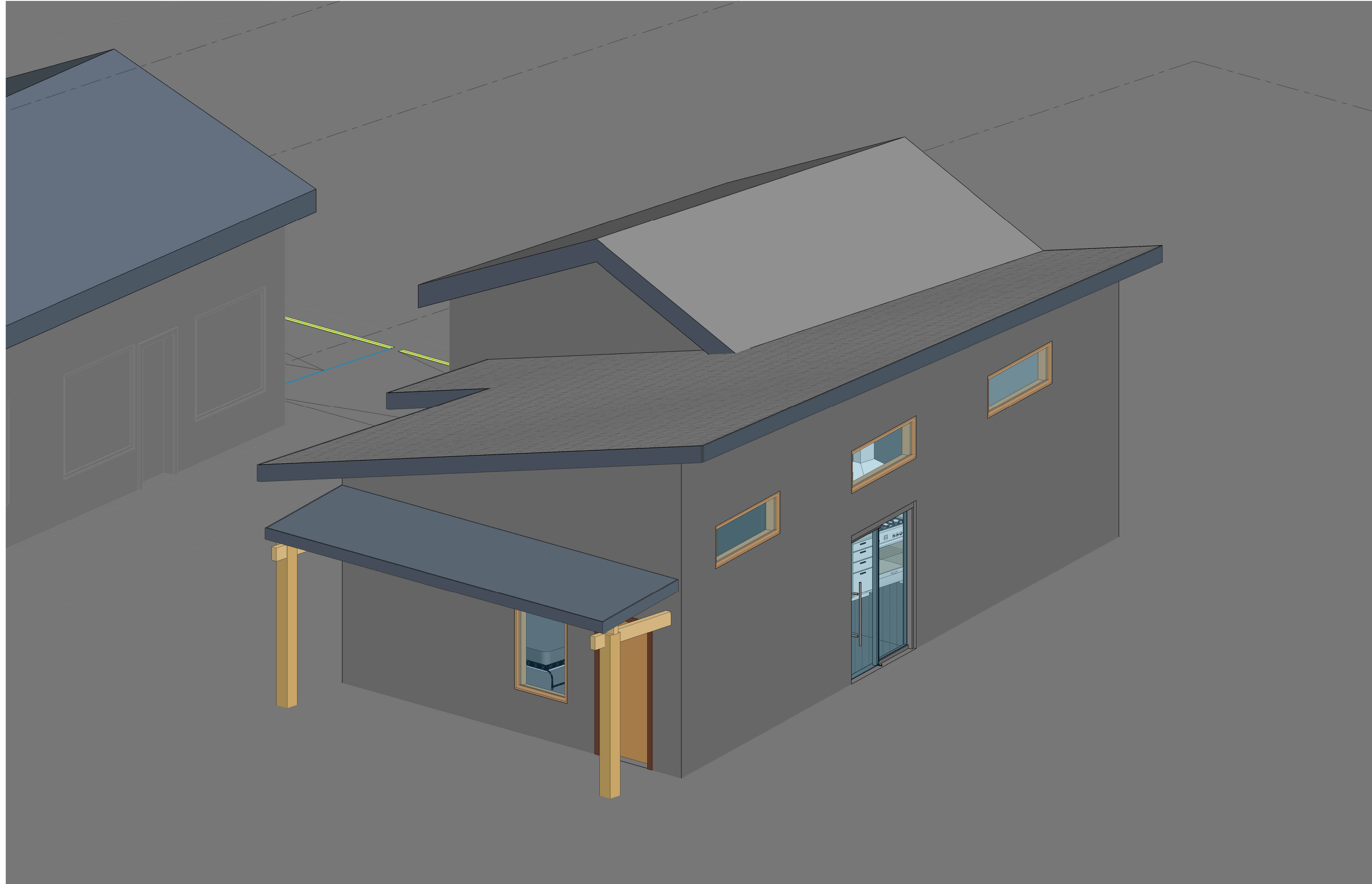
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DETAILS

A5.1

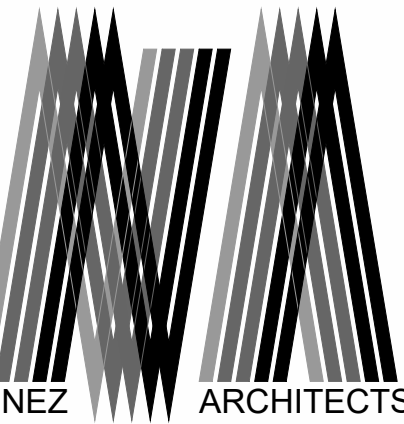
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1

SCALE:

3D



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3D

A9.0