

**CITY OF PLACENTIA
BUILDING AND SAFETY DIVISION**



Date: January 13, 2026
Job Description: New Detached ADU at rear of Property 600 sq.ft.
Address: 1232 N Jefferson St
Jurisdiction No.: ~~125~~-434

Phone: 714-471-4900

Email: gabriell@csgengr.com

INSTRUCTIONS AND INFORMATION FOR THE NEXT PLAN REVIEW

Please resubmit complete sets of revised hardcopy plans and supporting documents, with responses to the comment list to the City of Placentia Building counter.

In addition to the plan check comments below, there may be additional comments from other departments and agencies having jurisdiction for this project (i.e. City of Placentia Planning, Public Works, Fire Prevention, etc.).

PLAN CHECK COMMENTS

The following comments remain outstanding from the previous plan review. Please provide response to the comments in bold below.

1. For electronically submitted plans, please resubmit a complete set of plans and documents upon every resubmittal. Any missing plan sheets, missing stamps and/or signatures (where required) may delay the review process.
2. Submit written responses addressing each plan review comments below and a summary of changes for any additional modifications. In each response, refer to specific detail or sheet, or specific page of the supporting documents. Show compliance with all comments within the construction documents.

Building Plan Check Comments

1. Final Plans:
 - a. Final drawings and calculations shall be stamped and signed by the respective Registered Design Professional and shall include the date of signing below the stamp. Digital stamps and signatures must be noted as such on the plan. (Business & Professions Code 5536.1, 5802, & 6735).
 - b. Designer wet signature is required on all sheets. (Business & Professions Code 5536.1).
 - d. Final Set: Please make sure that all the sheets in the set correspond with the SHEET INDEX and that all notes/detail references are correct & applicable.
4. Sheet A1, Provide utility line connections, water, sewer, gas and electrical. City has standard for sewer line connection. See ADU Sewer Connection Detail @ city link

2nd Review Comment: show/justify:

- **Adequacy of existing waste line due to increase to the number of plumbing fixtures (show the size, justify the size for the new demand).**
 - **Adequacy of the existing water meter and line due to increase to the number of plumbing fixtures (show the size, justify the size for the new demand, and show point of connection)**
5. Calculations sheet 3 of 37. Provide calculations and structural details for new covered landing patio. Overhang/cantilever is not detailed in structural plan sheet S1.
 - a. Provide structural detail and cantilever dimension.

2nd Review Comment: Provide additional information for the braces supporting the beam

at the covered landing patio. Show the angle of the brace supporting the beam. Detail the lag screw connection between the brace to beam and brace to post. Show the required posts supporting the braces on the framing plan and list the post size. Provide updated calculations to verify that the covered landing patio is designed for component and cladding wind force per ASCE 7-16 section 30.11.

2nd Review Comments:

- 9. Add "City of Placentia Municipal Code" to the Governing Codes on the Cover Sheet.**
- 10. Add "For Reference Only" to all the Grading Sheets.**
- 11. Provide the drainage slope and direction around all portions of the ADU (5% at landscape or 2% at hardscape away from the foundation).**
- 12. Elevation views do not match the roof plan. Appears that gable ends and eaves are reversed on the elevation views. Please review and revise.**
- 13. Revise the roof plan to show the low roof covered landing patio. Current roof plan appears to show an extension of the roof rafters and is inconsistent with the elevation views and structural sheets.**
- 14. Covered landing patio is within 5' of the imaginary property line. 1-hour fire protection is required for the underside of the covered landing patio (CRC R302.1). Please show on the plans and provide a detail. Note, detail 2/A3 does not match the condition at this location and is not valid to address this comment.**

(End of Building Comments)

Building Plan Review Comments by | 1st Gabriel Linares | Gabriell@csgengr.com | 714-471-4900 |