

## Site Information Requirements

Before we meet with you to design your home, please compile the following information about your site:

1. **Site survey** in .dwg or .dxf AutoCAD formats. The Site Survey needs to indicate your property line, the overall site dimensions, setbacks, grading contours, existing trees, utility locations at street, overhead power lines, sidewalk and street locations with widths if possible, with North indication.
2. **Soils report** analyzing your specific site's soils condition. The Soils report needs to contain the following information:
  - Geology of subsurface soils – types, layers, thickness
  - Groundwater level
  - Seismic considerations – Site class, Seismic Zone, Seismic Zone
  - Factor "Z", Seismic Coefficients  $C_a$  and  $C_v$ , and Near Source Factors  $N_a$  and  $N_v$
  - Foundations – recommended foundation type, maximum allowable soil bearing pressure, minimum depth to underside of footing below final grade (frost protection) and minimum foundation width.
  - If drilled pier foundation is recommended - minimum pier diameter, required extension into competent soil, active equivalent fluid pressure, passive equivalent fluid pressure, skin friction. Increase coefficient for short term loads and decrease coefficient for uplift loads.
  - Recommendations for footings in close proximity to slopes.
  - Maximum acceptable differential foundation settlements.
  - Increase in the allowable bearing pressure for short term/transient loads (wind, seismic).
  - Recommendations if groundwater is encountered.
  - Basement and Retaining Walls – active lateral earth pressure, with the backslope level or backfill sloped, additional earth pressure from seismic loads, passive pressure, and friction factor. Wall backfill recommendations.
  - Slab On Grade Floor recommendations – structural fill, drainage.
  - Foundation perimeter drainage requirements.
3. **Sewer/Septic.** Confirm that there are sewer lines adjacent to the site or that you are approved for a septic system by the local building + health department. (Perk test if needed)
4. **CC+R's.** Confirm that your property is NOT under the control of Covenants, Conditions and Restrictions that prohibits modular construction. CC+R's are described on your papers of ownership.
5. **APN + Building Department Regulations.** Obtain your APN# and the Local Building Department regulations regarding setbacks, rooflines, garages, driveways, etc.
6. **Design Review.** If your local jurisdiction requires a design review, we will need the list of requirements for submittal. The building department should supply this list.
7. **Photographs** of your site showing views from every direction, including neighboring views and views from across the street/driveway, etc. (please indicate N, S, E, W).