



BUILDING & SAFETY MINIMUM PLAN SUBMITTAL STANDARDS
RESIDENTIAL - DETACHED GARAGES AND SHEDS

NOTE: DUE TO SITE SPECIFIC CONDITIONS MAY REQUIRE ADDITIONAL INFORMATION.

___ **Title Sheet Information:** Provide project address, Assessors Parcel Number (APN), scope of work, proposed project square footage, current applicable California Building Code(s), occupancy group and division, type of construction, name and contact information of associated professionals for this project, if applicable.

___ **Site Plan:** Provide vicinity map, parcel footprint with property lines illustrated, street(s) identification. Provide existing and proposed use of structure(s), existing and proposed structure(s) dimensions to: property lines, other existing structures **and** existing or proposed slopes (if applicable). Provide location of utility services (e.g. water, sewer, septic, gas, LPG, electrical, if applicable), earth contours, finish floor elevation, drainage flow, tree(s) locations (whether specimen is native or non-native), utility and road access easements, existing or proposed parking locations, existing or proposed driveway location, North arrow and plan scale (example: 1/8"= 1'-0").

___ **Foundation Plan:** Provide dimensioned foundation plan, dimensioned detail of proposed footing with size and placement of reinforcement, provide slab thickness, size and placement of reinforcement of proposed floor slab, specify vapor barrier or equivalent, specify location and size of structural anchors and hold-downs, provide size, type and spacing of floor joists or sleepers, if applicable.

___ **Floor Plan:** Provide dimensioned floor plan, proposed room(s) use, dimensioned interior wall partitions, size, type and location of existing and proposed doors and windows. Provide location and type of electrical fixtures, outlets and switches, main and distribution electrical panel (with amperage rating). Provide location, size and type of proposed plumbing fixtures and new connection to existing building drain or sewer, if applicable.

___ **Framing Plan:** Provide size, grade and spacing of: floor and ceiling joists, walls, roof rafters, hips, valleys, beams, columns, door and window headers. Provide location, size and type of interior and exterior braced walls.

___ **Exterior Elevations:** Provide elevations that detail vertical dimensions of proposed wall(s), door(s), window(s) and projections. Specify proposed wall and roof material finishes and ventilation locations.

___ **Building sections:** Provide dimensioned full-height / width "cross-cut" building sections, specify fire resistive wall assemblies, if applicable.

___ **Schedules: Windows:** specify size, configuration, type of glazing, type of window (e.g. casement, double/single hung etc.).

Doors: specify size, type of door, fire-rating (if applicable), type of door hardware (e.g. self-closer, lever handles, etc.)

Walls and Ceilings: specify finish materials and coatings. **Shear Walls:** specify plywood type and thickness, nailing pattern **and** size of fasteners, size of sills **and** edge framing, sill nailing pattern **and** size of fasteners.

___ **Structural:** *IF APPLICABLE*, provide (2) sets each of: a recent soils report, no older than one year **or** a current wet signed and stamped update letter with an out-of-date soils report, pre-fabricated truss calculations, pre-fabricated braced wall panel specifications, pre-engineered wood products with project specific engineering, wet stamped and signed structural calculations from a State of California licensed engineer or architect for non-exempt structures. (Per State Business & Professions Code)

REMARKS: _____

