BUILDING & SAFETY PLAN SUBMITTAL STANDARDS
<u>RESIDENTIAL DWELLINGS AND ADDITIONS</u>

<u>NOTE: DUE TO SITE SPECIFIC CONDITIONS, ADDITIONAL INFORMATION MAY BE REQUIRED.</u>

___**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.

___**Site Plan:** Provide vicinity map, parcel footprint with property lines illustrated, street(s) identification. Provide existing and proposed use of structures, existing and proposed structure(s) dimensions to: property lines, other existing structures and existing or proposed slopes (if applicable). Provide size and location of applicable utility services (e.g. water, sewer, septic, gas, LPG, electrical). Provide earth contours, finish floor elevation, drainage flow, creek(s) locations, tree(s) locations (whether specimen is native or non-native, if applicable), utility and road access easements, existing or proposed parking locations, existing or proposed driveway location, North arrow, plan scale (example: $^1/_8$"= 1'-0").

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

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

___**Roof Plan:** Provide roof pitch, ridge, hip, valley locations, roofing material type, overhangs, and attic ventilation openings.

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

___**Exterior Elevations**: Provide elevations that detail vertical dimensions of existing or proposed wall(s), door(s), window(s), chimneys and projections. Specify existing or 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.

___**Schedules**: *Windows:* specify size, configuration, type of glazing, type (e.g. casement, single hung etc.). ***Doors***: specify size, type, fire-rating if applicable, type of 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.

___**Energy conservation:** Provide insulation type and locations, current compliance documentation and mandatory features.

___**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 manufacturer 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:_____
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