



## MINIMUM REQUIREMENTS FOR SUBMITTALS OF RESIDENTIAL PLANS

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1. Two complete sets of plans must be submitted including a third plot plan and floor plan. Plans must be drawn on paper a minimum size of 24"x36," and are required to be blue printed or ink drawn. Plans prepared by a professional shall bare the seal and signature of same in original ink. No reproduction will be accepted.
2. **Plot Plan:** Three plot plans including topographical data drawn to scale with the following information: Legal description of property, lot size, setbacks from property boundaries and the distance between proposed and existing structures. A north arrow must be shown. The location of easements located on property must also be indicated on the plot plan. The site plan must show the location of the proposed structure. Please remember to include owner's name and address, site address, Assessor's Parcel Number (APN), contractors name and address on the plans.
3. **Foundation Plan:** Provide a plan view of the foundation showing the location of the foundation footings, walls and piers. The plans must also show girders and continuous footings. A cross-section of the footings indicating the distance below finish grade and the height above finish grade is to be included in the foundation plan. All dimensions must be shown and material must be specified.
4. **Floor Plan:** Show the room size and use. Size and location of headers, doors, and windows must be shown accurate dimensions and be indicated on the floor plan. Show size, spacing, type and direction of the ceiling joists. All plumbing fixtures, gas appliances, electrical appliances, outlets, lights, and switches are to be indicated on plans. Show general lighting in the kitchen and bathrooms.
5. **Finish Schedule:** Show wall, ceiling and floor finish.
6. **Roof Plan:** Provide complete roof plan including HVAC and flashing requirements. Truss calculations are required for a proposed truss roof, or if convent ally framed indicate size, spacing and direction of rafters. Identify roof finish and sheathing underlayment. Truss calculations must be signed and sealed by a professional engineer.
7. **Elevations:** Provide four elevations using North, South, East, and West elevations. The location of doors, windows, chimneys are to be shown on the plans. Bracing, exterior finish, veneer, planters, and roof covering must also be indicated.
8. **Construction Details:** Provide structural calculations, cross-sectional elevations, showing the foundation, floor joists, stud ceiling joists, rafters. Pitch of roof and location of intermediate roof supports. The cross-sectional shall specify ceiling, wall and floor insulation "R" values.
9. **California Energy Commission (CEC) details (Title 24):** Submit two sets of calculations showing compliance with the CEC regulations for new residential construction. The Certificate of Compliance and Mandatory measures shall be completed and printed on the building plans. All other applicable worksheets and forms per the CEC manual must be included.