

of the lowest fixture is below the next upstream manhole cover)

- Foundation plan showing section drawings, details of construction, size and placement of reinforcing steel, anchor bolt size and location, and depth of footings. Soil engineer's name, project number, and report recommendations must be reproduced on the foundation plans.
- Floor plan showing all walls, doors, windows, cabinets, counters, minimum required electrical outlets and circuits, switches, lights, smoke detectors, mechanical equipment, plumbing fixtures, and appliances. Label use of all rooms and clearly distinguish between proposed and existing areas.
- Framing plan showing all structural elements including wall framing, floor and roof framing, posts, beams, headers, shear walls, shear transfer details, lumber species and grade, hangers, connectors, and engineered truss designs (if applicable).
- Cross section of building showing all interior and exterior finishes, insulation type and value, sheathing, roofing materials, stairs, handrail & guardrail dimensions, and interior ceiling heights.
- Elevation drawings from each side of the building or addition. Show building height, roof pitch, exterior wall covering materials, exterior landings, and surrounding grade.
- Plumbing sheets must include an isometric or schematic diagram with pipe size and type for gas, water, drain waste, and vent piping. Provide calculations for gas and water piping. Show size and location of roof drains and overflows. Show location of all plumbing fixtures. List make and model number for water closets and shower control valves.
- Mechanical sheets must show and describe all HVAC equipment. Include size and details of support for equipment and ducting. Show location for all existing and new supply & return air registers and all required smoke/fire dampers.
- Electrical sheets must contain a statement describing the scope of work specific to the project. The drawings must show a single line diagram of the new and existing service distribution equipment, grounding systems, panel circuit schedules, and total load calculations. Provide a floor plan that identifies the locations of main & sub-panels, outlets, switches, fixtures and all power apparatus. Show complete circuitry for all of the above mentioned items. Provide energy compliance documentation per State Title 24 regulations.
- If the Energy Compliance requires solar PV (generally required for all new residences), provide all specifications for the PV system and make them a part of the set of plans.
- Cal Green Code Documentation
- Erosion Control Plan as required. See separate handout for specific requirements.
- Grading Plan (if applicable). Show existing contours, proposed contours, amount of cut and fill, topography in 5 ft. increments, etc.
- Landscape Plan.