INDIAN WELLS

GENERAL RESIDENTIAL PLAN SUBMITTAL REQUIREMENTS

THREE (3) COMPLETE SETS OF PLANS ARE REQUIRED TO BE SUBMITTED WITH ALL APPLICATIONS FOR BUILDING PERMITS. STANDARD PLAN SIZE IS 24" x 36", the minimum paper size is 18" x 24", and maximum size is 30" X 42". All plan sheets must be uniform in size, printed on substantial paper, and be of sufficient clarity to indicate the location, nature, and extent of work proposed.

Standard architectural symbols must be used. Provide two (2) copies of soils reports, structural calculations, Title 24 Energy calculations, and other supporting documentation.

ALL PLAN SETS SHALL INCLUDE THE FOLLOWING:

1. **TITLE BLOCK:** This should include such information as Owner's name, Architect's name, project address, type of construction, occupancy group, applicable code editions, sheet index, and any other relevant information.

2. **A SITE PLAN:** Fully dimensioned, showing property lines, streets, driveways, setbacks and locations of all structures and easements and any off-street parking. A survey may be required if proposed work is close to setbacks, or existing property lines are not apparent.

3. **A FLOOR PLAN:** Show the size and intended use of all rooms, show type, sizes and locations of all doors and windows, furnace, water heater, kitchen details, bathroom fixtures, electrical outlets, switches and lighting; and smoke detectors. For additions and alterations show an existing floor plan. All rooms adjoining the addition shall be fully dimensioned.

4. **EXTERIOR ELEVATIONS:** Indicate general appearance, windows, doors, finishes, roof covering, finish grade, etc.

5. **FOUNDATION PLAN:** Provide a fully dimensioned plan view of foundations and/or piers showing existing conditions if they apply, and connections from new to existing. Also include details regarding width, depth, reinforcement, etc. For slabs on grade show minimum 3 ½" thickness, gravel or sand base, and vapor barrier.

6. **FLOOR FRAMING:** Show minimum 18" clearance from grade to the bottom of floor joists (minimum 12" for girders). Show the type, size, and spacing of girders and floor joists

7. **ROOF & CEILING PLAN:** Show roof pitch, roofing materials, equipment and skylights if applicable.
8. STRUCTURAL DETAILS AND SECTIONS: Clearly showing construction materials, sizes and attachments. If a standard plan is used (ICC, SPA, etc), include copies of that plan or report. A standard plan may not be modified.

8. **ELECTRICAL AND MECHANICAL PLANS.** The electrical plan may be included on the floor plan if sufficient clarity is retained. Show the location of HVAC equipments (FAU, A/C, Water heater, Heat pump, Air handler, Exhaust fan,.. etc.). The equipment shall not be placed within the required side/ rear set backs

9. **CROSS SECTIONAL DRAWINGS:** Show the foundation, underpinning, floor joists, studs, ceiling joists, rafters, roof pitch and location of intermediate roof supports. The cross section shall specify ceiling, floor and wall insulation values.

10. **IN GENERAL:** Detail any special features, such as; stairway construction, attic ventilation, guardrails, fireplaces, balconies, bay windows, post and beams, trusses, etc. Provide notes for any specification which cannot be detailed (include "General Notes").

SOILS REPORT

TRUSS CALCULATIONS: Must be from the truss manufacturer.

STAIRWAYS, HANDRAILS, AND GUARD DETAILS.

STRUCTURAL CALCULATIONS: Wet stamped by the engineer.

SPECIAL INSPECTION REPORTS AS REQUIRED.

ENERGY DOCUMENTATION

FIRE SPRINKLER PLANS: To include hydraulic calculations and fire alarms when required.

RESEARCH REPORTS: On materials, equipment, or installation requirements.