Single Family Residential & Multi-Family Residential up to 3 Units Plan Check Submittal Requirements

Thank you for your interest in submitting Single Family Residential or Multi-Family Residential (up to 3 Units) plans in the Town of Yucca Valley. All construction requirements are based on the California Code of Regulations (CCR) Title 24: 2010 California Green Building Standards Code; 2010 California Residential Building Code; 2010 California Electrical Code; 2010 California Mechanical Code; 2010 California Plumbing Code; 2010 California Energy Code; and any specific requirements as outlined in a technical report.

Three complete sets of plans shall be submitted. All plans shall be drawn to scale, include a graphic scale, be on substantial paper (minimum 24" x 36"), be blueprinted or ink drawn and bear a seal and wet signature of a professional engineer or architect licensed by the State of California (If Required). Additional details for each item are provided in the attached pages.

		SUBMITTAL	
Building & Safety	1	Title Sheet	
	2	Site & Grading Plan	
	3	Foundation Plan	
	4	Floor Plan	
	5	Framing Plan	
	6	Schedules – Window, Door, and Equipment	
	7	Roof Plan	
	8	Exterior Elevations	
	9	Construction Details	
	10	Energy (Title 24) Calculations	
	11	Electrical Plan	
	12	Plumbing Plan	
	13	Mechanical Plan	
	14	Green Building Plan	
	15	Structural Calculations (if Necessary)	
	16	Fire Safety Plan approved by San Bernardino County Fire Department	
	17	Septic System Plan	

PLEASE NOTE: DUE TO SITE SPECIFIC CONDITIONS, ADDITIONAL INFORMATION MAY BE REQUIRED.

Details

1. **Title Sheet Information**: Provide project address, Assessor's Parcel Number (APN), scope of work, proposed project square footage, current applicable California Building Code(s), occupancy group and division, type of construction, fire sprinkler requirements, special inspection(s) requirements, deferred submittals and name and contact information of associated professionals for this project.

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

3. **Foundation Plan:** Section details for proposed footings and grade beams, showing Steel, dimensions and depth. Slab details, including concrete compressive strength, thickness of sand, vapor barrier, size and placement of reinforcing steel, anchor bolt placement and hold-down sizes and locations.

4. **Floor Plan:** Provide dimensioned floor plan, existing and proposed room(s) use, wall locations, window and door locations, cabinets and counters. Provide electrical outlet, fixture and switch locations, types of outlets and smoke/carbon monoxide detectors. Show plumbing fixtures, electrical equipment (service size in amps and type of grounding), furnace and A/C locations, attic access location and size, references to detail locations and exterior landings.

5. **Framing Plan:** Show floor and ceiling joist locations, sizes, spacing and spans, roof rafters or trusses, posts, beams, headers and their sizes. Provide shear wall locations and schedule and shear transfer details, lumber species and grade, floor sheathing and nailing, nailing schedules, framing hardware, beam joint connection details and hardware, all other structural elements.

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

7. **Roof Plan:** Truss calculations are required for a proposed truss roof, or if conventionally framed, indicate size, spacing, and direction of rafters. Identify roof finish, sheathing underlayment and structural connection details, with ICC # or UL Listing for hardware and equipment. The truss calculations and the truss layout shall be signed and sealed by a professional civil or structural engineer. Show eave overhangs, ridge, valley, and hip lines and crickets where needed. Show roof drainage pattern and roof pitch (slope).

8. **Exterior Elevations:** Provide four exterior elevations using North, South, East, and West identifications. Show roof height, windows, doors, attic and floor vents, exterior wall covering material.

9. **Construction Details**: Provide structural cross-sections, showing the foundation, underpinning, floor joists, studs, ceiling joists, rafters, pitch of roof and location of

intermediate roof supports. The cross-section shall specify ceiling, wall and floor insulation “R” values. Show stair, handrail, and guardrail dimensions and details, insulation types and R-values, ceiling heights, and ceiling and roof connections.

10. **Energy (Title 24) Calculations**: Submit two sets of calculations showing compliance with the California Energy Commission Regulations for residential construction. The location of the water heater(s), furnace and air conditioning units are to be shown including manufacturer, model and size. The ENV, MECH, LTG and OLTG Certificate of Compliance forms shall be completed, signed and printed on the building plans. All other applicable worksheets and forms shall be included.

11. **Electrical Plan**: Provide location and type of light fixtures, switches, outlets, single-line wire diagram, panel with load schedule, distribution and main panels with ampere rating, if applicable. Provide fixture schedule.

12. **Plumbing Plan**: (If Complex), Provide a plumbing isometric or line drawing showing septic, drain, waste, vents and cleanout sizes and material. Show the water piping system, pipe sizes and pipe material. Show the location of all gas meters and all gas piping including sizes and lengths of outlet side of meter and the demand at each outlet. Provide location, size and type of proposed plumbing fixtures and appliances.

13. **Mechanical Plan**: Provide enclosure details, combustion air and return air locations (if applicable).

14. **Green Building Plan**: Show compliance with Residential Mandatory Measures.

15. **Structural Calculations**: Provide two sets of Structural Calculations sealed and wet signed by the professional responsible for the calculations.

16. **Fire Safety Plan**: Please contact the San Bernardino County Fire Department at (909) 386-8465, for requirements specific to your project.

17. **Septic System Plan**: Show on Site plan. Provide for future sewer.