



# EL DORADO COUNTY BUILDING

## PERMIT APPLICATION

1/1/2024

Anticipated Start of Construction

### 1. IDENTIFY YOUR BUILDING PROJECT

ASSESSOR'S PARCEL NUMBER 052-102-003

PARCEL LOCATION OR SITE ADDRESS 123 Main Street  
Street or Road Number and Name

PROPERTY OWNER NAME John Smith Phone 530-548-3647

Mailing Address 8253 Ferndale Way Iselton CA 95667  
P.O. Box or Street City State ZIP

E-Mail Address johnsmith@gmail.com Cell Phone 530-548-3647

APPLICANT NAME Builds Anywhere Phone 415-568-7895

I am the:  Owner  
Builder  Contractor  Architect/Designer  Project Engineer Agent for:  Owner  Contractor

Mailing Address 15 Senate Blvd  
P.O. Box or Street City State ZIP

E-Mail Address buildsanywhere@gmail.com Cell Phone 415-768-7895

### 2. DESCRIBE THE WORK TO BE PERFORMED (check type of permit and give brief description below)

Single-Family Dwelling # of bedrooms:  
New 3 Existing \_\_\_\_\_ Waste by:  Septic Tank  Sewer System  Other Water by:  Well  Public Water

Total new or replaced impervious impervious (Ctrl + click for description) surface area in square feet: 3426  AB 2234 25 units or less  AB 2234 26 units or more

Description of work (include square footages of each occupancy):

## New 1978 sqft Townhome

Contract cost of the work being performed: \$ 352,084

### LICENSED DESIGN PROFESSIONAL (APPLICABLE ARCHITECT AND/OR ENGINEER IN CHARGE OF THE PROJECT):

Architect Name Art Vandelay License No. A263589 Phone 916-358-3240

Mailing Address P.O. Box 45 Iselton CA 98642  
P.O. Box or Street City State ZIP

Email Address artv@vandelay.net

Engineer Name Zan Adamson License No. 116984 Phone 415-252-3645

Mailing Address 8691 Front St San Francisco CA 94111  
P.O. Box or Street City State ZIP

Email Address zanadam@civil.com

**3. IDENTIFY PARTY PERFORMING WORK (Complete either 3a or 3b)**

**THIS PERMIT IS TO BE ISSUED IN THE NAME OF THE LICENSED CONTRACTOR WHO, AS THE PERMIT HOLDER OF RECORD, WILL BE RESPONSIBLE AND LIABLE FOR THE CONSTRUCTION.**

**3a – CALIFORNIA LICENSED CONTRACTOR'S DECLARATION**

I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. I also affirm that I have a current and in good standing El Dorado County business license.

Builds Anywhere	B 56983	12345
Contractor Name	Contractor's License Class & No.	County Business License No.
<b>OR</b>		

**THIS PERMIT IS TO BE ISSUED IN THE NAME OF THE  OWNER BUILDER WHO, AS THE PERMIT HOLDER OF RECORD, WILL BE RESPONSIBLE AND LIABLE FOR THE CONSTRUCTION.**

**3b – OWNER-BUILDER'S DECLARATION**

I hereby affirm under penalty of perjury that I am exempt from the Contractors' State License Law for the reason(s) indicated below by the checkmark(s) I have placed next to the applicable item(s) (Section 7031.5, Business and Professions Code: Any city or county that requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for the permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors' State License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt from licensure and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500)., Check one of the following:

- I, as owner of the property, or my employees with wages as their sole compensation, will do  all of or  portions of the work, and the structure is not intended or offered for sale (Section 7044, Business and Professions Code: The Contractors' State License Law does not apply to an owner of property who, through employees' or personal effort, builds or improves the property, provided that the improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the Owner-Builder will have the burden of proving that it was not built or improved for the purpose of sale.).
- I, as owner of the property, am exclusively contracting with licensed Contractors to construct the project (Section 7044, Business and Professions Code: The Contractors' State License Law does not apply to an owner of property who builds or improves thereon, and who contracts for the projects with a licensed Contractor pursuant to the Contractors' State License Law.).
- I am exempt from licensure under the Contractors' State License Law for the following reason: By my signature below I acknowledge that, except for my personal residence in which I must have resided for at least one year prior to completion of the improvements covered by this permit, I cannot legally sell a structure that I have built as an owner-builder if it has not been constructed in its entirety by licensed contractors. I understand that a copy of the applicable law, Section 7044 of the Business and Professions Code, is available upon request when this application is submitted or at the following Web site: [CLICK HERE](#)

**4. IDENTIFY WORKERS' COMPENSATION COVERAGE (complete by either Owner Builder or Contractor)**

**WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.**

**WORKERS' COMPENSATION DECLARATION**

I hereby affirm under penalty of perjury one of the following declarations: (check one of the following and sign below)

I have and will maintain a certificate of consent to self-insure for workers' compensation, issued by the Director of Industrial Relations as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

Policy Number 5849-65397-22235

I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier	Policy No	Expiration Date
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I certify that, in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that, if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

**5. IDENTIFY THE LENDING AGENCY**

**DECLARATION REGARDING CONSTRUCTION LENDING AGENCY**

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Section 3097, Civil Code). (If none, state non on the name line below)

Lender's Name Bank Of America Phone Number: 530-621-8546

Mailing Address: 748 Mill Dr. City El Dorado State CA Zip 96748

**6. CONSTRUCTION AND DEMOLITION DEBRIS RECYCLING ACKNOWLEDGEMENT**

Type of Project (select one):  Residential  Non - Residential

Project Square Footage: 1159

Estimated Project Duration (#) of Weeks 7.00 (#) of Months (#) of Years

(Please use Ctrl + click on links for descriptions otherwise application will be lost when routing to web page)

I understand the terms of the (Ctrl + click link) [County of El Dorado Construction and Demolition Debris Recycling Ordinance](#) and the Options for compliance (please click here for description of the options or ask staff for copy). I elect to use the following option to comply:

Option 1  Use a County Franchise Waste Management Company (select one):

El Dorado Disposal  South Tahoe Refuse  Tahoe Truckee Sierra Disposal

Option 2  Utilize the Waste Stream Reduction Alternative

Option 3  Waste Management Plan and Reporting

Option 4  I understand the terms of the (Ctrl + click link) [County of El Dorado Construction and Demolition Debris Recycling Ordinance](#) determined that my project is exempted for the following reason:

Renovations, or remodels/alterations of existing residential buildings where the remodel/alteration does not increase the building's conditioned area, volume, or size

Construction of a new deck

Pool construction on a developed parcel with an existing building or structure

Electrical only permit

Mechanical only permit

Plumbing only permit

Solar only permit

Sign only permit

Roof replacement

**7. DEED RESTRICTION CERTIFICATION**

The undersigned declares that he/she has read and understands the deed restrictions/CC&Rs applicable to the subject property, and that the improvement herein applied for does not violate any such restrictions. I also certify that I have submitted plans to the Architectural Control Committee (ACC) or to the local homeowners association, where required by said CC&Rs or deed restrictions, and have obtained approval for said improvement.

This declaration is required by the El Dorado County Code to verify that all property restrictions have been acknowledged prior to the issuance of a building permit. In requiring this declaration, the County assumes no responsibility for verifying the owner's compliance, or does the County assume any responsibility for enforcement of any private deed restrictions.



# EL DORADO COUNTY BUILDING

## APPLICATION SUPPLEMENT

### 8. COVERAGE MITIGATION FEE (check one – applies to projects in the Tahoe Basin only)

Offsite coverage extends to the driveway, sidewalk, or other land coverage between the property line and edge of pavement at the street. The fees are determined by TRPA and subject to change.

- I will pay the offsite mitigation fee per square foot of land coverage and deduct the off site coverage from the allowable onsite coverage. This will reduce the allowable future development on this parcel.
- I will pay the offsite mitigation fee per square foot of land coverage.
- My project is not applicable to TRPA offsite mitigation fees.

#### DECLARATION BY CONSTRUCTION PERMIT APPLICANT FOR SECURITY HOLDER

I am  a California licensed contractor or  the property owner or  authorized to act on the property owner's behalf. The information I have provided is correct and I am responsible for updating the department with changes. I agree to comply with all applicable county ordinances and other laws relating to completion of the security conditions. I authorize representatives of this county to enter the above-identified property for security release inspection purposes

**Securities are held until the work for which the security is made has been completed and approved by the Building Department. The security will be returned to the security holder without interest. It is the responsibility of the security holder to maintain a current security return address with the Building Department.**

Appointed Security Holder \_\_\_\_\_ Phone \_\_\_\_\_

Mailing Address \_\_\_\_\_  
P.O. Box or Street \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Email Address \_\_\_\_\_ Cell Phone \_\_\_\_\_

**PLEASE NOTE:** All information provided to the department is "public record" and available upon request

### 9. CONDITIONS OF PERMIT ISSUANCE

Commencement of construction consists of placing concrete for a foundation. It does not include grading, installation of utilities, or landscaping. Diligent pursuit is defined as completion of the project within the approved construction schedule and/or permit duration. The expiration date shall not be extended unless the project is determined by El Dorado County to be the subject of legal action, which delayed or rendered impossible the diligent pursuit of the permit.

No construction or grading shall commence until all preconstruction conditions of approval are satisfied as evidenced by El Dorado County's acknowledgement of this permit. In addition, no construction or grading shall commence until the permittee has acknowledged receipt and acceptance of the contents and all conditions of approval of the permit.

In the event the title of the real property is transferred, transfer of the permit shall not be effective until the new owner advises El Dorado County of the transfer and acknowledges, in writing, receipt of the permit and acceptance of its conditions of approval. Until the new owner acknowledges receipt and acceptance of the permit, the current owner shall be responsible for compliance with all permit conditions of approval.

In the event the property owner changes contractors, the property owner shall be responsible for compliance with all permit conditions of approval after the contractor of record on the issued permit or property owner advises El Dorado County Building Department of the transfer. All inspection services will cease until a new contractor transfers the permit under their license or the property owner transfers the permit to an owner/builder permit. These transfers shall be done in writing and on the appropriate Building Department forms.

### 10. APPLICATION EXPIRATION

Applications for permits become null and void 365 days from the application date if the permit is not issued. Without further notice, all submitted documents are disposed of unless requested to be returned. Plans and documents will not be mailed back at any time during the process and must be "picked up" at the Building Division offices during business hours.

The applicant may withdraw an application at any time by written notice and a partial refund may be issued if the plan check has not been initiated. Fees may be refunded as established by the El Dorado County Building Fee Schedule.

The applicant is responsible for providing information required by other agencies during the application process. No application in the Tahoe Basin shall be accepted after 180 days from the allocation acceptance date.



# EL DORADO COUNTY BUILDING

## APPLICATION SUPPLEMENT

### 11. ISSUED PERMIT EXPIRATION

Once issued, the permit will expire two years from the date of issue. The permit holder is responsible for this date as no other expiration notification will be given by the County.

A permit may be renewed for an additional one-year period prior to or within 30 days after the expiration date, provided the permit holder has acted in good faith to pursue construction and has regularly completed inspections during the two-year period. The permit holder may apply for a second one-year permit extension, subject to the provisions above.

The permit holder may apply for a permit reactivation after the four-year permit period, if the project has not received a final inspection approval and the permitted structure is not occupied

### 12. CONDITIONS IF PERMIT PROCESS IS NOT COMPLETED

If the permit process is not completed by an approved final inspection and expires, no further notice will be given and a Notice of Non-Compliance will be filed with the County Recorder on the property title. If the structure is occupied without approved occupancy, a notice will be forwarded to the Code Enforcement Unit for further action.

The permit holder may withdraw the permit at any time, as long as no work has been done and as long as the El Dorado County Building Department is notified by written notice before expiration of the permit. The permit holder may be entitled to a partial refund of building fees, as established by the El Dorado County Building Fee Schedule, if the permit is withdrawn within two years of the issued date.

The El Dorado County Building Department has no jurisdiction over fees charged or refunded by other agencies. Applicants and permit holders must work with other agencies accordingly.

### 13. PERMITTEE'S ACCEPTANCE

I have read the application and permit expiration conditions and understand and accept them. I understand that it is my sole responsibility to monitor all important dates associated with this application and permit when issued. I am responsible to pay any and all required fees for all other agencies that may have jurisdiction over this project, whether or not listed.

### 14. DECLARATION BY PERMIT APPLICANT

**Please note:** all information provided to this department is "public record" and available upon request.

By my signature below, I certify to each section included on all pages:

I am  a California licensed contractor or  the property owner\* or  authorized to act on the property owner's behalf\*\* or  authorized to act on the contractor's behalf\*\*\*. I have read this construction permit application and attest that the information I have provided is correct. I agree to comply with all applicable city and county ordinances and state laws relating to building construction. I authorize representatives of El Dorado County to enter the above-identified property for inspection purposes. I realize that applications for permits become null and void 365 days from application date if the permit is not issued and that all submitted documents are disposed of without further notice, unless requested returned and no refund of application fee. I understand that when the Permit Application and the Owner-Builder Declaration have been executed by a person other than the property owner, prior to the issuance of the permit, the property owner must complete and submit the Associated Owner-Builder Document Part 4.

Property Owner or Authorized Agent Signature	<i>John Smith</i>	Date	<i>1/1/24</i>	Verified
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\*Requires separate Verification Form Part 4 before issuance. Click here for [Verification Form Part 4](#)

\*\*Requires separate Authorization Form Part 4 before issuance. Click here for [Authorization Form Part 4](#)

\*\*\*Requires separate Verification Form Part 5 before issuance. Click here for [Authorization Form Part 5](#)



# PLANNING AND BUILDING DEPARTMENT

## PLANNING DIVISION

<https://www.edcgov.us/Government/Planning>

2850 Fairlane Court, Placerville, CA 95667

### OAK RESOURCES CODE COMPLIANCE CERTIFICATE

This Certification is required by the Oak Resources Conservation Ordinance (El Dorado County Code, Title 130, Chapter 130.39).

Assessment Number(s) (ANs): 052-102-003  
[Attach additional pages if needed]

Address: 123 Main Street

Permit Number or Description (e.g. building/grading permit, discretionary project, other): Townhome

Under penalty of perjury, I/we certify the following statement(s) (Check all that apply):

- No Oak Woodlands, Individual Native Oak Trees, or Heritage Trees, as defined in Section 130.39.030 (Definitions), have been impacted (i.e., cut down) on the above listed AN(s) for the current project or within two (2) years prior to the date of this certificate.
- Yes, Oak Woodlands, Individual Native Oak Trees, or Heritage Trees, as defined in Section 130.39.030 (Definitions), have been impacted (i.e., cut down) on the above listed AN(s) for the current project or within two (2) years prior to the date of this certificate.
  - Oak Resources Technical Report is attached.
  - Oak tree removal qualifies for exemption(s) under Section 130.39.050 (Exemptions and Mitigation Reductions) as documented in writing by a Qualified Professional.  
[Explain on separate attachment]
  - Oak tree removal was previously permitted by the County. [Attach copies of prior permit(s)]
  - No previous oak mitigation was required. [Explain on separate attachment]

Date: 1/24/2024

By: John Smith  
Signature of Property Owner/Authorized Agent

\_\_\_\_\_  
Signature of Property Owner/Authorized Agent

John Smith  
Printed Name of Property Owner/Authorized Agent

\_\_\_\_\_  
Printed Name of Property Owner/Authorized Agent

#### County Use Only

Consistent with Chapter 130.39 (Oak Resources Conservation):  Yes  No

Accepted By Staff (Name):

Date:



# PLANNING AND BUILDING DEPARTMENT

2850 Fairlane Court, Placerville, CA 95667  
Phone: (530) 621-5355 [www.edcgov.us/Planning/](http://www.edcgov.us/Planning/)

## Model Water Efficient Landscape Ordinance (MWELo) Submittal Form

### Applicant Information:

Name: John Smith  
Phone: 530-548-3647 Email: johnsmith@gmail.com  
Address: 8253 Ferndale Way

### Project

Site Address: 123 Main Street  
Assessor's Parcel Number(s) (APNs): 052-102-003  
Project Type: Townhome Permit # \_\_\_\_\_  
Master Plan  Yes  No; Lot # \_\_\_\_\_ Landscape Design # \_\_\_\_\_

Currently, this project does not include landscaping. I am aware that future landscape installations may be required to comply with the Model Water Efficient Landscape Ordinance (MWELo) requirements per California Code of Regulations, Title 23, Division 2, Chapter 2.7.

This project does incorporate landscaping. Please provide the information below specific to the landscape area which will be completed as part of this project and specify the compliance method to be used:

Total Landscape Area (sq. ft.): \_\_\_\_\_ Turf Area (sq. ft.): \_\_\_\_\_  
Non-Turf Plan Area (sq. ft.): \_\_\_\_\_ Special Landscape Area (sq. ft.): \_\_\_\_\_  
Water Type (*potable, recycled, well*): \_\_\_\_\_  
Name of water purveyor (*if not served by private well*): \_\_\_\_\_

### Compliance Method

- Less than 500 square feet
- Prescriptive (500 - 2,500 square feet), See [Prescriptive Compliance Appendix D Checklist](#).
- Performance (2,500 square feet or greater), See [Performance Checklist](#).

### Signature

I certify the above information is correct and agree to comply with the requirements of the MWELo.

John Smith  
Signature of property owner or authorized representative

1/1/2024  
Date



Building Department

# ADU, Duplex, & Townhomes Plan Submittal Requirements AB2234

## REFERENCE

Current Applicable  
California Building Code

This packet is for  
projects that involve new  
construction that needs to  
go through Plan Review.

Outlined below are the common plans and documents that the Building Department requires in order to review a proposed new ADU, Duplex, or Townhome. Other types of plans and documents may be required depending on your project.

## GENERAL INSTRUCTIONS FOR PLANS AND CALCULATIONS

Anyone can prepare plans, however, they must be drawn to scale and clearly show the scope of work being proposed. If any portion of a structure deviates from conventional framing, the Building Department may require that the plans, drawings, specifications or calculations for that portion be prepared by or under the direct supervision of a registered engineer or architect. This professional must also stamp and sign the sheets pertaining to this work.

Follow these plan submittal requirements:

	<i>Item As Applicable to Your Project</i>	<i>Reviewed by</i>
<b>PLAN SET REQUIREMENTS</b> Submit 2 sets of all plans  Sheet size: 24"x36" Minimum	Plans showing site, setbacks, & elevations	Planning Division
	Building, grading, electrical, mechanical, and plumbing plans	Building Division
	Encroachment or right of way	Transportation
	Fire Prevention, fire sprinklers	*Fire District
Plan preparer is to sign all plans.  Architect or Engineer is to stamp and sign all pages and wet sign/wet stamp the cover page for Plan Sets and Calculations.	<b>Put plans, as applicable, in this order:</b> <ul style="list-style-type: none"> <li>• Cover Sheet with project description</li> <li>• <u>MWELO</u> &amp; <u>OAK</u> forms</li> <li>• Site Plan, Grading Plan, Landscape Plan</li> <li>• Architectural Plan, Elevations</li> <li>• Structural Plan, Details</li> <li>• Electrical / Solar Plan</li> <li>• Mechanical Plan</li> <li>• Plumbing Plan</li> <li>• Title 24 Energy Documents</li> <li>• *Fire sprinkler plans</li> </ul>	
<b>CALCULATION REQUIREMENTS</b> Submit 2 sets  Preparer, Architect or Engineer is to sign and stamp all documents	<b>Required calculations may include:</b> <ul style="list-style-type: none"> <li>• Structural calculations, vertical and lateral loads</li> <li>• Title 24 Energy Calculations and forms for:               <ul style="list-style-type: none"> <li>- New construction or alteration of the existing building envelope</li> <li>- CF-IR and MF-IR forms completed, signed, and printed on plans</li> <li>- CF-GR and Insulation Certificate attached to plans</li> <li>- Performance Analysis and Backup forms</li> </ul> </li> <li>• Hydraulic Calculations</li> </ul>	

**Planning & Building  
Department**  
 2850 Fairlane Ct.  
 Placerville, CA 95667  
 530-621-5315

[www.edcgov.us/Government/building/Pages/building\\_main\\_info.asp](http://www.edcgov.us/Government/building/Pages/building_main_info.asp)

\*Requirements may differ depending on Fire District



**INFORMATION TO INCLUDE ON PLANS.** The following pages outline the minimum information that should be included on each type of plan. This outline pertains to typical projects.

**INFORMATION TO INCLUDE:**      **ADU - ADU** | **DUP - DUPLEX** | **TWN - TOWN HOMES**

	ADU	DUP	TWN	✓
<b>A-1 COVER SHEET</b>	●	●	●	✓
1. Project Address, Assessor's Parcel Number	●	●	●	✓
2. Preparer Name, Title, Registration (if applicable), Address, and Phone Number	●	●	●	✓
3. Legal Property Owner's Name, Address, and Phone Number	●	●	●	✓
4. Scope of Work identifying all work proposed under this permit	●	●	●	✓
5. Occupancy Groups Classification (e.g., R3 and U) and Type of Construction (e.g., Type VB)	●	●	●	✓
6. Gross Square Footage Per Use, Area & Floor, or Building Height, Scale	●	●	●	✓
7. Index of Plans	●	●	●	✓
8. Applicable Codes, e.g., 2022 CBC, CRC, CEC, CMC, CPC & Calif. Building Energy Efficiency Standards	●	●	●	✓
<b>A-2 PLOT PLAN - Draw to scale. Show:</b>	●	●	●	✓
9. Full Parcel, Lot Dimensions, Property Lines, Interior Lot Lines if applicable, Street Name/s	●	●	●	✓
10. Small Vicinity Map including North Arrow	●	●	●	✓
11. Building Footprint and Roof Line with all projections and dimensions to property lines	●	●	●	✓
12. Any Recorded Easements, Riparian Features, and Visible Utilities (meters for electric, gas, and water on site)	●	●	●	✓
13. Identify Location & Type of Trees	●	●	●	✓
14. Location of existing fire hydrant within 500 feet of project	●	●	●	✓
<b>A-3 GRADING PLAN - Draw to scale. Show: <i>**See Site Plan CHECKLIST Link Below</i></b>	●	●	●	✓
15. Pad Elevations, Ground Slope Drainage Scheme and Topographic drawn to 1'-0" or 2' Contours	●	●	●	✓
16. Location of existing and proposed Retaining Walls & Structures	●	●	●	✓
17. Show how fire safe regulations will be met for driveway & property.	●	●	●	✓
<b>A-4 ARCHITECTURAL PLANS</b>	●	●	●	✓
18. Proposed Floor plans	●	●	●	✓
19. Exterior Elevations	●	●	●	✓
20. Architectural Details	●	●	●	✓
21. Typical Cross Sections in each direction	●	●	●	✓
<b>A-5 ARCHITECTURAL DETAILS</b>	●	●	●	✓
22. Window Schedule detailing egress, safety glazing, and any skylight-approved listing numbers	●	●	●	✓
23. Door Schedule listing sizes and types	●	●	●	✓
24. Flashing: Vertical and Vertical-to-Horizontal junctures of materials	●	●	●	✓
25. Roof: Eaves, Overhangs, Rakes and Gables	●	●	●	✓
26. Floor Changes such as wood-to-concrete flashing details	●	●	●	✓
27. Handrails, Guardrails and Support Details	●	●	●	✓
28. Stairway Rise and Run, Framing, Attachment and Dimensions of Members	●	●	●	✓
29. Prefabricated Fireplace with approved listing number	●	●	●	✓
<b>S-1 STRUCTURAL PLANS</b>	●	●	●	✓
30. Foundation and Structural Floor Framing plans	●	●	●	✓
31. Structural Material Specifications	●	●	●	✓
32. Shear Wall & Holdown plan with table of wall type, nailing, anchor bolts, sill nailing, transfer connections, holdowns, and bolts.	●	●	●	✓

	ADU	DUP	TWN	✓
<b>S-2 STRUCTURAL DETAILS</b>	●	●	●	✓
33. Footings, Piers, and Grade Beams: Detail all post-to-beam, post-to-footing, and beam-to-beam connections or call out approved metal connectors.	●	●	●	✓
34. Post and Girder Connections	●	●	●	✓
35. Structural Wall Sections with details at foundation, floor, and roof levels	●	●	●	✓
36. Shear Transfer and Holdown Bolt details	●	●	●	✓
<b>S-3 ROOFS AND TRUSSES</b>	●	●	●	✓
37. Roof Framing Plan with truss I.D. number and manufacturer's name	●	●	●	✓
38. Truss Plans reviewed and stamped approved by responsible design professional	●	●	●	✓
39. Detail of all truss splices, connections, plate sizes and hangers	●	●	●	✓
40. Show all trusses including gable bracing and bridging	●	●	●	✓
<b>M-1 MECHANICAL</b>	●	●	●	✓
41. Location of HVAC equipment and size, noting BTU/HR output	●	●	●	✓
<b>P-1 PLUMBING</b>	●	●	●	✓
42. Locations of plumbing fixtures, gas plan schematic, listing all required dimensions	●	●	●	✓
<b>E-1 ELECTRICAL COMPONENTS</b>	●	●	●	✓
43. Locations and sizes of outlets, fixtures, switches, smoke detectors, subpanels, and main panels	●	●	●	✓
<b>TITLE 24 BUILDING ENERGY EFFICIENCY STANDARDS AND CALGREEN</b>	●	●	●	✓
44. CF-1R and MF-1R forms completed, signed and printed on plans	●	●	●	✓
45. CF-GR and Insulation Certificate attached to plans	●	●	●	✓
46. Performance Analysis and Backup forms included	●	●	●	✓
<b>FS-1 SITE PLAN DRAWN TO SCALE WITH THE FOLLOWING ITEMS SHOWN ON THE PLAN:</b>	●	●	●	✓
47. All property lines, the outline of all buildings on the lot, roads adjacent to the lot, the driveway, a North arrow and the scale the plan is drawn to note.	●	●	●	✓
48. The point of connection to public or private water system and size of any public water main.	●	●	●	✓
49. Any alternate water supply components such as well, pump, and any tanks.	●	●	●	✓
50. The point of entry of the water service to the dwelling.	●	●	●	✓
51. The size and type of all pipe and fittings, with the length of each segment of the underground supply line.	●	●	●	✓
52. The location, size and arrangement of all devices on the water supply line, such as meter, valves and backflow devices.	●	●	●	✓
53. Reference points corresponding to matching locations in the hydraulic calculations.	●	●	●	✓
<b>FS-2 FLOOR PLAN / FIRE SPRINKLER PLAN DRAWN TO SCALE WITH THE FOLLOWING ITEMS SHOWN ON THE PLAN:</b>	●	●	●	✓
54. Label all rooms and indicate the use of any room where sprinkler protection is not being provided.	●	●	●	✓
55. The location of the sprinkler system riser.	●	●	●	✓
56. All sprinkler locations and spacing dimensioned on the floor plan, including the garage.	●	●	●	✓
57. Size and type of all pipe and fittings, with length of each segment.	●	●	●	✓
58. The location and type of all pipe hangers and other means of support.	●	●	●	✓
59. The location of all heat producing devices with their heat zones noted on the plan.	●	●	●	✓
60. The location of all ceiling electrical fixtures. Indicate the size and depth of all fixtures not flush with the ceiling.	●	●	●	✓
61. The location, size, depth and spacing of any exposed beams.	●	●	●	✓
62. Provide ceiling elevations, or cross sections, to indicate any sloped, beamed, or special shaped ceilings.	●	●	●	✓
63. The location of the alarm bell.	●	●	●	✓
64. Specify the method of freeze protection for the piping system when it is determined to be necessary by the system designer.	●	●	●	✓
65. Reference points corresponding to matching locations in the hydraulic calculations.	●	●	●	✓

	ADU	DUP	TWN	✓
<b>FS-3 FIRE SPRINKLER RISER DETAIL SHOWING THE FOLLOWING:</b>	●	●	●	✓
66. The location of main control valve for the domestic and fire sprinkler systems.	●	●	●	✓
67. The location of the domestic tie-in showing the domestic control valve.	●	●	●	✓
68. The location of the water flow switch, check valve, pressure gauges, and test / drain assembly.	●	●	●	✓
69. A listed exterior water flow alarm and interior alarm interconnected with all smoke detectors.	●	●	●	✓
70. The location of all transitions between piping materials.	●	●	●	✓
71. Reference points corresponding to matching locations in the hydrolic calculations.	●	●	●	✓
<b>G-1 PLANNING AND DESIGN</b>	●	●	●	✓
72. Storm water drainage and retention during construction.	●	●	●	✓
73. Grading and paving.	●	●	●	✓
74. Electric Vehicle (EV) charging.	●	●	●	✓
<b>G-2 WATER EFFICIENCY AND CONSERVATION</b>	●	●	●	✓
75. Water conserving plumbing fixtures and fittings.	●	●	●	✓
76. Standards for plumbing fixtures and fittings.	●	●	●	✓
77. Rodent proofing.	●	●	●	✓
78. Construction waste management,	●	●	●	✓
79. An operation and maintenance manual.	●	●	●	✓
<b>G-3 ENVIRONMENTAL QUALITY</b>	●	●	●	✓
80. Fireplaces	●	●	●	✓
81. Duct openings	●	●	●	✓
82. Adhesives, sealants and caulks.	●	●	●	✓
83. Paints, stains and other coatings.	●	●	●	✓
84. Aerosol paints and coatings.	●	●	●	✓
85. Documentation	●	●	●	✓
86. Carpet and carpet systems.	●	●	●	✓
87. Eighty percent of floor area receiving resilient flooring.	●	●	●	✓
88. Particleboard, medium density fiberboard (MDF) and hardwood plywood.	●	●	●	✓
89. Vapor retarder and capillary break.	●	●	●	✓
90. Moisture content of building materials.	●	●	●	✓
91. Heating and air-conditioning system design.	●	●	●	✓
<b>PV-1 SOLAR &amp; ESS</b>	●	●	●	✓
92. Roof layout or plan modules	●	●	●	✓
93. Single Line Diagram	●	●	●	✓
94. Signage	●	●	●	✓
95. Attachment layout	●	●	●	✓
96. Racking and Attachment Data sheet	●	●	●	✓
97. Module Data sheet	●	●	●	✓
98. Inverter Data sheet	●	●	●	✓
99. Battery Data sheet	●	●	●	✓
100. Inverter Certificate	●	●	●	✓

## OTHER DOCUMENTS OR PLANS

Depending on the project, other documents or plans may be required. Examples include:

- Soils Report and Geologic Hazard Study if in a Geologic Hazard Zone
- Demolition of Structures on site