



**Expanded list of Construction Document requirements for plan check submittal continued**

**□ Grading Plan/Civil Drawings and details:**

- Existing drainage patterns & proposed drainage patterns, drainage devices, existing & new contours, elevation data & benchmarks, etc.
- Soil excavation calculations of Export & Import
- Walkways, drives, curbs, retaining walls, etc. including disability access compliance.

**□ Architectural Plans, including:**

- **Floor Plan(s):** for each story/floor level
  - North Arrow                      □ Fully dimensioned & to scale.
  - Exiting compliance           □ Location of safety glazing
  - Windows & doors properly located with schedules
  - Wall legends, symbol legends
  - Label all fire walls and other fire resistive elements
  - Label all rooms and provide occupancy load calcs and number and width of exits calcs.
  - Reference all disabled access components.
- **Reflected Ceiling Plan:**
  - Show all skylights & ceiling surface changes & slopes,
  - Location of light fixtures, ventilation registers, etc.
- **Roof Plan:**
  - Roofing material & class      □ Roof equipment & access
  - Attic ventilation calcs & number & type of attic vents.
  - Direction, slope of roof, valleys, hips, chimneys, skylights, etc..
  - Overhangs, eaves, gables & rakes dimensioned.
- **Building Sections:**
  - Provide building section(s) at most informative locations.
  - Label rooms, interior finishes.
  - Clearances from framing to grade.
  - Subfloor to top plate heights.
  - Note insulation type and where proposed to be installed.
- **Interior Elevations:**
  - Provide interior elevations at rooms with accessibility requirements such as break rooms, restrooms, etc.
  - Heights of bath accessories, counters, sinks, etc.
- **Exterior Elevations:**
  - All elevations that show all vertical planes, including courtyards or other elements. Minimum 4 views req'd.
  - Windows & doors properly located.
  - Overall building heights      □ Identify exterior finishes
  - Exiting analysis plan

**□ Architectural Details:** (as applicable)

- Fire assemblies              □ Fire penetration details including mechanical, electrical and plumbing penetrations.
- Stair and guards              □ Accessibility compliance
- Racking details                □ Exiting compliance

**□ Structural Plans, including:**

- **Structural Design Criteria:**
  - Wind Speed and exposure      □ Seismic Design Cat.
- **Foundation Plan:**
  - Dimensions, footings, piers, hold-downs, etc.
- **Floor Framing Plan(s):**
  - Reference framing length & coverage area
  - Label all framing members
  - Label all shear walls or braced walls and hold-downs
  - Reference detail bubbles
- **Roof Framing Plan:**
  - Reference framing length and coverage area
  - Label all framing members      □ Reference detail bubbles
  - Truss drawings & calcs.: deferred note & completed form
- **Structural Details:**
  - Roof to wall, wall to floor, floor to fdn., connection details
  - Framing & shear transfer details, etc.
  - Hold-down, post, beam, pier details etc.

**□ Electrical Drawings:** (as applicable)

- Single line diagram(s)      □ Panel Schedule(s)
- Load calculations           □ Manuf. & rating of equipment
- Elect. Legends                □ Lighting site, floor & roof plans
- Fixture schedules            □ Photometric plan(s)
- Power plan(s)                □ EMS plans

**□ Mechanical Drawings:** (as applicable)

- Mechanical floor plan(s):      □ locate registers & grilles
  - Equipment location              □ Duct layout
  - Smoke detectors                  □ CFM rate at registers
  - Smoke & fire dampners          □ location of fire rated walls
- Mechanical roof plan(s)        □ Equipment schedules
- Mechanical details such as flashing, equip. platforms, vibration dampners, etc.      □ EMS control detailing

**□ Plumbing Drawings:** (as applicable)

- Site utility plan      □ Fixture calcs & schedules
- Water supply plumbing plan(s) & isometrics
- Waste and vent plumbing plan(s) & isometrics
- Gas supply plan(s), isometrics, & sizing calcs.

**Additional items that may be required prior to issuance of building permit(s):**

- Encroachment Permit for Public Improvements
- BAAQMD permits
- Provide copy of SWRCB Notice of Intent.

**Fees other than building permit fees that may be assessed to this project:** (see latest fee schedule)

- Advanced Planning Fee
- Capital facilities Fee
- School Impact Fees
- Other fees assessed due to Conditions of Approval listed in CUP, DR, LNDMRK or HILLSIDE approval
- Technology Fee
- Sewer & Water Demand Fees
- Southeast or Southwest Impact Fees
- Park Impact Fee
- Public Art installation or In-Lieu fees
- WELO fees

**Separate applications/permits may be required for the following:** (Plans may be combined for multiple buildings)

- Accessory structures (carports, trash encl.)
- Demolition of detached structures
- Pools and spas
- Free standing photovoltaic systems
- Grading permits
- Retaining walls
- Fences over 7' in height

**For further information:**

If you have any questions regarding submittal requirements please call:  
 City of Santa Rosa Planning and Economic Development @ 707-543-3200 or  
 visit us at "srcity.org"