



PLANS REQUIRED FOR BUILDING PERMITS

Development Services Department / Building Division
13325 Civic Center Drive, Poway CA, 92064
Phone: (858) 668 - 4644
www.poway.org

All plans shall be legible and drawn to scale. If the plans have been drawn by an engineer, designer, or architect, each page shall be signed. Each page shall be numbered. Plans shall consist of the following:

PLOT PLANS show the general layout of the lot. The plot plan must show the following:

- Assessor Parcel Number(s).
- Property lines with all dimensions shown.
- North arrow.
- Adjacent streets and easements. Show names, full widths, and centerlines.
- Location and use of proposed (new), as-built (non-permitted), and existing (permitted) construction. All structures must be labeled "Proposed", "As-Built", or "Existing".
- Driveway location, width and surfacing.
- Complete dimensions with distances between structures and to property lines shown on all sides.
- All architectural projections; patio covers, stairs, balconies, covered walks.
- Retaining walls.

FOUNDATION OR FOOTING PLAN shall show the following:

- Locations and sizes of pier footings, grade beams and continuous footings.
- All footing dimensions, slab dimensions and all reinforcing steel
- Type, size and location of all hardware, foundation bolts, straps, hold downs, post bases etc.
- For raised wood-framed floors, show size and spacing of all girders and floor joists
- Access to under floor areas and ventilation requirements
- Continuous footing under all bearing and shear walls.

FLOOR PLAN: Floor plans must show the following:

- Exterior and interior dimensions
- Size and intended use of all rooms
- Location, size, type, and operation of all doors and windows
- Locations of plumbing fixtures, water heater, heating units, AC units, and major appliances.
- Location of smoke detectors
- Location of carbon monoxide alarms
- Location of all gas outlets
- Emergency egress windows at all rooms which could be used for sleeping
- Fire separation between the dwelling and the garage including wall, ceiling and door protection

EXTERIOR ELEVATIONS a drawing or view of each exterior wall, which shows:

- Doors, windows, and other openings
- Type of roof covering and roof pitch

- Exterior finishes – to match existing

CROSS SECTIONS looking through the building as may be necessary to show the structural arrangements and material from the ridge to the foundation. This includes the size and spacing of the studs, joists, girders and rafters. Show the clearance from earth to wood floor, ceiling heights, eave projections and roof pitch for new wall and ceilings.

ROOF PLAN shows the following:

- Roof Pitch
- Size and location of sky lights
- Roofing type and underlayment
- Roofing must be rated Class A
- If not using trusses provide framing detail for roof calling out all lumber sizes and connections

FRAMING PLANS & DETAILS provide plan view framing plans for each level of roof and floor framing. The ceiling framing may be shown on the same plan as the roof framing provided the ceiling members are clearly distinguished from the roof members. The framing plans shall show the following:

- All exterior walls and bearing walls immediately below the level of the framing
- All openings in the walls shown to scale with the size of the header or beam over the opening clearly specified
- All cross sections and details clearly cross referenced with both the detail or section identification symbol and the page number on which the detail can be found
- Columns, beams, girders. Show sizes, location, material, grade and connections
- Thickness, grade, panel identification index and nailing schedule for all roof and floor sheathing
- Location, width and type of braced wall panels (shear panels)
- Shear transfer details
- Structural details cross-referenced to the framing plans showing all connections, supports, et.

ENERGY AND DISABLED ACCESS COMPLIANCE with California Administrative Code Title 24; submit plans and documentation and/or calculations to show compliance. Affix CF1 forms to plans.

ELECTRICAL PLANS an electrical plan is not required provided all lighting, smoke detectors, carbon monoxide detectors, exhaust fans, HVAC equipment, and outlets are shown on the floor plan.