

SECTION 5.3.1 – DRAWING REQUIREMENTS-FOR PLAN REVIEW RESIDENTIAL CONSTRUCTION

To obtain a Building Permit, it is necessary to submit a minimum of two (2) sets of plans and specifications. These plans must be drawn neatly, to scale, and sufficiently detailed to indicate the nature of the work proposed by showing the applicable items listed below. The scale shall be no less than 1/8 inch=1 foot, preferably 1/4 inch=1 foot, except for the site plan which may be adjusted in scale to the property and the project.

1. SITE PLAN

- 1.1 Owners name, mailing address, and telephone number
- 1.2 Architect or Designer name, mailing address, and telephone number
- 1.3 Address where the work will be performed
- 1.4 Assessor's parcel number, lot number of the subdivision and all property dimensions
- 1.5 North Arrow
- 1.6 Names and locations of adjacent streets
- 1.7 Location and setback dimensions for the following:
 - 1.7.1 Proposed Development
 - 1.7.2 Curb and Gutter, and sidewalk location
 - 1.7.3 All existing structures
- 1.8 Easements, if any
- 1.9 Front yard landscaping and tree plan as per the City of Hanford Zoning Ordinance No. 17.18.100
- 1.10 Index of Drawings

2. GRADING PLAN

- 2.1 Shall be required for all infill lots as required by the City of Hanford, engineering dept. Contact engineering dept. for requirements.

3. FOUNDATION PLAN

- 3.1 Show complete foundation layout including:
 - 3.1.1 Dimensions
 - 3.1.2 Pier locations
 - 3.1.3 Footing locations and sizes
 - 3.1.4 Fireplace footings
 - 3.1.5 Stem wall details
- 3.2 Footing details with cross sectional view showing:
 - 3.2.1 Depth and width
 - 3.2.2 Reinforcing
- 3.3 Pier details with cross sectional view showing:
 - 3.3.1 Depth, width and dimensions
- 3.4 Slab details with cross sectional view showing:
 - 3.4.1 Slab thickness

- 3.4.2 Depth and sand fill
- 3.4.3 6 mil vapor barrier under habitable spaces
- 3.5 Steel reinforcing, as required
- 3.6 Location of ufer ground

4. FLOOR PLAN

- 4.1 Indicate square footage of proposed building, garage, patio, porch, etc.
- 4.2 Room layout showing:
 - 4.2.1 Dimensions
 - 4.2.2 Room use (name)
 - 4.3.3 Window sizes, types, and locations
 - 4.3.4 Interior and exterior door sizes and locations
 - 4.3.5 Location of all plumbing fixtures
 - 4.3.6 Location of washer and dryer
 - 4.3.7 Location of water heater
 - 4.3.8 Location of cooktop, oven, etc.
 - 4.3.9 Location of fireplace, wood burning stove, etc.
 - 4.3.10 Location of attic access and size
 - 4.3.11 Location of stairs
 - 4.3.12 Location of firewalls
 - 4.3.13 Location of braced wall panels or shear walls, interior and exterior

5. FLOOR FRAMING PLAN (raised floor construction)

- 5.1 Girder and floor joist framing plans
- 5.2 Girder and floor joist details showing:
 - 5.2.1 Sizes
 - 5.2.2 Lumber grades
 - 5.2.3 Span and spacing of members
 - 5.2.4 Connection details
- 5.3 Thickness and type of sub-floor
- 5.4 Ventilation
- 5.5 Crawl space dimensions and locations

6. FRAMING DETAILS

- 6.1 Show nailing schedule
- 6.2 Section drawings showing:
 - 6.2.1 Framing member sizes, spacing, beams, bracing, post and beam connections, etc.
 - 6.2.2 Any other pertinent details to explain the building construction

7. ROOF FRAMING (cut and stack)

- 7.1 Ceiling joists and rafter sizes, spans, and spacing
- 7.2 Header sizes, spans, location, and lumber grade
- 7.3 HVAC unit location, if roof mounted

- 7.4 Outrigger sizes, spans, spacing, and locations
- 7.5 Roof sheathing material and nailing requirements
- 7.6 Underlayment and type of roof covering
- 7.7 Attic ventilation
- 7.8 Connection detail
- 7.9 Beam locations, sizes, and Engineering as required

8. ROOF FRAMING (Pre-engineered roof trusses)

- 8.1 Truss engineering from the truss manufacturer
- 8.2 Truss layout including: type, span, pitch, spacing,
- 8.3 Truss location plan
- 8.4 Outrigger details
 - 8.4.1 Drop top cord on gable ends
 - 8.4.2 Outrigger layout
 - 8.4.3 Outriggers to be spaced a maximum of 24 inches on center
- 8.5 HVAC unit location, if roof mounted
- 8.6 Roof sheathing material and nailing schedule
- 8.7 Header sizes, spans, locations, lumber grade, and connection details
- 8.8 Attic ventilation
- 8.9 Underlayment and type of roof covering

9. FIREPLACE DETAILS

- 9.1 If wood stove or fireplace insert is used, provide the manufacturers installation manual
- 9.2 Tight fitting glass or metal doors are required
- 9.3 Combustion air intake must come from outside of the house
- 9.4 Code Compliance reports, tests, etc.

10. ELECTRICAL PLAN

- 10.1 Location and type of light fixtures (incandescent or fluorescent)
- 10.2 Location of receptacles and switches
- 10.3 Location of main electrical service and all sub-panels, and size
- 10.4 Indicate all GFCI protected outlets
- 10.5 Indicate all AFCI protected circuits
- 10.6 Location of all smoke alarms
- 10.7 Electrical calculations may be required to size the system
- 10.8 Call out for a light, switch, and receptacle at the attic access, if the HVAC unit is located in the attic

11. MECHANICAL PLAN

- 11.1 HVAC unit model, size, and location
- 11.2 Duct sizes, calculations, locations, and CFM rating
- 11.3 Register sizes and locations

12. PLUMBING PLAN
 - 12.1 Provide sizing calculations for water meter and main water supply piping if house is 3000 SF or larger
 - 12.2 Provide gas piping plan with sizing calculations for all gas piping
 - 12.3 Plumbing plan required only to detail special conditions
13. ELEVATIONS
 - 13.1 A minimum of two (2) elevations showing:
 - 13.1.1 Type of exterior wall covering (stucco, wood siding, etc.)
 - 13.1.2 Window and door locations
 - 13.1.3 Height of building
 - 13.1.4 Location of address
 - 13.1.5 Distance from wall covering material to grade
 - 13.1.6 Roof pitch
 - 13.1.7 Location of roof mounted HVAC unit, if roof mounted, and ladder and work platform if roof pitch is over 4:12
14. ENERGY CONSERVATION
 - 14.1 Show compliance with California Energy Code regulations. Attach documentation to the plans. The CF-1R forms shall be printed on the drawings, printed on sticky back and stuck to the drawings, or taped to the drawings.
 - 14.2 Calculations for sizing the HVAC system
 - 14.3 List of special energy conservation items
15. CITY OF HANFORD ZONING ORDINANCE 17.18.100
 - 15.1 This Ordinance describes the landscaping required for the property. This can be obtained from the City of Hanford, Planning Division.
16. Provide a dimensioned floor plan on 8 1/2" x 11" paper, or larger, for the County Assessor's office. Include the Owners name, Site address, APN, Subdivision Name, Tract No., and Lot No. Label all rooms.

(END OF SECTION 5.3.1)