

THREE SETS OF PLANS

Submit three sets of plans minimum 11" x 17", and for larger projects 24" x 36", drawn to scale and fully dimensioned. Plans must clearly distinguish between existing and proposed construction. Include information listed on brochure, for more information you can check our Residential Construction Guide on line at www.sanbruno.ca.gov

PROJECT INFORMATION

- Project address / Assessor's parcel number (APN)
- Owner name and contact information
- Occupancy Group / Type of Construction
- Applicable Building Codes & Title 24 Energy Requirements
- Detailed scope of work
- Total Square Footage of Building(s)
- Index of Drawings

PLOT / SITE PLAN (1/8"=1')

- Dimensions of the property lines
- Size and use of structures (existing and proposed), distance to property lines and other structures.
- North Arrow and scale used
- Location of easements, utilities, driveway, drainage flow

FLOOR PLAN (1/4"=1')

- A separate plan for each floor level
- Existing and proposed floor plan
- Description (usage) and dimensions of all rooms
- Location of doors and windows with type and sizes, provide a schedule
- Location of electrical, plumbing, and mechanical

ELEVATIONS / SECTIONS (1/4"=1')

- Grade and slope of the property
- Minimum of two exterior views of proposed construction
- Architectural finish features (type of exterior cover, roofing)
- Porches, decks, stairs, windows, doors and skylights
- Section views for framing details

FOUNDATION PLAN (1/4"=1')

- Dimension, size, depth, spacing, extent and location of foundations, piers, retaining walls
- Floor slabs, including reinforcing and vapor barrier
- Foundation details showing rebar size, spacing and placement, including size and spacing for anchor bolts, holdowns, and post caps and bases

Residential Plan Requirements



*New Buildings, Additions
and Alterations*



City of San Bruno

**Community Development
Department**

Building Division

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www.sanbruno.ca.gov

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Plan Submittal Requirements ~ Example of Details Needed

