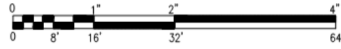




REQUIREMENTS FOR PLANS

Site Plan - at a scale of 1" = 20' or larger (or as otherwise approved by the Director) and including the following:



- Scale bar
- Location of lot lines, streets (with street names), easements, and all structures (existing and proposed);
- Identification of street names;
- Street cross-section;
- Slopes, contours, trees and other pertinent physical features;
- Vehicle circulation and parking areas, including dimensions of drive aisles and parking spaces;
- All exterior lighting, existing and proposed;
- Location, use and approximate distance from property line of the nearest structures on all properties surrounding the project site. This information may be submitted as a separate map or included on the site plan;
- Utilities - Location, sizes, and dimensions of all existing and proposed underground and above ground utilities and equipment (on-site and off-site). List name, address, and phone number of all affected utilities. Show proposed screening of any electrical transformer and Water District backflow device; and
- Adjacency Items - All existing uses, structures, walls, fences, yards, drainage facilities, lighting, signs, parking, driveways, trees, and grades within 100 feet of the project boundary.

Building Elevations - at a scale of 1" = 8' or larger (or as otherwise approved by the Director) and including the following:

- All exterior sides of all existing and proposed buildings;
- All exterior building dimensions, including heights;
- Description of all exterior building materials and colors; and
- Roof plan showing the direction of roof elements and equipment, exterior lights, vents, ducts, and other exterior mechanical utility equipment.

Floor Plans - at a scale of 1" = 8' or larger (or as otherwise approved by the Director) and including the following:

- Description of the proposed use of all interior floor area;
- Shading of the affected walls and areas to be modified or built;
- All dimensions of interior rooms or other enclosed areas;
- Location of all plumbing equipment, existing or proposed;
- Occupant load calculations and Occupancy Classification for each room or area and the entire structure (non-residential).
- Provisions for accessibility to the elderly and physically disabled which are required by law for buildings and facilities to be used by the public.
- Statement indicating whether or not automatic fire sprinkler systems will be used in the structure.

Landscape Plans (if required) - showing as appropriate:

- Existing trees with a diameter of 2" or more at 4 ft above grade and/or overall height of 15 ft or more;
- Species, trunk diameter, height and condition of all trees;
- Existing trees to remain and those to be removed;



REQUIREMENTS FOR PLANS

- Species, location, size, plant pictures of landscaping to be added;
- Provisions for ongoing maintenance and irrigation;
- Evidence of slope stability through vegetation of created slopes;
- Non-Residential Projects MAY require additional information to assess compliance with Water Efficient Landscaping and Trip Reduction Ordinances - see Staff Planner for details.

Lighting Plans (if required) - showing as appropriate:

- Location, height, number of lamps, lumens per lamp, estimates of maximum illumination on site, and spill/glare at property lines.
- Photometric study demonstrating compliance with the lighting standards.

Grading Plan (if required) - showing as appropriate:

- Proposed shape, height, and grade of the site including the direction of drainage flow, existing trees, and percent of grade (Slope Map);
- All proposed cut and fill slopes;
- Quantities of cut and fill and their ultimate disposition;
- All retaining walls;
- Drainage features, including debris collection, runoff and subsurface discharge, overflow route, and downdrains;
- Erosion control measures;
- Cross-sectional profiles for existing and proposed grade changes; and
- Location and height of perimeter walls, and relationship of the walls to slopes and other walls, existing and proposed. Where existing and proposed walls are shown, identify distance between wall faces and indicate any grade differential.

Topographical Map - included on Site Plan, or, if separate, at same scale as Site Plan. Maximum contour interval = 10 feet