



PLANS REQUIRED FOR BUILDING PERMITS

Development Services Department / Building Division
3232 Main Street, Lemon Grove, CA 91945
Phone: 619-825-3805 Fax: 619-825-3818
www.lemongrove.ca.gov

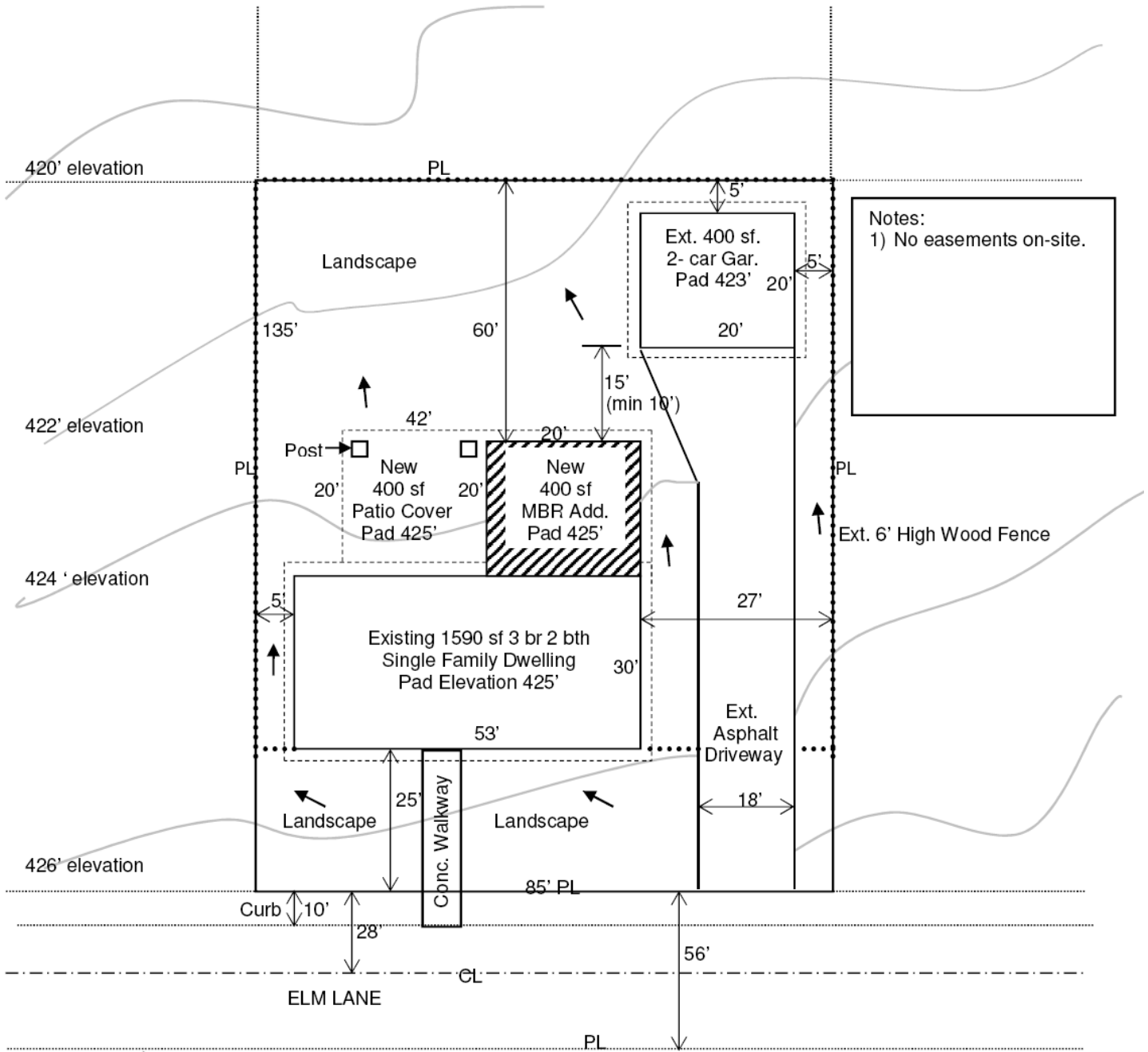
The City requires that four (4) sets of plans and specifications be submitted and approved before a building permit can be issued. All plans shall be legible and drawn to scale. Plans shall be non-erasable. If the plans have been drawn by an engineer, designer, or architect, each page shall be signed. Each page shall be numbered. Plans shall consist of the following:

- PLOT PLANS showing the property lines consistent with appropriate surveys of record, the location of abutting street improvements and easements, and the location of any structures, driveways, walkways, landscape areas, and other surface improvements; with dimensions between buildings and property lines, and dimensions between buildings and other existing structures on site. The Planning Department will review plans for conformance with zoning regulations such as setbacks, parking, and height limits. Plans that are inaccurate or incomplete will delay the permit process.
- GRADING OR TOPOGRAPHIC PLAN showing the site grades by minimum 5-foot contours, all pad elevations and grades at street and alley property lines.
- FOUNDATION OR FOOTING PLAN showing the size and location of footings, walls and piers; size and spacing of girders and floor joists; thickness of concrete slabs; depth of fills, if any, and special treatment of the soil, if any if required.
- FLOOR PLAN showing the size and intended use of all rooms; location and size of all headers; location, size and type of all windows, doors and other openings; existing (prior to any work) and proposed (how it will look when work is done, including electrical outlets and switching).
- EXTERIOR ELEVATIONS showing all openings and exits, vertical dimensions, location and type of wall bracing, the type of roof and siding materials and window treatments and other exterior finishes. Note: rooftop mechanical equipment shall be screened as appropriate.
- CROSS SECTIONS looking through the building as may be necessary to show the structural arrangements and materials 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.
- SOILS REPORT may be required for new structures. The building official may require submission of a written report of the investigation, which shall include but need not be limited to the following:
 - A plot plan showing the location of all test borings and/or excavations.
 - Descriptions and classifications of the materials encountered.
 - Elevation of the water table, if encountered.
 - Recommendations for foundation type and design criteria including bearing capacity, provisions to minimize the effects of expansive soils and the effect of adjacent loads.
 - Expected total and differential settlement.
- STRUCTURAL CALCULATIONS if construction does not qualify as "conventional" wood frame single story, including truss calcs, beams, etc.
- DETAILS to clearly indicate and explain all structures and fire resistive materials; post to beam and post to

footing connections.	
<input type="checkbox"/>	PLANS FOR FIRE SPRINKLER AND/OR ALARM SYSTEMS when required shall be approved by the Fire Prevention Bureau prior to issuance of a building permit.
<input type="checkbox"/>	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.
<input type="checkbox"/>	PUBLIC STREET DEDICATION AND IMPROVEMENT REQUIREMENTS. The Lemon Grove Municipal Code requires that applicants for building permits with a valuation exceeding \$15,000.00 are required to dedicate real property for public street widening purposes. With the exception of certain exemptions and lots within single-family residential zones, the Lemon Grove Municipal Code requires that applicants for building permits with a valuation exceeding \$25,000.00 are required to either install public street improvements or sign a public street improvement agreement as required by the City Engineer. Any building permit for a new single-family dwelling is required to dedicate real property for public street purposes and install public street improvements on the public street frontage(s) of the subject property. Street improvements may include, but are not limited to curb, gutter, sidewalk, street trees, landscaping, street lighting, fire hydrants, utilities and the under grounding or relocation of overhead utilities. See Chapter 12.10 of the Lemon Grove Municipal Code for additional details.
<input type="checkbox"/>	CONCEPTUAL LANDSCAPING AND IRRIGATION PLAN. When installing landscape, the Lemon Grove Municipal Code Water Efficient Landscape Ordinance requires that landscaping and irrigation implement water saving measures to encourage greater water conservation. See Chapter 18.44 of the Lemon Grove Municipal Code for additional details.
<input type="checkbox"/>	ACOUSTICAL ANALYSIS. When new land uses are subjected to or create noise above that permissible in the Noise Ordinance, an acoustical noise analysis may be required. See Chapter 9.24 of the Lemon Grove Municipal Code and the Noise Element of the General Plan for additional details.
<input type="checkbox"/>	COUNTY ASSESSOR BUILDING CONSTRUCTION RECORDS. When existing building conditions shown on the plans vary from public records, a copy of these records is required if not already on file. Property owner authorization is required by the County Assessor. Typically, a signed letter from the property owner is acceptable.
<input type="checkbox"/>	PRELIMINARY TITLE REPORT and copies of recorded documents shown in Schedule B of the Report and plotted easements on an Assessor's Parcel Map may be required.
<input type="checkbox"/>	LICENSED LAND SURVEY. If there is a discrepancy in the property line locations, this survey stamped by a State Licensed Land Surveyor or authorized Professional Engineer is required.
<input checked="" type="checkbox"/>	STORMWATER BMPS. Intake Forms I-1, I-2, and I-3 must be filled out as applicable to the project. Projects requiring submittal of Form I-1 only are required to submit a complete Form I-1. Projects requiring submittal of Form I-2 require Construction Stormwater BMP Notes and Permanent Stormwater BMP Notes on their site plan. Projects requiring submittal of Form I-3 must provide a Storm Water Quality Management Plan and for projects without a Grading Plan, a separate Construction BMP Plan is required (pre- and post-construction impervious area is required to be shown on the plans).
<input type="checkbox"/>	OTHER STUDIES, REPORTS, PLANS, OR MATERIALS: _____

After the building permit is issued, the approved plans and the Inspection Record must be kept on the job site and must be made available to the Building Inspector during construction.

SAMPLE SITE PLAN



Notes:
 1) No easements on-site.

SITE ADDRESS:
APN:

EXISTING CONDITIONS: 1590 sf SFR w/
 400 sf 2-car garage

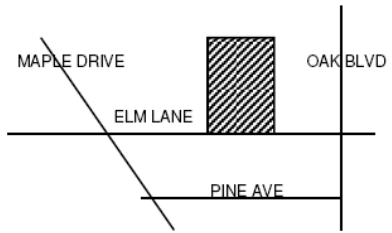
SCOPE OF WORK: 400 sf MBR Addition
 and 400 sf Patio Cover

OWNER:
 NAME, MAILING ADDRESS, PHONE, EMAIL

PREPARED BY:
 NAME, MAILING ADDRESS, PHONE, EMAIL



VICINITY MAP
 NO SCALE



SAMPLE BUILDING ELEVATION

