



TRIBAL BUILDING AND DEVELOPMENT

Plan Check Submittal

Complete sets of plans are required. Plans shall be stamped and wet signed by the architect or engineer. (signed and accompanied with letter from Homeowners Association if applicable)

Submittal(s) shall consist of:

1. **Plan Check Fee** \$_____

2. **Plot Plan** (24"x36")

- Fully dimensioned
- Legal description(APN)
- Street address (if known)
- Lot lines indicated
- North Arrow and scale
- All existing improvements
- Use of adjacent structure(s)
- Location of existing and/or proposed utilities
- Drainage Identification from site(i.e. drainage plans)

3. **Grading Plans** (For New Construction requiring more than 50 cubic yards of earthwork)

- Drawing on 24"x36" sheet
- Assessor's Parcel Number (APN) and street address
- Street names, north arrow and scale
- Driveway Improvements and street dimensions: centerline to face of curb and edge of pavement, as well as property line to face of curb and edge of pavement

- Lot Dimensions
- Label curb types with the top of curb and flow line elevations, or top of pavement elevations at centerline of street and edge of pavement if no curb exists, at each property line extension and driveway.
- Existing and proposed elevations at back corner of lot with existing contour lines, or sufficient spot grade elevation along property lines and within the interior of the lot to demonstrate grades.
- Proposed elevations at back corners of lot and at high and at low points of all drainage swales. Each swale high point shall be 0.3 feet below pad elevation and labeled as “HP”. Drainage swales shall be shown with direction and slope indication.
- Pad and finish floor elevation of proposed structure(s)
- Pad or finish floor elevation of all adjacent structures
- Cut and fill quantities
- Signature of person preparing Plan
- Benchmark or temporary Bench Mark used
- Top of wall elevation with finish surface elevations (existing and/or proposed) at changes in wall heights, or as required, along both sides of wall
- Slope grades for the following items:
 - a. Earth or turf swales: 1% min.; can be 0.5% with approval from Tribal Senior Civil Engineer
 - b. Rear yard: 5% min. – 10% max.
 - c. Side yard: 5% min. – 50% max
 - d. Asphalt pavement: 1.5% min.
 - e. Concrete Pavement: 0.5% min.
 - f. Behind Driveway approach: 4 feet at 5% max.

4. Floor Plan

- Fully dimensioned
- Identify use of all occupied space (office, storage, etc.)

- Exits (locations, width, direction of swing, hardware requirements. etc.)
- Corridors (type of construction, width, access to exits etc.)
- Show all fixtures elements of construction (walls, partitions, cabinets, fixtures, etc.)
- Identify all occupancy separations and indicate fire resistive rating of each

5. Roof Plan

Provide complete roof plan including HVAC and flashing requirements. Truss calculations are required for a proposed truss roof, or if conventionally framing, indicate size, spacing, and direction of rafters. Identify roof finish and sheathing underlayment. Truss calculations must be signed and sealed by a professional civil or structural engineer; these calculations must be reviewed for compliance by the engineer or architect of record.

6. Architectural Elevations

Provide four (4) elevations using North, South, East, and West identifications. The location of the doors, windows, roof projections, equipment, and chimneys are to be indicated. Exterior finish, veneer, planters and roof covering must also be indicated.

7. Wall Section

- Typical wall section indicating stud size, height, spacing, insulation, wall finish, and structural connections including bracing and lateral shear components.

8. Plumbing Plans

- Plumbing isometric/schematic (water, gas, and waste)
 1. Size all lines
 2. Show vents, soil, and cleanouts
 3. Sewer System or Septic System
(Proof of approval from County of Riverside for Septic)
- Show type of material to be used

9. Mechanical Plan

- Mechanical isometric/schematic, size all ducts

- Location of air return
- Location of all fire dampers
- Method and amount of combustion air
- Location of all HVAC units
- Kitchen hood (provide complete details as applicable)

10. Electrical Plan

- One line diagram (show service, feeder, conductor, disconnect, overcurrent protection, grounding, etc.)
- Panel schedules with circuits identification
- Indicate all outlet, fixture, and equipment locations (smoke detectors & GFCI)
- Indicate all hazardous electrical locations as applicable
- Provide complete electrical load calculations

11. Energy Compliance

- Two sets of Energy calculations as required by Title 24
- Mechanical calculations, including the MECH-1 certificate of compliance form and related applicable forms and information
- Envelope calculations, including ENV-1 certificate of compliance form and related applicable forms information
- Lighting calculations, including the LTG-1 certificate of compliance form and related applicable forms and information

Note: show all requirements of the energy calculations on the plans

12. Additional plans and/or information

- T-Bar ceiling details
- Sprinkler plan (when required by code or fire ordinance)

- All conditions of approval issued by Tribal Planning and Development Department

After all requirements have been met and plans have been approved, a permit to construct may be issued. Upon payment of all associated fees and proof of payment of agency fees, a permit may be issued.

- TUMF Agua Caliente Band of Cahuilla Indians (760) 699-6800
Planning and Development Department
5401 Dinah Shore Drive
Pam Springs, CA 92264
- THCP Agua Caliente Band of Cahuilla Indians (760) 699-6800
Planning and Development Department
5401 Dinah Shore Drive
Pam Springs, CA 92264
- Bogert Bridge City of Palm Springs Finance Dept. (760) 325-8253
3200 E. Tahquitz Canyon Way
Palm Springs, CA 92262
- School Palm Springs Unified School District (760) 416-8000
980 E. Tahquitz Canyon Way
Palm Springs, CA 92262
- Water Desert Water Agency (760) 323-4971
1200 Gene Autry Trail South Fax (760) 325-6505
Pam Springs, CA 92264
- Sewer Riverside County (760) 778-2235
Environmental Health Department
3111 Tahquitz Canyon Way
Palm Springs, CA 92262