



Industrial/Commercial Building Requirements

Introduction

Welcome to the City of Vista.

We hope this information will assist you through the process of construction of an industrial or commercial building.

The Development Services Center is composed of representatives of the Building, Planning and Land Development Divisions. You may visit the Development Services Center at 200 Civic Center Drive or telephone (760) 639-6100.

Planning Requirements

Prior to submittal of building plans an approved Site Development Plan will be required for all commercial and industrial development regardless of the size of the project. Please contact the Planning Division at (760) 639-6100.

Grading and Street Improvements

Building Plans may not be submitted without the approval of the Land Development Division. Please contact the Land Development Division at (760) 726-1340, extension 1206.

Building Plan Requirements:

1. Three (3) sets of plans to scale.
 - a. Plot Plan (preferred scale – $1/8" = 1'$ for average lot size).
 - b. Plans no larger than 24" x 36".
 - c. Floor Plan (scale $1/4" = 1'$).
 - d. Foundation Plan (scale $1/4" = 1'$).
 - e. Elevations (provide three elevations of the exterior of the building).
2. One (1) copy of current title report.
3. Two (2) copies of the recorded parcel map.
4. Two (2) copies of truss calcs (if trusses are used).
5. Two (2) copies of energy compliance information.
6. Three (3) copies of soils report (must be less than one year old).
7. Plan check deposit (to be determined at the time of plan submittal).

Plan Guidelines

1. Plot Plan and Site Plan

This plan shows a general layout of the lot. It must show the following:

Owner's name and address; site address; assessor's parcel number; legal description of property; lot size, setbacks from property lines, location and dimensions of existing and proposed buildings, structures, parking and landscaping areas; identification of the use of all existing and proposed structures; identify any easements, existing and proposed curbs, sidewalks, pipes or other permanently installed property line identifications; all architectural projections including stairs and balconies; location of all utility lines and meters.

2. Foundation Plan

Provide dimensions and details of foundation including continuous footings, grade beams and pier footing; show footing dimensions, thickness of concrete slabs and reinforcing steel and concrete slabs and reinforcing steel and concrete-encased electrode (UFER GROUND).

3. Floor Plan

Floor plans must show the following: *Note:* Some information may be more easily shown in schedules:

- a. Exterior and interior dimensions.
- b. Use of all rooms.
- c. Size and type of all windows and doors.
- d. Plumbing fixture and gas fixture locations; water heater and electrical equipment location.
- e. Door hardware and threshold details.
- f. Disabled accessibility clearances at sanitary facilities and fixtures.
- g. Location of heating and air-conditioning facilities.
- h. All interior finishes.

4. Frame Plans

- a. Show the material size and location of headers, beams, planks, girders, floor joist and/or trusses. Show reinforcing steel for pre-stressed and conventionally reinforced concrete members.
- b. Show dimensions, clarify the direction and span length of all members.
- c. Show location, size and type of posts or columns.

5. Cross Sections

Show the following:

- a. Interior and exterior finishes.
- b. Size, spacing and type of material used.
- c. Insulation type and location.
- d. Cross reference connections details.

6. Elevations

This is a drawing or view of each new exterior wall. Show the following:

- a. Doors, windows and other opening.
- b. Exterior finishes.
- c. Wall bracing, shear panel location, or other means of obtaining required lateral bracing.
- d. New and pre-existing grades; and height of structure and projections above grade.
- e. Dimensions of eave projections.

7. Roof plan and details

Show the following:

- a. Roof pitch and provisions for drainage.
- b. Direction and span of rafters, trusses, beams and headers.
- c. Any special framing at roof area.
- d. Complete roofing specifications.

8. Structural Calculations

Structural calculations are required for projects this type, except for wood frame elements that comply with conventional construction provisions. Structural calculations must have the signature and stamp of the licensed engineer or architect who performed the calculations. The signature and stamp must be on the first page of calculations.

9. Single Line Diagram

- a. Show conduit and wire sizes.
- b. Specify aluminum copper conductors and insulation type.
- c. Show serving voltage, amperage, and short circuit current available from utility.
- d. Show service grounding method, ground wire size and cold water bond.
- e. Show size of fuses and/or circuit breakers and ampere interrupting capacities (AIC) of equipment.
- f. Show justification for equipment AIC rating by specifying fuse by manufacturer number or circuit length and/or short circuit calculation.
- g. Show main service arrangement with details on work space, access and connection to utility transformer.

10. Electrical Load Calculations/Panel Schedules

- a. Show electrical load calculations to justify the size and type of equipment and conductors to be installed.
- b. Show panel rated ampacity, AIC rating, voltage, main lugs only or with main protection; and panel locations.
- c. Show total load and per phase load in watts and amperes.

11 Lighting Plan

Show outdoor lighting plan. Outdoor lighting must comply with outdoor lighting regulations, Development Code Section 18.58.260.

12. Mechanical and plumbing plans

- a. Show type and location of each plumbing fixture.
- b. Show size, type and location of each air conditioning or heating unit.
- c. Show size, type and location of all rough plumbing lines
- d. Hood plans and grease interceptor must be submitted for restaurant.

13. Title 24 Energy

Show compliance with a component package or Title 24 calculations.

14. Service Arrangement

Show location, size and type of all water and sewer mains, meters, laterals and services.