

ARCHITECTURAL/MEP CONSTRUCTION DOCUMENT REQUIREMENTS

Initial Review: Submit one bound full-size hard copy set of the Architectural/MEP Construction Documents (initial review sets must include a cover sheet, architectural floor plan w/ fixture schedule, all plumbing plans, water entry room electrical plan, and structural foundation plan), a Review Application, WCDS, and IWQ.

The following is the minimum level of detail required on plans submitted to the District for review. Additional information may be required if deemed necessary by the District.

- ___ Include an Architectural floor plan for all proposed floors and basement, with an equipment schedule identifying all proposed and existing plumbing fixtures.
- ___ Provide a detailed, to scale drawing of the mechanical room with the location and size of all proposed meter and backflow devices specified (make and model number) and illustrated with the appropriate clearances per the *Highlands Ranch Water and Sewer Standard Specifications* manual.
- ___ Provide complete water and sewer plumbing plans, isometrics and details. The **plans must consistently indicate a common point-of-connection** (horizontally and vertically) with the Civil Engineering Site Plan.
- ___ **Dimension all water and sewer service points-of-entry off the buildings column/grid lines.**
- ___ The plumbing plans must include all pertinent water and sewer standard details from the *Highlands Ranch Water and Sewer Standard Specifications* manual, particularly the domestic meter setting and backflow, fire backflow, sewer cleanout, and grease/sand-oil interceptors.

Final plan approval - the Applicant must submit the following for final District approval:

Three (3) bound full-size hard copy plan sets

Approval sets must include, at a minimum, a cover sheet, fixture plan and schedule, and all plumbing sheets. Each plan set must include an original or electronic signature. The Applicant may submit additional copies of the plans for approval by the District, up to twelve (12) total sets.

One (1) electronically bound .PDF plan set

Submit a CD containing the complete set of Construction Documents that include the architectural floor plan w/ fixture schedule, all plumbing plans, water entry room electrical plan, and structural foundation plan bound as a single .PDF. The electronic set must include a stamp and signature.

The District will notify the County and the Applicant of the approval via email. Following approval, the plans will be distributed to the District's building inspector. The inspector will perform a site visit to discuss the inspection process with the contractor and to issue two of the District's three sets of approved plans.