RESIDENTIAL ADDITION PLAN REQUIREMENTS

I. Three complete sets of plans and two sets of supporting documents are required to be submitted and, when required by the State Business and Professions Code, shall be wet-stamped and signed by a California-licensed architect or – registered engineer.

II. The following items shall appear on the first sheet of the drawings:

A. **Applicable codes:** 2013 California Residential Code, 2013 California Plumbing Code, 2013 California Mechanical Code, and 2013 California Electrical Code, 2013 California Energy Code

B. **Building code data:** Occupancy Group: R3 – residence; U– garage
Type of Construction: V-B
New & existing floor area per occupancy and per story;
Number of stories.

III. Plans shall be drawn to scale and consist of:

A. **Plot plan:**
1. Legal description and site address
2. Location and size of addition on the property relative to property lines and other structures
3. North arrow
4. Drainage 2% away from structure for 3 feet then minimum 1% to front property line or drainage basin.

B. **Foundation plan and details:**
1. Footing sizes and reinforcing
2. Slab thickness, reinforcing and moisture barrier, if required
3. Locations and sizes of holdowns and anchor bolts

C. **Floor plan:**
1. Show layout of new and existing partitions
2. The uses of new areas and adjacent existing areas
3. Size, type, and location of doors and windows
4. Framing information (size, spacing, and directions of joists and rafters; headers; beams and columns, shear walls, floor diaphragms) may be shown here or on a separate framing plan
5. Plumbing, mechanical, and electrical fixtures and equipment

D. **Roof plan** (may be combined with plot plan, if simple):
1. Roof material, slope, ridges, valleys, overhangs, roof diaphragm

E. **Exterior Elevations:**
1. Show ceiling heights, finishes, doors/windows
2. Overall building height

F. **Framing Sections:**
1. Show roof, floor and wall construction, and the foundation
2. Interior finishes and insulation

G. **Details**
1. Show structural details for connections of framing members to each other and to the foundation providing a continuous load path for both gravity and lateral (wind or seismic) loads

H. **Energy Compliance:**
1. CF-1R forms completed and blueprinted on the plans
2. Mandatory measures addressed on the plans
3. Two sets of documentation of compliance

I. **Structural Calculations:**
1. Two sets of calculations are required for most additions unless they completely conform to the CBC Chapter 23 provisions for conventional construction

IV. Planning Department review is required. Homeowner's association approval may be required.