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:


B. Building code data: Occupancy Group: R3 – residence; U1 – garage; Type of Construction: V-N; New & existing floor area per occupancy and per story; Number of stories.

III. Plans shall consist of:

A. Vicinity Map
B. Project Description
C. 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
D. 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
E. 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
F. Roof plan (may be combined with plot plan, if simple):
   1. Roof material, slope, ridges, valleys, overhangs, roof diaphragm
G. Exterior Elevations:
   1. Show ceiling heights, finishes, doors/windows
   2. Overall building height
H. Framing Sections:
   1. Show roof, floor and wall construction, and the foundation
   2. Interior finishes and insulation
I. 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
J. 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
K. Structural Calculations:
   1. Two sets of calculations are required for most additions unless they completely conform to the UBC Chapter 23 provisions for conventional construction.

IV. Planning Department review is required. Homeowner’s association approval may be required.
Note: Rear Yard Determination

Lot Depth = 110'

Required Rear Yard Setback:

110' x .25 = 27.5'

However maximum required is 25'.

This addition would require a "Varance" for rear yard setback.

Basically a level lot.

Plot Plan  Scale: 1/16" = 1'-0"

Lot Area  7920\(\text{sq ft}\)
Existing Coverage  2016\(\text{sq ft}\)  = 25.5%
Addition  656\(\text{sq ft}\)
Total  2672\(\text{sq ft}\)  = 33.7%

Note: Lot coverage % determined by dividing Total Area of all buildings by Lot Area.
FLOOR PLAN • ROOM ADDITION

NOTES:

- SHOW DIMENSIONS OF ALL PROPOSED ROOMS AND SQ. FT. AREA OF EXISTING ADJOINING ROOMS AND WINDOW SIZES.

- SHOW TYPE AND SIZE OF ALL PROPOSED WINDOWS AND DOORS AND GIVE HEADER SIZES.

- SHOW ALL PROPOSED ELECTRICAL OUTLETS, LIGHTS, AND FIXTURES.

- SHOW LOCATION OF ALL PROPOSED PLUMBING FIXTURES.

TYPICAL SYMBOLS

- EXISTING WALL
- PROPOSED WALL
- SWITCH
- LIGHT OUTLET
- RECEPTACLE
- SMOKE DETECTOR
- EXHAUST FAN

(For Illustration Only)
FRAMING DETAIL • ROOM ADDITION

NOTES:

- INDICATE GRADE OF ALL FRAMING LUMBER. ALL FRAMING LUMBER SHALL BE GRADE MARKED.

- ALL LUMBER ON CONCRETE OR MASONRY WHICH IS IN DIRECT CONTACT WITH EARTH SHALL BE PRESSURE TREATED OR FOUNDATION GRADE REDWOOD.

- ALL NAILING SHALL BE IN ACCORDANCE WITH THE NAILING SCHEDULE OF THE CALIFORNIA BUILDING CODE.

- ANCHOR BOLTS SHALL BE 5/8" X 10" LONG @ 6'-0" O.C. MAX AND 12" FROM ENDS.

- THIS IS A SAMPLE DRAWING OF TYPICAL WOOD FRAME ON SLAB CONSTRUCTION. OTHER DESIGNS MAY REQUIRE MORE SPECIFIC DETAILS AND INFORMATION.

(For Illustration Only)
ELEVATION • ROOM ADDITION

NEW ADDITION

EXISTING HOUSE

BRACED WALL PANEL
(4' L.F. MIN.)

INDICATE ROOF SLOPE
(3 To 12 shown)

ATTIC VENT
(Size)

EXISTING ROOF

INDICATE OVERHANG

* ALTERNATE BRACED WALL PANEL
(2' 8" L.F. MIN.)

INDICATE EXTERIOR FINISH

INDICATE TYPE OF ROOFING MATERIAL

EXISTING HOUSE

SILL HEIGHT FROM FLOOR
(If a sleeping room)

* ALTERNATE BRACED WALL PANELS
(2' 8" L.F. MIN.)

NEW ADDITION

(For Illustration Only)

*REFER TO CALIFORNIA BUILDING CODE 2001, SECTION 2320.11.4 FOR REQUIRED SPECIAL HOLD DOWNS & ANCHOR BOLTS.
Foundation / Slab Requirements

1/2" Drywall

2 x 4 @ 16" O.C.

2x4 Treated Plate

5/8" x 10" Anchor Bolts
Every 6'-0" O.C. MAX and 12" from ends
(4'-0" O.C. at shear walls)
2" sq. x 3/16 plate washers

#4 @ 32" O.C. each way or
#3 @ 24" O.C. each way

3 1/2" Min. Concrete Slab
4" Sand

6 mil. Visqueen

1 - #4 Top & Bottom

Finish Grade
2% For 4 ft.

<table>
<thead>
<tr>
<th>Number of Stories</th>
<th>A Depth Below Undisturbed Ground*</th>
<th>B Width of Footing*</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>12&quot;</td>
<td>12&quot;</td>
</tr>
<tr>
<td>2</td>
<td>18&quot;</td>
<td>15&quot;</td>
</tr>
</tbody>
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*UNLESS SOILS REPORT RECOMMENDS AN ALTERNATE DESIGN.