

# RESIDENTIAL ADDITIONS

## REQUIRED INFORMATION AND EXAMPLE PLANS

### REQUIRED PLANS:

Provide 3 sets of plans, drawn to scale, which include the following:

#### 1. PLOT PLAN & PROJECT DATA TABLE

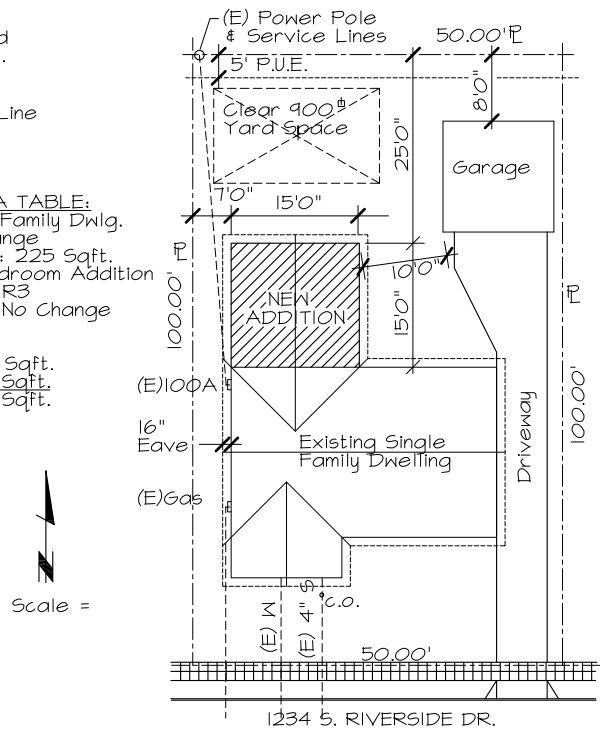
- location of any adjoining street, sidewalk, parkway, walkway, or alley;
- dimensions of property (lot size) and proposed addition;
- location and uses of existing building and proposed addition;
- distances from proposed addition to existing buildings and property lines;
- location of all underground or overhead utilities and size of sewer;
- project data table showing new & existing use, occupancy, area, stories, height, sprinklers, etc...
- dimensions of adjacent alley or walkway if there is one;
- roof and building overhangs;
- location of required interior yard space.

 Proposed 225 Sqft. Addition

PL = Property Line  
(E) = Existing  
(N) = New

**PROJECT DATA TABLE:**  
(E) Use: Single Family Dwlg.  
(N) Use: No Change  
Scope of Work: 225 Sqft.  
Master Bedroom Addition  
(E) Occupancy: R3  
(N) Occupancy: No Change  
Stories: 1  
Sprinklers: No  
(E) Area: 1250 Sqft.  
Addition: 225 Sqft.  
Total: 1495 Sqft.

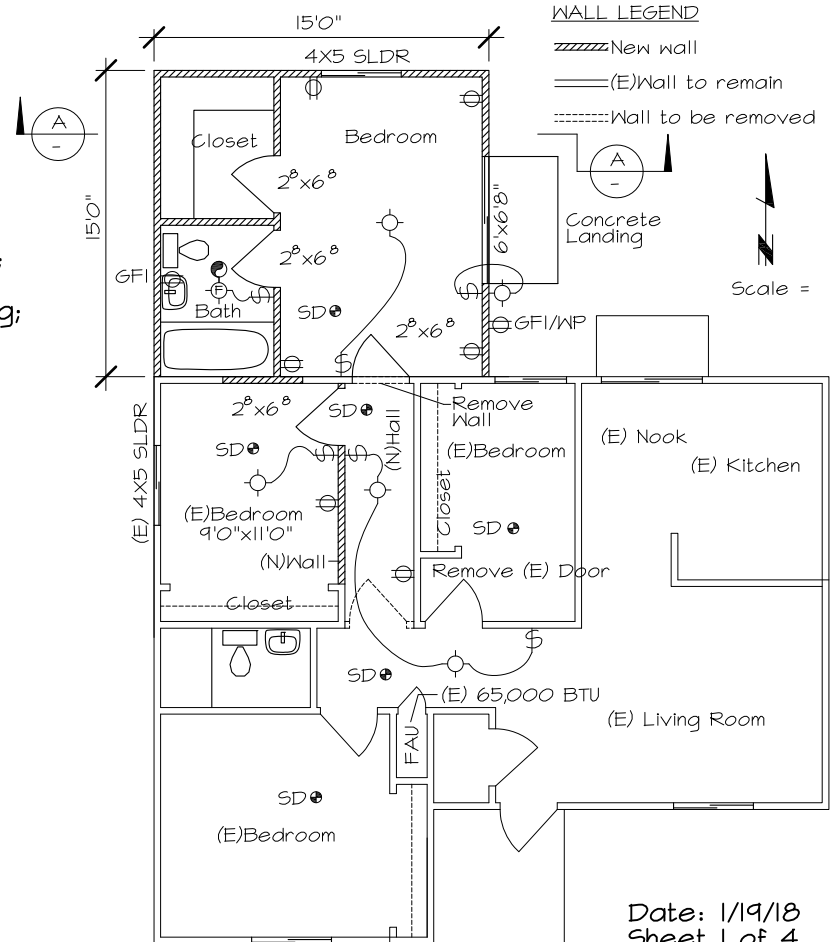
### EXAMPLE PLOT PLAN



#### 2. FLOOR PLAN

- dimensions of new exterior walls, and interior partitions;
- dimensions of existing adjoining rooms window sizes;
- locations and sizes of new windows, doors, stairways and plumbing fixtures;
- use of all rooms.
- complete floor plan of existing building;
- show all smoke detectors;
- location and scope of any other proposed work such as any windows and doors to be altered;
- show all electrical outlets, lights, switches, fan, wall heaters, fireplaces, etc...

### EXAMPLE FLOOR PLAN



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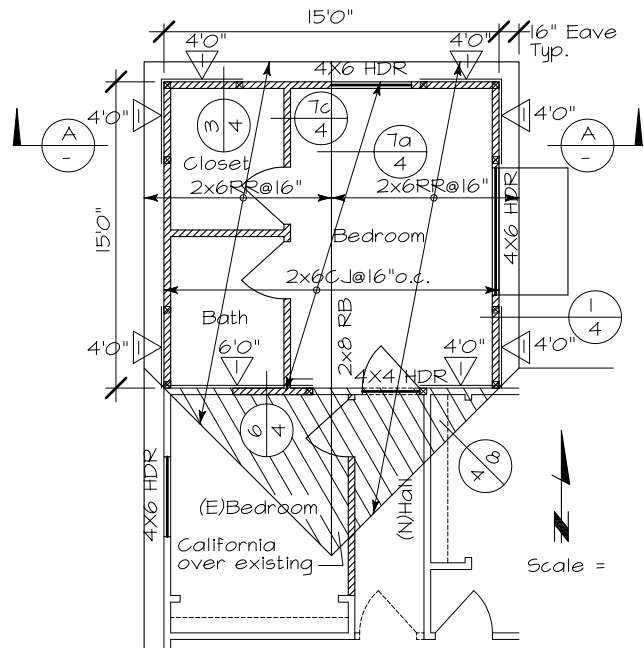
## REQUIRED INFORMATION AND EXAMPLE PLANS

(Continued)

### 3. FRAMING PLAN

- types of material, locations, sizes, spans, & spacing of all new structural members (ridge, sheathing, roof and ceiling joist, post, etc...);
- structural connections between addition and adjoining rooms.
- shear wall locations, lengths & shear wall schedule
- continuous boundary element, blocking, strapping, etc...

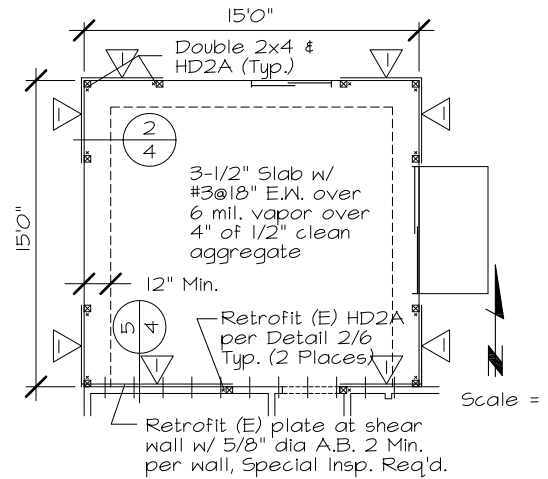
### EXAMPLE FRAMING PLAN



### 4. FOUNDATION PLAN

- slab thickness, reinforcing, and underlayment;
- dimensions and width of continuous footing
- location of new piers and crawl space opening;
- sizes, spans & spacing of joist, girders, and size of sheathing (for raised floor only);
- shear wall types and locations;
- connection of existing to new foundation.
- location of any embeds including post bases, hold downs, anchor bolts.

### EXAMPLE FOUNDATION PLAN



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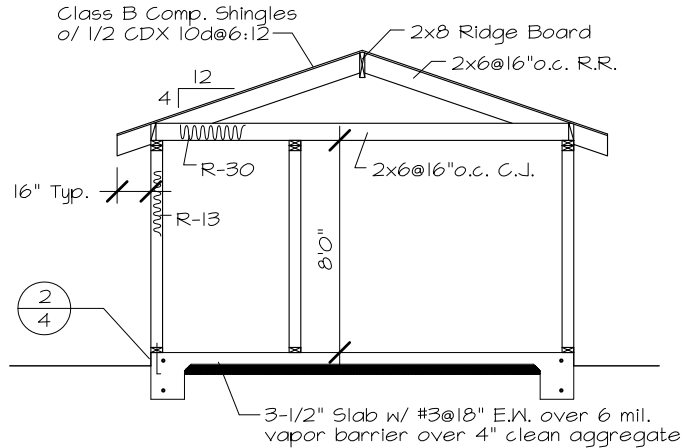
## REQUIRED INFORMATION AND EXAMPLE PLANS

(Continued)

### 5. CONSTRUCTION SECTION

- ceiling height of addition
- insulation materials for wall, floor, & attic interior and exterior finish;
- sizes, spans & spacing of new structural members for roof, floor & foundation assemblies.

### EXAMPLE CONSTRUCTION SECTION

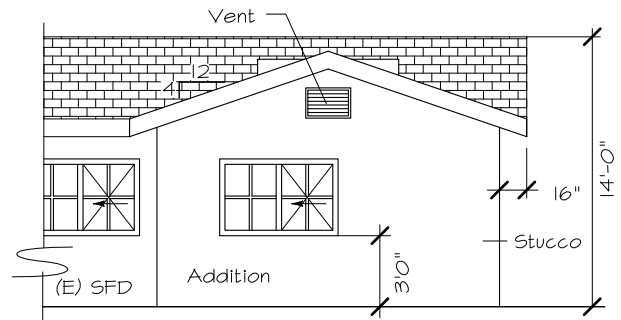


FRAMING SECTION A-A

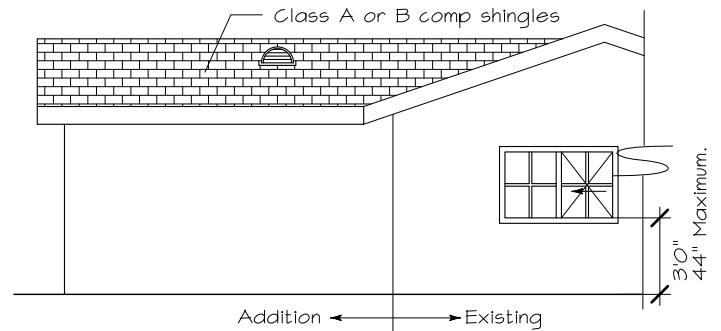
### 6. ELEVATIONS

- exterior views of addition include attachment to existing;
- roofing material and pitch;
- specification on finish materials (stucco, siding, etc...);
- height of the structure measured from, the average curb height and grade;
- location of new and existing windows, doors and attic ventilation opening.

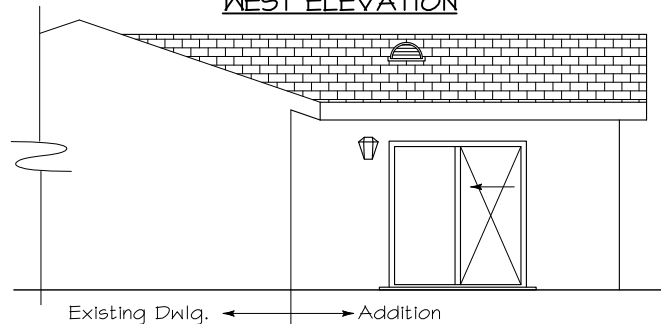
### EXAMPLE ELEVATIONS



NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION

Date: 1/19/18  
Sheet 3 of 4

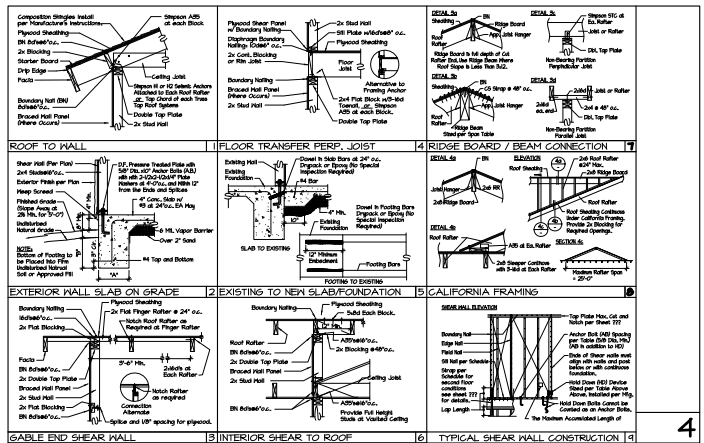
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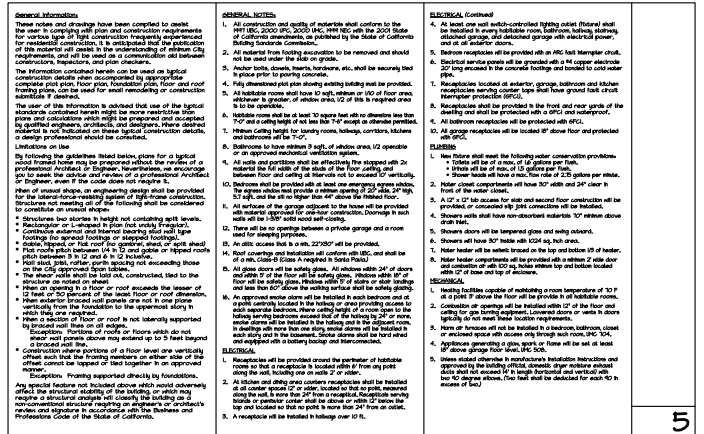
### 7. CONSTRUCTION DETAILS

- details showing connection of new to existing;
- foundation construction, anchor bolt, grade separation, reinforcement, etc...;
- typical shear transfer details, foundation, shear wall, top plate, floor, roof, new to existing, interior shear wall, shear wall to roof sheathing;
- special detail such as stair framing, deck construction, ridge beam, post connections, hold down anchors, weep screen etc...



### 8. CONSTRUCTION NOTES:

- general code information for fire life safety;
- structural specifications for the grade of building materials - timber, steel, concrete, and masonry;
- non-structural component specification such as piping to be used, or finishes to be applied, mechanical systems, etc...;
- list any special inspections or required structural observation;
- nailing schedule;
- city standard plate 60I.



### 9. ENERGY CONSERVATION

- size of water heater, AC unit/heater;
- Title 24 Energy documents

### 10. ELECTRICAL, PLUMBING, MECHANICAL

- items must be noted and located on the plans.

## REQUIRED CALCULATIONS:

### 1. STRUCTURAL CALCULATIONS

- Structural calculations are not required when proposed residential building complies with conventional construction requirements of Section 2320 CBC. Plans may be prepared by designers, contractors, and homeowners who have code and construction knowledge and experience.
- When structural calculations are required, they shall be prepared by professional engineers or architects to prove the design of the structure is adequate to resist gravity, occupant, earthquake, and wind forces as required by the Building Code. Both calculations and plans shall be stamped and signed by a responsible engineer and/or architect.

### 2. ENERGY CALCULATIONS

- Energy calculations are not required for non-habitable buildings (garage, storage, etc...), nor for buildings with no heating and air conditioning systems (workshop, recreation room with no insulation .. etc...).
- Energy calculations are required for habitable buildings (accessory living quarters, recreation room with insulation .. etc.), and they shall be prepared by professional engineers.