

## **Drawing Submittal Requirements for New Homes and Room Additions**

### **Plot Plan:**

The Plot Plan must be drawn to scale with setbacks identified between the property lines and any existing structures. Show the location of all existing structures on the property. Provide a north arrow. Show the locations of utility meters, driveway locations, right-of-ways and easements. An information box should be placed in the bottom right corner indicating the street address, owner's name and address, and the name of the person preparing the plans.

### **Foundation Plan:**

Provide a plan view of the foundation slab, and cross section of footing details. Note soil type and all allowable soil bearing pressure used for building design. Indicate all steel reinforcement sizes and locations, all hold down hardware locations, anchor bolt sizes and spacing, vapor barrier thickness, etc.

### **Floor Plan:**

Provide a double lined plan view of proposed job. Indicate size and location of all doors, windows, and headers. Show size, spacing, and direction of ceiling joists. Identify all plumbing fixtures, electrical devices, outlets, lights, and switches. For room additions, show the existing use, square footage and the location and size of windows in the adjacent rooms.

### **Roof Plan:**

Truss calculations are required for proposed trussed roof, or if conventionally framed, indicate size, spacing and direction of rafters. Identify roof finish material and sheathing underlayment.

### **Exterior Elevations:**

For room additions, provide three (3) exterior elevations identified as front, left and right sides. Show doors, windows, finished floor line, exterior finish, and indicate roof pitch. On new homes, all four (4) exterior elevations should be shown. Additionally, if the project was subject to Design Review, indicate all applicable colors and other requirements of the Planning Department.

### **Required Details:**

Provide a cross section (cut view) of proposed job. Show foundation, wall studs, ceiling joists, rafters, roof pitch, etc. Indicate size, spacing, and materials proposed. If ceiling is vaulted, show cross section and structural connections.

**Finish Materials:**

Finish materials must be outlined or noted to indicate the ceiling, wall, and floor finish materials and types, also the proposed glazing materials including the frame.

**Engineering (Structural) Plans and Calculations:**

If required, the location, size and grade of all framing members and specification must be noted on the plans. Plans are required to be stamped and wet signed by the professional responsible for their preparation. Include the structural design criteria design load for, wind, seismic, etc. on the plans. Two (2) complete sets of structural calculations and truss calculations (if applicable) with the architect's or engineer's original wet signature and stamp on both sets of calculations and plans. Calculations must be complete and cross-referenced to plans to provide a clear correlation with each other.

**State Energy Conservation Information:**

Energy standards apply only to the new habitable areas. Room additions or new homes may be constructed using either the "Package Compliance Method" or the "Point Calculation Compliance Method". The Package regulations include a simplified method for construction of energy efficient buildings. This simplified method allows the following minimums, which must be shown on your plans: R-30 ceiling insulation; R-13 wall insulation; R-19 insulation in raised floor areas; and dual glazing not to exceed 20% of the gross floor area plus the area of any removed glazing for the addition. The room addition or new home must also comply with the Mandatory Features and Devices regulations. Any deviations in this area will be identified during the plan review process.

For new dwellings and room additions, which cannot meet the prescriptive requirements of the Package Compliance Method, the Point System Compliance Method must be used. The Point System Compliance Method requires that an individual knowledgeable about the requirements of Energy Conservation regulations perform a series of calculations to determine the appropriate levels of insulation, size of mechanical equipment and size of water heater.

**Other Requirements:**

Additional information may be required by other City or County Agencies in order to convey needed information relative to the construction of your project. Please feel free to contact a Building and Safety Plans Examiner at (805) 583-6723 for additional assistance with your project here in the City of Simi Valley.