



CITY OF RIVERSIDE

Building & Safety Division

Phone: (951) 826-5697



❖ DRAWING REQUIREMENTS ❖

NEW HOMES & ROOM ADDITIONS

HOW MANY COPIES OF THE PLANS DO I SUBMIT FOR REVIEW ?

For room additions 650 square feet or less in total area, five (5) complete sets of plans must be submitted. For additions over 650 square feet and new homes, five (5) full sets, four (4) separate site plans and one (1) separate floor plan will be required. The plans presented must be non-erasable and on substantial paper exactly as the building is to be constructed. Defaced, incomplete, indefinite, or faded plans cannot be approved. Plans must be signed by the person who prepared them.

WHAT INFORMATION MUST BE SHOWN ON THE PLANS ?

(See attached sample drawings for additional information.)

1. **PLOT PLAN:** The Plot Plan must be drawn to scale with setbacks identified between the property lines and any structures (existing and new). Show location of all existing structures (if any). Provide a north arrow. On new homes, the site plan should include locations of utility meters, driveway locations, right-of-ways or easements. An information box should be placed in the bottom right corner indicating the street address, site area, owners name, and the name of the person preparing the plans.
2. **FOUNDATION PLAN:** Provide a plan view (also called a bird's eye view) of the foundation slab and cross sectional footing detail, show all holdown hardware and indicate anchor bolt size and spacing.
3. **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. Indicate the proposed square footage of the addition and its use.
4. **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.
5. **EXTERIOR ELEVATIONS:** For room additions, provide (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 (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.

6. **REQUIRED DETAIL:** 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.
7. **FINISH MATERIALS:** Indicate ceiling, wall, and floor finish materials on floor plan, also identify proposed glazing (dual or single glazing).
8. **ENGINEERING (STRUCTURAL) CALCULATIONS:** Submit 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. The plans and calculations must correlate with each other.

NOTE: If the proposed construction conforms to conventional construction parameters, structural calculations are not required. See the "Residential Conventional Construction" handout for additional information.

9. **T-24 ENERGY CONSERVATION INFORMATION:** Generally, for room additions the Title 24 Energy Conservation Regulations apply only to the new habitable areas, nothing needs to be done to the existing portions of the home.

The following are minimum requirements for room additions and must be specified on your plans:

- A. R-30 ceiling insulation
- B. R-13 wall insulation
- C. R-19 insulation in raised floor areas (if any)
- D. Dual glazing (not to exceed 20% of the gross floor area plus the area of any removed glazing for additions). All new windows must be factory labeled as 0.35 SHGC (Max.) and 0.40 U-Factor (Max.).
- E. 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 Title 24 Energy Conservation regulations perform a series of calculations to determine the appropriate levels of insulation, size of mechanical equipment and size of water heater.

10. **ADDITIONAL REQUIREMENTS:** Additional information may be required by other City Departments or by the Building and Safety Division in order to convey needed information relative to the construction of your project. Please feel free to contact any member of the Building and Safety Division for additional assistance with your project here in the City of Riverside.