



DIRECTIONS:

This handout provides the requirements and *typical* examples of required documents/plans. Please understand that **each project is unique and additional requirements may be required.**

PRE-SUBMITTAL REQUIREMENTS:

Please contact the following departments to verify that all requirements have been met.

DEPARTMENT	WEBSITE	PHONE	REQUIREMENTS
Planning	TemeculaCA.gov/planning	951-694-6400	<ul style="list-style-type: none"> • Planning Application(s) • Development Code Compliance
Public Works	TemeculaCA.gov/374/	951-694-6411	<ul style="list-style-type: none"> • Possible grading permits • Possible soils reports
Fire	TemeculaCA.gov/232/	951-694-6405	<ul style="list-style-type: none"> • Possible Fire requirements

AN ITEM TO CONSIDER BEFORE DECIDING THE ROOM ADDITION SIZE: If the addition is in excess of 500 square feet, the school district will charge an impact fee. This is in addition to the various city fees and trash disposal fees that are required.

Plans shall comply with the following:

- 2016 California Building Code (CBC)
- 2016 California Mechanical Code (CMC)
- 2016 California Plumbing (CPC)
- 2016 California Electrical Code (CEC)
- 2016 California Residential Code (CRC)
- 2016 California Fire Code (CFC)
- 2016 California Green Building Standards (CGBS)
- 2016 California Energy Code (CEC) (Visit <http://energycodeace.com/> for Energy Code assistance)

Geographical Information:

- Wind Speed- 110 MPH
- Wind Exposure- C
- Seismic Zone - 4
- Rainfall - 3" Per Hour
- Climate Zone - 10

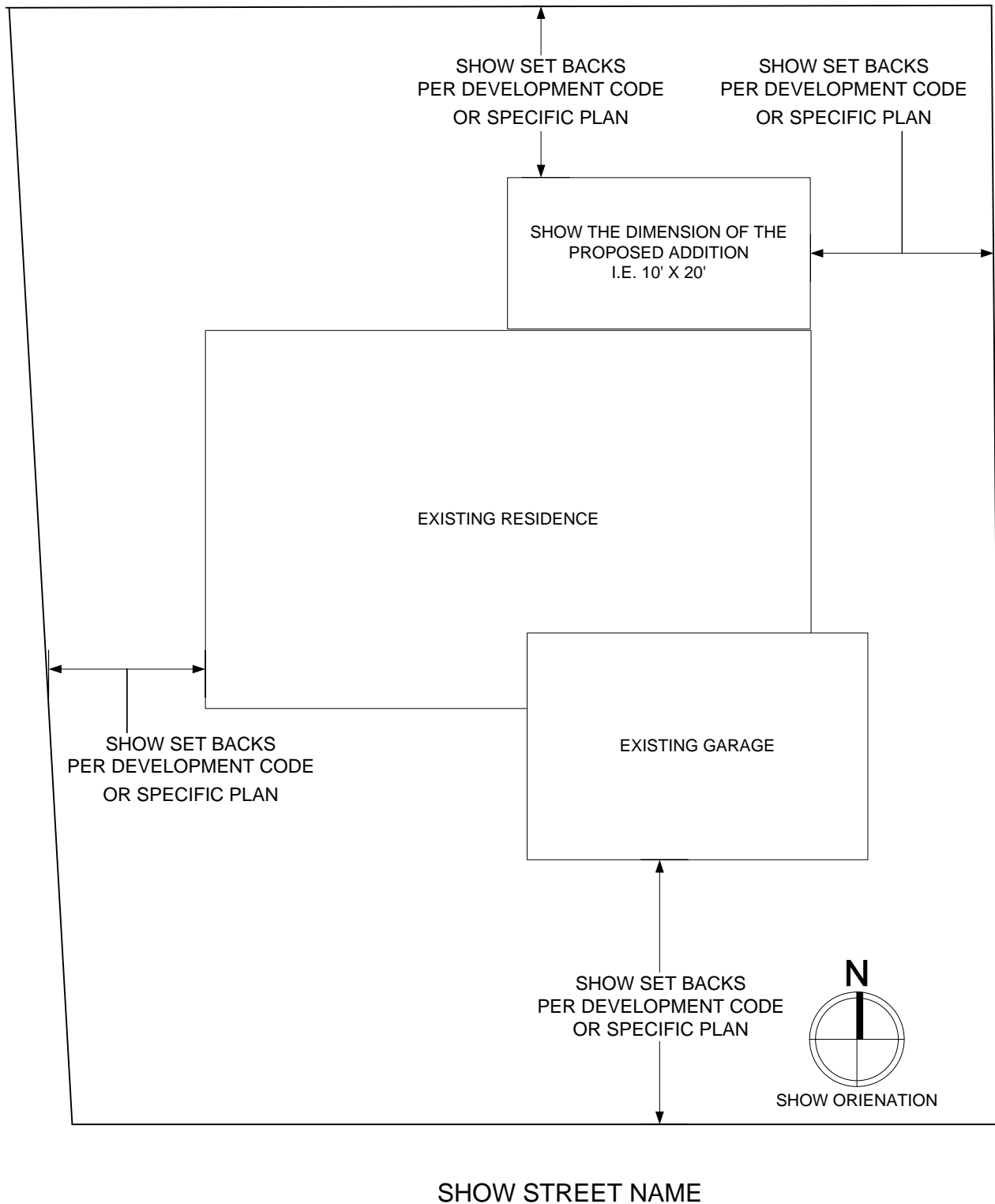
Plan submittal shall consist of:

- **2 sets of plans** including a **3rd plot plan and 3rd floor plan for the assessor.**
- **If the property is over a half-acre please submit a full third set of plans.**
- Plans drawn to scale and indicated on the plans.
- Printed on substantial paper, a **minimum 11" x 17" in size.**
- Permanent copies shall be submitted, not in pencil.
- The plans shall be signed by the person responsible for drawing the plans.
- Plans prepared by professionals shall bear the seal and wet signature of the professional.

Provide two copies of a soils report, if the addition is over 1,000 sq. ft. or 2 stories in height.

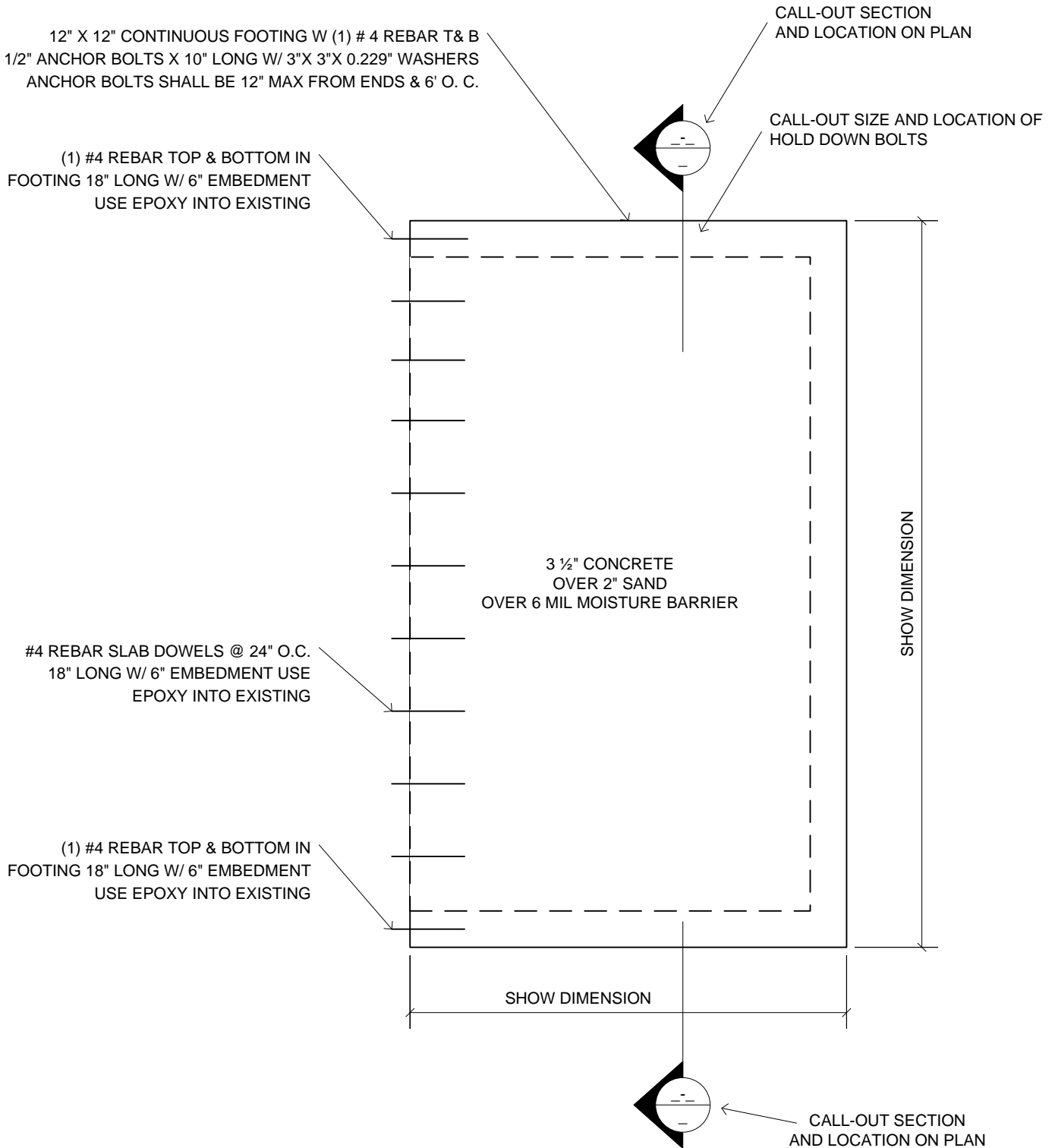
1. **SITE PLAN:** Three site plans shall be submitted with the following information: Owner's name and address; site address; Assessor's Parcel Number (APN); contractor's name and address; legal description of property; lot size; setbacks from property lines; distance between proposed and existing structures; a North arrow; the LPG tank; the sewer line or sewage disposal system; wells, watercourses and easements. Provide a site plan with accurate contours or spot elevations and flow lines generally in conformance with the Municipal Code, Title 18. The topographical information may be obtained from the City's GIS, previous grading plans, Rancho California Water District or other engineering surveys.

2. **FOUNDATION PLAN:** Two fully dimensioned plan views of the foundation showing the location of all footings and masonry walls. Provide cross-sectional details of the footings showing distance below natural grade, height above adjacent grade, hold down bolts, anchor bolt size and spacing, and reinforcement as required by the soils report, if any.
3. **FLOOR PLAN:** Three fully dimensioned plan views showing: Room size and use; size and location of all headers, doors and windows; size, spacing, type and direction of ceiling joists; location of smoke detectors, plumbing fixtures, gas and electric appliances, and electrical outlets (lights, plugs and switches). Provide a footprint of the existing structure with a detailed floor plan of the adjacent rooms.
4. **FINISH SCHEDULE:** Show wall, ceiling and floor finish. Identify the U-factor and SHGC of the proposed windows.
5. **ROOF PLAN:** Two roof plans showing the tie-in to the existing roof, HVAC and flashing requirements. Truss calculations are required for a proposed truss roof, or if conventionally framed indicate size, spacing, and direction of rafters. Identify roof finish, sheathing underlayment and structural connection details, with ICC # or UL Listing for hardware/equipment. The truss calculations and the truss layout shall be signed and sealed by a professional civil or structural engineer.
6. **ELEVATIONS:** Provide three elevations using North, South, East and West identifications. Show the location of doors, windows, chimneys and attic vents. Exterior finish, veneer, planters and roof covering shall also be indicated.
7. **CONSTRUCTION DETAILS:** Provide cross-sectional elevations, showing the foundation, underpinning, floor joists, studs, ceiling joists, rafters, pitch of roof and location of intermediate roof supports. The cross-section shall specify ceiling, wall and floor insulation "R" values.
8. **ENERGY:** Submit two sets of calculations showing compliance with the California Energy Commission Regulations for residential additions or use the Package D Climate Zone 10. Show the location and size of the water heater(s), furnace and air conditioning units. State whether you are tying into the existing system or adding a new system. The Certificate of Compliance and Mandatory Measures shall be completely filled out, signed and printed on the plans. All other applicable worksheets and forms shall be included.
9. **ELECTRICAL:** Show the size and location of the electrical service. Provide a single line diagram if upgrading the electrical service and/or adding any sub-panel(s). Electrical service load calculations may be required to justify the size of the service.
10. **PLUMBING:** Provide a plumbing isometric or line drawing showing sewer, drain, waste, vents and cleanout sizes and material. Show the water piping system, pipe sizes and pipe material. Exception: The installation of one fixture or one bathroom. State on the plans whether the property is served by natural gas or propane and show the location of all gas meters or regulators and all gas piping sizes and lengths on outlet side of meter and the demand at each outlet.
11. **SMOKE ALARMS:** When the addition, alteration or repair exceeds \$1,000 in valuation and a permit is required or when one or more sleeping rooms are added or created in Group R occupancies, smoke alarms shall be installed on the ceiling or wall outside of each sleeping area in the immediate vicinity of bedrooms, in each room used for sleeping and on each story. The smoke alarms may be solely battery operated when installed in existing residences.
12. **STRUCTURAL:** If the addition does not meet the "Conventional Light Frame Wood Construction Provisions" in Section 2308 of the 2016 CBC, two sets of structural calculations shall be submitted and the plans shall be sealed and wet signed by the professional responsible for the calculations.



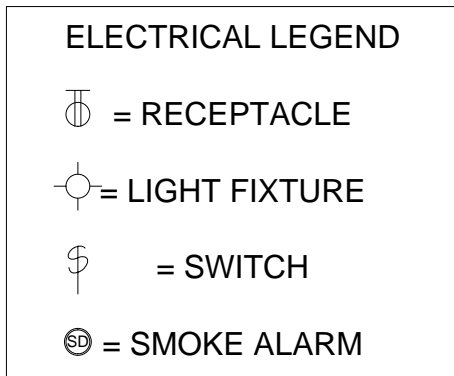
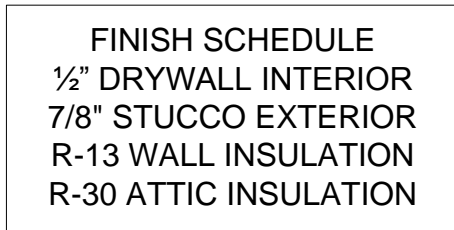
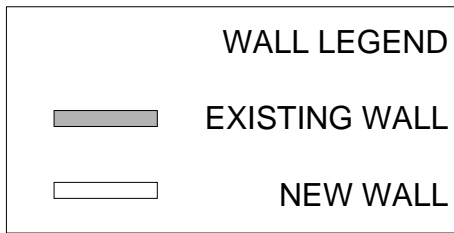
(TYPICAL) **SITE PLAN**

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(TYPICAL) FOUNDATION PLAN

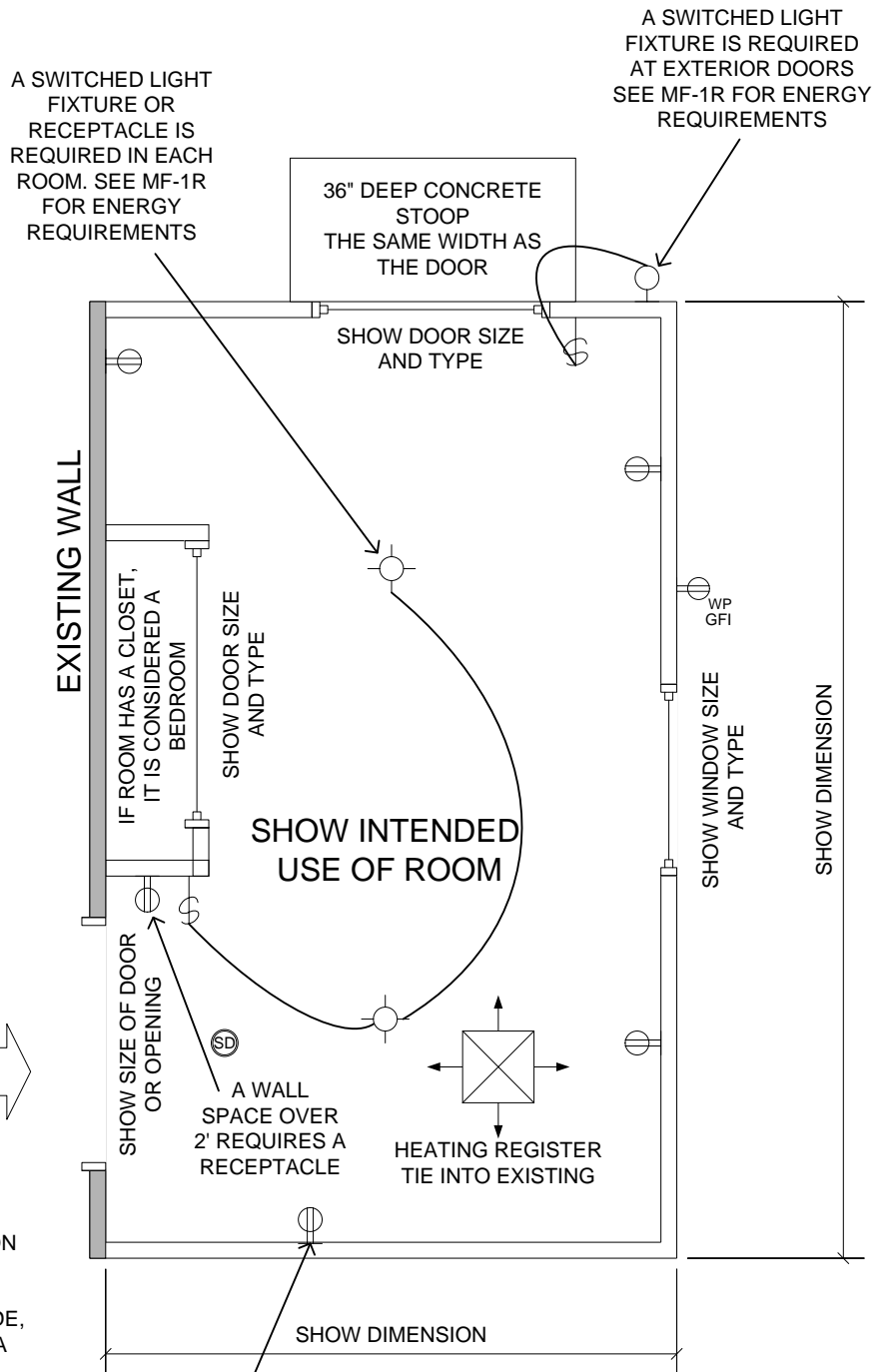
SHOW SCALE
I. E. 1/4" = 1'-0"



SHOW THE SIZE AND USE OF THE EXISTING ROOM(S) ADJACENT TO THE ADDITION. SHOW THE SIZE OF THE EXTERIOR WINDOW OPENINGS IN THE ROOM(S) ADJACENT TO THE ADDITION.

NOTES:

- ALL CONSTRUCTION REQUIREMENTS ARE BASED ON THE FOLLOWING MODEL CODES: 2016 CALIFORNIA BUILDING CODE, 2016 CALIFORNIA PLUMBING CODE, 2016 CALIFORNIA MECHANICAL CODE, 2016 CALIFORNIA ELECTRICAL CODE 2016 CALIFORNIA RESIDENTIAL CODE, 2016 CALIFORNIA ENERGY CODE AND 2016 CALIFORNIA GREEN BUILDING STANDARDS, AS ADOPTED BY THE CITY OF TEMECULA MUNICIPAL CODE.
- SMOKE ALARMS SHALL BE INSTALLED ON THE CEILING OR WALL OUTSIDE OF EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF BEDROOMS, IN EACH BEDROOM AND ON EACH STORY IN THE DWELLING.
- HABITABLE ROOMS SHALL BE PROVIDED WITH EXTERIOR WINDOW OPENINGS NOT LESS THAN 8 PERCENT OF THE FLOOR AREA OF THE ROOM. ONE HALF OF THE WINDOW OPENINGS SHALL BE OPENABLE.
- BEDROOMS SHALL HAVE AT LEAST ONE OPERABLE WINDOW WITH A NET CLEAR OPENING OF AT LEAST 24" IN HEIGHT, 20" IN WIDTH AND 5.7 S.F. OVERALL. THE SILL SHALL NOT EXCEED 44" ABOVE THE FLOOR.



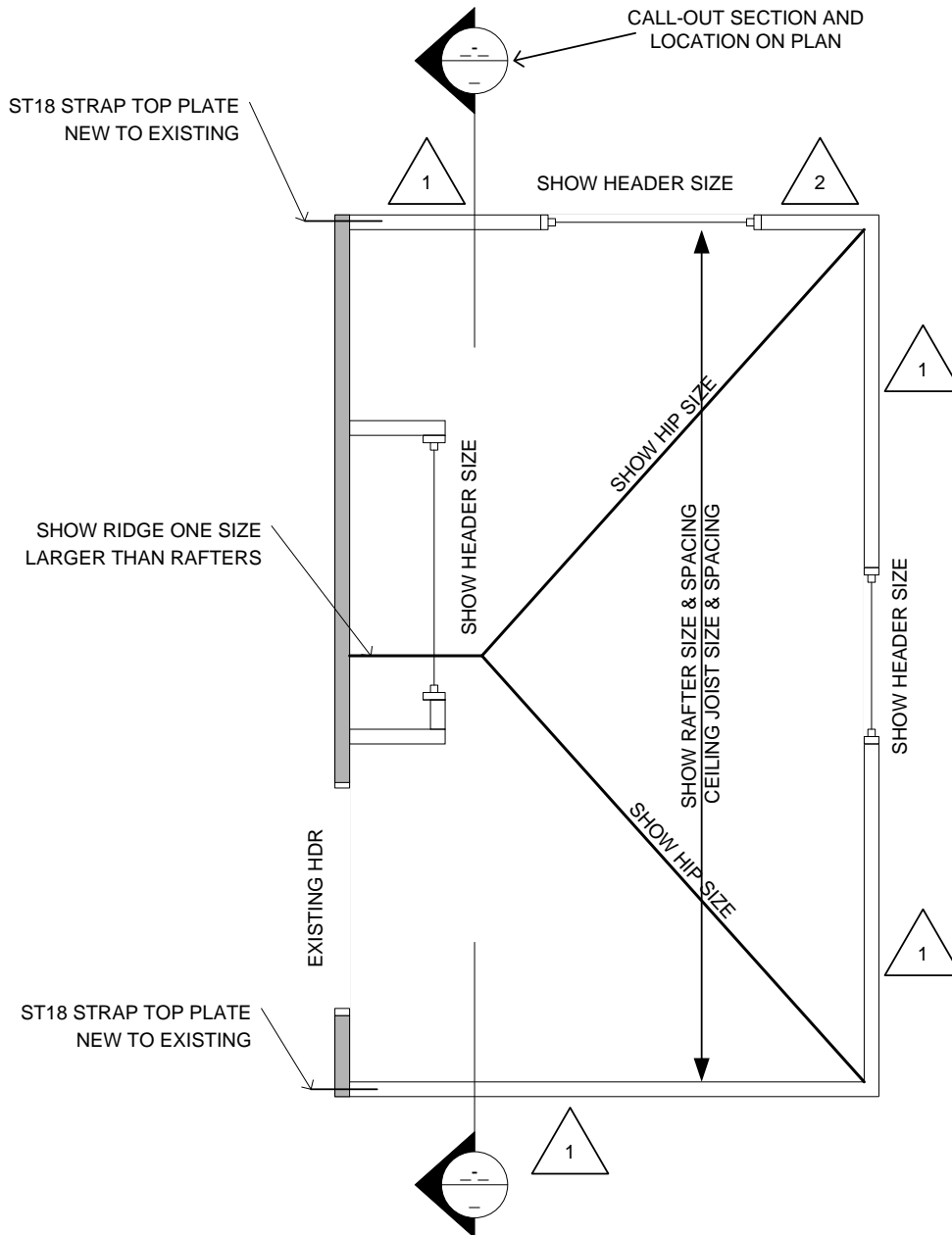
RECEPTACLES ARE REQUIRED 6 FEET FROM AN OPENING AND 12 FEET ALONG THE WALL. ALL ELECTRICAL OUTLETS IN A BEDROOM SHALL BE PROTECTED BY AN ARC-FAULT COMBINATION TYPE CIRCUIT INTERRUPTER.

(TYPICAL) FLOOR PLAN

SHOW SCALE
I.E. 1/4" = 1'-0"

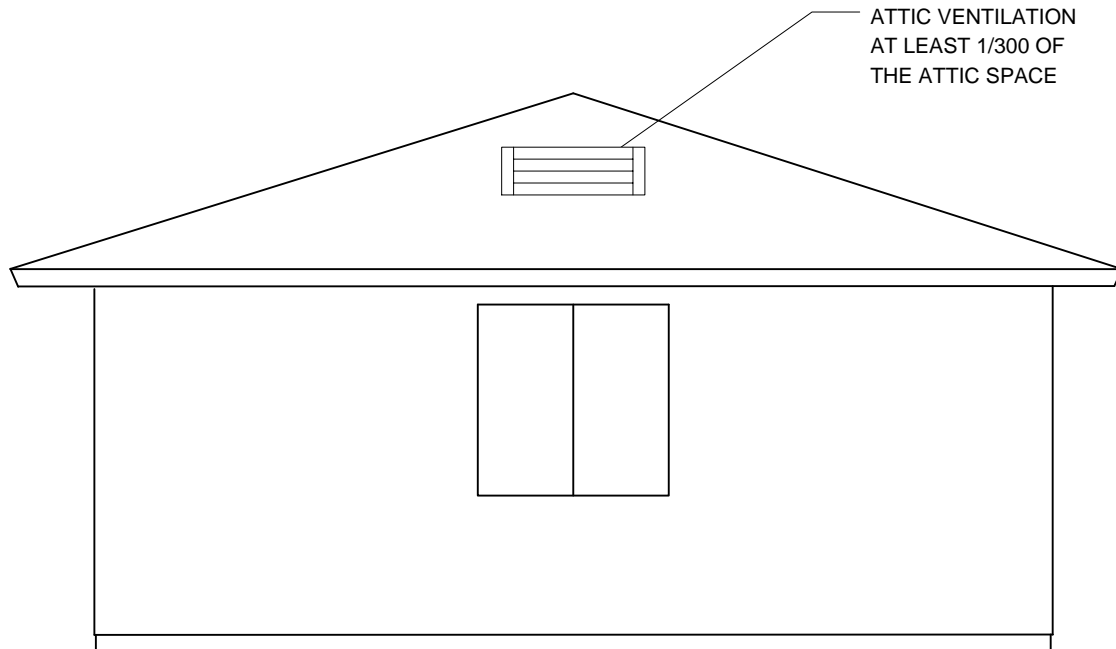
EXAMPLE OF A SHEAR SCHEDULE:

SHEAR SCHEDULE	
1	3/8" PLYWOOD OR OSB W/ 8d @ 6" & 12"
2	3/8" PLYWOOD OR OSB W/ 8d @ 6" & 12"
MIN. 2'-8" WIDTH W/ (2) PAHD42 OR PHD2	

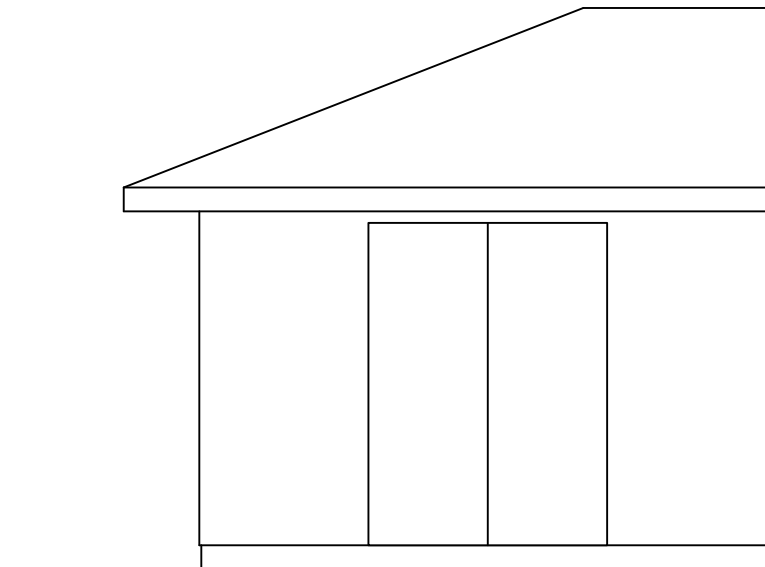


(TYPICAL) FRAMING PLAN

SHOW SCALE
I.E. 1/4" = 1'-0"



(TYPICAL) REAR ELEVATION



(TYPICAL) RIGHT ELEVATION

