



BUILDING

CITY OF ANGELS PO Box 667, 200 Monte Verda St. Suite B, Angels Camp, CA 95222 P: (209) 736-1346

INTAKE REQUIREMENTS FOR ALL PLANS AND ASSOCIATED DOCUMENTS FOR NEW / ALTERATIONS / ADDITIONS RESIDENTIAL STRUCTURES

NOTE: THE BUILDING CODES ARE COMPLEX. WE RECOMMEND THAT APPLICANTS RETAIN THE SERVICES OF A DESIGNER, LICENSED PROFESSIONAL OR LICENSED CONTRACTOR FAMILIAR WITH THE BUILDING CODES AND CITY OF ANGELS REQUIREMENTS.

Please note: when printing approved plans for your job site, be sure to print all solar plans in color on 11x17 inch paper, and all other approved plans are to be printed in color if needed on a minimum of 18x30 inch paper. Job copy approved plans, permits, and instruction cards must remain on the job site at all times.

YES N/A

☐ ☐ *Is this a digital submittal? To avoid delay, please use the attached Document Naming Conventions*

Number of submittal plan sets, and document copies required for drop off:

☐ ☐ 3 complete sets of plans and documents

All plan sheets shall include:

☐ ☐ Name of designer / architect / engineer and contact information

☐ ☐ Stamp (if licensed) and signature

☐ ☐ Scale / Date

☐ ☐ Project title, location, owner's name, phone number and email

☐ ☐ Plan title / Sheet #

Cover Sheet / Plot Plan to include:

☐ ☐ Building Data

☐ ☐ Topography or Contour Lines

☐ ☐ Design criteria

☐ ☐ Sheet index

☐ ☐ Scope of work

☐ ☐ Applicable building codes

☐ ☐ Wildland Urban Interface (WUI) requirements, if applicable [Fire Zone Map](#)

Site Plan: [Site Plan Requirements](#)

☐ ☐ To scale 1" = 10' or 1/8" = 1'

☐ ☐ ID Existing & proposed buildings/structures

☐ ☐ Existing easements

☐ ☐ APN and lot # if applicable

☐ ☐ All property lines

☐ ☐ All setbacks

☐ ☐ Access (driveway)

☐ ☐ % Lot Coverage

Typical Plan Sheets:

☐ ☐ Floor plan(s) Existing & Proposed



Home of the Celebrated Jumping Frog • City of Angels incorporated 1912 • www.angelscamp.gov

Mayor Jennifer Davis-Herndon • Vice Mayor Isabel Moncada • Council Members Caroline Schirato, Gretel Tiscornia, Alvin Broglio

City Administrator Rebecca Callen • City Attorney Doug White, Churchwell White, LLP



BUILDING

CITY OF ANGELS PO Box 667, 200 Monte Verda St. Suite B, Angels Camp, CA 95222 P: (209) 736-1346

- ☐ ☐ Foundation
- ☐ ☐ Floor framing (raised floor)
- ☐ ☐ Roof framing
- ☐ ☐ Ceiling joist, if applicable
- ☐ ☐ Structural / construction details (Wall Bracing, if applicable)
- ☐ ☐ Elevations / sections 1/8" = 1' or 1/4" = 1'
- ☐ ☐ Electrical
- ☐ ☐ CALGreen Mandatory Measures
- ☐ ☐ Fire sprinkler system / hydraulic calculations

Typical Additional Project-Associated documents:

- ☐ ☐ Structural calculations (If plans are stamped by an engineer)
- ☐ ☐ Truss calculations / Engineer compliance letter
- ☐ ☐ Energy code Certificate of Compliance (CF-1R) and Low-Rise Residential Mandatory Measures Summary
- ☐ ☐ Solar PV system
- ☐ ☐ Smoke and Carbon
- ☐ ☐ Construction Waste Management Plan (CWM)
- ☐ ☐ Special Inspection, Structural Observation and Testing Agreement

Modular / Manufactured Home requirements:

- ☐ ☐ Foundation Plan, Marriage Line Highlighted in the Installation Manual
- ☐ ☐ 433A Form
- ☐ ☐ California Approval Foundation Plan



Home of the Celebrated Jumping Frog • City of Angels incorporated 1912 • www.angelscamp.gov

Mayor Jennifer Davis-Herndon • Vice Mayor Isabel Moncada • Council Members Caroline Schirato, Gretel Tiscornia, Alvin Broglio

City Administrator Rebecca Callen • City Attorney Doug White, Churchwell White, LLP



CITY OF ANGELS PO Box 667, 200 Monte Verda St. Suite B, Angels Camp, CA 95222 P: (209) 736-1346

DETAILED RESIDENTIAL PLAN SUBMITTAL REQUIREMENTS

☐ **COVER SHEET / SITE / PLOT PLAN** (CRC R106.1.1 & R301) Provide the following information:

- **Design Criteria:** Floor and roof live loads, ground snow load (PG), basic wind speed, wind exposure, seismic design category, site class, flood design data if applicable, elevation (AMSL) and Climate Zone (12)
- **Site Plan:** Building footprint, North arrow, contours, driveway, service connections, utility line locations to building, propane tank (above/below ground), septic tank and leach field, well or water supply, storm water management requirements (e.g., wattle lines and detail) and location of material staging area and wash out
- **Plan Index:** Sheet titles and numbers
- **Scope of Work / Project Summary:** Provide floor areas including any additions and alterations, for each R-values building (Living, Garage, Deck, Balcony, Covered Deck/Patio, Basement, Unfinished, Storage, etc.) and insulation R-values
- **Applicable Building Codes:** List adopted codes in effect at the time of your application including City of Angels Code
- **Wildland Urban Interface (WUI) Requirements** (CRC R337): (All new buildings) LRA or SRA Fire Hazard Severity Zone, applies to all new buildings, all exterior materials/components listed approved by OSFM BML label including: roof coverings, porch ceilings, exterior siding, wall and eave vents, windows, skylights, doors, decking, floor projections, accessory structures, and vegetation management compliance. Provide gutters with leaf/debris guards.

☐ **TYPICAL PLAN SHEETS:**

- **Floor and/or Existing Floor:** Fully dimensioned with square footage summary, location of braced/shear walls with lengths, hold-downs and shear wall schedules, all rooms labeled, fire separation between garage and house, fireplace type, ceiling, height, window type and size, glazing in hazardous areas, egress window in bedrooms, door sizes, location of water heater and furnace, posts and beam sizes and locations.
- **Foundation:** Fully dimensioned, including location of braced/shear walls with lengths, hold-downs with shear wall and hold-down schedules, 3x sill plates if required, under floor ventilation and access, pier locations and schedules, footing locations and sizes, reinforcement and shower pan details
- **Floor Framing (Raised floor):** Floor joist size, spacing, type, species and grade, beam and post sizes, post bases and caps, beam hangers, straps and drags
- **Roof Framing:** Truss system calculations or wood framing, truss attachment and hangers (if applicable), rafter size, spacing, species and grade, purlin size with bracing size and spacing, beam size, species and grade, framing hardware, post sizes and locations, post and beam connectors, ventilation calcs and locations, attic ventilation for cooling fan (if any), straps and drags. Clearly identify all bearing walls, draft stop for attic area 3,000 square feet maximum and fire blocking. Provide Class A roof assemblies for all buildings. For metal, clay, concrete tile or similar provide ESR or UL Test reports for roofing material and underlayment confirming Class A compliance.
- **Ceiling Joist** (if applicable): Size, species, and spacing required, hangers and/or positive means of connection
- **Structural/Construction Details:** Slab and/or raised floor, shear transfer, CA over-roof, deck ledger and flashing, guardrails with height and spacing, stairs with minimum tread and maximum riser, etc. *For Wall Bracing:* comply with R602.10 or R602.12. Provide analysis per “A Guide to the 2022 IRC Wood Wall Bracing Provisions”, Chapter 4 (ICC, APA).
- **Elevations/Sections:** All four sides of the structure showing doors, windows, chimney(s), roof pitch, type of exterior, grade and slope, grade plane at building (sloping site), roofing type and classification/ Minimum two sections
- **Electrical:** Smoke alarms, carbon monoxide alarms, luminaires and efficacy, controls (switches), dimmers, occupancy sensors, photo sensors, timer switches, receptable outlets, tamper-resistant receptacles, arc-fault circuits, GFCI receptacle outlets at garage, kitchen, bathrooms, outdoors, etc., humidistat controller in bathrooms, IAQ fan or heat recovery



Home of the Celebrated Jumping Frog • City of Angels incorporated 1912 • www.angelscamp.gov

Mayor Jennifer Davis-Herndon • Vice Mayor Isabel Moncada • Council Members Caroline Schirato, Gretel Tiscornia, Alvin Broglio

City Administrator Rebecca Callen • City Attorney Doug White, Churchwell White, LLP



BUILDING

CITY OF ANGELS PO Box 667, 200 Monte Verda St. Suite B, Angels Camp, CA 95222 P: (209) 736-1346
ventilator (HRV) and cooling fan (if any), kitchen exhaust fan, dryer exhaust path, makeup air (if required)

- **CAL Green:** Grading and paving, water conserving plumbing fixtures and fittings, outdoor water use, rodent proofing, construction waste reduction, disposal, and recycling, building maintenance and operation, fireplaces, pollutant control, interior moisture control, indoor air quality and exhaust; and environmental comfort. See handout.

- **Fire Sprinkler / Hydraulic Calculations** (CRC 313.2.1 or NFPA 13D): Required in new homes, provide fire sprinkler plans, hydraulic calculations, cut sheets, pump/tank for wells, flow test for water supply

☐ **TYPICAL ADDITIONAL PROJECT-ASSOCIATED DOCUMENTS:** Provide two copies of each document type:

- **Structural Calculations:** Stamped and signed

- **Truss Calculations:** Stamped and signed

- **Truss Engineer Letter:** Stamped and signed letter of compliance from Engineer of Record (EOR)

- **Energy Compliance Calculations:** CF-1R prepared by an energy consultant

- **Construction Waste Management Plan (CWM):** All newly constructed residential buildings or structures and existing residential buildings or structures with additions/alterations

- **Special Inspection...Testing Agreement:** A325 high strength bolts, expansion bolts, wedge anchors, concrete exceeding 2,500 psi, retrofit hold-downs, etc.

☐ **MODULAR / MANUFACTURED HOMES REQUIREMENTS:** Foundation plan, marriage line and information specific for the project highlighted in the installation manual.



Home of the Celebrated Jumping Frog • City of Angels incorporated 1912 • www.angelscamp.gov

Mayor Jennifer Davis-Herndon • Vice Mayor Isabel Moncada • Council Members Caroline Schirato, Gretel Tiscornia, Alvin Broglio

City Administrator Rebecca Callen • City Attorney Doug White, Churchwell White, LLP



BUILDING

CITY OF ANGELS PO Box 667, 200 Monte Verda St. Suite B, Angels Camp, CA 95222 P: (209) 736-1346

Document Naming Conventions

Specific naming conventions are required to facilitate the electronic document submittal process. Failure to adhere to the naming format may result in requests for corrections to the application packets and delays in processing.

Do not apply any security setting which will interfere with approval markups and file combining.

If a permit number has not been assigned, please use “BP23” instead of the permit number (BP23-1234)

Plan sheets	File Naming Conventions
Plans (shall include all sheets indicated on the submittal requirement checklist in one file)	BP23-1234_JONES_PLANS

Associated Documents	File Naming Conventions
Construction Waste Management Plan	BP23-1234_JONES_CWM
Fire Sprinkler Plans	BP23-1234_JONES_FS PLANS
Fire Sprinkler supporting documents	BP23-1234_JONES_FS INFO
Solar PV System	BP23-1234_JONES_PV
Solar PV supporting documents	BP23-1234_JONES_PV INFO
Special Inspection Agreement	BP23-1234_JONES_SPECIAL INSPECTION
Structural Calculations	BP23-1234_JONES_STRUCTURAL CALCS
Title 24 documents	BP23-1234_JONES_ENERGY CALCS
Truss Calculations	BP23-1234_JONES_TRUSS CALCS
Site Plan	BP23-1234_JONES_SITEPLAN

Correction and Revision documents shall follow the naming conventions above followed by Corrections “COR” or Revision “REV” numbering each submittal accordingly. See examples below:

- **Corrections** are required by the city.
 - BP23-1234_JONES_COR1_ENERGY CALCS
 - BP23-1234_JONES_COR2_ENERGY CALCS
- **Revisions** are requested by the applicant.
 - BP23-1234_JONES_REV1_ENERGY CALCS
 - BP23-1234_JONES_REV2_ENERGY CALCS

A new plan set is required for each re-submittal, if a slip sheet is necessary, it is the applicant’s responsibility to insert the sheet into the plan set accordingly at the time of submittal.

At permit issuance, the applicant will be provided with the approved PDF documents with “_APPROVED” added to each file name.



Home of the Celebrated Jumping Frog • City of Angels incorporated 1912 • www.angelscamp.gov

Mayor Jennifer Davis-Herndon • Vice Mayor Isabel Moncada • Council Members Caroline Schirato, Gretel Tiscornia, Alvin Broglio

City Administrator Rebecca Callen • City Attorney Doug White, Churchwell White, LLP