



## New Residential and Residential Remodeling Plan Submittal requirements

The following items must be provided and/or shown on the submitted plans:

**\*Three (3) sets of plans and two (2) sets of any calculations are required for submittal, accompanying the Building Permit Application**

1. Owner/Builder/Designer Information
2. Plot plan showing property lines, distances from outside wall to property line and distances to all adjacent existing structures
3. Energy and California \*Green Building Code Compliance forms, as applicable
4. Truss or Structural Calculations, as applicable
5. **As of January 1, 2011, New residential construction (DOES NOT include additions or alterations) will also require two (2) complete fire sprinkler plans.**
6. Provide floor plan of existing and proposed, identifying use of all rooms
7. Dimension total addition and dimension of new rooms, including dimension of windows and doors, indicating openable portion of windows
8. Size and spacing of studs:
  - a. Minimum insulation values
  - b. Anchor method. Note species of wood in contact with foundation
  - c. Show connections of all posts to footing and posts to beams or headers Indicate type of post base and caps
9. Provide ceiling frame plan showing:
  - a. Size, spacing of joists and span
  - b. Minimum insulation value
  - c. Connection of joist or support of joist
10. Specify interior wall and ceiling finish material
11. Specify dimension and ceiling height
12. Provide roof framing plan showing:
  - a. Size, spacing and span of rafters
  - b. Minimum insulation value
  - c. Connections of rafters or support of rafters
  - d. Specify type of roof sheathing
  - e. Specify type of roof covering material (comp, tile, etc)

13. Dependant on use of room, smoke detectors, carbon monoxide detectors, ground fault circuit interrupters and arc fault circuit interrupters may be required, check current code requirements
14. Indicate ventilation of habitable interior rooms or bathroom
15. If a bedroom is proposed, it shall have a least one operable window or exterior door approved for emergency escape or rescue, check current code requirements
16. Provide foundation plan if any new bearing walls or added square footage, showing:
  - a. Footing details
  - b. Slab floor, if used
  - c. if raised wood floor is to be used, provide complete framing plans, showing foundation, stem walls, anchor bolts (size and spacing), girder size and spacing, piers (size and spacing), post size, floor joist (size and spacing), and under-floor access and ventilation
17. Provide engineering calculations, as need, per the California Residential Code
18. If the addition/remodel or new construction has an attached garage, provide separation as per current code
19. Provide method of heating habitable rooms
20. Provide details and/or manufacturers specifications for any fire place
21. Indicate location of new water and requirements per location
22. Provide exterior elevations showing all openings, wall finish, roof pitch, roof material and total height of building
23. For decks and patios, provide complete, foundation and/or footing, framing and finish materials

City of Atwater  
 Typical R-1 Zone Setbacks

Notes:

1. Corner lots have a 10' or 15' setback on exterior sideyard. Check.
2. No building or structure allowed in any easement.
3. Detached accessory structures 16' height maximum.
4. Detached accessory structures not more than 120 Sq Ft in roof area and 8' in height are exempt from setbacks. Detached accessory structures not more than 120 Sq Ft in floor area are exempt from building permits (One per lot not in the frontyard setback or R.U.E.)
5. Detached accessory structures greater than 500 Sq Ft in size will require an approved Conditional Use Permit.

