



**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**

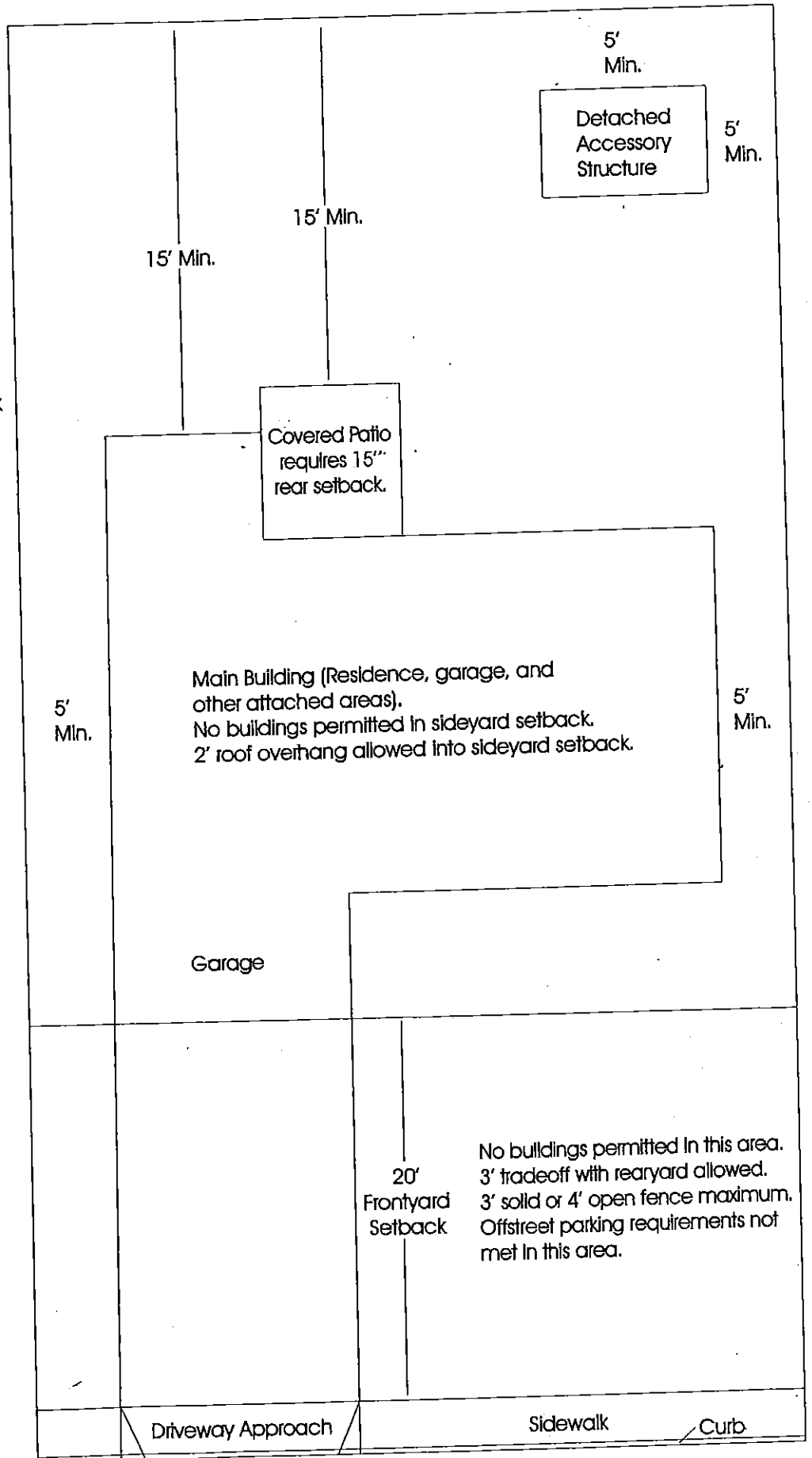
1. Owner/Builder/Designer Information
2. Plot plan showing property lines, distances from outside wall to property line and distances to all adjacent existing structures
3. Energy and California *Green Building (*Effective January 1, 2011) Code Compliance forms, as applicable
4. Truss or Structural Calculations, 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 P.U.E.)
5. Detached accessory structures greater than 500 Sq Ft in size will require an approved Conditional Use Permit.





**CITY COUNCIL
OF THE
CITY OF ATWATER**

ORDINANCE NO. CS 905

**AN ORDINANCE OF THE CITY COUNCIL OF THE
CITY OF ATWATER AMENDING SECTIONS IN
TITLE 17, "ZONING," OF THE ATWATER
MUNICIPAL CODE RELATING TO PATIO
COVERS, FENCES AND DETACHED
ACCESSORY BUILDINGS/STRUCTURES**

The City Council of the City of Atwater does hereby ordain as follows:

SECTION 1: That Title 17, "Zoning," Chapter 17.16, "Low Density Residential Districts," of the Atwater Municipal Code is hereby amended as follows:

- 17.16.055(D) Attached unenclosed patio covers may encroach by ten (10) feet into the required rear yard setback.
- 17.16.065 Fences constructed from wood may not exceed seven (7) feet in height on the interior property lines, but may not exceed three (3) feet in height in exterior setbacks or within the clear-zone. A chain link fence without slats or similar type, which does not block the view, may be four (4) feet high within exterior setbacks. On all corner lots, exterior side yard fence constructed from wood may be seven (7) feet in height, set back ten feet from the property line.
- 17.16.080(K) Distance between main buildings and detached accessory buildings/structures shall be a minimum of five (5) feet unless fire or building codes require a larger distance.

2010 California Residential Code

TABLE R301.2(1)
CLIMACTIC AND GEOGRAPHICAL DESIGN CRITERIA

GROUND SNOW LOAD	WIND DESIGN		SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM		
	Speed (mph)	Topographical effects		Weathering	Frost Line Depth	Termite
0	85	NO	D1	Negligible	12"	Very Heavy

WINTER DESIGN TEMP	ICE BARRIER UNDERLAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP
25 deg. F	NO	See attached FEMA/FIRM Panel numbers and dates	1500 Or less	61.7



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2

06047 MERCED COUNTY 

06047

3

060189 ATWATER, CITY/MERCED CO 

060189

4

* designates unincorporated areas

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Adobe Acrobat Reader required to view certain documents. [Click here to download.](#)

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The community map repository should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where Base Flood Elevations (BFEs) and/or floodways have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRMs. Users should be aware that BFEs shown on the FIRMs represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FIRMs for purposes of construction and/or floodplain management.

Coastal Base Flood Elevations shown on this map apply only landward of 0.0' North American Vertical Datum of 1988 (NAVD 88). Users of this FIRMs should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations table in the Flood Insurance Study Report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations table should be used for construction, and/or floodplain management purposes when they are higher than the elevations shown on this FIRMs.

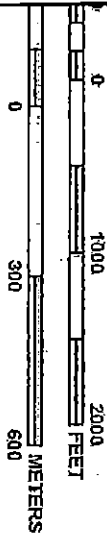
Boundaries of the floodways were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.


Certain areas not in Special Flood Hazard Areas may be protected by flood control structures. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures in this jurisdiction.

The projection used in the preparation of this map was California State Plane, Zone III. The horizontal datum was NAD83, GRS80 spheroid. Differences in datum, spheroid, projection or State Plane zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRMs.

Flood elevations on this map are referenced to the North American Vertical Datum

MAP SCALE 1" = 1000'



NATIONAL FLOOD INSURANCE PROGRAM			
FIRMs		PANEL 0405G	
FLOOD INSURANCE RATE MAP MERCED COUNTY, CALIFORNIA AND INCORPORATED AREAS PANEL 405 OF 1225			
(SEE MAP INDEX FOR PREPANEL LAYOUT)			
CONTAINS			
COMMUNITY	NUMBER	PANEL	SHEET
AYWATER CITY OF	060190	0405	0
MERCED COUNTY	000100	0405	0
<small>Notes to User: The Map Number shown below should be used when placing map orders. The Community Number shown above should be used on insurance applications for the subject community.</small>			
		MAP NUMBER 060470405G	
Federal Emergency Management Agency		MAP REVISED DECEMBER 2, 2008	

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps, check the FEMA Flood Map Store at www.msc.fema.gov



Scale: 4



LOMC: 06-09-B451V-060188



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