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 □
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 at 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.L.E.)
5. Detached accessory structures greater than 500 Sq Ft in size will require an approved Conditional Use Permit.
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) CLIMATIC AND GEOGRAPHICAL DESIGN CRITERIA**

<table>
<thead>
<tr>
<th>WIND DESIGN</th>
<th>SUBJECT TO DAMAGE FROM</th>
</tr>
</thead>
<tbody>
<tr>
<td>GROUND SNOW LOAD</td>
<td>Speed (mph)</td>
</tr>
<tr>
<td>0</td>
<td>85</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>WINTER DESIGN TEMP</th>
<th>ICE BARRIER UNDERLAYMENT REQUIRED</th>
<th>FLOOD HAZARDS</th>
<th>AIR FREEZING INDEX</th>
<th>MEAN ANNUAL TEMP</th>
</tr>
</thead>
<tbody>
<tr>
<td>25 deg. F</td>
<td>NO</td>
<td>See attached FEMA/FIRM Panel numbers and dates</td>
<td>1500 Or less</td>
<td>61.7</td>
</tr>
</tbody>
</table>
**Current FEMA Issued Flood Maps**

Use the following selection boxes to find your area of interest. If you want all maps for a particular jurisdiction click the "Get Kit" button which will appear to the right.

Select a State, District or Territory:
- California (CA)

Select a County, Parish, etc.:
- Merced County (CA)

Select a Community:
- Atwater, CA (CA)

To order state kits, please contact customer service at (877) 336-2027.

* designates unincorporated areas

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FEMA Map Service Center, P.O. Box 1038, Jessup, Maryland 20794-1038, Phone (877) 336-2027
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