

Property Owner Name  
 Property Address  
 Tax Account Parcel #

# SAMPLE PLOT PLAN

Scale: 1"=20'

**IMPERVIOUS SURFACE CALCS**

Proposed Building Roof Outline: 2500 sf.  
 Proposed Patio: 200 sf.  
 Proposed Garage: 500 sf.  
 Proposed Driveway: 610 sf.  
 Proposed Solid Surface Deck: 280 sf.  
 Proposed Covered Porch: 75 sf.

**HEIGHT CALCS**

A = +99'  
 B = +107'  
 C = +100'  
 D = +105'

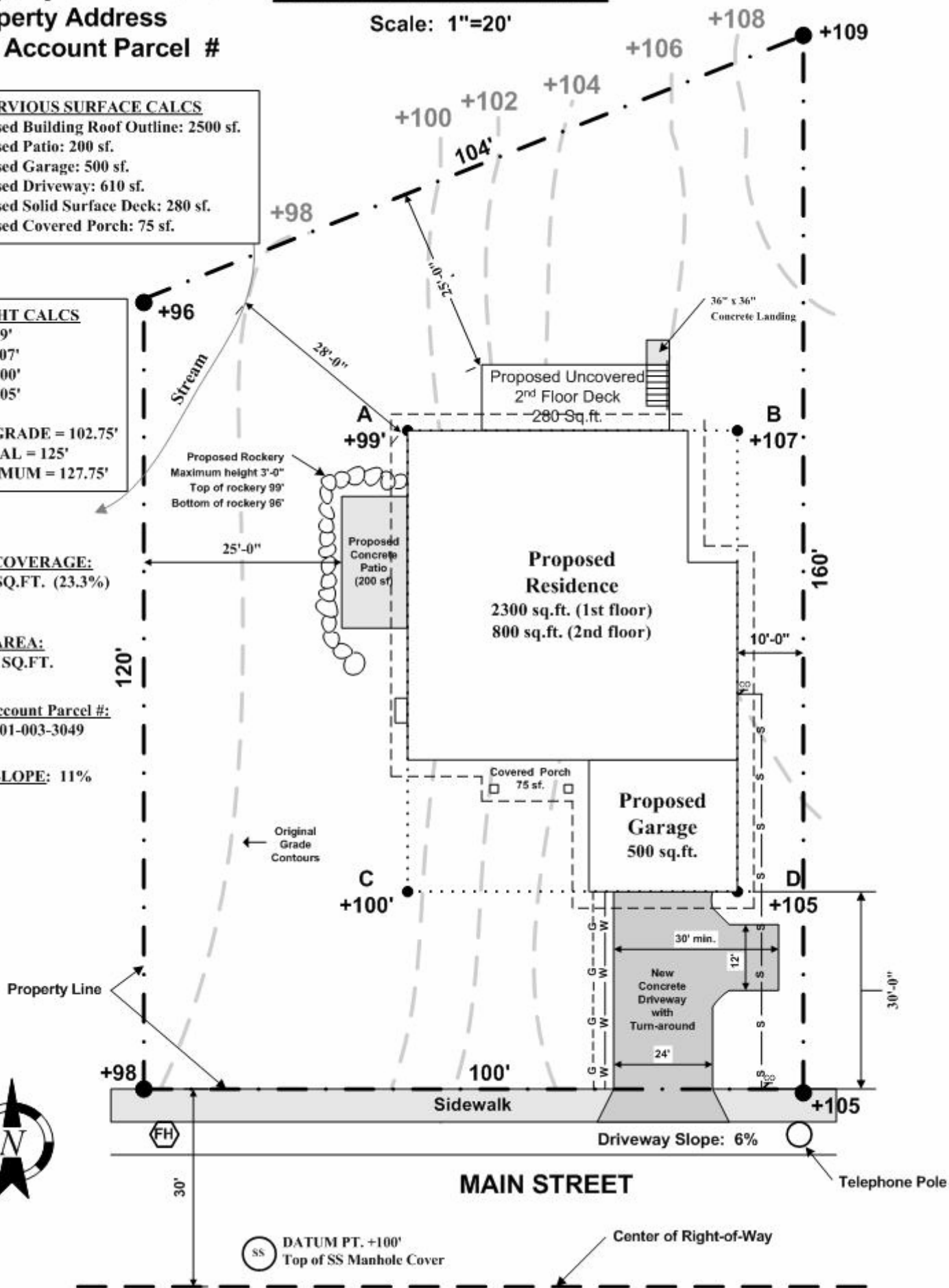
AVE GRADE = 102.75'  
 ACTUAL = 125'  
 MAXIMUM = 127.75'

**LOT COVERAGE:**  
 3,155 SQ.FT. (23.3%)

**LOT AREA:**  
 13,527 SQ.FT.

**Tax Account Parcel #:**  
 3476-001-003-3049

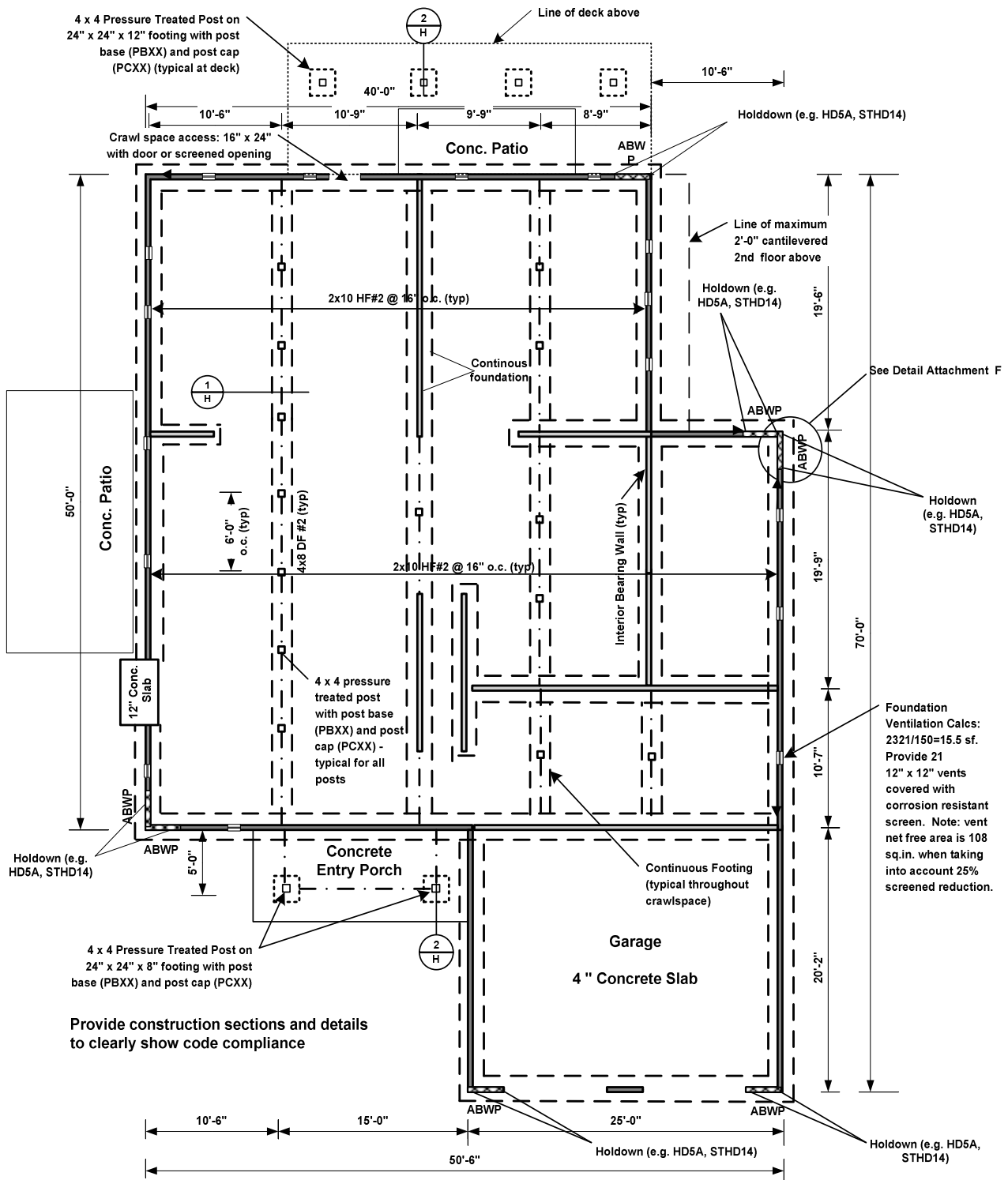
**LOT SLOPE:** 11%



# SAMPLE FOUNDATION PLAN

INCLUDES 1ST FLOOR FRAMING

SCALE 1/4" = 1'-0"



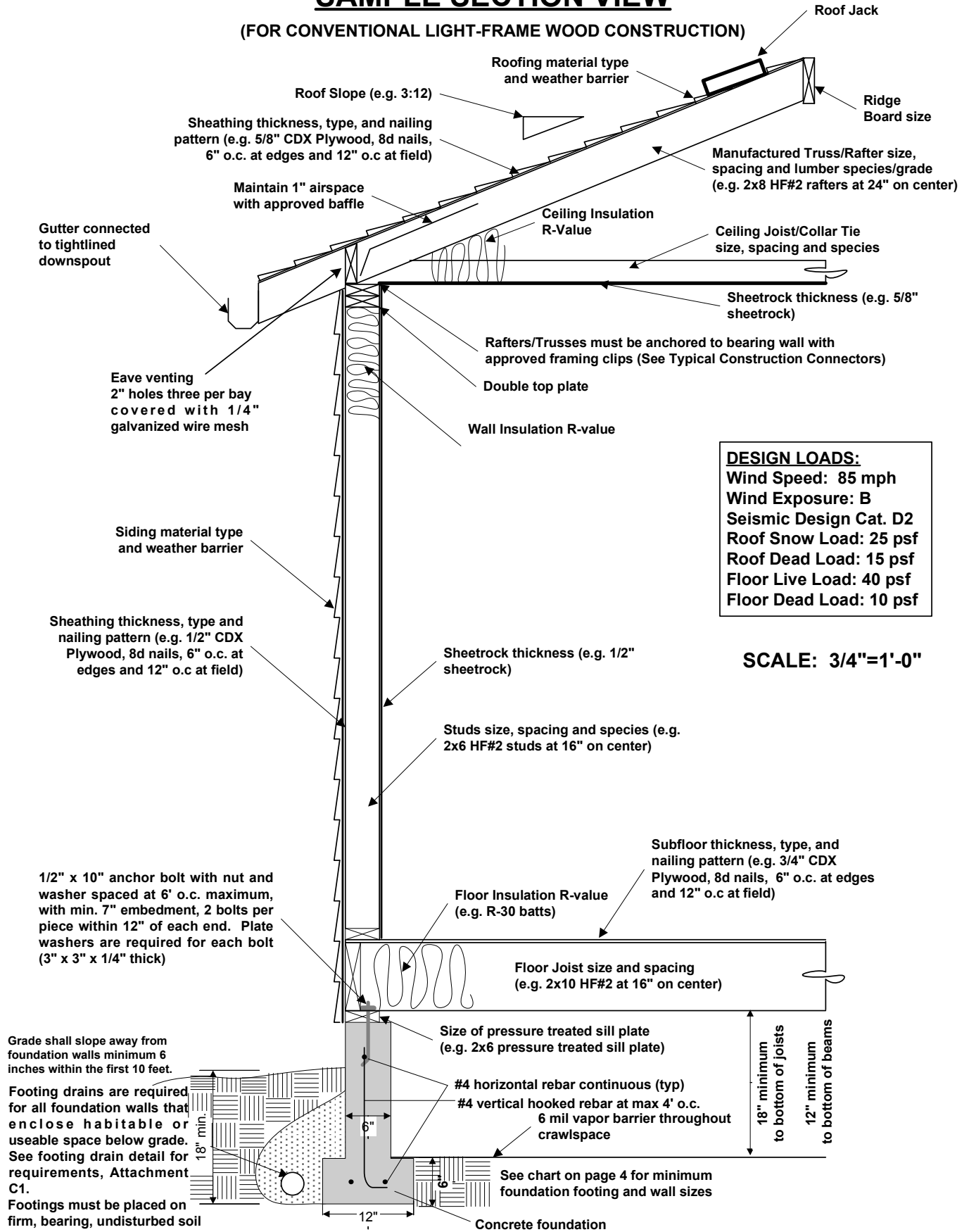
\*\*Provide 6 mil black polyethylene moisture barrier throughout crawlspace, lap seams 12".

\*\*All wood in contact with concrete or exposed to weather must be pressure treated or naturally resistant to decay.

\*\*Footings to bear on 2000 psf. undisturbed soil. Soil Type: Silty Gravel

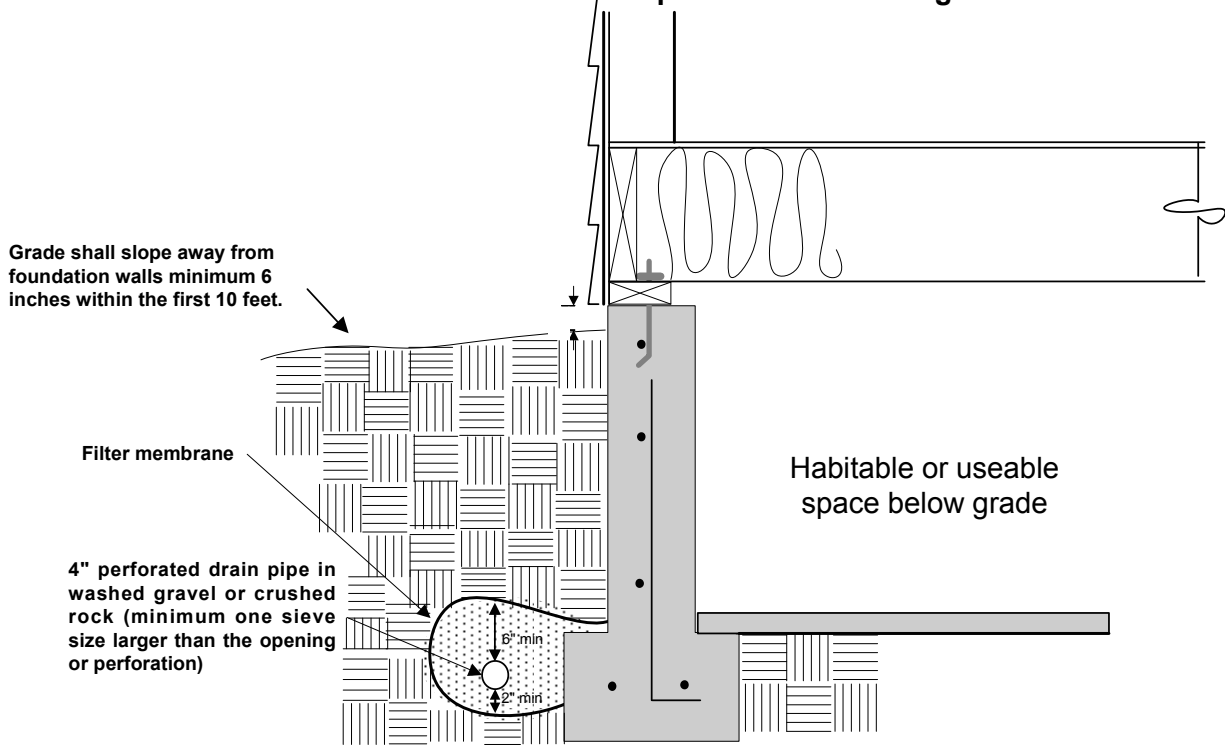
# SAMPLE SECTION VIEW

(FOR CONVENTIONAL LIGHT-FRAME WOOD CONSTRUCTION)

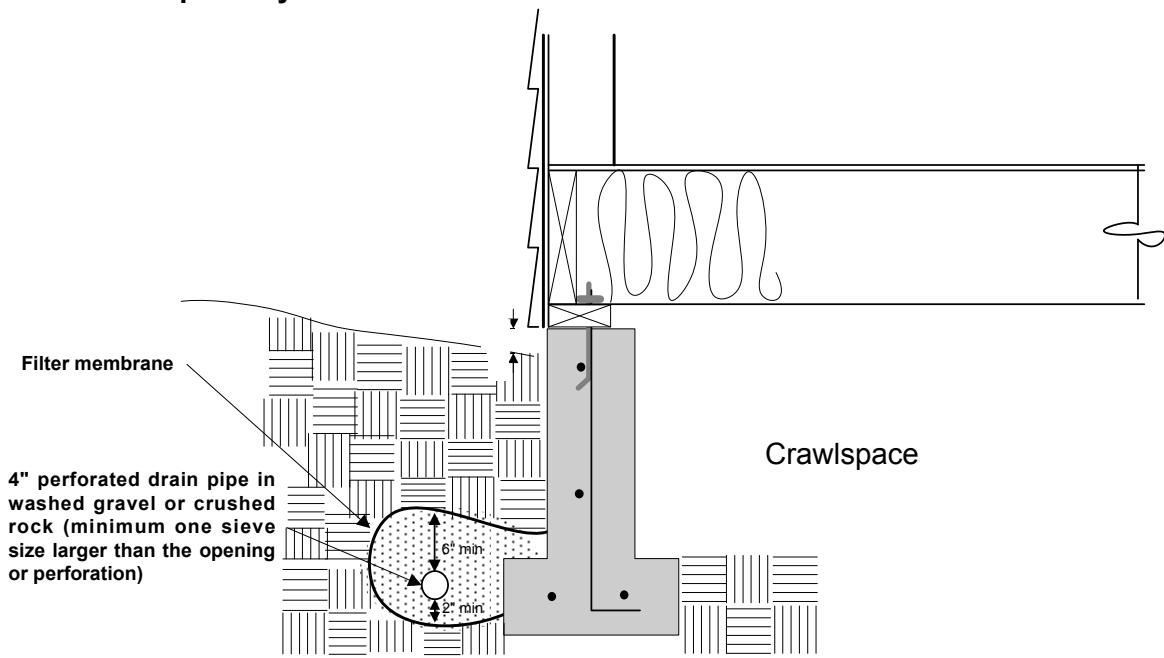


# Foundation Drainage Examples

**Footing drains are required for concrete or masonry foundation walls that retain earth and enclose habitable or useable space located below grade - IRC 405.1**

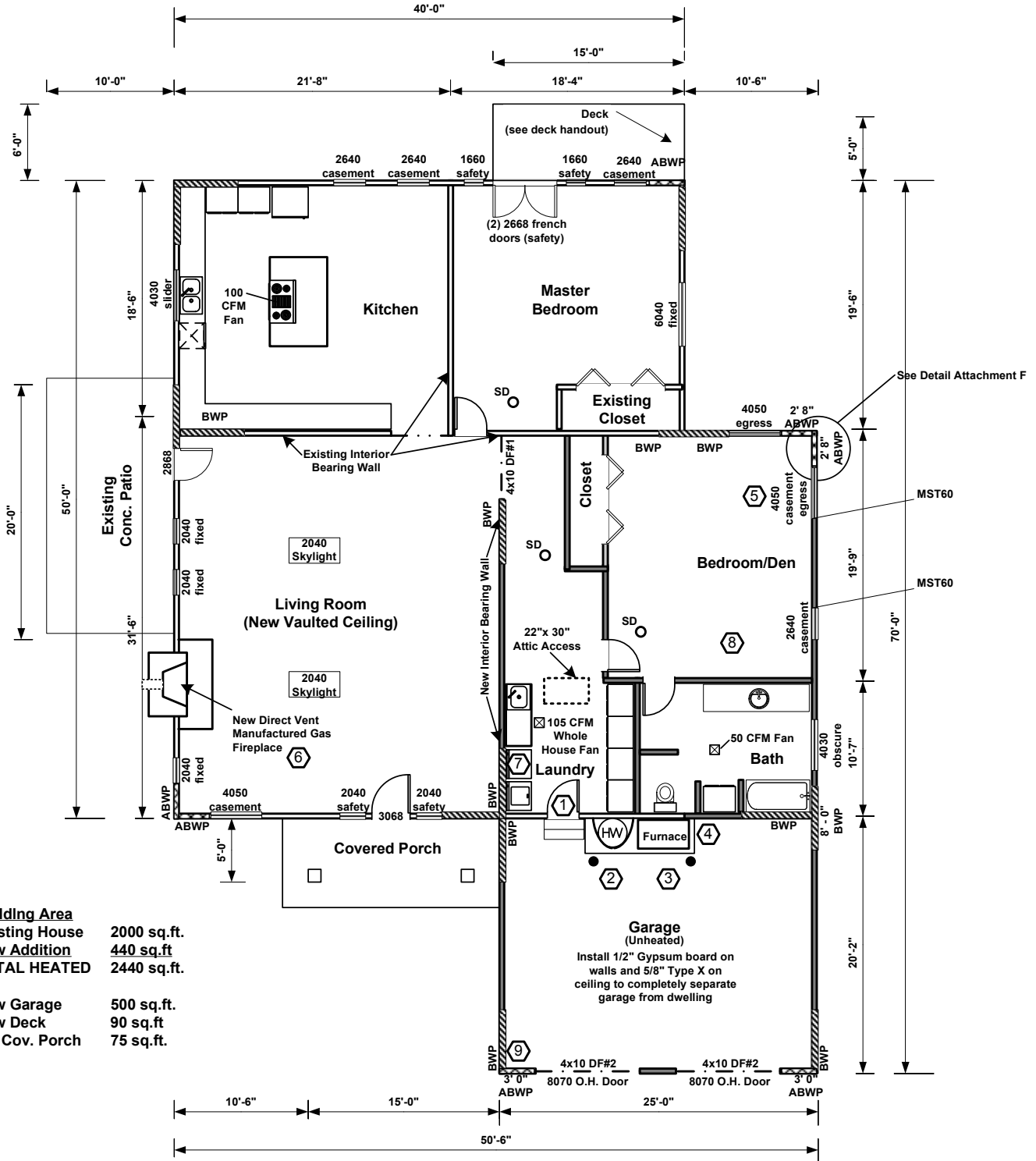


**Footing drains are required for crawlspaces if topography does not allow for minimum 6 inch slope away from the foundation wall within the first 10 feet - IRC 401.3**



# SAMPLE FLOOR PLAN

SCALE 1/4" = 1'-0"



**Building Area**  
 Existing House 2000 sq.ft.  
 New Addition 440 sq.ft.  
**TOTAL HEATED 2440 sq.ft.**

New Garage 500 sq.ft.  
 New Deck 90 sq.ft.  
 Ex. Cov. Porch 75 sq.ft.

- = BWP
- = Proposed Walls
- = Existing Walls

= See Sample General Notes

# SAMPLE GENERAL NOTES FROM FLOOR PLAN REFERENCES

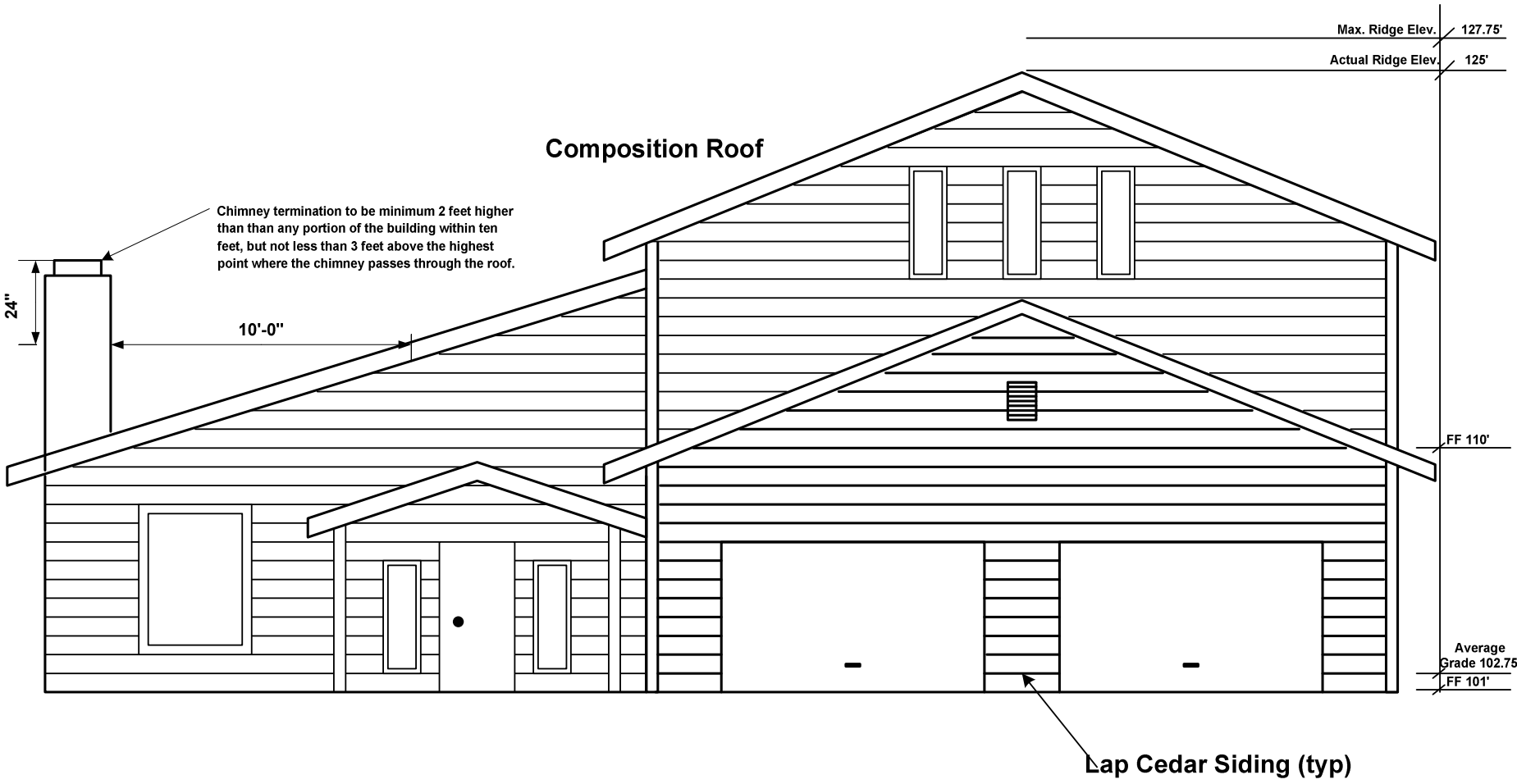
- 1) Door between garage and dwelling to be 1- 3/8" solid core or 20 minute door.
- 2) Vent hot water tank relief valve directly to the outside, provide seismic straps within upper 1/3 and lower 1/3 of hot water tank, provide expansion tank.
- 3) Install bollard or wheelstop to protect mechanical equipment from vehicle impact.
- 4) Sources of ignition for gas hot water tank and furnace to be located a minimum of 18" above finished floor, or labeled FVIR.
- 5) Provide one openable escape window in basement and in each sleeping room meeting all of the following requirements:
  - 1) An openable area of not less than 5.7 square feet (5.0 @ grade level)
  - 2) A minimum clear height of 24"
  - 3) A minimum clear width of 20"
  - 4) Finished sill height of not more than 44" above the finished floor
- 6) Install direct vent manufactured gas fireplace in accordance with manufacturer's specifications and State codes.
- 7) Dryer to vent directly to the outside with a maximum vent length of 25' and a maximum of two 90 degree elbows.
- 8) Smoke detectors to be hard wired, interconnected, with battery backup and installed in the following locations:
  - 1) In each sleeping room.
  - 2) Immediately outside sleeping rooms.
  - 3) Minimum of one installed on each floor, including the basement.
- 9) Provide pressure reducing valve and main water shut-off on water supply line

TABLE R301.5  
MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS  
(in pounds per square foot)

Use	Live Load
Uninhabitable attics without storage <sup>b</sup>	10
Uninhabitable attics with limited storage <sup>b, g</sup>	20
Habitable attics and attics served with fixed stairs	30
Balconies (exterior) and decks <sup>e</sup>	60 <sup>f</sup>
Fire escapes	40
Guards and handrails <sup>d</sup>	200 <sup>h</sup>
Guard in-fill components <sup>f</sup>	50 <sup>h</sup>
Passenger vehicle garages <sup>a</sup>	50 <sup>a</sup>
Rooms other than sleeping rooms	40
Sleeping rooms	30
Stairs	40 <sup>c</sup>

# SAMPLE ELEVATION

SCALE 1/4" = 1'-0"



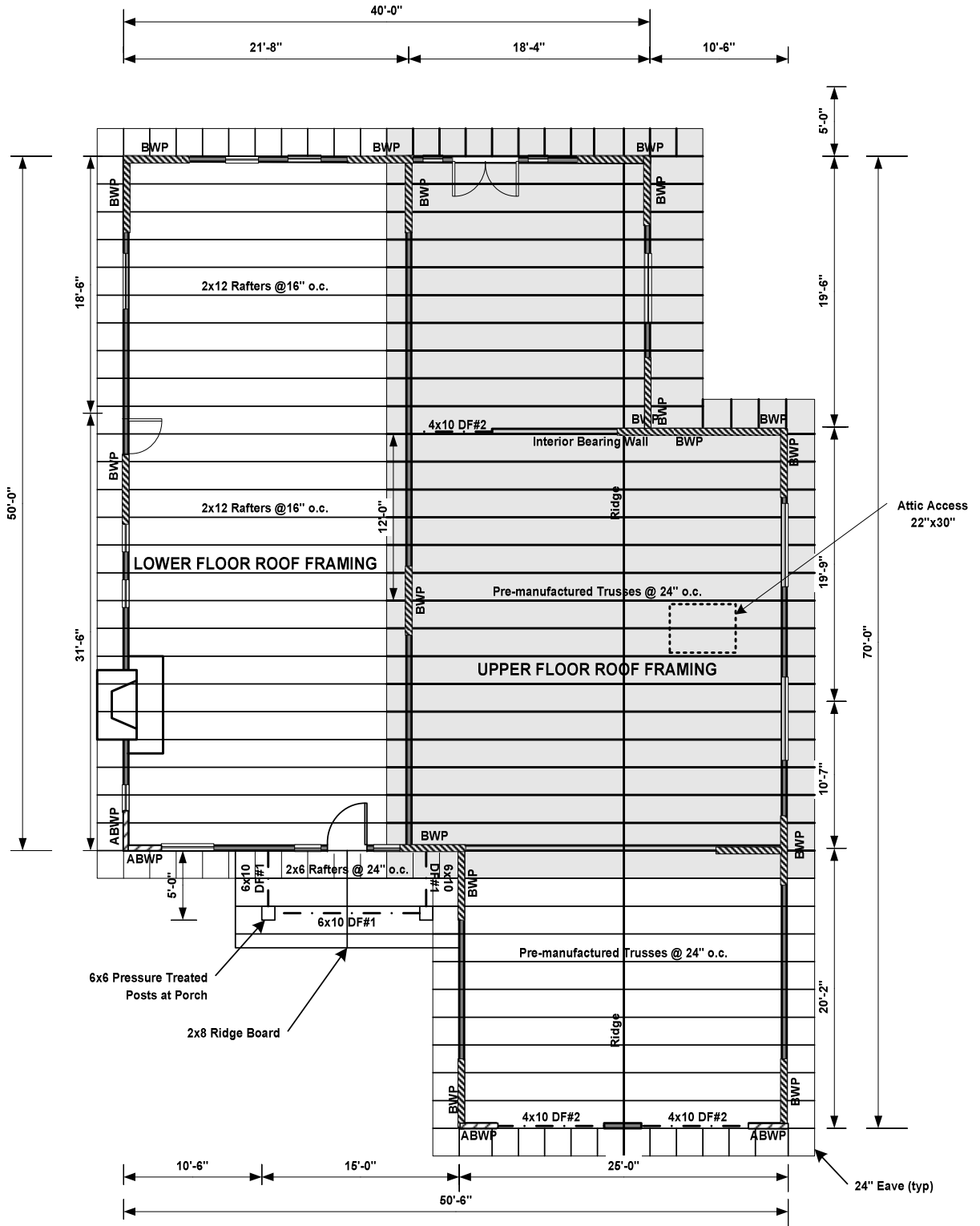
**SOUTH ELEVATION**

FF = Finished Floor Elevation

# SAMPLE ROOF FRAMING PLAN

INCLUDES 1ST & 2ND FLOOR ROOF FRAMING

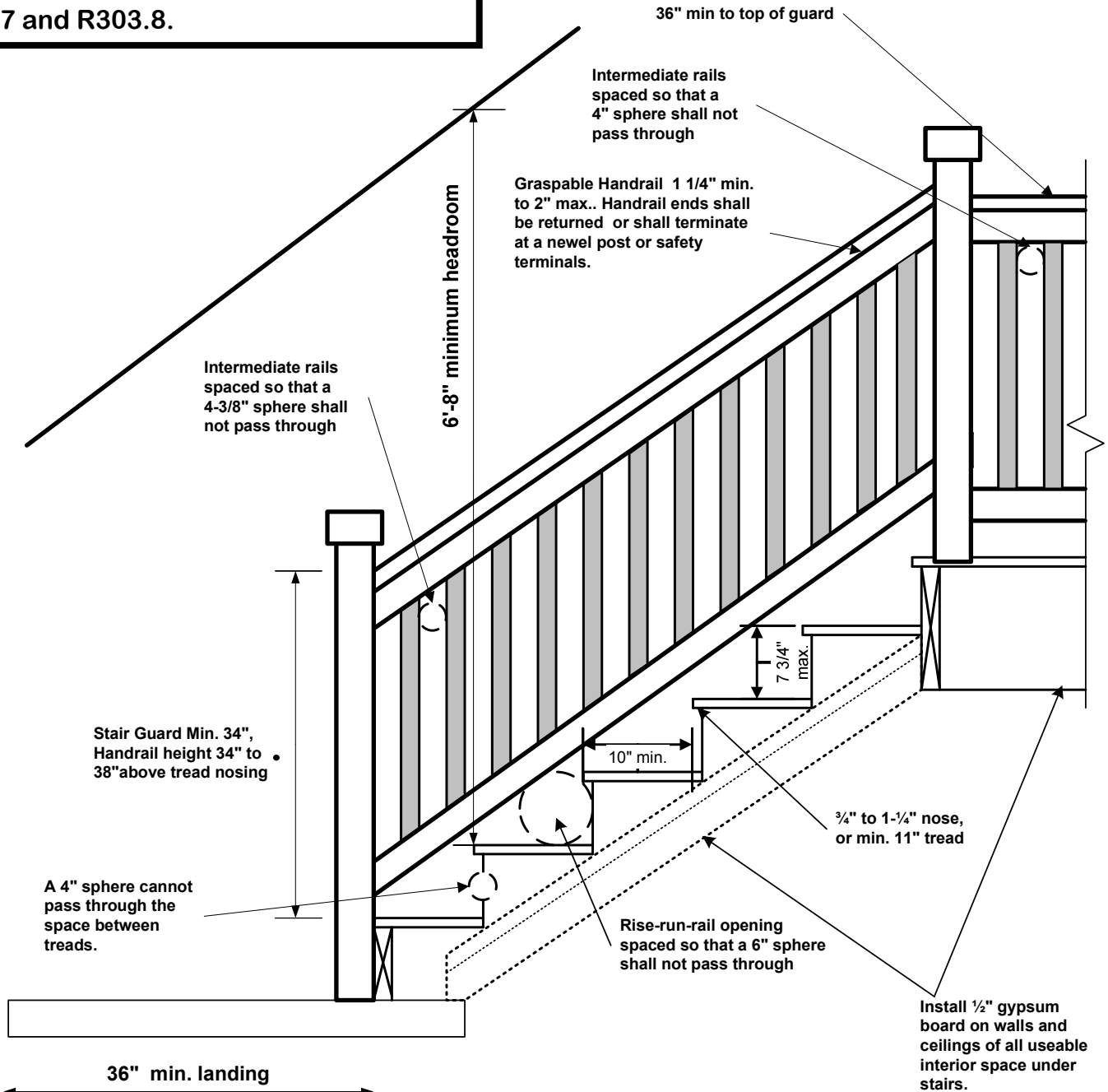
SCALE 1/4" = 1'-0"





# Sample Stair Detail

**R311.7.9 Illumination.**  
Stairways shall be provided with illumination in accordance with Sections R303.7 and R303.8.



**Guard and handrail to sustain 200 lb. load**

**Guard balusters to sustain 50 psf load**