

PLOT PLAN

A PLOT PLAN IS A BIRD'S EYE VIEW OF THE ENTIRE PROPERTY. THIS PLAN IS REQUIRED WHEN CONSTRUCTING A NEW BUILDING, ADDING A ROOF AREA TO AN EXISTING BUILDING OR ENCLOSING ANY SPACE UNDER AN EXISTING ROOF. A PLOT PLAN IS ALSO REQUIRED FOR INTERIOR WORK TO A STRUCTURE (RESIDENCE). THE PLOT PLAN MUST SHOW THE LOCATION AND DIMENSIONS OF ALL OF THE PROPERTY LINES, EASEMENTS, ADJACENT STREETS AND ALLEYS AND ALL PROPOSED AND EXISTING BUILDINGS. IN ADDITION, THE PLOT PLAN MUST INDICATE THE DISTANCE BETWEEN BUILDINGS ON THE PROPERTY AND THE DISTANCE FROM EACH BUILDING TO THE PROPERTY LINE. THE SQUARE FOOTAGE OF ALL NEW AND EXISTING BUILDINGS, ALSO ROOF PATIOS, GARAGES AND CARPORTS SHOULD BE SHOWN. THE LOCATION OF THE SEPTIC SYSTEM OR SEWER CONNECTION, ALL WATER, GAS AND ELECTRIC SERVICES LINES SHOULD BE INCLUDED. INCLUDE THE ELECTRICAL PANEL RATING AND GAS OR WATER PIPE SIZE IF THESE UTILITIES ARE TO SUPPORT THE NEW CONSTRUCTION.

SAMPLE PLOT PLAN

LEGAL DESCRIPTION

OWNER'S NAME _____
 PROJECT ADDRESS _____
 PROJECT DISCRIPTION _____

ZONING _____ SECTION _____ T. _____, R. _____
 OVERLAY ZONES _____

LOT COVERAGE CALCULATIONS

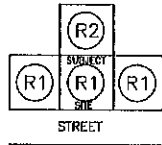
EXISTING DWELLING = _____
 ADDITIONS = _____
 ACCESSORY STRUCTURES = _____
 GARAGE/CARPORT = _____
 DRIVEWAY/VEHICULAR USE AREA = _____
 TOTAL LOT COVERAGE = _____
 LOT AREA (LOT SIZE) = _____
 TOTAL LOT COVERAGE ÷ BY LOT AREA = _____ %

BUILDING ELEVATIONS

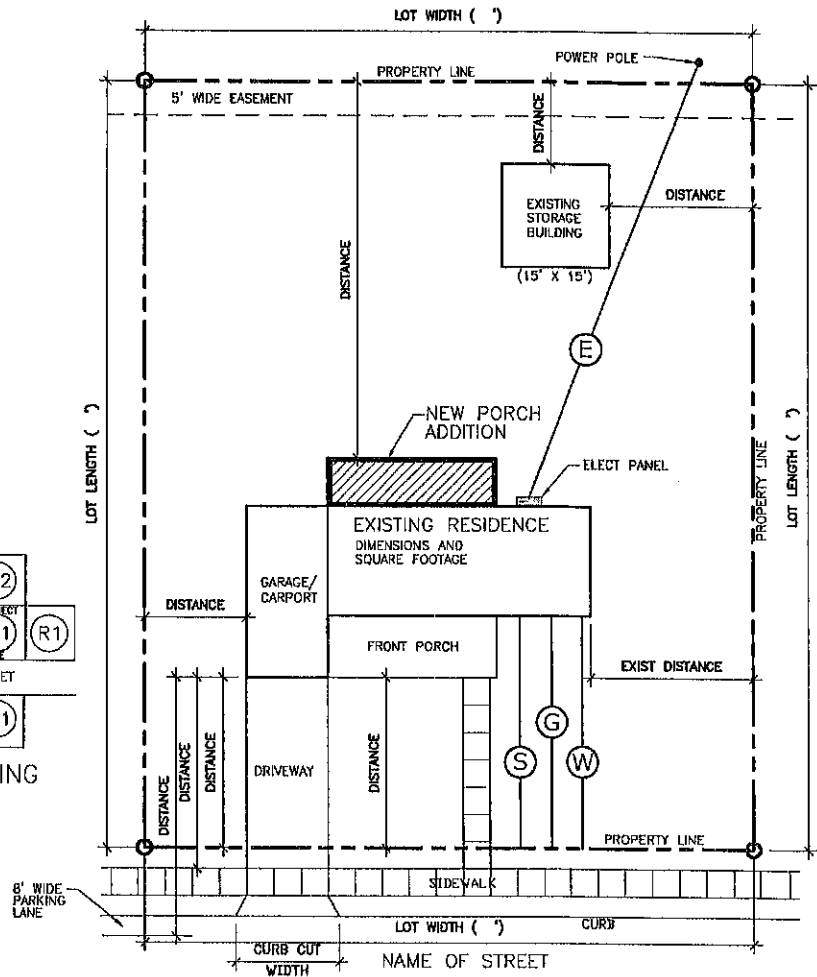
BUILDING HEIGHT NORTH SIDE = _____
 BUILDING HEIGHT SOUTH SIDE = _____
 BUILDING HEIGHT WEST SIDE = _____
 BUILDING HEIGHT EAST SIDE = _____

DENSITY CALCULATIONS

LOT AREA _____ + 43,560 = _____ ACRES
 _____ ACRES X _____ UNITS PER ACRE = _____ UNITS ALLOWED
 UNITS PROPOSED _____



ZONING



PLOT PLAN

2008 IRC

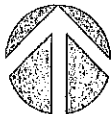
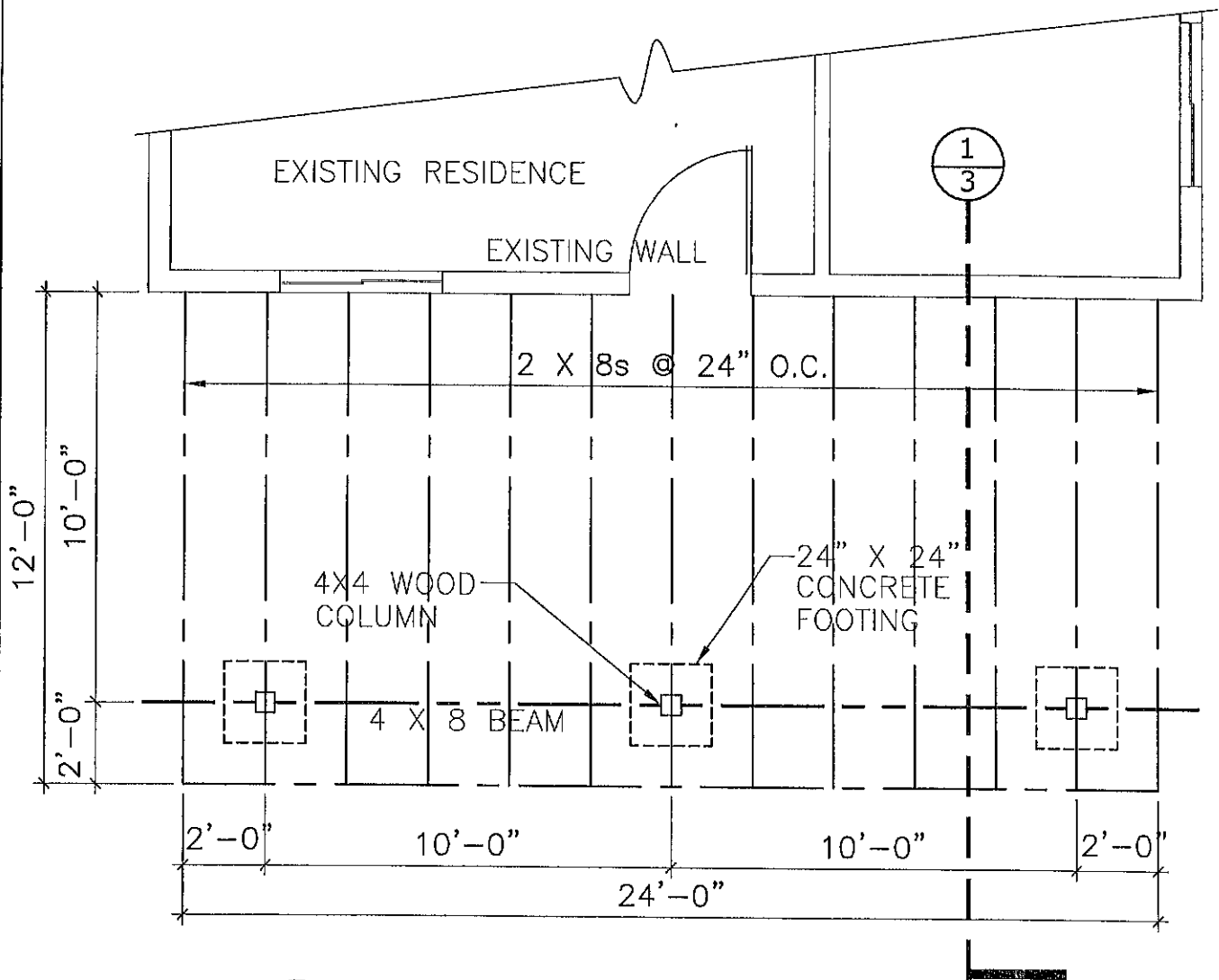
SCALE: 1" = ___'-__"

NOTE: THIS PLOT PLAN DRAWINGS IS A SAMPLE ONLY AND MAY NOT INCLUDE ALL CODE REQUIREMENTS FOR YOUR PROJECT.

ALL CONSTRUCTION TO COMPLY WITH 2018 IRC

BASIC PORCH FRAMING DETAIL

1. ALL RAFTERS TO BE 2X8s @ 24" O.C.
2. ALL BEAMS TO BE 4X8s
3. NEW RAFTERS TO BEAR ATOP EXISTING WALL OR BE HUNG FROM A SURFACE ATTACHED LEDGER, REFERENCE DETAIL OPTION 2/3
4. ALL COLUMNS TO BE 4x4S
5. SHOW ALL ELECTRICAL DEVICES AND CIRCUITRY
6. IF THIS DESIGN IS USED TO OBTAIN A PERMIT, THE DESIGN MAY NOT BE CHANGED IN THE FIELD
7. FASCIA TO MATCH RAFTER SIZE

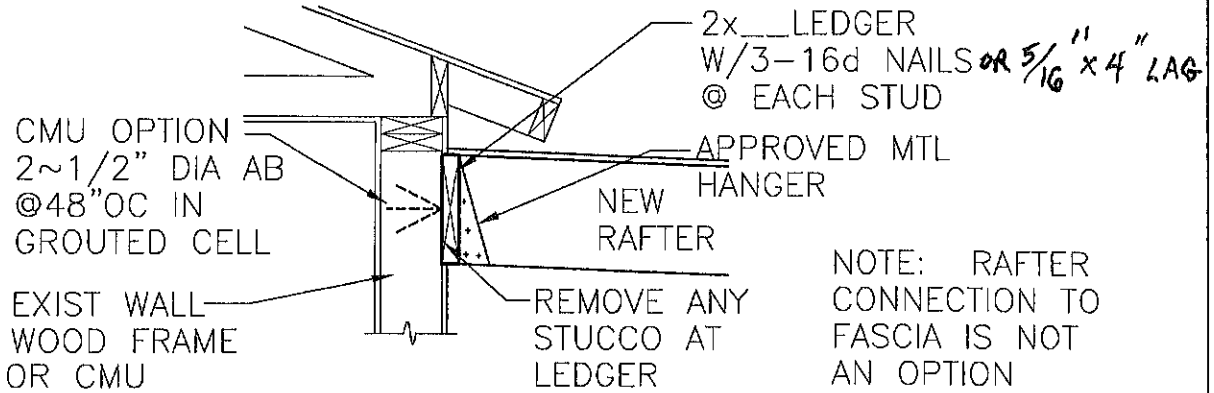


ROOF FRAMING PLAN

SAMPLE ONLY

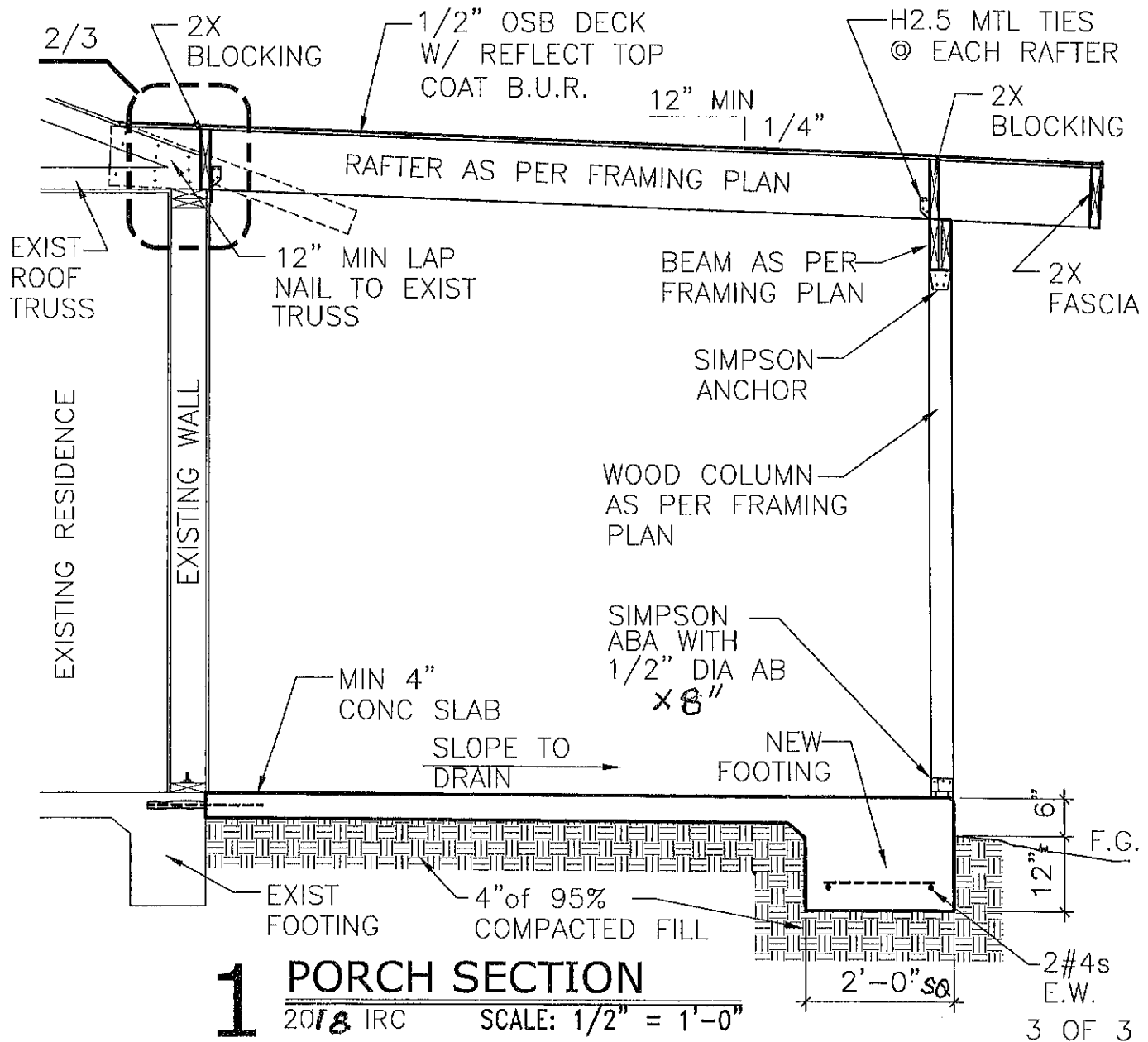
SCALE: 1/4" = 1'-0"

COVERED PORCH SECTION



2 OPTIONAL DETAIL

SCALE: 3/4" = 1'-0"



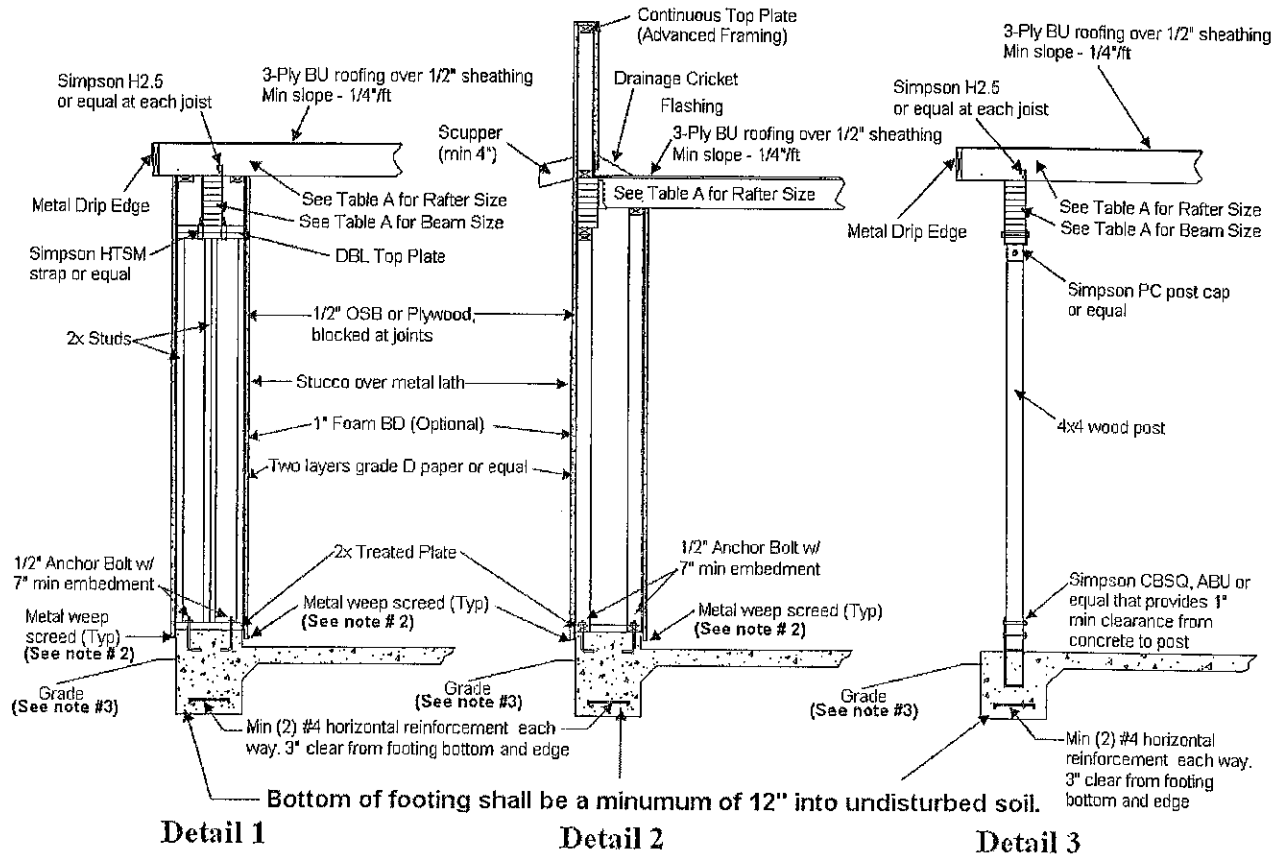


Table A:

| Porch Depth | Footing Size | Beam Size | Max Beam Span | Rafter Size |
|-------------|---------------|-----------|---------------|----------------|
| 10 ft | 18" Sq x 1' D | 4x8 | 10 ft | 2x6 @ 24" o.c. |
| 12 ft | 2' Sq x 1' D | 4x8 | 10 ft | 2x8 @ 24" o.c. |

1. All construction shall comply with International Residential Code
2. Metal weep screed shall be installed a min. 4" above the earth and a min of 2" above paved surfaces
3. Finish grade shall slope away from footing and be a min 6" from sill plate
4. All concrete shall be minimum 2500 psi
5. All wood to be Douglas Fir #2 or better
6. Framing based on a 30 lbs load
7. Minimum ceiling height 7 ft, 6ft-6inch to beam
8. Max height of column shall be 10' from finish grade. (Or provide engineering)

OPTIONAL Details Wood Framed Porch Column

(Not to Scale)