

FULL RESIDENTIAL SITE PLAN TEMPLATE

Basic Information⁽¹⁻³⁾

Owner's Name:

Site Address or parcel number:

Zone(s):

Overlay Zone(s), Floodplains (if applicable):

Project Description:

Notes:

Square Footages⁽¹⁴⁻¹⁷⁾

Parcel/Lot:

Total Enclosed Structures:

Total Vehicular Use Areas:

Driveway:

Other VUA in the front yard:

Other VUA elsewhere on site:

Percent Lot Coverage:⁽¹⁷⁾

Heights

Building(s):⁽¹⁸⁾

Wall Height(s):⁽¹⁹⁾

Landscaping:⁽¹²⁾

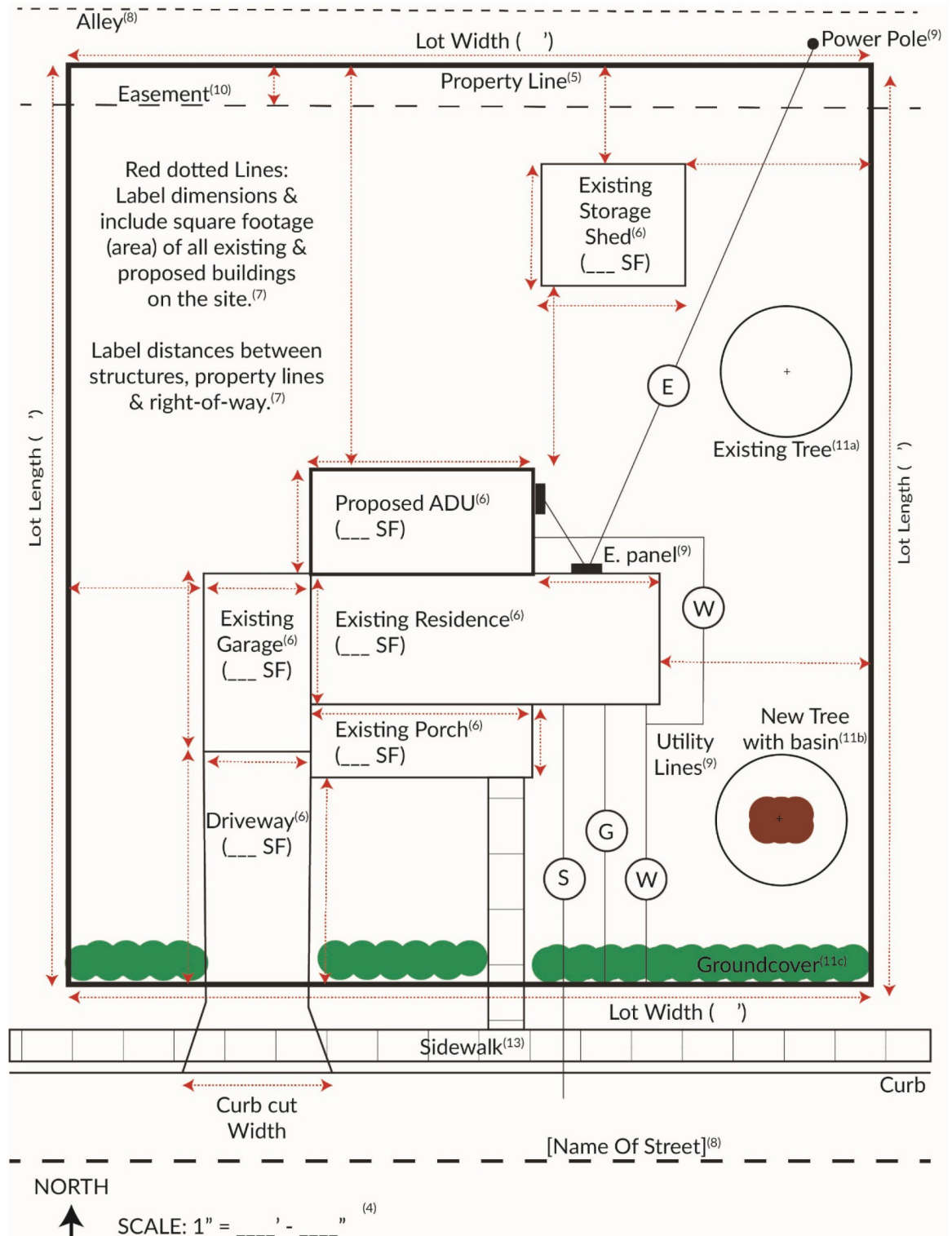
Count Existing Trees:

Proposed Tree species & mature canopy diameter (list):

Proposed groundcover species (list):

Watering Method:

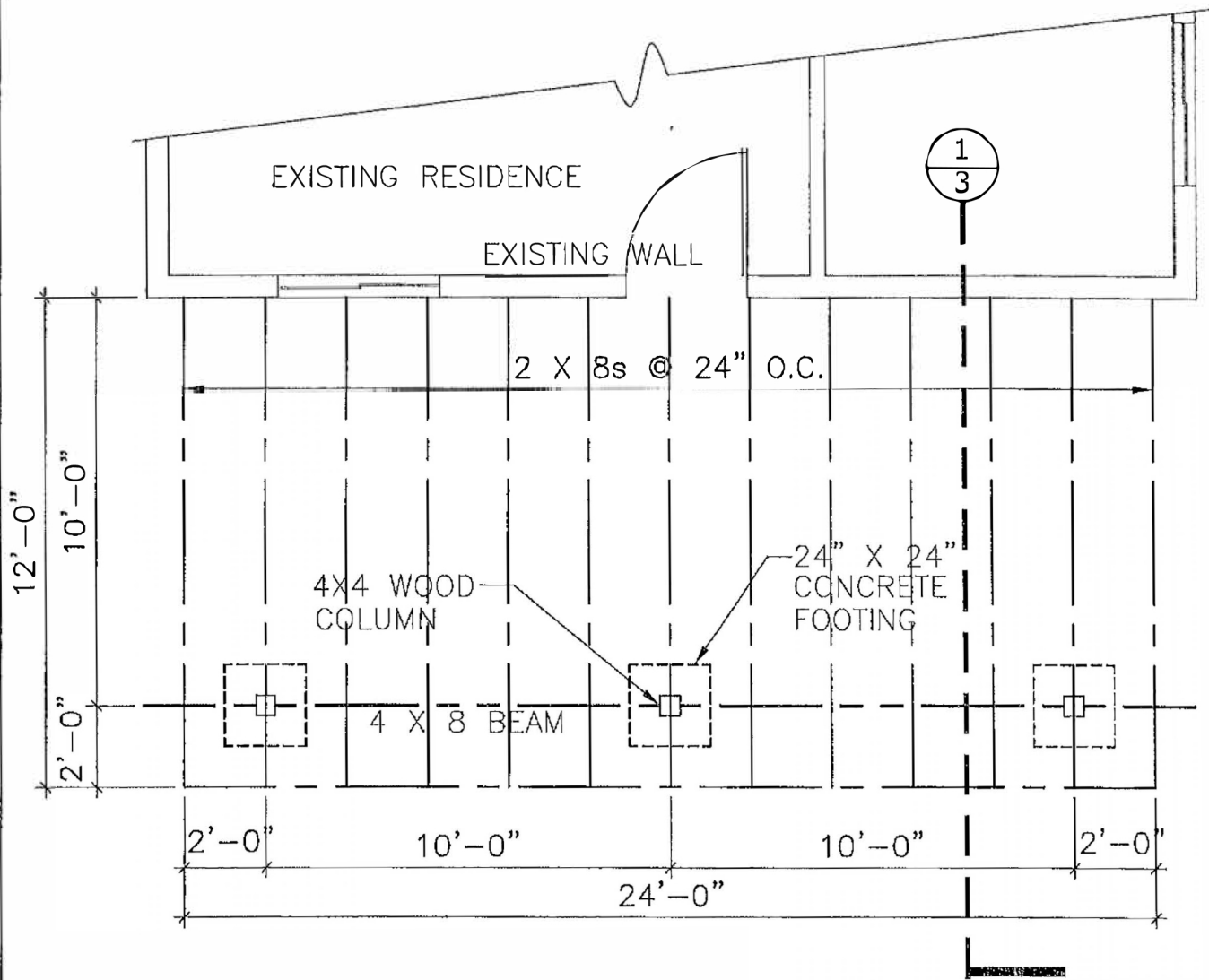
Parking Reduction Justification:⁽²⁰⁾



ALL CONSTRUCTION TO COMPLY WITH 2024 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

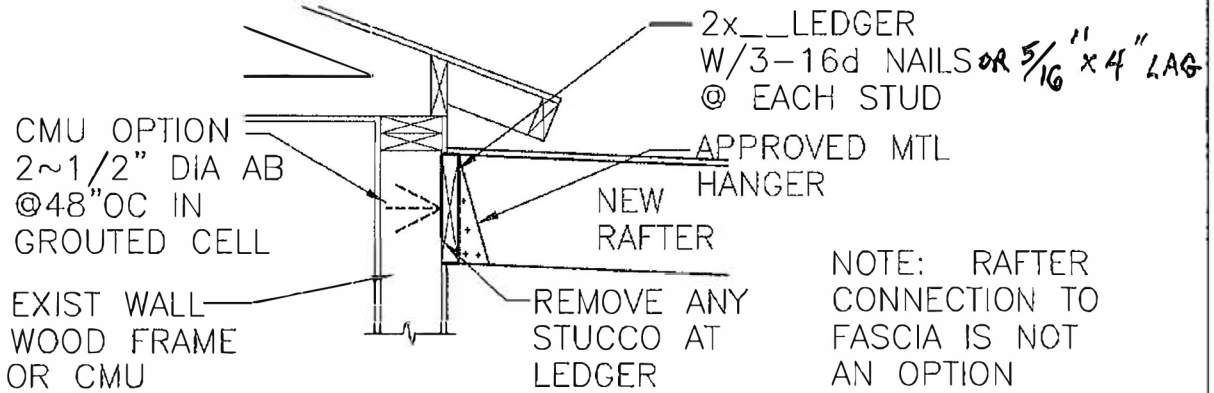


ROOF FRAMING PLAN

SAMPLE ONLY

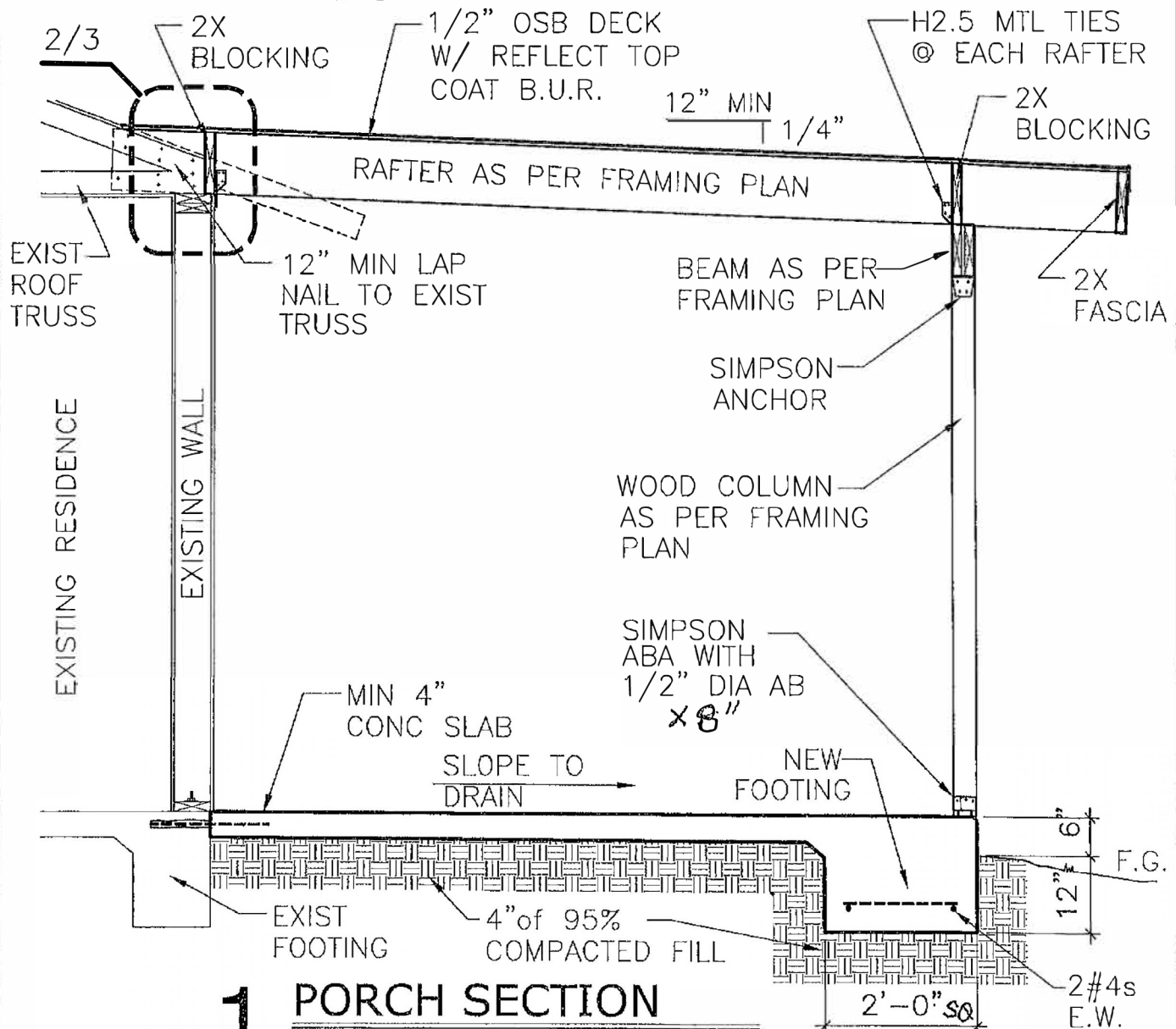
SCALE: 1/4" = 1'-0"

COVERED PORCH SECTION



2 OPTIONAL DETAIL

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



1 PORCH SECTION

2018 IRC SCALE: 1/2" = 1'-0"

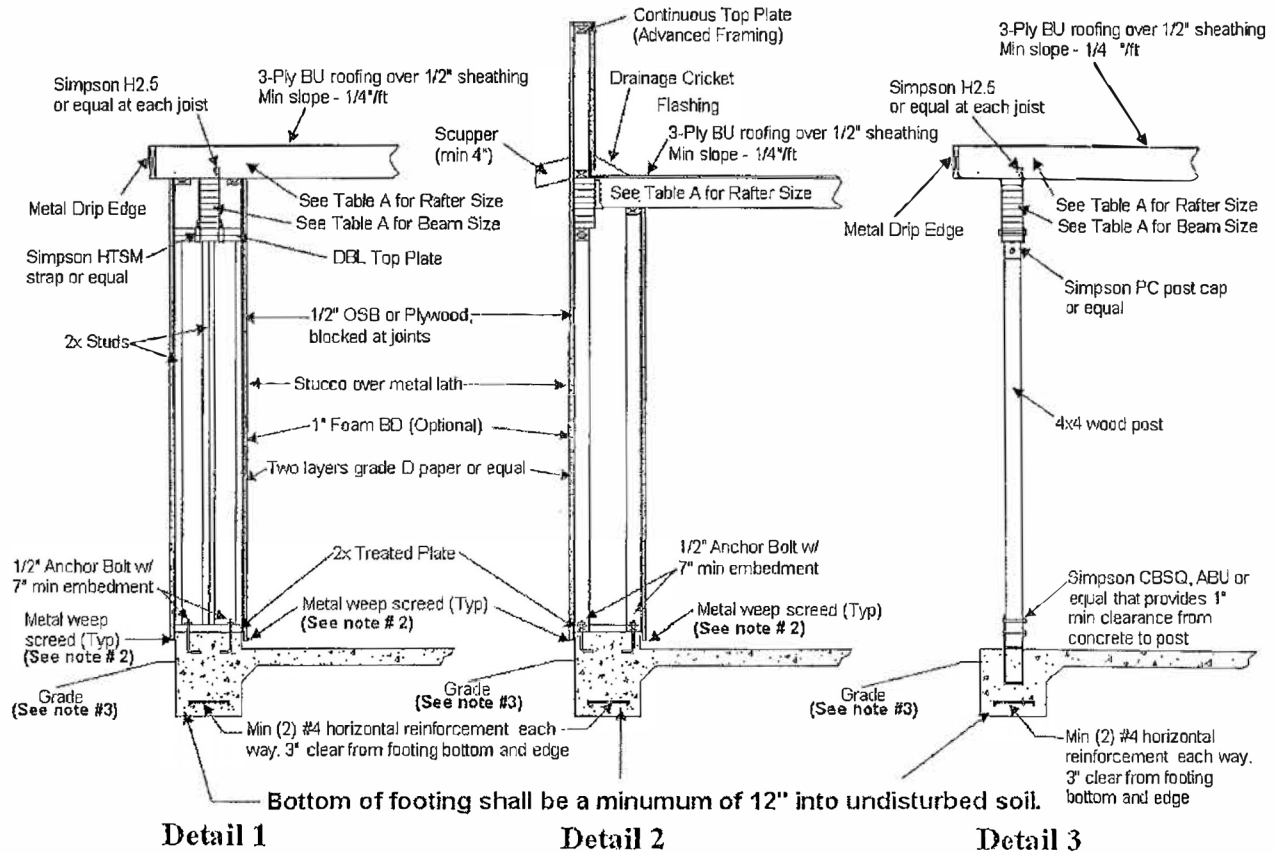


Table A:

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)