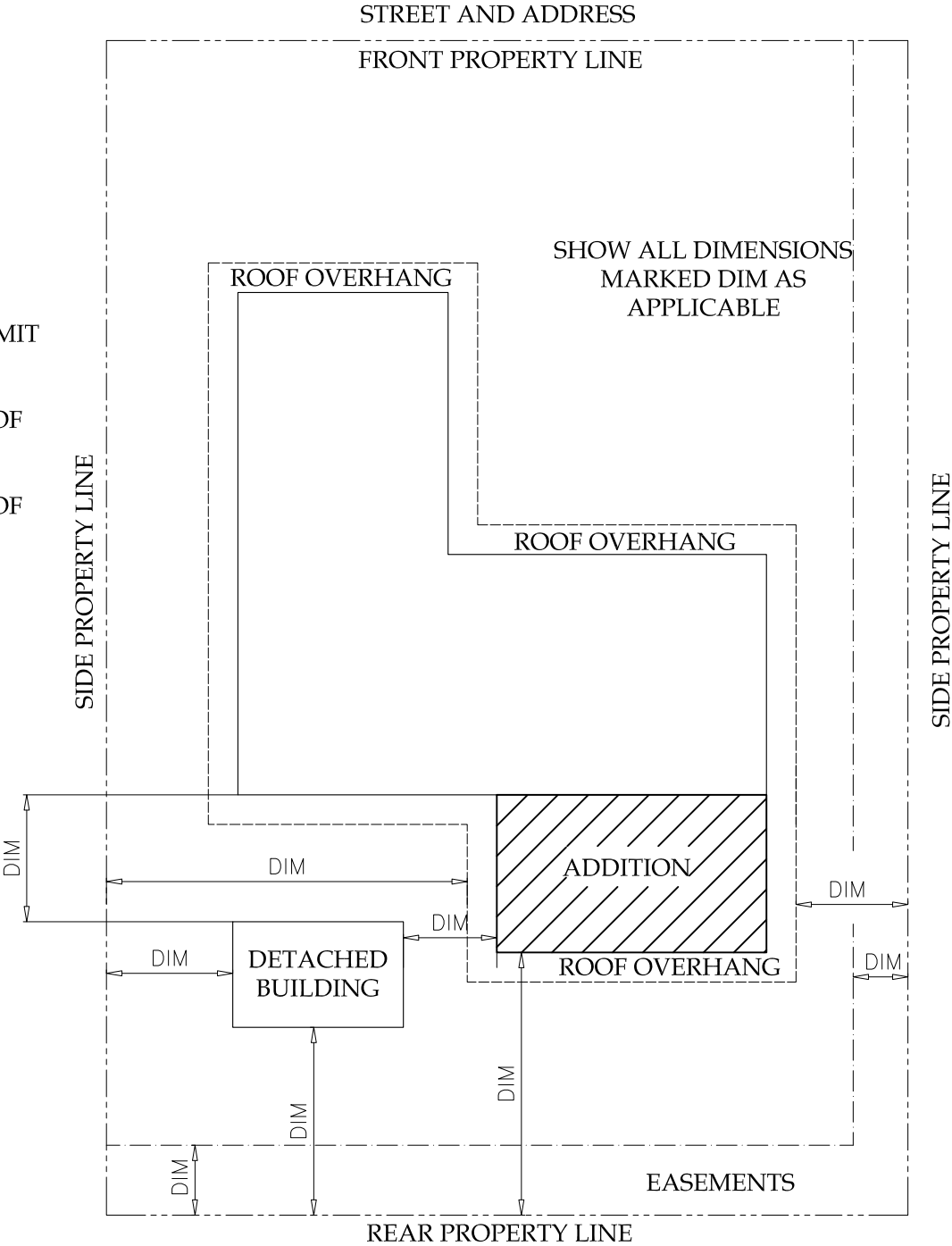


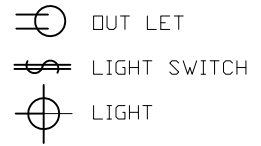
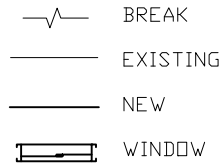
EXAMPLE

- 1. THIS IS ONLY AN EXAMPLE OF THE INFORMATION REQUIRED ON PERMIT APPLICATION DOCUMENT.
- 2. SHOW LOCATION OF SEPTIC TANK, IF APPLICABLE
- 3. SHOW LOCATION OF EXISTING SERVICE

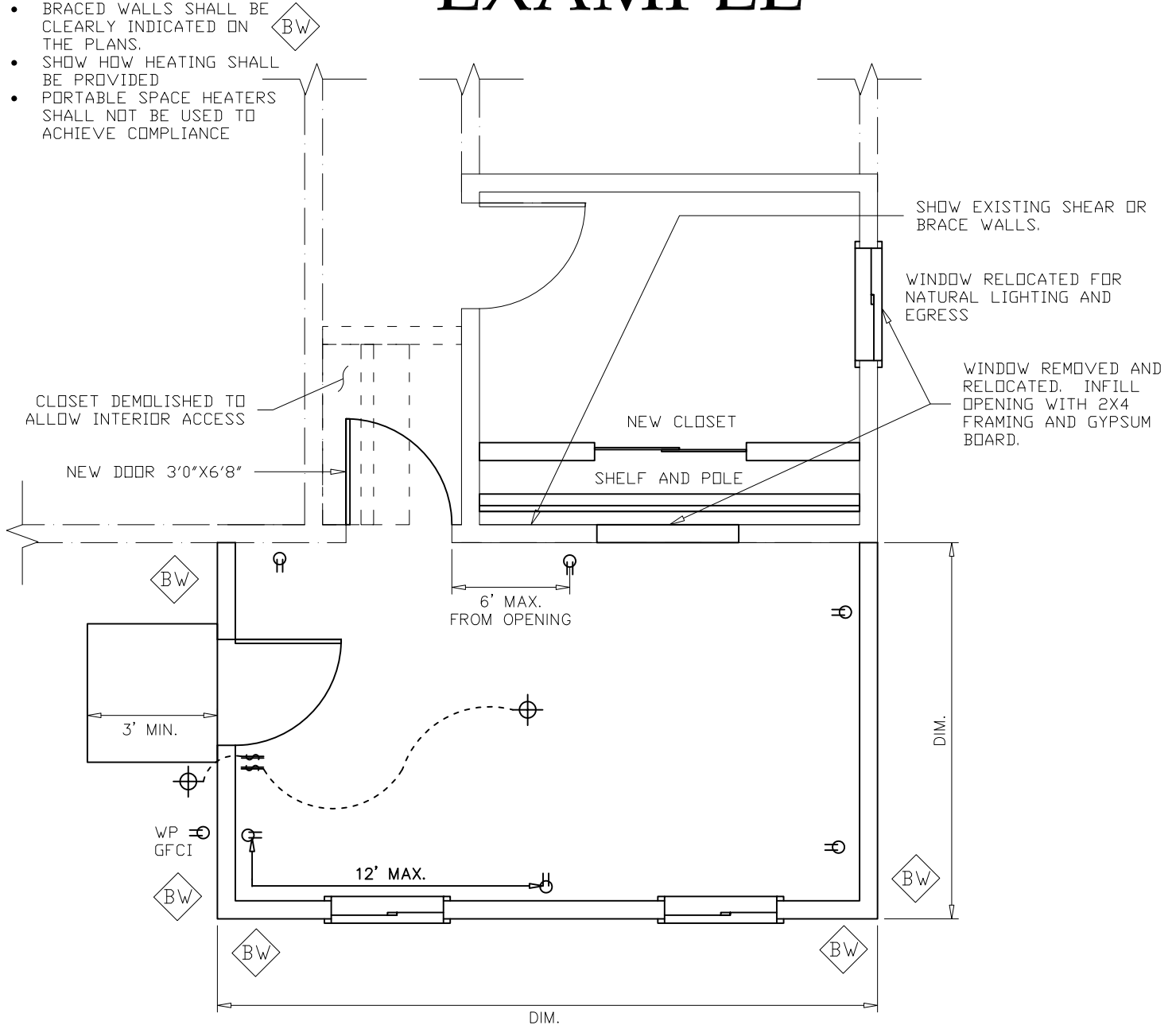


RESIDENTIAL ROOM ADDITION TYPICAL
PLOT PLAN
500 SQUARE FEET OR LESS

- SHOW EXISTING ROOMS ADJACENT TO NEW CONSTRUCTION WITH DIMENSIONS, WINDOW SIZE AND LOCATIONS, AND EXISTING ROOMS USES.
- DESIGNATE IN SOME GRAPHIC FASHION THE NEW VERSUS EXISTING CONSTRUCTION FOR EXAMPLE; THIN LINE AS EXISTING, THICK-LINE AS NEW.
- BRACED WALLS SHALL BE CLEARLY INDICATED ON THE PLANS.
- SHOW HOW HEATING SHALL BE PROVIDED
- PORTABLE SPACE HEATERS SHALL NOT BE USED TO ACHIEVE COMPLIANCE



EXAMPLE

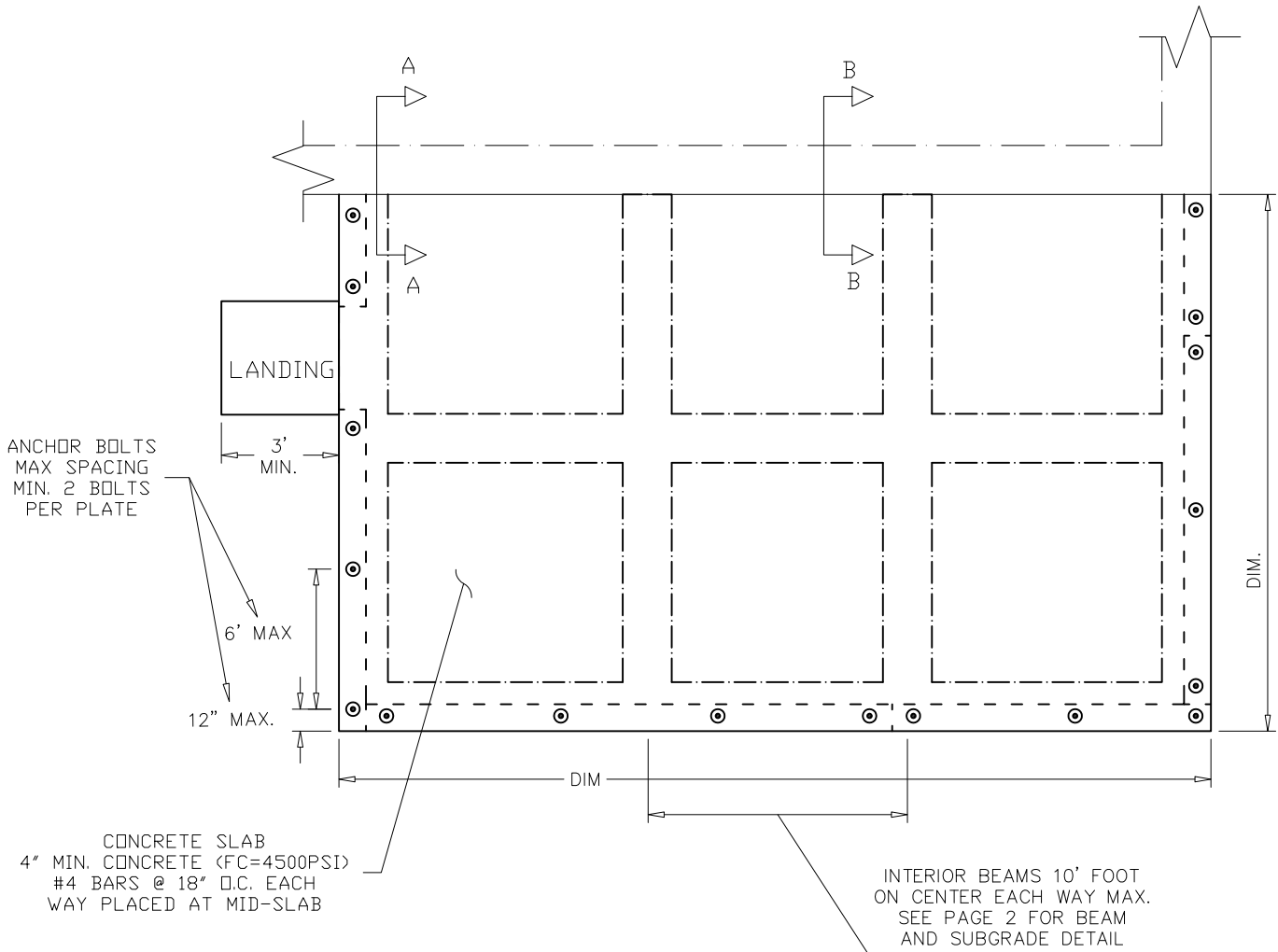


- PROVIDE 8% OF THE FLOOR AREA IN GLAZED OPENINGS (WINDOW, GLASS DOORS, SKYLITES) IN ALL HABITABLE ROOMS. RELOCATE EXISTING REQUIRED GLAZING THAT IS REMOVED FOR REMODEL OR ADDITION. IN LIEU OF NATURAL LIGHTING ARTIFICIAL LIGHTING MAY BE PROVIDED CAPABLE OF PRODUCING 6 FOOT-CANDLES 3" ABOVE THE FLOOR.
- GROUND FAULTED CIRCUIT INTERRUPTERS (GFCI) ARE REQUIRED FOR KITCHENS, BATHROOMS, GARAGES, AND EXTERIOR OUTLETS (CLEARLY SHOWN ON PLANS)
- ARC-FAULT CIRCUIT INTERRUPTERS ARE REQUIRED FOR ALL BEDROOMS.

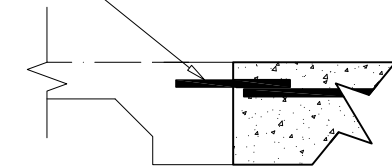
RESIDENTIAL ROOM ADDITION TYPICAL FLOOR PLAN

500 SQUARE FEET OR LESS

- BEAMS AND FOOTING
- - - NEW BEAMS AND FOOTING
- ___ OUT SIDE FOOTING
- ___ OUT SIDE NEW FOOTING
- - - NEW WALL FRAME
- ⊙ 1/2"X10" ANCHOR BOLTS WITH 2"X2"X3/16" PLATE WASHERS

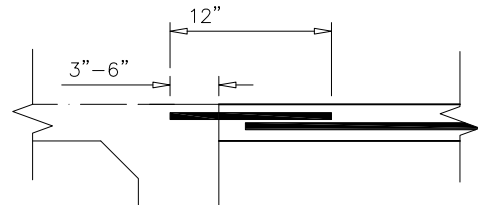


#4 REBAR,
HOLE 6" DEEP, NO
EPOXY REQUIRED

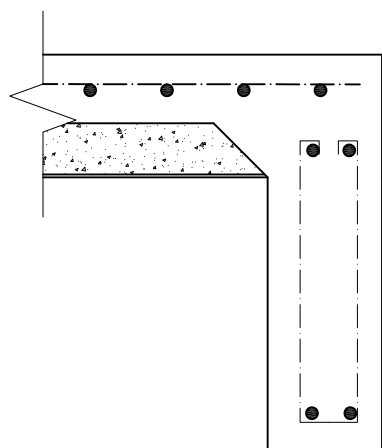
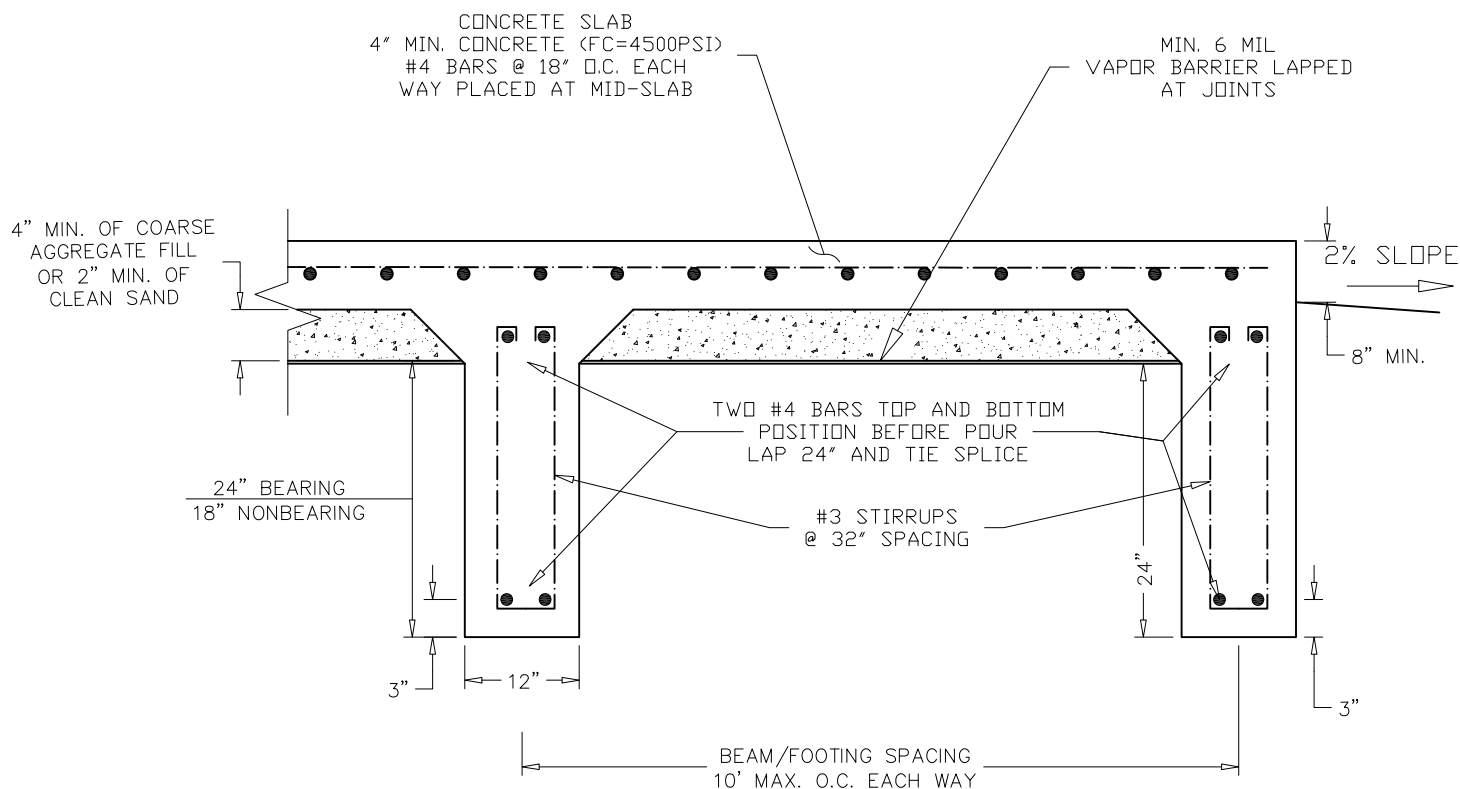


SECTION A-A
NEW FOOTING TIE IN TO
EXISTING FOOTING

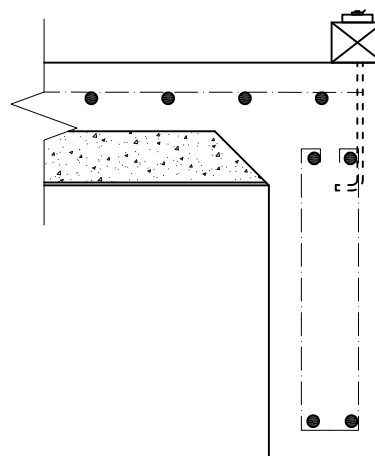
#4 BARS DRILLED 3" MIN. TO
6" MAX. INTO EXISTING
FOOTING @ 18" O.C. OF NEW
SLAB



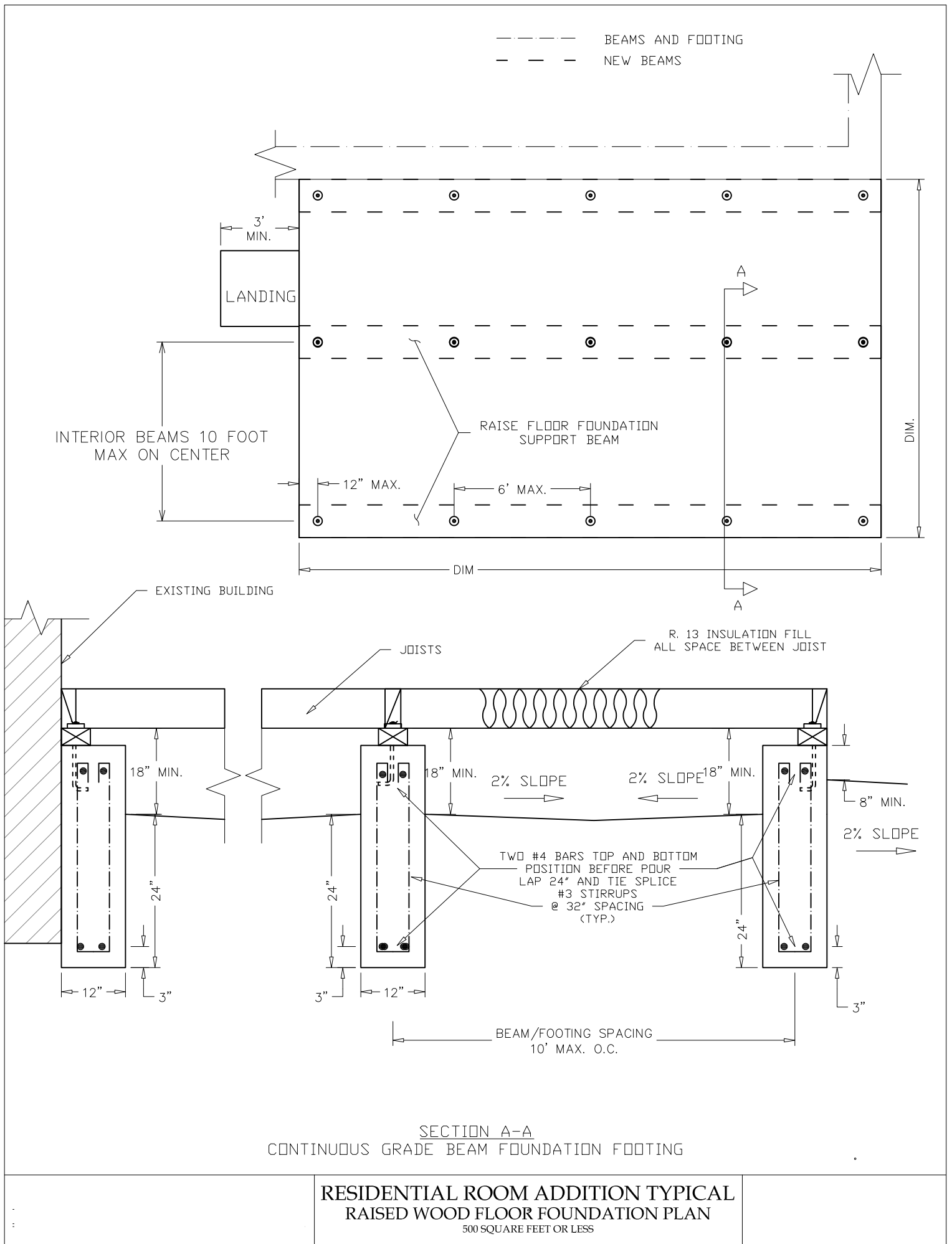
SECTION B-B
NEW SLAB TIE IN TO
EXISTING



TYPICAL SLAB REBAR
TIE-IN TO FOOTING



TYPICAL ANCHOR BOLTS
TIE-IN TO FOOTING



2X_ RIDGE BOARD-AS DEEP AS THE CUT END OF
THE RAFTER OR TRUSSES PER ENGINEER DESIGN

ATTIC VENTS SHALL TOTAL 1 SQ.FT. FOR EACH 150
SQ.FT. OF ATTIC AREA

SPECIFY ROOF COVERING

SPECIFY ROOF SHEATHING

EAVE VENTS-OPTIONAL

FACIA-OPTIONAL

SOFFIT-OPTIONAL

STUD SPACING
16" O.C. MAX.

INSULATION
R:30 MIN.

DOUBLE TOP PLATE

INSULATION
R:13 MIN.

SPECIFY INTERIOR
WALL AND CEILING
COVERING

SPECIFY EXTERIOR COVERING

1/2"x10" ANCHOR BOLTS
MAX 6' O.C., 3/16"x2"x2"
WASHER

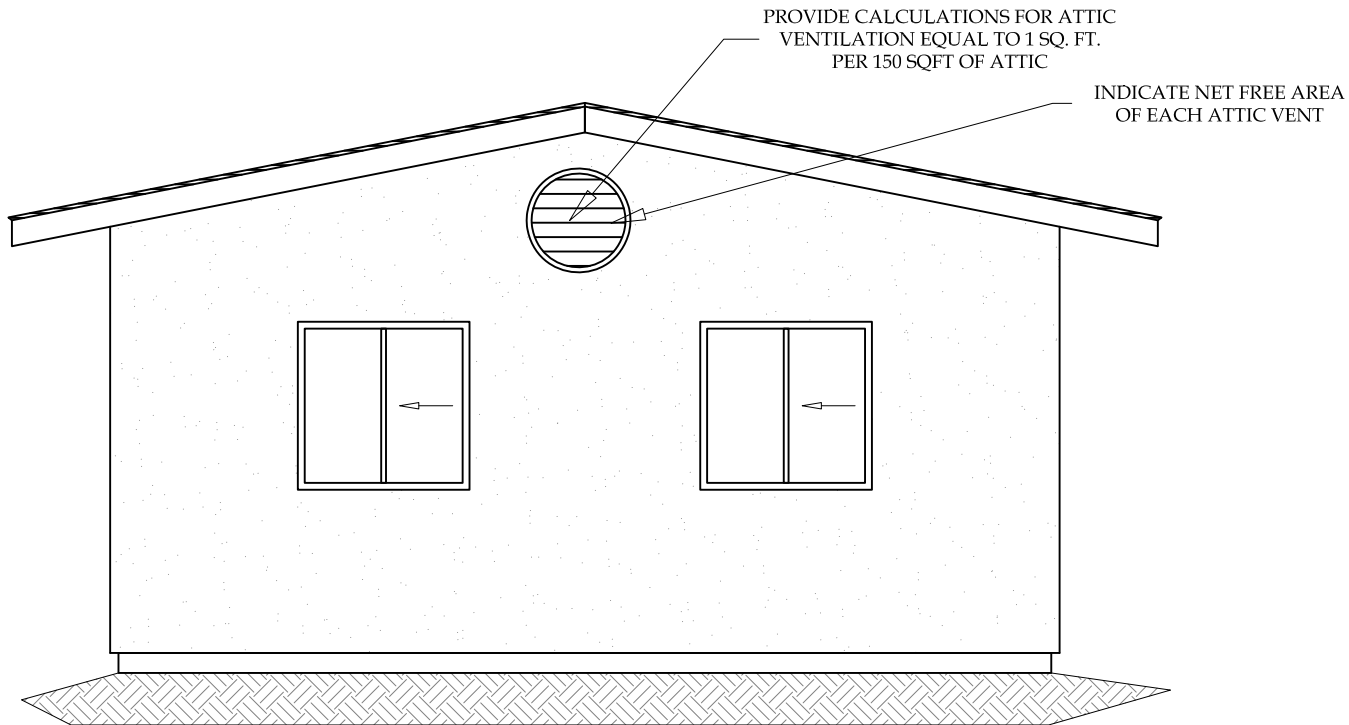
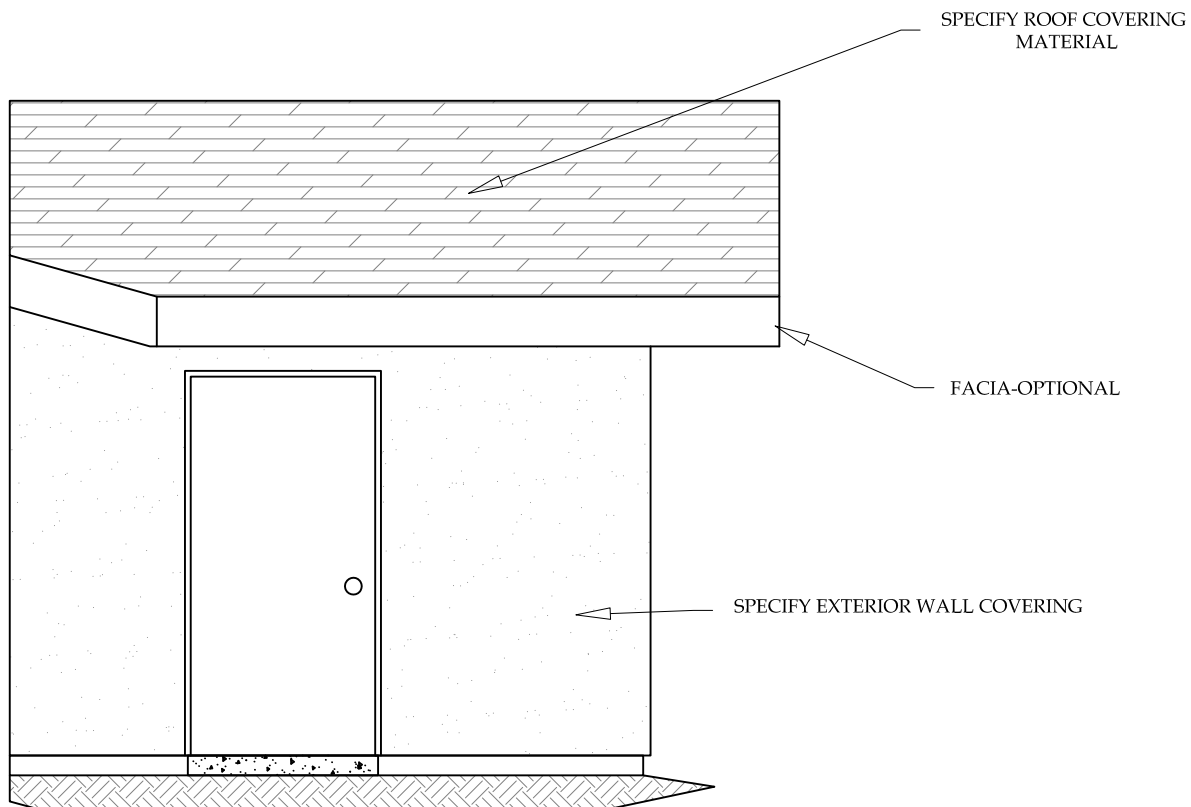
REDWOOD OR PRESSURE
TREATED LUMBER PLATE

WEEP SCREED IF STUCCO EXTERIOR

FOUNDATION
WILL BE PER FOUNDATION
DETAIL ANCHOR BOLT IS FOR
REFERENCE TO WALL AND ITS
PLACEMENT

RESIDENTIAL ROOM ADDITION TYPICAL
CROSS SECTION

500 SQUARE FEET OR LESS

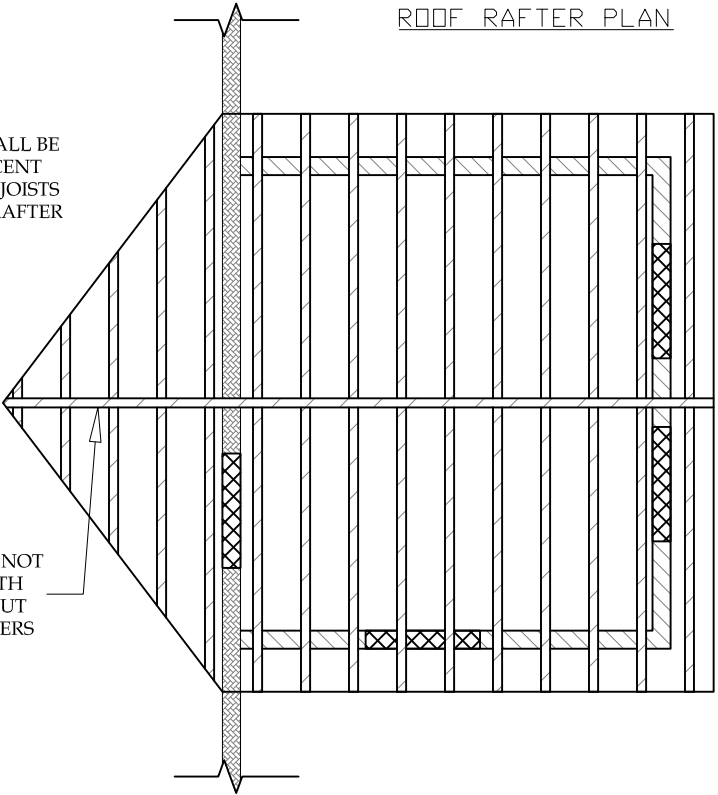


RESIDENTIAL ROOM ADDITION TYPICAL
ELEVATIONS
500 SQUARE FEET OR LESS

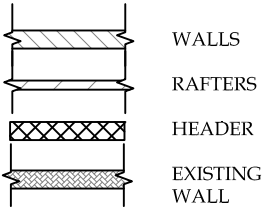
ROOF RAFTER PLAN

RAFTERS SHALL BE
NAILED TO ADJACENT
PARALLEL CEILING JOISTS
OR MINIMUM 1"x4" RAFTER
TIES @ 4' O.C.

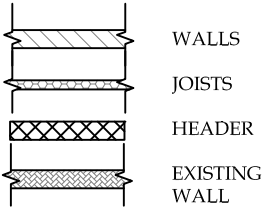
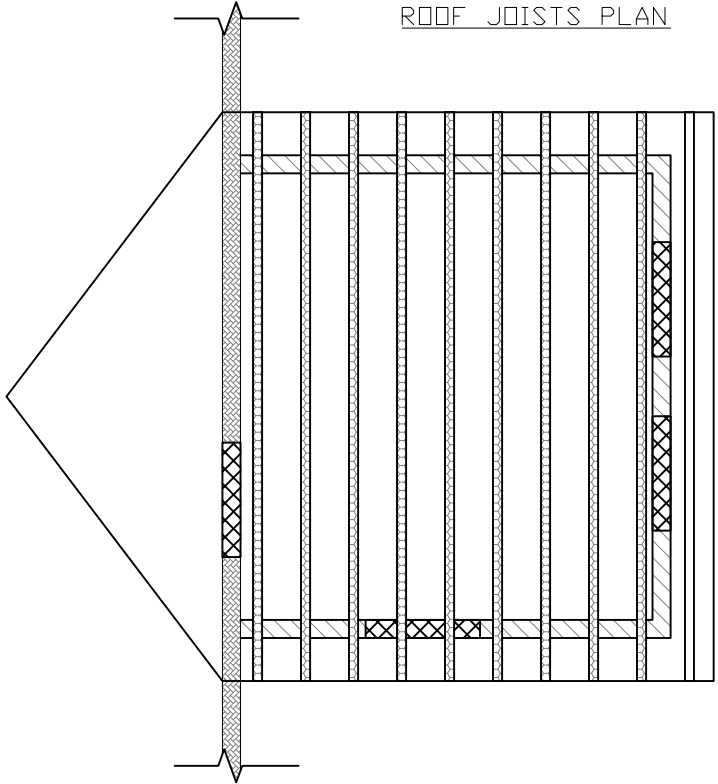
RIDGE BOARD NOT
LESS IN DEPTH
THAN THE CUT
END OF RAFTERS



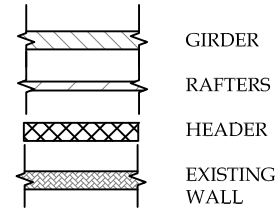
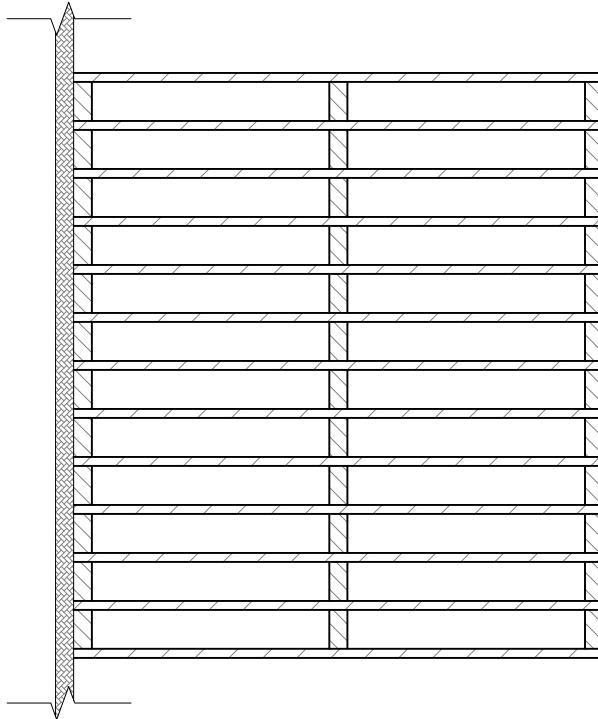
1. CALL OUT THE DIMENSIONS OF ALL NEW OPENINGS.
2. CALL OUT THE LOCATIONS AND DIMENSIONS OF ALL BRACED WALL PANELS (INCLUDING AT THE EXISTING WALL).
3. ADD ADDITIONAL BRACED WALL PANELS AT THE EXISTING WALL, AS NEEDED.
4. NEW OPENINGS IN EXISTING BRACED WALL PANELS MAY REQUIRE ENGINEERING.
5. CALL OUT ALL HEADER SIZES 4 x



ROOF JOISTS PLAN



FLOOR FRAMING PLAN FOR CRAWLSPACE

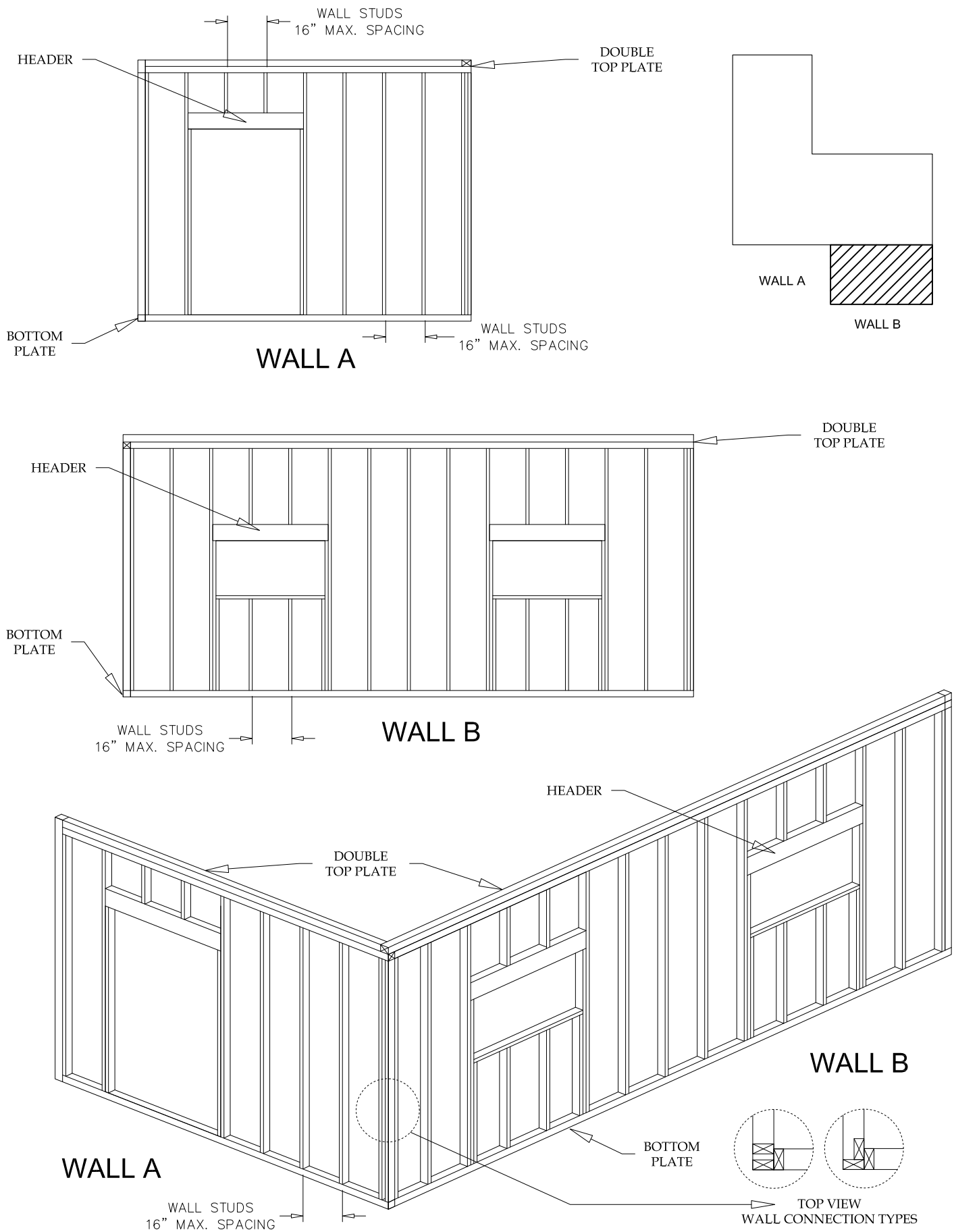


2015 IRC

RAFTER & JOIST PLAN TABLE BASED ON SOUTHER PINE #2

SIZE	SPACING	FLOOR JOIST MAX SPAN	CEILING JOIST MAX SPAN	ROOF RAFTER MAX SPAN
2X4	12"		9'-3"	
2X4	16"		8'-0"	
2X4	24"		6'-7"	
2X6	12"	9'-10"	13'-11"	13'-6"
2X6	16"	8'-6"	12'-0"	11'-8"
2X6	24"	7'-0"	9'-10"	10'-0"
2X8	12"	12'-6"	17'-7"	17'-1"
2X8	16"	10'-10"	15'-3"	14'-9"
2X8	24"	8'-10"	12'-6"	12'-8"
2X10	12"	14'-9"	20'-11"	20'-3"
2X10	16"	12'-10"	18'-1"	17'-6"
2X10	24"	10'-5"	14'-9"	15'-6"
2X12	12"	17'-5"		23'-10"
2X12	16"	15'-1"		20'-8"
2X12	24"	12'-4"		17'-11"

RAFTER SIZES BASED ON 2015 IRC:
 CEILING JOIST TABLE R802.4(2)
 ROOF RAFTER TABLE R802.5.1(2)
 FLOOR JOIST TABLE R502.3.1(2)



RESIDENTIAL ROOM ADDITION TYPICAL
WALL FRAMING PLAN
500 SQUARE FEET OR LESS

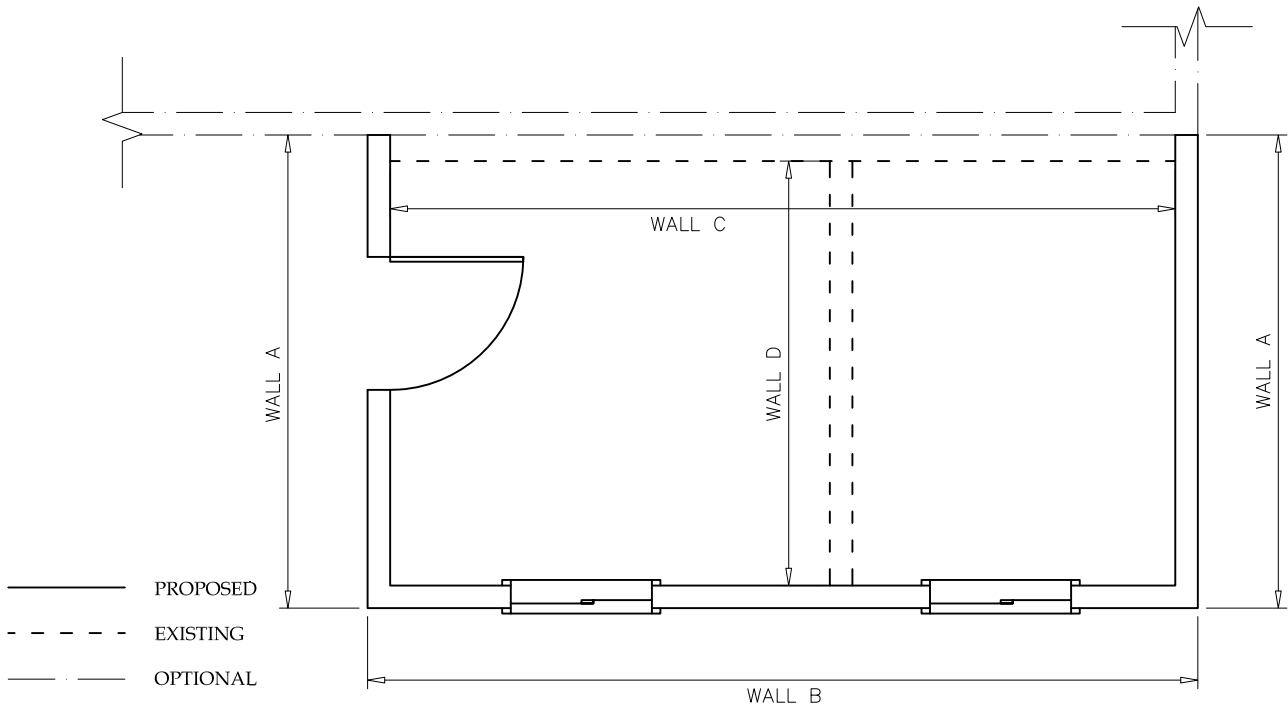
THE RESIDENTIAL ADDITION MUST CONFORM TO ALL OF THE FOLLOWING TO UTILIZE THIS HANDOUT. IF THE ADDITION CANNOT COMPLY WITH THESE ITEMS, YOU MAY PROVIDE A DESIGN CONFORMING TO THE PRESCRIPTIVE REQUIREMENTS OF THE INTERNATIONAL RESIDENTIAL CODE OR AN ENGINEERED DESIGN.

- 1. ALL WALLS, INCLUDING ABOVE AND BELOW OPENINGS, SHALL BE SHEATHED ON ONE SIDE WITH MINIMUM 3/8- INCH, 24/0 SPAN RATED STRUCTURAL PANEL (OSB, PLYWOOD, ETC).
- 2. MAXIMUM OF ONE STORY 10-FEET IN HEIGHT MEASURED TO THE TOP OF THE WALL FROM THE FLOOR LINE.
- 3. WALL TYPE A OR D PERPENDICULAR TO THE STRUCTURE MAY BE A MAXIMUM OF 15-FEET IN LENGTH.
- 4. WALL TYPE A OR D IN ITEM 3 ABOVE MAY BE INCREASED TO 25-FEET, IF THE OPTIONAL WALL C IS CONSTRUCTED PARALLEL AND TIGHT TO THE EXISTING STRUCTURE WALL, INCLUDING A FOOTING.
- 5. WALL TYPE B OR C PARALLEL TO THE STRUCTURE MAY BE A MAXIMUM OF 25-FEET IN LENGTH, UNLESS OPTIONAL WALL TYPE D IS CONSTRUCTED DISTANCE OF SPACING OF PERPENDICULAR WALLS ALONG WALL TYPE B OR C CAN BE NO MORE THEN 25-FEET.
- 6. SHEATHING TO BE NAILED WITH 8D COMMON NAILS AT 6-INCHES ON CENTER AT EDGES AND 12-INCHES ON CENTER AT INTERMEDIATE SUPPORTS.
- 7. MAXIMUM STUD SPACING IS 16-INEHES ON CENTER.
- 8. ALL EXTERIOR WALLS LINES SHALL BE PROVIDED WITH A CONTINUOUS FOUNDATION. ANCHOR BOLTS SHALL BE 1/2-INCH MIN. DIAMETER WITH AN EMBEDMENT DEPTH OF 7-INCHES, TWO PER PLATE MIN., PLACED AT 12-INCHES FROM EACH END AND AT 6-FOOT ON CENTER MAX. ALL ANCHOR BOLTS SHALL HAVE 2-INCH X 2-INCH X 3/16-INCH THICK SQUARE WASHERS.
- 9. ALL EXTERIOR WALL FOR WOODEN FLOORS WILL BE NAILED TO THE JOISTS OR GIRDER UNDER THE WALL PER IRC TABLE 602.3(1) OR WITH APPROVED FRAMING ANCHORS.

WIDTH AND LENGTH REQUIREMENTS FOR FULL HEIGHT WALL PANELS IN A CONTINUOUSLY SHEATHED WALL		
HEIGHT OF WALL	FULL HEIGHT WALL PANEL WIDTH	MAXIMUM OPENING HEIGHT NEXT TO THE FULL HEIGHT WALL PANEL
8- FEET	32-INCH	81-INCH
	24-INCH	62-INCH
9- FEET	36-INCH	91-INCH
	27-INCH	70-INCH
10- FEET	40-INCH	102-INCH
	30-INCH	78-INCH

MAXIMUM OPENING HEIGHT SHALL BE MEASURED FROM THE FLOOR OR SILL TO THE UNDERSIDE OF THE HEADER.

A MINIMUM OF 20 PERCENT OF THE LENGTH OF THE WALL MUST BE CONSTRUCTED FULL HEIGHT OF THE WALL IN PANELS OF A MINIMUM WIDTH LISTED IN THE TABLE.



RESIDENTIAL ROOM ADDITION FULLY SHEATHED
PRESCRIPTIVE BRACED WALL DESIGN
500 SQUARE FEET OR LESS