

Additions

Additions to existing homes generally follow all of the same requirements for the construction of a new home except for the site plan. The requirements for the site plan most likely can be found in the Building Department files. Our files have as-built site plans for a large majority of the properties in the town.

Minimum Construction Document Requirements for Additions

1. Documentation showing compliance with the 2009 International Energy Conservation Code (www.energycodes.gov). Please refer to the typical inspections document for additional information with regards to the Energy Conservation Code.
2. Site Plan, showing;
 - Title Block containing:
 - a. Name of Owner(s)
 - b. Address (Street Number and Street Name)
 - c. Subdivision Name and Lot Number
 - d. Original and any Revision Dates of Map
 - e. Scale
 - Location Map
 - Zoning District
 - Minimum Scale: 1" = 20' (Scale Bar Required)
 - Footprint of all structures with dimensions of all building walls, and distances from all property lines
 - Minimum front, side, and rear yard lines (per Town of Hebron Zoning Regulations)
 - Property boundary lines with dimensions and bearings
 - Location of all boundary monumentation found or set, or to be set
 - Building elevations, including:
 - a. top of foundation
 - b. finished floor
 - c. basement floor
 - d. garage floor
 - Location and elevation of all parts of septic system, or Municipal sewer system
 - Footing drain location and elevations, and discharge points
 - Curtain drain locations and discharge points
 - Driveway location, grade and surface material
 - Well location and well protection radius
 - Edge of all wetland soils, watercourses, water bodies, and regulated areas; and 100-year flood plain location and elevation
 - Proposed grading plan (existing and proposed contours at two-foot intervals within 150' of all site work)
 - All utilities, and storage tanks (e.g., sewer, water, electrical, and etc.)
 - All easements and rights-of-way (showing location, purpose, dimensions, and bearings)
 - Edge of remaining vegetation
 - Edge of roadway fronting on parcel
 - All stone walls and significant natural features
 - Erosion and Sedimentation Control Plan
3. Foundation Plan
 - Dimensions
 - Soil bearing capacity
 - Concrete compressive strength
 - Footing sizes
 - Wall sizes
 - Foundation anchor types and locations
 - Waterproofing and drainage information
4. Floor Plans
 - Dimensions
 - Use, size, and square footage of all rooms
 - Attic access size and location
 - Washer and dryer locations and ventilation
 - Square footage of each floor
 - Window and door schedule
 - Stair location – riser height, tread depth, landing sizes
5. Elevations
 - Type of siding and roofing
 - Finish grades, coordinated with site plan
 - Building height
 - Roof pitch
6. Building Section & Details
 - Floor to floor heights
 - Wall framing information
 - Roof ventilation
 - Ceiling heights
7. Structural
 - Dimensions
 - Design loads for floors, ceilings, roof, deck, etc.
 - Framing information and direction
 - Engineering data for engineered lumber
8. Mechanical
 - Type of heating system
 - Equipment locations
 - Oil and LP-gas tank sizes and locations
 - Heat loss calculations
9. Electrical
 - Panel locations
 - Smoke alarm and CO detector locations
10. Plumbing
 - Sewer location into building
 - Manufacturers data for tubs over 80 gallon capacity