Lower Merion Township
Plan Requirements for
ADDITIONS AND ALTERATIONS

PROPERTY ADDRESS _____

PLOT PLAN REQUIREMENTS (Two (2) complete sets required. MAXIMUM SIZE: 24" X 36"

1. ( ) Scale 1 in. = 20 feet.
2. ( ) Dimensions of lot.
3. ( ) List of zoning requirements for district.
4. ( ) Dimensions of front, side, and rear yard zoning setbacks. All additions proposed within three (3) feet of a required side or rear yard setback must include one of the following:
   A) Verification in writing that the abutting property owner(s) agrees with the location of the property line. This line shall be designated with stakes in the vicinity of the new construction.
   B) A survey from a licensed surveyor with stakes and/or pins at the related property corners, and a stake at the property line in the area of the proposed new construction.
5. ( ) Location and dimensions of house, porch, garage, carport and other accessory structures (i.e., pool and/or sport court).
6. ( ) Location and dimensions of walks, driveways, patios and decks.
7. ( ) Location and dimensions of steps, terraces, fences or retaining walls.
8. ( ) Location of proposed outdoor air conditioning units.
9. ( ) List existing / proposed building and impervious cover information.
10. ( ) Location of any slopes (within affected area) over 25%.
11. ( ) Location, size, material and slope of any existing or proposed drainage pipe facilities or storm drainage.
12. ( ) Location of any wells.
13. ( ) If an individual sewage disposal systems exists show the location of the septic tank, distribution box, absorption field, seepage pit and other essential parts of sewage disposal system.
14. ( ) Location of any floodplain or stream crossing.
15. ( ) Location and size of any stormwater management facility.

II. ARCHITECTURAL PLAN (Two (2) complete sets required. MAXIMUM SIZE: 24" x 36"

Are truss or truss joists being proposed? Yes ____ NO _____

If yes – the use of truss or truss joists require the installation of a fire sprinkler system.

1. ( ) Scale ¼ in. = 1 foot.
2. ( ) Foundation plans and details.
3. ( ) Floor plans.
4. ( ) Elevations.
5. ( ) Detailed cross section of foundation, floors, walls and roof.
6. ( ) Detailed cross section of stairway(s) (include rough opening, treads & risers).
7. ( ) Framing plans (when support beams are utilized).
8. ( ) Provide REScheck checklist to ensure compliance with IECC.
9. ( ) Architectural seal required (when structural changes are involved).
10. ( ) Any additional information which may be required by the Building Department after the initial review of the plans.

NOTE: If the plans submitted are incomplete or missing required information it will delay the review process and prolong the issuance of a building permit

PRINT NAME _____ SIGN _____

DATE _____