Plan Requirements for One and Two Family Dwellings

FOOTING:
1) Sketch of layout showing:
   a. Grade level doors if present
   b. Location and dimension of all thickened slabs, piers, etc.
   c. Location and size of lintels (if used)
2) Typical Section of Displaying
   a. Depth (18 inch minimum)
   b. Reinforcement
   c. Thickness

FOUNDATION:
1) Sketch of layout showing:
   a. Unbalanced fill height
   b. Size of masonry units used (specify if to be filled) or thickness of wall and compressive strength of concrete if a poured wall is to be used
   c. Size and spacing of reinforcement (if used)
   d. Location of anchor bolts
   e. Location and dimension of all openings
   f. If crawl space list number, size and location of vents
   g. Method of waterproofing

FRAMING:
1) Plan view for each floor and roof detailing all members, beams, columns (size, span, length, spacing, grade and species of lumber)
   **NOTE**: as alternative to plan views a commentary may be submitted
   **NOTE**: if engineered materials are used (trusses, tji’s, lvs, etc.) spec sheets must be provided for framing inspection.

FLOOR PLANS:
1) Floor plans for each level showing:
   a. All rooms labeled with intended use (areas intended for future use labeled)
   b. Location of smoke detectors
   c. Location of electric service and all sub panels
   d. Location of HVAC equipment
   e. Location of water heater
   f. Sizes of all egress components
   g. Kitchen layout

MATERIAL SPECIFICATIONS:
1) Size of Electric Service and Sub Panels
2) Size and Type of HVAC equipment
3) R-Value of insulation to be used (floor, wall, ceiling)
4) Type of Siding and Roofing