



Jack B. Johnson
County Executive

MINIMUM PLAN SUBMISSION REQUIREMENTS FOR RESIDENTIAL PROJECTS



Charles W. Wilson
Director

Applicants must provide two copies of complete architectural/structural plans for all residential construction projects. Plans **must be drawn to scale** and be of sufficient quality to explain the proposed construction clearly and completely.

Design Criteria:

- Floor Live Load = 40 psf, except in sleeping rooms where the Live Load = 30 psf.
- Roof Live Load = 30 psf, with additional load for roof areas subjected to drifting.
- Basic Wind Speed = 90 mph, 3-second gust; Seismic Design Category = B.
- Frost/Footing Depth = 30-inches.

Required Drawings:

1. **Foundation Plan:** (minimum scale $\frac{1}{4}''=1'-0''$): must show all elements of the foundation with solid lines and the footings with dashed lines; include complete dimensioning for the exterior walls and clearly dimension the locations and sizes of all interior bearing walls and footings.
2. **Floor Plans:** (minimum scale $\frac{1}{4}''=1'-0''$): include separate drawings for each floor. Show all architectural/structural elements (rooms, doors, windows, stairs, railings, fixtures, etc.) Proposed uses of spaces (room names) and dimensions locating all elements, stairway widths, and landing sizes must be included.
3. **Cross Section(s):** (minimum scale $\frac{1}{4}''=1'-0''$): the number of section drawings shall be as necessary to explain the structural system completely. Must be a comprehensive drawing showing the entire building and/or proposed construction. Vertical dimensions (floor-to-floor, construction heights) must be shown.
Note: If the new structure is load bearing upon an existing structure, then the existing construction and the related proposed structural connections must be clearly detailed.

4. **Framing Plans:** (minimum scale $\frac{1}{4}''=1'-0''$): include separate drawings for each floor and roof showing all framing members and respective points of bearing. Materials, sizes and spacing of all structural members must be specified (floor joists, rafters, ridges, valleys, hips, ceiling joists, collar ties, bearing walls, beams, posts, headers). Accurately dimension the locations of all points of bearing.
5. **Elevations:** (minimum scale $\frac{1}{4}''=1'-0''$): exterior views of each facade (front, rear & sides) showing the construction in its finished condition. Indicate all door and window sizes and specify all finish building materials.
6. **Typical Wall Sections:** (minimum scale $\frac{3}{4}''=1'-0''$): demonstrate accurate detail of the construction drawn from the footing up to and including the roof and/or top of the proposed construction, as applicable. Specify all building materials, sizes and spacing.
7. **Details:** (minimum scale $\frac{3}{4}''=1'-0''$): as required to show special conditions.
8. **Structural Lateral Bracing Drawings:** show method(s), size(s), elevations and locations of all wall/structural bracing.