



#43 FLOOR PLAN - RESIDENTIAL

Your proposed project must have a reviewable **Floor Plan**. Refer to the attached sample drawing for an acceptable format. This plan must contain the following information checked below to be considered reviewable by the Planning and Building Department. For additional information, refer to Residential Building Permit Submittal Checklist.

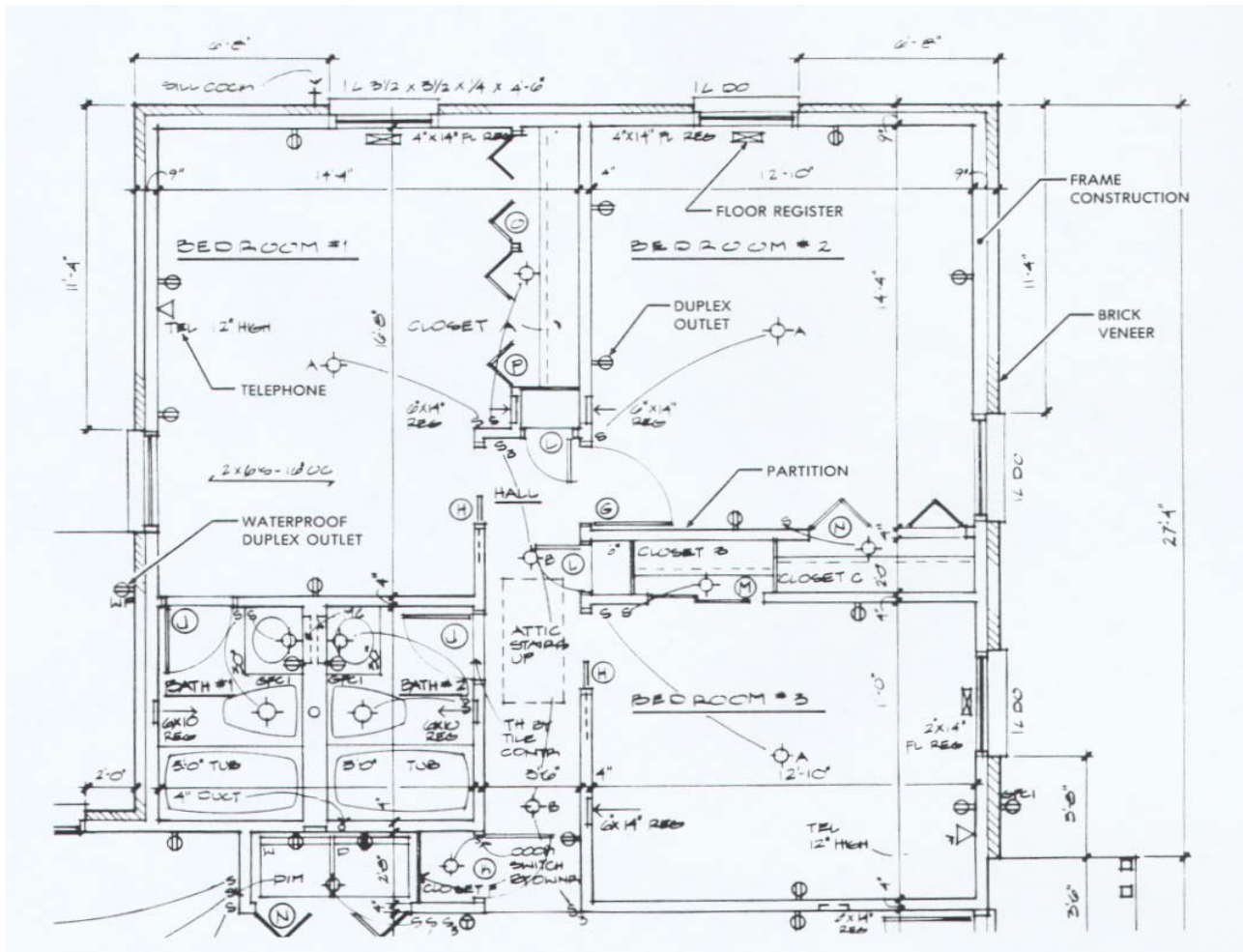
	Plan must be legible, fully dimensioned or to scale.
	On additions or alterations, all new work must be clearly designated.
	Show existing areas adjacent to proposed work
	Identify all rooms by their intended use
	Provide separate plan for each floor
	Show all walls, windows, skylights, doors, stairs, decks, plumbing fixtures
	Show locations of all appliances: furnace, water heater, clothes washer/dryer, etc.
	Show fuel source for all appliances (electric, natural gas, propane)
	Indicate any enclosed areas that may be unheated (porches, etc.)
	Show exhaust fans in all bath and laundry areas, kitchen range
	Show location of all smoke detectors
	Sleeping areas must show egress windows
	Provide stair detail: rise, run, width, handrails, guardrails, headroom clearance
	Show direction of stairs, door swing
	Show attic access location
	Show under-floor access location
	Show garage/dwelling fire separation
	Show direction and spacing of all joists, rafters

- Plan drawn to scale 1/4" = 1' or 1/8" = 1'
- Room names should be indicated.
- Dimensioned layout indicating overall sizes, room sizes, sizes of special features.
- Location of plumbing fixtures, appliances, fireplaces, chimneys, and heating system.
- Window size, operation of u value, door size and type, direction of door swing. (Please indicate for each room it's total square footage of exterior glazing.
- Size, direction and spacing of framing members. Floor joists, ceiling joists, rafters, trusses. (Please indicate all vaulted ceiling areas.)
- Complex plans will require framing layouts of floor and roof construction.
- Provide size and location of all structural beams and headers.
- Provide applicable structural connector details.
- Total square footage of living space for each floor and total square footage of garage and all accessory structures.
- If a stairway is indicated show width, riser height, tread width and handrail location.
- Indicate any vented fixtures or fans and where they vent to.
- Provide attic access location.
- Provide layout and framing plans for any indicated decks or porches.
- Indicate smoke alarms.
- Provide information on heating system, include location, fuel and accessories.

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- Callouts shown are only examples of how information can be provided and should not be considered complete.

Please Remember: Priority service is provided to clients with active projects (fee paying clients). We encourage prospective clients to utilize the Planner of the Day service for general inquiries, staff consultations and/or pre-application meeting for further required expertise.