CONSTRUCTION PLANS SHALL CONSIST OF THE FOLLOWING

SITE PLAN
FOUNDATION PLAN
FLOOR PLANS
FRAMING PLANS
CROSS SECTION OF THE STRUCTURE
HVAC, ELECTRICAL AND PLUMBING PLANS
ELEVATION DRAWINGS – indicate heights and finished grade

Plans shall be to scale and all dimensions must be noted. Three (3) sets of complete construction plans, signed and sealed by a PA registered design professional, shall be submitted unless otherwise instructed.

PLAN REQUIREMENTS

SITE PLAN

- Size and location of all new construction and all existing structures on the site
- Distances from lot lines
- Established street grades and proposed finish grades

FOUNDATION PLAN

- Soil type on construction site
- Footing size – include any interior piers or any other piers
- Footer – depth below frost line: 42-inch minimum, exterior drains
- Foundation – type, wall thickness, rebar size and spacing, wall height, height of unbalanced fill, type of coating (damp-proofing, water-proofing)
- Foundation anchoring – sill plate: type and size, anchor bolts/straps, size and spacing, joist clips
- Columns/Posts – sizes and method of anchoring
- Crawl space – for access, indicate vented or conditioned; indicate method of venting or conditioning
- Concrete slab – thickness, vapor barrier

FLOOR PLANS

- All design criteria shall be noted on the plans
- Rooms – indicate all sizes and label their use; indicate location of any fireplaces
- Windows and doors – indicate locations and sizes
- Kitchen & Bathroom and/or powder room fixture layout – to scale
- Safety glass locations – glass next to stairs, tubs/showers, doors, floors
- Fire ratings of walls and/or doors – garages and/or townhouse separations, exterior walls less than 5 feet from a property line.
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