

New Construction and Additions - Residential

Plan Review Requirements One and Two Family Dwellings, Townhouses, and Accessory Structures (Minimum Requirements)

One and Two Family Dwellings

Fully completed Residential Building Permit Application

Site Information

- Show all property lines and dimensions.
- Show footprint and dimensions of the structure(s) to be built. Show all offsets in footprint of existing and/or new structure(s).
- Show dimensions of all projections: porches, landings, decks, bay windows, carports, etc. Note: covered or uncovered.
- Show dimension of setbacks from the property line to the new structure or addition.
- Show all easements (if known).
- Designate the front of all dwellings.
- Show driveways.
- Drawing should be on a paper not smaller than 8 ½" x 11" and at a scale of not less than 1" = 40'. See Example Attached.

Townhouses

Fully completed Residential Building Permit Application

Site Plan

- Show all property lines and dimensions.
- Show footprint and dimensions of the structure(s) to be built. Show all offsets in footprint of existing and/or new structure(s).
- Show dimensions of all projections: porches, landings, decks, bay windows, carports, etc. Note: covered or uncovered.
- Show dimension of setbacks from the property line to the new structure or addition.
- Show all easements (if known).
- Show driveways and parking.

Architectural

- Floor plans with dimensions and room names
- Elevations
- Party/Fire Wall between units section and details (to include roof/wall detail at the fire wall and detail of party/fire wall at exterior wall)
- The Party/Fire Wall must be two separate 1-hour walls or a common two hour wall. The common two-hour walls must be non-load bearing with only electrical penetrations.

Fire Protection (if applicable)

- Sprinkler Systems