

MASTER PLANS

Master Plan Requirements:

Approved Master Plans are subdivision specific and can't be used in any other subdivisions.

Original plans shall be submitted electronically. Additionally, paper plans are required for the job copy and shall include a complete, separate set of plans for each elevation and each garage orientation (four (4) elevations with both right and left garage orientations would require eight (8) complete plan sets).

Note: One complete set of plans for all elevations and right & left orientations may be submitted under the following conditions: All plan sheets are full sized (24' x 36"); left and right plans for foundation, truss layout, floor plan, shear wall plan, fire sprinkler and building cross-sections may be reduced to 1/8"=1' and paired so left and right drawings are on the same sheet, AS LONG AS THEY ARE LEGIBLE. Elevation plans may also be reduced to fit multiple elevations on one or two full sized sheets, without showing left and right orientations. Detail drawings, energy requirements, electrical, mechanical and plumbing can be shown using one orientation.

Each plan set shall include all allowable options for each elevation.

The approved, stamped job plan sets are required to be on the job site, available for all inspections and are for the exclusive use of the Building Inspector.

The Developer or Contractor may make additional copies of the approved plan sets for use by trades people during construction, subject to copyright laws and approval of the designer.

Master plan options:

Maximum of four (4) different elevations.

Each elevation may have a garage right/garage left version.

Each Master Plan may have a maximum of four (4) additional options

All options above (elevations, garage location and additional options) subject to the following:

No structural changes.

Does not alter the energy requirements.

No change to the existing building footprint, except for patio covers.

Does not interfere w/fire sprinkler locations as approved.

Note: Changes in truss calculations or truss manufacturer after plans are approved will require additional plan review charged at the hourly rate in the municipal code.

Subsequent Submittal for permits on approved Master Plans:

Two copies of the Plot Plan on 11" x 17" (minimum) sheets with all of the following information:

House/Garage/Patio shown to scale.

All Lot Dimensions and Setbacks clearly marked.

Driveway clearly shown with dimensions.

Locate Utilities: Electrical, Gas, Water & Sewer to Structure.

Locate all Easements on Plot Plans

Locate public infrastructure features: Curb (type), sidewalks, fire hydrants, street trees, backflow preventers, clean-outs, walls, landscape irrigation facilities, etc.

Information block with the following details: Street Address, Assessor's Parcel Number, Subdivision Name & Number (as recorded), Master Plan Number w/options, Square Footage of Living Space, Garage and Patio (if applicable), Lot Size, Lot Dimensions & Directional Information, and Percentage of Lot Coverage including all structures proposed. Please see the following pages for additional plan information and requirements.

The following list indicates the minimum drawings, details and/or information required for Master Plans:

A. SITE (PLOT) PLAN, for **Subsequent permits ONLY**: Minimum plan sheet size 11" x 17". Plan must be to scale and sufficient size to show all required details.

1. Indicate all of the following: Contractor's name License Number, and contact information; project address and assessor's parcel number; flood zone; the square footage of dwelling, garage, covered porch/patio, etc., number of stories, and the number of bedrooms and bathrooms.
2. Entire property with dimensions of boundaries, North arrow, frontage street(s) with street name(s).
3. Show setback dimension from property line.
4. Location of proposed residence, garage, porches and patios, with dimensions and distances from property lines, easements and between structures, if applicable.
5. Location of utility services such as water, gas, well, sewer lines, and electric service.
6. Locate and dimension all right-of-ways or utility easements on property.
7. Give site elevations at corners of lot or approximate grade lines to assure surface drainage away from proposed structure, a minimum of ten (10) feet around entire structure, or to property line, whichever is less.
8. Show minimum floor elevations above centerline of street.
9. Show the size and location of the concrete pad for three (3) refuse containers at the side of the garage and behind the front fence line, out of public view from the street. The minimum size is 3' x 9' net clear of any obstructions, such as electrical panels & gas meters. Three (3) individual 3' x 3' pads may be provided in lieu of a single pad.
10. Survey Monument Preservation Certification

B. FOUNDATION PLAN, Scale (minimum) 1/4" = 1'

1. Include geotechnical report and detail all critical report requirements on plans (subdivision soils report less than 5 years old, or provide update letter).
2. Layout of foundation walls and concrete slabs, with complete dimensions.
3. Size and location of footings, piers, grade beams, foundation vents, access openings, and integral footings in slabs.
4. Indicate moisture barrier and slab reinforcing or size, direction and spacing of floor joists and/or beams.

C. SHEARWALL / BRACED WALL PLAN, Scale (minimum) 1/4" = 1'

1. Show plan view layout of shear or braced wall panels on all applicable wall lines.
2. Show all required hold down device locations and types.
3. Provide a shear or braced wall schedule identifying nailing size & spacing, anchor bolt size & spacing, capacity of shear wall, bottom plate size (2x, 3x, etc.) and stud size at panel edges (only where required by nail spacing).

D. FLOOR PLAN, Scale 1/4" = 1' min., fully dimensioned (for each floor):

1. Size and arrangement of rooms and partitions, with the use of the rooms or spaces clearly labeled.

2. Location of plumbing fixtures, appliances (including heating and/or air conditioning unit), fireplace and electrical features such as panels, sub-panels, outlets, switches and light locations.
3. Window size and type and door size, type and direction of swing. Identify required emergency egress windows.
4. Indicate on floor plan sheet the following.
 - a. Total square footage of living space for each floor and total square footage of garage and/or other accessory spaces.
 - b. Total square footage area of all windows and/or glass doors in all exterior walls.
 - c. Size of heating and/or air conditioning unit being provided.

E. EXTERIOR ELEVATIONS, Scale 1/4" = 1' min

1. Show ALL sides of building with exterior finish materials and roof materials indicated.
2. Show ALL openings in walls such as doors, window, foundation vents, etc.

F. TYPICAL CROSS-SECTION, Scale 1/4" = 1' (or larger):

1. All floor, wall and roof framing with size and spacing of members.
2. Heights of crawl spaces, floors and ceilings, and pitch of roof.
3. Footings, foundation and finish grade.
4. Roof and exterior wall materials including insulation and sheathing (if used).

G. DETAILS:

1. Clearly show sizes, materials, connections and construction of the following, if applicable.
 - a. Window details if not shown on floor plan.
 - b. Fireplace section, listing, hearth, air intake
 - c. Roof truss plans and signed, stamped calculations with the name of manufacturer.
 - d. Plumbing layout, pipe sizes and fixtures.
 - e. A separate plan showing framing of each floor, ceiling and roof will be required.
 - f. Heating ducts and/or air conditioning plan of each floor if not indicated on floor plans or if the system is complicated.
 - g. Complete flashing details

H. ENERGY CONSERVATION INFORMATION:

Two (2) sets of appropriate cut-sheet forms, calculations and/or information. Copies are required to be "blueprinted" on the plans as well. All mandatory energy saving measures such as occupant sensors, dimmers, automatic switches, etc., must be detailed on plans.

- I. FIRE SPRINKLERS:** Provide complete residential fire sprinkler plans with pipe sizing, materials and head locations. Show the connection point to the water supply.