

# ***MONTGOMERY COUNTY***

## ***Basic Requirements for Residential Plan Review***

**Below you will find the basic requirements for your plan submittal.**

### **General:**

Drawn to scale, notes and dimensions must be legible

Plan Size minimum: 11" X 17"

Designer, Engineer, or Architect name, telephone, and address

Property owner name and address

Completed Building Permit Application, Plot Plan for Permit Application

### **List of Drawings And Required Information**

- Elevations: front, side, and rear
- Foundation plan
- Floor plans for each story
- Floor framing plans
- Type and location of anchor bolts and/or straps
- Stair cross-section showing riser height, tread depth, handrails, and guardrails
- Decks (free-standing and attached)
- Type of exterior sheathing
- Size, span, species, and spacing of joists, rafters, and studs
- Specify type of fireplace (cross section of masonry type)
- Insulation/RESCheck as required
- Specify wall covering (i.e. brick veneer, vinyl, etc.)
- Final grade elevation noted on plan
- Show finish floor elevations

### **Footing:**

- Engineered soils report, (if required)
- Width of footings
- Depth of footings
- Reinforcement bar sizes, locations, and number, if required
- Required location and sizes of all mechanical tie down devices.
- Number of stories
- Footprint of building

### **Slab:**

- Footprint of building
- Thickened slab locations and dimensions
- Reinforcement bar sizes, locations, and number, (if required)
- Type and location of anchor bolts and/or straps

## **Foundation:**

- Footprint of building
- Location and size of piers
- Location of foundation drains
- Pier and curtain wall or full width wall size
- Method of bonding in masonry walls
- Thickened slab locations and dimensions
- Foundation ventilation calculations
- Pier footing sizes and locations
- Show drainage away from building
- Insulation/RESCheck,(if required)
- Vapor barrier noted on plans
- Wire mesh/fiber mesh concrete (if required)
- Slab extermination treatment noted on plans
- Waterproofing/damp proofing (if required)
- Engineer seal for walls over allowed height
- Reinforcement bar sizes, locations, and number, (if required)
- Cross-section of exterior walls
- Type and location of anchor bolts and/or straps

## **Framing:**

- Drawings/plans of engineered headers, beams, trusses, floor systems to include calculations
- Plans showing girder size, point loads, and support requirements
- Braced Wall information and calculations (lengths of braced panels required for all braced wall lines, to include required tie down and mechanical anchoring devices)
- Type of exterior sheathing
- Flashing type and location
- Size, type, height and location of windows and doorways
- Size, name, and types of rooms
- Stair elevation section
- Type of exterior sheathing

### **Basement Floor Framing Plan**

- Locate all load bearing walls and size of studs

### **First Floor Structural Framing Plan**

- Locate all load bearing walls and size of studs, designate non-stacking line loads from above (Structural joist calculations to be included)
- Designate beam locations, sizes and nailing requirements (structural beam calculations to be included)
- Designate joist direction, size, spacing and series/grade.
- Designate location of all load transfer blocking. (I.E., blocking panels, point load blocking and accessories)
- Designate hanger location and specifications, including nailing requirements

### **Second Floor Structural Framing Plan**

- Locate all load bearing walls and size of studs, designate non-stacking line loads from above (Structural joist calculations to be included)
- Designate beam locations, sizes and nailing requirements (structural beam calculations to be included)
- Designate joist direction, size, spacing and series/grade.
- Designate location of all load transfer blocking. (I.E., blocking panels, point load blocking and accessories)
- Designate hanger location and specifications, including nailing requirements

### **Ceiling /Attic Level Structural Framing Plan**

- Locate all Load Bearing Walls
- Ceiling joist size and direction
- Designate roof loading, Concentrated/Point Loads, designate additional beam location for transferring of roof loads, Beam sizes and nailing requirements (structural beam calculations to be included)
- Concentrated/Point Loads
- Show equipment location, weights and calculations

**Roof Framing Plan**

- Roof framing layout, bracing, point loads, and ventilation
- Ridge beams locations (structural beam calculations to be included)
- Indicate truss location, bearing lines, and point loads
- Attic access locations

