



## TOWN OF MONTREAT

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ZONING AND INSPECTIONS DEPARTMENT

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### COMMERCIAL PROJECT REQUIREMENTS

- CODE REVIEW:** NC State Building Code Appendix B, showing all code determinations for architectural assemblies, egress and life safety, structural, fire-rated assemblies, civil, plumbing, mechanical, and electrical data. Handicapped accessibility, per the North Carolina Accessibility Code, should also be evaluated as part of this review.
- SITE PLAN:** At appropriate scale, showing any existing and proposed buildings or additions, setback requirements, easements, driveways and parking areas, utility runs, landscaping as applicable, roof plans (with drainage plan as required).
- BUILDING PLAN:** Including **Foundation Plan** (dimensioned, showing footing sizes and elevations, reinforcing steel, foundation/retaining wall construction & concrete slabs as applicable), **Floor Plans** (dimensioned showing wall thicknesses, all required clearances, room sizes, window and door placement sizes and window and door schedule conforming to egress requirements/percentage of floor area requirements), and **Structural Framing Plans** for new floor and roof construction (dimensioned, showing structural member spacing, size/type designation, & grid spacing as required) All drawing copies submitted for the purpose of obtaining a building permit must be wet stamped and signed by either an Architect or Engineer registered in the State of North Carolina as required by general statutes and N.C. Administrative Code and Policies.
- ELEVATIONS:** All elevations of the proposed construction drawn to scale. All windows (showing operable units), doors & exterior materials should be shown.
- BUILDING SECTION(S):** Minimum of one required to demonstrate volumetric relationships, fire code separations, and general assemblies. Additional sections will be necessary for each significantly different structural condition called for in the design. These sections should also show appropriate interior elevations to illustrate materials, mounting heights, and assemblies.

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**WALL SECTION(S):** Minimum of one required. Additional sections will be necessary for each typical wall type in the design. Must show, to scale, the integration and sizing of all structural assemblies to include foundation, floor, and wall and roof systems.

**TYPICAL DETAILS:** As required to illustrate detailed assemblies and conditions for fabrications and joining systems, with both general and specific dimensions.