



TOWN OF MONTREAT

ZONING AND INSPECTIONS DEPARTMENT

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RESIDENTIAL PROJECT DRAWING REQUIREMENTS

- SITE PLAN:** Appropriate scale, showing existing and proposed buildings and/or additions (as applicable), setback requirements, easements, driveways and parking areas
- FOUNDATION PLAN:** Dimensioned, showing all footing sizes and reinforcing steel, *concrete-encased grounding electrode (attachment) location, foundation and retaining wall construction, and concrete slab construction as applicable
- FLOOR PLAN(S):** Dimensioned, showing wall thicknesses, wall structural member spacing, all required clearances, room sizes, window and door placement and sizes, and window and door schedule conforming to egress requirements and minimum percentage of floor area requirements
- EMERGENCY ESCAPE AND RESCUE OPENINGS:** Dimensioned, showing wall thicknesses, wall structural member spacing, all required clearances, room sizes, window and door placement and sizes, and window and door schedule conforming to egress requirements and minimum percentage of floor area requirements
- WALL SECTION(S):** Minimum of one requires, and an additional section will be necessary for each typical exterior wall type called in for the design. **Must show**, to scale, the integration and sizing of all structural assemblies, including floor, wall and roof systems
- ROOF FRAMING PLAN:** Required for stick-framed and/or cathedral ceiling constructions, showing all member sizes, materials and structural connections
- ELEVATIONS:** All elevations of the proposed construction drawn to scale, all windows (showing operable units), doors and exterior materials should be shown
- ENERGY REQUIREMENTS:** Energy conservation requirements must be addressed by either the prescriptive or performance-based compliance method (see NC State Building Code: Energy Conservation Code). RESCheck must be supplied for application of spray-applied foam plastic insulation systems.

***2011 NEC 250.52(A)(3) requires footing/foundation concrete with at least 20 LF reinforcing steel to be bonded to structure grounding electrode system.**