



Plan Requirements Residential (General)

Each set of Plans/Drawings submitted shall contain at the minimum: (Must be in Standard Architectural or Engineering Scale.)

- Site plan (signed & sealed by P.L.S) showing all buildings, outbuildings, sidewalks, driveways and trees.
- Foundation plan
 - Overall size and dimensions
 - Footing and foundation sizes
 - Pier or column footing sizes and spacing
 - Pilaster locations
 - Foundation vents size and locations (if applicable)
 - Crawlspace access size and location (if applicable)
 - Size and location of girder (s) to be used (if applicable)
 - Sill plate and anchoring
 - Floor joist size and directions
 - Typical cross section (may be combined with building cross section)
 - Final exterior grade
 - **Delaware** licensed engineer seal required on piling foundations
- Floor plans
 - Overall size and dimensions
 - Room sizes and labeled uses (including garages, porches, decks and fireplaces)
 - Window sizes and locations
 - Door sizes and locations
 - Attic access size and location
 - Type of HVAC equipment and locations
 - Type of appliances (if gas or electric)
 - All stair locations (if applicable)
 - All header size, type, and location
- Cross section of structure AND typical wall section showing: (including house, garages, porches, and decks)
 - All girder/beam, joist, wall, rafter (or truss) and post sizes and spacing
 - Footing and foundation type, sizes and locations (crawlspace, basement, slab on grade...)
 - Sub floor type and size
 - Exterior wall coverings
 - Roof pitches and covering
 - Structures with upstairs to have full view cross sections
 - Floor or roof truss, girder/beam and column specifications.
- Elevations of structure showing all sides of proposed construction with materials and roof pitches labelled