



Residential Plan Submittal for New Single Family Homes

TOWN of CARY

New Single Family Homes - Residential Plan Submittal

New residential single family homes are reviewed by the Residential Plans Examiner via the online plan review portal.

Submit:

- Complete [online application](#)

Expanded Information on Above Documents:

1. General Information

- Name and address of the person who prepared the plans and specifications, plan name and number.
- Plans must reference the current code cycle.
- All structural sheets that are sealed, need to be dated and signed by the design professional (Engineer or Architect). The date should be within the current code cycle.
- Drawings must be readable and to scale. 1/4" scale is preferred; 1/8" will be accepted. Drawings that are not readable will be returned.
- Drawings must be understandable, design intentions must be clear; options not being built need to be marked out, no mirror image elevations or floor plans. Drawing sets with multiple options and details not marked out will be rejected.

2. Architectural Plans

- Provide plans for all floors being built. All rooms and spaces must be labeled, all plumbing fixtures and kitchen appliances located.
- Show square footage on plans for all areas.
- Dimensioned plans should include sizes for all doors, windows, hallways, and landings.
- Show all stair widths, stairs to meet R311.5.
- Ceiling height must be noted, indicate sloped ceiling areas and heights.
- Roof type, slopes, overhangs, etc.
- Locate all chimneys and fireplaces, compliance with Chapter 10 of the Residential code, and or manufactures instructions required on site.
- Exterior elevations to show all four sides, no mirror images, mean roof height noted on plans.

3. Structural Plans

Foundation Plan:

- | | | |
|---------------------------------|-------------------------------------|-------------------------------------|
| • Type of foundation | • Basement | • Crawlspace access & vent location |
| • Crawlspace vented | • Pier footings | • Crawlspace vent calculation |
| • Crawlspace closed | • Deck footing size & spacing | • Closed crawlspace details |
| • Continuous masonry foundation | • Vapor barrier | • Girder size & type Point loads |
| • Monolithic slab | • Anchor bolt/strap type & location | |
| | • Water proofing & damp proofing | |

Framing Plans for each floor and roof:

- Floor joist size/span/species
- Ceiling joist size/span/species
- Girder, LVL
- Truss, I Joist
- Cantilever
- Headers, trimmers, etc.
- Stud, stud columns, post
- Wall bracing
- Shear walls
- Wall & roof sheathing
- Wall, ceiling & floor insulation
- Rafter size/span/species
- Purlin
- Ridge beam or board
- Collar ties
- Roof valley, hip, slope

4. Truss information (on site at rough framing inspection) We do not need truss drawing @ Plan Review

- Roof Framing Plan with Truss I.D. No. and Manufacturer's Name.
- Detail of all Truss Splices, Connections, Plate Sizes and Hangers.
- Show all Trusses including Gable Bracing and Bridging.
- Designer of record must determine location of bearing and orientation of trusses. Girder truss bearing locations must be noted.
- Truss Plans Reviewed and Stamped Approved by Responsible Design Professional.

5. Drawing details

- Wall sections
- Anchor bolt detail
- Slab & footing details
- Braced wall panels
- Flitch beams
- Engineered connections, etc.

Other information

- Smoke detectors and C.O. detectors per R313.
- Garage/House separation per code R309.
- Wall bracing per R602.10.
- Roof and crawlspace ventilation calculations on plans.
- Egress requirements per R310, R311.
- All construction must meet the provisions of the current North Carolina Residential Code for one and two family dwellings, current NC Plumbing Code, the current NC Electrical Code, and the current NC Mechanical Code.
- Compliance with the NC Energy Code, and all appropriate REScheck compliance information, must meet fenestration requirements. Fenestration calculations listed on plans.

Townhouses

- Include all fire rated assembly details being used.
- Show on plans where the rated assemblies are located, ex. 1-hr wall, 2-hr wall, rated soffit, etc.
- Provide rated details for all parts of the structure that are with-in 3' of a property line.
- Rated wall assemblies at off-set roofs, need to be supported below by rated wall assemblies.
- Show mean roof height.