

Nova Scotia Home & Building Designers Association

"PLAN REVIEW"

Designer's name:..... Date of review:.....

Review requirements:

A. Dimensions

1. Fully dimensioned plans including:
 - a. Sub-breakdown dimensions of building wing, girds and joists
 - b. Partition, beam, etc dimensions
 - c. Window and door dimensions
 - d. Dimensions to locate and size stairwell opening
 - e. Dimensions as required to tie in any attached decks, veranda, etc.
2. Showing dimensions of individual floor to ceiling heights, overall floor thickness, truss raised heeled and other necessary dimensions as required to determine overall height of building as dimensioned on elevations or cross sections.

B. Floor plans

1. Separate plans for each and every level
2. Accurately showing layout of each level and label each room as to determine the proposed function of space.
3. Each plan showing and specifying structural member overhead or show separate floor/roof framing plans.
4. Floor plans to show, label and specify members and support of any proposed decks, verandas, covered entries, etc.
5. Window and doors to be specified on plan or schedule indicating egress code compliant windows.
6. Floor plans to illustrate smoke and carbon monoxide alarms, solid fuel fired appliances, fixtures and appliances, attic access, power, water, sewer, entrances, etc.
7. Cross section, semi section and section detail indicators.

C. Elevations

1. Must illustrate exterior concept of building accurately showing rooflines, floor/roof cantilevers, attached verandas, decks, stairs to grade, etc.
2. Must show architectural features of building
3. Must show grade and footing reference lines
4. Must show floor reference lines
5. Illustrate all vents (supply, exhaust and passive) and chimneys as required to verify clearances to openings, etc

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D. Cross sections and structural details

1. Label building materials specific to project.
2. Specify structural floor and roof members including size, span and spacing
3. Show intersection details and specification of structural beams, girders, etc.
4. Section through stairs as required to show location and size of stair well opening, top of floor to top of floor dimension to be shown as to verify specified rise and run of stairs and headroom clearance
5. Guards and rail specifications around stairs, decks, landings, etc.
6. Misc. details as required to show unique floor, wall, roof products and/or intersections featuring such issues as structural members and support of, insulation and ventilation details, deck and siding attachment to super structure, etc.

E. General notes as required for

1. Mechanical heating and ventilation requirements
2. Builder to report changes to the appropriate building officials
3. As to delegate structural responsibility of pre engineered products

F. General plan review comments

Plan review completed by:..... rev 05/02