City of Seattle
Department of Planning and Development
www.seattle.gov/dpd

Applicant Services Center
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SCREENING STANDARDS

Large
Multi Family Projects
INDEX 5

Large Multi Family Projects – General Responsibilities

Screening Responsibilities:

These standards are all required for a complete application and prior to routing for a review, but individually, are not a reason to reject an application. The screener must look at all aspects of a project submittal and determine whether the combination of missing items can be added during the intake time constraints.

"Project stoppers" are corrections that require a substantial redesign.

Applicants are responsible for insuring that their submittal meets this checklist and standards prior to intake. The limited time of intake is not intended for applicants to complete their application materials.

O/S Screener:

In coordination with the LU Screener, is responsible for the Project Description, the Land Use Considerations from the checklist and verifying the Legal Description matches the legal description approved by addressing. Also, responsible to verify plans and submittals are complete for building, energy/mechanical reviews, building code items:

- Stories and basements
- Type of construction
- Occupancy groups
- Construction Considerations from the checklist
- Accessibility Considerations
- Fees
- Identifying review locations
- O/S IP hours

LU Screener:

In coordination with the O/S Screener is responsible for the Land Use Considerations from the checklist, Project Description and verifying the legal description matches the legal description approved by addressing. Responsible for checking ArcView map to verify zoning and site characteristics.

- Locations of structure(s)
- Parking layout
- Zoning overlays and adjacent zoning
- Completeness of plans and submittals for Zoning Review including easements, No Protest Agreement, etc.
- Use per Land Use Code
- Land Use review locations
- Zoning IP hours

Title – General Requirements Overview

Screening Overview (SCOPING):

Cover Sheet Completed

- Project Address matches the Address assigned by DPD
- All portions of Cover Sheet completed including contact information, related projects, zone and proposed uses, building data, construction value, fire protection, and where information is indicated on the plans, Energy/Mechanical Code Compliance information, parking information, etc.

Forms – all forms must be completed (Including but not limited to)

- Statement of Financial Responsibility Form
- Contractor Disclosure Form
- Pre-application Site Visit Report
- Energy Calculations
- Equipment Sizing Calculations
- Water Availability Form
- Waste Diversion Plan (Projects with an area of work greater than 750 square feet)
- Deconstruction & Salvage Assessment (Projects involving demolition with a work area greater than 750 square feet)

Project matches addressing review

- Legal description matches legal description reviewed by Addressing
- Plot Plan matches Plot Plan reviewed by Addressing
- Address on all sheets match DPD Project Address

Plot Plan, Floor Plan and Elevations agree

All Plans and notes indicated in Screening Checklist are included

Plans are legible

- Good print contrast
- Lettering is a minimum 1/8th inch
- Plot plan is drafted at a minimum 1/8th inch or 1:10
- Minimum ¼ inch scale for all other plans

Number of Plans Required

- Four (one additional for restaurants, one additional if SEPA, three additional for shoreline, and one additional for ECA). Identical Sets of Plans with Complete Coversheets and stapled.

Structural Calculations Included

ARCHITECTURAL PLANS

Plot Plan

Req	Prov	
General Information		
✔	___	Project site address
✔	___	Scale 1” = 10’ or 1/8” = 1’
✔	___	Legal description(s) (Include easement legal description and recording number)
✔	___	King County Assessor’s Parcel Number (APN)
✔	___	North Arrow
Street and Alley Information		
✔	___	Names and width of adjacent streets
✔	___	Street and Alley right-of-way width
✔	___	Street, alley improvement type and width (asphalt, concrete, gravel or specify “unimproved”).
✔	___	Sidewalk location or specify “no sidewalk”
✔	___	Curbcut width and distance from adjacent property lines
✔	___	Label curbcut as “existing” or “proposed
✔	___	Identify other structures in right-of-way (all utility poles, rockeries, street trees, Metro Bus Stops, etc.).
✔	___	Curb height and type (concrete, rolled asphalt or specify “no curbs”)
✔	___	Identify and locate new street trees
✔	___	Identify existing and finished grade elevation of driveway and pedestrian access points at property line
✔	___	Identify all physical restrictions to the site access (utility poles, rockeries, street trees, Metro Bus stops, etc.)
Development Information		
✔	___	Indicate location of all structures to be demolished
✔	___	Dimension all portions of structure(s)
✔	___	Dimension distances from all portions of structures to front, side and rear property lines
✔	___	Dimension distances from structures to property lines
✔	___	Dimension distances between structures on property
✔	___	Dimension and label all portions of the structure (exterior walls, porches, decks, stairs, cantilevers, roof overhangs, etc.)
___	___	Identify accessory structures and dimension distances from other structures and property lines
___	___	Building Identifier for each building (if more than one building on site)
___	___	Locate and dimension rockeries, site retaining walls, fences, arbors, trellises, patios, walkways, etc.
___	___	Show and identify existing trees
___	___	Identify caliper and species of exceptional and significant trees
✔	___	Construction access details
___	___	Identify and dimension all areaways and/or window wells
___	___	Quantity of grading when not incidental to construction
___	___	Indicate location of all assumed property
___	___	Identify existing and finished grade contours

Plot Plan - continued

Req	Prov	
Height Information		
✔	___	Identify existing and finished grade at each building corner
✔	___	For pitched roofs – identify elevation at top of plate, top of roof peak(s), top of deck, if applicable
✔	___	For flat roofs, identify elevation at top of roof structure, top of roof deck, top of penthouses, if applicable
Open Space		
✔	___	Label and dimension areas of open space
✔	___	Indicate location of trees, shrubs and groundcover
Parking Information (see page 5 for requirements)		
✔	___	Label and dimension surface parking spaces (driveways)
Exiting Information		
✔	___	Indicate exits to public way
✔	___	Indicate door swing of exits

Building ID Plan

___	___	Each building to be given an ID number consistent with plans on file with DPD if there is more than one structure on the site

Architectural Notes (Unless specified on details or framing and floor plans)

✔	___	Code Edition (Such as year, including amendments)
✔	___	Elevator Notes.
___	___	Fireproofing Notes
✔	___	Sprinkler Types
✔	___	Alarm Required
Mechanical Notes		
✔	___	Code Edition (Such as year, including amendments)
___	___	Mechanical Equipment Schedule
✔	___	Whole house ventilation method
Energy Notes		
✔	___	Identify Code Edition (such as year, including amendments)
✔	___	Identify heat source
✔	___	Identify compliance path
✔	___	Identify compliance option

Land Use Code Analysis and Documentation

The following notes and calculations are required to demonstrate compliance with the Land Use Code. Dimensions and documentation on plans should clearly support your calculations.

General Information		
✔	___	Identify Zoning of property
✔	___	Identify Overlays that apply to property
✔	___	Identify housing type (i.e. townhouses, ground related, apartments)

Land Use Code Analysis and Documentation - continued

Req	Prov	
Density Calculations		
✔	___	Identify lot area
✔	___	Identify required minimum lot area per dwelling (i.e. 1/800 sq. ft.,1 / 1,200 sq. ft.)
✔	___	Calculations for allowed density (i.e. 5,600 sq. ft. lot area/800 sq. ft. per unit = 7 units
✔	___	Identify proposed density (i.e. 5 units)
Lot Coverage		
✔	___	Show calculations of area of all principal and accessory structures
✔	___	Identify allowed lot coverage
✔	___	Identify proposed lot coverage
___	___	Identify exceptions used (i.e. first 4' unenclosed decks)
Structure Height		
✔	___	Identify maximum structure height allowed
✔	___	Identify proposed structure height
___	___	Identify exceptions used (i.e. pitched roof, rooftop features, sloped lot height bonus)
Structure Width		
✔	___	Identify allowed structure width
✔	___	Show calculations for proposed structure width
✔	___	Identify if modulation standards met to increase structure width
___	___	Identify exceptions used
Structure Depth		
✔	___	Identify depth of property
✔	___	Show calculations for proposed structure(s) depth (Structure depth / Property depth)
✔	___	Identify allowed structure depth
___	___	Identify exceptions used (i.e. first 4 feet of unenclosed decks)
Setbacks		
Front		
✔	___	Identify required front setback(s)
✔	___	Provide calculations if front setback is an average of adjacent structures
✔	___	Identify proposed front setback
___	___	Identify exceptions used (i.e. bay windows) and demonstrate code compliance for these features
Rear		
✔	___	Identify required rear setback(s)
✔	___	Identify proposed rear setback
___	___	Identify exceptions used and demonstrate code compliance for these features
Side		
✔	___	Identify depth of lot
✔	___	Identify depth of structure
✔	___	Identify height of structure
✔	___	Identify required side setback for each side
___	___	Identify exceptions used and demonstrate code compliance for these features

Land Use Code Analysis and Documentation - continued

Req	Prov	
Cluster		
✔	___	Identify width of facing facades
✔	___	Identify required setback(s)
___	___	Identify exceptions used and demonstrate code compliance for these features
✔	___	Show calculations for required setback
Screening and Landscaping		
✔	___	Calculation of required landscaping (i.e. 3' x total length of property lines)
✔	___	Calculations of proposed landscaped areas
✔	___	Identify percent of ground cover, number of trees, number of shrubs
✔	___	Identify number of street trees proposed
✔	___	Show location of dumpsters and recycling containers and proposed screening
✔	___	Color Landscape Plan for design review projects
Open Space		
✔	___	Identify required open space (i.e. 300 sq. ft. per unit, 800 sq. ft., etc)
✔	___	Identify proposed open space
✔	___	Show open space calculations
___	___	Identify exceptions used and demonstrate code compliance for these exceptions
Light and Glare		
✔	___	Identify areas to be screened (i.e. parking areas, recycling areas, interior garage lighting, etc)

Parking Information – surface parking and/or parking within the structure

General Information		
✔	___	Identify use
✔	___	Identify area (in square feet) of use
✔	___	Identify parking requirements for use (i.e. 1 space per 350 square feet)
✔	___	Bicycle parking shown
✔	___	Parking calculations for all uses in building utilizing appropriate exceptions
✔	___	Width and depth of parking stalls dimensioned
✔	___	Parking angle identified
✔	___	Parking aisles dimensioned
✔	___	Barrier Free Parking and aisles shown and dimensioned
✔	___	Barrier Free Van stall height clearance
✔	___	Driveways shown and dimensioned
✔	___	Identify driveway slope
✔	___	Curbcuts shown and dimensioned
✔	___	Show and identify landscaping of surface parking area.
✔	___	Show visual screening for parking
Offsite Parking		
✔	___	Fully dimensioned site plan for off-site parking, showing all parking spaces on site.
✔	___	Covenant parking spaces identified on site plan for off-site parking
✔	___	Parking Covenant completed with legal descriptions of both sites

Parking Information - continued

Req	Prov	
		If transit reduction is proposed
✔	___	Show location of transit stops for bus
✔	___	Indicate distance from property line(s) to transit stops
✔	___	Include a copy of bus schedule(s)

Building Code Analysis and Documentation

✔	___	Construction type
✔	___	Number of stories
✔	___	Allowable area calculations/Mixed occupancy ratio
✔	___	Type of Sprinkler Systems provided
✔	___	Fire Alarm provided
✔	___	Height calculations per Building Code
✔	___	Type of Occupancy
✔	___	Identify heated floor area.
✔	___	Ratio of glazing area to heated floor area for each unit.
✔	___	FAR calculations
✔	___	Egress/Exiting Analysis
✔	___	Stair/Elevator shaft pressurization requirements or lobby requirements
✔	___	High-Rise provisions if applies
✔	___	Accessibility Conformance
✔	___	Development Standard departure(s) approved through Design Review process
✔	___	Height above Lowest Fire Department Access
✔	___	Occupant Load of Common Areas including Roof Decks
		Accessibility Analysis
✔	___	Total number of Units
✔	___	Number of Type A Units required
✔	___	Number of Type B Units required
✔	___	Type A Units: Number of Studios, 1 bedroom, 2 bedroom, etc.
✔	___	Type B Units: Number of Studios, 1 bedroom, 2 bedroom, etc.
✔	___	Total number of parking spaces
✔	___	Number of Barrier Free parking spaces provided
✔	___	Identify area of evacuation assistance
✔	___	Path of travel to units and commercial spaces

Means of Egress/Exiting Plan – (can be included on floor plans)

✔	___	Occupant load calculations
✔	___	Show exit door (and swing) for each room
✔	___	Rating of corridors, exit enclosure and stairs including doors
___	___	Show hallways and/or non-rated corridors
✔	___	Show and dimension exit separation
___	___	Identify horizontal exits and refuge areas
✔	___	Identify exit passageways/enclosures
✔	___	Show building exits
✔	___	Show swing of building exit doors
✔	___	Width of corridors and stairways

Floor Plans

Req	Prov	
		General Information
✔	___	North arrow
✔	___	Clear lettering and plan quality
✔	___	Label floor level (1st, 2nd, basement, etc.)
✔	___	Use of each room
✔	___	Reference call-outs for cross sections and details
		Floor plan information
✔	___	Overall dimensions (exterior wall to exterior wall)
✔	___	Location and dimensions of hallways, corridors, rooms, foyers, elevator lobbies, etc.
✔	___	Location of walls and reference to details (Wall type's legend indicating construction type, fire rating, etc.)
✔	___	Location of interior and exterior doors, windows and relites
✔	___	Show direction of all door swings
✔	___	Dimension door size
✔	___	Distance from door to adjacent walls (latch side for accessibility)
✔	___	Identify and fully dimension accessible restrooms (layout and full accessibility dimensions may be shown on separate plan)
✔	___	Specify STC sound rating
✔	___	Show and dimension decks, landings, etc.
___	___	Indicate location of ramps and their slope
✔	___	Location of exit signs and exit pathway lighting
✔	___	Indicate location of mezzanines (separate dimensioned floor plan for mezzanine required)
✔	___	Location of area separation walls
✔	___	Identify Area of evacuation assistance
		Stair Information
✔	___	Locate stairs
✔	___	Dimension width and length of landing
✔	___	Indicate rise and run
✔	___	Show handrail information
✔	___	Show guard information
✔	___	Show headroom height
✔	___	Locate and dimension roof hatch

Unit Floor Plans

		General Information
✔	___	North arrow
✔	___	Scale ¼" = 1'
✔	___	Label Unit and Type for Accessibility
✔	___	Use of each room (basement is not a use)
✔	___	If framing is shown on floor plans, identify which floor level framing is shown (i.e. "1st floor plans, 2nd floor framing")
✔	___	Reference call-outs for cross sections and details

Floor Plans - continued

Req	Prov	
		Unit Floor Plans -continued
		Unit Floor Plan Information
✔	___	Overall dimensions of Unit
✔	___	Dimension location of all interior walls and columns, from each other and from outside of exterior walls.
✔	___	Location of interior and exterior doors and windows
✔	___	Dimension of door size
✔	___	Show direction of all door swings
✔	___	Identify egress window(s), dimension sill height, net open area, clear open width, clear open height
✔	___	Dimensions for window sizes on plan or provide schedule. Include height, width, type (i.e. slider, casement, awning), U-Value (factor) or call-out key on plan
✔	___	Show and dimension critical ceiling breaks (i.e. sloped ceiling provisions, soffits, etc.)
✔	___	Locate all smoke detectors
✔	___	Locate exhaust fans
___	___	Attic access location and size
✔	___	Water heater location
✔	___	Furnace location
✔	___	Kitchen sink, refrigerator, cooking appliances location
✔	___	Toilet, bathing, sink location
✔	___	Show decks, porches, landings, etc.
___	___	Identify partial height walls
___	___	Identify whole house fans
✔	___	Locate stairs
✔	___	Dimension width and landing size
✔	___	Dimension rise and run
✔	___	Handrail information
✔	___	Guardrail information
✔	___	Headroom height
___	___	Winding stair dimensions (if used)
___	___	Spiral stair dimensions (if used)

Roof Plan

✔	___	Locate draftstops
✔	___	Indicate slope, drainage, overflow
___	___	Locate fire walls
___	___	Locate and dimension all roof openings
___	___	Locate skylights
___	___	Show extent of roof decks if any
✔	___	Dimension and locate all roof top mechanical equipment; elevator, stair and mechanical penthouses
___	___	Attic access

Elevation Views

Req	Prov	
		General Information
✔	___	Clear lettering and plan quality
✔	___	Show and label north, south, east and west elevation views
✔	___	Show property lines
✔	___	Indicate exterior materials (for Special Review District, Landmark structures or prior
✔	___	Design Review approval)
✔	___	Show and dimensions exterior architectural features
✔	___	Location of doors and windows
✔	___	Show location of existing and proposed finished grades
✔	___	Provide floor plate heights
___	___	Show extent of basements and basement floor plate heights
___	___	Dimension blank façade lengths (when required by LU code)
___	___	Dimension transparent areas of façade (when required by LU code)
✔	___	Dimension building height per building code analysis
✔	___	Identify the elevation of the lowest Fire Department Access
___	___	Show and dimension height of roof top mechanical equipment, elevator and stair penthouses
___	___	Show all vents (for odors, smoke, fumes, etc.) and dimension distance above sidewalk
___	___	Indicate slope of roofs
___	___	Identify the elevation of each floor
___	___	For pitched roofs – identify elevation at top of plate, top of roof peak(s), (top of roof deck if applicable)
___	___	For flat roofs – identify elevation at top of roof structure, top of roof decks, if applicable, and top of parapets
___	___	Height of set back exceptions (decks, porches, stairs) from existing or finished grade, whichever is lower.
___	___	Height of cantilevered portions of structure from grade
___	___	Height of chimney above structures within 10’
___	___	Details of open railings on decks if yard or height exceptions used.
✔	___	Color Elevations for design review projects

Building Sections

		General Information
✔	___	Clear lettering and plan quality
✔	___	Reference call-outs to construction details
✔	___	Locate property lines
✔	___	Show retaining walls or extent of shoring if used
✔	___	Dimension all floor-to-floor height. Identify all floor levels including basement and mezzanines
✔	___	Show horizontal fire barrier
___	___	Illustrate mixed construction conditions (total height of the building, height from top of the fire barrier, specify all occupancies, specify all types of construction).
___	___	Show existing and finished grade
___	___	Show all fire walls and their extent
___	___	Illustrate unusual conditions (unusual ceiling configurations, etc.)

Building Sections - continued

Req	Prov	
		General Information - continued
✔	___	Show energy code information such as insulation
✔	___	Show wall, footing and under slab drains
___	___	Provide parapet framing details, dimension height
		Stair Section
✔	___	Rise and run dimensions
✔	___	Dimension headroom height
✔	___	Handrail information (grasp requirements, extensions, and returns)
✔	___	Guard information (rail height and spacing of intermediate rails)
✔	___	Fire protection under stair (if enclosed)
		Typical Wall Section - extending from roof/ceiling assembly to floor/ceiling assembly
		Roof Detail
✔	___	Framing Members
		Ceiling Detail
✔	___	Insulation R-Value
✔	___	Sheathing
✔	___	Roofing Material
✔	___	Fire Resistive Assembly – include listing number
✔	___	Roof ventilation
✔	___	Distance from ceiling to floor and roof assembly above
✔	___	Seismic bracing
		Wall Detail
		Interior walls and partitions
✔	___	Size and grade, type and number of top and bottom plates
✔	___	Size, grade, type and spacing of studs
✔	___	Sheathing, including Fire resistive assembly
✔	___	Height of wall or partition
✔	___	Connection or bracing at ceiling and floor
✔	___	Elevator/stair or other shaft walls if not shown as wall details
___	___	Fire walls
✔	___	Fire partitions and horizontal fire rated assemblies between units
		Exterior Wall Details
✔	___	Size and type of wall material
✔	___	Size, grade, type and number of top and bottom plates
✔	___	Size, grade, type and spacing of studs
✔	___	Store front and/or Window framing
___	___	Canopy/Awning Details
✔	___	Exterior side: Siding, weather protection, structural sheathing (thickness and material); Veneer type (brick, stone) thickness and attachment. Fire resistive assembly if appropriate.
✔	___	Interior side: Insulation R-Value and type; Wall covering material and thickness (usually gypsum wall board).
✔	___	Fire Resistive Assembly – include listing number

Building Sections - continued

Req	Prov	
		Floor Detail
✔	___	Fire Resistive Assembly requirements – include listing
✔	___	Insulation requirements
✔	___	Floor framing

Reflected Ceiling Plan (if included)

✔	___	Show areas where there are dropped ceilings, soffits, and custom designed ceilings.
✔	___	Location of lights
✔	___	Fire Resistive Information
✔	___	Lighting schedule
✔	___	Location of exit lights (should be on floor plan)
✔	___	Reference call-outs for cross sections and details
✔	___	Seismic bracing detail if not on details page

Door/Window Schedule

✔	___	Provide fire ratings, U-Values, type, size and special hardware

Construction Details

		General Information
✔	___	Clear lettering and plan quality (3/4" = 1' or larger is commonly used for construction detail so detail is clearly presented)
		Roof Details
✔	___	Scupper Box
___	___	Parapet/Cornice Detail
___	___	Roof Deck details if used
✔	___	Roof framing detail
✔	___	Roof vent
✔	___	Roof drain and overflow
		Floor Details
✔	___	Floor framing, fire resistive assembly
✔	___	Floor deck details, if used (fire resistive assembly, vents railing)
✔	___	Window well details, if used (width, height, and egress ladder)
		Wall Details
✔	___	Wall framing, fire resistive assembly
✔	___	Stair/elevator shaft wall details
✔	___	Fire barrier wall details
✔	___	Type of construction wall details

Watch For:

1. Floor plans must show the location of the section cut and reference the Building Section.
2. When multiple conditions are proposed and clarity is critical in order to show code compliance (such as unusual ceiling conditions), multiple building sections or partial sections may be appropriate.
3. Detailed information, such as insulation levels or stair section, may be on the Building Section as long as the proposal is clear.

Landscape Plan

Req	Prov	
✔	___	Lot Area
✔	___	Total square footage of: 1) required open space; 2) provided open space and 3) required landscaped area.
✔	___	Number of trees, number of shrubs and quantity of ground cover required.
✔	___	List common and botanical names of all plant material
✔	___	For parking lots and all other required landscaped areas: dimensions of tree planting area and location of vehicle stops
✔	___	If existing plants are required to be retained, show location, size and species; indicate how the plants will be protected during demolition and/or construction
✔	___	For roof top container landscaping: a schematic irrigation and drainage plan; size and depth of plant containers
✔	___	Specifications for soil improvement
✔	___	For street trees: width of planting strip; existing utility lines, poles or meters; and structures located within the planting strip; and species and diameter of the trees
✔	___	Color landscape plan for design review projects

STRUCTURAL PLANS

Req	Prov	

Structural Notes

✔	___	General Notes
___	___	Reinforced Concrete Masonry Notes
___	___	Steel Floor/Roof Deck Notes
___	___	Cast-In-Place Concrete Notes
___	___	Concrete Reinforcement Notes
___	___	Post-tensioned Concrete Notes
___	___	Structural Steel Notes
___	___	Cold-Formed Steel Framing
___	___	Steel Stairs
___	___	Wood Framing Notes
___	___	Shop fabricated wood joists, beams and trusses
___	___	Testing and Inspection notes

Design Criteria

✔	___	Code Edition (Such as year)
✔	___	Floor Dead Load and Live Load
✔	___	Roof Dead Load and Snow Load
✔	___	Wind Exposure and Speed
✔	___	Seismic Zone and R_w
✔	___	Soil Bearing Capacity

Foundation Plan

Req	Prov	
		General Information
✔	___	North Arrow
✔	___	Clear lettering and plan quality
✔	___	Reference call-outs for cross sections and details
		Footing and foundation information
✔	___	Overall dimensions
✔	___	Location and dimensions of posts from each other
✔	___	Dimension and locate spread footings or provide footing Schedule
✔	___	Dimension continuous footings or grade beams and foundation walls (width, height) or reference detail
___	___	Crawl space, vent size and locations
___	___	Crawl space access (location and size)
✔	___	Locate and identify all steps in footing, retaining walls and/or foundation
✔	___	Show hold-down location and size
___	___	Show all shearwalls, indicate construction detail including nailing schedule
___	___	Show locations of Pile and Pile Caps
___	___	Indicate depth of excavation and distance to property line

Floor Framing Plans

Req	Prov	
		General Information
✔	___	North Arrow
✔	___	Clear lettering and plan quality
✔	___	Reference call-outs for cross sections and details
✔	___	Identify floor (1st Floor, 2nd floor, etc.) and framing level
		Framing Information
✔	___	Size and spacing of framing members (i.e. joists, beams)
✔	___	Size and span of headers, beams, etc.
✔	___	Dimension and size of framing around openings in floors, ceilings and other horizontal diaphragms
✔	___	Locate all bearing walls and supporting floor framing
✔	___	Show all ledger connections
✔	___	Show all shearwalls, and/or braced and alternate braced wall panels. Indicate construction detail including nailing schedule
___	___	Show all diaphragms, indicate construction detail including nailing schedule
___	___	Show steel Moment Frames/Braced Frames
___	___	Specify steel deck/concrete diaphragm
___	___	Specify concrete floor slab thickness, rebar size and spacing
___	___	Show rebar information around openings in floor
___	___	Show all concrete shearwalls and their rebar information or provide rebar schedule.
___	___	Show all concrete post-tensioned floor tendon or rebar information
___	___	Show concrete column cap

Roof Framing Plan

Req	Prov	
		General Information
✔	___	North Arrow
✔	___	Clear lettering and plan quality
✔	___	Reference call-outs for cross sections and details
		Framing Information
✔	___	Specify header/beam, joist sizes and span
___	___	Specify truss span, spacing, type
___	___	Specify all diaphragms indicate construction detail including nailing/blocking
___	___	Specify size of framing around roof openings and other horizontal diaphragms
___	___	Show Steel Moment Frames/Braced Frame
___	___	Specify concrete roof slab thickness, rebar size and spacing
___	___	Show rebar information around openings in roof
___	___	Show all concrete shearwalls and their rebar information or provide rebar schedule
___	___	Show all post-tensioned concrete roof tendon and rebar information
___	___	Show concrete column cap

Structural Details

		Foundation/Basement Wall/Retaining Wall Details
✔	___	Fully dimension
✔	___	Detail differing conditions (reference to detail required on foundation plan)
✔	___	Specify connection to post, beams, etc.
✔	___	Specify footing depth below grade
✔	___	Indicate depth of cut in relation to the property line
✔	___	Specify footing/wall rebar location and size or provide rebar schedule
✔	___	Specify connection to post, beams, etc.
___	___	Show concrete/steel column elevation details
✔	___	Specify column rebar detail or provide rebar schedule
✔	___	Elevator pit detail
✔	___	Show approximate location of footings of building(s) on adjacent properties
		Floor Framing Detail
___	___	Sheathing material, thickness and connection, steel deck material and/or slab thickness and rebar
✔	___	Show structural members and their connections
___	___	Provide concrete beam elevation and rebar details
✔	___	Foundation information or reference to separate detail
___	___	Light gage steel framing details
		Shearwall Details
✔	___	Show all Shearwall construction and assembly details
___	___	Shearwall schedule
___	___	Sheathing material, thickness
___	___	Required nail size, spacing
___	___	Top and bottom plate connection to diaphragm
___	___	Design capacity
___	___	Floor to floor transfer details (hold down strap details)
✔	___	Diaphragm to shearwall connections

Structural Details - continued

Req	Prov	
Miscellaneous Details		
___	___	Rockery/ecoblock cross section
___	___	Rated construction details if not provided elsewhere
___	___	Masonry veneer connection detail if not shown on wall details
___	___	Ledger connection (member size, connection size, and spacing) if not provided on framing plan
___	___	Concrete masonry unit details