

EFFECTIVE DATE 10/01/09

Master Plan Requirements

1. Maximum of (4) non-structural internal changes are permitted on each standard plan.
2. No increase or decrease of square footage to approved plans.
 - a. Change of habitable square footage (increase or decrease) will require a separate Master plan submittal.
3. A maximum of (3) roofline changes or variations.
4. A maximum of (3) cosmetic elevation non-structural changes or variations.
5. Maximum of (3) porch/patio changes or variations in size not to exceed 120 square feet.
 - a. Wrap around patio options, as required by planning, are permitted.
6. Maximum of (2) garage variations (Example, 2 or 3 car).
7. For reversed plan options, please provide reverse plan sheets for the foundation, floor plan, shear walls and roof layout. (Label these sheets with sheet number followed by a "R".)
8. Matrix on cover sheet identifying all options and a sheet number where found.
 - a. Subsequent permits pulled off the Master Plans will need to specify only the options used for the submittal. All other options need to be "X" out.
9. There are NO master plans for Commercial projects, motels or R1 (Residential) buildings.
10. Plan review fee will be paid on each master plan and any subsequent permits issued off these master plans as indicated in the City's current Master Fee Schedule.
11. NO deferred submittals permitted.