



The following is a description of what should be included on various portions of the plans:

### **Site Plan**

The site plan is a scale drawing of the lot showing the location of each building on the lot. The site plan should indicate the address of the property, the scale to which the drawing was prepared, and indicate the orientation of the drawing with a north arrow. The size of each building must be shown as well as the distance from each building to the property lines and to other buildings. The new construction should be clearly identified on the site plan. Any water features, retaining walls, or other physical features should be shown. Distances from buildings must be shown to property lines and not streets, sidewalks or alleys. If you do not know the location of your property lines, you may need to have your lot surveyed. Please see a separate handout for Site Plans for additional information.

### **Foundation Plans**

Foundation plans indicate the path and location of the footings and general notes on the foundation design. They should be fully dimensioned and reinforcement should be noted.

### **Elevations**

An elevation plan is a view of the building, as one would see it from each side of the building. Elevations help to show the scale of the project, the building height, and exterior finishes. They also help to determine the number of stories of a building, which can effect certain building code requirements.

### **Floor Plans**

Floor plans should be submitted for each floor affected by a building project. The floor plan should show the location and identity of each room, room dimensions, locations of windows and doors, fixture locations, and items such as smoke detectors. A window schedule should be provided with the floor plans. The schedule should indicate the location of the window, the manufacturer, the window size (manufacturer's model number), and if the window is safety glazed.

### **Cross Sections**

Cross sections show a view through the building's framework from foundation to the peak of the roof. Multiple cross sections may be necessary to portray the various work proposed. Cross sections should show the footing width and depth including rebar placement; foundation type (masonry, concrete, or wood), foundation height and thickness, rebar locations, framing details; anchor bolt locations; sill plates, floor joist size and spacing, stud size and spacing, exterior and interior sheathing, exterior wall coverings, and insulation and vapor barriers; and roof framing including truss drawings or joist and rafter size and spacing, roof pitch, eave details, insulation and vapor barriers, roof sheathing, underlayment, ventilation methods, ice and water barrier installations, and roofing type. Descriptive notes may be included to address specific issues such as treated plates, header sizes, fastener schedules, etc.

### **Truss Shop Drawings**

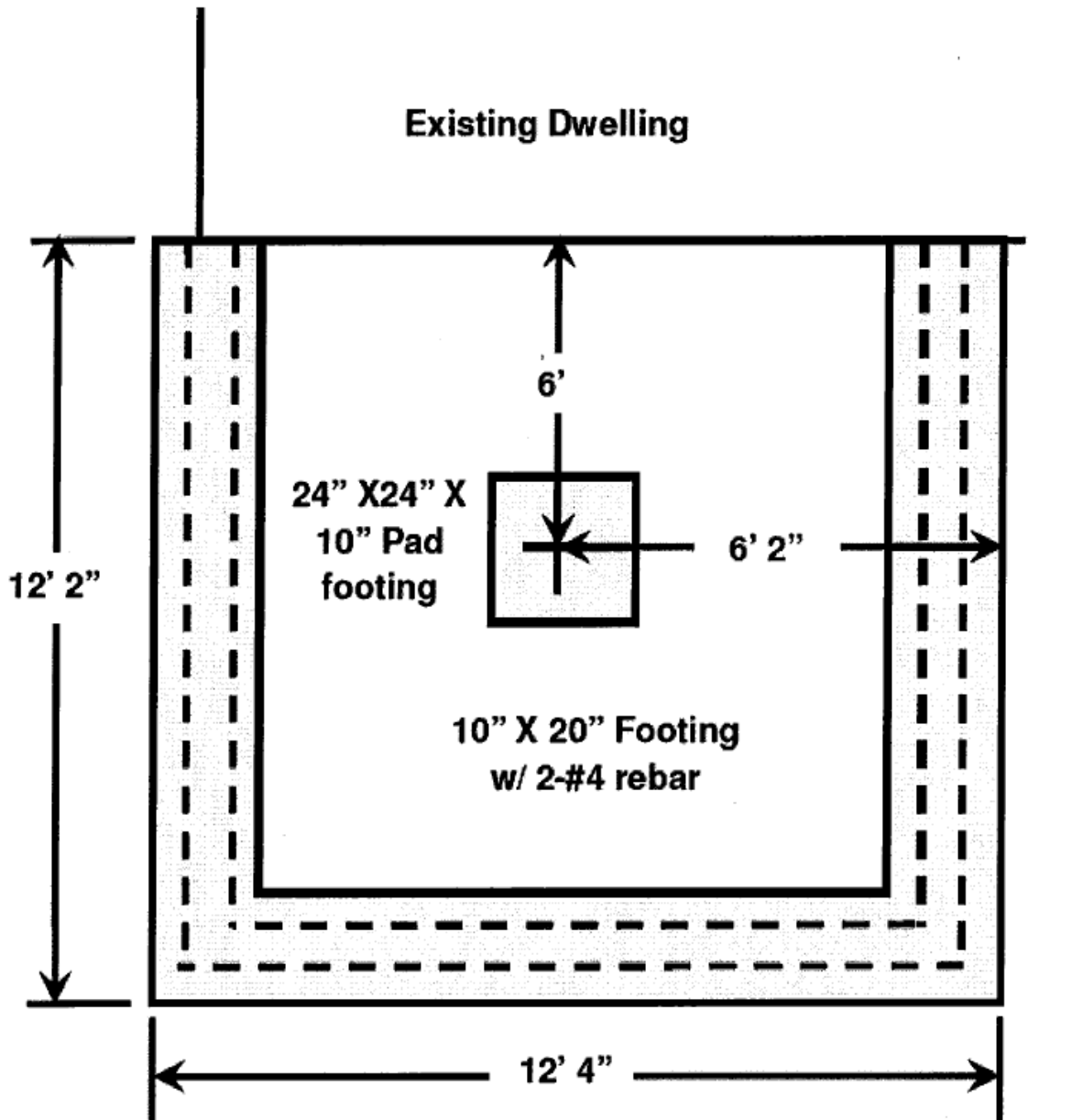
Floor and Roof truss shop drawings including the framing plans and individual trusses should be provided if pre-manufactured trusses are used in the project. Truss drawings shall be prepared by the truss manufacturer and include all relevant Code information. In addition, all beams and headers that are not conventional dimension lumber made should be structurally designed and the information should be included along with the truss shop drawings. These shop drawings shall be provided well in advance as they may affect the footing and foundation layout and sizes.

### **Additional Information**

In addition to the required drawings, mechanical and Energy Code information should be presented for review. This should include Energy Certificate and heat gain and loss calculations as required by the Energy Code.

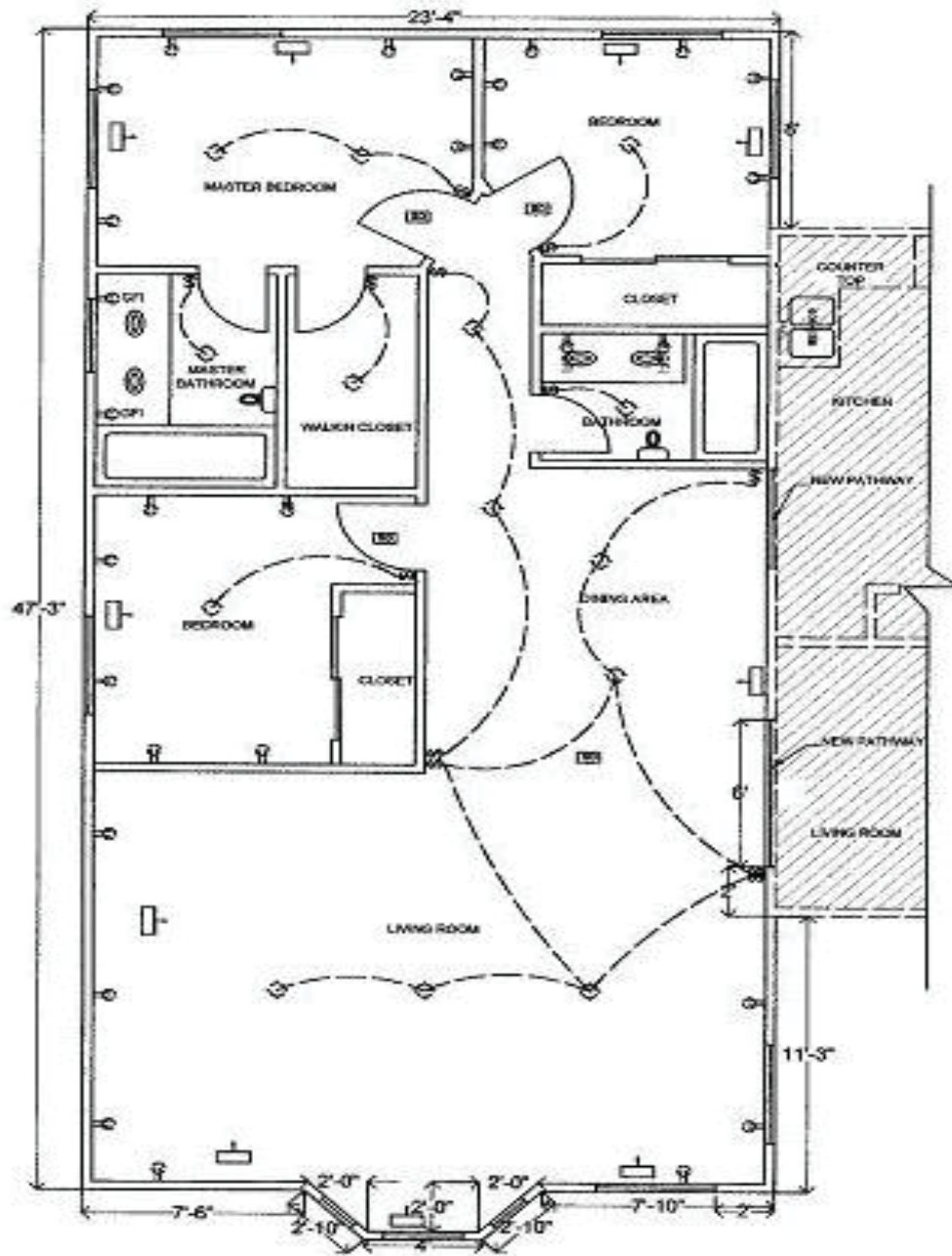
Below are some examples of acceptable construction drawings.

## TYPICAL FOUNDATION LAYOUT

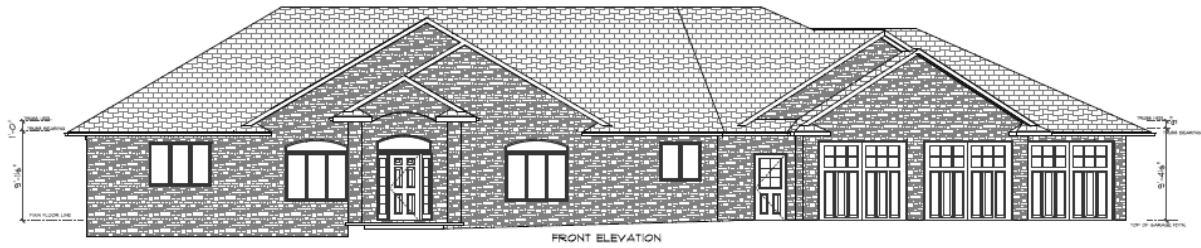


Scale  $\frac{1}{4}'' = 1'$

# TYPICAL BUILDING



**MAIN FLOOR PLAN**  
**SCALE 3/16"=1'-0"**



FRONT ELEVATION



REAR ELEVATION

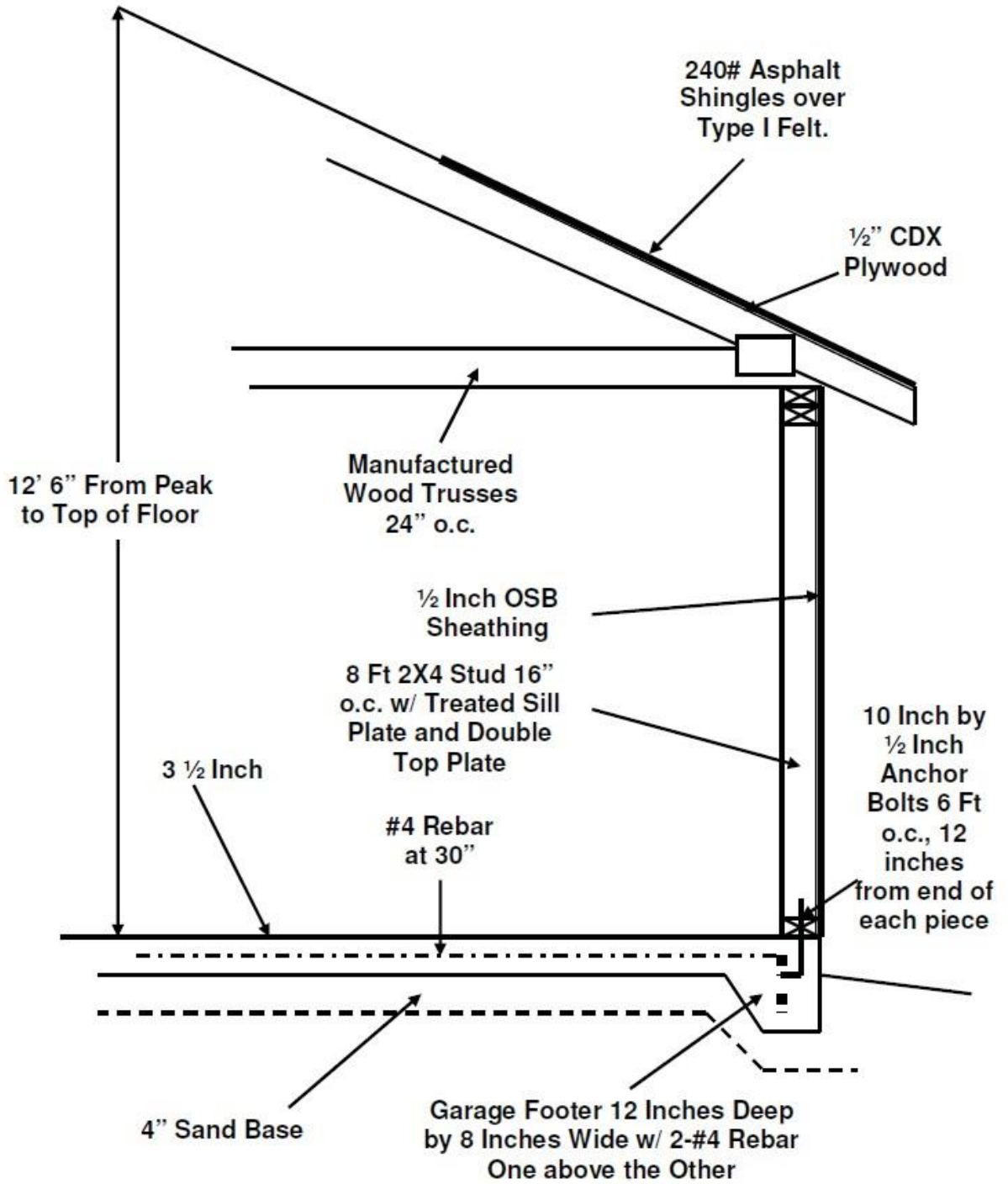


RIGHT ELEVATION



LEFT ELEVATION

# TYPICAL GARAGE CROSS SECTION



SCALE 1/4" = 1 FOOT

