

CONSTRUCTION DRAWINGS

Two copies of the construction drawings are required to obtain a building permit. This is a sample outline for small projects. Multiple different drawings may be required depending on the extent of the project. Some of the drawings that may be required are listed below.

- SITE PLAN
- FLOOR PLAN
- FOUNDATION PLAN
- ROOF / FRAMING PLAN
- DETAILS / CROSS SECTIONS
- ELEVATIONS
- ELECTRICAL PLAN
- PLUMBING PLAN
- MECHANICAL PLAN

An architect or an engineer usually prepares construction drawings for commercial projects; however, these services are also available to homeowners. Contractors may also be a useful resource when preparing construction drawings. Regardless of who prepares these documents, all drawings must be detailed, accurate, neat and complete (no pencil).

The purpose of preparing and submitting a complete set of construction drawings:

- Help the homeowner to envision the entire project
- Assist in planning and estimating the cost and time for the project
- Prevent unpleasant surprises and last minute changes
- Provide all parties involved (homeowners, contractors, inspectors, plan reviewers, etc.) with clear instructions regarding layout, materials, and the expected finished product
- Expedite the plan review process
- Enable the Development Service Department to provide better service by identifying potential code problems and recommending solutions

SITE PLAN

The site plan is a 'birds-eye' view of the entire property. If the work being done is an addition to an existing structure, shade the new area. Some of the details required on the site plan are listed below. A sample site plan has been provided on the next page.

- Scale used
- Address and owner of property
- Compass rose and name of adjoining streets
- Location and dimension of the property lines, easements, and adjoining streets
- Dimension from property lines to all structures (existing and proposed)
- Dimensions between structures
- Square footage of all new and proposed structures including patios, carports, and garages
- Lot size and coverage
- Location of all utilities (gas, water, sewer/septic, electric) and respective meters or panels
- Define overhead, aboveground, or underground for utilities
- Building height for each side of proposed structure (north, south, east, west)
- Zoning of property and adjoining properties

(Additional information may be required)

SAMPLE PLOT PLAN

LEGAL DESCRIPTION

Owners Name _____
 Project Address _____
 Description Of Project _____
 Zoning _____ Section _____ T. _____, R. _____
 Overlay Zones _____

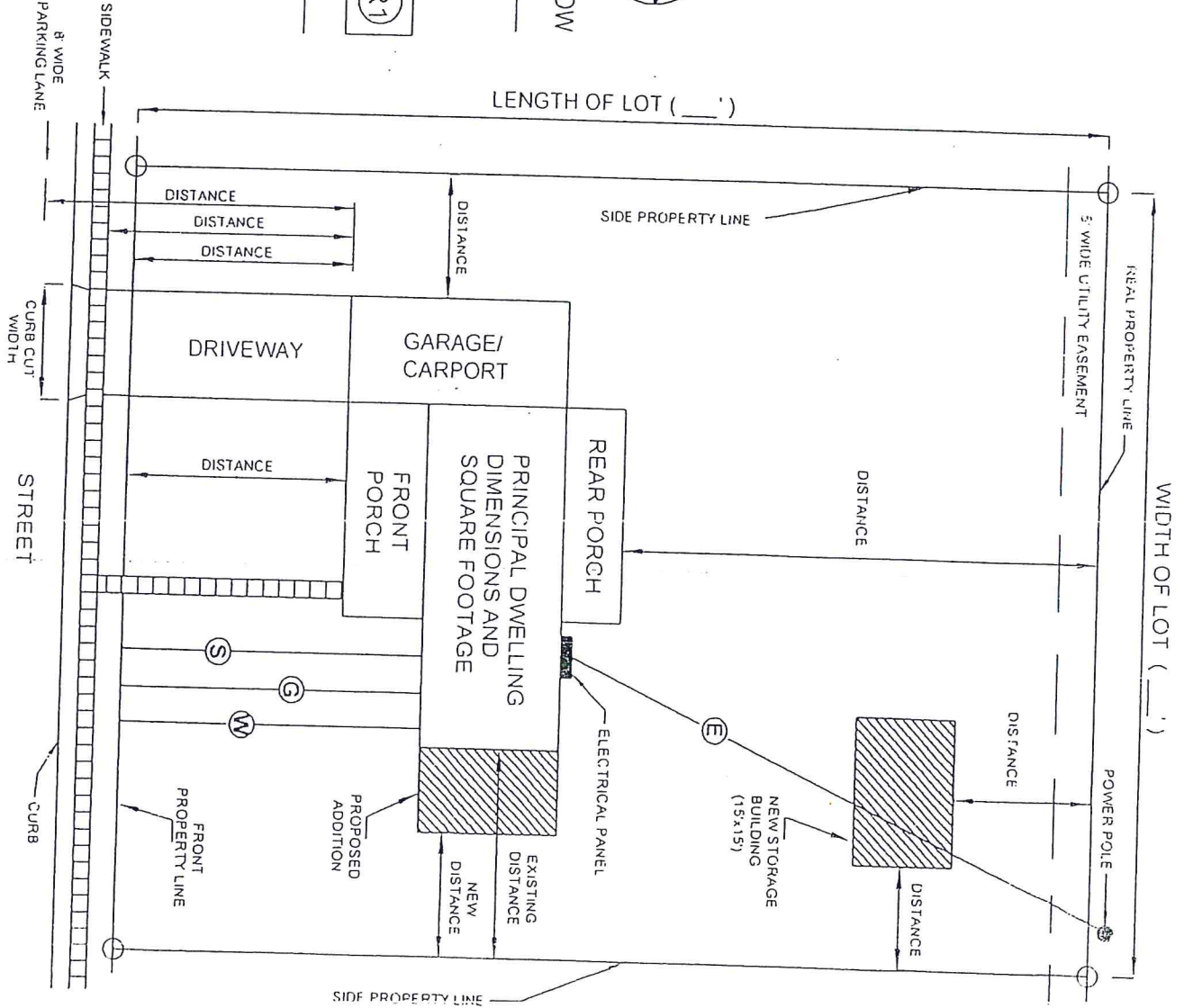
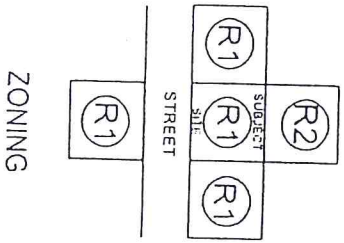
LOT COVERAGE CALCULATIONS

Existing Dwelling _____ ϕ
 Additions _____ ϕ
 Accessory Structures _____ ϕ
 Garage/Carport _____ ϕ
 Driveway/Vehicular Use Area _____ ϕ
 Total Lot Coverage _____ ϕ
 Lot Area (Lot Size) _____ ϕ
 Total Lot Coverage \div By Lot Area = _____ %

Building height north side _____
 Building height south side _____
 Building height west side _____
 Building height east side _____

DENSITY CALCULATIONS

Lot Area _____ ϕ \div 43,560 ϕ = _____ Acres
 Acres x _____ Units Per Acre = _____ Units Allowed
 Units Proposed _____

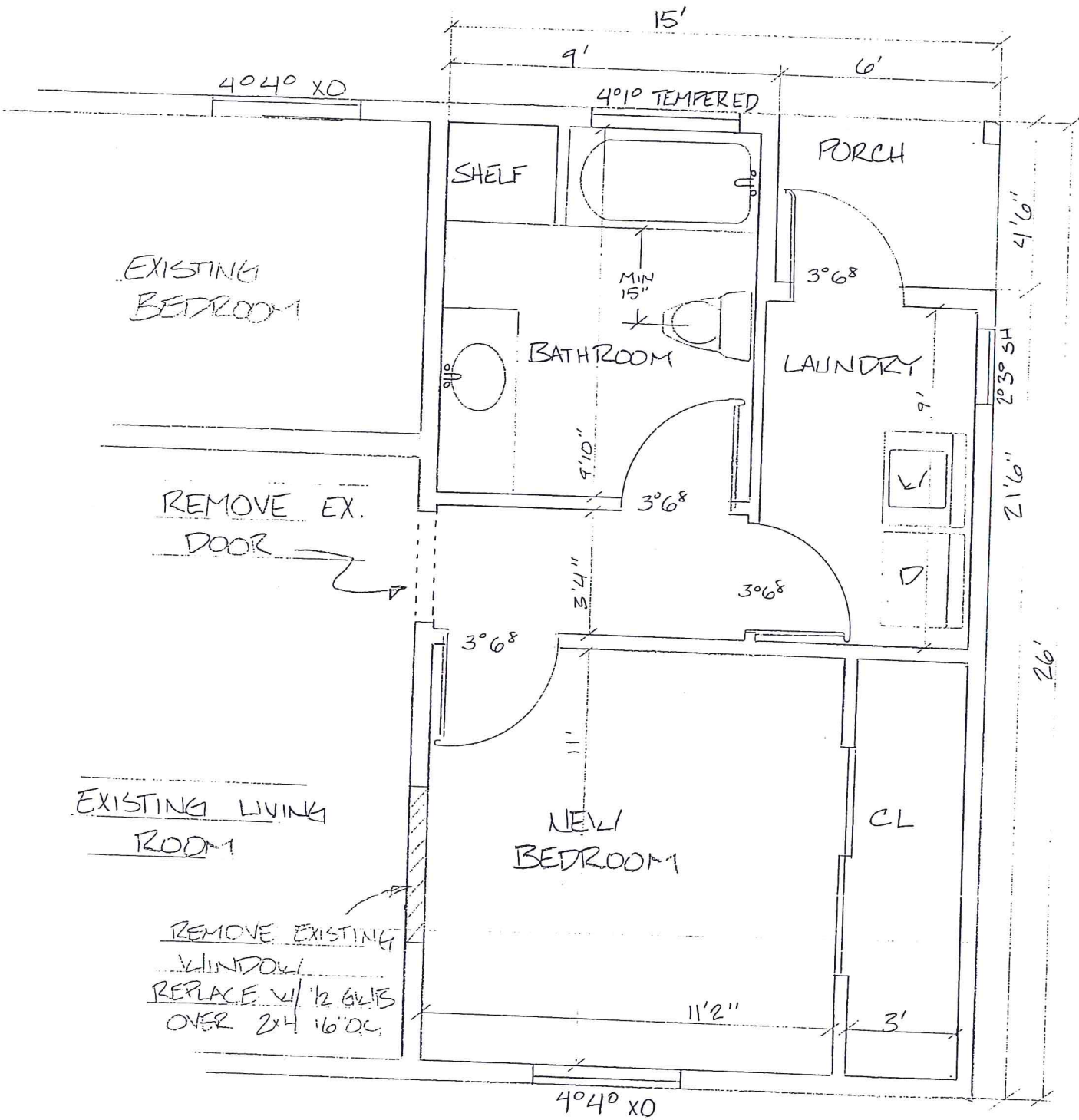


D1 M T D1 A N I R1 10 F 9

PROPERTY ADDRESS

2006

ALL BUILDING TO COMPLY WITH ~~2003~~ IRC



FLOOR PLAN	PG 2 OF 9
SCALE 1/4" = 1'	
2003 IRC	

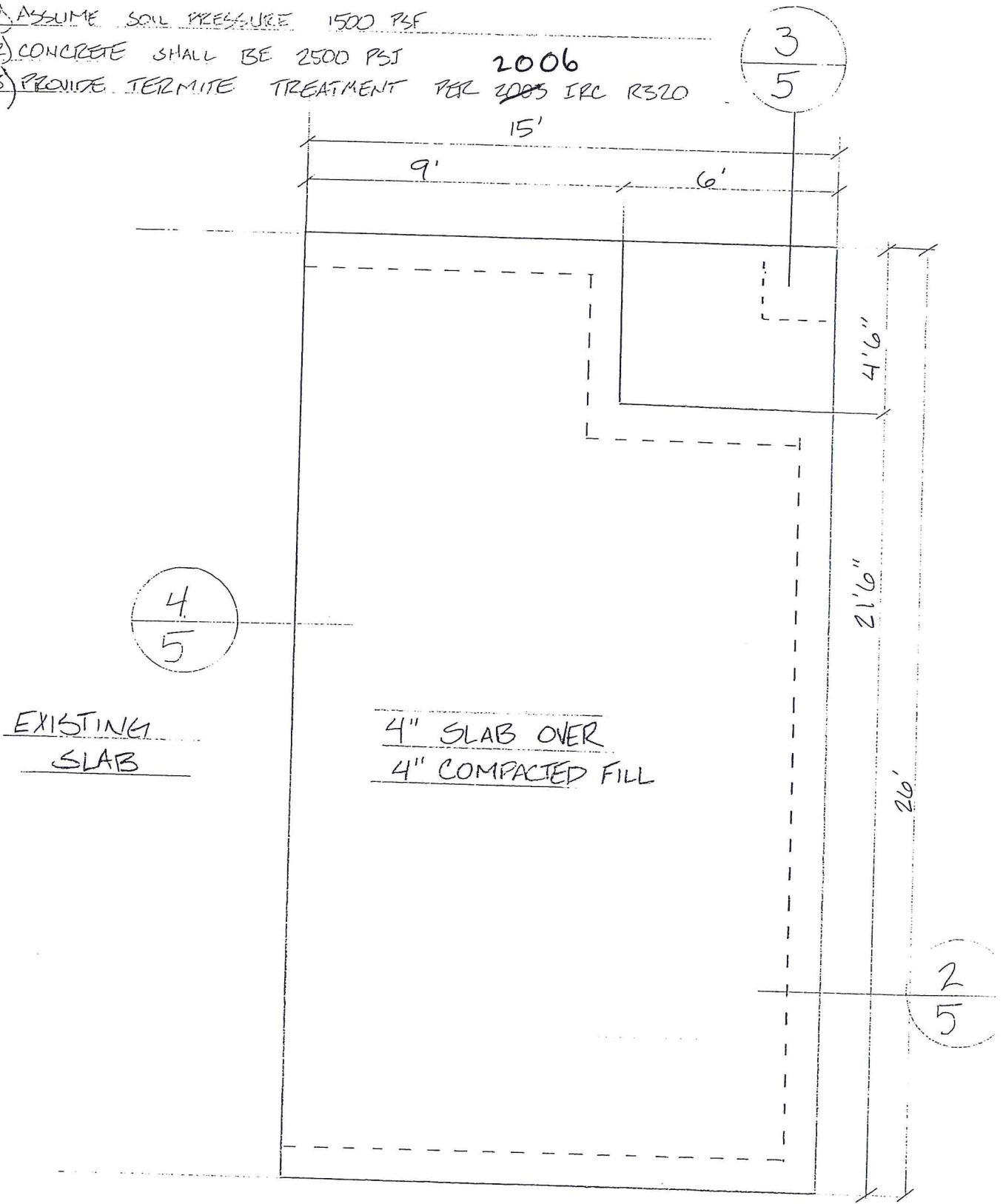
GENERAL NOTES:

1) ASSUME SOIL PRESSURE 1500 PSF

2) CONCRETE SHALL BE 2500 PSI

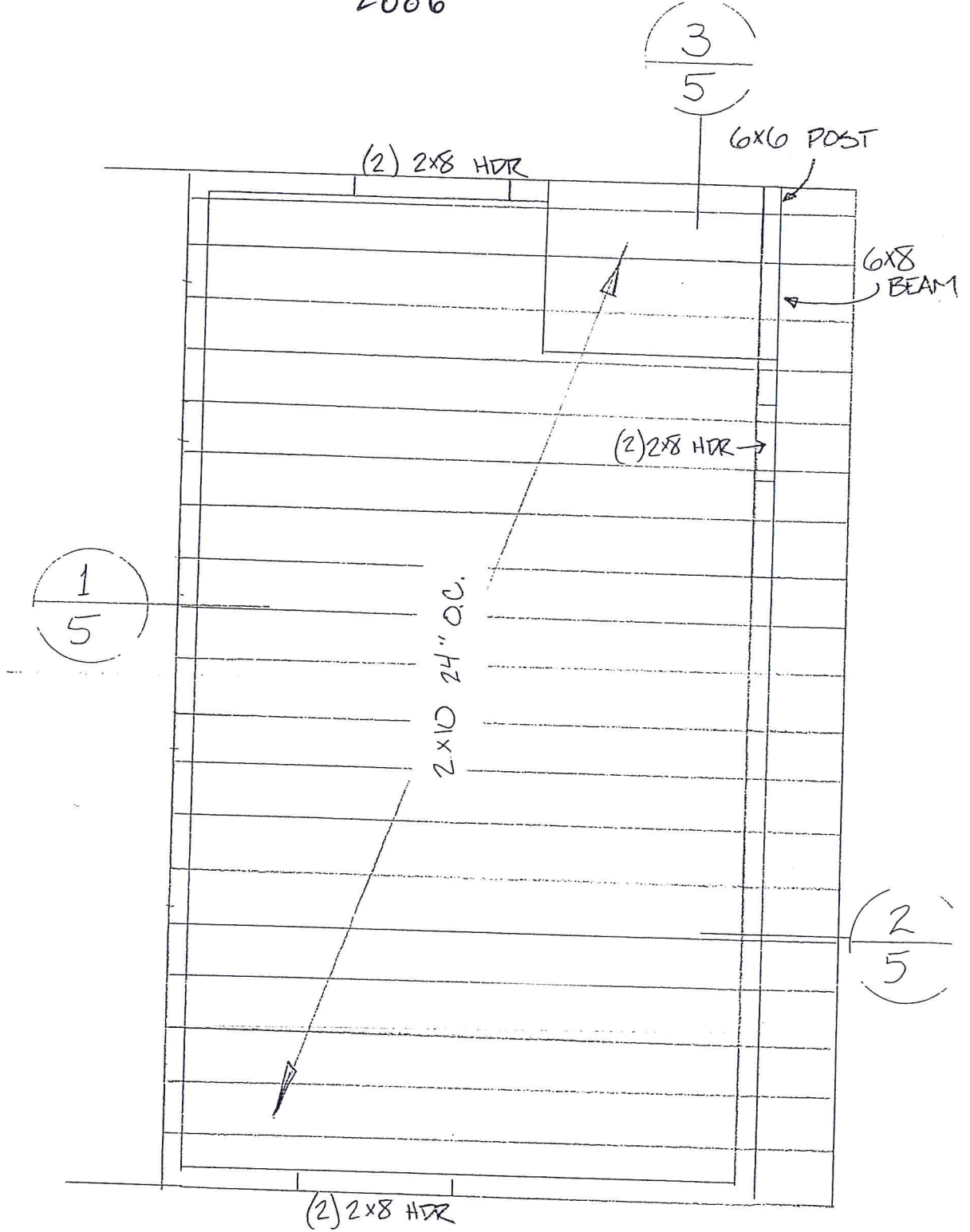
2006

3) PROVIDE TERMITE TREATMENT PER 2005 IRC R320



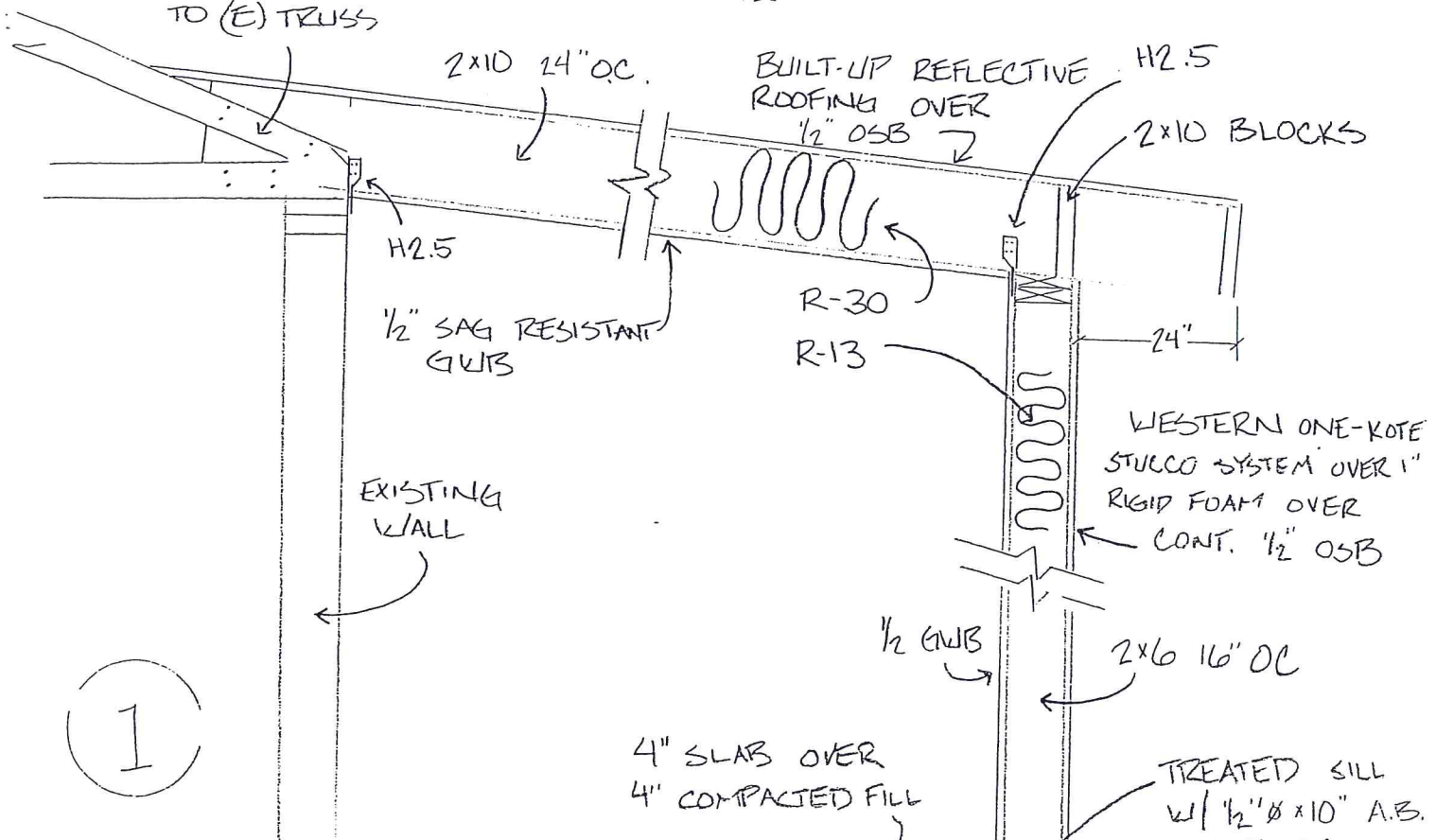
GENERAL NOTES:

- 1) ALL FRAMING LUMBER TO BE #2 D.F. OR BETTER
- 2) ALL NAILING SHALL COMPLY WITH 2003 IRC TABLE 602.3(1) 2006



NAIL NEW 2x10 TO (E) TRUSS

PITCH = 1:12

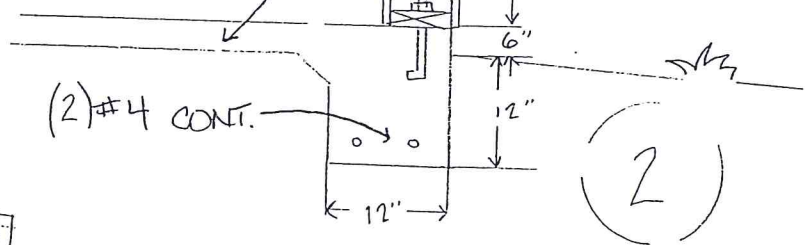


1

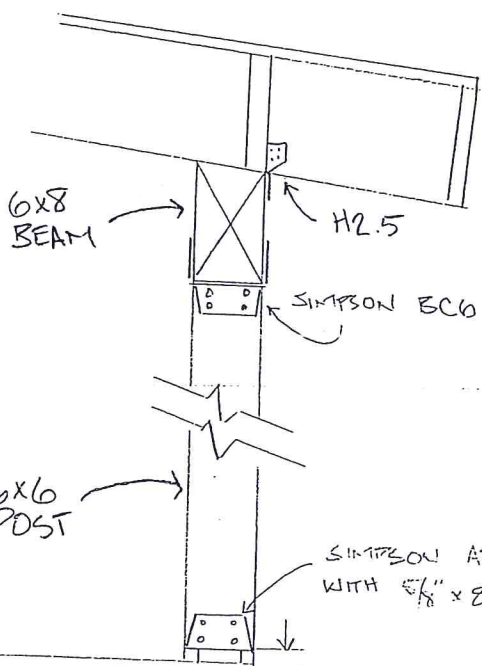
4" SLAB OVER 4" COMPACTED FILL

(2) #4 CONT.

TREATED SILL W/ 1/2" x 10" A.B. 48" O.C.

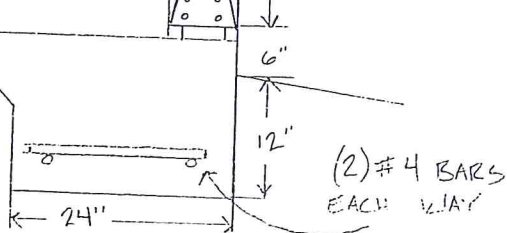


2

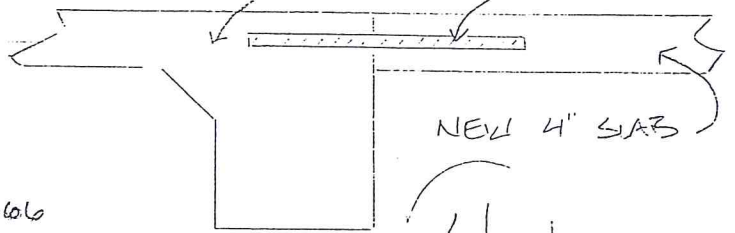


3

SIMPSON ABA 606 WITH 5/8" x 8" ANCHOR

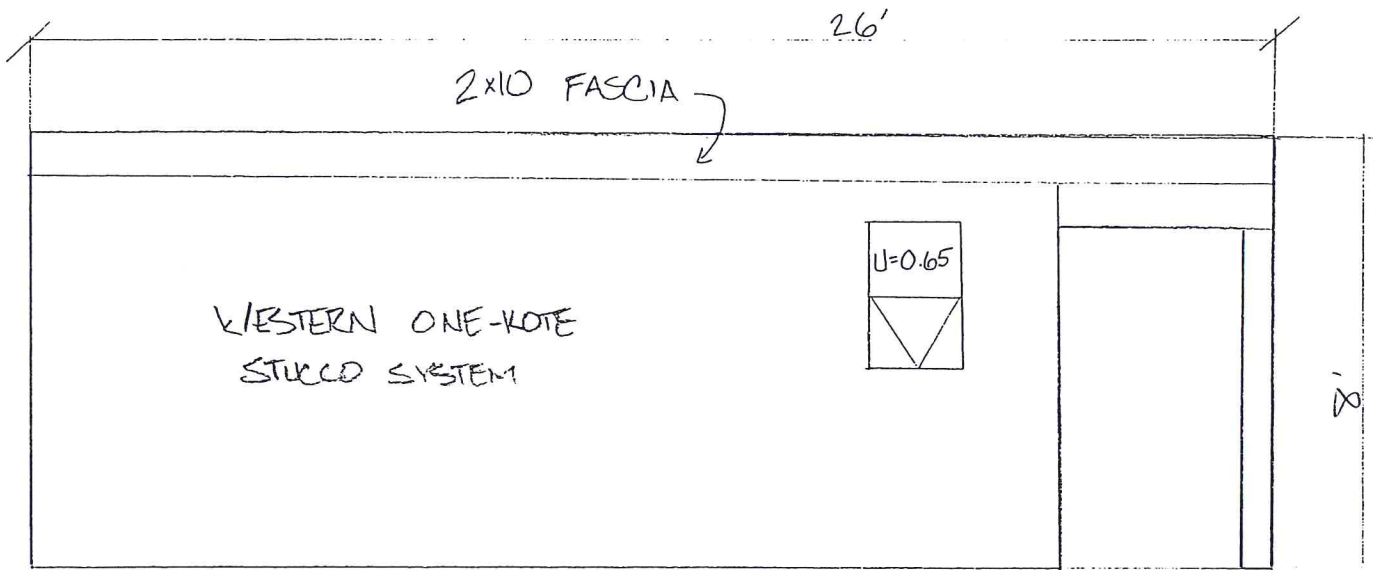


EXISTING SLAB & FOOTING #4 DOWELS 18" LONG 32" O.C.

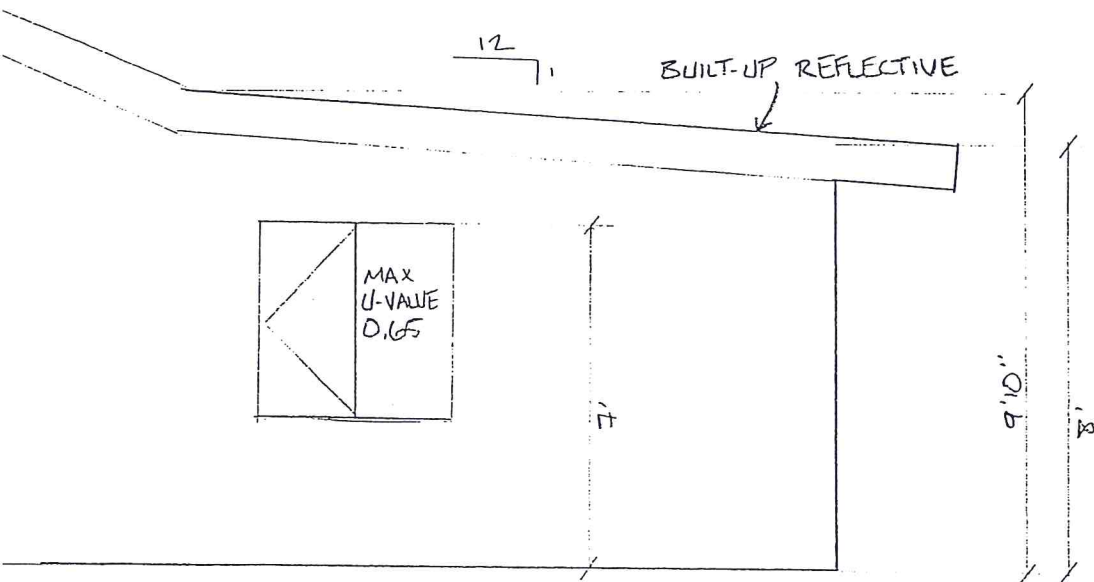


4

SECTION DETAILS PG 5 of 9



SOUTH ELEVATION



WEST ELEVATION

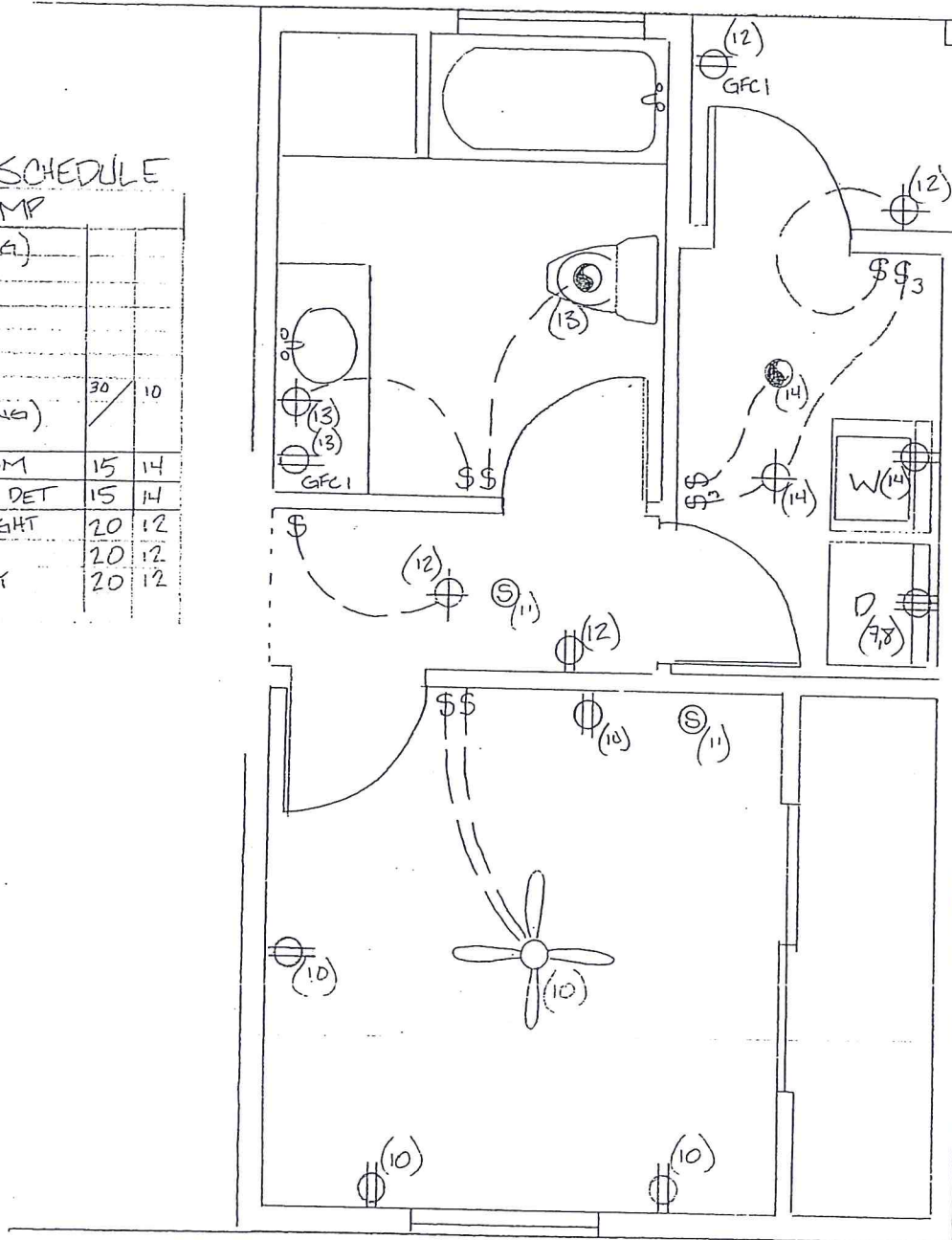
GENERAL NOTES:

2006

- 1) ALL ELECTRICAL WORK SHALL COMPLY WITH 2005 IRC
- 2) BEDROOM OUTLETS SHALL BE ARC-FAULT PROTECTED
- 3) ONLY APPROVED BOXES SHALL BE USED FOR CEILING FANS
- 4) WEATHER-PROOF COVERS SHALL BE INSTALLED ON EXTERIOR RECEPTACLES
- 5) FCO FIXTURE SHALL BE USED UNDER PATIO COVER
- 6) RUN NEW WIRING FOR DRYER RELOCATION TO EXISTING CIRCUIT
- 7) SMOKE DETECTORS REQUIRED IN EACH BEDROOM AND SHALL BE INTERCONNECTED WHERE POSSIBLE

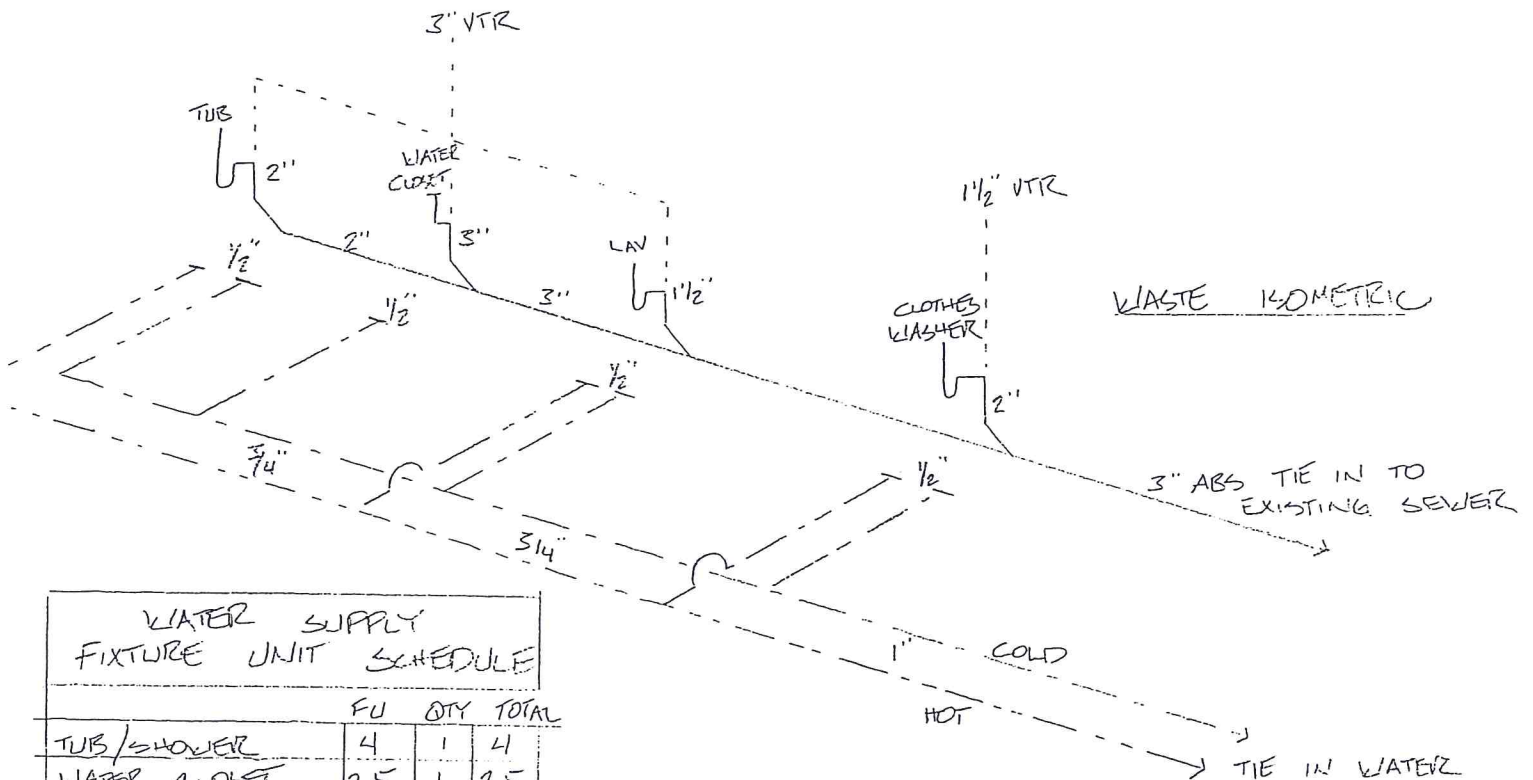
PANEL SCHEDULE

200 AMP		
1	(EXISTING)	
2		
3		
4		
5		
6		
7	DRYER (EXISTING)	30 / 10
8		
9		
10	BEDROOM	15 / 14
11	SMOKE DET	15 / 14
12	GEN. LIGHT	20 / 12
13	BATH	20 / 12
14	LAUNDRY	20 / 12
15	SPARE	



2006

ALL PLUMBING TO CONFORM WITH 2003 UPC



WATER SUPPLY FIXTURE UNIT SCHEDULE			
	FU	QTY	TOTAL
TUB/SHOWER	4	1	4
WATER CLOSET	2.5	1	2.5
LAUNDRY	1	1	1
CLOTHES WASHER	4	1	4
EXISTING			17

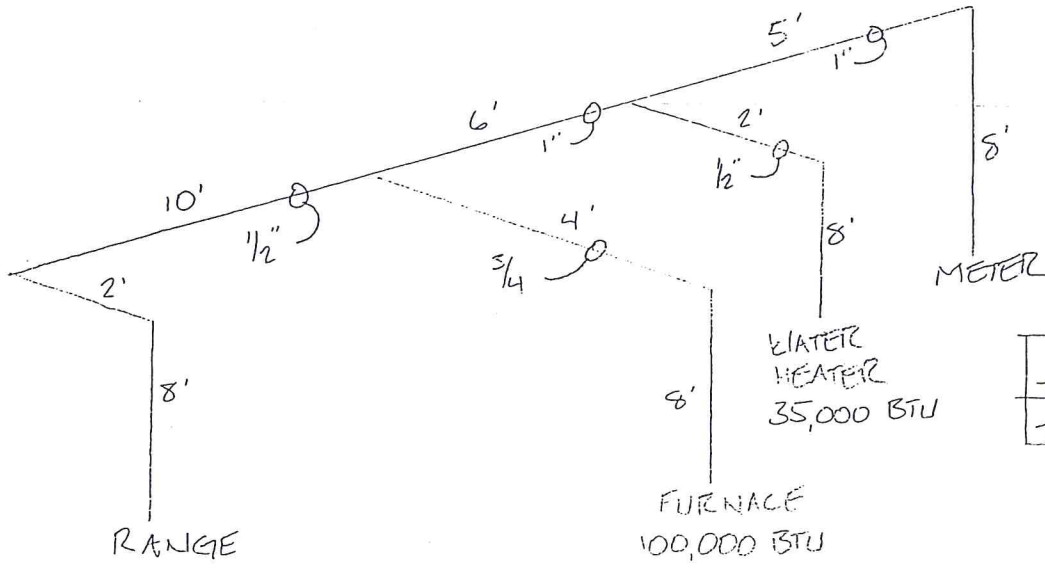
TOTAL 28.5

TOTAL DEV. LENGTH 150'

SUPPLY LINE FROM METER 1"

PRESSURE RANGE 40 PSI

WATER SUPPLY ISOMETRIC



TOTAL DEV. LENGTH	39'
TOTAL DEMAND	200K

GAS ISOMETRIC

GENERAL NOTES:

2006

- 1) ALL MECHANICAL WORK TO COMPLY WITH ~~2003~~ IRC
- 2) CONNECT NEW DUCTS TO EXISTING 3-TON HEAT PUMP DUCTS IN ATTIC

