

Construction Documents Requirements

Site Plan:

- Legal description and general location
- Owner's name, address and telephone number
- Use, size and dimensioned location of existing and proposed structures, including retaining walls
- Location of existing and proposed sewage disposal system, or if public sewer, show location of lateral and connection
- Names of streets abutting the property
- Elevations on the building site and the surrounding lot area
- Location, size and surface material of existing and proposed parking spaces
- Location, size and minimum pressure of water meter

Floor Plan:

- Dimensioned floor plan for each floor showing use of rooms
- Porches, balconies, breezeway, carports, garages, etc.
- Door and window sizes, locations and types, size of headers
- Size, spacing, direction of floor, ceiling and roof members
- Location of plumbing fixtures
- HVAC details
- Complete electrical layouts
- Electrical service information (provide diagram and load calculations if less than 200 amps)
- Any special construction required by the structure or site conditions

Foundation Plans:

- Dimensioned plan for foundations, spread footings and piers
- Dimensioned plan of the foundations and spread footings
- Size, location, direction and spacing of girders and joists for wood floors
- Location of crawl-spaces venting

Elevations:

- Exterior wall finishes and location and extent of all shear walls and/or bracing
- Type of roofing and pitch of the roof
- Complete set of vertical dimensions, including basements or cellars
- Location of all windows and doors, glass thickness on large glass areas

Framing Sections:

- Dimensioned cross-sections of the various footings, under floor conditions and construction
- Dimensioned cross-sections of the entire building, indicate lumber species and grade
- Cross-sections of lofts, walking decks, balconies, carports with connections detail
- Cross-sections of any unusual construction, walls, connections, dormers, fireplace
- Framing elevation of shear walls including tie-down details, plywood thickness and nailing and shear transfer connections