



Office: Kalapuya Building 4500 SW Research Way Corvallis, OR 97333 (541) 766-6819

www.co.benton.or.us/cd

SAMPLE PLANS

MINIMUM PLAN REQUIREMENTS AND SPECIFICATIONS FOR A BUILDING PERMIT APPLICATION

PLANS REQUIRED

PLANS SHALL BE DRAWN TO SCALE AND SHALL BE OF SUFFICIENT CLARITY TO INDICATE THE NATURE AND EXTENT OF THE WORK PROPOSED AND SHALL SHOW, IN DETAIL, THAT IT WILL CONFORM TO THE PROVISIONS OF THIS CODE AND ALL RELEVANT LAWS, ORDINANCES, RULES AND REGULATIONS OREGON STATE 1 & 2 FAMILY DWELLING SPECIALITY CODE SECTION 106.1.1

THE PLANS YOU SUBMIT ARE REQUIRED TO MATCH OR EXCEED THE LEVEL OF DETAIL AND INFORMATION PRESENTED IN THESE SAMPLES

ONLY PLANS DRAWN TO THE STANDARDS OF THE OREGON STATE ONE AND TWO FAMILY DWELLING SPECIALITY CODE WILL RECEIVE APPROVAL

IF YOU CANNOT PRODUCE DRAWINGS
LIKE THE ONES PRESENTED HERE,
IT MAY SAVE YOU TIME AND AVOID
CONFUSION TO HAVE YOUR PLANS
DRAWN BY A PROFESSIONAL
DRAFTSPERSON

APPROVED CHECKLIST FOR COMPLIANCE WITH OAR 918-090-0320

One &	Two	Family	Dwelling
Building	Permit	Applicati	ion Checklist

Jurisdiction				- 14	n/
Reference #					
Associated Permits	Elec	Plmb	Mech	Other	

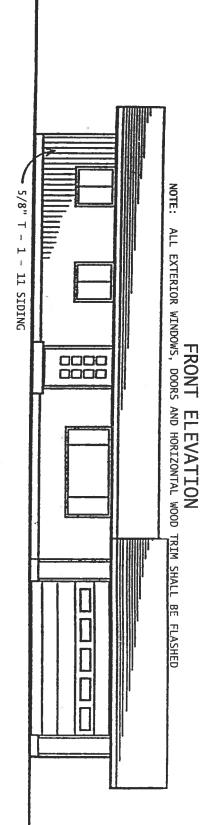
	The following items are required for plan review and shall be used by the jurisdiction to determine a complete set of plans and compliance with OAR 918-020-0090(3)(a)(C) and(4).	Yes	No	N/A
1	Complete sets of legible plans drawn to scale, showing conformance to the applicable local and state building codes. Lateral design details and connections must be incorporated into the plans or on a separate full size sheet attached to the plans with cross-references between plan location and details. Plan review cannot be completed if copyright violations are evident.			
2	Site/Plot plan drawn to scale. The plan must show: lot and building setback dimensions; property corner elevations (if there is more than 4-ft. elevation differential, the site plan must show contour lines at 2-ft. intervals for a distance away from the building necessary to show compliance with OTFDC Sec. 401); location of easements and driveway, footprint of structure (including decks), location of wells/septic systems, utility locations, any known fill sites or landslide hazard areas, direction indicator, lot area, impervious area, existing structures on site, and surface drainage.			
3	Foundation plan and Cross Section. Show footing and foundation dimensions, anchor bolts, any hold-downs and reinforcing steel, connection details, foundation vent size and location, and soil type.			
4	Floor plans. Show all dimensions, room identification, door and window sizes and locations, location of smoke detectors, water heater, HVAC equipment, ventilation fans, plumbing fixtures, balconies and decks 30 inches above grade, etc.			
5	Cross section(s) and details. Show all framing member sizes and spacing such as floor beams, headers, joists, sub-floor, wall construction, roof construction. More than one cross section may be required to clearly portray construction. Show details of all wall and roof sheathing, roofing, roof slope, ceiling height, siding material, footings and foundation, stairs, fireplace construction, thermal insulation, etc.			
6	Elevation views. Provide elevations for new construction; minimum of two elevations for additions and remodels. Exterior elevations must reflect the actual grade if the change in grade is greater than 4 ft. at building envelope. Full size sheet addendums showing foundation elevations with cross-references are acceptable.			
7	Wall bracing (prescriptive path) and/or lateral analysis plans. Building plans must show construction details and locations of lateral brace panels; for non-prescriptive path analysis provide specifications and calculations to engineering standards.			
8	Floor/roof framing plans are required for all floors/roof assemblies indicating member sizing, spacing and bearing locations, sailing and connection details. Show location of attic ventilation.			
9	Basement and retaining wall cross sections and details showing placement of reinforcing steel, drains and waterproofing shall be provided. Engineered plans are required for retaining walls exceeding 4' in height and basement walls not complying with the prescriptive code requirements. For engineered systems, see item 13, for "Engineer's calculations."			
10	Beam calculations. Provide two sets of calculations using current code design values for all beams and multiple joists exceeding prescriptive code requirements, and/or any beam/joist carrying a non-uniform load.			
11	Manufactured floor/ roof truss design details.			
12	Energy Code Compliance. Identify the prescriptive path or provide calculations.			
13	Engineer's calculations when required or provided, (i.e., shear wall, roof truss, retaining walls exceeding 4') shall be stamped by an engineer or architect licensed in Oregon and shall be shown to be applicable to the project under review by cross-reference to the applicable plan location.			
Jari	sdictional specifics. (local requirements for zoning and land use may be added to the checklist)			
23			T	\neg
14			\dashv	\neg
25			一十	-
26			+	\dashv
27				-
		1		

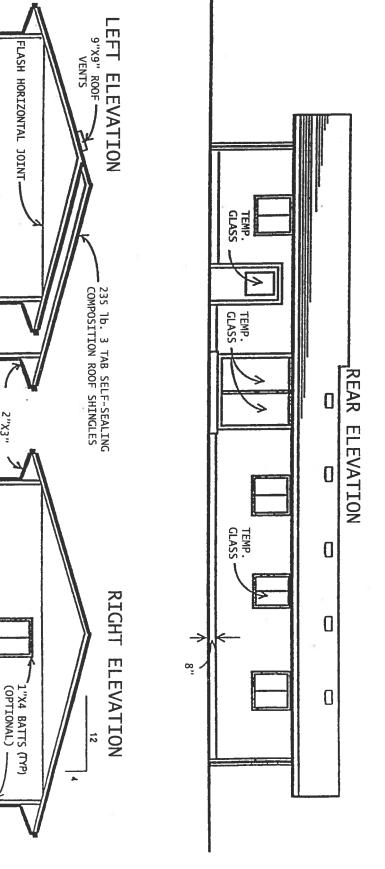
Checklist must be completed before plan review start date. Minor changes or notes on submitted plans may be in blue or black ink.

Red ink is reserved for department use only.

INDICATE SCALE
DRAWN BY _____

OWNER NAME(S) _____ADDRESS OR MAP & TAX LOT





FLASH HORIZONTAL JOINT-

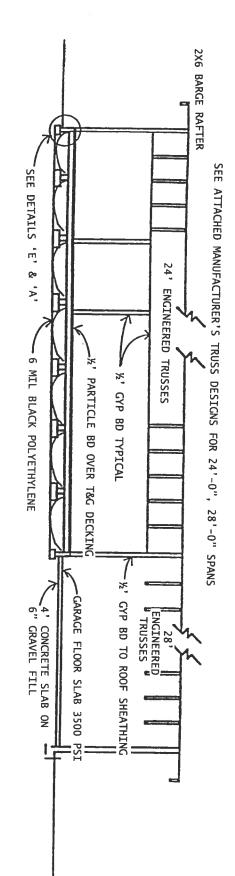
DOWNSPOUTS (OPTIONAL)

SAMPLE SECTIONS (Framing) INDICATE SCALE DRAWN BY

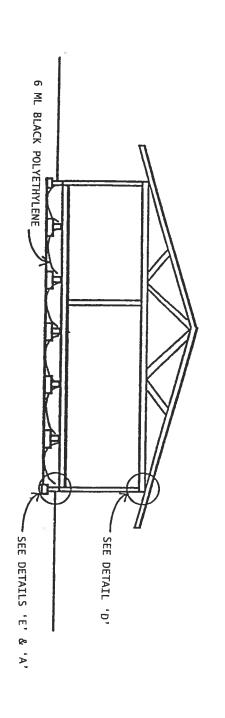
OWNER NAME(S)

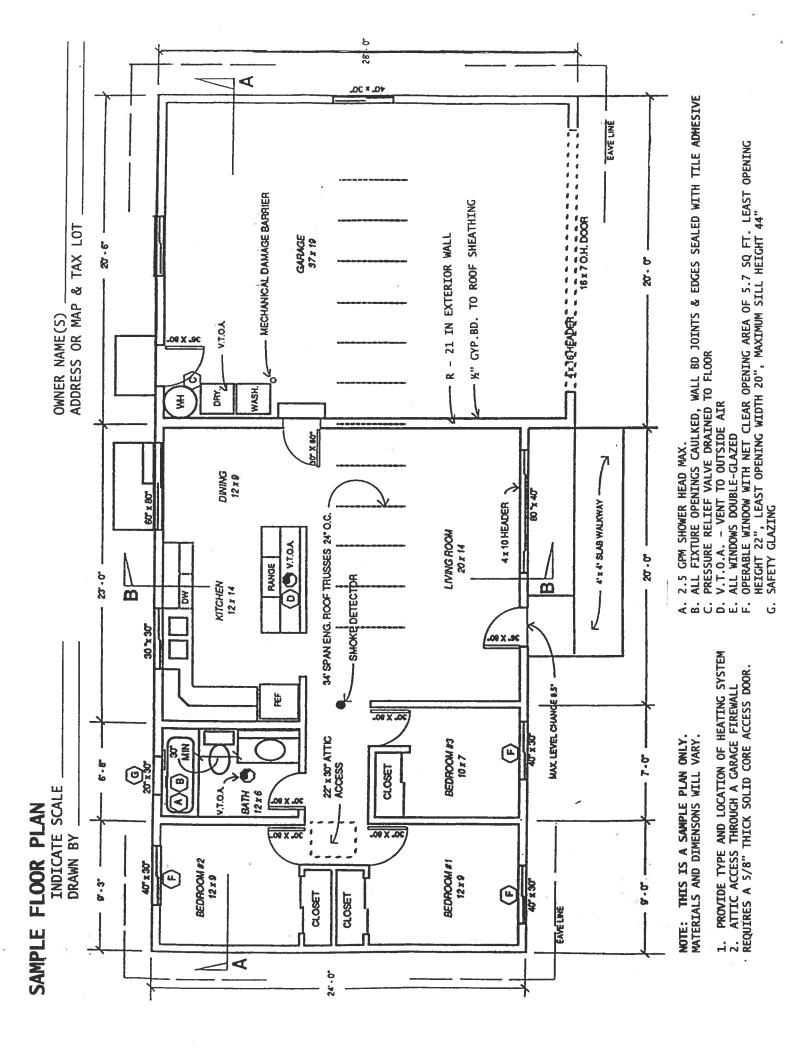
ADDRESS OR MAP & TAX LOT

SECTION A-A



SECTION B-B

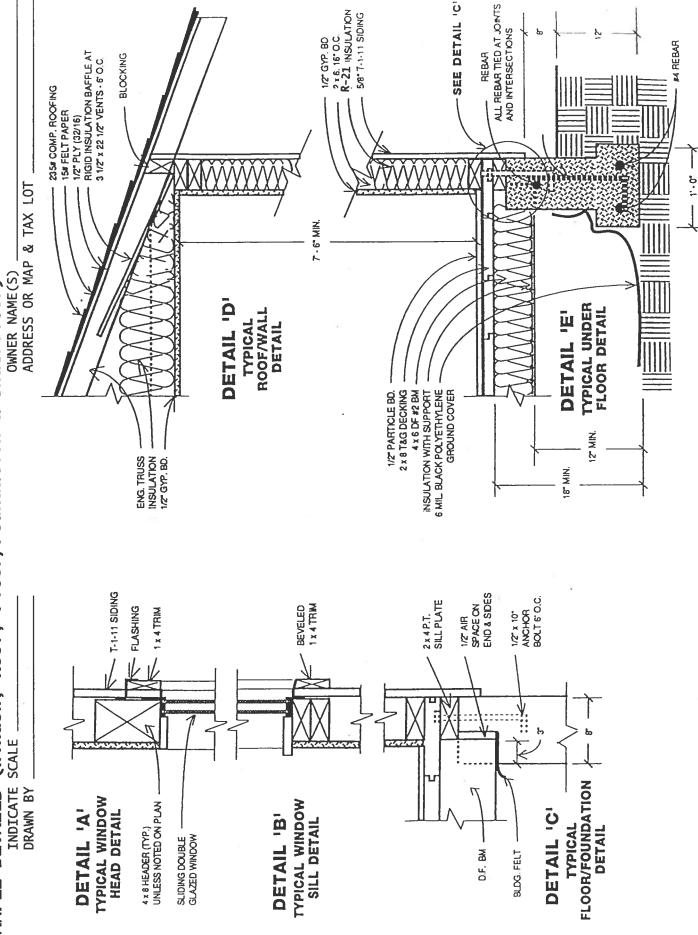




SAMPLE FOUNDATION & FLOOR FRAMING PLAN INDICATE SCALE DRAWN BY (TYP) 6 O.C. - 6" x 10" SCREENED VENT 1/4" MESH MIN, 1/2" MAX (TYP) 40" - 0" 18" X 24" UNDERFLOOR ACCESS 4.0 4.0 18" DIA × 8" OR EQUIVALENT SQ. FOOTING (TYP) 6' x 3' LANDING WITH 3' x 1' STAIR (7.5" RISE) ς Ω 8" AISE 4" GRAVEL BASE 60. 0. 2 8 T&G DECKING #3 D.F. MIN. 14. O OWNER NAME(S) ADDRESS OR MAP & TAX LOT SLOPE 1/8' PER FOOT 3' - 6" x 1' - 0" CONCRETE STEP 7.5 "RISE 3' X 4' LANDING 2 x 2 x 10" FTG 16'-0' 17.0 4" SLAB

36 . 0

(Window, Roof, Floor/Foundation & Underfloor) **DETAILS** SAMPLE



CONCRETE AND MASONRY FOUNDATION DETAILS

CONVENTIONAL FOOTINGS SHALL BE SUPPORTED ON UNDISTURBED OR WOOD FRAME ENGINEERED FILL, FOUNDATIONS SHALL EXTEND NOT CONSTUCTION LESS THAN 12" BELOW THE FINISHED GRADE, IN NO CASE LESS THAN THE FROST LINE DEPTH. FOOTINGS: LOAD-BEARING WALL FOR ONE 3 1/2" MIN. STORY W=12" FOR TWO STORY W=15" 1111 FOR THREE STORY W=18" **4-INCH BRICK** MONOLITHIC SLAB INTERIOR **VENEER OVER** WITH INTEGRAL FOOTING W **WOOD FRAME** FOOTINGS: FOR A ONE STORY W=15" 3 1/2" MIN. FOR A TWO INTERIOR STORY W= 19" FOR A THREE STORY W=23" 8-INCH SOLID OR **FULLY GROUTED MASONARY** FOOTINGS: FOR A ONE STORY W=17" FOR A TWO W STORY W=23" BASEMENT OR CRAWL SPACE WITH **GROUND SUPPORT SLAB WITH MASONRY** FOR A THREE MASONRY WALL AND SPREAD FOOTING WALL AND SPREAD FOOTING STORY W=30" **FOOTING PROJECTIONS:** "P" SHALL BE A MINIMUM 2" **EXTERIOR** INTERIOR FOOTING THICKNESS: 6 INCHES **SUPPORTING** ONE STORY 7 INCHES SUPPORTING **TWO STORIES** 8 INCHES **SUPPORTING THREE STORIES** W W

W = Footing width (see Section 403.1.1) P = Footing projection (see Section 403.1.1)

FOOTING

BASEMENT OR CRAWL SPACE

WITH CONCRETE WALL AND SPREAD

For SI: 1 inch = 25.4 mm.

BASEMENT OR CRAWL SPACE WITH

FOUNDATION WALL BEARING

DIRECTLY ON SOIL

			¥,