



Community Development Department

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

<https://cd.bentoncountyor.gov/>

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**

Jurisdiction _____
Reference # _____
Associated Permits _____ Elec _____ Plmb _____ Mech _____ Other _____

**One & Two Family Dwelling
Building Permit Application Checklist**

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			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			

Jurisdictional specifics. (local requirements for zoning and land use may be added to the checklist)

23			
24			
25			
26			
27			

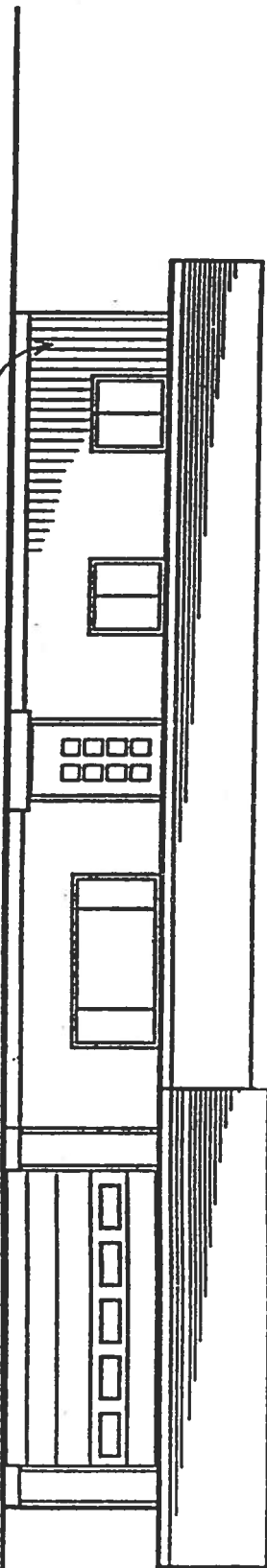
Checklist must be completed before plan review start date. Minor changes or notes on submitted plans may be in blue or black ink. Red ink is reserved for department use only.

SAMPLE ELEVATIONS

INDICATE SCALE _____
DRAWN BY _____

OWNER NAME(S) _____
ADDRESS OR MAP & TAX LOT _____

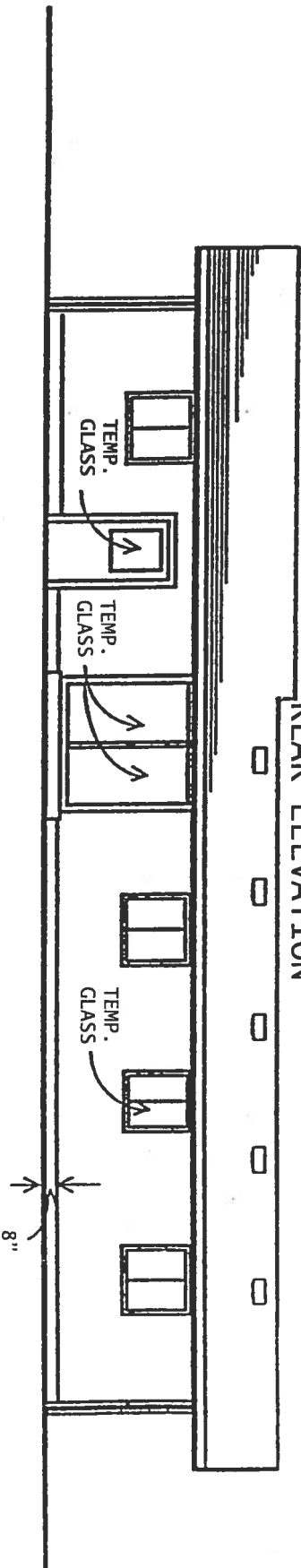
FRONT ELEVATION



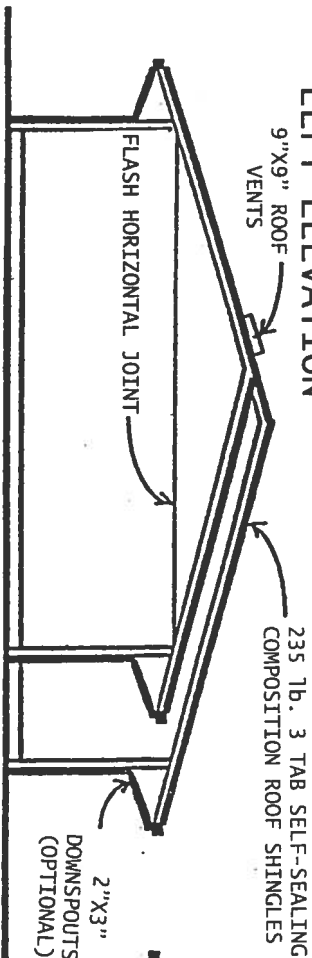
NOTE: ALL EXTERIOR WINDOWS, DOORS AND HORIZONTAL WOOD TRIM SHALL BE FLASHED

5/8" T - 1 - 11 SIDING

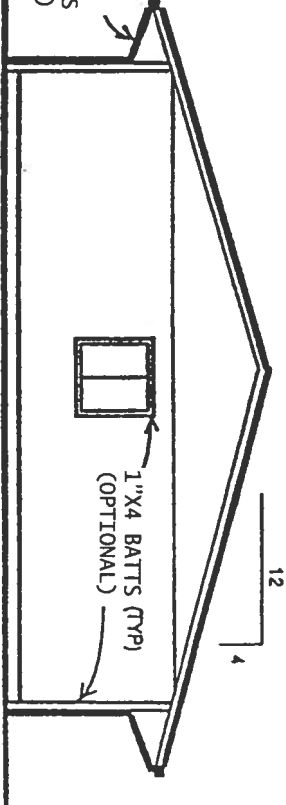
REAR ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

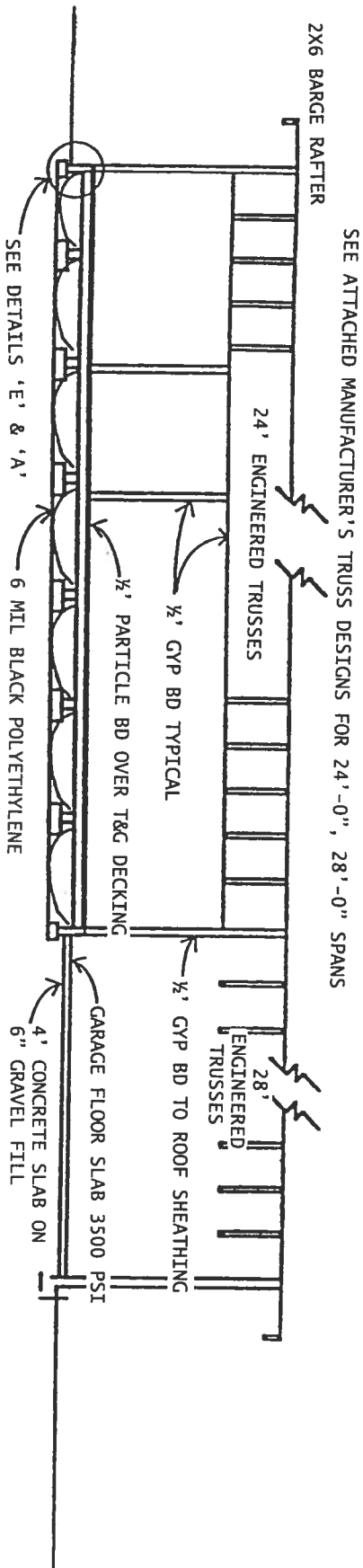


SAMPLE SECTIONS (Framing)

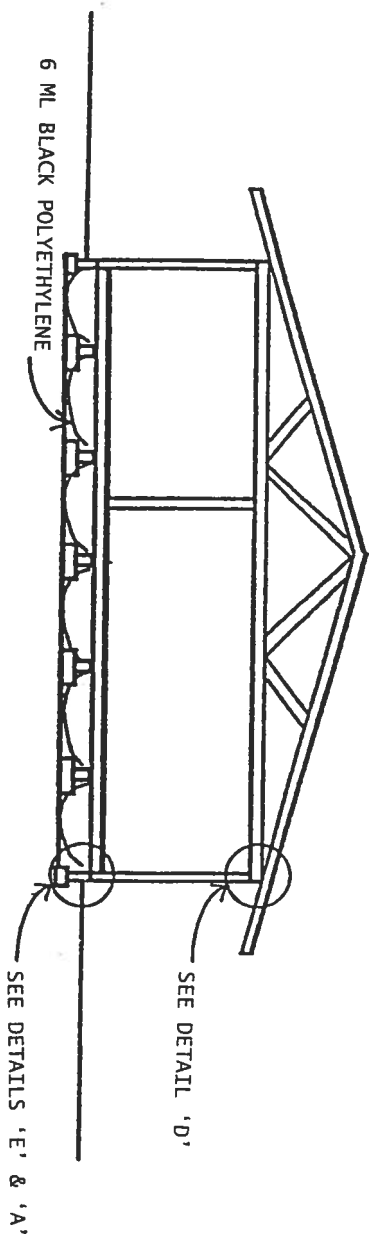
INDICATE SCALE _____
DRAWN BY _____

OWNER NAME(S) _____
ADDRESS OR MAP & TAX LOT _____

SECTION A-A



SECTION B-B

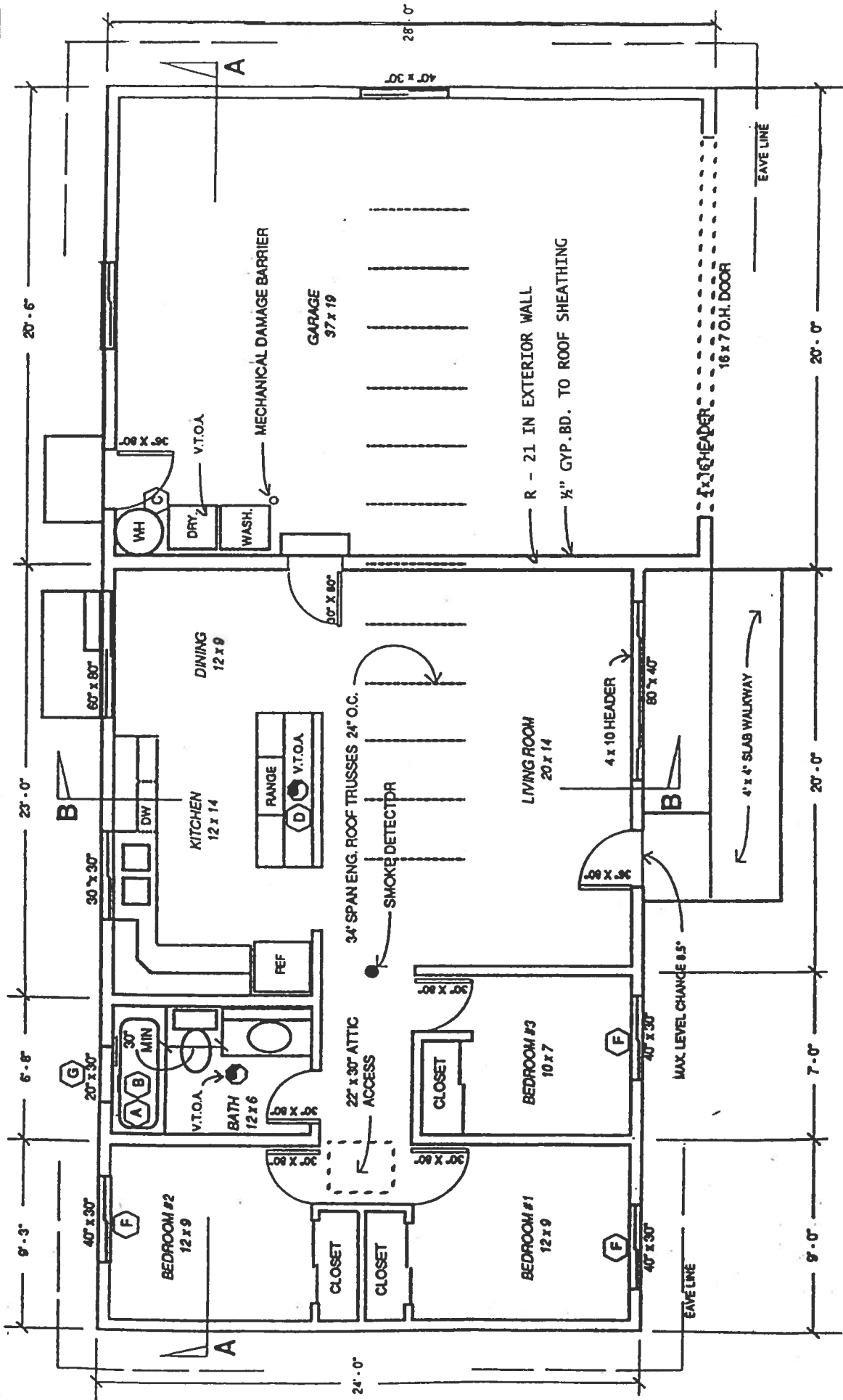


SAMPLE FLOOR PLAN

INDICATE SCALE

DRAWN BY

OWNER NAME(S)
ADDRESS OR MAP & TAX LOT



NOTE: THIS IS A SAMPLE PLAN ONLY. MATERIALS AND DIMENSIONS WILL VARY.

1. PROVIDE TYPE AND LOCATION OF HEATING SYSTEM
2. ATTIC ACCESS THROUGH A GARAGE FIREWALL REQUIRES A 5/8" THICK SOLID CORE ACCESS DOOR.

A. 2.5 GPM SHOWER HEAD MAX.

B. ALL FIXTURE OPENINGS CAULKED, WALL BD JOINTS & EDGES SEALED WITH TILE ADHESIVE

C. PRESSURE RELIEF VALVE DRAINED TO FLOOR

D. V.T.O.A. - VENT TO OUTSIDE AIR

E. ALL WINDOWS DOUBLE-GLAZED

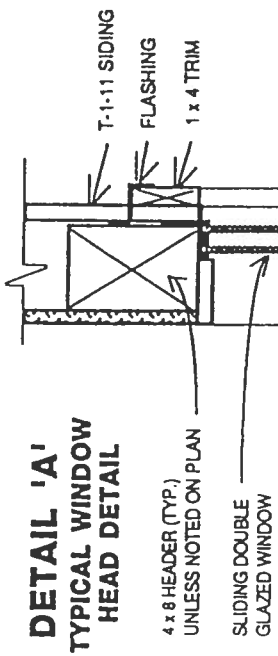
F. OPERABLE WINDOW WITH NET CLEAR OPENING AREA OF 5.7 SQ FT. LEAST OPENING HEIGHT 22", LEAST OPENING WIDTH 20", MAXIMUM SILL HEIGHT 44"

G. SAFETY GLAZING

SAMPLE DETAILS (Window, Roof, Floor/Foundation & UnderFloor)

INDICATE SCALE _____
DRAWN BY _____

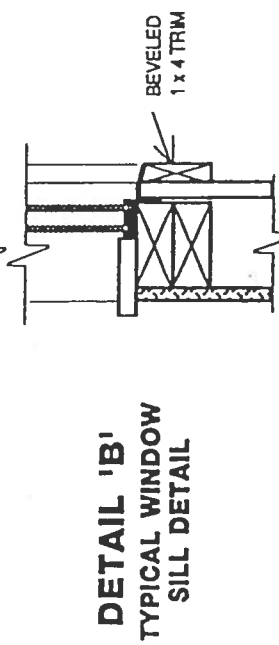
OWNER NAME(S) _____
ADDRESS OR MAP & TAX LOT _____



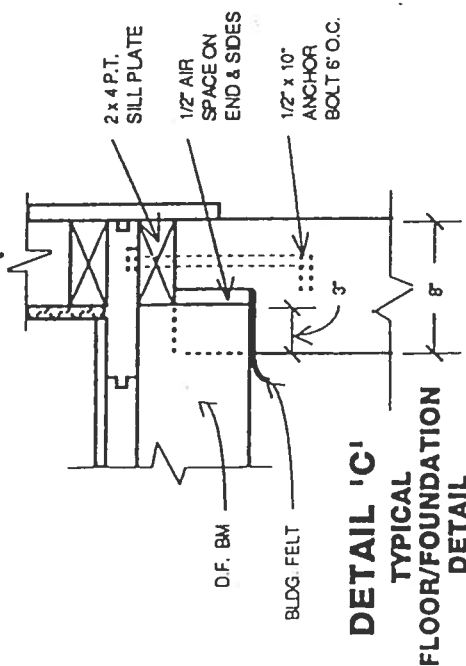
DETAIL 'A'
TYPICAL WINDOW
HEAD DETAIL

4 x 8 HEADER (TYP.)
UNLESS NOTED ON PLAN

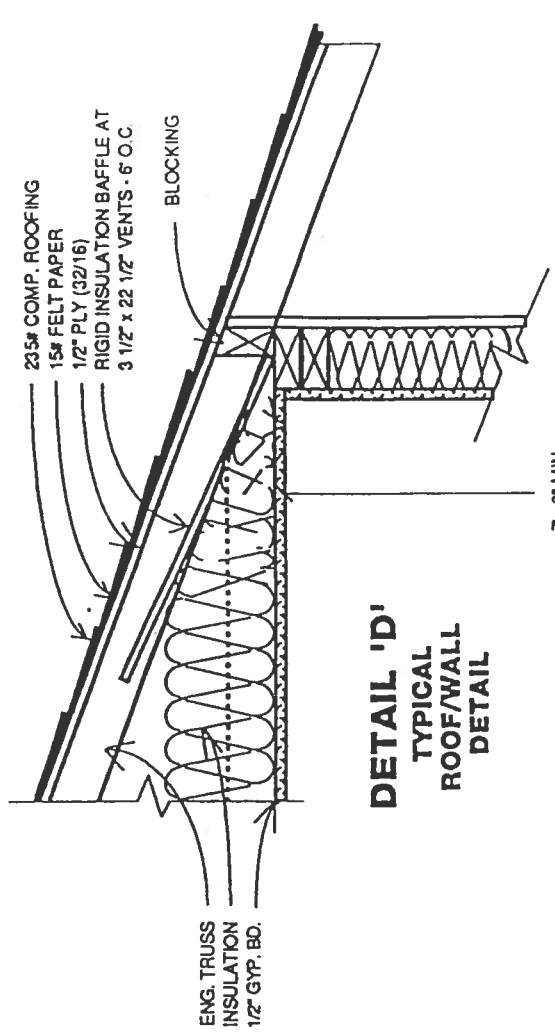
SLIDING DOUBLE
GLAZED WINDOW



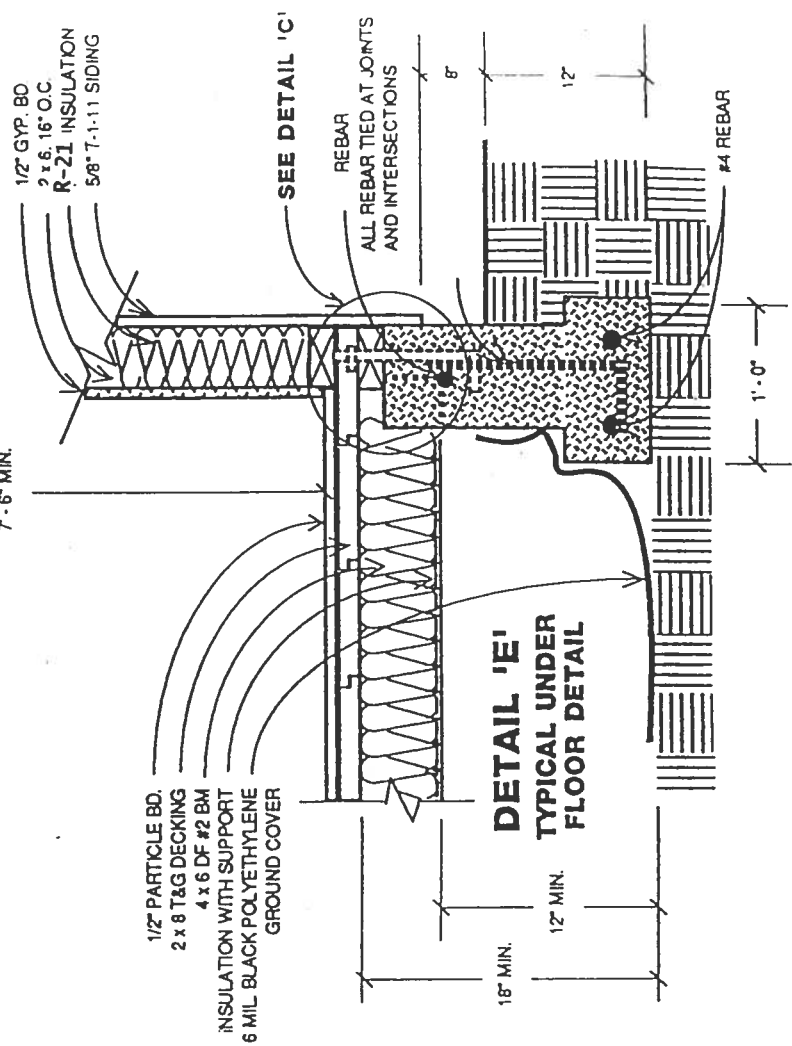
DETAIL 'B'
TYPICAL WINDOW
SILL DETAIL



DETAIL 'C'
TYPICAL
FLOOR/FOUNDATION
DETAIL



DETAIL 'D'
TYPICAL
ROOF/WALL
DETAIL



DETAIL 'E'
TYPICAL UNDER
FLOOR DETAIL

CONCRETE AND MASONRY FOUNDATION DETAILS

CONVENTIONAL WOOD FRAME CONSTRUCTION

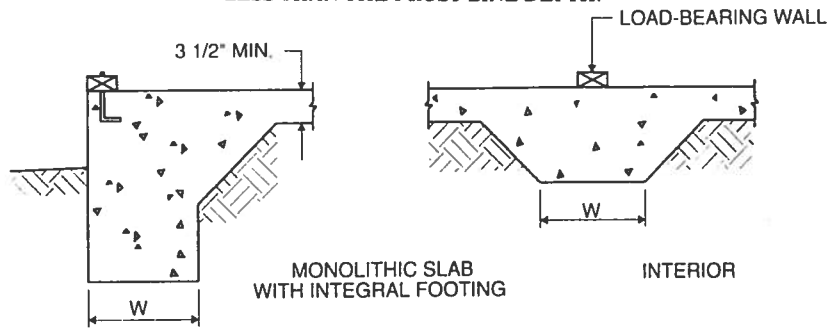
FOOTINGS:
FOR ONE STORY W=12"

FOR TWO STORY W=15"

FOR THREE STORY W=18"

4-INCH BRICK VENEER OVER WOOD FRAME

FOOTINGS SHALL BE SUPPORTED ON UNDISTURBED OR ENGINEERED FILL, FOUNDATIONS SHALL EXTEND NOT LESS THAN 12" BELOW THE FINISHED GRADE, IN NO CASE LESS THAN THE FROST LINE DEPTH.

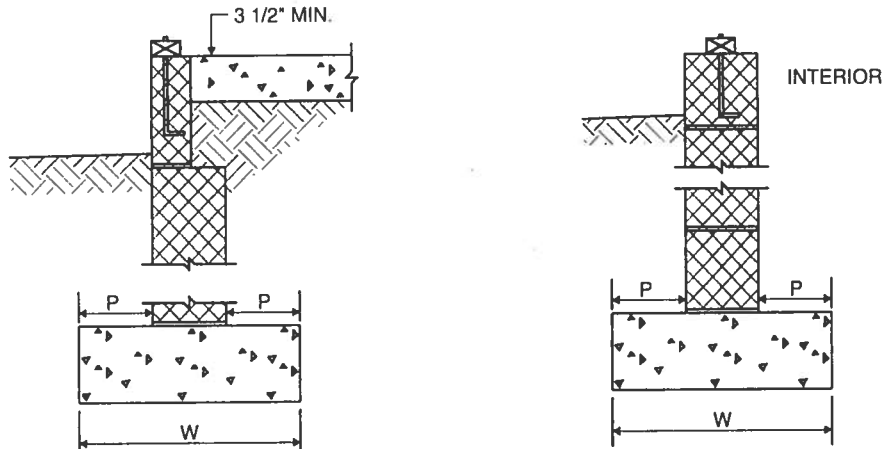


FOOTINGS:
FOR A ONE STORY W=15"

FOR A TWO STORY W= 19"

FOR A THREE STORY W=23"

8-INCH SOLID OR FULLY GROUTED MASONRY



FOOTINGS:
FOR A ONE STORY W=17"

FOR A TWO STORY W=23"

FOR A THREE STORY W=30"

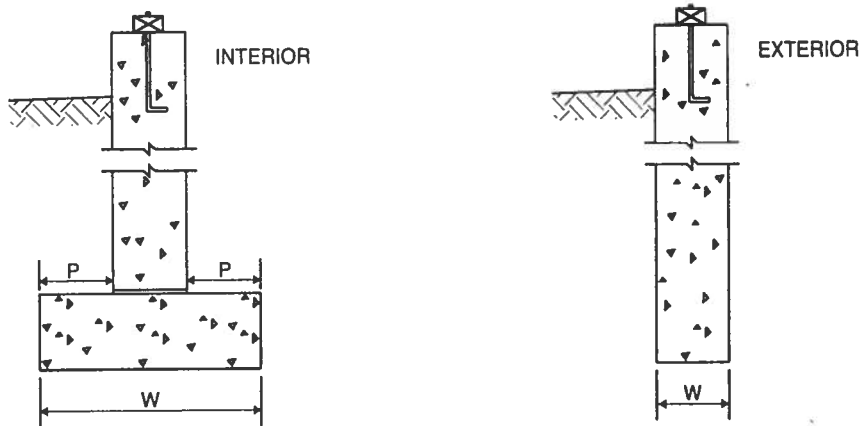
FOOTING PROJECTIONS:
"P" SHALL BE A MINIMUM 2"

FOOTING THICKNESS:

6 INCHES SUPPORTING ONE STORY

7 INCHES SUPPORTING TWO STORIES

8 INCHES SUPPORTING THREE STORIES



BASEMENT OR CRAWL SPACE WITH CONCRETE WALL AND SPREAD FOOTING

BASEMENT OR CRAWL SPACE WITH FOUNDATION WALL BEARING DIRECTLY ON SOIL

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

For SI: 1 inch = 25.4 mm.