PLAN REQUIREMENTS FOR RESIDENTIAL PROJECTS

Note: This document should not be used as a substitute for codes and regulations. The applicant is responsible for compliance with all applicable codes and regulations, whether or not described in this document.

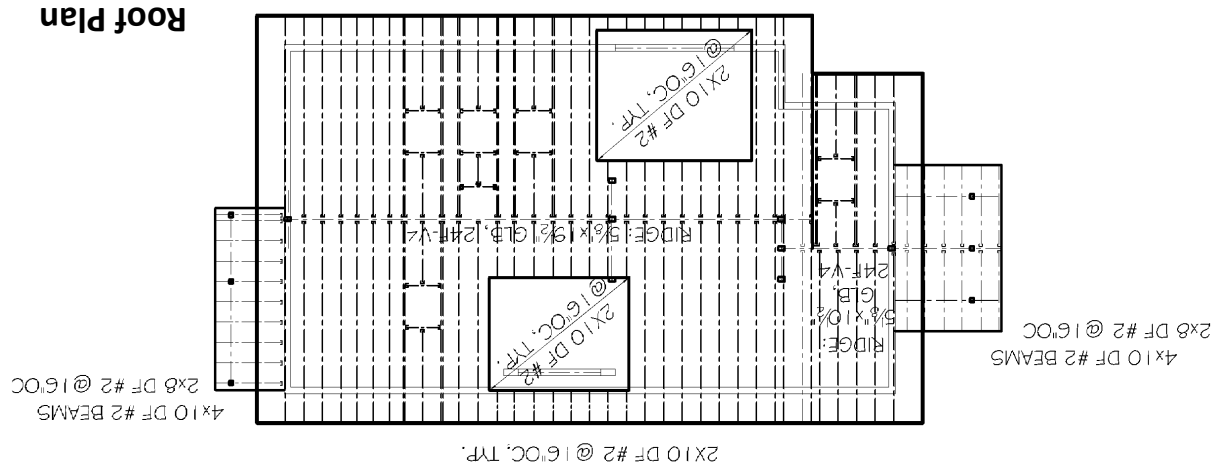
ROOF & FLOOR FRAMING PLANS

Clearly show:

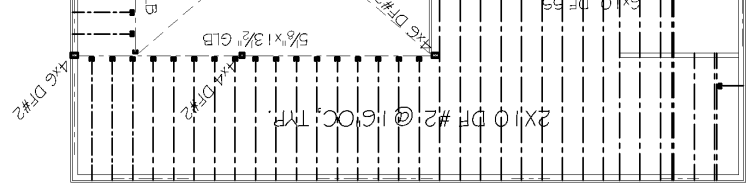
- A typical scale is: 1/4" = 1'.
- Size and spacing of all framing members.
- Show all beams and header sizes and locations. If using non-standard lumber provide calculations and cross reference information into plans.
- Show all bearing walls.

Details

- If using engineered trusses, truss design must be submitted with plans.



Roof Plan



Note:

For complex and nonstandard framing the Building Code requires that structural calculations be submitted to show the structure will safely support required loads.

Framing Plan - Upper Level

Framing Plan - Main Level

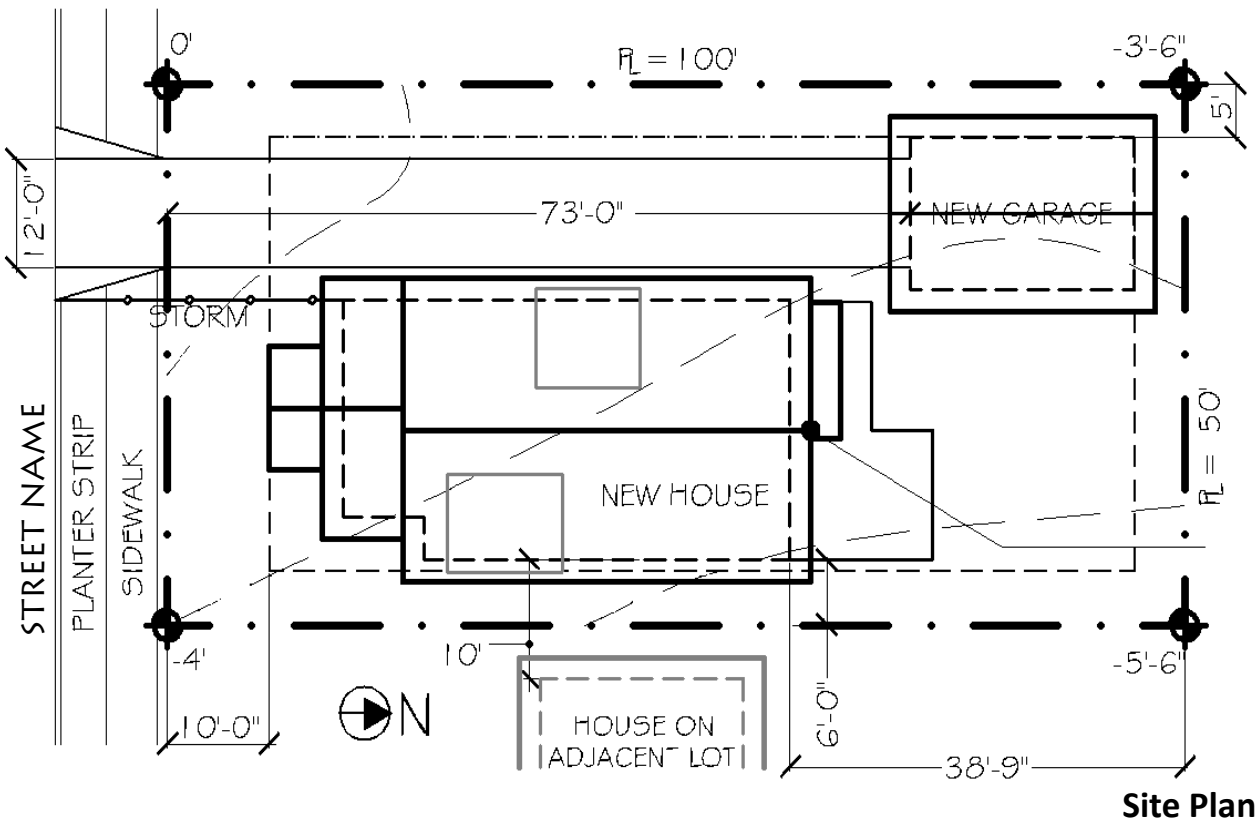
See second Page Foundation & Floor Framing Plan

Site Plan

- **Paper size: 11" x 17" or larger with a 2" clear border for City notes.**
- **Minimum scale: 1" = 20' or 1/16" = 1' and label on drawing.**

Show:

- North arrow.
- The entire property including boundaries and dimensions.
- Location and size with dimensions of existing and proposed structures.
- Dimensions between structures.
- Dimensions to property lines.
- Indicate driveways, fences, sidewalks, curb cuts, etc.
- Name(s) of bordering streets and alleys.
- Site elevations at lot corners and contour lines at 2 foot intervals for lots with a slope greater than 4 feet.
- Show compliance with solar setback requirements - contact Land Use staff with questions (541) 682-8336.
- Describe the site drainage destination and type - contact Public Works Engineering with questions (541) 682-8400.
- Show public or private tree location and identification if removing or working within 10 feet of trees. (A tree removal permit may be required.) Not shown on sample plan.
- Show location and type of any easements.



Site Plan

Construction drawings of your project are required for the City's plan check process.

- Plans must be photocopies, blueprints, or blue line prints.
- No originals, pencil, or pen marks on plans are allowed.
- Drawings must be drawn to scale with dimensions showing all work to be done.

Two copies of plans are required:

- One will be marked APPROVED, with any additions or corrections noted and returned to you.
- These approved plans must be kept at the job site at all times during construction.

Typical minimum drawing and detail requirements for a new home or major remodeling project:

- ❒ Site Plan
- ❒ Framing Plans
- ❒ Floor Plans
- ❒ Elevations
- ❒ Cross Sections
- ❒ Foundation Plan

GET ANSWERS

to permit and plan review requirement questions 24 hours a day via the Internet at:

www.eugene-or.gov/bps

Call our question lines*:

Plan Submittal:	541.682.5505
Residential Building Code:	541.682.5611
Land Use:	541.682.8336
Public Works:	541.682.8400

*Calls will be returned no later than the end of the following business day.

Planning & Development
Building Permit Services
EUGENE
www.eugene-or.gov/bps
99 W. 10TH Avenue; Eugene, OR 97401
P 541.682.5086 • F 541.685.5593 • TTY 541.682.5119

Floor Plans

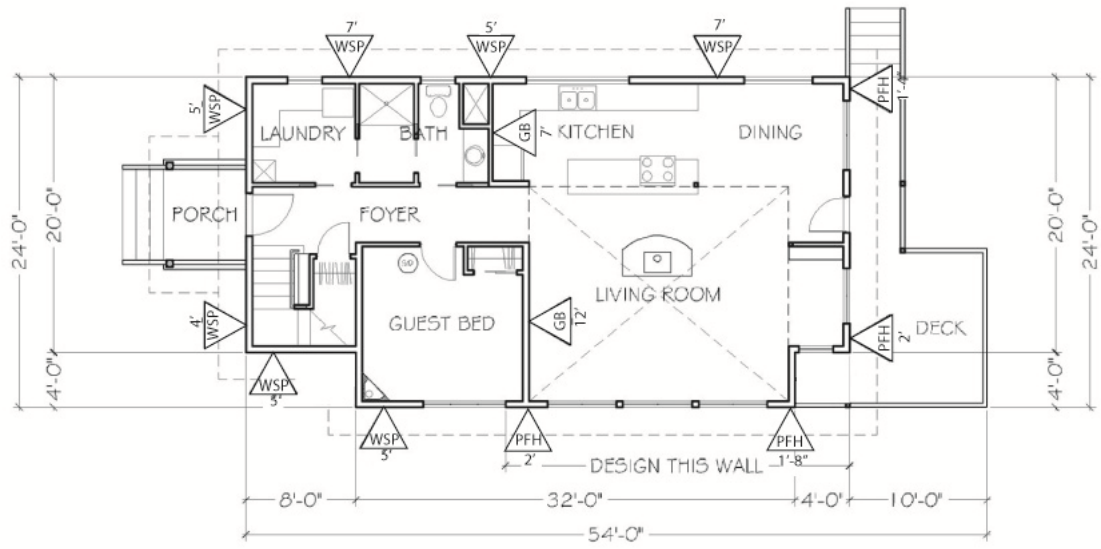
For each floor, including basement:

- A typical scale is: 1/4” = 1’, indicate on the drawing what scale is used.
- Label areas existing and proposed work for remodels and additions.

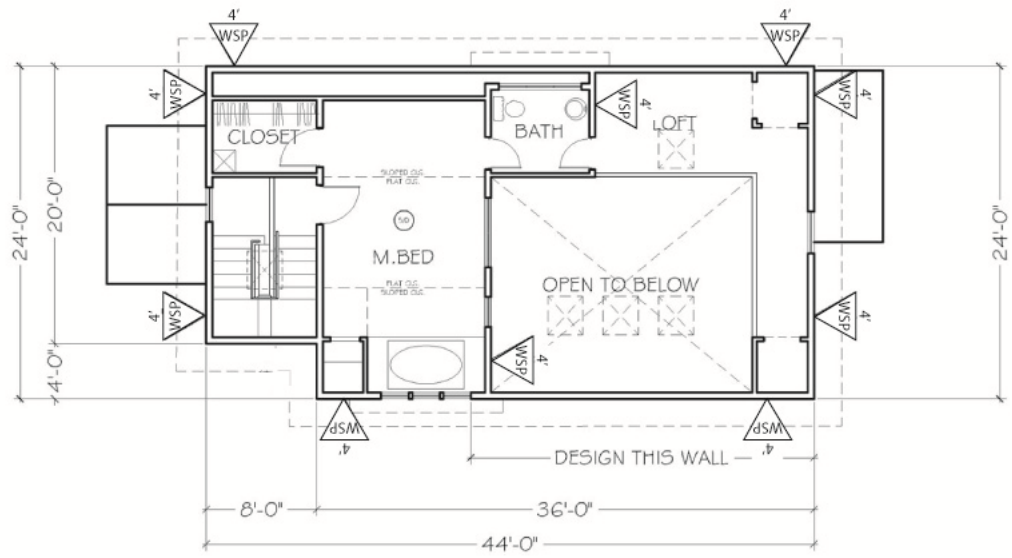
  Sample Key for Remodel or Addition:

  Existing Walls:
  New Walls:
  Removed Walls:

- Draw all rooms, partitions, spaces, etc. showing the size and arrangement for each.
- Show location of plumbing fixtures, appliances, fireplaces, and heating systems, etc.
- Show window size and type; door size and direction of swing; header sizes not shown on sample plans.
- Label the use of each room.
- Show locations of braced wall lines.
- Identify bracing methods, and location and length of braced wall panels or engineered shear walls.
- For the energy efficiency requirements indicate the additional measure option selected, for more information contact Residential Plans Examiner at (541) 682-5611.



Floor Plan - Main Level



Floor Plan - Upper Level

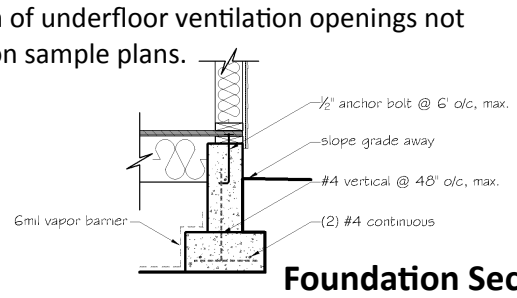
Elevations

- A typical scale is: 1/4” = 1’, indicate on the drawing what scale is used.
- Label each elevation: North, South, East, and West.
- Show all sides of the building with exterior materials indicated.
- Show the finished grade line.
- Show building height from grade not shown on sample plans.

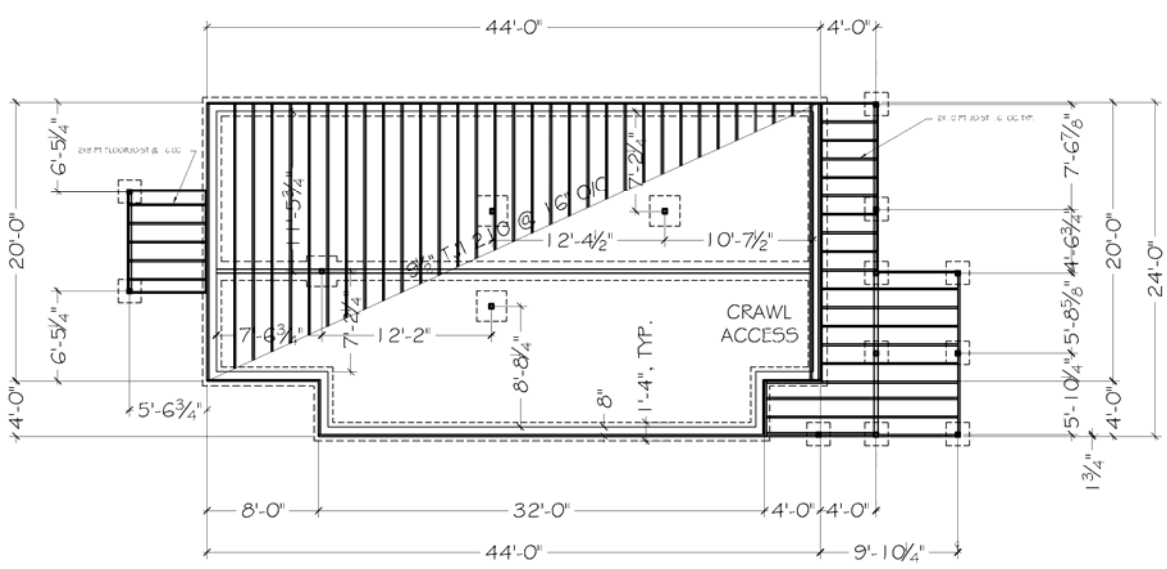
North Elevation

Foundation or Support System

- A typical scale is: 1/4” = 1’, indicate on the drawing what scale is used.
- Layout of foundation walls and concrete slabs, with dimensions.
- Size and location of continuous and isolated footings not shown on sample plans.
- Size, direction, and spacing of floor joists.
- Size and location of floor beams and posts.
- Mono or two pour system.
- Location of underfloor access opening.
- Location of underfloor ventilation openings not shown on sample plans.



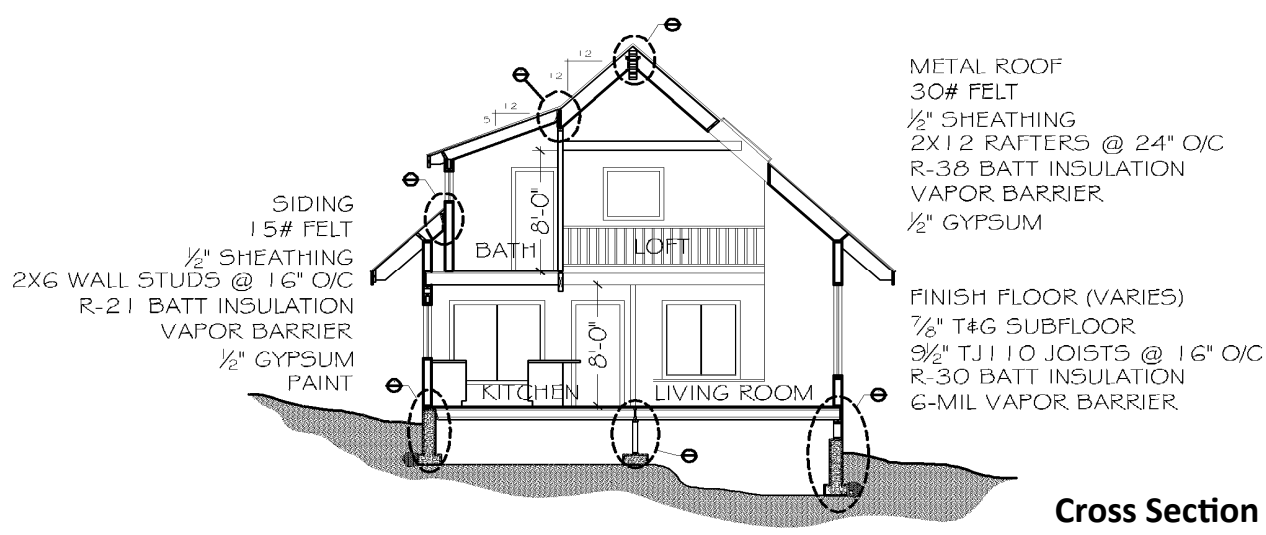
Foundation Section



Foundation & Main Level Floor Framing Plan

Cross Section

- A typical scale is: 1/4” = 1’, indicate on the drawing what scale is used.
- Depict all floor, wall, and roof framing with size and spacing of members.
- Indicate height of crawl spaces, floor to ceiling dim., and pitch of the roof.
- Include footings, foundation, and finish grade in the cross section.
- Label all roof and exterior wall materials including insulation and sheathing.



Cross Section