



CITY OF WOODINVILLE DEVELOPMENT SERVICES

BUILDING PLAN STANDARDS

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GENERAL NOTES

- _____ All drawings should be drawn to scale ($\frac{1}{8}$ or $\frac{1}{4}$ inch) and include a north arrow, scale, and legend
- _____ All plans should differentiate between existing and proposed improvements
- _____ Plans must be a standard size of at least 11" x 17" and no greater than 24" x 36"

QUESTIONS AND CONTACT

For questions, please contact Development Services at 425-489-2754 or visit the Development Services Counter at City Hall 17301 133rd Avenue NE, Woodinville, WA 98072.

BUILDING PLAN CHECKLIST

COVER SHEET

YES	NO	N/A	
			Project title and description
			Table of abbreviations and labeling identification
			Building square footage, by floor and type of space (living space, garage, accessory)
			Building coverage information (existing and proposed)
			Impervious surface information (existing and proposed)
			Agencies providing services
			Building, zoning and other codes the project is built to

GENERAL DETAILS

YES	NO	N/A	
			Size of rooms and corridors
			Exits to outside of building
			Door and window locations
			Fire wall, fire doors, and fire safety details
			Plumbing fixture locations and isometrics
			ADA accessibility route access, including bathrooms
			Mechanical equipment locations
			Location of fire alarm components
			Cross sections: structural components, existing and proposed topography, pathway lighting, exit signs, fire alarm detectors, fire sprinkler heads
			Roof drains, downspouts and direction of flow
			Truss layout and truss system
			Stairways, handrails and landings
			Accessibility of bathrooms, public areas and other facilities
			Balconies and guards
			Cantilevered beams, floor or ceiling joists
			Exterior and interior finishes, windows, doors and weather proofing details

FOUNDATION INFORMATION

YES	NO	N/A	
			Concrete strength
			Reinforced steel strength-grade
			Foundation wall schedule
			Anchor bolt size and placement (3x3x3/16 th washers)
			Shear panel tie down hardware type and size
			Post tie down, positive connections type and size
			Crawl space ventilation calculations
			Vapor barrier type and thickness
			Minimum soil bear capacity
			Wood quality, clearances for contact with earth or concrete
			Truss connection to bearing locations, method and frequency
			Under floor ventilation, access and framing
			Footings and drainage detail

FLOOR PLANS

YES	NO	N/A	
			Show each floor, including basements, lofts, and garages
			Finish floor elevations – using control point and topography lines from site plan
			Wall, partitions, door location and sizes
			Window sill heights, finish floor to finish sill
			Permanent equipment, including plumbing and mechanical fixtures, fireplaces, cabinets and stairs
			Smoke detectors
			Floor/ceiling joist location, layouts
			Joist buck outs for pass through mechanical and plumbing fixtures
			Furred wall locations and concealed spaces

FRAMING INFORMATION

YES	NO	N/A	
			Framing plan for each floor and roof
			Wood member grades and schedule
			Beam size/grades schedule
			Shear panel schedule
			Framing hardware specifications
			Minimum nailing attachment
			Positive connection requirements for all posts to foundation or pads
			Wood quality, clearances for contact with earth or concrete
			Truss connection to bearing locations, methods and frequency

BUILDING ELEVATIONS

YES	NO	N/A	
			Floor Elevations
			Finish grade at foundation walls
			Elevation from finish grade to midpoint of gables
			Elevation of roof peak
			Retaining methods at grade breaks of 4 feet or more adjacent to wall
			Fire place chimney and equipment vent terminations
			Building and lot corner elevations and midpoint elevations of each wall segment at existing grade
			Cross Section Plan from bottom of footing to the roof

ROOF FRAMING

YES	NO	N/A	
			Beam locations, size and grade
			Rafters, purlins, jacks, valleys, ridges, and ceiling joist sizes
			Truss layout, type and placement, connection to wall plates or girders, lateral bracing

PLUMBING PLANS

YES	NO	N/A	
			All fixtures listed on the application, and cut sheets and isometrics
			Backflow protection and regulator locations and isometrics
			ADA fixture details (fixture height, grab bars, backing notes)
			Water meter size and sewer lateral pipe size and isometrics
			Available water pressure
			Electric water heaters
			Recirculation lines and isometrics
			Grease trap/interceptor
			Storm drainage fixtures
			Specialty piping table with types of gases/liquids and isometrics
			Sand/oil separator
			Specialty venting or waste piping systems (chemical/laboratory, air admittance valve usage, combination systems) and isometrics
			Any engineered systems or alternative methods and isometrics

MECHANICAL PLANS

YES	NO	N/A	
			All fixtures listed on the application, and cut sheets
			Exhaust systems (hoods and grease ducts, booths, fans and ducting systems) and isometrics
			Make up air with calculations
			Paint booths, sand blasting booths, unit freezer and refrigeration boxes with fastening
			Sizing for gas piping, ducting, specialty piping and refrigeration systems and isometrics
			Fire system and electrical interlock locations
			Outdoor dust collection equipment
			Gas and fuel fired equipment with calculations and cut sheets
			WSEC Mechanical summary
			Ventilation system and supply air
			Details of support mechanisms and sway bracing
			Smoke control systems
			Combustion air locations
			Chimneys and vents
			Classified refrigerants
			Hydronic piping heating systems, solar heating

OTHER INFORMATION

YES	NO	N/A	
			Safety glazing standards
			Square footage of buildings by floor, deck, garage and other occupancy types
			Fire detection system specifications
			Protection of appliances in garages (vehicle damage, and minimum height of ignition above floor)
			Bedroom window emergency exiting specifications
			Seismic anchorage for appliances
			Stairways including rise, run, width, landing size each way
			Hand rail, guard rail height, spacing of balusters
			Fireplace construction, including pad size, vertical reinforcing, connection, clearances from opening to mantel
			Manufacturers details or cut sheets
			Point load details for beams and floors