Instructions for Elevation

In addition to the Title Block, Scale, and Drawing Title, the following items should be shown on a typical elevation drawing. We have shown only the west elevation as an example. You should submit elevation drawings for each side of the structure.

Circled letters reference items on the plans to the left.

A. If you structure has a chimney, please show the location on the elevation drawings. The chimney vent must be at least 2' higher than any part of a building within 10' of the chimney. Be sure to check the manufacturer's instructions as well.

B. If any portion of the structure is within 200' of the shoreline, the building height is measured from existing grade to the highest point of the structure. Show building height and points of measure. Show all 4 elevations w/height above grade.

C. If the portion of the structure is within 200' of the shoreline, the building height is measured from finished grade to a point half-way between the ridge and eave of the structure. Show building height and points of measure.

D. It is very important that you show any nearby slopes. Construction may be stopped or delayed if site conditions differ from what is depicted on the drawings.

E. For the purpose of determining building heights where no portion of the structure is within 200' of the shoreline, the measurement is taken 5' away from the structure at finished grade.

F. Show typical exterior finish material (graphically).

G. Show window and door locations.

For additional information concerning residential construction requirements, please refer to the 2009 "International Residential Code" and the 2009 "Uniform Plumbing Code" as adopted and amended by the State of Washington.
For additional information concerning residential construction requirements, please refer to the 2015 "International Residential Code" and the 2015 "Uniform Plumbing Code" as adopted and amended by the State of Washington.
Show dimensions of structure and spacing of framing members.

Indicate floor joist size, species and spacing. If this were a slab floor, indicate the slab thickness.

Show required foundation vent locations. One square foot of vent area is required for every 150 square feet of under-floor area.

Indicate floor girder size and species. If this were a concrete slab and a thickened footing were required, indicate the footing dimensions.

Indicate post size, species and spacing. Also indicate the method of attachment of the post to the girder.

Indicate independent footing size and spacing under posts. Also indicate the method of attachment of the post to the footing.

Indicate perimeter footing size and note the rebar size and spacing to be placed in the footing.

Indicate stemwall size and note the rebar size and spacing to be placed in the stemwall. Also note the anchor bolt size and spacing, and washer specifications.

Show required crawl space access door location and size.

Indicate girder pocket will provide 3" bearing surface and 1/2" airspace.

CRAWL SPACE

Show dimensions of structure and spacing of framing members

Indicate floor joist size, species and spacing. If this were a slab floor, indicate the slab thickness.

Show required foundation vent locations. One square foot of vent area is required for every 150 square feet of under-floor area.

Indicate floor girder size and species. If this were a concrete slab and a thickened footing were required, indicate the footing dimensions.

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Show required crawl space access door location and size.

Indicate girder pocket will provide 3" bearing surface and 1/2" airspace.

CRAWL SPACE

Indicate independent footing size and spacing under posts. Also indicate the method of attachment of the post to the footing.

Indicate perimeter footing size and note the rebar size and spacing to be placed in the footing.

Indicate stemwall size and note the rebar size and spacing to be placed in the stemwall. Also note the anchor bolt size and spacing, and washer specifications.

Show required crawl space access door location and size.

Indicate girder pocket will provide 3" bearing surface and 1/2" airspace.

CRAWL SPACE
Instructions for Floor Plan

In addition to the Title Block, Scale, North Arrow, and Drawing Title shown on a typical non-engineered floor plan, the following items should be shown on a typical non-engineered floor plan:

- Circled letters reference items on the plans to the right.
- Show dimensions of structure.
- Show window locations, dimensions, and type. In locations where safety glass is required add "S.G." to the window type.
- NO LONGER REQUIRED
- Indicate location of Rescue and Escape Window. Required in all rooms which are intended to be used for sleeping purposes.
- Indicate size(s), species, and grade of headers.
- Label all rooms as to intended use. Please remember lofts and basements are locations, not use. Tell use what you will use them for.
- Show locations of all smoke detectors.
- Label locations of all fireplaces.
- Show location and CFM rating of bathroom fan(s). Specify which will be designated as the whole house fan.
- Show location of bathroom fixtures: Toilet, tubs, showers, sinks, etc.
- Show location of washer and dryer (if any).
- Show location of window locations, dimensions, and type. In locations where safety glass is required add "S.G." to the window type.
- Indicate type and location of required landings, stairs, etc.
- Show door locations and CFM rating of bathroom fan(s).
- "Example Only"
- Actual requirements are dependant on designs and conditions of submitted project.

For additional information concerning residential construction requirements, please refer to the 2015 "International Residential Code" and the 2015 "Uniform Plumbing Code" as adopted and amended by the State of Washington.

San Juan County

Lot 2 of Shadow Point S.P

Owner's Name: John Doe
Owner's Address: 104 N. 42nd Island, WA 98102

Site Address: 2360 Borett Hill Road.
San Juan Island
Tax Parcel No. 952541005
Description: Lot 2 of Shadow Point S.P
Volume _ Page _ Records of SJCO.
Prepared by:
John Smith
1234 Write Road
Mytown, WA 91111
(360) 999-1212

Drawing Title: Drawing Scale: 1/4" = 1'0"
Floor Plan
Page Number: Revision Date & No.

The rough opening dimension for the doorway is shown on this floor plan to remind the framer to leave adequate space for the 3'0" door.