



Building Plan Standard Requirements

Development Services Department
425-489-2754 • 17301 133rd Avenue NE • Woodinville, WA 98072
Desk Hours • Monday – Thursday 7:30am – 5:00pm • Friday 7:30am – 4:00pm

1. General Notes:
 - a. All drawings should be drawn to scale (1/8 or 1/4 inch)
 - b. Include north arrow, scale and legend
 - c. All plans should differentiate between existing and proposed improvements
2. Cover Sheet, including:
 - a. Project title and description
 - b. Table of abbreviations and labeling identification
 - c. Building square footage, by floor and type of space (living space, garage, accessory)
 - d. Building coverage information (existing and proposed)
 - e. Impervious surface information (existing and proposed)
 - f. Agencies providing services
 - g. Building, zoning and other codes the project is built to
3. General Details:
 - a. Size of rooms and corridors
 - b. Exits to outside of building
 - c. Door and window locations
 - d. Fire wall, fire doors, and fire safeing details
 - e. Plumbing fixture locations and isometrics
 - f. ADA accessibility route access, including bathrooms
 - g. Mechanical equipment locations
 - h. Location of fire alarm components
 - i. Cross sections: structural components, existing and proposed topography, pathway lighting, exit signs, fire alarm detectors, fire sprinkler heads
 - j. Roof drains, downspouts and direction of flow
 - k. Truss layout and truss system
 - l. Stairways, handrails and landings
 - m. Accessibility of bathrooms, public areas and other facilities
 - n. Balconies and guards
 - o. Cantilevered beams, floor or ceiling joists
 - p. Exterior and interior finishes, windows, doors and weather proofing details
4. Foundation Information:
 - a. Concrete Strength
 - b. Reinforcing steel strength-grade
 - c. Foundation wall schedule
 - d. Anchor bolt size and placement (3x3x3/16th washers)
 - e. Shear panel tie down hardware type and size



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- f. Post tie down, positive connections type and size
 - g. Crawl space ventilation calculations
 - h. Vapor barrier type and thickness
 - i. Minimum soil bear capacity
 - j. Wood quality, clearances for contact with earth or concrete
 - k. Truss connection to bearing locations, method and frequency
 - l. Under floor ventilation, access and framing
 - m. Footings and drainage detail
5. Framing Information:
- a. Framing plan for each floor and roof
 - b. Wood member grades schedule
 - c. Beam size/grades schedule
 - d. Shear panel schedule
 - e. Framing hardware specifications
 - f. Minimum nailing attachment
 - g. Positive connection requirements for all posts to foundation or pads
 - h. Wood quality, clearances for contact with earth or concrete
 - i. Truss connection to bearing locations, method and frequency
6. Other General Information:
- a. Safety glazing standards
 - b. Square footage of buildings by floor, deck garage and other occupancy types
 - c. Fire detection system specifications
 - d. Protection of appliances in garages (vehicle damage, and minimum height of ignition above floor)
 - e. Bedroom window emergency exiting specifications
 - f. Seismic anchorage of appliances
7. Floor Plans:
- a. Show each floor, including basements, lofts and garages
 - b. Finish floor elevations – using control point and topography lines from site plan
 - c. Wall, partitions, door location and sizes
 - d. Window sill heights, finish floor to finish sill
 - e. Permanent equipment, including plumbing and mechanical fixtures, fireplaces, cabinets and stairs
 - f. Smoke detectors
 - g. Floor/ceiling joist location, layouts
 - h. Joist buck outs for pass through mechanical and plumbing fixtures
 - i. Furred wall locations and concealed spaces



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8. Building Elevations:
 - a. Floor elevations
 - b. Finish grade at foundation walls
 - c. Elevation from finish grade to midpoint of gables
 - d. Elevation of roof peak
 - e. Retaining methods at grade breaks of 4' or more adjacent to wall
 - f. Fire place chimney and equipment vent terminations
 - g. Building and lot corner elevations and midpoint elevations of each wall segment at existing grade
9. Cross Section Plan from bottom of footing to the roof
10. Roof Framing:
 - a. Beam locations, size and grade
 - b. Rafters, purlins, jacks, valleys, ridges, and ceiling joist sizes
 - c. Truss layout, type and placement, connection to wall plates or girders, lateral bracing
11. Details:
 - a. Stairways including rise, run, width, landing size each way
 - b. Hand rail, guard rail height, spacing of balusters
 - c. Fireplace construction, including pad size, vertical reinforcing, connection, clearances from opening to mantel
 - d. Manufacturers details or cut sheets
 - e. Point load details for beams and floors
12. Mechanical Plans:
 - a. All fixtures listed on the application, and cut sheets
 - b. Exhaust systems (hoods and grease ducts, booths, fans and ducting systems) and isometrics
 - c. Make up air with calculations
 - d. Paint booths, sand blasting booths, unit freezer and refrigeration boxes, with fastening
 - e. Sizing for gas piping, ducting, specialty piping and refrigeration systems and isometrics
 - f. Fire system and electrical interlock locations
 - g. Outdoor dust collection equipment
 - h. Gas and fuel fired equipment with calculations and cut sheets
 - i. WSEC Mechanical summary
 - j. Ventilation system and supply air
 - k. Details of support mechanisms and sway bracing
 - l. Smoke control systems
 - m. Combustion air locations
 - n. Chimneys and vents
 - o. Classified refrigerants
 - p. Hydronic piping heating systems, solar heating



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13. Plumbing Plans:

- a. All fixtures listed on the application, and cut sheets and isometrics
- b. Backflow protection and regulator locations and isometrics
- c. ADA fixture details (fixture height, grab bars, backing notes)
- d. Water meter size and sewer lateral pipe size and isometrics
- e. Available water pressure
- f. Electric water heaters
- g. Recirculation lines and isometrics
- h. Grease trap/interceptor
- i. Storm drainage fixtures
- j. Specialty piping table with types of gases/liquids and isometrics
- k. Sand/oil separator
- l. Specialty venting or waste piping systems (chemical/laboratory, air admittance valve usage, combination systems) and isometrics
- m. Any engineered systems or alternative methods and isometrics