



Where Life is Sweet

CITY OF HERMISTON- BUILDING DEPARTMENT

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RESIDENTIAL PLAN REQUIREMENTS

SITE PLAN

- Drawn to scale if possible on minimum of 8 ½ x 11 page, and must include the following
 1. Building footprint, and all planned decks, patios, and porches
 2. North arrow, scale, lot dimensions, setbacks, and all public and/or private easements
 3. Names of all adjacent streets, and all property lines including those within the project site
 4. Driveway and sidewalk location and layout

FOUNDATION PLAN FOR WOOD FLOORS

(Preferred scale: ¼" = 1")

- A completely dimensional plan of the foundation
- The size, location and spacing of all piers and girders proposed
- The size, spacing and direction of run of all joists proposed
- The location of crawl holes and screened vents
- Any special construction required by the structure or by any site condition
- The size and location of all isolated pad footings
- Floor sheathing materials
- All recommendations made by the soils engineer, if required

FOUNDATION PLAN FOR SLAB FLOORS

(Preferred scale: ¼" = 1")

- A completely dimensioned plan of the footing and slab
- The extent and location of all slabs and foundations for patios, breezeways, garages, etc.
- Size and location of all special footings, grade beams, retaining walls, slab blackouts, etc. required by the structure
- All recommendations made by the soils engineer, if required

FLOOR PLAN

(Preferred scale ¼" = 1")

- A completely dimensioned floor plan for each floor level
- A clarification of the use of all rooms in the building (i.e. bedroom, study, living room, utility room, etc.)

- The location of all plumbing fixtures
- Door and window sizes, location and types
- The size, spacing and direction of run of all floor and roof members in each room. All porches balconies, breezeways, carports and garages
- Location, type of fuel, fireplaces/stoves
- The location of required brace panels, smoke detectors and fans

ELEVATIONS

(Preferred scale ¼" = 1")

- The elevation should show the true site conditions (topography of lot) (If fill is required)
- Four elevations of the exterior of the building
- Exterior wall materials (may be shown on sectional drawing)
- Type of roofing and the pitch of the roof (may be shown on sectional drawing)
- The location and extent of all exterior shear walls, if required
- The location of all let in braces or approved alternate wall bracing methods
- A complete set of dimensions in the vertical direction to clarify the height proposed (may be shown on sectional drawing)
- The elevations should show actual site conditions
- Location of all openings (window, doors, etc.) in exterior walls
- Location of all decks, balconies and exterior stairs

FRAMING SECTIONS

- Completely dimensioned cross sections of the entire building, showing the type of construction to be used. In most buildings a transverse and longitudinal cross section will be required
- Complete cross section and details of any unusual construction

CONSTRUCTION DETAILS

- Stairways
- Balconies
- Framing elevations of the various shear walls (including tie-down details, if used), plywood thickness and nailing, shear transferring connections and wall plate bolting
- Post and beam connections
- Guard rails (connections, materials, spacing, etc.)
- Fireplace
- A-Frame connections
- Retaining walls
- Roof framing plan
- Truss layout if more than 4 different trusses used