

# City of Beaver Dam

## Information on Additions, Accessory Buildings, Remodeling, & Decks

### PURPOSE

A complete set of plans of your proposed residential construction project are required for the Building Inspector's plan review process. In addition, a complete and accurate set of plans will help speed up the plan check process and help to identify and correct problems on paper, before construction begins, thus avoiding costly mistakes, time delays, or changes during the construction process.

\*Plans submitted with too many errors or inconsistencies will be returned to you for correction.

\*Plans submitted for review are best drawn on standard 8 1/2" x 11" paper. Larger projects may be submitted on drafting paper.

**\*Contractor materials list/take off list will not be accepted as building plans.**

**\*Buildings plans that are marked "Not for Construction" will not be accepted as building plans.**

**\*If your Subdivision has any Covenant Restrictions, Deed Restrictions, HOA's, ACC's, CC&R's it is 100% your responsibility to find those restrictions and how they are enforced. These are private agreements between you and your subdivision. The City has no authority, responsibility or enforcement on these agreements.**

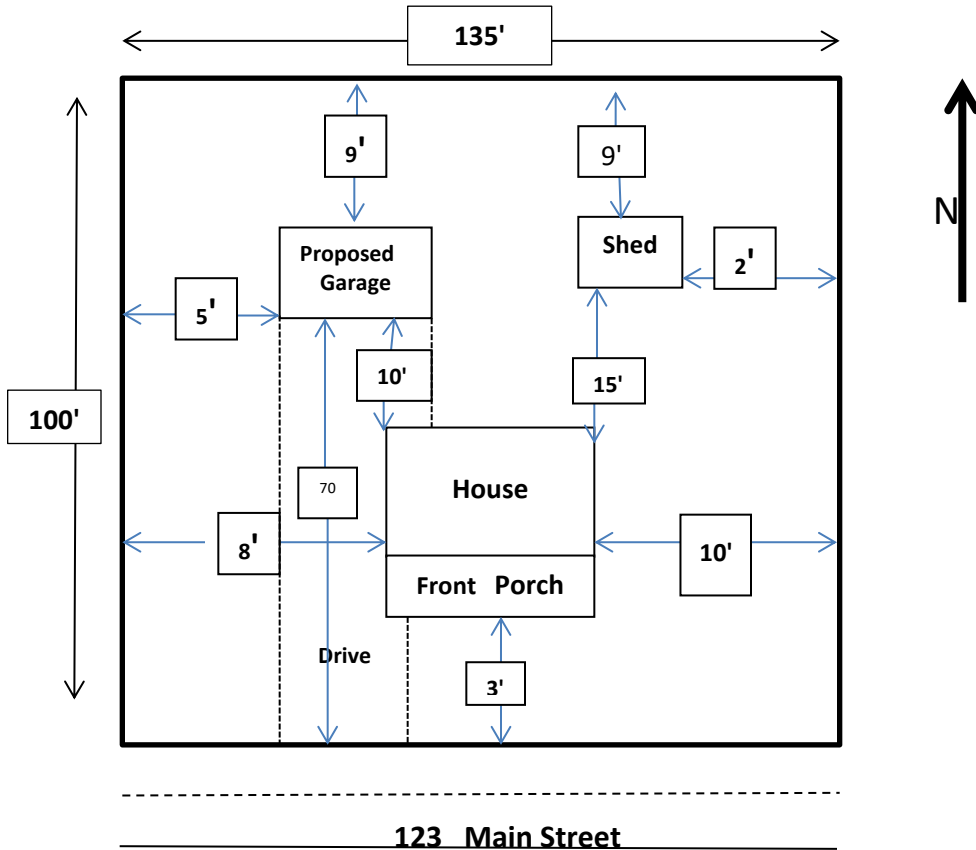
**\*These examples are used as guides; more information may be required depending on the project. If you cannot clearly draw your project and illustrate the construction process and how it relates to the WI Uniform Dwelling Code we would recommend hiring someone who can draw your plans for you.**

### DETAILS

\*Engineering and other data sufficient to show the adequacy of the structure may be required by the Building Department.

\*Depending on particular lot conditions, and engineered foundation, soil report and/or drainage plan may be needed.

## SITE PLAN



\*You are not required to draw this to scale, however, 1" = 20" scale or larger is recommended.

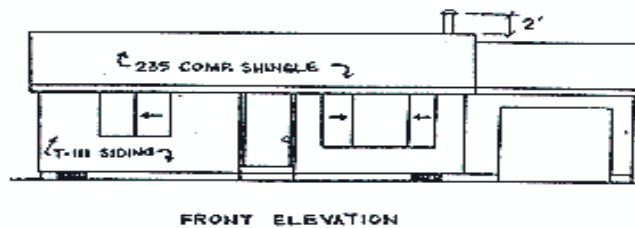
\*Provide property dimensions and north arrow.

\*Locate driveways, streets, lakes, rivers, easements, existing structures and proposed new structures or additions, with distances to each other and to property line.

\*Plot plans and vicinity maps usually fit well on 8 1/2" x 11".

\*It is your responsibility to find your property lines, a surveyor will need to be hired if you cannot locate them.

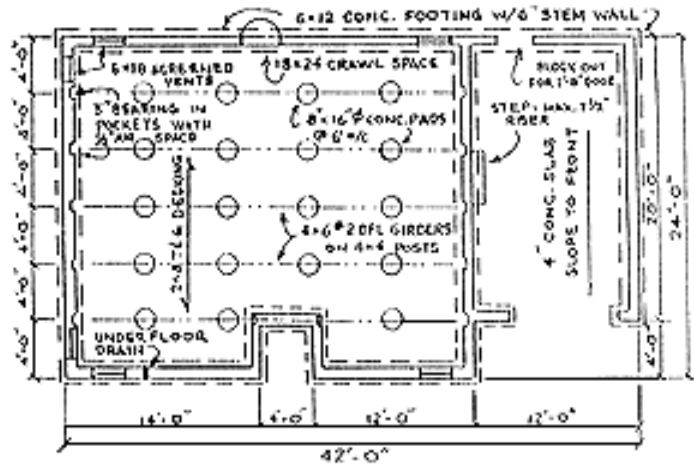
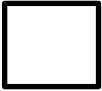
## ELEVATIONS



Elevations should show the level at which the ground meets the building. Label front-rear, side, north-south, etc., the vertical location, size of windows and doors, type of roof, the height and configuration of guard rails and similar features on the exterior of the building.

Show at least two sides of building with exterior material noted.

## FOUNDATION PLAN

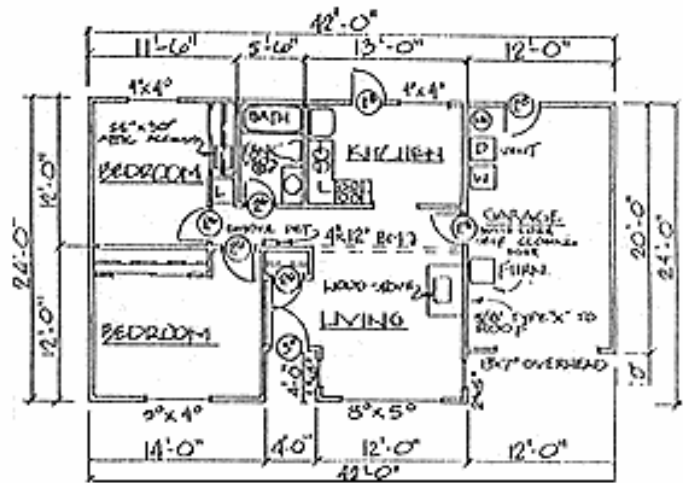
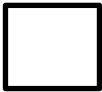


\*Layout of foundation walls, with dimensions.

\*Size and location of footings, pier pads, underfloor access, etc.

\*Size, direction and spacing of floor joist and/ or beams etc.

## FLOOR PLAN



\*Show each floor, the size and proposed use of all rooms affected by the work.

\*Location of plumbing fixtures, appliances, window sizes, floor size, door size, direction of door swing, the location of bearing walls, headers, beams and other structural members supporting loads from above must be shown- stairs etc.....

EXAMPLE WALL KEY FOR REMODELS: If your plans are for an addition or renovation, show schematic floor information

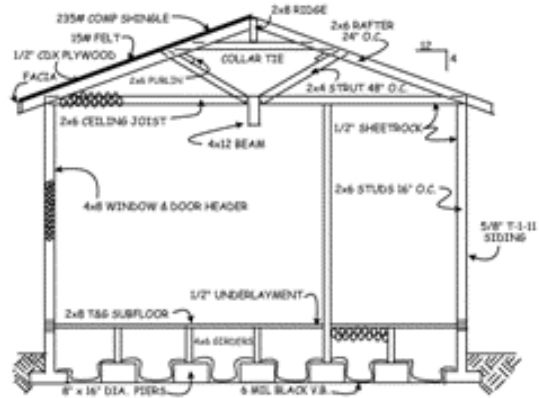
EXISTING

NEW

REMOVED

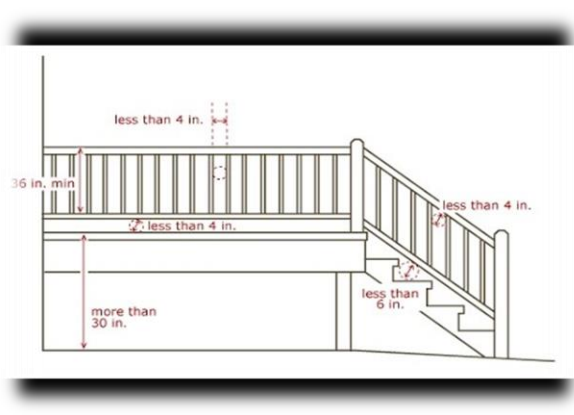
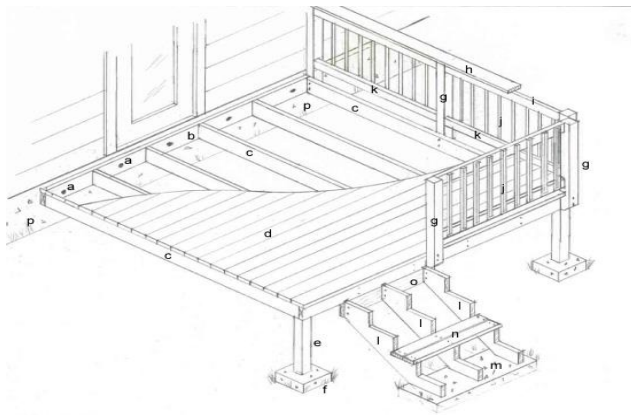
\*or show old floor plan with proposed new floor plans

# CROSS SECTION



- \*All floors, walls and roof framing with size and spacing of lumber.
- \*Floor, ceiling and pitch of roof.
- \*Footings, foundation and finish grade.
- \*Roof and exterior wall materials including insulation and sheathing.
- \*Clearly show transfer of bearing loads to foundation system.

# DECKS



- \*Deck Layout
- \*Show size of Deck, Deck Joist, Beams size & location, Cantilever length, Handrails, Guard Rails, Spindle spacing, Pier/Post size & location, Ledger Size, the more information the better we will be able to understand how you are building your deck
- \*Post holes must be a minimum 4' deep
- \*The State adopted deck code section is "SPS 321.225" Decks