



**City of La Junta
DEPARTMENT OF BUILDING SAFETY**

SINGLE FAMILY RESIDENTIAL PLAN SUBMITTAL

**Two sets of all plans drawn to scale must be submitted to the
Department of Building Safety**

The following information and plans are required to be submitted when applying for a building permit for residential construction within the City of La Junta.

- I. Completed Application
- II. Copy of Sewer & Water Availability Letter from the Director of Water/Wastewater (if applicable)
- III. Two copies of Energy Code Study showing compliance with the 2006 Energy Code
- IV. Two sets of Plans, including:
 - A. Site Plan, scaled at 1"=50' minimum (1"=30' preferred)
 1. Proposed and existing buildings and dimensions
 2. Yard dimensions: side, front & rear
 3. Proposed and existing Utilities

SPECIAL NOTE: If proposed work is for New Residential Construction at least 3 existing property corners shall exist and be verified or a new Survey will be required. For additions or garages and within 1 foot of the required set back lines a survey for the property line or lines will be required. The property corners must be monumented by a professional land surveyor licensed by the State of Colorado prior to the issuance of a building permit. Total cost of a survey if required will be the responsibility of the applicant. The Building Department personal will be glad to verify if property corners that exist will be adequate.

- B. Building Plans, scaled at 1/8"=1' minimum (1/4"=1' preferred)
 1. Floor plans of each floor including basements showing:
 - a. Door Swings
 - b. Windows
 - c. Stairs
 - d. Proposed use of each room
 - e. Attic access
 - f. Crawl Space access
 - g. Room Sizes and overall dimensions
 - h. Floor and Roof Framing

- i. Beams & Headers
 2. At least three (3) elevations describing exterior finish materials and indicating floor to floor heights and depths of footings
 3. A typical wall section showing the following:
 - a. Footing Size
 - b. Foundation wall, backfill, damp proofing and footing drains if used
 - c. Wall construction and finish materials
 - d. Floor framing and sheathing
 - e. Roof framing, pitch, sheathing and covering
 - f. Insulation
 - g. Attic and crawl space ventilation
 4. Stair detail (if applicable) showing:
 - a. Tread and riser dimensions
 - b. Handrail details
 - c. Guardrail details if stairs are open to below
 - d. Head room
 5. Fireplace Detail (Include Manufacture's Installation Manual if manufactured fireplace)
 6. Certified truss drawings (from truss supplier)
 7. Any additional sections as may be required for clarification
- C. Electrical Plan, scaled at 1/8"=1' minimum (1/4"=1' preferred) showing:
 1. Locations of fixtures
 2. Outlets
 3. Switches
 4. Breaker Box
 5. Smoke Detectors
 6. Carbon Monoxide Alarms
- D. Plumbing Plan, scaled at 1/8"=1' minimum (1/4"=1' preferred) showing:
 1. All Water Lines (existing and proposed)
 2. All Wastewater Lines (existing and proposed)
- E. Mechanical Plan, scaled at 1/8"=1' minimum (1/4"=1' preferred) showing:
 1. Size and locations of all appliances
 2. Size and location of Vents
 3. Size and location of Duct Work