



## COMMUNITY DEVELOPMENT

### Residential Plan Review Requirements

#### **Construction Plan Review Requirements Residential**

**Construction Plan Set includes the following sheets:** Sheets can be combined when appropriate. Plans should be clearly legible, use a variety of line types and line weights.

1. Site Plan
2. Roof & Framing Plan
3. Floor Plan
4. Foundation Plan
5. Electrical Plan
6. Plumbing/Mechanical Plan
7. Erosion Control Plan
8. Drainage Plan

#### **Submittal Minimums:**

1. Completed Building Permit Application
2. Two FULL sets of plans
3. Scope of Work

#### **Notes:**

- Plans must be legible, fully dimensioned & drawn to scale (minimum 1/4" = 1'-0" scale) on sheets size 18" x 24". Unessential notes and details that are not applicable to the proposed construction project are not to be included on the plans.
- All plans must be signed by the person responsible for their preparation. When required, plans must be stamped and signed by a licensed architect or engineer registered in the State of Mississippi.

#### **Information to be Shown on Site Plan Sheets**

##### **Sheet 1 – Site Plan**

1. Project address
2. Name, address and telephone numbers of the owner, contractor, and the person responsible for the preparation of the plans
3. Street name(s) for all adjacent streets
4. Location of all property lines
5. Total lot area
6. Total roof area (including overhang)
7. All easements and restricted use areas (with dimensions)
8. North Arrow
9. All setback measurements (existing & proposed) including distances to property lines and between buildings or other structures
10. Grade elevations at each corner of the lot, driveways, and buildings
11. All proposed and existing utilities (including water meters, public sewer connections, private sewage disposal systems, and fire hydrant locations); the location, dimensions and materials of all sidewalks and driveways (existing and proposed)



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### Sheet 2 - Roof & Framing Plan

1. Size of all individual header and beam sizes
2. Labeling of all structural members such as rafters, joist, trusses, over framing, and their spacing
3. Attic calculations and a reference of all vent locations
4. Location of attic access

### Sheet 3 -Floor Plan

1. Room titles, room dimensions and ceiling heights
2. Location and labeling of all appliances (gas vs. electric, W/H, range, etc.)
3. Square footage summary (livable, garage, patios, and total under roof); a door and window schedule including type and size (ex: single hung, French, etc.)
4. List of building codes used to design the project,
5. Construction method, location, and length of all braced wall panels.
6. For additions, the plans must include all adjacent rooms in their entirety including the door and window sizes

### Sheet 4 - Foundation Plan

1. Type of foundation to be used
2. Information for all footings (size dimensions and depth)
3. Post sizes at all columns supporting concentrated loads; type and location of all hold downs / anchors
4. Floor elevation changes throughout plans

### Sheet 5 - Electrical Plan

1. Receptacle and lighting placement, labeling of special hardware such as disconnects, weatherproof receptacles, GFCI outlets, meter and sub-panel locations, etc.
2. General notes and callouts for a proper electrical installation
3. Location and installation specifications for all smoke detectors
4. Location of all appliances such as air conditioners and air handlers

### Sheet 6 - Plumbing/Mechanical Plan

1. Gas meter size, location and pressure
2. Gas line size and length for each section (isometric)
3. Location of all fixtures and their BTU count (isometric)
4. Materials to be used for the installation of the gas, water, and waste lines
5. Layout for the mechanical equipment, ductwork, returns and supply

### Sheet 7 - Erosion Control Plan

1. Location of existing drainage ways, streams, rivers, lakes, wetlands or wells
2. Location of existing and proposed buildings and paved areas
3. Indicate type of method to be used for containing erosion of soil such as silt fencing or hay bales

### Sheet 8 - Drainage Plan

1. Site drainage patterns and drainage devices

The information contained in this document is subject to change without notice.