# Minimum Information Required in Residential Construction Plans

1. **Floor Plan**
   - Scale (1/4"=1'-0" preferred)
   - Dimensions, room titles, and ceiling heights
   - Location and labeling of all appliances (gas vs. electric, W/H, range, etc.)
   - Square footage summary (livable, garage, patios, and total under roof)
   - Door and window type and size (ex: single hung, French, etc.)
   - List of currently adopted building codes
   - Reference of Cross Section “cuts”
   - Construction method, location, and length of all braced wall panels
   - All adjacent rooms to an addition in its entirety showing the door and window sizes and type

2. **Roof / Floor Framing Plan**
   - Scale (1/4"=1'-0" preferred)
   - Size of all individual header and beam sizes
   - Labeling all structural members such as rafters, joist, trusses, overframing, and their spacing
   - Each individual detail “keyed” in
   - Reference of Cross Section “cuts”
   - Labeling all hardware (ex: truss hangers at hip)
   - Attic calculations and a reference of all vent locations
   - Location of attic access

3. **Cross Sections**
   - Scale (1/4"=1'-0" preferred)
   - All connection details keyed in
   - Basic outline of all structural members including beams, trusses, hardware, blocking, footings, post, concrete slab, insulation, overframing, etc.
   - Individual detail callouts for all different connections at roof and foundation
   - Detail callout must include detail number and page

4. **Foundation Plan**
   - Scale (1/4"=1'-0" preferred)
   - Details and “keyed” in callouts for all footings
   - Post sizes at all columns supporting concentrated loads
   - Type and location of all holdowns
   - Floor elevation changes throughout plans
   - Footing size dimensions, and depth

5. **Electrical Plan**
   - Scale (1/4"=1'-0" preferred)
   - Receptacle and lighting placement
   - Labeling of special hardware required such as disconnects, weatherproof receptacles, GFCI outlets, meter and sub-panel locations, etc.
   - General notes and callouts for a proper electrical installation
   - Location and installation specifications for smoke detectors
   - Location of all appliances such as air conditioners and air handlers
   - One-line diagram and electrical calculations for all 400A services or larger. Services over 400A will require plans, calculations, and one-line diagram to be prepared by an electrical engineer

6. **Mechanical / Schematics**
   - Provide the gas meter size and pressure
   - Provide gas line size and length for each section (isometric)
   - Provide the location of all fixtures and their BTU count (isometric)
   - If line is connected to a propane tank indicate the storage capacity of the tank
   - Specify the materials to be used for the installation of the gas, water, and waste lines
   - Reference layout for the mechanical equipment, ductwork, returns and supply

7. **Elevations**
   - Scale (1/4"=1'-0" preferred)
   - Height location for grade, finish floor, header heights, top plate heights, ridges, etc
   - Exterior finishes for roofs and walls including any ICC/ES report numbers
   - Slope of roof
   - Floor elevation heights need to be represented correctly
   - Elevations of all exposed sides of the new construction or remodel

**Stair and Guardrail Details (If applicable)**
- Detail of stair design, show tread width and depth, riser height, landing dimension and handrail detail
- Show minimum headroom clearance
- Detail of handrail and/or guardrail, showing height and baluster spacing

Residential projects vary in design and construction. This list is made available as a convenience and is not intended to be all inclusive; additional items may be required.