

# RESIDENTIAL BUILDING PLAN REQUIREMENTS GILA COUNTY COMMUNITY DEVELOPMENT

(To be used as a guide for meeting minimum plan submittal requirements)

## **BUILDING PLAN GENERAL REQUIREMENTS**

- Drawn to Scale @ 1/4"=1'-0" Min.
- 18" x 24" Minimum or 24" x 36" Maximum
- 2 Sets Residential (including 2 copies of Site Plan)
- Notes should be on the page they pertain to (i.e.: foundation-related notes on foundation plan, etc.)
- Steel structures must be engineered and structural calculations submitted with plans

**SITE PLAN** at 1"=20' scale min. on 8 1/2" x 11" paper (if possible) showing:

- North Arrow
- Parcel # and Address
- Street names
- Dimensioned lot lines
- Setback lines with dimensions to property lines
- Locations and dimensions of all existing and proposed structures (include fences) and distances between structures and lot lines.
- Locations of all washes, ditches, creeks and drainages.
- All easements, driveways.
- Septic systems and leach fields.
- Locations of all existing and proposed utilities including:
  - o Utility lines and underground piping
  - o Water, electric, and gas meters
  - o Well
  - o Propane tank and distances to property lines and any structures

**EXTERIOR ELEVATIONS** at 1/4"=1' scale min. showing:

- Exterior finishes and materials
- Roof pitches
- Building heights
- Actual grade depicted
- North, South, East and West view

**FOUNDATION PLAN** at 1/4"=1' scale min. showing:

- Concrete strength
- Lines and dimensions indicating locations and width of footings, stem walls, slabs & landings

**And Foundation Details** at 3/4"=1' scale min. showing:

- Keyed to the Foundation Plan
- Reinforcing steel – size, spacing, and location
- Size and depth of footings
- Retaining wall design information (Engineering may be required)

**FLOOR PLAN** at 1/4"=1' scale min. showing:

- Rooms and space dimensions and identify usage
- Locations and sizes of doors and windows
- Locations and sizes of headers/beams
- Locations of plumbing fixtures
- Locations of heating and cooling equipment and distribution layout (specify if gas or electric)
- Total square footage of living area, storage, patios, carports

***NOTE: If electrical, plumbing, and/or mechanical systems are not able to be represented sufficiently on floor plan, a separate plan will be required.***

**TYPICAL BUILDING SECTION** at 3/8"=1' scale min. showing:

- Footing, floor, wall, ceiling and roof construction
- Location, type and size of required connectors/tie-downs/bracing/reinforcement

**FLOOR FRAMING PLAN** at 1/4"=1' scale min showing:

- Size, type and grade of framing material
- Spacing and direction of span of floor framing members
- Size, type and span of girders and lintels
- Pre-fabricated trusses and I joists to be submitted with structural calculations
- Location, type and size of required connectors/tie-downs/bracing

**ROOF FRAMING PLAN** at 1/4"=1' scale min. showing:

- Size, type, and grade of framing materials
- Spacing and direction of span of roof framing members
- Size, type and span of headers, beams, and lintels
- Pre-fabricated trusses and I joists to be submitted with structural calculations
- Location, type and size of required connectors/tie-downs/bracing

**MASONRY FIREPLACE SECTION** at 3/8"=1' scale min. showing:

- Size and type of materials used
- Footings, wall, firebox, flue, hearth and chimney construction
- Location, size and type of reinforcement

**And Details** at 3/4"=1' scale min. showing

- Any construction/connections not clearly shown on Fireplace section

**STAIRWAY SECTION** at 3/8"=1' scale min. showing:

- Actual section of proposed stairway
- Width of stairway
- Number of risers and treads with dimensions
- Dimensions of landing(s)
- Number of risers and treads
- Hand rail height and width, guardrail information if applicable

**And Details** at 3/4"=1' scale min. showing:

- Any construction/connections not clearly shown on stairway section

**SPECIFICATIONS/MANUFACTURER'S INSTALLATION STANDARDS MUST BE PROVIDED FOR:**

- Any proposed materials or methods not addressed in the International Residential Code
- All appliances (to be provided on job-site)

**ADDITIONS AND REMODELS:** Plans must show:

- Floor plan and room/space usage of existing use adjacent to proposed use
- Size/type/depth of load bearing members and foundations in existing structure that support any portion of proposed work

**NOTE:** These requirements list the minimum information needed for plan review. This information can be provided in any order or in any manner as long as it clearly shows what is proposed.

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Parcel# \_\_\_\_\_

Address \_\_\_\_\_

# Site Plan Sample

