



PLANNING AND DEVELOPMENT DEPARTMENT
Residential Construction
Guide for One and Two Family Dwellings

The City of Branson requires homeowners and contractors to provide specific information at the inception of the building process to lessen errors and oversights that occur during the construction process. This will provide for a better constructed/rehabilitated project, which will save time and materials by omitting re-construction for non-code compliant construction. With this in mind, we will require a minimum of 24" x 18" plans that will cover the process of construction. The plans should be skillfully hand drawn or computer drafted and must show the details and measurements that are required below. Depending on the complexity of your project, your drawing may require more than a single sheet of paper. Keep in mind, the more details provided – the less time will be required in the plan review process.

Overhead Site Plan

- Show the footprint of the new construction, including the dimensions and distances from lot property lines and setback distances.
- Provide an interior overhead floor plan showing rooms and corresponding dimensions.

Include:

- Locations and dimensions of all emergency escape windows as required for habitable attic, basements and sleeping rooms.
- Locations for smoke and carbon monoxide detectors.
- Provide a separate sheet indicating the footings, locations, and distances separating pier footings and stem wall design and dimensions.
- An interior floor plan, showing the locations and sizes of beams and floor joists being used. Specifically indicate the type of floor joist you intend to use. For I joists, indicate the model and make for the span which you intend to cover. For dimensional lumber show the dimension lumber, length and type wood to be used. This is to verify the proper floor loading for the project. Also, indicate the size of ceiling joist for each room and the roof framing system. If you intend to use dimensional wood for rafters, indicate the size lumber, span to be covered and reduced span if purlins are to be installed. If you intend to use trusses, two (2) copies of the truss schedule/layout, sealed by a design professional licensed in the State of Missouri, must be provided to the Building Department prior to Rough In inspections.
- Provide an overhead plan showing:
 - Power plan indicating the size of electrical service and locations of main distribution panels, outlets and required disconnects for certain appliances.
 - Lighting plan to show location and type of fixture anticipate. (ceiling light, fan-ceiling light combo etc.) In addition, lighting switch locations known at submittal time.
 - HVAC plan showing type of heating/cooling equipment to be used as well as its location inside the home.

Elevations

- Show an elevation for each direction, north south, east, west which include the pitch of the roof, location of windows and doors.