



**FRENCHTOWN CHARTER TOWNSHIP
BUILDING DEPARTMENT
(734) 242-5900**

**DRAWING REQUIREMENTS
ONE AND TWO FAMILY HOMES**

This Information Sheet serves as a guideline to help customers understand the required drawings that must be submitted to obtain a residential building permit. It contains an example of the drawings required along with a checklist of the information that should be included on each drawing. **All the information supplied on the drawings shall comply with the 2015 Michigan Residential Code.**

Drawings should be no larger than 24 inches by 36 inches and no smaller than 8 ½ inches by 11 inches. All pages should be the same size. No original pen or pencil drawings and reproductions on substantial paper are required—no tracing paper.

Drawings should be competently drawn, clear with legible writing. An architect is not required but drawings should be clear as to what work is being done. Generic drawings showing unused information or illustrations will not be accepted. Hand drawn rough sketches are not acceptable.

Submit two sets of drawings.

Drawings must be stapled into sets, in order with each page numbered consecutively. Please note that one-and two-family dwellings 3,500 square feet or greater require drawings prepared, **SIGNED AND SEALED** by a registered design professional.

Please review the following information prior to submittal. **Failure to include all required items will result in the application being rejected or Plan Review held up until all requirements are met.**

GENERAL INFORMATION

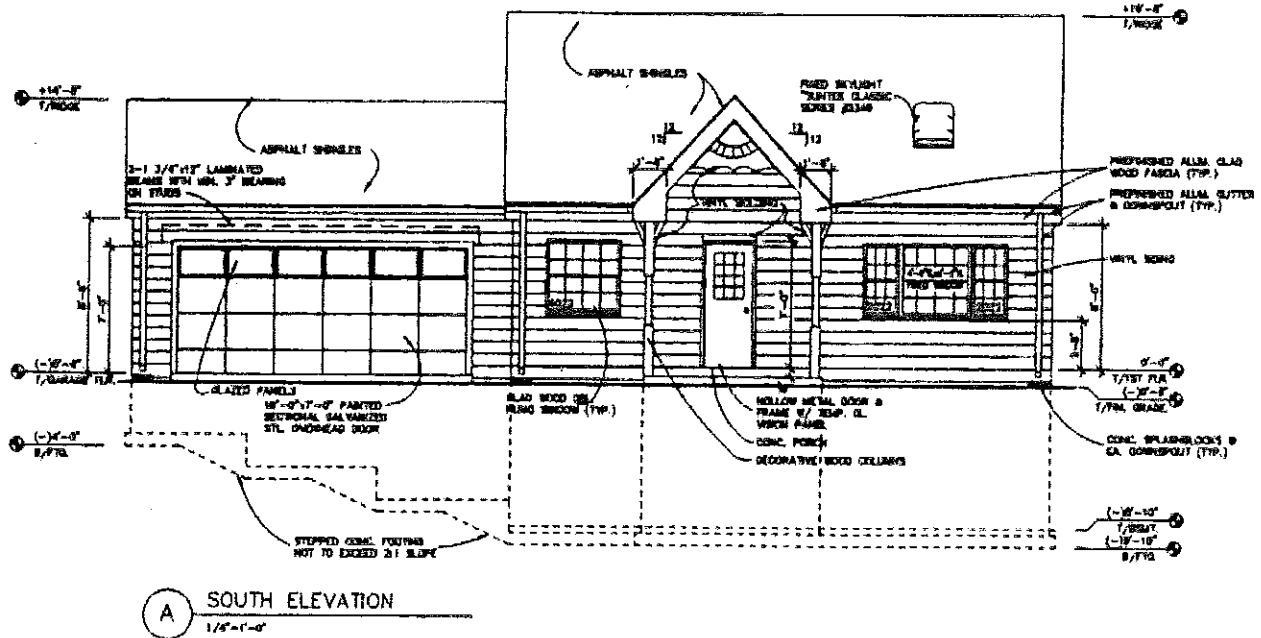
- | | |
|---|--|
| <input type="checkbox"/> Name of project and its address. | <input type="checkbox"/> North arrow. |
| <input type="checkbox"/> Scale of drawing (minimum 1/8" equals 1 foot) | <input type="checkbox"/> Soil bearing value. R401.4,R403.1 |
| <input type="checkbox"/> Date indicating when drawing was prepared. | <input type="checkbox"/> Ground snow load. Fig. R301.2 (5) |
| <input type="checkbox"/> Name of person responsible for preparing the document. | <input type="checkbox"/> Floor live load. Table R301.5 |
| <input type="checkbox"/> What code was used for design. | <input type="checkbox"/> Roof live load. Table R301.6 |
| | <input type="checkbox"/> Wind Speed Fig. R301.2 (4) A |
| | <input type="checkbox"/> Means of egress R311 |

SITE PLAN

- | | |
|---|--|
| <input type="checkbox"/> Site address/Parcel number. | <input type="checkbox"/> Side yard setbacks. Article 21.00 |
| <input type="checkbox"/> Name of person responsible for preparing the document. | <input type="checkbox"/> Rear yard setback. Article 21.00 |
| <input type="checkbox"/> Zoning District. See Zoning map. | <input type="checkbox"/> All easements. |
| <input type="checkbox"/> Flood plain. | <input type="checkbox"/> Utility locations. |
| <input type="checkbox"/> Road right of way/setback. Section 4.33. | <input type="checkbox"/> All structure locations. |
| <input type="checkbox"/> Front yard setback. Article 21.00 | <input type="checkbox"/> First floor elevation. |
| | <input type="checkbox"/> Drainage plan. |

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TYPICAL EXTERIOR ELEVATION

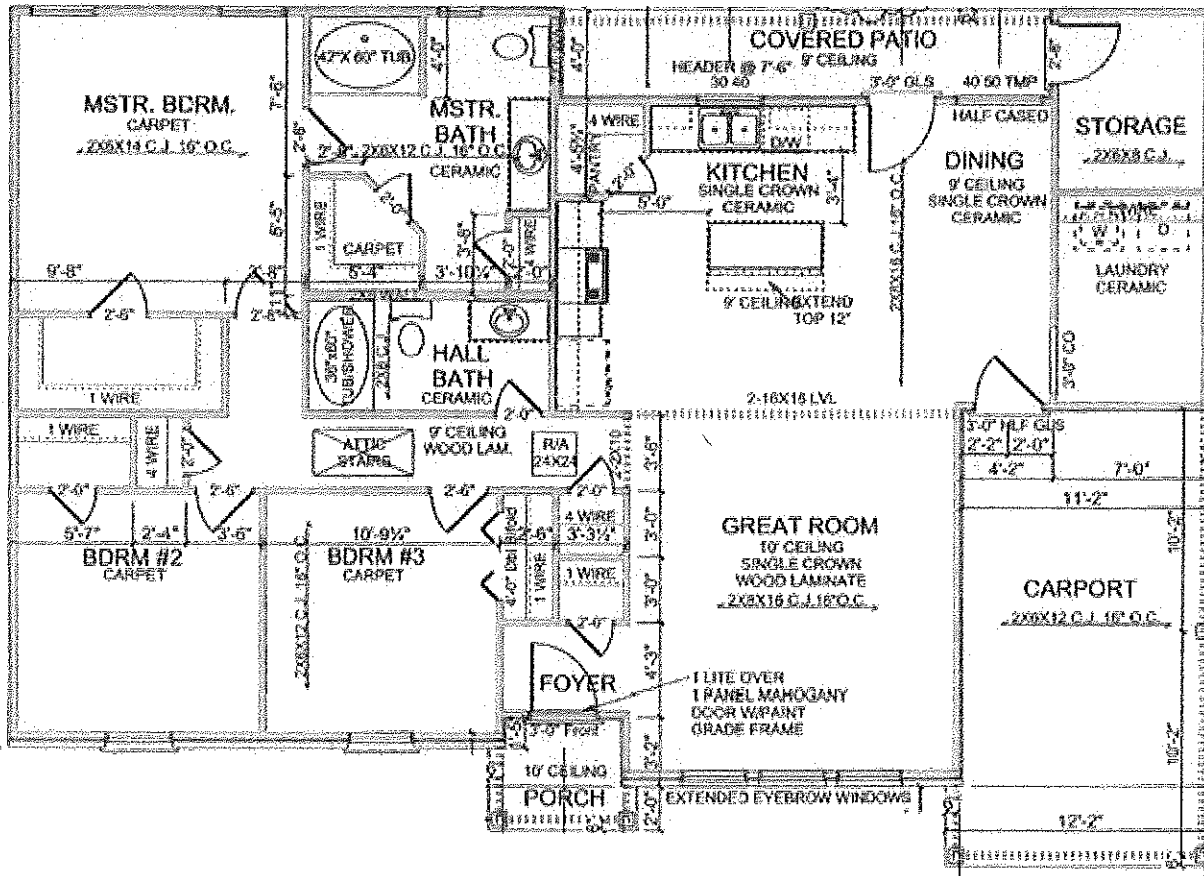


EXTERIOR BUILDING ELEVATIONS

Exterior Building Elevation(s) should show the following information as a minimum:

- Name of project and its address.
- Scale of drawing (minimum 1/8" equals 1 foot)
- Date indicating when drawing was prepared.
- Name of person responsible for preparing the document
- Show all views of exterior of proposed building and/or addition in two-dimensional form indicating north, east, south and west views. Indicate all views affected by any proposed addition/renovation project.
- Indicate building height (Mean height) Section 37.01.40
- Indicate the type of finish materials visible on each elevation.
- Indicate roof slopes on all roofs.
- Indicate and label all window types with designation.
- Indicate, with a dimension, all roof overhangs at eave (gutter and rake (gable end) that differ from those indicated on the wall section(s).
- Show footing depths below the finished grade.
- Ridge vents (if chosen to vent the roof) should extend the full length of the ridge.

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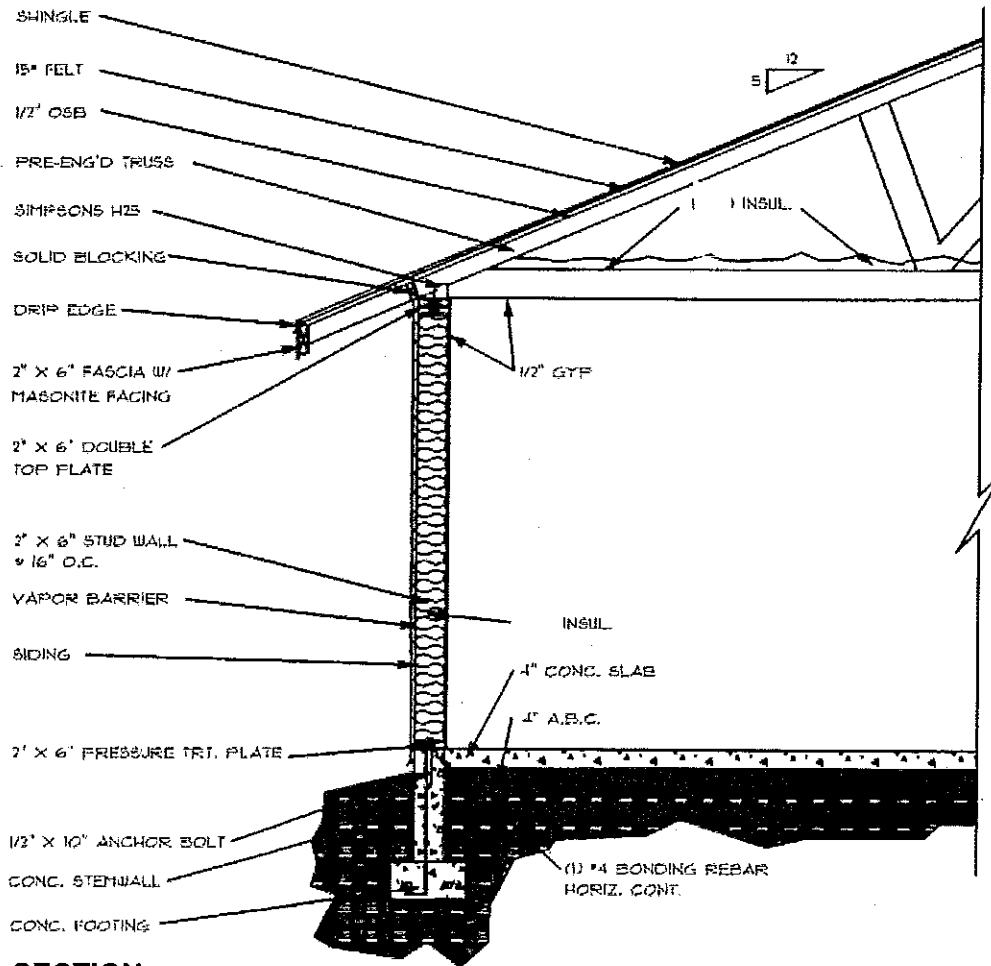
TYPICAL FLOOR PLAN

Provide a floor plan for each level of the house that you are remodeling / building.
Floor plan(s) should show the following information as a minimum:

- General layout of the plan(s) (foundation, first floor, second floor and/or third floor)
- Scale of drawing (minimum 1/8" equals 1 foot)
- Door sizes.
- Window schedule with sizes and u values (egress)
- Emergency egress. R310
- Placement of walls, doors, stairs, porches, columns posts, cabinetry bathroom fixtures, and any built-in elements, etc.
- Name of room(s) labeled (for example: Living Room, Bathroom, Bedroom, etc.)
- Dimensions (interior and exterior) indicating the relationship of building elements to one another as well as thickness of walls.
- Size and spacing of floor joists and rafters/trusses, as well as their orientation (direction of span)
- Smoke alarms and carbon monoxide detectors. R314, R315.

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TYPICAL WALL SECTION



WALL SECTION

Wall section(s) should show the following information as a minimum:

- | | |
|---|--|
| <input type="checkbox"/> Footing (size) Table R403.1(1) | <input type="checkbox"/> Exterior wall finish type. |
| <input type="checkbox"/> Drainage system. | <input type="checkbox"/> Truss/Rafter and slope. |
| <input type="checkbox"/> Stem Wall (type and size) | <input type="checkbox"/> Ceiling Insulation type and R-value. |
| <input type="checkbox"/> Anchor bolts. | <input type="checkbox"/> Overhang size. |
| <input type="checkbox"/> Plate type. | <input type="checkbox"/> Soffit material. |
| <input type="checkbox"/> Wall stud size and spacing. | <input type="checkbox"/> Roof tie down. |
| <input type="checkbox"/> Interior finish. | <input type="checkbox"/> Roof sheathing (material/thickness) |
| <input type="checkbox"/> Exterior sheathing material. | <input type="checkbox"/> Roof underlayment. |
| <input type="checkbox"/> Wall Insulation value. | <input type="checkbox"/> Roof covering. (Material, weight, etc.) |
| <input type="checkbox"/> Vapor barrier. | |

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FLOOR SYSTEM(S)

- Sub-floor (material and thickness indicated)
- Underlayment (material and size indicated if required by floor finish selected)
- Joists (material, size and spacing indicated)
- Show how system connects to wall or roof systems.
- Insulation and R-value rating indicated at the rim joists.
- Ceiling on underside if applicable (material and thickness indicated)

FOUNDATION SYSTEM

- Soil bearing value Table R401.4.1
- Minimum footing depth R403.1.4,R403.1.4.1
- Footing (size) Table R403.1(1)
- Foundation anchorage R403.1.6
- Footing/foundation reinforcement. R403.1.3.5
- Footing drainage system. R405
- Foundation wall (material and size indicated)
- Insulation and R value. Table N1102.1.1
- Damp proofing and/or waterproofing (material indicated)
- Anchor bolts (size and spacing indicated. R403.1.6
- Sill plate
- Basement slab (material, size and thickness indicated)
- Vapor barrier below slab (material and thickness indicated)
- Compacted fill below slabs (material and thickness indicated)
- Crawl space information (where applicable)
- Flood-Resistant construction R322.