

# OTSEGO COUNTY BUILDING DEPARTMENT

1066 CROSS STREET GAYLORD, MICHIGAN 49735

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## MINIMUM RESIDENTIAL BUILDING PLANS

### DRAWINGS

THESE SHALL BE ACCURATELY DRAWN TO SCALE NOT LESS THAN 1/4"=1'-0" UNLESS OTHERWISE STATED. TWO SETS ARE REQUIRED. ONE WILL BE RETURNED TO YOU AND SHOULD BE ON THE JOB SITE FOR ALL INSPECTIONS.

### FOUNDATION PLAN

#### A. WOOD FLOOR

1. COMPLETE DIMENSIONS(VERIFY WITH FLOOR PLAN)
2. SHOW SIZE LOCATION AND SPACING OF FLOOR JOIST.
3. SHOW LOCATION AND SIZE OF ALL DOUBLE JOISTS.
4. SHOW LOCATION AND SIZE OF ALL SILLS AND GIRDERS.
5. SHOW LOCATION AND SIZE OF ALL PIERS OR PIPE COLUMNS PLUS FOOTINGS AND SIZE.
6. SHOW LOCATION AND SIZE OF ANY "T" BEAM AND/OR LAMINATED WOOD BEAMS.
7. SHOW LOCATION AND SIZE OF ALL FOUNDATION VENT, ACCESS DOORS, WINDOWS, AND DOORS.
8. SHOW SIZE, MATERIAL AND FINISH OF FOUNDATION WALLS.

#### B. SLAB FLOORS

1. COMPLETE DIMENSIONS (VERIFY WITH FLOOR PLAN).
2. SHOW SLAB THICKNESS, TYPE AND THICKNESS OF FILL, MEMBRANE VAPOR-PROOFING.
3. SHOW ALL COLUMN/PIER FOOTINGS AND SPREAD FOOTING IF APPLICABLE

### FLOOR PLANS

1. COMPLETE DIMENSIONS (VERIFY WITH FOUNDATION PLAN).
2. NAME ALL ROOMS AND CLOSETS.
3. SHOW ALL GARAGES, CAR PORTS, PORCHES, DECKS, TERRACES, STOOPS, AND STEPS.
4. SHOW LOCATION, SIZE, AND SWING OF ALL DOORS.
5. SHOW LOCATION AND SIZE OF ALL WINDOWS.
6. SHOW LOCATION OF ALL PLUMBING FIXTURES.
7. SHOW LAYOUT OF ALL CABINETS AND VANITIES, WET BARS, INCLUDING ALL APPLIANCES, BATH FANS, HOOD FANS, AND ELECTRIC PANEL LOCATION.
8. SHOW SIZE , DIRECTION, AND SPACING OF JOIST FRAMING MEMBERS.
9. SHOW ALL STAIRS, INDICATING RISE, RUN, NUMBER OF TREADS, INCLUDING ALL HANDRAILS AND (IF APPLICABLE) GUARDRAILS.

10. SHOW ALL DISAPPEARING STAIRS AND/OR ATTIC ACCESS.
11. SHOW LOCATION OF ALL SMOKE DETECTORS.

### ELEVATIONS

1. SHOW FRONT ELEVATION. BOTH SIDES AND REAR ELEVATIONS MAY BE SHOWN IN SCALE OF 1/8"=1'-0".
2. SHOW ALL OPENINGS, WINDOWS, DOORS, ETC.
3. SHOW ALL ROOF PITCHES.
4. SHOW ALL OVERHANGS OF ALL EAVES AND RAKES.
5. SHOW ALL FLASHING.

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6. SHOW ALL CRICKETS AND/OR SADDLES.

### CROSS SECTIONS

1. SHOW ALL FULLY DIMENSIONED CROSS SECTION THROUGH EXTERIOR WALL INCLUDING ALL DETAILS OF CONSTRUCTION FROM BOTTOM OF FOOTINGS TO HIGHEST POINT OF ROOF.
2. SHOW FULLY DIMENSIONED CROSS SECTION THROUGH STAIR WELL, LANDINGS, AND STAIRS, SHOWING ALL HEADROOM, STRINGER CUT, TREAD WIDTH, RISER HEIGHT, HAND RAILS, AND SURROUNDING CONSTRUCTION IF APPLICABLE.
3. SHOW FULLY DIMENSIONED CROSS SECTION OF MASONRY FIREPLACE, INCLUDING FOOTING, THROAT, DAMPER, WINDSHELF, FLUE AND HEARTH CONSTRUCTION.
4. SHOW ALL WALL, FLOOR, & ROOF FINISHES MATERIAL.
5. SHOW ALL FINISHED FLOOR AND CEILING HEIGHTS.

### ROOF PLANS

1. COMPLETE DIMENSIONS (VERIFY WITH FLOOR PLAN).
2. SHOW SIZE DIRECTION AND SPACING OF CEILING JOISTS AND RAFTERS OR TRUSSES.
3. SHOW LOCATION OF GIRDER TRUSSES IF APPLICABLE.
4. SHOW LOCATION AND SIZE OF BEAM CARRYING CEILING JOISTS AND RAFTERS OR TRUSSES.
5. SHOW LOCATION OF POINT LOADS CARRYING BEAMS AND GIRDER TRUSSES.