

BUILDING GUIDE

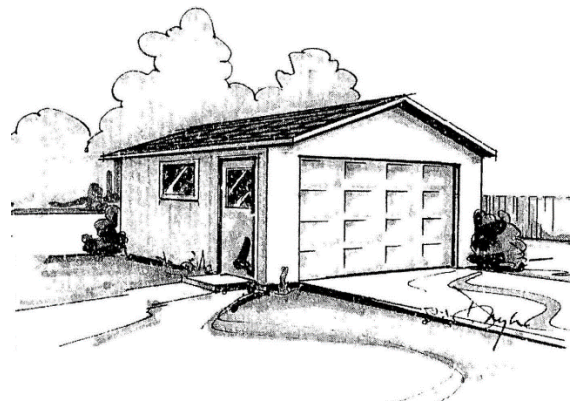
SINGLE FAMILY DETACHED GARAGES & STORAGE BUILDINGS

HOW TO USE THIS GUIDE:

PROVIDE THE REQUIRED DOCUMENTS AND COMPLETE THE FOLLOWING.

1. **Complete this Building Guide**, by filling in the blanks and indicating which construction details will be used.
2. **Provide a Plot Plan**, must be stamped by a licensed surveyor and 5 years or less old in the Village limits in most cases.
 - a. Show all buildings (proposed and existing) and sizes.
 - b. Show well and septic system with distances to structure and distance apart. (If applicable)
 - c. Streets and setbacks to all property lines
 - d. On new foundations, **show drainage away from structure; provide 6" of slope for the first 10' away from structure. Control drainage to an approved location and provide erosion control prior to final approval.**
 - e. List Flood Zone (show where, even if only on part of property)
3. **Provide on Floorplan**, windows, doors, rooms, etc.
4. **Include a Completed Permit Application**, the majority of permit applications are processed with little delay. The submitted documents will help determine if the project is in compliance with building safety codes, zoning ordinances, and other applicable laws.

NAME: _____
ADDRESS: _____
PHONE NUMBER: _____
PERMIT NUMBER: _____
DATE: _____



Single Family Residential One Story

Detached Garage

Directions

1. Fill in the blanks on pages 2 and 3 with dimensions and materials which will be used to build the structure. Please print legibly.
2. Indicate in the check boxes on page 3 which detail from page 4 will be used.

Note: Heated garages may require special provisions.

Floor Plan

Dimension _____

Locate and detail bracing

Indicate rafter or truss direction

Check one
 Garage is heated
 Garage is not heated

Show door and window header sizes and location and size of landing in front of door

3 1/2" minimum concrete slab

Header size:
____ - (____) x (____)
(example: (2) 2 x 10)

Note:
If roof trusses or rafters bear on header,
special header design may be required

____ - 2x4 or 2x6 trimmers each
end of overhead door header

Floor slope

Dimension _____

Garage door opening

Garage door opening width _____

Dimension* _____" * minimum, with plywood sheathing on outside of entire wall

Dimension* _____"

NAME:

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Single Family Residential One Story

Detached Garage

Note: For roofs with slopes between 1/4:12-4:12, follow manufacturer's instructions for low slope application of roofing material.

Truss or 2x _____ **rafters spaced** _____ **" O.C.**
(example: Put checkmark in box -or- 2 x 10 Rafters Spaced 24" O.C.)

Minimum 1x _____ **ridge board**
(example: 1 x 12)

Sheathing _____
(example: 1/2" exterior plywood)

Roof covering _____
(example: Class A 3 tab shingles)

Underlayment _____
(example: 1 layer 15# felt)

Building Section

Provide roof tie downs per wind loads or Truss requirements

2x blocking between rafters (2x12 or greater)

Collat ties at 4' o. c. at rafters in upper 1/3 of roof height

Note: Pre-engineered roof trusses w/truss clips and hardened nails may be used in lieu of roof structure shown.

Brace walls shall comply with R602.10 or R602.12 and locations of brace panels are to be shown on plans

Check one

Foundation Detail A

Foundation Detail B
(see page 4)

12 pitch | _____

Ceiling Insulation _____
(If heated - example: R-38)

2x _____ **ceiling joists @** _____ **O.C.**
(example: 2 x 8 @ 24" O.C.)

Double 2x _____ **top plate**
(example: 2 x 6)

Span _____
(example: 23' 5")

Ceiling height _____
(example: 8')

Ext. Finish _____
Layers of Approved Moisture Barrier
(example: T-111 or Stucco)

Wall sheathing _____
(example: 1/2" exterior plywood)

2x _____ **studs @** _____ **O.C.**
(example: 2 x 6 @ 24" O.C.)

Cont. 2x _____ **P.T. sill plate**
(example: 2 x 6)

Wall Insulation _____
(If heated - example: R-19 Fiberglass Batts)

Footing size _____ **x** _____
(example: 8" x 16")

NAME: _____

ADDRESS: _____

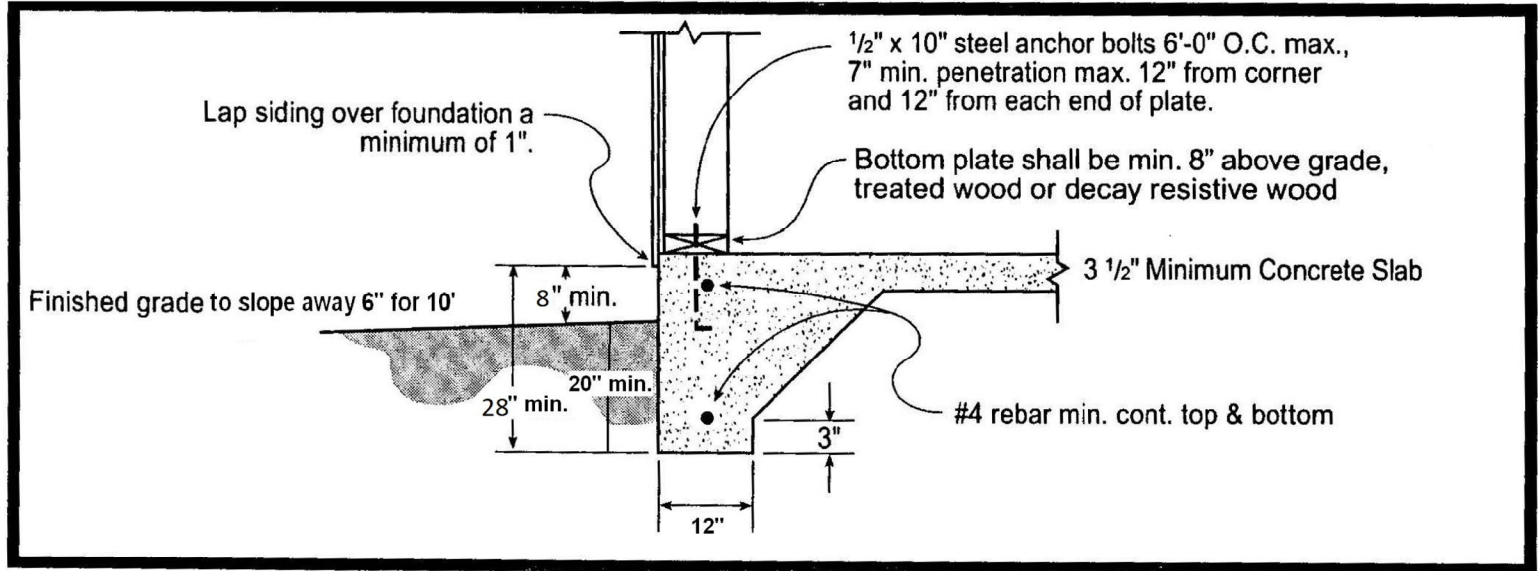
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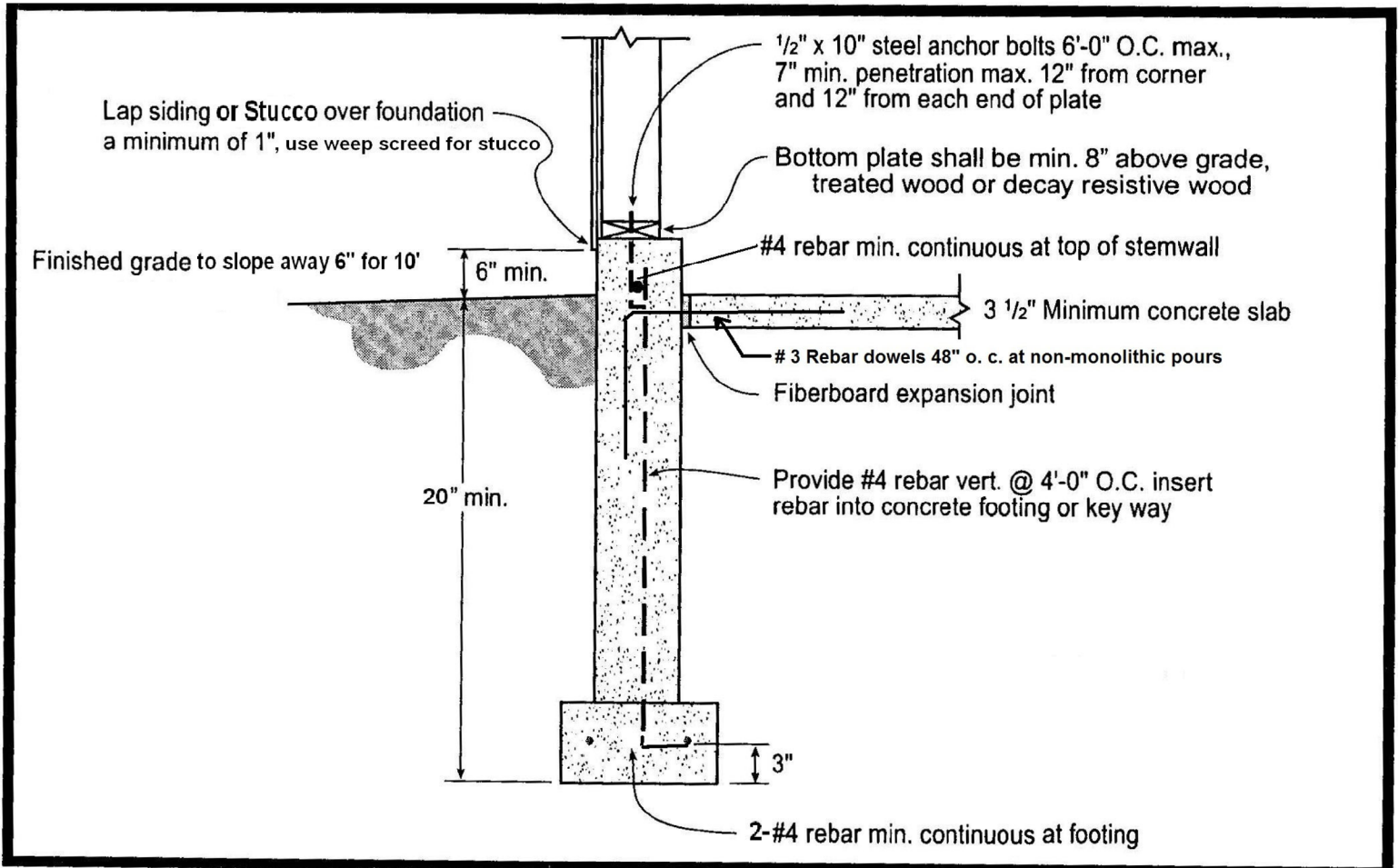
Single Family Residential One Story

Detached Garage

Foundation Detail A



Foundation Detail B



NAME:

ADDRESS:

PHONE:

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