

DRAWING CHECKLISTS - DETACHED ACCESSORY STRUCTURES (GARAGES /WORKSHOPS)

The following is a list of basic drawings that must be submitted for this type of project. Individual projects may require additional information.

Site Plan

- Show all property lines, all existing structures and all proposed new work.
- Dimension all setbacks from edge of deck to the adjacent property lines and from edge of deck to adjacent structures on the same lot.

Footings/Foundation Plan (may be shown as a layer on the floor plan)

- Drawn to same scale as floor plans.
- Use of grid paper is acceptable; provide grid scale; such as 1 square = 1ft.
- Indicate foundation wall and footing materials and widths.
- Provide overall dimensions.

Floor Plan (may be shown as a layer on the footing/foundation plan)

- Drawn to same scale as foundation plan.
- Indicate floor slab slope.
- Fully dimension plans to show placement and width of all wall openings.

Elevations

- Label all exterior materials (materials and architectural style to match principal structure).
- Dimension height above adjacent grade.
- Dimension height of roof from soffit to ridge.

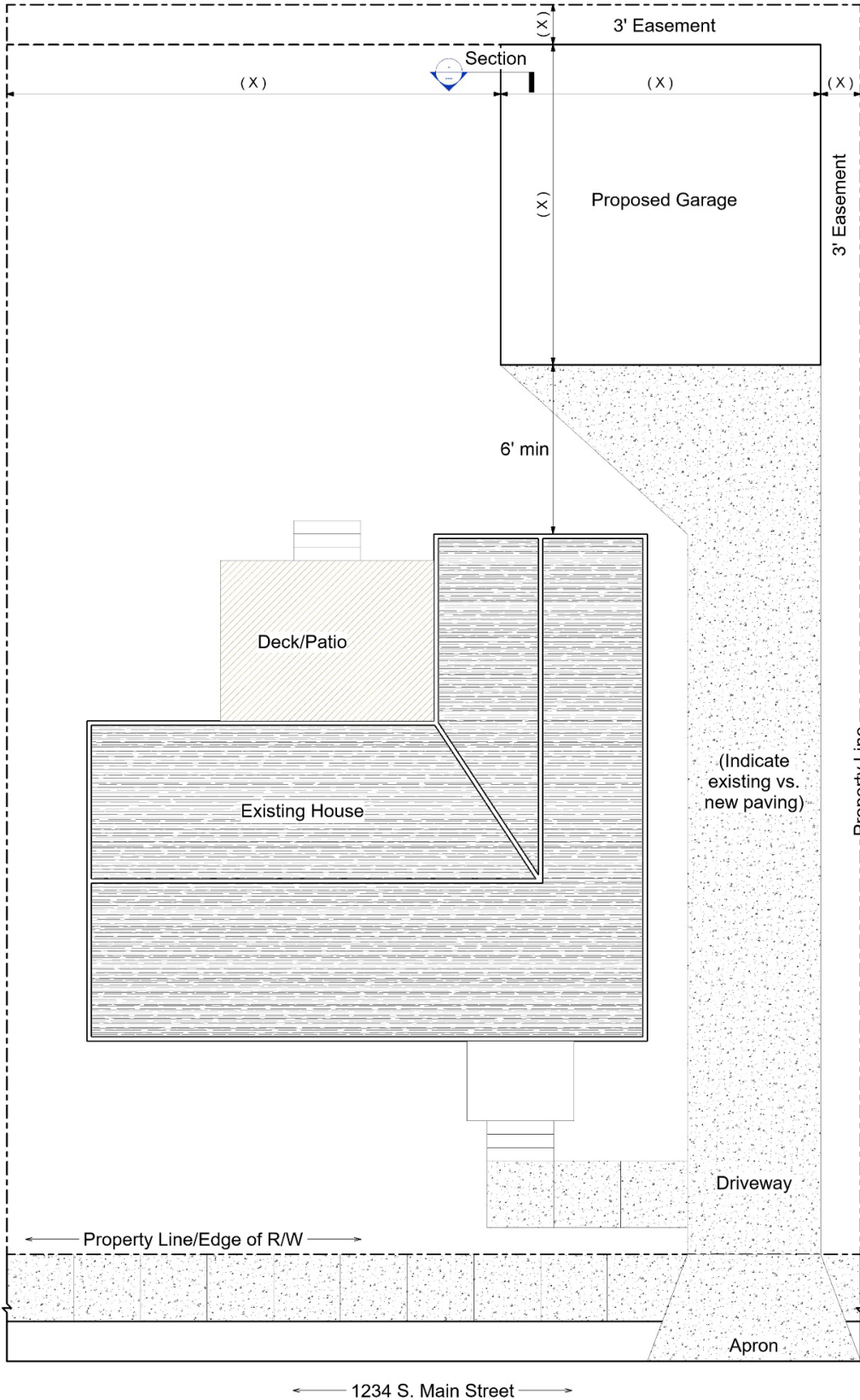
Typical Section

- Indicate and label all components of wall framing such as stud sizes and spacing, sheathing, siding, header; Indicate and label all components of roof framing such as rafters, joists and collar beams, decking, roofing felt; shingles; etc.
- Provide exterior wall height from top of foundation to top of double top plate.
- Provide slope of roof.
- Provide depth of footing below grade.

ALL DRAWINGS MUST SHOW THE PROJECT ADDRESS.

NOTE: SEPARATE PERMITS ARE REQUIRED FOR MECHANICAL, PLUMBING AND ELECTRIC WORK.

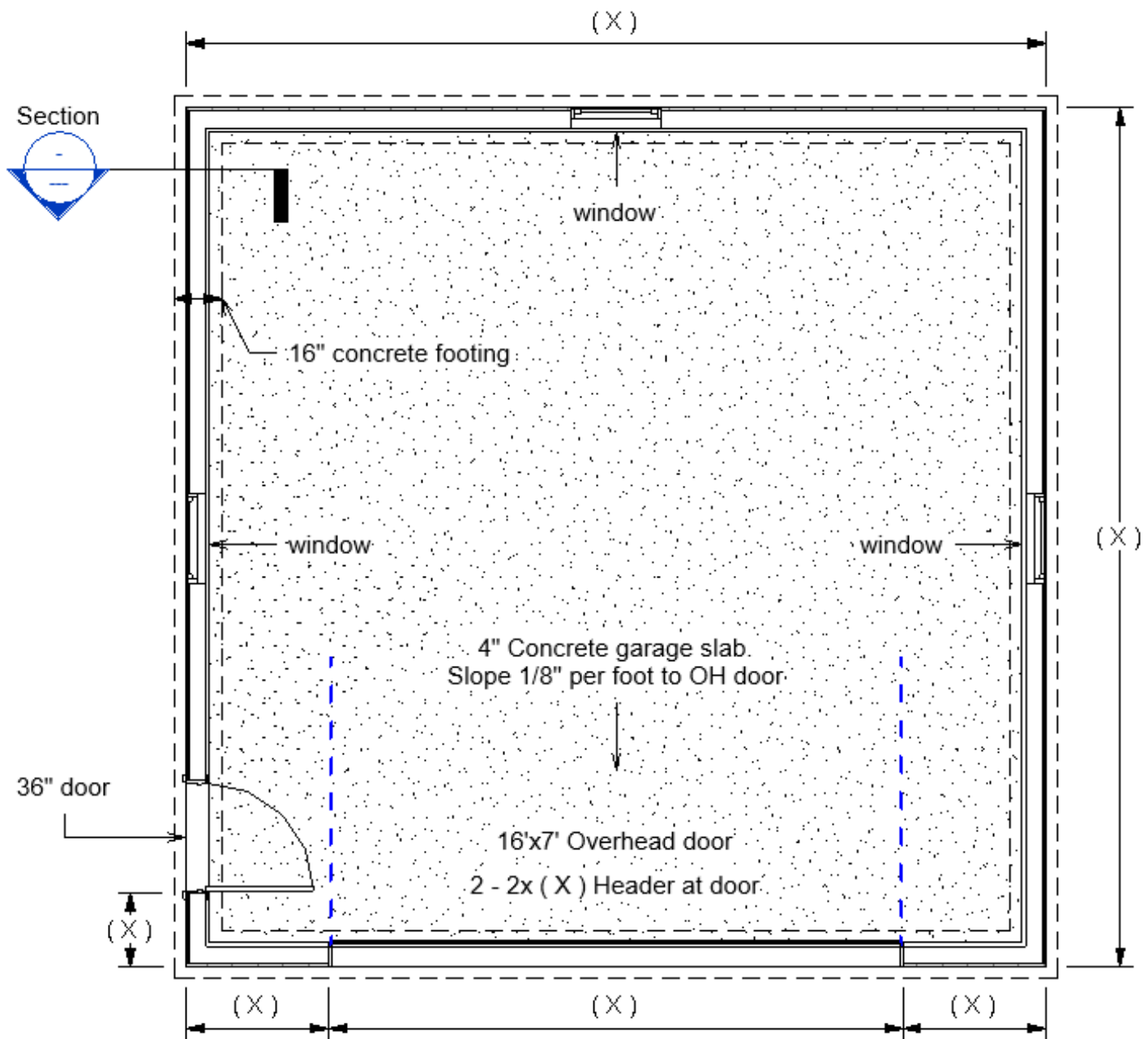
CONTACT THE PLANNING AND DEVELOPMENT DEPARTMENT AT 937-296-2441 WITH ANY QUESTIONS.



GENERAL NOTES:

1. Min zoning setback is 3ft from property lines.
2. Per Building Code, walls located less than 5ft from property line must have at least 1 hr-tested fire rating with exposure from both sides.
3. Projections (overhangs) between 2ft and 5ft from property line must have a 1-hr fire rating on the underside. Projections 2ft or less from the property line are not permitted.
4. Wall bracing required. Show all required Braced Wall Panels (BWP).
5. Driveways are required to be hard-surfaced and dust free. Asphalt, concrete, and brick pavers are permitted surfaces. Gravel driveways are prohibited. Ensure runoff does not drain onto neighboring properties.
6. Work in the right-of-way (R/W) requires a permit from the Engineering Department. (Right of way typically begins at front property line).

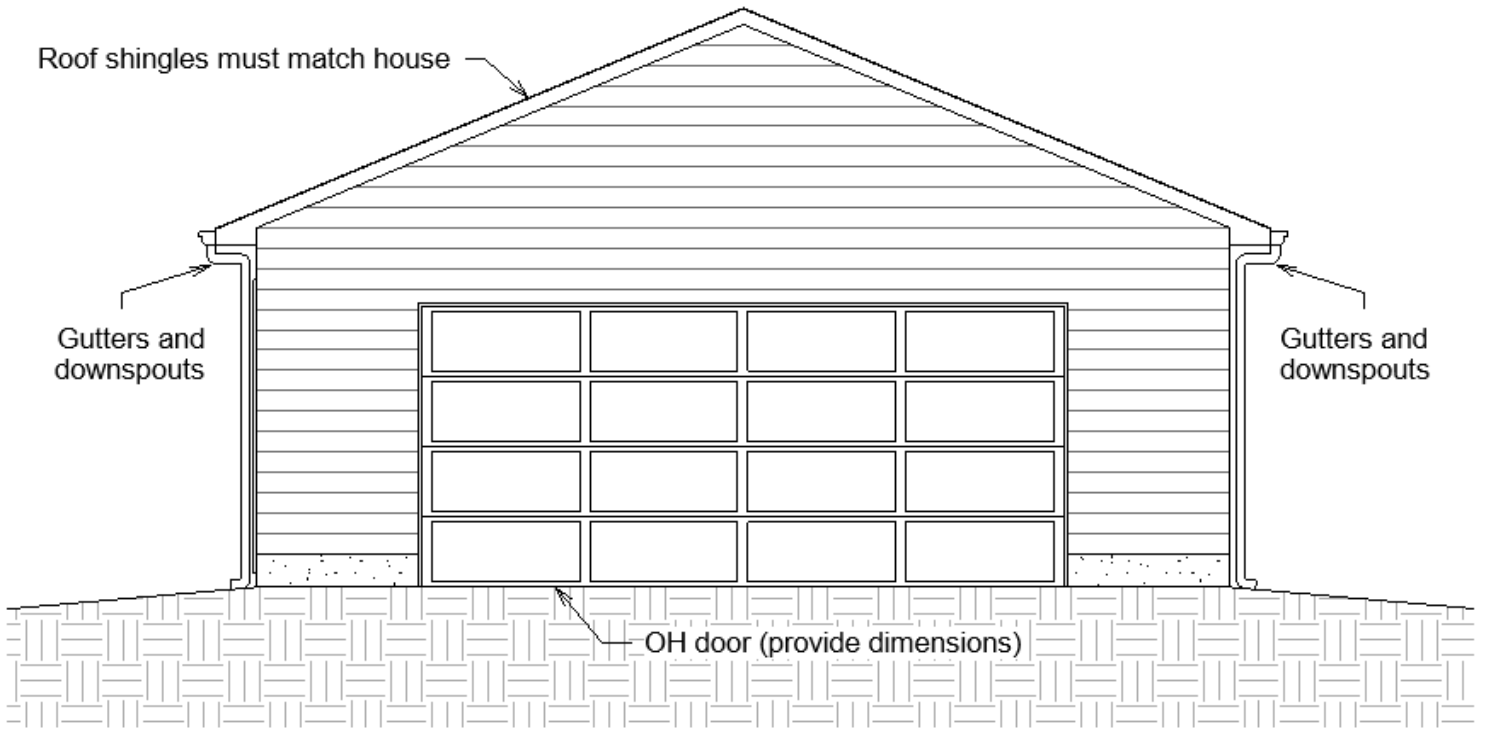
Detached Garage Site Plan: Sample



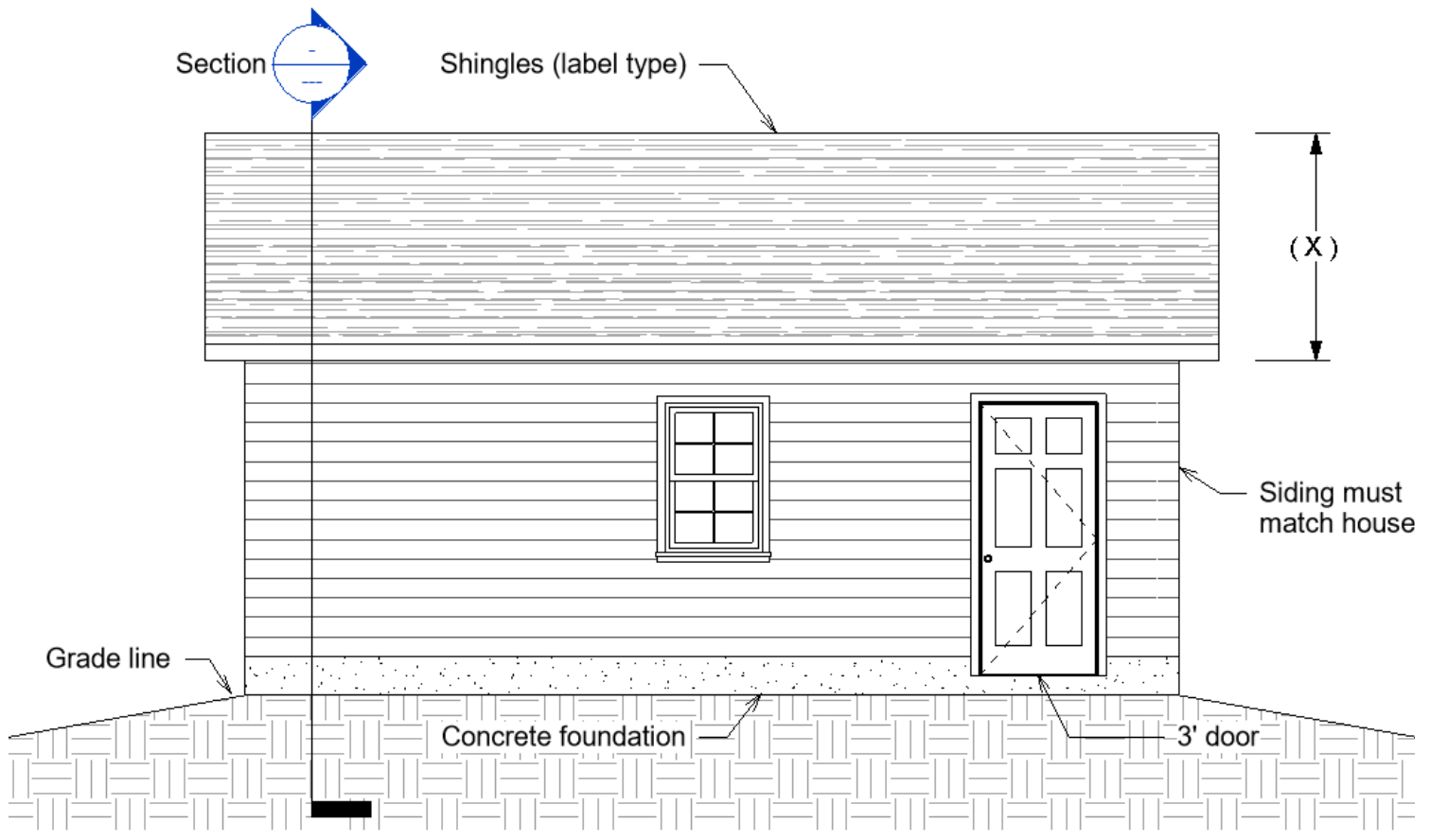
Detached Garage - Floor and Foundation Plan: Sample

GENERAL NOTES:

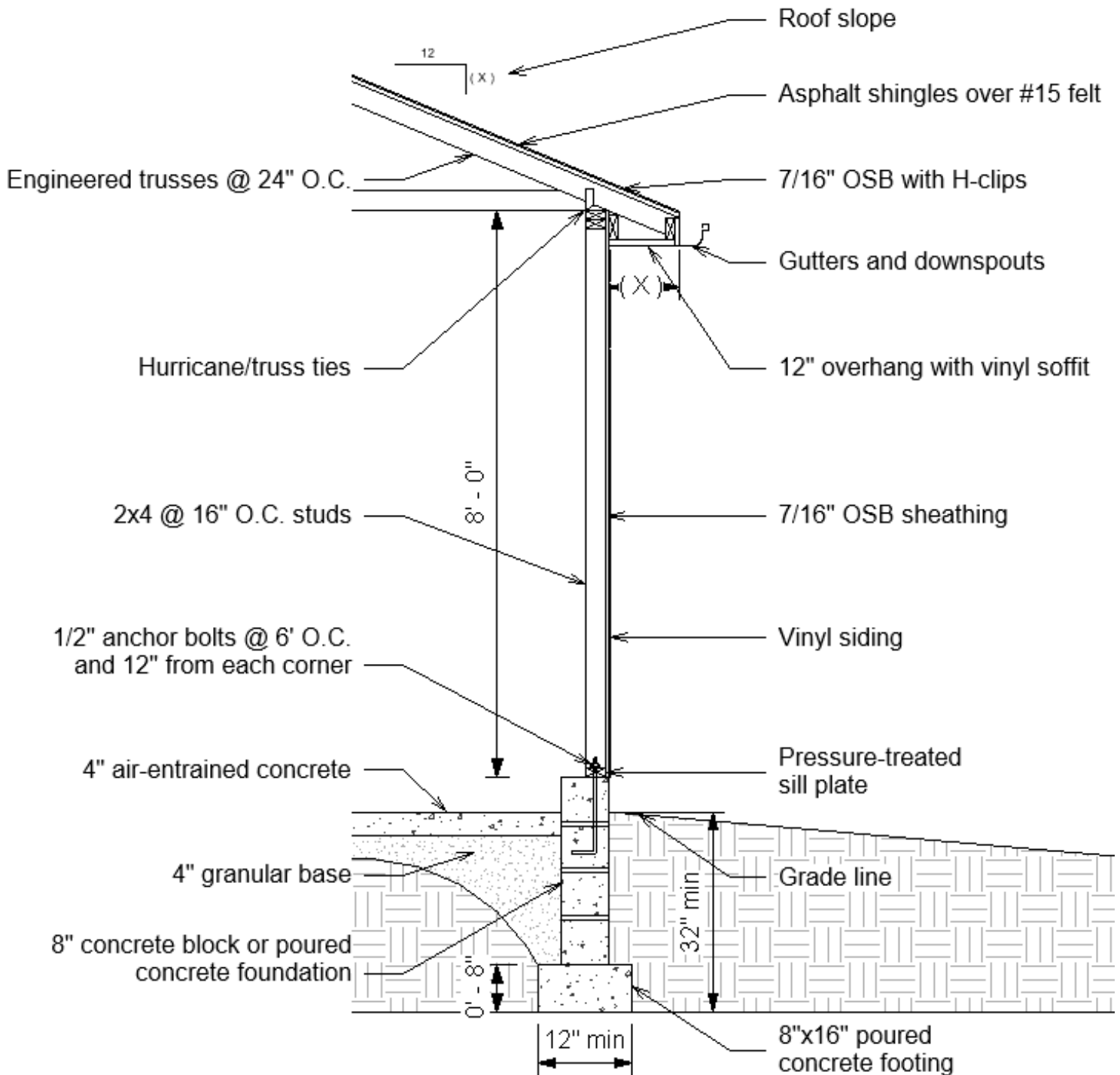
1. Garage floors shall be non-combustible and shall be sloped to drain towards main vehicle entry.
2. Garages shall have one side hinged door a min of 2'-6" x 6'-8" per Sec. 311.2.1 and shall have a min 3' x 3' clear exterior landing per Sec. 311.3.
3. Garages shall meet Wall Bracing requirements per Section 602.10 or Sec 602.12 (See Wall Bracing Sample Packet).



Detached Garage Front Elevation: Sample



Detached Garage Side Elevation: Sample



Detached Garage Wall Section: Sample

GENERAL NOTES:

1. Footings must bear below frost depth on undisturbed ground and shall extend to a min of 32" below the finish grade.
2. Top of foundation shall be min of 4" above adjacent grade where masonry veneer is used and a min of 6" otherwise.
3. Anchor bolts, min 1/2" diameter anchor bolts placed min 7" into concrete or grouted masonry at 6" O.C. max.
4. Per the Zoning Code, exterior must match house siding & roofing material and color. Trim color must match house.
5. See Stem Wall Reinforcement Detail requirements for concrete block foundation walls supporting braced wall panels.