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REQUIREMENTS FOR A DETACHED GARAGE BUILDING PERMIT APPLICATION.

1. Completed, signed Building Permit Application form.

2 copies of a Certificate of Survey, drawn to scale indicating the lot dimension, the location and ground coverage area of existing structures, and the location and area of the proposed structure. Indicate the setbacks from the property lines.

2 copies of building plans showing the proposed design and materials. Plans shall be drawn to scale and include the following:
 - A. A floor plan indicating:
 - * Proposed garage size.
 - * Type, size, spacing and direction of roof framing.
 - * Location and size of windows and doors. Including the header sizes, grade & specie of lumber to be used.
 - B. A cross-section plan indicating:
 - * Footing/slab design and size, including material types.
 - * Exterior wall and roof construction materials.
 - * Height of the structure from grade and the roof slope.
 - C. An elevation plan indicating:
 - * Front and side view of the proposed garage.
 - * Location of the door(s) and windows.
 - * Siding and roof covering materials
 - * Size of all overhangs.

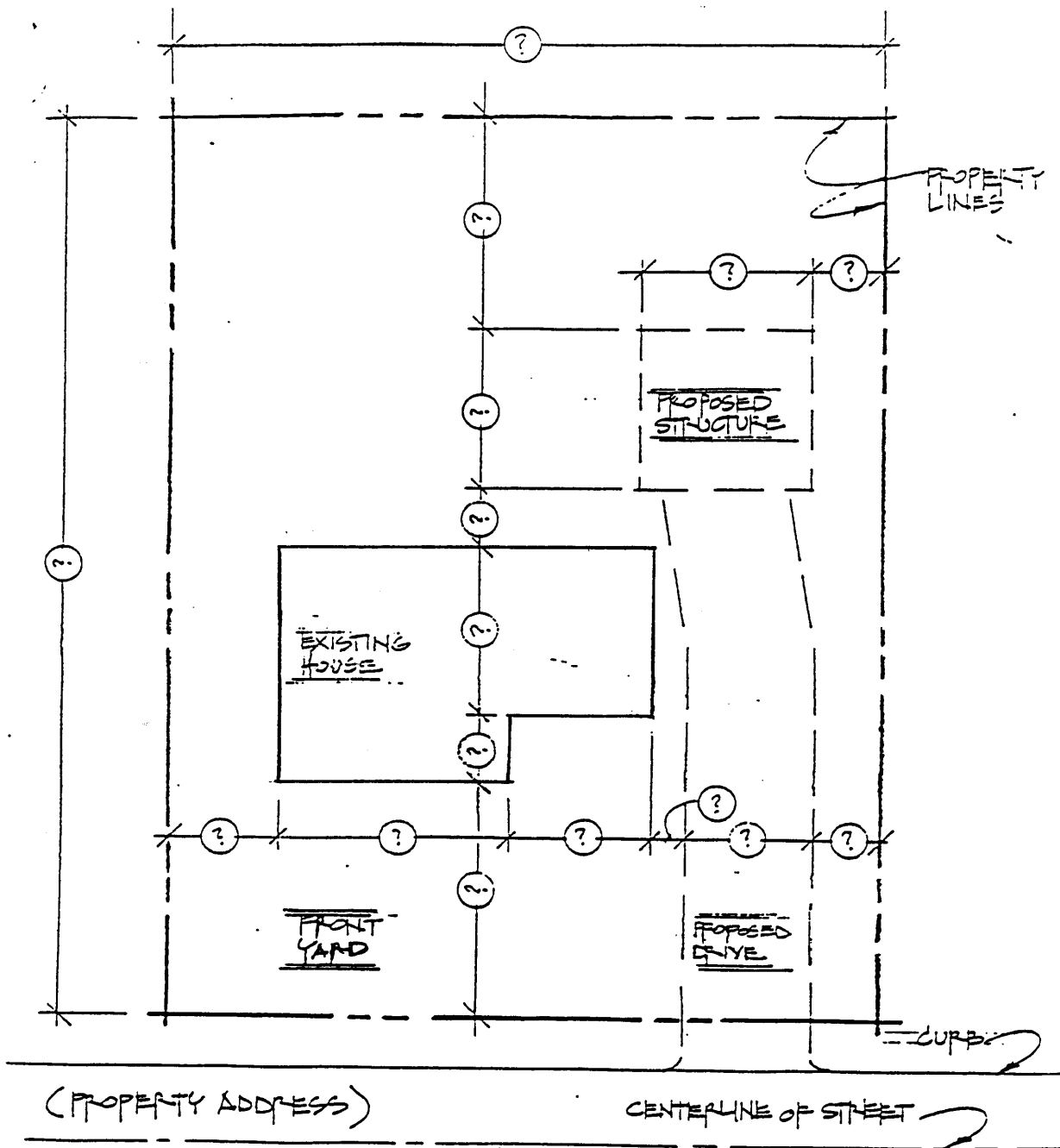
BUILDING CODE REQUIREMENTS:

1. **Foundation:** A “floating slab” may be used up to a 1,000 sq. ft. for the foundation support. A professional Engineer must design slabs over 1,000 sq. ft. Remove all sod and root structures and other fibrous materials and cover with a minimum 4-inch sand fill.

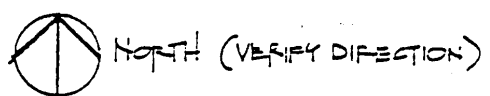
At the perimeter of the slab, form a thickened edge, (haunch), having a minimum vertical dimension at the exterior face of 12 inches with at least 6 inches projecting above finished grade. The bottom of the haunch shall be at least 8 inches wide and sloped upward to the bottom of the slab. Minimum slab thickness shall be 3-1/2 inches. The minimum concrete strength shall be at least 2,500 lbs. per sq. inch after 28 days. In cold weather, protect the concrete from freezing until cured. Slab reinforcement should be 6 X 6 No: 10 wire mesh throughout. When the slab is over 400 sq. ft. in area, install two #4 rebar around the slab perimeter, (haunch)
2. **Anchor Bolts:** Foundation plates or sills shall be bolted to the slab or foundation wall with not less than 1/2 inch nominal diameter steel anchor bolts embedded at least 7 inches into the concrete and spaced not more than 6 feet apart. There shall be a minimum of two bolts per piece with one bolt located within 12 inches of each end of each piece.
3. **Sill Plates:** All foundation plates or sills and sleepers on a concrete slab, which are in direct contact with the earth, and sills which rest on concrete or masonry foundations shall be of

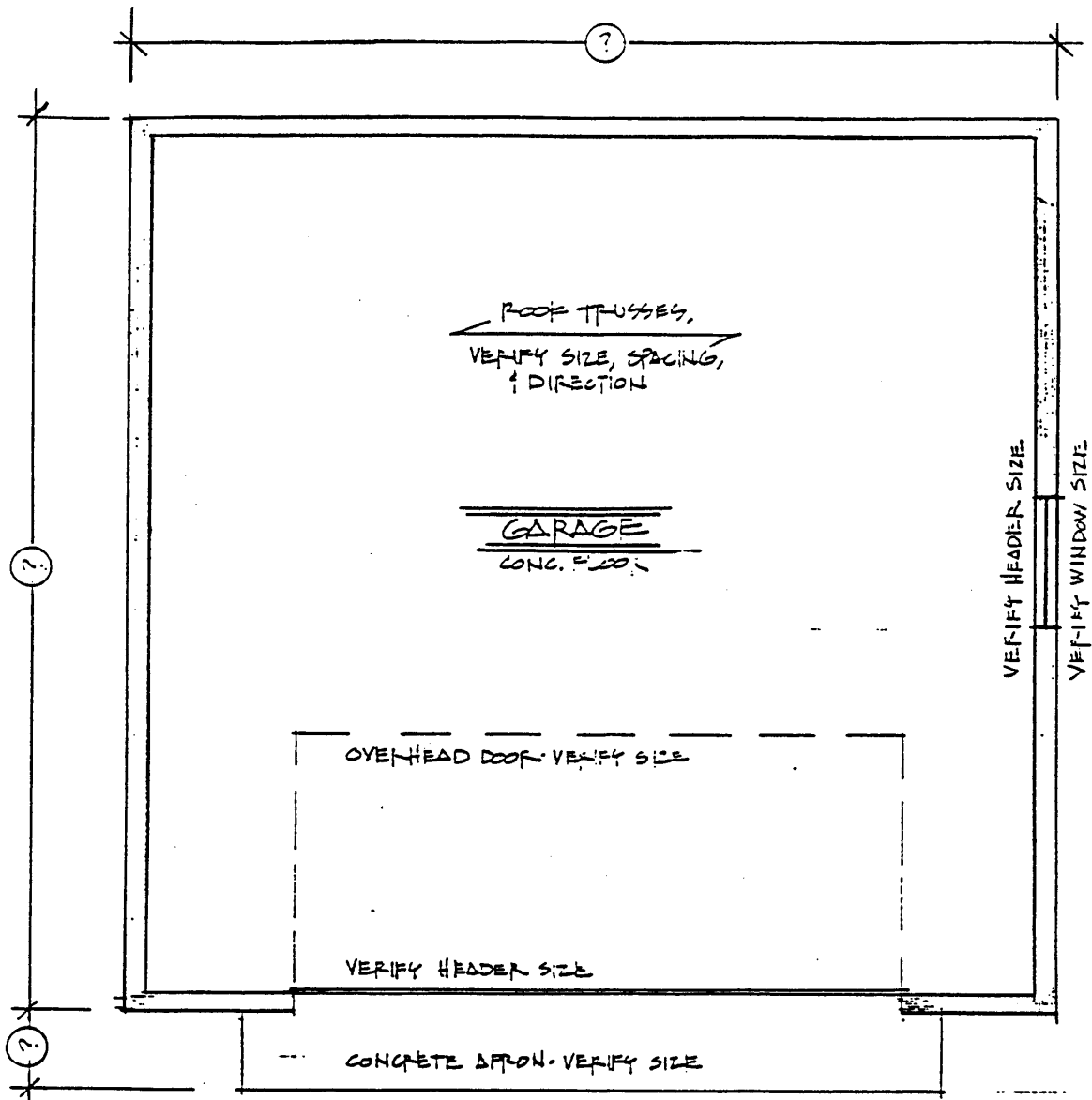
approved treated wood or foundation redwood, not less than 2 inches in thickness. The sill width shall not be less than that of the wall studs.

4. Wall Framing: Studs shall be placed with their wide dimension perpendicular to the wall, be not less than 2 X 4's and shall be spaced not more than 24 inches on center.
5. Top Plate: Exterior wall studs shall be capped with double top plates installed to provide overlapping at corners and at intersections of other partitions. End joints in double top plates shall be offset at least 48 inches.
6. Wall Sheathing & Siding: Approved wall sheathing and siding material shall be installed according to the manufactures recommendations.
7. Wood & Earth Separation: Wood used in construction of permanent structures and located nearer than 6 inches to earth shall be treated wood or wood of natural resistance to decay

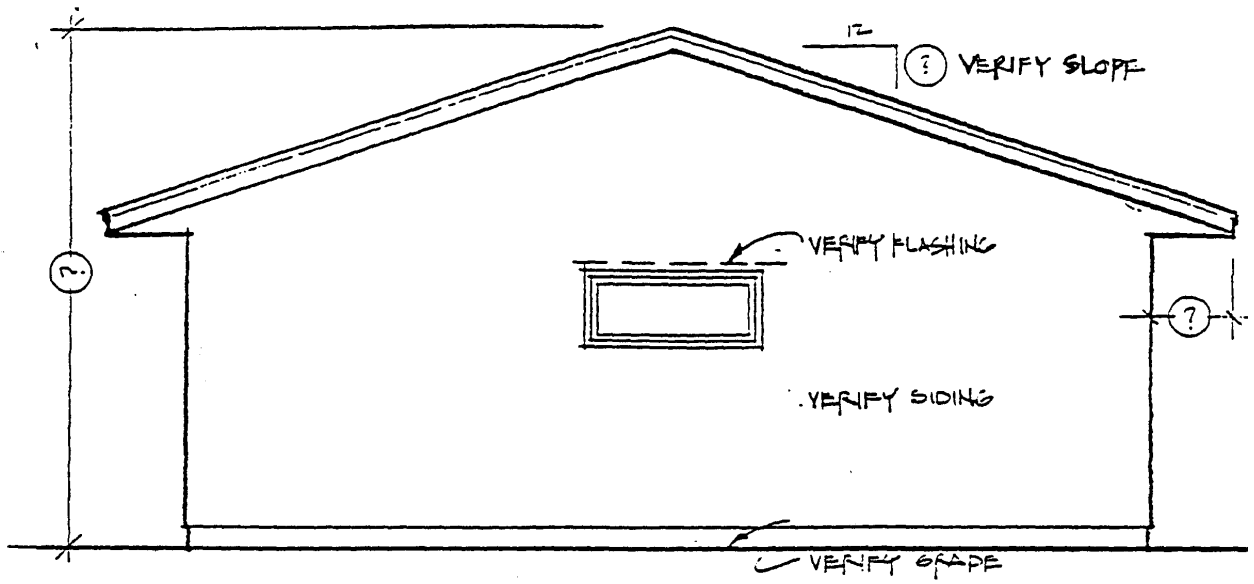


SITE PLAN (VERIFY SCALE)

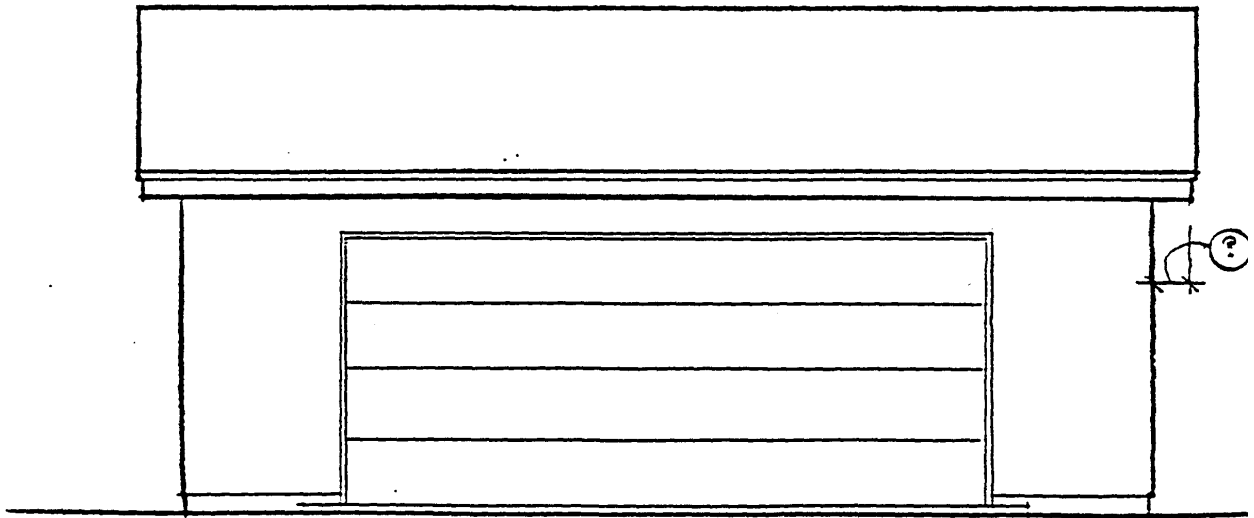




FLOOR PLAN 1/4" = 1'-0"



SIDE ELEVATION 1/4"=1'-0"

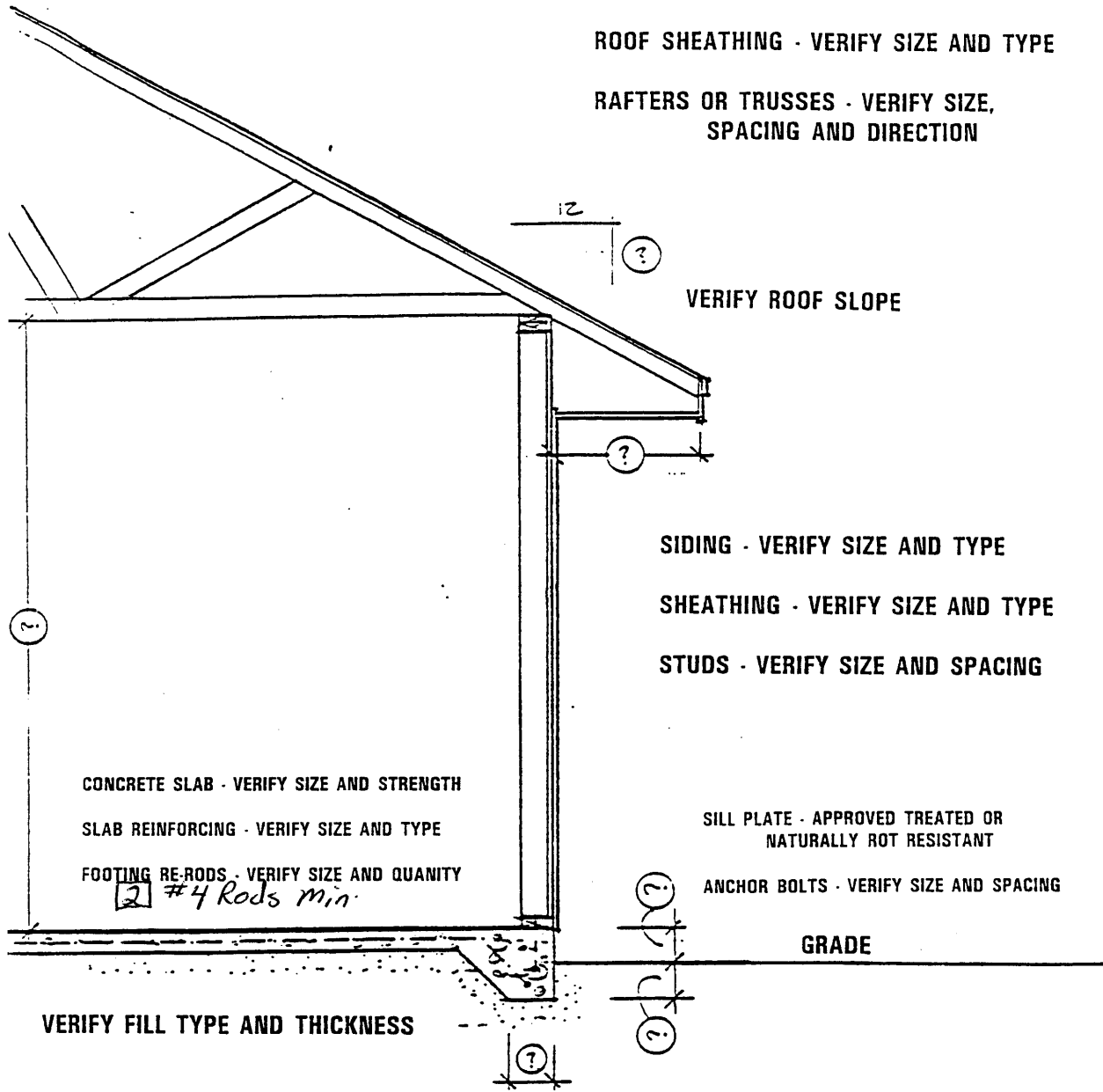


FRONT ELEVATION 1/4"=1'-0"

SHINGLES - VERIFY MATERIAL AND WEIGHT

ROOF SHEATHING - VERIFY SIZE AND TYPE

RAFTERS OR TRUSSES - VERIFY SIZE,
SPACING AND DIRECTION



CROSS SECTION OF A DETACHED GARAGE

