



MINIMUM BUILDING PLAN SUBMITTAL FOR DETACHED GARAGES AND OUTBUILDINGS:

THIS LIST REPRESENTS MINIMUM BUILDING PLAN SUBMITTAL REQUIREMENTS. DEPENDING ON THE SCOPE OF WORK AND TYPE OF CONSTRUCTION, OTHER ITEMS MAY BE REQUIRED.

FOUNDATION PLAN

- Ensure all plans are clearly dimensioned and drawn to scale.
- Ensure that the foundation plans includes the location, size, and specifications for all piers supporting proposed exterior decks.
- Provide dimensioned, cross section details of all footings, piers, buttresses, retaining walls, and spread footings. Include all proposed reinforcement location. Include the location of footing drains, insulation, and details of the proposed connection of floor systems. Reference all details on the corresponding full-sized foundation plan. Engineering letters will not be accepted in lieu of dimensioned construction drawings.
- Clearly identify the size and spacing of all anchor bolts and holdowns.
- Identify the location and size of all required foundation vents.
- Identify the size and location of all proposed beam pockets.

ELEVATION VIEWS

- Provide dimensioned elevation drawings for all sides of building.
- All elevation views shall be drawn to scale.
- Identify the roof slope or pitch.
- Indicate what type of roof material is to be used.
- Indicate exterior finish (wood, stucco, brick, etc.)
- Show the location of all exterior doors and windows.
- Indicate how the required attic ventilation will be met.

FLOOR PLANS

- Complete dimensioned floor plans are required. All floor plans shall be drawn to scale.
- Ensure floor plans include all interior dimensions.
- Clearly indicate the total square footage of every level.
- Clearly label the use of each room.
- Indicate the dimensions of all hallways, stairs, and landings.
- Clearly distinguish between finished and unfinished space.
- Identify the location, size, and type of all windows and doors.
- Identify the location and dimensions of required attic and crawl space access points.
- Indicate the location of all safety glass, where required.
- Show the type and location of all mechanical equipment to include furnaces, boilers, water heaters, etc.
- Show the type and location of all fireplaces and stoves.
- Include the location of all plumbing fixtures and ventilation fans.
- Clearly indicate the size of all exterior and load bearing headers.
- Clearly label the location of all exterior and interior shear walls.
- Identify the location of all significant point loads on every level.

CONSTRUCTION DETAILS/ CROSS SECTIONS

A minimum of one dimensioned cross section taken through the entire structure shall be provided. More than one cross section may be required to clearly portray construction. Cross sections shall clearly show the following items:

- Finish grades.
- Foundation detail with floor/wall connection.
- Type, size, and spacing of wall studs.
- Number of top and bottom plates.
- Elevation of each level.
- Interior/ exterior wall, ceiling, floor, and roof materials.
- Insulation method and R-value for all walls, floors, ceilings.
- Attachment of wall to roof system.
- Stair construction to include rise/run dimensions, handrails, guardrails, head clearance, landings, stringer connection detail, and fire protection on underside.
- Ensure that all cross sections and construction details are clearly referenced on the corresponding floor plan.
- Include any details of non-typical construction.
- Any wall over 10 feet tall requires a framing detail.

FLOOR FRAMING PLANS - for sheds if applicable

Provide a complete dimensioned, scaled structural plan for each floor (including decks) that clearly identifies the following items:

- Floor framing material (dimensioned lumber or engineered joists.)
- Floor joists size, type and spacing.
- Post, beam, and header size and locations.
- Location of all internal bearing walls.
- Locations of all significant point loads.
- Number of trim & king studs for beams and headers.
- Hanger and tie down type and location.
- Location of required blocking.

ROOF FRAMING PLANS

Provide a complete dimensioned, scaled structural plan that clearly identifies the following items:

- Roof framing material (dimensioned lumber rafters, engineered rafters, or engineered trusses.)
- Rafter size, type and spacing.
- Manufactured truss type and spacing.
- Over-framing shall be shaded on the plans and the method of construction shall be identified.
- Post, beam, and header size and locations.
- Locations of all significant point loads.
- Number of trim & king studs for beams and headers.
- Hanger and tie down type and location.
- Location of required blocking.
- Identify the type and location of attic ventilation.
- Any engineered wood members used in framing require the stamp and signature of a Illinois State Licensed Engineer.
- If engineered wood trusses are used, provide the following site specific information: (Note - Truss manufacturer layouts are not accepted in lieu of full sized framing plans.)
 - Details of each truss component produced by the manufacturer.
 - Label all trusses on the roof framing plan with numbers/letters corresponding to truss details.
 - Label all girder trusses with the number of plies.
 - Ensure all mechanical equipment to be located in attic is addressed in the truss engineering.
 - Verify that all significant uplift loads have been addressed.

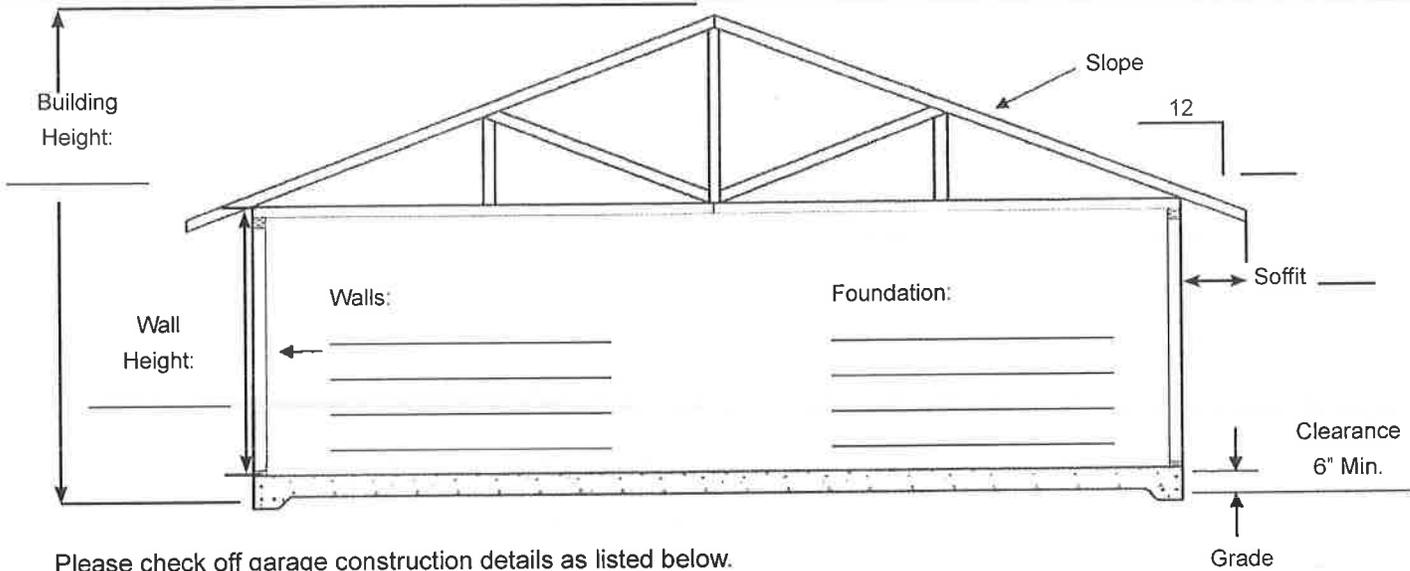


Lake County

Planning, Building & Development
500 W. Winchester Road
Libertyville, Illinois 60048

Standard Detached Garage Cross Section Detail Sheet

Permit No. _____



Please check off garage construction details as listed below.

Roofing Material

- Asphalt Shingles (min. 2:12 slope)
- Cedar, Pine Shakes/Shingles
- Metal Roofing
- Other Specify _____

Roof Sheathing

- Min. 3/8" OSB or plywood

NOTE: OSB or plywood less than 1/2" requires H clips and ridge blocking

- 1/2" OSB or plywood
- Other Specify _____

Roof Framing

- Pre-manufactured Engineered Truss
- Stick Built Rafters (provide details)

Exterior Finish

- Vinyl Siding
- Stucco
- Metal Siding
- Other Specify _____

Interior Development

NOTE: If doing any items listed below layout/plans will be required as well (if applicable)

- Electrical
- Gas
- Heating
- Plumbing
- Other Specify _____

Wall Sheathing

- 3/8" OSB
- 3/8" plywood
- 1/2" plywood
- 1/2" OSB
- Other Specify _____

Wall Framing

- 2x4 @ 16" o.c.
- 2x4 @ 24" o.c.
*Max wall height 10'
- 2x6 @ 16"/24" o.c.
- Insulated walls & ceiling

Garage Door Header

- Length _____
- Depth _____ # of Plys _____
- Built Up
- Engineered

Garage Door Size _____

Direction of Trusses

- Trusses parallel to overhead door opening
- Trusses perpendicular overhead door opening (Review with S.C.O.)

Please Note:

If the roof framing members transfer roof loading to the overhead garage door beam please specify the size of the garage door beam.

Garage walls to be secured to slab with anchor 1/2" x 10" bolts at 6' on center maximum. 2 per plate

The garage shall not be constructed over an underground gas line.

Date _____

Applicant's Signature _____

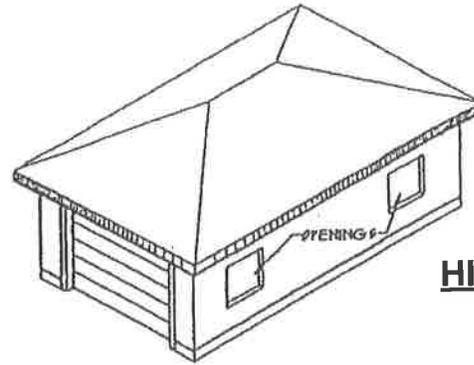
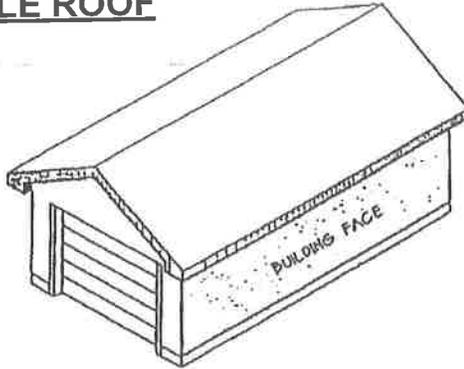
Address _____



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500 W. Winchester Road
Libertyville, Illinois 60048

GABLE ROOF



HIP ROOF

SPECIFY ELEVATION TO BE USED:

GABLE

HIP

If Building Hip Roof, hip rafters to be one size larger lumber than jack an common rafters

Header size _____

Window size _____

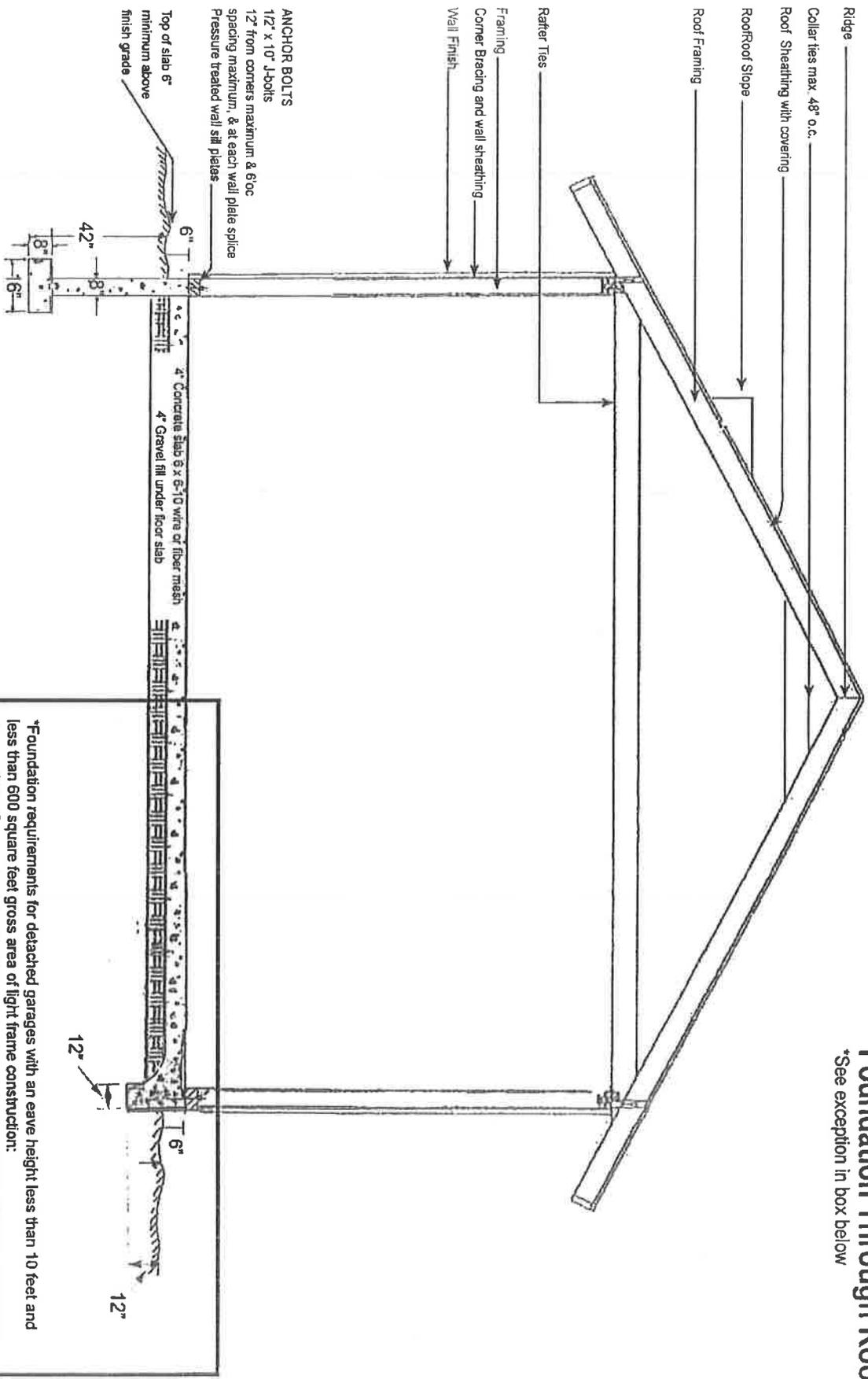
Door Width _____

Width _____

Length _____

Typical Building Section Foundation Through Roof

*See exception in box below



*Foundation requirements for detached garages with an eave height less than 10 feet and less than 600 square feet gross area of light frame construction:
A monolithic 4" concrete slab with thickened edge footing, 12" wide by 12" deep embedment below adjacent grade and 6 x 6-10 wire or fiber mesh in floor.