

Detached Garage

Permit Success Checklist

Montgomery County Building Regulations Residential Drawing Standards:

- Submit a copy of the Zoning Certificate
- Submit two sets of construction documents
- All drawings must be drawn to a recognizable scale, such as 1/4"= 1'-0" for the floor plans
- All sheets must include the owner's name and project address
- All sheets must include the name and contact information of the person who prepared the drawings
- All sheets must be dated

Drawing Revisions:

- All revisions must be circled or clouded, in order to see the changes clearly
- All revisions must be dated
- Information which did not change as a result of the revision need not be resubmitted

Detached Garage Drawing Checklist: *These lists indicate common elements that must be submitted for this project type. Individual projects vary & may require additional information. If unsure of the project requirements, contact Building Regulations.*

1. Site Plan:

- Property Lines
- All site features (drive, well, septic field, etc.)
- All structures (existing and proposed addition)
- Dimensions between structures & property lines
- All easements and setbacks
- Floodplain and floodway boundaries on the property per FEMA FIRM, if applicable
- Topographic information if slope exceeds 1:3 within 40' of building footprint

2. Foundation Plan:

- Footing materials and size
- Continuous footing under garage overhead doors
- Patio and other concrete slabs on grade
- Foundation materials
- Footing and foundation reinforcing if used
- Floor slab materials, reinforcing, gravel fill and vapor barrier
- Garage slab slope

3. Floor Plan:

- All room uses labeled
- All door and window sizes,
- Complete dimensions, including stairway landings.
- Safety glazing locations
- Attic access size and location if ceiling is to be installed

4. Framing Plans, depending on complexity:

- Header, beam, and column sizes and bearing locations
- Roof framing or if using trusses, certified truss engineering on the job site for inspection

5. Exterior Elevations:

- All exterior elevation views
- All finish materials identified
- All doors and windows shown
- Proposed finished grade elevations

6. Wall Sections for all wall types in project:

- All footing & foundation materials, sizes and dimensions, and depth below finished grade.
- Reinforcing steel size and placement dimensions if required
- Anchor bolts, including size, spacing, distance from plate ends or corners, etc.
- Wall framing components, size, spacing, sheathing, vapor barrier, etc.
- Soffit details, including continuous ventilation
- Exterior finishes
- Masonry veneer details (air space, ties, sheathing protection, flashing, weeps, etc.)
- Roof components (rafters or trusses, roof sheathing, underlayment, shingles, etc.)

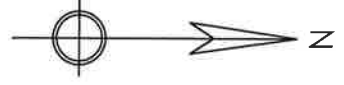
6. Inspections Required:

- Footing inspection when completely prepared but prior to pouring concrete.
- Frame and final inspection are done after the building is completely finished unless interior wall or ceiling coverings are installed and or electric is installed. If so, a rough electric and rough framing inspection are required prior to covering the wall and ceiling.
- Final Inspection when all work is complete

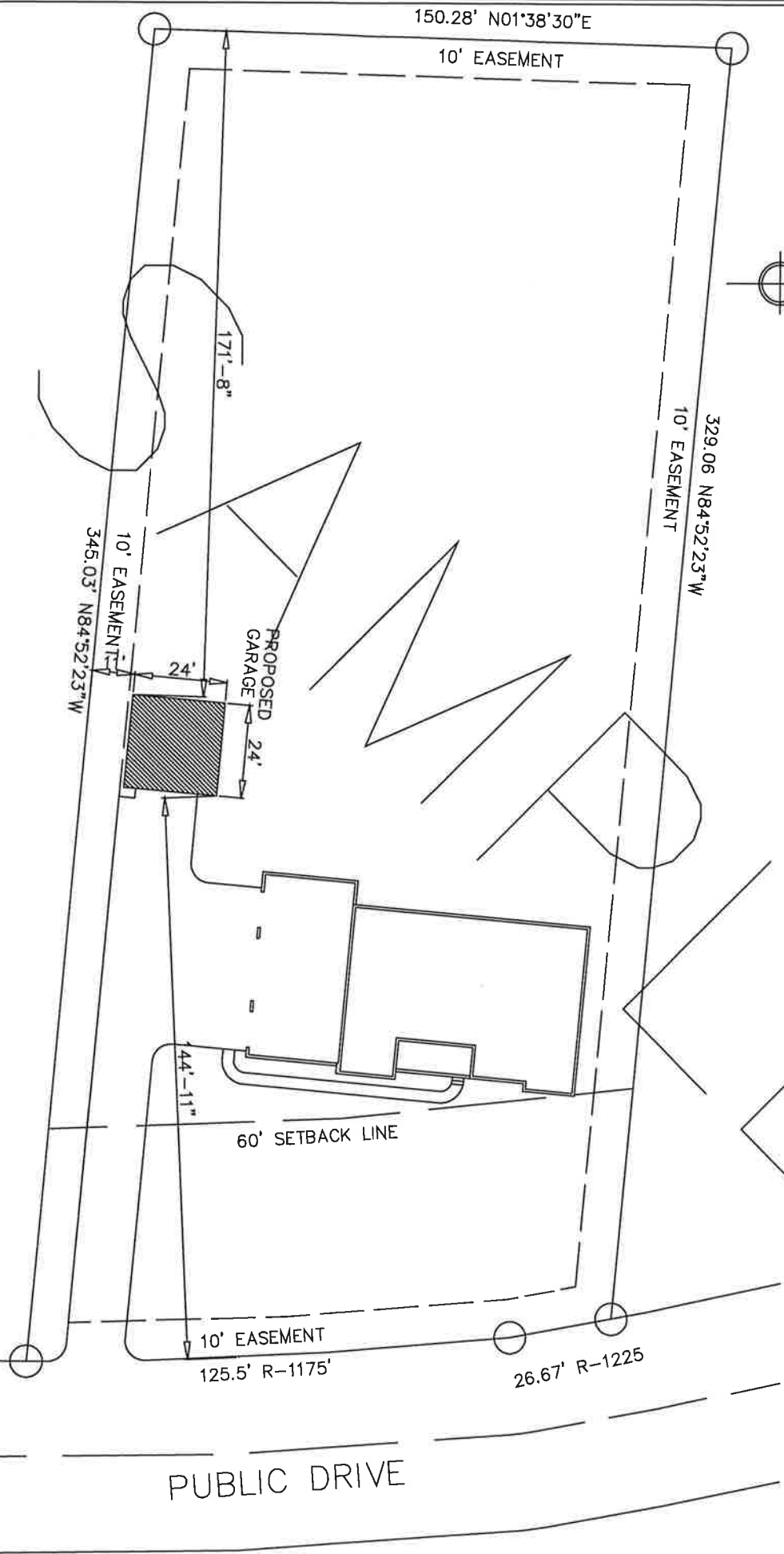
Note: *If garage is to be heated or cooled, additional information will be required. Contact Building Regulations for clarification.*

Note: See Code Enforcement Policy for details regarding residential roof truss submittals

PARCEL # 000000000000000000
 SUBDIVISION: PUBLIC SUBDIVISION
 LOT # 000
 ADDRESS: 351 PUBLIC DRIVE



SHEET INDEX:	
SHEET 1	PLOT PLAN
SHEET 2	FOUNDATION, FLOOR PLAN CROSS SECTION
SHEET 3	EXTERIOR VIEWS



OWNER:
 JOHN Q. PUBLIC
 351 PUBLIC DR.
 DAYTON, OHIO 45449

DRAWN BY: DOE DRAFTING SERVICE
 JOHN DOE, 451 MAIN STREET
 DAYTON, OHIO 45459
 PH. (937) 000-0000

PROJECT:
 DETACHED GARAGE

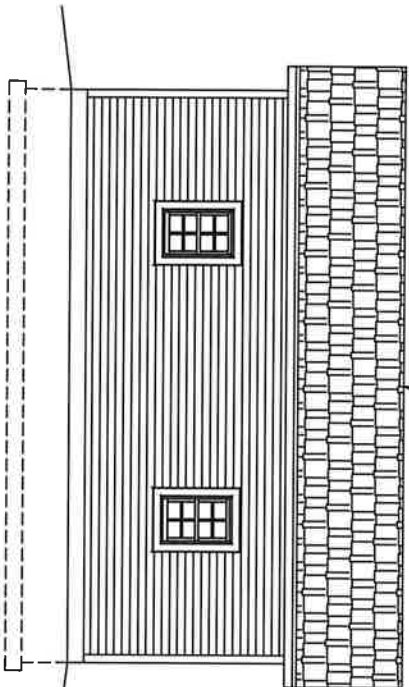
DRAWING:
 PLOT PLAN

DATE:
 00/00/00

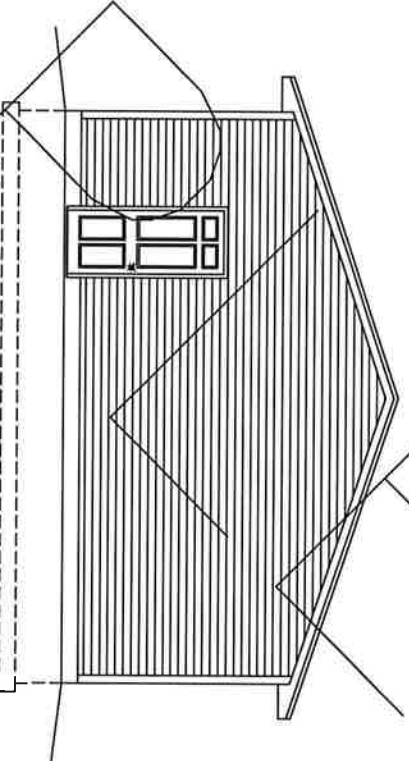
SCALE
 1" = 40'

SHEET NO.
 1 of 3

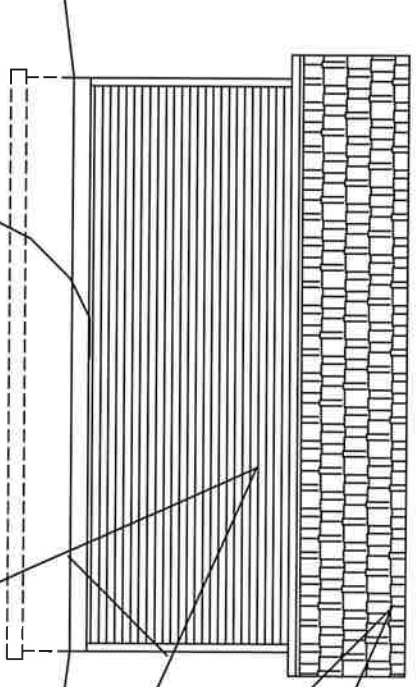
RIDGE VENT FOR ENCLOSED ATTICS



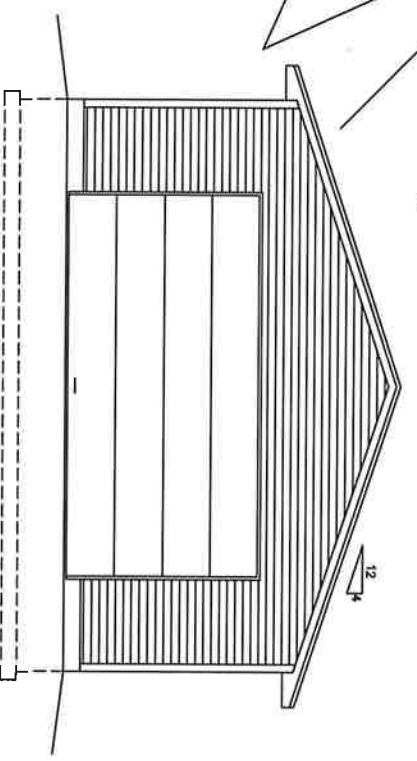
LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



FRONT ELEVATION

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JOHN Q. PUBLIC
351 PUBLIC DRIVE
DAYTON, OHIO 45449

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JOHN DOE, 451 MAIN STREET
DAYTON, OHIO 45459
PH. (937) 000-0000

PROJECT:
DETACHED GARAGE

DRAWING:
EXTERIOR ELEVATIONS

DATE:
00/00/0000

SCALE
1/8"=1'

SHEET NO.
3 of 3