TOWN OF SABATTUS
TYPICAL BUILDING PLANS FOR A GARAGE

This handout is intended only as a guide to the subject matter covered herein and is based in part on the State Building Code. While every attempt has been made to insure the correctness of this handout, no guarantees are made to its accuracy or completeness. Responsibility for compliance with applicable codes and ordinances falls on the owner or contractor. For specific questions regarding code requirements, refer to the Maine Uniform Building and Energy Code or contact your local Building Department

The most important step in the permit process is the submittal and review of building plans. The purpose of the plans is to provide a detailed written document of the scope of your project. If you are having a number of contractors bid on your project, it is in your best interests if you provide plans independent of a contractor. That way all of the contractors that bid on your project will be bidding on the same conditions and you will more easily be able to compare bids. **Your plans should replicate exactly what you will build.**

When the town receives your plans, a staff member will review your plans to determine in advance that the proposed work complies with the various building rules. The goal is to uncover potential problem areas while the project is still on paper and save you costly corrections later. Applicants are asked to provide two sets of plans. The Tow retains one set, the other set will be returned to the permit applicant with any corrections noted.

Plans must be detailed. They must also be neatly drawn and drawn to a useable scale. One-quarter inch to one foot is a common scale for floor plans and building plans. Typical residential plans would include a site plan (decks, additions, and garages only), foundation plans, floor plans, cross sections, elevations, details of various structural components, and a window schedule. Plans should be dimensioned and include information on use of rooms, wall and ceiling finishes, and lumber sizes and spacing. It is helpful if each page identifies the address of the project as well as the owner's name.

You can prepare your own plans or your contractor or a drafting service can prepare them for you. 8 ½ X 11 sheets can be used for projects that aren't too large. If your project is very complex, you may find it advantageous to hire a professional designer to assist you. Also, if your design involves complicated framing techniques or the use of steel I-beams, for example, you may be required to verify that the designs meet code as a part of the plan review process. The Building Department may require that a licensed engineer provide this verification.

Once your plans are reviewed and approved, it is very important that you do not change the plans without prior approval of the Building Department. If you change the plans, you run the risk of code violations and negate the purpose of having the plans reviewed in the first place. The following is a description of what should be included on various

portions of the plans:

Incomplete submittals may delay your project. To avoid delays in starting your project, the following information must be submitted with your building permit application.

Site Plan

The site plan is a scale drawing of the lot showing the location of each building on the lot. The site plan should indicate the address of the property, the scale to which the drawing was prepared, and indicate the orientation of the drawing with a north arrow. The size of each building must be shown as well as the distance from each building to the property lines and to other buildings. The new construction should be clearly identified on the site plan. Any water features, retaining walls, or other physical features should be shown. Distances from buildings must be shown to property lines and not streets, sidewalks or alleys. If you do not know the location of your property lines, you may need to have your lot surveyed. Many surveys are on file with the City. Check with us to see if we have a survey for your lot.

Foundation Plans

Foundation plans indicate the path and location of the footings and general notes on the foundation design. They should be fully dimensioned.

Elevations

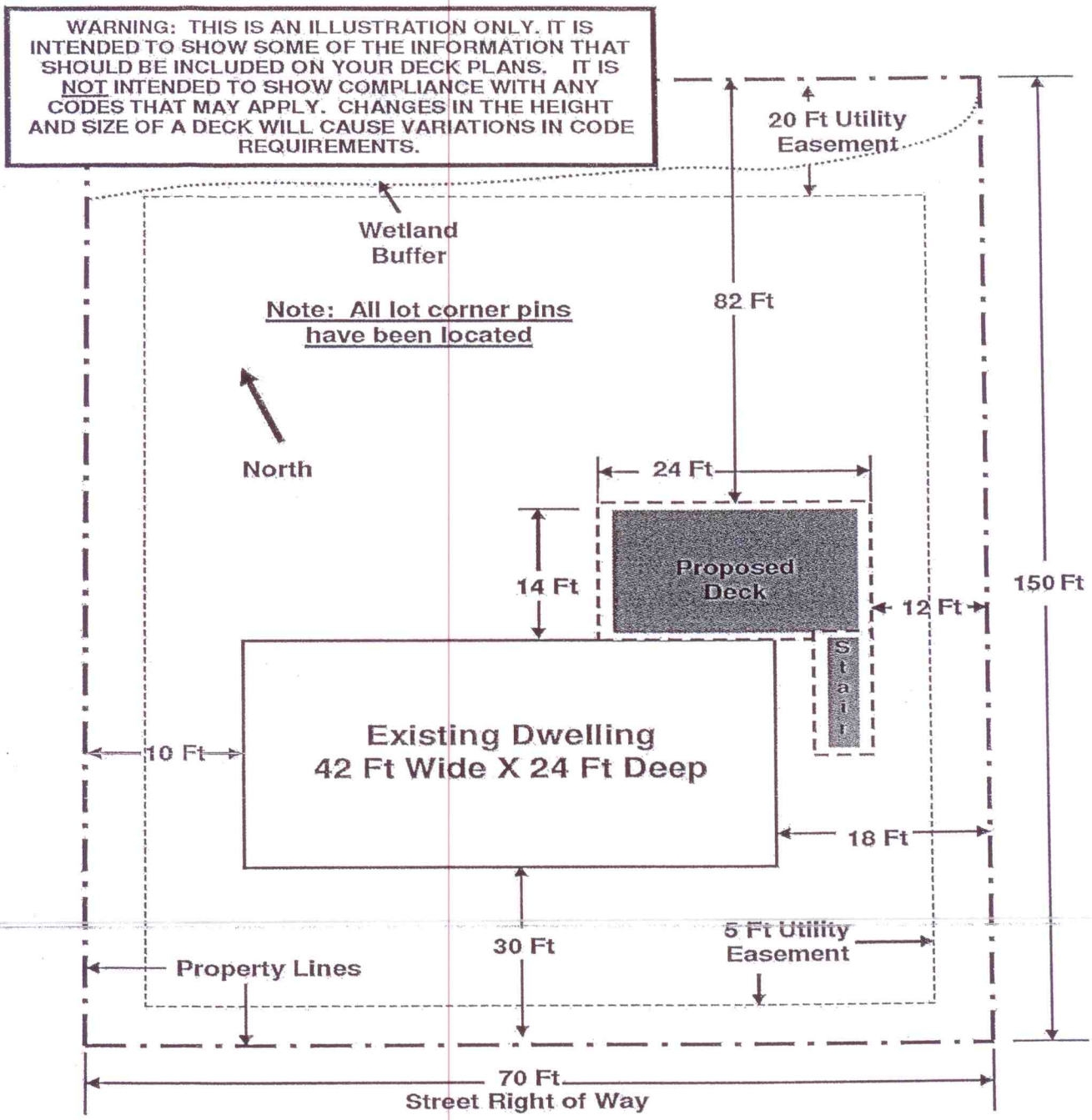
An elevation plan is a view of the building, as one would see it from each side of the building. Elevations help to show the scale of the project, the building height, and exterior finishes. They also help to determine the number of stories of a building, which can effect certain building code requirements.

Floor Plans

Floor plans should be submitted for each floor affected by a building project. The floor plan should show the location and identity of each room, room dimensions, locations of windows and doors, fixture locations, and items such as smoke detectors. A window schedule should be provided with the floor plans. The schedule should indicate the location of the window, the manufacturer, the window size (manufacturer's model number), and if the window is safety glazed.

Cross Sections

Cross sections show a view through the building's framework from foundation to the peak of the roof. Multiple cross sections may be necessary to portray the various work proposed. Cross sections should show the footing width and depth including rebar placement; foundation type (masonry, concrete, or wood), foundation height and thickness, rebar locations, framing details; anchor bolt locations; sill plates, floor joist size and spacing, stud size and spacing, exterior and interior sheathing, exterior wall coverings, and insulation and vapor barriers; and roof framing including truss drawings or joist and rafter size and spacing, roof pitch, eave details, insulation and vapor barriers, roof sheathing, underlayment, ventilation methods, ice and water barrier installations, and roofing type. Descriptive notes may be included to address specific issues such as treated plates, header sizes, fastener schedules, etc.



PLOT PLAN

Plot plans of total parcel, DRAWN TO SCALE.

___ A. Show all dimensions of all property lines.

___ B. Identify scale used. Minimum scale is 1 inch = 20 feet or 1/16 inch = one foot. (preferred) For large parcels, a vicinity map accompanied by an enlargement of the construction site will be acceptable (max. size paper that will be accepted is 24" x 36").

___ C. Direction north identified.

___ D. Easements for utilities including overhead (you are responsible for knowing where these are even if they are not on your plot plan).

___ E. Name of all adjacent roads and clearly show driveway location and access point.

___ F. Vehicle parking areas identified.

___ G. Section, township, and range.

___ H. Subdivision name, lot, block, and filing number, if applicable.

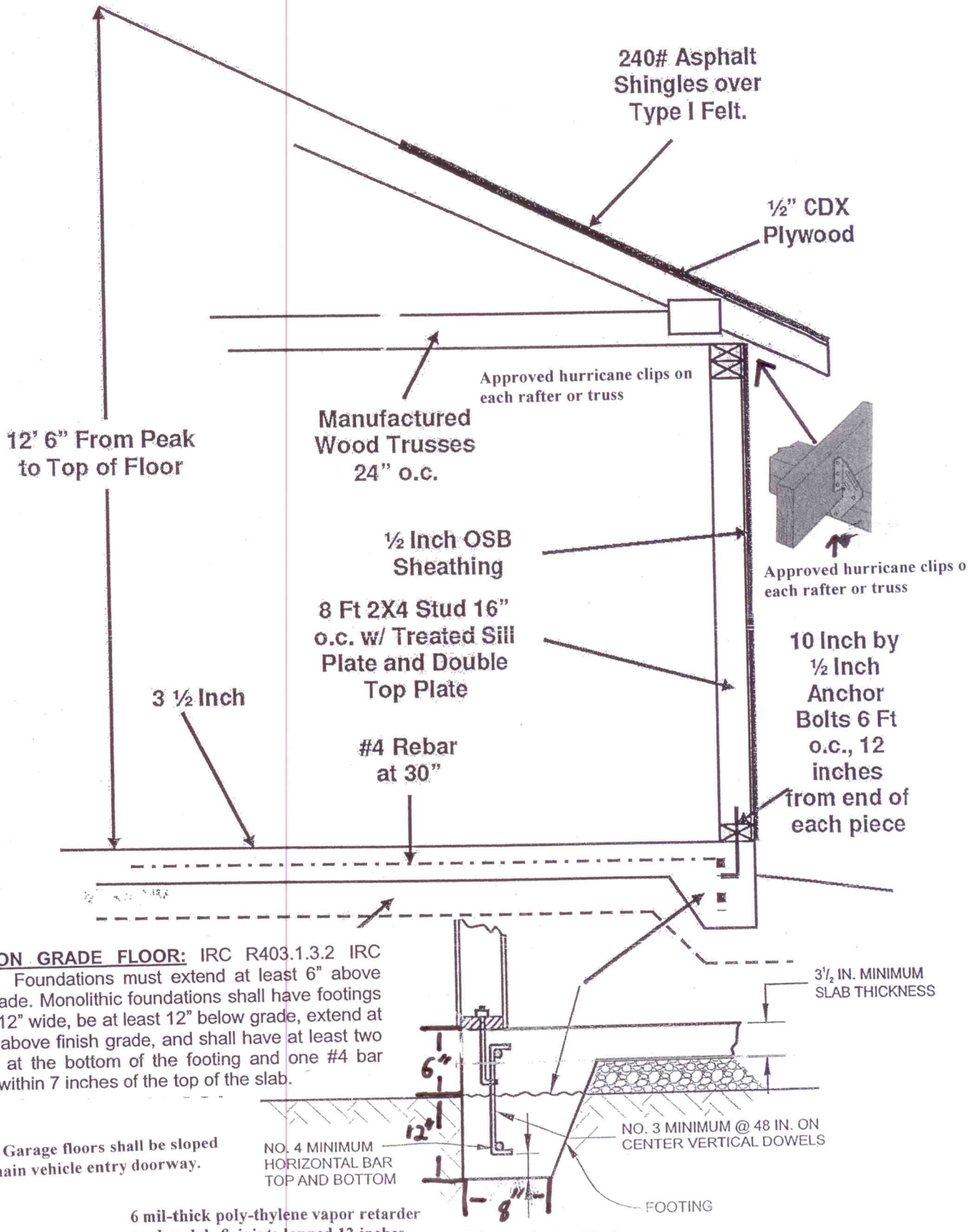
___ I. Property owner's name, address and phone number.

___ J. All existing structures shown and labeled as to their use and the location of the proposed structure. Include bay windows, window wells, and any structural appendage with distance to the property lines from such appendage.

___ K. Distance from the proposed structure to ALL property lines and to the centerline of all adjacent roads. If an existing structure straddles the property line, it must be shown on the plot plan.

_ L. Location of any stream or stream bed, wet or dry, lake or any other body of water within 100 feet of the structure. Note distance from structure to water.

TYPICAL GARAGE CROSS SECTION



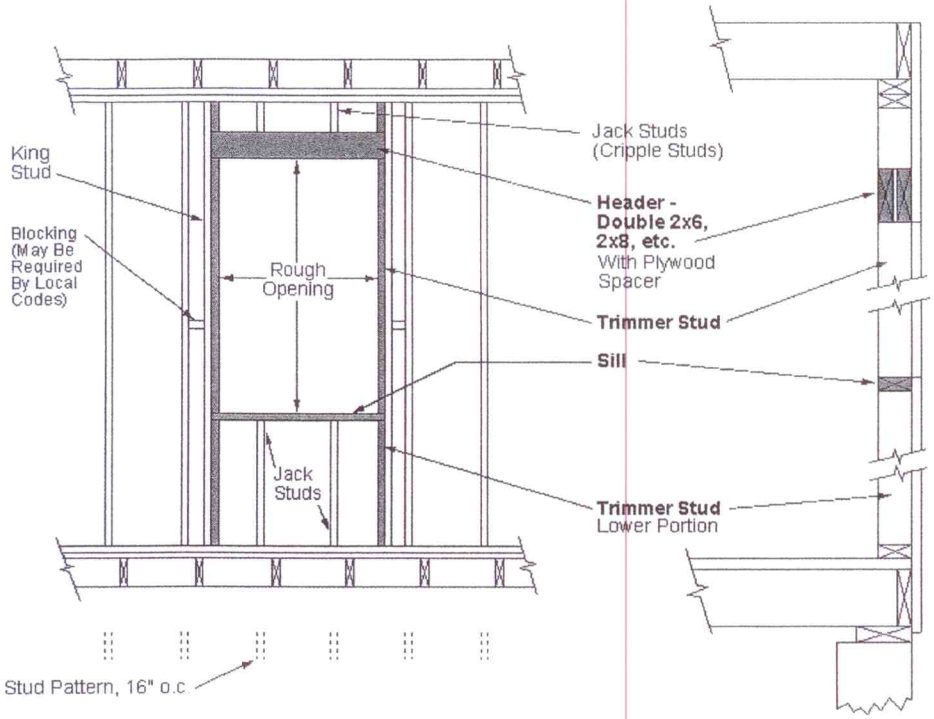
SLAB ON GRADE FLOOR: IRC R403.1.3.2 IRC R309.1. Foundations must extend at least 6" above finish grade. Monolithic foundations shall have footings at least 12" wide, be at least 12" below grade, extend at least 6" above finish grade, and shall have at least two #4 bars at the bottom of the footing and one #4 bar located within 7 inches of the top of the slab.

Information. Garage floors shall be sloped toward the main vehicle entry doorway.

6 mil-thick poly-thylene vapor retarder under slab & joints lapped 12 inches & sealed with adheasive.

Monolithic Slab

Typical Framing Plan



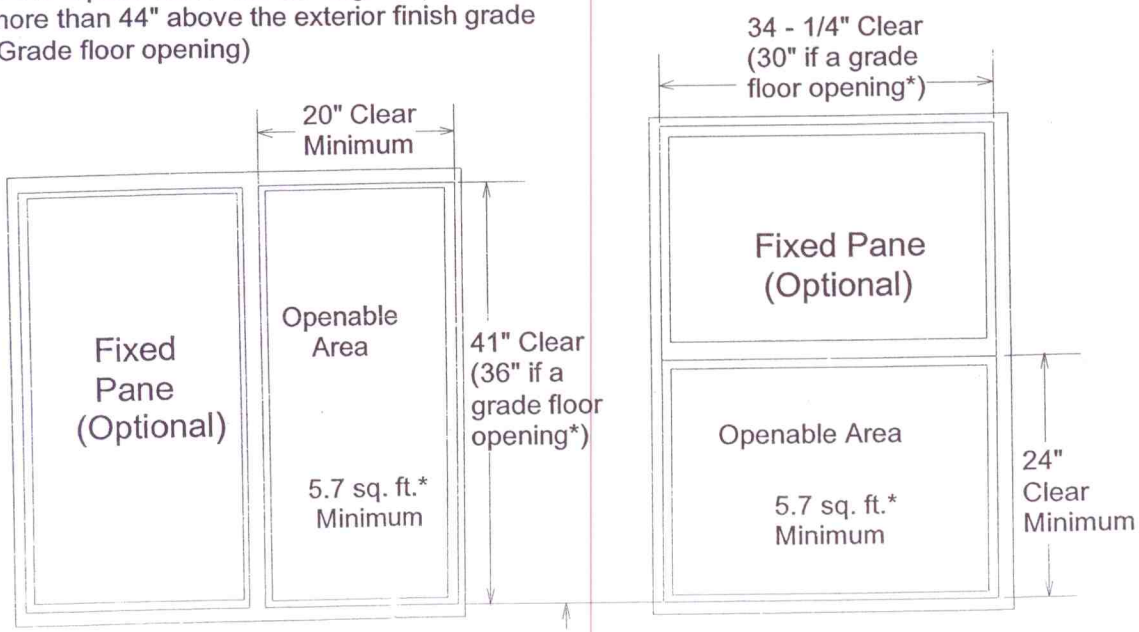
Framing A Rough Opening For Windows And Doors

STANDARD CONSTRUCTION DETAILS

EMERGENCY EGRESS/RESCUE OPENING

R310

* Minimum clear area may be reduced to 5.0 square feet if the sill height is not more than 44" above the exterior finish grade (Grade floor opening)



Typical Framing Plan

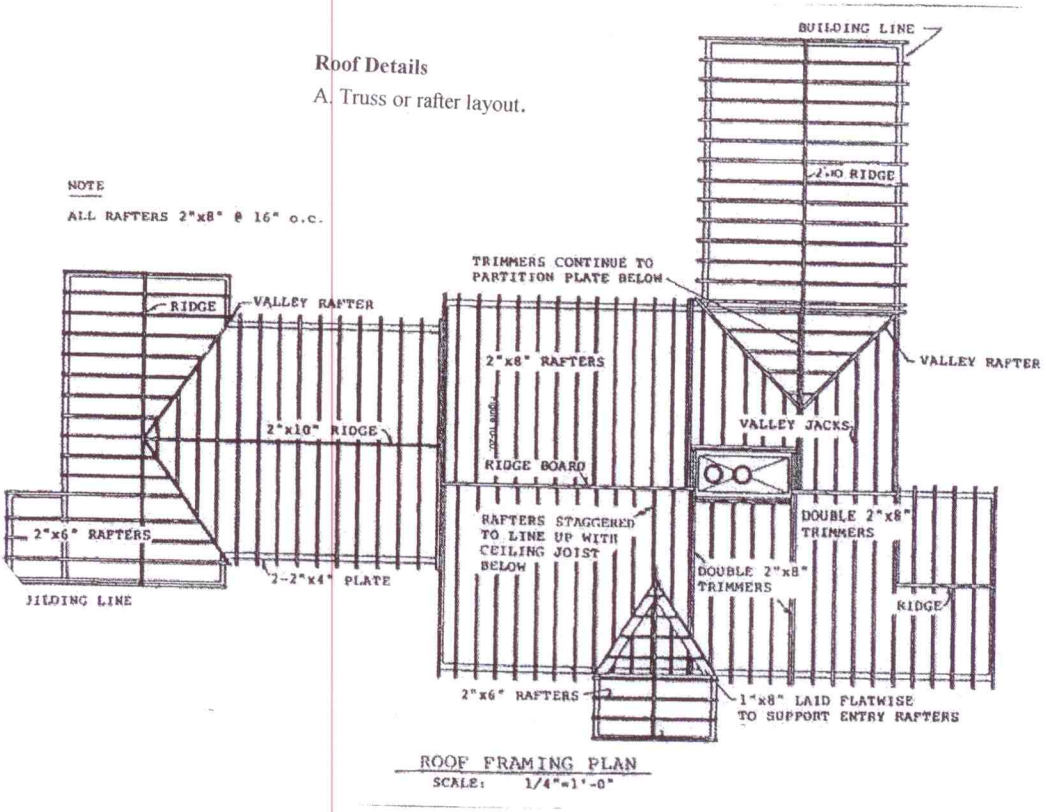
Framing Plan

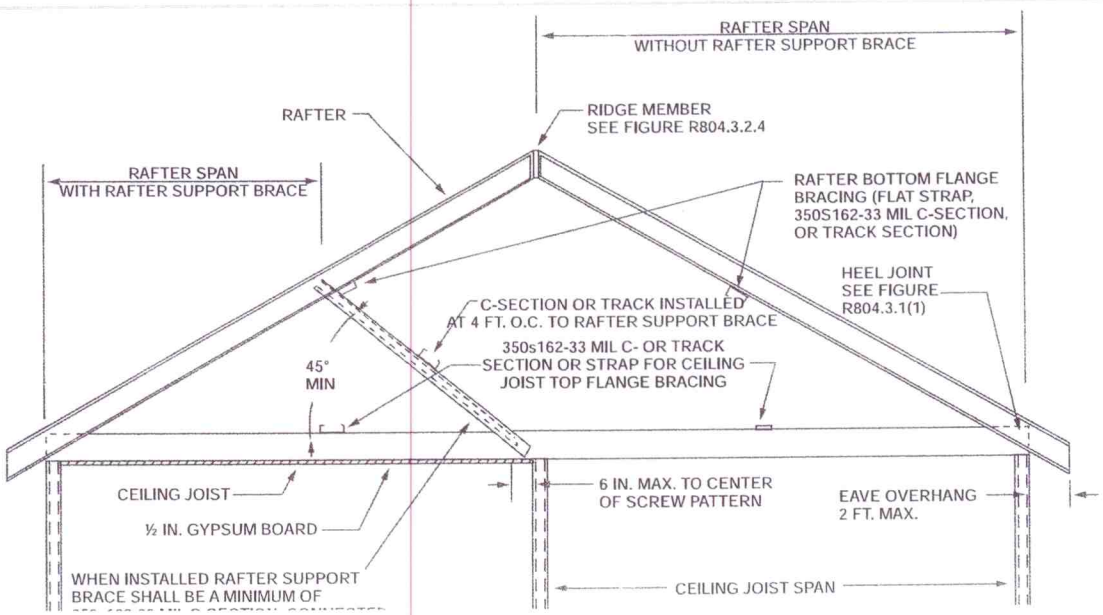
. Framing plan must show direction, size, and spacing of floor joists, roof rafters, girders, beams, columns, and piers.

Door and window sizes and location, and direction of door swing.

Roof Details

A. Truss or rafter layout.





For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1

Garage door openings shall have a minimum header consisting of two solid 2x12 or a 3 inch x 11.25 inch glued-laminated header. The header shall extend between the inside faces Of the first full length outer studs of each pannel.

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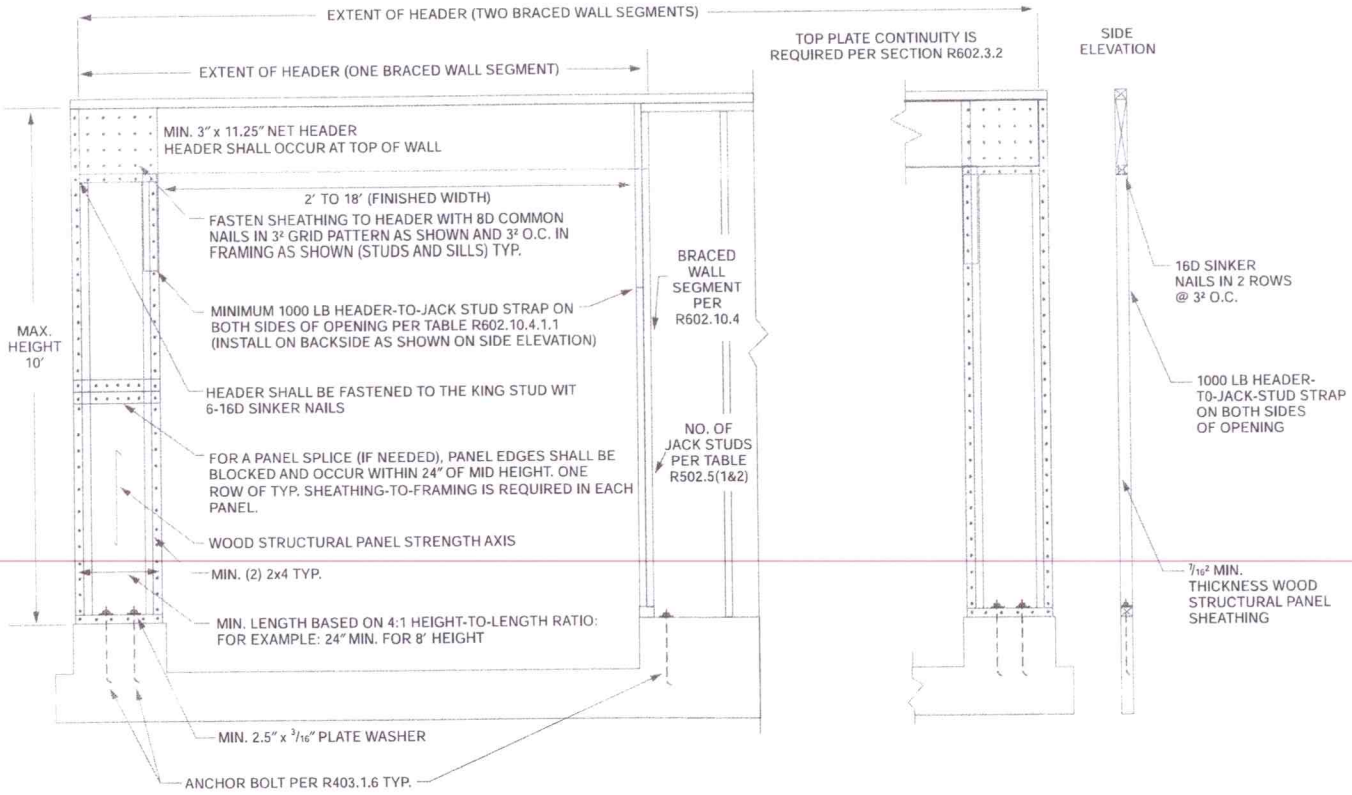
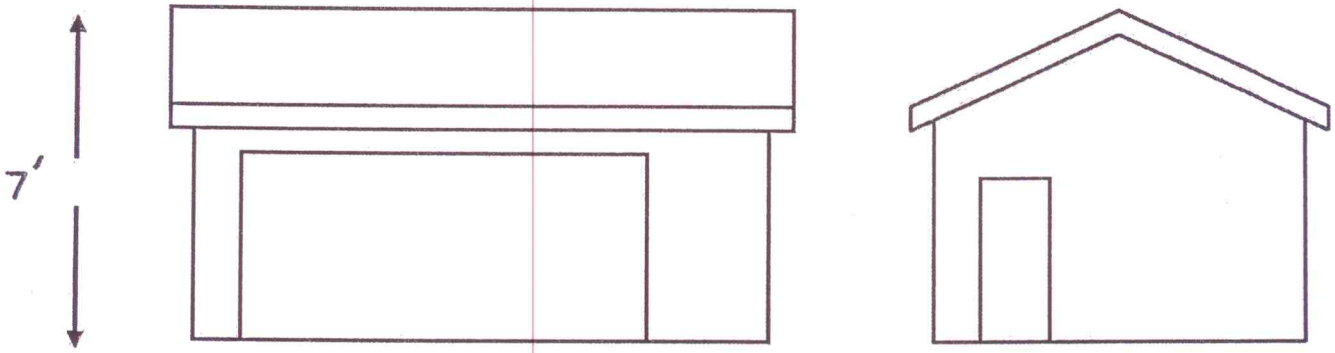


For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound force = 4.448 N.

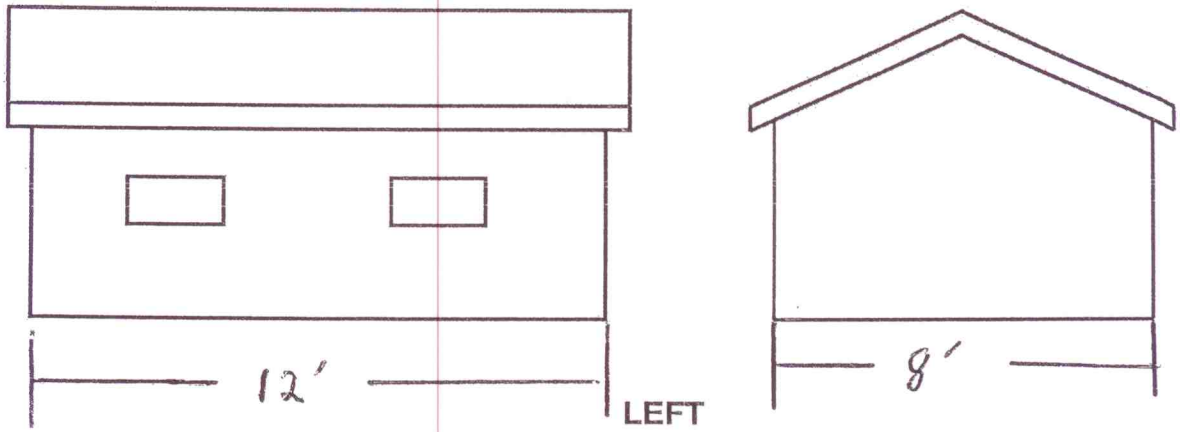
FIGURE R602.10.3.4
METHOD PFG PORTAL FRAME AT GARAGE DOOR OPENINGS IN SEISMIC DESIGN CATEGORIES A, B AND C

TYPICAL BUILDING ELEVATIONS



FRONT SIDE

RIGHT



REAR SIDE

LEFT

SCALE ¼ INCH = 1 FOOT

Exterior Elevation

___ A. Front view, scale at 1/4 inch = 1 foot.
___ B. Rear and both side views, preferred scale 1/8 inch = 1 foot.
___ C. Finished floor lines.
___ D. Finished grade line at building.
___ E. Exterior wall finish material