



DETACHED GARAGE

Prototype Drawings

This prototype was developed to create a framework for the minimum submission necessary for plan review, permitting and construction. Other submission formats are acceptable but should include the same level of information. If these drawings are submitted for plan review, it is important to fill in **ALL** requested information and include **ONLY** applicable pages.

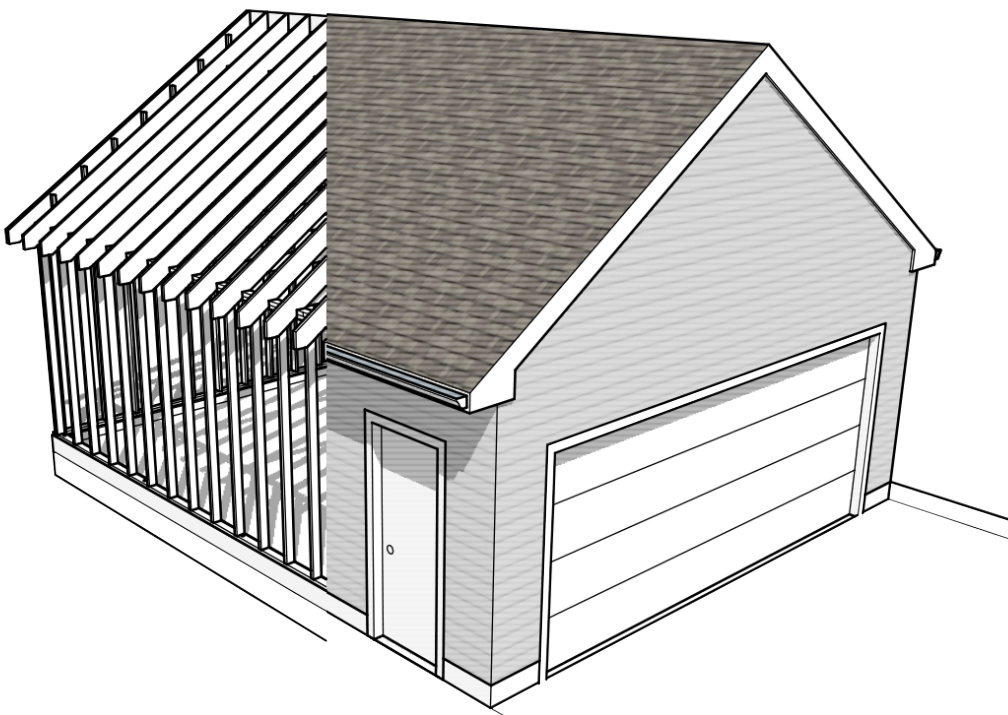
The following sheets contain prototype drawings for a freestanding wood framed 1 or 2 car garage less than 600 sf in total area. Drawings are provided for garage on either the right or left side of the house. Options are also included for either field framed or manufactured roof truss systems.

While many prescribed code requirements are included throughout these drawings, other information must be filled in by the applicant. For instance, roof rafter sizes must be listed by the applicant as the minimum required member is dependent on the span of the roof.

**THIS PROTOTYPE WAS DEVELOPED
BASED ON THE ZONING CODE OF
LAKEWOOD OHIO AND THE JULY 2019
EDITION OF THE 2019 RESIDENTIAL
CODE OF OHIO. UPDATES AND/
OR SPECIFIC CIRCUMSTANCES MAY
AFFECT REQUIREMENTS INDICATED.**

THE RESIDENTIAL CODE OF OHIO:
<https://codes.iccsafe.org/category/Ohio>

THE LAKEWOOD ZONING CODE
[https://www.amlegal.com/codes/
client/lakewood_oh/](https://www.amlegal.com/codes/client/lakewood_oh/)





Application for Residential Plan Approval

For projects subject to the provisions of the Residential Code of Ohio, including detached one-, two-, and three-family dwellings and structures accessory to those dwellings except as indicated by RCO section 101.2, Scope.

Project Building Location

*Street Address _____
*Owner Occupied? Yes No
*Owner Name _____
*Owner Phone Number _____
*Owner Email _____

Project Information RCO 107.2

Basic Project Types:

New Home	Alteration
Demolition of Principle Structure	Addition

Miscellaneous Project Types:

Garage	Rear Deck	Front Porch
Siding	Cabinets	Fixture Replacement
Paving >100 ft ²	Shed >120 ft ²	Fence
Swimming Pool	Waterproofing	Water Controlling

Equipment Installation or Replacement:

Water Heater	Furnace or A/C	Boiler
Electrical Panel	Solar Power	Solar Heating

Project Extents:

(Include total area and total cost including sub-trades)

*Total Project Area (sq. ft.): _____
*Valuation (Project Cost): _____
*Residential Plan Review Fee: \$25.00

*Brief Project Description:

Construction Documents:

*No. of Sets: _____ *Date on Plans: _____

Application Information: RCO 107.2

(Owner or designated representative)

*Name _____
*Business Name _____
*Street Address _____
*City, State, ZIP _____
*Phone Number _____
*Email Address _____

Registered Design Professional

(Person primarily responsible for preparation of documents)

Architect	Engineer	Certified Fire Protection System Designer	N/A
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*Name _____
*Firm or Business _____
*Certificate/Registration # _____
*Street Address _____
*City, State, ZIP _____
*Phone Number _____
*Email Address _____

Certification: RCO 107.2

(Owner or designated representative)

I certify that I am the building Owner Owner's Authorized Agent. All information contained in this application is true, accurate and complete to the best of my knowledge. All official correspondence in connection with this application should be sent to my attention at the address shown above. I consent to these plans being reviewed in the order of plans examination determined by the building official.

*Signature _____
*Print Name _____
*Date of Application _____

Building Department Use

(To be completed by Building Department staff)

Case Number: _____

Date Received _____ By _____

Dye Test:	Yes	No	N/A
Engineering:	Yes	No	N/A
Planning / Zoning:	Yes	No	N/A

Plan Review Fees (Check all that apply):

In House	Outside Plans Examiner	Stormwater Review
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City of Lakewood
Department of Housing
and Building

Case #:

Building Permit Application

12650 DETROIT AVENUE • LAKEWOOD, OH 44107 • (216) 529-6270 • Fax: (216) 529-5930

building.permits@lakewoodoh.gov

PROJECT ADDRESS:

Suite/Unit #

or **PERMANENT PARCEL NUMBER:**

PROPERTY CLASSIFICATION:

☐ 1, 2 or 3 Family

OR

☐ Commercial (includes multifamily and condominiums)

Who is performing the work?

☐ Homeowner

OR

☐ Contractor

PERMIT TYPE:

☐ Building

☐ *Plumbing

☐ *Mechanical

☐ *Electrical

☐ *(complete reverse side)

SCOPE OF PERMIT (Check all that apply):

New Primary Structure	Addition	Alteration	Repair	Equip. Replacement	Commercial Sign
Tent or Temporary	Rear Deck	Shed	Pool/Hot Tub	Water Controlling	Waterproofing
Commercial Hood	Fire Suppression		Fire Alarm	Storm Sewer	Refrigeration
Demolition	Paving	Drain	No Drain	Fence __ New or __ Existing	

Other (Please specify):

Generator

Manufacturer

Model

No. of BTU's

***VALUATION: (cost of the work) \$**

***PROJECT SIZE: (in square feet)**

BRIEF DESCRIPTION OF WORK: (Include scope, dimension, location)

DRAIN IN WORKSPACE (☐ NEW ☐ REPLACEMENT ☐ EXISTING)

PROPERTY OWNER NAME:

*Phone:

Business Name (if applicable)

*Email:

Mailing Address:

City:

State:

Zip:

CONTRACTOR CO. NAME:

*Phone:

CONTRACTOR NAME:

*Email:

Mailing Address:

City:

State:

Zip:

ARCHITECT/ENGINEER:

Phone:

Mailing Address:

City:

State:

Zip:

I hereby certify all information contained in this application is true, accurate and complete to the best of my knowledge. Furthermore, I am the property owner of record; or an authorized representative of the contractor registered with the city of Lakewood listed above and authorized by the property owner to perform the work described. I am primarily responsible for the work described and agree to abide by the applicable provisions of law and building codes adopted by the state of Ohio and the City of Lakewood. All subcontractors working under my direction shall be registered with the City of Lakewood. Perpetuation of fraud or misrepresentation including contractors or property owners obtaining permits on behalf of an unregistered contractor is a violation of LCO §1306.69 and punishable by fines, jail time and revocation of contractor registration.

Anticipated Completion Date:

SIGNATURE OF CONTRACTOR / OWNER

DATE



**City of Lakewood
Department of Housing
and Building**

City of Lakewood, Ohio
12650 Detroit Ave.
Lakewood, OH 44107
(216) 529-6270
building.permits@lakewoodoh.gov

Garage Demo Memo

Date: _____

Garage Demo Memo for Address: _____

I _____ understand and agree to the requirements
(HOMEOWNERS PRINTED NAME)
listed below, in order to obtain a demolition permit for my garage prior to plan approval.

- 1) The new garage pad will be placed on the lot according to Lakewood Codified Ordinances 1143.05.
- 2) Construction drawings complying with the 2019 Residential Code of Ohio (RCO) for the new garage pad and garage must be submitted for review a minimum of 30 days in advance of planned construction, and permits obtained.
- 3) The new garage will be completely rebuilt within 6 months of the closing of the demolition permit.

SIGNED: _____ Date: _____
(HOMEOWNERS SIGNATURE)



Owner Acknowledgement of Property Lines

Housing & Building

(216) 529-6270

building.permits@lakewoodoh.gov

Date: _____

I hereby acknowledge that property line location is the sole responsibility of the property owner. The location of the accessory structure or addition to a primary structure on the plot plan will be measured from a point that the homeowner deems as the property line. Lakewood assumes no responsibility for errors related to property line location. If there is a question regarding an existing property line, a licensed surveyor should be consulted to obtain a property line survey.

Project Address: _____

Owner Name: _____

Owner Address: _____

Owner Phone#: _____

Email Address: _____

Project Description: _____

Property Owner Signature

DETACHED GARAGE PROTOTYPE INSTRUCTIONS

PROPERTY ADDRESS: _____

Select either Right- or Left-hand option. Include the property address and page number on each page. Fill in ALL requested information and submit ONLY applicable pages.

SITE PLAN PAGE

- Highlight the north arrow to indicate geographic north in relation to the property.
- Fill in lot size, rear yard dimensions, garage dimensions, setbacks, and if applicable driveway and drain.
- Lot dimensions may be field measured or determined based on parcel information from the county auditor. Rear yard depth is measured from the back of the house or an attached deck if present.
- In Lakewood, the following restrictions apply:
 - 1) Garages are limited to 480 SF or 25% of the rear yard, whichever is greater.
 - 2) Minimum setbacks in R1H, R2 zoning districts are 18 inches, 36 inches in R1M for side and rear yards.*

ELEVATION PAGE(S)

- Fill in eave height, total garage height and roof slope.
- In Lakewood, garage height measured from grade to the midpoint between roof ridge and eave is limited to 15'-0".
- Indicate any additional door or window opening locations.
- Include rear and opposite side elevations only if additional windows or doors are planned for either wall

FLOOR PLAN PAGE

- Fill in dimensions for overall width and depth.
- Fill in dimensions for vehicle and man door. Note, at least one side-hinged door 2'-6" x 6'-8" is required.
- Indicate locations of electrical devices if garage is so equipped.
- Note electrical requirements:
 - Exterior light at the man door, GFCI receptacles at all locations. (1) receptacle per vehicle parking bay, underground conductors shall be buried per current NEC requirements. Interior receptacles and exterior lighting cannot be on the same circuit.

WALL SECTION PAGE

- Select either Framed or Truss roof option. Note, if trusses are being used, engineer stamped truss drawings must be submitted.
- Fill framing member size and spacing information.
- Fill in siding and wall sheathing information
- Fill in overhang dimension. Note that roof overhangs are limited by proximity to a property line. Overhangs may be no closer than 6 inches to a property line and must be fire rated if within 12 inches to a property line.

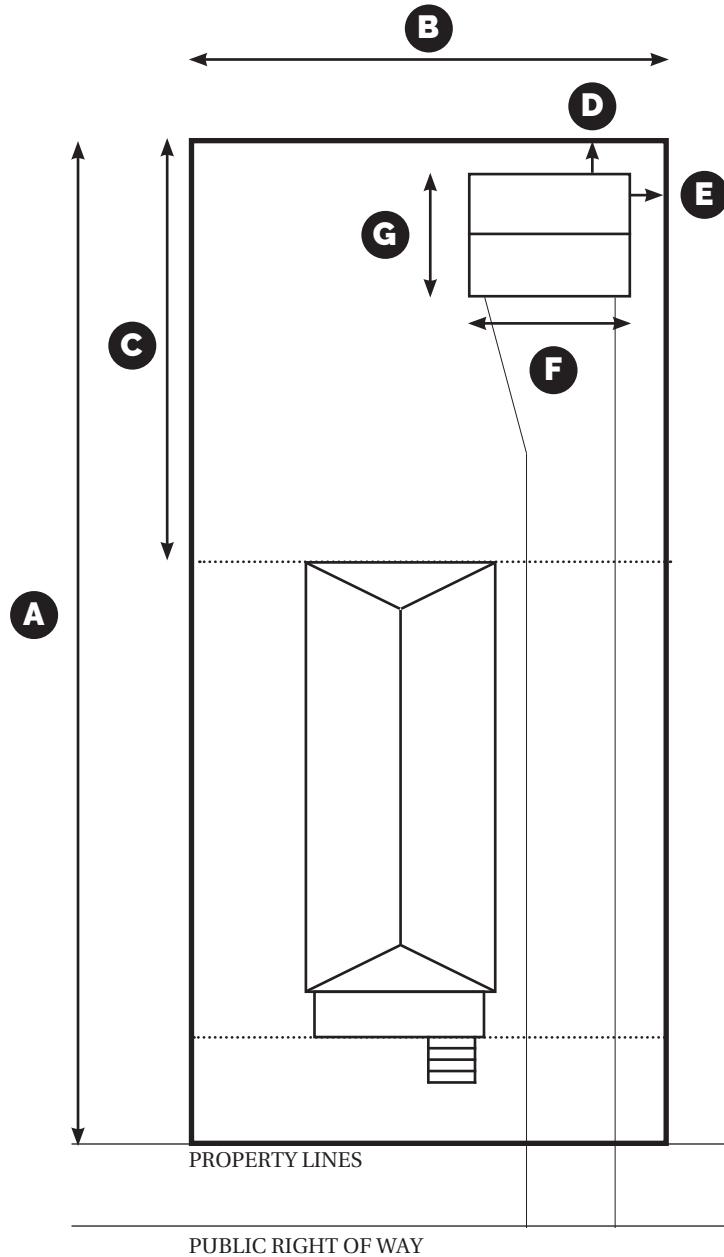
PFG PORTAL FRAMING PAGE

- Include if neither wing wall adjacent to the vehicle (overhead) door is 48 inches or wider.

***NOTE: GARAGES LOCATED LESS THAN 3 FEET FROM THE PROPERTY LINE ARE REQUIRED TO COMPLY WITH THE MINIMUM FIRE-RESISTANCE RATING AS SHOWN IN TABLE 302.1(4) DETACHED GARAGES ACCESSORY TO A DWELLING LOCATED WITHIN 2 FEET (610 MM) OF A LOT LINE ARE PERMITTED TO HAVE ROOF EAVE PROJECTIONS NOT EXCEEDING 4 INCHES (102 MM). RCO 302.1 (Ex. 6)**

DETACHED GARAGE PLACEMENT PLACEMENT WORKSHEET

PROPERTY ADDRESS: _____



DETACHED GARAGE (IN FEET)

A	LOT DEPTH	_____
B	LOT WIDTH	_____
C	REAR YARD DEPTH	_____
D	REAR SETBACK	_____
E	SIDE SETBACK	_____
F	GARAGE WIDTH	_____
G	GARAGE DEPTH	_____
-	GARAGE AREA (WIDTH X DEPTH)	_____
		SF

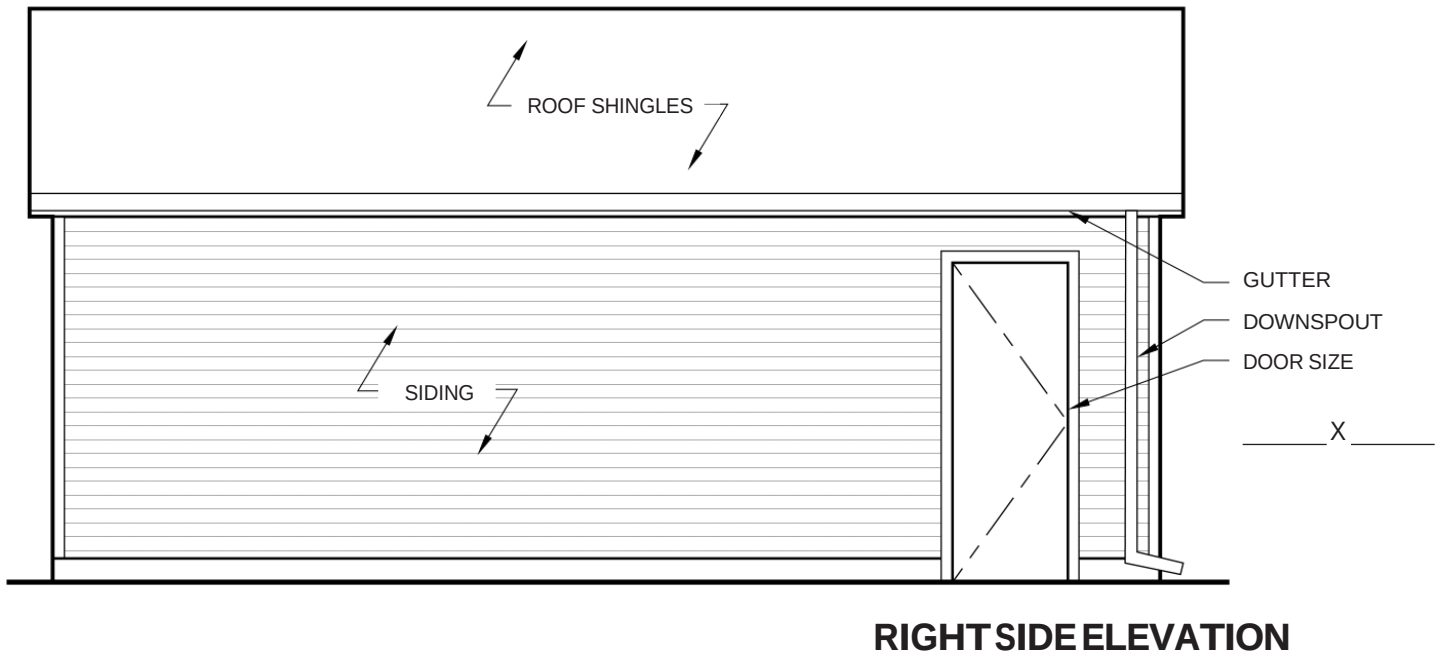
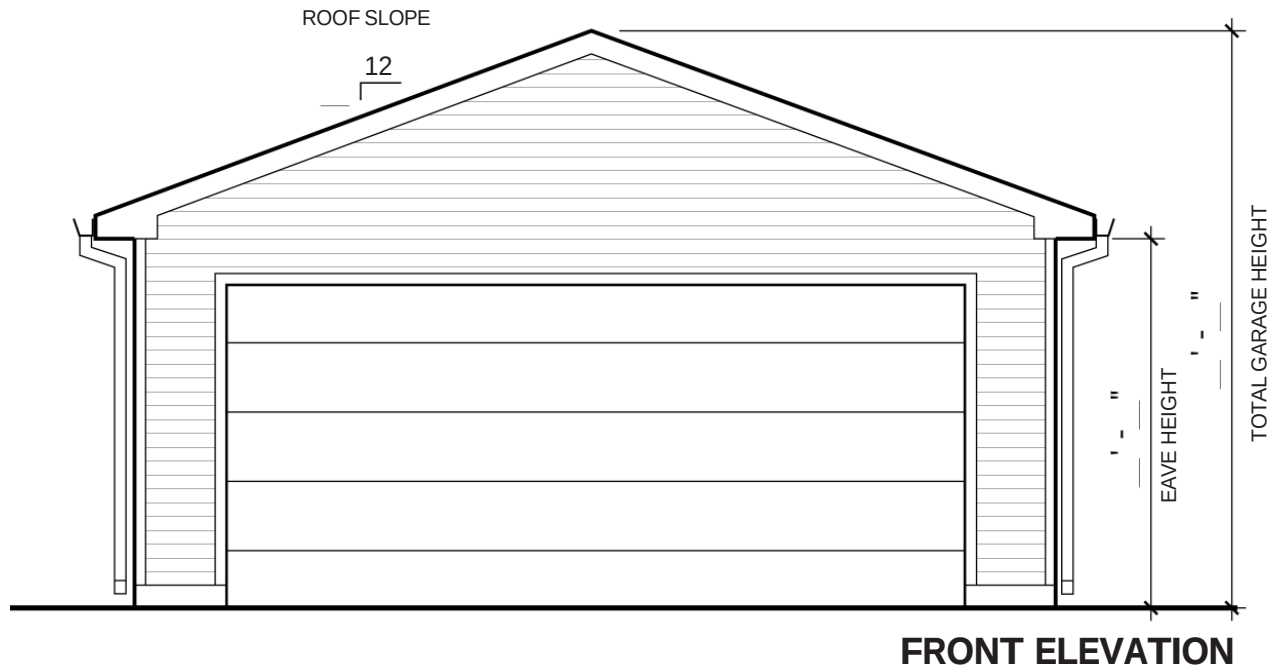
SITE PLAN

PROPERTY ADDRESS:_____

Garage Prototype - 5

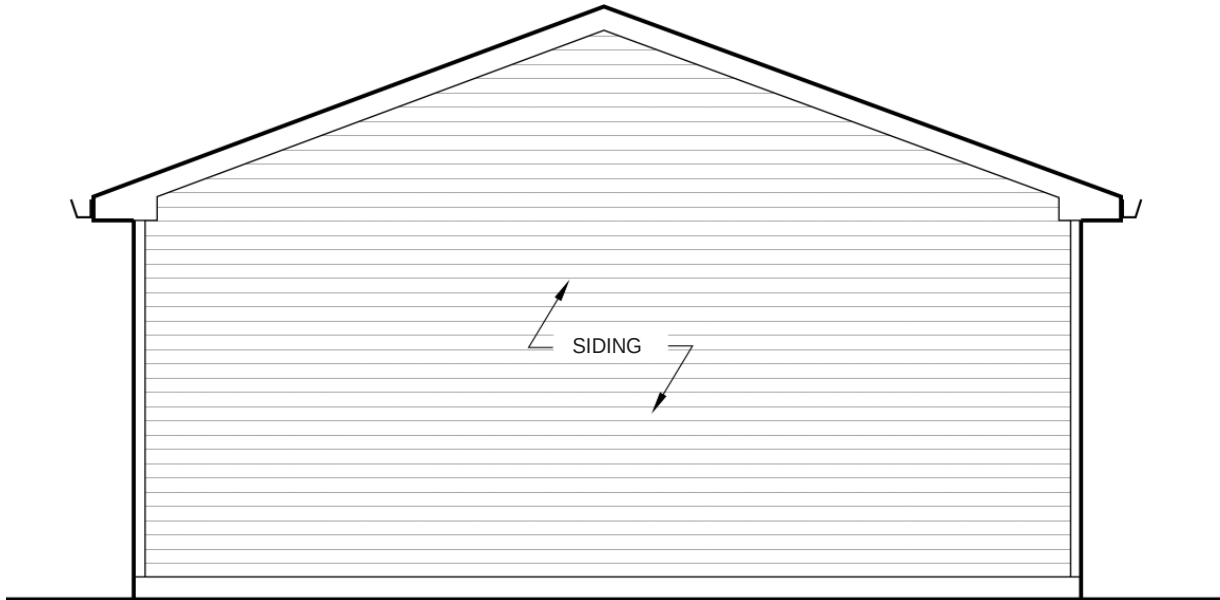
DETACHED GARAGE PROTOTYPE ELEVATIONS (RIGHT-HAND OPTION)

PROPERTY ADDRESS: _____

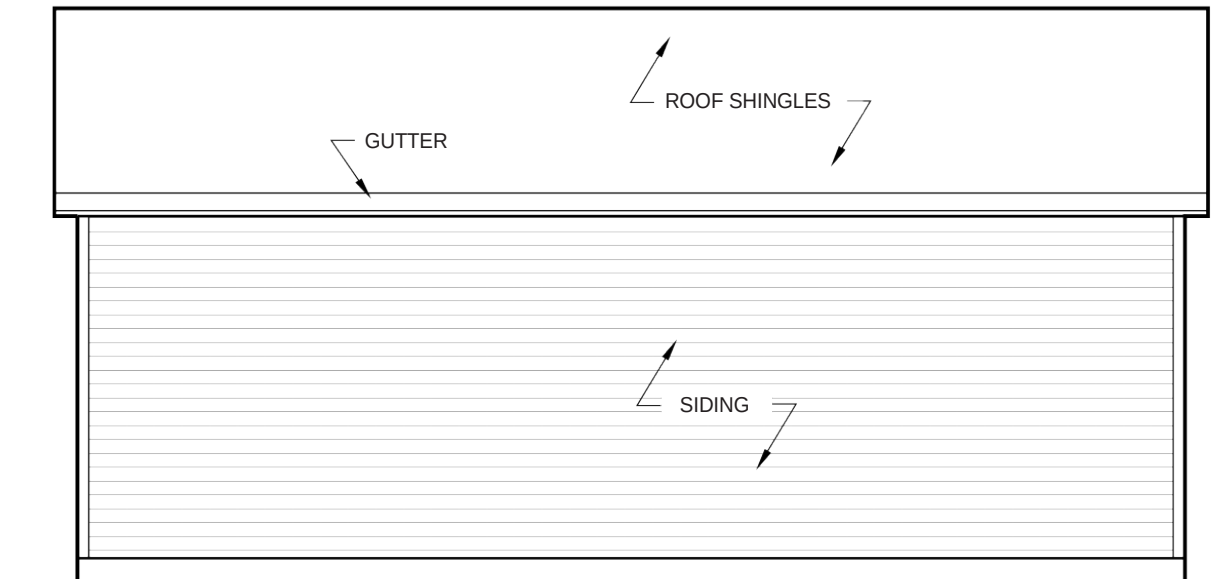


DETACHED GARAGE PROTOTYPE ELEVATIONS (RIGHT- OR LEFT-HAND OPTION)

PROPERTY ADDRESS: _____



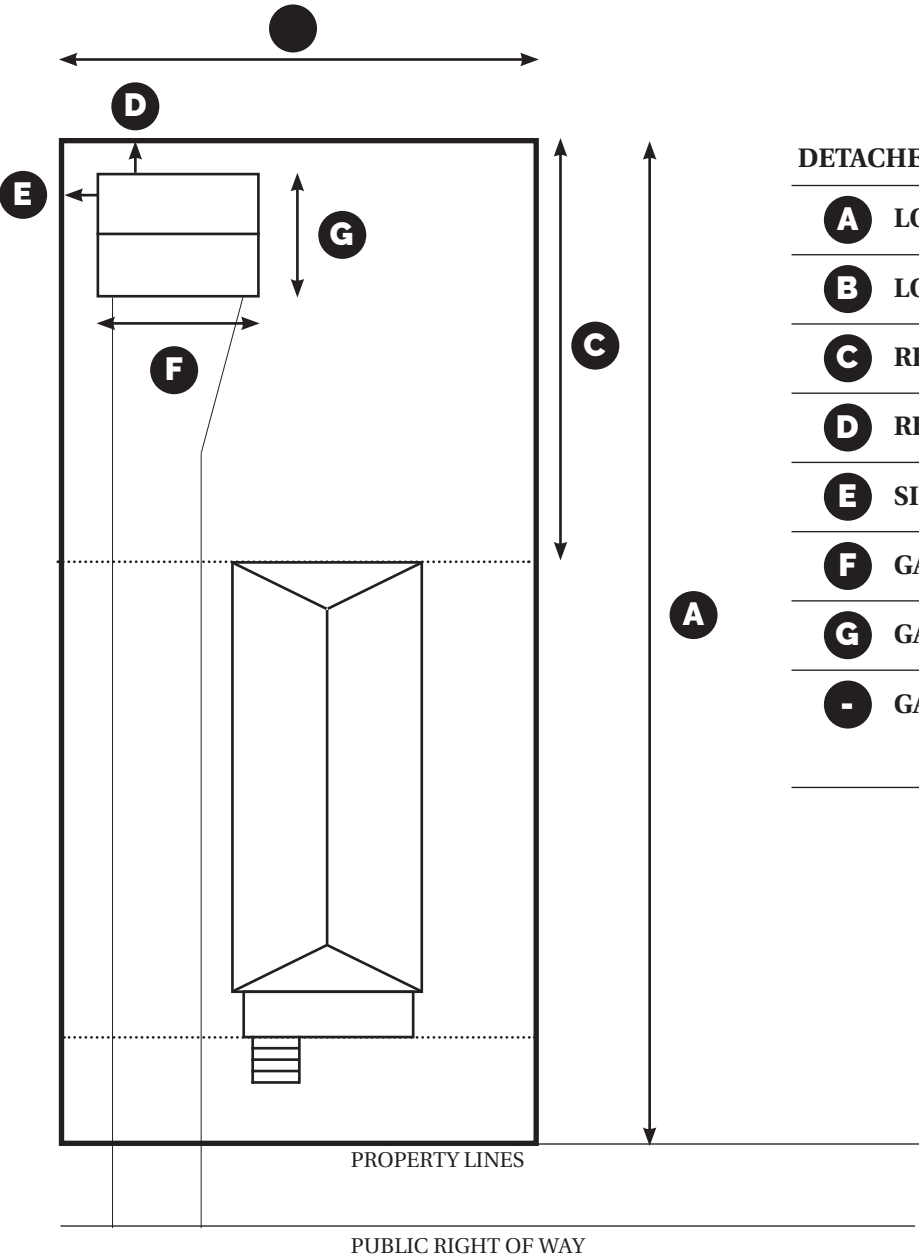
REAR ELEVATION



SIDE ELEVATION

DETACHED GARAGE PLACEMENT
PLACEMENT WORKSHEET

PROPERTY ADDRESS: _____

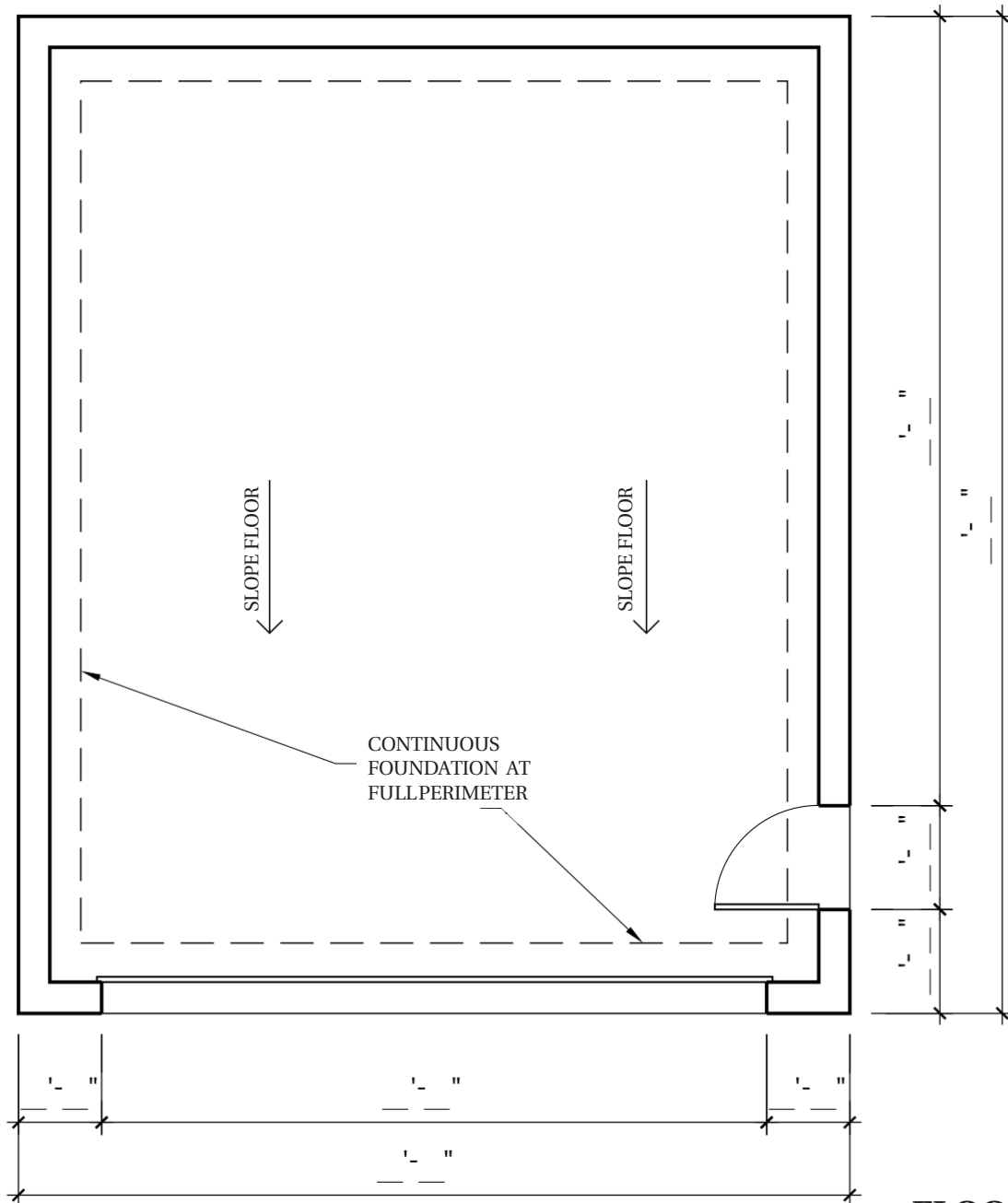


DETACHED GARAGE (IN FEET)	
A LOT DEPTH	_____
B LOT WIDTH	_____
C REAR YARD DEPTH	_____
D REAR SETBACK	_____
E SIDE SETBACK	_____
F GARAGE WIDTH	_____
G GARAGE DEPTH	_____
- GARAGE AREA (WIDTH X DEPTH)	_____
	SF

SITE PLAN

DETACHED GARAGE PROTOTYPE FLOOR PLAN (LEFT-HAND OPTION)

PROPERTY ADDRESS: _____



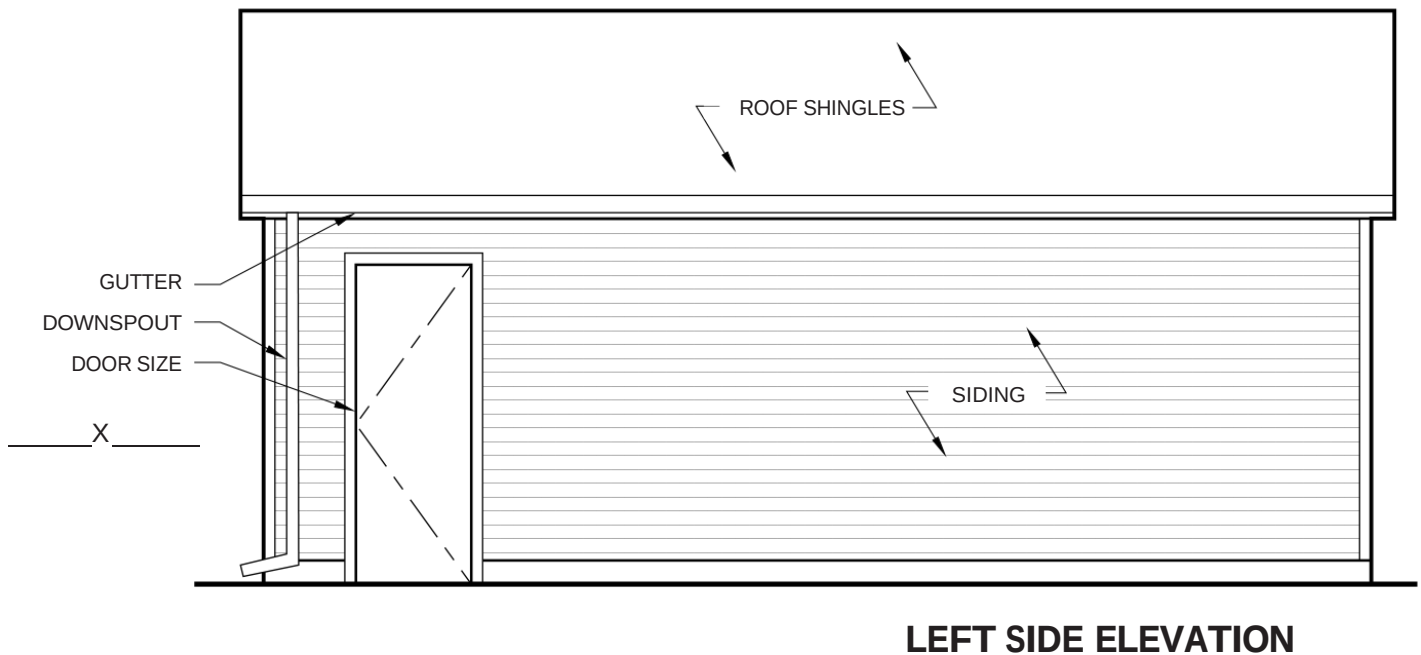
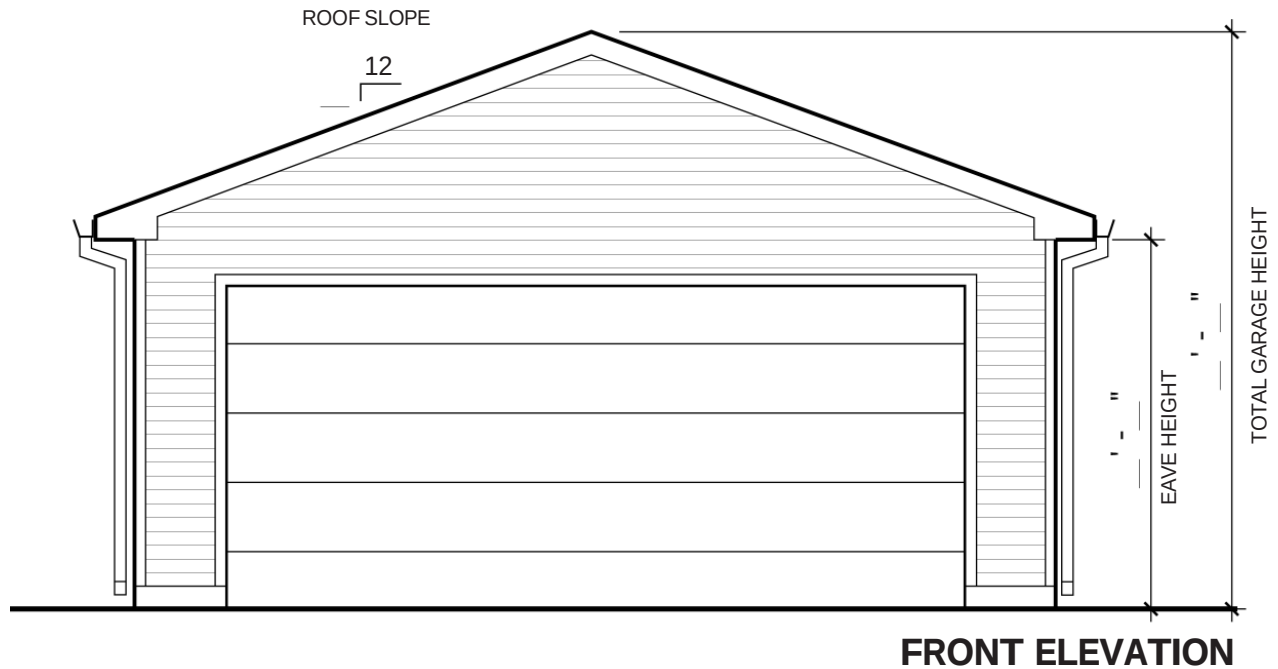
FLOOR PLAN

ELECTRICAL SYMBOL LEGEND

OHD	110V DUPLEX CEILING MOUNTED DOOR OPERATOR RECEPTACLE	⚡	LIGHTSWITCH	30 AMP	SUB-PANEL WITH DISCONNECTING
GF	110V GFCI RECEPTACLE	Ⓛ	LIGHTS: RECESSED, SURFACE MOUNT, WALL MOUNT		

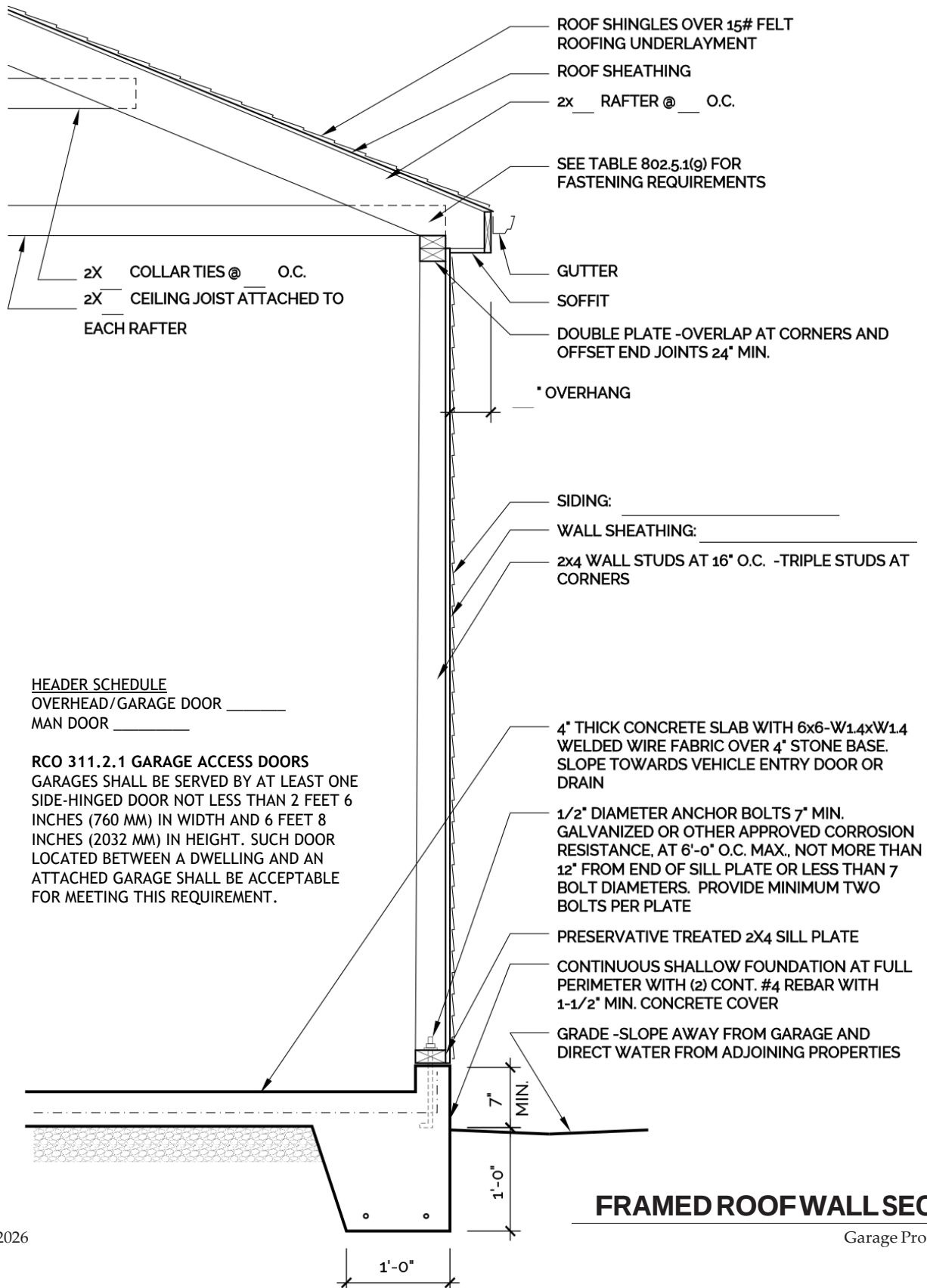
DETACHED GARAGE PROTOTYPE ELEVATIONS (LEFT-HAND OPTION)

PROPERTY ADDRESS: _____



DETACHED GARAGE PROTOTYPE SECTIONS

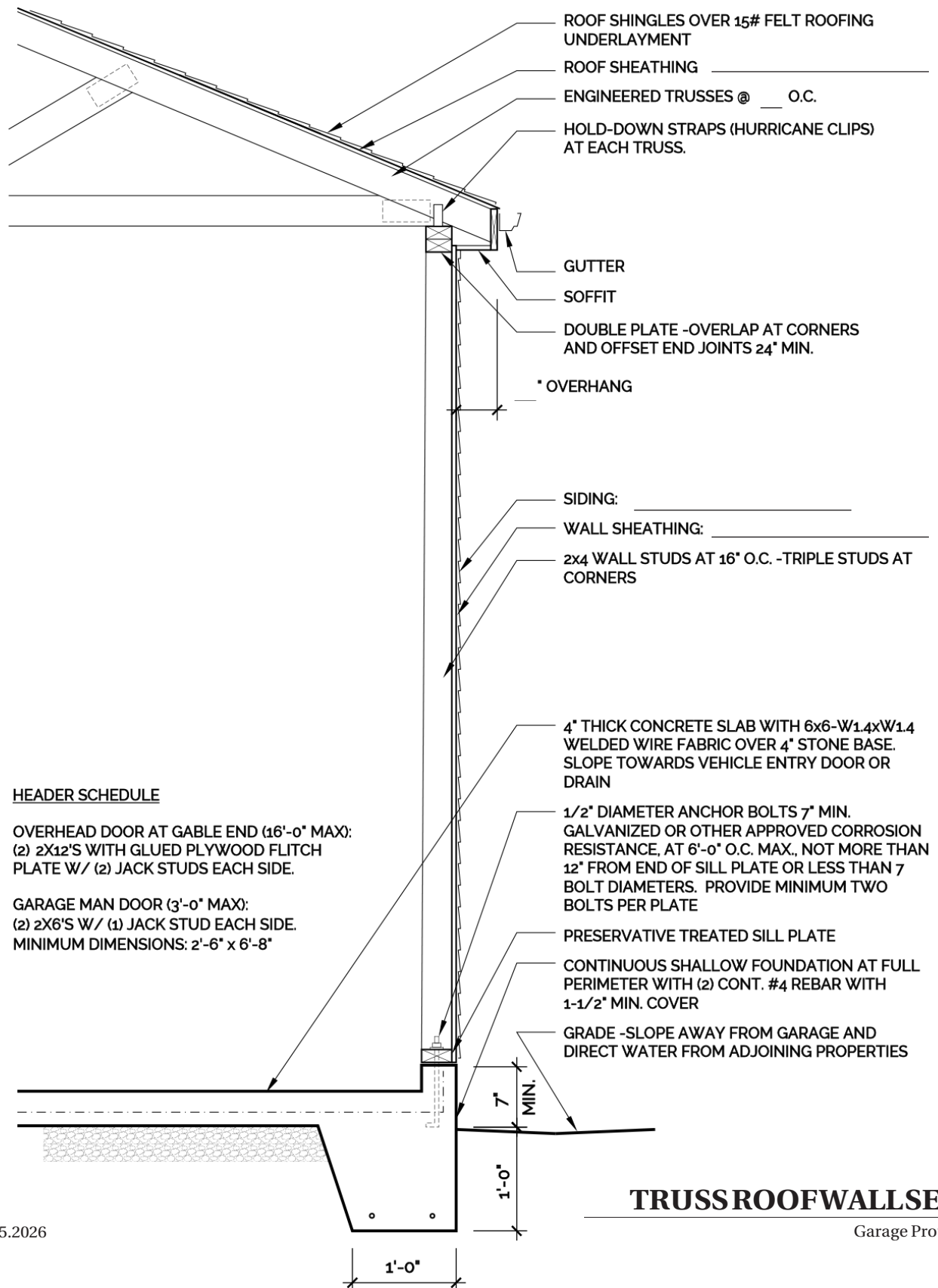
PROPERTY ADDRESS: _____



FRAMED ROOF WALL SECTION

DETACHED GARAGE PROTOTYPE SECTIONS

PROPERTY ADDRESS: _____

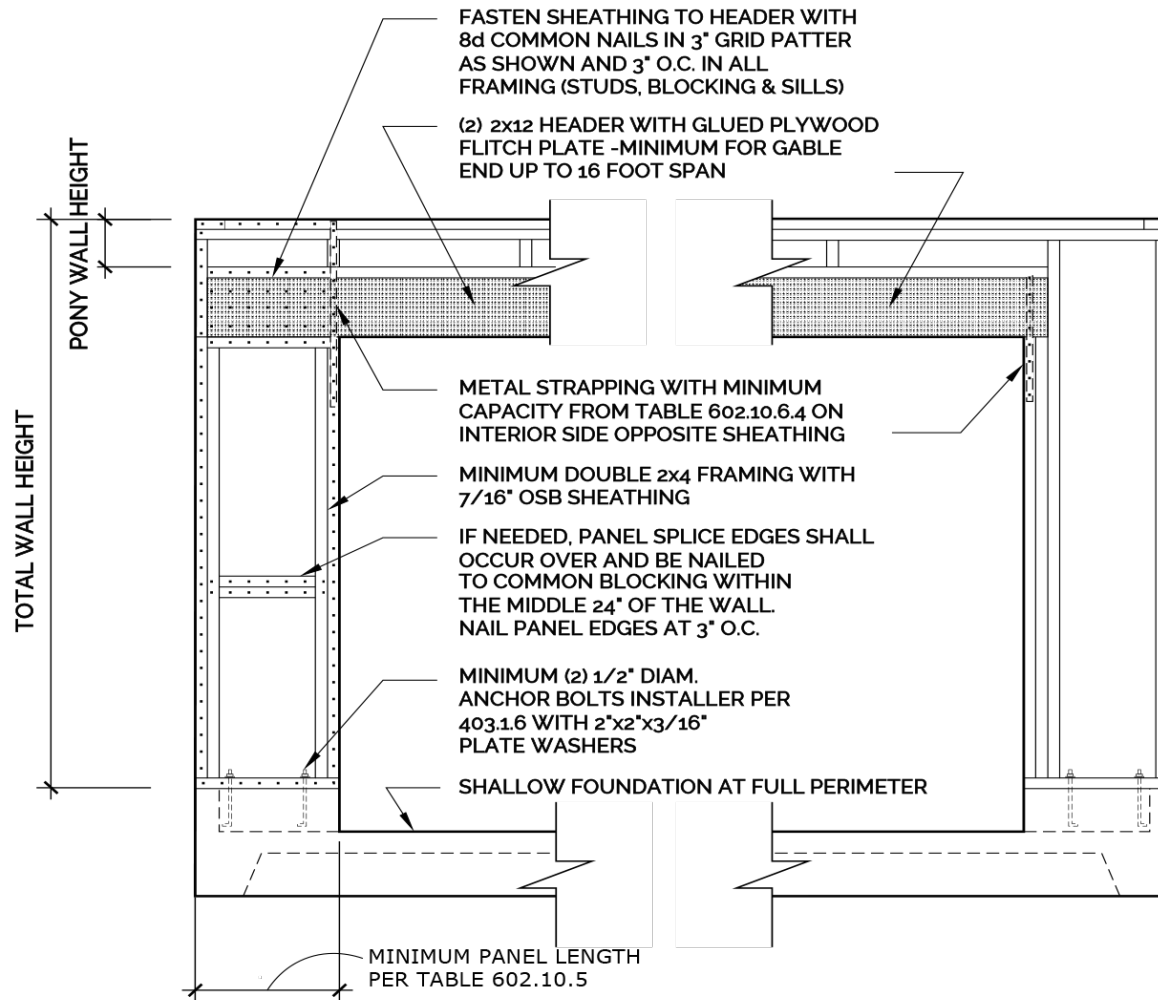


TRUSS ROOF WALL SECTION

DETACHED GARAGE PROTOTYPE

PORTAL FRAME GARAGE (PFG) REQUIREMENTS

PROPERTY ADDRESS: _____



RCO TABLE 602.10.5
 PFG (PORTAL FRAME AT GARAGE) METHOD
 MINIMUM LENGTH OF BRACED WALL PANELS

TOTAL WALL HEIGHT	MINIMUM LENGTH
8 ft	24"
9 ft	27"
10 ft	30"

RCO TABLE 602.10.6.4 [ABBREVIATED]
 TENSION STRAP CAPACITY REQUIRED FOR RESISTING WIND PRESSURES
 PERPENDICULAR TO METHOD PFH, PFG AND CS-PF BRACED WALL PANELS

2x4 STUD WALLS, 10 ft OR LESS AT 90 mph BASIC WIND SPEED, EXPOSURE B		
MAXIMUM PONY WALL HEIGHT (ft)	MAXIMUM TOTAL WALL HEIGHT (ft)	TENSION STRAP CAPACITY (lb)
0	18	1000
	9	1000
1	16	1000
	18	1200
2	9	1000
	16	2025
	18	2400