



MAIN (216) 529-6270  
FAX (216) 529-5930

[housing.building@lakewoodoh.net](mailto:housing.building@lakewoodoh.net)  
[www.onelakewood.com](http://www.onelakewood.com)

DIVISION OF HOUSING AND BUILDING  
12650 DETROIT AVENUE • LAKEWOOD, OHIO 44107

## Detached Garage Prototype Drawings

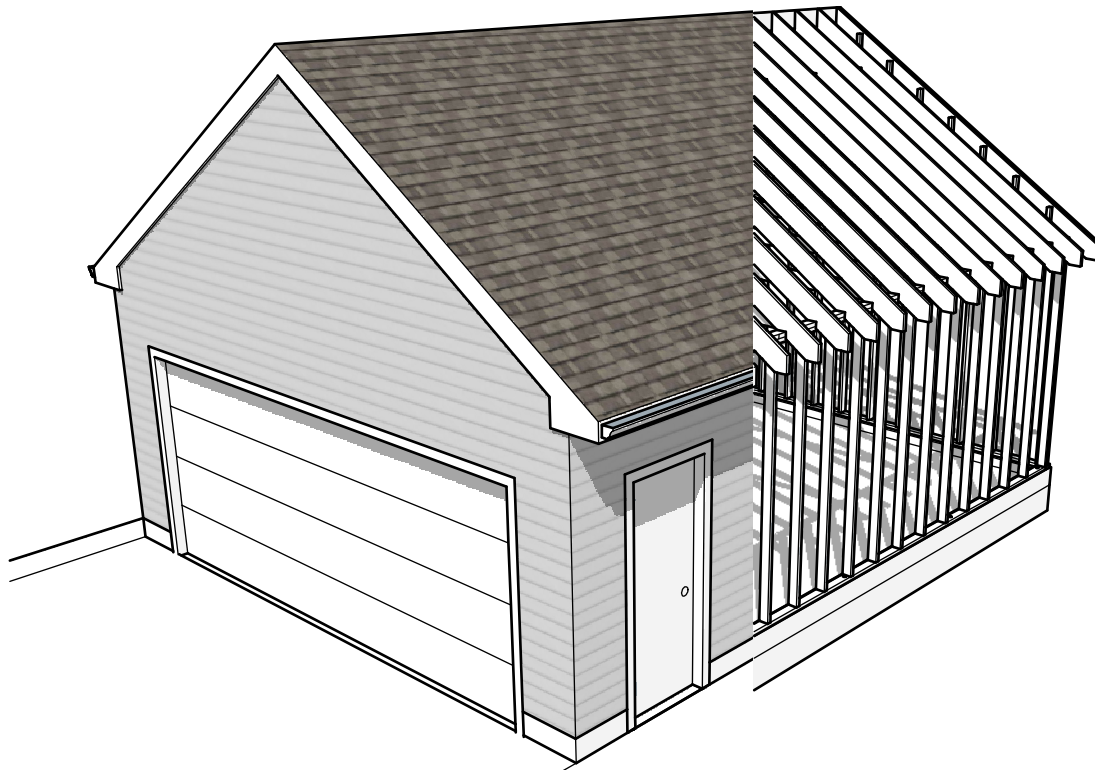
This prototype was developed to create a framework for the minimum submission necessary for plan review, permitting and construction. Other submission formats are acceptable, but should include the same level of information. If these drawings are submitted for plan review, it is important to fill in **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 January 2016 edition of the 2013 Residential Code of Ohio. Updates and/or specific circumstances may affect requirements indicated.

The Residential Code of Ohio can be referenced online at <http://codes.iccsafe.org/Ohio.html>  
The Lakewood Zoning Code is online at <http://www.conwaygreene.com/lakewood.htm>





DIVISION OF HOUSING AND BUILDING  
12650 DETROIT AVENUE • LAKEWOOD, OHIO 44107

MAIN (216) 529-6270

FAX (216) 529-5930

[housing.building@lakewoodoh.net](mailto:housing.building@lakewoodoh.net)  
[www.onelakewood.com](http://www.onelakewood.com)

## Detached Garage Prototype Instructions

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

### Site Plan Page

- o Highlight the north arrow to indicate geographic north in relation to the property.
- o Fill in lot size, rear yard dimensions, garage dimensions, setbacks, and if applicable driveway and drain.
- o 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.
- o 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, R1M, R2 zoning districts are 18 inches, 36 inches in R1L for side and rear yards.

### Elevation Page(s)

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

### Floor Plan Page

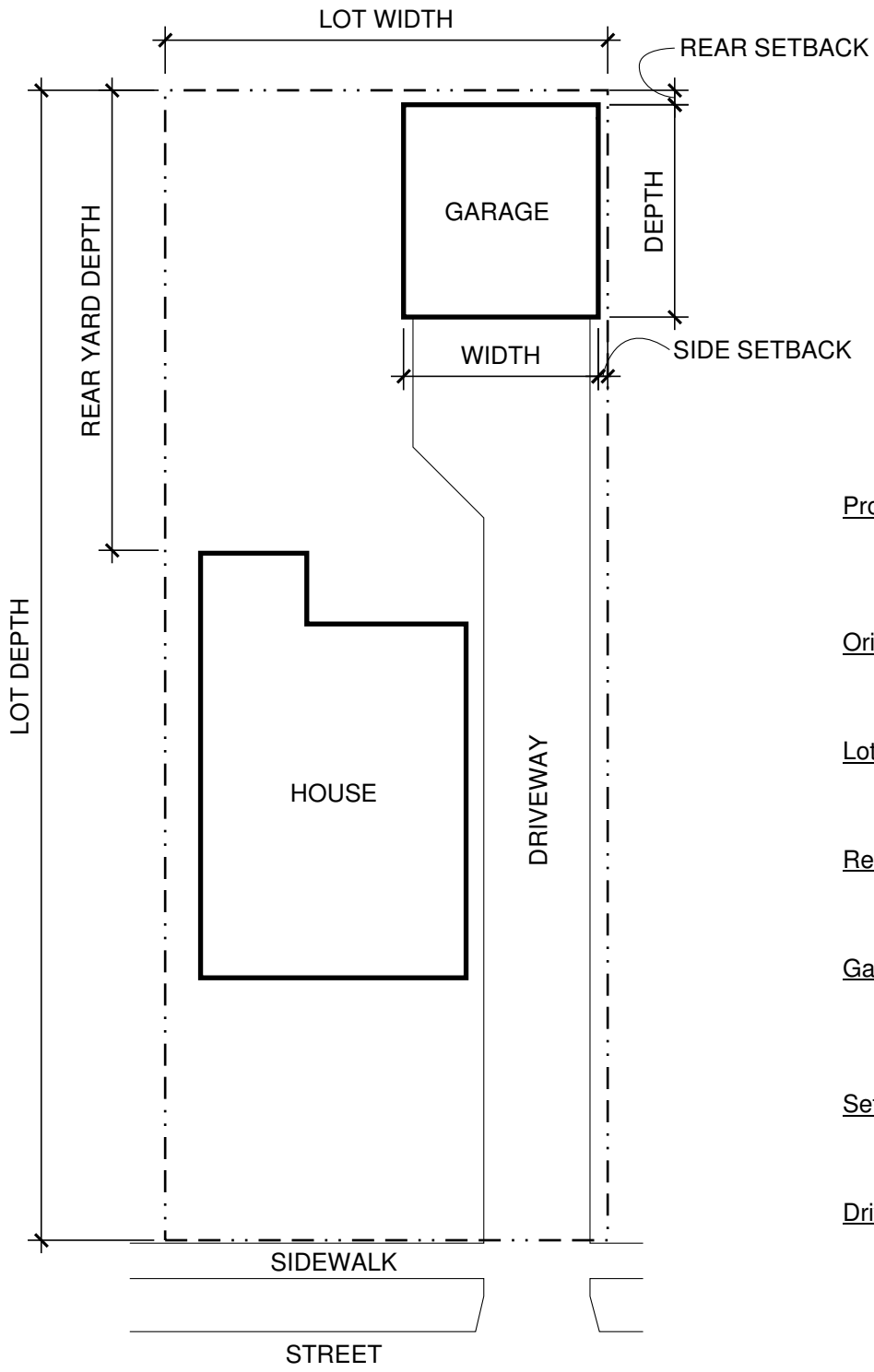
- o Fill in dimensions for overall width and depth.
- o Fill in dimensions for vehicle and man door. Note, at least one side-hinged door 2'-6" x 6'-8" is required.
- o Indicate locations of electrical devices if garage is so equipped.
- o Note electrical requirements: Exterior light at the man door, GFCI receptacles at all locations. (1) receptacle per vehicle parking bay, underground conductors shall be buried per current NEC requirements.

### Wall Section Page

- o Select either Framed or Truss roof option.
- o Note, if trusses are being used, engineer stamped truss drawings must be submitted.
- o Fill framing member size and spacing information.
- o Fill in siding and wall sheathing information
- o 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


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



Property Address

\_\_\_\_\_  
 \_\_\_\_\_

Orientation

NORTH  
 (Indicate direction) 

Lot Size

WIDTH = \_\_\_\_\_  
 DEPTH = \_\_\_\_\_

Rear Yard

DEPTH = \_\_\_\_\_  
 AREA = \_\_\_\_\_

Garage Dimensions

WIDTH = \_\_\_\_\_  
 DEPTH = \_\_\_\_\_  
 AREA = \_\_\_\_\_

Setbacks

REAR YARD = \_\_\_\_\_  
 SIDE YARD = \_\_\_\_\_

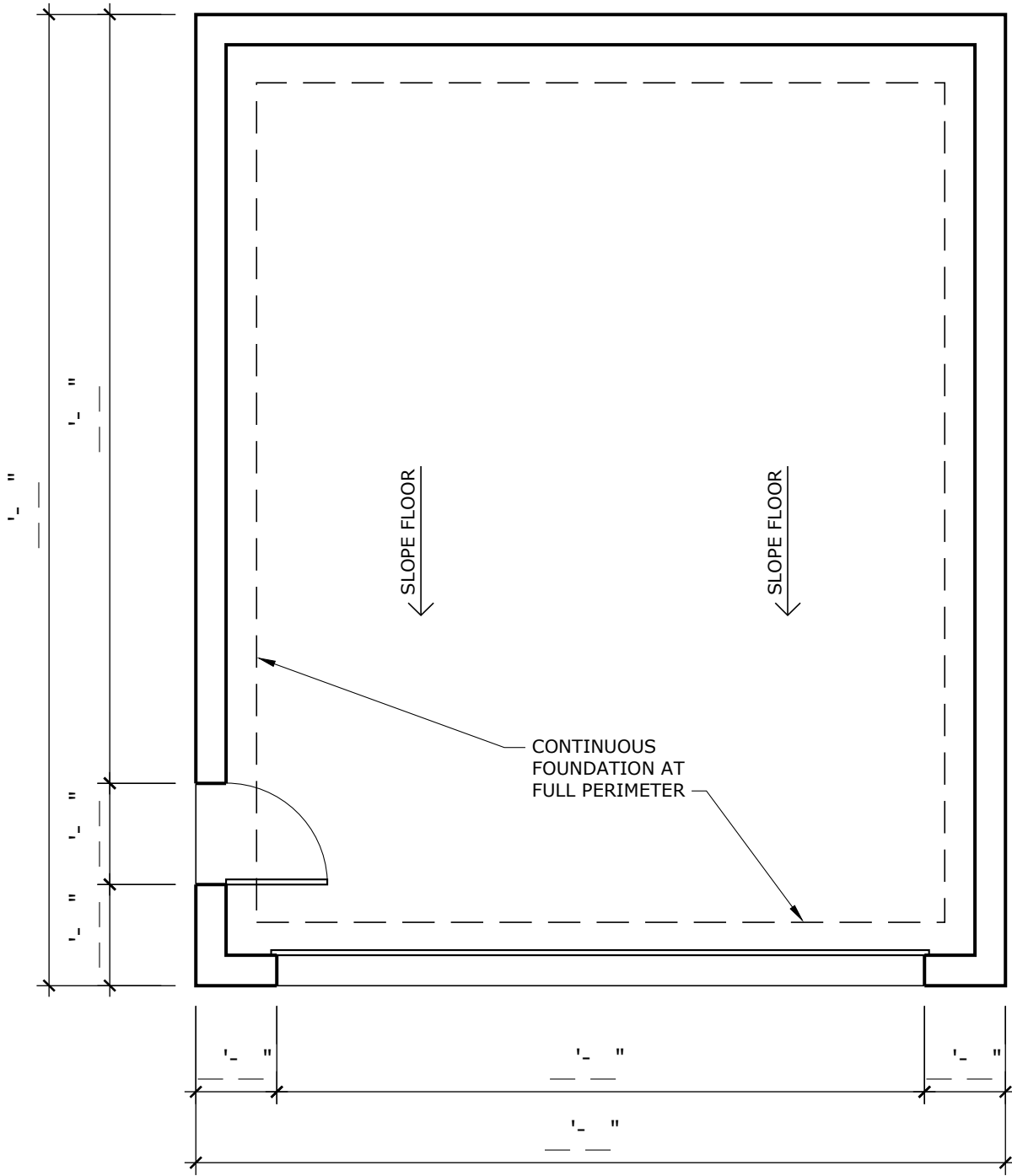
Driveway

REPLACEMENT = y / n  
 DRAIN = y / n

**SITE PLAN**






**Detached Garage**

Address:  
 \_\_\_\_\_  
 \_\_\_\_\_



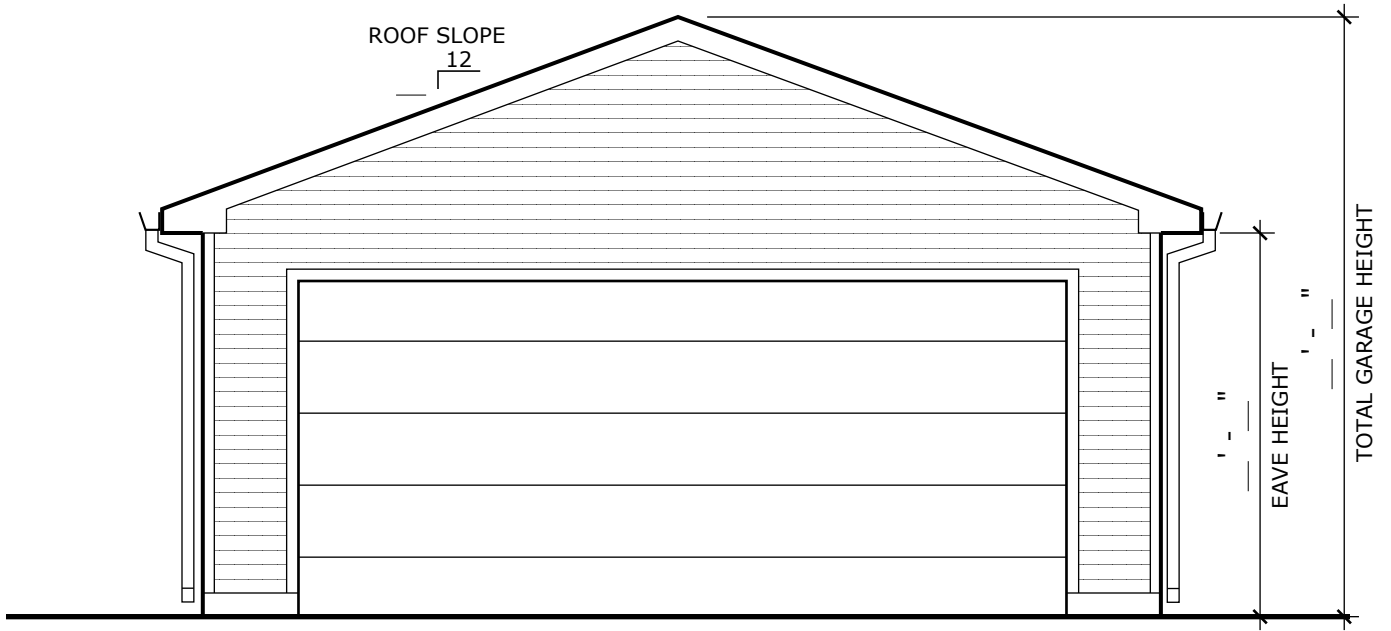
## FLOOR PLAN

### ELECTRICAL SYMBOL LEGEND

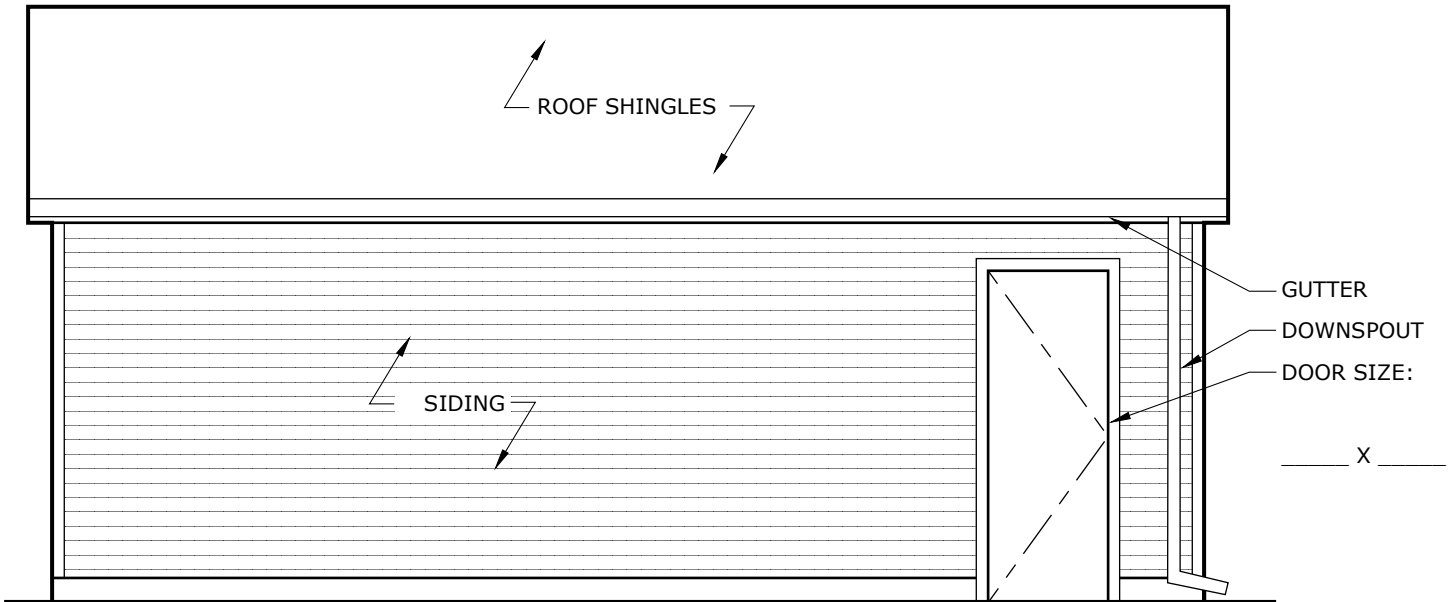
- 
110V DUPLEX CEILING MOUNTED DOOR OPERATOR RECEPTACLE
- 
110V GFCI RECEPTACLE
- 
LIGHT SWITCH
- 
LIGHTS: RECESSED, SURFACE MOUNT, WALL MOUNT
- 
SUBPANEL WITH DISCONNECT RATING

## Detached Garage

Address: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_



**FRONT ELEVATION**



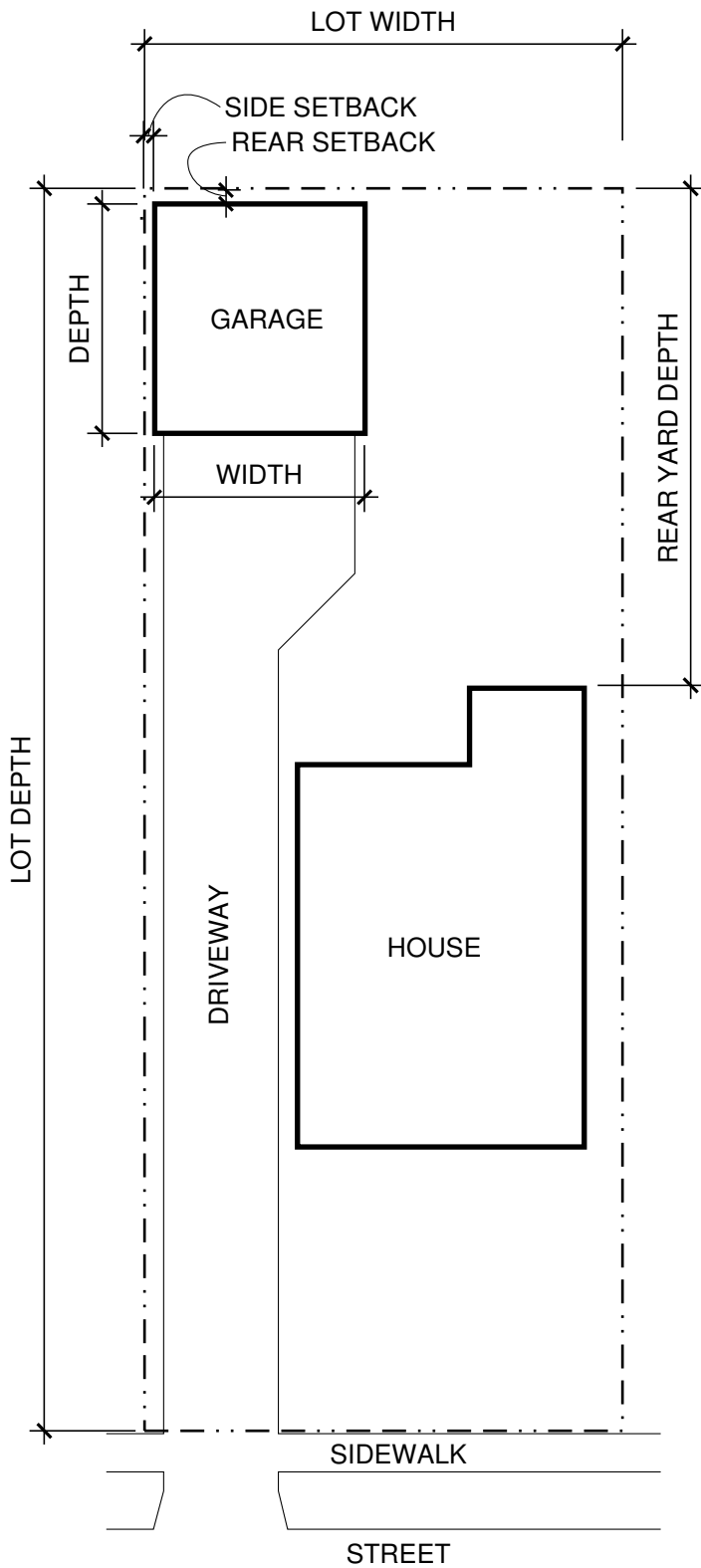
**RIGHT SIDE ELEVATION**

**Detached Garage**

Address:

\_\_\_\_\_

\_\_\_\_\_




## SITE PLAN

### Property Address

\_\_\_\_\_  
 \_\_\_\_\_

### Orientation

NORTH  
 (Indicate direction) 

### Lot Size

WIDTH = \_\_\_\_\_  
 DEPTH = \_\_\_\_\_

### Rear Yard

DEPTH = \_\_\_\_\_  
 AREA = \_\_\_\_\_

### Garage Dimensions

WIDTH = \_\_\_\_\_  
 DEPTH = \_\_\_\_\_  
 AREA = \_\_\_\_\_

### Setbacks

REAR YARD = \_\_\_\_\_  
 SIDE YARD = \_\_\_\_\_

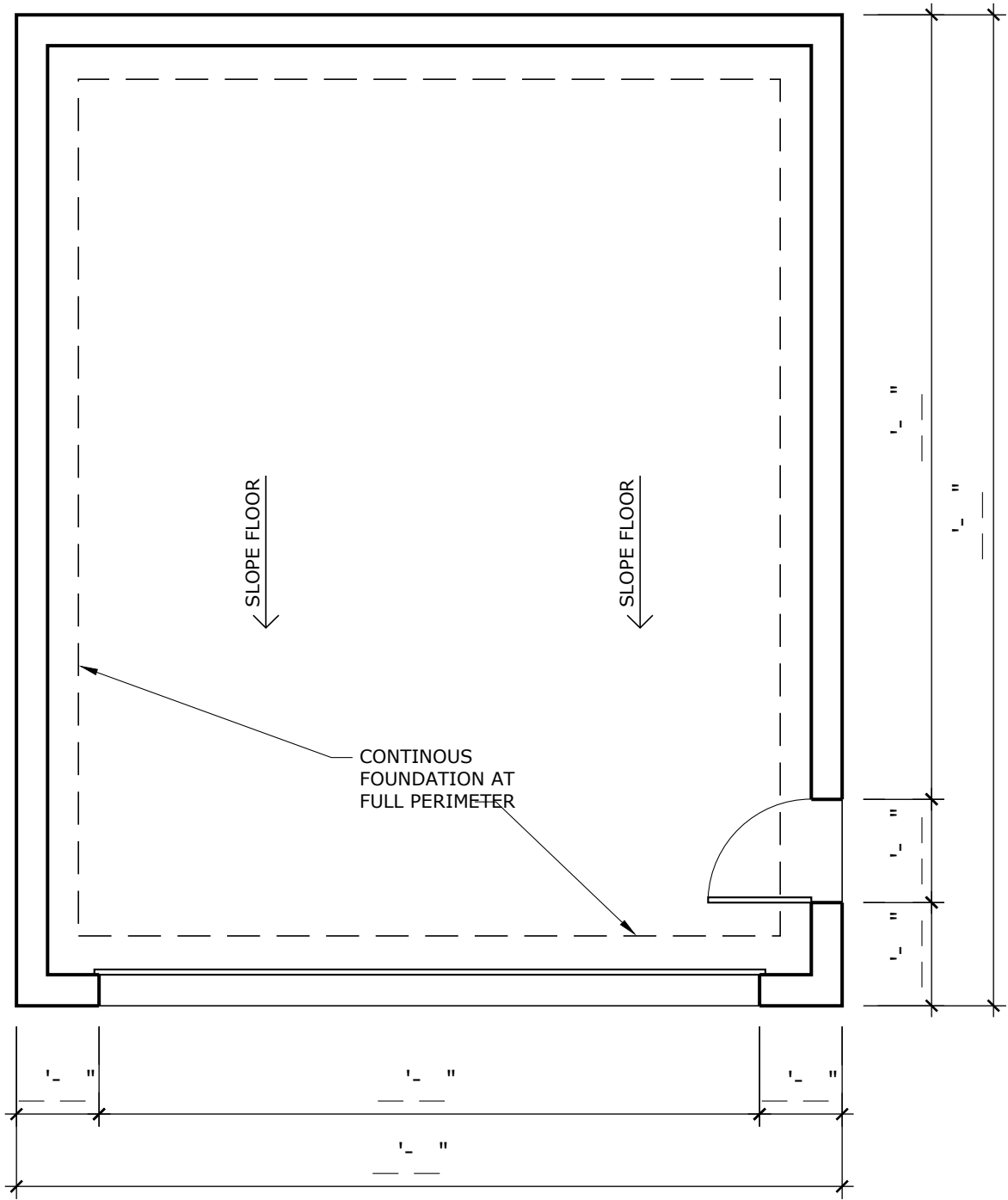
### Driveway

REPLACEMENT = y/n  
 DRAIN = y/n

## Detached Garage






Address:

\_\_\_\_\_  
 \_\_\_\_\_



## FLOOR PLAN

### ELECTRICAL SYMBOL LEGEND

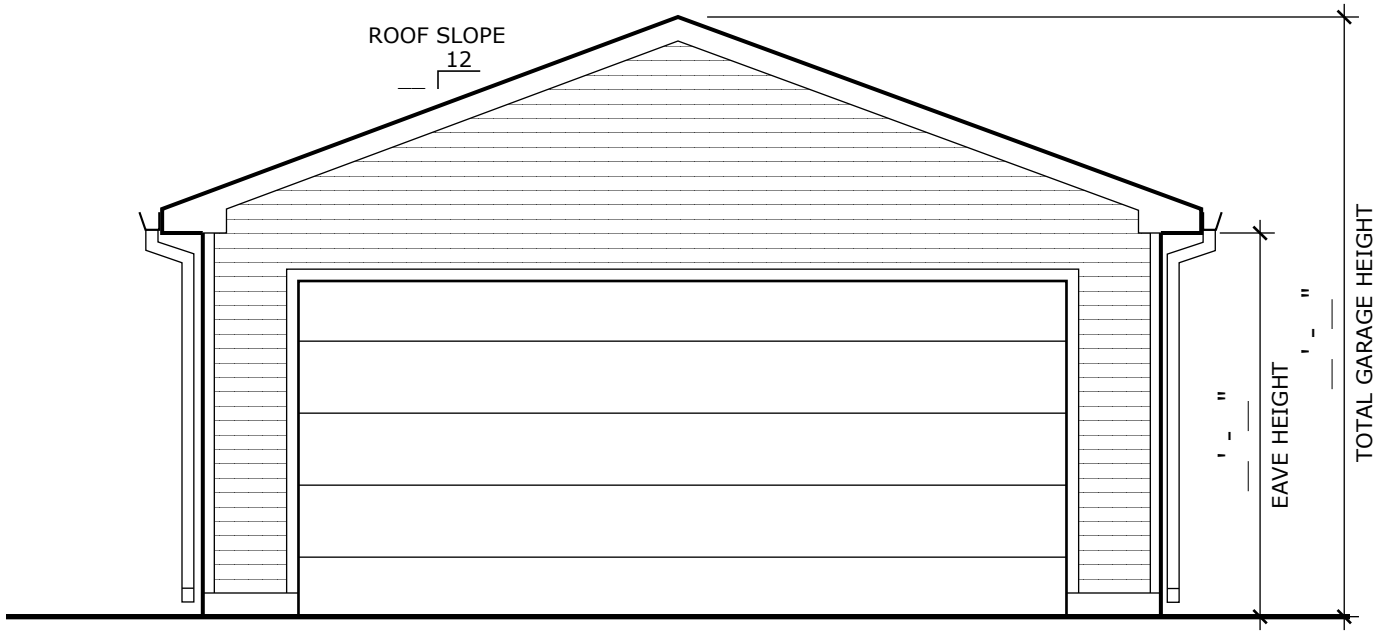
- 
110V DUPLEX CEILING MOUNTED DOOR OPERATOR RECEPTACLE
- 
110V GFCI RECEPTACLE
- 
LIGHT SWITCH
- 
LIGHTS: RECESSED, SURFACE MOUNT, WALL MOUNT
- 
SUBPANEL WITH DISCONNECT RATING

## Detached Garage

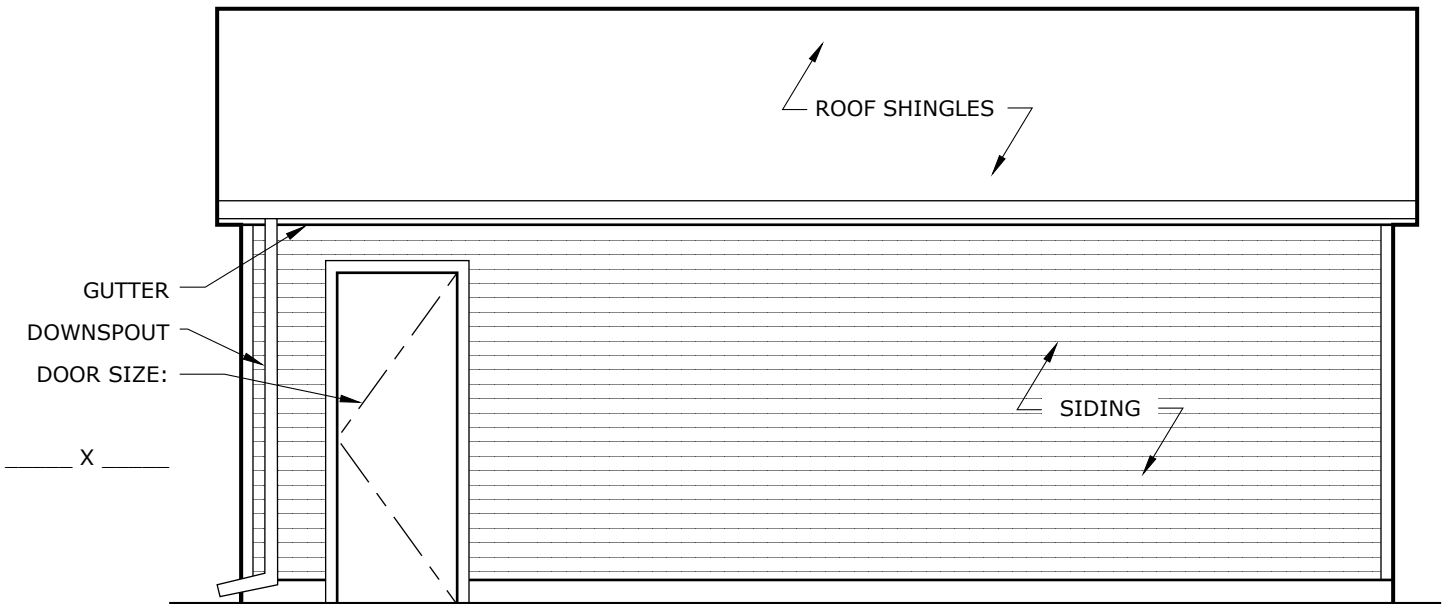
Address: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



**FRONT ELEVATION**



**LEFT SIDE ELEVATION**

**Detached Garage**

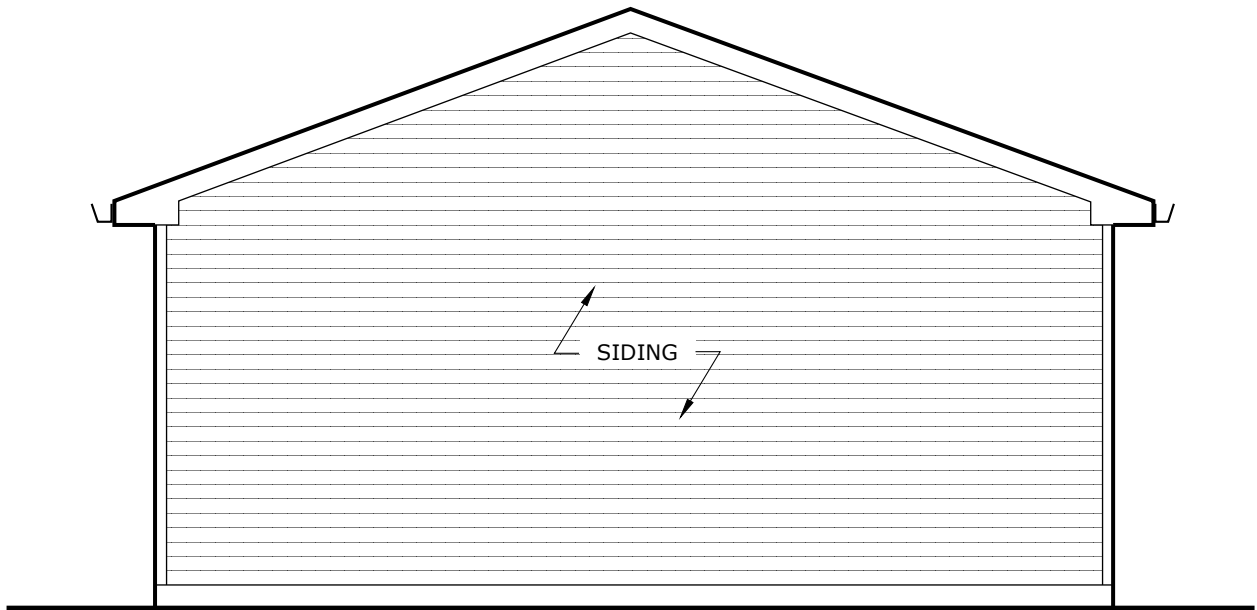
Address:

\_\_\_\_\_

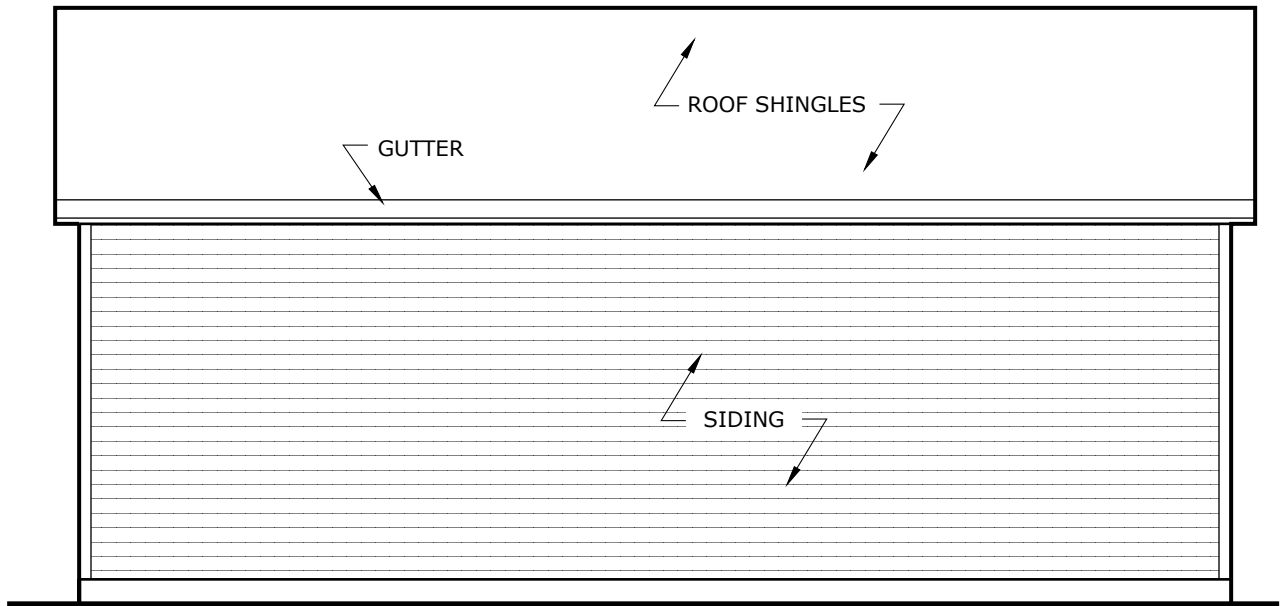
\_\_\_\_\_

Page: \_\_\_ of \_\_\_





**REAR ELEVATION**



**SIDE ELEVATION**

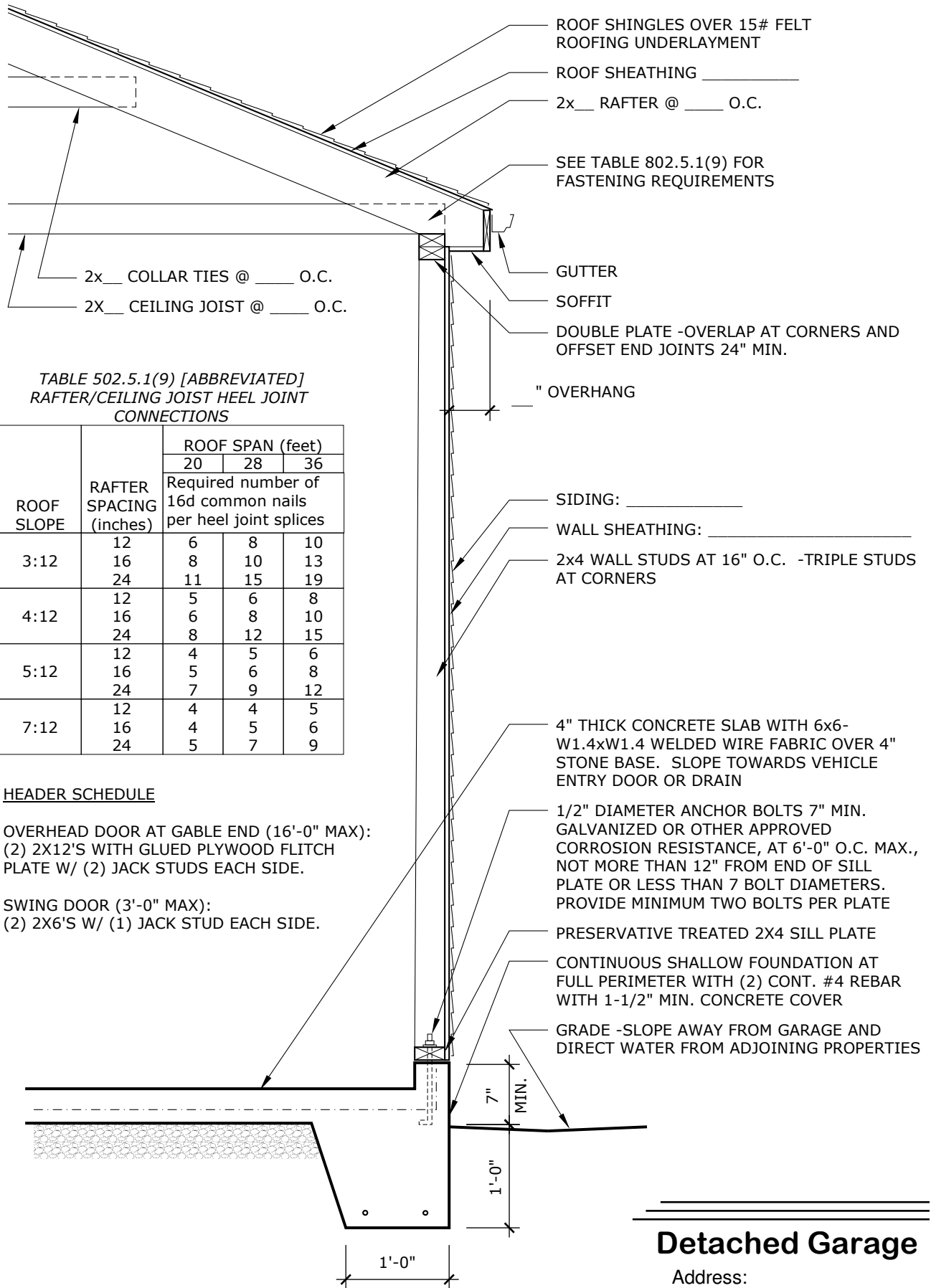
**Detached Garage**

Address:

\_\_\_\_\_

\_\_\_\_\_

Page: \_\_\_ of \_\_\_



**TABLE 502.5.1(9) [ABBREVIATED]  
RAFTER/CEILING JOIST HEEL JOINT  
CONNECTIONS**

ROOF SLOPE	RAFTER SPACING (inches)	ROOF SPAN (feet)		
		20	28	36
		Required number of 16d common nails per heel joint splices		
3:12	12	6	8	10
	16	8	10	13
	24	11	15	19
4:12	12	5	6	8
	16	6	8	10
	24	8	12	15
5:12	12	4	5	6
	16	5	6	8
	24	7	9	12
7:12	12	4	4	5
	16	4	5	6
	24	5	7	9

**HEADER SCHEDULE**

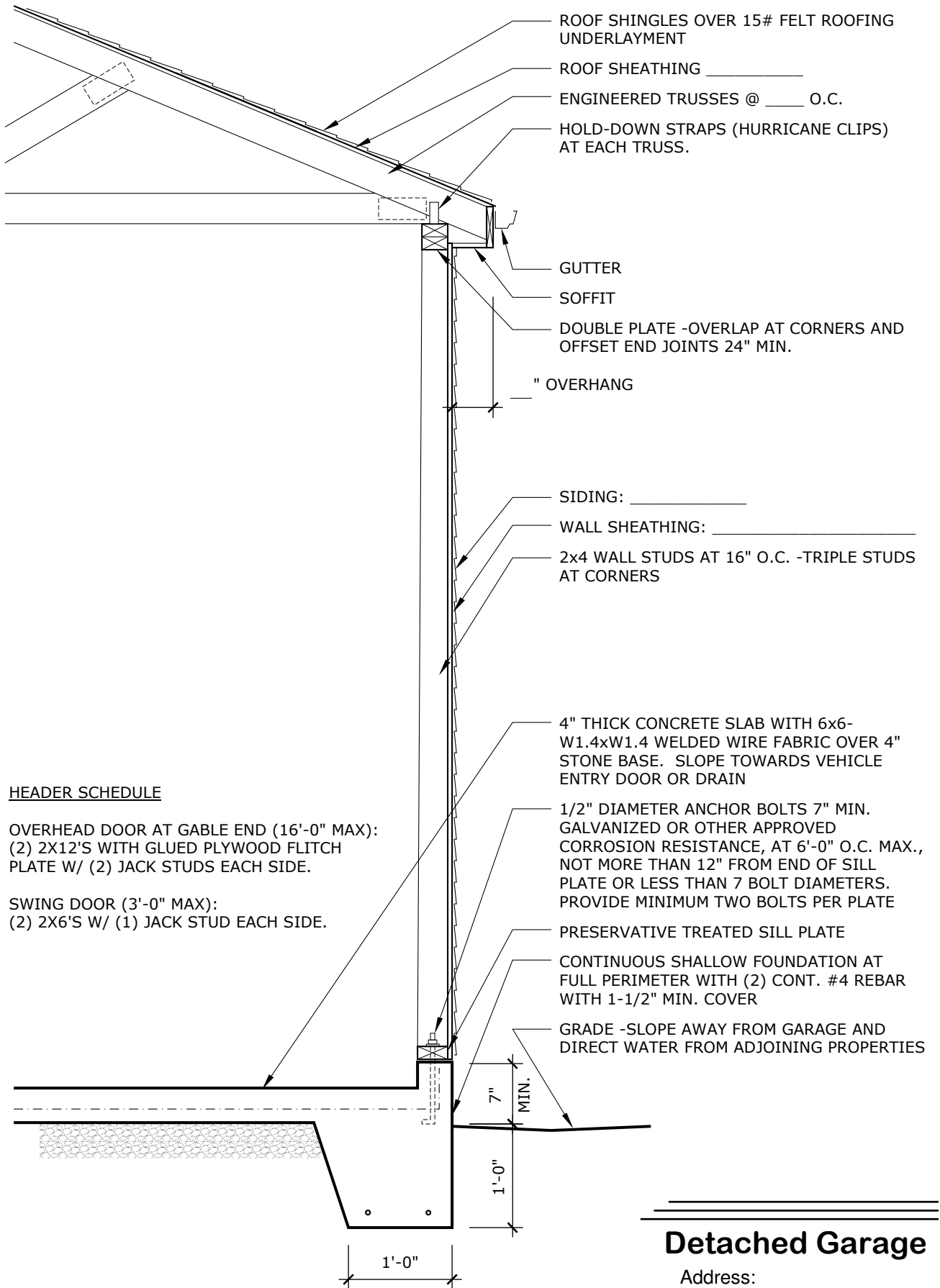
OVERHEAD DOOR AT GABLE END (16'-0" MAX):  
(2) 2X12'S WITH GLUED PLYWOOD FLITCH PLATE W/ (2) JACK STUDS EACH SIDE.

SWING DOOR (3'-0" MAX):  
(2) 2X6'S W/ (1) JACK STUD EACH SIDE.

**Detached Garage**

Address: \_\_\_\_\_

**FRAMED ROOF WALL SECTION**



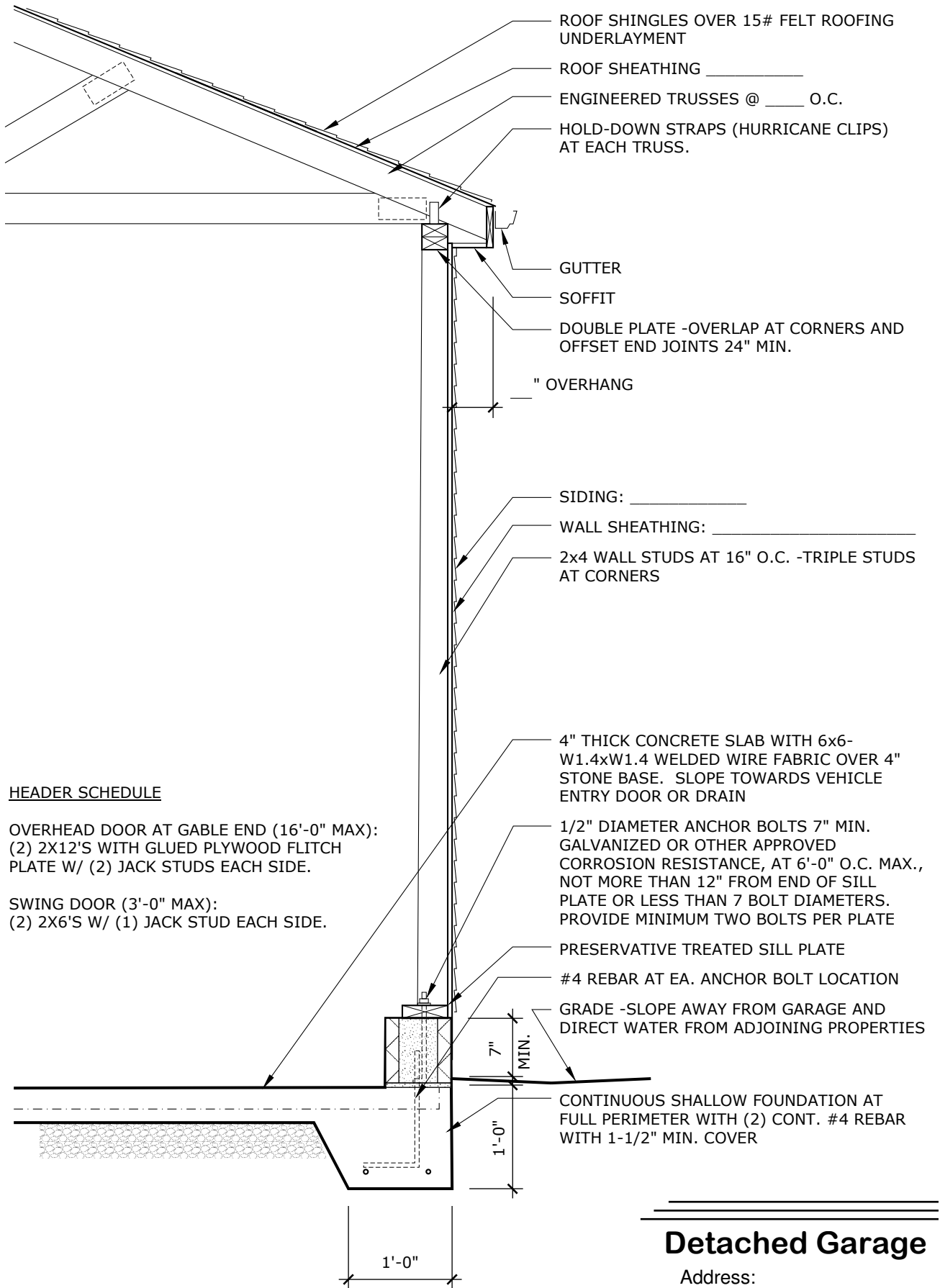
## TRUSS ROOF WALL SECTION

### Detached Garage

Address: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



**HEADER SCHEDULE**

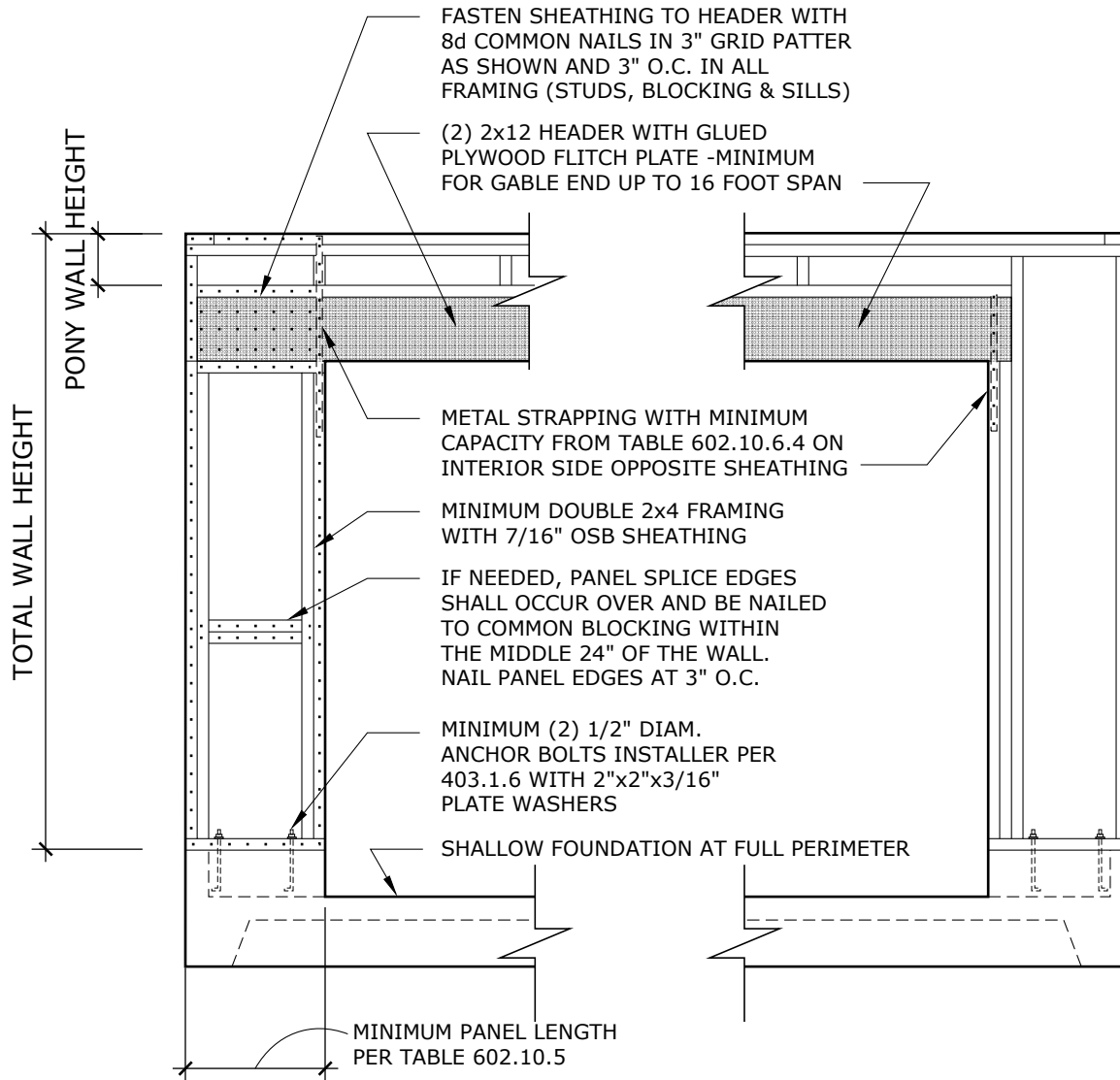
OVERHEAD DOOR AT GABLE END (16'-0" MAX):  
 (2) 2X12'S WITH GLUED PLYWOOD FLITCH PLATE W/ (2) JACK STUDS EACH SIDE.

SWING DOOR (3'-0" MAX):  
 (2) 2X6'S W/ (1) JACK STUD EACH SIDE.

**Detached Garage**

Address: \_\_\_\_\_

**TRUSS ROOF WALL SECTION**



## PORTAL FRAME GARAGE (PFG) REQUIREMENTS

*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

### **Detached Garage**

Address: \_\_\_\_\_