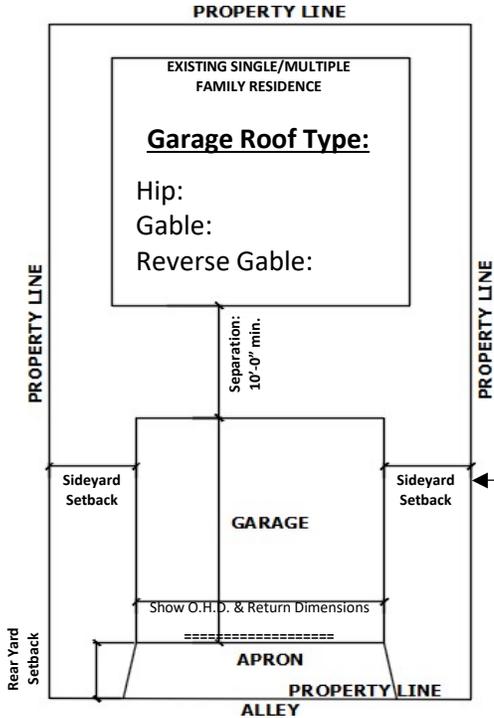


CITY OF EVANSTON GARAGE APPLICATION FORM

OWNERS NAME: _____ DATE: _____

ADDRESS: _____ ZONING: _____

SITE PLAN



Garage Roof Type:

Hip:
Gable:
Reverse Gable:

FOR CITY PLAN REVIEW USE ONLY

Zoning: _____ Date: _____
 City Engineer: _____ Date: _____
 Preservation: _____ Date: _____
 Building: _____ Date: _____
 Permit #: _____ Date: _____

Please fill in the correct dimensions on the Site Plan, and at the table shown on the right.

Height of the Garage: _____ Feet
 Height of Door: _____ Feet
 Width of Door: _____ Feet
 Width of Garage: _____ Feet
 Length of Garage: _____ Feet

OVERHEAD DOOR HEADER Size: _____ Span: _____
 (Span ≤ 10' – Min. Header = 2 – 2x12; Span > 10' requires Engineered Lumber - i.e. LVLs)
SERVICE DOOR HEADER: Size: _____ Span: _____
WINDOW HEADER: Size: _____ Span: _____
WINDOW HEADER: Size: _____ Span: _____

(#235) Shingles on 15# Felt

Rafter Size: _____

Spacing: _____

Rafter Span Table

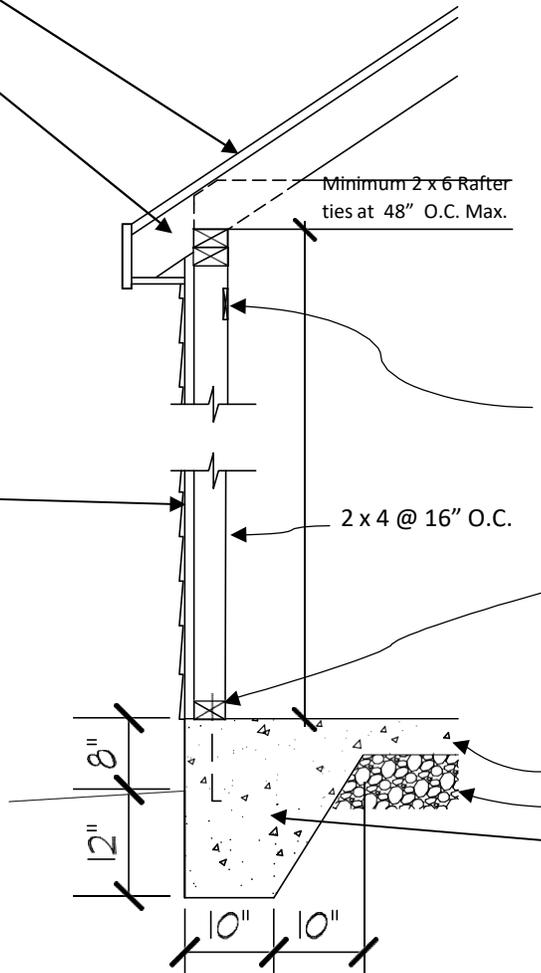
Rafter Size	O.C. Spacing	Max. Span
2 x 6	16"	11'-9"
	24"	9'-7"
2 x 8	16"	14'-11"
	24"	12'-2"
2 x 10	16"	18'-2"
	24"	14'-10"

Weather resistant siding

½" Sheathing (optional)

Note: All wood siding, sheathing, and wall framing within 6" of grade shall be pressure treated.

CITY OF EVANSTON
DATE RECEIVED STAMP:



TYPICAL WALL SECTION

- Maximum Permitted Garage Height:**
- 20'-0" to the Ridge of a Sloped Roof.
 - 14'-6" to the highest point of a Flat/Shed roof.

FRAMING NOTES:

- Wall Bracing: 1x4 let-in bracing, ½" Structural Sheathing or approved Metal Bracing located at each end and at least every 25'-0" of wall length.
- ½" Anchor Bolts at 6'-0" max. not more than 12" from corners.
- (2) ½" Bolts in Each Return; 1000lb Strap attached to Jack Stud on each side of O.H.D.
- Portal Frame at Garage Door Opening shall be constructed per R602.10.6.3. Header shall span end to end per Figure R602.10.6.3.
- Adjacent Return Walls to Overhead Opening – 2' Minimum or Engineered – IRC R602.10.5 and Figure R602.10.6.3

CONCRETE NOTES:

- 4" concrete slab with W.W.F. or rebar.
- Over 4" compacted fill.
- Perimeter footing required on all 4 sides.
- Garages in excess of 600 square feet require a 42" trench foundation.
- Min 3500 PSI compressive strength at 28 days with air-entrainment at (5 – 7%).
- Garage slab must be sloped toward vehicle doorway for movement of liquids. R309.1

PLEASE REVIEW BOTH PAGES OF THE GARAGE APPLICATION FORM AND PROVIDE ALL REQUESTED INFORMATION.
 THIS APPLICATION CAN BE USED FOR A TYPICAL (I.E. 20'x20'; 24'x24') ONE-STORY GARAGE.
 GARAGES WITH MULTIPLE STORIES, HABITABLE SPACE, AND NON-TYPICAL DESIGN WILL REQUIRE ARCHITECT-DESIGNED PLANS.
 PLEASE KEEP A COPY OF THE APPLICATION FOR YOUR RECORDS.

ELECTRICAL/ENERGY CONSERVATION NOTES:

- 90% of lamps in luminaries shall be high efficacy. IECC R404.1
- NM cable wire not allowed as a wiring method. NEC Art 334 Evanston amendment.
- PVC electrical conduit is not allowed, exception on underground installation. NEC 352.10 Evanston amendment
- Garage circuit shall be added to a circuit directory in the main panel. NEC 408.4
- In attached or detached garages with electric power, one receptacle outlet shall be installed for each vehicle bay. The receptacle outlet in each bay must be connected to a 20 amp circuit that serves no other outlets per 2020 NEC 210.11 (C)(4) Garage Branch Circuits and 210.52 (G)(1) Garages
- Electrical service location and clearances must be provided on the Plat of Survey (see requirements below)

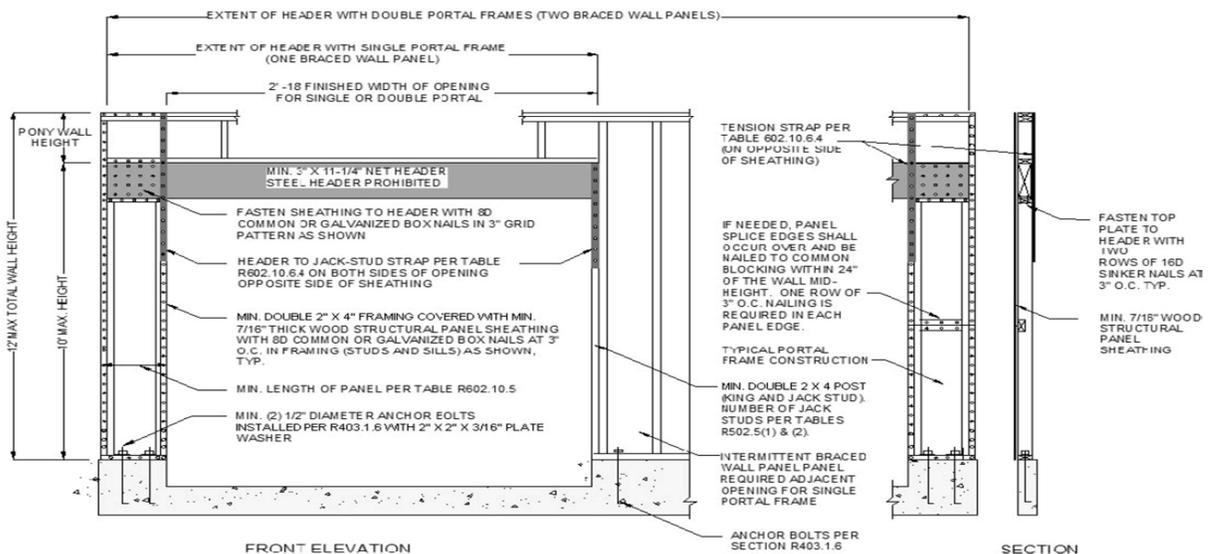
CIVIL NOTES:

- **UNIMPROVED ALLEY:** If your garage building is located adjacent to an unimproved (unpaved) alley, it will be necessary for you to call the City Civil Engineer (448-4311) to have the Finish Grade set by the City Civil Engineer prior to your excavation and/or forming. **If the above procedure is not followed, approval for the foundation will not be granted.**
- **IMPROVED ALLEY:** If your garage is located adjacent to an improved (paved) alley, you may set the Finish Grade at a minimum of 4" or 1% pitch, whichever is less up from the edge of the pavement adjacent to the garage.
- Drainage from foundations shall be 5% for 10 feet or by an approved swale of no less than 2% slope. IRC R403.1.7.3
 Please contact the City Civil Engineer with any grading/civil questions

PLAT OF SURVEY: Please submit a plat of survey with your garage permit application. The plat of survey should reflect current site conditions and show the proposed garage location with garage dimensions, distances from property lines and other structures on the lot. Include the overhead or underground electric service location and clearance distance on overhead lines. See ComEd Redbook for clearance distance requirements. For questions or concerns regarding the electric service, schedule a pre-construction consultation with the Electrical Inspector by calling 847 448-4311.

GARAGE DEMOLITION: If the project includes the demolition of an existing detached garage, a separate Demolition Permit is required. Submit a building permit application with a copy of the Cook County Department of Environment and Sustainability Permit. Include the cubic footage of the structure. Permit fee is \$50 plus \$5 per 1,000 cubic feet.

Method PFG: Portal frame at garage door openings shall be constructed in accordance with Figure R602.10.6.3. Note this method is allowed on either side of garage door openings.



Minimum garage return wall adjacent to vehicle doors is 2' in width and shall be by braced wall panels (PFG). Less than 2' in width walls shall be by engineered wall (i.e. Simpson Strongwall). IRC R602.10.5 and Figure R602.10.6.3 above.