CITY OF EVANSTON
GARAGE APPLICATION FORM

SITE PLAN

EXISTING SINGLE/MULTIPLE FAMILY RESIDENCE

Garage Roof Type:
Hip: 
Gable: 
Reverse Gable:

FOR CITY PLAN REVIEW USE ONLY

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

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

UNIMPROVED ALLEY: If your garage building is located adjacent to an unimproved (unpaved) alley, it will be necessary for you to call the City Engineer (448-4311) to have the Finish Grade set by the City 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 1½ pitch, whichever is less up from the edge of the pavement adjacent to the garage. Note: If you have any questions, please contact the Building Department at 847-448-4311.

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

OVERHEAD DOOR HEADERS

Size: Span: 

Span Min. Header Size
Less than 10'-0" 2 x 2 x 12
More than 10'-0" Use Engineered Lumber i.e. LVL’s

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.

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%).

TYPICAL WALL SECTION

EVANSTON GARAGE PLAN – AVMI - 122138