

City of Proctor
100 Plank Drive, Proctor, MN 55810
(218) 624-3641

RESIDENTIAL ACCESSORY BUILDING CONSTRUCTION

To aid in the drawing of your site plan, please remember these setback and separation measurements. Setbacks are from the property lines.

RETURN PERMIT APPLICATION PLUS COMPLETE SPEC & SITE PLAN SHEETS TO CITY (IF ANY ARE MISSING, NO PERMIT CAN BE ISSUED)

ACCESSORY BUILDINGS (GARAGES, SHEDS, ETC.)

Size: Maximum of 1,200 square feet (in all "R" zones, maximum number of Accessory buildings equals 3
"S" Suburban zone, maximum size equal 5,000 square feet, maximum Number equals 4

Height: 18 feet from grade to top of ridge (in all "R" zones)
35 feet from grade to top of ridge in "S" zone

Front: 35 feet (68 feet from center of road) if no alley
60 feet (93 feet from center of road) with alley

Sides: 5 feet (to face of eaves)

Rear: 13 feet to center of alley

To main building: 10 feet
To any other accessory building: 5 feet

The example of the site plan shows how your drawing should look (using the setback measurements listed above). THE DISTANCE SHOWN ARE ONLY EXAMPLES! The blank grid sheet is for your site plan. PLEASE indicate the scale of your drawing (1 square = 10 feet or 1 square = 5 feet).

If you are unsure of what zone your project is in or you have a corner lot, please contact City Hall for additional information.

This form is a summary of City ordinances and not meant to be all inclusive as of July 1, 1998. For specific detail please review specific City ordinances online at www.ci.proctor.mn.us

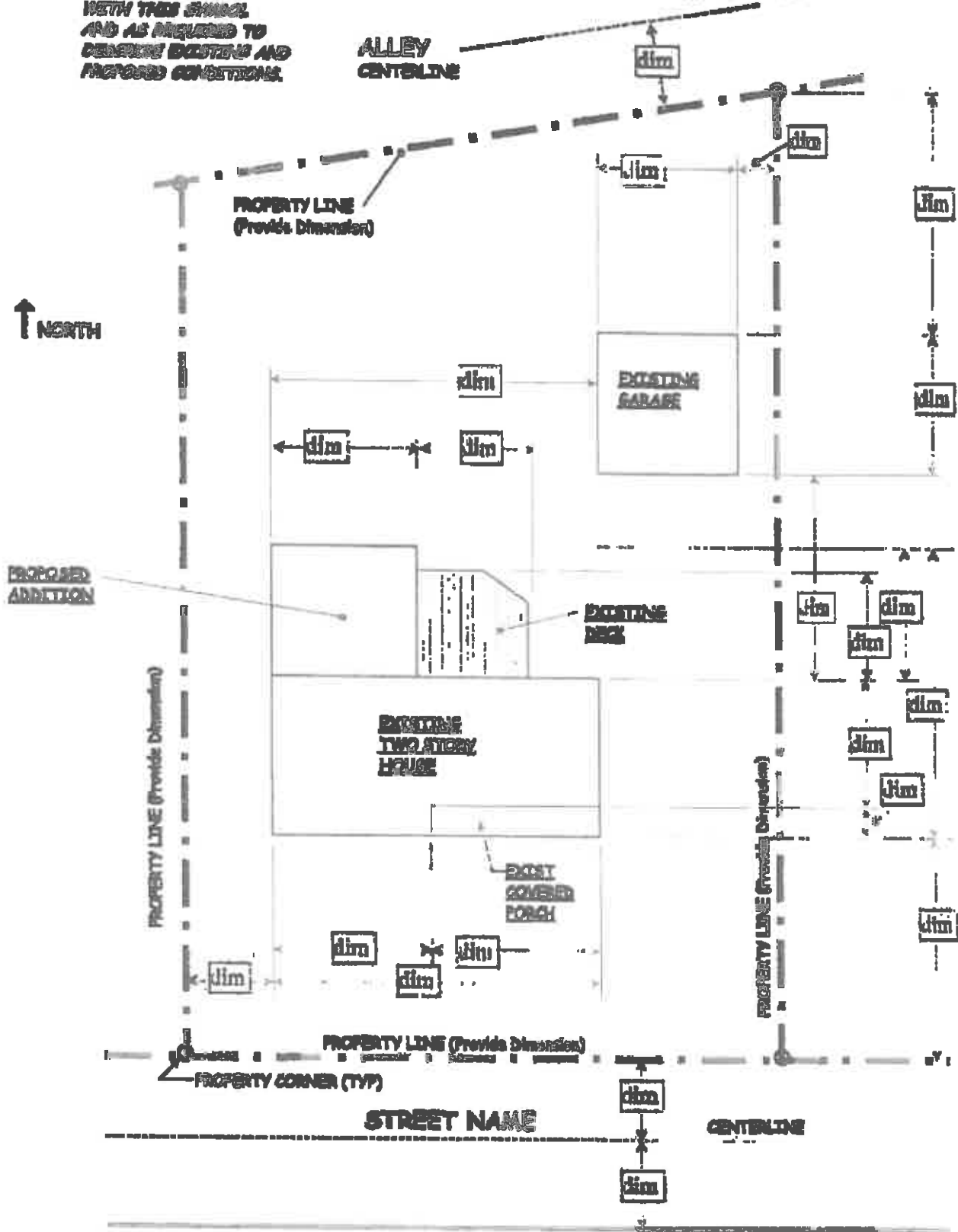
SAMPLE SITE PLAN

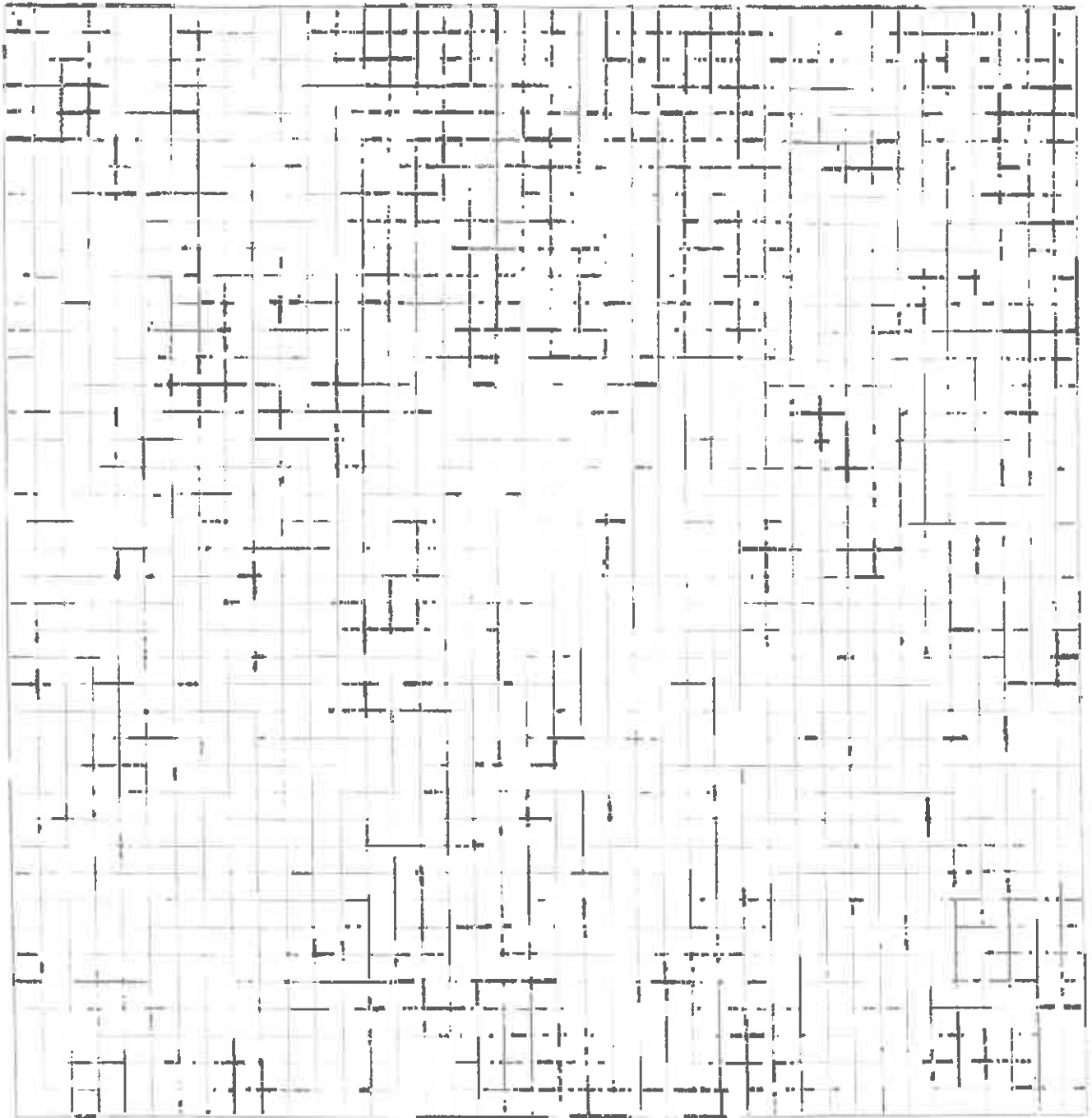
Do not use this sheet- create your own drawing.

SCALE: 1" = _____ FEET

dim PROVIDE DIMENSIONS WHERE INDICATED WITH THIS SYMBOL AND AS REQUIRED TO GENERATE EXISTING AND PROPOSED CONDITIONS.

NOTE: IMPORTANT DIMENSIONS BEARING THE DIMENSIONS OF THE ADDITION, THE DISTANCE FROM THE ADDITION TO OTHER STRUCTURES, THE DISTANCE FROM THE ADDITION TO THE LOT LINE, THE DISTANCE FROM THE ADDITION TO THE CENTERLINE OF THE STREET(S) AND ALLEYS.





North Arrow Required
Scale: 1" = _____ Feet

SITE PLAN

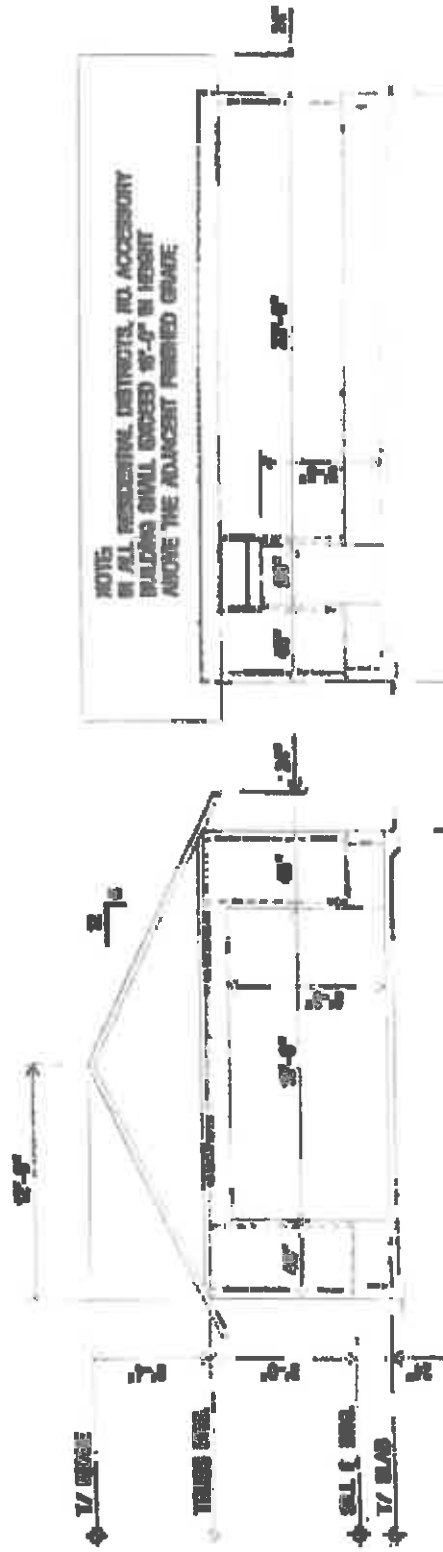
Do Not Use Pencil

Site Address	_____	Legal Description (Required)
Owner's Name	_____	_____
This Site Plan is an accurate and complete representation of the footprint(s) of all existing and proposed structure(s) and their location(s) on the subject property.		_____
Applicant Signature	_____	_____
Date	_____	_____

City of Proctor

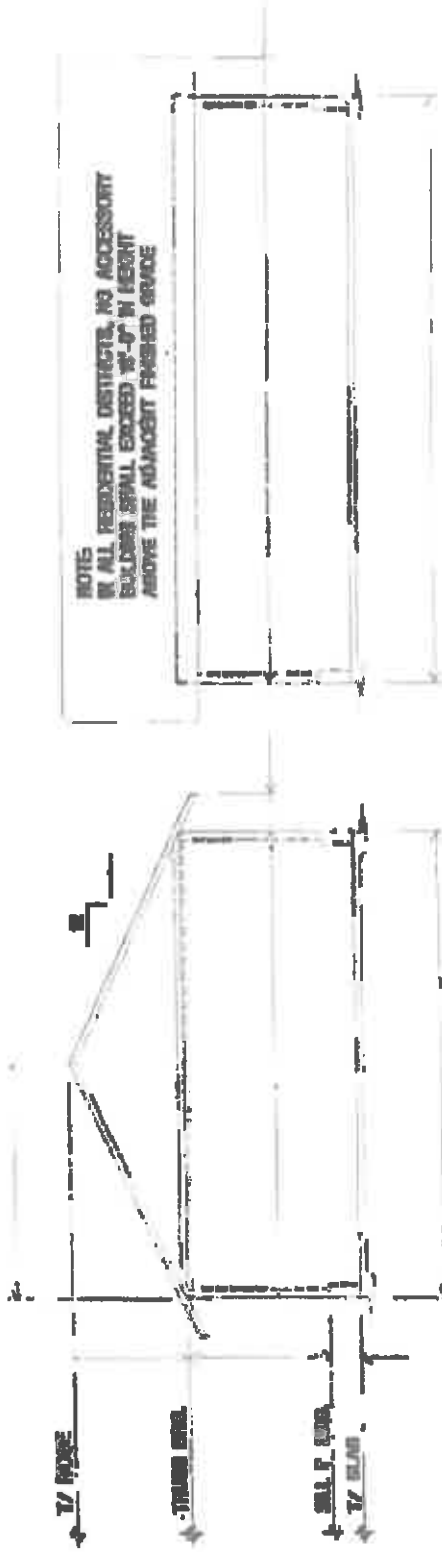
100 Frank Data • Proctor, MN 55610 • (218) 624-3661

Garages / Detached Accessory Buildings Indicate Door and Window Locations and Measurements



ELEVATION - GABLE END (EXAMPLE)

ELEVATION - TRUSS BEARING SIDE (EXAMPLE)



ELEVATION - GABLE END
9 INDICATE ALL OPENINGS AND DIMENSIONS

ELEVATION - TRUSS BEARING SIDE
9 INDICATE ALL OPENINGS AND DIMENSIONS

City of Proctor

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Garages / Detached Accessory Buildings

Minimum Standards For Garage / Accessory Buildings
Over 400 s.f. And Less Than Or Equal To 1,200 s.f.

Building Section
Provide information as indicated

Ice/water shield required to min. 24" inside exterior wall top.

ROOF SLOPE = 12 / 12

Overhang Dimension

Height

15'-0" Maximum

San. Detail

NOTE: Details of a rambly wall project that of 10ft within as part of garage foundation or to create the building site engineer stamped design by a MEI licensed engineer.

NOTE: Base in the wall carry the roof load over 8" while require the use of an engineered header product. Apply the design info must be submitted with permit application.

Size of Headers: _____ x _____

Under eave

Under gable

6" Engineered Slab

6" Gravel Base

NOTE: Floor SHALL BE SLOPED for flow to a drain at the wall vehicle door

Which type of foundation are you considering?
 Engineered Floating Slab
 Frost Footing

NOTE: Floor SHALL BE SLOPED for flow to a drain at the wall vehicle door

Roofing: _____
 Sheathing _____
 Trusses @ _____ c.c.
 Mfg. By _____

Min live load design 42 psf
 Truss manufacturer must design to site specific requirements category _____

_____ x _____ Stud
 @ _____ c.c.
 6" MIN WOOD TO FIN GRADE

Typical Frost Footing Foundation
 _____" Core-filled Concrete Block
 6" x (W) _____"
 Footing

60" MIN

NOTE:
 1. TREATING OR PRESERVED
 2. USE 4" DIA. ANCHOR BOLTS MINIMUM 40K
 3. FUNDATION PLATES ON A CONCRETE PAD SHALL BE TREATED WOOD OR FUNDATION REQUIRED

Engineered Floating Garage Slab Detail

No Scale

Minimum standards for one story detached garages over 400 s.f. and less than 1200 s.f.



- PREPARED SUBGRADE (REMOVE SOIL AND UNDESIRABLE MATERIALS AND REPLACE WITH STABLE MATERIALS)
1. TREATING OR PRESERVED
 2. USE 4" DIA. ANCHOR BOLTS MINIMUM 40K
 3. FUNDATION PLATES ON A CONCRETE PAD SHALL BE TREATED WOOD OR FUNDATION REQUIRED

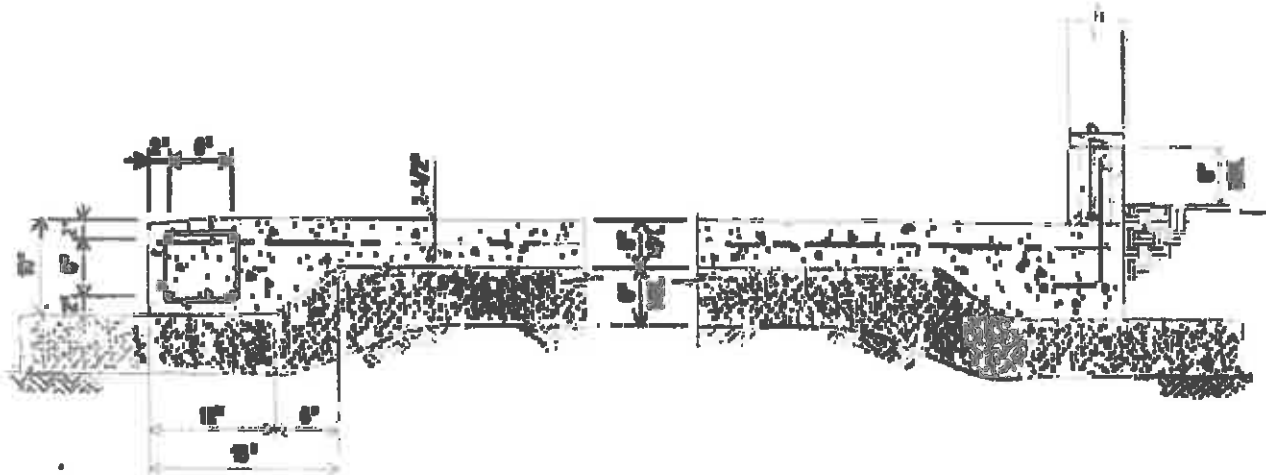
City of Proctor

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Concrete Garage / Detached Accessory Building Slab Detail

Minimum Standards For Garage / Accessory Buildings

Over 400 s.f. And Less Than Or Equal To 1,200 s.f.



GENERAL NOTES:

1. TREATING OIL RECOMMENDED.
2. FOUNDATION SILL PLATES IN CONTACT WITH CONCRETE SHALL BE TREATED WOOD OR FOUNDATION REDWOOD, LAGS LOCATED 3" ABOVE GRADE. THERE SHALL BE A SILL SEALER BETWEEN THE SILL PLATE AND CONCRETE.
3. ALL CONNECTION HARDWARE AND FASTENERS IN CONTACT WITH TREATED LUMBER (NAILS, SCREWS, WASHERS, FRAMES, ANCHES, ETC) SHALL HAVE A (ZINC) GALVANIZED COATING, TRIPLE ZINC (TZ), Z-MAX OR BE HOT-DIP GALVANIZED STEEL.
4. PROVIDE DRAINAGE FOR THE SUB-GRADE.
5. CALL FOR FORM INSPECTION BEFORE POURING.
218 624-3641 - ALLOW 24 HOURS NOTICE.

GRADE BEAM NOTES:

1. PERIMETER GRADE BEAM SHALL BE A MIN. 8" x 10".
2. REINFORCE GRADE BEAM WITH (2) - #4 BOTT. BARS. BARS SHALL BE CONTIGUOUS AROUND CORNERS, LAP BARS A MIN. OF 30 DIA. OR 15".
3. PROVIDE (2) - #4 TOP BARS AT THE VEHICLE DOOR, EXTEND BARS 24" BEYOND THE DOOR OPENING.
4. ATTACH TOP AND BOTT. BARS WITH #3 TIES AT 48" O.C.
5. IF A VAPOR BARRIER IS NOT USED, PROVIDE A MIN. 3" COVER BETWEEN THE BOTT. REINF. AND THE 6" WELL COMPACTED SAND OR GRAVEL BASE.
6. CHAMFER GRADE BEAM EDGE AT THE VEHICLE DOOR.

ANCHOR BOLT NOTES:

1. ANCHOR BOLTS SHALL BE A MIN. 1/2" DIA. SPACED AT 6'-0" MAX. THERE SHALL BE A MIN. OF TWO BOLTS PER PIECE OF SILL PLATE, WITH A BOLT LOCATED WITHIN 18" OF EACH END OF EACH PIECE. A PROPERLY SIZED NUT AND WASHER SHALL BE TIGHTENED ON EACH BOLT TO THE FOUNDATION SILL PLATE.
2. ANCHOR BOLTS SHALL HAVE A MIN. 7" EMBEDMENT INTO CONCRETE, WITH A 3" PROJECTION.
3. IF MASONRY IS USED, ANCHOR BOLTS AND DOWELS SHALL BE LOCATED WITHIN THE MASONRY CORE.

CONCRETE NOTES:

1. CONCRETE SHALL HAVE A MIN. 28 DAY COMPRESSIVE STRENGTH OF 4000 PSI AND BE AIR ENTRAINED BY ± 1%.
2. ALL CONCRETE SHALL BE CONSOLIDATED AT THE TIME OF POURING BY VIBRATES OR OTHER ACCEPTABLE METHODS.
3. REINFORCEMENT SHALL BE A MIN. GRADE 40.
4. ALL GRADE BEAM AND SLAB REINFORCEMENT SHALL BE PROPERLY SUPPORTED BY CHAIRS OR CONCRETE BRICKS. SLAB REINFORCEMENT SHALL BE LOCATED AT SLAB CENTER LINE.

SLAB NOTES:

1. CONCRETE SLAB SHALL BE A MIN. 8" THICK.
2. SLAB SHALL EITHER BE SLOPED TO DRAIN TO THE VEHICLE DOOR OR A FLOOR DRAIN THAT IS DAYLIGHTED.
3. SLAB REINFORCEMENT SHALL BE:
 - - MINIMAL - 6x6 - 10x10 W.W.F.
 - - BETTER - 8x8 - 6x6 W.W.F.
 - - BEST - #4 BARS AT 24" O.C. EACH WAY.
4. A VAPOR BARRIER IS NOT REQUIRED, BUT IS RECOMMENDED. THE SLAB SHOULD BE POURED OVER A 6" MIN. REINFORCED POLY. VAPOR BARRIER. LAP THE POLY. A MIN. OF 9".
5. SLAB SHALL BE PLACED OVER A MIN. 6" WELL COMPACTED SAND OR GRAVEL OVER A PREPARED SUBGRADE. REMOVE ALL SOFT AND UNSUITABLE MATERIALS AND REPLACE WITH ENGINEERED FILL REQUIREMENTS DETERMINED BY FIELD INSPECTION.

MASONRY NOTES:

1. HOLLOW CONCRETE MASONRY UNITS SHALL MEET ASTM C90, GRADE N, TYPE 1.
2. MORTAR FOR HOLLOW MASONRY UNITS SHALL BE ASTM C-270, TYPE S OR TYPE 2.
3. PROVIDE #4 DOWELS INTO CONCRETE GRADE BEAM AT ANCHOR BOLT LOCATIONS.
4. GROUT CORES SOLID AT DOWEL LOCATIONS. GROUT ALL CORES SOLID OF MASONRY TOP COURSE. GROUT SHALL HAVE A MIN. F_c = 2,500 PSI.

CITY OF PROCTOR

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LOCATION OF BUILDING	Street Address	Parcel Code
	Subdivision	
	Block #	Lot #

For Office Use Only	TYPE OF IMPROVEMENTS	DIMENSIONS
Ground Water Management/Wetlands YES NO	<input type="checkbox"/> Manufactured Home <input type="checkbox"/> Site-Built Home <input type="checkbox"/> Residential Addition <input type="checkbox"/> Residential Remodeling <input type="checkbox"/> Residential Garage or Storage <input type="checkbox"/> Commercial Building <input type="checkbox"/> Commercial Addition <input type="checkbox"/> Commercial Remodeling <input type="checkbox"/> Demolition <input type="checkbox"/> Sign	Lot Dimensions: _____ X _____
Drawings YES NO		Lot Area: _____
Sanitary Check-Off YES NO		Structure Size: _____ Sq. ft.
Plan Review YES NO		Yards of Fill: _____ Cu. yds.
INSPECTIONS		TYPE OF SEWER
Footing Date	<input type="checkbox"/> On-Site sewer disposal <input type="checkbox"/> Public	Contractor's Price
Foundation Date		TYPE OF WATER
Framing Date	<input type="checkbox"/> Well <input type="checkbox"/> Public	Plumbing
Mechanical Date		Heating/Air Conditioning
Insulation/Vapor Date		Other
Final Date		Total
Size		
Describe Project		
Owner	Address	Telephone
Architect	Address	Telephone
Contractor	Address	Telephone
Contractor License #		
Applicant's Signature		Permit Fee:
Approved By		Plan Check Fee:
Date	Receipt No.	Permit No.
		State Surcharge:
		TOTAL

The owner of this building and the undersigned agree to all applicable laws of PROCTOR, MN and to allow access to said property by Proctor Building officials and Planning and Zoning Commissions. It is the applicants/property owners responsibility to build on their own property and call for required inspections.