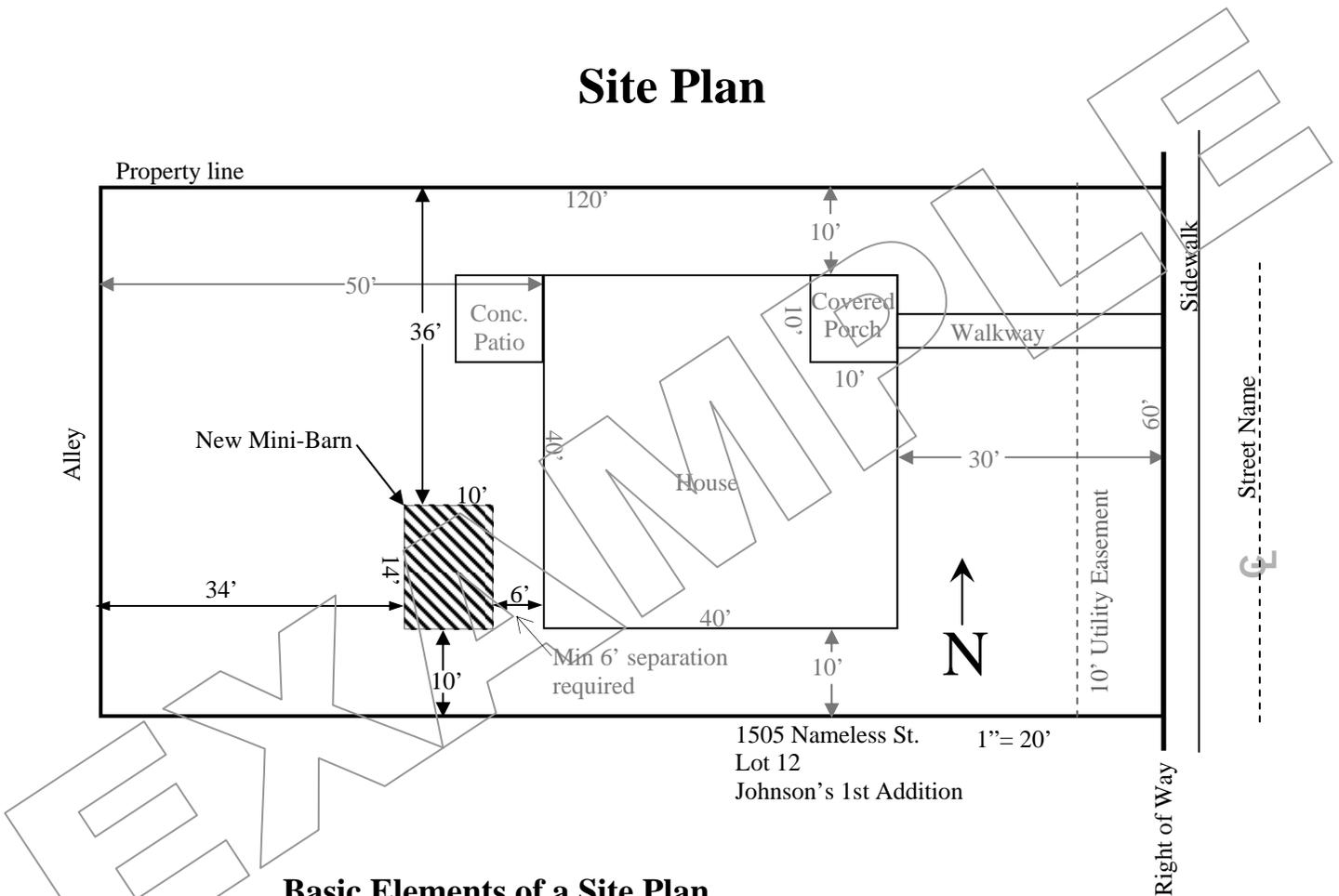


Example Plans: Residential Mini-Barn/Shed

Over 120 square feet or on permanent foundations
(Not For Construction)

Site Plan



Basic Elements of a Site Plan

1. North Arrow
2. Scale that plan is drawn to
3. Address of the property
4. Lot/Parcel Number
5. Property boundaries with dimensions
6. Locations of any easements, right of ways, & setbacks
7. Centerline of adjoining streets
8. Outline of all improvements and structures (existing & proposed) with dimensions and the distances to nearest boundaries. Examples include: septic systems, fences, pools, wells, decks, driveways, sidewalks, sheds, parking areas, water features, and utility locations.

Note:

Sidewalks, utility poles, alleys, fences, internet maps, and other features are not reliable means of determining the location of property boundaries. Please reference your property deed, plat map, or prior survey of the property.

These example plans are only a guide to the plans you will need in order to obtain residential building permits. **The sizes and materials here may or may not be adequate for your specific application.**

Rev 12/24/2009

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1200 Madison Ave, Suite 100
Indianapolis, IN 46225
Tele: (317) 327-8700
www.indy.gov/permits
Email: permitquestions@indy.gov

Remember to fill out the completion card at the end of your project.

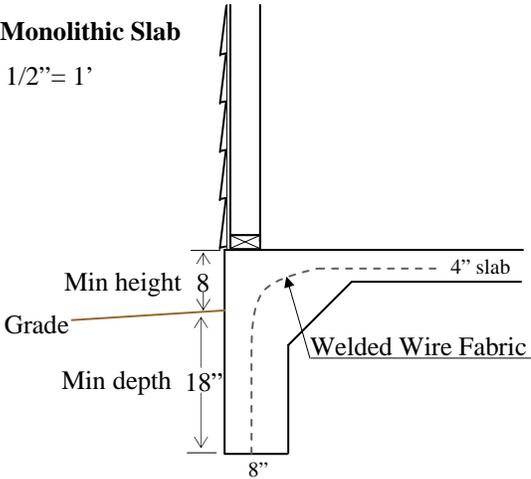
All plans, detail sheets & a copy of the permit are required to be on the job site at all times. (Truss specs, TJI, LVL & pre-manufactured fireplace details)

Example Foundation Plan

(Not For Construction)
New Mini-Barns greater than 200 square feet

Monolithic Slab

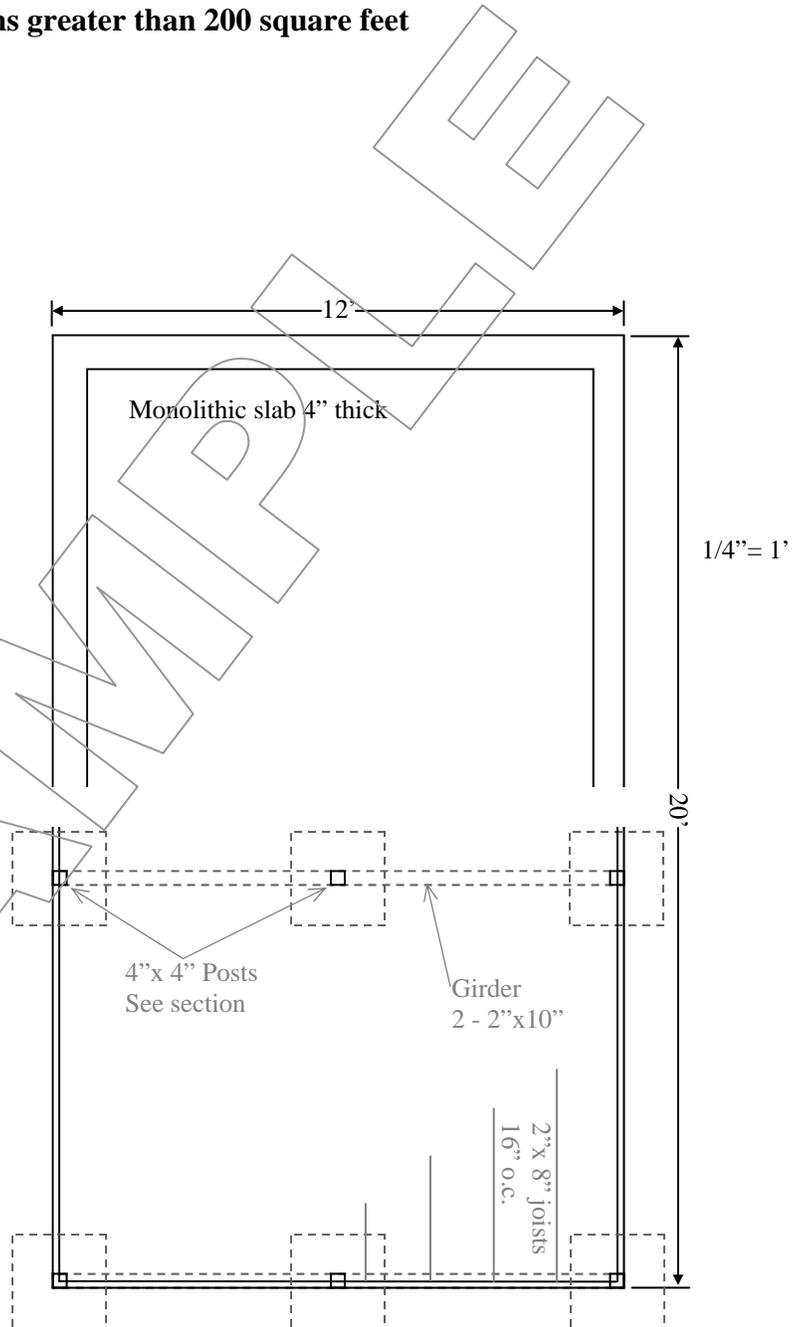
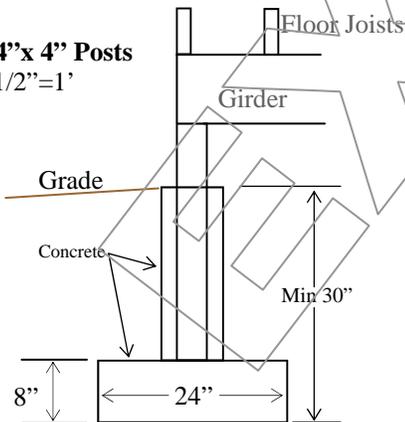
1/2" = 1'



This monolithic footing example is only suitable for garages and detached accessory buildings less than 721 square feet in total area.
(Indiana Residential Code: Table R309)

4"x 4" Posts

1/2" = 1'



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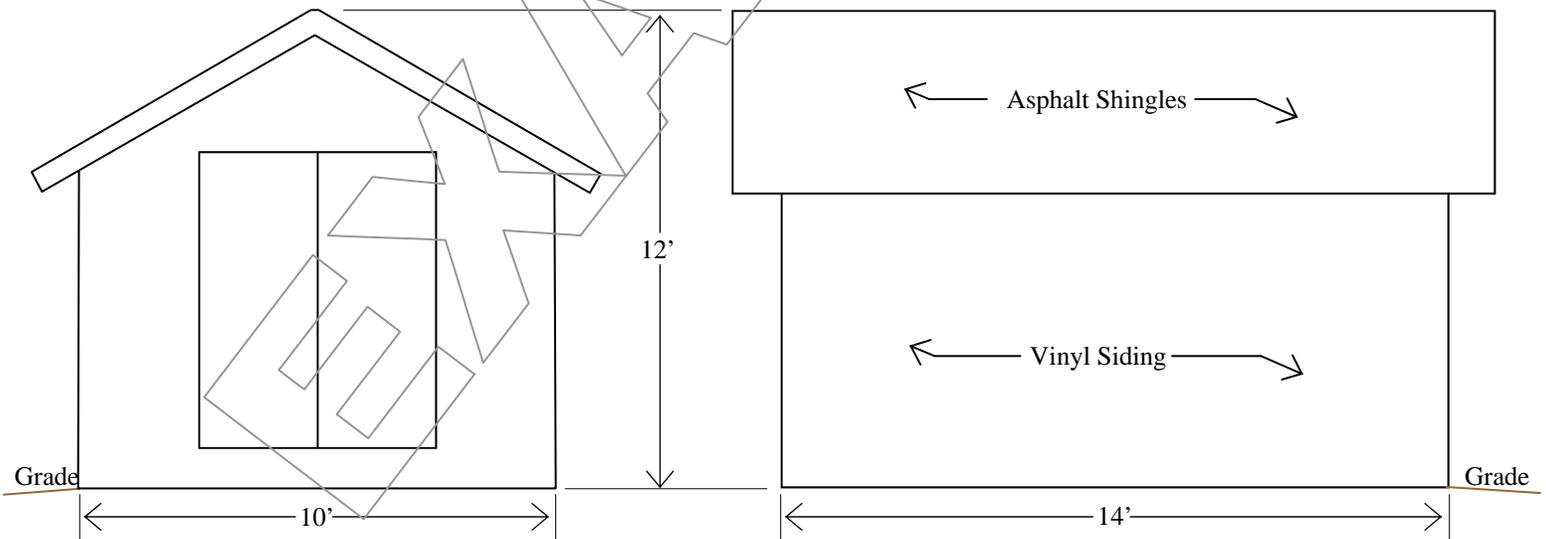
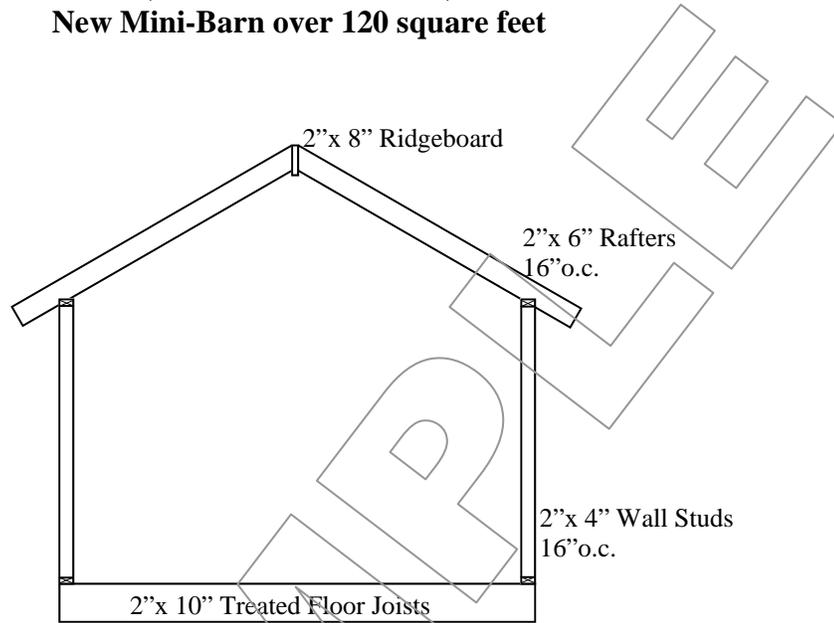
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Example Section / Elevation

(Not For Construction)
New Mini-Barn over 120 square feet



1/4" = 1'

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Common Mistakes / Insufficiencies

- Accessory buildings being placed in an easement
- Accessory building being placed in required setbacks
- Failure to get homeowners association approval for structure
- Not consulting subdivision requirements prior to construction
- Using incorrect building standards - Indiana Residential Code (2003 International Residential Code with the 2005 Indiana Amendments)
- Incorrect door headers (Table R502.5(1))
- Not having engineered Truss diagrams available (R106.1)
- Rafters/joists insufficient for spans (rafters R802.5, ceiling joists R802.4, floor joists R502.3)
- Headers insufficient for span (R502.5)
- Not having plans on site available for review
- Proposed plans not drawn to scale
- Not filling out the Certificate of Completion & Compliance and returning upon completion of the project.

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