DETACHED GARAGE (40’ X 25’ MAX.)

WALL BRACING REQUIREMENTS:
PROVIDE MIN. ½” CDX PLYWOOD STRUCT 1 W/ BD @ 6-1/2 @ ALL EXT, INTERIOR WALLS EXCEPT AT FRONT GARAGE WALL AND PERMITTED OPENINGS. FRONT GARAGE WALLS SHALL BE CONSTRUCTED AS ALTERNATE BRACED WALLS AS NOTED.

ALTERNATE WALL BRACING REQUIREMENTS:
REQUIRED WALL BRACING IS PERMITTED TO BE REPLACED WITH DET. D. WHEN THE NUMBER OF ALTERNATE WALL BRACING PROVIDED IS EQUAL TO THE FOLLOWING, BUT NO LESS THAN 2:

- Number of one sided alt braced walls per detail D = (24/Length)
- Number of two sided alt braced walls per detail D = (26/Length)

PERMITTED OPENING WALL LEGEND

- OPENINGS NOT PERMITTED
- OPENINGS LESS THAN 8’ IN TOTAL WIDTH ARE PERMITTED IN ALL WALLS OTHER THAN FRONT GARAGE DOOR WALL.

**IMPORTANT NOTE:** FOR HIGH FIRE HAZARD/FIRE SEVERITY ZONE REQUIREMENTS, SEE BUILDING AND SAFETY STANDARD B-60.

**NOTE:**
1. ONE HOUR FIRE WALL REQUIRED FOR ANY WALL LOCATED LESS THAN 5’ FROM PROPERTY LINE OR 10’-0’ FROM ADJACENT BUILDING.
2. OPENINGS IN WALLS LESS THAN 3’-0” FROM PROPERTY LINES ARE NOT PERMITTED.
3. PLYWOOD ROOF SHEATHING, WHEN EXPOSED TO WEATHER, SHALL BE OF EXTERIOR TYPE.
4. USE 3/4” W/ OR BETTER FOR GARAGE HEADER.
5. EXTERIOR FINISH SHALL BE STUCCO OR SIDING.

*ACCEPTABLE ROOF COVERINGS (CLASS A)

1. ASPHALT SHINGLES — INSTALLATION PER MFR
2. BUILT-UP ROOF — INSTALLATION PER MFR
3. TILE ROOF — INSTALLATION PER MFR
4. METAL ROOFING 30 GA THICKNESS — ADEQUATE SLOPE FOR DRAINAGE

**DETACHED GARAGE (40’ X 25’ MAX.)**

### PLAN

(SHOW TABLES ON REVERSE FOR FRAMING SIZES)

**SECTION A-A**

- Note: Balloon Frame Gable end wall or provide 2x kickers, 40" @ 48" o.c., from the double top plate to the roof sheathing.

**ROOF PLAN: GABLE**

- USE MIN. ¾" CDX PLYWOOD W/ BD @ 6-1/2 AT GABLE END ABOVE THE HEADER TO ROOF SHEATHING

**ROOF PLAN: HIP**

- USE MIN. ¾" CDX PLYWOOD SHEATHING W/ BD @ 6-1/2 (PANEL SPAN RATING OF 24’/0’). BLOCK ROGUES FOR RAPID SPACING OF 24’ OR USE ¾" PLYWOOD.

**DETAIL B-B**

- See detail C-C

**DETAIL C-C**

- See Table 1805.4.2

** DIVISION OF BUILDING AND SAFETY **

**COUNTY OF VENTURA **

Jim MacDonald, CBO

**B & S STD**

**Page 1 of 2**

**Revised** June 29, 2009
SHEAR PANEL NOTES:
1. ROOF PLYWOOD SHEATHING WITH BOUNDARY NAILING.
2. SEE X-SECTION A-A AND DETAIL B FOR FRAMING AND SHEAR TRANSFER REQUIREMENTS.
3. CONTINUOUS DBL TOP PLATE.
4. 2 X STUDS @ 16” O.C.
5. 2 X CRIPPLE STUDS @ 16” O.C.
6. PANEL EDGE NAILING 10D @ 3”.
7. GARAGE DOOR HEADER 4 X DF #1 MINIMUM.
8. 4 X 4 POST U.N.O.
9. (1) STRAP OF 1000 LBS. CAPACITY EACH SIDE OF POST.
10. 1/2” PLYWOOD STRUT 1 100 @ 3, 3, 12. (EDGE NAIL ALONG POSTS, TOP PLATE AND PANEL EDGES.)
11. HOLD DOWN WITH MINIMUM UPLIFT CAPACITY OF 1800 LBS. (MUST BE ICC APPROVED)
12. 3 X SILL PLATE.

SHEAR PANEL DETAIL - D*
* IN LIEU OF THIS DETAIL, ANY ICC APPROVED SHEARWALL SYSTEM MAY BE USED WITH HOLD DOWN UPLIFT CAPACITY OF 1800 LBS. OR MORE.

RAFTER SPAN TABLE
BASED ON D.F. #2

<table>
<thead>
<tr>
<th>SPACING</th>
<th>16”</th>
<th>24”</th>
</tr>
</thead>
<tbody>
<tr>
<td>2 x 6</td>
<td>12”-6”</td>
<td>10”-3”</td>
</tr>
<tr>
<td>2 x 8</td>
<td>15”-9”</td>
<td>13”-6”</td>
</tr>
<tr>
<td>2 x 10</td>
<td>19”-6”</td>
<td>15”-9”</td>
</tr>
</tbody>
</table>

ROOF SHEATHING:
USE MIN. 3/8” CDX PLYWOOD SHEATHING WITH 8d @ 6,6,12 PANEL SPAN RATING OF 24/0.
BLOCK EDGES FOR RAFTER SPACING OF 24” OR USE 1/2” PLYWOOD.

HEADER SPAN TABLE  D.F. #1 AND BETTER

<table>
<thead>
<tr>
<th>SPAN</th>
<th>SIZE</th>
<th>OR SIZE</th>
</tr>
</thead>
<tbody>
<tr>
<td>8’</td>
<td>4 X 8</td>
<td>6 X 8</td>
</tr>
<tr>
<td>10’</td>
<td>4 X 10</td>
<td>6 X 10</td>
</tr>
<tr>
<td>16’</td>
<td>4 X 16</td>
<td>6 X 16</td>
</tr>
<tr>
<td>18’</td>
<td>4 X 18</td>
<td>6 X 18</td>
</tr>
</tbody>
</table>

TABLE 1805.4.2
MINIMUM FOUNDATION REQUIREMENTS

<table>
<thead>
<tr>
<th>WEIGHTED * EXPANSION INDEX</th>
<th>FOUNDATIONS</th>
<th>CONCRETE SLAB</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>ALL PERIMETER FOOTINGS</td>
<td>REINFORCEMENT FOR CONTINUOUS FOUNDATIONS</td>
</tr>
<tr>
<td>STEM THICKNESS</td>
<td>DEPTH BELOW NATURAL SURFACE OF GROUND AND FINISH GRADE</td>
<td>3 1/2” MINIMUM THICKNESS</td>
</tr>
<tr>
<td>FOOTING WIDTH</td>
<td>2 - #4 TOP &amp; BOTTOM</td>
<td>REINFORCEMENT</td>
</tr>
<tr>
<td>INCHES</td>
<td>#3 @ 24” EA. WAY</td>
<td>TOTAL THICKNESS</td>
</tr>
<tr>
<td></td>
<td>#3 BARS @ 24” IN. EXT. FOOTING AND BENT 3’ INTO SLAB</td>
<td>OF SAND</td>
</tr>
<tr>
<td>91 - 130</td>
<td>6</td>
<td>12</td>
</tr>
</tbody>
</table>

* WHERE SOIL REPORT IS NOT PROVIDED, USE FOUNDATION REQUIREMENTS FOR WEIGHTED EXPANSION INDEX RANGE OF 91 - 130.

EXCEPTION: FOUNDATION REQUIREMENTS FOR LOWER WEIGHTED EXPANSIVE INDEX MAY BE USED BASED ON EXPANSIVE INDEX REPORT BY A SOIL ENGINEER.