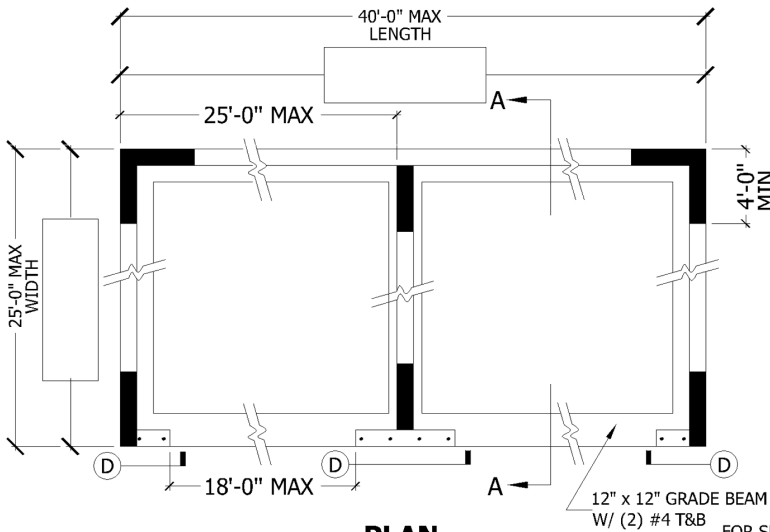




Building and Safety Division • Public Information

County of Ventura • Resource Management Agency • http://www.ventura.org/rma/build_safe
 Main Office • 800 S. Victoria Ave, Ventura, CA. 93009 • 805 654-2771
 East County Office • 3855-F Alamo St., 2nd Fl. #2091A, Simi Valley, CA. 93065 • 805 582-8064

DETACHED GARAGE (40' X 25' MAX.)



PLAN

(SEE SPAN TABLES ON REVERSE FOR FRAMING SIZES)

WALL BRACING REQUIREMENTS:

PROVIDE MIN. $\frac{3}{8}$ " PLYWOOD STRUCT I WITH 8D @ 6:12 ON ONE SIDE OF ALL EXTERIOR AND INTERIOR WALLS EXCEPT AT GARAGE FRONT WALL AND PERMITTED OPENINGS. GARAGE FRONT WALLS SHALL BE CONSTRUCTED AS ALTERNATE BRACED WALLS AS NOTED.

ALTERNATE WALL BRACING REQUIREMENTS:

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

$$\text{NUMBER OF ONE SIDED ALT BRACED WALLS PER DETAIL D} = \frac{\text{Length}}{(2 \times 4)}$$

$$\text{NUMBER OF TWO SIDED ALT BRACED WALLS PER DETAIL D} = \frac{\text{Length}}{(2 \times 2 \times 4)}$$

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.

FOR SLAB AND FOOTING REQUIREMENTS SEE TABLE 1805.4.2 ON THE REVERSE PAGE

NOTES:

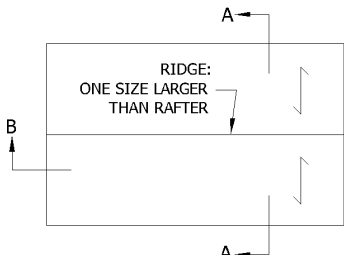
1. ONE HOUR FIRE WALL REQUIRED FOR ANY WALL LOCATED LESS THAN 5'-0" FROM PROPERTY LINE OR 10'-0" FROM ADJACENT BUILDING.
2. OPENINGS IN WALLS LESS THAN 3'-0" FROM PROPERTY LINES ARE NOT PERMITTED.
3. PLYWOOD ROOF SHEATHING, WHEN EXPOSED TO WEATHER, SHALL BE OF EXTERIOR TYPE.
4. USE D.F. #1 OR BETTER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

*ACCEPTABLE ROOF COVERING (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

*IMPORTANT NOTE:

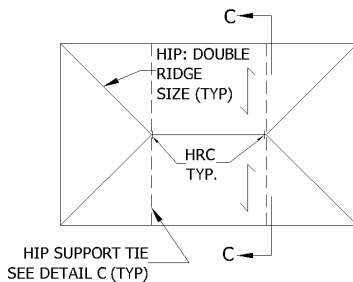
FOR HIGH FIRE HAZARD/FIRE SEVERITY ZONE REQUIREMENTS, SEE BUILDING AND SAFETY STANDARD B-60.



Note: Balloon Frame Gable end wall or provide 2x kickers, 45° @ 48"o.c. from the double top plate to the roof sheathing.

ROOF PLAN: GABLE

USE MIN $\frac{3}{8}$ " CDX PLYWOOD W/ 8d @ 6:12 AT GABLE END ABOVE THE HEADER TO ROOF SHEATHING

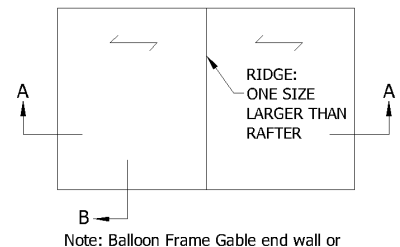


HIP SUPPORT TIE SEE DETAIL C (TYP)

ROOF PLAN: HIP

ROOF SHEATHING:

USE MIN. $\frac{3}{8}$ " CDX PLYWOOD SHEATHING WITH 8D @ 6,6,12 (PANEL SPAN RATING OF 24/0). BLOCK EDGES FOR RAFTER SPACING OF 24" OR USE $\frac{1}{2}$ " PLYWOOD.

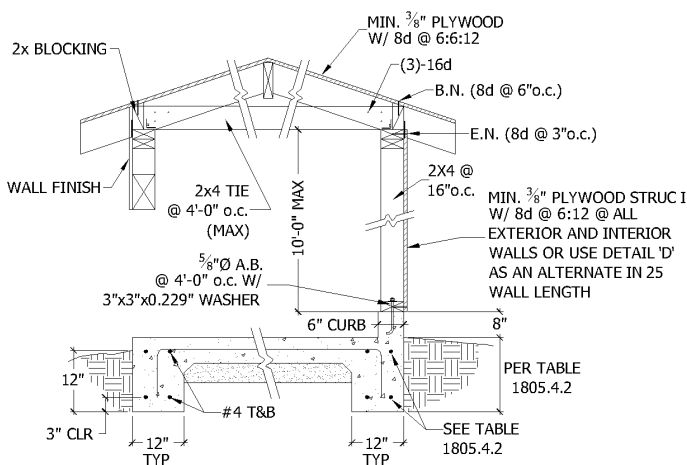


Note: Balloon Frame Gable end wall or provide 2x kickers, 45° @ 48"o.c. from the double top plate to the roof sheathing.

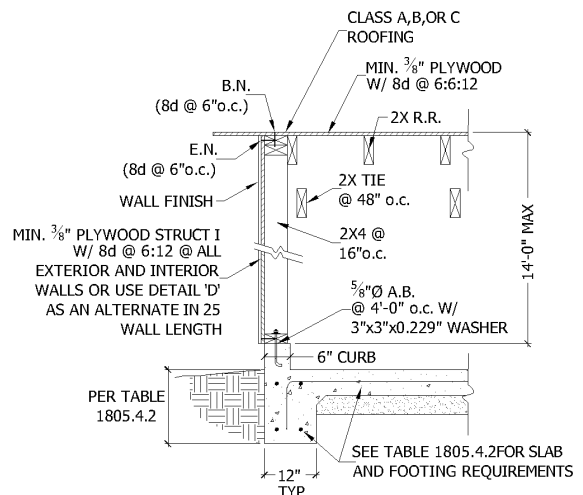
ROOF PLAN: GABLE (ALTERNATE)

USE MIN $\frac{3}{8}$ " CDX PLYWOOD W/ 8d @ 6:12 AT GABLE END ABOVE THE HEADER TO ROOF SHEATHING

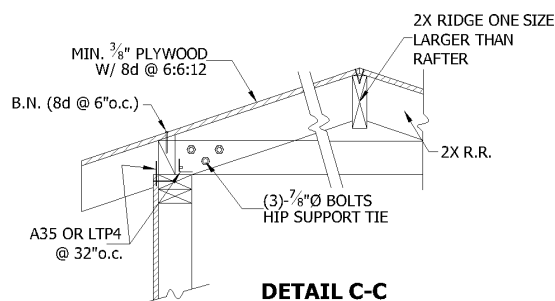
(USE $\frac{1}{2}$ " CDX PLY WHEN USING DETAIL 'D')



SECTION A-A



DETAIL B-B: GABLE END SECTION



DETAIL C-C

DIVISION OF BUILDING AND SAFETY
 COUNTY OF VENTURA

BUILDING OFFICIAL

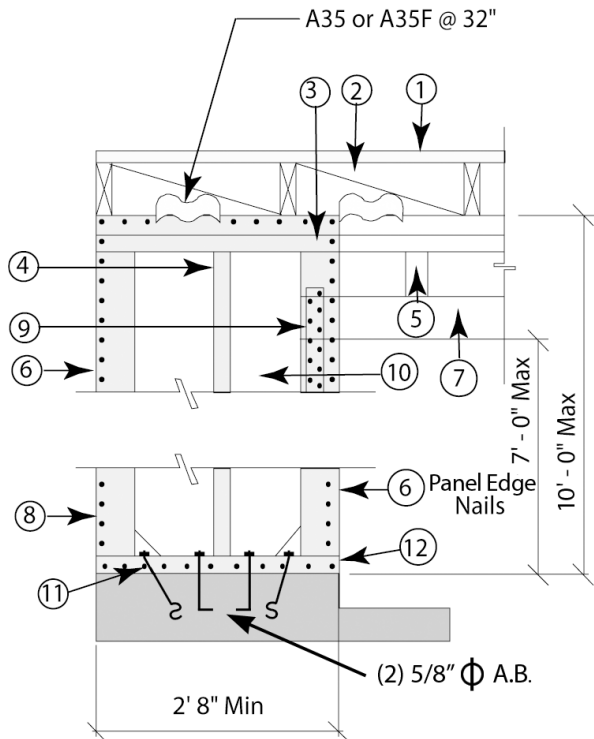
Jim MacDonald, CBO

B & S
 STD

Revised

B-14
 Page 1 of 2

June 29, 2009



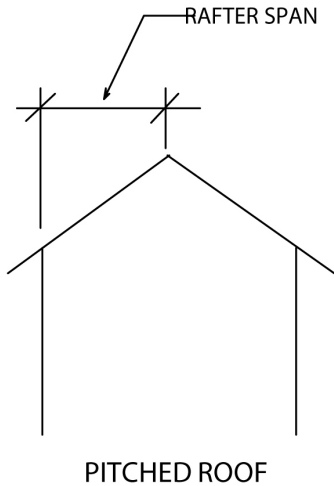
SHEAR PANEL NOTES:

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 10D @ 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



SPACING SIZE	16"	24"
	2 x 6	12' - 6"
2 x 8	15' - 9"	13' - 6"
2 x 10	19' - 6"	15' - 9"

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			
SPAN	SIZE	OR	SIZE
8'	4 X 8		6 X 8
10'	4 X 10		6 X 10
16'	4 X 16		6 X 16
18'	4 X 18		6 X 18

TABLE 1805.4.2
MINIMUM FOUNDATION REQUIREMENTS

WEIGHTED * EXPANSION INDEX	FOUNDATIONS			CONCRETE SLAB	
	STEM THICKNESS	FOOTING WIDTH	ALL PERIMETER FOOTINGS DEPTH BELOW NATURAL SURFACE OF GROUND AND FINISH GRADE	3 1/2" MINIMUM THICKNESS	
				REINFORCEMENT FOR CONTINUOUS FOUNDATIONS	REINFORCEMENT TOTAL THICKNESS OF SAND
INCHES					
91 - 130 HIGH	6	12	27	2 - #4 TOP & BOTTOM	#3 @ 24" EA. WAY 4"
				#3 BARS @ 24" IN. EXT. FOOTING AND BENT 3' INTO SLAB	

* 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.