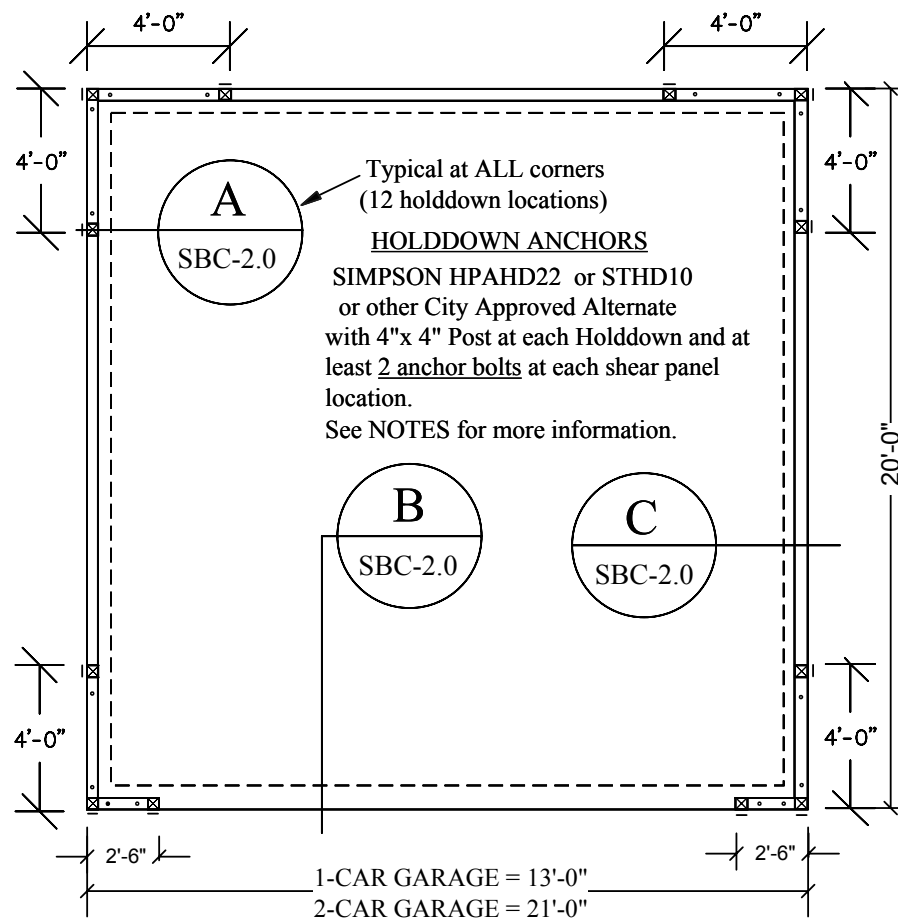
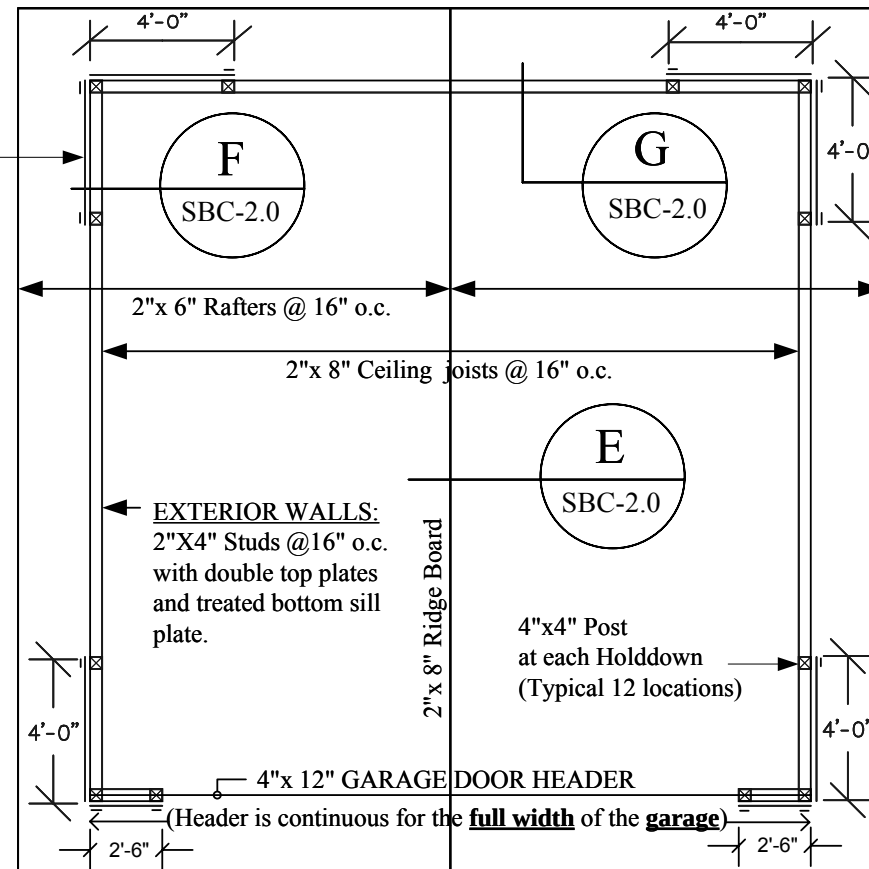


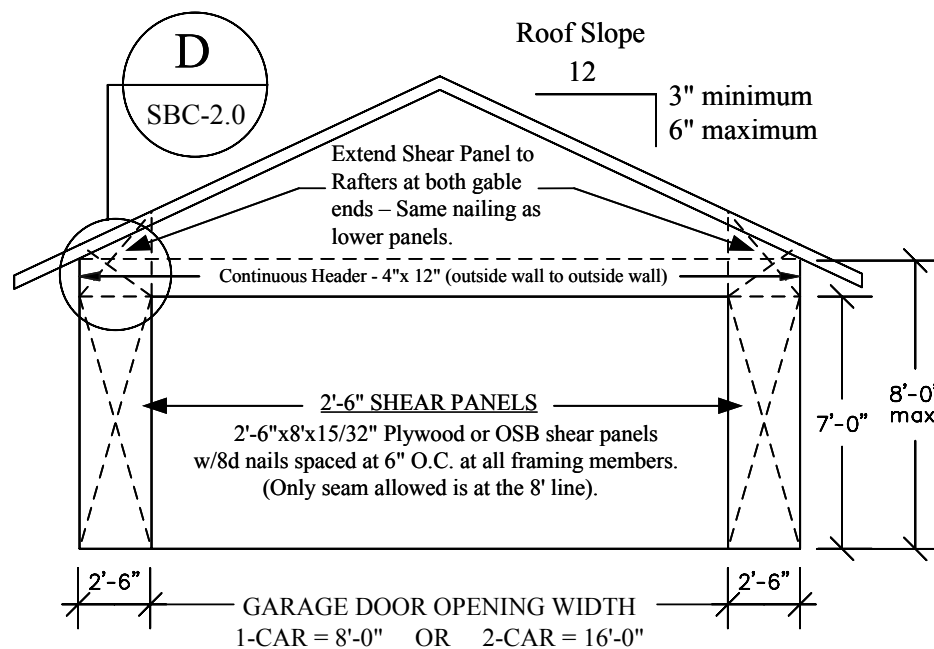


FOUNDATION PLAN

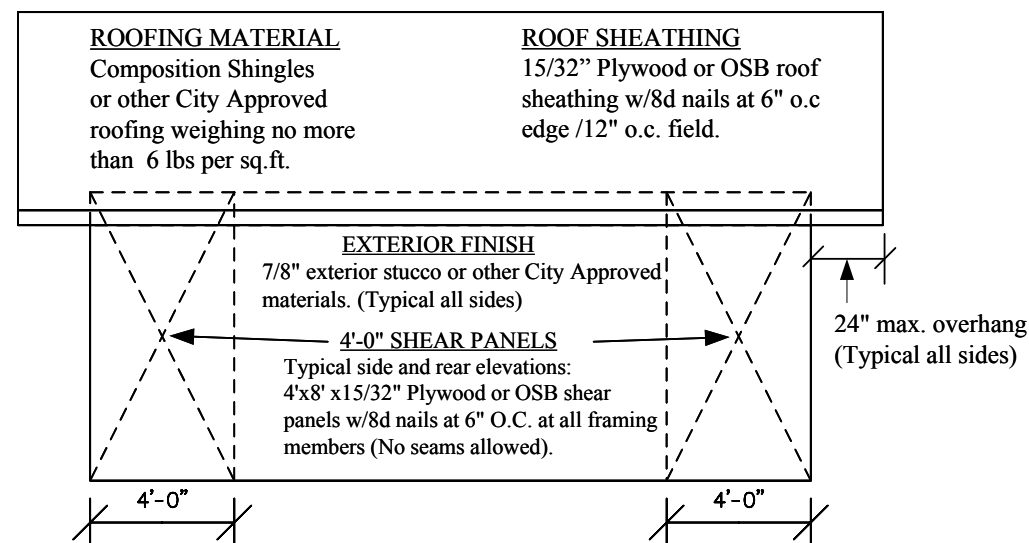
TYPICAL
4'X8'X15/32"
Plywood or OSB
shear panel with
8d nails at 6"o.c.
edges, ends, and
field



FRAMING PLAN



FRONT ELEVATION



SIDE ELEVATIONS

NOTES:

FOUNDATION REQUIREMENTS

- Minimum compressive strength of concrete shall not be less than 3000 psi. Δ_2
- Sill plates shall be pressure treated or foundation grade redwood.
- Anchor bolts shall be spaced not more than 72" O.C. (except at shear panels where at least 2 bolts are required) and shall be embedded at least 7" into the concrete.
- Anchor bolts shall be a minimum of 5/8" diameter by 10" in length, with 3"x 3"x 0.229" plate washers. Δ_1
- There shall be a minimum of two anchor bolts per piece of sill plate with one bolt located not more than 12" or less than 5" from each end.
- Concrete slab shall not be less than 3-1/2" thick. Reinforcement recommended, but not required, to be 6"x 6" x10 gauge welded wire mesh.
- Footings shall bear on undisturbed soil.
- Soil at footings and under slab shall be well compacted.

DOOR & WINDOW LIMITATIONS

One 36" wide door and one window (up to 48" wide) may be added to any wall as long as it is not located in a shear panel area. Stem wall to be omitted at doors and the headers for such doors and windows shall be a 4"x 6" Douglas Fir #2 or better.

ALTERNATE ROOF FRAMING

Engineered roof trusses may be substituted for the rafters and ceiling joists shown on the plans. Provide calculations from the manufacturer.

LUMBER

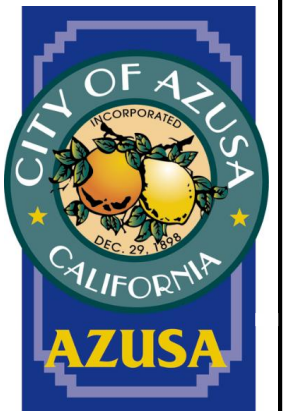
2"x 4" studs shall be be "Stud Grade", all other framing lumber shall be Douglas Fir, #2 grade, or better. Ceiling joists are NOT designed for attic storage. Δ_1

ELECTRICAL Δ_2

All electrical outlets (if any) shall be GFCI protected. All electrical (if any) shall conform to the applicable codes and regulations. If electric power is provided to the garage, at least one switch controlled lighting outlet shall be provided inside the garage and one additional at the 3' garage entry door (if one is provided). Check with your Building Inspector and the Utility Department before proceeding with electrical installations.

DISCLAIMER

Other garage designs may be possible when provided with an engineered analysis. Use of this conventional standard design is at the user's risk and carries no implied or inferred guarantee against failure or defects.



CITY OF AZUSA
BUILDING & SAFETY
213 E. Foothill blvd, Azusa, CA 91702
(626) 812-5234
www.ci.azusa.ca.us

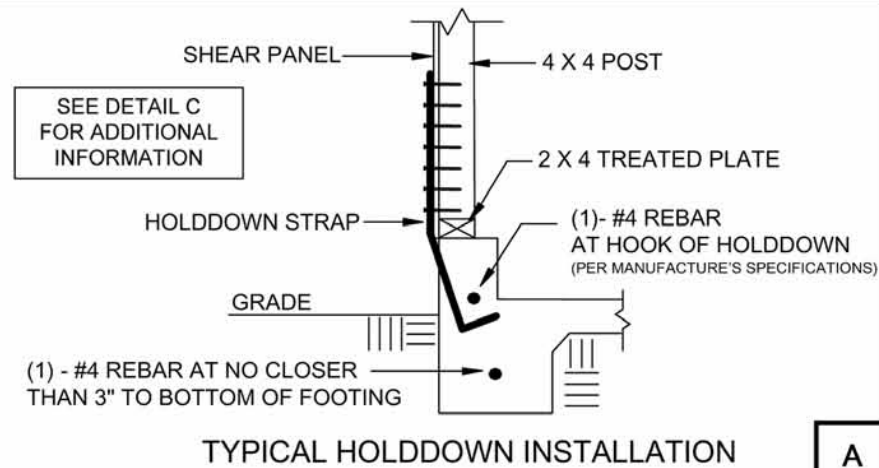
SCALE NONE

08/19/2013
DRAWN DATE

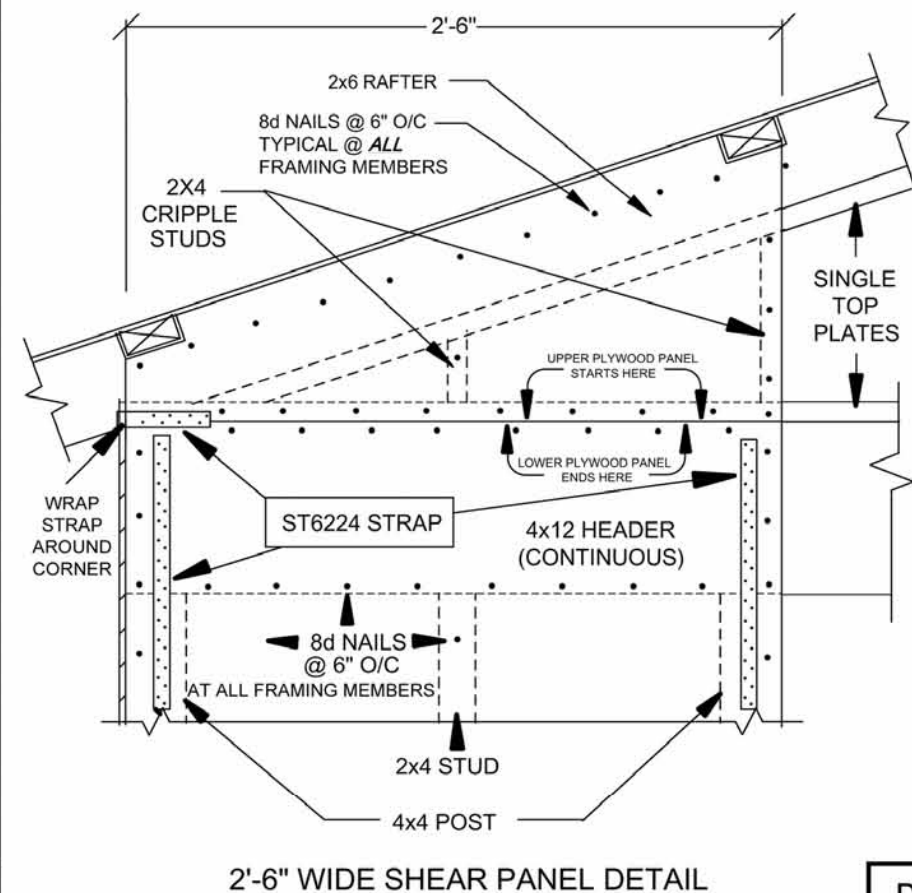
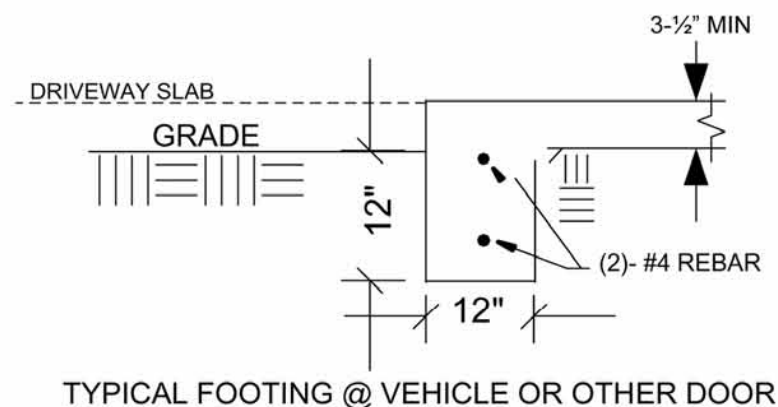
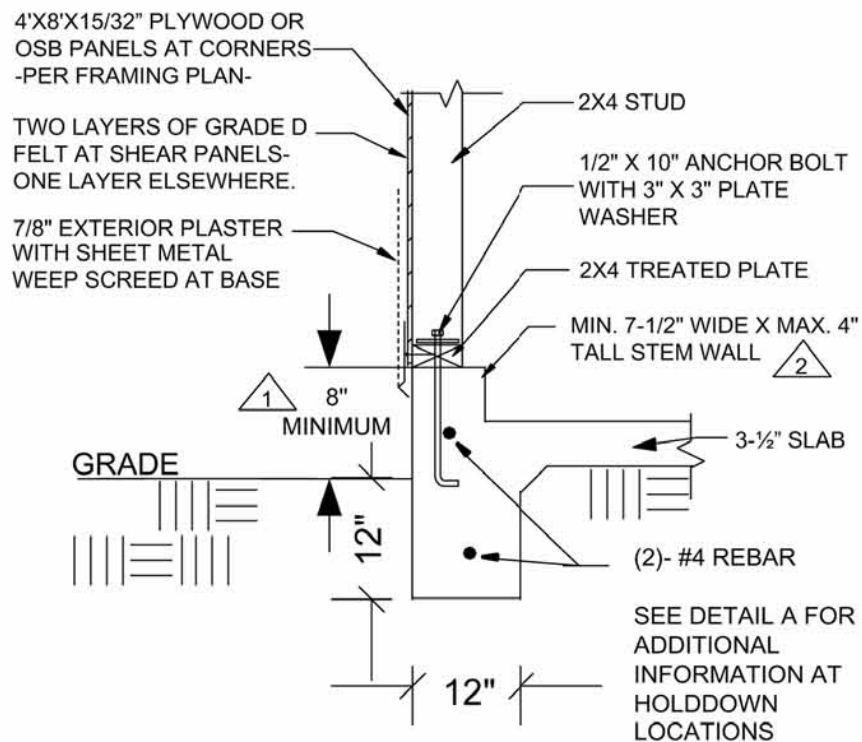
REV. DATE
1 1/1/2013 CBC
2 1/1/2013 Code update
3
4
5

G/BLDG/HANDOUTS/GARAGE1
**STANDARD
DETACHED
GARAGE**

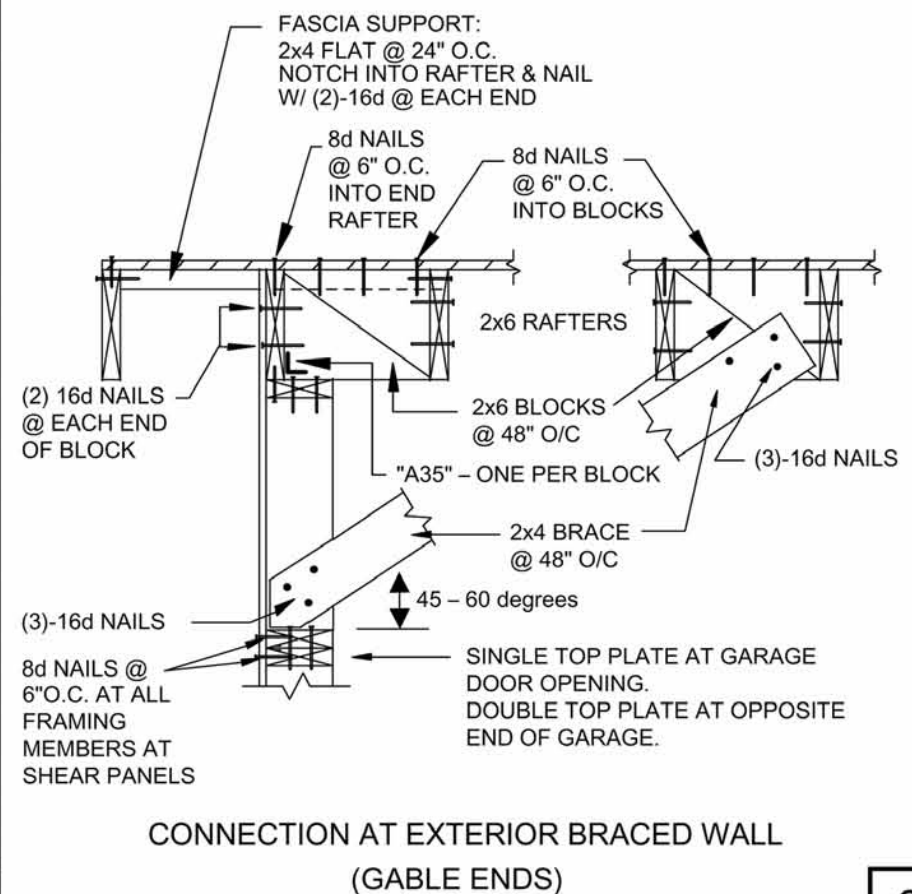
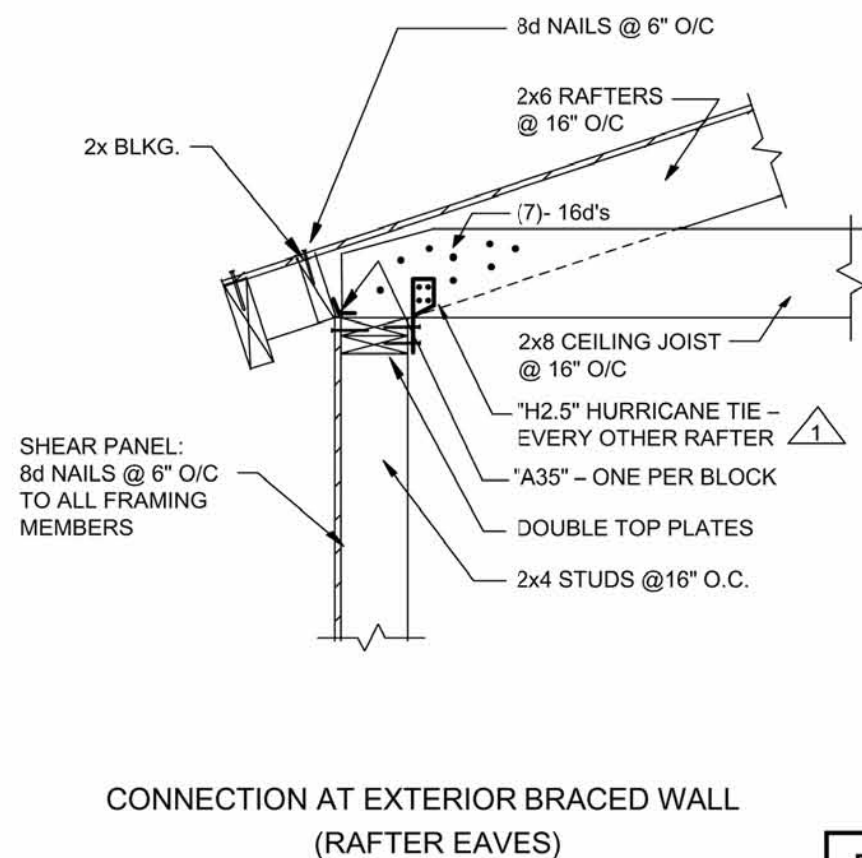
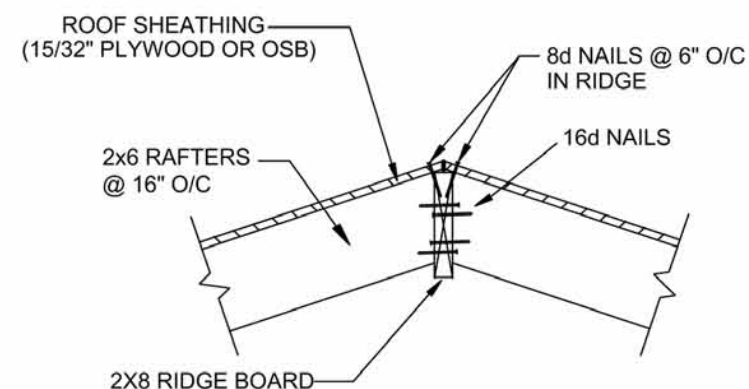
AC-1.0
SHEET



SEE NOTES ON SHEET 1 FOR ADDITIONAL INFORMATION.



NOTE: THIS ROOF FRAMING DESIGN REQUIRES THAT CONTINUOUS 2X8 CEILING JOISTS BE PROVIDED AND ATTACHED TO EACH RAFTER AT THE TOP PLATE LINE PER DETAIL F



CITY OF AZUSA
BUILDING & SAFETY
213 E. Foothill Blvd, Azusa, CA 91702
(626) 812-5234
www.ci.azusa.ca.us

SCALE	NONE
DRAWN	08/19/2013
DATE	
REV.	DATE
1	1/1/2013 CBC
2	1/1/2013 Code updated
3	
4	
5	
G:\BLDG\HANDOUTS\GARAGE2	
GARAGE DETAILS	
AC-1.0	
SHEET	