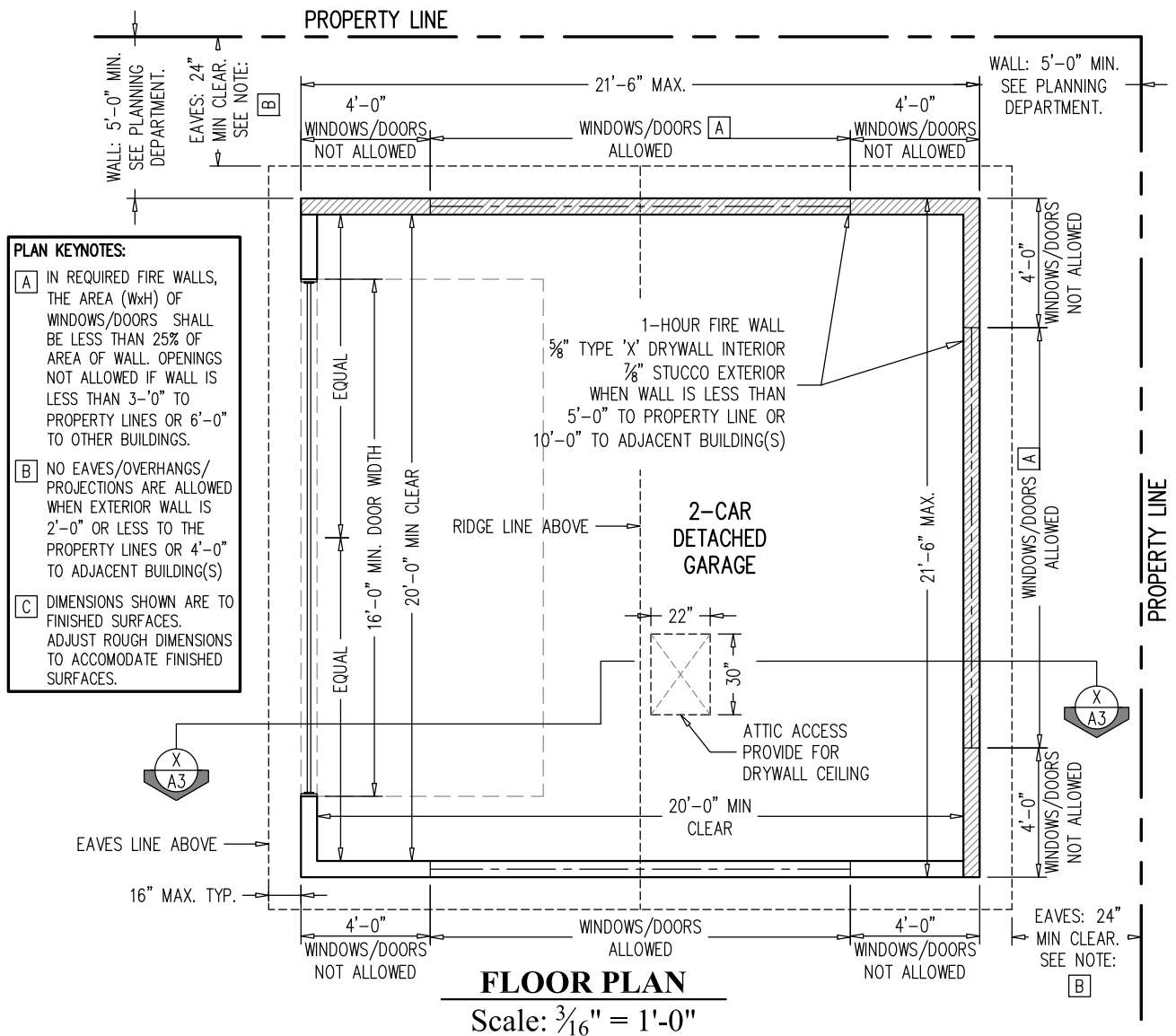




DETACHED 2-CAR GARAGE

PAGE A1 OF 8

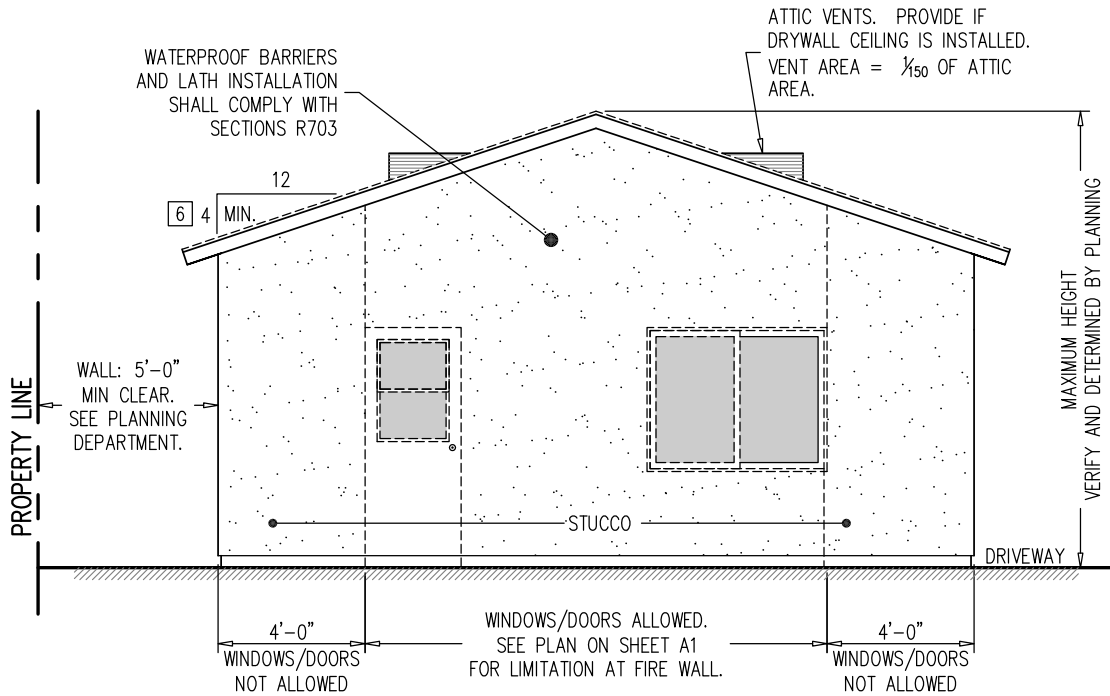
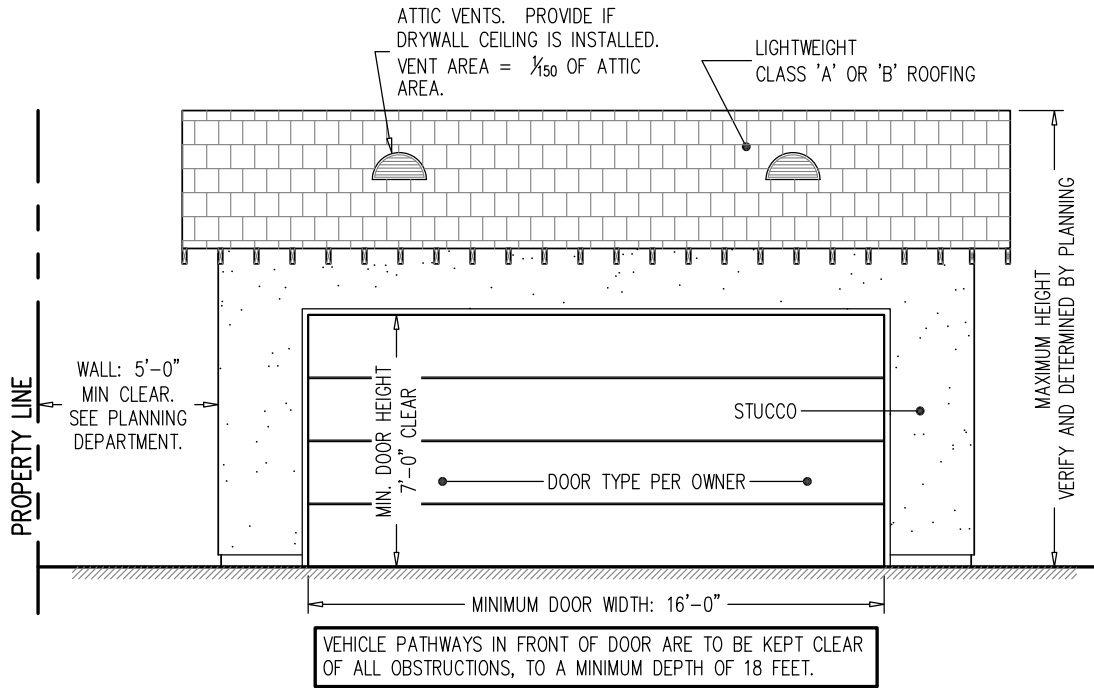


PLAN NOTES: DESIGN CODE CALIFORNIA RESIDENTIAL CODE

1. Separate site plan is required as part of approved plans set.
2. Site plan shall be reviewed and approved by Planning Department prior to Building Division approval.
3. These plans are to be used on FLAT pre-graded parcels only and are NOT intended for use in Hillside areas, liquefaction prone areas, or areas with expansive soil condition where special design by state licensed architect or engineer will be required.
4. The use of these plans does not waive any requirements for permits, inspections, or approvals by Building Division or other Departments or Divisions of the City of West Covina.
5. Any deviation from these plans, details, notes and specifications requires building to be designed by state licensed architect or engineer.
6. Separate Electrical, Plumbing, or Mechanical permits may be required.
7. Projects located in High or Medium Fire Hazard Zones are subject to additional construction requirements to resist intrusion of flames and flying embers.
8. See sheet 'G1' for construction notes and specifications. See sheet 'D1' and 'D2' for construction details.

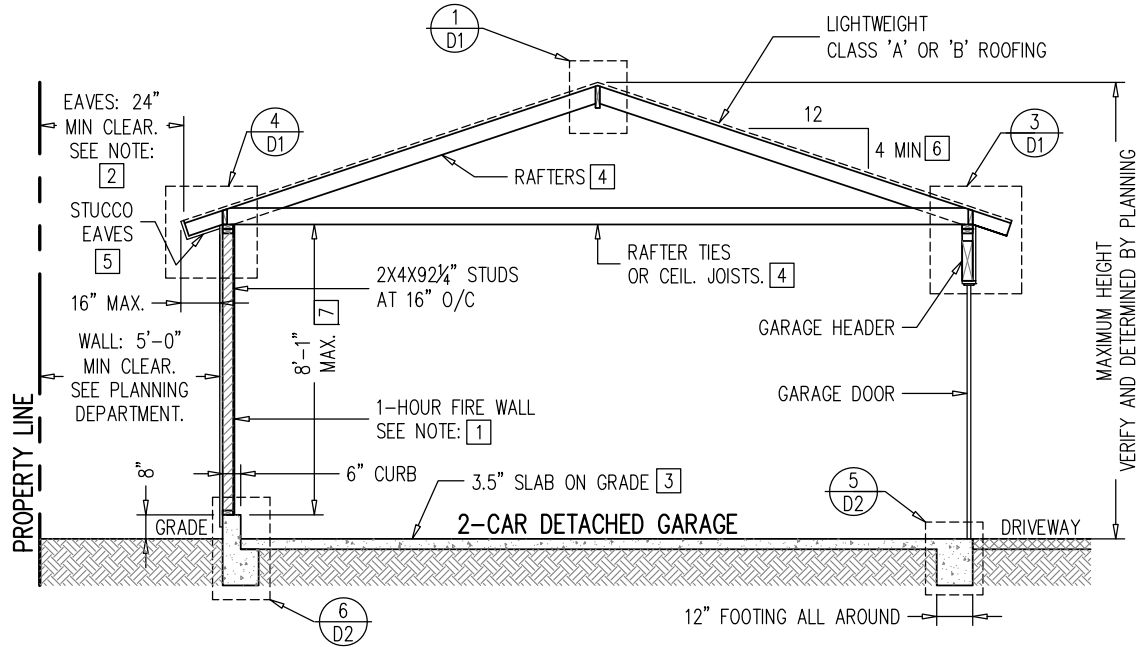


DETACHED 2-CAR GARAGE **PAGE A2 OF 8**





DETACHED 2-CAR GARAGE **PAGE A3 OF 8**



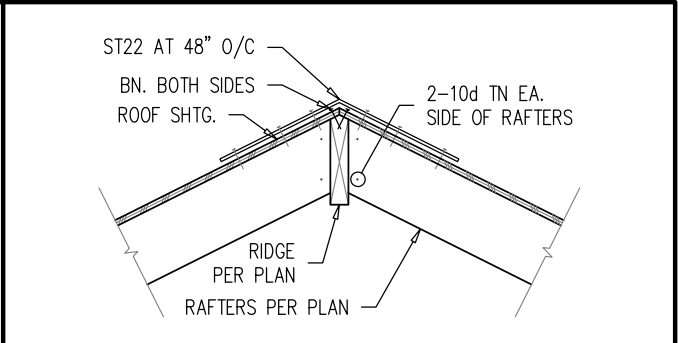
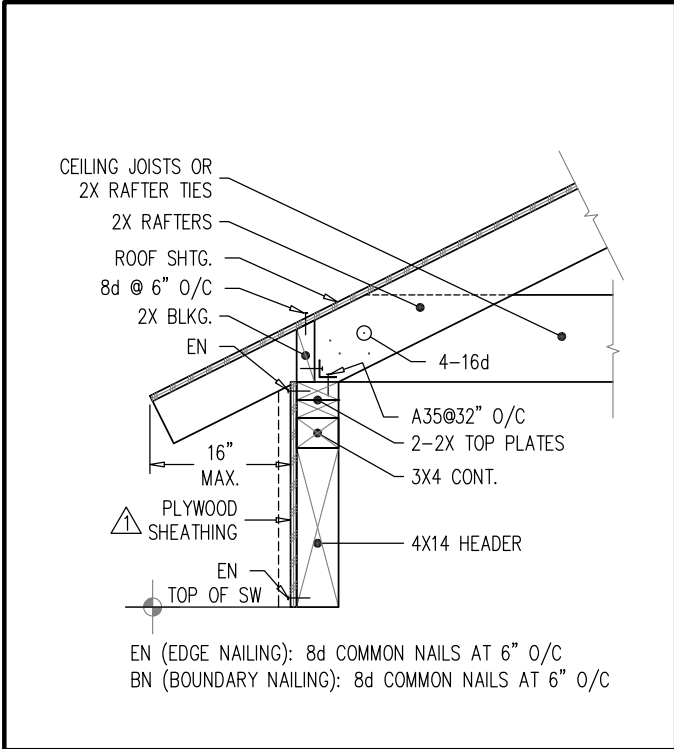
BUILDING SECTION 'X'
 Scale: $\frac{3}{16}'' = 1'-0''$

SECTION KEYNOTES:

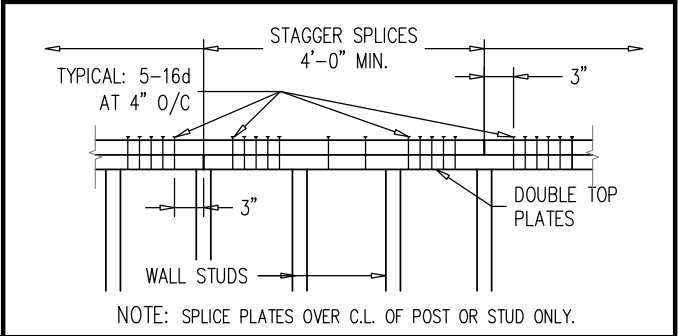
- [1] 7/8" STUCCO EXTERIOR. 5/8" TYPE 'X' DRYWALL INTERIOR WITH 48" MIN. STAGGERED JOINTS WHEN WALL IS LESS THAN 5'-0" TO PROPERTY LINE OR 10'-0" TO ADJACENT BUILDING(S). SEE SHEET 'A1', NOTE 'A'.
- [2] NO EAVES/OVERHANG/ PROJECTIONS ARE ALLOWED WHEN EXTERIOR WALL IS 2'-0" OR LESS TO THE PROPERTY LINES.
- [3] SEE FOUNDATION PLAN FOR REINFORCING STEEL.
- [4] SEE ROOF FRAMING PLAN FOR LUMBER SIZES, SPACING AND DIRECTION.
- [5] STUCCO EAVES IF ANY PART OF EAVES IS LESS THAN 36" TO PROPERTY LINES OR 6'-0" TO ADJACENT BUILDING(S).
- [6] SLOPES LESS THAN 4:12 REQUIRE RIDGE BEAM TO BE DESIGNED ARCHITECT/ENGINEER.
- [7] HEIGHT IS BASED ON 92 1/4" HIGH STUDS WITH 2-2X TOP PLATES AND 2X SILL PLATE. TALLER WALLS WILL REQUIRE STRUCTURAL DESIGN BY STATE LICENSED ENGINEER/ARCHITECT.



DETACHED 2-CAR GARAGE **PAGE D1 OF 8**

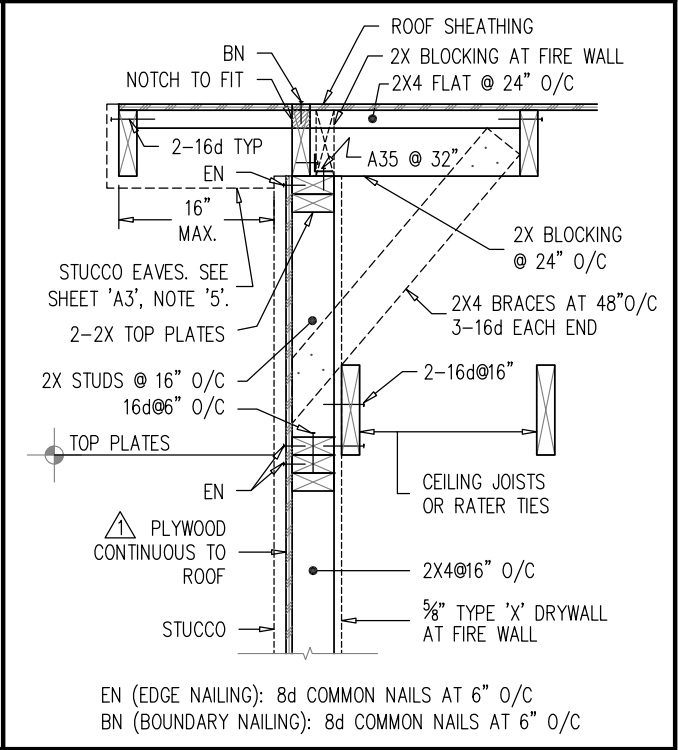
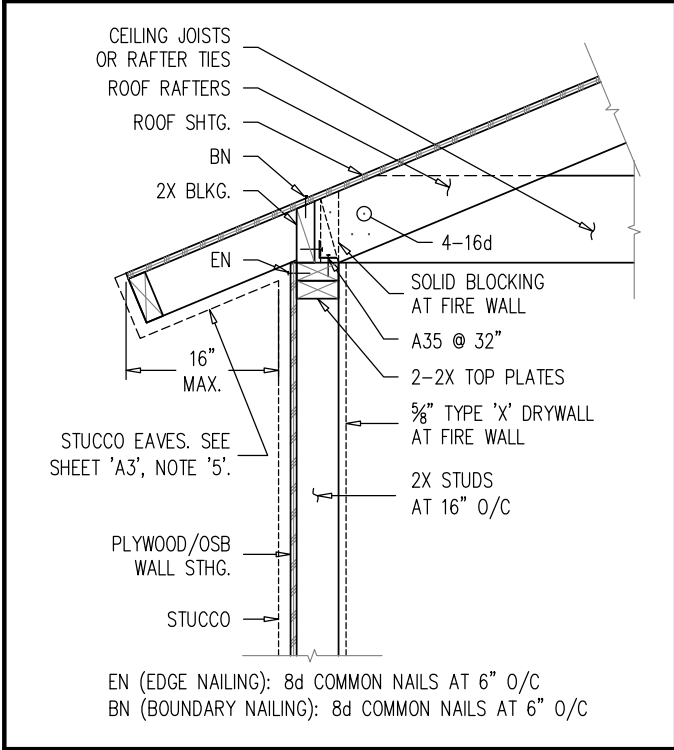


DETAIL **1**



DETAIL **3**

DETAIL **1A**



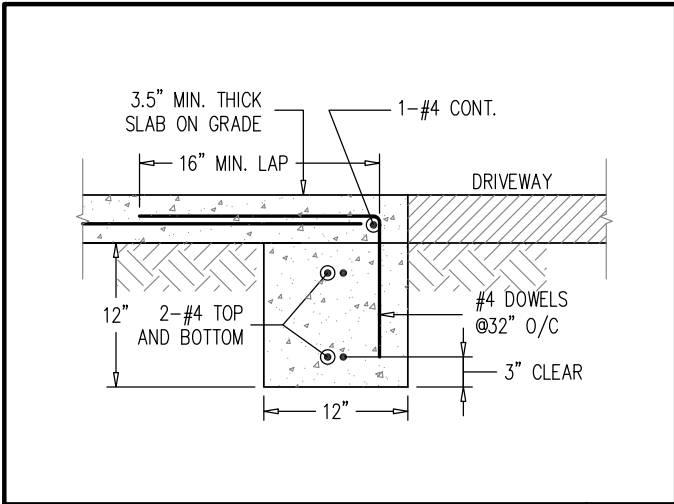
DETAIL **4**

DETAIL **2**

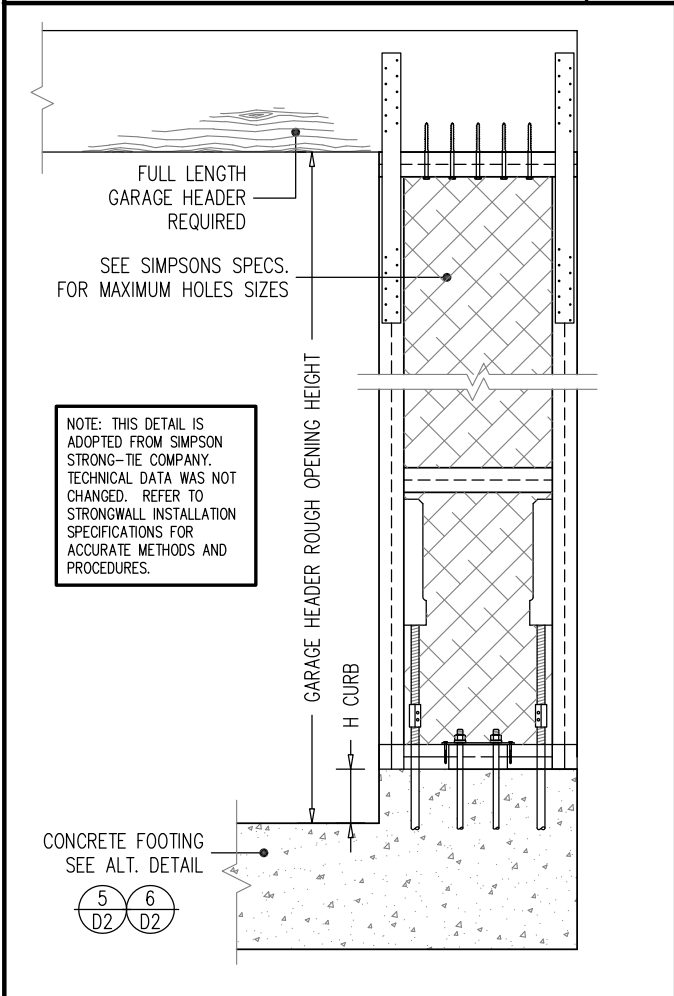
Revised 2-28-2017



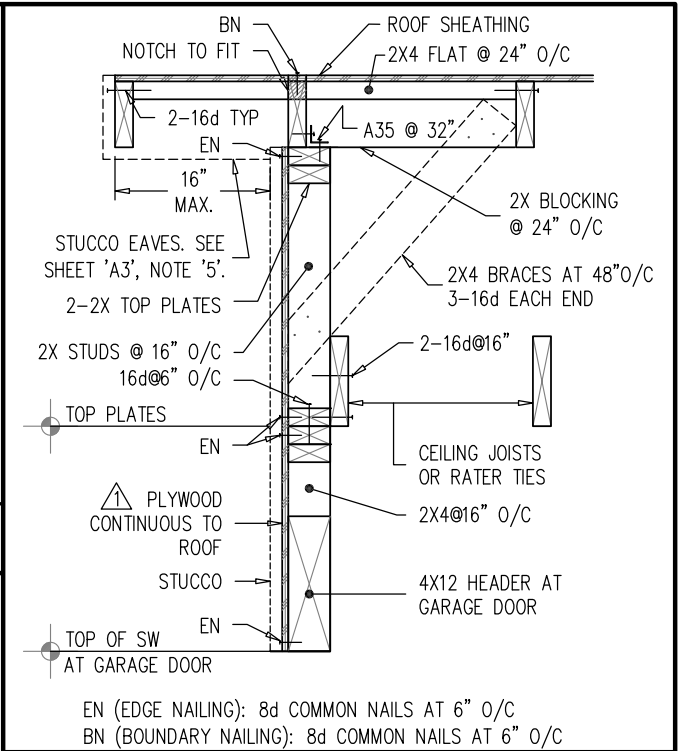
DETACHED 2-CAR GARAGE **PAGE D2 OF 8**



DETAIL **5**

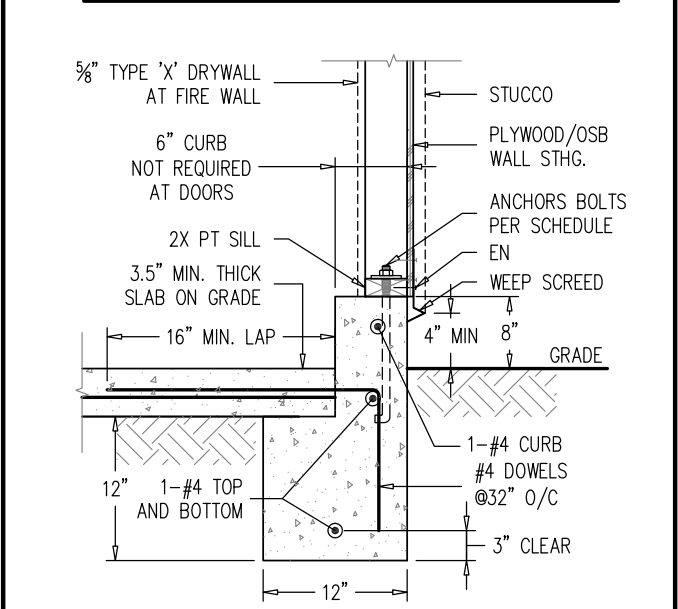


DETAIL **7**



DETAIL **4A**

NOTE:
 - SEE SHEAR WALL SCHEDULE FOR MORE INFORMATION
 - SEE FOUNDATION PLAN FOR SLAB STEEL
 - EN: 8d COMMON NAILS AT 6" O/C



DETAIL **6**



DETACHED 2-CAR GARAGE **PAGE G1 OF 8**

GENERAL NOTES

THESE NOTES SHALL APPLY UNLESS SHOWN OTHERWISE ON PLANS

1. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO THE CURRENT EDITION OF THE CALIFORNIA RESIDENTIAL CODE.
2. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS BEFORE STARTING WORK. SHOULD CONDITIONS EXIST WHICH ARE CONTRARY TO THOSE SHOWN ON PLANS, REVISED PLANS DESIGN BY LICENSED ENGINEER SHALL BE SUBMITTED FOR REVIEW AND APPROVED BY CITY.
3. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ASSURE THAT ALL COLUMNS, WALLS, BEAMS, RAFTERS, ETC., ARE ADEQUATELY BRACED DURING CONSTRUCTION.
4. ALL WORK SHALL CONFORM TO THE PLANS AND SPECIFICATIONS IN ALL RESPECTS AND SHALL BE SUBJECT TO APPROVAL BY THE BUILDING INSPECTOR..
5. ALL CONCRETE SHALL HAVE A MINIMUM ULTIMATE COMPRESSIVE STRENGTH OF 2500 PSI AT 28 DAYS. AGGREGATES SHALL CONFORM TO ASTM C-33. CEMENT FOR CONCRETE SHALL BE TYPE II PORTLAND CEMENT CONFORMING TO ASTM C-150.
6. NO PIPES OR DUCTS SHALL BE PLACED IN STRUCTURAL CONCRETE UNLESS SPECIFICALLY DETAILED.
7. REINFORCEMENT FOR CONCRETE SHALL BE DEFORMED BARS CONFORMING TO LATEST ASTM SPEC. A-615. GRADE 40 STEEL SHALL BE USED FOR #4 BARS AND SMALLER.
CONTINUOUS BARS SHALL EXTEND FULL LENGTH OF MEMBER CONTAINING THEM AND MAY BE SPLICED AT 30 BAR DIAMETERS (STAGGER SPLICES).
WIRE MESH SHALL CONFORM TO ASTM A-185, LAP 12" WHERE SPLICED.
8. REINFORCING STEEL SHALL HAVE THE FOLLOWING MINIMUM COVER: UNFORMED SURFACES IN CONTACT WITH EARTH - 3"; FORMED SURFACES IN CONTACT WITH EARTH OR WEATHER - 2".
9. ALL LUMBER SHALL BE GRADE MARKED BY AN APPROVED AGENCY. LUMBER GRADES SHALL BE AS FOLLOWS, UNLESS NOTED OTHERWISE:

2 x WALL FRAMING:	STUD GRADE DOUGLAS FIR-LARCH (DF-L)
2 x JOISTS/RAFTERS	NO. 2 D.F.
4 x PLATES, LEDGERS, & POSTS:	NO. 1 D.F.
4 x & 6 x MEMBERS:	NO. 1 D.F.
10. WOOD FRAMING MEMBERS LOCATED LESS THAN 8" FROM EXPOSED GRADE SHALL BE PRESSURE TREATED OR NATURALLY DURABLE
11. STUCCO WEEP SHALL BE PLACED 4" ABOVE EARTH AND 2" ABOVE PAVED SURFACES.

SHEAR WALL SCHEDULE

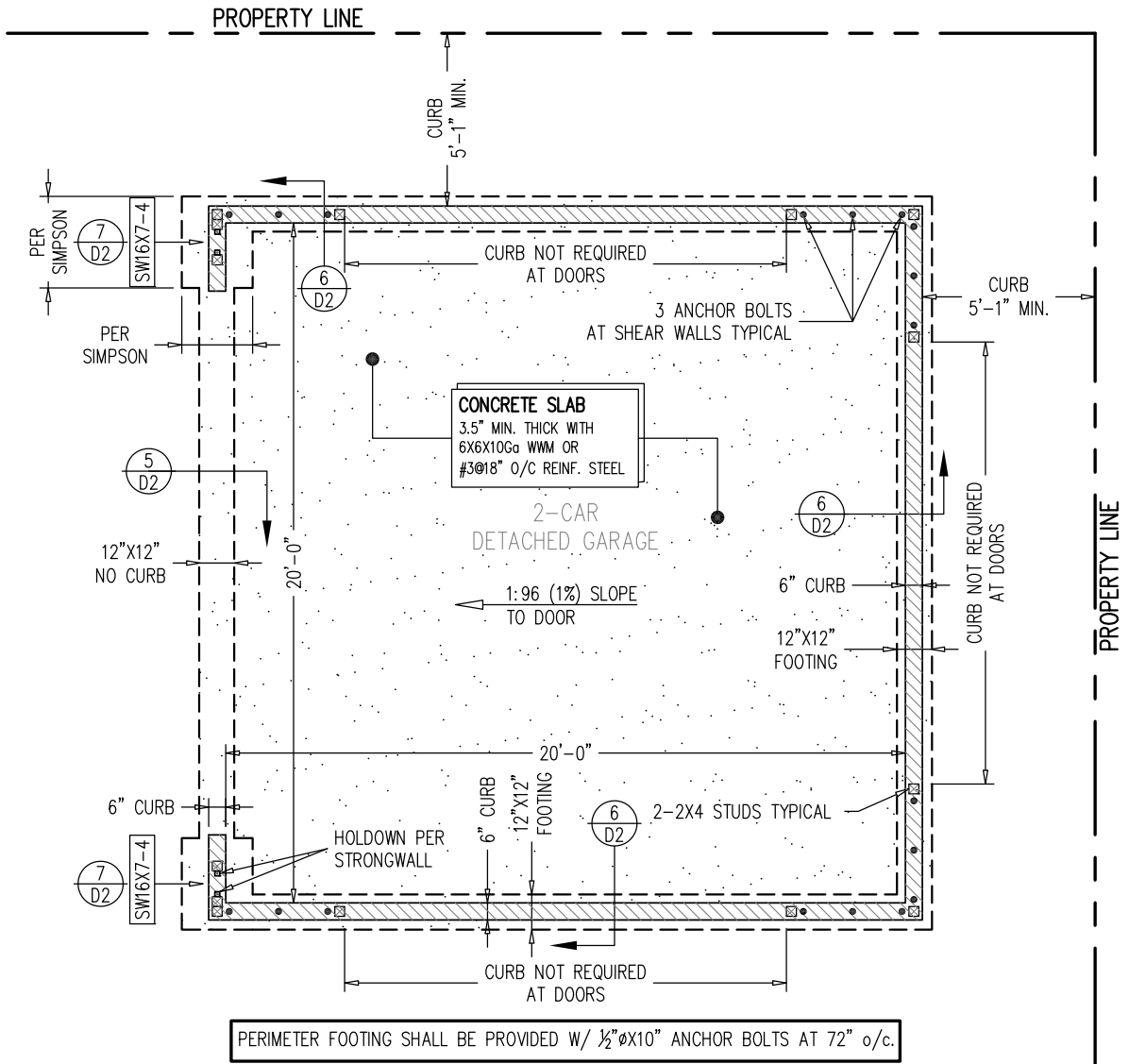
WALL SHEATHING		WALL FRAMING		NAILING @ SHEATHING			SHEAR TRANSFER	
							@ TOP PLATE	@ MUD SILL 6
MARK	MATERIALS	BLKG. 4	STUDS 4	SIZE	EDGE (EN)	FIELD	A35 2	$\frac{1}{2}" \phi \times 10"$ A.B. 5 7
▲	15/32" STRUCT 1 PLYWD or OSB 8	2x	2x	10d 1	6" o/c	12" o/c	32" o/c	16" o/c. MAX.
	SW16X7-4 9							

LEGEND:

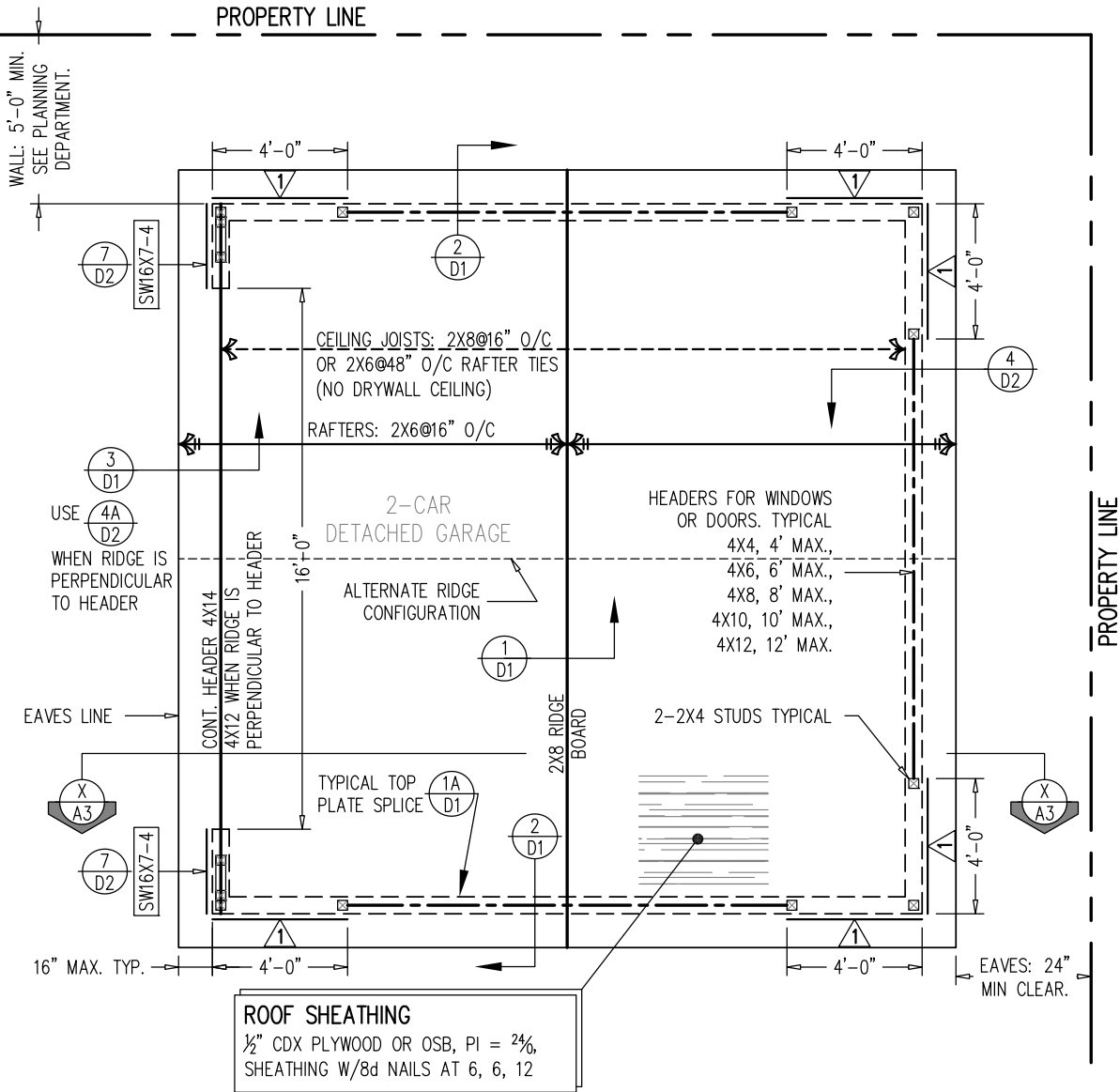
- 1 COMMON NAILS SHALL BE USED. NAIL HEADS SHALL NOT PENETRATE SHEATHING. MINIMUM 1 $\frac{1}{8}$ " PENETRATION INTO FRAMING.
- 2 "SIMPSON" 'LPT4' FLAT FRAMING ANCHOR MAY BE USED OF 'A35'
- 3 MUDSILL REQUIRED TO BE 2x
- 4 FRAMING MEMBERS RECEIVING EDGE NAILING @ ABUTTING PANEL JOINTS
- 5 ANCHOR BOLTS TO BE ASTM 307. MIN. 2 BOLTS PER PIECE OF SILL PLATE AND LOCATED WITHIN 12" AND NOT LESS THAN 7 BOLT DIAMETER OR 4-3/8" OF EACH END OF EACH SILL PLATE
- 6 3" SQUARE X $\frac{1}{4}$ " THICK PLATE WASHER SHALL BE USED ON EACH ANCHOR BOLT.
- 7 PERIMETER AND LOAD BEARING INTERIOR FOOTING SHALL BE PROVIDED W/ $\frac{1}{2}" \phi \times 10"$ ANCHOR BOLTS AT 72" o/c CONTINUOUSLY.
- 8 OSB = ORIENTED STRAND BOARD STRUCTURAL 1 RATED SHEATHING, EXPOSURE 1 BY LOUISIANA-PACIFIC CORPORATION, [ICC ER5905]
- 9 STRONGWALL GARAGE PORTALS BY SIMPSON STRONGTIE COMPANY [ICC ESR 1267] OR EQUIVALENT. INSTALL PER MANUFACTURER CUT SHEET.



DETACHED 2-CAR GARAGE **PAGE S1 OF 8**



FOUNDATION PLAN
Scale: $\frac{3}{16}'' = 1'-0''$



ROOF FRAMING PLAN
 Scale: $\frac{3}{16}$ " = 1'-0"