

\* When the wall is 5' from the property line a maximum 36" eave overhang is allowed. 1-hr fire-resistive construction is required on the underside of the eave.

When the wall is less than 5' but greater than or equal to 2'-4" from the property line, the eave can only extend to a point 2' from the property line. 1-hr fire-resistive construction is required on the underside of the eave.

When the wall is less than 2'-4" but greater than 12" from the property line, a maximum 4" eave overhang is allowed. 1-hr fire-resistive construction is required on the underside of the eave

Property line

7/16" DSB or 1/2" CDX wall sheathing; 8d @ 6" edge & boundary & 12" field nailing.

5/8" type 'x' GWB required on both sides when wall is less than 5' from property line

Treated Plate

1/2" x 10" anchor bolt @ 32" D.C. 1/4" x 3" x 3" washer is req'd

For garages less than 25' in any direction, one side may be entirely open without shear panels, provided the garage is rectangular and the open side is located on the long dimension.

Wall Ht.	Return wall width
8'-0"	32' min.
9'-0"	36' min.
10'-0"	40' min.

Return walls with widths less than the table above requires engineering or a proprietary shearwall system to be installed.

7/16" DSB or 1/2" CDX plywood roof sheathing. 8d nails @ 6" edge & boundary and 12" field nailing. OSB to have 1/8" gap. Asphalt shingle over 15# felt.

Solid blocking required between trusses

Attic ventilation is req'd if a ceiling is being installed.

A concrete encased (ufer) ground is req'd.

All concrete is to be placed on 4" to 6" of crushed gravel or on undisturbed soil.

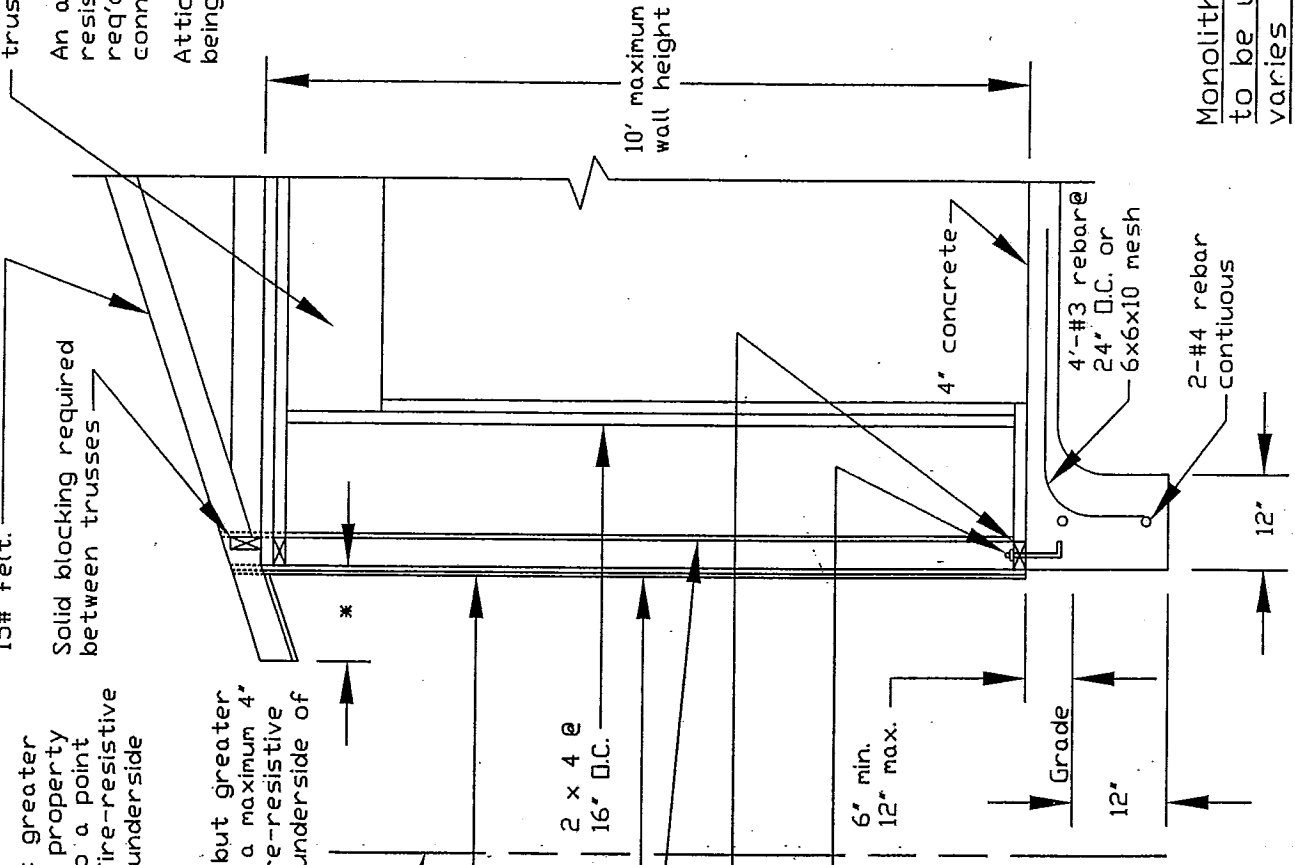
The thickened footing is req'd throughout the perimeter of the building.

All concrete placed adjacent to the garage slab that is within 6" of the top of the slab is required to have a minimum slope of 2% (1/4" per foot) to a point 5' away.

Monolithic concrete pours are to be completed in one continuous pour.

Openings in garage walls measured from the property line:

less than 3' - not allowed  
3' to 5' - 25% of wall area  
greater than 5' - unlimited



Monolithic concrete pours are only to be used where the existing grade varies a maximum of 6" throughout the entire length and/or the entire width of the garage.

Monolithic concrete pours are limited to 600 square feet.