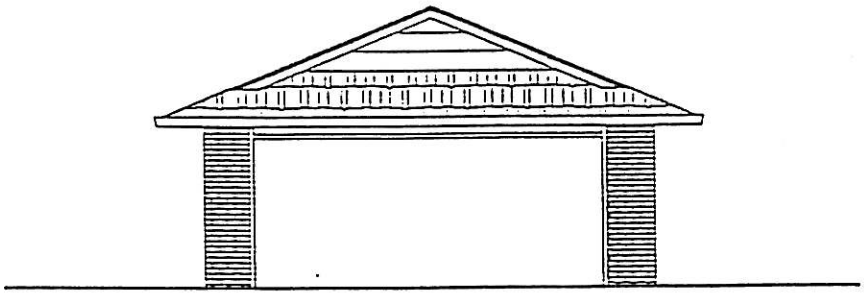
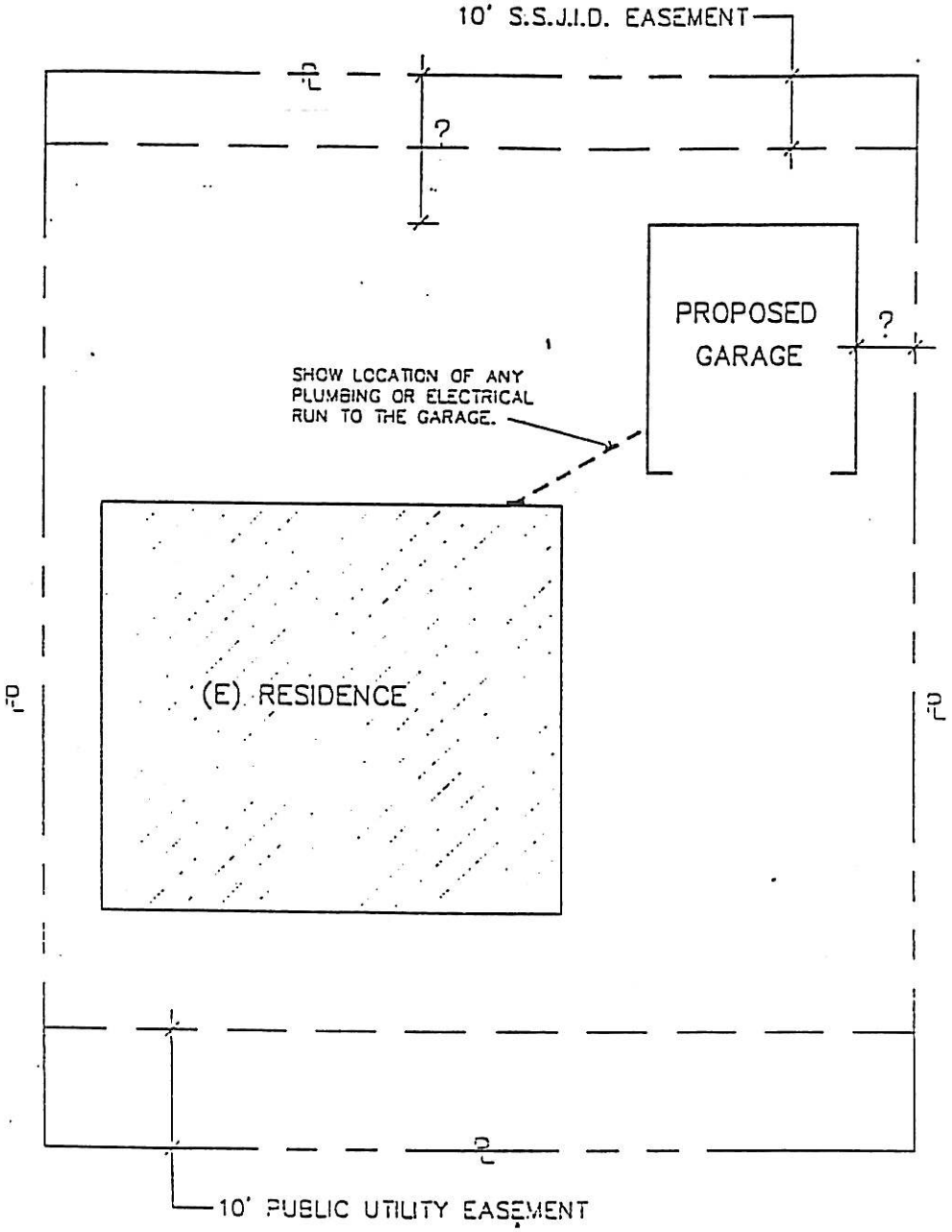
Public Works Department
Building Division



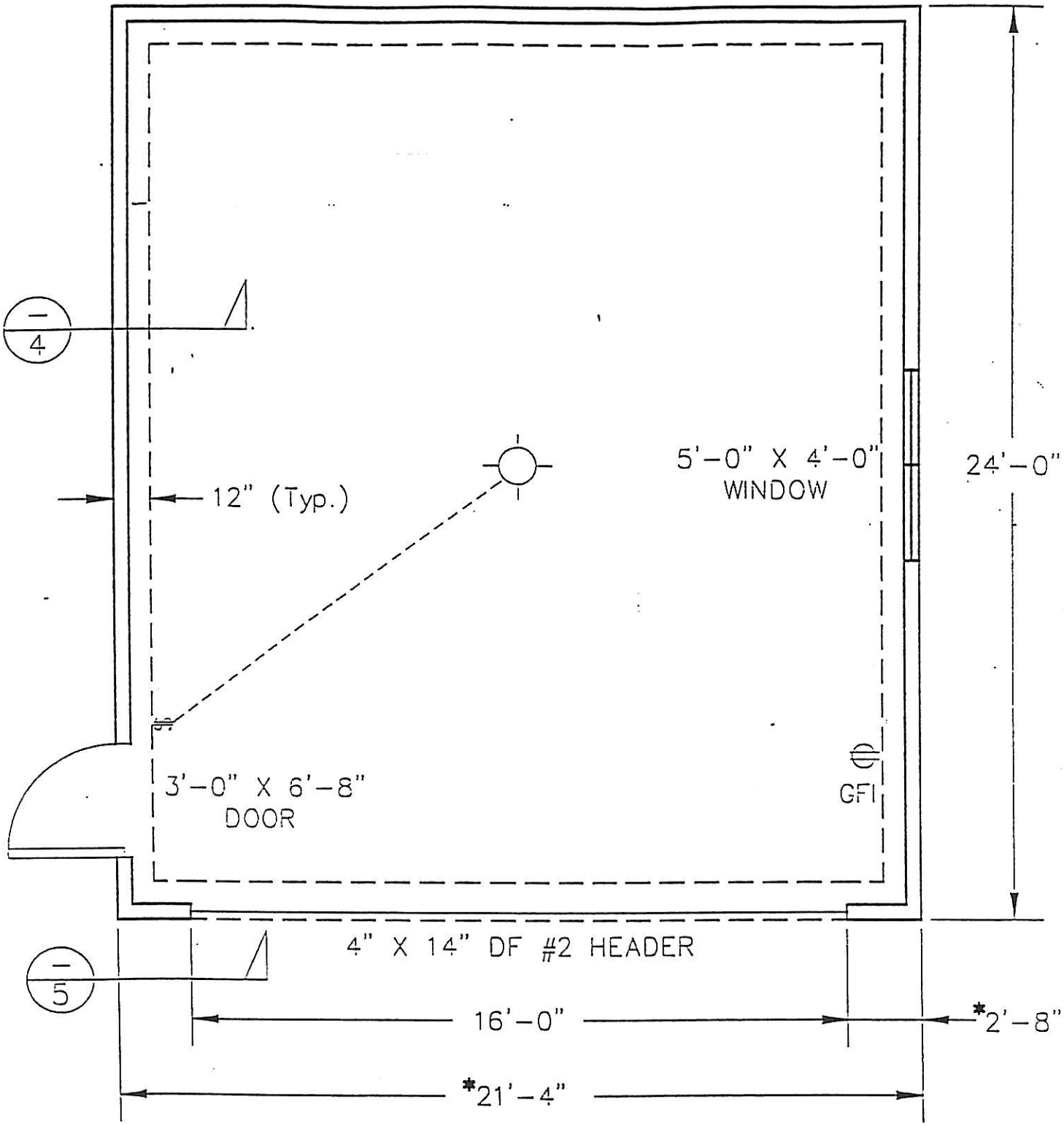
Residential Garage



STREET NAME

Note: Check with the Planning Department for Building for setback requirements.

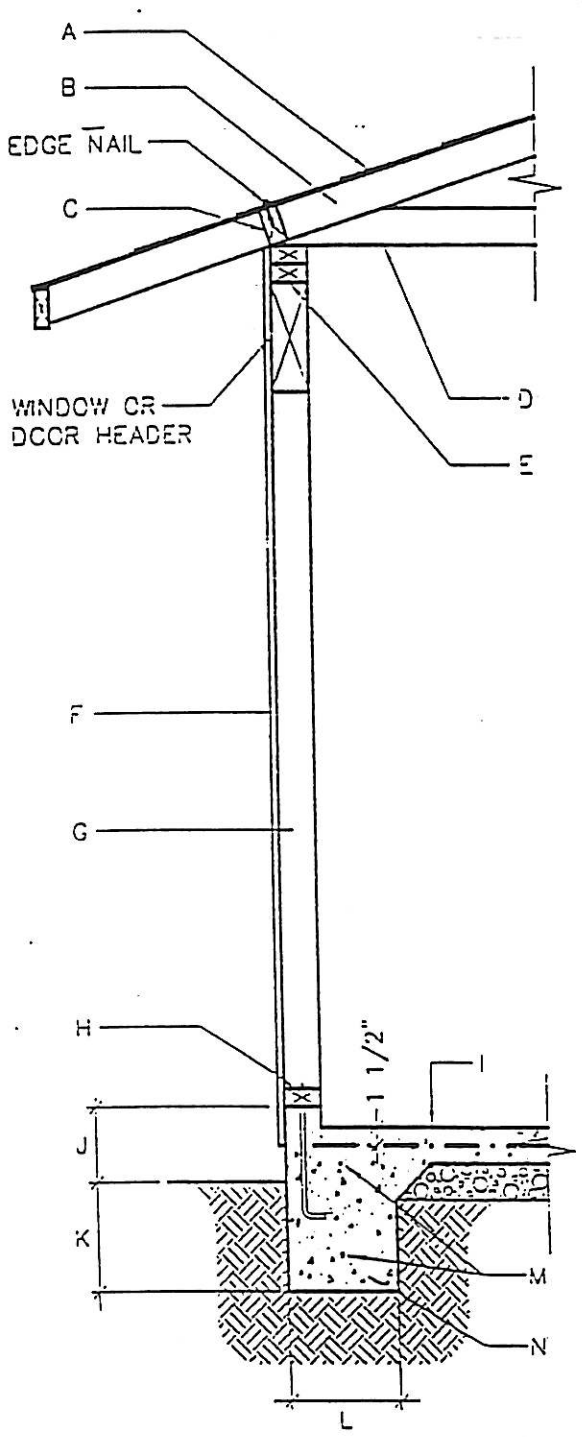
Ciity of Ripon Building Department	SAMPLE SITE PLAN



Floor / Foundation Plan

* Garage may be 20'-0" wide with 2'-0" front brace at each end as long as it complies to detail on page 5 of this handout.

City of Ripon Building Department	FLOOR / FOUNDATION PLAN



A–ROOF COVERING ON 15# FELT PAPER ON PLYWOOD OR 1"X4" SKIP SHEATHING PYWOOD EDGE NAIL – 8d @ 6" O.C. _____" THICK, _____ SHEATHING.

B–MANUFACTURED TRUSSES OR RAFTERS
RAFTERS: 2"X____" @ _____" O.C.
(SEE PAGES 7 & 8 FOR ALLOWABLE SPAN FOR RAFTERS)
PROVIDE TRUSS CALCULATIONS IF TRUSSES ARE USED.

C–BLOCKING OR EAVE VENTS WITH 16d NAILS @ 8" O.C. TO DBL. TOP PLATE. (SEE TABLE 23–I–Q, NAILING SCHEDULE ON PAGE 10).

D–CEILING JOIST: 2"X____" @ ____" O.C.
(SEE PAGE 9 FOR ALLOW. SPAN FOR CEILING JOIST)

E–DOUBLE TOP PLATE (MIN. 48" SPLICE) WITH 12 – 16d NAILS @ EA. SIDE OF SPLICE.

F–SIDING MATERIAL: _____

G–STUD WALL WITH 2"X____" STUDS AT 16" O.C.

H–BOTTOM PLATE (PRESSURE TREATED WHEN IN CONTACT WITH CONCRETE) W/ 1/2"X10" AB. AT 6' O.C. MAX. (MIN TWO BOLTS PER SILL SECTION)

I– 3 1/2" CONCRETE SLAB

J– 6" MINIMUM CLEARANCE TO GRADE

K–12" DEEP BELOW UNDISTURBED SOIL

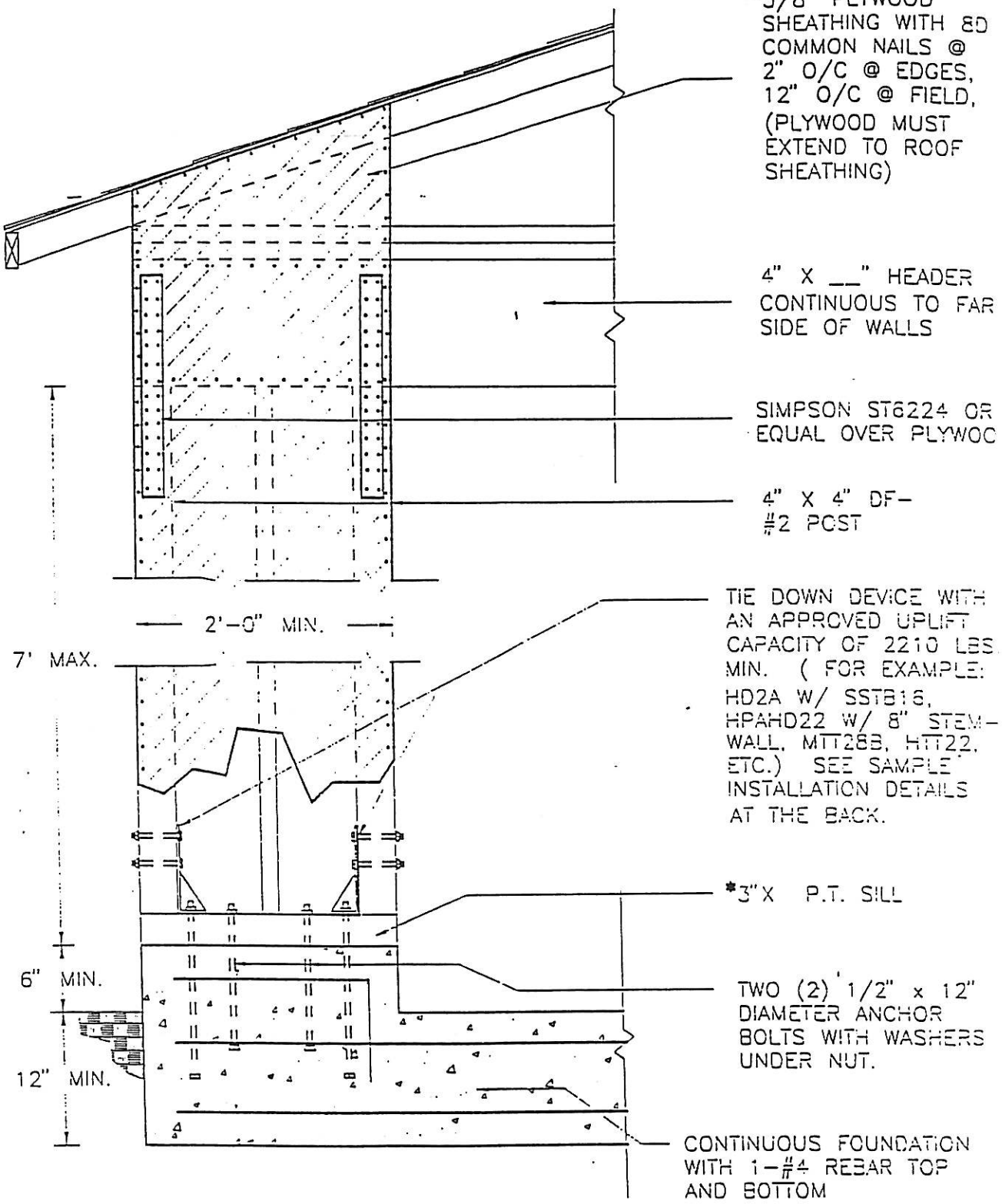
L–12" WIDE

M–2–#4 REINFORCING BARS (CONTINUOUS)

N–CONCRETE FOUNDATION

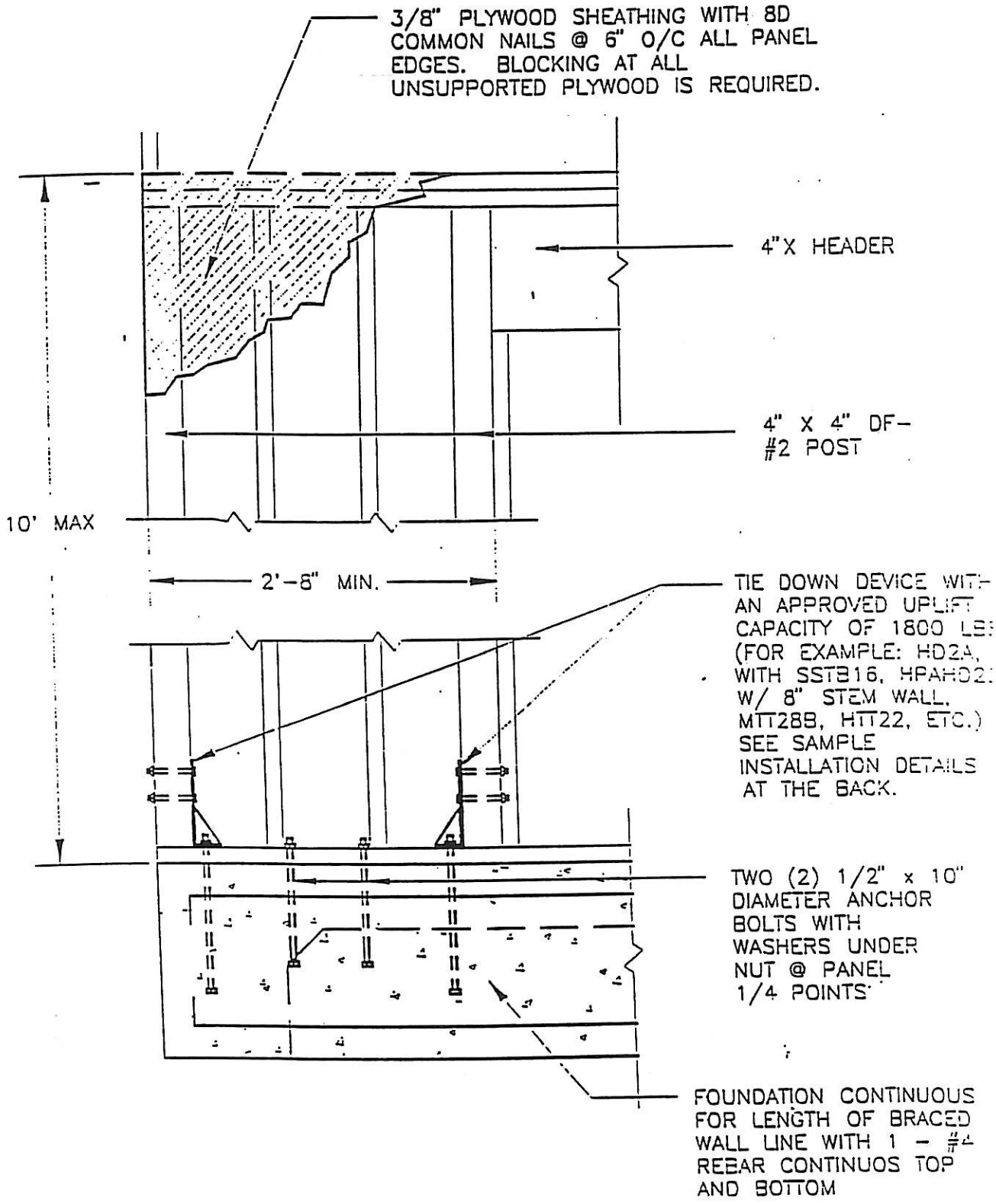
City of Ripon
Building Department

FRAMING & FOOTING DETAILS



* 3/8" plywood sheathing with 8d common nails @ 4" o/c @ edges, 12" o/c field, both sides and 2" x PT sill may be substituted.

City of Ripon Building Department	2'-0" GARAGE FRONT BRACING DETAIL



City of Ripon Building Department	2' - 8" GARAGE FRONT BRACING DETAIL

SPAN TABLES BASED ON DOUGLAS FIR-LARCH LUMBER AS GRADED BE THE WESTERN WOOD PRODUCTS ASSOCIATION (WWPA) AND TABLE 23-1-X-1. OTHER SPECIES MAY CALCULATE DIFFERENTLY.
UNIFORM BUILDING CODE-1994

TABLE 23 - I - V - J - 1 - ALLOWABLE SPANS FOR FLOOR JOISTS, 40# PER SQ.FT. LIVE LOAD, NOT TO EXCEED L/360.
STRENGTH: 40# L.L. ÷ 10# D.L. = FIBER STRESS VALUE

SIZE	SPACING	GR. NO. 1 $E=1.7X10^6$	GR. NO. 2 $E=1.6X10^6$	DESIGN VALUE-BENDING F_b GRADE	NO.-1	NO.-2
3 X 6	12"	10' - 11"	10' - 9"	2X6	1495	1310
	16"	9' - 11"	9' - 9"			
	19.2"	9' - 4"	9' - 0"	2X8	1380	1210
	24"	8' - 8"	8' - 1"			
2 X 6	12"	14' - 5"	14' - 2"	2X10	1265	1105
	16"	13' - 1"	12' - 7"			
	19.2"	12' - 3"	11' - 6"	2X12	1150	1005
	24"	11' - 0"	10' - 4"			
2 X 10	12"	18' - 5"	17' - 8"			
	16"	16' - 6"	15' - 5"			
	19.2"	14' - 11"	14' - 0"			
	24"	13' - 5"	12' - 7"			
2 X 12	12"	21' - 11"	21' - 0"			
	16"	19' - 1"	18' - 0"			
	19.2"	17' - 0"	15' - 6"			
	24"	15' - 4"	14' - 9"			

TABLE NO. 23 - I - V - W - 3 - ALLOWABLE SPANS FOR CEILING JOISTS USING DOUGLAS FIR-LUMBER USING SHEETROCK FINISH, NOT TO EXCEED L/240 SPAN 10# L.L ÷ 5# D.L. ALSO USE FOR ACCESSORY AND AG. BLDGS. WITH METAL ROOFING.

SIZE	SPACING	GR. NO. 1 $E=1.7X10^6$	GR. NO. 2 $E=1.6X10^6$	DESIGN VALUE-BENDING F_b GRADE	NO.-1	NO.-2
2 X 4	12"	12' - 8"	12' - 5"	2X4	1725	1510
	16"	11' - 6"	11' - 3"			
	24"	10' - 0"	9' - 10"	2X6	1495	1310
2 X 6	12"	19' - 11"	19' - 6"	2X8	1380	1210
	16"	18' - 1"	17' - 8"			
	24"	15' - 9"	14' - 10"	2X10	1265	1105
2 X 8	12"	- -	25' - 8"	2X12	1150	1005
	16"	23' - 10"	23' - 0"			
	24"	20' - 1"	18' - 9"			
.[1]2 X 10	12"	- -	- -			
	16"	- -	- -			
	24"	26' - 0"	15' - 6"			

[1]SPAN SHALL BE LIMITED BY AVAILABLE LENGTHS. SPLICING IS NOT PERMITTED.

TABLE 23 - I - V - R - 9 - ALLOWABLE SPANS FOR HIGH SLOPE RAFTERS, OVER 3 IN 12, LIGHT TILE, NOT TO EXCEED L/180 SPAN, 20# L.L. ÷ 15# D.L.

SIZE	SPACING	GR. NO. 1 E=1.7X10^6	GR. NO. 2 E=1.6X10^6	DESIGN VALUE-BENDING F_b GRADE	NO.-1	NO.-2
2 X 4	12"	11' - 2"	10' - 6"	2X4	2155	1885
	16"	9' - 8"	9' - 0"			
	24"	7' - 11"	7' - 5"	2X6	1870	1635
2 X 6	12"	16' - 4"	15' - 3"	2X8	1725	1510
	16"	14' - 1"	13' - 3"			
	24"	11' - 7"	11' - 5"	2X10	1580	1385
2 X 8	12"	20' - 11"	19' - 6"	2X12	1440	1260
	16"	18' - 1"	16' - 10"			
	24"	14' - 9"	13' - 9"			
2 X 10	12"	25' - 5"	23' - 10"	L.L. - 7 DAY DURATION		
	16"	22' - 0"	20' - 7"			
	24"	18' - 0"	16' - 10"	SECTION 2304.3.4		

TABLE 23 - I - V - R - 7 - ALLOWABLE SPANS FOR HIGH SLOPE RAFTERS, OVER 3 IN 12, LIGHT ROOF COVERING, NOT TO EXCEED L/180 SPAN, 20# L.L. ÷ 10# D.L.

SIZE	SPACING	GR. NO. 1 E=1.7X10^6	GR. NO. 2 E=1.6X10^6	DESIGN VALUE-BENDING F_b GRADE	NO.-1	NO.-2
2 X 4	12"	11' - 1"	10' - 9"	2X4	2155	1885
	16"	10' - 1"	9' - 9"			
	24"	8' - 6"	7' - 11"	2X6	1870	1635
2 X 6	12"	17' - 5"	16' - 7"	2X8	1725	1510
	16"	15' - 5"	14' - 4"			
	24"	12' - 6"	11' - 8"	2X10	1580	1385
2 X 8	12"	22' - 5"	20' - 11"	2X12	1440	1260
	16"	19' - 5"	18' - 1"			
	24"	15' - 10"	14' - 10"			
2 X 10	12"	- -	25' - 8"	L.L. - 7 DAY DURATION		
	16"	23' - 10"	22' - 22			
	24"	19' - 5"	13' - 1"	SECTION 2304.3.4		