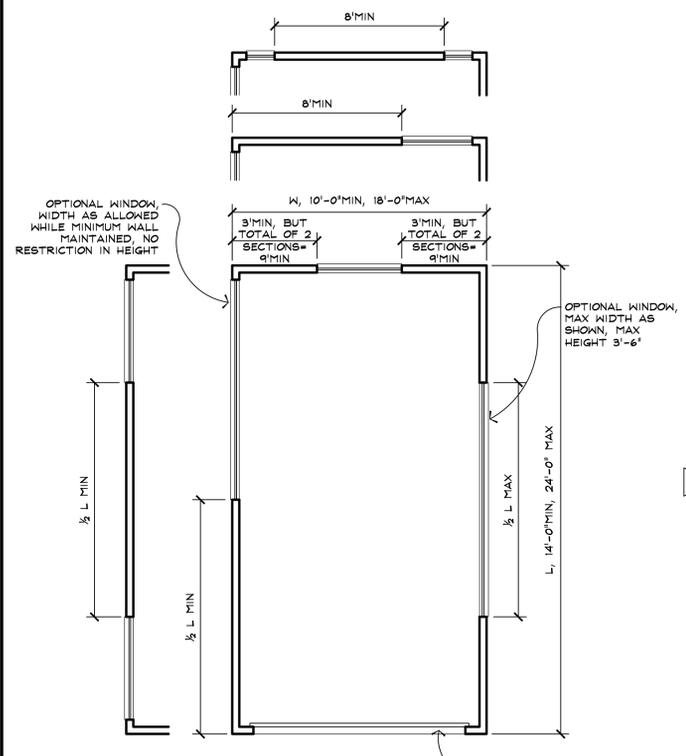
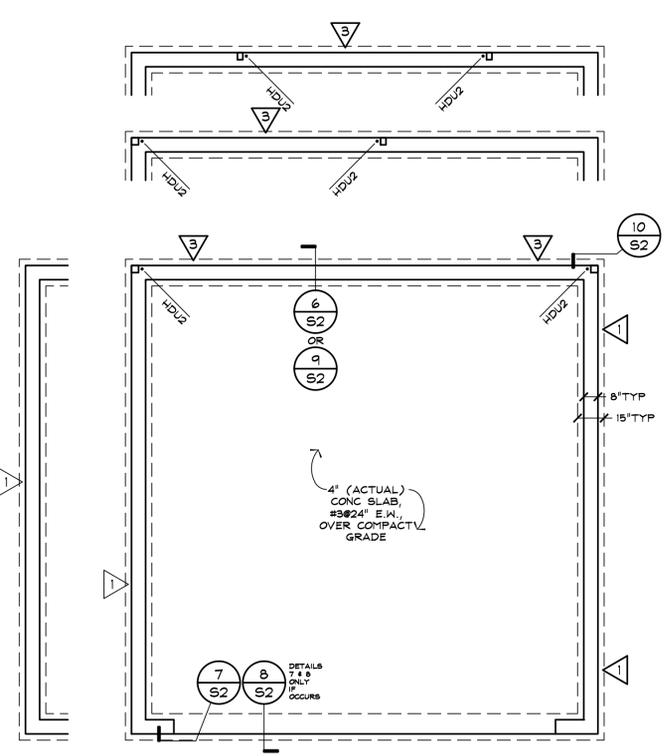


MONO COUNTY PROVIDES THESE PLANS TO THE PUBLIC AS A COURTESY AND WITHOUT ANY WARRANTIES, EXPRESS OR IMPLIED, REGARDING THEIR FITNESS FOR ANY PARTICULAR APPLICATION. AMONG OTHER THINGS, MONO COUNTY DOES NOT REPRESENT OR WARRANT THAT THE DESIGNS WITHIN SAID PLANS ARE FREE FROM FLAWS OR DEFECTS. ANYONE UTILIZING THESE PLANS DOES SO AT THEIR OWN RISK AND WAIVES ANY CLAIMS AGAINST MONO COUNTY ARISING FROM SUCH USE.

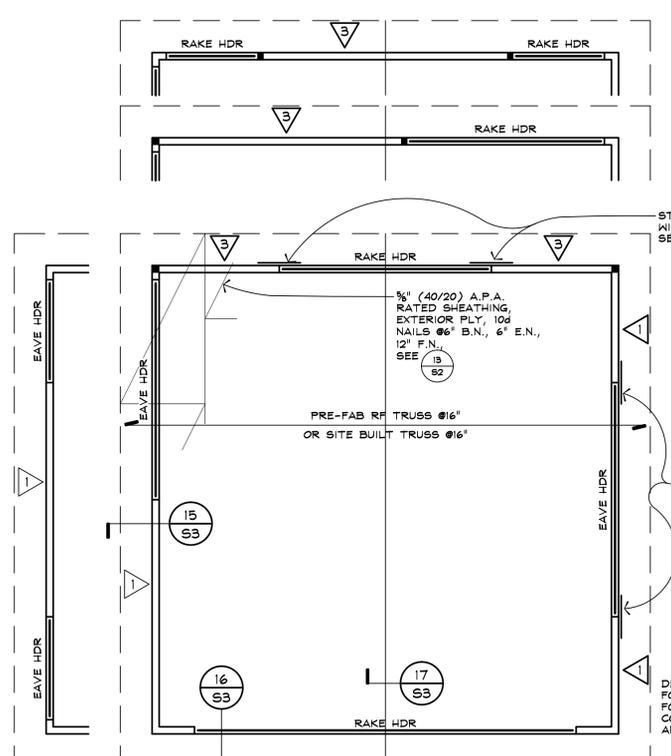
REVISIONS	BY



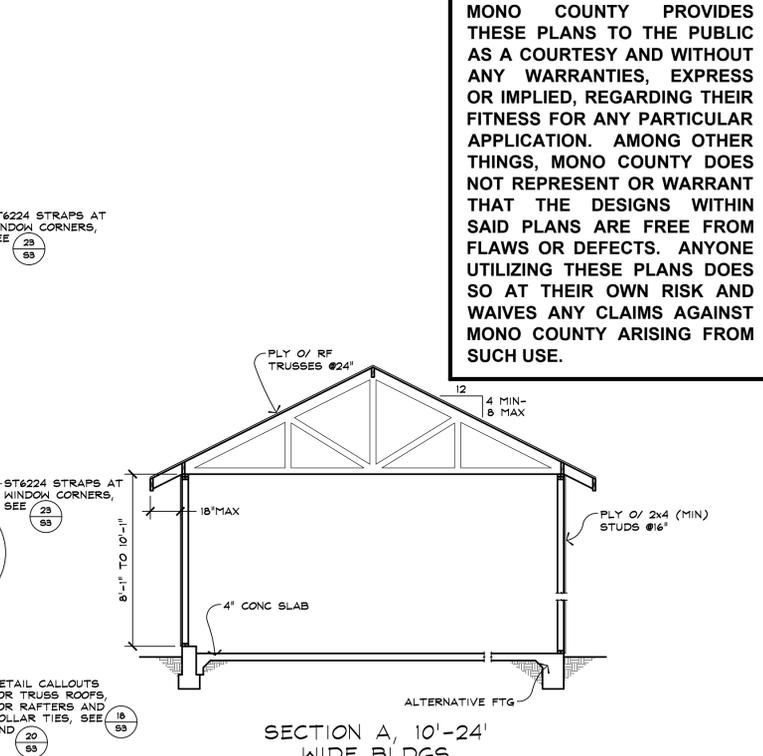
**FLOOR PLAN, 10'-18' WIDE & 14'-24' DEEP BLDGS, W/ ONE OPEN SIDE**  
 1/4"=1'-0"



**FOUNDATION PLAN, 18'-24' WIDE & 14'-24' DEEP BLDGS, W/ ONE OPEN SIDE**  
 1/4"=1'-0"



**ROOF FRAMING PLAN, 18'-24' WIDE & 14'-24' DEEP BLDGS, W/ ONE OPEN SIDE**  
 1/4"=1'-0"



**SECTION A, 10'-24' WIDE BLDGS**  
 1/4"=1'-0"

HEADER SPANS, EAVE WALLS, 10'-14' WIDE OUTBUILDINGS, 120 PSF SNOWLOAD			HEADER SPANS, EAVE WALLS, 14'-20' WIDE OUTBUILDINGS, 120 PSF SNOWLOAD			HEADER SPANS, EAVE WALLS, 20'-24' WIDE OUTBUILDINGS, 120 PSF SNOWLOAD			HEADER SPANS, EAVE WALLS, 10'-24' WIDE OUTBUILDINGS, 120 PSF SNOWLOAD		
HEADER SIZE	MAXIMUM ROUGH OPENING WIDTH	# OF TRIMMERS E.S.	HEADER SIZE	MAXIMUM ROUGH OPENING WIDTH	# OF TRIMMERS E.S.	HEADER SIZE	MAXIMUM ROUGH OPENING WIDTH	# OF TRIMMERS E.S.	HEADER SIZE	MAXIMUM ROUGH OPENING WIDTH	# OF TRIMMERS E.S.
4x6	3'-0"	1-2x4	4x8	3'-0"	1-2x4	4x8	3'-0"	1-2x4	4x6	5'-0"	5'-0"
4x8	3'-6"	1-2x4	4x10	4'-0"	2-2x4	4x10	3'-6"	2-2x4	4x8	6'-6"	6'-6"
4x10	4'-6"	1-2x4	4x12	4'-6"	2-2x4	4x12	4'-6"	2-2x4	4x10	8'-6"	8'-6"
4x12	5'-6"	2-2x4	3x6x9	7'-6"	3-2x4	3x6x9	7'-0"	3-2x4	4x12	10'-0"	10'-0"
3x6x9	8'-0"	2-2x4	PARALLAM	9'-6"	3-2x4	PARALLAM	9'-0"	3-2x4	3x6x9	12'-0"	12'-0"
3x6x11	10'-6"	2-2x4	6x6	3'-6"	1-2x6	6x6	3'-0"	1-2x6	3x6x11	15'-0"	15'-0"
6x6	4'-0"	1-2x6	6x8	5'-0"	1-2x6	6x8	4'-6"	1-2x6	6x6	7'-0"	7'-0"
6x8	5'-6"	1-2x6	6x10	6'-6"	2-2x6	6x10	6'-0"	2-2x6	6x8	10'-0"	10'-0"
6x10	7'-6"	1-2x6	6x12	8'-0"	2-2x6	6x12	7'-0"	2-2x6	6x10	13'-0"	13'-0"
6x12	9'-0"	2-2x6	5x11	11'-0"	2-2x6	5x11	10'-6"	2-2x6	6x12	16'-0"	16'-0"
5x11	12'-0"	2-2x6	5x14	PARALLAM	3-2x6	5x14	12'-0"	3-2x6	5x11	17'-6"	17'-6"
5x14	13'-0"	2-2x6	PARALLAM	13'-0"	3-2x6	PARALLAM	14'-0"	3-2x6	5x14	20'-6"	20'-6"
			5x16	15'-0"	3-2x6	5x16	14'-0"	3-2x6	5x16	23'-0"	23'-0"
			5x18	17'-0"	3-2x6	5x18	16'-0"	3-2x6	PARALLAM		

**NOTES TO SUBMITTER**

THESE PRESCRIPTIVE DESIGNS ARE INTENDED TO APPLY TO THE MOST COMMON SITUATIONS ENCOUNTERED IN MONO COUNTY. HOWEVER, UNIQUE SITE CONDITIONS OR SUBSTANTIAL DEVIATIONS FROM THESE DESIGNS AS DETERMINED BY THE BUILDING OFFICIAL MAY WARRANT ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESIGN REQUIREMENTS.

THESE PLANS ARE PRIMARILY FOR THE STRUCTURAL REQUIREMENTS OF OUTBUILDINGS. THE SUBMITTER IS RESPONSIBLE FOR PREPARING AN ARCHITECTURAL PLAN, SHOWING THE ACTUAL LAYOUT OF THE OUTBUILDING. THE PLAN SHALL ALSO SHOW A STRUCTURAL LAYOUT BASED UPON THE REQUIREMENTS OF THESE PLANS. NOTE THAT THE CALIFORNIA RESIDENTIAL CODE REFERS TO ACCESSORY STRUCTURES, AND GENERALLY, THESE OUTBUILDINGS WILL BE ACCESSORY STRUCTURES, SUBJECT TO ANY REQUIREMENTS AND EXCEPTIONS DESIGNATED FOR ACCESSORY STRUCTURES.

LASTLY THE SUBMITTER IS RESPONSIBLE FOR ALL SITE SPECIFIC REQUIREMENTS, INCLUDING FLOOD PLAIN ZONES, CAL-FIRE WILDLAND URBAN INTERFACE REQUIREMENTS, LAHONTAN EROSION CONTROL REQUIREMENTS AND ANY SIMILAR REQUIREMENTS.

WHILE SUBMITTER IS RESPONSIBLE FOR ARCHITECTURAL REQUIREMENTS, A FEW KEY REQUIREMENTS ARE HIGHLIGHTED ON SHEET S3. THESE NOTES ARE NOT EXHAUSTIVE, AND THE SUBMITTER IS STILL RESPONSIBLE FOR ANY ARCHITECTURAL ISSUES NOT ADDRESSED ON THESE PLANS.

**NOTES ABOUT THESE PLANS**

LAYOUTS ARE SHOWN TO ILLUSTRATE POTENTIAL SITUATIONS, PRIMARILY OPENINGS NEAR THE CENTER OF WALLS. OPENINGS NEAR THE EDGES OF 1 WALL OR OPENINGS NEAR EDGES OF 2 WALLS. ALL OF THESE OPENINGS ARE OPTIONAL, AND AN OUTBUILDING CAN HAVE AS LITTLE AS ONE DOOR FOR AN OPENING.

OPENINGS CENTERED IN WALLS, SHOWN WITH ST6224 STRAPS AT THE CORNERS CAN ONLY BE WINDOWS. OPENINGS NEAR EDGES OF WALLS CAN BE WINDOWS OR DOORS. WITHIN A SPACE DESIGNATED FOR WINDOWS, THE OPENING CAN CONSIST OF ONE, OR MULTIPLE OPENINGS.

FOR PURPOSES OF THESE PLANS, THE WALL WITH THE MAIN DOOR SHALL BE CONSIDERED THE FRONT, THE WALL OPPOSITE THE MAIN DOOR SHALL BE CONSIDERED THE BACK, AND THE OTHER TWO WALLS SHALL BE CONSIDERED THE SIDE WALLS.

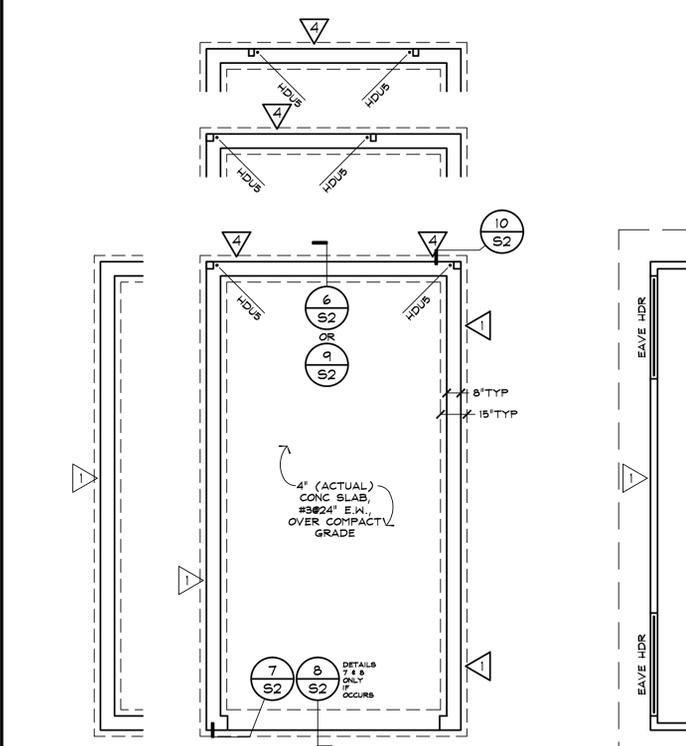
PLANS ASSUME GABLE ROOFS. EAVE WALL LINES ARE THE WALLS THAT ARE BELOW THE BOTTOM OF THE ROOF (THE EAVE). RAKE WALLS ARE WALLS THAT ARE AT THE ENDS OF THE GABLES, (ALSO SOMETIMES REFERRED TO AS GABLE END WALLS). ALTERNATIVELY, A TRUSS HIP ROOF CAN BE USED (DESIGNED BY A TRUSS MANUFACTURER). IN THIS CASE CONSIDER ALL WALLS EAVE WALLS.

PRE-MANUFACTURED TRUSSES ARE RECOMMENDED, AND SHOULD USE DETAILS 15/S3, 16/S3, AND 17/S3. HOWEVER, RAFTERS AND COLLAR TIES ARE ALLOWED, AND USE DETAILS 18/S3 AND 20/S3. NOTE THAT RAKE WALLS ARE TO BE BALLOON FRAMED TO BOTTOM OF RAFTERS.

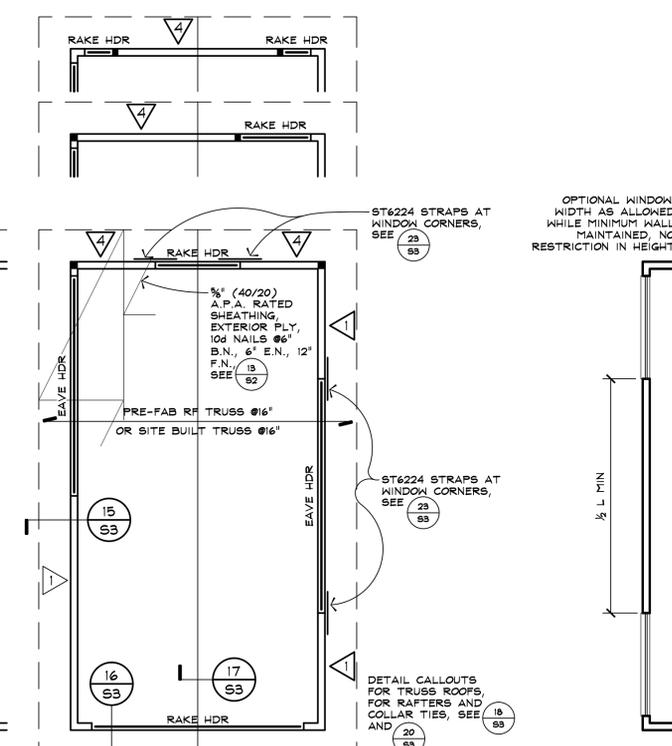
THE RAKE WALLS ARE SHOWN AS THE FRONT AND BACK WALLS. HOWEVER THE ROOF CAN BE TURNED 90 DEGREES, WITH THE RAKE WALLS AS THE SIDE WALLS. BE SURE AND USE EAVE HEADERS AT THE FRONT IN BACK IN THIS CASE. SIDE WALLS MUST MEET THE REQUIREMENTS FOR SHEAR AND HOLDDOWNS OF THE BACK WALL (AND THE BACK WALL CAN INSTEAD BE A SIDE WALL) FOR BUILDINGS WITH NO OPEN SIDES. FOR BUILDINGS WITH ONE OPEN SIDE, ALL THREE WALLS ARE TO BE TREATED AS BACK WALLS IN REGARDS TO SHEAR PANELING AND HOLDDOWNS.

BUILDINGS WITH ONE OPEN SIDE ARE BUILDINGS WHERE ONE SIDE IS DOMINATED BY A DOOR, A SERIES OF DOORS, OR A COMBINATION OF DOORS AND WINDOWS. NOTE THAT THESE BUILDINGS HAVE SPECIAL ADDITIONAL REQUIREMENTS (AS SHOWN ON THE PLAN) FOR THE BACK WALLS. BUILDINGS WITH TWO OPEN SIDES ARE BEYOND THE SCOPE OF THESE PLANS.

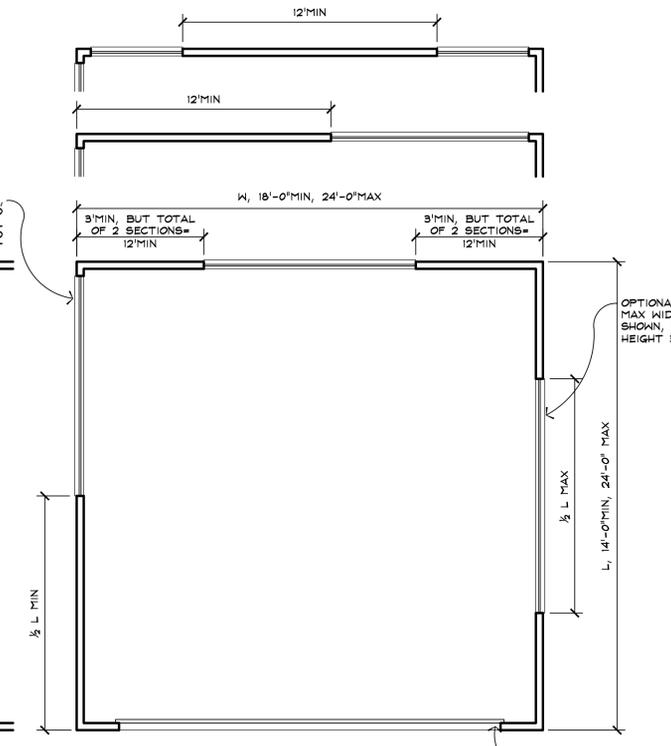
THESE ARE INTENDED AS NON-HABITABLE OUTBUILDINGS. SHOULD ANY BUILDING BE IN THE FUTURE UPGRADED TO HABITABLE SPACE, THIS WILL REQUIRE A NEW BUILDING PERMIT FROM MONO COUNTY FOR THAT UPGRADE. NOTE THAT BUILDINGS WITH ONE OPEN SIDE CANNOT BE UPGRADED TO HABITABLE SPACE WITHOUT STRUCTURAL UPGRADES BEING MADE AT THE TIME OF THE USE CHANGE.



**FOUNDATION PLAN, 10'-18' WIDE & 14'-24' DEEP BLDGS, W/ ONE OPEN SIDE**  
 1/4"=1'-0"



**ROOF FRAMING PLAN, 10'-18' WIDE & 14'-24' DEEP BLDGS, W/ ONE OPEN SIDE**  
 1/4"=1'-0"



**FLOOR PLAN, 18'-24' WIDE & 14'-24' DEEP BLDGS, W/ ONE OPEN SIDE**  
 1/4"=1'-0"

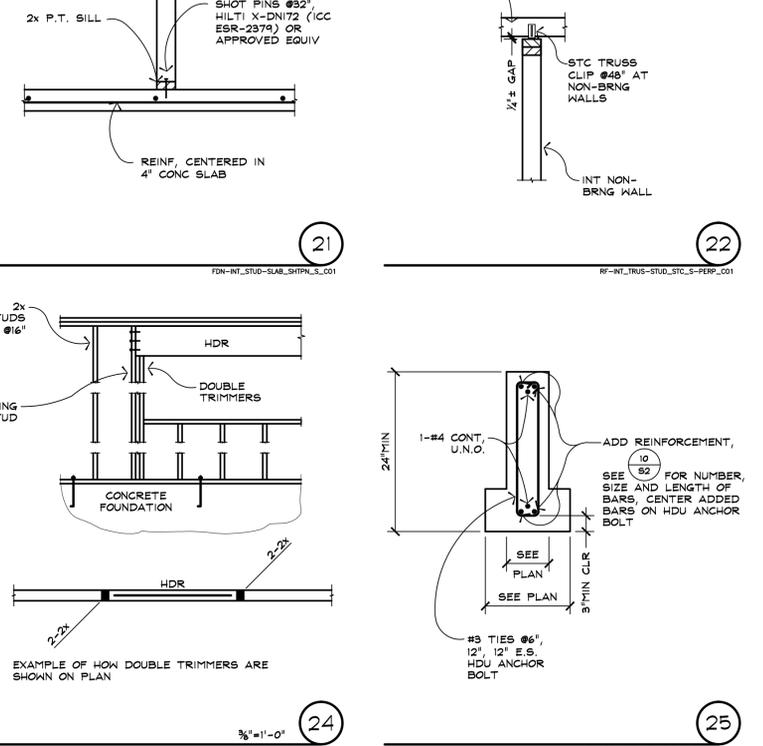
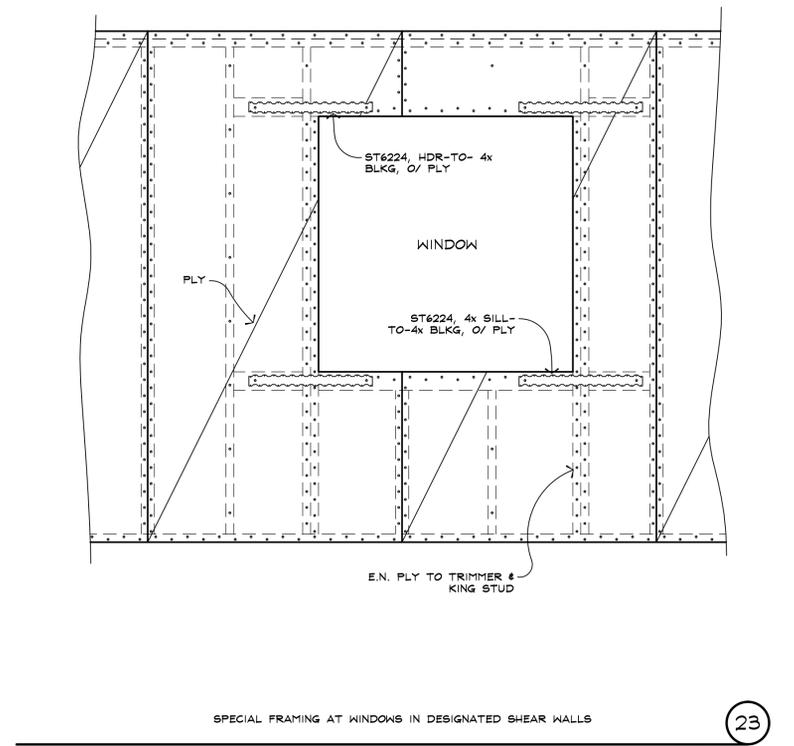
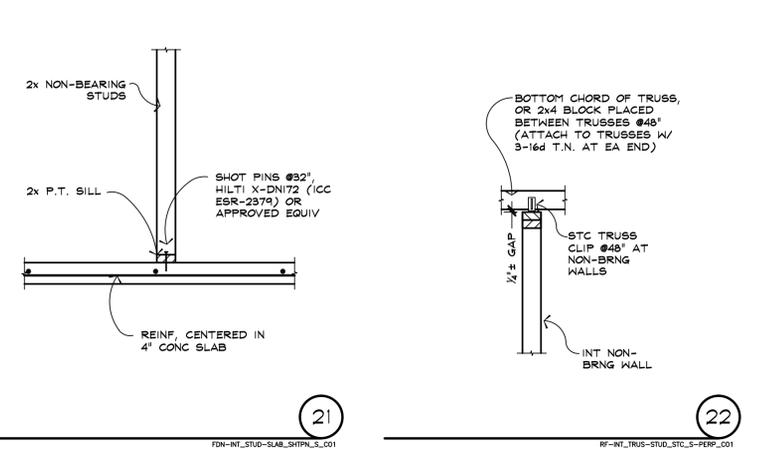
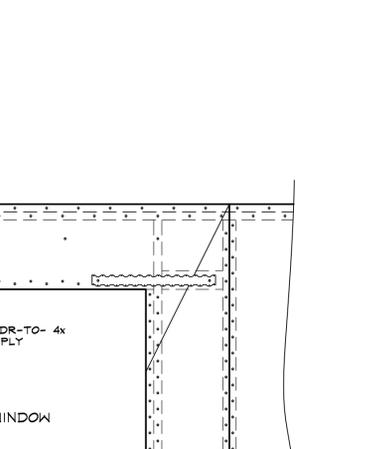
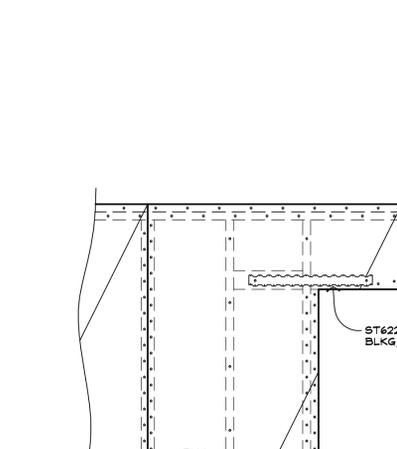
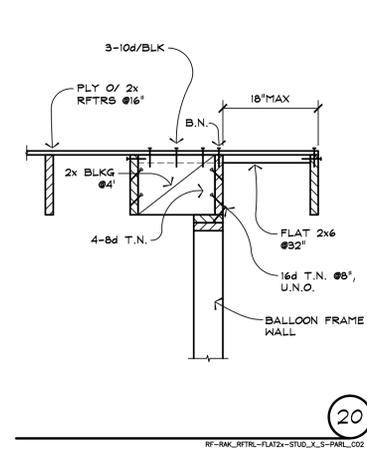
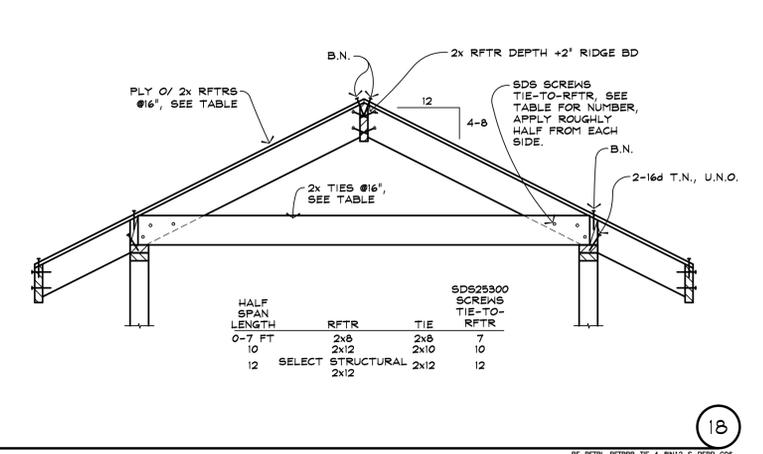
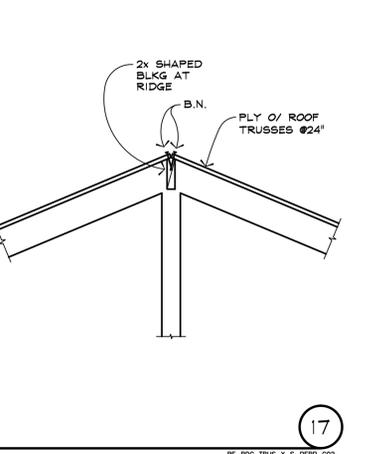
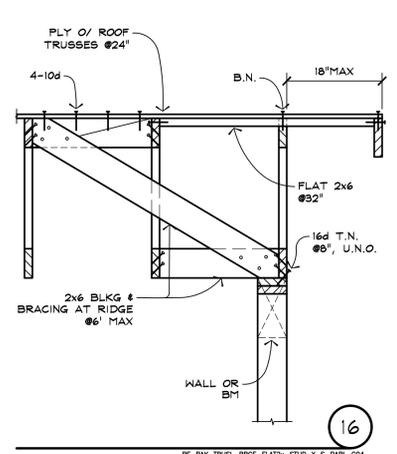
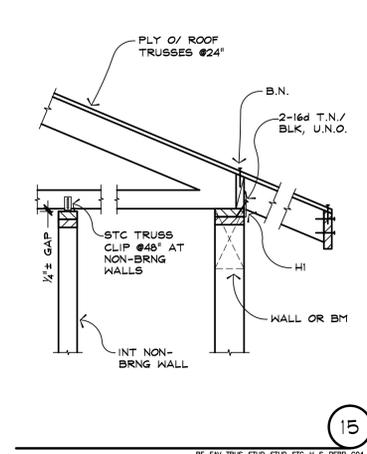
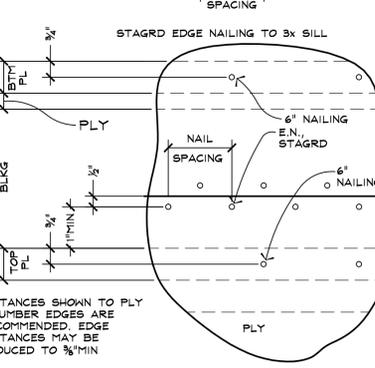
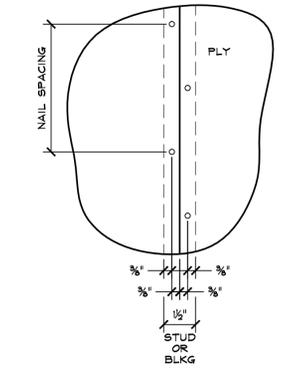
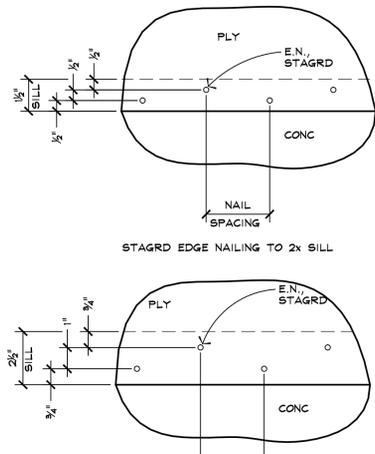
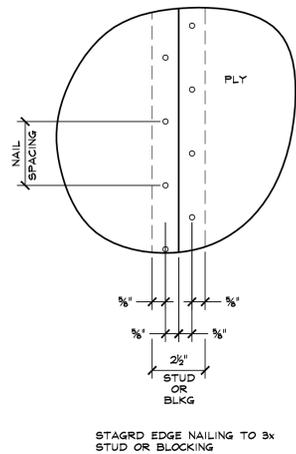
STANDARD STRUCTURAL REQUIREMENTS, LARGE OUTBUILDINGS WITH ONE OPEN SIDE AND 120 PSF SNOW LOAD, MONO COUNTY, CALIFORNIA

COUNTY OF MONO  
 COMMUNITY DEVELOPMENT DEPARTMENT  
 BUILDING DIVISION  
 P.O. BOX 3689  
 MAMMOTH, CALIFORNIA 93546  
 (760) 924-1800, FAX: 924-1801



DATE	
SCALE	AS NOTED
DRAWN	
JOB	
SHEET	S1
OF	4 SHEETS





**ADDITIONAL ARCHITECTURAL AND SITE SPECIFIC REQUIREMENTS**  
 IF A PROPOSED OUTBUILDING IS WITHIN 5' OF A PROPERTY LINE, ADDITIONAL FIRE PROTECTION REQUIREMENTS WILL NEED TO BE ADDRESSED. THESE REQUIREMENTS ARE BEYOND THE SCOPE OF THESE PLANS AND NEED TO BE ADDRESSED BY THE SUBMITTER.

THERE IS A HIGH LIKELIHOOD THAT THESE STRUCTURES WILL NEED TO COMPLY WITH CALIFORNIA WILDLAND URBAN INTERFACE REQUIREMENTS AND OTHER REQUIREMENTS FOR FIRE RESISTIVE CONSTRUCTION. THESE REQUIREMENTS ARE DEFINED IN C.B.C. CHAPTER 7A AND C.R.C. SECTION R327. THERE ARE POSSIBLE EXCEPTIONS FOR OUTBUILDINGS THAT MAY APPLY. THE SUBMITTER IS ULTIMATELY RESPONSIBLE FOR SELECTING MATERIALS AND METHODS THAT MEET THESE REQUIREMENTS, OR SHOWING THAT THIS STRUCTURE IS EXEMPT UNDER ONE OF THE LISTED EXCEPTIONS.

IF THE OUTBUILDING IS TO HAVE A CEILING UNDER THE TRUSS OR COLLAR TIES, FORMING AN ATTIC, THE FOLLOWING ATTIC REQUIREMENTS SHALL BE MET: THE ATTIC MUST HAVE A NET VENTILATION OF 1 SQUARE FOOT PER 150 SQUARE FOOT OF AREA. IF THE ATTIC AREA EXCEEDS 30 SQUARE FEET AND HAVE A CLEAR HEIGHT OF OVER 90", AN OPENING OF 20"x30" SHALL BE PROVIDED. 30" MINIMUM CLEAR HEADROOM SHALL BE PROVIDED AT OR ABOVE THE ACCESS OPENING.

ACCESSORY STRUCTURES PLACED ADJACENT TO DESCENDING SLOPES STEEPER THAN 1:3 SHALL BE SET BACK FROM THE SLOPE A DISTANCE EQUAL TO THE HEIGHT OF THE SLOPE DIVIDED BY 3, BUT NOT TO EXCEED 40". IF THESE REQUIREMENTS CANNOT BE MET, AN ENGINEERED SOLUTION MAY NEED TO BE PROVIDED.

ACCESSORY STRUCTURES PLACED ADJACENT TO ASCENDING SLOPES STEEPER THAN 1:3 SHALL BE SET BACK FROM THE SLOPE A DISTANCE EQUAL TO THE HEIGHT OF THE SLOPE DIVIDED BY 2, BUT NEED NOT EXCEED 15". IF THESE REQUIREMENTS CANNOT BE MET, AN ENGINEERED SOLUTION MAY NEED TO BE PROVIDED.

ACCESSORY STRUCTURES WITH ELECTRICAL SERVICE IS BEYOND THE SCOPE OF THESE PLANS. WHERE ELECTRICAL SERVICE IS REQUESTED, PLANS FOR OUTLET AND LIGHTING LOCATIONS, WIRE, CONDUIT SIZES, ETC SHALL BE SUBMITTED WITH THE PERMIT APPLICATION. THE ELECTRICAL PLANS SHALL INDICATE SIZE OF THE ELECTRICAL SERVICE PANEL AND THE MAIN SOURCE OF THE POWER.

**REQUIRED UPGRADES TO HAZARD DETECTORS**

IN EXISTING RESIDENCES WHERE THE COST OF ALTERATIONS, REPAIRS OR ADDITIONS (INCLUDING OUTBUILDINGS/ACCESSORY STRUCTURES) EXCEEDS \$1,000 SMOKE DETECTORS MUST BE BROUGHT UP TO CODE AND CARBON MONOXIDE DETECTORS MUST BE INSTALLED.

INSTALL SMOKE DETECTORS AS REQUIRED BY SECTION 314 OF THE 2010 C.R.C. BATTERY OPERATED NON-INTERCONNECTED SMOKE DETECTORS ARE PERMITTED IN PORTIONS OF THE RESIDENCE WHERE WALLS ARE NOT BEING FRAMED OR REFRAMED (AS SHOULD BE THE CASE FOR A DECK ADDITION). SMOKE DETECTORS MUST BE PROVIDED FOR THE ENTIRE RESIDENCE, AT CENTRAL LOCATIONS OUTSIDE SLEEPING AREAS AND ONE PER SLEEPING ROOM. THERE MUST ALSO BE AT LEAST ONE SMOKE DETECTOR ON EVERY LEVEL, REGARDLESS OF WHETHER THERE ARE SLEEPING ROOMS ON THAT LEVEL. EXISTING SMOKE DETECTORS MUST MEET THE STANDARDS SPELLED OUT IN THE C.R.C. OR MUST BE UPGRADED.

INSTALL CARBON MONOXIDE DETECTORS AS REQUIRED BY SECTION R315 OF THE 2010 C.R.C. (REQUIRED IF THE RESIDENCE HAS ANY FUEL BURNING APPLIANCES OR AN ATTACHED GARAGE) BATTERY OPERATED NON-INTERCONNECTED CARBON MONOXIDE DETECTORS ARE PERMITTED IN PORTIONS OF THE RESIDENCE WHERE WALLS ARE NOT BEING FRAMED OR REFRAMED (AS SHOULD BE THE CASE FOR A DECK ADDITION). ONE CARBON MONOXIDE DETECTOR IS REQUIRED PER UNIT AT A CENTRAL LOCATION NEAR SLEEPING ROOMS, AND ONE IS REQUIRED ON EVERY LEVEL, REGARDLESS WHETHER THERE ARE SLEEPING ROOMS ON THAT LEVEL.

REVISIONS	BY

**STANDARD STRUCTURAL REQUIREMENTS, LARGE OUTBUILDINGS WITH ONE OPEN SIDE AND 120 PSF SNOW LOAD, MONO COUNTY, CALIFORNIA**

**COUNTY OF MONO COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION**  
 P.O. BOX 3669  
 MAMMOTH LAKE, CALIF. 93546  
 (760) 924-1800; FAX: 924-1801

**COUNTY OF MONO CALIFORNIA**  
 comdev@mono.ca.gov  
 www.monocounty.ca.gov

DATE  
 SCALE 3/4"=1'-0"  
 DRAWN  
 JOB  
 SHEET  
**53**  
 OF 4 SHEETS

