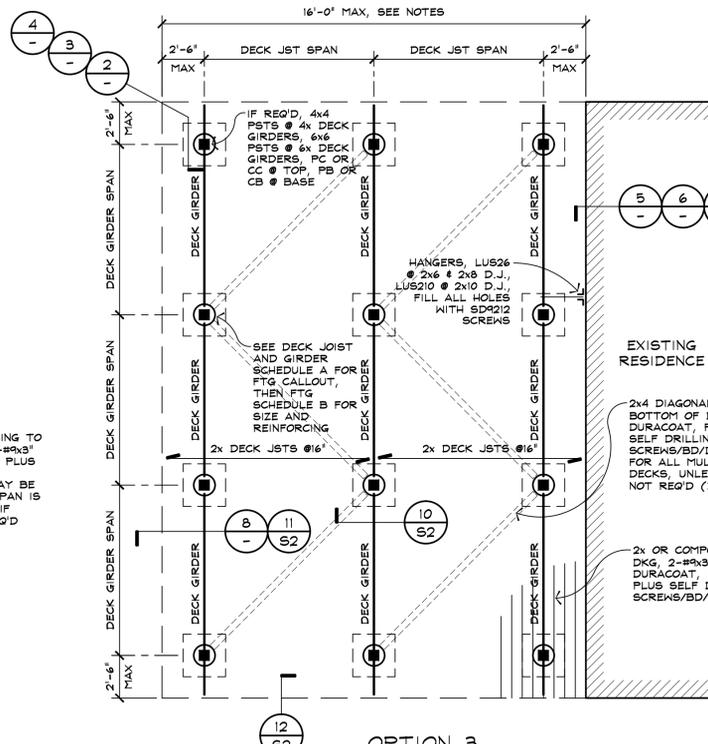
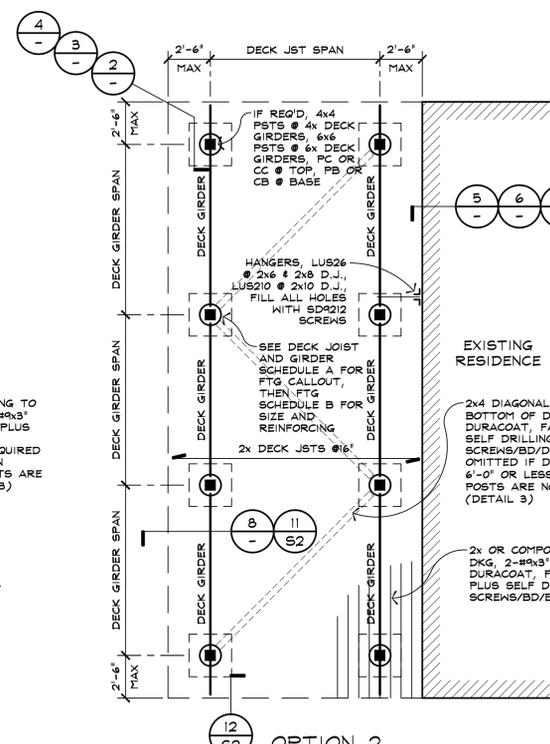


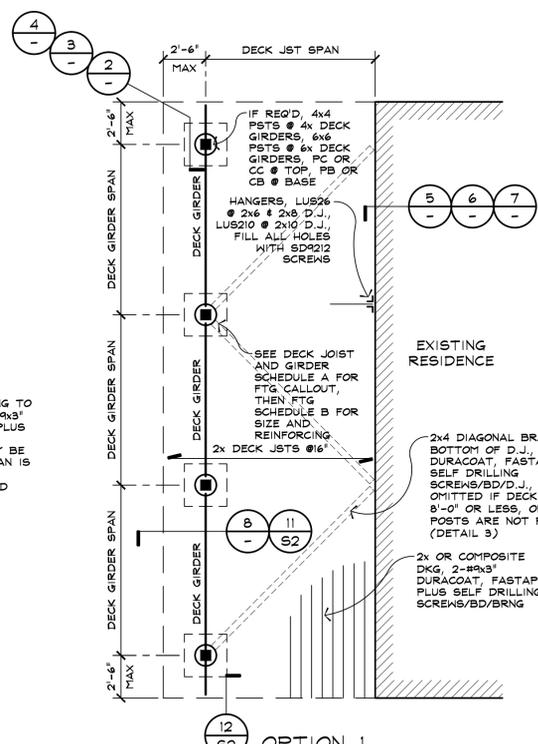
OPTION 1



OPTION 2



OPTION 3



OPTION 4

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.

SCHEDULE ISOLATED AND WIDENED FOOTINGS

| MARK | FOOTING DIMENSIONS | REINFORCING STEEL | PEDESTAL @ ISOLATED FTGS | ALLOW. LOAD @2000 PSF BRNG |
|------|--------------------|-------------------|--------------------------|----------------------------|
| A | 18"SQ x 12"THK | 2-#4 S.E.E.W. | 12" SQ | 3.9k |
| B | 21"SQ x 12"THK | 2-#4 S.E.E.W. | 12" SQ | 5.6k |
| C | 24"SQ x 12"THK | 2-#4 S.E.E.W. | 12" SQ | 7.3k |
| D | 27"SQ x 12"THK | 3-#4 S.E.E.W. | 12" SQ | 9.3k |
| E | 30"SQ x 12"THK | 3-#4 S.E.E.W. | 12" SQ | 11.5k |

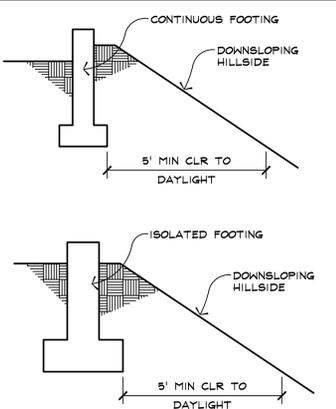
DECK FRAMING AND FOUNDATION PLANS

1/4"=1'-0"

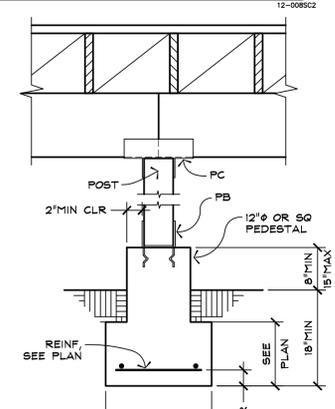
DEFINITION OF A LOW DECK
 IF DECK IS IN A LOCATION WHERE IT IS SHED UPON BY A ROOF ABOVE (IF IT IS UNDER AND EAVE ROOF OVERHANG), IT MUST CONFORM TO THE FOLLOWING: IF THE EAVE LINE OF THE ROOF ABOVE IS LESS THAN 9 FEET ABOVE THE DECK, NO CHANGE NEED BE MADE. IF THE EAVE LINE OF THE ROOF ABOVE IS BETWEEN 9 FEET AND 18 FEET ABOVE THE DECK, REDUCE THE ALLOWED SPAN OF ALL JOISTS AND GIRDERS TO 75% OF THE VALUES IN THE TABLE (I.E. 10'-0" WOULD BECOME 7'-6"). NOTE TOO WHEN USING DETAIL #7, INCREASE NUMBER OF SDS SCREENS FROM 3 TO 4.

DEFINITION OF A LOW DECK
 A LOW DECK SHALL NOT HAVE AN AVERAGE HEIGHT GREATER THAN 6' (TOP OF DECK TO GRADE) NOR SHALL ANY POST EXCEED 7' (FOUNDATION TO GIRDER).

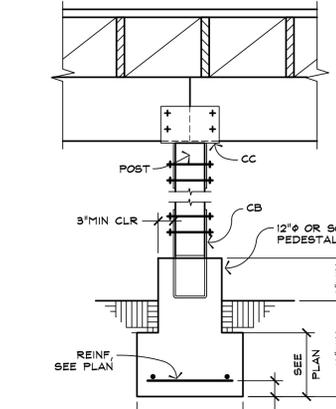
STRUCTURAL NOTES
 PROJECT SHALL COMPLY WITH THE 2010 CALIFORNIA CODES, WHICH ARE BASED UPON THE 2009 INTERNATIONAL BUILDING CODE, THE 2009 INTERNATIONAL RESIDENTIAL CODE, THE 2009 UNIFORM PLUMBING CODE, THE 2009 UNIFORM MECHANICAL CODE, THE 2009 NATIONAL ELECTRICAL CODE, AND THE 2009 INTERNATIONAL FIRE AND SAFETY CODE. SOIL BEARING ALLOWABLE ASSUMED TO BE 2000 PSF. ALL EXTERIOR FOOTINGS SHALL HAVE 18" MIN EMBEDMENT. ALL FOOTINGS SHALL ALSO BE EMBEDDED DEEP ENOUGH THAT A 5' MIN HORIZONTAL DISTANCE TO DAYLIGHT IS ATTAINED. SEE 1.



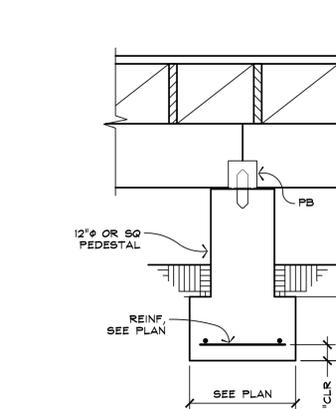
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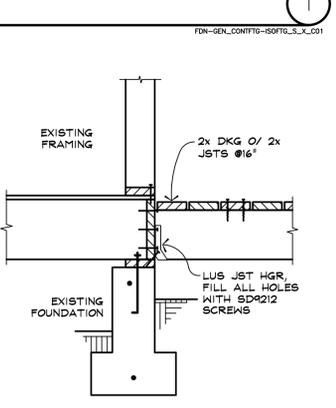
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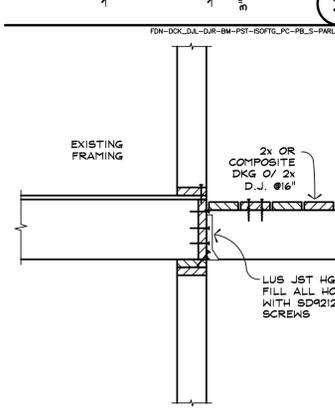
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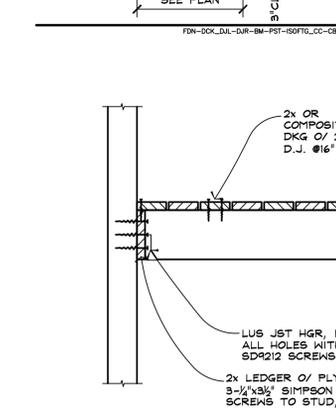
4



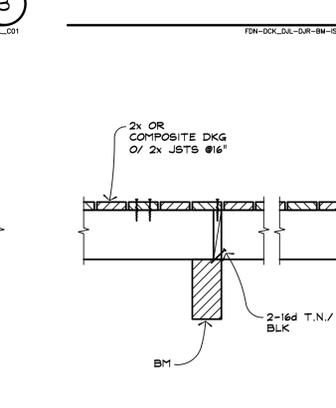
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6



7



8

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.

IF A PROPOSED DECK 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.

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. IN REGARDS TO FIRE RESISTIVE REQUIREMENTS FROM C.B.C. CHAPTER 7A AND C.R.C. SECTION R327, THESE REQUIREMENTS MUST BE COMPLIED WITH IF THE ORIGINAL RESIDENCE WAS SUBMITTED FOR PERMIT ON OR AFTER JULY 1, 2008.

NOTES ON COMPOSITE DECKING
 THE SUBMITTER IS RESPONSIBLE FOR CHECKING THE SPECIFICATIONS AND SPAN REQUIREMENTS FOR ANY COMPOSITE DECKING THAT IS SELECTED AND GENERALLY INSTALLING IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. INSTALLED COMPOSITE DECKING MUST HAVE A LABEL, IN COMPLIANCE WITH CRC BY 4, INDICATING THE REQUIRED PERFORMANCE LEVELS AND DEMONSTRATING COMPLIANCE WITH THE PROVISIONS OF ASTM D 7082.

ADDITIONALLY, SOME COMPOSITE DECKING SYSTEMS HAVE A PROPRIETARY ATTACHMENT SYSTEM. IF THE SUBMITTER HOPES TO USE A PROPRIETARY ATTACHMENT SYSTEM IN PLACE OF THE SCREENS CALLED OUT, THE SUBMITTER IS TO SUBMIT WITH THE PLANS THE INSTALLATION GUIDELINES FOR THE PROPRIETARY SYSTEM WHEN SUBMITTING FOR A BUILDING PERMIT. UPON APPROVAL OF THE BUILDING DEPARTMENT PROPRIETARY ATTACHMENT SYSTEMS MAY BE USED.

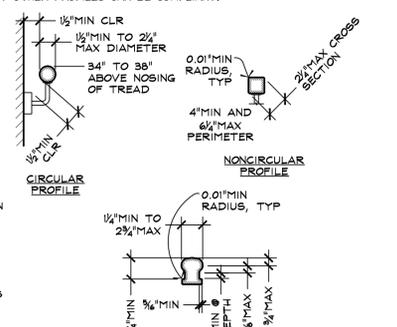
STAIRS SHALL HAVE A MAXIMUM RISE OF 7.75" AND A MAXIMUM RUN OF 10" AND A MINIMUM WIDTH OF 36". OPENINGS AT TOES SHALL BE SUCH THAT A 4" DIAMETER SPHERE CANNOT PASS THROUGH. GUARDS ARE REQUIRED AT ALL OPEN SIDED WALKING SURFACES, MEZZANINES, STAIRWAYS, RAMPS AND LANDINGS THAT ARE MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW.

GUARDS (FORMERLY KNOWN AS GUARDRAILS) SHALL BE 42" HIGH, INTERMEDIATE RAILS, BALUSTERS OR OTHER BARRIERS SHALL BE SPACED SO THAT A 4" DIAMETER SPHERE CANNOT PASS THROUGH. GUARDS ARE REQUIRED AT ALL OPEN SIDED WALKING SURFACES, MEZZANINES, STAIRWAYS, RAMPS AND LANDINGS THAT ARE MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW.

HANDRAILS ARE REQUIRED ON AT LEAST ONE SIDE OF A STAIRWAY THAT HAS FOUR OR MORE RISERS. THE TOP OF THE HANDRAIL SHALL BE 34" MINIMUM TO 38" MAXIMUM HEIGHT MEASURED VERTICALLY FROM THE NOSING OF THE TREAD. HANDRAILS SHALL EXTEND FROM A POINT DIRECTLY ABOVE THE TOP RISER OF A FLIGHT TO POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT. THE ENDS OF A HANDRAIL ARE TO BE RETURNED OR TERMINATED IN A NEVEL POST OR SAFETY TERMINALS. THE USE OF A VOLUTE, TURNOUT OR STARTING EASING IS ALLOWED ABOVE THE LOWEST TREAD. HANDRAILS ADJACENT TO A WALL OR GUARD NEED TO HAVE A SPACE NOT LESS THAN 1 1/2 INCHES BETWEEN THE WALL AND THE HANDRAIL. HANDRAILS SHALL BE CONTINUOUS FOR THE ENTIRE RUN EXCEPT A NEVEL POST CAN INTERRUPT HANDRAILS AT A TURN. HANDRAIL GRIPS SHALL BE AS SPECIFIED BELOW FOR A TYPE I OR A TYPE II HANDRAIL, OR OF ANOTHER DESIGN APPROVED BY THE BUILDING OFFICIAL AS PROVIDING AN EQUIVALENT GRASPABILITY. VISUAL EXAMPLES OF EACH TYPE ARE PROVIDED, BUT NOTE THAT THESE ARE REPRESENTATIVE OF COMPLIANT CONCEPTS, BUT MANY OTHER PROFILES CAN BE COMPLIANT.

TYPE I HANDRAILS WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF AT LEAST 1 1/2" AND NOT GREATER THAN 2". IF THE HANDRAIL IS NOT CIRCULAR IT SHALL HAVE A PERIMETER DIMENSION OF AT LEAST 4" AND NOT GREATER THAN 6 1/2" WITH A MAXIMUM CROSS SECTION OF DIMENSION OF 2 1/2".

TYPE II HANDRAILS WITH A PERIMETER GREATER THAN 6 1/2" SHALL PROVIDE A GRASPABLE FINGER RECESS AREA ON BOTH SIDES OF THE PROFILE. THE FINGER RECESS SHALL BEGIN WITHIN A DISTANCE OF 1/2" MEASURED VERTICALLY FROM THE TALLEST PORTION OF THE PROFILE AND ACHIEVE A DEPTH OF AT LEAST 3/4" WITHIN 1/4" BELOW THE WIDEST PORTION OF THE PROFILE. THE REQUIRED DEPTH SHALL CONTINUE FOR AT LEAST 3/4" TO A LEVEL THAT IS NOT LESS THAN 1 1/2" BELOW THE TALLEST PORTION OF THE PROFILE. THE MINIMUM WIDTH OF THE HANDRAIL ABOVE THE RECESS SHALL BE 1/2" TO A MAXIMUM OF 2 1/2". EDGES SHALL HAVE A MINIMUM RADIUS OF 0.01 INCHES.



REVISIONS BY

STANDARD STRUCTURAL REQUIREMENTS
 LOW RESIDENTIAL DECKS WITH 120 PSF SNOW LOAD
 MONO COUNTY, CALIFORNIA

COUNTY OF MONO
 COMMUNITY DEVELOPMENT DEPARTMENT
 BUILDING DIVISION
 P.O. BOX 5669 93546
 MAMMOTH, CALIFORNIA 93247-5669
 (760) 924-1800; FAX: 924-1801

COUNTY OF MONO
 CALIFORNIA
 www.devc@mono.ca.gov
 comdev@mono.ca.gov
 DATE
 SCALE 3/4"=1'-0"
 DRAWN
 JOB
 SHEET
 OF 2 SHEETS

