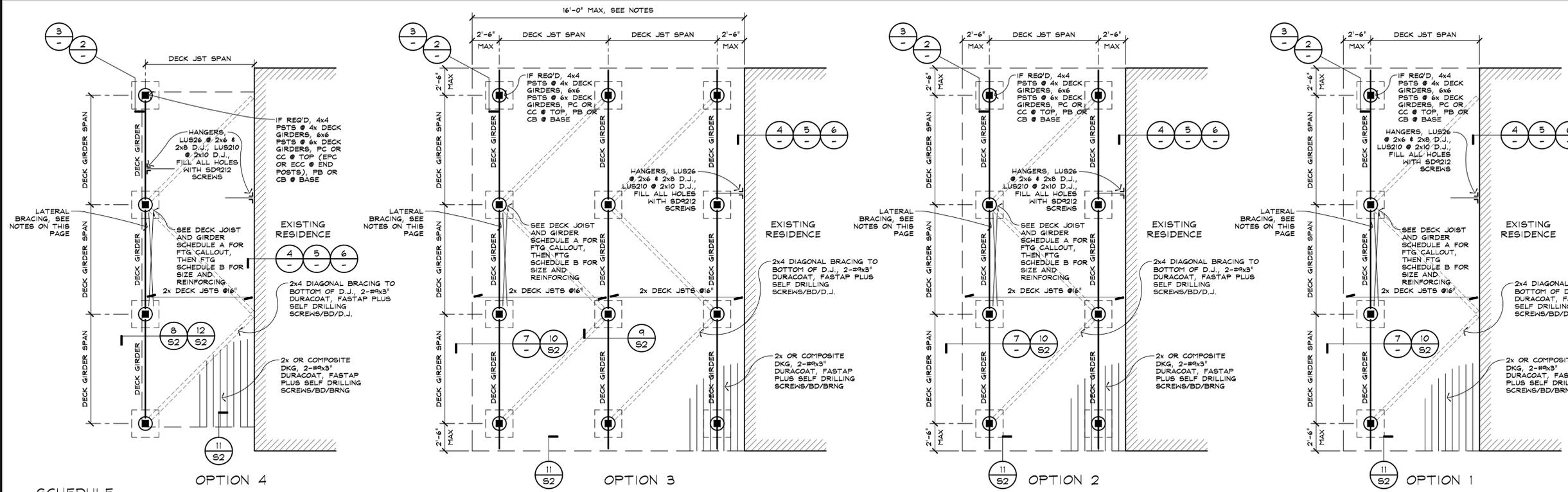


MONO COUNTY PROVIDES THESE PLANS TO THE PUBLIC AS A COURTESY AND WITHOUT ANY WARRANTIES, EXPRESS OR IMPLIED, REGARDING THEIR FITNESS FOR ANY PARTICULAR APPLICATION. AMONG OTHER THINGS, MONO COUNTY DOES NOT REPRESENT OR WARRANT THAT THE DESIGNS WITHIN SAID PLANS ARE FREE FROM FLAWS OR DEFECTS. ANYONE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

REVISIONS	BY



**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

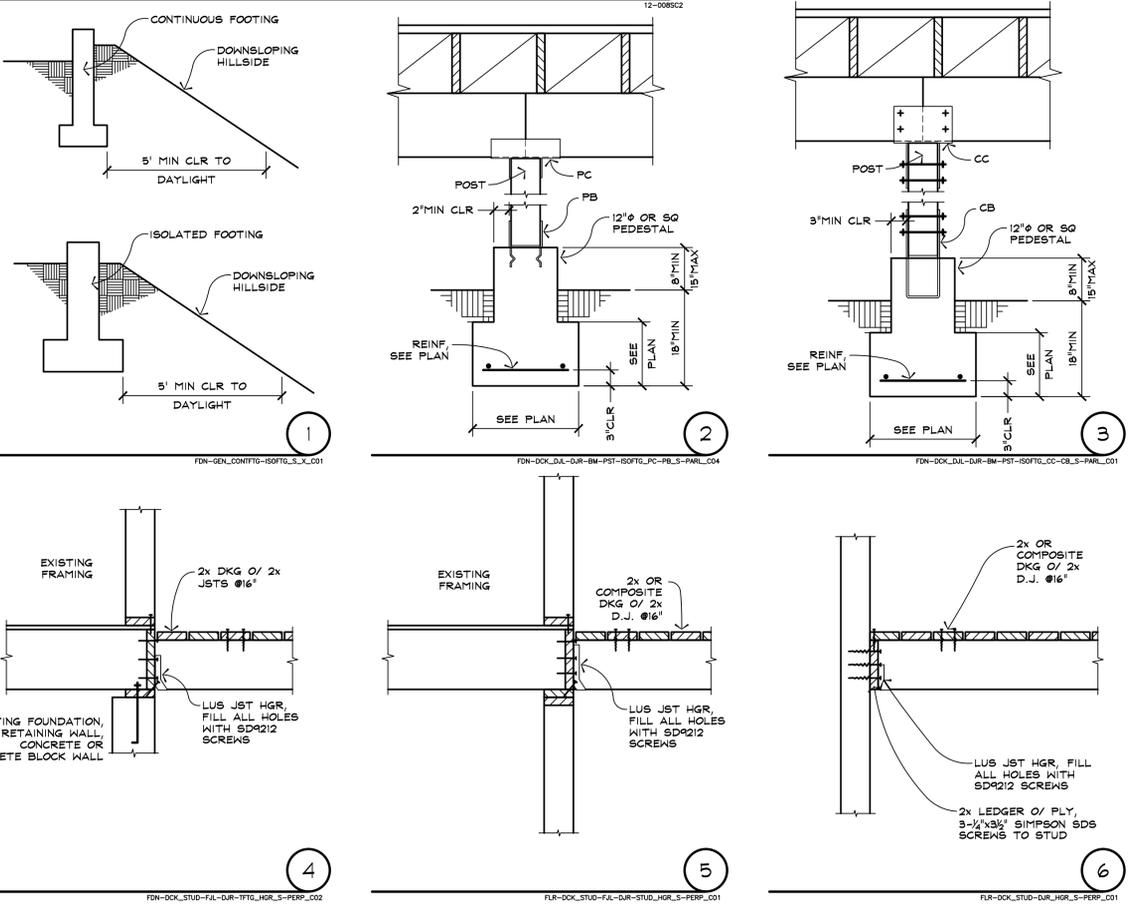
**DECK FRAMING AND FOUNDATION PLANS**

**DECKS WITH SNOW SHEDDING ON THEM**

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 THEN 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").

**JOIST & GIRDERS SPANS, 81 PSF SNOW LOAD**

JOIST SIZE	SPAN	6x6 FTG		6x10 GIRDER		6x12 GIRDER	
		SPAN	FTG	SPAN	FTG	SPAN	FTG
2x6 @16"	7'-0"	B	10'-6"	B	12'-6"	D	
2x8 @16"	9'-0"	B	9'-0"	D	11'-0"	D	
2x10 @16"	11'-0"	C	8'-0"	D	10'-0"	D	



**LATERAL BRACING**

LATERAL BRACING IS REQUIRED ON HIGH DECKS, UNLESS THE CENTERLINE OF THE OUTSIDE GIRDER LINE IS WITHIN 6' OF THE BUILDING, AND THE OVERALL DEPTH OF THE DECK IS 8' OR LESS. LATERAL BRACING CAN ALSO BE USED TO STABILIZE A FREE STANDING LOW DECK ON POSTS (SEE NOTES TO SUBMITTER ON THIS PAGE). MAXIMUM SQUARE FOOTAGE FOR DECKS BASED UPON THE TYPE OF BRACING IS NOTED ON THE BRACING DETAIL. SEE FOR BRACING WITH ALL-THREAD TIES AND SEE FOR BRACING WITH 2x4'S.

**DEFINITION OF A LOW DECK**

A HIGH DECK SHALL NOT HAVE AN AVERAGE HEIGHT GREATER THAN 11' (TOP OF DECK TO GRADE) NOR SHALL ANY POST EXCEED 12' (FOUNDATION TO GIRDER).

**OPTIONS**

- OPTION 1: OPTION 1 IS FOR DECKS ATTACHED DIRECTLY TO BUILDINGS. OPTION 1 IS ONLY AVAILABLE IF THE FOLLOWING CRITERIA ARE IN PLACE: THAT THE EXISTING FOUNDATION AT THE BUILDING IS CONTINUOUS AND SOUND, AND MADE FROM CONCRETE OR CONCRETE BLOCK, THAT THE CONNECTION IS MADE AT THE RIM RIGHT OVER THE FOUNDATION (DETAIL 5), AT THE RIM OVER A SMALL CRIPPLE WALL (DETAIL 6) OR AT THE CRIPPLE WALL (DETAIL 7). LASTLY, THAT ANY CRIPPLE OR LOWER FLOOR WALL THAT SUPPORTS THE FLOOR AND NOW THE DECK IS RELATIVELY FREE OF OPENINGS. IF THESE CONDITIONS CANNOT BE MET, OPTION 2 MUST BE USED.
- OPTION 2: OPTION 2 CREATES A DECK THAT DOES NOT RELY ON THE EXISTING BUILDING FOR VERTICAL SUPPORT. IT IS STILL ATTACHED TO THE BUILDING FOR GENERAL LATERAL SUPPORT.
- OPTION 3: OPTION 3 IS SHOWING MULTIPLE SPANS. THE FARTHEST OUT SUPPORT LINE MUST BE 18' OR LESS FROM THE EXISTING BUILDING.
- OPTION 4: OPTION 4 IS FOR FRAMING THE DECK GIRDER FLUSH. IF THE OWNER OR BUILDER DO NOT DESIRE FOR THE BEAM TO DROP DOWN, THIS IS HOW IT SHOULD BE FRAMED.

NOTE THAT FEATURES OF OPTIONS MAY BE COMBINED, FOR EXAMPLE A DECK COULD HAVE A FLUSH BEAM AT ITS OUTER EDGE AND A BEAM LINE SUPPORTING NEXT TO THE BUILDING (COMBINING OPTIONS 4 AND 2), OR A FLUSH BEAM WITH MULTIPLE SPANS, POSSIBLE WITH FLUSH INTERMEDIATE BEAMS (COMBINING OPTIONS 4 AND 3).

ALL DECKS SHOWN ARE ATTACHED TO BUILDINGS AND ALL HIGH DECKS BASED UPON THESE PRESCRIPTIVE PLANS MUST BE ATTACHED TO A BUILDING. FREE STANDING DECKS THAT MEET THE REQUIREMENTS FOR A LOW DECK (AVG HEIGHT OF 6', NO POST TALLER THAN 8') ARE PERMITTED WITH THE LATERAL BRACING SPECIFIED ON THESE PLANS. SEE DETAILS 15 AND 16. LATERAL BRACING IS REQUIRED ON ALL 4 SIDES OF THE FREE STANDING DECK, WITH SQUARE FOOTAGE MAXIMUMS AS OUTLINED ON THE DETAILS.

**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 DECKS. THE SUBMITTER IS RESPONSIBLE FOR PREPARING AN ARCHITECTURAL PLAN, SHOWING THE ACTUAL LAYOUT OF THE DECK. THE PLAN SHALL ALSO SHOW A STRUCTURAL LAYOUT BASED UPON THE REQUIREMENTS OF THESE PLANS.

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, 2009.

**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 917.4, INDICATING THE REQUIRED PERFORMANCE LEVELS AND DEMONSTRATING COMPLIANCE WITH THE PROVISIONS OF ASTM D 7932.

ADDITIONALLY, SOME COMPOSITE DECKING SYSTEMS HAVE A PROPRIETARY ATTACHMENT SYSTEM IF THE SUBMITTER WISHES TO USE A PROPRIETARY ATTACHMENT SYSTEM IN PLACE OF THE SCREWS 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.

**STRUCTURAL NOTES**

PROJECT SHALL COMPLY WITH THE 2010 CALIFORNIA CODES, WHICH ARE BASED UPON THE 2009 INTERNATIONAL BUILDING CODE, THE 2009 INTERNATIONAL PLUMBING CODE, THE 2009 NATIONAL ELECTRICAL CODE, AND THE 2009 TITLE 24 ENERGY STANDARDS.

SOIL BEARING ALLOWABLE ASSUMED TO BE 2000 PSF. ALL EXTERIOR FOOTINGS SHALL HAVE 18' MIN EMBEDEDMENT.

ALL FOOTINGS SHALL ALSO BE EMBEDDED DEEP ENOUGH THAT A 5' MIN HORIZONTAL DISTANCE TO DAYLIGHT IS ATTAINED. SEE (1).

PB, CC, ETC ARE SIMPSON STRONG-TIE HARDWARE. REFER TO SIMPSON CATALOG C-2019 FOR INSTALLATION INFORMATION. USE EXACT TYPE, SIZE, AND NUMBER OF FASTENERS SPECIFIED IN CATALOG.

SEE (15) AND (14) FOR FRAMING OF STAIRS IF REQ'D

DECKS MUST HAVE DETAILING TO RESIST TRANSVERSE LATERAL FORCES (FORCES THAT WOULD PULL THE DECK AWAY FROM THE BUILDING). TO RESIST THESE FORCES THE DECKS ARE ATTACHED WITH LUG HANGERS, EITHER TO A RIM OR TO A LEDGER. THESE HANGERS MUST USE SIMPSON SD222 SCREWS, OR SIMILAR #8 SCREWS SHOWN TO HAVE EQUIVALENT VALUES. THE HANGERS ATTACHED WITH SCREWS HAVE A WITHDRAWAL VALUE OF AT LEAST 500# PER HANGER. THE LEDGER USES 3-1/2x3/8 SIMPSON SDS SCREWS, GIVING IT A VALUE OF 516# PER STUD. OTHER ALTERNATIVE DETAILING FOR RESISTANCE OF TRANSVERSE LATERAL FORCES CAN BE CONSIDERED. THE SUBMITTER CAN DEMONSTRATE THAT THEY CAN RESIST EQUIVALENT LOADS. FREE STANDING DECKS ARE EXEMPT OF THIS REQUIREMENT.

DETAILS ON ACCOMPANYING DETAIL SHEETS ARE DRAWN TO THE SCALE NOTED IN THE TITLE BLOCK OF THE SHEET. U.N.O. HOWEVER, THE SIZE OF EACH SCALED ELEMENT SHOWN ON THE DETAILS DOES NOT NECESSARILY REPRESENT THE SIZE OF THE MEMBERS CALLED OUT ON THE PLAN, OR EXISTING IN THE STRUCTURE.

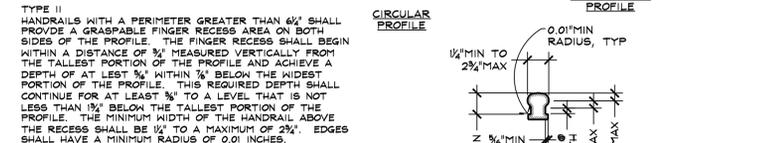
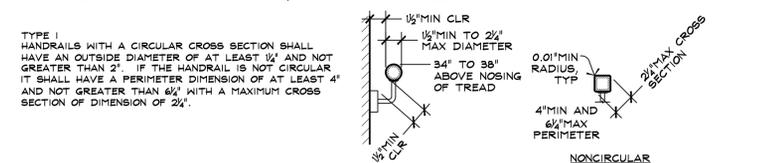
**GUARD, STAIR AND HANDRAIL NOTES**

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, RAMPIS AND LANDINGS THAT ARE MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW.

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. A LANDING OF NO LESS THAN THE STAIR WIDTH SHALL BE PROVIDED AT THE TOP AND BOTTOM OF ALL STAIRS (MINIMUM 36" IN DIRECTION OF TRAVEL). FLIGHTS OF STAIRS SHALL NOT HAVE A VERTICAL RISE BETWEEN FLOOR LEVELS OR LANDINGS GREATER THAN 12".

AT EXTERIOR STAIRWAYS A MEANS SHALL BE PROVIDED TO ILLUMINATE THE STAIRS, INCLUDING LANDINGS TREADS AND THE TOP LANDING AREA. A LIGHT THAT IS OVER THE ENTIRE STAIRWAY MAY MEET THIS REQUIREMENT. CONTROL FOR THESE LIGHTS SHALL BE EITHER WITHIN THE RESIDENCE, OR SHALL BE AUTOMATIC (MOTION OR PHOTO-SENSITIVE CONTROLLED).

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 A 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 OVER 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. HANDRAILS 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.

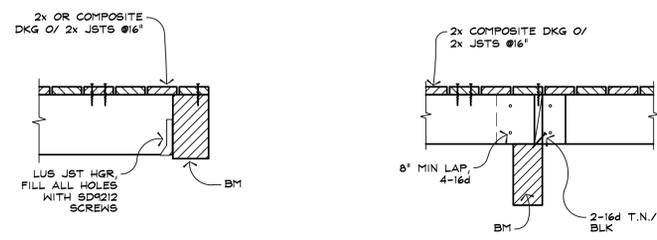


STANDARD STRUCTURAL REQUIREMENTS  
HIGH RESIDENTIAL DECKS WITH 81 PSF SNOW LOAD  
MONO COUNTY, CALIFORNIA

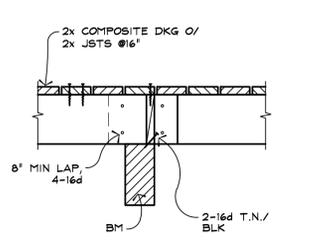
COUNTY OF MONO  
COMMUNITY DEVELOPMENT DEPARTMENT  
BUILDING DIVISION  
P.O. BOX 3569  
MANKATO, CA 93546  
(760) 924-1800; FAX: 924-1801

P.O. BOX 8  
74 N. SCHOOL ST., ANNEK I  
BRIDGEPORT, CA 93546  
(760) 932-5420; FAX: 932-5432

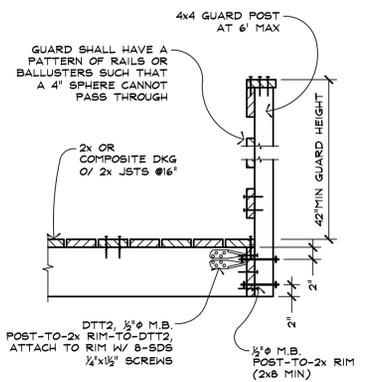
DATE  
SCALE 3/4"=1'-0"  
DRAWN  
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SHEET 51 OF 2 SHEETS



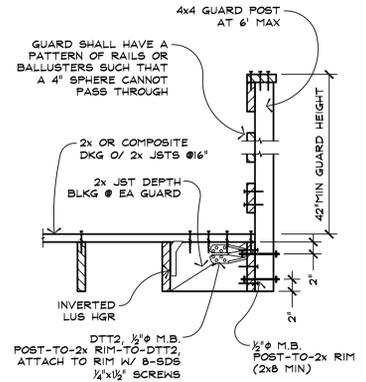
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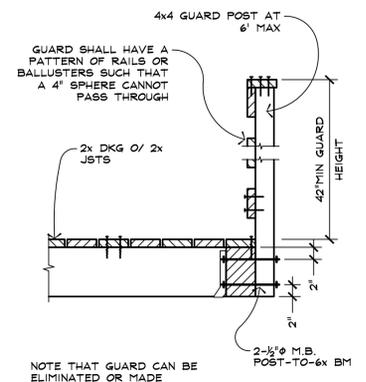
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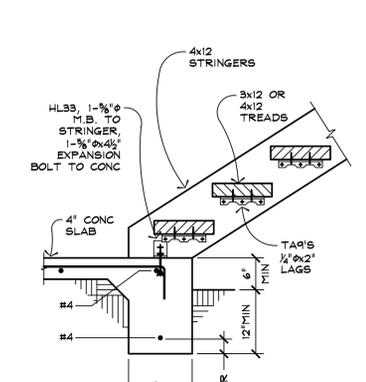
FLR-DCX-GUARD-4x4-DIT2-S-FEP-001



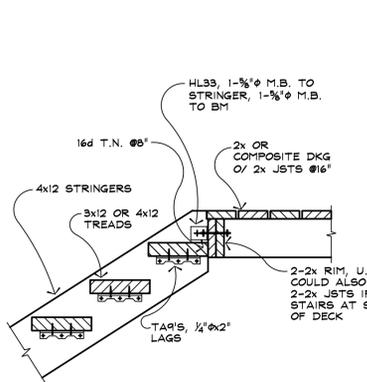
FLR-DCX-GUARD-4x4-DIT2-S-FEP-001



FLR-DCX-GUARD-4x4-BM-X-S-FEP-001



FLR-EXT-4x12STR-3x12-TREAD-4x12-S-FEP-001



FLR-DCX-DL-BM-4x12STR-3x12-TL-S-FEP-001

**SPECIFICATIONS AND GENERAL CONSTRUCTION NOTES**

- GENERAL REQUIREMENTS:**
- CODES AND REFERENCES
    - ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE REQUIREMENTS OF THE 2010 CALIFORNIA BUILDING CODE (C.B.C.) AND 2010 CALIFORNIA RESIDENTIAL CODE (C.R.C.) BASED UPON THE 2009 INTERNATIONAL BUILDING CODE (I.B.C.) AND 2009 INTERNATIONAL RESIDENTIAL CODE (I.R.C.).
    - A THOROUGH PLANCHER SHALL BE MADE BY A QUALIFIED REPRESENTATIVE OF THE BUILDING DEPARTMENT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. CORRECTIONS, IF ANY, SHALL BE MADE ONLY BY THE SUBMITTER OR HIS REPRESENTATIVE. ONCE THE BUILDING PERMIT HAS BEEN ISSUED NO CHANGES OR DEVIATIONS SHALL BE MADE WITHOUT THE WRITTEN APPROVAL OF THE SUBMITTER, LEST AN UNSAFE OR UNLAWFUL CONDITION BE CREATED. CONTRACTOR SHALL COMPLY WITH ANY CODE OR LEGAL VIOLATION WHICH MIGHT BE POINTED OUT BY THE BUILDING INSPECTOR.
    - WHERE REFERENCE IS MADE TO VARIOUS TEST STANDARDS FOR MATERIALS, SUCH STANDARDS SHALL BE THE LATEST EDITION, AND/OR APPENDIX. THESE STANDARDS WILL BE REFERRED TO IN ABBREVIATED FORM AS LISTED BELOW:
 

ACI	AMERICAN CONCRETE INSTITUTE
AFPA	AMERICAN FOREST AND PAPER ASSOCIATION
ASCE	AMERICAN INSTITUTE OF STEEL CONSTRUCTION
ATC	AMERICAN INSTITUTE OF TIMBER CONSTRUCTION
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE
APA	AMERICAN PLYWOOD ASSOCIATION
ASTM	AMERICAN SOCIETY OF TESTING MATERIALS
AWS	AMERICAN WELDING SOCIETY
INTERNATIONAL CODE COUNCIL	
WCLUB	WEST COAST LUMBER INSPECTION BUREAU
WWPA	WESTERN WOOD PRODUCTS ASSOCIATION
  - CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB SITE AND REPORT ANY ERRORS, OMISSIONS, OR POSSIBLE DISCREPANCIES TO THE SUBMITTER PRIOR TO PROCEEDING WITH THE WORK. SPECIAL CARE SHALL BE GIVEN TO THE BUILDING LAYOUT THEREUPON.
  - TYPICAL DETAILS AND NOTES SHALL APPLY UNLESS SHOWN OTHERWISE ON THE PLANS.

**15. SPECIAL INSPECTION**

- WHERE "SPECIAL INSPECTION" IS REQUIRED ON THE PLANS, A REGISTERED DEPUTY INSPECTOR APPROVED BY, AND RESPONSIBLE TO, THE OWNER AND THE BUILDING DEPARTMENT, SHALL BE EMPLOYED BY THE OWNER. SPECIAL INSPECTION IS REQUIRED FOR:
- PLACING OF ALL CONCRETE WITH AND  $f_c$  IN EXCESS OF 2500 PSI.
  - ALL FIELD WELDING, OR WELDING PERFORMED IN AN UNLICENSED FABRICATING SHOP.
  - ALL CERTIFIED COMPACTED FILL.
  - SUCH OTHER ITEMS AS MAY BE REQUIRED BY CHAPTER 17 OF THE C.B.C. OR BY THE LOCAL BUILDING DEPARTMENT.

**16. TEMPORARY BRACING**

- THE CONTRACTOR SHALL PROVIDE SAFE AND ADEQUATE BRACES AND CONNECTIONS TO SUPPORT THE COMPONENT PARTS OF THE STRUCTURE UNTIL THE STRUCTURE ITSELF (INCLUDING THE FLOOR AND ROOF DIAPHRAGMS) IS COMPLETE ENOUGH TO ADEQUATELY SUPPORT ITSELF. CONCRETE OR MASONRY WALLS ARE NOTED IN PARTICULAR.
- WE RECOMMEND THE SUBMITTER REVIEW ALL REQUIRED SHOP DRAWINGS AS TO THEIR GENERAL CONFORMANCE TO THE DESIGN OF THE CONTRACTOR SHALL BE RESPONSIBLE, NONETHELESS, FOR COMPLIANCE AND DIMENSIONS AND SHALL SUBMIT SHOP DRAWINGS, IF APPLICABLE, FOR THE FOLLOWING: (REBRACING DRAWINGS NOT REQUIRED)
    - GLULAM BEAMS AND PANELIZED ROOF FRAMING.
    - STRUCTURAL STEEL AND TAPERED STEEL GIRDERS.
    - ERECTOR BRACING AND SEQUENCE.
    - PRECAST CONCRETE ELEMENTS, INCLUDING PICKUP POINTS, STRONG BACKS AND BRACING, ALL CERTIFIED BY A REGISTERED CIVIL OR STRUCTURAL ENGINEER.
  - CONCRETE POURING SEQUENCE, SHORING DETAILS AND SPECIAL CONSTRUCTION TECHNIQUES (ARCHITECT OR CIVIL OR STRUCTURAL ENGINEER'S CERTIFICATION MAY BE REQUIRED).
  - SUCH OTHER ITEMS AS MAY BE REQUIRED ON PLANS.

**17. PROTECTION BY CONTRACTOR**

- CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES WHETHER OR NOT SHOWN ON THE DRAWINGS AND PROTECT THEM FROM DAMAGE.
- HE SHALL COMPLY WITH ALL LAWS AND REGULATIONS REGARDING PROTECTION OF THE PUBLIC AND THE WORKMEN DURING CONSTRUCTION.
- HE SHALL BEAR ALL EXPENSE OF REPAIR OR REPLACEMENT RELATIVE TO THE PROSECUTION OF THIS WORK.

**FOUNDATION (C.B.C. CHAPTER 18):**

- SEE FOUNDATION PLAN FOR COMPLETE DATA: DESIGN SOIL PRESSURE, FOUNDATION DEPTH etc. IF A SOIL REPORT EXISTS FOR A PROPERTY AND PROJECT, IT SHALL BE A PART OF THESE PLANS AND ALL OF ITS REQUIREMENTS AND RECOMMENDATIONS SHALL BE PERFORMED BY THE CONTRACTOR WHO SHALL OBTAIN A COPY OF SAID REPORT. IN ABSENCE OF SOIL REPORT AND INSPECTION BY SOIL ENGINEER, CONTRACTOR SHALL NOTIFY OWNER IF HE ENCOUNTERS ANY UNUSUAL SOIL CONDITIONS (SOFT OR UNSTABLE SOIL, WET SOIL, etc).
- SLABS ON GRADE: PROVIDE CONSTRUCTION OR CRACK-CONTROL JOINTS SPACED NO FARTHER THAN 15' APART. SLAB AREAS PLACED SHALL NOT EXCEED 225 SQUARE FEET. FILL MATERIAL SHALL BE FREE OF VEGETATION AND FOREIGN MATERIAL. FILL SHALL BE COMPACTED TO ASSURE UNIFORM SUPPORT FOR THE SLAB. EXCEPT WHERE APPROVED, THE FILL DEPTHS SHALL NOT EXCEED 24" FOR CLEAN SAND OR GRAVEL AND 8" FOR EARTH. A BASE COURSE OF 4 INCHES, CONSISTING OF CLEAN GRADED SAND, GRAVE OR CRUSHED STONE PASSING A 2 INCH SIEVE SHALL BE PLACED ON THE PREPARED SUBGRADE WHEN THE SLAB IS BELOW GRADE, UNLESS THE EXISTING SOIL IS A WELL-DRAINED OR SAND-GRAVEL MIXTURE CLASSIFIED AS GROUP 1 ACCORDING TO THE UNITED SOIL CLASSIFICATION SYSTEM. A 6 MIL POLYETHYLENE OR OTHER APPROVED VAPOR RETARDER WITH JOINTS LAPPED NOT LESS THAN 6" SHALL BE PLACED BETWEEN THE CONCRETE FLOOR SLAB AND THE BASE COURSE OR PREPARED SUBGRADE. VAPOR RETARDER MAY BE OMITTED FOR DETACHED, UNHEATED ACCESSORY STRUCTURES, FROM EXTERIOR FLATWORK AND AS APPROVED BY THE BUILDING OFFICIAL.

**CONCRETE AND EMBEDDED ITEMS (C.B.C. CHAPTER 19):**

- ALL CONCRETE SHALL BE MIXED, FORMED AND PLACED ACCORDING TO THE AMERICAN CONCRETE INSTITUTE (ACI) BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE, ACI 318-08.
- CONCRETE SHALL HAVE A MINIMUM ULTIMATE COMPRESSIVE STRENGTH OF 2500 PSI AT 28 DAYS. USE 6 SACKS OF CEMENT (MINIMUM) PER YARD OF CONCRETE FOR WEATHER DURABILITY. EXCEPTIONS SHALL BE NOTED HEREIN OR ON PLANS.
- CEMENT FOR CONCRETE SHALL BE A STANDARD BRAND "PORTLAND CEMENT," MEETING THE REQUIREMENTS OF ASTM C150, TYPE 1 OR II, LOW ALKALI.
- CONCRETE SHALL BE MACHINE-MIXED MEETING THE REQUIREMENTS OF ASTM C33.
- CONCRETE SHALL BE MACHINE-MIXED WITH A MAXIMUM OF 7% GALLONS OF WATER PER SACK OF CEMENT. READYMIX CONCRETE SHALL BE MIXED AND DELIVERED IN ACCORDANCE WITH ASTM C94.
- CONTRACTOR MAY USE A WATER REDUCING ADMIXTURE CONFORMING TO ASTM C494, PROVIDED OWNER IS NOTIFIED IN WRITING IN ADVANCE AND APPROVES ITS USE.
- ALL REINFORCING STEEL, ANCHOR BOLTS, DOWELS EMBEDDED PIPES AND CONDUIT SHALL BE SECURELY FASTENED IN THE FORMS BEFORE CONCRETE IS POURED. ADEQUATE CLEANOUTS SHALL BE PROVIDED IN THE BOTTOM OF THE CONCRETE FORMS FOR PROPER CLEANING AND INSPECTION.
- SLABS POURED ON GRADE SHALL BE LEVEL (OR PLANAR) TO WITHIN  $\frac{1}{8}$ " IN 8'-0" IN ANY DIRECTION EXCEPT AS NOTED OTHERWISE ON PLANS. WALLS SHALL BE SIMILARLY ACCURATE, AS SHALL OTHER SLABS SUPPORTED ON FORMS.
- AT ALL OPENINGS IN CONCRETE PROVIDE TWO #4 BARS, UNLESS NOTED OTHERWISE, AT JAMBS, HEAD AND SILL, EXTENDING 2'-0" BEYOND EDGES OF OPENING.
- MINIMUM EMBEDMENT OF ANCHOR BOLTS (A.B.) SHALL BE 7" IN HORIZONTAL CONCRETE SURFACES (FOOTINGS, etc) AND 4" INTO VERTICAL CONCRETE SURFACES (WALLS, etc). ALL BOLTS SHALL HAVE A 4 DIAMETER, 90° BEND AT EMBEDDED END. ANCHOR BOLTS SHALL BE SPACED 12 DIAMETERS, MINIMUM.
- EXPANSION BOLTS, ITW RAMSEY "RED HEAD," etc, MAY BE USED IN LIEU OF CAST-IN-PLACE BOLTS WHERE SPECIAL CONDITIONS WARRANT THEIR USE, IF APPROVED BY THE LOCAL BUILDING DEPARTMENT.
- FOOTING DOWELS SHALL MATCH VERTICAL WALL STEEL. LAP 36 DIAMETERS, MINIMUM.
- CEMENT GROUT AND DRY-PAK GROUT SHALL CONSIST OF 1 PART CEMENT TO 2X PARTS FINE AGGREGATE BY VOLUME. ADD SUFFICIENT WATER TO MAKE THE MIXTURE FLOW UNDER ITS OWN WEIGHT. FOR USE AS DRY-PAK CONCRETE (HAND-PLACED BELOW METAL OR WOOD PLATES) ADD WATER TO MAKE A STEFF MIXTURE WHICH CAN BE MOULDED INTO A SPHERE. GROUT SHALL ATTAIN A MINIMUM ULTIMATE COMPRESSIVE STRENGTH OF 2500 PSI AT 28 DAYS.
- RETAINING WALLS SHALL NOT BE BACKFILLED UNTIL 7 DAYS AFTER PLACEMENT OF CONCRETE.

**REINFORCING STEEL (C.B.C. CHAPTER 19):**

- ALL REINFORCING STEEL SHALL MEET THE REQUIREMENTS OF, AND BE PLACED IN ACCORDANCE WITH, THE AMERICAN CONCRETE INSTITUTE (ACI) BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE, ACI 318-08.
- REINFORCING STEEL SHALL BE INTERMEDIATE GRADE DEFORMED U.N.O. (EXCEPT #2 TIES OR STIRRUPS) BARS CONFORMING TO ASTM A615, GRADE 40 TYPICALLY. LAP BARS A MINIMUM OF 30 DIAMETERS. WHERE GRADE 60 (HARD GRADE) IS REQUIRED ON PLANS, LAP 36 DIAMETERS. STAGGER LAPS WHERE PERMISSIBLE.
- ALL WELDED REBAR TO BE GRADE A706.
- WIRE MESH SHALL CONFORM TO ASTM A185. LAP 8" MINIMUM.
- LOW HYDROGEN, E70 SERIES, WELDING RODS SHALL BE USED FOR ALL WELDING OF REINFORCING BARS COMPLYING WITH AWS D1.4.
- PROVIDE DOWELS IN FOOTINGS AND/OR GRADE BEAMS THE SAME SIZE AND NUMBER AS VERTICAL WALL REINFORCING. PROJECT DOWELS EQUAL TO STANDARD LAP SPLICE AND WIRE TO VERTICAL STEEL.
- #5 OR LARGER REBAR SHALL NOT BE RE-BENT WITHOUT APPROVAL.
- MINIMUM CONCRETE COVER SHALL BE:
 

3"	CONCRETE POURED AGAINST EARTH, BOTTOM AND SIDES.
2"	FORMED CONCRETE WHICH WILL REMAIN IN CONTACT WITH EARTH, INCLUDING STEEL IN TOP SURFACES OF FOOTINGS AND WALL SURFACES IN CONTACT WITH EARTH.
1 1/2"	BEAMS, MEASURED TO MAIN STEEL; COLUMNS, MEASURED TO TIES OR SPIRALS; EXPOSED FACES OF WALLS ABOVE GRADE OR THEIR SURFACES NOT IN CONTACT WITH EARTH.
1"	TOP SURFACES OF SLABS DIRECTLY EXPOSED TO THE ELEMENTS.
3/4"	INTERIOR SLABS; INSIDE FACES OF WALLS.

**WOOD CONSTRUCTION (C.B.C. CHAPTER 23):**

- STRUCTURAL LUMBER SHALL BE GRADE-MARKED DOUGLAS FIR-LARCH (DF-L) PER STANDARD GRADING RULES NO. 17, WCLUB, AND STANDARD GRADING RULES, WWPA.
 

JOISTS, BEAMS, PURLINS AND POSTS 4" AND WIDER	GRADE NO. 1
JOISTS AND SUB-PURLINS 2" WIDE, 2x6 OR DEEPER	NO. 2
STUDS, TOP PLATES, SILL PLATES AT BEARING WALLS, AND LEDGERS OF ALL WIDTHS	NO. 3
2x4 AND 3x4 STUDS	STUD
CEILING JOISTS TO PLATE, TOENAIL	3-8d
CEILING JOISTS, LAPS OVER PARTITIONS, FACE NAIL	3-8d
CEILING JOISTS TO PARALLEL RAFTERS, FACE NAIL	3-16d
RAFTER TO PLATE, TOENAIL	3-8d
1" BRACE TO EACH STUD AND PLATE, FACE NAIL	3-8d
1" x 8" SHEATHING OR LESS TO EACH BEARING, FACE NAIL	2-8d
WIDER THAN 1" x 8" SHEATHING TO EACH BEARING, FACE NAIL	3-8d
UP CORNER STUDS	16d AT 16" O.C.
BUILT-UP GIRDER AND BEAMS	20d AT 32" O.C. AT TOP & BOTTOM AND STAGGERED
2" x 2" PLANKS	16d AT ENDS AND AT EACH SPLICE 2-16d AT EACH BEARING
- COMMON NAILS SHALL BE USED. BOX NAILS, IF INCREASED IN NUMBER BY 33%, MAY ALSO BE USED.
- SILLS OR PLATES BEARING ON CONCRETE OR MASONRY WHICH IS WITHIN 48" OF EARTH SHALL BE PRESSURE TREATED (P.T.). SILLS SHALL BE BOLTED TO THE FOUNDATION WITH  $\frac{3}{8}$ " DIAMETER x 10" BOLTS AT 4'-0" O.C., 12" MIN. FROM ENDS, OR 2 BOLTS MIN PER PIECE, U.N.O.
- FIREBLOCKING, 2" THICK, SHALL BE PLACED IN STUD WALLS AT CEILING AND FLOOR LEVELS, AT EACH 10' HEIGHT OF STUDS, AND BETWEEN STAIR STRINGERS AT SUPPORTS.
- JOISTS AND RAFTERS SHALL BE BLOCKED AT SUPPORTS AND BRIDGED OR BLOCKED AT INTERVALS OF 8' WHERE JOISTS ARE 2x12'S OR DEEPER.
- JOISTS UNDER BEARING PARTITIONS (ONE STORY ABOVE) SHALL BE DOUBLED; TRIPLED FOR TWO STORIES ABOVE.
- PLYWOOD SHALL BE PER APA PS 1-07. PROVIDE A  $\frac{1}{8}$ " SPACE BETWEEN ALL JOINTS.
- LAG BOLTS (AND SCREWS) SHALL BE PRE-DRILLED  $\frac{1}{8}$ " LESS THAN SHANK DIAMETER TO FULL DEPTH AND SCREWED (NOT DRIVEN) INTO PLACE.
- CUT WASHERS SHALL BE PLACED UNDER HEADS AND NUTS OF ALL BOLTS AND UNDER HEADS OF LAG BOLTS. CUT WASHER SHALL BE USED FOR BOLTS CONNECTING WOOD LEDGERS TO CONCRETE OR MASONRY WALLS.

**10. WHERE REQUIRED IN ALL CONDITIONS EXCEPT SILL PLATE ANCHOR BOLTS, MALLEABLE IRON (M.I.W.A.) OR PLATE (P.L.W.A.) WASHERS SHALL BE SIZED AS FOLLOWS:**

BOLT #	M.I.W.A.	P.L.W.A.
1/4"	1/4" x 2 1/2"	1/4" x 2 1/2" SQ
3/8"	3/8" x 2 1/2"	3/8" x 2 1/2"
1/2"	1/2" x 3"	1/2" x 3"
5/8"	5/8" x 3 1/2"	5/8" x 3 1/2"
3/4"	3/4" x 4"	3/4" x 4"
1"	1" x 4 1/2"	1" x 4 1/2"

- SEE NOTES BELOW SHEAR PANEL SCHEDULE FOR REQUIREMENTS FOR WASHERS AT SILL PLATE ANCHOR BOLTS.
- ALL STRUCTURAL PLYWOOD NAILING (ROOF, FLOOR AND WALLS) SHALL BE INSPECTED BY THE BUILDING INSPECTOR PRIOR TO COVERING.
- STUDS IN BEARING WALLS SHALL NOT BE NOTCHED UNLESS SPECIFICALLY DETAILED BY IN THESE PLANS, OR BY A LICENSED ARCHITECT OR PROFESSIONAL ENGINEER.
- FRAMING HARDWARE SHALL BE SIMPSON STRONG-TIE®. REFER TO SIMPSON CATALOG C-2013 FOR INSTALLATION INFORMATION. USE EXACT TYPE, SIZE AND NUMBER OF FASTENERS SPECIFIED IN CATALOG.
- REFER TO THE FOLLOWING ICC REPORTS FOR SIMPSON CONNECTORS:
 

ER4935-	STTB, HCA, MISC
ER4945-	EPOXY THE ANCHORING SYSTEMS WITH ET, ETF, AND ETR ANCHORING ADHESIVES
ER5090-	ANCHOR TIEDOWN SYSTEMS
ER5952-	CSBO-SDS2 AND CBO-SDS2 COLUMN BASE CONNECTORS AND ECCO/CCO-SDS2 COLUMN CAP CONNECTORS
ETA/TS-	WABS, HIT, JB/LB, PF, LU, LUP, LTT/LTI, HA/H2/H2.5/H3/H4/H5, AB, EPB, LCB/CB, PA/PA/PAT/PAT/PA/PAR/PA/PAR, MPAL, HPA, HPAT28/35
NER432-	ABE, CBA, EPB44T, H2.5, H10-2, H15, H15-2, HGT-2, HGT-3, HGT-4, LSSU, LTHMA, LTHJ, LTPA, LTT131, MSC, RSP4, SP, SS, THG2A, TWB
- MINIMUM EMBEDMENT OF ANCHOR BOLTS (A.B.) SHALL BE 7" IN HORIZONTAL CONCRETE SURFACES (FOOTINGS, etc) AND 4" INTO VERTICAL CONCRETE SURFACES (WALLS, etc). ALL BOLTS SHALL HAVE A 4 DIAMETER, 90° BEND AT EMBEDDED END. ANCHOR BOLTS SHALL BE SPACED 12 DIAMETERS, MINIMUM.
- STRONG-WALL SHEAR PANELS
- WEDGE-ALL ANCHORS
- QUICK DRIVE WSWL WOOD SCREWS
- STEEL STRONG-WALL SHEAR PANELS
- STRONG-BOLT WEDGE ANCHOR
- SET EPOXY
- LBV, B, HB, AND BA SERIES JOIST HANGERS
- MISCELLANEOUS HANGERS
- POWDER-ACTUATED FASTENERS
- STRONG-DRIVE SDS SERIES WOOD SCREWS
- COUPLING TAKE-UP DEVICE (CTUD) AND TAKE-UP DEVICE (TUD AND ATUD)
- HOLD-DOWN CONNECTORS
- SET-XP EPOXY ADHESIVE ANCHORS FOR CRACKED AND UNCRACKED CONCRETE
- FACE-MOUNT HANGERS FOR WOOD FRAMING
- ADJUSTABLE HANGERS AND HIP CONNECTORS FOR WOOD FRAMING
- FACE-MOUNT HANGERS SUPPORTING STRUCTURAL COMPOSITE LUMBER (SCL) AND PREFABRICATED LUMBER JOISTS (ENGINEERED WOOD PRODUCTS).
- TOP-FLANGE HANGERS FOR SAWN LUMBER.
- MULTIPLE TRUSS HANGERS.
- MASA/MASAP CAST-IN-PLACE FOUNDATION ANCHOR STRAPS.
- COLUMN CAPS FOR WOOD CONSTRUCTION.
- CONNECTORS FOR METAL PLATE CONNECTED WOOD TRUSS CONSTRUCTION.
- STRUCTURAL ANGLES, CLIPS, AND PLATES FOR WOOD FRAMING.
- CONNECTORS FOR PANELIZED ROOF CONSTRUCTION.
- STUD SHOES, PLATE TIES, WALL BRACING, AND JOIST BRIDGING FOR WOOD CONSTRUCTION.
- STUD SHOES, PLATE TIES, WALL BRACING, AND JOIST BRIDGING FOR WOOD CONSTRUCTION.
- MISCELLANEOUS SERIES CAST-IN-PLACE ANCHOR BOLTS.
- TOP-FLANGE HANGERS FOR ENGINEERED WOOD PRODUCTS (EWP).
- CONNECTORS FOR WOOD MEMBERS SUPPORTED BY CONCRETE OR MASONRY CONSTRUCTION.
- TITEN HD SCREW ANCHOR AND TITEN HD ROD HANGER FOR CRACKED AND UNCRACKED CONCRETE.
- GDB AND GDPS GAS-ACTUATED FASTENERS.
- WOOD FRAMING CONNECTORS FOR MASONRY CONSTRUCTION.
- CAST-IN-PLACE STRAP STYLE HOLD-DOWNS (STHO'S)
- PUNCHING SHEAR RESISTOR RAILS (PSRR)
- QUICK DRIVE X SERIES SELF-DRILLING TAPPING SCREWS.
- STRONG-BOLT 2 WEDGE ANCHORS
- STRONG-DRIVE SD SCREWS FOR STRUCTURAL CONNECTORS.
- CONNECTORS USING SD-SERIES SCREWS.

**NAILING SCHEDULE (MINIMUM (TABLE 2304.1.1, 2010 C.B.C.):**

1. JOIST TO SILL OR GIRDER, TOENAIL	3-8d
2. BRIDGING TO JOIST, TOENAIL EACH END	2-8d
3. 1"x6" SUBFLOOR OR LESS TO EACH JOIST, FACE NAIL	2-8d
4. WIDER THAN 1"x6" SUBFLOOR TO EACH JOIST, FACE NAIL	3-8d
5. 2" SUBFLOOR TO JOIST OR GIRDER, BLIND AND FACE NAIL	2-16d
6. SOLE PLATE TO JOIST OR BRIDGING, TYPICAL FACE NAIL	16d AT 16" O.C.
7. TOP PLATE TO STUD, END NAIL	3-16d PER 16"
8. STUD TO SOLE PLATE	2-16d
9. DOUBLED STUDS, FACE NAIL	4-8d, TOENAIL OR
10. DOUBLED TOP PLATES, FACE NAIL	2-16d END NAIL
11. BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE, TOENAIL	16d AT 24" O.C.
12. RIM JOIST TO TOP PLATE, TOENAIL	16d AT 16" O.C.
13. TOP PLATES, LAPS AND INTERSECTIONS, FACE NAIL	3-8d
14. CONTINUOUS HEADER, TWO PIECES	8d AT 6" O.C.
15. CEILING JOISTS TO PLATE, TOENAIL	16d AT 16" O.C. ALONG EACH EDGE
16. CONTINUOUS HEADER TO STUD, TOENAIL	3-8d
17. CEILING JOISTS, LAPS OVER PARTITIONS, FACE NAIL	3-8d
18. CEILING JOISTS TO PARALLEL RAFTERS, FACE NAIL	3-16d
19. RAFTER TO PLATE, TOENAIL	3-8d
20. 1" BRACE TO EACH STUD AND PLATE, FACE NAIL	3-8d
21. 1"x8" SHEATHING OR LESS TO EACH BEARING, FACE NAIL	2-8d
22. WIDER THAN 1"x8" SHEATHING TO EACH BEARING, FACE NAIL	3-8d
23. UP CORNER STUDS	16d AT 16" O.C.
24. BUILT-UP GIRDER AND BEAMS	20d AT 32" O.C. AT TOP & BOTTOM AND STAGGERED
25. 2" x 2" PLANKS	16d AT ENDS AND AT EACH SPLICE 2-16d AT EACH BEARING

**SUPPLEMENTAL NAILING NOTES:**

- ALL NAILS TO BE COMMON WIRE NAILS, WHERE BOX NAILS ARE USED, THERE NUMBER MUST BE INCREASED BY 33%.
- WHERE 2" MEMBER IS DETAILED USE THE NUMBER OF 16d SHOWN FOR EXAMPLE:
 

1 1/2"	MEANS
3-16d	

**ABBREVIATIONS:**

A.B.	ANCHOR BOLT
ALT.	ALTERNATE(ING)
ARCHL.	ARCHITECTURAL
B. BOT	BOTTOM
B.C.	BOTTOM CHORD
B.N.	BOUNDARY NAILING
BLK	BLOCK
BLKGD	BLOCKED
BLKG	BLOCKING
BM	BEAM
BRNG	BEARING
CA	CALIFORNIA BUILDING CODE
CLR	CLEAR
COL	COLUMN
CONC	CONCRETE
CONST	CONSTRUCTION
CSK	COUNTERSUNK
DBL	DOUBLE
DET	DETAIL
DIAM. Ø	DIAMETER
DIM	DIMENSION
DK	DECKING
DTD	DOUGLAS FIR-LARCH
DWG	DRAWING
EACH	EACH FACE
E.F.	EACH FACE
E.N.	EACH END
E.S.	EACH WAY
EMB	EMBEDMENT
EQ	EQUAL
EX, EXIST	EXISTING
EXT	EXTERIOR
FLG	FLANGE
F.F.	FINISH GRADE
F.J.	FLOOR JOIST
F.N.	FLOOR NAILING
FLR	FLOOR
FT	FOOT
G.I.	GALVANIZED IRON
GLB	GLUE-LAMINATED BEAM
GLU	GLUE-LAMINATED
GRD	GRADE
HDR	HEADER
HGR	HANGER
HT	HEIGHT
H. HOR	HORIZONTAL
IDT	INSIDE DIAMETER
INT.	INTERIOR
J	JOIST
K.S.	KING STUD
LAG	ANGLE SHAPE
LAGBL	LAGBOLT
LAM	LAMINATED
LDOR	LEDGER
LG	LEADER
M.B.	MACHINE BOLT
MAX	MAXIMUM
MIN	MINIMUM
MISC	MISCELLANEOUS
N.T.S.	NOT TO SCALE
O/V	OVER
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
OK	OKAY
OPT	OPTIONAL
PARTN	PARTITION
PLAS	PLASTER
P.C.	PIPE COLUMN OR PORTLAND CEMENT
PEN	PENETRATION
PL	PLATE
PLY	PLYWOOD
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
P.T.	PRESSURE TREATED
R. RAD	RADIUS
REQD	REQUIRED
RFR	RAFTER
REIN	REINFORCE(ING)
RET	RETAINING
S.S.	SPACED EQUALLY
S.E.E.W.	SPACED EQUALLY EACH WAY
S.S.	SELECT STRUCTURAL
SHT	SHEET
SHT	SHEAR
SIM	SIMPLE
SPEC	SPECIFICATIONS
SQ	SQUARE
STAGRD	STAGGERED
STD	STANDARD
STR	STRUCTURAL
STR	STRUCTURAL
SYM	SYMMETRICAL
T	TOP
T. OF BEAM	TOP OF BEAM
T.C.	TOP CHORD
THK	THICK
T & B	TOP AND BOTTOM
T & G	TONGUE AND GROOVED
STR	STRUCTURAL TUBE
TYP	TYPICAL
U.N.O.	UNLESS NOTED OTHERWISE
V	VERTICAL
W	WIDE FLANGE SHAPE
W	WITH
W/O	WITHOUT
WOOD	WOOD

REVISIONS	BY

**STANDARD STRUCTURAL REQUIREMENTS**  
**HIGH RESIDENTIAL DECKS WITH 81 PSF SNOW LOADS**  
**MONO COUNTY, CALIFORNIA**

**COUNTY OF MONO**  
**COMMUNITY DEVELOPMENT DEPARTMENT**  
**BUILDING DIVISION**  
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**S2**  
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