

MONO COUNTY PRE-APPROVED GARAGE PLANS

MONO COUNTY, CA

ABBREVIATIONS

A & B	ABOVE AND BELOW	HGR	HANGER	T & B	TOP AND BOTTOM
AB	ANCHOR BOLT	HP	HIGH POINT	T & G	TONGUE & GROOVE
ABV	ABOVE	HS	HORIZONTALLY SLOTTED HOLES	TO	TOP OF
ACI	AMERICAN CONCRETE INSTITUTE	HT	HEIGHT	TOC	TOP OF CURB, TOP OF CONCRETE
ADDL	ADDITIONAL	ID	INSIDE DIAMETER	TOF	TOP OF FOOTING
ADJ	ADJACENT	IF	INSIDE FACE	TEMP	TEMPERATURE, TEMPORARY
AESS	ARCHITECTURAL EXPOSED STRUCTURAL STEEL	I-JST	I-JOIST	THRU	THROUGH
AISC	AMERICAN INSTITUTE OF STEEL CONSTRUCTION	IN	INCH	THK	THICKNESS/THICK
ALT	ALTERNATE	INCL	INCLUDE	THR	THREADED
ALUM	ALUMINUM	INFO	INFORMATION	TOP or T	TOP
ANCH	ANCHOR	INSP	INSPECTION	TOS	TOP OF STEEL/TOP OF SLAB
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE	INT	INTERIOR	TOW	TOP OF WALL
APA	ENGINEERED WOOD ASSOCIATION (FORMERLY THE AMERICAN PLYWOOD ASSOCIATION)	JST	JOIST	TS	TRIMMER STUD
APPROX	APPROXIMATE	JT	JOINT	TYP	TYPICAL
ARCH	ARCHITECTURAL ARCHITECT	K	KIPS	UNO	UNLESS NOTED OTHERWISE
AWPA	AMERICAN WOOD PRESERVERS ASSOCIATION	KS	KING STUD	UT	ULTRA-SONIC TEST
AWSS	AMERICAN WELDING SOCIETY	KP	KING POST	VERT	VERTICAL
ATC	AMERICAN INSTITUTE OF TIMBER CONSTRUCTION	KSI	KIPS PER SQUARE INCH (LB/S) OR #	VSH	VERTICAL SLOTTED HOLES
ASTM	AMERICAN SOCIETY FOR TESTING MATERIALS	LB(S) OR #		W	WITH
BLOG	BUILDING	LF	LINEAL FOOT	WO	WITHOUT
BLK	BLOCK	LN	LINEAL LINEAR	WO	WHERE OCCURS
BLKG	BLOCKING	LH	LONG LEG HORIZONTAL	WD	WOOD
BM	BEAM	LV	LONG LEG VERTICAL	WP	WORK POINT, WATERPROOF
BN	BOUNDARY NAIL	LP	LOW POINT	WWF	WELDED WIRE FABRIC
BOT OR B	BOTTOM	LSH	LONG SLOTTED HOLES		
BRC	BRACE	LSL	LAMINATED STRAND LUMBER		
BRG	BEARING	LT/WT	LIGHTWEIGHT		
BTWN	BETWEEN	LVL	LEVEL OR LAMINATED VENEER LUMBER		
CANT	CANTILEVER	MAS	MASONRY		
CAM OR C	CAMBER	MATL	MATERIAL		
CC	CENTER TO CENTER	MAX	MAXIMUM		
CG	CENTER OF GRAVITY	MB	MACHINE BOLT		
CIP	CAST-IN-PLACE	MECH	MECHANICAL		
CJ	CONSTRUCTION JOINT; CONTROL JOINT	MFR	MANUFACTURER		
CL	CENTER LINE	MIN	MINIMUM, MINUTE		
CLR	CLEARANCE, CLEAR	MISC	MISCELLANEOUS		
CMU	CONCRETE MASONRY UNIT	(N)	NEW		
COL	COLUMN	N	NORTH		
COMP	COMPRESSION	NO or #	NUMBER		
CONC	CONCRETE	NTS	NOT TO SCALE		
CONN	CONNECTION, CONNECT	OC	ON CENTER		
CONSTR	CONSTRUCTION	OD	OUTSIDE DIAMETER		
CONT	CONTINUE, CONTINUOUS	OF	OUTSIDE FACE		
CONTR	CONTRACTOR	OH	OPPOSITE HAND		
CJP	COMPLETE JOINT PENETRATION WELD	OPNG	OPENING		
CTR	CENTER	OPP	OPPOSITE		
CTSK	COUNTERSINK; COUNTERSUNK	ORIG	ORIGINAL		
CU FT	CUBIC FOOT	OSB	ORIENTED STRAND BOARD		
d	PENNY (NAIL OR BAR DIA)	PA	POST ABOVE		
DBL	DOUBLE	PARA OR //	PARALLEL		
DEPT	DEPARTMENT	PC	PRECAST, PIECE		
DET	DETAIL	PERP	PERPENDICULAR		
DF	DOUGLAS FIR/LARCH	PI	PLYWOOD INDEX		
DIA OR D	DIAMETER	R, OR PL	PLATE		
DIAG	DIAGONAL	PL	PROPERTY LINE		
DIAPH	DIAPHRAGM	PLF	POUNDS PER LINEAL FOOT		
DM	DIMENSION	PLCS	PLACES		
DN	DOWN	PLY	PLYWOOD		
DWG	DRAWING	PRCP	PROPERTY		
DWL	DOWEL	PT	PRESSURE TREATED		
EA	EACH	PW	PLATE WASHER		
EF	EACH FACE	PJP	PARTIAL JOINT PENETRATION WELD		
EJ	EXPANSION JOINT	PREFAB	PREFABRICATED		
EL	ELEVATION	PSF	POUNDS PER SQUARE FOOT		
ELEC	ELECTRICAL	PSI	POUNDS PER SQUARE INCH		
ELEV	ELEVATOR	PSL	PARALLEL STRAND LUMBER		
EMBED	EMBEDMENT	P/MT	PAVEMENT		
EN	EDGE NAIL	#	POUND, NUMBER		
ENGR	ENGINEER	REF	REFERENCE		
EO	EQUAL OR EQUIVALENT	RENF	REINFORCE, REINFORCING		
EQUIP	EQUIPMENT	REDD	REQUIRED		
ES	EACH SIDE	RF	ROOF		
EW	EACH WAY	RR	ROOF RAFTER		
EXIST or (E)	EXISTING	R	ROUND, DIAMETER		
EXT	EXTERIOR	SCHED	SCHEDULE		
FDN	FOUNDATION	SECT	SECTION		
FIN	FINISH	SEP	SEPARATION		
FJ	FLOOR JOIST	SH	SHEET		
FLG	FLANGE	SHG	SHEATHING		
FLR	FLOOR	SM	SIMILAR		
FN	FIELD NAIL	SOG	SLAB ON GRADE		
FOC	FACE OF CONCRETE	SN	SHEAR NAIL		
FOM	FACE OF MASONRY	SPOG	SPACING		
FOS	FACE OF STUD	SPECS	SPECIFICATIONS		
FOW	FACE OF WALL	SQ	SQUARE		
FRMG	FRAMING	SS	STAINLESS STEEL		
FT	FOOT; FEET	SSL	SHORT SLOTTED HOLES		
FTA	FLOOR TIE ABOVE	STD	STANDARD		
FTG	FOOTING	STG	STAGGER		
GA	GAUGE	STIFF	STIFFENERS		
GALV	GALVANIZED	STIRR	STIRRUP		
GB	GRADE BEAM	STL	STEEL		
GLB	GLUED LAMINATED BEAM	STRUCT	STRUCTURAL		
GR	GRADE	SW	SHEAR WALL		
GRND	GROUND	SYM	SYMMETRICAL		
H or HORIZ	HORIZONTAL	TB	TIE BEAM		
HDR	HEADER				

GENERAL NOTES

- APPLICABLE CODES
 - 2019 CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE, TITLE 24 C.C.R.
 - 2019 CALIFORNIA BUILDING CODE, TITLE 24 C.C.R. (2018 INTERNATIONAL BUILDING CODE OF THE INTERNATIONAL CODE COUNCIL, WITH CALIFORNIA AMENDMENTS)
- ALL WORK DESCRIBED IN THE DRAWINGS SHALL BE VERIFIED FOR DIMENSION, GRADE, EXTENT AND COMPATIBILITY WITH EXISTING SITE CONDITIONS. ANY DISCREPANCIES AND UNEXPECTED CONDITIONS THAT AFFECT OR CHANGE THE WORK DESCRIBED IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION IMMEDIATELY. DO NOT PROCEED WITH THE WORK IN THE AREA OF DISCREPANCIES UNTIL ALL SUCH DISCREPANCIES ARE RESOLVED. IF THE CONTRACTOR CHOOSES TO DO SO, HE/SHE SHALL BE PRECEDING AT HIS/HER OWN RISK.
- DIMENSIONS SHOWN SHALL TAKE PRECEDENCE OVER DRAWING SCALE OR PROPORTION. LARGER SCALE DRAWINGS SHALL TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS.
- CONTRACTOR IS TO BE RESPONSIBLE FOR BEING FAMILIAR WITH THESE DOCUMENTS INCLUDING ALL CONTRACT REQUIREMENTS.
- OSHA PERMITS REQUIRED FOR VERTICAL CUTS 5' OR OVER.
- ALL STRUCTURAL, ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING MATERIALS INSTALLATION TO COMPLY WITH APPLICABLE CODES, STANDARDS, AND MANUFACTURER'S RECOMMENDATIONS.

PROJECT DIRECTORY

OWNER INFORMATION

CONTACT: _____
 EMAIL: _____
 ADDRESS: _____
 PHONE: _____

STRUCTURAL ENGINEER

CONTACT: JESSICA MEADOWS, SE
 EMAIL: jmmeadows@rrmdesign.com
 ADDRESS: 3765 S. HIGUERA STREET
 SUITE 102
 SAN LUIS OBISPO, CA 93401
 PHONE: (805) 543-1794
 FAX: (805) 543-4609

PROJECT INFORMATION

TO BE PROVIDED BY OWNER

SITE INFORMATION:

(TO BE PROVIDED BY COUNTY OF MONO OR TOWN OF MAMMOTH LAKE)

ADDRESS: _____
 APN: _____
 ZONING: _____
 LOT SIZE: _____
 LAND USE: _____
 EXISTING USE: _____
 PROPOSED USE: _____

FLOOR AREA RATIO:

(TO BE PROVIDED BY COUNTY OF MONO OR TOWN OF MAMMOTH LAKE)

MAXIMUM FAR: _____
 PROPOSED FAR: _____

LOT COVERAGE:

(TO BE PROVIDED BY COUNTY OF MONO OR TOWN OF MAMMOTH LAKE)

BUILDING: _____
 PROPOSED FAR: _____
 HARDCAPE/PAVING: _____
 LANDSCAPE: _____

SETBACKS:

(TO BE PROVIDED BY COUNTY OF MONO OR TOWN OF MAMMOTH LAKE)

FRONT: _____
 REAR: 4'-0" (A.B. NO. 68) _____
 SIDES: 4'-0" (A.B. NO. 68) _____

BUILDING INFORMATION:

(TO BE PROVIDED BY COUNTY OF MONO OR TOWN OF MAMMOTH LAKE)

NUMBER OF STORES: 1 _____
 OCCUPANCY GROUP: R-3 _____
 CONSTRUCTION TYPE: V-B _____
 SPRINKLERED: _____
 MAX HEIGHT ALLOWED: 40' / 16' _____
 MAX HEIGHT PROPOSED: _____
 ROOF RATING: _____
 HIGH FORE ZONE: _____

REFER TO ELEVATIONS, VARIES BY STYLE

CLASS A

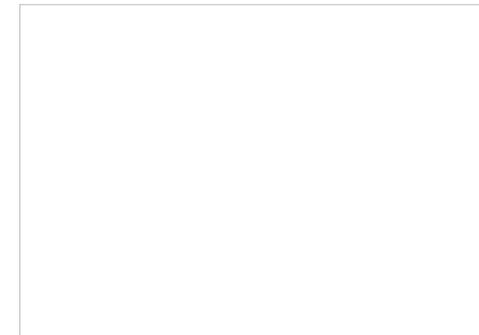
REFER TO WILDLAND-URBAN INTERFACE

FIRE AREA AND VERY HIGH FIRE

SEVERITY ZONE SECTIONS ON SHEET

VICINITY MAP

PROVIDE BY OWNER:



SHEET INDEX

C1 COVER SHEET

S1 PLANS
 S2 TYPICAL DETAILS
 S3 ROOF DETAILS
 S4 ADDITIONAL NOTES

GARAGE TYPES

- | | | | |
|--|--|--|---|
| <input type="checkbox"/> 225 PSF LARGE OUTBUILDING 4 SHR WALL (14FT MIN x 30FT MAX) | <input type="checkbox"/> 140 PSF LARGE OUTBUILDING 4 SHR WALL (14FT MIN x 30FT MAX) | <input type="checkbox"/> 120 PSF LARGE OUTBUILDING 4 SHR WALL (14FT MIN x 30FT MAX) | <input type="checkbox"/> 80 PSF LARGE OUTBUILDING 4 SHR WALL (14FT MIN x 30FT MAX) |
| <input type="checkbox"/> 255 PSF LARGE OUTBUILDING OPEN FRONT PLAN (10FT MIN x 24FT MAX) | <input type="checkbox"/> 140 PSF LARGE OUTBUILDING OPEN FRONT PLAN (10FT MIN x 24FT MAX) | <input type="checkbox"/> 120 PSF LARGE OUTBUILDING OPEN FRONT PLAN (10FT MIN x 24FT MAX) | <input type="checkbox"/> 80 PSF LARGE OUTBUILDING OPEN FRONT PLAN (10FT MIN x 24FT MAX) |
| <input type="checkbox"/> 225 PSF SMALL OUTBUILDING (8FT MIN x 14FT MAX) | <input type="checkbox"/> 140 PSF SMALL OUTBUILDING (8FT MIN x 14FT MAX) | <input type="checkbox"/> 120 PSF SMALL OUTBUILDING (8FT MIN x 14FT MAX) | <input type="checkbox"/> 80 PSF SMALL OUTBUILDING (8FT MIN x 14FT MAX) |

PROJECT SCOPE

- CONSTRUCTION OF NEW DETACHED ONE STORY _____ SF GARAGE BUILDING.
- PRE-APPROVED PLANS TO BE USED ON FLAT, LEVEL LOTS WITH NO RETAINING WALLS REQUIRED.

DEFERRED SUBMITTALS

- EXTERIOR ELEVATIONS, SITE SPECIFIC AND TO CONVEY BUILDING FINISHES
- PRE-MANUFACTURED TRUSSES, DESIGNED FOR THE SITE SPECIFIC SNOW LOADING
- SITE SPECIFIC ELECTRICAL PLAN, SUBJECT TO A SEPARATE REVIEW BY COUNTY
- CONSTRUCTION WASTE MANAGEMENT PLAN PER CGS SECTION 5.408.1, COORDINATE WITH COUNTY OF MONO REQUIREMENTS
- ALL SITE SPECIFIC WUI WILDFIRE REQUIREMENTS SHALL BE ADDRESSED ON THE PLANS SPECIFIC TO EACH PERMIT APPLICATION.

HOLD HARMLESS CLAUSE

BY USING THESE PERMIT READY GARAGE DOCUMENTS, THE USER AGREES TO RELEASE, HOLD HARMLESS, AND INDEMNIFY THE COUNTY OF MONO, ITS ELECTED OFFICIALS AND EMPLOYEES, RRM DESIGN GROUP, AND THE ARCHITECT OR ENGINEER WHO PREPARED THESE CONSTRUCTION DOCUMENTS FROM ANY AND ALL CLAIMS, LIABILITIES, SUITS AND DEMANDS ON ACCOUNT OF ANY INJURY, DAMAGES OR LOSS TO PERSONS OR PROPERTY, INCLUDING INJURY OR DEATH, OR ECONOMIC LOSSES, ARISING OUT OF THE USE OF THESE CONSTRUCTION DOCUMENTS.

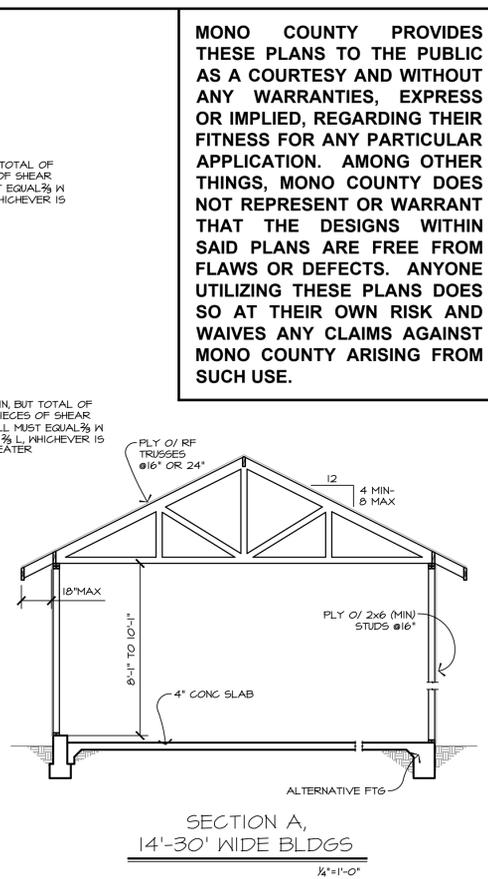
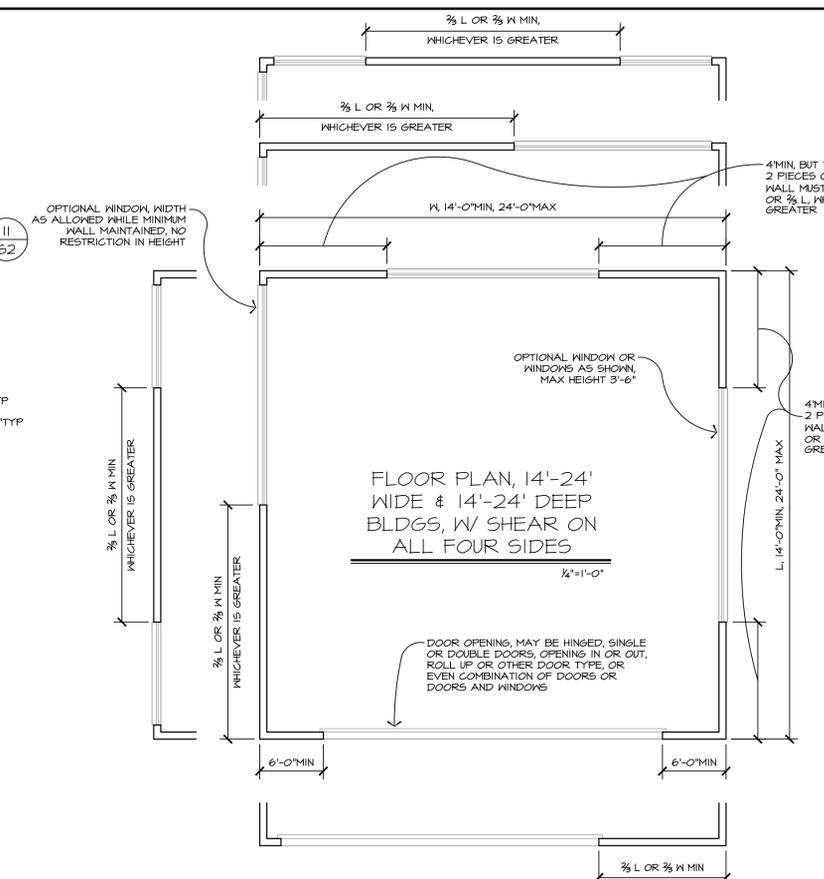
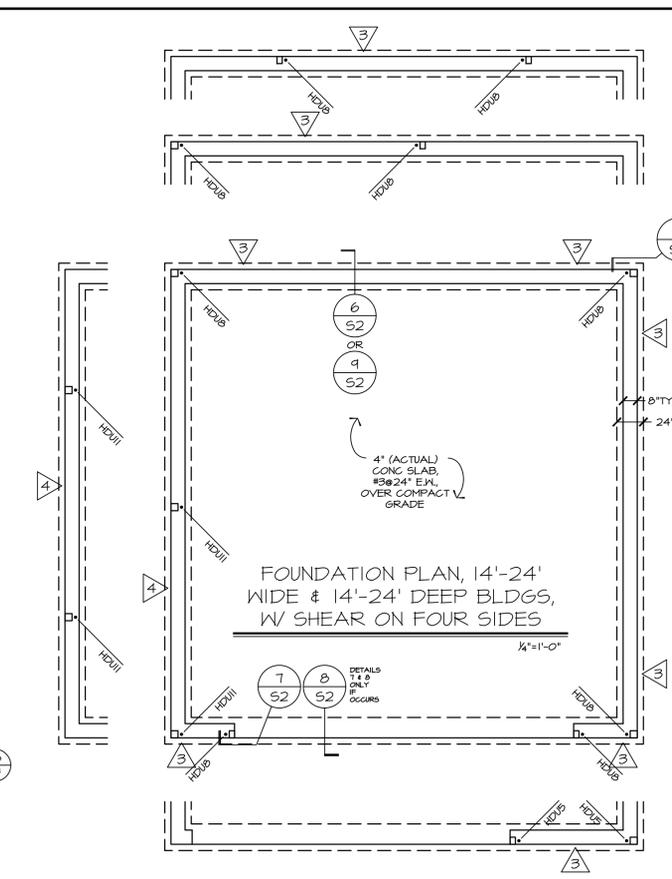
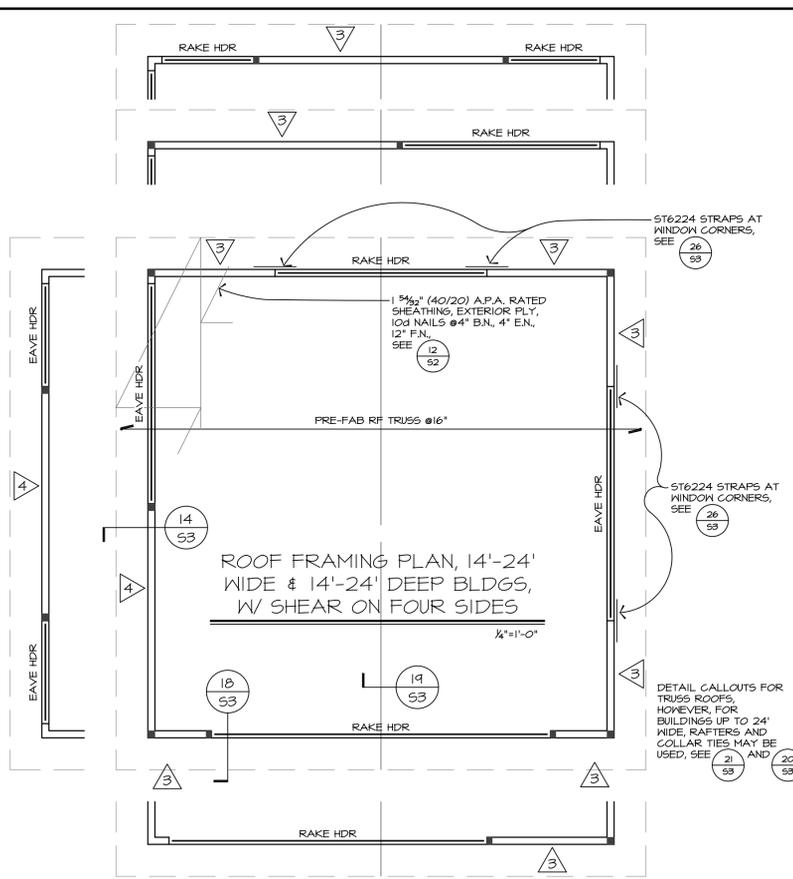
REVISIONS	BY

STANDARD STRUCTURAL REQUIREMENTS, LARGE OUTBUILDINGS WITH SHEAR ON 4 SIDES AND 255 PSF SNOW LOAD, MONO COUNTY, CALIFORNIA

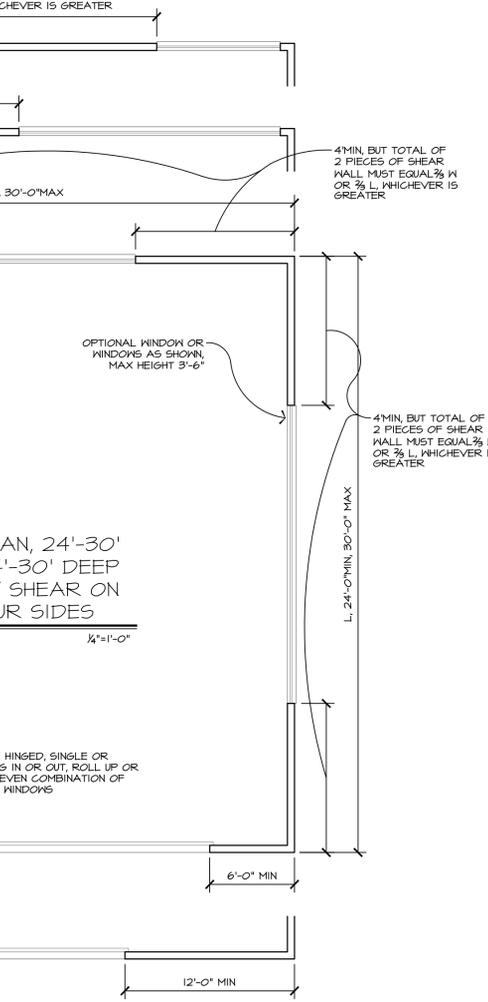
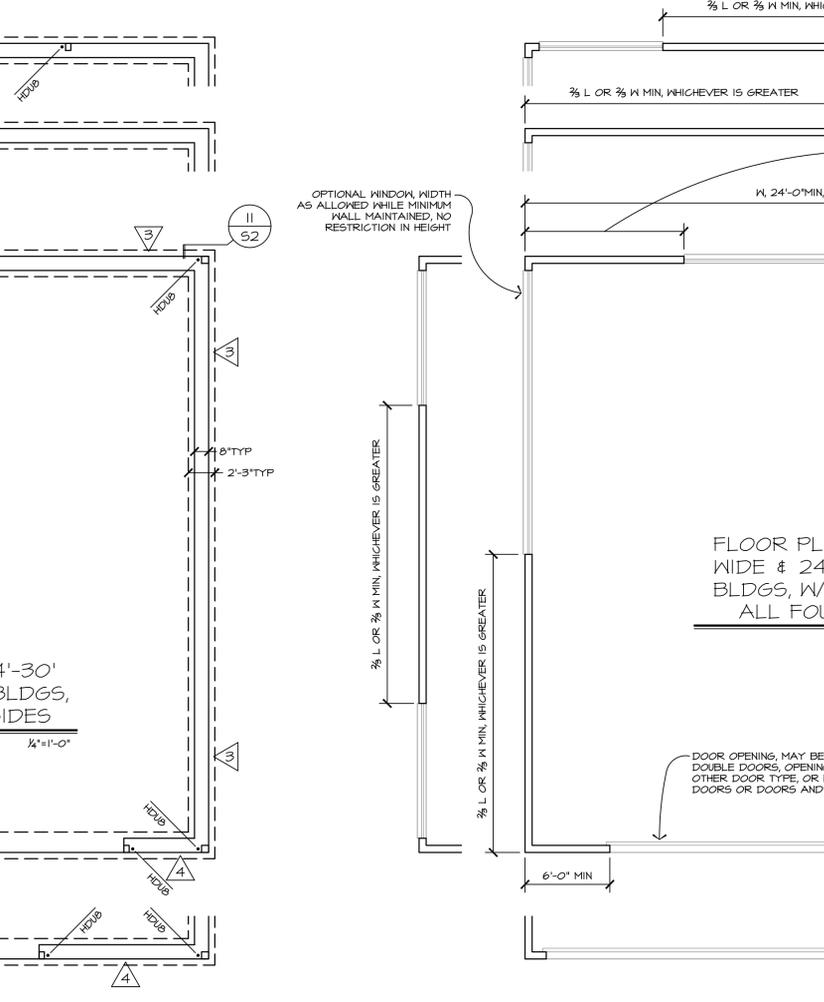
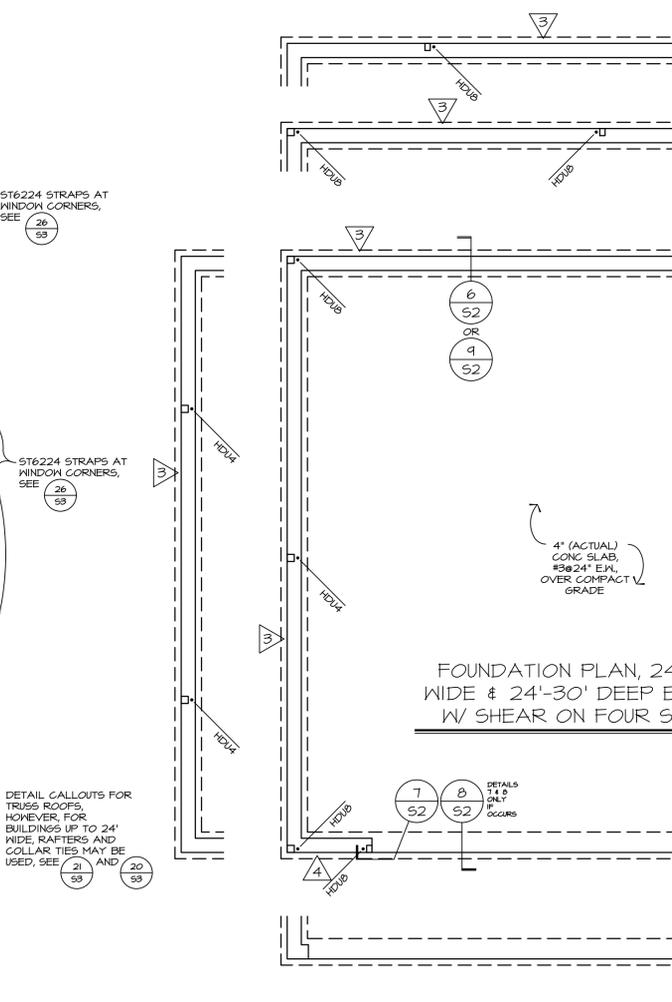
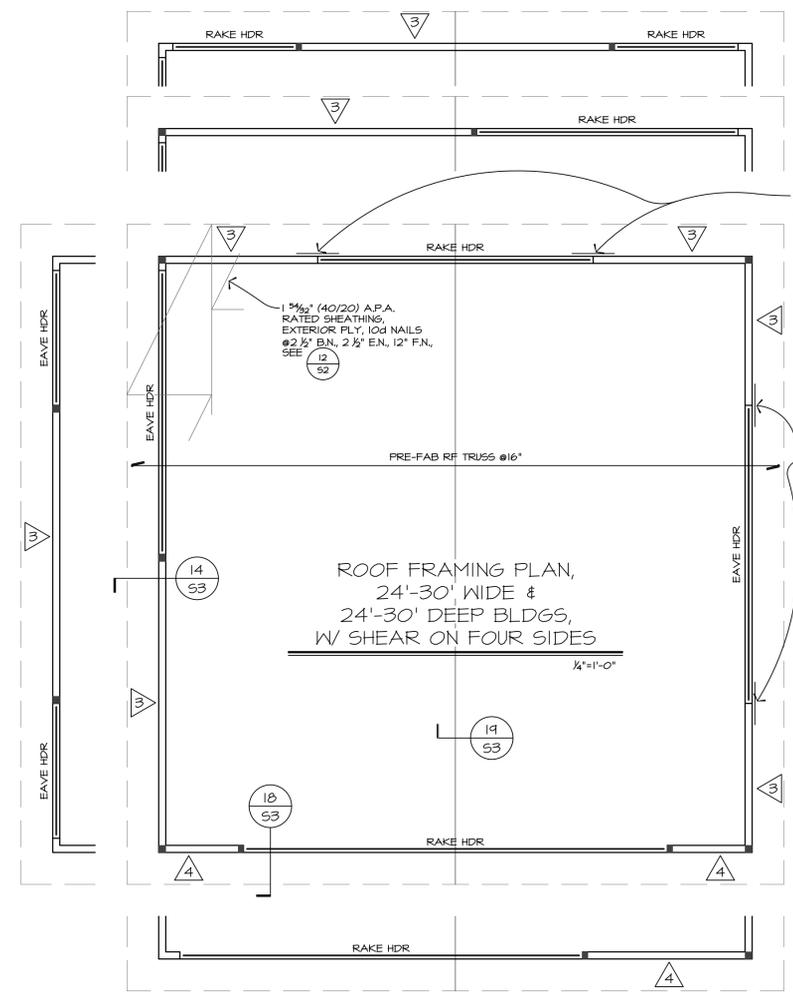
COUNTY OF MONO
 COMMUNITY DEVELOPMENT DEPARTMENT
 BUILDING DIVISION
 P.O. BOX 8
 74 N. SCHOOL ST., ANNEK I
 BRIDGEPORT, CA 93546
 (760) 932-5420, FAX: 932-5432



comedev@mono.ca.gov
 www.monocounty.ca.gov
 DATE MAY 2022
 SCALE N.T.S
 DRAWN JMM
 JOB 2340-01-CU21
 SHEET
C1
 OF 4 SHEETS



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

STANDARD STRUCTURAL REQUIREMENTS, LARGE OUTBUILDINGS WITH SHEAR ON 4 SIDES AND 255 PSF SNOW LOAD, MONO COUNTY, CALIFORNIA

COUNTY OF MONO
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION
 P.O. BOX 8
 74 N. SCHOOL ST., ANNEX 1
 BRIDGEPORT, CA 93546
 (760) 932-5420, FAX: 932-5432



DATE: MAY 2022
 SCALE: AS NOTED
 DRAWN: JMM
 JOB: 2340-01-CU21
 SHEET: 51 OF 4 SHEETS

SPECIFICATIONS AND GENERAL CONSTRUCTION NOTES

GENERAL REQUIREMENTS:

1. CODES AND REFERENCES

- A. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE REQUIREMENTS OF THE 2019 CALIFORNIA BUILDING CODE (C.B.C.) AND 2019 CALIFORNIA RESIDENTIAL CODE (C.R.C.) BASED UPON THE 2018 INTERNATIONAL BUILDING CODE (I.B.C.) AND 2018 INTERNATIONAL RESIDENTIAL CODE (I.R.C.)
- B. A THOROUGH PLANCHECK 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, UNLESS 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.
- C. WHERE REFERENCE IS MADE TO VARIOUS TEST STANDARDS FOR MATERIALS, SUCH STANDARDS SHALL BE THE LATEST EDITION, AND/OR ADDENDUM. THESE STANDARDS WILL BE REFERRED TO IN ABBREVIATED FORM AS LISTED BELOW:
 - ACI AMERICAN CONCRETE INSTITUTE
 - AFPA AMERICAN FOREST AND PAPER ASSOCIATION
 - AISC AMERICAN INSTITUTE OF STEEL CONSTRUCTION
 - AITC AMERICAN INSTITUTE OF TIMBER CONSTRUCTION
 - ANSI AMERICAN NATIONAL STANDARDS INSTITUTE
 - APA AMERICAN PLYWOOD ASSOCIATION
 - ASTM AMERICAN SOCIETY OF TESTING MATERIALS
 - AWG AMERICAN WELDING SOCIETY
 - ICC INTERNATIONAL CODE COUNCIL
 - WCLIB WEST COAST LUMBER INSPECTION BUREAU
 - WMPA WESTERN WOOD PRODUCTS ASSOCIATION
- D. 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 SITE AND BUILDING LAYOUT THEREUPON.
- E. TYPICAL DETAILS AND NOTES SHALL APPLY UNLESS SHOWN OTHERWISE ON THE PLANS.

2. 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:

- A. PLACING OF ALL CONCRETE WITH AND F_c IN EXCESS OF 2500 PSI.
- B. ALL FIELD WELDING, OR WELDING PERFORMED IN AN UNLICENSED FABRICATING SHOP.
- C. ALL CERTIFIED COMPACTED FILL.
- D. SHEARWALL NAILING 4" O.C. OR CLOSER
- E. SUCH OTHER ITEMS AS MAY BE REQUIRED BY CHAPTER 17 OF THE C.B.C. OR BY THE LOCAL BUILDING DEPARTMENT.

3. 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.

4. SHOP (OR FABRICATION) DRAWINGS, DESIGNS

- A. WE RECOMMEND THE SUBMITTER REVIEW ALL REQUIRED SHOP DRAWINGS AS TO THEIR GENERAL CONFORMANCE TO THE DESIGN CONCEPT. CONTRACTOR SHALL BE RESPONSIBLE, NONETHELESS, FOR COMPLIANCE AND DIMENSIONS AND SHALL SUBMIT SHOP DRAWINGS, IF APPLICABLE, FOR THE FOLLOWING: (REBAR PLACING DRAWINGS NOT REQUIRED)
 - 1. GLULAM BEAMS AND PANELIZED ROOF FRAMING.
 - 2. STRUCTURAL STEEL AND TAPERED STEEL GIRDERS.
 - 3. CONCRETE POURING SEQUENCE, SHORING DETAILS AND SPECIAL CONSTRUCTION TECHNIQUES (ARCHITECT OR CIVIL OR STRUCTURAL ENGINEER'S CERTIFICATION MAY BE REQUIRED).
 - 4. SUCH OTHER ITEMS AS MAY BE REQUIRED ON PLANS.

CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AND COMPLIANCE CERTIFICATES TO THE BUILDING DEPARTMENT WHEN REVIEWED.

- B. WHERE DESIGN AND DETAILS OF PLATE GIRDERS, TRUSSES, ETC., ARE TO BE PROVIDED BY FABRICATOR, CONTRACTOR SHALL SUBMIT CALCULATIONS AND DRAWINGS PREPARED AND CERTIFIED BY AN ARCHITECT, OR A CIVIL OR STRUCTURAL ENGINEER TO THE SUBMITTER AND TO THE BUILDING DEPARTMENT FOR REVIEW PRIOR TO FABRICATION.

5. OPTIONS AND SUBSTITUTIONS

- A. OPTIONS, IF PROVIDED HEREIN, ARE BOTH FOR CONTRACTOR'S CONVENIENCE AND THE OWNER'S ADVANTAGE. "SUBSTITUTIONS," IF SUGGESTED BY THE CONTRACTOR, MUST BE APPROVED BY BOTH THE SUBMITTER AND THE OWNER (IF DIFFERENT) AND SHALL NOT DIMINISH THE DEGREE OF QUALITY INTENDED ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CHANGES NECESSARY, SHALL COORDINATE ALL DETAILS, AND SHALL OBTAIN ALL REQUIRED APPROVALS.

6. PROTECTION BY CONTRACTOR

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

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

- 1. 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 THEY ENCOUNTERS ANY UNUSUAL SOIL CONDITIONS (SOFT OR UNSTABLE SOIL, MET SOIL, ETC).
- 2. 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 10 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):

- 1. ALL CONCRETE SHALL BE MIXED, FORMED AND PLACED ACCORDING TO THE AMERICAN CONCRETE INSTITUTE (ACI) BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE, ACI 318-14.
- 2. 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.
- 3. CEMENT FOR CONCRETE SHALL BE A STANDARD BRAND "PORTLAND CEMENT," MEETING THE REQUIREMENTS OF ASTM C150, TYPE II OR IV, LOW ALKALI.
- 4. AGGREGATES FOR CONCRETE SHALL MEET THE REQUIREMENTS OF ASTM C33.
- 5. CONCRETE SHALL BE MACHINE-MIXED USING A MAXIMUM OF 7 1/2 GALLONS OF WATER PER SACK OF CEMENT. READYMIX CONCRETE SHALL BE MIXED AND DELIVERED IN ACCORDANCE WITH ASTM C44.
- 6. CONTRACTOR MAY USE A WATER REDUCING ADMIXTURE CONFORMING TO ASTM C444, PROVIDED OWNER IS NOTIFIED IN WRITING IN ADVANCE AND APPROVES OF ITS USE.
- 7. 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.
- 8. SLABS POURED ON GRADE SHALL BE LEVEL (OR PLANAR) TO WITHIN 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.
- 9. MINIMUM EMBEDMENT OF ANCHOR BOLTS (A.B.) SHALL BE 1" 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.
- 10. EXPANSION BOLTS, ITW RAMSET/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

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

- 1. 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 318-14.
- 2. REINFORCING STEEL SHALL BE INTERMEDIATE GRADE DEFORMED U.N.O. (EXCEPT #2 TIES OR STIRRUPS) BARS CONFORMING TO ASTM A615, GRADE 40 TYPICALLY. STAGGER LAPS WHERE PERMISSIBLE.
- 3. ALL WELDED REBAR TO BE GRADE A706.
- 4. WIRE MESH SHALL CONFORM TO ASTM A185. LAP 8" MINIMUM.
- 5. LOW HYDROGEN, ETO SERIES, WELDING RODS SHALL BE USED FOR ALL WELDING OF REINFORCING BARS COMPLYING WITH AWS D1.4.
- 6. 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.
- 7. #5 OR LARGER REBAR SHALL NOT BE RE-BENT WITHOUT APPROVAL.
- 8. 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.
1/2"	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):

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

JOISTS, BEAMS, PURLINS AND POSTS 6" AND WIDER	GRADE NO. 1
JOISTS AND SUB-PURLINS 2" WIDE, 2x6 OR DEEPER STUDS, TOP PLATES, SILL PLATES AT BEARING WALLS, AND LEDGERS OF ALL WIDTHS	NO. 2
2x4 AND 3x4 STUDS	NO. 2
BLOCKING, NON-BEARING SILL PLATES AND MISC.	CONSTRUCTION
- 2. COMMON NAILS SHALL BE USED.
- 3. 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 3/8" DIAMETER x 10" BOLTS AT 4'-0" O.C., 12" MIN. FROM ENDS, OR 2 BOLTS MIN PER PIECE, U.N.O.
- 4. 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.
- 5. JOISTS AND RAFTERS SHALL BE BLOCKED AT SUPPORTS AND BRIDGED OR BLOCKED AT INTERVALS OF 8' WHERE JOISTS ARE 2x12'S OR DEEPER.
- 6. PLYWOOD SHALL BE PER APA PS 1-01. PROVIDE A 1/8" SPACE BETWEEN ALL JOINTS.
- 7. LAGBOLTS (AND SCREWS) SHALL BE PRE-DRILLED 1/8" LESS THAN SHANK DIAMETER TO FULL DEPTH AND SCREWED (NOT DRIVEN) INTO PLACE.
- 8. CUT WASHERS SHALL BE PLACED UNDER HEADS AND NUTS OF ALL BOLTS AND UNDER HEADS OF LAGBOLTS. CUT WASHER SHALL BE USED FOR BOLTS CONNECTING WOOD LEDGERS TO CONCRETE OR MASONRY WALLS.

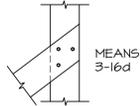
- 9. SEE NOTES BELOW SHEAR PANEL SCHEDULE FOR REQUIREMENTS FOR WASHERS AT SILL PLATE ANCHOR BOLTS.
- 10. ALL STRUCTURAL PLYWOOD NAILING (ROOF, FLOOR AND WALLS) SHALL BE INSPECTED BY THE BUILDING INSPECTOR PRIOR TO COVERING.
- 11. STUDS IN BEARING WALLS SHALL NOT BE NOTCHED UNLESS SPECIFICALLY DETAILED BY IN THESE PLANS, OR BY A LICENSED ARCHITECT OR PROFESSIONAL ENGINEER.
- 12. FRAMING HARDWARE SHALL BE SIMPSON STRONG-TIE®. REFER TO SIMPSON CATALOG C-2021 FOR INSTALLATION INFORMATION. USE EXACT TYPE, SIZE AND NUMBER OF FASTENERS SPECIFIED IN CATALOG.
- 13. REFER TO THE FOLLOWING ICC REPORTS FOR SIMPSON CONNECTORS
 - ER4435- S5TB, HCA, MSTC
 - ER5452- CBSQ-SD52 AND CBQ-SD52 COLUMN BASE CONNECTORS AND ECCQ/CCQ-SD52 COLUMN CAP CONNECTORS
 - NER343- ETA/TSS, MAB, HIT, JB/LB, PF, LU, LUF, LTT/LTTI, HA/H2/H2.5/H3/H4/H5, AB, EPB, LCB/CB, PA/PAI/PAT/PATM/PAR/PARP, MPAI, HPA, HPAT2/8/35
 - NER432- ABE, CBA, EPB44T, H2.5, H10-2, H15, H15-2, HGT-2, HGT-3, HGT-4, L55U, LTHMA, LTHJ, LTP4, LTTI3I, MSC, RSP4, SP, S5, TH62A, TMB
 - ESR-1056- TITEN HD
 - ESR-2105- TIE STRAPS
 - ESR-2130- POWDER-ACTUATED FASTENERS
 - ESR-2236- STRONG-DRIVE SDS SERIES WOOD SCREWS
 - ESR-2508- HOLD-DOWN CONNECTORS
 - ESR-2605- CONNECTORS FOR METAL PLATE CONNECTED WOOD TRUSS CONSTRUCTION.
 - ESR-2606- STRUCTURAL ANGLES, CLIPS, AND PLATES FOR WOOD FRAMING.
 - ESR-2608- STUD SHOES, PLATE TIES, WALL BRACING, AND JOIST BRIDGING FOR WOOD CONSTRUCTION.
 - ESR-2611- STUD SHOES, PLATE TIES, WALL BRACING, AND JOIST BRIDGING FOR WOOD CONSTRUCTION.
 - ESR-2613- S5TB SERIES AND SB SERIES CAST-IN-PLACE ANCHOR BOLTS.
 - ESR-3046- STRONG-DRIVE SD SCREWS FOR STRUCTURAL CONNECTORS.
 - ESR-3046- CONNECTORS USING SD-SERIES SCREWS.

NAILING SCHEDULE, MINIMUM (TABLE 2304.9.1, 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 BLOCKING, TYPICAL FACE NAIL | 16d AT 16" O.C. |
| SOLE PLATE TO JOIST OR BLOCKING, AT BRACED WALL PANELS | 3-16d PER 16" 2-16d |
| 7. TOP PLATE TO STUD, END NAIL | 4-8d, TOENAIL OR |
| 8. STUD TO SOLE PLATE | 2-16d, END NAIL |
| 9. DOUBLED STUDS, FACE NAIL | 16d AT 24" O.C. |
| 10. DOUBLED TOP PLATES, FACE NAIL | 16d AT 16" O.C. |
| 11. BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE, TOENAIL | 8-16d |
| 12. RIM JOIST TO TOP PLATE, TOENAIL | 3-8d |
| 13. TOP PLATES, LAPS AND INTERSECTIONS, FACE NAIL | 8d AT 6" O.C. |
| 14. CONTINUOUS HEADER, TWO PIECES EACH EDGE | 2-16d |
| 15. CEILING JOISTS TO PLATE, TOENAIL | 16d AT 16" O.C. ALONG |
| 16. CONTINUOUS HEADER TO STUD, TOENAIL | 3-8d |
| 17. CEILING JOISTS, LAPS OVER PARTITIONS, FACE NAIL | 4-8d |
| 18. CEILING JOISTS TO PARALLEL RAFTERS, FACE NAIL | 3-16d |
| 19. RAFTER TO PLATE, TOENAIL | 3-16d |
| 20. 1" BRACE TO EACH STUD AND PLATE, FACE NAIL | 2-8d |
| 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. BUILT-UP CORNER STUDS | 16d AT 24" O.C. |
| 24. BUILT-UP GIRDER AND BEAMS | 20d AT 32" O.C. AT TOP & BOTTOM AND STAGGERED |
| 25. 2" PLANKS | 2-20d AT ENDS AND AT EACH SPLICE |
| | 2-16d AT EACH BEARING |

SUPPLEMENTAL NAILING NOTES:

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



ABBREVIATIONS:

A.B.	ANCHOR BOLT
ALT	ALTERNATING
ARCHL	ARCHITECTURAL
B BOT	BOTTOM CHORD
B.G.	BOUNDARY NAILING
B.N.	BLOCK
BLK	BLOCKED
BLKG	BLOCKING
BM	BEAM
BRNG	BEARING
C.B.C.	CALIFORNIA BUILDING CODE
CLR	CLEAR
COL	COLUMN
CONC	CONCRETE
CONT	CONTINUOUS
CONST	CONSTRUCTION
CSK	COUNTERSUNK
DBL	DOUBLE
DET	DETAIL
DIAM, 3/8	DIAMETER
DIM	DIMENSION
DLG	DECKING
DF	DOUGLAS FIR-LARCH
DF-L	DOUGLAS FIR-LARCH
DWG	DRAWING
EA	EACH
E.F.	EACH FACE
E.N.	EDGE NAILING
E.S.	EACH SIDE
E.W.	EACH WAY
EMBED	EMBEDMENT
ETC	ET CETERA
EQ	EQUAL
EX, EXIST	EXISTING
EXT	EXTERIOR
FLG	FLANGE
F.F.	FINISH FLOOR
F.G.	FINISH GRADE
F.J.	FLOOR JOIST
F.N.	FIELD NAILING
FLR	FLOOR
FT	FOOT
G.I.	GALVANIZED IRON
GA	GAUGE
GLB	GLUE-LAMINATED BEAM
GLULAM	GLUE-LAMINATED
GRD	GRADE
HDR	HEADER
HGR	HANGER
HT	HEIGHT
H, HOR.	HORIZONTAL
I.D.	INSIDE DIAMETER
INT	INTERIOR
JST	JOIST
K.S.	KING STUD
L	ANGLE SHAPE
LAG	LAGBOLT
LAM	LAMINATED
LDGR	LEDGER
LONG	LONG
MB	MACHINE BOLT
MAX	MAXIMUM
MIN	MINIMUM
MISC	MISCELLANEOUS
N.T.S.	NOT TO SCALE
OVER	OVER
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
OK	OKAY
OPT	OPTIONAL
PARTN	PARTITION
PLAS	PLASTER
P.G.	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
RFTR	RAFTER
REINF	REINFORCE(ING)
RET	RETAINING
SE.	SPACED EQUALLY
S.E.E.N.	SPACED EQUALLY EACH WAY
S.S.	SELECT STRUCTURAL
SHT	SHEET
SIM	SIMILAR
SPECS	SPECIFICATIONS
SQ	SQUARE
STAGRD	STAGGERED
STD	STANDARD
STL	STEEL
STR	STRUCTURAL
SYM	SYMMETRICAL
T	TOP
T.B.	TOP OF BEAM
T.C.	TOP CHORD
THK	THICK
T & B	TOP AND BOTTOM
T & G	TONGUE AND GROOVED
TS	STRUCTURAL TUBE
TYF	TYPICAL
U.N.O.	UNLESS NOTED OTHERWISE
V, VERT	VERTICAL
W	WIDE FLANGE SHAPE
W	WITH
W/O	WITHOUT
WD	WOOD

REVISIONS	BY

STANDARD STRUCTURAL REQUIREMENTS, LARGE OUTBUILDINGS WITH SHEAR ON 4 SIDES AND 255 PSF SNOW LOAD, MONO COUNTY, CALIFORNIA

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