

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-SOUC TEST
AWSS	AMERICAN WELDING SOCIETY	KP	KING POST	VERT	VERTICAL
ATC	AMERICAN INSTITUTE OF TIMBER CONSTRUCTION	KB	KIPS PER SQUARE INCH (LBS) OR #	VSH	VERTICAL SLOTTED HOLES
ASTM	AMERICAN SOCIETY FOR TESTING MATERIALS	LF	LINAL FOOT	W	WITH
BLOG	BUILDING	LN	LINAL LINEAR	WO	WITHOUT
BLK	BLOCK	LH	LONG LEG HORIZONTAL	WO	WHERE OCCURS
BLKG	BLOCKING	LV	LONG LEG VERTICAL	WD	WOOD
BM	BEAM	LP	LOW POINT	WP	WORK POINT; WATERPROOF
BN	BOUNDARY NAIL	LSH	LONG SLOTTED HOLES	WWF	WELOED WIRE FABRIC
BOT OR B	BOTTOM	LSL	LAMNATED STRAND LUMBER		STRUCTURAL STEEL SHAPES
BRC	BRACE	LT	LIGHTWEIGHT	W	W SHAPE
BRG	BEARING	LVL	LEVEL OR LAMINATED VENEER LUMBER	C	AMERICAN STD CHANNEL SHAPE
BTWN	BETWEEN	MAS	MASONRY	MC	MISC CHANNEL SHAPE
CANT	CANTILEVER	MATL	MATERIAL	L	ANGLE SHAPE
CAM OR C	CAMBER	MAX	MAXIMUM	WT, ST, MT	STRUCT TEE SHAPE
CC	CENTER TO CENTER	MB	MACHINE BOLT	PIPE-X	STANDARD PIPE SHAPE
CG	CENTER OF GRAVITY	MECH	MECHANICAL	PIPE-XX	EXTRA STRONG PIPE SHAPE
CIP	CAST-IN-PLACE	MFR	MANUFACTURER	HSS	HOLLOW STRUCTURAL SECTION
CJ	CONSTRUCTION JOINT; CONTROL JOINT	MIN	MINIMUM		
CL	CENTER LINE	MISC	MISCELLANEOUS		
CLR	CLEARANCE, CLEAR	(N)	NEW		
CMU	CONCRETE MASONRY UNIT	N	NORTH		
COL	COLUMN	NO or #	NUMBER		
COMP	COMPRESSION	NTS	NOT TO SCALE		
CONC	CONCRETE	OC	ON CENTER		
CONN	CONNECTION; CONNECT	OD	OUTSIDE DIAMETER		
CONSTR	CONSTRUCTION	OF	OUTSIDE FACE		
CONT	CONTINUE; CONTINUOUS	OH	OPPOSITE HAND		
CONTR	CONTRACTOR	OPNG	OPENING		
CJP	COMPLETE JOINT PENETRATION WELD	OPP	OPPOSITE		
CTR	CENTER	ORIG	ORIGINAL		
CTSK	COUNTERSINK; COUNTERSUNK	OSB	ORIENTED STRAND BOARD		
CU FT	CUBIC FOOT	PA	POST ABOVE		
d	PENNY (NAIL OR BAR DIA)	PARA OR //	PARALLEL		
DBL	DOUBLE	PC	PRECAST, PIECE		
DEPT	DEPARTMENT	PERP	PERPENDICULAR		
DET	DETAIL	PI	PLYWOOD INDEX		
DF	DOUGLAS FIR/LARCH	R, OR PL	PLATE		
DIA OR D	DIAMETER	PL	PROPERTY LINE		
DIAG	DIAGONAL	PLF	PONDS PER LINEAL FOOT		
DIAPH	DIAPHRAGM	PLCS	PLACES		
DM	DIMENSION	PLY	PLYWOOD		
DN	DOWN	PRCP	PROPERTY		
DWG	DRAWING	PT	PRESSURE TREATED		
DWL	DOWEL	PW	PLATE WASHER		
EA	EACH	PJP	PARTIAL JOINT PENETRATION WELD		
EF	EACH FACE	PREFAB	PREFABRICATED		
EJ	EXPANSION JOINT	PSF	POUNDS PER SQUARE FOOT		
EL	ELEVATION	PSI	POUNDS PER SQUARE INCH		
ELEC	ELECTRICAL	PSL	PARALLEL STRAND LUMBER		
ELEV	ELEVATOR	PVMT	PAVEMENT		
EMBED	EMBEDMENT	#	POUND, NUMBER		
EN	EDGE NAIL	REF	REFERENCE		
ENGR	ENGINEER	RENF	REINFORCE; REINFORCING		
EO	EQUAL OR EQUIVALENT	REDD	REQUIRED		
EQUIP	EQUIPMENT	RF	ROOF		
ES	EACH SIDE	RR	ROOF RAFTER		
EW	EACH WAY	D	ROUND; DIAMETER		
EXIST or (E)	EXISTING	SCHED	SCHEDULE		
EXT	EXTERIOR	SECT	SECTION		
FDN	FOUNDATION	SEP	SEPARATION		
FIN	FINISH	SHT	SHEET		
FJ	FLOOR JOIST	SHTG	SHEATHING		
FLG	FLANGE	SM	SIMILAR		
FLR	FLOOR	SOG	SLAB ON GRADE		
FN	FIELD NAIL	SN	SHEAR NAIL		
FOC	FACE OF CONCRETE	SPOG	SPACING		
FOM	FACE OF MASONRY	SPECS	SPECIFICATIONS		
FOS	FACE OF STUD	SQ	SQUARE		
FOW	FACE OF WALL	SS	STAINLESS STEEL		
FRMG	FRAMING	SSL	SHORT SLOTTED HOLES		
FT	FOOT; FEET	STD	STANDARD		
FTA	FLOOR TIE ABOVE	STG	STAGGER		
FTG	FOOTING	STIFF	STIFFENERS		
GA	GAUGE	STIRR	STIRRUP		
GALV	GALVANIZED	STL	STEEL		
GB	GRADE BEAM	STRUCT	STRUCTURAL		
GLB	GLUED LAMINATED BEAM	SW	SHEAR WALL		
GR	GRADE	SYM	SYMMETRICAL		
GRND	GROUND	TB	TIE BEAM		
H or HORIZ	HORIZONTAL				
HDR	HEADER				

GENERAL NOTES

- APPLICABLE CODES
- 2019 CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE 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

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) |

VICINITY MAP

PROVIDE BY OWNER:



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 CGSB 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 ONE OPEN SIDE 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

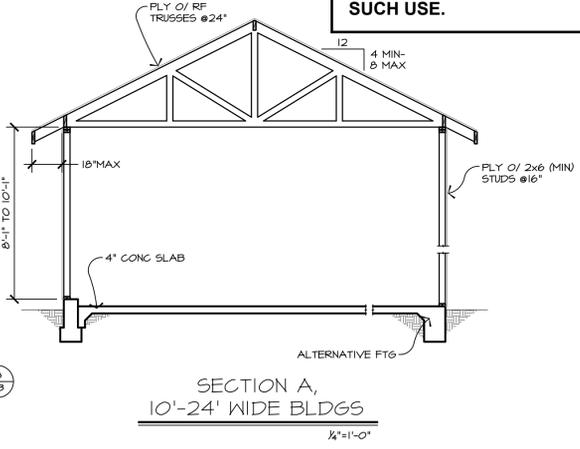
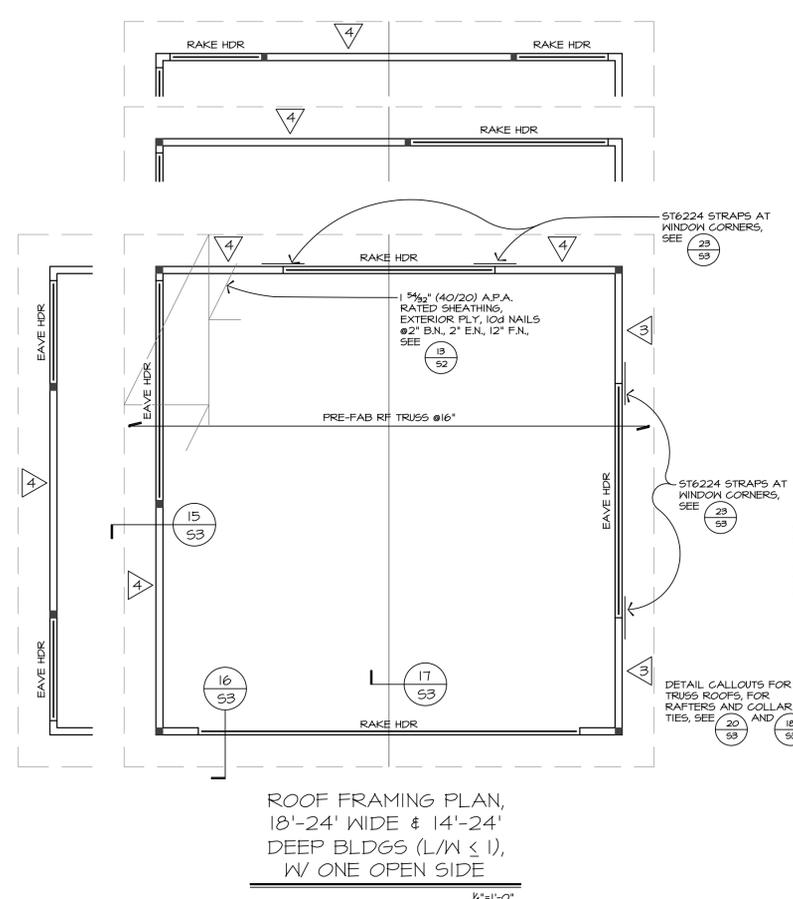
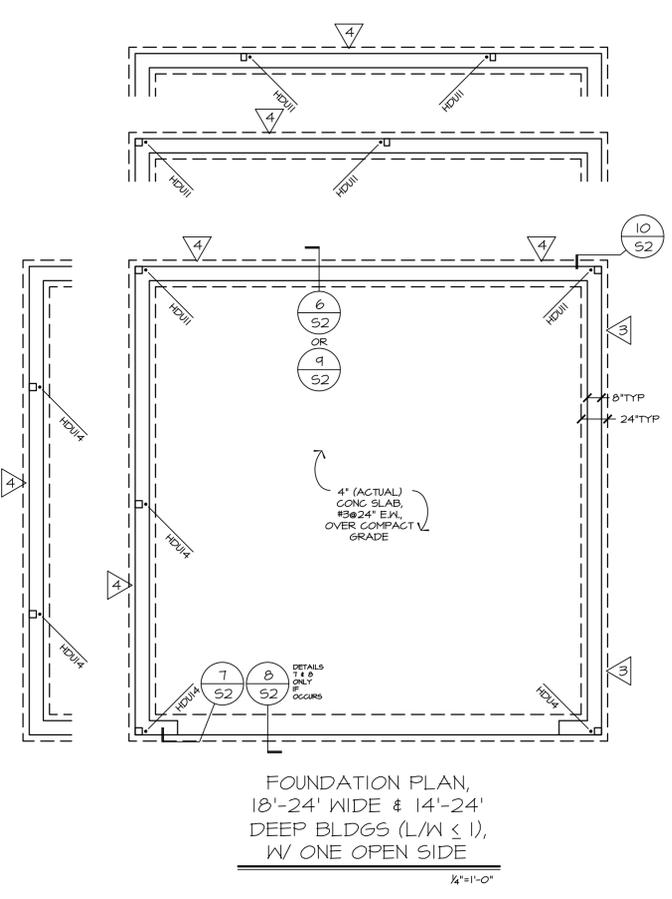
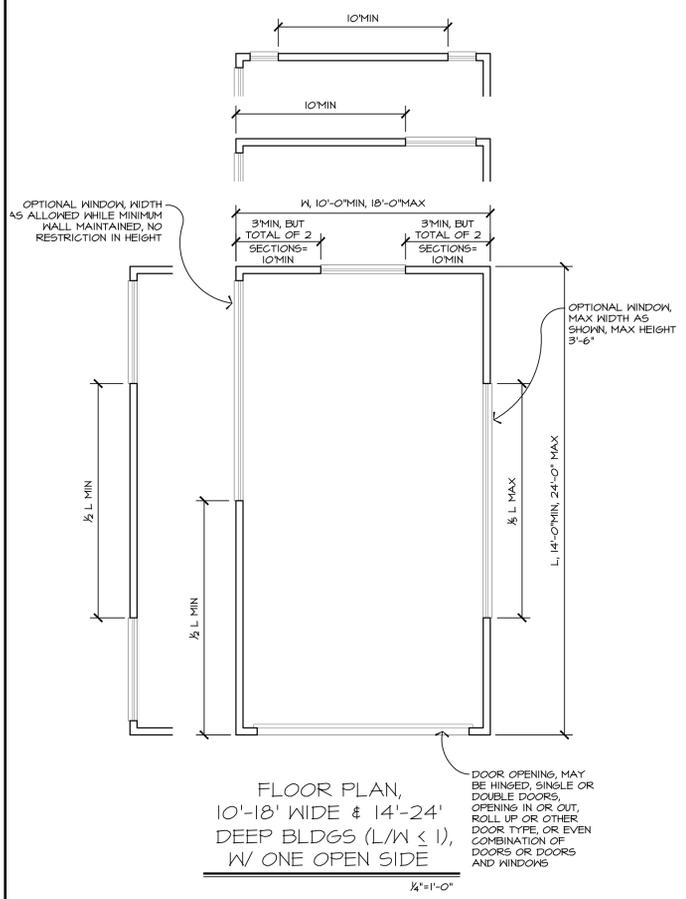


comdev@mono.ca.gov
 www.monocounty.ca.gov

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



SNOW LOADING CRITERIA: 255 PSF SLOPED ROOF SNOW LOAD (C_s = 1.0, C_t = 1.2, I_s = 1.0, C_s = 1.0) 300 PSF MAX GROUND SNOW LOAD, 255 PSF MAX FLAT SNOW LOAD

HEADER SPANS, EAVE WALLS, 10'-24' WIDE OUTBUILDINGS		HEADER SPANS, EAVE WALLS, 14'-20' WIDE OUTBUILDINGS		HEADER SPANS, EAVE WALLS, 20'-24' WIDE OUTBUILDINGS	
HEADER SIZE	MAXIMUM ROUGH OPENING WIDTH	HEADER SIZE	MAXIMUM ROUGH OPENING WIDTH	HEADER SIZE	MAXIMUM ROUGH OPENING WIDTH
6x14	11'-0"	6x10	3'-6"	6x14	3'-6"
6x12	5'-6"	6x12	2'-2x6	6x14	5'-6"
5 1/2 x 11 3/4 PSL	7'-6"	5 1/2 x 11 3/4 PSL	7'-6"	5 1/2 x 11 3/4 PSL	7'-6"
5 1/2 x 14 PSL	9'-6"	5 1/2 x 14 PSL	9'-6"	5 1/2 x 14 PSL	9'-6"

SINGLE TRIMMERS E.S.

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 PLAN 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 BELOW. THESE NOTES ARE NOT EXHAUSTIVE, AND THE SUBMITTER IS STILL RESPONSIBLE FOR ANY ARCHITECTURAL ISSUES NOT ADDRESSED ON THESE PLANS.

THESE PLANS ARE TO BE USED ON FLAT, LEVEL LOTS WITH NO RETAINING WALLS REQUIRED.

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. NOTE THAT MORE THAN ONE WALL CAN HAVE A LARGE DOOR, AND IF SO, MUST MEET THE REQUIREMENTS SPELLED OUT IN THESE PLANS FOR THE FRONT WALL.

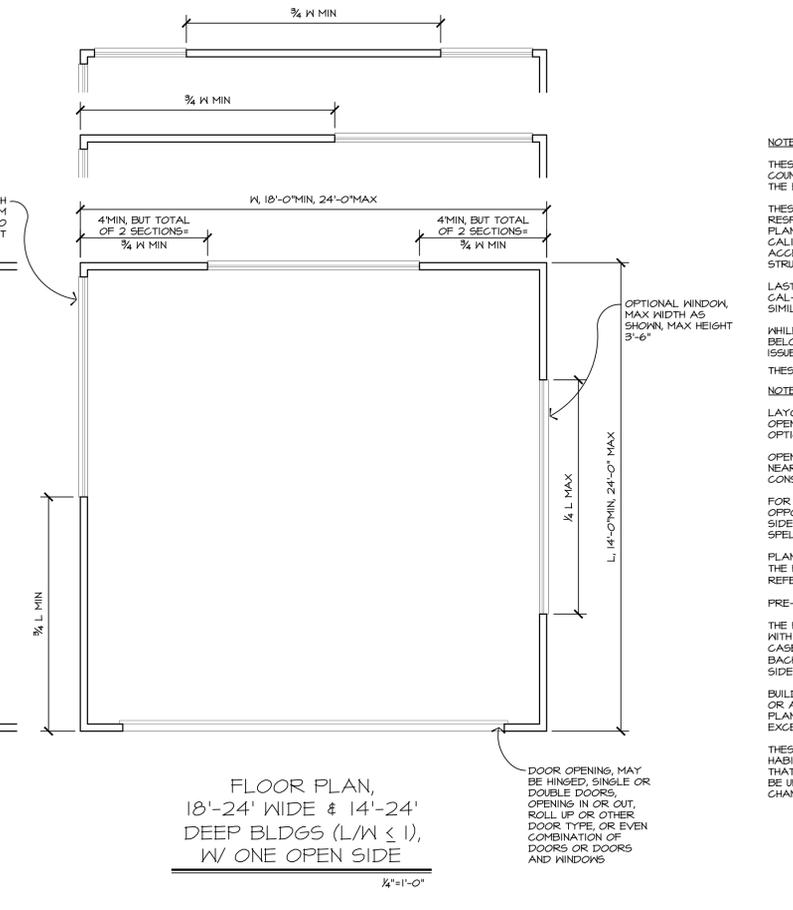
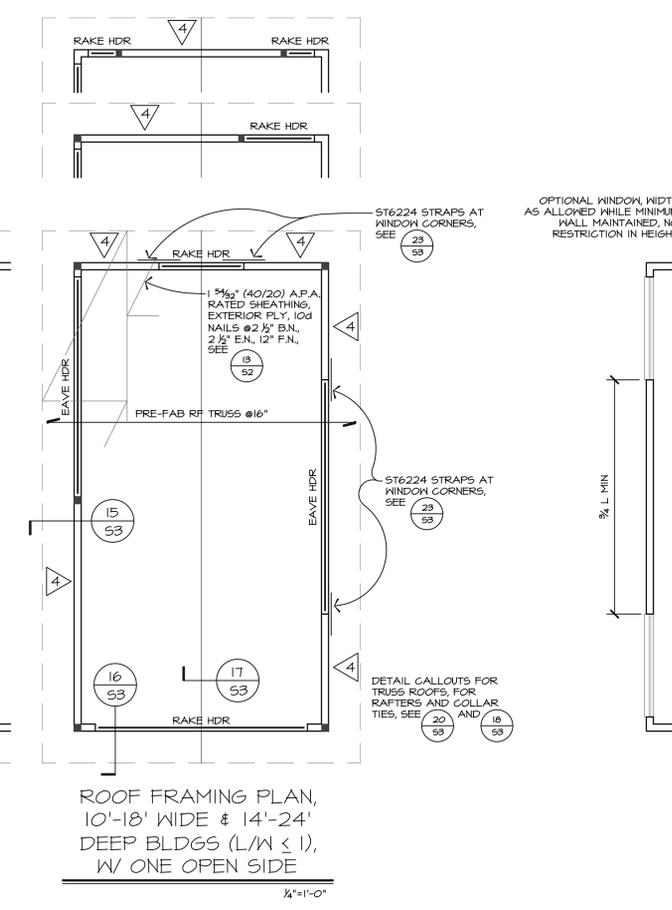
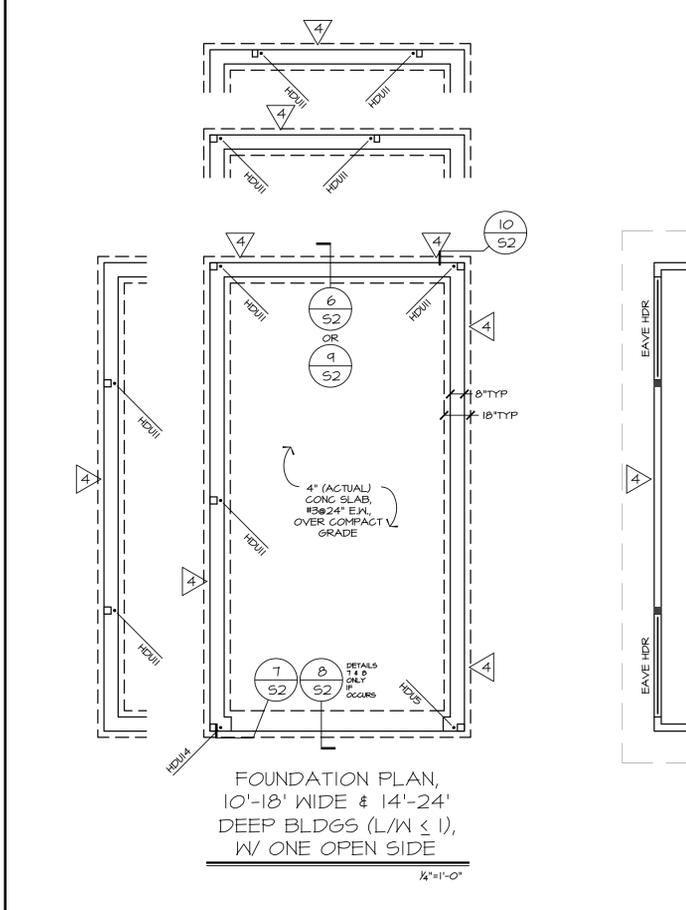
PLANS ASSUME GABLE ROOFS. EAVE WALL LINES ARE THE WALLS THAT ARE BELOW THE BOTTOM OF THE SLOPE OF THE ROOF (THE EAVE). RAKE WALLS ARE WALLS THAT ARE AT THE ENDS OF THE GABLES, (ALSO SOMETIMES REFERRED TO AS GABLE END WALLS).

PRE-MANUFACTURED TRUSSES ARE REQUIRED, AND SHOULD USE DETAILS 14/53, 18/53, AND 19/53.

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 HOLD/DOWNS 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 HOLD/DOWNS.

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. BUILDINGS WITH ONE OPEN SIDE ARE NOT ADDRESSED IN THESE PLANS BUT ARE ADDRESSED IN OTHER PLANS ON FILE WITH MONO COUNTY. BUILDINGS WITH AND OPEN SIDE CANNOT EXCEED 24'x24'.

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 WITH SHEAR WALLS THAT HAVE A HEIGHT TO WIDTH ASPECT RATIO OF LESS THAN 2:1 CANNOT BE UPGRADED TO HABITABLE SPACE WITHOUT STRUCTURAL UPGRADES BEING MADE AT THE TIME OF THE USE CHANGE.

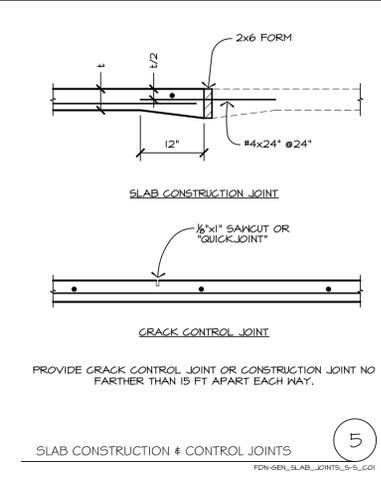
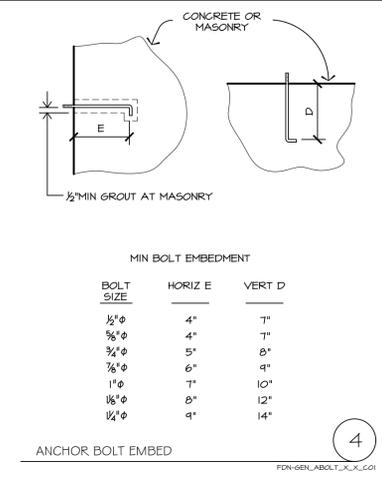
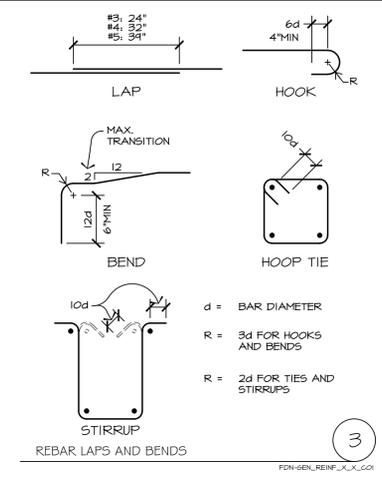
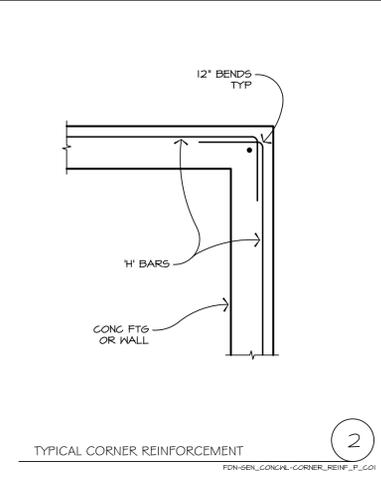
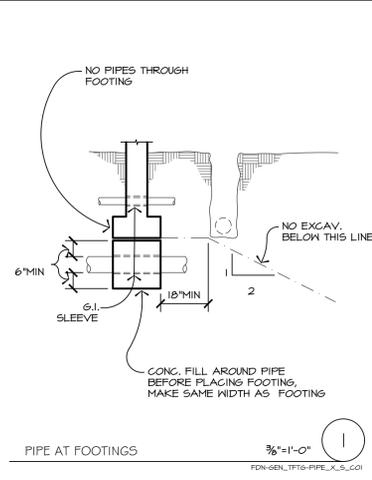


STANDARD STRUCTURAL REQUIREMENTS, LARGE OUTBUILDINGS WITH ONE OPEN SIDE AND 255 PSF SNOW LOAD, MONO COUNTY, CALIFORNIA

COUNTY OF MONO
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION
P.O. BOX 8
74 N. SCHOOL ST., ANNEX 1
BRIDGEPORT, CA 95346
(760) 932-5420, FAX: 932-5432



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



PROJECT SHALL COMPLY WITH THE 2019 CALIFORNIA CODES, WHICH ARE BASED UPON THE 2018 INTERNATIONAL BUILDING CODE, THE 2019 INTERNATIONAL RESIDENTIAL CODE, THE 2004 UNIFORM PLUMBING CODE, THE 2004 UNIFORM MECHANICAL CODE, THE NATIONAL ELECTRICAL CODE, AND THE TITLE 24 ENERGY STANDARDS.

SOIL BEARING ALLOWABLE ASSUMED TO BE 2000 PSF. ALL EXTERIOR FOOTINGS SHALL HAVE 18" MIN EMBEDMENT. MINIMUM FOOTING REINFORCEMENT IS 1-#4 AT TOP AND BOTTOM OF CONTINUOUS FOOTING.

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

SEE 1 FOR PIPES UNDER FOOTINGS.

SEE 2 FOR TYPICAL REINFORCEMENT AT CORNERS OF FOOTINGS.

SEE 3 FOR LAPS AND BENDS IN REINFORCING STEEL.

SEE 4 FOR EMBEDMENT OF ANCHOR BOLTS.

SEE 5 FOR JOINTS IN CONCRETE.

SILL ANCHOR BOLTS ARE 3/4"Ø x 10" @ 48" WITH 0.224" THK x 3" SQ PLATE WASHERS UNLESS NOTED OTHERWISE (SEE SHEAR PANEL SCHEDULE A FOR EXCEPTIONS).

HD, ST, ETC ARE SIMPSON STRONG-TIE HARDWARE. REFER TO SIMPSON CATALOG C-2021 FOR INSTALLATION INFORMATION. USE EXACT TYPE, SIZE, AND NUMBER OF FASTENERS SPECIFIED IN CATALOG.

HOLDDOWN ANCHORS SHALL BE SECURED IN PLACE PRIOR TO FOUNDATION INSPECTION.

SEE 25 FOR SPECIAL FOOTING REINFORCEMENT AT HOLDDOWNS.

MINIMUM HOLDDOWN STUDS
 HDU2 2-2x HDUØ 4x
 HDU4 2-2x HDU1 4x
 HDU5 2-2x HDU14 6x

12 TYPICAL ALL POSTS, U.N.O.

WHEN DOUBLE OR TRIPLE HEADERS ARE INDICATED IN THE HEADER SCHEDULE, SEE 24.

1# ARE SHEAR PANELS, WHERE # IS THE SHEAR PANEL MARK AND L IS SHEAR PANEL LENGTH. SEE A.

SHEAR PANELS EXTEND FROM CONCRETE TO ROOF SHEATHING, U.N.O.

SHEAR TRANSFER CONNECTIONS SHOWN IN DETAILS ARE MINIMUM. SEE A FOR SHEAR TRANSFER CONNECTIONS AT PLY SHEAR WALLS.

SHEAR PANEL SYMBOL # INDICATES THAT ENTIRE LENGTH OF WALL IS SHEATHED WITH THAT SHEAR PANEL, NOT JUST THE SECTION OF WALL IMMEDIATELY IN FRONT OF THE SYMBOL.

WHERE THERE IS A REQUIREMENT FOR TWO HOLDDOWN POSTS FOR TWO WALLS AT A CORNER, THE CORNER CAN BE FRAMED FROM A SOLID MEMBER, WITH PLYWOOD FROM BOTH WALL PLANES TERMINATING ON THE CORNER, AND ONLY ONE HOLDDOWN IS REQUIRED.

EXTERIOR WALLS ARE REQUIRED TO BE FRAMED WITH 2x4 STUDS @ 16" U.N.O., HOWEVER THEY CAN BE UPGRADED TO 2x6 STUDS @ 16", EITHER TO ACCOMMODATE LARGER HEADERS OR INSULATION.

TOP PLATE SPLICES SHALL LAP 4'-0" MIN, 8-16d E.S. FOR WALLS UP TO 24'; SEE 14 IF PLATES DO NOT LAP, USE ST6215.

NON-LOAD BEARING INTERIOR PARTITION WALLS MAY BE ADDED, SEE 21 AND 22 FOR ATTACHMENT.

5#x, 6#x, ETC ARE 24F, DF-L GLULAM BEAMS, SPECIFY 24F-V4 PER 2019 C.B.C.

P-L ARE PARALLEL PSL BEAMS BY LEVEL TRUS JOIST BY MEYERHAUSER, OR EQUIVALENT (ESR-1387).

IF ENGINEERED WOOD PRODUCTS ARE SUPPLIED BY A MANUFACTURER OTHER THAN BY LEVEL TRUS JOIST BY MEYERHAUSER, THE SUBMITTER SHALL SUBMIT DOCUMENTATION SHOWING THAT THE PRODUCT IS OF EQUIVALENT STRUCTURAL PROPERTIES TO MONO COUNTY BUILDING DIVISION STAFF AND OBTAIN THEIR APPROVAL.

ARE REFERENCES TO MEMBER CALCULATIONS. SEE CALCULATIONS PACKAGE.

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 CALLED ELEMENT SHOWN ON THE DETAILS DOES NOT NECESSARILY REPRESENT THE SIZE OF THE MEMBERS CALLED OUT ON THE PLAN OR EXISTING IN THE STRUCTURE.

PRE-FAB ROOF TRUSSES @ 24" UP TO 24' WIDE BLDGS, & @ 16" FOR 24'-30' WIDE BLDGS, ENGINEERED BY OTHERS FOR:

TOP CHORD SNOW LOAD, 255 PSF
 TOP CHORD DEAD LOAD, 15 PSF
 BOTTOM CHORD DEAD LOAD, 7 PSF
 I.C.B.O. APPROVED FABRICATOR IS REQUIRED.
 STRESS INCREASE FOR DURATION IS NOT ALLOWED.

SHOP DRAWINGS FOR THE ROOF TRUSSES SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OF THE TRUSSES. SUBMITTALS SHALL INCLUDE STRUCTURAL CALCULATIONS AND SHALL SHOW LAYOUT, INDIVIDUAL TRUSS DESIGN AND ALL OTHER ELEMENTS AS REQUIRED IN C.R.C. SECTION 802.10. SUBMITTALS SHALL BE SIGNED BY THE CALIFORNIA REGISTERED ARCHITECT OR ENGINEER RESPONSIBLE FOR THEIR DESIGN.

SEE 11 FOR INSTALLATION OF SHEAR PANELS.

ALL PANEL EDGES BACKED WITH 2" NOMINAL OR WIDER FRAMING. PANELS INSTALLED EITHER HORIZONTALLY OR VERTICALLY OVER STUDS AT 16". SPACE NAILS AT 12" ON CENTER ALONG INTERMEDIATE FRAMING MEMBERS.

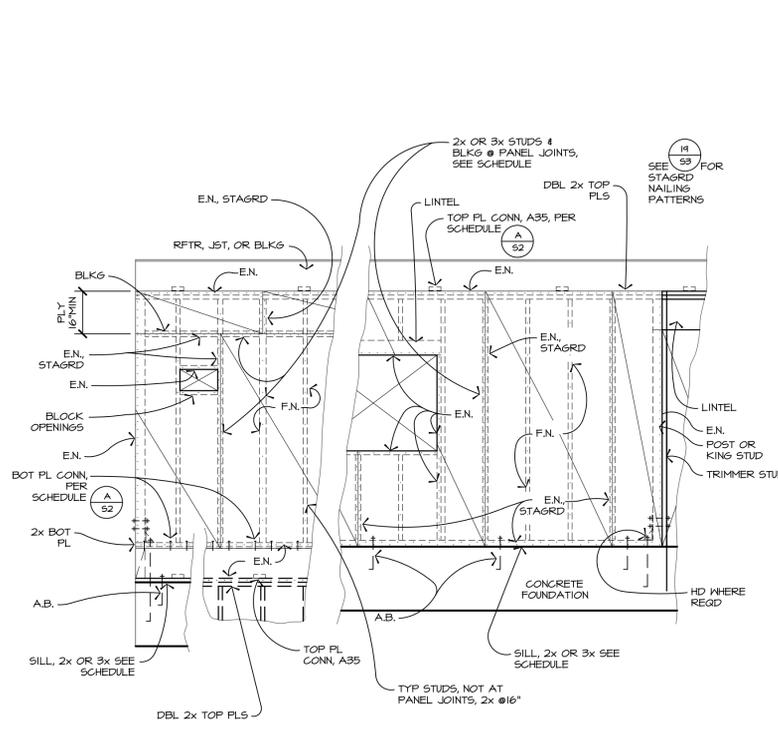
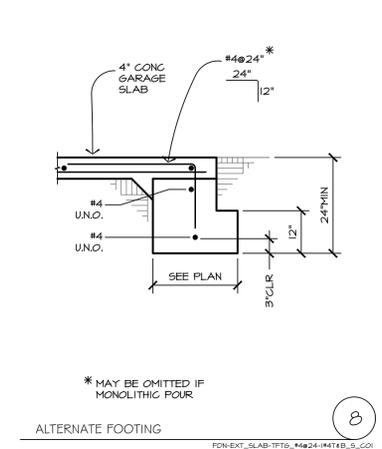
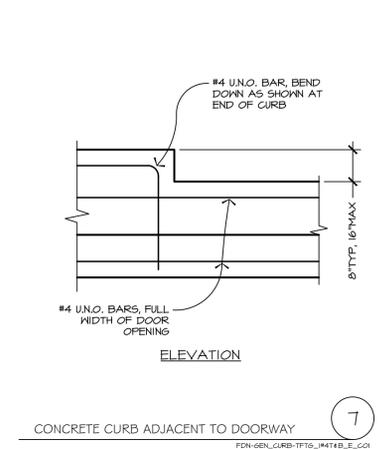
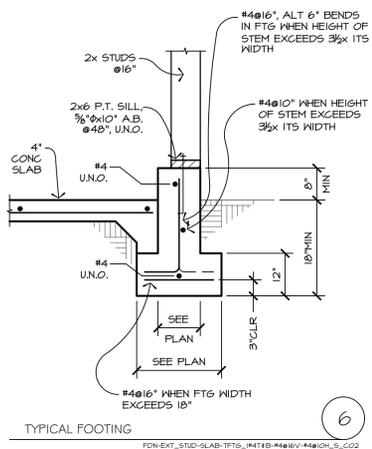
WHERE PANELS ARE APPLIED ON BOTH FACES OF A WALL AND NAIL SPACING IS LESS THAN 6" ON CENTER ON EITHER SIDE, PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS OR FRAMING SHALL BE 3" NOMINAL OR THICKER AND NAILS ON EACH SIDE SHALL BE STAGGERED.

EACH ANCHOR BOLT SHALL HAVE A MINIMUM OF 3"x3"x0.224" THICK PLATE WASHER. EDGE OF WASHER SHALL BE WITHIN 1/2" OF SHEATHING.

SQUARE WASHERS ARE PERMITTED TO HAVE A DIAGONALLY SLOTTED HOLE NOT MORE THAN 3/8" LARGER THAN THE BOLT DIAMETER AND SLOT LENGTH NOT TO EXCEED 1 3/4". IF SLOTTED, A STANDARD CUT WASHER IS REQUIRED BETWEEN THE PLATE WASHER AND THE NUT.

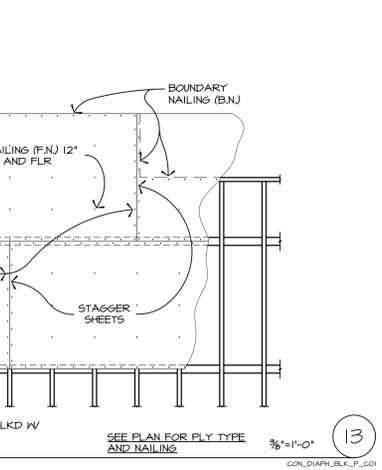
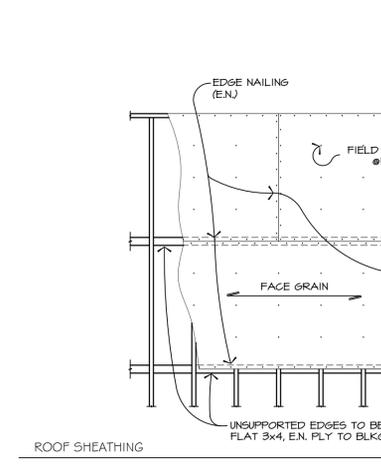
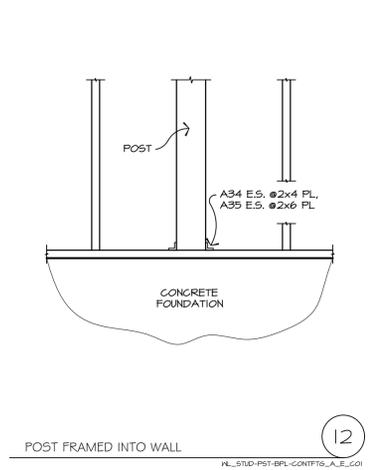
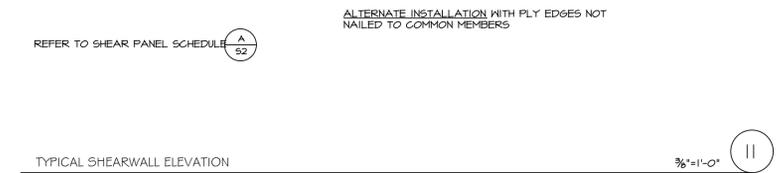
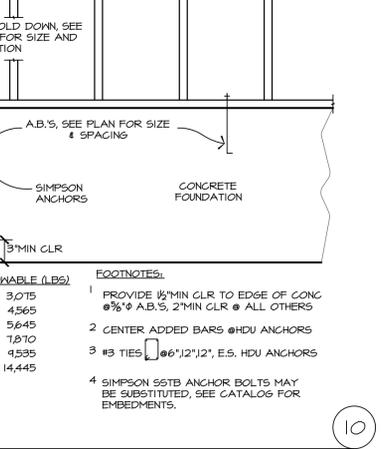
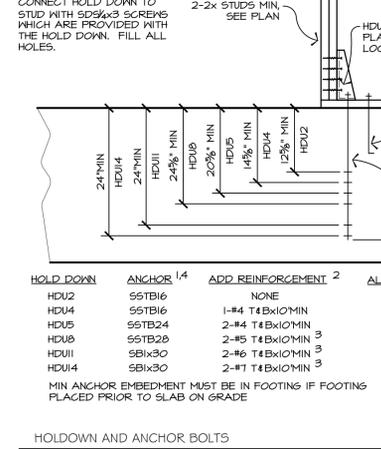
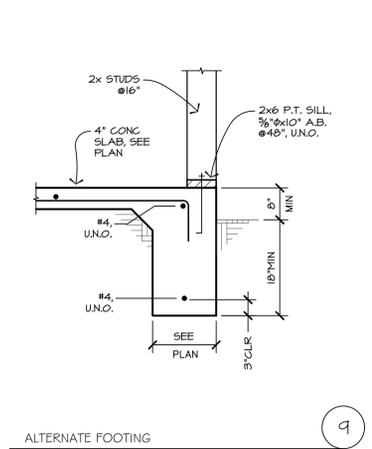
SPACINGS FOR TOP AND BOTTOM PLATE CONNECTIONS AND SILL ANCHORS ARE MAXIMUMS. CONTRACTOR MAY USE CLOSER, MORE CONVENIENT SPACINGS.

APPROVED EXTERIOR WALL MATERIAL SHALL BE INSTALLED OVER STRUCTURAL I PLYWOOD SHEAR PANELS. IF STUCCO IS PROPOSED TWO LAYERS OF TYPE 'D' UNDERLAYMENT ARE REQUIRED.



SCHEDULE SHEAR PANELS

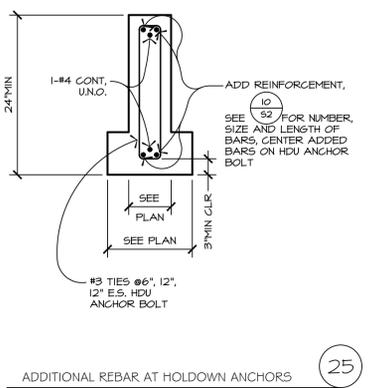
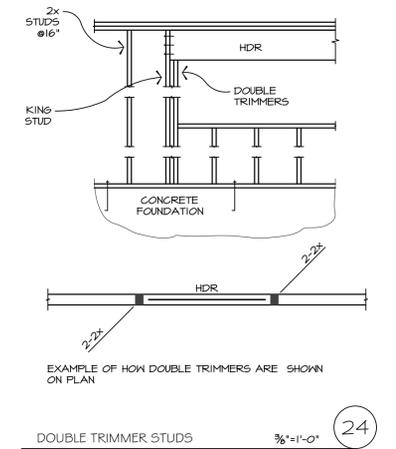
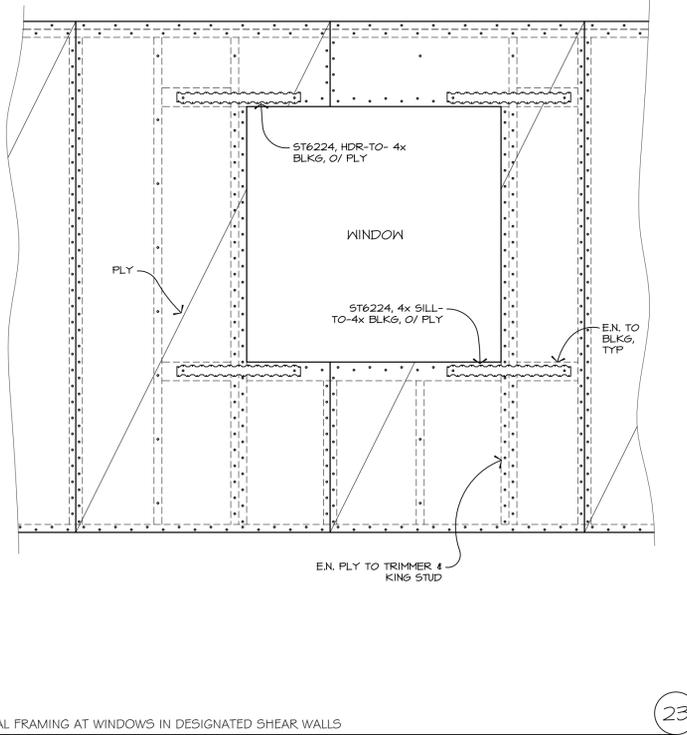
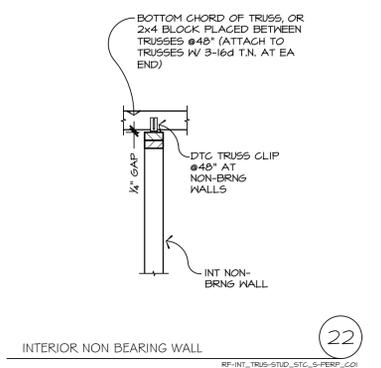
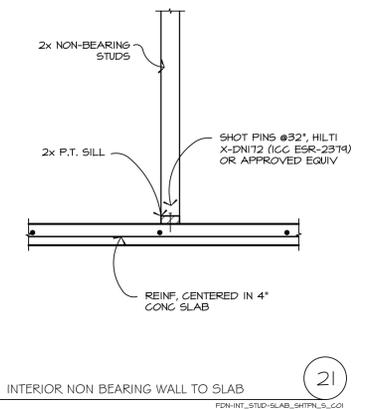
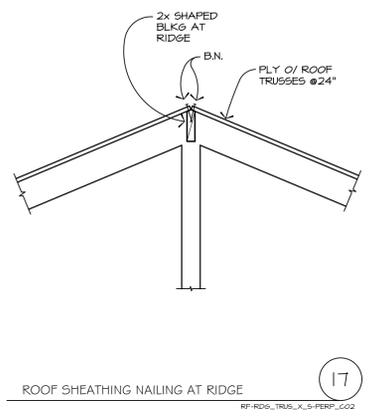
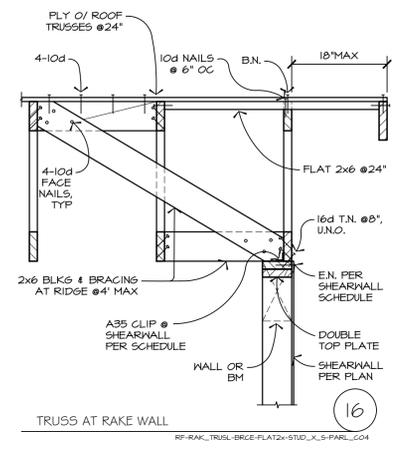
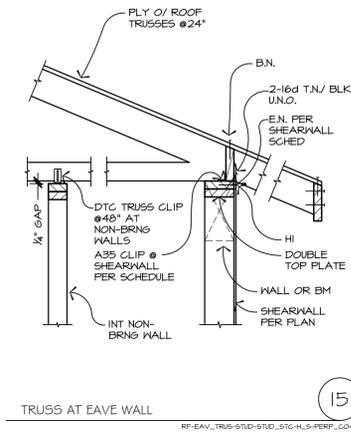
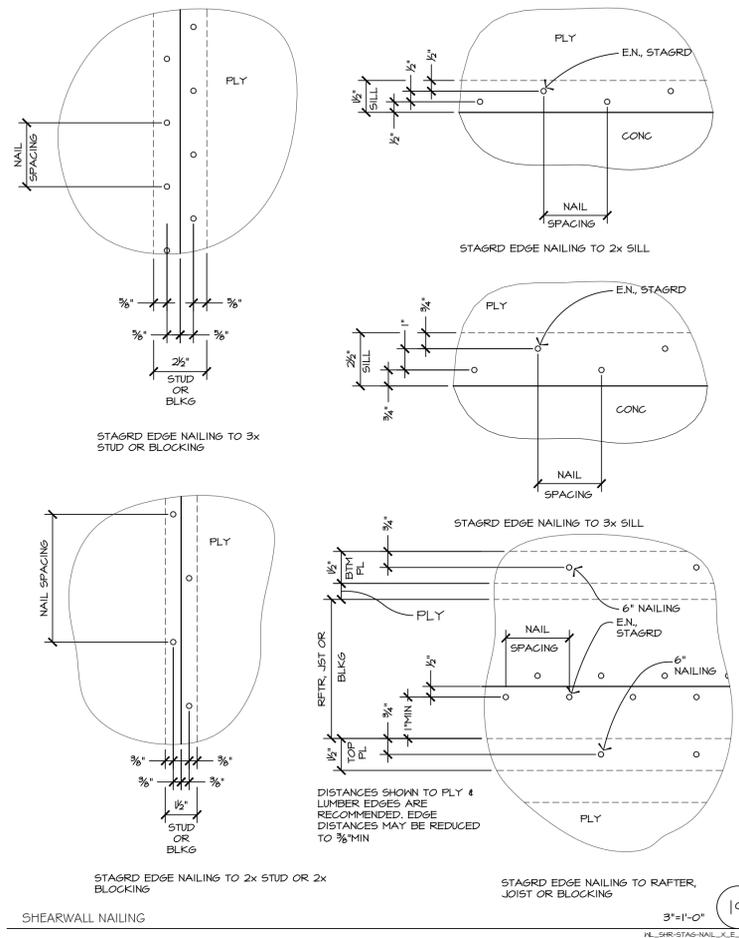
MARK	MATERIAL	EDGE NAILING	FIELD NAILING	2x SILL ANCHORS	3x SILL ANCHORS	STUDS & BLKG @ PANEL JOINTS	TOP PL CONN. AT ROOF (LTP4 TO BE HORIZ. & BEL SHTG)	VALUE (LBS/FT)
1	3/8" (24/O) STR I PLY, 1 SIDE	10d @ 6"	10d @ 12"	3/4"Ø x 10" @ 48"	-	2x	A35 @ 16" OR LTP4 @ 24"	340
2	3/8" (24/O) STR I PLY, 1 SIDE	10d @ 4"	10d @ 12"	3/4"Ø x 10" @ 32"	3/4"Ø x 12" @ 32"	3x	A35 @ 12" OR LTP4 @ 16"	510
3	3/8" (24/O) STR I PLY, 1 SIDE	10d @ 3"	10d @ 12"	3/4"Ø x 10" @ 24"	3/4"Ø x 12" @ 33"	3x OR (2) 2x	A35 @ 8" OR LTP4 @ 12"	665
4	3/8" (24/O) STR I PLY, 1 SIDE	10d @ 2"	10d @ 12"	3/4"Ø x 12" @ 24"	3/4"Ø x 12" @ 24"	3x OR (2) 2x	A35 @ 8" OR LTP4 @ 8"	860



STANDARD STRUCTURAL REQUIREMENTS, LARGE OUTBUILDINGS WITH ONE OPEN SIDE 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) 924-1800, FAX: 924-1801

Mammoth Lakes CALIFORNIA
 MONO COUNTY
 comdev@mono.ca.gov
 www.monocounty.ca.gov
 DATE MAY 2022
 SCALE 3/4" = 1'-0"
 DRAWN JMM
 JOB 2340-01-CU21
 SHEET 52
 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 HIGHLAND 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 HAS A CLEAR HEIGHT OF OVER 30', AN OPENING OF 20"x30" SHALL BE PROVIDED. 30" MINIMUM CLEAR HEADROOM SHALL BE PROVIDED AT OR ABOVE THE ACCESS OPENINGS.

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.

FOOTINGS MAY NEED TO BE DEEPENED FOR LOCAL FROST DEPTH, DIRECTION AND DEPTH TO BE PROVIDED BY THE BUILDING OFFICIAL.

IF FOOTINGS ARE EXPOSED TO FREEZING AND THAWING CYCLES, CONCRETE STRENGTH SHALL BE INCREASED TO 4,500 PSI.

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 914 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 9315 OF THE 2019 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 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	3/4" = 1'-0"
DRAWN	JMM
JOB	2340-01-CU21
SHEET	53
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
 - AMS 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.

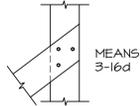
- 9. SEE NOTES BELOW SHEAR PANEL SCHEDULE FOR REQUIREMENTS FOR WASHERS AT SILL PLATE ANCHOR BOLTS.
- 10. ALL STRUCTURAL PLYWOOD NAILING (ROOF, FLOOR AND WALLS) SHALL BE INSPECTED BY THE BUILDING INSPECTOR PRIOR TO COVERING.
- 11. STUDS IN BEARING WALLS SHALL NOT BE NOTCHED UNLESS SPECIFICALLY DETAILED 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 | 2-16d |
| 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 | 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 2-20d AT ENDS AND AT EACH SPLICE |
| 25. 2" PLANKS | 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
BLKD	BLOCKING
BLKG	BEAM
BM	BRNG
BRNG	CALIFORNIA BUILDING CODE
C.B.C.	CLEAR
CLR	COLUMN
COL	CONCRETE
CONC	CONTINUOUS
CONT	CONSTRUCTION
CONST	COUNTERSUNK
CSK	DOUBLE
DBL	DETAIL
DET	DIAMETER
DIAM, 3/8	DIMENSION
DIM	DECKING
DKG	DOUGLAS FIR-LARCH
DL	DRAWING
DF-L	EACH
DWG	EACH FACE
EA	EDGE NAILING
E.F.	EACH SIDE
E.N.	EACH WAY
E.S.	EMBEDMENT
E.W.	ET CETERA
EMBED	EQUAL
ETC	EXISTING
EQ	EXTERIOR
EX, EXIST	FLANGE
EXT	FINISH FLOOR
FLG	FINISH GRADE
F.F.	FLOOR JOIST
F.G.	FIELD NAILING
F.J.	FLOOR
F.N.	FOOT
FLOOR	FT
FT	GALVANIZED IRON
G.I.	GAUGE
GA	GLUE-LAMINATED BEAM
GLB	GLUE-LAMINATED
GLULAM	GRADE
GRD	HEADER
HDR	HANGER
HGR	HEIGHT
HT	HORIZONTAL
H. HOR.	INSIDE DIAMETER
I.D.	INTERIOR
INT	JOIST
JST	K.S.
K.S.	KING STUD
L	ANGLE SHAPE
L.AG	LAGBOLT
LAM	LAMINATED
LDGR	LEDGER
LDG	LONG
LB	MACHINE BOLT
MAX	MAXIMUM
MIN	MINIMUM
MISC	MISCELLANEOUS
N.T.S.	NOT TO SCALE
OVER	ON CENTER
O.C.	OUTSIDE DIAMETER
O.D.	OKAY
OK	OPTIONAL
OPT	PARTITION
PARTN	PLASTER
PLAS	PIPE COLUMN OR PORTLAND CEMENT
P.C.	PENETRATION
PEN	PLYWOOD
PL	POUNDS PER SQUARE FOOT
PLY	POUNDS PER SQUARE INCH
PSF	PRESSURE TREATED
P.T.	RADIUS
R. RAD	REQUIRED
REQD	RAFTER
RFTR	REINFORCE(ING)
REINF	RETAINING
RET	SPACED EQUALLY
SE.	SPACED EQUALLY EACH WAY
S.E.E.W.	SELECT STRUCTURAL
S.S.	SHEET
SHT	SIMILAR
SIM	SPECIFICATIONS
SPECS	SQUARE
SQ	STAGGERED
STAGRD	STANDARD
STD	STEEL
STL	STRUCTURAL
STR	SYMMETRICAL
SYM	TOP
T	TOP OF BEAM
T.B.	TOP CHORD
T.C.	THICK
THK	TOP AND BOTTOM
T & B	TONGUE AND GROOVED
T & G	STRUCTURAL TUBE
TS	TYPICAL
TYF	UNLESS NOTED OTHERWISE
UNO.	VERTICAL
V. VERT	WIDE FLANGE SHAPE
W	WITH
WV	WITHOUT
W/O	WOOD
WD	

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