MONO COUNTY PRE-APPROVED **GARAGE PLANS**

MONO COUNTY, CA

A & B	ABOVE AND BELOW	HGR	HANGER	T & B	TOP AND BO
AB	ANCHOR BOLT	HP	HIGH POINT	T & G	TONGUE & G
ABV	ABOVE	HSH	HORIZONTALLY SLOTTED HOLES	TO	TOP OF
ACI	AMERICAN CONCRETE INSTITUTE	HT	HEIGHT	TOC	TOP OF CURI
ADDL	ADDITIONAL	ID	INSIDE DIAMETER	TOF	TOP OF FOO
ADJ AESS	ADJACENT ARCHITECTURAL EXPOSED STRUCTURAL STEEL	IF I-JST	INSIDE FACE I-JOIST	TEMP	TEMPERATUI
ALSS	AMERICAN INSTITUTE OF STEEL CONSTRUCTION	I-JS I	INCH	THRU THK	THROUGH
ALT	ALTERNATE	INCL	INCLUDE	THR	THICKNESS/T
ALUM	ALUMINUM	INFO	INFORMATION	TOP or T	TOP
ANCH	ANCHOR	INSP	INSPECTION	TOS	TOP OF STEE
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE	INT	INTERIOR	TOW	TOP OF WALI
APA	ENGINEERED WOOD ASSOCIATION (FORMERLY THE	JST	JOIST	TS	TRIMMER ST
4 DD) (D	AMERICAN PLYWOOD ASSOCIATION)	JT	JOINT	TYP	TYPICAL
APPVD APPROX	APPROVED	K	KIPS	UNO	UNLESS NOT
ARCH	APPROXIMATE ARCHITECTURAL: ARCHITECT	KS	KING STUD	UT	ULTRA-SONIC
AWPA	AMERICAN WOOD PRESERVERS ASSOCIATION	KP	KING POST	VERT	VERTICAL
AWS	AMERICAN WELDING SOCIETY	KSI	KIPS PER SQUARE INCH	VSH	VERTICAL SL
AITC	AMERICAN INSTITUTE OF TIMBER CONSTRUCTION	LB(S) OR # LF	POUND(S)	W/	WITH
ASTM	AMERICAN SOCIETY FOR TESTING MATERIALS	LF LIN	LINEAL FOOT	W/O	WITHOUT
BLDG	BUILDING	LLH	LINEAL; LINEAR LONG LEG HORIZONTAL	WO WD	WHERE OCC
BLK	BLOCK	LLV	LONG LEG VERTICAL	WP	WOOD WORK POINT
BLKG	BLOCKING	LP	LOW POINT	WWF	WELDED WIR
BM	BEAM	LSH	LONG SLOTTED HOLES	STRUCTURAL STE	
BN	BOUNDARY NAIL	LSL	LAMINATED STRAND LUMBER	W	W SHAPE
BOT OR B	BOTTOM	LT WT	LIGHTWEIGHT	C	AMERICAN S
BRC BRG	BRACE BEARING	LVL	LEVEL OR LAMINATED VENEER LUMBER	MC	MISC CHANN
BTWN	BETWEEN	MAS	MASONRY	L	ANGLE SHAP
CANT	CANTILEVER	MATL	MATERIAL	WT, ST, MT	STRUCT TEE
CAM OR C	CAMBER	MAX	MAXIMUM	PIPE	STANDARD P
CC	CENTER TO CENTER	MB	MACHINE BOLT	PIPE-X	EXTRA STRO
CG	CENTER OF GRAVITY	MECH	MECHANICAL	PIPE-XX HSS	DBL EXTRA S HOLLOW STR
CIP	CAST-IN-PLACE	MFR	MANUFACTURER	1100	HOLLOW OH
CJ	CONSTRUCTION JOINT; CONTROL JOINT	MIN MISC	MINIMUM; MINUTE MISCELLANEOUS		
CL	CENTER LINE	(N)	NEW		
CLR	CLEARANCE; CLEAR	N	NORTH		
CMU	CONCRETE MASONRY UNIT	NO or #	NUMBER		
COL	COLUMN	NTS	NOT TO SCALE		
COMP CONC	COMPRESSION 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 PIECE		
DBL	DOUBLE	PC PERP	PRECAST; PIECE PERPENDICULAR		
DEPT	DEPARTMENT	PERP	PLYWOOD INDEX		
DET	DETAIL	PLOR PL.	PLATE		
DF	DOUGLAS FIR/LARCH	PL	PROPERTY LINE		
DIA OR Ø DIAG	DIAMETER	PLF	PONDS PER LINEAL FOOT		
DIAG	DIAGONAL DIAPHRAGM	PLCS	PLACES		
DIM	DIMENSION	PLY	PLYWOOD		
DN	DOWN	PROP	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 PVMT	PARALLEL STRAND LUMBER		
ELEV	ELEVATOR		PAVEMENT POLIND, NUMBER		
EMBED	EMBEDMENT	# REF	POUND; NUMBER REFERENCE		
EN	EDGE NAIL	REINF	REINFORCE: REINFORCING		
ENGR	ENGINEER	REQD	REQUIRED		
EQ	EQUAL OR EQUIVALENT	RF	ROOF		
EQUIP	EQUIPMENT	RR	ROOF RAFTER		
ES	EACH SIDE	Ø	ROUND; DIAMETER		
EW EXIST or (E)	EACH WAY EXISTING	SCHED	SCHEDULE		
EXIST OF (E)	EXTERIOR	SECT	SECTION		
FDN	FOUNDATION	SEP	SEPARATION		
FIN	FINISH	SHT	SHEET		
FJ	FLOOR JOIST	SHTG	SHEATHING		
FLG	FLANGE	SIM	SIMILAR SLAB ON CRADE		
FLR	FLOOR	SOG	SLAB ON GRADE		
FN	FIELD NAIL	SN SPCG	SHEAR NAIL SPACING		
FOC FOM	FACE OF CONCRETE FACE OF MASONARY	SPECS	SPECIFICATIONS		
FOM	FACE OF MASONARY 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	STGR	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		
ODND	GROUND		TIE DEAM		
GRND H or HORIZ	HORIZONTAL	TB	TIE BEAM		

GENERAL NOTES

APPLICABLE CODES

TOP AND BOTTOM

TONGUE & GROOVE

TOP OF CURB; TOP OF CONCRETE

TEMPERATURE; TEMPORARY

TOP OF STEEL/TOP OF SLAB

UNLESS NOTED OTHERWISE

VERTICAL SLOTTED HOLES

WORK POINT; WATERPROOF WELDED WIRE FABRIC

AMERICAN STD CHANNEL SHAPE

MISC CHANNEL SHAPE

EXTRA STRONG PIPE SHAPE

DBL EXTRA STRONG PIPE SHAPE

HOLLOW STRUCTURAL SECTION

ANGLE SHAPE STRUCT TEE SHAPE STANDARD PIPE SHAPE

ULTRA-SONIC TEST

WITHOUT WHERE OCCURS

TOP OF WALL

TRIMMER STUD

THICKNESS/THICK

- 1.1. 2019 CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE, TITLE 24 C.C.R. 1.2. 2019 CALIFORNIA BUILDING CODE, TITLE 24 C.C.R.
- (2018 INTERNATIONAL BUILDING CODE OF THE INTERNATIONAL CODE COUNCIL, WITH CALIFORNIA AMENDMENTS)
- 2. ALL WORK DESCRIBED IN THE DRAWINGS SHALL BE VERIFIED FOR DIMENSION, GRADE, EXTENT AND COMPATIBILITY WITH EXISTING SITE CONDITIONS. ANY WORK DESCRIBED IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE THE AREA OF DISCREPANCIES UNTIL ALL SUCH DISCREPANCIES ARE RESOLVED.
- DIMENSIONS SHOWN SHALL TAKE PRECEDENCE OVER DRAWING SCALE OR PROPORTION. LARGER SCALE DRAWINGS SHALL TAKE PRECEDENCE OVER
- SMALLER SCALE DRAWINGS. 4. CONTRACTOR IS TO BE RESPONSIBLE FOR BEING FAMILIAR WITH THESE
- DOCUMENTS INCLUDING ALL CONTRACT REQUIREMENTS. 5. OSHA PERMITS REQUIRED FOR VERTICAL CUTS 5' OR OVER.
- 6. ALL STRUCTURAL, ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING MATERIALS INSTALLATION TO COMPLY WITH APPLICABLE CODES, STANDARDS, AND MANUFACTURER'S RECOMMENDATIONS.

SHEET INDEX

- COVER SHEET
- TYPICAL DETAILS
- **ROOF DETAILS** ADDITIONAL NOTES

PROJECT DIRECTORY

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

PROJECT INFORMATION

TO BE PROVIDED BY OWNER

ORMATION:	SETBAG	CKS:	
TO BE PROVIDED BY COUNTY OF MONO OR TOWN OF MA	AMMOTH LAKE)	(TO BE PROVIDED BY COUN	ITY OF MONO OR TOWN OF MAN
	FRONT:	REQUIRED	PROPOSE
		41 011 (A D NIO 00)	·

	KEAR:	4-0 (A.D
	SIDES:	4'-0" (A.B
3:		
ZE:		
JSE:	BUILD	ING INFON
NG USE:		(TO BE PRO\
ISEN LISE:	NUMBER	OF STORIES:

	OCCUPANCY GROUP:
FLOOR AREA RATIO:	CONSTRUCTION TYPE:
(TO BE PROVIDED BY COUNTY OF MONO OR TOWN OF MAMMOTH LAKE)	SPRINKLERED:
MAXIMUM FAR:	MAX HEIGHT ALLOWED:

PROPOSED FAR:		
LOT COVERA	GE: PROVIDED BY COUNTY OF MONO OR TOWN OF MAMMO	OTH LAKE)
BUILDING:		
PROPOSED FAR:		

(TO BE PROVIDED	ATION: DED BY COUNTY OF MONO OR TOWN OF N	иаммотн
NUMBER OF STORIES:	1	
OCCUPANCY GROUP:	R-3	
CONSTRUCTION TYPE:	V-B	
SPRINKLERED:		
MAX HEIGHT ALLOWED:	40' / 16' (PER 2019 CBC TABLE 504.3) / (ASSEMBLEY BILL 68)	
MAX HEIGHT ALLOWED:	(PER COUNTY OF MONO)	
MAX HEIGHT PROPOSED:	REFER TO ELEVATIONS, VARIES BY STY	LE
ROOF RATING:	CLASS A	

STRUCTURAL ENGINEER

CONTACT: JESSICA MEADOWS, SE

RRM DESIGN GROUP

FAX: (805) 543-4609

FIRE AREA' AND 'VERY HIGH FIRE SEVERITY ZONE' SECTIONS ON SHEET

PROJECT SCOPE

VICINITY MAP

PROVIDE BY OWNER:

- CONSTRUCTION OF NEW DETACHED ONE STORY _
- PRE-APPROVED PLANS TO BE USED ON FLAT, LEVEL LOTS WITH NO RETAINING

GARAGE TYPES

225 PSF LARGE OUTBUILDING 4 SHR WALL (14FT MIN x 30FT MAX)		DINO ODEN EDONE DI ANI (ACET MINI CAET MANA)
225 PSF LARGE OUTBUILDING 4 SHR WALL (14FT MIN x 30FT MAX) 140 PSF LARGE OUTBUILDING 4 SHR WALL (14FT MIN x 30FT MAX) 120 PSF LARGE OUTBUILDING 4 SHR WALL (14FT MIN x 30FT MAX) 80 PSF LARGE OUTBUILDING 4 SHR WALL (14FT MIN x 30FT MAX)	,	,
	L (14FT MIN x 30FT MAX)	DING 4 SHR WALL (14FT MIN x 30FT MAX)

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 MANGEMENT PLAN PER CGBSC SECTION 5.408.1. COORDINATE WITH COUNTY OF MONO
- 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.

DEFERRED SUBMITTALS

l	EXTERIOR ELEVATIONS, SITE SPECIFIC AND TO CONVEY BUILDING FINISHES

Ш	SITE SPECIFIC ELECTRICAL PLAN, SUBJECT TO A SEPARATE REVIEW BY COUNTY	



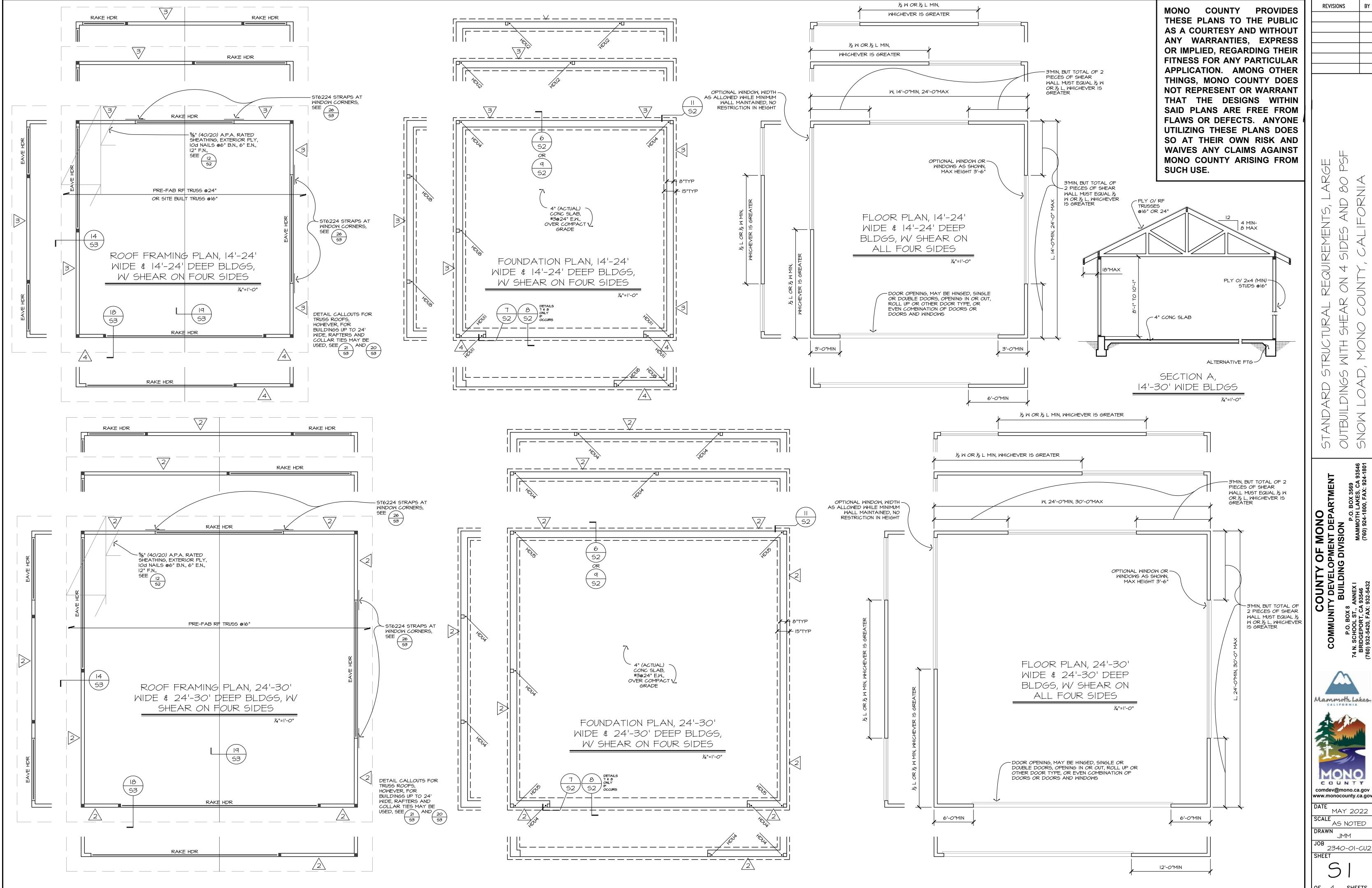
REVISIONS





DATE MAY 2022 SCALE N.T.S

JOB 2340-01-CU21







MAY 2022

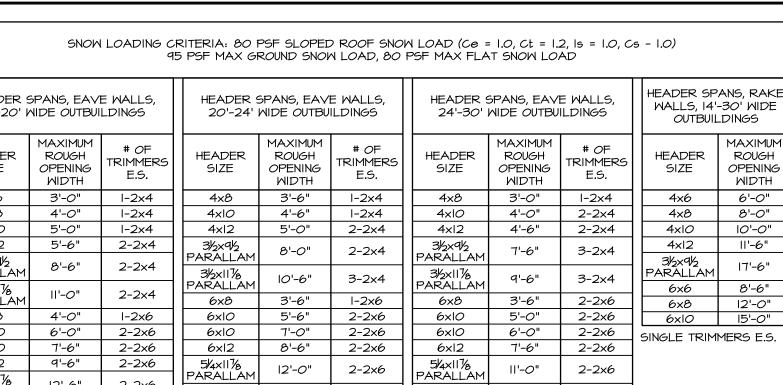
REVISIONS

Mammoth Lakes

CALIFORNIA

MAY 2022 SCALE 3/4" = 1'-0" DRAWN

2340-01-CU2



HEADER SPANS, EAVE WALLS, 14'-20' WIDE OUTBUILDINGS HEADER 4x8 4x12 12'-6" 2-2x6 51/4×14 14'-0" 2-2×6 13'-0" 3-2×6 15'-0"

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

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

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

WHILE SUBMITTER IS RESPONSIBLE FOR ARCHITECTURAL REQUIREMENTS, A FEW KEY REQUIREMENTS ARE HIGHLIGHTED 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.

ADDITIONAL ARCHITECTURAL AND SITE SPECIFIC REQUIREMENTS

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

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

AND LIGHTING LOCATIONS, WIRE, CONDUIT SIZES, ETC SHALL BE SUBMITTED WITH THE PERMIT APPLICATION. THE ELECTRICAL PLANS SHALL INDICATE SIZE OF THE

REQUIRED UPGRADES TO HAZARD DETECTORS

IN EXISTING RESIDENCES WHERE THE COST OF ALTERATIONS, REPAIRS OR ADDITIONS (INCLUDING OUTBUILDINGS/ACCESSORY STRUCTURES) EXCEEDS \$1,000 SMOKE

INSTALL CARBON MONOXIDE DETECTORS AS REQUIRED BY SECTION R315 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.

NOTES ABOUT THESE PLANS

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.

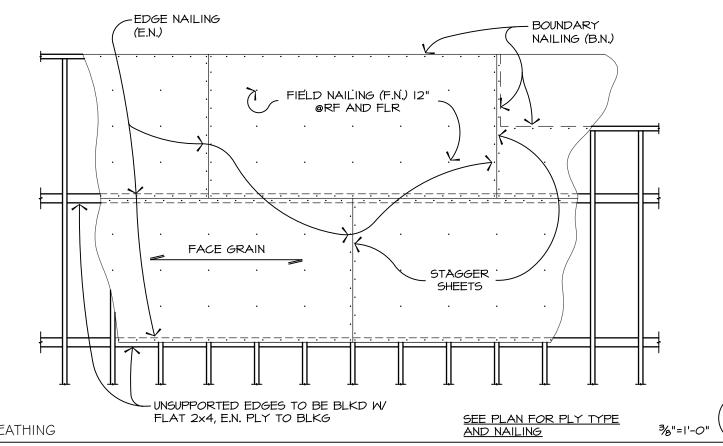
WALLS THAT ARE AT THE ENDS OF THE GABLES, (ALSO SOMETIMES REFERRED TO AS GABLE END WALLS).

PRE-MANUFACTURED TRUSSES ARE RECOMMENDED, AND SHOULD USE DETAILS 14/53, 18/53, AND 19/53. HOWEVER, RAFTERS AND COLLAR TIES ARE ALLOWED FOR BUILDINGS UP TO 20' WIDE, AND USE DETAILS 20/53 AND 21/53. NOTE THAT RAKE WALLS ARE TO BE BALLOON FRAMED TO BOTTOM OF RAFTERS. BUILDINGS 20'-30' MUST USE PRE-MANUFACTURED ROOF TRUSSES.

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

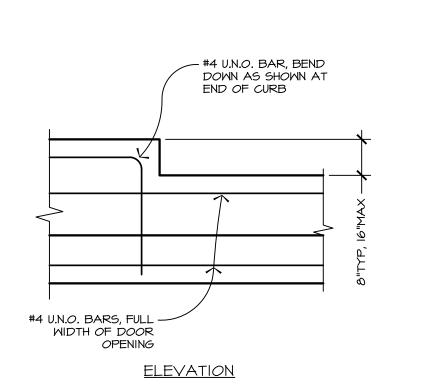
COUNTY. BUILDINGS WITH AND OPEN SIDE CANNOT EXCEED 24'x24'.

AND WINDOWS. BUILDINGS WITH ONE OPEN SIDE ARE NOT ADDRESSED IN THESE PLANS BUT ARE ADDRESSED IN OTHER PLANS ON FILE WITH MONO



PARALLAN 51/4×16 15'-0" NOTES TO SUBMITTER

TYPICAL CORNER REINFORCEMENT 2	R = 2d FOR TIES AND STIRRUPS STIRRUP REBAR LAPS AND BENDS
FDN-GEN_CONCWL-CORNER_REINF_P_COI 2x6 FORM	#4@16", ALT 6" BENDS IN FTG WHEN HEIGHT OF STEM EXCEEDS 31/2x ITS WIDTH
#4x24" @24" SLAB CONSTRUCTION JOINT	2x6 P.T. SILL, 5/6"\$\phi \text{V.N.O.}
%"xI" SAWCUT OR "QUICKJOINT"	NIM NO.
CRACK CONTROL JOINT PROVIDE CRACK CONTROL JOINT OR CONSTRUCTION JOINT NO FARTHER THAN 15 FT APART EACH WAY.	SEE PLAN SEE PLAN
SLAB CONSTRUCTION & CONTROL JOINTS FDN-GEN_SLAB_JOINTS_5-5_COI	#4@16" WHEN FTG WIDTH EXCEEDS 18" TYPICAL FOOTING FDN-EXT_STUD-SLAB-TFTG_I#4T&B-#4@16V-#4@10H_5_C02
4" CONC GARAGE SLAB 12"	2x STUDS @16" 2x6 P.T. SILL, %"\$\phix 0" A.B. @48", U.N.O.



NO PIPES THROUGH

SLEEVE

PIPE AT FOOTINGS

— ½"MIN GROUT AT MASONRY

¾"φ

/ኤ"φ

 V_4 " ϕ

ANCHOR BOLT EMBED

MIN BOLT EMBEDMENT

VERT

BELOW THIS LINE

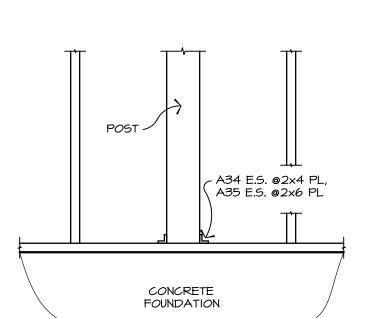
CONC. FILL AROUND PIPE

CONCRETE OR

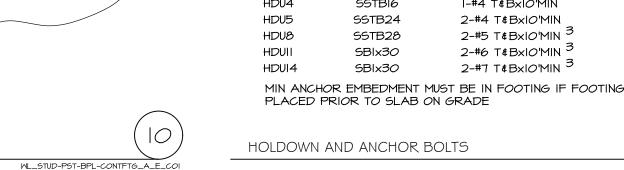
MASONRY

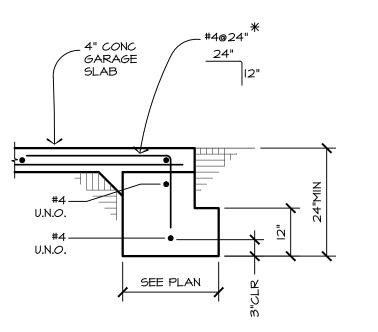
BEFORE PLACING FOOTING MAKE SAME WIDTH AS FOOTING

CONCRETE CURB ADJACENT TO DOORWAY



POST FRAMED INTO WALL





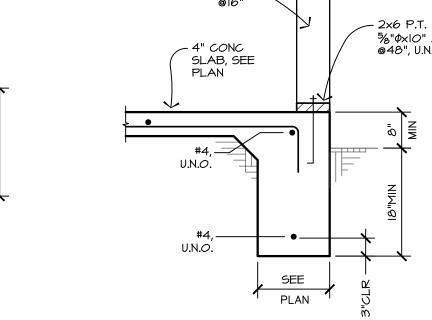
* MAY BE OMITTED IF

MONOLITHIC POUR

12" BENDS -

'H' BARS -

CONC FTG



4 SIMPSON SSTB ANCHOR BOLTS MAY

EMBEDMENTS.

BE SUBSTITUTED, SEE CATALOG FOR

WL_STUD-BPL-CONTFTG_HDU-I#4T&B_E_CO

ALTERNATE F	FOOTING		ALTERN	ATE FOOTING	
		FDN-EXT_SLAB-TFTG_#4@24-I#4T&B		FDN-EXT_STUD-SLAB-IFTG_I#4	1T&B_S_
CONNECT HOLD I STUD WITH SDS/4> WHICH ARE PROV THE HOLD DOWN. HOLES.	k3 SCREWS /IDED WITH	2-2× STUDS MIN, SEE PLAN	HDU HOLD DOWN, SEE PLAN FOR SIZE AND LOCATION		Ⅎ
24"MIN	HDU14 24"MIN HDUII 24%" MIN	20%" MIN HDU5 HDU4 HDU4 HDU2)
HOLD DOWN HDU2 HDU4 HDU5 HDU8 HDUII HDU14	ANCHOR I,4 SSTBI6 SSTB24 SSTB28 SBIx30 SBIx30	ADD REINFORCEMENT 2 NONE I-#4 T&BXIO'MIN 2-#4 T&BXIO'MIN 2-#5 T&BXIO'MIN 3 2-#6 T&BXIO'MIN 3 2-#7 T&BXIO'MIN	ALLOWABLE (LBS) 3,075 4,565 5,645 7,870 9,535 14,445	FOOTNOTES: PROVIDE 1½"MIN CLR TO EDGE OF CONC @5%"\$\phi\$ A.B.'S, 2"MIN CLR @ ALL OTHERS CENTER ADDED BARS @HDU ANCHORS 3 #3 TIES 06",12",12", E.S. HDU ANCHORS	

4"MIN

HOOK

HOOP TIE

d = BAR DIAMETER

R = 3d FOR HOOKS

AND BENDS

LAP

TRANSITION

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.

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

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

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.

DETECTORS MUST BE BROUGHT UP TO CODE AND CARBON MONOXIDE DETECTORS MUST BE INSTALLED.

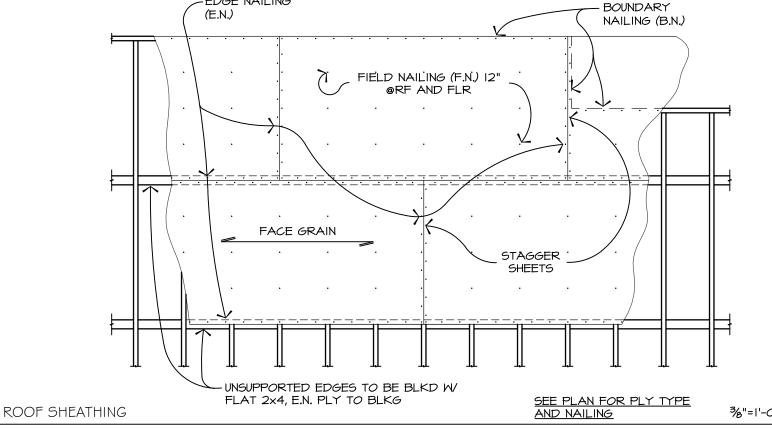
PORTIONS OF THE RESIDENCE WHERE WALLS ARE NOT BEING FRAMED OR REFRAMED (AS SHOULD BE THE CASE FOR A DECK ADDITION). SMOKE DETECTORS MUST BE PROVIDED FOR THE ENTIRE RESIDENCE, AT CENTRAL LOCATIONS OUTSIDE SLEEPING AREAS AND ONE PER SLEEPING ROOM. THERE MUST ALSO BE AT LEAST ONE SMOKE DETECTOR ON EVERY 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.

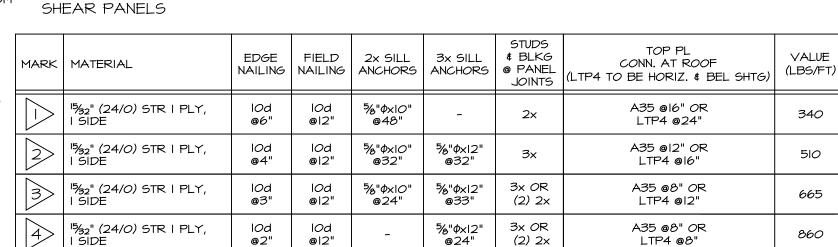
LAYOUTS ARE SHOWN TO ILLUSTRATE POTENTIAL SITUATIONS, PRIMARILY OPENINGS NEAR THE CENTER OF WALLS, OPENINGS NEAR THE EDGES OF I WALL OR OPENINGS NEAR EDGES OF 2 WALLS. ALL OF THESE OPENINGS ARE OPTIONAL, AND AN OUTBUILDING CAN HAVE AS LITTLE AS ONE DOOR FOR AN OPENING. OPENINGS CENTERED IN WALLS, SHOWN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

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

BUILDINGS WITH ONE OPEN SIDE ARE BUILDINGS WHERE ONE SIDE IS DOMINATED BY A DOOR, A SERIES OF DOORS, OR A COMBINATION OF DOORS

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.





PROJECT SHALL COMPLY WITH THE 2019 CALIFORNIA CODES, WHICH ARE BASED UPON THE 2018 INTERNATIONAL

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

FILL ANCHOR BOLTS ARE $\frac{5}{2}$ ϕ XIO" @48" WITH 0.229"THK x 3" SQ PLATE WASHERS UNLESS NOTED OTHERWISE (SEE

ÍS ARE SHEAR PANELS, WHERE # IS THE SHEAR PANEL MARK ANDigstar IS SHEAR PANEL LENGTH, SEE $\left(igcap A...
ight)$

SHEAR PANEL SYMBOL $^{+}$ INDICATES THAT ENTIRE LENGTH OF WALL IS SHEATHED WITH THAT SHEAR PANEL, NOT

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,

TOP PLATE SPLICES SHALL LAP 4'-O" MIN, 8-16d E.S. FOR WALLS UP TO 24', SEE 53. IF PLATES DO NOT LAP,

TOP PLATE SPLICES SHALL LAP 4'-O" MIN, 16-16d E.S. FOR WALLS UP TO 24'-30', SEE S3.) IF PLATES DO NOT

NON-LOAD BEARING INTERIOR PARTITION WALLS MAY BE ADDED, SEE 53 AND 53 FOR ATTACHMENT

P-L ARE PARALLAM PSL BEAMS BY ILEVEL TRUS JOIST BY WEYERHAEUSER, OR EQUIVALENT (ESR-1387)

STRUCTURAL PROPERTIES TO MONO COUNTY BUILDING DIVISION STAFF AND OBTAIN THEIR APPROVAL

REPRESENT THE SIZE OF THE MEMBERS CALLED OUT ON THE PLAN, OR EXISTING IN THE STRUCTURE.

IF ENGINEERED WOOD PRODUCTS ARE SUPPLIED BY A MANUFACTURER OTHER THAN BY ILEVEL TRUS LOIST BY WEYERHAEUSER, THE SUBMITTER SHALL SUBMIT DOCUMENTATION SHOWING THAT THE PRODUCT IS OF EQUIVALENT

DETAILS ON ACCOMPANYING DETAIL SHEETS ARE DRAWN TO THE SCALE NOTED IN THE TITLE BLOCK OF THE

SHEET, U.N.O. HOMEVER, THE SIZE OF EACH SCALED ELEMENT SHOWN ON THE DETAILS DOES NOT NECESSARILY

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

SHOP DRAWINGS FOR THE ROOF TRUSSES SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT FOR REVIEW AND

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

APPROVAL PRIOR TO FABRICATION OF THE TRUSSES. SUBMITTALS SHALL INCLUDE STRUCTURAL CALCULATIONS

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

5%x, 63/x, ETC ARE 24F, DF-L GLULAM BEAMS, SPECIFY 24F-V4 PER 2019 C.B.C.

* ARE REFERENCES TO MEMBER CALCULATIONS. SEE CALCULATIONS PACKAGE.

- FOR SHEAR TRANSFER

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.

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

BUILDING CODE, THE 2019 INTERNATIONAL RESIDENTIAL CODE, THE 2009 UNIFORM PLUMBING CODE, THE 2009

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.

ATTAINED

FOR PIPES UNDER FOOTINGS.

- FOR TYPICAL REINFORCEMENT AT CORNERS OF FOOTINGS

THOR LAPS AND BENDS IN REINFORCING STEEL

SEE $\left(\frac{25}{53}\right)$ FOR SPECIAL FOOTING REINFORCEMENT AT HOLDDOWNS

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

JUST THE SECTION OF WALL IMMEDIATELY IN FRONT OF THE SYMBOL.

SHEAR TRANSFER CONNECTIONS SHOWN IN DETAILS ARE MINIMUM. SEE (-

- FOR EMBEDMENT OF ANCHOR BOLTS.

SHEAR PANEL SCHEDULE A FOR EXCEPTIONS).

HDU8 HDUII

TYPICAL ALL POSTS, U.N.O.

CONNECTIONS AT PLY SHEAR WALLS.

AND ONLY ONE HOLDDOWN IS REQUIRED

LAP, USE ST6236.

TOP CHORD SNOW LOAD,

FOR THEIR DESIGN.

TOP CHORD DEAD LOAD, BOTTOM CHORD DEAD LOAD.

I.C.B.O. APPROVED FABRICATOR IS REQUIRED.

STRESS INCREASE FOR DURATION IS NOT ALLOWED.

HDUI4 6x

SEE (5 FOR JOINTS IN CONCRETE.

MINIMUM HOLDDOWN STUDS 2-2x 2-2x 2-2x

HDU5

SEE 15 FOR INSTALLATION OF SHEAR PANELS.

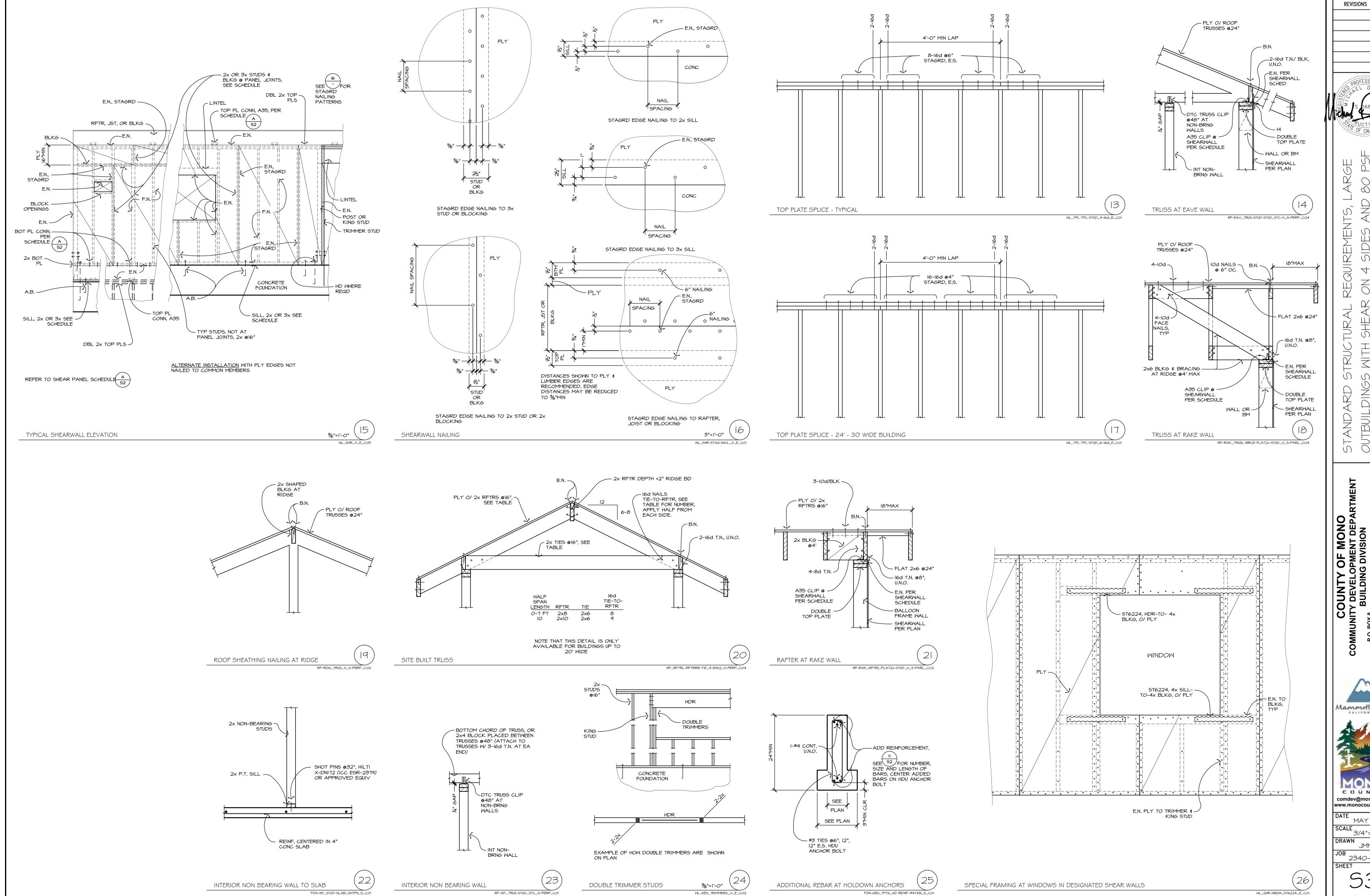
ALL PANEL EDGES BACKED WITH 2" NOMINAL OR WIDER FRAMING. PANELS INSTALLED EITHER HORIZONTALLY OR VERTICALLY OVER STUDS AT 16". SPACE NAILS AT 12" ON CENTER ALONG INTERMEDIATE FRAMING MEMBERS.

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"x0.229" THICK PLATE WASHER. EDGE OF WASHER SHALL BE WITHIN ½" OF

SQUARE WASHERS ARE PERMITTED TO HAVE A DIAGONALLY SLOTTED HOLE NOT MORE THAN %" LARGER THAN THE BOLT DIAMETER AND SLOT LENGTH NOT TO EXCEED 13/4". IF SLOTTED, A STANDARD CUT WASHER IS REQUIRED BETWEEN THE PLATE 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.



COUNTY OF MONO

ITY DEVELOPMENT DEPARTMENT

BUILDING DIVISION



comdev@mono.ca.gov www.monocounty.ca.gov MAY 2022

SCALE 3/4"=1'-0" MML 2340-01-CU21

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, IS 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 OF 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 FROM AS LISTED BELOW:
 - ACI AMERICAN CONCRETE INSTITUTE
 - AFPA AMERICAN FOREST AND PAPER ASSOCIATION
 - AMERICAN INSTITUTE OF STEEL CONSTRUCTION AMERICAN INSTITUTE OF TIMBER CONSTRUCTION
 - AMERICAN NATIONAL STANDARDS INSTITUTE AMERICAN PLYWOOD ASSOCIATION
 - ASTM AMERICAN SOCIETY OF TESTING MATERIALS
 - AMERICAN WELDING SOCIETY INTERNATIONAL CODE COUNCIL
 - WCLIB WEST COAST LUMBER INSPECTION BUREAU WWPA 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 I', 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)
- I. 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):

- 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, 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-DRANED OR SAND-GRAVEL MIXTURE CLASSIFIED AS GROUP I ACCORDING TO THE UNITED SOL 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):

- I. ALL CONCRETE SHALL BE MIXED, FORMED AND PLACED ACCORDING TO THE AMERICAN CONCRETE INSTITUTE (ACI) BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE,
- 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 CI5O, TYPE II OR IV, LOW ALKALI
- 4. AGGREGATES FOR CONCRETE SHALL MEET THE REQUIREMENTS OF ASTM C33.
- CONCRETE SHALL BE MACHINE-MIXED USING A MAXIMUM OF 11/3 GALLONS OF WATER PER SACK OF CEMENT. READYMIX CONCRETE SHALL BE MIXED AND DELIVERED IN ACCORDANCE WITH ASTM C94.
- 6. CONTRACTOR MAY USE A WATER REDUCING ADMIXTURE CONFORMING TO ASTM C494, 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.
- SLABS POURED ON GRADE SHALL BE LEVEL (OR PLANAR) TO WITHIN %" 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 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.
- 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):

- 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.
- 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 DI.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:
 - CONCRETE POURED AGAINST EARTH, BOTTOM AND SIDES.
 - FORMED CONCRETE WHICH WILL REMAIN IN CONTACT WITH EARTH, INCLUDING STEEL IN TOP SURFACES OF FOOTINGS AND WALL SURFACES IN CONTACT WITH EARTH.
 - 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.

<u>GRADE</u>

NO. 2

- 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, WCLIB, AND STANDARD GRADING RULES, WWPA.

JOISTS, BEAMS, PURLINS AND POSTS 6" AND WIDER	
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 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 %" DIAMETER × 10" BOLTS AT 4'-0" O.C., 12" MIN, FROM ENDS, OR 2 BOLTS MIN PER PIECE,
- 4. FIREBLOCKING, 2" THICK, SHALL BE PLACED IN STUD WALLS AT CEILING AND FLOOR LEVELS, AT EACH IO' 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 I-07. PROVIDE A %" SPACE BETWEEN ALL JOINTS.
- 7. LAGBOLTS (AND SCREWS) SHALL BE PRE-DRILLED %" 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 PLYMOOD NAILING (ROOF, FLOOR AND WALLS) SHALL BE INSPECTED BY THE BUILDING INSPECTOR PRIOR TO COVERING.
- II. STUDS IN BEARING WALLS SHALL NOT BE NOTCHED UNLESS SPECIFICALLY DETAILED BY IN THESE PLANS, OR BY A LICENSED ARCHITECT OR PROFESSIONAL ENGINEEER.
- 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
- ER4935- SSTB, HCA, MSTC ER5952- CBSQ-SDS2 AND CBQ-SDS2 COLUMN BASE CONNECTORS AND ECCQ/CCQ-SDS2 COLUMN
 - CAP CONNECTORS NER393- ETA/T95, MAB, HIT, JB/LB, PF, LU, LUP, LTT/LTTI, HA/H2/H2.5/H3/H4/H5, AB, EPB, LCB/CB,
 - PA/PAI/PAT/PATM/PAR/PARP, MPAI, HPA, HPAT28/35 NER432- ABE, CBA, EPB44T, H2.5, HIO-2, HI5, HI5-2, HGT-2, HGT-3, HGT-4, LSSU, LTHMA, LTHJ,
 - LTP4, LTT131, MSC, RSP4, SP, SS, THG2A, TWB ESR-1056- TITEN HD
 - ESR-2105- TIE STRAPS
 - ESR-2138- 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- SSTB SERIES AND SB SERIES CAST-IN-PLACE ANCHOR BOLTS
- ESR-3046- STRONG-DRIVE SD SCREWS FOR STRUCTURAL CONNECTORS. ESR-3096- CONNECTORS USING SD-SERIES SCREWS.

NAILING SCHEDULE, MINIMUM (TABLE 2304.9.1, 2010 C.B.C.):

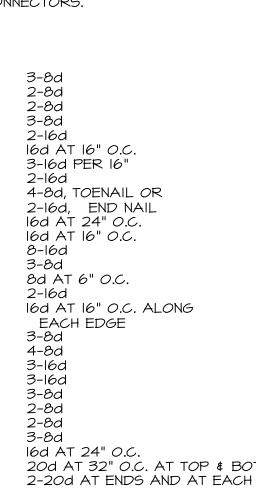
- JOIST TO SILL OR GIRDER, TOENAIL BRIDGING TO JOIST, TOENAIL EACH END I"x6" SUBFLOOR OR LESS TO EACH JOIST, FACE NAIL WIDER THAT I"x6" SUBFLOOR TO EACH JOIST, FACE NAIL 2" SUBFLOOR TO JOIST OR GIRDER, BLIND AND FACE NAIL
- SOLE PLATE TO JOIST OR BLOCKING, TYPICAL FACE NAIL SOLE PLATE TO JOIST OR BLOCKING, AT BRACED WALL PANFIS 7. TOP PLATE TO STUD, END NAIL
- 3. STUD TO SOLE PLATE 9. DOUBLED STUDS, FACE NAIL
- IO. DOUBLED TOP PLATES, FACE NAIL DOUBLED TOP PLATES, LAP SPLICE
- II. BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE, TOENAIL 12. RIM JOIST TO TOP PLATE, TOENAIL
- TOP PLATES, LAPS AND INTERSECTIONS, FACE NAIL CONTINUOUS HEADER, TWO PIECES CEILING JOISTS TO PLATE, TOENAIL
- CONTINUOUS HEADER TO STUD, TOENAIL CEILING JOISTS, LAPS OVER PARTITIONS, FACE NAIL
- 18. CEILING JOISTS TO PARALLEL RAFTERS, FACE NAIL 9. RAFTER TO PLATE, TOENAIL 20. I" BRACE TO EACH STUD AND PLATE, FACE NAIL
- 21. I"x8" SHEATHING OR LESS TO EACH BEARING, FACE NAIL 22. MIDER THAN I"x8" SHEATHING TO EACH BEARING, FACE NAIL 23. BUILT-UP CORNER STUDS

SUPPLEMENTAL NAILING NOTES

24. BUILT-UP GIRDER AND BEAMS

25. 2" PLANKS

- I. 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:



20d AT 32" O.C. AT TOP & BOTTOM AND STAGGERED 2-20d AT ENDS AND AT EACH SPLICE 2-16d AT EACH BEARING

MEANS 3-16d

ABBREVIATIONS:

ANCHOR BOLT ALTERNATE(ING) ARCHL ARCHITECTURAL B, B01 BOTTOM BOTTOM CHORD BOUNDARY NAILING BLK BLOCK BLKD BLOCKED BLKG BLOCKING BRNG BEARING CALIFORNIA BUILDING CODE CLEAR COL COLUMN CONC CONCRETE CONT CONTINUOUS CONSTRUCTION CONST COUNTERSUNK DBL DOUBLE DET DETAIL DIAMETER DIAM, ¾ DIMENSION DECKING DKG DITTO

DOUGLAS FIR-LARCH DRAWING EACH FACE EDGE NAILING

DMGEACH SIDE EACH WAY E.M. **EMBEDMENT** EMBED ETC

EX, EXIS EXISTING EXTERIOR FXT FLANGE

FLOOR GALVANIZED IRON GAUGE GLUE-LAMINATED BEAM

GRADE HEADER HDRHANGER HEIGHT HORIZONTAL H, HOR INSIDE DIAMETER INTERIOR INT

JOIST KING STUD ANGLE SHAPE LAGBOLT LAMINATED LEDGER

MAXIMUM MISC NOT TO SCALE N.T.S.

ON CENTER 0.0. O.D. OΚ OKAY

OPT PARTITION PARTN PLASTER PLAS P.C. PEN PENETRATION

STD

STL

PLYWOOD PLY PSF PSI PRESSURE TREATED P.T. R, RAD RADIUS REQUIRED REQD RAFTER RFTR REINF REINFORCE(ING) RET

S.E.E.W. S.S. SHT SHFFT SIM SIMILAR SPECS SPECIFICATIONS SQUARE STAGRD STAGGERED

STR SYM T.B. T.C. THK THICK T & B T & G TS

TYP TYPICAL U.N.O. V, VERT VERTICAL WIDE FLANGE SHAPE MMITH MITHOUT W/O

MOOD

REVISIONS

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FINISH FLOOR FINISH GRADE FLOOR JOIST FIELD NAILING

GLUE-LAMINATED

MACHINE BOLT MISCELLANEOUS

0/ OVER OUTSIDE DIAMETER

OPTIONAL PIPE COLUMN OR PORTLAND CEMENT

PLATE POUNDS PER SQUARE FOOT POUNDS PER SQUARE INCH

RETAINING SPACED EQUALLY SPACED EQUALLY EACH WAY SELECT STRUCTURAL

STANDARD STEEL STRUCTURAL SYMMETRICAL TOP OF BEAM TOP CHORD

TOP AND BOTTOM TONGUE AND GROOVED STRUCTURAL TUBE UNLESS NOTED OTHERWISE

MD

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

. SCALE N.T.S DRAWN MML 2340-01-CU2

MAY 2022

SHEET

SHEETS

Manmoth Lakes

CALIFORNIA