MONO COUNTY PRE-APPROVED **GARAGE PLANS**

MONO COUNTY, CA

ADI	DREVIATIONS				
A 0 D	ADOVE AND DELOW	1105	HANCED		TOD
A & B AB	ABOVE AND BELOW ANCHOR BOLT	HGR HP	HANGER HIGH POINT	T&B T&G	TOP AND BOTTOM TONGUE & GROOVE
ABV	ABOVE	HSH	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 AISC	ARCHITECTURAL EXPOSED STRUCTURAL STEEL AMERICAN INSTITUTE OF STEEL CONSTRUCTION	I-JST IN	I-JOIST INCH	THRU	THROUGH
ALT	ALTERNATE	INCL	INCLUDE	THK THR	THICKNESS/THICK 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
APPVD	APPROVED	JT K	JOINT KIPS	TYP UNO	TYPICAL UNLESS NOTED OTHERWISE
APPROX	APPROXIMATE	KS	KING STUD	UT	ULTRA-SONIC TEST
ARCH	ARCHITECTURAL; ARCHITECT	KP	KING POST	VERT	VERTICAL
AWPA AWS	AMERICAN WOOD PRESERVERS ASSOCIATION AMERICAN WELDING SOCIETY	KSI	KIPS PER SQUARE INCH	VSH	VERTICAL SLOTTED HOLES
AITC	AMERICAN INSTITUTE OF TIMBER CONSTRUCTION	LB(S) OR #	POUND(S)	W/	WITH
ASTM	AMERICAN SOCIETY FOR TESTING MATERIALS	LF LIN	LINEAL FOOT LINEAL; LINEAR	W/O	WITHOUT
BLDG	BUILDING	LLH	LONG LEG HORIZONTAL	WO WD	WHERE OCCURS WOOD
BLK	BLOCK	LLV	LONG LEG VERTICAL	WP	WORK POINT; WATERPROOF
BLKG BM	BLOCKING BEAM	LP	LOW POINT	WWF	WELDED WIRE FABRIC
BN	BOUNDARY NAIL	LSH	LONG SLOTTED HOLES	STRUCTURAL S	STEEL SHAPES
BOT OR B	воттом	LSL LT WT	LAMINATED STRAND LUMBER LIGHTWEIGHT	W	W SHAPE
BRC	BRACE	LT WT	LEVEL OR LAMINATED VENEER LUMBER	C MC	AMERICAN STD CHANNEL SHAPE
BRG BTWN	BEARING BETWEEN	MAS	MASONRY	IVIC L	MISC CHANNEL SHAPE ANGLE SHAPE
CANT	CANTILEVER	MATL	MATERIAL	WT, ST, MT	STRUCT TEE SHAPE
CAM OR C	CAMBER	MAX	MAXIMUM	PIPE	STANDARD PIPE SHAPE
CC	CENTER TO CENTER	MB MECH	MACHINE BOLT	PIPE-X PIPE-XX	EXTRA STRONG PIPE SHAPE DBL EXTRA STRONG PIPE SHAPE
CG	CENTER OF GRAVITY	MECH MFR	MECHANICAL MANUFACTURER	HSS	HOLLOW STRUCTURAL SECTION
CIP CJ	CAST-IN-PLACE CONSTRUCTION JOINT: CONTROL JOINT	MIN	MINIMUM; MINUTE		
CL	CONSTRUCTION JOINT; CONTROL JOINT CENTER LINE	MISC	MISCELLANEOUS		
CLR	CLEARANCE; CLEAR	(N)	NEW		
CMU	CONCRETE MASONRY UNIT	N	NORTH		
COL	COLUMN	NO or # NTS	NUMBER NOT TO SCALE		
COMP	COMPRESSION	OC	ON CENTER		
CONC	CONCRETE CONNECTION; CONNECT	OD	OUTSIDE DIAMETER		
CONSTR	CONSTRUCTION	OF	OUTSIDE FACE		
CONT	CONTINUE; CONTINUOUS	OH	OPPOSITE HAND		
CONTR	CONTRACTOR	OPNG OPP	OPENING OPPOSITE		
CJP	COMPLETE JOINT PENETRATION WELD	ORIG	ORIGINAL		
CTR CTSK	CENTER 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 PERP	PRECAST; PIECE		
DEPT	DEPARTMENT	PERP	PERPENDICULAR PLYWOOD INDEX		
DET DF	DETAIL DOUGLAS FIR/LARCH	PLOR PL.	PLATE		
DIA OR Ø	DIAMETER	PL	PROPERTY LINE		
DIAG	DIAGONAL	PLF	PONDS PER LINEAL FOOT		
DIAPH	DIAPHRAGM	PLCS	PLACES		
DIM	DIMENSION	PLY PROP	PLYWOOD PROPERTY		
DN DWG	DOWN DRAWING	PT	PRESSURE TREATED		
DWG	DOWEL	PW	PLATE WASHER		
EA	EACH	PJP	PARTIAL JOINT PENETRATION WELD		
EF	EACH FACE	PREFAB	PREFABRICATED		
EJ	EXPANSION JOINT	PSF PSI	POUNDS PER SQUARE FOOT POUNDS PER SQUARE INCH		
ELEC	ELEVATION ELECTRICAL	PSL	PARALLEL STRAND LUMBER		
ELEC ELEV	ELECTRICAL ELEVATOR	PVMT	PAVEMENT		
EMBED	EMBEDMENT	#	POUND; NUMBER		
EN	EDGE NAIL	REF	REFERENCE PEINEOPOE: PEINEOPOING		
ENGR	ENGINEER	REINF REQD	REINFORCE; REINFORCING REQUIRED		
EQ	EQUAL OR EQUIVALENT	RF	ROOF		
EQUIP ES	EQUIPMENT EACH SIDE	RR	ROOF RAFTER		
EW	EACH WAY	Ø	ROUND; DIAMETER		
EXIST or (E)	EXISTING	SCHED SECT	SCHEDULE SECTION		
EXT	EXTERIOR	SECT	SEPARATION		
FDN FIN	FOUNDATION FINISH	SHT	SHEET		
FIN FJ	FINISH FLOOR JOIST	SHTG	SHEATHING		
FLG	FLANGE	SIM	SIMILAR		
FLR	FLOOR	SOG SN	SLAB ON GRADE SHEAR NAIL		
FN FOC	FIELD NAIL FACE OF CONCRETE	SN SPCG	SHEAR NAIL SPACING		
FOM	FACE OF MASONARY	SPECS	SPECIFICATIONS		
FOS	FACE OF STUD	SQ	SQUARE		
FOW	FACE OF WALL	SS	STAINLESS STEEL		
FRMG FT	FRAMING FOOT; FEET	SSL	SHORT SLOTTED HOLES		
FTA	FLOOR TIE ABOVE	STD STGR	STANDARD STAGGER		
FTG	FOOTING	STIFF	STIFFENERS		
GA	GAUGE	STIRR	STIRRUP		
GALV GB	GALVANIZED GRADE BEAM	STL	STEEL		
GLB	GRADE BEAM GLUED LAMINATED BEAM	STRUCT	STRUCTURAL		
GR	GRADE	SW	SHEAR WALL		
GRND	GROUND	SYM TB	SYMMETRICAL TIE BEAM		
L or LIODIZ	LIODIZONITAL		· · = - = · · · · ·		

H or HORIZ

HORIZONTAL

GENERAL NOTES

APPLICABLE CODES

- 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 DISCREPANCIES AND UNEXPECTED CONDITIONS THAT AFFECT OR CHANGE THI 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
- 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

SMALLER SCALE DRAWINGS.

- COVER SHEET
- TYPICAL DETAILS
- **ROOF DETAILS**

PROJECT DIRECTORY

STRUCTURAL ENGINEER RRM DESIGN GROUP 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

NFORMATION:	SETBA	SETBACKS:				
(TO BE PROVIDED BY COUNTY OF MONO OR TOWN OF MAMMOTH L	AKE)	(TO BE PROVIDED BY COUN	ITY OF MONO OR TOWN OF I	MAMMOTH LAKE)		
SS:	FRONT:	REQUIRED	PROPOSE			
	REAR:	4'-0" (A.B. NO. 68)				
	SIDES:	4'-0" (A.B. NO. 68)				
•			_			

EXISTING USE:	(TO BE PROV			
PROPOSED USE:	NUMBER OF STORIES:	1		
	OCCUPANCY GROUP:	R-3		
FLOOR AREA RATIO:	CONSTRUCTION TYPE:	V-B		
(TO BE PROVIDED BY COUNTY OF MONO OR TOWN OF MAMMOTH LAKE)	SPRINKLERED:			
MAXIMUM FAR:	MAX HEIGHT ALLOWED:	40' / 16' (PER 2019 CBC TABLE 5		

PROPOSED FAR:		
LOT COVERA	SE: ROVIDED BY COUNTY OF MONO OR TOWN OF	MAMMOTH LAKE)
BUILDING:		
PROPOSED FAR:		

(TO BE PROVI	DED BY COUNTY OF MONO OR TOWN OF M
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
ROOF RATING:	CLASS A
HIGH FORE ZONE:	REFER TO 'WILDLAND-URBAN INTERFAC
	FIRE AREA' AND 'VERY HIGH FIRE

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)	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)
255 PSF LARGE OUTBUILDING OPEN FRONT PLAN (10FT MIN x 24FT MAX)	140 PSF LARGE OUTBUILDING OPEN FRONT PLAN (10FT MIN x 24FT MAX)	120 PSF LARGE OUTBUILDING OPEN FRONT PLAN (10FT MIN x 24FT MAX)	80 PSF LARGE OUTBUILDING OPEN FRONT PLAN (10FT MIN x 24FT MAX)
225 PSF SMALL OUTBUILDING (6FT MIN x 14FT MAX)	140 PSF SMALL OUTBUILDING (6FT MIN x 14FT MAX)	120 PSF SMALL OUTBUILDING (6FT MIN x 14FT MAX)	80 PSE SMALL OLITBUILDING (6FT MIN x 14FT MAX)

EXTERIOR ELEVATIONS. SITE SPECIFIC AND TO CONVEY BUILDING FINISHES	

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

EXTERIOR ELEVATIONS,	SITE SPECIFIC AND T	TO CONVEY BUILDING FINISH	IES

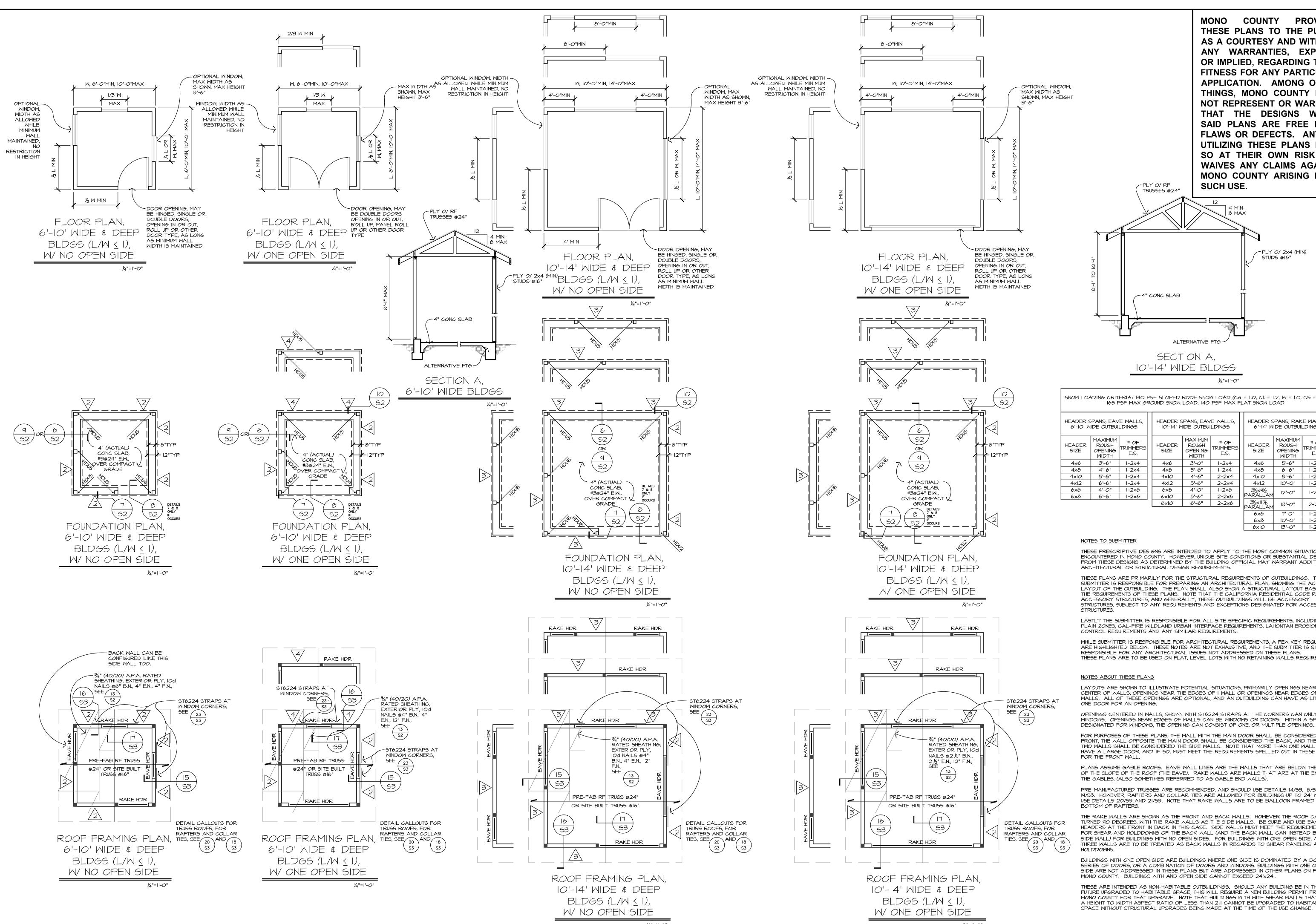


REVISIONS

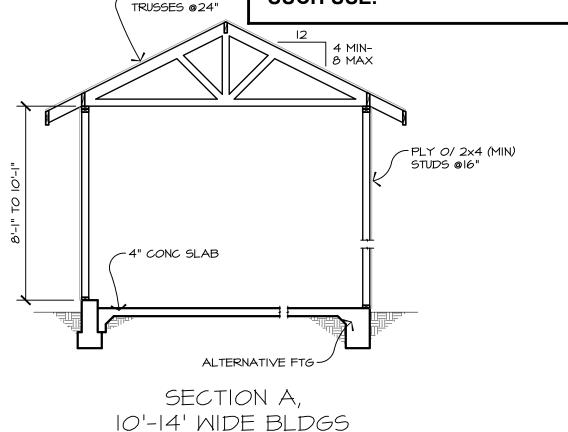


DATE MAY 2022 SCALE N.T.S

JOB 2340-01-CU21



COUNTY PROVIDES MONO 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.



SNOW LOADING CRITERIA: 140 PSF SLOPED ROOF SNOW LOAD (Ce = 1.0, Ct = 1.2, Is = 1.0, CS = 1.0)

1/4"=1'-0"

HEADER SPANS, EAVE WALLS, 6'-IO' WIDE OUTBUILDINGS				SPANS, EAV NIDE OUTBUI	, ,		HEADER SPANS, RAKE WALLS 6'-14' WIDE OUTBUILDINGS		
HEADER SIZE	MAXIMUM ROUGH OPENING WIDTH	# OF TRIMMERS E.S.	HEADER SIZE	MAXIMUM ROUGH OPENING WIDTH	# OF TRIMMERS E.S.	HEADER SIZE	MAXIMUM ROUGH OPENING WIDTH	# C TRIMM E.S	
4x6	3'-6"	I-2×4	4×6	3'-0"	I-2×4	4x6	5'-6"	I-2>	
4×8	4'-6"	I-2×4	4×8	3'-6"	I-2×4	4×8	6'-6"	I-2×	
4×10	5'-6"	I-2×4	4xIO	4'-6"	2-2×4	4xIO	8'-6"	I-2×	
4×12	6'-6"	I-2×4	4xl2	5'-6"	2-2×4	4xl2	10'-0"	1-2×	
6×6	4'-0"	1-2×6	6×8	4'-0"	1-2x6	3½×9½	12'-0"	1-2×	
6×8	6'-6"	1-2×6	6xIO	5'-6"	2-2x6	PARALLAM	12-0	1 2	
		-	6xIO	6'-6"	2-2x6	3½×11% PARALLAM	13'-0"	2-2:	
						6x6	7'-0"	1-2×	
						6x8	10'-0"	1-2×	
						6xIO	13'-0"	1-2×	

THESE PRESCRIPTIVE DESIGNS ARE INTENDED TO APPLY TO THE MOST COMMON SITUATIONS ENCOUNTERED IN MONO COUNTY. HOMEVER, 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

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.

NOTES ABOUT THESE PLANS

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

OPENINGS CENTERED IN WALLS, SHOWN WITH ST6224 STRAPS AT THE CORNERS CAN ONLY BE MINDOWS. OPENINGS NEAR EDGES OF WALLS CAN BE WINDOWS OR DOORS. WITHIN A SPACE

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

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 RECOMMENDED, AND SHOULD USE DETAILS 14/S3, 18/S3, AND 19/53. HOWEVER, RAFTERS AND COLLAR TIES ARE ALLOWED FOR BUILDINGS UP TO 24' WIDE, AND USE DETAILS 20/S3 AND 21/S3. NOTE THAT RAKE WALLS ARE TO BE BALLOON FRAMED TO

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

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:I CANNOT BE UPGRADED TO HABITABLE SPACE WITHOUT STRUCTURAL UPGRADES BEING MADE AT THE TIME OF THE USE CHANGE.

AD 40 LIFORNI $N \cap O$

REVISIONS

MON ENT DEF

SMALL

OUNTY C

Mammoth Lakes CALIFORNIA



www.monocounty.ca.gov DATE MAY 2022 SCALE AS NOTED

DRAWN MML

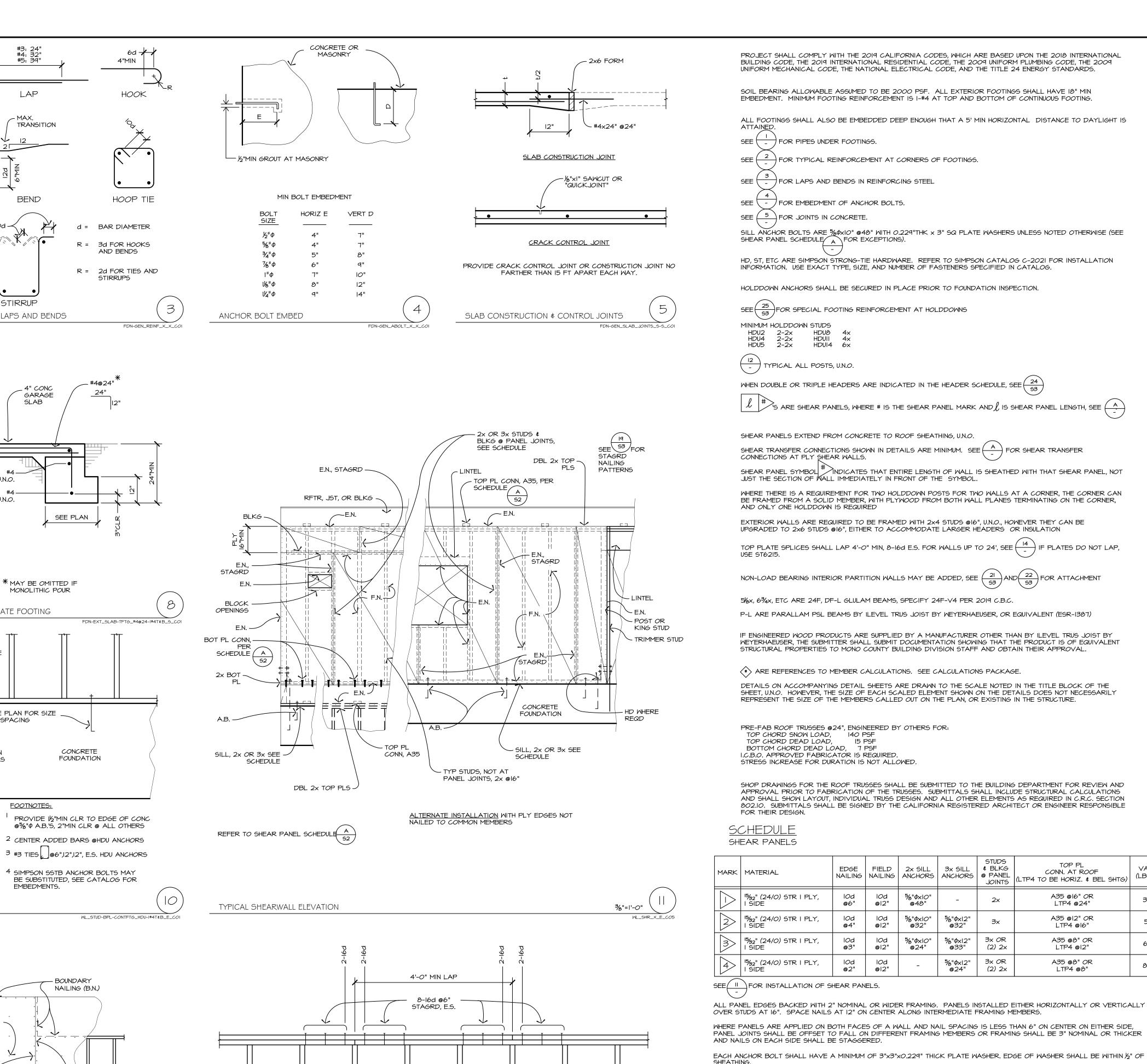
2340-01-CU21 SHEET

REVISIONS

CALIFORNIA

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

DRAWN 2340-01-CU2



-EDGE NAILING BOUNDARY (E.N.) NAILING (B.N.) FIELD NAILING (F.N.) 12" @RF AND FLR FACE GRAIN STAGGER SHEETS UNSUPPORTED EDGES TO BE BLKD W FLAT 2x4, E.N. PLY TO BLKG

- NO PIPES THROUGH

BELOW THIS LINE

#4@16", ALT 6" BENDS

IN FTG WHEN HEIGHT OF STEM EXCEEDS 3/2x ITS

#4@IO" WHEN HEIGHT

OF STEM EXCEEDS

3/2x ITS WIDTH

CONC. FILL AROUND PIPE

BEFORE PLACING FOOTING MAKE SAME WIDTH AS FOOTING

FOOTING

SLEEVE

PIPE AT FOOTINGS

2x STUDS -

2x6 P.T. SILL

U.N.O.

TYPICAL FOOTING

2x STUDS

- 4" CONC

PLAN

U.N.O

U.N.O

ALTERNATE FOOTING

POST

POST FRAMED INTO WALL

CONCRETE

FOUNDATION

SLAB, SEE

@l6"

PLAN

SEE PLAN

- #4@16" WHEN FTG WIDTH

SEE

PLAN

FDN-EXT_STUD-SLAB-TFT6_I#4T&B-#4@I6V-#4@I0H_S_C02

- 2x6 P.T. SILL,

%"Φ×10" A.B.

@48", U.N.O.

FDN-EXT_STUD-SLAB-IFTG_I#4T&B_S_CO2

- A34 E.S. @2x4 PL, A35 E.S. @2x6 PL

WL_STUD-PST-BPL-CONTFTG_A_E_COI

EXCEEDS 18"

SLAB

%"\$×10" A.B.

12" BENDS -

- #4 U.N.O. BAR, BEND

DOWN AS SHOWN AT

END OF CURB

'H' BARS —

CONC FTG -

OR WALL

TYPICAL CORNER REINFORCEMENT

#4 U.N.O. BARS, FULL WIDTH OF DOOR

CONNECT HOLD DOWN TO

STUD WITH SDS1/4×3 SCREWS

WHICH ARE PROVIDED WITH THE HOLD DOWN. FILL ALL

HOLD DOWN

HDU2

HDU4

HDU5

HDU8

HDUII

HDUI4

OPENING

CONCRETE CURB ADJACENT TO DOORWAY

ANCHOR 1,4

SSTB16

SSTB16

SSTB24

SSTB28

5B1x30

SBIx30

PLACED PRIOR TO SLAB ON GRADE

HOLDOWN AND ANCHOR BOLTS

ROOF SHEATHING

ELEVATION

2-2x STUDS MIN, ~

SEE PLAN

ADD REINFORCEMENT 2

I-#4 T&BxIO'MIN

2-#4 T&BxIO'MIN

2-#5 T&BxIO'MIN

2-#6 T&BxIO'MIN

2-#7 T&BxIO'MIN 5

MIN ANCHOR EMBEDMENT MUST BE IN FOOTING IF FOOTING

LAP

TRANSITION

STIRRUF

REBAR LAPS AND BENDS

4" CONC GARAGE

SLAB

ALTERNATE FOOTING

A.B.'S, SEE PLAN FOR SIZE

\$ SPACING

FOOTNOTES:

EMBEDMENTS.

<u>AND NAILING</u>

%"=1'-0"

ANCHORS

PLAN FOR SIZE AND

ALLOWABLE (LBS)

3,075

4,565

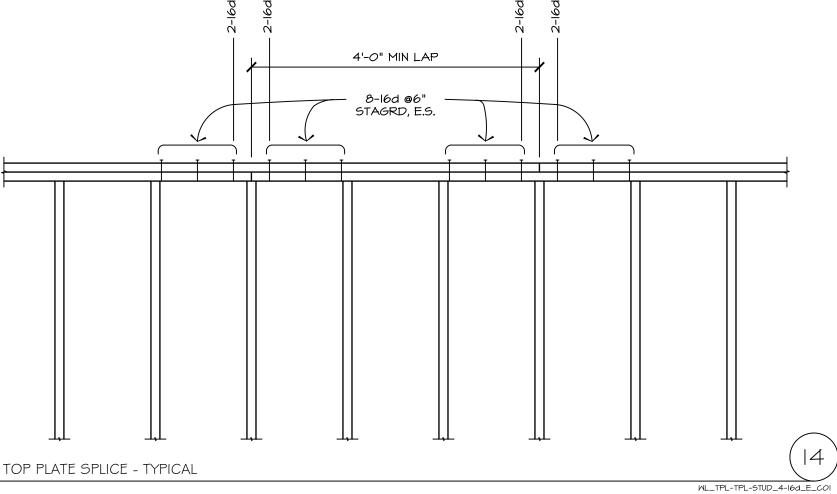
5,645

7,870

9,535

14,445

LOCATION



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

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

SEE FOR PIPES UNDER FOOTINGS. SEE (FOR TYPICAL REINFORCEMENT AT CORNERS OF FOOTINGS

FOR LAPS AND BENDS IN REINFORCING STEEL

- FOR EMBEDMENT OF ANCHOR BOLTS.

SEE (5) FOR JOINTS IN CONCRETE.

SILL ANCHOR BOLTS ARE 5/0×10" @48" WITH 0.229"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.

FOR SPECIAL FOOTING REINFORCEMENT AT HOLDDOWNS MINIMUM HOLDDOWN STUDS

HDU8 4x HDUII 4x HDUI4 6x TYPICAL ALL POSTS, U.N.O.

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

'S ARE SHEAR PANELS, WHERE # IS THE SHEAR PANEL MARK AND $oldsymbol{\ell}$ IS SHEAR PANEL LENGTH, SEE igcap A

SHEAR PANELS EXTEND FROM CONCRETE TO ROOF SHEATHING, U.N.O. SHEAR TRANSFER CONNECTIONS SHOWN IN DETAILS ARE MINIMUM. SEE () 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

UPGRADED TO 2x6 STUDS @16", EITHER TO ACCOMMODATE LARGER HEADERS OR INSULATION

EXTERIOR WALLS ARE REQUIRED TO BE FRAMED WITH 2x4 STUDS @16", U.N.O., HOWEVER THEY CAN BE

TOP PLATE SPLICES SHALL LAP 4'-O" 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

5%x, 634x, ETC ARE 24F, DF-L GLULAM BEAMS, SPECIFY 24F-V4 PER 2019 C.B.C. P-L ARE PARALLAM PSL BEAMS BY ILEVEL TRUS JOIST BY WEYERHAEUSER, OR EQUIVALENT (ESR-1387)

IF ENGINEERED WOOD PRODUCTS ARE SUPPLIED BY A MANUFACTURER OTHER THAN BY ILEVEL TRUS JOIST BY WEYERHAEUSER, 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 SCALED ELEMENT SHOWN ON THE DETAILS DOES NOT NECESSARILY REPRESENT THE SIZE OF THE MEMBERS CALLED OUT ON THE PLAN, OR EXISTING IN THE STRUCTURE.

PRE-FAB ROOF TRUSSES @24", ENGINEERED BY OTHERS FOR: TOP CHORD SNOW LOAD, 140 PSF TOP CHORD DEAD LOAD, 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.

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)
	5 ₃₂ " (24/0) STR PLY, SIDE	10d @6"	10d @12"	5%"Φ×10" @48"	-	2x	A35 @16" OR LTP4 @24"	340
2	5 ₃₂ " (24/0) STR PLY, SIDE	10d @4"	10d @12"	%"¢×I⊘" @32"	%"¢×12" @32"	Зx	A35 @I2" <i>O</i> R LTP4 @I6"	510
3	⁵ / ₃₂ " (24/0) STR PLY, SIDE	10d @3"	10d @12"	%"¢×10" @24"	%"Φ×I2" @33"	3x OR (2) 2x	A35 @8" <i>O</i> R LTP4 @I2"	665
4	⁵ / ₃₂ " (24/0) STR PLY, SIDE	10d @2"	10d @12"	_	%"¢×l2" @24"	3x OR (2) 2x	A35 @8" OR LTP4 @8"	860

SEE | FOR INSTALLATION OF SHEAR PANELS.

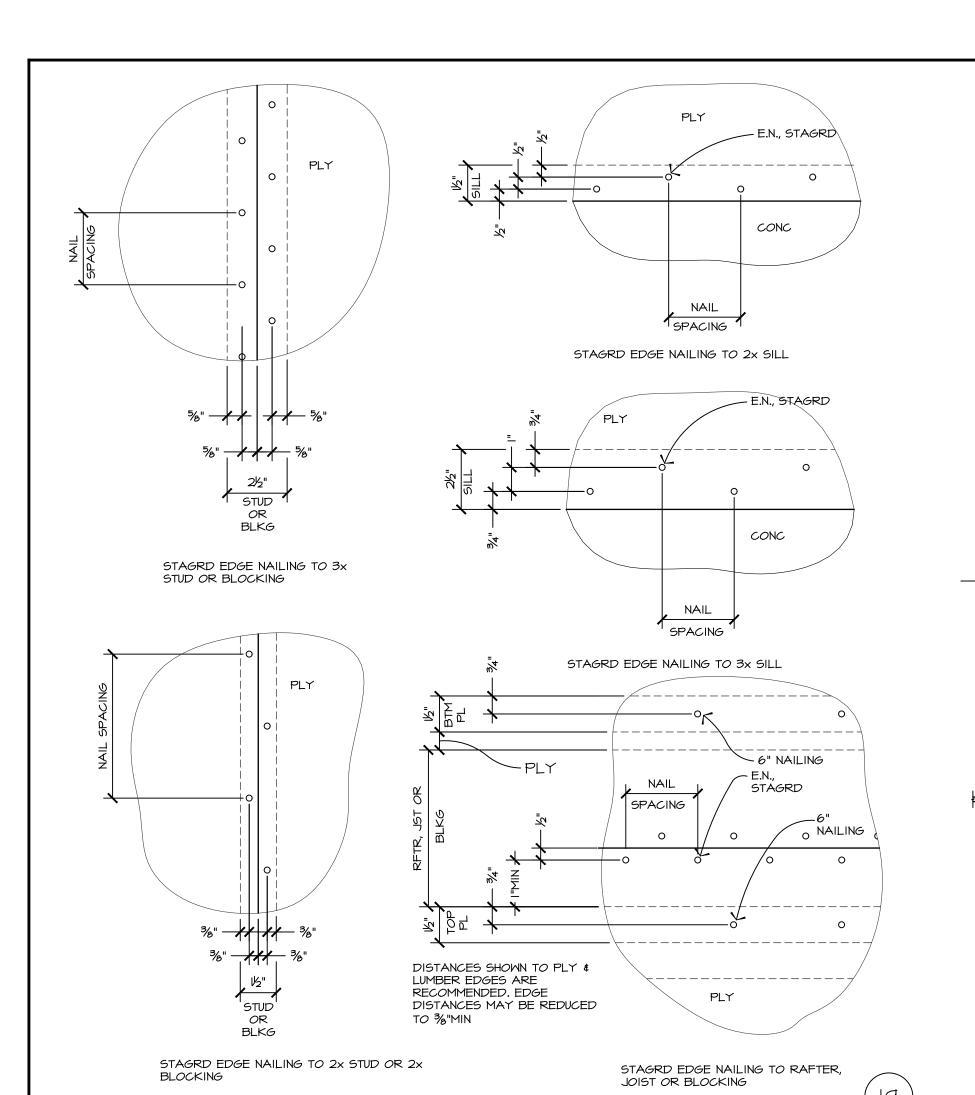
ALL PANEL EDGES BACKED WITH 2" NOMINAL OR WIDER FRAMING. PANELS INSTALLED EITHER HORIZONTALLY OR VERTICALLY OVER STUDS AT 16". SPACE NAILS AT 12" ON CENTER ALONG INTERMEDIATE FRAMING MEMBERS.

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.

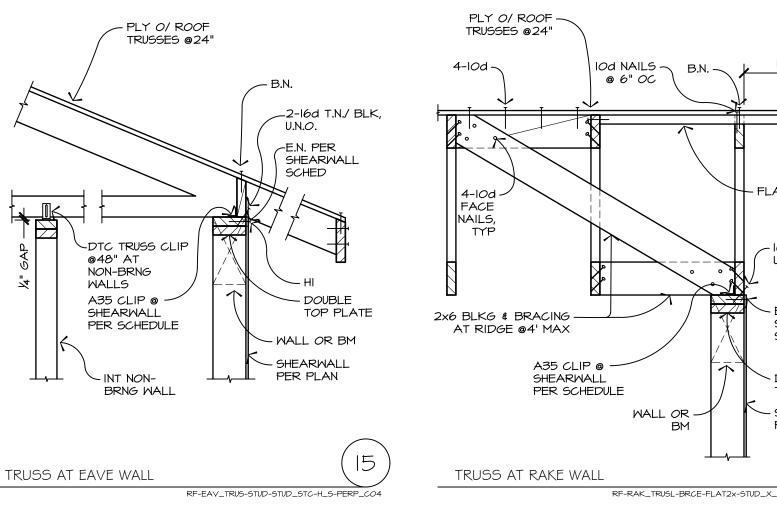
SQUARE WASHERS ARE PERMITTED TO HAVE A DIAGONALLY SLOTTED HOLE NOT MORE THAN %" LARGER THAN THE BOLT DIAMETER AND SLOT LENGTH NOT TO EXCEED $1\frac{3}{4}$ ". IF SLOTTED, A STANDARD CUT MASHER IS REQUIRED BETWEEN THE PLATE

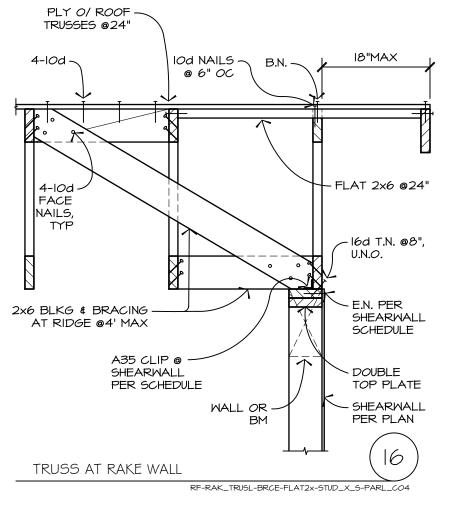
SPACINGS FOR TOP AND BOTTOM PLATE CONNECTIONS AND SILL ANCHORS ARE MAXIMUMS. CONTRACTOR MAY USE CLOSER, MORE CONVENIENT SPACINGS.

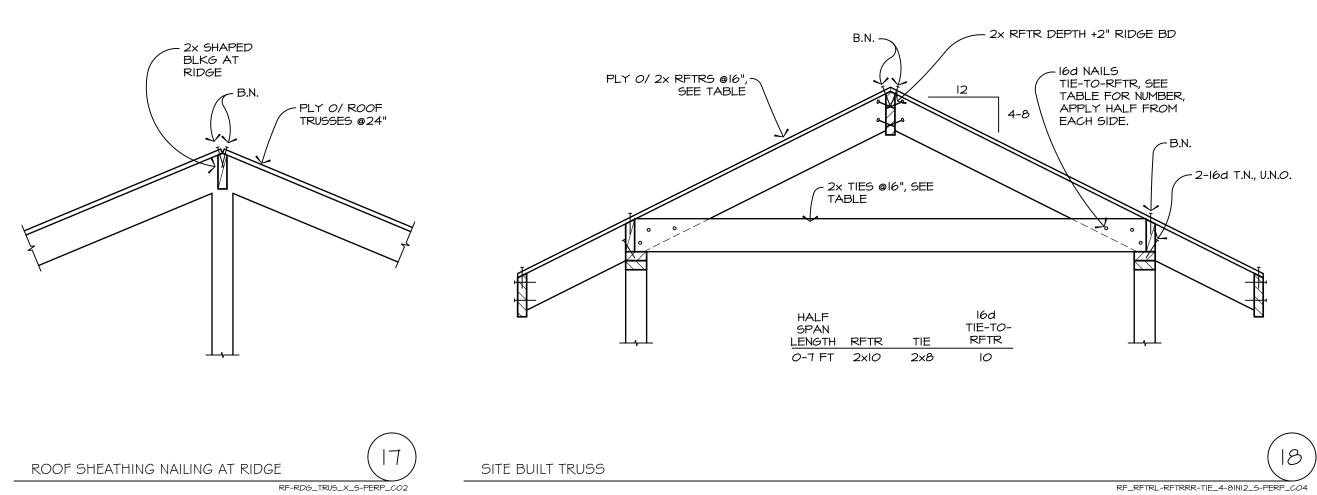
APPROVED EXTERIOR WALL MATERIAL SHALL BE INSTALLED OVER STRUCTURAL I PLYWOOD SHEAR PANELS. IF STUCCO IS PROPOSED TWO LAYERS OF TYPE 'D' UNDERLAYMENT ARE REQUIRED.

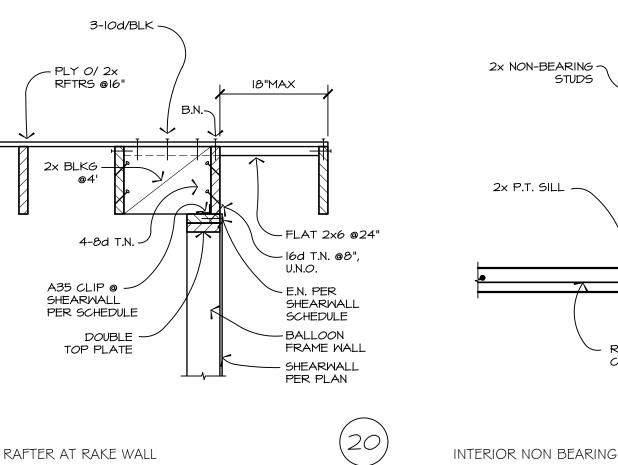


SHEARWALL NAILING

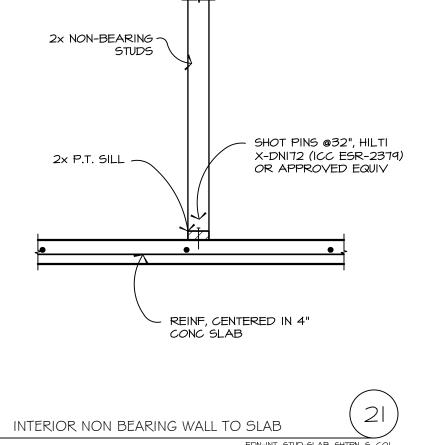








RF-RAK_RFTRL-FLAT2x-STUD_X_S-PARL_CO2





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 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

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 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 I: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

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.

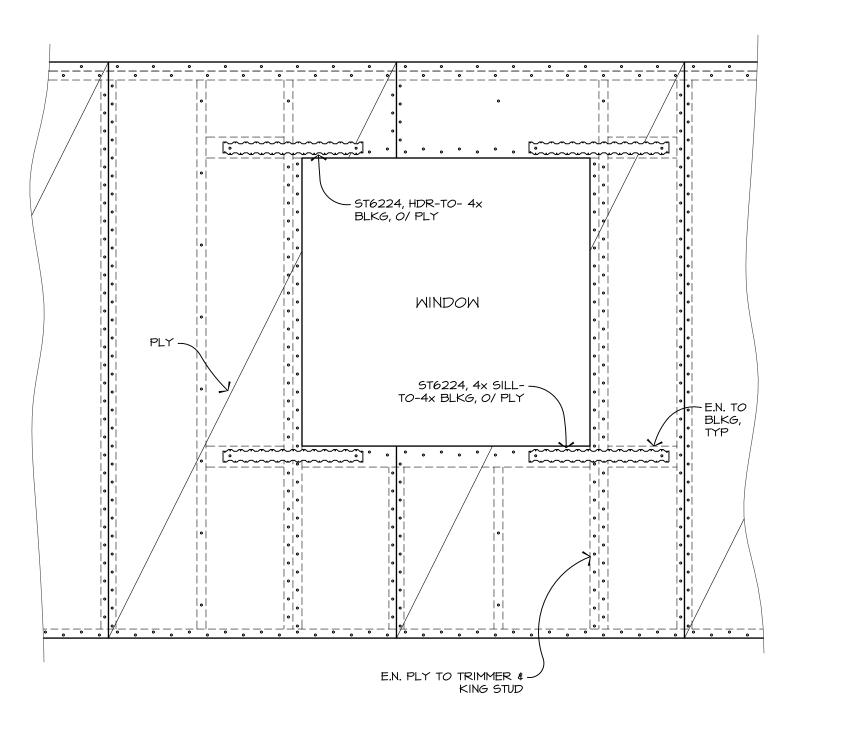
FOOTINGS MAY NEED TO BE DEEPENED FOR LOCAL FROST DEPTH. DIRECTION AND DEPTH TO BE PROVIDED BY THE BUILDING OFFICIAL. IF FOOTINGS ARE EXPOSED TO FREEZING AND THAWING CYCLES, CONCRETE STRENGTH SHALL BE

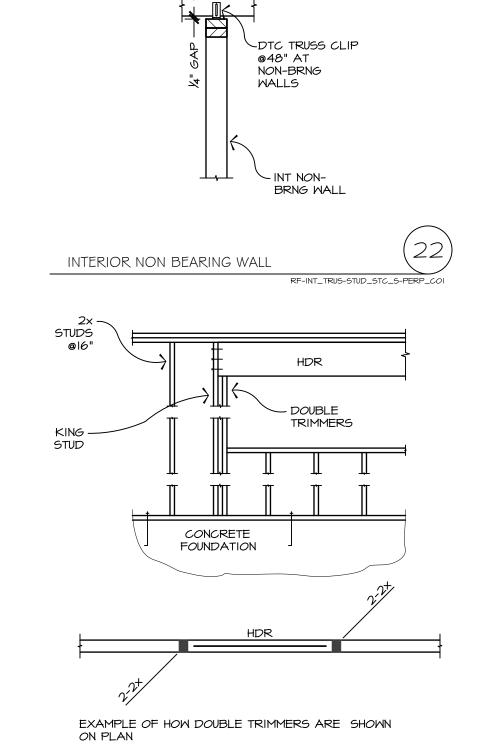
INCREASED TO 4,500 PSI. REQUIRED UPGRADES TO HAZARD DETECTORS

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 314 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 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.





-BOTTOM CHORD OF TRUSS, OR 2×4 BLOCK PLACED BETWEEN

TRUSSES @48" (ATTACH TO TRUSSES W/ 3-16d T.N. AT EA







REVISIONS





MAY 2022 SCALE 3/4" = 1'-0" DRAWN MML 2340-01-CU21

GENERAL REQUIREMENTS:

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: 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
- AMERICAN SOCIETY OF TESTING MATERIALS
- AMERICAN WELDING SOCIETY
- INTERNATIONAL CODE COUNCIL
- WCLIB WEST COAST LUMBER INSPECTION BUREAU MMPA MESTERN MOOD 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', 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.

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 C150, 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 1/2 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.
- 8. 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

<u>REINFORCING STEEL (C.B.C. CHAPTER 19):</u>

- 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 AI85. LAP 8" MINIMUM.
- 5. LOW HYDROGEN, E70 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
 - 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.
 - TOP SURFACES OF SLABS DIRECTLY EXPOSED TO THE ELEMENTS.
 - INTERIOR SLABS; INSIDE FACES OF WALLS.

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

WALLS, AND LEDGERS OF ALL WIDTHS

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	<u>GRADE</u> NO. I
JOISTS AND SUB-PURLINS 2" WIDE, 2x6 OR DEEPER STUDS, TOP PLATES, SILL PLATES AT BEARING	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 %" DIAMETER x IO" BOLTS AT 4'-O" O.C., I2" 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 16" 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.
- IO. ALL STRUCTURAL PLYWOOD 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.):

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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
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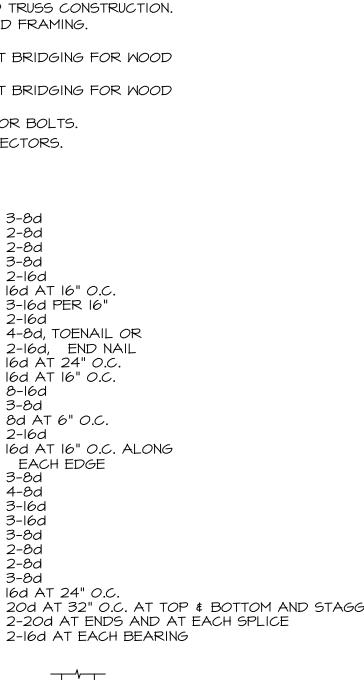
PANELS 7. TOP PLATE TO STUD, END NAIL 3. STUD TO SOLE PLATE

DOUBLED STUDS, FACE NAIL

- 10. DOUBLED TOP PLATES, FACE NAIL DOUBLED TOP PLATES, LAP SPLICE II. BLOCKING BETWEEN JOISTS OR RAFTERS TO
- TOP PLATE, TOENAIL 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 CEILING JOISTS TO PARALLEL RAFTERS, FACE NAIL
- 9. RAFTER TO PLATE, TOENAIL 20. I" BRACE TO EACH STUD AND PLATE, FACE NAIL 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 24. BUILT-UP GIRDER AND BEAMS 25. 2" PLANKS

SUPPLEMENTAL NAILING NOTES:

- 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:



16d AT 24" O.C. 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

2-8d

2 - 8d

3-8d

2-16d

2-16d

8-16d

3-8d

2 - 16d

3-8d

4-8d

3-16d

3-16d

3-8d

2-8d

2-8d

ABBREVIATIONS:

ANCHOR BOLT ALTERNATE(ING) ARCHL ARCHITECTURAL B, B0T BOTTOM BOTTOM CHORD B.N. BOUNDARY NAILING BLK BLOCK BLKD BLOCKED BLKG BLOCKING BRNG BEARING C.B.C. CALIFORNIA BUILDING CODE CLEAR COL COLUMN CONC CONCRETE CONT CONTINUOUS CONST CONSTRUCTION CSK COUNTERSUNK DBL DOUBLE DETAIL DIAMETER DIAM, 3% DIMENSION

DECKING DKG DOUGLAS FIR-LARCH DRAWING

Df-L DMGEACH FACE EDGE NAILING

E.S. EACH SIDE EACH MAY E.M. EMBEDMENT EMBED ET CETERA EQ EXISTING EX, EXIS EXTERIOR EXT FLANGE

FINISH FLOOR FINISH GRADE FLOOR JOIST FIELD NAILING

FLOOR GALVANIZED IRON GAUGE GLUE-LAMINATED BEAM

GLUE-LAMINATED GLULAM GRADE HEADER HANGER HEIGHT HORIZONTAL H, HOR

INSIDE DIAMETER INT INTERIOR JOIST JST KING STUD ANGLE SHAPE

LAGBOLT LAMINATED LEDGER LDGR MACHINE BOLT MAX MAXIMUM

> MISCELLANEOUS MISC N.T.S. NOT TO SCALE 0/ *O*VER 0.0. ON CENTER

> > OUTSIDE DIAMETER O.D. OKAY OΚ OPT OPTIONAL PARTN PARTITION PLASTER PLAS

PIPE COLUMN OR PORTLAND CEMENT P.C. PENETRATION PEN PLATE PLYWOOD PLY POUNDS PER SQUARE FOOT PSF

MINIMIM

POUNDS PER SQUARE INCH PSI P.T. PRESSURE TREATED R, RAD RADIUS REQUIRED REQD RAFTER RFTR REINFORCE(ING) REINF RETAINING RET

S.E. SPACED EQUALLY S.E.E.W. SPACED EQUALLY EACH WAY SELECT STRUCTURAL S.S. SHT SHEET SIM SIMII AR SPECS SPECIFICATIONS SQUARE

STAGRD STAGGERED STD STANDARD STL STEEL STR STRUCTURAL SYM SYMMETRICAL T.B. TOP OF BEAM T.C. TOP CHORD THK THICK

T & B TOP AND BOTTOM TONGUE AND GROOVED T & G STRUCTURAL TUBE TS TYP TYPICAL U.N.O. UNLESS NOTED OTHERWISE V, VERT VERTICAL WIDE FLANGE SHAPE M/

MITH MITHOUT MOOD

W/O

MD

Mammoth Lakes CALIFORNIA

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REVISIONS

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