MONO COUNTY PRE-APPROVED **GARAGE PLANS**

MONO COUNTY, CA

GENERAL NOTES

A & B	ABOVE AND BELOW	HGR	HANGER	T & B	TOP AND BOTTOM
√B	ANCHOR BOLT	HP	HIGH POINT	T&G	TONGUE & GROOVE
ABV	ABOVE	HSH	HORIZONTALLY SLOTTED HOLES	TO	TOP OF
CI	AMERICAN CONCRETE INSTITUTE	HT	HEIGHT	TOC	TOP OF CURB; TOP OF CONC
DDL	ADDITIONAL	ID	INSIDE DIAMETER	TOF	TOP OF FOOTING
.DJ	ADJACENT	IF	INSIDE FACE	TEMP	TEMPERATURE; TEMPORAR
ESS	ARCHITECTURAL EXPOSED STRUCTURAL STEEL	I-JST	I-JOIST	THRU	THROUGH
ISC	AMERICAN INSTITUTE OF STEEL CONSTRUCTION	IN	INCH	THK	THICKNESS/THICK
ALT	ALTERNATE	INCL	INCLUDE	THR	THREADED
LUM	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
NPA	ENGINEERED WOOD ASSOCIATION (FORMERLY THE	JST	JOIST	TS	TRIMMER STUD
	AMERICAN PLYWOOD ASSOCIATION)	JT	JOINT	TYP	TYPICAL
APPVD	APPROVED	K	KIPS	UNO	UNLESS NOTED OTHERWISE
APPROX	APPROXIMATE	KS	KING STUD	UT	ULTRA-SONIC TEST
ARCH	ARCHITECTURAL; ARCHITECT	KP	KING POST	VERT	VERTICAL
\WPA	AMERICAN WOOD PRESERVERS ASSOCIATION	KSI	KIPS PER SQUARE INCH	VSH	VERTICAL SLOTTED HOLES
AWS	AMERICAN WELDING SOCIETY	LB(S) OR #	POUND(S)	W/	WITH
AITC	AMERICAN INSTITUTE OF TIMBER CONSTRUCTION	LF	LINEAL FOOT	W/O	WITHOUT
ASTM	AMERICAN SOCIETY FOR TESTING MATERIALS	LIN	LINEAL; LINEAR		
BLDG	BUILDING	LLH	LONG LEG HORIZONTAL	WO	WHERE OCCURS
BLK	BLOCK	LLV	LONG LEG HORIZONTAL LONG LEG VERTICAL	WD	WOOD
BLKG	BLOCKING	LLV	LONG LEG VERTICAL LOW POINT	WP	WORK POINT; WATERPROOF
M	BEAM	LP LSH		WWF	WELDED WIRE FABRIC
N.	BOUNDARY NAIL		LONG SLOTTED HOLES	STRUCTURAL	STEEL SHAPES
OT OR B	ВОТТОМ	LSL	LAMINATED STRAND LUMBER	W	W SHAPE
RC	BRACE	LT WT	LIGHTWEIGHT	С	AMERICAN STD CHANNEL SI
RG	BEARING	LVL	LEVEL OR LAMINATED VENEER LUMBER	MC	MISC CHANNEL SHAPE
STWN	BETWEEN	MAS	MASONRY	L	ANGLE SHAPE
ANT	CANTILEVER	MATL	MATERIAL	WT, ST, MT	STRUCT TEE SHAPE
CAM OR C	CAMBER	MAX	MAXIMUM	PIPE	STANDARD PIPE SHAPE
C	CENTER TO CENTER	MB	MACHINE BOLT	PIPE-X	EXTRA STRONG PIPE SHAPE
CG	CENTER OF GRAVITY	MECH	MECHANICAL	PIPE-XX	DBL EXTRA STRONG PIPE SH
CIP .	CAST-IN-PLACE	MFR	MANUFACTURER	HSS	HOLLOW STRUCTURAL SEC
J	CONSTRUCTION JOINT; CONTROL JOINT	MIN	MINIMUM; MINUTE		
L	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	ОН	OPPOSITE HAND		
CONTR	CONTRACTOR	OPNG	OPENING		
CJP		OPP	OPPOSITE		
OTR	COMPLETE JOINT PENETRATION WELD CENTER	ORIG	ORIGINAL		
		OSB	ORIENTED STRAND BOARD		
CTSK	COUNTERSINK; COUNTERSUNK	PA	POST ABOVE		
CU FT	CUBIC FOOT	PARA OR //	PARALLEL		
	PENNY (NAIL OR BAR DIA)	PC	PRECAST; PIECE		
)BL	DOUBLE	PERP	PERPENDICULAR		
)EPT	DEPARTMENT	PI	PLYWOOD INDEX		
)ET	DETAIL	PLOR PL.	PLATE		
)F	DOUGLAS FIR/LARCH	PL	PROPERTY LINE		
DIA OR Ø	DIAMETER	PLF	PONDS PER LINEAL FOOT		
DIAG	DIAGONAL	PLCS	PLACES		
NAPH	DIAPHRAGM	PLCS	PLYWOOD		
MIM	DIMENSION	PROP	PROPERTY		
N	DOWN	PT	PROPERTY PRESSURE TREATED		
WG	DRAWING				
)WL	DOWEL	PW	PLATE WASHER		
A	EACH	PJP	PARTIAL JOINT PENETRATION WELD		
F	EACH FACE	PREFAB	PREFABRICATED		
:J	EXPANSION JOINT	PSF	POUNDS PER SQUARE FOOT		
iL	ELEVATION	PSI	POUNDS PER SQUARE INCH		
ELEC	ELECTRICAL	PSL	PARALLEL STRAND LUMBER		
ELEV	ELEVATOR	PVMT	PAVEMENT		
MBED	EMBEDMENT	#	POUND; NUMBER		
EN	EDGE NAIL	REF	REFERENCE		
NGR	ENGINEER	REINF	REINFORCE; REINFORCING		
EQ.	EQUAL OR EQUIVALENT	REQD	REQUIRED		
QUIP	EQUIPMENT	RF	ROOF		
:S	EACH SIDE	RR Ø	ROOF RAFTER		
	EACH WAY	Ø	ROUND; DIAMETER		
W	EXISTING	SCHED	SCHEDULE		
		SECT	SECTION		
EXIST or (E)	EXTERIOR		CEDADATION		
EXIST or (E)	EXTERIOR FOUNDATION	SEP	SEPARATION		
EXIST or (E) EXT EDN	FOUNDATION	SHT	SHEET		
EXIST or (E) EXT EDN FIN					
EW EXIST or (E) EXT EDN EIN ELG	FOUNDATION FINISH FLOOR JOIST	SHT	SHEET		
EXIST or (E) EXT DN IN IN LG	FOUNDATION FINISH	SHT SHTG	SHEET SHEATHING		
EXIST or (E) EXT EDN FIN	FOUNDATION FINISH FLOOR JOIST FLANGE	SHT SHTG SIM	SHEET SHEATHING SIMILAR		

SQUARE STAINLESS STEEL SHORT SLOTTED HOLES

STANDARD

STAGGER STIFFENERS

STIRRUP

STEEL

STRUCTURAL

SYMMETRICAL

TIE BEAM

STGR

STIRR

FOOT; FEET

GAUGE

GROUND

HORIZONTAL

GALVANIZED

GRADE BEAM

GALV

H or HORIZ

FLOOR TIE ABOVE

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** ADDITIONAL NOTES

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

PROJECT INFORMATION

TO BE PROVIDED BY OWNER

FORMATION:	SETB/	ACKS:			
(TO BE PROVIDED BY COUNTY OF MONO OR TOWN OF MAMMOTH LAKE)		(TO BE PROVIDED BY COUNTY OF MONO OR TOWN OF MAMMOT			
	FRONT:	REQUIRED	PROPOSE		
	REAR:	4'-0" (A.B. NO. 68)			

PHONE: (805) 543-1794

FAX: (805) 543-4609

	REAR:	4'-0" (A.B. NO. 68)
	SIDES:	4'-0" (A.B. NO. 68)
E:		
E:	BUILD	ING INFOMATION:
S USE:		(TO BE PROVIDED BY COUNTY OF MONO OR TOWN OF MAMMO
ED 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 504.3) / (ASSEMBLEY BILL 68)	

PROPOSED FAR:	MAX HEIGHT ALLOW
	MAX HEIGHT PROPOS
LOT COVERAGE:	ROOF RATING:
(TO BE PROVIDED BY COUNTY OF MONO OR TOWN OF MAMMOTH LAKE)	HIGH FORE ZONE:
BUILDING:	
PROPOSED FAR:	

SED: REFER TO ELEVATIONS, VARIES BY STYLE

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 PSF SMALL OUTBUILDING (6FT MIN x 14FT MAX)

FLOOR A

HARDSCAPE/PAVING:

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

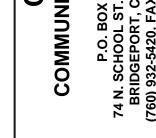
ALL SITE SPECIFIC WUI WILDFIRE REQUIREMENTS SHALL BE ADDRESSED ON THE PLANS SPECIFIC TO EACH PERMIT APPLICATION.

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

EXTERIOR ELEVATIONS, SITE SPECIFIC AND TO CONVEY BUILDING FINISHES

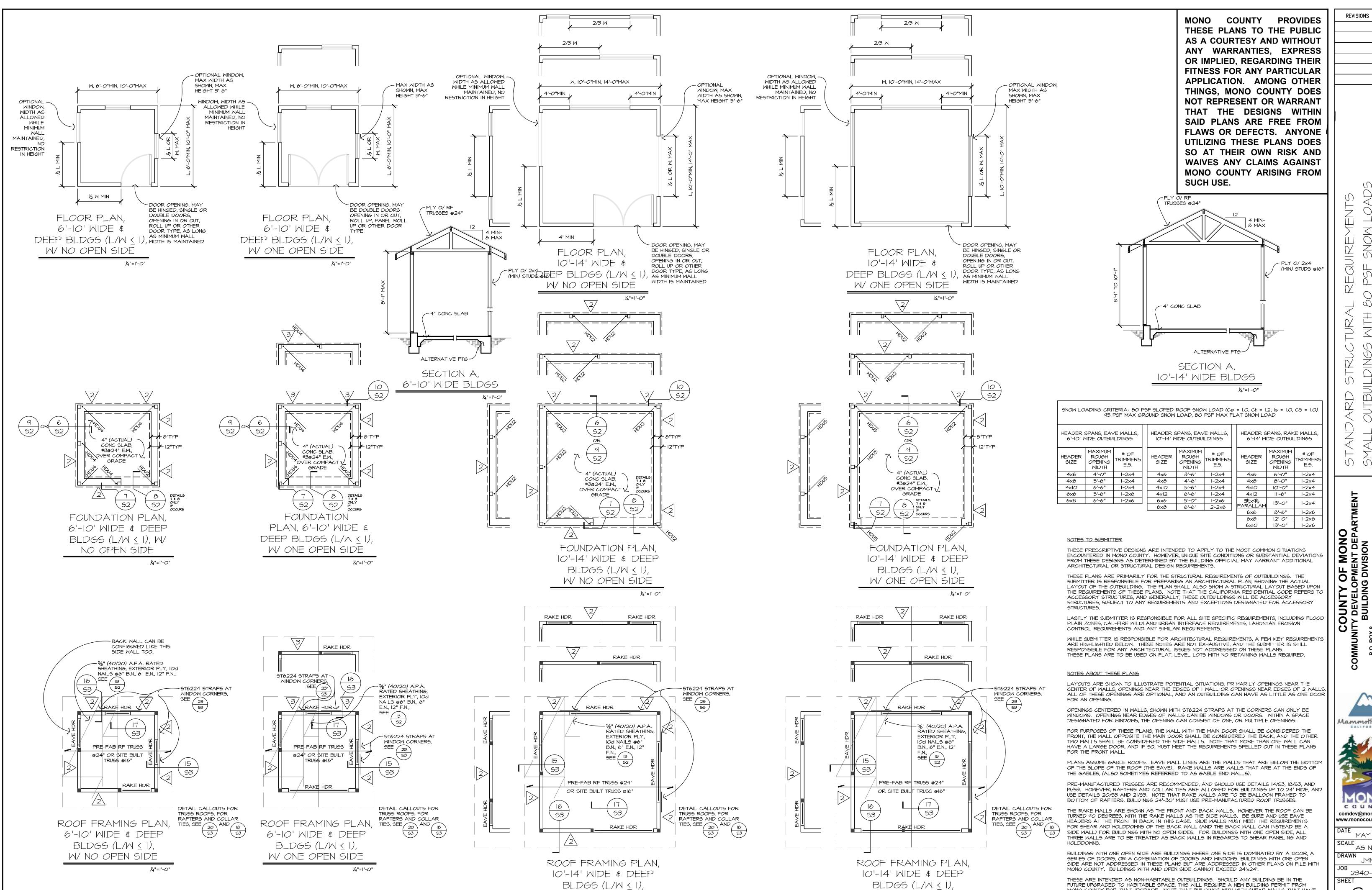


REVISIONS



comdev@mono.ca.gov www.monocounty.ca.gov MAY 2022 SCALE N.T.S

DRAWN JOB 2340-01-CU21



W/ NO OPEN SIDE

OUNTY C

Manmoth Lakes CALIFORNIA



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

MAY 2022 SCALE AS NOTED

MML

2340-01-CU21

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

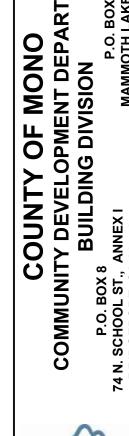
A HEIGHT TO WIDTH ASPECT RATIO OF LESS THAN 2:I CANNOT BE UPGRADED TO HABITABLE SPACE WITHOUT STRUCTURAL UPGRADES BEING MADE AT THE TIME OF THE USE CHANGE.

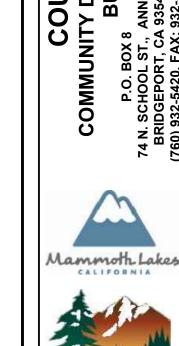
W/ ONE OPEN SIDE

1/4"=1'-0"



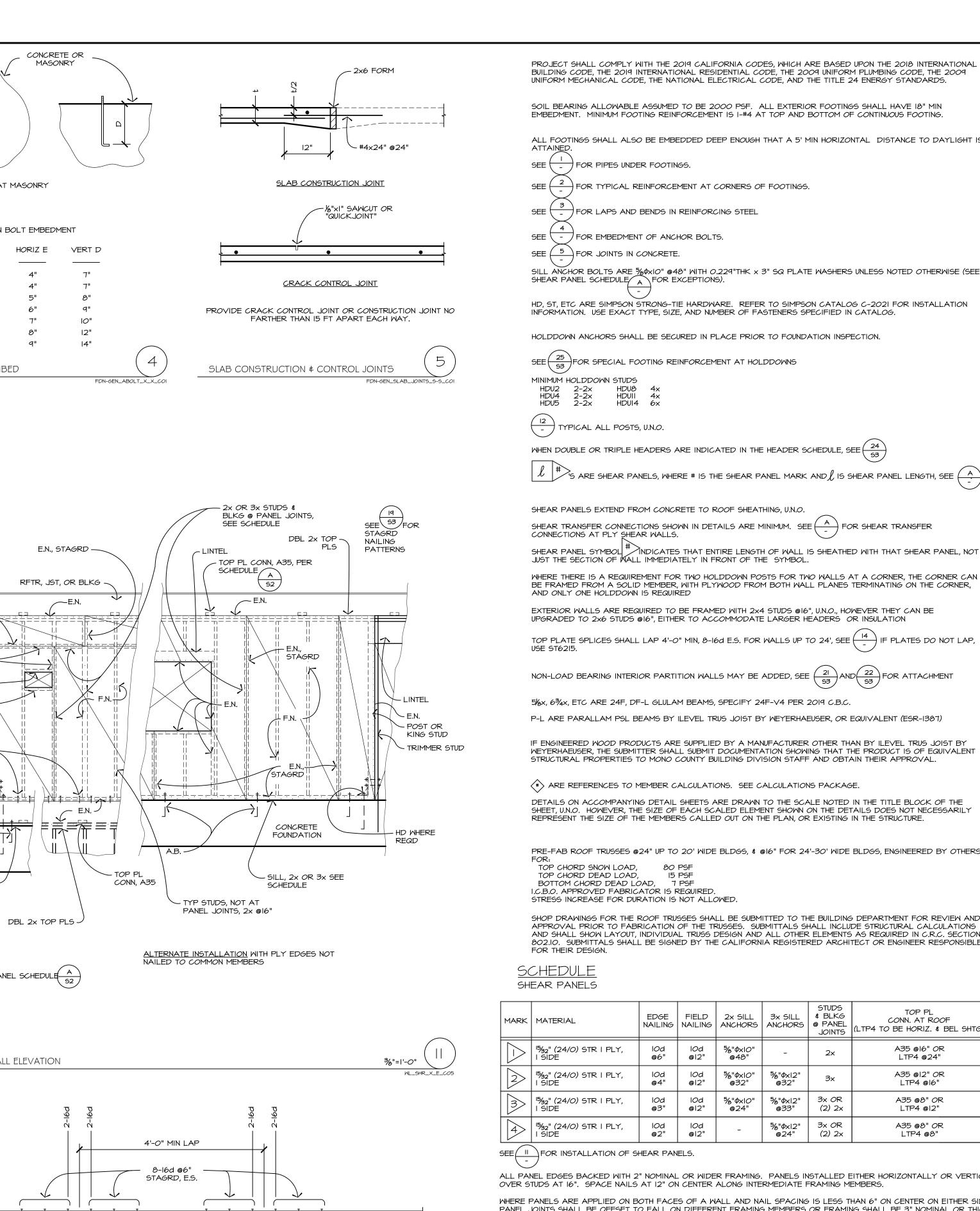
REVISIONS

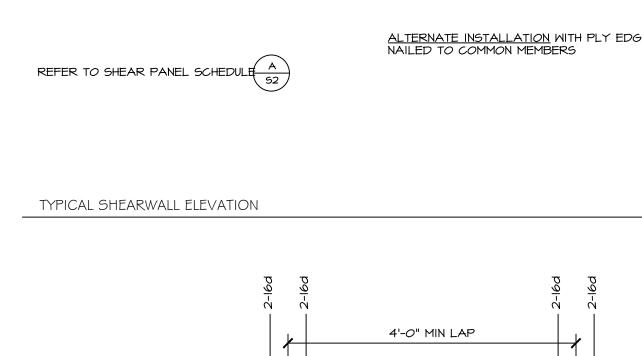


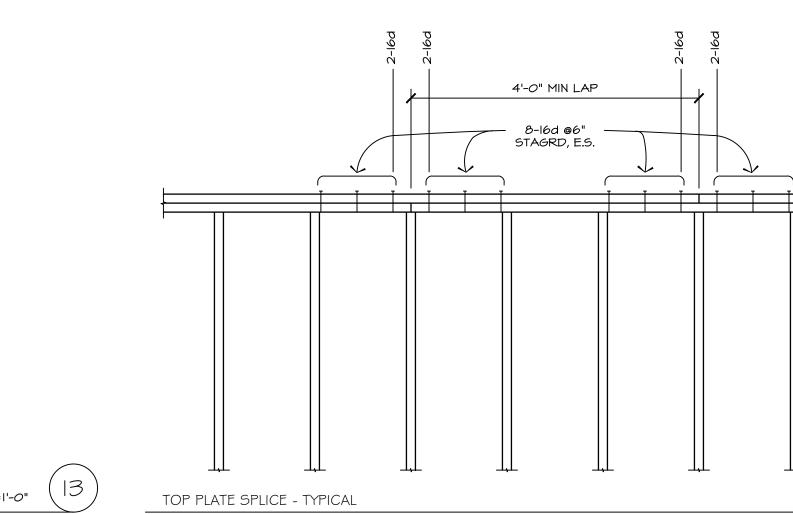


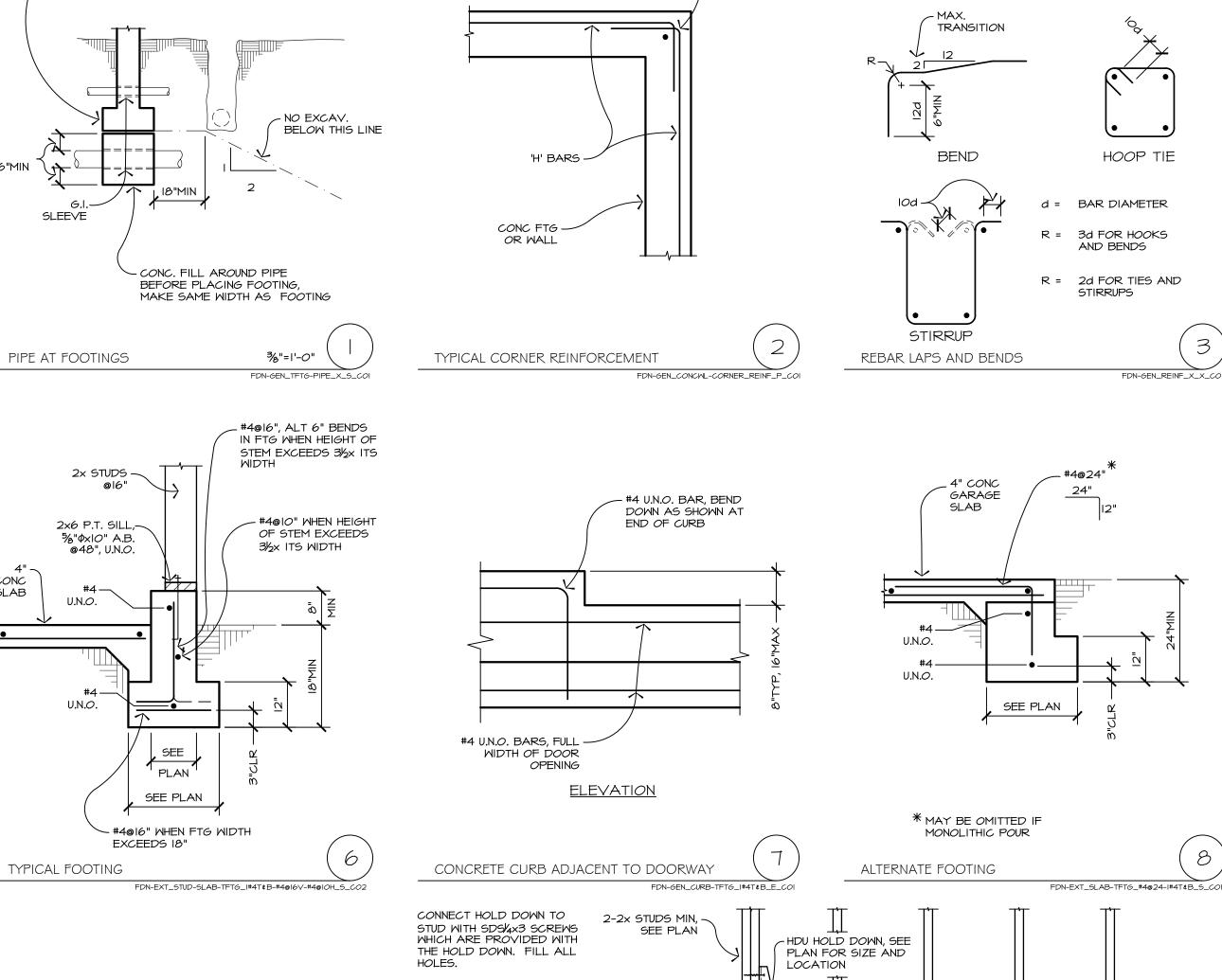


DATE SCALE 3/4" = 1'-0" DRAWN 2340-01-CU2









HOLDOWN AND ANCHOR BOLTS

12" BENDS -

- NO PIPES THROUGH

FOOTING

2x STUDS øl6"

∕4" CONC SLAB, SEE

SEE

PLAN

CONCRETE

FOUNDATION

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

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

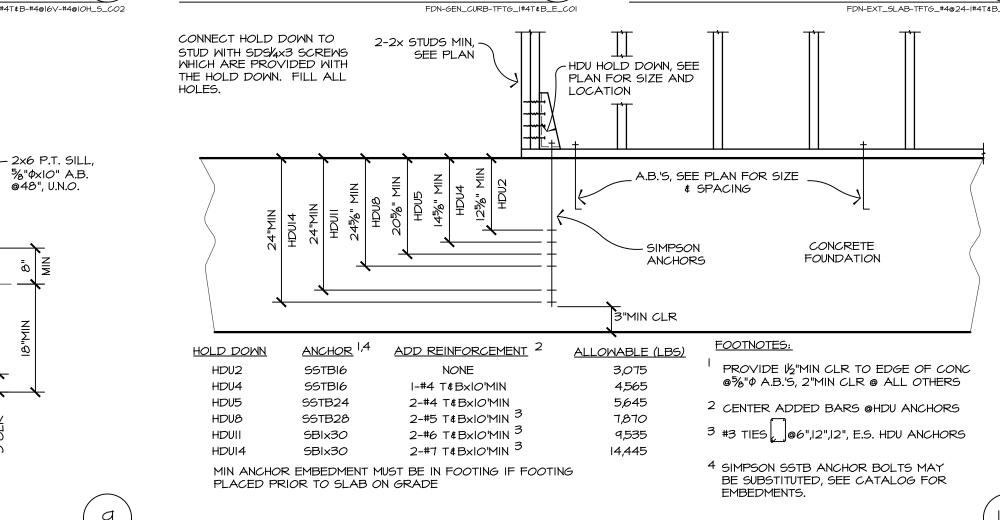
WL_STUD-PST-BPL-CONTFTG_A_E_COI

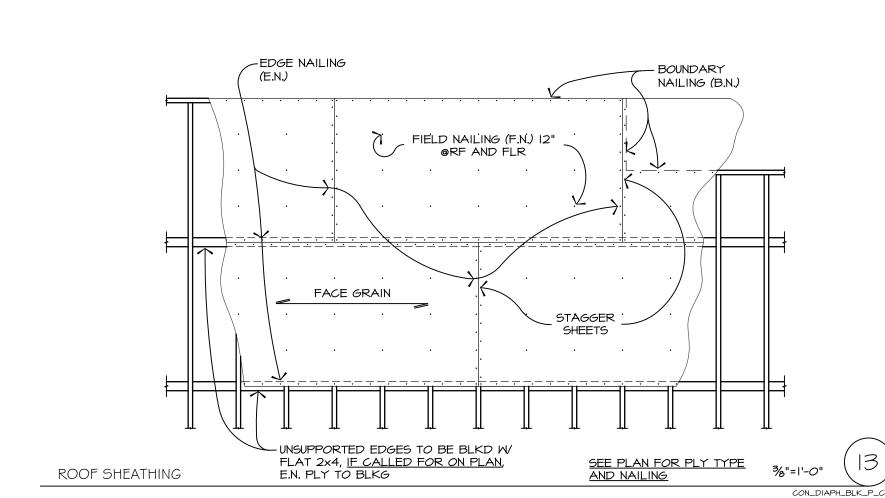
PLAN

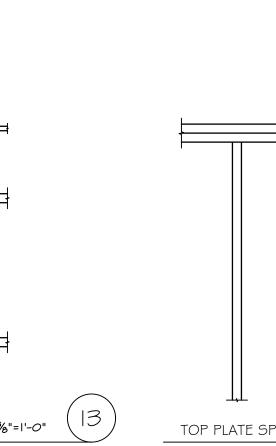
U.N.O.

ALTERNATE FOOTING

POST FRAMED INTO WALL







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

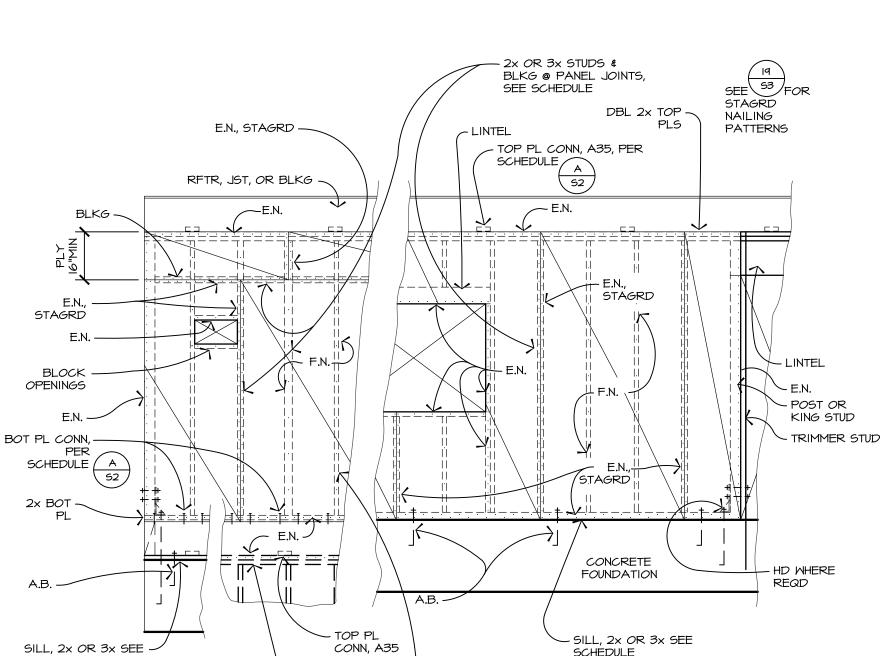
SCHEDULE

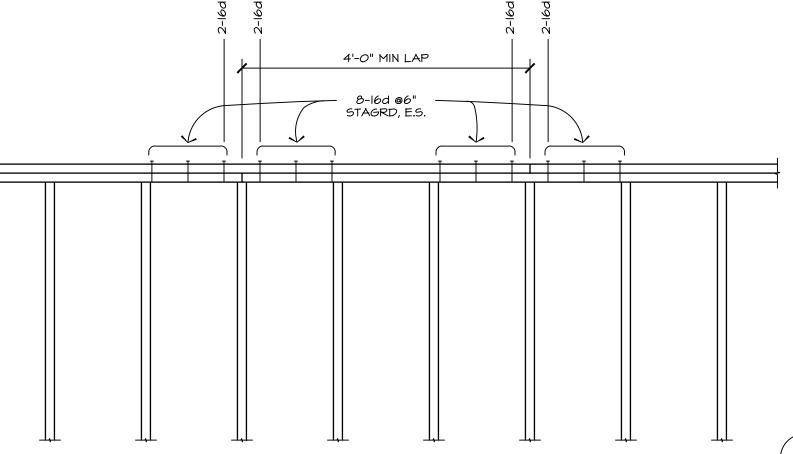
4"MIN

HOOK

LAP

— ½"MIN GROUT AT MASONRY MIN BOLT EMBEDMENT BOLT 1%"Φ ANCHOR BOLT EMBED





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 ATTAINED

FOR PIPES UNDER FOOTINGS.

 $\stackrel{2}{\longrightarrow}$ FOR TYPICAL REINFORCEMENT AT CORNERS OF FOOTINGS

FOR LAPS AND BENDS IN REINFORCING STEEL

SEE - FOR EMBEDMENT OF ANCHOR BOLTS. SEE (5) FOR JOINTS IN CONCRETE.

SILL ANCHOR BOLTS ARE $\frac{5}{6}$ ϕ xIO" @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.

SEE (23) FOR SPECIAL FOOTING REINFORCEMENT AT HOLDDOWNS MINIMUM HOLDDOWN STUDS

HDU8 HDUII HDUI4 6x

TYPICAL ALL POSTS, U.N.O.

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

ÍS ARE SHEAR PANELS, WHERE # IS THE SHEAR PANEL MARK AND ℓ IS SHEAR PANEL LENGTH, SEE $\stackrel{ extstyle A}{\longrightarrow}$

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

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

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

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

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 MEYERHAEUSER, 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" UP TO 20' WIDE BLDGS, \$ @16" FOR 24'-30' WIDE BLDGS, ENGINEERED BY OTHERS

TOP CHORD SNOW LOAD, TOP CHORD DEAD LOAD, BOTTOM CHORD DEAD LOAD, I.C.B.O. APPROVED FABRICATOR IS REQUIRED.

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

WL_TPL-TPL-STUD_4-16d_E_COI

			_					
MAR	K 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)
	> ¹⁵ / ₃₂ " (24/0) STR PLY, SIDE	10d @6"	10d @12"	%"¢×10" @48"	-	2x	A35 @16" OR LTP4 @24"	340
2	> ⁵ / ₃₂ " (24/0) STR PLY, SIDE	10d @4"	10d @12"	%"¢×10" @32"	%"¢×12" @32"	Зx	A35 @I2" <i>O</i> R LTP4 @I6"	510
3	> ¹⁵ / ₃₂ " (24/0) STR PLY, SIDE	10d @3"	10d @12"	%"¢×10" @24"	%"¢×12" @33"	3x OR (2) 2x	A35 @8" <i>O</i> R LTP4 @I2"	665
4	> ¹⁵ / ₃₂ " (24/0) STR PLY, SIDE	10d @2"	10d @12"	-	5⁄8"Φ×12" @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.

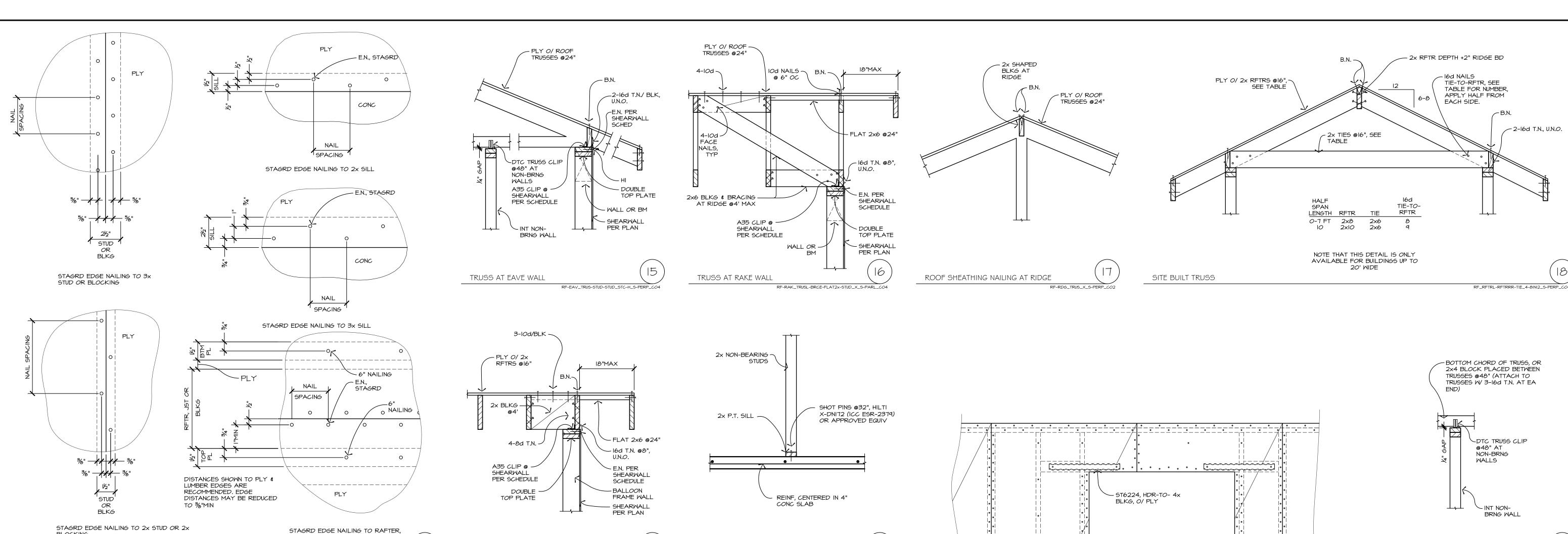
WHERE PANELS ARE APPLIED ON BOTH FACES OF A WALL AND NAIL SPACING IS LESS THAN 6" ON CENTER ON EITHER SIDE, PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS OR FRAMING SHALL BE 3" NOMINAL OR THICKER AND NAILS ON EACH SIDE SHALL BE STAGGERED.

EACH ANCHOR BOLT SHALL HAVE A MINIMUM OF 3"x3"x0.229" THICK PLATE WASHER. EDGE OF WASHER SHALL BE WITHIN 1/2" 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 $1\frac{3}{4}$ ". 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.





RF-RAK_RFTRL-FLAT2x-STUD_X_S-PARL_CO2

RAFTER AT RAKE WALL

JOIST OR BLOCKING

3"=1'-0"

WL_SHR-STAG-NAIL_X_E_CC

SHEARWALL NAILING

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.

INTERIOR NON BEARING WALL TO SLAB

FDN-INT_STUD-SLAB_SHTPN_S_CC

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 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

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

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

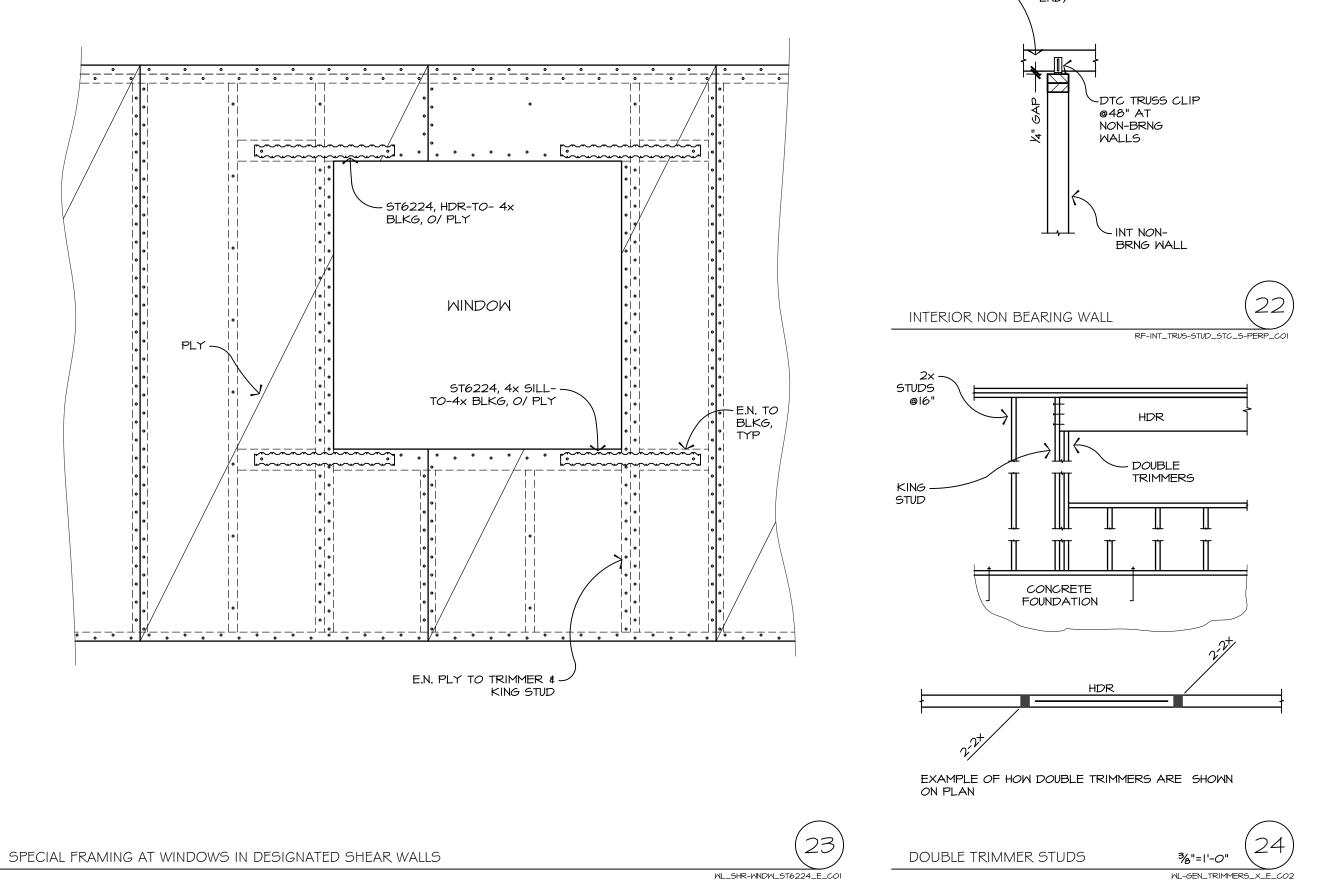
REQUIRED UPGRADES TO HAZARD DETECTORS

PROVIDED BY THE BUILDING OFFICIAL.

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.



WL_SHR-WNDW_ST6224_E_COI

REVISIONS

- 2-16d T.N., U.N.O.





comdev@mono.ca.gov www.monocounty.ca.gov MAY 2022 SCALE 3/4" = 1'-0" DRAWN

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
 - AISC 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 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.

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>

- TOP SURFACES OF SLABS DIRECTLY EXPOSED TO THE ELEMENTS.
- 3/4" INTERIOR SLABS; INSIDE FACES OF WALLS.

MOOD 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	<u>GRADI</u> NO. I
JOISTS AND SUB-PURLINS 2" WIDE, 2×6 OR DEEPER	NO. 2

STUDS, TOP PLATES, SILL PLATES AT BEARING WALLS, AND LEDGERS OF ALL WIDTHS

NO. 2 2x4 AND 3x4 STUDS CONSTRUCTION

BLOCKING, NON-BEARING SILL PLATES AND MISC.

- 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 1/8" DIAMETER x IO" BOLTS AT 4'-0" 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 %" 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 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:

2-8d 2-8d 3-8d 2-16d 16d AT 16" O.C 3-16d PER 16" 4-8d, TOENAIL OR 2-16d, END NAIL 16d AT 24" O.C. 16d AT 16" O.C. 8-16d 8d AT 6" O.C. 16d AT 16" O.C. ALONG EACH EDGE 3-8d 4-8d 3-16d 3-16d 3-8d 2-8d 2 - 8d

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 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

DMGEDGE NAILING EACH SIDE EACH WAY E.M. **EMBEDMENT** EMBED ETC

EX, EXIS EXISTING EXTERIOR FXT FLANGE FINISH FLOOR FINISH GRADE FLOOR JOIST FIELD NAILING

FLOOR GALVANIZED IRON GAUGE GLUE-LAMINATED BEAM GLUE-LAMINATED

GRADE HEADER HDRHANGER HEIGHT HORIZONTAL H, HOR INSIDE DIAMETER

INTERIOR INT JOIST KING STUD ANGLE SHAPE LAGBOLT LAMINATED LEDGER

MACHINE BOLT MAXIMUM MINIMUM MISCELLANEOUS MISC

NOT TO SCALE N.T.S. 0/ OVER ON CENTER 0.0. OUTSIDE DIAMETER O.D.

OΚ OKAYOPT OPTIONAL PARTITION PARTN PLASTER PLAS PIPE COLUMN OR PORTLAND CEMENT P.C.

PEN PENETRATION PLATE PLYWOOD PLY PSF POUNDS PER SQUARE FOOT PSI POUNDS PER SQUARE INCH PRESSURE TREATED P.T.

R, RAD RADIUS REQUIRED REQD RAFTER RFTR REINF REINFORCE(ING) RET RETAINING SPACED EQUALLY S.E.E.W. SPACED EQUALLY EACH WAY S.S.

SELECT STRUCTURAL SHT SHFFT SIM SIMILAR 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 T & G TONGUE AND GROOVED STRUCTURAL TUBE

TS TYP TYPICAL UNLESS NOTED OTHERWISE U.N.O. V, VERT VERTICAL WIDE FLANGE SHAPE MMITH W/O

MITHOUT MOOD

MD

REVISIONS

Q工

Mammoth Lakes



www.monocounty.ca.gov DATE MAY 2022 . SCALE N.T.S DRAWN MML

> 2340-01-CU2 SHEET

> > SHEETS