MONO COUNTY PRE-APPROVED GARAGE PLANS

MONO COUNTY, CA

ABBREVIATIONS

A & B	ABOVE AND BELOW
AB	ANCHOR BOLT
ABV	ABOVE
ACI	AMERICAN CONCRETE INSTITUTE
ADDL	ADDITIONAL
ADJ	ADJACENT
AESS	ARCHITECTURAL EXPOSED STRUCTURAL STEEL
AISC	AMERICAN INSTITUTE OF STEEL CONSTRUCTION
ALT	ALTERNATE
ALUM	ALUMINUM
ANCH	ANCHOR
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE
APA	ENGINEERED WOOD ASSOCIATION (FORMERLY THE AMERICAN PLYWOOD ASSOCIATION)
APPVD	APPROVED
APPROX	APPROXIMATE
ARCH	ARCHITECTURAL; ARCHITECT
AWPA	AMERICAN WOOD PRESERVERS ASSOCIATION
AWS	AMERICAN WELDING SOCIETY
AITC	AMERICAN INSTITUTE OF TIMBER CONSTRUCTION
ASTM	AMERICAN SOCIETY FOR TESTING MATERIALS
BLDG	BUILDING
BLK	BLOCK
BLKG	BLOCKING
BM	BEAM
BN	BOUNDARY NAIL
BOT OR B	BOTTOM
BRC	BRACE
BRG	BEARING
BTWN	BETWEEN
CANT	CANTILEVER
CAM OR C	CAMBER
CC	CENTER TO CENTER
CG	CENTER OF GRAVITY
CIP	CAST-IN-PLACE
CJ	CONSTRUCTION JOINT; CONTROL JOINT
CL	CENTER LINE
CLR	CLEARANCE; CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
COMP	COMPRESSION
CONC	CONCRETE
CONN	CONNECTION; CONNECT
CONSTR	CONSTRUCTION
CONT	CONTINUE; CONTINUOUS
CONTR	CONTRACTOR
CJP	COMPLETE JOINT PENETRATION WELD
CTR	CENTER
CTSK	COUNTERSINK; COUNTERSUNK
CU FT	CUBIC FOOT
d	PENNY (NAIL OR BAR DIA)
DBL	DOUBLE
DEPT	DEPARTMENT
DET	DETAIL
DF	DOUGLAS FIR/LARCH
DIA OR Ø	DIAMETER
DIAG	DIAGONAL
DIAPH	DIAPHRAGM
DIM	DIMENSION
DN	DOWN
DWG	DRAWING
DWL	DOWEL
EA	EACH
EF	EACH FACE
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATOR
EMBED	EMBEDMENT
EN	EDGE NAIL
ENGR	ENGINEER
EQ	EQUAL OR EQUIVALENT
EQUIP	EQUIPMENT
ES	EACH SIDE
EW	EACH WAY
EXIST or (E)	EXISTING
EXT	EXTERIOR
FDN	FOUNDATION
FIN	FINISH
FJ	FLOOR JOIST
FLG	FLANGE
FLR	FLOOR
FN	FIELD NAIL
FOC	FACE OF CONCRETE
FOM	FACE OF MASONARY
FOS	FACE OF STUD
FOW	FACE OF WALL
FRMG	FRAMING
FT	FOOT; FEET
FTA	FLOOR TIE ABOVE
FTG	FOOTING
GA	GAUGE
GALV	GALVANIZED
GB	GRADE BEAM
GLB	GLUED LAMINATED BEAM
GR	GRADE
GRND	GROUND
H or HORIZ	HORIZONTAL
HDR	HEADER

HGR	HANGER
HP	HIGH POINT
HSH	HORIZONTALLY SLOTTED HOLES
HT	HEIGHT
ID	INSIDE DIAMETER
IF	INSIDE FACE
I-JST	I-JOIST
IN	INCH
INCL	INCLUDE
INFO	INFORMATION
INSP	INSPECTION
INT	INTERIOR
JST	JOIST
JT	JOINT
K	KIPS
KS	KING STUD
KP	KING POST
KSI	KIPS PER SQUARE INCH
LB(S) OR #	POUND(S)
LF	LINEAL FOOT
LIN	LINEAL; LINEAR
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LP	LOW POINT
LSH	LONG SLOTTED HOLES
LSL	LAMINATED STRAND LUMBER
LT WT	LIGHTWEIGHT
LVL	LEVEL OR LAMINATED VENEER LUMBER
MAS	MASONRY
MATL	MATERIAL
MAX	MAXIMUM
MB	MACHINE BOLT
MECH	MECHANICAL
MFR	MANUFACTURER
MIN	MINIMUM; MINUTE
MISC	MISCELLANEOUS
(N)	NEW
N	NORTH
NO or #	NUMBER
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
OF	OUTSIDE FACE
OH	OPPOSITE HAND
OPNG	OPENING
OPP	OPPOSITE
ORIG	ORIGINAL
OSB	ORIENTED STRAND BOARD
PA	POST ABOVE
PARA OR //	PARALLEL
PC	PRECAST; PIECE
PERP	PERPENDICULAR
PI	PLYWOOD INDEX
PL OR PL.	PLATE
PL	PROPERTY LINE
PLF	PONDS PER LINEAL FOOT
PLCS	PLACES
PLY	PLYWOOD
PROP	PROPERTY
PT	PRESSURE TREATED
PW	PLATE WASHER
PJP	PARTIAL JOINT PENETRATION WELD
PREFAB	PREFABRICATED
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PSL	PARALLEL STRAND LUMBER
PVMT	PAVEMENT
#	POUND; NUMBER
REF	REFERENCE
REINF	REINFORCE; REINFORCING
REQD	REQUIRED
RF	ROOF
RR	ROOF RAFTER
Ø	ROUND; DIAMETER
SCHED	SCHEDULE
SECT	SECTION
SEP	SEPARATION
SHT	SHEET
SHTG	SHEATHING
SIM	SIMILAR
SOG	SLAB ON GRADE
SN	SHEAR NAIL
SPCG	SPACING
SPECS	SPECIFICATIONS
SQ	SQUARE
SS	STAINLESS STEEL
SSL	SHORT SLOTTED HOLES
STD	STANDARD
STGR	STAGGER
STIFF	STIFFENERS
STIRR	STIRRUP
STL	STEEL
STRUCT	STRUCTURAL
SW	SHEAR WALL
SYM	SYMMETRICAL
TB	TIE BEAM

T & B	TOP AND BOTTOM
T & G	TONGUE & GROOVE
TO	TOP OF
TOC	TOP OF CURB; TOP OF CONCRETE
TOF	TOP OF FOOTING
TEMP	TEMPERATURE; TEMPORARY
THRU	THROUGH
THK	THICKNESS/THICK
THR	THREADED
TOP or T	TOP
TOS	TOP OF STEEL/TOP OF SLAB
TOW	TOP OF WALL
TS	TRIMMER STUD
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
UT	ULTRA-SONIC TEST
VERT	VERTICAL
VSH	VERTICAL SLOTTED HOLES
W/	WITH
W/O	WITHOUT
WO	WHERE OCCURS
WD	WOOD
WP	WORK POINT; WATERPROOF
WWF	WELDED WIRE FABRIC

STRUCTURAL STEEL SHAPES

W	W SHAPE
C	AMERICAN STD CHANNEL SHAPE
MC	MISC CHANNEL SHAPE
L	ANGLE SHAPE
WT, ST, MT	STRUCT TEE SHAPE
PIPE	STANDARD PIPE SHAPE
PIPE-X	EXTRA STRONG PIPE SHAPE
PIPE-XX	DBL EXTRA STRONG PIPE SHAPE
HSS	HOLLOW STRUCTURAL SECTION

GENERAL NOTES

1. 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 THE WORK DESCRIBED IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION IMMEDIATELY. DO NOT PROCEED WITH THE WORK IN THE AREA OF DISCREPANCIES UNTIL ALL SUCH DISCREPANCIES ARE RESOLVED. IF THE CONTRACTOR CHOOSES TO DO SO, HE/SHE SHALL BE PRECEDING AT HIS/HER OWN RISK.
3. 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

PROJECT DIRECTORY

OWNER INFORMATION

CONTACT: ____________
EMAIL: ____________
ADDRESS: ____________
____
PHONE: ____________

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

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

ADDRESS: ____________
____
APNs: ____________
ZONING: ____________
LOT SIZE: ____________
LAND USE: ____________
EXISTING USE: ____________
PROPOSED USE: ____________

FLOOR AREA RATIO:
(TO BE PROVIDED BY COUNTY OF MONO OR TOWN OF MAMMOTH LAKE)

MAXIMUM FAR: ____________
PROPOSED FAR: ____________

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

BUILDING: ____________
PROPOSED FAR: ____________
HARDSCAPE/PAVING: ____________
LANDSCAPE: ____________

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

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

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

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 STYLE
ROOF RATING: CLASS A
HIGH FORE ZONE: REFER TO 'WILDLAND-URBAN INTERFACE FIRE AREA' AND 'VERY HIGH FIRE SEVERITY ZONE' SECTIONS ON SHEET

VICINITY MAP

PROVIDE BY OWNER:

PROJECT SCOPE

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

GARAGE TYPES

- ☐ 225 PSF LARGE OUTBUILDING 4 SHR WALL (14FT MIN x 30FT MAX)
- ☐ 255 PSF LARGE OUTBUILDING OPEN FRONT PLAN (10FT MIN x 24FT MAX)
- ☐ 225 PSF SMALL OUTBUILDING (6FT MIN x 14FT MAX)
- ☐ 140 PSF LARGE OUTBUILDING 4 SHR WALL (14FT MIN x 30FT MAX)
- ☐ 140 PSF LARGE OUTBUILDING OPEN FRONT PLAN (10FT MIN x 24FT MAX)
- ☐ 140 PSF SMALL OUTBUILDING (6FT MIN x 14FT MAX)
- ☐ 120 PSF LARGE OUTBUILDING 4 SHR WALL (14FT MIN x 30FT MAX)
- ☐ 120 PSF LARGE OUTBUILDING OPEN FRONT PLAN (10FT MIN x 24FT MAX)
- ☐ 120 PSF SMALL OUTBUILDING (6FT MIN x 14FT MAX)
- ☐ 80 PSF LARGE OUTBUILDING 4 SHR WALL (14FT MIN x 30FT MAX)
- ☐ 80 PSF LARGE OUTBUILDING OPEN FRONT PLAN (10FT MIN x 24FT MAX)
- ☐ 80 PSF SMALL OUTBUILDING (6FT MIN x 14FT MAX)

DEFERRED SUBMITTALS

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

HOLD HARMLESS CLAUSE

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

REVISIONS	BY

STANDARD STRUCTURAL REQUIREMENTS
SMALL OUTBUILDINGS WITH 120 PSF SNOW LOADS
MONO COUNTY, CALIFORNIA

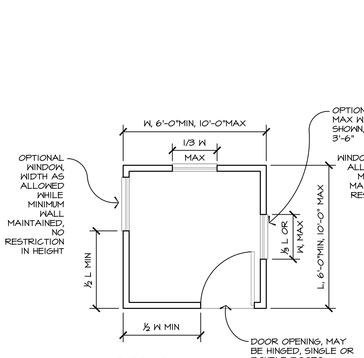
COUNTY OF MONO
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION

P.O. BOX 8
74 N. SCHOOL ST., ANNEX I
BRIDGEPORT, CA 93546
(760) 932-5420, FAX: 932-5432

P.O. BOX 3569
MAMMOTH LAKES, CA 93546
(760) 924-1800, FAX: 924-1801

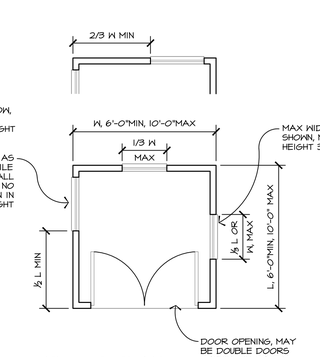
comdev@mono.ca.gov
www.monocounty.ca.gov

DATE MAY 2022
SCALE N.T.S
DRAWN JMM
JOB 2340-01-CU21
SHEET C1
OF 4 SHEETS



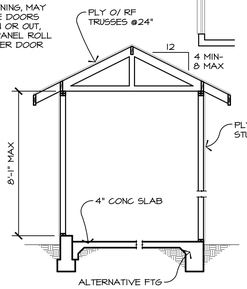
FLOOR PLAN, 6'-10' WIDE & DEEP BLDGS (L/W ≤ 1), W/ NO OPEN SIDE

¼"=1'-0"



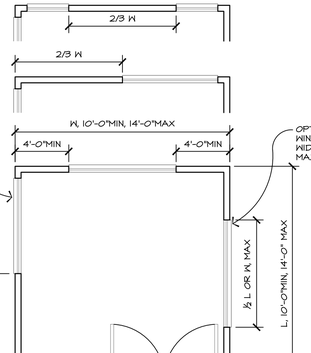
FLOOR PLAN, 6'-10' WIDE & DEEP BLDGS (L/W ≤ 1), W/ ONE OPEN SIDE

¼"=1'-0"



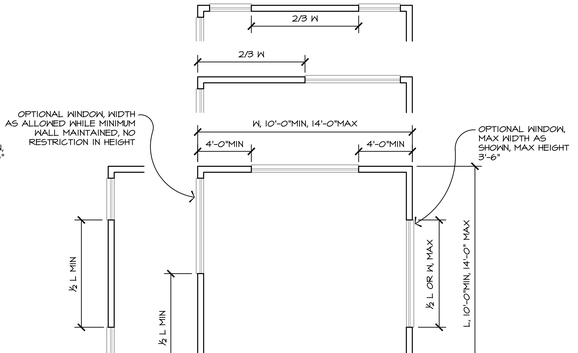
SECTION A, 6'-10' WIDE BLDGS

¼"=1'-0"



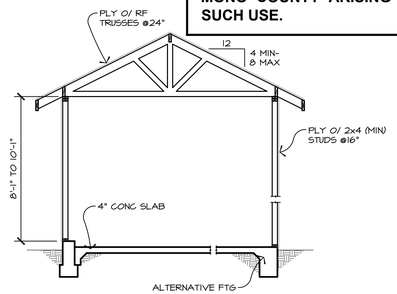
FLOOR PLAN, 10'-14' WIDE & DEEP BLDGS (L/W ≤ 1), W/ NO OPEN SIDE

¼"=1'-0"



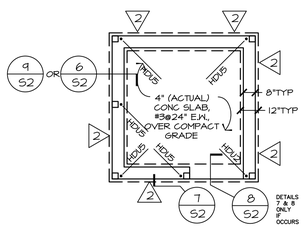
FLOOR PLAN, 10'-14' WIDE & DEEP BLDGS (L/W ≤ 1), W/ ONE OPEN SIDE

¼"=1'-0"



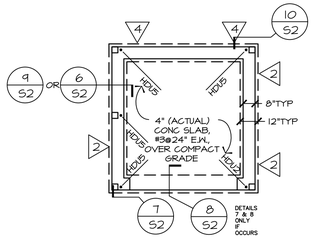
SECTION A, 10'-14' WIDE BLDGS

¼"=1'-0"



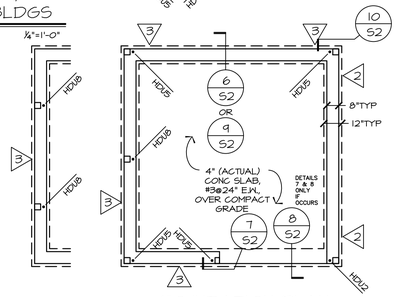
FOUNDATION PLAN, 6'-10' WIDE & DEEP BLDGS (L/W ≤ 1), W/ NO OPEN SIDE

¼"=1'-0"



FOUNDATION PLAN, 6'-10' WIDE & DEEP BLDGS (L/W ≤ 1), W/ ONE OPEN SIDE

¼"=1'-0"



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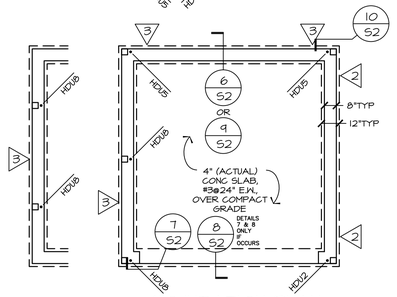
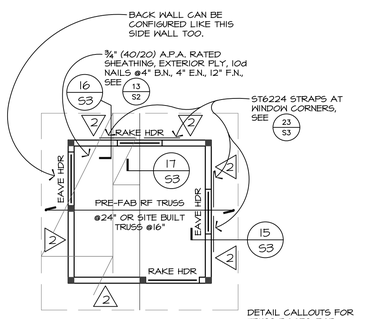
¼"=1'-0"



FOUNDATION PLAN, 10'-14' WIDE & DEEP BLDGS (L/W ≤ 1), W/ ONE OPEN SIDE

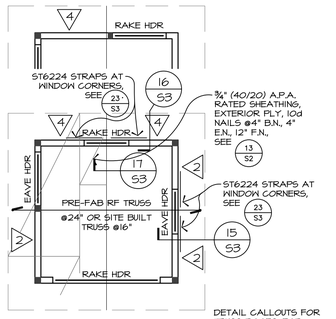
¼"=1'-0"



DETAIL CALLOUTS FOR TRUSS ROOFS, FOR RAFTERS AND COLLAR TIES, SEE AND

ROOF FRAMING PLAN, 6'-10' WIDE & DEEP BLDGS (L/W ≤ 1), W/ NO OPEN SIDE

¼"=1'-0"



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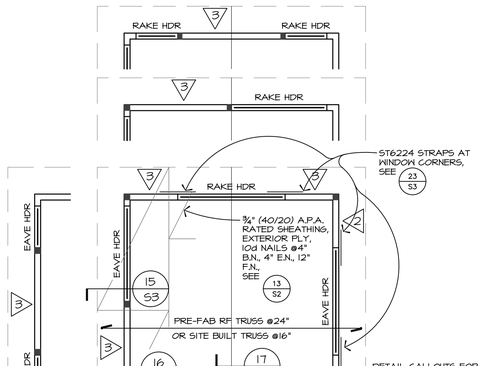
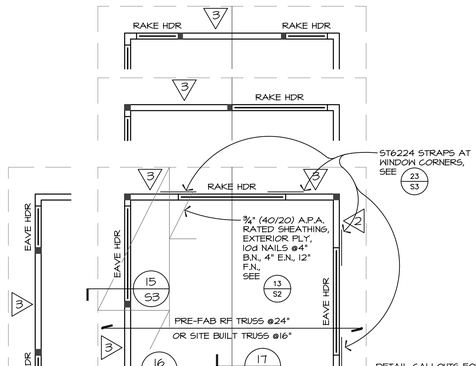


DETAIL CALLOUTS FOR TRUSS ROOFS, FOR RAFTERS AND COLLAR TIES, SEE AND

ROOF FRAMING PLAN, 10'-14' WIDE & DEEP BLDGS (L/W ≤ 1), W/ NO OPEN SIDE

¼"=1'-0"



DETAIL CALLOUTS FOR TRUSS ROOFS, FOR RAFTERS AND COLLAR TIES, SEE AND

ROOF FRAMING PLAN, 10'-14' WIDE & DEEP BLDGS (L/W ≤ 1), W/ ONE OPEN SIDE

¼"=1'-0"

SNOW LOADING CRITERIA: 120 PSF SLOPED ROOF SNOW LOAD (Ce = 1.0, Ct = 1.2, Is = 1.0, CS = 1.0)
140 PSF MAX GROUND SNOW LOAD, 120 PSF MAX FLAT SNOW LOAD

HEADER SPANS, EAVE WALLS, 6'-10' WIDE OUTBUILDINGS

HEADER SIZE	MAXIMUM ROUGH OPENING WIDTH	# OF TRIMMERS E.S.
4x6	3'-6"	1-2x4
4x8	4'-6"	1-2x4
4x10	5'-6"	1-2x4
4x12	6'-6"	1-2x4
6x8	4'-0"	1-2x6
6x8	6'-6"	1-2x6

HEADER SPANS, EAVE WALLS, 10'-14' WIDE OUTBUILDINGS

HEADER SIZE	MAXIMUM ROUGH OPENING WIDTH	# OF TRIMMERS E.S.
4x6	3'-0"	1-2x4
4x8	3'-6"	1-2x4
4x10	4'-6"	1-2x4
4x12	5'-6"	2-2x4
6x8	4'-0"	1-2x6
6x10	5'-6"	2-2x6
6x10	6'-6"	2-2x6

HEADER SPANS, RAKE WALLS, 6'-14' WIDE OUTBUILDINGS

HEADER SIZE	MAXIMUM ROUGH OPENING WIDTH	# OF TRIMMERS E.S.
4x6	5'-6"	1-2x4
4x8	6'-6"	1-2x4
4x10	8'-6"	1-2x4
4x12	10'-0"	1-2x4
3½x9¼ PARALLAM	12'-0"	1-2x4
3½x11⅞ PARALLAM	13'-0"	2-2x4
6x6	7'-0"	1-2x6
6x8	10'-0"	1-2x6
6x10	13'-0"	1-2x6

NOTES TO SUBMITTER

THESE PRESCRIPTIVE DESIGNS ARE INTENDED TO APPLY TO THE MOST COMMON SITUATIONS ENCOUNTERED IN MONO COUNTY. HOWEVER, UNIQUE SITE CONDITIONS OR SUBSTANTIAL DEVIATIONS FROM THESE DESIGNS AS DETERMINED BY THE BUILDING OFFICIAL MAY WARRANT ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESIGN REQUIREMENTS.

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

LASTLY THE SUBMITTER IS RESPONSIBLE FOR ALL SITE SPECIFIC REQUIREMENTS, INCLUDING FLOOD 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 1 WALL OR OPENINGS NEAR EDGES OF 2 WALLS. ALL OF THESE OPENINGS ARE OPTIONAL, AND AN OUTBUILDING CAN HAVE AS LITTLE AS ONE DOOR FOR AN OPENING.

OPENINGS CENTERED IN WALLS, SHOWN WITH ST6224 STRAPS AT THE CORNERS CAN ONLY BE WINDOWS. OPENINGS NEAR EDGES OF WALLS CAN BE WINDOWS OR DOORS. WITHIN A SPACE DESIGNATED FOR WINDOWS, THE OPENING CAN CONSIST OF ONE, OR MULTIPLE OPENINGS.

FOR PURPOSES OF THESE PLANS, THE WALL WITH THE MAIN DOOR SHALL BE CONSIDERED THE FRONT, THE WALL OPPOSITE THE MAIN DOOR SHALL BE CONSIDERED THE BACK, AND THE OTHER TWO WALLS SHALL BE CONSIDERED THE SIDE WALLS. NOTE THAT MORE THAN ONE WALL CAN HAVE A LARGE DOOR, AND IF SO, MUST MEET THE REQUIREMENTS SPELLED OUT IN THESE PLANS FOR THE FRONT WALL.

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

PRE-MANUFACTURED TRUSSES ARE RECOMMENDED, AND SHOULD USE DETAILS 14/S3, 18/S3, AND 19/S3. HOWEVER, RAFTERS AND COLLAR TIES ARE ALLOWED FOR BUILDINGS UP TO 16' WIDE, AND USE DETAILS 20/S3 AND 21/S3. NOTE THAT RAKE WALLS ARE TO BE BALLOON FRAMED TO BOTTOM OF RAFTERS.

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.

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 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.

MONO COUNTY PROVIDES THESE PLANS TO THE PUBLIC AS A COURTESY AND WITHOUT ANY WARRANTIES, EXPRESS OR IMPLIED, REGARDING THEIR FITNESS FOR ANY PARTICULAR APPLICATION. AMONG OTHER THINGS, MONO COUNTY DOES NOT REPRESENT OR WARRANT THAT THE DESIGNS WITHIN SAID PLANS ARE FREE FROM FLAWS OR DEFECTS. ANYONE UTILIZING THESE PLANS DOES SO AT THEIR OWN RISK AND WAIVES ANY CLAIMS AGAINST MONO COUNTY ARISING FROM SUCH USE.

REVISIONS	BY

STANDARD STRUCTURAL REQUIREMENTS
SMALL OUTBUILDINGS WITH 120 PSF SNOW LOADS
MONO COUNTY, CALIFORNIA

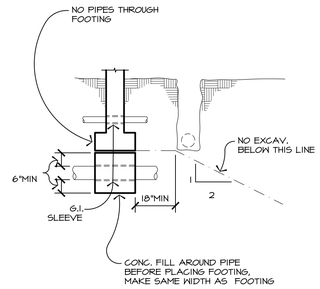
COUNTY OF MONO
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION

P.O. BOX 3569
MAMMOTH LAKES, CA 93546
(760) 924-1800, FAX: 924-1801

P.O. BOX 8 ANNEX I
74 N. SCHOOL ST.
BRIDGEPORT, CA 93546
(760) 932-5420, FAX: 932-5432

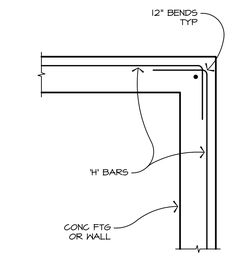
comdev@mono.ca.gov
www.monocounty.ca.gov

DATE	MAY 2022
SCALE	AS NOTED
DRAWN	JMM
JOB	2340-01-CU21
SHEET	S1
OF	4 SHEETS



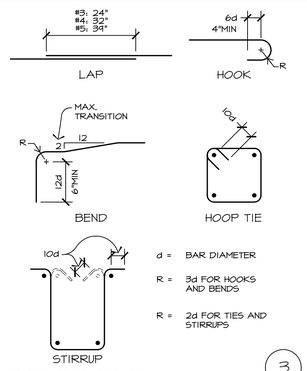
PIPE AT FOOTINGS — 3/8"=1'-0" — 1

FDN-GEN_TFTG-PIPE_X_S_GO1



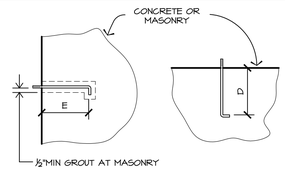
TYPICAL CORNER REINFORCEMENT — 2

FDN-GEN_CONCRL-CORNER_REINF_P_GO1



REBAR LAPS AND BENDS — 3

FDN-GEN_REINF_X_X_GO1

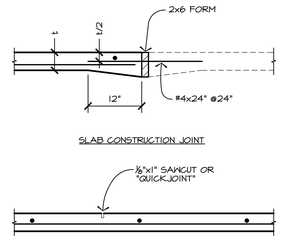


MIN BOLT EMBEDMENT

BOLT SIZE	HORIZ E	VERT D
½"ø	4"	7"
⅝"ø	4"	7"
¾"ø	5"	8"
⅞"ø	6"	9"
1"ø	7"	10"
1⅛"ø	8"	12"
1¼"ø	9"	14"

ANCHOR BOLT EMBED — 4

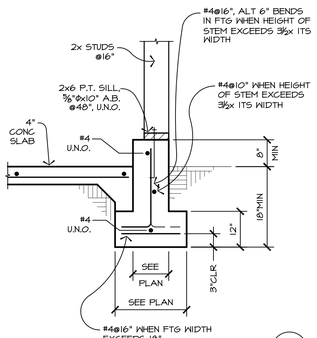
FDN-GEN_ABOLT_X_X_GO1



PROVIDE CRACK CONTROL JOINT OR CONSTRUCTION JOINT NO FARTHER THAN 15 FT APART EACH WAY.

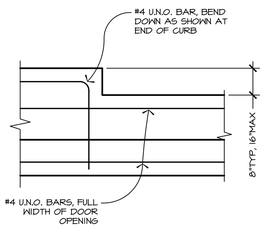
SLAB CONSTRUCTION & CONTROL JOINTS — 5

FDN-GEN_SLAB_JOINTS_S-S_GO1



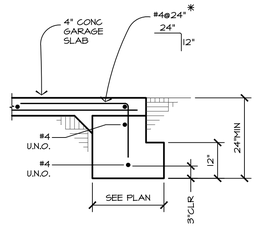
TYPICAL FOOTING — 6

FDN-EXT_STUD-SLAB-TFTG_1#4T&B-#4@16V-#4@OH_S_GO2



CONCRETE CURB ADJACENT TO DOORWAY — 7

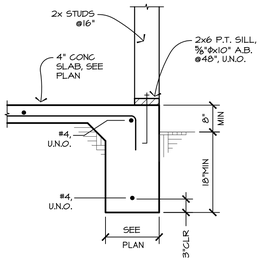
FDN-GEN_CURB-TFTG_1#4T4B_E_GO1



* MAY BE OMITTED IF MONOLITHIC POUR

ALTERNATE FOOTING — 8

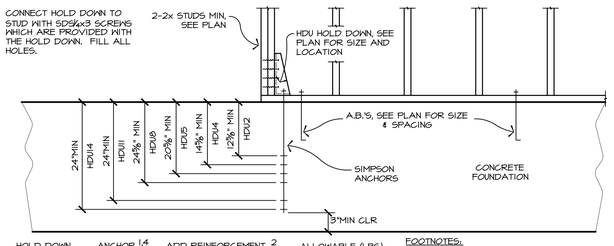
FDN-EXT_SLAB-TFTG_#4@24-1#4T4B_S_GO1



ALTERNATE FOOTING — 9

FDN-EXT_STUD-SLAB-IFTG_1#4T&B_S_GO2

CONNECT HOLD DOWN TO STUD WITH SDS¼x3 SCREWS WHICH ARE PROVIDED WITH THE HOLD DOWN. FILL ALL HOLES.



HOLD DOWN	ANCHOR [1,4]	ADD REINFORCEMENT [2]	ALLOWABLE (LBS)
HDU2	SSTB16	NONE	3,075
HDU4	SSTB16	1-#4 T&Bx10"MIN	4,565
HDU5	SSTB24	2-#4 T&Bx10"MIN	5,645
HDU8	SSTB28	2-#5 T&Bx10"MIN [3]	7,870
HDU11	SBI×30	2-#6 T&Bx10"MIN [3]	9,535
HDU14	SBI×30	2-#7 T&Bx10"MIN [3]	14,445

MIN ANCHOR EMBEDMENT MUST BE IN FOOTING IF FOOTING PLACED PRIOR TO SLAB ON GRADE

FOOTNOTES:

1 PROVIDE ⅛"MIN CLR TO EDGE OF CONC @⅝"ø A.B.'S, 2"MIN CLR @ ALL OTHERS

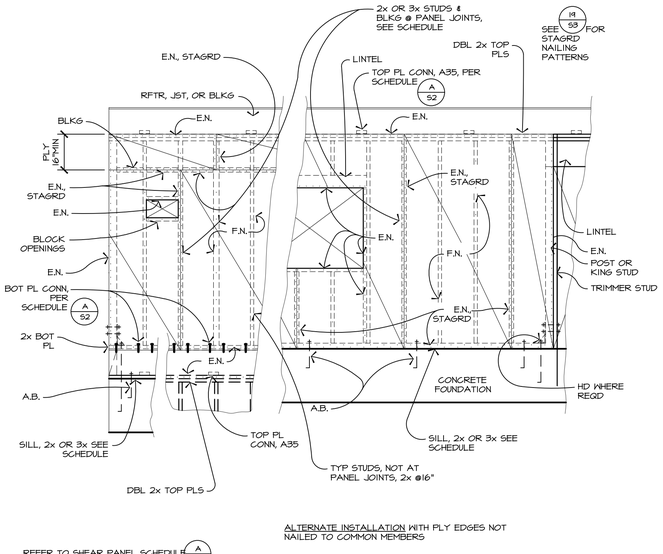
2 CENTER ADDED BARS @HDU ANCHORS

3 #3 TIES @6",12",12", E.S. HDU ANCHORS

4 SIMPSON SSTB ANCHOR BOLTS MAY BE SUBSTITUTED, SEE CATALOG FOR EMBEDMENTS.

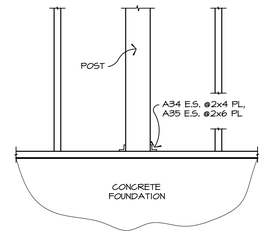
HOLDDOWN AND ANCHOR BOLTS — 10

WL_STUD-BPL-CONTFTG_HDU-1#4T4B_E_GO1



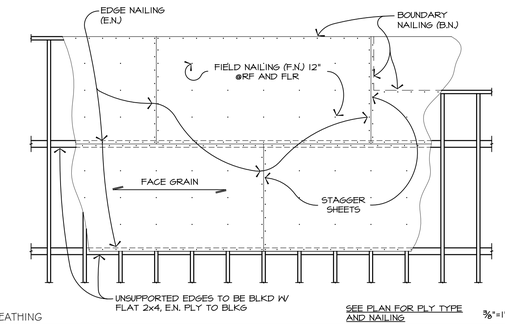
TYPICAL SHEARWALL ELEVATION — 3/8"=1'-0" — 11

WL_SHR_X_E_GO5



POST FRAMED INTO WALL — 12

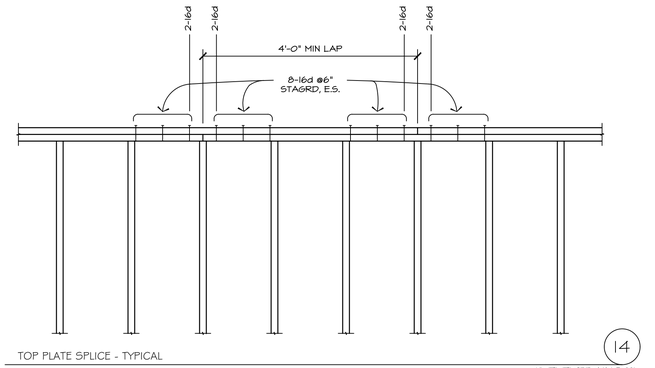
WL_STUD-PST-BPL-CONTFTG_A_E_GO1



SEE PLAN FOR PLY TYPE AND NAILING

ROOF SHEATHING — 3/8"=1'-0" — 13

CON_DIAPH_BLK_P_GO1



TOP PLATE SPLICE - TYPICAL — 14

WL_TPL-TPL-STUD_4-16d_E_GO1

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 ATTAINED.

SEE 1/- FOR PIPES UNDER FOOTINGS.

SEE 2/- FOR TYPICAL REINFORCEMENT AT CORNERS OF FOOTINGS.

SEE 3/- FOR LAPS AND BENDS IN REINFORCING STEEL

SEE 4/- FOR EMBEDMENT OF ANCHOR BOLTS.

SEE 5/- FOR JOINTS IN CONCRETE.

SILL ANCHOR BOLTS ARE ⅝"øx10" @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 25/53 FOR SPECIAL FOOTING REINFORCEMENT AT HOLDDOWNS

MINIMUM HOLDDOWN STUDS

HDU2	2-2x	HDU8	4x
HDU4	2-2x	HDU11	4x
HDU5	2-2x	HDU14	6x

12/- TYPICAL ALL POSTS, U.N.O.

WHEN DOUBLE OR TRIPLE HEADERS ARE INDICATED IN THE HEADER SCHEDULE, SEE 24/53

l # S ARE SHEAR PANELS, WHERE # IS THE SHEAR PANEL MARK AND l IS SHEAR PANEL LENGTH, SEE A/-

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

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

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

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

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

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

NON-LOAD BEARING INTERIOR PARTITION WALLS MAY BE ADDED, SEE 21/53 AND 22/53 FOR ATTACHMENT

5⅛x, 6¾x, 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" UP TO 24' WIDE BLDGS, @16" FOR 24'-30' WIDE BLDGS, ENGINEERED BY OTHERS FOR:
TOP CHORD SNOW LOAD, 120 PSF
TOP CHORD DEAD LOAD, 15 PSF
BOTTOM CHORD DEAD LOAD, 7 PSF
I.C.B.O. APPROVED FABRICATOR IS REQUIRED.
STRESS INCREASE FOR DURATION IS NOT ALLOWED.

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

SCHEDULE
SHEAR PANELS

MARK	MATERIAL	EDGE NAILING	FIELD NAILING	2x SILL ANCHORS	3x SILL ANCHORS	STUDS @ BLKG @ PANEL JOINTS	TOP PL CONN, AT ROOF (LTP4 TO BE HORIZ. @ BEL SHTG)	VALUE (LBS/FT)
1	⅜" (24/0) STR 1 PLY, 1 SIDE	10d @6"	10d @12"	⅝"ø x10" @48"	-	2x	A35 @16" OR LTP4 @24"	340
2	⅜" (24/0) STR 1 PLY, 1 SIDE	10d @4"	10d @12"	⅝"ø x10" @32"	3x	3x	A35 @12" OR LTP4 @16"	510
3	⅜" (24/0) STR 1 PLY, 1 SIDE	10d @3"	10d @12"	⅝"ø x10" @24"	⅝"ø x12" @33"	3x OR (2) 2x	A35 @8" OR LTP4 @12"	665
4	⅜" (24/0) STR 1 PLY, 1 SIDE	10d @2"	10d @12"	-	⅝"ø x12" @24"	3x OR (2) 2x	A35 @8" OR LTP4 @8"	860

SEE II/- 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 SHEATHING.

SQUARE WASHERS ARE PERMITTED TO HAVE A DIAGONALLY SLOTTED HOLE NOT MORE THAN ⅜" LARGER THAN THE BOLT DIAMETER AND SLOT LENGTH NOT TO EXCEED 1¾". IF SLOTTED, A STANDARD CUT WASHER IS REQUIRED BETWEEN THE PLATE WASHER AND THE NUT..

SPACING 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.

A
12-00860

REVISIONS	BY

STANDARD STRUCTURAL REQUIREMENTS
SMALL OUTBUILDINGS WITH 120 PSF SNOW LOADS
MONO COUNTY, CALIFORNIA

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BUILDING DIVISION
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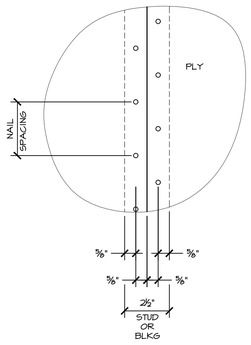
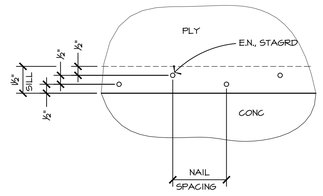
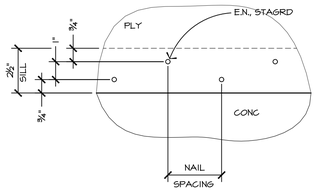
DATE	MAY 2022
SCALE	3/4" = 1'-0"
DRAWN	JMM
JOB	2340-01-CU21
SHEET	S2
OF	4 SHEETS



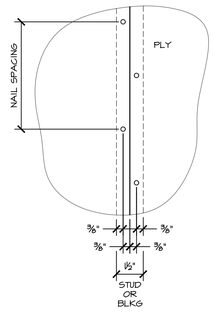
STAGRD EDGE NAILING TO 3x STUD OR BLOCKING



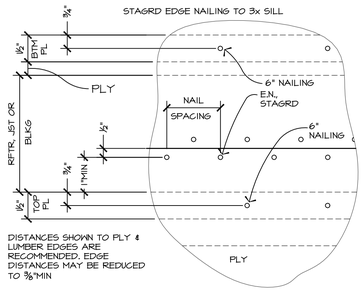
STAGRD EDGE NAILING TO 2x SILL



STAGRD EDGE NAILING TO 3x SILL



STAGRD EDGE NAILING TO 2x STUD OR 2x BLOCKING

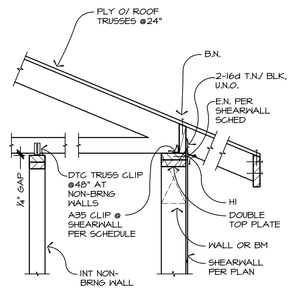


DISTANCES SHOWN TO PLY & LUMBER EDGES ARE RECOMMENDED. EDGE DISTANCES MAY BE REDUCED TO ⅜"MIN

STAGRD EDGE NAILING TO RAFTER, JOIST OR BLOCKING

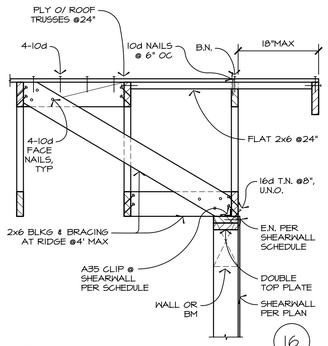
SHEARWALL NAILING — 3"=1'-0" — 19

PE_SHR-STAG-NAIL_X_E_C01



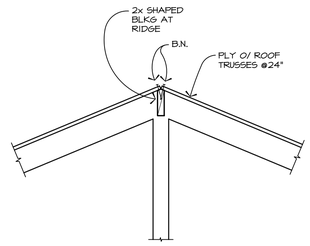
TRUSS AT EAVE WALL — 15

RF-EAV_TRUS-STUD-STUD_STC-H_S-PERP_C04



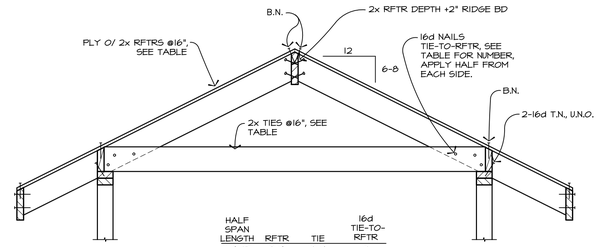
TRUSS AT RAKE WALL — 16

RF-RAK_TRUSL-BRCE-FLAT2x-STUD_X_S-PARL_C04



ROOF SHEATHING NAILING AT RIDGE — 17

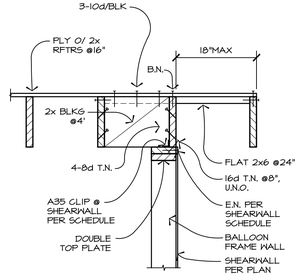
RF-RDG_TRUS_X_S-PERP_C02



NOTE THAT THIS DETAIL IS ONLY AVAILABLE FOR BUILDINGS UP TO 16' WIDE

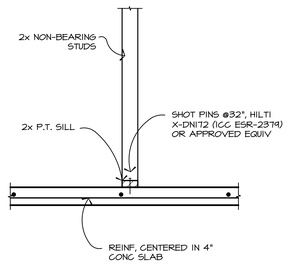
SITE BUILT TRUSS — 18

RF_RFTRL-RFTRRR-TIE_4-8IN2_S-PERP_C04



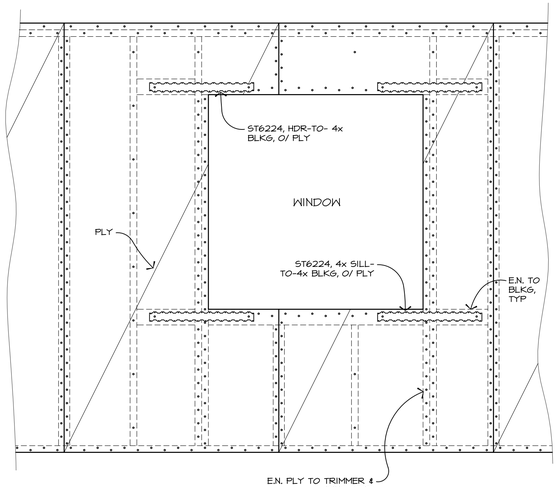
RAFTER AT RAKE WALL — 20

RF-RAK_RFTRL-FLAT2x-STUD_X_S-PARL_C02



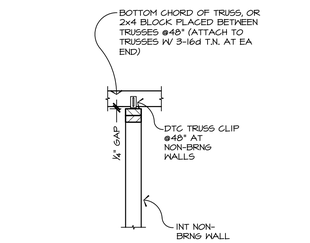
INTERIOR NON BEARING WALL TO SLAB — 21

FDN-INT_STUD-SLAB_SHTRL_S_C01



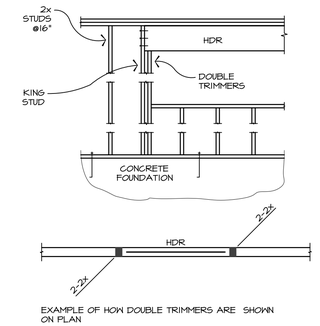
SPECIAL FRAMING AT WINDOWS IN DESIGNATED SHEAR WALLS — 23

PE_SHR-WDW_ST6224_E_C01



INTERIOR NON BEARING WALL — 22

RF-INT_TRUS-STUD_STC_S-PERP_C01



EXAMPLE OF HOW DOUBLE TRIMMERS ARE SHOWN ON PLAN

DOUBLE TRIMMER STUDS — ⅜"=1'-0" — 24

PE_GEN_TRIMMERS_X_E_C02

ADDITIONAL ARCHITECTURAL AND SITE SPECIFIC REQUIREMENTS

IF A PROPOSED OUTBUILDING IS WITHIN 5' OF A PROPERTY LINE, ADDITIONAL FIRE PROTECTION REQUIREMENTS WILL NEED TO BE ADDRESSED. THESE REQUIREMENTS ARE BEYOND THE SCOPE OF THESE PLANS AND NEED TO BE ADDRESSED BY THE SUBMITTER.

THERE IS A HIGH LIKELIHOOD THAT THESE STRUCTURES WILL NEED TO COMPLY WITH CALIFORNIA 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.

IF THE OUTBUILDING IS TO HAVE A CEILING UNDER THE TRUSS OR COLLAR TIES, FORMING AN ATTIC, THE FOLLOWING ATTIC REQUIREMENTS SHALL BE MET. THE ATTIC MUST HAVE A NET VENTILATION OF 1 SQUARE FOOT PER 150 SQUARE FOOT OF AREA. IF THE ATTIC AREA EXCEEDS 30 SQUARE FEET AND HAS A CLEAR HEIGHT OF OVER 30", AN OPENING OF 20"X30" SHALL BE PROVIDED. 30" MINIMUM CLEAR HEADROOM SHALL BE PROVIDED AT OR ABOVE THE ACCESS 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 NEED TO BE PROVIDED.

ACCESSORY STRUCTURES WITH ELECTRICAL SERVICE IS BEYOND THE SCOPE OF THESE PLANS. WHERE ELECTRICAL SERVICE IS REQUESTED, PLANS FOR OUTLET AND LIGHTING LOCATIONS, WIRE, CONDUIT SIZES, ETC SHALL BE SUBMITTED WITH THE PERMIT APPLICATION. THE ELECTRICAL PLANS SHALL INDICATE SIZE OF THE ELECTRICAL SERVICE PANEL AND THE MAIN SOURCE OF THE POWER.

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

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

REQUIRED UPGRADES TO HAZARD DETECTORS

IN EXISTING RESIDENCES WHERE THE COST OF ALTERATIONS, REPAIRS OR ADDITIONS (INCLUDING OUTBUILDINGS/ACCESSORY STRUCTURES) EXCEEDS $1,000 SMOKE DETECTORS MUST BE BROUGHT UP TO CODE AND CARBON MONOXIDE DETECTORS MUST BE INSTALLED.

INSTALL SMOKE DETECTORS AS REQUIRED BY SECTION 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.

REVISIONS	BY

STANDARD STRUCTURAL REQUIREMENTS
SMALL OUTBUILDINGS WITH 120 PSF SNOW LOADS
MONO COUNTY, CALIFORNIA

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

P.O. BOX 3569
MAMMOTH LAKES, CA 93546
(760) 924-1800, FAX: 924-1801

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

DATE	MAY 2022
SCALE	3/4" = 1'-0"
DRAWN	JMM
JOB	2340-01-CU21
SHEET	S3
OF	4 SHEETS

SPECIFICATIONS AND GENERAL CONSTRUCTION NOTES

GENERAL REQUIREMENTS:

1. CODES AND REFERENCES
   - A. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE REQUIREMENTS OF THE 2019 CALIFORNIA BUILDING CODE (C.B.C.) AND 2019 CALIFORNIA RESIDENTIAL CODE (C.R.C.) BASED UPON THE 2018 INTERNATIONAL BUILDING CODE (I.B.C.) AND 2018 INTERNATIONAL RESIDENTIAL CODE (I.R.C.)
   - B. A THOROUGH PLANCHECK SHALL BE MADE BY A QUALIFIED REPRESENTATIVE OF THE BUILDING DEPARTMENT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. CORRECTIONS, 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
AITC	AMERICAN INSTITUTE OF TIMBER CONSTRUCTION
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE
APA	AMERICAN PLYWOOD ASSOCIATION
ASTM	AMERICAN SOCIETY OF TESTING MATERIALS
AWS	AMERICAN WELDING SOCIETY
ICC	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'_c IN EXCESS OF 2500 PSI.
   - B. ALL FIELD WELDING, OR WELDING PERFORMED IN AN UNLICENSED FABRICATING SHOP.
   - C. ALL CERTIFIED COMPACTED FILL.
   - D. SHEARWALL NAILING 4" O.C. OR CLOSER
   - E. SUCH OTHER ITEMS AS MAY BE REQUIRED BY CHAPTER 17 OF THE C.B.C. OR BY THE LOCAL BUILDING DEPARTMENT.
3. TEMPORARY BRACING

   THE CONTRACTOR SHALL PROVIDE SAFE AND ADEQUATE BRACES AND CONNECTIONS TO SUPPORT THE COMPONENT PARTS OF THE STRUCTURE UNTIL THE STRUCTURE ITSELF (INCLUDING THE FLOOR AND ROOF DIAPHRAGMS) IS COMPLETE ENOUGH TO ADEQUATELY SUPPORT ITSELF. CONCRETE OR MASONRY WALLS ARE NOTED IN PARTICULAR.
4. SHOP (OR FABRICATION) DRAWINGS, DESIGNS
   - A. WE RECOMMEND THE SUBMITTER REVIEW ALL REQUIRED SHOP DRAWINGS AS TO THEIR GENERAL CONFORMANCE TO THE DESIGN CONCEPT. CONTRACTOR SHALL BE RESPONSIBLE, NONETHELESS, FOR COMPLIANCE AND DIMENSIONS AND SHALL SUBMIT SHOP DRAWINGS, IF APPLICABLE, FOR THE FOLLOWING: (REBAR PLACING DRAWINGS NOT REQUIRED)
     1. GLULAM BEAMS AND PANELIZED ROOF FRAMING.
     2. STRUCTURAL STEEL AND TAPERED STEEL GIRDERS.
     3. CONCRETE POURING SEQUENCE, SHORING DETAILS AND SPECIAL CONSTRUCTION TECHNIQUES (ARCHITECT OR CIVIL OR STRUCTURAL ENGINEER'S CERTIFICATION MAY BE REQUIRED).
     4. SUCH OTHER ITEMS AS MAY BE REQUIRED ON PLANS.

     CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AND COMPLIANCE CERTIFICATES TO THE BUILDING DEPARTMENT WHEN REVIEWED.
   - B. WHERE DESIGN AND DETAILS OF PLATE GIRDERS, TRUSSES, etc, ARE TO BE PROVIDED BY FABRICATOR, CONTRACTOR SHALL SUBMIT CALCULATIONS AND DRAWINGS PREPARED AND CERTIFIED BY AN ARCHITECT, OR A CIVIL OR STRUCTURAL ENGINEER TO THE SUBMITTER AND TO THE BUILDING DEPARTMENT FOR REVIEW PRIOR TO FABRICATION.
5. OPTIONS AND SUBSTITUTIONS
   - A. OPTIONS, IF PROVIDED HEREIN, ARE BOTH FOR CONTRACTOR'S CONVENIENCE AND THE OWNER'S ADVANTAGE. "SUBSTITUTIONS," IF SUGGESTED BY THE CONTRACTOR, MUST BE APPROVED BY BOTH THE SUBMITTER AND THE OWNER (IF DIFFERENT) AND SHALL NOT DIMINISH THE DEGREE OF QUALITY INTENDED ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CHANGES NECESSARY SHALL COORDINATE ALL DETAILS, AND SHALL OBTAIN ALL REQUIRED APPROVALS.
6. PROTECTION BY CONTRACTOR
   - A. CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES WHETHER OR NOT SHOWN ON THE DRAWINGS AND PROTECT THEM FROM DAMAGE.
   - B. THEY SHALL COMPLY WITH ALL LAWS AND REGULATIONS REGARDING PROTECTION OF THE PUBLIC AND THE WORKMEN DURING CONSTRUCTION.
   - C. THEY SHALL BEAR ALL EXPENSE OF REPAIR OR REPLACEMENT RELATIVE TO THE PROSECUTION OF THIS WORK.

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

1. SEE FOUNDATION PLAN FOR COMPLETE DATA: DESIGN SOIL PRESSURE, FOUNDATION DEPTH etc. IF A SOIL REPORT EXISTS FOR A PROPERTY AND PROJECT, IT SHALL BE A PART OF THESE PLANS AND ALL OF ITS REQUIREMENTS AND RECOMMENDATIONS SHALL BE PERFORMED BY THE CONTRACTOR WHO SHALL OBTAIN A COPY OF SAID REPORT. IN ABSENCE OF SOIL REPORT AND INSPECTION BY SOIL ENGINEER, CONTRACTOR SHALL NOTIFY OWNER IF THEY ENCOUNTERS ANY UNUSUAL SOIL CONDITIONS (SOFT OR UNSTABLE SOIL, WET SOIL, etc).
2. SLABS ON GRADE: PROVIDE CONSTRUCTION OR CRACK-CONTROL JOINTS SPACED NO FARTHER THAN 15' APART. SLAB AREAS PLACED SHALL NOT EXCEED 225 SQUARE FEET. FILL MATERIAL SHALL BE FREE OF VEGETATION AND FOREIGN MATERIAL. FILL SHALL BE COMPACTED TO ASSURE UNIFORM SUPPORT FOR THE SLAB. EXCEPT WHERE APPROVED, THE FILL DEPTHS SHALL NOT EXCEED 24" FOR CLEAN SAND OR GRAVEL AND 8" FOR EARTH. A BASE COURSE OF 4 INCHES, CONSISTING OF CLEAN GRADED SAND, GRAVE OR CRUSHED STONE PASSING A 2 INCH SIEVE SHALL BE PLACED ON THE PREPARED SUBGRADE WHEN THE SLAB IS BELOW GRADE, UNLESS THE EXISTING SOIL IS A WELL-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):

1. ALL CONCRETE SHALL BE MIXED, FORMED AND PLACED ACCORDING TO THE AMERICAN CONCRETE INSTITUTE (ACI) BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE, ACI 318-14.
2. CONCRETE SHALL HAVE A MINIMUM ULTIMATE COMPRESSIVE STRENGTH OF 2500 PSI AT 28 DAYS. USE 6 SACKS OF CEMENT (MINIMUM) PER YARD OF CONCRETE FOR WEATHER DURABILITY. EXCEPTIONS SHALL BE NOTED HEREIN OR ON PLANS.
3. CEMENT FOR CONCRETE SHALL BE A STANDARD BRAND "PORTLAND CEMENT," MEETING THE REQUIREMENTS OF ASTM C150, TYPE II OR IV, LOW ALKALI.
4. AGGREGATES FOR CONCRETE SHALL MEET THE REQUIREMENTS OF ASTM C33.
5. CONCRETE SHALL BE MACHINE-MIXED USING A MAXIMUM OF 7⅛ 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 ¼" 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, 90⅛ BEND AT EMBEDDED END. ANCHOR BOLTS SHALL BE SPACED 12 DIAMETERS, MINIMUM.
10. EXPANSION BOLTS, ITW RAMSET/"RED HEAD," etc, MAY BE USED IN LIEU OF CAST-IN-PLACE BOLTS WHERE SPECIAL CONDITIONS WARRANT THEIR USE, IF APPROVED BY THE LOCAL BUILDING DEPARTMENT

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

1. ALL REINFORCING STEEL SHALL MEET THE REQUIREMENTS OF, AND BE PLACED IN ACCORDANCE WITH, THE AMERICAN CONCRETE INSTITUTE (ACI) BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE, ACI 318-14.
2. REINFORCING STEEL SHALL BE INTERMEDIATE GRADE DEFORMED U.N.O. (EXCEPT #2 TIES OR STIRRUPS) BARS CONFORMING TO ASTM A615, GRADE 40 TYPICALLY. STAGGER LAPS WHERE PERMISSIBLE.
3. ALL WELDED REBAR TO BE GRADE A706.
4. WIRE MESH SHALL CONFORM TO ASTM A185. LAP 8" MINIMUM.
5. LOW HYDROGEN, E70 SERIES, WELDING RODS SHALL BE USED FOR ALL WELDING OF REINFORCING BARS COMPLYING WITH AWS D1.4.
6. PROVIDE DOWELS IN FOOTINGS AND/OR GRADE BEAMS THE SAME SIZE AND NUMBER AS VERTICAL WALL REINFORCING. PROJECT DOWELS EQUAL TO STANDARD LAP SPLICE AND WIRE TO VERTICAL STEEL.
7. #5 OR LARGER REBAR SHALL NOT BE RE-BENT WITHOUT APPROVAL.
8. MINIMUM CONCRETE COVER SHALL BE:

3"	CONCRETE POURED AGAINST EARTH, BOTTOM AND SIDES.
2"	FORMED CONCRETE WHICH WILL REMAIN IN CONTACT WITH EARTH, INCLUDING STEEL IN TOP SURFACES OF FOOTINGS AND WALL SURFACES IN CONTACT WITH EARTH.
½"	BEAMS, MEASURED TO MAIN STEEL; COLUMNS, MEASURED TO TIES OR SPIRALS; EXPOSED FACES OF WALLS ABOVE GRADE OR THEIR SURFACES NOT IN CONTACT WITH EARTH.
1"	TOP SURFACES OF SLABS DIRECTLY EXPOSED TO THE ELEMENTS.
¾"	INTERIOR SLABS; INSIDE FACES OF WALLS.

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

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

	GRADE
JOISTS, BEAMS, PURLINS AND POSTS 6" AND WIDER	NO. 1
JOISTS AND SUB-PURLINS 2" WIDE, 2x6 OR DEEPER STUDS, TOP PLATES, SILL PLATES AT BEARING WALLS, AND LEDGERS OF ALL WIDTHS	NO. 2
2x4 AND 3x4 STUDS	NO. 2
BLOCKING, NON-BEARING SILL PLATES AND MISC.	CONSTRUCTION

2. COMMON NAILS SHALL BE USED.
3. SILLS OR PLATES BEARING ON CONCRETE OR MASONRY WHICH IS WITHIN 48" OF EARTH SHALL BE PRESSURE TREATED (P.T.). SILLS SHALL BE BOLTED TO THE FOUNDATION WITH ⅝" DIAMETER x 10" BOLTS AT 4'-0" O.C., 12" MIN. FROM ENDS, OR 2 BOLTS MIN PER PIECE, U.N.O.
4. FIREBLOCKING, 2" THICK, SHALL BE PLACED IN STUD WALLS AT CEILING AND FLOOR LEVELS, AT EACH 10' HEIGHT OF STUDS, AND BETWEEN STAIR STRINGERS AT SUPPORTS.
5. JOISTS AND RAFTERS SHALL BE BLOCKED AT SUPPORTS AND BRIDGED OR BLOCKED AT INTERVALS OF 8' WHERE JOISTS ARE 2x12'S OR DEEPER.
6. PLYWOOD SHALL BE PER APA PS 1-07. PROVIDE A ⅛" SPACE BETWEEN ALL JOINTS.
7. LAGBOLTS (AND SCREWS) SHALL BE PRE-DRILLED ⅛" LESS THAN SHANK DIAMETER TO FULL DEPTH AND SCREWED (NOT DRIVEN) INTO PLACE.
8. CUT WASHERS SHALL BE PLACED UNDER HEADS AND NUTS OF ALL BOLTS AND UNDER HEADS OF LAGBOLTS. CUT WASHER SHALL BE USED FOR BOLTS CONNECTING WOOD LEDGERS TO CONCRETE OR MASONRY WALLS.
9. SEE NOTES BELOW SHEAR PANEL SCHEDULE FOR REQUIREMENTS FOR WASHERS AT SILL PLATE ANCHOR BOLTS.
10. ALL STRUCTURAL PLYWOOD NAILING (ROOF, FLOOR AND WALLS) SHALL BE INSPECTED BY THE BUILDING INSPECTOR PRIOR TO COVERING.
11. STUDS IN BEARING WALLS SHALL NOT BE NOTCHED UNLESS SPECIFICALLY DETAILED BY IN THESE PLANS, OR BY A LICENSED ARCHITECT OR PROFESSIONAL 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

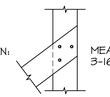
ER4935-	SSTB, HCA, MSTC
ER5452-	CBSQ-SDS2 AND CBQ-SDS2 COLUMN BASE CONNECTORS AND ECCQ/CCQ-SDS2 COLUMN CAP CONNECTORS
NER343-	ETA/TSS, MAB, HIT, JB/LB, PF, LU, LUP, LTT/LTTI, HA/H2/H2.5/H3/H4/H5, AB, EPB, LCB/CB, PA/PAI/PAT/PATM/PAR/PARP, MPAI, HPA, HPAT28/35
NER432-	ABE, CBA, EPB44T, H2.5, HIO-2, HI5, HI5-2, H6T-2, H6T-3, H6T-4, LSSU, LTHMA, LTHJ, LTP4, LTTI3I, MSC, RSP4, SP, SS, TH62A, TNB
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-3046-	CONNECTORS USING SD-SERIES SCREWS.

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

1.	JOIST TO SILL OR GIRDER, TOENAIL	3-8d
2.	BRIDGING TO JOIST, TOENAIL EACH END	2-8d
3.	1"x6" SUBFLOOR OR LESS TO EACH JOIST, FACE NAIL	2-8d
4.	WIDER THAT 1"x6" SUBFLOOR TO EACH JOIST, FACE NAIL	3-8d
5.	2" SUBFLOOR TO JOIST OR GIRDER, BLIND AND FACE NAIL	2-16d
6.	SOLE PLATE TO JOIST OR BLOCKING, TYPICAL FACE NAIL	16d AT 16" O.C.
	SOLE PLATE TO JOIST OR BLOCKING, AT BRACED WALL PANELS	3-16d PER 16" 2-16d
7.	TOP PLATE TO STUD, END NAIL	4-8d, TOENAIL OR
8.	STUD TO SOLE PLATE	2-16d, END NAIL
9.	DOUBLED STUDS, FACE NAIL	16d AT 24" O.C.
10.	DOUBLED TOP PLATES, FACE NAIL	16d AT 16" O.C.
	DOUBLED TOP PLATES, LAP SPLICE	8-16d
11.	BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE, TOENAIL	3-8d 8d AT 6" O.C.
12.	RIM JOIST TO TOP PLATE, TOENAIL	2-16d
13.	TOP PLATES, LAPS AND INTERSECTIONS, FACE NAIL	16d AT 16" O.C. ALONG
14.	CONTINUOUS HEADER, TWO PIECES	EACH EDGE
15.	CEILING JOISTS TO PLATE, TOENAIL	3-8d
16.	CONTINUOUS HEADER TO STUD, TOENAIL	4-8d
17.	CEILING JOISTS, LAPS OVER PARTITIONS, FACE NAIL	3-16d
18.	CEILING JOISTS TO PARALLEL RAFTERS, FACE NAIL	3-16d
19.	RAFTER TO PLATE, TOENAIL	3-8d
20.	1" BRACE TO EACH STUD AND PLATE, FACE NAIL	2-8d
21.	1"x8" SHEATHING OR LESS TO EACH BEARING, FACE NAIL	2-8d
22.	WIDER THAN 1"x8" SHEATHING TO EACH BEARING, FACE NAIL	3-8d
23.	BUILT-UP CORNER STUDS	16d AT 24" O.C.
24.	BUILT-UP GIRDER AND BEAMS	20d AT 32" O.C. AT TOP & BOTTOM AND STAGGERED
25.	2" PLANKS	2-20d AT ENDS AND AT EACH SPLICE 2-16d AT EACH BEARING

SUPPLEMENTAL NAILING NOTES:

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



MEANS 3-16d

ABBREVIATIONS:

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

REVISIONS	BY

STANDARD STRUCTURAL REQUIREMENTS
SMALL OUTBUILDINGS WITH 120 PSF SNOW LOADS
MONO COUNTY, CALIFORNIA

COUNTY OF MONO
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION
P.O. BOX 3569
MAMMOTH LAKES, CA 93546
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Mammoth Lakes CALIFORNIA

MONO COUNTY

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www.monocounty.ca.gov

DATE	MAY 2022
SCALE	N.T.S
DRAWN	JMM
JOB	2340-01-CU21
SHEET	S4
OF	4 SHEETS