

MONO COUNTY PRE-APPROVED GARAGE PLANS

MONO COUNTY, CA

ABBREVIATIONS

| | | | | | |
|--------------|---|------------|----------------------------------|----------|------------------------------|
| A & B | ABOVE AND BELOW | HGR | HANGER | T & B | TOP AND BOTTOM |
| AB | ANCHOR BOLT | HP | HIGH POINT | T & G | TONGUE & GROOVE |
| ABV | ABOVE | HS | HORIZONTALLY SLOTTED HOLES | TO | TOP OF |
| ACI | AMERICAN CONCRETE INSTITUTE | HT | HEIGHT | TOC | TOP OF CURB, TOP OF CONCRETE |
| ADDL | ADDITIONAL | ID | INSIDE DIAMETER | TOF | TOP OF FOOTING |
| ADJ | ADJACENT | IF | INSIDE FACE | TEMP | TEMPERATURE, TEMPORARY |
| AESS | ARCHITECTURAL EXPOSED STRUCTURAL STEEL | I-JST | I-JOIST | THRU | THROUGH |
| AISC | AMERICAN INSTITUTE OF STEEL CONSTRUCTION | IN | INCH | THK | THICKNESS/THICK |
| ALT | ALTERNATE | INCL | INCLUDE | THR | THREADED |
| ALUM | ALUMINUM | INFO | INFORMATION | TOP or T | TOP |
| ANCH | ANCHOR | INSP | INSPECTION | TOS | TOP OF STEEL/TOP OF SLAB |
| ANSI | AMERICAN NATIONAL STANDARDS INSTITUTE | INT | INTERIOR | TOW | TOP OF WALL |
| APA | ENGINEERED WOOD ASSOCIATION (FORMERLY THE AMERICAN PLYWOOD ASSOCIATION) | JST | JOIST | TS | TRIMMER STUD |
| APPROX | APPROXIMATE | JT | JOINT | TYP | TYPICAL |
| ARCH | ARCHITECTURAL ARCHITECT | K | KIPS | UNO | UNLESS NOTED OTHERWISE |
| AWPA | AMERICAN WOOD PRESERVERS ASSOCIATION | KS | KING STUD | UT | ULTRA-SOUC TEST |
| AWSS | AMERICAN WELDING SOCIETY | KP | KING POST | VERT | VERTICAL |
| ATC | AMERICAN INSTITUTE OF TIMBER CONSTRUCTION | KSI | KIPS PER SQUARE INCH (LB/S) OR # | VSH | VERTICAL SLOTTED HOLES |
| ASTM | AMERICAN SOCIETY FOR TESTING MATERIALS | LB(S) OR # | | W | WITH |
| BLOG | BUILDING | LF | LINEAL FOOT | WO | WITHOUT |
| BLK | BLOCK | LN | LINEAL LINEAR | WO | WHERE OCCURS |
| BLKG | BLOCKING | LH | LONG LEG HORIZONTAL | WD | WOOD |
| BM | BEAM | LV | LONG LEG VERTICAL | WP | WORK POINT, WATERPROOF |
| BN | BOUNDARY NAIL | LP | LOW POINT | WWF | WELDED WIRE FABRIC |
| BOT OR B | BOTTOM | LSH | LONG SLOTTED HOLES | | |
| BRC | BRACE | LSL | LAMINATED STRAND LUMBER | | |
| BRG | BEARING | LT/WT | LIGHTWEIGHT | | |
| BTWN | BETWEEN | LVL | LEVEL OR LAMINATED VENEER LUMBER | | |
| CANT | CANTILEVER | L | ANGLE SHAPE | | |
| CAM OR C | CAMBER | MATL | MATERIAL | | |
| CC | CENTER TO CENTER | MAX | MAXIMUM | | |
| CG | CENTER OF GRAVITY | MB | MACHINE BOLT | | |
| CIP | CAST-IN-PLACE | MECH | MECHANICAL | | |
| CJ | CONSTRUCTION JOINT; CONTROL JOINT | MFR | MANUFACTURER | | |
| CL | CENTER LINE | MIN | MINIMUM, MINUTE | | |
| CLR | CLEARANCE, CLEAR | MISC | MISCELLANEOUS | | |
| CMU | CONCRETE MASONRY UNIT | (N) | NEW | | |
| COL | COLUMN | N | NORTH | | |
| COMP | COMPRESSION | NO or # | NUMBER | | |
| CONC | CONCRETE | NTS | NOT TO SCALE | | |
| CONN | CONNECTION, CONNECT | OC | ON CENTER | | |
| CONSTR | CONSTRUCTION | OD | OUTSIDE DIAMETER | | |
| CONT | CONTINUE, CONTINUOUS | OF | OUTSIDE FACE | | |
| CONTR | CONTRACTOR | OH | OPPOSITE HAND | | |
| C,P | COMPLETE JOINT PENETRATION WELD | OPNG | OPENING | | |
| CTR | CENTER | OPP | OPPOSITE | | |
| CTSK | COUNTERSINK; COUNTERSUNK | ORIG | ORIGINAL | | |
| CU FT | CUBIC FOOT | OSB | ORIENTED STRAND BOARD | | |
| d | PENNY (NAIL OR BAR DIA) | PA | POST ABOVE | | |
| DBL | DOUBLE | PARA OR // | PARALLEL | | |
| DEPT | DEPARTMENT | PC | PRECAST, PIECE | | |
| DET | DETAIL | PERP | PERPENDICULAR | | |
| DF | DOUGLAS FIR/LARCH | PI | PLYWOOD INDEX | | |
| DIA OR D | DIAMETER | R,OR PL | PLATE | | |
| DIAG | DIAGONAL | PL | PROPERTY LINE | | |
| DIAPH | DIAPHRAGM | PLF | POUNDS PER LINEAL FOOT | | |
| DM | DIMENSION | PLCS | PLACES | | |
| DN | DOWN | PLY | PLYWOOD | | |
| DWG | DRAWING | PRCP | PROPERTY | | |
| DWL | DOWEL | PT | PRESSURE TREATED | | |
| EA | EACH | PW | PLATE WASHER | | |
| EF | EACH FACE | PJP | PARTIAL JOINT PENETRATION WELD | | |
| EJ | EXPANSION JOINT | PREFAB | PREFABRICATED | | |
| EL | ELEVATION | PSF | POUNDS PER SQUARE FOOT | | |
| ELEC | ELECTRICAL | PSI | POUNDS PER SQUARE INCH | | |
| ELEV | ELEVATOR | PSL | PARALLEL STRAND LUMBER | | |
| EMBED | EMBEDMENT | P/MT | PAVEMENT | | |
| EN | EDGE NAIL | # | POUND, NUMBER | | |
| ENGR | ENGINEER | REF | REFERENCE | | |
| EO | EQUAL OR EQUIVALENT | RENF | REINFORCE, REINFORCING | | |
| EQUIP | EQUIPMENT | REDD | REQUIRED | | |
| ES | EACH SIDE | RF | ROOF | | |
| EW | EACH WAY | RR | ROOF RAFTER | | |
| EXIST or (E) | EXISTING | D | ROUND, DIAMETER | | |
| EXT | EXTERIOR | SCHED | SCHEDULE | | |
| FDN | FOUNDATION | SECT | SECTION | | |
| FIN | FINISH | SEP | SEPARATION | | |
| FJ | FLOOR JOIST | SHT | SHEET | | |
| FLG | FLANGE | SHTG | SHEATHING | | |
| FLR | FLOOR | SM | SIMILAR | | |
| FN | FIELD NAIL | SOG | SLAB ON GRADE | | |
| FOC | FACE OF CONCRETE | SN | SHEAR NAIL | | |
| FOM | FACE OF MASONRY | SPOG | SPACING | | |
| FOS | FACE OF STUD | SPECS | SPECIFICATIONS | | |
| FOW | FACE OF WALL | SQ | SQUARE | | |
| FRMG | FRAMING | SS | STAINLESS STEEL | | |
| FT | FOOT; FEET | SSL | SHORT SLOTTED HOLES | | |
| FTA | FLOOR TIE ABOVE | STD | STANDARD | | |
| FTG | FOOTING | STG | STAGGER | | |
| GA | GAUGE | STIFF | STIFFENERS | | |
| GALV | GALVANIZED | STIRR | STIRRUP | | |
| GB | GRADE BEAM | STL | STEEL | | |
| GLB | GLUED LAMINATED BEAM | STRUCT | STRUCTURAL | | |
| GR | GRADE | SW | SHEAR WALL | | |
| GRND | GROUND | SYM | SYMMETRICAL | | |
| H or HORIZ | HORIZONTAL | TB | TIE BEAM | | |
| HDR | HEADER | | | | |

GENERAL NOTES

- APPLICABLE CODES
 - 2019 CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE, TITLE 24 C.C.R.
 - 2019 CALIFORNIA BUILDING CODE, TITLE 24 C.C.R. (2018 INTERNATIONAL BUILDING CODE OF THE INTERNATIONAL CODE COUNCIL, WITH CALIFORNIA AMENDMENTS)
- ALL WORK DESCRIBED IN THE DRAWINGS SHALL BE VERIFIED FOR DIMENSION, GRADE, EXTENT AND COMPATIBILITY WITH EXISTING SITE CONDITIONS. ANY DISCREPANCIES AND UNEXPECTED CONDITIONS THAT AFFECT OR CHANGE THE WORK DESCRIBED IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION IMMEDIATELY. DO NOT PROCEED WITH THE WORK IN THE AREA OF DISCREPANCIES UNTIL ALL SUCH DISCREPANCIES ARE RESOLVED. IF THE CONTRACTOR CHOOSES TO DO SO, HE/SHE SHALL BE PRECEDING AT HIS/HER OWN RISK.
- DIMENSIONS SHOWN SHALL TAKE PRECEDENCE OVER DRAWING SCALE OR PROPORTION. LARGER SCALE DRAWINGS SHALL TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS.
- CONTRACTOR IS TO BE RESPONSIBLE FOR BEING FAMILIAR WITH THESE DOCUMENTS INCLUDING ALL CONTRACT REQUIREMENTS.
- OSHA PERMITS REQUIRED FOR VERTICAL CUTS 5' OR OVER.
- ALL STRUCTURAL, ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING MATERIALS INSTALLATION TO COMPLY WITH APPLICABLE CODES, STANDARDS, AND MANUFACTURER'S RECOMMENDATIONS.

PROJECT DIRECTORY

OWNER INFORMATION

CONTACT: _____
 EMAIL: _____
 ADDRESS: _____
 PHONE: _____

STRUCTURAL ENGINEER

CONTACT: JESSICA MEADOWS, SE
 EMAIL: jmmeadows@rrmdesign.com
 ADDRESS: 3765 S. HIGUERA STREET
 SUITE 102
 SAN LUIS OBISPO, CA 93401
 PHONE: (805) 543-1794
 FAX: (805) 543-4609

PROJECT INFORMATION

TO BE PROVIDED BY OWNER

SITE INFORMATION:

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

ADDRESS: _____
 APN: _____
 ZONING: _____
 LOT SIZE: _____
 LAND USE: _____
 EXISTING USE: _____
 PROPOSED USE: _____

FLOOR AREA RATIO:

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

MAXIMUM FAR: _____
 PROPOSED FAR: _____

LOT COVERAGE:

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

BUILDING: _____
 PROPOSED FAR: _____
 HARDCAPE/PAVING: _____
 LANDSCAPE: _____

SETBACKS:

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

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

BUILDING INFORMATION:

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

NUMBER OF STORES: 1 _____
 OCCUPANCY GROUP: R-3 _____
 CONSTRUCTION TYPE: V-B _____
 SPRINKLERED: _____
 MAX HEIGHT ALLOWED: 40' / 16' _____
 MAX HEIGHT PROPOSED: 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 _____

SHEET INDEX

- C1 COVER SHEET
 S1 PLANS
 S2 TYPICAL DETAILS
 S3 ROOF DETAILS
 S4 ADDITIONAL NOTES

GARAGE TYPES

- | | | | |
|--|--|--|---|
| <input type="checkbox"/> 225 PSF LARGE OUTBUILDING 4 SHR WALL (14FT MIN x 30FT MAX) | <input type="checkbox"/> 140 PSF LARGE OUTBUILDING 4 SHR WALL (14FT MIN x 30FT MAX) | <input type="checkbox"/> 120 PSF LARGE OUTBUILDING 4 SHR WALL (14FT MIN x 30FT MAX) | <input type="checkbox"/> 80 PSF LARGE OUTBUILDING 4 SHR WALL (14FT MIN x 30FT MAX) |
| <input type="checkbox"/> 255 PSF LARGE OUTBUILDING OPEN FRONT PLAN (10FT MIN x 24FT MAX) | <input type="checkbox"/> 140 PSF LARGE OUTBUILDING OPEN FRONT PLAN (10FT MIN x 24FT MAX) | <input type="checkbox"/> 120 PSF LARGE OUTBUILDING OPEN FRONT PLAN (10FT MIN x 24FT MAX) | <input type="checkbox"/> 80 PSF LARGE OUTBUILDING OPEN FRONT PLAN (10FT MIN x 24FT MAX) |
| <input type="checkbox"/> 225 PSF SMALL OUTBUILDING (8FT MIN x 14FT MAX) | <input type="checkbox"/> 140 PSF SMALL OUTBUILDING (8FT MIN x 14FT MAX) | <input type="checkbox"/> 120 PSF SMALL OUTBUILDING (8FT MIN x 14FT MAX) | <input type="checkbox"/> 80 PSF SMALL OUTBUILDING (8FT MIN x 14FT MAX) |

VICINITY MAP

PROVIDE BY OWNER:



PROJECT SCOPE

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

DEFERRED SUBMITTALS

- EXTERIOR ELEVATIONS, SITE SPECIFIC AND TO CONVEY BUILDING FINISHES
- PRE-MANUFACTURED TRUSSES, DESIGNED FOR THE SITE SPECIFIC SNOW LOADING
- SITE SPECIFIC ELECTRICAL PLAN, SUBJECT TO A SEPARATE REVIEW BY COUNTY
- CONSTRUCTION WASTE MANAGEMENT PLAN PER CGS8 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.

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STANDARD STRUCTURAL REQUIREMENTS
 SMALL OUTBUILDINGS WITH 140 PSF SNOW LOADS
 MONO COUNTY, CALIFORNIA

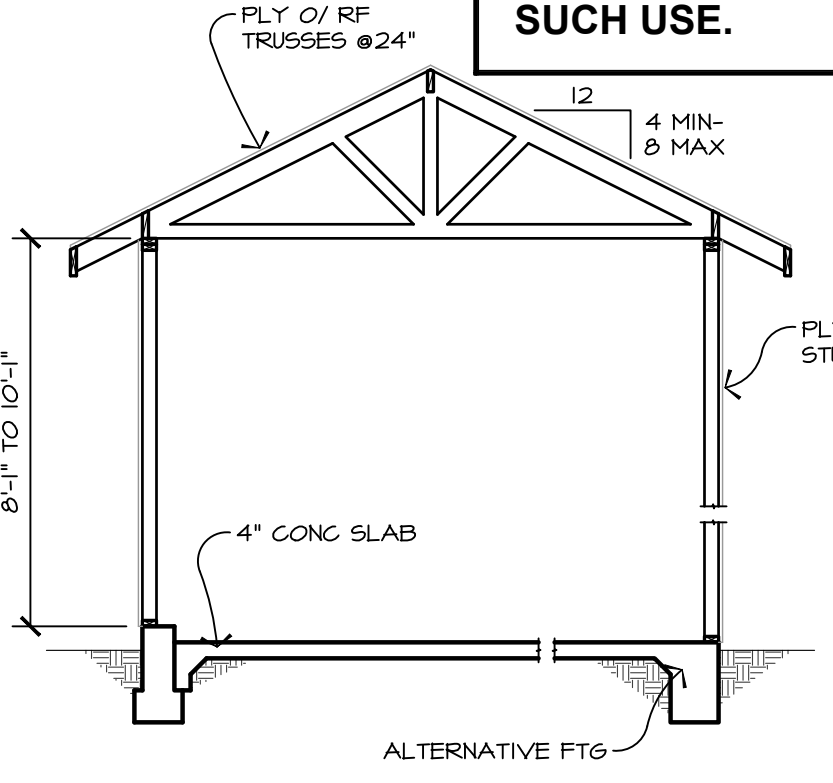
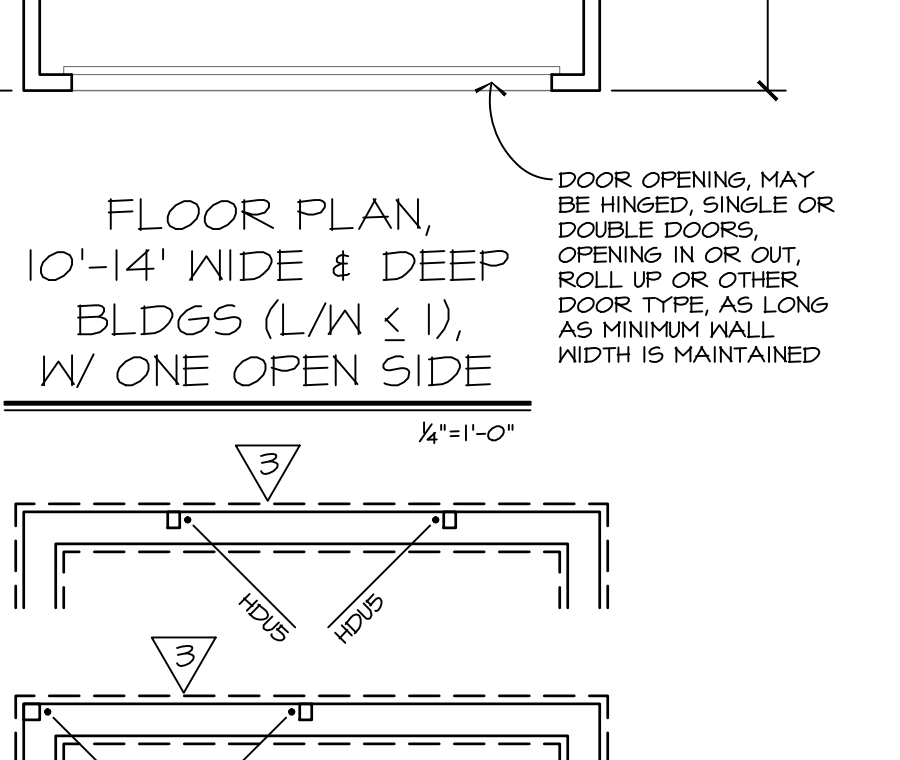
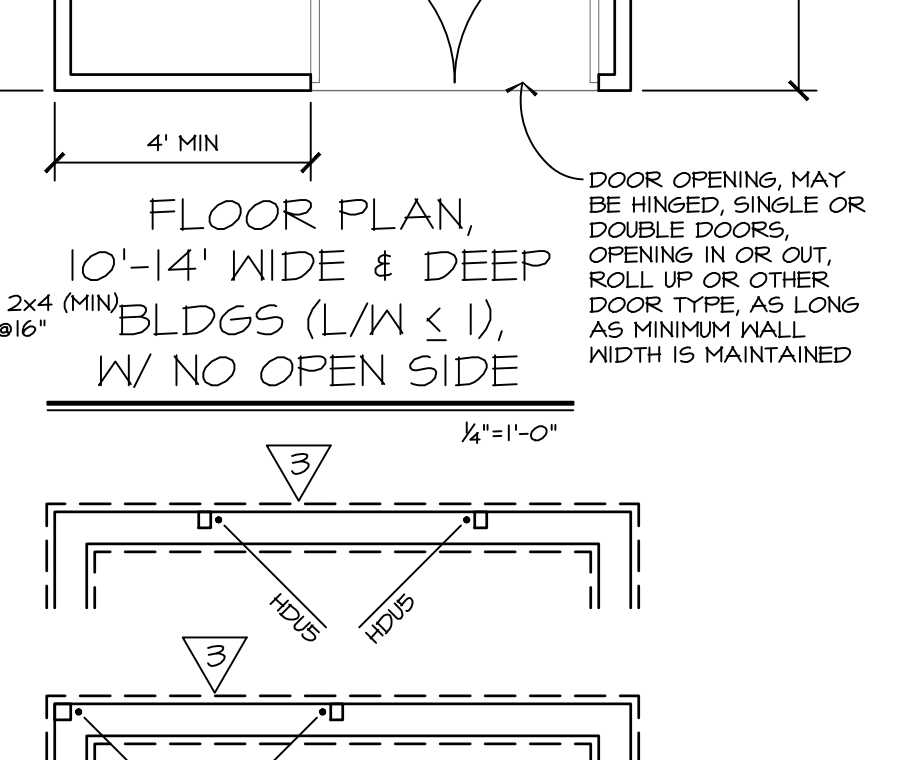
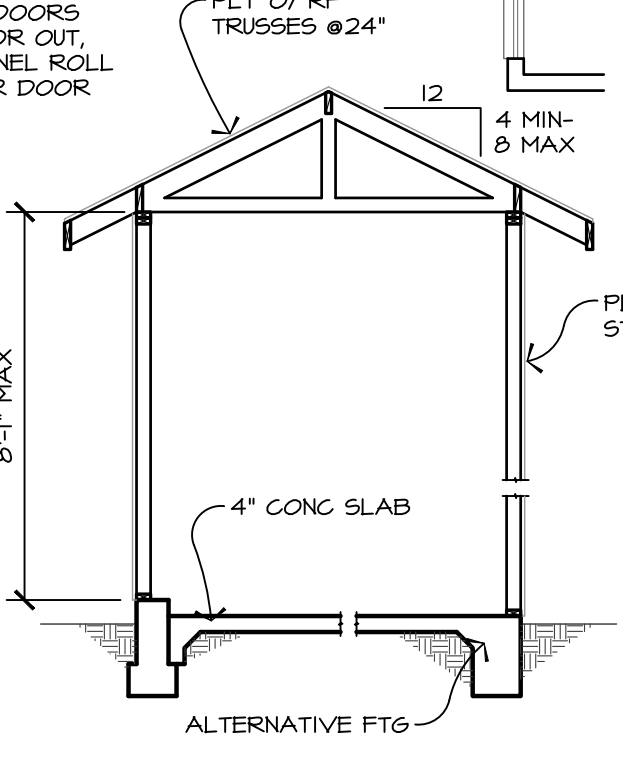
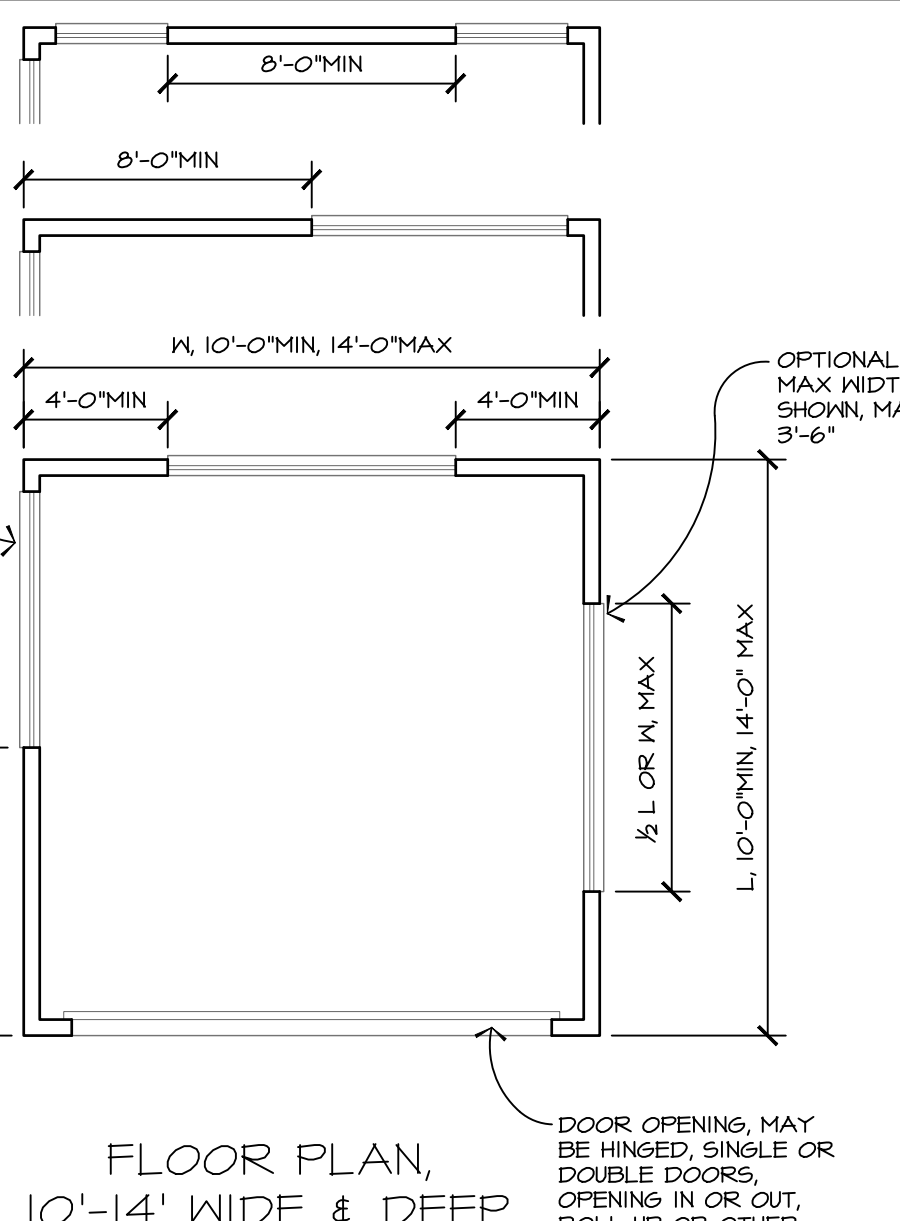
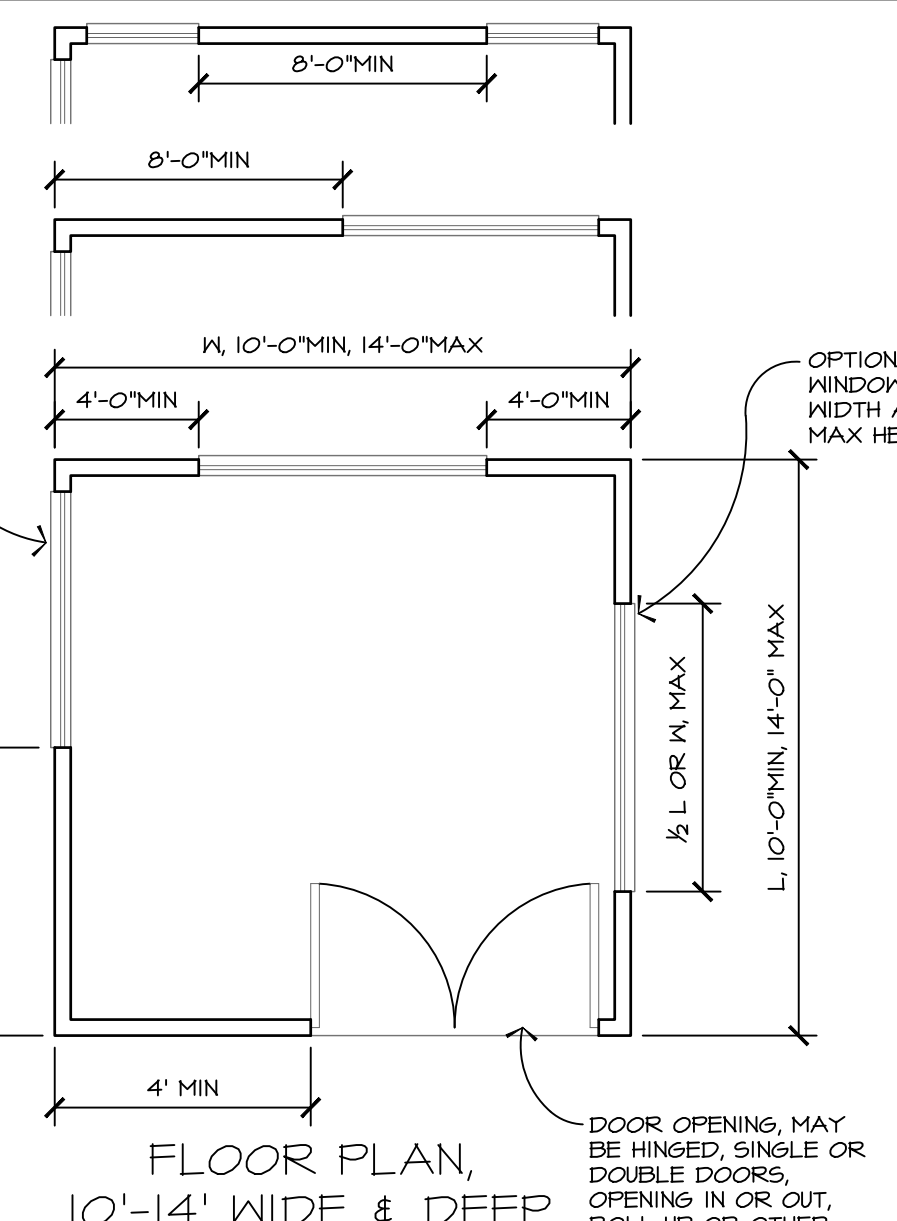
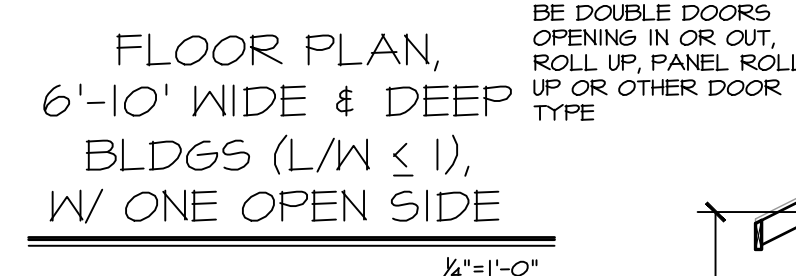
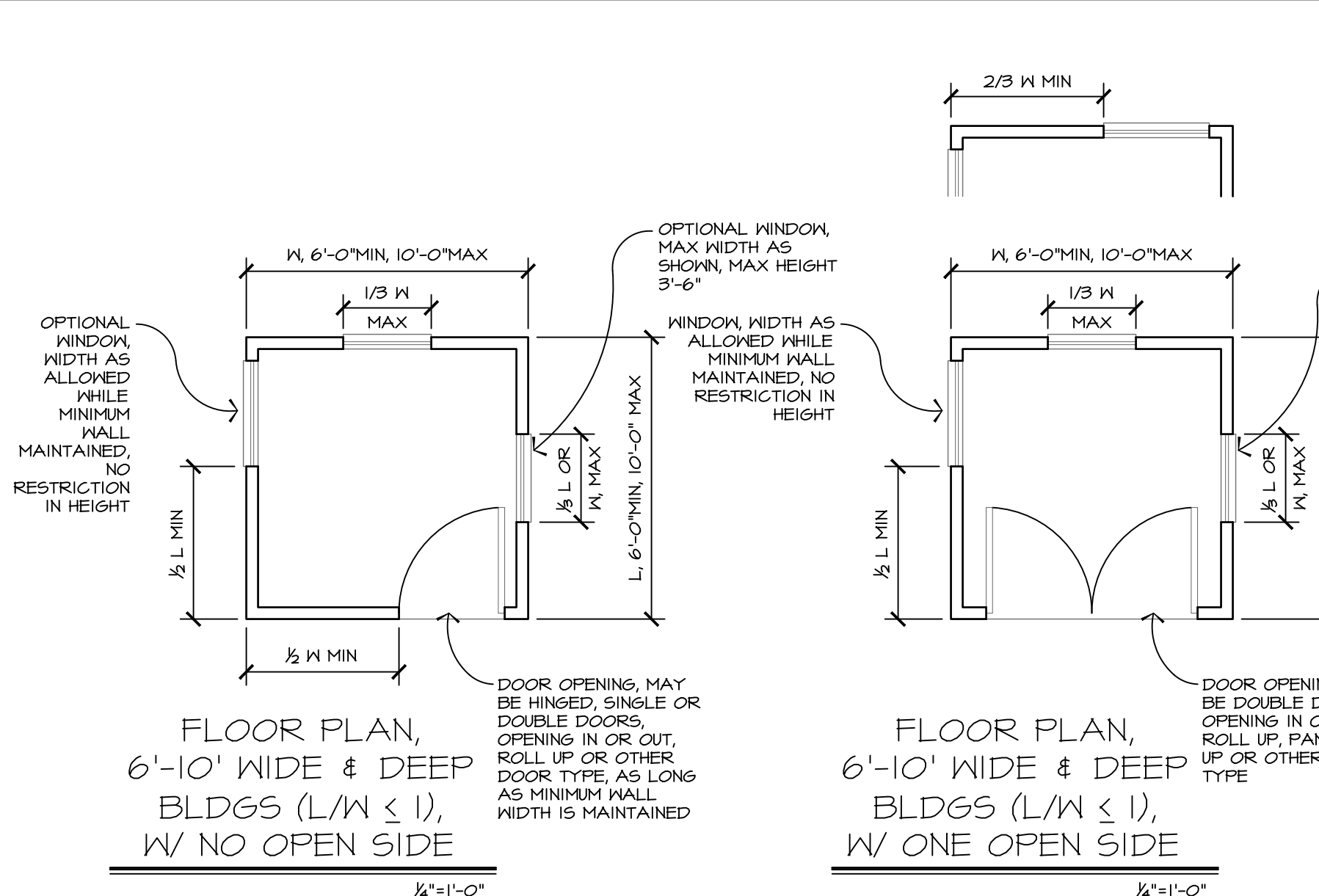
COUNTY OF MONO
 COMMUNITY DEVELOPMENT DEPARTMENT
 BUILDING DIVISION
 P.O. BOX 8
 74 N. SCHOOL ST., ANNEK I
 BRIDGEPORT, CA 93546
 (760) 932-5420, FAX: 932-5432



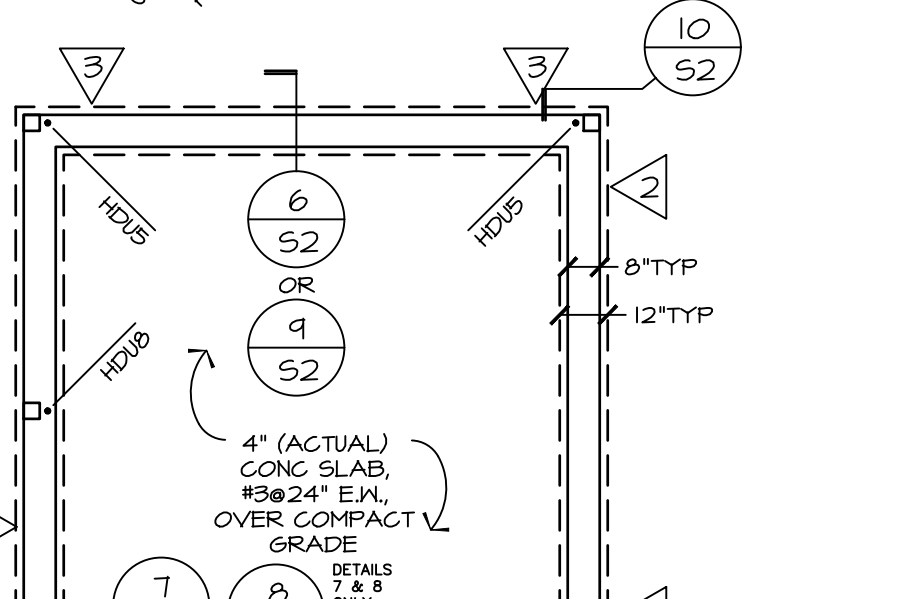
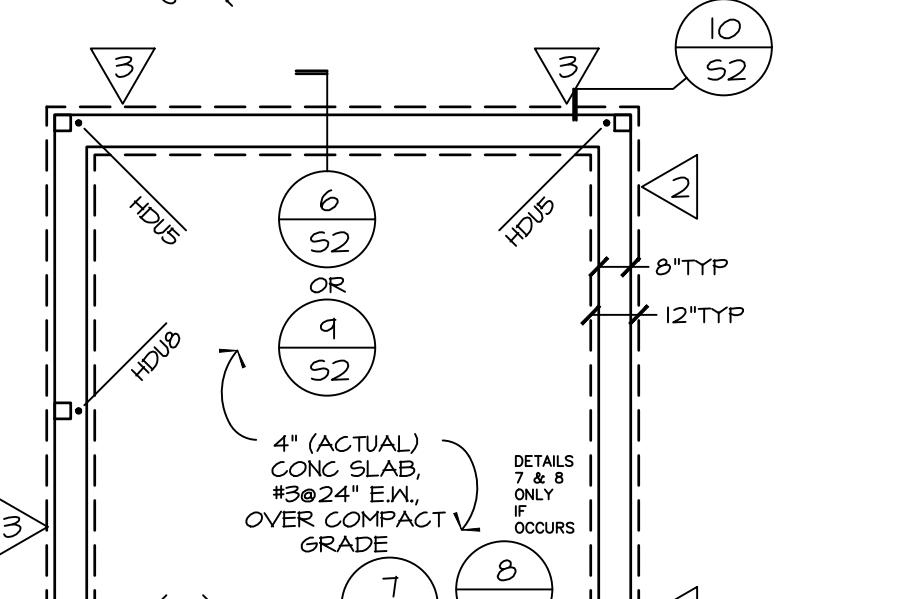
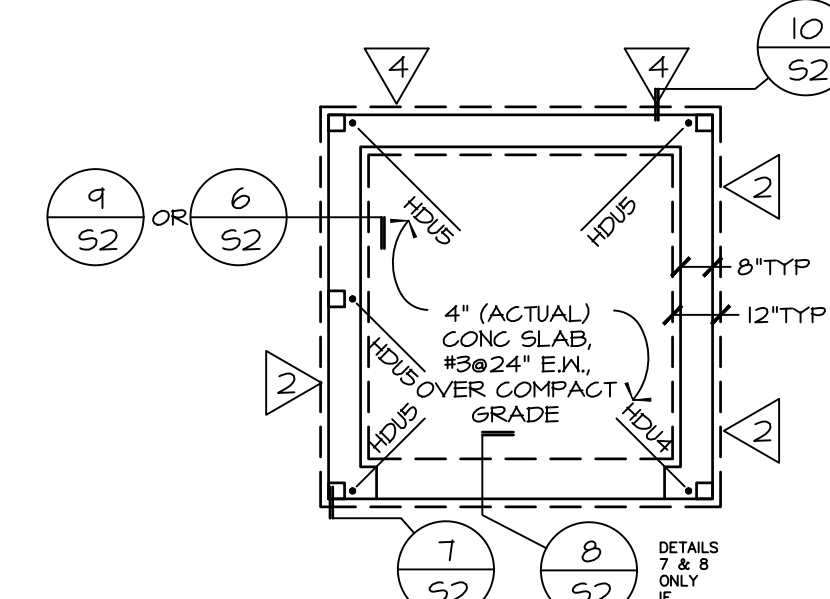
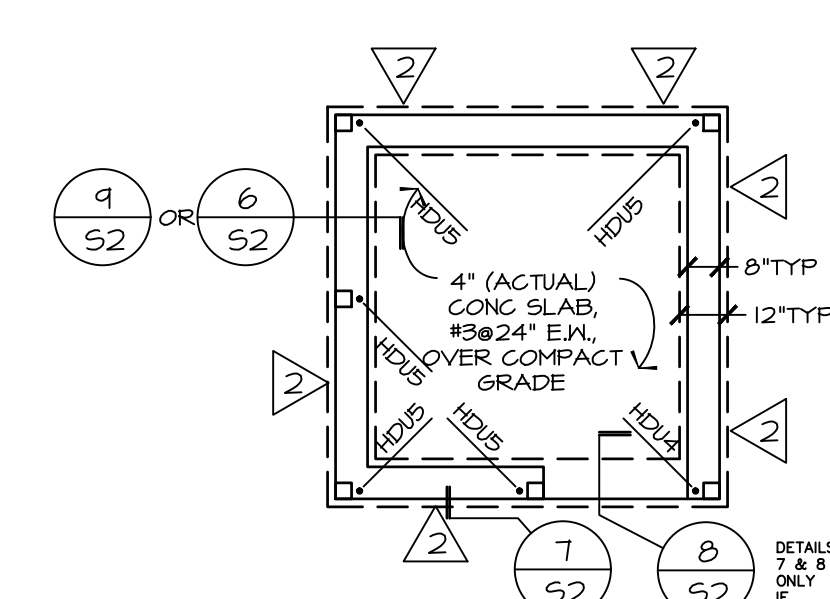
comedev@mono.ca.gov
 www.monocounty.ca.gov
 DATE MAY 2022
 SCALE N.T.S
 DRAWN JMM
 JOB 2340-01-CU21
 SHEET
C1
 OF 4 SHEETS

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

| REVISIONS | BY |
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SECTION A, 10'-14' WIDE BLDGS
1/4"=1'-0"



SNOW LOADING CRITERIA: 140 PSF SLOPED ROOF SNOW LOAD ($C_e = 1.0, C_t = 1.2, I_s = 1.0, C_s = 1.0$)
165 PSF MAX GROUND SNOW LOAD, 140 PSF MAX FLAT SNOW LOAD

| HEADER SPANS, EAVE WALLS, 6'-10' WIDE OUTBUILDINGS | | | HEADER SPANS, EAVE WALLS, 10'-14' WIDE OUTBUILDINGS | | | HEADER SPANS, RAKE WALLS, 6'-14' WIDE OUTBUILDINGS | | |
|--|-----------------------------|--------------------|---|-----------------------------|--------------------|--|-----------------------------|--------------------|
| HEADER SIZE | MAXIMUM ROUGH OPENING WIDTH | # OF TRIMMERS E.S. | HEADER SIZE | MAXIMUM ROUGH OPENING WIDTH | # OF TRIMMERS E.S. | HEADER SIZE | MAXIMUM ROUGH OPENING WIDTH | # OF TRIMMERS E.S. |
| 4x6 | 3'-6" | 1-2x4 | 4x6 | 3'-0" | 1-2x4 | 4x6 | 5'-6" | 1-2x4 |
| 4x8 | 4'-6" | 1-2x4 | 4x8 | 3'-6" | 1-2x4 | 4x8 | 6'-6" | 1-2x4 |
| 4x10 | 5'-6" | 1-2x4 | 4x10 | 4'-6" | 2-2x4 | 4x10 | 8'-6" | 1-2x4 |
| 4x12 | 6'-6" | 1-2x4 | 4x12 | 5'-6" | 2-2x4 | 4x12 | 10'-0" | 1-2x4 |
| 6x6 | 4'-0" | 1-2x6 | 6x6 | 4'-0" | 1-2x6 | 6x6 | 12'-0" | 1-2x4 |
| 6x8 | 6'-6" | 1-2x6 | 6x10 | 5'-6" | 2-2x6 | 6x10 | 13'-0" | 2-2x4 |
| | | | 6x10 | 6'-6" | 2-2x6 | | | |

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.

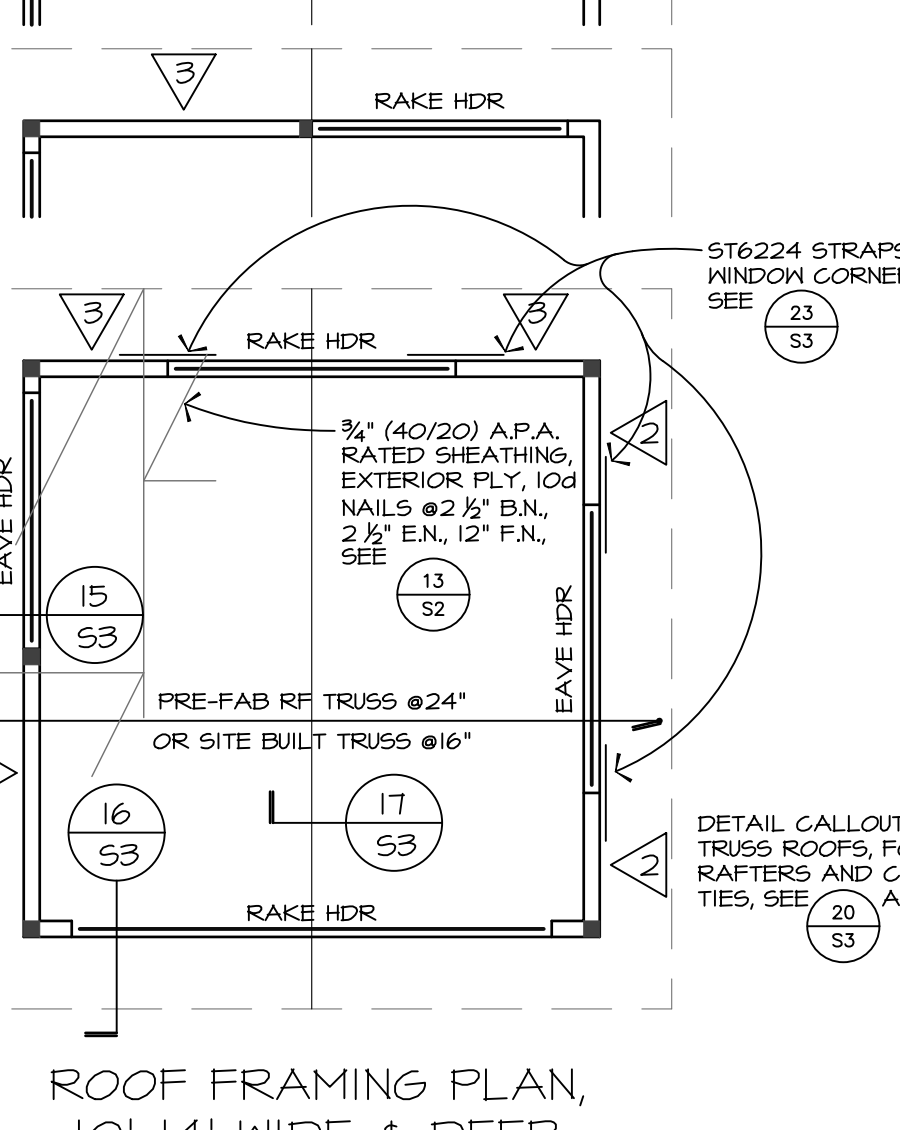
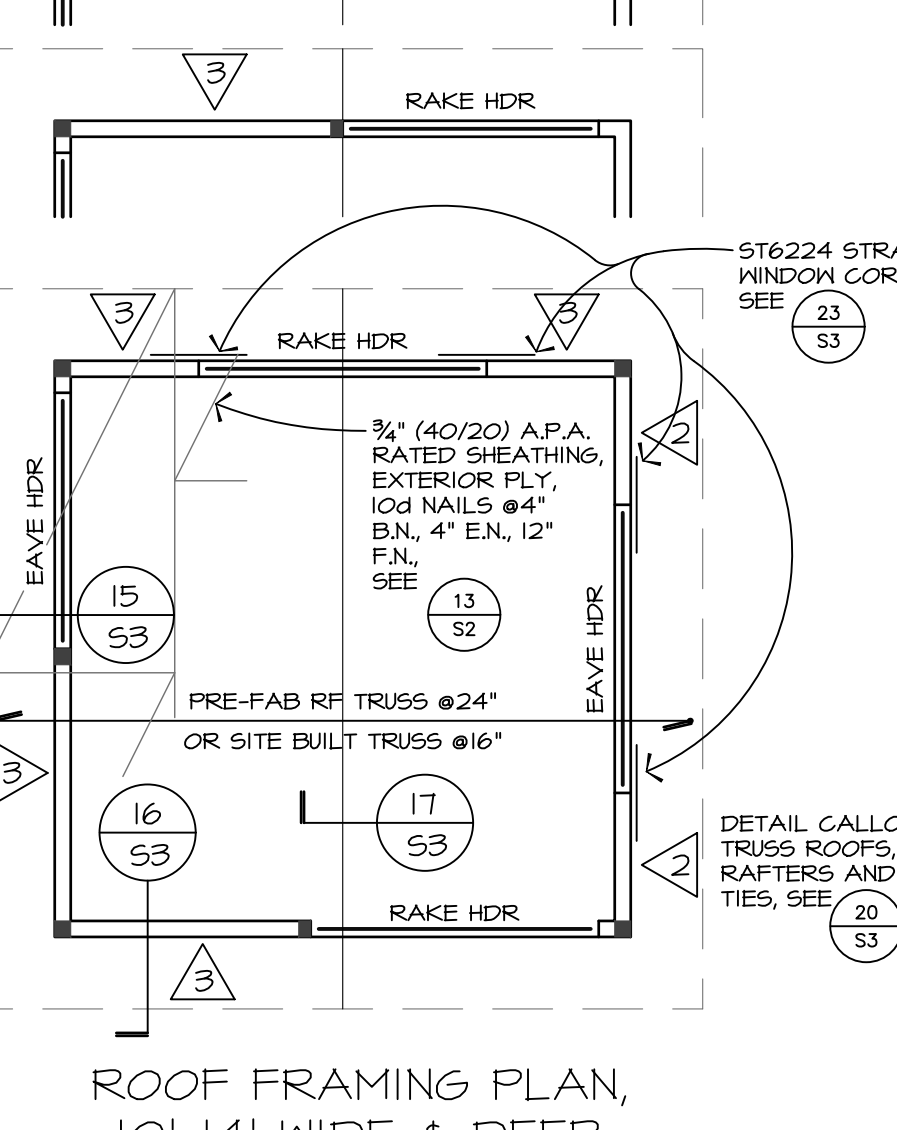
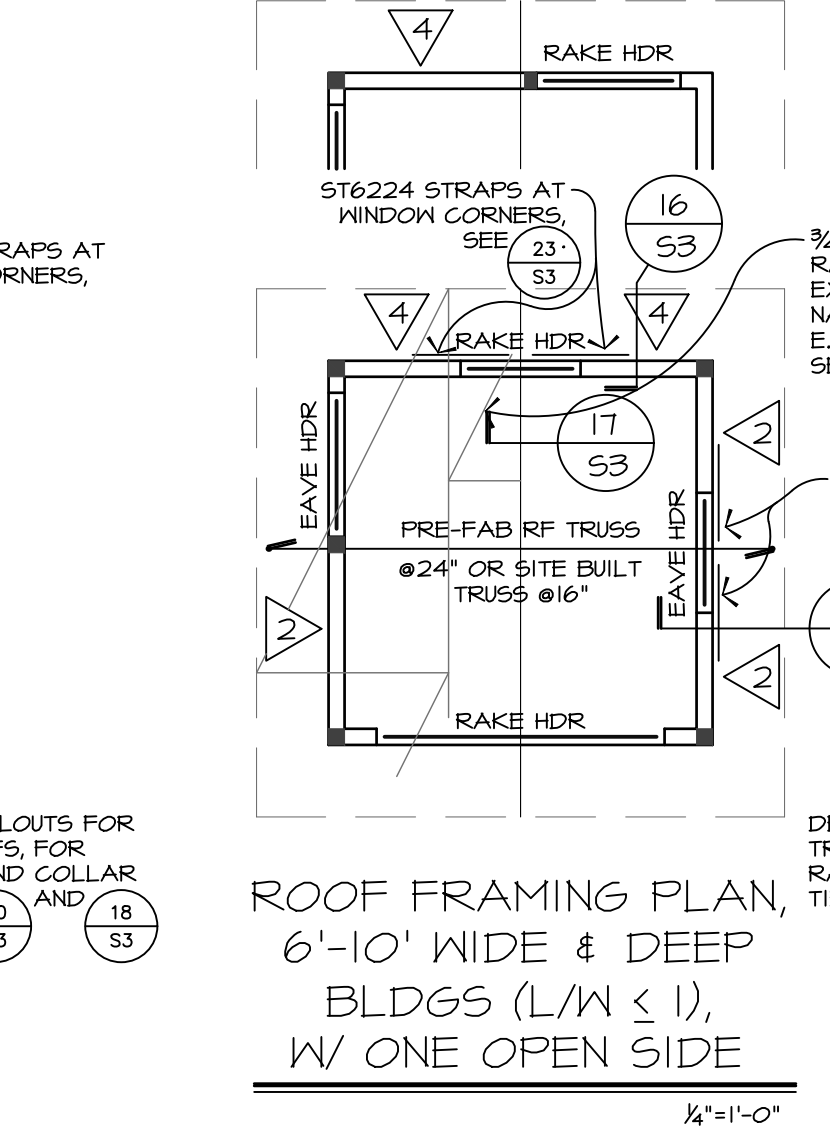
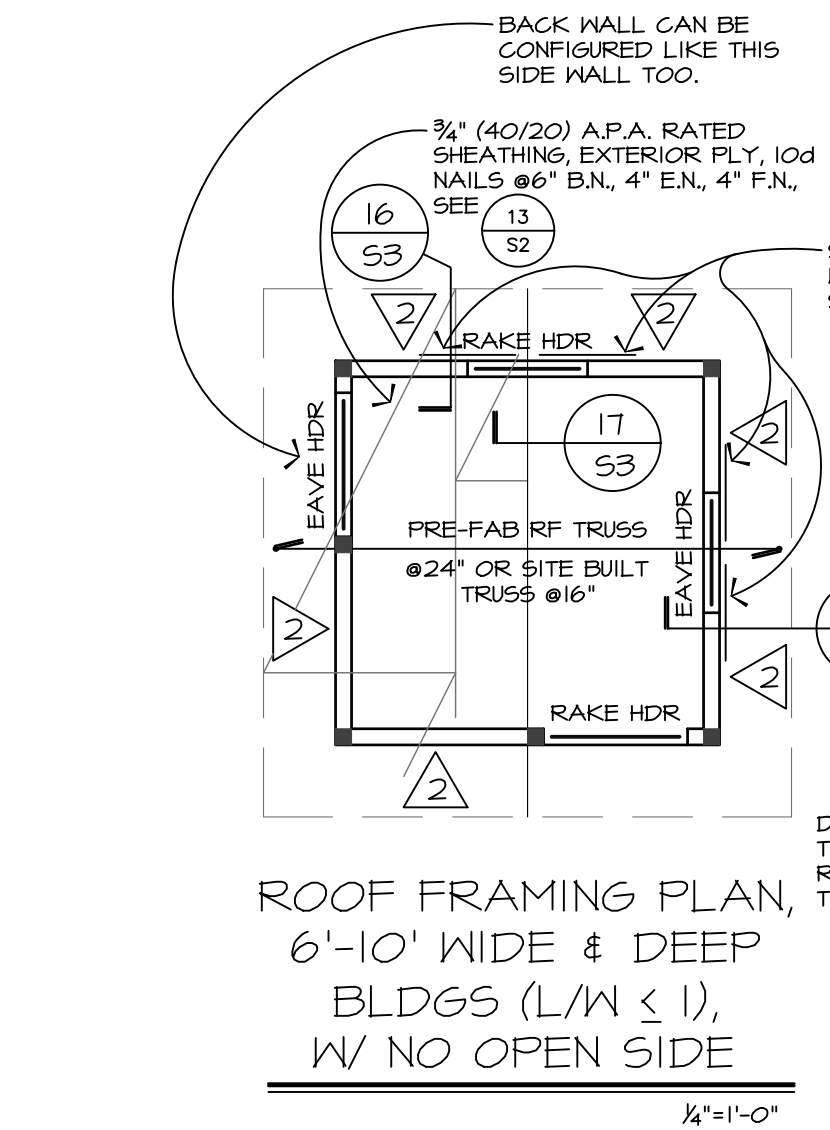
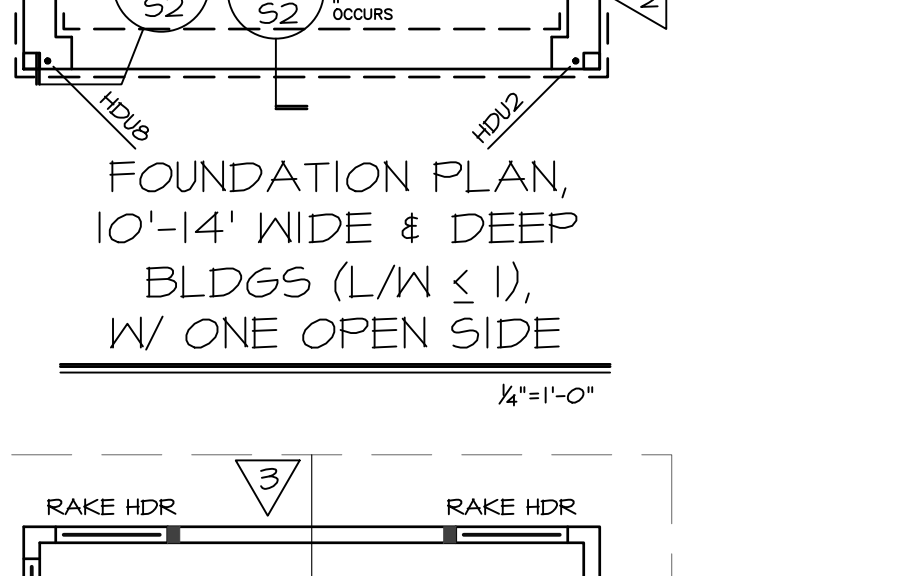
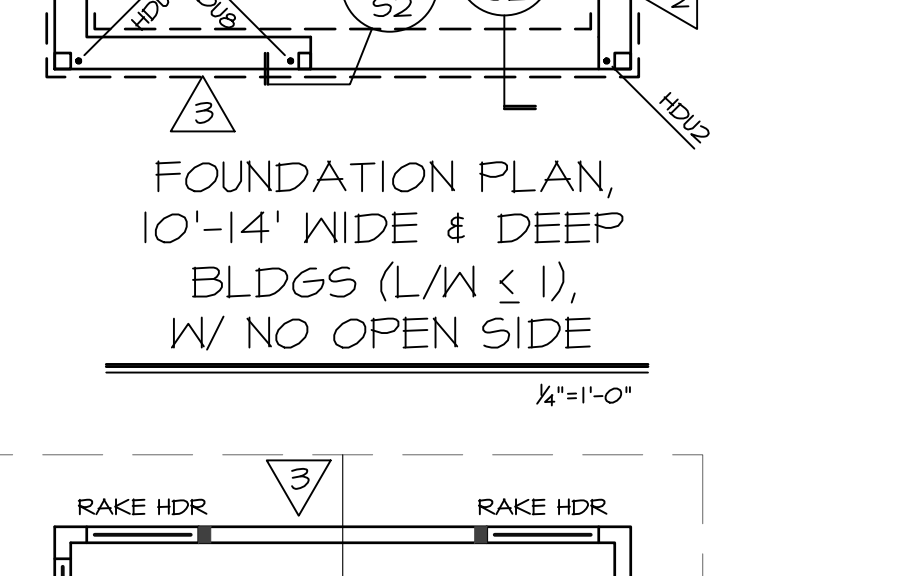
PLANS ASSUME GABLE ROOFS. EAVE WALL LINES ARE THE WALLS THAT ARE BELOW THE BOTTOM OF THE ROOF (THE EAVE). RAKE WALLS ARE WALLS THAT ARE AT THE ENDS OF THE GABLES. (ALSO SOMETIMES REFERRED TO AS GABLE END WALLS).

PRE-MANUFACTURED TRUSSES ARE RECOMMENDED, AND SHOULD USE DETAILS 14/S3, 18/S3, AND 17/S3. HOWEVER, RAFTERS AND COLLAR TIES ARE ALLOWED FOR BUILDINGS UP TO 24' WIDE, AND USE DETAILS 20/S3 AND 21/S3. NOTE THAT RAKE WALLS ARE TO BE BALLOON FRAMED TO BOTTOM OF RAFTERS.

THE RAKE WALLS ARE SHOWN AS THE FRONT AND BACK WALLS. HOWEVER THE ROOF CAN BE TURNED 40 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 HOLDDOVNS 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 HOLDDOVNS.

BUILDINGS WITH ONE OPEN SIDE ARE BUILDINGS WHERE ONE SIDE IS DOMINATED BY A DOOR, A SERIES OF DOORS, OR A COMBINATION OF DOORS AND WINDOWS. BUILDINGS WITH ONE OPEN SIDE ARE NOT ADDRESSED IN THESE PLANS BUT ARE ADDRESSED IN OTHER PLANS ON FILE WITH MONO COUNTY. BUILDINGS WITH AND OPEN SIDE CANNOT EXCEED 24'x24'.

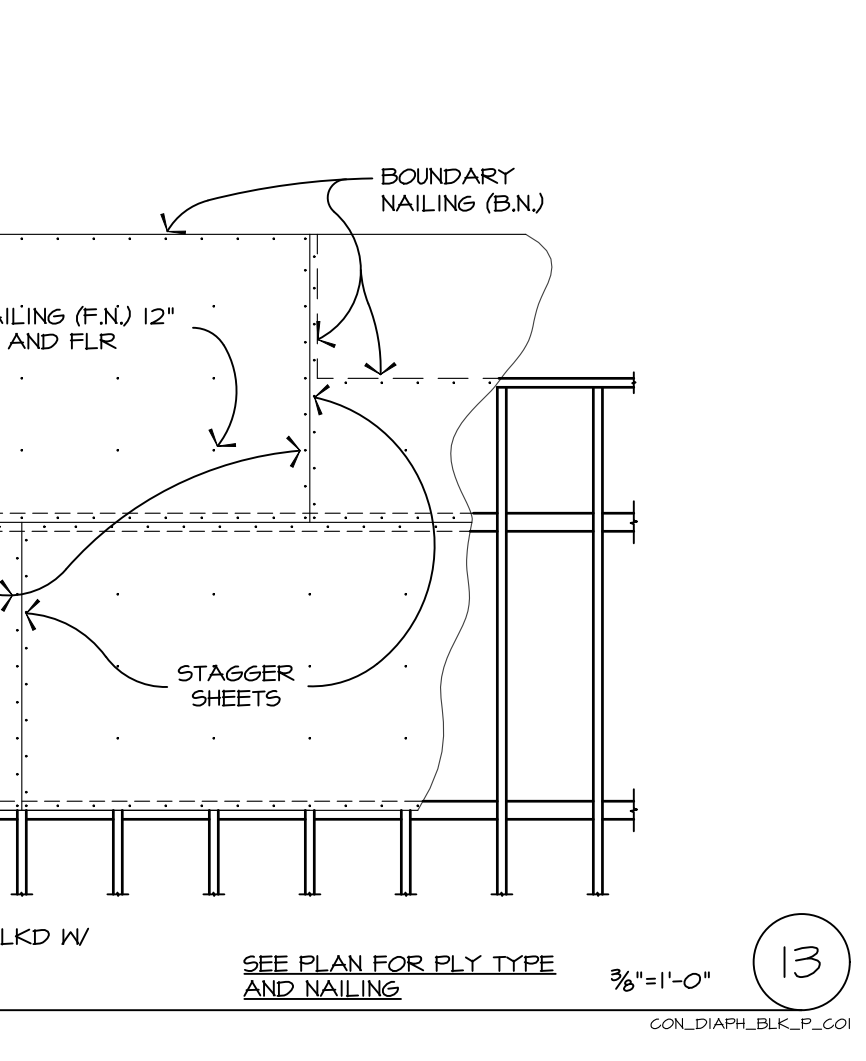
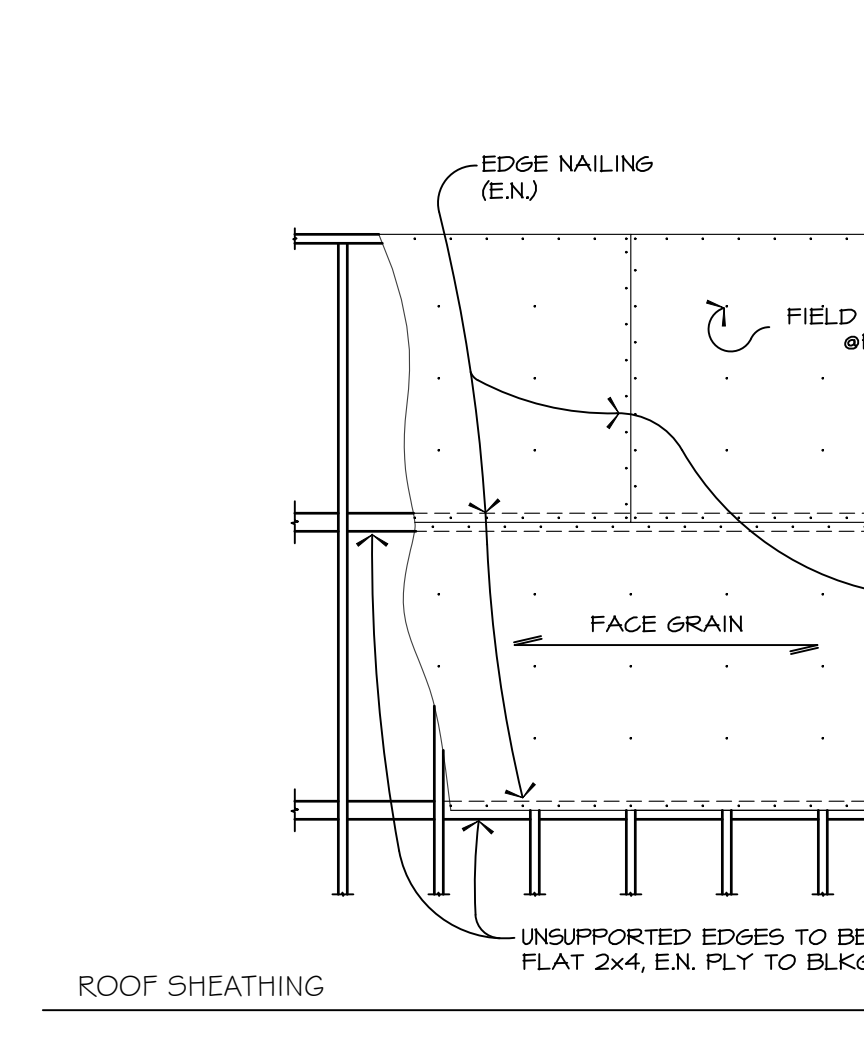
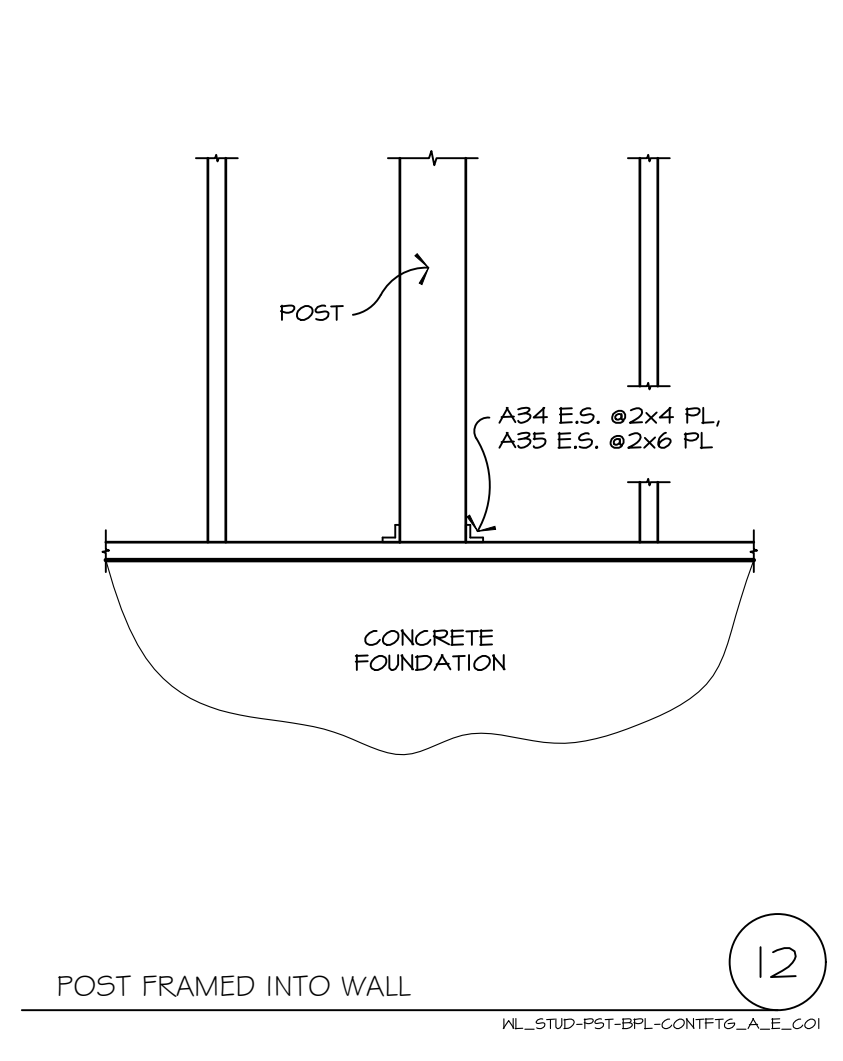
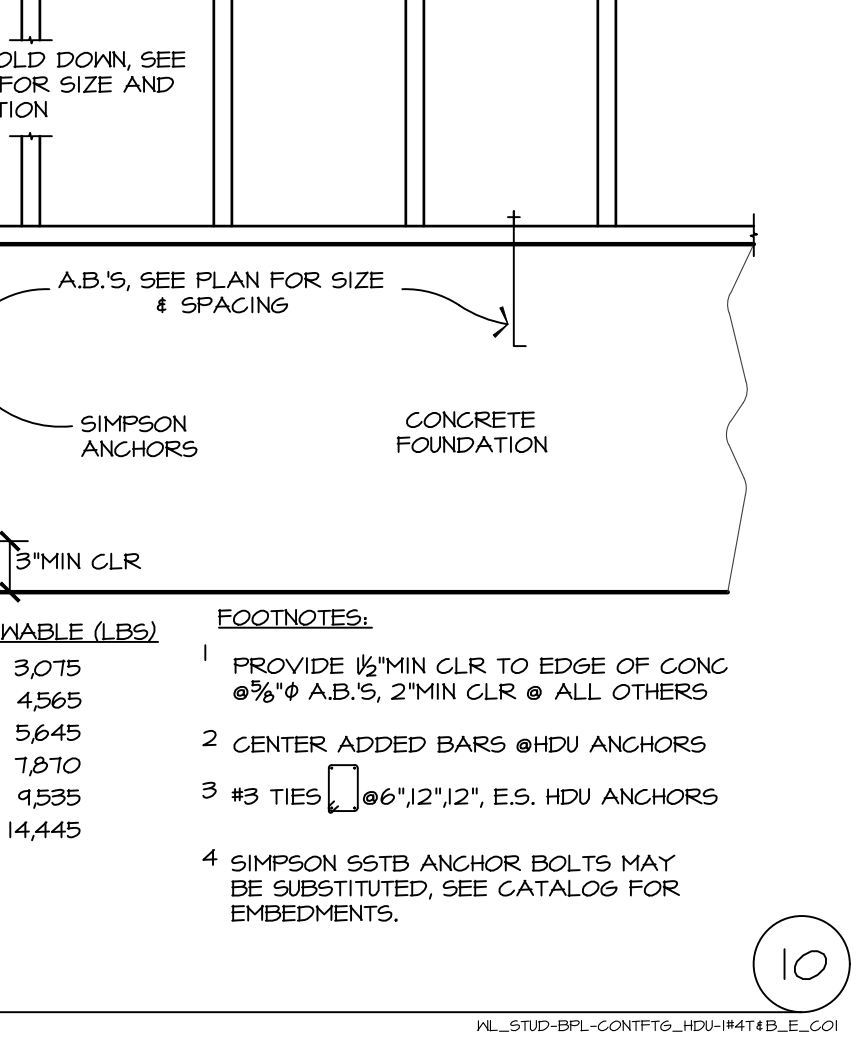
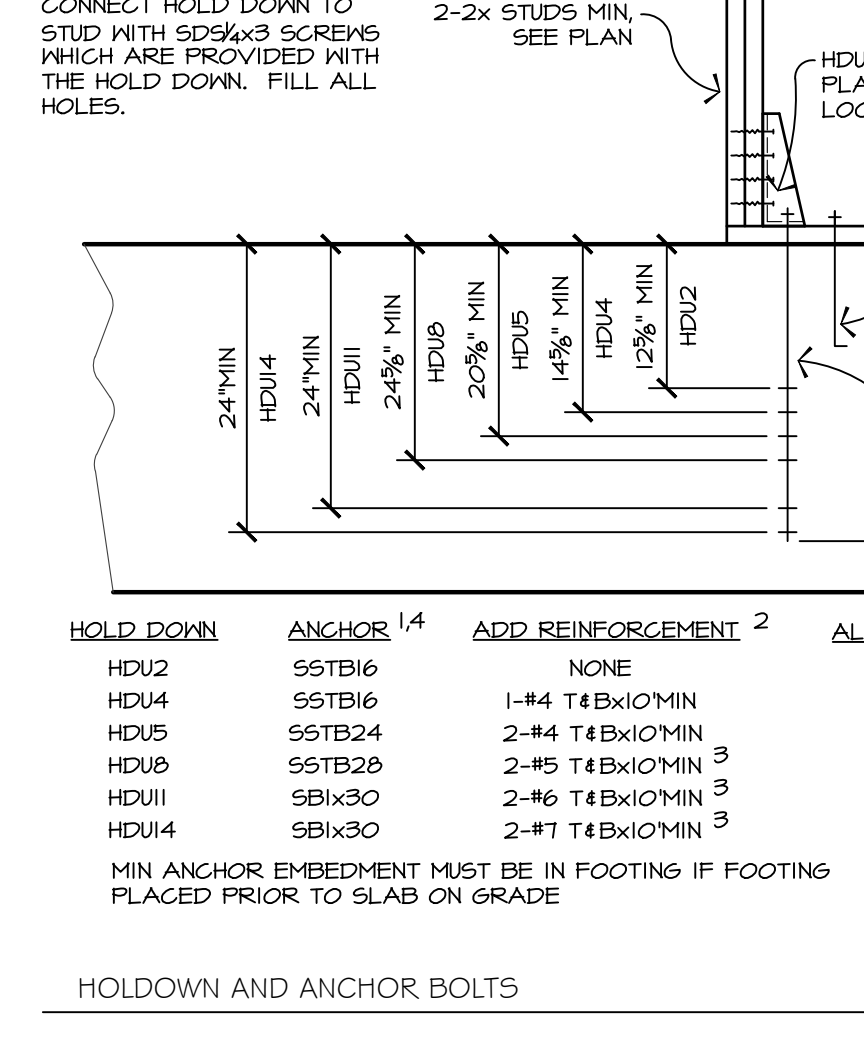
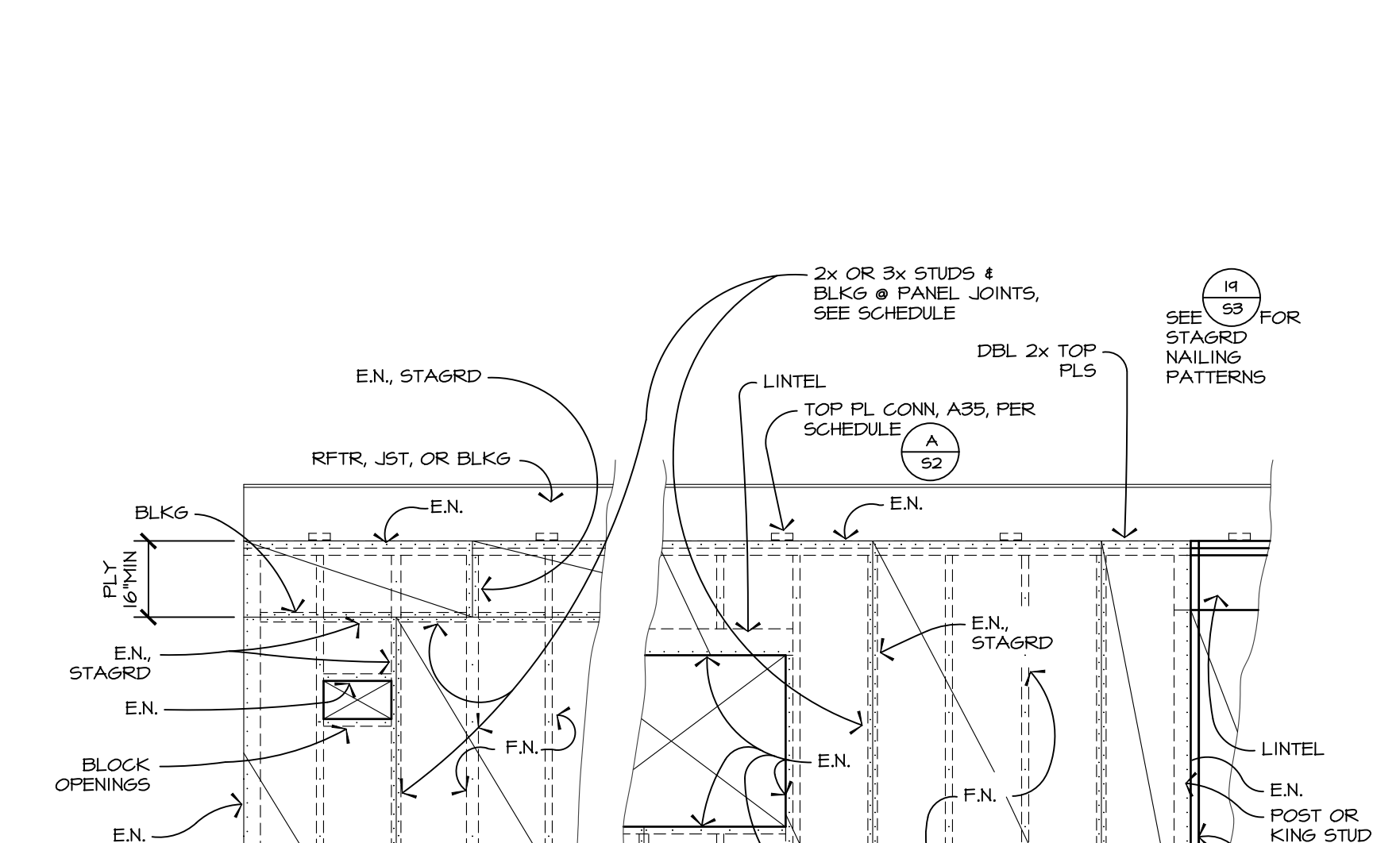
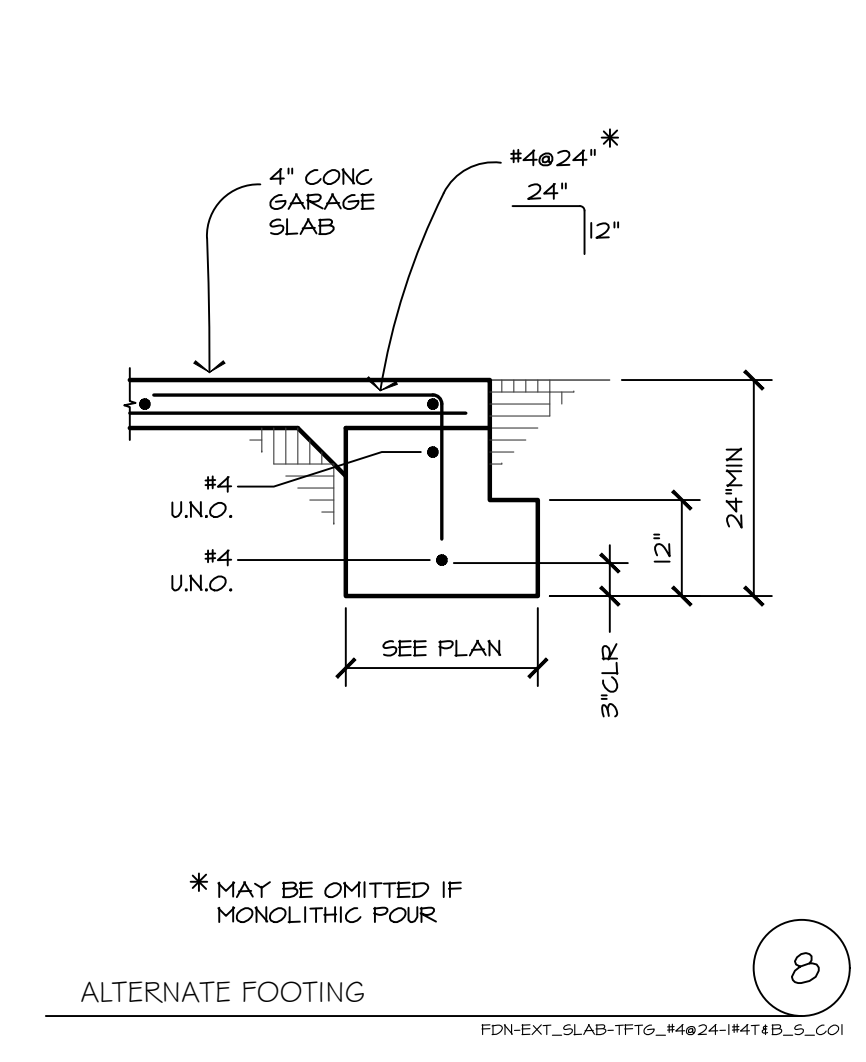
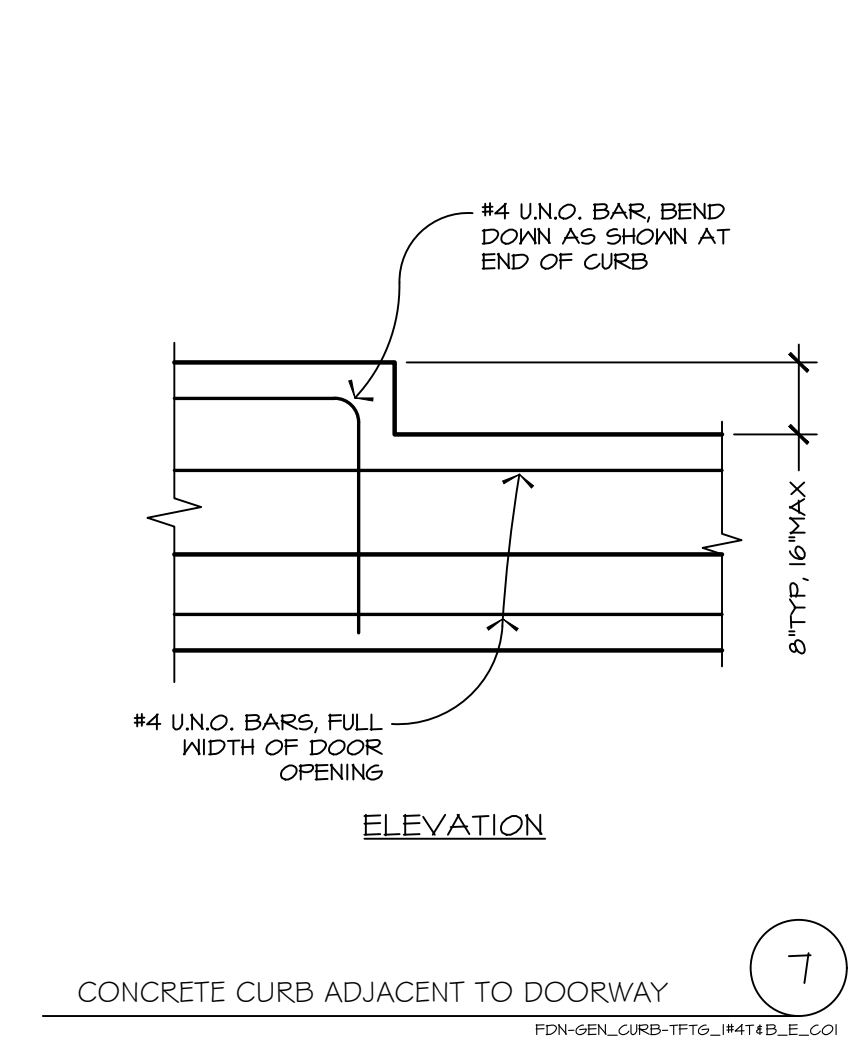
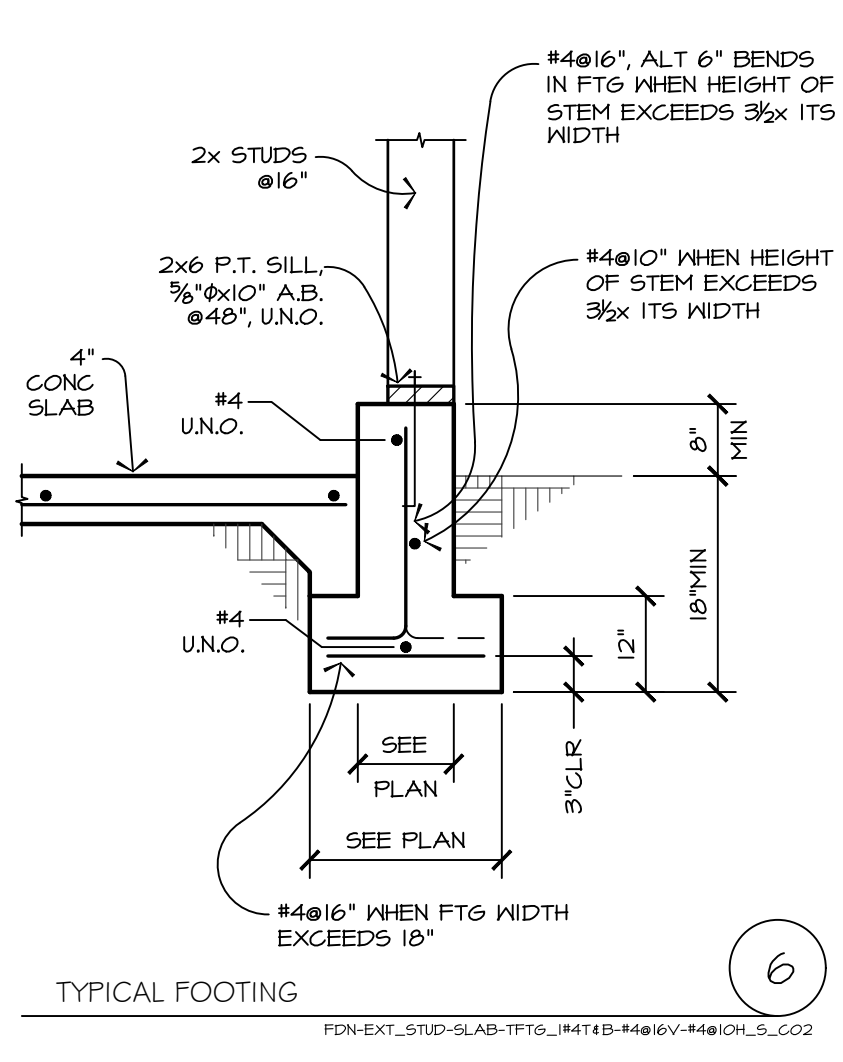
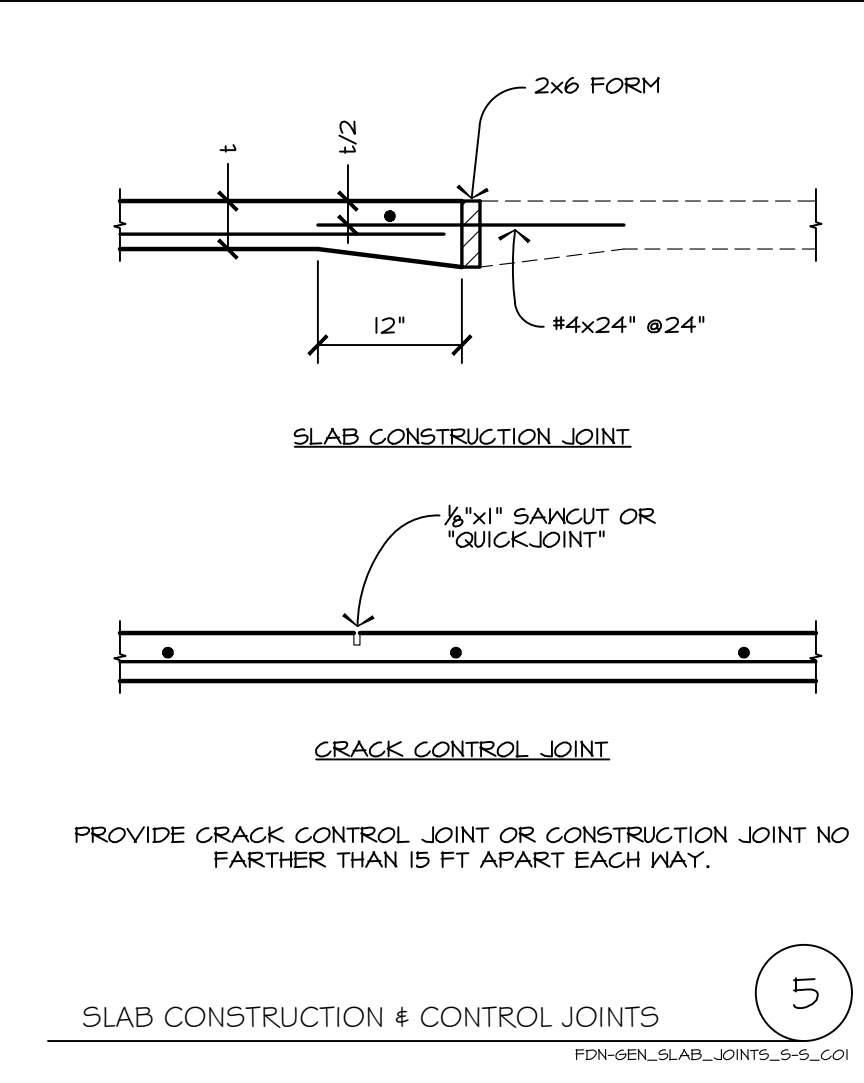
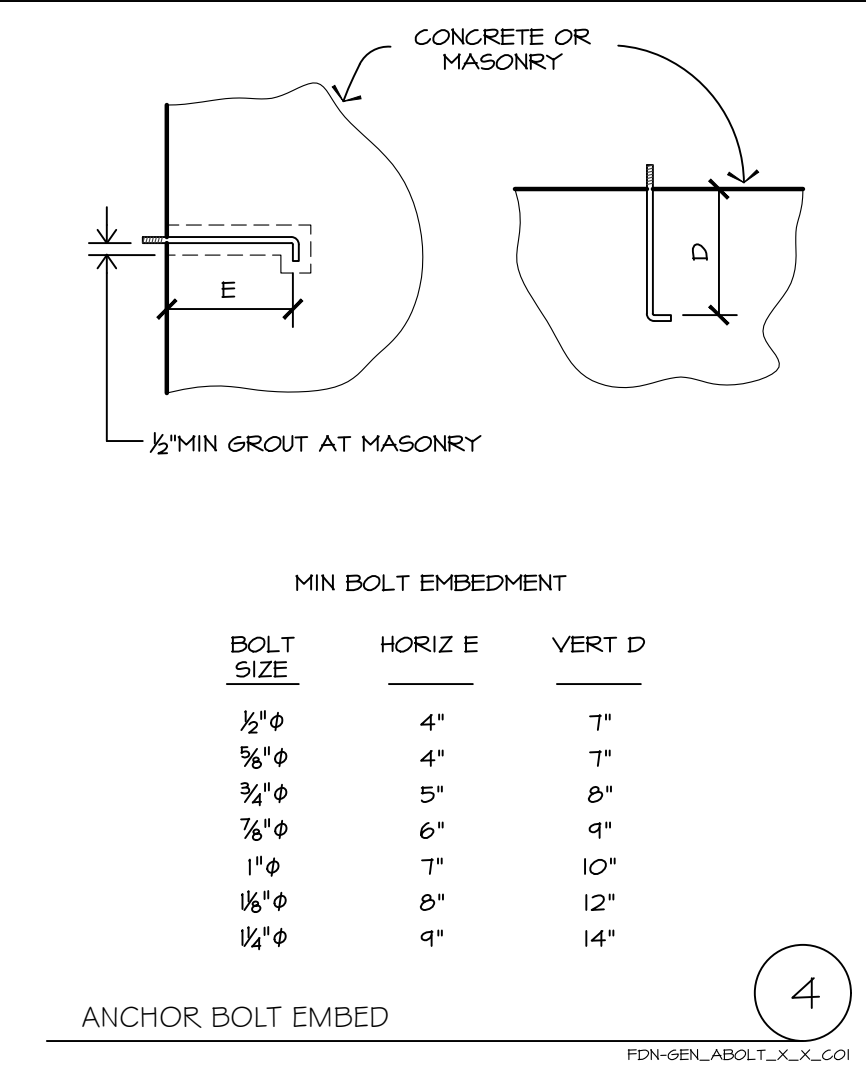
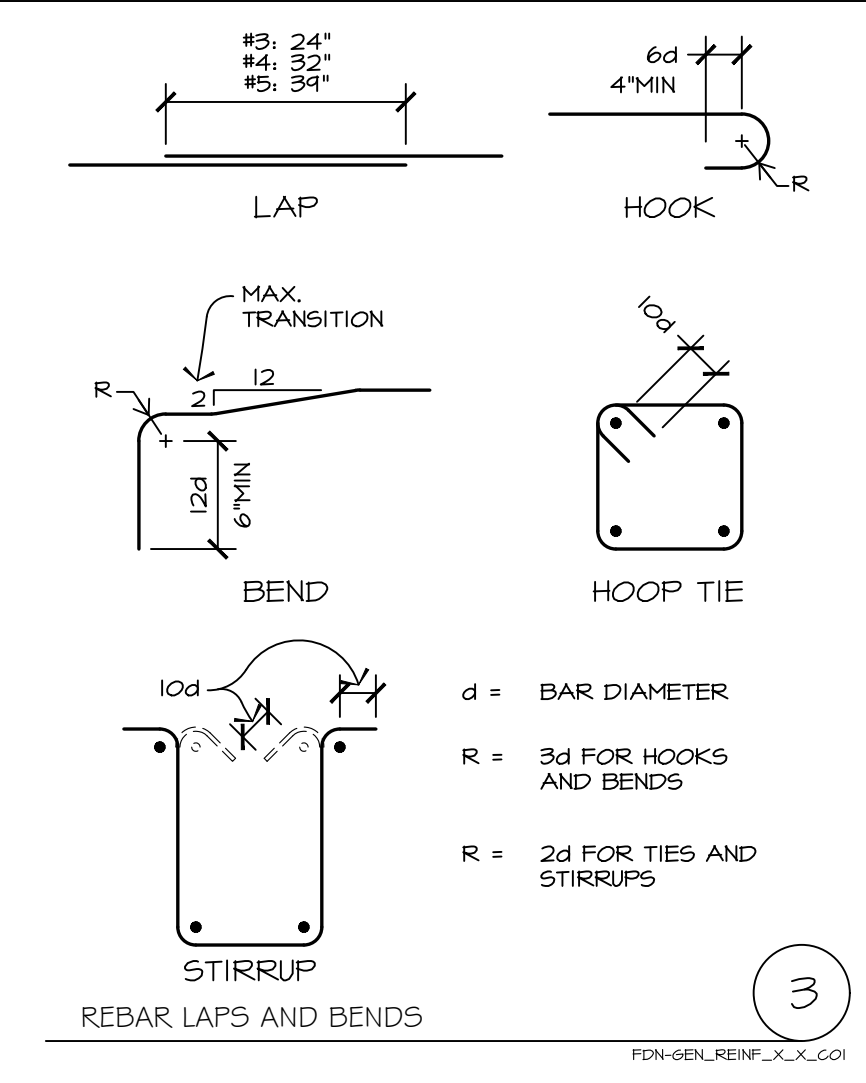
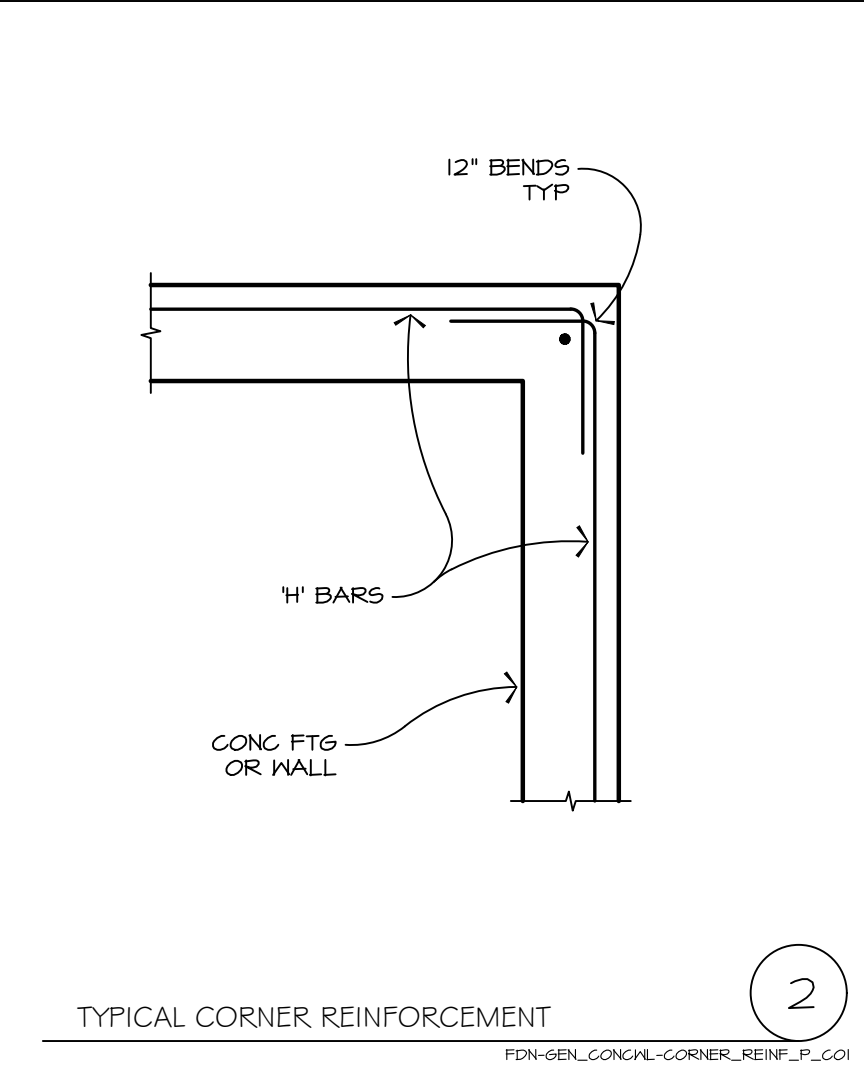
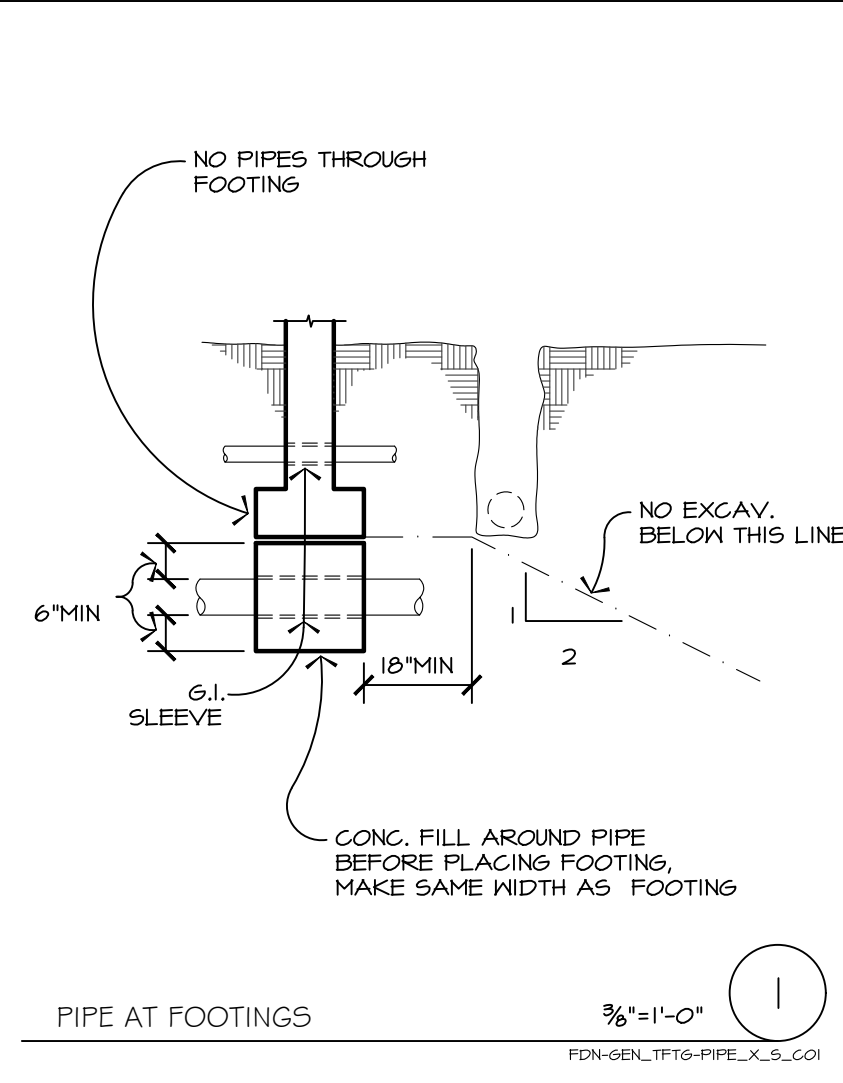
THESE ARE INTENDED AS NON-HABITABLE OUTBUILDINGS. SHOULD ANY BUILDING BE IN THE FUTURE UPGRADED TO HABITABLE SPACE THIS WILL REQUIRE A NEW BUILDING PERMIT FROM MONO COUNTY FOR THAT UPGRADE. NOTE THAT BUILDINGS WITH WITH SHEAR WALLS THAT HAVE A HEIGHT TO WIDTH ASPECT RATIO OF LESS THAN 2:1 CANNOT BE UPGRADED TO HABITABLE SPACE WITHOUT STRUCTURAL UPGRADES BEING MADE AT THE TIME OF THE USE CHANGE.



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

SOIL BEARING ALLOWABLE ASSUMED TO BE 2000 PSF. ALL EXTERIOR FOOTINGS SHALL HAVE 18\"/>

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

SEE 1 FOR PIPES UNDER FOOTINGS.
SEE 2 FOR TYPICAL REINFORCEMENT AT CORNERS OF FOOTINGS.
SEE 3 FOR LAPS AND BENDS IN REINFORCING STEEL.
SEE 4 FOR EMBEDMENT OF ANCHOR BOLTS.
SEE 5 FOR JOINTS IN CONCRETE.

SILL ANCHOR BOLTS ARE 3/4\"/>

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

HOLDDOWN ANCHORS SHALL BE SECURED IN PLACE PRIOR TO FOUNDATION INSPECTION.
SEE 25 FOR SPECIAL FOOTING REINFORCEMENT AT HOLDDOWNS

MINIMUM HOLDDOWN STUDS
HDU2 2-2x 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

11 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\"/>

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

5x6, 6x6, ETC ARE 24F, DF-L GLULAM BEAMS, SPECIFY 24F-V4 PER 2019 C.B.C.
P-L ARE PARALLEL PSL BEAMS BY I-LEVEL TRUS JOIST BY Weyerhaeuser, OR EQUIVALENT (ESR-1387)

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

PRE-FAB ROOF TRUSSES #24\",/>

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.B.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 SHG) | VALUE (LBS/FT) |
|------|----------|--------------|---------------|-----------------|-----------------|-----------------------------|--|----------------|
| 1 | 3/8\"/> | | | | | | | |
| 2 | 3/8\"/> | | | | | | | |
| 3 | 3/8\"/> | | | | | | | |
| 4 | 3/8\"/> | | | | | | | |

SEE 11 FOR INSTALLATION OF SHEAR PANELS.
ALL PANEL EDGES BACKED WITH 2\"/>

WHERE PANELS ARE APPLIED ON BOTH FACES OF A WALL AND NAIL SPACING IS LESS THAN 6\"/>

EACH ANCHOR BOLT SHALL HAVE A MINIMUM OF 3\"/>

SQUARE WASHERS ARE PERMITTED TO HAVE A DIAGONALLY SLOTTED HOLE NOT MORE THAN 3/8\"/>

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.

REVISIONS BY

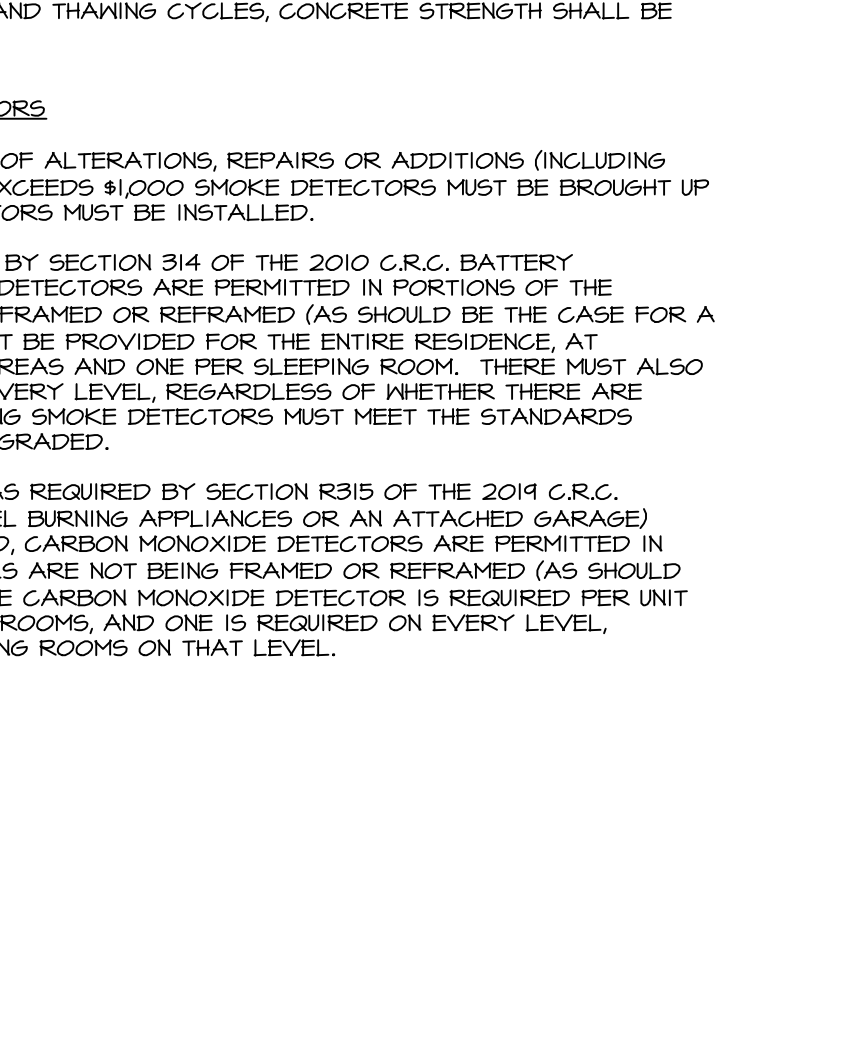
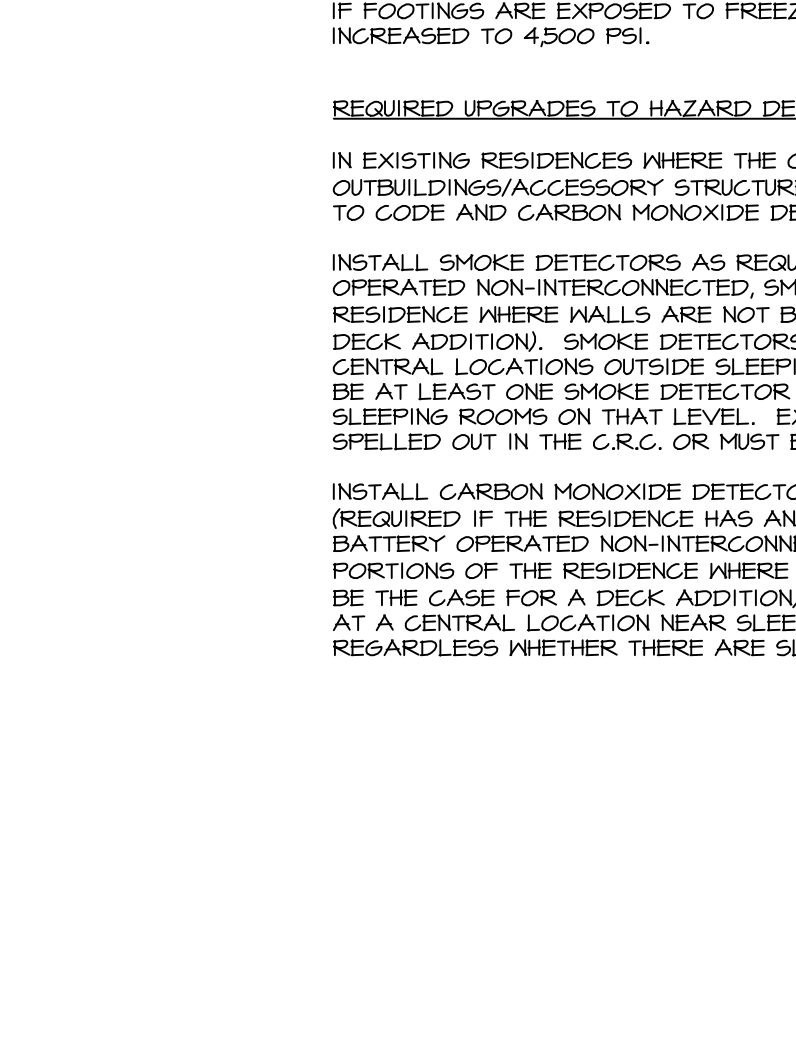
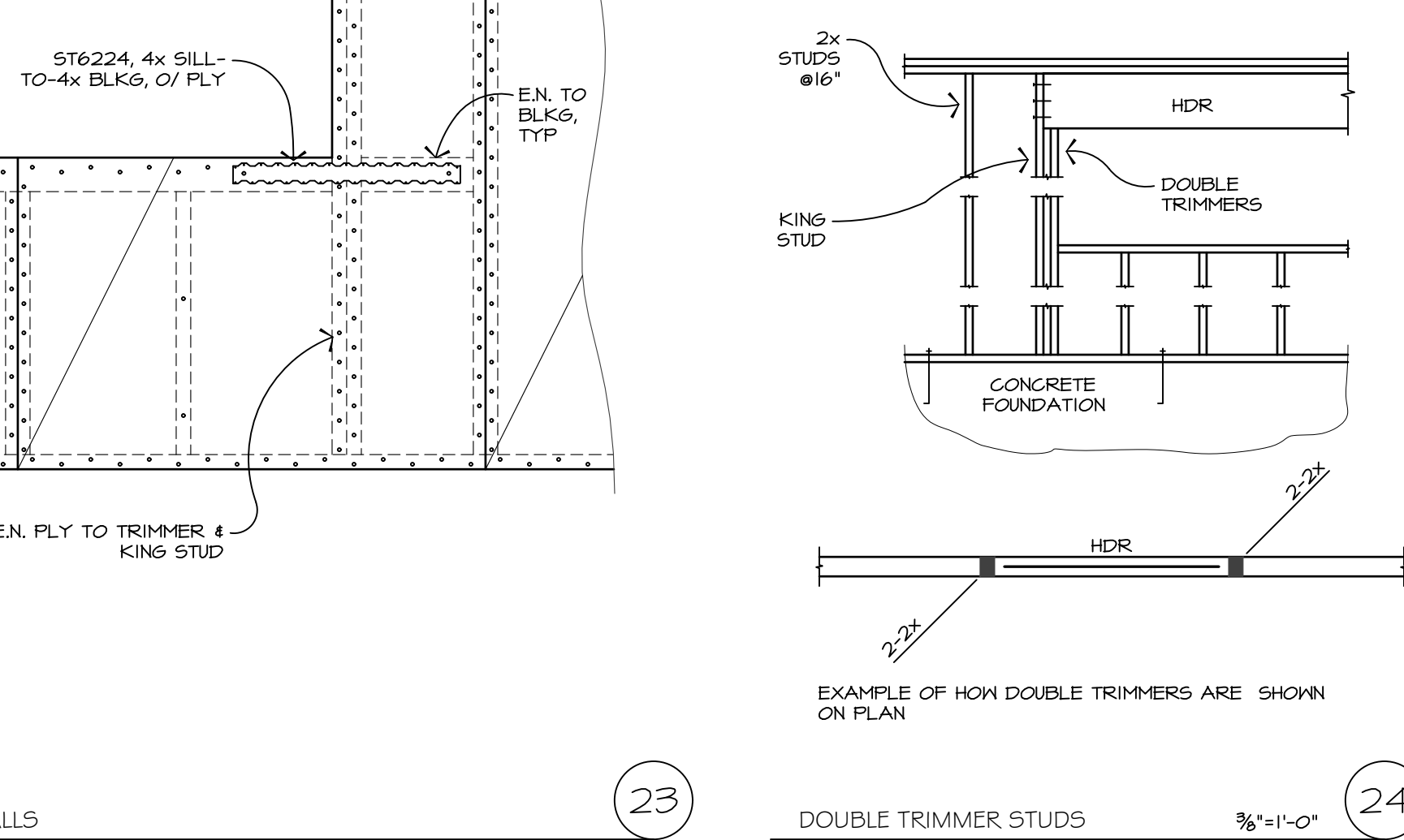
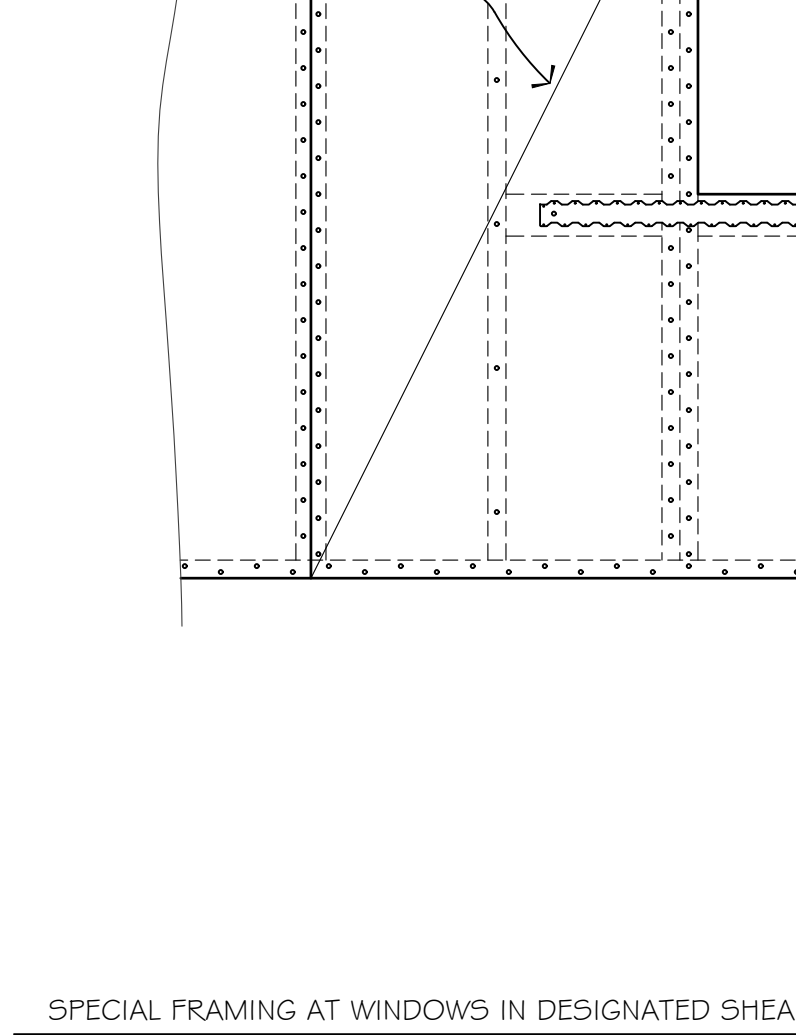
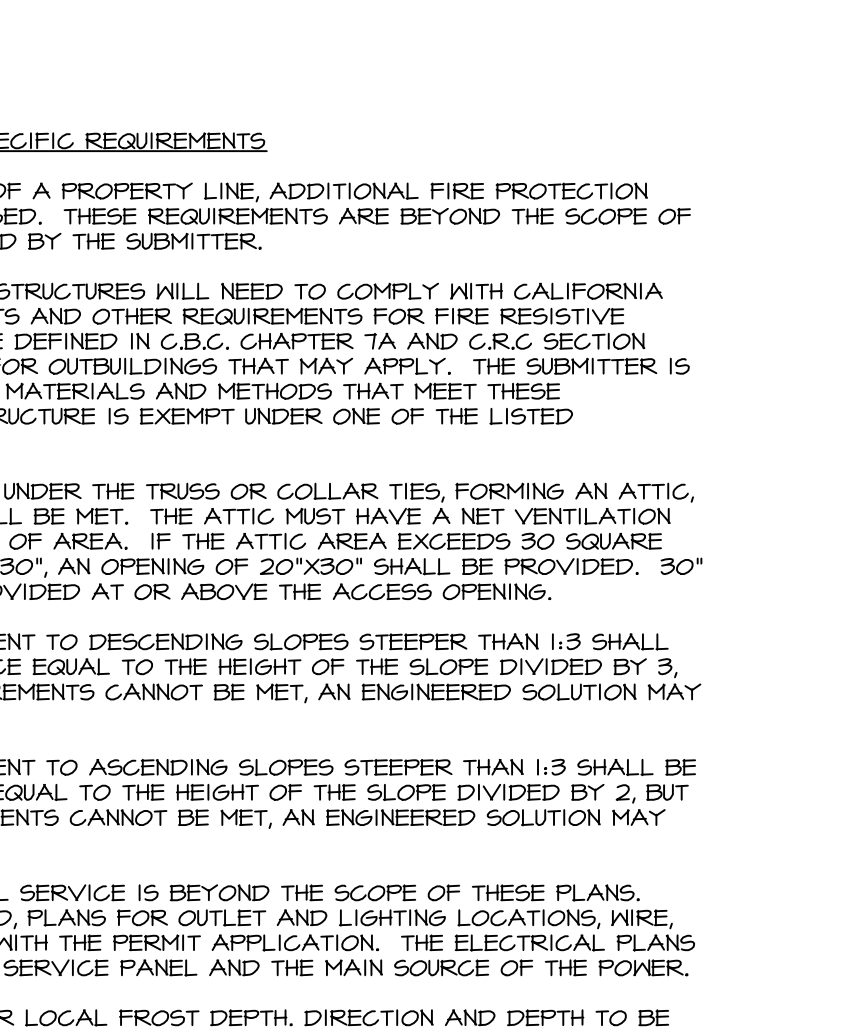
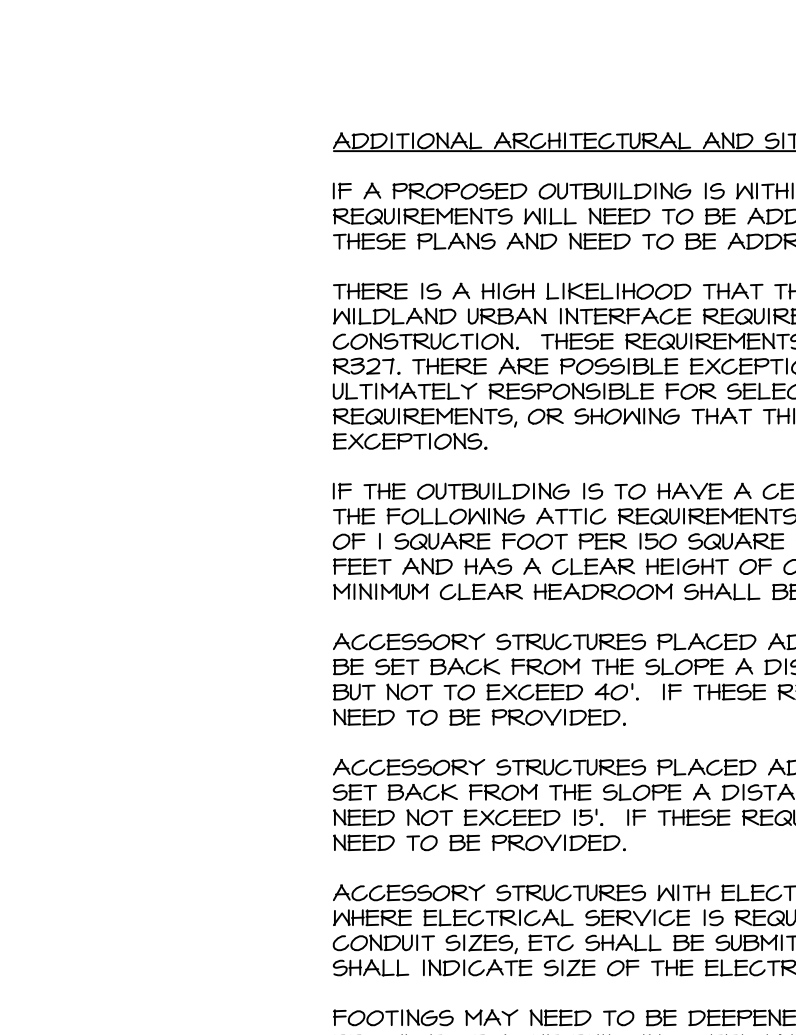
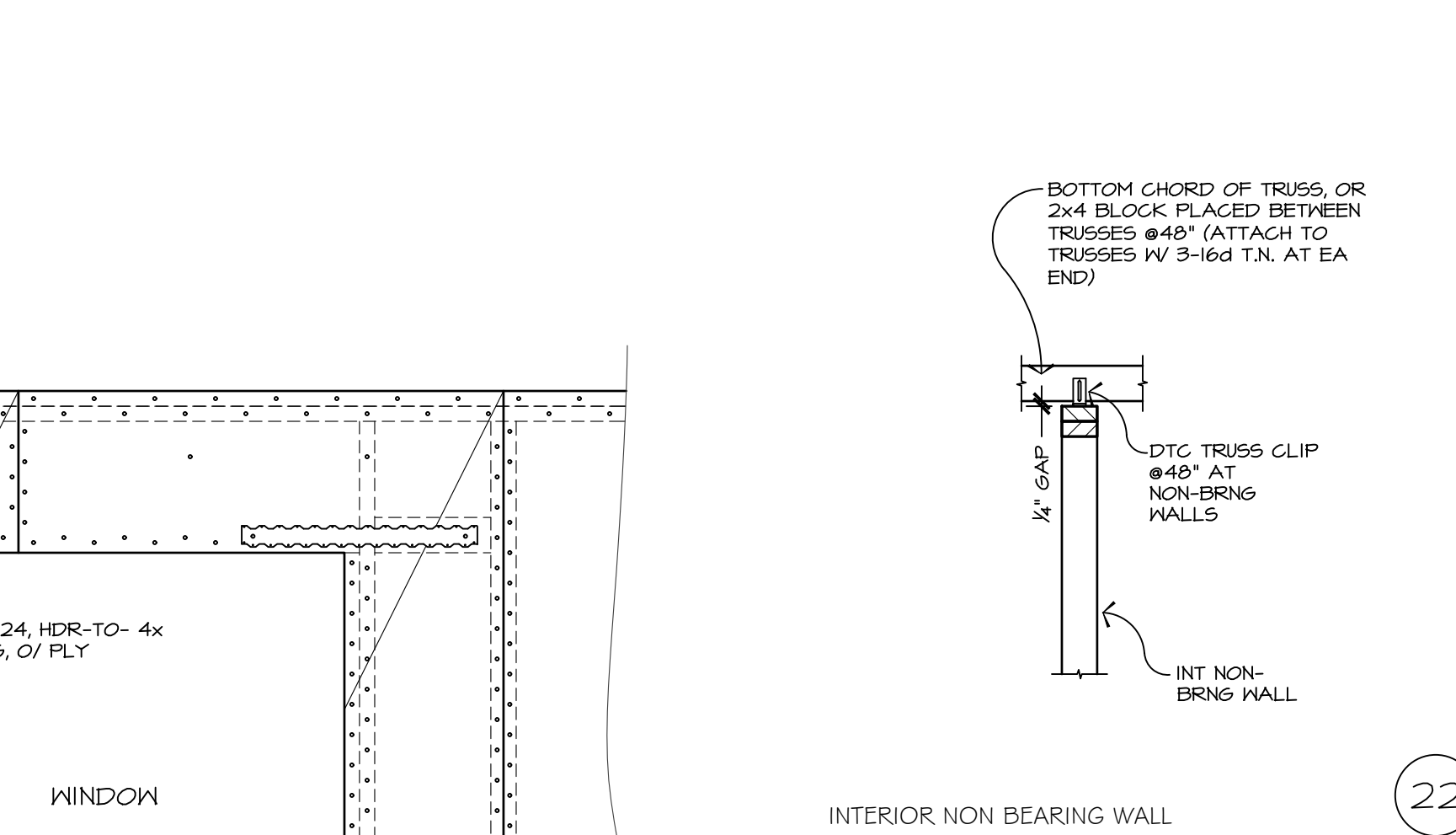
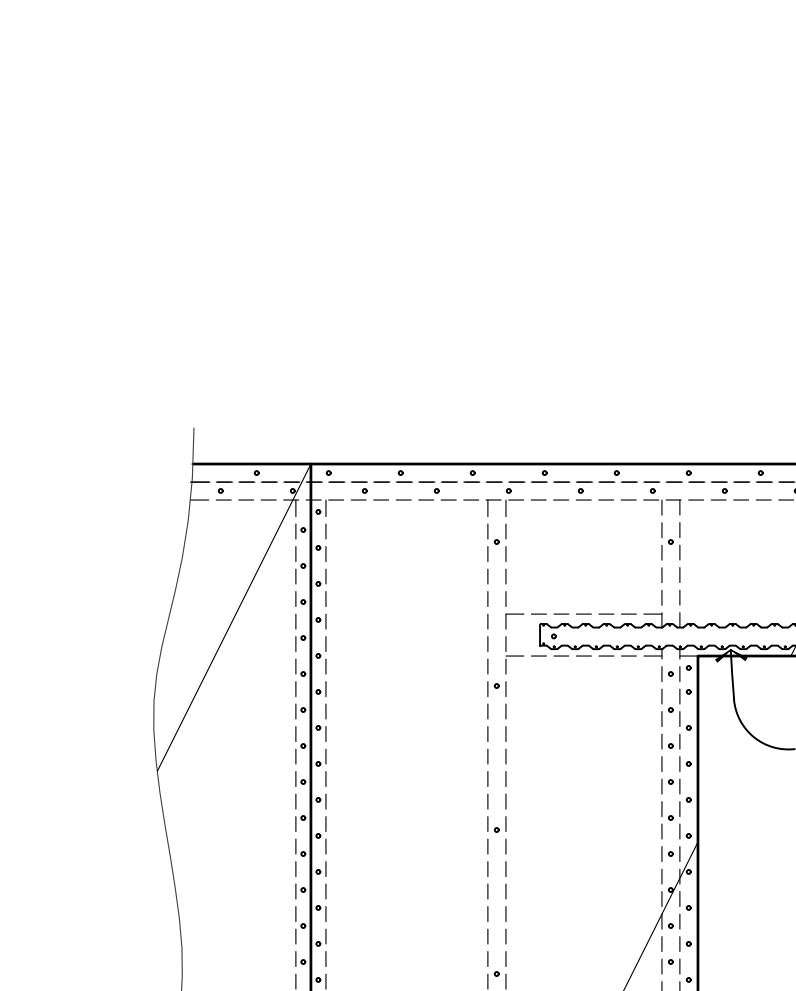
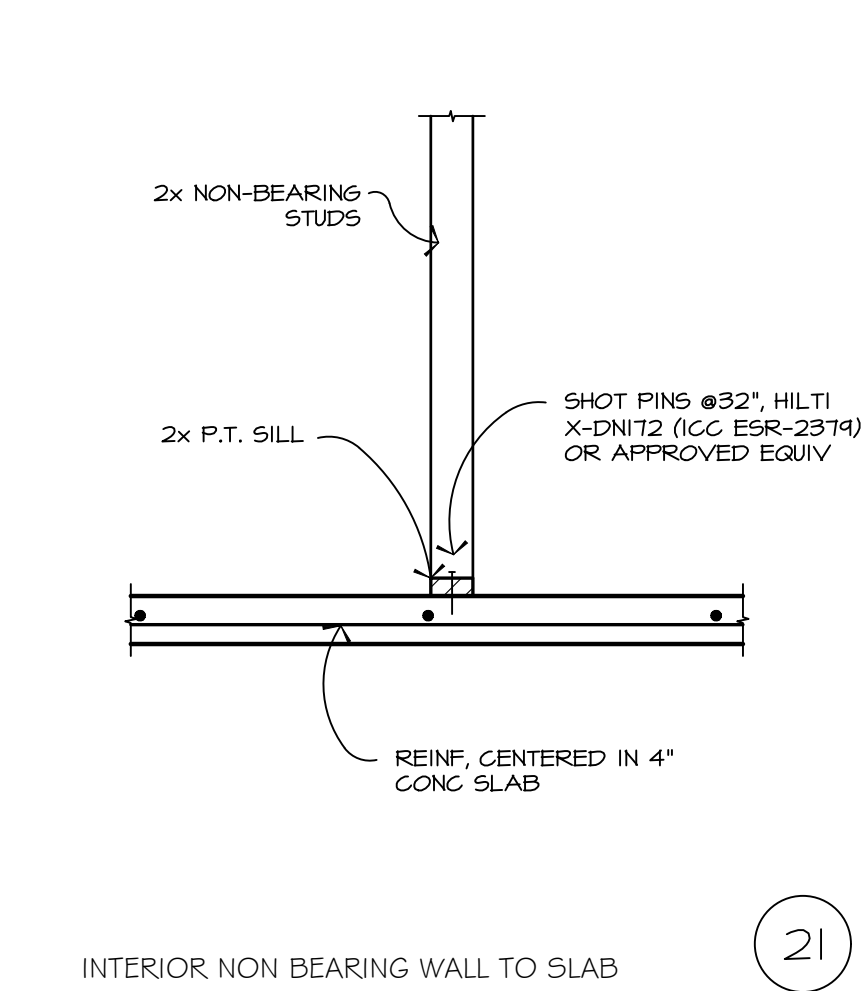
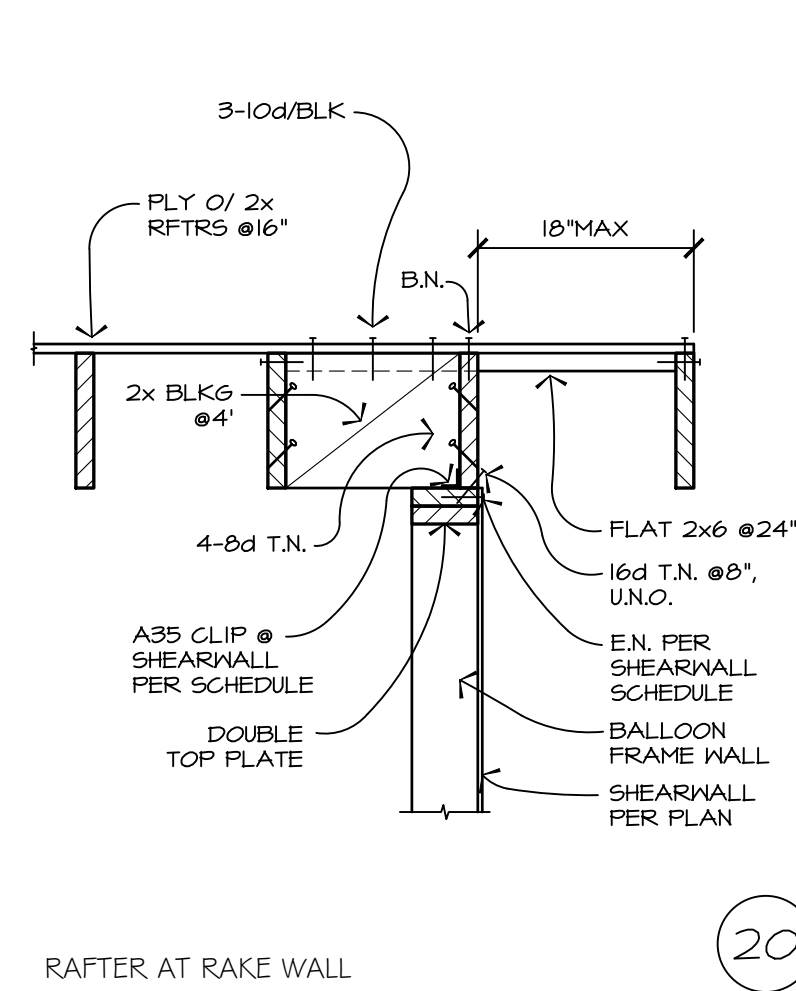
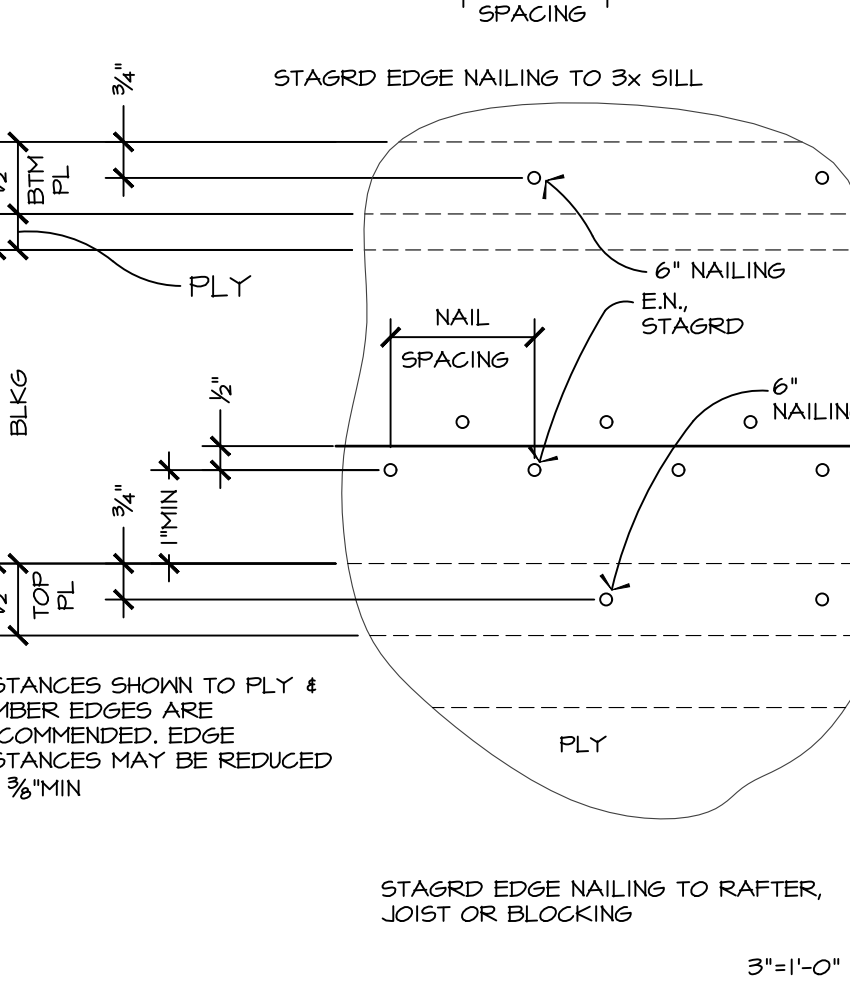
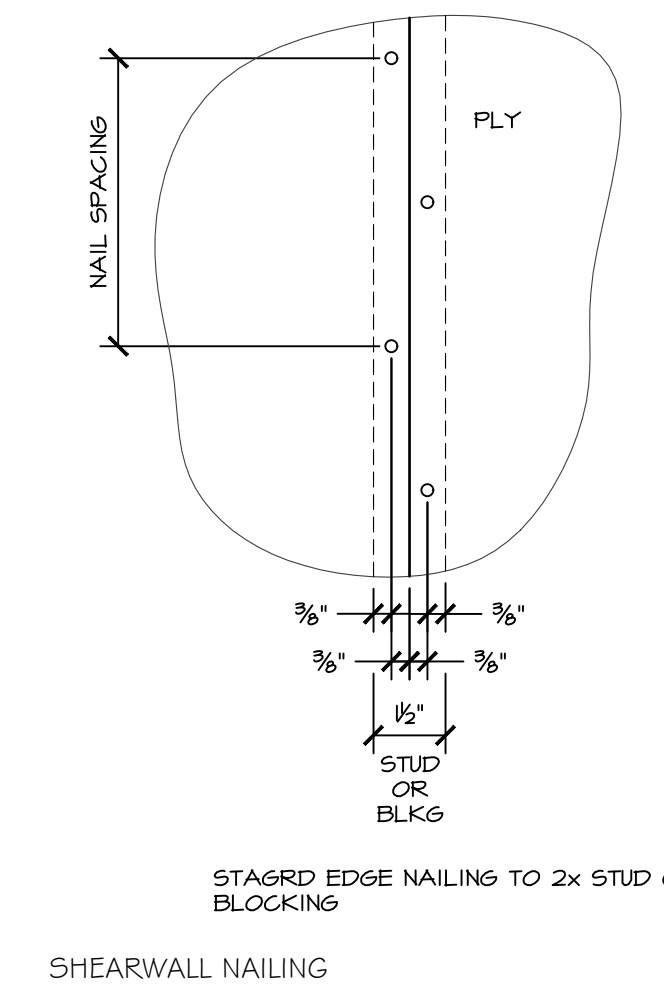
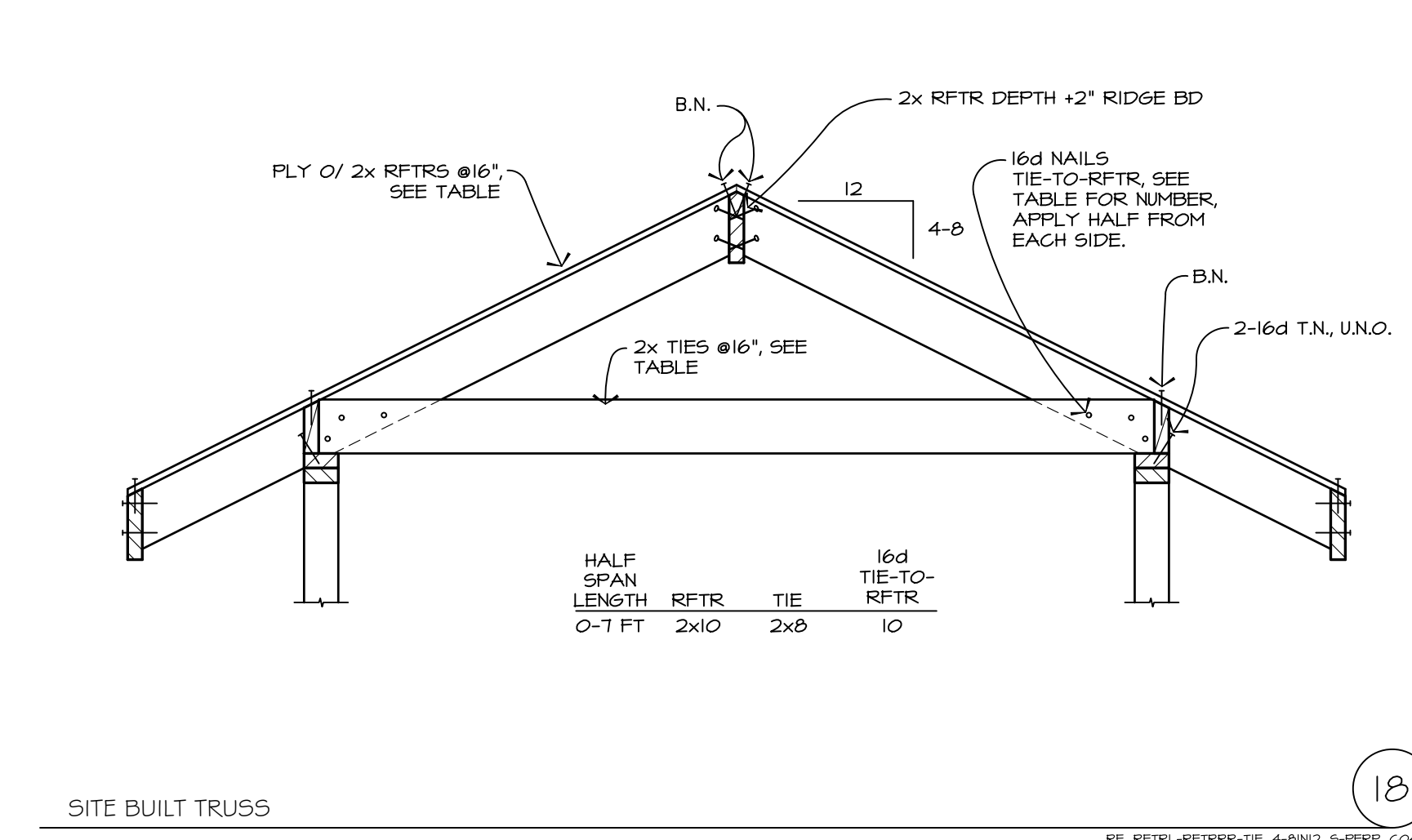
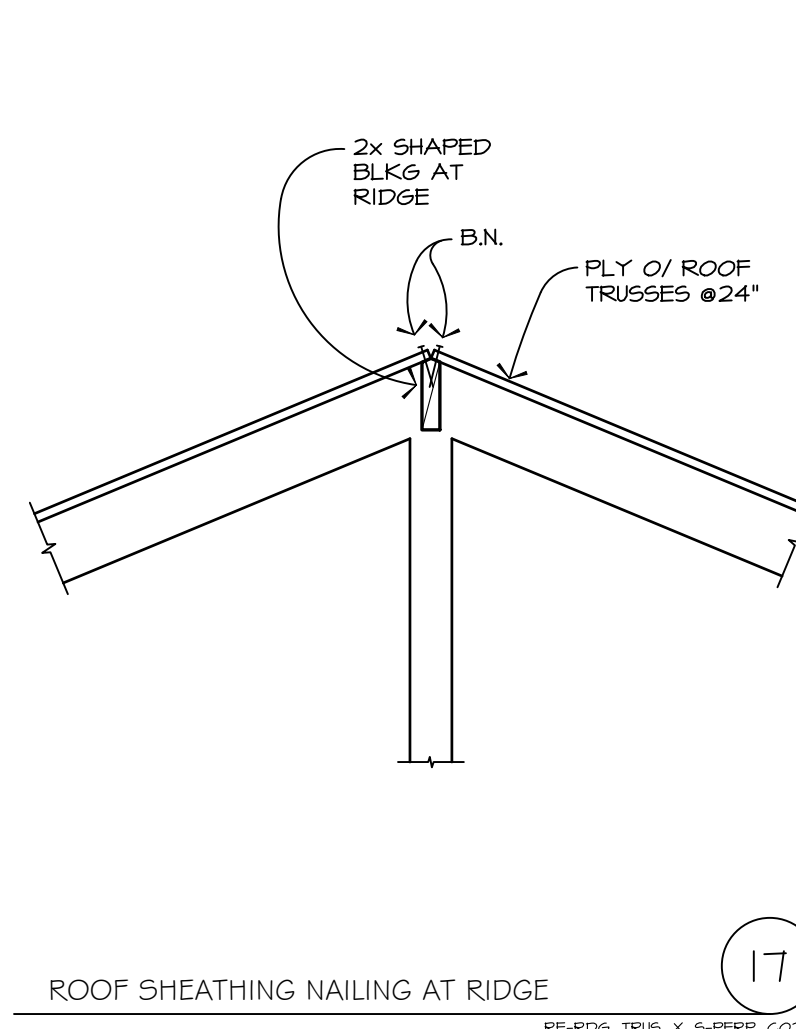
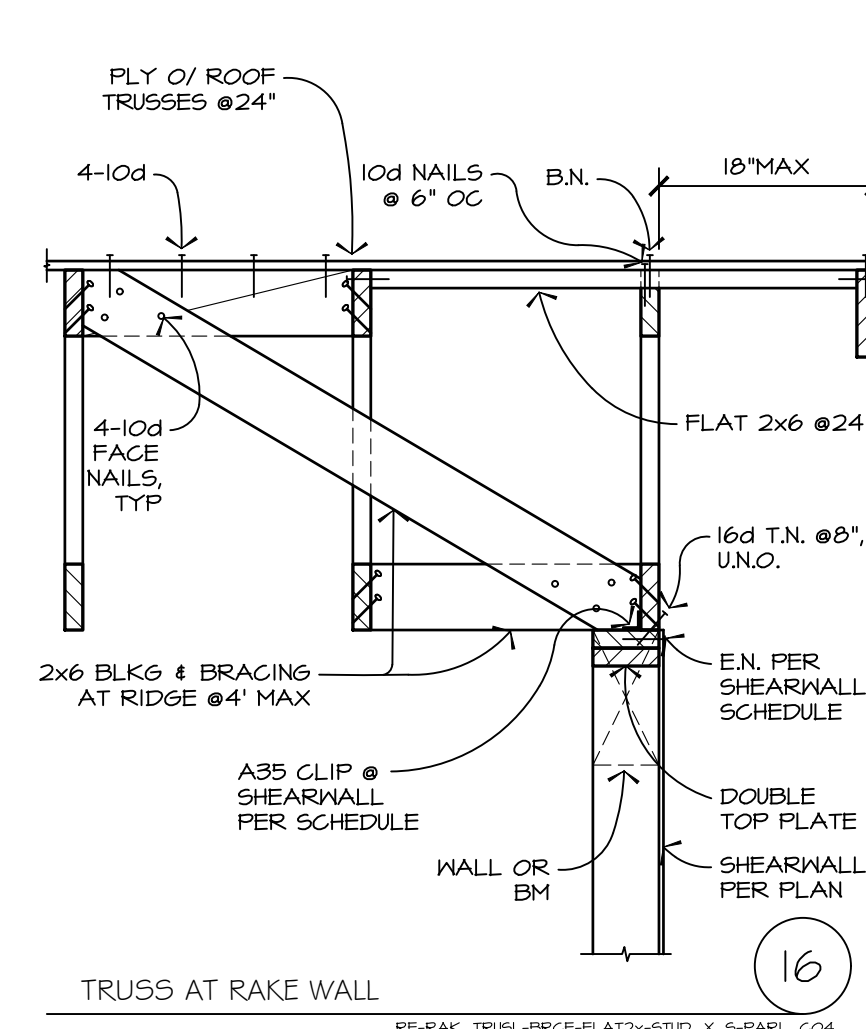
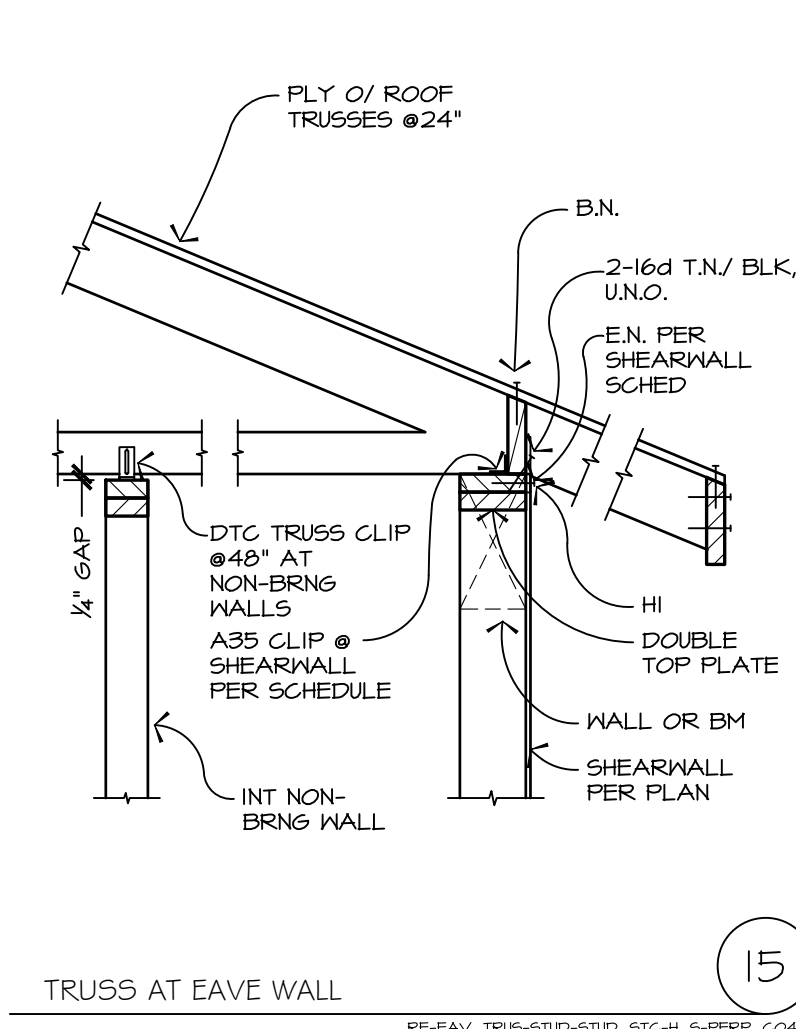
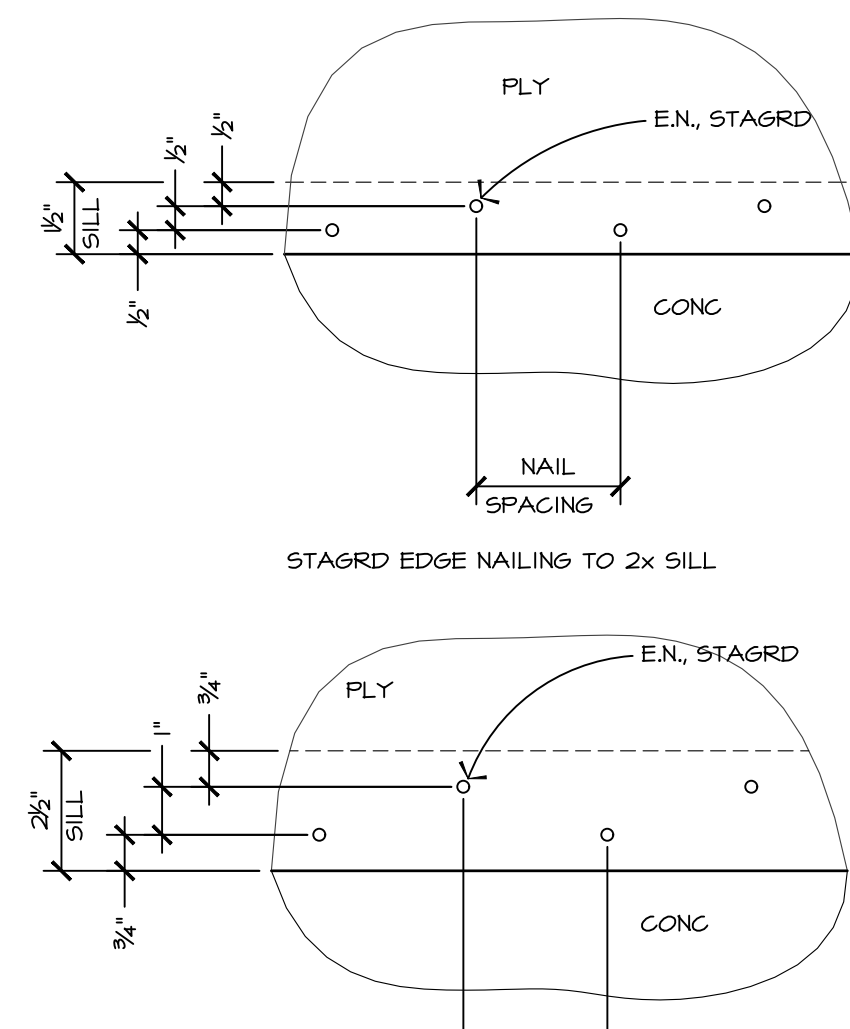
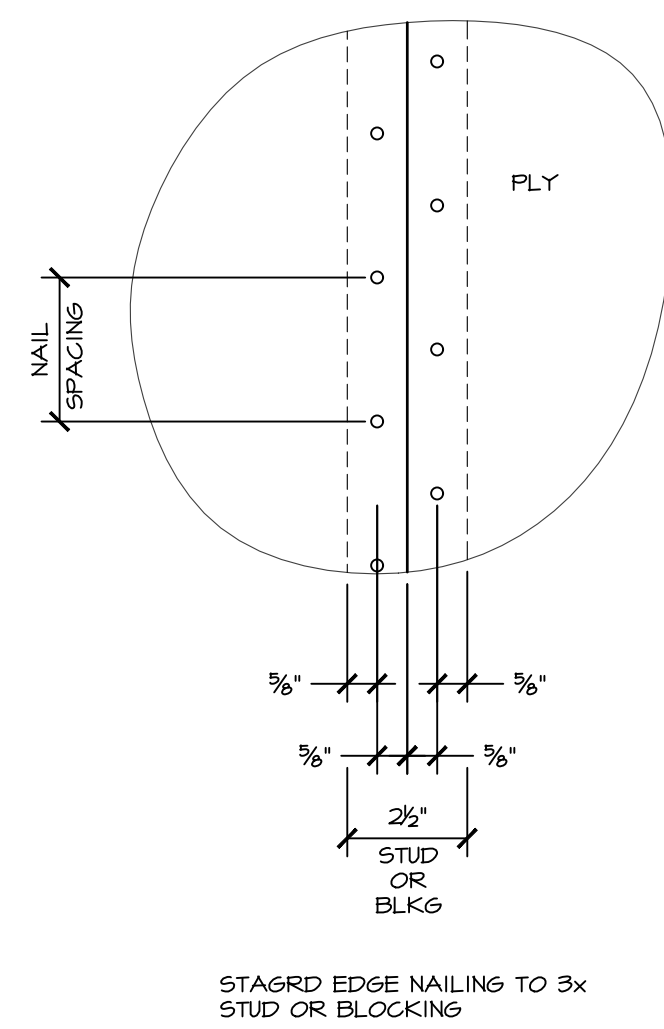
STANDARD STRUCTURAL REQUIREMENTS
SMALL OUTBUILDINGS WITH 140 PSF SNOW LOADS
MONO COUNTY, CALIFORNIA

COUNTY OF MONO
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION
P.O. BOX 8
74 N. SCHOOL ST., ANNEX 1
BRIDGEPORT, CA 93546
(760) 924-1800, FAX: 924-1801

Mammoth Lakes, CALIFORNIA

MONO COUNTY
comedev@mono.ca.gov
www.monocounty.ca.gov

DATE MAY 2022
SCALE 3/4" = 1'-0"
DRAWN JMM
JOB 2340-01-CU21
SHEET 52 OF 4 SHEETS



ADDITIONAL ARCHITECTURAL AND SITE SPECIFIC REQUIREMENTS

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

THERE IS A HIGH LIKELIHOOD THAT THESE STRUCTURES WILL NEED TO COMPLY WITH CALIFORNIA WILDLAND URBAN INTERFACE REQUIREMENTS AND OTHER REQUIREMENTS FOR FIRE RESISTIVE CONSTRUCTION. THESE REQUIREMENTS ARE DEFINED IN C.B.C. CHAPTER 1A AND C.R.C. SECTION R521. 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 NOT TO 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 |
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DATE: MAY 2022
SCALE: 3/4" = 1'-0"
DRAWN: JMM
JOB: 2340-01-CU21
SHEET: 53
OF 4 SHEETS

SPECIFICATIONS AND GENERAL CONSTRUCTION NOTES

GENERAL REQUIREMENTS:

1. CODES AND REFERENCES

- A. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE REQUIREMENTS OF THE 2019 CALIFORNIA BUILDING CODE (C.B.C.) AND 2019 CALIFORNIA RESIDENTIAL CODE (C.R.C.) BASED UPON THE 2018 INTERNATIONAL BUILDING CODE (I.B.C.) AND 2018 INTERNATIONAL RESIDENTIAL CODE (I.R.C.)
B. A THOROUGH PLANCHECK SHALL BE MADE BY A QUALIFIED REPRESENTATIVE OF THE BUILDING DEPARTMENT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
C. WHERE REFERENCE IS MADE TO VARIOUS TEST STANDARDS FOR MATERIALS, SUCH STANDARDS SHALL BE THE LATEST EDITION, AND/OR ADDENDUM.

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.
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.
D. SHEARWALL NAILING 4" O.C. OR CLOSER

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.

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.
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).

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.

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.
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.

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.
3. CEMENT FOR CONCRETE SHALL BE A STANDARD BRAND "PORTLAND CEMENT," MEETING THE REQUIREMENTS OF ASTM C150, TYPE II OR IV, LOW ALKALI.

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.
3. ALL WELDED REBAR TO BE GRADE A706.
4. WIRE MESH SHALL CONFORM TO ASTM A185. LAP 8" MINIMUM.

Table with 3 columns: MINIMUM CONCRETE COVER SHALL BE, COVER VALUE, and DESCRIPTION. Includes rows for 3" concrete poured against earth, 2" formed concrete, 1/2" beams, 1" top surfaces, and 3/4" interior slabs.

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, NCLIB, AND STANDARD GRADING RULES, WMPA.
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.).

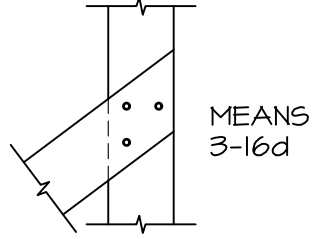
- 4. SEE NOTES BELOW SHEAR PANEL SCHEDULE FOR REQUIREMENTS FOR WASHERS AT SILL PLATE ANCHOR BOLTS.
10. ALL STRUCTURAL PLYWOOD NAILING (ROOF, FLOOR AND WALLS) SHALL BE INSPECTED BY THE BUILDING INSPECTOR PRIOR TO COVERING.
11. STUDS IN BEARING WALLS SHALL NOT BE NOTCHED UNLESS SPECIFICALLY DETAILED BY IN THESE PLANS, OR BY A LICENSED ARCHITECT OR PROFESSIONAL ENGINEER.

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

Table with 2 columns: NAILING SCHEDULE, MINIMUM (TABLE 2304.9.1, 2010 C.B.C.), and DESCRIPTION. Lists items like JOIST TO SILL OR GIRDER, TOENAIL, BRIDGING TO JOIST, etc., with corresponding nail sizes and spacings.

SUPPLEMENTAL NAILING NOTES:

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



ABBREVIATIONS:

Table with 2 columns: ABBREVIATIONS and DESCRIPTION. Lists various abbreviations used in the drawings, such as A.B. for ANCHOR BOLT, ALT for ALTERNATING, ARCHL for ARCHITECTURAL, etc.

STANDARD STRUCTURAL REQUIREMENTS
SMALL OUTBUILDINGS WITH 140 PSF SNOW LOADS
MONO COUNTY, CALIFORNIA

COUNTY OF MONO
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION
P.O. BOX 8
MAMMOTH LAKES, CA 93546
74 N. SCHOOL ST., ANEX 1
BRIDGEPORT, CA 93546



DATE MAY 2022
SCALE N.T.S
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JOB 2340-01-CU21
SHEET