

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-SONIC TEST
AWSS	AMERICAN WELDING SOCIETY	KP	KING POST	VERT	VERTICAL
ATC	AMERICAN INSTITUTE OF TIMBER CONSTRUCTION	KSI	KIPS PER SQUARE INCH (POUNDS)	VSH	VERTICAL SLOTTED HOLES
ASTM	AMERICAN SOCIETY FOR TESTING MATERIALS	LB(S) OR #		W/	WITH
BLOG	BUILDING	LF	LINEAL FOOT	WO	WITHOUT
BLK	BLOCK	LNL	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		STRUCTURAL STEEL SHAPES
BRG	BEARING	LT WT	LIGHTWEIGHT	W	W SHAPE
BTWN	BETWEEN	LVL	LEVEL OR LAMINATED VENEER LUMBER	C	AMERICAN STD CHANNEL SHAPE
CANT	CANTILEVER	MAS	MASONRY	MC	MISC CHANNEL SHAPE
CAM OR C	CAMBER	MATL	MATERIAL	L	ANGLE SHAPE
CC	CENTER TO CENTER	MAX	MAXIMUM	WT, ST, MT	STRUCT TEE SHAPE
CG	CENTER OF GRAVITY	MB	MACHINE BOLT	PIPE-X	EXTRA STRONG PIPE SHAPE
CIP	CAST-IN-PLACE	MECH	MECHANICAL	PIPE-XX	DBL EXTRA STRONG PIPE SHAPE
CJ	CONSTRUCTION JOINT; CONTROL JOINT	MFR	MANUFACTURER	HSS	HOLLOW STRUCTURAL SECTION
CL	CENTER LINE	MIN	MINIMUM		
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		
CJP	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	PVMT	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	R	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. (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

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: _____
 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

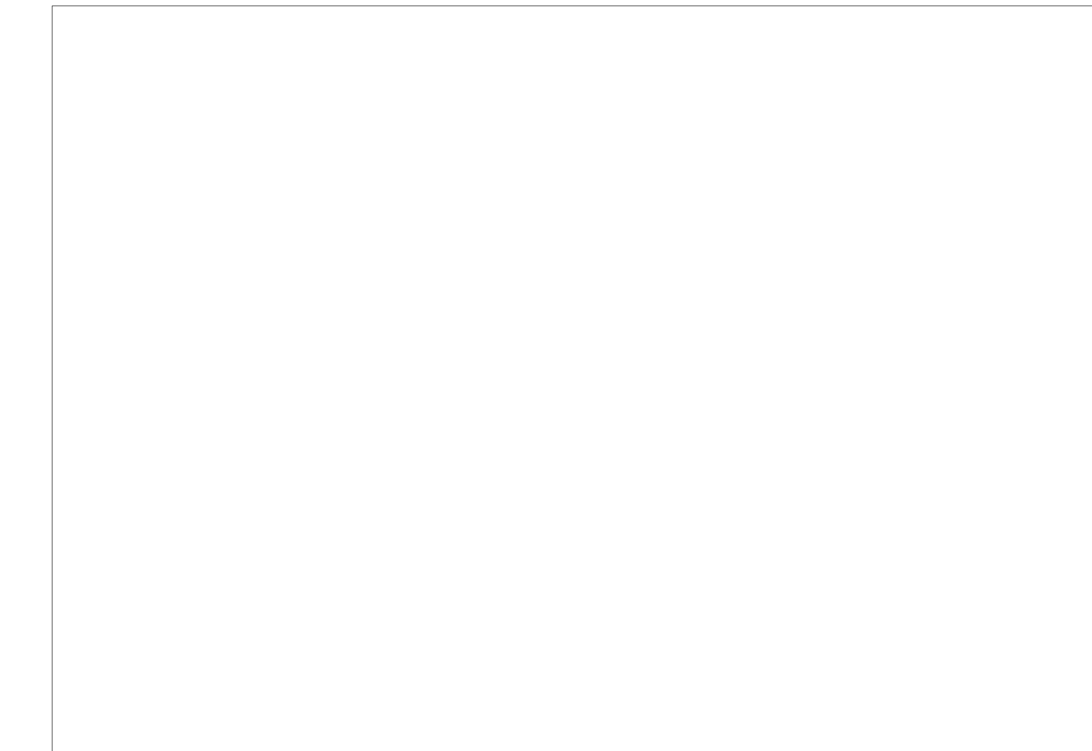
- C1 COVER SHEET
 S1 PLANS
 S2 TYPICAL DETAILS
 S3 ROOF DETAILS
 S4 ADDITIONAL NOTES

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 CGSBC 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 80 PSF SNOW LOADS
 MONO COUNTY, CALIFORNIA

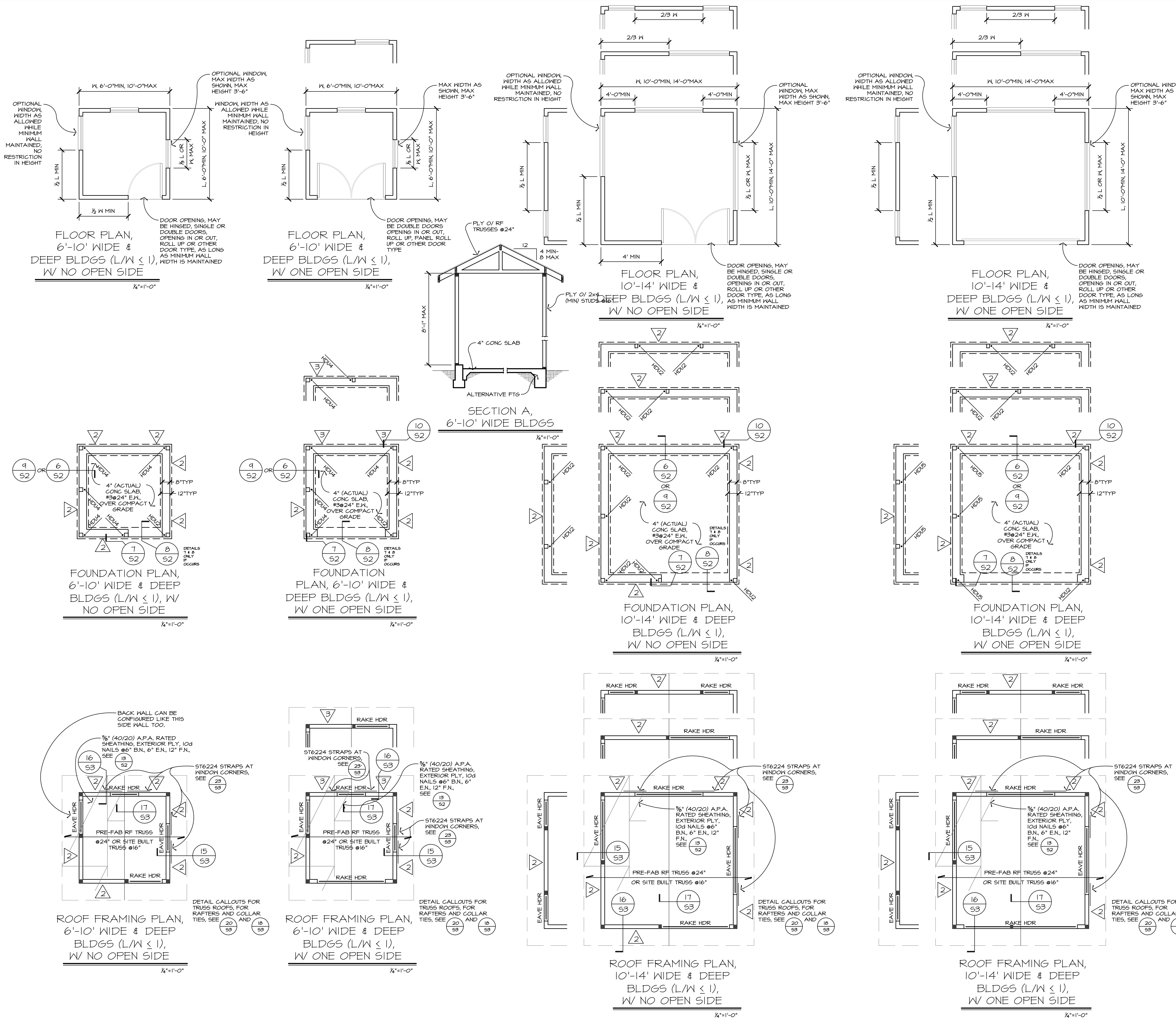
COUNTY OF MONO
 COMMUNITY DEVELOPMENT DEPARTMENT
 BUILDING DIVISION
 P.O. BOX 3569
 MAMMOTH LAKES, CA 93546
 74 N. SCHOOL ST., ANNEX I
 BRIDGEPORT, CA 93546
 (760) 932-5420, FAX: 932-5432



comev@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



SNOW LOADING CRITERIA: 80 PSF SLOPED ROOF SNOW LOAD ($C_e = 1.0, C_t = 1.2, I_s = 1.0, C_s = 1.0$)
45 PSF MAX GROUND SNOW LOAD, 80 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	4'-0"	1-2x4	4x6	3'-6"	1-2x4	4x6	6'-0"	1-2x4
4x8	5'-6"	1-2x4	4x8	4'-6"	1-2x4	4x8	8'-0"	1-2x4
4x10	6'-6"	1-2x4	4x10	5'-6"	1-2x4	4x10	10'-0"	1-2x4
6x8	5'-6"	1-2x6	4x12	6'-6"	1-2x4	4x12	11'-6"	1-2x4
6x8	6'-6"	1-2x6	6x8	5'-0"	1-2x6	6x8	13'-0"	1-2x4
						6x8	8'-6"	1-2x6
						6x8	12'-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 24' WIDE, AND USE DETAILS 20/S3 AND 21/S3. NOTE THAT RAKE WALLS ARE TO BE BALLOON FRAMED TO BOTTOM OF RAFTERS, BUILDINGS 24'-30' MUST USE PRE-MANUFACTURED ROOF TRUSSES.

THE RAKE WALLS ARE SHOWN AS THE FRONT AND BACK WALLS. HOWEVER THE ROOF CAN BE TURNED 90 DEGREES, WITH THE RAKE WALLS AS THE SIDE WALLS. BE SURE AND USE EAVE HEADERS AT THE FRONT IN 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, THE 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 24x24'.

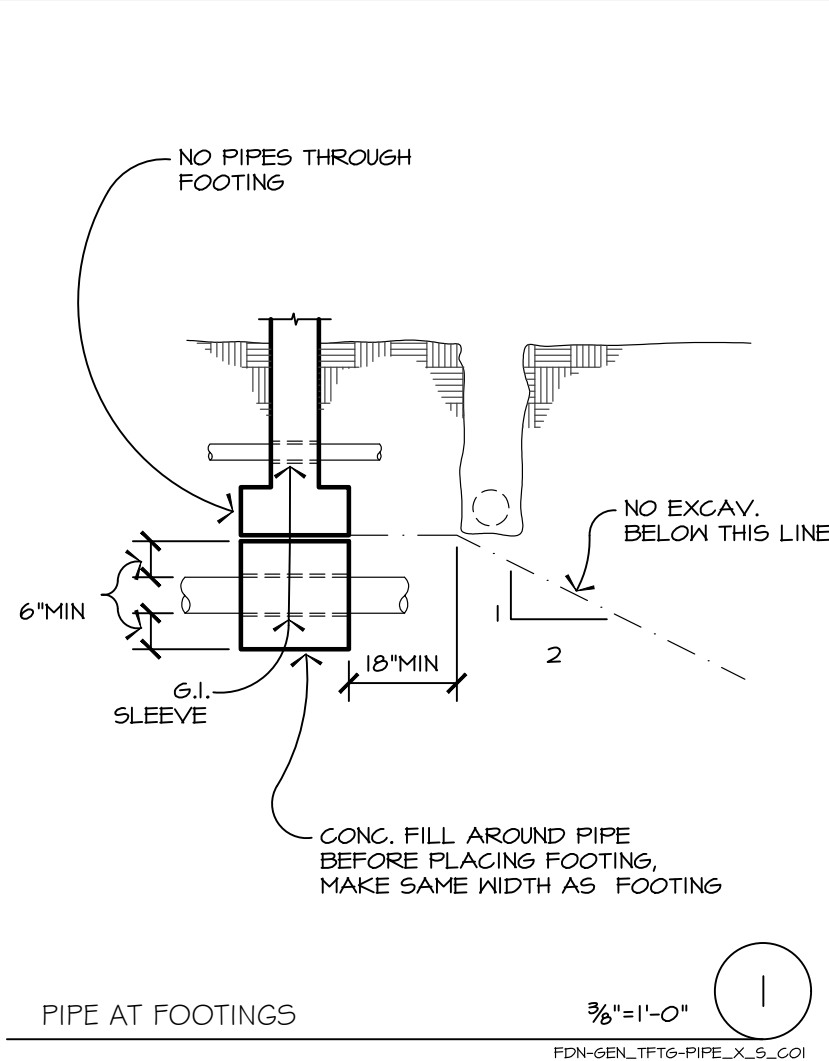
THESE ARE INTENDED AS NON-HABITABLE OUTBUILDINGS. SHOULD ANY BUILDING BE IN THE FUTURE UPGRADED TO HABITABLE SPACE, THIS WILL REQUIRE A NEW BUILDING PERMIT FROM MONO COUNTY FOR THAT UPGRADE. NOTE THAT BUILDINGS WITH WITH SHEAR WALLS THAT HAVE A HEIGHT TO WIDTH ASPECT RATIO OF LESS THAN 2:1 CANNOT BE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

STANDARD STRUCTURAL REQUIREMENTS
SMALL OUTBUILDINGS WITH 80 PSF SNOW LOADS
MONO COUNTY, CALIFORNIA

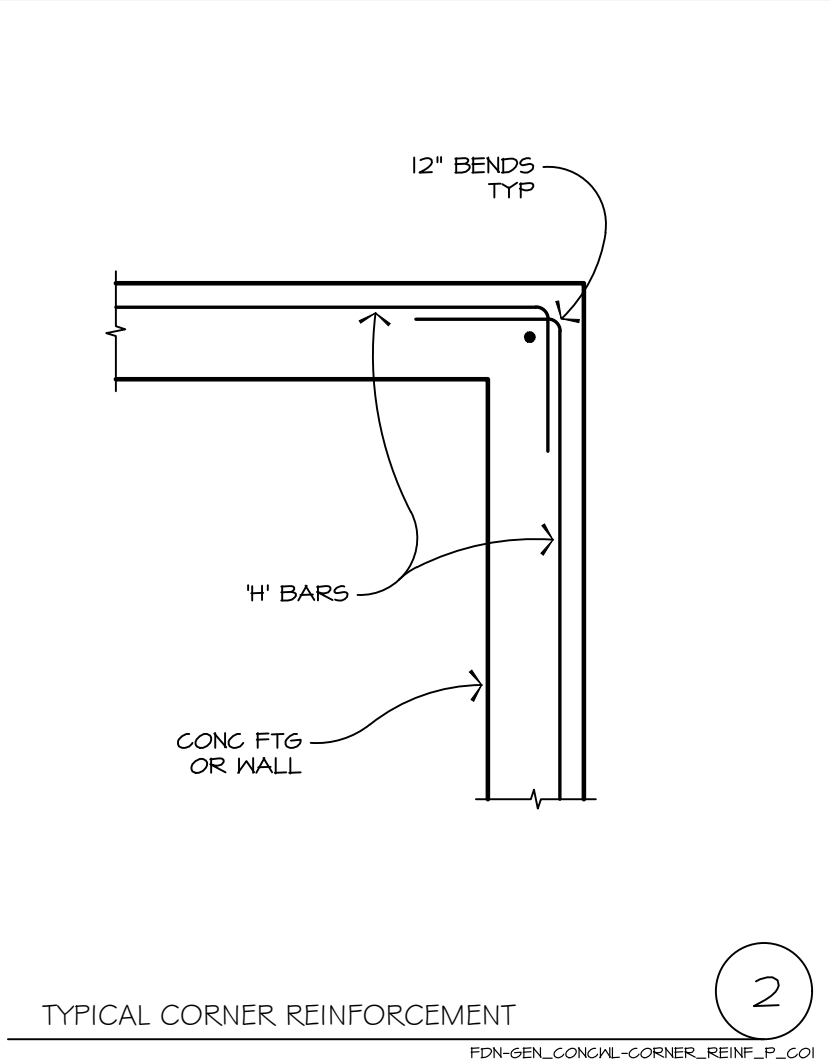
COUNTY OF MONO
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION
P.O. BOX 8
74 N. SCHOOL ST., ANNEX I
BRIDGEPORT, CA 93546
(760) 924-1800, FAX: 924-1801



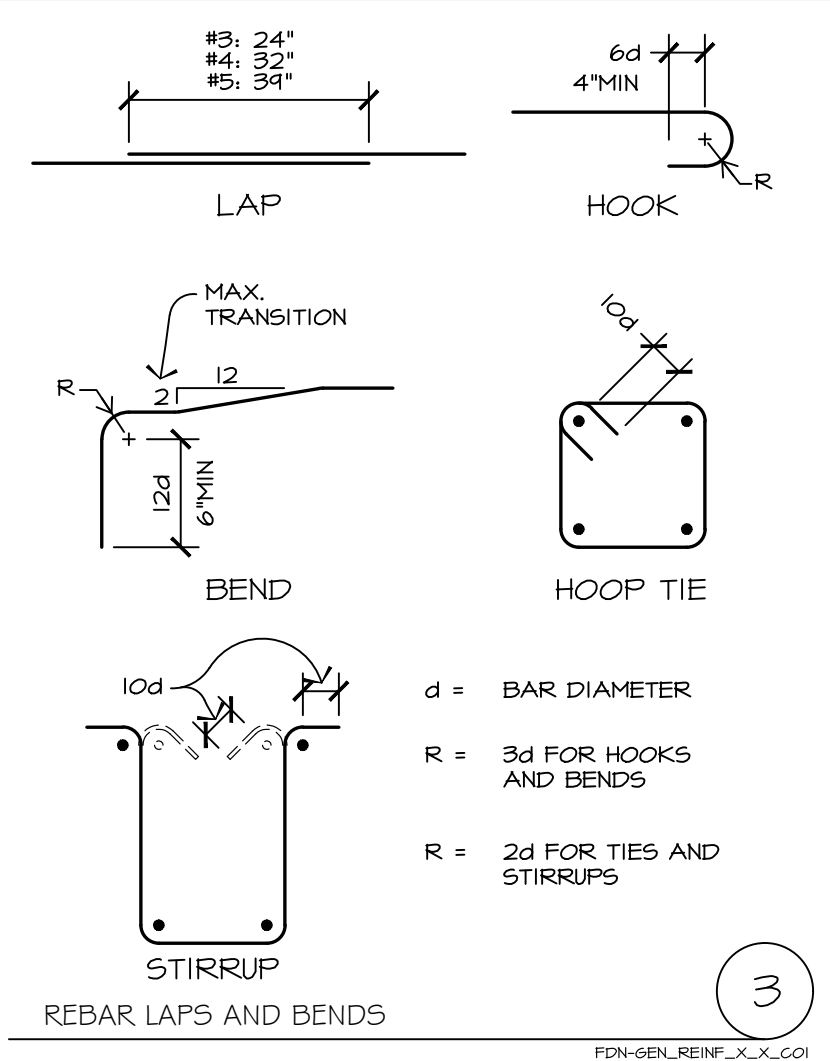
DATE: MAY 2022
SCALE: AS NOTED
DRAWN: JMM
JOB: 2340-01-CU21
SHEET: 51 OF 4 SHEETS



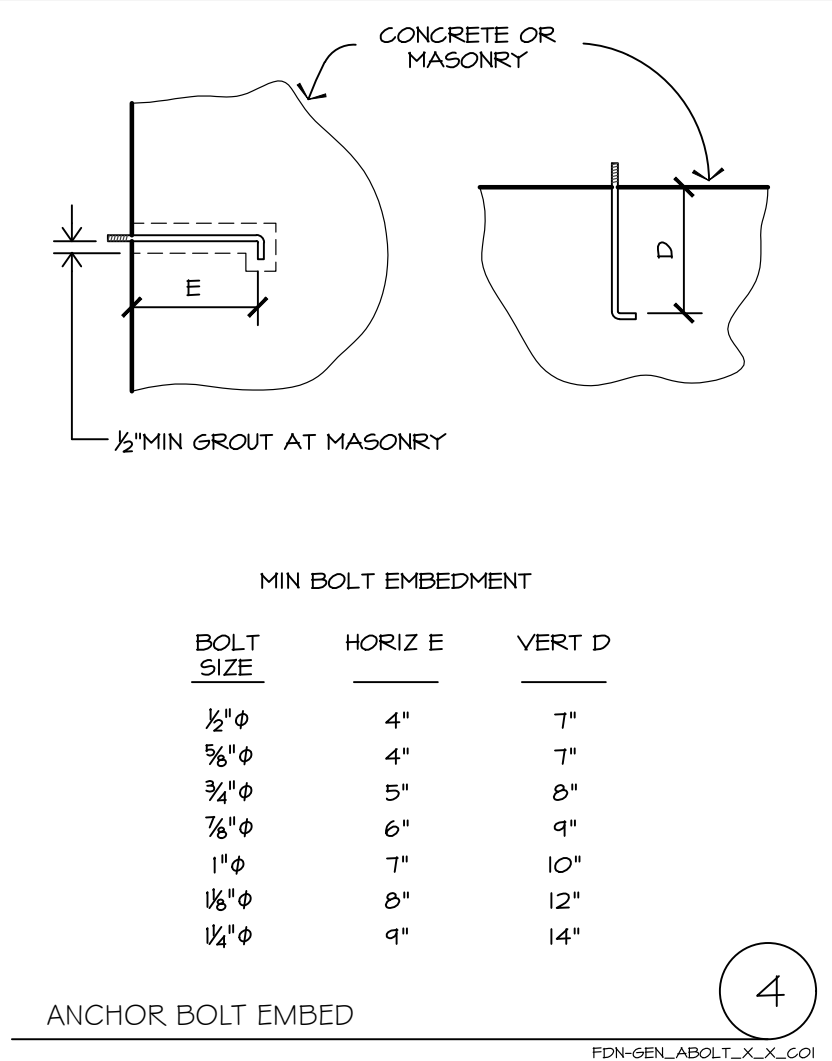
PIPE AT FOOTINGS 3/8" x 1'-0" (1) FDN-GEN-FTFIS-PIPE-C_C01



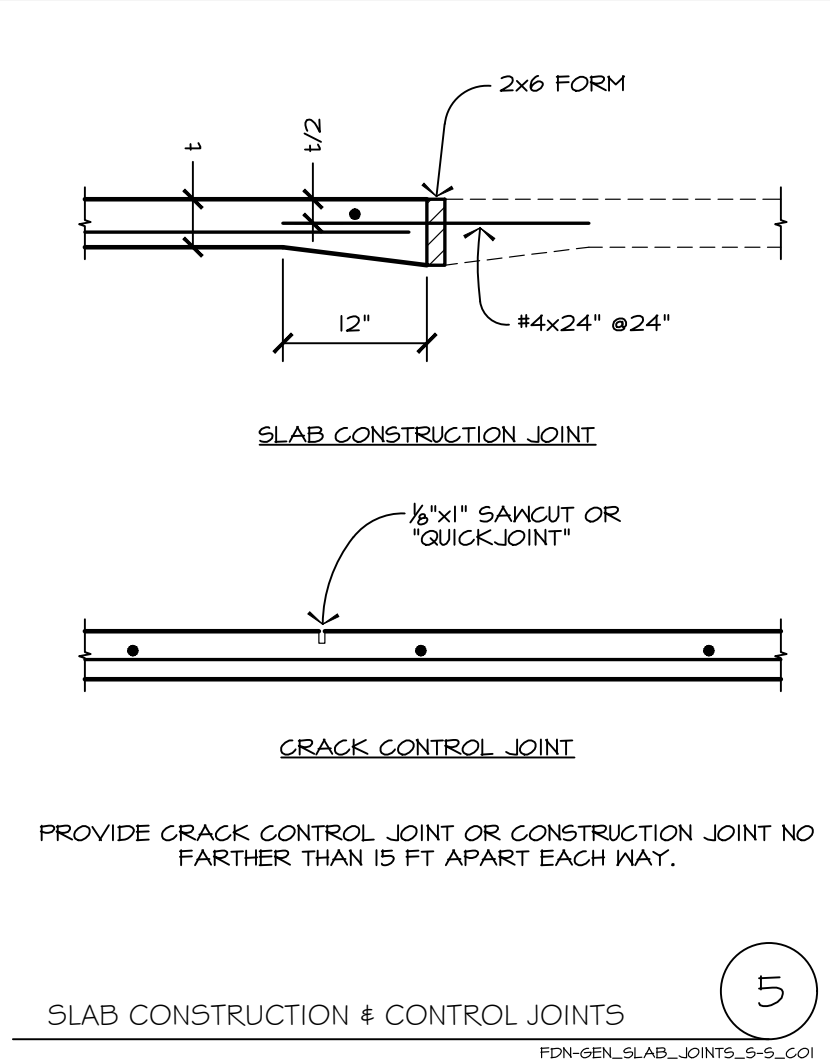
TYPICAL CORNER REINFORCEMENT (2) FDN-GEN-CONCR-CORNER-REIN-F_C01



REBAR LAPS AND BENDS (3) FDN-GEN-REIN-C_C01



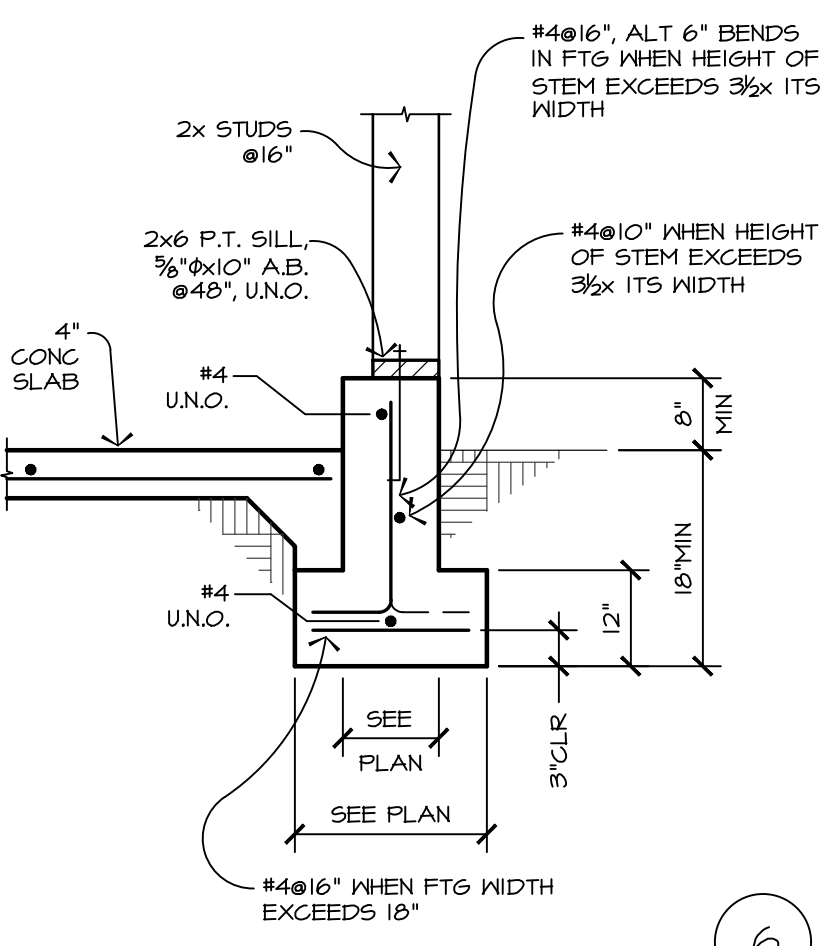
ANCHOR BOLT EMBED (4) FDN-GEN-ABOLT-C_C01



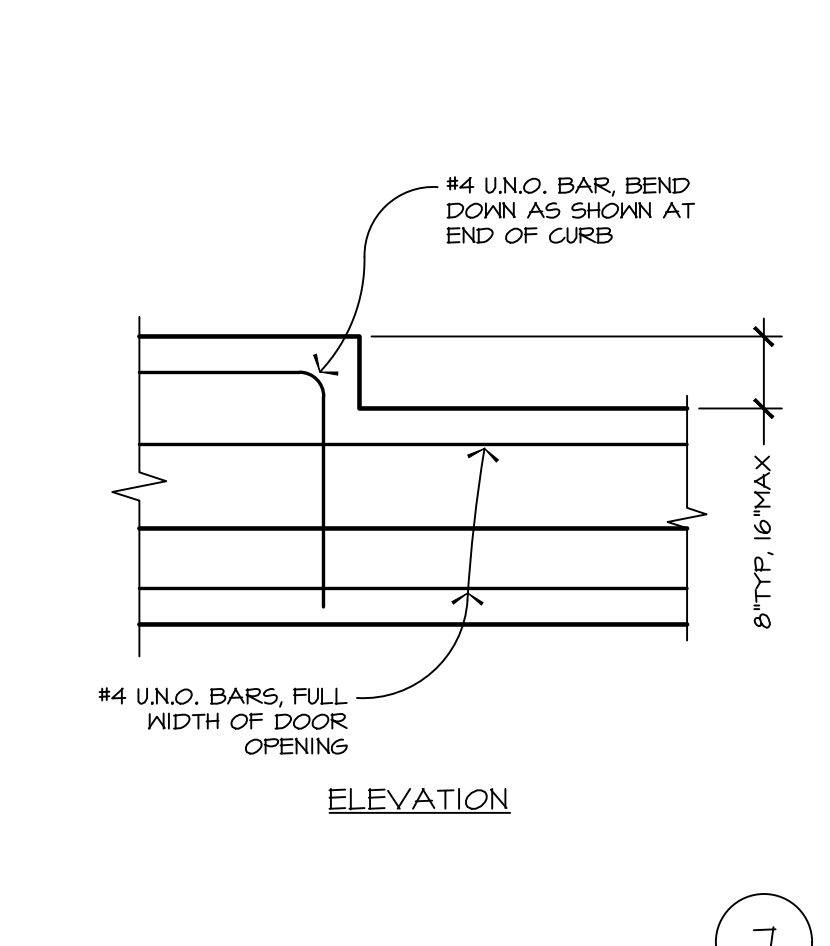
SLAB CONSTRUCTION & CONTROL JOINTS (5) FDN-GEN-SLAB-INTS-S-S_C01

MIN BOLT EMBEDMENT

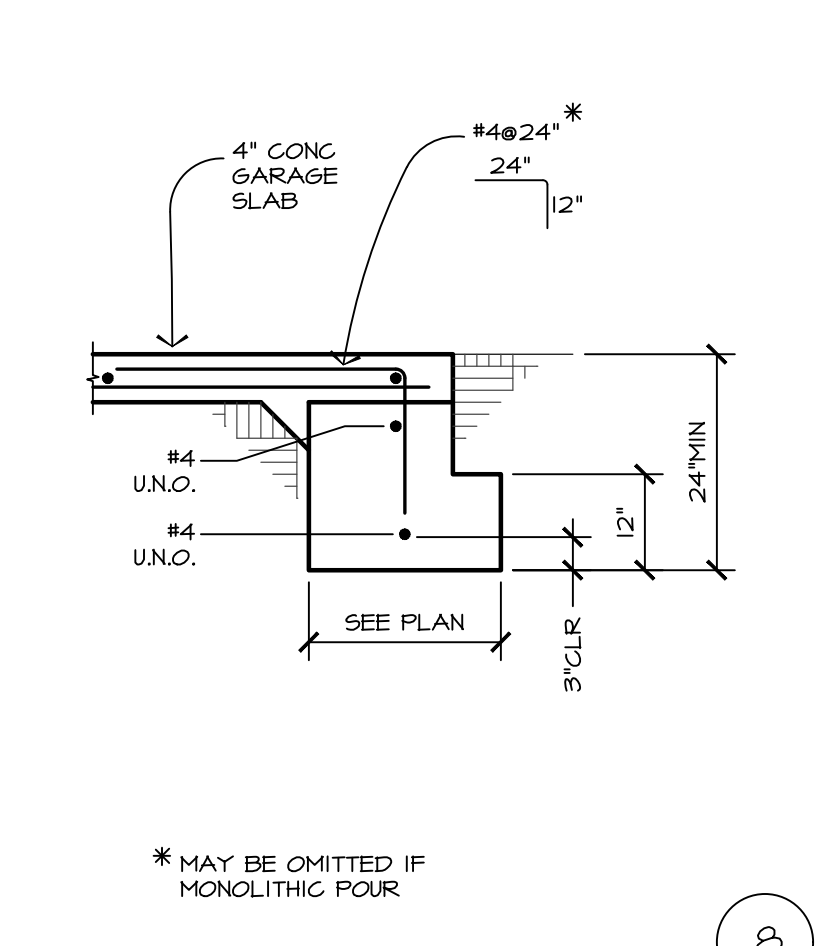
BOLT SIZE	HORIZ E	VERT D
1/2" φ	4"	7"
3/8" φ	4"	7"
3/4" φ	5"	8"
1" φ	6"	9"
1 1/8" φ	7"	10"
1 1/4" φ	8"	12"
1 1/2" φ	9"	14"



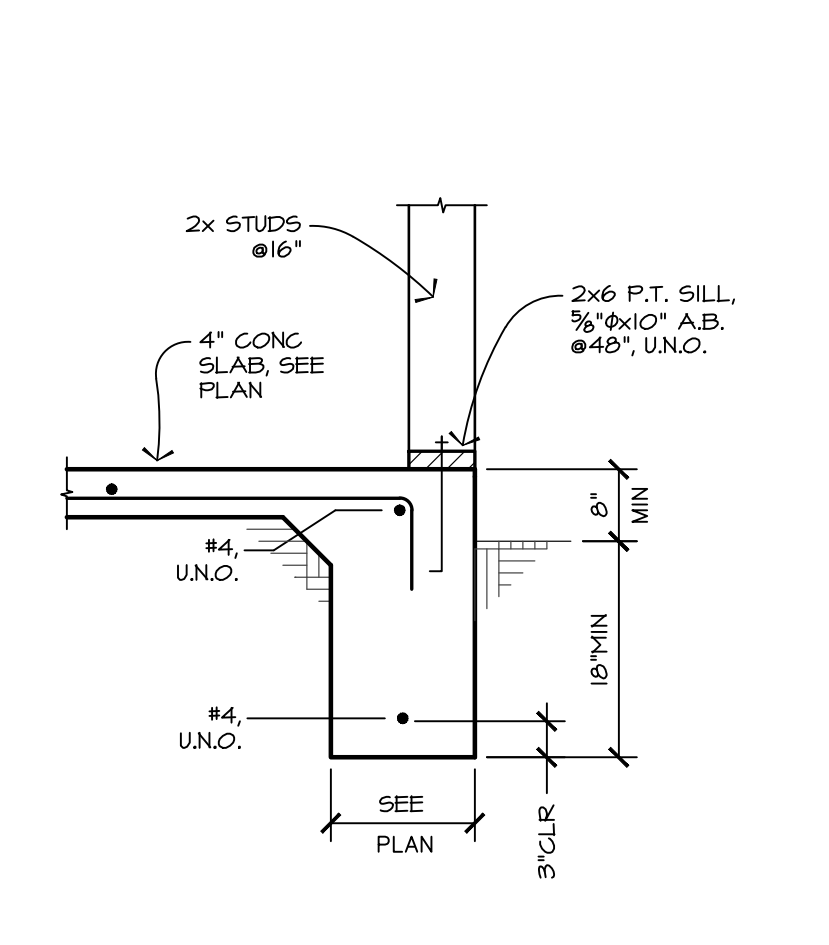
TYPICAL FOOTING (6) FDN-EXT-STUD-SLAB-FTFIS-INT18-4#16V-4#10H-C_C02



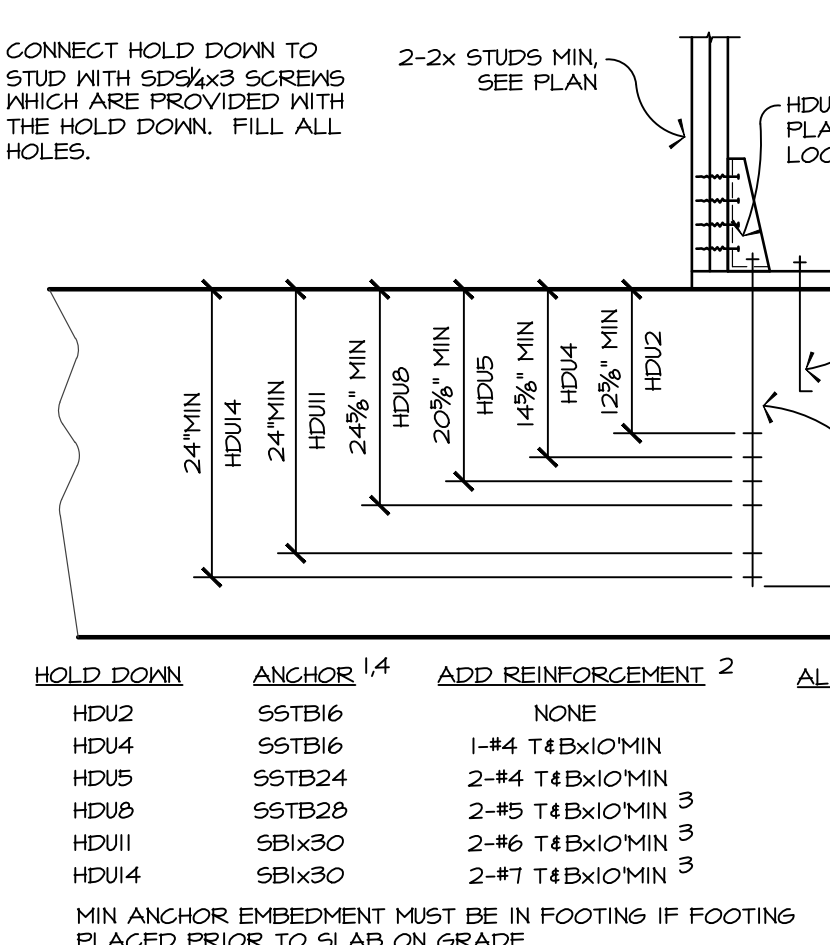
CONCRETE CURB ADJACENT TO DOORWAY (7) FDN-GEN-CURB-FTFIS-INT18-E_C01



ALTERNATE FOOTING (8) FDN-EXT-SLAB-FTFIS-4#24-INT18-E_C01



ALTERNATE FOOTING (9) FDN-EXT-STUD-SLAB-FTFIS-INT18-E_C02

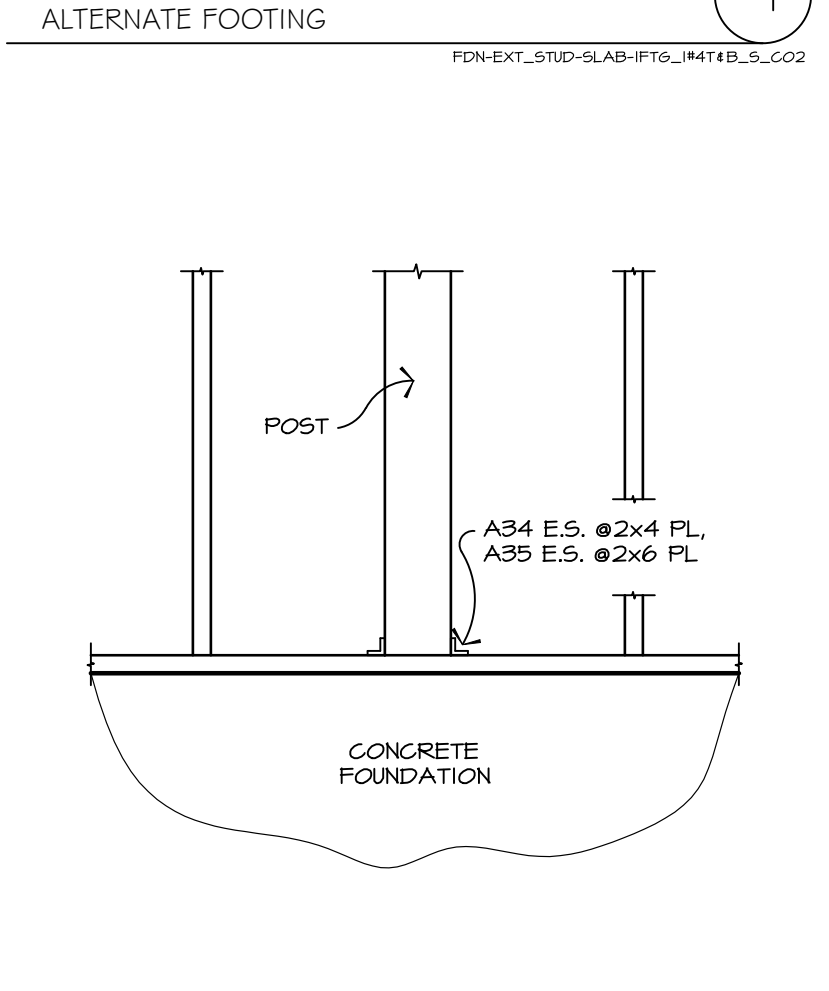


HOLD DOWN AND ANCHOR BOLTS (10) RL-STUD-EP-CONFIS-HDU-INT18-E_C01

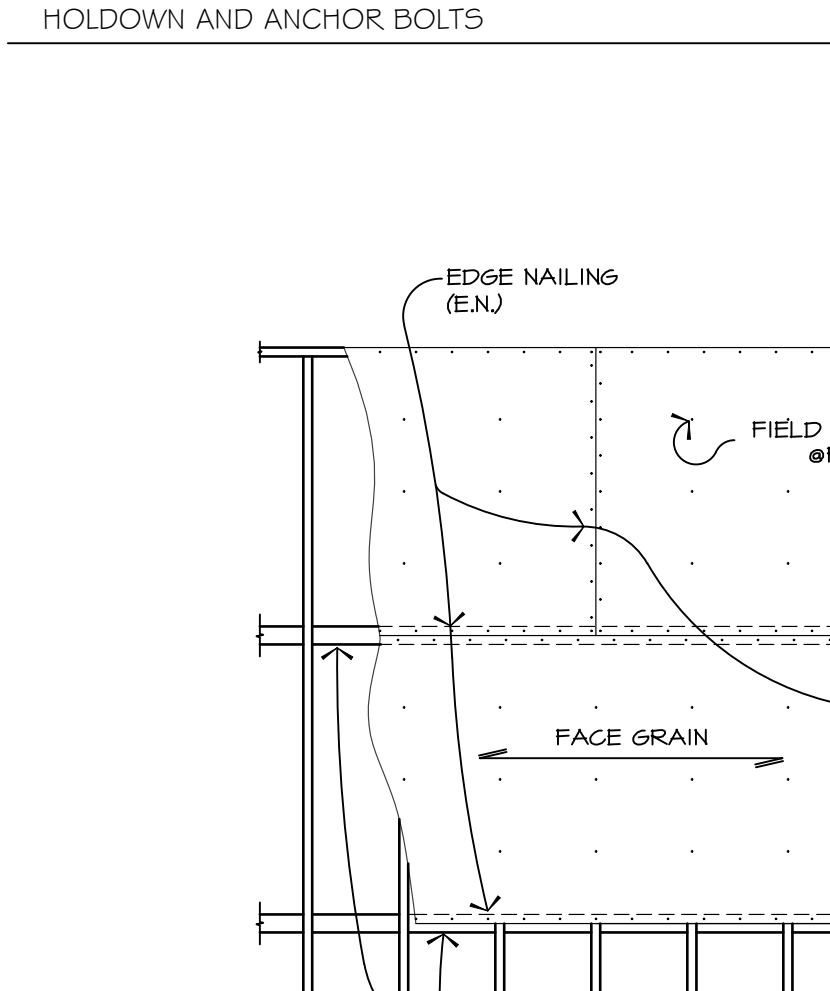
HOLD DOWN ANCHOR 14 ADD REINFORCEMENT 2 ALLOWABLE (LBS) FOOTNOTES:

HOLD DOWN	ANCHOR	ADD REINFORCEMENT	ALLOWABLE (LBS)
HDU2	55TB16	NONE	3,075
HDU4	55TB16	1-#4 T4BX10" MIN	4,565
HDU5	55TB24	2-#4 T4BX10" MIN	5,645
HDU8	55TB28	2-#5 T4BX10" MIN	7,810
HDU11	55TB30	2-#6 T4BX10" MIN	9,535
HDU14	55TB30	2-#7 T4BX10" MIN	14,445

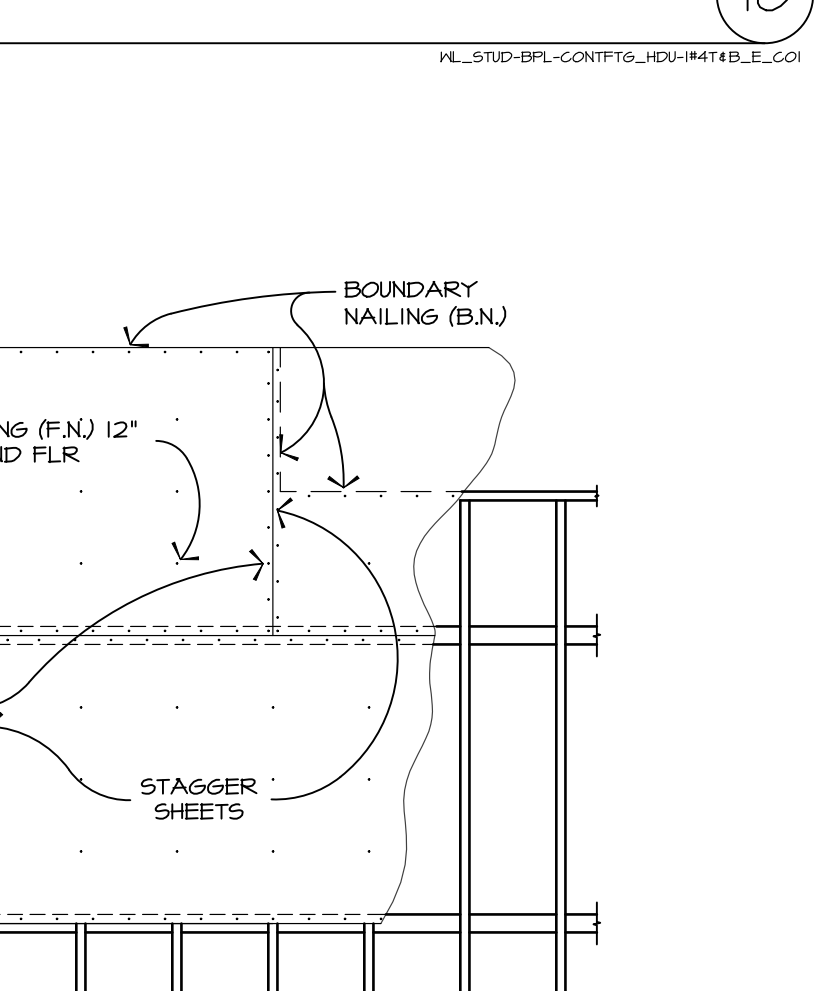
FOOTNOTES:
 1 PROVIDE 1/2" MIN CLR TO EDGE OF CONG. 3/8" x 10" A.B.'S, 2" MIN CLR @ ALL OTHERS
 2 CENTER ADDED BARS @ HDU ANCHORS
 3 #3 TIES @ 6" x 12" x 12", E.S. HDU ANCHORS
 4 SIMPSON 55TB ANCHOR BOLTS MAY BE SUBSTITUTED, SEE CATALOG FOR EMBEDMENTS.



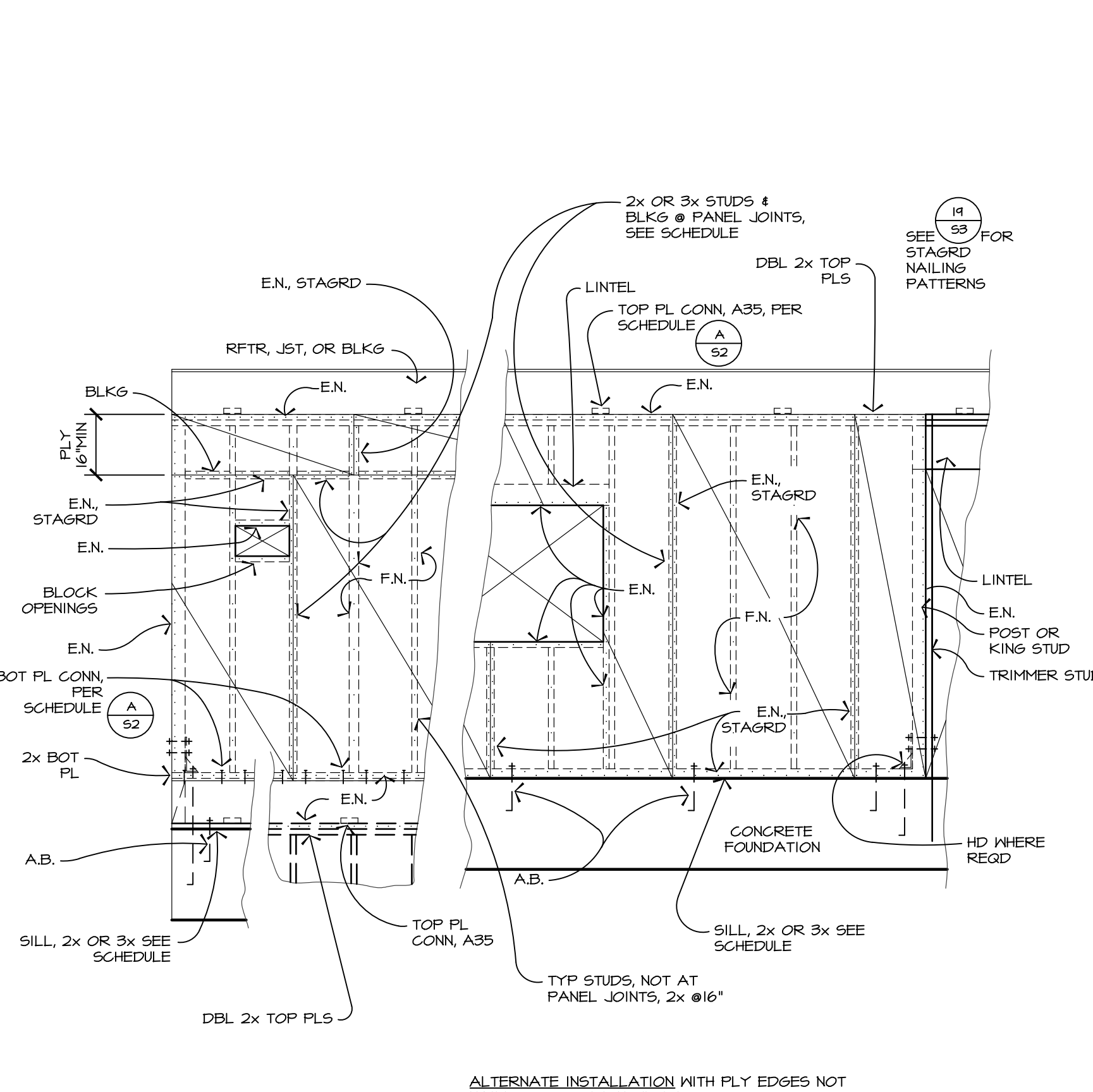
POST FRAMED INTO WALL (12) RL-STUD-POST-EP-CONFIS-A-E_C01



ROOF SHEATHING (13) COL-DAPR-BLK-F_C01



TOP PLATE SPLICE - TYPICAL (14) RL-TP-PL-STUD-4-16d-E_C01



TYPICAL SHEARWALL ELEVATION (11) RL-SHR-C_C05

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" 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 3/8" x 10" #48" WITH 0.2291" THK x 3" x 50 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 (28/55) 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 (24/55)

(L) # 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 5T6215.

NON-LOAD BEARING INTERIOR PARTITION WALLS MAY BE ADDED, SEE (21/55) AND (22/55) FOR ATTACHMENT

5/8x, 6/8x, ETC ARE 24F, DF-L GLULAM BEAMS, SPECIFY 24F-V4 PER 2019 C.B.C.

P-L ARE PARALLEL PSL BEAMS BY LEVEL TRUS JOIST BY Weyerhaeuser, OR EQUIVALENT (ESR-1387)

IF ENGINEERED WOOD PRODUCTS ARE SUPPLIED BY A MANUFACTURER OTHER THAN BY 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.

(D) ARE REFERENCES TO MEMBER CALCULATIONS. SEE CALCULATIONS PACKAGE.

DETAILS ON ACCOMPANYING DETAIL SHEETS ARE DRAWN TO THE SCALE NOTED IN THE TITLE BLOCK OF THE SHEET, U.N.O. HOWEVER, THE SIZE OF EACH SCALED ELEMENT SHOWN ON THE DETAILS DOES NOT NECESSARILY REPRESENT THE SIZE OF THE MEMBERS CALLED OUT ON THE PLAN OR EXISTING IN THE STRUCTURE.

PRE-FAB ROOF TRUSSES @ 24" UP TO 20' WIDE BLDGS, & #16" FOR 24'-30' WIDE BLDGS, ENGINEERED BY OTHERS FOR:
 TOP CHORD SNOW LOAD, 80 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 SHG)	VALUE (LBS/FT)
1	5/8" (24/0) STR I PLY, 1 SIDE	10d #6"	10d #12"	3/8" x 10" #48"	-	2x	A35 #16" OR LTP4 #24"	340
2	5/8" (24/0) STR I PLY, 1 SIDE	10d #4"	10d #12"	3/8" x 10" #32"	3/8" x 12" #32"	3x	A35 #12" OR LTP4 #16"	510
3	5/8" (24/0) STR I PLY, 1 SIDE	10d #3"	10d #12"	3/8" x 10" #24"	3/8" x 12" #33"	3x OR (2) 2x	A35 #8" OR LTP4 #12"	665
4	5/8" (24/0) STR I PLY, 1 SIDE	10d #2"	10d #12"	3/8" x 10" #24"	3/8" x 12" #24"	3x OR (2) 2x	A35 #8" OR LTP4 #8"	860

SEE (11) 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 FLAT 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"x0.2291" THICK PLATE WASHER. EDGE OF WASHER SHALL BE WITHIN 1/2" OF SHEATHING.

SQUARE WASHERS ARE PERMITTED TO HAVE A DIAGONALLY SLOTTED HOLE NOT MORE THAN 3/8" LARGER THAN THE BOLT DIAMETER AND SLOT LENGTH NOT TO EXCEED 1 1/4". IF SLOTTED, A STANDARD CUT WASHER IS REQUIRED BETWEEN THE PLATE WASHER AND THE NUT.

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

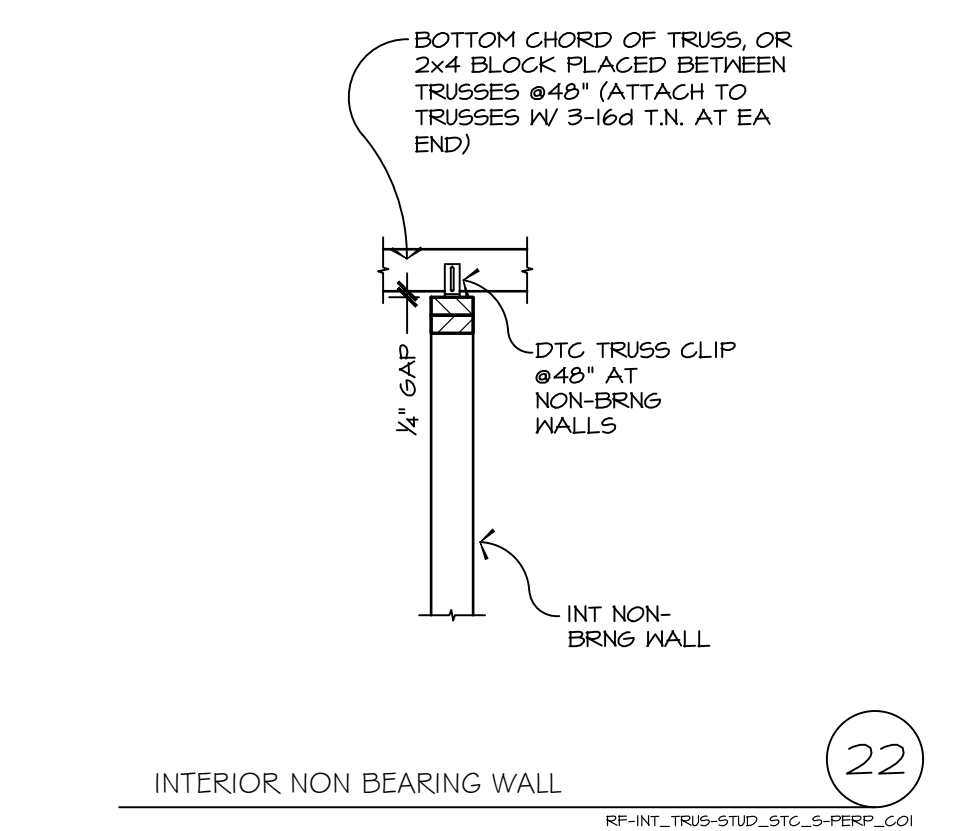
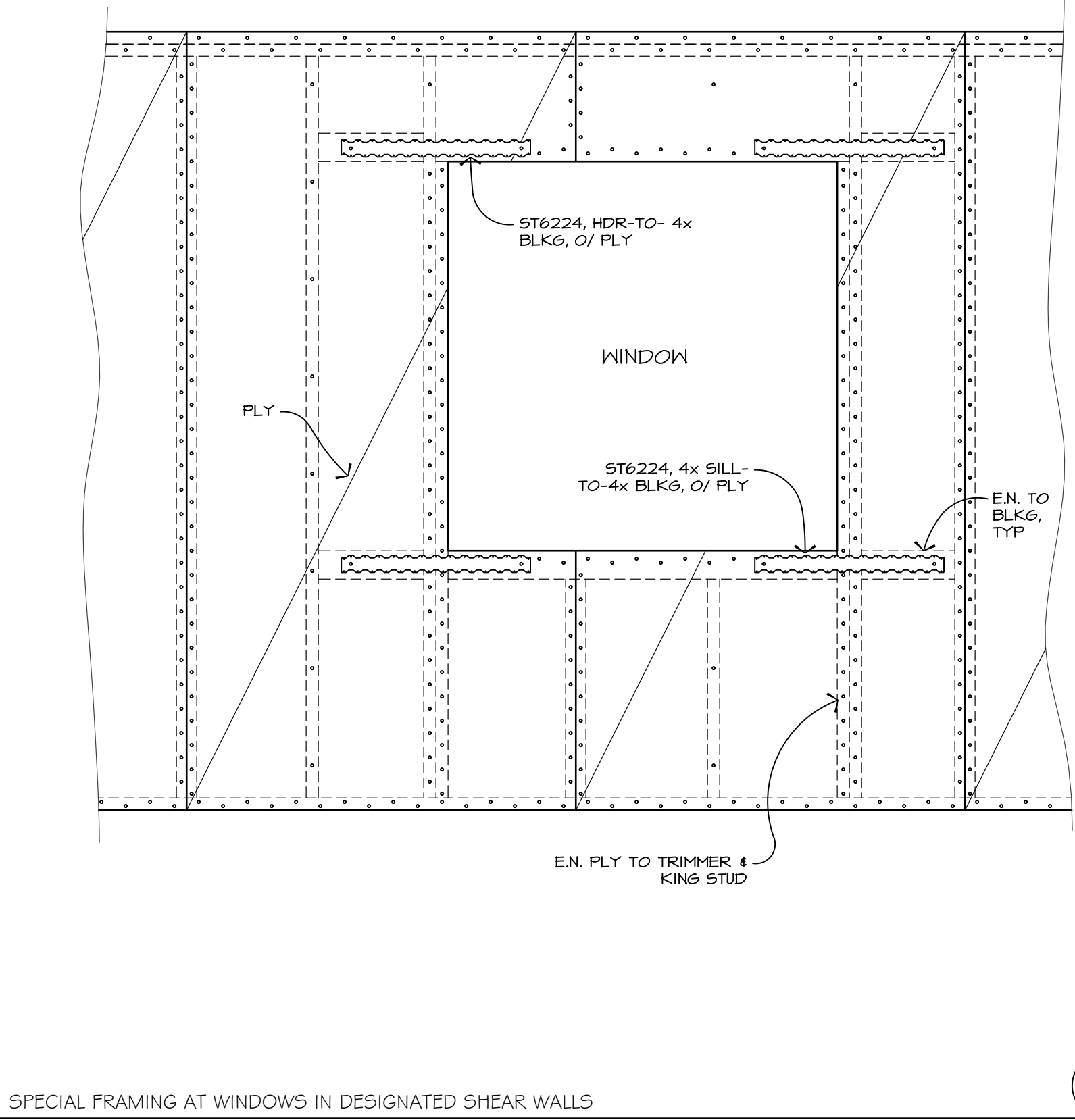
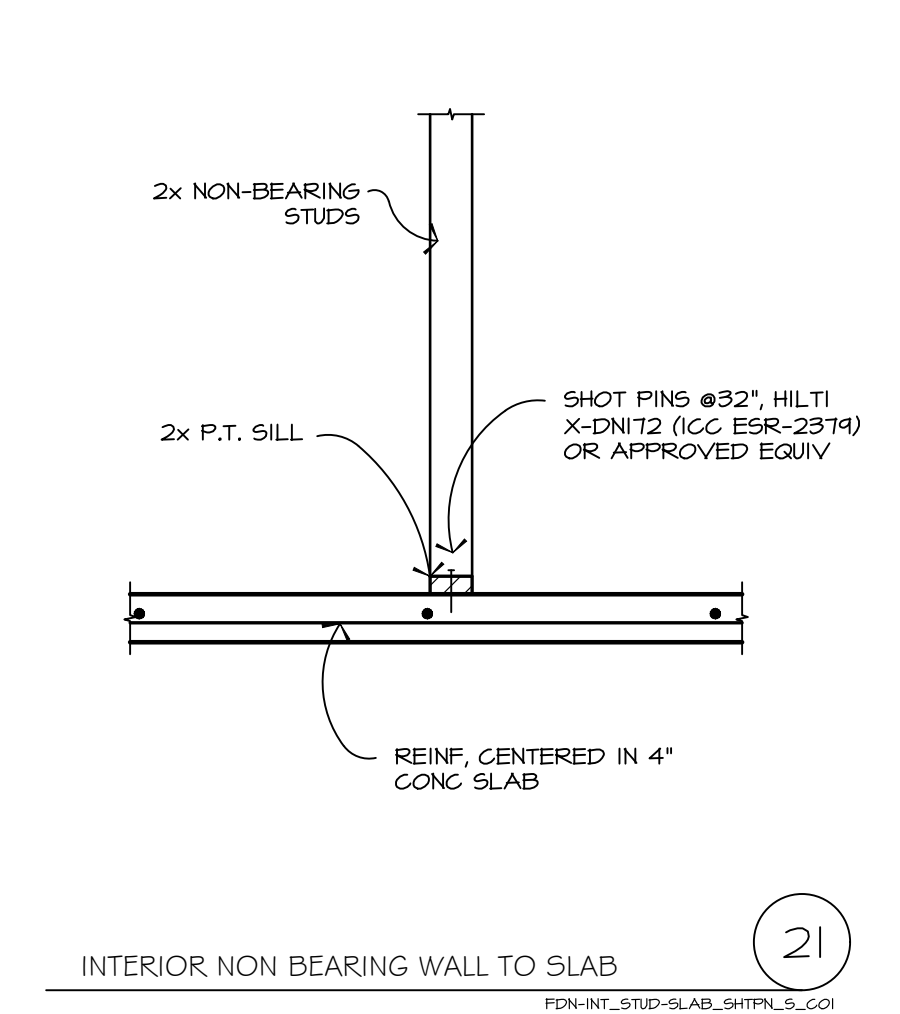
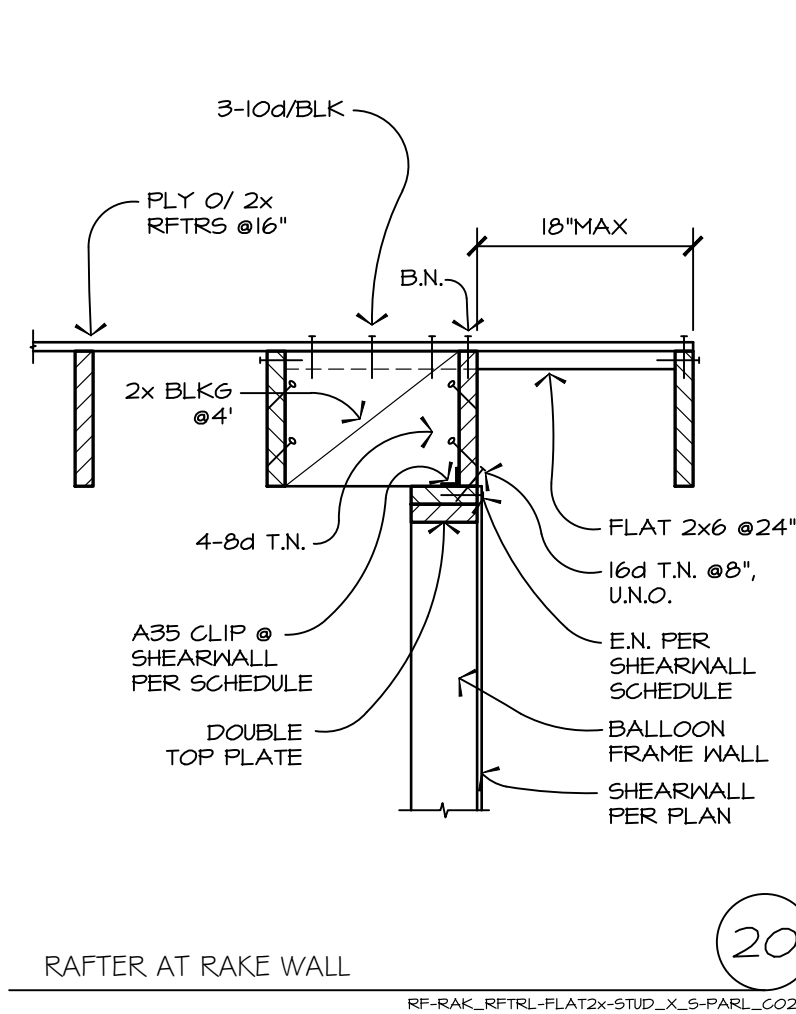
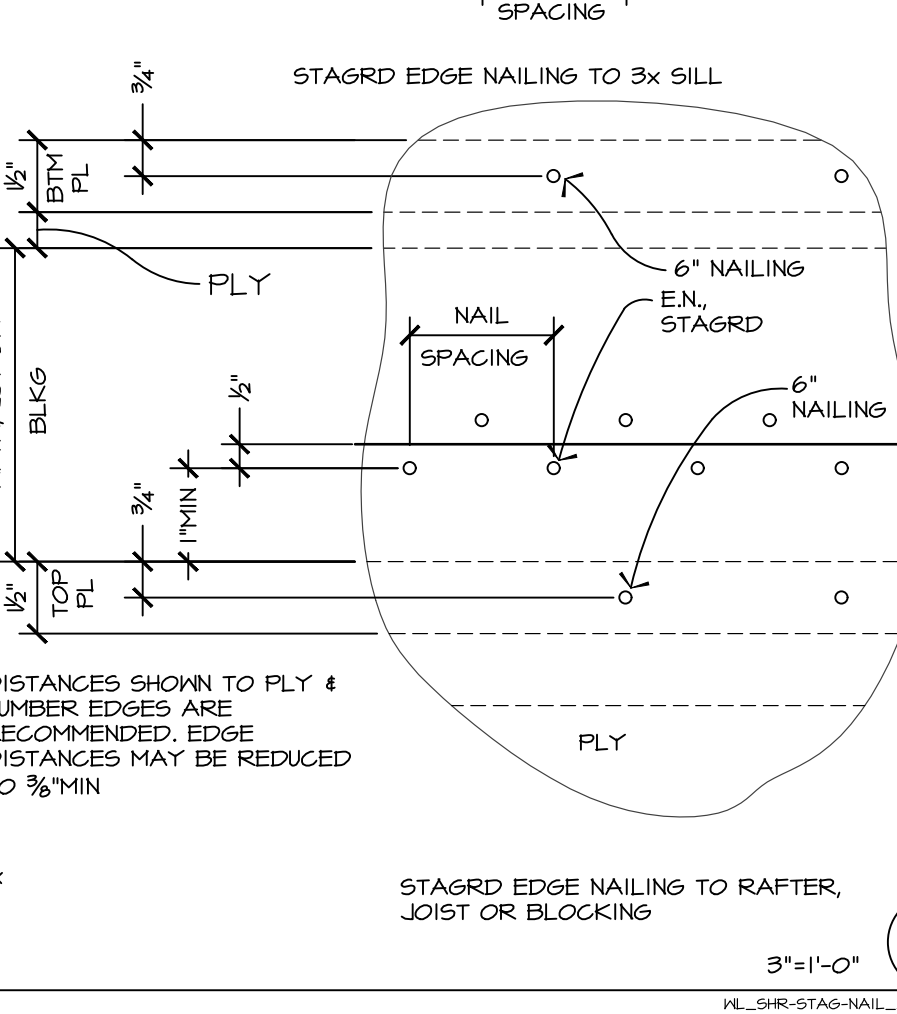
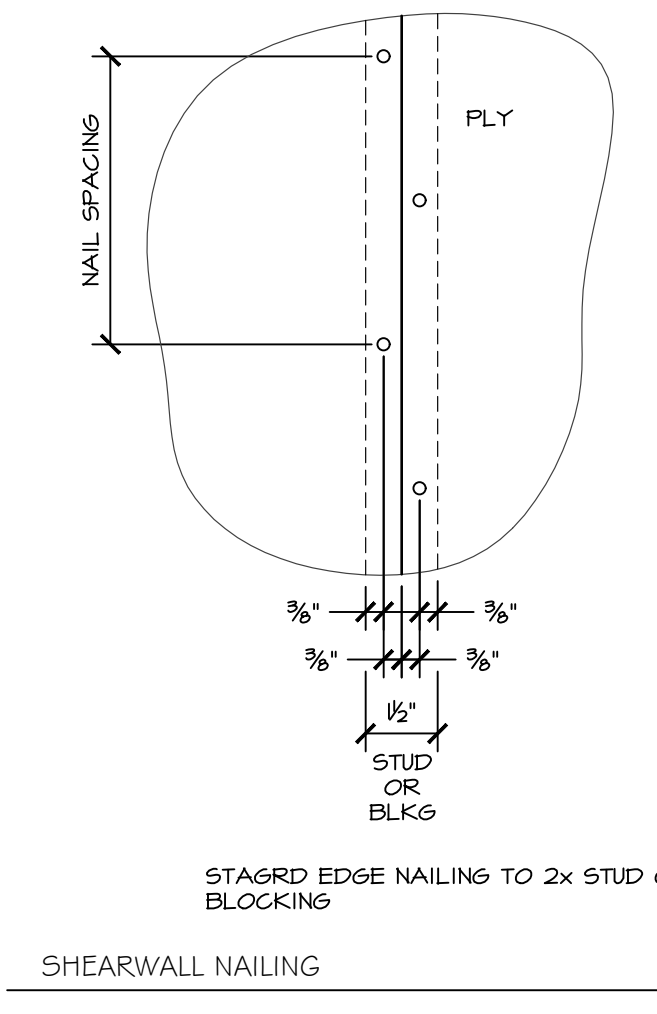
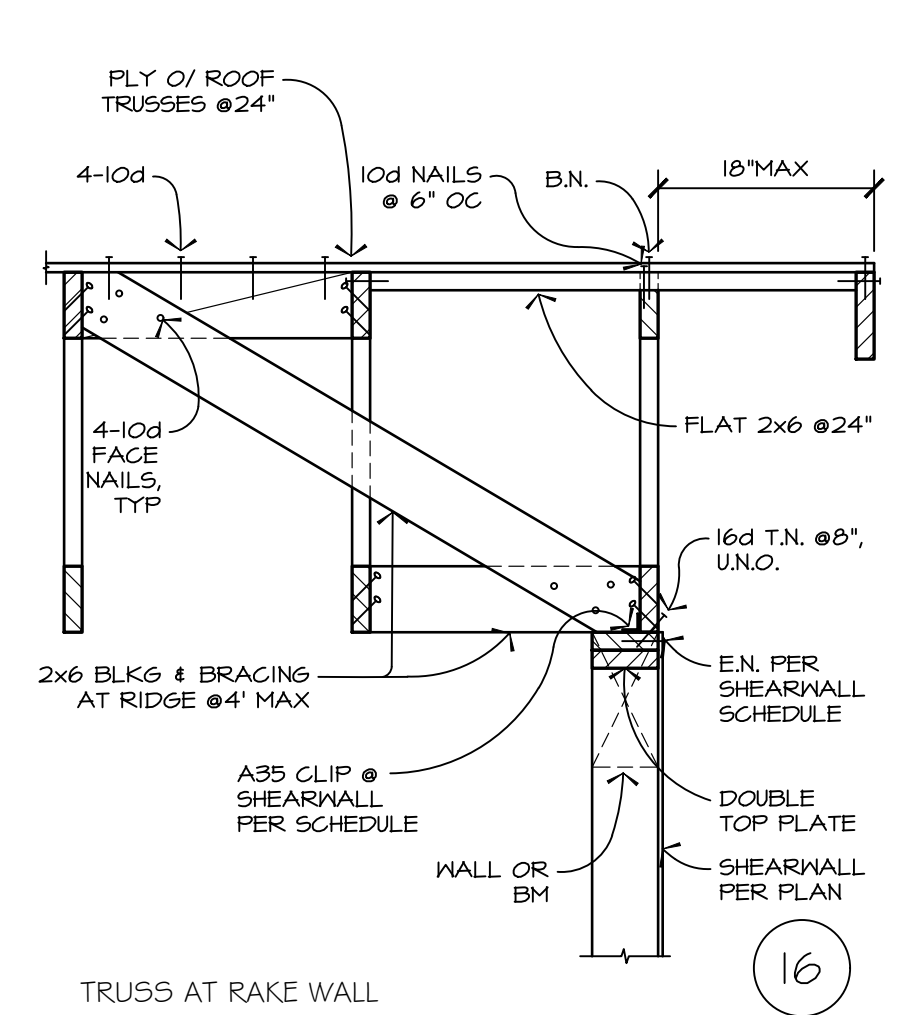
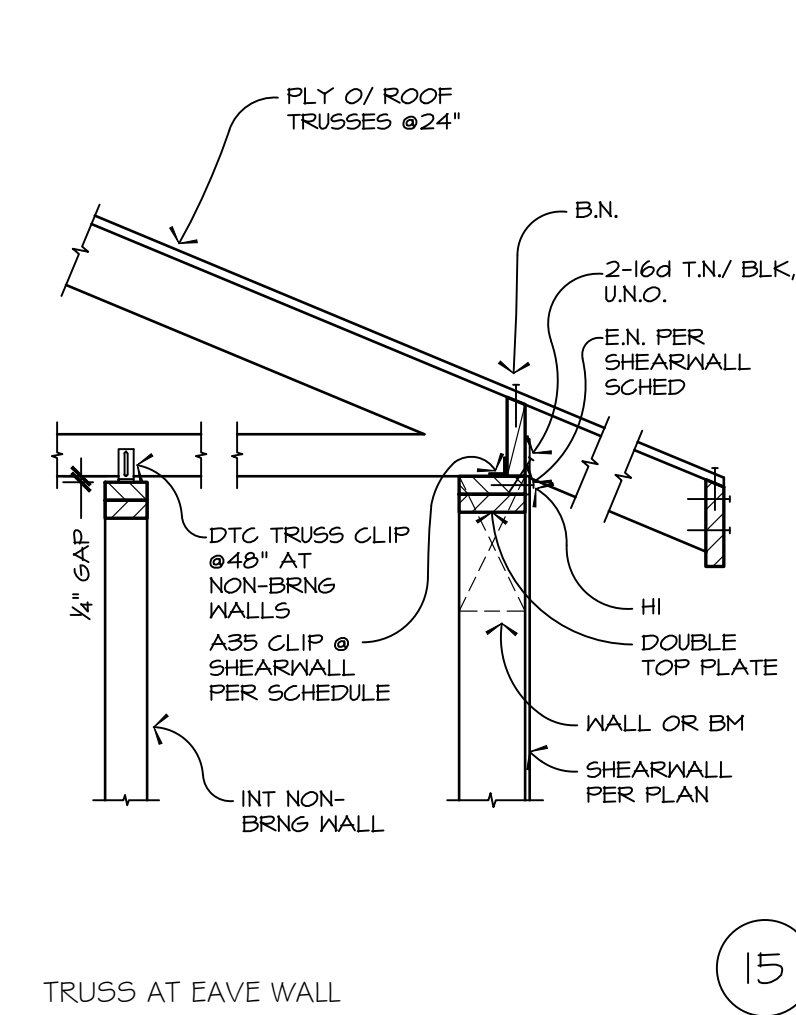
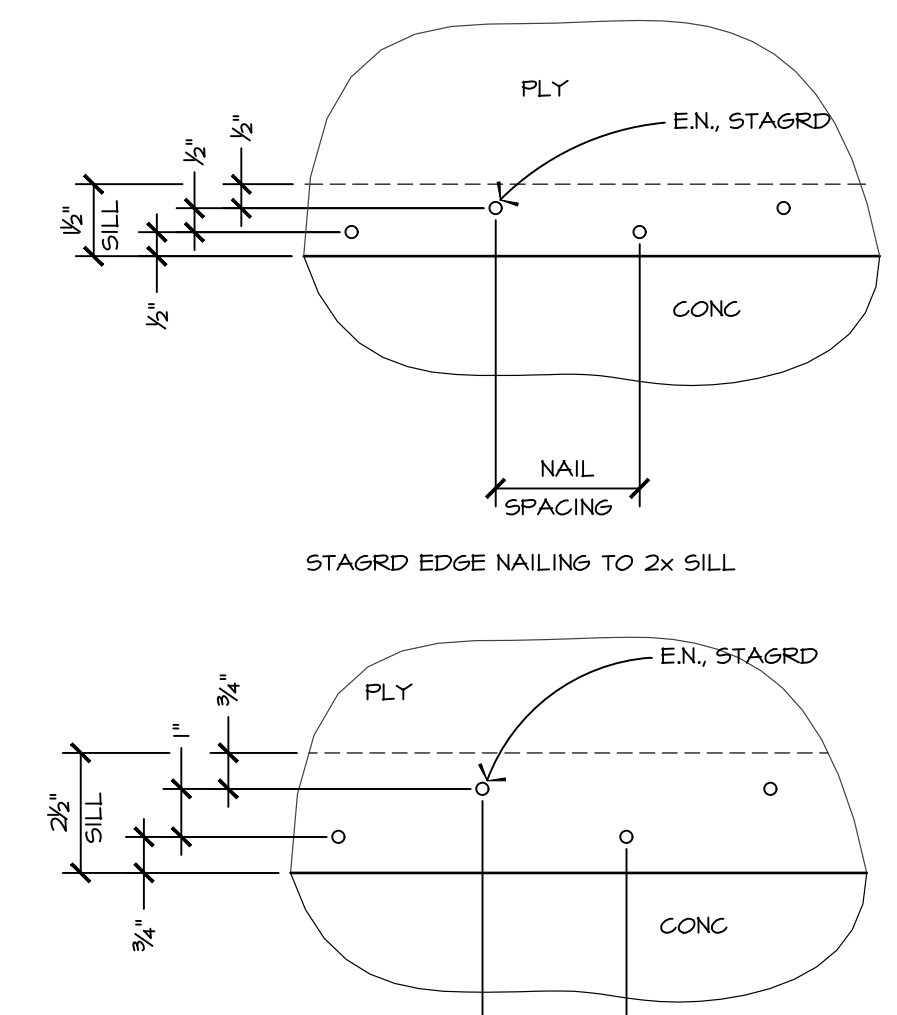
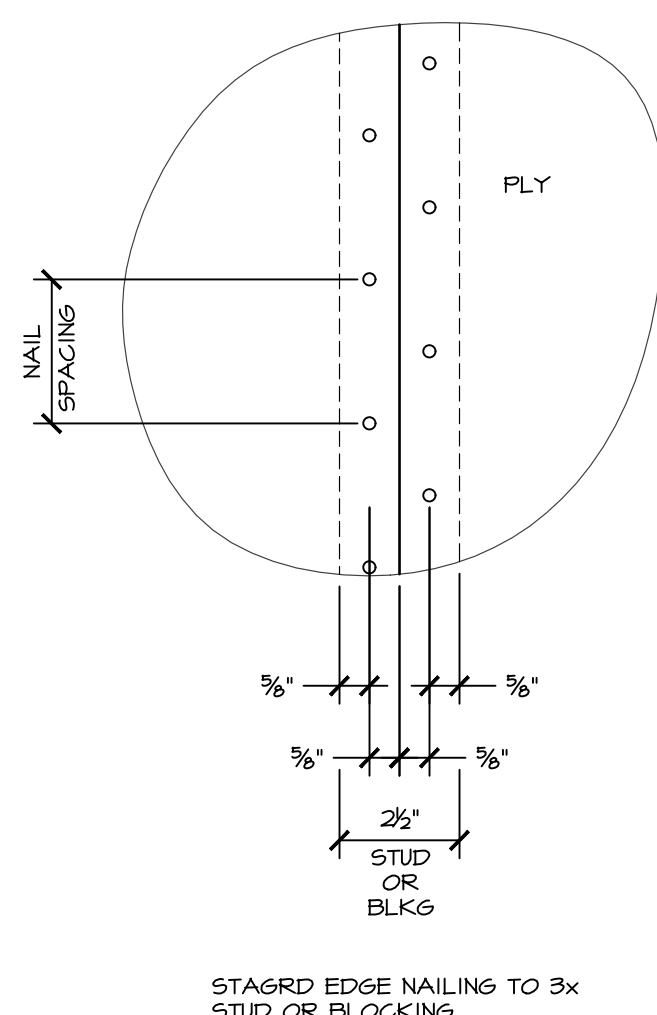
NO.	DESCRIPTION	DATE	BY

STANDARD STRUCTURAL REQUIREMENTS
 SMALL OUTBUILDINGS WITH 80 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

MONO COUNTY
 comev@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



STAGRD EDGE NAILING TO 2x STUD OR 2x BLOCKING

STAGRD EDGE NAILING TO 3x SILL

TRUSS AT EAVE WALL

TRUSS AT RAKE WALL

ROOF SHEATHING NAILING AT RIDGE

SITE BUILT TRUSS

STAGRD EDGE NAILING TO 2x STUD OR 2x BLOCKING

STAGRD EDGE NAILING TO RAFTER, JOIST OR BLOCKING

RAFTER AT RAKE WALL

INTERIOR NON BEARING WALL TO SLAB

SPECIAL FRAMING AT WINDOWS IN DESIGNATED SHEAR WALLS

INTERIOR NON BEARING WALL

DOUBLE TRIMMER STUDS

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 R302. 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 2019 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 OF WHETHER THERE ARE SLEEPING ROOMS ON THAT LEVEL.

REVISIONS	BY

STANDARD STRUCTURAL REQUIREMENTS
 SMALL OUTBUILDINGS WITH 80 PSF SNOW LOADS
 MONO COUNTY, CALIFORNIA

COUNTY OF MONO
 COMMUNITY DEVELOPMENT DEPARTMENT
 BUILDING DIVISION
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 74 N. SCHOOL ST., ANNEX 1
 BRIDGEPORT, CA 93546
 (760) 924-1800; FAX: 924-1801
 (760) 932-5420; FAX: 932-5432



DATE	MAY 2022
SCALE	3/4" = 1'-0"
DRAWN	JMM
JOB	2340-01-CU21
SHEET	53

OF 4 SHEETS

