

THE TOWN OF MAMMOTH LAKES AND 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, THE TOWN OF MAMMOTH LAKES AND MONO COUNTY DO 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 THE TOWN OF MAMMOTH LAKES AND MONO COUNTY ARISING FROM SUCH USE.

**STANDING SEAM METAL ROOFING:** THESE DESIGNS PERTAIN TO THE GABLE END SIDE OF STANDING SEAM METAL ROOFING ONLY. DECKS SUBJECT TO IMPACT LOADS BELOW THE EAVE SIDE OF STANDING SEAM METAL ROOFING WILL REQUIRE ADDITIONAL ENGINEERING. SEE SCHEMATIC THIS SHEET.

**DECK FRAMING AND FOUNDATION PLANS**  
SCALE: 1/4" = 1'-0"

**PIER / POST SCHEDULE**

SYMBOL	WIDTH (min-max)	DEPTH	STEEL (min-max)	POSTS		
				Hex 6x6	Hex 8x8	Hex 10x10
(28)	28"	12"	(3) 4x4	11"	19"	..
(32)	32"	12"	(4) 4x4	14"	16.5"	25"
(36)	36"	12"	(5) 4x4	17"	14.5"	22"

- ALL PIERS SHALL BEAR ON UNDISTURBED SOIL. ASSUMED SOIL BEARING CAPACITY IS DETERMINED & INCREASED IN ACCORDANCE W/ 2019 CBC TABLE B06.2.
- EXTERIOR FOOTINGS TO BE PLACED 18" BELOW GRADE FOR MONO COUNTY AND 24" BELOW GRADE FOR THE TOWN OF MAMMOTH LAKES

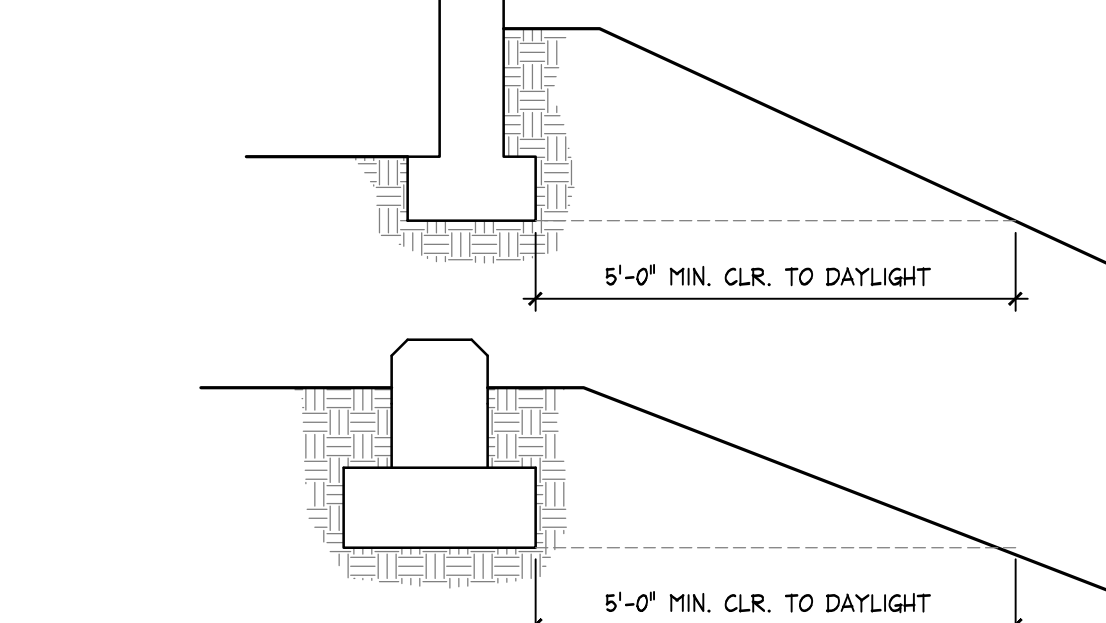
**REQUIRED UPGRADES TO HAZARD DETECTORS**

IN EXISTING RESIDENCE WHERE THE COST OF ALTERATIONS, REPAIRS OR ADDITIONS (INCLUDING DECKS) 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 2016 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 2016 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.

**FOUNDATION COVER**  
SCALE: 1/2" = 1'-0"



DESIGN CRITERIA PER CBC 1603  
ROOF/FLOOR LIVE LOAD = N/A  
GROUND SNOW LOAD = 320,230,120 PSF  
ULTIMATE DESIGN WIND SPEED = NA  
SEISMIC DESIGN CATEGORY = D  
FLOOD DESIGN DATA = SPECIFIC TO PROJECT LOCATION  
DESIGN LOAD-BEARING SOIL = 2,000 PSF

**DEFINITION OF A LOW DECK**

A LOW DECK SHALL NOT HAVE AN AVERAGE HEIGHT GREATER THAN 6' (TOP OF DECK TO GRADE) NOR SHALL ANY POST EXCEED 7' (FOUNDATION TO GIRDER).

**DEFINITION OF A HIGH DECK**

A HIGH DECK SHALL NOT HAVE AN AVERAGE HEIGHT GREATER THAN 11' (TOP OF DECK TO GRADE) NOR SHALL ANY POST EXCEED 7' (FOUNDATION TO GIRDER).

NOTE THAT FEATURES OF OPTIONS MAY BE COMBINED, FOR EXAMPLE A DECK COULD HAVE A FLUSH BEAM AT ITS OUTER EDGE AND A BEAM LINE SUPPORTING NEXT TO THE BUILDING (COMBINING OPTIONS 1 AND 3), OR A FLUSH BEAM WITH MULTIPLE SPANS, POSSIBLE WITH FLUSH INTERMEDIATE BEAMS (COMBINING OPTIONS 2 AND 3).

ALL DECKS SHOWN ARE ATTACHED TO BUILDINGS AND ALL HIGH DECKS BASED UPON THESE PRESCRIPTIVE PLANS MUST BE ATTACHED TO A BUILDING. FREE STANDING DECKS THAT MEET THE REQUIREMENTS FOR A LOW DECK (AVG. HEIGHT OF 6' POST TALLER THAN 8') ARE PERMITTED WITH THE LATERAL BRACING SPECIFIED ON THESE PLANS. SEE DETAILS (A) AND (B). LATERAL BRACING IS REQUIRED ON ALL 4 SIDES OF THE FREE STANDING DECK, WITH SQUARE FOOTAGE MAXIMUMS AS OUTLINED ON THE DETAILS.

**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 DECKS. THE SUBMITTER IS RESPONSIBLE FOR PREPARING AN ARCHITECTURAL PLAN, SHOWING THE ACTUAL LAYOUT OF THE DECK. THE PLAN SHALL ALSO SHOW A STRUCTURAL LAYOUT BASED UPON THE REQUIREMENTS OF THESE PLANS.

IF A PROPOSED DECK 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.

LASTLY, THE SUBMITTER IS RESPONSIBLE FOR ALL SITE SPECIFIC REQUIREMENTS, INCLUDING FLOOD PLAIN ZONES, CAL-FIRE HILL/LAND URBAN INTERFACE REQUIREMENTS, LAHONTAN EROSION CONTROL REQUIREMENTS AND ANY SIMILAR REQUIREMENTS. IN REGARDS TO FIRE RESISTIVE REQUIREMENTS FROM C.B.C. CHAPTER 7A AND C.R.C. SECTION R327, THESE REQUIREMENTS MUST BE COMPLIED WITH IF THE ORIGINAL RESIDENCE WAS SUBMITTED FOR PERMIT ON OR AFTER JULY 1, 2008.

**NOTES ON COMPOSITE DECKING**

THE SUBMITTER IS RESPONSIBLE FOR CHECKING THE SPECIFICATIONS AND SPAN REQUIREMENTS FOR ANY COMPOSITE DECKING THAT IS SELECTED AND GENERALLY INSTALLING IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. INSTALLED COMPOSITE DECKING MUST HAVE A LABEL, IN COMPLIANCE WITH C.R.C. 317A, INDICATING THE REQUIRED PERFORMANCE LEVELS AND DEMONSTRATING COMPLIANCE WITH THE PROVISIONS OF ASTM D 7032.

ADDITIONALLY, SOME COMPOSITE DECKING SYSTEMS HAVE A PROPRIETARY ATTACHMENT SYSTEM. IF THE SUBMITTER HOPES TO USE A PROPRIETARY ATTACHMENT SYSTEM IN PLACE OF THE SCREWS CALLED OUT, THE SUBMITTER IS TO SUBMIT WITH THE PLANS THE INSTALLATION GUIDELINES FOR THE PROPRIETARY SYSTEM WHEN SUBMITTING FOR A BUILDING PERMIT. UPON APPROVAL OF THE BUILDING DEPARTMENT PROPRIETARY ATTACHMENT SYSTEMS MAY BE USED.

**STRUCTURAL NOTES**

PROJECT SHALL COMPLY WITH THE 2019 CALIFORNIA CODES, WHICH ARE BASED UPON THE 2018 INTERNATIONAL BUILDING CODE, THE 2018 INTERNATIONAL RESIDENTIAL CODE, THE 2018 UNIFORM PLUMBING CODE, THE 2018 UNIFORM MECHANICAL CODE, THE 2017 NATIONAL ELECTRICAL CODE, AND THE 2019 TITLE 24 ENERGY STANDARDS.

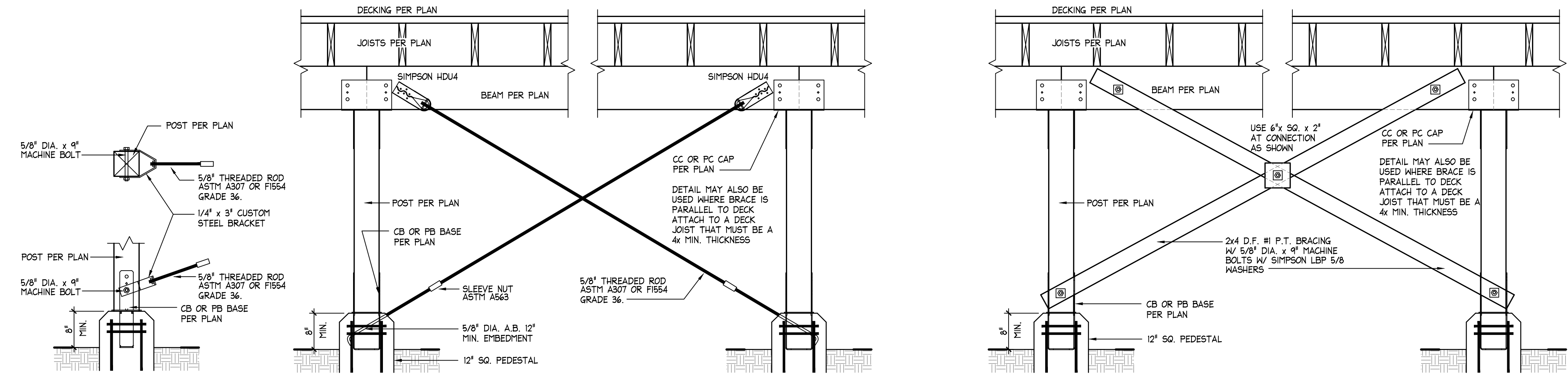
SOIL BEARING ALLOWABLE ASSUMED TO BE 2000 PSF. ALL EXTERIOR FOOTINGS SHALL BE PLACED 18" BELOW GRADE FOR MONO COUNTY AND 24" BELOW GRADE FOR THE TOWN OF MAMMOTH LAKES

ALL FOOTING SHALL ALSO BE EMBEDDED DEEP ENOUGH THAT A 5' MIN HORIZONTAL DISTANCE TO DAYLIGHT IS ATTAINED. SEE (C).

PB, CC, ETC ARE SIMPSON STRONG-TIE HARDWARE REFER TO SIMPSON CURRENT CATALOG FOR INSTALLATION INFORMATION. USE EXACT TYPE, SIZE, AND NUMBER OF FASTENERS SPECIFIED IN CATALOG. SEE (A) AND (B) FOR FRAMING OF STAIRS IF REQ'D

DECKS MUST HAVE DETAILING TO RESIST TRANSVERSE LATERAL FORCES (FORCES THAT WOULD PULL THE DECK AWAY FROM THE BUILDING). TO RESIST THESE FORCES THE DECKS ARE ATTACHED WITH LUS HANGERS, EITHER TO A RIM OR TO A LEDGER PLUS A SIMPSON DTTIZ AT 5'-4" O.C.

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.

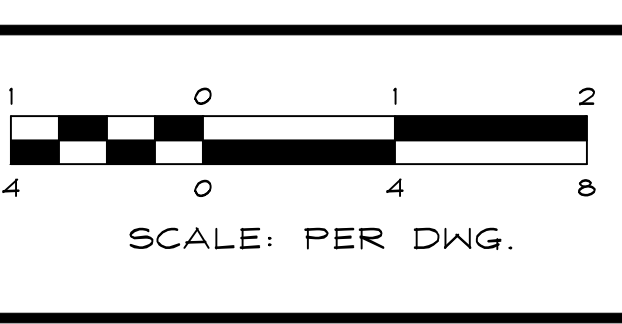


**ALT. BRACING DETAIL**

**(A) TURN-BUCKLE BRACING DETAIL**  
USE AT OUTER GIRDER OF ALL HIGH DECKS  
SCALE: 3/4" = 1'-0"

**(B) WOOD BRACING DETAIL**  
OPTION FOR (A) AT pg=120 PSF ONLY  
SCALE: 3/4" = 1'-0"

NO.	DATE	REVISION	BLOCK	BY



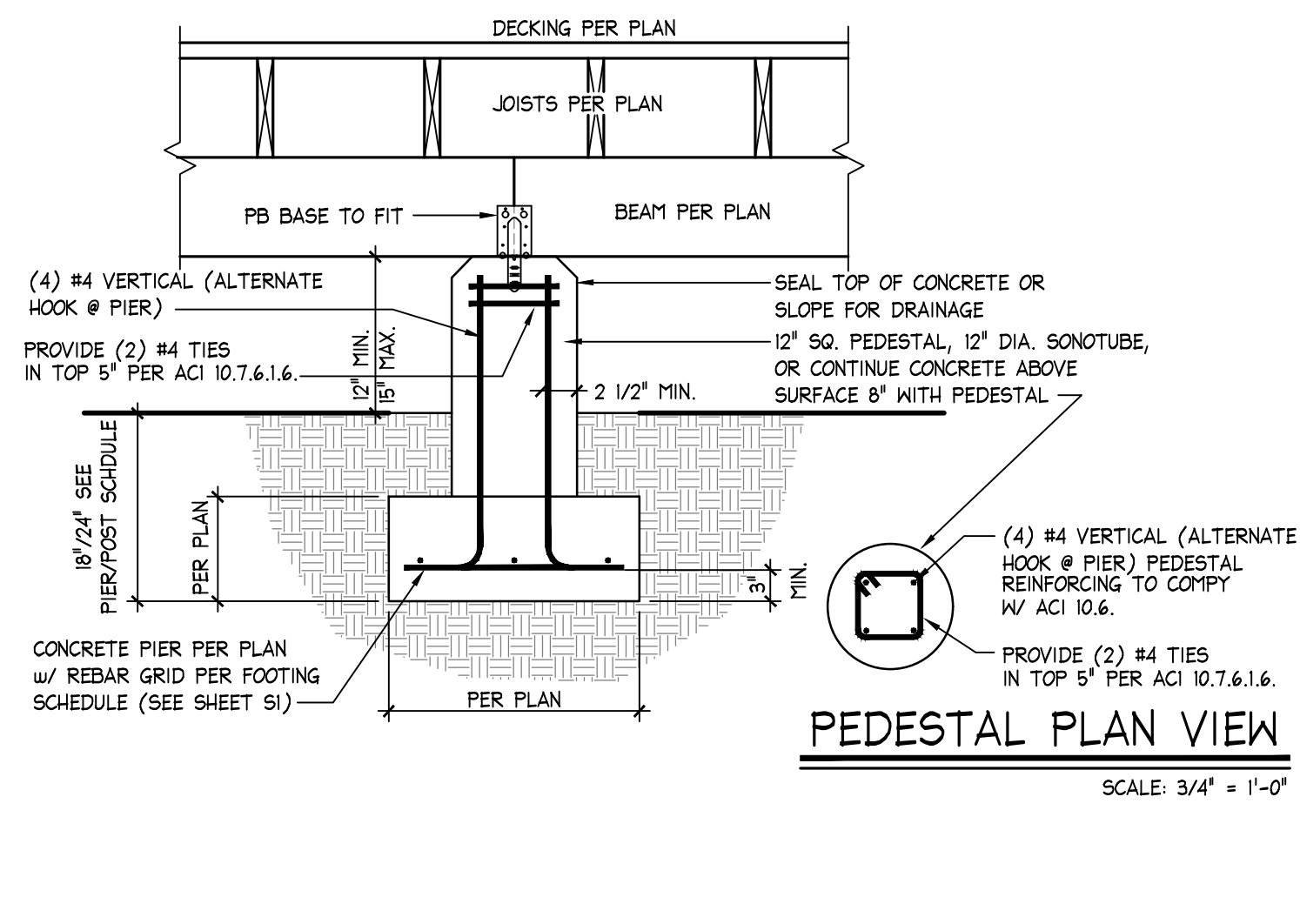
**R/O Anderson**  
1603 ESPERALDA AVENUE / POST OFFICE BOX 2229  
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**THE TOWN OF MAMMOTH LAKES AND MONO COUNTY**  
BUILDING DIVISION STANDARD STRUCTURAL REQUIREMENTS RESIDENTIAL DECKS

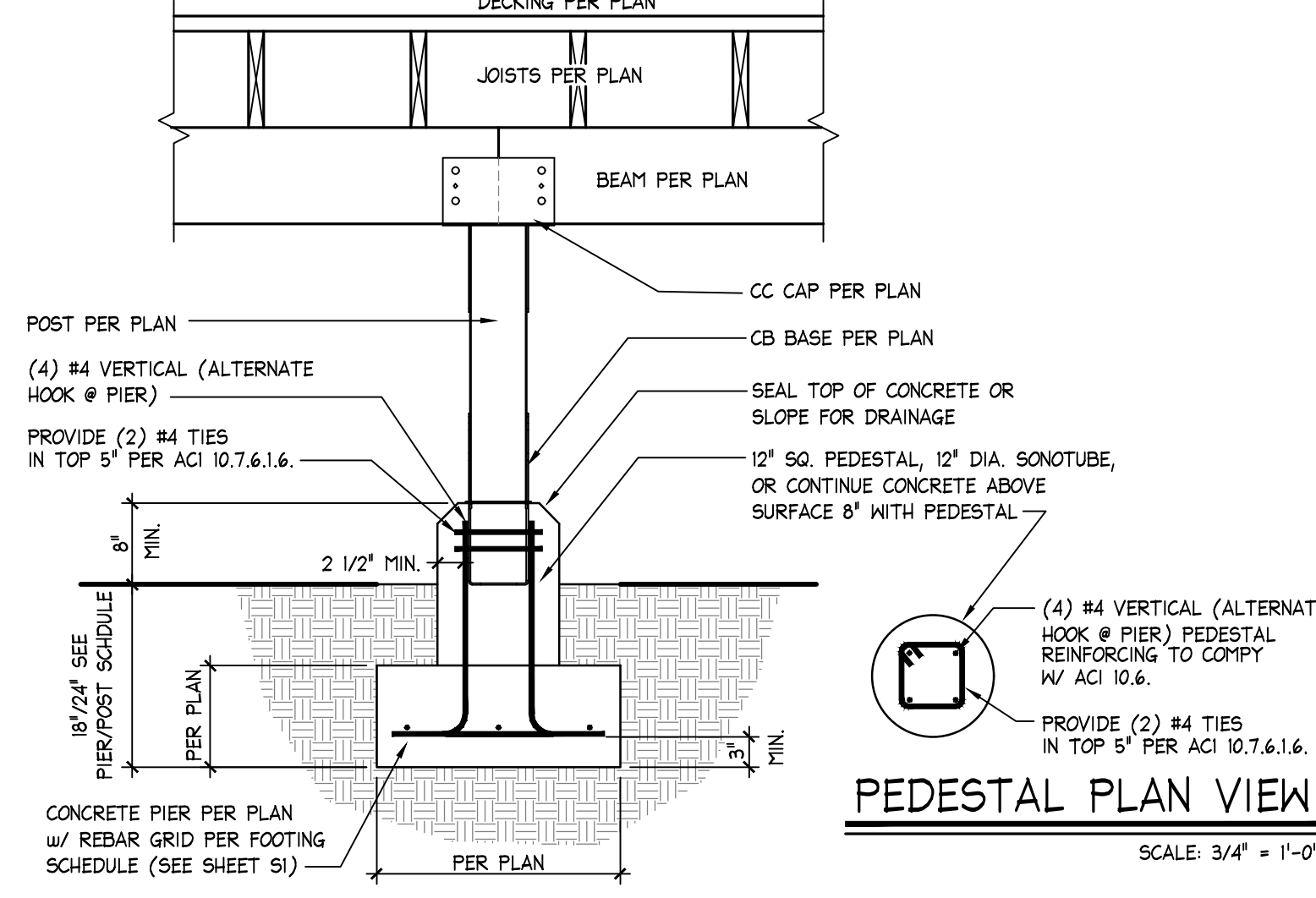
**DECK FRAMING PLANS**

DRAWN:	WAN	JOB:	1525-006
ENGINEER:	RV	DRAWING:	1525-006S1
SCALE:	PER DWG.	SHEET:	S1
DATE:	3/24/20	OF:	4 SHEETS

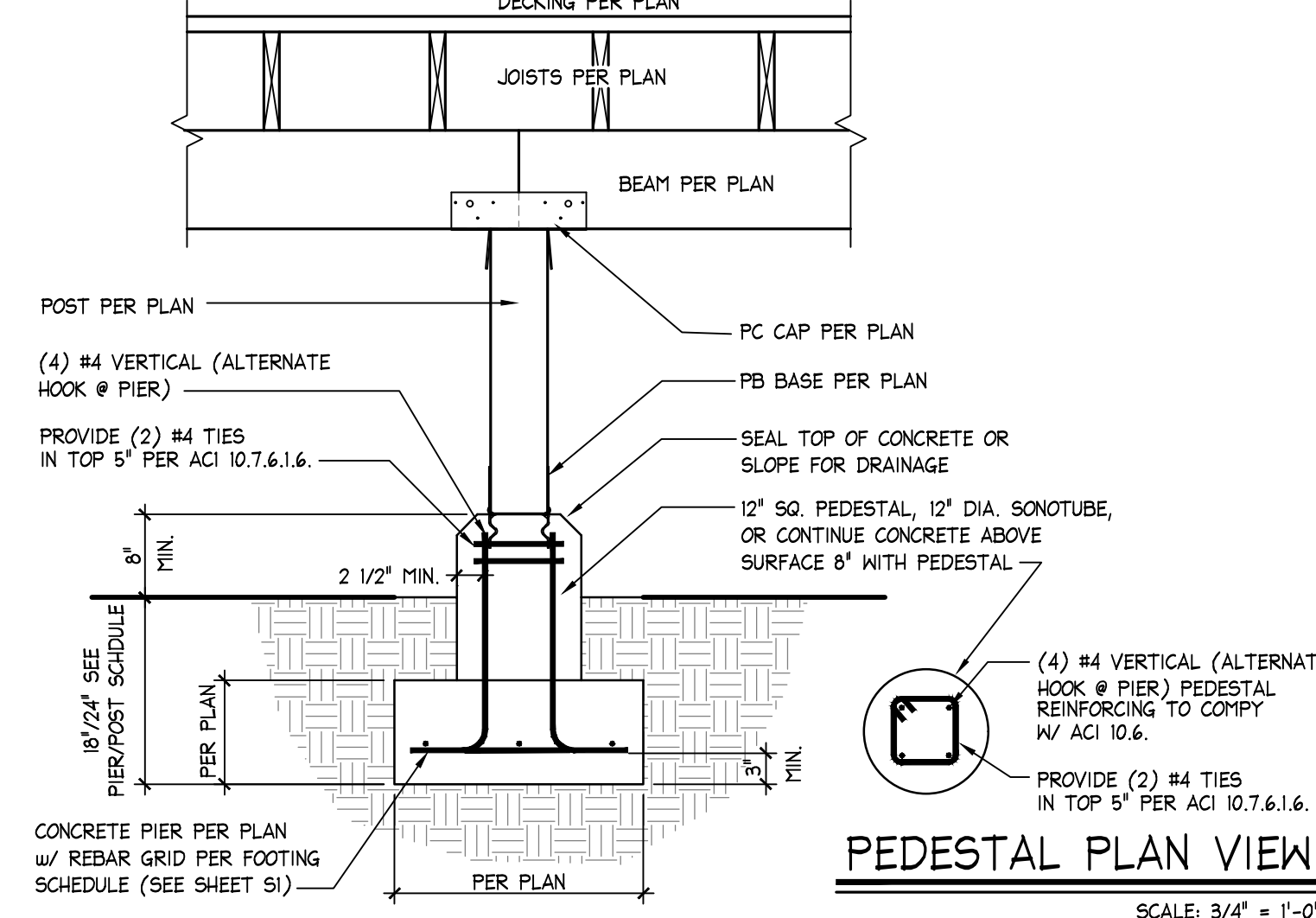




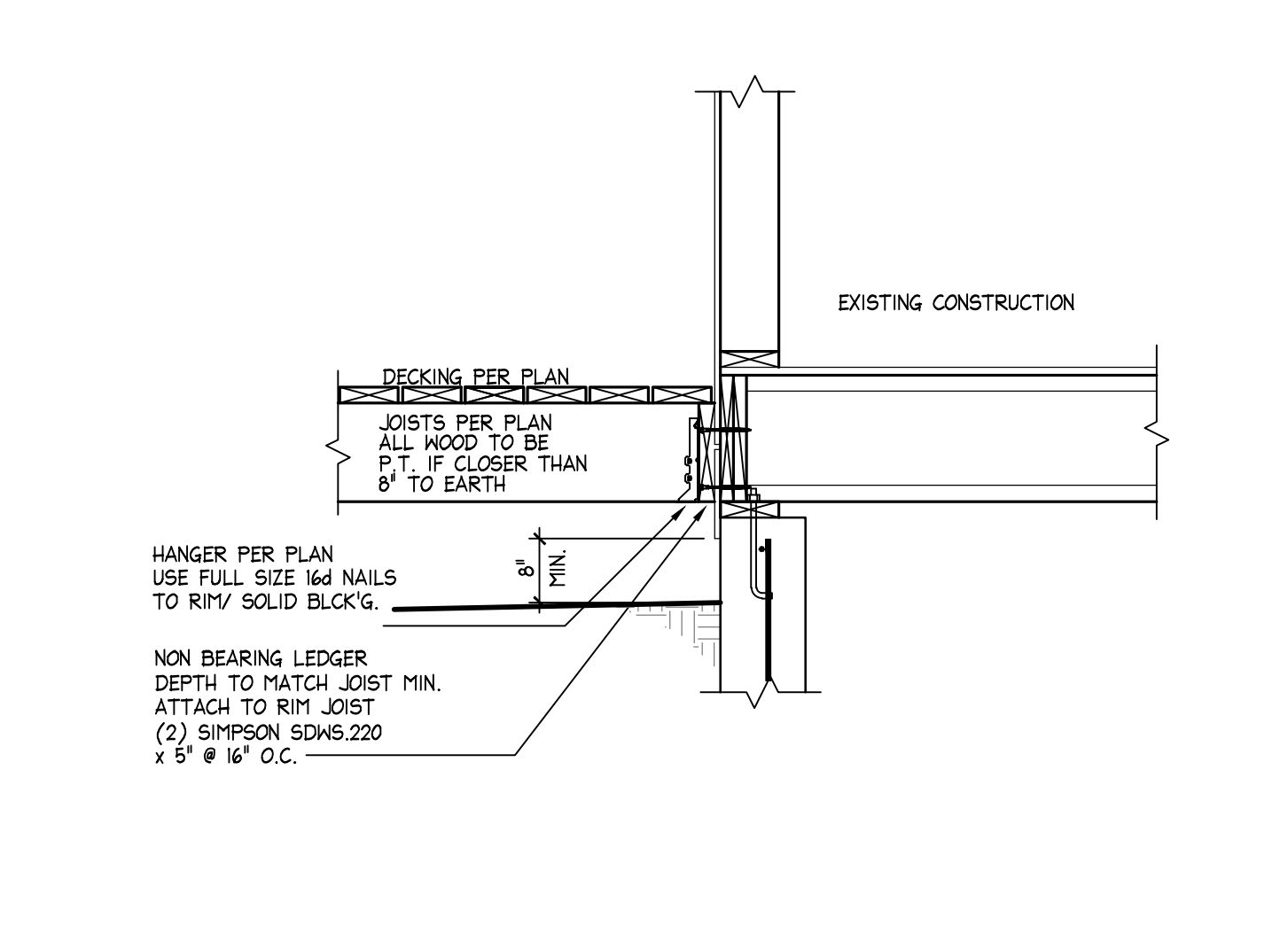
**1 EXTERIOR PIER NO POST (AT LOW DECKS)**  
SCALE: 3/4" = 1'-0"



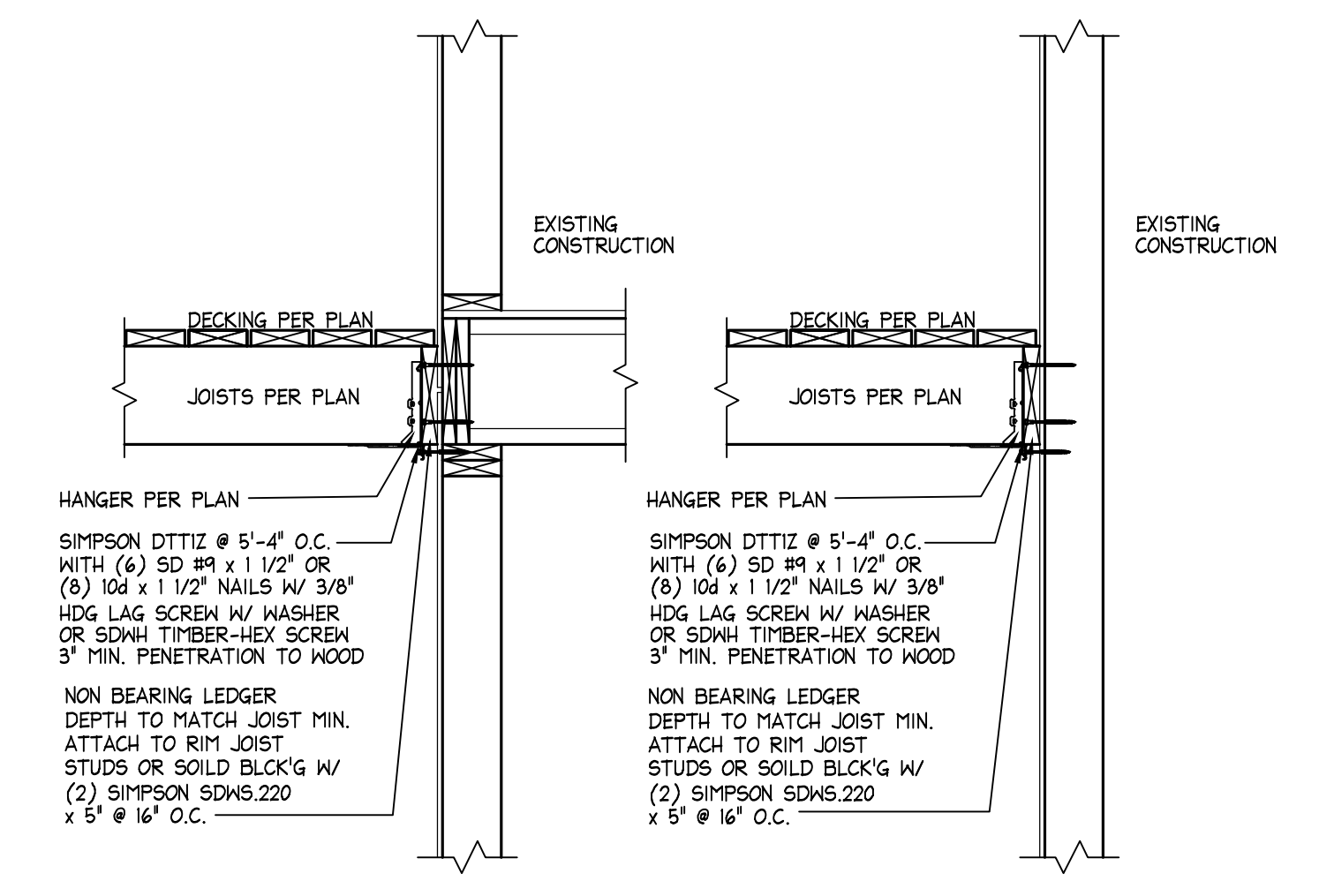
**2 TYPICAL EXTERIOR PIER (AT HIGH DECKS)**  
SCALE: 3/4" = 1'-0"



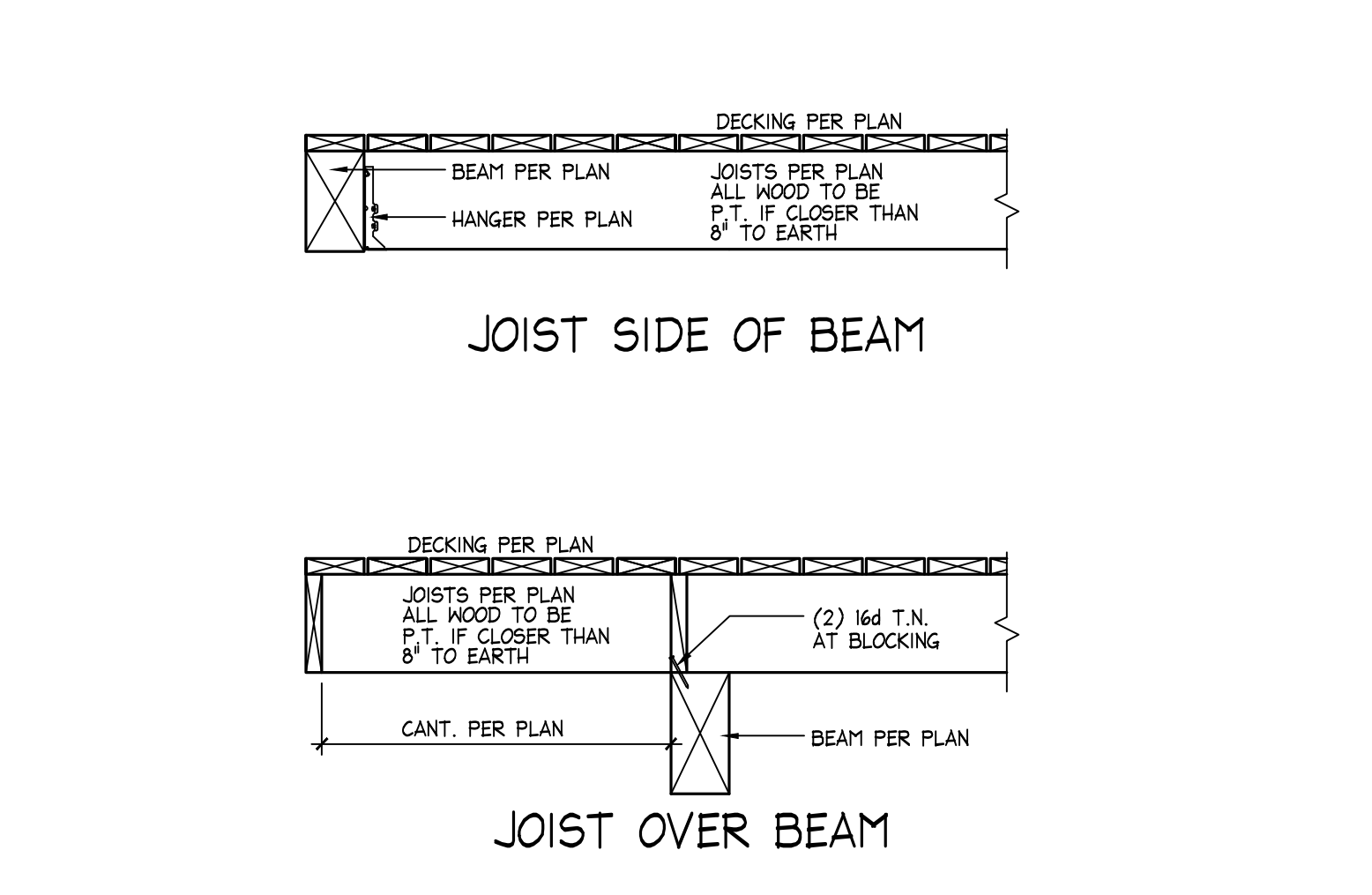
**3 TYPICAL EXTERIOR PIER (AT LOW DECKS)**  
SCALE: 3/4" = 1'-0"



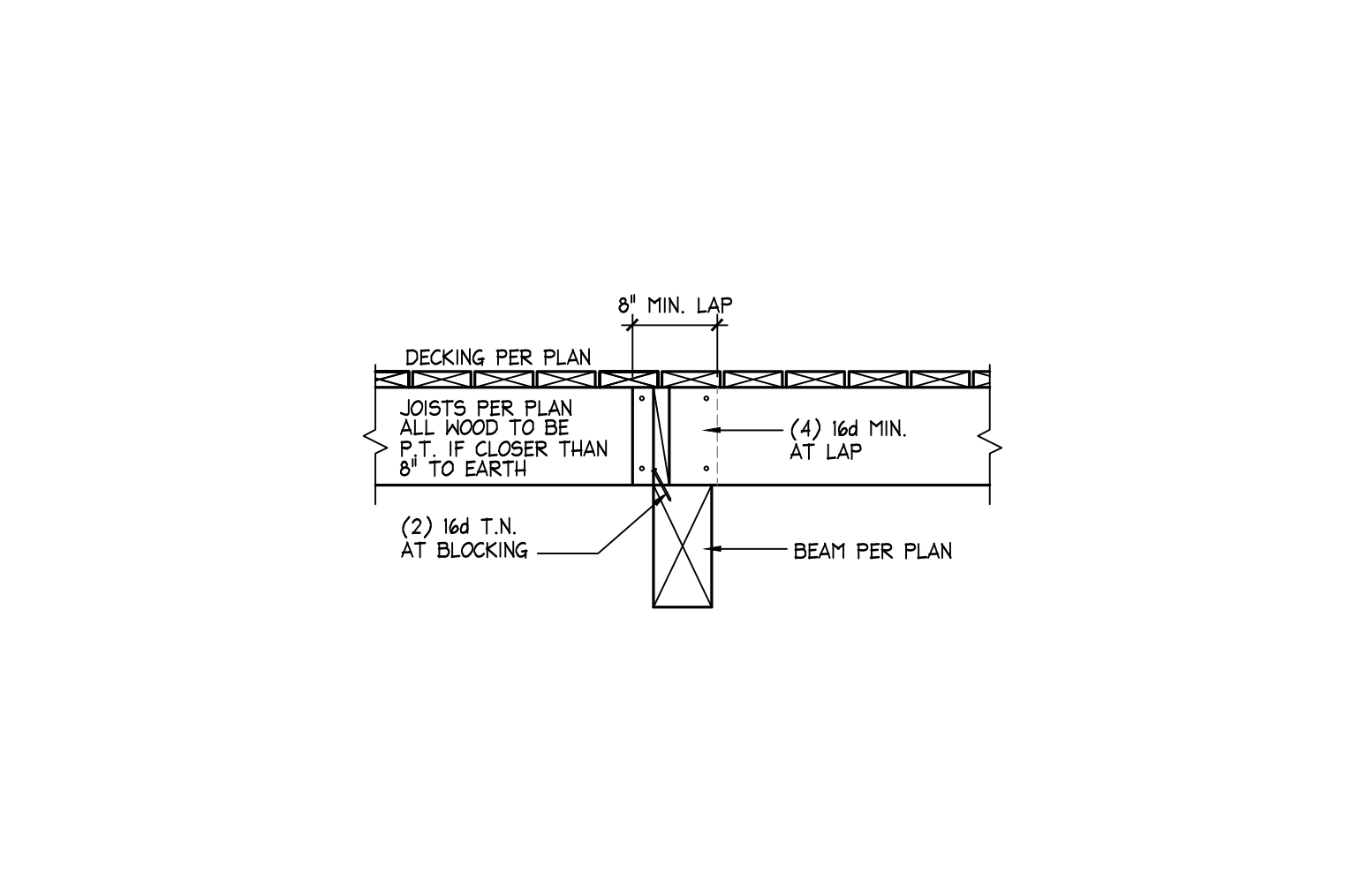
**4 LEDGER DETAIL AT LOW DECK**  
SCALE: 3/4" = 1'-0"



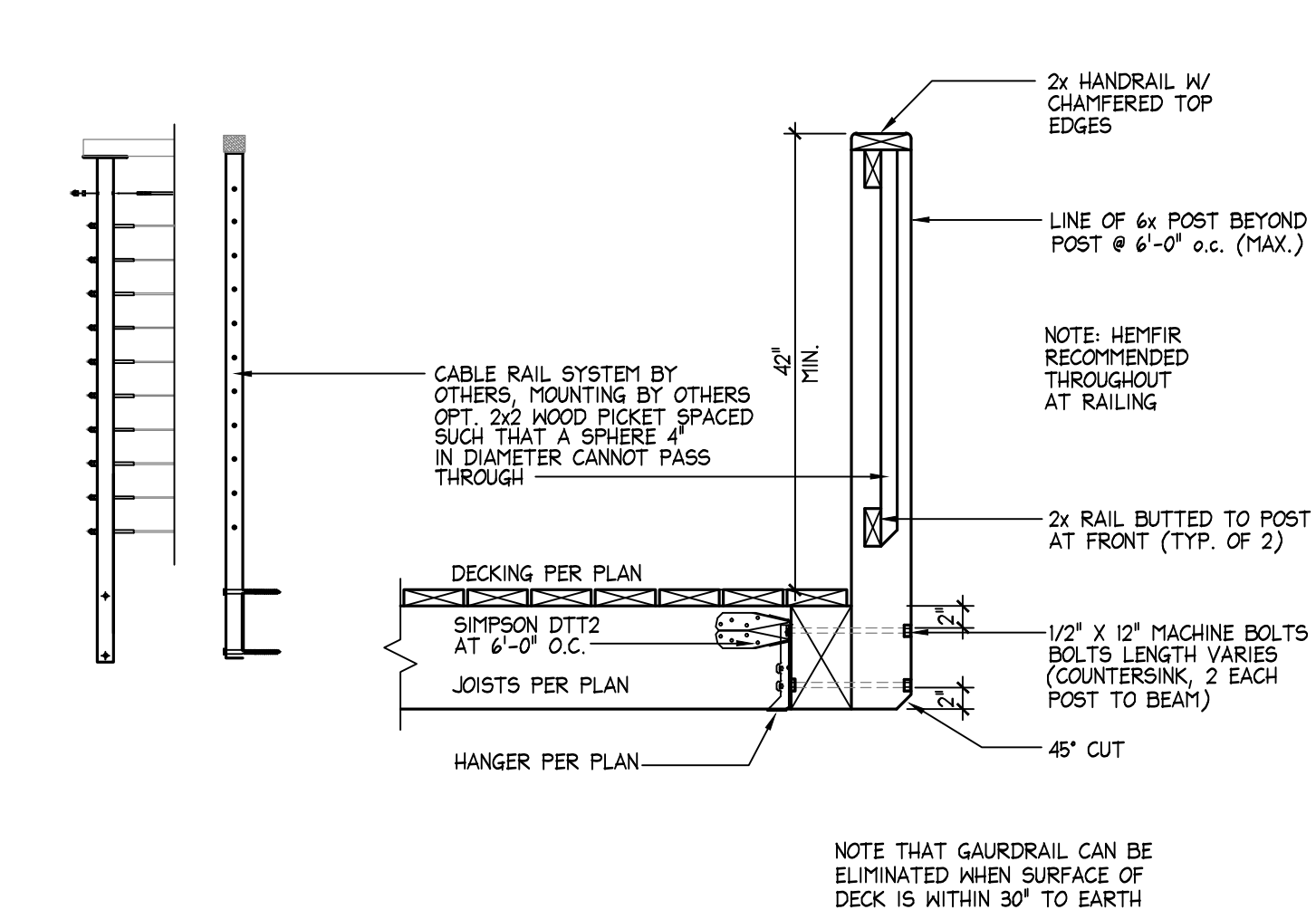
**5 LEDGER DETAIL AT HIGH DECK**  
SCALE: 3/4" = 1'-0"



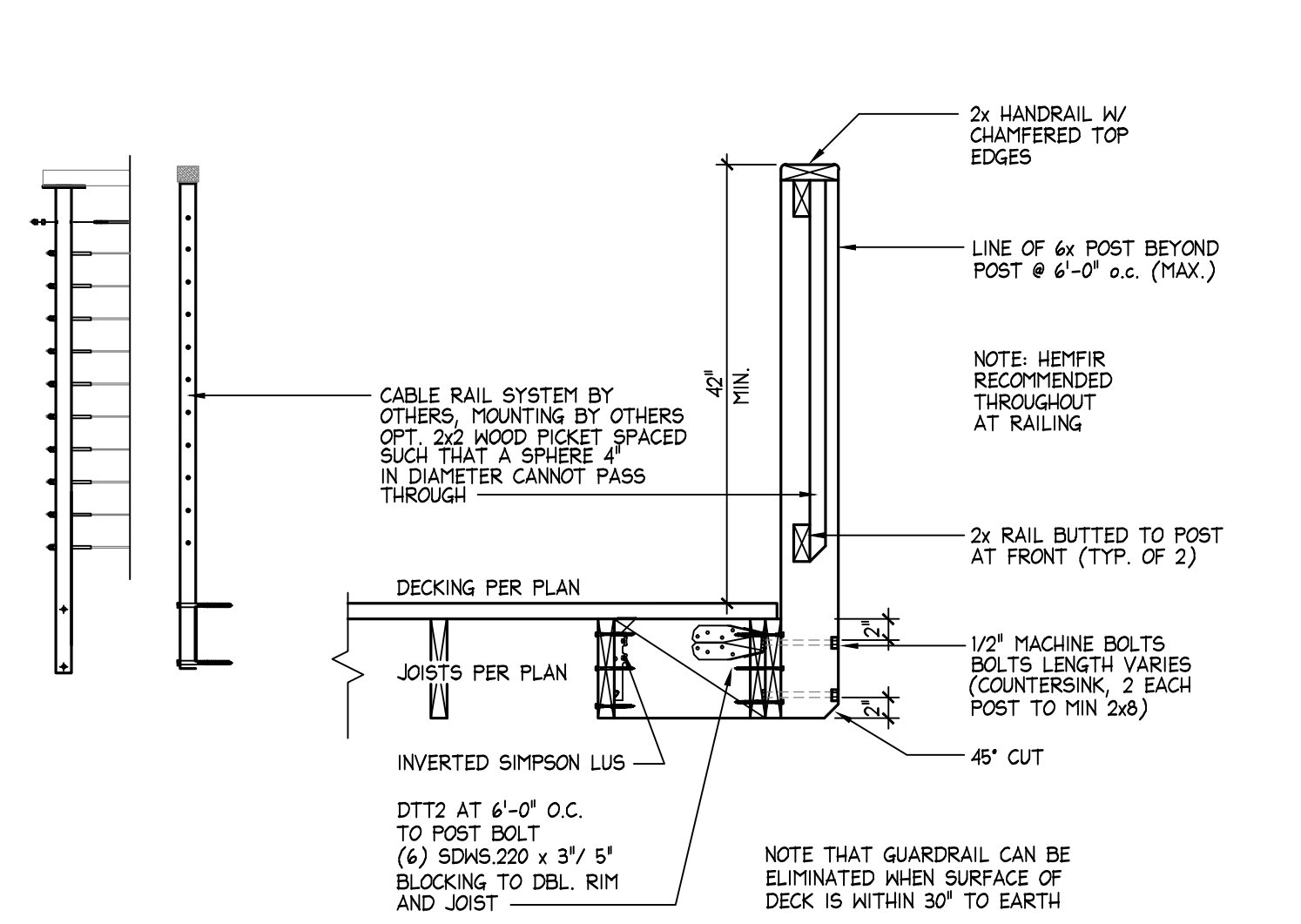
**6 BEAM / JOIST CONNECTION**  
SCALE: 3/4" = 1'-0"



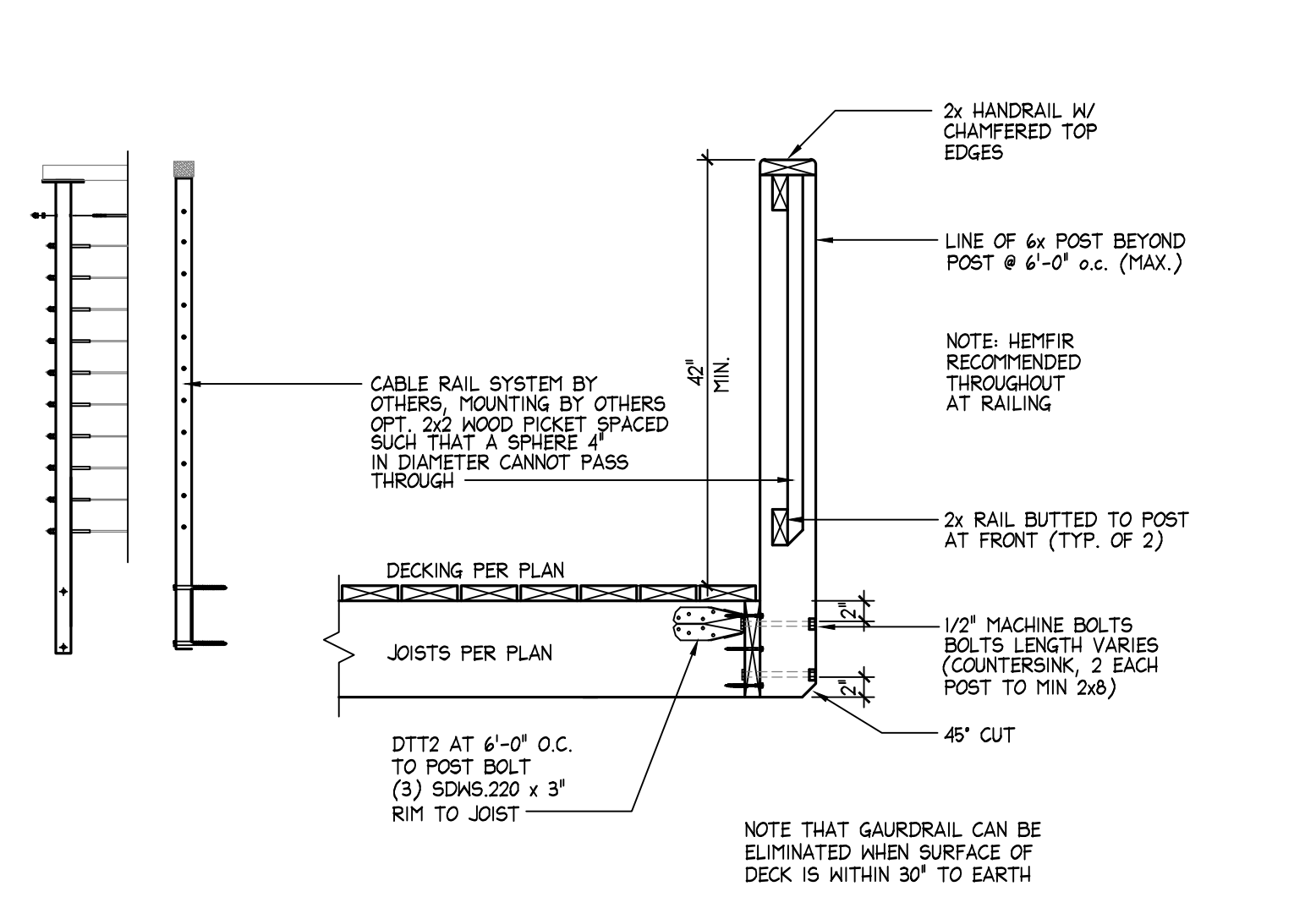
**7 LAPPED JOISTS OVER BEAM**  
SCALE: 3/4" = 1'-0"



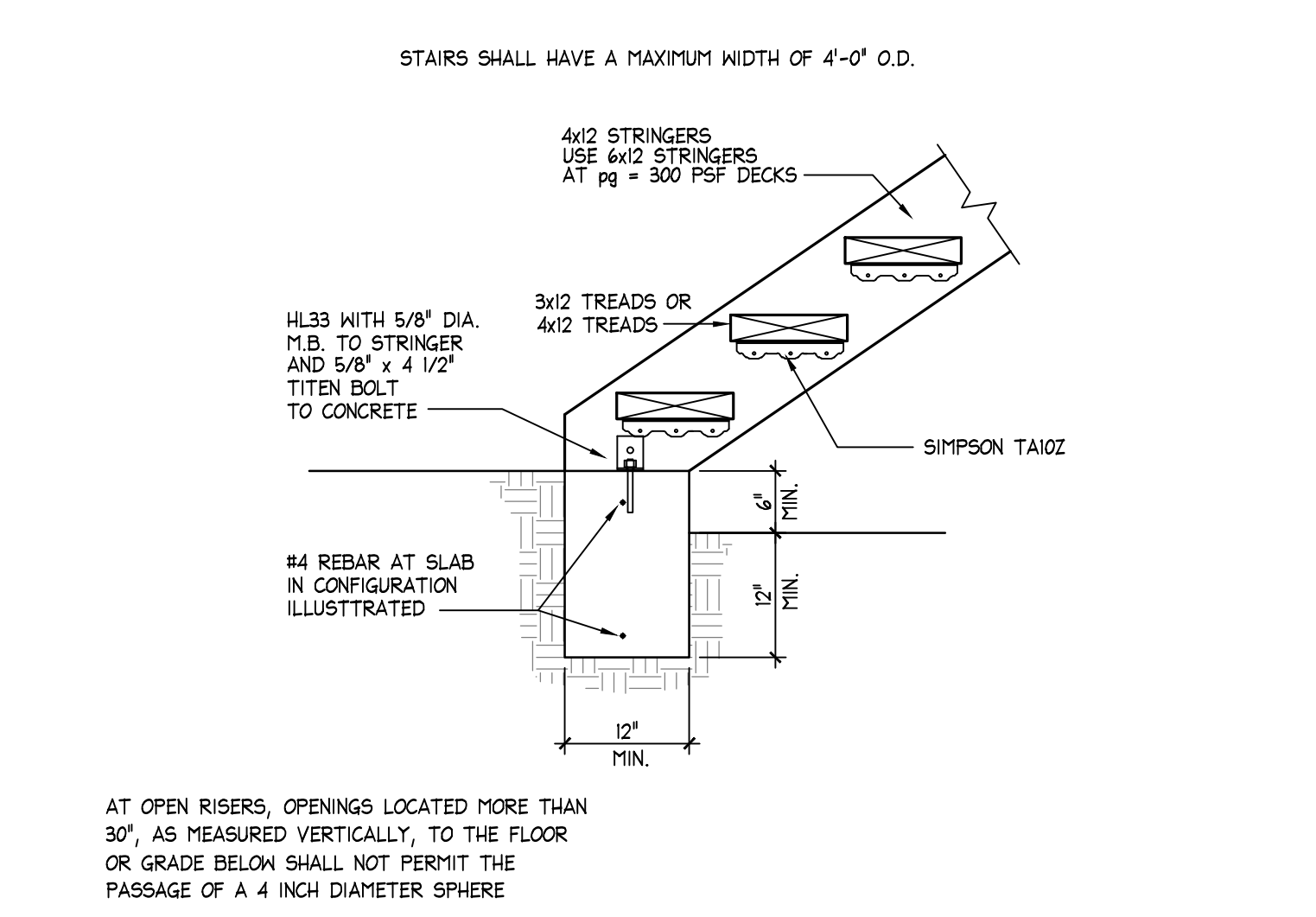
**8 GUARDRAIL JOISTS SIDE OF BEAM**  
SCALE: 3/4" = 1'-0"



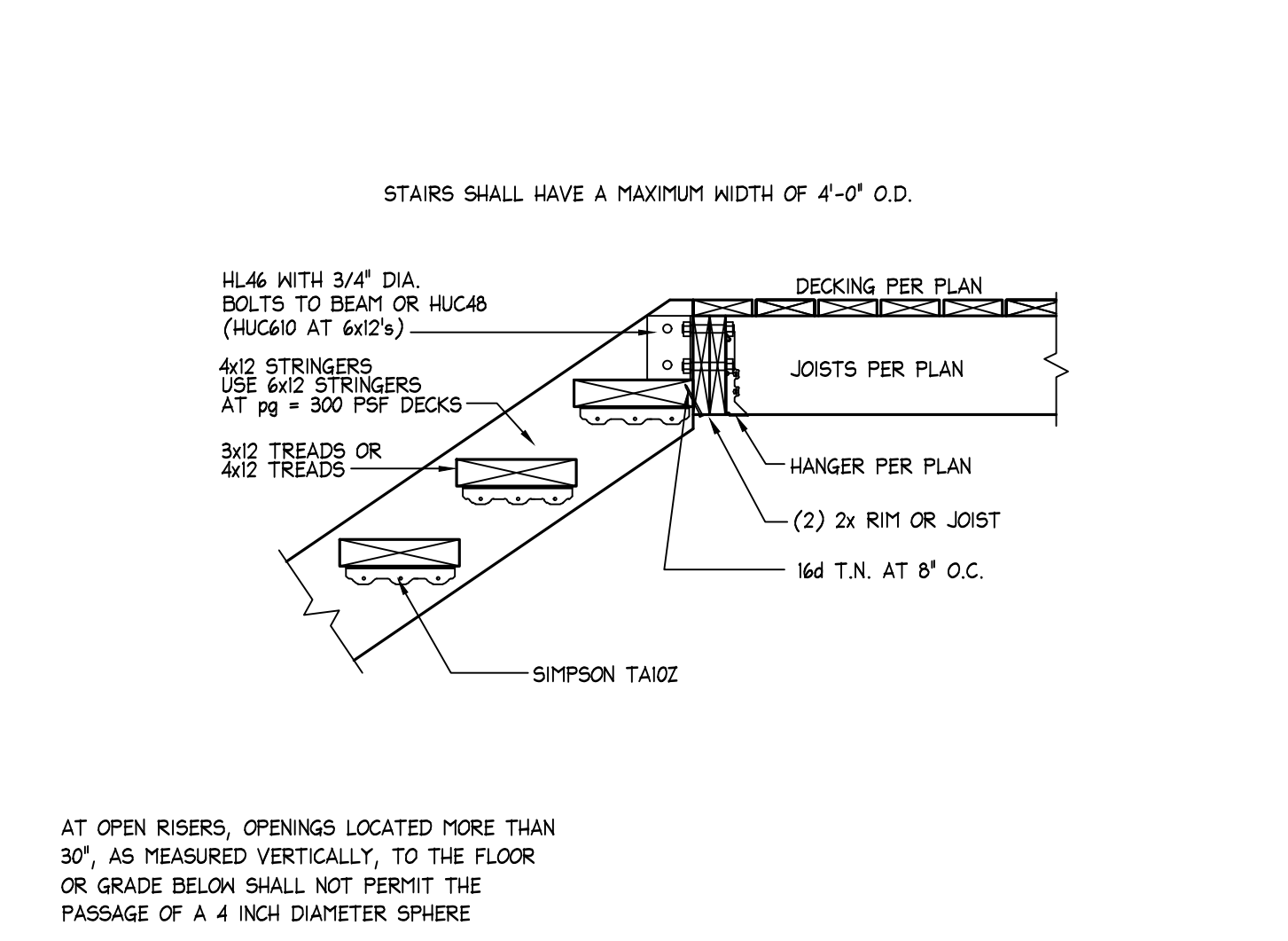
**9 GUARDRAIL JOIST OVER BEAM**  
SCALE: 3/4" = 1'-0"



**10 GUARDRAIL**  
SCALE: 3/4" = 1'-0"



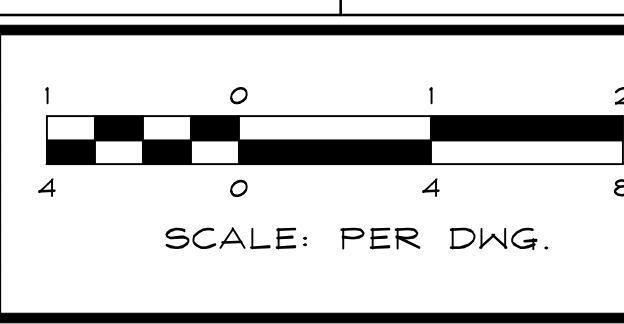
**11 STAIR TOE DETAIL**  
SCALE: 3/4" = 1'-0"



**12 STAIR STRINGERS TO DECK**  
SCALE: 3/4" = 1'-0"

C:\Users\pawson\OneDrive\Documents\Drawings\1525-0063\1525-0063.dwg 3/24/20 10:25:31 AM Kevin Giffin

NO.	DATE	REVISION BLOCK	BY



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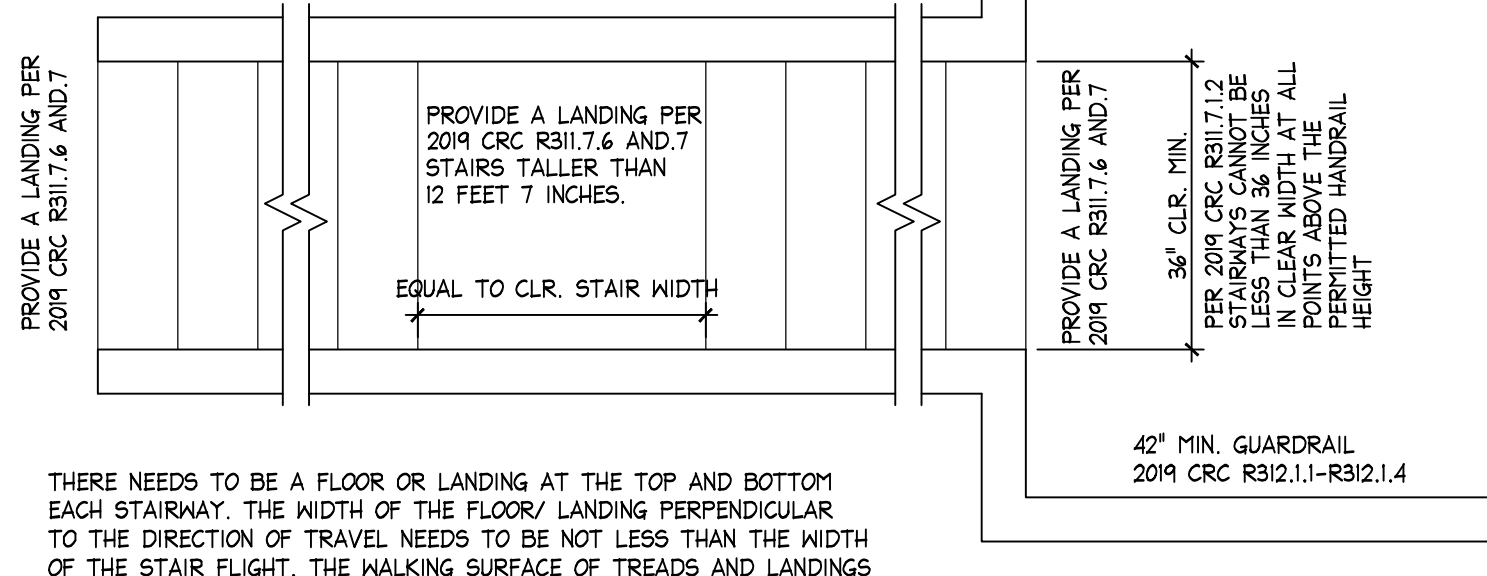
**THE TOWN OF MAMMOTH LAKES AND MONO COUNTY**  
BUILDING DIVISION STANDARD STRUCTURAL  
REQUIREMENTS RESIDENTIAL DECKS

**STRUCTURAL DETAILS**

DRAWN:	WAN	JOB:	1525-006
ENGINEER:	RV	DRAWING:	1525-006S3
SCALE:	PER DWG.	SHEET:	<b>53</b>
DATE:	3/24/20	OF:	4 SHEETS

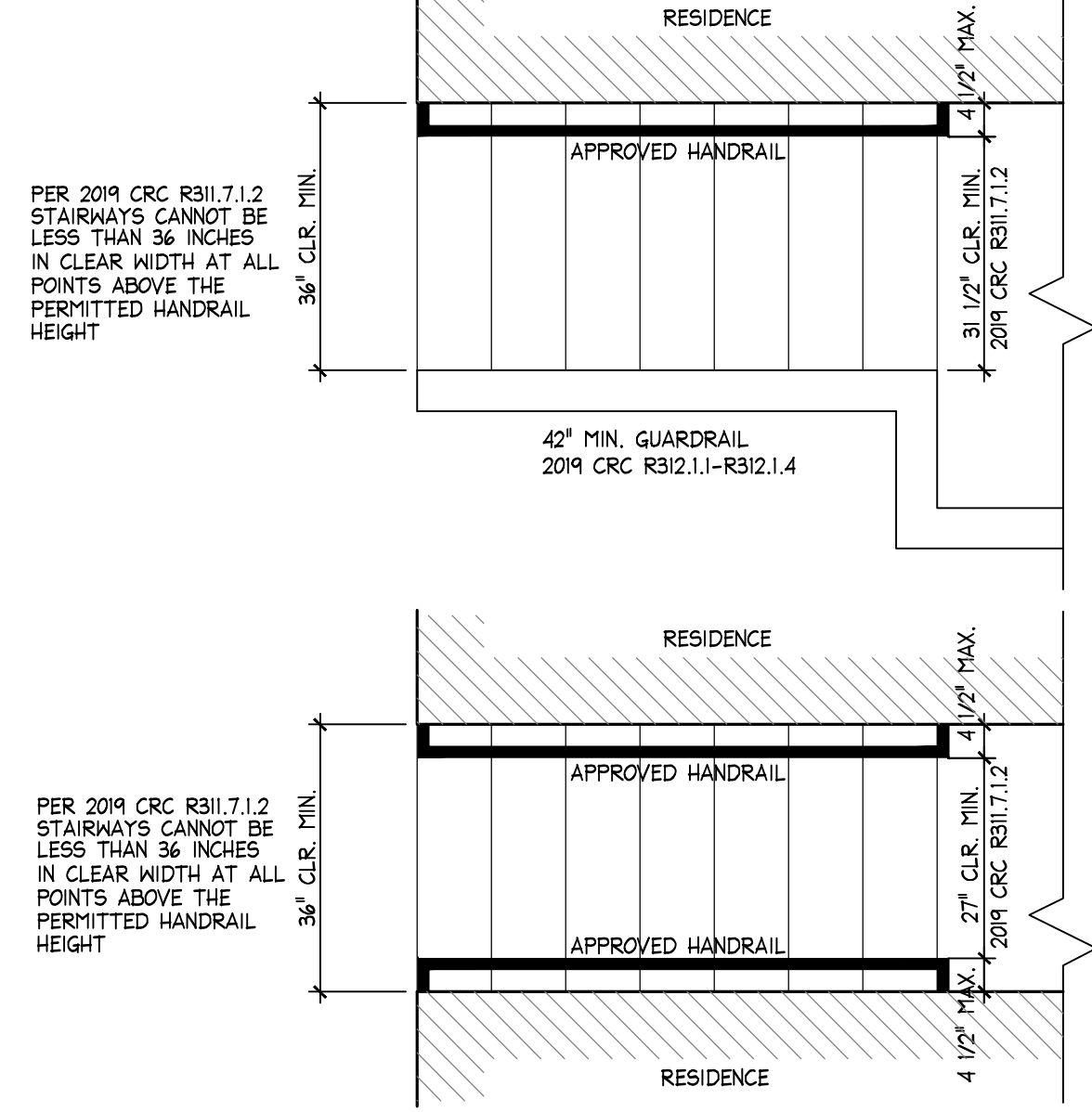
STAIRS SHALL HAVE A MAXIMUM RISE OF 7 3/4 INCHES AND A MAXIMUM RUN OF 10 INCHES AND A MINIMUM WIDTH OF 36 INCHES. OPENINGS AT TONES SHALL BE SUCH THAT A 4 INCH DIAMETER SPHERE CANNOT PASS THROUGH A LANDING OF NO LESS THAN THE STAIR WIDTH SHALL BE PROVIDED AT THE TOP AND BOTTOM OF ALL STAIRS (MINIMUM 36 INCHES IN THE DIRECTION OF TRAVEL). FLIGHTS OF STAIRS SHALL NOT HAVE A VERTICAL RISE BETWEEN FLOOR LEVELS OR LANDINGS GREATER THAN 12 FEET 7 INCHES.

AT EXTERIOR STAIRWAYS A MEANS SHALL BE PROVIDED TO ILLUMINATE THESE STAIRS, INCLUDING LANDINGS TREADS AND THE TOP LANDING AREA. A LIGHT THAT IS OVER THE ENTIRE STAIRWAY MAY MEET THIS REQUIREMENT. CONTROL FOR THESE LIGHTS SHALL BE EITHER WITHIN THE RESIDENCE, OR SHALL BE AUTOMATIC (MOTION OR PHOTO-SENSITIVE CONTROLLED).



**STAIR DETAIL AT DECK**

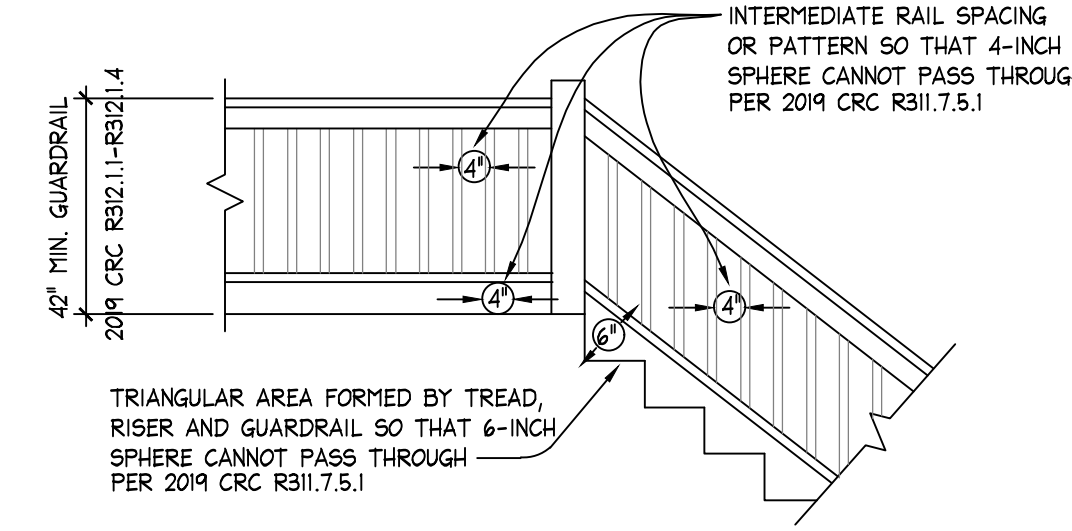
SCALE: 1/2" = 1'-0"



**STAIR HANDRAIL DETAIL**

SCALE: 1/2" = 1'-0"

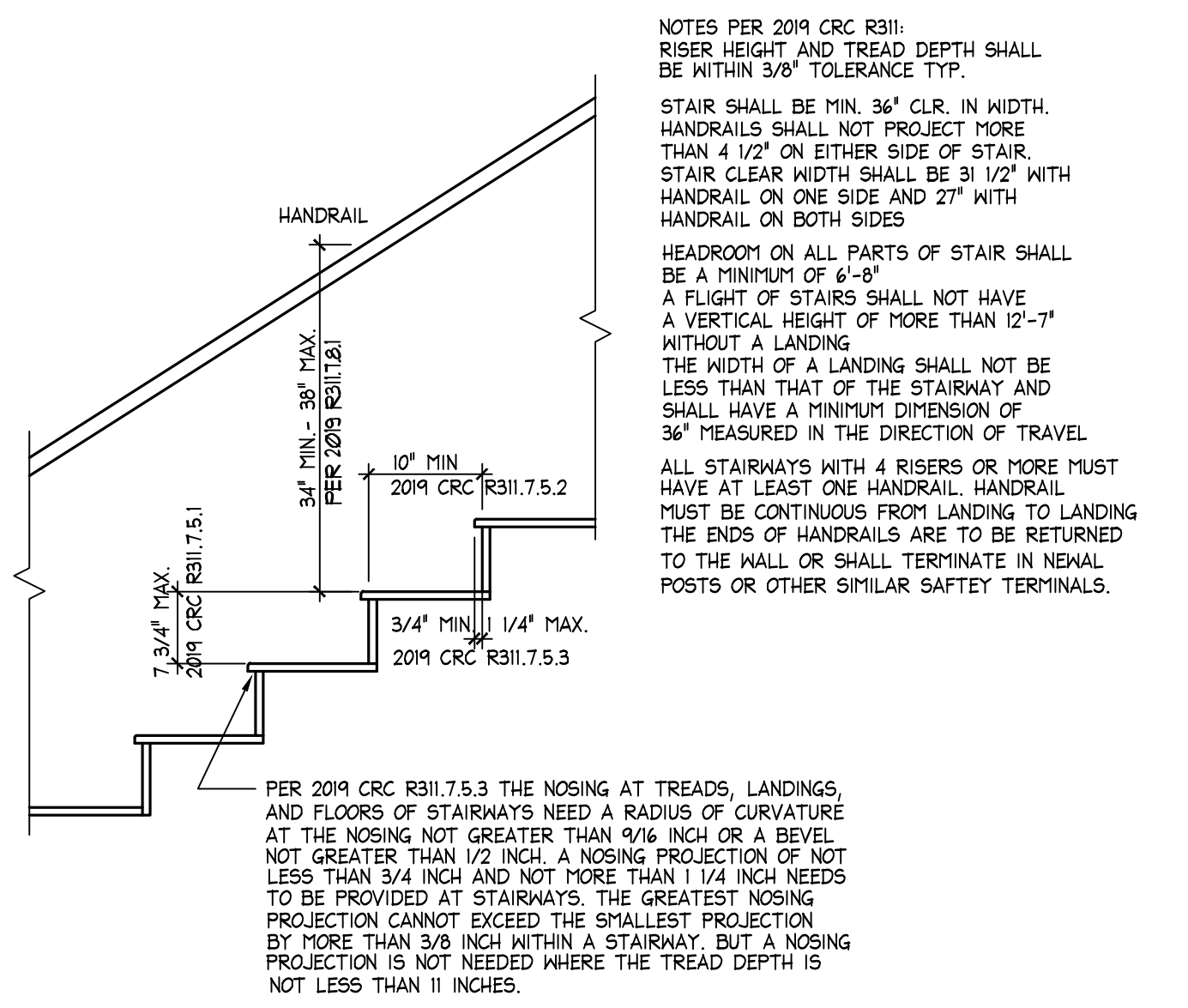
GUARDS (FORMERLY KNOWN AS GUARDRAILS) SHALL BE 42" HIGH, INTERMEDIATE RAILS, BALUSTERS OR OTHER BARRIERS SHALL BE SPACED SO THAT A 4" DIAMETER SPHERE CANNOT PASS THROUGH. GUARDS ARE REQUIRED AT ALL OPEN SIDED WALKING SURFACES, MEZANINES, STAIRWAYS, RAMPS AND LANDINGS THAT ARE MORE THAN 30" MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36" HORIZONTALLY TO THE EDGE OF THE OPEN SIDE.



THE MOUNTING OF HANDRAILS SHALL BE SUCH THAT THE COMPLETED HANDRAIL AND SUPPORTING STRUCTURE ARE CAPABLE OF WITHSTANDING A LOAD OF AT LEAST 200 LBS PER SQUARE FOOT APPLIED IN ANY DIRECTION AT ANY POINT ON THE RAIL PER 2019 CRC R301.5.

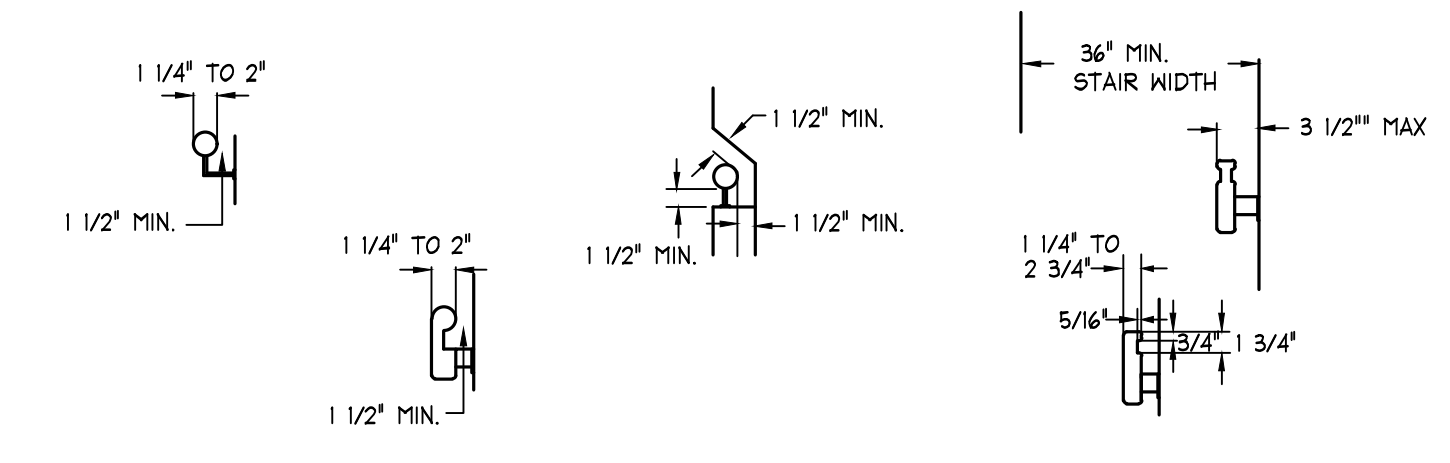
**STAIR GUARDRAIL DETAIL**

SCALE: 3/8" = 1'-0"



**STAIR DETAIL**

SCALE: 3/4" = 1'-0"



**APPROVED HANDRAIL DETAILS**

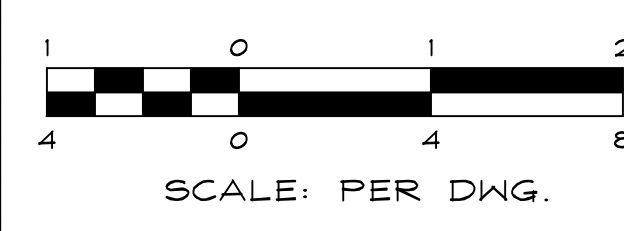
SCALE: 3/4" = 1'-0"

**GENERAL STAIR / GUARDRAIL CONSTRUCTION NOTES:**

- A. 2019 CRC R311.7.1 AND 2 STAIRWAYS CANNOT BE LESS THAN 36 INCHES IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT AND BELOW THE REQUIRED HEADROOM HEIGHT OF 6 FT 8 INCHES WHICH IS MEASURED VERTICALLY FROM THE SLOPED LINE ADJOINING THE TREAD NOSINGS OR FROM THE FLOOR SURFACE OF THE LANDING ON THAT PORTION OF THE STAIRWAY.
- B. AND THE CLEAR WIDTH OF STAIRWAYS AT AND BELOW THE HANDRAIL HEIGHT, INCLUDING TREADS AND LANDINGS CANNOT BE LESS THAN 31 1/2 INCHES WHERE A HANDRAIL IS INSTALLED ON ONE SIDE AND 27 INCHES WHERE HANDRAILS ARE INSTALLED ON BOTH SIDES.
- C. 2019 CRC R311.7.3 A FLIGHT OF STAIRS CANNOT HAVE A VERTICAL RISE LARGER THAN 151 INCHES (12 FEET 7 INCHES) BETWEEN FLOOR LEVELS OR LANDINGS.
- D. 2019 CRC R311.7.5.1 THE STAIR RISER HEIGHT CANNOT BE MORE 7 3/4 INCHES MEASURED VERTICALLY BETWEEN THE LEADING EDGE OF THE ADJACENT TREADS, AND THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS CANNOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH. AT OPEN RISERS, OPENINGS LOCATED MORE THAN 30 INCHES VERTICALLY FROM THE FLOOR OR GRADE BELOW CANNOT ALLOW THE PASSAGE OF A 4 INCH DIAMETER SPHERE.
- E. 2019 CRC R311.7.5.2 THE TREAD DEPTH CANNOT BE LESS 10 INCHES MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANE OF THE FOREMOST PROJECTION OF ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREADS LEADING EDGE. THE GREATEST TREAD DEPTH WITHIN A FLIGHT OF STAIRS CANNOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH.
- F. 2019 CRC R311.7.5.3 THE NOSING AT TREADS, LANDINGS, AND FLOORS OF STAIRWAYS NEED A RADIUS OF CURVATURE AT THE NOSING NOT GREATER THAN 9/16 INCH OR A BEVEL NOT GREATER THAN 1/2 INCH. A NOSING PROJECTION OF NOT LESS THAN 3/4 INCH AND NOT MORE THAN 1 1/4 INCH NEEDS TO BE PROVIDED AT STAIRWAYS. THE GREATEST NOSING PROJECTION CANNOT EXCEED THE SMALLEST PROJECTION BY MORE THAN 3/8 INCH WITHIN A STAIRWAY. BUT A NOSING PROJECTION IS NOT NEEDED WHERE THE TREAD DEPTH IS NOT LESS THAN 11 INCHES.
- G. 2019 CRC R311.7.6 AND D.7 THERE NEEDS TO BE A FLOOR OR LANDING AT THE TOP AND BOTTOM EACH STAIRWAY. THE WIDTH OF THE FLOOR/ LANDING PERPENDICULAR TO THE DIRECTION OF TRAVEL NEEDS TO BE NOT LESS THAN THE WIDTH OF THE STAIR FLIGHT. THE WALKING SURFACE OF TREADS AND LANDINGS CANNOT BE SLOPED STEEPER THAN 2 PERCENT.
- H. 2019 CRC R311.7.8 AND 7.8.1 HANDRAILS ARE NEEDED ON NOT LESS THAN ONE SIDE OF EACH FLIGHT OF STAIRS WITH FOUR OR MORE RISERS. AND THE HANDRAIL HEIGHT MEASURED FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING CANNOT BE LESS THAN 34 INCHES OR MORE THAN 38 INCHES. EXCEPT THAT A VOLUTE, TURNOUT OR STARTING EASING IS ALLOWED OVER THE LOWEST TREAD.
- I. 2019 CRC R311.7.8.2 /3 AND 4 HANDRAILS CANNOT PROJECT MORE THAN 4 1/2 INCHES ON EITHER SIDE OF THE STAIRWAY. HANDRAILS ADJACENT TO A WALL NEED TO HAVE A SPACE OF NOT LESS THAN 1 1/2 INCH BETWEEN THE WALL AND THE HANDRAIL. AND HANDRAILS NEED TO BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT OF STAIRS FROM A POINT DIRECTLY ABOVE THE TOP RISER TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT. HANDRAIL ENDS NEED TO BE RETURNED OR TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS.
- J. 2019 CRC R311.7.8.5 FOR REQUIRED STAIR HANDRAILS THE GRIP SIZES NEED TO BE TYPE 1 OR TYPE 2 HANDRAILS. WHERE TYPE 1 HANDRAILS WITH A CIRCULAR CROSS SECTION NEED AN OUTSIDE DIAMETER OF NOT LESS THAN 1 1/4 INCH AND NOT GREATER THAN 2 INCHES. AND TYPE 1 HANDRAILS THAT ARE NOT CIRCULAR NEED A PERIMETER OF NOT LESS THAN 4 INCHES AND NOT GREATER THAN 6 1/4 INCHES AND A CROSS SECTION OF NOT MORE THAN 2 3/4 INCHES. EDGES NEED A RADIUS.
- K. 2019 CRC R312.1.1 GUARDS SHALL BE LOCATED ALONG OPEN SIDED WALKING SURFACES, INCLUDING STAIRS, RAMPS AND LANDINGS, THAT ARE LOCATED MORE THAN 30" MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36 INCHES HORIZONTALLY TO THE EDGE OF THE OPEN SIDE. INSPECT SCREENING SHALL NOT BE CONSIDERED AS A GUARD.
- L. 2019 CRC R312.1.2 REQUIRED GUARDS AT OPEN SIDED WALKING SURFACES, INCLUDING STAIRS, PORCHES, BALCONIES OR LANDINGS, SHALL BE NOT LESS THAN 42" IN HEIGHT AS MEASURED VERTICALLY ABOVE THE ADJACENT WALKING SURFACE OR THE LINE CONNECTING THE LEADING EDGE OF THE TREADS. EXCEPTIONS: 1. GUARDS ON THE OPEN SIDES OF STAIRS SHALL HAVE A HEIGHT NOT LESS THAN 24 INCHES MEASURED VERTICALLY FROM A LINE CONNECTING THE LEADING EDGES OF THE TREADS. 2. WHERE THE TOP OF THE GUARD SERVES AS A HANDRAIL ON THE OPEN SIDES OF STAIRS, THE TOP OF THE GUARD SHALL NOT BE LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES AS MEASURED VERTICALLY FROM A LINE CONNECTING THE LEADING EDGES OF THE TREADS.
- M. 2019 CRC R312.1.3 REQUIRED GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT THAT ALLOW PASSAGE OF A SPHERE 4" IN DIAMETER. EXCEPTIONS: 1. THE TRIANGULAR OPENINGS AT THE OPEN SIDE OF STAIR, FORMED BY THE RISER, TREAD AND BOTTOM RAIL OF A GUARD, SHALL NOT ALLOW PASSAGE OF A SPHERE 6 INCHES IN DIAMETER. 2. GUARDS ON THE OPEN SIDE OF STAIRS SHALL NOT HAVE OPENINGS THAT ALLOW PASSAGE OF A SPHERE 4 3/8 INCHES IN DIAMETER.
- N. 2019 CRC R312.1.4 PLASTIC COMPOSITE EXTERIOR GUARDS SHALL COMPLY WITH THE REQUIREMENTS OF SECTION R317.4.

Project: Mammoth Lakes - 2019-2020 Building Division Standard Structural Requirements Residential Decks  
 Drawing: 1525-006  
 Date: 3/24/20  
 Scale: Per DWG

NO.	DATE	REVISION	BLOCK	BY



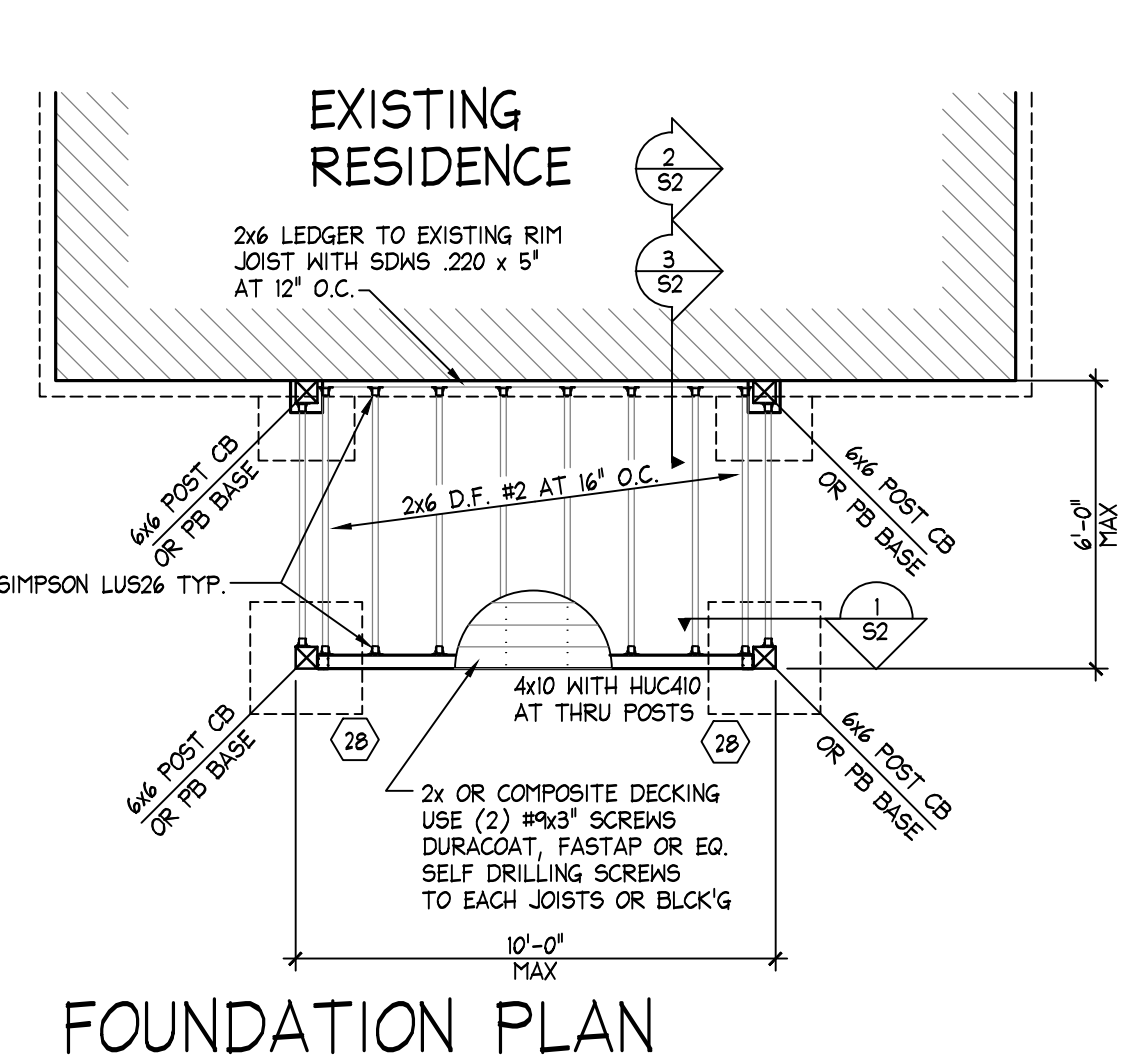
**RO Anderson**  
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**THE TOWN OF MAMMOTH LAKES AND MONO COUNTY**  
**BUILDING DIVISION STANDARD STRUCTURAL**  
**REQUIREMENTS RESIDENTIAL DECKS**



**STAIR DETAILS**

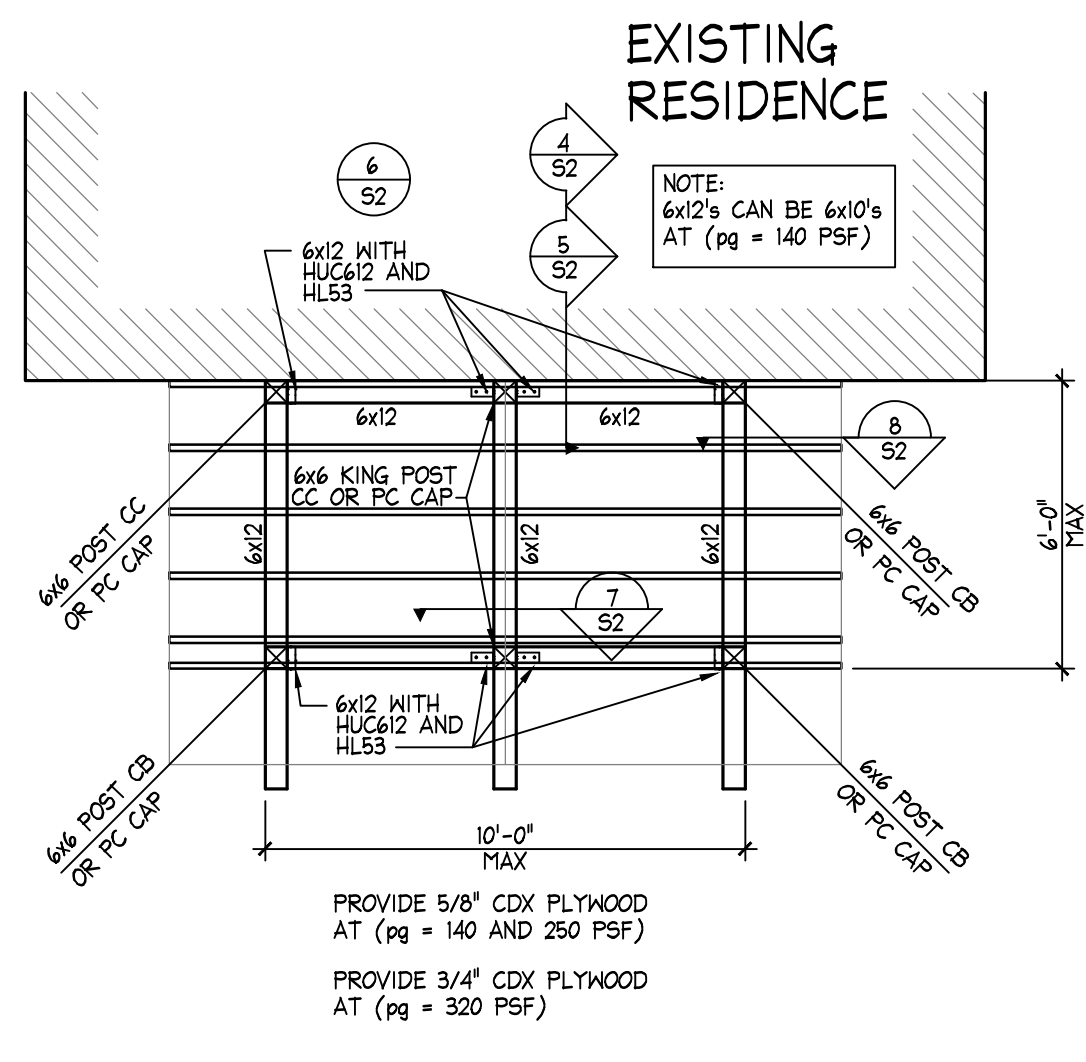
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ENGINEER:	RV	DRAWING:	1525-006S4
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DATE:	3/24/20	OF:	4 SHEETS



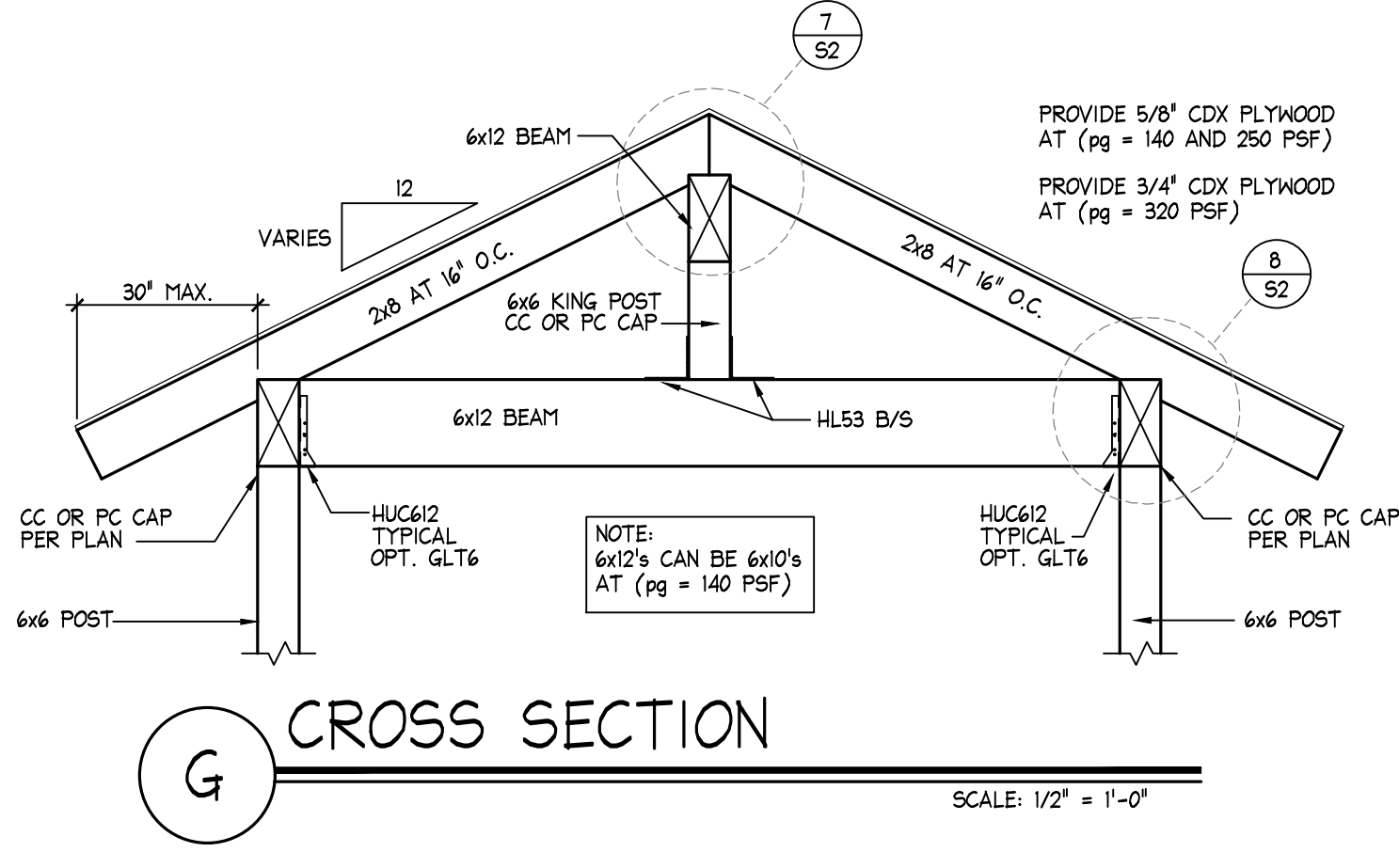
FOUNDATION PLAN  
SCALE: 1/4" = 1'-0"

PIER / POST SCHEDULE					
SYMBOL	WIDTH	DEPTH	STEEL	POSTS	
(28)	(each way)	(each way)	HxW x D	HxW x D	HxW x D
(28)	28"	0"	(3) 1/4"	11"	10"

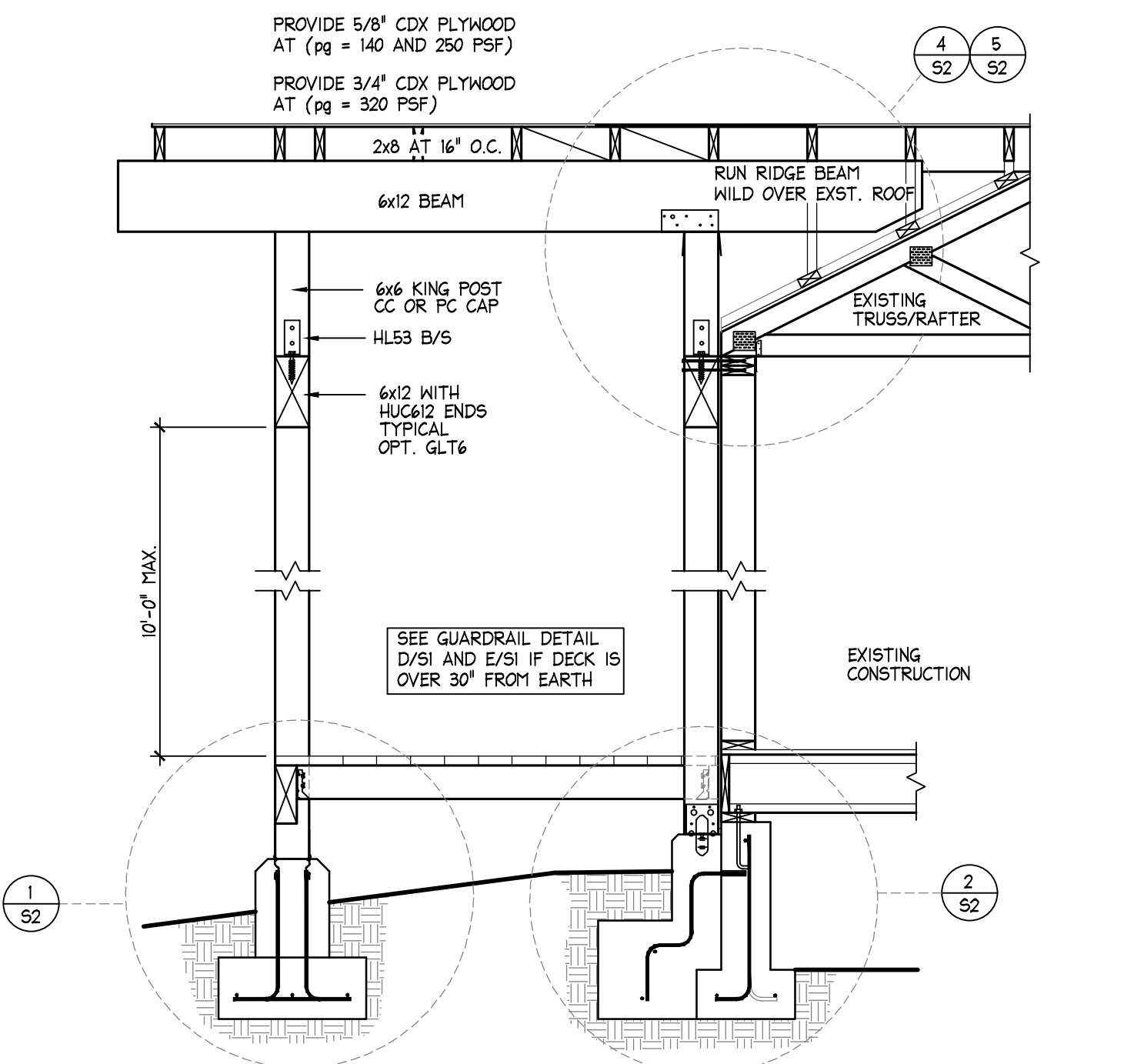
ALL PIERS SHALL BEAR ON UNDISTURBED SOIL. ASSUMED SOIL BEARING PRESSURE IS DETERMINED & INCREASED IN ACCORDANCE W/ 2019 CBC TABLE 1806.2.  
EXTERIOR FOOTINGS TO BE PLACED 18" BELOW GRADE FOR MONO COUNTY AND 24" BELOW GRADE FOR THE TOWN OF MAMMOTH LAKES



ROOF FRAMING PLAN  
SCALE: 1/4" = 1'-0"



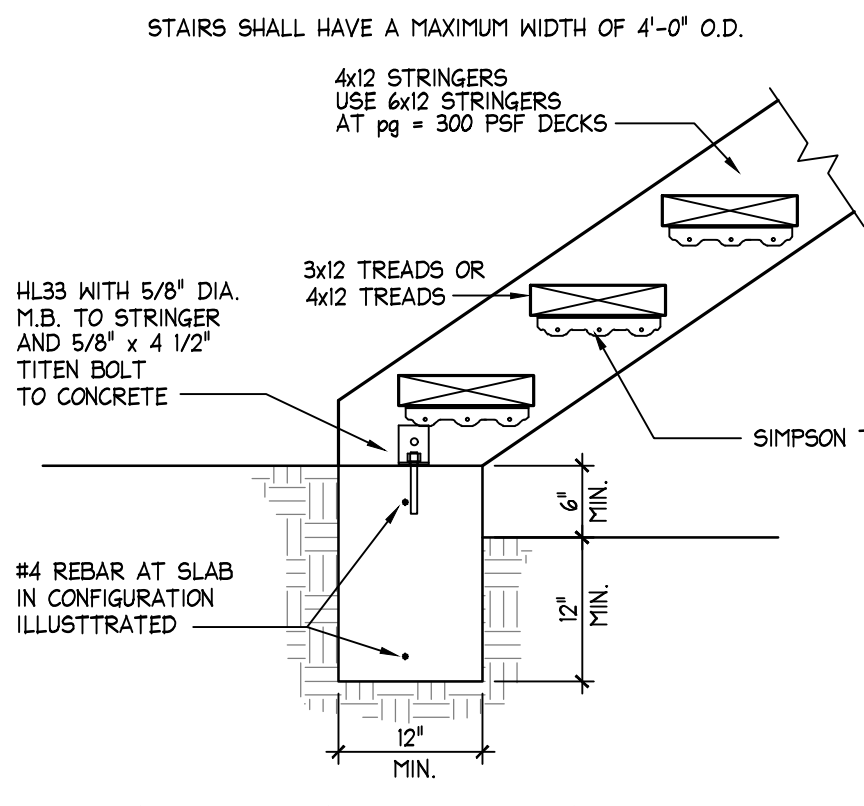
CROSS SECTION G  
SCALE: 1/2" = 1'-0"



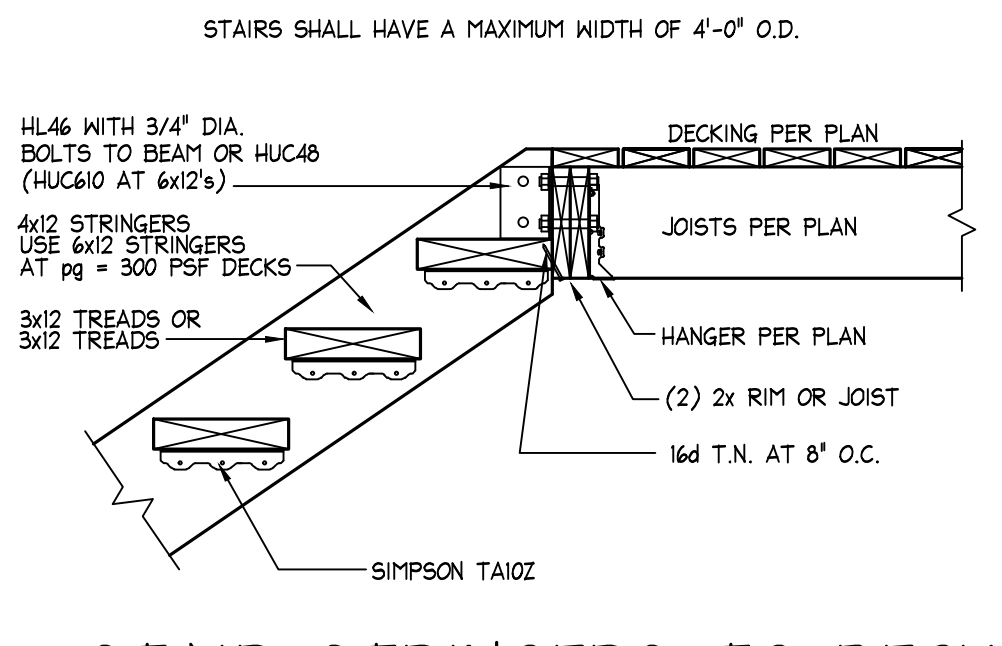
CROSS SECTION F  
SCALE: 1/2" = 1'-0"

**REQUIRED UPGRADES TO HAZARD DETECTORS**  
IN EXISTING RESIDENCE WHERE THE COST OF ALTERATIONS, REPAIRS OR ADDITIONS (INCLUDING DECKS) 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 CRC 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 315 OF THE 2019 CRC (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.

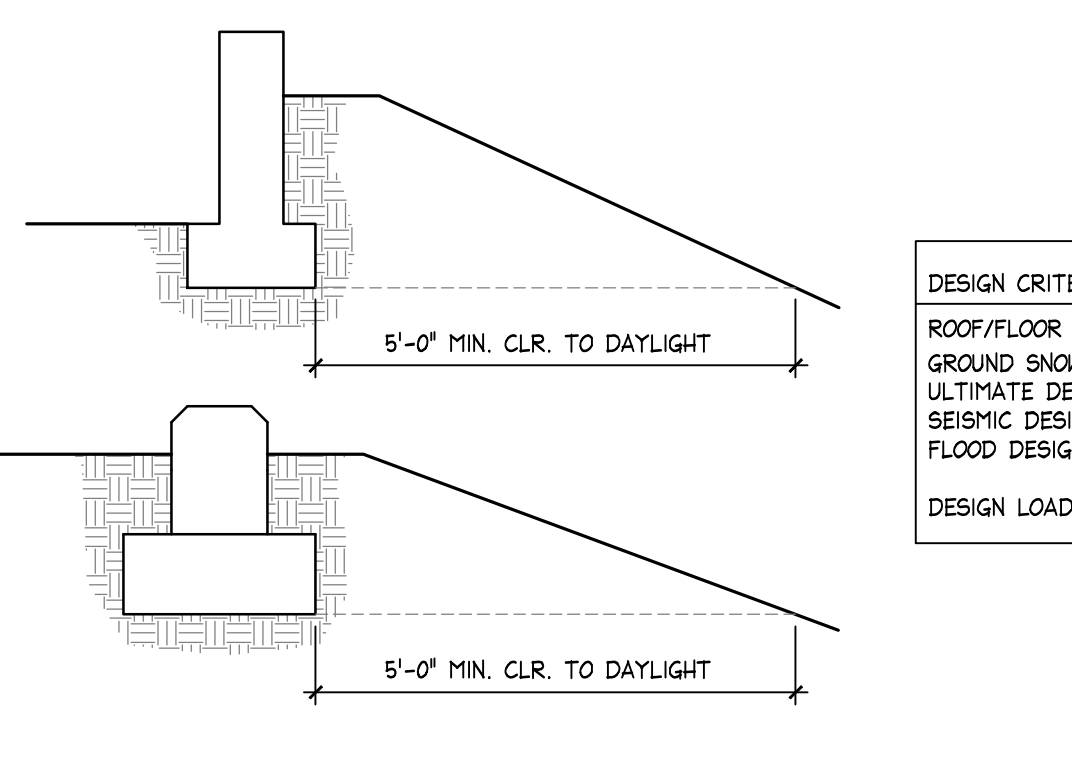
**THE TOWN OF MAMMOTH LAKES AND MONO COUNTY PROVIDES THESE PLANS TO THE PUBLIC AS A COURTESY AND WITHOUT ANY WARRANTIES, EXPRESS OR IMPLIED, REGARDING THEIR FITNESS FOR ANY PARTICULAR APPLICATION. AMONG OTHER THINGS, THE TOWN OF MAMMOTH LAKES AND MONO COUNTY DO NOT REPRESENT OR WARRANT THAT THE DESIGNS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



STAIR TOE DETAIL A  
SCALE: 3/4" = 1'-0"

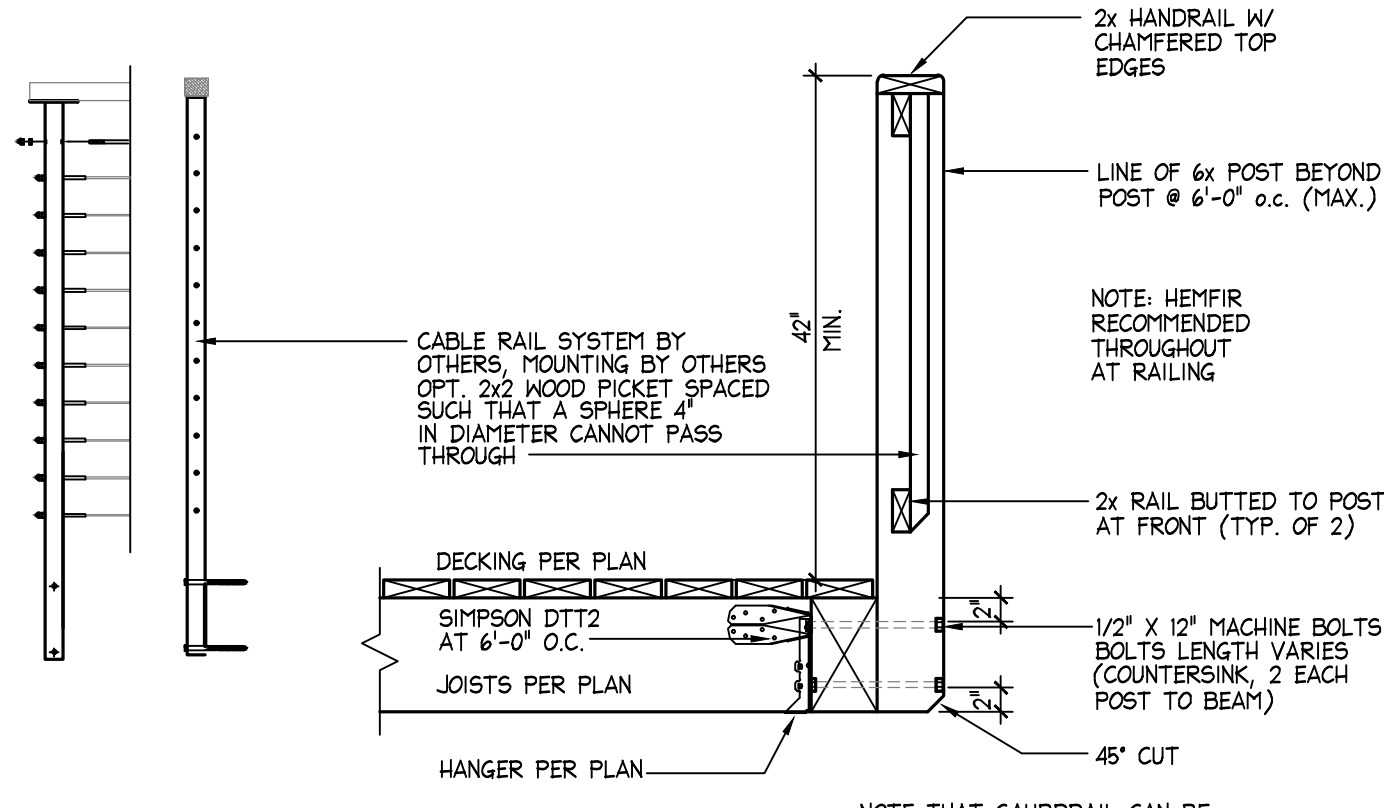


STAIR STRINGERS TO DECK B  
SCALE: 3/4" = 1'-0"

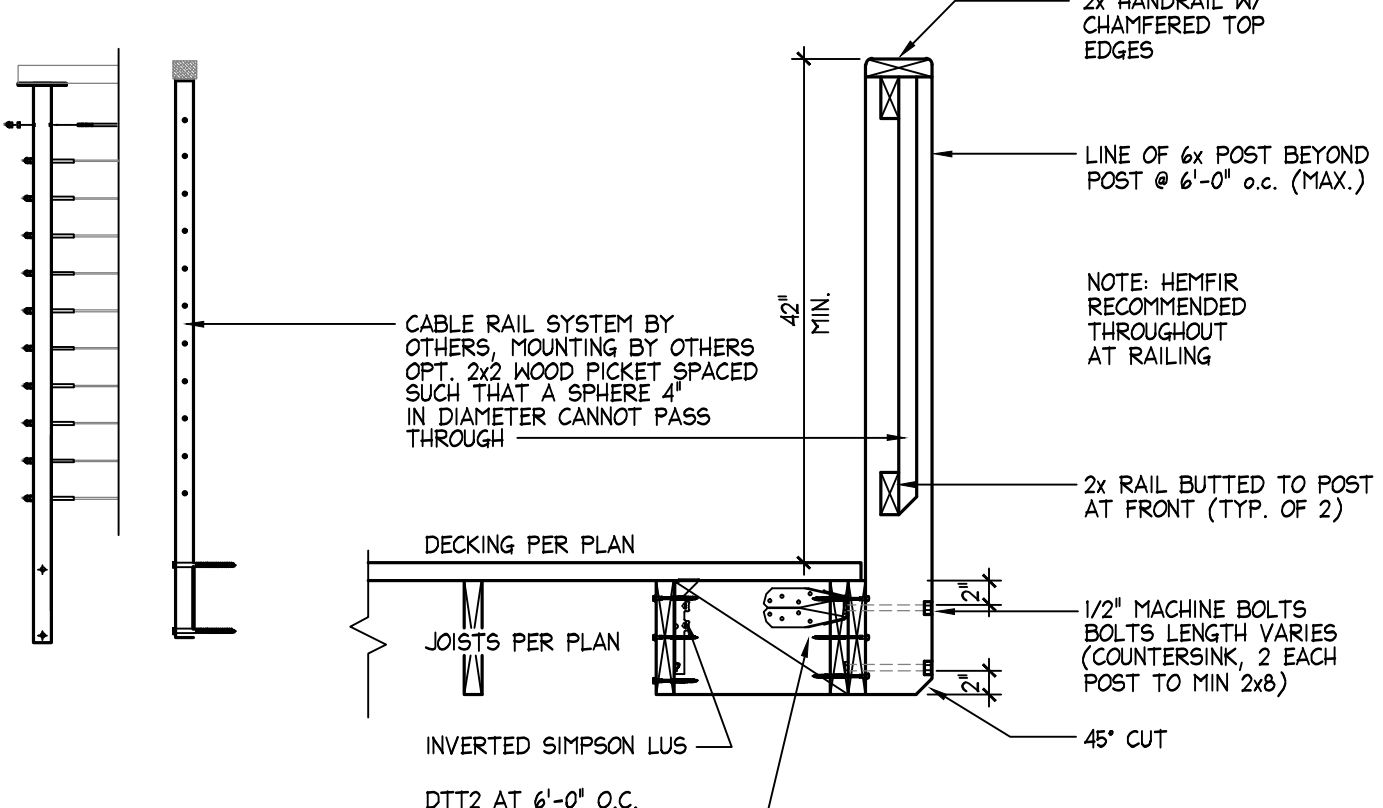


FOUNDATION COVER C  
SCALE: 1/2" = 1'-0"

DESIGN CRITERIA PER CBC 1603  
ROOF/FLOOR LIVE LOAD = N/A  
GROUND SNOW LOAD = 320, 230, 120 PSF  
ULTIMATE DESIGN WIND SPEED = NA  
SEISMIC DESIGN CATEGORY = D  
FLOOD DESIGN DATA = SPECIFIC TO PROJECT LOCATION  
DESIGN LOAD-BEARING SOIL = 2,000 PSF



GUARDRAIL JOISTS SIDE OF BEAM D  
SCALE: 3/4" = 1'-0"



GUARDRAIL JOIST OVER BEAM E  
SCALE: 3/4" = 1'-0"

**DEFINITION OF A PORCH ROOF**  
A PORCH ROOF IS A SMALL STRUCTURE THAT COVERS AN ENTRY OR OTHER SMALL AREA NEEDING PROTECTION. ONE SIDE IS AGAINST AN EXISTING BUILDING AND THE OTHER THREE SIDES ARE OPEN.  
**FLOOR OF THE PORCH**  
THE PORCH MAY JUST BE OVER GRADE, OR A 4' SLAB ON GRADE MAY BE USED AS THE FLOOR OF THE PORCH. IF A SLAB IS USED, IT SHOULD BE REINFORCED WITH #3 AT 24" S.E.W. IF THE DESIRE IS FOR A RAISED PORCH/ENTRY, WOOD FRAMING IS TO BE USED PER FOUNDATION PLAN THIS SHEET. IF A DECK IS DESIRED, THAT IS BEYOND THE SCOPE OF THESE PLANS. HOWEVER, MONO COUNTY BUILDING DIVISION HAS PRESCRIPTIVE DESIGNS FOR DECKS THAT CAN BE COMBINED WITH THIS PORCH ROOF DESIGN.  
**HEIGHT OF POSTS**  
MAXIMUM HEIGHT OF SUPPORT POSTS (OR LOW POSTS IN THE CASE OF THE SHED PORCH ROOFS) IS 10' AS DRAWN. HOWEVER, IF THERE IS A DECK, AND THE DECK IS TIED IN (NAILING OR SCREWING A DECK JOIST TO A POST IS SUFFICIENT) TO THE POST, THEN THE POST MAY HAVE A MAXIMUM HEIGHT OF 14'. BUT THE MAXIMUM UNRESTRAINED HEIGHT OF THE POST (FROM THE DECK TO THE BEAM) IS STILL 10'.  
**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.  
**STRUCTURAL NOTES**  
PROJECT SHALL COMPLY WITH THE 2019 CALIFORNIA CODES, WHICH ARE BASED UPON THE 2018 INTERNATIONAL BUILDING CODE, THE 2018 INTERNATIONAL RESIDENTIAL CODE, THE 2018 UNIFORM PLUMBING CODE, THE 2018 UNIFORM MECHANICAL CODE, THE 2017 NATIONAL ELECTRICAL CODE, AND THE 2019 TITLE 24 ENERGY STANDARDS.  
SOIL BEARING ALLOWABLE ASSUMED TO BE 2000 PSF. ALL EXTERIOR FOOTINGS SHALL BE PLACED 18" BELOW GRADE FOR MONO COUNTY AND 24" BELOW GRADE FOR THE TOWN OF MAMMOTH LAKES.  
ALL FOOTING SHALL ALSO BE EMBEDDED DEEP ENOUGH THAT A 5" MIN HORIZONTAL DISTANCE TO DAYLIGHT IS ATTAINED. SEE (S).  
FB, CC, ETC ARE SIMPSON STRONG-TIE HARDWARE. REFER TO SIMPSON CURRENT CATALOG FOR INSTALLATION INFORMATION. USE EXACT TYPE, SIZE, AND NUMBER OF FASTENERS SPECIFIED IN CATALOG.  
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.

THESE PLANS ARE PRIMARILY FOR THE STRUCTURAL REQUIREMENTS OF PORCH ROOFS. THE SUBMITTER IS RESPONSIBLE FOR PREPARING AN ARCHITECTURAL PLAN, SHOWING THE ACTUAL LAYOUT OF THE PORCH AND ROOF. THE PLAN SHALL ALSO SHOW A STRUCTURAL LAYOUT BASED UPON THE REQUIREMENTS OF THESE PLANS.  
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.  
NEW ROOFS THAT COULD INCREASE SNOW LOADING BY ADDING A VALLEY(S).  
THIS DESIGN IS INTENDED NOT TO ADD ADDITIONAL LOADS TO AN EXISTING ROOF. IT IS INTENDED TO GO ON A GABLE END WALL ( A RAKE WALL), OR ON A LOWER STORY OF A 2 STORY STRUCTURE WHERE POSSIBLE. IF THIS DESIGN NEEDS TO BE INSTALLED SUCH THAT IT IS EITHER AN EXTENSION OF AN EXISTING EAVE LINE, OR A GABLE CORING FROM AN EXISTING EAVE LINE, ONE OF THE FOLLOWING CONDITIONS MUST BE MET. THE EXISTING ROOF STRUCTURE MUST BE EVALUATED BY A LICENSED PROFESSIONAL. (ARCHITECT OR ENGINEER) TO EVALUATE ITS STRUCTURAL INTEGRITY AND ABILITY TO HANDLE ADDITIONAL LOADS IMPOSED BY VALLEYS, CHANGES IN PITCH, ETC. THE LICENSED PROFESSIONAL THEN MUST EITHER CERTIFY THAT THE EXISTING STRUCTURE IS ADEQUATE OR PROVIDE A DESIGN TO REINFORCE THE EXISTING STRUCTURE. ALTERNATIVELY, IF THERE ARE EXISTING PLANS FOR THE STRUCTURE AVAILABLE, AND THE APPLICANT CAN DEMONSTRATE (FROM EITHER ORIGINAL PLANS OR CALCULATIONS) THAT THE EXISTING ROOF STRUCTURE MEETS CURRENT MONO COUNTY SNOW AND DEAD LOAD REQUIREMENTS FOR ROOFS, WITH NO REDUCTIONS FOR PITCH OR DURATION, THEN THE NEW PORCH ROOF SHOULD NOT CAUSE DISTRESS BEYOND DESIGN LIMITS FOR THE EXISTING ROOF STRUCTURE.  
IF A NEW ROOF IS GOING TO INTERFACE WITH AN EXISTING EAVE ROOF CONDITION ( AFTER ANALYSIS BY THE LICENSED PROFESSIONAL), THEN SEE DETAIL (S).

NO.	DATE	REVISION BLOCK	BY

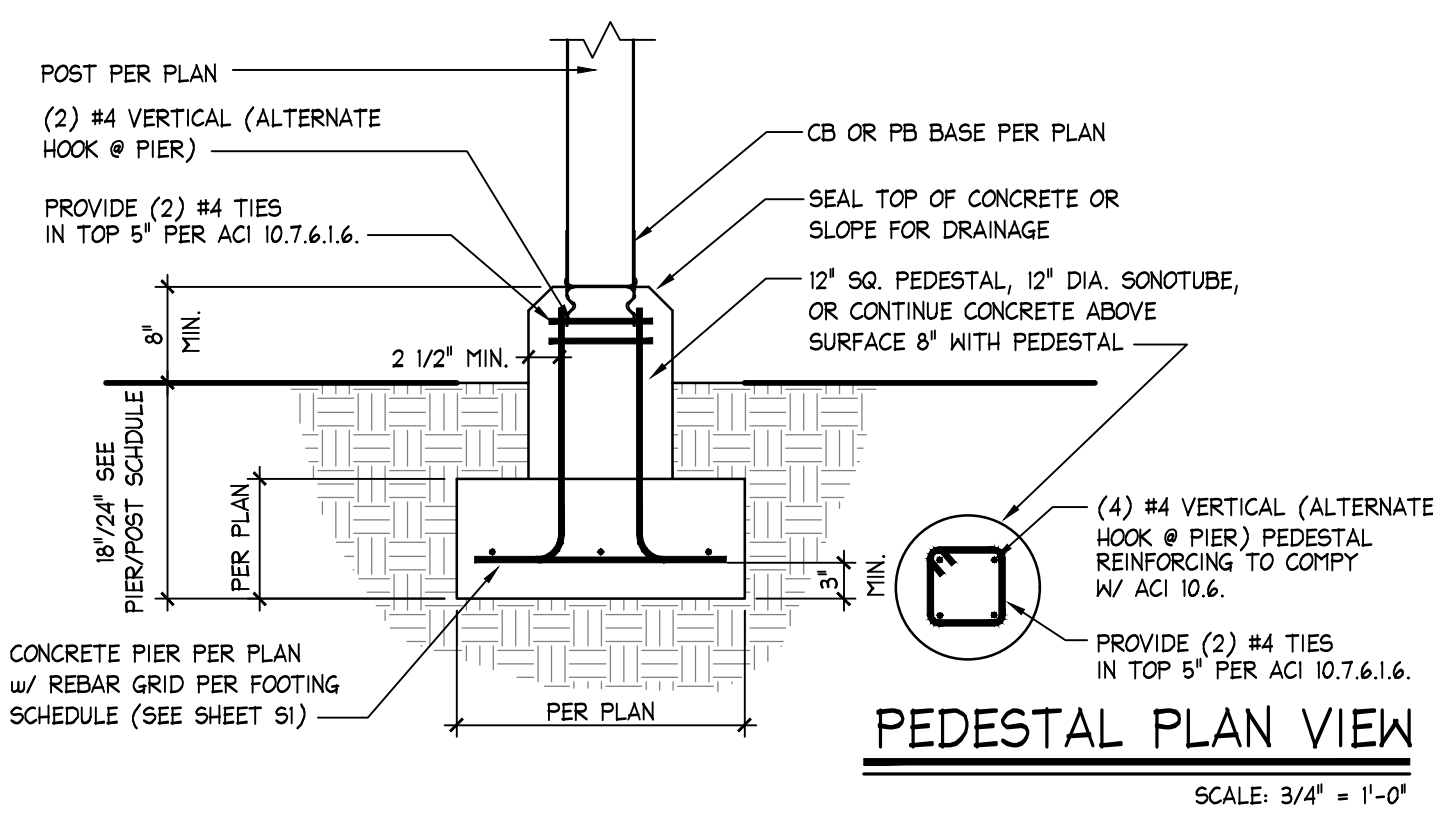
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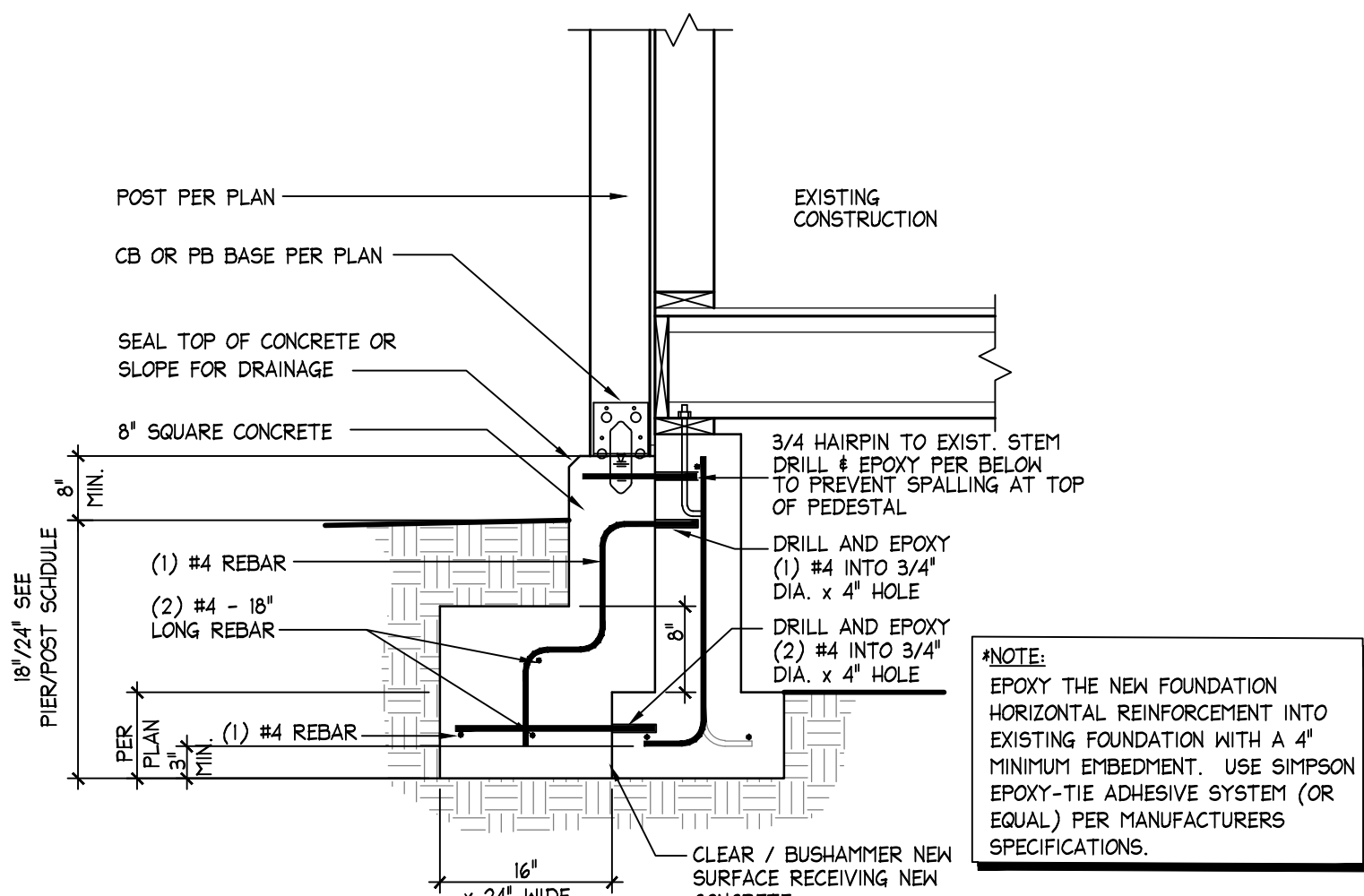
THE TOWN OF MAMMOTH LAKES AND MONO COUNTY  
BUILDING DIVISION STANDARD STRUCTURAL  
REQUIREMENTS RESIDENTIAL PORCH ROOFS

PERCH ROOF STRUCTURAL DETAILS

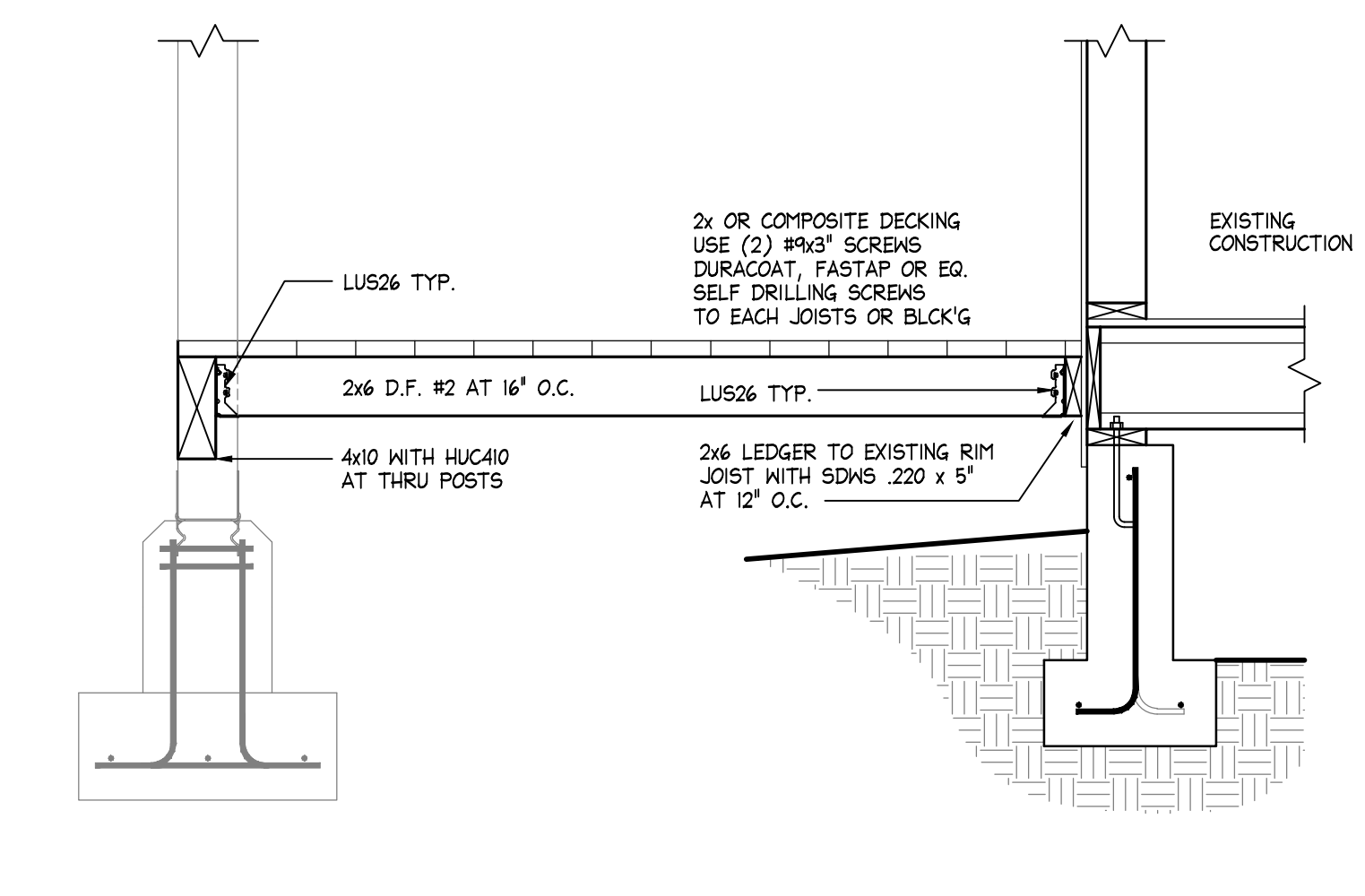
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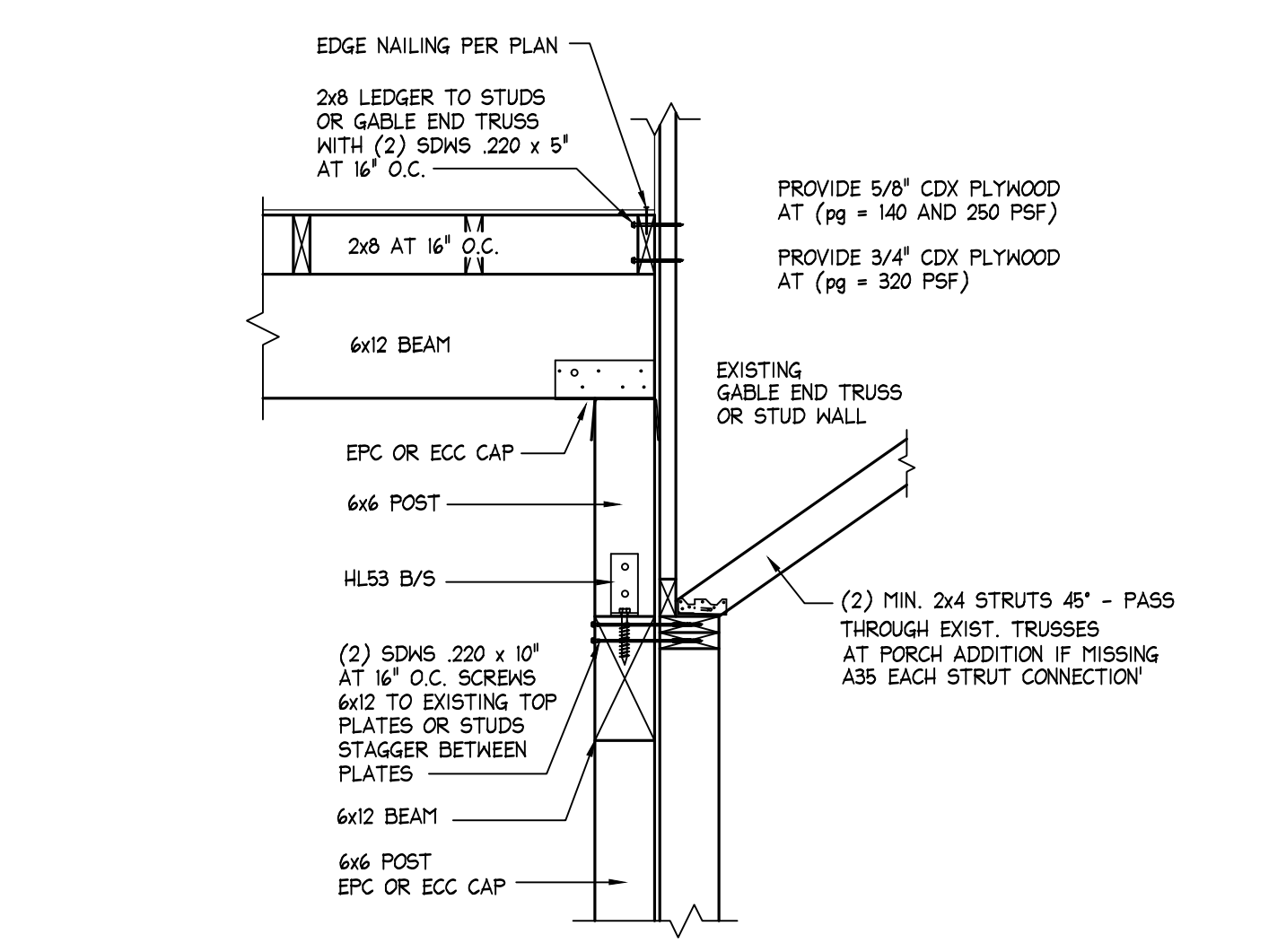
1 TYPICAL EXTERIOR PIER  
SCALE: 3/4" = 1'-0"



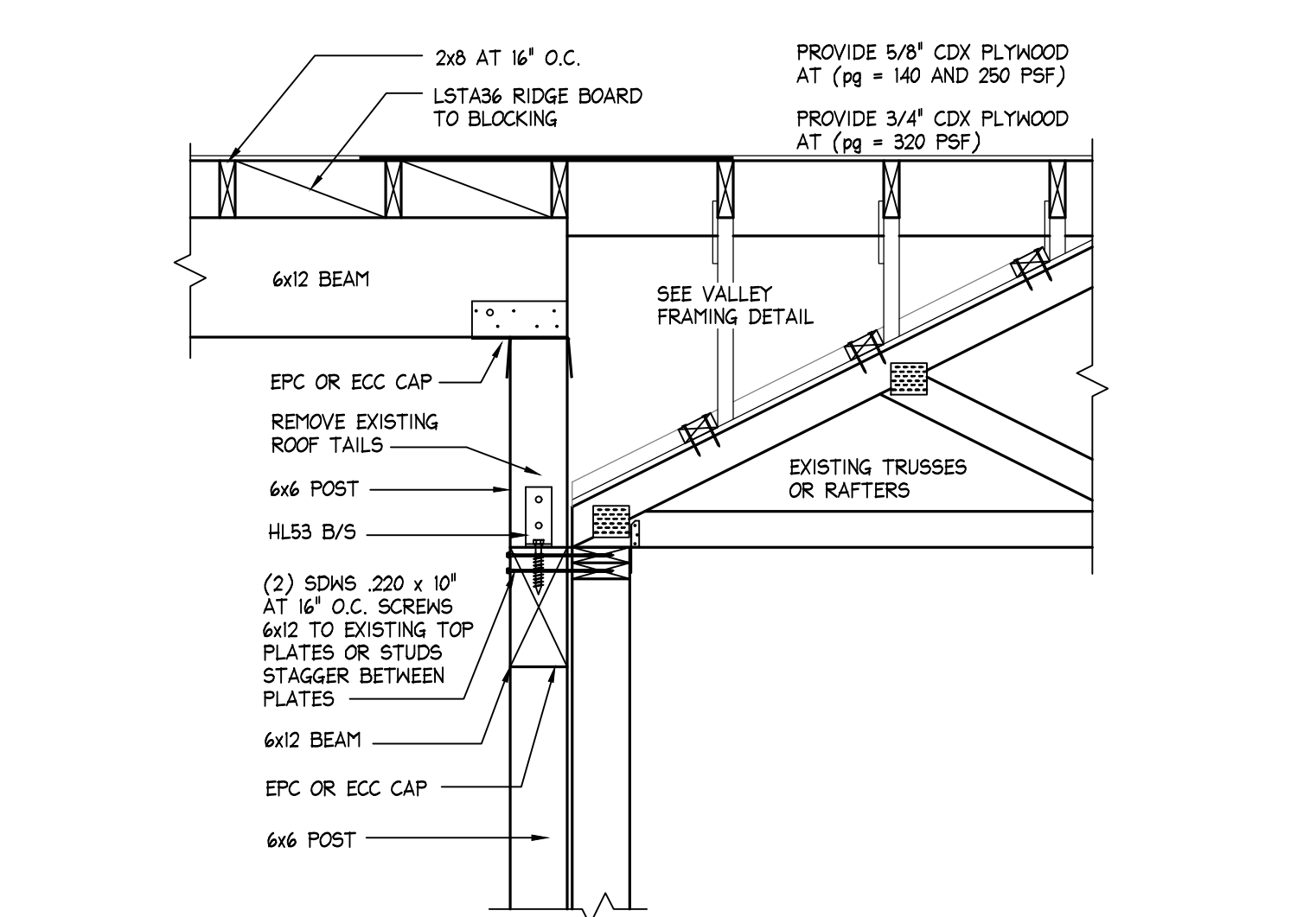
2 PIER AT STEMWALL  
SCALE: 3/4" = 1'-0"



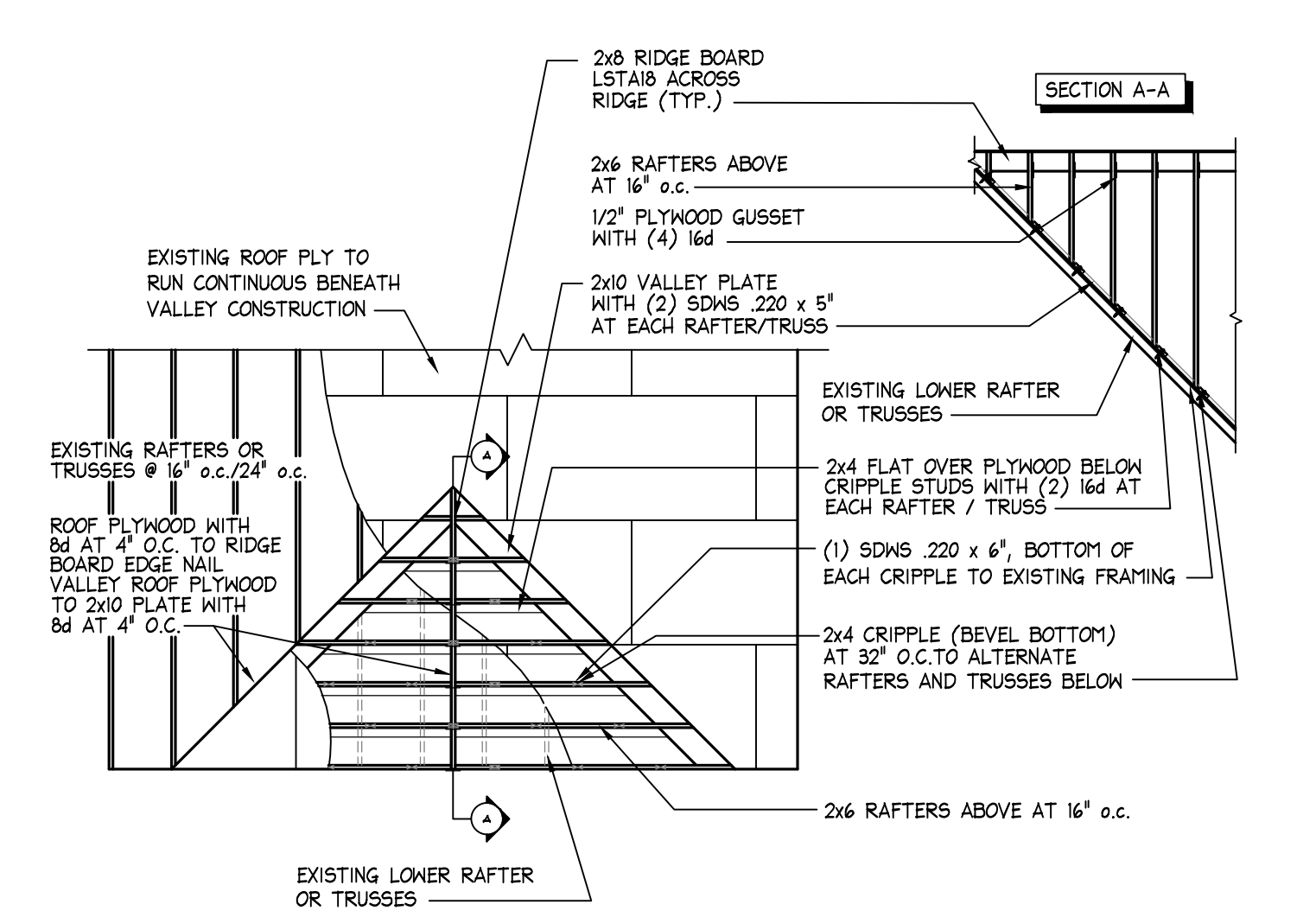
3 PORCH DETAIL  
SCALE: 3/4" = 1'-0"



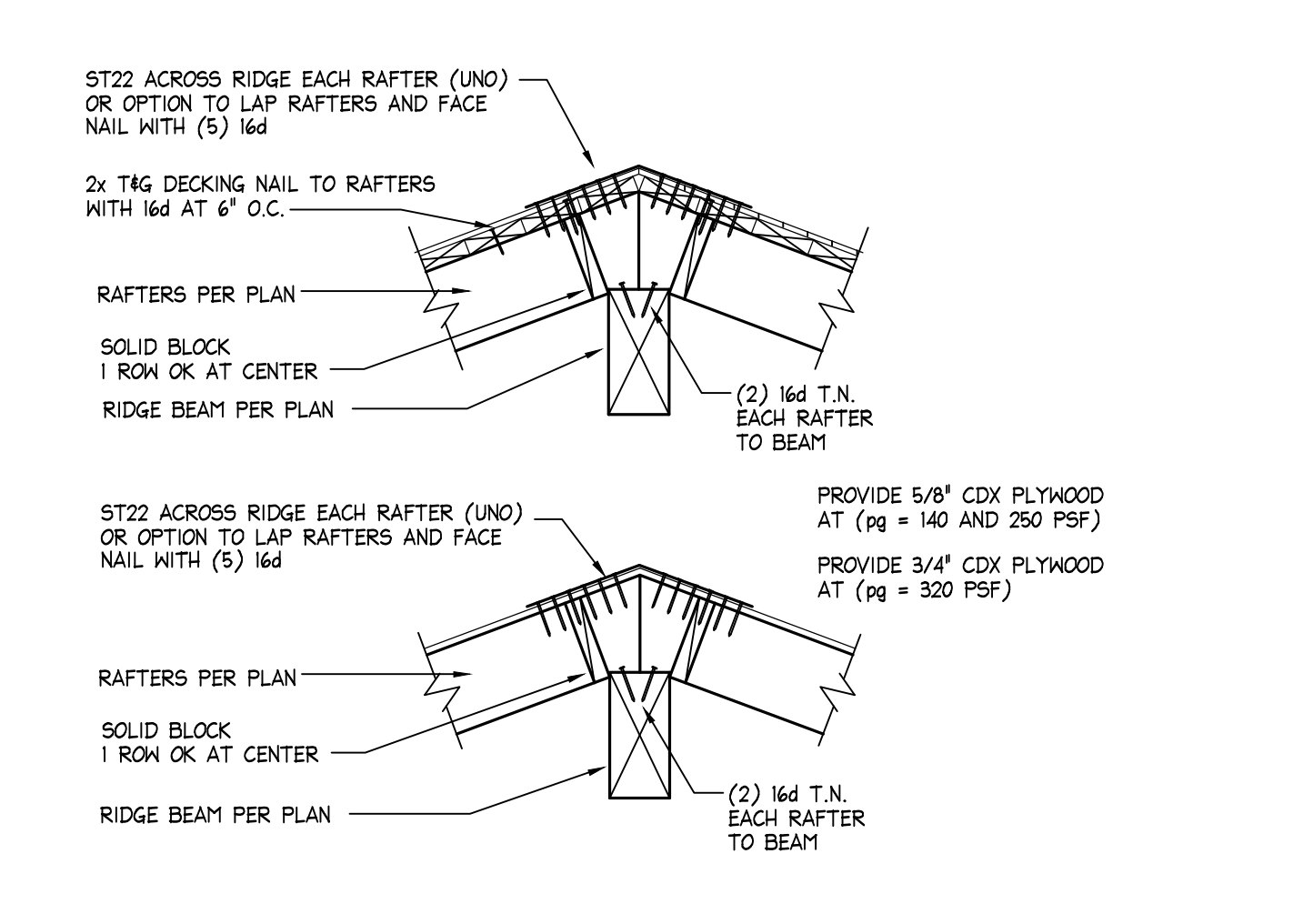
4 DECK COVER AT GABLE WALL  
SCALE: 3/4" = 1'-0"



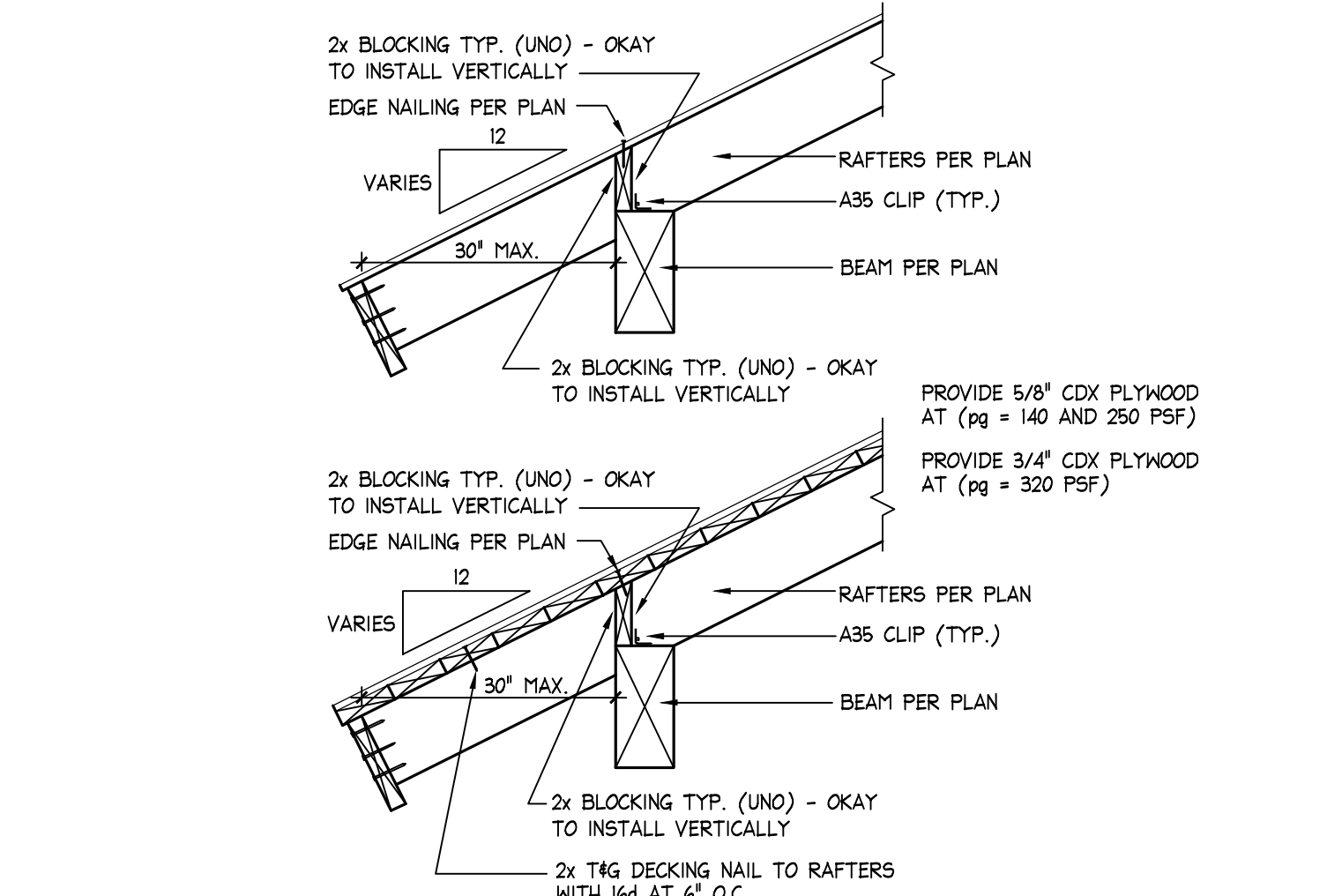
5 DECK COVER AT ROOF  
SCALE: 3/4" = 1'-0"



6 CALIFORNIA VALLEY (HIGH SNOW LOAD)  
SCALE: 3/16" = 1'-0"



7 TYPICAL RAFTER TO RIDGE BEAM  
SCALE: 3/4" = 1'-0"



8 RAFTER TO BEAM CONNECTION  
SCALE: 3/4" = 1'-0"

**GENERAL CONSTRUCTION NOTES:**

**1. GENERAL**

a) All work shall conform to the 2019 CBC and applicable local codes.  
b) Where applicable, allowable stresses have been increased 5% for snow, 33% seismic, and 33% for wind and seismic connections (timber).  
c) All codes and standards shall be the most current edition as of the date of the calculations.  
d) The Engineer is responsible for the structural items in the plans only. Should any changes be made from the design as detailed in these calculations without written approval from the Engineer then the Engineer assumes no responsibility for the entire structure or any portion thereof. Should the results of the calculations not be fully or properly transferred to the plans, the Engineer assumes no responsibility for the structure.  
e) These calculations are based upon a completed structure. Should an unfinished structure be subjected to loads, the Engineer should be consulted for an interim design or if not, will assume no responsibility.  
f) The details shown on the drawings are typical. Similar details apply to similar conditions.

**2. SITE WORK**

a) Assumed soil bearing pressure shall be determined in accordance with 2019 CBC Table 1806.2.  
b) Building sites are assumed to be drained and free of clay or expansive soil. These calculations assume stable, undisturbed soils and level or stepped footings. Any other conditions should be reported to this Engineer.  
c) Foundations shall bear on non-expansive native soil or compacted structural fill. Any loose soil in the bottom of the footing excavations shall be compacted to at least 90% relative compaction or removed to expose firm, unyielding material.  
d) All footings shall bear on undisturbed soil with a footing depth below frostline, 18\"/>

**3. FILL & BACKFILL**

a) Fill material shall be free from debris, vegetation, and other foreign substances.  
b) Backfill trenches shall be compacted to 90% density per ASTM D5931 to within 12\"/>

**4. CONCRETE / MASONRY**

a) Concrete shall have a minimum 28 day compressive strength of 2500 psi, unco. All deck footings shall have a minimum of 3000 psi for all concrete and 3500 psi for all slabs on grade, unco.  
b) Concrete shall be air entrained to not less than 5% and not more than 1%.  
c) Waterproofing of foundations is the responsibility of the owner.  
d) Reinforcement shall be grade 40 as per ASTM A615 unco. Lap reinforcing bar splices 40 bar diameters, unco.  
e) Reinforcement cover in cast-in-place concrete shall be as follows:  
3\"/>

f) Reinforced concrete shall conform to applicable requirements of CBC and ACI Standards.  
g) Aggregate shall conform to ASTM C33 for stone aggregate.  
h) Use normal weight concrete (145 pcf) for all concrete, unco. Use Type V cement if soil contains sulfate concentrations of 0.2% or more.  
i) Weather protection:  
1) In hot weather, follow 'Recommended Practice for Hot Weather Concrete', ACI 306.  
2) In cold weather, follow 'Treat of Mammoth and Mono County Concrete Cold Weather Protection Policies based on Recommended Practice for Cold Weather Concrete', ACI 306.  
j) All reinforcing steel and anchor bolts shall be accurately located and adequately secured in position before and during placement of concrete.  
k) All details of fabrication and installation of reinforcing steel shall be in accordance with the ACI Manual of Standard Practice.

**5. FRAMING / LUMBER**

a) Use treated lumber per 2019 CBC 2304.12.23.  
b) Roof plywood thickness is per APA load tables based upon roof live load and framing spacing. Apply face grain perpendicular to framing, stagger panels and nail with 8d Per CBC Table 2306.3.1, unco.  
c) Plywood shall conform to APA, PS-1. Shear plywood shall be Exposure 1 C-D or C-C. Alternate sheathing may be substituted for floors, roofs, and shear walls provided they are structurally equivalent to plywood. Plywood permanently exposed to weather and/or moisture shall be rated 'Exterior'.  
d) Floor joists shall be Douglas Fir #2 min. Size and space in accordance with 2019 CBC Table 2306.4.2) Engineer recommends using E less than L2.  
e) All foundation sill plates, nailers, and ledgers in direct contact with concrete and within 8\"/>

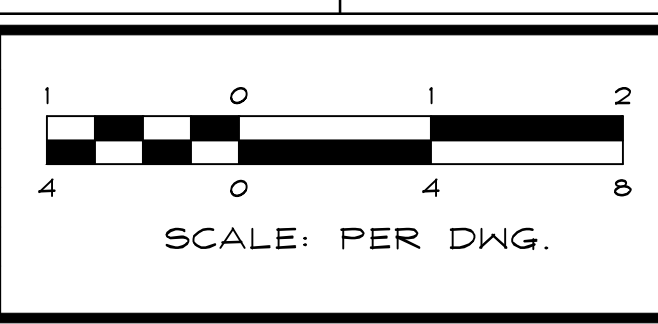
**6. HARDWARE / STRUCTURAL STEEL**

a) Use corrosion-resistant fasteners in treated wood per 2019 CBC 2304.10.5.  
b) All hardware specified shall be Simpson Strong-Tie Co. (or equal) installed per manufacturer's specifications, unco.  
c) Structural steel shall conform to ASTM A36, unco. Pipe columns shall conform to ASTM A53, Type E or S, unco. Tube sections shall conform to ASTM 500, Grade B, unco.  
d) All welding shall conform to the American Welding Society specifications. All welding shall be done by welders certified by the local building authority. All shop welding shall be in an approved fabricator's shop authorized by the local building authority or special inspection per the 2019 CBC shall be provided. All field welding shall require special inspection per 2019 CBC Section 1701.  
e) All welding electrodes shall be E70XX or shielded wires with Fy greater than 70ksi.  
f) All nails specified are common nails. No substitutions unless specified on plans or in these calculations or approved in writing by Engineer. For all hardware specified, use nails or bolts per manufacturer's recommendations.  
g) The minimum nailing for all framing shall conform to 2019 CBC Table 23-11-B-1.  
h) All bolts specified must meet ASTM A307. Bolt holes shall be 1/32\"/>

ABBREVIATIONS					
Additional	ADD'L	Footing	FTG	Pressure Treated or Preservative Treated	PT
Anchor Bolt	AB	Foundation	FDN	Reduced	RUD
Beam	BM	Glued Laminated Beam	GLB	Required	REQD
Bearing	BRG	Gypsum Board	GYP BD	Schedule	SCHED
Blocking	BLKG	Hanger	HGR	Shear Wall	SW
Both Sides	BS	Header	HDR	Similar	SIM
Boundary Nailing	BN	Hen-Fir	HF	Specification	SPEC
Centerline	CANT	Holdown	HD	Square	SQ
Column	COL	Interior	INT	Square Footage	SF
Concrete	CONC	Joist	JST	Staggered	STAGG
Concrete Masonry Unit	CMU	Laminated Veneer Lumber	LVL	Standard	STD
Continuous	CONT	Live Load	LL	Steel	STL
Dead Load	DL	Machine Bolt	MB	Structural	STRUC
Detail	DET/DTL	Manufacturer	MFR	Through	THRD
Diameter	Ø	Maximum	MAX	Toe Nail	TN
Double	DBL	Micro-Lam (Truss Joist)	ML	Tongue & Groove	T&G
Douglas Fir, North	DF	Minimum	MIN	Top Of	T.O.
Draining	DWG	Not Applicable	N/A	Tube Steel	T.S.
Each	EA	Not to Scale	NTS	Typical	TYP
Each End	EE	Number / Pounds	# / P	Uniform Building Code	UBC
Each Side	ES	On Center	o.c.	Unless Noted Otherwise	UNO
Edge Nailing	EN	One Side	o/s	Verify In Field	VF
Embedment	EMBED	Over / On	o/	Vertical	VERT
Equal	EQ	Parallel Strand Lumber	PSL	Welded Wire Fabric	WWF
Existing	EX	Plate	PLT	Welded Wire Mesh	WWM
Exterior	EXT	Plywood	PLY	With	w/
Field Nail / Face Nail	FN	Pounds Per Square Foot	PSF		
Floor	FLR	Pounds Per Square Inch	PSI		

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 Paul Anderson  
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**THE TOWN OF MAMMOTH LAKES AND MONO COUNTY**  
 BUILDING DIVISION STANDARD STRUCTURAL  
 REQUIREMENTS RESIDENTIAL PORCH ROOFS



**STAIR DETAILS**

DRAWN:	WAN	JOB:	1525-006
ENGINEER:	RV	DRAWING:	1525-006S2P
SCALE:	PER DWG.	SHEET:	S2P
DATE:	3/24/20	OF:	2 SHEETS