

INSTRUCTIONS:

THE FOLLOWING INFORMATION AND DETAIL MUST BE SHOWN ON THE PLOT PLAN. PLEASE READ THE INFORMATION, VIEW THE EXAMPLE AND PREPARE A PLOT PLAN FOR YOUR PROJECT TO ACCURATELY AND CORRECTLY DEPICT THE NECESSARY INFORMATION. PLANS AND NOTES SHALL BE LEGIBLE.

NOTES:

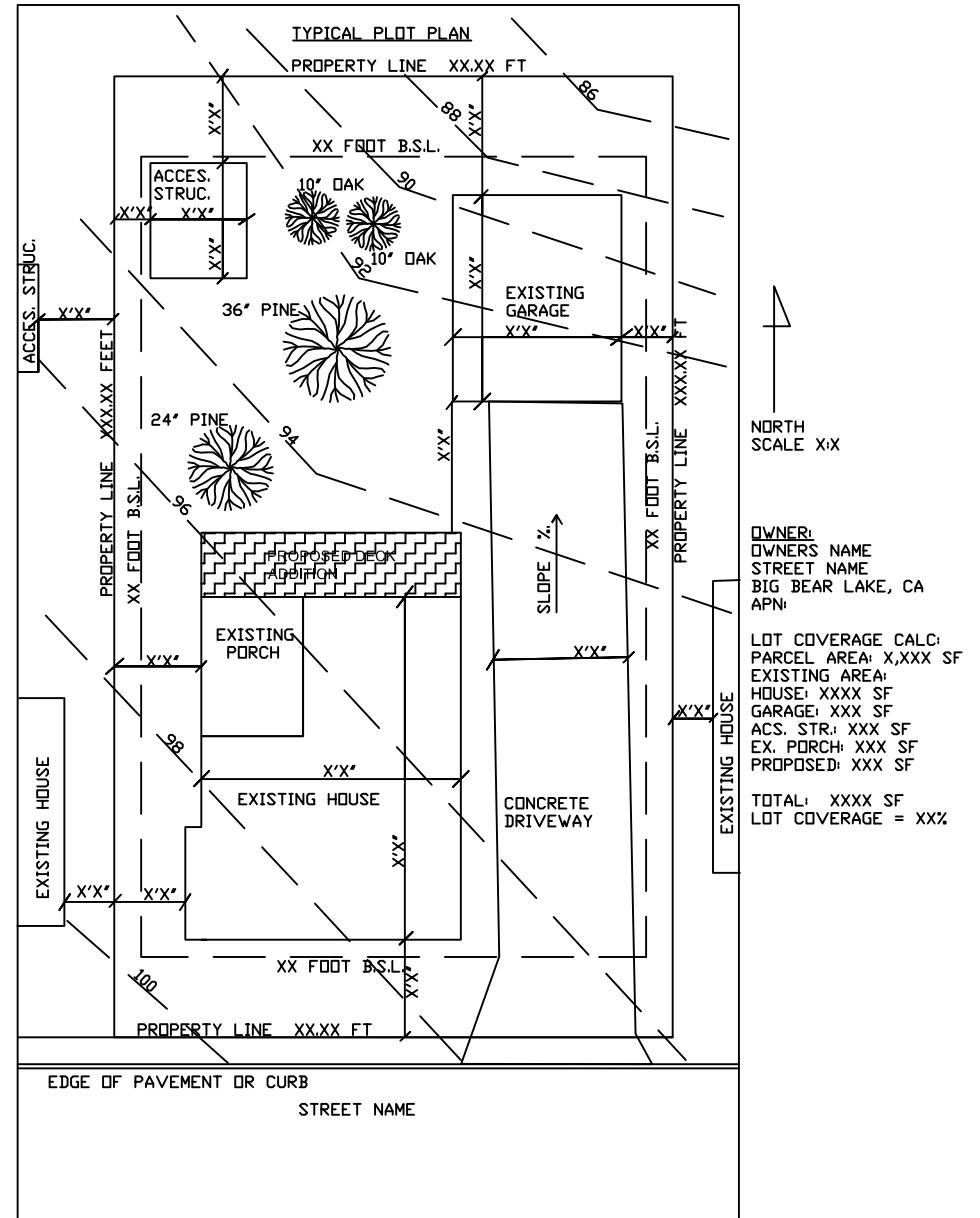
1. SHOW THE SCALE OF THE DRAWING. TYPICAL SINGLE FAMILY DWELLING DRAWN AT 1/8"=1' WILL TYPICALLY FIT ON AN 8.5x11 SHEET. THE PLOT PLAN SHOULD BE ON A SHEET OF PAPER LARGE ENOUGH TO SHOW ALL OF THE INFORMATION.
2. SHOW NORTH ARROW ON THE PLOT PLAN, AND ALL OTHER INFORMATION AS SHOWN TO THE RIGHT.
3. SHOW ALL BUILDINGS AND OR STRUCTURES ON THE PROPERTY (AND STRUCTURES ON ADJACENT PROPERTIES WITHIN 10' OF THE SUBJECT PROPERTY), EXISTING AND PROPOSED, AND THE DISTANCES BETWEEN THOSE STRUCTURES.
4. SHOW ALL THE DISTANCES FROM THE EXISTING AND PROPOSED STRUCTURES AND THE PROPERTY LINES.
5. SHOW THE LOCATION OF THE UTILITY LINES (ELECTRICAL, WATER, SEWER, GAS, PHONE, ETC.). SHOW WHETHER THEY ARE ABOVE OR BELOW GROUND.
6. IDENTIFY THE GRADIENT OF THE PARCEL BY THE USE OF GRADIENT CONTOUR LINES. THE CONTOUR LINES SHALL EXTEND AT LEAST 10' BEYOND THE PROPERTY LINES OF THE SUBJECT LOT. IDENTIFY THE GRADIENT OF THE DRIVEWAY. IDENTIFY ANY AREAS IN EXCESS OF 30%.
7. SHOW ALL STREETS AND ALLEYS, INCLUDE STREET ADDRESS.
8. SHOW THE LOCATION OF THE PROPOSED DECK ON THE SITE PLAN.
9. SHOW ALL UTILITY AND/OR OTHER EASEMENTS AND LABEL THEIR WIDTHS.
10. IDENTIFY THE SIZE TYPE AND LOCATION OF ALL TREES 6" OR LARGER AS MEASURED AT CHEST HEIGHT. CLEARLY IDENTIFY WHICH ARE TO REMAIN AND WHICH ARE TO BE REMOVED.
11. PLANNING DEPARTMENT ADMINISTRATIVE CLEARANCE MUST BE OBTAINED PRIOR TO THE BUILDING PERMIT ISSUANCE.
12. PROVIDE EXISTING PLUS PROPOSED DECK AREA, LOT AREA, AND CALCULATE PERCENTAGE LOT COVERAGE UP TO 40%.
13. A PRE-SITE INSPECTION IS REQUIRED PRIOR TO PERMIT ISSUANCE TO VERIFY THE ADEQUACY OF THE EXISTING FOUNDATION SYSTEM TO SUPPORT THE ANTICIPATED DESIGN LOADS

QUICK TIP:

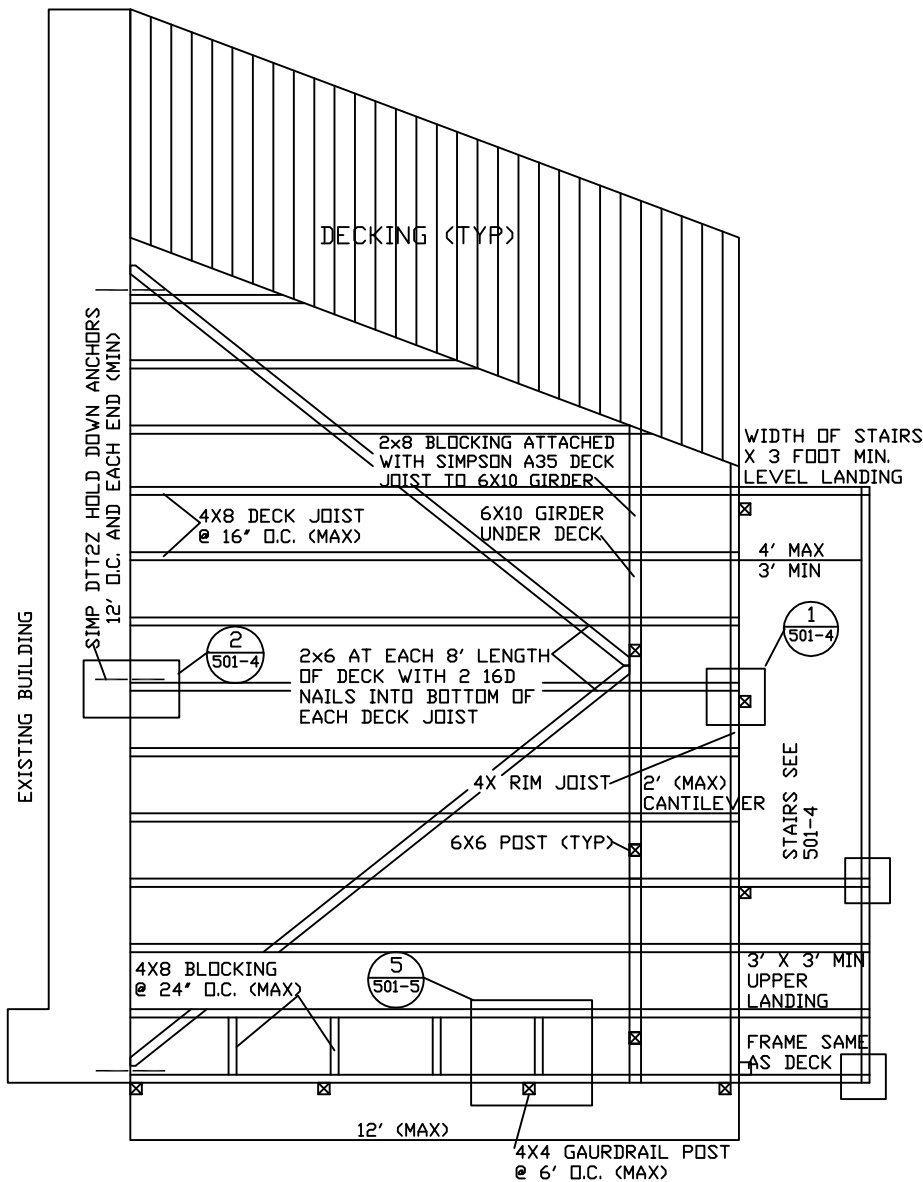
NOT ALL PROJECTS REQUIRE ALL OF THE ABOVE INFORMATION, SOME REQUIRE ADDITIONAL INFORMATION BASED ON THE PROPOSED SCOPE OF WORK. FOR YOUR SPECIFIC PROJECT, CHECK WITH THE PLANNING DIVISION AND BUILDING AND SAFETY DIVISION WITH REGARDS TO YOUR PROJECT.

DISCLAIMER:

ALTERNATE DECK DESIGNS MAY BE POSSIBLE WHEN PROVIDED WITH AN ENGINEERED ANALYSIS. USE OF THIS DECK DESIGN IS AT THE USER'S RISK AND CARRIES NO IMPLIED OR INFERRED GUARANTEE AGAINST FAILURE OR DEFECTS.



CITY OF BIG BEAR LAKE BUILDING & SAFETY		STANDARD PLAN No. 501-1
RESIDENTIAL DECK STANDARD		
39707 BIG BEAR BLVD. BIG BEAR LAKE, CA 92315	(909) 866-5831 FAX (909) 866-7511	REV: 08/2016



TYPICAL FRAMING PLAN

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GENERAL NOTES:

1. ALL CONSTRUCTION AND QUALITY OF MATERIALS SHALL CONFORM TO THE 2013 CRC AND CITY OF BIG BEAR LAKE FIRE REDUCTION MEASURES ORDINANCE.
2. ALL MATERIAL FROM FOOTING EXCAVATION TO BE REMOVED AND SHOULD NOT BE USED UNDER THE SLAB ON GRADE.
3. ANCHOR BOLTS, DOWELS, INSERTS, ETC. SHALL BE SECURELY TIED IN PLACE PRIOR TO PLACING CONCRETE.
4. FULLY DIMENSIONED PLOT PLAN SHOWING EXISTING BUILDINGS, GARAGES, DECKS, SHEDS, RETAINING WALLS, GRADE LINES AND TREES LARGER THAN 6" MEASURED AT CHEST HEIGHT TO BE REMOVED AND/OR REMAIN.

STRUCTURAL NOTES:

CONCRETE:

1. ULTIMATE COMPRESSIVE STRENGTH OF CONCRETE @ 28 DAYS SHALL BE 2500 PSI (MIN). CONCRETE SHALL BE A 5 SACK READY MIX OR MACHINE MIXED WITH 1 PART CEMENT, 1 PART SAND AND NOT MORE THAN 4 PARTS 3/4" GRAVEL. WATER CONTENT SHALL NOT EXCEED 7.5 GALLONS PER SACK OF CEMENT.

2. ALL REINFORCING STEEL TO CONFORM TO ASTM A-615 GRADE 40.

LUMBER:

1. ALL STRUCTURAL LUMBER TO BE DOUGLAS FIR #1:
 - A. GRADE #1 OR BETTER FOR ALL 4X JOISTS/LEDGERS
 - B. GRADE #1 OR BETTER FOR ALL 6X, LEDGER BEAMS & POSTS.
 - C. GRADE #2 OR BETTER FOR STUDS, PLATES, SILLS & BLOCKING.

2. WOOD USED IN CONSTRUCTION OF PERMANENT STRUCTURE AND LOCATED CLOSER THAN 8" TO EARTH SHALL BE PRESSURE TREATED WOOD OR REDWOOD.

HARDWARE:

1. BOLT HOLES SHALL BE DRILLED OR PUNCHED. SIZE HOLES 1/8" (MAX) LARGER IN DIAMETER THAN THE NOMINAL SIZE OF BOLT USED.
2. ALL HARDWARE CONNECTORS (NAILS, BOLTS, ETC.) EXPOSED TO THE WEATHER SHALL BE GALVANIZED OR STAINLESS STEEL.
3. A METAL PLATE, METAL STRAP OR WASHER, NOT LESS THAN STANDARD CUT WASHER, SHALL BE BETWEEN THE WOOD AND THE BOLTS HEAD AND BETWEEN THE WOOD AND THE NUT.
4. FASTENERS AND CONNECTORS IN CONTACT WITH FIRE-RETARDANT-TREATED WOOD SHALL BE ZINC COATED IN ACCORDANCE WITH ASTM A153.
5. FASTENERS AND CONNECTORS IN CONTACT WITH PRESERVATIVE-TREATED WOOD SHALL BE HOT-DIPPED ZINC COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE, OR COPPER COATED.



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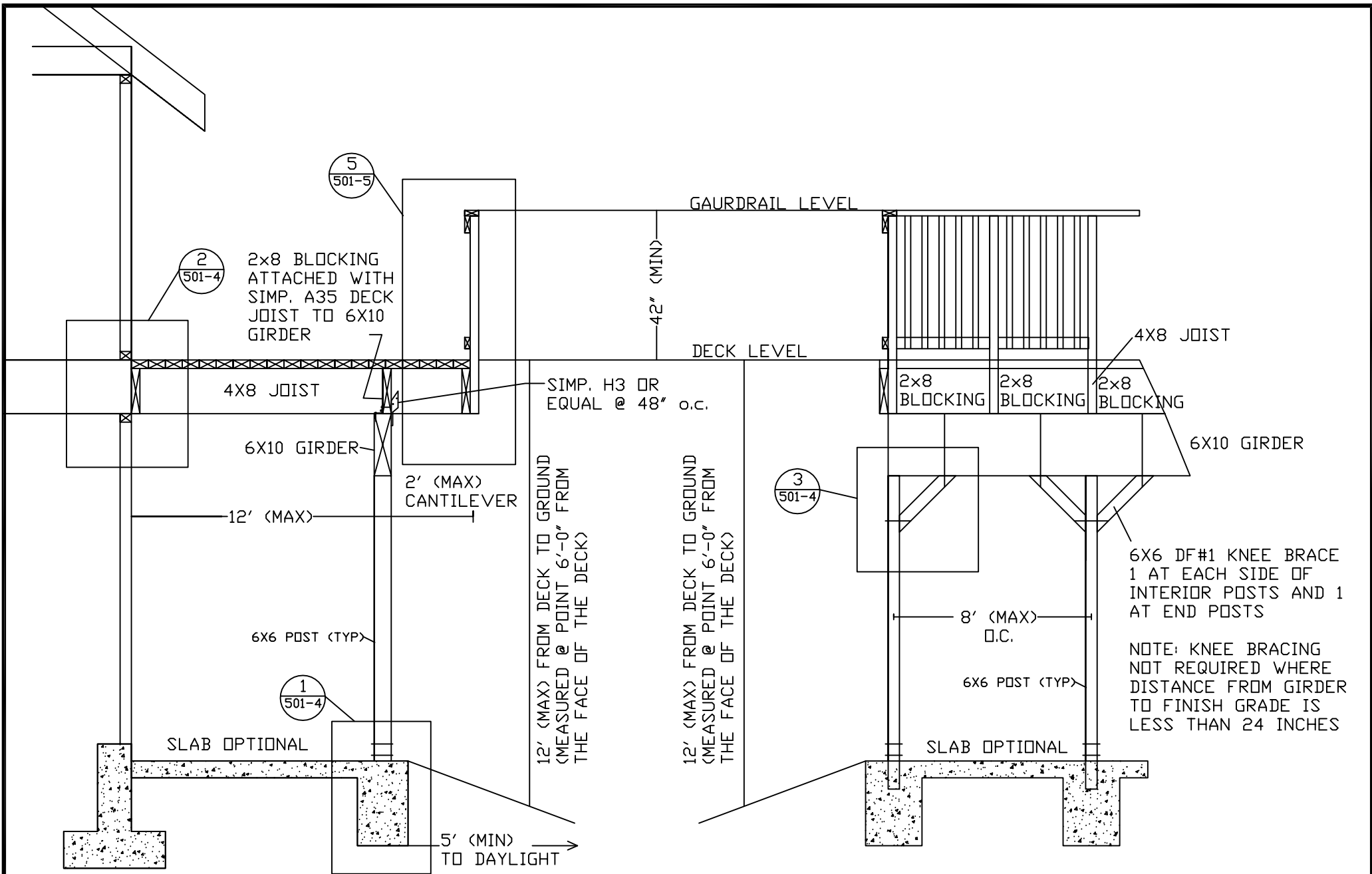
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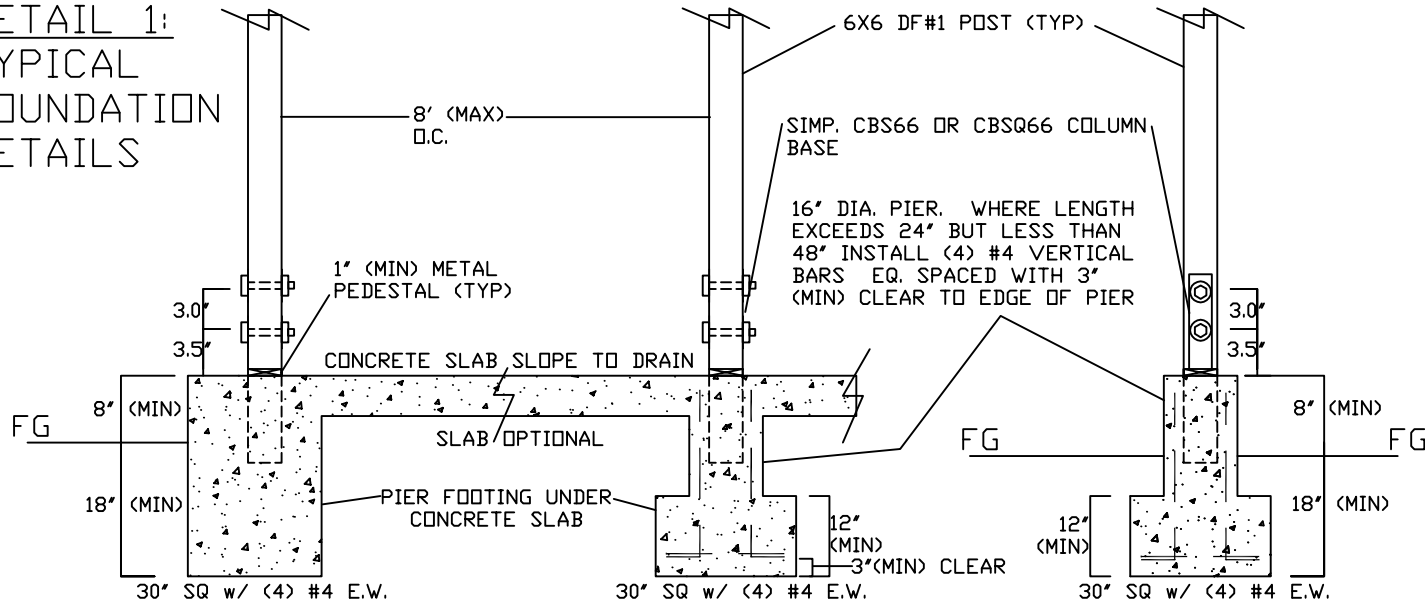
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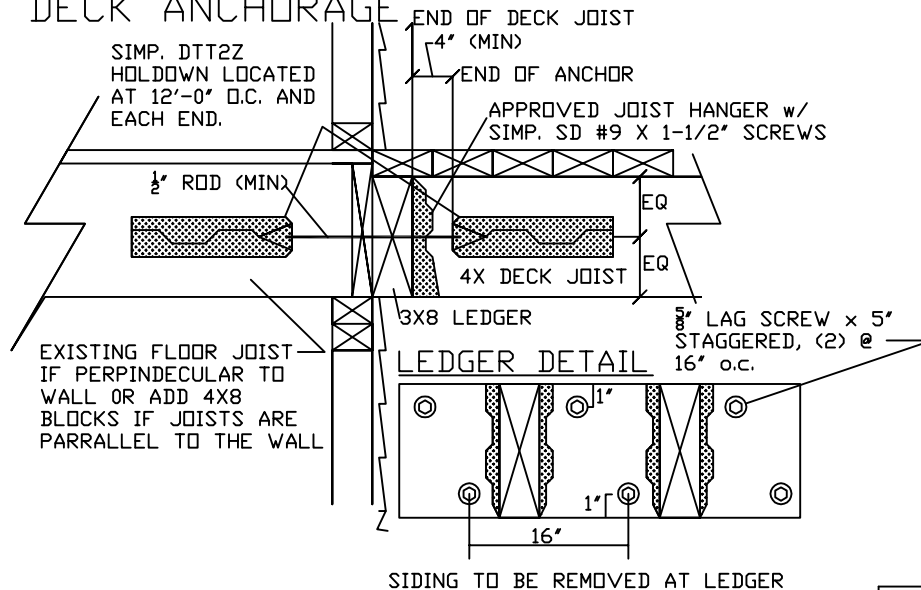
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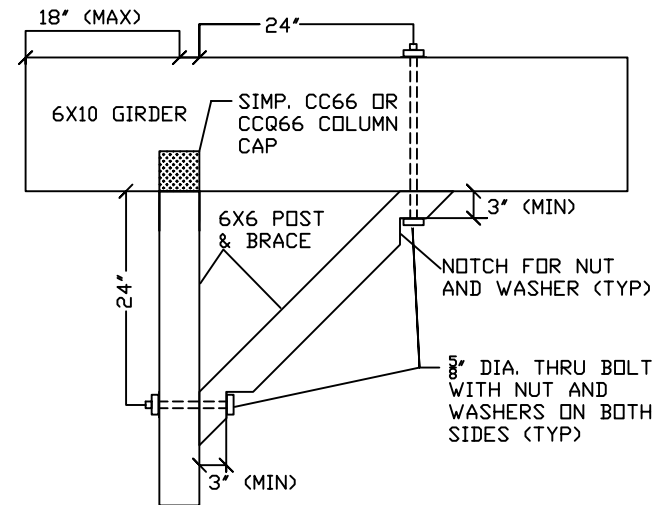
**DETAIL 1:
TYPICAL
FOUNDATION
DETAILS**



**DETAIL 2:
DECK ANCHORAGE**



**DETAIL 3:
KNEE BRACE DETAIL**



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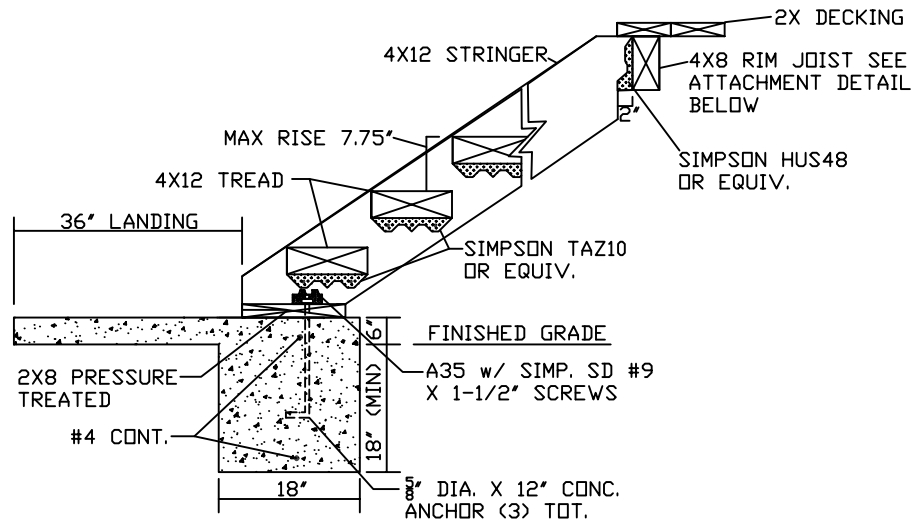
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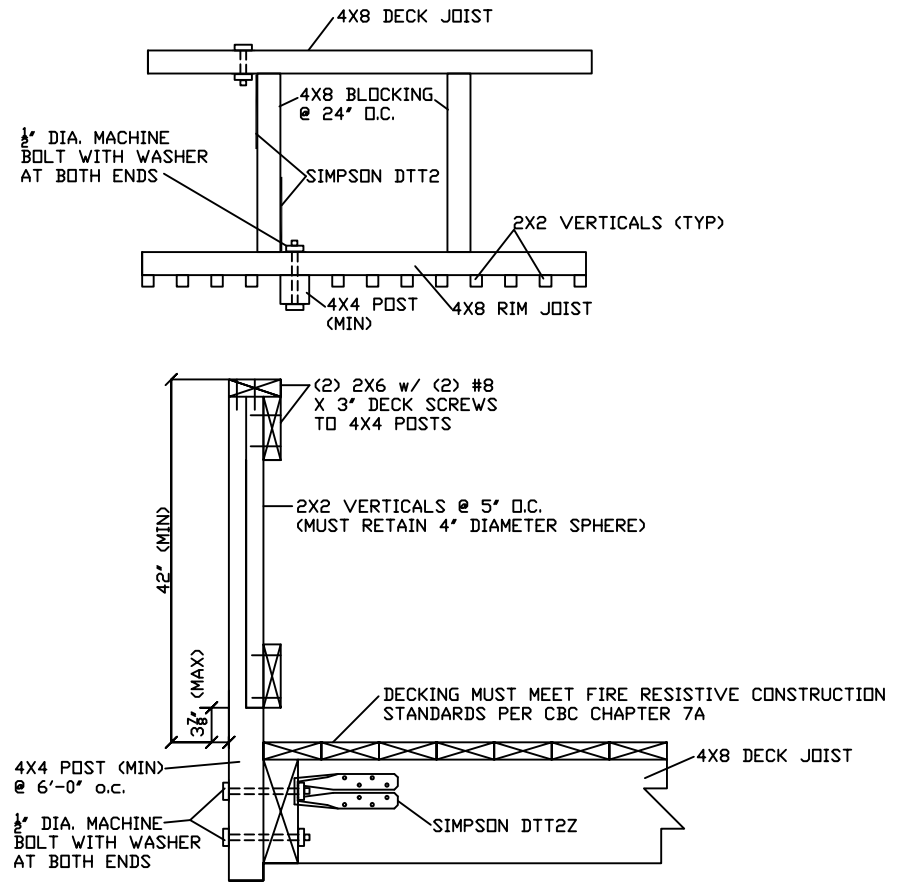
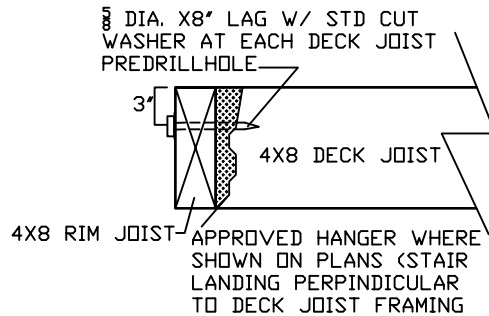
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DETAIL 5: GAURDRAILS

DETAIL 4: STAIRS



NOTE: GAURDRAILS AND HANDRAILS ARE REQUIRED ON STAIRS PER DETAIL 5 ON SHEET 501-5



NOTE: WHERE THE TOP OF THE GAURD ALSO SERVES AS A HANDRAIL ON THE OPEN SIDES OF STAIRS, THE TOP OF THE GAURD SHALL BE NOT LESS THAN 34 INCHES (864 MM) AND NOT MORE THAN 38 INCHES (965 MM) MEASURED VERTICALLY FROM A LINE CONNECTING THE LEADING EDGES OF THE TREADS.

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