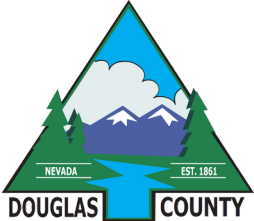


Plan Check Comments

Douglas County Community Development

1594 Esmeralda Ave
Minden, NV 89423



Permit Type: Commercial Permit

Application Number: DB22-1491

Project Description: New Storage building for DCSD (Pinon Hills)

Site Address:
1476 STEPHANIE WY
Minden, NV 89423

Document Name: Plans SUB 2

Report Date: 11.30.2022

Reviewer Contact Information:

Reviewer Name	Reviewer Email	Reviewer Phone No.:
Rebecca Spates	rspates@douglasnv.us	775-782-6238
Lucille Rao	lrao@douglasnv.us	1
Tim Davis	tdavis@douglasnv.us	775-782-6224
Natalia Morelli	NMorelli@douglasnv.us	(775)783-6421

General Comments

Corrections in the following table need to be applied before a permit can be issued

Division - Reviewer	Page Ref	Comments
Engineering - Rebecca Spates	1	Submittal 2

Douglas County Community Development Johnson Lane Park Storage Building

Douglas County
Planning Division
APPROVED
DB22-1491 LR

All utilities, including power, must
be underground, unless waived by
Douglas County, per DCC 20.220.050

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ALL WORK SUBJECT TO FIELD
INSPECTION APPROVAL

Douglas County Community Development
1594 Esmeralda Avenue
Minden, Nevada 89423

APPROVED
Douglas County
Community Development
BUILDING DIVISION
DATE 11/30/2022 PERMIT # DB22-1491
BY *[Signature]*
The Approval of Plans and Specifications does not
Permit the violation of any Section of the Building
Code or any County Ordinance or State Law.

THIS SET OF PLANS MUST BE
KEPT ON BUILDING SITE AT ALL
TIMES DURING PROGRESS OF
CONSTRUCTION FOR INSPECTION
PURPOSES. -SEC. 106.3.1

project

Douglas County Community Development
Johnson Lane Park Storage Building
Douglas County Community Development
1594 Esmeralda Avenue
Minden, Nevada 89423

revisions

No.	Description	Date

drawn by MLM
reviewed by PAC
date 11/10/2022
project number 22018
drawing name

Cover Sheet

sheet number

A000

100% Construction Documents
11/10/2022

General Notes

- The General Notes and all other notes herein apply to all work described in the Contract Documents.
- The Contract Documents consist of the Agreement between the Owner and Contractor, the Conditions of the Contract (General, Supplementary, Invitation to Bid and other Conditions), Drawings, Project Manual, Specifications and Addenda issued prior to execution and all modifications issued after execution of the Contract.
- The Work includes the completed or partially completed construction required by the Contract Documents and includes all labor, materials, equipment, coordination, and services necessary to produce the Work described in the contract documents.
- The Contract Documents are complementary, the intent is to include all items and materials necessary for the proper execution and completion of the Work by the Contractor and any necessary sub-contractors.
- The Contractor shall carefully study and compare the Contract Documents and shall at once report to the Architect any error, inconsistency or omission that is discovered. The Contractor to submit a Request for Information (RFI) to the Architect prior to proceeding. The Contractor shall not perform any portion of the Work at any time without current and complete Contract Documents.
- The Contractor is required to visit the site as part of pre-bid preparation to compare the Drawings and Specifications and become familiar with any work in place and be informed of all conditions of the work environment including the Work being performed. Failure to visit the site will in no way relieve the Contractor from necessity of furnishing any materials or performing any Work in accordance with the Contract Documents that may be required to complete the Work. The Contractor shall report inconsistencies in the drawings, specifications, and site conditions to the Owner and Architect during the bid period. Failure to report inconsistencies does not relieve the Contractor from furnishing or providing the necessary material and/or labor to complete the work described in the Contract Documents.
- Drawings are not to be scaled for information or disassembled for convenience.
- In the event certain features of the Work are not fully shown in the Contract Documents, then the construction shall be of the same character as for similar conditions that are shown or called for and shall be reviewed by the Architect prior to execution.
- All Work shall be performed within strict conformance to the minimum standards of the current edition of the International Building Code (IBC) and all applicable national, state and local laws, regulations and ordinances.
- The Contractor shall comply with notices given and required by lawful orders of public authorities applicable to the performance of the Work.
- The Contractor shall coordinate locations of any and all items, including but not limited to: existing conditions, civil, landscape, structural, mechanical, plumbing, electrical, lighting, data, voice and audio/visual; including, but not limited to all structure, equipment, ductwork, piping and conduit. Coordinate all required clearances for installation and maintenance of the above items.
- The Contractor shall supervise and direct the Work, using the best skill and attention necessary and shall be solely responsible for all construction means, methods, techniques, sequences, procedures and for coordination of all portions of the Work described in the Contract Documents.
- The Contractor shall be responsible for the acts and omissions of the Contractor's employees, Sub-contractors, suppliers, vendors and their agents and employees and other persons or entities performing any portion of the Work under a Contract with the Contractor.
- The Contractor shall perform the Work in a continuous and diligent manner to ensure Substantial Completion of the Project within the Contract Time.
- The Contractor shall be responsible for the location and protection of all existing items and materials, all new construction items and materials, adjacent circulation paths (pedestrian and vehicular), and other improvements during the course of construction.
- Unless noted otherwise in the Contract Documents, the Contractor shall provide and pay for all labor, materials, equipment, tools, machinery, water, heating, utilities, transportation and other facilities and services necessary for the proper execution and completion of the Work.
- Where conflicts are encountered within the Contract Documents that will effect the quality or extent of the work, such conflict shall be resolved to the satisfaction of the Owner and Architect before the affected items and materials are purchased, fabricated or installed.
- Where variance occurs between the drawings, specifications, site, and design disciplines, the more stringent requirements shall govern.
- Where conflicts occur at the Project site, coordinate the necessary layouts and exact locations of all elements of work in conflicting areas with the Architect in the field before proceeding with the Work.
- Where pre-manufactured items and materials are to be installed, the Contractor shall verify all necessary dimensions in the field prior to the purchase and/or fabrication of the items and materials.
- The Contractor warrants that materials and equipment furnished under the Contract will be of good quality and new unless identified otherwise in the Contract Documents.
- The Contractor shall guarantee and warranty all work and materials to the project to be free from defects for a minimum of one year from the date of substantial completion and promptly remedy such defects and any subsequent damage caused by the defects or repair thereof at no expense to the Owner. Guarantee and warranty periods greater than one year may be required elsewhere in the Contract Documents.
- Where any item or material is indicated in the Contract Documents and not necessarily detailed in each specific case, but are required for a complete and professional installation, such item or material shall be provided as if shown and detailed in full. Contractor to provide all necessary labor, materials, means and methods to furnish and install.
- The Contractor shall employ a competent Project Manager, Superintendent and necessary personnel for the Work. The Superintendent shall be in attendance at the Project site during execution of the Work.
- The Contractor shall comply with all sections of Chapter 33 of the 2018 I.B.C.
- The Contractor shall not employ (for the Project at hand) a proposed project manager and/or superintendent, to whom the Owner and/or Architect have made a reasonable and timely objection. The Contractor shall not change the Project Manager or Superintendent without the Owner's consent.
- The Contractor shall be responsible for initiating, maintaining and supervising all safety programs and precautions of the Project and Project site during the course of construction, all Work performed shall conform to applicable safety regulations.
- The Contractor and/or Sub-Contractor shall promptly remedy damage to the Owner's property caused by the Contractor and/or Sub-Contractor to existing conditions and/or new construction.
- The Contractor at all times shall keep the premises free from accumulation of waste materials or rubbish caused by work operations. At the completion of the Work the Contractor shall remove all waste materials and rubbish associated with the Work as well as all tools, construction equipment, machinery and surplus materials.
- The Contractor shall provide the Owner and Architect access to the Project site and Work where ever located. The Contractor shall provide the necessary safety equipment to the Owner, Architect, Engineer or other design personnel visiting the site. Safety equipment shall include, but not be limited to: Hard hat, safety vest, safety glasses, face coverings, reading glasses, dust mask, and hearing protection.
- Existing conditions including material sizes, configurations and locations as shown in the Contract Documents may not be an exact illustration of existing conditions. The Contractor shall include in his bid the cost of furnishing, installing, modifying, existing and new materials required for a complete and professional installation that may be required by minor variation between existing conditions and actual conditions.
- The Contractor shall promptly correct Work rejected by the Architect that fails to conform to the requirements of the Contract Documents, whether discovered before or after Substantial Completion.
- Shop drawings, submittals, product data and samples are not a part of the Contract Documents. The Architect will review such materials, but only for conformance with the design concept of the Work and with the information given in the Contract Documents. The Contractor shall not be relieved of responsibility for any deviation from the requirements of the Contract Documents by the Architect's or Engineer's review of shop drawings, submittals, product data or samples.
- The Architect has the authority to order minor changes in the Work not involving adjustment to the Contract Sum or extension of the Contract Time. Such orders shall not be inconsistent with the intent of the Contract Documents. Such minor changes will be issued in written format, signed by the Architect.
- The existing building and the areas adjacent to the project scope of work will remain occupied during construction. Contractor to minimize disturbances, noise, dust and debris as much as reasonable in order for the building to remain an active and safe facility.
- The Contract Documents (drawings, project manual, etc.) will be issued to the General Contractor in electronic portable document format (pdf). The General Contractor, sub-contractors, and all others shall be responsible for reproduction (printing) and reproduction costs of the Contract Documents for their use before, during, and after construction operations.

Project Team

Owner
 Douglas County Community Development
 1594 Esmeralda Avenue
 Minden, Nevada 89423
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 Contact: Scott McCullough
 e-mail: smcullough@douglasnv.us

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 e-mail: paul@paulcavindesign.com
 Contact: Mike Maddox
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 CFBR Structural Group LLC
 5425 Louie Lane, Suite 2C
 Reno, Nevada 89511
 Phone: (775) 470-1365
 Contact: Chris Roper, P.E./S.E.
 e-mail: chris@cfbrgroup.com

Scope of Work

The project consists of construction of a new storage building at Johnson Lane Park.

Sheet Index

General	
A000	Cover Sheet
G100	General Information and Project Data
Architectural	
A001	Architectural Partial Demolition Site Plan
A002	Architectural Partial Site Plan
A101	Floor Plan
A201	Roof Plan
A301	Exterior Elevations
A401	Building Sections
Structural	
S0.1	Structural Cover Sheet & Notes
S0.2	Typical Details
S0.3	Typical Details
S1.1	Foundation and Shear Plans
S2.1	Main Roof Framing Plan
S3.1	Foundation and Roof Framing Details
Electrical	
E101	Electrical Plan

Design Criteria

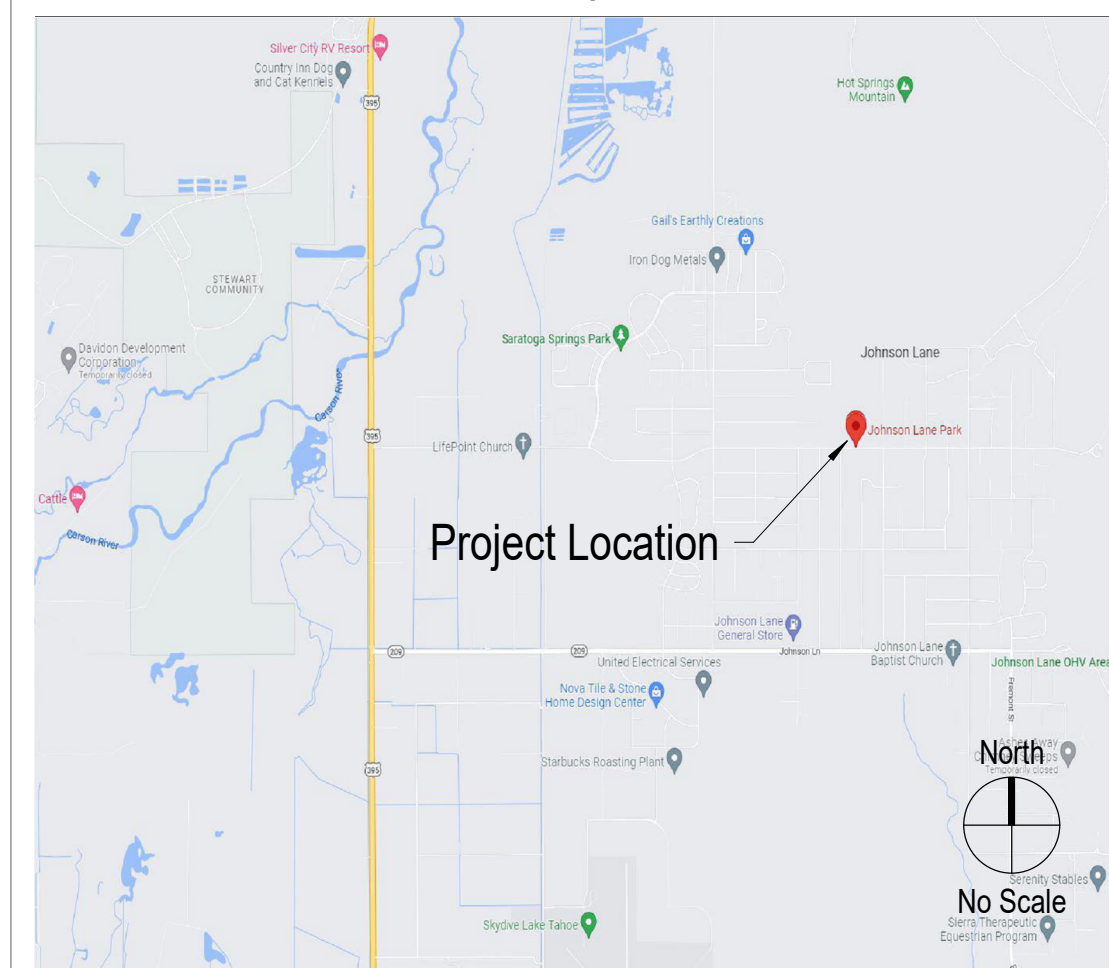
Applicable Codes and Regulations:

- 2018 International Building Code
- 2018 International Fire Code
- 2017 National Electric Code
- 2018 International Energy Conservation Code
- Current Northern Nevada Amendments

Basis of Design

Project Address:	1476 Stephanie Way
APN:	1420-27-401-012
Zoning:	PF
Construction Type:	V-B
Occupancy Group:	S-2
Occupant Load:	3
Square Footage:	768
Building Height:	17'-10"
Allowable Building Height:	40'-0"
Existing Fire Separations:	None
Fire Sprinklers:	No
Fire Alarm:	No

Vicinity Map



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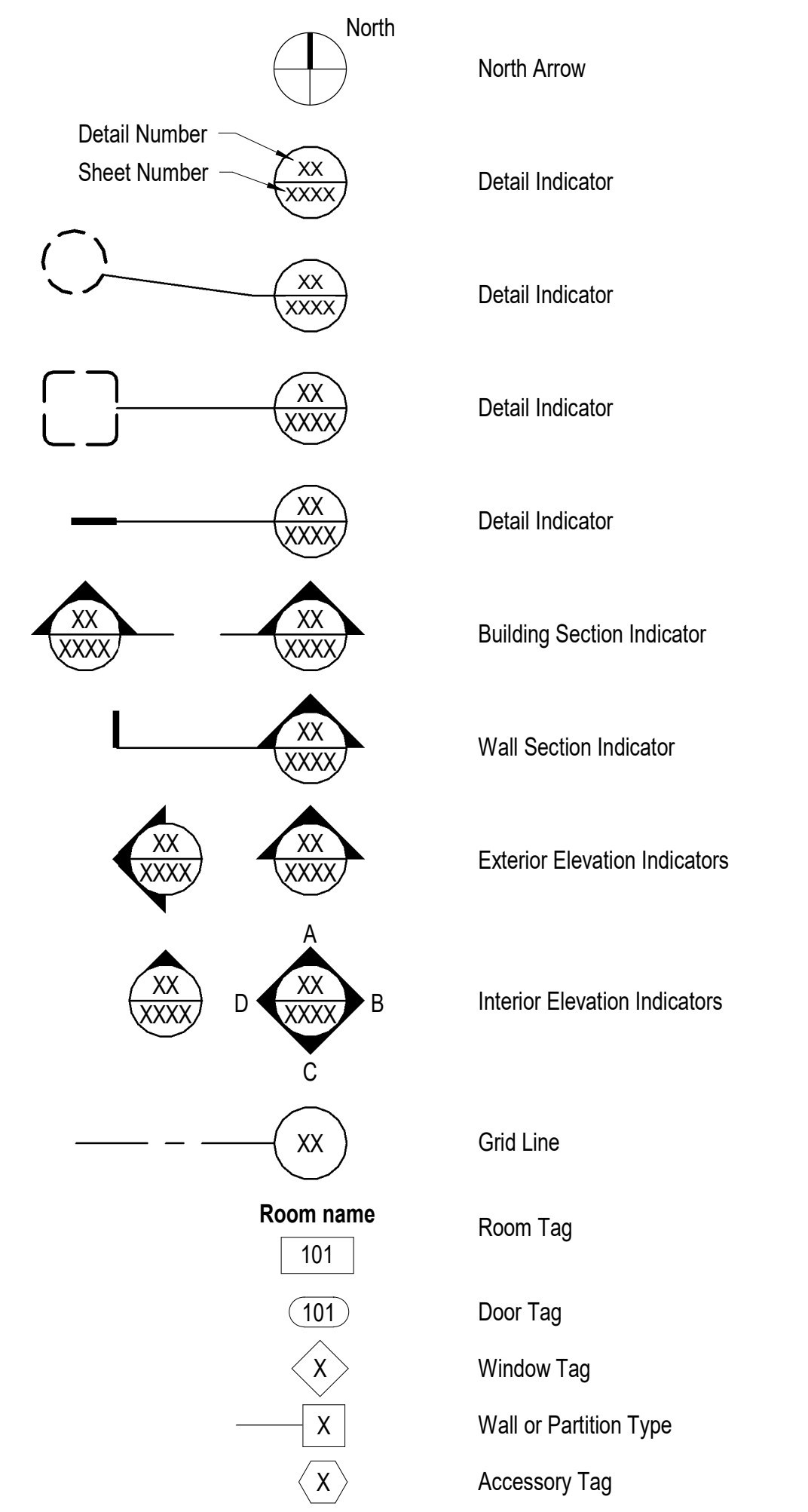
consultant

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Abbreviations

@	At	In	Inches
#	Pound or Number	ID	Inside Diameter
(e)	Existing		
AC	Asphaltic Concrete	Lav	Lavatory
ACT	Acoustical Ceiling Tile	Lbs	Pounds
AFF	Above Finished Floor	LED	Light Emitting Diode
Alum	Aluminum	LF	Linear Feet (foot)
AV	Audio Visual	Max	Maximum
CF/CI	Contractor Furnished / Contractor Installed	Mfrs	Manufacturer's
CF/OI	Contractor Furnished / Owner Installed	Min	Minimum
CJ	Control Joint	Misc	Miscellaneous
CL	Center Line	MO	Masonry Opening
CMU	Concrete Masonry Unit		
Conc	Concrete	NIC	Not in Contract
Cont	Continuous	No	Number
CPT	Carpet	OC	On Center
CT	Ceramic Tile	OD	Outside Diameter
CTV	Cable Television	OF/CI	Owner Furnished / Contractor Installed
		OF/OI	Owner Furnished / Owner Installed
Deg	Degree		
Demo	Demolition	Plam	Plastic Laminate
DF	Drinking Fountain	PT	Paint
Dia	Diameter	PVC	Polyvinyl Chloride
Dim	Dimension		
Ea	Each	R	Radius
EJ	Expansion Joint	RCP	Reflected Ceiling Plan
EWC	Electric Water Cooler	Rev	Revision
		RO	Rough Opening
		RWL	Rain Water Leader
FD	Floor Drain		
FDC	Fire Department Connection	SF	Square Foot (Feet)
FE	Fire Extinguisher	Sim	Similar
FEC	Fire Extinguisher	SS	Stainless Steel
FF&E	Cabinet Furniture, Fixtures and Equipment	T&G	Tongue and Groove
FRP	Fiber Reinforced Plastic	T	Tempered
FT	Feet or Foot	TO	Top of
		TYP	Typical
		UNO	Unless Noted Otherwise
Ga	Gage		
Galv	Galvanized	VCT	Vinyl Composition Tile
Gyp bd	Gypsum Board	VIF	Verify in Field
HB	Hose Bib	WC	Water Closet
HC	Hollow Core	WD	Wood
HM	Hollow Metal	WH	Water Heater
HW	Hot Water		

Symbols



Johnson Lane Park



project

Douglas County Community Development
 Johnson Lane Park Storage Building

Douglas County Community Development
 1594 Esmeralda Avenue
 Minden, Nevada 89423

revisions

No.	Description	Date

drawn by: MLM
 reviewed by: PAC
 date: 11/10/2022
 project number: 22018
 drawing name:

General Information and Project Data

sheet number

G100

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project
Douglas County Community Development
Johnson Lane Park Storage Building
Douglas County Community Development
1594 Esmeralda Avenue
Minden, Nevada 89423

revisions

No.	Description	Date

drawn by Author
reviewed by PAC
date 11/10/2022
project number 22018
drawing name

**Architectural
Partial Demolition
Site Plan**

sheet number

A001



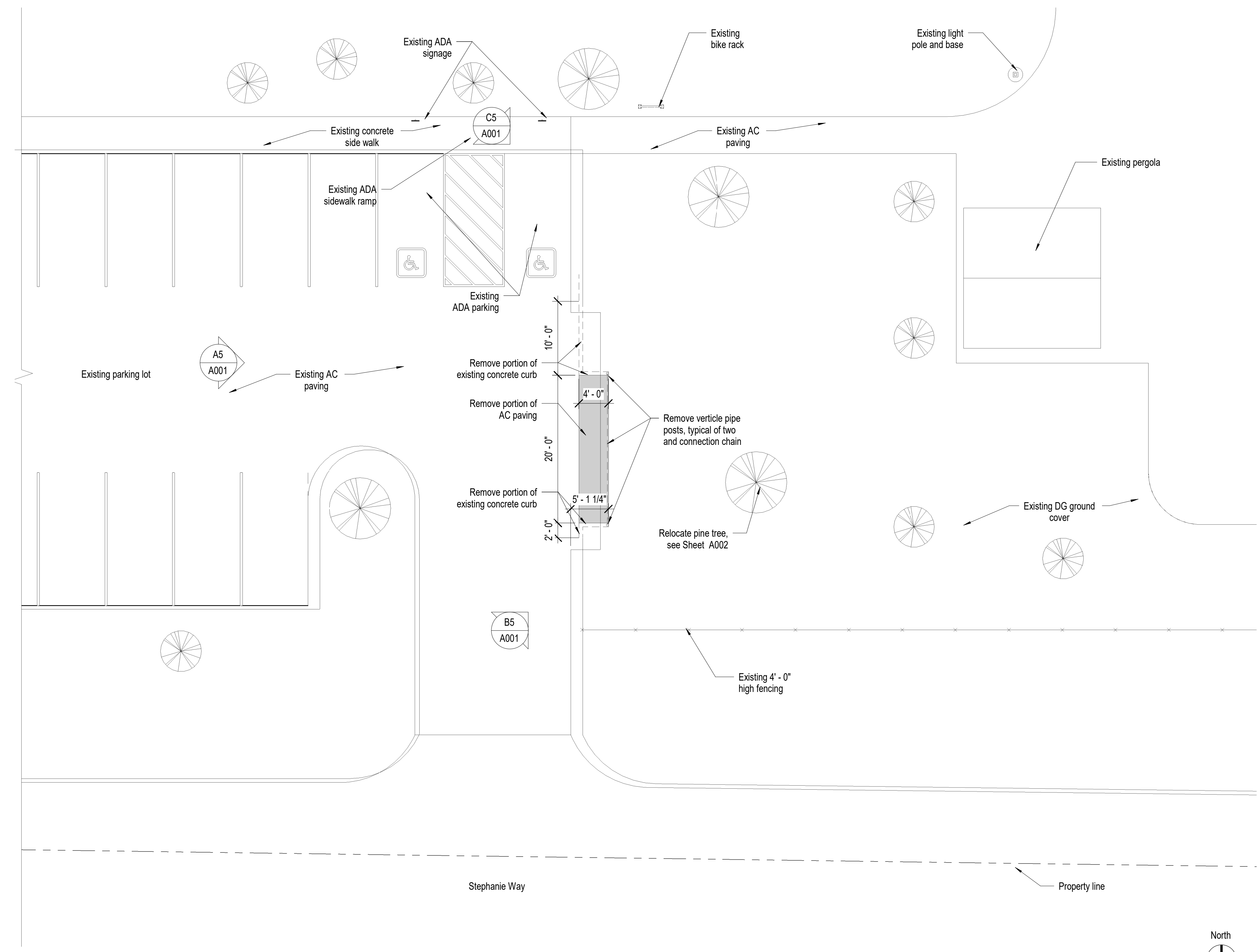
A5 Photo of Existing Conditions



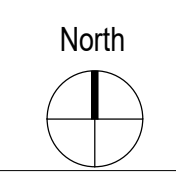
B5 Photo of Existing Conditions

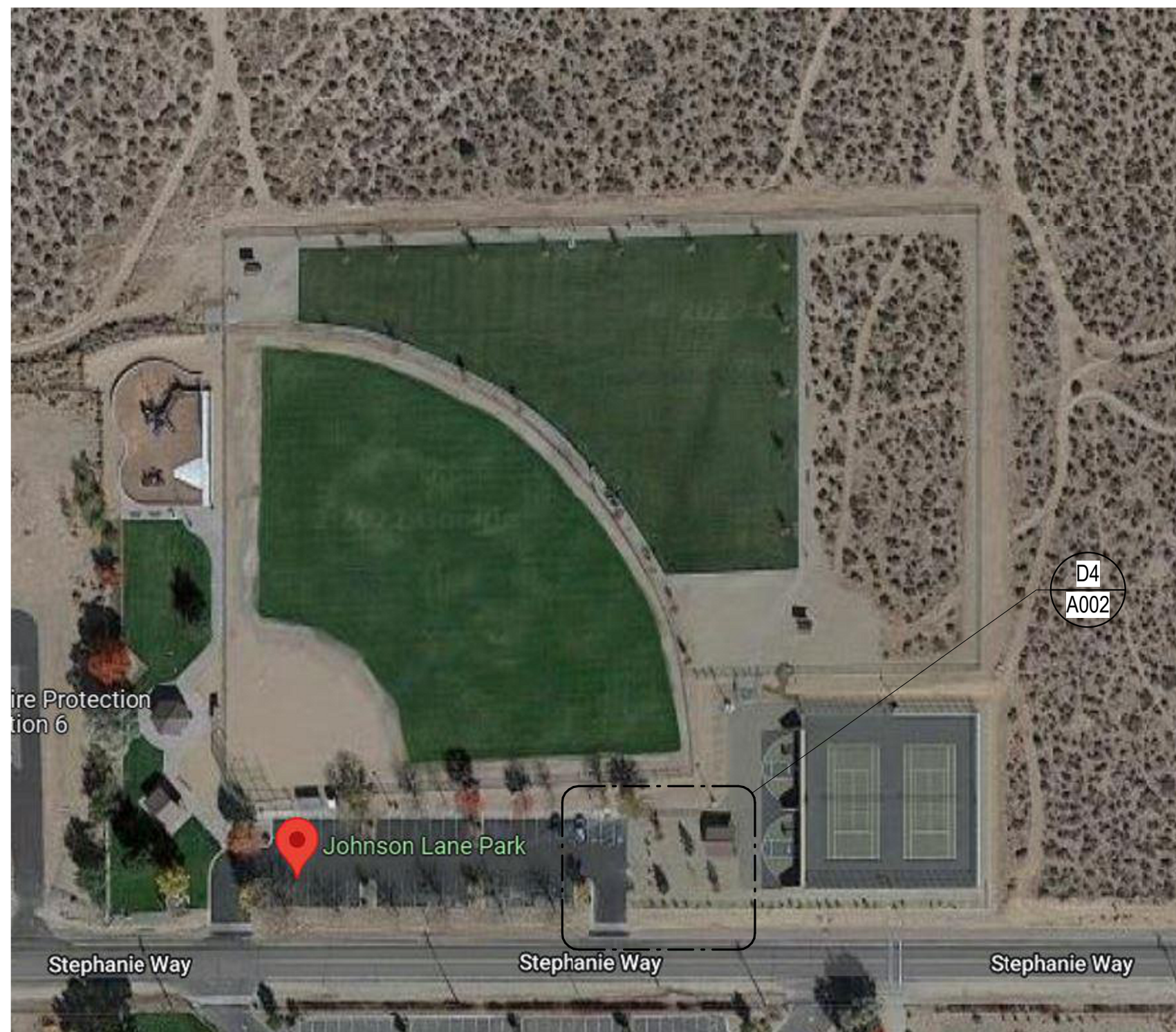


C5 Photo of Existing Conditions



D4 Architectural Partial Demolition Site Plan
1/8" = 1'-0"





B5 Aerial View

Site Plan Notes

1. Coordinate construction operations, schedule, and sequencing with Douglas County Community Development Project Manager.
2. Contractor is responsible for safety and security of the Contractor parking and staging area. Temporary fencing is recommended for securing construction materials, vehicles, equipment, etc. at the staging area.
3. The Contractor parking and staging area must maintain a clear path for emergency vehicles to circulate around the building at all times.
4. At the conclusion of the project the Contractor shall clean the site area and restore to original appearance, including but not limited to replacement of the existing AC paving if damaged beyond original condition.
5. All cross slopes on the accessible route shall be less than 2%, all running slopes shall be 5% maximum.

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project

Douglas County Community Development
Johnson Lane Park Storage Building
Douglas County Community Development
1594 Esmeralda Avenue
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revisions

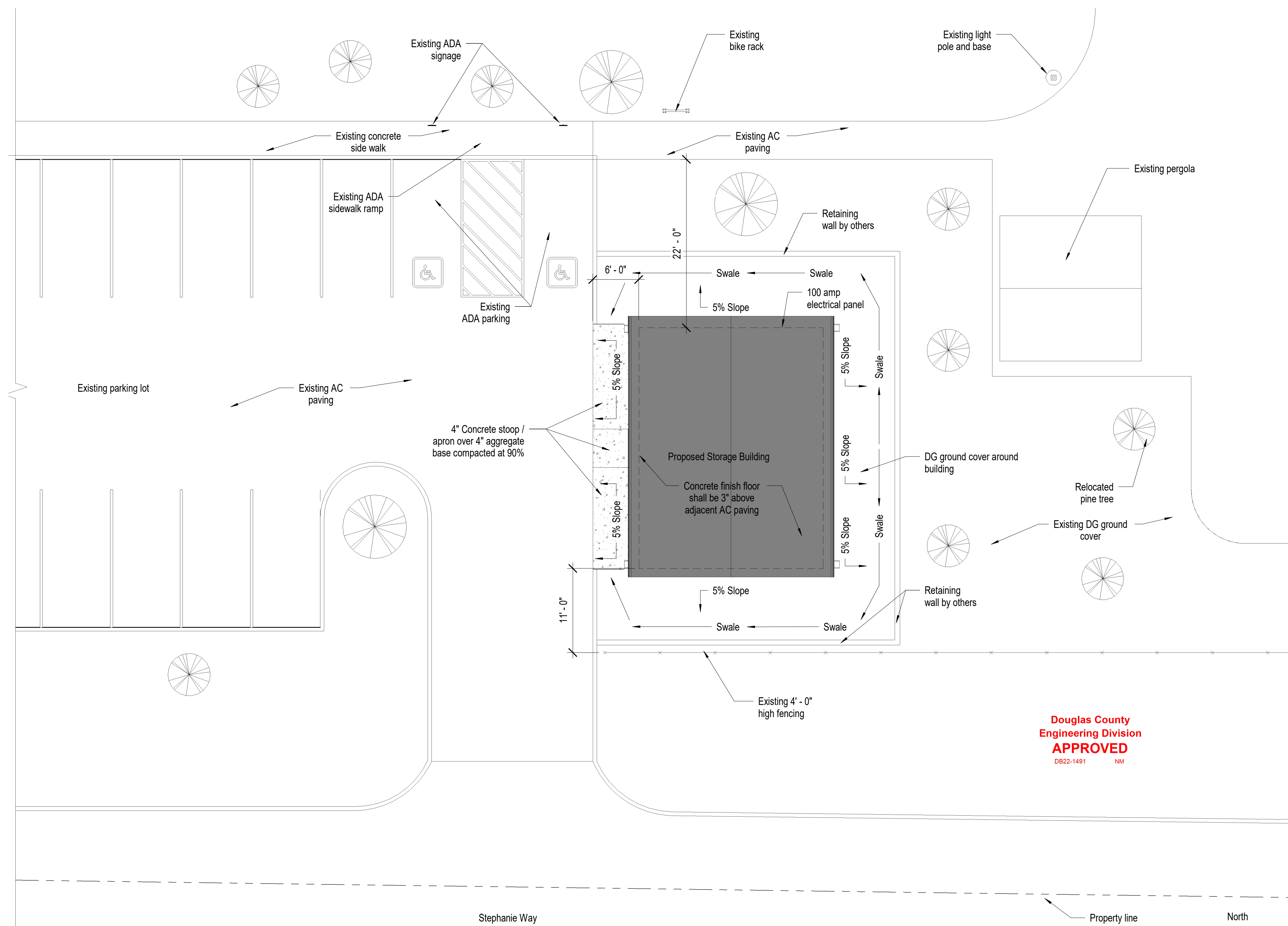
No.	Description	Date

drawn by MLM
reviewed by PAC
date 11/10/2022
project number 22018
drawing name

Architectural
Partial Site Plan

sheet number

A002



Douglas County
Engineering Division
APPROVED
DB22-1491 NM

D4 Architectural Partial Site Plan
1/8" = 1'-0"

Door Schedule

Door Number	Size (width x height)	Door				Frame				Details				Label	Hardware Group	Remarks
		Pair	Material	Type	Glass	Material	Size	Type	Glass	Head	Strike	Hinge	Sill			
100B	10' - 0" x 10' - 0"		ST	SO		ST				B5	C4	C4				
100A	10' - 0" x 10' - 0"		ST	SO		ST				B5	C4	C4				
100C	3' - 0" x 7' - 0"		HM	F		HM	7-3/4"	1		B4	C4	C4	D4		H1	

Door Notes

- See Specifications for additional information and requirements.
- The hardware supplier shall coordinate cylinders and keying with the client building staff.
- All new doors and hardware shall meet current ADA and ANSI standards.

Door Schedule Legend

- ST - Steel
- HM - Hollow metal
- V.I.F. - Verify in field

Floor Plan Notes

- Coordinate construction operations, schedule, and sequencing with Douglas County Community Development Project Manager.
- All dimensions are from face of stud to face of stud, unless noted otherwise.
- The Contractor will be responsible for setting the exact limits of construction required in order to perform the work.
- The Contractor shall maintain a clean environment during all constructions operations, and shall conduct a final cleaning of entire area of work at the conclusion of the project.
- The Contractor shall protect existing finishes from construction traffic, cutting, and all construction activities.
- See Structural drawings and Specifications for additional information and requirements.

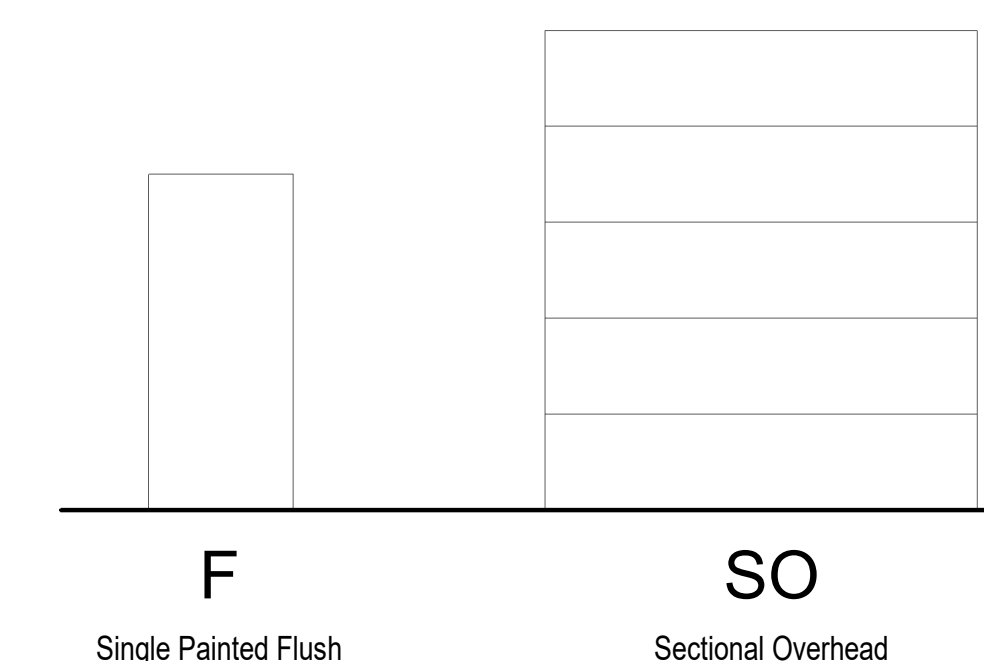
Door Hardware Groups

- Door Hardware groups are as follows:

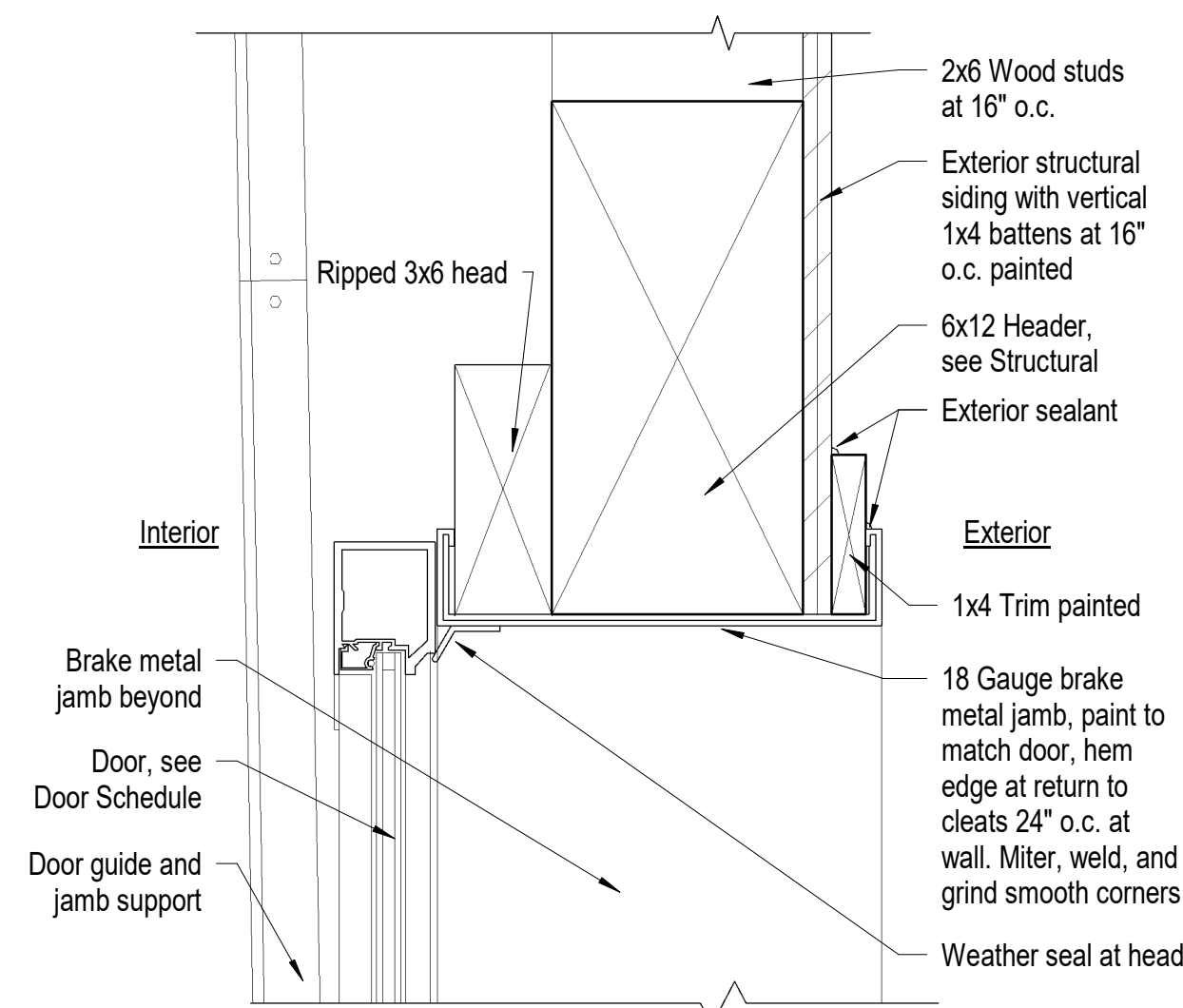
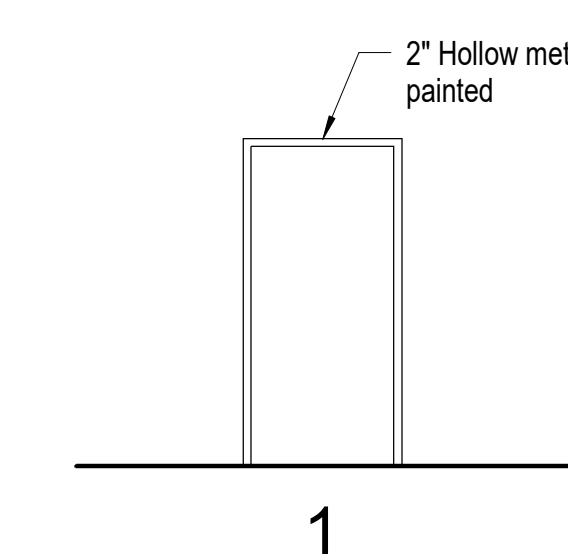
H1	Quantity	Item	Description	Manufacturer	Finish
	3	Hinges	BB1279	Hager	US26D
	1	Lever Set	ND60PD RHO	Schlage	US26D
	1	Dead Bolt	B562	Schlage	US26D
	1	Closer	4040XP	LCN	Aluminum
	1	Door Shoe	217PK	Pemko	Aluminum
	1	Door Seals	S88BL	Pemko	Black
	1	Threshold (ADA)	271	Pemko	Aluminum

- All locksets to use cylindrical type cylinders.
- Keying shall be coordinated with Douglas County Community Department Project Manager.
- All exterior thresholds to be set in full bed of sealant.

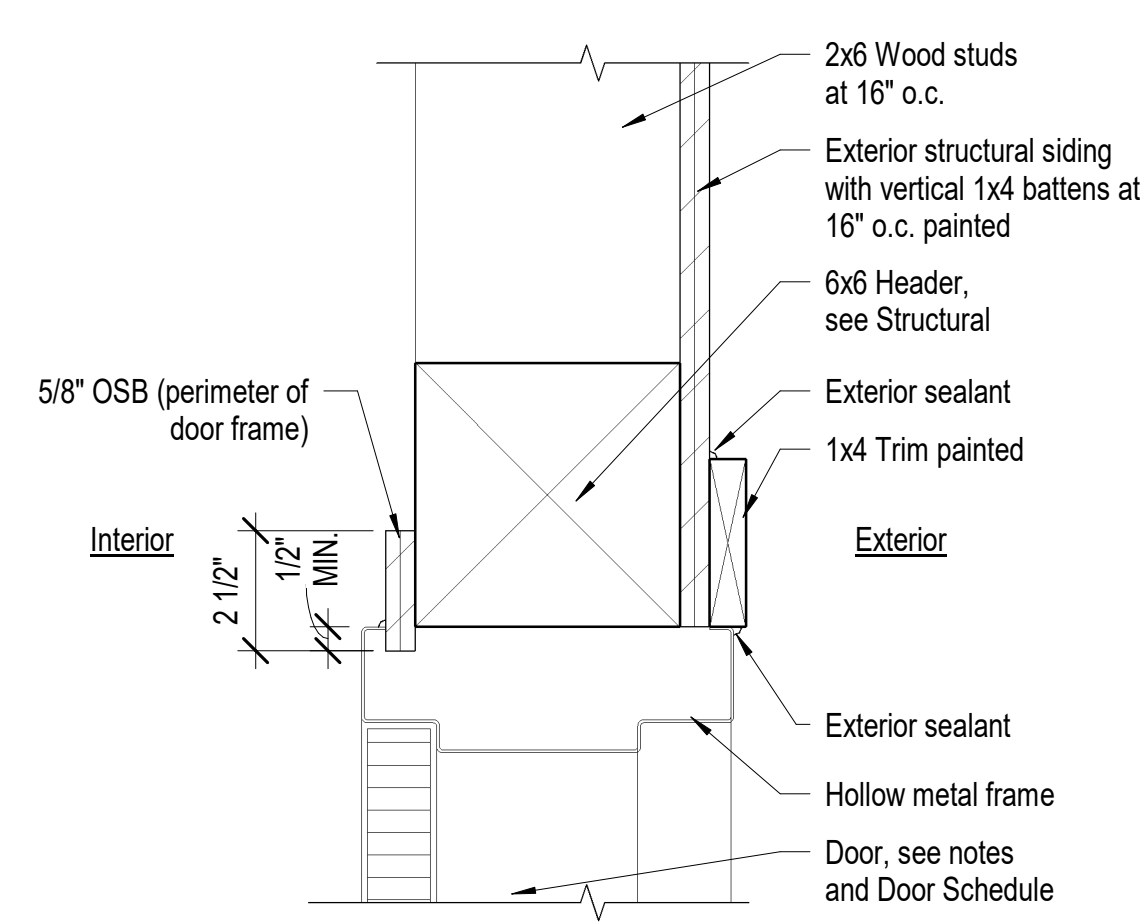
Door Types



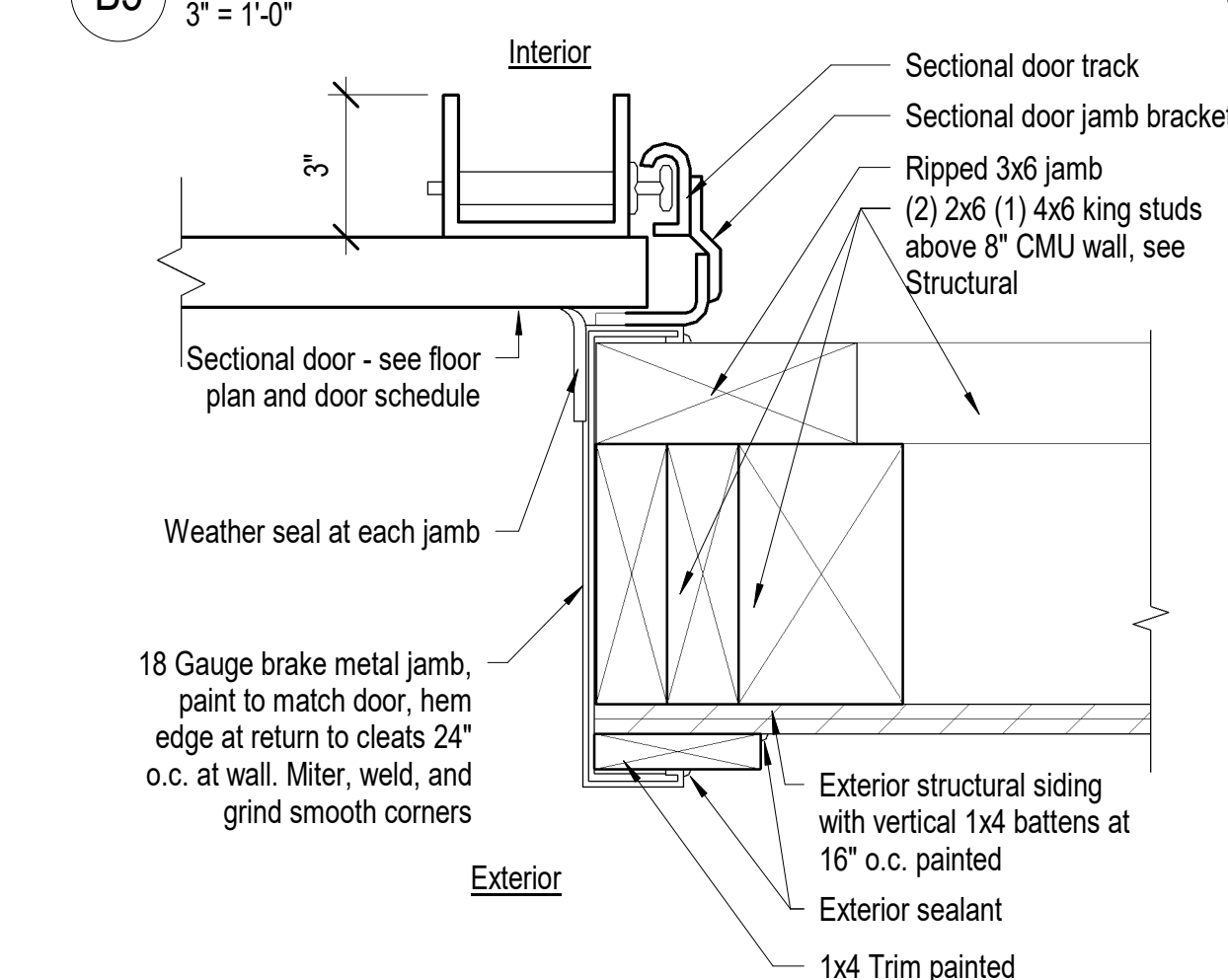
Frame Type



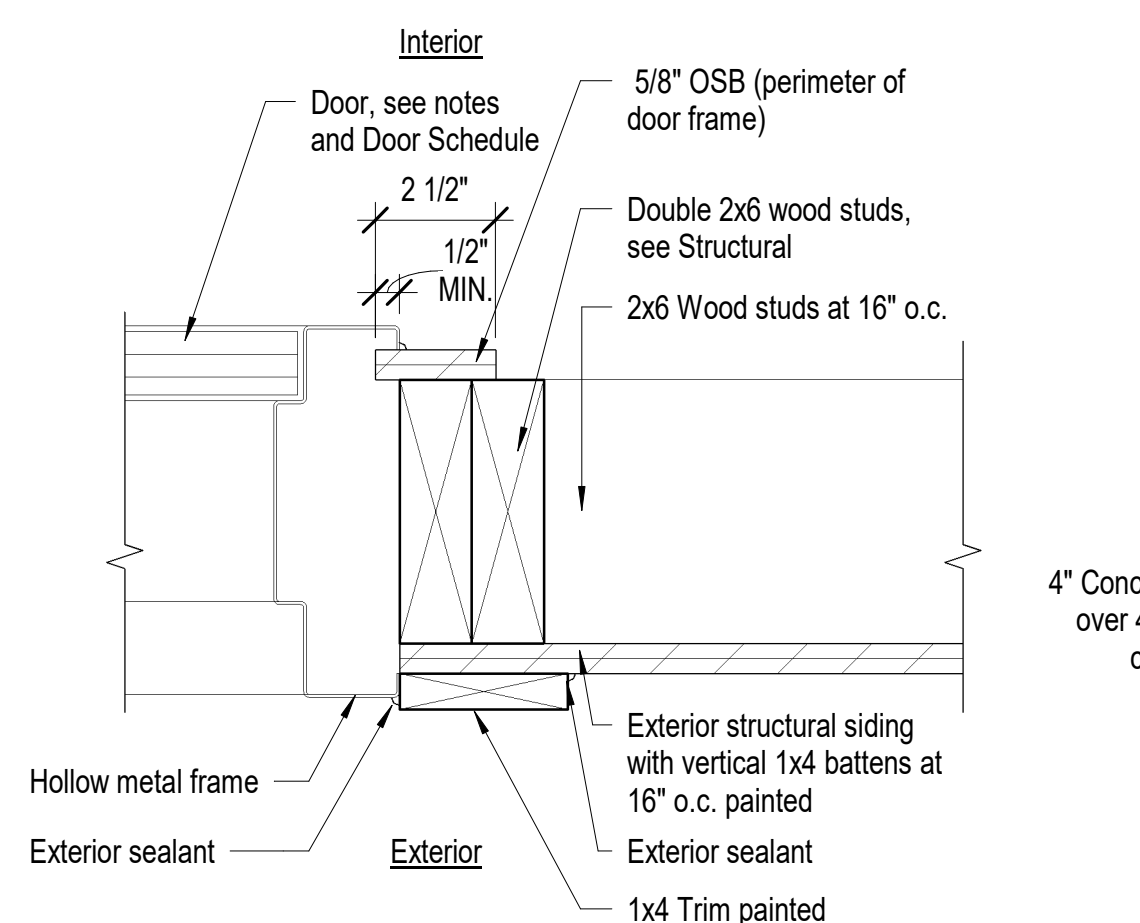
B5 Sectional Door Head Detail
3" = 1'-0"



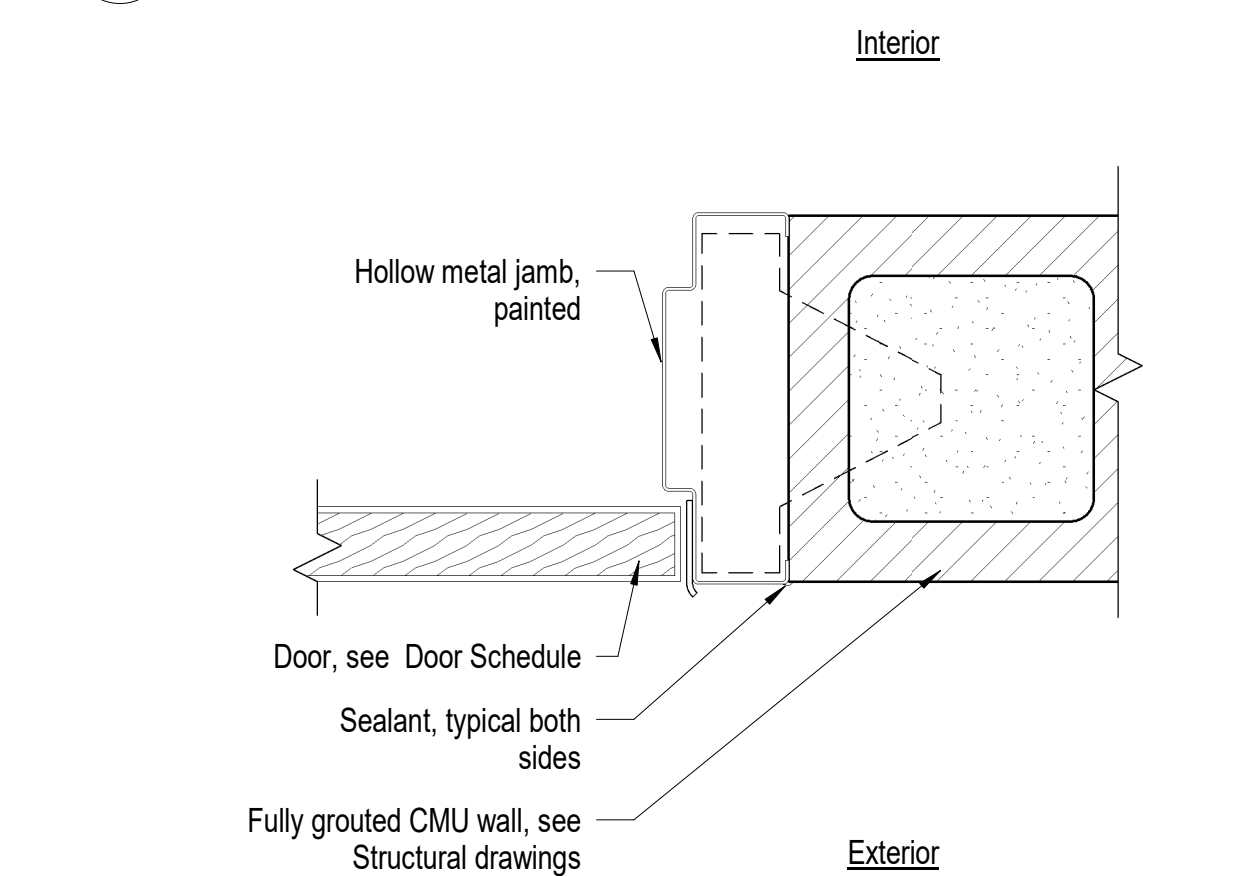
B4 HM Head Detail
3" = 1'-0"



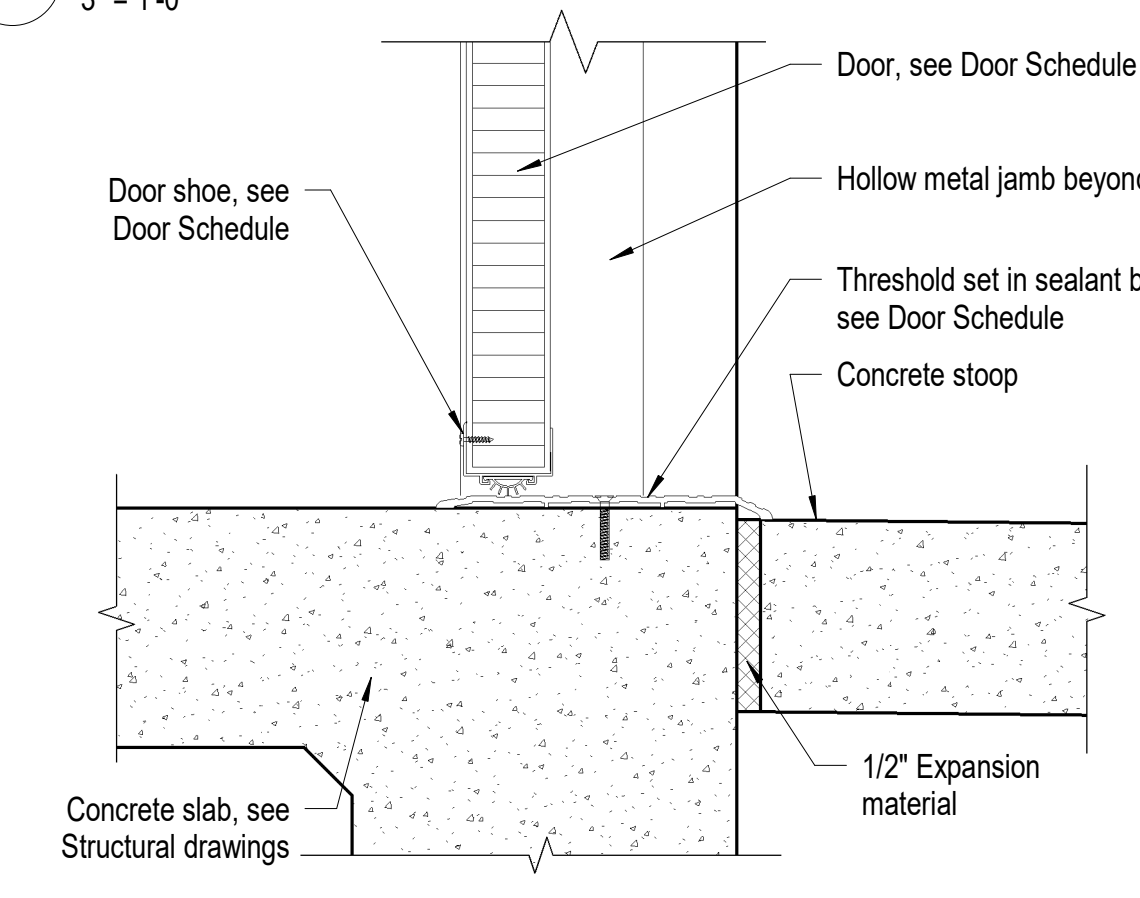
C5 Sectional Door Jamb Detail
3" = 1'-0"



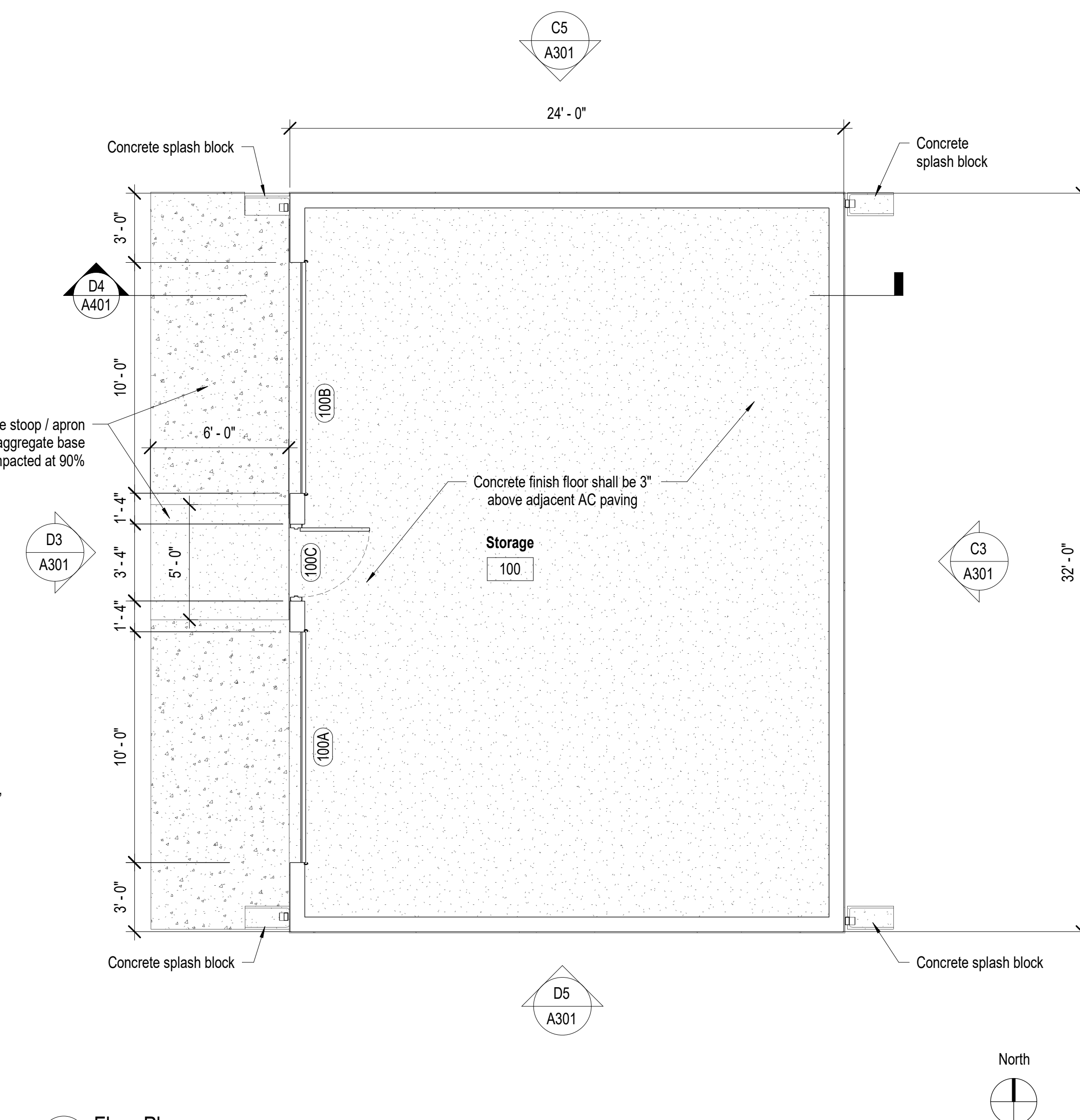
C4 HM Jamb at Stud Wall Detail
3" = 1'-0"



1 HM Jamb at CMU Wall Detail
3" = 1'-0"



D4 HM Threshold Detail
3" = 1'-0"



D3 Floor Plan
1/4" = 1'-0"

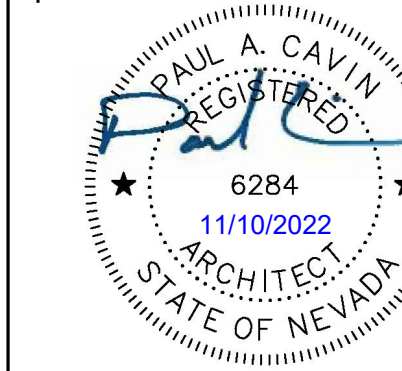
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Douglas County Community Development
Johnson Lane Park Storage Building
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revisions

No.	Description	Date

drawn by MLM
reviewed by PAC
date 11/10/2022
project number 22018
drawing name

Floor Plan

sheet number

A101

Roof Plan Notes

- Coordinate construction operations, schedule, and sequencing with Douglas County Community Development Project Manager.
- The roof system is as follows:
 - Composition shingle roofing over
 - #30 Felt over
 - Roof sheathing over (see Structural drawings)
 - Trusses at 24" o.c.
- In the event that roof work creates a condition where interior spaces are open to weather, the Contractor shall protect the building from the effects of exposure to exterior conditions. The building shall be weather-tight at the conclusion of work each day. At the conclusion of work in a specific area the Contractor is to replace all removed components to a weather-tight condition. In the event that the roof leaks, the Contractor shall respond and make the roofing water tight within 3 hours, at no additional cost to the Owner.
- The Contractor shall maintain a clean environment during all constructions operations, and shall conduct a final cleaning of entire area of work at the conclusion of the project.
- See Structural drawings and specifications for additional information and requirements.
- Where roofing and flashing requirements vary from those described on the details, Contractor shall provide roofing manufacturer's approved details as required for warranty requirements.
- All penetrations, flashings, and roofing components are to be installed per roof manufacturer's instructions and recommendations as required for warranty.
- Contractor shall completely protect the entire roof for the duration of construction procedures on the roof. Protection shall include covering necessary to protect the roof from foot traffic, equipment, weather, rain, and other potentially damaging sources.

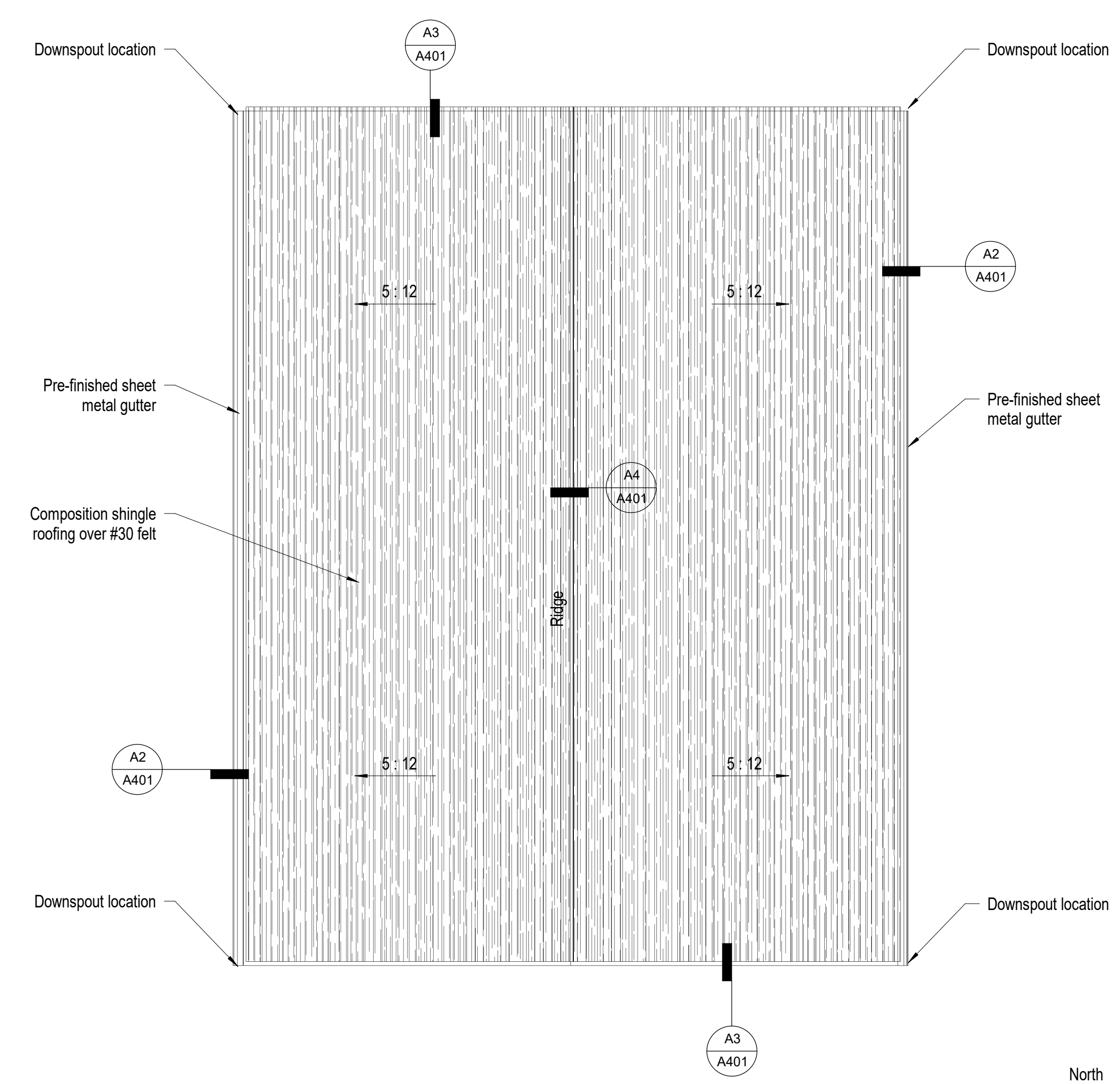
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D3 Roof Plan
1/4" = 1'-0"

project

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Johnson Lane Park Storage Building

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revisions

No.	Description	Date

drawn by MLM
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date 11/10/2022
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drawing name

Roof Plan

sheet number

A201

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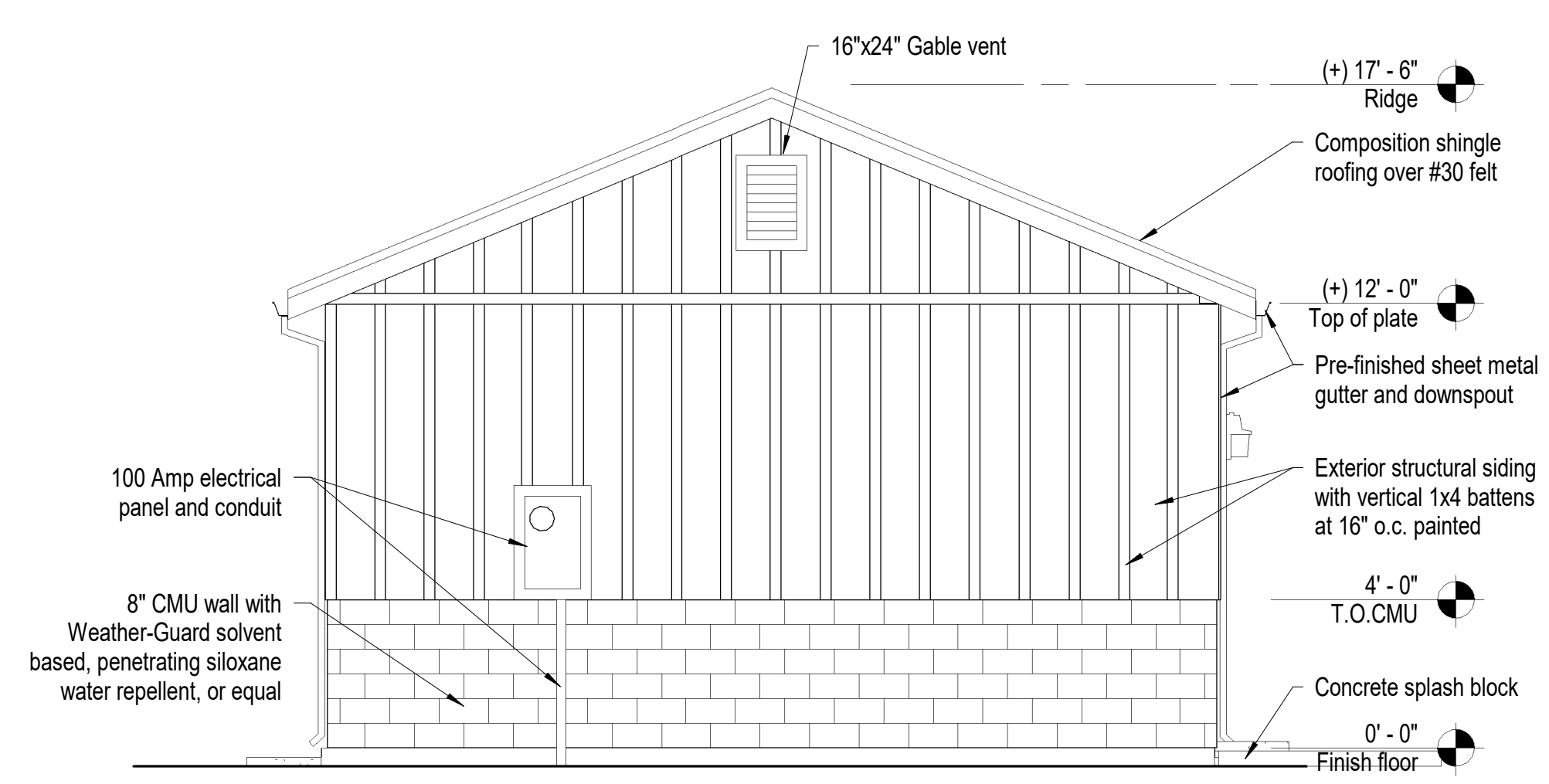
www.paulcavindesign.com
paul@paulcavindesign.com



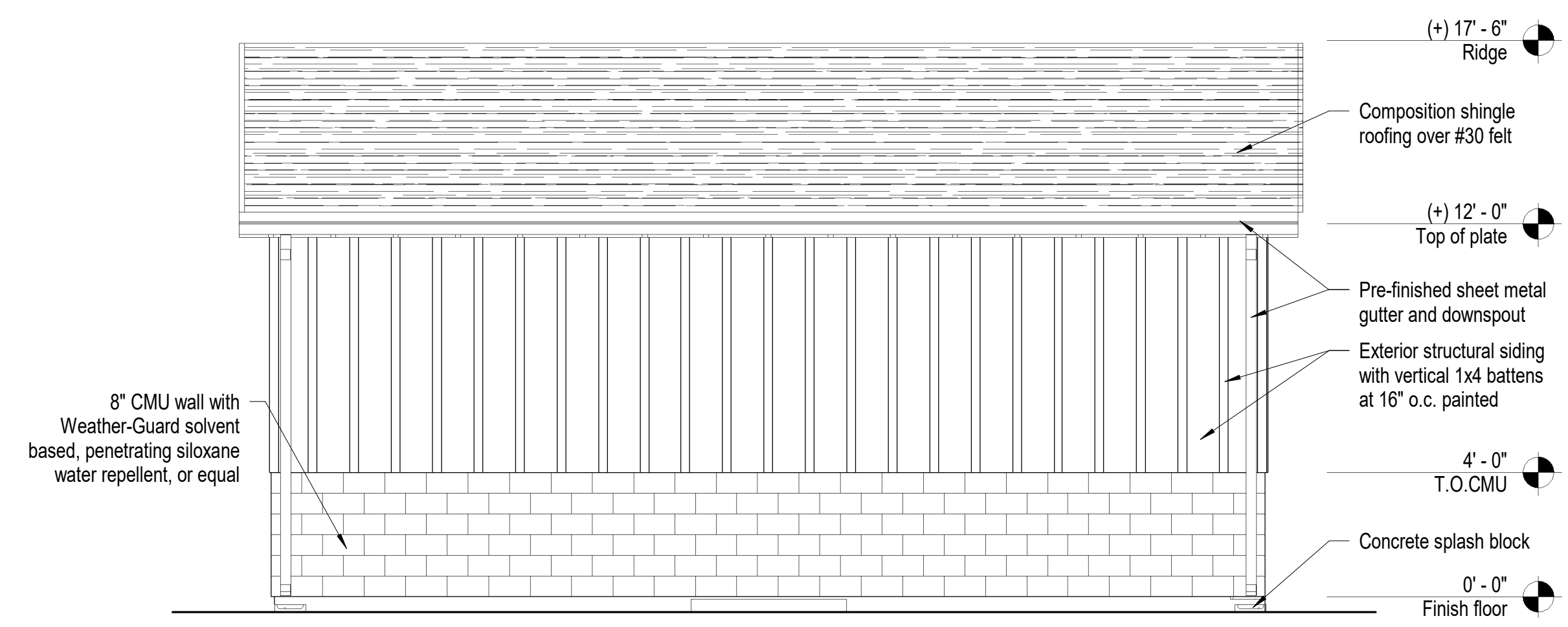
consultant

**DOUGLAS COUNTY
COMMUNITY DEVELOPMENT
BUILDING DIVISION
BUILDER AND OWNER**

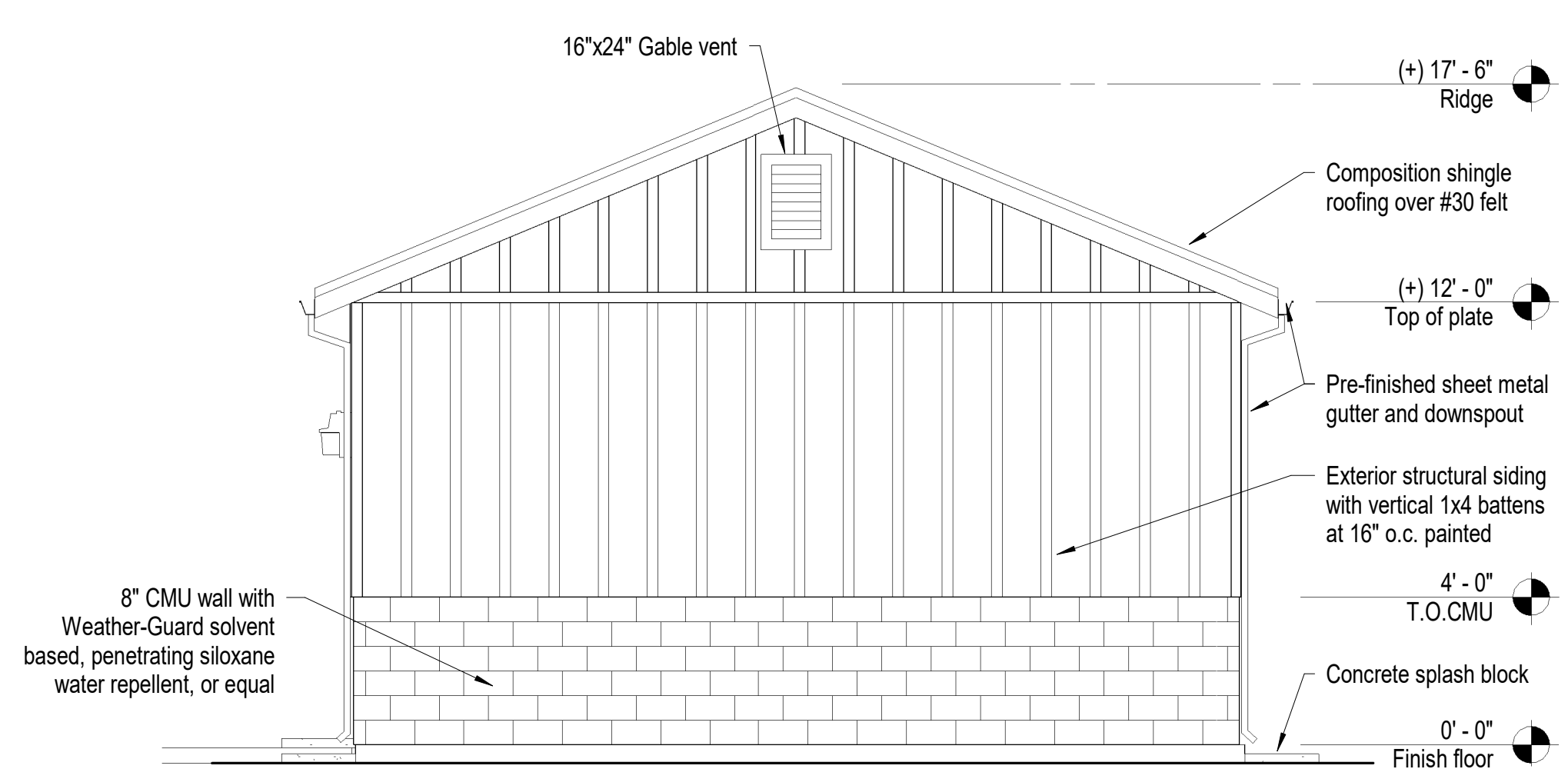
RESPONSIBLE FOR COMPLIANCE
WITH ALL APPLICABLE CODES
ALL WORK SUBJECT TO FIELD
INSPECTION APPROVAL



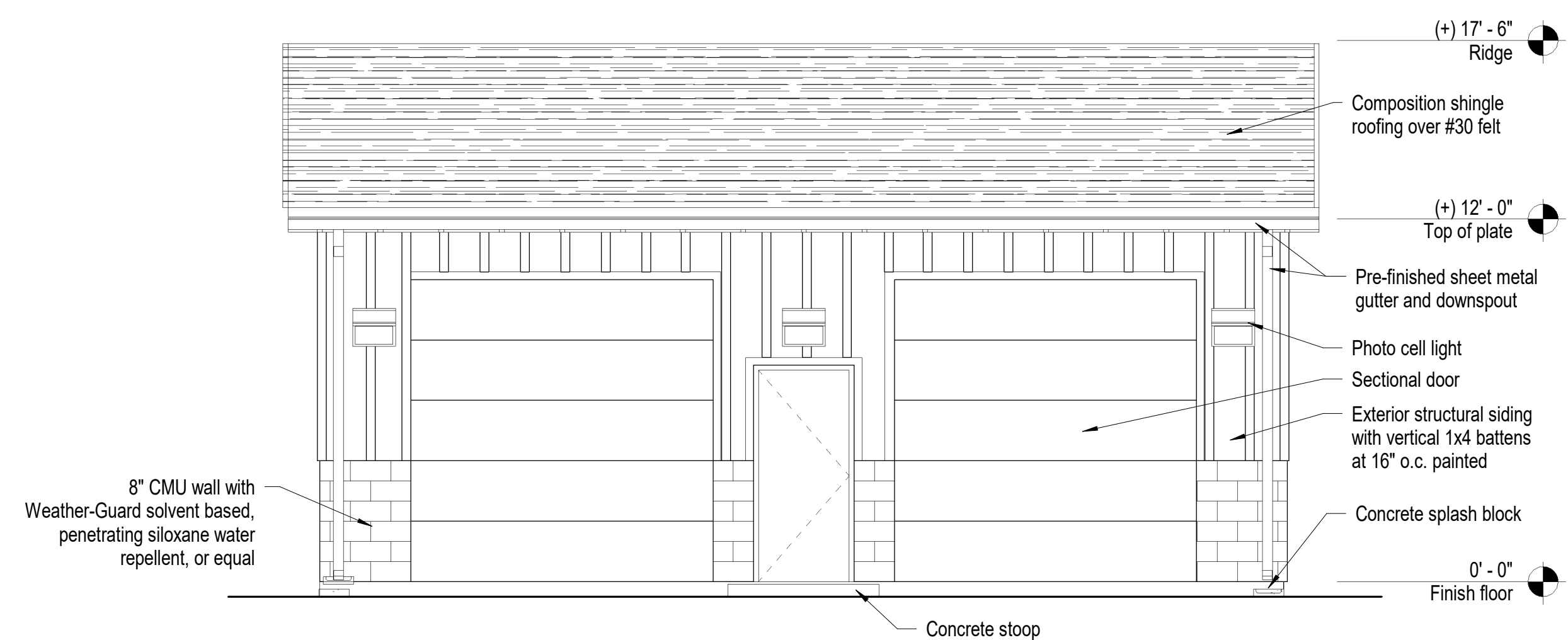
C5 North Elevation
1/4" = 1'-0"



C3 East Elevation
1/4" = 1'-0"



D5 South Elevation
1/4" = 1'-0"



D3 West Elevation
1/4" = 1'-0"

project

**Douglas County Community Development
Johnson Lane Park Storage Building**

**Douglas County Community Development
1594 Esmeralda Avenue
Minden, Nevada 89423**

revisions

No.	Description	Date

drawn by MLM
reviewed by PAC
date 11/10/2022
project number 22018
drawing name

Exterior Elevations

sheet number

A301

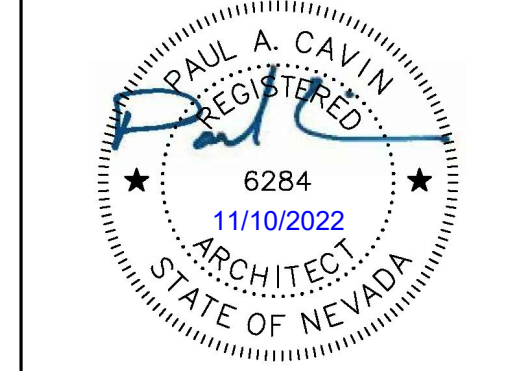
Paul Cavin Architect LLC

1575 Delucchi Lane, Suite 120
Reno, Nevada 89502

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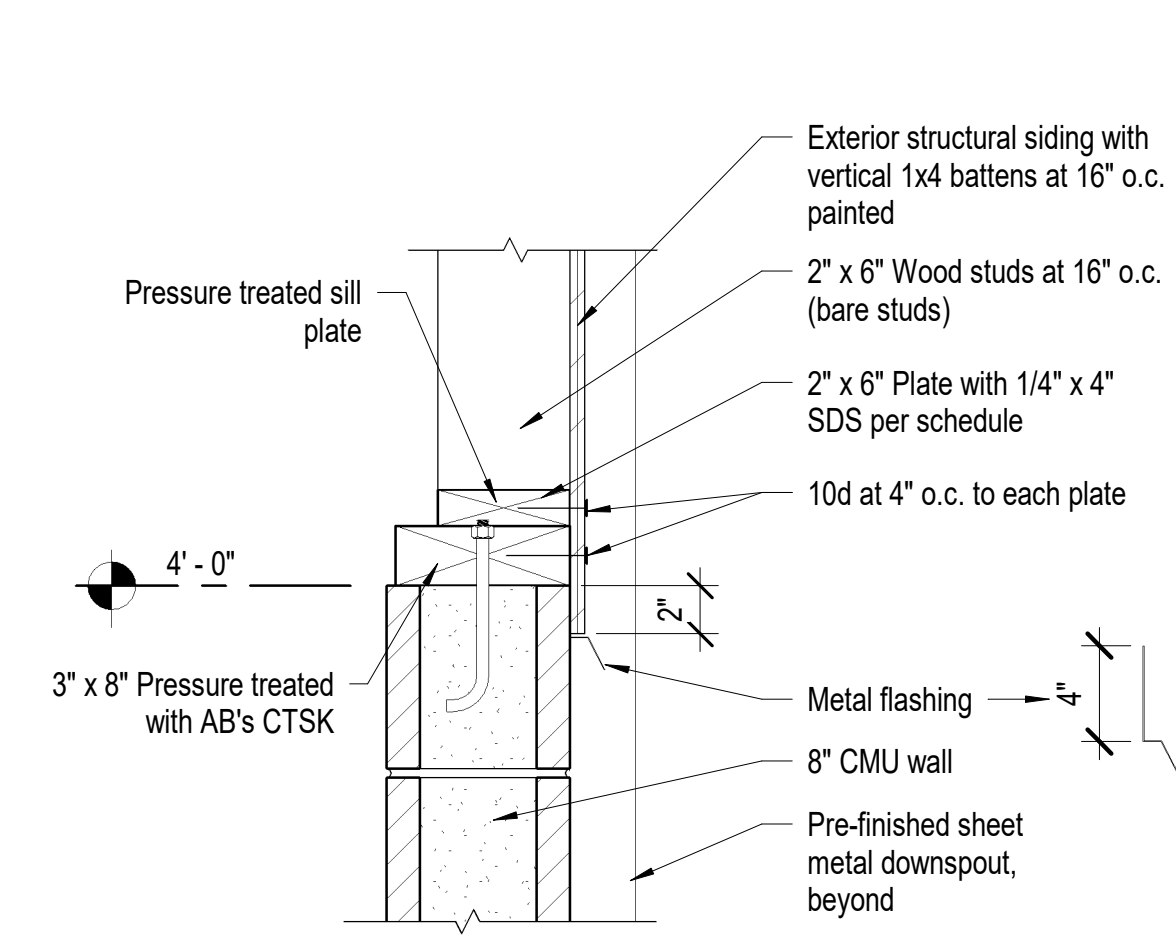
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professional seal

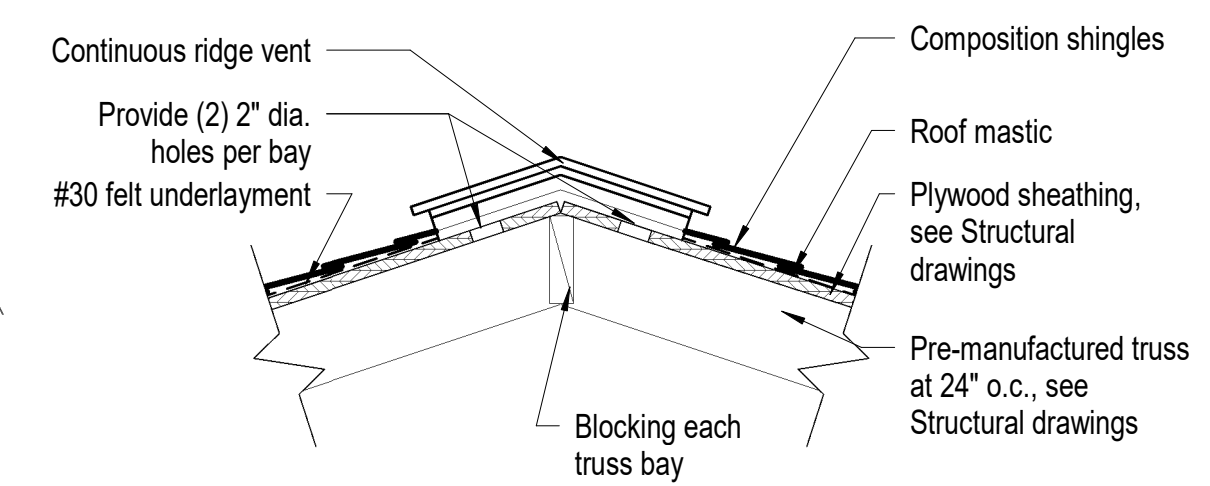


consultant

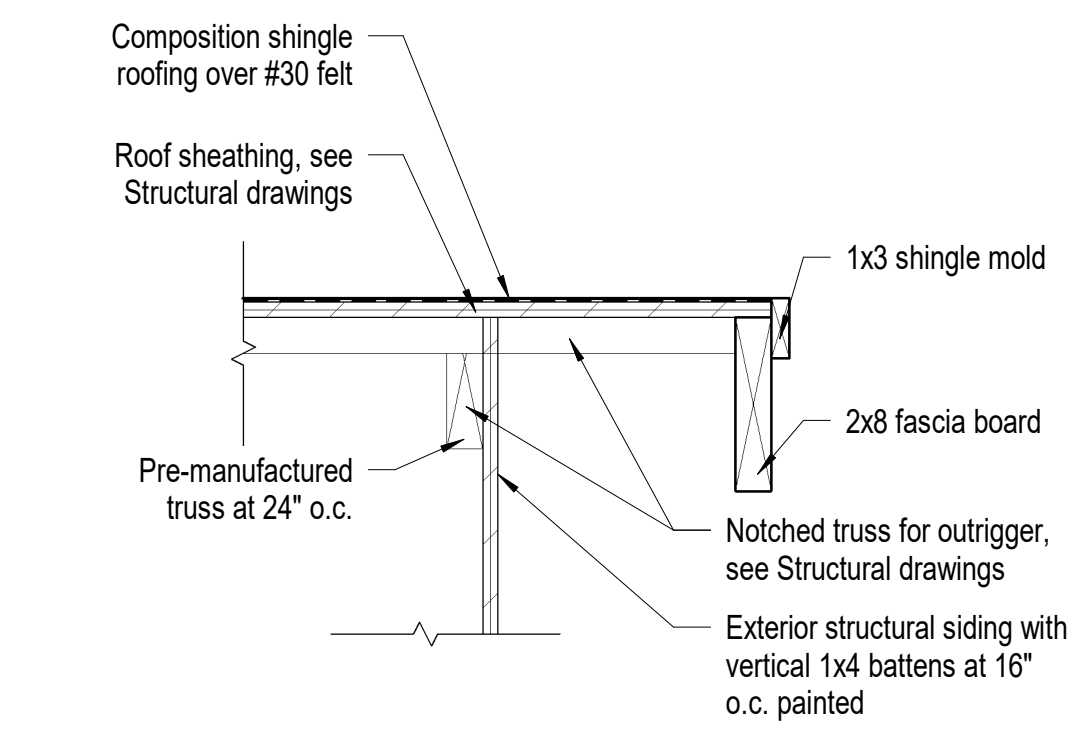
DOUGLAS COUNTY
COMMUNITY DEVELOPMENT
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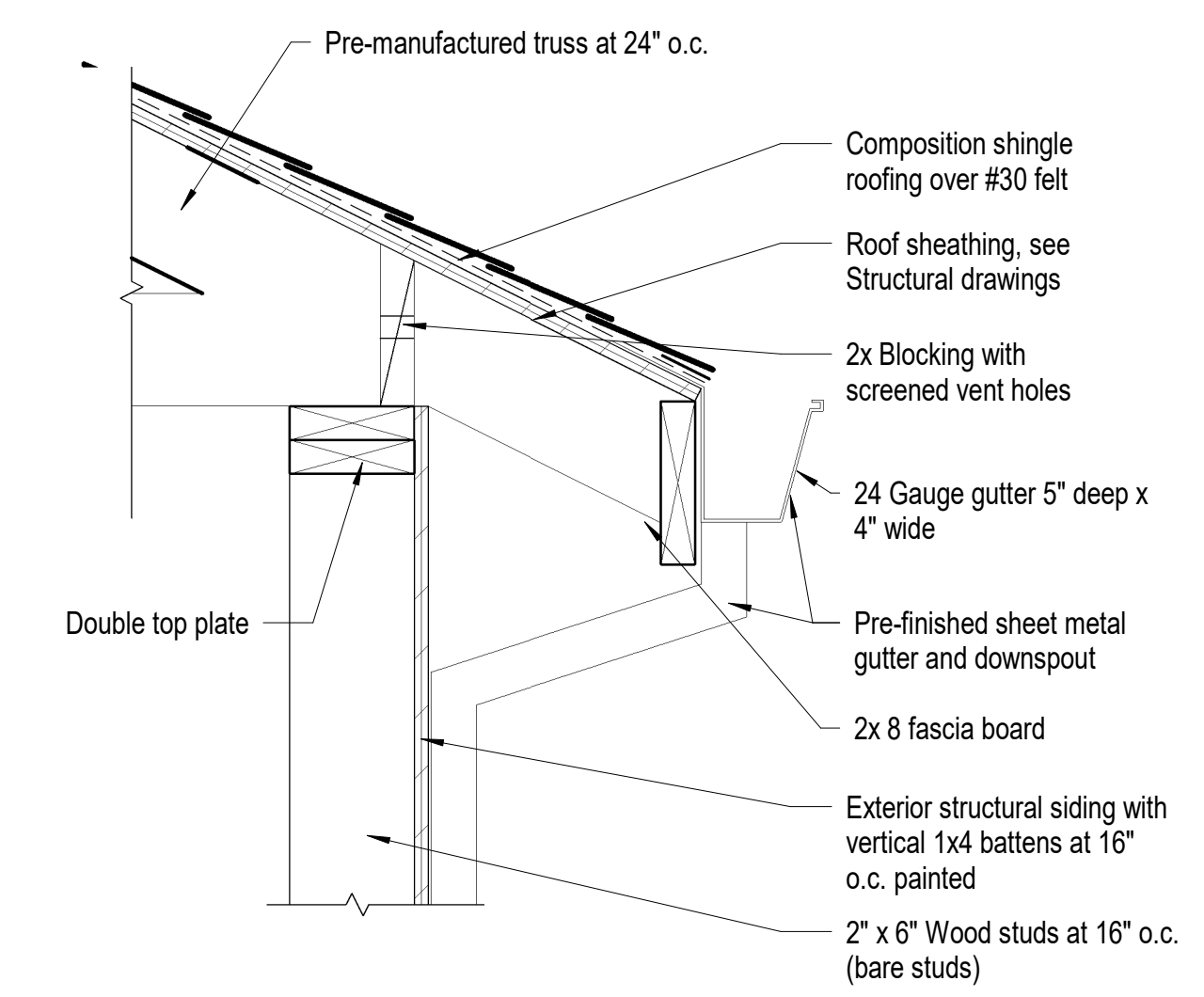
A5 Wall Detail
1 1/2" = 1'-0"



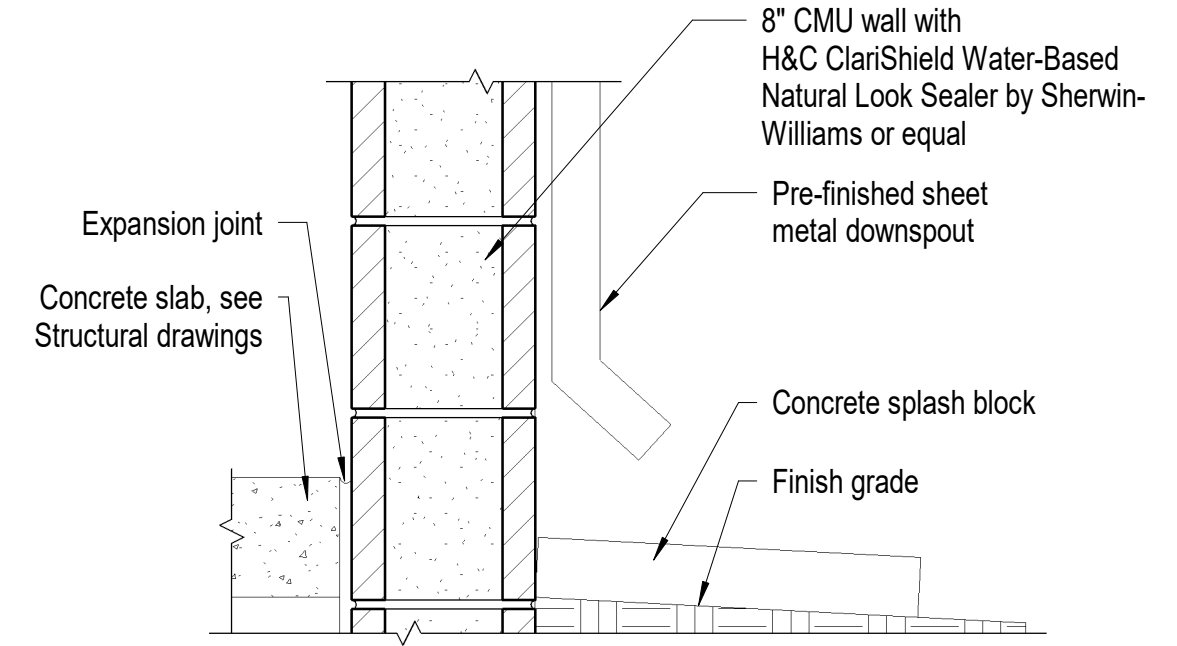
A4 Ridge Vent
1" = 1'-0"



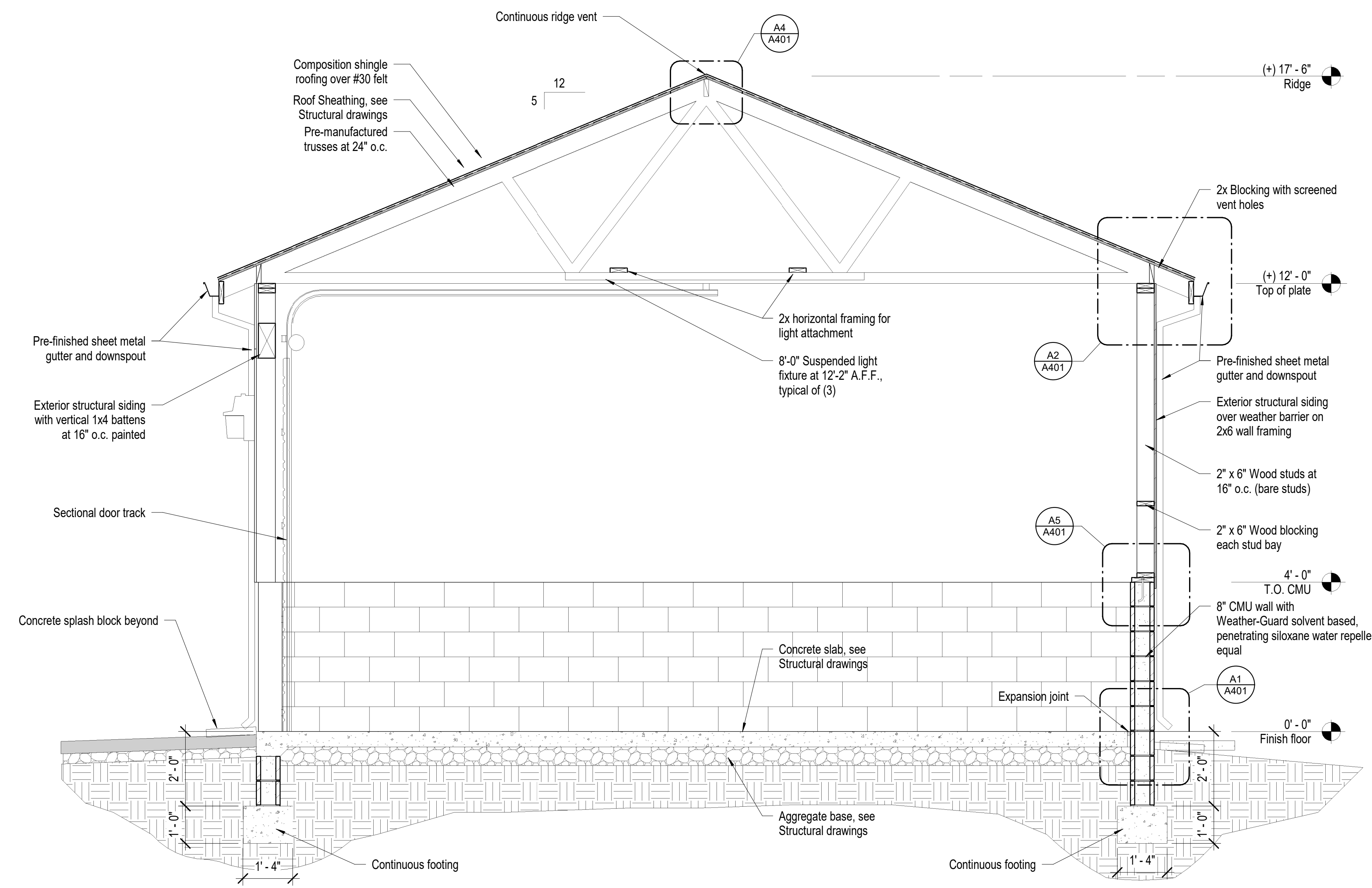
A3 Rake Detail
1 1/2" = 1'-0"



A2 Roof Overhang - Eave
1 1/2" = 1'-0"



A1 Sill Detail
1 1/2" = 1'-0"



D4 Building Section
1/2" = 1'-0"

project

Douglas County Community Development
Johnson Lane Park Storage Building
Douglas County Community Development
1594 Esmeralda Avenue
Minden, Nevada 89423

revisions

No.	Description	Date

drawn by MLM
reviewed by PAC
date 11/10/2022
project number 22018
drawing name

Building Sections

sheet number

A401

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EXP: 12/31/2023 11/10/2022

consultant DOUGLAS COUNTY COMMUNITY DEVELOPMENT BUILDING DIVISION BUILDER AND OWNER RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE CODES AND WORK SUBJECT TO FIELD INSPECTION APPROVAL

CFBR STRUCTURAL INC 5425 LOUIE LANE, RENO, NV

Douglas County Community Development Johnson Lane Park Storage Building Douglas County Community Development 1594 Esmeralda Avenue Minden, Nevada 89423

Table with 3 columns: No., Description, Date. Includes revision information.

drawn by MHC reviewed by CMR date 11/10/2022 project number 22018 drawing name

STRUCTURAL COVER SHEET & NOTES

sheet number

S0.1

STRUCTURAL DESIGN CRITERIA

CODE: 2018 INTERNATIONAL BUILDING CODE (IBC) STRUCTURAL RISK CATEGORY II (NORMAL OCCUPANCY)

SNOW LOADS: GROUND SNOW LOAD, Pg: 40 PSF Ce: 1.0 Is: 1.2 Ss: 1.0 Roof Snow Load, S: 34 PSF

WIND LOADS: BASIC WIND SPEED, V: 120 MPH EXPOSURE CATEGORY: C ENCLOSURE CLASSIFICATION: ENCLOSED (Gc) = 0.18

SEISMIC LOADS: Ss: 0.25 Site Class: D SDS: 1.40 Sd1: 0.14 Sd2: 1.00 Seismic Design Category: D Seismic Force Resisting System(s): WOOD SHEARWALLS (R=6.5) ANALYSIS PROCEDURE: EQUILIBRIAL LATERAL FORCE PROCEDURE BASE SHEAR, V=CaW = 0.23W

SOILS: IBC TABLE 1806.2, CLASS 4 MATERIALS ASSUMED ALLOWABLE SOIL BEARING PRESSURE: 1500 PSF COEFFICIENT OF FRICTION: 0.25 PASSIVE PRESSURE: 250 PCF Frost Depth: 24"

GENERAL

- A. THESE GENERAL NOTES APPLY TO ALL WORK SHOWN IN THE STRUCTURAL DRAWINGS... B. THE CONTRACTOR SHALL COMPLY WITH ALL GENERAL NOTES AND TYPICAL DETAILS SHOWN... C. ALL WORK SHALL COMPLY WITH THE MINIMUM STANDARDS OF THE CURRENT ADOPTED BUILDING CODE... D. THE STRUCTURAL DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE... E. THE CONTRACTOR SHALL BE DIRECTLY RESPONSIBLE FOR VERIFYING ALL DIMENSIONS... F. IN THE EVENT EXISTING CONDITIONS ARE FOUND TO BE DIFFERENT FROM THOSE SHOWN... G. NO CHANGES OR DEVIATIONS FROM THE PLANS AND SPECIFICATIONS WILL BE ALLOWED... H. DO NOT SCALE THE DRAWINGS... I. THE CONTRACTOR SHALL BE DIRECTLY RESPONSIBLE FOR COORDINATING THE FOLLOWING TYPES OF ITEMS... J. THE CONTRACTOR SHALL BE DIRECTLY RESPONSIBLE FOR COORDINATING THE FOLLOWING TYPES OF ITEMS... K. THE CONTRACTOR SHALL BE DIRECTLY RESPONSIBLE FOR COORDINATING THE FOLLOWING TYPES OF ITEMS...

EARTHWORK

- A. EARTHWORK REQUIREMENTS AND FOUNDATIONS DESIGNS ARE BASED ON COMMON LOCAL PRESUMPTIVE SOIL DESIGN VALUES... B. WHERE REQUIRED, A SOILS ENGINEER SHALL BE RETAINED TO REVIEW AND APPROVE ALL EARTHWORK MATERIALS... C. STRIP SITE, CLEAR ALL DEBRIS, PAVING AND ORGANICS, AND EXCAVATE AS REQUIRED... D. AFTER EXCAVATIONS ARE COMPLETE AND PRIOR TO PLACEMENT OF ANY FILL OR FOUNDATIONS... E. EXISTING SOILS MAY BE ACCEPTABLE AS ENGINEERED FILL... F. PLACE FILL AND BACKFILL IN UNIFORM HORIZONTAL LIFTS... G. ALL CONCRETE SLABS-ON-GRADE, STEPS AND FLATWORK SHALL BE UNDERLAIN WITH AGGREGATE... H. TRENCHING AND BACKFILL FOR UTILITIES SHALL COMPLY WITH THE REQUIREMENTS... I. BOTTOMS OF ALL FOUNDATIONS SHALL BE LEVEL... J. COORDINATE REQUIREMENTS FOR WATERPROOFING... K. CONTRACTOR SHALL PROVIDE DESIGN AND INSTALLATION OF ANY AND ALL GRIBBING... L. CONTRACTOR SHALL COMPLY WITH LOCAL ORDINANCES FOR DUST CONTROL... M. ALL FOOTINGS SHALL BE FOUNDED A MINIMUM OF 24" BELOW ADJACENT EXTERIOR FINISHED GRADE...

CAST-IN-PLACE CONCRETE

- A. ALL CONCRETE WORK SHALL CONFORM TO THE REQUIREMENTS OF THE ACI MANUAL OF CONCRETE PRACTICE... B. FOUNDATIONS & INTERIOR SLABS ON GRADE... C. CONCRETE DESIGN ON THIS PROJECT IS BASED ON Fc = 2500 PSI... D. ALL CONCRETE MIXES SHALL UTILIZE ASTM C150 TYPE II LOW ALKALI CEMENT... E. CONCRETE SLUMP SHALL NOT EXCEED 3" WHEN TESTED... F. ALL NON-SHRINK GROUT AND DRYPACK SHALL BE A PREMIXED, NON-METALLIC... G. REINFORCING SHALL BE DEFORMED BARS CONFORMING TO ASTM A615 GRADE 60... H. WELDED WIRE FABRIC (W/F) WITH PLAN REINFORCING WIRE SHALL CONFORM TO ASTM A108... I. ALL REINFORCING SHALL BE DETAILED, FABRICATED AND PLACED IN CONFORMANCE WITH ACI 318... J. COVERAGE FOR REINFORCING SHALL BE THE CLEAR DISTANCE FROM FACE OF CONCRETE... K. REINFORCING SPLICES SHALL BE MADE ONLY WHERE INDICATED... L. CONSOLIDATE CONCRETE PLACED IN FORMS... M. ADDITIVES CONTAINING CALCIUM CHLORIDE SHALL NOT BE USED... N. DESIGN CONCRETE FORMS AS RECOMMENDED IN ACI 311... O. USE NEW OR PROPERLY CLEANED LIKEN-FORM MATERIALS... P. CLEAN AND ROUGHEN CONSTRUCTION JOINTS AND LIGHTLY MOISTEN FORMS... Q. CONCRETE FINISHES: 1. INTERIOR FLATWORK: SCREED TO AN EVEN, LEVEL PLANE... 2. EXTERIOR FLATWORK: AS ABOVE EXCEPT FOLLOWED WITH A MEDIUM BROOM FINISH... R. ALL EXPOSED CONCRETE EDGES SHALL BE CHAMFERED 3/4" OR TOOLED TO A 1/2" RADIUS... S. FINISH AND MEASURE SLAB SURFACES 50 GAP AT ANY POINT... T. CONCRETE CURING AND PROTECTION REQUIREMENTS: 1. FRESHLY DEPOSITED CONCRETE SHALL BE CURED AND PROTECTED... 2. INTERIOR SLABS TO BE COVERED... 3. INTERIOR SLABS TO BE EXPOSED WITH CURE AND SEAL FINISH... U. DEFECTIVE WORK: 1. ANY CONCRETE NOT FORMED AS SHOWN OR NOT MEETING THE INTENDED LINES... 2. SLAB CRACKS, EDGE CURLING AND SURFACES NOT MEETING FINISH... V. CONSTRUCTION JOINTS WILL NOT BE PERMITTED... W. ALL CONDUITS AND UTILITIES AT SLABS ON GRADE SHALL BE PLACED IN THE BASE MATERIALS... X. LEAVE CONCRETE SURFACES BROOM CLEAN AND REMOVE ALL DEBRIS...

ROUGH CARPENTRY

- A. FRAMING LUMBER SHALL BE DOUGLAS FIR WITH A MAXIMUM MOISTURE CONTENT OF 19%... 1. PLATES, BRIDGING AND BLOCKING... 2. 2x AND 3x STUDS... 3. 4x AND LARGER FRAMING... 4. 2x AND 3x FRAMING, UP TO 8' NOMINAL DEPTH... 5. 2x AND 3x FRAMING, OVER 8' NOMINAL DEPTH... B. MANUFACTURED LUMBER PRODUCTS SHALL BE AS MANUFACTURED BY "TRUE JOIST" OR APPROVED EQUAL... 1. PARALLEL STRAND LUMBER (PSL)... 2. LAMINATED VENEER LUMBER (LVL)... 3. LAMINATED STRAND LUMBER (LSL)... C. PRE-MANUFACTURED WOOD CHORD JOISTS WITH PLYWOOD OR ROD WEBBS... D. CUT FRAMING MEMBERS SQUARE AND TO ACCURATE LENGTH TO OBTAIN FULL BEARING... E. DO NOT NAIL FRAMING, EXCEPT WHERE SHOWN IN DETAILS... F. NAILING SHALL BE IN ACCORDANCE WITH THE FASTENING SCHEDULE IN BUILDING CODE... G. FRAMING ANCHORS, STRAPS, CONNECTIONS, HANGERS, ETC., SHALL BE SIMPSON STRONG TIE... H. PLATES, LEDGERS, ETC. ATTACHED DIRECTLY TO CONCRETE OR MASONRY... I. ALL CONNECTORS AND FASTENERS IN CONTACT WITH PRESSURE TREATED OR FIRE-RETARDANT-TREATED LUMBER... J. ALL SOLE PLATE ANCHOR BOLTS TO HAVE MINIMUM 3"x3"x1/4" PLATE WASHERS... K. SHEATHING SHALL CONFORM STRUCTURALLY TO APA STANDARDS AND TO U.S. PRODUCT STANDARD PS-1... L. METAL-PLATE-CONNECTED WOOD TRUSSES: A. FACTORY FABRICATED METAL PLATE CONNECTED WOOD TRUSSES... B. DESIGN TRUSSES FOR THE FOLLOWING LOADS: • TC DEAD LOAD = 10 PSF • BC LIVE LOAD = 10 PSF • SEE ROOF FRAMING PLANS FOR SPECIAL LOADS... C. LIMIT TRUSS DEFLECTIONS TO L/360 FOR LIVE LOADS AND L/240 FOR TOTAL LOADS... D. SEE DRAWINGS FOR TRUSS CONFIGURATIONS... E. MINIMUM MEMBER SIZES SHALL BE 2x6 TOP CHORDS AND 2x4 FOR ALL OTHER MEMBERS... F. TRUSSES SHALL BE MARKED BY THE FABRICATOR AT LOCATIONS... G. CONNECTORS BETWEEN TRUSS ELEMENTS ARE THE RESPONSIBILITY... H. BUILT-UP GIRDER TRUSSES... I. GABLE END TRUSSES SHALL HAVE 2x VERTICALS... J. TRUSS DESIGNER TO ACCOUNT FOR THE WEIGHT OF ALL MECHANICAL EQUIPMENT... K. TRUSS MANUFACTURER TO ALLOW FOR ATTIC ACCESS... L. GAMBER TRUSSES FOR 1.5 TIMES THE DEAD LOAD DEFLECTION...

MASONRY

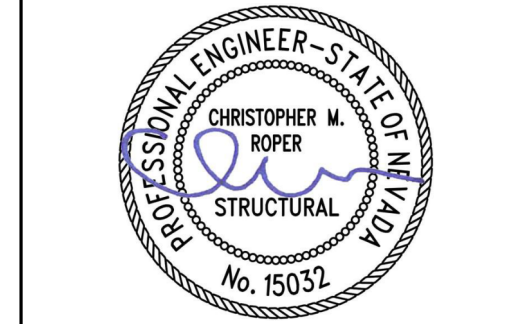
- A. ALL MASONRY WORK SHALL CONFORM TO THE REQUIREMENTS OF THE 2018 BUILDING CODE... B. CONCRETE MASONRY UNITS SHALL CONFORM TO ASTM C90 WITH A MINIMUM COMPRESSIVE STRENGTH OF 2000 PSI... C. MORTAR SHALL CONFORM TO ASTM C270, TYPE M WITH A MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI... D. GROUT SHALL CONFORM TO ASTM C416 WITH A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI... E. REINFORCING SHALL BE DEFORMED BARS CONFORMING TO ASTM A615, GRADE 60... F. BARS SHALL BE LAPPED A MINIMUM OF 48 DIAMETERS... G. REINFORCING SHALL TAKE PRECEDENCE OVER THE LOCATION OF CONDUITS... 1. PLACE CONDUIT IN NON-REINFORCED CELLS OR BOND BEAMS... 2. NO CONDUIT SHALL BE PLACED WITHIN 8" OF ANY JAMB... 3. CELLS OR BOND BEAMS CONTAINING MORE THAN (1) REINFORCING BAR... 4. CELLS OR BOND BEAMS REINFORCED WITH A SINGLE BAR... 5. NON-REINFORCED CELLS OR BOND BEAMS... 6. LAYOUT CONDUIT AND PROVIDE ALL NECESSARY PROVISIONS...

- H. BEFORE MASONRY IS PLACED ON CONCRETE, THOROUGHLY CLEAN CONCRETE OF ALL LANTANE AND LOOSE MATERIAL... I. LAY BLOCK IN RUNNING BOND IN 3/8" FULL SHOVELED HEAD AND BED JOINTS... J. ALL CELLS SHALL BE GROUTED SOLID IN 8'-0" MAXIMUM LIFTS... K. PROTECT MASONRY WORK AS REQUIRED BY ACI 530.1 FOR GOOD WEATHER, HOT WEATHER AND MOISTURE.

Table with 3 columns: STANDARD ABBREVIATIONS, SYMBOLS, and DESCRIPTIONS. Includes terms like JOIST, STUD, KIPS, SQUARE INCH, ANGLE, FEET, etc.

SHEET INDEX table with columns: Sheet Number, Sheet Name, Sheet Issue Date. Lists sheets 50.1 through 53.1.

STRUCTURAL LEGEND table with columns: BEAM SIZE, SYMBOLS, and DESCRIPTIONS. Includes symbols for WOOD BEAM, STEEL BEAM, CONCRETE PEDESTAL, etc.



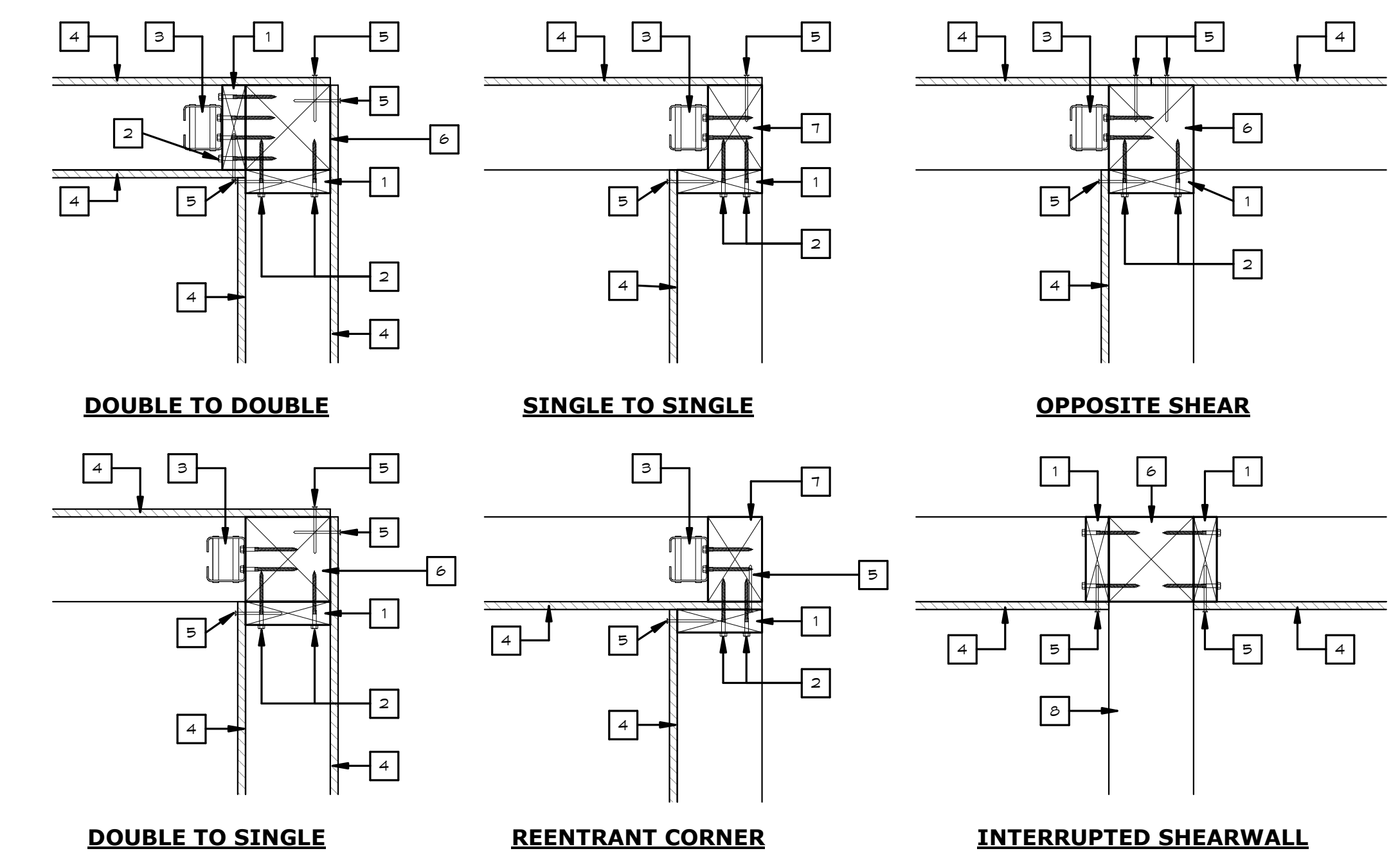
CFBR STRUCTURAL GROUP, LLC DOUGLAS COUNTY COMMUNITY DEVELOPMENT BUILDING DIVISION BUILDER AND OWNER RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE CODES AND SUBJECT TO FIELD INSPECTION APPROVAL 5425 LOUIE LANE, RENO, NV

Douglas County Community Development Johnson Lane Park Storage Building Douglas County Community Development 1594 Esmeralda Avenue Minden, Nevada 89423

Table with 3 columns: No., Description, Date. Contains one empty row.

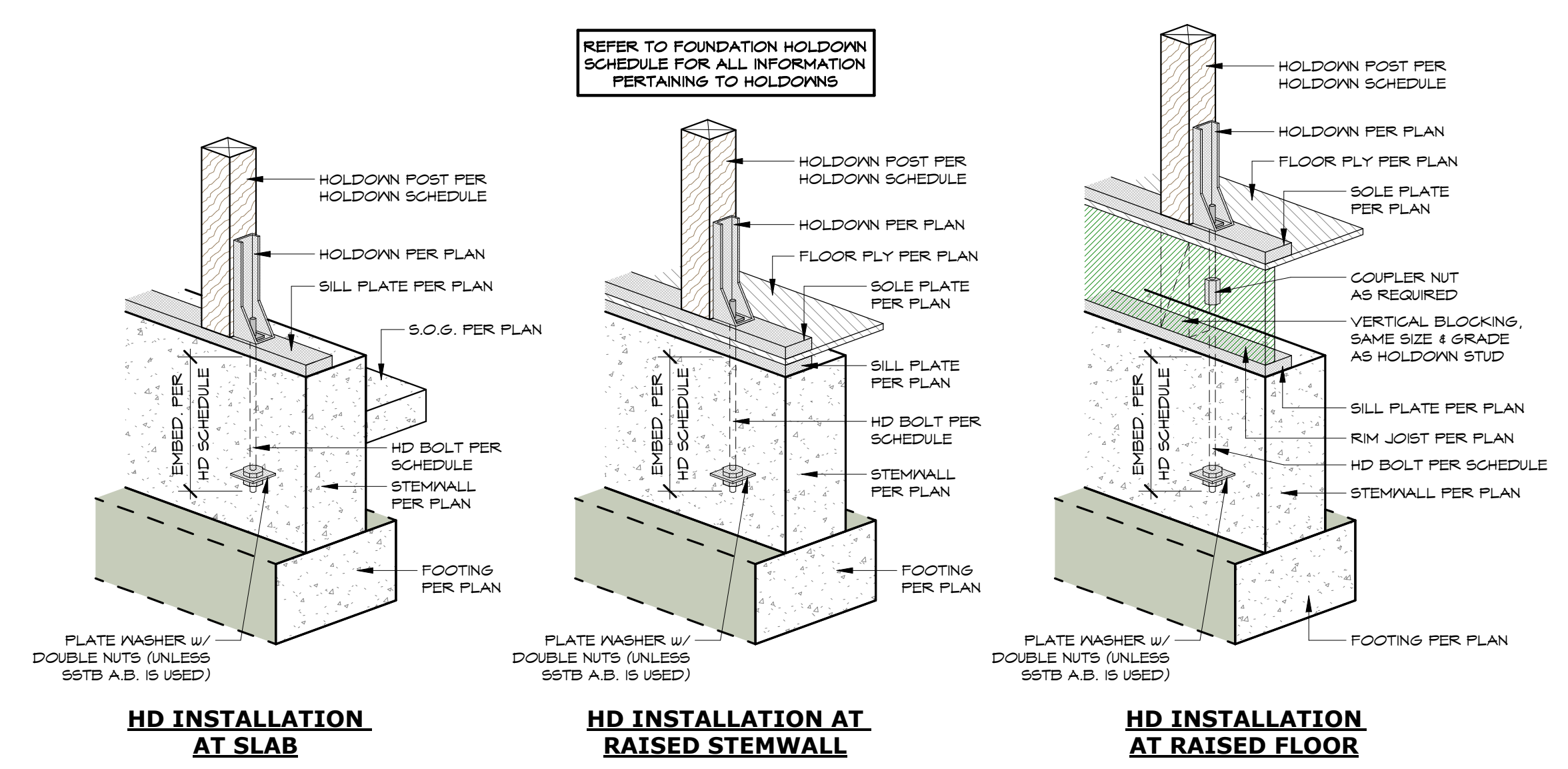
drawn by MHC reviewed by TWC date 11/10/2022 project number 22018 drawing name

TYPICAL DETAILS



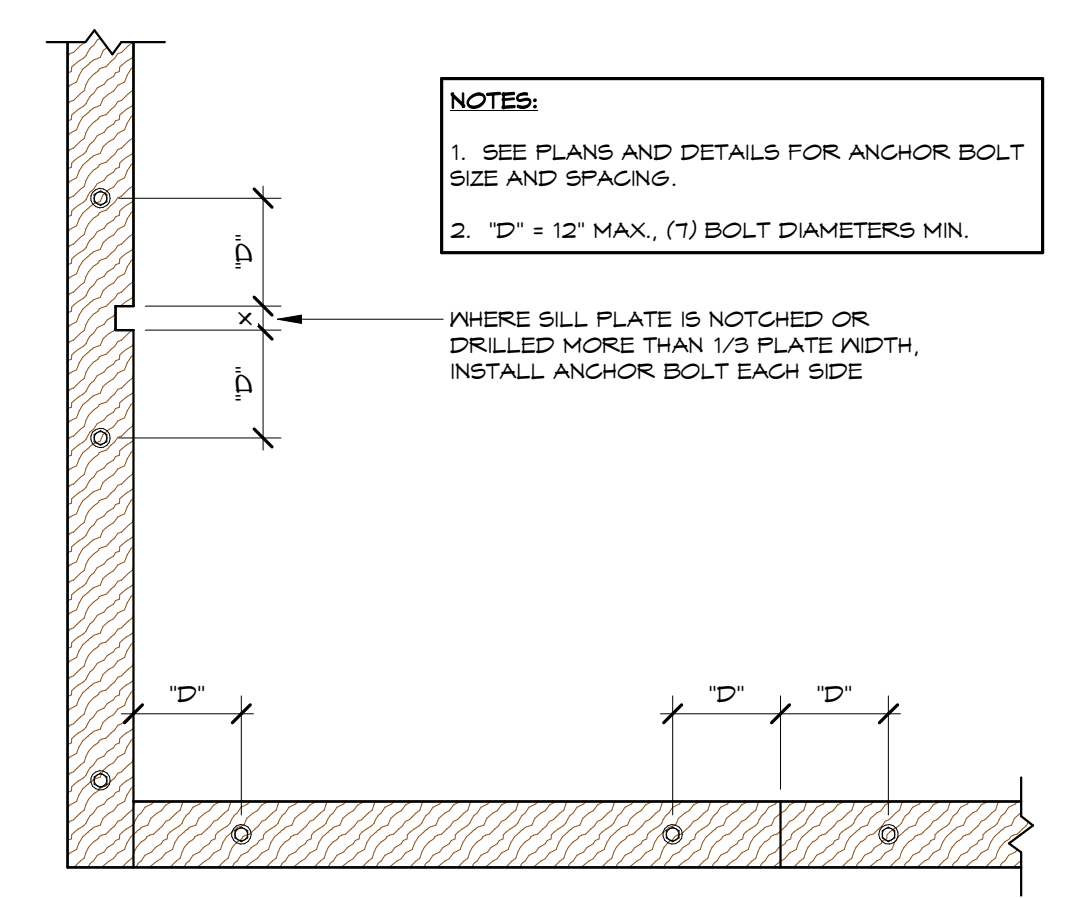
- LEGEND: 1. 2X OR 3X MEMBER RECEIVING SHEARWALL... 2. FOR TYPE 6' x 4' SHEARWALLS... 3. HOLDOWN PER PLAN... 4. SHEAR FLY PER PLAN... 5. EDGE NAILING... 6. SOLID FRAMING... 7. HOLDOWN POSTS / STUDS... 8. CROSS WALL INTERRUPTING SHEARWALL.

- NOTES: 1. SIMILAR SITUATIONS GET SIMILAR CONNECTIONS. 2. EVERY EXTERIOR / PERIMETER / LOAD BEARING CORNER SETS MINIMUM (3) STUDS OR (1) HOLDOWN POST & (1) STUD.

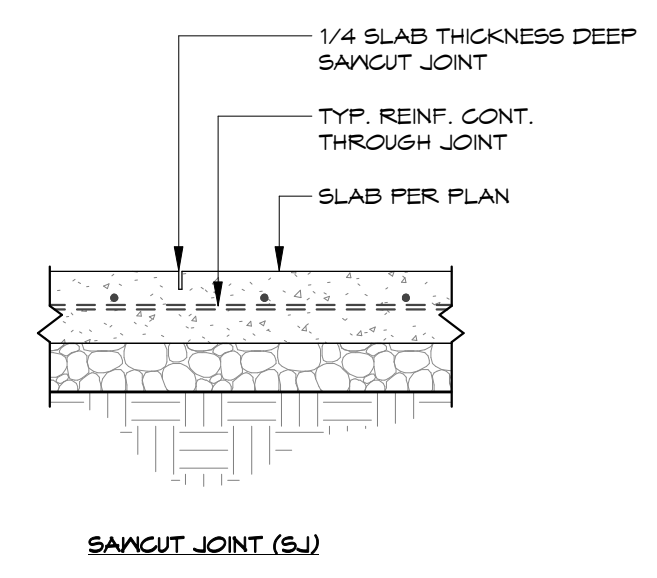


9 Typ. Holdown in Corner 1 1/2" = 1'-0"

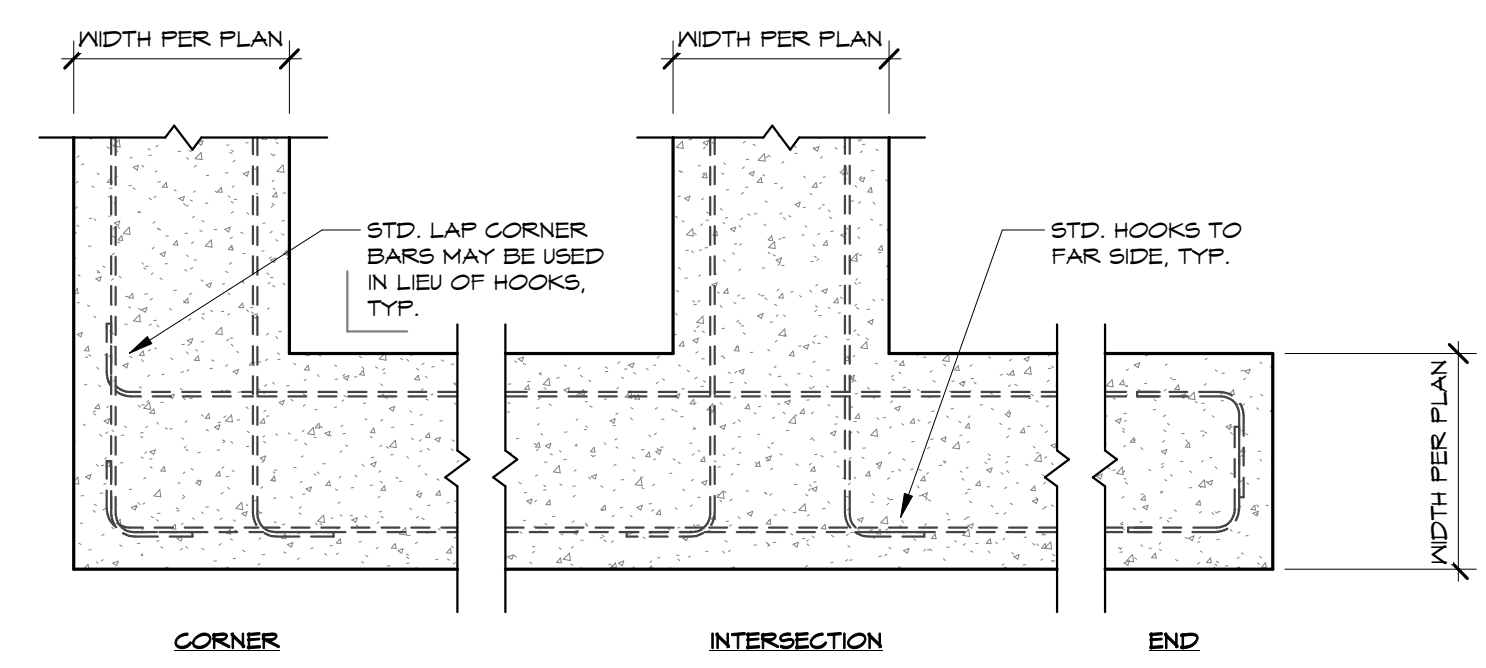
8 Typ. Foundation Holdown Detail 3/4" = 1'-0"



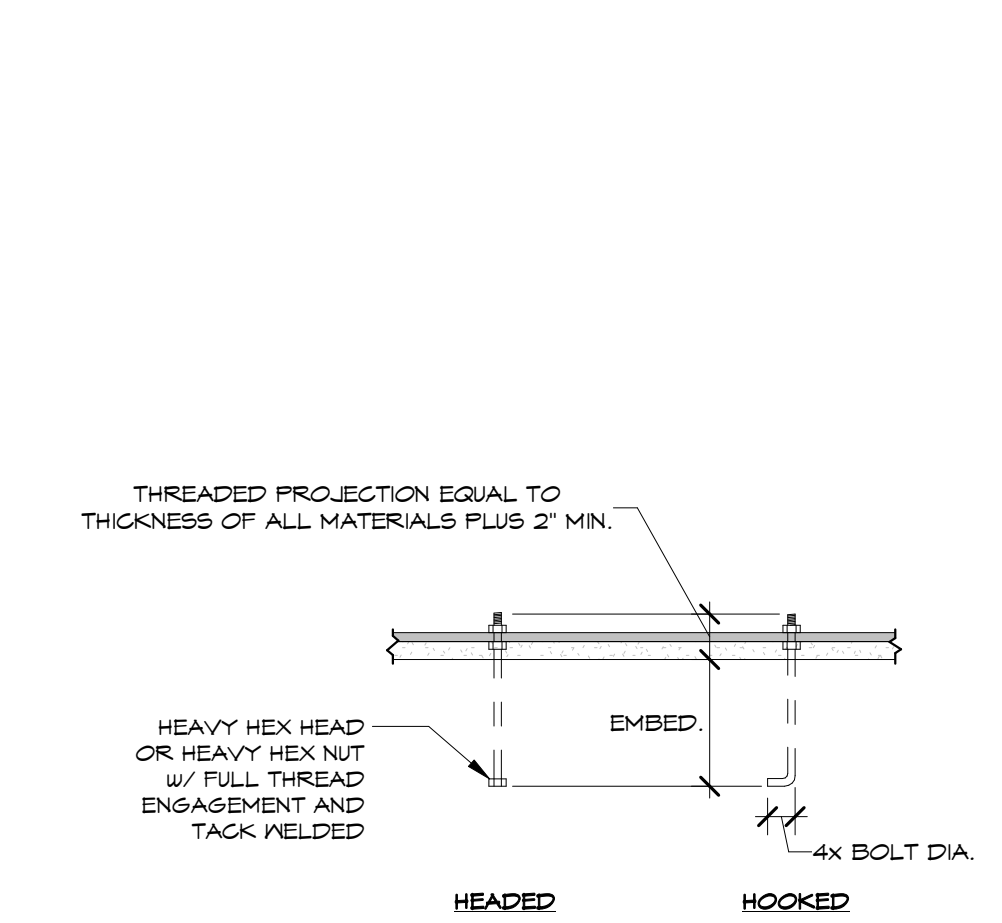
7 Typ. Sill Plate Detail 3/4" = 1'-0"



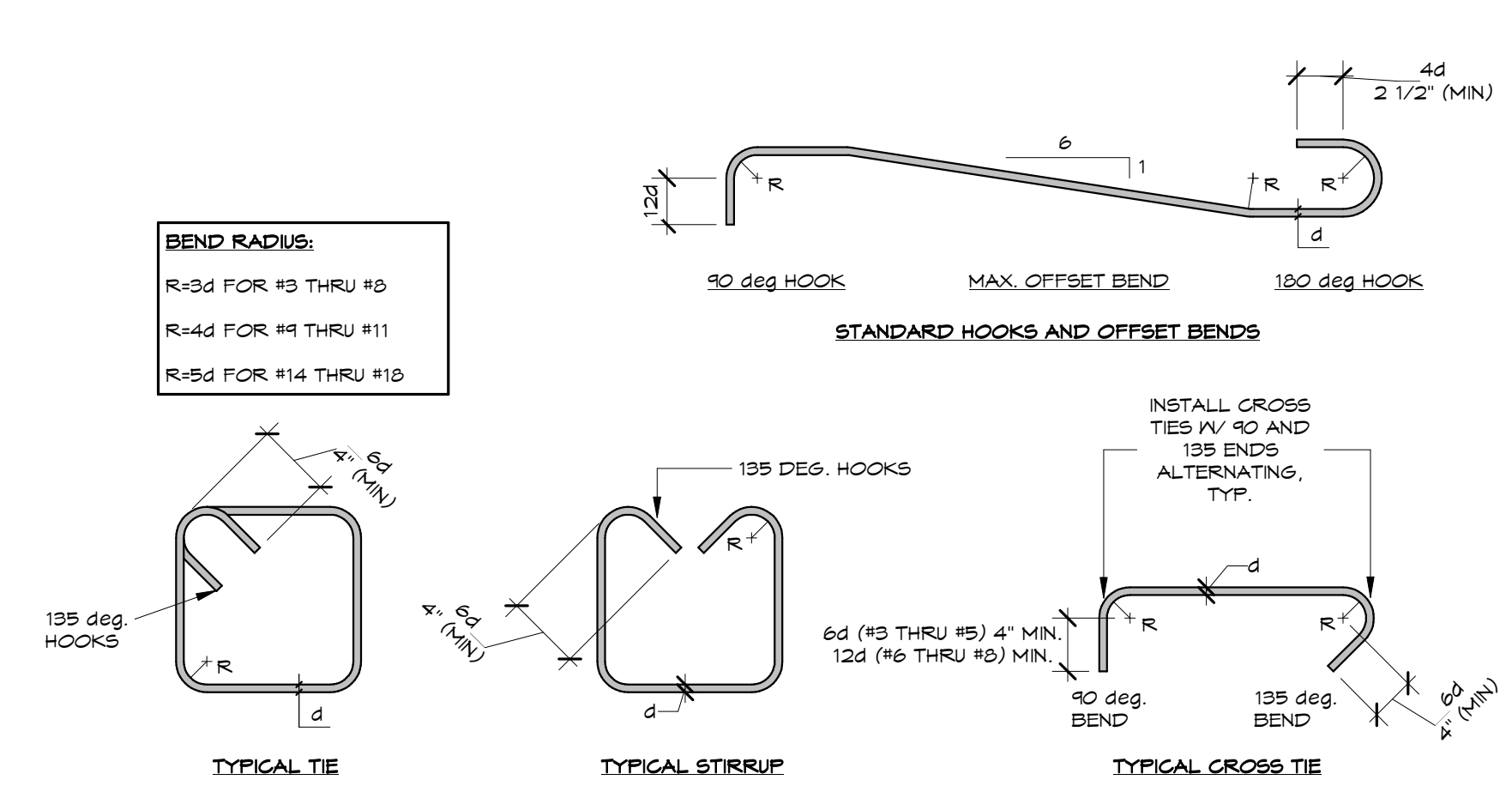
6 Typ. Slab Joints 3/4" = 1'-0"



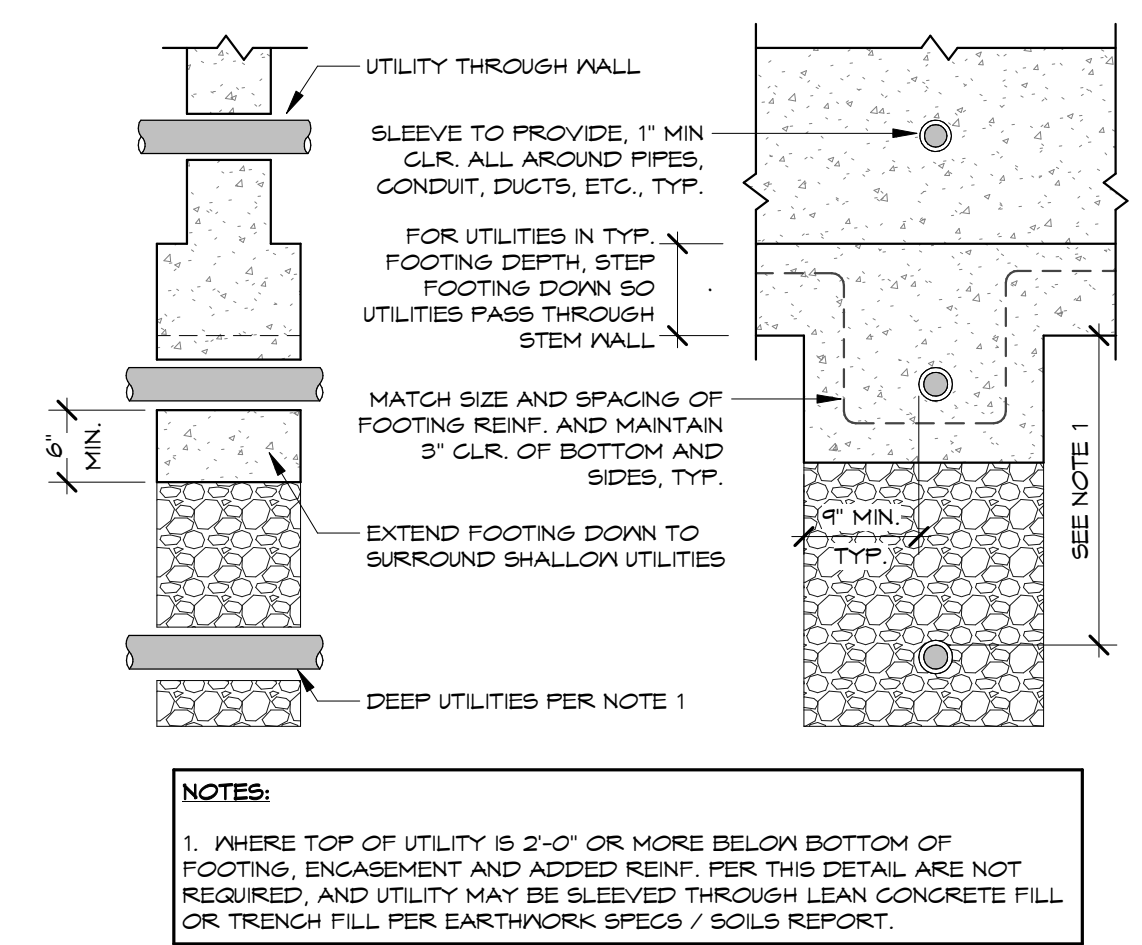
5 Typ. Continuous Footing Reinforcing 3/4" = 1'-0"



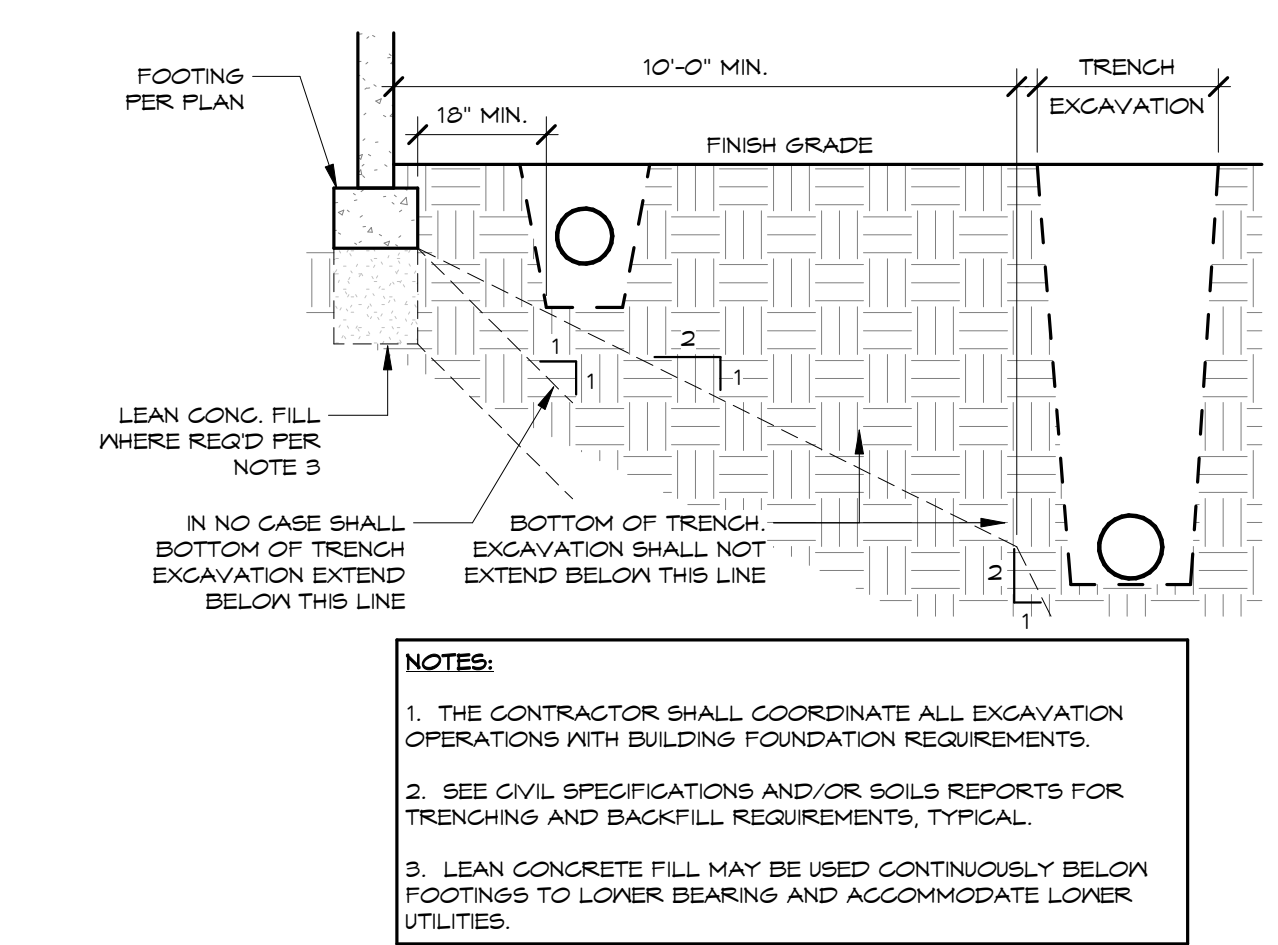
4 Typ. Anchor Bolts in Concrete 3/4" = 1'-0"



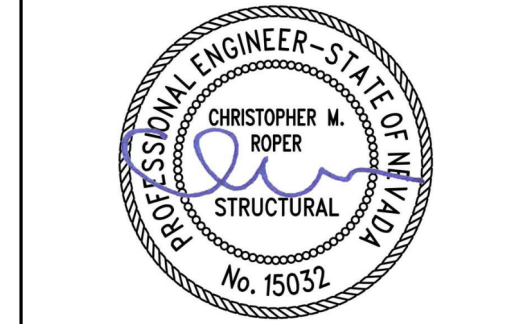
3 Typ. Rebar Hooks and Bends 3/4" = 1'-0"



2 Typ. Utility Through Stemwall or Continuous Footing 3/4" = 1'-0"



1 Typ. Trench Excavation Parallel to Footing 3/4" = 1'-0"



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5425 LOUIE LANE, RENO, NV

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Douglas County Community Development
Johnson Lane Park Storage Building

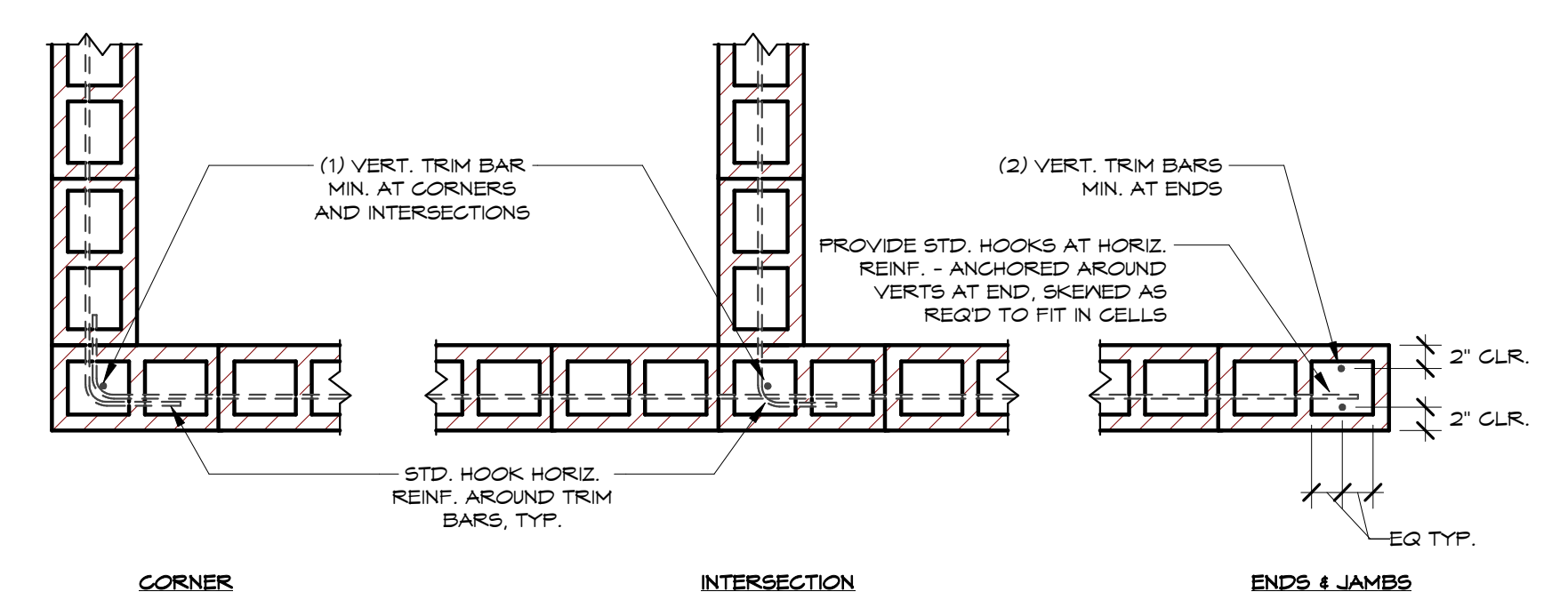
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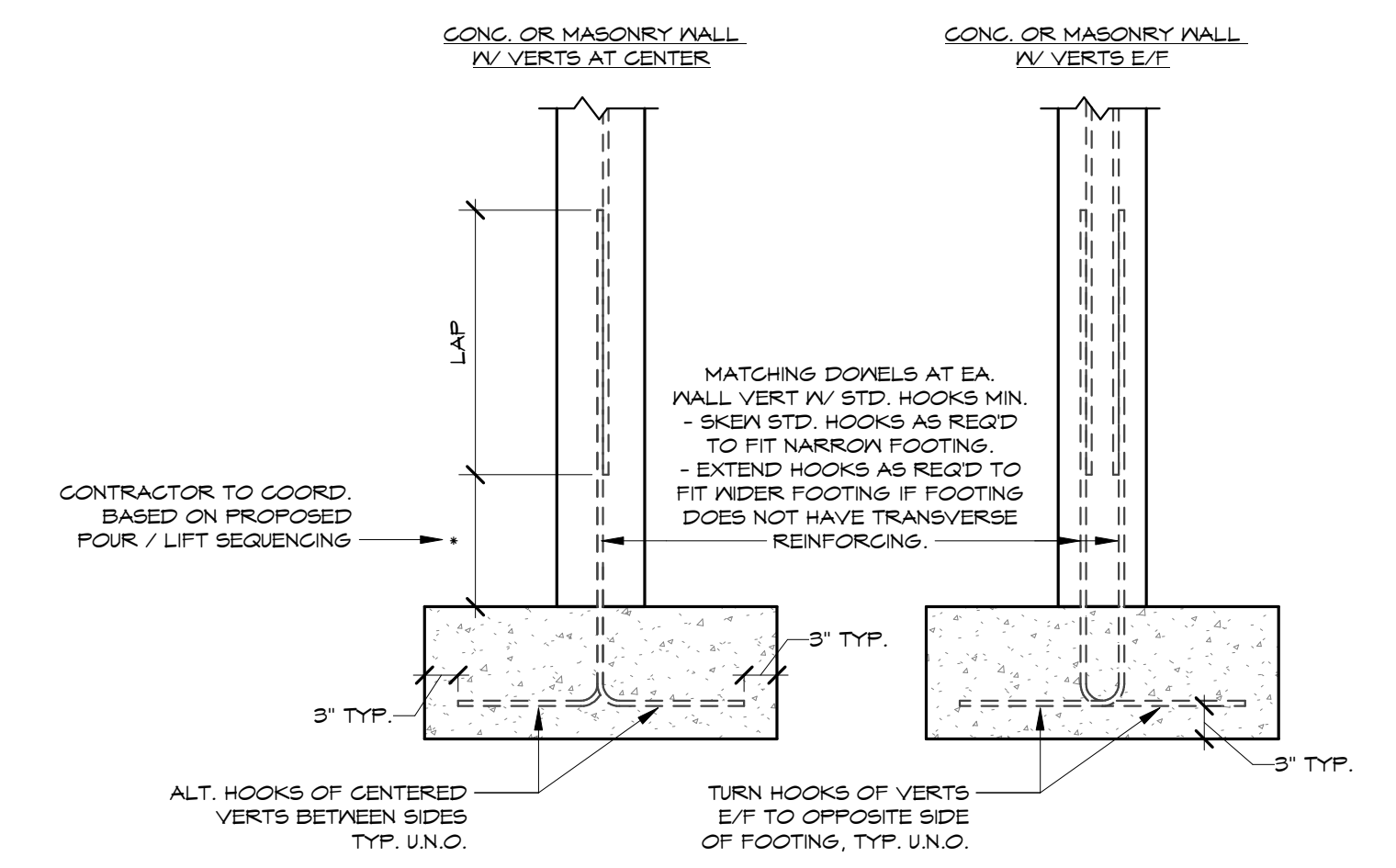
drawn by: MHC
reviewed by: TWC
date: 11/10/2022
project number: 22018
drawing name:

TYPICAL DETAILS

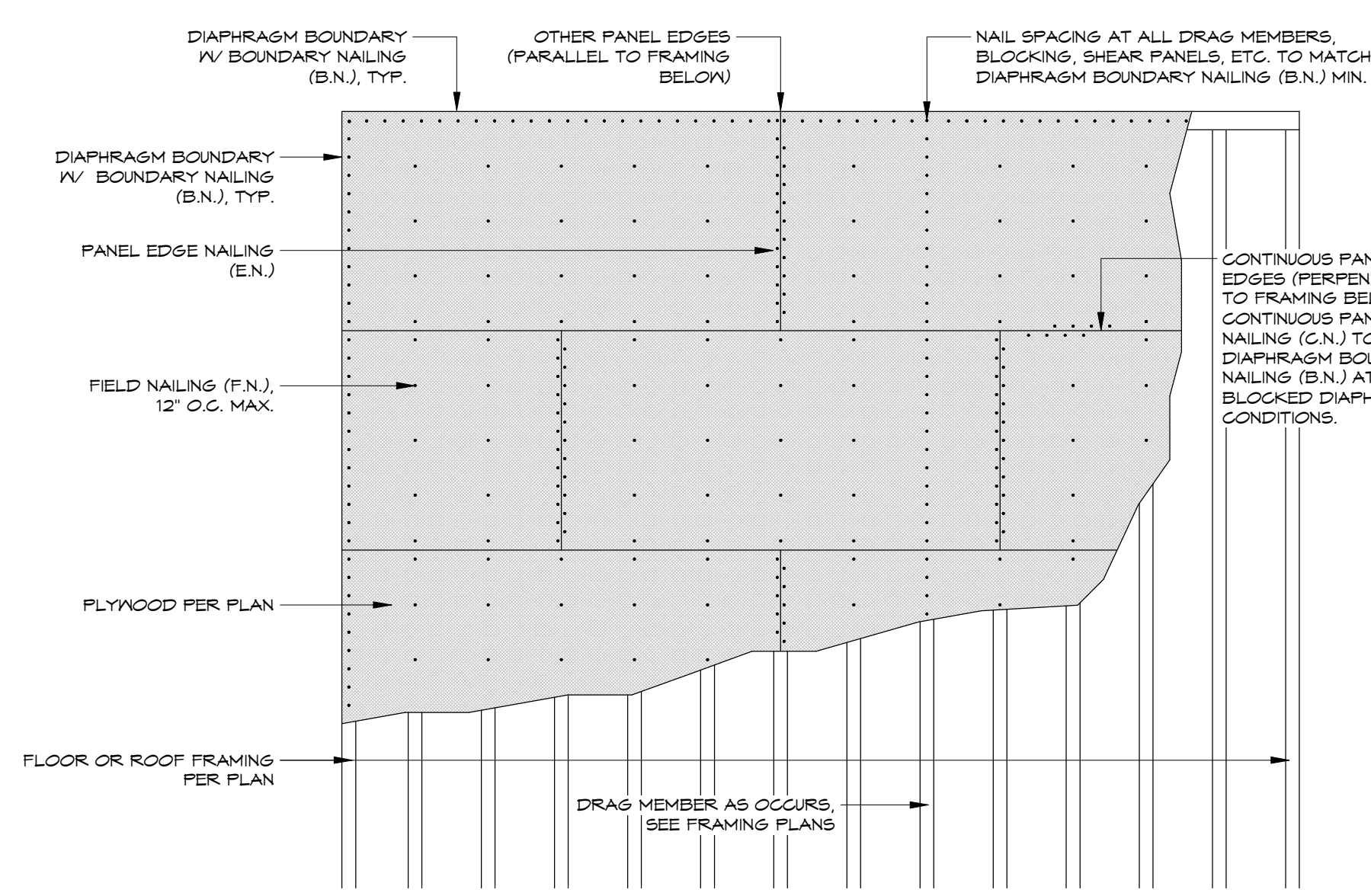
- NOTES:**
1. VERT. TRIM BAR SIZE TO MATCH TYP. VERT. WALL REINF. SIZE U.N.O.
 2. CORNER BARS PROVIDING 48 DIA. LAP EA. DIRECTION MAY BE USED IN LIEU OF STD. HOOKED HORIZ. BARS. CORNER BAR SIZE TO MATCH TYP. HORIZ. WALL REINF. SIZE U.N.O.



7 Typ. Masonry Wall Reinf. at Corners, Intersections and Ends
3/4" = 1'-0"

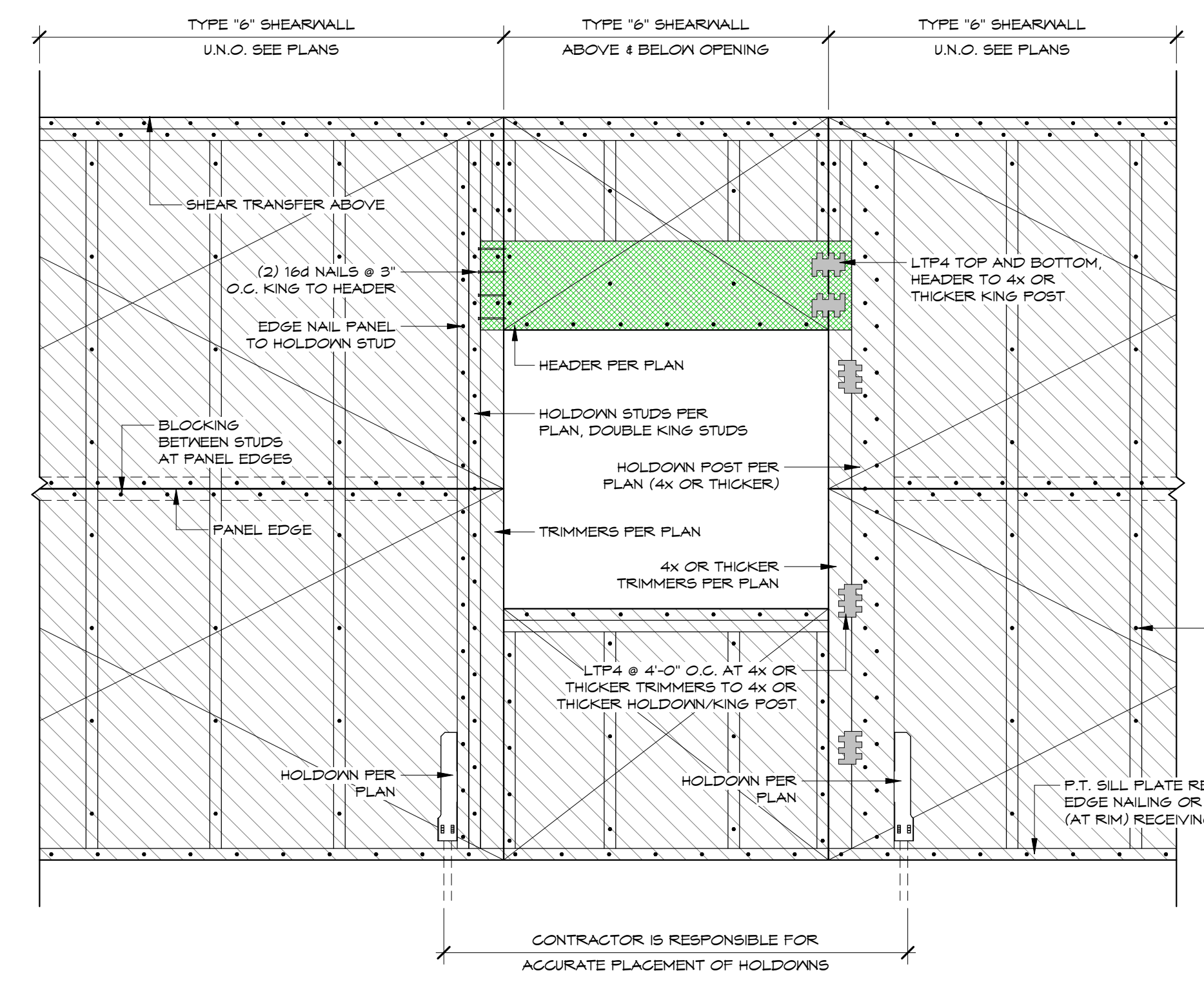


6 Typ. Wall Dowels at Cont. Footings
3/4" = 1'-0"



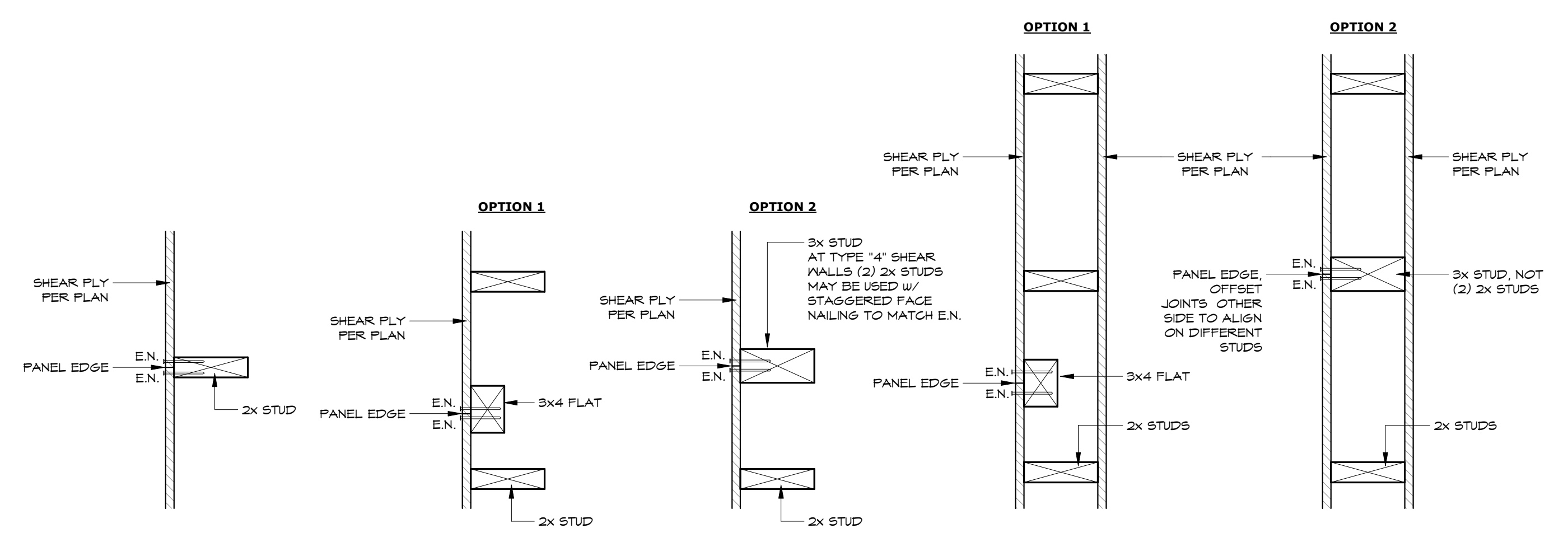
- NOTES:**
1. ORIENT LONG DIMENSION (STRONG AXIS) OF SHEATHING PERPENDICULAR TO FRAMING W/ EDGES OFFSET AS SHOWN, TYP. MINIMUM SHEET SIZE SHALL NOT BE LESS THAN 2'-0" x 4'-0".
 2. NAILS SHALL BE LOCATED 3/8" MIN. FROM EDGES OF SHEATHING PANELS AND FRAMING MEMBERS, TYP. NAILS WITHIN A ROW SHALL BE STAGGERED 1/2" WHEN NAIL SPACING IS LESS THAN 4" O.C., TYP. OFFSET NAILS IN ADJACENT ROWS, TYP.
 3. THIS DETAIL APPLIES EQUALLY TO CONDITIONS WHERE SCREWED OR PINNED CONNECTIONS ARE USED OR SPECIFIED IN LIEU OF NAILS.

5 Typ. Horiz. Sheathing Layout and Fastening
3/4" = 1'-0"

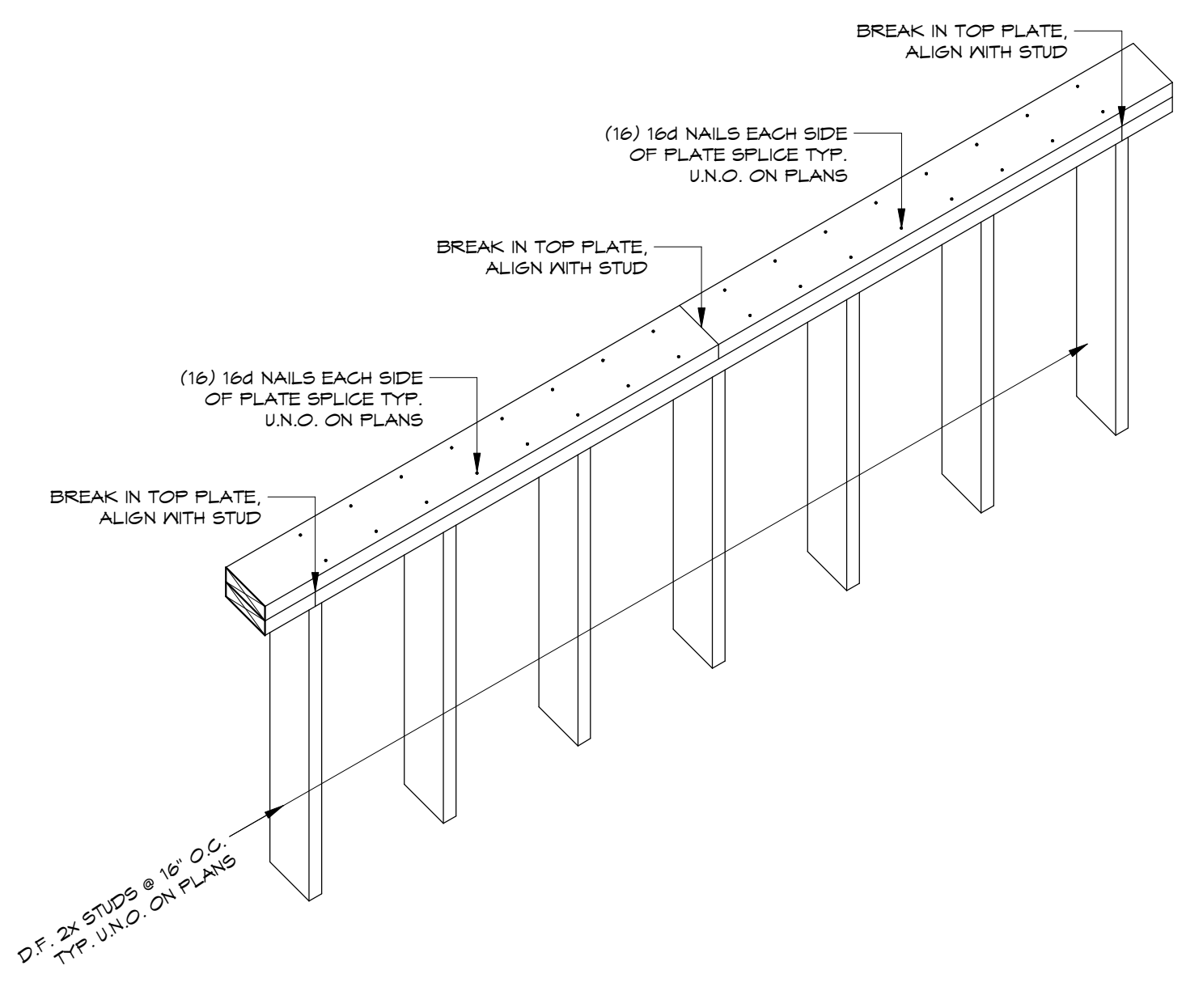


- NOTES:**
1. SHEAR PANEL THICKNESS, GRADE AND NAILING PER SHEARWALL SCHEDULE.
 2. PANELS MAY BE INSTALLED VERTICALLY OR HORIZONTALLY.
 3. INSTALL BLOCKING AT ALL PANEL EDGES PER SHEAR WALL SCHEDULE.
 4. PROVIDE EDGE NAILING PER SHEAR WALL SCHEDULE.
 5. LOCATE HOLDOWN BOLT AS SHOWN, DO NOT LOCATE AT FIRST INTERIOR STUD.
 6. PANEL SIZE SHALL NOT BE LESS THAN 2'-0" x 4'-0".
 7. PROVIDE SHEAR TRANSFER ABOVE SHEAR WALL USING RIM JOISTS / BLOCKS AND CLIPS AS INDICATED IN NOTES AND DETAILS WHERE HORIZONTAL SHEATHING JOINTS CANNOT SPLICE ON RIM JOISTS / BLOCKING.

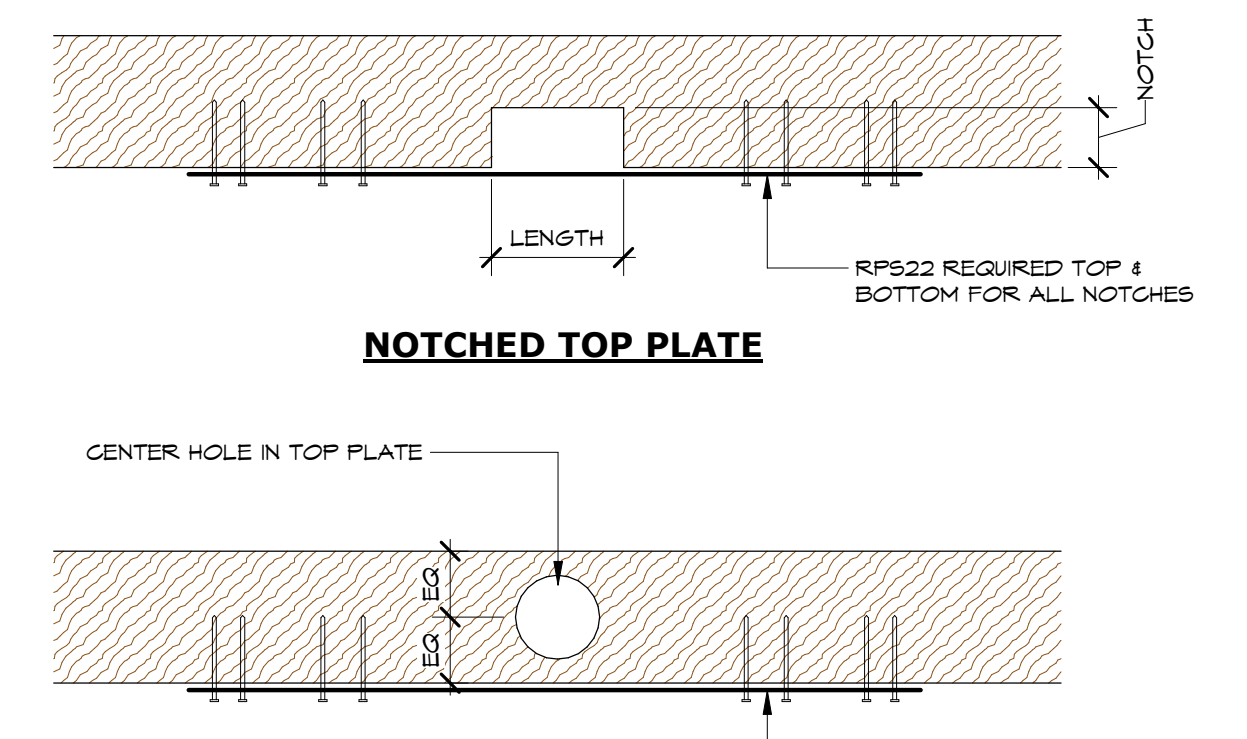
3 Typ. Shear Wall Detail
3/4" = 1'-0"



4 Typ. Shearwall Edge Members
1 1/2" = 1'-0"



2 Typ. Top Plate Splice Detail
3/4" = 1'-0"



1 Typ. Notches in Top Plate
1 1/2" = 1'-0"

WALL TYPE	MAX NOTCH	MAX DRILLED HOLE
2x4 BEARING	1" x 3 1/2"	1" DIA AT CL.
2x4 NON-BEARING	1 1/2" x 3 1/2"	1 1/2" DIA AT CL.
2x6 BEARING	2" x 5 1/2"	2" DIA AT CL.
2x6 NON-BEARING	2 1/2" x 5 1/2"	2 1/2" DIA AT CL.

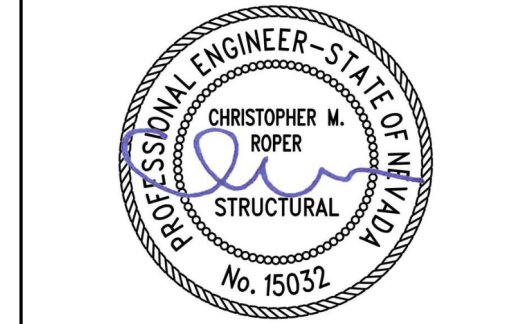
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EXP: 12/31/2023 11/10/2022

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5425 LOUIE LANE, RENO, NV

project

Douglas County Community Development
Johnson Lane Park Storage Building
Douglas County Community Development
1594 Esmeralda Avenue
Minden, Nevada 89423

revisions

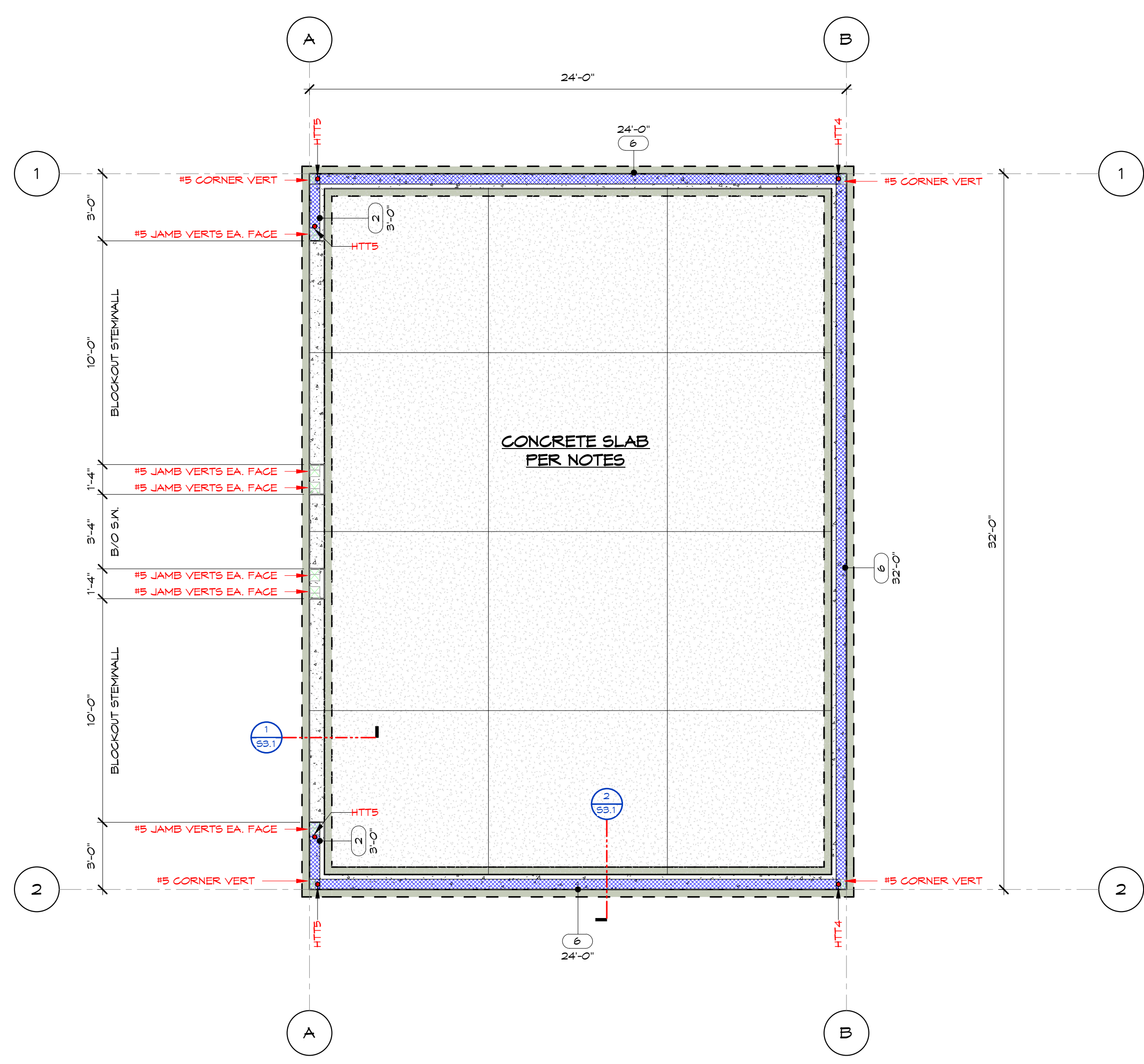
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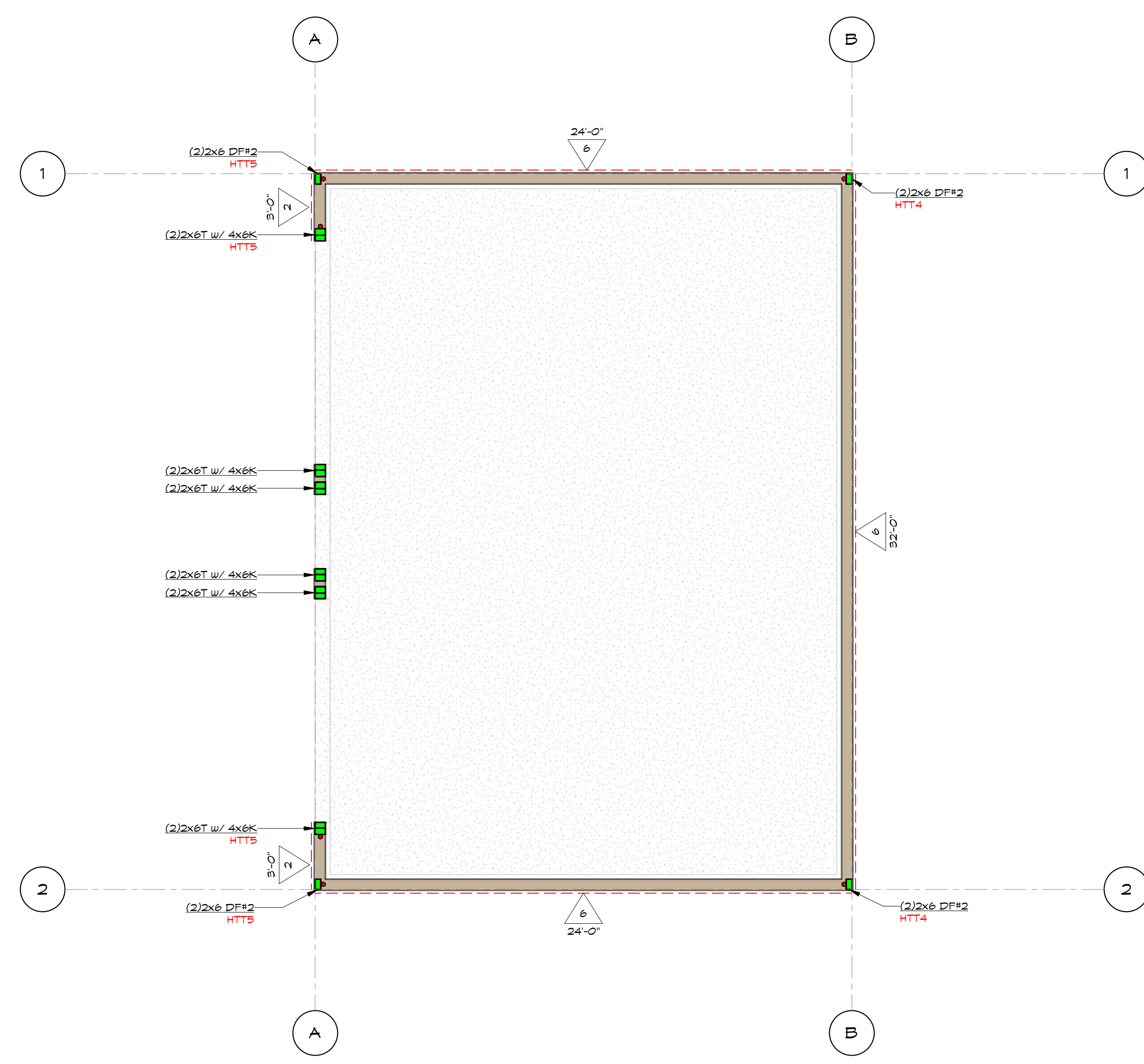
FOUNDATION AND SHEAR PLANS

sheet number

S1.1



1 FOUNDATION DIMENSION PLAN
1/4" = 1'-0"



2 MAIN LEVEL SHEAR & HOLDDOWN PLAN
1/4" = 1'-0"

19/32" LP SMARTSIDE SHEAR WALL & SHEAR TRANSFER SCHEDULE

SHEAR WALL SYMBOL	SHEAR PLY	BX PLATE REQ'D	EDGE NAIL (E.N.) SPACING	BX STUDS AT ADJOINING PANEL EDGES	SHEAR TRANSFER AT BLOCKING, RAFTER OR RIM JOIST		BTM. PLATE TO SILL PLATE FASTENER	
					CLIP OPTION	SCREW OPTION	16d NAIL	1/4"Φ x 9.5" SDS
6	19/32"	NO	10d @ 6" O.C.	NO	A35 @ 16" O.C.	SDS 1/4"Φ x 6" @ 16" O.C.	@ 4" O.C.	@ 16" O.C.
4	19/32"	NO	10d @ 4" O.C.	NO	A35 @ 12" O.C.	SDS 1/4"Φ x 6" @ 12" O.C.	@ 3" O.C.	@ 12" O.C.
3	19/32"	NO	10d @ 3" O.C.	YES	L540 @ 16" O.C.	SDS 1/4"Φ x 6" @ 3" O.C.	@ 2" O.C.	@ 8" O.C.
2	19/32"	NO	10d @ 2" O.C.	YES	L540 @ 12" O.C.	SDS 1/4"Φ x 6" @ 2" O.C.	N/A	@ 6" O.C.
4/2	19/32" B.S.	YES	10d @ 4" O.C. BOTH SIDES	YES	H5A10 @ 12" O.C.	(2) SDS 1/4"Φ x 6" @ 12" O.C.	N/A	@ 4" O.C. STAG'D
3/2	19/32" B.S.	YES	10d @ 3" O.C. BOTH SIDES	YES	H5A10 @ 8" O.C.	(2) SDS 1/4"Φ x 6" @ 8" O.C.	N/A	@ 3" O.C. STAG'D
2/2	19/32" B.S.	YES	10d @ 2" O.C. BOTH SIDES	YES	H5A10 @ 6" O.C.	(2) SDS 1/4"Φ x 6" @ 6" O.C.	N/A	@ 3" O.C. STAG'D

TYPICAL SHEAR WALL NOTES:
 - USE LP SMARTSIDE 19/32" PERFORMANCE CATEGORY PANELS NAILED AT SHIPLAP EDGES. SEE APA PRODUCT REPORT FR-N124 AND ICG EVALUATION REPORT ESR-1301 FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
 - USE 10d COMMON (0.148Φ x 3") EDGE NAILED AS INDICATED AND FIELD NAILED @ 12" O.C. U.N.O.
 - EDGE NAIL AT TOP PLATE, MID SILL, ALL POSTS, SOLE PLATES & ALL STUDS OR POSTS WITH HOLD DOWNS
 - PROVIDE BLOCKING AT HORIZONTAL EDGES OF SHEAR SHEATHING.
 - NAILS SHALL BE LOCATED 3/8" MIN. FROM EDGES OF PANELS AND FRAMING MEMBERS. NAILS WITH A ROW SHALL BE STAGGERED SO NAILS IN ADJACENT ROWS DO NOT ALIGN.
 - DOUBLE SHEAR WALLS TO HAVE SHEAR ON BOTH SIDES (OFFSET SHEATHING EDGES).
 - SEE SILL ANCHOR SCHEDULE FOR ADDITIONAL INFO AT SILL ANCHORS.
 - SEE TYPICAL DETAILS FOR ADDITIONAL INFO.

TYPICAL FOUNDATION LEVEL NOTES:

TYPICAL FOUNDATIONS:
 USE 16" WIDE, 12" DEEP CONT. FOOTINGS W/ (2) #4 CONT. AT BTM. SEE SECTIONS AND DETAILS FOR ADDITIONAL INFORMATION.

TYPICAL CMU STEM WALLS:
 USE 8" CMU, GROUTED SOLID W/ #5 VERTS @ 32" O.C. MAX. AT WALL CENTER AND #4 HORIZ @ 24" O.C. MAX. IN BOND BEAMS. USE #5 VERTS @ EA. CORNER AND #5 VERTS E/F @ DOOR JAMBS

TYPICAL SLABS:
 USE 5" CONC. SLAB W/ #4 @ 18" O.C. EA. MAT AT 1-1/2" CLEAR OF TOP, COVER 6" COMPACT TYPE 2 AGGREGATE BASE. SLABS SHALL BE JOINTED WHERE SHOWN ON PLANS AND/OR AS REQUIRED BY TYPICAL DETAILS. WARP OR SLOPE SLABS AS REQUIRED FOR DRAINAGE.

TYPICAL SILL PLATE AND ANCHOR BOLTS:
 USE PRESSURE TREATED SILL PLATES TYP.
 USE 5/8"Φ x 10" ANCHOR BOLTS @ 48" O.C. TYP. U.N.O.
 (SEE ANCHOR BOLT SCHEDULE FOR ANCHOR BOLT SPACING REQUIREMENTS)
 USE (2) BOLTS MIN. EACH SECTION OF SILL, 12" MAX. FROM ENDS
 PROVIDE T. MIN. EMBEDMENT ON ALL ANCHOR BOLTS TYP.
 USE 3"x3"x1/4" PLATE WASHERS AT ALL ANCHOR BOLTS TYP.

TYPICAL WALL FRAMING:
 FRAME ALL WALLS USING 2x6 STUDS @ 16" O.C. MAX. KING AND TRIMMER STUDS SHALL MATCH TYPICAL STUD SIZE U.N.O. ALL STUD WALLS SHALL HAVE 2X MIN. BLOCKING THE SAME WIDTH AS STUDS, PREFERABLY AT MID-HEIGHT BUT NOT TO EXCEED 8" MAX. SPACING BETWEEN PLATES. SEE SHEAR, SILL AND HOLDDOWN SCHEDULES FOR ADDITIONAL INFORMATION. ALL WALLS TO BE SHEATHED TO MATCH MINIMUM 6" O.C. SHEAR WALL REQUIREMENTS, EXCEPT HORIZONTAL BLOCKING MAY BE OMITTED AT WALLS NOT IDENTIFIED AS SHEAR WALLS.

SILL ANCHOR SCHEDULE

SYMBOL	SILL PLATE THICKNESS	SILL ANCHOR SIZE & SPACING
6	2x PRESSURE TREATED	5/8"Φ x 10" A.B.'s @ 48" O.C. w/ 3"x3"x1/4" HDG. PL. WASHERS
2	2x PRESSURE TREATED	5/8"Φ x 10" A.B.'s @ 16" O.C. w/ 3"x3"x1/4" HDG. PL. WASHERS

FOUNDATION HOLDDOWN SCHEDULE

Model	HD Bolt C/L	Minimum Wood Member Thickness	Fasteners	Anchor Bolt Diameter	A.T.R. Embed. Single Pour	Count
HTT4	0" - 1 5/16"	3"	(10) 16d x 2-1/2"	5/8"Φ	24"	2
HTT3	0" - 1 5/16"	3"	(26) 16d x 2-1/2"	5/8"Φ	24"	4

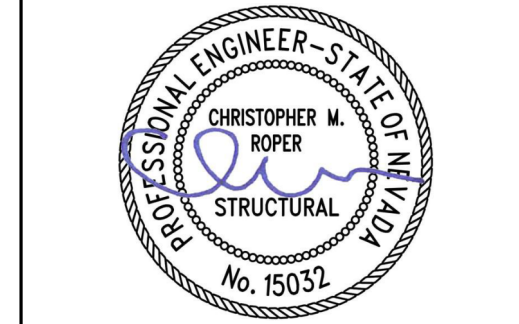
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EXP: 12/31/2023 11/10/2022

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DOUGLAS COUNTY COMMUNITY DEVELOPMENT BUILDING DIVISION
 BUILDER AND OWNER
 RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE CODES AND WORK SUBJECT TO FIELD INSPECTION APPROVAL

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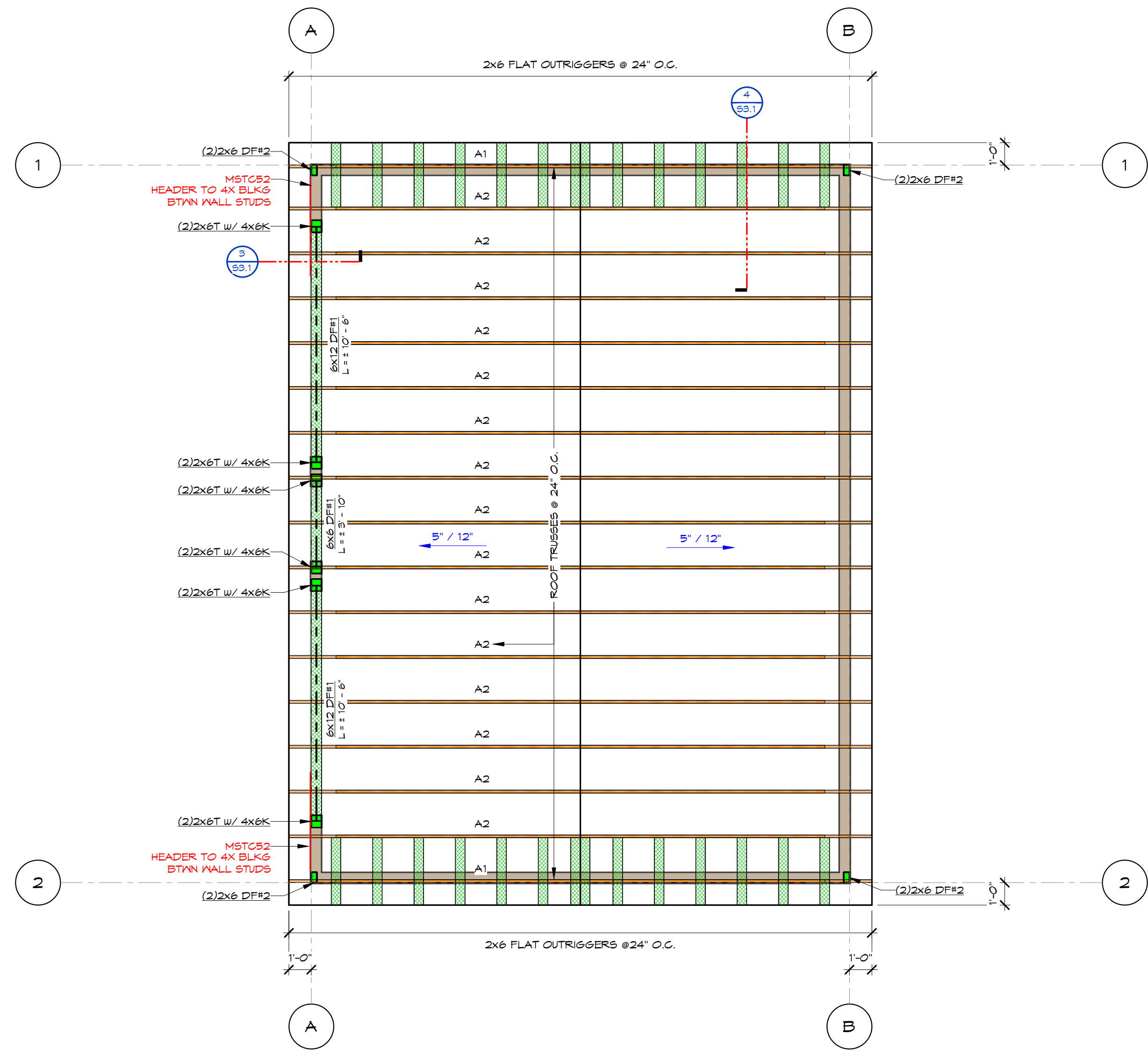
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MAIN ROOF FRAMING PLAN

sheet number

S2.1



1 MAIN ROOF FRAMING PLAN
 1/4" = 1'-0"

TYPICAL ROOF LEVEL NOTES:

TYPICAL ROOF SHEATHING:
 USE MIN. 19/32", APA RATED (40/20), EXPOSURE 1, PLYWOOD SHEATHING. NAIL PV 10d x 2-1/2" MIN. COMMON DEFORMED SHANK NAILS AT 6" O.C. AT DIAPHRAGM BOUNDARIES & PANEL EDGES AND 12" O.C. MAX. IN THE FIELD. SHEATHING IS UNBLOCKED TYPICALLY. SEE TYPICAL DETAILS FOR ADDITIONAL INFORMATION.

TYPICAL ROOF FRAMING CONNECTORS:
 USE H2.5A CLIPS AT EA. TRUSS TO DOUBLE TOP PLATES.
 USE A35 CLIPS @ 48" O.C. TYPICAL AROUND BUILDING, I.E. FROM TOP PLATES TO BLOCKING BETWEEN TRUSSES OR FROM TOP PLATES TO GABLE END TRUSSES.

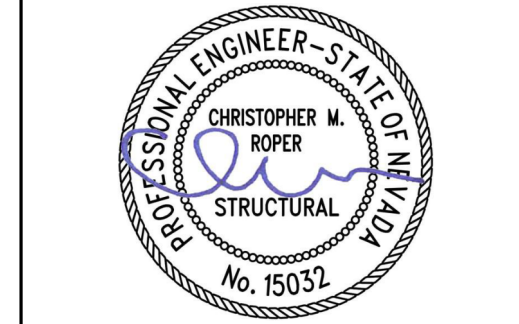
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Architect LLC**

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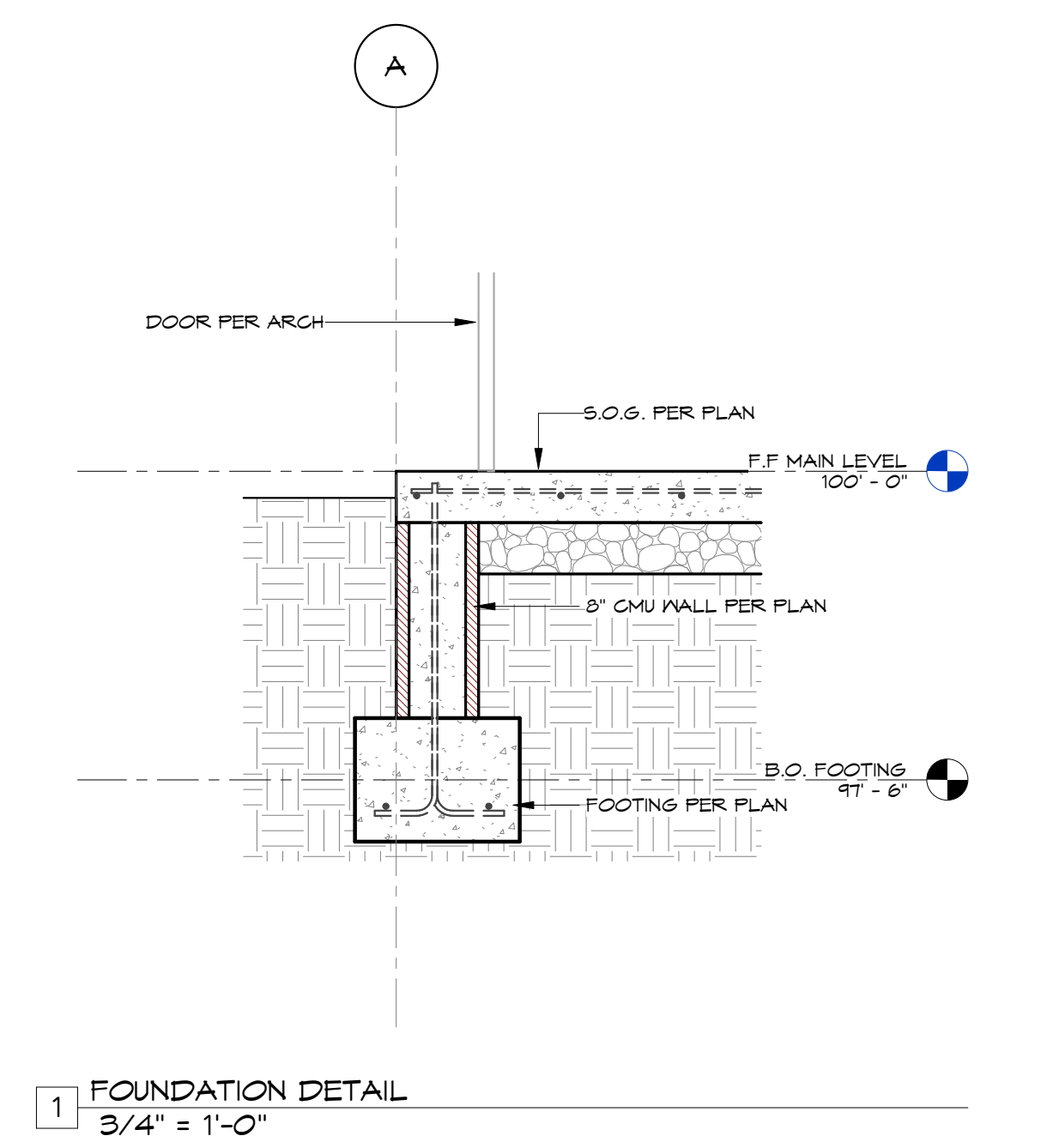
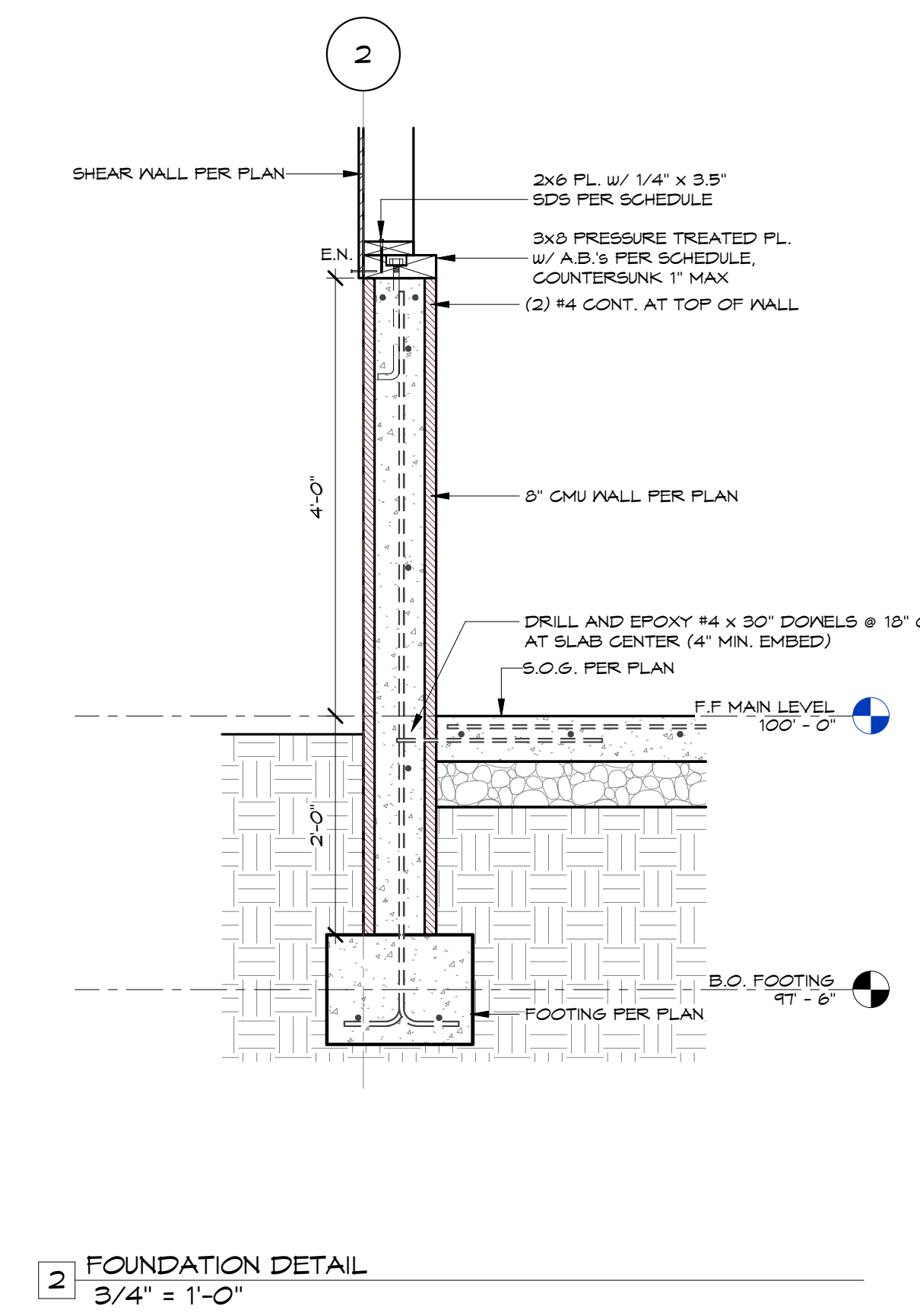
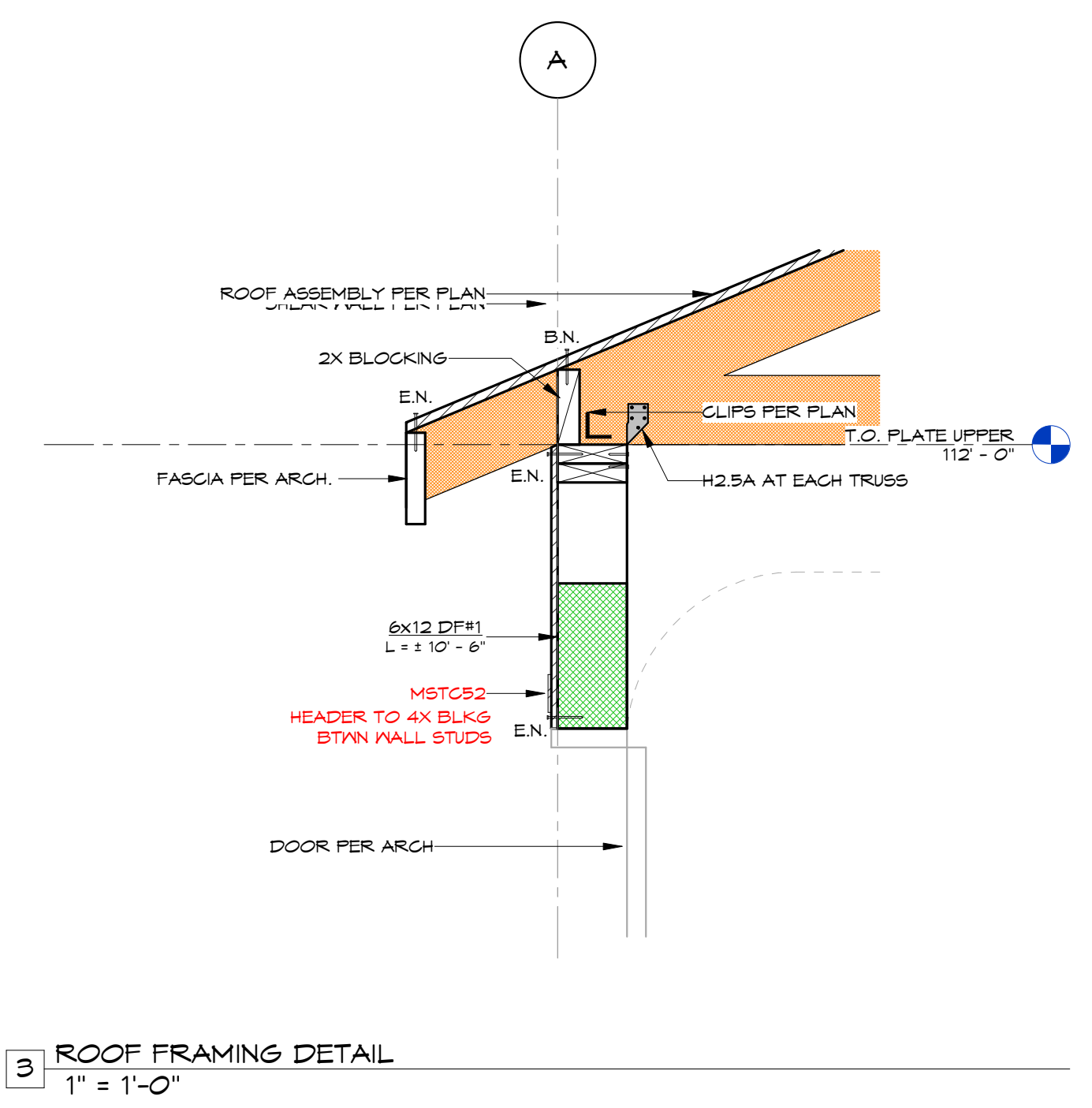
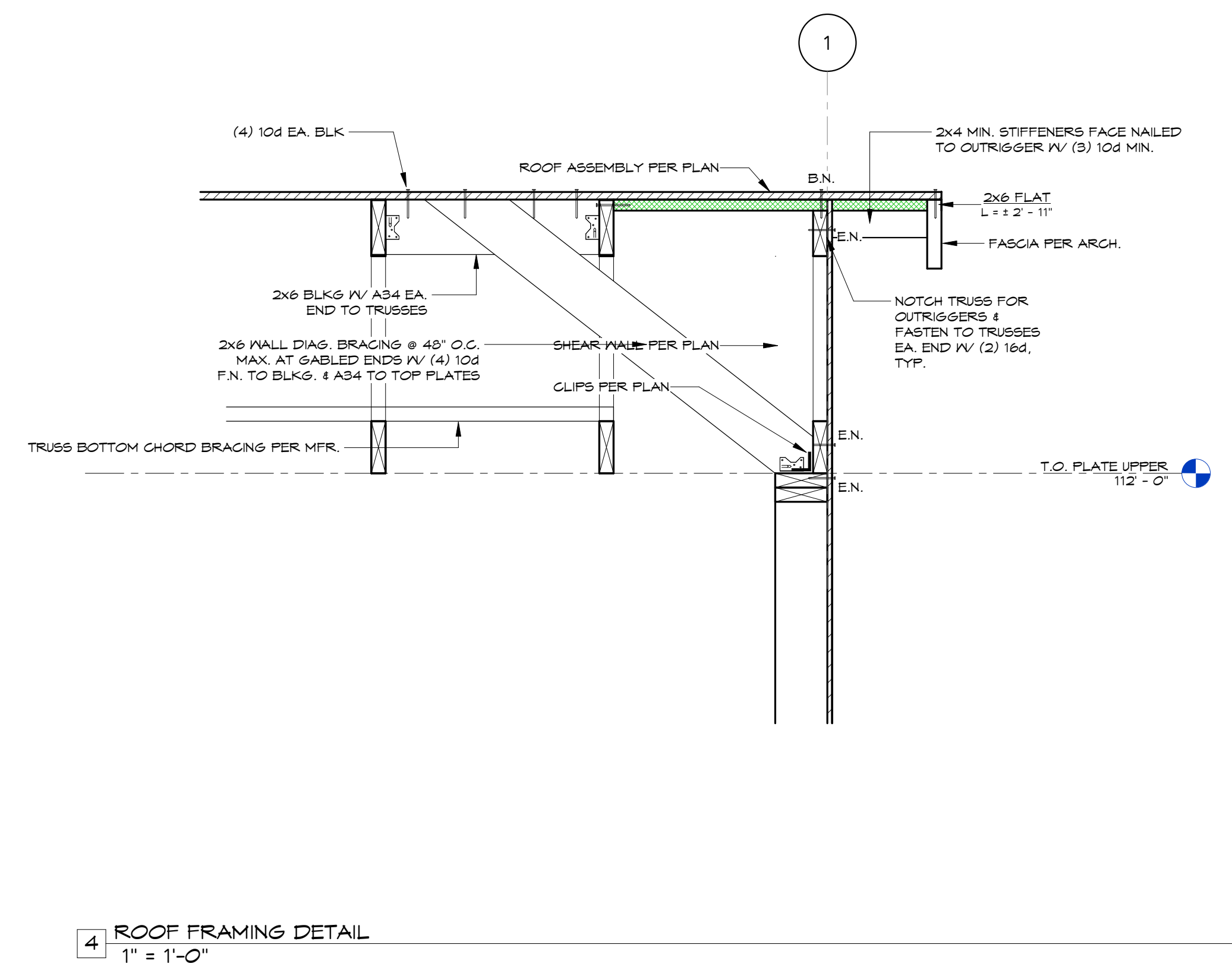
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**FOUNDATION
AND ROOF
FRAMING
DETAILS**

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S3.1



Electrical Legend

-  Electrical outlet
-  Electrical switch
-  8'-0" LED shop light

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FOR INFORMATION ONLY:
Douglas County Community
Development will seek a
separate electrical permit
package under a different
contract.

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Electrical Plan

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