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

APPROVED
Douglas County
Community Development
BUILDING DIVISION
DATE 11.30.2022 PERMIT # DB22-1491
BY
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 INPECTION PURPOSES. -SEC. 106.3.1

Douglas County Community Development
1594 Esmeralda Avenue
Minden, Nevada 89423

100% Construction Documents
11/10/2022

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COMMUNITY DEVELOPMENT
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BUILDER AND OWNER
RESPONSIBLE FOR COMPLIANCE
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ALL WORK SUBJECT TO FIELD
INSPECTION APPROVAL

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

DB22-1491

General Notes

1. The General Notes and all other notes herein apply to all work described in the Contract Documents.
2. 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.
3. 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.
4. 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.
5. 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.
6. 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.
7. Drawings are not to be scaled for information or disassembled for convenience.
8. 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.
9. 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.
10. The Contractor shall comply with notices given and required by lawful orders of public authorities applicable to the performance of the Work.
11. 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.
12. 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.
13. 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.
14. The Contractor shall perform the Work in a continuous and diligent manner to ensure Substantial Completion of the Project within the Contract Time.
15. 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.
16. 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.
17. 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.
18. Where variance occurs between the drawings, specifications, site, and design disciplines, the more stringent requirements shall govern.
19. 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.
20. 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.
21. 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.
22. 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.
23. 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.
24. 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.
25. The Contractor shall comply with all sections of Chapter 33 of the 2018 I.B.C.
26. 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.
27. 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.
28. 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.
29. 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.
30. 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.
31. 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.
32. 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.
33. 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.
34. 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.
35. 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.
36. 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

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Contact: Chris Roper, P.E/S.E.
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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

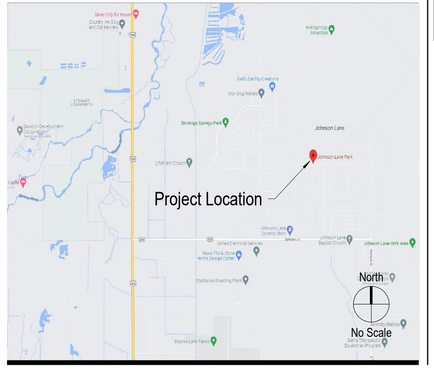
Applicable Codes and Regulations:

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



Abbreviations

@	At	In	Inches
#	Pound or Number	ID	Inside Diameter
(e)	Existing		
		Lav	Lavatory
AC	Asphaltic Concrete	Lbs	Pounds
ACT	Acoustical Ceiling Tile	LED	Light Emitting Diode
AFF	Above Finished Floor	LF	Linear Feet (foot)
Alum	Aluminum		
AV	Audio Visual	Max	Maximum
		Mfrs	Manufacturer's
CF/CI	Contractor Furnished / Contractor Installed	Min	Minimum
		Misc	Miscellaneous
CF/OI	Contractor Furnished / Owner Installed	MO	Masonry Opening
CJ	Control Joint	NIC	Not in Contract
CL	Center Line	No	Number
CMU	Concrete Masonry Unit		
Conc	Concrete	OC	On Center
Cont	Continuous	OD	Outside Diameter
CPT	Carpet	OF/CI	Owner Furnished / Contractor Installed
CT	Ceramic Tile		
CTV	Cable Television	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		
		R	Radius
Ea	Each	RCP	Reflected Ceiling Plan
EJ	Expansion Joint	Rev	Revision
EWC	Electric Water Cooler	RO	Rough Opening
		RWL	Rain Water Leader
FD	Floor Drain		
FDC	Fire Department Connection	SF	Square Foot (Feet)
		Sim	Similar
FE	Fire Extinguisher	SS	Stainless Steel
FEC	Fire Extinguisher Cabinet		
		T&G	Tongue and Groove
FF&E	Furniture, Fixtures and Equipment	T	Tempered
		TO	Top of
FRP	Fiber Reinforced Plastic	TYP	Typical
FT	Feet or Foot		
		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

North — North Arrow

Detail Number / Sheet Number — Detail Indicator

Detail Indicator

Detail Indicator

Detail Indicator

Building Section Indicator

Wall Section Indicator

Exterior Elevation Indicators

Interior Elevation Indicators

Grid Line

Room name / 101 — Room Tag

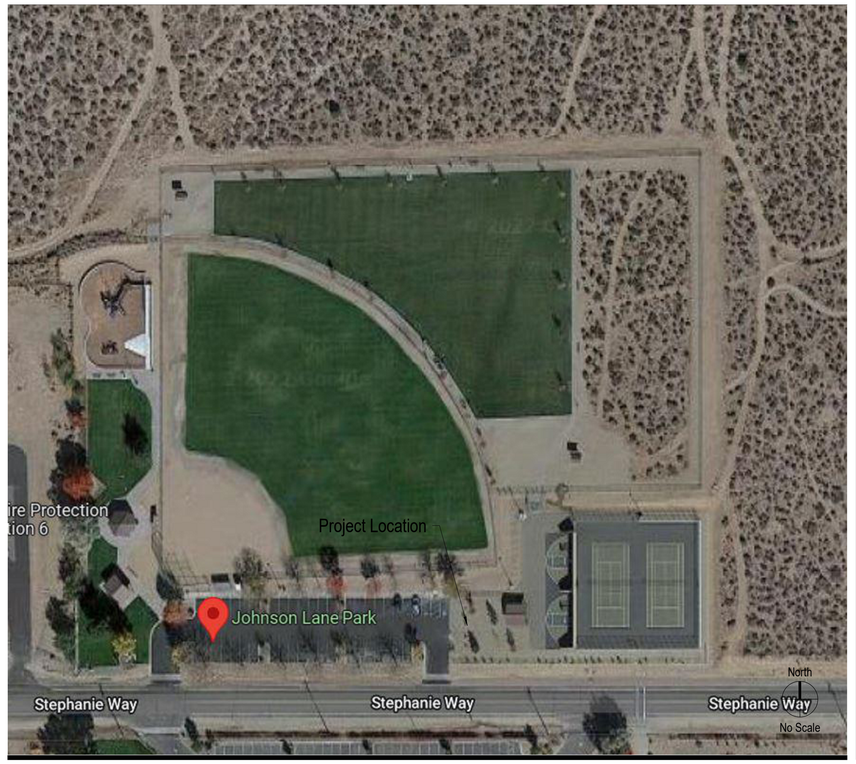
101 — Door Tag

X — Window Tag

X — Wall or Partition Type

X — Accessory Tag

Johnson Lane Park



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DOUGLAS COUNTY
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Johnson Lane Park Storage Building

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project number	22018

drawing name

General Information and Project Data

sheet number

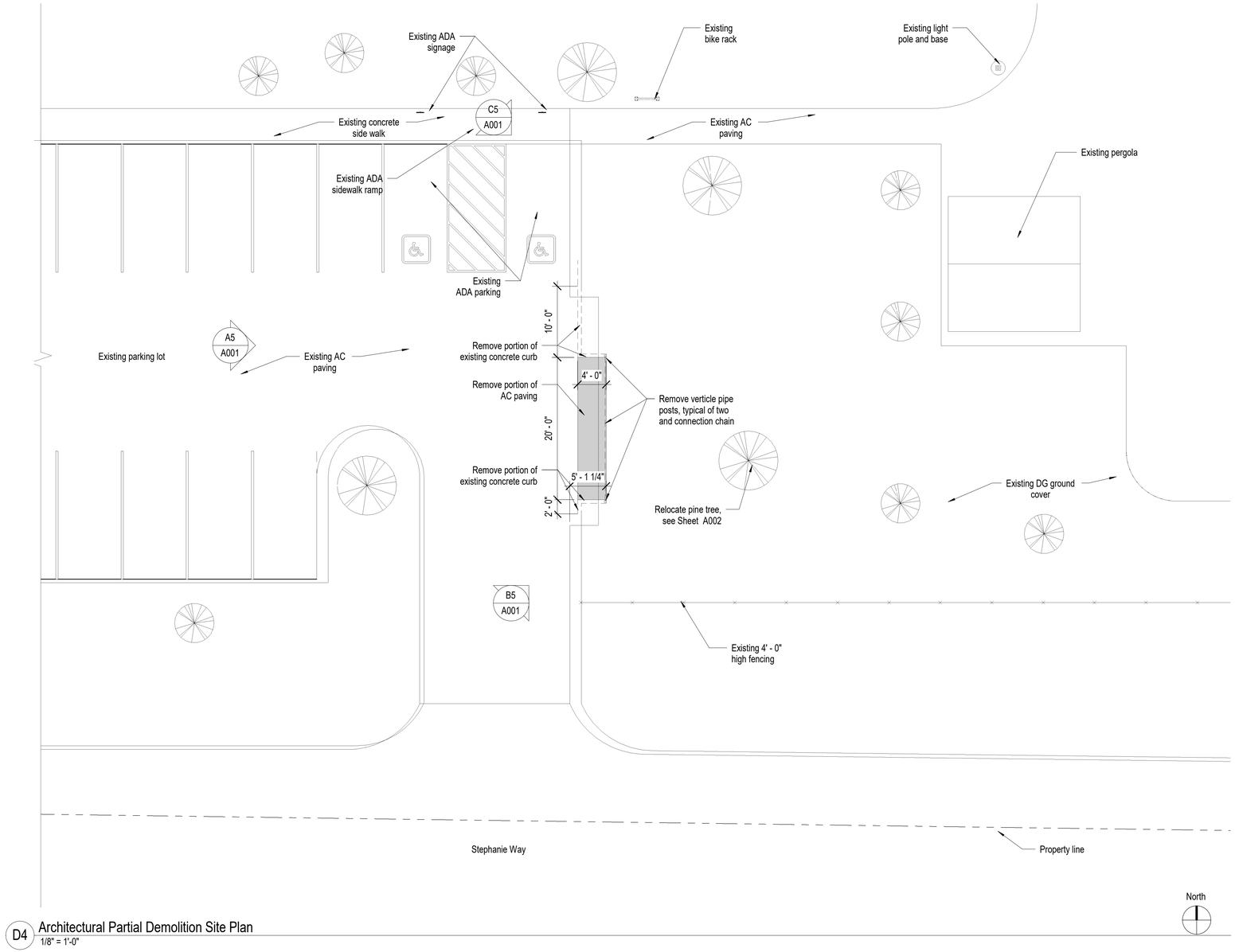
G100

DB22-1491

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"

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

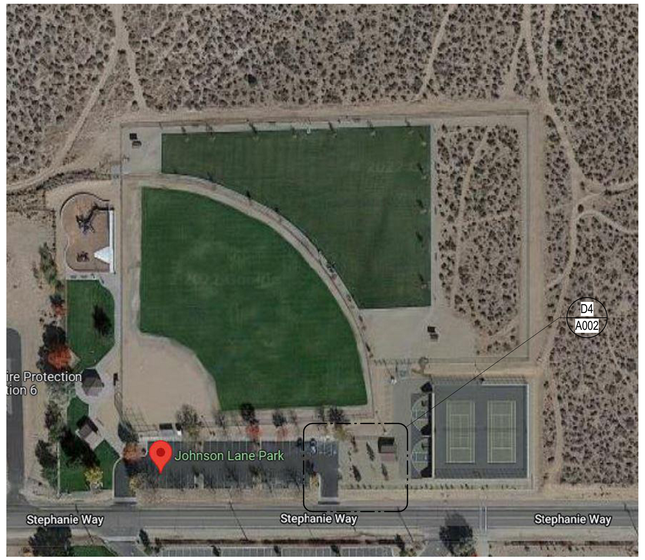
drawing name

Architectural Partial Demolition Site Plan

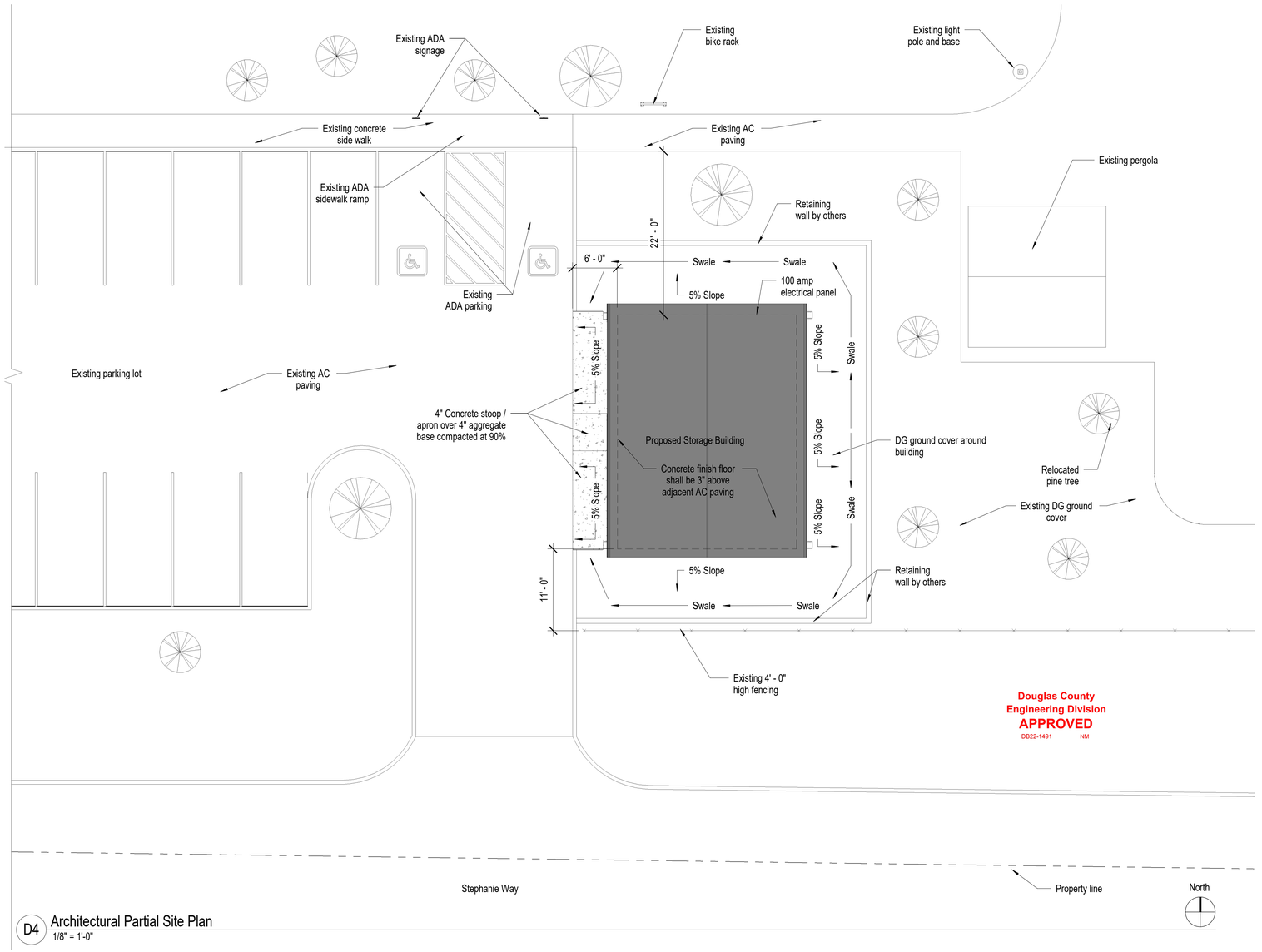
sheet number

A001

DB22-1491



B5 Aerial View



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

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 rout shall be less than 2%, all running slopes shall be 5% maximum.

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Architectural Partial Site Plan

sheet number

A002

DB22-1491

Door Schedule

Door Number	Door					Frame				Details				Label	Hardware Group	Remarks
	Size (width x height)	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

1. See Specifications for additional information and requirements.
2. The hardware supplier shall coordinate cylinders and keying with the client building staff.
3. 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

1. Coordinate construction operations, schedule, and sequencing with Douglas County Community Development Project Manager.
2. All dimensions are from face of stud to face of stud, unless noted otherwise.
3. The Contractor will be responsible for setting the exact limits of construction required in order to perform the work.
4. 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.
5. The Contractor shall protect existing finishes from construction traffic, cutting, and all construction activities.
6. See Structural drawings and Specifications for additional information and requirements.

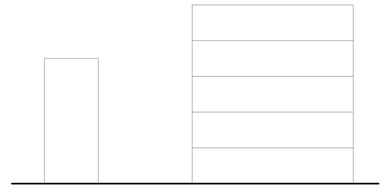
Door Hardware Groups

1. Door Hardware groups are as follows:

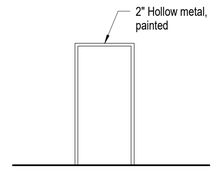
H1	Quantity	Item	Description	Manufacturer	Finish
	3	Hinges	BB1279	Hager	US26D
	1	Lever Set	ND60PD RHO	Schlage	US26D
	1	Dead Bolt	B562	Schlage	US26D
	1	Closer	4040XP	LCN	Aluminum
	1	Door Shoe	217PK	Pemko	Aluminum
	1	Door Seals	S88BL	Pemko	Black
	1	Threshold (ADA)	271	Pemko	Aluminum

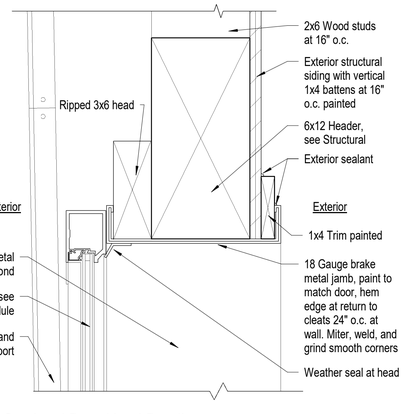
2. All locksets to use cylindrical type cylinders.
3. Keying shall be coordinated with Douglas County Community Department Project Manager.
4. All exterior thresholds to be set in full bed of sealant.

Door Types

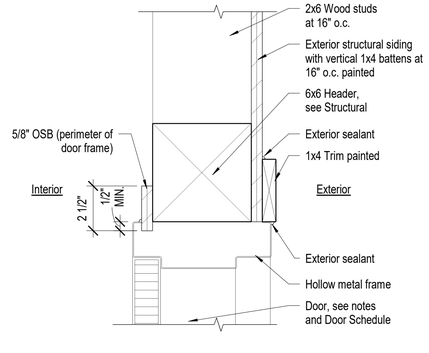


Frame Type

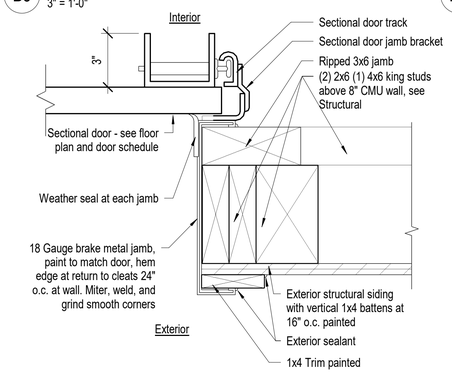




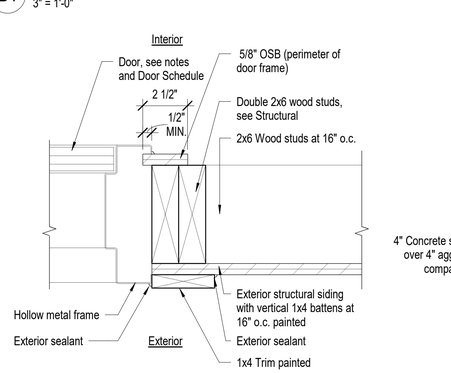
B5 Sectional Door Head Detail
3" = 1'-0"



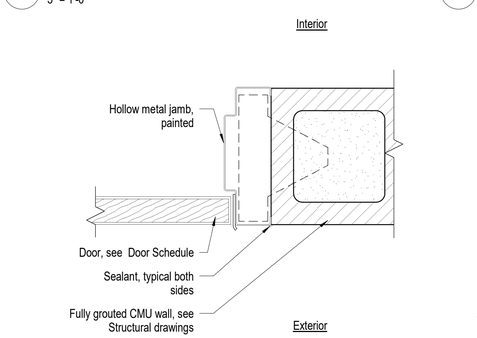
B4 HM Head Detail
3" = 1'-0"



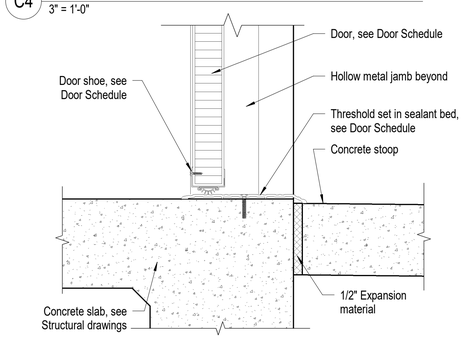
C5 Sectional Door Jamb Detail
3" = 1'-0"



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

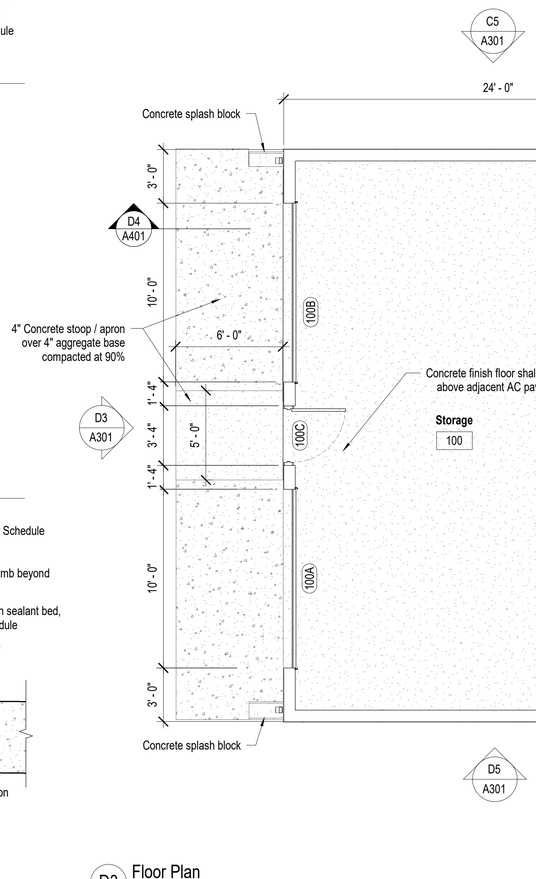


1 HM Jamb at CMU Wall Detail
3" = 1'-0"



C4 HM Jamb at Stud 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 BUILDING DIVISION BUILDER AND OWNER RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE CODES ALL WORK SUBJECT TO FIELD INSPECTION APPROVAL

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Floor Plan

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A101

DB22-1491

Roof Plan Notes

1. Coordinate construction operations, schedule, and sequencing with Douglas County Community Development Project Manager.

2. The roof system is as follows:
   A. Composition shingle roofing over
   B. #30 Felt over
   C. Roof sheathing over (see Structural drawings)
   D. Trusses at 24" o.c.

3. 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.

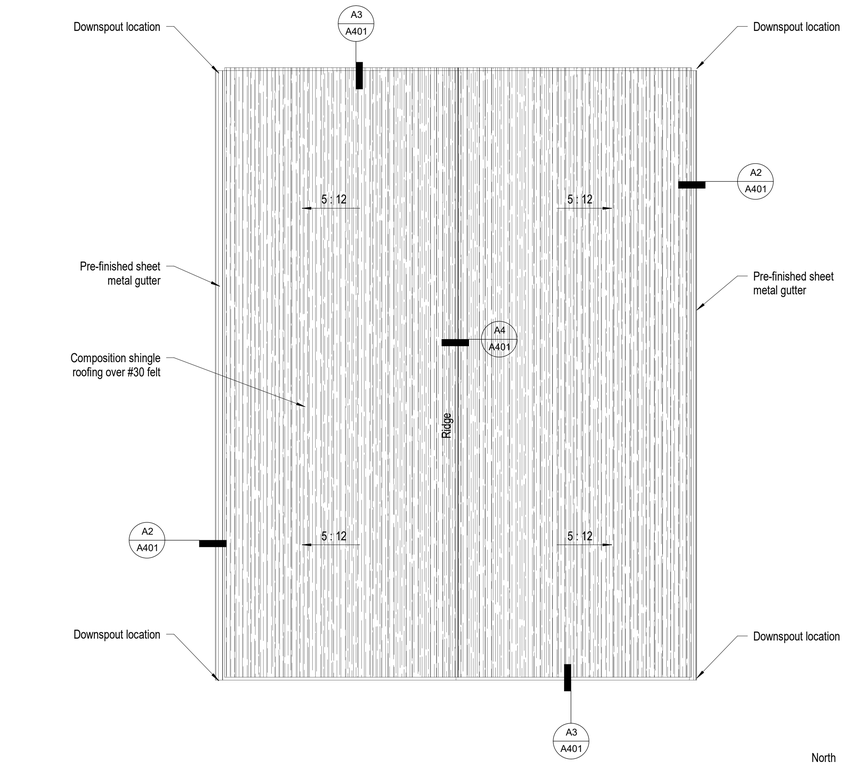
4. The Contractor shall maintain a clean environment during all constructions operations, and shall conduct a final cleaning of entire area of work at the conclusion of the project.

5. See Structural drawings and specifications for additional information and requirements.

6. 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.

7. All penetrations, flashings, and roofing components are to be installed per roof manufacturer's instructions and recommendations as required for warranty.

8. 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.



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

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BUILDING DIVISION
BUILDER AND OWNER
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INSPECTION APPROVAL

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
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date	11/10/2022
project number	22018

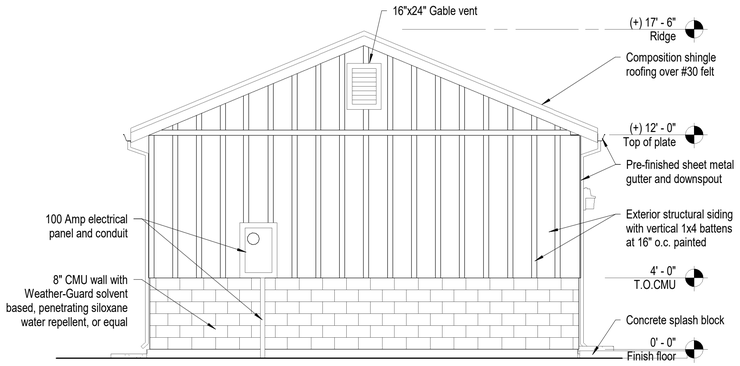
drawing name

Roof Plan

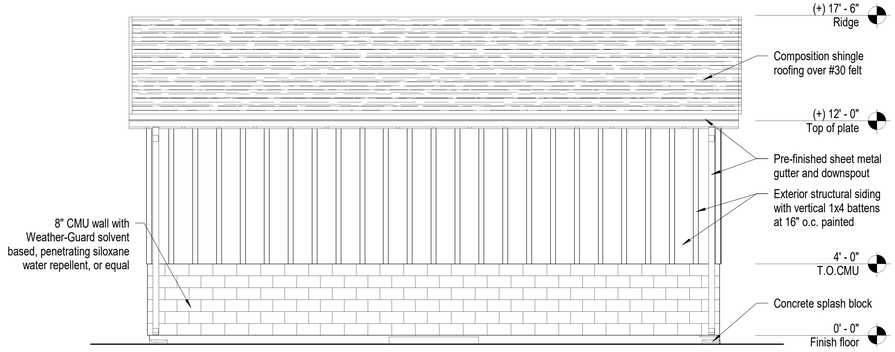
sheet number

A201

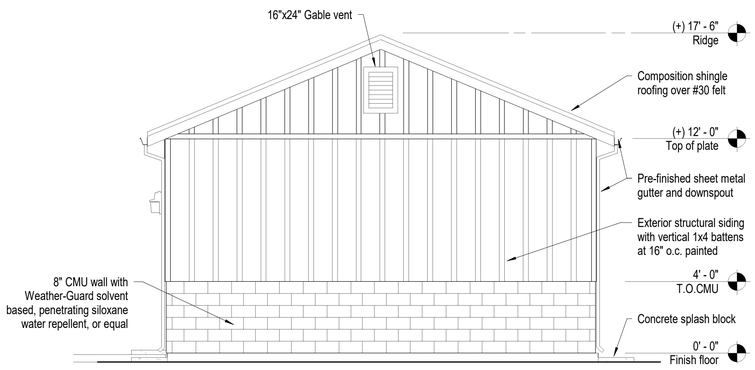
DB22-1491



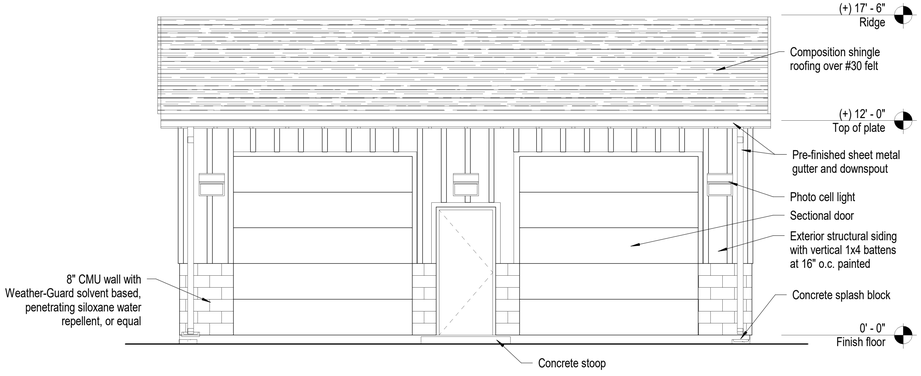
C5 North Elevation
1/4" = 1'-0"



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



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



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

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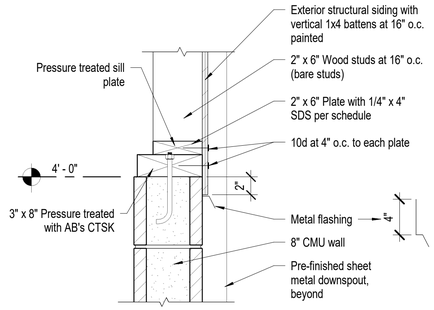
Exterior Elevations

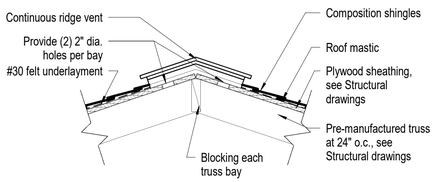
sheet number

A301

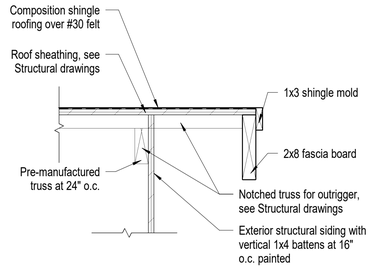
DB22-1491



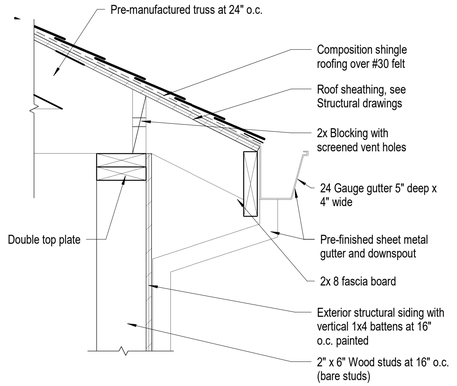
A5 Wall Detail
1 1/2" = 1'-0"



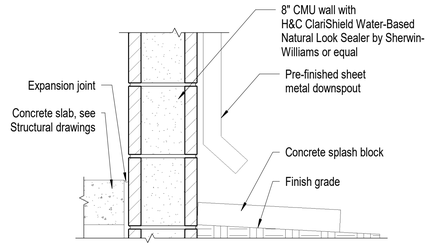
A4 Ridge Vent
1" = 1'-0"



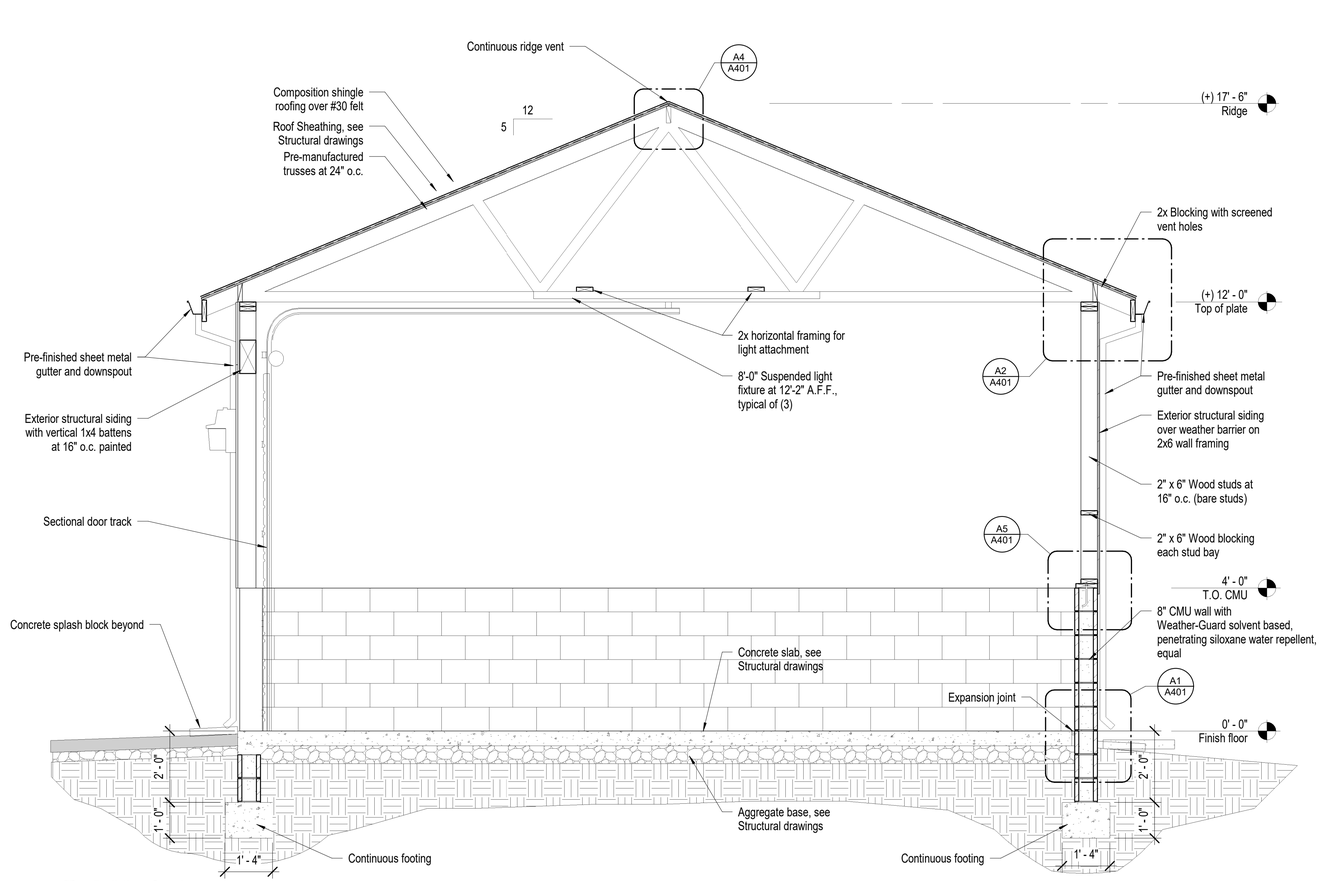
A3 Rake Detail
1 1/2" = 1'-0"



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



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



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

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drawing name

Building Sections

sheet number

A401

DB22-1491

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
Ct: 1.2
Is: 1.0
ROOF SNOW LOAD, S: 34 PSF

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

SEISMIC LOADS:
Ss: 1.85
S1: 0.65
SITE CLASS: D
Sds: 1.48
Sd1: 0.74
Ie: 1.00
SEISMIC DESIGN CATEGORY: D
SEISMIC FORCE RESISTING SYSTEM(S): WOOD SHEARWALLS (R=6.5)
ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE PROCEDURE
BASE SHEAR, V=CsW: 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. THE GENERAL CONTRACTOR AND ALL INVOLVED PARTIES SHALL BE DIRECTLY RESPONSIBLE FOR READING AND COMPLYING WITH ALL INFORMATION PROVIDED IN THE STRUCTURAL DRAWINGS AND SPECIFICATIONS.

B. THE CONTRACTOR SHALL COMPLY WITH ALL GENERAL NOTES AND TYPICAL DETAILS SHOWN IN THE DRAWINGS, WHETHER OR NOT SPECIFIC FLAGGING OR REFERENCE HAS BEEN MADE TO THE APPLICABLE GENERAL NOTE OR TYPICAL DETAIL. PROJECT SPECIFIC NOTES AND DETAILS SHOWN ON THE DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS.

C. ALL WORK SHALL COMPLY WITH THE MINIMUM STANDARDS OF THE CURRENT ADOPTED BUILDING CODE, THE LATEST EDITION OF ASTM OR OTHER INDUSTRY STANDARDS REFERENCED, AND ALL APPLICABLE LOCAL, STATE AND FEDERAL REQUIREMENTS AND REGULATIONS. FOR ITEMS, METHODS, AND/OR MATERIALS NOT SHOWN, ALL WORK SHALL CONFORM TO THE MINIMUM STANDARDS OF THE REGULATING AGENCIES THAT HAVE AUTHORITY OVER SUCH PORTIONS OF WORK.

D. THE STRUCTURAL DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE MEANS OR METHODS OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE, WORKERS, AND OTHER PERSONS DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, PREPARATION AND EXECUTION OF A SAFETY PROGRAM AND DESIGN AND INSTALLATION OF BRACING, SHORING, FORMS AND SCAFFOLDING. THE CONTRACTOR SHALL RETAIN HIS OWN ENGINEER WHERE REQUIRED FOR MEANS AND METHODS AS WELL AS ANY OTHER DELEGATED DESIGN ITEMS.

E. THE CONTRACTOR SHALL BE DIRECTLY RESPONSIBLE FOR VERIFYING ALL DIMENSIONS, ELEVATIONS, GRADES AND CONDITIONS WITH ARCHITECTURAL AND OTHER DRAWINGS (I.E. CIVIL, MECHANICAL, PLUMBING, ELECTRICAL, ETC.) PRIOR TO CONSTRUCTION. THE ARCHITECT AND ENGINEER (A/E) SHALL BE NOTIFIED OF ANY DISCREPANCIES, OMISSIONS OR INCONSISTENCIES SO REVISIONS OR CLARIFICATIONS CAN BE MADE WHERE NECESSARY.

F. IN THE EVENT EXISTING CONDITIONS ARE FOUND TO BE DIFFERENT FROM THOSE SHOWN IN THE DRAWINGS, THE A/E SHALL BE NOTIFIED SO REVISIONS OR CLARIFICATIONS CAN BE MADE WHERE NECESSARY.

G. NO CHANGES OR DEVIATIONS FROM THE PLANS AND SPECIFICATIONS WILL BE ALLOWED WITHOUT WRITTEN AUTHORIZATION FROM THE A/E. ANY DESIRED CHANGES OR DEVIATIONS SHALL BE PRESENTED TO THE A/E FOR REVIEW WITH NO GUARANTEE THAT THE SUBSTUTION WILL BE ALLOWED.

H. DO NOT SCALE THE DRAWINGS. DRAWINGS ARE DIAGRAMMATIC AND MAY NOT SCALE ACCURATELY. STRUCTURAL DRAWINGS AND GRAPHICS ARE INTENDED TO BE VIEWED AND PRINTED IN COLOR; PRINTING OR VIEWING IN BLACK-AND-WHITE IS NOT RECOMMENDED.

I. THE CONTRACTOR SHALL BE DIRECTLY RESPONSIBLE FOR COORDINATING THE FOLLOWING TYPES OF ITEMS WHICH ARE TYPICALLY SHOWN ON ARCHITECTURAL DRAWINGS: SIZES AND LOCATIONS OF WINDOW AND DOOR OPENINGS, CONCRETE CURBS, FLOOR DRAINS AND DEPRESSED SLAB AREAS, FLOOR AND INTERIOR OR EXTERIOR NON-STRUCTURAL WALLS PARTITIONS, ETC.

J. THE CONTRACTOR SHALL BE DIRECTLY RESPONSIBLE FOR COORDINATING THE FOLLOWING TYPES OF ITEMS WHICH ARE TYPICALLY SHOWN ON MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS: SIZES AND LOCATIONS OF MECHANICAL EQUIPMENT, DUCTWORK RUNS, CONDUIT OR CABLE TRAY RUNS, PIPE RUNS, AND ALL ASSOCIATED SLEEVES, PENETRATIONS, OPENINGS, HANGERS, INSERTS, ETC.

K. THE CONTRACTOR SHALL BE DIRECTLY RESPONSIBLE FOR COORDINATING THE STRUCTURE (I.E. LOWERING FOOTINGS, ETC.) TO WORK WITH GRADES WHICH ARE TYPICALLY SHOWN ON ARCHITECTURAL OR CIVIL DRAWINGS. THE STRUCTURAL ENGINEER TAKES NO RESPONSIBILITY FOR DAMAGE TO THE STRUCTURE, OR ADDITIONAL CONSTRUCTION COSTS CAUSED BY, LACK OF SUCH COORDINATION OR MISREPRESENTATIONS OF THE RELATIVE POSITION OF THE STRUCTURE WITH RESPECT TO GRADES ON THE BUILDING SITE.

EARTHWORK

A. EARTHWORK REQUIREMENTS AND FOUNDATIONS DESIGNS ARE BASED ON COMMON LOCAL PRESUMPTIVE SOIL DESIGN VALUES AND ASSUME THE PRESENCE OF ADEQUATE NATIVE SOILS.

B. WHERE REQUIRED, A SOILS ENGINEER SHALL BE RETAINED TO REVIEW AND APPROVE ALL EARTHWORK MATERIALS PRIOR TO PLACEMENT, OBSERVE EARTHWORK OPERATIONS TO VERIFY COMPLIANCE WITH EARTHWORK REQUIREMENTS, AND PROVIDE DIRECTION WHERE UNEXPECTED CONDITIONS ARISE.

C. STRIP SITE, CLEAR ALL DEBRIS, PAVING AND ORGANICS, AND EXCAVATE AS REQUIRED TO CONSTRUCT IMPROVEMENTS, ALLOWING ADEQUATE SPACE WHERE NECESSARY TO CONSTRUCT AND REMOVE FORMS.

D. AFTER EXCAVATIONS ARE COMPLETE AND PRIOR TO PLACEMENT OF ANY FILL OR FOUNDATIONS, SCARIFY, MOISTURE CONDITION AND RE-COMPACT SUBGRADES TO 90% RELATIVE COMPACTION, UNLESS OTHERWISE DIRECTED BY THE SOILS ENGINEER. WHERE SOIL STABILIZATION MEASURES ARE REQUIRED, THEY SHALL BE AS DIRECTED BY THE SOILS ENGINEER.

E. EXISTING SOILS MAY BE ACCEPTABLE AS ENGINEERED FILL PROVIDED THE MATERIAL IS SCREENED AND BLENDED TO MEET THE CRITERIA PROVIDED BY A SOILS ENGINEER. COORDINATE ALL SOIL FILL AND BACKFILL REQUIREMENTS WITH THE SOILS ENGINEER.

F. PLACE FILL AND BACKFILL IN UNIFORM HORIZONTAL LIFTS OF 8" MAXIMUM LOOSE THICKNESS AND COMPACT TO 90% RELATIVE COMPACTION UNLESS OTHERWISE DIRECTED BY THE SOILS ENGINEER.

G. ALL CONCRETE SLABS-ON-GRADE, STEPS AND FLATWORK SHALL BE UNDERLAIN WITH AGGREGATE BASE CONFORMING TO NEVADA HIGHWAY DEPARTMENT SPECIFICATIONS FOR TYPE 2, CLASS B AGGREGATE BASE. COMPACT AGGREGATE BASE TO 95% RELATIVE COMPACTION.

H. TRENCHING AND BACKFILL FOR UTILITIES SHALL COMPLY WITH THE REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION AND WITH ALL BEST INDUSTRY PRACTICES.

I. BOTTOMS OF ALL FOUNDATIONS SHALL BE LEVEL. CHANGES IN BOTTOM OF FOUNDATION ELEVATION SHALL BE MADE ACCORDING TO TYPICAL STEPPED FOOTING DETAILS PROVIDED IN THE DRAWINGS.

J. COORDINATE REQUIREMENTS FOR WATERPROOFING OF FOUNDATIONS, STEMWALLS OR RETAINING WALLS WITH THE ARCHITECT AND/OR OWNER.

K. CONTRACTOR SHALL PROVIDE DESIGN AND INSTALLATION OF ANY AND ALL CRIBBING, SHEATHING AND SHORING REQUIRED TO SAFELY AND ADEQUATELY RETAIN EARTH BANKS WHERE REQUIRED.

L. CONTRACTOR SHALL COMPLY WITH LOCAL ORDINANCES FOR DUST CONTROL AND SHALL MAINTAIN TEMPORARY DRAINAGE ROUTES TO KEEP SURFACE WATER OUT OF EXCAVATIONS. PUMP FOOTING EXCAVATIONS IF WATER ACCUMULATES. CONTRACTOR SHALL PROVIDE FOR PROPER DE-WATERING OF EXCAVATIONS FROM SURFACE WATER, GROUND WATER, SEEPAGE, ETC.

M. ALL FOOTINGS SHALL BE FOUNDED A MINIMUM OF 24" BELOW ADJACENT EXTERIOR FINISHED GRADE TO PROVIDE BURY FOR FROST DEPTH. FOOTINGS MAY BE POURED IN NEAT EXCAVATION WHERE POSSIBLE, PROVIDED AN EXTRA 1" WIDTH OF FOOTING IS PROVIDED ON EACH SIDE. FOOTING EXCAVATIONS SHALL BE HAND CLEANED PRIOR TO PLACEMENT OF CONCRETE.

CAST-IN-PLACE CONCRETE

A. ALL CONCRETE WORK SHALL CONFORM TO THE REQUIREMENTS OF THE ACI MANUAL OF CONCRETE PRACTICE. CONCRETE MIX DESIGNS SHALL BE IN ACCORDANCE WITH ASTM C-94 AS FOLLOWS:

1. FOUNDATIONS & INTERIOR SLABS ON GRADE: f'c = 4000 PSI AT 28-DAYS, 3/4" NORMAL WEIGHT AGGREGATE, 0.45 MAXIMUM W/C RATIO, ENTRAPPED AIR ONLY. SLABS ON GRADE SHALL CONTAIN 1.5 LB/CY OF FIBERMESH STEALTH POLYPROPYLENE FIBERS, SOLOMON ULTRAFIBER 500 CELLULOSE FIBERS, OR APPROVED EQUAL.
2. EXTERIOR CONCRETE: f'c = 4500 PSI AT 28-DAYS, 3/4" NORMAL WEIGHT AGGREGATE, 0.45 MAXIMUM W/C RATIO, 6% +/- 1% ENTRAINED AIR. EXTERIOR CONCRETE SHALL CONTAIN 1.5 LB/CY OF FIBERMESH STEALTH POLYPROPYLENE FIBERS OR APPROVED EQUAL.

B. CONCRETE DESIGN ON THIS PROJECT IS BASED ON f'c = 2500 PSI SO SPECIAL INSPECTION IS NOT REQUIRED.

C. ALL CONCRETE MIXES SHALL UTILIZE ASTM C150 TYPE II LOW ALKALI CEMENT. ASTM C618 CLASS F FLY ASH OR APPROVED NATURAL POZZOLAN MAY BE UTILIZED FOR UP TO 25% CEMENT REPLACEMENT AT THE CONTRACTOR'S OPTION.

D. NORMAL WEIGHT AGGREGATE SHALL CONFORM TO ASTM C33 AND LIGHTWEIGHT AGGREGATE SHALL CONFORM TO ASTM C330. ALL AGGREGATE SHALL BE FROM APPROVED SOURCES AND FREE OF DELETERIOUS MATERIALS.

E. CONCRETE SLUMP SHALL NOT EXCEED 3" WHEN TESTED IN ACCORDANCE WITH ASTM C143 FOR HORIZONTAL MEMBERS SUCH AS FOOTINGS, SLABS, AND BEAMS OR 4" FOR VERTICAL MEMBERS SUCH AS WALLS AND COLUMNS. CONCRETE SHALL BE PLACED AT THE MINIMUM PRACTICAL SLUMP, NOT EXCEEDING THE SPECIFIED MAXIMUM SLUMP. IF ADDITIONAL WORKABILITY AND SLUMP IS DESIRED, IT MAY BE OBTAINED WITH APPROVED ADMIXTURES THAT DO NOT INCREASE WATER CONTENT, SHRINKAGE, OR ADVERSELY AFFECT THE CONCRETE.

F. ALL NON-SHRINK GROUT AND DRYPACK SHALL BE A PREMIXED, NON-METALLIC, SHRINKAGE COMPENSATING, NON-STAINING FORMULA WITH A MINIMUM COMPRESSIVE STRENGTH OF 5000 PSI AT 3 DAYS AND 7000 PSI AT 28 DAYS. GROUT SHALL BE MIXED AND PLACED PER ALL MANUFACTURER REQUIREMENTS IN A FLOWABLE OR PACKABLE STATE AS REQUIRED BY THE CONDITIONS OF INSTALLATION. USE MASTER BUILDERS "CONSTRUCTION GROUT" OR APPROVED EQUAL.

G. REINFORCING SHALL BE DEFORMED BARS CONFORMING TO ASTM A615 GRADE 60. ALL BARS TO BE WELDED OR FIELD BENT SHALL BE ASTM A706. ALL WELDING SHALL CONFORM TO AWS D1.4 AND ALL WELDING SHALL BE PERFORMED BY APPROPRIATELY CERTIFIED WELDERS. SUPPORTS AND ACCESSORIES FOR REINFORCING SHALL BE FURNISHED AS SHOWN OR REQUIRED. CHAIRS PLACED AGAINST EXPOSED SURFACES SHALL BE GALVANIZED, STAINLESS, OR PLASTIC.

H. WELDED WIRE FABRIC (WWF) WITH PLAIN REINFORCING WIRE SHALL CONFORM TO ASTM A185. STRUCTURAL WELDED WIRE REINFORCING (SWWR) WITH DEFORMED REINFORCING SHALL CONFORM TO ASTM A497. WWF AND SWWR SHALL HAVE WIRE SIZE AND SPACING AS INDICATED ON PLANS AND DETAILS. LAP SHEETS IN ACCORDANCE WITH ACI AND CRSI RECOMMENDATIONS, 1-1/2 MESHES MINIMUM.

I. ALL REINFORCING SHALL BE DETAILED, FABRICATED AND PLACED IN CONFORMANCE WITH ACI 318 BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE AND THE CRSI MANUAL OF STANDARD PRACTICE. ALL REINFORCING BAR BENDS SHALL BE MADE COLD. ALL REINFORCING, DOWELS, BOLTS, ANCHORS, SLEEVES, ETC. SHALL BE ACCURATELY POSITIONED AND SECURED IN PLACE WITH CHAIRS, TIES, BOLSTERS OR DOBIES PRIOR TO PLACEMENT OF CONCRETE, NO "WET-SETTING" IS ALLOWED.

J. COVERAGE FOR REINFORCING SHALL BE THE CLEAR DISTANCE FROM FACE OF CONCRETE TO THE FACE OF NEAREST BARS AS FOLLOWS, UNLESS NOTED OTHERWISE:
1. CAST AGAINST AND IN PERMANENT CONTACT WITH GROUND (EXCEPT SLABS): 3"
2. EXPOSED TO WEATHER OR IN CONTACT WITH GROUND:
   A. 2" FOR #6 AND LARGER BARS
   B. 1-1/2" FOR #5 AND SMALLER BARS
3. NOT EXPOSED TO WEATHER OR IN CONACT WITH GROUND:
   A. SLABS, JOISTS AND WALLS: 1-1/2" FOR #14 AND #18 BARS
   B. SLABS, JOISTS AND WALLS: 3/4" FOR #11 AND SMALLER BARS
   C. BEAMS, COLUMNS, PEDESTALS AND TENSION TIES: 1-1/2"
4. SLABS-ON-GRADE: 1-1/2" CLR FROM TOP

K. REINFORCING SPLICES SHALL BE MADE ONLY WHERE INDICATED ON THE DRAWINGS UNLESS PRIOR APPROVAL IS OBTAINED FROM THE A/E. REINFORCING BARS SHALL BE SPLICED A MINIMUM OF 48 DIAMETERS OR AS NOTED. IN NO CASE SHALL SPLICES BE LESS THAN 24".

L. CONSOLIDATE CONCRETE PLACED IN FORMS BY MECHANICAL VIBRATING EQUIPMENT, SUPPLEMENTED BY HAND-SPADING, RODDING OR TAMPING. USE EQUIPMENT AND PROCEDURES FOR CONSOLIDATION OF CONCRETE IN ACCORDANCE WITH THE RECOMMENDED PRACTICES OF ACI 309 TO SUIT THE TYPE CONCRETE AND PROJECT CONDITIONS. CONCRETE SHALL NOT BE DROPPED THROUGH REINFORCING STEEL (AS IN WALLS) SO AS TO CAUSE SEGREGATION. IN SUCH CASES HOPPERS AND CHUTES OR TRUNKS OF VARIABLE LENGTHS SHALL BE USED TO LIMIT FREE UNCONFINED FALL OF CONCRETE TO 6 FEET.

M. ADDITIVES CONTAINING CALCIUM CHLORIDE SHALL NOT BE USED.

N. DESIGN CONCRETE FORMS AS RECOMMENDED IN ACI 347. CONSTRUCT FORMS OF ADEQUATE STRENGTH AND STIFFNESS TO OBTAIN REQUIRED FINISHED CONCRETE SURFACE AND LINE TOLERANCES SPECIFIED IN ACI 117. FORMS SHALL BE TIGHT ENOUGH TO PREVENT LEAKAGE OF MORTAR FINES.

O. USE NEW OR PROPERLY CLEANED LIKE-NEW FORM MATERIALS. REMOVE ALL DIRT, CHIPS, SAWDUST, RUBBISH, WATER OR ICE FROM FORMS PRIOR TO PLACEMENT OF CONCRETE.

P. CLEAN AND ROUGHEN CONSTRUCTION JOINTS AND LIGHTLY MOISTEN FORMS AND SUBGRADE PRIOR TO PLACING CONCRETE. INSTALL W.R. MEADOWS "SEALTIGHT DUOGARD" CHEMICAL RELEASE AGENT OR APPROVED EQUAL PRIOR TO PLACEMENT OF CONCRETE. PLACE CONCRETE USING METHODS WHICH AVOID SEGREGATION. MECHANICALLY VIBRATE ALL CONCRETE, INCLUDING SLABS, TO CONSOLIDATE IT IN FORMS. COMPLY WITH THE REQUIREMENTS FOR CURING PRIOR TO STRIPPING OF FORMS.

Q. CONCRETE FINISHES:

1. INTERIOR FLATWORK: SCREED TO AN EVEN, LEVEL PLANE, FLOAT AND STEEL TROWEL TO A SMOOTH, DENSE, HARD FINISH.
2. EXTERIOR FLATWORK: AS ABOVE EXCEPT FOLLOWED WITH A MEDIUM BROOM FINISH PERPENDICULAR TO TRAFFIC.
3. FORMED SURFACES EXPOSED TO VIEW: IMMEDIATELY AFTER FORMS ARE REMOVED, REMOVE SURFACE PROJECTIONS AND SACK AND PATCH ALL SURFACE DEFECTS.
4. FORMED SURFACES NOT EXPOSED TO VIEW: STRIP FORMS AND PATCH LARGE HOLES OR DEFECTS.
5. COORDINATE AND VERIFY ALL CONCRETE FINISHES WITH THE ARCHITECT.

R. ALL EXPOSED CONCRETE EDGES SHALL BE CHAMFERED 3/4" OR TOOLED TO A 1/2" RADIUS.

S. FINISH AND MEASURE SLAB SURFACES SO GAP AT ANY POINT BETWEEN CONCRETE SURFACE AND AN UNLEVELED, FREESTANDING, 10-FOOT LONG STRAIGHTEDGE RESTING ON TWO HIGH SPOTS AND PLACED ANYWHERE ON THE SURFACE DOES NOT EXCEED 1/4".

T. CONCRETE CURING AND PROTECTION REQUIREMENTS:

1. FRESHLY DEPOSITED CONCRETE SHALL BE CURED AND PROTECTED FROM PREMATURE DRYING AND EXCESSIVE HOT OR COLD TEMPERATURES FOR A MINIMUM OF 5 DAYS IN ACCORDANCE WITH ACI 305 IN HOT WEATHER AND ACI 306 IN COLD WEATHER.
2. INTERIOR SLABS TO BE COVERED: APPLY 1 COAT OF ASTM C309 CURING COMPOUND AS SOON AS POSSIBLE AFTER FINISHING. CURING COMPOUND SHALL BE CERTIFIED TO BE COMPATIBLE WITH FLOORING COVERINGS OR THE CURING COMPOUND SHALL BE REMOVED FROM SLABS PRIOR TO APPLICATION OF FLOOR COVERINGS.
3. INTERIOR SLABS TO BE EXPOSED WITH CURE AND SEAL FINISH: APPLY AN INITIAL CURING COAT OF HIGH SOLIDS (20% MINIMUM) ASTM C1315 CURING AND SEALING COMPOUND AS SOON AS POSSIBLE AFTER FINISHING. APPLY A SECOND SEALING COAT PER MANUFACTURER RECOMMENDATIONS.
4. EXTERIOR CONCRETE: APPLY 1 COAT OF HIGH SOLIDS (20% MINIMUM) ASTM C309 CURING COMPOUND AS SOON AS POSSIBLE AFTER FINISHING.
5. REAPPLY CURING COMPOUNDS TO SAWCUT JOINTS IMMEDIATELY AFTER CUTTING IF CURING COMPOUND IS APPLIED PRIOR TO CUTTING. ALL SAW CUTTING SHALL BE TIMED TO AVOID TEARING OR DAMGE BY THE SAW BLADE.

U. DEFECTIVE WORK:

1. ANY CONCRETE NOT FORMED AS SHOWN OR NOT MEETING THE INTENDED LINES, ELEVATIONS, FINISHES, TOLERANCES, ETC. SHALL BE DEEMED DEFECTIVE.
2. SLAB CRACKS, EDGE CURLING AND SURFACES NOT MEETING FINISH, FLATNESS OR LEVELNESS REQUIREMENTS SHALL BE DEEMED DEFECTIVE.
3. DEFECTIVE WORK SHALL BE REMOVED AND REPLACED WITH CONFORMING WORK, OR AT THE OPTION OF THE A/E, REPAIRED TO THE SATISFACTION OF THE A/E.

V. CONSTRUCTION JOINTS WILL NOT BE PERMITTED, EXCEPT WHERE SHOWN ON THE DRAWINGS, WITHOUT WRITTEN CONSENT OF THE A/E.

W. ALL CONDUITS AND UTILITIES AT SLABS ON GRADE SHALL BE PLACED IN THE BASE MATERIALS AND NOT IN THE SLAB.

X. LEAVE CONCRETE SURFACES BROOM CLEAN AND REMOVE ALL DEBRIS FROM CONCRETE WORK FROM THE SITE.

ROUGH CARPENTRY

A. FRAMING LUMBER SHALL BE DOUGLAS FIR WITH A MAXIMUM MOISTURE CONTENT OF 19% AT THE TIME OF DELIVERY TO THE SITE. ALL FRAMING EXPOSED TO VIEW SHALL BE KILN DRIED. ALL LUMBER SHALL BE FREE OF HEART CENTERS TYPICALLY. FRAMING LUMBER SHALL BE AS SPECIFIED BELOW AS A MINIMUM UNLESS NOTED OTHERWISE.

1. PLATES, BRIDGING AND BLOCKING: DF-L #2
2. 2x AND 3x STUDS: DF-L #2
3. 4x AND LARGER STUDS AND POSTS: DF-L #1
4. 2x AND 3x FRAMING, UP TO 8" NOMINAL DEPTH: DF-L #2
5. 2x AND 3x FRAMING, OVER 8" NOMINAL DEPTH: DF-L #1
6. 4x AND LARGER FRAMING: DF-L #1

B. MANUFACTURED LUMBER PRODUCTS SHALL BE AS MANUFACTURED BY "TRUS JOIST" OR APPROVED EQUAL AND SHALL BE AS SPECIFIED BELOW UNLESS NOTED OTHERWISE. DESIGN AND FABRICATION SHALL CONFORM TO THE CURRENT BUILDING CODE AND ICC REPORT REQUIREMENTS.

1. PARALLEL STRAND LUMBER (PSL): 2.0E, Fb = 2900 PSI, Fv = 290 PSI
2. LAMINATED VENEER LUMBER (LVL): 2.0E, Fb = 2600 PSI, Fv = 285 PSI
3. LAMINATED STRAND LUMBER (LSL): 1.55E, Fb = 2325 PSI, Fv = 400 PSI

C. PRE-MANUFACTURED WOOD CHORD JOISTS WITH PLYWOOD OR ROD WEBS (I.E. TJL OR TJI) SHALL BE THE TYPES AND SIZES INDICATED ON THE DRAWINGS.

D. CUT FRAMING MEMBERS SQUARE AND TO ACCURATE LENGTH TO OBTAIN FULL BEARING AT JOINTS. ERECT PLUMB AND LEVEL AND TO ACCURATE LINE. BOLT HOLES SHALL BE ACCURATELY DRILLED 1/16 INCH LARGER THAN BOLTS. BOLTS SHALL CONFORM TO ASTM A307 WITH STANDARD CUT WASHERS WHERE HEAD OR NUT BEARS AGAINST WOOD. SELECT MEMBERS SO KNOTS OR DEFECTS DO NOT OCCUR AT NAIL OR BOLT LOCATIONS.

E. DO NOT NOTCH FRAMING, EXCEPT WHERE SHOWN IN DETAILS. OBTAIN THE ENGINEER'S APPROVAL FOR ANY HOLES OR NOTCHES NOT DETAILED. HOLES THROUGH SILLS, PLATES, STUDS, AND DOUBLE PLATES OF BEARING OR SHEAR WALLS SHALL BE BORED IN THE CENTER OF THE MEMBER AND SHALL NOT EXCEED 1/3 THE MEMBER WIDTH.

F. NAILING SHALL BE IN ACCORDANCE WITH THE FASTENING SCHEDULE IN BUILDING CODE CHAPTER 23 WHERE NOT OTHERWISE SHOWN ON DRAWINGS.

G. FRAMING ANCHORS, STRAPS, CONNECTIONS, HANGERS, ETC., SHALL BE SIMPSON STRONG TIE, OR APPROVED EQUAL HAVING ICC APPROVAL; PREDRILL NAIL HOLES AS REQUIRED TO AVOID SPLITTING. ALL HANGERS AND CONNECTIONS SHALL BE FASTENED FOR MAXIMUM CAPACITY.

H. PLATES, LEDGERS, ETC. ATTACHED DIRECTLY TO CONCRETE OR MASONRY AT GRADE SHALL BE PRESSURE TREATED AND CONNECTORS FOR PRESSURE TREATED LUMBER SHALL BE GALVANIZED OR STAINLESS AS APPROPRIATE FOR THE PRESSURE TREATED MATERIAL BEING FASTENED. FIELD CUTS AND BOLT HOLES IN PRESSURE TREATED LUMBER SHALL BE PROTECTED IN ACCORDANCE WITH AWPA STANDARD M4.

I. ALL CONNECTORS AND FASTENERS IN CONTACT WITH PRESSURE TREATED OR FIRE-RETARDANT-TREATED LUMBER THAT IS NOT "TIMBERSTRAND LSL TREATED" OR "BORATE TREATED" SHALL EITHER BE HOT-DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER ZINC COATING AND SHALL CONFORM TO ASTM A-153.

J. ALL SOLE PLATE ANCHOR BOLTS TO HAVE MINIMUM 3"x3"x1/4" PLATE WASHERS AND THE WASHER EDGE SHALL BE WITHIN 1/2" OF SHEAR PLYWOOD WHERE OCCURS. IN LOCATIONS OF DOUBLE SIDEDS SHEARWALLS, A RECTANGULAR SIMPSON BPS-6 OR EQUIVELENT WASHER SHAL BE USED TO ADDRESS THE 1/2" MAXIMUM REQUIRED DISTANCE FROM SHEAR PLYWOOD. IF SLOTTED PLATES WASHERS ARE USED, A STANDARD CUT WASHER SHALL ALSO BE USED ON TOP OF THE SLOTTED PLATE WASHER.

K. SHEATHING SHALL CONFORM STRUCTURALLY TO APA STANDARDS AND TO U.S. PRODUCT STANDARD PS-1. ALL PIECES SHALL BE GRADE STAMPED AND SHALL BE OF THE GRADES AND SIZES SHOWN ON THE DRAWINGS. OSB SHALL NOT BE USED IN CONDITIONS WITH EXTERIOR EXPOSURE.

METAL-PLATE-CONNECTED WOOD TRUSSES

A. FACTORY FABRICATED METAL PLATE CONNECTED WOOD TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH ANSI / TPI 1. SHOP DRAWINGS STAMPED BY A LICENSED PROFESSIONAL ENGINEER, REGISTERED WITH THE STATE THE PROJECT OCCURS, SHALL BE SUBMITTED TO THE A/E FOR REVIEW AND APPROVAL PRIOR TO ANY FABRICATION. SHOP DRAWINGS SHALL ALSO INCLUDE THE MANUFACTURER'S INSTALLATION INSTRUCTIONS ON LATERAL BRACING AND ALL REQUIRED HANGERS.

B. DESIGN TRUSSES FOR THE FOLLOWING LOADS:
- TC LIVE LOAD = 34 PSF (SNOW)
- TC DEAD LOAD = 10 PSF
- BC LIVE LOAD = 10 PSF (NON-CONCURRENT WITH SNOW)
- BC DEAD LOAD = 10 PSF
- SEE ROOF FRAMING PLANS FOR SPECIAL LOADS. TRUSSES SHALL BE DESIGNED FOR COMPONENT AND CLADDING WIND FORCES, SEE DESIGN CRITERIA FOR ADDITIONAL INFORMATION, NO MORE THAN 10 PSF TOTAL DEAD LOAD SHALL BE USED TO RESIST WIND UPLIFT LOADING. NO STRESS INCREASES SHALL BE ALLOWED FOR REPETITIVE MEMBERS.

C. LIMIT TRUSS DEFLECTIONS TO L/360 FOR LIVE LOADS AND L/240 FOR TOTAL LOADS.

D. SEE DRAWINGS FOR TRUSS CONFIGURATIONS. DIAGONAL WEB MEMBERS MAY BE LOCATED PER THE TRUSS FABRICATOR'S REQUIREMENTS, HOWEVER, WHERE DIFFERENT TRUSS TYPES ARE LOCATED IN A SINGLE RUN, WEB MEMBERS AND PANEL POINTS SHALL LINE UP SO THAT A CLEAR PASSAGE IS MADE AVAILABLE FOR MECHANICAL DUCT WORK, ETC.

E. MINIMUM MEMBER SIZES SHALL BE 2x6 TOP CHORDS AND 2x4 FOR ALL OTHER MEMBERS. USE DOUG-FIR LARCH FOR TOP CHORD MEMBERS. USE DOUG-FIR LARCH OR HEM-FIR LUMBER OR BETTER FOR OTHER MEMBERS. USE "S-DRY" OR "KILN-DRY" LUMBER WITH 19% OR LESS MOISTURE CONTENT WHEN FABRICATED.

F. TRUSSES SHALL BE MARKED BY THE FABRICATOR AT LOCATIONS REQUIRING CONTINUOUS BRACING. CROSS BRACING SHALL BE FURNISHED AND INSTALLED AS INDICATED BY THE TRUSS MANUFACTURER AND AS SHOWN ON THESE DRAWINGS.

G. CONNECTORS BETWEEN TRUSS ELEMENTS ARE THE RESPONSIBILITY OF THE TRUSS MANUFACTURER, PER BUILDING CODE SECTION 2303.4.1.1

H. BUILT-UP GIRDER TRUSSES, GREATER THAN 3 LAMINATIONS, SHALL BE LAMINATED USING 1/2" DIAMETER BOLTS AT 24" O.C. MAX THROUGH ALL MEMBERS.

I. GABLE END TRUSSES SHALL HAVE 2x VERTICALS AT 16" O.C., TYPICAL UNLESS NOTED OTHERWISE.

J. TRUSS DESIGNER TO ACCOUNT FOR THE WEIGHT OF ALL MECHANICAL EQUIPMENT IN THE DESIGN OF ALL TRUSSES WHICH SUPPORT SUCH UNITS. SEE MECHANICAL DRAWINGS FOR WEIGHTS AND DETAILING.

K. TRUSS MANUFACTURER TO ALLOW FOR ATTIC ACCESS, WHERE APPLICABLE, PER PLAN. IF ACCESS IS NOT SHOWN ON PLANS, TRUSS MANUFACTIRER SHALL VERIFY AND COORDINATE LOCATION WITH A/E.

L. CAMBER TRUSSES FOR 1.5 TIMES THE DEAD LOAD DEFLECTION UNLESS NOTED OTHERWISE.

MASONRY

A. ALL MASONRY WORK SHALL CONFORM TO THE REQUIREMENTS OF TMS 402 BUILDING CODE REQUIREMENTS AND TMS 602 SPECIFICATION FOR MASONRY STRUCTURES. MINIMUM DESIGN STRENGTH f'm = 2000 PSI.

B. CONCRETE MASONRY UNITS SHALL CONFORM TO ASTM C90 WITH A MINIMUM COMPRESSIVE STRENGTH OF 2000 PSI AT 28 DAYS AND SHALL BE MADE WITH LIGHTWEIGHT AGGREGATE. MASONRY UNITS SHALL BE OF THE SIZE, SHAPE, COLOR, TEXTURE AND LAYOUT AS DIRECTED AND APPROVED BY THE ARCHITECT. USE OPEN END UNITS WHEREVER POSSIBLE. USE BOND BEAM UNITS AT HORIZONTAL REINFORCING.

C. MORTAR SHALL CONFORM TO ASTM C270, TYPE M WITH A MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI AT 28 DAYS. MORTAR COLOR SHALL BE AS DIRECTED AND APPROVED BY THE ARCHITECT.

D. GROUT SHALL CONFORM TO ASTM C476 WITH A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS. GROUT SHALL BE COARSE GROUT IN WALLS 8" AND LARGER AND FINE GROUT IN 6" WALLS OR WHERE CONDITIONS WARRANT.

E. REINFORCING SHALL BE DEFORMED BARS CONFORMING TO ASTM A615, GRADE 60. ALL REINFORCING TO BE WELDED SHALL CONFORM TO ASTM A706. ALL REINFORCING BARS SHALL BE ACCURATELY DETAILED, POSITIONED AND HELD SECURELY IN PLACE PRIOR TO GROUTING, AT TOP AND BOTTOM AND INTERVALS BETWEEN NOT-TO-EXCEED 192 DIAMETERS.

F. BARS SHALL BE LAPPED A MINIMUM OF 48 DIAMETERS. LAP SHALL BE A MINIMUM OF 72 BAR DIAMETERS WHERE BARS ARE LOCATED 3" OR LESS FROM FACES OF MASONRY AND WHERE MULTIPLE BARS ARE LAPPED WITHIN A SINGLE CELL. BARS SHALL MAINTAIN 1/2" MINIMUM CLEARANCE TO FACE SHELLS FOR GROUTING.

G. REINFORCING SHALL TAKE PRECEDENCE OVER THE LOCATION OF CONDUITS IN ALL CASES AND ADEQUATE ROOM SHALL BE MAINTAINED IN ALL CASES TO ALLOW GROUT TO FLOW COMPLETELY AROUND REINFORCING AND CONDUIT. THE FOLLOWING REQUIREMENTS SHALL APPLY TO CONDUITS PLACED IN MASONRY UNLESS DIRECTED OTHERWISE BY THE A/E..

1. PLACE CONDUIT IN NON-REINFORCED CELLS OR BOND BEAMS WHEREVER POSSIBLE.
2. NO CONDUIT SHALL BE PLACED WITHIN 8" OF ANY JAMB, WALL END, HEAD, SILL OR TOPS OF WALLS. CELLS AND BOND BEAMS WITHIN 8" OF JAMBS, WALL ENDS, HEADS, SILLS AND TOPS OF WALLS SHALL BE RESERVED FOR REINFORCEMENT ONLY.
3. CELLS OR BOND BEAMS CONTAINING MORE THAN (1) REINFORCING BAR: 8" CMU - NO CONDUIT SHALL BE PLACED; 12" CMU - NO MORE THAN (1) 1-3/4"Φ MAX. (OD) CONDUIT.
4. CELLS OR BOND BEAMS REINFORCED WITH A SINGLE BAR: 8" CMU - NO MORE THAN (1) 1"Φ MAX. (OD) CONDUIT EXCEPT (1) 1-3/4"Φ MAX. (OD) CONDUIT WILL BE ALLOWED IN THE BOTTOM 4' A.F.F.; 12" CMU - NO MORE THAN (2) 1"Φ MAX. (OD) OR (1) 1-3/4"Φ MAX. (OD) CONDUIT.
5. NON-REINFORCED CELLS OR BOND BEAMS: 8" CMU - NO MORE THAN (2) 1" MAX. (OD) CONDUITS; 12" CMU - NO MORE THAN (2) 1-3/4"Φ MAX. (OD) CONDUIT.
6. LAYOUT CONDUIT AND PROVIDE ALL NECESSARY PROVISIONS, SUCH AS ADDITIONAL ROWS OF BOND BEAM UNITS, TO MAINTAIN THE REQUIREMENTS NOTED ABOVE. MAINTAIN 1/2" MIN. GROUT AROUND ALL CONDUIT AND REBAR.

H. BEFORE MASONRY IS PLACED ON CONCRETE, THOROUGHLY CLEAN CONCRETE OF ALL LAITANCE AND LOOSE MATERIAL AND ROUGHEN SURFACE.

I. LAY BLOCK IN RUNNING BOND IN 3/8" FULL SHOVED HEAD AND BED JOINTS AND TOOL ALL JOINTS AS CONCAVE WEATHER RESISTANT JOINTS UNLESS DIRECTED OTHERWISE BY THE ARCHITECT. CONTRACTOR TO COORDINATE WITH ARCHITECTURAL DRAWINGS FOR ALL MASONRY TYPES, DIMENSIONS AND LAYUP PATTERNS PRIOR TO CONSTRUCTION. LAY UNITS TO PRESERVE THE UNOBSTRUCTED VERTICAL CONTINUITY OF CELLS.

J. ALL CELLS SHALL BE GROUTED SOLID IN 8'-0" MAXIMUM LIFTS. SPLICES OF REINFORCEMENT SHALL BE LOCATED SUCH THAT THE FULL SPLICE LENGTH IS WITHIN A LIFT AND IS OBSERVABLE AND VERIFIABLE PRIOR TO POURING GROUT. CUT CLEANOUT OPENINGS SHALL BE PROVIDED AT THE BOTTOM OF EACH LIFT FOR CLEANING AND INSPECTION. AT THE CONTRACTOR'S OPTION, LIFTS MAY BE REDUCED TO 5'-0" MAXIMUM WITH CLEANOUTS OMITTED. ALL GROUT SHALL BE VIBRATED AND REVIBRATED USING INTERNAL MECHANICAL VIBRATORS. KEY ALL GROUT POURS BY HOLDING TOP OF GROUT APPROXIMATELY 2" BELOW TOP OF BLOCK.

K. PROTECT MASONRY WORK AS REQUIRED BY ACI 530.1 FOR COLD WEATHER, HOT WEATHER AND MOISTURE.

STANDARD ABBREVIATIONS

AB	ANCHOR BOLT	JG	STEEL JOIST GIRDER
A/E	ARCHITECT / ENGINEER	JT	JOINT
AFF	ABOVE FIN FLR	K	KING STUD, KIPS
AGG	AGGREGATE	KSI	KIPS PER SQUARE INCH
ALT	ALTERNATE	KSF	KIPS PER SQUARE FOOT
ALUM	ALUMINUM	L	ANGLE
APPROX	APPROXIMATELY	LBS	POUNDS
ARCH	ARCHITECT	LLV	LONG LEG VERTICAL
BFF	BELOW FIN FLR	LLH	LONG LEG HORIZONTAL
BLDG	BUILDING	LT WT	LIGHT WEIGHT
BLKG	BLOCKING	MAX	MAXIMUM
BM	BEAM	MB	MACHINE BOLT
BN	BOUNDARY NAIL	MECH	MECHANICAL
BO	BOTTOM OF	MFR	MANUFACTURER
BOT	BOTTOM	MISC	MISCELLANEOUS
B/S	BOTH SIDES	MIN	MINIMUM
CIP	CAST IN PLACE	MTL	METAL
CJ	CONTROL JOINT	(N)	NEW
CJP	COMPLETE JOINT PENETRATION	NA	NOT APPLICABLE
		NS	NEAR SIDE
		NSA	NELSON STUD ANCHOR
CL	CENTERLINE	NTS	NOT TO SCALE
CLG	CEILING	OC	ON CENTER
CLR	CLEAR	OD	OUTSIDE DIAMETER
CMU	CONC MASONRY UNIT	OH	OPPOSITE HAND
COL	COLUMN	OWJ	OPEN WEB STEEL JOIST
CONC	CONCRETE	PERP	PERPENDICULAR
CONN	CONNECTION	PL	PLATE
CONST	CONSTRUCTION	PLF	POUNDS PER FOOT
CONT	CONTINUOUS	PLY	PLYWOOD
CTSK	COUNTERSUNK	PSI	POUNDS PER SQUARE INCH
CY	CUBIC YARDS	PSF	POUNDS PER SQUARE FOOT
DBL	DOUBLE	PT	PRESSURE TREATED, POST TENSIONED
DF	DOUGLAS FIR		
DIA	DIAMETER	REINF	REINFORCING
DJ	DOWELED JOINT	REQD	REQUIRED
DWG	DRAWING	SCH	SCHEDULE
EA	EACH	SHTG	SHEATHING
EF (E/F)	EACH FACE	SIM	SIMILAR
ELEV	ELEVATION	SOG	SLAB ON GRADE
ELEC	ELECTRICAL	SS	STAINLESS STEEL
EN	EDGE NAIL	STAGG	STAGGERED
EOR	ENGINEER OF RECORD	STD	STANDARD
ES	EACH SIDE	STIFF	STIFFENER
EW (E/W)	EACH WAY	STL	STEEL
(E)	EXISTING	STRUC	STRUCTURAL
EXT	EXTERIOR	SYM	SYMMETRICAL
FF	FINISHED FLOOR	T	TRIMMER
FIN	FINISH	TN	TOENAIL
FLR	FLOOR	TO	TOP OF
FN	FACE NAIL	TYP	TYPICAL
FO	FACE OF	T&G	TONGUE & GROOVE
FS	FAR SIDE	T&B	TOP & BOTTOM
FT	FEET	UNO	UNLESS NOTED OTHERWISE
FTG	FOOTING	VERT	VERTICAL
GA	GAGE, GUAGE	VIF	VERIFY IN FIELD
GALV	GALVANIZED	WF	WIDE FLANGE
GLB	GLULAM BEAM	WWF	WELDED WIRE FABRIC
HDR	HEADER	W/	WITH
HORIZ	HORIZONTAL	W/O	WITHOUT
HSB	HIGH STRENGTH BOLT	@	AT
ID	INSIDE DIAMETER	#	NUMBER, POUNDS
IN	INCHES	&	AND
INT	INTERIOR	+/-	PLUS OR MINUS

SHEET INDEX

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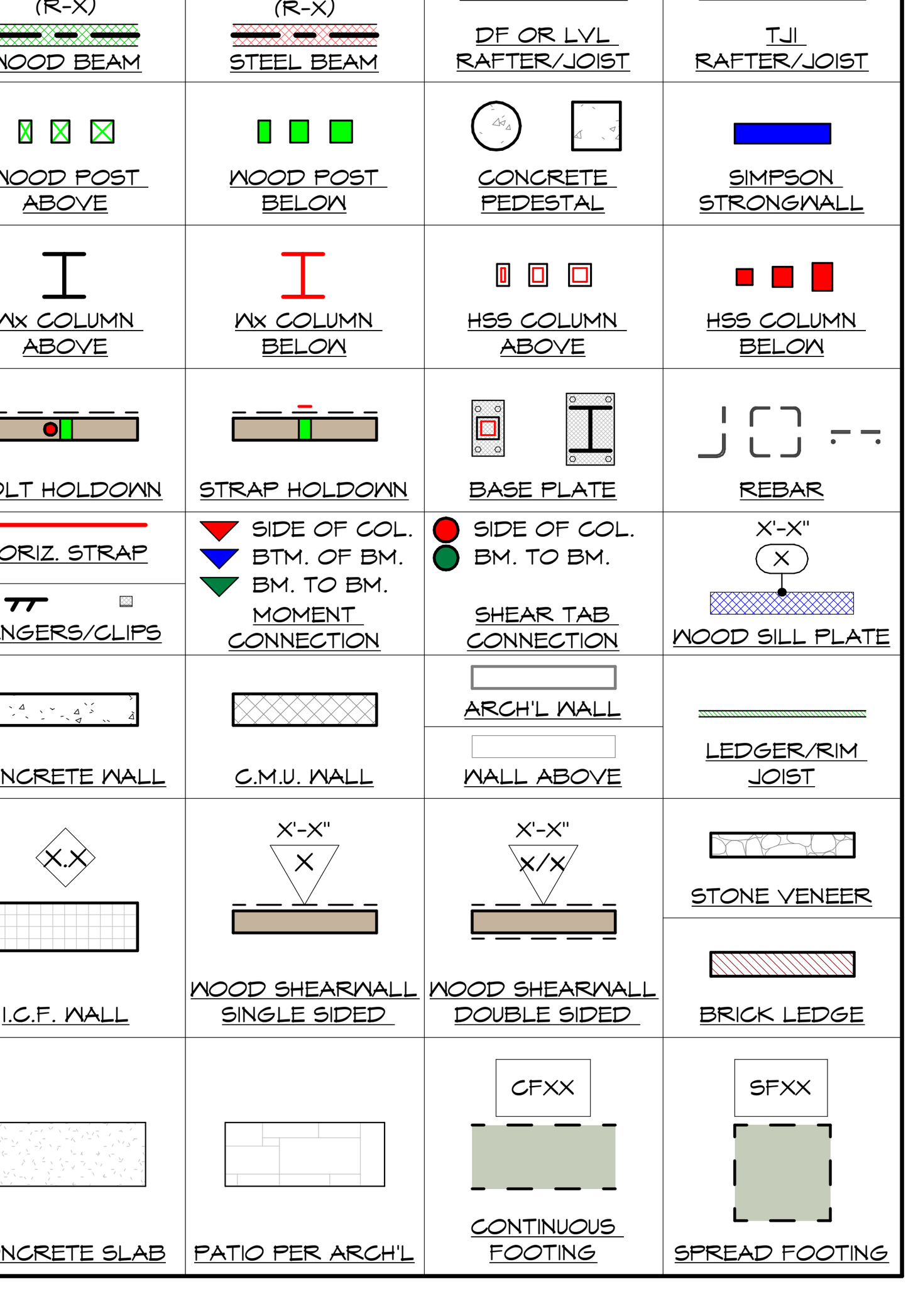
S1.1	FOUNDATION AND SHEAR PLANS	11/10/2022
S2.1	MAIN ROOF FRAMING PLAN	11/10/2022
S3.1	FOUNDATION AND ROOF FRAMING DETAILS	11/10/2022



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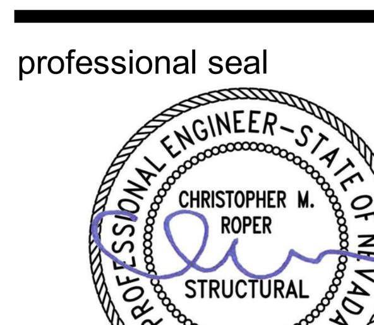

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DOUGLAS COUNTY
COMMUNITY DEVELOPMENT
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project

Douglas County Community Development
Johnson Lane Park Storage Building

Douglas County Community Development
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Minden, Nevada 89423

revisions

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

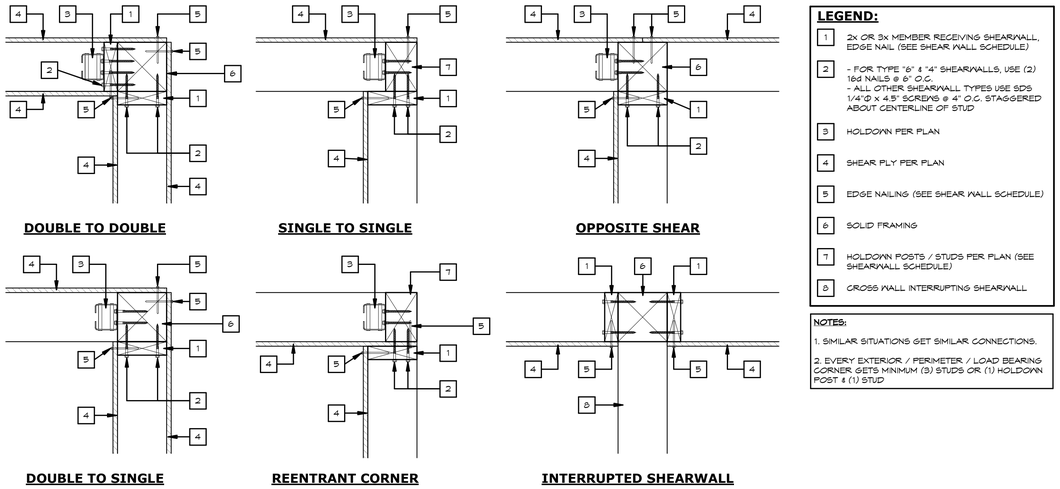
drawing name

STRUCTURAL COVER SHEET & NOTES

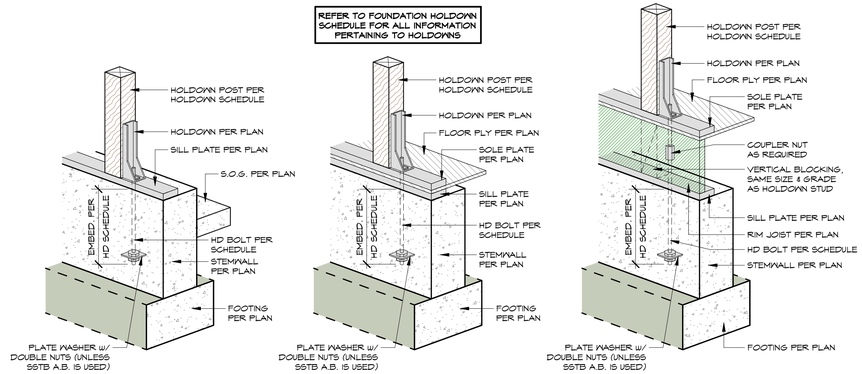
sheet number

S0.1

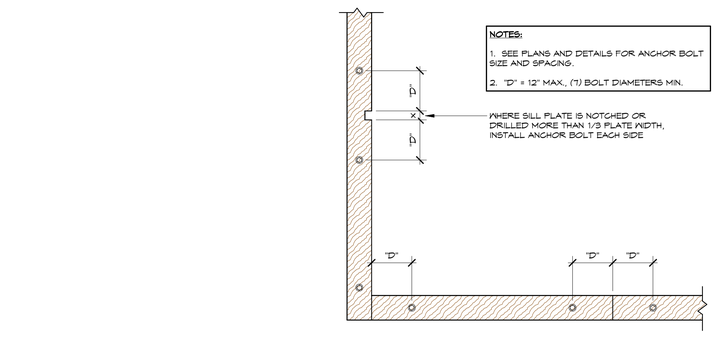
DB22-1491



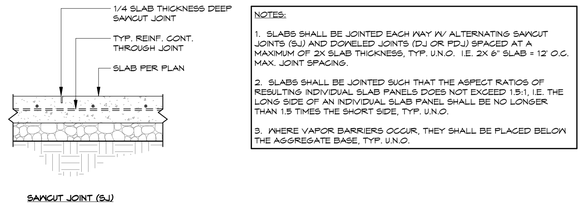
9 Typ. Holdown in Corner
1 1/2" = 1'-0"



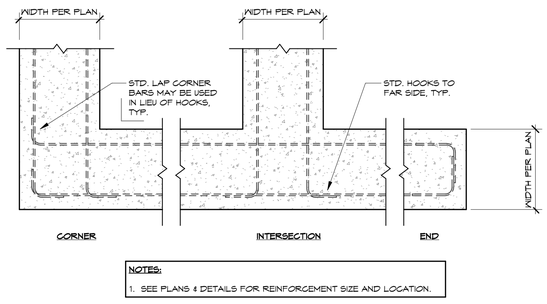
8 Typ. Foundation Holdown Detail
3/4" = 1'-0"



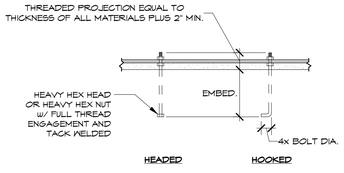
7 Typ. Sill Plate Detail
3/4" = 1'-0"



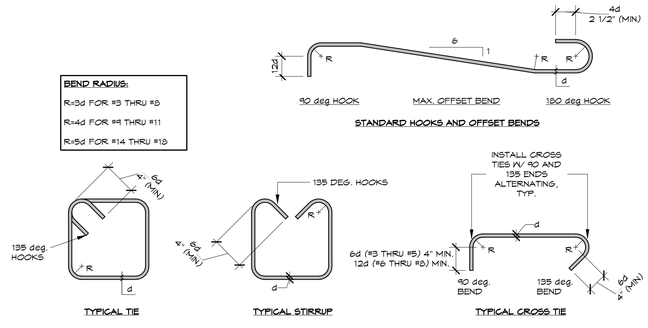
6 Typ. Slab Joints
3/4" = 1'-0"



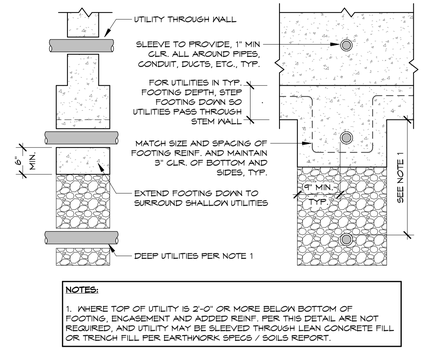
5 Typ. Continuous Footing Reinforcing
3/4" = 1'-0"



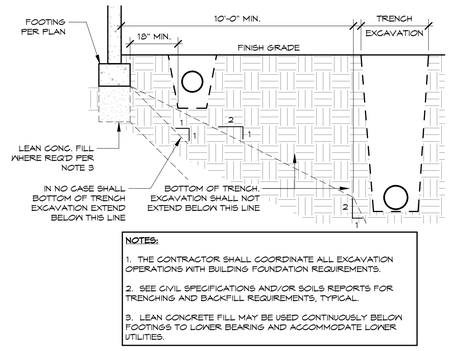
4 Typ. Anchor Bolts in Concrete
3/4" = 1'-0"



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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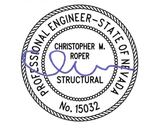

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TYPICAL DETAILS

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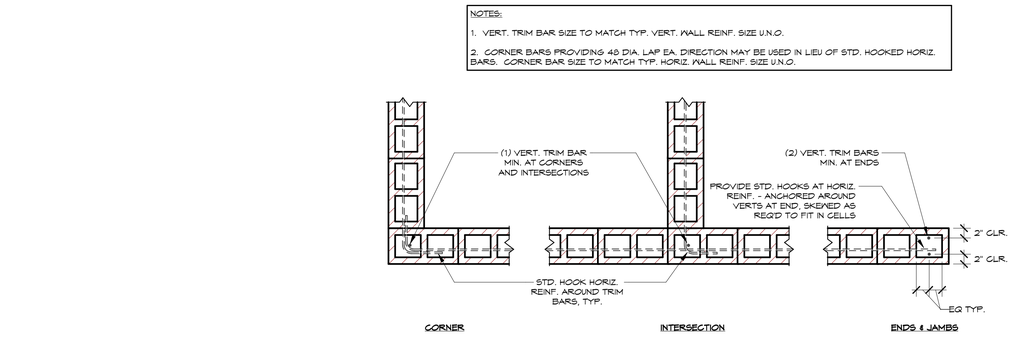
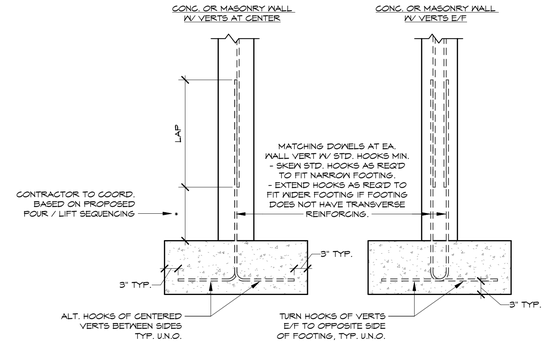
S0.2

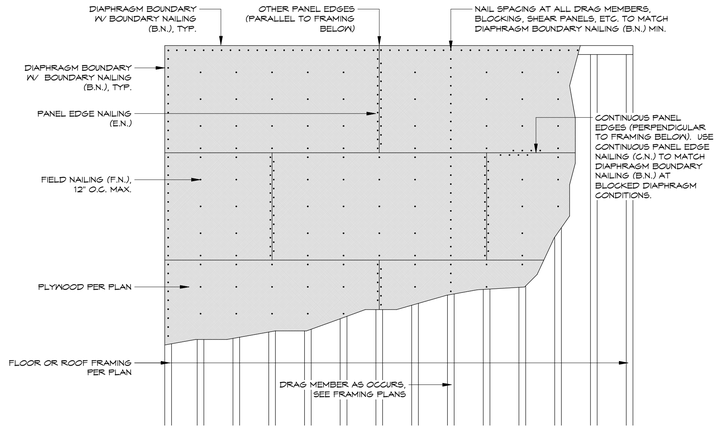
DB22-1491



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



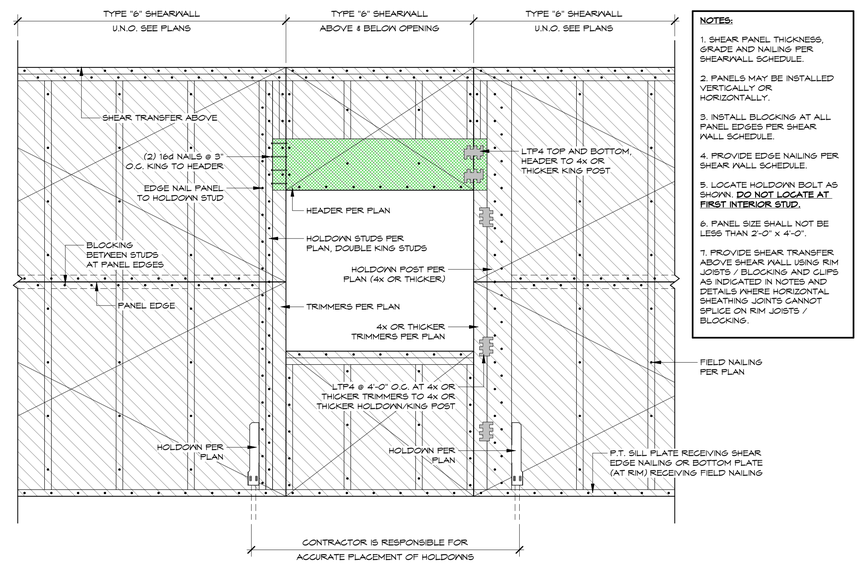
6 Typ. Wall Dowels at Cont. Footings
3/4" = 1'-0"



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.

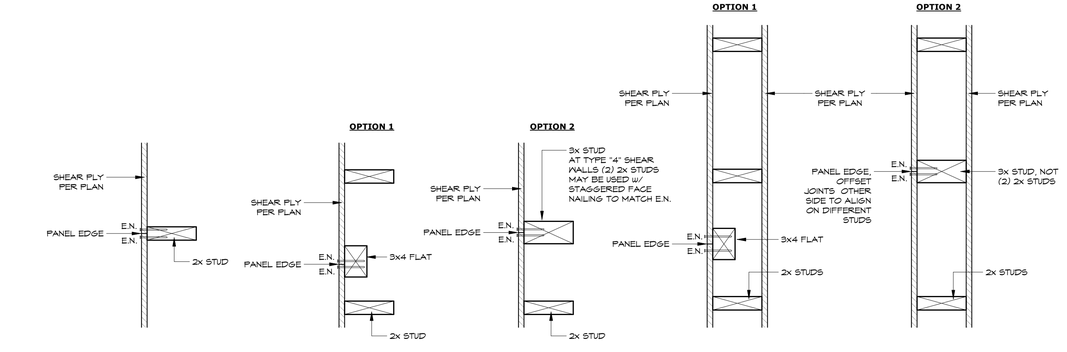
5 Typ. Horiz. Sheathing Layout and Fastening
3/4" = 1'-0"



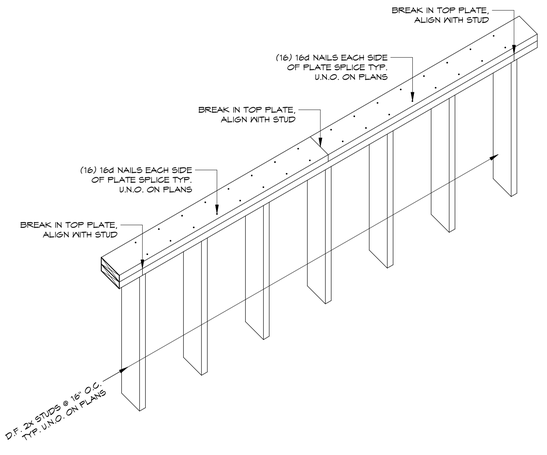
NOTES:

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 / BLOCKING AND CLIPS AS INDICATED IN NOTES AND DETAILS WHERE HORIZONTAL SHEATHING JOINTS CANNOT SPLICE ON RIM JOISTS / BLOCKING.

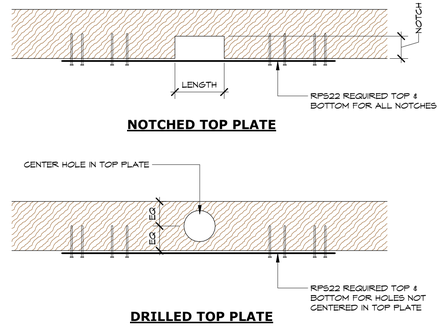
3 Typ. Shear Wall Detail
3/4" = 1'-0"



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



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



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.

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

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DOUGLAS COUNTY COMMUNITY DEVELOPMENT BUILDING DIVISION
BUILDER AND OWNER RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE CODES
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project

Douglas County Community Development
Johnson Lane Park Storage Building

Douglas County Community Development
1594 Esmerelda Avenue
Minden, Nevada 89423

revisions

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TYPICAL DETAILS

sheet number

S0.3

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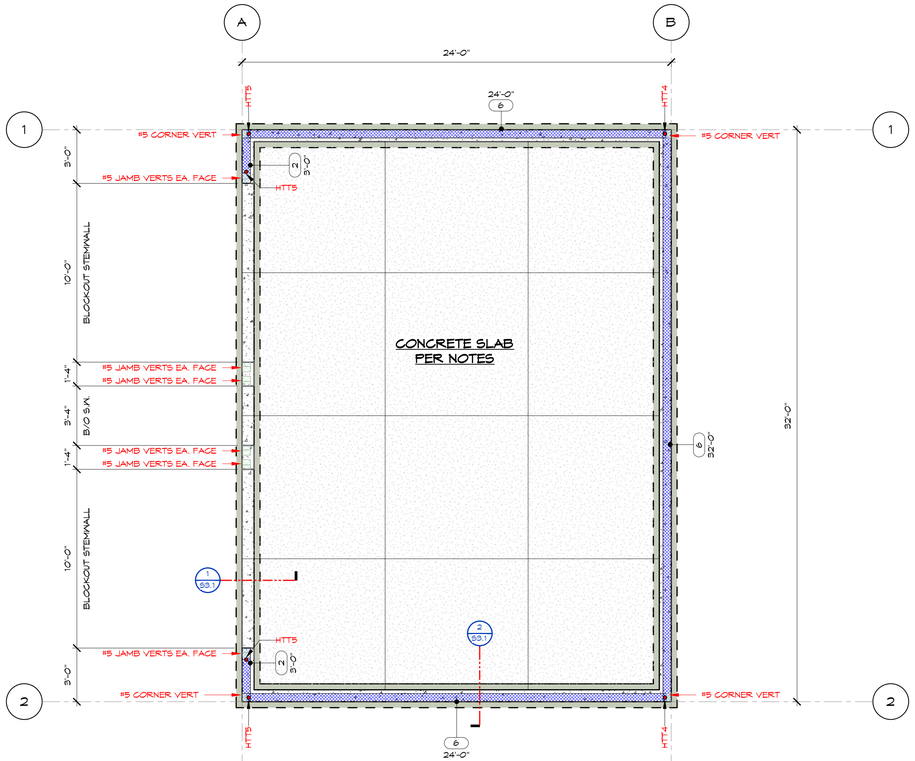
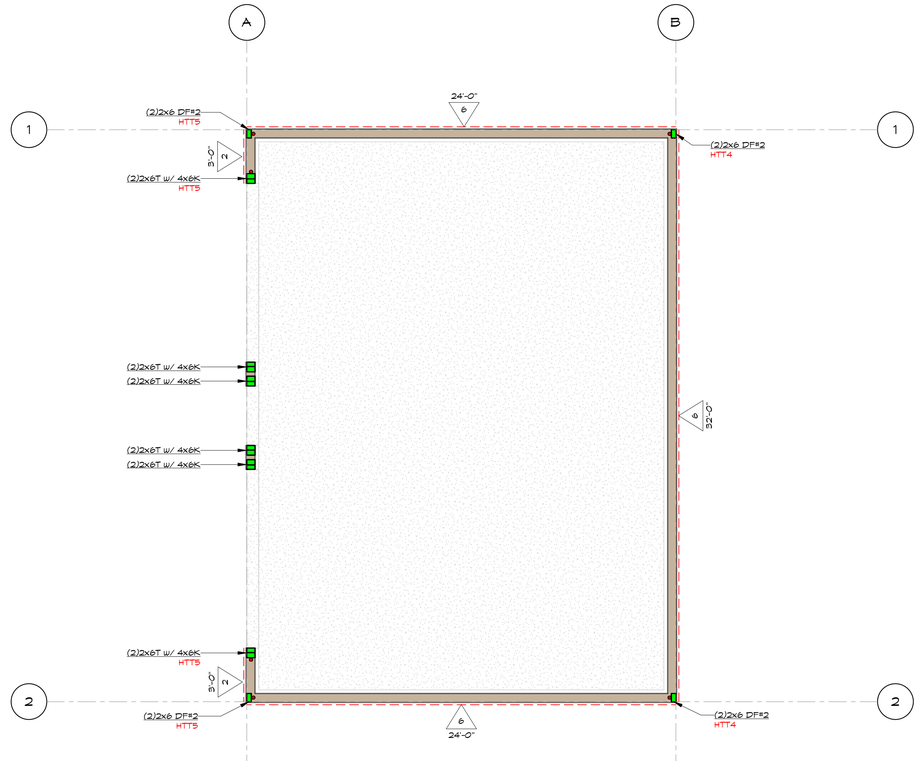


1 FOUNDATION DIMENSION PLAN
1/4" = 1'-0"



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

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

SHEARWALL SYMBOL	SHEAR PLY	3X PLATE REQ'D	EDGE NAIL (E.N.) SPACING	3x 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"Ø x 3.5" SDS
6	19/32"	NO	10d @ 6" O.C.	NO	A35 @ 16" O.C	SDS 1/4"Ø 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"Ø x 6" @ 12" O.C.	@ 3" O.C.	@ 12" O.C.
3	19/32"	NO	10d @ 3" O.C.	YES	LS90 @ 16" O.C	SDS 1/4"Ø x 6" @ 8" O.C.	@ 2" O.C.	@ 8" O.C.
2	19/32"	NO	10d @ 2" O.C.	YES	LS90 @ 12" O.C	SDS 1/4"Ø x 6" @ 2" O.C.	N/A	@ 6" O.C.
* 4/2	19/32" B.S.	YES	10d @ 4" O.C. BOTH SIDES	YES	HGA10 @ 12" O.C	(2) SDS 1/4"Ø 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	HGA10 @ 8" O.C	(2) SDS 1/4"Ø 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	HGA10 @ 6" O.C	(2) SDS 1/4"Ø 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 ICC EVALUATION REPORT ESR-1301 FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
- USE 10d COMMON (0.148Ø x 3") EDGE NAILED AS INDICATED AND FIELD NAILED @ 12" o.c., U.N.O
- EDGE NAIL AT TOP PLATE, MUD 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. WAY AT 1-1/2" CLEAR OF TOP, OVER 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"Ø 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 7" 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, PREFEREABLY AT MID-HEIGHT BUT NOT TO EXCEED 8' MAX. SPACING BETWEEN PLATES. SEE SHEAR, SILL AND HOLDOWN SCHEDULES FOR ADDITIONAL INFORMATION. ALL WALLS TO BE SHEATHED TO MATCH MINIMUM 8' 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"Ø x 10" A.B.'s @ 48" O.C. w// 3"x3"x1/4" HDG PL WASHERS
2	2X PRESSURE TREATED	5/8"Ø x 10" A.B.'s @ 16" O.C. w// 3"x3"x1/4" HDG PL WASHERS

FOUNDATION HOLDOWN 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"	(18) 16d x 2-1/2"	5/8"Ø	24"	2
HTT5	0' - 1 5/16"	3"	(26) 16d x 2-1/2"	5/8"Ø	24"	4

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revisions

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reviewed by CR
date 11/10/2022
project number 22018

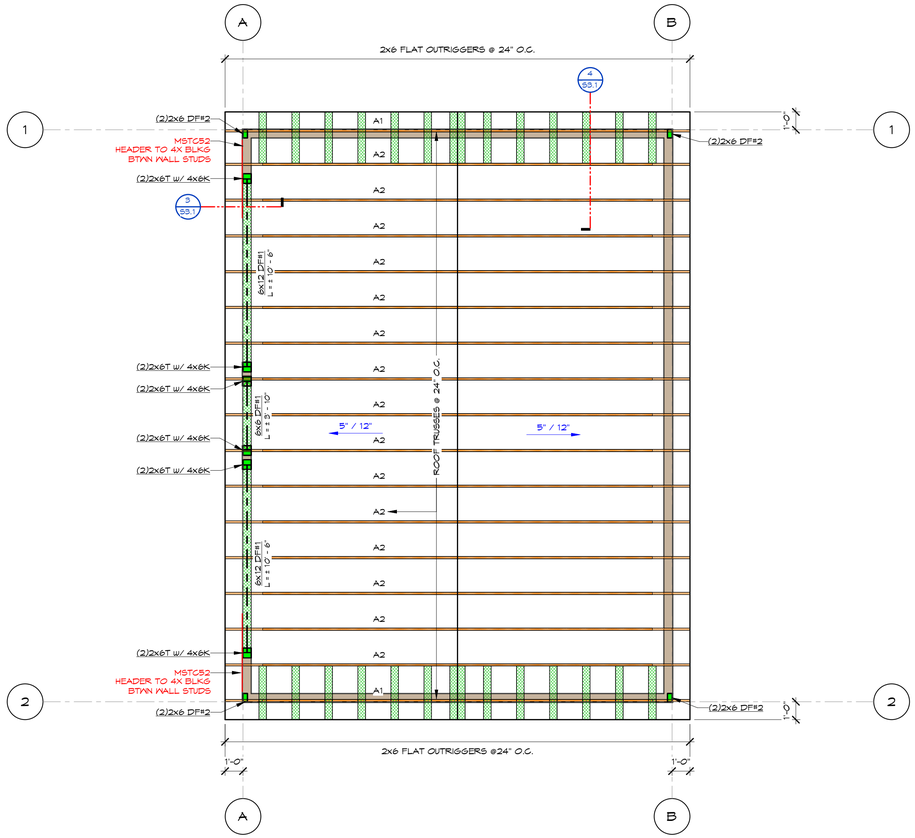
drawing name

FOUNDATION AND SHEAR PLANS

sheet number

S1.1

DB22-1491



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 W/ 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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MAIN ROOF FRAMING PLAN

sheet number

S2.1

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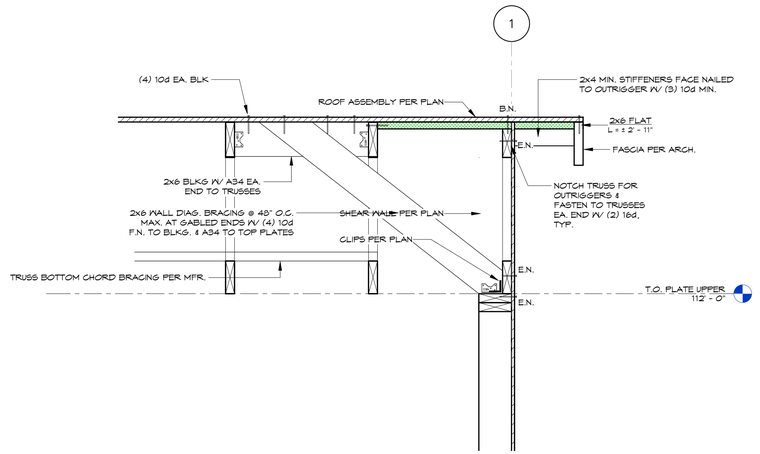
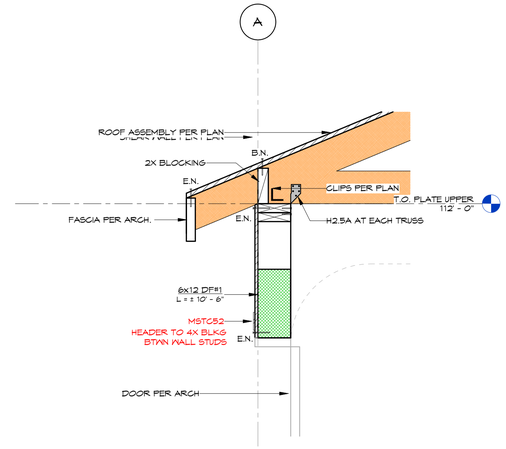
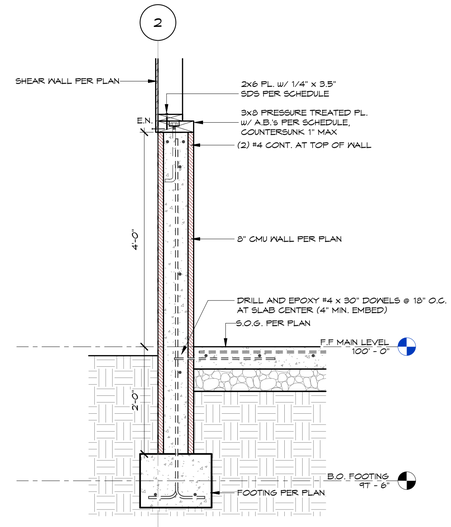


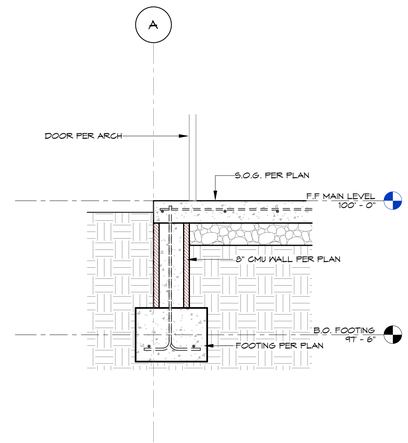
4 ROOF FRAMING DETAIL
1" = 1'-0"



3 ROOF FRAMING DETAIL
1" = 1'-0"



2 FOUNDATION DETAIL
3/4" = 1'-0"



1 FOUNDATION DETAIL
3/4" = 1'-0"

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FOUNDATION AND ROOF FRAMING DETAILS

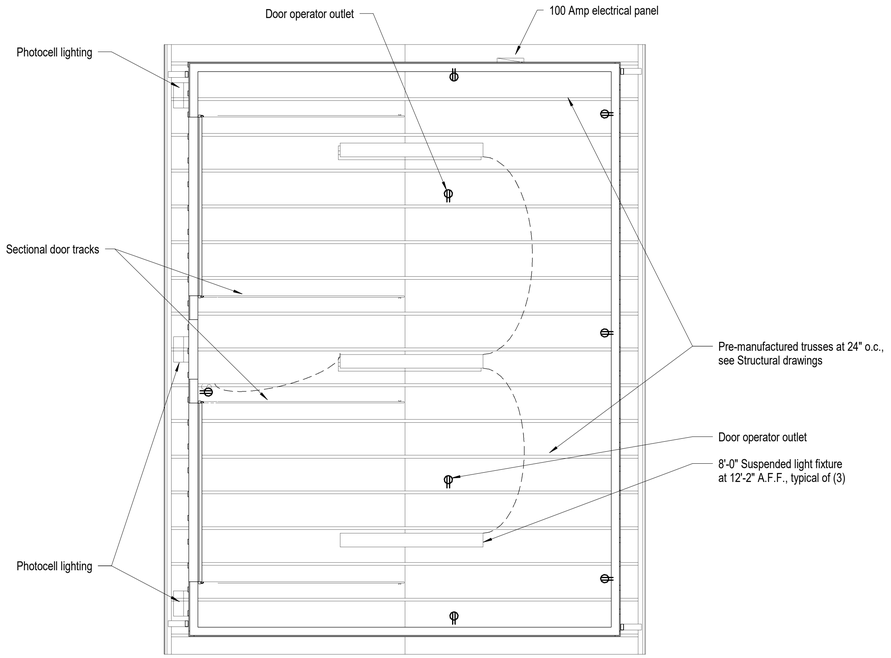
sheet number

S3.1

DB22-1491

Electrical Legend

⊖	Electrical outlet
S	Electrical switch
▭	8'-0" LED shop light



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

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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

sheet number

E101