

Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Development staff at 775.328.3600.

Project Information		Staff Assigned Case No.: _____	
Project Name: <u>PINNOCK GUEST HOUSE</u>			
Project Description: <u>Build mother-in-law's quarters.</u>			
Project Address: <u>42 Bellevue Dr.</u>			
Project Area (acres or square feet): <u>1602 sq ft w/ garage</u>			
Project Location (with point of reference to major cross streets AND area locator): <u>Bellevue Road & Old 395 in Washoe Valley</u>			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
<u>055-168-10</u>	<u>5.04</u>		
Section(s)/Township/Range: <u>16/19</u>			
Indicate any previous Washoe County approvals associated with this application: Case No.(s). <u>N/A</u>			
Applicant Information (attach additional sheets if necessary)			
Property Owner: <u>& Seth Ronse</u>		Professional Consultant:	
Name: <u>Sherrri Pinnock-Ronse, et al</u>		Name:	
Address: <u>42 Bellevue Rd, Washoe Valley</u>		Address:	
Zip: <u>89704</u>		Zip:	
Phone: <u>775-857-5446</u> Fax:		Phone: Fax:	
Email: <u>sherrironse@hotmail.com</u>		Email:	
Cell: Other:		Cell: Other:	
Contact Person:		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name: <u>Vaughn & Sons Construction</u>		Name:	
Address: <u>561 Keystone Ave #397</u>		Address:	
Zip: <u>89503</u>		Zip:	
Phone: <u>775-324-1935</u> Fax:		Phone: Fax:	
Email: <u>service@vaughnandsons.com</u>		Email:	
Cell: <u>775-560-9449</u> Other:		Cell: Other:	
Contact Person: <u>John</u>		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Property Owner Affidavit

Applicant Name: Sherri Pinnock Ronsse Scott Ronsse

The receipt of this application at the time of submittal does not guarantee the application complies with all requirements of the Washoe County Development Code, the Washoe County Master Plan or the applicable area plan, the applicable regulatory zoning, or that the application is deemed complete and will be processed.

STATE OF NEVADA
Carson City
COUNTY OF WASHOE

I, Sherri Pinnock Ronsse Scott Ronsse
(please print name)

being duly sworn, depose and say that I am the owner* of the property or properties involved in this application as listed below and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true, and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of Planning and Development.

(A separate Affidavit must be provided by each property owner named in the title report.)

Assessor Parcel Number(s):

Printed Name Sherri Pinnock Ronsse Scott Ronsse

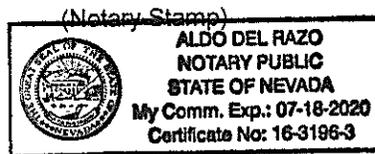
Signed [Signatures]

Address

Subscribed and sworn to before me this 8 day of November 2016.

[Signature]
Notary Public in and for said county and state

My commission expires: 07/18/2020



*Owner refers to the following: (Please mark appropriate box.)

- Owner
Corporate Officer/Partner (Provide copy of record document indicating authority to sign.)
Power of Attorney (Provide copy of Power of Attorney.)
Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
Property Agent (Provide copy of record document indicating authority to sign.)
Letter from Government Agency with Stewardship

Administrative Review Permit Application for a Detached Accessory Dwelling Supplemental Information

(All required information may be separately attached)

This application is for proposals to establish a Detached Accessory Dwelling unit in the Low Density Rural, Medium Density Rural, High Density Rural, and Low Density Suburban regulatory zones. Chapter 110 of the Washoe County Code is commonly known as the Development Code. Specific references to the administrative review permit process for Detached Accessory Dwellings may be found in Article 306, Accessory Uses and Structures, Section 25(i). A Detached Accessory Dwelling is also referred to as a "secondary dwelling" in this application. The "main dwelling" is the original or larger dwelling on the property.

1. What is the size (square footage) of the main dwelling unit or proposed main dwelling unit (exclude size of garage)?

3370

2. What is the size of the detached accessory dwelling unit or proposed detached accessory dwelling unit (exclude size of garage)?

1166

3. How are you planning to integrate both the main dwelling and secondary dwelling to provide architectural compatibility and a sense of project integration of the two structures?

The accessory dwelling will be built to closely match the architectural style of the existing structure.

4. How are you planning to provide water and wastewater disposal (sewer or septic) to the secondary dwelling unit?

In accordance with Washoe County Health Dept., we will utilize the existing well & leach field, and add a 1000 gal. septic tank.

5. What additional roadway, driveway, or access improvements are you planning?

The house will utilize the existing driveway with an additional 40' driveway spur.

6. A parking space is required. How are you providing the additional parking?

The house includes a 2-car garage.

7. When do you plan to complete construction of the secondary dwelling and obtain a certificate of occupancy?

July 2017

8. What will you do to minimize any potential negative impacts (e.g. increased lighting, obstruction of views, removal of existing vegetation, etc.) your project may have on adjacent properties?

The proposed site is currently cleared land and the adjacent house's view is not impacted.

9. Is the subject property part of an active Home Owners Association (HOA) or Architectural Control Committee? If yes, please include the name and contact information for the applicable board.

No.

10. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that may prohibit a detached accessory dwelling on your property?

Yes No If yes, please attach a copy.

11. Only one accessory dwelling unit, whether attached or detached, is allowed per parcel. Please verify that an accessory dwelling (i.e. secondary dwelling) currently does not exist on the subject property.

No current accessory dwelling exists.

12. List the age and size of the unit if you plan to utilize a manufactured or modular home as the secondary dwelling. (Note: manufactured or modular homes must be permanently affixed and converted to real property.)

N/A

13. List who the service provider will be for the following utilities:

a. Sewer Service	private septic
b. Electrical Service	NW Energy
c. Solid Waste Disposal Service	Waste Management
d. Water Service	private well

Washoe County Treasurer
 P.O. Box 30039, Reno, NV 89520-3039
 ph: (775) 328-2510 fax: (775) 328-2500
 Email: tax@washoecounty.us

Washoe County Treasurer
 Tammi Davis

Bill Detail

[Back to Account Detail](#)

[Change of Address](#)

[Print this Page](#)

Washoe County Parcel Information

Parcel ID	Status	Last Update
05516810	Active	10/29/2016 2:09:37 AM
Current Owner: PINNOCK-RONSSE, SHERRI 42 BELLEVUE RD WASHOE VALLEY, NV 89704		SITUS: 42 BELLEVUE RD WCTY NV
Taxing District 4000	Geo CD:	
Legal Description		
Range 19 Lot A SubdivisionName _UNSPECIFIED Township 16		

Installments

Period	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	8/15/2016	2016	\$0.00	\$0.00	\$0.00	\$0.00
INST 2	10/3/2016	2016	\$0.00	\$0.00	\$0.00	\$0.00
INST 3	1/2/2017	2016	\$1,025.81	\$0.00	\$0.00	\$1,025.81
INST 4	3/6/2017	2016	\$1,025.81	\$0.00	\$0.00	\$1,025.81
Total Due:			\$2,051.62	\$0.00	\$0.00	\$2,051.62

Tax Detail

	Gross Tax	Credit	Net Tax
State of Nevada	\$275.49	(\$60.21)	\$215.28
Truckee Meadows Fire Dist	\$875.07	(\$191.24)	\$683.83
Washoe County	\$2,255.28	(\$492.88)	\$1,762.40
Washoe County Sc	\$1,844.94	(\$403.21)	\$1,441.73
Total Tax	\$5,250.78	(\$1,147.54)	\$4,103.24

Payment History

Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2016	2016077798	B16.109312	\$1,025.81	10/3/2016
2016	2016077798	B16.62935	\$1,025.81	8/22/2016

Pay By Check

Please make checks payable to:
WASHOE COUNTY TREASURER

Mailing Address:
 P.O. Box 30039
 Reno, NV 89520-3039

Overnight Address:
 1001 E. Ninth St., Ste D140
 Reno, NV 89512-2845

Change of Address

All requests for a mailing address change must be submitted in writing, including a signature (unless using the online form).

To submit your address change online [click here](#)

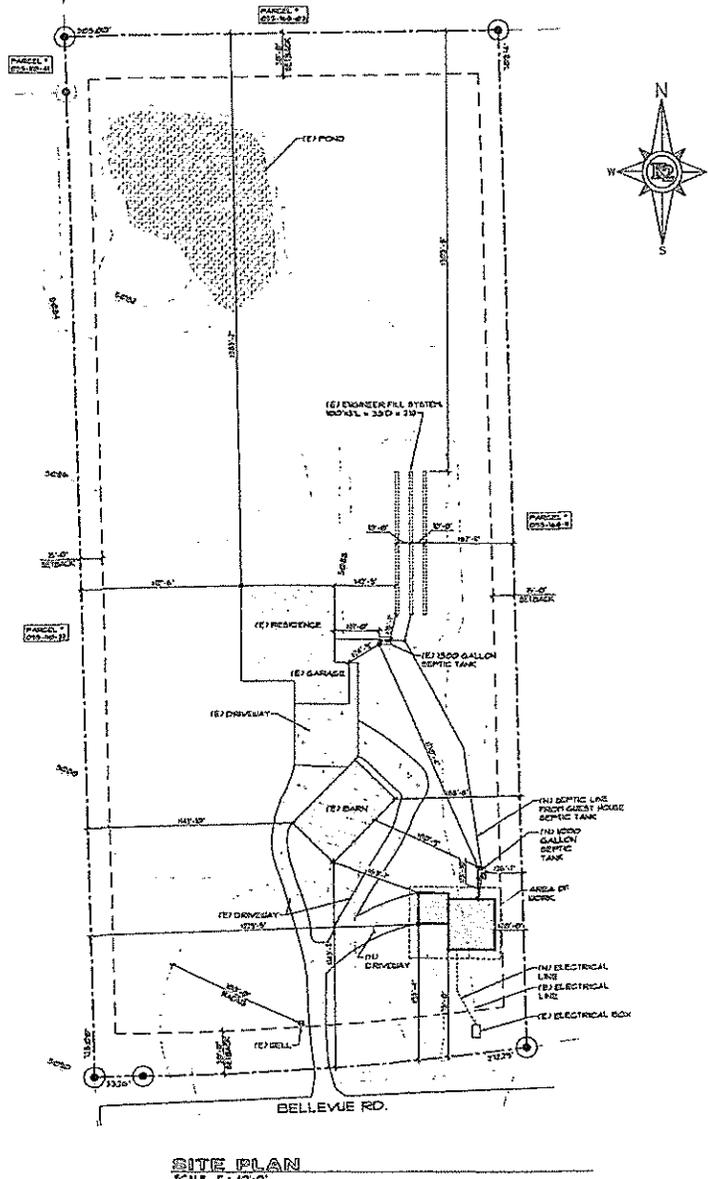
Address change requests may also be faxed to: (775) 328-2500

Address change requests may also mailed to:
 Washoe County Treasurer
 P O Box 30039
 Reno, NV 89520-3039

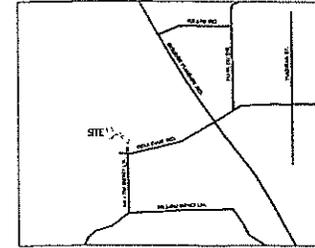
The Washoe County Treasurer's Office makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. If you have any questions, please contact us at (775) 328-2510 or tax@washoecounty.us

This site is best viewed using Google Chrome, Internet Explorer 11, Mozilla Firefox or Safari.

PINNOCK GUEST HOUSE



SITE PLAN
SCALE 1" = 15'-0"



VICINITY MAP
SCALE: N.T.S.

ENGINEER OF RECORD
K2 ENGINEERS

860 MAESTRO DR. SUITE A
RENO, NV 89511
775-355-0505 - OFFICE
775-355-0506 - FAX

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- S-4 ROOF FRAMING PLAN
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- SD-1 STRUCTURAL NOTES AND SCHEDULES
- SD-2 STRUCTURAL DETAILS
- SD-3 STRUCTURAL DETAILS

SCOPE OF WORK

A NEW 1160 SF. DETACHED GUEST HOUSE WITH 1442 SF. ATTACHED GARAGE.

GENERAL SITE NOTES

1. ALL WORK MUST COMPLY WITH LOCAL BUILDING CODES, CITY, COUNTY AND STATE ORDINANCES, SUBDIVISION REGULATIONS AND THE INTERNATIONAL BUILDING CODE, INTERNATIONAL RESIDENTIAL CODE, UNIFORM MECHANICAL CODE, UNIFORM PLUMBING CODE, INTERNATIONAL ENERGY CONSERVATION CODE (2009 EDITION) AND THE 2011 NATIONAL ELECTRICAL CODE.
2. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING GRADE, UTILITIES AND DIMENSIONS PRIOR TO THE START OF CONSTRUCTION.
3. THE CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING AND COORDINATING ALL SERVICE REQUIREMENTS WITH THE APPROPRIATE PUBLIC AGENCY OR UTILITY PROVIDER. CONNECTIONS SHALL BE MADE IN ACCORDANCE WITH ALL APPLICABLE CODES AND REQUIREMENTS.
4. LOCATION OF STRUCTURE WITHIN SETBACKS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR NOTIFY OWNER OF ANY DISCREPANCIES.
5. CONC. FLOORS TO BE FINISHED PER OWNER'S REQUIREMENTS.
6. SLOPE LAWN AREAS FOR DRAINAGE MIN. 1/4" PER 1'-0".
7. MAINTAIN EXISTING DRAINAGE WITH 5% (7% MIN.) SLOPE AWAY FROM PROPOSED STRUCTURE FOR A MINIMUM OF 10' AND DRAINAGE SHALL BE 2'-6" MIN. IN FRONT PROPERTY LINES AS REQUIRED TO PREVENT DRAINAGE INTO ADJACENT PRIVATE PROPERTY. MINIMUM SLOPE OF DRAINAGE SHALL BE 1/8".
8. THIS SITE IS LOCATED IN FEMA FLOOD ZONE X WHICH IS DETERMINED TO BE OUTSIDE OF THE 100-YEAR FLOOD PLAIN BOUNDARY OF THE 100-YEAR FLOOD PLAIN IS NOT WITHIN 100 FEET OF PROPERTY.
9. THIS SITE IS SERVICED BY ON-SITE WELL AND SEPTIC SYSTEM.
10. THE DESIGN FOR THIS SITE HAS BEEN BASED ON THE BEST AVAILABLE INFORMATION. ALL ASSIGNED EXISTING INFORMATION SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. ALL PARTIES SHOULD ANTICIPATE THE POTENTIAL NEED FOR MODIFICATIONS TO THE FINAL DESIGN IN ORDER TO ACCOMMODATE ACTUAL FIELD CONDITIONS. ALL DISCREPANCIES DISCOVERED IN THE FIELD SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY.
11. NEITHER A TOPOGRAPHICAL OR BOUNDARY SURVEY WAS PERFORMED FOR THIS SITE. THE TOPOGRAPHY SHOWN IS FROM THE WASHOE COUNTY GIS WEBSITE AND THE BOUNDARY SHOWN IS BASED ON RECORD INFORMATION. IT IS RECOMMENDED THAT PRIOR TO CONSTRUCTION A FULL SURVEY IS PERFORMED IN ORDER TO ACCURATELY PLACE THE IMPROVEMENTS.
12. SHOULD ANY PREHISTORIC OR HISTORIC REMAINS/ARTIFACTS BE DISCOVERED DURING SITE DEVELOPMENT, WORK SHALL TEMPORARILY BE HALTED AT THE SPECIFIC SITE AND THE STATE HISTORIC PRESERVATION OFFICE OF THE DEPARTMENT OF HERITAGE, TOURISM AND ARTS, SHALL BE NOTIFIED TO RECORD AND PHOTOGRAPH THE SITE. THE PERIOD OF TEMPORARY DELAY SHALL BE LIMITED TO A MAXIMUM OF TWO (2) WORKING DAYS FROM THE DATE OF NOTIFICATION.

CONTACT INFORMATION

JOHN VAUGHN
VAUGHN & SONS CONSTRUCTION, INC.
561 KEYSTONE AVE., 2951
RENO, NV 89503
PHONE: 775-324-1935
FAX: 775-624-8572
EMAIL: SERVICE@VAUGHNANDSONS.COM

PROJECT INFORMATION

PARCEL
41 BELLEVUE RD.
RENO, NV 89504
APN: 059-168-10
PARCEL AREA = 78342 SF.
ZONING = R10R
BUILDING
EXISTING RESIDENCE = 3370 SF.
EXISTING GARAGE = 670 SF.
PROPOSED GUEST HOUSE = 1160 SF.
ATTACHED GARAGE = 1442 SF.

K2 ENGINEERING
860 Maestro Dr., Ste. A
Reno, NV 89511
P: (775) 355-0505
F: (775) 355-0506
www.k2eng.net

Pinnock Guest House
Washoe County, Nevada
315 BULLWOCK BL.
RENO, NV 89510

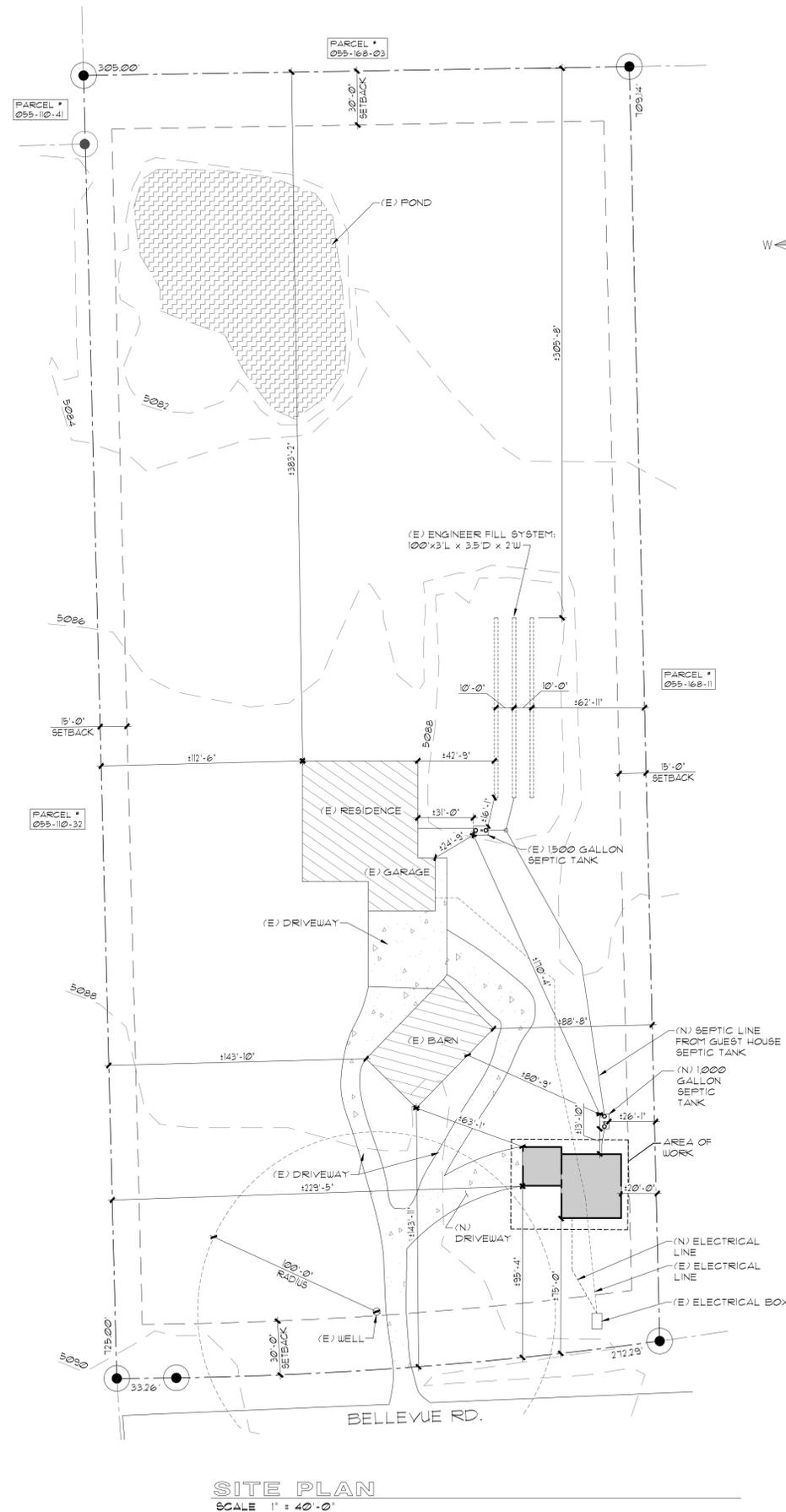
Frank T. Kennedy, P.E.
Jared A. Krupa, P.E.

Revisions	
▲	
▲	
▲	
▲	
Date	11/11/16
Drawn	ED
Checked	RTL
Project No.	18-251

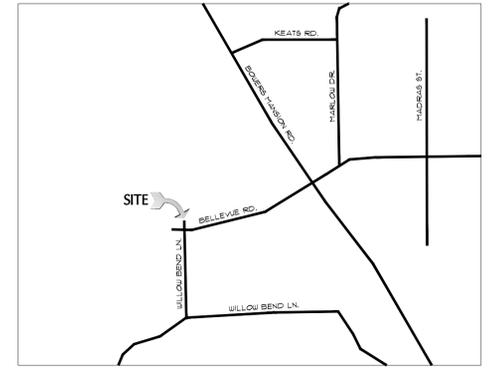
Cover Sheet/
Site Plan

A-0

PINNOCK GUEST HOUSE



SITE PLAN
SCALE 1" = 40'-0"



ENGINEER OF RECORD VICINITY MAP
K2 ENGINEERING SCALE: N.T.S.

860 MAESTRO DR., SUITE A
RENO, NV 89511
775-355-0505 - OFFICE
775-355-0566 - FAX

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- E-1 ELECTRICAL PLAN
- SD-1 STRUCTURAL NOTES AND SCHEDULES
- SD-2 STRUCTURAL DETAILS
- SD-3 STRUCTURAL DETAILS

SCOPE OF WORK

A NEW 1160 SF. DETACHED GUEST HOUSE WITH 442 SF. ATTACHED GARAGE.

GENERAL SITE NOTES

1. ALL WORK MUST CONFORM W/ LOCAL BUILDING CODES, CITY, COUNTY AND STATE ORDINANCES, SUBDIVISION REGULATIONS AND THE INTERNATIONAL BUILDING CODE, INTERNATIONAL RESIDENTIAL CODE, UNIFORM MECHANICAL CODE, UNIFORM PLUMBING CODE, INTERNATIONAL ENERGY CONSERVATION CODE (2012 EDITIONS) AND THE 2011 NATIONAL ELECTRICAL CODE.
2. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING GRADES, UTILITIES, AND DIMENSIONS PRIOR TO THE START OF CONSTRUCTION.
3. THE CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING AND COORDINATING ALL SERVICE REQUIREMENTS WITH THE APPROPRIATE PUBLIC AGENCY OR UTILITY PROVIDER. CONNECTIONS SHALL BE MADE IN ACCORDANCE WITH ALL APPLICABLE CODES AND REQUIREMENTS.
4. PLACEMENT OF STRUCTURE WITHIN SETBACKS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. NOTIFY OWNER OF ANY DISCREPANCIES.
5. CONC. FLATWORK TO BE FINISHED PER OWNER'S REQUIREMENTS.
6. SLOPE LAWN AREAS FOR DRAINAGE MIN. 1/4" PER 1'-0".
7. MAINTAIN EXISTING DRAINAGE WITH 5% (2% MIN.) SLOPE AWAY FROM PROPOSED STRUCTURE FOR A MINIMUM OF 10' AND DRAINAGE SWALE 2'-6" MIN. IN FROM PROPERTY LINES AS REQUIRED TO PREVENT DRAINAGE ONTO ADJACENT PRIVATE PROPERTY. MINIMUM SLOPE OF DRAINAGE SWALE SHALL BE 1%.
8. THIS SITE IS LOCATED IN FEMA FLOOD ZONE X WHICH IS DETERMINED TO BE OUTSIDE OF THE 100 YEAR FLOOD PLAIN. BOUNDARY OF THE 100-YEAR FLOOD PLAIN IS NOT WITHIN 100 FEET OF PROPERTY.
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CONTACT INFORMATION

JOHN VAUGHN
VAUGHN 4 SONS CONSTRUCTION, INC.
561 KEYSTONE AVE. #331
RENO, NV 89503
PHONE: 775-324-1935
FAX: 775-624-8572
EMAIL: SERVICE@VAUGHNANDSONS.COM

PROJECT INFORMATION

PARCEL
42 BELLEVUE RD.
RENO, NV 89514
APN: 055-168-10
PARCEL AREA = 219,542 SF.
ZONING = MDR

BUILDING
EXISTING RESIDENCE = 3,310 SF.
EXISTING GARAGE = 676 SF.
PROPOSED GUEST HOUSE = 1,160 SF.
ATTACHED GARAGE = 442 SF.

K2 ENGINEERING
AND STRUCTURAL DESIGN
860 Maestro Dr., Ste. A
Reno, NV 89511
P: (775) 355-0505
F: (775) 355-0566
www.K2eng.net

Pinnock Guest House
Washoe County, Nevada
42 Bellevue Rd.
APN: 055-168-10

Brandt T. Kennedy, P.E.
Jared A. Krupa, P.E.

Revisions

Date 11/11/16
Drawn K2
Checked BTK
Project No. 16-261

Cover Sheet/
Site Plan

A-0

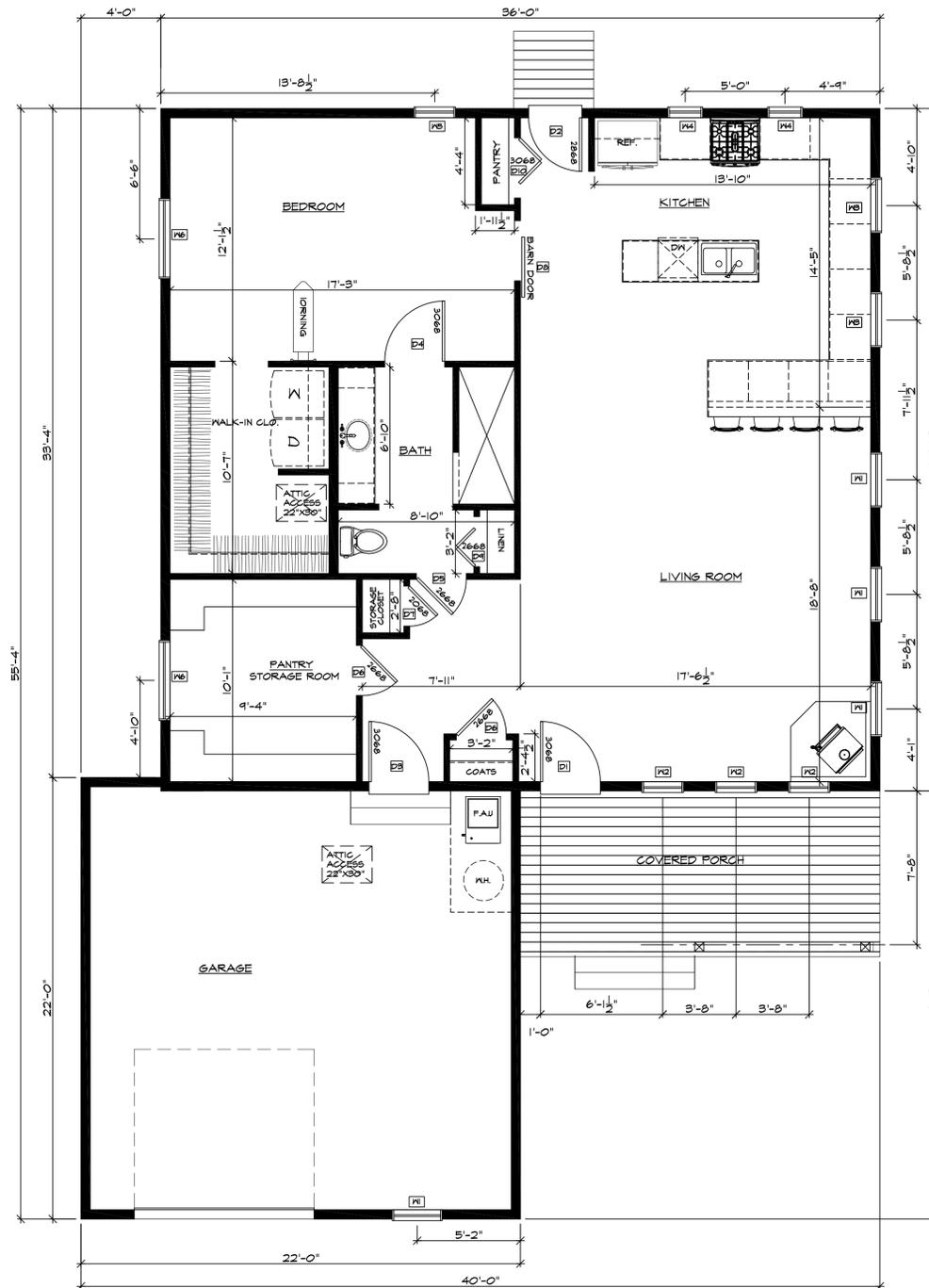


WINDOW SCHEDULE

KEY	MANFR.	SERIES/TYPE	SIZE	GLASS	GRILLS	JAMB	QTY.
[W1]		DOUBLE HUNG	2453	SEE NOTES	NONE	6'-9/16"	4
[W2]		DOUBLE HUNG	2553	SEE NOTES	NONE	6'-9/16"	3
[W3]		DOUBLE HUNG	2555	SEE NOTES	NONE	6'-9/16"	2
[W4]		DOUBLE HUNG	2135	SEE NOTES	NONE	6'-9/16"	2
[W5]		DOUBLE HUNG	2547	SEE NOTES	NONE	6'-9/16"	1
[W6]		SLIDING	4040	SEE NOTES	NONE	6'-9/16"	2

DOOR SCHEDULE

KEY	SIZE	HANDING	MANFR.	MODEL OR SERIES	JAMB	QTY.
[D1]	3068	LH IN-SWING		ENTRY DOOR W/THRESHOLD	6'-9/16"	1
[D2]	2668	LH IN-SWING		ENTRY DOOR W/THRESHOLD	6'-9/16"	1
[D3]	3068	LH IN-SWING		STEEL FIRE RATED WITH THRESHOLD, SELF CLOSING	6'-9/16"	1
[D4]	3068	RH		CRAFTSMAN STYLE	4'-9/16"	1
[D5]	2668	RH		CRAFTSMAN STYLE	4'-9/16"	1
[D6]	2668	LH		CRAFTSMAN STYLE	4'-9/16"	2
[D7]	2068	LH		CRAFTSMAN STYLE	4'-9/16"	1
[D8]	38"	TRACK		CUSTOM SINGLE BARN DOOR (BY OWNER)		1
[D9]	2668	BIFOLD		CRAFTSMAN STYLE	4'-9/16"	1
[D10]	3068	BIFOLD		CRAFTSMAN STYLE	4'-9/16"	1



FLOOR PLAN
1/4"=FOOT

SQUARE FOOTAGE	
FIRST FLOOR AREA	1160 SQ.FT.
TOTAL LIVING AREA HOUSE	1160 SQ.FT.
GARAGE AREA	442 SQ.FT.
COVERED PORCH AREA	144 SQ.FT.

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- S4- ROOF FRAMING PLAN
- E1- ELECTRICAL PLAN
- SD1- STRUCTURAL DETAILS
- SD2- STRUCTURAL DETAILS
- SD3- STRUCTURAL DETAILS

Drawn by:
V.C. BUILDERS DESIGN SERVICE

No.	Revision/Issue	Date

Firm Name and Address
VAUGHN & SONS
CONSTRUCTION

RENO, NV.
775-324-1935

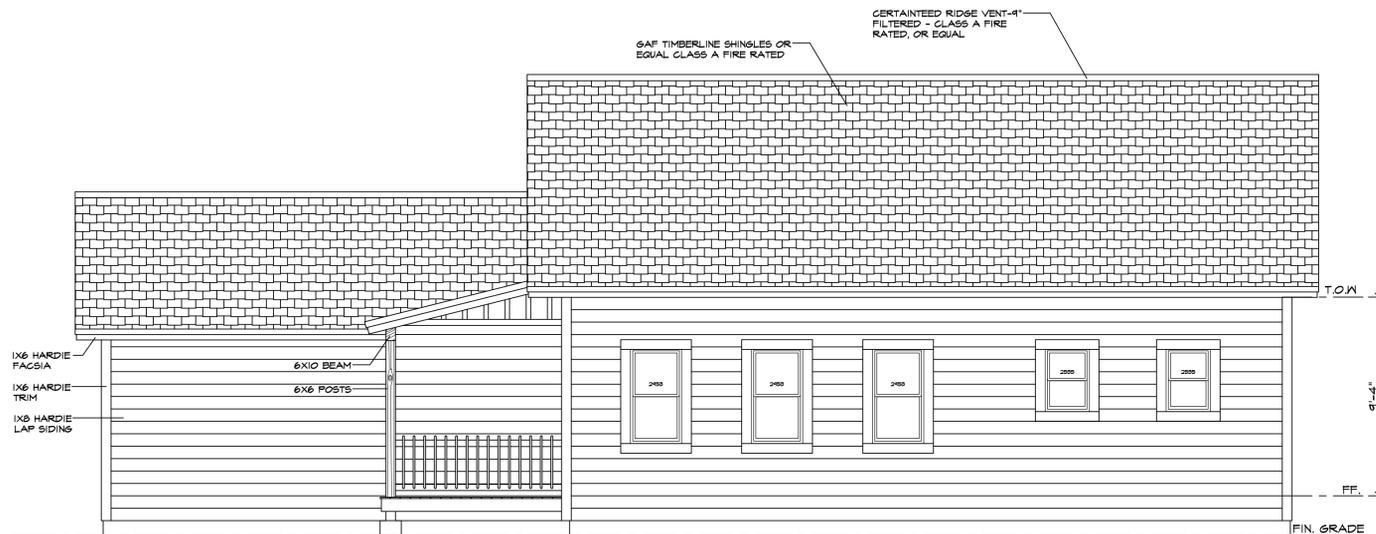
Project Name and Address
JOANN PINNOCK
GUEST HOUSE

42 BELLEVUE RD.
CARSON CITY NV. 89704
WASHOE COUNTY

Project	Sheet
Date 9-1-16	A1
Scale 1/4"=FOOT	

SHEET INDEX

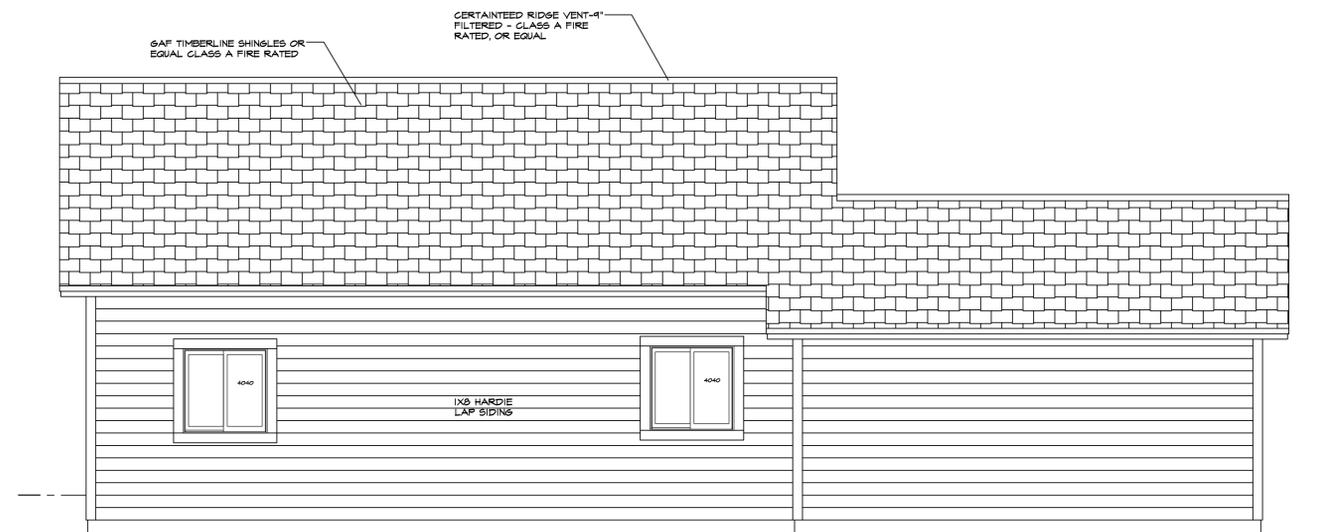
- A1- FLOOR PLAN
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- SD2- STRUCTURAL DETAILS
- SD3- STRUCTURAL DETAILS



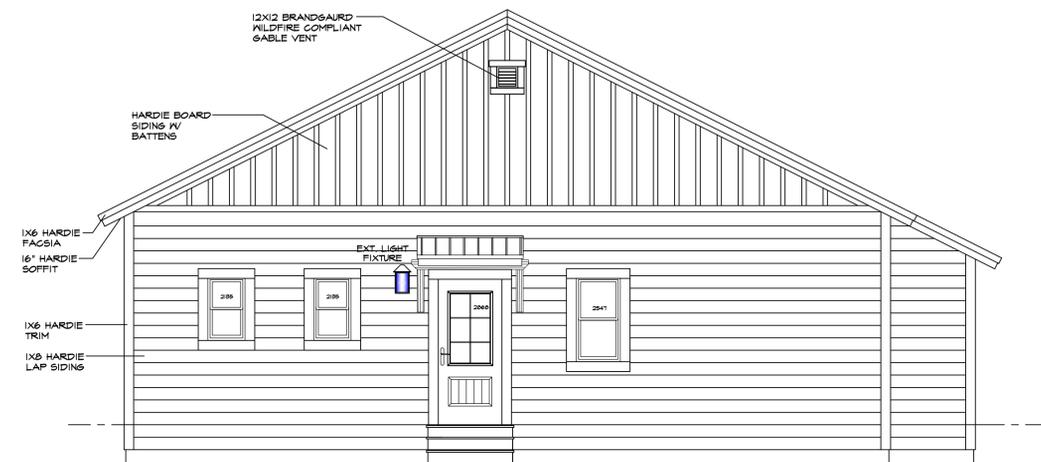
RIGHT/SOUTH ELEVATION
1/4"=FOOT



FRONT/WEST ELEVATION
1/4"=FOOT



LEFT/NORTH ELEVATION
1/4"=FOOT



REAR/EAST ELEVATION
1/4"=FOOT

Drawn by:
V.C. BUILDERS DESIGN
SERVICE

No.	Revision/Issue	Date

Firm Name and Address

VAUGHN & SONS
CONSTRUCTION

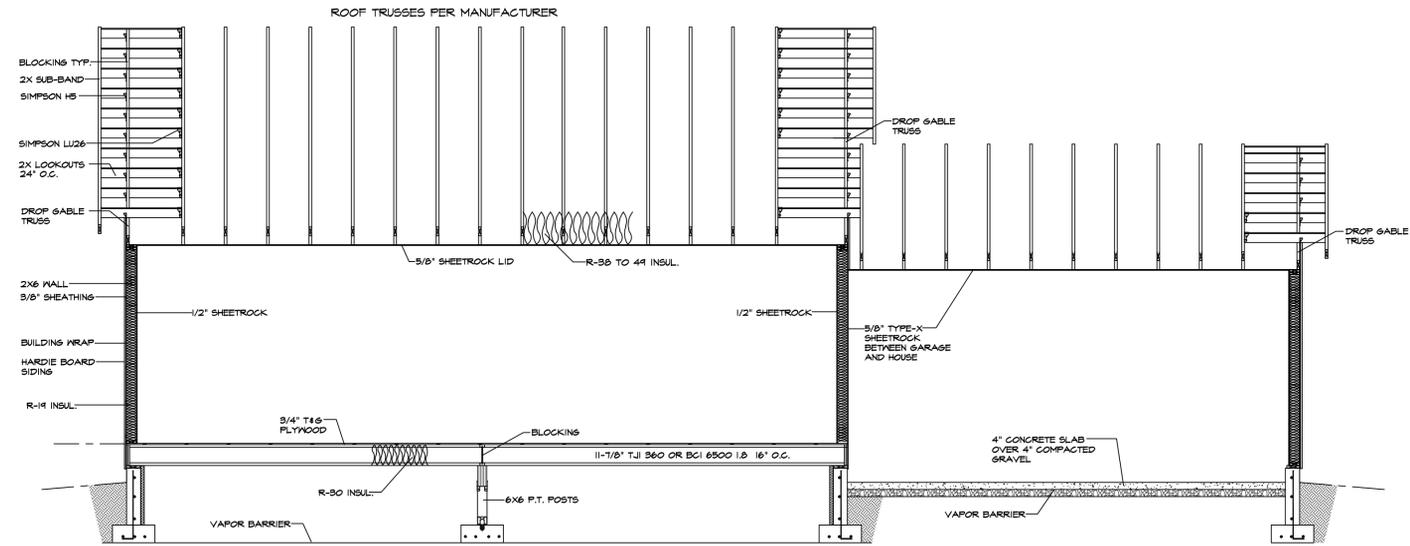
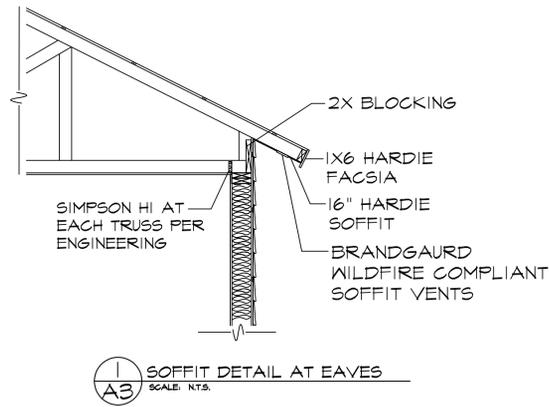
RENO, NV.
775-324-1935

Project Name and Address

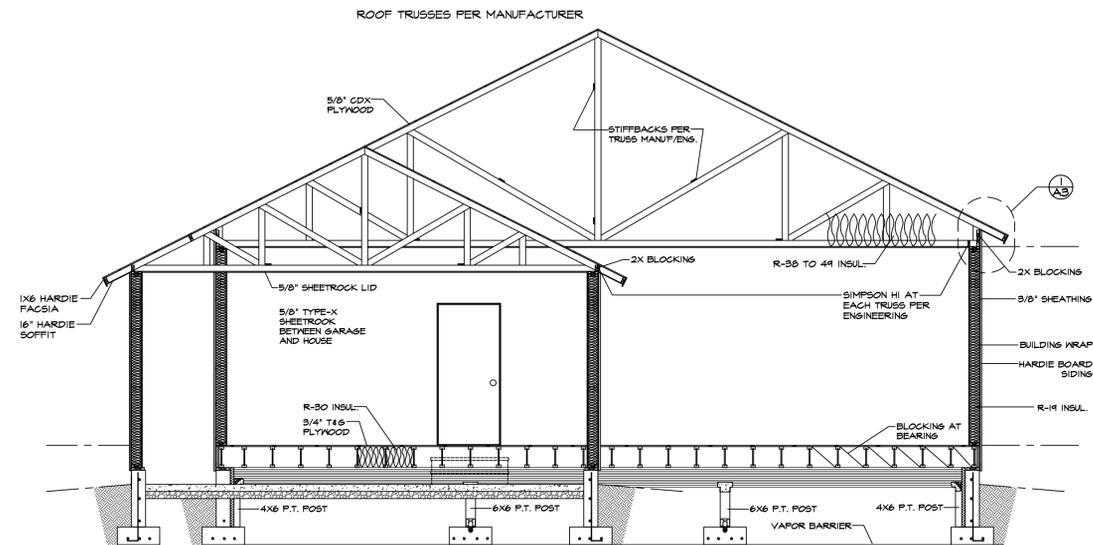
JoANN PINNOCK
GUEST HOUSE

42 BELLEVUE RD.
CARSON CITY NV. 89704
WASHOE COUNTY

Project	Sheet
Date 9-1-16	A2
Scale 1/4"=FOOT	



A-A - CROSS SECTION
1/4" = FOOT



B - CROSS SECTION
1/4" = FOOT

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- SD3- STRUCTURAL DETAILS

Drawn by:
V.C. BUILDERS DESIGN SERVICE

No.	Revision/Issue	Date

Firm Name and Address
VAUGHN & SONS
CONSTRUCTION

RENO, NV.
775-324-1935

Project Name and Address
JOANN PINNOCK
GUEST HOUSE

42 BELLEVUE RD.
CARSON CITY NV. 89704
WASHOE COUNTY

Project	Sheet
Date 9-1-16	A3
Scale 1/4" = FOOT	

CONCRETE NOTES

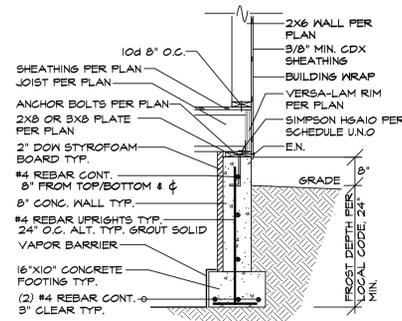
CONC. FOOTINGS PER PLAN w/ 2-#4 REBAR CONT. TYP. U.N.O. STEP FOOTINGS AS REQ'D. TO BEAR ON NATIVE GRADE OR AS DIRECTED BY SOILS ENGINEER. FOOTING SHALL BE A MIN. OF 2'-0" BELOW FINISHED GRADE.

8" CONC. FOUNDATION WALL w/ 1-#4 TOP, MIDDLE, BOTTOM & #4 VERT. @ 24" O.C.
TYP. U.N.O. PROVIDE 3/4" x 10" AB'S @ 48" O.C. TO 2x6 P.T. SILL U.N.C. IN SHEAR WALL PLAN. PROVIDE P.T. SOLE PLATE @ GARAGE.

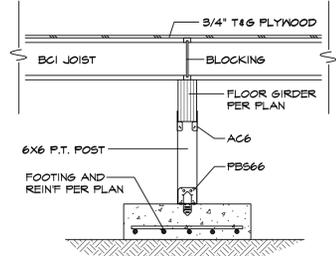
ALL SLABS TO BE 4" THICK CONCRETE w/ 6x6 10/10 WELDED WIRE FABRIC REINFORCING OR CONCRETE SHALL HAVE FIBERMESH ADDITIVE @ PLAN. SLAB SHALL BE PLACED OVER 4" TYPE-III BASE COMPACTED TO 95% ON COMPACTED NATIVE SOIL, IF SUITABLE.

USE 5/8" A.B. FOR 3x OR DOUBLE SILL PLATE, EXTEND SILL BOLTS 7" INTO FOUNDATION MINIMUM; MAXIMUM SPACING SHALL BE PER DETAIL SCHEDULE WITH MINIMUM (2) BOLTS IN EACH SILL BOARD. BOLTS SHALL BE LOCATED NOT MORE THAN (12) NOR LESS THAN (7) BOLT DIAMETERS FROM EACH END OF SILL PIECE. MINIMUM 3"x3"x1/2" THICK PLATE WASHERS SHALL BE INSTALLED ON EACH SILL BOLT.

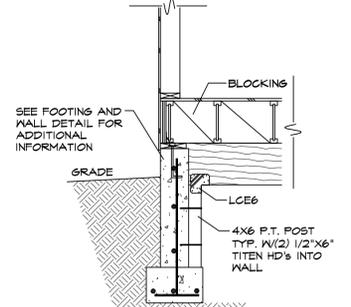
SILL PLATE: USE FOUNDATION GRADE REDWOOD OR TIMBERSTRAND LSL TREATED w/ ZINC BORATE OR PRESSURE TREATED DOUGLAS FIR MUDSILL. SEE SHEARWALL SCHEDULE FOR IMPORTANT INFORMATION REGARDING SILL PLATES. FOR ALL SILL PLATES NOTED, USE 2x NALL WIDTH WOOD SILL. ALL SHEAR WALLS, EXCEPT TYPE '6" & "4", REQUIRE FOUNDATION SILL PLATES & ALL FRAMING MEMBERS RECEIVING EDGE NAILING FROM ABUTTING PANELS TO BE NOT LESS THAN A SINGLE 3" NOMINAL MEMBER. PLYWOOD JOINT & SILL PLATE NAILING SHALL BE STAGGERED IN ALL CASES.



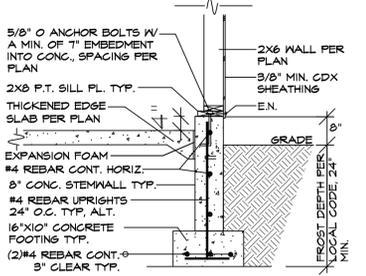
1 FOUNDATION WALL
SCALE: N.T.S.



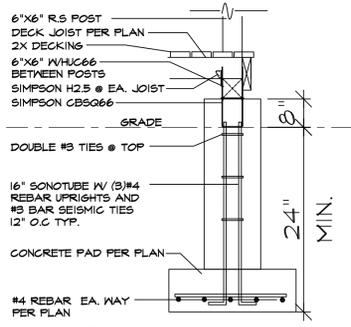
2 GIRDER SUPPORT POST
SCALE: N.T.S.



3 GIRDER SUPPORT POST
SCALE: N.T.S.



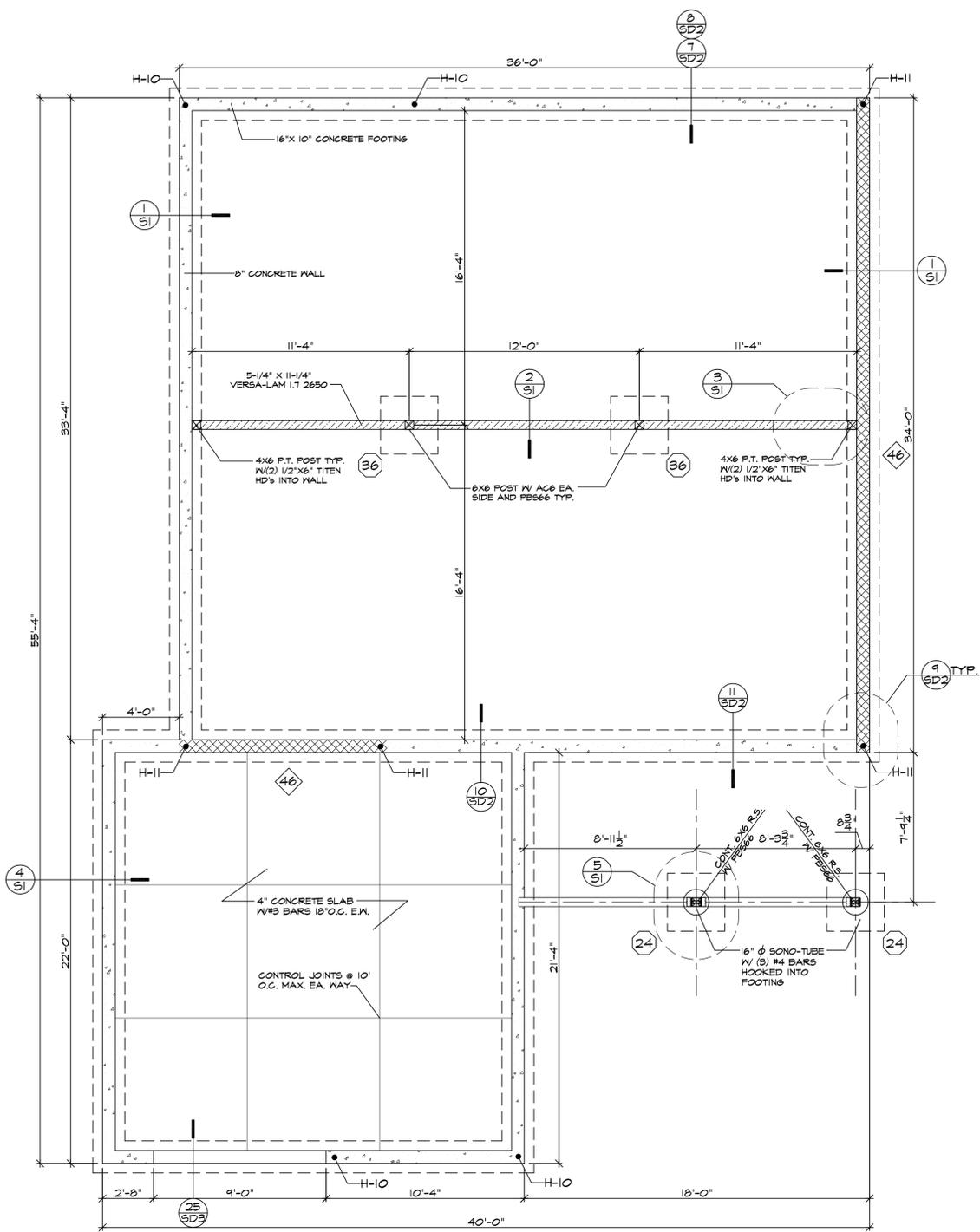
4 GARAGE FOUNDATION WALL
SCALE: N.T.S.



5 PORCH SUPPORTS
SCALE: N.T.S.

TYPICAL LEGEND	
SEE SHEET SD-1 FOR ADDITIONAL NOTES AND SCHEDULES	
	WOOD HEADER/BEAM
	PRE-MANUFACTURED TRUSSES
	ROOF RAFTERS/FLOOR JOIST
	TYPICAL WALL w/ SHEARPLY AND HOLDOWNS. COORDINATE H-12 HOLDOWN POST SIZE PER SD-1
	ANCHOR BOLT SPACING, 48" O.C. TYP.
	STRIP FOOTING SIZE, SEE SHEET SD-1
	PIER FOOTING SIZE, SEE SHEET SD-1
	INTERIOR BEARING WALL
5x FRAMING AT ADJOINING PANEL EDGES & P.T. 3x SILL w/ 5/8"x12" AB'S SPACING AS INDICATED ON PLANS. AT TYPE 3 WALLS, 2x SILL MAY BE USED w/ 5/8"x12" AB'S @ HALF THE SPECIFIED SPACING.	

RIM TO MUDSILL SHEAR TRANSFER SCHEDULE	
SHEARWALL TYPE	EDGE NAILING TO SILL NO CLIPS
ALL LOCATIONS	



FOUNDATION PLAN - HOUSE (SEE NOTES)
1/4"=FOOT

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RENO, NV. 775-324-1935		
Project Name and Address JOANN PINNOCK GUEST HOUSE		
42 BELLEVUE RD. CARSON CITY NV. 89704 WASHOE COUNTY		
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S1		

FLOOR FRAMING NOTES

3/4" T&G PLYWOOD APA RATED STURD-I-FLOOR - 48/24 w/ 10d @ 6" O.C. BOUNDARY, EDGES, & DRAG STRUTS w/ 10d @ 10" O.C. FIELD - GLUE & NAIL THROUGHOUT, TYP.

1 1/2" TJI 360 OR BCI EQUIVALENT (PER PLAN) @ 16" O.C. TYP. BLK. SOLID @ ALL SUPPORT LINES. PROVIDE RIM BOARD THROUGHOUT, TYP. (SEE PLAN) BLOCK SOLID UNDER ALL HOLDDOWNS. PROVIDE CRUSH BLOCK, WEB STIFFENERS, ETC. PER MFR.

TYPICAL FLOOR GIRDERS (SEE PLAN)

PROVIDE INSULATION @ RIM JOISTS & FLOOR.

INSULATE ALL PIPES & DUCTWORK.

PROVIDE SOLID BLKS. UP TO SUB-FLOOR, AS REQUIRED, TO SUPPORT POSTS ABOVE.

ALL FRAMING HARDWARE SHALL BE 'SIMPSON'. INSTALL PER MANUF. REQUIREMENTS.

PROVIDE 6" x 14" VENTS @ RIM JOISTS AS REQ'D. (1 PER EA. 25 L.F. OF EXTERIOR WALL AREA).

VERIFY THE ENTIRE CRAWLSPACE IS COVERED BY VAPOR BARRIER TYP.

MINIMUM CLEARANCE FROM GROUND UNDER GIRDERS SHALL BE 12 INCHES; UNDER JOISTS SHALL BE 18 INCHES.

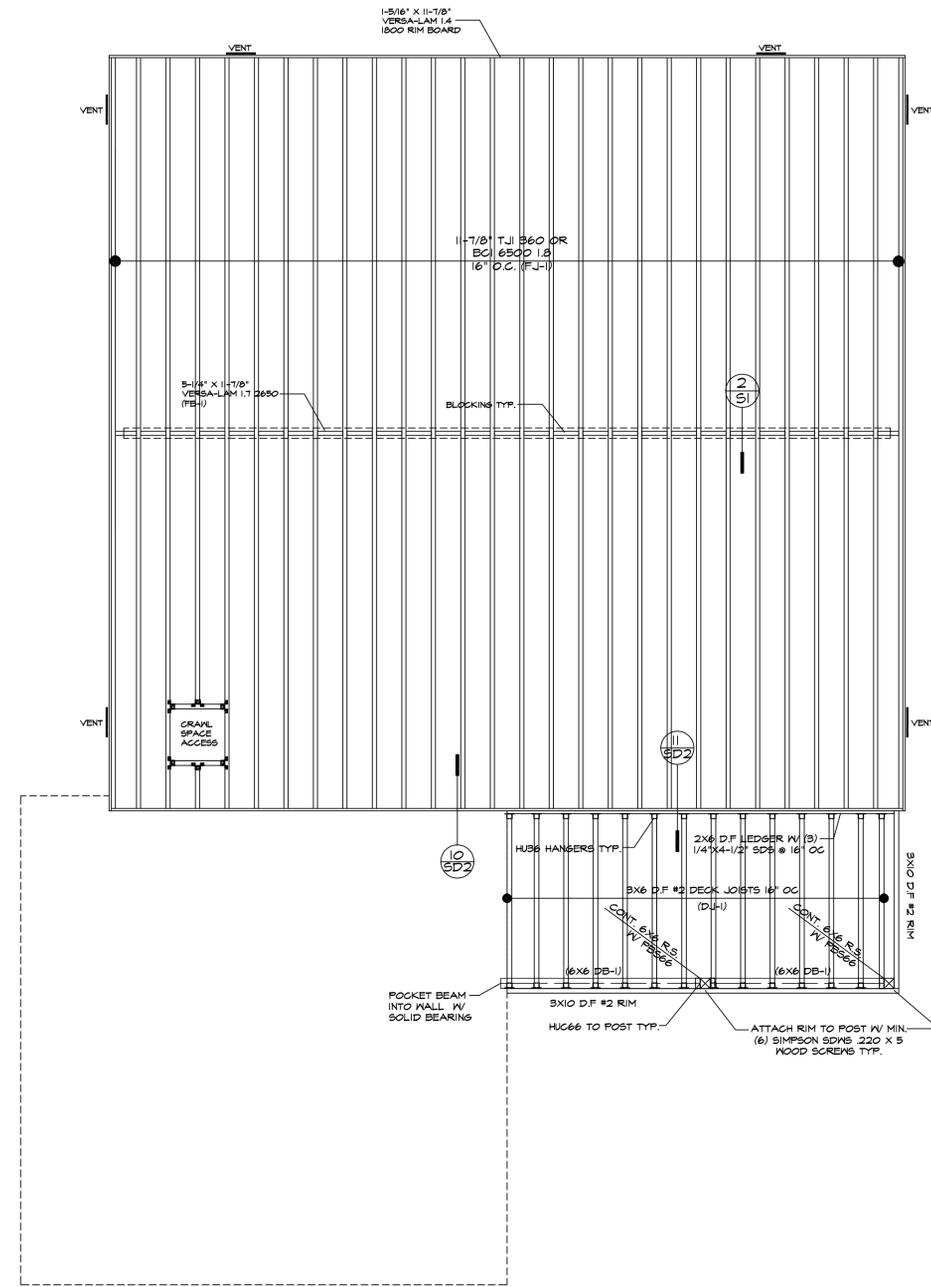
ALL EXTERIOR WALLS SHALL BE CONSIDERED SHEARWALLS FASTENED W/ LOG LAGS (SEE SHEARWALL SCHEDULE).

TYPICAL LEGEND

SEE SHEET SD-1 FOR ADDITIONAL NOTES AND SCHEDULES

- ===== WOOD HEADER/BEAM
- ===== PRE MANUFACTURED TRUSSES
- ===== ROOF RAFTERS/FLOOR JOIST
- ===== TYPICAL WALL w/ SHEARPLY AND HOLDOWNS. COORDINATE H-12 HOLDOWN POST SIZE PER SD-1
- ◇ 48 ANCHOR BOLT SPACING, 48" o/c TYP.
- 16 STRIP FOOTING SIZE, SEE SHEET SD-1
- 24 PIER FOOTING SIZE, SEE SHEET SD-1
- ▨ INTERIOR BEARING WALL

3x FRAMING AT ADJOINING PANEL EDGES & P.T.
3x SILL > w/ 5/8"x12" AB's, SPACING AS INDICATED ON PLANS. AT TYPE 3 WALLS, 2x SILL > MAY BE USED w/ 5/8"x10" AB's @ HALF THE SPECIFIED SPACING.



FLOOR AND DECK FRAMING (SEE NOTES)

1/4"=FOOT

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9-1-16	1/4"=FOOT

TYPICAL LEGEND

SEE SHEET SD-1 FOR ADDITIONAL NOTES AND SCHEDULES

--- WOOD HEADER/BEAM

== PRE MANUFACTURED TRUSSES

== ROOF RAFTERS/FLOOR JOIST

===== TYPICAL WALL w/ SHEARPLY AND HOLDDOWNS. COORDINATE H-12 HOLDDOWN POST SIZE PER SD-1

◇ 48" ANCHOR BOLT SPACING, 48" o/c TYP.

16" STRIP FOOTING SIZE, SEE SHEET SD-1

24" PIER FOOTING SIZE, SEE SHEET SD-1

/// INTERIOR BEARING WALL

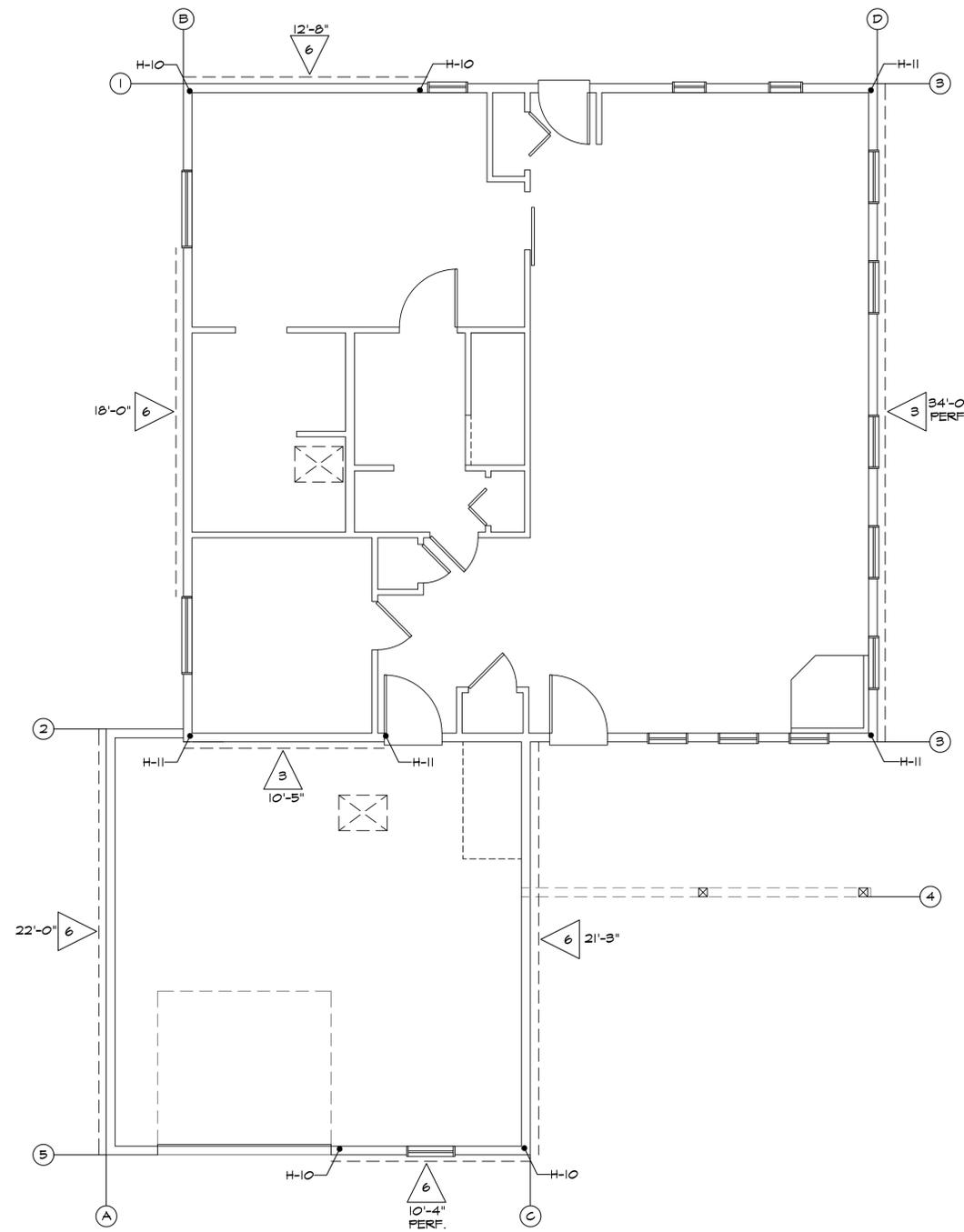
3x FRAMING AT ADJOINING PANEL EDGES & P.T.
3x SILL x w/ 5/8"x12" AB's, SPACING AS INDICATED ON PLANS. AT TYPE 3 WALLS, 2x SILL x MAY BE USED w/ 5/8"x10" AB's @ HALF THE SPECIFIED SPACING.

SHEARWALL LEGEND

12'-0" INDICATES LENGTH

24 INDICATES PLYWOOD SHEARWALL w/ SPACING OF NAILS @ INCHES O.C.

*SEE SCHEDULE SHEET SD-1 FOR ADDITIONAL INFO



SHEARWALL PLAN
1/4"=FOOT

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ROOF FRAMING NOTES

ROOF LOADS: LIVE 20# SQ. FT. ; DEAD 20# SQ. FT.

USE (1)-LAYER 5/8" (40/20) GDX APA RATED ROOF SHEATHING, MIN. 24" X TRUSS SPACING, APPLY FACE GRAIN/LONG DIMENSION PERPENDICULAR TO SUPPORT FRAMING. STAGGER PANELS & NAIL w/ 10d's @ 6" O.C. EDGES & BOUNDARIES & 10d's @ 12" O.C. FIELD. NAIL ALL DRAG MEMBERS, SHEAR PANELS, BLOCKING, E.T.C. w/ NAILS SPACED @ 4" O.C. SEE DETAILS FOR ADDITIONAL NAILING REQUIREMENTS.

ALL FRAMING HARDWARE NOTED SHALL BE "SIMPSON" INSTALL PER MANUFACTURERS REQUIREMENTS.

PROVIDE MIN. DOUBLE STUDS BELOW ALL (1) & (2) FLY GIRDER TRUSSES w/ SIMPSON H6. USE (3) STUDS @ 3-PLY TRUSSES & (4) STUDS @ 4-PLY TRUSSES, U.N.O. CONNECT GIRDER TRUSS TO POST w/ SIMPSON H6 U.N.O.

ALL GLU-LAM BEAMS SHALL BE DOUG-FIR 24F-V4 U.N.O.

USE 12-16d BETWEEN TOP PLATE SPLICES. TYP U.N.O.

USE 2x4 STRONGBACK OUTRIGGERS @ 24" O.C. @ GABLE END FRAMING

PROVIDE 6:1 FLASHING @ ALL VALLEYS & ROOF-TO-WALL CONNECTIONS. TYP PROVIDE BITUTHANE MEMBRANE CRICKETS SLOPING LESS THAN 3:12 & AS NOTED ON ROOF PLAN

USE BOUNDARY NAILING @ ALL DRAG TRUSSES U.N.O.

A35 @ 32" O.C. TRUSS BLK'G TO TOP PLATE TYP U.N.O.

PROVIDE ICE & WATER DAM MEMBRANE @ HIPS, EAVES, VALLEYS & RIDGES AS PER LOCAL BLDG DEPT STANDARDS

PROVIDE SNOW DIVERTERS @ ALL ROOF PENETRATIONS

PROVIDE ATTIC ACCESS (22"x30") PER I.R.C. SECTION R807.1

PROVIDE ROOF VENTILATION PER I.R.C. SECTION R806.1

PROVIDE BLOCKING @ ALL RIDGES, HIPS & VALLEYS TYP

PROVIDE CONT ROOF PLY UNDER ALL ROOF OVER FRAMING

PRE-MANUFACTURED WOOD ROOF TRUSSES

TRUSS MANUFACTURER SHALL BE RESPONSIBLE FOR ALL ENGINEERING, LAYOUT DRAWINGS CONNECTIONS, BLOCKING, BRACING, & TRUSS ERECTION INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER COORDINATION BETWEEN ENGINEER/ARCHITECT DRAWINGS, TRUSS MANUFACTURER INFORMATION, ANY REQUIRED FIELD CHANGES, PROPER INSTALLATION OF FINAL PRODUCT & ITS CONFORMANCE TO THE ARCHITECT'S DESIGN. THE ARCHITECT & ENGINEER ASSUME NO LIABILITY FOR SAID PRODUCT.

TRUSS MANUFACTURER TO VERIFY LOCATION OF & PROVIDE REINFORCED TRUSSES FOR THE SUPPORT OF ANY MECHANICAL EQUIPMENT WHERE OCCURRING.

TRUSS MANUFACTURER TO VERIFY LOCATION OF & DESIGN FOR ALL CEILING HEIGHT CHANGES, ATTIC ACCESSSES, RETURN AIR GRILLS, ETC. TRUSS MANUFACTURER TO COORDINATE ANY FINDINGS TO BOTH K2 ENGINEERING & THE ARCHITECT.

DEAD LOAD DEFLECTIONS SHALL BE LIMITED TO L/240.

GABLE END TRUSSES SHALL BE STRUCTURAL, DESIGNED TO SUPPORT OVERHANGS & TO ALLOW A TOP CHORD NOTCH OF ONE & A HALF INCHES

ALL NON-BEARING WALLS ARE TO HAVE A ONE-FOURTH OF AN INCH GAP TO THE BOTTOM CHORD OF THE TRUSSES. SECURE BOTTOM CHORD TO WALL BELOW w/ SIMPSON STC CLIPS.

USE PRE-ENGINEERED MANUFACTURED TRUSSES, SOLID BLOCK @ ALL SUPPORTS & PER MANUFACTURER'S SPECIFICATIONS. USE SIMPSON HI @ EACH SUPPORT WALL/BEAM TO EACH TRUSS & H6 @ EACH SUPPORT WALL/BEAM TO EACH GIRDER TRUSS.

HANS TRUSSES & GIRDER TRUSSES w/ SIMPSON HJ526 OR AS SPECIFIED ON PLAN. TRUSS CALCULATIONS HOLD PRECEDENCE OVER PLAN @ ALL TRUSS-TO-TRUSS CONNECTIONS.

TRUSSES ARE TO BE HANDLED, INSTALLED, & BRACES IN ACCORDANCE w/ HIB-41 OF THE TRUSS PLATE INSTITUTE (TPI).

NO TRUSSES SHALL BE DELIVERED TO THIS RESIDENCE THAT ARE NOT FROM RENO TRUSS, UNLESS PRIOR WRITTEN APPROVAL IS OBTAINED.

ATTIC VENTILATION

TOTAL VENTILATED ATTIC SQ. FOOTAGE = 1700 SQ. FT.

VENTILATION REQUIRED = 567 SQ.FT - 1632 SQ. IN.

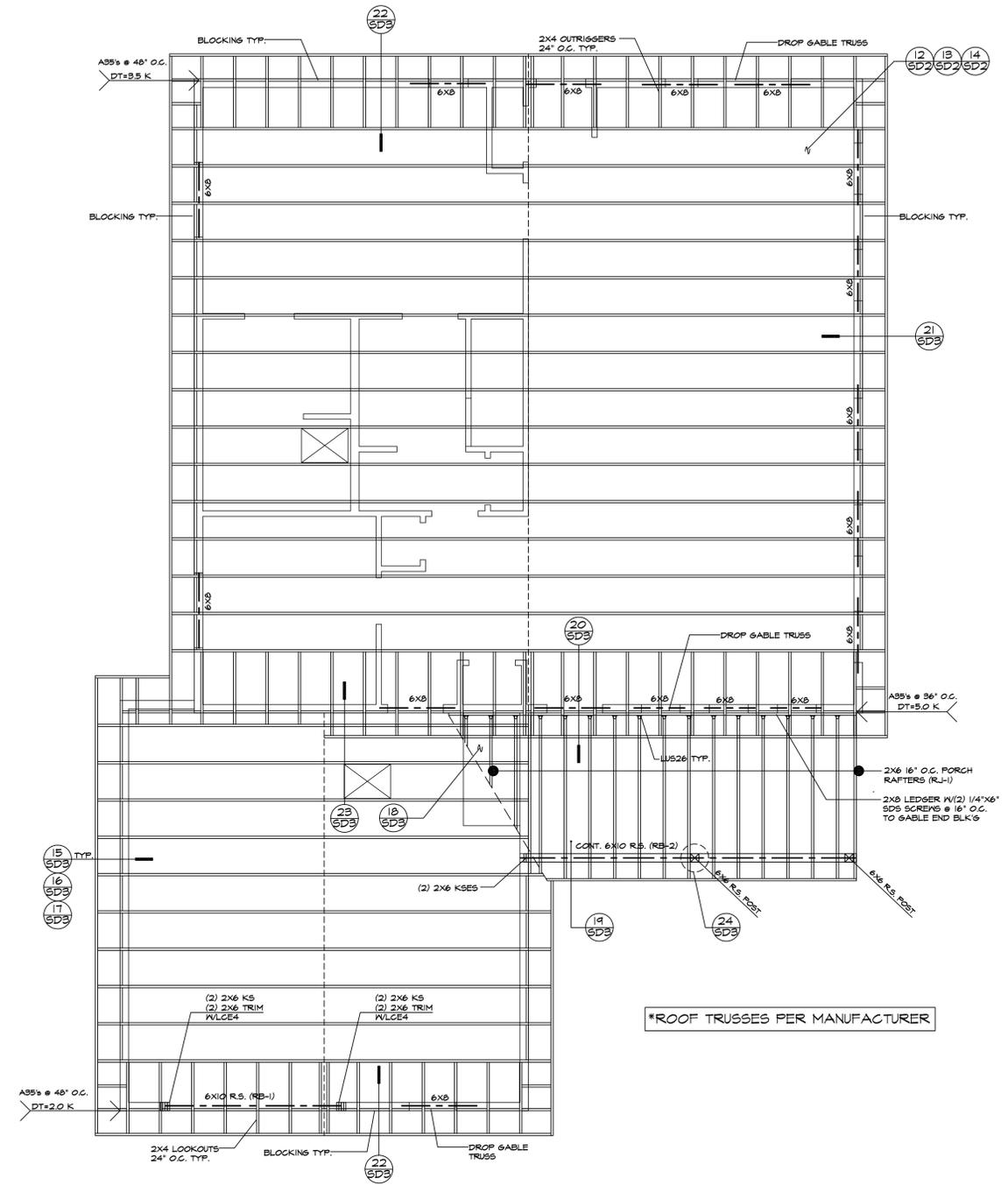
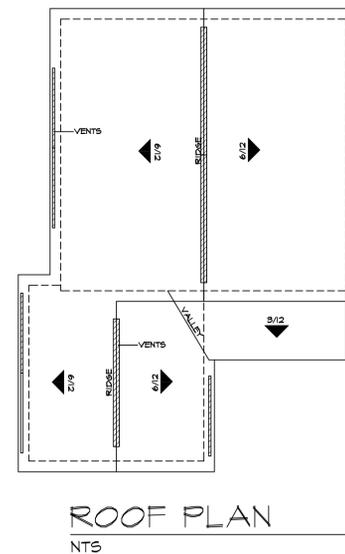
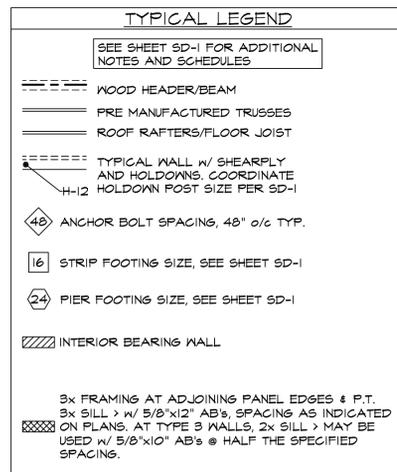
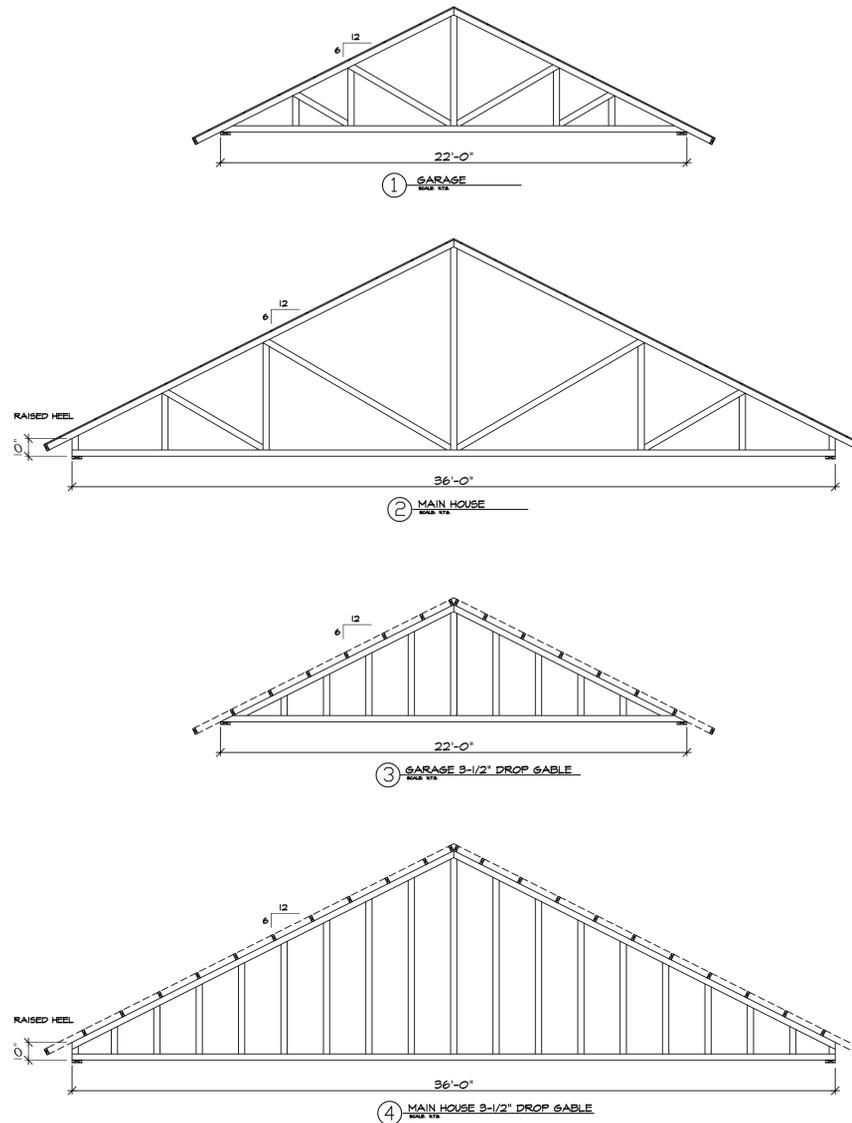
PROVIDED BY:

(48) - LINEAL FEET OF RIDGE VENTS = 770 SQ IN.

(2) - 12" X 12" GABLE VENTS = 76 SQ. IN.

(7) - 120"X35" CONT. SOFFIT VENTS = 840 SQ. IN.

MINIMUM ATTIC VENTILATION AREA IS 1/50 OF THE AREA OF THE SPACE VENTILATED FOR ALL ENCLOSED ATTICS OR RAFTER SPACES. THIS MINIMUM CAN BE DECREASED TO 1/300 PROVIDED AT LEAST 50% AND NOT MORE THAN 80% OF THE REQUIRED VENTILATION IS IN THE UPPER PART OF THE ROOF AT LEAST 3 FEET ABOVE EAVE OR CORNICE VENTS WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS, OR A CLASS 1 OR 2 VAPOR BARRIER IS INSTALLED ON THE WARM WINTER SIDE OF THE CEILING.



ROOF FRAMING HOUSE (SEE NOTES)

1/4"=FOOT

THIS PLAN IS FOR REFERENCE, FINAL LAYOUT, PLAN AND CONNECTIONS BY TRUSS MANUFACTURER AND ENGINEERING

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42 BELLEVUE RD.
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WASHOE COUNTY

Project Sheet

Date 9-1-16

Scale 1/4"=FOOT

S4

UTILITY LEGEND

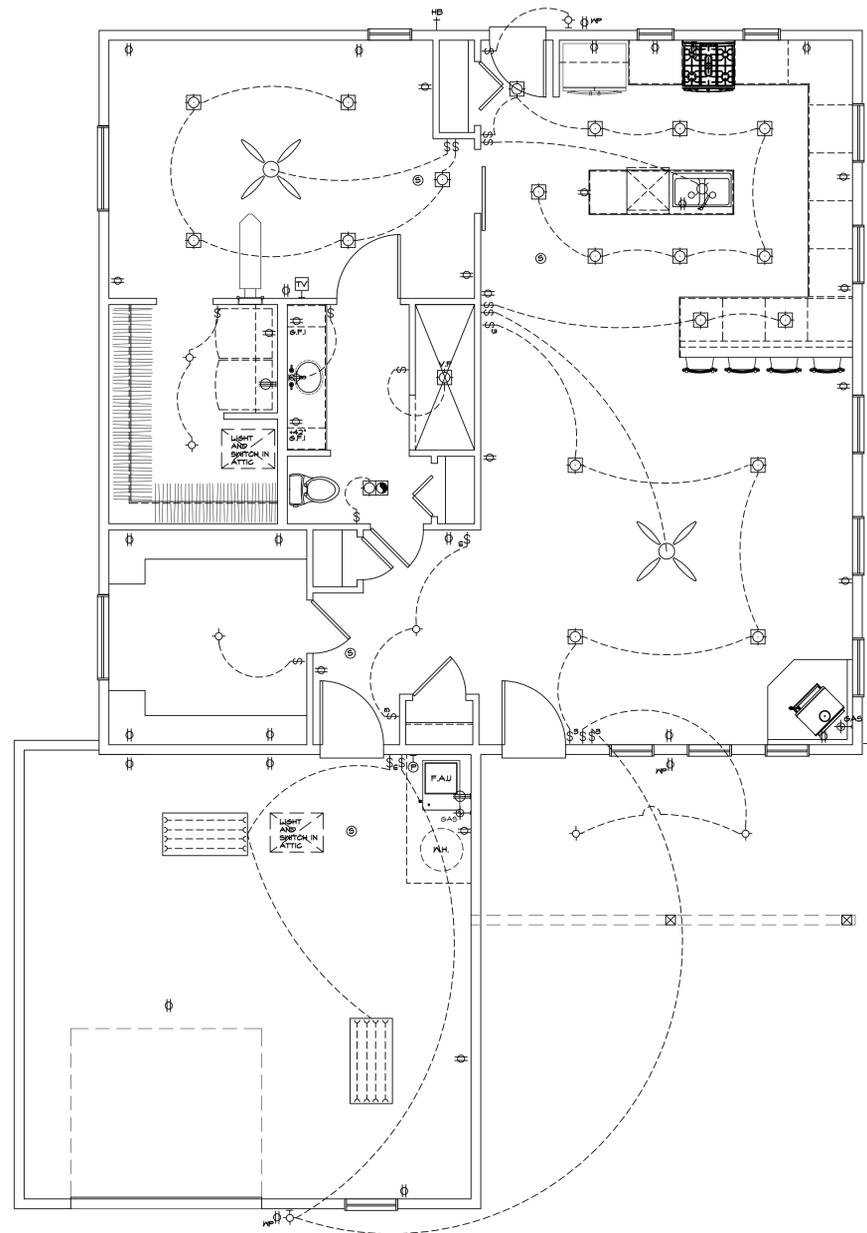
- ⊕ 120V DUPLEX CONVENIENCE RECEPTACLE
12" ABV. FIN. FLR. TYPICAL U.N.O.
- ⊕ 6FI 120V RECEPTACLE W/ 6FI CIRCUIT
W/ WATER RESISTANT HOUSING
- ⊕ 6FI 120V RECEPTACLE W/ 6FI CIRCUIT
- ⊕ 120V DUPLEX CONVENIENCE RECEPTACLE
SWITCH CONTROLLED, 1/2 HOT
- ⊕ 220V/240V SINGLE CONVENIENCE RECEPTACLE
HEIGHT NOTED AS PER PLAN
- ⊕ 3-POLE LIGHT SWITCH AT 42" ABV. FIN. FLR.
8" ABOVE COUNTER U.N.O.
- ⊕ 3-POLE LIGHT SWITCH
- ⊕ 4-POLE LIGHT SWITCH
- ⊕ WALL MOUNTED INCANDESCENT
LIGHT FIXTURE
- ⊕ CEILING MOUNTED INCANDESCENT
LIGHT FIXTURE
- ⊕ HANGING INCANDESCENT-PENDANT
LIGHT FIXTURE
- ⊕ RECESSED INCANDESCENT DIRECTIONAL
LIGHT FIXTURE (EYE BALL)
- ⊕ RECESSED INCANDESCENT LIGHT FIXTURE
- ⊕ RECESSED FLUORESCENT LIGHT FIXTURE
- ⊕ RECESSED EXHAUST FAN
- ⊕ RECESSED EXHAUST FAN/ INCANDESCENT
LIGHT COMBINATION
- ⊕ INCANDESCENT WALL SCONCE
- ⊕ ILLUMINATED ADDRESS SIGN - VISIBLE
FROM STREET
- ⊕ 24"x48" FLUORESCENT LIGHT
- ⊕ 12"x48" FLUORESCENT LIGHT
- ⊕ 24"x24" FLUORESCENT LIGHT
- ⊕ 24" FLUORESCENT LIGHT (UNDER CABINET MOUNTED)
- ⊕ 12" FLUORESCENT LIGHT (UNDER CABINET MOUNTED)
- ⊕ OPTIONAL PRE-WIRED CEILING FAN
AND SWITCH - LOCATED IN CENTER OF ROOM U.N.O.
- ⊕ CEILING MOUNTED JUNCTION BOX U.N.O.
- ⊕ CATV RECEPTACLE
- ⊕ DATA PORT
- ⊕ PHONE OUTLET
- ⊕ HOSE BIB
- ⊕ WATER STUB FOR ICE MAKER
- ⊕ IGB0 APPROVED CEILING MOUNTED
SMOKE DETECTOR TO BE HARD WIRED
WITH BATTERY BACK-UP AND INTERCONNECTED
PER FRC R619.2
- ⊕ THERMOSTAT (VERIFY LOCATION W/ HVAC PLAN)
- ⊕ GAS TAP
- ⊕ WEATHER PROOF
- ⊕ VAPOR PROOF
- ⊕ CEILING FAN
- ⊕ PUSH BUTTON

NOTE:

1. MECHANICAL, ELECTRICAL AND PLUMBING SYSTEMS ARE SHOWN FOR INTENT ONLY. THESE SYSTEMS SHALL BE ENGINEERED BY OTHERS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER INSTALLATION AND PLACEMENT.
2. SMOKE DETECTORS SHALL BE INSTALLED AS PER CURRENT CODE. SMOKE DETECTORS SHALL BE LINE VOLTAGE W/ BATTERY BACK-UP
3. STRUCTURE SHALL COMPLY WITH CURRENT NATIONAL ELECTRICAL CODE AND ANY LOCAL CODES IN USE BY LOCAL JURISDICTION

***GENERAL NOTES:**

- *ELECTRICAL CONTRACTOR TO VERIFY LOCATIONS, HEIGHT OF TV'S, PHONE / COMPUTER AND FINAL ELECTRICAL LAYOUT WITH OWNER
- *ALL ELECTRICAL FIXTURES TO BE SELECTED BY OWNER
- *BUILDING TO BE WIRED TO CURRENT NATIONAL ELECTRICAL CODE AND ANY LOCAL CODES.



ELECTRICAL PLAN
1/4"=FOOT

CARBON MONOXIDE PROTECTION

THE CARBON MONOXIDE POISONING PREVENTION ACT MANDATES THAT DETECTORS MUST BE INSTALLED IF THE RESIDENTIAL UNIT HAS ANY OF THE FOLLOWING:

GAS APPLIANCES SUCH AS GAS STOVE, FIREPLACE, GAS WATER HEATER, ETC.
FIREPLACE.
AN ATTACHED GARAGE.

CARBON MONOXIDE DETECTORS REQUIRED BY THE LAW IN THE STATE OF CALIFORNIA SHOULD BE INSTALLED PROPERLY, AS A GENERAL PRACTICE SMOKE DETECTORS SHALL BE INSTALLED:

- (1) ON A WALL ABOUT FIVE FEET ABOVE FROM FLOOR LEVEL. IT IS RECOMMENDED INSTALLING THE DETECTOR AT LEAST 6 INCHES FROM ALL EXTERIOR WALLS AND AT LEAST 5 FEET FROM HVAC VENTS.
- (2) INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S) IN DWELLING UNITS AND ON EVERY LEVEL INCLUDING BASEMENTS

NEW CONSTRUCTION OR REMODELS SHALL BE HARD-WIRED WITH BATTERY BACK-UP, INTERCONNECTING ALL DETECTORS SO THAT WHEN ONE ALARM SOUNDS, THEY ALL DO.

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Project Structural Notes

K2 ENGINEERING ASSUMES THAT THE GENERAL CONTRACTOR AND ALL INVOLVED PARTIES HAVE READ AND UNDERSTAND NOTES LISTED IN PLANS.

GENERAL

- ALL WORK, DETAILS OF DESIGN, WORKMANSHIP, AND MATERIALS SHALL CONFORM TO REQUIREMENTS OF THE 2012 EDITION OF THE INTERNATIONAL BUILDING CODE (IBC) OF THE INTERNATIONAL CODE COUNCIL AND THE APPLICABLE COUNTY/CITY BUILDING CODES.
- ENGINEERING RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT THE EXPRESS WRITTEN CONSENT OF K2 ENGINEERING. IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD ENGINEERING HARMLESS.
- K2 ENGINEERING RESERVES THE RIGHT TO PERFORM OBSERVATION VISITS TO THE SITE AT ANY TIME. OBSERVATIONS ARE PERFORMED SOLELY FOR THE PURPOSE OF DETERMINING IF THE CONTRACTOR UNDERSTANDS DESIGN INTENT CONVEYED IN THE PLANS. OBSERVATIONS DO NOT GUARANTEE CONTRACTOR'S PERFORMANCE AND ARE NOT TO BE CONSTRUED AS SUPERVISION OF THE PROJECT.
- IF CERTAIN EXISTING DIMENSIONS AND/OR CONDITIONS ARE FOUND TO BE DIFFERENT FROM THOSE SHOWN ON THE PLANS AND DETAILS, THE ENGINEER SHALL BE IMMEDIATELY NOTIFIED SO THAT THE PROPER REVISIONS CAN BE MADE IF NECESSARY. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR THE RESULTS OF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WHICH THE CONTRACTOR FAILED TO NOTIFY K2 ENGINEERING IN ADVANCE OF FABRICATION.
- K2 ENGINEERING IS RESPONSIBLE FOR THE STRUCTURAL ITEMS IN THE PLANS ONLY. SHOULD ANY CHANGES BE MADE, OR SHOULD THE RESULTS OF THESE CALCULATIONS NOT BE FULLY OR PROPERLY TRANSFERRED TO THE PLANS, K2 ENGINEERING ASSUMES NO RESPONSIBILITY FOR THE STRUCTURE.
- THE DETAILS SHOWN ON THE DRAWINGS, SIMILAR DETAILS APPLY TO SIMILAR CONDITIONS. NO DEVIATIONS FROM STRUCTURAL DETAILS SHALL BE MADE WITHOUT THE PRIOR WRITTEN APPROVAL OF K2 ENGINEERING.
- THE CALCULATIONS ARE BASED UPON A COMPLETE STRUCTURE. TEMPORARY SUPPORTS, ETC. ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND HAVE NOT BEEN CONSIDERED. K2 ENGINEERING SHALL NOT PROVIDE STRUCTURES SUBJECT TO LOADS. K2 ENGINEERING SHOULD BE CONSULTED FOR AN INTERIM DESIGN OR IF NOT WILL ASSUME NO LIABILITY.
- ALL NOTES ARE TYPICAL UNLESS NOTED OTHERWISE ON THE PLANS. ALL HARDWARE AND FRAMING MEMBERS SPECIFIED IN THE CALCULATIONS AND/OR PLANS ARE MINIMUMS AND LARGER MEMBERS OF EQUAL OR BETTER GRADE MAY BE SUBSTITUTED.

SITE WORK

- K2 ENGINEERING HAS NOT MADE A GEOTECHNICAL REVIEW OF THE BUILDING SITE AND IS NOT RESPONSIBLE FOR GENERAL SITE STABILITY OR SOIL SUITABILITY FOR THE PROPOSED PROJECT. K2 ENGINEERING RECOMMENDS A REVIEW OF THE SITE BY A GEOLOGICAL ENGINEER OR A QUALIFIED CIVIL ENGINEER TO DETERMINE GENERAL SITE STABILITY AND SOIL SUITABILITY FOR THE PROJECT.
- BUILDING SITES ARE ASSUMED TO BE DRAINED AND FREE OF CLAY OR EXPANSIVE SOIL. ALL FOOTINGS SHALL BE LEVEL OR STEPPED AND BEAR ON FIRM, STABLE, NATURAL, UNDISTURBED SOIL OR AN APPROVED COMPACTED FILL.
- PERIMETER EXTERIOR FOOTING DEPTHS MUST EXTEND BELOW FROSTLINE (18" OR 24" AS PER LOCAL CODE REQUIREMENTS). ALL OTHER FOOTINGS (INTERIOR SHALL BOTTOM 12" MINIMUM BELOW NATURAL UNDISTURBED GRADE.
- BUILDING PADS SHALL BE GRADED 2% TOWARD APPROVED DRAINAGE FACILITIES AND PROVISIONS SHALL BE MADE TO CONTROL AND DRAIN SURFACE WATER AROUND BUILDING.
- ASSUME CLASS III SOIL BEARING CAPACITY OF 2000 PSF WITH A CONSTANT EXPANSION INDEX LESS THAN 20. SOIL BEARING PRESSURE HAS BEEN DETERMINED IN ACCORDANCE WITH IBC TABLE 1806.2.

FILL AND BACKFILL

- FILL MATERIAL SHALL BE FREE FROM DEBRIS, VEGETATION, AND OTHER FOREIGN SUBSTANCES.
- BACKFILL TRENCHES SHALL BE COMPACTED TO 90% DENSITY PER ASTM 1551 TO WITHIN 12" OF FINISHED GRADE. THE TOP 12" SHALL BE LANDSCAPE FILL.
- BACKFILL AT PIPE TRENCHES SHALL BE COMPACTED ON BOTH SIDES OF PIPE IN 6" LIFTS. WATERPROOF EXTERIOR FACES OF ALL FOUNDATION WALLS ADJACENT TO USABLE SPACES. WATERPROOFING OF ALL FOUNDATION AND RETAINING WALLS TO BE THE RESPONSIBILITY OF THE OWNER AND/OR CONTRACTOR.
- ALL BACKFILL AGAINST FOUNDATION WALLS MUST BE COMPACTED TO 90% RELATIVE DENSITY.
- ALL 4" DIA. DIAMETER PVC PERFORATED DRAINPIPE AT GRADE SIDE OF ALL RETAINING WALLS. SLOPE PIPE TO DRAIN TO DAYLIGHT AND DRYWELL.

CONCRETE

- REINFORCED CONCRETE WORK SHALL CONFORM TO APPLICABLE REQUIREMENTS OF THE IBC AND ACI 308.5R-08.
- AGGREGATE SHALL CONFORM TO ASTM C33 FOR STONE CONCRETE.
- CONCRETE STOOFS TO BE MACHINED MIXED AND PLACED IN ACCORDANCE WITH THE IBC.
- COMPRESSION STRENGTH OF ALL REINFORCED CONCRETE SHALL NOT BE LESS THAN 2000 PSI AT 28 DAYS.
- STRUCTURAL DESIGN BASED ON $F_c = 2500$ PSI (SPECIAL INSPECTION NOT REQUIRED).
- USE NORMAL WEIGHT CONCRETE (145 PCF) FOR ALL CONCRETE. USE TYPE II CEMENT TYPICAL. IF SOIL CONTAINS SULFATE CONCENTRATIONS OF 2% OR MORE, USE TYPE IV CEMENT.
- THE MAXIMUM SLUMP SHALL NOT EXCEED 3". PLASTICIZERS MAY BE USED TO INCREASE SLUMP TO 3" MAXIMUM PROVIDED THEY DO NOT INCREASE SHRINKAGE.
- MAXIMUM WATER/CEMENT RATIO SHALL BE 55 FOR 3000 PSI CONCRETE.
- EXTERIOR SLABS ON GRADE SHALL CONTAIN NOT LESS THAN 5% NOR MORE THAN 6% ENTRAINED AIR.
- FOLLOW RECOMMENDED PRACTICES FOR HOT AND COLD WEATHER CONCRETING BY OBSERVING ACI 309 AND ACI 306 GUIDELINES.
- PROVIDE STANDARD CRACK CONTROL JOINTS IN ALL SLABS ON GRADE USING MAXIMUM DIMENSION OF 10 FEET FOR 4' SLABS AND 12 FEET FOR 6' SLABS. JOINT DEPTH SHALL NOT EXCEED ONE-FOURTH OF SLAB DEPTH.
- TOP OF CONCRETE SLABS SHALL BE MINIMUM 6" ABOVE FINISHED GRADE.
- PIEPES MAY PASS THROUGH CONCRETE IN SLEEVES, BUT SHALL NOT BE EMBEDDED THEREIN. PIPES OR DUCTS EXCEPT ONE-THIRD THE SLAB OR WALL THICKNESS SHALL NOT BE PLACED IN STRUCTURAL CONCRETE.
- DO NOT PLACE CONCRETE UNTIL ALL REINFORCEMENT, CONDUIT, OUTLET BOXES, ANCHORS, HANGERS, SLEEVES, BOLTS, HOLDDOWS, AND ANCHOR BOLTS OR OTHER EMBEDDED MATERIALS AND ITEMS ARE SECURELY AND PROPERLY FASTENED IN THEIR PROPER PLACES AND POSITIONS.

MASONRY

- ALL CONCRETE MASONRY UNITS SHALL CONFORM TO ASTM C90, GRADE N FM + 1500 PSI. USE 85 PCF MINIMUM ABOVE GRADE AND 10 PCF MINIMUM WEIGHT UNITS BELOW GRADE. USE MOISTURE CONTROLLED UNITS ONLY. USE OPEN-END MASONRY UNITS AS MUCH AS POSSIBLE AND AT WALL INTERSECTIONS.
- ALL BRICK SHALL CONFORM TO ASTM C62, GRADE MU.
- MORTAR FOR CONCRETE MASONRY SHALL CONFORM TO ASTM C719, TYPE S.
- GROUT FOR CONCRETE MASONRY SHALL BE IN ACCORDANCE WITH SECTION 2103. MINIMUM 28-DAY COMPRESSIVE STRENGTH SHALL NOT BE LESS THAN 2000 PSI.
- ALL WALLS SHALL BE GROUTED SOLID. GROUT SHALL BE VIBRATED INTO PLACE AND SHALL BE PLACED IN LIFTS NOT EXCEEDING 4' UNLESS APPROPRIATE CLEANOUT HOLES ARE PROVIDED IN ACCORDANCE WITH IBC.
- AGGREGATES FOR MORTAR AND GROUT SHALL BE NATURAL SAND AND ROCK CONFORMING TO ASTM C-144 (GROUT) AND C-104 (MORTAR).
- CEMENT SHALL BE PORTLAND CEMENT CONFORMING TO ASTM C-150, TYPE I OR II, LOW ALKALI.
- ALL CONCRETE BLOCK AND BRICK SHALL BE LAID IN RUNNING BOND.
- WHEN ABSOLUTELY NECESSARY FOR CONSTRUCTION PURPOSES TO STOP OFF LONGITUDINAL BARS OR MASONRY TIE-BACKS, BACKING BACK ONE-HALF UNIT LENGTH IN EACH COURSE. TIGHTENING SHALL NOT BE FERRITED.
- MASONRY WALLS SHALL BE REINFORCED WITH #4'S VERT @ 16" O.C. EACH WAY. # 4 # 24" O.C. HORIZ. BAR SPLICES SHALL BE STAGGERED.

REINFORCING STEEL

- REINFORCING BARS SHALL BE DEFORMED BARS CONFORMING TO THE REQUIREMENTS OF ASTM A615 GRADE 60 FOR ALL #5 AND LARGER BARS AND GRADE 40 FOR ALL #4 AND SMALLER BARS.
- ALL DETAILS OF FABRICATION AND INSTALLATION OF REINFORCING STEEL SHALL BE IN ACCORDANCE WITH THE MANUAL OF STANDARD PRACTICE.
- WELDED FABRIC (MESH) SHALL CONFORM TO LATEST REVISED ASTM A955 AND BE FURNISHED IN FLAT SHEETS. SMOOTH WIRE FABRIC SHALL CONFORM TO ASTM A-85 HAVING A YIELD STRENGTH OF 60 KSI.
- WELDING OF REINFORCING STEEL SHALL CONFORM TO AWS D12.1 USING LOW HYDROGEN ELECTRODES.
- ALL BARS SHALL BE LAPPED WITH A MINIMUM OF 40 BAR DIAMETERS (2' MINIMUM) AT ALL SPLICES.
- SPLICES OF HORIZONTAL REBAR IN WALLS AND FOOTINGS SHALL BE STAGGERED 4' MINIMUM.
- DOUBLES FOR WALLS AND COLUMNS SHALL BE THE SAME SIZE AND SPACING AS THE WALL/COLUMN REINFORCEMENT.
- ALL REINFORCING STEEL SHALL BE ACCURATELY LOCATED AND ADEQUATELY SECURED IN POSITION BEFORE AND DURING PLACEMENT OF CONCRETE.
- MASONRY REINFORCEMENT, BOLTS, ETC. SHALL HAVE MINIMUM GROUT COVERAGE OF THREE-FOURTHS OF AN INCH.
- REINFORCING COVER IN CAST-IN-PLACE CONCRETE SHALL BE AS FOLLOWS:
 - A. 3" - CONCRETE CAST AGAINST PERMANENT FORMS EXPOSED TO EARTH
 - B. 2" - FORMED SURFACES EXPOSED TO GROUND OR WEATHER

STRUCTURAL STEEL

- STRUCTURAL STEEL AND MISCELLANEOUS IRON SHALL CONFORM TO ASTM A-36.
- SECTION 501 SHALL CONFORM TO ASTM A992, GRADE 50.
- STEEL PIPE COLUMNS SHALL CONFORM TO ASTM A-53, TYPE E OR S, GRADE B.
- STEEL TUBE SECTIONS SHALL CONFORM TO ASTM A500, GRADE B.
- EXPOSURE SHALL CONFORM TO ASTM A-290, GRADE 14.
- ALL DETAILING SHALL CONFORM TO CURRENT AISC SPECIFICATIONS.
- ALL WELDING SHALL CONFORM TO CURRENT AISC AND AWS 1 SPECIFICATIONS, AND SHALL PERFORMED BY CERTIFIED WELDERS APPROVED BY THE LOCAL BUILDING AUTHORITY. ALL SHOP WELDING SHALL BE IN AN APPROVED FABRICATOR'S SHOP AUTHORIZED BY BUILDING AGENCY. ALL WELDING SHALL BE TO THE REQUIREMENTS OF AWS D1.1.
- ALL COMPLETE JOINT PENETRATING WELDS REQUIRE SPECIAL INSPECTION AND UT TESTING.
- ALL WELDING ELECTRODES SHALL BE E70XX OR SHIELDED WIRES WITH F7 GREATER THAN OR EQUAL TO 70 KSI.
- BOLTS, NUTS, AND SCREWS SHALL CONFORM TO ASTM A307 GRADE 'A'.
- HIGH STRENGTH BOLTS SHALL BE ASTM A325. CONTACT FACES OF STEEL CONNECTIONS WHERE HIGH STRENGTH BOLTS ARE TO BE USED SHALL NOT BE PAINTED.
- ALL FOUNDATION BOLTS SHALL BE ASTM A-36 GALVANIZED ALL THREAD OR ASTM A307 UNFINISHED BOLTS. ALL SILL BOLTS IN SEISMIC ZONE 4 SHALL BE FIVE-EIGHTHS INCHES IN DIAMETER. BOLT HOLES TO BE ONE-THIRTY-SECONDS OF AN INCH TO ONE-SIXTEENTH OF AN INCH LARGER THAN SPECIFIED BOLT.
- ALL STRUCTURAL STEEL AND MISCELLANEOUS IRON NOT ENCASED IN CONCRETE SHALL RECEIVE ONE SHOP COAT OF APPROVED PRIMER PAINT.
- ALL STEEL EXPOSED TO WEATHER SHALL BE HOT-DIP GALVANIZED AFTER FABRICATION OR OTHER APPROVED WEATHER PROOFING METHOD HAVING EQUIVALENT RESULTS MAY BE USED. WHERE NECESSARY, PROVIDE ONE-HALF INCH DIA. METAL X THREE INCH NELSON STUDS
- ALL GROUT UNDER STEEL BEARING PLATES SHALL BE SOLID DRYPACK OR NON-SHRINK GROUT PLACED AS DIRECTED BY THE MANUFACTURER.
- WELDER'S CERTIFICATE FOR ALL SINGLE-PASS FILLET WELDS NOT EXCEEDING 5/16" IN SIZE OR PROVIDE THE CERTIFICATE OF COMPLETION THAT THE WORK WAS PERFORMED IN AN APPROVED FABRICATOR'S SHOP.

WOOD FRAMING NOTES

- ALL LUMBER FRAMING AND BEARING STUDS TO BE DOUGLAS FIR-LARCH WITH MOISTURE CONTENT LESS THAN 19%.
- GLUE LAMINATED TRUSS BEAMS TO BE APA/RUS MARKED 24F-V4. GLU-LAMS EXPOSED TO WEATHER SHALL BE RATED FOR EXTERIOR USE BY THE MANUFACTURER OR AN APPROVED PROTECTION FROM EXPOSURE SHALL BE PROVIDED.
- LAMINATED VENEER LUMBER (LVL) TO BE 19E, PD=2600 PSI, Fv= 285 PSI EQUIVALENT OR BETTER FOR MEMBERS LESS THAN 10" DEEP. CONNECT FLIES WITH (2) ROUS 16D BOX NAILS AT 12" O.C. FOR MEMBERS GREATER THAN 10" DEEP. CONNECT FLIES WITH (3) ROUS 16D BOX NAILS AT 12" O.C. FOR THREE PIECE MEMBER. NAILING SPECIFIED IS FROM EACH SIDE.
- PARALLEL STRAND LUMBER (PSL) TO BE 20E, PD= 2300 PSI, Fv= 230 PSI EQUIVALENT OR BETTER.
- 4x AND SMALLER FRAMING TO BE DF #2.
- 6x AND LARGER FRAMING TO BE DF #1.
- INTERIOR NON-BEARING STUDS AND PLATES MAY BE CONSTRUCTION GRADE OR BETTER. PLYWOOD SHALL BE CD, C-C, 3023 (T-11) OR AN APPROVED EQUAL.
- ALL RESAS AND BOUNDING SOIL BEARINGS SHALL BE SIMPSON TIE OR ICC APPROVED EQUAL.
- MINIMUM NAILING FOR CONNECTION NOT INDICATED ON THE DRAWINGS SHALL BE IN ACCORDANCE WITH IBC.
- ALL MULTIPLE TRIMMERS, MULTIPLE STUDS, OR POSTS SHALL BE STACKED IN ALL WALL FRAMING CONNECTIONS TO PROVIDE NIELS WITH TWO COATS MINIMUM IN SIZE TO FRAMING ABOVE SHALL BE PROVIDED AT ALL FLOORS ALL THE WAY DOWN TO THE FOUNDATION.
- DO NOT NOTCH BEAMS, JOISTS, OR STUDS.
- ALL NAILS SHALL BE 'COMMON' WIRE NAILS AND SHALL CONFORM TO THE FOLLOWING SPECIFICATIONS:

SIZE	SHANK DIA.	LENGTH	EQUIVALENT STAPLE SIZES
8d	0.131"	3 1/2"	13 GA x 1-3/4"
10d	0.148"	3"	12 GA x 1-3/4"
16d	0.162"	3 1/2"	
- NO SUBSTITUTIONS UNLESS APPROVED IN WRITING BY K2 ENGINEERING OR SPECIFICALLY ALLOWED IN THE CALCULATIONS OR THE PLANS. ALL NAILS EXPOSED TO WEATHER SHALL BE GALVANIZED.
- REFER TO SIMPSON SPECIFICATIONS FOR FRAMING HARDWARE ATTACHMENT REQUIREMENTS. ALL NAILS SHALL MEET THE REQUIREMENTS OF ASTM F 1661.
- SHEATH AND NAIL ALL SHEAR PANELS AND GABLE END TRUSSES THE SAME AS THE SHEAR WALL ABOVE OR BELOW.
- CONNECT DOUBLE STUDS, DOUBLE JOISTS, OR ANY OTHER MULTIPLE PIECE MEMBER W/ MIN. (2) ROUS 16D BOX NAILS @ 12" O.C.
- TYPICAL LOAD BEARING AND EXTERIOR STUD/WALL CONSTRUCTION:
 - STUD HEIGHT $\leq 10'-0"$ - 2x4 @ 16" O.C.
 - STUD HEIGHT $\leq 14'-0"$ - 2x6 @ 16" O.C.
 - STUD HEIGHT $\leq 18'-0"$ - 1-3/4" x 5-1/2" LVL @ 12" O.C.
 - STUD HEIGHT $\leq 22'-0"$ - 1-3/4" x 1-1/4" LVL @ 12" O.C.
 - STUD HEIGHT $\leq 27'-0"$ - 1-3/4" x 9-1/4" LVL @ 12" O.C.
- USE (2) CONT. KING STUDS E.B. OF OPENINGS WHERE STUD HEIGHT EXCEEDS 10'-6" UNO. DO NOT BREAK CONT. KING STUDS BY SPANNING HEADER OVER MULTIPLE OPENINGS. ALWAYS RAKE-BLOCK ON TOP OF STUDS/JUNCTIONS.
- PORTIONS OF STRUCTURAL GLU-LAM BEAMS, WHICH ARE EXPOSED TO WEATHER, SHALL BE PRESSURE TREATED OR WOOD OF NATURAL RESISTANCE TO DECAY. EQUIVALENT PROTECTION MAY BE PROVIDED WITH TWO COATS MINIMUM OF SEALER.

ROOF FRAMING NOTES

- ROOF LOADS: LIVE = 20 PSF ; DEAD = 20 PSF
- USE (1)-LAYER 5/8" (40/70) CDX APA RATED ROOF SHEATHING OR OSB EQUIVALENT, APPLY FACE GRAIN/LONG DIMENSION PERPENDICULAR TO SUPPORT FRAMING, STAGGER PANELS AND NAIL WITH 10d'S AT 6" O.C. EDGES AND BOARD EDGES AND 12d'S AT 12" O.C. FIELD. ALL BRAG MEMBERS, BLOCKING, ETC. W/ NAILS SPACED AT 4" O.C. SEE DETAIL FOR ADDITIONAL NAILING REQUIREMENTS.
- USE (2) TRIMMERS AND (1) KING STUD UNDER ALL OPENINGS 6'-0" OR GREATER.
- CONNECT TRUSS BLOCKING AND GABLE END TRUSSES TO TOP PLATE OR NAIL BEAM WITH A39's, LTP4's, L170's, OR L550's @ 48" O.C. UNLESS NOTED OTHERWISE.
- DOUBLE TOP PLATE LAP SPLICES SHALL BE 4'-0" MINIMUM AND FACE NAILED BELOW (12) 16d NAILS.
- THE FOLLOWING COLUMN/POST CAPS ARE INTERCHANGEABLE: CC, ECC, CQ, 4 ECCQ.
- WHERE HEADERS ARE PLACED HIGH IN THE WALL AND BREAK THE DOUBLE TOP PLATE, AN MSTC28 SHALL CONNECT THE HEADER TO THE TOP PLATE AT EACH END.
- ENCLOSED ATTIC AND RAFTER SPACES SHALL HAVE CROSS VENTILATION BY OPENINGS EQUAL TO 1/80TH OF THE AREA WHERE EAIVE OR CORNICE VENTS ARE INSTALLED. INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR A MINIMUM OF 1' OF AIR SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND ROOF SHEATHING. ROOFS WITH RAFTERS, BAT'S AND/OR VAULTED CEILING MUST BE VENTILATED TO OUTSIDE AT RIDGE.

PRE-MANUFACTURED WOOD ROOF TRUSSES

- TRUSS MANUFACTURER SHALL BE RESPONSIBLE FOR ALL ENGINEERING, LAYOUT DRAWINGS, CONNECTIONS, BLOCKING, BRACING, AND TRUSS ERECTION INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER COORDINATION BETWEEN ENGINEER/ARCHITECT DRAWINGS, TRUSS MANUFACTURER DRAWINGS, AND LOCAL BUILDING DEPARTMENT. PROPER INSTALLATION OF FINAL PRODUCT AND ITS CONFORMANCE TO THE ARCHITECT'S DESIGN. THE ARCHITECT AND ENGINEER ASSUME NO LIABILITY FOR SAID PRODUCT.
- TRUSS MANUFACTURER TO VERIFY LOCATION OF AND PROVIDE REINFORCED TRUSSES FOR THE SUPPORT OF ANY MECHANICAL EQUIPMENT WHERE OCCURRING.
- TRUSS MANUFACTURER TO VERIFY LOCATION OF ANY TRUSS CHANGES FOR ALL CEILING HEIGHT CHANGES, ATTIC ACCESSIBLES, RETURN AIR GRILLS, ETC. TRUSS MANUFACTURER TO COORDINATE ANY FINDINGS TO BOTH K2 ENGINEERING AND THE ARCHITECT.
- DEAD LOAD DEFLECTIONS SHALL BE LIMITED TO L/240.
- GABLE END TRUSSES SHALL BE STRUCTURAL, DESIGNED TO SUPPORT OVERHANGS AND TO ALLOW A TOP CHORD NOTCH OF ONE AND 4/16 INCH DEPTH.
- ALL NON-BEARING WALLS ARE TO HAVE A ONE-FOURTH OF AN INCH GAP TO THE BOTTOM CHORD OF THE TRUSSES. SECURE BOTTOM CHORD TO WALL BELOW WITH SIMPSON 9TC CLIPS.
- USE PRE-ENGINEERED MANUFACTURED TRUSSES @ 24" O.C. SOLID BLOCK @ ALL SUPPORTS AND PER MANUFACTURER'S SPECIFICATIONS. USE SIMPSON HI @ EACH SUPPORT WALL BEAM TO EACH TRUSS AND 16" @ EACH SUPPORT WALL BEAM TO EACH GIRDER TRUSS.
- HANG TRUSSES AND GIRDER TRUSSES W/ SIMPSON HUB2E OR AS SPECIFIED ON PLAN. TRUSS CALCULATIONS HOLD PRECEDENCE OVER PLAN AT ALL TRUSS TO TRUSS CONNECTIONS.
- TRUSSES ARE TO BE HANDLED, INSTALLED, AND BRACED IN ACCORDANCE WITH HIB-91 OF THE TRUSS PLATE INSTITUTE (TPI).

FOUNDATION/FLOOR FRAMING NOTES

- ALL EXTERIOR WALLS SHALL BE CONSIDERED SHEARWALLS NAILED AS TYPE '6' WALLS (SEE SHEARWALL SCHEDULE).
- FLOOR SHEATHING SHALL BE 1/4" APA RATED STURD-I-FLOOR. APPLY FACE GRAIN/LONG DIMENSION PERPENDICULAR TO SUPPORT FRAMING, STAGGER PANELS AND NAIL WITH 4" STEEL FLATES SHALL CONFORM TO ASTM A-290, GRADE 14.
- FLOOR JOISTS SHALL BE BLOCKED SOLID @ ALL SUPPORT LOCATIONS (CONNECT BLOCKING TO WALL/BREAM BELOW WITH A39's @ TWICE THE JOIST SPACING), BENEATH ALL INTERIOR BEARING WALLS, AND UNDER ALL HOLDDOWS. USE DOUBLE JOISTS BELOW ALL PARALLEL INTERIOR BEARING WALLS. PROVIDE 1.5" RIM BOARD THROUGHOUT, PROVIDE CRUSH BLOCKS, LEB'S STIFFENERS, ETC. PER MANUFACTURER'S SPECIFICATIONS.
- ALL FLOOR OPENINGS SHALL BE BETWEEN JOISTS.
- ALL HOLDDOWS SHALL BE INSTALLED AT THE TIME APPROPRIATE MEMBERS ARE FRAMED AND ACCORDING TO MANUFACTURER'S SPECIFICATIONS. IF STRUCTURE IS MULTIPLE STOREYS, AS MUCH AS POSSIBLE, LINE FLOOR-TO-FLOOR HOLDDOWS UP WITH FLOOR-TO-FOUNDATION HOLDDOWS SO THAT HOLDDOWS ARE ATTACHED TO COMMON MEMBERS. USE SHEAR PLY NAILING TO ALL HOLDDOWS MEMBERS.
- PROVIDE FULL BEARING, FULL DEPTH BLOCKING UP TO FLOOR TO SUPPORT POSTS, DOUBLE STUDS, OR DOUBLE TRIMMERS ABOVE.
 - WHERE COLUMN BASE OR POST BASE IS CALLED OUT ON A PIER BENEATH THE SUBFLOOR, PROVIDE POST UP TO SUBFLOOR TO SUPPORT IDEAL POST ABOVE USE (2) SIMPSON S16224 ON OPPOSITE SIDES OF POST TO STRAP POST ABOVE THROUGH THE FLOOR TO THE POST BELOW.
 - ANCHOR BOLTS:
 - FOR 2x SILL PLATE USE 3/4" x 10" A5.
 - FOR 3x OR 4x SILL FLATE USE 3/4" x 12" A5.
 - EXTEND SILL BOLTS 1" INTO FOUNDATION MINIMUM. MAXIMUM SPACING SHALL BE 4'-0" O.C. WITH MINIMUM (2) BOLTS IN EACH SILL BOARD. BOLTS SHALL BE LOCATED NOT MORE THAN (2) NOR LESS THAN (1) BOLT DIAMETERS FROM EACH END OF SILL PLATE. MINIMUM 3/32"x1/4" THICK PLATE WASHERS SHALL BE INSTALLED ON EACH SILL BOLT. SPACE WASHER 1/2" FROM SHEATHING OR SILL.
 - SILL PLATES: USE FOUNDATION GRADE REDUOOD OR TIMBERSTRAND L.S.L. TREATED WITH ZINC BORATE OR PRESSURE TREATED MDSILL. SEE SHEARWALL SCHEDULE FOR IMPORTANT INFORMATION REGARDING SILL PLATES. FOR ALL SILL PLATES NOT NOTED USE 2x WALL WIDTH WOOD SILL. ALL SHEAR WALLS EXCEPT TYPE '6' AND '4' REQUIRE FOUNDATION SILL PLATES AND SILL PLATES AND ALL FRAMING MEMBERS RECEIVING NAILING FROM ABUTTING PANELS TO BE NOT LESS THAN A SINGLE 3" NOMINAL MEMBER. FLYWOOD JOINT AND SILL PLATE NAILING SHALL BE STAGGERED IN ALL CASES.
 - AN 8" WIDE CONCRETE FOUNDATION WALL SHALL BE CENTERED ON CONTINUOUS FOOTING BELOW W/ (1) #4 CONTINUOUS @ TOP OF WALL, 4 #4 VERTICALS @ 32" O.C. MAX HOOKED AT FOOTING (ALTERNATE HOOKS).
- CONTINUOUS CONCRETE FOOTINGS TO BE 16"x10" W/ (2) #4'S CONT. STEP FOOTING AS REQUIRED TO BEAR ON NATIVE GRADE OR AS DIRECTED BY SOILS ENGINEER. EXTEND EXTERIOR FOOTING DEPTHS TO FROST LINE (2'-0").
- THE FOLLOWING COLUMN/POST BASES ARE INTERCHANGEABLE: CB 4 CBQ OR CBS 4 CBQ9. ALL SLABS TO BE 4" THICK CONCRETE W/ 5/16" UNED W/ 5/16" REINFORCING OR CONCRETE SHALL HAVE FIBER MESH ADDITIVE @ PLANT. SLAB SHALL BE PLACED OVER 4" TYPE-1 BASE COMPACTED TO 90% RELATIVE DENSITY ON UNDISTURBED NATIVE SOIL.
- REFERENCE HOLDOWN SCHEDULE FOR IMPORTANT INFORMATION PERTAINING TO FOOTINGS.
- STAIRWAYS SHALL NOT BE LESS THAN 36" IN WIDTH. EVERY STAIRWAY SHALL HAVE MINIMUM 6'-8" HEADROOM. IT MAXIMUM VERTICAL HEIGHT, ALLOWED BETWEEN LANDINGS IS 12'-0". THE RISE OF STEPS IN THE STAIRWAY SHALL NOT EXCEED 8", AND THE TREAD SHALL BE NOT LESS THAN 9".
- STAIR HANDRAILS SHALL BE PLACED NOT LESS THAN 34" NOR MORE THAN 38" ABOVE LANDINGS AND THE NOSING OF THE TREADS. THEY SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE STAIRS AND THE ENDS SHALL BE RETURNED. IN RESIDENTIAL OCCUPANCIES HANDRAILS MAY HAVE STARTING NIELS WITH TREAD HANDRAIL PORTION OF HANDRAILS SHALL BE NOT LESS THAN 1/4" NOR MORE THAN 2" IN CROSS-SECTIONAL DIMENSION AND HAVE A SMOOTH GRIPPING SURFACE. A SPACE OF NOT LESS THAN 1 1/2" SHALL BE PROVIDED BETWEEN THE WALL AND THE RAIL.
- GUARDRAILS SHALL BE A MINIMUM OF 42" HIGH UNO NO OPENINGS OVER 4". TRIANGULAR OPENINGS FORMED BY THE RISER AND RAIL OF A GUARD AT THE OPEN SIDE OF A STAIRWAY ARE PERMITTED TO BE OF SUCH SIZE THAT A SPHERE 6" IN DIAMETER CANNOT PASS THROUGH.
- FIRE BLOCKING BETWEEN CHIMNEYS AND COMBUSTIBLE CONSTRUCTION SHALL BE INSTALLED AT 10'-0" INTERVALS BOTH VERTICAL AND HORIZONTAL.
- INSTALL ADHERED VENEER WITH LOCAL CODES. FOUNDATION SUPPORT REQUIRED FOR EXTERIOR ROCK VENEER. ANCHOR TIES SHALL BE PROVIDED TO HORIZONTAL JOINT REINFORCEMENT WIRE OF NO. 9 GAUGE OR EQUIVALENT.
- EXTERIOR STUCCO WALLS SHALL HAVE A WEEP SCREED AT OR BELOW THE FOUNDATION FLATE LINE AND 4" ABOVE GRADE OR 2" ABOVE FAVED AREAS THAT WILL ALLOW TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING. THE WEATHER-RESISTIVE BARRIER SHALL LAP THE ATTACHMENT FLANGE, AND THE EXTERIOR LATH SHALL COVER AND TERMINATE ON THE ATTACHMENT FLANGE OF THE SCREED.
- COLUMNS OR POSTS LOCATED ON CONCRETE OR MASONRY FLOORS AND THAT SUPPORT PERMANENT STRUCTURES SHALL BE SUPPORTED BY CONCRETE PIERS OR METAL PESTALS PROJECTING ABOVE EXPOSED EARTH A MINIMUM OF 6" AND AT LEAST 1" ABOVE EACH FLOOR. UNLESS TREATED WOOD IS USED FOR CONCRETE OR MASONRY PIERS SHALL PROJECT AT LEAST 8" ABOVE EXPOSED GROUND UNLESS THE COLUMNS OR POSTS THAT THEY SUPPORT ARE OR WOOD RESISTANT TO DECAY.
- MINIMUM CLEARANCE FROM GROUND UNDER GIRDERS SHALL BE 12 INCHES.
- UNDER JOISTS SHALL BE 18 INCHES.
- UNDER FLOOR VENTS SHALL BE EQUAL 1 SQUARE FOOT FOR EACH 10 SQUARE FEET OF UNDERFLOOR AREA, AND MUST PROVIDE CROSS VENTILATION.

Beam Equivalent Table

DE NO. / BEAM	EQUIVALENT BEAM	DE NO. / BEAM	EQUIVALENT BEAM
6x8	6x8 DF No. 1 RMT (2) 1-3/4x9-1/2 LVL 19E 5-1/4x9-1/2 PSL 20E 5-1/8x12-1/2 GLB 24F-V4	6x12	6x12 DF No. 1 RMT (2) 1-3/4x14 LVL 19E 5-1/4x14 PSL 20E 5-1/8x12 GLB 24F-V4
6x10	6x10 DF No. 1 RMT (2) 1-3/4x11-7/8 LVL 19E 5-1/4x11-7/8 PSL 20E 5-1/8x12-1/2 GLB 24F-V4	6x14	6x14 DF No. 1 RMT (2) 1-3/4x16 LVL 19E 5-1/4x16 PSL 20E 5-1/8x13-1/2 GLB 24F-V4

Pier Footing Schedule

SYMBOL	WIDTH (EACH SIDE)	DEPTH	STEEL (EACH WAY)	DENOTES FOOTING SIZE			
				SYMBOL	WIDTH (NA TO MONOPOUR)	DEPTH (MIN)	STEEL (CONTINUOUS)
12	12"	10"	(2) #4	12	12"	10"	(2) #4
14	14"	10"	(2) #4	16	16"	10"	(2) #4
16	16"	10"	(2) #4	18	18"	10"	(2) #4
18	18"	10"	(2) #4	21	21"	10"	(2) #4
21	21"	10"	(3) #4	24	24"	10"	(2) #4
24	24"	10"	(3) #4	28	28"	10"	(3) #4
28	28"	12"	(3) #4	32	32"	10"	(3) #4
32	32"	12"	(4) #4	36	36"	10"	(3) #4
36	36"	12"	(5) #4				
42	42"	10"	(6) #4				
48	48"	14"	(7) #4				
54	54"	14"	(8) #4				
60	60"	14"	(9) #4				

Continuous Footing Schedule

SYMBOL	WIDTH (NA TO MONOPOUR)	DEPTH (MIN)	STEEL (CONTINUOUS)	DENOTES FOOTING SIZE			
				SYMBOL	WIDTH (NA TO MONOPOUR)	DEPTH (MIN)	STEEL (CONTINUOUS)
12	12"	10"	(2) #4	12	12"	10"	(2) #4
14	14"	10"	(2) #4	16	16"	10"	(2) #4
16	16"	10"	(2) #4	18	18"	10"	(2) #4
18	18"	10"	(2) #4	21	21"	10"	(2) #4
21	21"	10"	(3) #4	24	24"	10"	(2) #4
24	24"	10"	(3) #4	28	28"	10"	(3) #4
28	28"	12"	(3) #4	32	32"	10"	(3) #4
32	32"	12"	(4) #4	36	36"	10"	(3) #4
36	36"	12"	(5) #4				
42	42"	10"	(6) #4				
48	48"	14"	(7) #4				
54	54"	14"	(8) #4				
60	60"	14"	(9) #4				

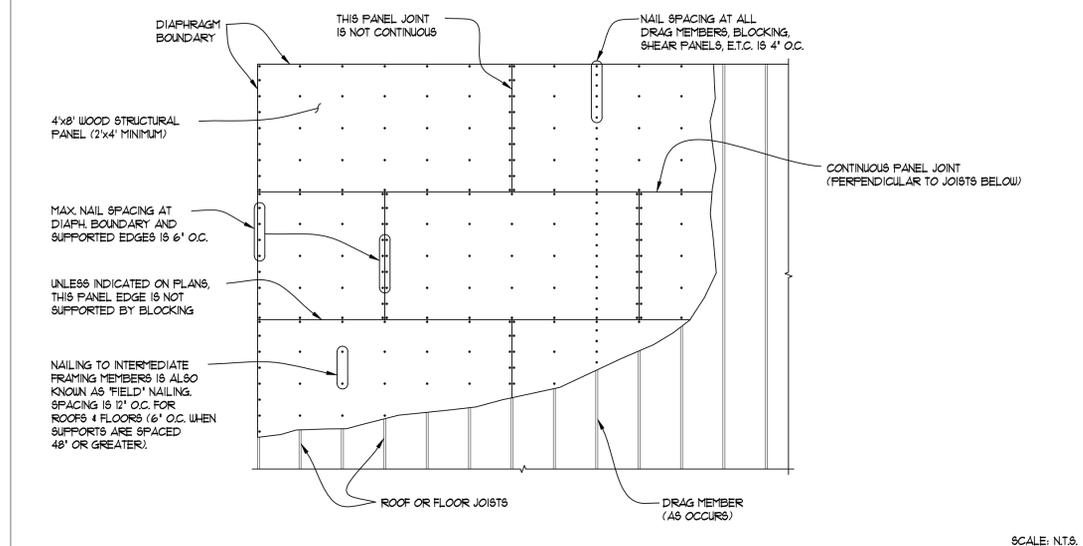
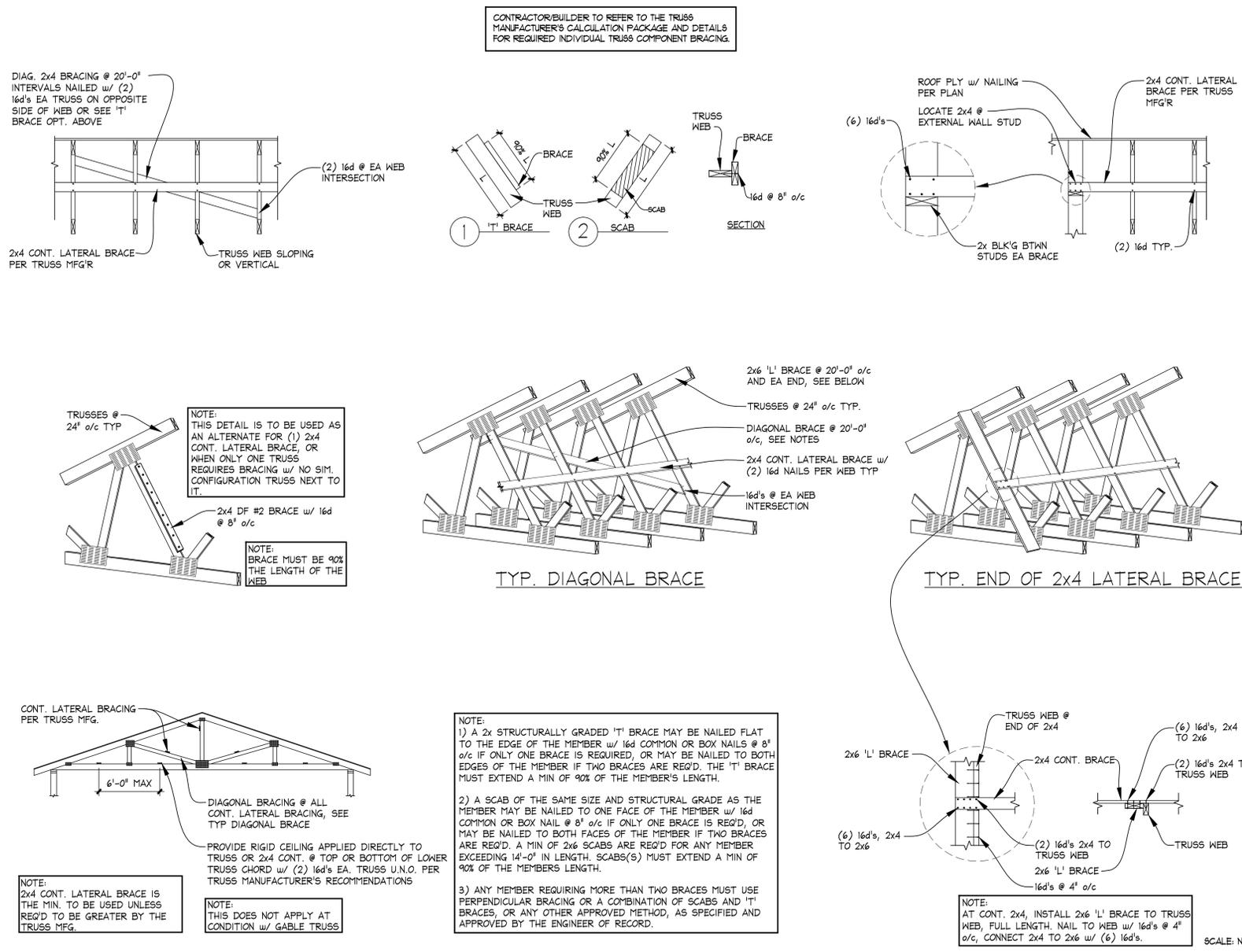
LOADING AND EARTHQUAKE DESIGN DATA:

- LOADING:
 - FLOOR LOADS: LIVE = 40 PSF ; DEAD = 12 PSF
 - ROOF LOADS: LIVE = 20 PSF ; DEAD = 20 PSF
- EARTHQUAKE DESIGN DATA:
 - S = 150, S1 = 0.835, SDS = 1.00, SD1 = 0.835
 - SEISMIC DESIGN CATEGORY: D
 - BASE SHEAR V = $C_{av} \times (1/R_{sd})F_{sd}(A/RW)$
 - R = 6.5 (LIGHT FRAMED WOOD WALLS SHEATHED WITH WOOD STRUCTURAL PANELS RATED FOR SHEAR RESISTANCE).

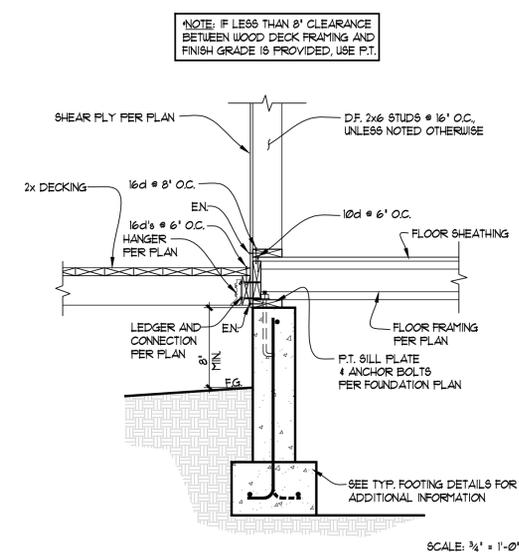
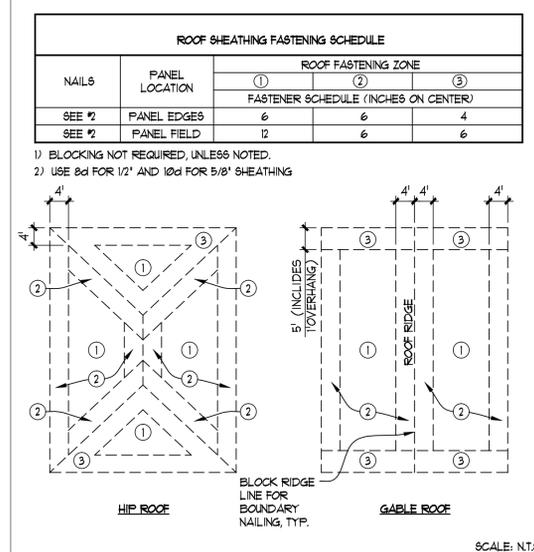
Abbreviations

ALTERNATE ANCHOR BOLT APPROXIMATELY AT ALL THROUGH ROD BEAM BEARING BETWEEN BLOCK BOTH SIDES BOTTOM CANTILEVER CENTERLINE CONCRETE MASONRY UNIT CONTINUOUS CONTROL JOINT COUNTERSINK DEAD LOAD DETAIL DIAMETER DIMENSION DOUBLE DOUGLAS FIR DRAG TRUSS DRAWING EACH END EACH FACE EACH WAY EDGE NAIL ELEVATION EMBEDMENT EXISTING EXTERIOR FINISH FLOOR FOOTING FIELD NAIL FOUNDATION GAGE GALVANIZED GLUED-LAMINATED BEAM HEIGHT HEIM-FIR HORIZONTAL INFORMATION INTERIOR JOIST KING STUD KING STUD EACH SIDE LAMINATED VENEER LUMBER LIGHT MACHINE BOLT MANUFACTURER MAXIMUM MECHANICAL MINIMUM MISCELLANEOUS NEW NOT TO SCALE CENTER ON OR OVER PENETRATION FLATE FLYWOOD FOUND PER SQUARE FOOT POUND PER SQUARE INCH POUDED DRIVEN FASTENER PRESERVATIVE TREATED REDWOOD REFERENCE REQUIRED REINFORCED SCHEDULE SEE ARCHITECTURAL DRAWINGS SHEAR WALL SHILLAR SPECIFICATION SQUARE STANDARD STEEL THREADED TONGUE & GROOVE TOP & BOTTOM TOP PLATE TRIMMERS TUBE STEEL TYPICAL UNLESS NOTED OTHERWISE VERTICAL WELDED WIRE MESH WITH	ALT AB APPROX ATR BM BRG BET BUK BS(B/S) BOT CANT C CONC C/M C/CNT C/J CS DL DET # DIM DBL DFL DT DUG EA EE EF EB EUB EU EN ELEV EMBED (E) EXT FIN FLR FTG FN FCN GA GALV GLB HLR HB HT HF HORIZ INFO INT JST KS KSBS LVL LL LB MB MFR MAX MECH MISC NEW NT6 O.C. PEN E FLY FSW PSI POF PRESERVATIVE TREATED REDWOOD REFERENCE REQUIRED REINFORCED SCHEDULE SCHED SAD SW SIM SPEC SQ STD STL THD T4G TP TOP PLATE TRIMMERS TUBE STEEL TYP UNLESS NOTED OTHERWISE VERT UJM W
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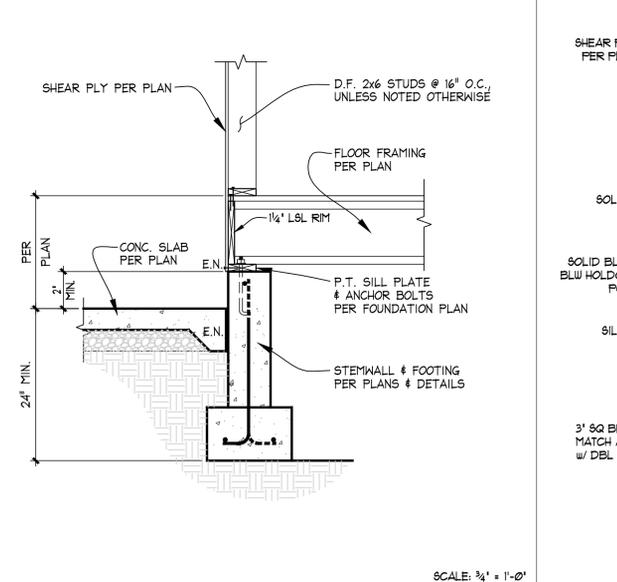
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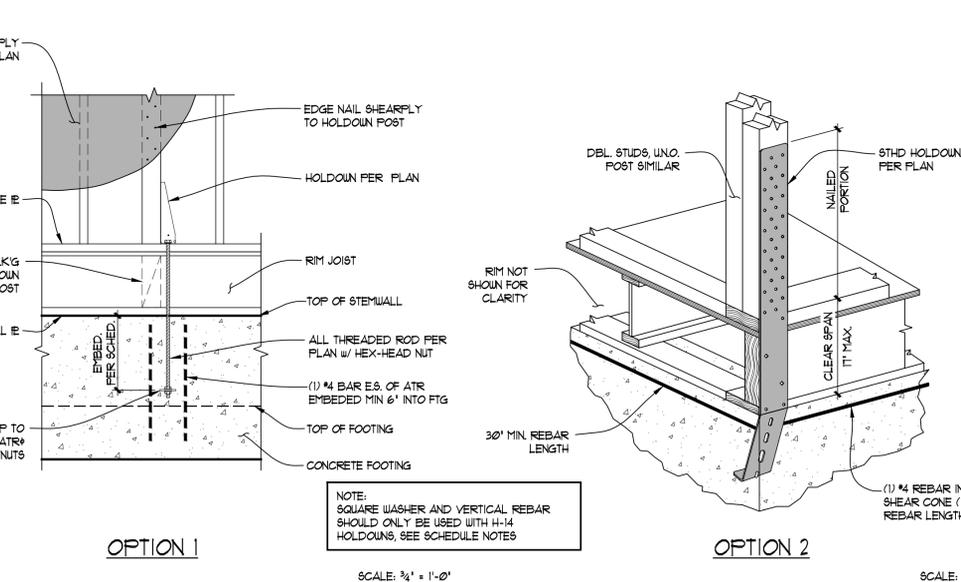
14 Unblocked Diaphragm Nailing



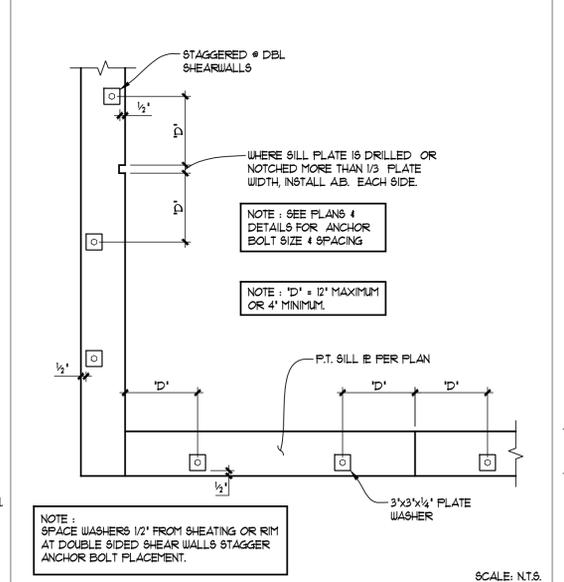
13 Truss Bracing & Truss Web Bracing



12 Roof Fastening Zones

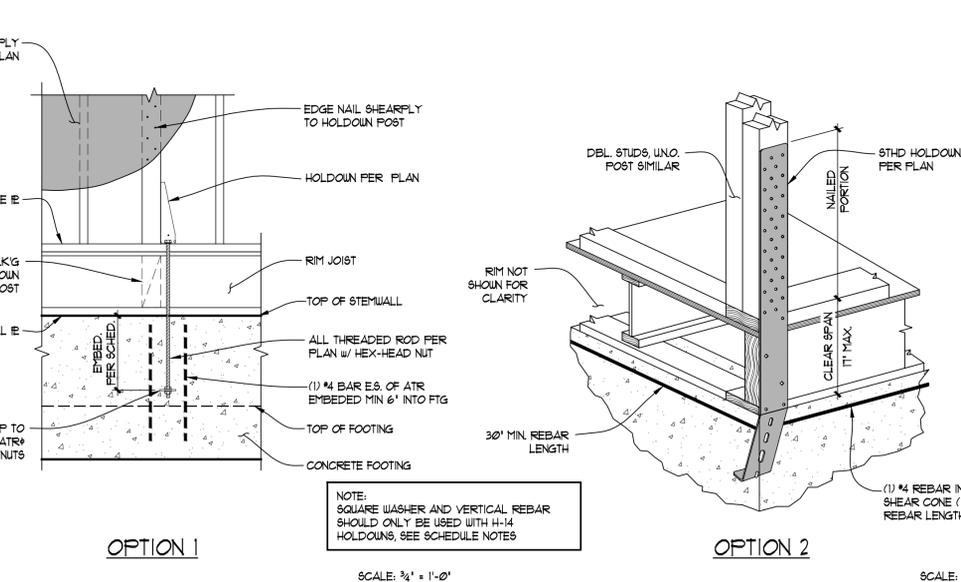


11 Deck Ledger Connection



10 Floor Framing @ Garage Slab

9 Holdown Embedment Detail



8 Sill Plate Bolting

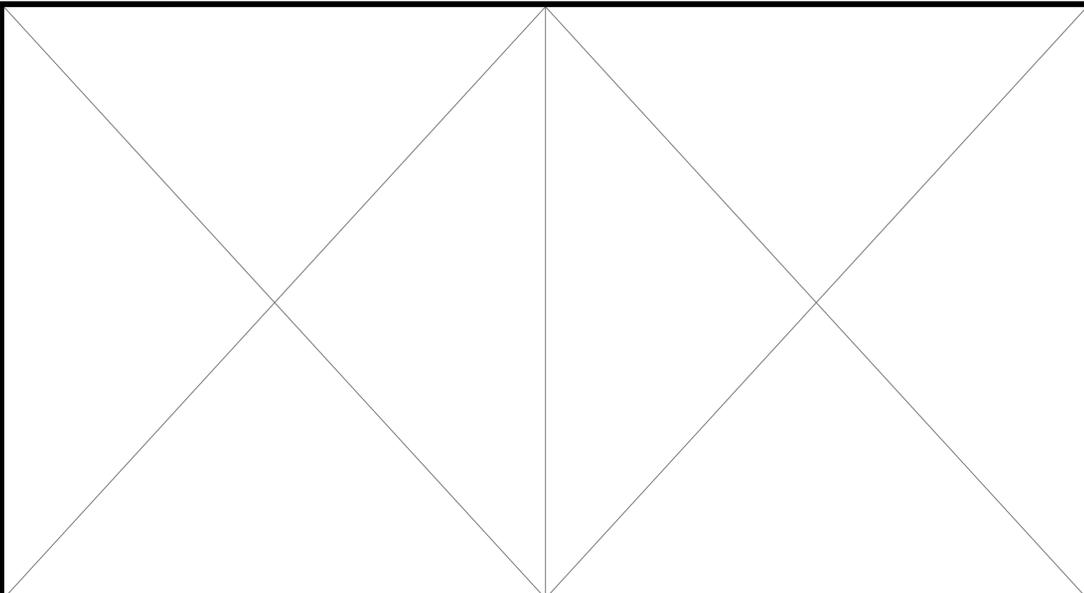
7 Rebar Reinf. Placement

SD-2

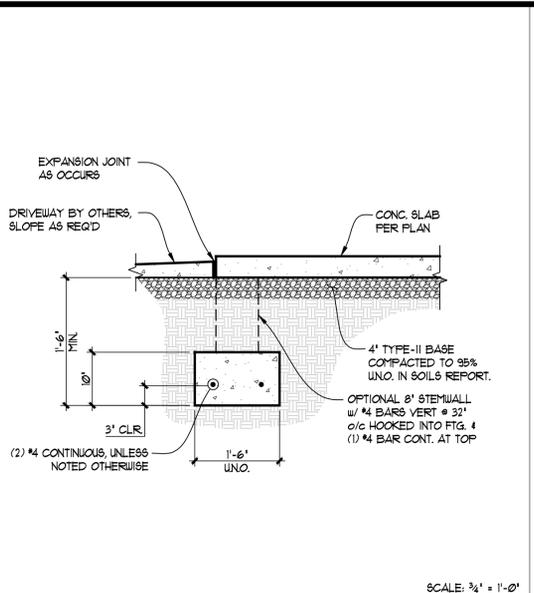
Revisions

Date 11/11/16
Drawn K2
Checked BTK
Project No. 16-261

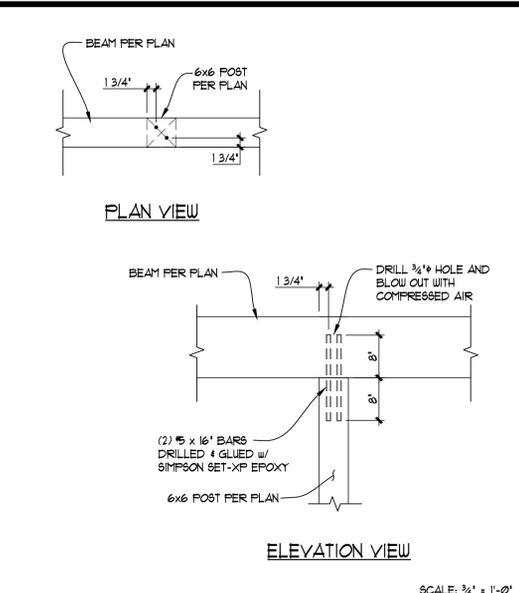
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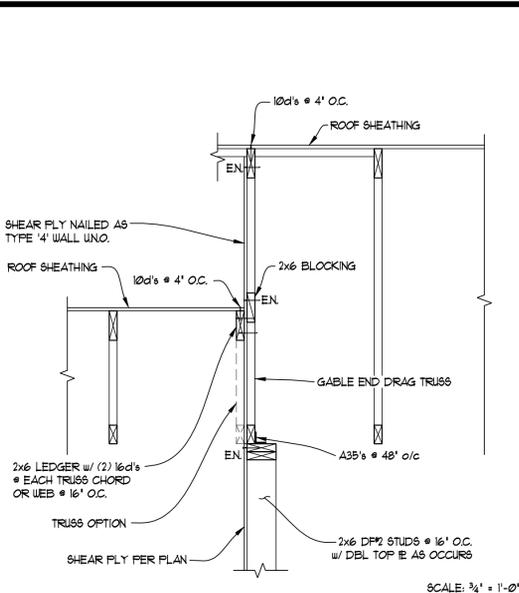
XX Not Used



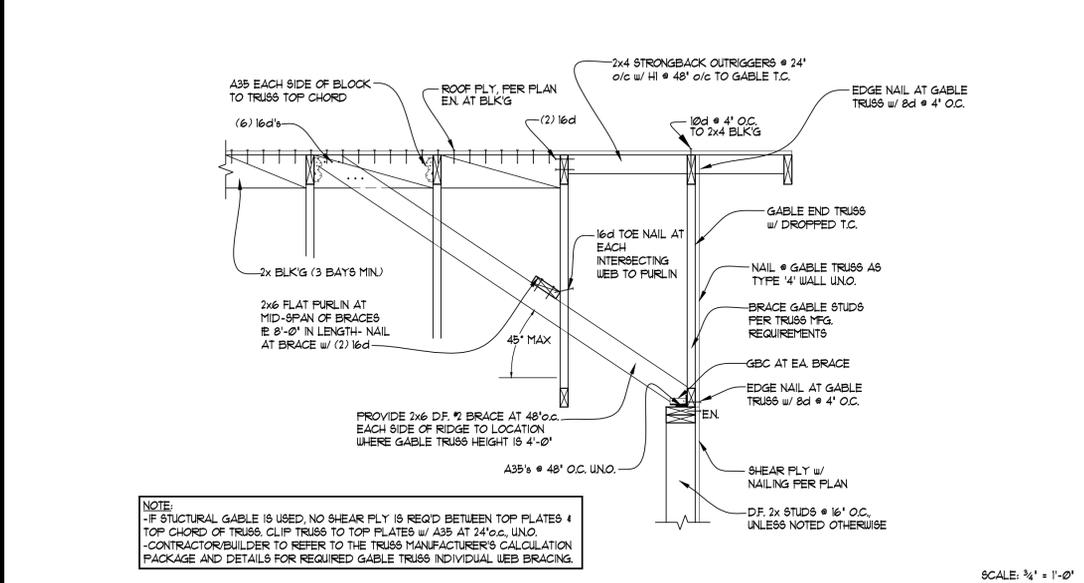
25 Slab @ Garage Door



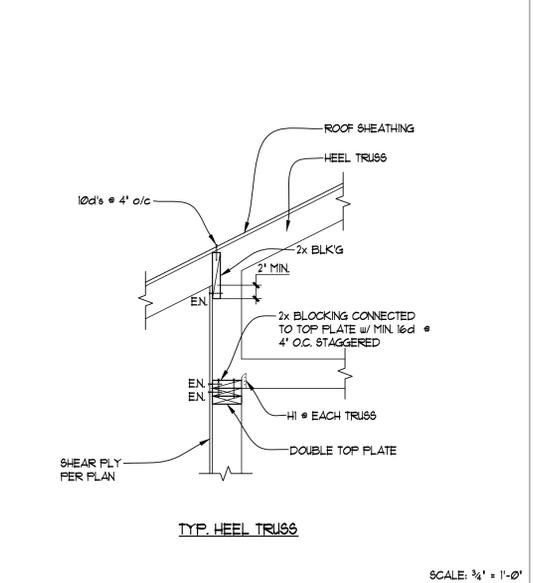
24 Post to Beam Connection



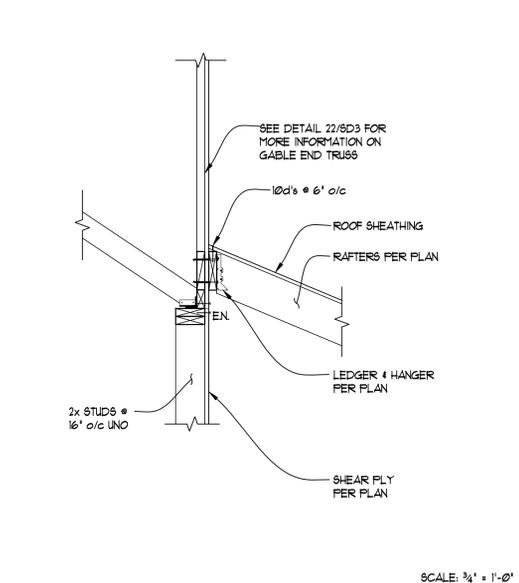
23 Stepped Gable Truss



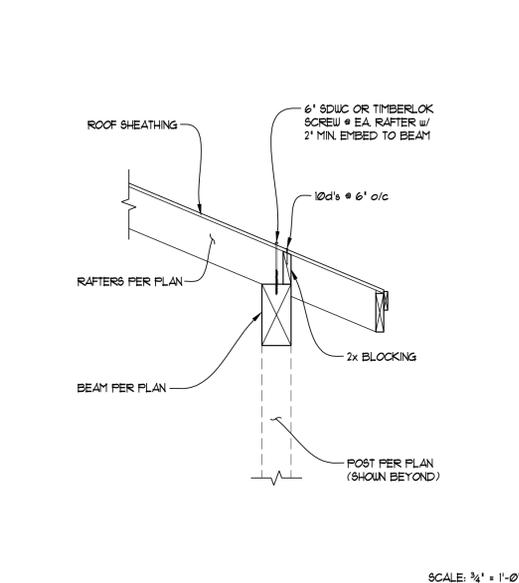
22 Gable Wall Bracing Detail



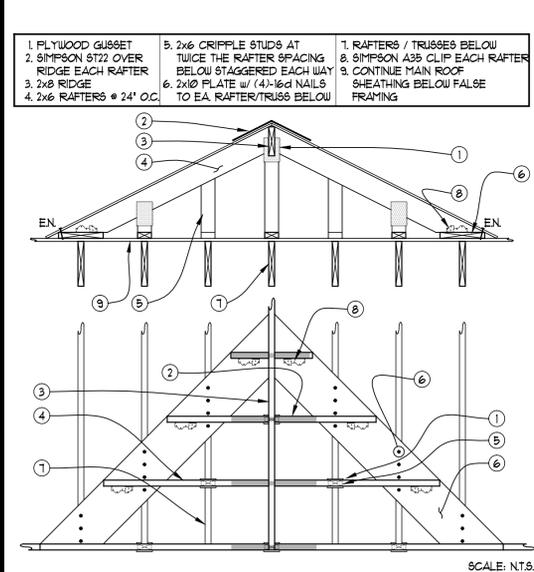
21 Heel Truss Detail



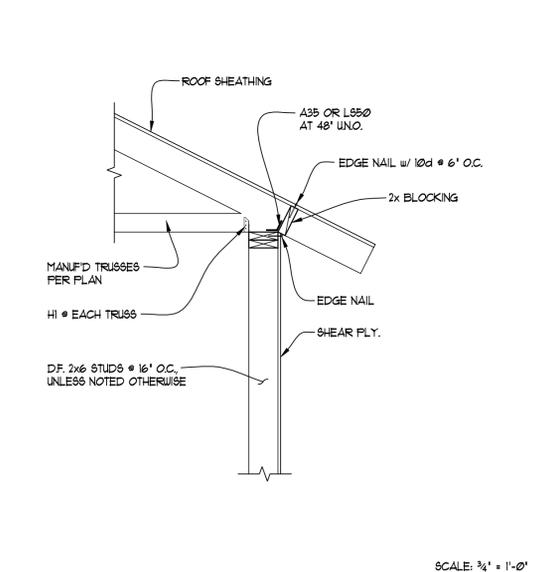
20 Framing Detail



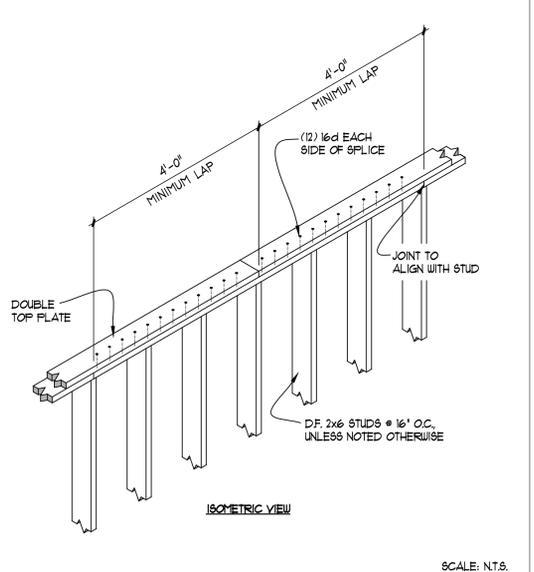
19 Framing Detail



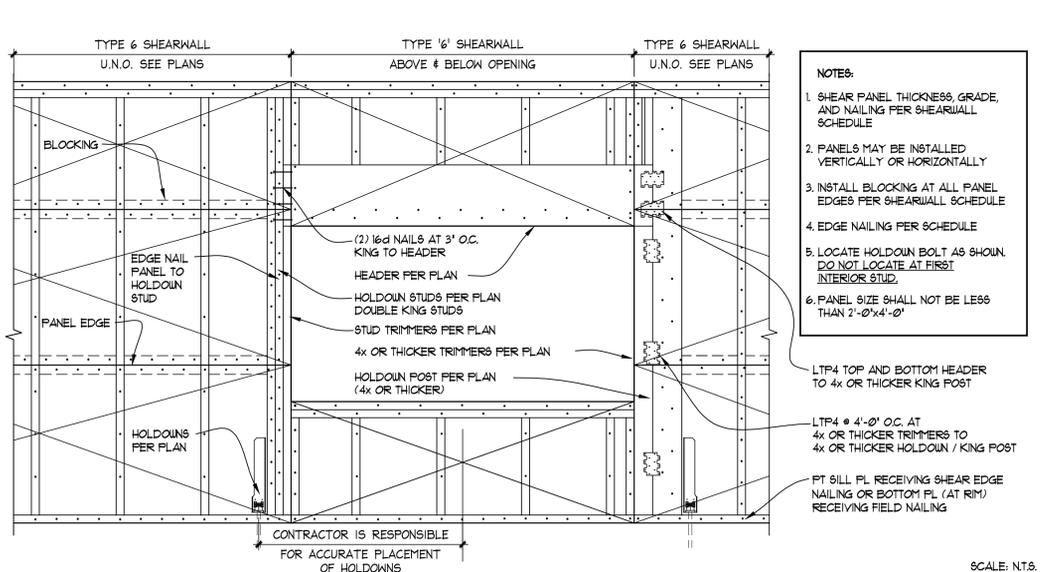
18 Overframing Detail



17 Typical Truss @ Eave



16 Top Plate Splice



15 Typical Shearwall / Header