Community Services Department

Planning and Building

DETATCHED ACCESSORY DWELLING ADMINISTRATIVE REVIEW APPLICATION

Community Services Department
Planning and Building
1001 E. Ninth St., Bldg. A
Reno, NV 89512-2845

Telephone: 775.328.6100

Administrative Review Permit

Washoe County Code (WCC) Chapter 110, Article 809 Administrative Review Permits authorizes and specifies procedures for the Administrative Review process. This provides a method for reviewing proposed uses identified in Article 302 which have the potential to adversely impact other land uses, transportation or services and facilities in the vicinity. The Director of the Planning and Building Division, or their designee, shall review the application request for compliance with the Development Code taking into consideration any testimony offered by affected property owners and the applicant. The Director, or their designee, may approve, approve with conditions, modify, modify with conditions, or deny the request. See WCC 110.809, for further information.

Development Application Submittal Requirements

Applications are accepted on the 8th of each month. If the 8th falls on a non-business day, applications will be accepted on the next business day. Applications are accepted in person or online.

If you are submitting your application online, you may do so at OneNV.us

---

1. **Fees:** See Master Fee Schedule. **Most payments can be made directly through the OneNV.us portal.** If you would like to pay by check, please make the check payable to Washoe County and bring your application and payment to the Community Services Department (CSD).
2. **Development Application:** A completed Washoe County Development Application form and all supplemental questions.
3. **Owner Affidavit:** The Owner Affidavit must be signed and notarized by all owners of the property subject to the application request.
4. **Proof of Property Tax Payment:** The applicant must provide a written statement from the Washoe County Treasurer's Office indicating all property taxes for the current quarter of the fiscal year on the land have been paid.
5. **Application Materials:** The completed Administrative Review Permit Application materials.
6. **Site Plan Specifications:**
   a. Lot size with dimensions drawn using standard engineering scales (e.g. scale 1" = 100', 1" = 200', or 1" = 500') showing all streets and ingress/egress to the property.
   b. Show the location and configuration of all proposed buildings (with distances from the property lines and from each other), all existing buildings that will remain (with distances from the property lines and from each other), all existing buildings that will be removed, and site improvements on a base map with topography expressed in intervals of no more than five (5) feet IF there is a difference in elevation of the two dwellings of five (5) feet or more
   c. Show all required yard setbacks, location and configuration of wells and well house, septic systems and leach fields, overhead utilities, water and sewer lines, and all easements.
   d. Date, north arrow, scale and number of each sheet in relation to the total number of sheets, and the name of person preparing the plans.
7. **Building Elevations:** Elevations of the main dwelling unit and the detached accessory dwelling, existing or proposed for construction, shall be clearly depicted in vertical architectural drawings provided in accurate architectural scale. All architectural elevations from all building faces shall be presented. Photographs of existing buildings (all sides) may be submitted in place of elevations of existing building.

8. **Floor Plans:** Floor plans to scale with all rooms and spaces labeled for both the main dwelling unit and the detached accessory dwelling.

9. **Submission Packets:** One (1) packet and a flash drive. Any digital documents need to have a resolution of 300 dpi. If materials are unreadable, you will be asked to provide a higher quality copy. The packet shall include one (1) 8.5" x 11" reduction of any applicable site plan, development plan, and/or application map. Labeling on these reproductions should be no smaller than 8 point on the 8.5" x 11" display. Large format sheets should be included in a slide pocket(s). Any specialized reports identified above shall be included as attachments or appendices and be annotated as such.

Notes:

(i) Application and map submittals must comply with all specific criteria as established in the Washoe County Development Code and/or the Nevada Revised Statutes.

(ii) Based on the specific nature of the development request, Washoe County reserves the right to specify additional submittal packets, additional information and/or specialized studies that clarify the potential impacts and potential conditions of development in order to minimize or mitigate impacts resulting from the project. No application shall be processed until the information necessary to review and evaluate the proposed project is deemed complete by the Director of Planning and Building.

(iii) **Labels:** If the assigned planner determines the abandonment will affect the access to a mobile home park, the applicant will be required to submit a list of mailing addresses for every tenant residing in the mobile home park.

(iv) Please be advised that the Washoe County Director of the Planning and Building Division or their designee has the ability to determine if the application is incomplete if it cannot be ascertained what the applicant is requesting, or if there is insufficient information to determine a favorable outcome.

Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Building staff at 775.328.6100.

Project Information	**Staff Assigned Case No.:**

Project Name: 596 Accessory Dwelling Unit

Project Description: Change in use of existing room to include kitchenette (ADU) through revision request to WBLD24-103840 and PRU / Allocation received through TRAN2024-1631

Project Address: 596 Tyner Way, Incline Village NV

Project Area (acres or square feet): 672 sf

Project Location (with point of reference to major cross streets **AND** area locator):

Off of Tyner Way between Valley Dr. & Doeskin Ct.

Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
125-511-10	1.031 Acres.		

Indicate any previous Washoe County approvals associated with this application:

Case No.(s). WBLD24-103840

Applicant Information (attach additional sheets if necessary)

Property Owner:		**Professional Consultant:**	
Name: WHISPER HOMES LLC		Name: GilanFarr Architecture	
Address: 770 MAYS BLVD # 5707		Address: 785 Southwood Blvd	
INCLINE VILLAGE	Zip: 89451	Suite 3	Zip: 89451
Phone: 775-737-3316	Fax:	Phone: 775-831-8001	Fax:
Email: osuissa@wisper.homes		Email: office@gilanfarrarchitecture.com	
Cell:	Other:	Cell:	Other:
Contact Person: Reece		Contact Person: Reece	
Applicant/Developer:		**Other Persons to be Contacted:**	
Name: Gilanfarr Architecture		Name:	
Address: 785 Southwood Blvd		Address:	
Suite 3	Zip: 89451		Zip:
Phone: 775-831-8001	Fax:	Phone:	Fax:
Email: office@gilanfarrarchitecture.com		Email:	
Cell:	Other:	Cell:	Other:
Contact Person: reece		Contact Person:	

For Office Use Only

Date Received:	Initial:	Planning Area:
County Commission District:		Master Plan Designation(s):
CAB(s):		Regulatory Zoning(s):

Administrative Review Permit Application for a Detached Accessory Dwelling Supplemental Information

(All required information may be separately attached)

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

Existing 4165sf SFD

2. What is the size of the proposed detached accessory dwelling (exclude size of garage)? If a manufactured or modular home is the secondary dwelling, list the age and size of the unit.

in Existing footprint of SFD, 672sf proposed to change use to ADU

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

Conversion of 672 sf of existing SFD to separate living quarters

5. How many off-street parking spaces are available? Parking spaces must be shown on site plan. Are any new roadway, driveway, or access improvements be required?

3 car garage , 3 spaces in drive

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

Will have no potential negative impacts of adjacent properties.

7. Is the subject property part of an active Home Owners Association (HOA) or Architectural Control Committee?

❑ Yes	■ No	If yes, please list the HOA name.

8. 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.

9. Only one accessory dwelling unit, whether attached or detached, is allowed per parcel. Is there a guest apartment, mother-in-law unit, next-gen addition with kitchen or any other type of secondary dwelling on the subject property?

❑ Yes	■ No	If yes, please provide information on the secondary unit.

10. List who the service providers are for the main dwelling and accessory dwelling:

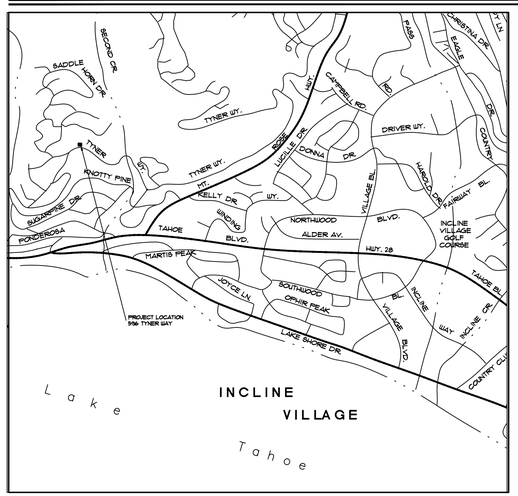
	Main Dwelling	Accessory Dwelling
Sewer Service	IVGID	IVGID
Electrical Service	NV Energy	NV Energy
Solid Waste Disposal Service	Waste Management	Waste Management
Water Service	IVGID	IVGID

ALPINE HAVEN AT TYNER WAY

596 TYNER WAY · INCLINE VILLAGE · WASHOE COUNTY · NEVADA · APN: 125-511-10

CUSTOM RESIDENCE FOR WHISPER HOMES, LLC

VICINITY MAP



PROJECT SUMMARY

DESIGN CRITERIA:

CLASS: SINGLE FAMILY RESIDENCE (R3)
THREE STORY WOOD FRAMED BUILDING W/ ATTACHED 3 CAR GARAGE
WUI RATED IRI

PROJECT DESCRIPTION:

PROJECT PROPOSES TO DEMOLISH EXISTING RESIDENCE AND CONSTRUCT NEW SINGLE FAMILY DWELLING CONSISTING OF 4 BEDROOMS AND 4 AND ½ BATHROOMS WITH ATTACHED 3 CAR GARAGE. PROJECT INCLUDES THE CONSTRUCTION OF 3 DECKS AND 2 PATIOS.

CONDITIONED LIVING AREA	
LOWER LEVEL	411 SF
MID LEVEL	2,192 SF
UPPER LEVEL	1,562 SF
TOTAL	4,165 SF
UNCONDITIONED AREA	
GARAGE & MECH.	325 SF
TOTAL	325 SF
DECKS/PATIOS UNCOVERED	463 SF
DECKS/PATIOS COVERED	569 SF

GILANFARR
architecture
785 SOUTHWOOD BLVD
SUITE 3
P.O. BOX 6987
INCLINE VILLAGE, NV 89451
VOICE.(775-831-8001)

GILANFARRARCHITECTURE.COM

NOTES:

THIS PROJECT IS DESIGNED UNDER THE 2018 EDITION OF THE INTERNATIONAL BUILDING CODE (IBC) OF THE INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS AND THE 2018 IFC ALONG WITH THE 2018 WILDLAND URBAN INTERFACE CODE (IWUIC) WITH AMENDMENTS IN NLTFPD RESOLUTIONS 18-1 AND 18-2.

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS WITH THOSE AT THE SITE. ANY VARIATION WHICH REQUIRES PHYSICAL CHANGE SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.

THESE DRAWINGS REMAIN THE PROPERTY OF GILANFARR + ASSOCIATES, ARCHITECTURE, A PROFESSIONAL CORPORATION. COPIES OF THESE DRAWINGS RETAINED BY THE CLIENT MAY BE UTILIZED ONLY FOR USE ON THE PARCEL FOR WHICH THEY WERE PREPARED AND ARE NOT FOR THE CONSTRUCTION OF ANY OTHER PROJECT.

STRUCTURAL ENGINEER:

STRUCTURED ENGINEERING, LLC.
JEFF HARREL, P.E., PRINCIPAL
372 JENNIFER STREET
INCLINE VILLAGE, NEVADA
775-813-4915

OWNER:

WHISPER HOMES, LLC
770 MAYS BLVD • 57697
INCLINE VILLAGE, NV 89451
775-737-3316

PHILIP GILANFARR REGISTERED No. 2971 ARCHITECT STATE OF NEVADA

SHEET INDEX

MAY 21 2025

N

EXISTING SITE PLAN

SCALE: 1/16" = 1'-0"

COVERAGE CALCULATIONS

AREA OF LOT LAND CAPABILITY					45,218 SF. / 1.038 ACRES CLASS 1a/1b/3/4
ALLOWABLE COVERAGE					
	CLASS 1a	CLASS 1b	CLASS 3	CLASS 4	TOTAL
AREA OF LOT	19,232 SF	169 SF	12,273 SF	13,544 SF	45,218 SF
ALLOWABLE COVERAGE	192 SF /1%	2 SF /1%	614 SF /5%	2,709 SF /20%	3,517 SF
EXISTING COVERAGE - VERIFIED					
HOUSE	Ø SF.	Ø SF.	Ø SF.	1,168 SF.	1,168 SF.
GARAGE	Ø SF.	Ø SF.	Ø SF.	502 SF.	502 SF.
ASPHALT DRIVEWAY	Ø SF.	Ø SF.	Ø SF.	648 SF.	648 SF.
STAIRS INCLUDING TRPA REDUCTION	Ø SF.	Ø SF.	Ø SF.	21 SF.	21 SF.
CONCRETE PADS	Ø SF.	Ø SF.	Ø SF.	35 SF.	35 SF.
TOTAL	Ø SF.	Ø SF.	Ø SF.	2,374 SF.	2,374 SF.
OFFSITE COVERAGE	Ø SF.	Ø SF.	Ø SF.	228 SF.	228 SF.

PHILIP GILANFARR REGISTERED No. 2971 STATE OF NEVADA ARCHITECT

GILANFARR
architecture
785 SOUTHWOOD BLVD
SUITE 3
P.O. BOX 6987
INCLINE VILLAGE, NV 89451
VOICE.(775-831-8001)
GILANFARRARCHITECTURE.COM

TITLE: EXISTING SITE PLAN

CUSTOM RESIDENCE FOR:
WHISPER HOMES LLC
596 TYNER WAY, INCLINE VILLAGE NV 89451
LOT 17, BLOCK F, INCLINE VILLAGE 4, WASHOE NEVADA
APN: 125-511-10

REVISIONS

FILE: 596 TYNER

DATE: 06/03/24

SCALE: AS NOTED

DRAWN: AGB

SHEET: C1.e

OF 11 SHEETS

CUT	231 CY	NUMBER OF TREES	(2)
FILL	46 CY	FOR REMOVAL	

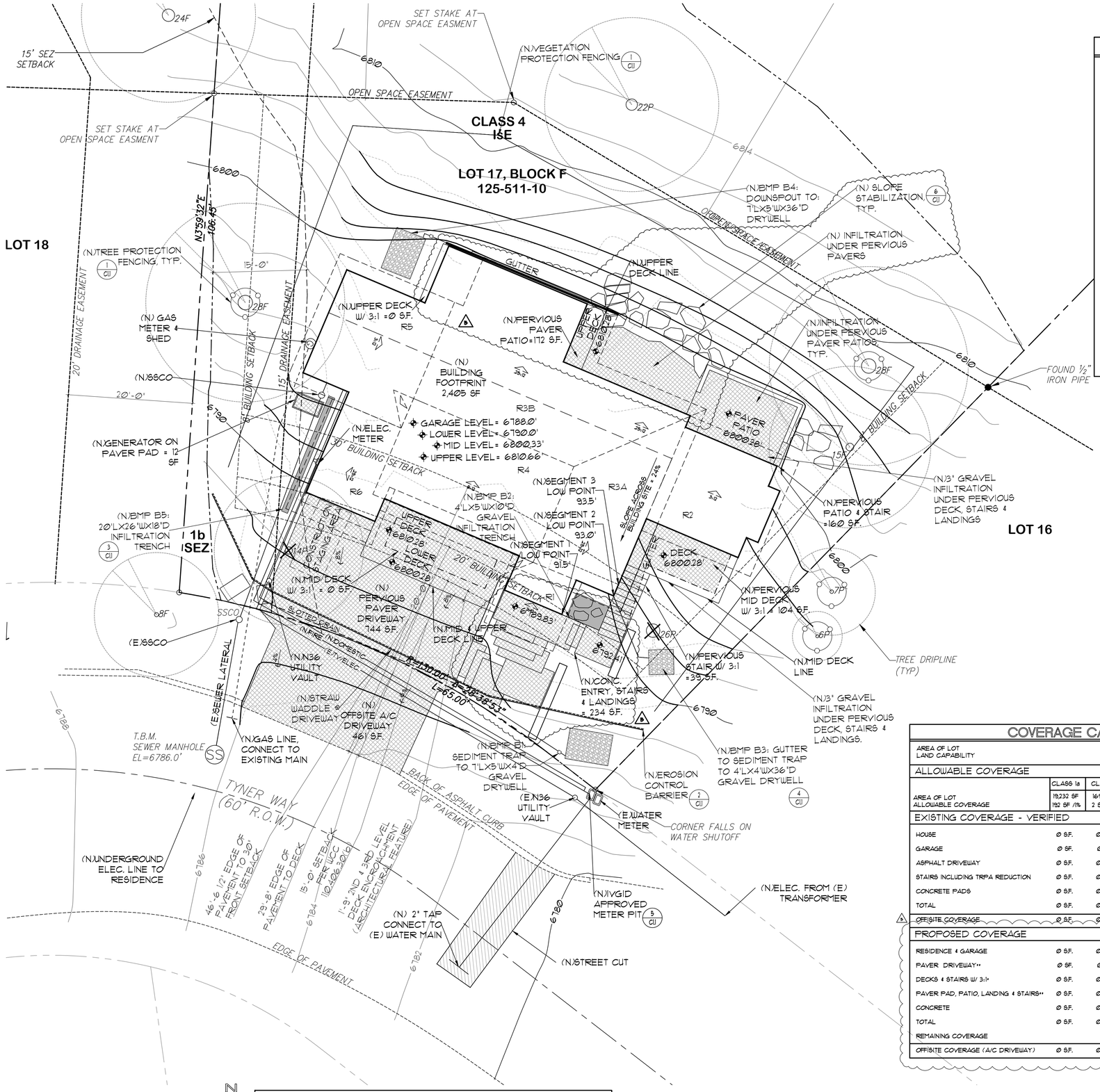
SITE NOTES

1. CALL UNDERGROUND SERVICE ALERT OF NORTHERN CALIFORNIA AND NEVADA (800-227-2600) PRIOR TO ANY DIGGING.
2. TOPOGRAPHICAL INFORMATION IS BASED ON TRPA APPROVED SITE INSPECTION AND LETTER DATED 09/24/24 BY LIEBE LAND SURVEYING, INC. #3724-09/21/23
3. ALL BARREN AND DISTURBED AREAS TO BE REVEGETATED PER TRPA/BMP STANDARDS.
4. ALL SLOPES GREATER THAN 2:1 + ROAD SIDE DITCHES AND BANKS SHALL BE MECHANICALLY STABILIZED WITH EITHER ROCK PROTECTION OR VEGETATION.
5. REMOVE TREES AS INDICATED. REMOVE DEAD TREES + BRANCHES PER THE FOREST MANAGEMENT AND DEFENSIBLE SPACE RECOMMENDATIONS.
6. CONTRACTOR SHALL INSURE PROPER PLACEMENT OF ADDITION WITHIN THE REQUIRED SETBACKS PER SITE PLAN
7. CONTRACTOR TO VERIFY LOCATIONS + CONNECTIONS OF WATER / SEWER / GAS / ELECTRIC / TELEVISION / TELEPHONE UTILITIES WITH APPROPRIATE SERVICE PROVIDERS PRIOR TO DIGGING. INSTALL ALL UTILITIES IN AN APPROVED TRENCH + IN ACCORDANCE WITH ALL APPLICABLE CODES + ORDINANCES.
8. ALL IMPROVEMENTS WITHIN WASHOE CO. RIGHT OR WAY SHALL BE CONSTRUCTED WITH THE LATEST COUNTY CODES AND COUNTY STANDARD SPECIFICATIONS AND DETAILS.
9. AN ENCROACHMENT, STREET CUT AND EXCAVATION PERMIT SHALL BE OBTAINED BY THE CONTRACTOR PRIOR TO STARTING WORK WITHIN COUNTY RIGHT-OF-WAY. A REVOCABLE ENCROACHMENT PERMIT IS REQUIRED FOR ANY IMPROVEMENTS (PAVERS, CONCRETE, LANDSCAPING, WALLS, ETC.) IN THE COUNTY RIGHT-OF-WAY.
10. FINISH GRADE AROUND RESIDENCE SHALL SLOPE AWAY FROM STRUCTURE + 5% MIN FOR 10' TYPICAL.
11. BMP CONTRIBUTING SURFACES AND TREATMENTS ARE LABELED IN THE ATTACHED DOCUMENT "BMP AREAS".
12. ALL BEST MANAGEMENT PRACTICES ("BMPs") SHALL BE MAINTAINED IN PERPETUITY TO ENSURE EFFECTIVENESS WHICH MAY REQUIRE BMPs TO BE PERIODICALLY REINSTALLED OR REPLACED.
13. TEMPORARY AND PERMANENT BMPs MAY BE FIELD FIT BY THE ENVIRONMENTAL COMPLIANCE INSPECTOR WHERE APPROPRIATE.
14. EXISTING NATURAL FEATURES OUTSIDE OF THE BUILDING SITE SHALL BE RETAINED AND INCORPORATED INTO THE SITE DESIGN TO THE GREATEST EXTENT FEASIBLE. THE SITE SHALL BE DESIGNED TO AVOID DISTURBANCE TO ROCK OUTCROPS AND TO MINIMIZE VEGETATION REMOVAL AND MAINTAIN THE NATURAL SLOPE OF THE PROJECT SITE.
15. ALL EXTERIOR LIGHTING TO BE DARK SKY COMPLIANT AND APPROVED BY TRPA PRIOR TO USE ON PROJECT.
16. CONTRACTOR SHALL UTILIZE AN APPROVED DISPOSAL LOCATION FOR ALL MATERIAL EXPORTED FROM SITE.
17. SHOULD ANY CAIRN OR GRAVE OF A NATIVE AMERICAN BE DISCOVERED DURING SITE DEVELOPMENT, WORK SHALL TEMPORARILY BE HALTED AT THE SPECIFIC SITE AND THE SHERIFFS OFFICE AS WELL AS THE STATE HISTORIC PRESERVATION OFFICE OF THE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES SHALL BE IMMEDIATELY NOTIFIED PER NRS 383.170.
18. CONSTRUCTION ACTIVITIES SHALL BE LIMITED TO THE HOURS BETWEEN 7AM TO 7PM, MONDAY THROUGH SATURDAY ONLY. ANY CONSTRUCTION MACHINERY ACTIVITY OR ANY NOISE ASSOCIATED WITH THE CONSTRUCTION ACTIVITY ARE ALSO LIMITED TO THESE HOURS.
19. ALL PROPERTIES, REGARDLESS OF IF THEY ARE LOCATED WITHIN OR OUTSIDE A FEMA DESIGNATED FLOOD ZONE, MAY BE SUBJECT TO FLOODING. THE PROPERTY OWNER IS REQUIRED TO MAINTAIN ALL DRAINAGE EASEMENTS AND NATURAL DRAINAGES AND NOT PERFORM OR ALLOW UNPERMITTED AND UNAPPROVED MODIFICATIONS TO THE PROPERTY THAT MAY HAVE DETRIMENTAL IMPACTS TO SURROUNDING PROPERTIES.
20. NO STAGING OF CONSTRUCTION MATERIALS OR OTHER DISTURBANCE IS ALLOWED WITHIN THE OPEN SPACE EASEMENT.

FIRE NOTES

1. INSTALL AN NFPA13R FIRE SPRINKLER SYSTEM PER NLTFPD AND 2018 IWUIC 602.1. FIRE RISER SHALL BE LOCATED IN THE MECH. ROOM ON LOWER LEVEL AT THE FRONT-RIGHT CORNER.
2. INSTALL NLTFPD APPROVED KNOX BOX ADJACENT TO ENTRY. KNOX BOX LOCATED AT THE RIGHT OF GARAGE DOOR, BETWEEN THE GARAGES AND ENTRY AREA.
3. PROVIDE 6" MIN TALL STREET ADDRESS NUMBERS CLEARLY VISIBLE, CONTRASTING FROM THE TRAVELED WAY.
4. A HOT WORK OPERATIONS PERMIT IS REQUIRED WHEN OPERATIONS INCLUDE CUTTING, WELDING, THERMIT WELDING, BRAZING, SOLDERING, GRINDING, THERMAL SPRAYING, THAWING PIPES, INSTALLATION OF TORCH-APPLIED ROOF SYSTEMS OR ANY OTHER SIMILAR ACTIVITY. PERMITS SHALL BE OBTAINED THROUGH NLTFPD.
5. ESTABLISH AND MAINTAIN DEFENSIBLE SPACE SURROUNDING STRUCTURES IN ACCORDANCE WITH THE 2018 INTERNATIONAL WILDLAND URBAN INTERFACE CODE (IWUIC) WITH AMENDMENTS IN NLTFPD RESOLUTIONS 18-1 AND 18-2. A DEFENSIBLE SPACE INSPECTION IS REQUIRED TO PROVIDE FOR SAFE SEPARATION BETWEEN STRUCTURES AND WILDLAND VEGETATION. ALL ITEMS NOTED DURING THE INSPECTION MUST BE CORRECT PRIOR TO PERMIT CLOSEOUT. DEFENSIBLE SIGN OFF REQUIRED. CONTACT RYAN DOMINGUEZ, FUELS PREVENTION SPECIALIST. EMAIL: RDOMINGUEZ@NLTFPD.NET. OFFICE: 775.833.8130 CELL: 775.843.5662.
6. THIS SITE SPECIFIC DATA INDICATES THE FIRE CATEGORY AS EXTREME WITH CONFORMING WATER, WHICH PLACES THIS PROPERTY IN A WUI IGNITION-RESISTANT CONSTRUCTION TYPE IRI CLASS DEPENDANT ON DEFENSIBLE SPACE DETERMINATION BY THE NLTFPD. CLASS 1 IGNITION-RESISTANT CONSTRUCTION SHALL BE IN ACCORDANCE WITH SECTIONS 5042 THROUGH 5044.1.

SEPARATE PERMIT REQUIRED FOR FIRE SPRINKLER SYSTEM. PERMIT WILL BE DEFERRED.



DEFENSIBLE SPACE NOTES

1. ALL DEAD VEGETATION, INCLUDING TREES, BRUSH AND OTHER VEGETATION MUST BE REMOVED.
2. ALL RESIDUAL TREES WILL BE LIMBED TO A HEIGHT OF TEN-FEET (10') ABOVE THE GROUND ON THE HIGH SIDE. REMOVAL OF LOWER BRANCHES SHOULD NOT EXCEED ONE-THIRD OF THE TOTAL TREE HEIGHT. IF MORE THAN ONE-THIRD OF THE LIVE CROWN MUST BE REMOVED TO ACCOMPLISH THIS CLIMBING, THEN USE THE HORIZONTAL SPACING GUIDELINES LISTED FOR BRUSH UNDER ITEM 6 BELOW.
3. ALL RESIDUAL TREES WILL BE LIMBED TO ACHIEVE A TEN-FOOT (10') CLEARANCE FROM ANY PART OF THE HOUSE TO THE BRANCHES OF THE TREE. IF LESS THAN 60% OF THE LIVE CROWN WOULD BE LEFT AFTER CLIMBING, THE TREE SHOULD BE REMOVED.
4. ALL BRUSH, TREES, AND FLAMMABLE MATERIALS MUST BE REMOVED FROM UNDER THE DRIP LINE OF RESIDUAL TREES OR TREE GROUPINGS.
5. WITHIN FIVE-FEET (5') OF THE FOUNDATION OR SUPPORT POSTS OF ANY PART OF THE STRUCTURE OR AN OUTBUILDING, REMOVE ALL FLAMMABLE VEGETATION AND MATERIALS.
6. WITHIN THE FIVE-FOOT (5') TO THIRTY-FOOT (30') ZONE, TREE CANOPIES WILL BE SPACED AT LEAST 10-FEET (10') APART. IF TREES ARE GROUPED CLOSE ENOUGH TOGETHER AS TO ACT AS ONE UNIT, THEN ALL OTHER REQUIREMENTS MUST BE MET. WITHIN THE THIRTY (30') TO ONE-HUNDRED-FOOT (100') ZONE, STANDS OF LARGE TREES DO NOT HAVE TO BE REMOVED SO LONG AS THE VEGETATION UNDERNEATH THEM IS REMOVED. PLEASE SEE SPACING GUIDELINES BELOW FOR STEEPER SLOPES.
7. WITHIN THE FIVE-FOOT (5') TO THIRTY-FOOT (30') ZONE, BRUSH FIELDS MUST BE SPACED HORIZONTALLY A MINIMUM DISTANCE EQUAL TO OR GREATER THAN TWICE THE HEIGHT OF THE BRUSH. INDIVIDUAL BRUSH PLANTS CANNOT EXCEED 100-SQUARE FEET (100') IN AREA AND THREE (3') IN HEIGHT.

FOR SLOPING PROPERTIES, USE THE FOLLOWING STANDARDS FOR THE ABOVE REQUIREMENTS:

	SLOPE	SPACING
TREES	0 - 20%	10-FEET BETWEEN EDGES OF CROWNS
	20 - 40%	20-FEET BETWEEN EDGES OF CROWNS
	ABV 40%	30-FEET BETWEEN EDGES OF CROWNS
BRUSH	0 - 20%	2 TIMES THE HEIGHT OF RESIDUAL BRUSH
	20 - 40%	4 TIMES THE HEIGHT OF RESIDUAL BRUSH
	ABV 40%	6 TIMES THE HEIGHT OF RESIDUAL BRUSH

REVISION 5 NOTES

1. MODIFIED STEPS TO ENTRY
2. ENCLOSED UNDER REAR DECK
3. EXPAND PATIO IN REAR

COVERAGE CALCULATIONS

AREA OF LOT LAND CAPABILITY					45,218 SF. / 1.038 ACRES CLASS 1a/1b/3/4
ALLOWABLE COVERAGE					
	CLASS 1a	CLASS 1b	CLASS 3	CLASS 4	TOTAL
AREA OF LOT	19,232 SF	169 SF	12,273 SF	13,544 SF	45,218 SF
ALLOWABLE COVERAGE	192 SF /1%	2 SF /1%	614 SF /5%	2,709 SF /20%	3,517 SF
EXISTING COVERAGE - VERIFIED					
HOUSE	0 SF.	0 SF.	0 SF.	1,168 SF.	1,168 SF.
GARAGE	0 SF.	0 SF.	0 SF.	502 SF.	502 SF.
ASPHALT DRIVEWAY	0 SF.	0 SF.	0 SF.	648 SF.	648 SF.
STAIRS INCLUDING TRPA REDUCTION	0 SF.	0 SF.	0 SF.	21 SF.	21 SF.
CONCRETE PADS	0 SF.	0 SF.	0 SF.	35 SF.	35 SF.
TOTAL	0 SF.	0 SF.	0 SF.	2,374 SF.	2,374 SF.
OFFSITE COVERAGE	0 SF.	0 SF.	0 SF.	228 SF.	228 SF.
PROPOSED COVERAGE					**EXEMPTIONS
RESIDENCE + GARAGE	0 SF.	0 SF.	0 SF.	2,405 SF.	0 SF. 2,405 SF.
PAVER DRIVEWAY**	0 SF.	0 SF.	0 SF.	744 SF.	186** SF. 558 SF.
DECKS + STAIRS W/ 3:1*	0 SF.	0 SF.	0 SF.	*143 SF.	143** SF. 0 SF.
PAVER PAD, PATIO, LANDING + STAIRS**	0 SF.	0 SF.	0 SF.	172 SF.	43** SF. 129 SF.
CONCRETE	0 SF.	0 SF.	0 SF.	234 SF.	0 SF. 234 SF.
TOTAL	0 SF.	0 SF.	0 SF.	3,698 SF.	372** SF. 3,326 SF.
REMAINING COVERAGE					191 SF.
OFFSITE COVERAGE (A/C DRIVEWAY)	0 SF.	0 SF.	0 SF.	461 SF.	0 SF. 461 SF.

PHILIP GILANFARR REGISTERED No. 2971 ARCHITECT STATE OF NEVADA

GILANFARR architecture
785 SOUTHWOOD BLVD
SUITE 3
P.O. BOX 6987
INCLINE VILLAGE, NV 89451
VOICE.(775-831-8001)
GILANFARRARCHITECTURE.COM

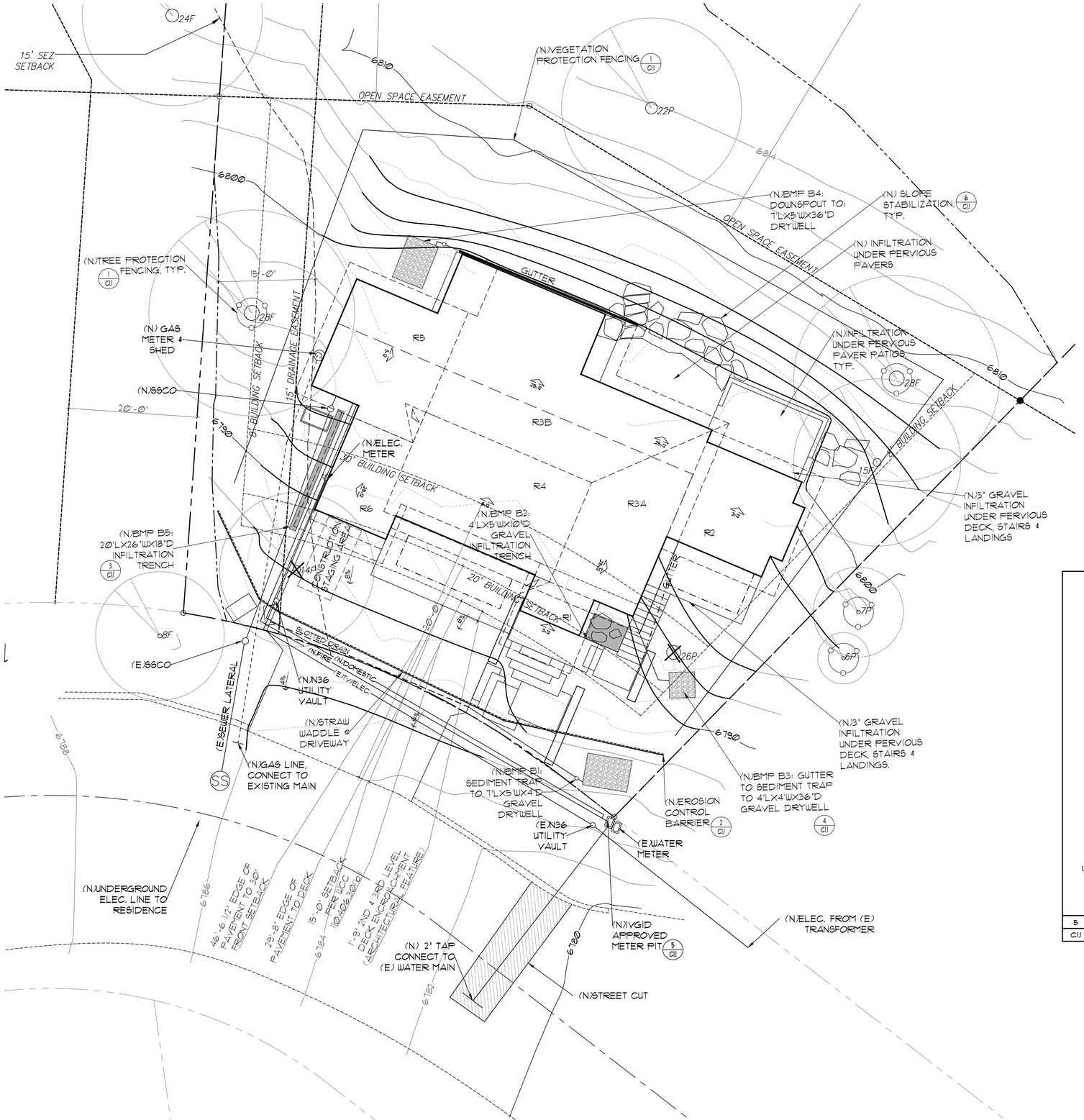
TITLE: PROPOSED SITE PLAN

CUSTOM RESIDENCE FOR: WHISPER HOMES LLC
596 TYNER WAY - INCLINE VILLAGE NV, 89451
LOT 17, BLOCK F, INCLINE VILLAGE 4 WASHOE, NEVADA
APN: 125-511-10

REVISIONS	
2	10-24-24 FIELD CHANGE
5	08-01-25 FIELD CHANGE

FILE: 596 TYNER
DATE: 06/03/24
SCALE: AS NOTED
DRAWN: AGB
SHEET: C1.0
OF 11 SHEETS

Sep 29, 2025 - 1:00pm
C:\Users\GilanFarr\OneDrive - GilanFarr Architecture (1)\Shared Documents - GilanFarr Architecture Team\All Current Projects\596 Tyner Way - Whisper Homes\Autocad\596 TYNER FIELD_09-10-25.dwg



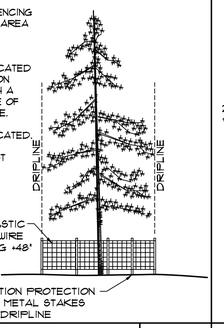
N

PROPOSED BMP & GRADING PLAN

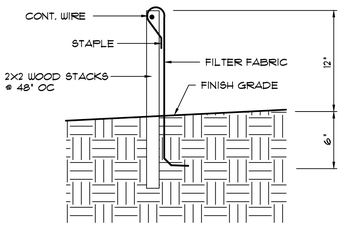
SCALE: 1/8" = 1'-0"

NOTES:

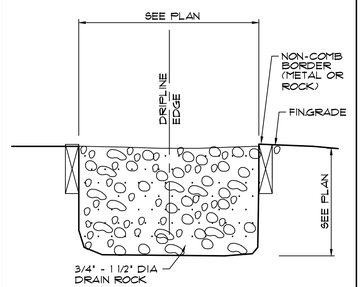
1. PROVIDE PROTECTION FENCING AROUND ENTIRE PROJECT AREA WITHIN 12' OF STRUCTURE & INTERIOR TREE STANDS.
2. TREES IMMEDIATELY LOCATED ADJACENT TO CONSTRUCTION SHALL BE PROTECTED WITH A 2x4 WIRE WRAP FROM BASE OF TREE TO 80" ABOVE GRADE.
3. REMOVE TREES AS INDICATED. REMOVE DEAD TREES AND BRANCHES PER THE FOREST MANAGEMENT.



1 C1.1	TREE PROTECTION FENCING	NTS TREE FENCING

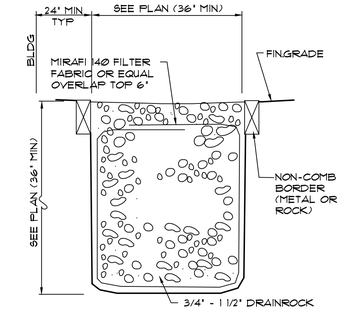


2 C1.1	EROSION CONTROL BARRIER	1 1/2" = 1'-0" TRPA001



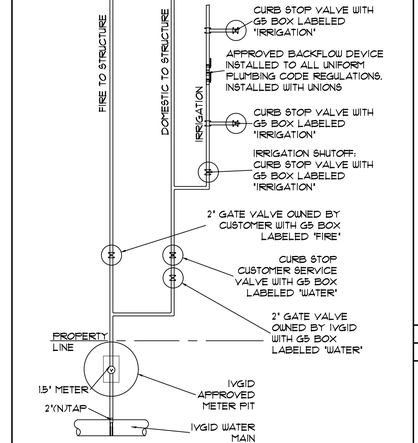
NOTE: INSTALL LEVEL OR W/CATCH DAMS @ 10 FT O.C. AND PROVIDE 18"SQ x 36" DP GRAVEL DRYWELL AT DAMS

3 C1.1	INFILTRATION TRENCH @ DRIPLINE	1 1/2" = 1'-0" TRPA002

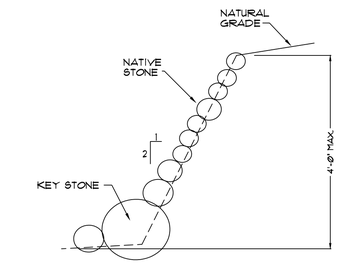


PROVIDE SEDIMENT TRAP AT DRYWELLS WHICH INFILTRATE SLOTTED DRAINS, GUTTER DOWNSPOUTS, DRAIN PIPES

4 C1.1	TYPICAL DRYWELL	1 1/2" = 1'-0" TRPA006



5 C1.1	COMBINED DOMESTIC, FIRE, R-13, AND IRRIGATION SERVICE DETAIL	3/4"=1'-0" WATER SERVICE



6 C1.1	SLOPE STABILIZATION	3/4"=1'-0" SLOPE STABLE

PHILIP GILANFARR REGISTERED No. 2971 ARCHITECT STATE OF NEVADA

GILANFARR
architecture

785 SOUTHWOOD BLVD
SUITE 3
P.O. BOX 6987
INCLINE VILLAGE, NV 89451
VOICE.(775-831-8001)

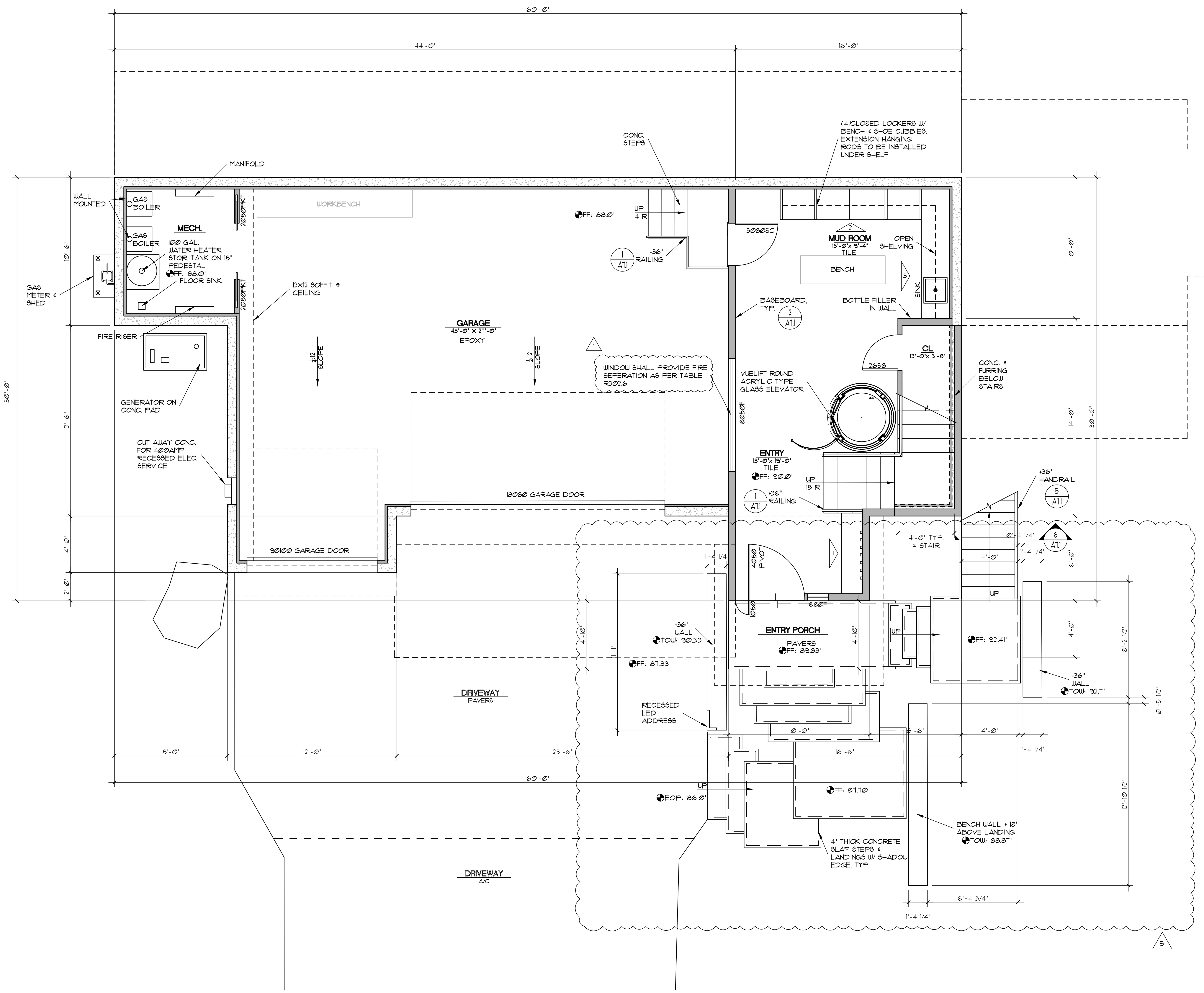
GILANFARRARCHITECTURE.COM

TITLE: PROPOSED BMP & GRADING PLAN

CUSTOM RESIDENCE FOR:
WHISPER HOMES LLC
596 TYNER WAY, INCLINE VILLAGE NV 89451
LOT 17, BLOCK F, INCLINE VILLAGE 4, WASHOE, NEVADA
APN: 125-511-10

REVISIONS	
2	09-24-24 FIELD CHANGE

FILE: 596 TYNER
DATE: 06/03/24
SCALE: AS NOTED
DRAWN: AGB
SHEET: C1.1
OF 11 SHEETS



LOWER LEVEL FLOOR PLAN

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

Sep 29, 2025 - 1:03pm
C:\Users\GilanFarr\OneDrive - GilanFarr Architecture (1)\Shared Documents - GilanFarr Architecture Team\All Current Projects\596 Tyner Way - Whisper Homes\Autocad\596 TYNER FIELD_09-10-25.dwg

GILANFARR
architecture
785 SOUTHWOOD BLVD
SUITE 3
P.O. BOX 6987
INCLINE VILLAGE, NV 89451
VOICE.(775-831-8001)
GILANFARRARCHITECTURE.COM

TITLE: LOWER LEVEL FINISH PLAN

CUSTOM RESIDENCE FOR:
WHISPER HOMES LLC
596 TYNER WAY, INCLINE VILLAGE NV 89451
LOT 11, BLOCK F, INCLINE VILLAGE 4, WASHOE, NEVADA
APN: 125-511-10

REVISIONS	
1	09-10-24 PLAN CHECK
2	10-24-24 FIELD CHANGE
5	08-07-25 FIELD CHANGE

FILE: 596 TYNER

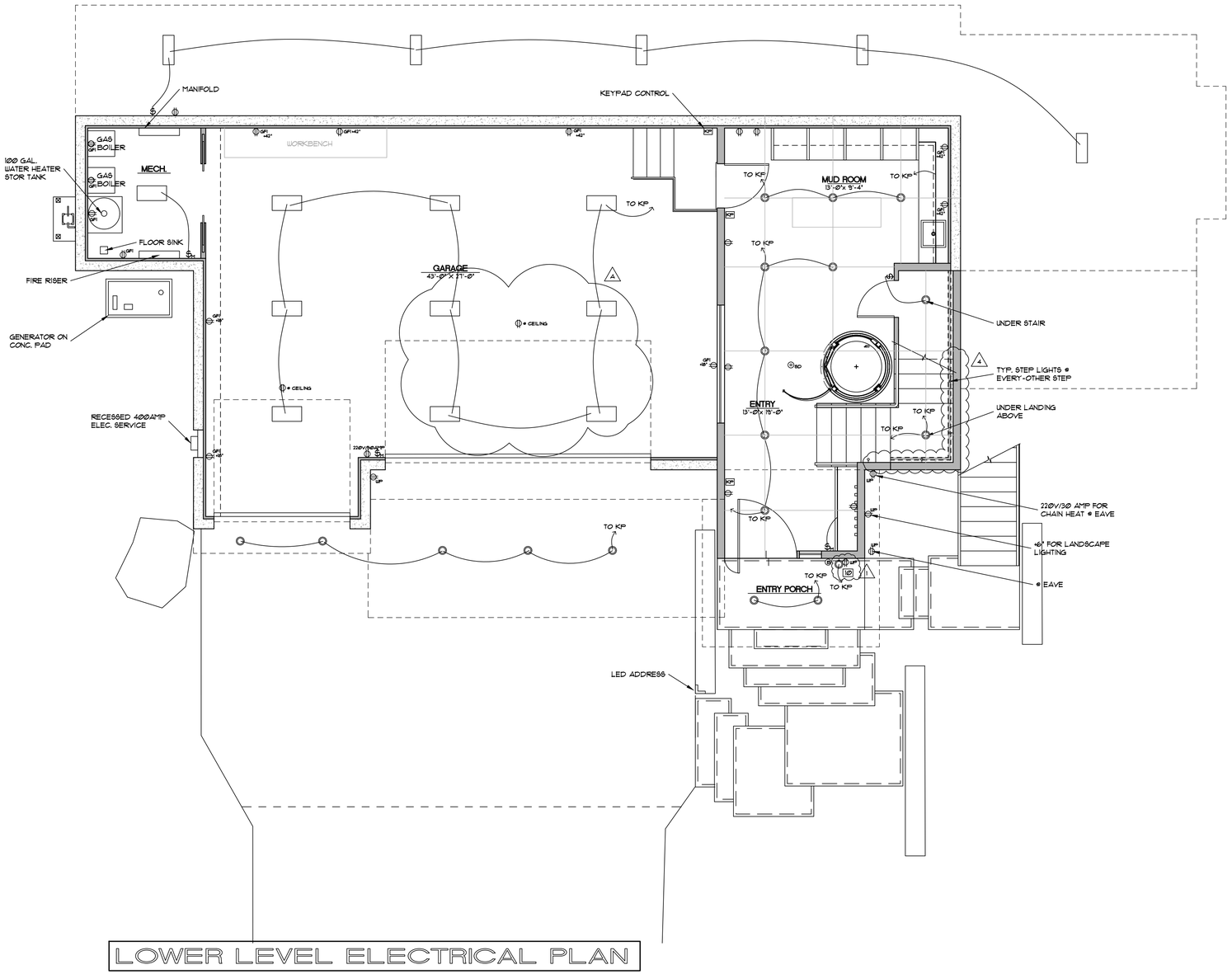
DATE: 06-25-25

SCALE: AS NOTED

DRAWN: AGB

SHEET: A1.0

OF 17 SHEETS



LOWER LEVEL ELECTRICAL PLAN

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

ELECTRICAL LEGEND

- 'COMBO' CO AND SMOKE DETECTOR (110V INTERCONNECTED)
- FREEZE PROOF HOSE BIB
- NATURAL GAS OUTLET
- KEYPAD
- DIMMER SWITCH CONTROLLER
- ELECTRICAL J-BOX
- LIGHT SWITCH
- LIGHT SWITCH, SWITCHABLE FROM 2 LOCATIONS
- LIGHT SWITCH, SWITCHABLE FROM 3 LOCATIONS
- LIGHT SWITCH W/DIMMER
- LIGHT SWITCH, SWITCHABLE FROM DOOR JAMB
- MOTION SENSOR SWITCH
- HUMIDITY SENSOR SWITCH
- DUPLEX OUTLET
- DUPLEX OUTLET W/ USB PORTS
- DUPLEX FLOOR OUTLET
- HALF-HOT ELECTRICAL OUTLET
- STEP LIGHTING
- 220 VOLT ELECTRICAL OUTLET
- GROUND FAULT CIRCUIT INTERRUPTER PROTECTION (SEE NOTE BELOW)
- WATER-PROTECTED ELECTRICAL OUTLET (GFI)
- 4" RECESSED CAN LED (3000K) LIGHT (FLAT OR SLOPED CEILING W/ TRIM). INSTALL GIMBAL STYLE AT ALL SLOPED CEILINGS.
- LED GIMBAL WALL WASHER
- INCANDESCENT WALL SCONCE
- LED LIGHT FIXTURE (6x18 @ CLOSETS) (12" x 24" @ GARAGE)
- UNDER-CABINET RECESSED CONTINUOUS LED TAPE
- EXHAUST FAN (QUIET STYLE - VENT TO EXTERIOR)
- GARAGE DOOR OR DOOR BELL BUTTON
- DOOR BELL CHIME
- TEL JACK (4-WIRE)
- TELEVISION/CABLE HOOK-UP
- SPEAKER WIRE
- SECURITY LIGHT W/ MOTION SENSOR
- VACUUM OUTLET
- ETHERNET

ELECTRICAL NOTES:

ALL BRANCH CIRCUITS THAT SUPPLY 125-VOLT, SINGLE-PHASE, 15 & 20 AMPERE RECEPTACLE OUTLETS INSTALLED IN DWELLING UNIT SHALL BE PROTECTED BY AN ARC- FAULT CIRCUIT INTERRUPTER (AFCI) INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT. THIS INCLUDES OUTLETS, RECEPTACLES, AND SMOKE DETECTORS.

ALL BATHROOMS, GARAGE, EXTERIOR, LAUNDRY AND KITCHEN COUNTER RECEPTACLE OUTLETS SHALL BE GOUND-FAULT CIRCUIT INTERRUPTER (GFI)

75% OF ALL LAMPS IN PERMANENTLY INSTALL LIGHTING FIXTURES SHALL BE HIGH EFFICACY.

ALL ELEC OUTLETS LESS THAN 5'-6" ABOVE FINISHED FLOOR SHALL BE TAMPER RESISTANT.

ALL LED's SHALL BE 3000K

ELEVATOR POWER: 220v/30amp AND 110v/15amp SERVICE EACH IN FUSIBLE LOCKABLE BOXES WITH 2-2" FLEX CONDUIT TO TOP OF ELEVATOR. CONFIRM WITH ELEVATOR MANUFACTURER.

PHILIP GILANFARR REGISTERED No. 2971 ARCHITECT STATE OF NEVADA

GILANFARR
architecture
785 SOUTHWOOD BLVD
SUITE 3
P.O. BOX 6987
INCLINE VILLAGE, NV 89451
VOICE.(775-831-8001)
GILANFARRARCHITECTURE.COM

TITLE: LOWER LEVEL ELECTRICAL PLAN

CUSTOM RESIDENCE FOR:
WHISPER HOMES LLC
596 TYNER WAY, INCLINE VILLAGE NV 89451
LOT 11 BLOCK F, INCLINE VILLAGE 4, WASHOE, NEVADA
APN: 125-311-10

REVISIONS	
1	09-10-24 PLAN CHECK
2	06-25-25 FIELD CHANGE

FILE: 596 TYNER

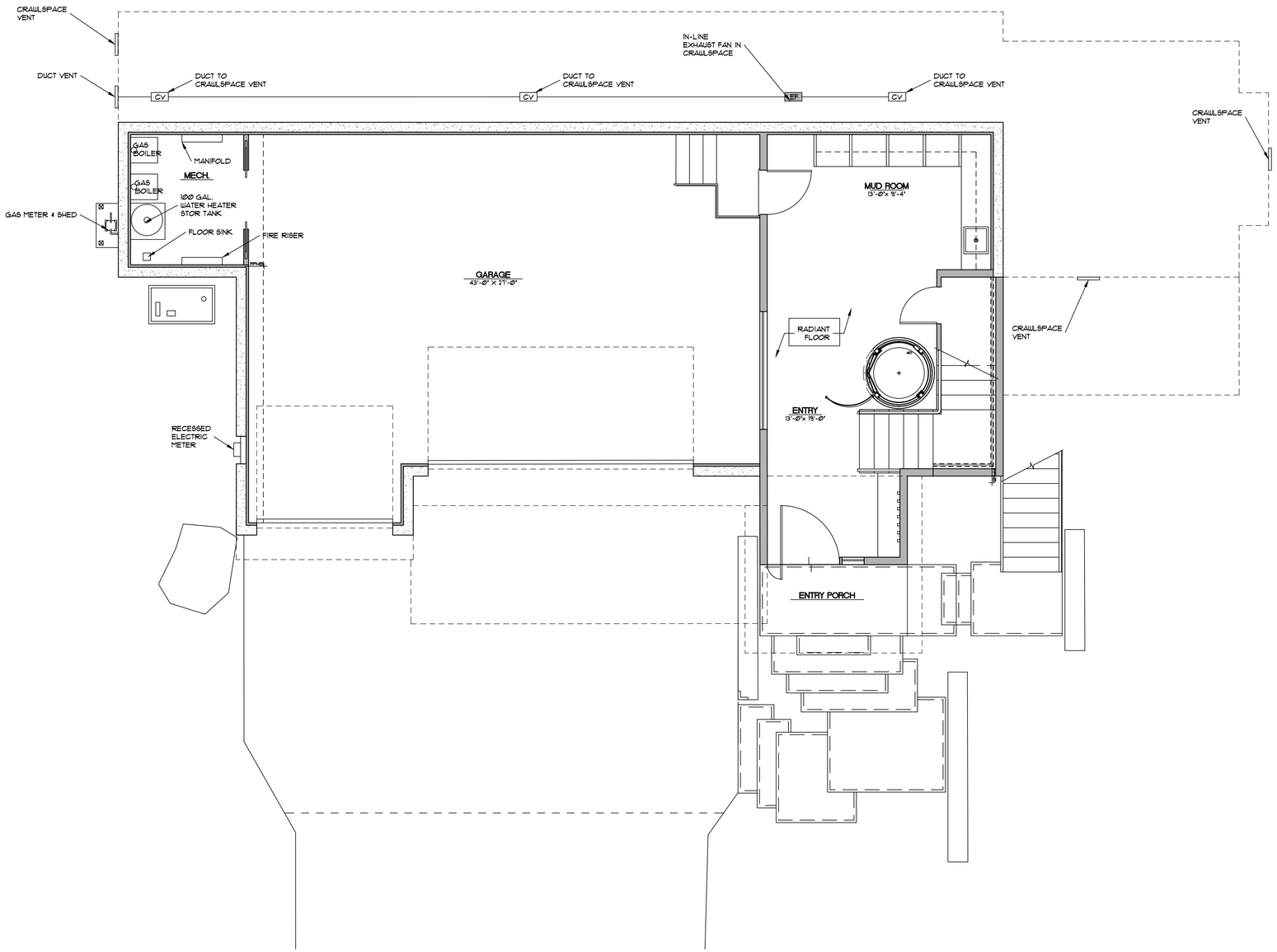
DATE: 06-25-25

SCALE: AS NOTED

DRAWN: AGB

SHEET: A1.1

OF 11 SHEETS



LOWER LEVEL MECHANICAL PLAN

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

MECH NOTES

VENT MECH. EQUIPMENT PER CODE

PROVIDE 8" X 14" SHT MTL LINED VENT TO EXTERIOR AT TOP & BTM OF WALL FOR COMBUSTION AIR.

PROVIDE 18" MIN. CLR AT BOILER OR INSTALL PER MANUFACTURERS SPECS.

PROVIDE SEISMIC STRAPS AT WATER HEATER PER CODE.

PROVIDE RECIRCULATION PUMP AT DOMESTIC WATER SERVICE

PROVIDE MIN R-2 PIPE WRAP INSULATION ON ALL HOT WATER SUPPLY

PEX AND ABS, CAST IRON DROP PIPES

INSTALL WATER, SOIL, AND WASTE PIPES ON THE INSIDE FACE OF THE STUD WALL WITH A MINIMUM OF R-21 RIGID INSULATION TO THE OUTSIDE.

WATER SERVICE PIPE SHALL BE INSTALLED NOT LESS THAN 12" DEEP AND NOT LESS THAN 6" BLW FROST LINE.

HYDRONIC RADIANT IN-FLOOR HEATING.

MOUNT MECH. EQUIP. IN ATTIC/CRAWL SPACE W/ ISOLATION VIBRATION MOUNTS & CONDENSATION PAN W/ DRAIN TO EXTERIOR.

MECHANICAL LEGEND

	CASSETTE
	WALL MOUNTED A/C UNIT
	HORIZONTAL DUCTED UNIT
CV	CRAWLSPACE VENT
EF	EXHAUST FAN

PHILIP GILANFARR REGISTERED No. 2971 STATE OF NEVADA ARCHITECT

GILANFARR
architecture
785 SOUTHWOOD BLVD
SUITE 3
P.O. BOX 6987
INCLINE VILLAGE, NV 89451
VOICE.(775-831-8001)
GILANFARRARCHITECTURE.COM

TITLE: LOWER LEVEL MECHANICAL PLAN

CUSTOM RESIDENCE FOR:
WHISPER HOMES LLC
596 TYNER WAY, INCLINE VILLAGE NV, 89451
LOT 11, BLOCK F, INCLINE VILLAGE 4, WASHOE, NEVADA
APN: 125-511-10

REVISIONS	
2	10-24-24 FIELD CHANGE

FILE: 596 TYNER

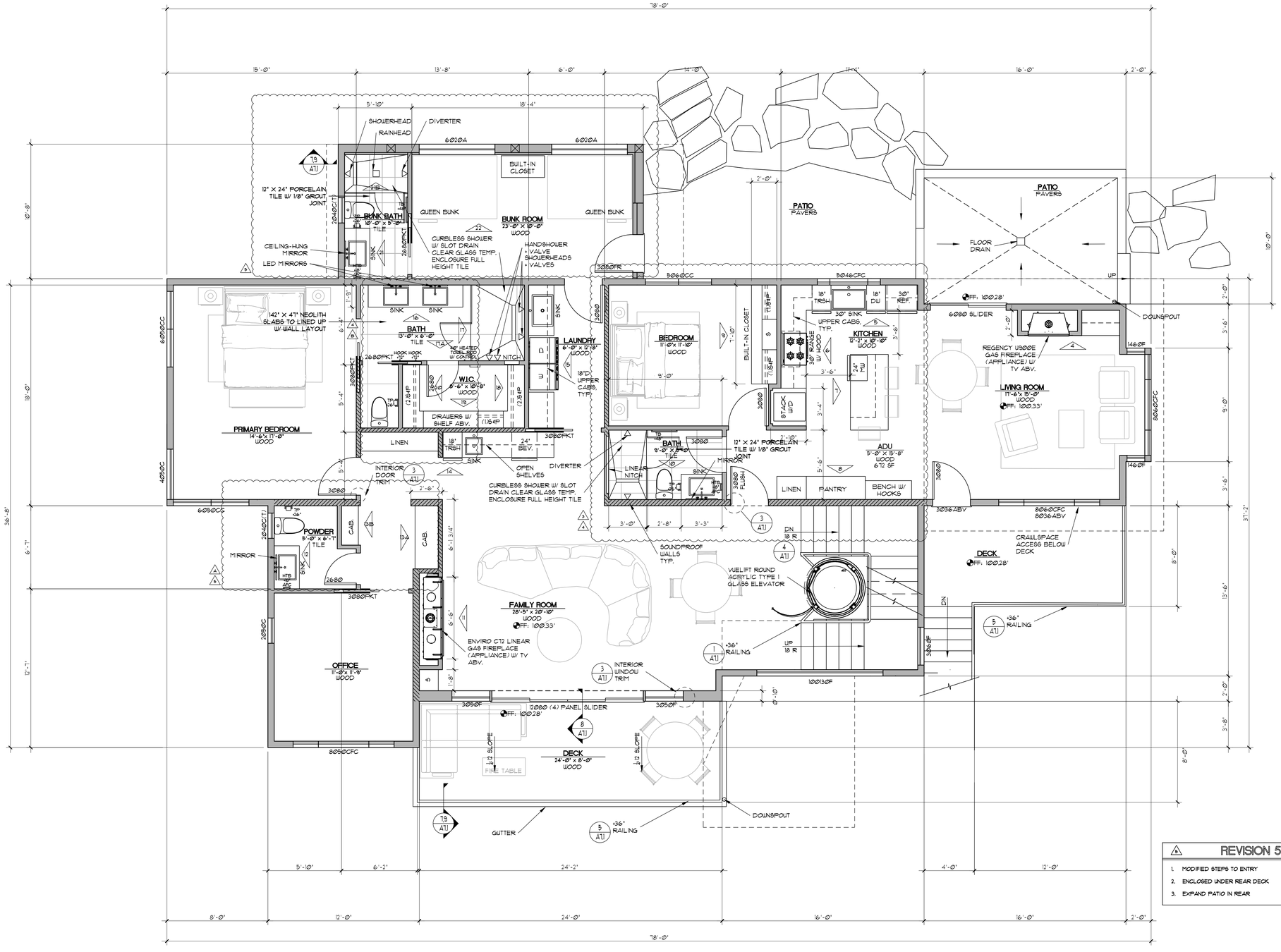
DATE: 06/03/24

SCALE: AS NOTED

DRAWN: AGB

SHEET: A1.2

OF 11 SHEETS



REVISION 5 NOTES

1. MODIFIED STEPS TO ENTRY
2. ENCLOSED UNDER REAR DECK
3. EXPAND PATIO IN REAR

MID LEVEL FLOOR PLAN

SCALE: 1/4" = 1' - Ø"

PHILIP GILANFARR REGISTERED No. 2971 ARCHITECT STATE OF NEVADA

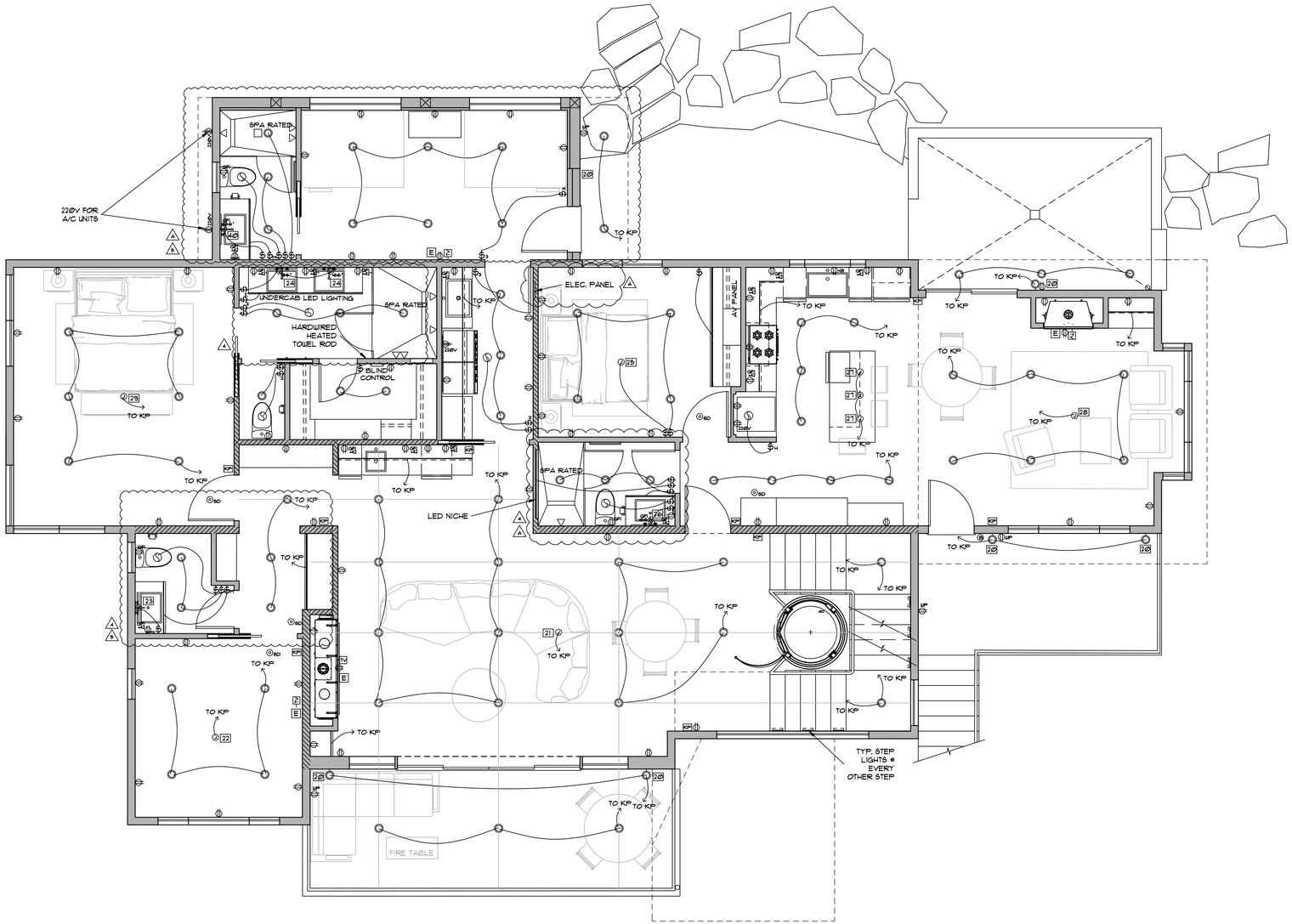
GILANFARR
architecture
785 SOUTHWOOD BLVD
SUITE 3
P.O. BOX 6987
INCLINE VILLAGE, NV 89451
VOICE.(775-831-8001)
GILANFARRARCHITECTURE.COM

TITLE: MID LEVEL FLOOR PLAN

CUSTOM RESIDENCE FOR:
WHISPER HOMES LLC
596 TYNER WAY
LOT 11, BLOCK F, INCLINE VILLAGE N.I.D. #3
INCLINE VILLAGE, NEVADA
APN: 125-511-10

REVISIONS	
2	Ø4-24-24 FIELD CHANGE
3	Ø8-21-25 FIELD CHANGE
4	Ø6-25-25 FIELD CHANGE
5	Ø8-Ø7-25 FIELD CHANGE

FILE: 596 TYNER
DATE: Ø6-25-25
SCALE: AS NOTED
DRAWN: AGB
SHEET: A2.0
OF 11 SHEETS



MID LEVEL ELECTRICAL PLAN

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

ELECTRICAL LEGEND

- 'COMBO' CO, AND SMOKE DETECTOR (110V INTERCONNECTED)
- FREEZE PROOF HOSE BIB
- NATURAL GAS OUTLET
- KEYPAD
- DIMMER SWITCH CONTROLLER
- ELECTRICAL J-BOX
- LIGHT SWITCH
- LIGHT SWITCH, SWITCHABLE FROM 2 LOCATIONS
- LIGHT SWITCH, SWITCHABLE FROM 3 LOCATIONS
- LIGHT SWITCH W/DIMMER
- LIGHT SWITCH, SWITCHABLE FROM DOOR JAMB
- MOTION SENSOR SWITCH
- HUMIDITY SENSOR SWITCH
- DUPLEX OUTLET
- DUPLEX OUTLET W/ USB PORTS
- DUPLEX FLOOR OUTLET
- HALF-HOT ELECTRICAL OUTLET
- STEP LIGHTING
- 220 VOLT ELECTRICAL OUTLET
- GROUND FAULT CIRCUIT INTERRUPTER PROTECTION (SEE NOTE BELOW)
- WATER-PROTECTED ELECTRICAL OUTLET (GFI)
- 4" RECESSED CAN LED (3000K) LIGHT (FLAT OR SLOPED CEILING W/ TRIM). INSTALL GIMBAL STYLE AT ALL SLOPED CEILINGS.
- LED GIMBAL WALL WASHER
- INCANDESCENT WALL SCONCE
- LED LIGHT FIXTURE (6x18 @ CLOSETS) (12" x 24" @ GARAGE)
- UNDER-CABINET RECESSED CONTINUOUS LED TAPE
- EXHAUST FAN (QUIET STYLE - VENT TO EXTERIOR)
- GARAGE DOOR OR DOOR BELL BUTTON
- DOOR BELL CHIME
- TEL JACK (4-WIRE)
- TELEVISION/CABLE HOOK-UP
- SPEAKER WIRE
- SECURITY LIGHT W/ MOTION SENSOR
- VACUUM OUTLET
- ETHERNET

ELECTRICAL NOTES:

ALL BRANCH CIRCUITS THAT SUPPLY 125-VOLT, SINGLE-PHASE, 15 & 20 AMPERE RECEPTACLE OUTLETS INSTALLED IN DWELLING UNIT SHALL BE PROTECTED BY AN ARC- FAULT CIRCUIT INTERRUPTER (AFCI) INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT. THIS INCLUDES OUTLETS, RECEPTACLES, AND SMOKE DETECTORS.

ALL BATHROOMS, GARAGE, EXTERIOR, LAUNDRY AND KITCHEN COUNTER RECEPTACLE OUTLETS SHALL BE GOUND-FAULT CIRCUIT INTERRUPTER (GFI)

75% OF ALL LAMPS IN PERMANENTLY INSTALL LIGHTING FIXTURES SHALL BE HIGH EFFICACY.

ALL ELEC OUTLETS LESS THAN 5'-6" ABOVE FINISHED FLOOR SHALL BE TAMPER RESISTANT.

ALL LED's SHALL BE 3000K.

ELEVATOR POWER: 220V/30amp AND 110V/15amp SERVICE EACH IN FUSIBLE LOCKABLE BOXES WITH 2-2" FLEX CONDUIT TO TOP OF ELEVATOR. CONFIRM WITH ELEVATOR MANUFACTURER.

PHILIP GILANFARR REGISTERED No. 2971 STATE OF NEVADA ARCHITECT

GILANFARR
architecture
785 SOUTHWOOD BLVD
SUITE 3
P.O. BOX 6987
INCLINE VILLAGE, NV 89451
VOICE.(775-831-8001)
GILANFARRARCHITECTURE.COM

TITLE: MID LEVEL ELECTRICAL PLAN

CUSTOM RESIDENCE FOR:
WHISPER HOMES LLC
596 TYNER WAY, INCLINE VILLAGE NV 89451
LOT 11, BLOCK F, INCLINE VILLAGE 4, WASHOE, NEVADA
APN: 123-511-19

REVISIONS

4	06-25-25 FIELD CHANGE
5	08-01-25 FIELD CHANGE

FILE: 596 TYNER

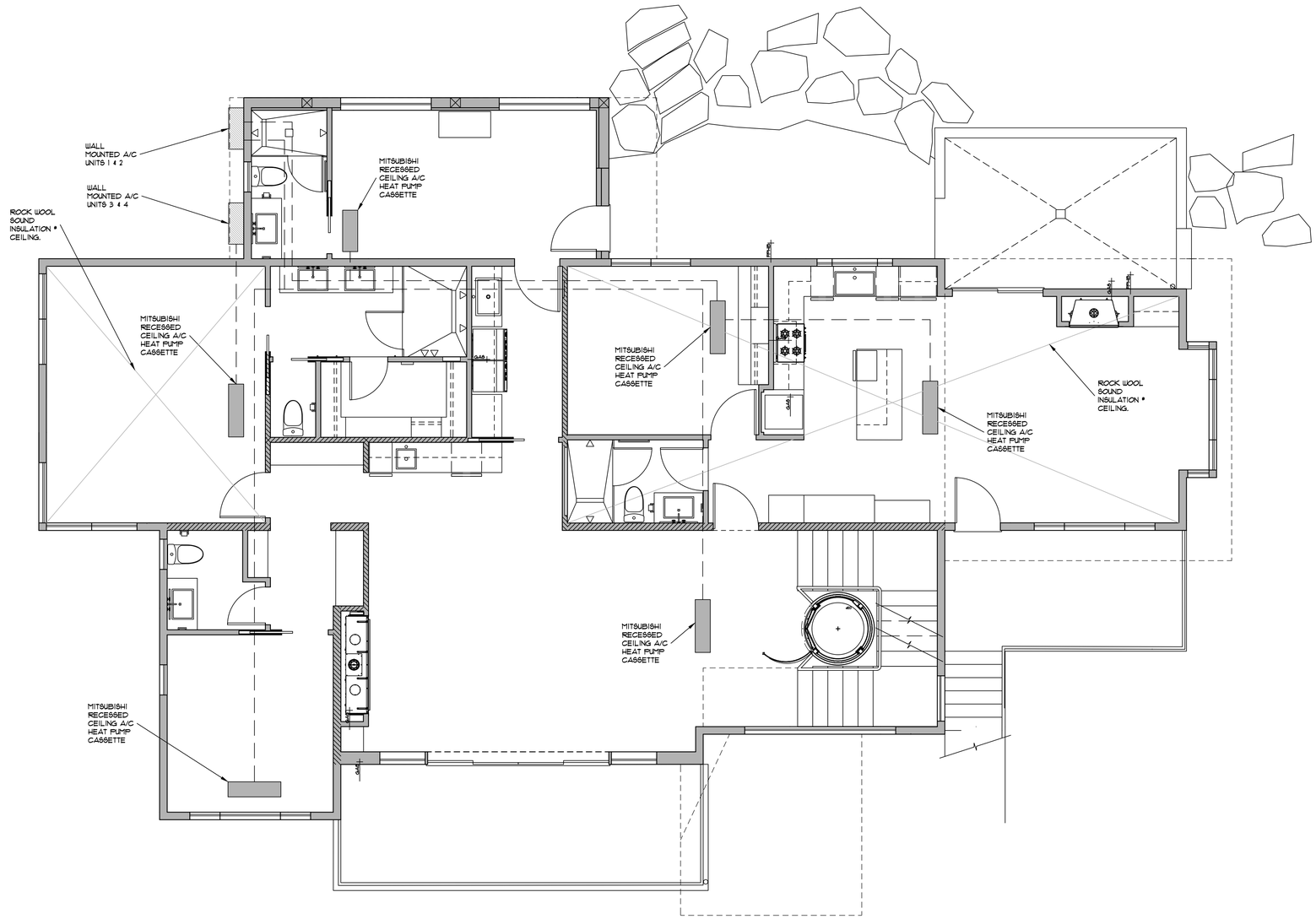
DATE: 06-25-25

SCALE: AS NOTED

DRAWN: AGB

SHEET: A2.1

OF 11 SHEETS



MECH NOTES

VENT MECH. EQUIPMENT PER CODE

PROVIDE 8" X 14" SHT MTL LINED VENT TO EXTERIOR AT TOP & BTM OF WALL FOR COMBUSTION AIR.

PROVIDE 18" MIN. CLR AT BOILER OR INSTALL PER MANUFACTURERS SPECS.

PROVIDE SEISMIC STRAPS AT WATER HEATER PER CODE.

PROVIDE RECIRCULATION PUMP AT DOMESTIC WATER SERVICE

PROVIDE MIN R-2 PIPE WRAP INSULATION ON ALL HOT WATER SUPPLY

PEX AND ABS, CAST IRON DROP PIPES

INSTALL WATER, SOIL, AND WASTE PIPES ON THE INSIDE FACE OF THE STUD WALL WITH A MINIMUM OF R-21 RIGID INSULATION TO THE OUTSIDE.

WATER SERVICE PIPE SHALL BE INSTALLED NOT LESS THAN 12" DEEP AND NOT LESS THAN 6" BLW FROST LINE.

HYDRONIC RADIANT IN-FLOOR HEATING.

MOUNT MECH. EQUIP. IN ATTIC/CRAWL SPACE W/ ISOLATION VIBRATION MOUNTS & CONDENSATION PAN W/ DRAIN TO EXTERIOR.

MECHANICAL LEGEND

	CASSETTE
	WALL MOUNTED A/C UNIT
	HORIZONTAL DUCTED UNIT
CV	CRAWLSPACE VENT
EF	EXHAUST FAN

MID LEVEL MECHANICAL PLAN

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

PHILIP GILANFARR REGISTERED No. 2971 ARCHITECT STATE OF NEVADA

GILANFARR architecture

785 SOUTHWOOD BLVD
SUITE 3
P.O. BOX 6987
INCLINE VILLAGE, NV 89451
VOICE.(775-831-8001)

GILANFARRARCHITECTURE.COM

TITLE: MID LEVEL MECHANICAL PLAN

CUSTOM RESIDENCE FOR:
WHISPER HOMES LLC
594 TYNER WAY, INCLINE VILLAGE NV 89451
LOT 11, BLOCK F, INCLINE VILLAGE 4, WASHOE, NEVADA
APN: 125-391-10

REVISIONS	
1	10-24-24 FIELD CHANGE

FILE: 596 TYNER

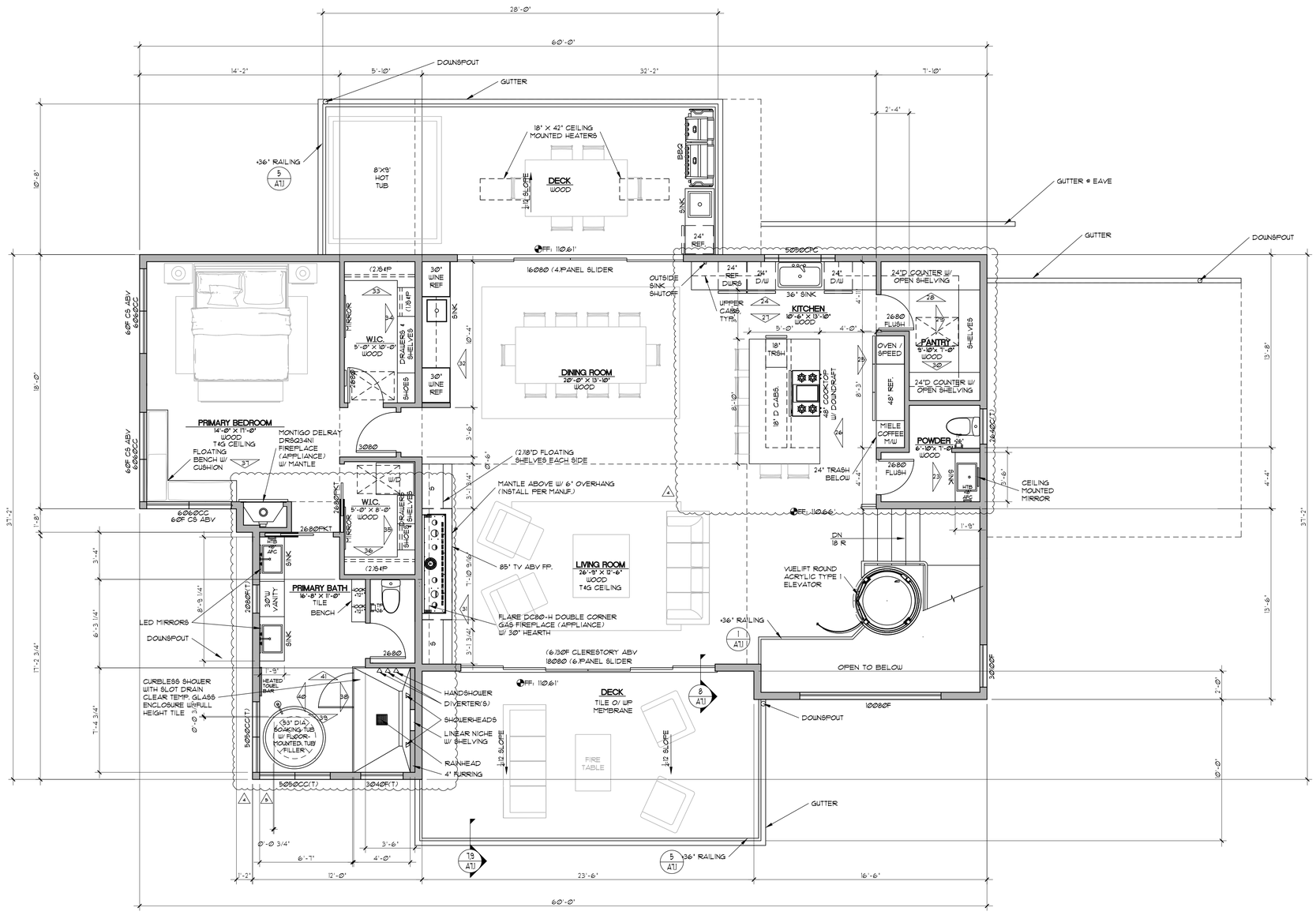
DATE: 06/03/24

SCALE: AS NOTED

DRAWN: AGB

SHEET: A2.2

OF 11 SHEETS



UPPER LEVEL FLOOR PLAN

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

PHILIP GILANFARR REGISTERED No. 2971 ARCHITECT STATE OF NEVADA

GILANFARR architecture

785 SOUTHWOOD BLVD
SUITE 3
P.O. BOX 6987
INCLINE VILLAGE, NV 89451
VOICE.(775-831-8001)

GILANFARRARCHITECTURE.COM

TITLE: UPPER LEVEL FLOOR PLAN

CUSTOM RESIDENCE FOR:
WHISPER HOMES LLC
LOT 11 BLOCK F, NCLNE VILLAGE NV 89450
A.P.N.: 125-311-10

REVISIONS		
3	10-24-24	FIELD CHANGE
4	06-25-25	FIELD CHANGE
5	08-07-25	FIELD CHANGE

FILE: 596 TYNER

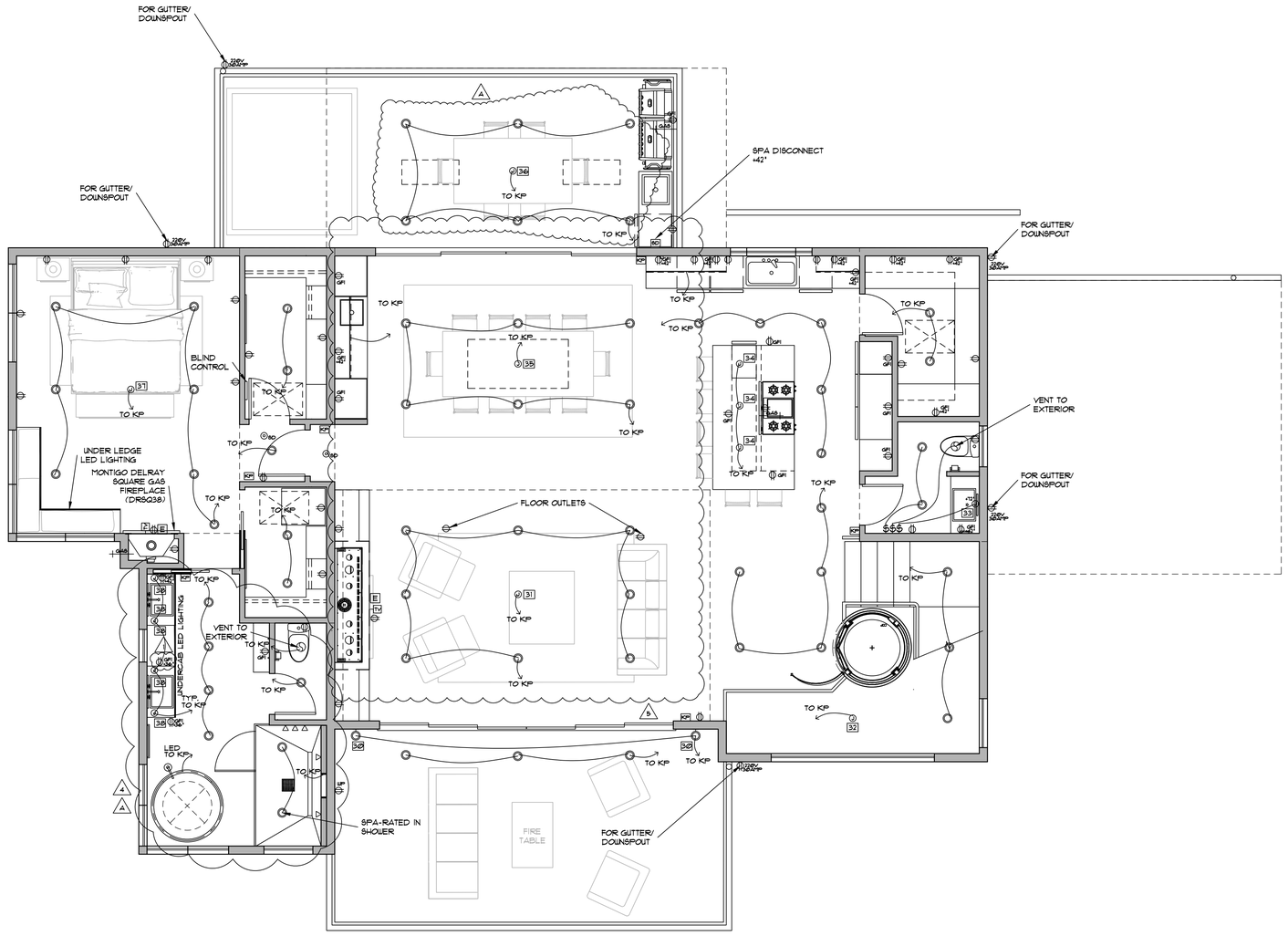
DATE: 06-25-25

SCALE: AS NOTED

DRAWN: AGB

SHEET: A3.0

OF ?? SHEETS



UPPER LEVEL ELECTRICAL PLAN

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

ELECTRICAL LEGEND

- CO/SD 'COMBO' CO, AND SMOKE DETECTOR (110V INTERCONNECTED)
- FREEZE PROOF HOSE BIB
- GAS NATURAL GAS OUTLET
- KP KEYPAD
- DP DIMMER SWITCH CONTROLLER
- ELECTRICAL J-BOX
- LIGHT SWITCH
- $3 LIGHT SWITCH, SWITCHABLE FROM 2 LOCATIONS
- $4 LIGHT SWITCH, SWITCHABLE FROM 3 LOCATIONS
- $D LIGHT SWITCH W/DIMMER
- $J LIGHT SWITCH, SWITCHABLE FROM DOOR JAMB
- $M MOTION SENSOR SWITCH
- $H HUMIDITY SENSOR SWITCH
- DUPLEX OUTLET
- DUPLEX OUTLET W/ USB PORTS
- DUPLEX FLOOR OUTLET
- HALF-HOT ELECTRICAL OUTLET
- STEP LIGHTING
- 220V 220 VOLT ELECTRICAL OUTLET
- GFCI GROUND FAULT CIRCUIT INTERRUPTER PROTECTION (SEE NOTE BELOW)
- WP WATER-PROTECTED ELECTRICAL OUTLET (GFI)
- 4" RECESSED CAN LED (3000K) LIGHT (FLAT OR SLOPED CEILING W/ TRIM). INSTALL GIMBAL STYLE AT ALL SLOPED CEILINGS.
- LED GIMBAL WALL WASHER
- INCANDESCENT WALL SCONCE
- LED LIGHT FIXTURE (6'x18 @ CLOSETS) (12" x 24" @ GARAGE)
- UNDER-CABINET RECESSED CONTINUOUS LED TAPE
- EXHAUST FAN (QUIET STYLE - VENT TO EXTERIOR)
- GARAGE DOOR OR DOOR BELL BUTTON
- DOOR BELL CHIME
- TEL. JACK (4-WIRE)
- TV TELEVISION/CABLE HOOK-UP
- SPEAKER WIRE
- SECURITY LIGHT W/ MOTION SENSOR
- VACUUM OUTLET
- E ETHERNET

ELECTRICAL NOTES:

ALL BRANCH CIRCUITS THAT SUPPLY 125-VOLT, SINGLE-PHASE, 15 & 20 AMPERE RECEPTACLE OUTLETS INSTALLED IN DWELLING UNIT SHALL BE PROTECTED BY AN ARC- FAULT CIRCUIT INTERRUPTER (AFCI) INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT. THIS INCLUDES OUTLETS, RECEPTACLES, AND SMOKE DETECTORS.

ALL BATHROOM'S, GARAGE, EXTERIOR, LAUNDRY AND KITCHEN COUNTER RECEPTACLE OUTLETS SHALL BE GOUND-FAULT CIRCUIT INTERRUPTER (GFI)

75% OF ALL LAMPS IN PERMANENTLY INSTALL LIGHTING FIXTURES SHALL BE HIGH EFFICACY.

ALL ELEC OUTLETS LESS THAN 5'-6" ABOVE FINISHED FLOOR SHALL BE TAMPER RESISTANT.

ALL LED's SHALL BE 3000K

ELEVATOR POWER: 220v/30amp AND 110v/15amp SERVICE EACH IN FUSIBLE LOCKABLE BOXES WITH 2-2" FLEX CONDUIT TO TOP OF ELEVATOR. CONFIRM WITH ELEVATOR MANUFACTURER.

PHILIP GILANFARR REGISTERED No. 2971 LICENSED ARCHITECT STATE OF NEVADA

GILANFARR architecture

785 SOUTHWOOD BLVD
SUITE 3
P.O. BOX 6987
INCLINE VILLAGE, NV 89451
VOICE.(775-831-8001)

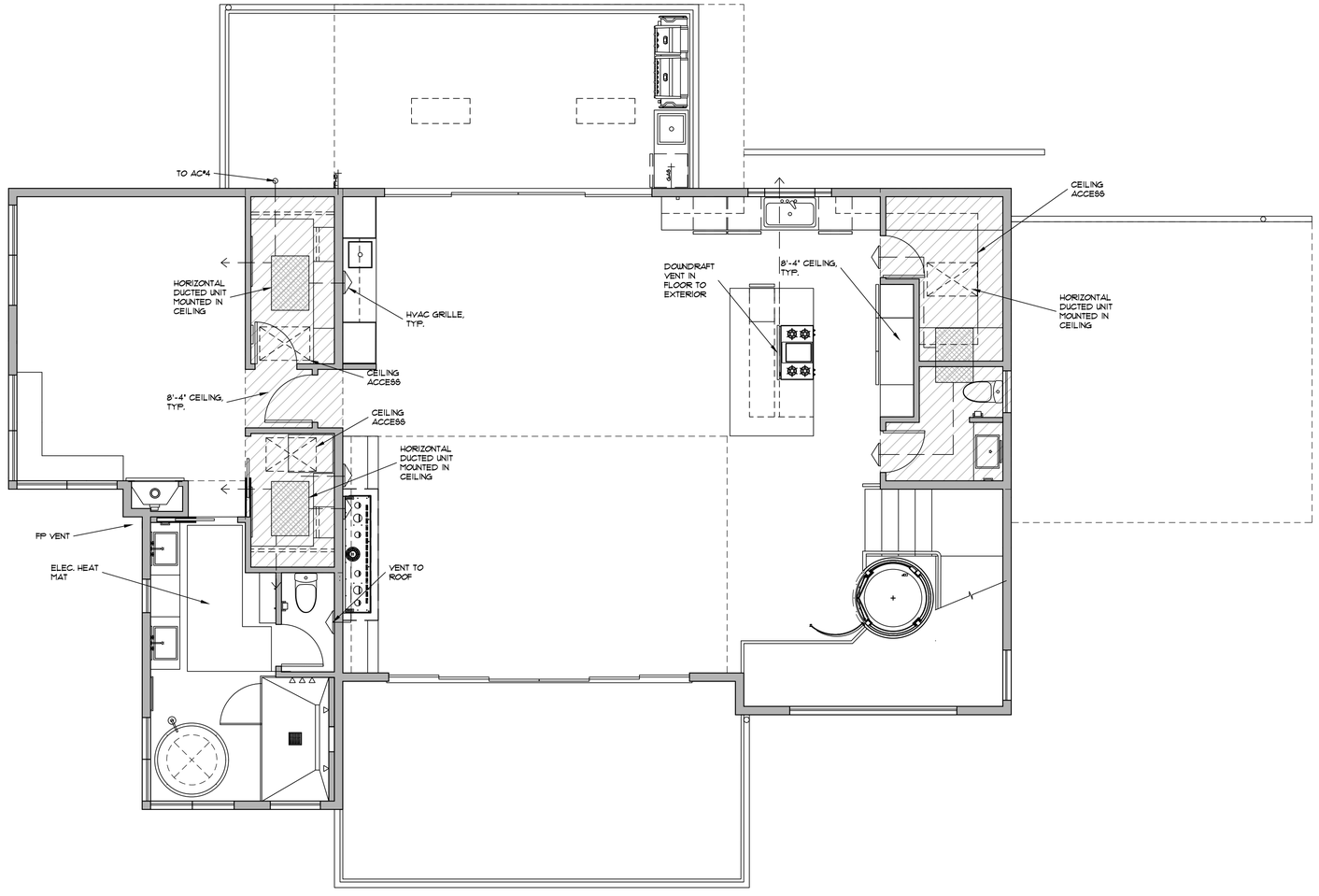
GILANFARRARCHITECTURE.COM

TITLE: UPPER LEVEL ELECTRICAL PLAN

CUSTOM RESIDENCE FOR:
WHISPER HOMES LLC
596 TYNER WAY INCLINE VILLAGE NV 89451
LOT 17, BLOCK F, INCLINE VILLAGE 4, WASHOE, NEVADA
APN: 125-511-10

REVISIONS	
1	09-10-24 PLAN CHECK
2	06-25-25 FIELD CHANGE
3	08-07-25 FIELD CHANGE

FILE: 596 TYNER
DATE: 06-25-25
SCALE: AS NOTED
DRAWN: AGB
SHEET: A3.1
OF 17 SHEETS



UPPER LEVEL MECHANICAL PLAN

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

MECH NOTES

VENT MECH. EQUIPMENT PER CODE

PROVIDE 8" X 14" SHT MTL LINED VENT TO EXTERIOR AT TOP & BTM OF WALL FOR COMBUSTION AIR.

PROVIDE 18" MIN. CLR AT BOILER OR INSTALL PER MANUFACTURERS SPECS.

PROVIDE SEISMIC STRAPS AT WATER HEATER PER CODE.

PROVIDE RECIRCULATION PUMP AT DOMESTIC WATER SERVICE

PROVIDE MIN R-2 PIPE WRAP INSULATION ON ALL HOT WATER SUPPLY

PEX AND ABS, CAST IRON DROP PIPES

INSTALL WATER, SOIL, AND WASTE PIPES ON THE INSIDE FACE OF THE STUD WALL WITH A MINIMUM OF R-21 RIGID INSULATION TO THE OUTSIDE.

WATER SERVICE PIPE SHALL BE INSTALLED NOT LESS THAN 12" DEEP AND NOT LESS THAN 6" BLW FROST LINE.

HYDRONIC RADIANT IN-FLOOR HEATING.

MOUNT MECH. EQUIP. IN ATTIC/CRAWL SPACE W/ ISOLATION VIBRATION MOUNTS & CONDENSATION PAN W/ DRAIN TO EXTERIOR.

MECHANICAL LEGEND

	CASSETTE
	WALL MOUNTED A/C UNIT
	HORIZONTAL DUCTED UNIT
CV	CRAWLSPACE VENT
EF	EXHAUST FAN

PHILIP GILANFARR REGISTERED No. 2971 STATE OF NEVADA ARCHITECT

GILANFARR
architecture
785 SOUTHWOOD BLVD
SUITE 3
P.O. BOX 6987
INCLINE VILLAGE, NV 89451
VOICE.(775-831-8001)
GILANFARRARCHITECTURE.COM

TITLE: UPPER LEVEL MECHANICAL PLAN

CUSTOM RESIDENCE FOR:
WHISPER HOMES LLC
596 TYNER WAY, INCLINE VILLAGE NV 89451
LOT 11, BLOCK F, INCLINE VILLAGE 4, WASHOE NEVADA
APN: 125-511-10

REVISIONS	
2	10-24-24 FIELD CHANGE

FILE: 596 TYNER

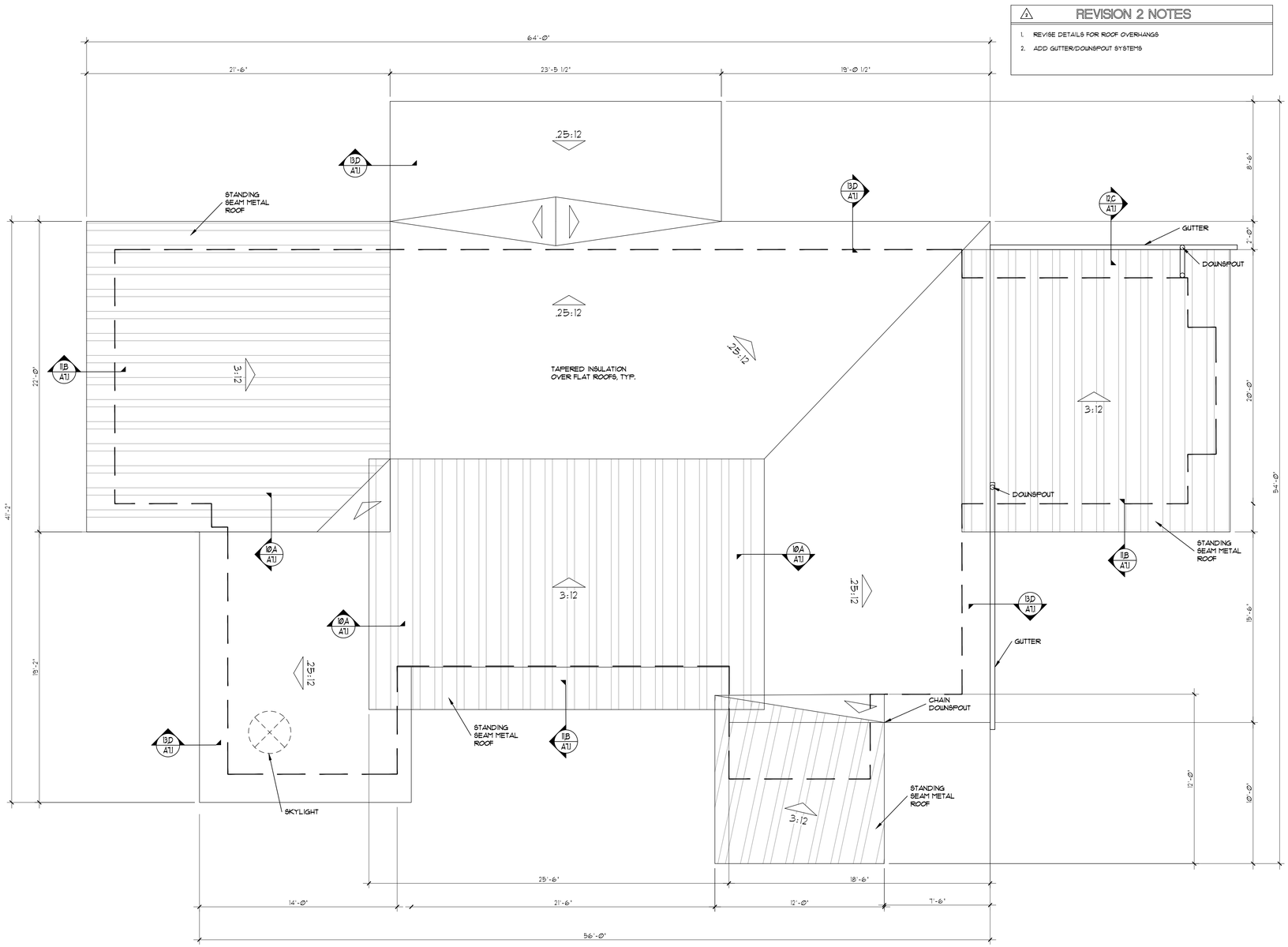
DATE: 06/03/24

SCALE: AS NOTED

DRAWN: AGB

SHEET: A3.2

OF 11 SHEETS



REVISION 2 NOTES

1. REVISE DETAILS FOR ROOF OVERHANGS
2. ADD GUTTER/DOWNSPOUT SYSTEMS

ROOF PLAN

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

GILANFARR
architecture
785 SOUTHWOOD BLVD
SUITE 3
P.O. BOX 6987
INCLINE VILLAGE, NV 89451
VOICE.(775-831-8001)
GILANFARRARCHITECTURE.COM

PHILIP GILANFARR REGISTERED No. 2971 ARCHITECT STATE OF NEVADA

TITLE: ROOF PLAN

CUSTOM RESIDENCE FOR:
WHISPER HOMES LLC
LOT 17, BLOCK E, INCLINE VILLAGE NV 89451
APN: 125-511-10
596 TYNER WAY, INCLINE VILLAGE 4, WASHOE, NEVADA

REVISIONS	
2	Ø-24-24 FIELD CHANGE

FILE: 596 TYNER
DATE: Ø6/Ø3/24
SCALE: AS NOTED
DRAWN: AGB
SHEET: A4.0
OF 11 SHEETS

TRPA EXTERIOR NOTES

COLOR: THE COLOR OF THIS STRUCTURE INCLUDING ANY FENCES ON THE PROPERTY SHALL BE COMPATIBLE WITH THE SURROUNDINGS.

SUBDUED COLORS IN THE EARTHTONE AND WOODTONE RAINGE SHALL BE USED FOR THE PRIMARY COLOR OF THE STRUCTURE. HUES SHALL BE WITHIN THE RANGE OF NATURAL COLORS THAT BLEND, RATHER THAN CONTRAST, WITH THE EXISTING VEGETATION AND EARTH HUES. EARTHTONE COLORS ARE CONSIDERED TO BE SHADES OF REDDISH BROWN, BROWN, TAN, OCHRE, AND UMBER.

ROOFS: ROOFS SHALL BE COMPOSED OF NONE-GLARE EARTHTONE OR WOODTONE MATERIALS THAT MINIMIZE REFLECTIVITY.

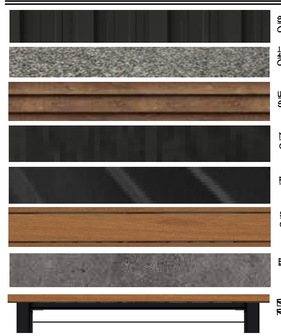
FENCES: WOOD FENCES SHALL BE USED WHEREVER POSSIBLE. IF CYCLONE FENCE MUST BE USED, IT SHALL BE COATED WITH BROWN OR BLACK VINYL, INCLUDING FENCE POLES.

EXTERIOR LIGHTING: ALL EXTERIOR LIGHTING SHALL BE CONSISTENT WITH TRPA CODE OF ORDINANCES, SECTION 36.8: EXTERIOR LIGHTING STANDARDS. SPECIFICALLY, ALL EXTERIOR LIGHTING SHALL BE FULLY SHIELDED AND DIRECTED DOUNWARD SO AS TO NOT PRODUCE OBTRUSIVE GLARE ONTO ADJOINING PROPERTIES. ILLUMINATION FOR AESTHETIC OR DRAMATIC PURPOSES OF ANY BUILDING OR SURROUNDING LANDSCAPE UTILIZING EXTERIOR LIGHT FIXTURES PROJECTED ABOVE THE ABOVE THE HORIZONAL IS PROHIBITED.

SOUTH ELEVATION

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

EXTERIOR FINISHES



SLOPE ROOF: CLASS A, STANDING SEAM METAL ROOF
COLOR: BLACK.

1/12 ROOF: TORCH DOWN MEMBRANE WITH STONE BALLAST.
COLOR: GRAY, BLACK.

WOOD SIDING: HORIZONTAL 1x6 T4G DISDERO ENGINEERED SIDING
STAIN COLOR: TBD.

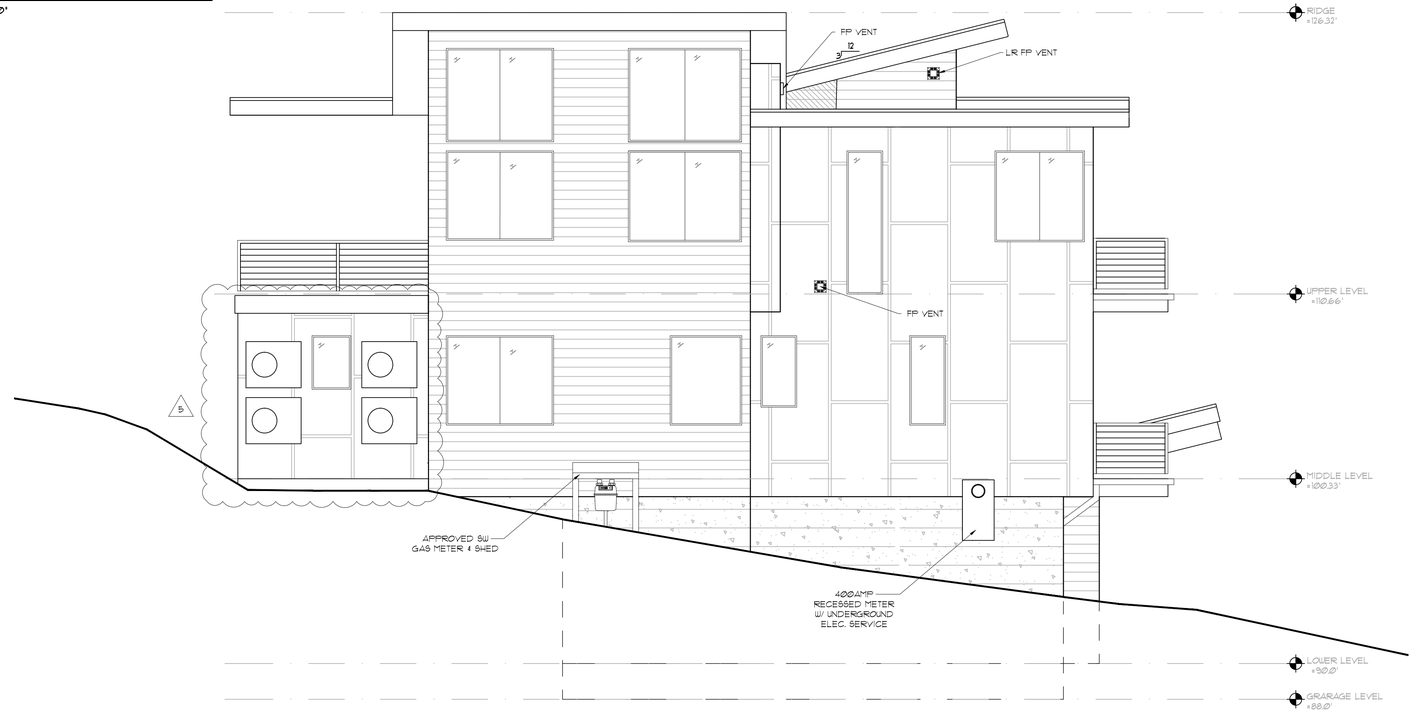
METAL SIDING: CORTEN STEEL PANELS.
COLOR: CLEAR PERMALAC.

FASCIA/WOOD FASCIA PAINTED BLACK.

SOFFIT: 1X6 T4G DISDERO ENGINEERED SIDING.
COLOR: TBD.

EXPOSED CONCRETE: FORM BOARD FINISH

RAILINGS: CABLE RAILINGS ON EXTERIOR DECK & STAIRS. THERMORY ASH RAIL CAP.



WEST ELEVATION

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

PHILIP GILANFARR
REGISTERED
No. 2971
STATE OF NEVADA
ARCHITECT

GILANFARR
architecture

785 SOUTHWOOD BLVD
SUITE 3
P.O. BOX 6987
INCLINE VILLAGE, NV 89451
VOICE.(775-831-8001)

GILANFARRARCHITECTURE.COM

TITLE: NEW ELEVATIONS

CUSTOM RESIDENCE FOR:
WHISPER HOMES LLC
596 TYNER WAY
INCLINE VILLAGE, NEVADA
APN: 123-511-10

REVISIONS	
2	10-24-24 FIELD CHANGE
5	08-07-25 FIELD CHANGE

FILE: 596 TYNER

DATE: 06/03/24

SCALE: AS NOTED

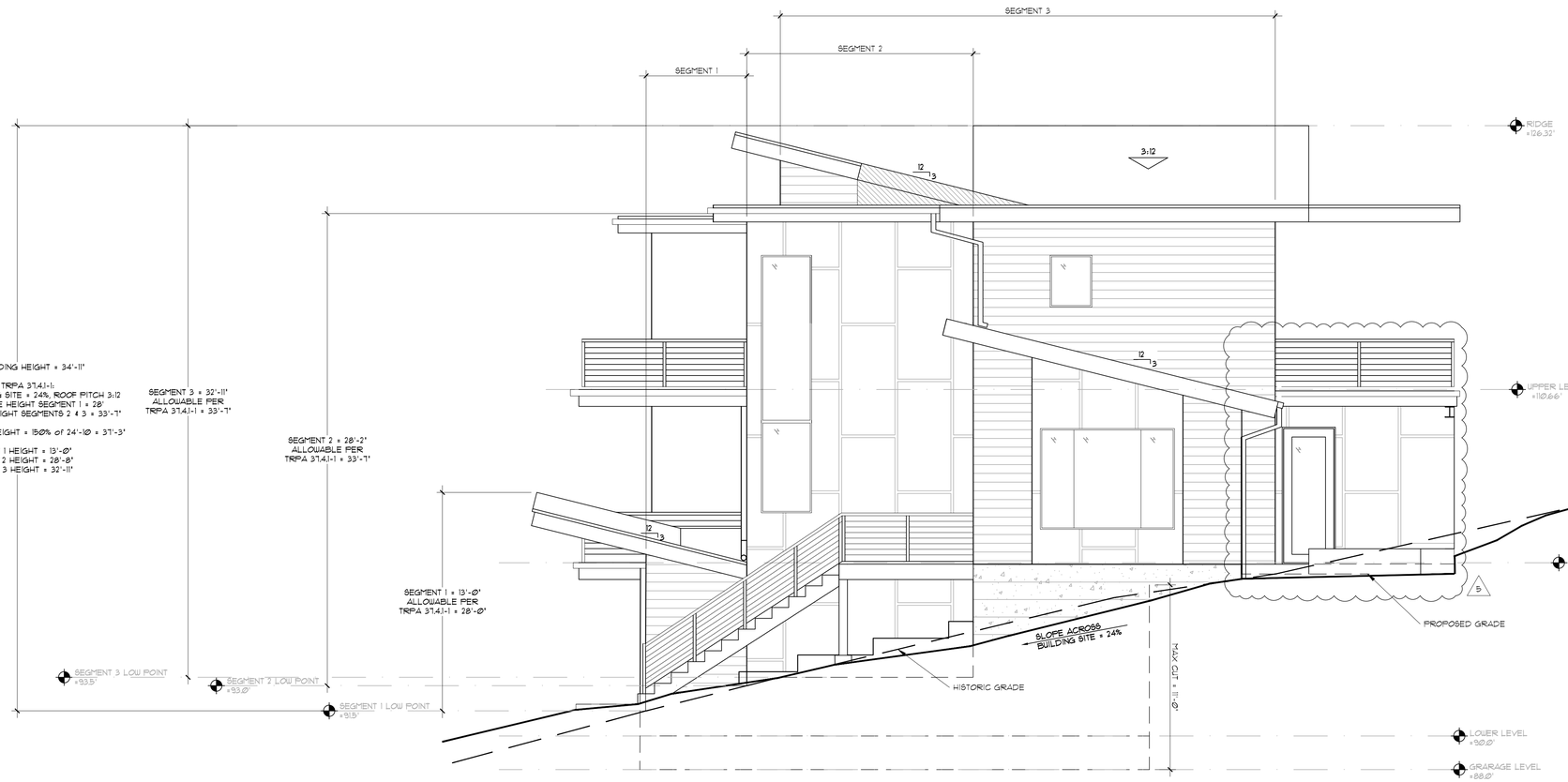
DRAWN: AGB

SHEET: A5.0

OF 11 SHEETS

NORTH ELEVATION

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



EAST ELEVATION

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

EXTERIOR FINISH NOTES:

SLOPE ROOF: CLASS A STANDING SEAM, METAL ROOF OVER ICE & WATER SHIELD.
COLOR: BLACK.

FLAT ROOF (3:12 OR LESS) PROVIDE "POLYGLASS" ELASTOSHEILD TS4 45MM GRANULAR NON-WOVEN POLYESTER MATT W/ STONE BALLAST.
COLOR: DARK GRAY.

FASCIA: 2x CEDAR FASCIA PAINTED BLACK.

SOFFITS: 1x4 RESAWN CEDAR, T&G SQ-GROOVE. MACHINE APPLY FX LUMBER GUARD XT FIRE RETARDANT PRIOR TO STAIN. INSTALL OVER ¾" SOFFIT GYP. BOARD. SEMI-TRANSPARENT. SOFFIT ALL EXPOSED LVL OR ML RAFTERS.
STAIN COLOR: NATURAL.

SIDING: 1x8 RESAWN WESTERN RED CEDAR HORIZONTAL T&G SQ. GROOVE LAP SIDING. MACHINE APPLY FX LUMBER GUARD XT FIRE RETARDANT PRIOR TO STAIN. INSTALL OVER ½" SOFFIT GYP. BOARD. OVER LIP ½" FLAMEBLOCK OR EQUAL.
STAIN COLOR: NATURAL

METAL TRIM: 22GA BLACK ANODIZED SHEET METAL AT CORNERS AND COUNTER FLASHING AT WINDOWS AND DOORS.

PAINT ALL EXPOSED METAL FLAT TO MATCH ROOF.

PAINT ALL EXPOSED BEAMS AND POSTS.
COLOR: BLACK

ALL EXTERIOR WOODWORK TO BE PRE-FINISHED. USE STAINLESS STEEL NAILS.

WINDOWS: TEMPERED GLASS, DUAL GLAZE, LOW E2 IN MTL CLAD FRAMES
COLOR: BLACK.

GARAGE DOORS: OVERHEAD, CUSTOM ROLL-UP, INSULATED (WHITE GLASS W/ METAL DOORS.
COLOR: BLACK.

RAILINGS: 2X2 METAL POSTS W/ TEMPERED CLEAR GLASS PANELS. PROVIDE THERMORY ASH RAIL CAP.

DECKING: 2X DECKING MATERIAL ON EITHER A PEDESTAL OR TREATED WOOD SYSTEM OVER POLYGLASS ELASTOSHIELD TS4 45MM GRANULAR NON-WOVEN POLYESTER MATT. MINIMUM ¼":12" SLOPE AWAY FROM STRUCTURE.
FINAL STAIN COLORS PER CONTRACTOR OR OWNER.

PHILIP GILANFARR REGISTERED No. 2971 ARCHITECT STATE OF NEVADA

G

GILANFARR
architecture

785 SOUTHWOOD BLVD
SUITE 3
P.O. BOX 6987
INCLINE VILLAGE, NV 89451
VOICE.(775-831-8001)

GILANFARRARCHITECTURE.COM

TITLE: NEW ELEVATIONS

CUSTOM RESIDENCE FOR:
WHISPER HOMES LLC
536 TYNER WAY, INCLINE VILLAGE NV, 89451
LOT 17, BLOCK 7, INCLINE VILLAGE 4, UNIT 3
APN: 129-511-10

REVISIONS	
1	10-24-24 FIELD CHANGE
2	08-07-25 FIELD CHANGE

FILE: 536 TYNER

DATE: 06/03/24

SCALE: AS NOTED

DRAWN: AGB

SHEET: A5.1

OF 77 SHEETS

INTERIOR ELEVATIONS

SCALE: 3/16" = 1' - 0"

PHILIP GILANFARR REGISTERED No. 2971 ARCHITECT STATE OF NEVADA

GILANFARR
architecture
785 SOUTHWOOD BLVD
SUITE 3
P.O. BOX 6987
INCLINE VILLAGE, NV 89451
VOICE.(775-831-8001)
GILANFARRARCHITECTURE.COM

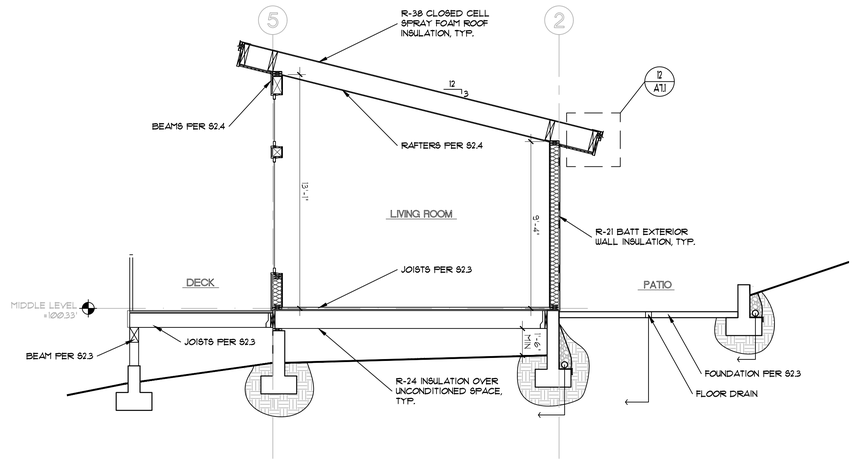
TITLE: INTERIOR ELEVATIONS

CUSTOM RESIDENCE FOR:
WHISPER HOMES LLC
LOT 17, BLOCK F
INCLINE VILLAGE NV, WASHOE, NEVADA
APN: 125-511-10

REVISIONS	
5	08-07-25 FIELD CHANGE

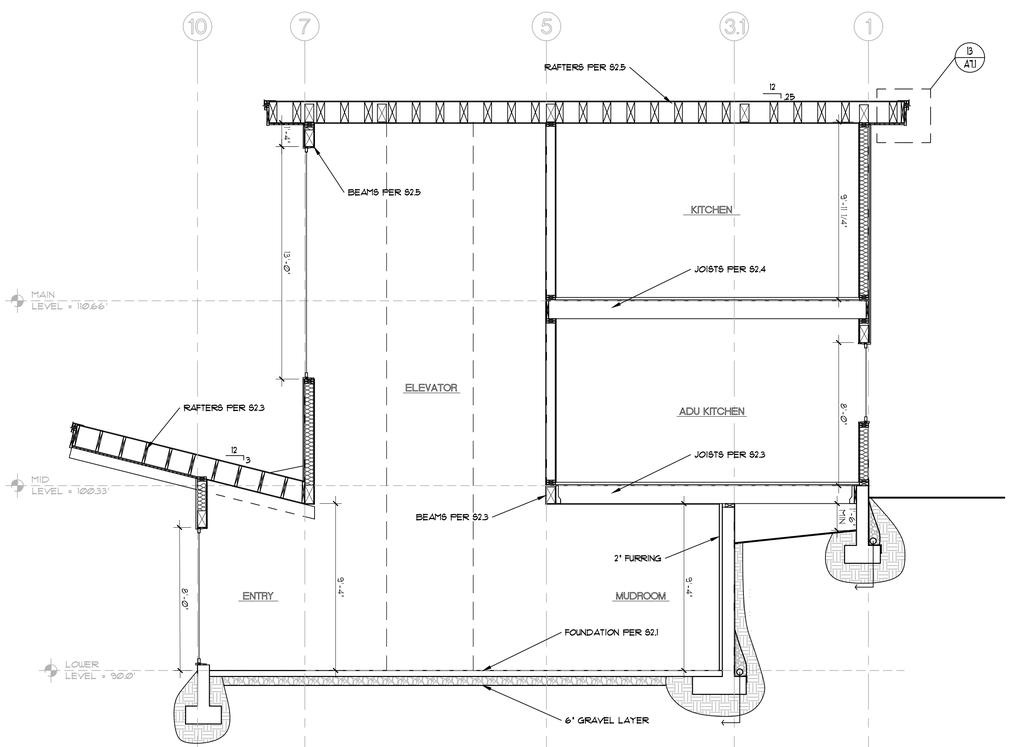
FILE: 596 TYNER
DATE: 06-25-25
SCALE: AS NOTED
DRAWN: AGB / EAC
SHEET: A6.0
OF 77 SHEETS

Sep 19, 2025 - 9:48am
C:\Users\alec\OneDrive - GilanFarr Architecture\Documents - GilanFarr Architecture Team\All Current Projects\596 Tyner Way - Whisper Homes\Autocad\596 TYNER FIELD_09-10-25.dwg



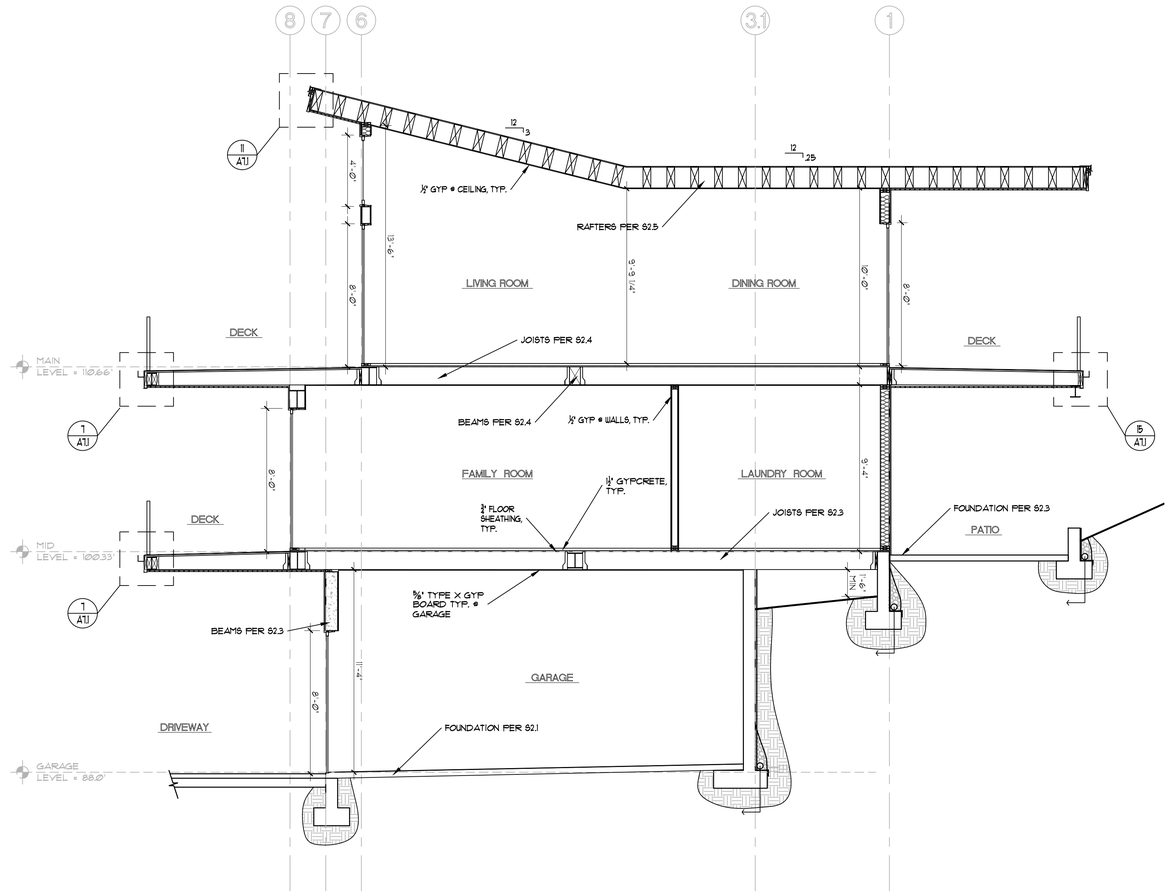
SECTION A

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



SECTION B

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



SECTION C

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

SECTION NOTES:

FOUNDATION WALL: SEE PLAN FOR FOOTING SIZE AND REINFORCEMENTS, 8" CONC. STEMWALL W/#4 BARS VERT @ 24" OC (ALTERNATE HOOKS) AND #4 BARS HORIZ @ 24" OC, UON

MINIMUM CONCRETE STRENGTH SHALL BE 2500 PSI AT 28 DAYS, UON.

3x6 PRESSURE - TREATED (OR REDWOOD) MUD SILL W/ ⅝" DIA x 10" DEEP ANCHOR BOLTS AT 48" OC (TYP UNO).

R-11 POLYSTYRENE INSULATION ON INTERIOR FACE OF STEMWALL (W/ AN APPROVED THERMAL BARRIER HAVING AN INDEX OF 15 OR GREATER) AND UNDER ENTIRE SLAB. COVER ENTIRE CRAWL W/ CONTINUOUS CLASS I VAPOR RETARDER BARRIER W/ 6" LAP AT ALL SPLICES, SEALED OR TAPED. EXTEND BARRIER UP WALLS A MIN. OF 6", ATTACH AND SEAL TO STEM WALL. STEGOCRAWL OR EQUAL.

TYPICAL EXTERIOR PONY WALL - 2x6 STUDS @ 16" OC R-21 BATT INSULATION

TYPICAL EXTERIOR WALL - 2x6 STUDS @ 16" OC, ½" GYP BD THROUGHOUT W/ R-21 BATT INSULATION, EXTERIOR SIDING OVER TYVEK HOUSE WRAP OR APPROVED WEATHER - RESISTIVE BARRIER - SEE EXTERIOR ELEVATIONS FOR SIDING TYPES.

TYPICAL INTERIOR WALL - 2x4 STUDS @ 16" OC, UNO. ½" GYP BD THROUGHOUT (WATER PROOF AT BATHS).

TYPICAL FLOOR CONSTRUCTION - 11 ¾" TJI @ 16" OC W/ ¾" T&G SUB-FLOOR, GLUE AND NAIL W/8d @ 6" OC EDGES & 10" OC FIELD, UON. (SEE STRUCTURAL)

FLOORS OVER UNHEATED SPACE OR EXTERIOR PROVIDE R-24 BATT INSULATION.

PROVIDE 1½" GYPCRETE OVER PLYWOOD SUBFLOOR FOR HYDRONIC HEAT.

FINISH FLOOR ELEVATIONS & VERTICAL DIMENSIONS ARE BASED ON NOMINAL SIZES. FIELD VERIFICATION OF GRADES, WINDOW & DOOR R.O. REQUIREMENTS IS REQUIRED PRIOR TO FRAMING. ALERT ARCHITECT OF ANY SIZES OR HEADER HEIGHTS THAT DIFFER FROM PLANS.

TYPICAL ROOF CONST. RAFTERS @ 16" O.C. W/ 40/20 APA RATED SHTG (PSI - 83) NAIL W/8d @ 6" OC EDGES & 12" OC FIELD. R-38 CLOSED CELL SPRAY FOAM ROOF INSULATION. ROOFING OVER AN APPROVED WEATHER - RESISTIVE BARRIER - SEE EXTERIOR ELEVATIONS FOR ROOFING TYPES. PROVIDE ICE AND WATER SHIELD FIRST 6FT OF EAVES AND 3' EACH SIDE OF VALLEYS & RISING WALLS. (SEE STRUCTURAL)

PROTECT EXPOSED BEAM TAILS W/24GA BLACK ANODIZED SHT METAL CAPS W/1" TURN DOWN EDGES.

ALL OPENINGS IN BEARING WALLS SHALL HAVE A 6x12 HEADER W/ (2) 2x6 TRIMMERS @ OPENINGS 4FT OR GREATER UON.

ALL FRAMING LUMBER SHALL BE DOUGLAS FIR - LARCH #2 OR BETTER 2" TO 4" WIDE AND DF-L #1 OR BETTER 5" AND WIDER, UON.

PROVIDE FOUNDATION VENTILATION. NET OPENINGS SHALL BE NOT LESS THAN 6"x14", PLACED NOT TO EXCEED 25 LINEAR FEET OF EXTERIOR WALL. VAPOR BARRIERS SHALL BE INSTALLED WITHIN ALL CRAWL SPACES. VENTS SHALL BE LOCATED CLOSE TO CORNERS ON OPPOSITE SIDES & COVERED W/ FIRE RESISTIVE CORROSION PROOF METAL MESH (OPENINGS NOT GREATER THAN 3"). NET OPENINGS SHALL BE NOT LESS THAN 1SF FOR EACH 150 SF OF AREA WITH CROSS VENTILATION. (VULCAN VENT OR EQUAL)

POSTS SHALL BE PROTECTED 6" ABOVE GROUND WITH A CONCRETE PEDESTAL.

ALL CONCRETE FOUNDATION WALLS BELOW GRADE: INSTALL GCP BITUTHENE 4000 MEMBRANE OVER SURFACE CONDITIONER OVER FOOTINGS, UP WALLS TO 6" ABOVE GRADE. INSTALL PER MANUF. SPEC.

INSTALL GCP HYDRO DUCT 220 OVER MEMBRANE & BACKFILL W/ DRAIN ROCK. INSTALL 4" PERF. PIPE @ BASE OF WALL. SLOPE TO DAYLIGHT.

PHILIP GILANFARR REGISTERED No. 2971 ARCHITECT STATE OF NEVADA

GILANFARR
architecture
785 SOUTHWOOD BLVD
SUITE 3
P.O. BOX 6987
INCLINE VILLAGE, NV 89451
VOICE.(775-831-8001)
GILANFARRARCHITECTURE.COM

TITLE: BUILDING SECTIONS

CUSTOM RESIDENCE FOR:
WHISPER HOMES LLC
596 TYNER WAY, INCLINE VILLAGE NV 89451
LOT 11, BLOCK F, INCLINE VILLAGE 4, WASHOE NEVADA
APN: 125-511-10

REVISIONS	
2	10-24-24 FIELD CHANGE

FILE: 596 TYNER

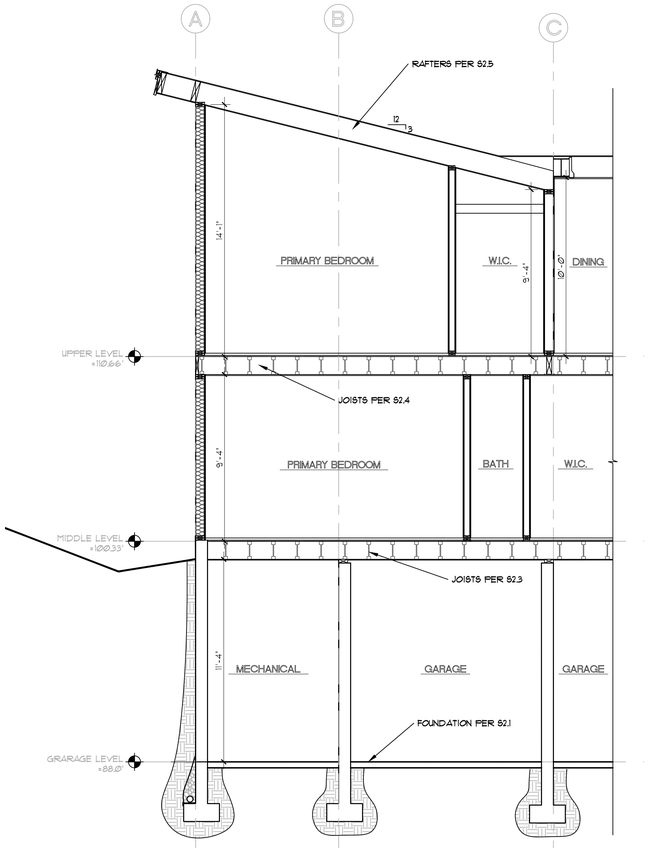
DATE: 06/03/24

SCALE: AS NOTED

DRAWN: AGB

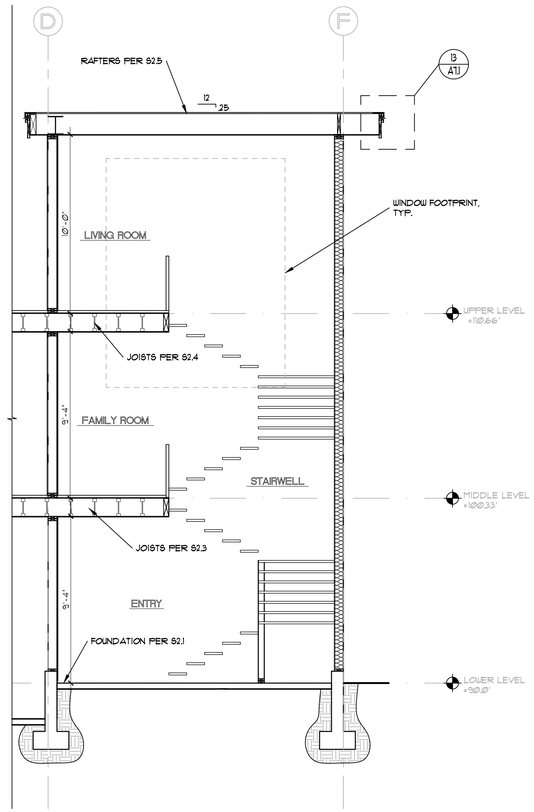
SHEET: A7.0

OF 11 SHEETS



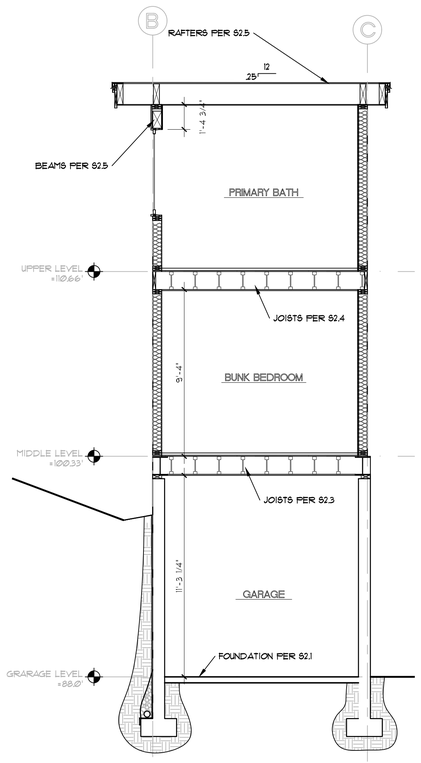
SECTION D

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



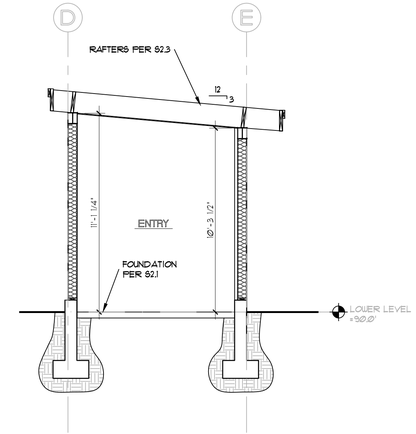
SECTION E

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



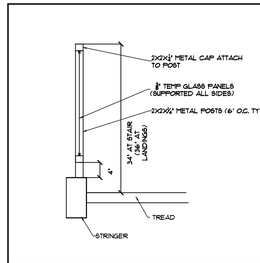
SECTION F

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

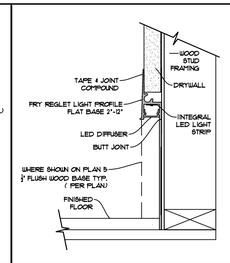


SECTION G

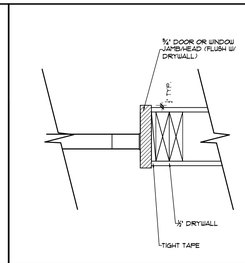
SCALE: 1/4" = 1' - 0"



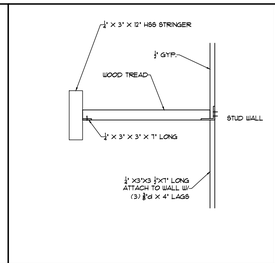
1	INTERIOR HANDRAIL AT STAIRS	1/4" = 1'-0"	
A7.1			



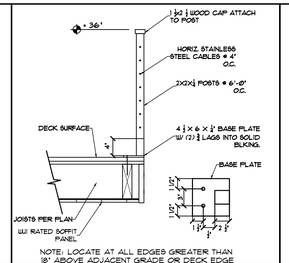
2	TYPICAL DRYWALL BASE W/ LED (FRY REGLET LP BASE R3)	NTS	
A7.1			



3	TRIM @ DOORS & WINDOWS	1" = 1'-0"	
A7.1			

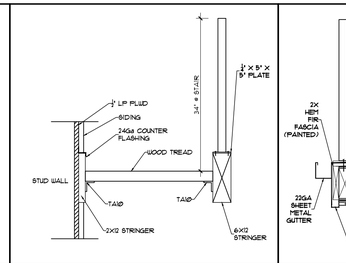


4	INTERIOR STAIR	1/4" = 1'-0"	
A7.1			

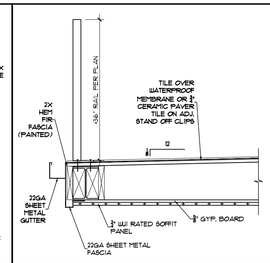


NOTE: LOCATE AT ALL EDGES GREATER THAN 18" ABOVE ADJACENT GRADE OR DECK EDGE

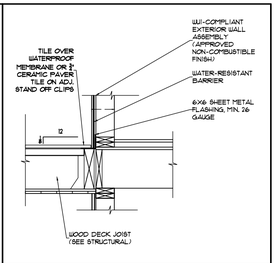
5	EXTERIOR DECK HANDRAIL	1/2" = 1'-0"	
A7.1			



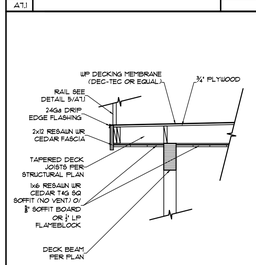
6	EXTERIOR STAIR	1/2" = 1'-0"	
A7.1			



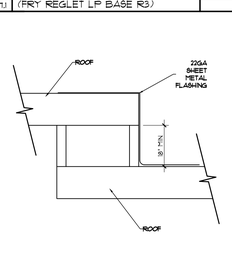
7	W/I COMPLIANT DECK WITH GUTTER	1/2" = 1'-0"	
A7.1			



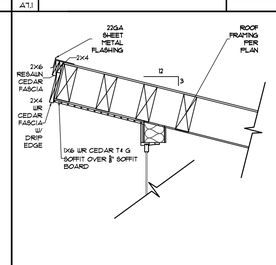
8	W/I-COMPLIANT WOOD DECK @ WOOD WALL	1/2" = 1'-0"	
A7.1			



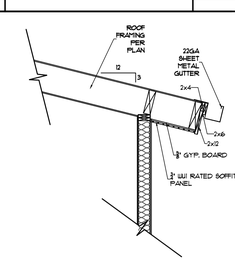
9	WATERPROOF WOOD DECK	3/4" = 1'-0"	
A7.1	SOFFIT		



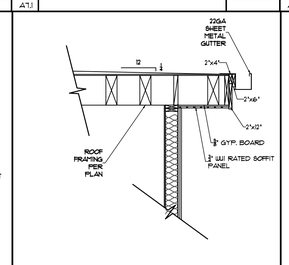
10	ROOF OVERHANG A	1/2" = 1'-0"	
A7.1			



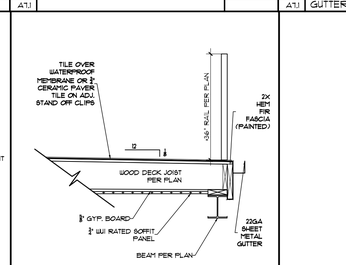
11	ROOF OVERHANG B	1/2" = 1'-0"	
A7.1			



12	ROOF OVERHANG C	1/2" = 1'-0"	
A7.1			



13	ROOF OVERHANG D	1/2" = 1'-0"	
A7.1			



15	REAR DECK	1/2" = 1'-0"	
A7.1			

DETAILS

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

PHILIP GILANFARR REGISTERED No. 2971 STATE OF NEVADA ARCHITECT

G

GILANFARR
architecture

785 SOUTHWOOD BLVD
SUITE 3
P.O. BOX 6987
INCLINE VILLAGE, NV 89451
VOICE.(775-831-8001)

GILANFARRARCHITECTURE.COM

TITLE: BUILDING SECTIONS & ARCHITECTURAL DETAILS

CUSTOM RESIDENCE FOR:
WHISPER HOMES LLC

594 TYNER WAY, INCLINE VILLAGE NV 89451
LOT 11 BLOCK F, INCLINE VILLAGE 4, UNSHORE NEVADA
APN: 125-311-10

REVISIONS	
2	Ø-24-24 FIELD CHANGE

FILE: 596 TYNER

DATE: 06/03/24

SCALE: AS NOTED

DRAWN: AGB

SHEET: A7.1

OF 17 SHEETS

STRUCTURAL GENERAL NOTES

1. GENERAL.

1. Structural general notes apply to the structural documents for the Whisper Homes residence at 596 Tyner Way and may not be used on any other project.
2. Structural documents apply to the Whisper Homes residence at 596 Tyner Way and may not be used on any other project without consent in writing from Structured Engineering, LLC.
3. All workmanship, design and materials shall conform to the 2018 edition of the International Building Code.
4. Building geometry has been provided by others. Contractor shall review drawings prior to construction for discrepancies and notify architect and Structured Engineering prior to construction for clarifications or revisions. Any work performed by contractor after discovery of discrepencies without notice to architect and Structured Engineering shall be at builder's own risk.
5. Refer to Architectural Drawings for any architectural elements such as flashing, door and window details, finishes, waterproofing, drainage, ventilation, site preparation, and insulation. Refer to the Mechanical and Electrical drawings for piping, ductwork, conduit, fixtures and general layouts of systems.
6. Builder shall verify Structural Details match Architectural Elevations and Sections.
7. The builder shall be responsible for all job site safety including bracing and shoring during construction.
8. The builder shall verify Structural Dimensions match the Architectural Drawings prior to construction. The builder shall notify the architect and Structured Engineering for clarifications and/or revisions. Any work performed by contractor after discovery of discrepancies without notice to architect and Structured Engineering shall be a builder's own risk.

2. Design Criteria

Site Elevation < 6900 feet.
Ground S.L. = 247 psf
Roof S.L. = 190 psf
Thermal Coefficient = 1.1
Exposure Coefficient = 1.0
Snow importance factor = 1.0
Eave S.L. = 285 psf
Roof D.L. = 15 psf
Floor LL = 40 psf
Floor DL = 25 psf
Soil Bearing Capacity = 3000 psf
Wind Speed Vult = 120 mph
Wind Exposure Factor = C
Wind Importance Factor = 1.0

Seismic Ss = 1.695
Seismic S1 = .577
Seismic Sds = 1.13
Seismic Sd1 = null
Seismic Importance Factor = 1.0
Seismic Site Class = D
Seismic Design Category = D
Occupancy Category = II
Basic Seismic force resistance system = Bearing Wall System
Response Modification Factor = 6.5
Seismic Governs Lateral

3. SOILS (FOUNDATION).

1. Allowable soil bearing capacity = 3000 psf.
2. All foundations shall be placed in native undisturbed soil or approved engineered backfill. Backfill supporting structural foundations shall be continually inspected for placement of lift and compaction.
3. All backfill supporting footings and slabs shall be compacted to a minimum of 95% relative density.
4. Underlayment of slabs shall be designed by others.
5. Drainage shall be designed by others. Waterproofing against concrete retaining walls shall be designed by others.
6. Builder shall not backfill against retaining walls until concrete has reached 28 day strength and any required supports are in place.
7. Any over-excavation of soil for the placement of foundation shall be filled with concrete.
8. Stepped footings shall be placed with a maximum vertical step of 2 feet and a minimum horizontal run of 4 feet. Contact Structured Engineering if an alternate is required for the project.

4. CONCRETE

1. All new concrete construction and design shall conform to the 2018 edition of the International Building Code (IBC) and the most current ACI edition.
2. Concrete shall be regular weight concrete with a 28 day compressive strength of no less than 3000 psi. Design based on 28 day compressive strength of 2500 psi (special inspection is not required).
3. Construction joints shall be determined by others, however the recommended spacing of joints shall be no greater than 12'-0" o.c.
4. Additives containing Calcium Chloride shall not be used.
5. Concrete shall be inspected as required according to Table 1704.4 of the IBC. See page S1.2 for tables of special inspections.

5. REINFORCING STEEL

1. Reinforcement bars #5 or less shall be grade 40 steel, ASTM A615 and shall be fabricated and placed in accordance with the most current ACI standards and these structural documents. For hooked bars, the straight extension must be at least 12 bar diameters. Minimum lap splice must be 40 bar diameters.
2. Reinforcement bars #6 or greater shall be grade 60 steel, ASTM A615 and shall be fabricated and placed in accordance with the most current ACI standards and these structural documents. For hooked bars, the straight extension must be at least 20 bar diameters. Minimum lap splice must be 50 bar diameters.
3. Reinforcement shall be placed as shown in the structural documents and shall be tied and supported per the most current ACI standards.
4. Welded reinforcement shall conform to ASTM A706.
5. Unless noted in the structural documents, minimum horizontal and vertical reinforcement must satisfy the minimum requirements of ACI 318.

6. STRUCTURAL STEEL

1. Structural W-sections shall be grade 50 steel and conform to ASTM A572.
2. HSS sections (square and rectangle) shall be 46 ksi steel and conform to ASTM A500, grade B.
3. Structural steel channels, plates, and angles shall conform to ASTM A36.
4. Steel pipe shall conform to ASTM A53, grade B.
5. All new structural steel exposed to weather shall be hot-dipped galvanized per ASTM A153.
6. Fabrication and erection of structural steel shall conform to the latest AISC specifiactions.
7. All welding shall conform to the most current American Welding Society specifications by certified welders and verified by an approved special inspector.
8. Welds shall have special inspection as required by IBC 1704.3.1.
9. Electrodes shall have a minimum tensile strength of 70 ksi (Innershield NR-211 not allowed).
10. Unless noted otherwise, bolts shall be A307 Machine Bolts (M.B.), special inspection not required.
11. High strength bolts shall be A325 and shall conform to ASTM A325 and shall be installed per AISC Specifications for Structural Joints. Special inspection is required for High Strength bolts per IBC 1704.3.3.
12. Threaded rods shall conform to ASTM A36.
13. Unless noted in details, provide ½" diameter stud bolts at 32" o.c. at wood studs to steel columns, where applicable.
14. See sheet S1.2 for steel special inspection table 1704.3.

7. WOOD FRAMING / CARPENTRY

1. All wood framing and design shall conform to the most current NDS (National Design Standards) for wood construction.
2. Sawn lumber for beams 6x or greater shall be Douglas Fir #1 (UNO)
3. Sawn lumber for rafters, joist, ledgers, and beams 4x or less shall be Douglas Fir #2 (UNO). Studs and plates may be construction grade.
4. Sawn lumber attached to concrete or concrete masonry at exterior or wet conditions shall be pressure treated with ACQ, CA-B or CCA applications. Stainless steel fasteners are required for all nails, bolts, hangers and straps that attach to P.T. wood at these locations.
5. Sawn lumber attached to concrete at interior dry conditions such as mudsills or interior ledgers are permitted to be Zinc Borate treated wood. Hot dipped galvanized fasteners are permitted at these locations.
6. LVL (laminated veneer lumber) shall be rated at 2600 psi bending, 285 psi shear, 1.8E and 750 psi compression perpendicular to grain. At exterior conditions, LVL material must be protected by soffits.
7. PSL (parallel strand lumber) shall be rated at 2900 psi bending, 290 psi shear, 2.0E and 750 psi compression perpendicular to grain. At exterior conditions, PSL material must be protected by soffits or rated for exterior use.
8. LSL (laminated strand lumber) shall be rated at 1700 psi bending, 285 psi shear, and 1.3E. LSL is not permitted to be used for rafters, studs and beams unless otherwise noted in structural drawings. At exterior conditions, LSL material just be protected by soffits.
9. GLB (glulam beam) shall be 24F-V4 and rated at 2400 psi bending, 240 psi shear, 1.8E, and 650 psi compression perpendicular to grain (UNO). At exterior conditions, GLB shall be Western Cedars and exterior rated or it shall be protected by moisture in a soffit or other waterproofing per architect.
10. See framing and diaphragm plans for sheathing callouts. Sheathing shall be manufactured in accordance with APA PS 1-95. Exterior shear ply shall be minimum ⅞" LP FlameBlock Fire-Rated OSB sheathing.
11. All metal hardware shall be Simpson Strong Tie or equivalent.
12. All trusses and rafters shall align with stud below where they bear on walls.
13. All nailing not referenced in structural documents shall be in accordance with IBC table 2304.9.1.
14. All nail holes in hangers must be used to achieve "Max" rating called out in Simpson Strong Tie.
15. Anchor bolts at mudsill must be a minimum of ⅝" dia. x 12" A.B. at 48" o.c. with 3"x3"x¼" plate washers (UNO). A minimum of (2) anchor bolts must be installed at each mudsill.
16. All mudsills shall be a minimum of 3x pressure treated (UNO).
17. All machine bolts shall be A307 bolts (UNO).
18. Beams may bear directly on posts with pocket connection or toenails per structural drawings without steel plates/buckets unless noted in structural drawings. If "CPG" is noted on drawings, see referenced details for attachment of beam to post.
19. Posts may bear directly on wood framing unless "CPG" is noted in structural drawings. See referenced details for attachment of post to support below if "CPG" is noted. At corner walls where no mudsill occurs and post bears directly on concrete wall, use a minimum of PB hardware to attach post to foundation.
20. Posts may splice in floor cavities per structural drawings and do not need to be full height unless required in structural drawings.
21. All wood sizes called out in structural drawings are the minimum sizes required. All wood members can be upsized as required per architectural. Some revisions to details may be required. Builder shall notify Structured Engineering if alternate sizes are requested.
22. All nuts at connections shall be re-tightened prior to covering the connection. This includes but is not limited to holdown bolts, anchor bolts, wood to steel connections, and custom wood to wood connections.
23. Nails at shear walls shall be "common" or "box" nails per the shear wall chart on Sheet S1.2.
24. Nails at diaphragms shall be "common" nails per the structural drawings.
25. Nails specified in details shall be "common" nails.
26. .128" dia. nails shall have a minimum penetration of 1-¾" (UNO)
.148" dia. nails shall have a minimum penetration of 1-½" (UNO)
.162" dia. nails shall have a minimum penetration of 1-⅝" (UNO)

8. EPOXY

1. Epoxy must be Simpson XP epoxy. Special inspection is required.
2. Follow Simpson Strong Tie specifications to prepare hole for epoxy.

STRUCTURAL ABBREVIATIONS

@	AT
/	PER (NAIL/FT = NAIL PER FOOT)
AB	ANCHOR BOLT
ABV	ABOVE
ACI	AMERICAN CONCRETE INSTITUTE
AFF	ABOVE FINISH FLOOR
AISC	AMERICAN INSTITUTE OF STEEL CONSTRUCTION
ALT	ALTERNATE
AWS	AMERICAN WELDING SOCIETY
BD	BOARD
BLK	BLOCK
BLK'G	BLOCKING
BLW	BELOW
BM	BEAM
B.O.	BOTTOM OF
BRG	BEARING
BTM	BOTTOM
CJ	CONTROL JOINT
CL	CENTERLINE
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC.	CONCRETE
CONT'D	CONTINUED
CPG	CONTINUOUS PARALLEL TO GRAIN (POST MAY NOT BEAR DIRECTLY ON WOOD MEMBER WITHOUT BEARING PLATE)
d	NAIL SIZE
DBL	DOUBLE
DIA	DIAMETER
DIAG	DIAGONAL
DIM	DIMENSION
DECK'G	DECKING
DTL	DETAIL
(E)	EXISTING
EA	EACH
EL	END LENGTH
ELEV	ELEVATION
EMBED	EMBEDMENT
ES	EACH SIDE
EXT	EXTERIOR
FDN	FOUNDATION
FF	FINISH FLOOR
FLR	FLOOR
FP	FULL PENETRATION
FS	FAR SIDE
FT	FOOT
FTG	FOOTING
GA	GAGE
GLB	GLULAM BEAM
HD	HOLDOWN
HDR	HEADER
HF	HARDY FRAME
HGR	HANGER
HORIZ	HORIZONTAL
HSS	HOLLOW STRUCTURAL TUBE
IBC	INTERNATIONAL BUILDING CODE
IF	INSIDE FACE
INT	INTERIOR
JST	JOIST
JT	JOINT
KB	KNEE BRACE
KP	KING POST
KS	KING STUD
LL	LIVE LOAD
LONG	LONGITUDINAL
LSL	LAMINATED STRAND LUMBER
LVL	LAMINATED VENEER LUMBER
MAX	MAXIMUM
MB	MACHINE BOLT
MIN	MINIMUM
MTL	METAL
(N)	NEW
NO	NUMBER
N/A	NOT APPLICABLE
NS	NEAR SIDE
NTS	NOT TO SCALE
O/	OVER
OC	ON CENTER
OF	OUTSIDE FACE
OH	OVERHANG
OL	OUTLOOKER
PB	PITCH BREAK
PKT	POCKET
PLF	POUND PER FOOT
PLWD	PLYWOOD
PSF	POUND PER SQUARE FOOT
PSI	POUND PER SQUARE INCH
PSL	PARALLEL STRAND LUMBER
PT	PRESSURE TREATED
RDWD	REDWOOD
REINF	REINFORCEMENT
REF	REFERENCE
REQ'D	REQUIRED
REV	REVISION
RFTR	RAFTER
SEC	SECTION
SHT	SHEATHING
SIM	SIMILAR
SOG	SLAB ON GRADE
STAG'D	STAGGERD
STD	STANDARD
STL	STEEL
T&G	TOUNGE AND GROOVE
T&B	TOP AND BOTTOM
THRD	THREADED
TO	TOP OF
TRMR	TRIMMER
TRANS	TRANSVERSE
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VERT	VERTICAL
W/	WITH
WP	WATERPROOF

PROJECT:
A Custom Residence for:
Whisper Homes LLC
596 Tyner Way
Incline Village, NV

Structured Engineering, LLC
Jeff Harrell, P.E.
775-813-4015
Jeff@structuredengineering.com
Physical: 916 Southwood Blvd. Suite 1D, Incline Village, NV
Mailing: 592 Lindfer Street, Incline Village, NV 89451

REVISIONS:

NO.	DATE	REMARKS
1	11-6-2024	REVISIONS
2	5-7-2025	REVISIONS
3	8-18-2025	REVISIONS

PROJECT NO:
240601
ISSUE DATE:
August 23, 2024

DRAWING TITLE:
GENERAL NOTES
& ABBREVIATIONS

DRAWING NO:
S1.1

SPECIAL INSPECTION SCHEDULES

Table 1705.3 (Required Verification and Inspection of Concrete Construction)

Verification & Inspection	Continuous	Periodic	Referenced Standard	IBC/CBC Reference	Req'd for Project?
1. Inspection of reinforcing steel including prestressing tendons, and placement.	———	X	ACI 318 : 3.5, 7.1-7.7	1913.4	NO
2. Inspection of reinforcing steel welding in accordance with Table 1704.3, Item 5b.	———	———	AWS D1.4, ACI 318 : 3.5.2	———	NO
3. Inspect bolts to be installed in concrete prior to and during placement of concrete where allowable loads have been increased.	X	———	———	1911.5	NO
4. Verify use of required design mix	———	X	ACI 318 : ch. 4, 5.2 - 5.4	1904.2.2, 1913.2, 1913.3	NO
5. At the time fresh concrete is sampled to fabricate specimens for strength tests, perform slump and air content tests and determine the temperature of the concrete.	X	———	ASTM C 172 ASTM C 31 ACI 318 : 5.6, 5.8	1913.10	NO
6. Inspection of concrete and shotcrete placement for proper application techniques.	X	———	ACI 318 : 5.9, 5.10	1913.6, 1913.7, 1913.8	NO
7. Inspection for maintenance of specified curing temperature and technique.	———	X	ACI 318 : 5.11-5.13	1913.9	NO
8. Inspection of prestressed concrete: a: Application of prestressing forces b: Grouting of bonded prestressing tendons in the seismic-force-resisting system.	X X	———	ACI 318 : 18.20 ACI 318 : 18.18.4	———	NO
9. Erection of precast concrete members	———	X	ACI 318 : Ch. 16	———	NO
10. Verification of in-situ concrete strength, prior to stressing of tendons in posttensioned concrete and prior to removal of shores and forms from beams and structural slabs.	———	X	ACI 318 : 6.2	———	NO
11. Inspect formwork for shape, location and dimensions of the concrete member being formed.	———	X	ACI 318 : 6.11	———	NO

Verificaton and Inspection of Epoxy Anchors & Titan Bolts

Verification & Inspection Task	Continuous During Task Listed	Periodically During Task Listed	Required for this project
1. Depth	———	X	YES
2. Placement	———	X	YES
3. Cleanout	———	X	YES
4. Temp of Concrete or CMU	———	X	YES
5. Temperature of Epoxy	———	X	YES

1. DEFINITIONS OF SPECIAL INSPECTIONS AND OBSERVATIONS

1. Special inspection is defined in section 1702 of the IBC/CBC as "inspections as herein required of the materials, installation, fabrication, erection or placement of components and connections requiring special expertise to ensure compliance with approved construction documents and referenced standards". Requirements for this project are listed below.

2. Structural observations is defined in section 1702 of the IBC/CBC as "The visual observation of the structural system by a registered design professional for general conformance to the approved construction documents at significant construction stages and at completion of the structural system. Structural observation does not include or waive the responsibility for the inspection required by Section 109, 1704 or other sections of this code". Structural observation **IS** required for this project.

3. Seismic inspection for wood construction is defined in section 1707.3 and states "Continuous special inspection is required during field gluing operations of elements of the seismic-force-resisting system. Periodic special inspection is required for nailing, bolting, anchoring and other fastening of components within the seismic-force-resisting system, including wood shear walls, wood diaphragms, drag struts, braces, shear panels and hold-downs. Seismic inspection is not required for this project because it qualifies as exempt per section 1705. Where inspection is required the owner shall employ Structured Engineering, LLC in a separate contract to perform the special inspection for the seismic-force-resisting system.

Required Verification and Inspection of Steel Construction

Verification & Inspection	Continuous	Periodic	Referenced Standard	IBC/CBC Reference	Req'd for Project?
1. Material verification of high-strength botls, nuts and washers:					
a. Identification markings to conform to ASTM standards specified in the approved construction documents.	———	X	Applicable ASTM material specifications: AISC 360, section A3.3	———	NO
b. Manufacturer's certificate of compliance required.	———	X	———	———	NO
2. Inspection of high-strength bolting:					
a. Bearing-type connections	———	X	AISC 360, Section M2.5	1704.3.3	YES
b. Slip-critical connections	X	X			NO
3. Material verification of structural steel:					
a. Identification markings to conform to ASTM standards specified in the approved construction documents.	———	———	ASTM A6 or ASTM A 568	1708.4	NO
b. Manufacturer's certified mill test reports	———	———			NO
4. Material verification of weld filler materials:					
a. Identification markings to conform to AWS specification in the approved construction documents.	———	———	ASTM A6 or ASTM A 568	1708.4	NO
b. Manufacturers' certificate of compliance required.	———	———	———	———	NO
5. Inspection of welding:					
a. Structural Steel:	———	———			NO
1: Complete and partial penetration groove welds.	X	———	AWS D1.1	1704.3.1	NO
2: Multipass fillet welds:	X	———			YES
3: Single-pass fillet welds > 5/16"	X	———			YES
4: Single-pass fillet welds < or = 5/16"	———	X			YES
5: Floor and deck welds	———	X	AWS D1.3	———	NO
b. Reinforcing Steel:	———	———			NO
1: Verification of weldability of reinforcing steel other than ASTM A 706.	———	X	AWS D1.4 ACI 318: 3.5.2	———	NO
2: Reinforcing steel-resisting flexural and axial forces in intermediate and special moment frames, and boundary elements of special reinforced concrete shear walls and shear reinforcement.	X	———			NO
3: Shear reinforcement	X	———			NO
4: Other reinforcing steel	———	X			NO
6. Inspection of steel frame joint details for compliance with approved construction documents: a. Details such as bracing and stiffening b. Member locations c. Application of joint details at each connection		X		1704.3.2	NO

Table 1705.6 (Required Verification and Inspection of Soils)

Verification & Inspection Task	Continuous During Task Listed	Periodically During Task Listed	Required for this project
1. Verify materials below footings are adequate to achieve the design bearing capacity.	———	X	YES
2. Verify excavations are extended to proper depth and have reached proper material.	———	X	YES
3. Perform classification and testing of controlled fill materials.	———	X	YES
4. Verify use of proper materials, densities and lift thicknesses during placement of compaction of controlled fill.	X	———	YES
5. Prior to placement of controlled fill, observe subgrade and verify that site has been prepared properly.	———	X	YES

PROJECT:
A Custom Residence for:
Whisper Homes LLC
596 Tyner Way
Incline Village, NV

Structured Engineering, LLC
Jeff Hartwell, P.E., S.E.
775.813.4915
jeff@structured-engineering.com
Physical: 916 Southwood Blvd. Suite 1D, Incline Village, NV
Mailing : 972 Jennifer Street, Incline Village, NV 89451

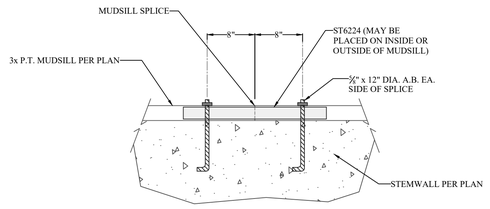
REVISIONS:

NO.	DATE	REMARKS
1	11-6-2024	REVISIONS
2	5-7-2025	REVISIONS
3	8-18-2025	REVISIONS

PROJECT NO:
240601
ISSUE DATE:
August 23, 2024

DRAWING TITLE:
SPECIAL INSPECTION SCHEDULES

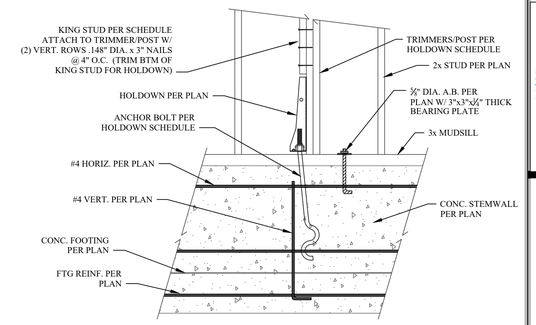
DRAWING NO:
S1.2



(107) MUDSILL SPLICE AT STEMWALL

1"=1'-0"

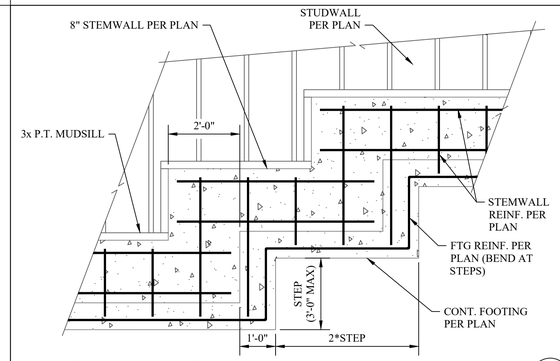
7



(103) HOLDOWN TO TRIMMER/POST AT STEMWALL

¾"=1'-0"

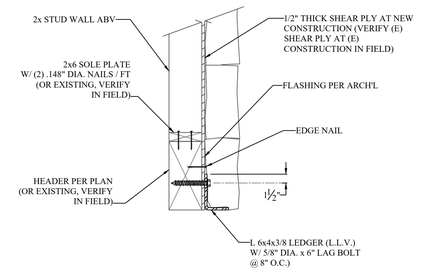
3



(110) STEPPED CONCRETE FOOTING

½"=1'-0"

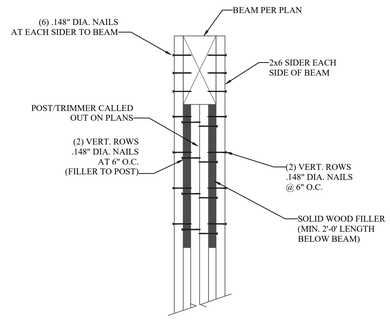
10



(106) STONE VENEER LINTEL AT HEADER (IF APP'L)

1"=1'-0"

6



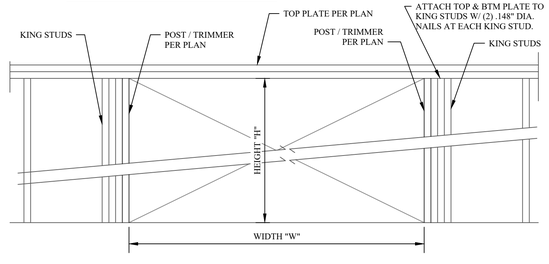
(102) - BEAM POCKET OVER POST

1"=1'-0"

2

HEIGHT	WIDTH	#KING STUDS
</= 10'-0"	</= 6'-0"	(1) 2x6 DF#1
</= 10'-0"	> 6'-0" </= 8-0"	(2) 2x6 DF#1
</= 10'-0"	> 8'-0" </= 18-0"	(3) 2x6 DF#1

SISTER ALL STUDS TOGETHER W/ (2) VERT. ROWS .148" DIA. NAILS @ 6" O.C. AT EACH STUD TO STUD



(109) KING STUD SCHEDULE

¾"=1'-0"

9

IBC SECTION 1405.7 STONE VENEER.

Stone veneer units not exceeding 10 inches in thickness shall be anchored directly to masonry, concrete or to stud construction by one of the following methods:

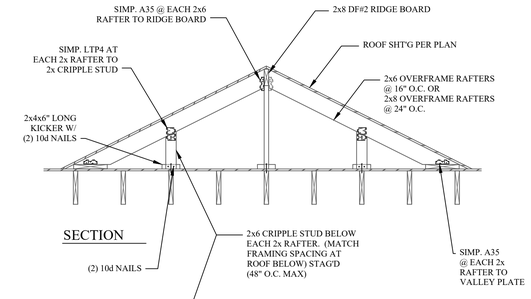
1: With concrete or masonry backing, anchor ties shall be not less than .1055-inch corrosion-resistant wire, or approved equal, formed beyond the base of the backing. The legs of the loops shall be not less than 6 inches in length bent at right angles and laid in the mortar joint, and spaced so that the eyes or loops are 12 inches maximum on center in both directions. There shall be provided not less than a .1055-inch corrosion-resistant wire tie, or approved equal, threaded through the exposed loops for every 2 square feet of stone veneer. This tie shall be a loop having legs not less than 15 inches in length bent so that it will lie in the stone veneer mortar joint. The last 2 inches of each wire leg shall have a right-angle bend. One-inch minimum thickness of cement grout shall be placed between the backing and the stone veneer.

2: With stud backing, a 2-inch by 2-inch .0625-inch corrosion-resistant wire mesh with two layers of water-resistive barrier in accordance with Section 1404.2 shall be applied directly to wood studs spaced a maximum of 16 inches on center. On studs, the mesh shall be attached with 2-inch-long corrosion-resistant steel wire furring nails at 4 inches on center providing a minimum 1.125-inch penetration into each stud and with 8d common nails at 8 inches on center into top and bottom plates or with equivalent wire ties. There shall be not less than a .1055-inch corrosion-resistant wire, or approved equal, looped through the mesh for every 2 square feet of stone veneer. This tie shall be a loop having legs not less than 15 inches in length, so bent that it will lie in the stone vneer mortar joint. The last 2 inches of each wire leg shall have a right-angle bend. One-inch minimum thickness of cement grout shall be placed betweeen the backing and the stone veneer.

(105) STONE VENEER PER IBC (IF APP'L)

1"=1'-0"

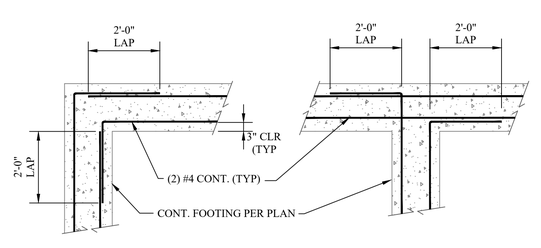
5



(101) ROOF OVERBUILD

½"=1'-0"

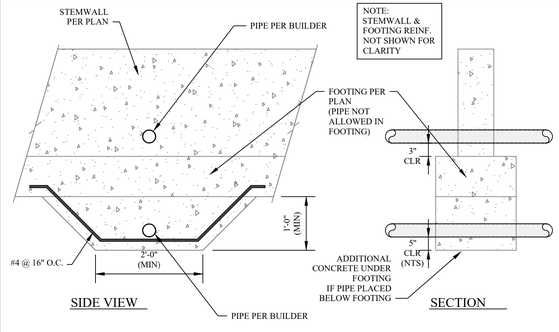
1



(108) CONT. FOOTING REINF. LAP @ CORNER & INTERSECTION.

½"=1'-0"

8



(104) PIPE AT FOUNDATION

¾"=1'-0"

4

Jeff Hartford Engineering, LLC
775-813-4915
Jeff@Hartfordengineering.com
Physical: 916 Southwood Blvd. Suite 1D, Incline Village, NV
Mailing: 972 Jennifer Street, Incline Village, NV 89451

PROFESSIONAL ENGINEER STATE OF NEVADA
JEFFREY A. HARTFORD
No. 15804
6-30-27
CIVIL

PROJECT:

A Custom Residence for:
Whisper Homes LLC
596 Tyner Way
Incline Village, NV

REVISIONS:

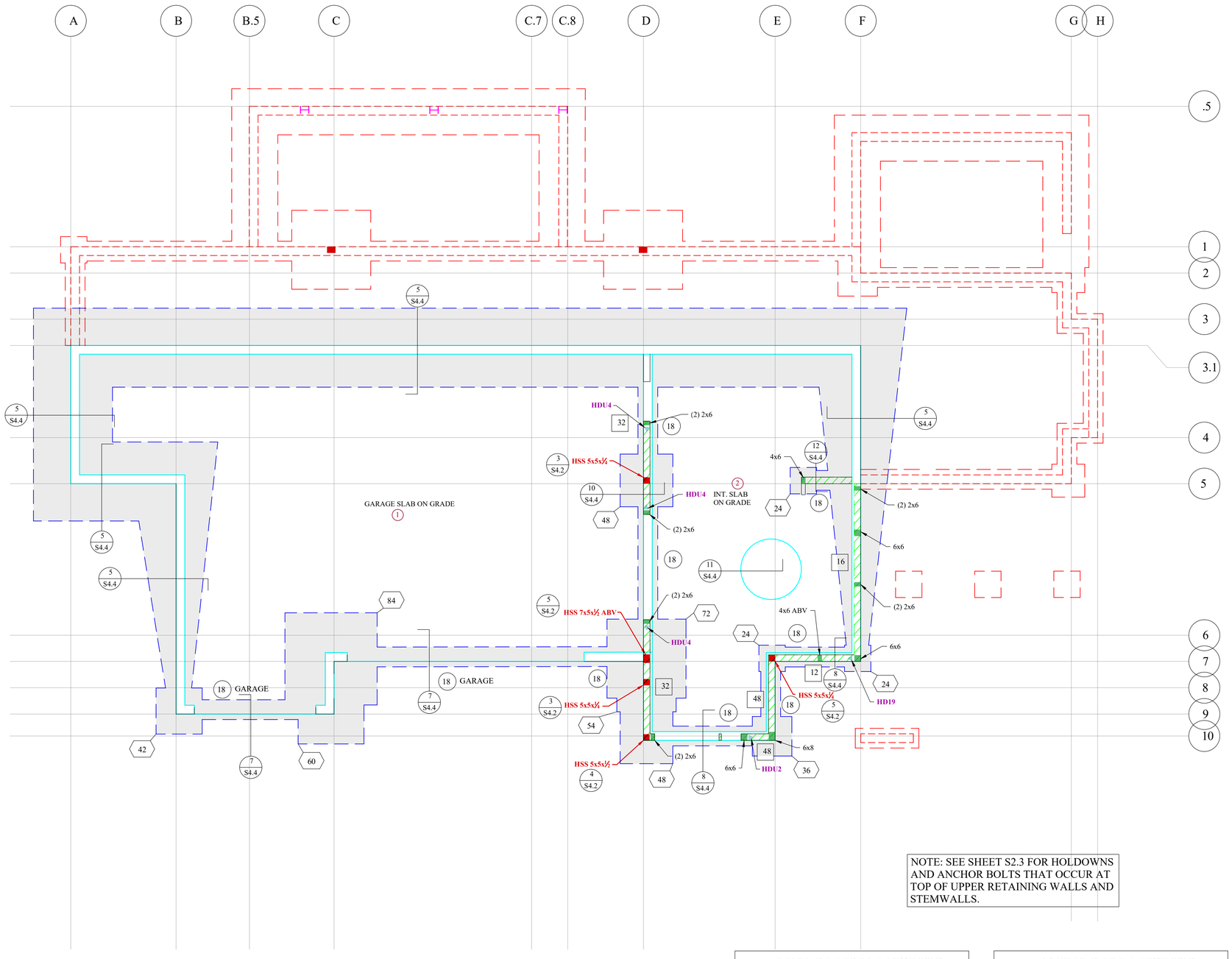
NO.	DATE	REMARKS
1	11-6-2024	REVISIONS
2	5-7-2025	REVISIONS
3	8-18-2025	REVISIONS

PROJECT NO:
240601

ISSUE DATE:
August 23, 2024

DRAWING TITLE:
TYPICAL DETAILS

DRAWING NO:
S1.3



NOTE: SEE SHEET S2.3 FOR HOLDOWNS AND ANCHOR BOLTS THAT OCCUR AT TOP OF UPPER RETAINING WALLS AND STEMWALLS.

FOUNDATION NOTES

1. FOOTINGS SHALL BE PLACED IN NATIVE NON-DISTURBED SOIL.
2. MINIMUM FOOTING DEPTH FOR FROST PROTECTION IS 24 INCHES.
3. CONTINUOUS FOOTING SHALL BE CAST IN PLACE CONCRETE AND SHALL BE 18" WIDE x 9" THICK WITH (2) #4 CONTINUOUS, UNO.
4. STEMWALLS SHALL BE CAST IN PLACE CONCRETE AND SHALL BE 8" WIDE WITH #4 VERTICAL BARS AT 24" O.C. AND #4 HORIZONTAL BARS AT 24" O.C. (MINIMUM (2) HORIZONTAL BARS).
5. ANCHOR BOLTS SHALL BE ⅝" DIA. x 12" A.B. AT 48" O.C. (U.N.O.) ALL ANCHOR BOLTS SHALL HAVE 3"x3"x¼" PLATE WASHERS .
6. MUDSILL SHALL BE (MIN) 3x6 P.T. (ZINC BORATE).
7. POSTS MAY BEAR DIRECTLY ON MUDSILL WITHOUT HARDWARE UNLESS NOTED BY ***"CPG"***.
8. PROVIDE SIMP. PB66 AT ALL CORNER 6x6 POSTS WHERE NO MUDSILL OCCURS.
9. ALL PERIMETER FOOTINGS MUST BE "KEYED" INTO NATIVE UNDISTURBED SOIL. BUILDER SHALL CONTACT STRUCTURED ENGINEERING, LLC IF OPTION IS REQUIRED.
10. WIDEN FOOTINGS AS REQUIRED FOR STONE VENEER.

S2.1 KEYNOTES

1. GARAGE SLAB ON GRADE SHALL BE 4" THICK CONCRETE SLAB WITH #3 BARS AT 18" O.C. EACH WAY. ALT: W 10-10 6x6 WELDED WIRE MESH. UNDERLAYMENT DESIGNED BY OTHERS.
2. INTERIOR SLAB ON GRADE SHALL BE 4" THICK WITH #3 BARS AT 18" O.C. EACH WAY. ALT: W 10-10 6x6 WELDED WIRE MESH. UNDERLAYMENT DESIGNED BY OTHERS.

PAD FOOTING SCHEDULE

24	24"x24"x10" THICK PAD FOOTING W/ (3) #4 BARS EACH WAY.
36	36"x36"x12" THICK PAD FOOTING W/ (5) #4 BARS EACH WAY.
42	42"x42"x12" THICK PAD FOOTING W/ (6) #4 BARS EACH WAY.
48	48"x48"x15" THICK PAD FOOTING W/ (7) #4 BARS EACH WAY.
54	54"x54"x15" THICK PAD FOOTING W/ (8) #4 BARS EACH WAY.
60	60"x60"x18" THICK PAD FOOTING W/ (9) #4 BARS EACH WAY. TOP & BTM
72	72"x72"x21" THICK PAD FOOTING W/ (11) #4 BARS EACH WAY. TOP & BTM
84	84"x84"x24" THICK PAD FOOTING W/ (13) #4 BARS EACH WAY. TOP & BTM

CONT. FOOTING SCHEDULE

18	18"x9" THICK CONT. FOOTING W/ (2) #4 BARS CONTINUOUS.
18 GARAGE	18"x24" DEEP CONT. FOOTING AT GARAGE STEMWALL OPENING W/ (2) #4 BARS CONTINUOUS TOP & BTM

ANCHOR BOLT SCHEDULE

12	⅝" DIA. x 12" A.B. @ 12" O.C.
16	⅝" DIA. x 12" A.B. @ 16" O.C.
24	⅝" DIA. x 12" A.B. @ 24" O.C.
32	⅝" DIA. x 12" A.B. @ 32" O.C.
48	⅝" DIA. x 12" A.B. @ 48" O.C.

HOLDOWN SCHEDULE

HOLDOWN CALLOUT	MINIMUM POST REQUIREMENT	SIMPSON STAB BOLT	THREADED ROD W/ DBL. NUT + WASHER	THREADED ROD W/ EPOXY
HDU2	(2) 2x6	SSTB16	⅝" DIA. W/ 10" EMBED	⅝" DIA. W/ 10" EMBED
HDU4	(2) 2x6	SSTB20	⅝" DIA. W/ 10" EMBED	⅝" DIA. W/ 12" EMBED
HDU5	(2) 2x6	SSTB20	⅝" DIA. W/ 10" EMBED	⅝" DIA. W/ 12" EMBED
HDU8	4x6	SSTB28	⅞" DIA. W/ 12" EMBED	⅞" DIA. W/ 16" EMBED
HDU11	6x6	N/A	1" DIA. W/ 14" EMBED	1" DIA. W/ 20" EMBED
HDU14	6x6	N/A	1" DIA. W/ 18" EMBED	1" DIA. W/ 20" EMBED
HD19	6x6	N/A	1-¼ " DIA. W/ 20" EMBED	N/A

NOTES:

1. Edge nail to both studs at (2) 2x6 callouts.
2. Spike (2) 2x6 together with (2) vert. rows .148" dia. x3" nails @ 6" o.c.
3. Install Simpson SSTB bolts per Simpson Specifications. Ensure proper orientation of bolts.
4. Contractor shall ensure holdown bolts are attached to formwork prior to placement of concrete.
5. Contact Engineer for inspection of Epoxy applications. Epoxy shall be Simpson Set-XP epoxy.
6. Use threaded rod with double nut option at locations where embedment of SSTB bolts cannot be obtained.
7. Embedment for threaded rods do not need to extend to footing.

PROFESSIONAL ENGINEER STATE OF NEVADA
JEFFREY A. HARRELL
No. 15804
6-30-27
CIVIL

Structured Engineering, LLC
Jeff@structuralengineering.com
775-813-4915
Physical: 916 Southwood Blvd. Suite ID, Incline Village, NV
Mailing: 1972 Jennifer Street, Incline Village, NV 89451

PROJECT:

A Custom Residence for:
Whisper Homes LLC
596 Tyner Way
Incline Village, NV

REVISIONS:

NO.	DATE	REMARKS
1	11-6-2024	REVISIONS
2	5-7-2025	REVISIONS
3	8-18-2025	REVISIONS

PROJECT NO:
240601

ISSUE DATE:
August 23, 2024

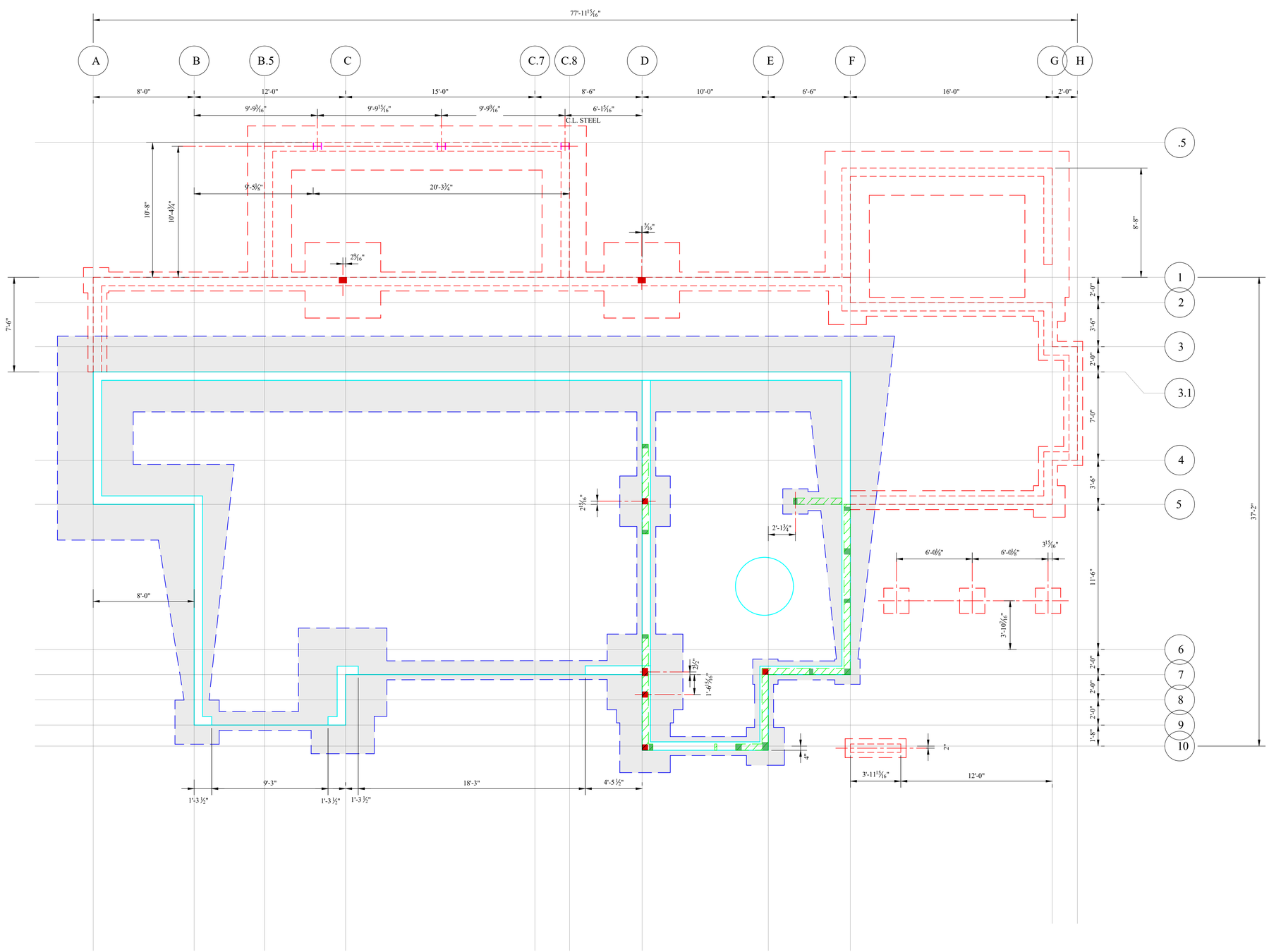
DRAWING TITLE:

LOW FOUNDATION PLAN

DRAWING NO:

S2.1

SCALE: ¼" = 1'-0"



PROFESSIONAL ENGINEER STATE OF NEVADA
No. 15804
JEFFREY A. HARRELL
Exp. 6-30-27
CIVIL

PROJECT:

A Custom Residence for:
Whisper Homes LLC
596 Tyner Way
Incline Village, NV

Structural Engineering
Jeff Harrell, P.E.
775-813-4915
Jeff@structuralengineering.com
Physical: 916 Southwood Blvd. Suite ID, Incline Village, NV
Mailing: 1972 Jennifer Street, Incline Village, NV 89451

REVISIONS:

NO.	DATE	REMARKS
1	11-6-2024	REVISIONS
2	5-7-2025	REVISIONS
3	8-18-2025	REVISIONS

PROJECT NO:
240601

ISSUE DATE:
August 23, 2024

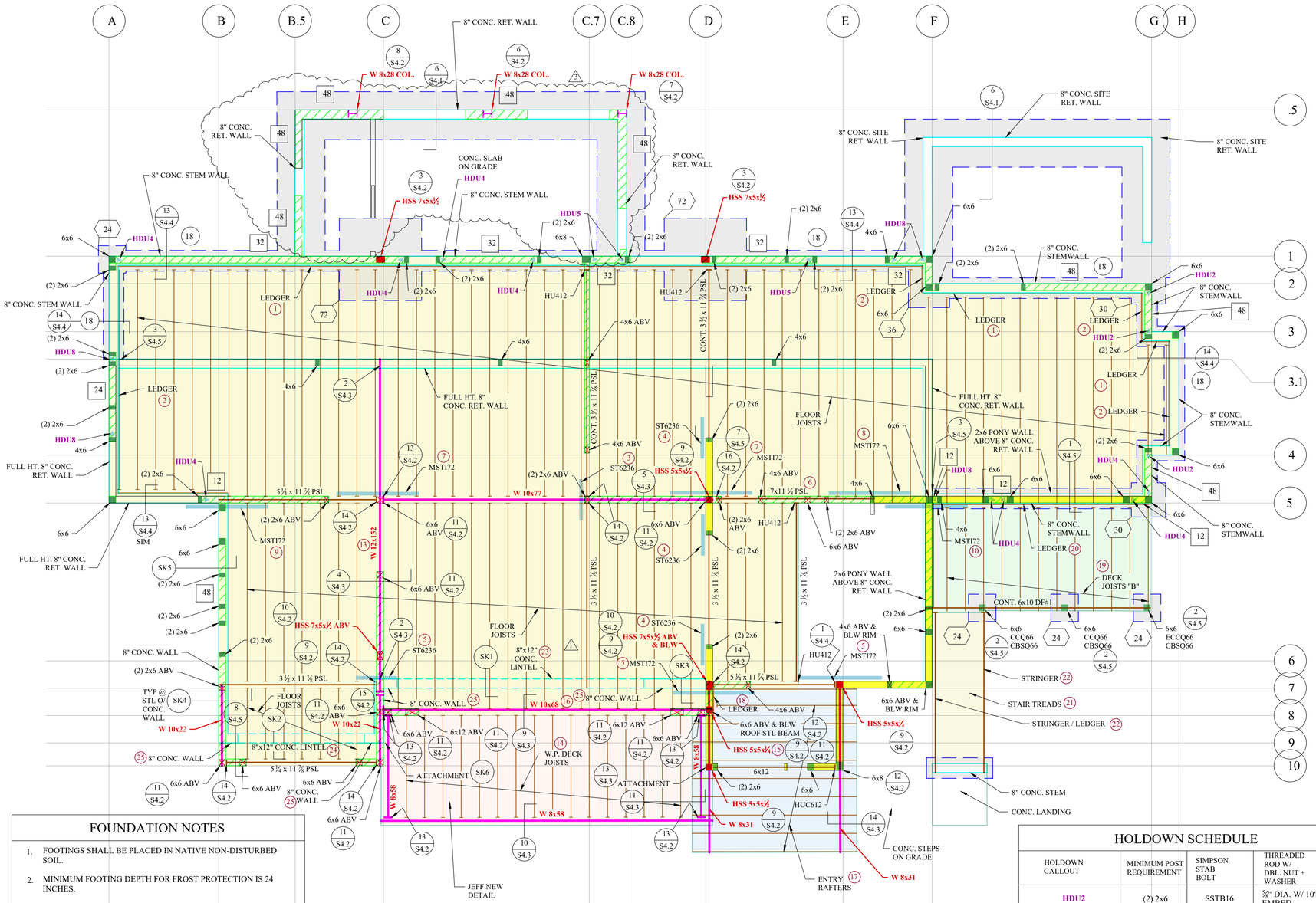
DRAWING TITLE:

FOUNDATION DIMENSION PLAN

DRAWING NO:

S2.2

SCALE: ¼" = 1'-0"



FOUNDATION NOTES

1. FOOTINGS SHALL BE PLACED IN NATIVE NON-DISTURBED SOIL.
2. MINIMUM FOOTING DEPTH FOR FROST PROTECTION IS 24 INCHES.
3. CONTINUOUS FOOTING SHALL BE CAST IN PLACE CONCRETE AND SHALL BE 18" WIDE x 9" THICK WITH (2) #4 CONTINUOUS, UNO.
4. STEMWALLS SHALL BE CAST IN PLACE CONCRETE AND SHALL BE 8" WIDE WITH #4 VERTICAL BARS AT 24" O.C. AND #4 HORIZONTAL BARS AT 24" O.C. (MINIMUM (2) HORIZONTAL BARS).
5. ANCHOR BOLTS SHALL BE ⅝" DIA. x 12" A.B. AT 48" O.C. (U.N.O.) ALL ANCHOR BOLTS SHALL HAVE 3"x3"x¼" PLATE WASHERS .
6. MUDSILL SHALL BE (MIN) 3x6 P.T. (ZINC BORATE).
7. POSTS MAY BEAR DIRECTLY ON MUDSILL WITHOUT HARDWARE UNLESS NOTED BY ***"CPG"***.
8. PROVIDE SIMP. PB66 AT ALL CORNER 6x6 POSTS WHERE NO MUDSILL OCCURS.
9. ALL PERIMETER FOOTINGS MUST BE "KEYED" INTO NATIVE UNDISTURBED SOIL. BUILDER SHALL CONTACT STRUCTURED ENGINEERING, LLC IF OPTION IS REQUIRED.
10. WIDEN FOOTINGS AS REQUIRED FOR STONE VENEER.

CONT. FOOTING SCHEDULE

18	18"x9" THICK CONT. FOOTING W/ (2) #4 BARS CONTINUOUS.

PAD FOOTING SCHEDULE

24	24"x24"x10" THICK PAD FOOTING W/ (3) #4 BARS EACH WAY.
30	30"x30"x12" THICK PAD FOOTING W/ (4) #4 BARS EACH WAY.
36	36"x36"x12" THICK PAD FOOTING W/ (5) #4 BARS EACH WAY.
72	72"x72"x21" THICK PAD FOOTING W/ (11) #4 BARS EACH WAY. TOP & BTM

ANCHOR BOLT SCHEDULE

12	⅝" DIA. x 12" A.B. @ 12" O.C.
24	⅝" DIA. x 12" A.B. @ 24" O.C.
32	⅝" DIA. x 12" A.B. @ 32" O.C.
48	⅝" DIA. x 12" A.B. @ 48" O.C.

FLOOR FRAMING NOTES

1. FLOOR SHT'G SHALL BE ¾" APA RATED T & G SHT'G. GLUE & NAIL WITH 8d NAILS AT 6",10" O.C.
2. FLOOR JOISTS SHALL BE 11 ⅞" TJI 360 @ 16" O.C.
3. JOIST HANGERS PERPENDICULAR TO BEAMS SHALL BE SIMP. IUS2.37 / 11.88 AT FACE MOUNT. AT TOP FLANGE CONDITIONS USE SIMP. ITS HANGERS (MAX).
4. PROVIDE STUD BELOW ALL JOISTS AT SUPPORTING WALLS.
5. EDGE NAIL FLOOR SHT'G TO ALL BLOCKING AND LATERAL COLLECTORS.
6. PROVIDE TJI JOIST OR BLK'G BELOW ALL PARTITION WALLS ABOVE.
7. PROVIDE DOUBLE LVL JOISTS BELOW ALL FIREPLACE HEARTHS.
8. MAXIMUM JOIST SPAN WITHOUT INTERMEDIATE TJI BLK'G IS 10'-0".

S2.3 KEYNOTES

1. 2x12 P.T. LEDGER W/ ¾" DIA. x 6" TITAN BOLTS @ 8" O.C. (STAG'D)
2. 2x12 P.T. LEDGER W/ ¾" DIA. x 6" TITAN BOLTS @ 32" O.C. (STAG'D)
3. ST6236 AT TOP OF PSL TO TOP OF PSL.
4. ST6236 AT BTM OF PSL TO TOP OF TOP PLATE.
5. MSTI72 AT TOP OF PSL TO TOP OF RIM JOIST AND BLK'G OVER WALL.
6. O.F. 7x11 ⅞ PSL = O.F. WALL ABOVE = GRID 5
7. MSTI72 AT TOP OF PSL TO TOP OF STEEL BEAM. ATTACH TO STEEL BEAM WITH ⅛" FILLET WELD ALL AROUND
8. MSTI72 AT BTM OF PSL TO TOP OF TOP PLATE.
9. MSTI72 AT BTM OF PSL TO TOP OF MUDSILL.
10. MSTI72 AT TOP OF TOP PLATE TO TOP OF MUDSILL
11. MSTI72 AT TOP OF PSL TO TOP OF TOP PLATE. NO DOUBLE TOP PLATE OVER PSL.
12. ST6236 AT TOP OF PSL TO TOP OF TOP PLATE. NO DOUBLE TOP PLATE OVER PSL.
13. NOTE: W12x152 IS 13 ¾" DEEP AND WILL STICK DOWN 1.875" BELOW BOTTOM OF 11 ⅞" TJI JOISTS.
14. 1 ¾ x 9 ½ LVL W.P. DECK JOISTS @ 16" O.C. WITH SIMP. HU9 OR ITS HANGERS. SLOPE PER ARCH'L. SOFFIT REQ'D. SHT'G SHALL BE ⅞" T&G APA RATED SHT'G. NAIL WITH 8d NAILS @ 6", 10" O.C. SEE ARCH'L FOR FLASHING, WATERPROOFING AND DECK SURFACE.
15. HSS 5x5x½ OCCURS BELOW W 10x68 STEEL BEAM
16. O.F. W10x68 = O.F. STUD WALL ABOVE = GRID 8
17. ENTRY RAFTERS SHALL BE 1 ¾ x 9 ½ LVL @ 16" O.C. (SOFFIT REQ'D) SEE ARCH'L FOR ROOF SLOPE. HANGERS SHALL BE HU9 WHERE APP'L. ROOF SHT'G SHALL BE ⅞" 40/20 APA RATED ROOF SHT'G. NAIL WITH 8d NAILS @ 6", 12" O.C. SEE ARCH'L FOR FLASHING.
18. 1 ¾ x 9 ½ LVL LEDGER W/ (3) ¼" DIA. x 4 ½" SDS SCREWS / STUD.
19. DECK JOISTS "B" SHALL BE 4x8 DF#1 AT 16" O.C. WITH SIMP. HU48 HANGERS WHERE HUNG. DECKING SHALL BE 2x6 CLASS "A" DECKING PER ARCH'L.
20. LEDGER SHALL BE 3x8 P.T. WITH (3) ¼" DIA. x 6" SDS SCREWS @ 8" O.C. TO RIM JOIST.
21. STAIR TREADS SHALL BE 4x12 DF#1 FLAT WITH SIMP. TA10Z TREAD SUPPORTS EA. END.
22. STAIR STRINGER SHALL BE 6x12 DF#1 WITH SIMP. HUCQ612 AT DECK BEAM AND SIMP. PB68 AT BASE.
23. 8"W x 12" TALL CONC. LINTEL WITH (2) #5 BARS AT TOP & (4) #5 BARS AT BTM. STEEL BARS MUST CONTINUE FOR FULL LENGTH OVER TOP OF WALL. USE #4 TIES @ 12" O.C.
24. 8"W x 12" TALL CONC. LINTEL WITH (2) #4 BARS TOP AND BTM AND #4 TIES AT 12" O.C. EXTEND NUMBER 4 BARS CONTINUOUS OVER CONC. WALL EA. END.
25. 8" TALL CONCRETE WALL WITH #4 BARS VERT. AT 12" O.C. & (2) #5 BARS VERTICAL AT JAMBS AND CORNERS.

HOLDOWN SCHEDULE

HOLDOWN CALLOUT	MINIMUM POST REQUIREMENT	SIMPSON STAB BOLT	THREADED ROD W/ DBL. NUT + WASHER	THREADED ROD W/ EPOXY
HDU2	(2) 2x6	SSTB16	⅝" DIA. W/ 10" EMBED	⅝" DIA. W/ 10" EMBED
HDU4	(2) 2x6	SSTB20	⅝" DIA. W/ 10" EMBED	⅝" DIA. W/ 12" EMBED
HDU5	(2) 2x6	SSTB20	⅝" DIA. W/ 10" EMBED	⅝" DIA. W/ 12" EMBED
HDU8	4x6	SSTB28	⅞" DIA. W/ 12" EMBED	⅞" DIA. W/ 16" EMBED
HDU11	6x6	N/A	1" DIA. W/ 14" EMBED	1" DIA. W/ 20" EMBED
HDU14	6x6	N/A	1" DIA. W/ 18" EMBED	1" DIA. W/ 20" EMBED
HD19	6x6	N/A	1-¼ " DIA. W/ 20" EMBED	N/A

NOTES:

1. Edge nail to both studs at (2) 2x6 callouts.
2. Spike (2) 2x6 together with (2) vert. rows .148" dia. x3" nails @ 6" o.c.
3. Install Simpson SSTB bolts per Simpson Specifications. Ensure proper orientation of bolts.
4. Contractor shall ensure holdown bolts are attached to formwork prior to placement of concrete.
5. Contact Engineer for inspection of Epoxy applications. Epoxy shall be Simpson Set-XP epoxy.
6. Use threaded rod with double nut option at locations where embedment of SSTB bolts cannot be obtained.
7. Embedment for threaded rods do not need to extend to footing.

PROFESSIONAL ENGINEER STATE OF NEVADA
JEFFREY A. HARRELL
Exp. 6-30-27
CIVIL
No. 15804

Structured Engineering, LLC
Jeff Harrell, P.E.
775-813-4915
Jeff@structuredengineering.com
Physical: 916 Southwood Blvd. Suite 1D, Incline Village, NV
Mailing: 1972 Jennifer Street, Incline Village, NV 89451

PROJECT:

A Custom Residence for:
Whisper Homes LLC
596 Tyner Way
Incline Village, NV

REVISIONS:

NO.	DATE	REMARKS
1	11-6-2024	REVISIONS
2	5-7-2025	REVISIONS
3	8-18-2025	REVISIONS

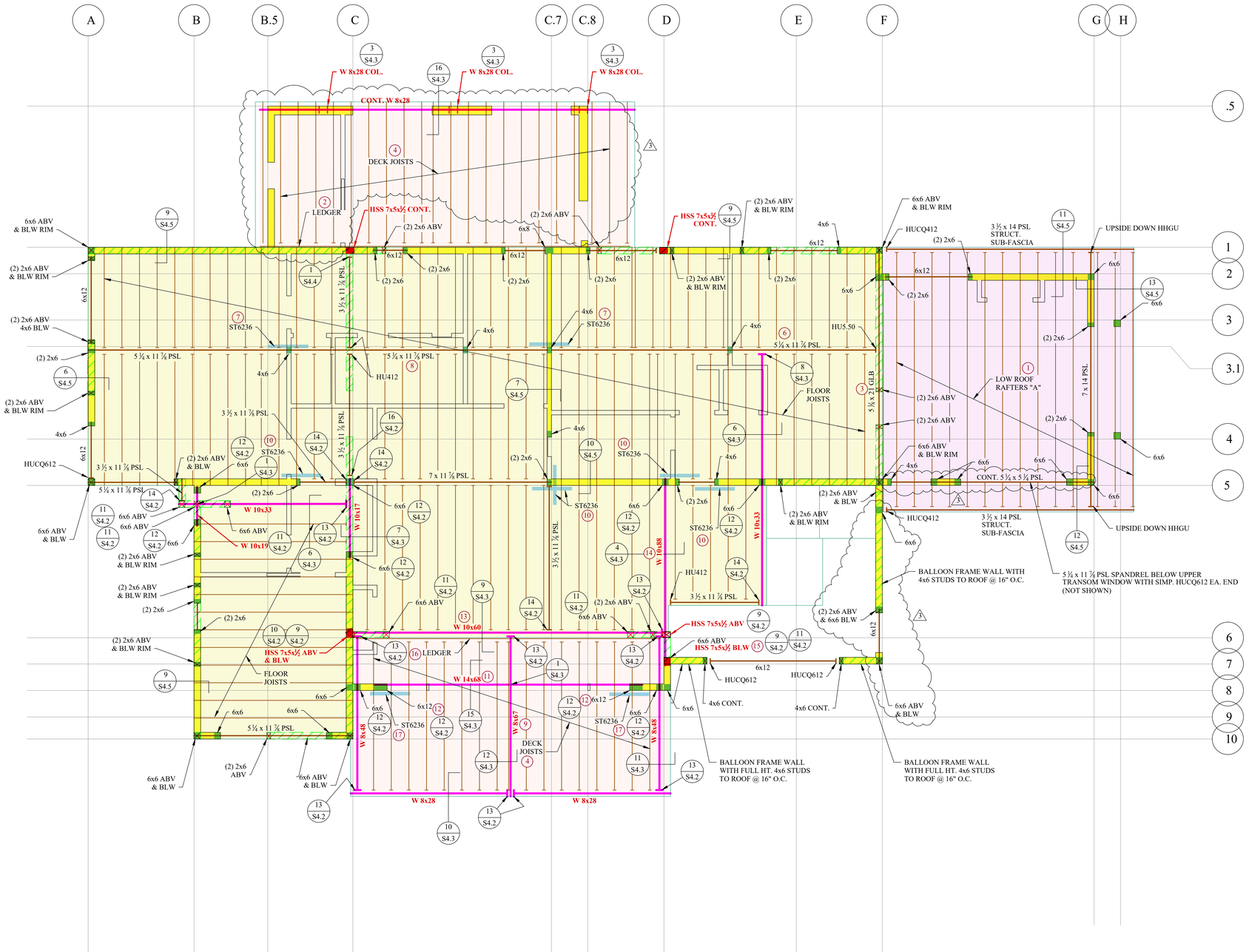
PROJECT NO:
240601

ISSUE DATE:
August 23, 2024

DRAWING TITLE:
UPPER FOUNDATION / ENTRY ROOF / MID FLOOR FRAMING PLAN

DRAWING NO:
S2.3

SCALE: ½" = 1'-0"



FLOOR FRAMING NOTES

1. FLOOR SHT'G SHALL BE ¾" APA RATED T & G SHT'G. GLUE & NAIL WITH 8d NAILS AT 6",10" O.C.
2. FLOOR JOISTS SHALL BE 11 ⅞" TJI 360 @ 16" O.C.
3. JOIST HANGERS PERPENDICULAR TO BEAMS SHALL BE SIMP. IUS2.37 / 11.88 AT FACE MOUNT. AT TOP FLANGE CONDITIONS USE SIMP. ITS HANGERS (MAX).
4. PROVIDE STUD BELOW ALL JOISTS AT SUPPORTING WALLS.
5. EDGE NAIL FLOOR SHT'G TO ALL BLOCKING AND LATERAL COLLECTORS.
6. PROVIDE TJI JOIST OR BLK'G BELOW ALL PARTITION WALLS ABOVE.
7. PROVIDE DOUBLE LVL JOISTS BELOW ALL FIREPLACE HEARTHS.
8. MAXIMUM JOIST SPAN WITHOUT INTERMEDIATE TJI BLK'G IS 10'-0".

ROOF FRAMING NOTES

1. ROOF SHT'G SHALL BE ⅞" APA RATED ROOF SHT'G. NAIL WITH 8d NAILS AT 6",12" O.C.
2. PROVIDE STUD BELOW ALL RAFTERS.
3. TOP PLATE SHALL BE (2) 2x6. SPLICE WITH 4'-0" LAP SPLICE WITH .148" DIA. NAILS AT 4" O.C. OR STRAP AT SPLICE WITH SIMP. ST6236.
4. HEADERS WITH SPANS <= 4'-0" SHALL BE 6x8 DF#1 WITH (MIN) 2x6 TRIMMER EACH END (UNO).
5. HEADERS WITH SPANS > 4'-0" SHALL BE 6x12 DF#1 WITH (MIN) (2) 2x6 TRIMMERS EACH END (UNO).
6. OUTLOOKERS SHALL BE 6x12 DF#1 WITH 2:1 BACKSPAN, STRAP OUTLOOKER AT BACKSPAN TO TOP PLATE WITH FLAT ST6236 (UNO).
7. POSTS MAY BEAR DIRECTLY ON WOOD MEMBERS WITHOUT HARDWARE UNLESS SPECIFIED BY ***"CPG"***.
8. PROVIDE SIMP. H2.5A AT ALL RAFTER / TRUSS ENDS TO TOP PLATE AT ALL EAVE CONDITIONS.
9. SEE SHEET 1.3 FOR TYPICAL DETAILS NOT CALLED OUT ON ROOF FRAMING PLAN.
10. SOFFIT REQUIRED AT ALL EXTERIOR LVL, LSL, PSL MEMBERS TO PROTECT FROM MOISTURE.
11. PROTECT ALL EXTERIOR GLB'S FROM MOISTURE OR USE EXTERIOR RATED WESTERN CEDARS GLB.
12. PROVIDE FULL DEPTH BLOCKING BETWEEN ALL FRAMING MEMBERS OVER ALL SHEAR WALLS AND EXTERIOR WALLS.
13. EDGE NAIL ROOF SHT'G TO ALL BLOCKING AND LATERAL COLLECTORS.
14. SEE SHEET S3.2 FOR SHEAR WALLS AND DIAPHRAGMS.
15. BUILDER SHALL CONTACT STRUCTURED ENGINEERING, LLC PRIOR TO PENTRATING ANY BEAM OR RAFTER.
16. SEE SHEET S1.3 FOR KING STUD SCHEDULE.

S2.4 KEYNOTES

1. LOW ROOF RAFTERS "A" SHALL BE 1 ¾ x 14 LVL @ 16" O.C. (MIN) WITH SIMP. HU14 HANGERS WHERE HUNG.
2. LEDGER SHALL BE 1 ¾ x 9 ½ LVL WITH (3) ¼" DIA. x 4 ½" SDS SCREWS @ 4" O.C. TO RIM JOIST.
3. BMT OF GLB = BTM OF FLOOR JOISTS.
4. DECK JOISTS SHALL BE 1 ¾ x 11 ⅞ LVL JOISTS @ 16" O.C. (RIP TOP TO SLOPE @ ¼" / FT). (SOFFIT REQ'D AT EXT.) SHT'G SHALL BE ¾" T&G SHT'G WITH 8d NAILS @ 6", 10" O.C. SEE ARCH'L FOR FLASHING, WATERPROOFING AND DECK SURFACE.
5. W 10x100 SLOPES PER DECK JOISTS PER ARCH'L. BTM OF W 10x100 = BTM OF DECK JOISTS.
6. 5 ¼ x 11 ⅞ PSL CONTINUOUS FROM GRID C.7 TO GRID F.
7. SPLICE PSL BEAMS OVER 4x6 POST WITH SIMP. ST6236
8. 5 ¼ x 11 ⅞ PSL CONTINUOUS FROM GRID B.7 TO C.7
9. W 8x67 IN DECK CAVITY. SLOPE WITH DECK JOISTS PER ARCH'L.
10. ST6236 AT BTM OF PSL TO TOP OF TOP PLATE.
11. O.F. STEEL BEAM = O.F. STUD WALL AT GRID 8
12. STEEL BEAM OFFSET FROM C.L. OF 6x12 POST
13. O.F. STEEL BEAM = GRID 6
14. O.F. STEEL BEAM = O.F. WALL ABOVE AT GRID D
15. STEEL BEAM OFFSET FROM C.L. HSS 7x5x½ COLUMN.
16. 1 ¾ x 9 ½ LVL LEDGER W/ (3) ¼" DIA. x 4 ½" SDS SCREWS @ 8" O.C.
17. ST6236 AT SIDE OF PACKOUT TO SIDE OF RIM JOIST.

PROFESSIONAL ENGINEER STATE OF NEVADA
JEFFREY A. HARRELL
No. 15804
6.30.27
CIVIL

PROJECT:

A Custom Residence for:
Whisper Homes LLC
596 Tyner Way
Incline Village, NV

Structured Engineering, LLC
Jeff Harrell, P.E.
775-813-4915
Jeff@structuralengineering.com
Physical: 916 Southwood Blvd. Suite ID, Incline Village, NV
Mailing: 1972 Jennifer Street, Incline Village, NV 89451

REVISIONS:

NO.	DATE	REMARKS
1	11-6-2024	REVISIONS
2	5-7-2025	REVISIONS
3	8-18-2025	REVISIONS

PROJECT NO:
240601

ISSUE DATE:
August 23, 2024

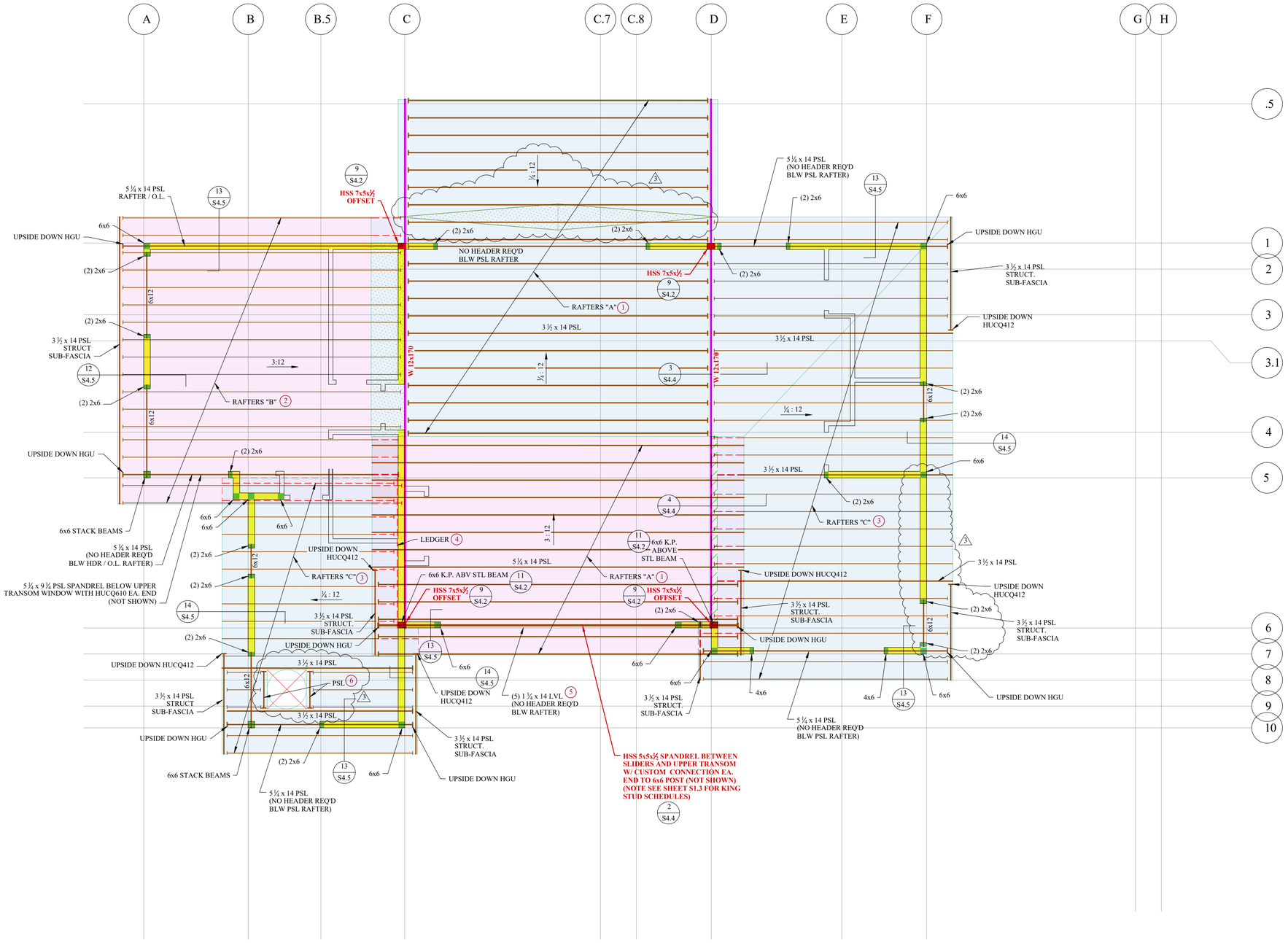
DRAWING TITLE:

LOW ROOF/
UPPER FLOOR
FRAMING
PLAN

DRAWING NO:

S2.4

SCALE: ¼" = 1'-0"



ROOF FRAMING NOTES

1. ROOF SHT'G SHALL BE ⅞" APA RATED ROOF SHT'G. NAIL WITH 8d NAILS AT 6",12" O.C.
2. PROVIDE STUD BELOW ALL RAFTERS.
3. TOP PLATE SHALL BE (2) 2x6. SPLICE WITH 4'-0" LAP SPLICE WITH .148" DIA. NAILS AT 4" O.C. OR STRAP AT SPLICE WITH SIMP. ST6236.
4. HEADERS WITH SPANS </= 4'-0" SHALL BE 6x8 DF#1 WITH (MIN) 2x6 TRIMMER EACH END (UNO).
5. HEADERS WITH SPANS > 4'-0" SHALL BE 6x12 DF#1 WITH (MIN) (2) 2x6 TRIMMERS EACH END (UNO).
6. OUTLOOKERS SHALL BE 6x12 DF#1 WITH 2:1 BACKSPAN, STRAP OUTLOOKER AT BACKSPAN TO TOP PLATE WITH FLAT ST6236 (UNO).
7. POSTS MAY BEAR DIRECTLY ON WOOD MEMBERS WITHOUT HARDWARE UNLESS SPECIFIED BY ***"CPG"***.
8. PROVIDE SIMP. H2.5A AT ALL RAFTER / TRUSS ENDS TO TOP PLATE AT ALL EAVE CONDITIONS.
9. SEE SHEET 1.3 FOR TYPICAL DETAILS NOT CALLED OUT ON ROOF FRAMING PLAN.
10. SOFFIT REQUIRED AT ALL EXTERIOR LVL, LSL, PSL MEMBERS TO PROTECT FROM MOISTURE.
11. PROTECT ALL EXTERIOR GLB'S FROM MOISTURE OR USE EXTERIOR RATED WESTERN CEDARS GLB.
12. PROVIDE FULL DEPTH BLOCKING BETWEEN ALL FRAMING MEMBERS OVER ALL SHEAR WALLS AND EXTERIOR WALLS.
13. EDGE NAIL ROOF SHT'G TO ALL BLOCKING AND LATERAL COLLECTORS.
14. SEE SHEET S3.3 FOR SHEAR WALLS AND DIAPHRAGMS.
15. BUILDER SHALL CONTACT STRUCTURED ENGINEERING, LLC PRIOR TO PENTRATING ANY BEAM OR RAFTER.
16. SEE SHEET S1.3 FOR KING STUD SCHEDULES.

S2.5 KEYNOTES

1. RAFTERS "A" SHALL BE 5 ¼ x 14 PSL @ 16" O.C. WITH SIMP. HU614 EA. END TO STEEL BEAM OR BEAR OVER 2x6 CRIPPLE WALL AT 3:12 ROOF. RAFTERS ROTATED TO BE SQUARE TO ROOF SLOPE.
2. RAFTERS "B" SHALL 3 ½ x 14 PSL @ 16" O.C. WITH SIMP. HU414 OR BEAR ON WALLS AND HEADERS.
3. RAFTERS "C" SHALL BE 1 ¾ x 14 LVL RAFTERS @ 16" O.C. WITH SIMP. HU14 HANGERS WHERE HUNG. BEAR ON WALLS AND HEADERS.
4. 1 ¾ x 14 LVL LEDGER W/ (5) ¼" DIA. x 4 ½" SDS SCREWS @ 16" O.C. TO STUDS OR STL BEAM PACKOUT.
5. (5) 1 ¾ x 14 LVL SISTERED TOGETHER WITH (3) .148" DIA. NAILS @ 8" O.C. AT EA. FACE.
6. HEAD OUT SKYLIGHT WITH 3 ½ x 14 PSL WITH SIMP. HU412 EA. END.

PROFESSIONAL ENGINEER STATE OF NEVADA
JEFFREY A. HARRELL
Exp. 6-30-27
CIVIL
No. 15804

Structured Engineering, LLC
Jeff Harrell, P.E.
775-813-4915
Jeff@structuredengineering.com
Physical: 916 Southwood Blvd. Suite ID, Incline Village, NV
Mailing: 1972 Jennifer Street, Incline Village, NV 89451

PROJECT:

A Custom Residence for:
Whisper Homes LLC
596 Tyner Way
Incline Village, NV

REVISIONS:

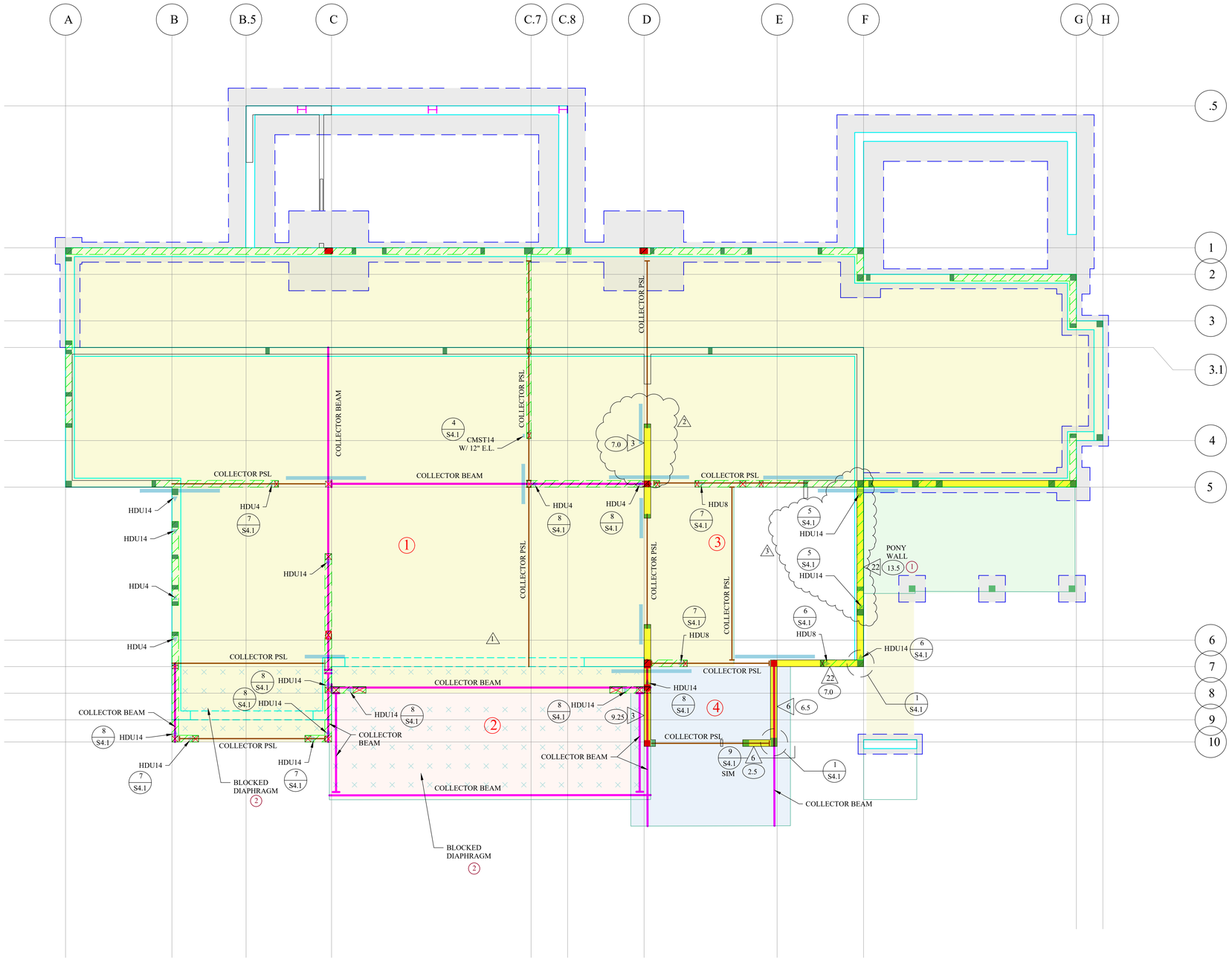
NO.	DATE	REMARKS
1	11-6-2024	REVISIONS
2	5-7-2025	REVISIONS
3	8-18-2025	REVISIONS

PROJECT NO:
240601
ISSUE DATE:
August 23, 2024

DRAWING TITLE:
UPPER ROOF FRAMING PLAN

DRAWING NO:
S2.5

SCALE: ¼" = 1'-0"



NOTE: SEE SHEET S2.3 FOR HOLDOWNS AND ANCHOR BOLTS THAT OCCUR AT TOP OF STEMWALLS AND RETAININGS WALLS AT THIS LEVEL.

DIAPHRAGM / SHEARWALL NOTES

1. ROOF DIAPHRAGM SHALL BE ⅜" APA RATED ROOF SHT'G. NAIL WITH 8d NAILS AT 6",12" O.C. (UNO).
2. SHEAR WALLS SHALL BE ½" LP FLAME BLOCK FIRE-RATED OSB SHEATHING. NAIL PER SHEAR WALL SCHEDULE.
3. PROVIDE EDGE NAILING AT HORIZONTAL DIAPHRAGMS TO ALL COLLECTOR JOISTS, BEAMS, RAFTERS, AND BLOCKING. ADDITIONALLY, PROVIDE EDGE NAILING AT HORIZONTAL DIAPHRAGMS TO ALL BLOCKING AT EXTERIOR WALLS.
4. SEE FRAMING PLANS FOR COLLECTOR SIZES AND STRAP CALLOUTS.
5. VERTICAL STRAPS CALLED OUT ON THIS PLAN OCCUR ACROSS THIS FRAMING LEVEL.
6. DOUBLE TOP PLATES SHALL HAVE A MINIMUM 48" LAP SPLICE WITH (2) ROWS .148" DIA. x 3" NAILS AT 6" O.C. OR STRAPPED WITH SIMPSON ST6236.
7. EDGE NAIL SHEAR PLY TO ALL STUDS/POSTS WHICH HAVE HOLDOWNS OR VERTICAL STRAPS ATTACHED.
8. EDGE NAIL SHEAR PLY TO ALL STUDS/POSTS WHICH ARE ATTACHED TO STEEL COLUMNS. IF STEEL COLUMN OCCURS WITHIN SHEARWALL OR AT THE END OF A SHEAR WALL, THE WOOD MEMBER ALONG SIDE THE STEEL COLUMN SHALL BE A MINIMUM 4x6 WITH ⅝" DIA. STUD BOLTS AT 16" O.C. VERT.
9. WHERE POSTS / COLUMNS INTERRUPT TOP PLATE, PROVIDE ST6236 STRAP ACROSS POST / COLUMN FROM TOP PLATE TO TOP PLATE.

S3.1 KEYNOTES

1. PONY WALL SHALL MATCH SHEAR PLY ABOVE.
2. BLOCK ENTIRE HATCHED REGION WITH 4x6 FLAT BLK'G. NAIL WITH 8d NAILS @ 4", 10" O.C.

4 NOTE: LARGE NUMBERS IN RED CIRCLES ARE NOT INTENDED FOR BUILDER. THEY ARE FOR LATERAL REGIONS IN CALCULATIONS

SHEAR WALL SCHEDULE

NAILS SHALL BE 3"x.148" COMMON OR 3" x .128" GALVANIZED BOX. MINIMUM PENETRATION INTO FRAMING MEMBER IS 1-½"

SW TYPE	SHEAR WALL SHEATHING THICKNESS	STUDS AT ADJOINING PANEL EDGES	MUDSILL ON CONCRETE OR MASONRY	SOLE PLATE ON SUBFLOOR	CAPACITY (SEISMIC)
6	½"	2x	2x	2x	310 PLF
4	½"	2x	2x	2x	350 PLF
3	½"	3x	3x	2x	665 PLF
2	½"	3x	3x	2x	870 PLF
44	½"	3x	3x	2x	1020 PLF
33	½"	3x	3x	2x	1330 PLF
22	½"	3x	3x	2x	1740 PLF

NOTES:

1. Shear ply shall be APA Structural I rated sheathing.
2. Shear ply at field conditions must be attached to 2x6 studs at 16" o.c. with nails at 12" o.c. Nails must be of the same type at edges.
3. Nails at double sided shearwalls must be stag'd.
4. Shear ply at double sided shear walls must have panel edges stag'd so that no more than one joint occurs at any interior stud.
5. Attachment of both shear panels to sole plate at double sided shear wall is not allowed. Exterior shear ply must continue to rim joist. Contact Engineer if exception is required.
6. Block all panel edges.
7. At shearwalls more than one panel in height, stagger layup to eliminate continuous horizontal seam.
8. Contact Engineer for alternate to 3x studs at adjoining panels if required. Substitution of (2) 2x members for 3x member is not allowed.
9. Contact Engineer if wood splitting occurs due to edge nailing.
10. Provide edge nailing to all members that have holdowns or vertical straps attached.
11. Do not allow nail heads to penetrate shear ply.
12. Number in triangle indicates edge nailing with 10D nails. Double number in triangle indicates shear ply both sides with edge nailing both sides with 10D nails.

PROFESSIONAL ENGINEER STATE OF NEVADA
No. 15804
JEFFERY A. HARRELL
Exp. 6-30-27
CIVIL

PROJECT:

A Custom Residence for:
Whisper Homes LLC
596 Tyner Way
Incline Village, NV

Jeff Harrell, P.E.
Structural Engineering, LLC
775-813-4915
Jeff@structuralengineering.com
Physical: 916 Southwood Blvd. Suite 1D, Incline Village, NV
Mailing: 1972 Jennifer Street, Incline Village, NV 89451

REVISIONS:

NO.	DATE	REMARKS
1	11-6-2024	REVISIONS
2	5-7-2025	REVISIONS
3	8-18-2025	REVISIONS

PROJECT NO:
240601

ISSUE DATE:
August 23, 2024

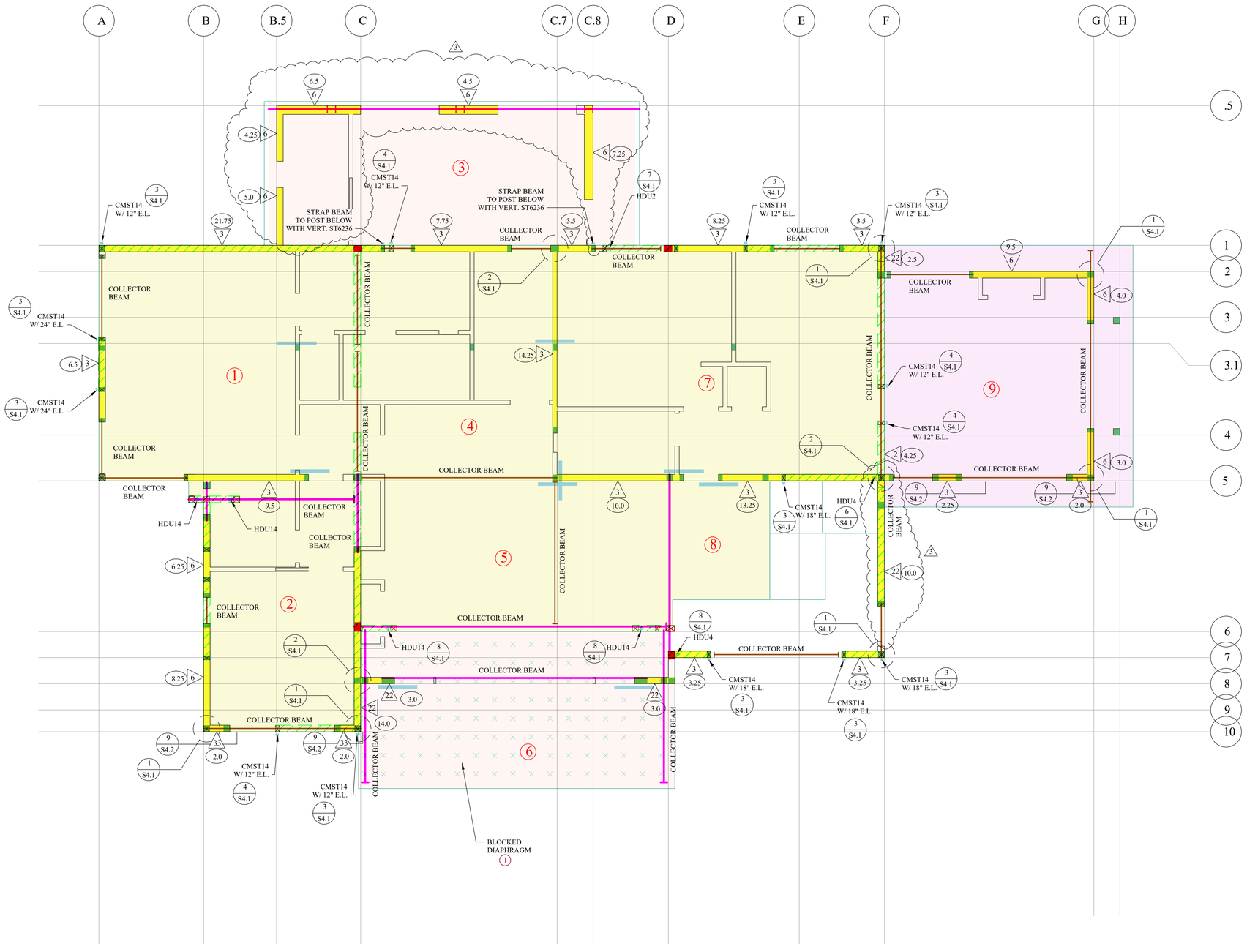
DRAWING TITLE:

ENTRY ROOF/
MID FLOOR
DIAPHRAGM
PLAN

DRAWING NO:

S3.1

SCALE: ½" = 1'-0"



DIAPHRAGM / SHEARWALL NOTES

1. ROOF DIAPHRAGM SHALL BE ⅝" APA RATED ROOF SHT'G. NAIL WITH 8d NAILS AT 6",12" O.C. (UNO).
2. SHEAR WALLS SHALL BE ½" LP FLAME BLOCK FIRE-RATED OSB SHEATHING. NAIL PER SHEAR WALL SCHEDULE.
3. PROVIDE EDGE NAILING AT HORIZONTAL DIAPHRAGMS TO ALL COLLECTOR JOISTS, BEAMS, RAFTERS, AND BLOCKING. ADDITIONALLY, PROVIDE EDGE NAILING AT HORIZONTAL DIAPHRAGMS TO ALL BLOCKING AT EXTERIOR WALLS.
4. SEE FRAMING PLANS FOR COLLECTOR SIZES AND STRAP CALLOUTS.
5. VERTICAL STRAPS CALLED OUT ON THIS PLAN OCCUR ACROSS THIS FRAMING LEVEL.
6. DOUBLE TOP PLATES SHALL HAVE A MINIMUM 48" LAP SPLICE WITH (2) ROWS .148" DIA. x 3" NAILS AT 6" O.C. OR STRAPPED WITH SIMPSON ST6236.
7. EDGE NAIL SHEAR PLY TO ALL STUDS/POSTS WHICH HAVE HOLDOWNS OR VERTICAL STRAPS ATTACHED.
8. EDGE NAIL SHEAR PLY TO ALL STUDS/POSTS WHICH ARE ATTACHED TO STEEL COLUMNS. IF STEEL COLUMN OCCURS WITHIN SHEARWALL OR AT THE END OF A SHEAR WALL, THE WOOD MEMBER ALONG SIDE THE STEEL COLUMN SHALL BE A MINIMUM 4x6 WITH ⅞" DIA. STUD BOLTS AT 16" O.C. VERT.
9. WHERE POSTS / COLUMNS INTERRUPT TOP PLATE, PROVIDE ST6236 STRAP ACROSS POST / COLUMN FROM TOP PLATE TO TOP PLATE.

S3.2 KEYNOTES

(1) BLOCK ENTIRE HATCHED REGION WITH 4x6 FLAT BLK'G AT ALL UNSUPPORTED EDGES. NAIL WITH 8d NAILS AT 4", 10" O.C.

(4) NOTE: LARGE NUMBERS IN RED CIRCLES ARE NOT INTENDED FOR BUILDER. THIEY ARE FOR LATERAL REGIONS IN CALCULATIONS

SHEAR WALL SCHEDULE

NAILS SHALL BE 3"x.148" COMMON OR 3" x .128" GALVANIZED BOX. MINIMUM PENETRATION INTO FRAMING MEMBER IS 1-½"

SW TYPE	SHEAR WALL SHEATHING THICKNESS	STUDS AT ADJOINING PANEL EDGES	MUDSILL ON CONCRETE OR MASONRY	SOLE PLATE ON SUBFLOOR	CAPACITY (SEISMIC)
6	½"	2x	2x	2x	310 PLF
4	½"	2x	2x	2x	350 PLF
3	½"	3x	3x	2x	665 PLF
2	½"	3x	3x	2x	870 PLF
44	½"	3x	3x	2x	1020 PLF
33	½"	3x	3x	2x	1330 PLF
22	½"	3x	3x	2x	1740 PLF

NOTES:

1. Shear ply shall be APA Structural I rated sheathing.
2. Shear ply at field conditions must be attached to 2x6 studs at 16" o.c. with nails at 12" o.c. Nails must be of the same type at edges.
3. Nails at double sided shearwalls must be stag'd.
4. Shear ply at double sided shear walls must have panel edges stag'd so that no more than one joint occurs at any interior stud.
5. Attachment of both shear panels to sole plate at double sided shear wall is not allowed. Exterior shear ply must continue to rim joist. Contact Engineer if exception is required.
6. Block all panel edges.
7. At shearwalls more than one panel in height, stagger layup to eliminate continuous horizontal seam.
8. Contact Engineer for alternate to 3x studs at adjoining panels if required. Substitution of (2) 2x members for 3x member is not allowed.
9. Contact Engineer if wood splitting occurs due to edge nailing.
10. Provide edge nailing to all members that have holdowns or vertical straps attached.
11. Do not allow nail heads to penetrate shear ply.
12. Number in triangle indicates edge nailing with 10D nails. Double number in triangle indicates shear ply both sides with edge nailing both sides with 10D nails.

PROFESSIONAL ENGINEER STATE OF NEVADA
JEFFREY A. HARRELL
No. 15804
6-30-27
CIVIL

PROJECT:
A Custom Residence for:
Whisper Homes LLC
596 Tyner Way
Incline Village, NV

Jeff Harrell, P.E.
Structural Engineering
775-813-4915
Jeff@structural-engineering.com
Physical: 916 Southwood Blvd. Suite 1D, Incline Village, NV
Mailing: 1972 Jennifer Street, Incline Village, NV 89451

REVISIONS:

NO.	DATE	REMARKS
1	11-6-2024	REVISIONS
2	5-7-2025	REVISIONS
3	8-18-2025	REVISIONS

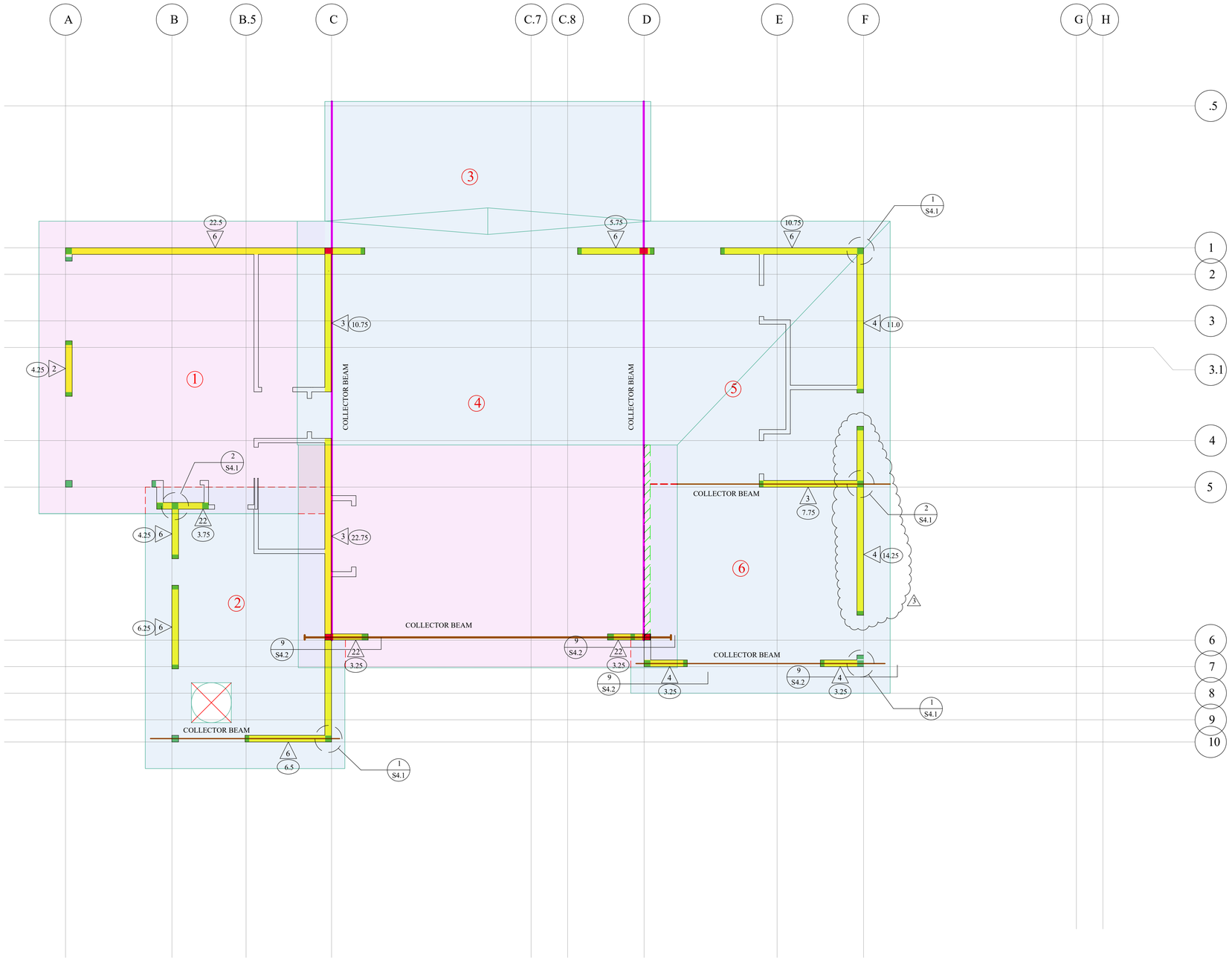
PROJECT NO:
240601

ISSUE DATE:
August 23, 2024

DRAWING TITLE:
LOW ROOF/
UPPER FLOOR
DIAPHRAGM
PLAN

DRAWING NO:
S3.2

SCALE: ½" = 1'-0"



DIAPHRAGM / SHEARWALL NOTES

1. ROOF DIAPHRAGM SHALL BE ⅝" APA RATED ROOF SHT'G. NAIL WITH 8d NAILS AT 6",12" O.C. (UNO).
2. SHEAR WALLS SHALL BE ½" LP FLAME BLOCK FIRE-RATED OSB SHEATHING. NAIL PER SHEAR WALL SCHEDULE.
3. PROVIDE EDGE NAILING AT HORIZONTAL DIAPHRAGMS TO ALL COLLECTOR JOISTS, BEAMS, RAFTERS, AND BLOCKING. ADDITIONALLY, PROVIDE EDGE NAILING AT HORIZONTAL DIAPHRAGMS TO ALL BLOCKING AT EXTERIOR WALLS.
4. SEE FRAMING PLANS FOR COLLECTOR SIZES AND STRAP CALLOUTS.
5. VERTICAL STRAPS CALLED OUT ON THIS PLAN OCCUR ACROSS THIS FRAMING LEVEL.
6. DOUBLE TOP PLATES SHALL HAVE A MINIMUM 48" LAP SPLICE WITH (2) ROWS .148" DIA. x 3" NAILS AT 6" O.C. OR STRAPPED WITH SIMPSON ST6236.
7. EDGE NAIL SHEAR PLY TO ALL STUDS/POSTS WHICH HAVE HOLDOWNS OR VERTICAL STRAPS ATTACHED.
8. EDGE NAIL SHEAR PLY TO ALL STUDS/POSTS WHICH ARE ATTACHED TO STEEL COLUMNS. IF STEEL COLUMN OCCURS WITHIN SHEARWALL OR AT THE END OF A SHEAR WALL, THE WOOD MEMBER ALONG SIDE THE STEEL COLUMN SHALL BE A MINIMUM 4x6 WITH ⅜" DIA. STUD BOLTS AT 16" O.C. VERT.

S3.3 KEYNOTES

(1) BLOCK ENTIRE HATCHED REGION WITH 1-⅜ x 5-½ LSL FLAT BLK'G AT ALL UNSUPPORTED EDGES. NAIL WITH 8d NAILS AT 4", 12" O.C.

(4) NOTE: LARGE NUMBERS IN RED CIRCLES ARE NOT INTENDED FOR BUILDER. THEY ARE FOR LATERAL REGIONS IN CALCULATIONS

SHEAR WALL SCHEDULE

NAILS SHALL BE 3"x.148" COMMON OR 3" x .128" GALVANIZED BOX. MINIMUM PENETRATION INTO FRAMING MEMBER IS 1-½"

SW TYPE	SHEAR WALL SHEATHING THICKNESS	STUDS AT ADJOINING PANEL EDGES	MUDSILL ON CONCRETE OR MASONRY	SOLE PLATE ON SUBFLOOR	CAPACITY (SEISMIC)
6	½"	2x	2x	2x	310 PLF
4	½"	2x	2x	2x	350 PLF
3	½"	3x	3x	2x	665 PLF
2	½"	3x	3x	2x	870 PLF
44	½"	3x	3x	2x	1020 PLF
33	½"	3x	3x	2x	1330 PLF
22	½"	3x	3x	2x	1740 PLF

NOTES:

1. Shear ply shall be APA Structural I rated sheathing.
2. Shear ply at field conditions must be attached to 2x6 studs at 16" o.c. with nails at 12" o.c. Nails must be of the same type at edges.
3. Nails at double sided shearwalls must be stag'd.
4. Shear ply at double sided shear walls must have panel edges stag'd so that no more than one joint occurs at any interior stud.
5. Attachment of both shear panels to sole plate at double sided shear wall is not allowed. Exterior shear ply must continue to rim joist. Contact Engineer if exception is required.
6. Block all panel edges.
7. At shearwalls more than one panel in height, stagger layup to eliminate continuous horizontal seam.
8. Contact Engineer for alternate to 3x studs at adjoining panels if required. Substitution of (2) 2x members for 3x member is not allowed.
9. Contact Engineer if wood splitting occurs due to edge nailing.
10. Provide edge nailing to all members that have holdowns or vertical straps attached.
11. Do not allow nail heads to penetrate shear ply.
12. Number in triangle indicates edge nailing with 10D nails. Double number in triangle indicates shear ply both sides with edge nailing both sides with 10D nails.

PROFESSIONAL ENGINEER STATE OF NEVADA
JEFFREY A. HARRELL
Exp. 6-30-27
CIVIL
No. 15804

PROJECT:
A Custom Residence for:
Whisper Homes LLC
596 Tyner Way
Incline Village, NV

Jeffreyharrell@engineering.com
775-813-4915
Physical: 916 Southwood Blvd. Suite ID, Incline Village, NV
Mailing: 1972 Jennifer Street, Incline Village, NV 89451
Southwood Professional Center, LLC

REVISIONS:

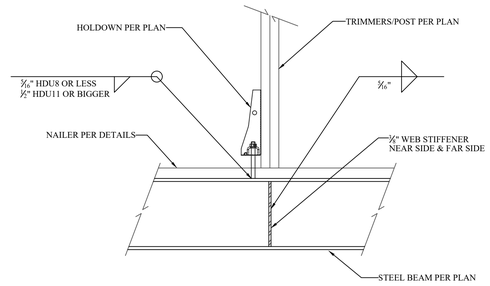
NO.	DATE	REMARKS
1	11-6-2024	REVISIONS
2	5-7-2025	REVISIONS
3	8-18-2025	REVISIONS

PROJECT NO:
240601
ISSUE DATE:
August 23, 2024

DRAWING TITLE:
UPPER ROOF DIAPHRAGM PLAN

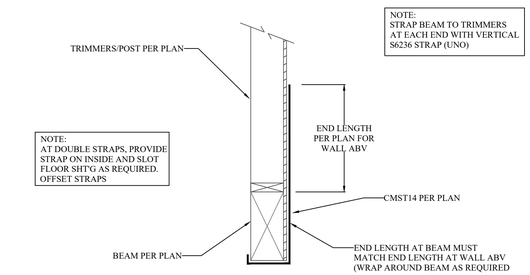
DRAWING NO:
S3.3

SCALE: ½" = 1'-0"



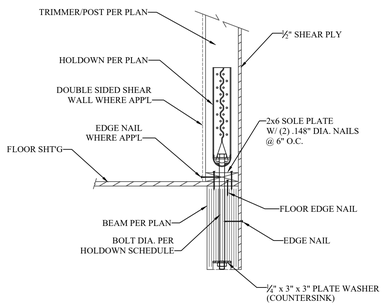
(208) HOLDOWN ON STEEL BEAM 8

1"=1'-0"



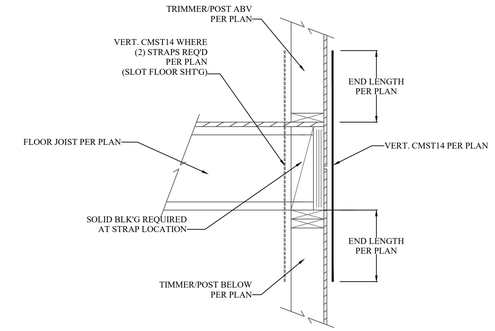
(204) TIEDOWN CMST14 STRAP TO BEAM 4

1"=1'-0"



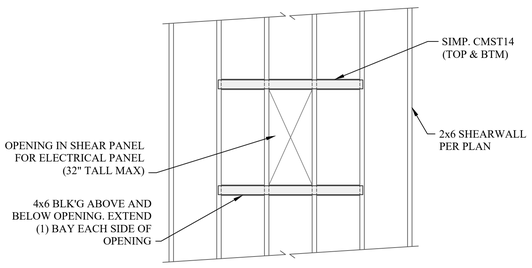
(207) HOLDOWN TO WOOD BEAM 7

1"=1'-0"



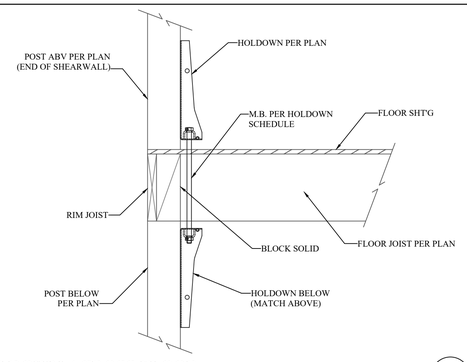
(203) TIEDOWN STRAP (CMST14) ACROSS FLOOR 3

1"=1'-0"



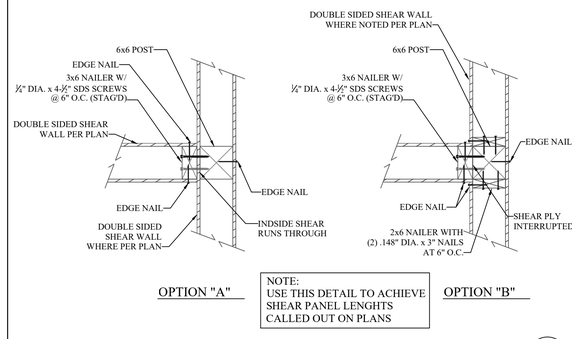
(210) ELECTRIC PANEL IN SHEAR WALL 10

1/2"=1'-0"



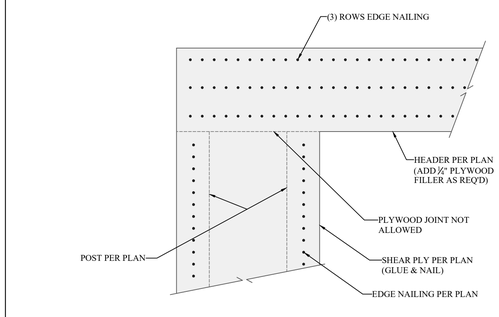
(206) HOLDOWN ACROSS FLOOR 6

1"=1'-0"



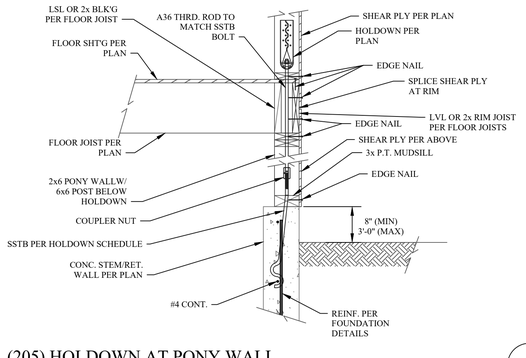
(202) INTERSECTING SHEARWALLS 2

1"=1'-0"



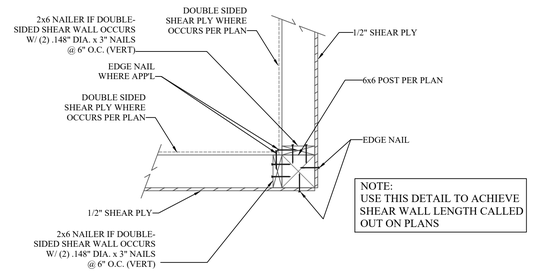
(209) PORTAL FRAME 9

1"=1'-0"



(205) HOLDOWN AT PONY WALL 5

1/2"=1'-0"



(201) SHEAR WALL AT CORNER 6x6 POST (PLAN) 1

1"=1'-0"

PROFESSIONAL ENGINEER - STATE OF NEVADA
JEFFREY HANNELL
No. 15804
6-30-27
CIVIL

Structural Engineering and Inspection, LLC
jeff@structured-engineering.com
775-813-4915
Physical: 916 Southwood Blvd, Suite 1D, Incline Village, NV
Mailing: 972 Jennifer Street, Incline Village, NV 89451

PROJECT:

A Custom Residence for:
Whisper Homes LLC
596 Tyner Way
Incline Village, NV

REVISIONS:

NO.	DATE	REMARKS
1	11-6-2024	REVISIONS
2	5-7-2025	REVISIONS
3	8-18-2025	REVISIONS

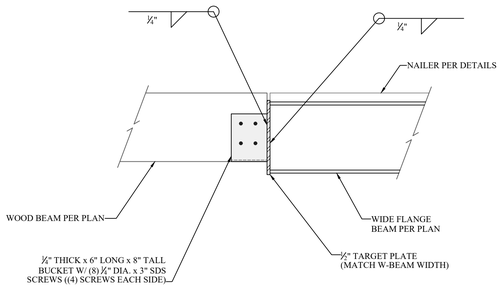
PROJECT NO:
240601
ISSUE DATE:
August 23, 2024

DRAWING TITLE:

SHEAR
TRANSFER
DETAILS

DRAWING NO:

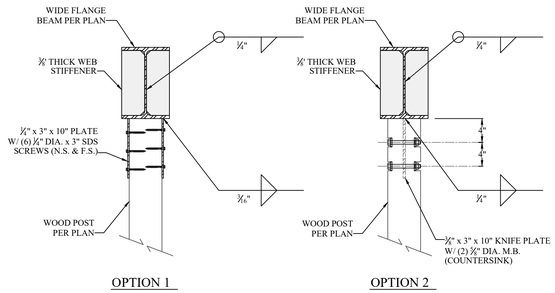
S4.1



(316) WOOD BEAM HUNG AT END OF STEEL BEAM

1"=1'-0"

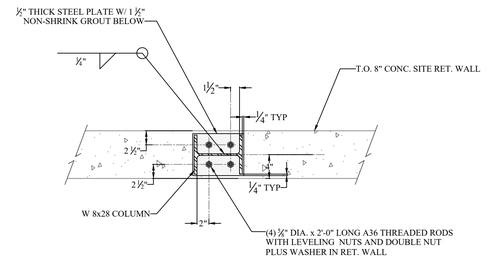
16



(312) WIDE FLANGE BEAM OVER WOOD POST

1"=1'-0"

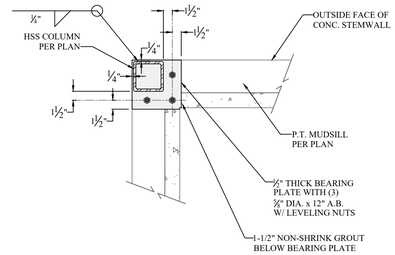
12



(308) W 8x28 COL. ON SITE RET. WALL (CASE 3)

1"=1'-0"

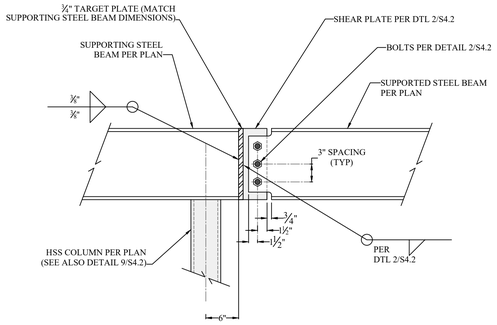
8



(304) HSS COLUMN ON OUTSIDE CORNER

1"=1'-0"

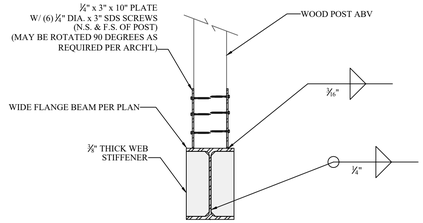
4



(315) STEEL BEAM TO END OF STEEL BEAM

1"=1'-0"

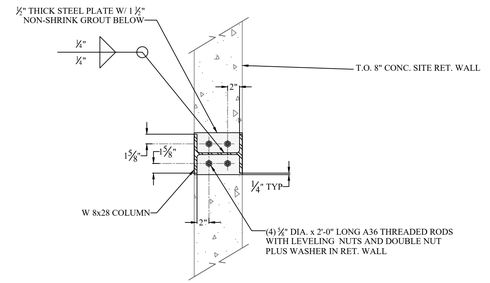
15



(311) WOOD POST ABV WIDE FLANGE BEAM

1"=1'-0"

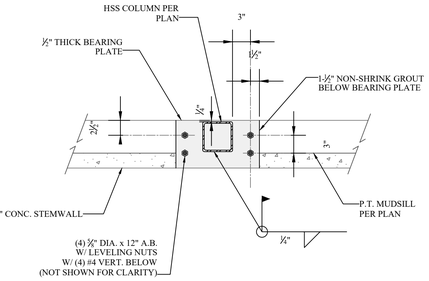
11



(307) W 8x28 COL. ON 8" SITE RET. WALL (CASE 2)

1"=1'-0"

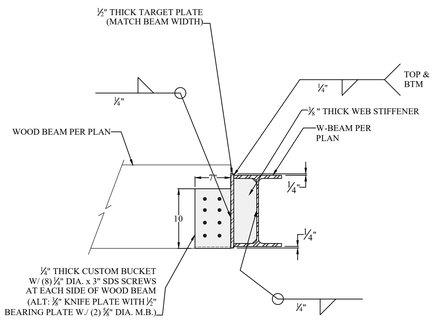
7



(303) HSS COLUMN ON 8" STEMWALL

1"=1'-0"

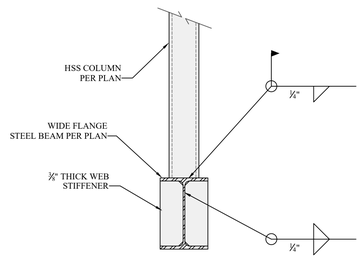
3



(314) WOOD BEAM TO STEEL BEAM

1"=1'-0"

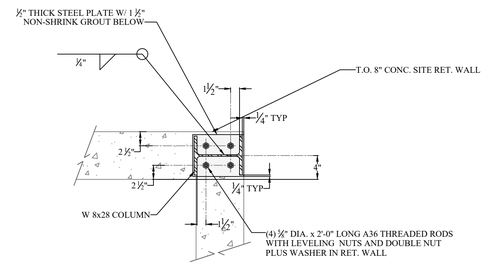
14



(310) HSS COLUMN ABV WIDE FLANGE BEAM

1"=1'-0"

10



(306) W COLUMN ON SITE RET. WALL (CASE 1)

1"=1'-0"

6

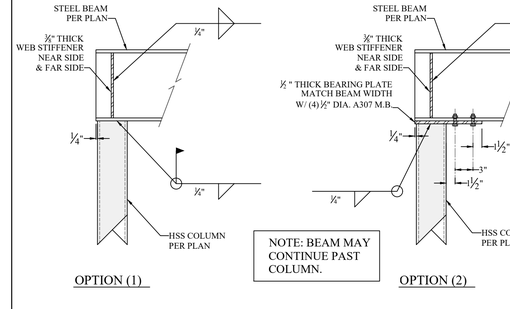
STEEL BEAM CONNECTION CHART
(STEEL TO STEEL WITH SHEAR CONNECTION PLATE)

DEPTH OF COPED STEEL MEMBER	CONNECTION PLATE THICKNESS (A36)	WELD SIZE OF CONNECTION PLATE TO SUPPORTING MEMBER (ALL AROUND)	NUMBER OF ¾" DIA. A325 M.B. REQUIRED (SPECIAL INSPECTION REQUIRED)	ALLOWABLE ULTIMATE FACTORED LOAD (LRFD)
8" - 10"	5/16"	¼" FILLET	(2)	25.5 KIPS
11"-14"	⅜"	⅜" FILLET	(3)	48.2 KIPS
15"-16"	⅜"	⅜" FILLET	(4)	71.7 KIPS
17"-21"	⅜"	⅜" FILLET	(5)	94.9 KIPS
22"-24"	½"	⅜" FILLET	(6)	117.7 KIPS
25"-27"	½"	⅜" FILLET	(7)	140 KIPS
28"-30"	5/8"	½" FILLET	(8)	162.2 KIPS

(302) STEEL CONNECTION SCHEDULE

1"=1'-0"

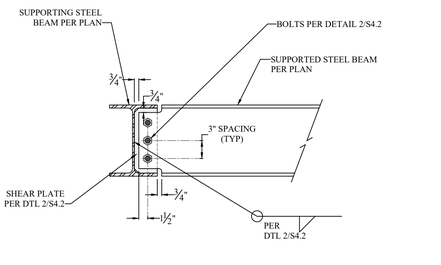
2



(309) STEEL BEAM OVER HSS COLUMN

1"=1'-0"

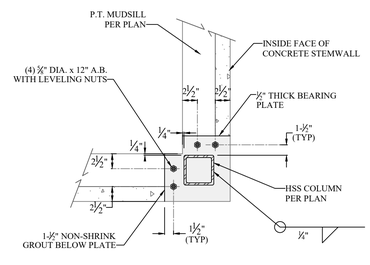
9



(313) STEEL BEAM TO STEEL BEAM

1"=1'-0"

13



(305) HSS COLUMN ON INSIDE CORNER

1"=1'-0"

5

STEEL MEMBER CALLOUT	DEPTH	FLANGE WIDTH
W 8x28	8"	6 ½"
W 8x31	8"	8"
W 8x48	8 ½"	8 ¼"
W 8x58	8 ¾"	8 ¼"
W 8x67	9"	8 ¼"
W 10x17	10 ¼"	4"
W 10x22	10 ¼"	5 ¾"
W 10x33	9 ¾"	8"
W 10x60	10 ¼"	10 ⅛"
W 10x68	10 ¼"	10 ⅛"
W 10x77	10 ⅜"	10 ¼"
W 10x88	10 ⅜"	10 ¼"
W 12x152	13 ¾"	12 ⅛"
W 12x170	14"	12 ⅜"
W 14x68	14"	10"

(301) STEEL MEMBER SIZES

1"=1'-0"

1

PROFESSIONAL ENGINEER STATE OF NEVADA
JEFFREY
HARNELL
No. 15804
CIVIL
PROJECT:
A Custom Residence for:
Whisper Homes LLC
596 Tyner Way
Incline Village, NV
Structural Engineering
Jeff Harnell, P.E.
775.813.4915
jeff@structuralengineering.com
Physical: 594 Southwood Blvd. Suite 1D, Incline Village, NV
Mailing: 4775 Atlantic Street, Incline Village, NV 89451

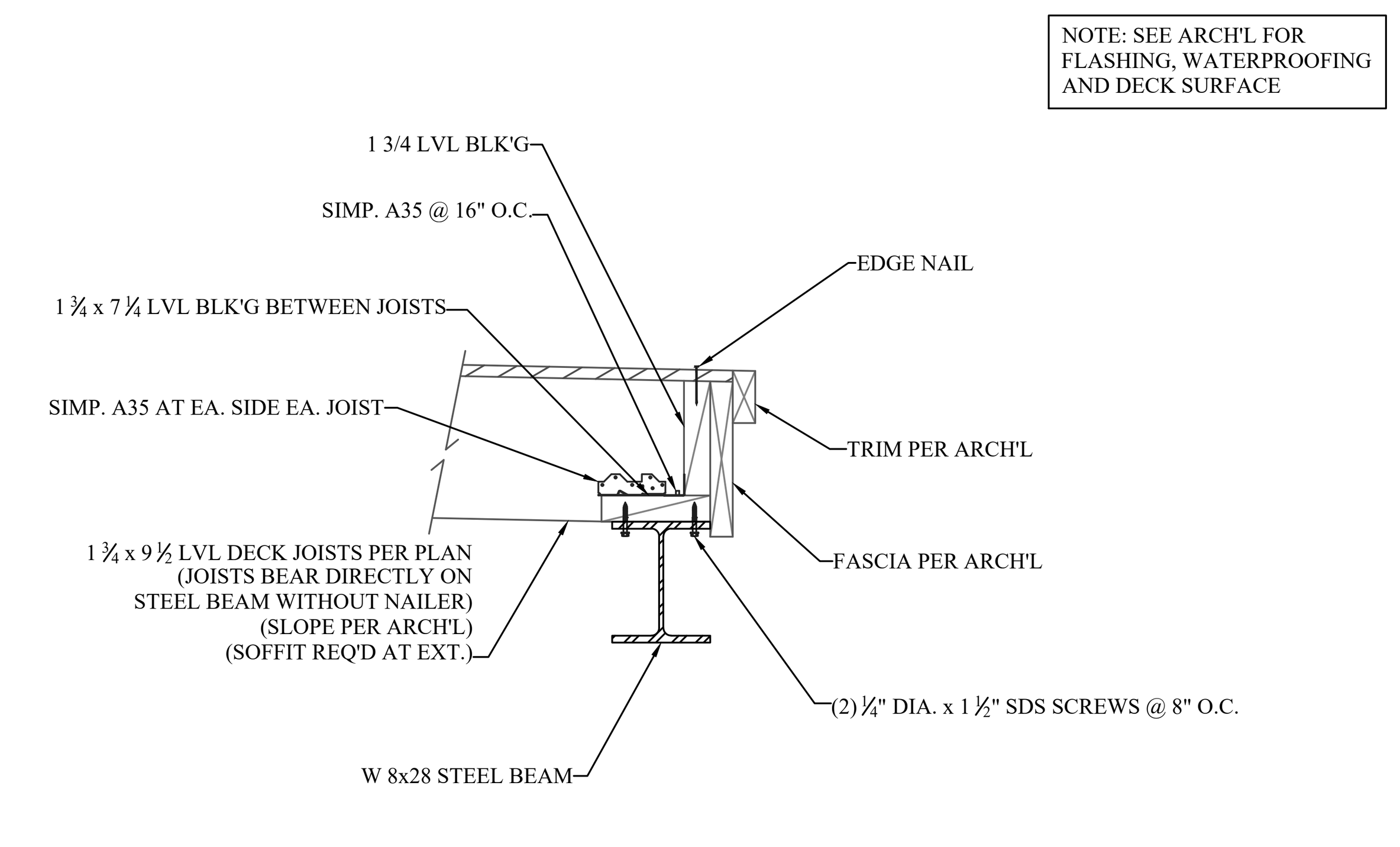
REVISIONS:

NO.	DATE	REMARKS
1	11-6-2024	REVISIONS
2	5-7-2025	REVISIONS
3	8-18-2025	REVISIONS

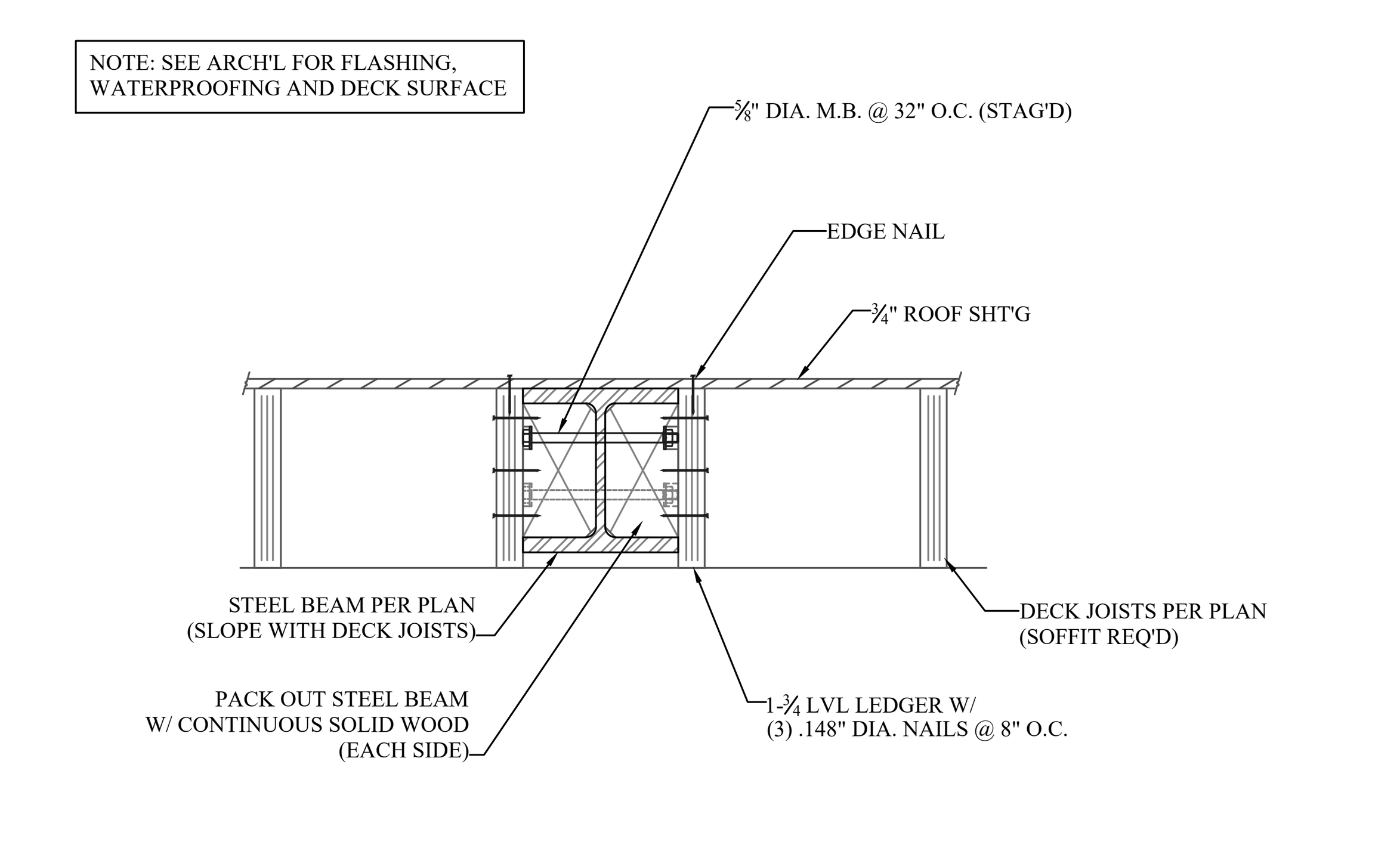
PROJECT NO:
240601
ISSUE DATE:
August 23, 2024

DRAWING TITLE:
STEEL
SCHEDULES
& DETAILS

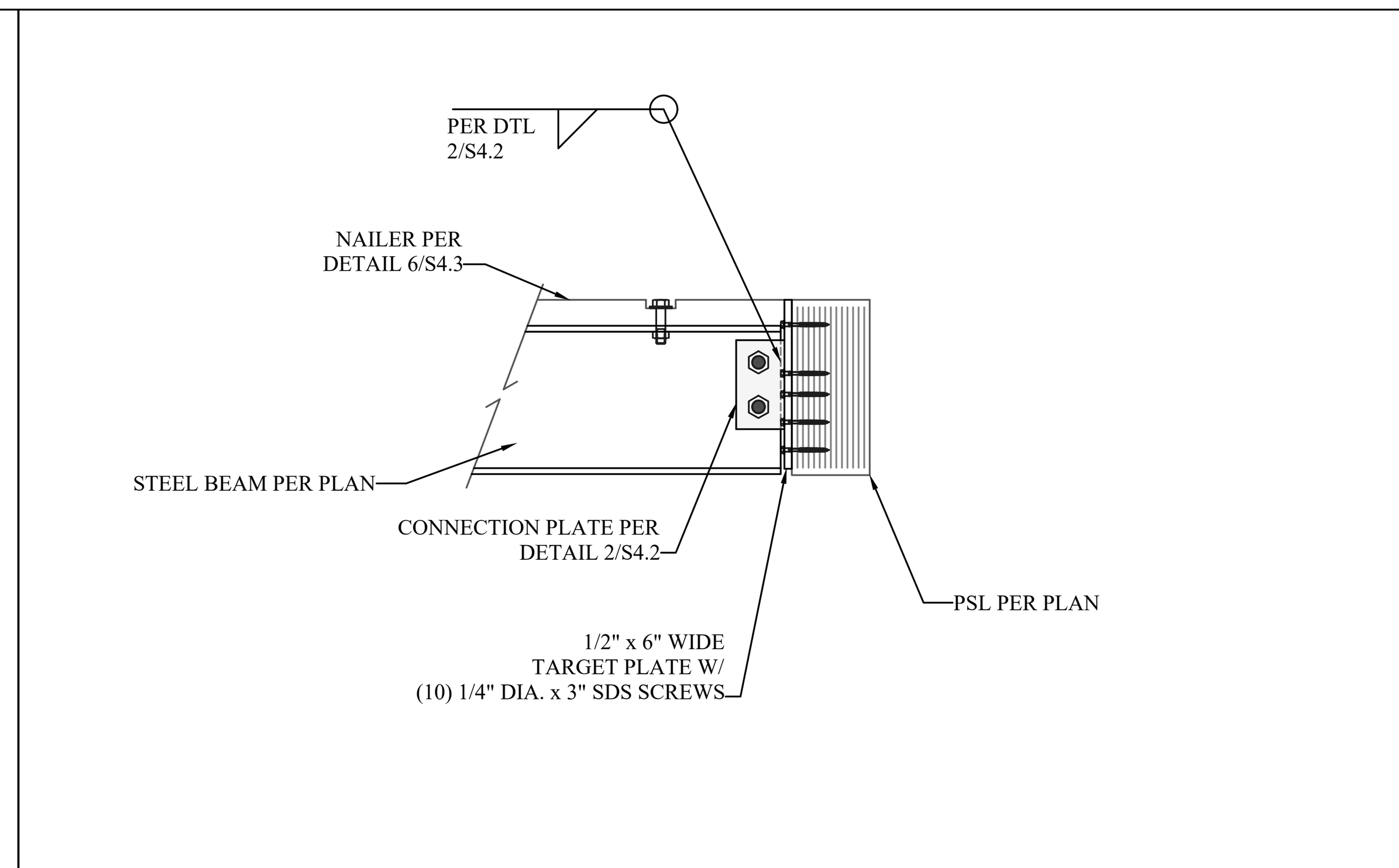
DRAWING NO:
S4.2



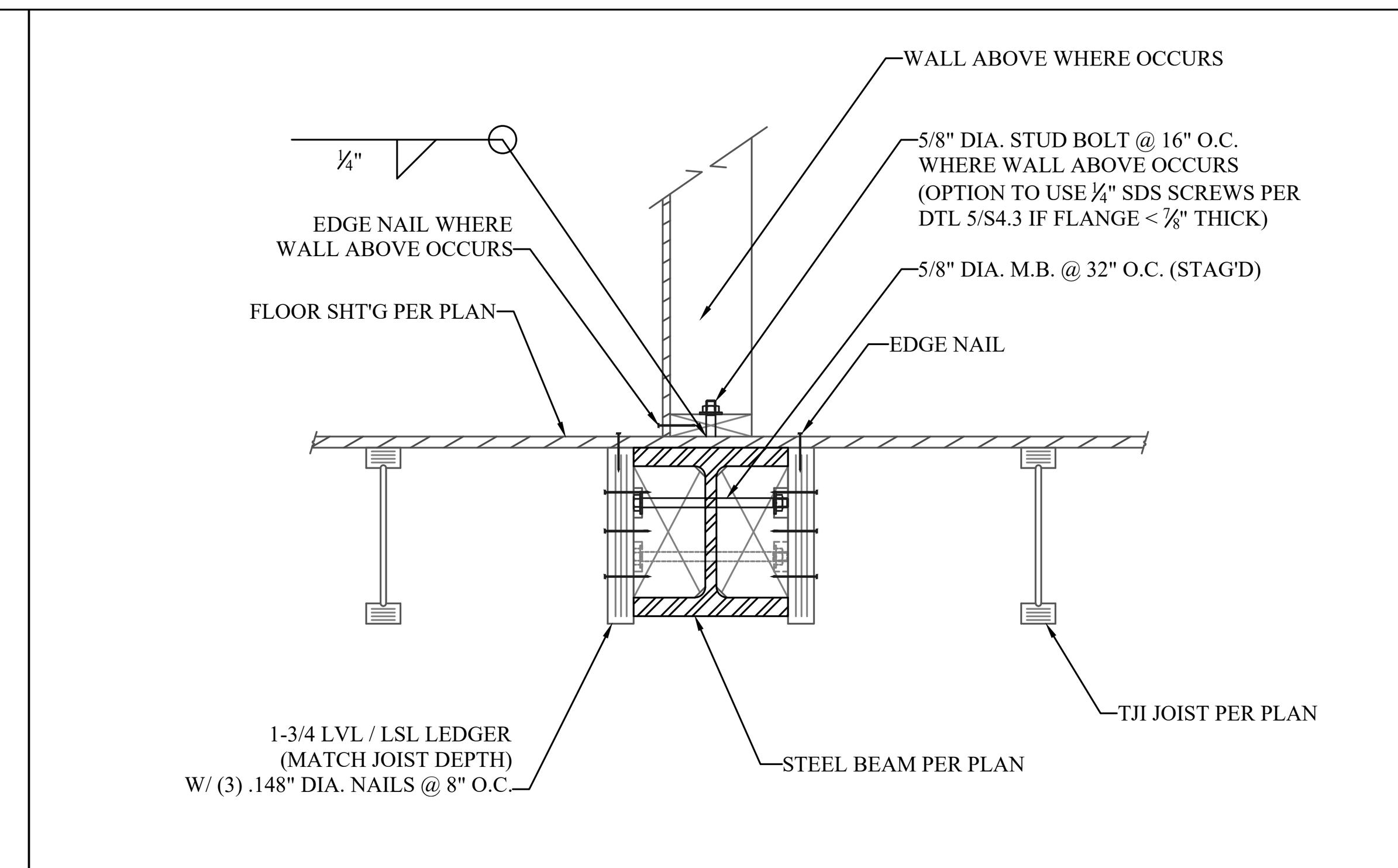
DETAIL
1"=1'-0"
-



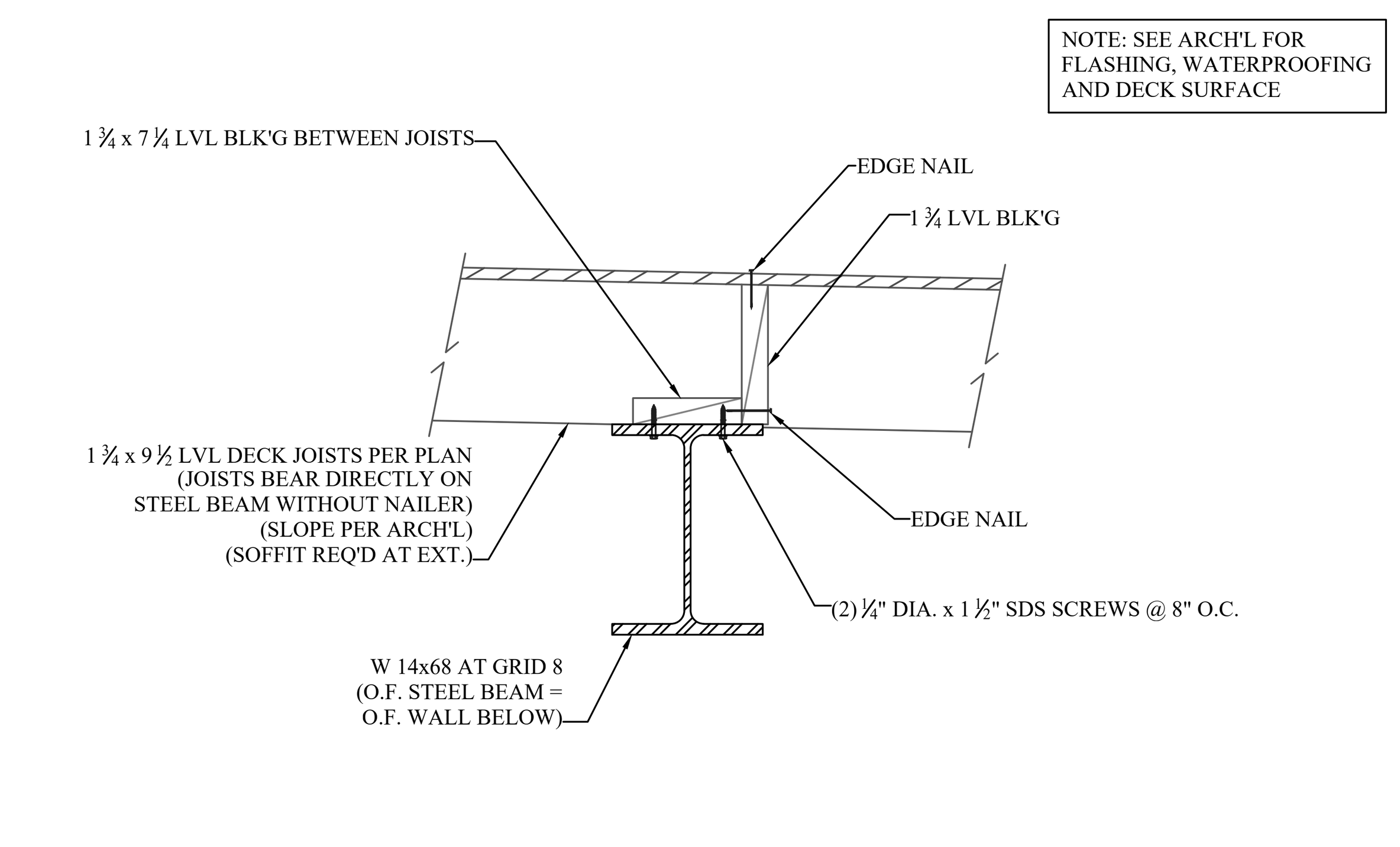
(328) DECK PARALLEL STL BM IN CAVITY W/ LEDGER
1"=1'-0"
12



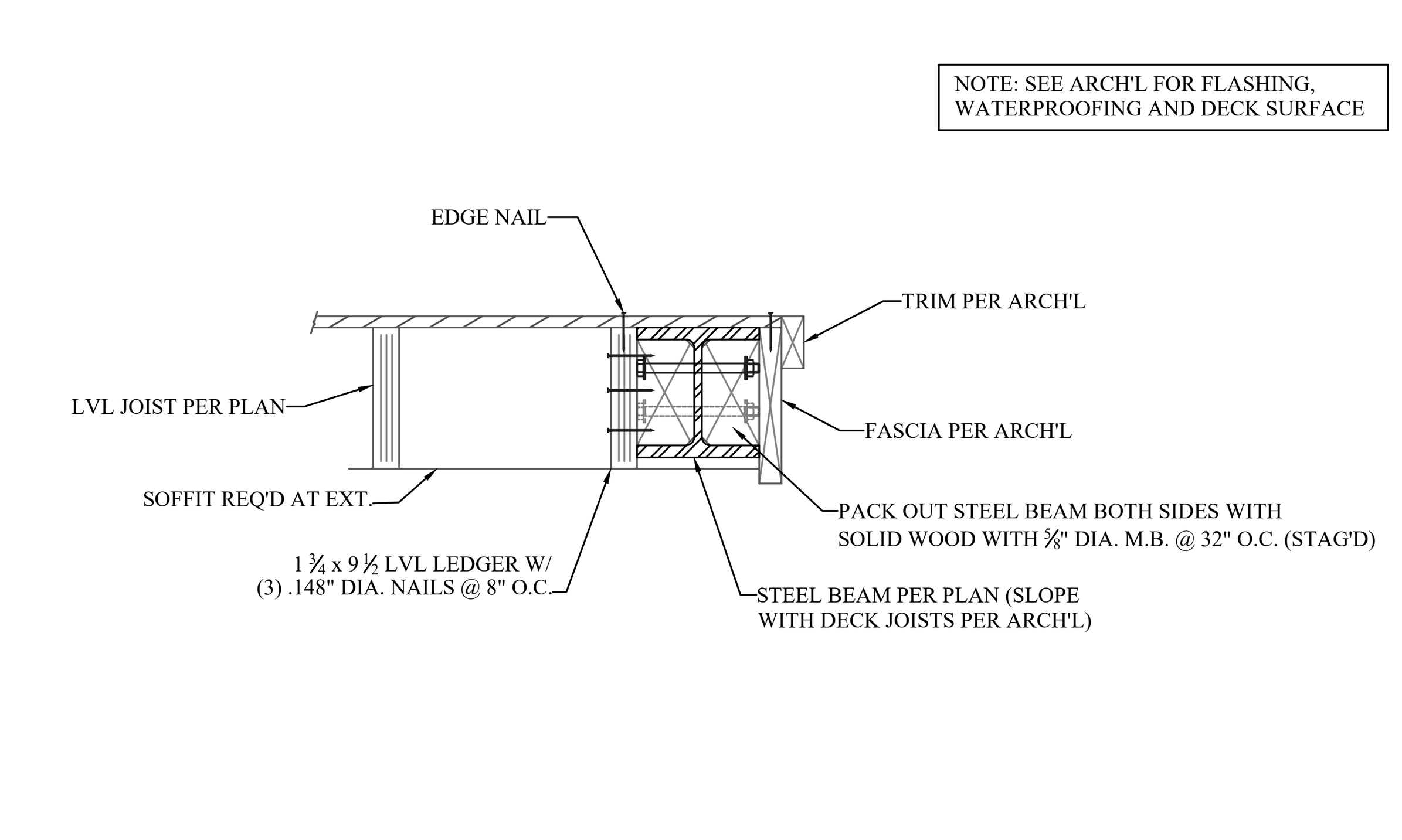
(324) STEEL BEAM TO PSL BEAM
1"=1'-0"
8



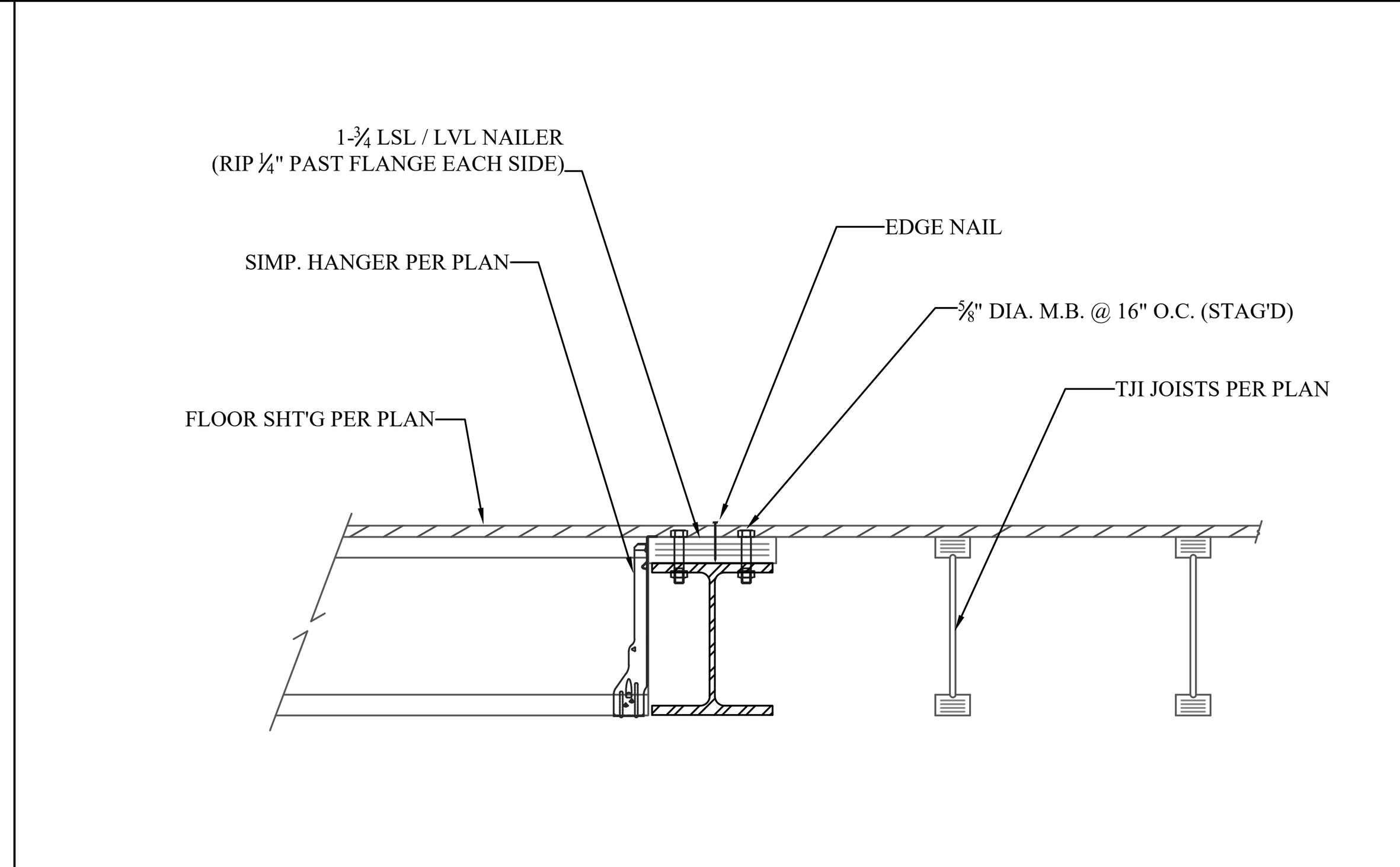
(320) TJI JOISTS PARALLEL STEEL BEAM WITH LEDGER
1"=1'-0"
4



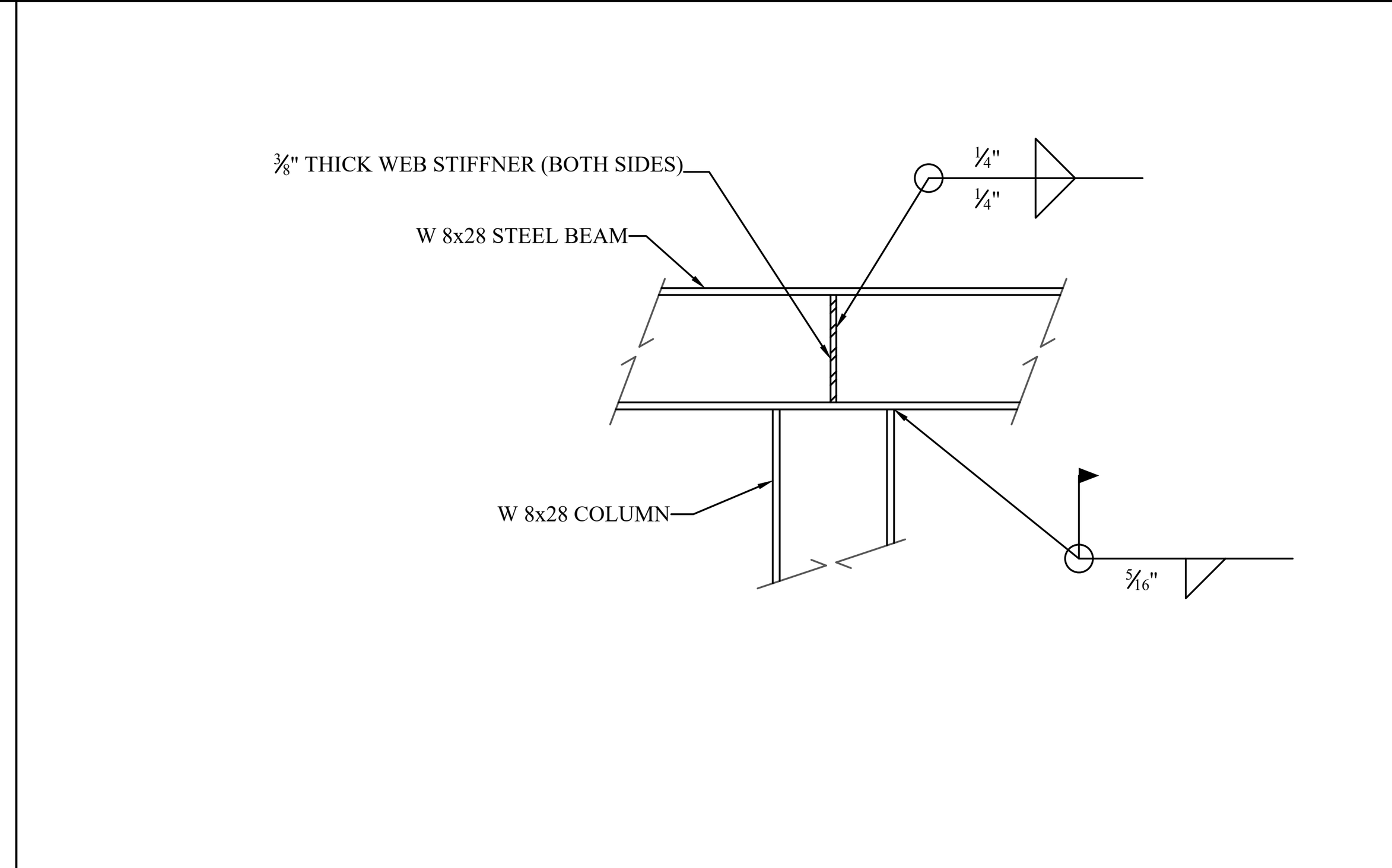
(331) DECK JOISTS OVER STEEL BEAM AT GRID 8
1"=1'-0"
15



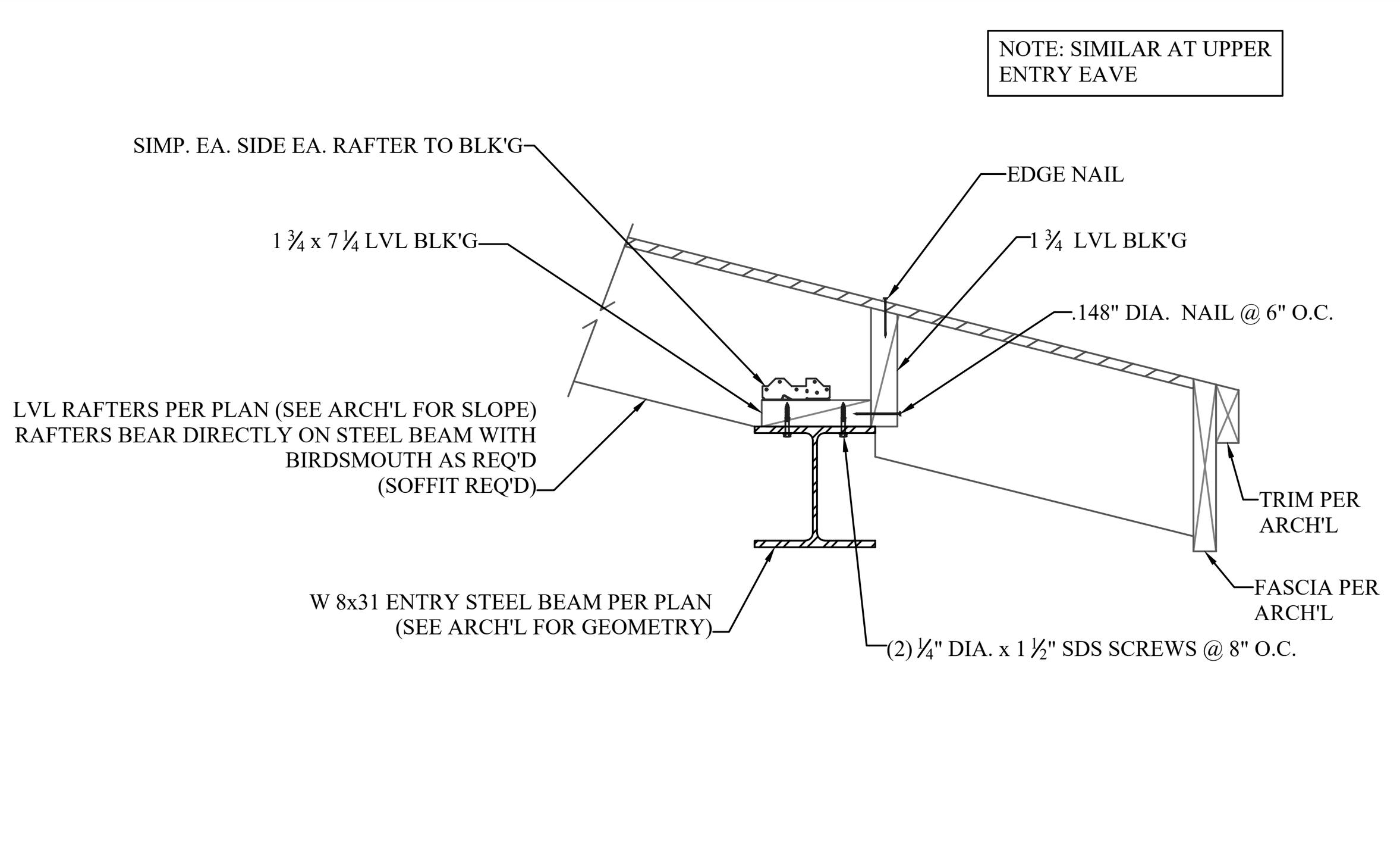
(327) STEEL DECK BEAM PARALLEL DECK JOISTS AT EDGE
1"=1'-0"
11



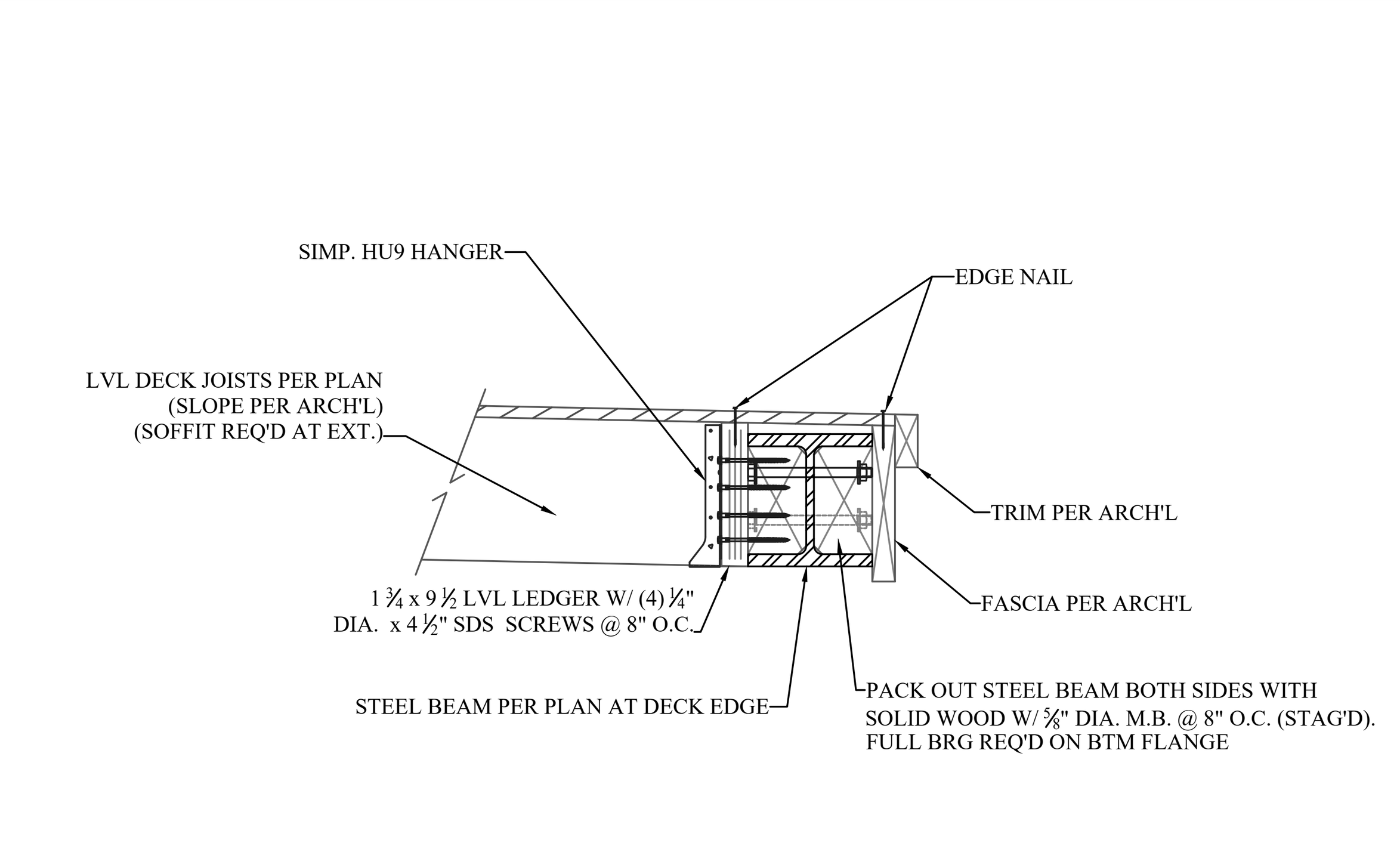
(323) TJI JOIST PARALLEL AND PERP. TO WIDE FLANGE BEAM
1"=1'-0"
7



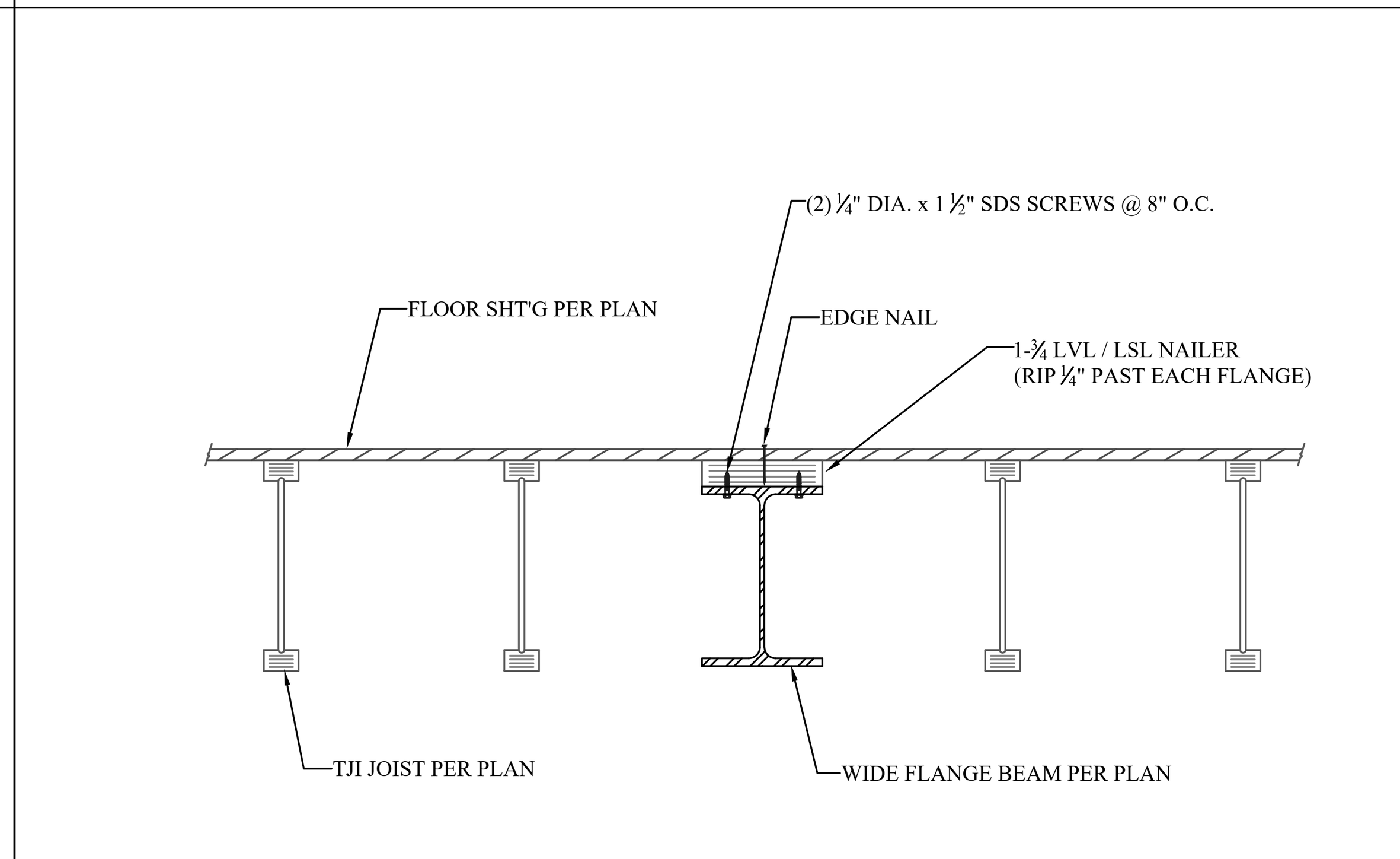
(319) W.F. STEEL BEAM OVER W.F. COLUMN (NON-FRAME)
1"=1'-0"
3



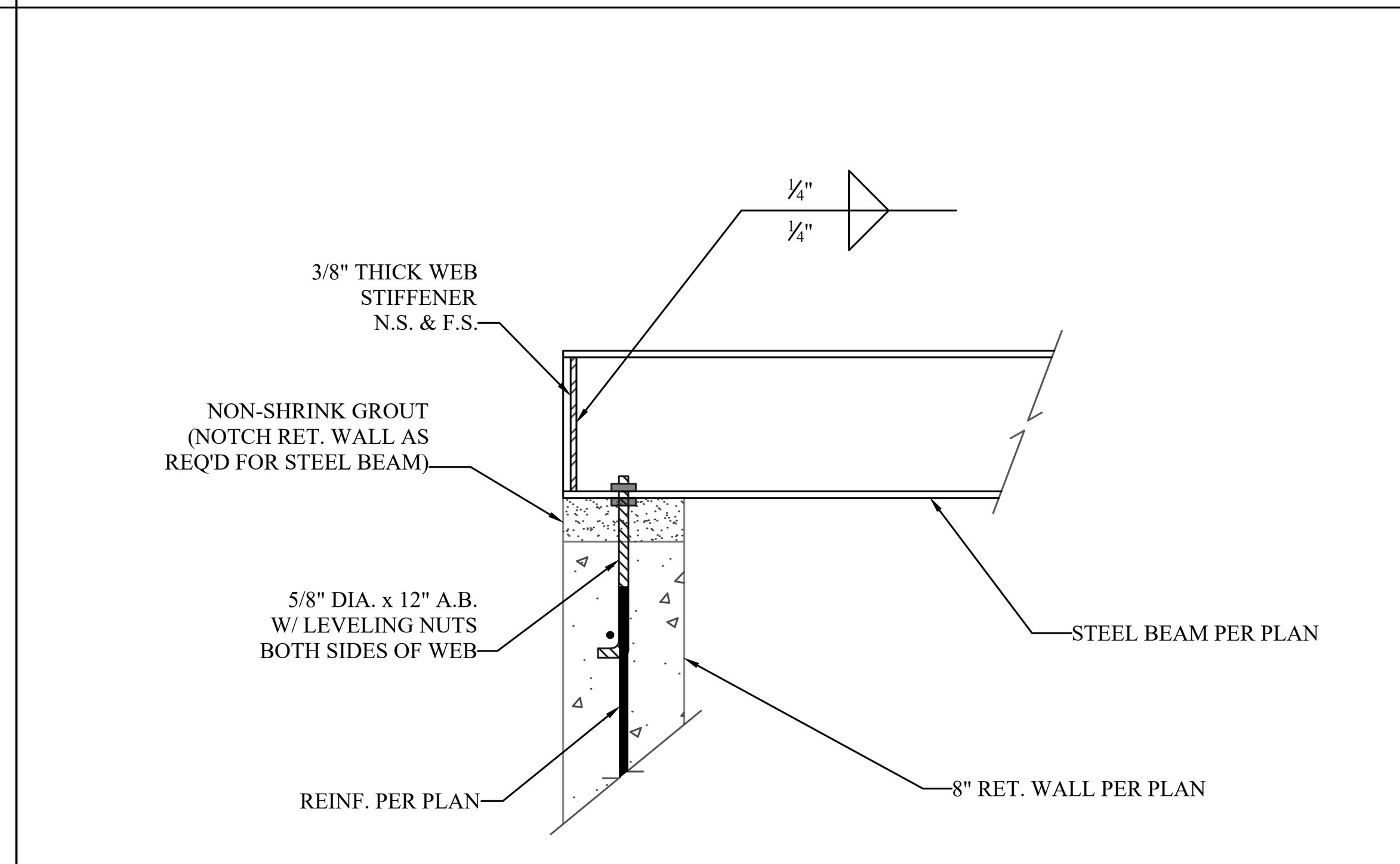
(330) ENTRY RAFTERS OVER ENTRY STEEL BEAMS
1"=1'-0"
14



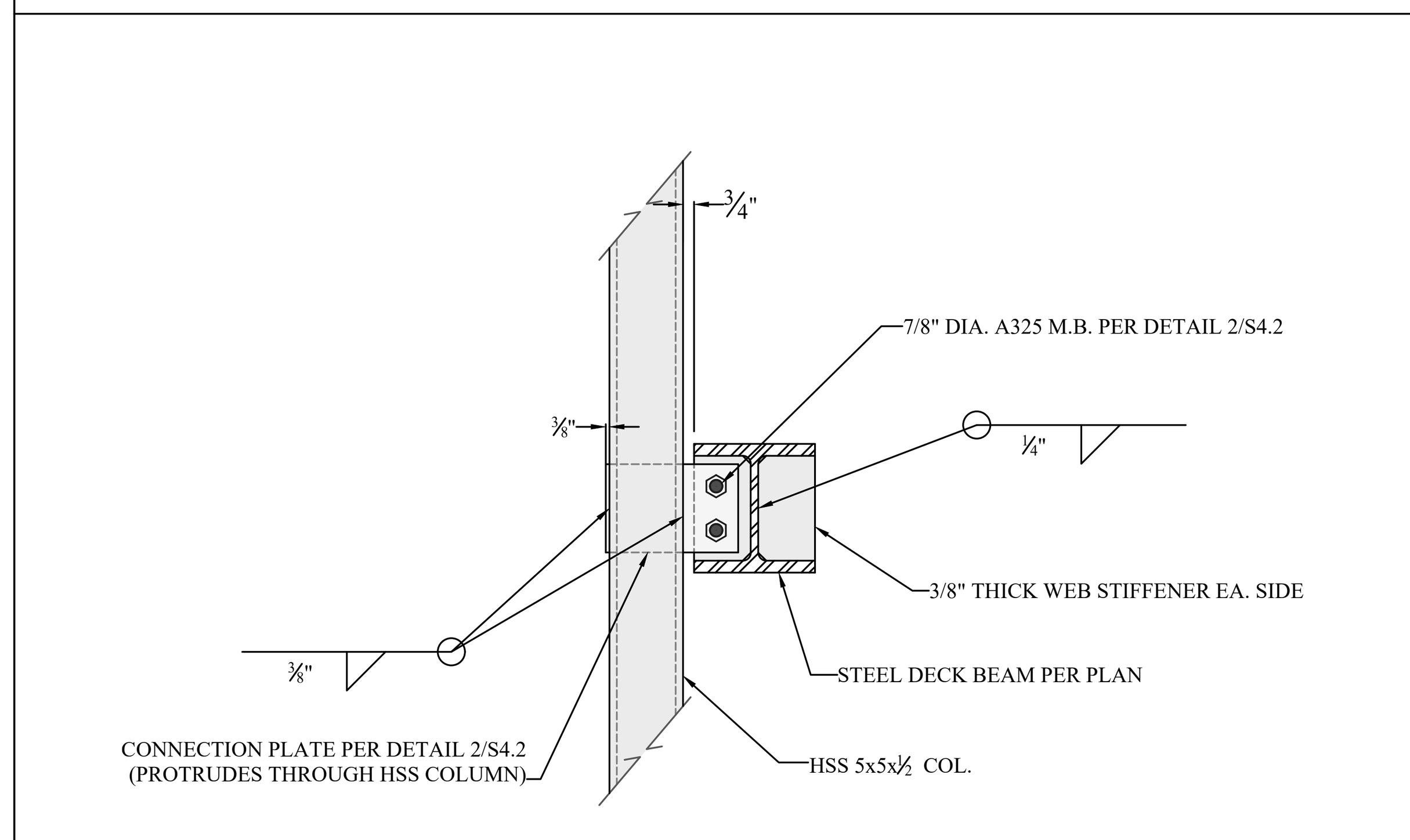
(326) DECK JOISTS TO STEEL BEAM AT DECK EDGE
1"=1'-0"
10



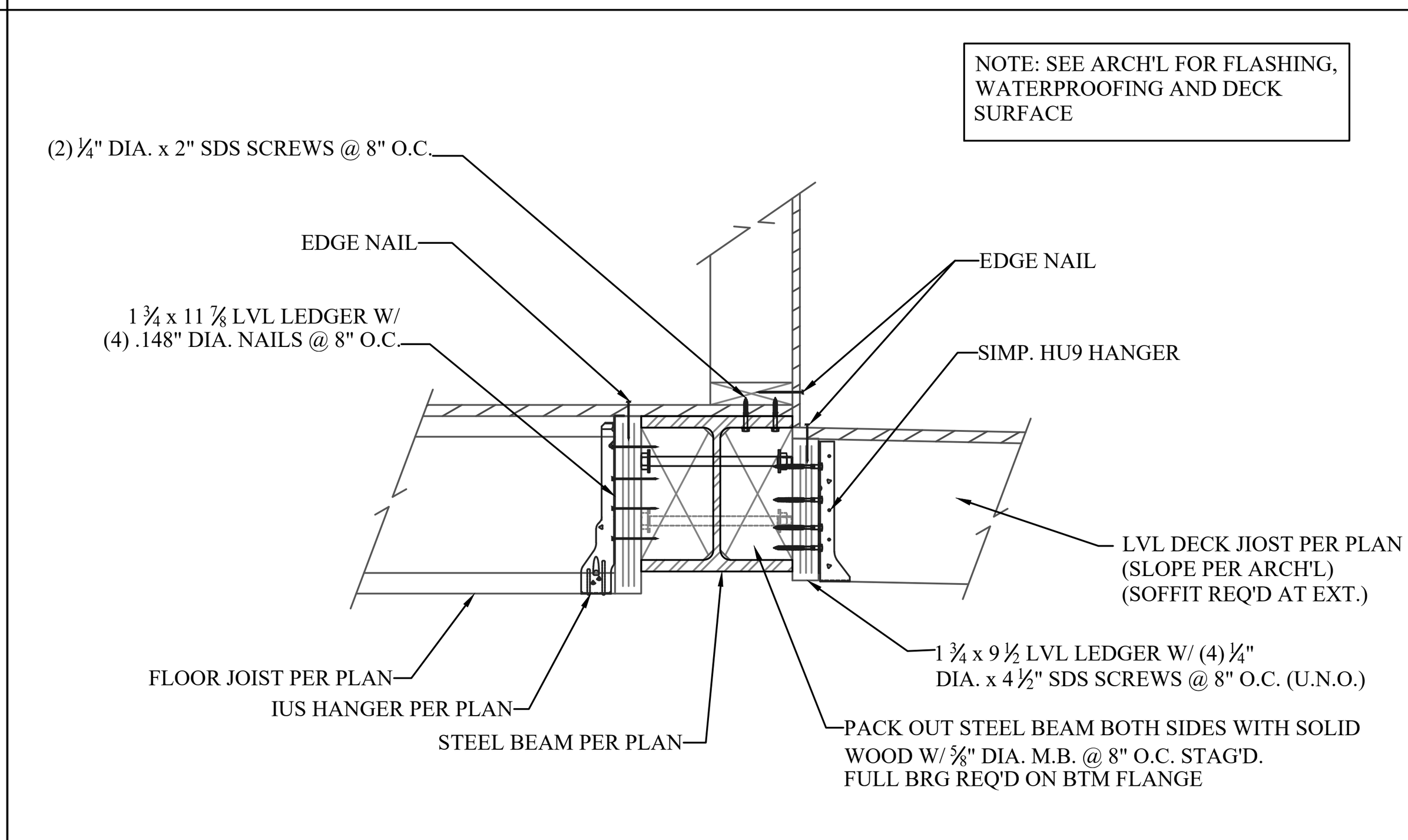
(322) TJI JOISTS PARALLEL WITH WIDE FLANGE BEAM
1"=1'-0"
6



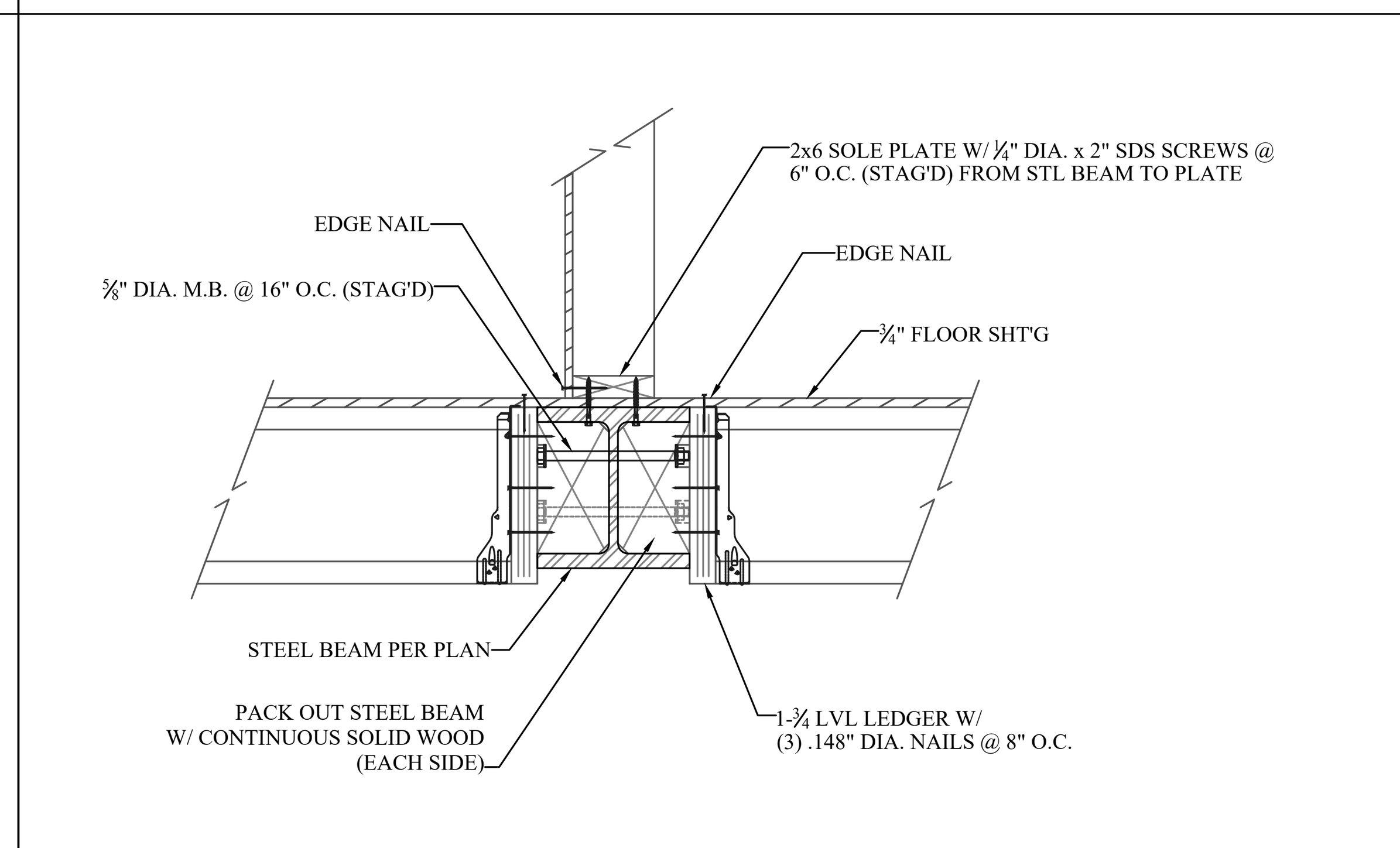
(318) STEEL BEAM BEARING ON CONCRETE RET. WALL
1"=1'-0"
2



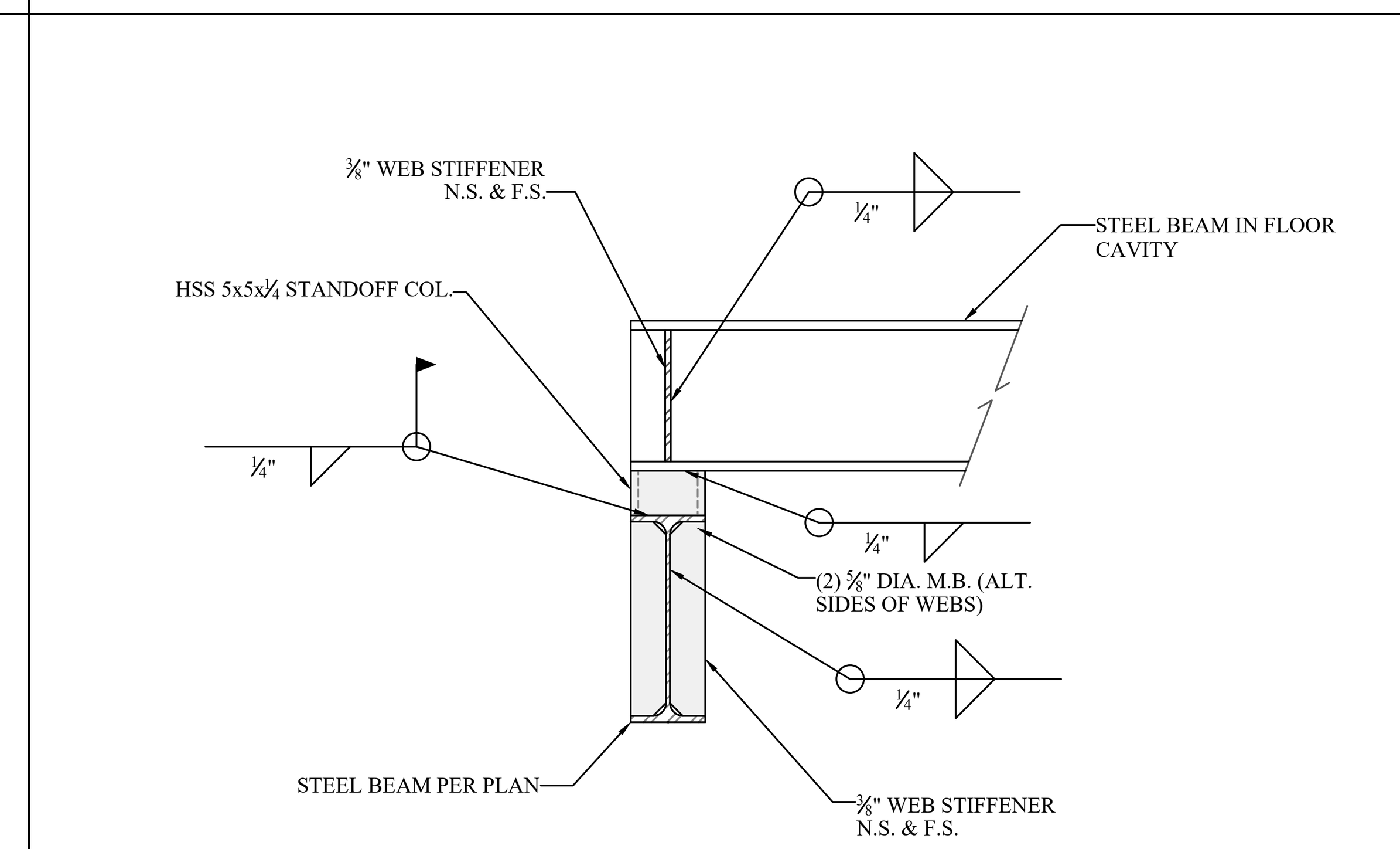
(329) STEEL DECK BEAMS TO HSS COLUMN
1"=1'-0"
13



(325) FLOOR / W.P. DECK AT STEEL BEAM (PERP)
1"=1'-0"
9



(321) TJI JOISTS PERP. STL BM IN CAVITY W/ LEDGER
1"=1'-0"
5



(317) STEEL BEAM OVER STEEL BEAM
1"=1'-0"
1

PROJECT:
A Custom Residence for:
Whisper Homes LLC
596 Tyner Way
Incline Village, NV

Structural Engineering, LLC
Jeff Harrell, P.E.
775-813-4915
jeff@structural-engineering.com
Physical: 916 Southwood Blvd. Suite 1D, Incline Village, NV
Mailing: 972 Jennifer Street, Incline Village, NV 89451

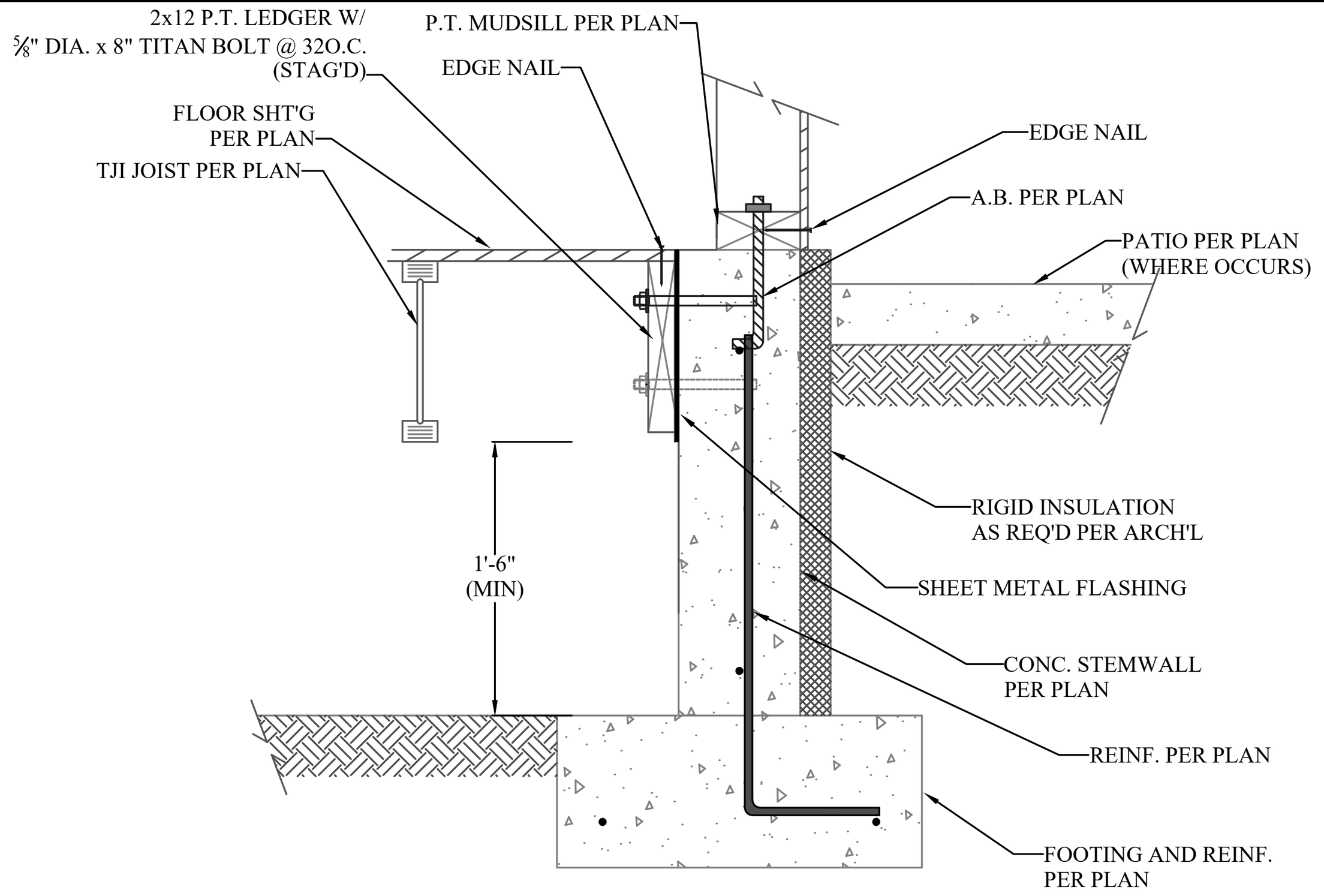
REVISIONS:

NO.	DATE	REMARKS
1	11-6-2024	REVISIONS
2	5-7-2025	REVISIONS
3	8-18-2025	REVISIONS

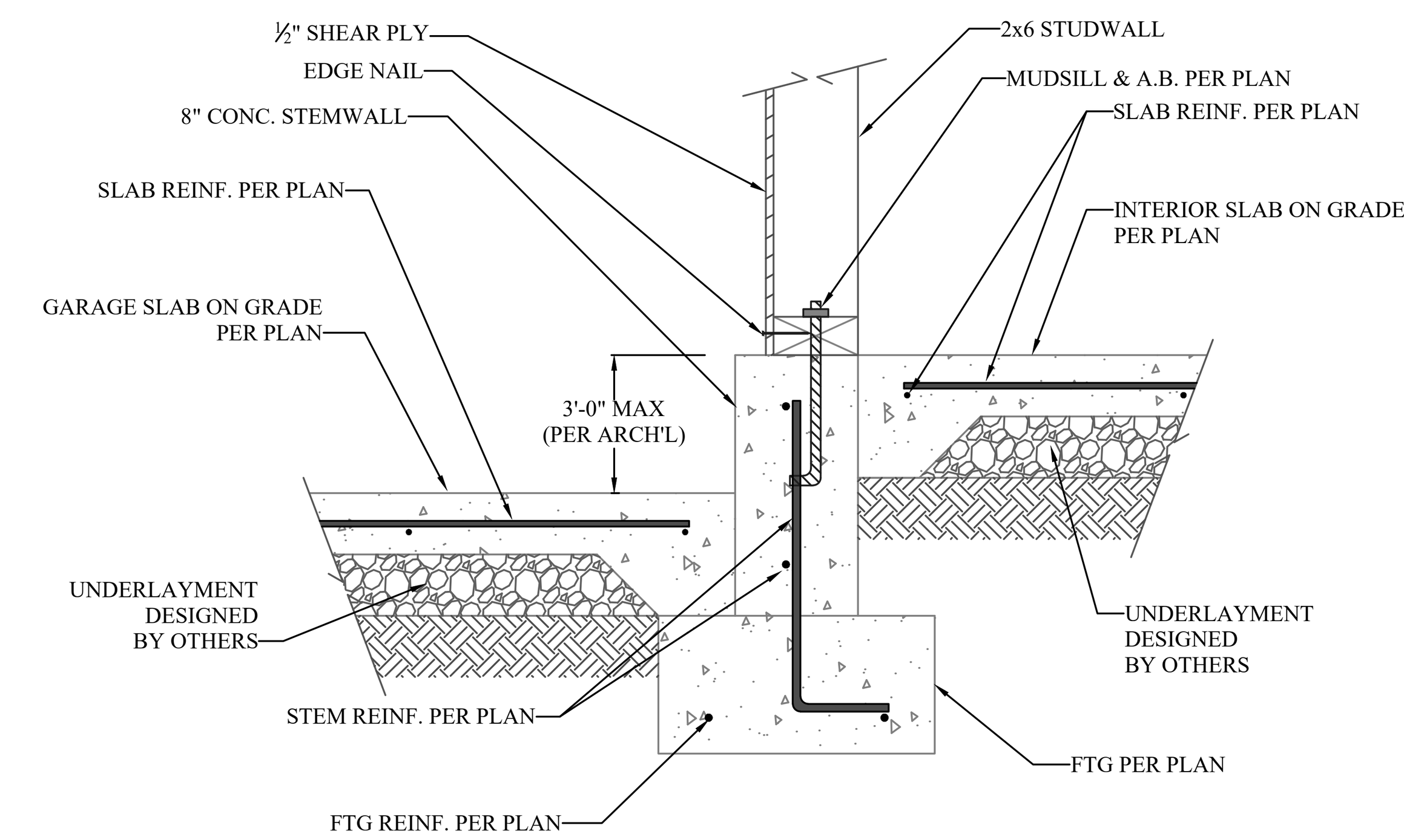
PROJECT NO:
240601
ISSUE DATE:
August 23, 2024

DRAWING TITLE:
STEEL DETAILS

DRAWING NO:
S4.3



(410) TJI JOIST PARALLEL CONC. STEM WITH LEDGER 14
1"=1'-0"

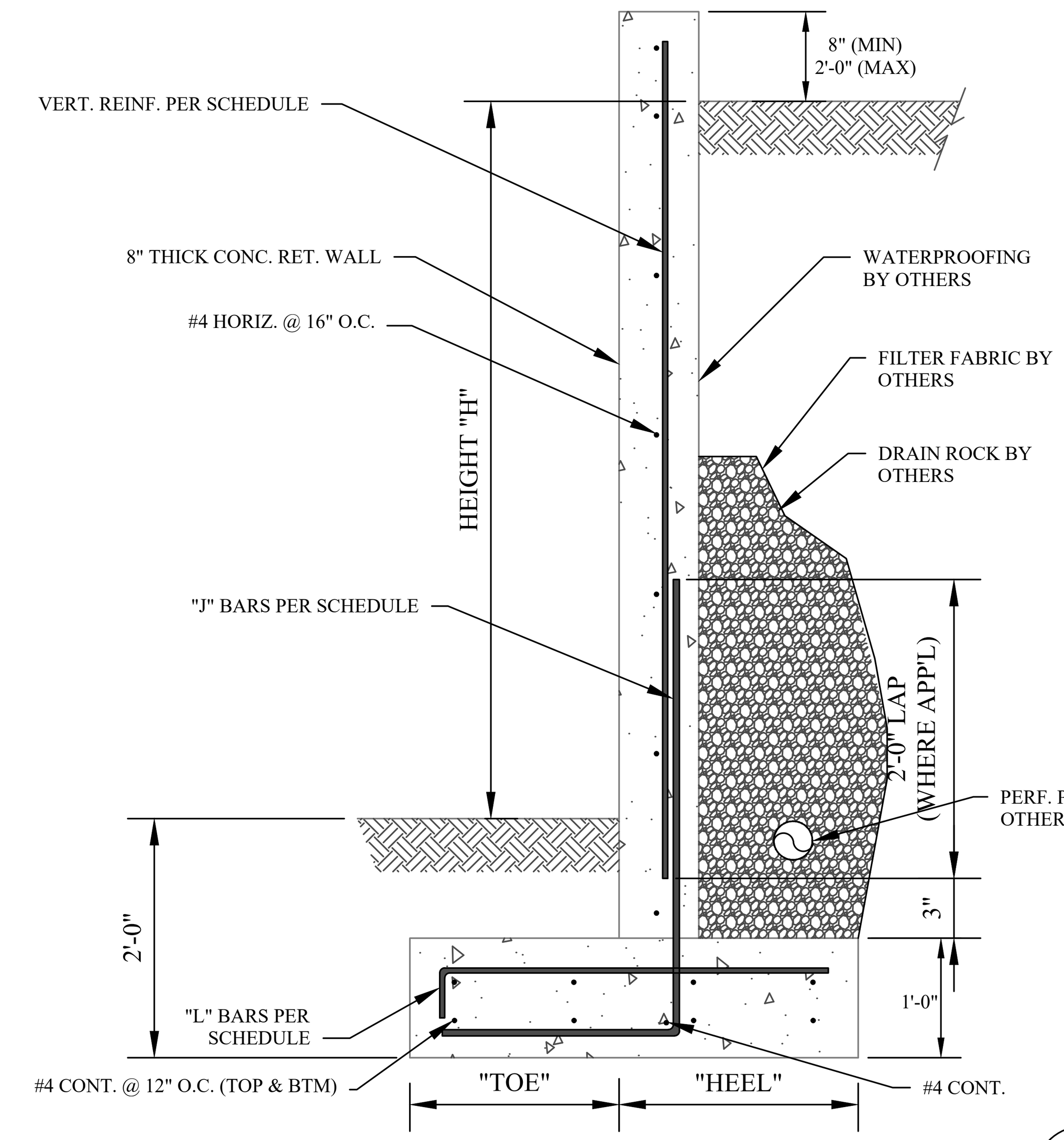


(406) SLAB STEP DOWN TO GARAGE SLAB 10
1"=1'-0"

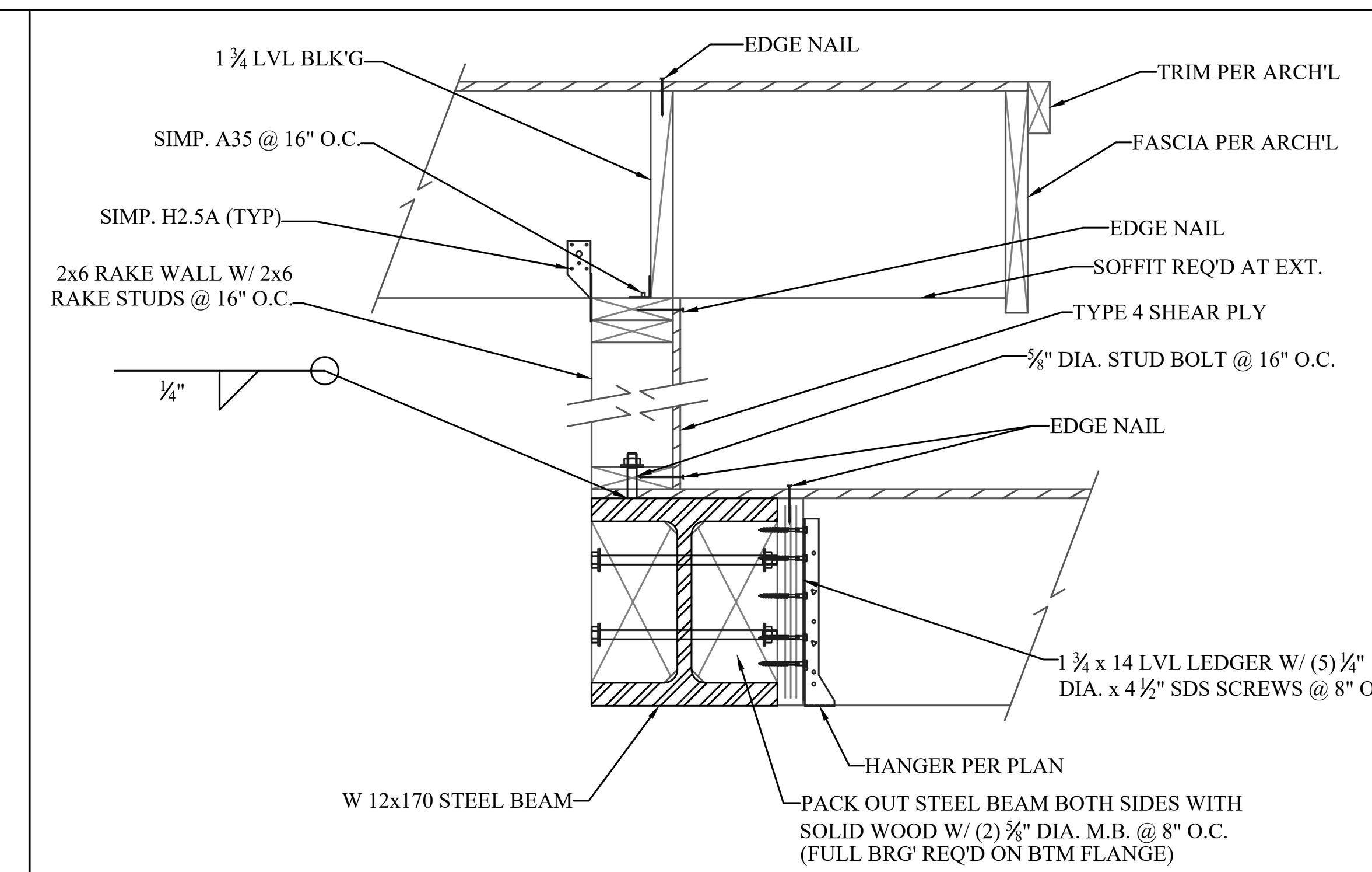
8" RET. WALL SCHEDULE (W/ NO SLAB)

HEIGHT "H"	"J" BARS	"L" BARS	VERT. BARS	TOE	HEEL
3'-0"	#4 @ 12" O.C.	NOT REQ'D	FULL HT. "J" BARS	1'-0"	1'-0"
4'-0"	#4 @ 12" O.C.	NOT REQ'D	FULL HT. "J" BARS	1'-6"	1'-0"
5'-0"	#4 @ 9" O.C.	NOT REQ'D	FULL HT. "J" BARS	1'-9"	1'-3"
6'-0"	#4 @ 6" O.C.	NOT REQ'D	FULL HT. "J" BARS	2'-0"	1'-6"
7'-0"	#4 @ 6" O.C.	NOT REQ'D	FULL HT. "J" BARS	2'-3"	1'-6"

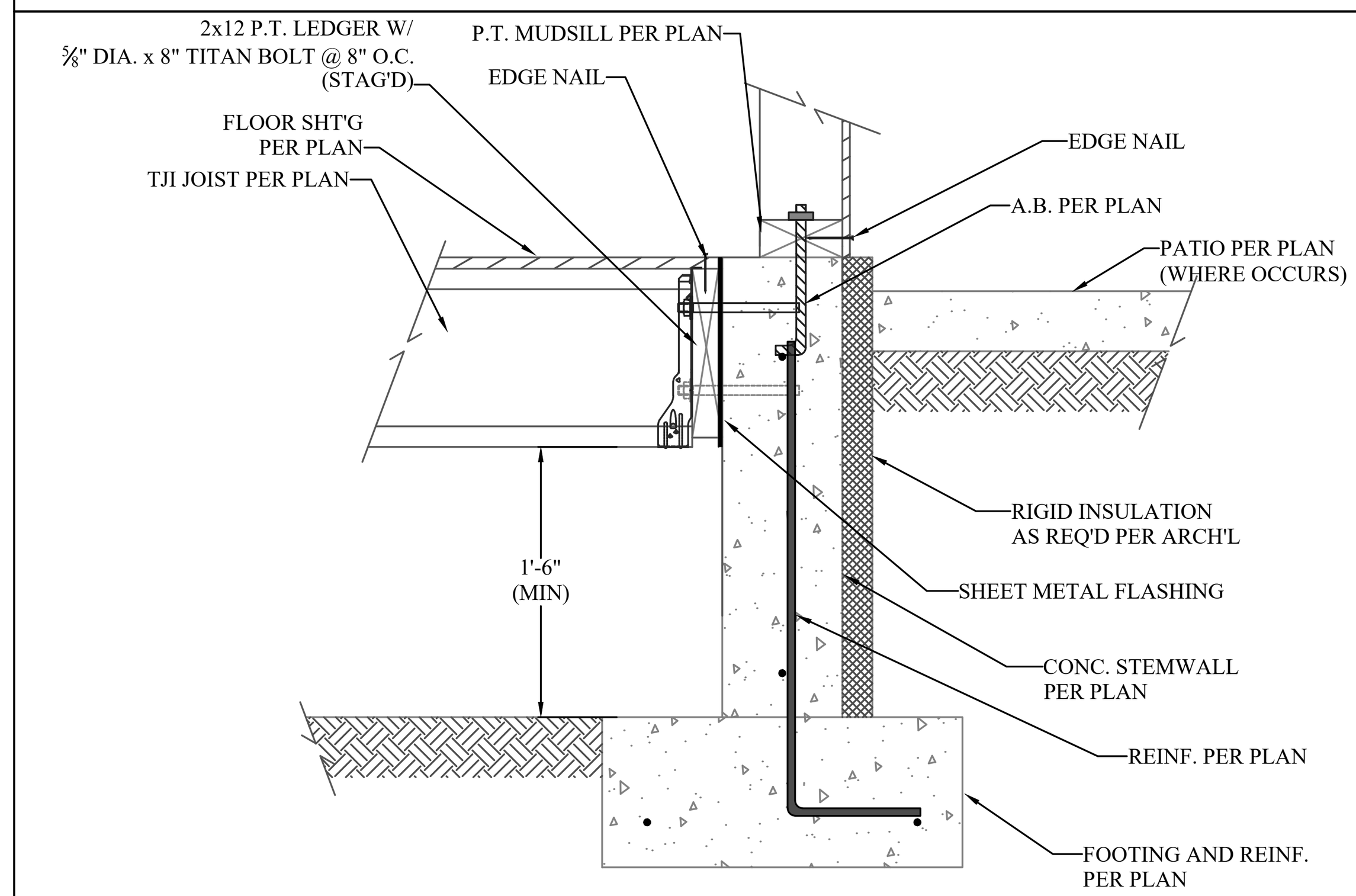
NOTES:
1. BEARING CAPACITY = 3000 PSF
2. REBAR GRADE 40
3. CONCRETE = 3000 PSI (DESIGN BASED ON 2500 PSI, SPECIAL INSPECTION NOT REQ'D)
4. PASSIVE PRESSURE = 250 PSF
5. ACTIVE PRESSURE = 35 PCF
6. DO NOT BACKFILL UNTIL CONCRETE HAS REACHED 28 DAY STRENGTH



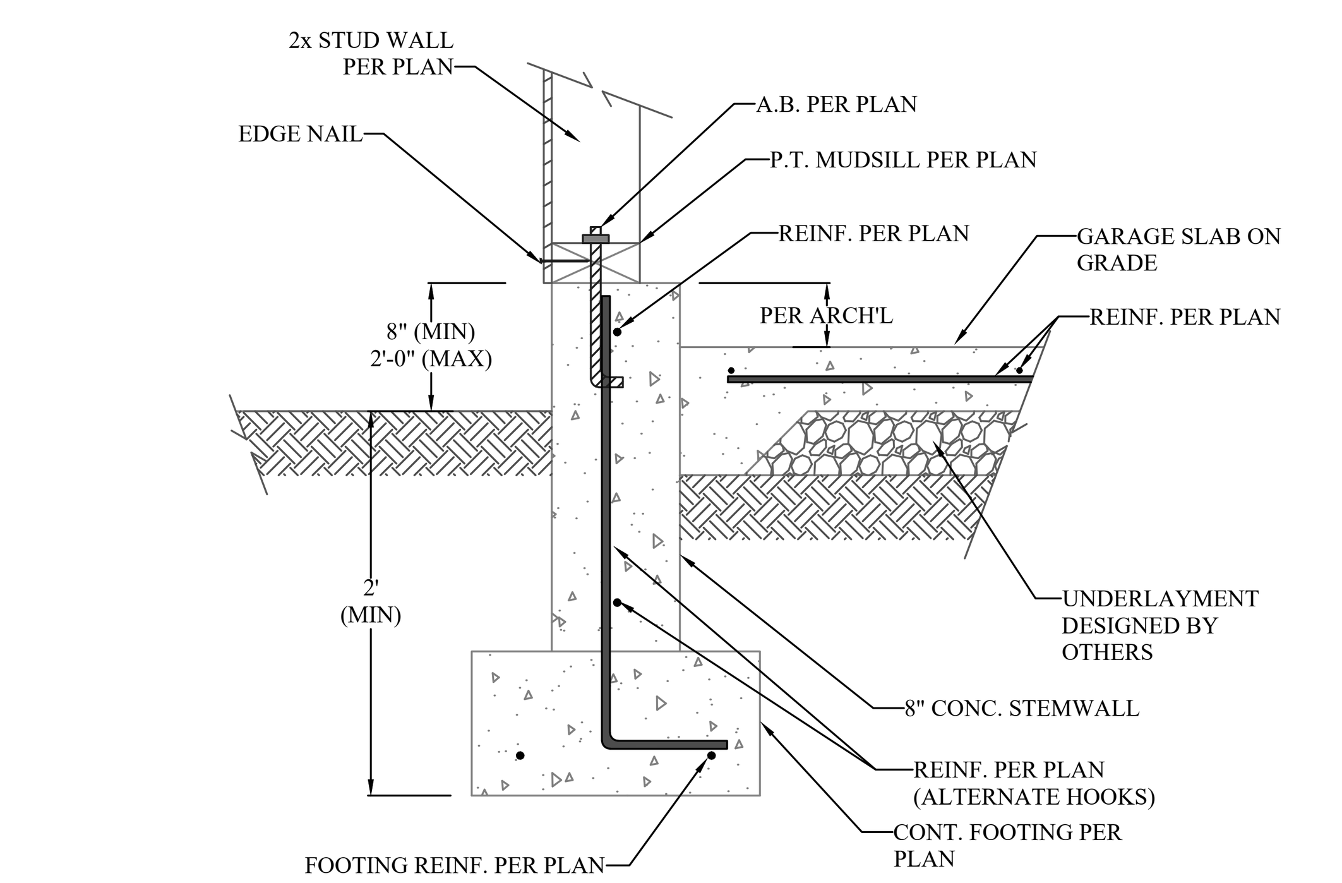
(402) 8" CONC. SITE RETAINING WALL WITHOUT LOW SLAB 6
N.T.S.



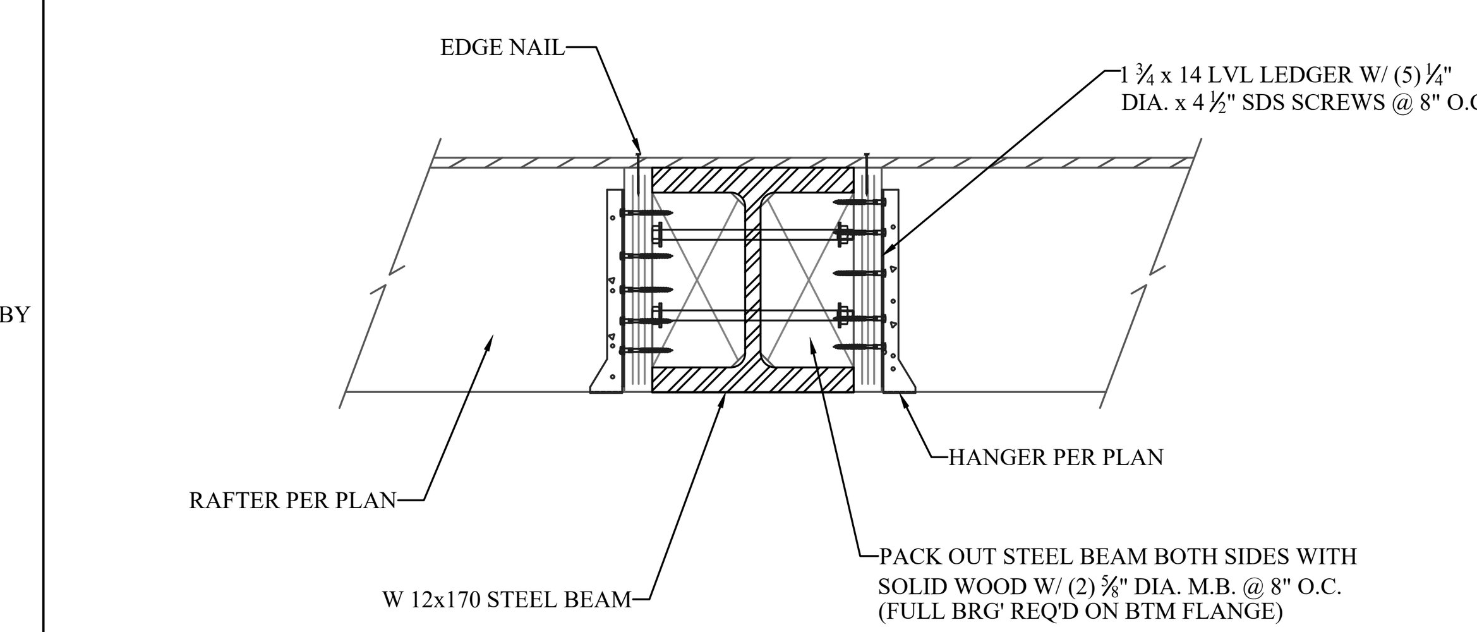
(336) RAFTERS TO STEEL BEAM AT GRID D NEAR 5.2 4
1"=1'-0"



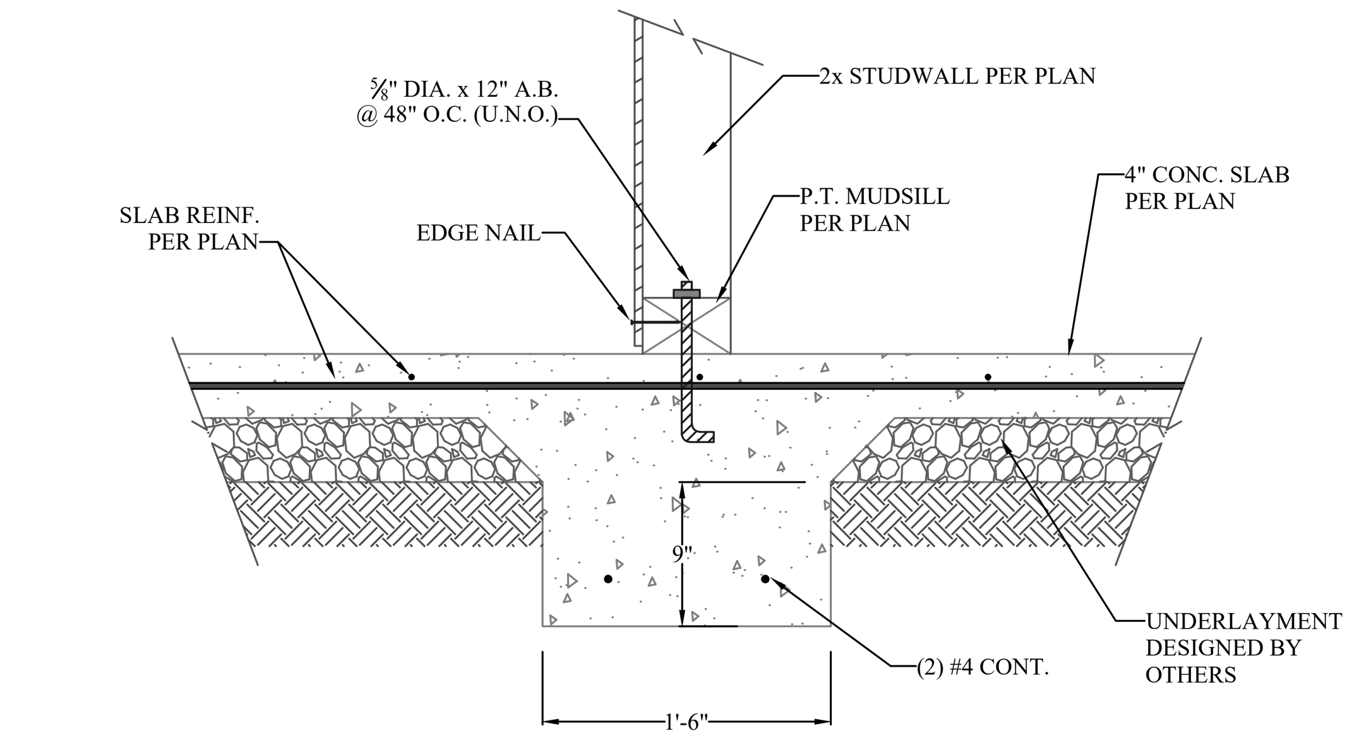
(409) TJI JOIST HUNG AT CONC. STEMWALL 13
1"=1'-0"



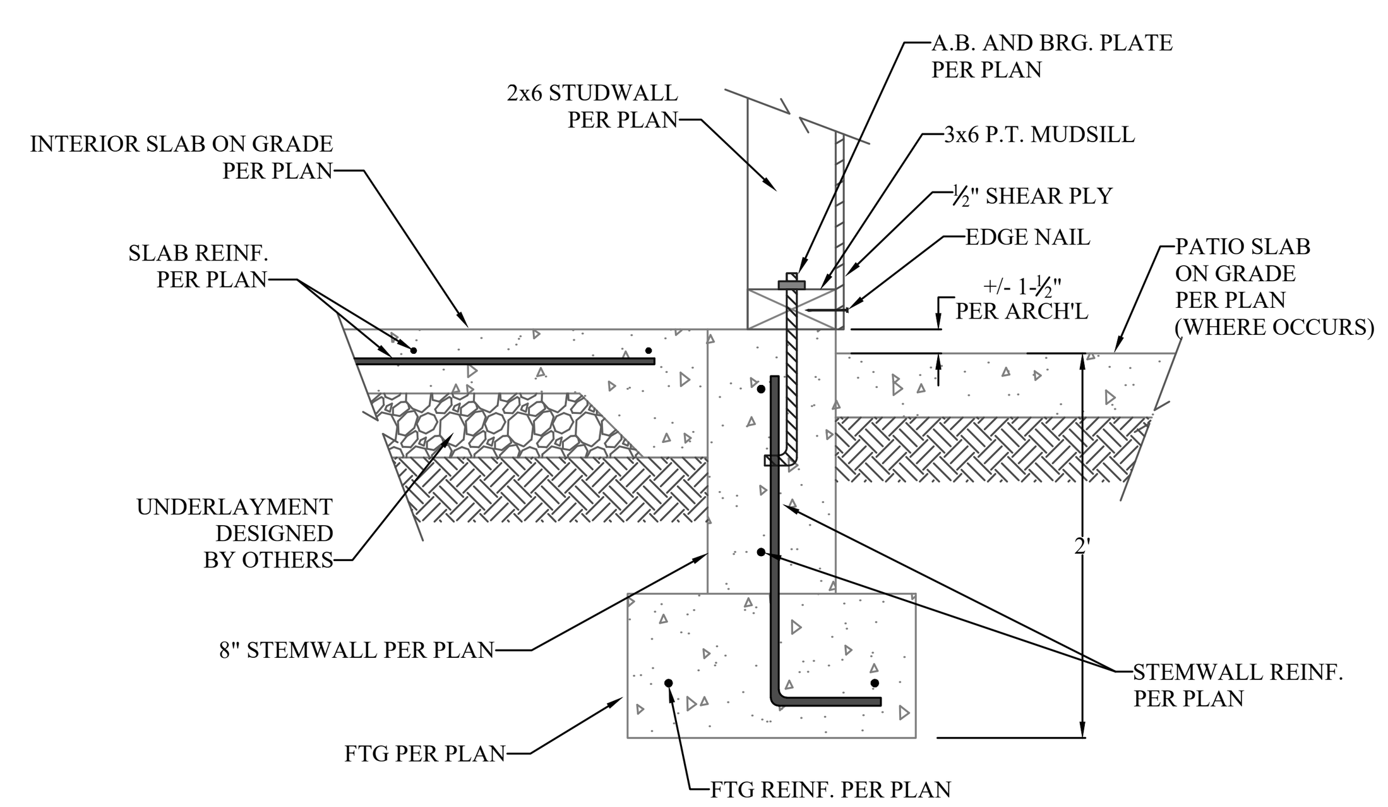
(405) PERIMETER STEM AND FOOTING AT GARAGE SLAB 9
1"=1'-0"



(335) RAFTERS TO STEEL BEAM AT GRID D NEAR GRID 3.1 3
1"=1'-0"



(408) THICKENED SLAB BELOW BEARING WALL 12
1"=1'-0"

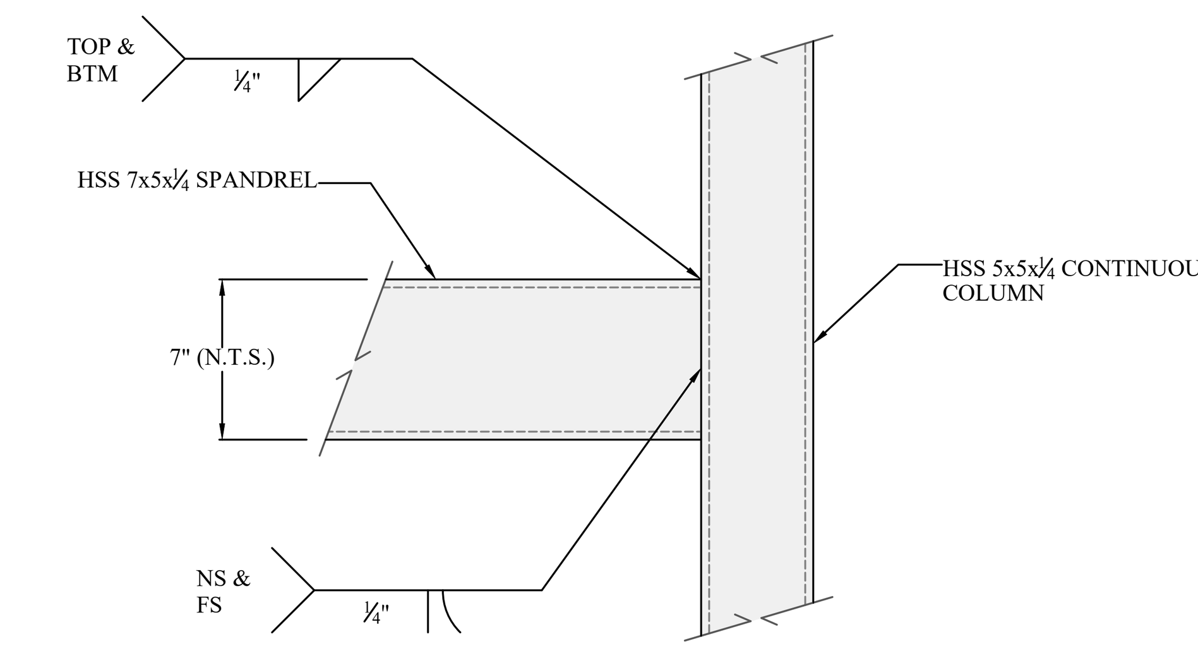


(404) INTERIOR SLAB TO EXT. PATIO WITH SMALL STEP 8
1"=1'-0"

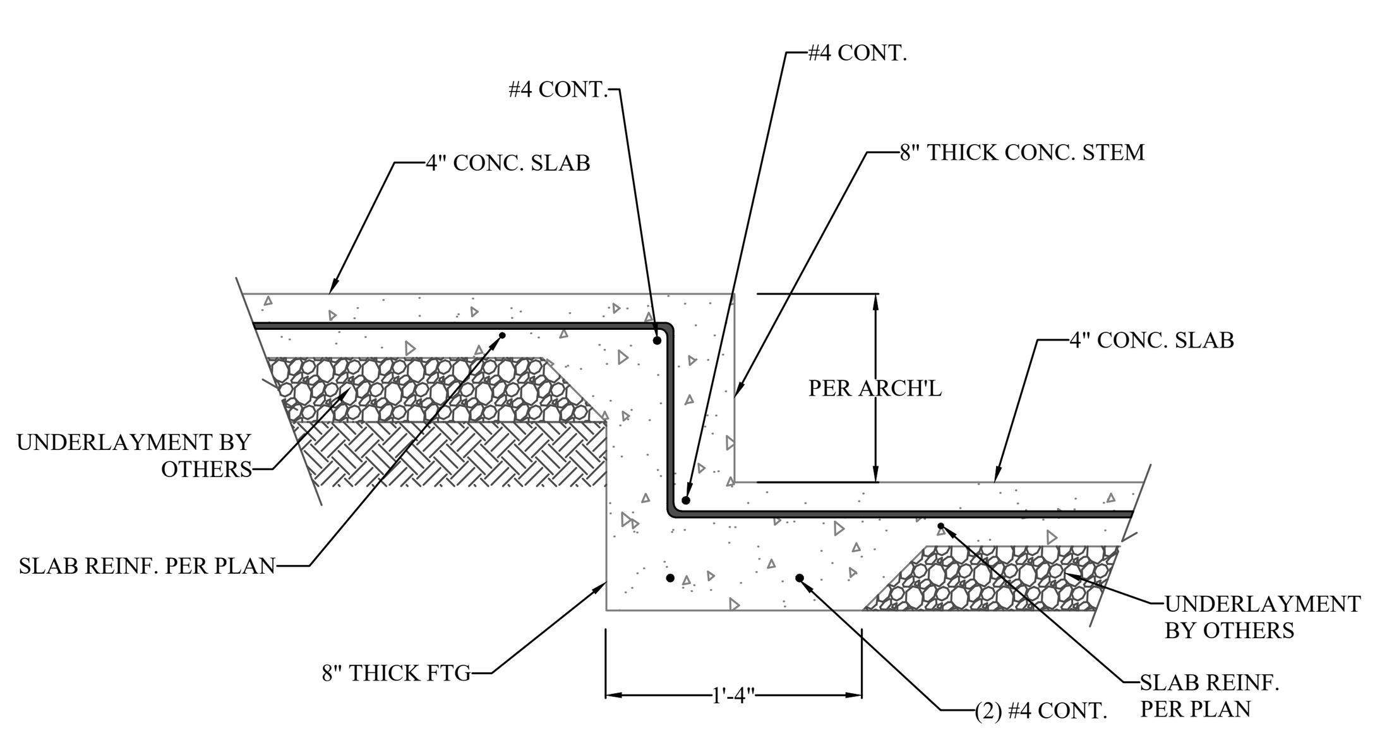
8" RET. WALL SCHEDULE (W/ SLAB)

HEIGHT "H"	"J" BARS	"L" BARS	VERT. BARS	TOE	HEEL
4'-0"	#4 @ 12" O.C.	NOT REQ'D	FULL HT. "J" BARS	1'-6"	1'-3"
5'-0"	#4 @ 9" O.C.	NOT REQ'D	FULL HT. "J" BARS	1'-9"	1'-6"
6'-0"	#4 @ 6" O.C.	NOT REQ'D	FULL HT. "J" BARS	2'-0"	1'-6"
7'-0"	#4 @ 6" O.C.	NOT REQ'D	FULL HT. "J" BARS	2'-3"	1'-9"
8'-0"	#5 @ 5" O.C.	#4 @ 12" O.C.	#4 @ 10" O.C	2'-6"	2'-0"
9'-0"	#5 @ 4" O.C.	#4 @ 12" O.C.	#4 @ 6" O.C	2'-9"	2'-0"
10'-0"	#5 @ 3" O.C.	#4 @ 9" O.C.	#4 @ 6" O.C	3'-0"	2'-3"

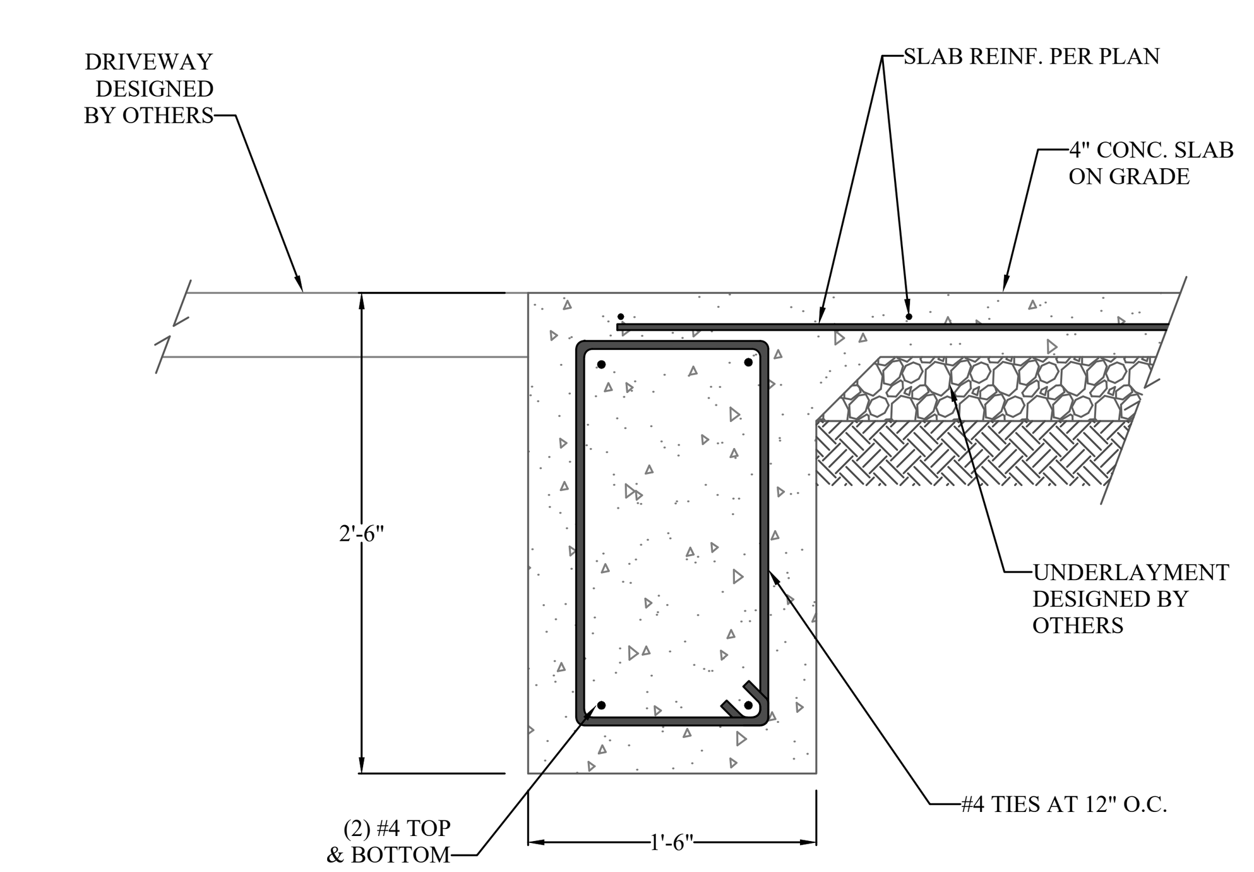
NOTES:
1. BEARING CAPACITY = 3000 PSF
2. REBAR GRADE 40
3. CONCRETE = 3000 PSI (DESIGN BASED ON 2500 PSI, SPECIAL INSPECTION NOT REQ'D)
4. PASSIVE PRESSURE = 250 PSF
5. SLAB RESISTS SLIDING
6. ACTIVE PRESSURE = 35 PCF
7. DO NOT BACKFILL UNTIL CONCRETE HAS REACHED 28 DAY STRENGTH



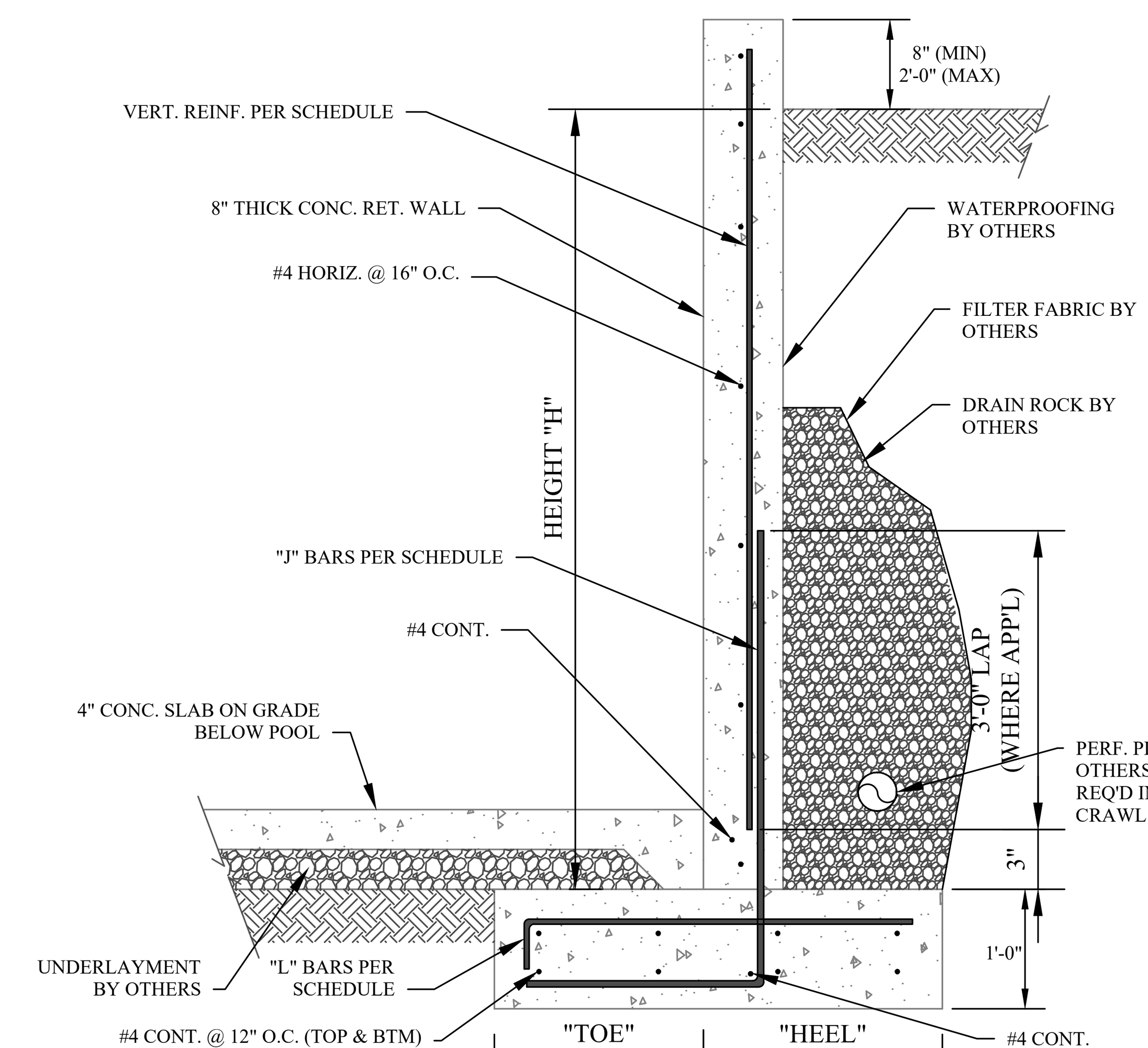
(334) HSS SPANDREL TO HSS COLUMN 2
1"=1'-0"



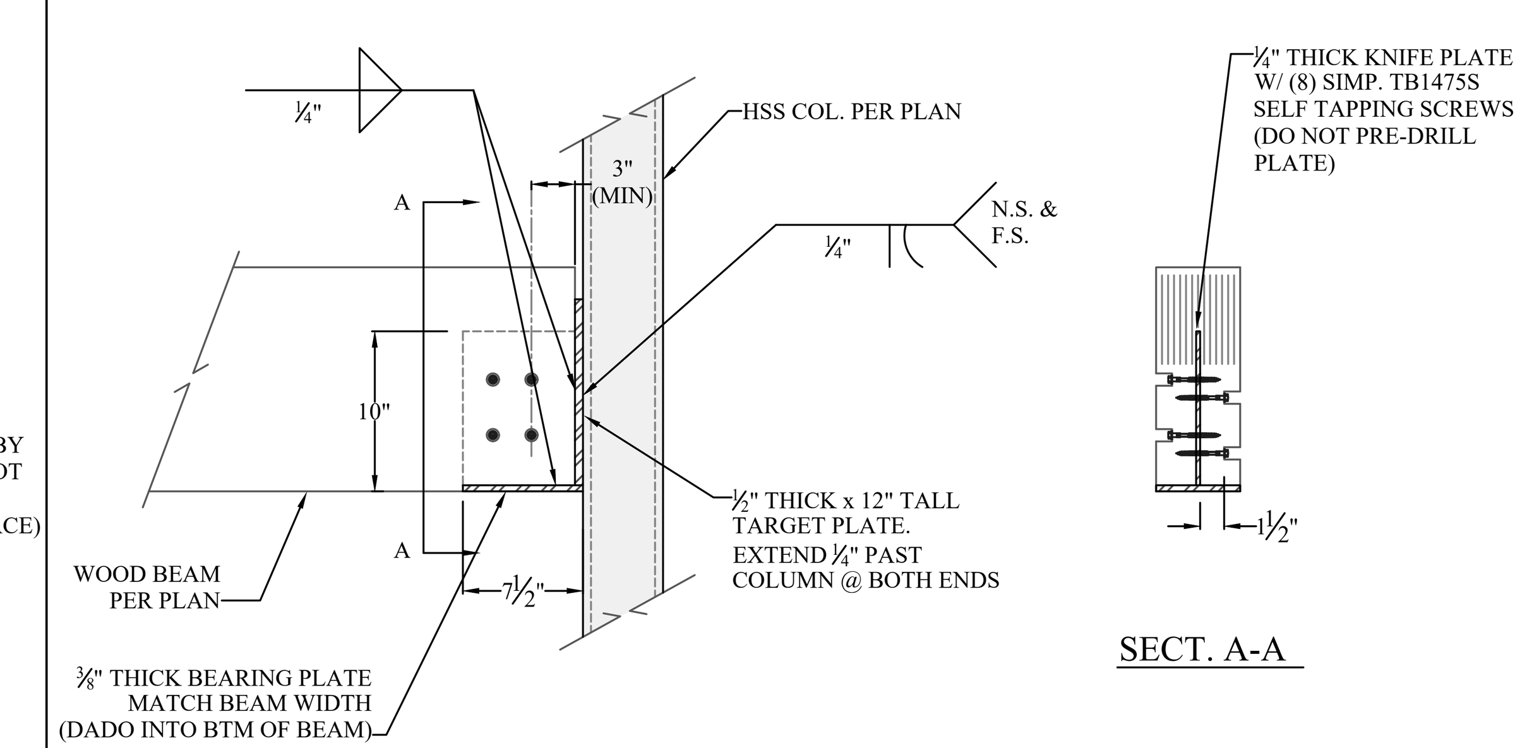
(407) INTERIOR SLAB STEP AT ELEVATOR 11
1"=1'-0"



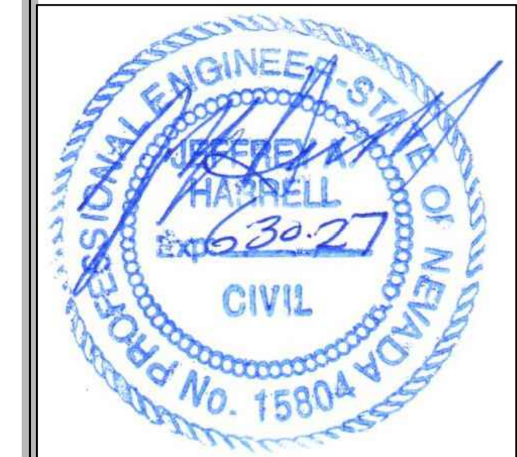
(403) GRADE BEAM AT GARAGE / DRIVEWAY TRANSITION 7
1"=1'-0"



(401) 8" CONC. RETAINING WALL WITH LOW SLAB 5
N.T.S.



(333) WOOD BEAM TO HSS COLUMN 1
1"=1'-0"



PROJECT:
A Custom Residence for:
Whisper Homes LLC
596 Tyner Way
Incline Village, NV

Structured Engineering, LLC
Jeff Harrell, P.E.
775-813-4915
jeff@structured-engineering.com
Physical: 916 Southwood Blvd. Suite 1D, Incline Village, NV
Mailing: 972 Jennifer Street, Incline Village, NV 89451

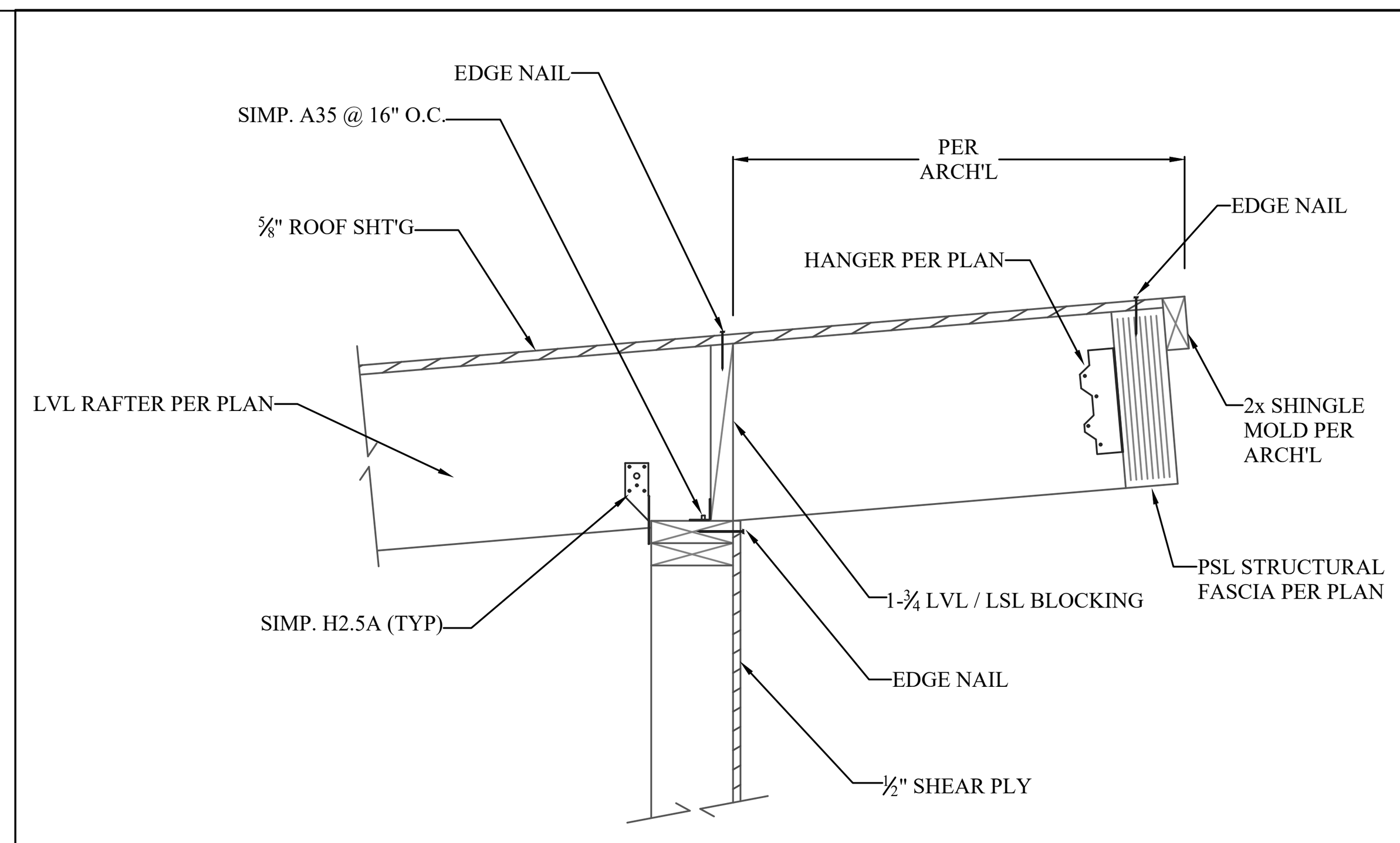
REVISIONS:

NO.	DATE	REMARKS
1	11-6-2024	REVISIONS
2	5-7-2025	REVISIONS
3	8-18-2025	REVISIONS

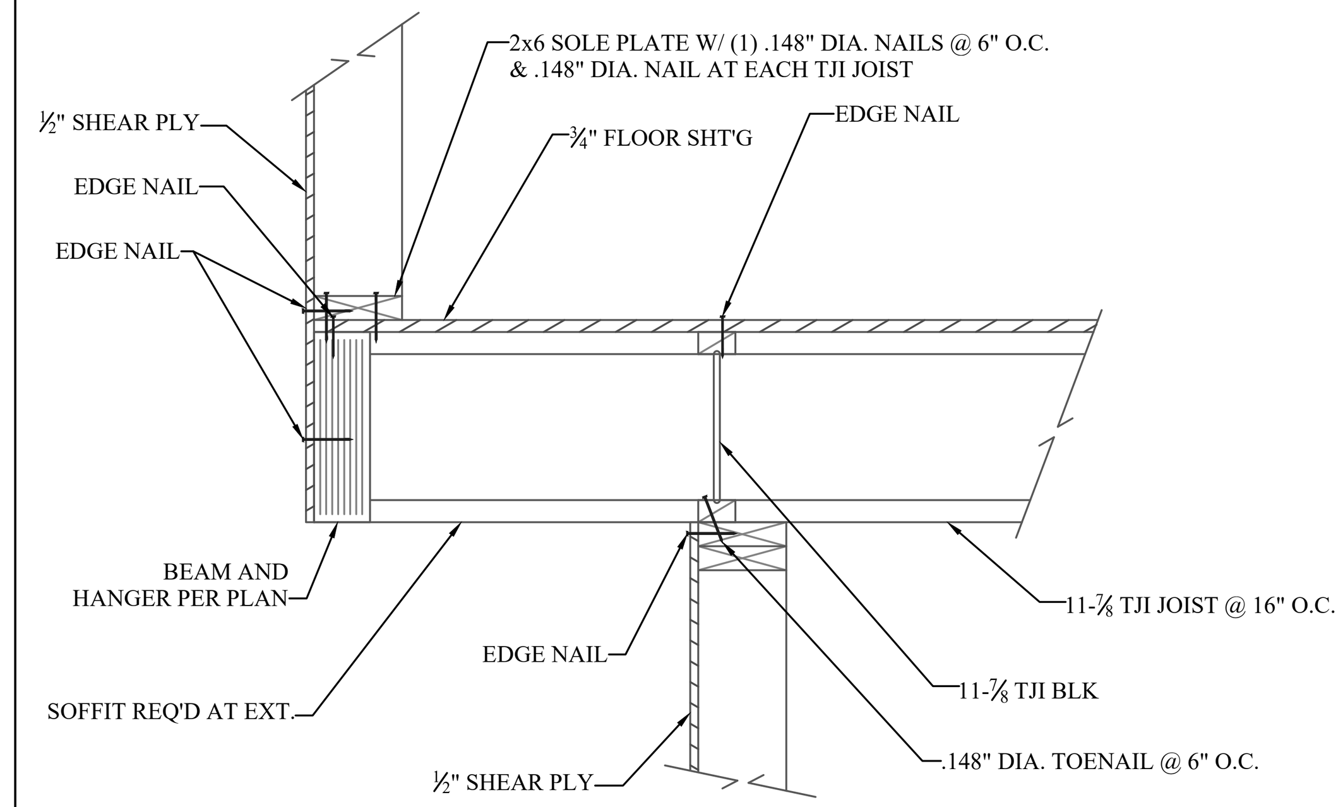
PROJECT NO: 240601
ISSUE DATE: August 23, 2024

DRAWING TITLE: STEEL & FOUNDATION DETAILS

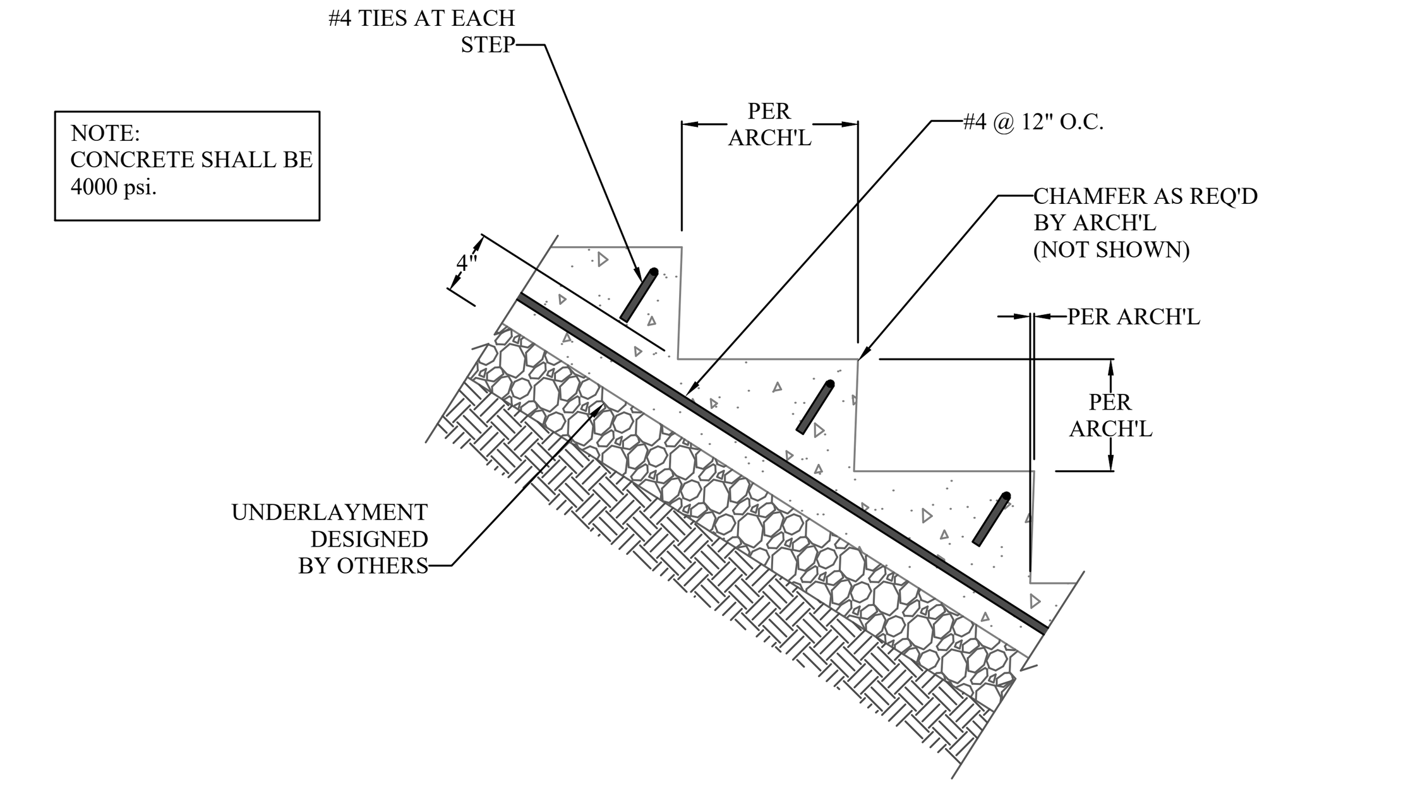
DRAWING NO: S4.4



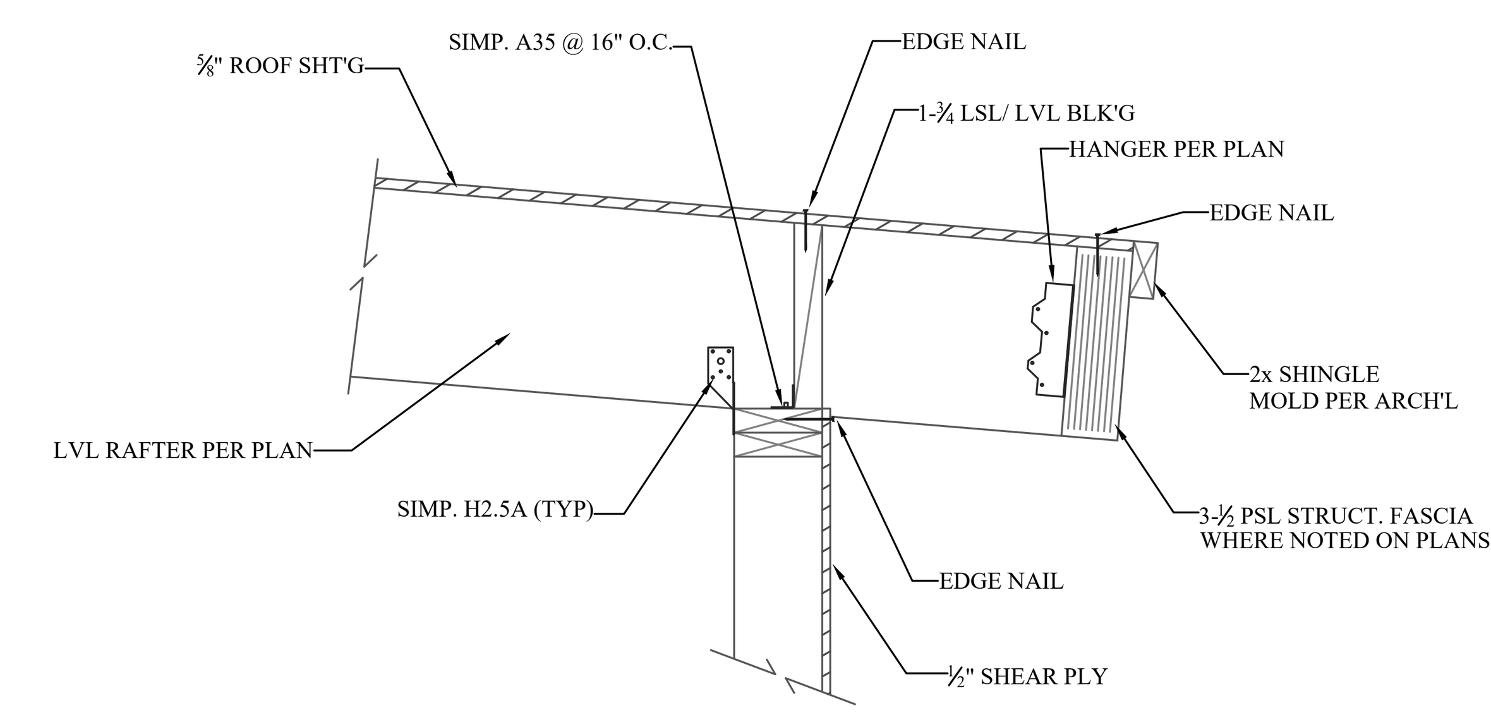
(508) ROOF RAFTERS AT HIGH EAVE
1"=1'-0"
12



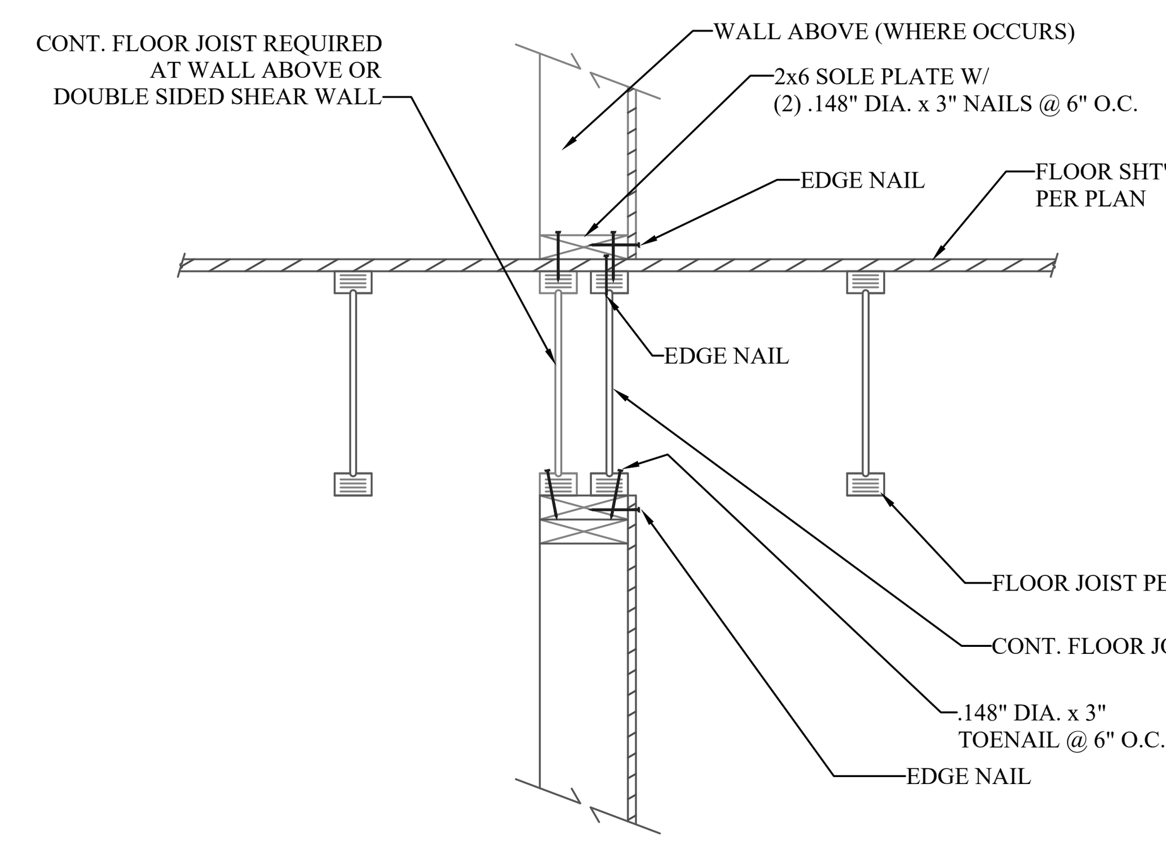
(504) JOISTS AT OFFSET WALL (PERPENDICULAR)
1"=1'-0"
8



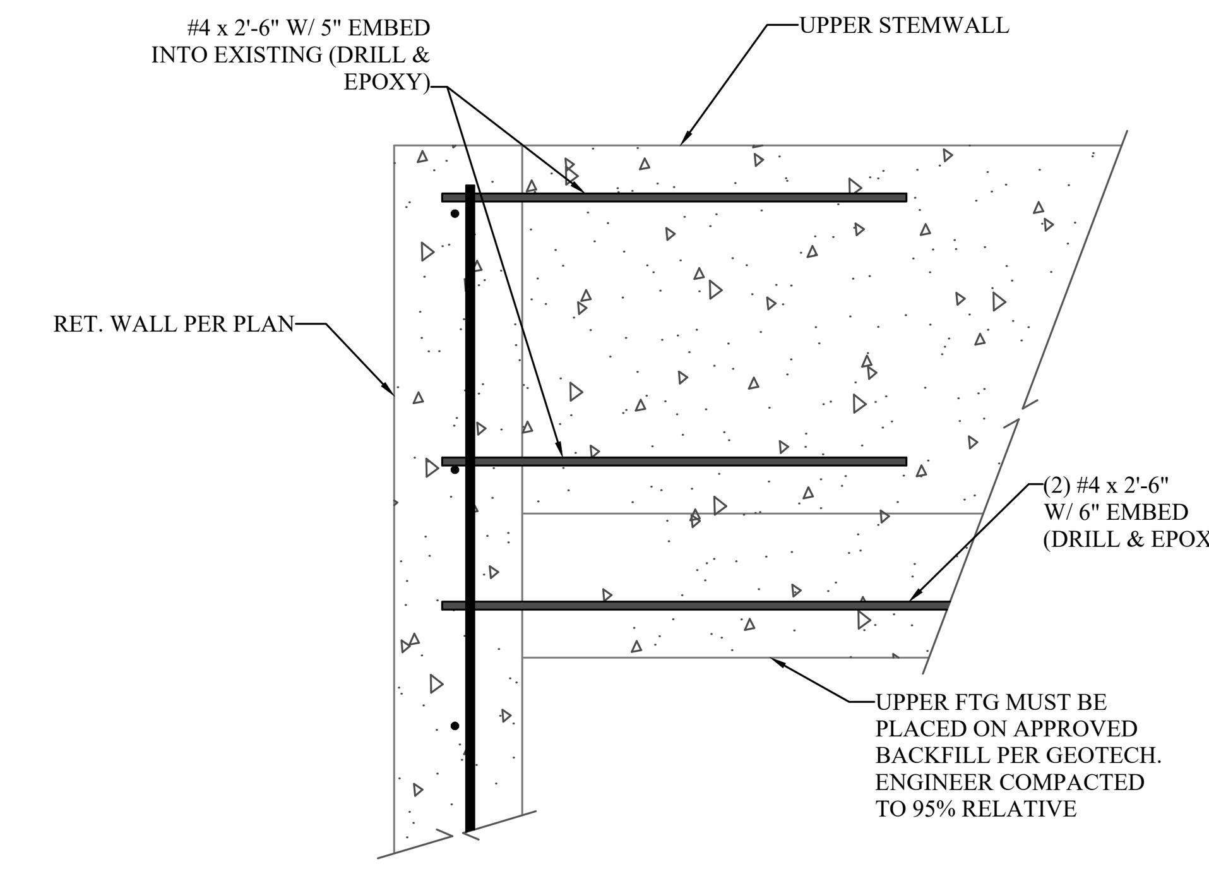
(414) CONCRETE STEPS ON GRADE
1"=1'-0"
4



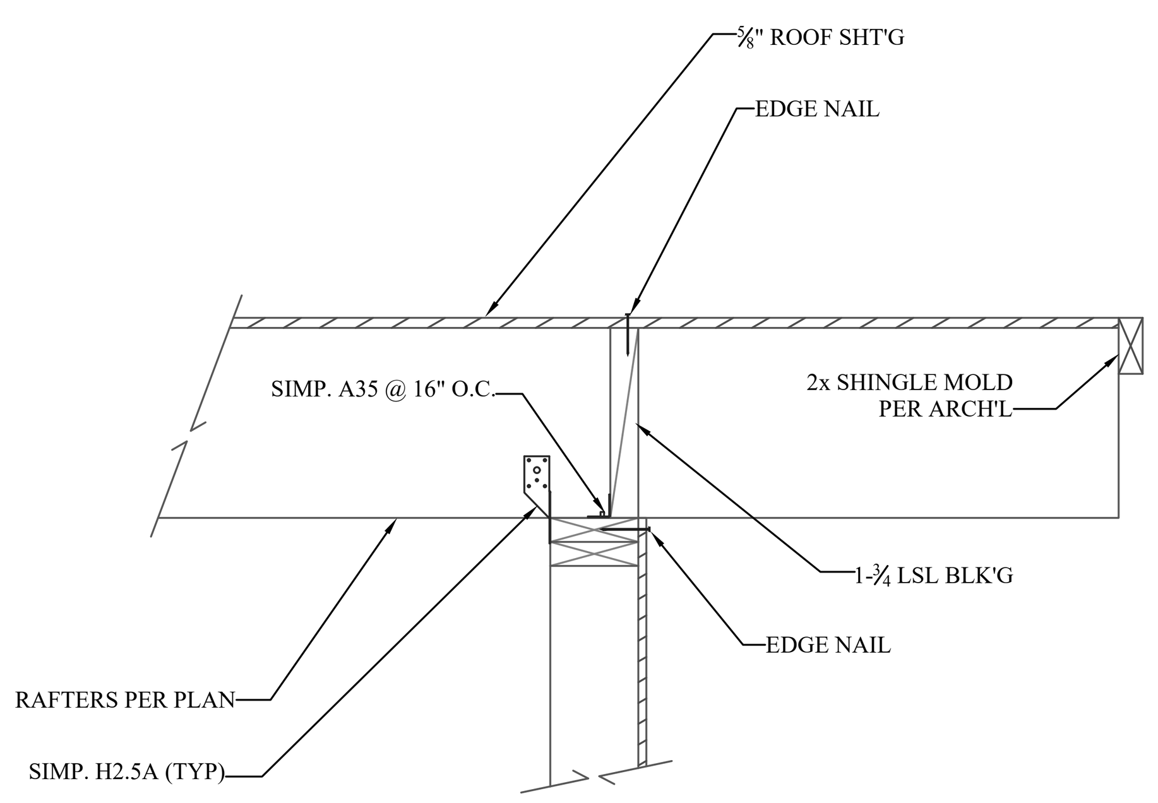
(507) SLOPED LVL RAFTERS AT LOW EAVE
1"=1'-0"
11



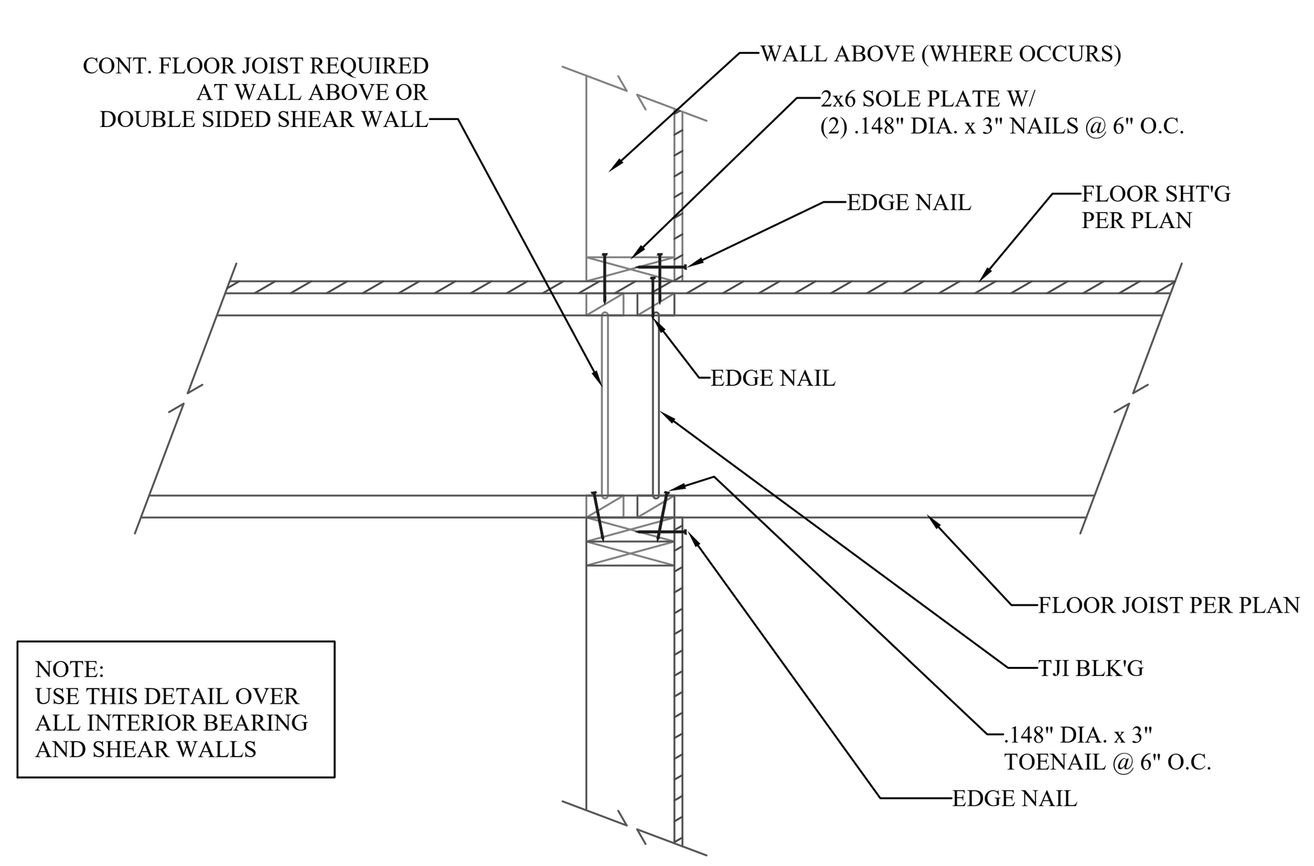
(503) FLOOR JOIST OVER INTERIOR PARALLEL WALL
1"=1'-0"
7



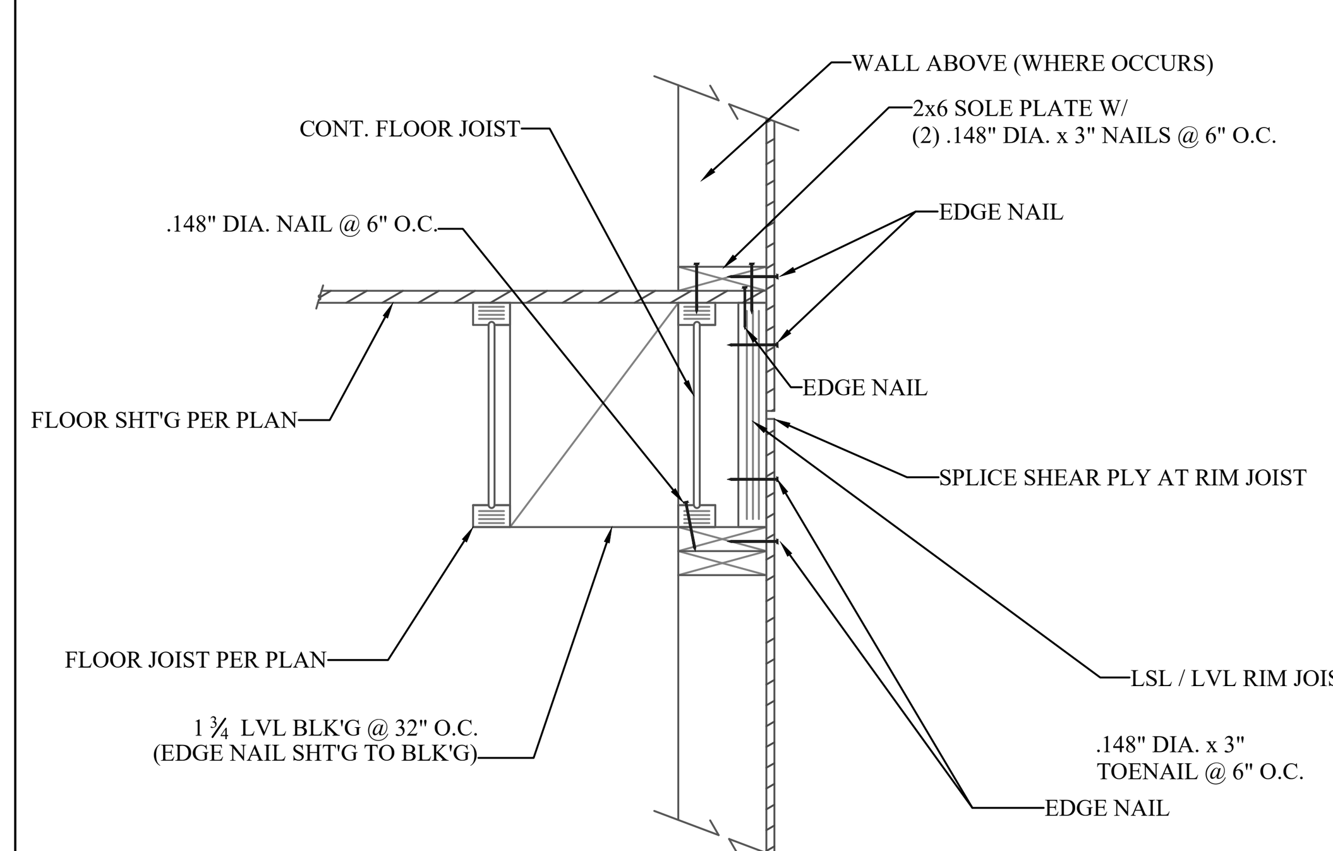
(413) UPPER FTG AND STEMWALL TO RET. WALL
1"=1'-0"
3



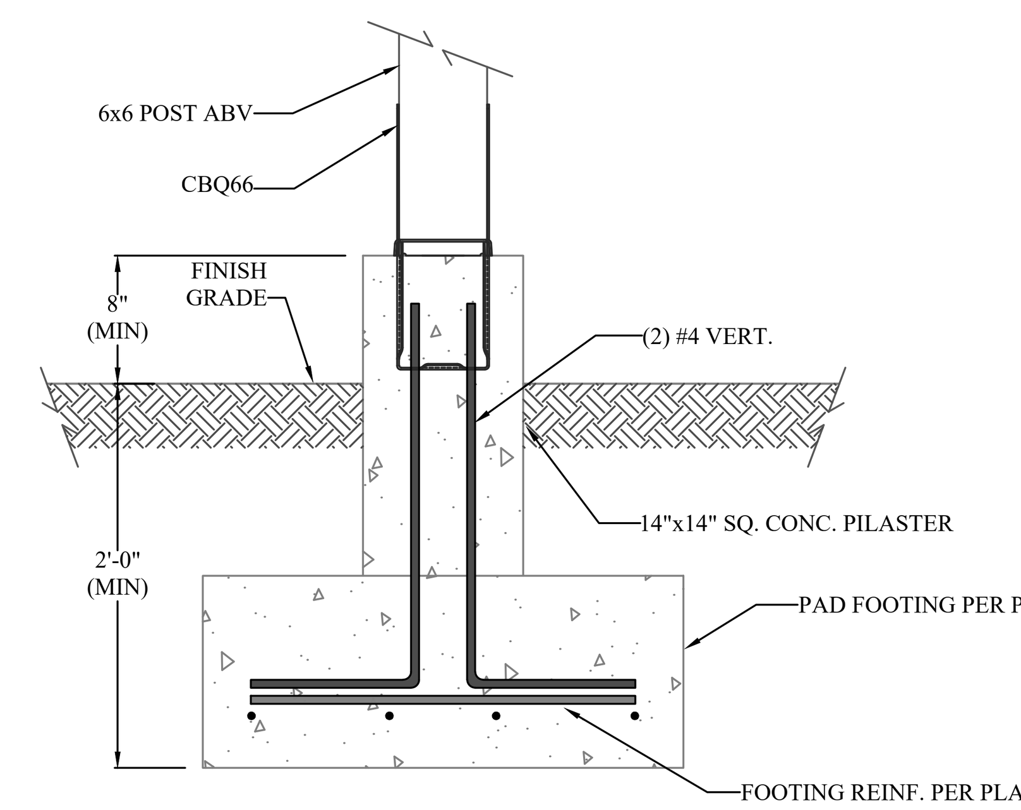
(628) TYP. FLAT ROOF RAFTERS AT EAVE
1"=1'-0"
14



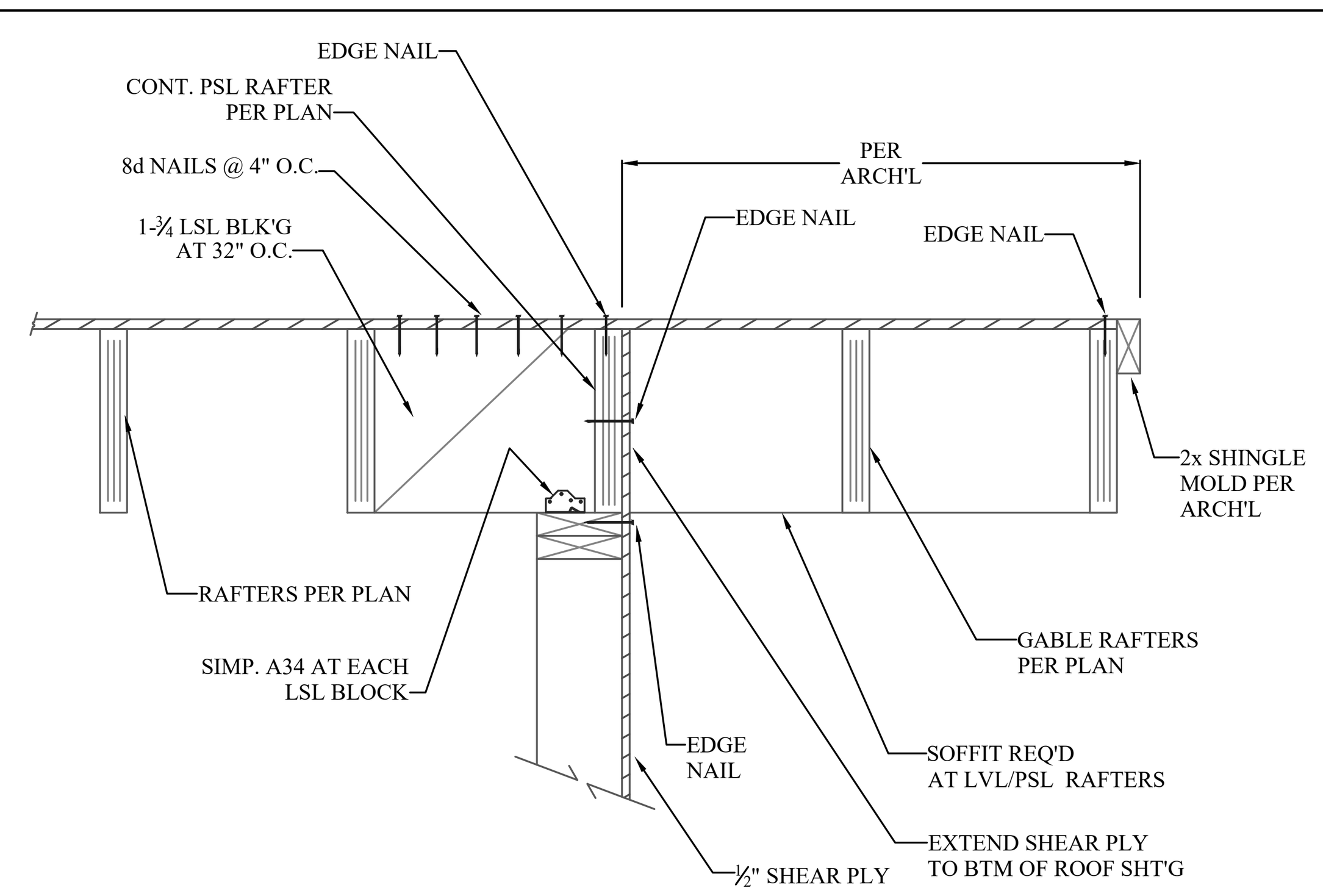
(506) FLOOR JOIST OVER INTERIOR PERPENDICULAR WALL
1"=1'-0"
10



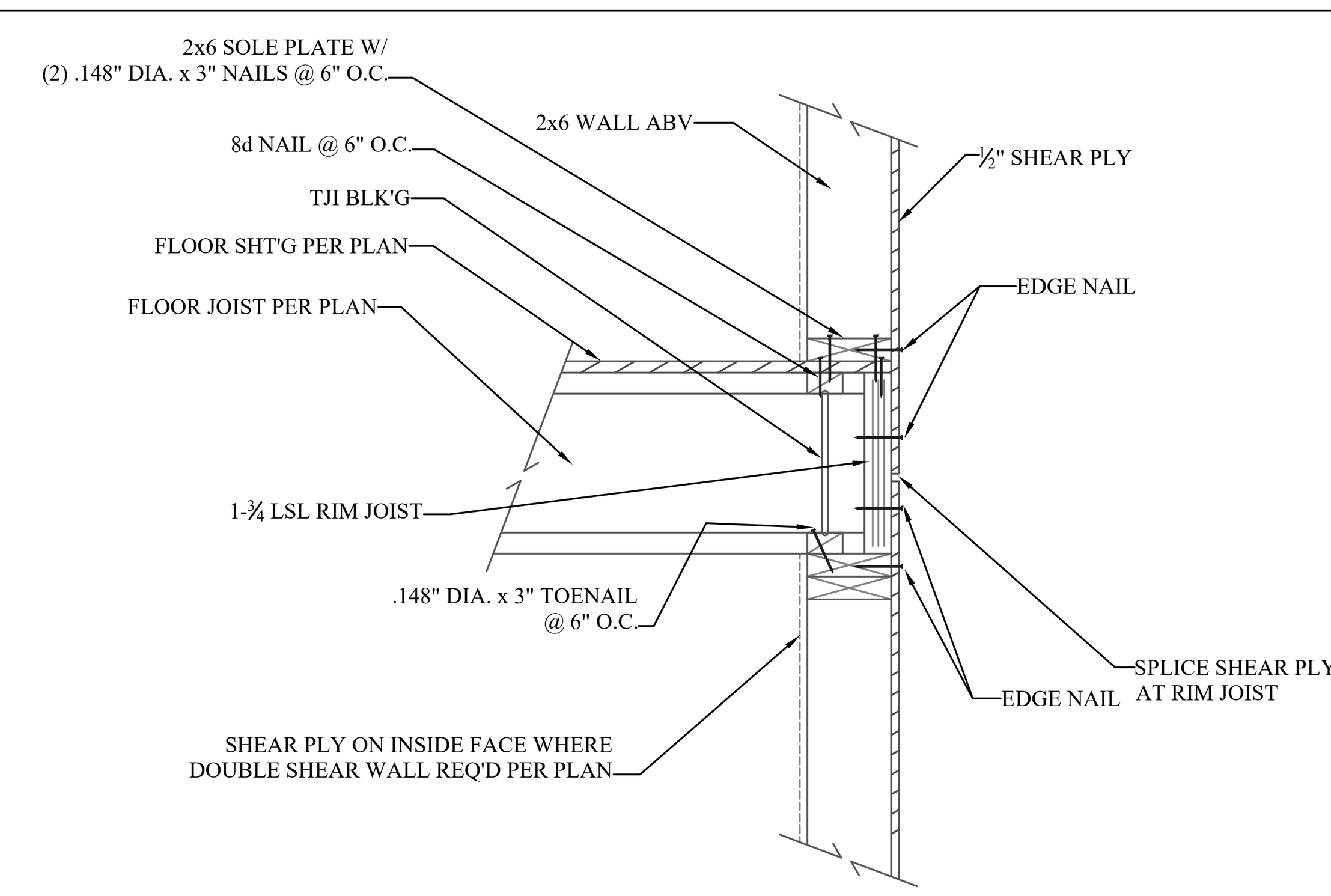
(502) FLOOR JOIST PARALLEL EXTERIOR WALL
1"=1'-0"
6



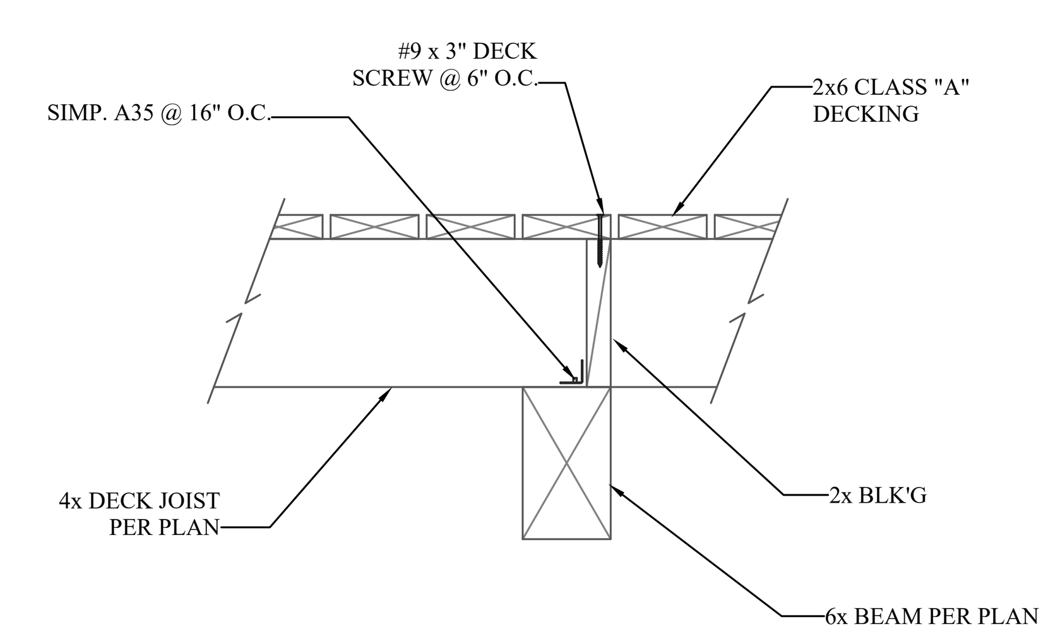
(412) 6x6 POST TO CONC. PILASTER AT EXTERIOR
1"=1'-0"
2



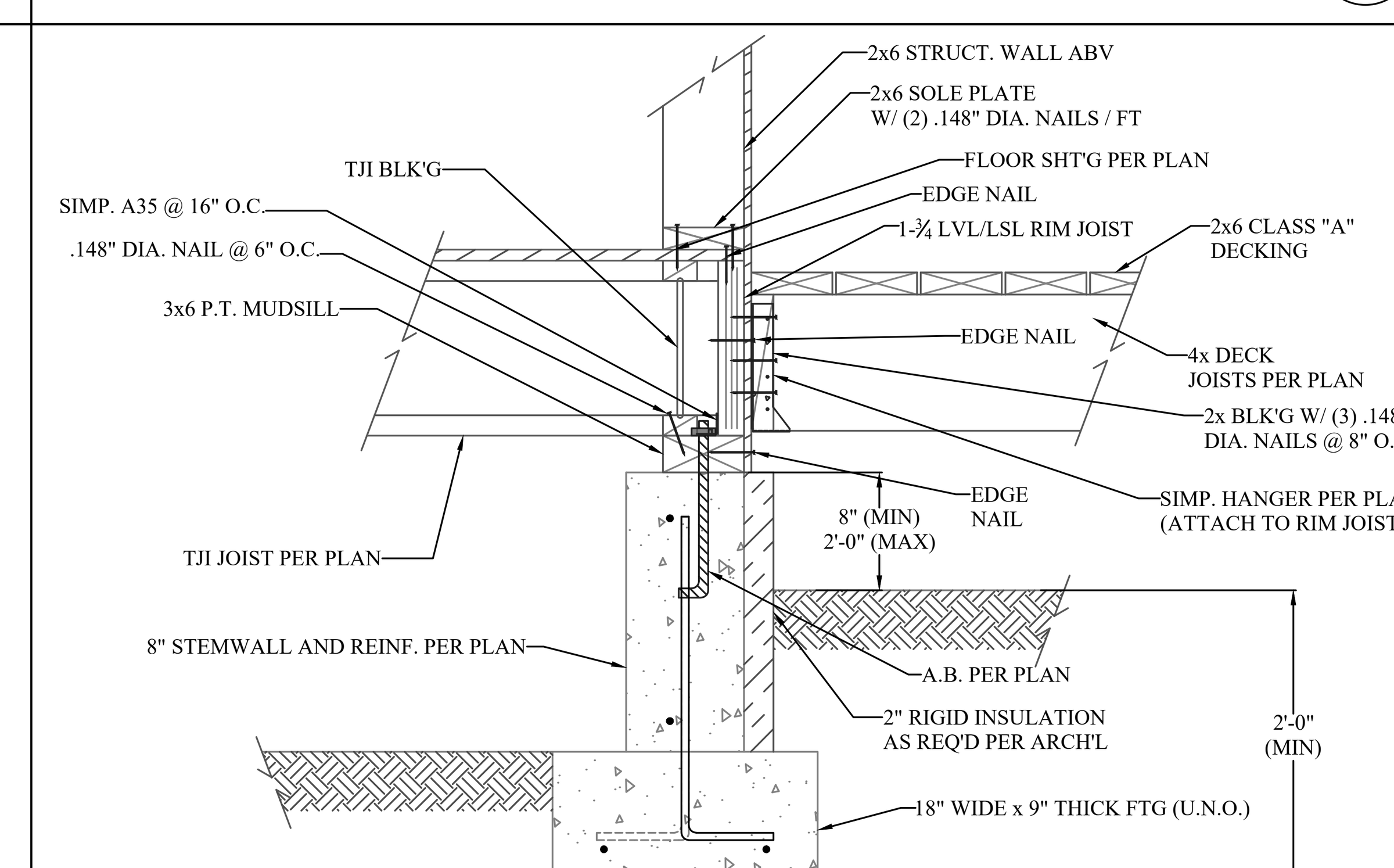
(509) GABLE END RAFTERS
1"=1'-0"
13



(505) FLOOR JOIST PERPENDICULAR TO EXTERIOR WALL
1"=1'-0"
9



(501) 4x DECK JOIST OVER 6x DECK BEAM
1"=1'-0"
5



(411) FLOOR JOIST OVER PERIMETER STEMWALL
1"=1'-0"
1

PROJECT:

A Custom Residence for:
Whisper Homes LLC
596 Tyner Way
Incline Village, NV

Structured Engineering, LLC
Jeff Harrell, P.E.
775-813-4915
jeff@structured-engineering.com
Physical: 916 Southwood Blvd. Suite 1D, Incline Village, NV
Mailing: 972 Jennifer Street, Incline Village, NV 89451

REVISIONS:

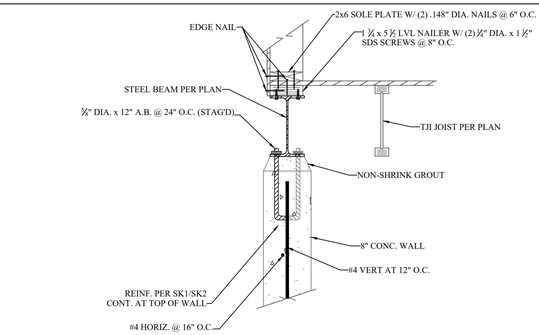
NO.	DATE	REMARKS
1	11-6-2024	REVISIONS
2	5-7-2025	REVISIONS
3	8-18-2025	REVISIONS

PROJECT NO:
240601

ISSUE DATE:
August 23, 2024

DRAWING TITLE:
FOUNDATION & FRAMING DETAILS

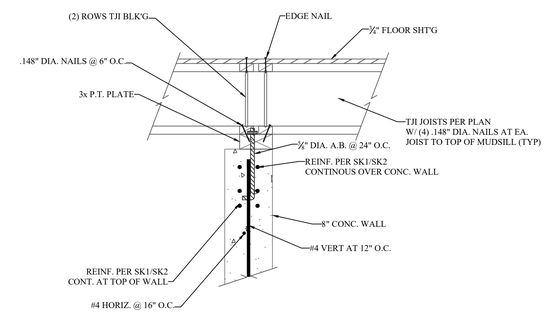
DRAWING NO:
S4.5



(SK4) STEEL BEAM OVER CONCRETE WALL

1"=1'-0"

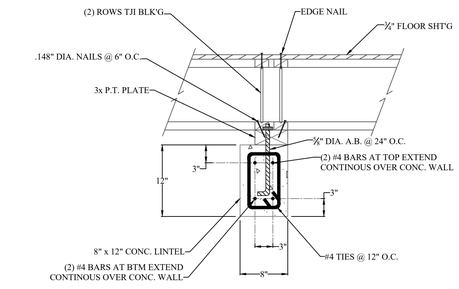
SK4



(SK3) FLOOR JOISTS OVER CONC. WALLS AT GRIDS 7 & 9

1"=1'-0"

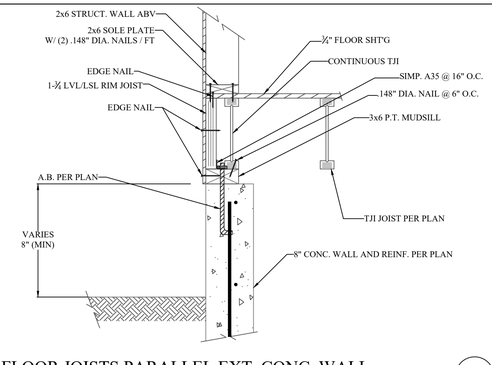
SK3



(SK2) FLOOR JOISTS OVER CONC. LINTEL AT GRID 9

1"=1'-0"

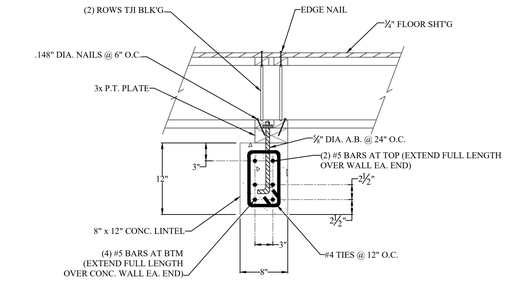
SK2



(SK5) FLOOR JOISTS PARALLEL EXT. CONC. WALL

1"=1'-0"

SK5



(SK1) FLOOR JOISTS OVER CONCRETE LINTEL AT GRID 7

1"=1'-0"

SK1

PROJECT:

A Custom Residence for:
Whisper Homes LLC
596 Tyner Way
Incline Village, NV

Structured Engineering Solutions, LLC
Jeff Harnell, P.E.
775-813-1915
jeff@structuredengineering.com
Physical: 916 Southwood Blvd. Suite 1D, Incline Village, NV
Mailing: 972 Jennifer Street, Incline Village, NV 89451

REVISIONS:

NO.	DATE	REMARKS
1	11-6-2024	REVISIONS
2	5-7-2025	REVISIONS
3	8-18-2025	REVISIONS

PROJECT NO:
240601

ISSUE DATE:
August 23, 2024

DRAWING TITLE:

SK DETAILS

DRAWING NO:

SK