

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: <u>May-Doyle Attached Garage</u>			
Project Description: <u>Addition of 2400 sq ft garage and breeze way to existing house</u>			
Project Address: <u>165 Monica Ct Spanish Springs NV 89441</u>			
Project Area (acres or square feet): <u>2670 sq ft.</u>			
Project Location (with point of reference to major cross streets AND area locator): <u>165 Monica Ct, Spanish Springs Village N. 1 LT 62, BLK A</u>			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
<u>530-173-11</u>	<u>0.34</u>		
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner: <u>Rebecca J. May-Doyle</u>		Professional Consultant:	
Name: <u>Rebecca J. May-Doyle</u>		Name:	
Address: <u>165 Monica Ct</u>		Address:	
<u>Sparks NV Zip: 89441</u>		Zip:	
Phone: <u>775/315-4091</u> Fax:		Phone: Fax:	
Email: <u>rebmay957@yahoo.com</u>		Email:	
Cell: <u>775-315-4091</u> Other:		Cell: Other:	
Contact Person: <u>Rebecca May-Doyle</u>		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone: Fax:		Phone: Fax:	
Email:		Email:	
Cell: Other:		Cell: Other:	
Contact Person:		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

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Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner: <u>Michael Doyle</u>		Professional Consultant:	
Name: <u>Michael Doyle</u>		Name:	
Address: <u>165 Monica Ct</u>		Address:	
<u>Sparks NV</u> Zip: <u>89441</u>		Zip:	
Phone: <u>775-527-9486</u> Fax:		Phone: Fax:	
Email: <u>mtdoyle5757@uphoo.com</u>		Email:	
Cell: <u>775-527-9486</u> Other:		Cell: Other:	
Contact Person: <u>Mike Doyle</u>		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone: Fax:		Phone: Fax:	
Email:		Email:	
Cell: Other:		Cell: Other:	
Contact Person:		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

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Administrative Permit Application Supplemental Information

(All required information may be separately attached)

1. What is the type of project or use being requested?

Storage Garage

2. What section of the Washoe County code requires the Administrative permit required?

? what is the code?

3. What currently developed portions of the property or existing structures are going to be used with this permit?

TIE INTO rear of house (Preezeway) patio cover

4. What improvements (e.g. new structures, roadway improvements, utilities, sanitation, water supply, drainage, parking, signs, etc.) will have to be constructed or installed and what is the projected time frame for the completion of each?

Power from existing transformer to Garage for power

5. Is there a phasing schedule for the construction and completion of the project?

N/A

6. What physical characteristics of your location and/or premises are especially suited to deal with the impacts and the intensity of your proposed use?

Building will not being seen from the street

7. What are the anticipated beneficial aspects or effect your project will have on adjacent properties and the community?

landscaping with building

8. What will you do to minimize the anticipated negative impacts or effect your project will have on adjacent properties?

Color matching home - large trees

9. Please describe any operational parameters and/or voluntary conditions of approval to be imposed on the administrative permit to address community impacts.

N/A

10. How many improved parking spaces, both on-site and off-site, are available or will be provided? (Please indicate on site plan.)

6-10 Total around - INSIDE

Parking large RV. ~~off~~ inside - Boat Rec. vehicles

11. What types of landscaping (e.g. shrubs, trees, fencing, painting scheme, etc.) are proposed? (Please indicate location on site plan.)

large trees existing will cover shop from view

12. What type of signs and lighting will be provided? On a separate sheet, show a depiction (height, width, construction materials, colors, illumination methods, lighting intensity, base landscaping, etc.) of each sign and the typical lighting standards. (Please indicate location of signs and lights on site plan.)

required lighting only

13. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that apply to the area subject to the administrative permit request? (If so, please attach a copy.)

Yes No

14. Utilities:

a. Sewer Service	NO
b. Water Service	NO

For most uses, the Washoe County Code, Chapter 110, Article 422, Water and Sewer Resource Requirements, requires the dedication of water rights to Washoe County. Please indicate the type and quantity of water rights you have available should dedication be required:

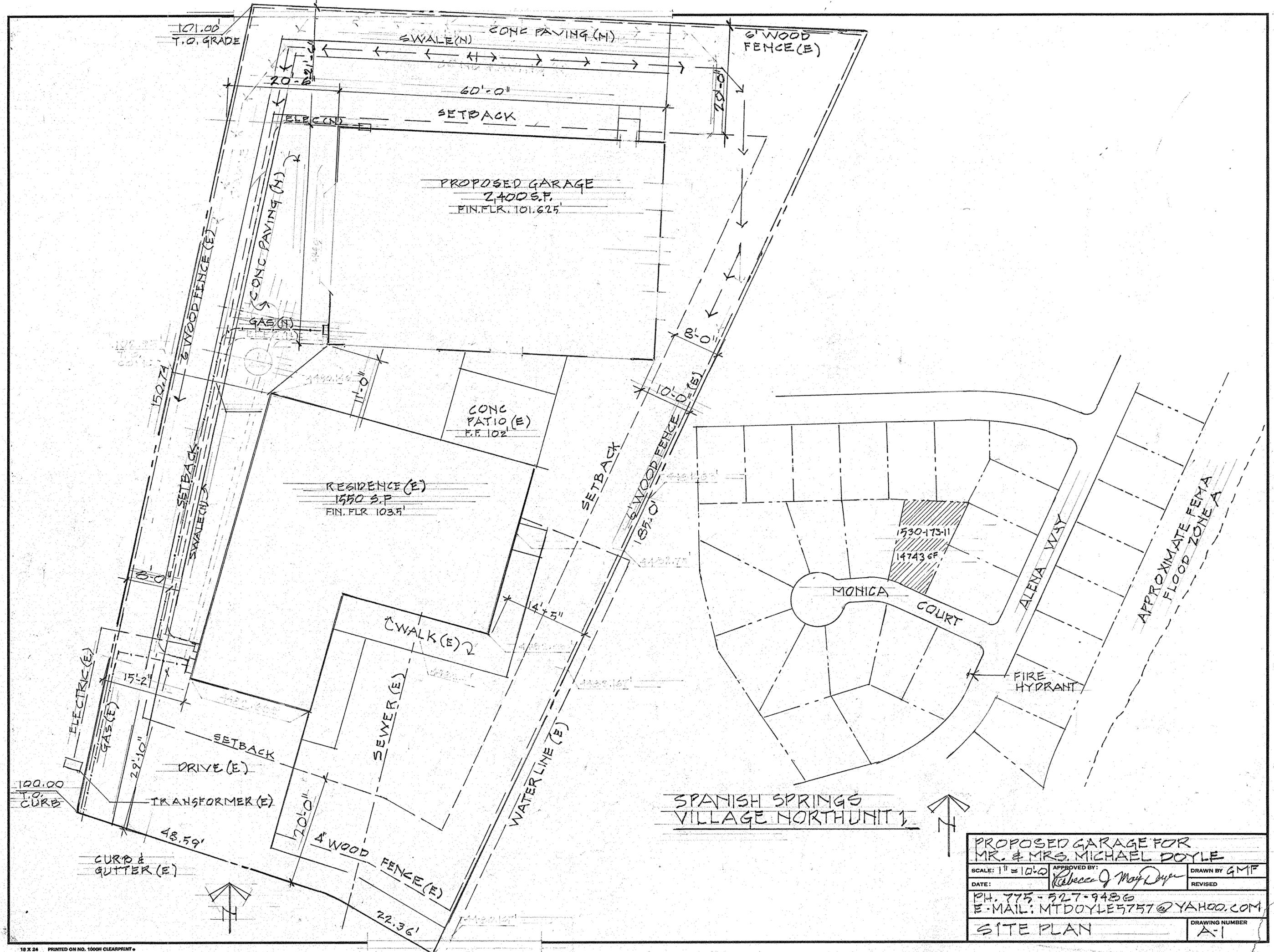
c. Permit #		acre-feet per year	
d. Certificate #		acre-feet per year	
e. Surface Claim #		acre-feet per year	
f. Other, #		acre-feet per year	

Title of those rights (as filed with the State Engineer in the Division of Water Resources of the Department of Conservation and Natural Resources):

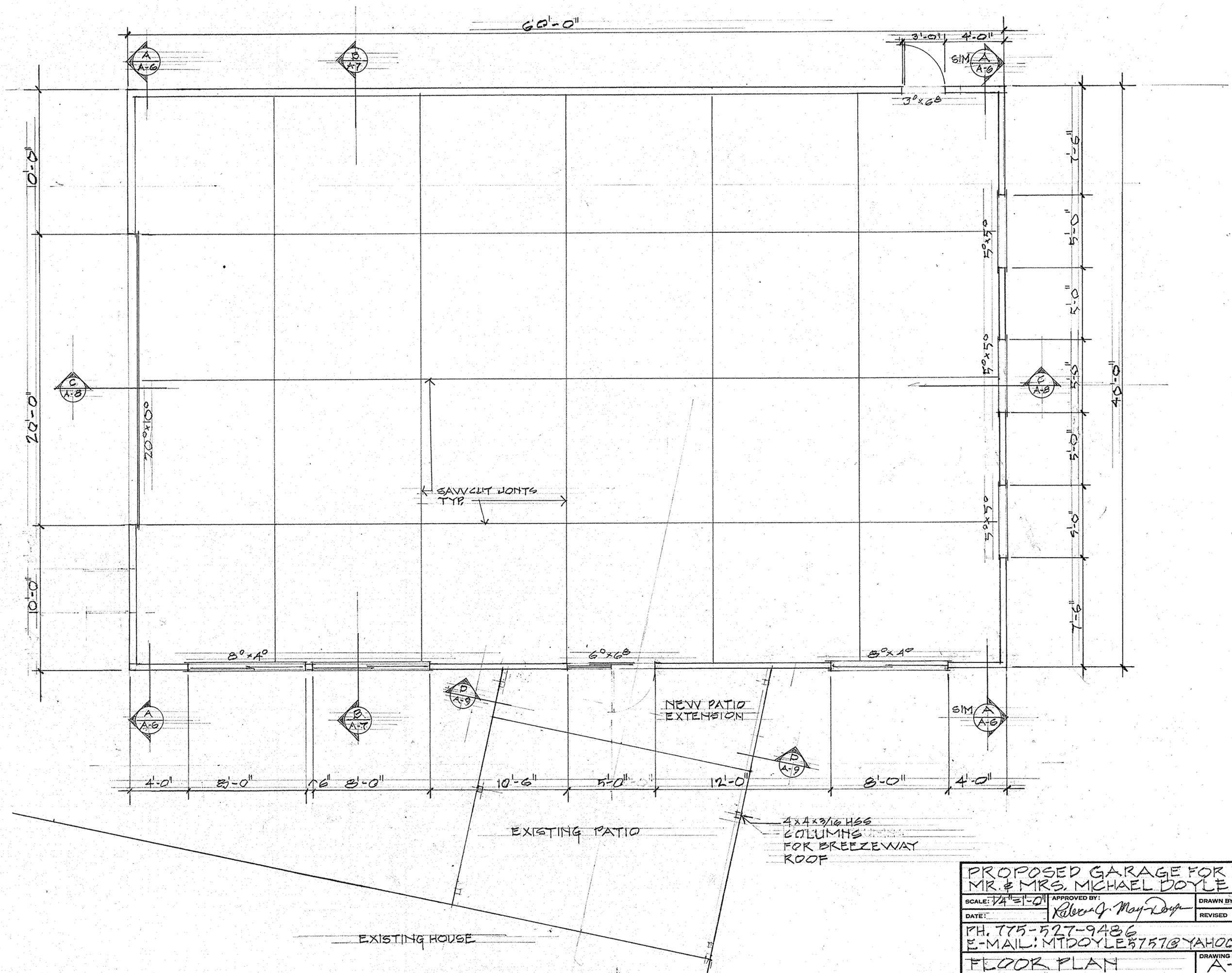
N/A



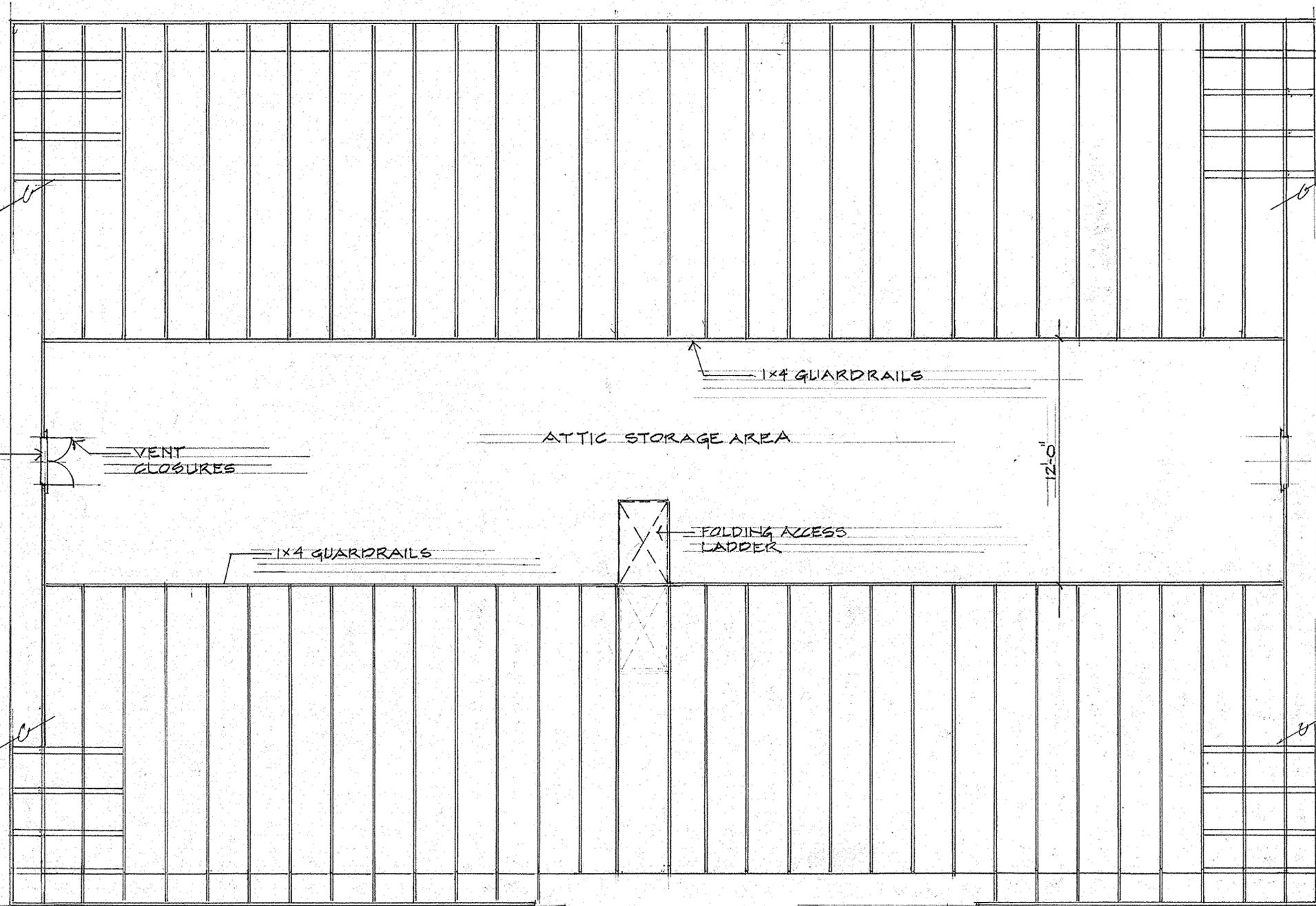
LOOKING AT HOUSE
FROM ACROSS STREET
OF NEIGHBORES



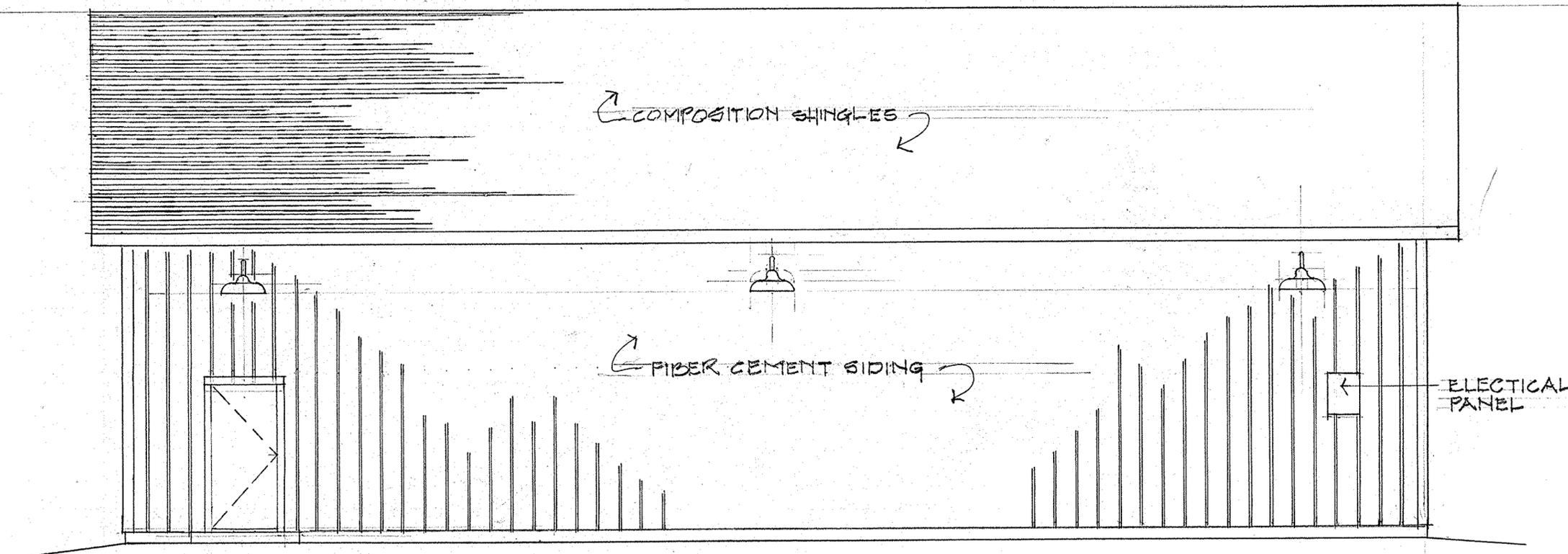
PROPOSED GARAGE FOR MR. & MRS. MICHAEL DOYLE			
SCALE: 1" = 10'-0"	APPROVED BY: <i>Rebecca J. May Doyle</i>	DRAWN BY: GMF	
DATE:		REVISED:	
PH. 775-527-9486 E-MAIL: MTDYOYLE5757@YAHOO.COM			
SITE PLAN			DRAWING NUMBER A-1



PROPOSED GARAGE FOR MR. & MRS. MICHAEL DOYLE		
SCALE: 1/4" = 1'-0" DATE:	APPROVED BY: <i>Robert J. May Doyle</i>	DRAWN BY: G.M.F. REVISED:
PH. 775-527-9486 E-MAIL: MTDYOYLE5757@YAHOO.COM		
FLOOR PLAN		DRAWING NUMBER A-2

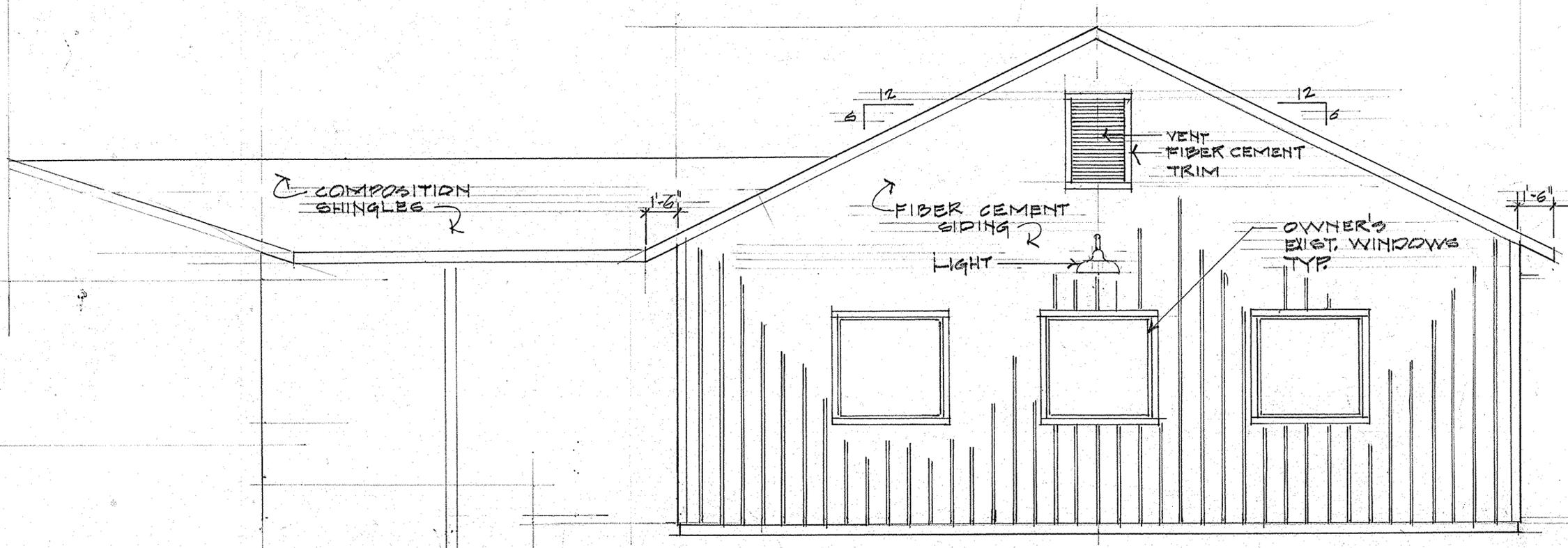


PROPOSED GARAGE FOR		
MR & MRS. MICHAEL DOYLE		
SCALE: 1/4" = 1'-0"	APPROVED BY:	DRAWN BY: GMP
DATE:	<i>Rebecca J. May-Doyle</i>	REVISED:
PH. 775-527-9486		
E-MAIL: MTDYOYLE5757@YAHOO.COM		
DRAWING NUMBER		A.3
STORAGE PLAN		



NORTH ELEVATION

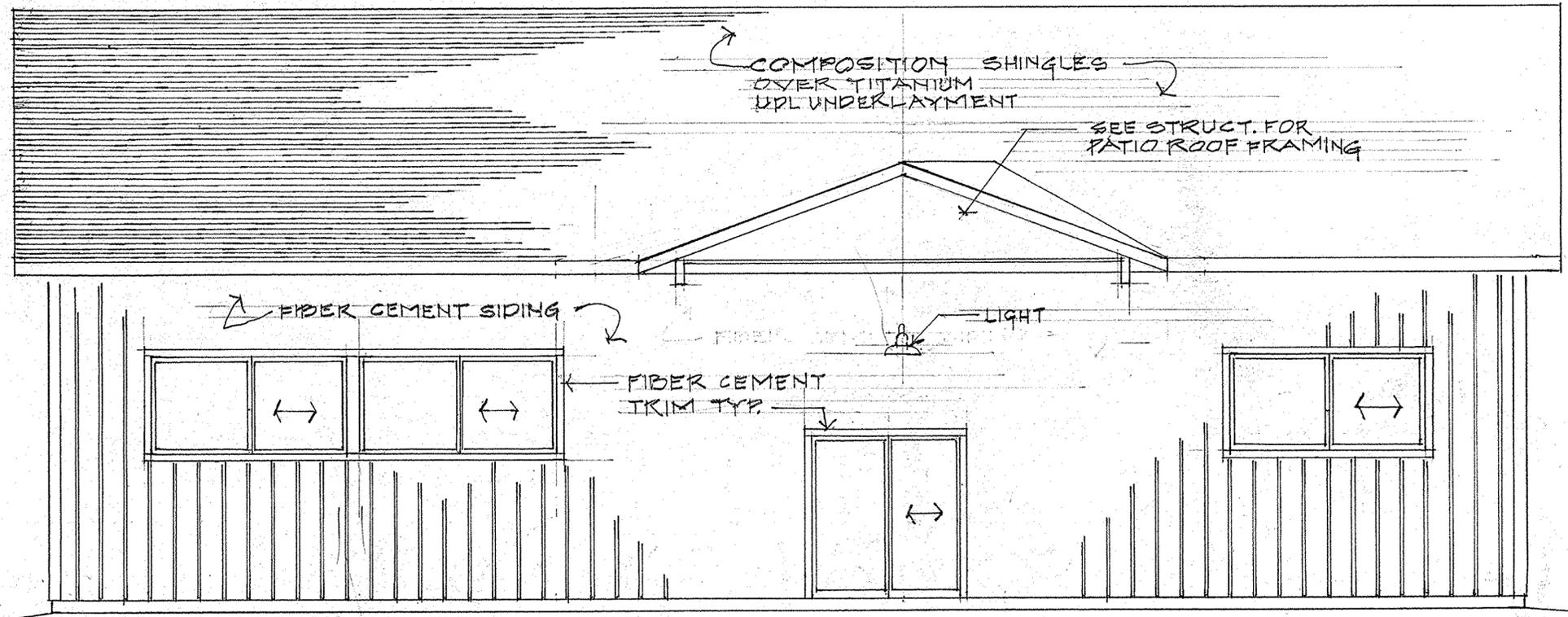
1/4" = 1'-0"



EAST ELEVATION

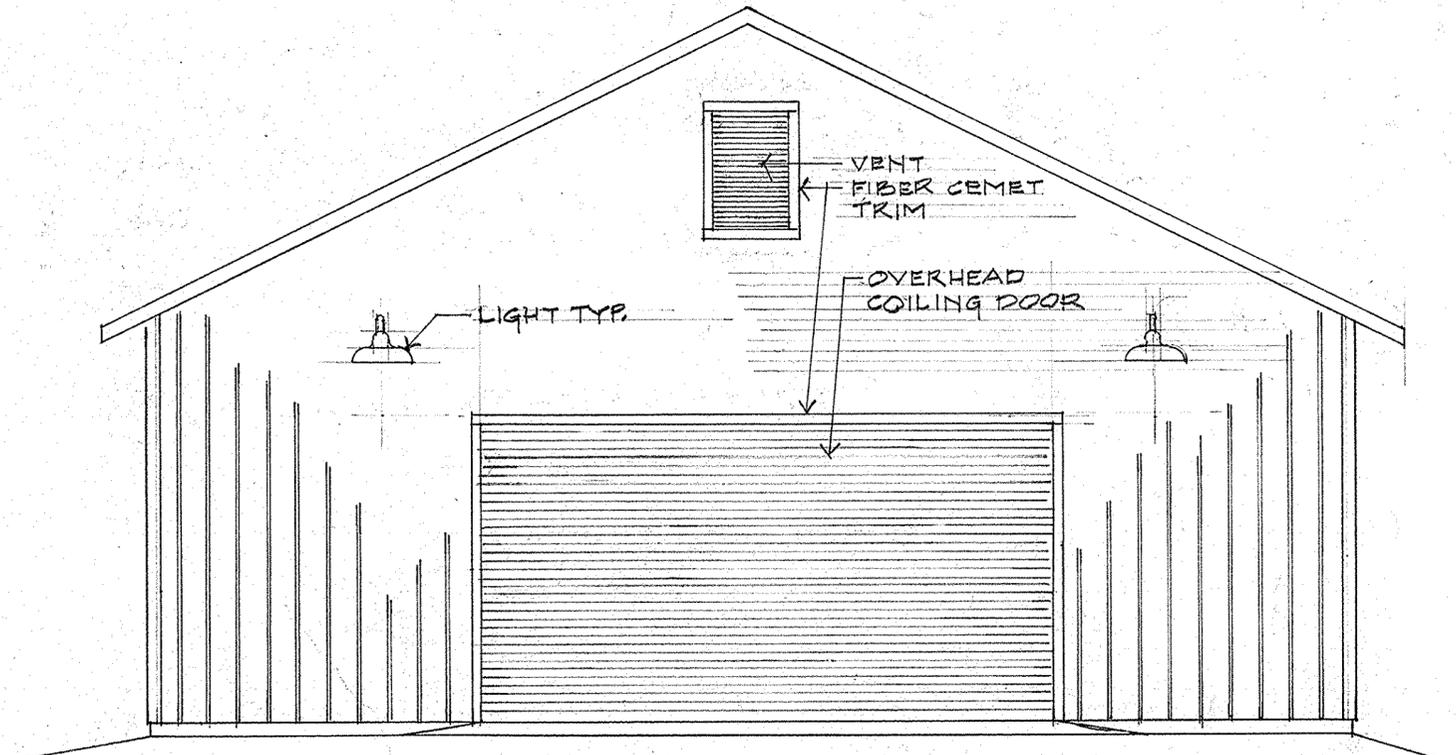
1/4" = 1'-0"

PROPOSED GARAGE FOR MR & MRS. MICHAEL DOYLE			
SCALE: 1/4" = 1'-0"	APPROVED BY: <i>Rebecca J. May Doyle</i>	DRAWN BY: GMP	
DATE:		REVISED:	
PH: 775-527-9486			
E-MAIL: MDOYLE5757@YAHOO.COM			
BUILDING ELEVATIONS			DRAWING NUMBER A-4



SOUTH ELEVATION

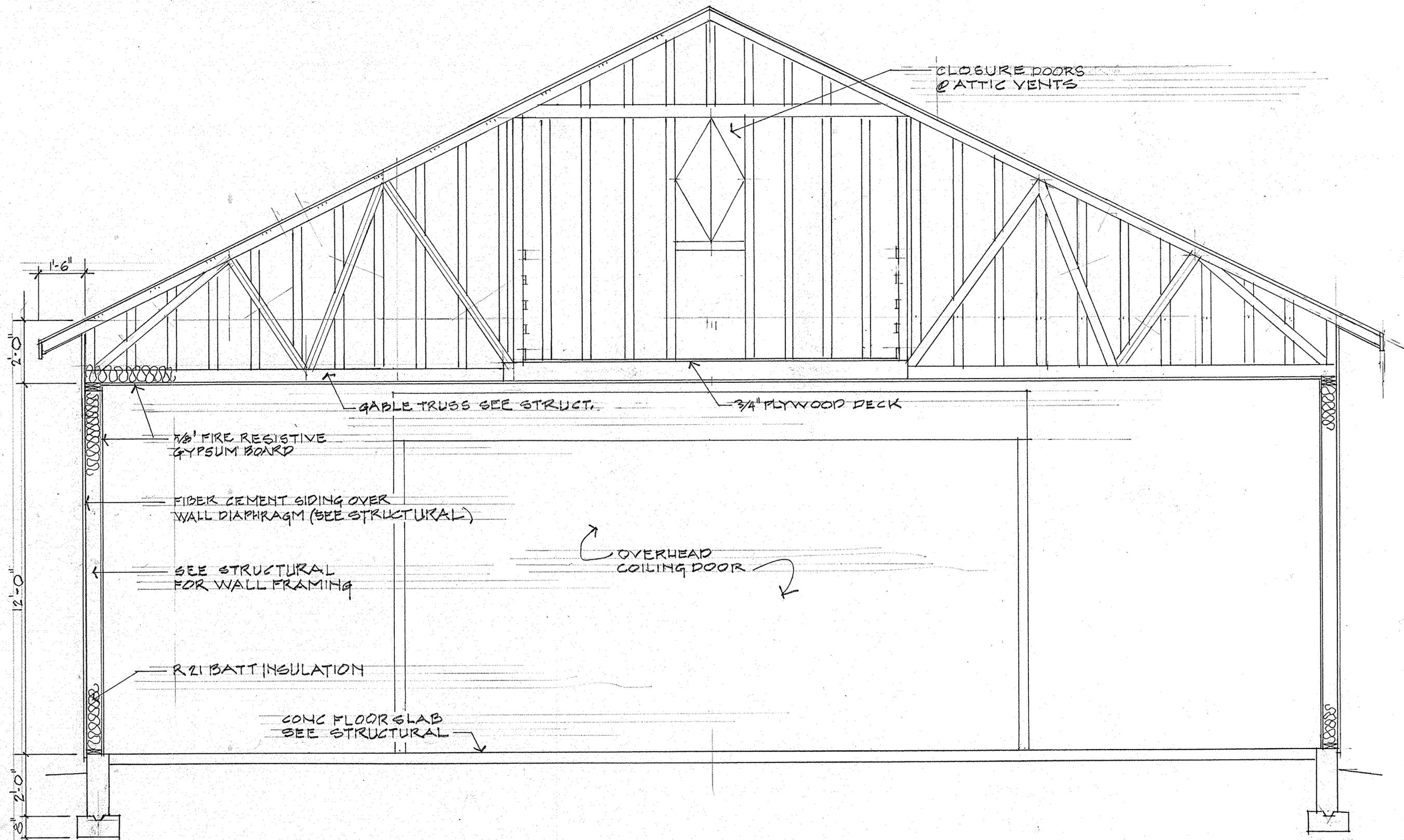
1/4" = 1'-0"



WEST ELEVATION

1/4" = 1'-0"

PROPOSED GARAGE FOR MR & MRS. MICHAEL DOYLE			
SCALE: 1/4" = 1'-0"	APPROVED BY:	DRAWN BY: GMP	
DATE:	<i>Rebecca J. May Doyle</i>	REVISED:	
PH. 775-527-9486			
E-MAIL: MDOYLE5757@YAHOO.COM			
BUILDING ELEVATIONS			DRAWING NUMBER A-5



1'-6"
2'-0"
12'-0"
2'-0"
8"

CLOSURE DOORS
@ ATTIC VENTS

GABLE TRUSS SEE STRUCT.

3/4" PLYWOOD DECK

1/2" FIRE RESISTIVE
GYPSUM BOARD

FIBER CEMENT SIDING OVER
WALL DIAPHRAGM (SEE STRUCTURAL)

SEE STRUCTURAL
FOR WALL FRAMING

R-21 BATT INSULATION

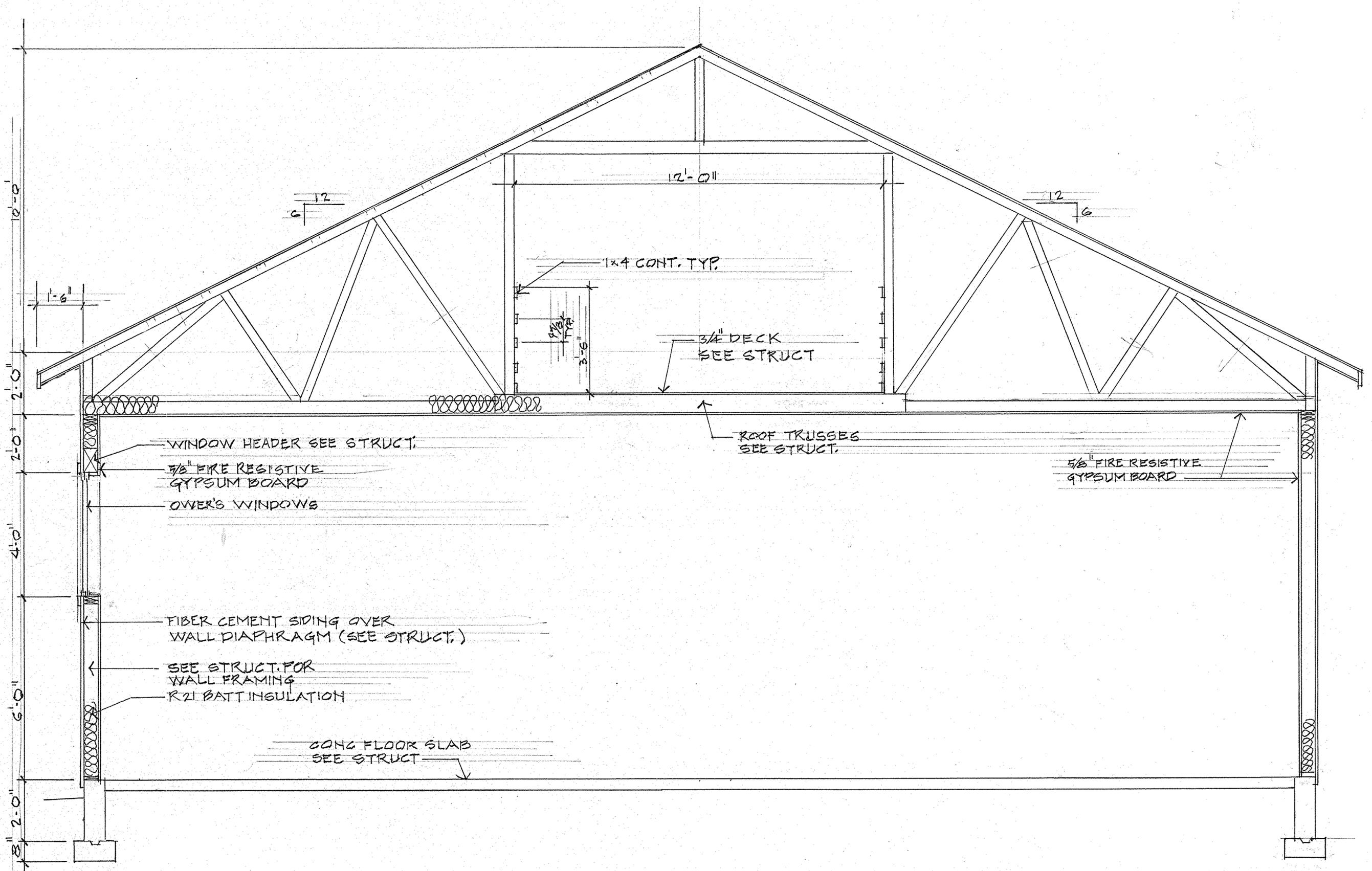
CONC FLOOR SLAB
SEE STRUCTURAL

OVERHEAD
COILING DOOR

BUILDING SECTION AA

17'-5 1/2" = 0"

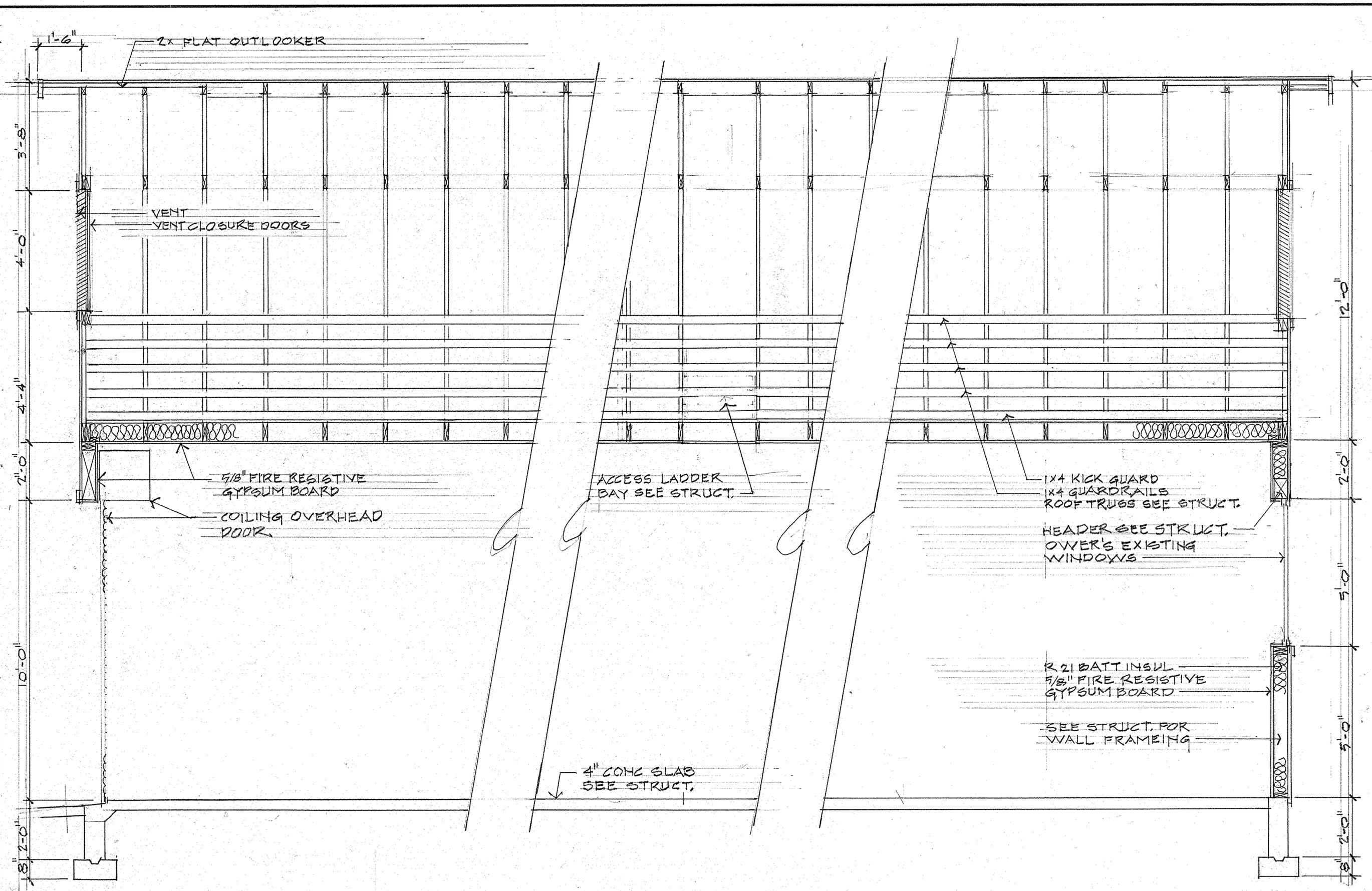
PROPOSED GARAGE FOR MR. & MRS. MICHAEL DOYLE			
SCALE: 1/2" = 1'-0"	APPROVED BY: <i>Robert J. May Day</i>	DRAWN BY G.M.F.	
DATE:		REVISED	
PH. 775-527-9486			
E-MAIL: MTDYOYLE5757@YAHOO.COM			
BUILDING SECTION			DRAWING NUMBER A-6



BUILDING SECTION BB

1/2" = 1'-0"

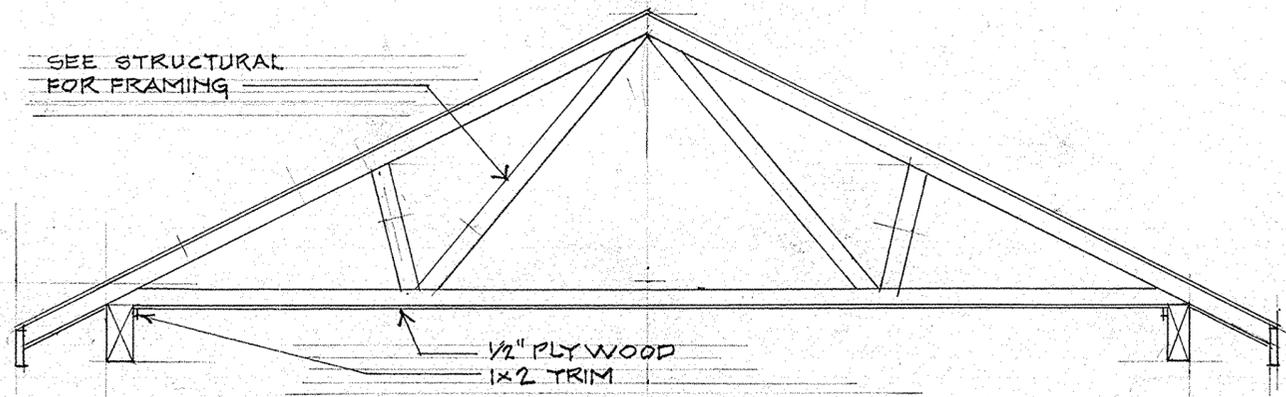
PROPOSED GARAGE FOR MR & MRS MICHAEL DOYLE		
SCALE: 1/2" = 1'-0"	APPROVED BY: <i>Rebecca J. May Doyle</i>	DRAWN BY: GME
DATE:		REVISED
PH. 775-527-9486		
E-MAIL: MTDQYLE5757@YAHOO.COM		
BUILDING SECTION	DRAWING NUMBER A-7	



BUILDING SECTION CC

1/2" = 1'-0"

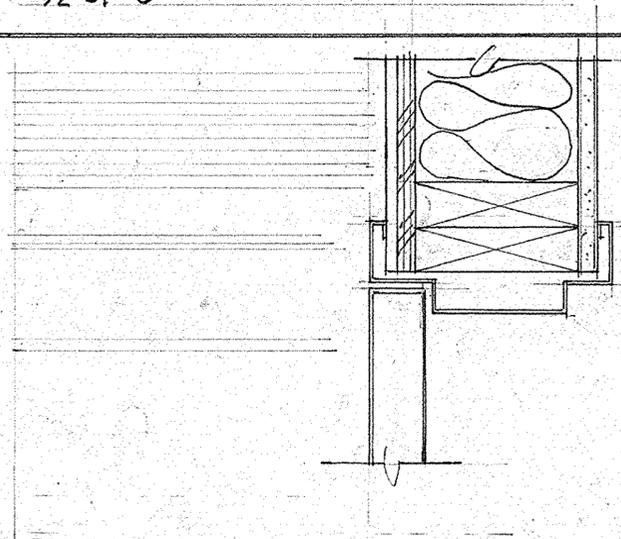
PROPOSED GARAGE FOR MR & MRS MICHAEL DOYLE		
SCALE: 1/2" = 1'-0"	APPROVED BY: <i>Michael Doyle</i>	DRAWN BY G.M.F.
DATE:		REVISED
PH. 775-527-9486		
E-MAIL: MDOYLE5757@YAHOO.COM		
BUILDING SECTION		DRAWING NUMBER A-5



PATIO ROOF SECTION

1/2" = 1'-0"

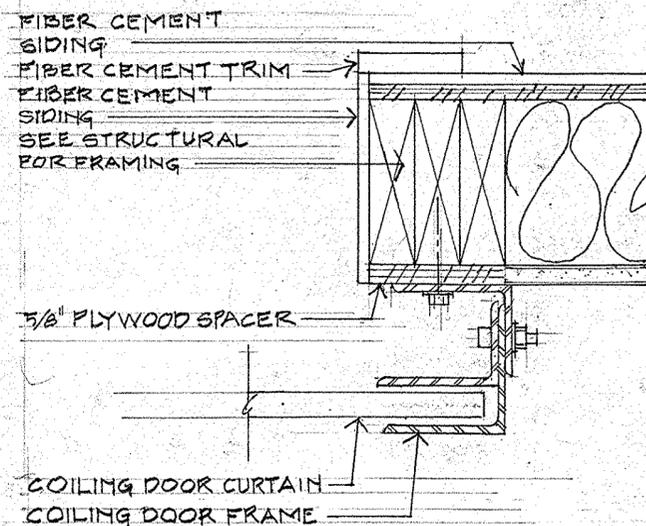
DD



MAN DOOR JAMB

3" = 1'-0"

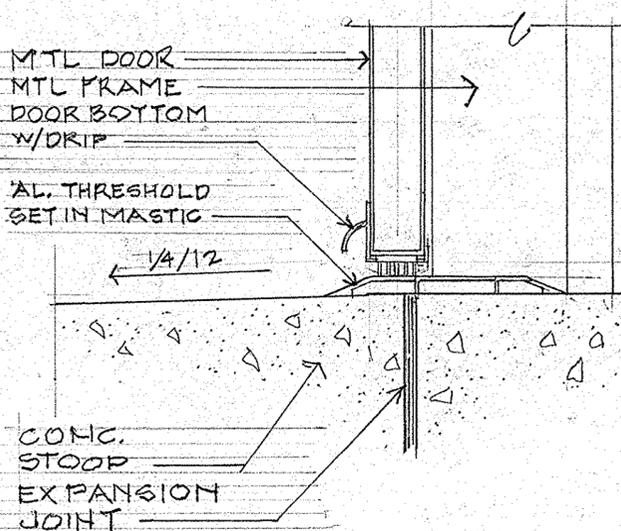
2



COILING DOOR JAMB

3" = 1'-0"

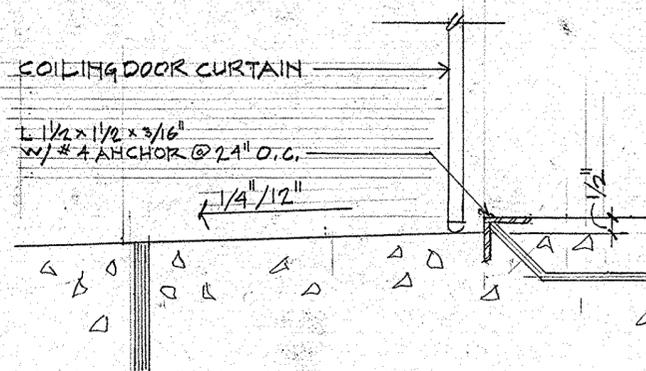
4



MAN DOOR SILL

3" = 1'-0"

3



COILING DOOR SILL

3" = 1'-0"

5

PROPOSED GARAGE FOR MR & MRS. MICHAEL DOYLE		
SCALE: AS NOTED	APPROVED BY: <i>Rebecca G. May Doyle</i>	DRAWN BY: GMF
DATE:		REVISED:
PH. 775-527-9486		
E-MAIL: MTDYOYLE5757@YAHOO.COM		
DETAILS		DRAWING NUMBER A-9

FOUNDATION PLAN LEGEND

SEE SHEET SD-1 FOR ADDITIONAL NOTES AND SCHEDULES

(N) STANDARD CONC. STEMWALL AND FOOTING w/ HOLDDOWN AS OCCURS
 H-10

(N) WOOD BEAM

48 3/8" Ø ANCHOR BOLT SPACING, 48" o/c TYP. U.N.O.

16 CONT. STRIP FOOTING PER SCHEDULE ON SHEET SD-1

24 INDICATES CONCRETE PIER FOOTING PER SCHEDULE ON SHEET SD-1

X SD2 DETAIL CALLOUT - SEE STRUCT. DETAIL SHEETS (SD's)

ALL DIMENSIONS SHOWN ARE APPROXIMATE. SEE ARCH. PLANS AND FIELD VERIFY TO CONFIRM DIMENSIONS FOR CONSTRUCTION.

CONCRETE NOTES

SOILS ENGINEER SHALL EXAMINE SITE AFTER EXCAVATION & PRIOR TO SETTING ANY CONC. FORMS. SOIL ENGINEER'S RECOMMENDATIONS CONCERNING OVER EXCAVATION, COMPACTION, ETC. SHALL BE FOLLOWED.

USE MIN. 3000 PSI COMPRESSIVE STRENGTH (28 DAY) CONC. FOR ALL FOOTINGS, RETAINING WALLS, AND PEDESTALS U.N.O. USE MIN. 4000 PSI COMPRESSIVE STRENGTH CONC. FOR ALL CONCRETE SLABS U.N.O. (NO SPECIAL INSPECTION REQ'D, DESIGN BASED ON 2,500 PSI CONC.)

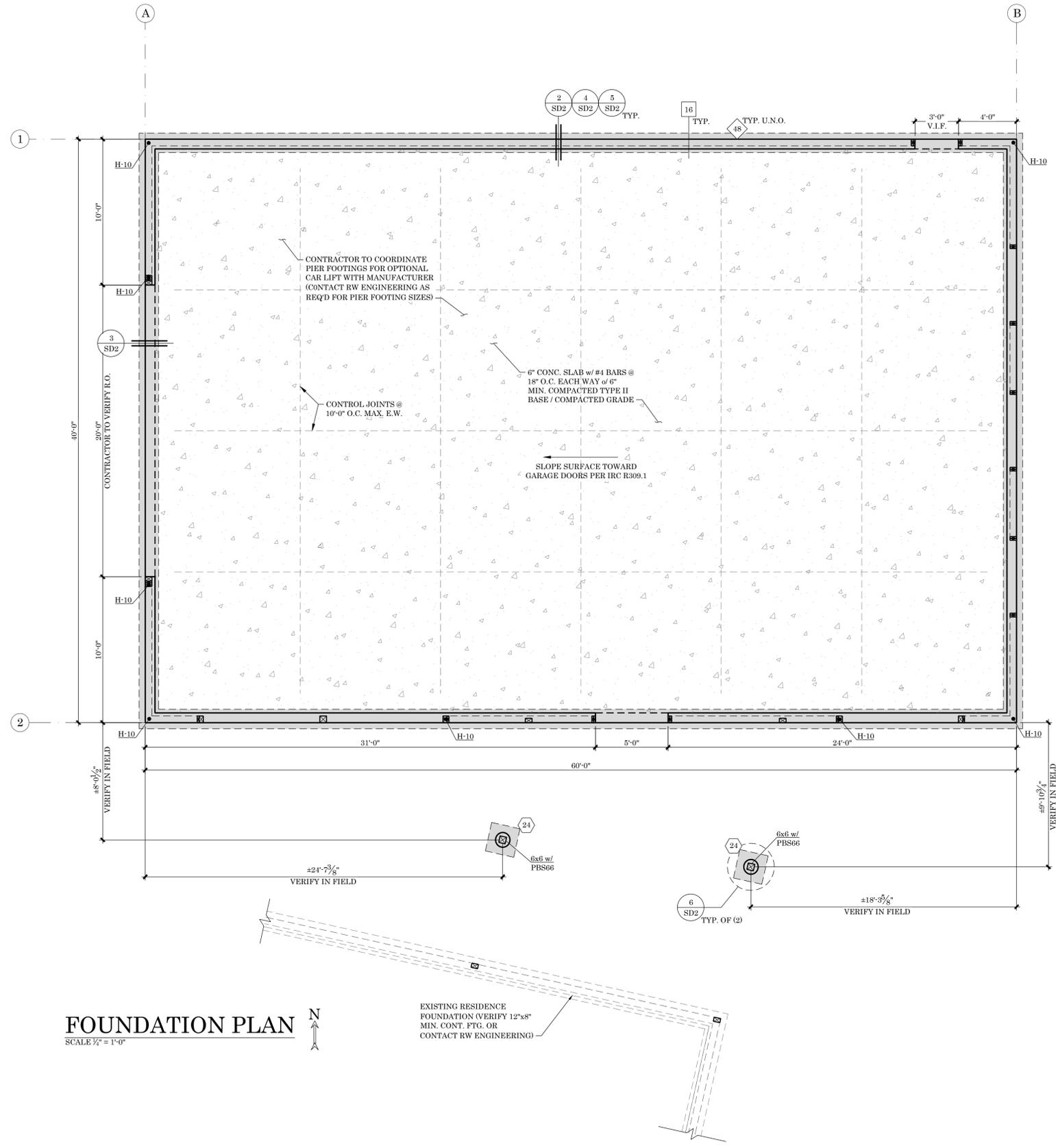
CONC. FOOTINGS 16" x 10" w/ 2-#4 REBAR CONT. TYP. U.N.O. STEP FOOTINGS AS REQ'D. TO BEAR ON NATIVE GRADE OR AS DIRECTED BY SOILS ENGINEER. FOOTING SHALL BE A MIN. OF 2'-0" BELOW FINISHED GRADE.

8" CONC. FOUNDATION WALL w/ 1-#4 @ TOP & BTM. AND #4 VERT. @ 24" O.C. TYP. (ALT. HOOKS) U.N.O. PROVIDE 3/8" Ø x 10" ABS @ 48" O.C. TO 2x6 P.T. SILL U.N.O. IN SHEAR WALL PLAN.

GARAGE SLAB TO BE 6" THICK CONCRETE w/ #4 BARS @ 18" O.C. E.W. OR 6x6 10/10 WELDED WIRE FABRIC REINFORCING AND MIN. 1LB/CU. FT. FIBERMESH ADDITIVE. SLABS SHALL BE PLACED OVER 6" MIN. TYPE-II BASE COMPACTED TO 95% ON COMPACTED NATIVE SOIL. PER SOILS REPORT. SLOPE GARAGE SLAB SURFACE TO FLOOR DRAINS OR TOWARD GARAGE DOORS PER IRC R309.1. ALL PAVER SYSTEMS TO BE INSTALLED w/ 6" MIN. COMPACTED BASE/GRADE AND SAND PER CONTRACTOR & SOILS REPORT.

FOR 2x SILL PLATE, USE 3/8" Ø x 10" A.B. FOR 3x OR DOUBLE SILL PLATE, USE 3/8" Ø x 12" A.B. EXTEND SILL BOLTS 7" INTO FOUNDATION MINIMUM. MAXIMUM SPACING SHALL BE 4'-0" O.C. WITH MINIMUM (2) BOLTS IN EACH SILL BOARD. BOLTS SHALL BE LOCATED NOT MORE THAN (12) NOR LESS THAN (7) BOLT DIAMETERS FROM EACH END OF SILL PIECE. MINIMUM 3"x3"x1/4" THICK PLATE WASHERS SHALL BE INSTALLED ON EACH SILL BOLT.

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



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



EXISTING RESIDENCE FOUNDATION (VERIFY 12"x8" MIN. CONT. FTG. OR CONTACT RW ENGINEERING)

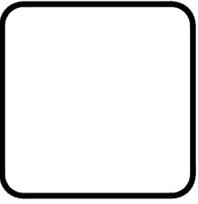
Doyle Garage

Project Address:
 165 Monica Ct
 Washoe County, NV 89441
 APN: 530-173-11

Date: 04/14/22
 Drawn: NB / RW
 Project #: 21-061



Revisions:



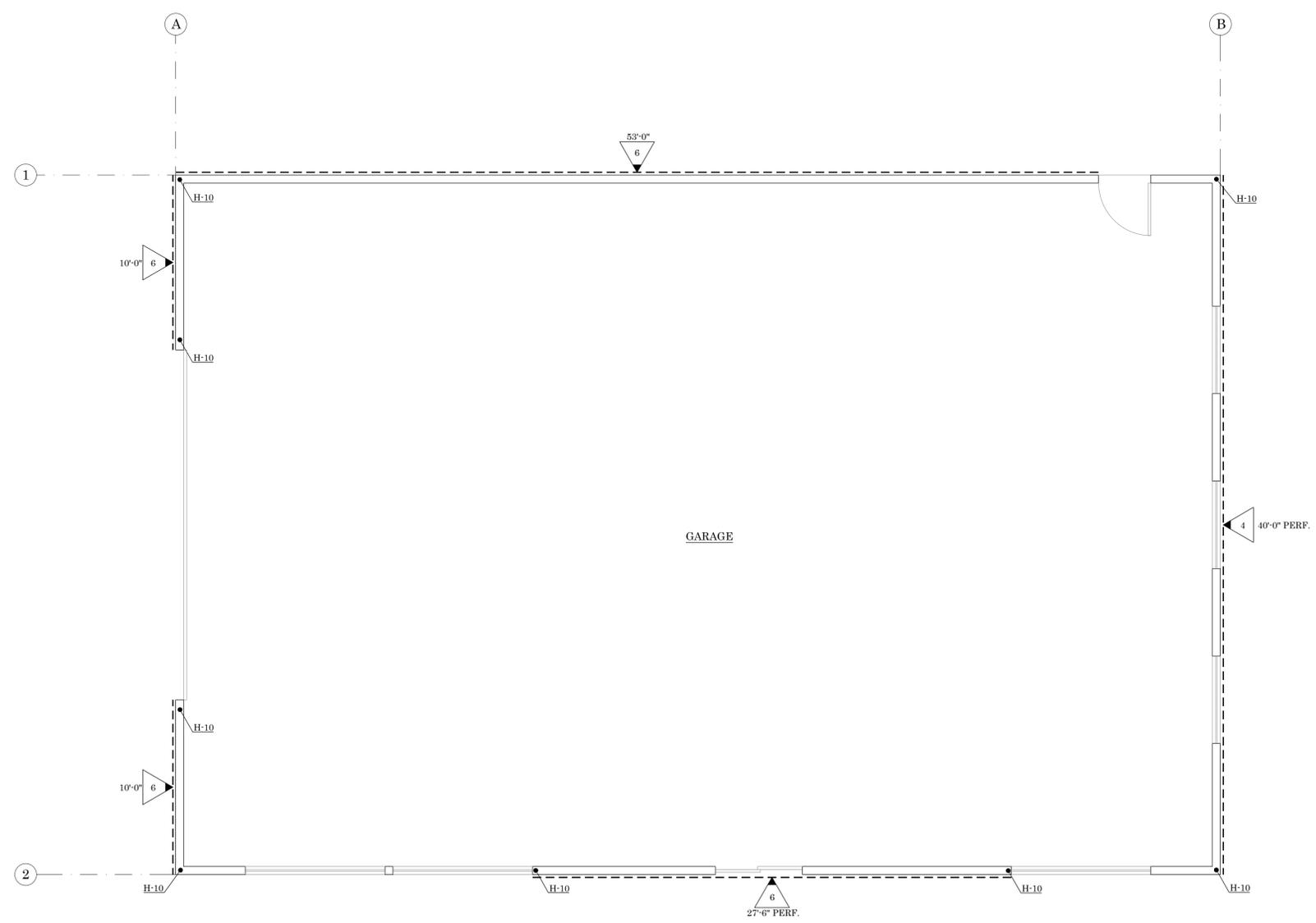
SHEARWALL PLAN LEGEND

SEE SHEET SD-1 FOR ADDITIONAL NOTES AND SCHEDULES

6 10'-0" SHEARWALL TYPE - SEE SHEET SD1 FOR ADDITIONAL INFORMATION

TYPICAL WALL w/ SHEARPLY AND HOLDOWNS. SEE SCHEDULES ON SHEET SD-1.

H-10



SHEARWALL PLAN
 SCALE 1/4" = 1'-0"
 N ↑

Project Standard Structural Notes

THE GENERAL CONTRACTOR AND ALL INVOLVED PARTIES ARE RESPONSIBLE FOR READING AND UNDERSTANDING THE NOTES LISTED IN THE PLANS. RW ENGINEERING ASSUMES NO LIABILITY IF ANY INVOLVED PARTY FAILS TO COMPLY WITH THE NOTES AND SPECIFICATIONS IN THE PLANS.

1.0 GENERAL

- GENERAL NOTES LISTED ON THIS SHEET ARE APPLICABLE TO ALL WORK SHOWN IN THE STRUCTURAL DRAWINGS. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND ALL INVOLVED PARTIES TO READ AND COMPLY WITH ALL INFORMATION PROVIDED IN THE STRUCTURAL DRAWINGS AND SPECIFICATIONS.
- ALL WORK SHALL COMPLY WITH THE MINIMUM STANDARDS OF THE CURRENT EDITION OF THE INTERNATIONAL BUILDING CODE (IBC), AND ALL OTHER APPLICABLE STANDARDS REFERENCED IN ALL APPLICABLE LOCAL, STATE AND FEDERAL REQUIREMENTS AND REGULATIONS SHALL BE FOLLOWED. FOR ITEMS, METHODS, AND/OR MATERIALS NOT SHOWN SPECIFICALLY IN THE PLANS, ALL WORK SHALL CONFORM TO THE MINIMUM STANDARDS OF THE REGULATING AGENCIES THAT HAVE AUTHORITY OVER SUCH ITEMS.
- THE CONTRACTOR SHALL COMPLY WITH ALL GENERAL NOTES AND TYPICAL DETAILS SHOWN IN THE DRAWINGS, WHETHER OR NOT SPECIFIC FLAGGING OR REFERENCE HAS BEEN MADE TO THE APPLICABLE GENERAL NOTE OR TYPICAL DETAIL. PROJECT SPECIFIC NOTES AND DETAILS SHOWN ON THE DRAWINGS SHALL TAKE SUPREMACY OVER GENERAL NOTES AND TYPICAL DETAILS.
- THE STRUCTURAL DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE MEANS OR METHODS OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE, WORKERS, AND OTHER INVOLVED PARTIES DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, PREPARATION AND EXECUTION OF A SAFETY PROGRAM AND THE DESIGN AND INSTALLATION OF BRACING, SHORING, FORMS AND SCAFFOLDING. THE CONTRACTOR SHALL CONSULT RW ENGINEERING AND/OR RETAIN HIS/OWN ENGINEER AS REQUIRED FOR MEANS AND METHODS AS WELL AS ANY OTHER DELEGATED DESIGN ITEMS. RW ENGINEERING DOES NOT ASSUME LIABILITY FOR THE REVIEW, APPROVAL OR DESIGN OF PROPOSED MEANS AND METHODS PROVIDED BY THE CONTRACTOR OR HIRED THIRD PARTIES.
- THE CONTRACTOR IS DIRECTLY RESPONSIBLE FOR VERIFYING ALL DIMENSIONS, ELEVATIONS AND CONDITIONS BETWEEN ARCHITECTURAL, STRUCTURAL AND OTHER DRAWINGS (I.E. CIVIL, MECHANICAL, PLUMBING, ELECTRICAL, ETC) PRIOR TO CONSTRUCTION. RW ENGINEERING SHALL BE NOTIFIED OF ANY DISCREPANCIES, OMISSIONS OR INCONSISTENCIES BETWEEN DRAWINGS OR FIELD CONDITIONS IN THE PLANS. ANY SUCH DISCREPANCIES AND DETAILS, REVISIONS OR CLARIFICATIONS WILL BE MADE IF DEEMED NECESSARY TO CONTINUE THE PROJECT. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR THE RESULTS OF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WHICH THE CONTRACTOR FAILED TO NOTIFY RW ENGINEERING OF BEFORE CONSTRUCTION AND/OR FABRICATION OF THE WORK.
- THE CONTRACTOR IS DIRECTLY RESPONSIBLE FOR COORDINATING THE FOLLOWING TYPES OF ITEMS, WHICH ARE TYPICALLY SHOWN ON ARCHITECTURAL DRAWINGS, SIZES AND LOCATIONS OF WINDOW AND DOOR OPENINGS, CONCRETE CURBS, FLOOR DRAINS AND DERESSED SLAB AREAS, FLOOR AND INTERIOR OR EXTERIOR NON-STRUCTURAL WALLS PARTITIONS, ETC.
- THE CONTRACTOR IS DIRECTLY RESPONSIBLE FOR COORDINATING THE FOLLOWING TYPES OF ITEMS WHICH ARE TYPICALLY SHOWN ON MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS- SIZES AND LOCATIONS OF MECHANICAL EQUIPMENT, DUCTWORK RUNS, CONDUIT OR CABLE TRAY RUNS, PIPE RUNS, AND ALL ASSOCIATED SLEEVES, PENETRATIONS, OPENINGS, HANGERS, INSERTS, ETC.
- WHERE SHOP DRAWINGS ARE REQUIRED TO BE SUBMITTED FOR REVIEW AND APPROVAL, THEY SHALL BE COMPLETE AND COORDINATED BY THE CONTRACTOR.
- DO NOT SCALE THE DRAWINGS. THEY ARE DIAGRAMMATIC AND MAY NOT SCALE ACCURATELY.
- THE CONTRACTOR AGREES TO CONSTRUCT THE PROJECT IN ACCORDANCE WITH THE SEALED AND APPROVED STRUCTURAL DESIGN. ANY MODIFICATIONS TO THE APPROVED DESIGN SHALL BE APPROVED BY RW ENGINEERING AND ALL NECESSARY REVIEWING AGENCIES PRIOR TO IMPLEMENTATION.
- RW ENGINEERING SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHT OF THESE PLANS, NO REPRODUCTIONS, MODIFICATIONS, CHANGES TO THE INTENDED USE, OR ASSIGNMENT OF THE PLANS AND/OR SPECIFICATIONS TO A THIRD PARTY WITHOUT THE PRIOR WRITTEN AUTHORIZATION OF RW ENGINEERING IS PERMITTED. THE CLIENT OR INVOLVED THIRD PARTY AGREES TO DEFEND, INDEMNIFY AND HOLD RW ENGINEERING HARMLESS FROM CLAIMS ARISING OUT OF THE UNAUTHORIZED REUSE OF THESE PLANS.
- IF RW ENGINEERING'S RIGHT TO PERFORM OBSERVATION VISITS TO THE SITE AT ANY TIME, OBSERVATIONS ARE PERFORMED SPECIFICALLY TO DETERMINE IF THE CONTRACTOR UNDERSTANDS DESIGN INTENT CONVEYED IN THE PLANS, AN OBSERVATION DOES NOT GUARANTEE THE CONTRACTOR'S PERFORMANCE, NOR IS IT TO BE CONSTRUED AS SUPERVISION OF THE PROJECT.
- ALL NOTES AND DETAILS SHOWN IN THE DRAWINGS ARE TYPICAL U.N.O. SIMILAR NOTES AND DETAILS APPLY TO SIMILAR CONDITIONS. NO REVISIONS FROM STRUCTURAL NOTES OR DETAILS SHALL BE MADE WITHOUT THE PRIOR WRITTEN APPROVAL OF RW ENGINEERING.

2.0 SITE/EARTH WORK & FILL/BACKFILL

- RW ENGINEERING HAS NOT MADE A GEOTECHNICAL REVIEW OF THE BUILDING SITE, THEREFORE THE EARTHWORK REQUIREMENTS AND NOTES ARE BASED ON FIELD TESTS AND ASSUME THE PRESENCE OF THE PRESENCE OF ADEQUATE NATIVE SOILS TO BUILD ON. RW ENGINEERING IS NOT RESPONSIBLE FOR GENERAL SITE STABILITY OR SOIL SUITABILITY FOR THE PROPOSED PROJECT. IT IS RECOMMENDED A REVIEW OF THE SITE BY A GEOTECHNICAL ENGINEER OR A QUALIFIED CIVIL ENGINEER TO DETERMINE GENERAL SITE STABILITY AND SOIL SUITABILITY FOR THE PROJECT IS PERFORMED.
- BUILDING SITES ARE ASSUMED TO BE DRAINED AND FREE OF CLAY OR EXPANSIVE SOIL. ALL FOOTINGS SHALL BE EXCAVATED AND FILL SHALL BE COMPACTED TO THE LOCAL SPECIFIED PERCENTAGE OF COMPACTION. PERMETER OR EXTERIOR FOOTING DEPTHS MUST EXTEND BELOW FROSTLINE 6" OR 24" AS PER LOCAL CODE REQUIREMENTS. ALL OTHER FOOTINGS (INTERIOR) SHALL BOTTOM 12" MINIMUM BELOW NATURAL UNDISTURBED GRADE.
- BUILDING PADS SHALL BE GRADED 2% TOWARD APPROVED DRAINAGE FACILITIES AND PROVISIONS SHALL BE MADE TO CONTROL AND DRAIN SURFACE WATER AROUND BUILDING.
- ASSUME CLASS D SOILS WITH ALLOWABLE SOIL BEARING PRESSURE OF 1500 PSF WITH A CONSTANT EXPANSION INDEX LESS THAN 20 U.N.O. SOIL BEARING PRESSURE HAS BEEN DETERMINED IN THE FIELD WITH IBC TABLE 1806.2.
- FILL MATERIAL SHALL BE FREE FROM DEBRIS, VEGETATION, AND OTHER FOREIGN SUBSTANCES.
- BACKFILL TRENCHES SHALL BE COMPACTED TO 90% DENSITY PER ASTM 1557 TO WITHIN 12" OF FINISHED GRADE. THE TOP 12" SHALL BE LANDSCAPE FILL. BACKFILL AT PIPE TRENCHES SHALL BE COMPACTED ON BOTH SIDES OF PIPE IN 6" LIFTS.
- WATERPROOF EXTERIOR FACES OF ALL FOUNDATION WALLS ADJACENT TO USABLE SPACES. WATERPROOFING OF ALL FOUNDATION AND RETAINING WALLS TO BE THE RESPONSIBILITY OF THE OWNER AND/OR CONTRACTOR.
- ALL BACKFILL AGAINST FOUNDATION WALLS MUST BE COMPACTED TO 90% RELATIVE DENSITY.
- PROVIDE A 4" DIAMETER PVC PERFORATED DRAINPIPE AT GRADE SIDE OF ALL RETAINING WALLS. SLOPE PIPE TO DRAIN TO DAYLIGHT AND DRYWELL.

3.0 CONCRETE

- REINFORCED CONCRETE WORK SHALL CONFORM TO APPLICABLE REQUIREMENTS OF THE IBC AND ACI STANDARD 318.
- AGGREGATE SHALL CONFORM TO ASTM C33 FOR STONE CONCRETE. COMPRESSION STRENGTH OF ALL REINFORCED CONCRETE SHALL NOT BE LESS THAN 3000 PSI AT 28 DAYS. STRUCTURAL DESIGN BASED ON $F_c = 2500$ PSI (SPECIAL INSPECTION NOT REQUIRED).
- USE NORMAL WEIGHT CONCRETE (145 PCF) FOR ALL CONCRETE. USE TYPE II CEMENT TYPICAL. IF SOIL CONTAINS SULFATE CONCENTRATIONS OF 2% OR MORE, USE TYPE V CEMENT.
- MAXIMUM WATER/CEMENT RATIO SHALL BE 55 FOR 3000 PSI CONCRETE. THE MAXIMUM SLUMP SHALL NOT EXCEED 3". PLASTICIZERS MAY BE USED TO INCREASE SLUMP TO 5" MAXIMUM PROVIDED THEY DO NOT INCREASE SHRINKAGE.
- FOLLOW RECOMMENDED PRACTICES FOR HOT AND COLD WEATHER CONCRETING BY OBSERVING ACI 305 AND ACI 306 GUIDELINES.
- PROVIDE STANDARD CRACK CONTROL JOINTS IN ALL SLABS ON GRADE USING MAXIMUM DIMENSION OF 10 FEET FOR 4" SLABS AND 12 FEET FOR 6" SLABS U.N.O. JOINT DEPTH SHALL NOT EXCEED ONE FOURTH OF SLAB DEPTH.
- TOP OF CONCRETE SLABS SHALL BE FINISHED TO U.N.O. EXTERIOR SLABS ON GRADE SHALL CONTAIN NOT LESS THAN 1% NOR MORE THAN 6% ENTRAINED AIR. CONCRETE STOOFS TO BE MACHINED MIXED AND PLACED IN ACCORDANCE WITH THE IBC.
- PIPES MAY PASS THROUGH STRUCTURAL CONCRETE IN SLEEVES, BUT SHALL NOT BE EMBEDDED THEREIN. PIPES OR DUCTS EXCEEDING ONE THIRD THE SLAB OR WALL THICKNESS SHALL NOT BE PLACED IN STRUCTURAL CONCRETE. DO NOT PLACE CONCRETE UNTIL ALL REINFORCEMENT, CONDUIT, OUTLET BOXES, ANCHORS, HANGERS, SLEEVES, BOLTS, HOLD-DOWNS, ANCHOR BOLTS OR OTHER EMBEDDED MATERIALS AND ITEMS ARE SECURELY AND PROPERLY FASTENED IN THEIR PROPER PLACES AND POSITIONS.

4.0 REINFORCING STEEL

- REINFORCING BARS SHALL BE DEFORMED BARS CONFORMING TO THE REQUIREMENTS OF ASTM A615 GRADE 60 FOR ALL #5 AND LARGER BARS AND GRADE 40 FOR ALL #4 AND SMALLER BARS.
- ALL DETAILS OF FABRICATION AND INSTALLATION OF REINFORCING STEEL SHALL BE IN ACCORDANCE WITH THE ACI MANUAL OF STANDARD PRACTICE.
- WELDED FABRIC (MESH) SHALL CONFORM TO LATEST REVISED ASTM A185 AND BE FURNISHED IN FLAT SHEETS. SMOOTH WIRE FABRIC SHALL CONFORM TO ASTM A-85 HAVING A YIELD STRENGTH OF 60 KSI.
- ALL BARS SHALL BE LAPPED WITH A MINIMUM OF 40 BAR DIAMETERS (2' MINIMUM) AT ALL SPLICES. SPLICES OF HORIZONTAL REBAR IN WALLS AND FOOTINGS SHALL BE STAGGERED 4' MINIMUM.
- BOWLS FOR WALLS AND COLUMNS SHALL BE THE SAME SIZE AND SPACING AS THE WALL/COLUMN REINFORCING.
- WELDING OF REINFORCING STEEL SHALL CONFORM TO AWS D12-1 USING LOW HYDROGEN ELECTRODES.
- ALL REINFORCING STEEL SHALL BE ACCURATELY LOCATED AND ADEQUATELY SECURED IN POSITION BEFORE AND DURING PLACEMENT OF CONCRETE.
- MASONRY REINFORCEMENT, BOLTS, ETC. SHALL HAVE MINIMUM GROUT COVERAGE OF THREE-FOURTHS OF AN INCH. REINFORCEMENT COVER IN CAST-IN-PLACE CONCRETE SHALL BE AS FOLLOWS: 3" - CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH 2" - FORMED SURFACES EXPOSED TO GROUND OR WEATHER.

5.0 MASONRY

- ALL CONCRETE MASONRY UNITS SHALL CONFORM TO ASTM C90, GRADE N, $F_m = 1500$ PSI. USE 85 PCF MINIMUM WEIGHT UNITS ABOVE GRADE AND 110 PCF MINIMUM WEIGHT UNITS BELOW GRADE. USE MOISTURE CONTROLLED UNITS ONLY. USE UNITS AS SHOWN IN PLANS AS MUCH AS POSSIBLE. AT WALL PENETRATIONS:
- ALL BRICK SHALL CONFORM TO ASTM 02, GRADE MW. MORTAR FOR CONCRETE MASONRY SHALL CONFORM TO ASTM C279, TYPE S.
- GROUT FOR CONCRETE MASONRY SHALL BE IN ACCORDANCE WITH IBC SECTION 2103. MINIMUM 28-DAY COMPRESSIVE STRENGTH SHALL NOT BE LESS THAN 2000 PSI.
- ALL WALLS SHALL BE GROUTED SOLO. GROUT SHALL BE VIBRATED INTO PLACE AND SHALL BE PLACED IN LIFTS NOT EXCEEDING 4' UNLESS APPROPRIATE CLEARANCE HOLES ARE PROVIDED IN ACCORDANCE WITH IBC.
- AGGREGATES FOR MORTAR AND GROUT SHALL BE NATURAL SAND AND ROCK CONFORMING TO ASTM C-114 (MORTAR) AND C-404 (GROUT). CEMENT SHALL BE PORTLAND CEMENT CONFORMING TO ASTM C-150, TYPE I OR II (ALL ALKAL) AND ALL CONCRETE BLOCK AND BRICK SHALL BE LAID IN RUNNING BOND.
- WHEN ABSOLUTELY NECESSARY FOR CONSTRUCTION PURPOSES TO STOP OFF LONGITUDINAL RUNS OF MASONRY, STOP OFF ONLY BY RACKING BACK ONE-HALF UNIT LENGTH IN EACH COURSE. TOOTHING SHALL NOT BE PERMITTED.
- UNLESS NOTED OTHERWISE, MASONRY WALLS SHALL BE REINFORCED WITH #4 VERTS. AND HORIZ. @ 16" O.C. BAR SPLICES SHALL BE STAGGERED.

6.0 STRUCTURAL STEEL

- STRUCTURAL STEEL AND MISCELLANEOUS IRON SHALL CONFORM TO ASTM A-36. W SECTIONS SHALL CONFORM TO ASTM A992, GRADE 50.
- STEEL PIPE COLUMNS SHALL CONFORM TO ASTM A-53, TYPE E OR S, GRADE B.
- STEEL TUBE SECTIONS SHALL CONFORM TO ASTM A500, GRADE B.
- STEEL PLATES SHALL CONFORM TO ASTM A36. PLATE THICKNESS SHALL CONFORM TO ASTM A36, $F_y = 36$ ksi MIN.
- ALL DETAILING SHALL CONFORM TO CURRENT AISC SPECIFICATIONS.
- ALL WELDING SHALL CONFORM TO CURRENT AISC AND AWS 1 SPECIFICATIONS, AND SHALL PERFORMED BY CERTIFIED WELDERS APPROVED BY THE LOCAL BUILDING AUTHORITY. ALL SHOP WELDING SHALL BE IN AN APPROVED FABRICATORS SHOP AUTHORIZED BY THE BUILDING AUTHORITY OR SPECIFIC INSPECTION PER IBC.
- ALL COMPLETE JOINT PENETRATION WELDS REQUIRE SPECIAL INSPECTION AND UT TESTING.
- ALL WELDING ELECTRODES SHALL BE E70XX OR SHIELDED WIRES WITH F_y GREATER THAN OR EQUAL TO 70 KSI.
- BOLTS, NUTS, AND SCREWS SHALL CONFORM TO ASTM A307 GRADE A¹.
- HIGH STRENGTH BOLTS SHALL BE ASTM A325. CONTACT FACES OF STEEL CONNECTIONS WHERE HIGH STRENGTH BOLTS ARE TO BE USED SHALL NOT BE PAINTED.
- ALL FOUNDATION BOLTS SHALL BE ASTM A-36 GALVANIZED ALL THREAD OR ASTM A307 UNFINISHED BOLTS. ALL SILL BOLTS IN SEISMIC ZONE 4 SHALL BE FIVE-EIGHTHS INCHES IN DIAMETER. BOLT HOLES TO BE ONE-THIRTY-SECONDS OF AN INCH TO ONE-SIXTEENTH OF AN INCH LARGER THAN SPECIFIED BOLT.
- ALL STRUCTURAL, STEEL AND MISCELLANEOUS IRON NOT ENCASED IN CONCRETE SHALL RECEIVE ONE SHOP COAT OF APPROVED PRIMER PAINT.
- ALL STEEL EXPOSED TO WEATHER SHALL BE HOT-DIP GALVANIZED AFTER FABRICATION OR OTHER APPROVED WEATHER PROOFING METHOD HAVING EQUIVALENT RESULTS MAY BE USED.
- WHERE NECESSARY, PROVIDE ONE-HALF INCH DIAMETER X THREE INCH NELSON STUDS AT 36" O.C.
- ALL GROUT UNDER STEEL BEARING PLATES SHALL BE SILET DRYPACK OR NON-SHRINK GROUT PLACED AS DIRECTED BY THE MANUFACTURER.
- PROVIDE WELDERS CERTIFICATE FOR ALL SINGLE-PASS FILLET WELDS NOT EXCEEDING 5/16" IN SIZE, OR PROVIDE THE CERTIFICATE OF COMPLIANCE THAT THE WORK WAS PERFORMED IN AN APPROVED FABRICATORS SHOP.

7.0 WOOD FRAMING NOTES

- ALL LUMBER FRAMING AND BEARING STUDS TO BE DOUGLAS FIR-LARCH WITH MOISTURE CONTENT LESS THAN 19%.
 - 1x AND SMALLER FRAMING TO BE DF #2
 - 6x AND LARGER FRAMING TO BE DF #1
 - GLUE LAMINATED TIMBER BEAMS TO BE APAWEWS MARKED 24F-V4. GLU-LAMS EXPOSED TO WEATHER SHALL BE RATED FOR EXTERIOR USE BY THE MANUFACTURER OR AN APPROVED PROTECTION FROM EXPOSURE SHALL BE PROVIDED.
- LAMINATED VENEER LUMBER (LVL) TO BE 2.0E, $F_b = 2600$ PSI, $F_v = 285$ PSI EQUIVALENT OR BETTER FOR MEMBERS LESS THAN 10" DEEP. CONNECT PLIES WITH (2) ROWS 16d BOX NAILS AT 12" O.C. FOR MEMBERS GREATER THAN 10" DEEP, CONNECT PLIES WITH (2) ROWS 16d BOX NAILS AT 12" O.C. FOR THREE PIECE MEMBER, NAILING SPECIFIED IS FROM EACH SIDE.
- PARALLEL STRAND LUMBER (PSL) TO BE 2.2E, $F_b = 2900$ PSI, $F_v = 290$ PSI EQUIVALENT OR BETTER.
- INTERIOR NON-BEARING STUDS AND PLATES MAY BE 2" GRADE OR BETTER.
- APA RATED SHEATHING SHALL BE MANUFACTURED WITH EXTERIOR GRADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE IBC AND PS 1-1, PS-2, OR APA PRP-108. SHEAR PLYWOOD SHALL BE C.D. C.C., 303 (7)-11, OR AN APPROVED EQUAL.
- ALL GROUT UNDER STEEL BEARING PLATES SHALL BE SILET DRYPACK OR NON-SHRINK GROUT PLACED AS DIRECTED BY THE MANUFACTURER.
- ALL FRAMING CLIPS AND DEVICES SHALL BE "SIMPSON TIE" OR IBC APPROVED EQUAL.
- MINIMUM NAILING FOR CONNECTION NOT INDICATED ON THE DRAWINGS SHALL BE IN ACCORDANCE WITH IBC.
- ALL MULTIPLE TRIMMERS, MULTIPLE STUDS, OR POSTS SHALL BE STACKED IN ALL WALL FRAMING CONNECTED WITH POSITIVE CONNECTIONS. SOLID BLOCKING SIMILAR IN SIZE TO FRAMING ABOVE SHALL BE PROVIDED AT ALL FLOORS ALL THE WAY DOWN TO THE FOUNDATION.
- DO NOT NAIL BEAMS, JOISTS, OR STUDS.
- ALL NAILS SHALL BE "COMM-DIA" WIRE NAILS AND SHALL CONFORM TO THE FOLLOWING:

SIZE	SHANK DIA.	LENGTH	EQUIVALENT STAPLE SIZES
8d	0.131"	2 1/2"	13 GA x 1-3/4"
10d	0.148"	3"	12 GA x 1-3/4"
16d	0.162"	3 1/2"	N/A

- NO SUBSTITUTIONS UNLESS APPROVED IN WRITING BY RW ENGINEERING OR SPECIFICALLY ADDRESSED IN THESE CALLOUTS OR THE PLANS. ALL NAILS EXPOSED TO WEATHER SHALL BE GALVANIZED.
- ALL GROUT UNDER STEEL BEARING PLATES SHALL BE SILET DRYPACK OR NON-SHRINK GROUT PLACED AS DIRECTED BY THE REQUIREMENTS OF ASTM F 1607.
- ALL FASTENERS (NAILS, SCREWS, ANCHOR BOLTS, ETC) WHICH ARE TO BE INSTALLED IN PRESERVATIVE TREATED WOOD (I.E. SILL PLATES) SHALL MEET THE REQUIREMENTS OF IBC 2304.10.5.
- SHEATH AND WALL ALL SHEAR PANELS AND GABLE END TRUSSES THE SAME AS THE SHEAR WALL ABOVE OR BELOW.
- CONNECT DOUBLE STUDS, DOUBLE JOISTS, OR ANY OTHER MULTIPLE PIECE MEMBER W/ MIN. (2) ROWS 16d BOX NAILS @ 12" O.C.
- TYPICAL LOAD BEARING AND EXTERIOR STUDWALL CONSTRUCTION:
 - 11.1. STUD HEIGHT $\leq 10'-0"$ 2x4 @ 16" O.C.
 - 11.2. STUD HEIGHT $\leq 10'-0"$ 2x6 @ 16" O.C.
 - 11.3. STUD HEIGHT $\leq 15'-0"$ 1-3/4" x 5 1/2" LVL @ 12" O.C.
 - 11.4. STUD HEIGHT $\leq 22'-0"$ 1-3/4" x 7 1/4" LVL @ 12" O.C.
 - 11.5. STUD HEIGHT $\leq 27'-0"$ 1-3/4" x 9 1/4" LVL @ 12" O.C.
- USE (2) CONT. KING STUDS E.S. OF OPENINGS WHERE STUD HEIGHT EXCEEDS 10'-0" U.N.O. DO NOT BREAK CONT. KING STUDS BY SPANNING HEADER OVER MULTIPLE OPENINGS. ALWAYS RAKE/BALLOON FRAME STUDWALLS.
- PORTIONS OF STRUCTURAL GLU-LAM BEAMS, WHICH ARE EXPOSED TO WEATHER, SHALL BE PRESSURE TREATED OR WOOD OF NATURAL RESISTANCE TO DECAY. EQUIVALENT PROTECTION MAY BE PROVIDED WITH TWO COATS MINIMUM OF SEALER.
- ALL WOOD IN DIRECT CONTACT WITH CONCRETE SHALL BE PRESURE TREATED IN ACCORDANCE w/ IBC 2304.10.5.

8.0 ROOF FRAMING NOTES

- ROOF LOADS: SNOW = 23 PSF / DEAD = 20 PSF
- USE (1) LAYER 2x8 (4022) DIX AP RATED ROOF SHEATHING OR OSB EQUIVALENT. APPLY FACE GRAIN/LONG DIMENSION PERPENDICULAR TO SUPPORT FRAMING, STAGGER PANELS AND NAIL WITH 10dS AT 6" O.C. EDGES AND BOUNDARIES AND 10dS AT 12" O.C. FIELD. NAIL ALL DRAG MEMBERS, SHEAR PANELS, BLOCKING, E.T.C. w/ NAILS SPACED AT 4" O.C. SEE DETAIL. FOR ADDITIONAL NAILING REQUIREMENTS.
- USE (2) TRIMMERS AND (1) KING STUD UNDER ALL OPENINGS 6'-0" OR GREATER.
- CONNECT TRUSS BLOCKING AND GABLE END TRUSSES TO TOP PLATE OR BEAM BELOW WITH A35s, LTPs, L70s, OR 1550s @ 48" O.C. UNLESS NOTED OTHERWISE.
- DOUBLE TOP PLATE LAP SPLICES SHALL BE 4'-0" MINIMUM AND FACE NAILLED WITH (16) 16d NAILS.
- THE FOLLOWING COLUMN/POST CAPS ARE INTERCHANGEABLE, C.C. C.C.C. C.C. & E.C.Q.
- WHERE HEADERS ARE PLACED HIGH IN THE WALL AND BREAK THE DOUBLE TOP PLATE, AN M5T2C8 SHALL CONNECT THE HEADER TO THE TOP PLATE AT EACH END.
- ENCLOSED ATTIC AND RAFTER SPACES SHALL HAVE CROSS VENTILATION BY OPENINGS EQUAL TO 1/10TH OF THE AREA, WHERE EAVE OR CORNIC EAVES ARE INSTALLED. INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR. A MINIMUM OF 1" OF AIR SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND ROOF SHEATHING. ROOFS WITH RAFTERS, BAYS AND/OR VAULTED CEILINGS MUST BE VENTILATED TO OUTSIDE AT RIDGE.

9.0 PRE-MANUFACTURED WOOD TRUSSES

- TRUSS MANUFACTURER SHALL BE RESPONSIBLE FOR ALL ENGINEERING, LAYOUT DRAWINGS, CONNECTIONS, BLOCKING, BRACING, AND TRUSS ERECTION INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER COORDINATION BETWEEN ENGINEER/ARCHITECT DRAWINGS, TRUSS MANUFACTURER INFORMATION, ANY REQUIRED FIELD CHANGES, PROPER INSTALLATION OF FINAL PRODUCT, AND ITS CONFORMANCE TO THE ARCHITECT'S DESIGN. THE ARCHITECT AND ENGINEER ASSUME NO LIABILITY FOR SAID PRODUCT.
- TRUSS MANUFACTURER TO VERIFY LOCATION OF AND PROVIDE REINFORCED TRUSSES FOR THE SUPPORT OF ANY MECHANICAL EQUIPMENT WHERE OCCURRING.
- TRUSS MANUFACTURER TO VERIFY LOCATION OF AND DESIGN FOR ALL CEILING HEIGHT CHANGES, ATTIC ACCESSSES, RETURN AIR GRILLS, ETC. TRUSS MANUFACTURER TO COORDINATE ANY FINDINGS TO BOTH RW ENGINEERING AND THE ARCHITECT.
- DEAD LOAD DEFLECTIONS SHALL BE LIMITED TO L/240.
- GABLE END TRUSSES SHALL BE STRUCTURAL, DESIGNED TO SUPPORT OVERHANG AND TO ALLOW A TOP CHORD NOTCH OF ONE AND A HALF INCHES.
- ALL NON-BEARING WALLS ARE TO HAVE A ONE-FOURTH OF AN INCH GAP TO THE BOTTOM CHORD OF THE TRUSSES. SECURE BOTTOM CHORD TO WALL BELOW WITH SIMPSON STC CLIPS.
- USE PRE-ENGINEERED MANUFACTURED TRUSSES @ 2' O.C. SOLID BLOCK @ ALL SUPPORTS AND PER MANUFACTURER'S SPECIFICATIONS. USE SIMPSON H1 @ EACH SUPPORT WALL/BEAM TO EACH TRUSS AND H6 @ EACH SUPPORT WALL/BEAM TO EACH GIRDER TRUSS.
- HANG TRUSSES AND GIRDERS TRUSSES W/ SIMPSON H26 OR AS SPECIFIED ON PLAN. TRUSS CALCULATIONS HOLD PRECEDENCE OVER PLAN AT ALL TRUSS TO TRUSS CONNECTIONS.
- TRUSSES ARE TO BE HANDLED, INSTALLED, AND BRACED IN ACCORDANCE WITH HB-91 OF THE TRUSS PLATE INSTITUTE (PTP).

10.0 FOUNDATION/FLOOR FRAMING

- ALL EXTERIOR WALLS SHALL BE CONSIDERED SHEARWALLS NAILED AS TYPE "F" WALLS (SEE SHEARWALL SCHEDULE).
- FLOOR SHEATHING SHALL BE 1/2" APA RATED STURD-1 FLOOR. APPLY FACE GRAIN/LONG DIMENSION PERPENDICULAR TO SUPPORT FRAMING. STAGGER PANELS AND NAIL WITH 10d AT 6" O.C. AT ALL EDGES AND BOUNDARIES (BLOCKING AT INTERIOR SHEAR WALLS, DRAG MEMBERS, ETC.) AND 10d @ 10" O.C. FIELD. GLUE AND NAIL THROUGHOUT.
- FLOOR JOISTS SHALL BE BLOCKED SOLO @ ALL SUPPORT LINES (CONNECT BLOCKING TO WALL/BEAM BELOW WITH A35s @ TWICE THE JOIST SPACING. BENEATH ALL INTERIOR-BEARING WALLS, AND UNDER ALL HOLD-DOWNS. USE DOUBLE JOISTS BELOW ALL PARALLEL INTERIOR-BEARING WALLS. PROVIDE 1.5 L. RM BOARD THROUGHOUT. PROVIDE CRUSH BLOCKS, WEB STIFFENERS, ETC. PER MANUFACTURER'S SPECIFICATIONS.
- ALL FLOOR OPENINGS SHALL BE BETWEEN JOISTS.
- ALL HOLD-DOWNS SHALL BE INSTALLED AT THE TIME APPROPRIATE MEMBERS ARE FRAMED AND ACCORDING TO MANUFACTURER'S SPECIFICATIONS. IF STRUCTURE IS MULTIPLE STORIES, AS MUCH AS POSSIBLE, LINE FLOOR-TO-FLOOR HOLD-DOWNS UP WITH FLOOR-TO-FOUNDATION HOLD-DOWNS SO THAT HOLD-DOWNS ARE ATTACHED TO COMMON MEMBERS. USE SHEAR TIE NAILING TO ALL HOLD-DOWN MEMBERS.
- PROVIDE FULL BEARING, FULL DEPTH BLOCKING UP TO FLOOR TO SUPPORT POSTS, DOUBLE STUDS, OR DOUBLE TRIMMERS ABOVE.
- WHERE COLUMN BASE OR POST BASE IS CALLED OUT ON A PIER BENEATH THE SUBFLOOR, PROVIDE POST UP TO SUBFLOOR TO SUPPORT IDENTICAL POST ABOVE. USE (2) SIMPSON ST624 ON OPPOSITE SIDES OF POST TO STRAP POST ABOVE THROUGH THE FLOOR TO THE POST BELOW.
- ANCHOR BOLTS:
 - 7.1. FOR 2x8 SILL PLATE, USE 1/2" DIAM. x 10" A.B.
 - 7.2. FOR 3x8 OR DOUBLE SILL PLATE, USE 1/2" DIAM. x 12" A.B. EXTEND SILL BOLTS 7" INTO FOUNDATION MINIMUM. MAXIMUM SPACING SHALL BE 4'-0" O.C. WITH MINIMUM (2) BOLTS IN EACH SILL BOARD. BOLTS SHALL BE LOCATED NOT MORE THAN 1/2" NOR LESS THAN 7/8" BAR DIAMETERS FROM EACH END OF SILL PLICE. MINIMUM 5"x5" 1" THICK PLATE WASHERS SHALL BE INSTALLED ON EACH SILL BOLT. SPACE WASHER 1/2" FROM SHEATHING OR RM. SILL PLATES. USE FOUNDATION GRADE REDWOOD OR TIMBERSTRAND L.S.L. TREATED WITH ZINC BORATE OR PRESSURE TREATED MUDDSILL. SEE SHEARWALL SCHEDULE FOR IMPORTANT INFORMATION REGARDING SILL PLATES. FOR ALL SILL PLATES NOT NOTED, USE 2"x WALL WIDTH WOOD SILL. ALL SHEAR WALLS, EXCEPT TYPE "F" AND "F", REQUIRE FOUNDATION SILL PLATES AND ALL FRAMING MEMBERS RECEIVING EDGE NAILING FROM ABUTTING PANELS TO BE NOT LESS THAN A 2"x6" NOMINAL MEMBER. PLYWOOD JOINT AND SILL PLATE NAILING SHALL BE STAGGERED IN ALL CASES.
 - 7.3. AN 8" WIDE CONCRETE FOUNDATION WALL SHALL BE CENTERED ON CONTINUOUS FOOTING BELOW W/ (1) #4 CONTINUOUS @ TOP & BTM. OF WALL & #4 VERTICALS @ 24" O.C. MAX HOOKED AT FOOTING (ALTERNATE HOOKS).
- CONTINUOUS CONCRETE FOOTINGS TO BE 16"x10" W/ (2) #4s CONT. STEP FOOTING AS REQUIRED TO BEAR ON NATIVE GRADE OR AS DIRECTED BY SOILS ENGINEER. EXTEND EXTERIOR FOOTING DEPTHS TO FROST LINE (2'-0" U.N.O.).
- THE FOLLOWING COLUMN/POST BASES ARE INTERCHANGEABLE: C8 x C8Q OR C8S x C8SQ.
- ALL SLABS TO BE 4" THICK CONCRETE W/ #3 BARS @ 18" O.C. E/F. OR #6 @ 18" O.C. WELDED WIRE FABRIC REINFORCING AND PLACED OVER 4" TYPE-II BARS COMPACTED TO 90% RELATIVE DENSITY ON UNDISTURBED NATIVE SOIL U.N.O.
- REFERENCE HOLD-DOWN SCHEDULE FOR IMPORTANT INFORMATION PERTAINING TO FOOTINGS.
- STAIRWAYS SHALL NOT BE LESS THAN 36" IN WIDTH. EVERY STAIRWAY SHALL HAVE MINIMUM 6'-8" HEADROOM. THE MAXIMUM VERTICAL HEIGHT ALLOWED BETWEEN LANDINGS IS 12'-0". THE RISE OF STEPS IN THE STAIRWAY SHALL NOT EXCEED 6". AND THE TREAD SHALL BE NOT LESS THAN 9".
- STAIR HANDRAILS SHALL BE PLACED NOT LESS THAN 3" NOR MORE THAN 38" ABOVE LANDINGS AND THE NOSING OF THE TREADS. THEY SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE STAIRS AND THE ENDS SHALL BE RETURNED. IN RESIDENTIAL OCCUPANCIES HANDRAILS MAY HAVE STARTING NEWELS WITHIN THE FIRST TREAD. HANDGRIP PORTION OF HANDRAILS SHALL BE NOT LESS THAN 1" NOR MORE THAN 1" IN CROSS-SECTIONAL DIMENSION AND HAVE A SMOOTH GRIPPING SURFACE. A SPACE OF NOT LESS THAN 1" SHALL BE PROVIDED BETWEEN THE WALL AND THE RAIL.
- GUARDRAILS SHALL BE A MINIMUM OF 42" HIGH. U.N.O. NO OPENINGS OVER 4". TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD AND BOTTOM RAIL OF A GUARD AT THE OPEN SIDE OF A STAIRWAY ARE PERMITTED TO BE OF SUCH SIZE THAT A SPHERE 6" IN DIAMETER CANNOT PASS THROUGH.
- FIRE BLOCKING BETWEEN CHIMNEYS AND COMBUSTIBLE CONSTRUCTION SHALL BE INSTALLED AT 10'-0" INTERVALS, BOTH VERTICAL AND HORIZONTAL.
- INSTALL ADHERED VENEER IN COMPLIANCE WITH LOCAL CODES. FOUNDATION SUPPORT REQUIRED FOR EXTERIOR ROCK VENEER. ANCHOR TIES SHALL BE PROVIDED TO HORIZONTAL JOINT REINFORCEMENT WIRE OF NO. 9 GAUGE OR EQUIVALENT.
- EXTERIOR STUCCO WALLS SHALL HAVE A WEEP SCREEEN AT OR BELOW THE FOUNDATION PLATE LINE AND 4" ABOVE GRADE OR 2" ABOVE PAVED AREAS THAT WILL ALLOW TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING. THE WEATHER-RESISTIVE BARRIER SHALL LAP THE ATTACHMENT FLANGE, AND THE EXTERIOR LATH SHALL COVER AND TERMINATE ON THE ATTACHMENT FLANGE OF THE SCREEEN.
- COLUMNS OR POSTS LOCATED ON CONCRETE OR MASONRY FLOORS AND THAT SUPPORT PERMANENT STRUCTURES SHALL BE SUPPORTED BY CONCRETE PIERS OR METAL PEDESTALS PROJECTING ABOVE EXPOSED EARTH A MINIMUM OF 6" AND AT LEAST 1" ABOVE EACH FLOOR UNLESS TREATED WOOD IS USED. INDIVIDUAL CONCRETE OR MASONRY PIERS SHALL PROJECT AT LEAST 8" ABOVE EXPOSED GROUND UNLESS THE COLUMNS OR POSTS THAT THEY SUPPORT ARE OF WOOD RESISTANT TO DECAY.
- MINIMUM CLEARANCE FROM GROUND UNDER GIRDERS SHALL BE 18 INCHES.
- UNDERFLOOR VENTS SHALL EQUAL 1 SQUARE FOOT FOR EACH 150 SQUARE FEET OF UNDERFLOOR AREA, AND MUST PROVIDE CROSS VENTILATION.

Beam Equivalent Table

DF No. 1 BEAM	EQUIVALENT BEAM
6x8	4x6 DF No. 1 RMT / (2) 1-3/4x5-1/2 LVL 1.9E 5-1/4x9-1/2 PSL 2.0E / 5-1/8x7-1/2 GLB 24F-V4
6x10	6x10 DF No. 1 RMT / (2) 1-3/4x7-1/4 LVL 1.9E 5-1/4x9-1/2 PSL 2.0E / 5-1/8x10-1/2 GLB 24F-V4
6x12	6x12 DF No. 1 RMT / (2) 1-3/4x11 LVL 1.9E 5-1/4x11-7/8 PSL 2.0E / 5-1/8x10-1/2 GLB 24F-V4
6x14	6x14 DF No. 1 RMT / (2) 1-3/4x16 LVL 1.9E 5-1/4x11-7/8 PSL 2.0E / 5-1/8x13-1/2 GLB 24F-V4

Beam Equivalent Table

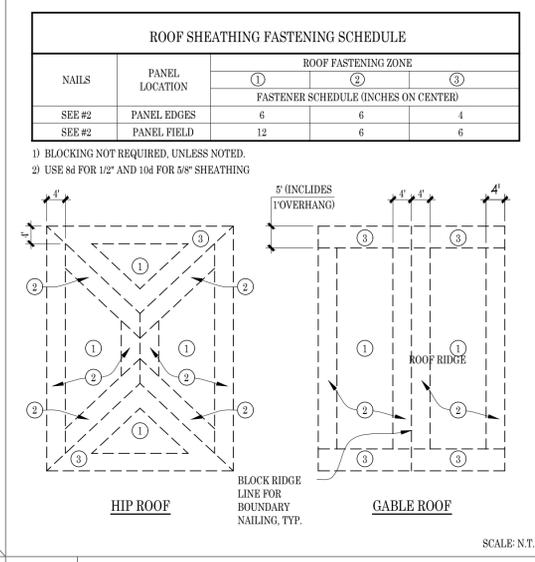
DF No. 2 BEAM	EQUIVALENT BEAM
4x6	4x6 DF No. 2 RMT / (2) 1-3/4x5-1/2 LVL 1.9E 3-1/2x9-1/2 PSL 2.0E / 3-1/8x6 GLB 24F-V4
4x8	4x8 DF No. 2 RMT / (2) 1-3/4x7-1/4 LVL 1.9E 3-1/2x9-1/2 PSL 2.0E / 3-1/8x7-1/2 GLB 24F-V4
4x10	4x10 DF No. 2 RMT / (2) 1-3/4x9-1/2 LVL 1.9E 3-1/2x9-1/2 PSL 2.0E / 3-1/8x10-1/2 GLB 24F-V4
4x12	4x12 DF No. 2 RMT / (2) 1-3/4x11-7/8 LVL 1.9E 3-1/2x11-7/8 PSL 2.0E / 3-1/8x12 GLB 24F-V4

Continuous Footing Schedule

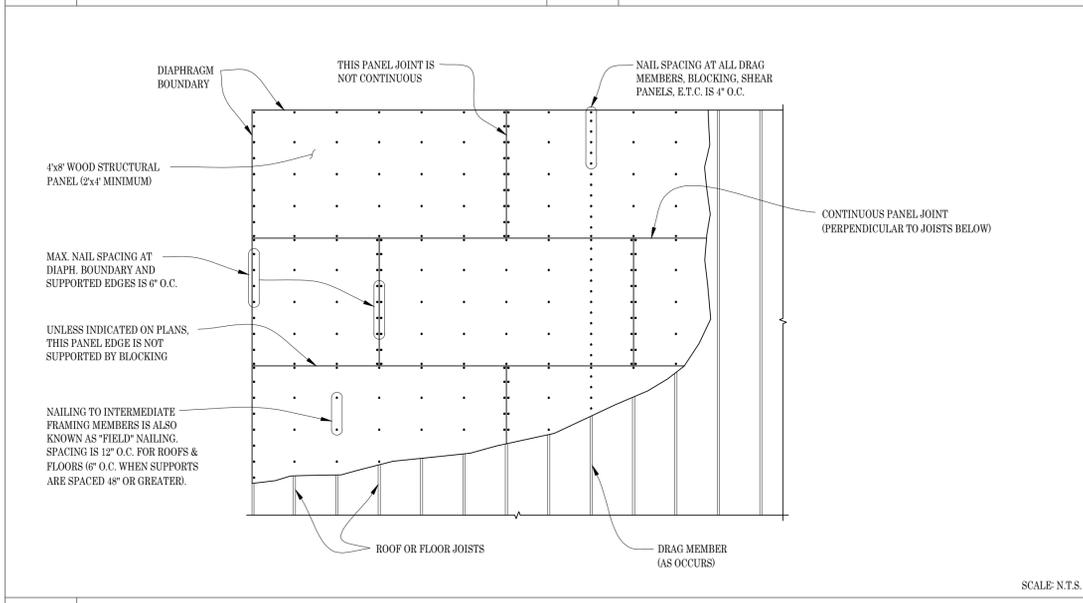
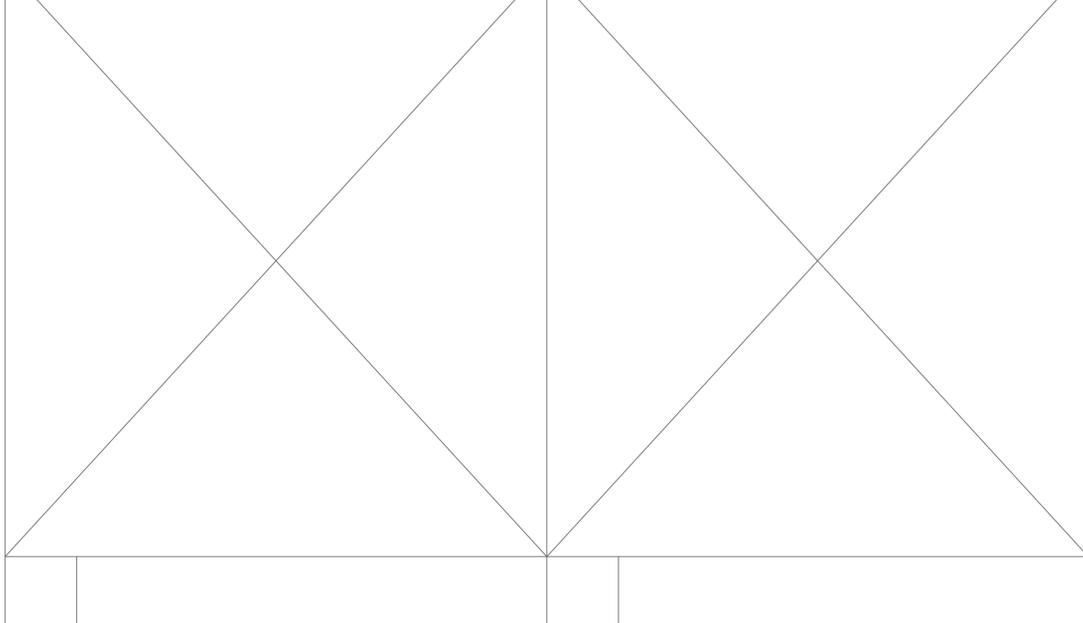
SYMBOL	WIDTH (NA TO MONOPOUR)	DEPTH (MIN)	STEEL (CONTINUOUS)	DENOTES FOOTING SIZE		
				WIDTH (EACH SIDE)	DEPTH	STEEL (EACH WAY)
12	12"	10"	(2) #4	12"	10"	(2) #4s
16	16"	10"	(2) #4s	14"	10"	(2) #4s
18	18"	10"	(2) #4s	16"	10"	(2) #4s
21	21"	10"	(2) #4s	18"	10"	(3) #4s
24	24"	10"	(3) #4s	21"	10"	(3) #4s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

Pier Footing Schedule

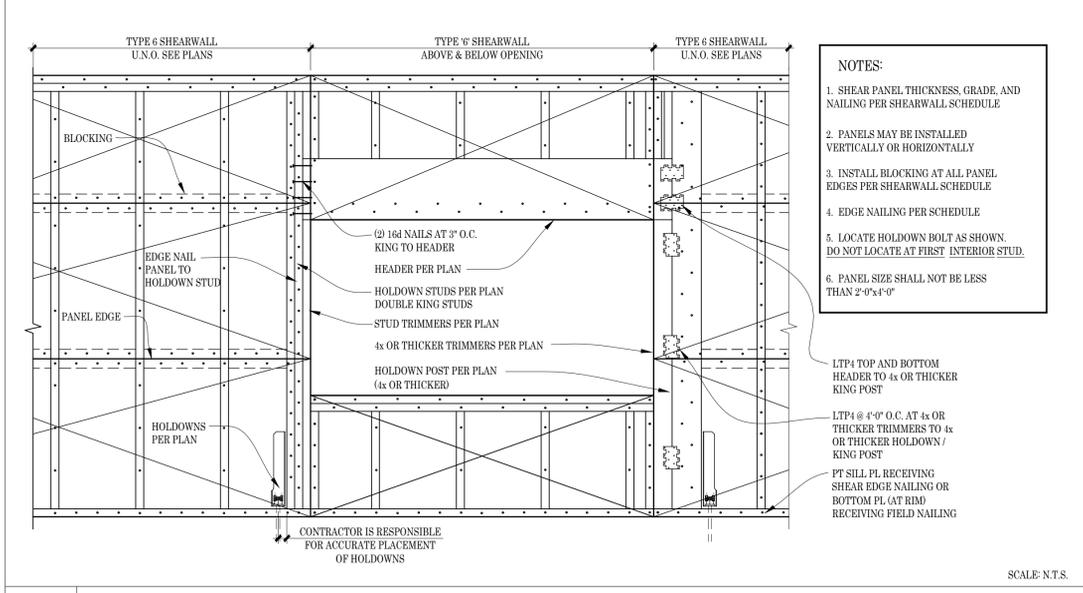
SYMBOL	WIDTH (EACH SIDE)	DEPTH	STEEL (EACH WAY)	DENOTES FOOTING SIZE		
				WIDTH (EACH SIDE)	DEPTH	STEEL (EACH WAY)
12	12"	10"	(2) #4s	12"	10"	(2) #4s
14	16"	10"	(2) #4s	14"	10"	(2) #4s
16	16"	10"	(2) #4s	16"	10"	(2) #4s
18	18"	10"	(2) #4s	18"	10"	(3) #4s
21	21"	10"	(3) #4s	21"	10"	(3) #4s
24	24"	10"	(3) #4s			



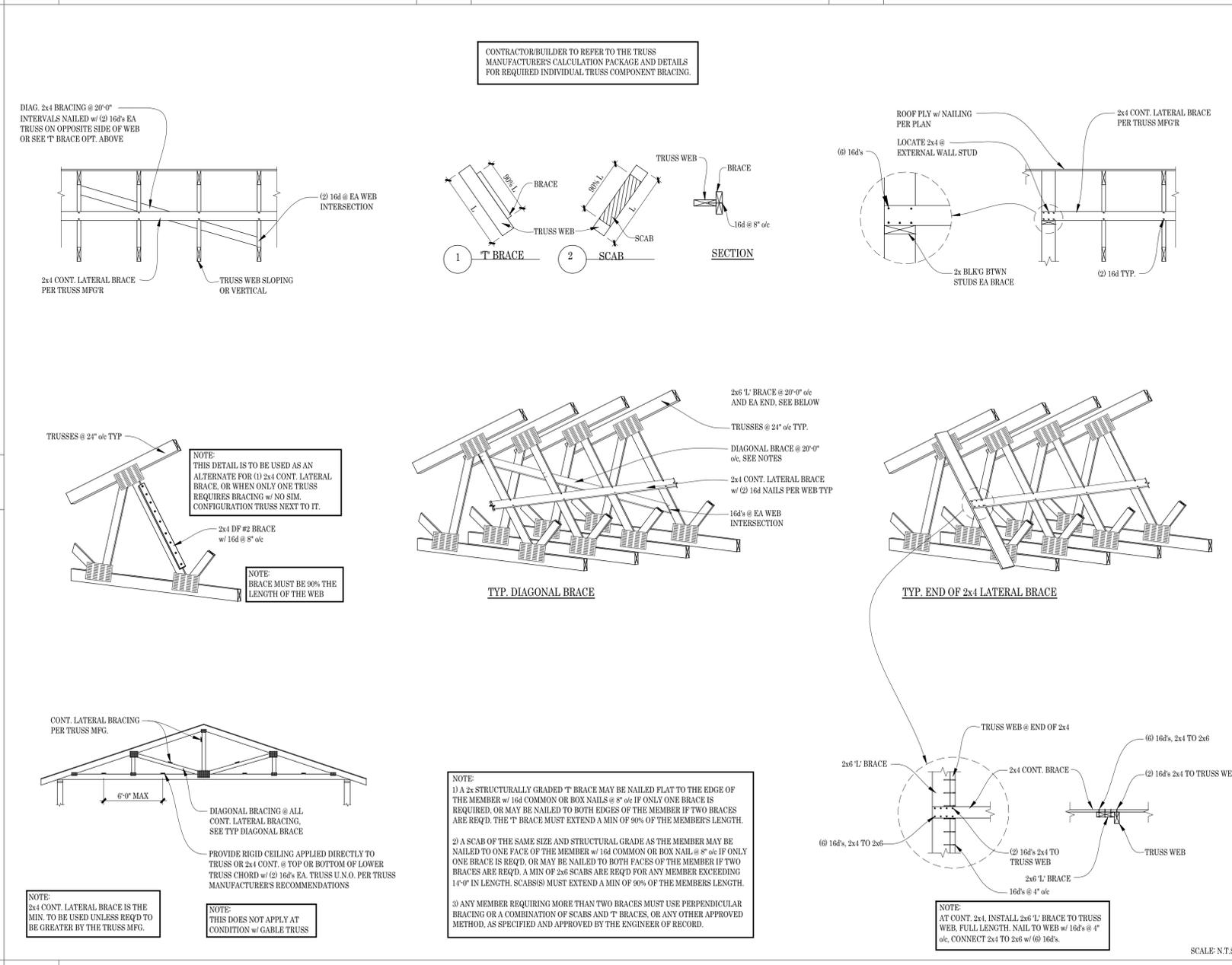
26 Roof Fastening Zones



25 Unblocked Diaphragm Nailing



20 Typical Shearwall / Header



18 Truss Bracing & Truss Web Bracing