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: Three Forks Ct. - ADU Project	
Project Description: NEW DETACHED ADU / 690 SQ FT / 1 BEDROOM / 1 BATHROOM / KITCHEN / LIVING ROOM / COVERED ENTRY PORCH - 40 SQ FT	
Project Address: 949 Three Forks Ct Sparks, NV 89411	
Project Area (acres or square feet): 690 Sqft	
Project Location (with point of reference to major cross streets **AND** area locator): 949 Three Forks Ct Sparks, NV 89411	

Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
532-402-14 *			

Section(s)/Township/Range:

Indicate any previous Washoe County approvals associated with this application:
Case No.(s).

Applicant Information (attach additional sheets if necessary)

Property Owner:		**Professional Consultant:**	
Name: Joshua and Monica Steiger		Name:	
Address:		Address:	
	Zip:		Zip:
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person: Joshua Steiger		Contact Person:	
Applicant/Developer: General Contractor		**Other Persons to be Contacted:**	
Name: Avail Enterprises LLC		Name:	
Address:		Address:	
	Zip:		Zip:
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person: Patrick Donald		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

Supplemental Information

(All required information may be separately attached)

1. Describe the type of development that is proposed (e.g. accessory dwelling unit, accessory structure, etc.)

NEW DETACHED ADU / 690 SQ FT / 1 BEDROOM / 1 BATHROOM / KITCHEN / LIVING ROOM / COVERED ENTRY PORCH - 40 SQ FT

2. If this proposed administrative review permit application is for an accessory dwelling or structure, what is the square footage of the proposed building? If the building is a manufactured or modular home, also list the age and size of the unit.

690 Sqsf

3. How are you planning to integrate the proposed building to provide architectural compatibility with the subject property and neighborhood?

The new ADU will be built to match the existing property

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

Please see plans

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?

Please see plans

7. If your project falls under WCC 110.220.60 Sitting on Corner and Sloped Lots, address how the project meets the requirements of WCC 110.220.60(a)(1-6).

Please see plans

8. Is the proposed building intended to be used for a business or as a short term rental (STR)? If so, have you obtained a business license or STR permit?

N/A

9. 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. Eagle Canyon Ranch HOA

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

☐ Yes	☑ No	If yes, please attach a copy.

11. Only one accessory dwelling unit, whether attached or detached, is allowed per parcel. 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?

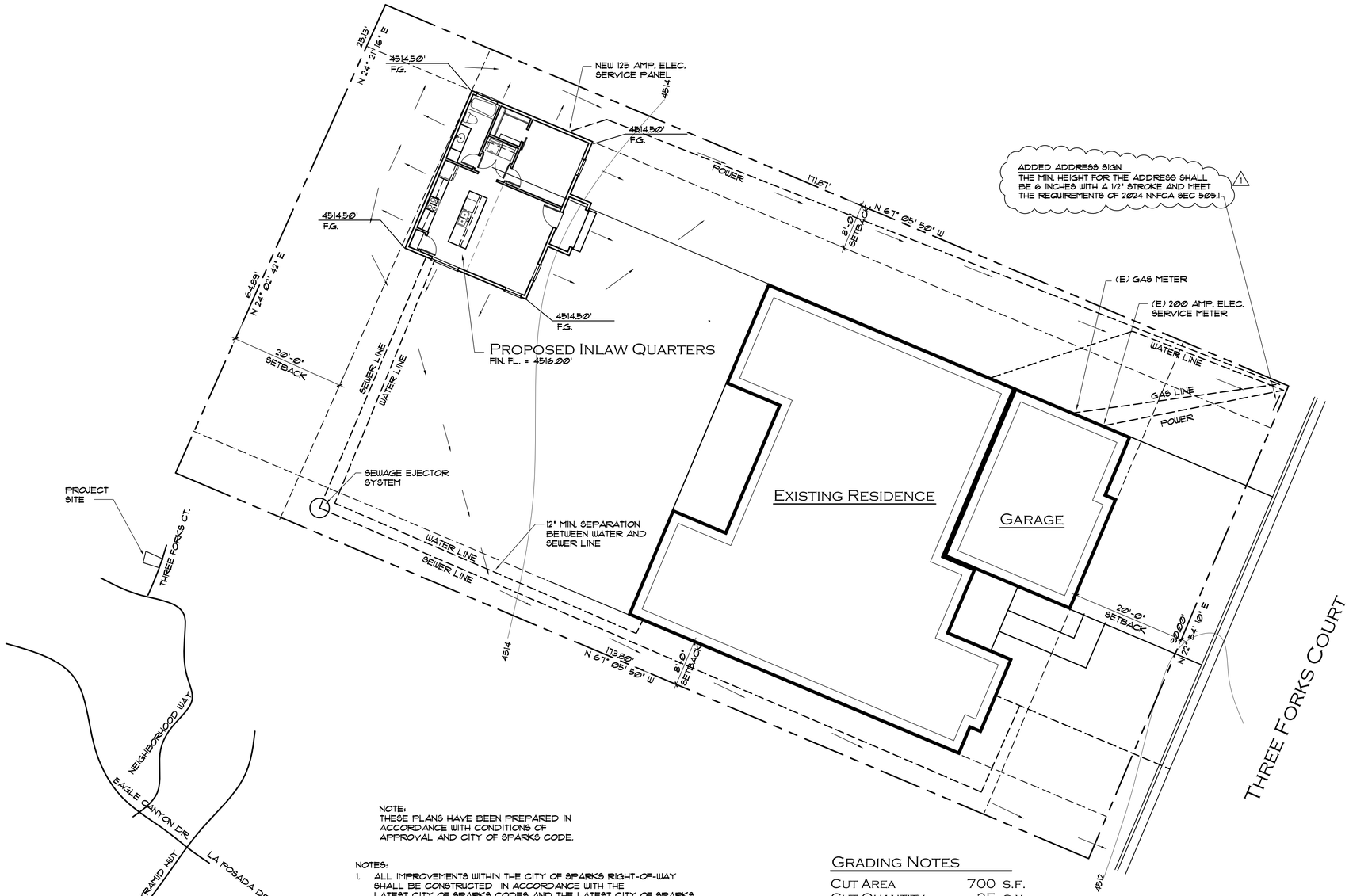
☐ Yes	☑ No	If yes, please provide information on the secondary unit.

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

	Main Dwelling	Accessory Dwelling
Sewer Service	Washoe County Utility	Washoe County Utility
Electrical Service	NV Energy	NV Energy
Solid Waste Disposal Service	Waste Management	Waste Management
Water Service	Truckee Meadows Water Authority	Truckee Meadows Water Authority

Inlaw Quarters for

Joshua and Monica Steiger



Vicinity Map

N.T.S.

NOTE:
THESE PLANS HAVE BEEN PREPARED IN ACCORDANCE WITH CONDITIONS OF APPROVAL AND CITY OF SPARKS CODE.

NOTES:
1. ALL IMPROVEMENTS WITHIN THE CITY OF SPARKS RIGHT-OF-WAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST CITY OF SPARKS CODES AND THE LATEST CITY OF SPARKS STANDARD SPECIFICATIONS AND DETAILS.

Site Plan

F.G.

1"=10'-0"

532 - 402 - 14

945 Three Forks Court

Grading Notes

Cut Area	700 S.F.
Cut Quantity	25 C.Y.
Fill Area	900 S.F.
Fill Quantity	25 C.Y.
Disturbed Area	1600 S.F.

GRADING NOTES:
1. OWNER TO PERPETUATE EXISTING DRAINAGE TO THE STREET.
2. SLOPE FINISH GRADE AWAY FROM HOUSE AT 5% MIN. FOR 10'-0" MIN.
3. PROVIDE LANDSCAPING AS REQUIRED TO STABALIZE THE AREAS DISTURBED BY CONSTRUCTION.

WUI Notes

1. ACCESS DOES COMPLY WITH SECTION 402.2 AND 402.2.1
2. WATER SUPPLY MEETS WITH SECTION 402.2.2. A FIRE HYDRANT IS LOCATED WITHIN 400' OF PROPERTY.
3. DEFENSIBLE SPACE SHALL BE 30' FROM HOUSE AND SHALL BE CLEARED OF ALL BRUSH AND MAINTAINED. TREES ARE ALLOWED IN THE DEFESIBLE SPACE PROVIDED THE HORIZ. DISTANCE BETWEEN THUE CROWNS OF ADJACENT TREES AND CROWNS OR TREES AND STRUCTURES, OVERHEAD ELECTRICAL FACILITIES AND UNMODIFIED FUEL IS NOT LESS THAN 10'-0"

Consultants

Engineer
Valor Engineering
3009 Douglas Blvd. Ste 115
Roseville, California 95661
Phone : (916) 626-9279
collin@valor-engineering.com

Design Build By...
Avail Enterprises LLC
Patrick Donald B-2 Lic. #0086823
BID LIMIT : $1,700,000
Phone : (775) 503 - 4039
Cell : (775) 557 - 6116
1855 Sullivan Lane #245
Sparks, Nevada 89431

Signed _____ Date 10/06/2026

Owner Information

Joshua and Monica Steiger
945 Three Forks Court
Sparks, Nevada 89441
Phone 530 - 308 - 1214

Design Information

Residential Code	2024 I.R.C.
Electrical Code	2024 I.R.C.
Plumbing Code	2024 I.R.C.
Mechanical Code	2024 I.R.C.
Energy Cons. Code	2024 IECC
Structural Design	2024 I.B.C.
Wind Load	Vult 130 mph Exp C
Seismic Zone	D-2
Roof LL	29 psf Snow
WUI Fire Zone	Low
IWUIC Code	1 2024 I.W.U.I.C.
Fire Code	2024 I.F.C.

and any applicable local ordinances which affect this project

General Notes

1. ALL TRADE CONTRACTORS SHALL VERIFY CONDITIONS AND DIMENSIONS IN THE FIELD. ALL QUESTIONS AS TO DIMENSIONS AND FIELD CONDITIONS SHALL BE RESOLVED BEFORE THE AFFECTED WORK PROCEEDS.
2. THE GENERAL BUILDING PERMIT AND PLAN CHECK FEE SHALL BE SECURED AND PAID FOR BY THE OWNER. ALL OTHER LICENSES AND FEES SHALL BE OBTAINED BY THE APPLICABLE TRADE CONTRACTOR FOR THE ASPECTS OF THE WORK RELATED TO THEIR TRADE.
3. THE BUILDER SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TEMPORARY WATER SUPPLY, LIGHT / POWER, TOILET FACILITIES, AND A TRASH DUMPSTER OR TRAILER.
4. ALL TRADES SHALL AT ALL TIMES, KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS OR RUBBISH CAUSED BY THEIR WORK, AND AT THE COMPLETION OF THEIR WORK REMOVE ALL RUBBISH FROM AND ABOUT THE JOB SITE, AND ALL THEIR TOOLS, SCAFFOLDING AND SURPLUS MATERIALS, AND SHALL LEAVE THE JOB BROOM CLEAN, INCLUDING REMOVING ALL LABELS, STICKERS, PAINT SMEARS, ETC. FROM LIGHTING FIXTURES, PLUMBING FIXTURES, GLASS SURFACES, FINISH HARDWARE, CABINETS, COUNTER TOPS, ETC.
5. NOTHING INDICATED ON THESE PLANS IS INTENDED TO CONFLICT WITH ANY APPLICABLE CODE OR ORDINANCE. IN THE EVENT OF A CONFLICT THE CONTRACTOR OR SUB CONTRACTOR SHALL NOTIFY THE ARCHITECT PRIOR TO PROCEEDING WITH THE AFFECTED WORK.

Residence Information

Existing Living Area	3125 Sq. Ft.
Existing Garage Area	746 Sq. Ft.
New Living Area	690 Sq. Ft.

Building Information

Building Occupancy Group	R-3/U
Type of Construction	VB
A. P. N. :	532 - 402 - 14
Lot Size	0.357 Acres
Lot : 195	Block:
Sub Division :	Eagle Canyon Ranch unit 9C

Sheet Schedule

A1.0 Cover Sheet & Site Plan
A2.0 Floor Plan & Elevations
A3.0 Roof Plan & Building Section
E1.0 Electrical Plans
SN-1 Structural Notes and Specifications
S1.0 Foundation and Shearwall Plan
S2.0 Shearwall Plan
S3.0 Roof Framing Plan
SD-1 Standard Structural Details
SD-2 Standard Structural Details
SD-3 Structural Details

VALOR ENGINEERING
916-626-9279 WWW.VALOR-ENGINEERING.COM

Site Plan and Cover Sheet

INLAW QUARTERS FOR
JOSHUA AND MONICA STEIGER
949 THREE FORKS COURT
SPARKS, NV. 89441

TITLE:

ADDRESS:

NO.	DESCRIPTION	BY	DATE
1	PLAN CHECK	C.D.	10/6/2026

PROFESSIONAL ENGINEER STATE OF NEVADA
COLLIN DILWORTH
Exp. 12/31/2026
No. 024316

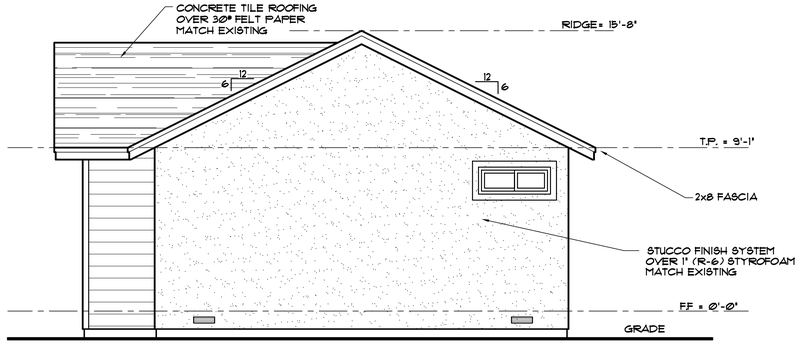
10/06/2026

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DRAWN BY:	M.P.
REVIEWED BY:	C.DILWORTH
JOB NO:	RNO080925

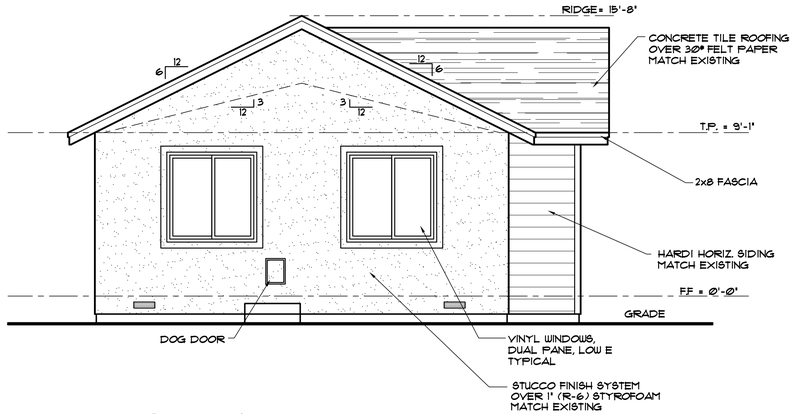
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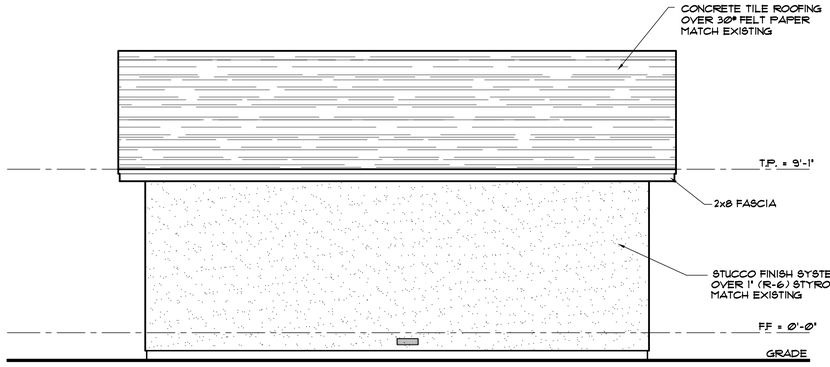
North Elevation

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



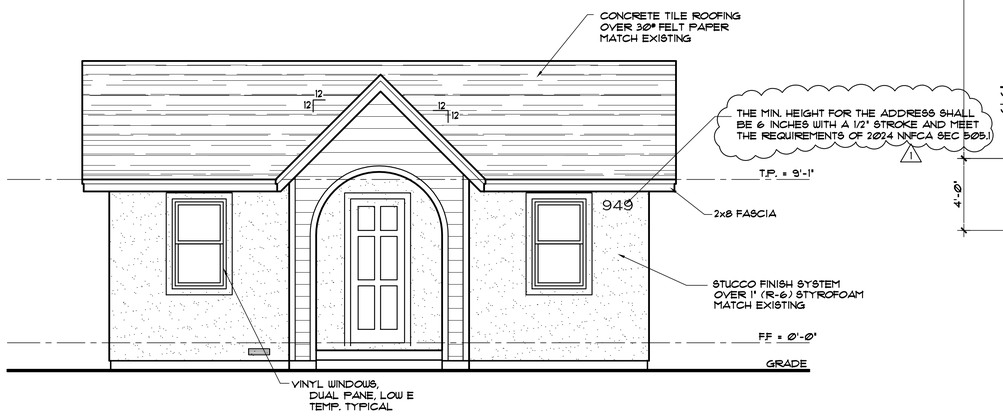
South Elevation

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



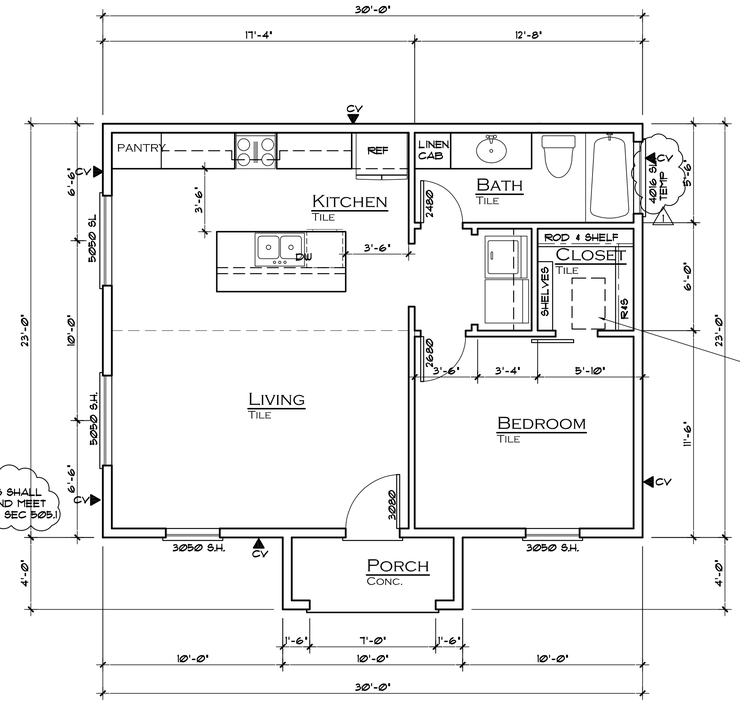
West Elevation

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



East Elevation

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



Floor Plan

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

Living Area 690 Sq. Ft.

PLAN NORTH

TYPICAL NOTES:

1. ALL EXTERIOR WALLS SHALL BE 2x6 @ 16" O.C. W/R-21 BATT INSULATION
2. NON LOAD BEARING INTERIOR WALLS SHALL BE 2x4 @ 16" O.C. TYP. U.N.O.
3. ALL INTERIOR WALLS SHALL RECEIVE FIBERGLASS BATT SOUND INSULATION (TYP.)
4. SEE HEAT LOSS CALCULATIONS PER RESCHECK. COMPLIANCE FOR MIN. WINDOW AND DOOR PERFORMANCE SPECIFICATIONS, AND FOR MECH. REQUIREMENTS.
5. AIR LEAKAGE AND SEALING MUST BE TESTED AND MEET OR BE LESS THAN 5 AIR EXCHANGES PER HOUR IN ACCORDANCE WITH THE ADOPTED NORTHERN NEVADA AMENDMENTS TO THE 2024 IECC.
6. ATTIC ACCESS DOOR OR COVER TO TO BE INSULATED TO THE SAME EVEL AS THE ATTIC INSULATION. PROVIDE WEATHER STRIPPING FOR THE ACCESS DOOR OR COVER. PER 2024 IECC SECTION 402.2.3
7. CRAWL SPACE ACCESS DOOR OR COVER TO TO BE INSULATED WEATHER STRIPPING FOR THE ACCESS DOOR OR COVER. PER 2024 IECC SECTION 402.2.3
8. SUPPLY DUCTS IN THE ATTIC TO BE INSULATED TO A MIN. OF R-8. ALL OTHER DUCTS TO BE INSULATED TO A MIN. OF R-6.
9. WALL AREAS IN TUBS AND SHOWERS SHALL BE CONSTRUCTED IN ACCORDANCE WITH 3072 OR OTHER NON PERMIABLE MATERIALS TO THE HEIGHT OF 72" ABOVE THE TUB OR SHOWER FINISH. FLOOR.
10. MECHANICAL SYSTEM SHALL PROVIDE FOR CONDITIONED MAKEUP AIR INTAKE WHEN KITCHEN HOOD IS TURNED ON.

PLUMBING NOTES:

1. HOSE BIBS SHALL BE PROVIDED WITH AN ATMOSPHERE OR PRESSURE TYPE VACUUM BREAKER.
2. THE WATER HAMMER ARRESTOR ARE REQUIRED AT THE QUICK-CLOSING VALVES, I.E., DISHWASHER & CLOTHES WASHER.
3. THE REQUIRED TEMPERATURE LIMITING DEVICE FOR BATHTUBS AND SHOWERS SHALL BE SET AT 120°F.
4. BACKWATER VALVE IS REQUIRED TO PROTECT PLUMBING FIXTURES THAT ARE LOCATED BELOW THE ELEVATION LEVEL OF THE NEAREST MAN HOLE COVER. FIXTURES THAT ARE ABOVE THE ELEVATION LEVEL OF THE MANHOLE COVER SHALL NOT DISCHARGE THROUGH THE BACKWATER VALVE.
5. JETTED TUBS SHALL HAVE A 12" x 12" ACCESS OPENING. IF THE PUMP IS LOCATED WITHING 2' FROM THE ACCESS OPENING THE OPENING SHALL BE 18" x 18"
6. HOT WATER PIPING SHALL BE INSULATED WITH R-3 MIN.
7. PROVIDE A WATER PRESURE REGULATOR IN ACCORDANCE WITH 2024 UPC WHEN CITY WATER SUPPLY EXCEEDS 68 PSI.
8. PROVIDE A WATER HEATER PAN AND DRAIN.
9. PROVIDE A 2-WAY CLEANOUT IN THE BUILDING DRAIN WITHIN 36' OF THE BUILDING FOUNDATION PERIMETER.

ENERGY NOTES:

1. A PERMANENT CERTIFICATE SHALL BE COMPLETED AND LOCATED IN AN APPROVED LOCATION THAT LISTS THE PREDOMINANT R-VALVES OF THE INSULATION INSTALLED IN THE CEILING / ROOF, WALLS, FOUNDATION AND DUCTS OUTSIDE CONDITIONED SPACES, AND U-FACTORS FOR FENESTRATION.
   THE AIR BARRIER SHALL BE VERIFIED BY A BLOWER DOOR TEST. PER IECC R402.4.1.1

Crawl Space Vent Calculation

PROVIDE 1 SQ. FT. OF VENTILATION PER 1500 SQ. FT. OF CRAWL SPACE. PROVIDED THAT A 6 MIL. VISQUEEN VAPOR BARRIER IS INSTALLED IN THE CRAWL SPACE. VISQUEEN SHALL BE SECURED TO THE FOOTINGS AND JOINTS SHALL BE FASTENED TOGETHERED

VENTILATION REQUIRED

690 SQ. FT. / 1500 = 0.46 SQ. FT. = 68 SQ. IN.
PROVIDE 1 WITHIN 3' OF EA. CORNER AND 1 EVERY 25' MIN.

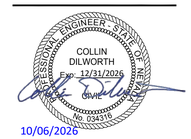
CV ▶ INDICATES LOCATION OF 4" x 14" CRAWL SPACE VENTS

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916-628-9279 WWW.VALOR-ENGINEERING.COM

TITLE: Floor Plan and Elevations

ADDRESS: INLAW QUARTERS FOR JOSHUA AND MONICA STEIGER
949 THREE FORKS COURT
SPARKS, NV. 89441

NO.	DESCRIPTION	BY	DATE
1	PLAN CHECK	C.D.	10/6/2026

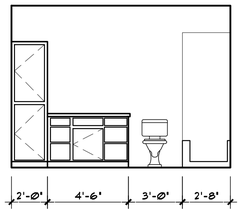


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DESIGNED BY:	J.S.
DRAWN BY:	M.P.
REVIEWED BY:	C.DILWORTH
JOB NO:	RNO080925
SHEET NO.	A2.0

Design Build By...
Avail Enterprises LLC
Patrick Donald B-2 Lic. #0086823
BID LIMIT : $1,700,000
Phone : (775) 503-4039
Cell : (775) 857-6116
1855 Sullivan Lane #245
Sparks, Nevada 89431

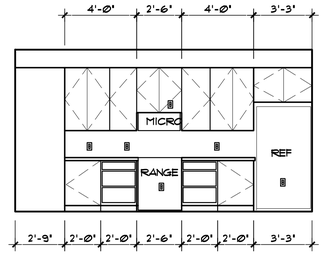
Signed _____ Date 10/06/2026



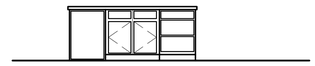
Bath Cabinet Elevations

Scale : 1/4"=1'-Ø"

VERIFY CABINETS WITH OWNER AND CABINET MANUFACTURER



Kitchen Wall

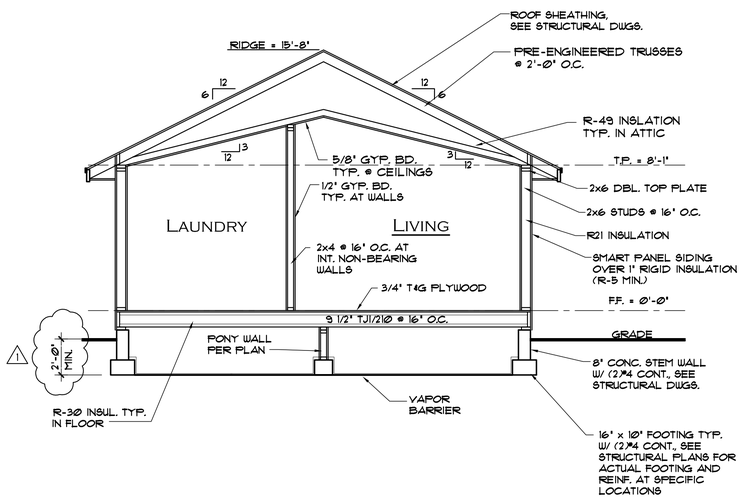


Island

Kitchen Cabinet Elevations

Scale : 1/4"=1'-Ø"

VERIFY CABINETS WITH OWNER AND CABINET MANUFACTURER

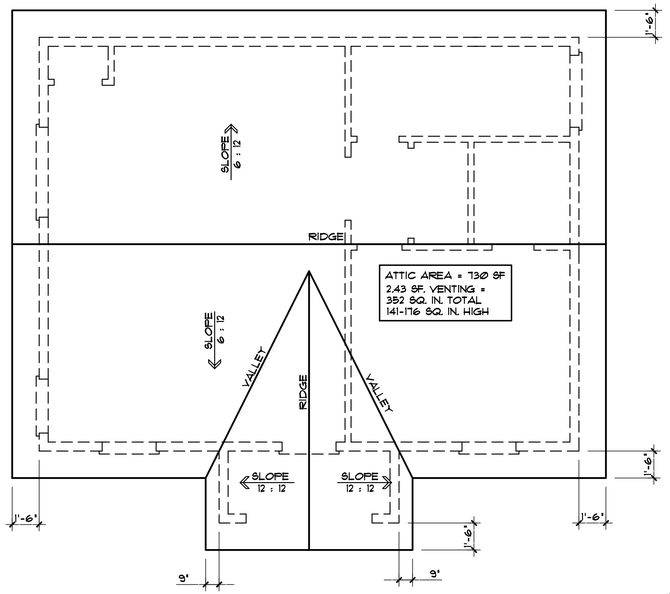


Section

Scale : 1/4"=1'-Ø"

NOTE:
SEE STRUCT. DRAWINGS FOR ALL OF THE FOLLOWING:

A. ALL FRAMING SIZES, SPANS AND SPACING.
B. ALL SHEATHING AND NAILING.
C. ALL FOOTING SIZES AND DETAILS.
D. ALL PIERS, GIRDERS POSTS AND HANGERS.
E. ALL SHEAR WALL INFO. INCLUDING ANCHOR BOLTS, TOP PLATES, STUDS, SOLE PLATES RIM JOIST, AND ALL DETAILS FOR SHEAR TRANSFER FROM ROOF THRU FOUNDATION.
F. ALL DECKS AND DECK FRAMING.
G. LOCATION OF ALL FLOOR BLOCKING.



Roof Plan

Scale : 1/4"=1'-Ø"



North

Attic Vent Calculation

PROVIDE 1 SQ. FT. OF VENTILATION PER 300 SQ. FT. OF ATTIC SPACE. HIGH VENTING IS VENTS IN THE UPPER 1/3 OF THE ATTIC SPACE AT LEAST 40% AND NOT MORE THAN 50% OF VENTS MAY BE HIGH

ROOFING NOTES:

1. ROOFING SHALL BE AN APPROVED NON-CUMBUSTIBLE ROOFING. MATERIAL OVER 30# FELT PAPER.
2. VALLEY FLASHING SHALL BE NOT LESS THAN Ø.Ø19" (NO. 26 GALVANIZED SHEET GAGE) CORROSION RESISTANT METAL INSTALLED OVER MIN. 36" WIDE UNDERLAYMENT CONSISTING OF ONE LAYER OF 12 POUND MINERAL SURFACED, NONPERFORATED CAPSHEET COMPLYING WITH ASTM D 3909 RUNNING THE FULL LENGTH OF THE VALLEY.
3. GUTTERS AND DOWNSPOUTS SHALL BE CONSTRUCTED OF NONCOMBUSTIBLE MATERIAL.
4. ATTIC VENTING THROUGH WALLS AND ROOF CANNOT BE MORE THAN 144 SQ. INCHES. THE OPENINGS MUST BE COVERED WITH A MESH THAT MEETS THE REQUIREMENTS OF IWUIC 504.10. (FIRE RATED VENTING)

Design Build By...

Avail Enterprises LLC

Patrick Donald B-2 Lic. #0086823

BID LIMIT : $1,700,000

Phone : (775) 503-4039
Cell : (775) 527-9116

1855 Sullivan Lane #245
Sparks, Nevada 89431

Signed _____ Date 10/06/2026

VALOR ENGINEERING
916-628-9279 WWW.VALOR-ENGINEERING.COM

TITLE: Roof Plan, Sections and Cabinet Elevs.

ADDRESS:
INLAW QUARTERS FOR
JOSHUA AND MONICA STEIGER
949 THREE FORKS COURT
SPARKS, NV. 89441

NO.	DESCRIPTION	BY	DATE
1	PLAN CHECK	C.D.	10/6/2026

Professional Engineer State of Nevada
COLLIN DILWORTH
Exp: 12/31/2026
Civil
No. 024378

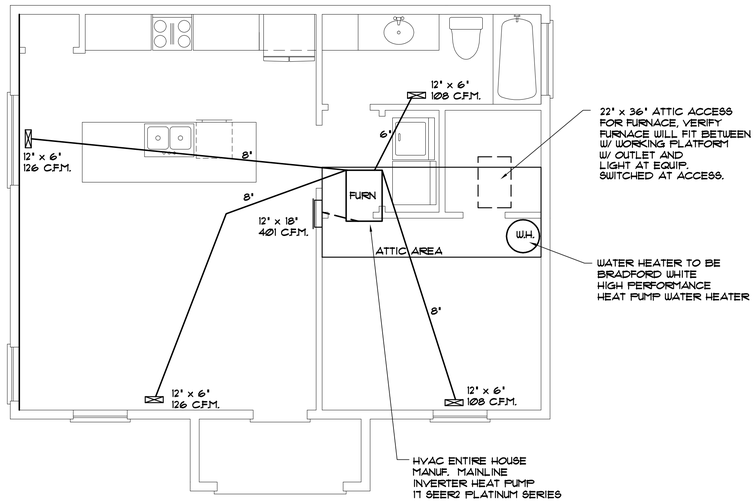
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DRAWN BY:	M.P.
REVIEWED BY:	C.DILWORTH
JOB NO:	RN0080925

SHEET NO.

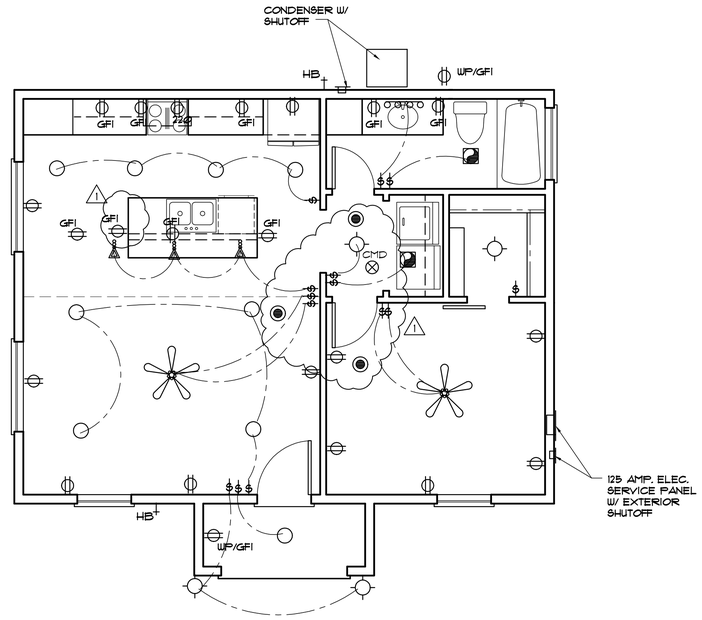
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Mechanical Plan

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

North

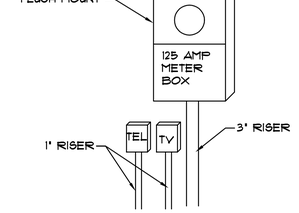


Electrical Plan

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

Symbol Legend

110-115 V OUTLET	1/2 HOT (SWITCHED) 110-115 V OUTLET
WP WEATHER PROOF 110-115 V GFI OUTLET	240 240 V OUTLET
FOUR OUTLETS	EYEBALL CAN LIGHT
JUNCTION BOX	RECESSED CAN LIGHT
FLUSH MOUNT CEILING LIGHT	WALL BRACKET LIGHT
HANGING LIGHT	MINI CAN
FLUORESCENT LIGHT	VANITY LIGHT
WALL SCOUNT	CEILING TRACK LIGHT
CEILING FAN W/ LIGHTS	MOTION LIGHT
RECESSED LIGHT-FAN	RECESSED EXAUST FAN
SMOKE DETECTOR	CMD CARBON MOONOXIDE DETECTOR
TELEPHONE	T.V.
CHIMES	THERMOSTAT
DOOR BELL	$3 3-WAY SWITCH
DOUBLE POLE SWITCH	$4 4-WAY SWITCH
HB HOSE BIB	SERVICE PANEL
FUEL GAS	LOG LIGHTER KEY
SPEAKER	UNDER CABINET LIGHTING
MINI CAN	FLOOR BOX
HANGING HALOGEN	



Electrical Notes

1. ALL SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS ARE TO BE LINKED TOGETHER PER 2024 I.R.C.
2. ALL RECESSED LIGHT FIXTURES TO BE IC RATED AND ALSO MUST BE LABELED FOR MAXIMUM AIR LEAKAGE AND SEALED WITH A GASKET OR CAULK BETWEEN THE LIGHT FIXTURE AND THE INTERIOR WALL OR CEILING COVERING. 2024 IECC SECTION 402.4.5.
3. A MINIMUM OF 90% OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES TO BE HIGH EFFICIENCY LAMPS. 2024 IECC SECTION 404.1
4. ALL BRANCH CIRCUITS THAT SUPPLY 120 VOLT, SINGLE PHASE 15 AND 20 AMPERE OUTLETS IN ALL ROOMS SHALL BE PROTECTED BY A COMBINATION ARC-FAULT CIRCUIT INTERCEPTOR INSTALLED TO PROVIDE PROTECTION OF THE ENTIRE CIRCUIT. 2024 IRC E3902.16
5. ALL NEW RECEPTACLE TO BE TAMPER RESISTANT.
6. GROUNDED (NUETRAL) CONDUCTOR SHALL BE RUN TO ALL LIGHT SWITCH BOXES. PER 2024 IRC 4001.15
7. CEILING OUTLET BOXES SHALL BE RATED FOR A MINIMUM OF 50 POUND LOAD CAPACITY. (2024 MIRC 3905.6.2)
8. CARBON MONOXIDE DETECTORS SHALL BE LOCATED OUTSIDE OF EACH SLEEPING AREA.
9. A DEDICATED 20-AMP BRANCH CIRCUIT FOR THE LAUNDRY RECEPTACLE OUTLETS.
10. A DEDICATED 20-AMP BRANCH CIRCUIT FOR THE BATHROOM RECEPTACLE OUTLET IS REQUIRED. THE CIRCUIT CANNOT SUPPLY ANY OTHER RECEPTACLE, LIGHTS, FANS, ETC.
11. ALL LIGHTING FIXTURES IN HABITABLE SPACES MUST FEATURE EITHER A MANUAL DIMMER OR AN AUTOMATIC SHUTOFF CONTROL IF USING AN AUTOMATIC SHUTOFF CONTROL, IT MUST TURN THE LIGHTS OFF WITHIN 20 MINUTESAFTER ALL OCCUPANTS LEAVE THE ROOM
THE SYSTEM MUST ALWAYS INCORPORATE A MANUAL CONTROL (SWITCH/DIMMER) ALLOWING OCCUPANTS TO MANUALLY TURN THE LIGHTS ON OR OFF.

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ELECTRICAL PLAN

INLAW QUARTERS FOR
JOSHUA AND MONICA STEIGER
949 THREE FORKS COURT
SPARKS, NV. 89441

TITLE:
ADDRESS:

NO.	DESCRIPTION	BY	DATE
1	PLAN CHECK	C.D.	10/6/2026

PROFESSIONAL ENGINEER STATE OF NEVADA
COLLIN DILWORTH
Exp: 12/31/2026
CIVIL
No. 024378
10/06/2026

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SCALE:	AS NOTED
DATE:	10/6/2026
DESIGNED BY:	J.S.
DRAWN BY:	M.P.
REVIEWED BY:	C.DILWORTH
JOB NO:	RN0080925
SHEET NO.	E1.0

CONCRETE

1. CONCRETE 28 DAY COMPRESSIVE STRENGTH, F'C = 2500PSI, U.N.O., WATER TO CEMENT RATIO SHALL NOT EXCEED 0.50, AND MOIST CURE SLABS FOR A MINIMUM OF 3 DAYS.
2. CONCRETE MIX DESIGN SHALL BE PREPARED BY A 3RD PARTY INDEPENDENT LABORATORY. SELECTION OF CONCRETE MIX PROPORTIONS SHALL BE PER THE NEVADA BUILDING CODE.
3. CEMENT SHALL CONFORM TO ASTM C-150 TYPE I OR II.
4. CONCRETE AGGREGATES SHALL CONFORM TO ASTM C-33. AGGREGATES FOR LIGHTWEIGHT CONCRETE SHALL CONFORM TO ASTM C-330.
9. REINFORCING DIMENSIONS SHOWN FOR LOCATION OF REINFORCING ARE TO THE FACE OF MAIN BARS AND DENOTE CLEAR COVERAGE. CONCRETE COVERAGE SHALL BE AS FOLLOWS: CONCRETE DEPOSITED AGAINST GROUND (EXCEPT SLABS) -3". CONCRETE EXPOSED TO GROUND BUT PLACES IN FORMS -2". SLABS (ON GROUND) -2" CLEAR FROM TOP U.N.O.
10. ALL PREHEATING AND WELDING OF REINFORCING BARS SHALL BE DONE IN ACCORDANCE WITH AWS D1.4 LATEST EDITION AND SHALL BE CONTINUOUSLY INSPECTED BY A QUALIFIED LABORATORY. CONTRACTOR SHALL FURNISH TO THE LABORATORY, REBAR MILL CERTIFICATES.
11. REINFORCING STEEL SHALL BE FABRICATED ACCORDING TO "MANUAL OF STANDARD PRACTICE FOR REINFORCED CONCRETE CONSTRUCTION".
12. WIRE FABRIC SHALL CONFORM TO ACI 318-3.5.1, ACI 318-3.5.7, AND ASTM A-1064.
13. REINFORCING STEEL SHALL CONFORM TO ASTM A615-GRADE 60 FOR NO. 5 AND LARGER, AND ASTM A615-GRADE 40 FOR NO. 4 AND SMALLER, EXCEPT REINFORCING STEEL TO BE WELDED SHALL CONFORM TO ASTM A706.
14. SPLICES IN CONTINUOUS REINFORCEMENT FOR A CLASS "A" LAP SPLICE FOR NORMAL WEIGHT CONCRETE WHERE LESS THAN 12" OF CONCRETE IS BELOW THE LAP SPLICE SHALL BE 48 BAR DIAMETERS AND SPLICES IN ADJACENT BARS SHALL BE NOT LESS THAN 5'-0" APART. CLASS "B" LAP SPLICES SHALL BE 63 BAR DIAMETERS. SPLICE CONTINUOUS BARS IN SPANDRELS, GRADE BEAMS, ETC., AS FOLLOWS: TOP BARS AT MID-SPAN; BOTTOM BARS AT CENTERLINE AT SUPPORT, UNLESS NOTED OTHERWISE. SPLICES IN WWF SHALL BE 1.5 MESHES WIDE.
15. REINFORCING, DOWELS, BOLTS, ANCHORS, SLEEVES, ETC., TO BE EMBEDDED IN CONCRETE SHALL BE TIED SECURELY IN POSITION BEFORE PLACING CONCRETE PER ACI 318-12.18.
16. CONSTRUCTION JOINTS SHALL BE MADE ROUGH AND SURFACE FREE OF LOOSE DEBRIS. CONCRETE MY BE ROUGHENED BY SAND BLASTING OR CHIPPING THE ENTIRE SURFACE TO PRODUCE ¼" DEEP DEFORMATIONS.
17. REMOVE ALL DEBRIS FROM FORMS BEFORE CASTING ANY CONCRETE.
18. 3'-0" SHALL BE THE MAXIMUM ALLOWED FREE FALL FOR CONCRETE TO MORE CLOSELY CONFORM TO ACI 318-5.10.
19. CONSOLIDATE CONCRETE PLACED IN FORMS BY MECHANICAL VIBRATING EQUIPMENT SUPPLEMENTED BY HAND-SPADING, RODDING OR TAMPING. USE EQUIPMENT AND PROCEDURES FOR CONSOLIDATION OF CONCRETE IN ACCORDANCE WITH THE RECOMMENDED PRACTICES OF ACI 309 TO SUIT THE TYPE OF CONCRETE AND PROJECT CONDITIONS.
20. NO WOOD SPREADERS ALLOWED. NO WOOD STAKES ALLOWED IN AREAS TO BE CONCRETED.
21. ALL SAW CUTTING SHALL BE DONE AFTER INITIAL SET HAS OCCURRED TO AVOID TEARING OR DAMAGE BY THE SWABBED, BUT BEFORE INITIAL SHRINKING HAS OCCURRED.
22. DRILL THROUGH STEEL COLUMNS, BEAMS AND PLATES TO PASS CONTINUOUS REINFORCING.
23. ADDITIONAL REINFORCING IN PRECAST OR TILT-UP PANELS REQUIRED FOR LIFTING STRESSES SHALL BE SUPPLIED BY THE CONTRACTOR.
24. PROVIDE 2-NO.5X4'-0" DIAGONAL REINFORCING AT MID-DEPTH OF SLAB AT ALL REENTRANT CORNERS TYPICAL.

FOUNDATIONS

1. BOTTOMS OF ALL FOUNDATIONS SHALL BE LEVEL. CHANGES IN BOTTOM OF FOUNDATION ELEVATION SHALL BE MADE ACCORDING TO STEPPED FOOTING DETAIL ON THE TYPICAL DETAIL SHEET.
2. ALL PILE CAPS, GRADE BEAMS, TIE BEAMS & OTHER FOOTINGS SHALL BE FORMED UNLESS SPECIFICALLY APPROVED BY THE ENGINEER OF RECORD. FOUNDATIONS MAY BE CAST IN NEAT EXCAVATIONS PROVIDED WRITTEN APPROVAL IS OBTAINED AND FOOTINGS ARE INCREASED 2" IN WIDTH. USE 2X12 PLANK AT EDGE OF EXCAVATION TO PROTECT AGAINST SLUFFING, AS REQUIRED.
3. WORK PERFORMED ON FOUNDATION SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CURRENT CBC
4. IF A TWO POUR FOUNDATION IS UTILIZED, THE COLD JOINT BETWEEN THE EXTERIOR FOOTING AND SLAB-ON-GRADE SHOULD BE LOCATED AT LEAST 4 INCHES ABOVE ADJACENT GRADE. IF THIS IS NOT DONE, A WATERSTOP BETWEEN THE TWO POURS SHALL BE USED.

SHEARWALL

1. MIN 2X FRAMING MEMBERS OR BLOCKING REQUIRED AT ALL PANEL EDGES IN SHEAR WALL.
2. TABLE VALUES ARE BASED ON 16" O.C. STUD SPACING.
3. ALL ANCHOR BOLTS IN WALLS INCLUDING SHEARWALLS REQUIRE 3"x3"x.229" THICK PLATE WASHERS. ONE EDGE OF THE STEEL PLATE WASHER SHALL EXTEND TO WITHIN 1/2" OF THE MUDSILL ON THE SIDE(S) WITH APA RATED WOOD SHEATHING. THE HOLE IN THE PLATE WASHER IS PERMITTED TO BE DIAGONALLY SLOTTED WITH A WIDTH OF UP TO 3/16" (44 mm) LARGER THAN THE BOLT DIAMETER AND A SLOT LENGTH NOT TO EXCEED 1 3/4" (44 mm), PROVIDED A STANDARD CUT WASHER IS PLACED BETWEEN THE PLATE WASHER AND THE NUT.
4. SOLE PLATE NAILING LESS THAN 6" O.C. SHALL BE STAGGERED 1/2" ABOUT THE CENTERLINE OF THE SOLID RIM.
5. (2) ANCHOR BOLTS MINIMUM PER SHEAR WALL.
6. 3X AND 4X MEMBERS AT ADJOINING PANEL EDGES MUST BE A SINGLE MEMBER.
7. FOR SHEAR WALLS ON RAISED WOOD, FOUNDATIONS AND UPPER FLOORS REQUIRING LTP5 CLIPS AT THE 2x SOLE PLATE, A MINIMUM OF (1) CLIPS MUST ALWAYS BE INSTALLED.
8. SOLE PLATE TO RIM, OR SOLE PLATE TO BEAM/BLOCKING TO BE 2X U.O.N.
9. WHEN A SHEARWALL IS LOCATED IN A FIRE PROTECTED WALL, THE FIELD NAILING SHALL BE 8" O.C. MAX REGARDLESS OF THE SHEAR WALL SPECIFICATIONS. EDGE NAILING AND NAIL SIZE SHALL BE THE SAME AS SPECIFIED ON THE PLANS.
10. DRYWALL SCREWS ARE PERMITTED TO SUBSTITUTE FOR THE 5D AND 6D NAILS.
11. ALL FIELD NAILING SHALL BE @ 12" O.C. MAX., U.N.O.

TRUSS NOTES

DESIGN LOADS:

TOP CHORD
14 PSF DL
20 PSF LL (REDUCIBLE)

BOTTOM CHORD
5 PSF DL
10 PSF LL (NON-CONCURRENT W/ TOP CHORD LL)

1. TOP CHORD TO BE MINIMUM 2X4 TYPICAL - 2X4 ALL OTHER MEMBERS (U.N.O.).
2. TRUSS MEMBERS SHALL BE DOUGLAS FIR (DF) NO.2 OR BETTER.
3. WOOD UNDER PLATES MUST BE FREE OF KNOTS, KNOT HOLES AND GREATLY DISTORTED GRAINS.
4. CALCULATIONS AND TRUSS DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT AND/OR ENGINEER FOR REVIEW PRIOR TO FABRICATION. GIRDER TRUSSES CALCULATIONS SHALL INCLUDE POINT LOADS FROM CARRIER TRUSS REACTIONS. ALL CALCULATIONS SHALL BE SIGNED BY A CIVIL ENGINEER REGISTERED IN THE STATE OF NEVADA.
5. FABRICATION AND DESIGN SHALL CONFORM TO THE ICBO, CURRENT EDITION AND ANSI/TPI 1-2014 OF THE TRUSS PLATE INSTITUTE.
6. PROVIDE TEMPORARY ERECTION BRACING AS REQUIRED.
7. ALLOWABLE STRESS INCREASE FOR LOAD DURATION SHALL BE 25% (PERCENT) MAXIMUM.
8. INCREASE FOR ALLOWABLE STRESSES FOR REPETITIVE MEMBERS, SHALL BE PERMISSIBLE.
9. EFFECTS OF ECCENTRIC LOADING SHALL BE CONSIDERED IN THE DESIGN OF ALL JOINTS.
10. GENERAL CONTRACTOR TO PROVIDE WEB BRACING AS REQUIRED BY TRUSS MANUFACTURERS DESIGN.
11. BUILT-UP GIRDER TRUSSES SHALL BE LAMINATED USING ½" BOLTS AT 24" CC MAXIMUM THROUGH ALL MEMBERS.
12. ALL HARDWARE REQUIRED FOR CONNECTING TRUSSES (JACK TO HIP, HIP TO GIRDER, GIRDER TO GIRDER, ETC) SHALL BE DESIGNED, DETAILED AND SPECIFIED BY TRUSS FABRICATOR.
13. TRUSS MANUFACTURER SHALL SUBMIT LATEST ICBO APPROVED TEST DATA FOR TRUSS METAL PLATE CONNECTIONS TO ARCHITECT AND/OR ENGINEER PRIOR TO FABRICATION.
14. TRUSS MANUFACTURER TO PROVIDE PLAN DRAWING SHOWING TRUSS LOCATIONS AND TRUSS PROFILE SHOP DRAWINGS PRIOR TO FABRICATION.
15. GENERAL CONTRACTOR TO VERIFY ALL DIMENSIONS SHOWN ON TRUSS PROFILES WITH ARCHITECTURAL DRAWINGS AND IN FIELD WITH WALL LAYOUT PRIOR TO FABRICATION. PROVIDE SHOP DRAWINGS WITH DIMENSIONS REVIEWED AND APPROVED BY GENERAL CONTRACTOR.
16. TRUSS MANUFACTURER TO ACCOUNT FOR THE WEIGHT OF ALL MECHANICAL EQUIPMENT IN DESIGN OF ALL TRUSSES WHICH SUPPORT SUCH UNITS.

NAILING SCHEDULE

REF. CBC 2025, TABLE 2304.10.2. ALL NAILS FOR STRUCTURAL WORK SHALL BE COMMON WIRE NAILS CONFORMING TO THE FOLLOWING MINIMUM SIZES:

8D	0.131" Ø X 2 ½"
10D	0.148" Ø X 3"
10D SHORTS	0.148" Ø X 1 ⅝" PLUS THICKNESS OF S.P.
16D	0.162" Ø X 3 ½"
20D	0.192" Ø X 4"

HOLES SHALL BE SUB-DRILLED WHERE NECESSARY TO PREVENT SPLITTING. NAILING NOT NOTED BELOW OR ON PLANS SHALL BE MINIMUM OF NAILS AT EACH CONTACT.
8D NAILS FOR 1" MATERIAL AND 16D NAILS FOR 2" MATERIAL.

1.	BLOCKING BTWN CEILING JSTS, RAFTER OR TRUSS TO TOP PLATE OR FRAMING BELOW; END NAIL, TOENAIL	3-8D
2.	BLOCKING BTWN RAFTERS OR TRUSS NOT AT THE WALL TOP PLATE, TO RAFTER OR TRUSS; END NAIL, TOENAIL	2-8D
3.	FLAT BLOCKING TO TRUSS AND WEB FILLER; FACE NAIL	16D @ 6" O.C.
4.	CEILING JST TO TOP PLATE; EACH JST, TOENAIL	3-8D
5.	CEILING JST NOT ATTACHED TO PARALLEL RAFTER, (NO THRUST); FACE NAIL	3-16D
6.	CEILING JST ATTACHED TO PARALLEL RAFTER (HEEL JOINT); FACE NAIL	TABLE 2308.7.3.1
7.	COLLAR TIE TO RAFTER; FACE NAIL	3-10D
8.	RAFTER OR ROOF TRUSS TO TOP PLATE; TOENAIL	3-10D
9.	ROOF RAFTERS TO RIDGE VALLEY OR HIP RAFTERS, OR ROOF RAFTERS TO 2" RIDGE BEAM; END NAIL	2-16D
10.	STUD TO STUD (NOT AT BRACED WALL PANELS); 24" OC FACE NAIL	16D
11.	STUD TO STUD AND ABUTTING STUDS AT INTERSECTING WALL CORNERS (AT BRACED WALL PANEL); 16" OC FACE NAIL	16D
12.	BUILT UP HEADER (2" TO 2" HEADER); 16" OC EACH EDGE, FACE NAIL	16D
13.	CONTINUOUS HEADER TO STUD; TOENAIL	4-8D
14.	TOP PLATE TO TOP PLATE; 16" OC FACE NAIL	16D
15.	TOP PLATE TO TOP PLATE, AT END JOINTS; EA. SIDE END, FACE NAIL, MIN 24" LAP	8-16D
16.	BOTTOM PLATE TO JST, RIM JST, BAND JST, OR BLOCKING (NOT AT BRACED WALL PANELS); 16" OC FACE NAIL	16D
17.	BOTTOM PLATE TO JST, RIM JST, BAND JST, OR BLOCKING AT BRACED WALL PANELS; 16" OC FACE NAIL	2-16D
18.	STUD TO TOP OR BOTTOM PLATE; TOENAIL	4-8D
19.	TOP OR BOTTOM PLATE TO STUD; END NAIL	2-16D
20.	TOP PLATES, LAPS AT CORNERS AND INTERSECTIONS; FACE NAIL	2-16D
21.	1" BRACE TO EACH STUD & PLATE, FACE NAIL; FACE NAIL	2-8D
22.	1"X6" SHEATHING TO EACH BEARING; FACE NAIL	2-8D
23.	WIDER THAN 1"X8" SHEATHING TO EACH BEARING; FACE NAIL	3-8D
24.	JOIST TO SILL, TOP PLATE, OR GIRDER; TOENAIL	3-8D
25.	RIM JST, BAND JST, OR BLOCKING TO TOP PLATE, SILL, OR OTHER FRAMING; 6" OC TOENAIL	8D
26.	1" X 6" SUBFLOOR OR LESS TO EACH JST; FACE NAIL	2-8D
27.	2" SUBFLOOR TO JST OR GIRDER; FACE NAIL	2-16D
28.	2" PLANKS (PLANK & BEAM - FLOOR AND ROOF); EACH BEARING, FACE NAIL	2-16D
29.	BUILT UP GIRDERS AND BEAMS, 2" LUMBER LAYERS; 24" OC FACE NAIL TOP & BOT. STAGGERED ON OPP SIDES	20D
30.	LEDGER STRIP SUPPORTING JST OR RAFTERS; EACH JST OR RAFTER, FACE NAIL	3-16D
31.	JOIST TO BAND JOIST OR RIM JOIST; END NAIL	3-16D
32.	BRIDGING OR BLOCKING TO JST, RAFTER, OR TRUSS; EACH END, TOENAIL	2-8D
33.	WOOD STRUCTURAL PANELS, COMBINATION SUBFLOOR UNDERLAYMENT TO FRAMING	
	¾" AND LESS	8D
	⅞" - 1"	8D
	1⅛" - 1¼"	10D
34.	PANEL SIDING TO FRAMING	
	½" OR LESS	6D
	⅝"	8D

NAILS SPACED @ 6"OC AT EDGES, 12"OC @ INTERMEDIATE SUPPORTS EXCEPT 6" AT ALL SUPPORTS WHERE SPANS ARE 48" OR MORE. FOR NAILING OF BRACED WALL PANELS OR SHEAR WALLS, SEE PLAN.

WOOD

1. ALL WOOD IN DIRECT CONTACT WITH EARTH OR CONCRETE SHALL BE PRESSURE TREATED DOUGLAS FIR.
2. BEARING AND SHEAR WALLS SHALL HAVE DOUBLE TOP PLATES, LAPPED AT WALL AND PARTITION INTERSECTION WITH 3-16D NAILS.
3. PROVIDE SOLID BLOCKING BETWEEN JOISTS AND RAFTERS AT ALL SUPPORTS.
4. PROVIDE BLOCKING AT ALL CEILING LEVELS.
5. ALL STRUCTURAL WOOD SHALL CONFORM WITH THE FOLLOWING SPECIFICATION:
   DOUGLAS FIR - COAST REGION - WCLIB GRADING RULES NO.17 DF NO.2, U.N.O.
   REDWOOD - CALIFORNIA REDWOOD ASSOCIATION GRADING RULES, LATEST EDITION.
   GLUED LAMINATED BEAMS - SHALL BE 24F-V4 OR 24F-V8 FOR CANTILEVERED BEAMS. BEAMS SHALL ALSO BE MANUFACTURED AND IDENTIFIED AS REQUIRED IN ANSI/AITC A190.1 AND ASTM D3737. STANDARD SPEC. FOR STRUCTURAL GLUED LAMINATED TIMBER AITC 117 LATEST ADDITION. SUBMIT SHOP DRAWINGS PRIOR TO FABRICATION OF GLUED-LAMINATED MEMBERS.
   PLYWOOD - U.S. PRODUCT STANDARDS PSI AND PS2. PLYWOOD SHALL BE APA RATED EXPOSURE 1, OR EXTERIOR, AS REQUIRED; STRUCTURAL 1 AND C-D TO MEET PS1 AND PS2 AS REQUIRED. CDX (C-D EXPOSURE 1) OR OSB (ORIENTED STRAND BOARD) @ FLOORS ADN ROOF - U.N.O.
6. PRESSURE TREATED DOUGLAS FIR - AWPA (AMERICAN WOOD PRESERVERS' ASSOCIATION) U1. USE CATEGORY UC2 FOR INTERIOR USE. WATERBORN PRESERVATIVES SHALL HAVE A MINIMUM RETENTION LEVEL OF 0.25 LB/FT^3 AND SHALL NOT CONTAIN CHROMIUM, COPPER, OR ARSENATE. NEWLY EXPOSED SURFACES, RESULTING FROM FIELD MODIFICATION SUCH AS CUTTING, BORING, OR HANDLING, SHALL BE FIELD TREATED IN ACCORDANCE WITH AWPA M-4.
7. HOLES FOR BOLTS IN WOOD SHALL BE BORED WITH A BIT OF THE SAME NOMINAL DIAMETER AS THE BOLT PLUS 1/16".
8. HOLES FOR LAG SCREW SHALL BE BORED TO THE SAME DIAMETER AND DEPTH AS THE SHANK AND THE REST NO LARGER THAN THE ROOT OF THE THREAD.
9. LAG SCREWS AND WOOD SCREWS SHALL BE SCREWED AND NOT DRIVEN INTO PLACE. SOAP MAY BE USED TO LUBRICATE THE SCREWS.
10. ALL BOLTS AND LAG SCREWS SHALL BE PROVIDED WITH METAL WASHERS UNDER HEADS AND NUTS WHICH BEAR ON WOOD. APPLIES ALSO TO INSERTED EXPANDING FASTENERS, RED HEAD ETC.

BOLT DIAMETER	MI WASHER	STEEL WASHER
½" DIA.	2" DIA. X 15/16"	3" X 3" X ¼"
⅝" DIA.	2¾" DIA. X 15/16"	3" X 3" X ¼"
¾" DIA.	3" DIA. X 7/16"	3" X 3" X 5/16"
⅞" DIA.	3½" DIA. X 7/16"	3½" X 3½" X ⅜"
1" DIA.	4" DIA. X ½"	3¾" X 3¾" X ⅜"

11. ALL BOLTS AND LAG SCREWS SHALL BE TIGHTENED ON INSTALLATION AND RETIGHTENED BEFORE CLOSING IN OR AT COMPLETION OF JOB.
12. BLOCK SP JOINTS WITH 2X4 FLAT BLOCKING WHERE NOTED ON ROOF OR FLOOR FRAMING PLANS AND WITH BLOCKING SAME AS STUDS AT WALLS.
13. LAY ALL STRUCTURAL PLYWOOD ON ROOF AND FLOORS WITH FACE GRAIN PERPENDICULAR TO SUPPORT UNLESS NOTED OTHERWISE.
14. CONNECTOR HARDWARE MODEL NUMBER ARE THOSE FOR SIMPSON STRONG-TIE COMPANY. EQUIVALENT CONNECTORS WITH ICC ACCEPTANCE MAY BE SUBSTITUTED WITH WRITTEN APPROVAL FROM THE ENGINEER OF RECORD. ALL JOIST HANGERS SHALL BE SIMPSON U SERIES UNLESS NOTED OTHERWISE.
15. FASTENERS FOR PRESERVATIVE TREATED & FIRE RETARDANT TREATED WOOD SHALL BE OF HOT DIPPED ZINC COATED GALVANIZED STEEL (PER ASTM A153, CLASS G185), STAINLESS STEEL, SILICON BRONZE OR COPPER. THE COATING WEIGHTS FOR ZINC COATED FASTENERS SHALL BE IN ACCORDANCE WITH ASTM A 153.
16. ALL WOOD FRAMING SHALL HAVE LESS THAN 19% MOISTURE CONTENT AT TIME OF INSTALLATION.

ABBREVIATIONS

AB	ANCHOR BOLT	MI	MALLEABLE IRON
BTWN	BETWEEN	(N)	NEW
CC	CENTER TO CENTER	PTDF	PRESSURE TREATED DOUGLAS FIR
CJ	CONSTRUCTION JOINT	PSL	PARALLEL STRAND LUMBER
CJT	CONTROL JOINT		2900Fb, 290Fv, 2.0E
CLR	CLEAR	NTS	NOT TO SCALE
CONC	CONCRETE	OH	OPPOSITE HAND
CONT	CONTINUOUS	PC	PIECE
CP	COMPLETE PENETRATION	PP	PARTIAL PENETRATION
DF	DOUGLAS FIR	PW	PANEL WALL
DL	DEAD LOAD	RDWD	REDWOOD
(E)	EXISTING	SCH	SCHEDULE
EJ	EXPANSION JOINT	SC	SHEAR CONNECTOR
EN	EDGE NAILING	SDSTS	SELF DRILLING SLF TAPPING SCRW
FB	FACE OF BLOCK	SP	STRUCTURAL PLY
FC	FACE OF CONCRETE	SPEN	STRUCTURAL PLY EDGE NAILING
FF	FINISH FLOOR	STFNR	STIFFENER
FLR	FLOOR	STGGRD	STAGGERED
FS	FACE OF STUD	T&B	TOP & BOTTOM
FTG	FOOTING	T&G	TONGUE & GROOVE
GA	GAUGE	TN	TOE NAIL
GLB	GLUED-LAMINATED BEAM	TOF	TOP OF FRAMING
HDR	HEADER	TOS	TOP OF STEEL
HSB	HIGH STRENGTH BOLT (A-325)	UNO	UNLESS NOTED OTHERWISE
HT	HEIGHT	W/	WITH
IH	JOIST HANGER (SIMPSON)	W/O	WITHOUT
LL	LIVE LOAD	WP	WORK POINT
LS	LAG SCREW	WS	WOOD SCREW
LSL	LAMINATED STRAND LUMBER	WWF	WELDED WIRE FABRIC
	2325 Fb, 310 Fv, 1.55E	℄	CENTERLINE
LT WT	LIGHT WEIGHT	℔	PLATE
LVL	LAMINATED VENEER LUMBER	#	NUMBER OF POUNDS
	2600Fb, 285Fv, 1.8E	□	SQUARE
MFR	MANUFACTURER	Ø	ROUND OR DIAMETER
		▨	CONTINUOUS WOOD IN SECTION
		▧	WOOD BLOCKING IN SECTION
		▨	END OF WOOD PIECE

GENERAL CONSTRUCTION NOTES

1. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL WORK AND CONSTRUCTION MEETS ALL CURRENT FEDERAL, STATE, COUNTY, AND LOCAL CODES, ORDINANCES, REGULATIONS, ETC. THESE CODES ARE TO BE CONSIDERED PART OF THE SPECIFICATIONS FOR THIS BUILDING AND SHOULD BE ADHERED TO EVEN IF THEY ARE IN VARIANCE OF THE PLAN.
2. DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE DRAWING (DO NOT SCALE DRAWING.)
3. THE ENGINEER HAS NOT BEEN ENGAGED FOR CONSTANT CONSTRUCTION SUPERVISION AND ASSUMES NO RESPONSIBILITY FOR CONSTRUCTION COORDINATING WITH THESE PLANS, NOR RESPONSIBILITY FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCE, OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. THERE ARE NO WARRANTIES FOR A SPECIFIC USE EXPRESSED OR IMPLIED IN THE USE OF THESE PLANS.
4. REFER TO ARCHITECTURAL SHEETS FOR FLOOR PLANS, EXTERIOR ELEVATIONS, AND WINDOW AND DOOR SIZES AND TYPES.

DESIGN CRITERIA

SEISMIC CRITERIA	
SDC	D
SITE CLASS	D - DEFAULT
RISK CATEGORY	II
SEISMIC IMPORTANCE FACTOR	1.00
RESPONSE MODIFICATION FACTOR	6.5
SEISMIC FORCE RESISTING SYSTEM:	
LIGHT FRAME WOOD SHEAR WALL	

S_S	1.55g
S_1	0.47g
S_{DS}	1.16g
S_{D1}	0.78g
C_s	0.178g
Ω_o	3.0
C_D	3.5
ANALYSIS PROCESS	EQUIVALENT LATERAL FORCE

GRAVITY LOADING	
ROOF LIVE	20psf
ROOF DEAD	22psf
FLOOR LIVE	40psf
FLOOR DEAD	15psf
WALL DEAD	17psf
GROUND SNOW	42psf
SLOPED ROOF	29.4psf

WIND CRITERIA	
ULTIMATE WIND, Vult	120mph
BASIC WIND, Vasd	76mph
WIND EXPOSURE	C
INTERNAL PRESSURE COEFF	+1-0.18
Iw	1.0

SOIL BEARING 1500psf

CODES
ASCE 7-22, IBC 2024, ACI318-19, NDS 2024

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SD2	STRUCTURAL DETAILS
SD3	STRUCTURAL DETAILS

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TITLE: STRUCTURAL NOTES AND SPECIFICATIONS

ADDRESS: 949 THREE FORKS COURT SPARKS, NV 89441

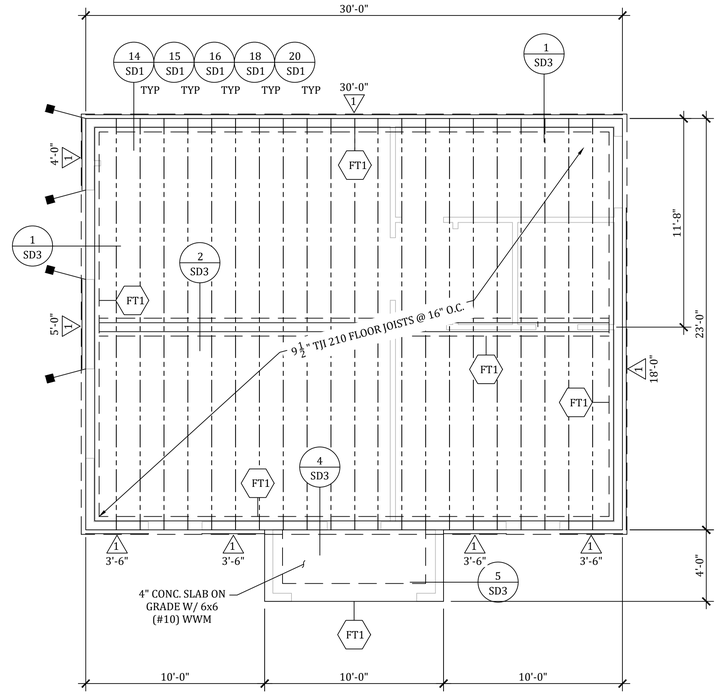
NO.	DESCRIPTION	BY	DATE

PROFESSIONAL ENGINEER - STATE OF NEVADA
COLLIN DILWORTH
Exp. 12/31/2026
No. 034316
CIVIL
08/24/2026

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SCALE:	AS NOTED
DATE:	8/24/2026
DESIGNED BY:	M.RAMOS
DRAWN BY:	J.VELONTA
REVIEWED BY:	C.DILWORTH
JOB NO:	RN060126

SHEET NO.
SN1



FOUNDATION PLAN

SCALE: ¼" = 1'-0"

FOOTING SCHEDULE

TYPE	DIMENSIONS			REINFORCEMENT						MAX. CAPACITY	NOTES
				PARALLEL			PERPENDICULAR				
	'L'	'W'	'D'	#	SIZE	'L'	#	SIZE	'L'		
FT1	CONT.	12"	12"	2	#4	CONT.	-	-	-	1,500 PLF	(1) TOP, (1) BOT
FT2	CONT.	15"	18"	2	#4	CONT.	-	-	-	1,875 PLF	(1) TOP, (1) BOT
FT3	18"	18"	12"	3	#4	12"	3	#4	12"	3,375 LBS	
FT4	24"	24"	18"	4	#4	18"	4	#4	18"	6,000 LBS	
FT5	30"	30"	18"	5	#4	24"	5	#4	24"	9,375 LBS	
FT6	36"	36"	18"	6	#4	30"	6	#4	30"	13,500 LBS	
FT7	42"	42"	24"	7	#4	36"	7	#4	36"	18,375 LBS	
FT8	48"	48"	24"	8	#4	42"	8	#4	42"	24,000 LBS	

GENERAL FOUNDATION NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR REFERRING TO THE PLANS TO VERIFY HOLDOWN LOCATIONS, STRUCTURAL PLYWOOD SHEATHING SPECIFICATIONS AND NAILING SCHEDULE.
2. POSTS SHOWN ON THE FOUNDATION PLAN ARE THOSE DIRECTLY CONNECTED TO THE FOUNDATION WITH A HOLDOWN OR POST BASE CONNECTOR.
3. TYPICAL ONE STORY FOUNDATION, U.N.O. - 12" WIDE X 12" DEEP FOOTING WITH (1) #4 REBAR TOP AND BOTTOM (TOT. 2).
4. PROVIDE ⅝"X10" ANCHOR BOLTS @ 4'-0" O.C. AND 12" FROM ALL EDGES AT THE BEARING WALLS AND EXTERIOR NON-SHEAR WALLS W/ 7" MIN. EMBEDMENT. FASTEN TO BOTTOM PLATE USING 3"X3"X¼" STEEL WASHERS.
5. ALL FOOTINGS, FOUNDATIONS, EXCAVATIONS, GRADING, AND FILL SHALL COMPLY TO THE PROVISIONS OF THE NEVADA BUILDING CODE.
6. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL MEASUREMENTS AGAINST THE ARCHITECTURAL PLAN SET. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE EOR AND DESIGNER BEFORE FORMING AND/OR POURING CONCRETE.

FOUNDATION LEGEND

(N) STEMWALL AND FOOTING - SEE FOOTING SCHEDULE FOR DIMENSIONS AND REINFORCEMENT.

BEAM PER BEAM SCHEDULE

POST SIZE / POST SIZE
KING

POST - SEE IN VIEW FOR POST SIZE AND TYPE.

FLOOR FRAMING NOTES

1. SEE SHEET SD1 AND SD2 FOR ADDITIONAL FRAMING DETAILS
2. SEE "WOOD NOTES" ON SHEET SN1.
3. ALL BEAM SUPPORTING POSTS ARE TO BE AT LEAST THE WIDTH OF THE BEAM BEING SUPPORTED.
4. FLOOR SHEATHING SHALL BE ¾" T&G CDX/OSB WITH 10d @ 6" O.C. EDGE NAILING & 12" O.C. FIELD NAILING, U.N.O.
5. TOP PLATE SPLICE AT INTERIOR AND EXTERIOR WALLS SHALL BE 48" MIN. LENGTH AND NAILED WITH (16) 16d NAILS.
6. FLOOR SHEATHING SHALL BE NAILED AT ALL DRAG LOCATIONS WITH 10d @ 6" O.C., U.N.O.
7. BEAMS MAY BE SUBSTITUTED FOR LARGER WIDTHS AND/OR DEPTH OF EQUAL SPECIFICATIONS TO ACCOMMODATE WALL FRAMING. POSTS SHALL BE EQUAL OR LARGE SIZE THAN BEAM WIDTH.
8. EXTERIOR STUD WALLS SHALL BE 2X6 DF-L#2 @16" O.C. U.N.O.. WALL SIZES SHALL BE VERIFIED TO MATCH THE ARCHITECTURAL PLAN SET.
9. ALL WOOD EXPOSED TO WATER FROM DIRECT OR BLOWING RAIN, SNOW, OR IRRIGATION TO BE PRESSURE TREATED.

SHEARWALL SCHEDULE

# ### PLF	SHEATHING/NAILING	MUD SILL	ANCHOR BOLTS	VERT. MEMBER @ ADJ. PANEL EDGES	SOLE PLATE TO RIM	RIM TO SILL PLATE (A35 CLIPS)
1 260 PLF	7/16" APA RATED ONE FACE w/8d COMMONS @ 6" O.C. EDGE	2x	⅝" @ 48" O.C.	2x	SDWS22500DB @ 12" O.C.	@ 24" O.C.

1. REFER TO "SHEARWALL NOTES" ON SHEET SN1 FOR ADDITIONAL INFORMATION.

HOLDOWN SCHEDULE

2,685 LBS	STHD14/14RJ HOLDOWN INSTALL PER DETAIL 5/SD2 & 12/SD2

1. ALL HOLDOWN CONNECTORS SHALL BE RE-TIGHTENED JUST PRIOR TO ENCLOSURE.
2. CONTRACTOR SHALL PLACE ALL HOLDOWNS IN THE CORRECT LOCATION TO TIE INTO HD POST.
3. REFER TO DETAIL 12/SD2 FOR HD PLACEMENT AT WINDOW OR DOOR OPENING.

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TITLE: FOUNDATION PLAN

ADDRESS: 949 THREE FORKS COURT SPARKS, NV 89441

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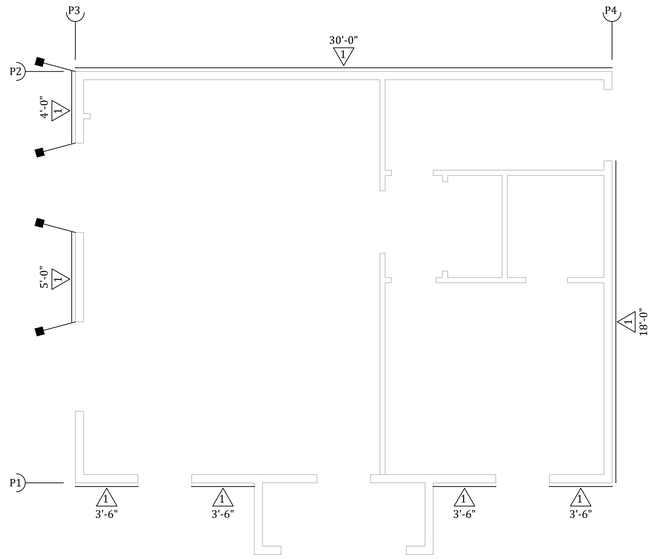
PROFESSIONAL ENGINEER STATE OF NEVADA
COLLIN DILWORTH
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REVIEWED BY:	C.DILWORTH
JOB NO:	RN060126

SHEET NO.
S1.0



MAIN FLOOR - SHEARWALL PLAN

SCALE: ¼" = 1'-0"

SHEARWALL SCHEDULE

# ### PLF	SHEATHING/NAILING	MUD SILL	ANCHOR BOLTS	VERT. MEMBER @ ADJ. PANEL EDGES	SOLE PLATE TO RIM	RIM TO SILL PLATE (A35 CLIPS)
1 260 PLF	7/16" APA RATED ONE FACE w/8d COMMONS @ 6" O.C. EDGE	2x	⅝" @ 48" O.C.	2x	SDWS22500DB @ 12" O.C.	@ 24" O.C.

1. REFER TO "SHEARWALL NOTES" ON SHEET SN1 FOR ADDITIONAL INFORMATION.

HOLDOWN SCHEDULE

2,685 LBS	STHD14/14RJ HOLDOWN INSTALL PER DETAIL 5/SD2 & 12/SD2

1. ALL HOLDOWN CONNECTORS SHALL BE RE-TIGHTENED JUST PRIOR TO ENCLOSURE.
2. CONTRACTOR SHALL PLACE ALL HOLDOWNS IN THE CORRECT LOCATION TO TIE INTO HD POST.
3. REFER TO DETAIL 12/SD2 FOR HD PLACEMENT AT WINDOW OR DOOR OPENING.

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TITLE: MAIN FLOOR - SHEARWALL PLAN

ADDRESS: 949 THREE FORKS COURT SPARKS, NV 89441

NO.	DESCRIPTION	BY	DATE
1			
2			
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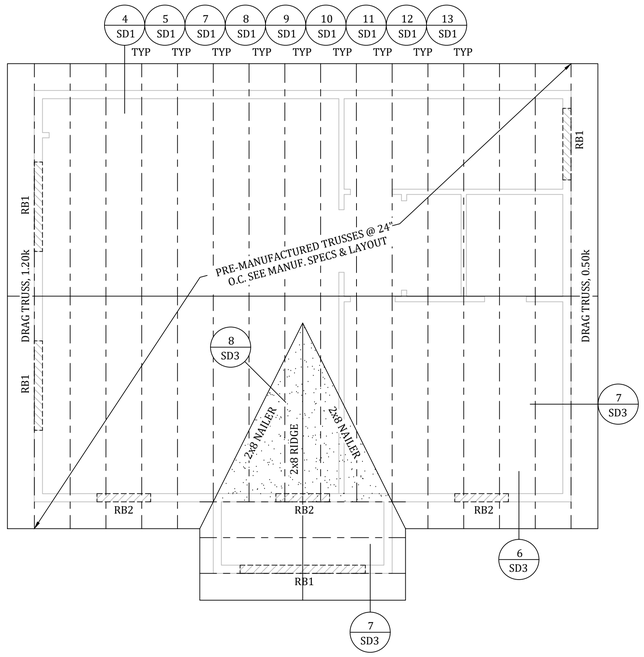
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REVIEWED BY:	C.DILWORTH
JOB NO:	RN060126

SHEET NO. S2.0



ROOF FRAMING PLAN

SCALE: ¼" = 1'-0"

ROOF BEAM SCHEDULE

NAME	PLY	SIZE	TYPE	LOCATION
RB1	1	6 X 6	DF-L#2	HEADER
RB2	1	6 X 6	DF-L#2	HEADER

BEAMS SPECIFICATIONS:

- PSL 2900Fb, 290Fv, 2.2E
- LVL 2600Fb, 285Fv, 1.8E
- LSL 2300Fb, 285Fv, 1.55E
- GLB 2400Fb, 265Fv, 1.9E

ROOF FRAMING NOTES

1. SEE SHEET SD1 AND SD2 FOR ADDITIONAL FRAMING DETAILS.
2. SEE "WOOD NOTES" ON SHEET SN1.
3. ALL BEAM SUPPORTING POSTS ARE TO BE AT LEAST THE WIDTH OF THE BEAM BEING SUPPORTED.
4. ROOF SHEATHING SHALL BE $^{15}/_{32}$" CDX/OSB WITH 8d @ 6" O.C. EDGE NAILING & 6" O.C. FIELD NAILING, U.N.O.
5. NO EDGE BLOCKING REQUIRED, U.N.O.
6. TOP PLATE SPLICE AT INTERIOR AND EXTERIOR WALLS SHALL BE 48" MIN. LENGTH AND NAILED WITH (16) 16d NAILS.
7. ROOF OVERFRAME - 2x DF-L#2 @ 24" O.C. (ONE NOMINAL SIZE SMALLER THAN RIDGE BOARD) OVERFRAME AREA PROVIDE OPENINGS THROUGH ROOF SHEATHING BELOW INTO MAIN ATTIC SPACE FOR ADEQUATE VENTILATION. IN AREAS OF HEAD ROOM OF MORE THAN 30" HIGH PROVIDE A 22" x 30" ACCESS THROUGH MAIN ROOF SHEATHING (TYP).
8. FOR BUILT-UP COLUMNS, PROVIDE (2) 10d NAILS @ 8" O.C. TO PROVIDE SOLID CONNECTION.
9. EXTERIOR STUD WALLS SHALL BE 2X6 DF-L#2 @16" O.C. U.N.O.. WALL SIZES SHALL BE VERIFIED TO MATCH THE ARCHITECTURAL PLAN SET.
10. BEAMS MAY BE SUBSTITUTED FOR LARGER WIDTHS AND/OR DEPTH OF EQUAL SPECIFICATIONS TO ACCOMMODATE WALL FRAMING. POSTS SHALL BE EQUAL OR LARGE SIZE THAN BEAM WIDTH.
11. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL TRUSS DIMENSIONS AND LOCATIONS BEFORE ORDERING TRUSSES. ENGINEER HAS ONLY VERIFIED SPECIFIC TRUSS MEMBERS FOR INTEGRATION WITH THE BUILDING DESIGN. NO DIMENSIONS HAVE BEEN CHECKED BY THE ENGINEER.
12. ALL WOOD EXPOSED TO WATER FROM DIRECT OR BLOWING RAIN, SNOW, OR IRRIGATION TO BE PRESSURE TREATED.

ROOF LEGEND

BEAM PER BEAM SCHEDULE

INTERIOR NON-BEARING WALL

*NOTE: ALL EXTERIOR WALLS SHALL BE BEARING WALLS

POST SIZE / POST SIZE / KING

POST - SEE IN VIEW FOR POST SIZE AND TYPE.

OVERFRAME - SEE DETAIL 8/SD3

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ROOF FRAMING PLAN

949 THREE FORKS COURT
SPARKS, NV 89441

TITLE:

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NO.	DESCRIPTION	BY	DATE
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PROFESSIONAL ENGINEER - STATE OF NEVADA
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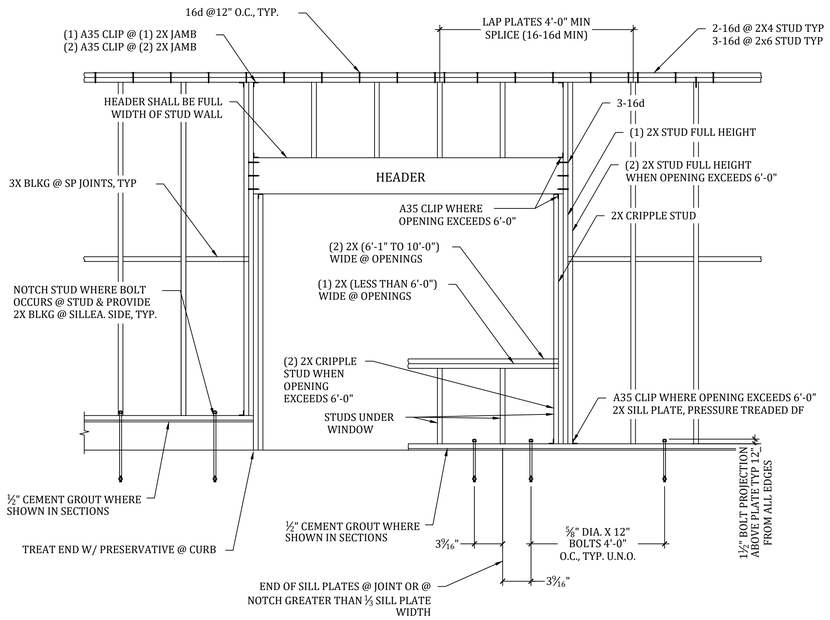
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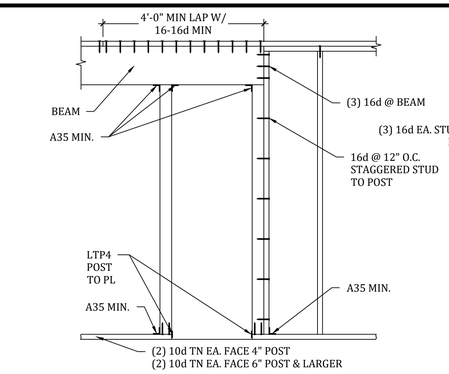
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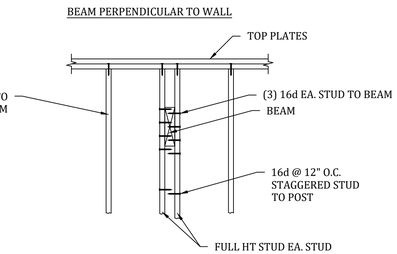
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S3.0

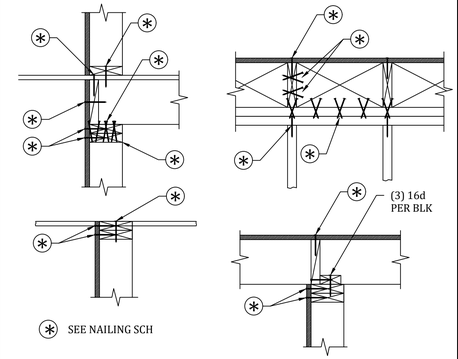


TYPICAL STUD WALL & OPENING FRAMING | 7

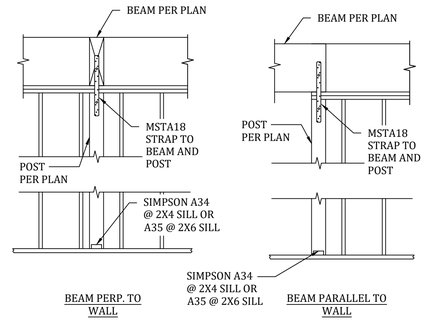




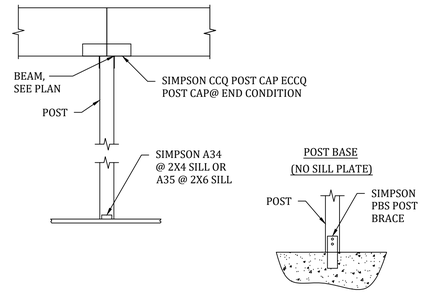
POST AND BEAM CONNECTIONS | 4



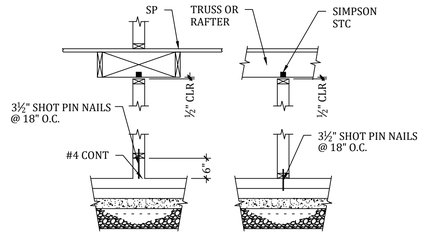
TYPICAL NAILING EXAMPLE | 5



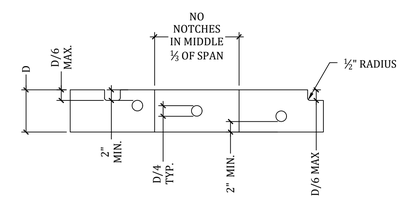
TYPICAL BEAM & POST IN WALL CONNECTION | 8



TYPICAL BEAM & POST CONNECTION | 9

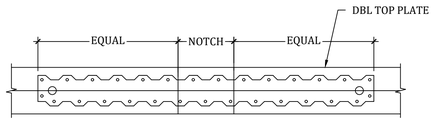


NON-BEARING PARTITION FRAMING | 10



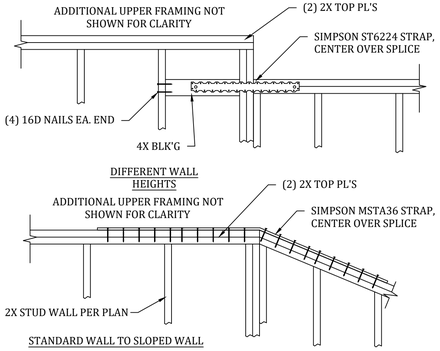
NOTES:
1. PREDRILL CORNERS OF NOTCHES SO AS NOT TO OVER CUT.
2. NOTCHES ON THE ENDS OF JOISTS & HEADERS SHALL NOT EXCEED ¼ THE DEPTH.
3. NOTCHES IN THE TOP OF JOISTS SHALL NOT EXCEED ⅛ THE DEPTH AND SHALL NOT BE LOCATED IN THE MIDDLE THIRD OF THE SPAN.
4. NOTCHES ON THE BOTTOM OF JOISTS ALLOWED ONLY WHERE SPECIFICALLY SHOWN ON DRAWINGS.
5. HOLES BORED IN JOISTS SHALL NOT BE WITHIN 2 INCHES OF THE TOP OR BOTTOM AND SHALL NOT HAVE A DIAMETER LARGER THAN ¼ THE DEPTH.

NOTCHES & HOLES IN JOISTS & HEADERS | 11



NOTE: SIMPSON ST6224 W/ 12-16d EA END WHERE NOTCH IS 3" OR LESS. ST6236 WHERE NOTCH IS GREATER THAN 3" BUT LESS THAN 6". USE SINGLE STRAP ON NOTCH SIDE WHERE NOTCH IS UP TO ½ WIDTH OF PLATES. USE STRAP ON EA SIDE WHERE NOTCH IS GREATER THAN ½ WIDTH BUT LESS THAN ⅔ WIDTH OF PLATE. NO NOTCH GREATER THAN ⅔ WIDTH OF PLATE.

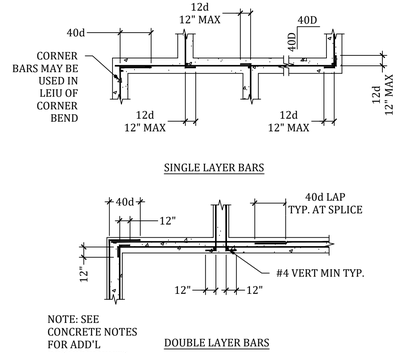
SPLICE, NOTCH, OR HOLES FOR PIPES OR CONDUITS | 12



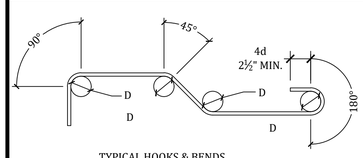
SPLICE AT WALL TRANSITION | 13

NOT USED

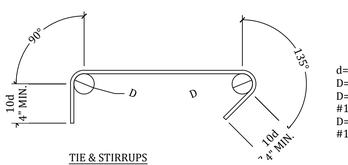
TYPICAL FOOTING STEP | 14



TYPICAL CORNER REINFORCING | 15



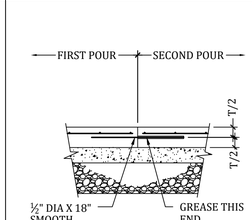
TYPICAL HOOKS & BENDS



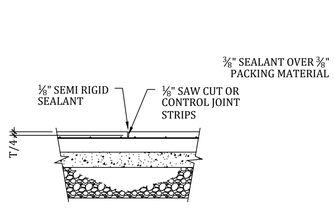
TIE & STIRRUPS

d=REBAR DIAMETER
D=6d FOR #3 THRU #8
D=8d FOR #9 THRU #11
D=10dFOR #14 THRU #18

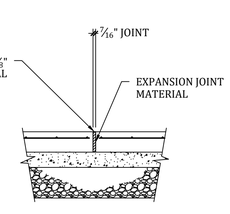
REBAR HOOK & BENDS | 16



CONSTRUCTION JOINT (CJ)



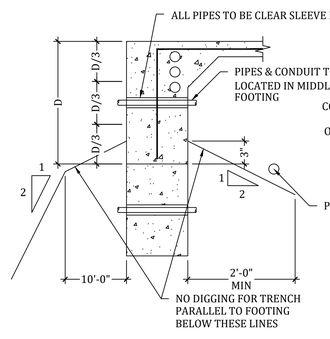
CONTROL JOINT (CTJ)



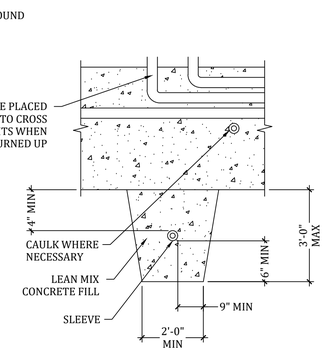
EXPANSION JOINT (EJ)

NOTE: CONSTRUCTION JOINTS & CONTROL JOINTS SHALL DIVIDE SLAB INTO AREAS NOT EXCEEDING 400 SQ. FT. WITHOUT REENTRANT CORNERS & WITH LENGTH TO WIDTH RATIOS NOT EXCEED 1.5 TO 1. JOINT SPACING SHALL NOT EXCEED 20' IN EITHER DIRECTION. SEMI-RIGID SEALANT TO BE METZGER/MCGUIRE "MM-80" OR EQUAL.

SLAB-ON-GRADE JOINT | 18



D=DEPTH OF FOOTING



NOTES:
1. LEAN MIX CONCRETE FILL TO BE PLACED BEFORE FOOTING IS CAST. MAKE SAME WIDTH AS FOOTING AND FULL WIDTH OF PIPE TRENCH. STEP FOOTING IF PIPE IS MORE THAN 2'-6" BELOW BOTTOM OF FOOTING
2. NO PIPES SHALL BE PLACED BELOW SPREAD FOOTING TYP.
3. IF PIPE IS IN PLACE PRIOR TO CASTING CONCRETE, WRAP PIPE, W/ GLASS WOOD INSULATION (1" MIN ALL AROUND) IN LIEU OF SLEEVE

CONCRETE FOOTING AT PIPES & CONDUITS | 20

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TITLE: STANDARD STRUCTURAL DETAILS

ADDRESS: 949 THREE FORKS COURT SPARKS, NV 89441

NO.	DESCRIPTION	BY	DATE
1			
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PROFESSIONAL ENGINEER STATE OF NEVADA COLLIN DILWORTH Exp. 12/31/2026 CIVIL No 0134318

08/24/2026

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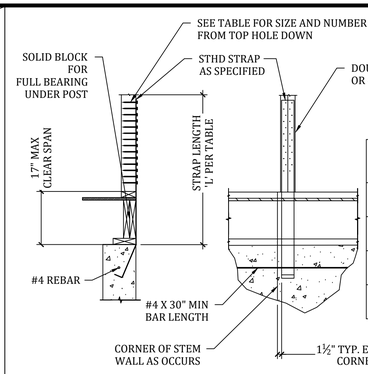
SHEET NO. SD1

NOT USED

STRAP TO HEADER | 1

NOT USED

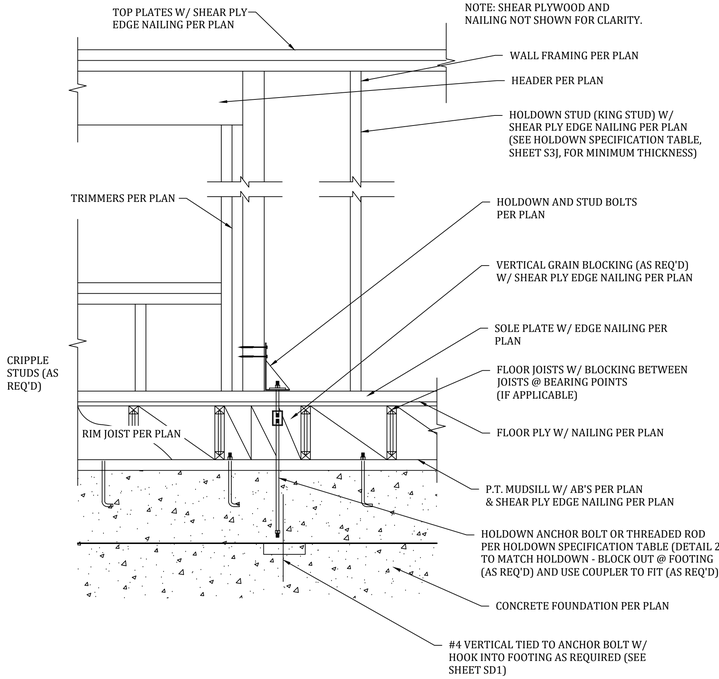
TYPICAL STRAP AT FLOOR FRAMING | 3



STANDARD INSTALLATION

HOLDOWN	STEM WALL	STRAP LENGTH (L)	STRAP LENGTH (RJ) (L)	MIN REBAR IN FOOTING	HD POST	HD TO POST CONNECTION
LSTHD8 (RJ)	6" OR 8"	18 5/8"	32 1/8"	(1) #4 TOP/BOT	(2) 2x OR 4x	(16) 16d SINKERS
STHD8 (RJ)	6" OR 8"	21 5/8"	35 1/8"	(1) #4 TOP/BOT	(2) 2x OR 4x	(20) 16d SINKERS
STHD10 (RJ)	6" OR 8"	24 5/8"	38 1/8"	(1) #4 TOP/BOT	(2) 2x OR 4x	(24) 16d SINKERS
STHD14 (RJ)	6" OR 8"	26 1/8"	39 5/8"	(1) #4 TOP/BOT	(2) 2x OR 4x	(30) 16d SINKERS

STHD INSTALLATION & DETAILS | 5



TYPICAL HOLDOWN AT WINDOW/DOOR | 12

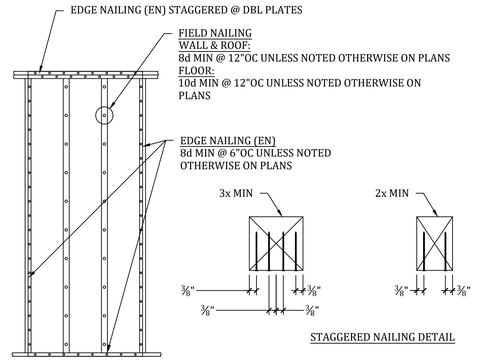
NOT USED

EPOXY-TIE HOLDOWN ANCHOR | 17

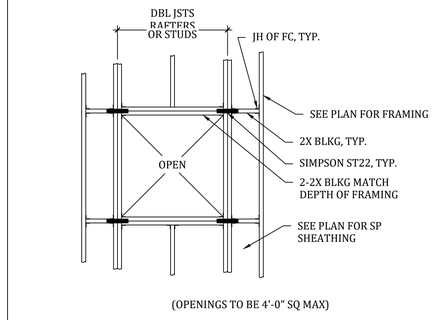
EDGE NAILING (EN) AS CALLED FOR ON PLANS & SECTIONS APPLIES TO EDGES OF ALL SHEETS & AT ALL INTERIOR LINES AS FOLLOWS:
AT SHEAR WALLS
1. WHERE SP CONTACTS WALL PLATES & SOLID BLOCKING OVER WALL CONSTRUCTION. SEE DETAILS ON THIS SHEET.
2. AT 4X STUD ADJACENT TO HOLDOWN STRAP SEE DETAIL ON THIS SHEET.

AT ROOF & FLOOR - DIAPHRAGMS
1. AT BLOCKING OR TOP P'S OVER SHEAR WALLS.
2. AT TIES & BEAM IN LINE WITH SHEAR WALLS.
3. ADDITIONAL NAILINGS AS NOTED ON DRAWINGS.

NOTES:
1. WHERE 8d NAILS ARE SPACED @ 2½"OC OR LESS OR 10d NAILS @ 3"OC OR LESS, NAILS SHALL BE STAGGERED & FRAMING SP JOINTS SHALL BE 3X OR LARGER.SEE DETAIL AT RIGHT.
2. WHERE 10d NAILS ARE SPACED @ 3"OC OR LESS, NAILS SHALL BE 10d SHORTS. SEE TYP NAILING SCHEDULE.
3. STAGGER SP JOINTS WHERE SHEAR WALL IS MORE THAN ONE VERTICAL PANEL IN HEIGHT.

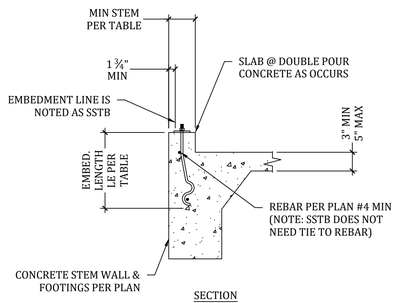


STRUCTURAL PLYWOOD & PLYWOOD SIDING NAILING | 9

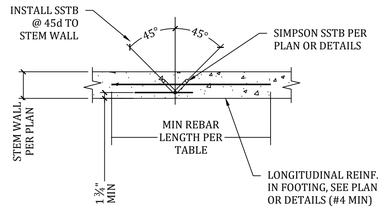


(OPENINGS TO BE 4'-0" SQ MAX)

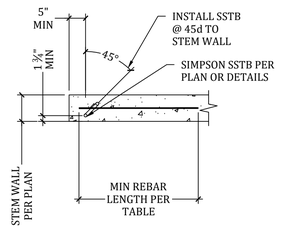
TYP. OPENING IN ROOF OR WALL PLYWOOD DIAPHRAGM | 10



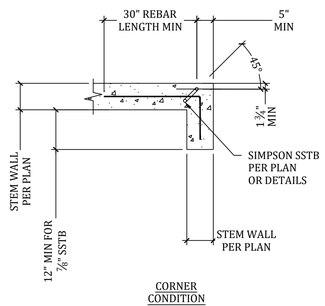
SECTION



TYPICAL CONDITION



END CONDITION



CORNER CONDITION

HOLDOWN	APPLICABLE SIMPSON MODEL NO.		DIA	MIN STEM	MIN EMBED Le	MIN REBAR IN FOOTING	HD POST	HD TO POST CONNECTION
	SINGLE POUR	DOUBLE POUR						
HDU2[1]	SSTB20 [2]	SSTB20 [2]	5/8"	6"	12"	(1) #4 TOP, 4'-0" EA. DIR.	(2) 2x	(6) SDS ¼"x2 ½"
HDU4[1]	SSTB24 [2]	SSTB24 [2]	5/8"	6"	17"	(1) #4 TOP, 4'-0" EA. DIR.	(2) 2x	(10) SDS ¼"x2 ½"
HDU5	SSTB24 [2]	SSTB24 [2]	5/8"	6"	21"	(1) #4 TOP, 4'-0" EA. DIR.	(2) 2x	(14) SDS ¼"x2 ½"
HDU8	SSTB28 [2]	SSTB34	7/8"	8"	24"	(1) #4 TOP & (1) #4 BOT 5'-6" EA. DIR.	4x	(20) SDS ¼"x2 ½"
HDU11	SB1x30	SB1x30	1"	8"	24"	(2) #4 TOP & (2) #4 BOT 10'-0" EA. DIR.	4x6	(30) SDS ¼"x2 ½"
HDU14	SB1x30	SB1x30	1"	8"	24"	(2) #4 TOP & (2) #4 BOT 10'-0" EA. DIR.	4x6	(36) SDS ¼"x2 ½"
HDQ8	SSTB28 [2]	SSTB34	7/8"	8"	24"	(1) #4 TOP & (1) #4 BOT 5'-6" EA. DIR.	4x	(20) SDS ¼"x3"
HDQ8	SSTB28 [2]	SSTB34	7/8"	8"	24"	(1) #4 TOP & (1) #4 BOT 7'-0" EA. DIR.	4x6	(20) SDS ¼"x3"
HDQ11	PAB7-24	PAB7-24	1"	8"	24"	(2) #4 TOP & (2) #4 BOT 10'-0" EA. DIR.	4x6	(24) SDS ¼"x2 ½"
HDQ14	PAB7-24	PAB7-24	1"	8"	24"	(2) #4 TOP & (2) #4 BOT 10'-0" EA. DIR.	4x8	(24) SDS ¼"x2 ½"

1. FOR RETROFIT APPLICATION, OMIT SSTB. REFER TO DETAIL 17/SD2.
2. PROVIDE SSTBXXL ANCHOR BOLT FOR 3x MUD SILLS.
3. SEE ADDITIONAL DETAILS AS APPLICABLE FOR ALTERNATIVE HOLDOWN REQUIREMENTS.
4. ALL HARDWARE TO BE SIMPSON OR EQUAL.
5. PROVIDE 8" DIA. OR 8" SQ DEEPENED AREA AROUND HOLDOWN ANCHOR TO ACHIEVE 3" CLEAR COVER BELOW BOTTOM OF HOLDOWN ANCHORS AS REQUIRED.
6. ALL HOLDOWN NAILS TO BE COMMON WIRE NAILS U.N.O.
7. CONNECT DOUBLE HOLDOWN STUDS TOGETHER WITH (24) 16d SINKER NAILS MINIMUM.
8. WHEN USING STAINLESS STEEL OR HOT-DIP GALVANIZED CONNECTORS, THE CONNECTORS AND FASTENERS SHOULD BE OF THE SAME MATERIAL.
9. HDU14 REQUIRES HEAVY HEX NUT.
10. CONTINUE HD POST TO MUDSILL OR PROVIDE SOLID BLOCKING.
11. MINIMUM CONCRETE COMPRESSIVE STRENGTH IS 2500psi. FOR 2000psi ALLOWABLE LOADS ARE 0.89x THE TABLE ALLOWABLE LOADS. FOR CORNER CONDITIONS, ALLOWABLE LOADS BASED ON 2000psi CONCRETE.
12. 16d SINKER OR 10d COMMON NAILS MAY BE SUBSTITUTED FOR SPECIFIED 16d COMMON NAILS AT 0.85x THE ALLOWABLE TABLE LOADS.
13. CALCULATE ALLOWABLE LOADS USING STRAIGHT LINE INTERPOLATION FOR CORNER DISTANCES BETWEEN ½" AND 8".
14. SEE CURRENT SIMPSON CATALOG FOR ADDITIONAL DESIGN REQUIREMENTS.

SSTB INSTALLATION AND DETAILS | 20

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TITLE: STANDARD STRUCTURAL DETAILS

ADDRESS: 949 THREE FORKS COURT SPARKS, NV 89441

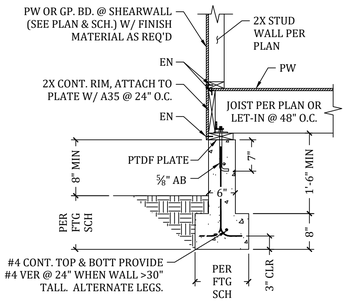
NO.	DESCRIPTION	BY	DATE
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PROFESSIONAL ENGINEER STATE OF NEVADA
COLLIN DILWORTH
Exp. 12/31/2026
CIVIL
No 0343318
08/24/2026

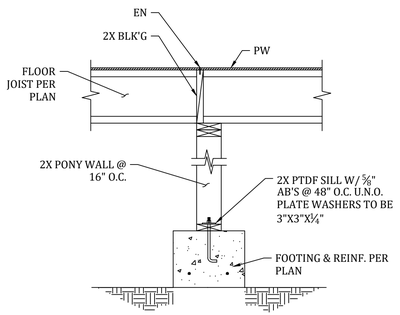
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SCALE:	AS NOTED
DATE:	8/24/2026
DESIGNED BY:	M.RAMOS
DRAWN BY:	J.VELONTA
REVIEWED BY:	C.DILWORTH
JOB NO:	RN060126

SHEET NO. SD2



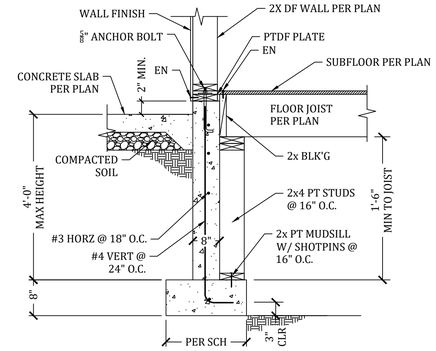
FLOOR JOISTS TO STEMWALL	1



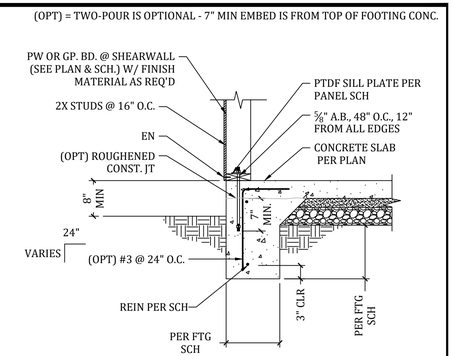
TYPICAL INTERIOR FOOTING	2

NOT USED

	3



FLOOR TO SLAB	4



TYPICAL EXTERIOR FOOTING	5

TRUSS TO WALL CONNECTION	6

TYPICAL GABLE END TRUSS CONNECTION	7

OVERFRAMING	8

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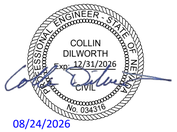
STRUCTURAL DETAILS

TITLE:

949 THREE FORKS COURT
SPARKS, NV 89441

ADDRESS:

NO.	DESCRIPTION	BY	DATE
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08/24/2026

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SHEET NO.
SD3