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: Torres Detached Accessory Dwelling Unit	
Project Description:	New detached 800 SF ADU with independent living facilities. Existing approved guest quarters remain an accessory structure.
Project Address:	5264 Leon Drive, Sun Valley, NV 89433
Project Area (acres or square feet):	Refer to Sheet A-0 for parcel area
Project Location (with point of reference to major cross streets **AND** area locator):	Sun Valley, Washoe County, Nevada; see vicinity map on Sheet A-0.

Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
085-071-34			

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: Ivan Torres Robles / Lilibey Reyes		Name: Steven J. Sheldrup, P.E.	
Address:		Address:	
	Zip:		Zip:
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person: Steven J. Sheldrup, P.E.	
Applicant/Developer:		**Other Persons to be Contacted:**	
Name: Ivan Torres Robles / Lilibey Reyes		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):	

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 accessory dwelling unit (ADU) with independent living facilities; see attached responses.

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.

800 square feet. See Sheet A-0, Cover Sheet / Site Plan, for project area and location.

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

Compatible residential gable roof forms, complementary exterior cladding and trim, and matching scale; see attached.

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?

At least eight (8) off-street parking stalls are available on the property; see site plan and attached response.

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?

Limit disturbance and vegetation removal; control construction dust, drainage, noise and lighting; see attached.

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).

Not applicable. The subject property is not a corner lot; see attached response regarding slope.

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?

No business or short-term rental (STR). For elderly parents, with no rent collected.

9. Is the subject property part of an active Homeowners Association (HOA) or Architectural Control Committee?

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

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 (if applicable):

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

TORRES ADU | ADMINISTRATIVE REVIEW

5264 Leon Drive, Sun Valley, NV 89433 | APN 085-071-34

1. Proposed Development

Construction of one new detached accessory dwelling unit (ADU) providing independent residential living accommodations on the parcel containing the existing primary residence. An existing, previously approved guest quarters building is classified as an accessory structure with plumbing fixtures and is not an existing ADU.

2. Proposed Building Area

The proposed detached accessory dwelling unit contains **800 square feet**. Refer to **Sheet A-0, Cover Sheet / Site Plan**, for the proposed building location and project information.

3. Architectural Compatibility

The proposed ADU is designed to complement the existing residential development and surrounding neighborhood through a cohesive architectural vocabulary. The building incorporates a conventional pitched, gable-roof configuration, residentially scaled massing and proportions, complementary exterior wall cladding, coordinated trim and fenestration, and a consistent roof and exterior finish character. These design elements create visual continuity among the principal residence, existing accessory improvements, and proposed ADU without introducing an incompatible building form or architectural style. Refer to **Sheet A-3** for proposed elevations.

5. Parking and Access

The property provides a minimum of **eight (8) off-street parking stalls** within the existing developed parking and access areas. The proposed ADU will utilize the established property access. No new public roadway is proposed. The existing gravel circulation and parking areas will continue to serve the site; parking stall configuration shall be identified on the site plan.

6. Minimization of Adverse Impacts

Construction activity will be confined, to the extent practical, to the designated improvement area, with unnecessary grading and disturbance of existing vegetation avoided. Construction operations will employ reasonable dust, debris, erosion, and sediment-control measures, and materials will be stored within the site. Existing drainage patterns will be maintained or appropriately accommodated so runoff is not intentionally redirected onto adjoining properties. Exterior lighting will be residential in character and directed downward and away from neighboring residences. The proposed one-story residential-scale building and its placement are intended to preserve neighborhood compatibility and minimize visual, noise, and privacy impacts.

7. Corner and Sloped Lot Provisions

The subject property is **not a corner lot**. The corner-lot provisions of WCC 110.220.60 are therefore not applicable. Any independently applicable sloped-lot provisions remain subject to the site grading and topographic conditions shown on Sheet A-0 and County review; no assertion of a slope exemption is made.

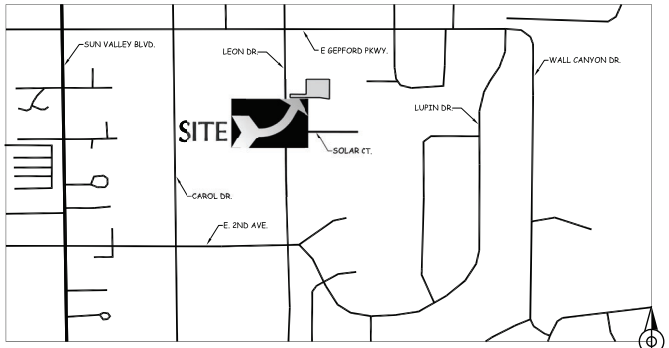
8. Proposed Occupancy and Rental Use

No. The proposed ADU is intended solely to accommodate the property owners' elderly parents as family housing. It is **not** proposed for business operations or short-term rental (STR) use, and **no rent will be collected**.

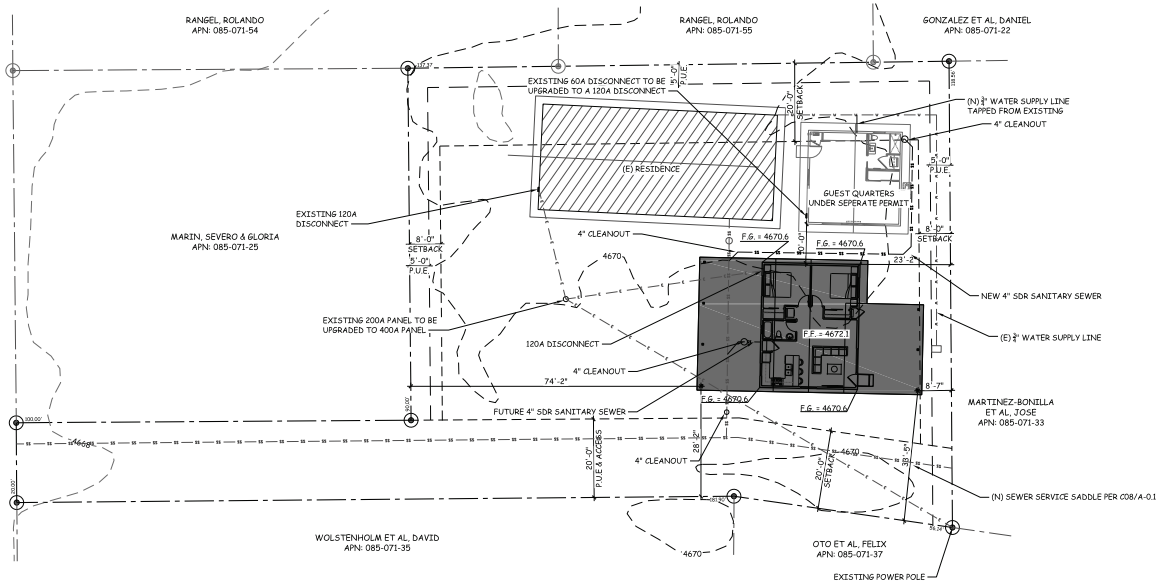
9–12. Additional Property and Utility Information

9. No HOA or architectural control committee. **10.** No restrictive covenants or deed restrictions prohibiting the ADU. **11.** No existing secondary dwelling or ADU; the approved guest quarters is an accessory structure with plumbing

Torres ADU



VICINITY MAP
NO SCALE



SITE PLAN
SCALE 1" = 15'-0"

N

GENERAL SITE NOTES

1. ALL WORK MUST CONFORM W/ LOCAL BUILDING CODES, CITY, COUNTY AND STATE ORDINANCES, SUBDIVISION REGULATIONS AND THE INTERNATIONAL BUILDING CODE, INTERNATIONAL RESIDENTIAL CODE, INTERNATIONAL ENERGY CONSERVATION CODE (2024 EDITIONS).
2. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING GRADES, UTILITIES, AND DIMENSIONS PRIOR TO THE START OF CONSTRUCTION.
3. THE CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING AND COORDINATING ALL SERVICE REQUIREMENTS WITH THE APPROPRIATE PUBLIC AGENCY OR UTILITY PROVIDER. CONNECTIONS SHALL BE MADE IN ACCORDANCE WITH ALL APPLICABLE CODES AND REQUIREMENTS.
4. PLACEMENT OF STRUCTURE WITHIN SETBACKS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. NOTIFY OWNER OF ANY DISCREPANCIES.
5. SLOPE LAWN AREAS FOR DRAINAGE MIN. 1/4" PER 1'-0".
6. MAINTAIN EXISTING DRAINAGE WITH 5% (2% MIN.) SLOPE AWAY FROM PROPOSED STRUCTURE FOR A MINIMUM OF 10' AND DRAINAGE SWALE 2'-6" MIN. IN FROM PROPERTY LINES AS REQUIRED TO PREVENT DRAINAGE ONTO ADJACENT PRIVATE PROPERTY. MINIMUM SLOPE OF DRAINAGE SWALE SHALL BE 1%.

SCOPE OF WORK

+/- 800 S.F. ACCESSORY DWELLING AT THE REAR PORTION OF THE 0.399 ACRE LOT

PROJECT GENERAL INFORMATION

LOT AREA:	0.399 ACRES
ADDRESS:	5264 LEON DR. SUN VALLEY, NV 89433
A.P.N.:	085-071-34
BUILDING OWNER:	IVAN TORRES 5264 LEON DR. SUN VALLEY, NV 89433
ZONING:	MDS
W.U.I.:	N/A
FLOOD ZONE:	X
BUILDING HEIGHT:	16'-1 1/2"
BUILDING STORIES:	1
(N) LIVING S.F.:	+/- 800 S.F.

BUILDING DESIGN CODES

2024 INTERNATIONAL BUILDING CODE - "IBC"

2024 INTERNATIONAL RESIDENTIAL CODE - "IRC"

2024 INTERNATIONAL ENERGY CONSERVATION CODE - "IECC"

2024 NORTHERN NEVADA CODE AMENDMENTS BY THE NNCICC

ALL OTHER CODES AND ORDINANCES AS CURRENTLY ADOPTED AND AMENDED BY AGENCIES HAVING JURISDICTION OVER THE PROJECT

DRAWING INDEX

A-0	COVER SHEET/SITE PLAN
A-1	PROPOSED FLOOR PLAN
A-2	ROOF PLAN
A-3	ELEVATIONS
A-4	SECTION A-A
A-5	DETAILS
E-1	ELECTRICAL PLAN
M-1	MECHANICAL DESIGN SPECIFICATIONS
S-1	FOUNDATION, FLOOR FRAMING & SHEARWALL PLAN
S-2	ROOF FRAMING PLAN
SD-1	STRUCTURAL NOTES & SCHEDULES
SD-2	STRUCTURAL DETAILS
SD-3	STRUCTURAL DETAILS

DIRECTORY

OWNER

IVAN TORRES
5264 LEON DR.
SUN VALLEY, NV 89433

ENGINEER

STEVEN SHELDRUP PE
LSP ENGINEERING
3100 MILL ST, STE 112C
RENO, NV 89502
P: (775) 378-7904
WWW.LSPENGINEERING.COM

Lumber, Steel, and Precast Engineering LLC
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STEVEN J. SHELDRUP
Exp: 06/30/2026
CIVIL
No. 29666
STATE OF NEVADA
PROFESSIONAL ENGINEER

04/21/2026

Steven J. Sheldrup
Principal Engineer
NV License #029666

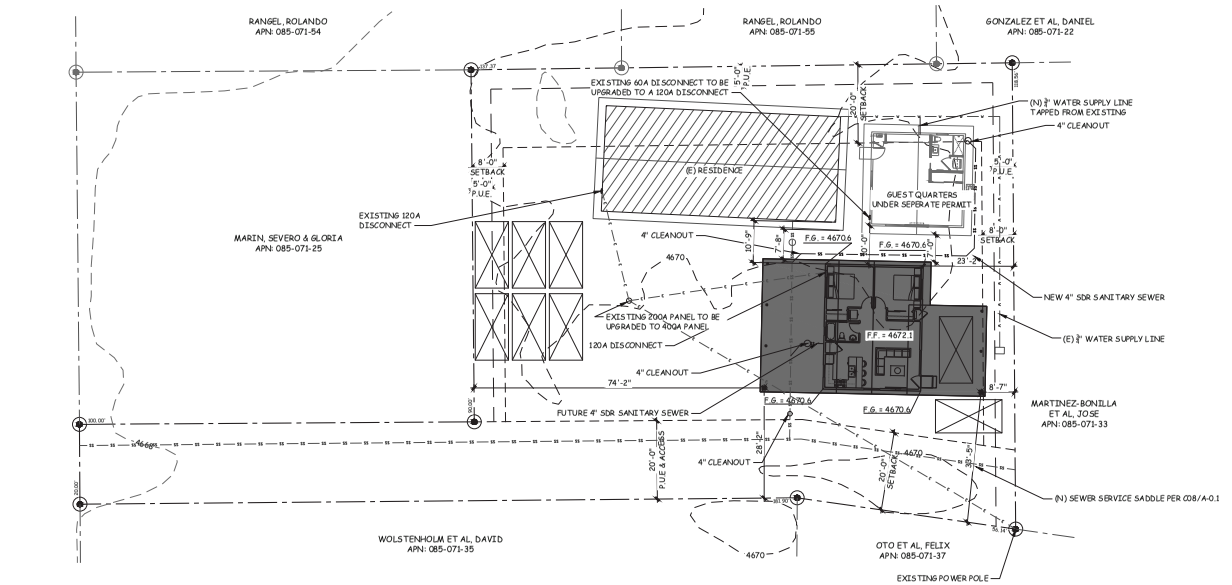
CONSTRUCTION DOCUMENTS

Steven Sheldrup

Torres ADU
5264 Leon Dr.
Washoe County, NV 89433
A.P.N.: 085-071-34

REVISIONS

Drawn SJS
Checked
Date 03/20/2026
Job Number 25002
Drawing Title Cover Sheet
Sheet Number A-0



N

SITE PLAN
SCALE 1" = 15'-0"

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Reno, NV 89502

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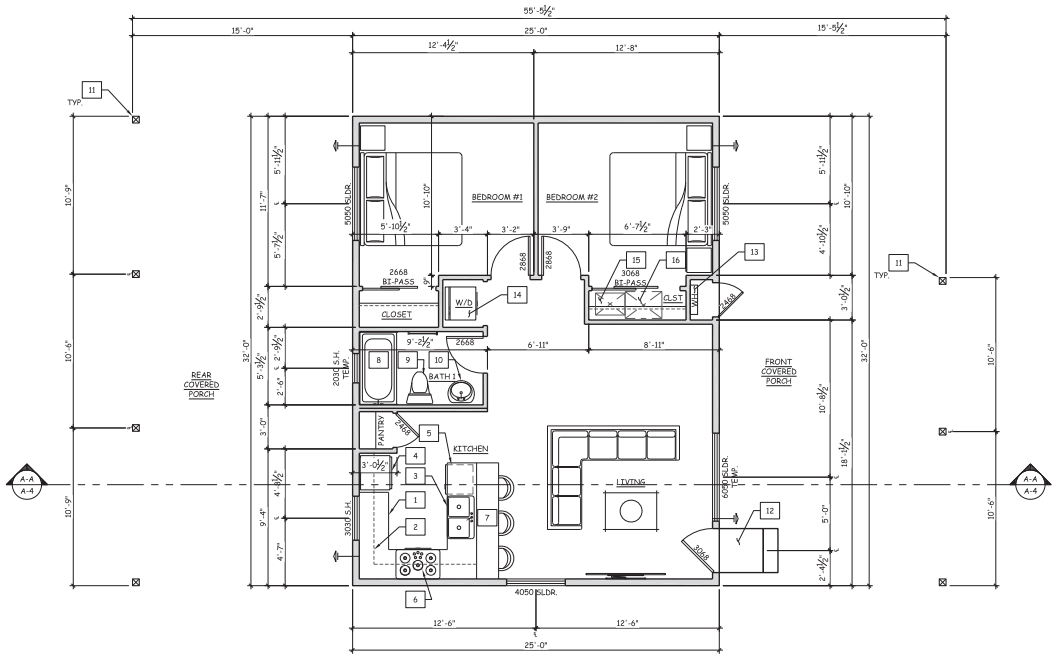
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Date	03/20/2026
Job Number	25002
Drawing Title	
Sheet Number	



FLOOR PLAN

SCALE 1/4" = 1'-0"

TOTAL = 800 S.F.

N

KEYNOTES:

1. COUNTERTOP AT + 36" A.F.F. WITH CABINETS BELOW
2. LINE OF CABINETS ABOVE
3. SINK WITH GARBAGE DISPOSAL
4. REFRIGERATOR
5. DISHWASHER
6. COOKTOP WITH OVEN & 100 CFM KITCHEN HOOD ABV.
7. +42" BAR TOP
8. TUB SHOWER COMBO
9. 1.28 G.P.F. TOILET - STYLE & COLOR PER OWNER
10. LAVATORY SINK
11. POST - SEE STRUCTURAL
12. CONCRETE STEPS 11" TREAD W/ 7.75" MAX RISE. EA. RISER TO BE EQUAL OR AS ALLOWED PER IRC.
13. TANKLESS WATER HEATER - INSTALLED PER MANUFACTURERS RECOMMENDATION.
14. STACKED WASHER DRYER. ROUTE DRYER EXHAUST TO OUTSIDE PER CODE AND MANUFACTURES RECOMMENDATIONS
15. MIN. 18"X24" CRAWL SPACE ACCESS
16. MIN. 22"X30" ATTIC ACCESS

FLOOR PLAN NOTES

1. TYPICAL EXTERIOR WALL: SIDING O/ BLDG. PAPER O/ OSB SHEATHING O/ 2X4 DF#2 @ 16" O.C. TO MATCH (E) WALLS
2. INTERIOR WALLS: 2x4 STUDS @ 16" O.C. U.N.O.
3. ALL INTERIOR TRIM, WALL FINISHES, FLOORING FINISHES AND CABINETRY FINISHES TO BE COORDINATED W/ AND APPROVED BY OWNER PRIOR TO ORDERING/INSTALL.
5. PROVIDE SAFETY GLAZING IN HAZARDOUS LOCATIONS PER I.R.C. R308.4.
6. ALL DOOR HARDWARE PER OR OWNER APPROVED ALTERNATE.

FLOOR PLAN LEGEND

- 2x6 EXTERIOR WALL: EXTERIOR CLADDING PER ELEVATIONS. INTERIOR CLADDING TO BE ½" GPY. BD.
- 2x6 INTERIOR PLUMBING WALL
- 2x4 INTERIOR WALLS: ½" GYP. BD. E.S.
- 0000 TYPE — (N) WINDOW - SIZE AND TYPE PER PLAN, INSTALL WINDOW FLASHING PER DETAIL 1 ON SHEET A-6
- XXXX — (N) DOOR - SIZE AND TYPE PER PLAN

CRAWL SPACE VENTILATION

1/1500 S.F. REQ'D	
800 S.F./1500 =	0.53 S.F. NFVA
PROVIDE (4) 4x14 CRAWLSPACE VENT (4 x .167)	
TOTAL VENT AREA PROVIDED	= .69 S.F.

4 x 14 CRAWLSPACE VENT @ 24 SQ.IN. (.167 S.F.) NFVA

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CIVIL
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04/21/2026

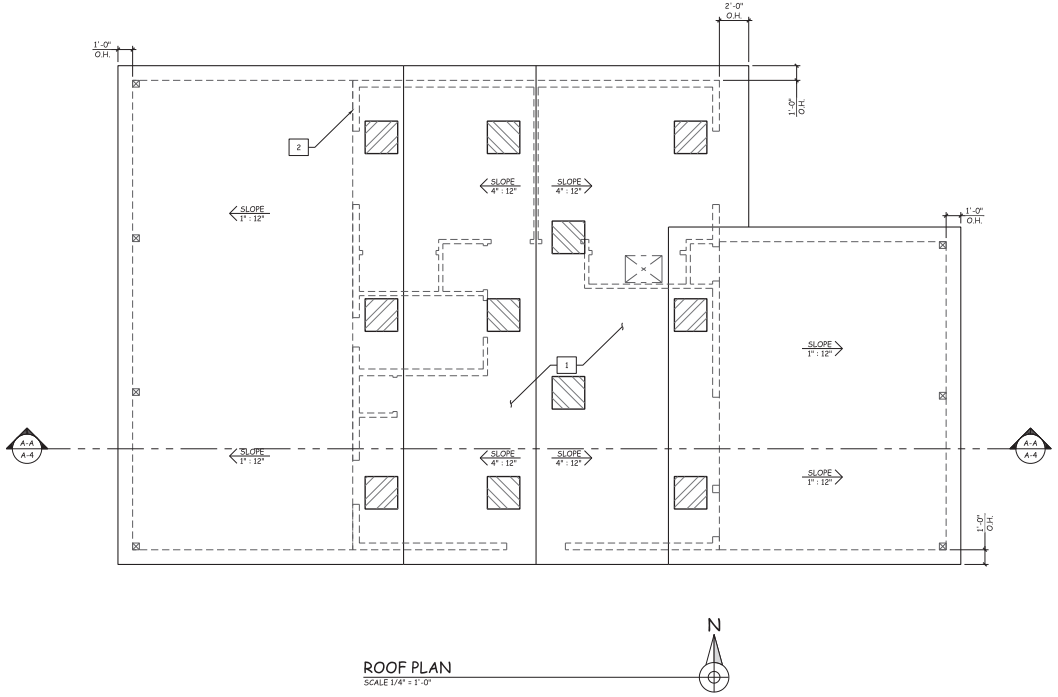
Steven J. Sheldrup
Principal Engineer
NV License #029666

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Job Number	25002
Drawing Title	Proposed Floor Plan
Sheet Number	A-1



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

KEYNOTES:

1. (N) ASPHALT SHINGLES O/ UNDERLAYMENT. SHINGLES STYLE AND COLOR TO MATCH (E) RESIDENCE SHINGLES.
2. WALLS BELOW.

ROOF PLAN NOTES

1. TYPICAL ROOF COVERING:
   30 YEAR ASPHALT SHINGLES O/ 30# FELT PAPER.
2. TYPICAL FLASHING @ ROOF PERIMETER:
   METAL DRIP EDGE FLASHING, COLOR TO BE BROWN OR BLACK.
3. SOFFIT MATERIAL TO MATCH EXISTING.

ATTIC VENTILATION

LOW VENTS:	(29) **MASTER FLOW	= 7.54 S.F.
HIGH VENTS:	(30) **MASTER FLOW	= 7.80 S.F.
TOTAL VENT AREA PROVIDED		= 15.34 S.F.

REQUIRED = 800 S.F./ 300 = 2.67 S.F.

**MASTER FLOW - SUPER LOW PROFILE SLANT BACK (NFVA = .26 S.F. EA VENT)

MASTER FLOW HIGH VENTS

MASTER FLOW LOW VENTS

ATTIC VENTILATION PROVIDED CAN BE ALTERED/ADJUSTED AS LONG THE MINIMUM REQUIRED VENTILATION AND THE 40%-50% OF UPPER VENTILATION HAS BEEN MET.

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Drawing Title
Proposed Roof Plan

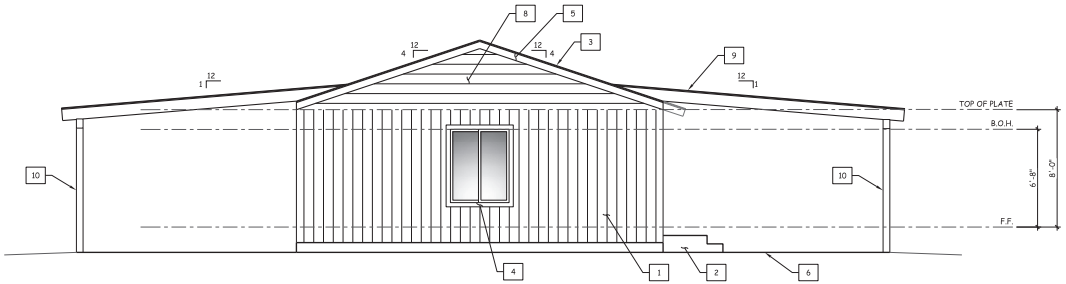
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A-2

KEYNOTES:

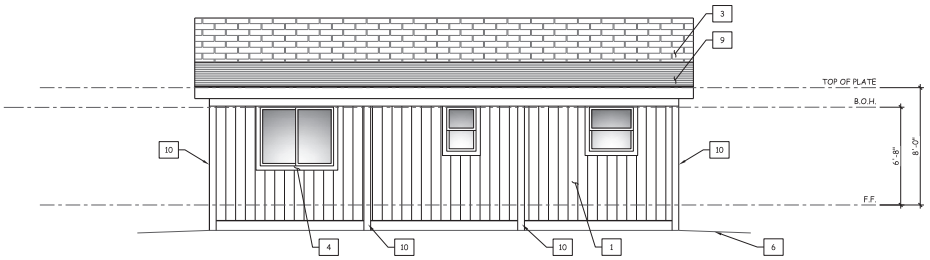
1. SIDING O/ WATER RESISTIVE BARRIER O/ SHEATHING. SEE STRUCTURAL FOR SHEATHING REQUIREMENTS.
2. CONCRETE STEPS AND STOOP - 7.75" MAX. RISER AND 11" TREAD.
3. 40 YR. ASPHALT SHINGLES O/ 30# FELT PAPER O/ SHEATHING. SEE STRUCTURAL STRUCTURAL FOR SHEATHING REQUIREMENTS. SHINGLES STYLE AND COLOR TO MATCH (E) RESIDENCE SHINGLES.
4. TRIM, STYLE AND COLOR PER OWNER
5. 2x FASCIA, STYLE AND COLOR PER OWNER
6. FINISHED GRADE
7. DOOR PAINTED PER OWNERS REQUIREMENTS.
8. LAP SIDING SIDING, COLOR AND STYLE PER OWNER
9. GAF LIBERTY LOW SLOPE ASPHALT ROOFING. COLOR & STYLE TO MATCH SHINGLES SYSTEM
10. POST - TREATED FOR WEATHER EXPOSURE

ELEVATION NOTES

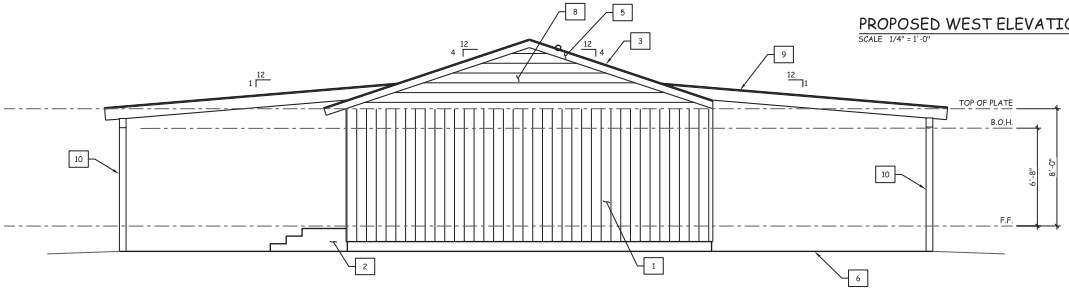
1. CONTRACTOR/OWNER TO COORDINATE ALL FINISHES.
2. CONTRACTOR/OWNER TO COORDINATE THE EXTENTS OF PAINT AND REPAIR OF EXISTING RESIDENCE
3. PAINT FINISH TO BE APPLIED OVER PREPPED AND PRIMED SURFACES ONLY.
4. CONTRACTOR TO COORDINATE ALL COLORS.



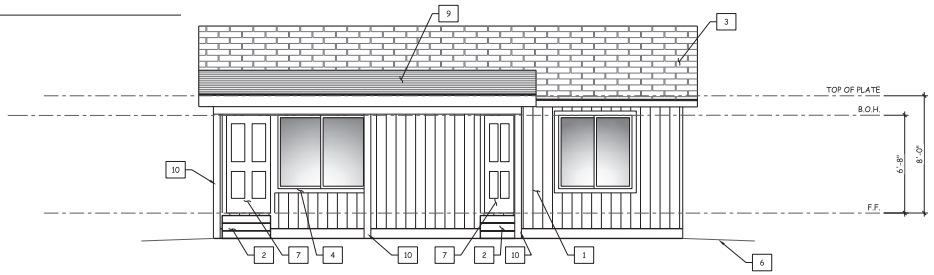
PROPOSED SOUTH ELEVATION
SCALE 1/4" = 1'-0"



PROPOSED WEST ELEVATION
SCALE 1/4" = 1'-0"



PROPOSED NORTH ELEVATION
SCALE 1/4" = 1'-0"



PROPOSED EAST ELEVATION
SCALE 1/4" = 1'-0"

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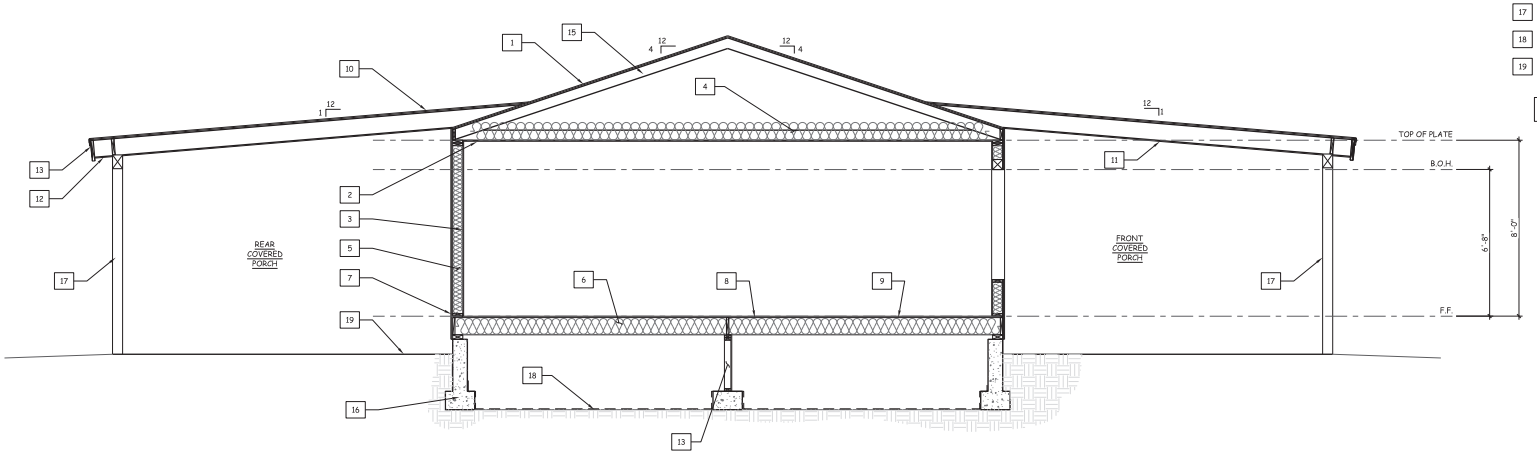
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Principal Engineer
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CONSTRUCTION DOCUMENTS

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A.P.N.: 085-071-34

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Date 03/20/2026
Job Number 25002
Drawing Title
Proposed Elevations
Sheet Number
A–3



SECTION "A-A"

SCALE 3/8" = 1'-0"

KEYNOTES:

1. ASPHALT SHINGLES O/ 30# FELT PAPER O/ STRUCTURAL SHEATHING O/ PRE-MANUFACTURED WOOD TRUSSES - SEE ELEVATION FOR STYLE AND COLOR.
2. 5/8" TYPE X GYP. BD.
3. ½" GYP. BD.
4. R-49 BLOW-IN INSULATION
5. 2X6 WALL W/ R-23 BATT INSULATION
6. R-30 BATT INSULATION
7. SIDING PER ELEVATIONS O/ WATER RESISTIVE BARRIER O/ SHEATHING PER STRUCTURAL PLANS
8. FLOOR JOISTS PER STRUCTURAL PLAN
9. WOOD SUB-FLOOR PER STRUCTURAL DRAWINGS
10. GAF LIBERTY LOW SLOPE ASPHALT ROOFING. COLOR & STYLE TO MATCH SHINGLES SYSTEM
11. ENCLOSED PORCH LID W/ NON-COMBUSTIBLE SIDING.
12. ENCLOSED SOFFIT W/ NON-COMBUSTIBLE SIDING.
13. METAL DRIP EDGE BLACK OR BROWN O/ 1x3 TRIM O/ 2X12 R.S. FASCIA, FASCIA SIZE, TYPE AND STYLE PER OWNER.
14. CONCRETE SLAB. SLOPE AWAY FROM BUILDING 1% MIN.
15. PRE-MANUFACTURED ROOF TRUSSES PER STRUCTURAL PLANS.
16. FOOTINGS PER STRUCTURAL
17. WOOD POSTS BEYOND PREP AND PAINT PER OWNERS REQUIREMENTS.
18. 6 MIL. VAPOR RETARDER
19. FINISHED GRADE

WINDOW MINIMUM U-FACTOR RATING TO BE .27 OR BETTER

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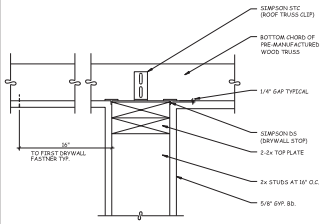
CONSTRUCTION DOCUMENTS

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A.P.N.: 085-071-34

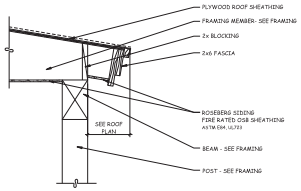
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Date 03/20/2026
Job Number 25002
Drawing Title
Section A-A
Sheet Number
A–4

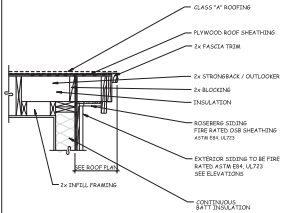
Not Used	9	Not Used	9	Non-Bearing Wall	6	Eave @ Porch	3
Not Used	9			Barge	5	Footing @ Concrete	2
Not Used	10	Window Flashing	7	Typical Eave	4	Footing @ Grade	1



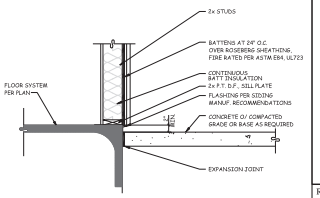
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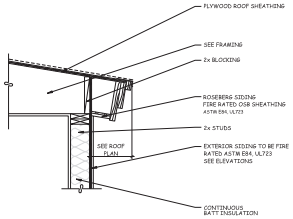
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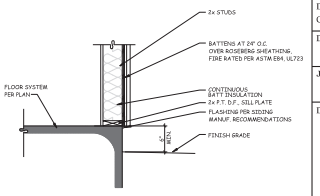
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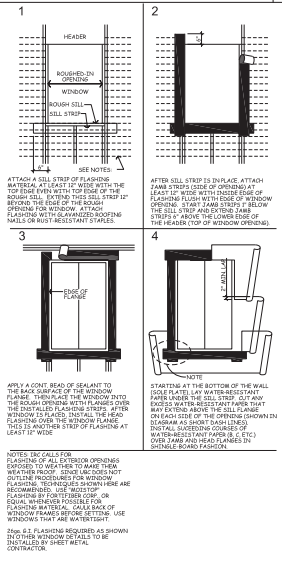
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ATTACH A SILL STRIP OF FLASHING MATERIAL AT LEAST 12" WIDE WITH THE TOP EDGE EVEN WITH TOP EDGE OF THE ROUGH SILL. EXTEND THIS SILL STRIP 12" PAST EACH SIDE OF THE ROUGHED-IN OPENING FOR WINDOW. ATTACH FLASHING WITH GALVANIZED ROOFING NAILS OR RUST-RESISTANT STAPLES.

AFTER SILL STRIP IS IN PLACE, ATTACH JAMB STRIPS (SIDE OF OPENING) AT LEAST 12" WIDE WITH INSIDE EDGE OF FLASHING FLUSH WITH EDGE OF WINDOW OPENING. START JAMB STRIPS 3" BELOW SILL STRIP AND EXTEND JAMB STRIPS 6" ABOVE THE UPPER EDGE OF THE HEADER (TOP OF WINDOW OPENING).

APPLY A CONT. BEAD OF SEALANT TO THE BACK SURFACE OF THE WINDOW FLANGE. THEN PLACE THE WINDOW INTO THE ROUGH OPENING WITH FLANGES OVER THE INSTALLED FLASHING STRIPS. AFTER WINDOW IS PLACED, INSTALL THE HEAD FLASHING OVER THE WINDOW FLANGE THEN ANOTHER STRIP OF FLASHING AT LEAST 12" WIDE

STARTING AT THE BOTTOM OF THE WALL (SOLE PLATE), LAY WATER-RESISTANT PAPER UNDER THE SILL STRIP. CUT ANY EXCESS WATER-RESISTANT PAPER THAT MAY EXTEND ABOVE THE SILL FLANGE ON EACH SIDE OF THE OPENING (SHOWN IN DIAGRAM AS SHORT DASH LINES). INSTALL SUCCEEDING COURSES OF WATER-RESISTANT PAPER (S. C. ETC.) SO THAT EACH COURSE LAPS FLANGES IN SHINGLE-BOARD FASHION.

NOTES: EBC CALLS FOR FLASHING OF ALL EXTERIOR OPENINGS EXPOSED TO WEATHER TO MAKE THEM WEATHER PROOF. SINCE UBC DOES NOT OUTLINE PROCEDURES FOR WINDOW FLASHING, THE METHODS SHOWN HERE ARE RECOMMENDED. USE RECOMMENDED FLASHING BY FORTIFIBER CORP. OR EQUAL WHENEVER POSSIBLE FOR FLASHING MATERIAL. CAULK BACK OF WINDOW FRAMES BEFORE SETTING. USE WINDOWS THAT ARE WATERTIGHT.

2Tran. 6.1. FLASHING REQUIRED AS SHOWN IN OTHER WINDOW DETAILS TO BE INSTALLED BY SHEET METAL CONTRACTOR.

N.T.S.

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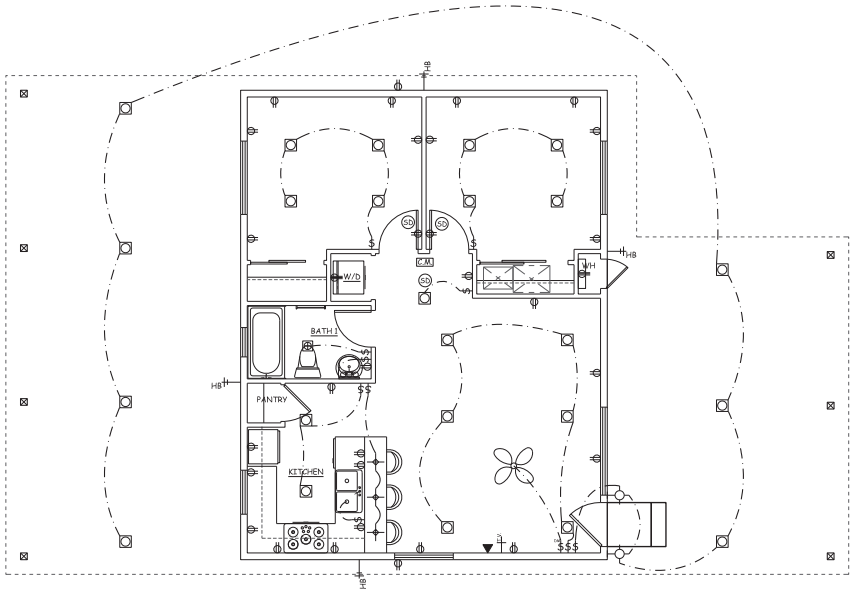
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CONSTRUCTION DOCUMENTS

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A.P.N.: 085-071-34

REVISIONS

Drawn	SJS
Checked	
Date	03/20/2026
Job Number	25002
Drawing Title	Details
Sheet Number	A–5



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

ELECTRICAL NOTES

1. ALL ELECTRICAL INSTALLATION SHALL COMPLY W/ THE 2024 INTERNATIONAL RESIDENTIAL CODE & LOCAL CODES.
2. ALL PLUG SPACING PER 2024 IRC TYP.
3. BACK TO BACK ELEC. PER 2024 IRC TYP.
4. COORDINATE ALL HANGING FIXTURES w/ OWNER.
5. SHOULD ANY LIGHTING CONFLICT w/ FRAMING, RELOCATE PER OWNER SPEC'S
6. LOCATION(S) OF COLD AIR RETURN TO BE VERIFIED w/ OWNER.
7. ALL RECESSED LIGHTING FIXTURES TO BE IC RATED AND LABELED FOR MAX. AIR LEAKAGE AND SEALED TO CEILING w/ GASKET OR CAULKING.
8. ALL KITCHEN, BATHROOM, AND OUTDOOR RECEPTACLE OUTLETS WILL BE GFCI PROTECTED.
9. IN EVERY KITCHEN, FAMILY ROOM, DINING ROOM, LIVING ROOM, PARLOR, LIBRARY, DEN, SUN ROOM, BEDROOM, RECREATION ROOM, OR SIMILAR ROOM OR AREA OF DWELLING UNITS, RECEPTACLE OUTLETS SHALL BE INSTALLED IN ACCORDANCE WITH THE GENERAL PROVISIONS PER 2024 IRC SPECIFIED IN SECTIONS E3901.2.1 THROUGH E3901.2.3.
10. CONTRACTOR TO PROVIDE TAMPER PROOF RECEPTACLES PER 2024 IRC SECTION E4002.14.
11. PROVIDE 30" WIDE X 36" DEEP WORKSPACE IN FRONT OF ELECT. PANEL.
12. ELECTRIC OUTLET BOXES LOCATED IN FLOORS SHALL BE LISTED FOR IN-FLOOR INSTALLATION.
13. THERMAL INSULATION SHALL NOT BE INSTALLED ABOVE OR WITHIN 3" OF RECESSED LUMINARIES' ENCLOSURE, WIRING COMPARTMENT OR BALLAST EXCEPT WHERE SUCH LUMINARIES IS IDENTIFIED FOR CONTACT WITH INSULATION, TYPE IC. PER I.R.C. E4004.9
14. ISLAND AND PENINSULAR RECEPTACLES TO BE MOUNTED NO MORE THAN 20" ABOVE OR 12" BELOW COUNTERTOP. RECEPTACLES NOT TO BE MOUNTED FACE UP IN COUNTERTOPS.
15. CEILING FAN/LIGHT OUTLET BOXES SHALL BE RATED FOR WEIGHT OF FAN / LIGHT.
16. INSTALL SMOKE ALARMS AS REQUIRED BY 2024 IRC SECTION R314 AND LOCAL BUILDING CODES.
17. PROVIDE CARBON MONOXIDE ALARMS AS REQUIRED BY 2024 IRC SECTION R315 AND LOCAL BUILDING CODES.
18. ALL BRANCH CIRCUITS THAT SUPPLY 120-VOLT, SINGLE-PHASE, 15 AND 20-AMPHERE OUTLETS INSTALLED IN FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BED ROOMS, SUN ROOMS, RECEPTION ROOMS, CLOSETS, HALLWAYS, AND SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A COMBINATION TYPE ARC FAULT CIRCUIT INTERRUPTER (AFCI) INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT.
19. ELECTRICAL PLAN IS FOR SCHEMATIC PURPOSES ONLY. OWNER TO COORDINATE WITH CONTRACTOR AND FIELD VERIFY LOCATION OF ELECTRICAL FIXTURES.
20. 90% OF LAMPS IN PERMANENTLY INSTALLED LIGHTING TO BE HIGH EFFICACY.

ELECTRICAL LEGEND

- 120 VOLT WALL OUTLET (GFI / AFCI ALL OUTLETS AS REQUIRED)
- 220-VOLT DUPLEX OUTLET (+12" U.N.O.)
- HB — NON-FREEZE HOSE BIBB
- INCANDESCENT 3-LIGHT BATH BAR LIGHT
- (E) 125 AMP ELECTRICAL PANEL
- WALL SWITCH - +52" U.N.O.
- 3-WAY WALL SWITCH - +52" U.N.O.
- DIMMER SWITCH
- ELECTRICAL CIRCUIT
- CEILING SURFACE MOUNTED LIGHT FIXTURE
- RECESSED LIGHT
- RECESSED LIGHT / FAN COMBO
- WALL MOUNTED LIGHT FIXTURE
- C.M — CARBON MONOXIDE DETECTOR INSTALLED PER CODE
- PENDANT HUNG FIXTURE
- SD — SMOKE DETECTOR INSTALLED PER CODE
- FAN LIGHT COMBO - SIZE, STYLE & COLOR PER OWNERS REQUIREMENTS.
- TELEPHONE OUTLET
- T.V. CABLE OUTLET
- 5000 BTU MINISPLIT UNIT, SEE MECHANICAL

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Drawing Title
Electrical Plan

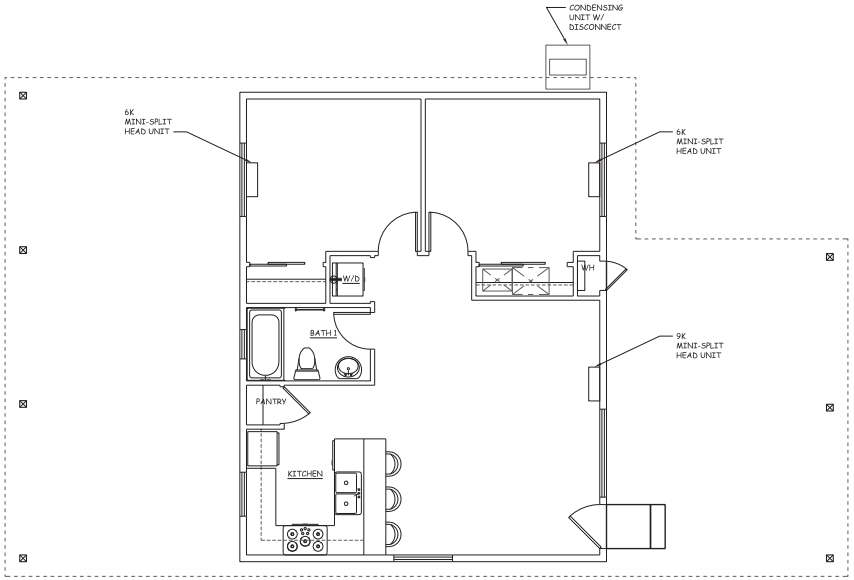
Sheet Number
E–1

Mechanical Notes

MINIMUM REQUIRED HEATING BTU's = 11,452 BTU

MINIMUM REQUIRED COOLING BTU's = 12,059 BTU

USE (2) 6,000 BTU (1) 9,000 BTU ELECTRIC ONLY MINI-SPLIT UNIT, MECHANICAL CONTRACTOR TO COORDINATE, RECOMMENDED 92% EFFICIENT AT SITE ELEVATION



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

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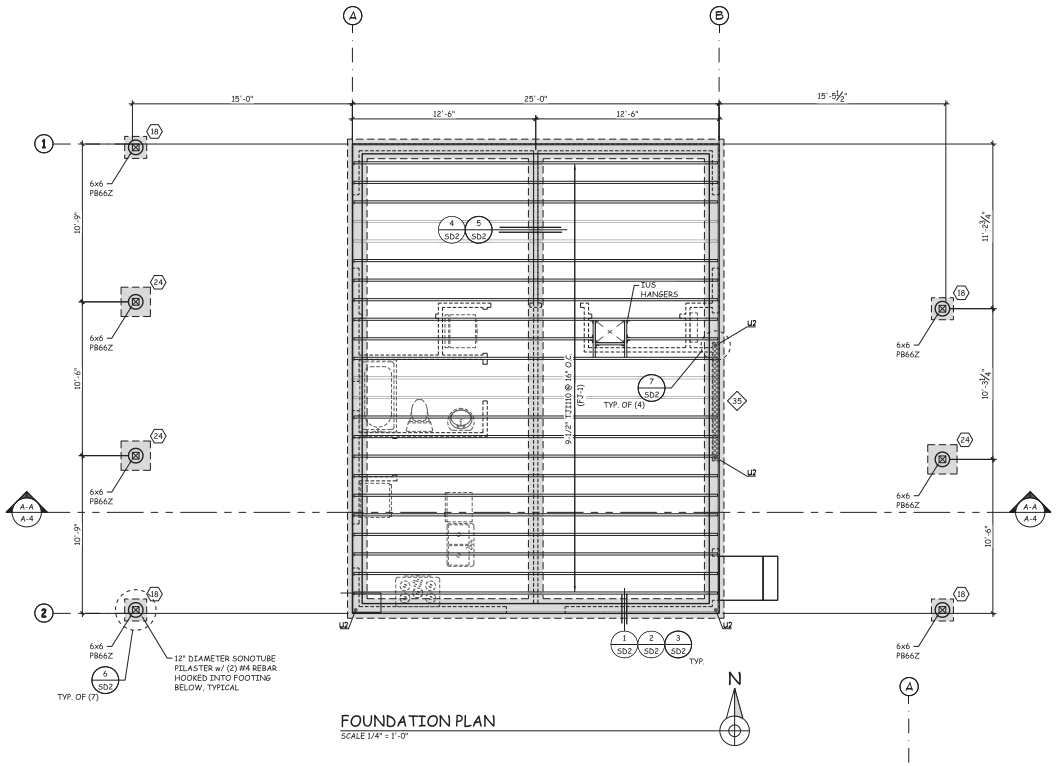
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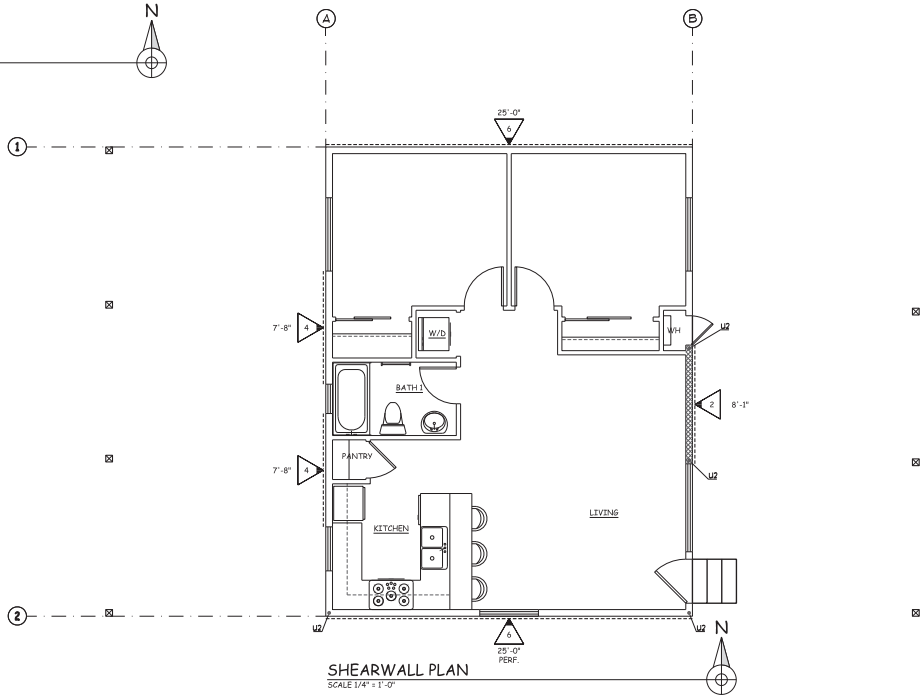
Drawing Title
Mechanical Design Specifications

Sheet Number
M-1



FOUNDATION PLAN

SCALE 1/4" = 1'-0"



SHEARWALL PLAN

SCALE 1/4" = 1'-0"

SHEARWALL PLAN LEGEND

SEE SHEET SD-1 FOR ADDITIONAL NOTES AND SCHEDULES

0'-0" X — SHEARWALL TYPE AND LENGTH - SEE SHEET SD1 FOR ADDITIONAL INFORMATION

H-X — TYPICAL WALL w/ SHEARPLY AND HOLDOWNS.

3x OR DBL 2x FRAMING MEMBERS CONNECTED W/ (2) 16d's @ 12" O/C AT ADJOINING PANEL EDGES

SHEARWALL PLAN NOTES

ALL EXISTING SHEARWALL PANEL NAILING TO BE VERIFIED BY THE CONTRACTOR OR PROVIDE NEW NAILING AS SPECIFIED IN THE SHEARWALL SCHEDULE ON SHEET SD-1.

HOLDOWNS IN EXISTING FOUNDATION MAY BE EXISTING. CONTRACTOR TO VERIFY HOLDOWNS IN EXISTING FOUNDATION OR PROVIDE NEW WITH DRILL AND EPOXY, SPECIAL INSPECTION REQUIRED FOR NEW AS OCCURS ONLY.

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.

CONC. MONO-POURED FOOTINGS TO BE 12" WIDE W/ 2-#4 REBAR CONT. 3" CLEAR FROM BOTTOM & 1-#4 REBAR CONT. @ TOP. FOOTING SHALL BEAR ON NATIVE GRADE OR AS DIRECTED BY SOILS ENGINEER. FOOTING SHALL BE A MIN. OF 2'-0" BELOW FINISHED GRADE.

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 & #4 VERT. @ 32" O.C. TYP. U.N.O. PROVIDE ⅝"Ø x 10" AB'S @ 48" O.C. TO 2x6 P.T. SILL U.N.O. IN SHEAR WALL PLAN. PROVIDE 2x6 P.T. SOLE PLATE @ GARAGE.

ALL SLABS TO BE 4" THICK CONCRETE w/ 6x6 10/10 WELDED WIRE FABRIC REINFORCING OR CONCRETE SHALL HAVE FIBERMESH ADDITIVE @ PLANT. SLAB SHALL BE PLACED OVER 4" TYPE-11 BASE COMPACTED TO 95% ON COMPACTED NATIVE SOIL, IF SUITABLE.

FOR 2x SILL PLATE, USE ⅝"Ø x 10" A.B. FOR 3x OR DOUBLE SILL PLATE, USE ⅝"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"x¼" THICK PLATE WASHERS SHALL BE INSTALLED ON EACH SILL BOLT.

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

FLOOR FRAMING NOTES

¾" T&G PLYWOOD APA RATED STURD-I-FLOOR - 48/24 w/ 10d @ 6" O.C. BOUNDARY, EDGES, & DRAG STRUTS w/ 10d @ 10" O.C. FIELD - GLUE & NAIL THROUGHOUT, TYP.

2X12 DF #2 FLOOR JOISTS @ 16" O.C. TYP. BLK. SOLID @ ALL SUPPORT LINES. PROVIDE 1¼" LSL RIM BOARD THROUGHOUT, TYP. BLOCK SOLID UNDER ALL HOLDOWNS. PROVIDE CRUSH BLOCK, WEB STIFFENERS, ETC. PER MFR.

TYPICAL FLOOR GIRDERS SHALL BE DBL. 1¾" x 9¼" 1.9E W.S. LVL'S, MAX. SPAN 10'-0" U.N.O. NAIL LVL'S TOGETHER w/ MIN. 2 ROWS OF 16d @ 12" O.C.

PROVIDE INSULATION @ RIM JOISTS & FLOOR.

INSULATE ALL PIPES & DUCTWORK.

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

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

VERIFY THE ENTIRE CRAWLSPACE IS COVERED BY VAPOR BARRIER TYP.

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

ALL EXTERIOR WALLS SHALL BE CONSIDERED SHEARWALLS NAILED AS TYPE "6" WALLS (SEE SHEARWALL SCHEDULE).

FOUNDATION PLAN LEGEND

SEE SHEET SD-1 FOR ADDITIONAL NOTES AND SCHEDULES

H-12 — TYPICAL WALL w/ SHEARPLY AND HOLDOWNS. COORDINATE HOLDOWN POST SIZE PER SD-1

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

16 — STRIP FOOTING SIZE, SEE SHEET SD-1

24 — PIER FOOTING SIZE, SEE SHEET SD-1

INTERIOR BEARING WALL

3x OR DBL. 2x FRAMING MEMBERS ATTACHED W/ (2) 16d's @ 12" o/c AT ADJOINING PANEL EDGES & P.T. 3x SILL PLATE w/ 5/8"DIA.x12" AB's, SPACING AS INDICATED ON PLANS. AT TYPE 3 WALLS, 2x SILL PLATE MAY BE USED w/ 5/8"DIA.x10" AB's @ HALF THE SPECIFIED SPACING.

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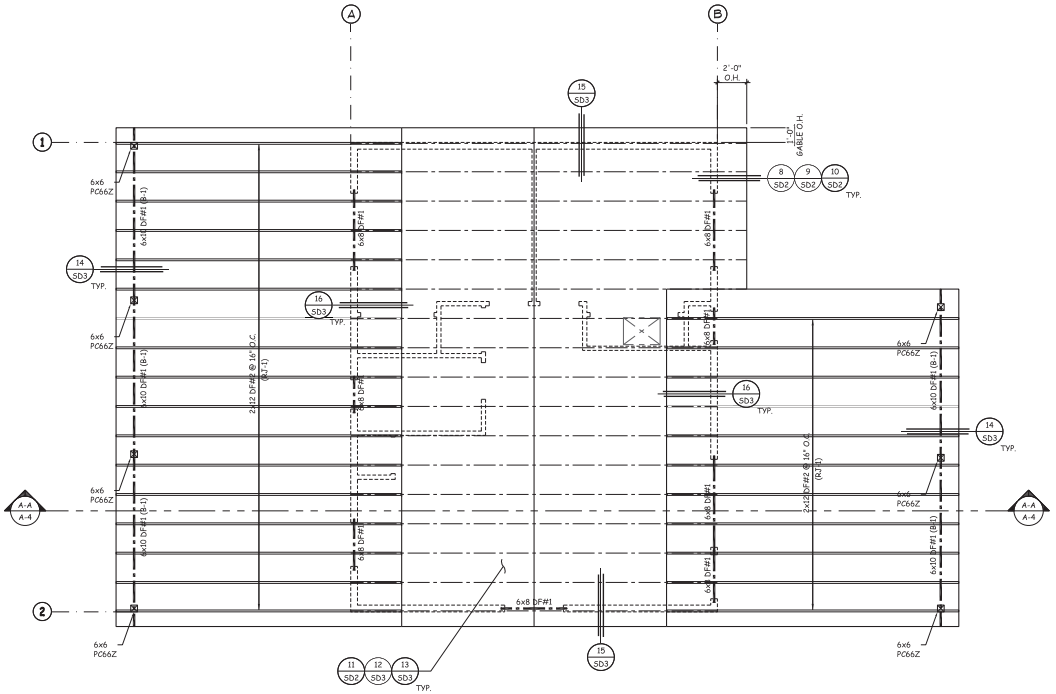
Job Number 25002

Drawing Title

Foundation, Floor Framing & Shearwall Plan

Sheet Number

S-1



ROOF FRAMING PLAN
SCALE 1/4" = 1'-0"

ROOF FRAMING PLAN LEGEND

SEE SHEET SD-1 FOR ADDITIONAL NOTES AND SCHEDULES

- WOOD HEADER/BEAM
- PRE MANUFACTURED TRUSSES
- ROOF RAFTERS
- INTERIOR BEARING WALL
- BALLOON FRAMED WALL
- 3x FRAMING AT ADJOINING PANEL EDGES & P.T. 3x SILL › w/)"~x12" AB's, SPACING AS INDICATED ON PLANS, AT TYPE 3 WALLS, 2x SILL › MAY BE USED w/)"~x10" AB's @ HALF THE SPECIFIED SPACING.

ROOF FRAMING NOTES

ROOF LOADS: LIVE/SNOW 29.8# SQ. FT. : DEAD 20# SQ. FT.

USE (1)-LAYER ⅞" (40/20) CDX APA RATED ROOF SHEATHING OR OSB EQUIVALENT, APPLY FACE GRAIN/LONG DIMENSION PERPENDICULAR TO SUPPORT FRAMING. STAGGER PANELS & NAIL w/ 10d'S @ 6" O.C. EDGES & BOUNDARIES & 10d'S @ 12" O.C. FIELD. NAIL ALL DRAG MEMBERS, SHEAR PANELS, BLOCKING, E.T.C. w/ NAILS SPACED @ 4" O.C. SEE DETAILS FOR ADDITIONAL NAILING REQUIREMENTS.

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

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

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

TYP HEADER U.N.O. USE 6x8 D.F. #1

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

USE 2x6 FLAT w/ 2x6 STRONGBACK @ 48" O.C. @ GABLE END FRAMING

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

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

A35 @ 48" O.C. TRUSS BLK'G TO TOP PLATE TYP U.N.O.

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

PROVIDE SNOW DIVERTERS @ ALL ROOF PENETRATIONS

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

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

PROVIDE BLOCKING @ ALL RIDGES, HIPS & VALLEYS TYP

PROVIDE CONT ROOF PLY UNDER ALL ROOF OVER FRAMING

PRE-MANUFACTURED WOOD ROOF TRUSSES

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

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

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

DEAD LOAD DEFLECTIONS SHALL BE LIMITED TO L/240.

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

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

USE PRE-ENGINEERED MANUFACTURED TRUSSES. SOLID BLOCK @ ALL SUPPORTS & PER MANUFACTURER'S SPECIFICATIONS. USE SIMPSON H1 @ EACH SUPPORT WALL/BEAM TO EACH TRUSS & H6 @ EACH SUPPORT WALL/BEAM TO EACH GIRDER TRUSS.

HANG TRUSSES & GIRDER TRUSSES w/ SIMPSON HUS26 OR AS SPECIFIED ON PLAN. TRUSS CALCULATIONS HOLD PRECEDENCE OVER PLAN @ ALL TRUSS-TO-TRUSS CONNECTIONS.

TRUSSES ARE TO BE HANDLED, INSTALLED, & BRACES IN ACCORDANCE w/ HIB-91 OF THE TRUSS PLATE INSTITUTE (TPI).

THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL FIELD CONDITIONS, PLATE HEIGHTS, TRUSS DIMENSIONS, ROOF PITCHES AND OVERHANGS PRIOR TO TRUSS FABRICATION.

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

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Drawn SJS
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Job Number 25002

Drawing Title
Roof Framing Plan

Sheet Number
S-2

Project Structural Notes

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

GENERAL

1. ALL WORK, DETAILS OF DESIGN, WORKMANSHIP, AND MATERIALS SHALL CONFORM TO REQUIREMENTS OF THE 2604 EDITION OF THE INTERNATIONAL BUILDING CODE (IBC) OF THE INTERNATIONAL CODE COUNCIL AND THE APPLICABLE COUNTY/CITY BUILDING CODES.
2. LUMBER, STEEL, AND PRECAST ENGINEERING, LLC (LSP ENGINEERING, LLC) EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY MATTER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN CONSENT OF LSP ENGINEERING, LLC. IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD LSP ENGINEERING, LLC HARMLESS.
3. LSP ENGINEERING, LLC RESERVES THE RIGHT TO PERFORM OBSERVATION VISITS TO THE SITE AT ANY TIME. OBSERVATIONS ARE PERFORMED SOLELY FOR THE PURPOSE OF DETERMINING IF THE CONTRACTOR UNDERSTANDS DESIGN INTENT CONVEYED IN THE PLANS. OBSERVATIONS DO NOT GUARANTEE CONTACTOR'S PERFORMANCE AND ARE NOT TO BE CONSTRUED AS SUPERVISION OF THE PROJECT.
4. IN THE EVENT THAT CERTAIN EXISTING DIMENSIONS AND/OR CONDITIONS ARE FOUND TO BE DIFFERENT FROM THOSE SHOWN ON THE PLANS AND DETAILS, THE ENGINEER SHALL BE IMMEDIATELY NOTIFIED SO THAT THE PROPER REVISIONS CAN BE MADE IF NECESSARY. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR THE RESULTS OF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WHICH THE CONTRACTOR FAILED TO NOTIFY LSP ENGINEERING, LLC OF BEFORE CONSTRUCTION AND/OR FABRICATION OF THE WORK.
5. LSP ENGINEERING, LLC IS RESPONSIBLE FOR THE STRUCTURAL ITEMS IN THE PLANS ONLY. SHOULD ANY CHANGES BE MADE, OR SHOULD THE RESULTS OF THESE CALCULATIONS NOT BE FULLY OR PROPERLY TRANSFERRED TO THE PLANS, LSP ENGINEERING, LLC ASSUMES NO RESPONSIBILITY FOR THE STRUCTURE.
6. THE DETAILS SHOWN ON THE DRAWINGS ARE TYPICAL. SIMILAR DETAILS APPLY TO SIMILAR CONDITIONS. NO DEVIATIONS FROM STRUCTURAL DETAILS SHALL BE MADE WITHOUT THE PRIOR WRITTEN APPROVAL OF LSP ENGINEERING, LLC.
7. THE CALCULATIONS ARE BASED UPON A COMPLETE STRUCTURE. TEMPORARY SUPPORTS, ETC., ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND HAVE NOT BEEN CONSIDERED BY LSP ENGINEERING, LLC. SHOULD AN UNFINISHED STRUCTURE BE SUBJECT TO LOADS, LSP ENGINEERING, LLC SHOULD BE CONSULTED FOR AN INTERIM DESIGN OR IF NOT, WILL ASSUME NO LIABILITY.
8. ALL NOTES ARE TYPICAL UNLESS NOTED OTHERWISE ON THE PLANS. ALL HARDWARE AND FRAMING MEMBERS SPECIFIED IN THE CALCULATIONS AND/OR PLANS ARE MINIMUMS AND LARGER MEMBERS OF EQUAL OR BETTER GRADE MAY BE SUBSTITUTED.

SITE WORK

1. LSP ENGINEERING, LLC HAS NOT MADE A GEOTECHNICAL REVIEW OF THE BUILDING SITE AND IS NOT RESPONSIBLE FOR GENERAL SITE STABILITY OR SOIL SUITABILITY FOR THE PROPOSED PROJECT. LSP ENGINEERING, LLC RECOMMENDS A REVIEW OF THE SITE BY A GEOLOGICAL ENGINEER OR A QUALIFIED CIVIL ENGINEER TO DETERMINE GENERAL SITE STABILITY AND SOIL SUITABILITY FOR THE PROJECT.
2. BUILDING SITES ARE ASSUMED TO BE DRAINED AND FREE OF CLAY OR EXPANSIVE SOIL. ALL FOOTINGS SHALL BE LEVEL OR STEPPED AND BEAR ON FIRM, STABLE, NATURAL, UNDISTURBED SOIL OR AN APPROVED COMPACTED FILL.
3. PERIMETER OR EXTERIOR FOOTING DEPTHS MUST EXTEND BELOW FROST LINE (18" OR 24" AS PER LOCAL CODE REQUIREMENTS). ALL OTHER FOOTINGS (INTERIOR) SHALL BOTTOM 12" MINIMUM BELOW NATURAL UNDISTURBED GRADE.
5. BUILDING PADS SHALL BE GRADED 2% TOWARD APPROVED DRAINAGE FACILITIES AND PROVISIONS SHALL BE MADE TO CONTROL AND DRAIN SURFACE WATER AROUND BUILDING.
6. ASSUME CLASS D SOILS WITH ALLOWABLE SOIL BEARING PRESSURE OF 1500 PSF WITH A CONSTANT EXPANSION INDEX LESS THAN 20. SOIL BEARING PRESSURE HAS BEEN DETERMINED IN ACCORDANCE WITH IBC TABLE 1806.2.

FILL AND BACKFILL

1. FILL MATERIAL SHALL BE FREE FROM DEBRIS, VEGETATION, AND OTHER FOREIGN SUBSTANCES.
2. BACKFILL TRENCHES SHALL BE COMPACTED TO 90% DENSITY PER ASTM D97 TO WITHIN 12" OF FINISHED GRADE. THE TOP 12" SHALL BE LANDSCAPE FILL.
3. BACKFILL AT PIPE TRENCHES SHALL BE COMPACTED ON BOTH SIDES OF PIPE IN 6" LIFTS.
4. 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.
5. ALL BACKFILL AGAINST FOUNDATION WALLS MUST BE COMPACTED TO 90% RELATIVE DENSITY.
6. PROVIDE A 4" DIAMETER PVC PERFORATED DRAINPIPE AT GRADE SIDE OF ALL RETAINING WALLS. SLOPE PIPE TO DRAIN TO DAYLIGHT AND DRYWELL.

CONCRETE

1. REINFORCED CONCRETE WORK SHALL CONFORM TO APPLICABLE REQUIREMENTS OF THE IBC AND ACI STANDARD 318-11.
2. AGGREGATE SHALL CONFORM TO ASTM C33 FOR STONE CONCRETE.
3. CONCRETE SHOOPS TO BE MACHINE-MIXED AND PLACED IN ACCORDANCE WITH THE IBC.
4. COMPRESSION STRENGTH OF ALL REINFORCED CONCRETE SHALL NOT BE LESS THAN 3000 PSI AT 28 DAYS.
5. STRUCTURAL DESIGN BASED ON Fc = 2500 PSI (SPECIAL INSPECTION NOT REQUIRED.)
6. USE NORMAL WEIGHT CONCRETE FOR ALL CONCRETE. USE TYPE II CEMENT TYPICAL. IF SOIL CONTAINS SULFATE CONCENTRATIONS OF 2% OR MORE, USE TYPE V CEMENT.
7. THE MAXIMUM SLUMP SHALL NOT EXCEED 3". PLASTICIZERS MAY BE USED TO INCREASE SLUMP TO 8" MAXIMUM PROVIDED THEY DO NOT INCREASE SHRINKAGE.
8. MAXIMUM WATER/CEMENT RATIO SHALL BE .55 FOR 3000 PSI CONCRETE.
9. EXTERIOR SLABS ON GRADE SHALL CONTAIN NOT LESS THAN 6% NOR MORE THAN 6% ENTRAINED AIR.
10. FOLLOW RECOMMENDED PRACTICES FOR HOT AND COLD WEATHER CONCRETING BY OBSERVING ACI 305 AND ACI 306 GUIDELINES.
11. PROVIDE STANDARD CRACK CONTROL JOINTS IN ALL SLABS ON GRADE USING MAXIMUM DIMENSION OF 15 FEET FOR 4" SLABS AND 12 FEET FOR 6" SLABS. JOINT DEPTH SHALL NOT EXCEED ONE-FOURTH OF SLAB DEPTH.
12. TOP OF CONCRETE SLABS SHALL BE MINIMUM 6" ABOVE FINISHED GRADE.
13. PIPES MAY PASS THROUGH STRUCTURAL CONCRETE IF SUCH PIPES SHALL NOT BE EMBEDDED THEREIN. PIPES OR DUCTS EXCEEDING ONE-THIRD THE SLAB OR WALL THICKNESS SHALL NOT BE PLACED IN STRUCTURAL CONCRETE.
14. DO NOT PLACE CONCRETE UNTIL ALL REINFORCEMENT, CUT-OUT BOXES, ANCHORS, HANGERS, SLEEVES, BOLTS, HOLDOWNS, ANCHOR BOLTS OR OTHER EMBEDDED MATERIALS AND ITEMS ARE SECURELY AND PROPERLY FASTENED IN THEIR PROPER PLACES AND POSITIONS.

MASONRY

1. ALL CONCRETE MASONRY UNITS SHALL CONFORM TO ASTM C90, GRADE N. FM = 1500 PSI. USE 85 PCF MINIMUM WEIGHT UNITS ABOVE GRADE AND 130 PCF MINIMUM WEIGHT UNITS BELOW GRADE. USE MOISTURE CONTROLLED UNITS ONLY. USE OPEN-END MASONRY UNITS AS MUCH AS POSSIBLE AND AT WALL INTERSECTIONS.
2. ALL BRICK SHALL CONFORM TO ASTM C62, GRADE MW.
3. MORTAR FOR CONCRETE MASONRY SHALL CONFORM TO ASTM C270, TYPE S.
4. GROUT FOR CONCRETE MASONRY SHALL BE IN ACCORDANCE WITH IBC SECTION 2103. MINIMUM 28-DAY COMPRESSIVE STRENGTH SHALL NOT BE LESS THAN 2000 PSI.
5. ALL WALLS SHALL BE GROUTED SOLID. GROUT SHALL BE VIBRATED INTO PLACE AND SHALL BE PLACED IN LIFTS NOT EXCEEDING 4' UNLESS APPROPRIATE CLEANOUT HOLES ARE PROVIDED IN ACCORDANCE WITH IBC.
6. AGGREGATES FOR MORTAR AND GROUT SHALL BE NATURAL SAND AND ROCK CONFORMING TO ASTM C-144 (MORTAR) AND C-404 (GROUT).
7. CEMENT SHALL BE PORTLAND CEMENT CONFORMING TO ASTM C-150, TYPE I OR II, LOW ALKALI.
8. ALL CONCRETE BLOCK AND BRICK SHALL BE LAID IN RUNNING BOND.
9. 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.
10. MASONRY WALLS SHALL BE REINFORCED WITH #4 VERT @ 16" O.C. EACH WAY. # #4 @ 24" O.C. HORIZ. BAR SPLICES SHALL BE STAGGERED.

REINFORCING STEEL

1. 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.
2. ALL DETAILS OF FABRICATION AND INSTALLATION OF REINFORCING STEEL SHALL BE IN ACCORDANCE WITH THE ACI MANUAL OF STANDARD PRACTICE.
3. WELDED FABRIC (WSM) SHALL CONFORM TO LATEST REVISED ASTM A185 AND BE FURNISHED IN FLAT SHEETS. SMOOTH WIRE FABRIC SHALL CONFORM TO ASTM A-185 HAVING A YIELD STRENGTH OF 60 KSI.
4. WELDING OF REINFORCING STEEL SHALL CONFORM TO AWS D12.1 USING LOW HYDROGEN ELECTRODES.
5. ALL BARS SHALL BE LAPPED WITH A MINIMUM OF 40 BAR DIAMETERS (2' MINIMUM) AT ALL SPLICES.
6. SPLICES OF HORIZONTAL REBAR IN WALLS AND FOOTINGS SHALL BE STAGGERED 4' MINIMUM.
7. DOWELS FOR WALLS AND COLUMNS SHALL BE THE SAME SIZE AND SPACING AS THE WALL/COLUMN REINFORCING.
8. ALL REINFORCING STEEL SHALL BE ACCURATELY LOCATED AND ADEQUATELY SECURED IN POSITION BEFORE AND DURING PLACEMENT OF CONCRETE.
9. MASONRY REINFORCEMENT, BOLTS, ETC. SHALL HAVE MINIMUM GROUT COVERAGE OF THREE-FOURTHS OF AN INCH.
10. REINFORCEMENT COVER IN CAST-IN-PLACE CONCRETE SHALL BE AS FOLLOWS:
   A. 3" - CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH
   B. 2" - FORMED SURFACES EXPOSED TO GROUND OR WEATHER

STRUCTURAL STEEL

1. STRUCTURAL STEEL AND MISCELLANEOUS IRON SHALL CONFORM TO ASTM A-36.
   W SECTIONS SHALL CONFORM TO ASTM A992, GRADE 50.
2. STEEL PIPE COLUMNS SHALL CONFORM TO ASTM A-53, TYPE E OR S, GRADE B.
3. STEEL TUBE SECTIONS SHALL CONFORM TO ASTM A500, GRADE B.
4. STEEL PLATES SHALL CONFORM TO ASTM A-283, GRADE 'A'.
5. ALL DETAILING SHALL CONFORM TO CURRENT AISC SPECIFICATIONS.
6. ALL WELDING SHALL CONFORM TO CURRENT AISC AND AWS 1.1 SPECIFICATIONS, AND SHALL BE 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 FIER BLK.
7. ALL COMPLETE JOINT PENETRATION WELDS REQUIRE SPECIAL INSPECTION AND UT TESTING.
8. ALL WELDING ELECTRODES SHALL BE E70XX OR SHIELDED WIRES WITH FY GREATER THAN OR EQUAL TO 70 KSI.
9. BOLTS, NUTS, AND SCREWS SHALL CONFORM TO ASTM A307 GRADE 'A'.
10. HIGH STRENGTH BOLTS SHALL BE ASTM A325. CONTACT FACES OF STEEL CONNECTIONS WHERE HIGH STRENGTH BOLTS ARE TO BE USED SHALL NOT BE PAINTED.
11. ALL FOUNDATION BOLTS SHALL BE ASTM A-36 GALVANIZED ALL THREAD OR ASTM A307 UNFINISHED BOLTS. ALL 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.
12. ALL STRUCTURAL STEEL AND MISCELLANEOUS IRON NOT ENCASED IN CONCRETE SHALL RECEIVE ONE SHOP COAT OF APPROVED PROPER PAINT.
13. ALL STEEL EXPOSED TO WEATHER SHALL BE HOT-DIP GALVANIZED AFTER FABRICATION OR OTHER APPROVED WEATHER PROOFING METHOD HAVING EQUIVALENT RESULTS MAY BE USED.
14. WHERE NECESSARY, PROVIDE ONE-HALF INCH DIAMETER X THREE INCH NELSON STUDS AT 36" O.C.
15. ALL GROUT UNDER STEEL BEARING PLATES SHALL BE SOLID DRYPACK OR NON-SHRINK GROUT PLACED AS DIRECTED BY THE MANUFACTURER.
16. PROVIDE WELDER'S 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.

WOOD FRAMING NOTES

1. ALL LUMBER FRAMING AND BEARING STUDS TO BE DOUGLAS FIR-LARCH WITH MOISTURE CONTENT LESS THAN 19%.
   - GLUE LAMINATED TYPEER BEAMS TO BE APA/EWS MARKED 24F-V4. GLU-LAMS EXPOSED TO WEATHER SHALL BE RATED FOR EXTERIOR USE BY THE MANUFACTURER OR AN APPROVED PROTECTIVE COATING FROM MOISTURE SHALL BE PROVIDED.
   - LAMINATED VENEER LUMBER (LVL) TO BE 1.9E, Fb=2600 PSI, Fv= 285 PSI EQUIVALENT OR BETTER FOR MEMBERS LESS THAN 16" DEEP. CONNECT PLIES WITH (2) ROWS 16D BOX NAILS AT 12" O.C. FOR MEMBERS GREATER THAN 16" DEEP. CONNECT PLIES WITH (3) ROWS 16d BOX NAILS AT 12"O.C. FOR THREE PIECE MEMBERS. NAILING SPECIFIED IS FROM EACH SIDE.
   - PARALLAM PSL STRAND LUMBER (PSL) TO BE 2.0E, Fb= 2900 PSI Fv= 290 PSI EQUIVALENT OR BETTER.
   - 4x AND SMALLER FRAMING TO BE DF #1.
   - 6x AND LARGER FRAMING TO BE DF #.
   - INTERIOR NON-BEARING STUDS AND PLATES MAY BE CONSTRUCTION GRADE OR BETTER.
2. APA RATED SHEATHING SHALL BE MANUFACTURED WITH EXTERIOR GLUE IN ACCORDANCE WITH THE REQUIREMENTS OF THE IBC AND PS 1-1, PS-2, OR APA PRP-108. SHEAR PLYWOOD SHALL BE C-C, C-D, 3/8 (TI-11), OR AN APPROVED EQUAL.
3. ALL RESAWN AND RESURFACED LUMBER ARE TO BE FREE OF HEART CENTER.
4. ALL FRAMING CLIPS AND DEVICES SHALL BE "SIMPSON TIE" OR ICC APPROVED EQUAL.
5. MINIMUM NAILING FOR CONNECTION NOT INDICATED ON THE DRAWINGS SHALL BE IN ACCORDANCE WITH IBC.
6. ALL MULTIPLE TRIMMERS, MULTIPLE STUDS, OR POSTS SHALL BE STACKED IN ALL WALL FRAMING CONNECTED WITH POSITIVE CONNECTIONS. SOLID BLOCKING 6"MIN IN SIZE TO PROVIDE NAILING SURFACE AT ALL FLOORS ALL THE WAY DOWN TO THE FOUNDATION.
   1. DO NOT CROSS BEARING, JOISTS, OR STUDS.
8. ALL NAILS SHALL BE "COMMON" WIRE NAILS AND SHALL CONFORM TO THE FOLLOWING SPECIFICATIONS

SIZE	SHANK DIA	LENGTH	EQUIVALENT STAPLE SIZES
8d	.0131"	2-1/2"	15 GA x 1-3/4"
10d	.0148"	3"	12 GA x 1-3/4"
16d	.0162"	3-1/2"	N/A

   - NO SUBSTITUTIONS UNLESS APPROVED IN WRITING BY LSP ENGINEERING, LLC OR SPECIFICALLY ADDRESSED IN THESE CALCULATIONS OR THE PLANS. ALL NAILS EXPOSED TO WEATHER SHALL BE GALVANIZED.
   - REFER TO SIMPSON SPECIFICATIONS FOR FRAMING HARDWARE ATTACHMENT REQUIREMENTS. NAILS SHALL MEET THE REQUIREMENTS OF ASTM F 1667.
9. SHEATH AND NAIL ALL SHEAR PANELS & GABLE END TRUSSES THE SAME AS THE SHEAR WALL ABOVE OR BELOW.
10. CONCENTRATED DOUBLE STUDS, DOUBLE JOISTS, OR ANY OTHER MULTIPLE PIECE MEMBER W/ MIN. (2) ROWS 16d BOX NAILS @ 12" O.C.
11. TYPICAL LOAD BEARING AND EXTERIOR STUDWALL CONSTRUCTION:
   STUD HEIGHT ≤ 10'-0" - 2x4 @ 16" O.C.
   STUD HEIGHT ≤ 14'-0" - 2x6 @ 16" O.C.
   STUD HEIGHT ≤ 18'-0" - 1-3/4" x 5-1/2" LVL @ 12" O.C.
   STUD HEIGHT ≤ 22'-0" - 1-3/4" x 7-1/4" LVL @ 12" O.C.
   STUD HEIGHT ≤ 27'-0" - 1-3/4" x 9-1/4" LVL @ 12" O.C.
12. USE (2) CONT. KING STUDS E.S. OF OPENINGS WHERE STUD HEIGHT EXCEEDS 10'-6" U.N.O. DO NOT BREAK CONT. KING STUDS BY SPANNING HEADER OVER MULTIPLE OPENINGS. ALWAYS RAISE/BALLOON FRAME STUDWALLS.
13. PORTION OF STRUCTURAL GLU-LAM BEAMS WHICH ARE EXPOSED TO WEATHER, SHALL BE PRESSURE TREATED OR WOOD OF NATURAL RESISTANCE TO DECAY. EQUIVALENT PROTECTION MAY BE PROVIDED WITH TWO COATS MINIMUM OF SEALER.

ROOF FRAMING NOTES

1. ROOF LOADS: LIVE = 21 PSF ; DEAD = 20 PSF
2. USE (1)-LAYER 5/8" (32/16) CDX APA RATED ROOF SHEATHING OR OSB EQUIVALENT, APPLY FACE GRAIN LONG DIMENSION PERPENDICULAR TO SUPPORT FRAMING. STAGGER PANELS AND NAIL WITH 10d'S AT 6" O.C. EDGES AND BOUNDARIES AND 12d'S AT 12" O.C. FIELD. NAIL ALL DRAG MEMBERS, SHEAR PANELS, BLOCKING, ETC. w/ NAILS SPACED AT 4" O.C. MINIMUM. ALL BLOCKING AND EXTERIOR EDGES.
3. USE (2) TRIMMERS AND (1) KING STUD UNDER ALL OPENINGS 6'-0" OR GREATER.
4. CONNECT TRUSS BLOCKING AND GABLE END TRUSSES TO TOP PLATE OR BEAM BELOW (A.B.N.) WITH LTP4's, LTP5's, OR LSTP5's @ 48" O.C. UNLESS NOTED OTHERWISE.
5. DOUBLE TOP PLATE LAP SPLICES SHALL BE 4'-0" MINIMUM AND FACE NAILED WITH (12)-16d NAILS.
6. THE FOLLOWING COLUMN/POST CAPS ARE INTERCHANGEABLE: CC, ECC, CCQ, & ECCQ.
7. WHERE HEADERS ARE PLACED HIGH IN THE WALL AND BREAK THE DOUBLE TOP PLATE, AN MSTC28 SHALL CONNECT THE HEADER TO THE TOP PLATE AT EACH END.
8. ENCLOSED ATTIC AND RAFTER SPACES SHALL HAVE CROSS VENTILATION BY OPENINGS EQUAL TO 1/150TH OF THE AREA WHERE EAVE OR CORNICE VENTS ARE INSTALLED. INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR. A MINIMUM OF 1" OF AIR SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND ROOF SHEATHING. ROOFS WITH RAFTERS, BAYS AND/OR VAULTED CEILINGS MUST BE VENTILATED TO OUTSIDE AT RIDGE.

FOUNDATION/FLOOR FRAMING NOTES

1. ALL EXTERIOR WALLS SHALL BE CONSIDERED SHEARWALLS NAILED AS TYPE "6" WALLS (SEE SHEARWALL SCHEDULE.)
2. FLOOR SHEATHING SHALL BE 1 4/8, APA RATED STURD-I-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 AT 10" O.C. FIELD. GLUE AND NAIL THROUGHOUT.
3. FLOOR JOISTS SHALL BE BLOCKED SOLID @ ALL SUPPORT LINES (CONNECT BLOCKING TO WALL BELOW WITH SIMPSON LTP4 OR TWICE THE JOIST SPACING.) BENEATH ALL INTERIOR-BEARING WALLS, AND UNDER ALL HOLDOWNS USE DOUBLE JOISTS BELOW ALL PARALLEL INTERIOR-BEARING WALLS. PROVIDE L.S.L. RIM BOARD THROUGHOUT. PROVIDE CRUSH BLOCKS, WEB STIFFENERS, ETC. PER MANUFACTURER'S SPECIFICATIONS.
4. ALL FLOOR OPENINGS SHALL BE BETWEEN JOISTS.
5. ALL HOLDOWNS 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 HOLDOWNS UP WITH FLOOR-TO-FOUNDATION HOLDOWNS SO THAT HOLDOWNS ARE ATTACHED TO COMMON MEMBERS. USE SHEAR PLY NAILING TO ALL HOLDOWN MEMBERS.
6. 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 ST6224 OR OPPOSITE SIDES OF POST TO STRAP POST ABOVE THROUGH THE FLOOR TO THE POST BELOW.
7. ANCHOR BOLTS:
   - FOR 2x SILL PLATE, USE 5/8" DIA x 10" A.B.
   - FOR 3x OR DOUBLE SILL PLATE USE 5/8" DIA x 12" A.B.
   EXTEND SILL BOLTS TO NTO 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. SPACE WASHER 1/2" FROM SHEATING OR RIM.
   - SILL PLATES: USE FOUNDATION GRADE REDWOOD OR TPBERSTRAND L.S.L. TREATED WITH ZINC BORATE OR PRESSURE TREATED PACIFICSILL. 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 "6" AND "4", REQUIRE FOUNDATION SILL PLATES AND ALL FRAMING MEMBERS RECEIVING EDGE NAILING FROM ABUTTING PANELS TO BE NOT LESS THAN A SINGLE 3" NOMINAL MEMBER. PLYWOOD JOINT AND SILL PLATE NAILING SHALL BE STAGGERED IN ALL CASES.
8. AN 8" WIDE CONCRETE FOUNDATION WALL SHALL BE CENTERED ON CONTINUOUS FOOTING BELOW W/ (1) #4 CONTINUOUS @ TOP OF WALL. # #4 VERTICALS @ 32" O.C. MAX HOOKED AT FOOTING (ALTERNATE HOOKS.)
9. CONTINUOUS CONCRETE FOOTINGS TO BE 16"x10" W/ (2) #4's CONT. STEP FOOTING AS REQUIRED TO BEAR ON NATIVE GRADE OR AS DIRECTED BY SOILS ENGINEER EXTEND EXTERIOR FOOTING DEPTHS TO 12" BELOW FROST LINE (1'-0".)
10. THE FOLLOWING COLUMN/POST BASES ARE INTERCHANGEABLE: CB, 4 CBQ OR CBS, 6 CBSQ.
11. ALL SLABS TO BE 4" THICK CONCRETE W/ 6x6 W1.4/W1.4 WELDED WIRE FABRIC REINFORCING OR CONCRETE SHALL HAVE FIBERMESH ADDITIVE @ PLANT. SLABS SHALL BE PLACED OVER 4" TYPE-II BASE COMPACTED TO 98% RELATIVE DENSITY ON UNDISTURBED NATIVE SOIL.
12. REFERENCE HOLDOWN SCHEDULE FOR IMPORTANT INFORMATION PERTAINING TO FOOTINGS.
13. 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 7" AND THE TREAD SHALL BE NOT LESS THAN 9".
14. STAIR HANDRAILS SHALL BE PLACED NOT LESS THAN 34" NOR MORE THAN 38" ABOVE LANDINGS AND THE NOSING OF THE TREADS. THEY SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE STAIRS AND THE ENDS SHALL BE RETURNED. IN RESIDENTIAL OCCUPANCIES HANDRAILS MAY HAVE BREAKS AT NEWELS WITHIN THE FIRST TREAD. MAXIMUM PROJECTION OF HANDRAILS SHALL BE NOT LESS THAN 1-1/4" NOR MORE THAN 2" IN CROSS-SECTIONAL DIMENSION AND HAVE A SMOOTH GRIPPING SURFACE. A SPACE OF NOT LESS THAN 1-1/2" SHALL BE PROVIDED BETWEEN THE WALL AND THE RAIL.
15. 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 EXEMPT, PROVIDED THAT NO SUCH SIZE THAT A SPHERE 6" IN DIAMETER CANNOT PASS THROUGH.
16. FIRE BLOCKING BETWEEN CORNICES AND COMBUSTIBLE CONSTRUCTION SHALL BE INSTALLED AT 10'-0" INTERVALS BOTH VERTICAL AND HORIZONTAL.
17. INSTALL ADHERED VENEER IN COMPLIANCE WITH LOCAL CODES. FOUNDATION SUPPORT REQUIRED FOR EXTERIOR VENEER. ANCHOR JOINT TIES SHALL BE PROVIDED TO HORIZONTAL JOINT REINFORCEMENT WIRE OF NO. 9 GAUGE OR EQUIVALENT.
18. EXTERIOR STUCCO WALLS SHALL HAVE A WEEP SCREED 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 SCREED.
19. COLUMNS OR POSTS LOCATED ON CONCRETE OR MASONRY FLOORS AND THAT SUPPORT PERMANENT STRUCTURES SHALL BE SUPPORTED BY CONCRETE PIERS OR METAL PEDESTALS PROJECTING AT LEAST 1" ABOVE FINISH GROUND AND EXTENDING A MINIMUM OF 8" AND AT LEAST 1" ABOVE SUCH FLOORS UNLESS TREATED WOOD IS USED. INDIVIDUAL CONCRETE OR MASONRY PIERS SHALL PROJECT AT LEAST 8" ABOVE FINISH GROUND UNLESS THE COLUMNS OR POSTS THAT THEY SUPPORT ARE OF WOOD RESISTANT TO DECAY.
20. MINIMUM CLEARANCE FROM GROUND UNDER GIRDERS SHALL BE 12 INCHES#
21. UNDERFLOOR VENTS SHALL EQUAL 1 SQUARE FOOT FOR EACH 150 SQUARE FEET OF UNDERFLOOR AREA, AND MUST PROVIDE CROSS VENTILATION.

Beam Ventilation Table

DF No. 1 BEAM	EQUIVALENT BEAM	DF No. 1 BEAM	EQUIVALENT BEAM
6x8	6x8 DF No. 1 RMT (2) 1-3/4x9-1/2 LVL 2.0E 5-1/4x9-1/2 PSL 2.0E 5-1/8x1-1/2 GLB 24F-V4	6x12	6x12 DF No. 1 RMT (2) 1-3/4x14 LVL 2.0E 5-1/4x11-7/8 PSL 2.0E 5-1/8x12 GLB 24F-V4
6x10	6x10 DF No. 1 RMT (2) 1-3/4x11-7/8 LVL 2.0E 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 2.0E 5-1/4x14 PSL 2.0E 5-1/8x13-1/2 GLB 24F-V4

Pier Footings

12 ⟵ DENOTES FOOTING SIZE

SYMBOL	WIDTH (EACH SIDE)	DEPTH	STEEL (EACH WAY)
12	12"	18"	(2) #4's
14	14"	18"	(2) #4's
16	16"	18"	(2) #4's
18	18"	18"	(3) #4's
21	21"	18"	(2) #4's
24	24"	18"	(2) #4's
28	28"	18"	(3) #4's
32	32"	12"	(4) #4's
36	36"	12"	(5) #4's
42	42"	12"	(6) #4's
48	48"	14"	(7) #4's
54	54"	14"	(8) #4's
60	60"	14"	(9) #4's

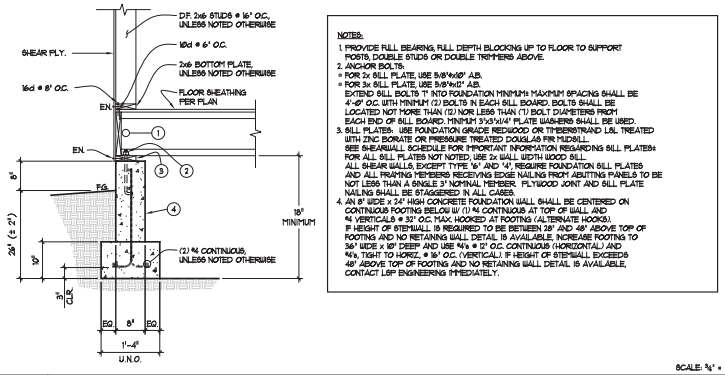
Continuous Footings

12 ⟵ DENOTES FOOTING SIZE

SYMBOL	WIDTH (NA TO MONOPOUR)	DEPTH (MIN)	STEEL (CONTINUOS)
12	12"	18"	(2) #4
16	16"	18"	(2) #4's
18	18"	18"	(2) #4's
21	21"	18"	(2) #4's
24	24"	18"	(2) #4's
28	28"	18"	(3) #4's
32	32"	18"	(3) #4's
36	36"	18"	(3) #4's

Abbreviations

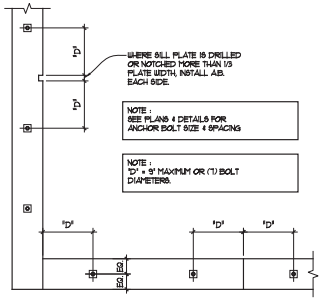
ALTERNATE	ALT
ANCHOR BOLT	AB
APPROXIMATE	APPROX
AT	@
ALL THREAD ROD	ATR
BEAM	BM
BEARING	BRG
BETWEEN	BET
BLOCK	BLK
BOTH SIDES	BW/B/B
BOTTOM	BOT
CANTILEVER	CANT
CENTERLINE	℄
CONCRETE	CONC
CONCRETE MASONRY UNIT	CMU
CONTINUOUS	CONT
CONTROL JOINT	CJ
COUNTERSINK	CS
DEAD LOAD	DL
DETAIL	DET
DIAMETER	⌀
DIMENSION	DIM
DOUBLE	DBL
DOUGLAS FIR	DF
DRAG TRUSS	DT
DRAWING	DWG
EACH



NOTES:
1. PROVIDE FULL BEARING, FULL DEPTH BLOCKING UP TO FLOOR TO SUPPORT POSTS, DOUBLE STUDS OR DOUBLE TRIMMERS ABOVE.
2. ANCHOR BOLTS:
   - FOR 2x SILL PLATE, USE 5/8"x10" A.B.
   - FOR 3x SILL PLATE, USE 5/8"x12" 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 BOARD. MINIMUM 3"x3"x1/4" PLATE WASHERS SHALL BE USED.
3. SILL PLATES: USE FOUNDATION GRADE REDWOOD OR TPI/BERSTRAND LSL TREATED WITH ZINC BORATE OR PRESSURE TREATED DOUGLAS FIR HUDSILL. SEE SHEARWALL SCHEDULE FOR IMPORTANT INFORMATION REGARDING SILL PLATES+ FOR ALL SILL PLATES NOT NOTED, USE 2x SILL WIDTH WOOD SILL. ALL SHEAR WALLS, EXCEPT TYPE '6' AND '4', REQUIRE FOUNDATION SILL PLATES AND ALL FRAMING MEMBERS RECEIVING EDGE NAILING FROM ABUTTING PANELS TO BE NOT LESS THAN A SINGLE 3" NOMINAL MEMBER. PLYWOOD JOINT AND SILL PLATE NAILING SHALL BE STAGGERED IN ALL CASES.
4. AN 8" WIDE x 24" HIGH CONCRETE FOUNDATION WALL SHALL BE CENTERED ON CONTINUOUS FOOTING BELOW W/ (1) ¾ CONTINUOUS AT TOP OF WALL AND ¾ VERTICALS @ 32" O.C. MAX, HOOKED AT FOOTING (ALTERNATE HOOKS). IF HEIGHT OF STEMWALL IS REQUIRED TO BE BETWEEN 28" AND 48" ABOVE TOP OF FOOTING AND NO RETAINING WALL DETAIL IS AVAILABLE, INCREASE FOOTING TO 36" WIDE x 10" DEEP AND USE ¾"ø x 12" O.C. CONTINUOUS (HORIZONTAL) AND ¾"ø, TIGHT TO HORIZ., @ 16" O.C. (VERTICAL). IF HEIGHT OF STEMWALL EXCEEDS 48" ABOVE TOP OF FOOTING AND NO RETAINING WALL DETAIL IS AVAILABLE, CONTACT LSP ENGINEERING IMMEDIATELY.

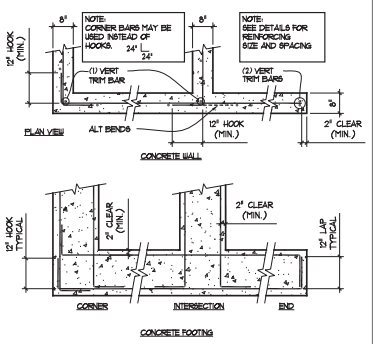
SCALE: ¾" = 1'-0"

1 Typical Footing & Stemwall



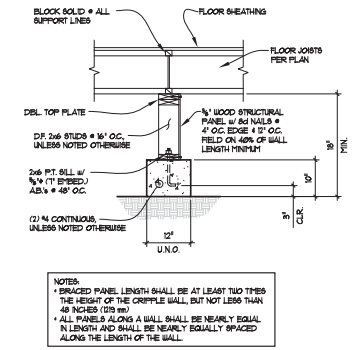
SCALE: N.T.S.

2 Sill Plate Bolting



SCALE: N.T.S.

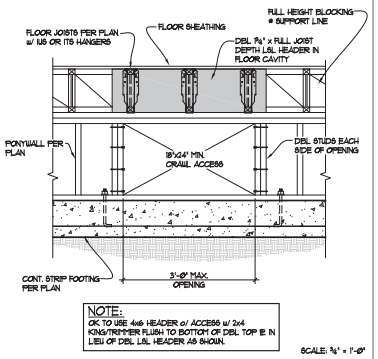
3 Rebar Reinf. Placement



NOTES:
- BRACED PANEL LENGTH SHALL BE AT LEAST TWO TIMES THE HEIGHT OF THE CRIPPLE WALL, BUT NOT LESS THAN 48 INCHES (122 cm)
- ALL PANELS ALONG A WALL SHALL BE NEARLY EQUAL IN LENGTH AND SHALL BE NEARLY EQUALLY SPACED ALONG THE LENGTH OF THE WALL.

SCALE: ¾" = 1'-0"

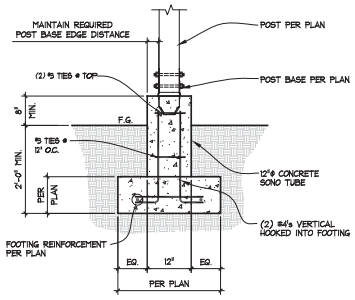
4 Ponywall / Footing Section



NOTE:
OK TO USE 4x6 HEADER w/ ACCESS w/ 2x4 KING/TRIMMER FLUSH TO BOTTOM OF DBL. TOP & IN LIEU OF DBL. LSL HEADER AS SHOWN.

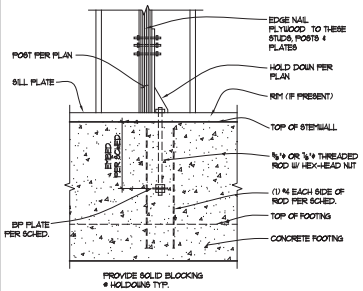
SCALE: ¾" = 1'-0"

5 Ponywall Crawl Access



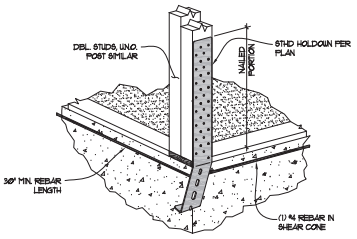
SCALE: ¾" = 1'-0"

6 12" Concrete Pedestal

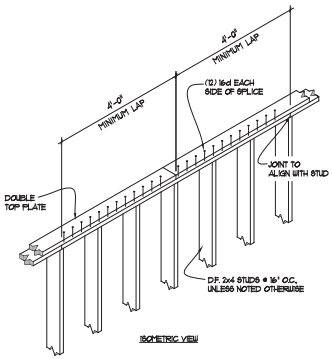


SCALE: ¾" = 1'-0"

7 Holdown Embedment Detail

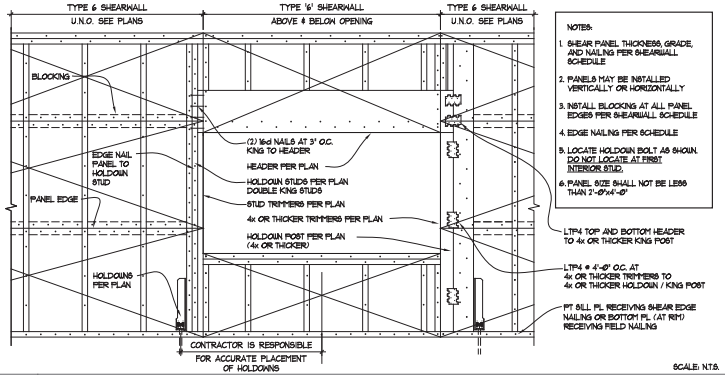


SCALE: N.T.S.



SCALE: N.T.S.

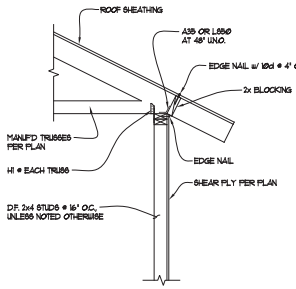
8 Top Plate Splice



NOTES:
1. SHEAR PANEL THICKNESS, GRADE, AND NAILING PER SHEARWALL SCHEDULE
2. PANELS MAY BE INSTALLED VERTICALLY OR HORIZONTALLY
3. INSTALL BLOCKINGS AT ALL PANEL EDGES PER SHEARWALL SCHEDULE
4. EDGE NAILING PER SCHEDULE
5. LOCATE HOLDOWN BOLT AS SHOWN. DO NOT LOCATE AT FIRST INTERIOR STUD.
6. PANEL SIZE SHALL NOT BE LESS THAN 2'-0"x4'-0"

SCALE: N.T.S.

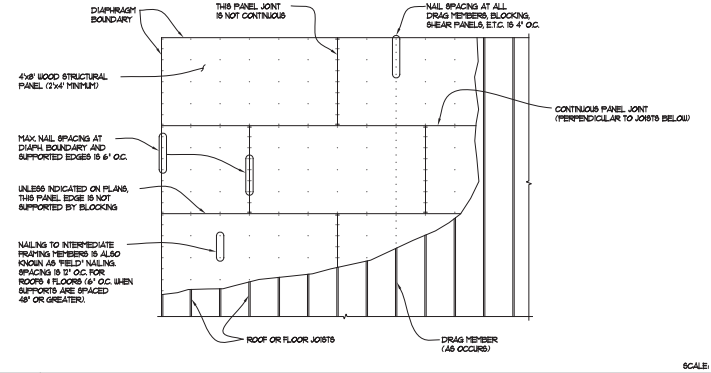
9 Typical Shearwall / Header



STANDARD HEEL TRUSS

SCALE: N.T.S.

10 Typ. Truss Bearing Detail



SCALE: N.T.S.

11 Unblocked Diaphragm Nailing

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PH: 775-378-9904
Reno, NV 89502

LSP ENGINEERING

PROFESSIONAL ENGINEER STATE OF NEVADA
STEVEN J. SHELDRUP
Exp: 06.30.2026
CIVIL
No. 29666
04/21/2026

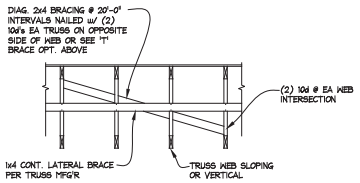
Steven J. Sheldrup
Principal Engineer
NV License #029666

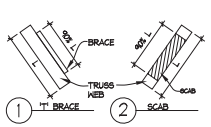
CONSTRUCTION DOCUMENTS

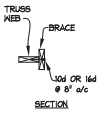
Torres ADU
5264 Leon Dr.
Washoe County, NV 89433
A.P.N.: 085-071-34

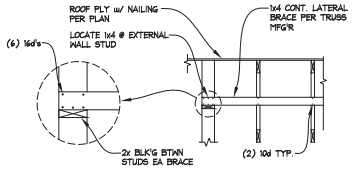
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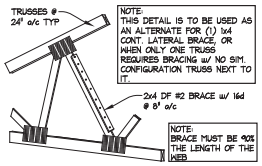
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Checked:
Date: 03/20/2026
Job Number: 25002
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Sheet Number: SD-2

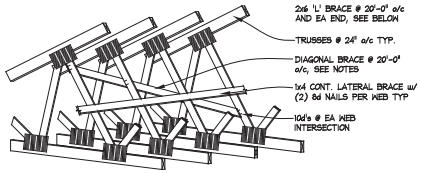




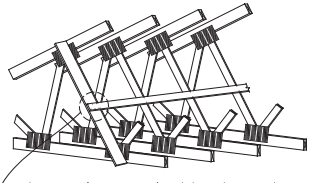




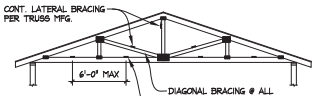




TYP. DIAGONAL BRACE



TYP. END OF 1x4 LATERAL BRACE



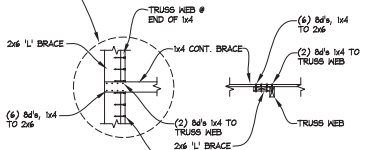
NOTE: 1x4 CONT. LATERAL BRACE IS THE MIN. TO BE USED UNLESS REQ'D TO BE GREATER BY THE TRUSS MFG.

NOTE: THIS DOES NOT APPLY AT CONDITION w/ GABLE TRUSS

NOTE:
1) A 2x STRUCTURALLY GRADED "I" BRACE MAY BE NAILED FLAT TO THE EDGE OF THE MEMBER w/ 10d COMMON OR BOX NAILS @ 8" o/c IF ONLY ONE BRACE IS REQUIRED, OR MAY BE NAILED TO BOTH EDGES OF THE MEMBER IF TWO BRACES ARE REQ'D. THE "I" BRACE MUST EXTEND A MIN OF 90% OF THE MEMBER'S LENGTH.

2) A SCAB OF THE SAME SIZE AND STRUCTURAL GRADE AS THE MEMBER MAY BE NAILED TO ONE FACE OF THE MEMBER w/ 10d COMMON OR 16d SINKER @ 8" o/c IF ONLY ONE BRACE IS REQ'D, OR MAY BE NAILED TO BOTH FACES OF THE MEMBER IF TWO BRACES ARE REQ'D. A MIN OF 2x6 SCABS ARE REQ'D FOR ANY MEMBER EXCEEDING 14'-0" IN LENGTH. SCABS(S) MUST EXTEND A MIN OF 90% OF THE MEMBERS LENGTH.

3) ANY MEMBER REQUIRING MORE THAN TWO BRACES MUST USE PERPENDICULAR BRACING OR A COMBINATION OF SCABS AND "I" BRACES, OR ANY OTHER APPROVED METHOD, AS SPECIFIED AND APPROVED BY THE ENGINEER OF RECORD.



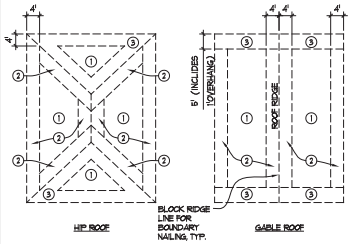
NOTE: AT CONT. 1x4, INSTALL 2x6 'L' BRACE TO TRUSS WEB, FULL LENGTH. NAIL TO WEB w/ 16d's @ 4" o/c, CONNECT 1x4 TO 2x6 w/ (6) 8d's.

12 Truss Bracing & Truss Web Bracing

ROOF SHEATHING FASTENING SCHEDULE

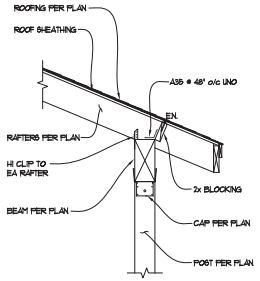
NAILS	PANEL LOCATION	ROOF FASTENING ZONE		
		①	②	③
		FASTENER SCHEDULE (INCHES ON CENTER)		
SEE #2	PANEL EDGES	6	6	4
SEE #2	PANEL FIELD	12	6	6

1) BLOCKING NOT REQUIRED, UNLESS NOTED.
2) USE 8d FOR 1/2" AND 10d FOR 5/8" SHEATHING



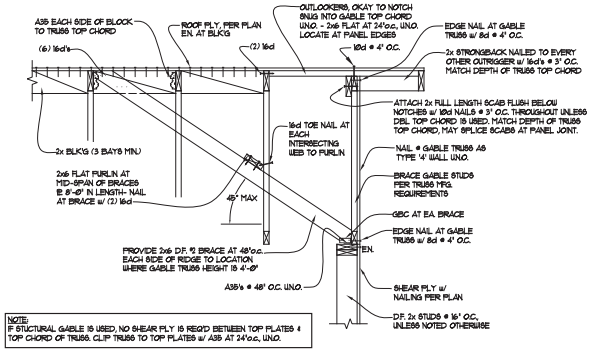
SCALE: N.T.S.

13 Roof Fastening Zones



SCALE: 3/4" = 1'-0"

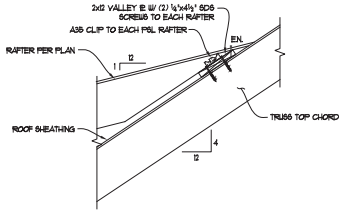
14 Framing Detail



NOTE: IF STRUCTURAL GABLE IS USED, NO SHEAR PLY IS REQ'D BETWEEN TOP PLATES & TOP CHORD OF TRUSS. CLIP TRUSS TO TOP PLATES w/ A35 AT 24"o.c., U.N.O.

SCALE: 3/4" = 1'-0"

15 Gable Wall Bracing Detail



SCALE: 3/4" =1'-0"

16 Valley Plate Detail

NOT USED

NOT USED

NOT USED

NOT USED

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LSP ENGINEERING

PROFESSIONAL ENGINEER STATE OF NEVADA
STEVEN J. SHELDRUP
Exp: 06.30.2026
CIVIL
No. 29666
04/21/2026

Steven J. Sheldrup
Principal Engineer
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CONSTRUCTION DOCUMENTS

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Washoe County, NV 89433
A.P.N.: 085-071-34

REVISIONS

Drawn: SJS
Checked:
Date: 03/20/2026
Job Number: 25002
Drawing Title: Structural Details
Sheet Number: SD-3

TORRES ADU - EXISTING SITE PHOTOGRAPH 01



5264 Leon Dr., Sun Valley, NV 89433 | Source: IMG_5186.jpeg

TORRES ADU - EXISTING SITE PHOTOGRAPH 02



5264 Leon Dr., Sun Valley, NV 89433 | Source: IMG_5187.jpeg

TORRES ADU - EXISTING SITE PHOTOGRAPH 03



5264 Leon Dr., Sun Valley, NV 89433 | Source: IMG_5188.jpeg

TORRES ADU - EXISTING SITE PHOTOGRAPH 04



5264 Leon Dr., Sun Valley, NV 89433 | Source: IMG_5189.jpeg

TORRES ADU - EXISTING SITE PHOTOGRAPH 05



5264 Leon Dr., Sun Valley, NV 89433 | Source: IMG_5190.jpeg

TORRES ADU - EXISTING SITE PHOTOGRAPH 06



5264 Leon Dr., Sun Valley, NV 89433 | Source: IMG_5191.jpeg

TORRES ADU - EXISTING SITE PHOTOGRAPH 07



5264 Leon Dr., Sun Valley, NV 89433 | Source: IMG_5192.jpeg

TORRES ADU - EXISTING SITE PHOTOGRAPH 08



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TORRES ADU - EXISTING SITE PHOTOGRAPH 09



5264 Leon Dr., Sun Valley, NV 89433 | Source: IMG_5194.jpeg

TORRES ADU - EXISTING SITE PHOTOGRAPH 10



5264 Leon Dr., Sun Valley, NV 89433 | Source: IMG_5195.jpeg

TORRES ADU - EXISTING SITE PHOTOGRAPH 11



5264 Leon Dr., Sun Valley, NV 89433 | Source: IMG_5196.jpeg