

Community Services Department
Planning and Building
DETACHED ACCESSORY DWELLING
ADMINISTRATIVE REVIEW
APPLICATION



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

Telephone: 775.328.6100

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: Greves Garage Conversion			
Project Description: Conversion of an existing garage to an additional dwelling unit with attached garage. The existing garage contains a shop that will remain unchanged.			
Project Address: 1210 Mile Circle Drive, Reno, NV 89511			
Project Area (acres or square feet): 2205 sq. ft. (361sq. ft. of (E) shop, 1460 of proposed living space conversion, 383 sq. ft. garage)			
Project Location (with point of reference to major cross streets AND area locator): Mile Circle Drive and Holcomb Ranch Lane, South Reno			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
043-062-18	3.859		
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant: DEI Engineers	
Name: Ryan and Amanda Greves		Name: Erika K. Hull-Stancliff	
Address: 1210 Mile Circle Drive		Address: 1575 Delucchi Ln	
Reno, NV	Zip: 89511	Reno, NV	Zip: 89502
Phone: (510) 909-4611	Fax:	Phone: (775) 813-1591	Fax:
Email: ryan@eastbayfloorcovering.com		Email: erika@deiengineers.com	
Cell:	Other:	Cell: (775) 813-1591	Other:
Contact Person: Ryan Greves		Contact Person: Erika	
Applicant/Developer: Ryan Greves		Other Persons to be Contacted:	
Name: Ryan Greves		Name:	
Address: 1210 Mile Circle Drive		Address:	
Reno, NV	Zip: 89511		Zip:
Phone: (510) 909-4611	Fax:	Phone:	Fax:
Email: ryan@eastbayfloorcovering.com		Email:	
Cell: (510) 909-4611	Other:	Cell:	Other:
Contact Person: Erika		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Property Owner Affidavit

Applicant Name: Ryan Greves

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

STATE OF NEVADA)
)
COUNTY OF WASHOE)

I, Ryan Greves
(please print name)

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

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

Assessor Parcel Number(s): 043-062-18

Printed Name Ryan Greves

Signed [Signature]

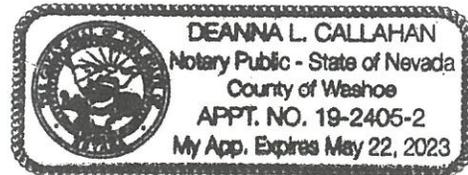
Address 1210 Mile circle Dr Reno

Subscribed and sworn to before me this
30 day of November, 2021.

Deanna Callahan
Notary Public in and for said county and state

My commission expires: 05-22-2023

(Notary Stamp)



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

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

Property Owner Affidavit

Applicant Name: Amanda Greves

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STATE OF NEVADA)
)
COUNTY OF WASHOE)

I, Amanda Greves
(please print name)

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

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

Assessor Parcel Number(s): 043-062-18

Printed Name Amanda Greves

Signed Amanda Greves

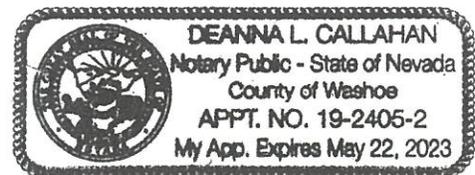
Address 1210 Mike Circle Dr. Reno, NV.

Subscribed and sworn to before me this 30 day of November, 2021.

Deanna Callahan
Notary Public in and for said county and state

My commission expires: 05-22-2023

(Notary Stamp)



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

**Administrative Review Permit Application
for a Detached Accessory Dwelling
Supplemental Information**

(All required information may be separately attached)

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

5010 square feet (existing main dwelling)

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

2205 sq. ft. (361sq. ft. of (E) shop, 1460 of proposed living space conversion, 383 sq. ft. garage)

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

The existing garage to be converted to living space matches the architectural style of the existing main dwelling.

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

At least 20 off street parking spaces. property Needs No New Roadways, Driveway or Access improvements.

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?

Existing vegetation and light mitigation to remain and will suffice.

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

Yes No If yes, please list the HOA name.

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

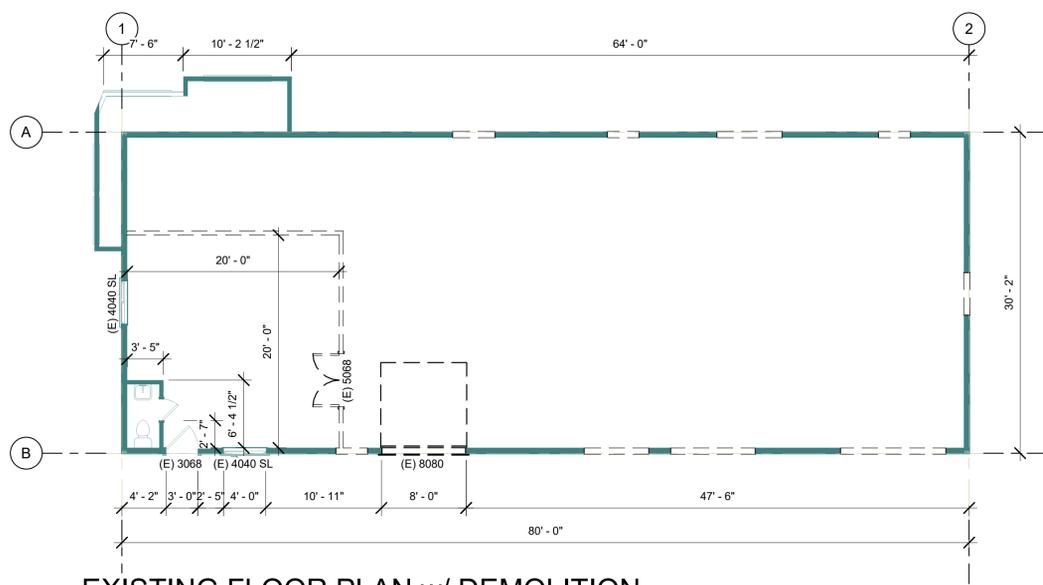
Yes No If yes, please attach a copy.

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

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

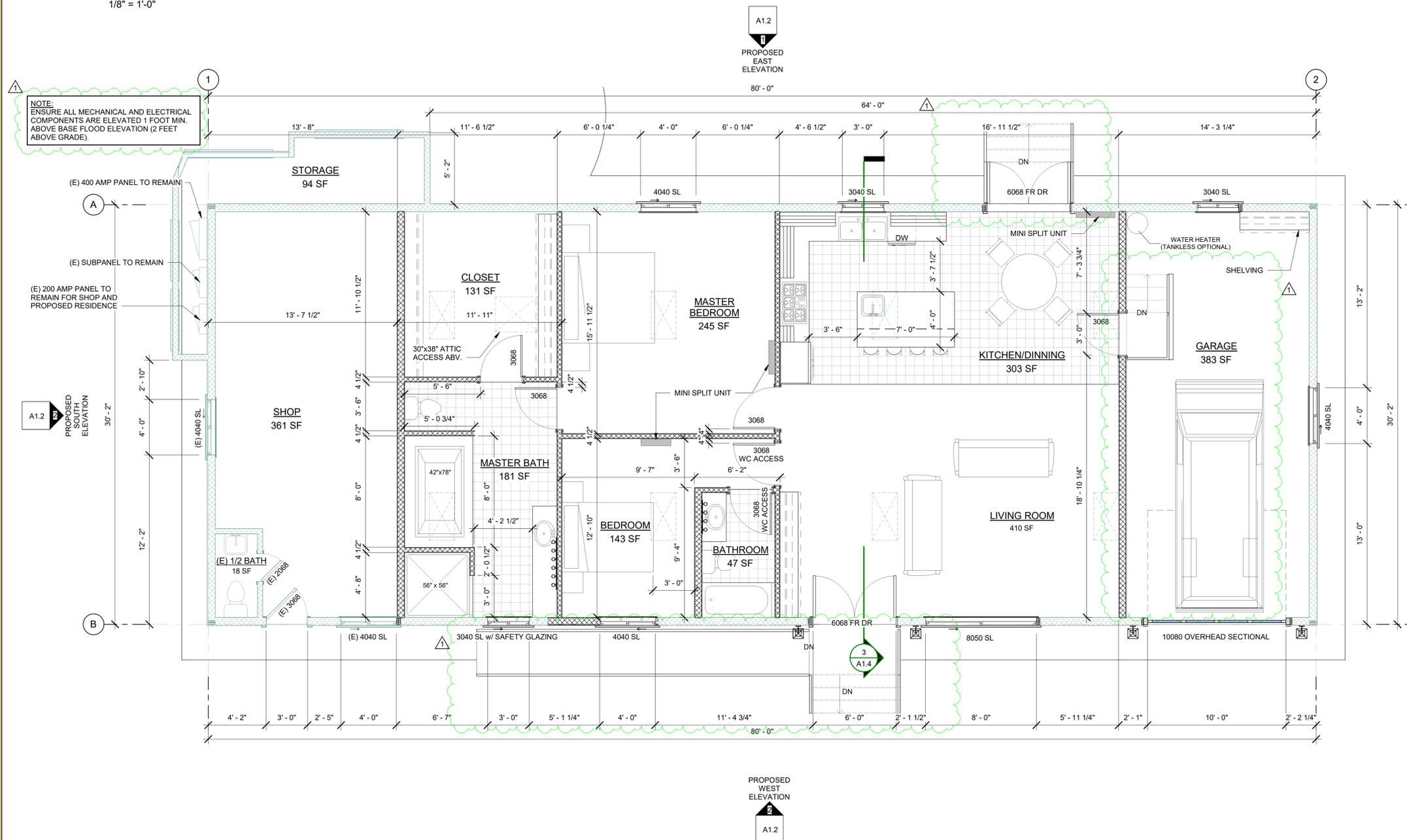
10. List who the service providers are for the main dwelling and accessory dwelling:

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



EXISTING FLOOR PLAN w/ DEMOLITION

1/8" = 1'-0"



PROPOSED FLOOR PLAN

1/4" = 1'-0"

TYPICAL FLOOR PLAN NOTES:

- GYP. BOARD CEILINGS: 5/8" GYP. BD. CEILINGS TO HAVE FRAMING MEMBERS AT 24" o.c., 1/2" GYP.BD. CEILINGS TO HAVE FRAMING MEMBERS AT 16" o.c.
- PROVIDE 1/2" GYP.BD. CONTINUOUS ON GARAGE FACE OF HOUSE/GARAGE COMMON WALLS. PROVIDE 1/2" GYP.BD. ON GARAGE CEILING AT HOUSE / GARAGE AS REQUIRED BY LOCAL GOVERNING CODES.
- SLOPE GARAGE FLOOR DOWNWARD 2" TO GARAGE DOOR.
- WATER HEATER: PROVIDE ELEVATED PLATFORM (18" A.F.F.) AND SEISMIC ANCHORAGE PER 2018 IRC, PROVIDE TEMPERATURE AND PRESSURE RELIEF VALVE W/DRAIN TO EXTERIOR. SUPPLY WATER PRESSURE THROUGH BUILDING. SUPPLY NOT TO EXCEED PRESSURE RELIEF RATING. PROVIDE COMBUSTION AIR. HOT WATER LINES TO HAVE CIRCULATION PUMP OR HOT WATER LINES TO BE MAX. 1/2" DIAMETER. INSULATE ALL HOT WATER LINES TO W/MIN. R-2 INSULATION.
- EXTERIOR HOSE BIBS TO BE FROST FREE WITH NON-REMOVABLE BACKFLOW PREVENTION DEVICES.
- EMERGENCY EGRESS IN SLEEPING ROOMS SHALL COMPLY WITH GOVERNING FIRE AND BUILDING CODES. MAXIMUM SILL HEIGHT AT EGRESS WINDOW SHALL NOT EXCEED 44" A.F.F. CLEAR OPENING OF 24" HIGH MIN. X 20" WIDE MIN.
- SHOWER AND TUB/SHOWER COMBINATIONS SHALL HAVE A SMOOTH HARD, NON-ABSORBENT SURFACE OVER MOISTURE RESISTANT GYP. BD. TO A HEIGHT OF 70" MIN. DRAIN INLET.
- ALL DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD U.N.O.
- ALL EXTERIOR WALLS AND INTERIOR PLUMBING WALLS TO BE INSULATED.
- ALL EXTERIOR DOORS SHALL HAVE A LANDING A MIN. 36" IN THE DIRECTION OF TRAVEL BY WIDTH OF THE DOOR.
- PROVIDE FIRE-BLOCKING AT 10' MAX.
- ALL APPLIANCES, MECHANICAL UNITS, PLUMBING FIXTURES, LIGHTING FIXTURES, FIREPLACE, ETC. WITH BRAND, MODEL NUMBER AND SIZE TO BE SUPPLIED TO CONTRACTOR, BY OWNER, PRIOR TO CONSTRUCTION.
- PRESSURE REDUCING VALVES REQUIRED ON INCOMING WATER SERVICE.
- WHERE WATER HEATER VENTS PASS THROUGH INSULATION ASSEMBLIES AND INSULATION SHIELD CONSTRUCTED OF NOT LESS THAN 26 GA. SHEET METAL AND EXTENDING 2' ABOVE INSULATION SHALL BE INSTALLED AS PER 2018 IRC SECT. G2426.4.
- DESIGNATE SAFTY GLAZING PER IRC R308.
- WINDOW U-FACTOR 0.30 MIN.

REVISIONS			
#	Date	Description	By
1	05-20-21	PLAN CHECK	KMD
2	11-19-21	REVISIONS	KMD

DEI
engineers
Dunagan Engineering, Inc.
4790 Caughlin Parkway #766, Reno, NV 89519
P: 775-329-2733 | F: 888-873-0790 | W: DEIengineers.com

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HYDROSTATIC EQUALIZATION

- A MINIMUM OF 1 SQUARE INCH OF FLOOD VENTILATION OPENING PER SQUARE FOOT OF ENCLOSED LIVING SPACE SHALL BE PROVIDED TO ALLOW FOR THE ENTRY AND EXIT OF FLOODWATERS.
- TOTAL SQUARE FOOTAGE OF ENCLOSED LIVING SPACE 1,465 SQ. FT. VENTILATION AREA REQUIRED = 1,465 SQ. IN. TOTAL VENTILATION AREA PROVIDED = 121(67)(87) = 1536 SQ. IN. USE FREEDOM FLOOD VENT AUTOMATIC FLOOR VENT BY SMART PRODUCT INNOVATIONS - COVERAGE OF UP TO 250 SQ. FT. OF LIVING SPACE PER VENT.
- PROVIDE (12) 16"x8" FLOOD VENTS, (6) ON EACH SIDE OF BUILDING AS SHOWN ON EAST AND WEST ELEVATIONS.
- PROVIDE (2) 16"x8" VENTS, (1) ON EACH SIDE OF THE BUILDING, IN THE SHOP.
- PROVIDE (2) 16"x8" VENTS, (1) ON EACH SIDE OF THE BUILDING, IN THE GARAGE.

GREVES GARAGE CONVERSION
1210 MILE CR.
RENO, NV 89511
APN: 043-062-18

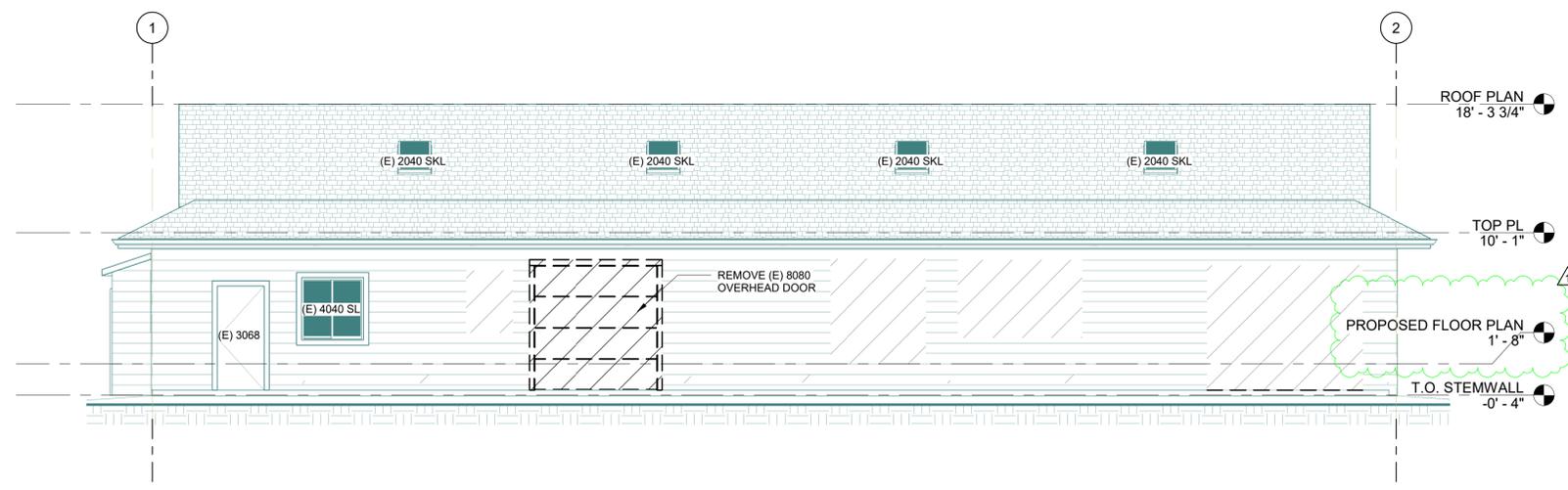
SUBMITTAL SET

DRAWN BY	KML
CHECKED BY	EHS
DATE	4-23-21
SCALE	AS NOTED
JOB NO.	BB20121
SHEET NO.	

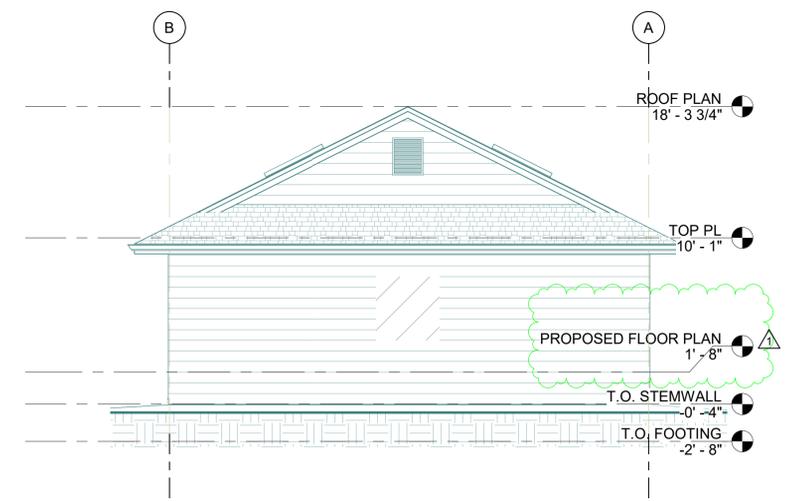
(E) FLOOR PLAN w/ DEMO AND PROPOSED FLOOR PLAN

REVISIONS			
#	Date	Description	By
1	05-20-21	PLAN CHECK	KMD

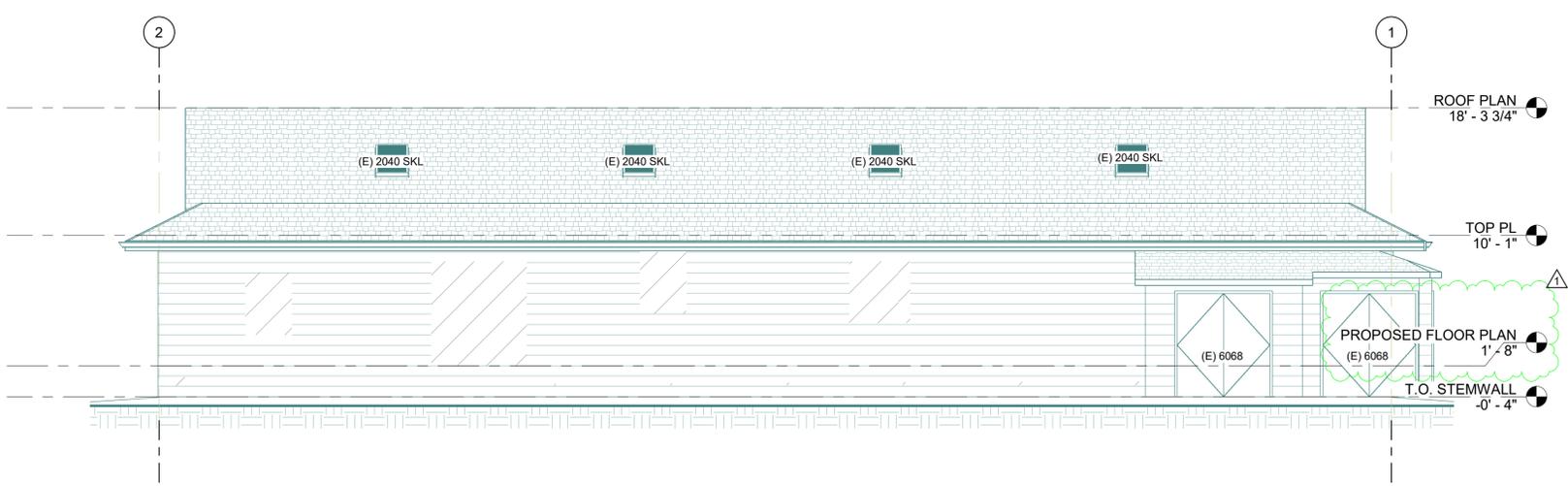
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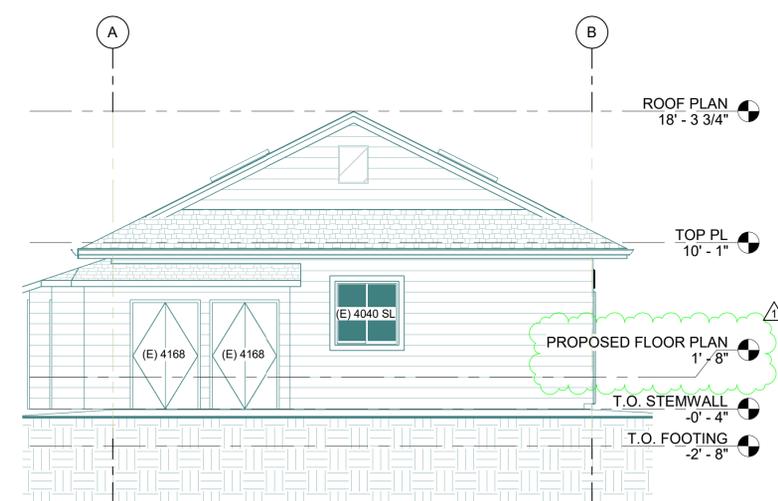
(E) WEST ELEVATION w/ DEMO
3/16" = 1'-0"



(E) NORTH ELEVATION w/ DEMO
3/16" = 1'-0"



(E) EAST ELEVATION w/ DEMO
3/16" = 1'-0"



(E) SOUTH ELEVATION w/ DEMO
3/16" = 1'-0"

GREVES GARAGE CONVERSION

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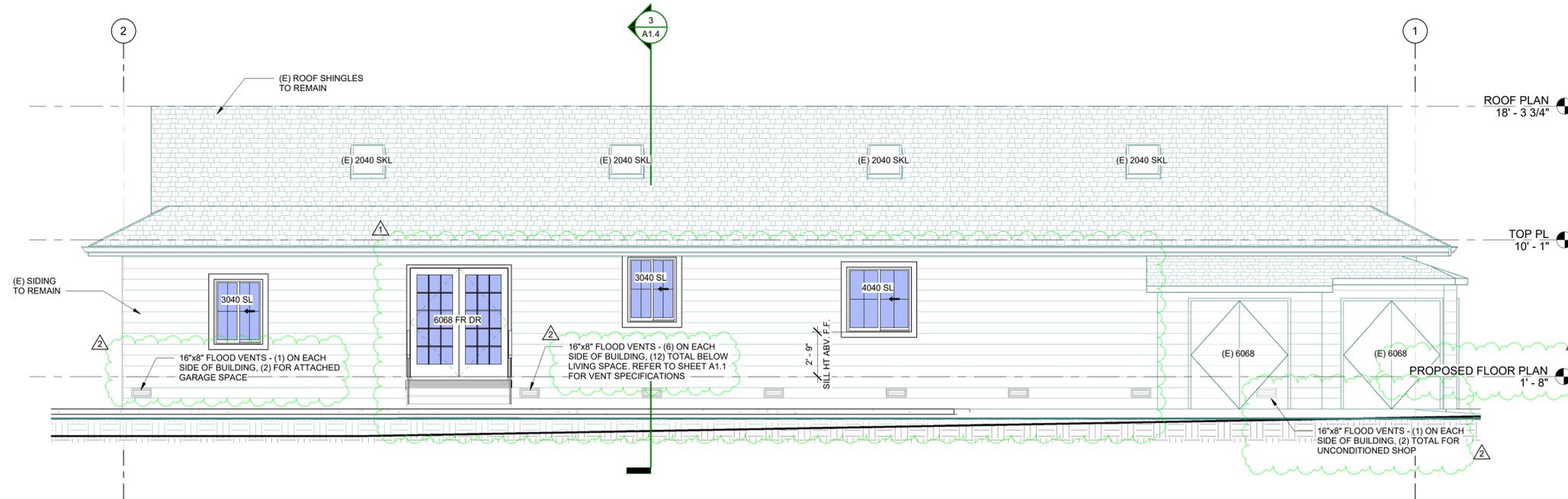
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(E) ELEVATIONS w/ DEMO



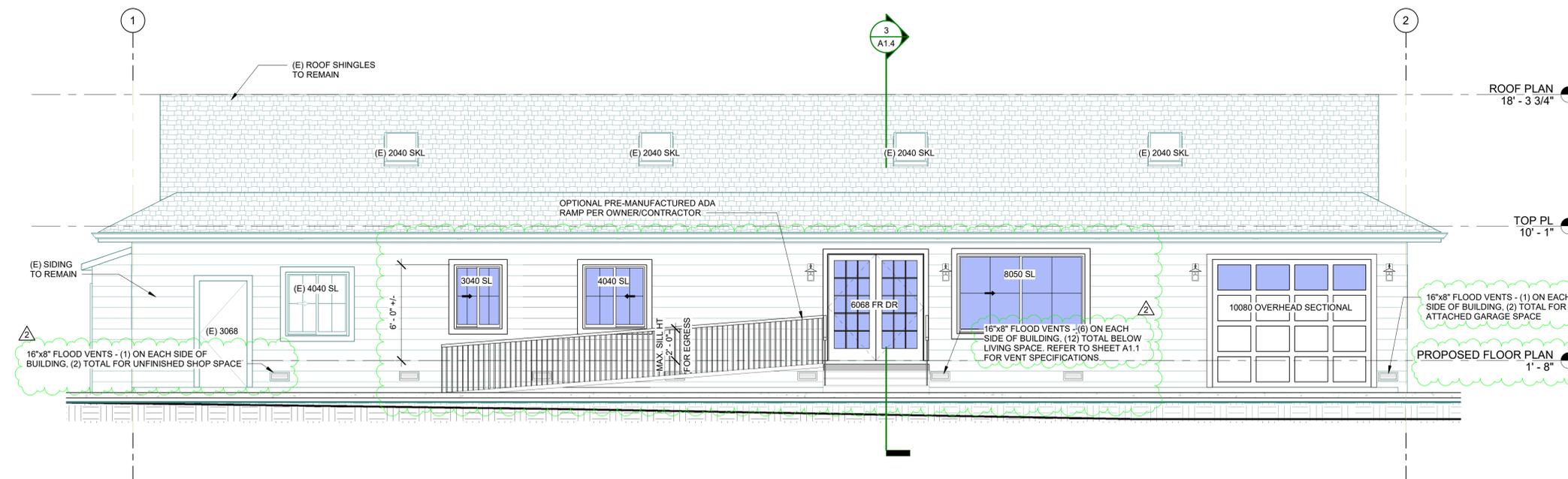
A1.2
SHEET of SHEETS

PLEASE RECYCLE



PROPOSED EAST ELEVATION

1/4" = 1'-0"



PROPOSED WEST ELEVATION

1/4" = 1'-0"

TYPICAL FLOOR PLAN NOTES:

1. GYP. BOARD CEILINGS: 5/8" GYP. BD. CEILINGS TO HAVE FRAMING MEMBERS AT 24" o.c., 1/2" GYP.BD. CEILINGS TO HAVE FRAMING MEMBERS AT 16" o.c.
2. PROVIDE 1/2" GYP.BD. CONTINUOUS ON GARAGE FACE OF HOUSE/GARAGE COMMON WALLS. PROVIDE 1/2" GYP.BD. ON GARAGE CEILING AT HOUSE / GARAGE AS REQUIRED BY LOCAL GOVERNING CODES.
3. SLOPE GARAGE FLOOR DOWNWARD 2" TO GARAGE DOOR.
4. WATER HEATER: PROVIDE ELEVATED PLATFORM (18" A.F.F.) AND SEISMIC ANCHORAGE PER 2018 IRC, PROVIDE TEMPERATURE AND PRESSURE RELIEF VALVE W/DRAIN TO EXTERIOR. SUPPLY WATER PRESSURE THROUGH BUILDING. SUPPLY NOT TO EXCEED PRESSURE RELIEF RATING. PROVIDE COMBUSTION AIR. HOT WATER LINES TO HAVE CIRCULATION PUMP OR HOT WATER LINES TO BE MAX. 1/2" DIAMETER. INSULATE ALL HOT WATER LINES TO W/MIN. R-2 INSULATION.
5. EXTERIOR HOSE BIBS TO BE FROST FREE WITH NON-REMOVABLE BACKFLOW PREVENTION DEVICES.
6. EMERGENCY EGRESS IN SLEEPING ROOMS SHALL COMPLY WITH GOVERNING FIRE AND BUILDING CODES. MAXIMUM SILL HEIGHT AT EGRESS WINDOW SHALL NOT EXCEED 44" A.F.F. CLEAR OPENING OF 24" HIGH MIN. X 20" WIDE MIN.
7. SHOWER AND TUB/SHOWER COMBINATIONS SHALL HAVE A SMOOTH HARD, NON-ABSORBENT SURFACE OVER MOISTURE RESISTANT GYP. BD. TO A HEIGHT OF 70" MIN. DRAIN INLET.
8. ALL DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD U.N.O.
9. ALL EXTERIOR WALLS AND INTERIOR PLUMBING WALLS TO BE INSULATED.
10. ALL EXTERIOR DOORS SHALL HAVE A LANDING A MIN. 36" IN THE DIRECTION OF TRAVEL BY WIDTH OF THE DOOR.
11. PROVIDE FIRE-BLOCKING AT 10' MAX.
12. ALL APPLIANCES, MECHANICAL UNITS, PLUMBING FIXTURES, LIGHTING FIXTURES, FIREPLACE, ETC. WITH BRAND, MODEL NUMBER AND SIZE TO BE SUPPLIED TO CONTRACTOR, BY OWNER, PRIOR TO CONSTRUCTION.
13. PRESSURE REDUCING VALVES REQUIRED ON INCOMING WATER SERVICE.
14. WHERE WATER HEATER VENTS PASS THROUGH INSULATION ASSEMBLIES AND INSULATION SHIELD CONSTRUCTED OF NOT LESS THAN 26 GA. SHEET METAL AND EXTENDING 2" ABOVE INSULATION SHALL BE INSTALLED AS PER 2018 IRC SECT. G2426.4.
15. DESIGNATE SAFTY GLAZING PER IRC R308.
16. WINDOW U-FACTOR 0.30 MIN.

REVISIONS			
#	Date	Description	By
1	05-20-21	PLAN CHECK	KMD
2	11-19-21	REVISIONS	KMD

DEI
engineers

Dunagan Engineering, Inc.
4790 Caughlin Parkway #766, Reno, NV 89519
P: 775-329-2733 | F: 888-873-0790 | W: DEIengineers.com

Professional Engineer Seal for Erik K. Hill-Stanley, No. 27423, Civil, State of Nevada. Date: 11/23/2021 10:58:07 AM.

GREVES GARAGE CONVERSION
1210 MILE CR.
RENO, NV 89511
APN: 043-062-18

SUBMITTAL SET

DRAWN BY	KML
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PROPOSED EAST/WEST ELEVATIONS



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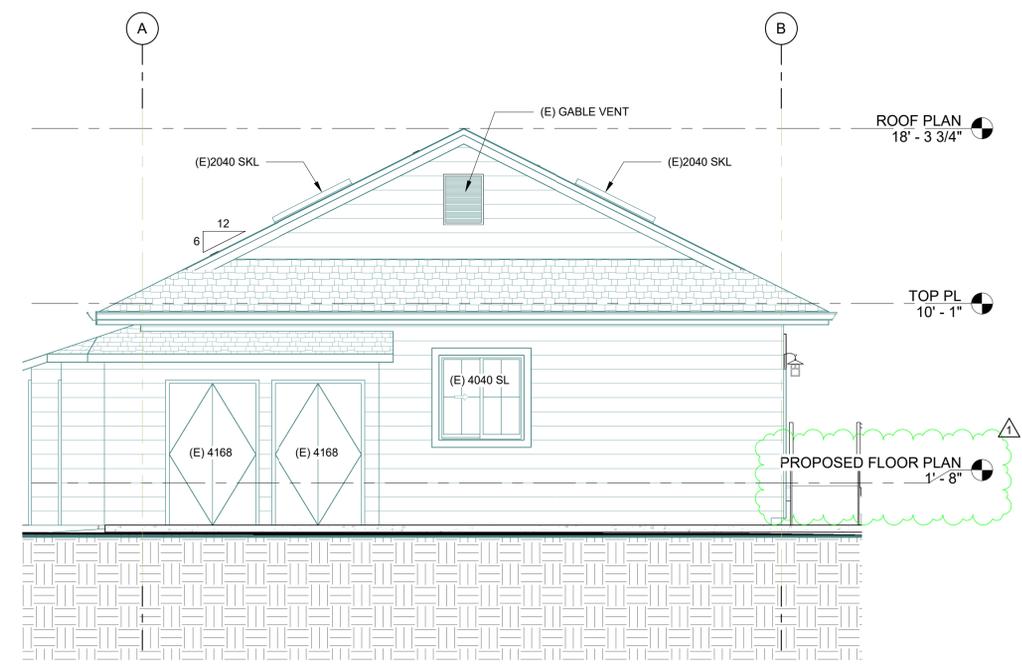
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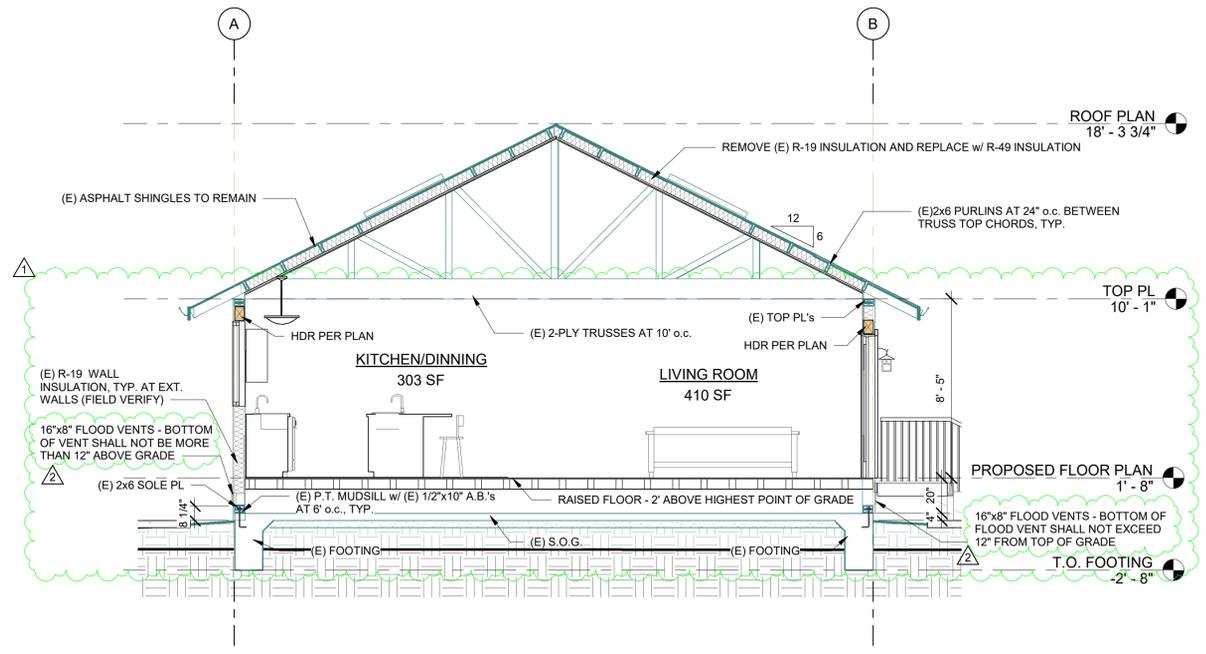
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 - DESIGNATE SAFTY GLAZING PER IRC R308.
 - WINDOW U-FACTOR 0.30 MIN.

- ARCHITECTURAL NOTE(S):**
- INSULATION SCHEDULE:**
- CEILING - OPTIMA BLOWN-IN INSULATION R-49
 - (E) EXTERIOR WALLS - R-19 BATT INSULATION MIN. (FIELD VERIFY)
 - GARAGE AND BATHROOM/SHOP PARTITION WALL - R-20 INSULATION, MIN.
- DOOR & WINDOW NOTE(S):**
- THE NEW EXTERIOR DOORS WITH MORE THAN 50% GLAZING MUST HAVE A MINIMUM U FACTOR = 0.30. SOLID DOORS ARE REQUIRED TO HAVE A MINIMUM U FACTOR = 0.30.
 - ALL NEW EXTERIOR WINDOWS MUST CONSIST OF DOUBLE PANE INSULATING GLASS, SUSPENDED FILM AND LOW-E w/ A MINIMUM U FACTOR = 0.30.



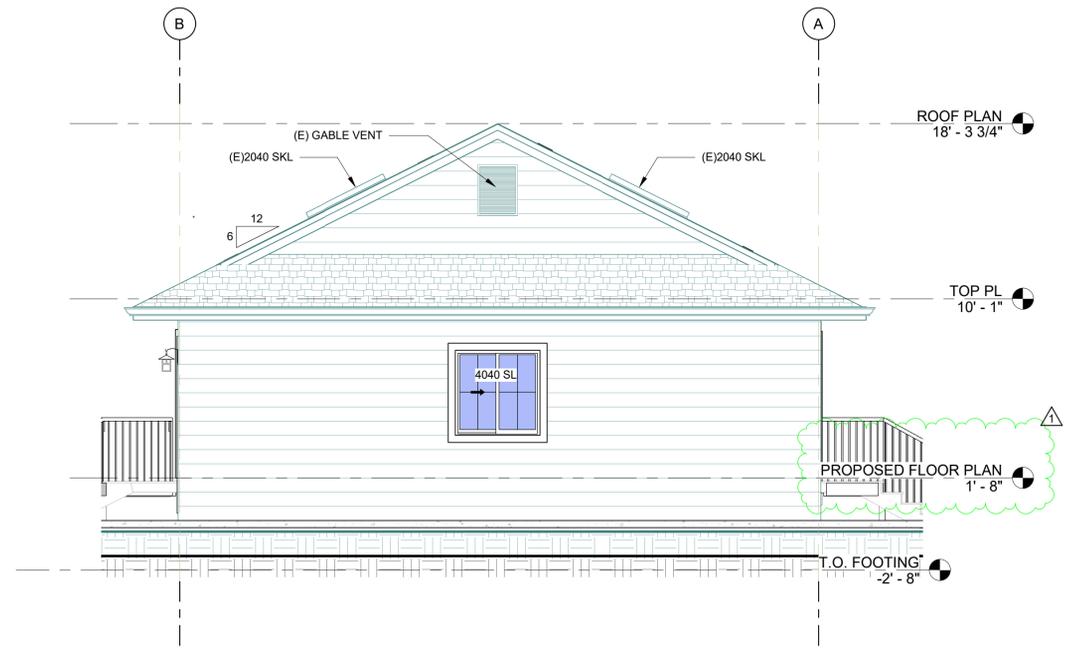
PROPOSED SOUTH ELEVATION

1/4" = 1'-0"



SECTION

1/4" = 1'-0"



PROPOSED NORTH ELEVATION

1/4" = 1'-0"

GREVES GARAGE CONVERSION

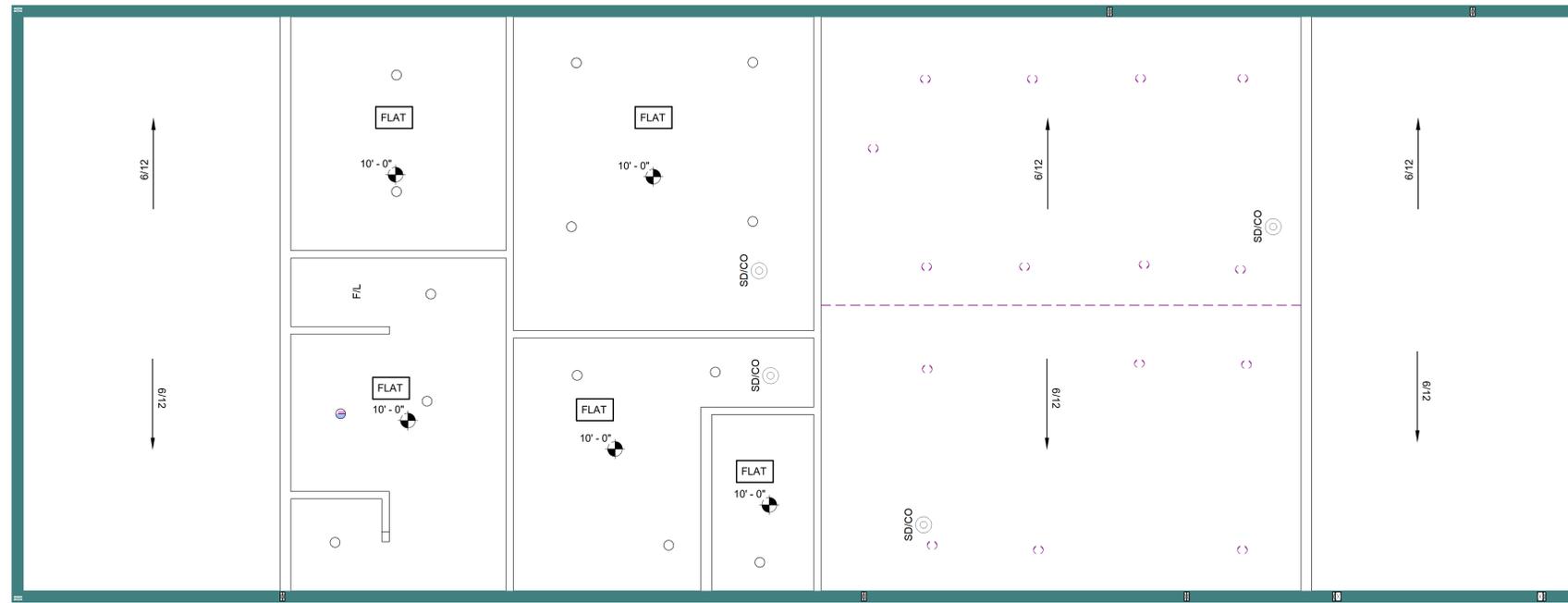
1210 MILE CR.
RENO, NV 89511
APN: 043-062-18

SUBMITTAL SET

DRAWN BY	KML
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DATE	4-23-21
SCALE	AS NOTED
JOB NO.	BB20121
SHEET NO.	

PROPOSED NORTH/SOUTH ELEVATIONS / SECTION

A1.4
SHEET of SHEETS



REFLECTED CEILING PLAN

1/4" = 1'-0"

NOTE:
CEILING ELEVATIONS ARE MEASURED FROM TOP OF (E) S.O.G.

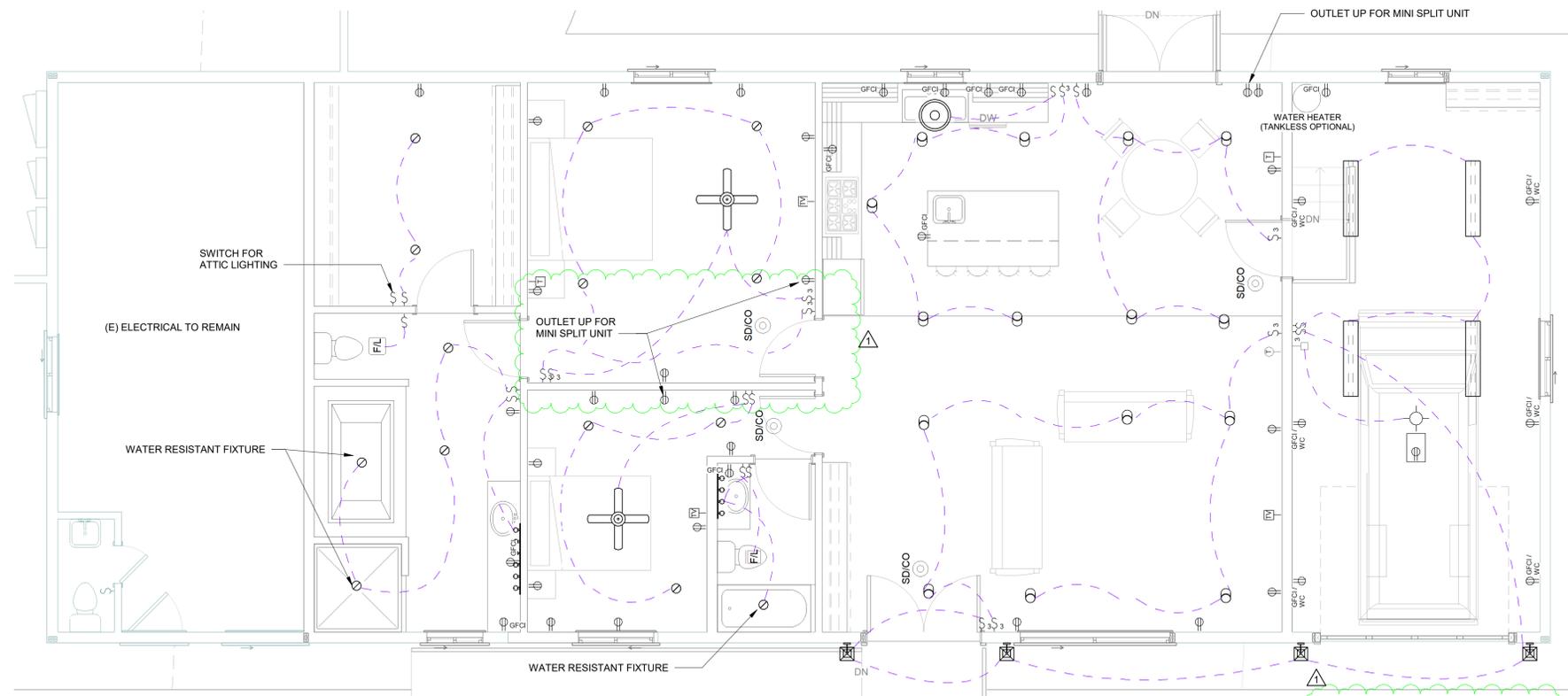
ELECTRICAL LEGEND			
SYMBOL	DESCRIPTION		
[F]	F/L EXHAUST FAN w/ LIGHT	[S]	SWITCH
[SD/CO]	COMBINATION 120V SMOKE DETECTOR / CARBON MONOXIDE ALARM - HARD WIRED w/ BATTERY BACKUP (ALL DETECTORS SHALL BE INTERCONNECTED)	[S ₃]	3-WAY SWITCH
[⊙]	RECESSED CAN LIGHT	[T]	TELEPHONE
[⊕]	SURFACE MOUNT CEILING LIGHT	[T]	THERMOSTAT
[— — —]	INTERIOR SURFACE MOUNT WALL FIXTURE	[D]	DOOR BUTTON
[— — —]	FLUORESCENT LIGHT	[TV]	CABLE TV / MEDIA
[⊕]	EXTERIOR SURFACE MOUNT WALL FIXTURE	[CF]	CEILING FAN
[]	DUPLEX OUTLET	[GD]	GARAGE DOOR OPENER
[GFCI]	GROUND-FAULT CIRCUIT-INTERRUPTER DUPLEX OUTLET		
[GFCI/WC]	GROUND-FAULT CIRCUIT- INTERRUPTER DUPLEX OUTLET w/ WEATHERPROOF COVER		

NOTES:

- ALL BEDROOM, FAMILY ROOM, DINING, LIVING, HALLWAYS, ETC. OUTLETS (E.G. RECEPTACLE, LIGHTING, AND SMOKE DETECTOR) REQUIRE ARC-FAULT CIRCUIT-INTERRUPTER PROTECTION PER IRC E3902.12
- RECEPTACLE OUTLET DISTRIBUTION SHALL COMPLY w/ IRC, E3901.2.
- EXHAUST FAN TO HAVE MIN. 51 CFM, MAXIMUM, 25WATTS/CFM, AND 1 SOUND LEVEL FOR MAKE UP AIR.
- CEILING FAN MOUNTING BOXES SHOULD STRUCTURALLY SUPPORT FAN IN MOTION. FANS WILL HAVE VARIABLE SPEED SWITCH CONTROL.
- PROVIDE ELECTRICAL DISCONNECT AT A READILY ACCESSIBLE LOCATION OUTSIDE OF THE BUILDING NEAREST TO THE POINT OF ENTRANCE OF THE SERVICE CONDUCTORS
- FURNACE AND WATER COMBUSTION AIR TO COMPLY w/ IRC M1402.3.
- PROVIDE GFI PROTECTION TO ALL KITCHEN COUNTER RECEPTACLES.
- PROVIDE MINIMUM SPACING OF KITCHEN COUNTER RECEPTACLES PER IRC E3901.4.1.
- ALL BATHROOM SHOWER AND TUB FIXTURES SHALL BE LISTED FOR WET OR DAMP LOCATIONS.
- LAMPS IN PERMANENTLY INSTALLED LIGHT FIXTURES TO BE HIGH EFFICACY LAMPS PER 2018 IECC SECTION 404.1.
- SMOKE DETECTORS MUST BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS IN THE DWELLING.
- VERIFY IF EXTERIOR LIGHTS TO BE ON PHOTO CELL OR TIMER.
- VERIFY ELECTRICAL REQUIREMENTS OF LANDSCAPING LIGHTS, TIMER, ETC.
- PROVIDE LIGHT AND SWITCH FOR ATTIC ACCESS.
- ALL NEW OUTLETS THAT ARE 5'-6" OR LESS OFF OF THE FINISHED FLOOR ARE TO BE TAMPER-RESISTANT PER 2018 IRC SECTION E4002.14

CO2 /SMOKE DETECTORS:
The code requires the following:

- One in each sleeping room.
- One outside each sleeping area and in the immediate vicinity of the sleeping rooms.
- One at each level of the building.



ELECTRICAL PLAN

1/4" = 1'-0"

NOTE:
ENSURE ALL MECHANICAL AND ELECTRICAL COMPONENTS ARE ELEVATED 1 FOOT MIN. ABOVE BASE FLOOD ELEVATION.

REVISIONS			
#	Date	Description	By
1	05-20-21	PLAN CHECK	KMD

DEI
engineers

Dunagan Engineering, Inc.
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Professional Engineer
ERIKA K. HILL-STANLIFE
No. 27423
CIVIL
11/23/2021 10:58:12 AM

GREVES GARAGE CONVERSION
1210 MILE CR.
RENO, NV 89511
APN: 043-062-18

SUBMITTAL SET

DRAWN BY KML
CHECKED BY EHS
DATE 4-23-21
SCALE AS NOTED
JOB NO. BB20121
SHEET NO.

REFLECTED CEILING PLAN AND ELECTRICAL PLAN

A1.5
SHEET of SHEETS

ABBREVIATIONS:

- ADLT ADDITIONAL
- ALT ALTERNATE
- A.B. ANCHOR BOLT
- APPROX APPROXIMATE
- BM BEARING
- BRG BEARING
- BEL BELOW
- BET BETWEEN
- BLK BLOCK
- B/S BOTH SIDES
- BT BOTTOM
- B.N. BOUNDARY NAILING
- BLD BUILDING
- CANT CANTILEVER
- C.B. CARRIAGE BOLT
- CLG CEILING
- CL CENTERLINE
- CHNL CHANNEL
- CLR CLEAR
- COL COLUMN
- CP COMPLETE PENETRATION
- CONC. CONCRETE
- CONJ. CONCRETE MASONRY UNIT
- CONT CONTINUOUS
- CJ CONTROL JOINT
- C.M.J. CONTROL MASONRY JOINT
- CS COUNTERSINK
- D.L. DEAD LOAD
- DET DETAIL
- DI.A. DIAMETER
- DI.M. DIMENSION
- DI.T. DITTO
- D.J. DOWEL JOINT
- DBL DOUBLE
- DF DOUGLAS FIR
- DWG DRAWING
- EA EACH
- EE EACH END
- EA.F. EACH FACE
- ES EACH SIDE
- EW EACH WAY
- E.N. EDGE NAIL
- ELEV ELEVATION
- EMBED EMBEDMENT
- EQ EQUAL
- (E) EXISTING
- EXP EXPANSION
- EXP.B. EXPANSION BOLT
- EXP.J. EXPANSION JOINT
- EXT EXTERIOR
- F.O.C. FACE OF CONCRETE
- F.O.S. FACE OF MASONRY
- F.O.S.T. FACE OF STUD
- F.N. FIELD NAIL/FACE NAIL
- FIN.F. FINISH FLOOR
- FTG FOOTING
- FEF FORCED-ENTRY FASTENERS
- FDN FOUNDATION
- GAGE
- GALV GALVANIZED
- GLU.G. GLUE-LAMINATED BEAM
- GYP.BD GYPSUM BOARD
- HGR HANGER
- HSA HEADED STUD ANCHOR
- HOR HEADER
- HT HEIGHT
- HF HEM-FIR
- HSB HIGH-STRENGTH BOLT
- HORIZ HORIZONTAL
- INFO INFORMATION
- ID INSIDE DIAMETER
- INT INTERIOR
- ISOL ISOLATION
- JST JOINT
- KD KIDS' KILN DRIED
- KING KING STUD
- LVL LAMINATED VENEER LUMBER
- LT LIGHT
- L.V.L. LIVE LOAD
- LG LONG
- LLH LONG LEG HORIZONTAL
- LLV LONG LEG VERTICAL
- MB MACHINE BOLT
- MW MALLEABLE IRON WASHER
- MANUF. MANUFACTURER
- MAX MAXIMUM
- MECH MECHANICAL
- ML MICRO-LAM (BY TRUS JST)
- MIN MINIMUM
- MISC MISCELLANEOUS
- (N) NEW
- N.I.C. NOT IN CONTRACT
- NTS NOT TO SCALE
- # NUMBER/POUNDS
- O.C. ON CENTER
- O/S ONE SIDE
- OPP OPPOSITE
- OH ORIENTED HAND
- O.S.B. ORIENTED STRAND BOARD
- OD OUTSIDE DIAMETER
- OR OVER
- PSL PARALLAM (BY TRUS JST)
- PARL or // PARALLEL
- PP PARTIAL PENETRATION
- PEN PENETRATION
- PL PLATE
- PLY PLYWOOD
- PSF POUNDS PER SQUARE FOOT
- PSI POUNDS PER SQUARE INCH
- P.A.F. POWER ACTUATED FASTENER
- PDF POWER DRIVEN FASTENER
- PT PRESSURE TREATED
- PRT PRESERVATIVE TREATED
- PL PROPERTY LINE OF PLATE
- R RADIUS
- RWD REDWOOD
- REF REFERENCE
- RECD REQUIRED
- RMT ROSSBORO MFG. TIMBER
- SCHED SCHEDULE
- SAD SEE ARCHITECTURAL DWGS
- SMD SEE MECHANICAL DWGS
- SIS SELF-TAPPING SCREW
- SW SHEAR WALL
- SIM SIMILAR
- SJ SLAB JOINT
- S.O.G. SLAB ON GRADE
- SB SOLID BLOCK
- SPEC SPECIFICATION
- SQ SQUARE
- STD STANDARD
- STL STEEL
- SYM SYMMETRICAL
- THRD THREADED
- T.N. TONGUE & GROOVE
- T&B TOP & BOTTOM
- T.O. TOP OF
- TS TUBE STEEL
- TRM TRIMMER
- TRM TRIMMER
- UBC UNIFORM BUILDING CODE
- UNO UNLESS NOTED OTHERWISE
- VERT VERTICAL
- WT WEIGHT
- WS WELDED STUD/WOOD SCREW
- WWF WELDED WIRE FABRIC
- WWM WELDED WIRE MESH

GENERAL NOTES AND SPECIFICATIONS:

- DIVISION 1 - GENERAL:**
- a. All work shall conform to the 2018 International Building Code (IBC) and applicable local codes.
 - b. Where applicable allowable stresses have been increased 15% (Except Allow and Placer Counties) for short duration and 60% for seismic and wind loading.
 - c. Dunagan Engineering, Inc. 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 by others, Dunagan Engineering, Inc. assumes no responsibility for the structure. No deviation from structural details shall be made without the written approval of the Structural Engineer. Approval by governing agency does not constitute authority to deviate from plans or specifications.
 - d. All codes and standards shall be the most current edition as of the date of the calculations.
 - e. The details shown on the drawings are typical. Similar details apply to similar conditions.
 - f. The calculations are based upon a complete structure. Should an unfinished structure be subjected to loads, Dunagan Engineering, Inc. should be consulted for an interim design or if not, will assume no liability.
 - g. Temporary supports, etc., are the sole responsibility of the framing contractor and have not been considered by the structural engineer. Framing contractor is responsible for the stability of the structure prior to the application of shear walls, roof and floor diaphragms and finish materials. He shall provide the necessary bracing to provide stability prior to the application of the Structural Engineer do not include inspections of construction means and methods. Observation performed by Architect and/or Structural Engineer during construction are not continuous and detailed inspection services are performed by others. Observations performed by Structural Engineer are performed solely for the purpose of determining if contractor understands design intent conveyed in the contract documents. Observations do not guarantee contractor's performance and are not to be construed as supervision of construction.
 - h. Dunagan Engineering, Inc. 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 manner whatsoever, nor are to be assigned to a third party without first obtaining the written permission and consent of Dunagan Engineering, Inc. In the event of unauthorized reuse of these plans by a third party, the third party shall hold Dunagan Engineering, Inc. harmless.
 - i. These drawings and all written material herein are instruments of service and constitute original and unpublished work of the Engineer. They remain the property of the Engineer whether the project for which they are made be executed or not. They may not be duplicated, used on other projects or by other than the original Owner whose name appears herein without the express written consent of the Engineer.
 - j. Adhesive anchors shall be Simpson AT-XP Epoxy per ESR-2508 with ASTM A36 threaded rod or approved equal, U.N.O., Expansion anchors shall be Simpson Strong Bolts per ESR-3037, U.N.O., Adhesive or expansion anchors shall not be installed without authorization by Structural Engineer and until concrete and masonry has cured to design strength.
- DIVISION 2 - FOUNDATION:**
- a. Building sites are assumed to be drained and free of clay or expansive soil. Any other conditions should be brought to the attention of Dunagan Engineering, Inc.
 - b. These calculations assume stable, undisturbed soils and level or stepped footings. Any other conditions should be reported to Dunagan Engineering, Inc.
 - c. All footings shall bear on undisturbed soil with a footing depth 24" below frostline.
 - d. All finish grade shall slope away from foundation for a minimum of 10'-0".
 - e. An assumed soil bearing pressure is determined and will be increased in accordance with IBC Table 1806.2.
 - f. Fill material shall be free from debris, vegetation, and other foreign substances.
 - g. Backfill trenches shall be compacted to 90% relative density per ASTM D1557 to within 12" of finished grade. The top 12" shall be landscape fill.
 - h. Backfill at pipe trenches shall be compacted on both sides of pipe in 6" lifts.
 - i. 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.
 - j. All backfill against foundation walls must be compacted to 90% relative density, unless otherwise directed by a soils report.
 - k. Perforated pipe sub-drain typical behind all retaining walls. Use 4" diameter PVC except where noted otherwise. Slope pipe to drain to daylight and drywell.
- DIVISION 3 - CONCRETE:**
- a. All concrete shall have a minimum 28 day compressive strength of 3000 psi. To accommodate the "Severe Weather for Concrete" category, concrete shall have a minimum 28 day compressive strength of 3000 psi for foundation walls and other vertical concrete exposed to weather and a minimum compressive strength of 3500 psi for slabs, porches and other exterior flatwork, including garage slabs, exposed to weather as recommended by Table 4.02.2 of the IRC and Section 1904.1 of the IBC. **No Special Inspection is required as design assumes 2500 psi.**
 - b. Reinforcement shall be per ASTM A615 Grade 60 ksi, U.N.O.
 - c. Lap reinforcing Per Detail 5.5.2, U.N.O.
 - d. Reinforcement cover in cast-in-place concrete shall be as follows: (ACI Table 20.6.1.3.1)
 - 3" Concrete cast against and permanently exposed to earth.
 - 1 1/2" Concrete exposed to earth or weather with #5 bars or smaller.
 - 0 3/4" Concrete not exposed to weather or in contact with ground, #11 bars and smaller, slabs, joists and walls.
 - 1 1/2" Concrete not exposed to weather, beams, columns and pillar, cover over ties.
 - 1 1/2" Clear to top for reinforcement in slabs on grade.
 - e. All slabs on grade, S.O.G., shall have a minimum thickness of 4" and be reinforced with #3 at 18" o.c., or with Fiberglass as per manufacturers specifications equivalent to reinforcement specified above, U.N.O.
 - f. Concrete shall be air-entrained to 6% +/- 1%. (For exterior slabs only)
 - g. Provide slab control joints (saw cut or plastic inserts) at 10'-0" maximum spacing each way for 4" slab. Joint depth to be 1/4 of slab depth.
 - h. All Post Tension concrete shall be Type II and have a minimum 28 day compressive strength of 4000 psi, U.N.O.
 - i. Post Tension Concrete shall be air-entrained per Post Tension Designer.

DIVISION 4 - MASONRY:

- a. All masonry units shall conform to ASTM C90 grade N units, U.N.O.
 - b. All masonry cells to be solid grouted with mortar conforming to ASTM C270, type S, with a 28 day compressive strength of 2000 psi, minimum, U.N.O.
 - c. Vertical steel placement in masonry walls to be #4 bars at 16" o.c. maximum spacing centered in wall, U.N.O.
 - d. Horizontal steel placement in masonry walls to be #4 bars at 24" o.c. maximum spacing, U.N.O.
- DIVISION 5 - METALS:**
- a. All hardware called for shall be Simpson Strong-Tie Co., Inc. and installed per the manufacturer's specifications, U.N.O.
 - b. Structural steel shall conform to ASTM A992, grade 50 U.N.O. Miscellaneous steel such as plates, channels and angles may be ASTM A36. Steel pipe columns shall conform to ASTM A53, Type E or S. Steel tube sections shall conform to ASTM A500, Grade B.
 - c. All steel exposed to weather shall be hot-dip galvanized after fabrication or other approved weather proofing methods may be used.
 - d. Where finish is attached to steel provide 1/2" dia. bolt holes at 36" o.c., U.N.O.. For attachment of nailers see architectural drawings for finishes. (alternate 1/2" dia. x 3" nelson studs at 36" o.c., U.N.O.)
 - e. All gird under steel bearing plates shall be solid drypack or non-shrink grout placed as directed by the manufacturer.
 - f. Shop drawings shall be submitted to the Structural Engineer for review and comment prior to fabrication.
 - g. All welding shall conform to the American Welding Society specifications. All welding shall be performed by certified welders approved by the local building authority. All shop welding shall be in an approved fabricator's shop authorized by the local building authority or special inspection per the IBC shall be provided. All field welding shall require special inspection per IBC Section 1704.
 - h. All welding electrodes shall be E70XX or shielded wires with Fy = 70 ksi.
 - i. All nails specified are common nails. No substitutions unless approved in writing by Dunagan Engineering, Inc. or specifically addressed in these calculations or the plans. All nails exposed to weather shall be galvanized. Fasteners for pressure-preservative treated and fire-retardant treated wood shall be of hot-dipped zinc coated galvanized, stainless steel, silicon bronze or copper.
 - j. The minimum nailing for all framing shall conform to IBC Table 2304.10.1.
 - k. All bolts specified must meet ASTM A307. Bolt holes to be 1/32" to 1/16" larger than specified bolt. Washers shall be used at each bolt head and nut next to wood. All washers to be not less than standard cut washers.
 - l. Wood plates or sills shall be bolted to the foundation or foundation wall. Steel bolts with a minimum nominal diameter of 1/2" shall be used. Bolts shall be embedded at least 7 inches into the concrete or masonry. In a two pour system embedment shall be into the first pour. There shall be a minimum of two bolts per piece with one bolt located not more than 12 inches or less than 7 bolt diameters from each end of the piece.
 - m. Plate washers a minimum of 3"x3"x1/4" thick shall be used on each bolt. See IBC Section 2308.3.1.1 for alternate.

DIVISION 6 - WOOD:

- a. All lumber framing shall be Douglas Fir Larch (DOC PS20) with moisture content < 19% at time of covering, U.N.O.
- b. Glu-Lams used for simple spans shall be 24F-V4 U.N.O. Glu-Lams used for continuous spans or cantilever shall be 24F-V8, U.N.O. Glu-Lams exposed to weather shall be rated for exterior use by manufacturer or approved protection from exposure to be provided.
- c. All plywood shall conform to APA DOC PS1 or DOC PS2. All shear plywood shall be C-D, C-C, 303 (T-11), or approved equal.
- d. Where multiple trimmers or studs are specified, those trimmers are to be stacked in all wall framing and solid blocking to be provided at all floors down to the foundation.
- e. Where posts with column caps, straps, or bearing plates are called for, the load is to be transferred to the foundation with posts as specified in the plans and solid vertical grain blocking at all floors, U.N.O.
- f. All studs to be stud grade or better, U.N.O. In no instance shall a stud wall be used to resist lateral pressures due to snow or soil. It is the owner and/or contractor's responsibility to eliminate snow and/or soil to stud wall contact.
- g. All laminated veneer lumber (LVL) and parallel strand lumber (PSL) specified shall have the following minimum design strengths: 1 3/4" wide: Fb=2600 psi, Fv=285 psi, E=1,900,000 psi. 3 1/2" wide and greater: Fb=2900 psi, Fv=290 psi, E=2,000,000 psi.
- h. All multiple-PLY LVL members to be attached with (3) rows of 16d common nails at 12" o.c. for entire length of member. For a three piece member the nailing is on each side.
- i. Foundation sill plates, nailers, and ledgers in direct contact with concrete and within 6 1/2" of ground to be preservative treated Douglas Fir.
- j. Fasteners for preservative treated and fire treated wood shall be of hot dipped, zinc coated, galvanized steel, silicon, bronze or copper. The coating weights for zinc coated fasteners shall be in accordance with ASTM A153.
- k. All framing members specified in these calculations and/or plans are minimums, and larger members of equal or better grade may be substituted.
- l. All floor openings shall be between joists, U.N.O.
- m. Do NOT notch beams, joists, and studs, U.N.O.
- n. Provide double joists below all parallel partition walls.
- o. No green lumber at time of covering shall be used on this project.
- p. Nailing of any type shall be concealed prior to inspection by governing agencies.
- q. Sawn lumber shall have the following minimum grades (U.N.O.):
 - all 4x12 & smaller framing members#2
 - all 4x14, 4x16, 6x & 8x framing members#1
 - 4x4 posts#2
 - all other posts and trimmers#1
 - all 2x joists and rafters#2
 - all 2x & 3x studs (unbraced length up to 10')stud or construction
 - all 2x & 3x studs (unbraced length exceeding 10')#2
 - all 2x top platesstandard
 - all 2x and 3x sillsstandard
 - manuf. truss componentsgrade per manuf.
- r. All resawn and roughsawn beams are to be free of heart center.
- s. Double joists shall be attached with (2) rows of 16d's at 12" o.c. edge distance of nailing to be 2".
- t. All multiple studs to be attached with 16d's at 12" o.c.

DESIGN CRITERIA

2018 International Building Code (IBC)
Local Building Department Standards
Soil Bearing (IBC Table 1806.2)

WIND DESIGN DATA

Ultimate Design Wind Speed, Vu = 120 m.p.h. (3-Second Gust)
Risk Category II
Wind Importance Factor, Iw = 1.00
Wind Exposure C
Internal Pressure Coefficient = +/- 0.18
Components & Cladding Design Pressures (ASCE 7 Section 30.4.2):
a = 6.8 ft (ASCE 7 Figure 30.4-1)

Roof/Wall	Refer to ASCE 7-16 Figure 30.4-1 for layout.	Zone	Effective Wind Area (ft ²)	Design Wind Pressure, P _{net} (psf)
Roof 28 to 27'		1	10	44.6
		1	20	37.9
		1	100	32.8
		2	10	71.1
		2	20	62.3
		2	50	50.7
Wall		1	10	41.9
		3	10	91.7
		3	20	74.9
		3	50	52.6
		3	100	52.6
		4	10	34.0
5		4	20	32.5
		4	50	30.7
		4	100	29.3
		5	10	42.0
		5	20	39.2
		5	50	35.5
5	100	32.5		

SEISMIC DESIGN DATA

Importance Factor, Iw = 1.00 (Risk Category II)
Ss = 1.945 g and S1 = 0.686 g
Site class: = D
SDs = 1.297 g, SD1 = 0.777 g
Seismic design category = D
Basic seismic-force-resisting system(s): =
Light-Framed Walls Sheathed with Wood Structural Panels Rated for Shear Resistance, R = 6.5
N/S Design Base Shear (LRFD) = 14.9 kips
E/W Design Base Shear (LRFD) = 14.9 kips
Cs (LRFDS) = 0.1994
Analysis Procedure Used = Equivalent Lateral Force Procedure

SNOW LOAD DATA:

Site Elevation < 5000 FT.
Ground Snow Load Pg = 30 psf
Flat-Roof Snow Load Pf = 21 psf
Snow Exposure Factor Ce = 0.9
Snow Importance Factor Is = 1.0
Thermal Factor Ct = 1.1

FLOOR FRAMING DESIGN LOADS

Floor Live Load = 40 PSF
Floor Dead Load = S.O.G.
Total Floor Load = 40 PSF

CEILING JOIST LOADING:

Storage Load = 20 PSF
Dead Load = 5 PSF
Total Load = 25 PSF

(E) PURLIN LOADING:

Snow Load = 21 PSF
Dead Load = 15 PSF
Total Load = 36 PSF

CONNECTION CROSS REFERENCE

Simpson Strong-Tie	USP Structural Connectors						
Product Number	Product Number						
SSTB16	STB16	CB66	KCB66	HU410	HD410	HGUS26-3	THD26-3
SSTB24	STB24	CB68	KCB68	HU412	HD412	HGUS26-3	THD26-3
HDUS-SDS2.5	PHD5	HUCO1.81/0-SDS	HDQ1791F	HU618	HD618	TJL327	SNP3
HDQ8-SDS3	UPHD8	HUCO1.81/11-SDS	HDQ17112F	HU610	HD610	THJA26	HJC26
HHQD11-SDS2.5	UPHD11	---	HDQ17141F	HU612	HD612	MTMH	HJC26
HHQD14-SDS2.5	UPHD14	HUCO310-SDS	HDQ3101F	LSU26	LSSH15-TZ	DSCARL-SDS3	OscarL
HD15	TD15	HUCO210-2-SDS	HDQ210-21F	LSU28	LSSH20	STR224	KST224
ABU44	PAU44	HUCO410-SDS	HDQ4101F	LSSU210	LSSH210	CS16	RS150
ABU46	PAU46	HUCO412-SDS	HDQ4121F	SURL24	SKH24R/L	MSTC48B3	---
ABU66	PAU66	HUCO210-3-SDS	HDQ210-31F	SURL26	SKH26R/L	H1	RT15
ABU88	PAU88	HUCO5.25/9-SDS	HDQ52101F	SURL210	SKH210R/L	H2.5A	RT17A
PB44	WE44	HUCO5.25/11-SDS	HDQ52111F	IUS	THF	H2A	RT10
PB46	WE46	HUCO610-SDS	HDQ6101F	HU11	HD17112	HGA10KT	HGA10
PB66	WE66	HUCO612-SDS	HDQ6121F	IUT	THF	A34	MP34
CBQ44	KCBQ44	LUS24	JUS24	ITS	THOITFL	A35	MPA1
CBQ46	KCBQ46	LUS26	JUS26	ITT	THOITFL	LTP4	MP4F
CBQ66	KCBQ66	LUS28	JUS28	LUS26-2	JUS26-2	LSS0	MP5
CB44	KCB44	LUS210	JUS210	HHUS26-2	THD26-2	LS70	MP7
CB46	KCB46	LUS46	JUS46	HUS26-2	THD26-2	LS90	MP9
CB48	KCB48	HU46	HD46	HHUS28-2	THD28-2	CCQ/ECQ	KCCQ/KECCO

HOLDOWN SPECIFICATION TABLE

(ALSO SEE SIMPSON STRONG-TIE CATALOG)

HOLDOWN	CL	POST MIN. THICKNESS	SCREWS, BOLTS OR NAILS	THREADED ROD		SSTB BOLT		
				A/B DIA.	EMBEDMENT	FOOTING	SGL POUR	DBL POUR
HIT4	1 5/16"	3"	(18) 16d's x 2 1/2"	5/8"	18"	-	SSTB24	SSTB24
HIT5	1 5/16"	3"	(26) 16d's x 2 1/2"	5/8"	24"	-	SSTB28	SSTB28
HDU5	1 5/16"	3"	(14) SDS 1/4"x2 1/2"	5/8"	SEE HOLDOWN SCHEDULE PER PLAN	SEE HOLDOWN SCHEDULE PER PLAN	SSTB28	THRD. ROD OPTION ONLY
HDU8	1 3/8"	4 1/2"	(20) SDS 1/4"x2 1/2"	7/8"	SEE HOLDOWN SCHEDULE PER PLAN	SEE HOLDOWN SCHEDULE PER PLAN	N/A	N/A
HD08	1 1/4"	4 1/2"	(20) SDS 1/4"x3"	7/8"	SEE HOLDOWN SCHEDULE PER PLAN	SEE HOLDOWN SCHEDULE PER PLAN	N/A	N/A
HHQD11	1 1/2"	5 1/2"	(24) SDS 1/4"x2 1/2"	1"	SEE HOLDOWN SCHEDULE PER PLAN	SEE HOLDOWN SCHEDULE PER PLAN	N/A	N/A
HHQD14	1 1/2"	5 1/2"	(30) SDS 1/4"x2 1/2"	1"	SEE HOLDOWN SCHEDULE PER PLAN	SEE HOLDOWN SCHEDULE PER PLAN	N/A	N/A
HDU14	1 9/16"	5 1/2"	(36) SDS 1/4"x2 1/2"	1"	SEE HOLDOWN SCHEDULE PER PLAN	SEE HOLDOWN SCHEDULE PER PLAN	N/A	N/A
HD19	2 1/8"	5 1/2"x5 1/2"	(5) 1" DIA. BOLTS	1 1/4"	SEE HOLDOWN SCHEDULE PER PLAN	SEE HOLDOWN SCHEDULE PER PLAN	N/A	N/A

NAIL SPECIFICATIONS

NAIL TYPE	NOMINAL DIAMETER (GAGE)	NOMINAL LENGTH	MIN. EMBED FOR P.W. SHEATHING	MIN. NAIL LENGTH
6d COMMON	0.113" (11 ga.)	2"	1 3/8"	
8d COMMON	0.131" (10 1/4 ga.)	2 1/2"	1 3/8"	
10d COMMON	0.148" (9 ga.)	3"	1 3/4"	
12d COMMON	0.148" (9 ga.)	3 1/2"	-	
16d COMMON	0.162" (8 ga.)	3 1/4"	-	
16d G.V. SINKER	0.148" (9 ga.)	3 1/4"	-	

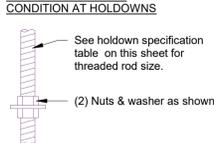
DETERMINE REQ'D NAIL DIAMETER AND LENGTH

REQUIRED COMMON NAIL	8d						10d					
PLYWOOD THICKNESS	3/8"	1/2"	5/8"	3/4"	1 1/8"	3/8"	1/2"	5/8"	3/4"	1 1/8"		
MINIMUM EMBEDMENT	1 3/8"						1 3/4"					
MIN. NAIL LENGTH REQ'D	2"	2 1/8"	2 1/4"	2 3/8"	2 3/4"	2 1/8"	2 1/4"	2 3/8"	2 1/2"	2 7/8"		
MIN. DIAMETER REQ'D	0.131" (10 1/4" ga.)						0.148" (10 1/4" ga.)					

FOOTING AND STEMWALL REQUIREMENTS

- 8" Wide w/ (1) #4 continuous top and #4 at 48" o.c. vertical, hook at footing (alternate hooks). Locate vertical at all Holdown Anchor Bolts. If top of stemwall exceeds 36" above top of footing, use #4 at 18" o.c. horizontal continuous and #4 at 24" o.c. vertical.
- All footings shall bear on undisturbed soil. Assumed soil bearing pressure is determined & increased in accordance with IBC Table 1806.2.
- Exterior footings to be placed 24" below grade minimum, U.N.O.

THREADED ROD END CONDITION AT HOLDOWNS



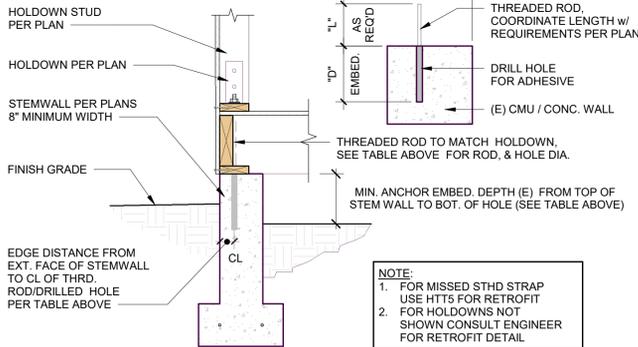
HOLDOWN INFORMATION

ANCHOR DIA.	HOLE DIA.	"X" MIN.	"D" MIN.	COMMENTS
1/2" DIA.	5/8"	1-3/4"	4-1/2"	DO NOT DRILL THRU REBAR, CONTACT THE STRUCTURAL ENGINEER IF REBAR IS ENCOUNTERED
5/8" DIA.	3/4"	1-3/4"	5"	

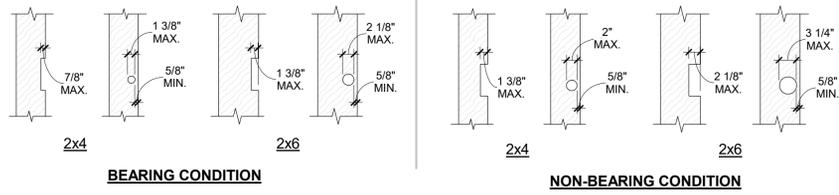
HOLDOWN	THR'D. ROD DIA.	HOLE DIA.	MINIMUM EMBED (E)	EDGE DISTANCE	SIMPSON EPOXY SYSTEM TO BE USED
PHD2 / HDU5 HTT4/HTT5	5/8"	3/4"	12"	1-3/4" 2-3/4"	SET - XP *
HDU8	7/8"	1"	16"	1-3/4" 2-3/4"	SET - XP *

SEE CURRENT SIMPSON STRONG-TIE CATALOG - INSTALLATION PER MANUF. SPECIFICATIONS

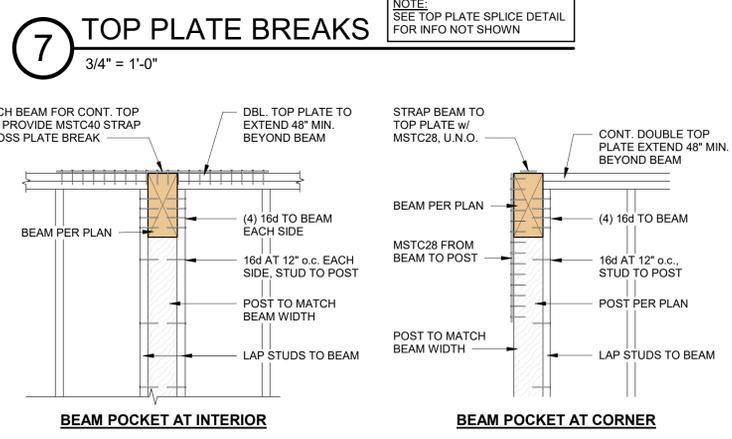
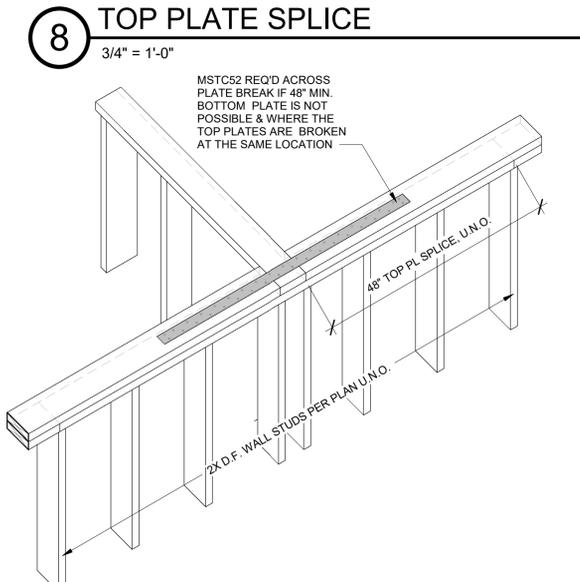
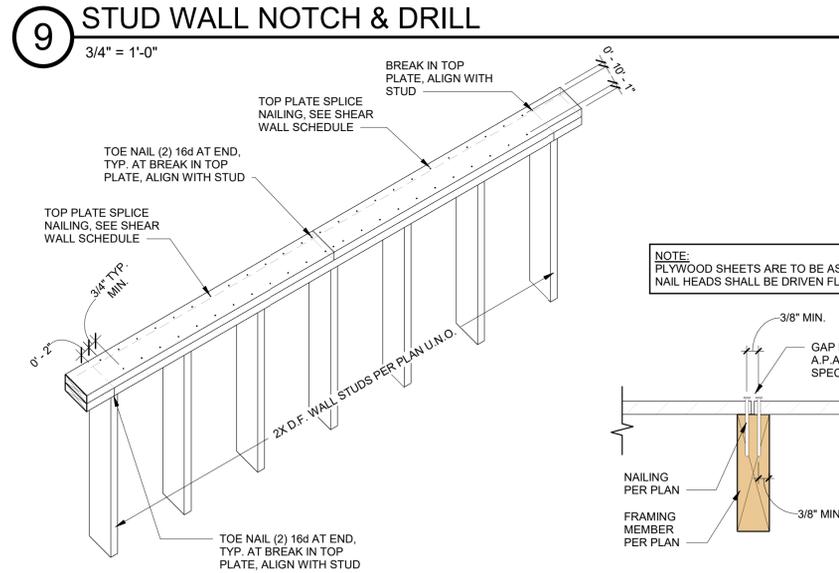
SIMPSON TITEN H.D. (HOLDOWN BOLT OPTION)					
HOLDOWN	ANCHOR SIZE	EMBED.	FOUNDATION TYPE	TITEN H.D. MODEL #	COMMENTS
HTT4, HTT5	1/2" DIA. x 15"	10" MIN.	SLAB ON GRADE	THD501500H	INSTALL PER MANUF. SPECS
HTT4, HTT5	1/2" DIA. x 10 3/8"	10" MIN.	RAISED FLOOR	THD501038C	INSTALL PER MANUF. SPECS



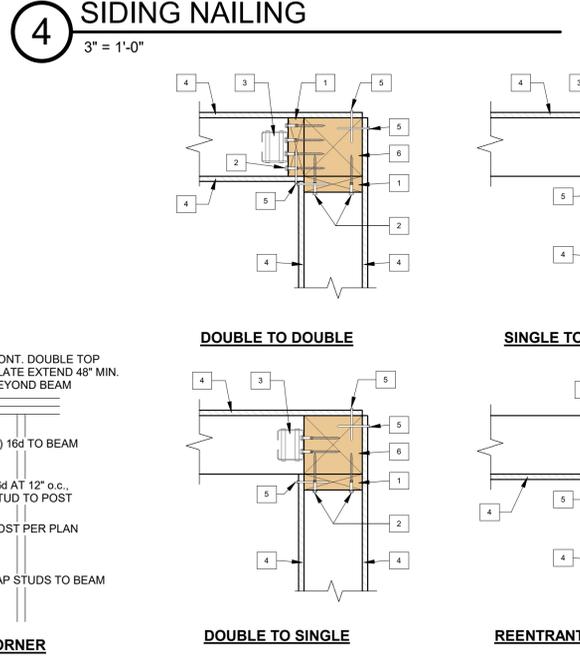
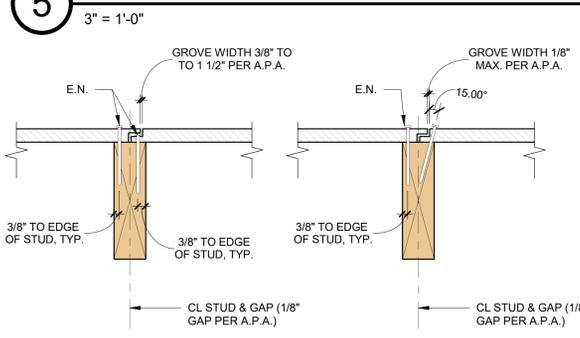
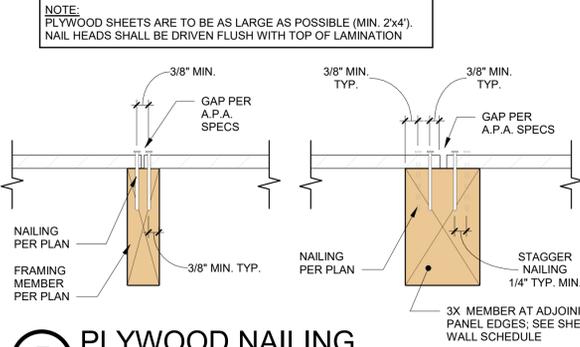
- ADHESIVE SPECIFICATIONS: ADHESIVE ANCHORS SHALL BE SIMPSON SET-XP EPOXY PER ICBO ESR-2508 WITH ASTM A36 THREADED ROD OR APPROVED EQUAL, U.N.O. ADHESIVE ANCHORS SHALL NOT BE INSTALLED WITHOUT AUTHORIZATION BY THE STRUCTURAL ENGINEER AND UNTIL THE CONCRETE HAS CURED TO DESIGN STRENGTH.
- DRILLING HOLES: HOLES FOR ADHESIVE CONNECTIONS SHALL BE DRILLED WITH A ROTARY DRILL.
- CLEANING HOLES: HOLES FOR ADHESIVE CONNECTIONS SHALL BE THOROUGHLY CLEANED WITH THE FOLLOWING PROCEDURE:
 - BLOW OUT ALL DUST AND LOOSE MATERIAL WITH COMPRESSED AIR.
 - CLEAN HOLE SURFACE WITH WIRE BOTTLE BRUSH WHICH IS SLIGHTLY LARGER THAN THE HOLE DIAMETER THEN USE A DOWEL WRAPPED WITH A MOIST RAG TO REMOVE REMAINING DUST.
 - BLOW OUT HOLE COMPRESSED AIR.
 - REPEAT PROCEDURE AS REQUIRED UNTIL ALL SURFACES ARE CLEAN.
- INSTALLATION: ADHESIVE SHALL BE INSTALLED INTO THE BACK OF THE HOLE USING SIMPSON "MIXING NOZZLE" INSTALL PER MANUFACTURER'S RECOMMENDATIONS. DUCT TAPE HOLE AS REQUIRED TO CONTAIN ADHESIVE. CONTINUOUS SPECIAL INSPECTION IS REQUIRED FOR ALL ADHESIVE CONNECTIONS AND SHALL BE PERFORMED PER CBC SECTION 1704 AND THE MANUFACTURER'S SPECIFICATIONS. THE SPECIAL INSPECTOR SHALL VERIFY:
 - HOLES ARE CORRECT DIAMETER AND DEPTH.
 - HOLES ARE CLEAN.
 - PROPER ADHESIVE IS USED.
 - ADHESIVE IS CORRECTLY INSTALLED PER MANUFACTURER'S RECOMMENDATION.
 - BOLTS ARE CORRECT DIAMETER AND LENGTH.
- TEMPERATURE OF MATERIALS TO BE BONDED ARE WITHIN THE RANGE ALLOWED BY THE MANUFACTURER'S SPECIFICATIONS.
- THE ADHESIVE HAS A "GEL TIME" OF 4 MINUTES AND A "CURE TIME" OF APPROXIMATELY 24 HOURS. THUS THE DOWEL SHALL BE INSTALLED AND ANY ADJUSTMENTS TO THE ANGLE OF THE DOWEL WITHIN THE FIRST 4 MINUTES ("GEL TIME") AFTER INJECTING THE ADHESIVE. AFTER THE FIRST 4 MINUTES THE DOWEL SHALL REMAIN UNDISTURBED FOR 24 HOURS ("CURE TIME").



NOTE: BEARING or NON-BEARING WALLS MAY BE DRILLED 2" FOR 2x4 AND 3 1/4" FOR 2x6 WALLS, w/ 5/8" EDGE DISTANCE, IF STUDS ARE DOUBLED AND NOT MORE THAN (2) SUCCESSIVE DOUBLED STUDS ARE DRILLED.

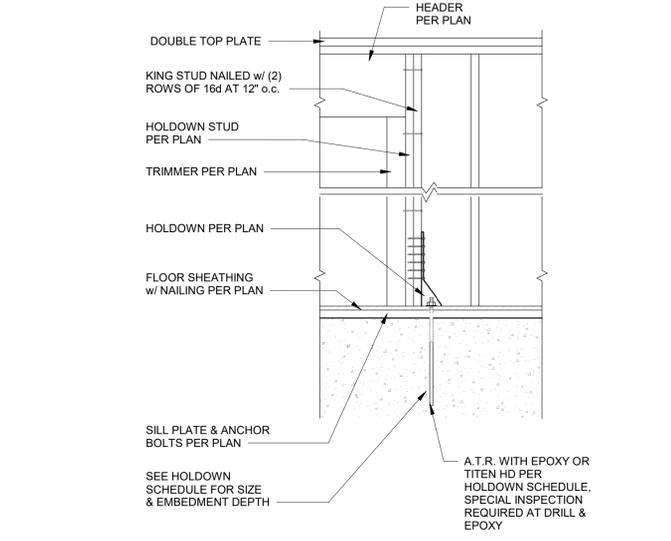


6 BEAM POCKET 3/4" = 1'-0"



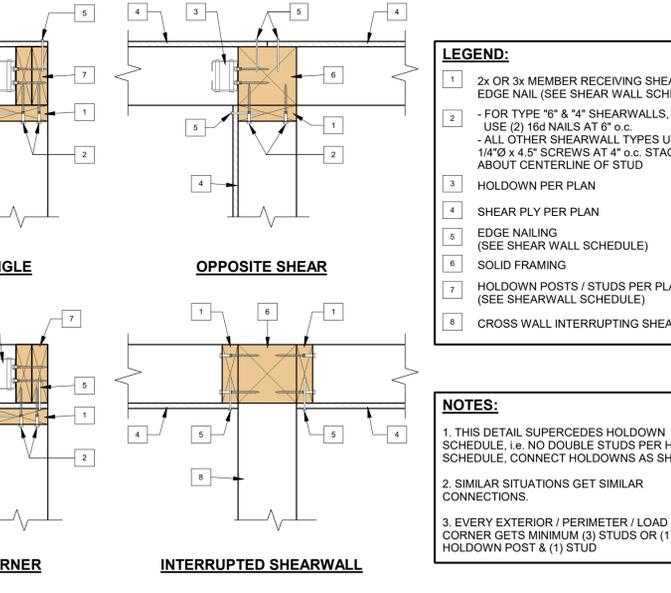
1 HOLDOWN IN CORNER 1 1/2" = 1'-0"

3 FOUNDATION HOLDOWN 3/4" = 1'-0"



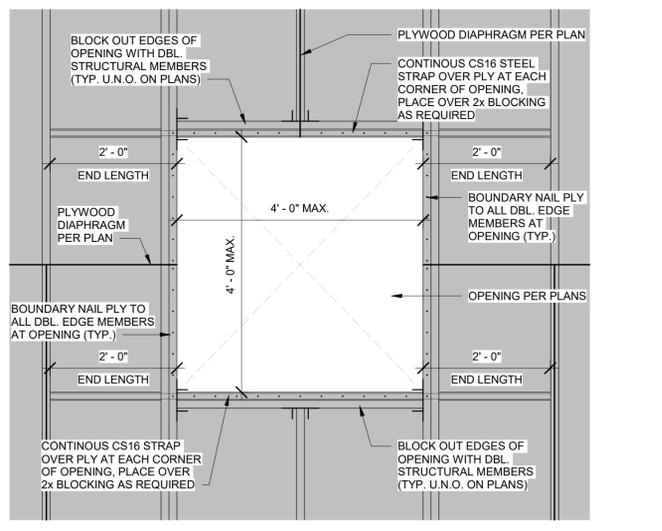
3 FOUNDATION HOLDOWN 3/4" = 1'-0"

2 HOLDOWN INSTALLATION 3/4" = 1'-0"

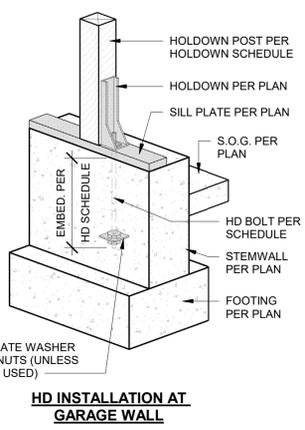


2 HOLDOWN INSTALLATION 3/4" = 1'-0"

11 THREADED ROD RETROFIT 3/4" = 1'-0"



10 HOLE IN DIAPHRAGM 3/4" = 1'-0"



HD INSTALLATION AT GARAGE WALL

REVISIONS		
#	Date	Description

DEI *engineers*
 Dunagan Engineering, Inc.
 4790 Caughlin Parkway #766, Reno, NV 89519
 P: 775-329-2733 F: 888-873-0790 W: DEIengineers.com

Professional Engineer State of Nevada
 ERIKA K. HILL-STANLEY
 EXP. 6-30-23
 CIVIL
 No. 74723
 11/23/2021 10:58:20 AM

GREVES GARAGE CONVERSION
 1210 MILE CR.
 RENO, NV 89511
 APN: 043-062-18

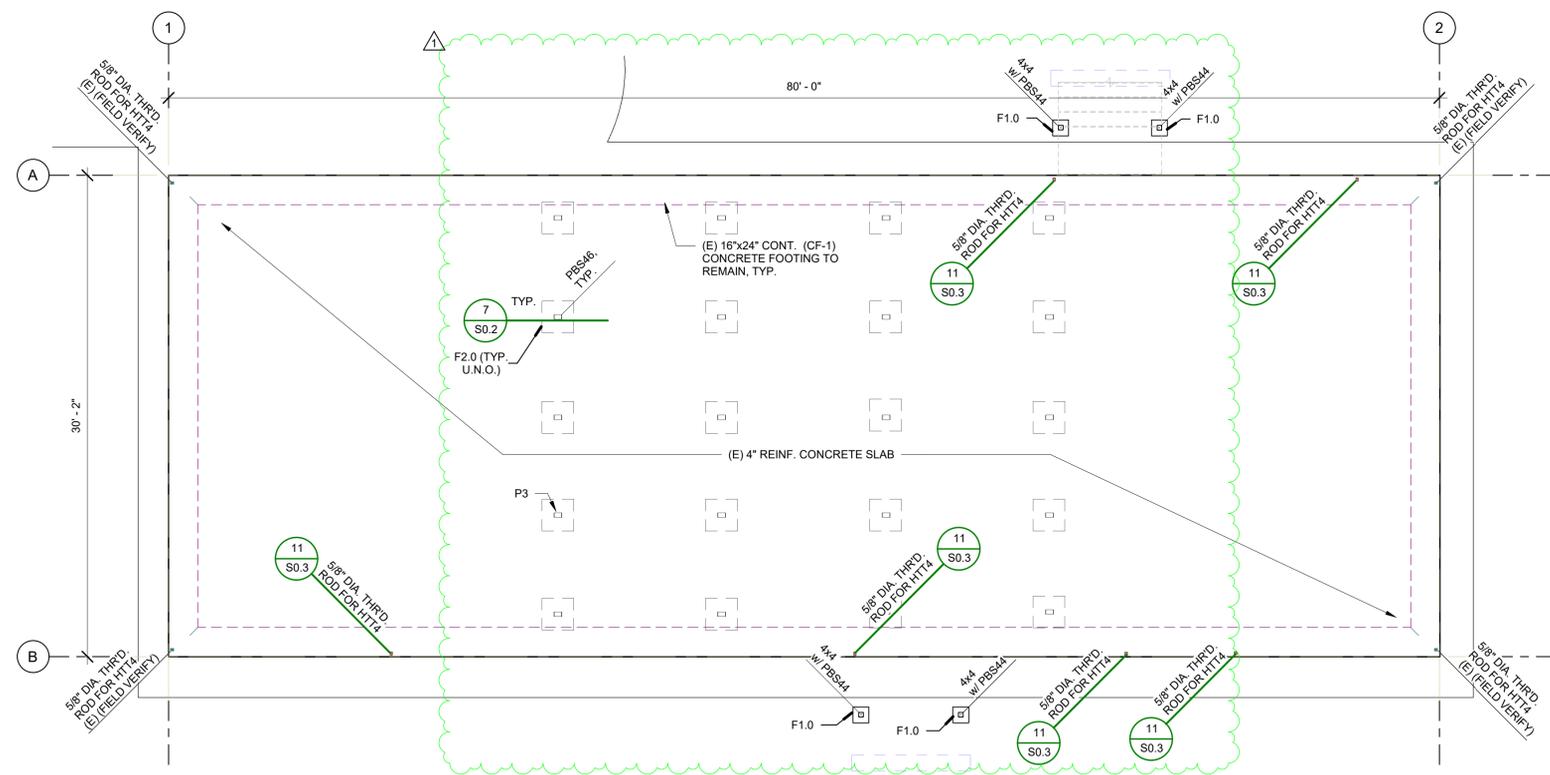
SUBMITTAL SET

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CHECKED BY	EHS
DATE	4-23-21
SCALE	AS NOTED
JOB NO.	BB20121
SHEET NO.	

TYPICAL DETAILS

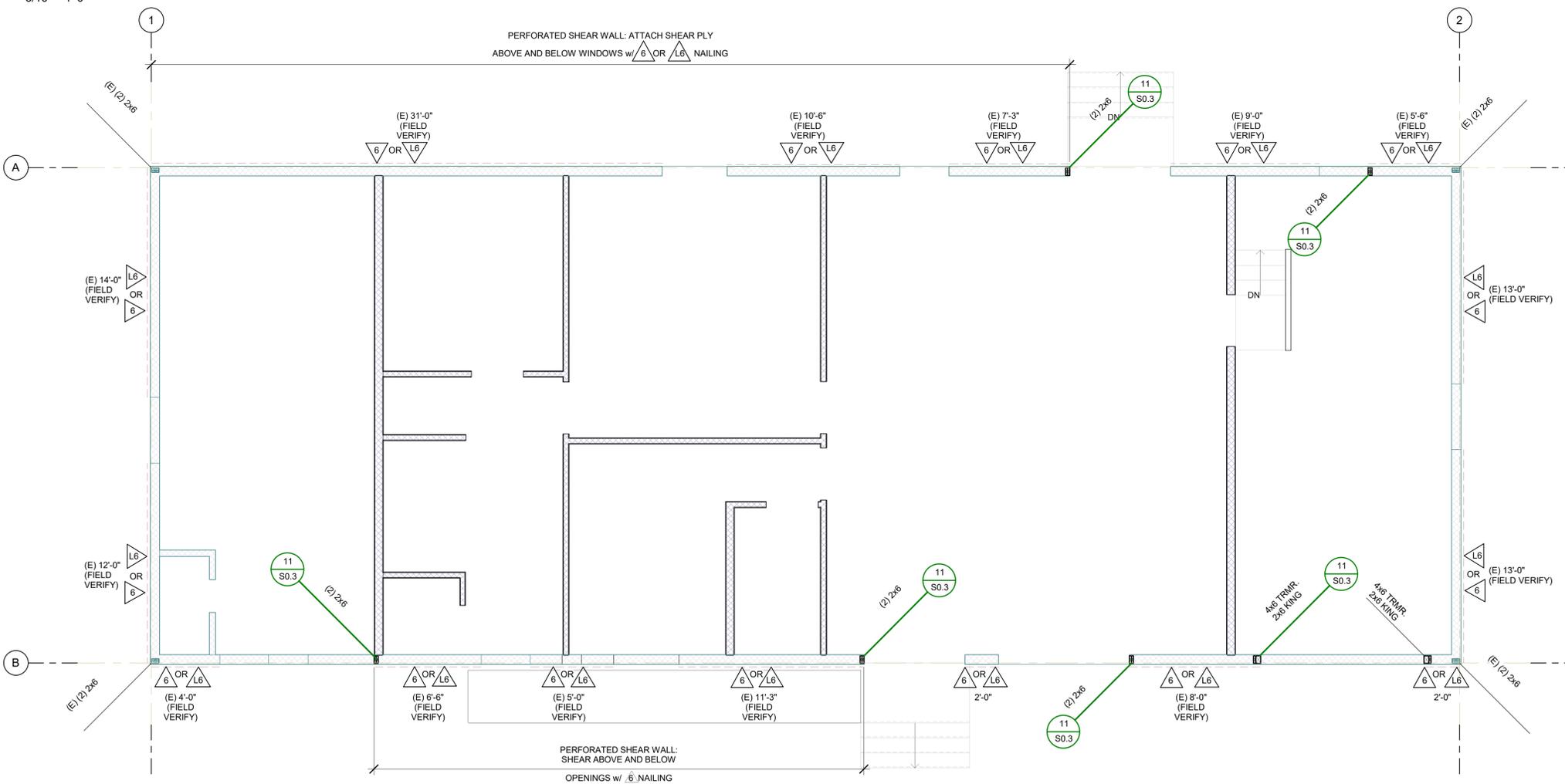
1	2x OR 3x MEMBER RECEIVING SHEARWALL, EDGE NAIL (SEE SHEAR WALL SCHEDULE)
2	- FOR TYPE "6" & "4" SHEARWALLS, USE (2) 16d NAILS AT 6" o.c. - ALL OTHER SHEARWALL TYPES USE SDS 1/4"Ø x 4.5" SCREWS AT 4" o.c. STAGGERED ABOUT CENTERLINE OF STUD
3	HOLDOWN PER PLAN
4	SHEAR PLY PER PLAN
5	EDGE NAILING (SEE SHEAR WALL SCHEDULE)
6	SOLID FRAMING
7	HOLDOWN POSTS / STUDS PER PLAN (SEE SHEARWALL SCHEDULE)
8	CROSS WALL INTERRUPTING SHEARWALL

S0.3
 SHEET of SHEETS
 PLEASE RECYCLE



FOUNDATION PLAN

3/16" = 1'-0"



STRUCTURAL FLOOR PLAN

1/4" = 1'-0"

FOUNDATION NOTES

SILLS & PADS:
(E) 2x PRESSURE TREATED LUMBER, TYP., U.N.O., TIMBERSTRAND LSL TREATED SILL PL'S PER ICC-ES ESR-1387.

ANCHOR BOLTS:
(E) 1/2" DIAMETER A.B. AT 6'-0" o.c. MAX., U.N.O. (2) ANCHOR BOLTS PER BOARD MIN., 12" FROM ENDS MAX. ANCHOR BOLTS EMBEDDED 7" MIN. INTO CONCRETE. SEE DETAIL 12/S0.2 FOR EXISTING CONCRETE CONDITIONS

DIMENSIONS:
BUILDING DIMENSIONS SHOWN ARE FOR GENERAL REFERENCE ONLY. SEE THE ARCHITECTURAL DRAWINGS (S.A.D.) FOR ACTUAL BUILDING DIMENSIONS. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND ARCHITECT SO CLARIFICATION CAN BE MADE. ALL DIMENSIONS SHALL BE VERIFIED BY THE CONTRACTOR AND SUBMITTED IN WRITING TO THE ENGINEER AND ARCHITECT FOR REVIEW PRIOR TO CONSTRUCTION.

NOTE: SEE STRUCTURAL FLOOR PLANS FOR LOCATION OF HOLDDOWNS.

HOLDOWN SCHEDULE NOTES

HOLDOWN	THREADED ROD-ANCHOR BOLT	HOLDOWN STUD
HTT4	5/8" DIA. PER DETAIL 11/S0.3	(2) 2x, U.N.O.

HOLDOWN INFORMATION

- ALL HOLDDOWNS TO BE SCREWED OR NAILED TO DOUBLE STUDS, U.N.O.
- PROVIDE (1) #4 HORIZONTAL AT TOP OF STEMWALL AT ALL HOLDDOWN ANCHOR BOLTS
- HOLDDOWN ANCHOR BOLTS ARE DESIGNED FOR UPLIFT ONLY STANDARD MUDSILL ANCHOR BOLTS ARE REQUIRED (SPACING PER PLAN).
- USE RIM & BLOCKING OR DOUBLE SOLID BLOCKING AT HOLDDOWN HTT4, HTT5, HDU5, HDU8, AND HD08
- USE VERTICAL GRAIN SOLID BLOCKING TO MATCH HOLDDOWN STUD AT HOLDDOWN HDQ11, HDQ14, HDU14 AND HD19
- NAIL (2) 2x STUDS TOGETHER w/ 16d's AT 4" o.c. STAGGERED. LOCATE NAILS 3" MIN. FROM END OF STUDS AND PROVIDE 1" MIN. EDGE DISTANCE

* SEE HOLDDOWN ANCHOR BOLT SCHEDULE SHEET S0.1 FOR SIMPSON SSTB BOLTS.

SHEAR WALL SCHEDULE NOTES

SYMBOL	SHEAR PLY	E.N. SPACING	3x STUDS AT ADJOINING PANEL EDGES	16d SPACING AT SHEAR TRANSFER
6	3/8"	8d AT 6"	NO	6" o.c.
L6	7/16" Smart panel siding (or) 5/16" Hardipanel	8d AT 6"	NO	6" o.c.

- Use Common Nails, Field Nail AT 12" o.c., U.N.O.
- Use 3/8" Shear Ply, OSB, or Rated Equivalent U.N.O.
- Edge Nail AT Top Plate, Mud Sill, All Posts, Sole Plates, & All Studs w/ Holdowns.
- Use (12) 16d Nails AT All Top Plate Splices (80" Long) U.N.O.
- Use SIMPSON MSTC52 To Strap Top Plate's Across Breaks, U.N.O.
- Provide Blocking AT All Horizontal Edges of Shear Plywood.
- See standard details for nailing of plywood shear and siding.
- With Hardipanel option, block wall at 48" o.c. vertical w/ 2x blocking.
- Double Shear Walls To Have Shear Ply Both Sides. (Offset Plywood Edges)

NOTE:
Shear wall schedule includes all shear options. See plan for specific requirements.

PIER SCHEDULE

MARK	WIDTH (each side)	DEPTH	STEEL (each way)
F1.0	12"	10"	(2) #4's
F2.0	24"	10"	(3) #4's

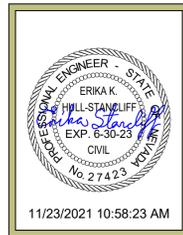
- ALL FOOTINGS SHALL BEAR ON UNDISTURBED SOIL. ASSUMED SOIL BEARING PRESSURE IS DETERMINED IN ACCORDANCE w/ IBC TABLE 1806.2, UNLESS SOIL REPORT IS PROVIDED.
- EXTERIOR FOOTINGS TO BE PLACED 24" BELOW GRADE PER APPLICABLE CODES.

NOTE:
SEE DETAILS FOR SPECIAL REINFORCING OF STEMWALL AND FOOTINGS.

REVISIONS

#	Date	Description	By
1	05-20-21	PLAN CHECK	KMD

DEI
engineers
Dunagan Engineering, Inc.
4790 Caughlin Parkway #766, Reno, NV 89519
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GREVES GARAGE CONVERSION
1210 MILE CR.
RENO, NV 89511
APN: 043-062-18

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FOUNDATION PLAN AND STRUCTURAL PLAN

S1.1
SHEET of SHEETS
PLEASE RECYCLE

REVISIONS			
#	Date	Description	By
1	05-20-21	PLAN CHECK	KMD
2	11-19-21	REVISIONS	KMD

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engineers

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PROFESSIONAL ENGINEER STATE OF NEVADA
ERIKA K. HILL-STANCLIFF
No. 27423
CIVIL
11/23/2021 10:58:26 AM

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FLOOR FRAMING PLAN

S1.2

SHEET of SHEETS

PLEASE RECYCLE

FLOOR FRAMING NOTES

SUBFLOOR:
3/4" PLYWOOD SHEATHING, EXPOSURE 1, T & G UNDERLAYMENT GRADE, APA SPAN RATED 24" o.c. or EQUIVALENT, LAID AT RIGHT ANGLES OVER FLOOR JOISTS. STAGGER JOINTS, GLUE & NAIL WITH 10d's AT 6" o.c. EDGE, 10" o.c. FIELD.

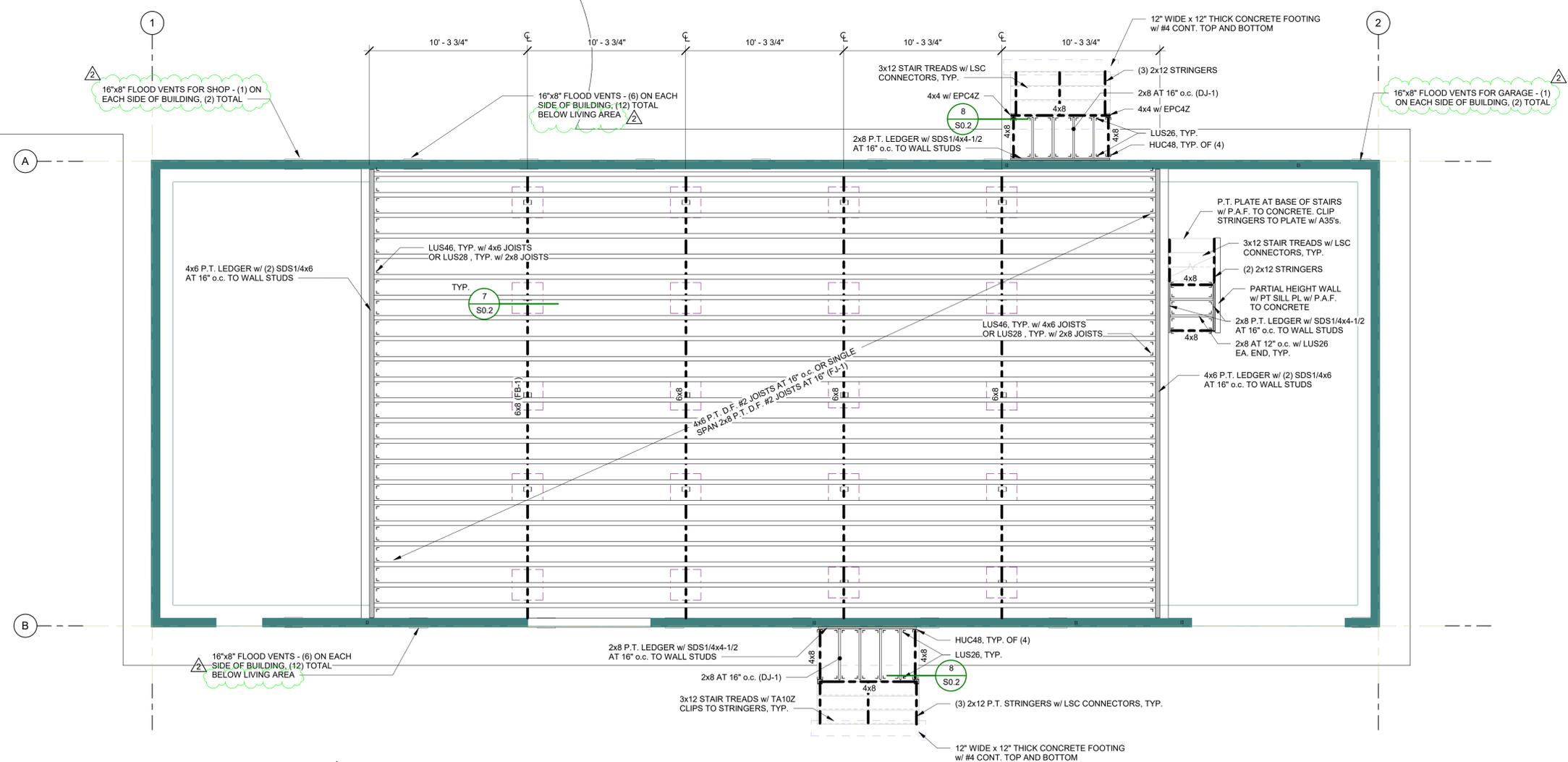
FLOOR JOISTS:
4x6 PT DF #2 OR SINGLE SPAN 2x8 PT DF #2 FLOOR JOISTS AT 16" o.c. w/ LUS46 HANGERS U.N.O., INSTALLED PER MANUFACTURER'S SPECIFICATIONS AT RIGHT ANGLES OVER BEARING. DOUBLE UNDER PARALLEL WALLS. BLOCK ALL JOISTS AT BEARING POINTS PER MFR. SPECIFICATIONS.

GIRDERS:
6x8 PT DF #1 GIRDERS, U.N.O.

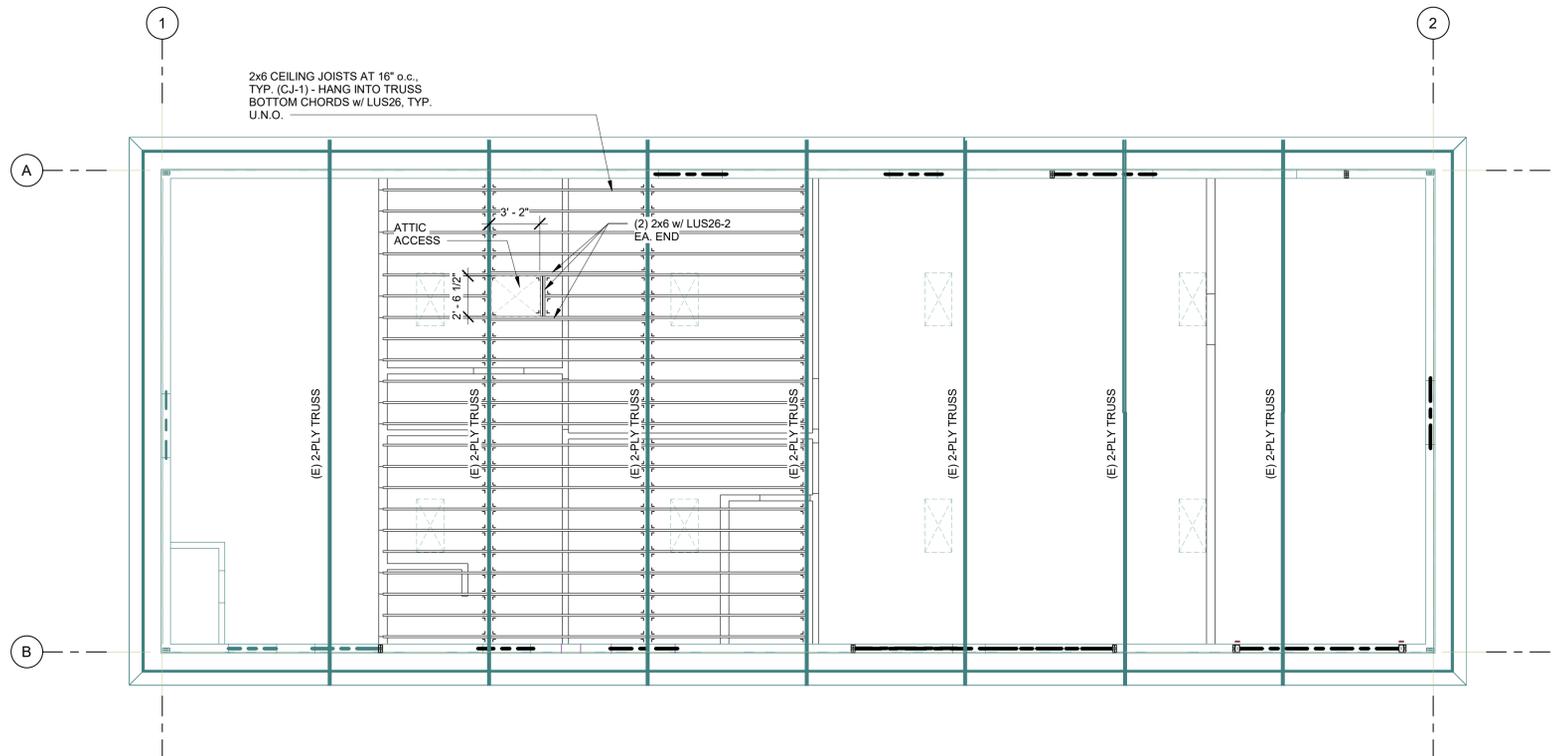
RIM:
1 1/4" TIMBERSTRAND LSL U.N.O.

SILLS & PADS:
2x PRESSURE TREATED LUMBER (TYP.), or TIMBERSTRAND LSL TREATED SILL PLATES PER ICC-ES ESR 1387.

NOTE:
SEE STRUCTURAL FLOOR PLANS FOR LOCATION OF HOLDDOWNS. USE RIM BLK'G OR DBL. SOLID BLK'G AT HOLDDOWN HTT4, HTT5, HDU5, HDU8, AND HDQ8. USE VERTICAL GRAIN SOLID BLK'G. TO MATCH HOLDDOWN STUD AT HOLDDOWN HDDQ11, HDDQ14, AND HDU14, AND HD19.

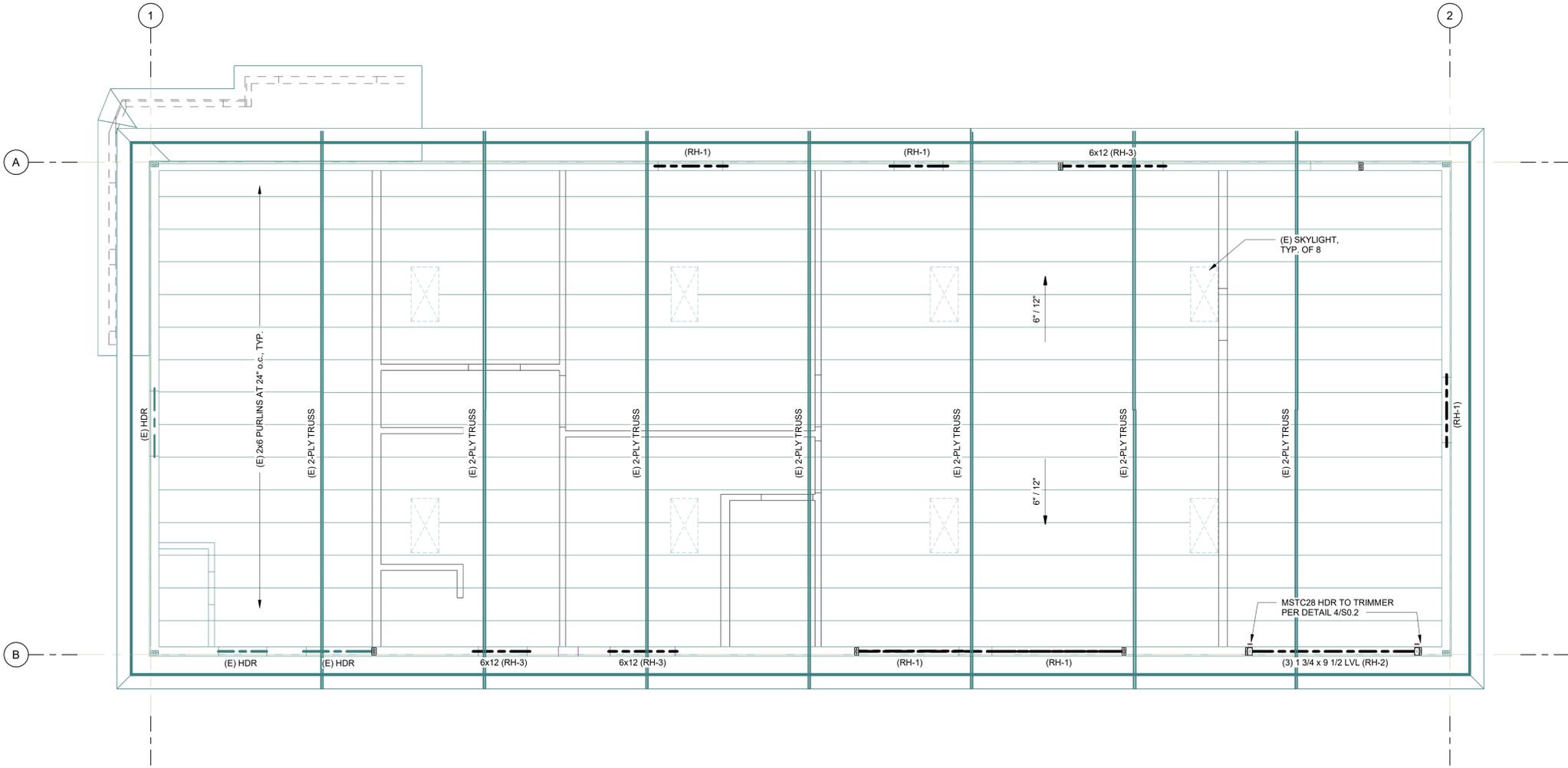


FLOOR FRAMING PLAN
1/4" = 1'-0"



CEILING FRAMING PLAN

3/16" = 1'-0"



ROOF FRAMING PLAN

1/4" = 1'-0"

ROOF FRAMING NOTES

SHEATHING:
 (E) 5/8" CDX PLYWOOD (or EQUAL) EXPOSURE 1, APA SPAN RATED (32/16), STAGGER JOINTS, NAIL w/ 8d AT 6" o.c ALL EDGES, GABLE ENDS AND FRIEZE BLOCKS. NAIL w/ 8d AT 12" o.c. FIELD.
 ALL PLYWOOD SHALL CONFORM TO APA PS 1. ALL SHEAR PLYWOOD SHALL BE C-D, C-C, 303 (T1-11), or APPROVED EQUAL.

LVL's, PSL's & LSL's:
 • ALL LVL's SHALL HAVE Fb= 2600 PSI, Fv= 285 PSI, AND E=2.0x10⁶ PSI MIN. UNLESS NOTED OTHERWISE NAIL MULTI-PLY LVL's w/ (3) 16d's AT 12" o.c.
 • ALL PSL's SHALL HAVE Fb= 2900 PSI, Fv= 290 PSI, AND E=2.0x10⁶ PSI MIN. U.N.O.
 • ALL LSL's SHALL HAVE Fb= 2250 PSI, Fv= 400 PSI, AND E=1.5x10⁶ PSI MIN. UNLESS NOTED OTHERWISE NAIL MULTI-PLY LVL's w/ (3) 16d's AT 12" o.c.

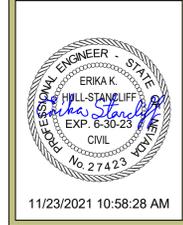
HEADERS:
 6x8 ROSBORO MFG. TIMBER or DF #1 TYP., U.N.O.
 4x8 ROSBORO MFG. TIMBER or DF #2 AT 2x4 WALLS TYP., U.N.O.

TRIMMERS:
 DBL. TRIMMERS AT OPENINGS GREATER THAN 5'-0", AT 2x6 WALLS TYP. U.N.O.
 DBL. TRIMMERS AT OPENINGS GREATER THAN 4'-0", AT 2x4 WALLS TYP. U.N.O.

POSTS:
 4x D.F. #2 AND 6x D.F. #1 (LOCATE AS NOTED)

METAL CONNECTORS:
 (USE SIMPSON BRAND or APPROVED EQUAL).
 HANGERS SHOWN AT TRUSSES ARE TYPICAL, PROVIDE HANGERS AS SPECIFIED ON THE STAMPED TRUSS CALCULATIONS.
 SIMPSON H1 CLIPS AT ALL TRUSS BEARING POINTS ON PLATES & BEAMS
 SIMPSON H5 CLIPS AT ALL RAFTER BEARING POINTS ON PLATES & BEAMS
 SIMPSON H2.5A CLIPS (B/S) AT ALL GIRDER TRUSS BEARING POINTS.
 SIMPSON POST CAPS (AS NOTED)
 SIMPSON ST6224 (AS NOTED)

REVISIONS		
#	Date	Description



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CEILING FRAMING PLAN AND ROOF FRAMING PLAN

