

# Special Use Permit Application - Commercial Horse Stables **Looking Stone Farm**

Submitted October 10, 2022  
to Washoe County

Prepared for  
**ATJ Holdings LLC**  
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Reno, NV 89521

Prepared by



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# **Section 1**

## 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.

<b>Project Information</b>		Staff Assigned Case No.: _____	
Project Name: Looking Stone Farm Commercial Stables Special Use Permit			
Project Description:		<ul style="list-style-type: none"> <li>• A Special Use Permit to operate commercial stable use within the General Rural zoning per Washoe County Table of Uses 110.302.05.3 associated with a training and boarding facility for up to 31 horses.</li> <li>• And to include for consideration, a request to vary specific landscape and parking standards outlined in Sections 110.412.40(b), (c), &amp; (d), and Section 110.410.25(e).</li> </ul>	
Project Address: 300 William Brent Road			
Project Area (acres or square feet): 18.50 Acres			
Project Location (with point of reference to major cross streets <b>AND</b> area locator): The project is located at 300 William Brent Road approximately 1,600 feet east of the intersection of Bowers Mansion Road and William Brent Road.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
055-060-43	20.00		
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: ATJ Holdings LLC		Name: Wood Rodgers Inc	
Address: 10411 Chadwell Drive		Address: 1361 Corporate Boulevard	
Reno, NV <input type="checkbox"/> Zip: 89521		Zip: 89502	
Phone:	Fax:	Phone: 775.823.4068	Fax: 823.4066
Email: lookingstonefarm@gmail.com		Email: shuggins@woodrogers.com	
Cell:	Other:	Cell:	Other:
Contact Person: Ana Jayne		Contact Person: Stacie Huggins	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: SAME AS ABOVE		Name: Wood Rodgers Inc	
Address:		Address: same as above	
	Zip:		Zip:
Phone:	Fax:	Phone: 775.823.9770	Fax:
Email:		Email: ehasty@woodrogers.com	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person: Eric Hasty	
<b>For Office Use Only</b>			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

# Special Use Permit Application Supplemental Information

(All required information may be separately attached)

1. What is the project being requested?

A special use permit for a commercial horse stables on a 20.0 acre site within Washoe Valley and a directors modification to residential adjacency landscape standards to comply with the South Valleys Specific Area Plan Character Management goals.

2. Provide a site plan with all existing and proposed structures (e.g. new structures, roadway improvements, utilities, sanitation, water supply, drainage, parking, signs, etc.)

A site plan has been provided with this application which show the proposed barn, outdoor arena, turnouts, pastures and all other site improvements proposed with the commercial operation of the facility.

3. What is the intended phasing schedule for the construction and completion of the project?

The commercial stables will be constructed in one phase and will start construction as soon as possible based on weather and permitting factors.

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

The site is on 20 acres a majority of which will remain open pasture. Site improvements are proposed on approximately 5.0 acres of the site and the location of the project is in an area that supports other commercial stable operations. The project is designed to be in conformance with the goals character management area identified in the specific area plan.

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

The project will serve the surrounding community by providing a safe and clean place to board and train their horses. The site is anticipated to be a low traffic generator and will provide job opportunities in an area of the county that has few options.

6. What are the anticipated negative impacts or affect your project will have on adjacent properties? How will you mitigate these impacts?

There are few negative impacts proposed with this project as the mitigation measures proposed will limit the negative impacts. Concerns including fire, emergency evacuation, manure management plans, and landscaping have been addressed in the attached project description.

7. Provide specific information on landscaping, parking, type of signs and lighting, and all other code requirements pertinent to the type of use being purposed. Show and indicate these requirements on submitted drawings with the application.

Specific information including proposed landscape and landscape modification standards proposed are discussed in detail in the attached project description. No signs are proposed with this request.

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

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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9. Utilities:

a. Sewer Service	Commercial Septic Tank
b. Electrical Service	NV Energy
c. Telephone Service	ATT/Charter Communications
d. LPG or Natural Gas Service	Propane
e. Solid Waste Disposal Service	Waste Management
f. Cable Television Service	Charter Communications
g. Water Service	Private/Commercial Well

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

h. Permit #		acre-feet per year	
i. Certificate #		acre-feet per year	
j. Surface Claim #		acre-feet per year	
k. Other #		acre-feet per year	

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

Water rights are available and will be purchased prior to construction.
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10. Community Services (provided and nearest facility):

a. Fire Station	Truckee Meadows Fire Station 30 (~1.56 miles)
b. Health Care Facility	Carson Tahoe Hospital (~6.0 miles)
c. Elementary School	Pleasant Valley Elementary School (~8.0 miles)
d. Middle School	Marce Herz Middle School (~14.5 miles)
e. High School	Galena High School (~12.9 miles)
f. Parks	Wilson Commons Park (~0.1 miles)
g. Library	South Valleys Library (~12.9 miles)
h. Citifare Bus Stop	Herz Boulevard & Mt Rose Highway (~12.3 miles)

# Special Use Permit Application for Stables Supplemental Information

(All required information may be separately attached)

1. What is the maximum number of horses to be boarded, both within stables and pastured?

There will be a maximum of 31 horses at the boarding facility. Overnight the horses will be indoors in individual stalls within the horse barn and during the day they could be indoors in the barn or out in one of the pastures, turnouts, or outdoor arenas.

2. What is the maximum number of horses owned/maintained by the owner/operator of the project, both within stables and pastured?

Of the maximum 31 horses, seven (7) are owned by the operators.

3. List any ancillary or additional uses proposed (e.g., tack and saddle sales, feed sales, veterinary services, etc.). Only those items that are requested may be permitted.

No other services will be offered as part of this facility. Third party veterinary services may be offered for horses that are boarded at the facility.

4. If additional activities are proposed, including training, events, competition, trail rides, fox hunts, breaking, roping, etc., only those items that are requested may be permitted. Clearly describe the number of each of the above activities which may occur, how many times per year and the number of expected participants for each activity.

Training and boarding will be provided at this facility. On average seven (7) employees will be on site during normal working hours 6 days a week including 4 full time staff members (1 assistant trainer and 3 groomers/property maintenance workers) as well as 3 to 4 part-time workers (help train, groom/property maintenance) are anticipated to work a 5 day shift with rotating days off.

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

Currently the site is vacant. A majority of the site will be for the commercial use and the southern portion will be a private residence. This portion is not included in this proposal and should be considered separately.

6. To what uses (e.g., restrooms, offices, managers living quarters, stable area, feed storage, etc.) will the barn be put and will the entire structure be allocated to those uses? (Provide floor plans with dimensions).

The barn will include stalls, office, a public restroom, and living quarters for an on-site care taker. Floor plans have been submitted along with this application for more details.

7. Where are the living quarters for the operators of the stables and where will employees reside?

An onsite caretaker's quarters are located in the northeast portion of the barn. All other employees will only be onsite during their shift. An office will be located near the stalls.

8. How many improved parking spaces, both on-site and off-site, are available or will be provided? (Please indicate on site plan.) Have you provided for horse trailer turnarounds?

A total of 15 spaces will be provided near the barn for employees and guests with one paved van accessible parking space which will be located near the barns public entrance. General parking will be on a gravel lot with room for trailer parking along the southern portion of the barn. See the Illustrative site plan included with this application for more parking details and location.

9. What are the planned hours of operation?

Normal business hours for the public will be from 8 am to 6 pm seven days a week. Employees may be on site at any time and there will always be at least one staff member or owner on site at all times horses are boarded.

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

The main structure will be a +/-28,000 sq. ft. barn with office, caretakers quarters, bathroom and stalls. This will be accessed by a gravel loop road that will be private and provide on site circulation. Water will be via a private well and sewage services will be via a commercial septic tank. Other elements including the outdoor arena, turnouts, and pastures can be seen on the attached site plan.

11. What is the intended phasing schedule for the construction and completion of the project?

This is anticipated to be constructed in one phase.

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

The site is a 20 acre site which is ideal for the size and scale of the facility. The site is also located in Washoe Valley, an area intended for the specific use as similar uses are found throughout the area. More importantly the project is in compliance with the South Valleys Specific Area Plan and fits with the Character Management Area. More details are outlined in the attached project description.

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

The project will serve the surrounding community by providing a safe and clean place to board and train their horses. The site is anticipated to be a low traffic generator and will provide job opportunities in an area of the county that has few options.

14. What are the adverse impacts upon the surrounding community (including traffic, noise, odors, dust, groundwater contamination, flies, rats, mice, etc.) and what will you do to minimize the anticipated negative impacts or effects your project will have on adjacent properties?

The project will have little impact to the surrounding community, areas that could cause adverse impacts will be mitigated. Dust will be controlled through watering in accordance with local air quality regulations and the applicant is working with the health district to approve a manure management plan to limit odors and to ensure safe disposal.

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

All operational perimeters will comply with code. Operational details and project facts have been described in detail in the project description and mitigation measures have been proposed. Any additional conditions of approval the County deems necessary will be reviewed by the applicant



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

A detailed landscaping plan has been submitted with this application as well as a request for a directors modification to the residential adjacency landscape standards as they do not comply with the character management area described in the specific area plan. A description of the requested modification to standards and the proposed landscape is discussed in detail in the project description.

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

No signs are proposed with this application. Any future signage will be designed in accordance with Washoe County standards and conform to the standards outlined in the South Valleys Specific Area Plan. Outdoor lighting is proposed to be limited to illumination around buildings and will be shielded to prevent spill over to the adjacent parcels and will comply with all dark sky standards.

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

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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19. Community Sewer

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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20. Community Water

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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# **Section 2**



## Project Description

### Background

The project site is in west Washoe Valley just south of Wilson Commons Park a park that highlights the ranching history of the area and is a popular spot known for its scenic view of Slide Mountain and the historic ranching structures on site including the chicken and slaughterhouse. The project site is located directly south along William Brent Road and shares the scenic views and open pastures of the surrounding area. The site has historically been used for ranching activities and is mostly undeveloped pasture and irrigation ditches.

### Location

Located at 300 William Brent Road, the ±20.00-acre parcel is bound by William Brent Road to the north, a single-family private residence with open pasture and horse facilities to the east, a single-family home with horse facilities and agricultural activities to the south, and a commercial native plant farm and nursery with a single family residence to the west. The site itself is vacant undeveloped pasture which shows signs of historical grazing and ranching activities. *Refer to Vicinity Map, Assessor's Parcel Map and Site Aerial in Section 3 of this submittal packet.*

### Zoning and Master Plan Designations

The project site is within the West Washoe Valley Character Management Area of the South Valleys Area Plan. Master Plan designation is Rural Residential. Zoning designations include General Rural and High Density Rural. These are conforming zoning designations with the underlying master plan and are in conformance with the adjacent properties. The proposed use is allowed with the approval of a special use permit (*Refer to Existing Zoning Map, Existing Master Plan Map Exhibits in Section 3 of this submittal packet*).

### Current Request

The request includes:

- A **Special Use Permit** to operate commercial stable use within the General Rural zoning per Washoe County Table of Uses 110.302.05.3 associated with a training and boarding facility for up to 31 horses.
- And to include for consideration, a request to **vary specific landscape and parking standards** outlined in Sections 110.412.40(b), (c), & (d), and Section 110.410.25(e).

### Project Details

The project is specific to a horse training and boarding facility called Looking Stone Farm which will house up to thirty-one (31) horses and include site improvements on ±18.50 acres (91%) of the ±20.00 acre parcel. The onsite improvements include a private driveway for onsite circulation, a ±28,000 square foot horse barn, three pastures, an outdoor arena, horse turnouts, landscaping and well and commercial septic improvements. This will result in a total developed land area of ±5.0 acres.

Operations specific to Looking Stone Farm vary from a traditional commercial stable as the focus is to provide horse training to clients who then participate in shows offsite. Therefore, the onsite operations will mainly include training with the employees and clients. Occasionally, horses will be transported to and from the facility for shows but will mainly be kept and trained onsite. Boarded horses typically train with their owners/clients in two-hour sessions based on a set schedule. This will average to approximately seven (7) clients visiting the site throughout the day. The hours of operation are from 8am to 6pm six days a week. However, there will always be at least one caretaker on site to provide 24-hour care. The horse barn will include living quarters for an onsite caretaker and plans to employ up to seven (7) employees including four (4) full-time and three (3) part time

staff. At least one employee will always be on site with a majority of the employees and clients on site during normal business hours.

**Horse Barn:**

The main structure and the only building associated with the request is a ±28,000 square foot horse barn that is proposed to be centrally located on the project site and be served by a private driveway. The driveway will provide full circulation around the entire structure. The building is setback approximately 62 feet from the western side parcel line which complies with the minimum 50-foot side yard setback. The main portion of the building will contain an indoor horse arena with a portion dedicated to a private caretaker's quarters for an employee or owner to remain on site during all times. The indoor arena will have a dirt floor to allow for training services. A breezeway will extend from the center of the barn and provide access to the 31 stalls, tack rooms, an office, and a public restroom. Parking, including a paved van accessible space will be provided to the office and public restroom. The rest of the parking will be on gravel with trailer parking to the south of the barn. *(Refer to the Horse Barn Floor Plans and Elevations in Section 4 of this submittal packet).*

**Accessory Uses and Pastures:**

A majority of the site will remain as open pasture that exists today including in the northern portion along William Brent Road. These open pastures will be divided into three separate pastures in the north and a fourth pasture south of the horse barn which will contain fenced turnouts for the boarded horses. Other accessory uses include two outdoor training arenas located to the west of the breezeway and landscape areas around the horse barn and along the interior road and William Brent Road *(Refer to the Illustrative Site Plan in the Map Pocket of this submittal packet).*

**On-Site Access and Circulation:**

The site will be served by a twenty-four-foot-wide gravel driveway that will connect to William Brent Road. The onsite driveway will be private and elevated above the natural pasture. Culverts will be installed under the roadway to allow natural onsite flows to continue through the pastures. The gravel road will then split to the east and west providing a loop around the main horse barn and commercial facilities. A future connection to the south, which is not a part of this request, will connect to the eastern loop of the road. Parking will be accessed via the private loop driveway and trailer parking will be parallel to the driveway to the south of the barn. Additional parking for employees and guests will be accessed to the west via the loop driveway. The loop driveway will be the main points of ingress and egress for all visitors and employees.

Additional access for an irrigation ditch easements and emergency access will be maintained along the western boundary of the property. This is not proposed to be elevated or improved with this request but will provide a secondary access point should it be required and connect to the driveway to the west of the horse barn *(Refer to the Illustrative Site Plan in the Map Pocket of this submittal packet).*

**Traffic & Parking:**

Traffic generated will be minimal with an estimated 20 average daily trips (ADT) with peak flows of 4-7 trips in the AM and PM for employees. This estimate is based on the specific operations of Looking Stone Farm as there is no land use specified in the Institute of Transportation Engineers Manual (ITE) for calculating trips. Therefore, these trips are calculated based on the maximum number of employees (7: 4 full-time, 3 part-time), and the maximum number of visitors per day (7 clients and approximately 6 trips for delivery and operational services). Since it is not anticipated that all employees would be onsite each day of the week, nor that 6 deliveries will be required each day this is a conservative estimate which is still well below the threshold to trigger a traffic study (80 or more weekday hour trips). Based on estimated traffic it is anticipated that the surrounding property owners and road network will not be negatively impacted by this request.

Off street parking is provided in accordance with Table 110.410.10.3 in the Washoe County Code which requires one (1) space per employee during peak employment shift and 0.25 per horse at design capacity. Based on this the total parking required is fifteen (15) spaces. The parking proposed will provide the minimum 15 spaces and include 10 general parking spaces, 4 trailer parking spaces to the south of the horse barn, and one paved and striped ADA space with van accessibility and a paved path into the horse barn.

Other than the ADA space, all off-street parking surfaces and driveways are proposed to be gravel as the operation of Looking Stone Farm has minimal trips and this is typically what is seen in other commercial operations in the area. The low impact design method of using gravel will minimize runoff and the need for additional storm drain facilities. Furthermore, a gravel surface is typical of the rural nature of the area and fits with the goals of the character management area. Therefore, as part of this request, the applicant is proposing to vary from the standard found in Section 110.410.25(e), which requires driveways and off-street parking surfaces to be paved. Although dust is not anticipated as the gravel will help reduce wind erosion, the applicant will be responsible for insuring dust will be controlled in accordance with local air quality regulations.

Off Street Parking Required:	15 spaces
Required ADA Parking:	1 space
<hr/>	
Provided Parking:	15 spaces
Trailer Parking:	4 spaces
ADA Parking:	1 space
General Parking:	10 spaces

**Grading:**

Grading will be limited to the private loop driveway and building pad for the horse barn, outdoor arenas, and landscaped areas. These areas also include grading for the parking area, septic tank, leach field, on site retention ponds and well/wellhouse and utilities. A total of 3,756 cubic yards of grading. A majority of the site will remain untouched including the pastures and all existing irrigation ditches. Culverts will be installed along the loop driveway within the pastures to maintain natural flows. Grading has already been approved for the improvements through a grading permit (WBLD22-102172).

**Landscaping:**

The total developed land area is ±5.0 acres and in accordance with Section 110.412.40(a) twenty percent (20%) of total developed land area should be landscaped for a commercial use. This requires ±1.0 acre of landscape. Additionally, landscape requirements including landscape buffers for commercial uses adjoining residential uses are required (Section 110.412.40(c)). This will require the entire 50-foot side yard setback and the 30-foot rear setback along the east and south to be landscaped with trees spaced every 20 feet along the boundary. This section would not apply to the property to the west since it is a commercial use. This would require an additional ±2.3 acres (±99,750 sq. ft.) of formal landscaping and 109 trees along the boundary. All together a total of ±3.3 acres of landscape are required and 490 trees.

As part of this request the landscape standards outlined in Sections 110.412.40(b), (c), & (d) are proposed to be varied as they do not meet the goals outlined in the in the Character Statement and are not in line with West Washoe County Character Management Area which prioritizes the open views of the valley. Therefore, as an alternative to the requirements a total of ±1.9 acres (81,075 sq. ft) of formal landscape will be provided, or 40% of the total developed land area (±5.0 acres of total developed land area). This area includes a landscape strip along the frontage of William Brent Road with street trees spaced one every 50 feet in accordance with Section

110.412.40(b) of the Washoe County Code. A 10-foot-wide landscape strip along both sides of the loop driveway with trees spaced every 50 feet but staggered so there will be one tree every 25 feet along the private driveway and additional landscaping areas around the horse barn, parking, and outdoor arenas. This will help provide screening of the structures to the adjacent properties but pull the trees from off the property line as required by code. Furthermore, this request is proposing open view fencing along the eastern and southern boundaries in accordance with the South Valleys Area Plan. This will vary from the 6-foot solid fence or wall requirement established in Section 110.412.40(d), but will help meet the goals outlined in the Character Statement and are more in line with West Washoe County Character Management Area.

The following is a summary of the landscape statistics of the site:

Total Developed Land Area:	5.0± acres
Required Landscape for Developed Land Area:	1.0± acres (20%)
Required Landscape Buffers Adjoining Residential Uses:	2.3± acres (side/read setback)
<u>Total Required Landscape Area:</u>	<u>3.3± acres</u>
<u>Total Trees Required:</u>	<u>490 trees</u>
Street Trees (William Brent Road):	10 Trees
One Tree per 10 Parking Spaces (	1 Tree
Trees per Required Landscape Area (1 per 300 sq. ft.)	479 Trees
<u>Total Landscape Area Proposed:</u>	<u>1.5± acres</u>
<u>Total Trees Proposed:</u>	<u>73 Trees</u>

**Public Services:**

The nearest fire station is Truckee Meadows Fire Station 30 located approximately 1.56 miles north of the project near Bowers Mansion. Onsite mitigation measures include a secondary emergency access which is located along the western boundary. Fire suppression systems on site will include fire sprinklers in the horse barn and the applicant is working with Washoe County Fire staff to ensure all fire codes are being met and there is ample water available for onsite fire suppression.

**Utilities:**

A commercial well and septic system are proposed with this request. There are commercial water rights available and will be purchased prior to operation of the facilities. The applicant is also working with the Washoe County Health District and State agencies to ensure the commercial septic onsite is designed to meet all applicable environmental and health requirements.

**Manure Management Plan:**

The applicant is currently working with Washoe County Health District to develop a manure management plan to meet all health codes and to ensure this is not a nuisance to the horses or surrounding neighbors. The cleaning of stalls and regular cleaning of any other areas that horses occupy will occur a minimum of two times a day and flies will be managed by the use of “fly predators”. Manure will be stored in accordance with local health regulations and removed from site as required by the Health Department.

### **Special Use Permit Findings**

Below is a summary of the required findings for a special use permit, the Planning Commission, Board of Adjustment, or a hearing examiner shall find that all of the following are true:

**Finding (a) Consistency. The proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the applicable area plan;**

*Response: The request for a Special Use Permit to allow commercial stables meets all applicable goals and policies of the Washoe County Master Plan, the South Valleys Area Plan, and the West Washoe Valley Character Management Area.*

**Finding (b) Improvements. Adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven;**

*Response: All necessary facilities will be provided on site and are designed in accordance with all applicable codes and regulations including well water, septic, and hydrologic improvements. The proposed driveway will connect to William Brent Road and is not anticipated to be a large traffic generator that will require additional offsite improvements.*

**Finding (c) Site Suitability. The site is physically suitable for the type of development and for the intensity of development;**

*Response: The project site is located directly south along William Brent Road and shares the scenic views and open pastures of the surrounding area. The site has historically been used for ranching activities and is mostly undeveloped pasture and irrigation ditches. The ±20.00-acre parcel is bound by William Brent Road to the north, a single-family private residence with open pasture and horse facilities to the east, a single-family home with horse facilities and agricultural activities to the south, and a commercial native plant farm and nursery with a single-family residence to the west. The proposed use is allowed with the approval of a special use permit and is an ideal location for the project.*

**Finding (d) Issuance Not Detrimental. Issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area; and**

*Response: The project is specific to a commercial stable called Looking Stone Farm which will house up to thirty-one (31) horses and include site improvements. The onsite improvements include a private driveway for onsite circulation, a ±28,000 square foot horse barn, three pastures, an outdoor arena, horse turnouts, landscaping and well and commercial septic improvements. This will result in a total developed land area of ±5.0 acres. Operations specific to Looking Stone Farm vary from a traditional boarding facility as the focus is to provide horse training. The hours of operation will be open from 8am to 6pm six days a week. However, there will always be at least one caretaker on site to provide 24-hour care. The horse barn will include living quarters for an onsite caretaker and plans to employ up to seven (7) employees including four (4) full-time and three (3) part time staff. At least one employee will always be on site with a majority of the employees and clients on site during normal business hours. Traffic generated by the request will be minimal and not detrimental to the character of the surrounding area.*

**Finding (e) Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.**

*Response: Not applicable to the project.*

### **Modification of a Special Use Permit**

Proposed modifications of approved special use permits shall be subject to the requirements in this section.

**(1) The Director of the Planning and Building Division may approve plans for an alteration of the approved use when the alteration complies with all of the following conditions:**

**a) The building or use alteration is incidental to the existing use;**

*Response: The alteration of the landscape and parking standards will not impact the existing use.*

**b) The building or use alteration does not result in a change of use;**

*Response: The alteration of the landscape and parking standards will not impact the proposed use.*

**c) The building alteration involves less than ten (10) percent increase in floor area covered by existing structures associated with the use;**

*Response: The alteration of the landscape and parking standards will not change the amount of floor area covered by any existing structures.*

**d) The use alteration involves less than ten (10) percent increase in the overall site area covered by the existing use;**

*Response: The alteration of the landscape and parking standards will not increase the overall site area covered by the existing use. In fact, the alteration to landscape standards will result in the preservation of open pastures and be consistent with the Character Management Statement within the South Valleys Area Plan.*

**e) The building or use alteration, in the opinion of the Director of the Planning and Building Division, would not have a substantial adverse effect on adjacent property; and**

*Response: The alteration of the landscape and parking standards is proposed to maintain the character of the area and meet the goals of the character statement outlined in the South Valleys Area Plan. Promoting the open and scenic views that are a major attraction to the area.*

**f) The building or use alteration complies with existing requirements of agencies having jurisdiction and any other appropriate regulatory agency as determined by the Director of the Planning and Building Division.**

*Response: This request is allowed through the approval of a Special Use Permit and is appropriate for the area.*

**(2) Conditions Not Met. If a proposed alteration does not comply with the conditions in subsection (a) of this section, a new permit shall be required following the same procedure required for the initial application.**

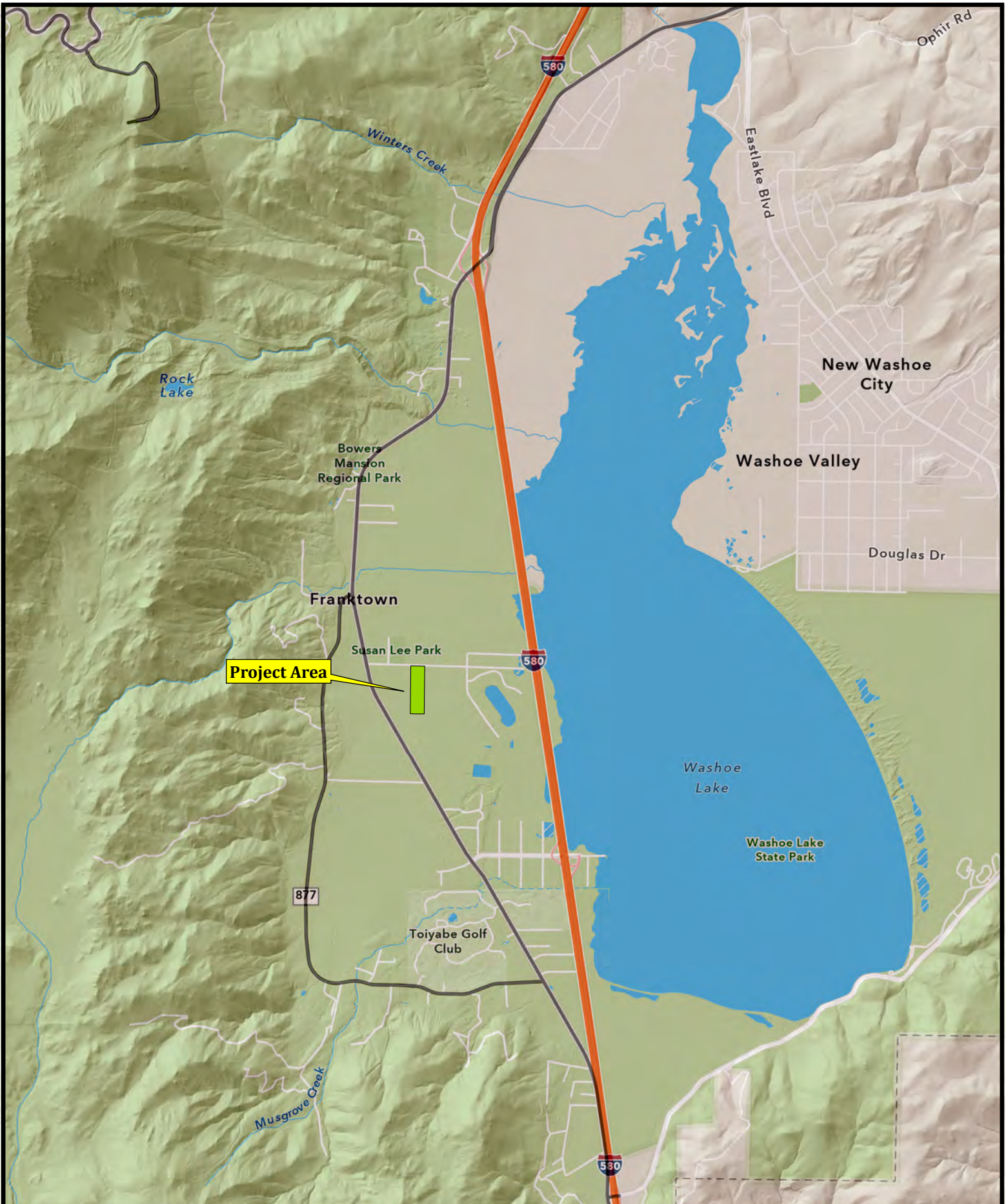
*Response: As described above the conditions proposed can be met with this request.*

**(3) New Permit Required. Modification of the terms of the approved special use permit itself or the waiver or alteration of conditions imposed incident to the granting of the permit shall require a new application following the same procedure required for the initial permit.**

*Response: Not applicable.*



# **Section 3**



**Vicinity Map**  
**Looking Stone Farm SUP**  
**August 2022**



**WOOD RODGERS**  
 BUILDING RELATIONSHIPS ONE PROJECT AT A TIME  
 1361 Corporate Boulevard      Tel: 775.823.4068  
 Reno, NV 89502                      Fax: 775.823.4066



Susan Lee Ci

Susan Lee Park

William Brent Rd

William Brent Rd

**Legend**

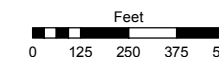
 Project Area



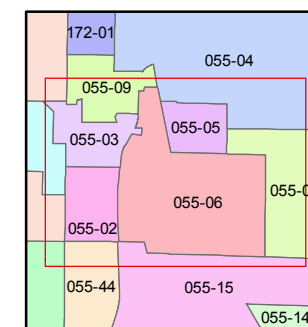
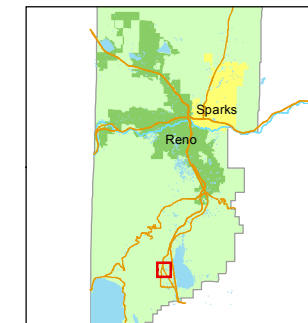
**Aerial Map**  
**Looking Stone Farm SUP**  
 August 2022



**WOOD RODGERS**  
 BUILDING RELATIONSHIPS ONE PROJECT AT A TIME  
 1361 Corporate Boulevard Tel: 775.823.4068  
 Reno, NV 89502 Fax: 775.823.4066



1 inch = 500 feet



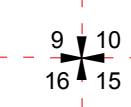
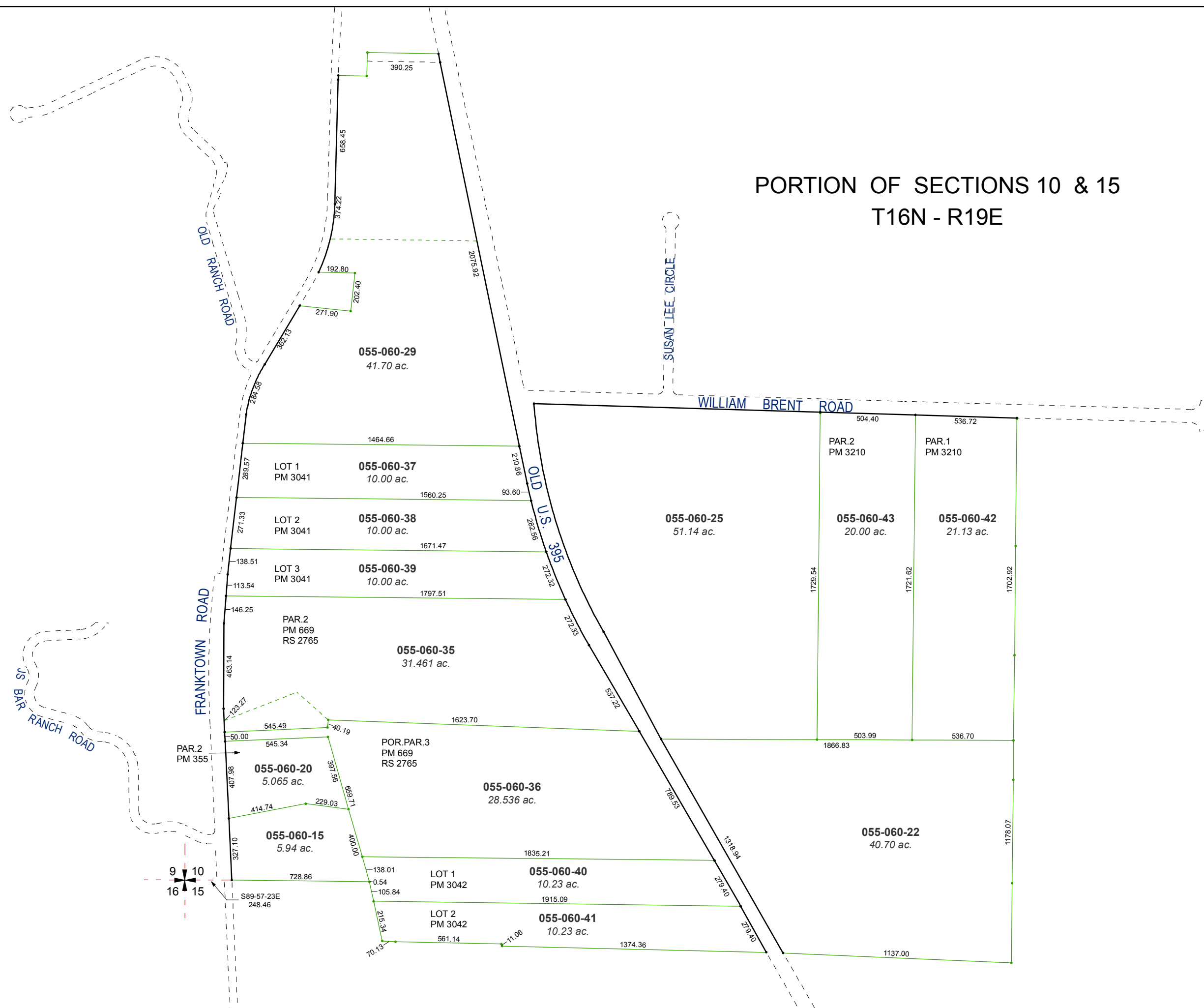
created by: SR 02/07/2017

last updated: \_\_\_\_\_

area previously shown on map(s)  
\_\_\_\_\_

NOTE: This map was prepared for the use of the Washoe County Assessor for assessment and illustrative purposes only. It does not represent a survey of the premises. No liability is assumed as to the sufficiency or accuracy of the data delineated hereon.

# PORTION OF SECTIONS 10 & 15 T16N - R19E





**Legend**

- Project Area

**Washoe County Master Plan**

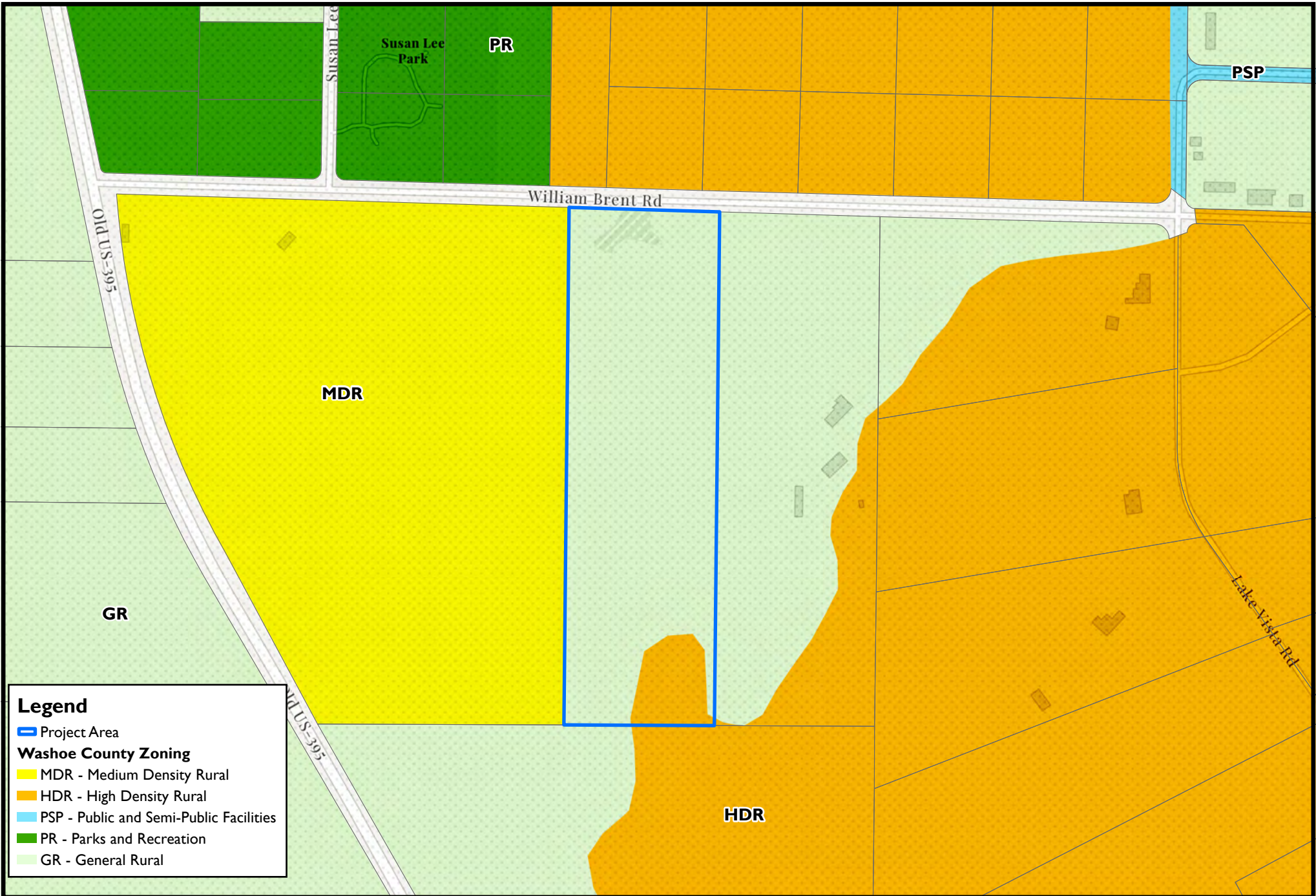
- R - Rural
- RR - Rural Residential









**Master Plan**  
**Looking Stone Farm SUP**  
 August 2022



**WOOD RODGERS**  
 BUILDING RELATIONSHIPS ONE PROJECT AT A TIME  
 1361 Corporate Boulevard      Tel: 775.823.4068  
 Reno, NV 89502                      Fax: 775.823.4066



**Legend**

-  Project Area
- Washoe County Zoning**
-  MDR - Medium Density Rural
-  HDR - High Density Rural
-  PSP - Public and Semi-Public Facilities
-  PR - Parks and Recreation
-  GR - General Rural



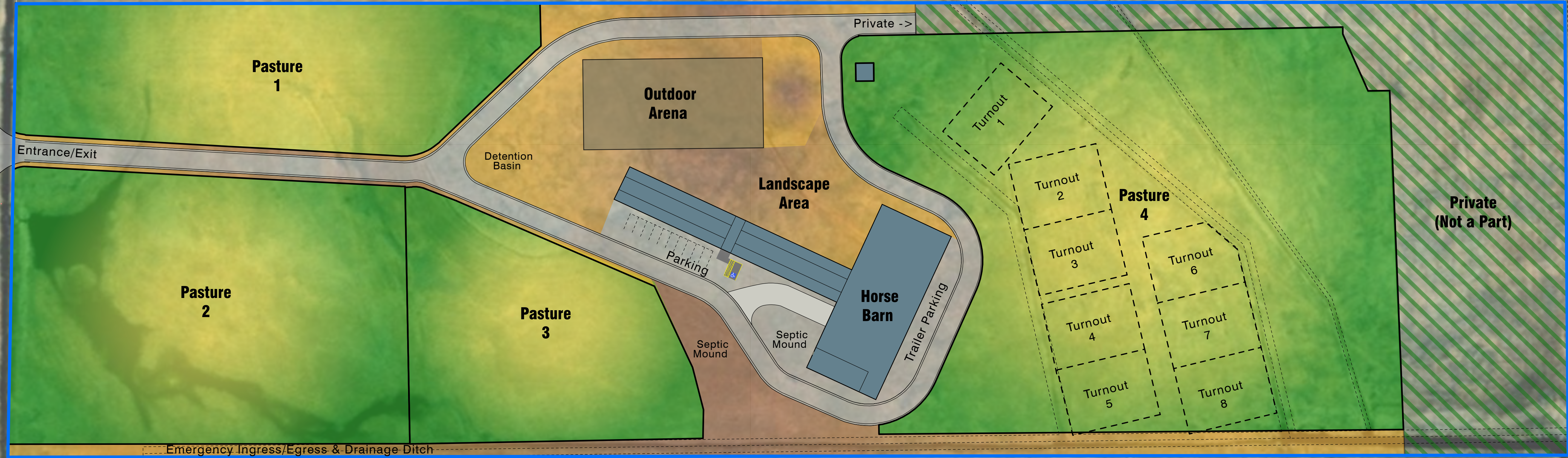
**Zoning**  
**Looking Stone Farm SUP**  
 August 2022



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 BUILDING RELATIONSHIPS ONE PROJECT AT A TIME  
 1361 Corporate Boulevard  
 Reno, NV 89502  
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# **Section 4**

William Brent Rd





# ARENA GENERAL NOTES & SPECIFICATIONS

## SHEET INDEX

### DIVISION 01 – Section 01 00 00 GENERAL REQUIREMENTS

- The Contractor shall verify all dimensions and conditions prior to starting construction. The Architect shall be notified of any discrepancies or inconsistencies.
- Do not scale the Drawings for working dimensions.
- Notes and details on Drawings shall take precedence over General Notes and Typical Details. Typical details shall apply to the project Drawings except when specific details are shown which shall take precedence.
- All work shall conform to the minimum standards of the following code:
  - The 2018 edition of the International Building Code, and any other regulating agencies which have authority over any portion of the work, and those codes and standards listed in these notes and Specifications.

- See Architectural Drawings for the following:
  - Size and location of window and door openings.
  - Size and location of concrete curbs, floor drains, and depressed areas.
  - Size and location of floor and roof openings except as shown.
  - Size and location of interior and exterior non-bearing partitions.
- See Mechanical, Plumbing, and Electrical Drawings for the following:
  - Electrical conduit runs, boxes, and outlets in walls, size and location of equipment bases.
  - Pipe runs, sleeves, hangers, trenches, and openings.
  - Concrete inserts for fixtures.

- Contractor shall investigate site during clearing and earth work operations for filled excavations or buried structures such as cesspools, cisterns, foundations, etc. If any such structures are found, notify Structural Engineer immediately.
- The contract Structural Drawings and Specifications represent the finished structure. They do not indicate the method of construction. The Contractor shall provide all measures necessary to protect the structure during construction. Such measures shall include, but not be limited to, bracing, shoring for loads due to construction equipment, etc. Observation visits to the site by the Structural Engineer shall not include inspection of the above items.
- Openings, pockets, etc. larger than 6 inches shall not be placed in slabs, decks, beams, joists, columns, walls, etc., Unless specifically detailed on the Structural Drawings. Notify the Structural Engineer when drawings by others show openings, pockets, etc., not shown on the Structural Drawings, but which are located in structural members.
- Construction materials shall be spread out if placed on framed floors or roof. Load shall not exceed the design live load per square foot. Provide adequate shoring and/or bracing where structure has not attained design strength.
- Shop Drawings submitted to the Structural Engineer for review shall consist of the number of sets to be returned plus one. Shop drawing submittals shall be bond copies.
- Adhesive anchors shall be Simpson SET-XP Epoxy per ICC-ESR-2508 with ASTM A-36 threaded rod or approved equal u.n.o. Expansion anchors shall be Simpson Strong Bolts per ICC-ESR-1771, u.n.o. Adhesive or expansion anchors shall be installed until masonry grout or concrete has cured to design strength.
- Design loads:
  - Arena Foundation
    - All loads were provided by the Metal Building Manufacturer and verified by DEI Engineers.
  - Interior Living Space Ceiling Loads
    - Dead Load 17.0 psf
    - Live Load 100.0 psf
  - Wind Design Data:
    - Basic wind speed 120 miles per hour
    - lw = 1.00, (Risk Category II)
    - Wind exposure C
  - Earthquake Design Data:
    - le = 1.00, (Risk Category II)
    - Sa = 2.176g and S1 = 0.779g
    - Site class = D
    - SDs = 1.451g , SD1 = 0.883g
    - Seismic design category = E
    - Basic seismic-force-resisting system(s)
      - Arena Foundation
        - Per Metal Building Manufacturer and verified by DEI Engineers.
      - Interior Living Space Ceiling
        - Light-frame (Cold-Formed Steel) Walls Sheathed with Wood Structural Panels Rated for Shear Resistance or Steel Sheets, R = 6.5
    - Analysis procedure used = Equivalent lateral force

### DIVISION 01 – Section 01 11 00 SUMMARY OF WORK

- It shall be the contractor's direct responsibility to comply with typical details and general notes as delineated or defined on the typical detail drawings of these contract documents regardless of specific flagging or reference to applicable note or detail.
- It shall be the contractor's responsibility to coordinate with all trades regarding utilities passing through and under footings. Structural requirements for these conditions are delineated in typical details.
- Top of footing elevations noted are minimum. See note 2 for additional requirements.
- Contractor to verify and coordinate all locations and sizes of openings in slabs, slab depressions, and curbs for all related construction prior to floor layout or construction. Contractor shall then use appropriate detail(s) or appropriate wall section for each applicable condition.
- Drawings are diagrammatic in nature and are not intended to indicate every opening or penetration in roof or other structure. Contractor shall coordinate and verify location and size of all such openings and penetrations with related sub-contractors prior to roof or other framing layout or construction. Contractor shall then use appropriate typical or referenced detail(s) for each opening or penetration.
- Contractor to verify with appropriate sub-contractors the exact location, weight, and intended method of attachment of all items to be suspended from or in any way attached to any roof framing or other structural member unless such item(s) are clearly addressed by the structural construction documents. This information shall be transmitted in writing to the appropriate framing manufacturer via the structural engineer prior to final design or fabrication of structural framing members.
- Contractor to verify dimensions with architect prior to construction.
- Contractor to verify all existing conditions and dimensions and notify the architect in writing of any discrepancies.
- The contractor and all subcontractors he intends to use (including agents and suppliers) are aware of and acknowledge that close coordination among architectural, mechanical, electrical and structural drawings is required for the following:
  - Determination of all column locations and sizes.
  - Determination of top of floor, top of steel, wall plate and top of beam elevations.
  - Verification of all dimensions.
  - Verify all tops of footings.
- The contractor and all subcontractors he intends to use (including agents and suppliers) shall make consideration for and include Monies for the above in preparation of their bids. This requirement shall supersede any contained in the AISC "Manual of Steel Construction".

### DIVISION 01 – Section 01 45 00 SPECIAL INSPECTIONS AND DEFERRED SUBMITTALS

- Special inspection, per the International Building Code chapter 17, Table 1704.3 for steel and 1704.4 for concrete shall be required for the following types of work. See project Specifications for specified requirements.
  - All concrete work for strengths greater than 2500 psi, except for slabs on grade, footings and non structural concrete.
  - All reinforcing steel for concrete strengths greater than 2500 psi.
  - All field welding (except metal studs, furring channels, etc.). Shop welding for procedures and multiple pass welds.
  - All full penetration welds shall be specially inspected in accordance with AWS and the current International Building Code.
  - All fillet welds shall be visually inspected in accordance with AWS and the current International Building Code.
  - Bolts installed in conc. or masonry.
  - All ASTM A-325 and/or ASTM A-490 High Strength Bolts.
  - All expansion bolts and adhesive anchors.
  - All grouted dowels.

### DIVISION 01 – Section 01 82 13 FOUNDATION PERFORMANCE REQUIREMENTS

- Foundation Design based on the Soils Report provided by the following company:
  - Reno Tahoe Geo Associates, Inc.
  - Consulting Civil Engineers
  - P.O. Box 18449
  - Reno, NV 89511
  - Phone: (775) 853-9100 Fax: (775) 853-9199
  - Project No: 21085.001 Date: July 7, 2021
- Footings are designed based on an allowable soil bearing pressure of 3000 psf. with 1/3 increase for short-term loads. All footings shall be 24 inches below adjacent exterior finish Grade.
- Contractor shall provide for proper de-watering of excavations from surface water, ground water, seepage, etc.
- Contractor shall provide for design and installation of all cribbing, sheathing and shoring required to safely and adequately retain the earth banks.
- Excavations for footings shall be approved by the Soils Engineer prior to placing the concrete and reinforcing. Contractor to notify soils Engineer when inspection of excavation is ready. Soils Engineer to submit letter of compliance to the owner.
- All excavations shall be properly backfilled. Do not place backfill behind retaining walls before concrete has attained full design strength. Contractor shall brace or protect all building and pit walls below Grade from Lateral Loads until attaching floors are completely in place and have attained full strength. Contractor shall provide for design, permits and installation of such bracing.
- Footings shall be placed and estimated according to depths shown on Drawings.
- Footing backfill and utility trench backfill within building area shall be mechanically compacted in layers, to the approval of the Soils Engineer. Flooding will not be permitted.
- All abandoned footings, utilities, etc., that interfere with new construction shall be removed.

### DIVISION 03 – Section 03 00 00 CONCRETE

- All phases of work pertaining to the concrete construction shall conform to the "Building Code Requirements for Reinforced Concrete" (ACI 318) and the "Specifications for Structural Concrete for Buildings" (ACI 301) latest approved editions, with modifications as noted in the Drawings or Specifications.
- Reinforced concrete design is by the "Ultimate Strength Design method".
- Concrete mixes shall be designed by a qualified testing laboratory and approved by the Structural Engineer.
  - Proposed mix designs shall be no more than 1 (one) year old, and have offered on each submitted copy the original seal of the Reviewing Engineer. The reviewing Engineer shall be registered in the state of California.
  - Each mix design shall indicate the project name and address. Contractor shall designate location of use for each proposed mix design.
  - Each mix design shall include the slump, before and after adding plasticizer, air entrainment, type of aggregate, type of cement, and admixtures to be used.
  - All exposed at grade concrete shall have air entrainment.
  - No calcium chloride shall be used.
  - Water cement ratio for footings shall not exceed 0.50.
  - Slab on grade shall have a water cement ratio of 0.45 and shall be moisture cured per ACI 318 Sec. 5.11 requirements.
  - Concrete may have a maximum of 15% fly ash substitution for cement verify w/ architect.
- Schedule of Structural concrete 28-day strengths and types:
 

LOCATION IN STRUCTURE	STRENGTH PSI	TYPE
Footings	3000*	Normal Wt. 145 ± 5 pcf
Slab on Grade:	4000*	Normal Wt. 145 ± 5 pcf
* Special Inspection is not required as design assumes 2500 psi.		

- Portland cement shall conform to ASTM C-150, type II. Use minimum 5.5 sacks cement/c-y and maximum 3" slump with water (slump may be increased with admixtures that do not promote shrinkage). \*Provide 6% ± 1% air entrainment in concrete exposed to weather.
- Maximum aggregate size shall conform with the following: 1/5 distance between forms, 3/4 distance between reinforcing bars, 1/3 thickness of slab.
  - Aggregate for hard rock concrete shall conform to all requirements and tests of ASTM C-33 and project Specifications. Exceptions may be used only with permission of the Structural Engineer.
- Forms for elevated concrete beams shall be laid out and constructed to provide the specified members shown on the Drawings.
- Provide sleeves for plumbing and electrical openings in concrete before placing. Do not cut any reinforcing which may conflict. Coring in concrete is not permitted except as shown. Notify the Structural Engineer in advance of conditions not shown on the Drawings.
- Conduit shall not be placed in slabs or walls unless specifically detailed otherwise.
- Projecting corners of beams, walls, columns, etc., shall be formed with a 1/2 in. chamfer, unless otherwise noted on Architectural Drawings.
- Curing compounds used on concrete that is to receive a resilient tile finish shall be approved by the tile manufacturer before use.
- Place and protect concrete in compliance with ACI 305 and 306, respectively, during hot and cold exposure conditions.

### DIVISION 03 – Section 03 21 00 REINFORCING STEEL

- All reinforcing steel shall be detailed and placed in conformance with the "Building Code Requirements for Reinforced Concrete" (ACI 318 latest approved edition), and the "Manual of Standard Practice for Reinforced Concrete Construction" (latest edition) by the C.R.S.I. and the W.C.R.S.I., as modified by the project Drawings and Specifications.
- Deformed reinforcing bars shall be ASTM A-615 Grade 60 except ties, stirrups, slab dowels and reinforcing bars in non structural concrete such as slabs on grade, which may be Grade 40, unless noted otherwise. Use A706 reinforcing bars that are required for welding.
- Welding of reinforcing shall be with low hydrogen electrodes in conformance with "Recommended Practices for Welding Reinforcing Steel, etc.", American Welding Society, AWS-D1.4. See Specifications under base plates, sill plates, and columns.
- All reinforcing bar bends shall be made cold.
- Welded wire fabric shall conform to ASTM A-185.
- Minimum lap of welded wire fabric shall be 6 inches or one full mesh and one half, which ever is greater.
- Reinforcing splices shall be made only where indicated on the drawings.
- Dowels between footings and walls or columns shall be the same grade, size and spacing or number as the vertical reinforcing, respectively.
- All bars shall be marked so their identification can be made when the final in-place inspection is made.
- Splice all reinforcing per detail 5/S0.2
- All reinforcing bars to be tied in place before pouring concrete or grout.
- Do not splice reinforcing steel in middle third of walls.

### DIVISION 05 – METAL BUILDING

- Metal building to be designed to support all components and equipment shown on Architectural, Electrical, Mechanical and Structural drawings.
- Foundations per Sheet S1.1 have been designed for the reactions provided by NUCOR Building Systems, Project Number U21N0988A, Plans Dated 08/19/2021 and Stamped/Signed 08/18/2021 and Calculations Dated 08/13/2021 and Stamped/Signed 08/26/2021.
- Anchor bolts size and pattern to be designed by metal building manufacturer and approved by engineer of record prior to start of construction

### DIVISION 05 – Section 05 41 00 STRUCTURAL METAL STUD FRAMING

- All structural properties shall be in accordance with AISI "Specifications for the design of cold formed steel structural members". Install members in accordance with industry and AISI standards.
- Top tracks and bottom tracks of stud walls shall be of the same width (unpunched) and gage as studs U.N.O. Provide horizontal bridging at 5'-0" o.c. max. at non-bearing walls and 3'-4" o.c. max. at bearing walls typ., u.n.o. Bearing walls shall be erected with stud ends seated against track web at top and bottom, typ., u.n.a. Submit shop drawings showing stud and joist layout, dimensions, sizes, bridging and connection details for review by the Engineer.
- All welding to be performed by AWS certified welders experienced in this type of construction.
- Metal studs, track, bridging and bracing shall be installed per manufacturer's recommendations and specifications.
- 18 and 20 ga. studs, track, bridging and accessories shall be fabricated from steel with fy = 33 ksi conforming to ASTM A446 grade A (galvanized), A570 grade C (painted) or A607 grade C (painted). Use of studs with gage of 22 or lighter is not permitted.
- 14 and 16 ga. studs, track and diagonal bracing straps shall be fabricated from steel with fy = 50 ksi conforming to ASTM A444 grade D (galvanized), A570 grade E (painted) or A607 grade 50 (painted).
- 14, 16 and 18 ga. punched joists shall be fabricated from steel with fy = 40 ksi conforming to ASTM A446 grade C (galvanized) or grade D (painted).
- 16 ga. and heavier unpunched joists shall be fabricated from steel with fy = 50 ksi conforming to ASTM A446 grade D (galvanized) or A570 grade E (painted).
- Metal studs at non bearing walls shall be 20 ga. at spacing shown on architectural drawings or 16" o.c. max. typical, U.N.O.
- Metal studs shall be connected with a min. of 1/8" x 1/2" fillet welds each side, or (2) #6 (or heavier) self-tapping screws (sts), one each flange at each stud to top track, bottom track and bridging.
- Attach bottom track to concrete with .177" dia. x 1 3/4" p.d.f. with washer at 24" o.c. max., typical, U.N.O.
- Use #12 x 2 1/2" pyrametal tek screws at spacing shown on plan for attaching gypsum wallboard and plywood to top track, bottom track, studs, blocking, etc., typ., U.N.O.
- Both faces of all walls shall be sheathed full height with gypsum wallboard or plywood in accordance with the plans and notes, typ., U.N.O.
- Structural metal studs shall have the minimum properties as shown on metal stud schedule on sheet S1.1.

METAL FRAMING PROPERTIES			
MEMBER	A I S		
	(in <sup>2</sup> ) (in <sup>4</sup> ) (in <sup>3</sup> )		
550S162-43 : 5 1/2"x1 5/8"x18 GA. STUD (Fy = 33 ksi)	0.424	1.883	0.685
550S162-54 : 5 1/2"x1 5/8"x16 GA. STUD (Fy = 50 ksi)	0.528	2.324	0.845
550T200-43 : 5 1/2"x2"x18 GA. STUD (Fy = 33 ksi)	0.428	2.043	0.722
550T200-54 : 5 1/2"x2"x16 GA. STUD (Fy = 50 ksi)	0.537	2.578	0.905
<b>NOTE:</b>			
1. METAL FRAMING MEMBERS SHOWN IN TABLE ABOVE ARE MINIMUM REQUIRED.			
2. SEE DETAIL 4/S2.1 FOR METAL STUD CONDITIONS.			

### DIVISION 06 – Section 06 11 00 WOOD FRAMING

- Framing lumber shall be Douglas Fir no. 2 Grade or better, with moisture content < 19% unless otherwise noted. Load bearing studs shall be Douglas Fir no. 2 Grade or better, unless otherwise noted. Posts and beams 6 x 4 and larger shall be Douglas Fir No. 1 Grade, unless otherwise noted.
- All plywood shall be CC or CD conforming to product standard PS 1-83. Use common wire nails.
- All bolts shall conform to ASTM A-307. Bolt holes shall be 1/16 in. maximum larger than the bolt size. Reighten all nuts prior to closing in. All bolts shall have a minimum of 3 threads projecting beyond the nut, rolled threads (upset) are not permitted.
- Standard cut washers shall be used under bolt heads and nuts against wood. Use heavy plate or malleable iron washers for all bolts designed to act in tension. See Drawings for location. Heavy plate washer sizes shall be as follows:
 

1/2 in. bolt	..... 2 x 2 x 1/4
5/8 in. bolt	..... 2 1/2 x 2 1/2 x 1/4
3/4 in. bolt	..... 3 x 3 x 1/4
7/8 in. bolt	..... 3 1/2 x 3 1/2 x 5/16
1 in. bolt	..... 4 x 4 x 3/8
1 1/8 in. bolt	..... 4 x 4 x 7/16

HOLDOWN SPECIFICATION TABLE								
(ALSO SEE SIMPSON STRONG TIE CATALOG)								
HOLDOWN	ℓ	POST MIN. THICKNESS	SCREWS, BOLTS OR NAILS	A.B. DIA.	THREADED ROD		SSTB BOLT	
					EMBEDMENT		SGL. POUR	DBL. POUR
					8" STEM WALL	FOOTING		
HTT4	1 5/16"	3"	(18) 16d's x 2 1/2"	5/8"	SEE HOLDOWN SCHEDULE PER PLAN	SEE HOLDOWN SCHEDULE PER PLAN	SSTB24	SSTB24
HTT5	1 5/16"	3"	(26) 16d's x 2 1/2"	5/8"	SEE HOLDOWN SCHEDULE PER PLAN	SEE HOLDOWN SCHEDULE PER PLAN	SSTB28	SSTB28
HDU5	1 5/16"	3"	(14) SDS 1/4"x 2 1/2"	5/8"	SEE HOLDOWN SCHEDULE PER PLAN	SEE HOLDOWN SCHEDULE PER PLAN	SSTB28	THREADED ROD OPTION ONLY
HDU8	1 3/8"	4 1/2"	(20) SDS 1/4"x 2 1/2"	7/8"	SEE HOLDOWN SCHEDULE PER PLAN	SEE HOLDOWN SCHEDULE PER PLAN	N/A	N/A
HDQ8	1 1/4"	4 1/2"	(20) SDS 1/4"x 3"	7/8"	SEE HOLDOWN SCHEDULE PER PLAN	SEE HOLDOWN SCHEDULE PER PLAN	N/A	N/A
HHQ11	1 1/2"	5 1/2"	(24) SDS 1/4"x 2 1/2"	1"	SEE HOLDOWN SCHEDULE PER PLAN	SEE HOLDOWN SCHEDULE PER PLAN	N/A	N/A
HHQ14	1 1/2"	5 1/2"	(30) SDS 1/4"x 2 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"x 2 1/2"	1"	SEE HOLDOWN SCHEDULE PER PLAN	SEE HOLDOWN SCHEDULE PER PLAN	N/A	N/A
HDU19	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

### DIVISION 06 – Section 06 11 00 WOOD FRAMING (CONTINUED)

- All sills or plates resting on concrete or masonry shall be pressure treated Douglas Fir. Bolts shall be placed 9 in. from the end of a plate, or from a notch greater than 1/2 the width of a plate, and spaced at intervals noted. Anchor bolts shall have steel 3"x3"x1/4" square washers.
- All stud partitions or walls over 10 feet high shall have 2 x bridging, same width as the stud, preferably at mid-height but not to exceed intervals of 8 feet.
- Do not notch joists, rafters or beams, except where shown in details. Obtain Engineer's approval for any holes or notches not detailed. Holes through sills, plates, studs and double plates in interior, bearing and shear walls shall not exceed 1/3 the plate width. Use bored holes located in the center of the stud or plate.
- Approved cross-bridging or solid blocking shall be spaced as follows:
  - For rafters more than 8 in. in depth, at 10 ft. o.c. max.
  - For floor joists more than 4 in. in depth, at 8 ft. o.c. max.
- Metal studs, track, bridging and bracing shall be installed per manufacturer's recommendations and specifications.
- All nailed connections shall conform to the minimum nailing schedule of table 2304.9.1 of the International Building Code, except as otherwise noted. All nails for hardware shall be common wire nails unless manufacturer specifically allows other nail types. Where driving of nails cause splitting, holes for the nails shall be pre-drilled. All framing can be completed with 16d sinker nail (0.148 x 3 1/4").
- Unless noted otherwise, pre-manufactured framing connectors called for on the Drawings shall be Simpson Strong-Tie connectors, or approved equal.
  - All Timber Strand (LSU) lumber specified shall have the following minimum design strengths: fb=1700 psi, fv=400 psi, e=1,300,000 psi
  - 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=220 psi, e=1,800,000 psi. 2 1/16" wide and greater: fb=2900 psi, fv=290 psi, e=2,000,000 psi.
- All floor openings shall be between joists, (U.N.O.)
- Do NOT notch beams, joists, and studs, (U.N.O.)

### DIVISION 06 – Section 06 16 00 SHEATHING

#### HORIZONTAL PLYWOOD SHEATHING NOTES:

- See plan for plywood and nailing data. Unless otherwise noted on the plan, use the following:
- Plywood:
    - Roofs: 15/32" or 1/2" CD-Ext, Exposure 1, APA Span Rated (32/16)
    - Stagger sheets per sheet S2.1.
    - Run face grain of sheathing perpendicular to supports.
    - Minimum sheet size shall be 2'-0" x 4'-0".
  - Nailing:
    - Use common nails. Equivalent special plywood nails may be used with the prior approval of the Structural Engineer.
    - Minimum edge distance shall be 3/8", and nails shall not be overdriven thru outer ply. Stagger nails at adjacent plywood sheets.
    - Refer to Roof Framing Plan on Sheet S1.4 for nailing requirements at continuous panel edges and boundaries.

#### WALL PLYWOOD SHEATHING NOTES:

- See plan for plywood and nailing data. Unless otherwise noted on the plan, use the following:
- Plywood:
    - 7/16" APA C-D or C-C Rated or Approved Equal
    - Stagger sheets as shown.
    - Face grain may run either direction.
    - Minimum sheet size shall be 2'-0" x 4'-0".
    - Apply sheathing directly to framing.
    - Where sheathing occurs both sides of wall, panel joints shall be offset to fall on different framing members.
  - Attachment to Metal Studs:
    - Use No. 8 x 1" Flat-Head, Sharp Point, Self-Drilling Tapping Screws with a minimum head diameter of 0.285 inches. Equivalent special plywood screws may be used with the prior approval of the Structural Engineer.
    - Minimum edge distance shall be 3/8", and screws shall not be overdriven thru outer ply. Stagger screws at adjacent plywood sheets.
    - Blocking is required at all panel edges.

### DIVISION 06 – Section 06 17 33 WOOD I-JOISTS

- Wood chord joist shall be as Manufactured by iLevel by Weyerhaeuser corporation or approved equal. Floor joist shall be capable of supporting all tributary dead, live and mechanical loads. Per the approved construction documents and shall not deflect more than span/480 for live load nor more than span/240 for total load. Joist shall be capable of supporting all tributary dead loads. Joist shall have bracing as shown on plans and as required by the I.B.C or the manufacturer.
- Supplier shall submit design calculations stamped by a Nevada licensed Civil or Structural Engineer for approval prior to fabricating any joist.
- Joist manufacturer to design and provide all bottom chord bridging required for lateral stability.

PROJECT INFORMATION	
<b>APN:</b>	055-060-43
<b>BUILDING CODES:</b>	2018 INTERNATIONAL RESIDENTIAL CODE (IRC) 2018 INTERNATIONAL BUILDING CODE (IBC) 2018 UNIFORM MECHANICAL CODE 2018 UNIFORM PLUMBING CODE 2017 NATIONAL ELECTRICAL CODE 2018 INTERNATIONAL FIRE CODE ANSI 2017 2018 IECC 2018 NORTHERN NEVADA AMENDMENTS
<b>BUILDING TYPE:</b>	SINGLE FAMILY RESIDENCE
<b>OCCUPANCY GROUP:</b>	R-3
<b>TYPE OF CONSTRUCTION:</b>	WB-V
<b>FIRE SPRINKLERS:</b>	NO
<b>NUMBER OF FLOORS:</b>	ONE

REVISIONS		
Revision Type	By	
OWNER CHANGES	TES	
PLAN CHECK	TES	

**DEI**  
Engineering, Inc.  
Dunagan Engineering, Inc.  
4790 Caughlin Parkway #766, Reno, NV 89519  
T: 775.329.2793 | F: 888.873.0790 | W: DEIengineers.com

ROBERT C. CORBIN  
CIVIL  
No. 21799  
6/27/22

ROBERT C. CORBIN  
CIVIL  
No. 21799  
6/27/22

**JAYNE ARENA METAL BUILDING FOUNDATION, LIVING SPACE & HORSE BARN**  
 300 WILLIAM BRENT ROAD  
 WASHOE VALLEY, NV 89704  
 APN: 055-060-43

DRAWN BY T.E.S.
CHECKED BY R.C.C.
DATE 6/30/2022
SCALE AS NOTED
JOB NUMBER B20680
SHEET S0.1A
NUMBER OF SHEETS

# H O R S E B A R N G E N E R A L N O T E S & S P E C I F I C A T I O N S

## A B B R E V I A T I O N S

### DIVISION 01 – Section 01 00 00 GENERAL REQUIREMENTS

- The Contractor shall verify all dimensions and conditions prior to starting construction. The Architect shall be notified of any discrepancies or inconsistencies.
- Do not scale the Drawings for working dimensions.
- Notes and details on Drawings shall take precedence over General Notes and Typical Details. Typical details shall apply to the project Drawings except when specific details are shown which shall take precedence.
- All work shall conform to the minimum standards of the following code:

The 2018 edition of the International Building Code, and any other regulating agencies which have authority over any portion of the work, and those codes and standards listed in these notes and Specifications.

- See Architectural Drawings for the following:
  - Size and location of window and door openings.
  - Size and location of concrete curbs, floor drains, and depressed areas.
  - Size and location of floor and roof openings except as shown.
  - Size and location of interior and exterior non-bearing partitions.
- See Mechanical, Plumbing, and Electrical Drawings for the following:
  - Electrical conduit runs, boxes, and outlets in walls, size and location of equipment bases.
  - Pipe runs, sleeves, hangers, trenches, and openings.
  - Concrete inserts for fixtures.

- Contractor shall investigate site during clearing and earth work operations for filled excavations or buried structures such as cesspools, cisterns, foundations, etc. If any such structures are found, notify Structural Engineer immediately.
- The contract Structural Drawings and Specifications represent the finished structure. They do not indicate the method of construction. The Contractor shall provide all measures necessary to protect the structure during construction. Such measures shall include, but not be limited to, bracing, shoring for loads due to construction equipment, etc. Observation visits to the site by the Structural Engineer shall not include inspection of the above items.
- Openings, pockets, etc. larger than 6 inches shall not be placed in slabs, decks, beams, joists, columns, walls, etc., unless specifically detailed on the Structural Drawings. Notify the Structural Engineer when drawings by others show openings, pockets, etc., not shown on the Structural Drawings, but which are located in structural members.
- Construction materials shall be spread out if placed on framed floors or roof. Load shall not exceed the design live load per square foot. Provide adequate shoring and/or bracing where structure has not attained design strength.
- Shop Drawings submitted to the Structural Engineer for review shall consist of the number of sets to be returned plus one. Shop drawing submittals shall be bond copies.
- Adhesive anchors shall be Simpson SE-T Epoxy per ICC-ES E-2508 with ASTM A-36 threaded rod or approved equal u.n.o.. Expansion anchors shall be Simpson Strong Bolts per ICC-ESR-1771, u.n.o. Adhesive or expansion anchors shall not be installed until masonry grout or concrete has cured to design strength.

Project Information:  
 APN: 055-060-43  
 Occupancy Group: U  
 Building Type: Agricultural Facility (Risk Category I per IBC Table 1604.5)  
 Type of Construction: V  
 Approximate Total Building Height: 12'-1"  
 Number of Stories: One  
 Floor Area: 10,880 ft<sup>2</sup>  
 Fire Sprinklers: No

14. Design loads:  
 Roof Dead Load: 2.5 psf  
 Roof Live Load: 20 psf  
 Roof Snow Load: 21 psf  
 Ground Snow Load: 34.5 psf

Wind Design Data:  
 1. Basic wind speed 120 miles per hour  
 2.  $I_w = 1.00$ , (Risk Category I)  
 3. Wind exposure C

Earthquake Design Data:  
 1.  $I_e = 1.00$ , (Risk Category I)  
 2.  $S_s = 2.176g$  and  $S_1 = 0.7779g$   
 3. Site class: = D  
 4.  $SD_s = 1.451g$ ,  $SD_1 = 0.883g$   
 5. Seismic design category = E  
 6. Basic seismic force-resisting system(s)  
 = Light-frame (Cold-Formed Steel) Walls Sheathed with Wood Structural Panels Rated for Shear Resistance or Steel Sheets,  $R = 6.5$   
 7. According to IBC SECTION 1613 EARTHQUAKE LOADS Exception 3, "Agricultural Storage Structures intended only for incidental human occupancy" are exempt.

Materials	ASTM Designation	Minimum Yield Strength ( $F_y$ )
Cold Formed Light Gage	A653	55 ksi
Shapes Roof and Wall Sheeting	A446, A792	50 ksi, 80 ksi

- All Structural Steel Members shall be galvanized, u.n.o.
- All Self-Drilling Screws shall be "TEKS" as manufactured by Buildex or approved equivalent.
- No structural member shall be cut for pipes, ducts, etc...

### DIVISION 01 – Section 01 11 00 SUMMARY OF WORK

- It shall be the contractors direct responsibility to comply with typical details and general notes as delineated or defined on the typical detail drawings of these contract documents regardless of specific flagging or reference to applicable note or detail.
- It shall be the contractor's responsibility to coordinate with all trades regarding utilities passing through and under footings. Structural requirements for these conditions are delineated in typical details.
- Top of footing elevations noted are minimum. see note 2 for additional requirements.
- Contractor to verify and coordinate all locations and sizes of openings in slabs, slab depressions, and curbs for all related construction prior to floor layout or construction. Contractor shall then use appropriate detail(s) or appropriate wall section for each applicable condition.
- Drawings are diagrammatic in nature and are not intended to indicate every opening or penetration in roof or other structure. Contractor shall coordinate and verify location and size of all such openings and penetrations with related sub-contractors prior to roof or other framing layout or construction. Contractor shall then use appropriate typical or referenced detail(s) for each opening or penetration.
- Contractor to verify with appropriate sub-contractors the exact location, weight, and intended method of attachment of all items to be suspended from or in any way attached to any roof framing or other structural member unless such item(s) are clearly addressed by the structural construction documents. This information shall be transmitted in writing to the appropriate framing manufacturer via the structural engineer prior to final design or fabrication of structural framing members.
- Contractor to verify dimensions with architect prior to construction.
- Contractor to verify all existing conditions and dimensions and notify the architect in writing of any discrepancies.
- The contractor and all subcontractors he intends to use (including agents and suppliers) are aware of and acknowledge that close coordination among architectural, mechanical, electrical and structural drawings is required for the following:
  - Determination of all column locations and sizes.
  - Determination of top of floor, top of steel, wall plate and top of beam elevations.
  - Verification of all dimensions.
  - Verify all tops of footings.
- The contractor and all subcontractors he intends to use (including agents and suppliers) shall make consideration for and include Monies for the above in preparation of their bids. This requirement shall supersede any contained in the AISC "Manual of Steel Construction".

### DIVISION 01 – Section 01 45 00 SPECIAL INSPECTIONS AND DEFERRED SUBMITTALS

- Special inspection, per the International Building Code chapter 17, Table 1704.3 for steel and 1704.4 for concrete shall be required for the following types of work. See project Specifications for specified requirements.
  - All concrete work for strengths greater than 2500 psi, except for slabs on grade, footings and non structural concrete.
  - All reinforcing steel for concrete strengths greater than 2500 psi.
  - All field welding (except metal studs, furring channels, etc.). Shop welding for procedures and multiple pass welds.
  - All full penetration welds shall be specially inspected in accordance with AWS and the current International Building Code.
  - All fillet welds shall be visually inspected in accordance with AWS and the current International Building Code.
  - Bolts installed in conc. or masonry.
  - All ASTM A-325 and/or ASTM A-490 High Strength Bolts.
  - All expansion bolts and adhesive anchors.
  - All grouted dowels.

### DIVISION 01 – Section 01 82 13 FOUNDATION PERFORMANCE REQUIREMENTS

- Foundation Design based on the Soils Report provided by the following company:  
 Reno Tahoe Geo Associates, Inc.  
 Consulting Civil Engineers  
 P.O. Box 18449  
 Reno, NV 89511  
 Phone: (775) 853-9100 Fax: (775) 853-9199  
 Project No: 21085.001 Date: July 7, 2021
- Footings are designed based on an allowable soil bearing pressure of 3000 psf. with 1/3 increase for short-term loads. All footings shall be 24 inches below adjacent exterior finish Grade.
- Contractor shall provide for proper de-watering of excavations from surface water, ground water, seepage, etc.
- Contractor shall provide for design and installation of all cribbing, sheathing and shoring required to safely and adequately retain the earth banks.
- Excavations for footings shall be approved by the Soils Engineer prior to placing the concrete and reinforcing. Contractor to notify soils Engineer when inspection of excavation is ready. Soils Engineer to submit letter of compliance to the owner.
- All excavations shall be properly backfilled. Do not place backfill behind retaining walls before concrete has attained full design strength. Contractor shall brace or protect all building and pit walls below Grade from Lateral Loads until attaching floors are completely in place and have attained full strength. Contractor shall provide for design, permits and installation of such bracing.
- Footings shall be placed and estimated according to depths shown on Drawings.
- Footing backfill and utility trench backfill within building area shall be mechanically compacted in layers, to the approval of the Soils Engineer. Flooding will not be permitted.
- All abandoned footings, utilities, etc., that interfere with new construction shall be removed.

### DIVISION 03 – Section 03 00 00 CONCRETE

- All phases of work pertaining to the concrete construction shall conform to the "Building Code Requirements for Reinforced Concrete" (ACI 318) and the "Specifications for Structural Concrete for Buildings" (ACI 301) latest approved editions, with modifications as noted in the Drawings or Specifications.
- Reinforced concrete design is by the "Ultimate Strength Design method".
- Concrete mixes shall be designed by a qualified testing laboratory and approved by the Structural Engineer.
  - Proposed mix designs shall be no more than 1 (one) year old, and have affixed on each submitted copy the original seal of the Reviewing Engineer. The reviewing Engineer shall be registered in the state of California.
  - Each mix design shall indicate the project name and address. Contractor shall designate the location of use for each proposed mix design.
  - Each mix design shall include the slump, before and after adding plasticizer, air entrainment, type of aggregate, type of cement, and admixtures to be used.
  - All exposed at grade concrete shall have air entrainment.
  - No calcium chloride shall be used.
  - Water cement ratio for footings shall not exceed 0.50.
  - Slab on grade shall have a water cement ratio of 0.45 and shall be moisture cured per ACI 318 Sec. 5.11 requirements.
  - Concrete may have a maximum of 15% fly ash substitution for cement verify w/ architect.
- Schedule of Structural concrete 28-day strengths and types:
 

LOCATION IN STRUCTURE	STRENGTH PSI	TYPE
Footings:	3000*	Normal Wt. 145 ± 5 pcf
Slab on Grade:	4000*	Normal Wt. 145 ± 5 pcf

\* Special Inspection is not required as design assumes 2500 psi.
- Portland cement shall conform to ASTM C-150, type II. Use minimum 5.5 sacks cement/c-y and maximum 3" slump with water (slump may be increased with admixtures that do not promote shrinkage). \*Provide 6% ± 1% air entrainment in concrete exposed to weather.
- Maximum aggregate size shall conform with the following: 1/5 distance between forms, 3/4 distance between reinforcing bars, 1/3 thickness of slab.
  - Aggregate for hard rock concrete shall conform to all requirements and tests of ASTM C-33 and project Specifications. Exceptions may be used only with permission of the Structural Engineer.

- Forms for elevated concrete beams shall be laid out and constructed to provide the specified cambers shown on the Drawings.
- Dry pack under base plates, sill plates, etc., see Specifications.
- Concrete mixing operations, etc., shall conform to ASTM C-94.
- Placement of concrete shall conform to ACI-318 requirements.
- If columns and walls are placed with floor, two hours must elapse between end of column or wall pour and beginning of floor pour.
- Clear coverage of concrete over outer reinforcing bars shall be as follows:

- Concrete poured directly against earth, 3 in. clear to reinforcing.
- Structural slabs: 1 in. clear (top to bottom).
- Formed concrete with earth backfill: 2 in. clear.
- Slabs on Grade: center in slab.

- All reinforcing bars, anchor bolts and other concrete inserts shall be well secured in position prior to placing concrete.
- Provide sleeves for plumbing and electrical openings in concrete before placing. Do not cut any reinforcing which may conflict. Coring in concrete is not permitted except as shown. Notify the Structural Engineer in advance of conditions not shown on the Drawings.
- Conduit shall not be placed in slabs or walls unless specifically detailed otherwise.
- Projecting corners of beams, walls, columns, etc., shall be formed with a 1/2 in. chamfer, unless otherwise noted on Architectural Drawings.
- Curing compounds used on concrete that is to receive a resilient tile finish shall be approved by the tile manufacturer before use.
- Place and protect concrete in compliance with ACI 305 and 306, respectively, during hot and cold exposure conditions.

### DIVISION 03 – Section 03 21 00 REINFORCING STEEL

- All reinforcing steel shall be detailed and placed in conformance with the "Building Code Requirements for Reinforced Concrete" (ACI 318 latest approved edition), and the "Manual of Standard Practice for Reinforced Concrete Construction" (latest edition) by the C.R.S.I. and the W.C.R.S.I., as modified by the project Drawings and Specifications.
- Deformed reinforcing bars shall be ASTM A-615 Grade 60 except ties, stirrups, slab dowels and reinforcing bars in non structural concrete such as slabs on grade, which may be Grade 40, unless noted otherwise. Use A706 reinforcing bars that are required for welding.
- Welding of reinforcing shall be with low hydrogen electrodes in conformance with "Recommended Practices for Welding Reinforcing Steel, etc.", American Welding Society, AWS-D1.4. See Specifications.
- All reinforcing bar bends shall be made cold.
- Welded wire fabric shall conform to ASTM A-185.
- Minimum lap of welded wire fabric shall be 6 inches or one full mesh and one half, which ever is greater.
- Reinforcing splices shall be made only where indicated on the drawings.
- Minimum lap of welded wire fabric shall be the same grade, size and spacing or number as the vertical reinforcing, respectively.
- All bars shall be marked so their identification can be made when the final in-place inspection is made.
- Splice all reinforcing per detail 5/S0.2
- All reinforcing bars to be tied in place before pouring concrete or grout.
- Do not splice reinforcing steel in middle third of walls.

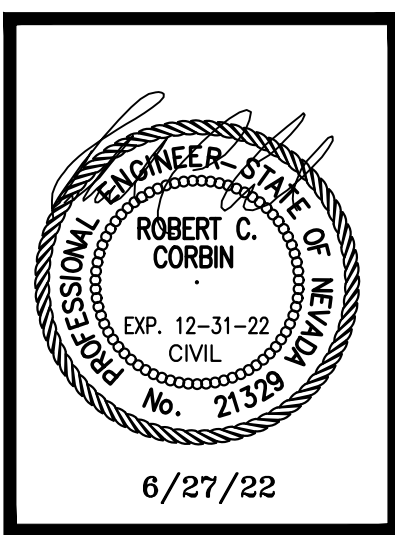
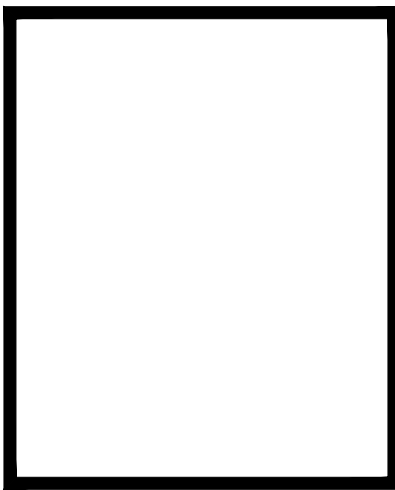
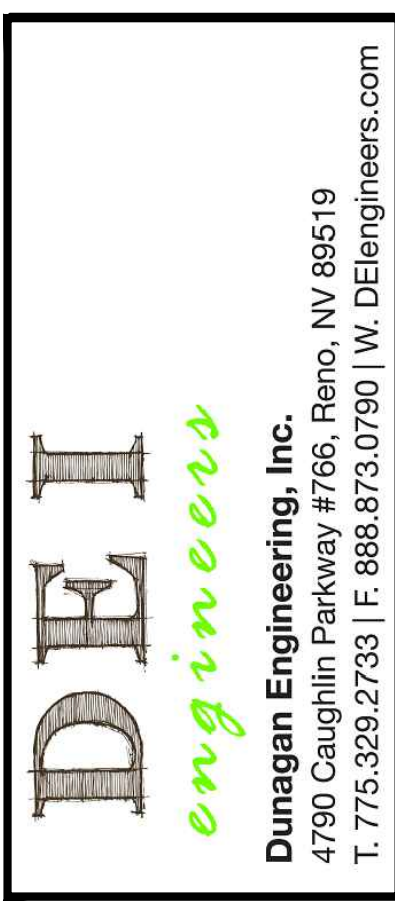
### DIVISION 05 – Section 05 12 00 STRUCTURAL STEEL FRAMING

- Structural steel shall be detailed, fabricated and erected in accordance with the AISC Specifications for the design, fabrication and erection of Structural steel for buildings (latest edition and supplements).
- All Structural steel shall conform to ASTM A-992 with  $f_y=50$  ksi, unless noted otherwise. Misc. steel such as Plates, and Angles may be ASTM-A36.
- Pipe columns shall conform to ASTM designation A-53 Grade 'B'. All steel tubes shall conform to ASTM A-500 Grade 'B' cold formed tubes with  $f_y = 46$  ksi, unless noted otherwise on plans.
- All bolts, except anchor bolts, shall conform to ASTM A-325, connection type N. Anchor bolts shall conform to ASTM A-307 A36 or F1554, grade 36 unless noted otherwise. All bolts shall have a minimum of 3 threads projecting beyond the nut.
- Structural steel fabricator shall furnish shop drawings of all Structural steel, respectively, for Architect's and Engineer's review before fabrication.
- Bolt holes in steel shall be 1/16 inch larger than nominal size of bolt used, except anchor bolt holes for column base plates which may be 3/16 inch larger.
- All Structural steel surfaces shall be shop painted. All steel exposed to weather shall have two coats of paint.
- All welds shall be in conformance with the Structural welding code (AWS D1.1) of the American Welding Society. See I.B.C.
- Weld lengths called for on plans are the net effective length required. Use E70XX electrodes.
- Welding tests and inspections, see I.B.C.

REVISIONS		
Revision Type	By	
2	PLAN CHECK	TES

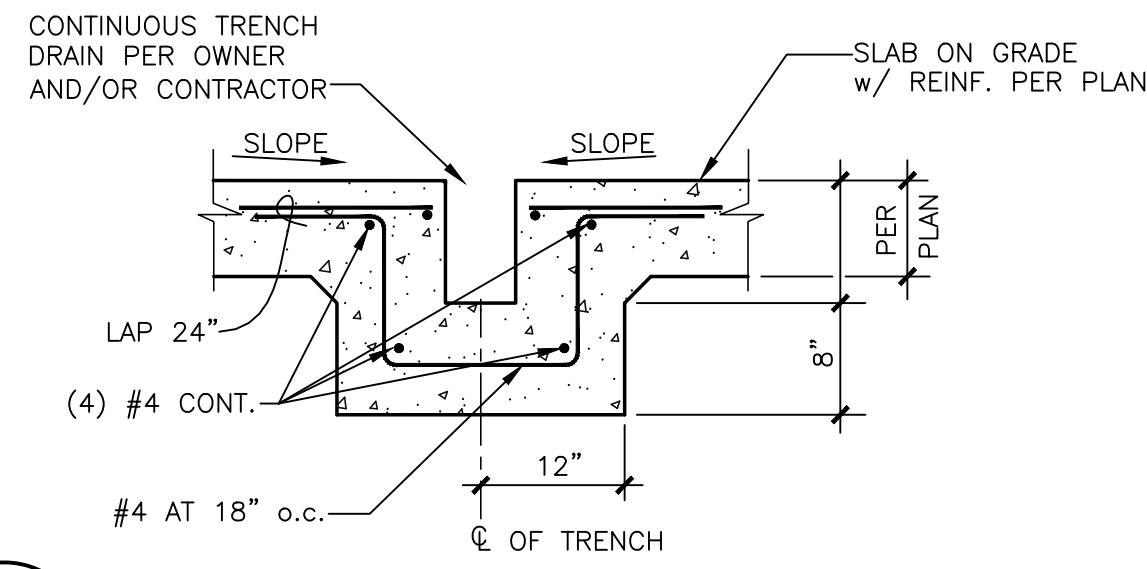
  

ADCL	Additional	K.S.I.	Kips per Square Inch
AGGR.	Aggregate	LAM.	Laminated
ALT.	Alternate	L.V.L.	Laminated Veneer Lumber
A.B.	Anchor Bolt	LBS.	Pounds
ANC.	Anchor	LT.	Light
APPROX.	Approximate	LL	Live Load
ARCH.	Architect	LG.	Long
ARCH'L	Architectural	L.L.H.	Long Leg Horizontal
ASSY	Assembly	L.L.V.	Long Leg Vertical
AVG.	Average	M.B.	Machine Bolt
BM.	Beam	M.I.W.	Malleable Iron Washer
BRG.	Brace	MFR.	Manufacturer
BEL.	Below	MARK	Mark
BET.	Between	MAT'L	Material
BLK.	Block	MAX.	Maximum
BLCK.	Blocking	MECH.	Mechanical
BTM.	Bottom	MTL.	Metal
B.O.	Bottom Of	MEZZ.	Mezzanine
B.O.D.	Bottom of Deck	M.L.	Micro-Lam (By TRUS JST.)
B.N.	Boundary Nailing	MIN.	Minimum
B.S., B/S	Both Sides	MISC.	Miscellaneous
BLDG.	Building	MULT.	Multiple
C.B.C.	California Building Code	N.F.	Near Face
CANT.	Can'tiever	N.S.	Near Side
C.B.	Carriage Bolt	(N)	(N)
CLG.	Ceiling	NOM.	Nominal
CEN.	Center	N.I.C.	Not in Contract
¢, C.L.	Centerline	NTS	Not to Scale
c.c.	Center to Center	#	Number or Pounds
C.G.	Center of Gravity	o.c.	On Center
CHNL.	Channel	OPNG.	Opening
CHL.	Clear	OPPOSITE	Opposite
COL.	Column	O.H.	Opposite Hand
CONC.	Concrete	OSB.	Oriented Strand Board
CONC.	Concrete	ORIG.	Original
CMU	Concrete Masonry Units	O.D.	Outside Diameter
CONN.	Connection	OVER	Over
C-J.	Construction Joint or Control Joint	PAR.	Par
CONT.	Continuous	PTN.	Partition
C.N.L.	Continuous Edge Nailing	PSL	Parallom (By TRUS JST.)
CONTR.	Contractor	///	Partial Penetration
C.M.J.	Control Masonry Joint	P.P.	Partial Penetration
CONSTR.	Construction	PEN.	Penetration
C/S	Countersink	PERP.	Perpendicular
D.L.	Dead Load	PLY	Plywood
D.B.A.	Deformed Bar Anchor	P.C.F.	Pounds Per Cubic Foot
DET.	Detail	P.S.F.	Pounds Per Square Foot
DIAG.	Diagonal	P.S.I.	Pounds Per Square Inch
DIA. ø	Diameter	P.A.F.	Powdered Actuated Fastener
DM.	Dimension	P.D.F.	Power Driven Fastener
DO.	Ditto	PREFAB.	Prefabricated
DBL.	Double	P.J.	Premolded Joint Filler
D.F.	Douglas Fir	P.T.	Post-Tensioned; Pressure Treated or Preservative Treated
DWG.	Drawing	PROJ.	Project
D.J.	Dowel Joint	P.L.	Property line
EA.	Each	RAD.	Radius
E.F.	Each Face	RWD.	Redwood
E.S.	Each Side	REF.	Reference
E.W.	Each Way	REINF.	Reinforcement
E.N.	Edge Nailing	R.C.	Reinforced Concrete
ELECT.	Electrical	RED'D	Revised
EL.	Elevation	REV.	Revision
EMBED.	Embedment	RMT	Rosboro Manufactured Timber
ENGR.	Engineer	SCHED.	Schedule
EQ.	Equal	SECT.	Section
EQUIP.	Equipment	S.A.D.	See Architectural Drawings
EXCAV.	Excavate	S.M.D.	See Mechanical Drawings
(E)	Existing	S.T.S.	Self-Tapping Screw
EXP.	Expansion	S.W.	Shear Wall
E.J.	Expansion Joint	SHT.	Sheet
EXT.	Exterior	SIM.	Similar
FAB.	Fabrication	S.J.	Slab Joint
F.D.	Face of	S.O.G.	Slab On Grade
F.O.C.	Face of Concrete	S.B.	Solid Block
F.O.M.	Face of Masonry	SPEC'S	Specifications
F.O.S.	Face of Stud	SQ.	Square
F.O.W.	Face of Wall	S.F.	Square Feet
F.S.	Far Side	STGR.	Staggered
FT.	Feet	STD.	Standard
F.N.	Field Nailing or Face Nail	STL.	Steel
FIG.	Figure	STFNR.	Stiffener
FIN.	Finish	STRUCT.	Structural
FF.	Finished Floor	SYM.	Symmetrical
FLR.	Floor	THK.	Thick
F.D.	Floor Drain	THRD.	Threaded
FTG.	Footing	THRU	Through
F.E.F.	Force-Entry Fasteners	T.N.	Toe Nail
FDN.	Foundation	TOL.	Tolerance
FRMG.	Framing	T and B	Top and Bottom
GA.	Gage or Gauge	T and G	Top and Groove
GALV.	Galvanize	T.O.	Top of
GLB.	Glulam Beam	T.O.B.	Top of Beam
GR.	Grade	T.O.C.	Top of Concrete
GB	Grade Beam	T.O.F.	Top of Footing
GRND.	Ground	T.O.M.	Top of Masonry
GYP. BD.	Gypsum Board	T.O.S.	Top of Steel
HGR.	Hanger	T.O.W.	Top of Wall
H.S.A.	Headed Stud Anchor	TRMR.	Trimmer
HDR.	Header	TS	Tube Steel
HGT.	Height	TYP.	Typical
H.F.	Hem-Fir	U.N.O.	Unless Noted Otherwise
H.S.B.	High Strength Bolt	U.B.C.	Uniform Building Code
HSS	Hollow Structural Steel	V.I.F.	Verify in Field
HORIZ.	Horizontal	VERT.	Vertical
H	Horizontal Reinf.	V	Vertical Reinf.
IN.	Inches	VOL.	Volume
INCL.	Include	W.P.J.	Weakened Plane Joint
INCL'D	Included	WT.	Weight
INFO.	Information	W.S.	Welded Stud or Wood Screw
LD.	Inside Diameter	WWF	Welded Wire Fabric
INT.	Interior	WWM	Welded Wire Mesh
I.B.C.	International Building Code	WF	Wide Flange Beam
I.J.	Isolation Joint	w/	With
JT.	Joint	w/o	Without
JST.	Joist	WD.	Wood
K.D.	Kiln Dried	WP.	Work Point
KING	King Stud	WTR	Water Vapor Transmission Rate
K	Kip (1,000 lbs)		

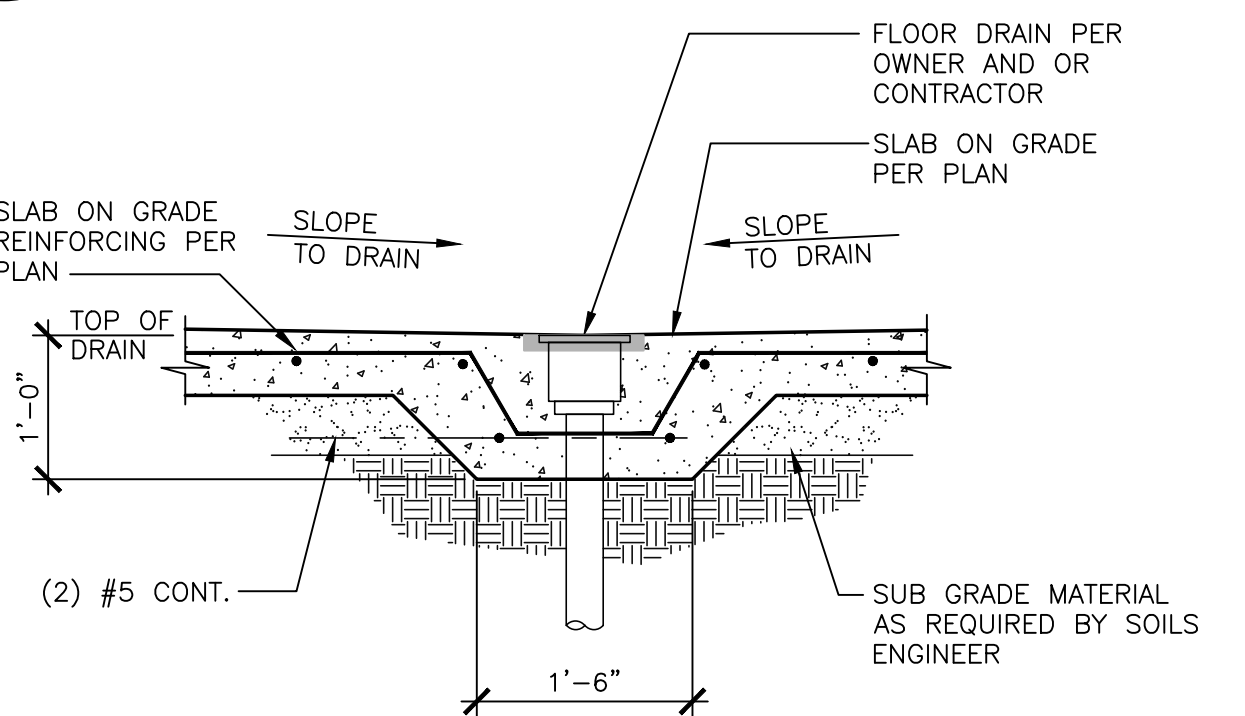


JAYNE ARENA METAL BUILDING FOUNDATION,  
 LIVING SPACE & HORSE BARN  
 300 WILLIAM BRENT ROAD  
 WASHOE VALLEY, NV 89704  
 APN: 055-060-43

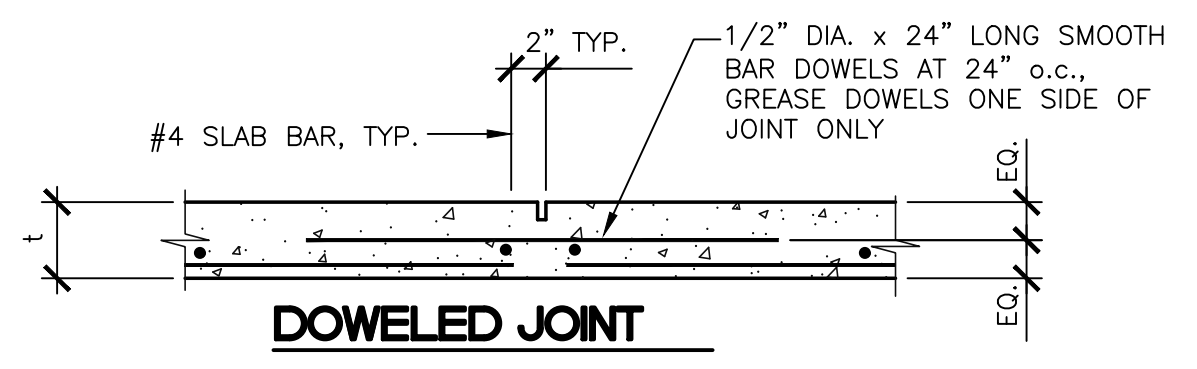
DRAWN BY	T.E.S.
CHECKED BY	R.C.C.
DATE	6/30/2022
SCALE	AS NOTED
JOB NUMBER	B20680
SHEET	2
NUMBER OF SHEETS	S0.1B



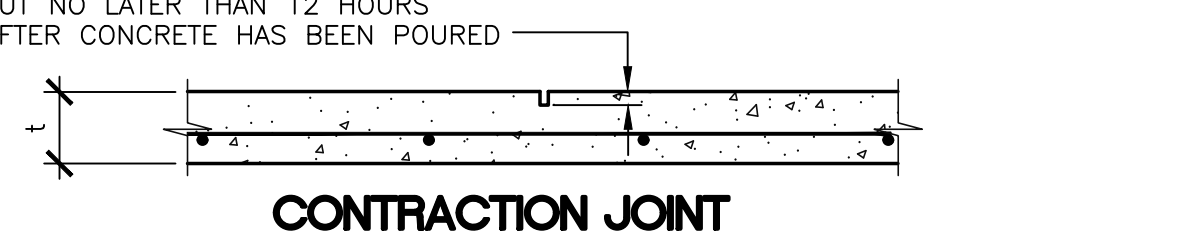
**14 TRENCH DRAIN** N.T.S.



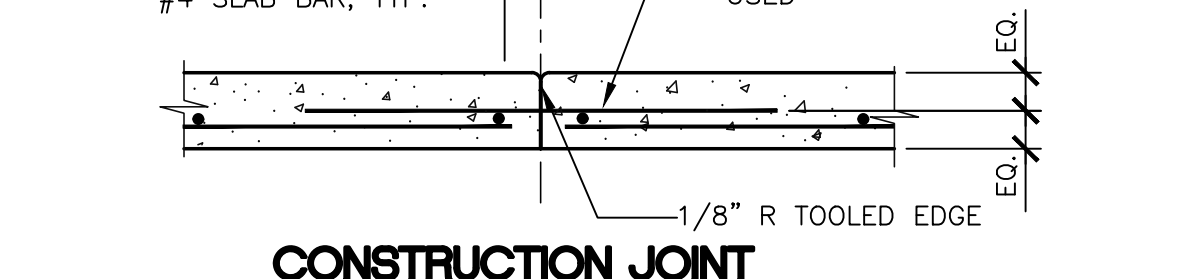
**13 FLOOR DRAIN** C-000-116/N.T.S.



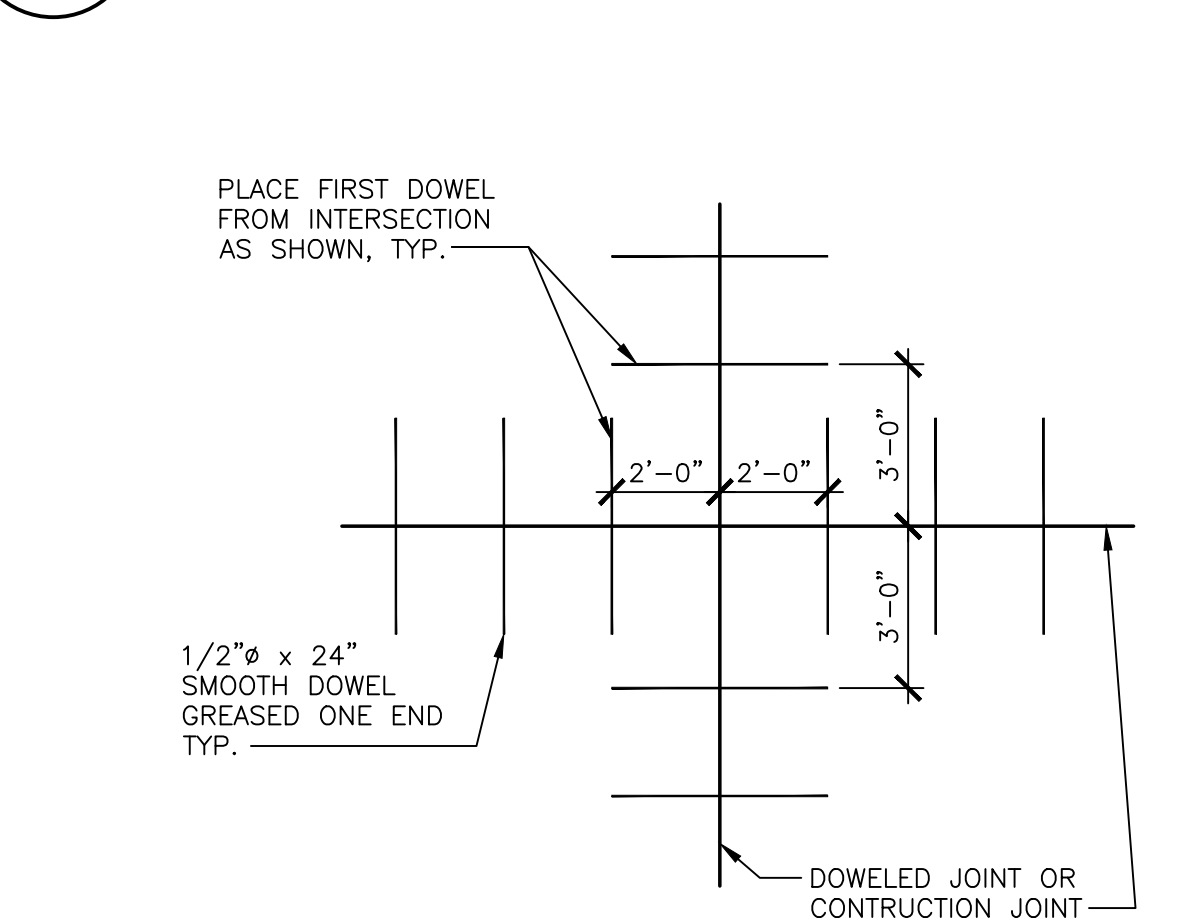
**12 DOWELED JOINT**



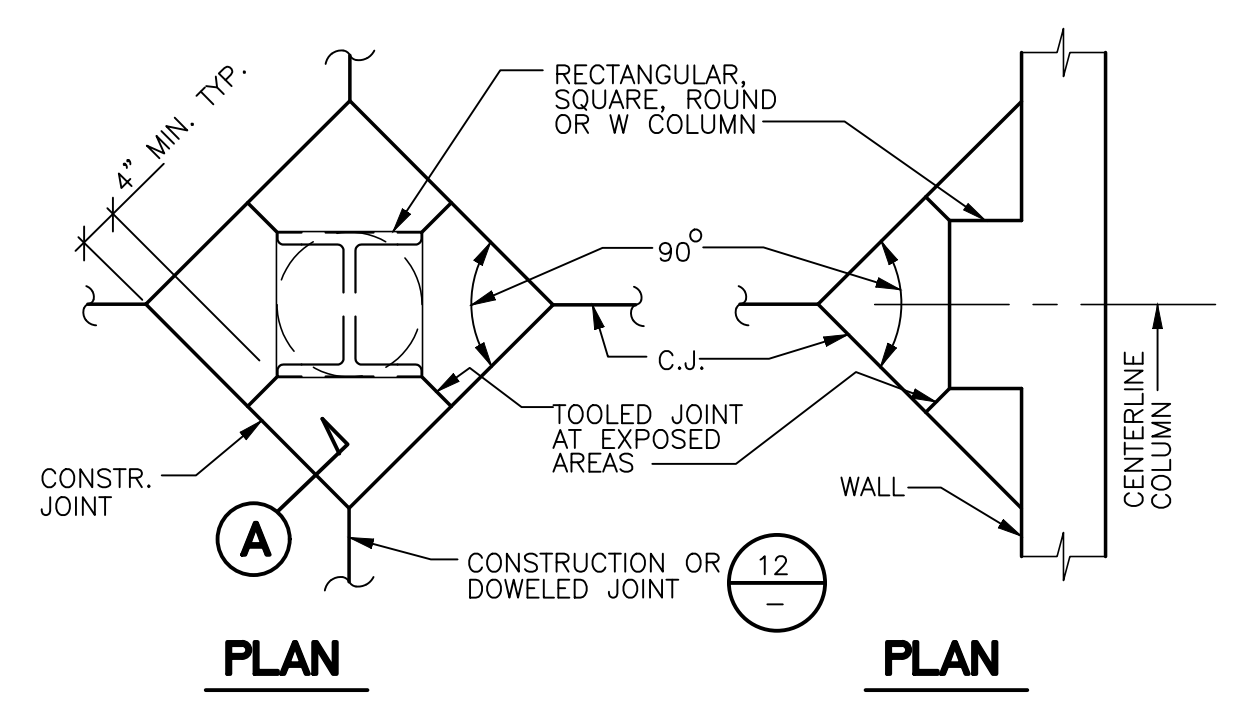
**11 CONTRACTION JOINT**



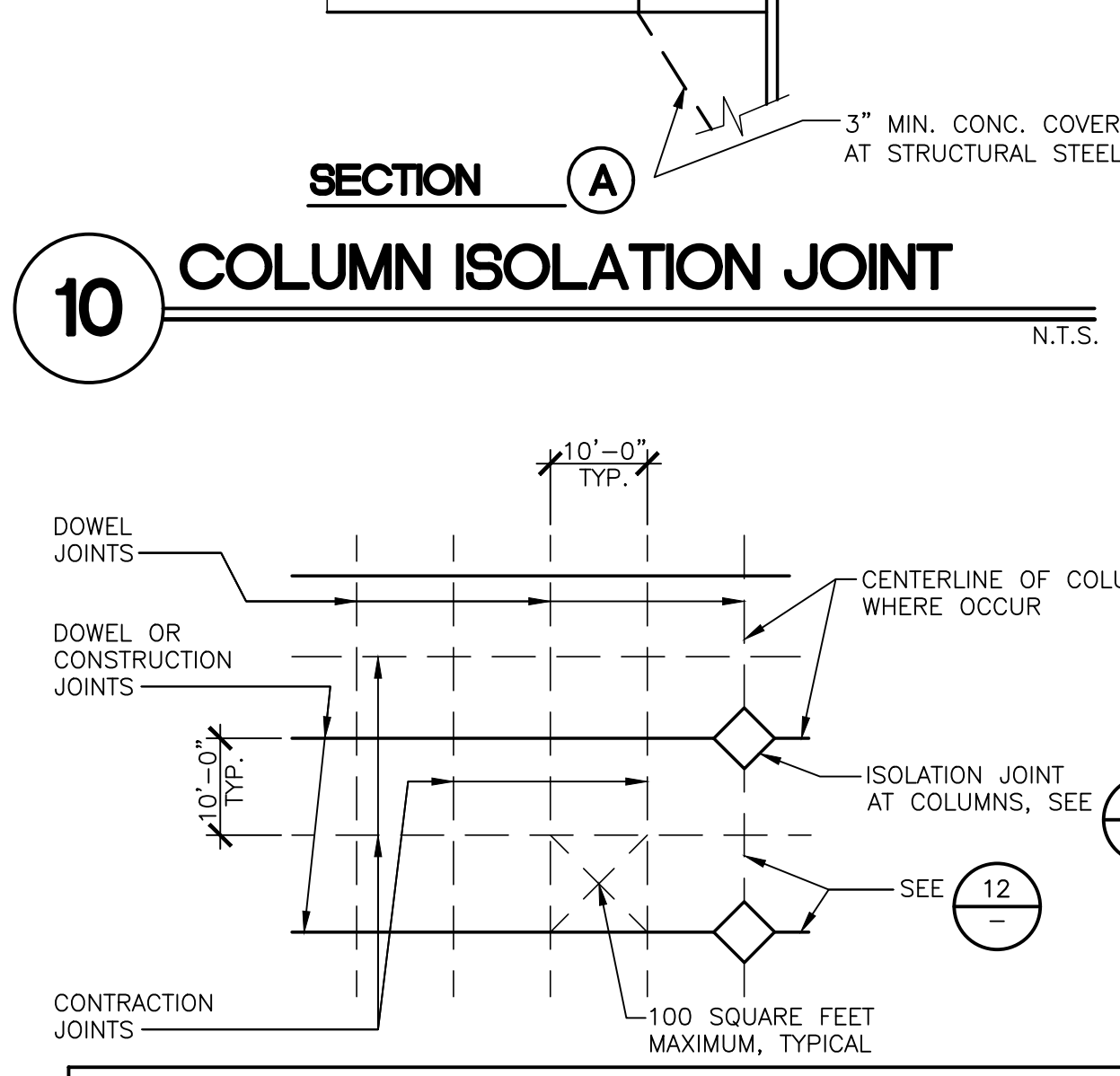
**10 CONSTRUCTION JOINT**



**11 DOWELING AT SLAB JOINTS** 0\_07C.01 / N.T.S.

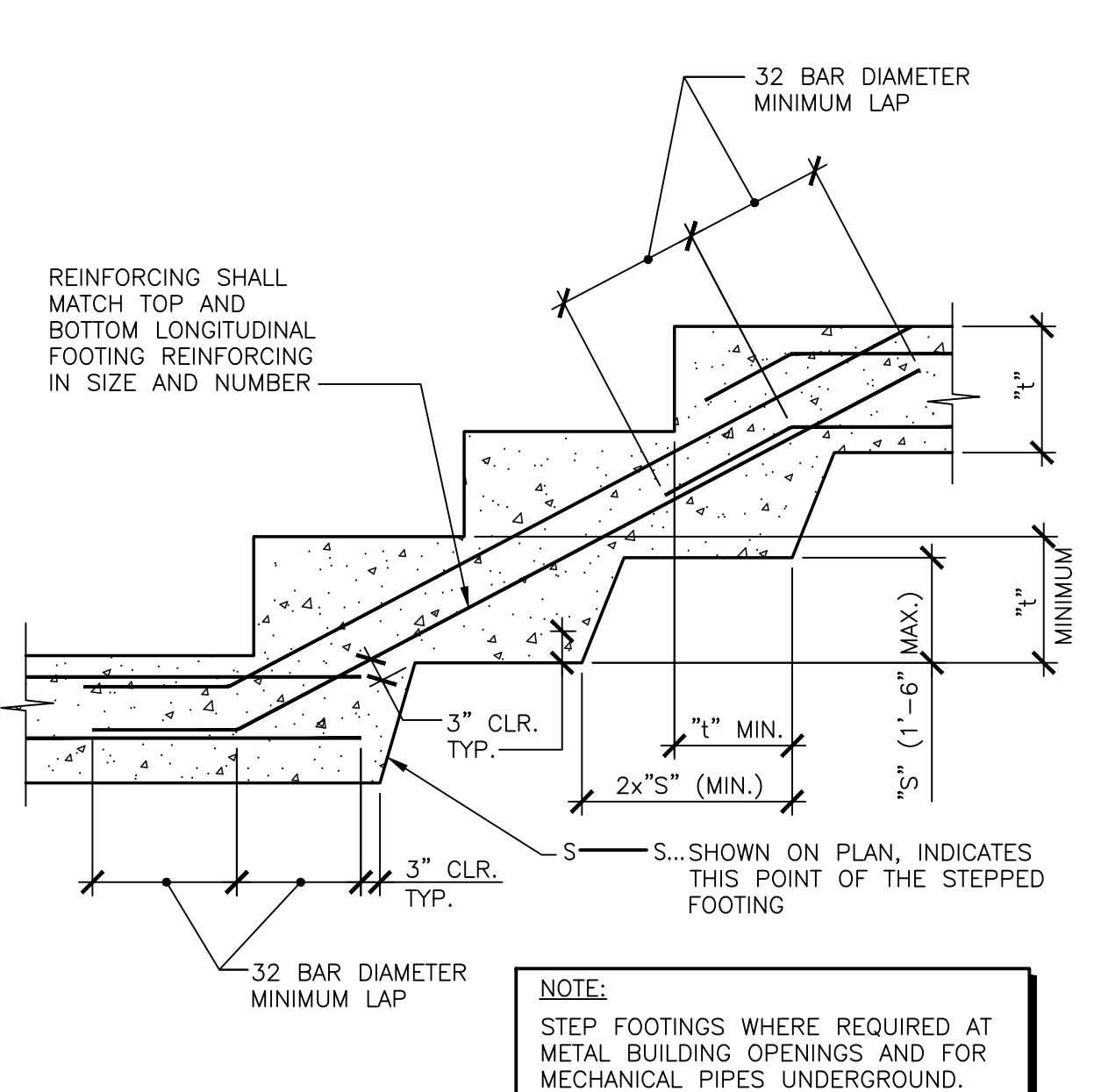


**10 COLUMN ISOLATION JOINT** N.T.S.

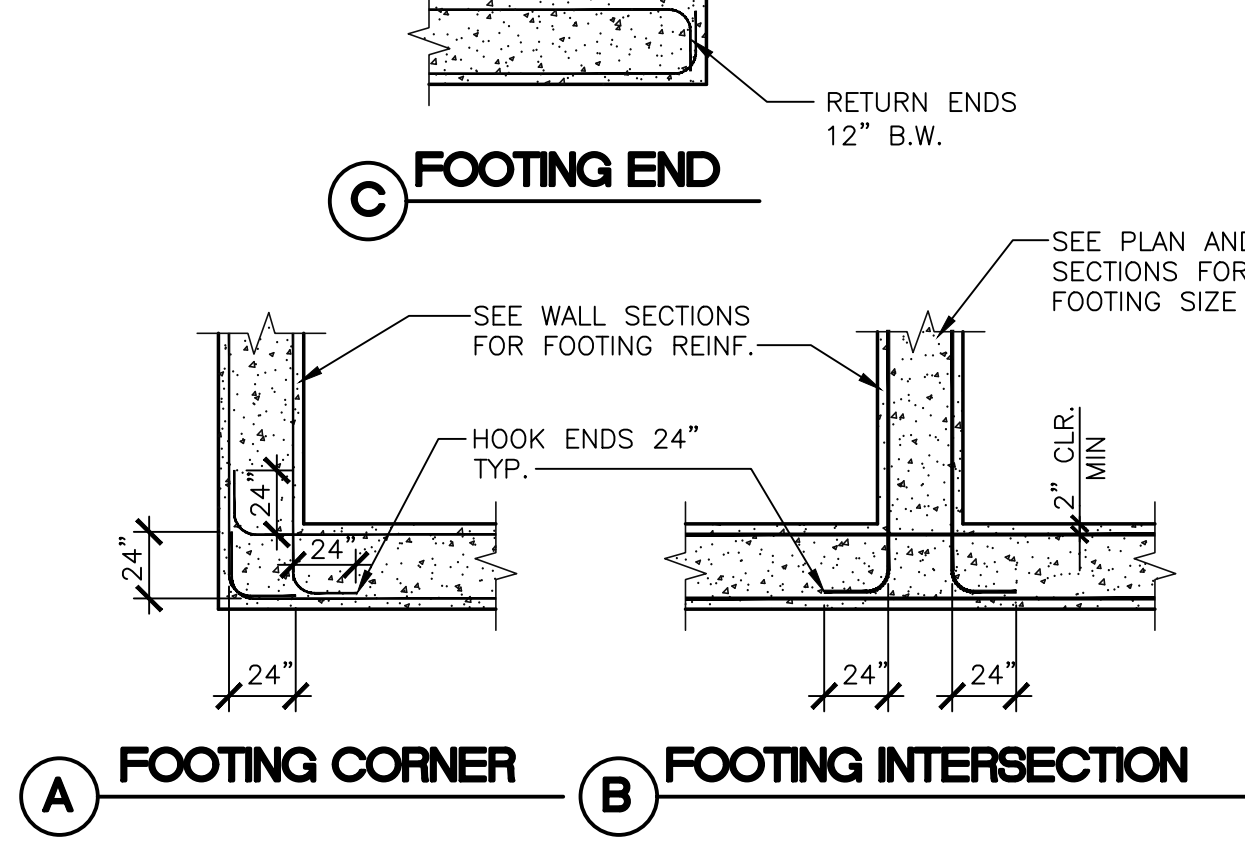


- NOTES:**
1. SLAB SHALL BE POURED IN STRIP PATTERN. STRIPS MAY BE AS LARGE OF POURS AS PRACTICAL.
  2. STRIPS TO BE DIVIDED BY CONSTRUCTION JOINTS AT THE CENTERLINE OF COLUMNS WHERE THEY OCCUR AND SUBDIVIDED AS REQUIRED INTO AREAS NOT EXCEEDING 100 SQ FT BY CONTRACTION JOINTS.
  3. IN AREAS WHERE COLUMNS DO NOT OCCUR PROVIDE CONSTRUCTION AND CONTRACTION JOINTS AS ABOVE.
  4. CONTRACTORS SHALL OBTAIN ARCHITECT'S APPROVAL FOR ALL JOINT LOCATIONS, POUR METHOD AND SIZE.
  5. CONTROL JOINTS SHALL BE LOCATED AT AREAS THAT INDUCE CRACKING SUCH AS, BUT NOT LIMITED TO, RE-ENTRANT CORNERS, COLUMNS, WALLS, ETC.

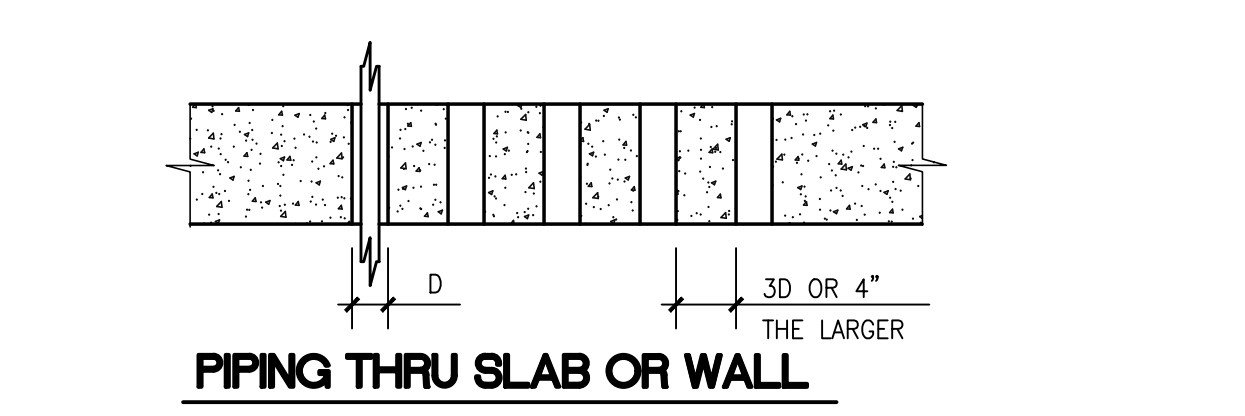
**9 METHOD OF POURING SLAB ON GRADE** C-000-109/N.T.S.



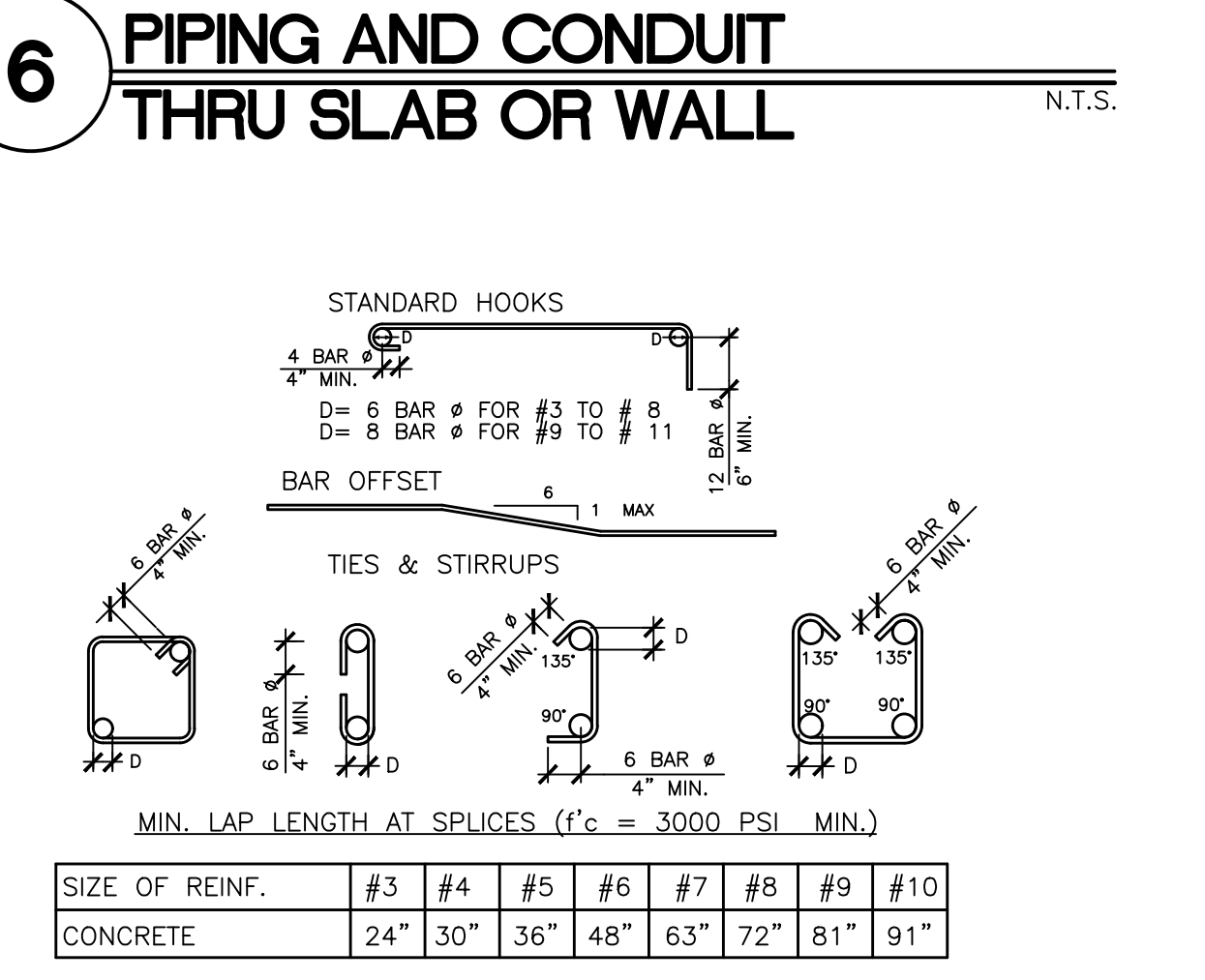
**8 STEPPED FOOTING** C-000-115M/N.T.S.



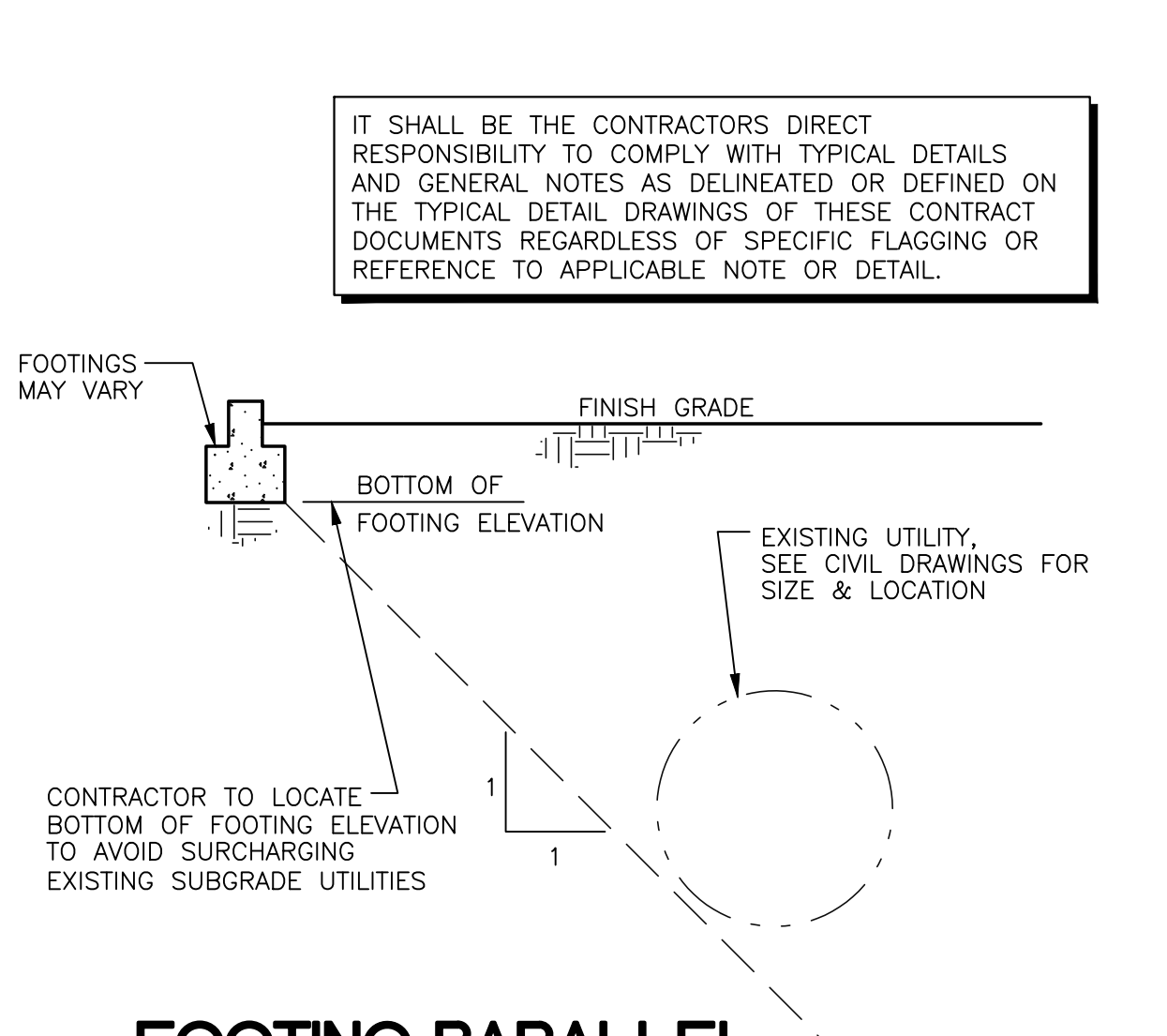
**7 TYP. REINFORCED LAP IN FOOTINGS** 0\_06C.01 / N.T.S.



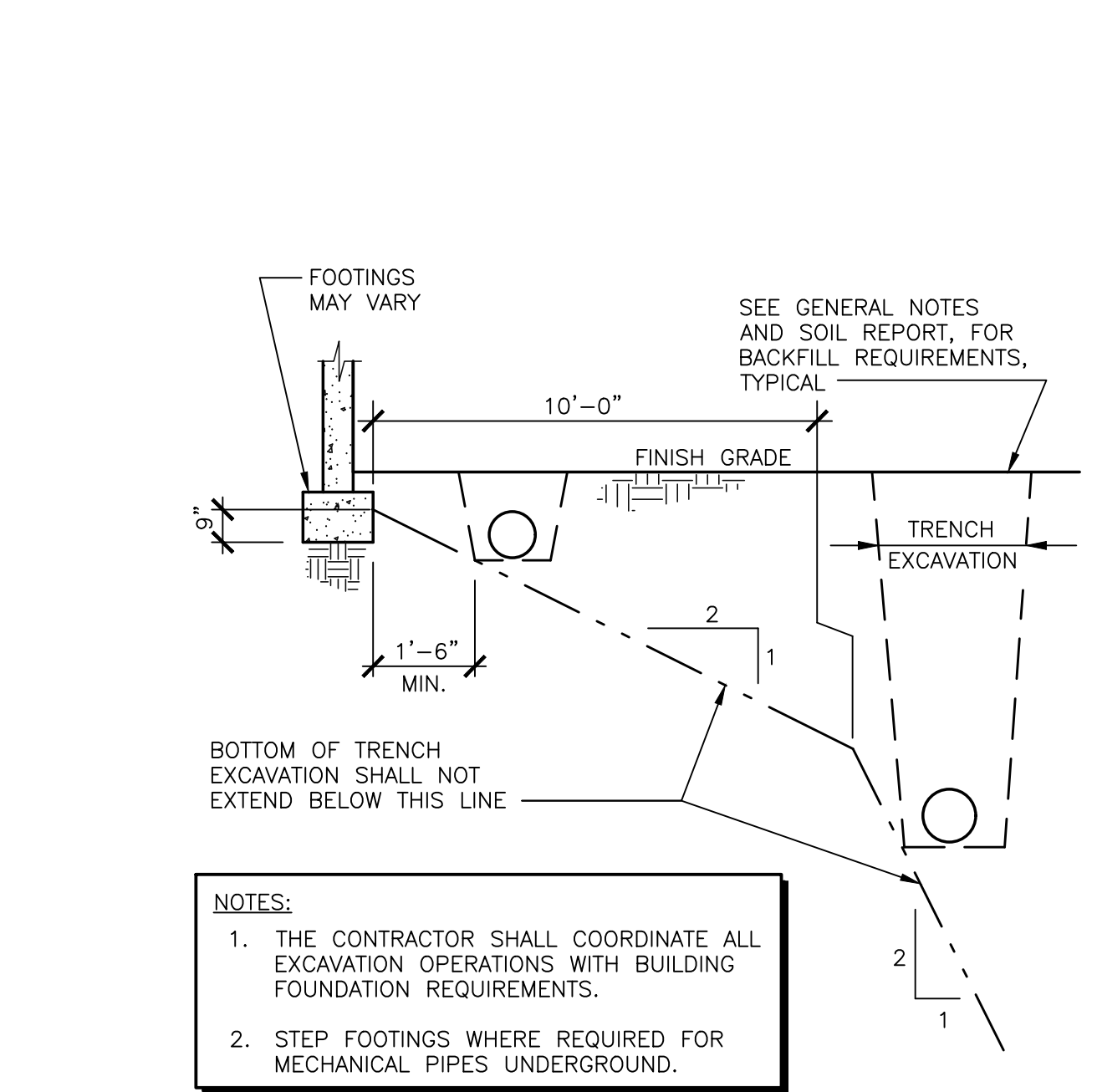
**6 PIPING AND CONDUIT THRU SLAB OR WALL** N.T.S.



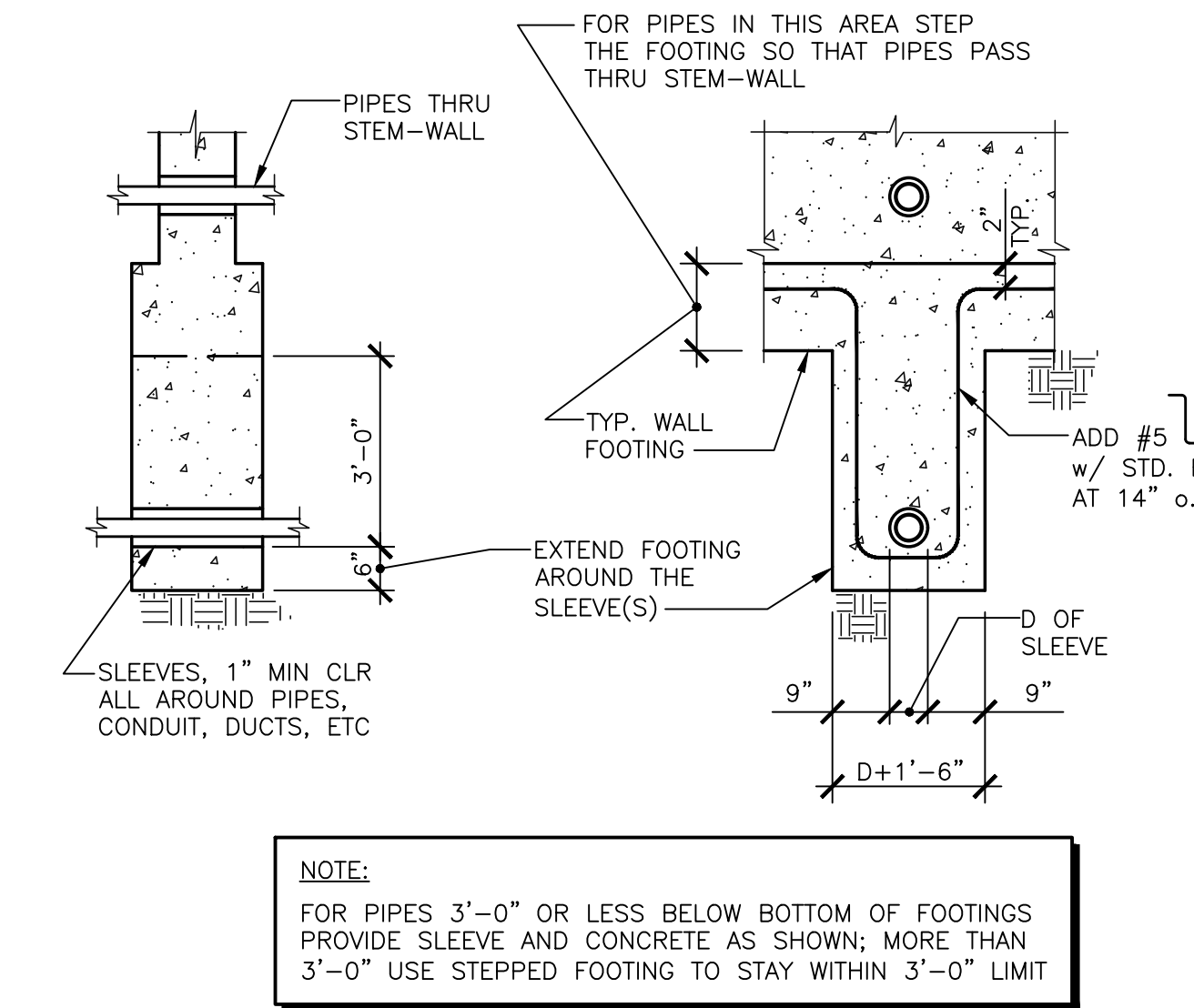
**5 REBAR CONFIG. AND LAPS** 0\_04C.01 / N.T.S.



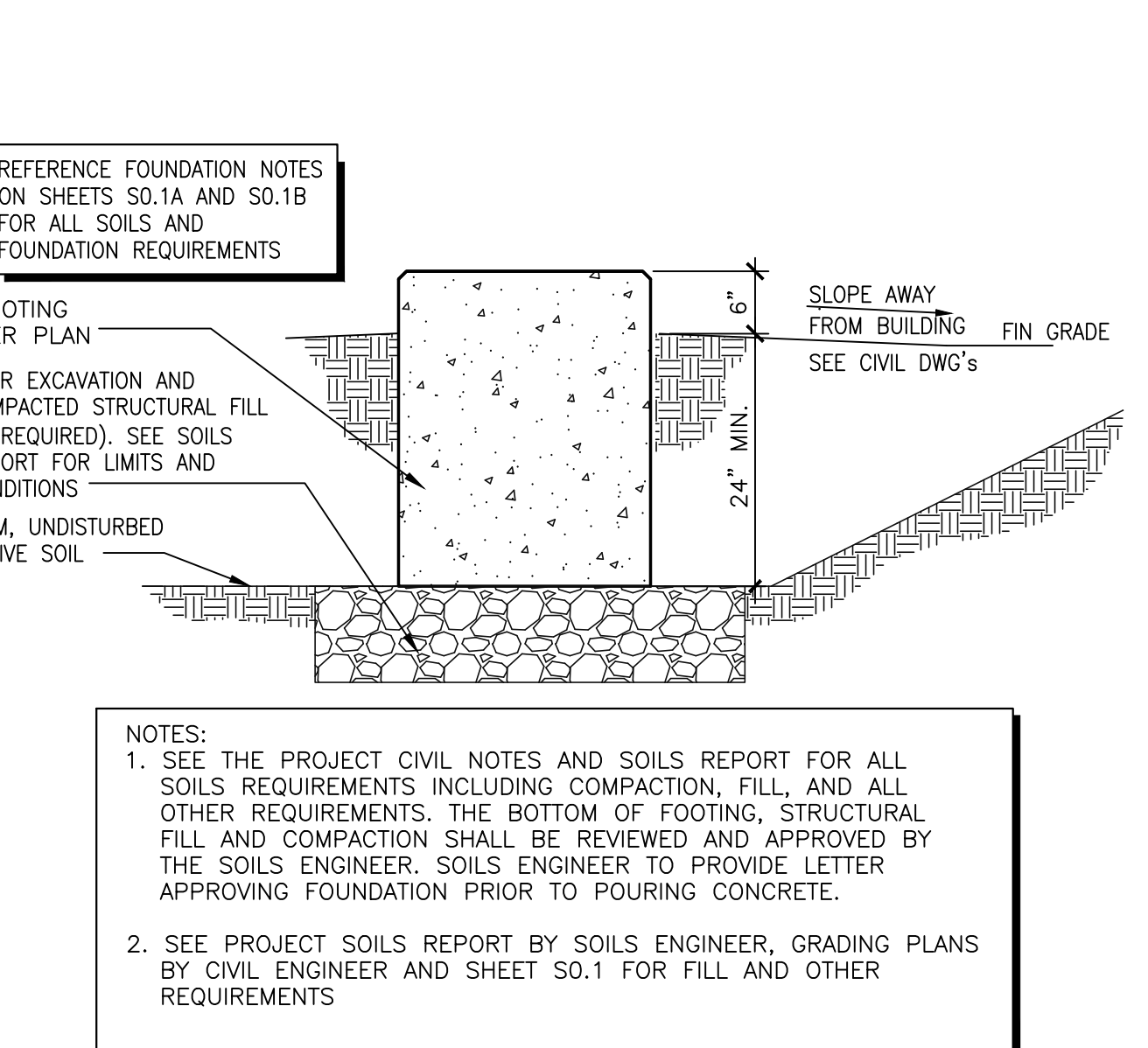
**4 FOOTING PARALLEL TO EXISTING UTILITY** N.T.S.



**3 EXCAVATION PARALLEL TO FOOTING** 0\_03C.01 / N.T.S.



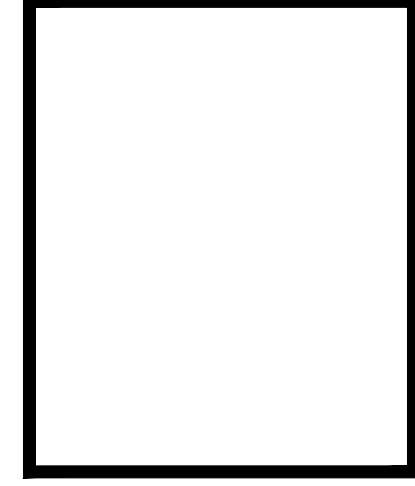
**2 EXCAVATION PERPENDICULAR TO FOOTING** 0\_02C.01 / N.T.S.



**1 TYPICAL SOIL PREPARATION** N.T.S.

REVISIONS		
Revision Type	By	
OWNER CHANGES	TES	
PLAN CHECK	TES	

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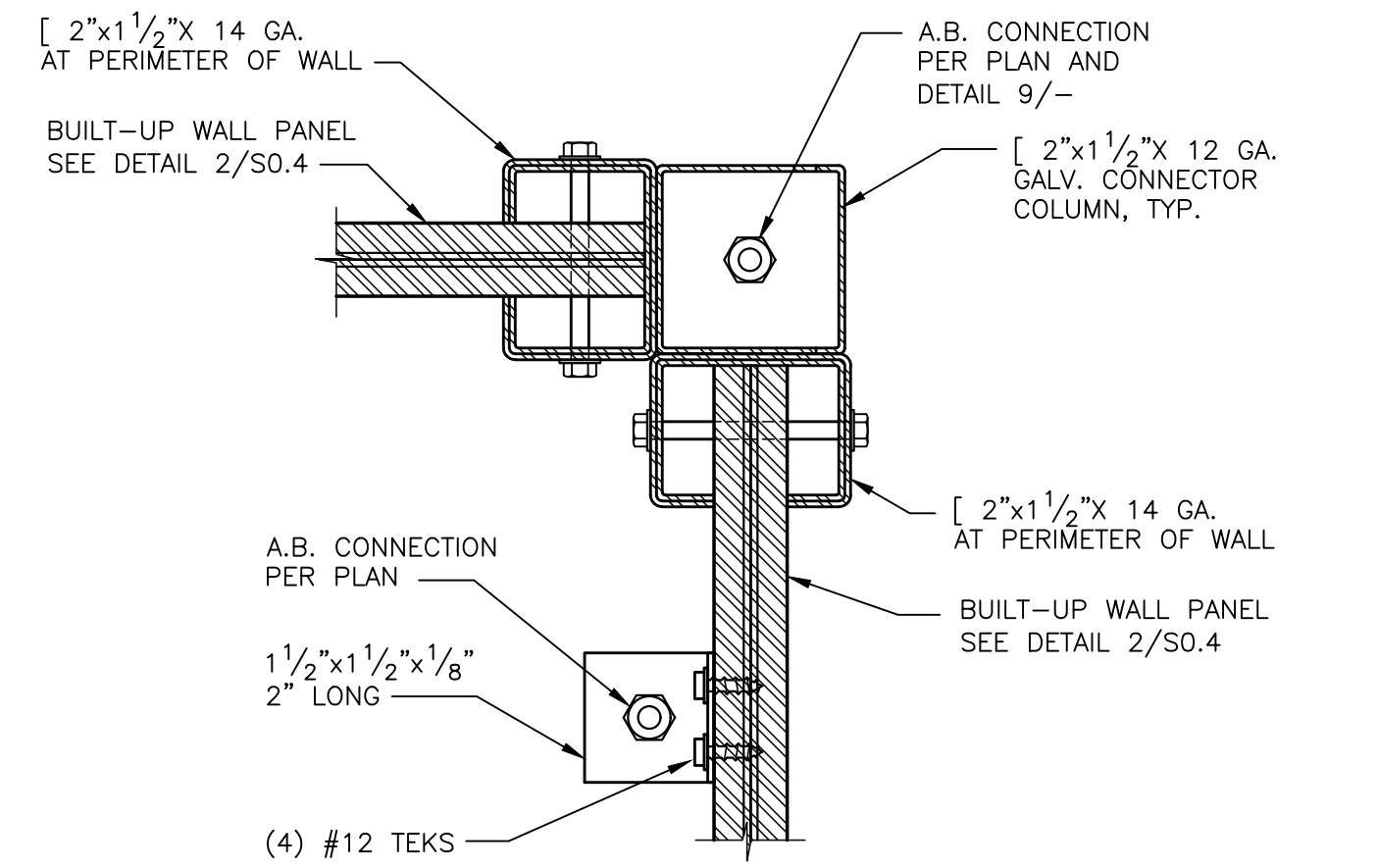


6/27/22

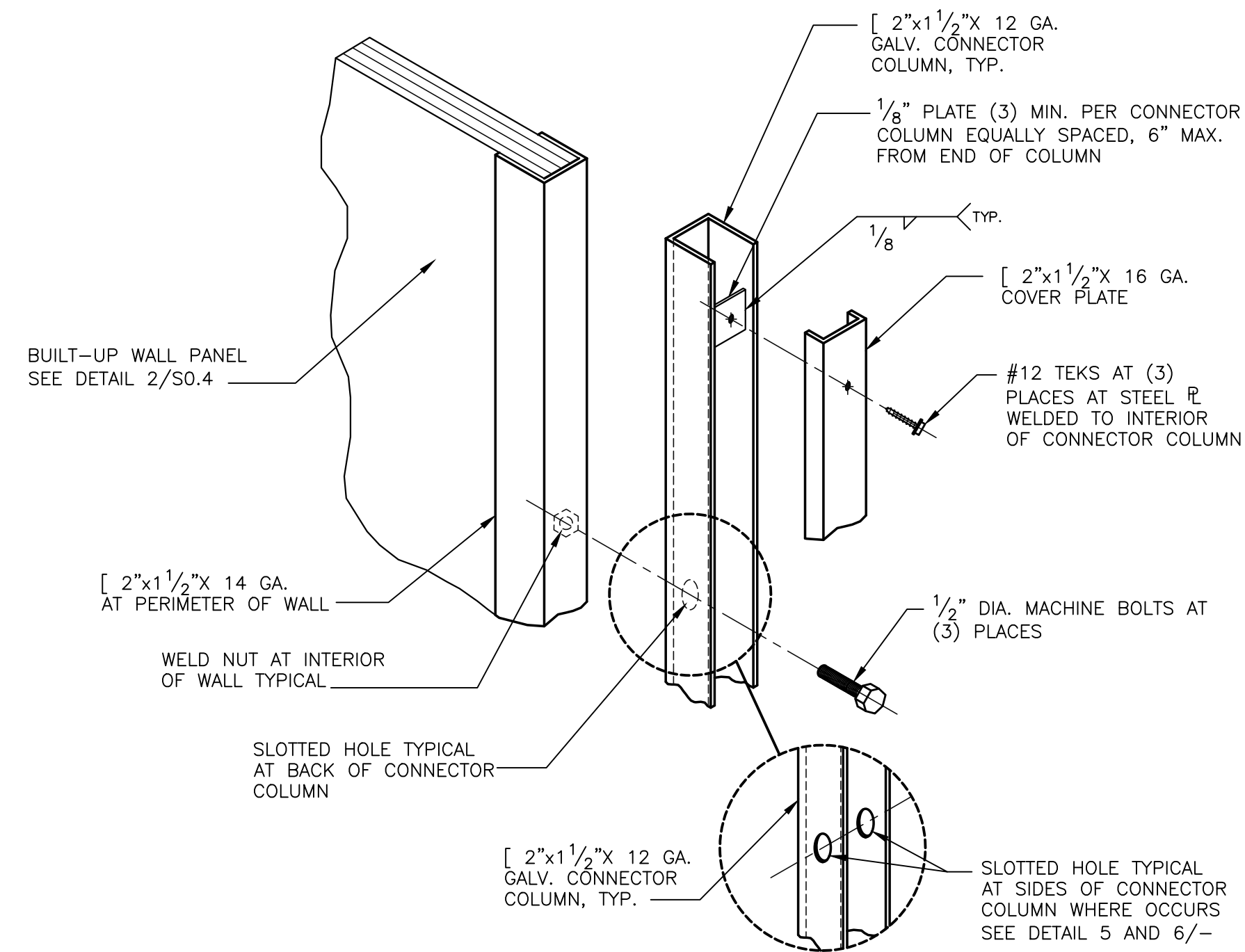
**JAYNE ARENA METAL BUILDING FOUNDATION,  
LIVING SPACE & HORSE BARN**  
300 WILLIAM BRENT ROAD  
WASHOE VALLEY, NV 89704  
APN: 055-060-43

DRAWN BY	T.E.S.
CHECKED BY	R.C.C.
DATE	6/30/2022
SCALE	AS NOTED
JOB NUMBER	B20680
SHEET	

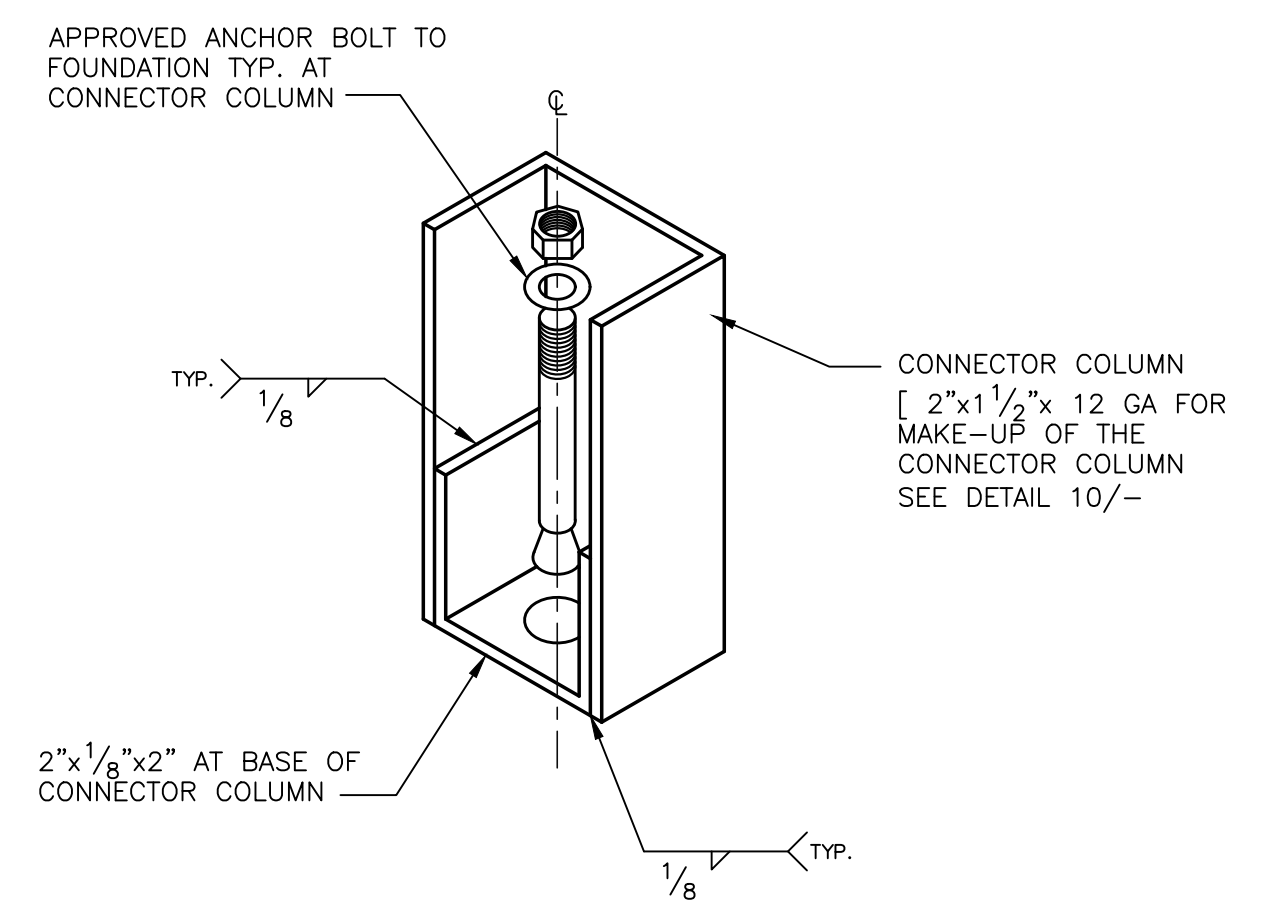
**S0.2**  
NUMBER OF SHEETS



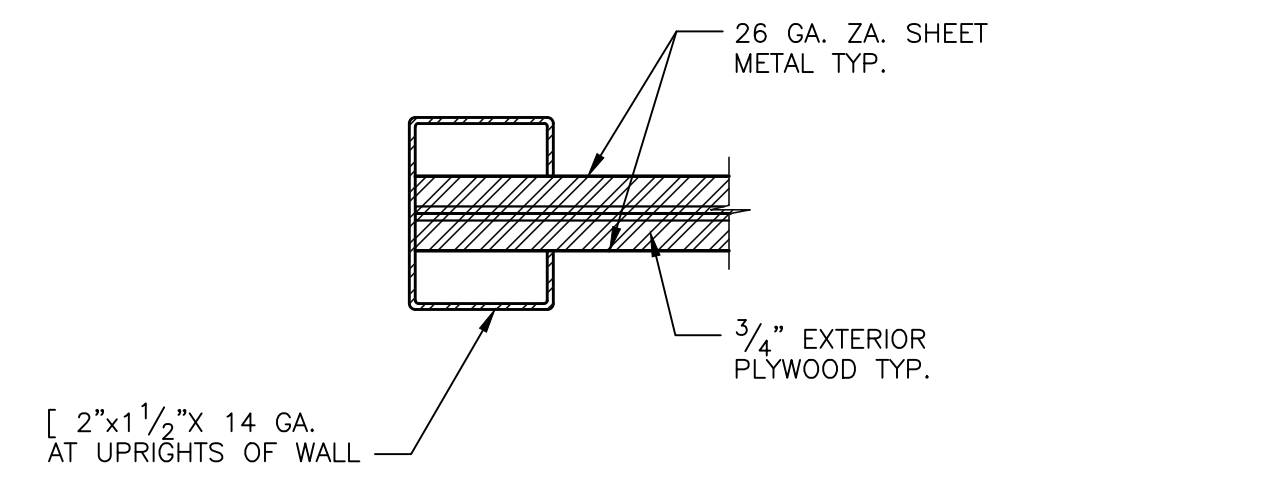
**11 WALL CONNECTION DETAIL** N.T.S.



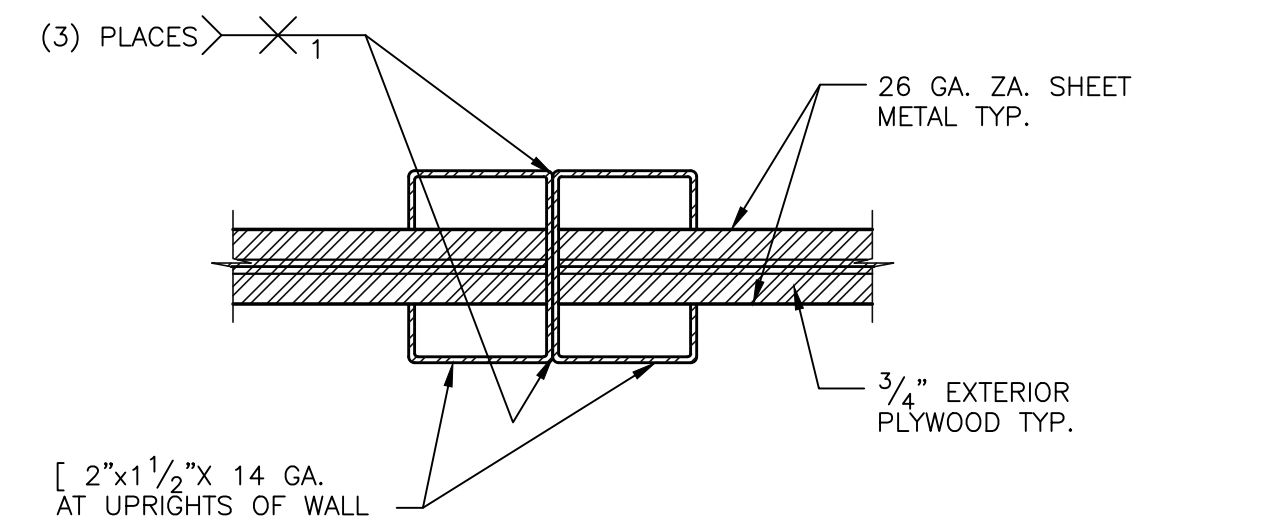
**10 CONNECTOR COLUMN MAKE-UP DETAIL** N.T.S.



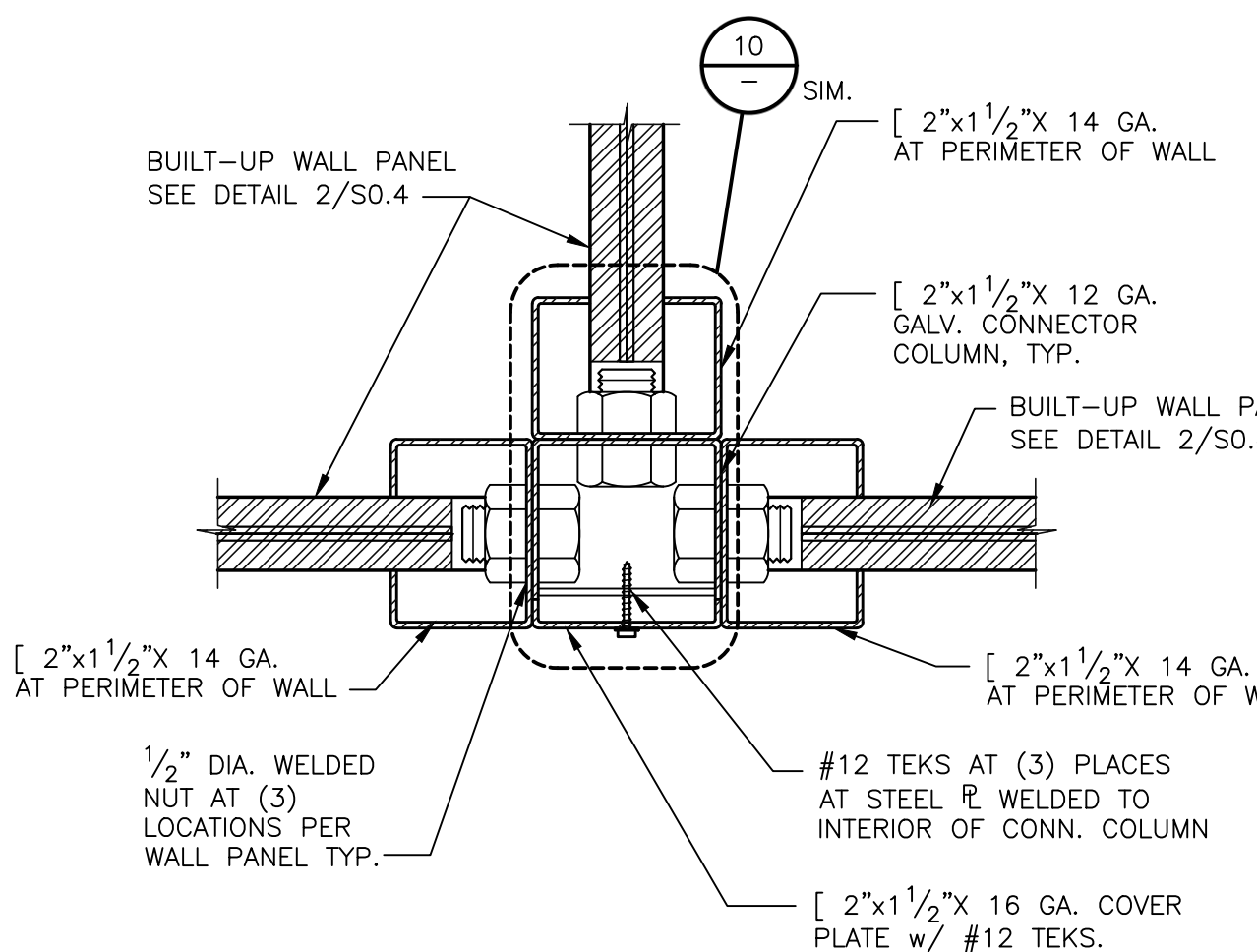
**9 CONNECTOR COLUMN BASE CONNECTION DETAIL** N.T.S.



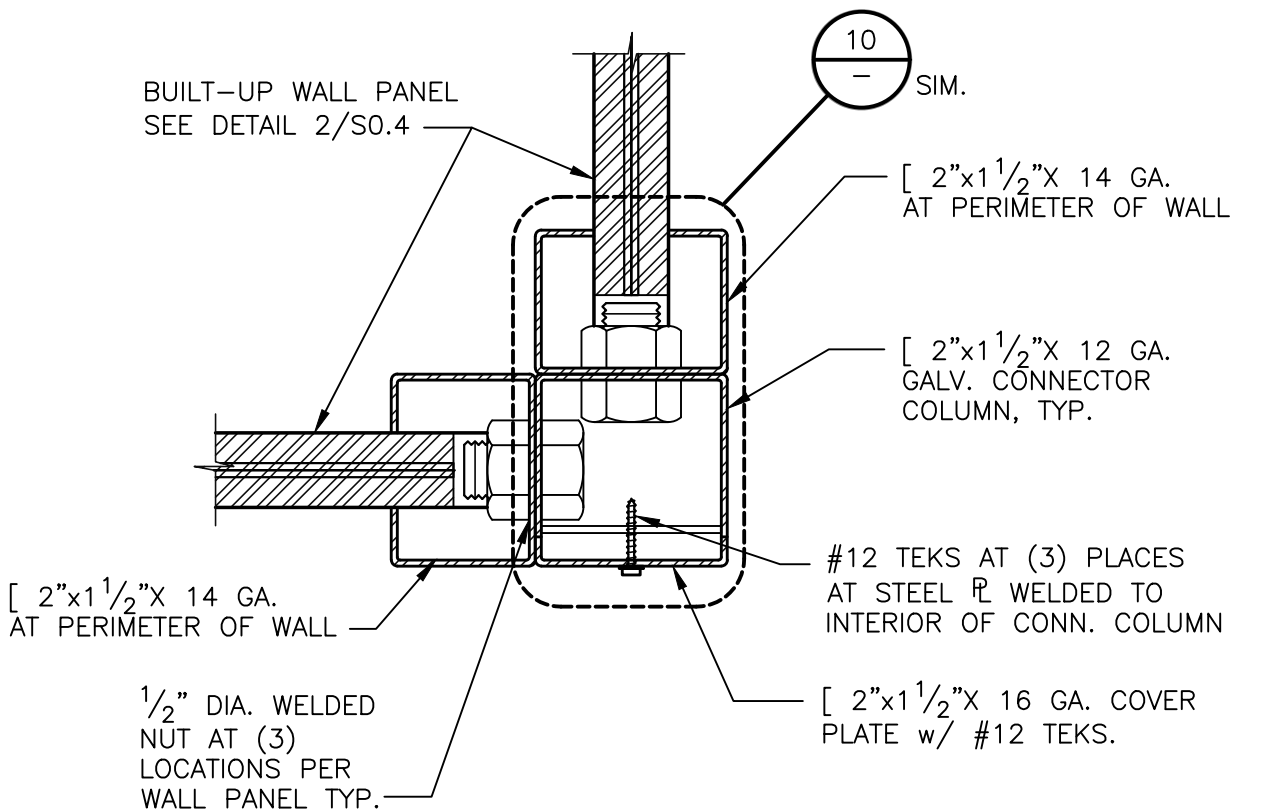
**8 BUILT-UP WALL PANEL MAKE-UP DETAIL** N.T.S.



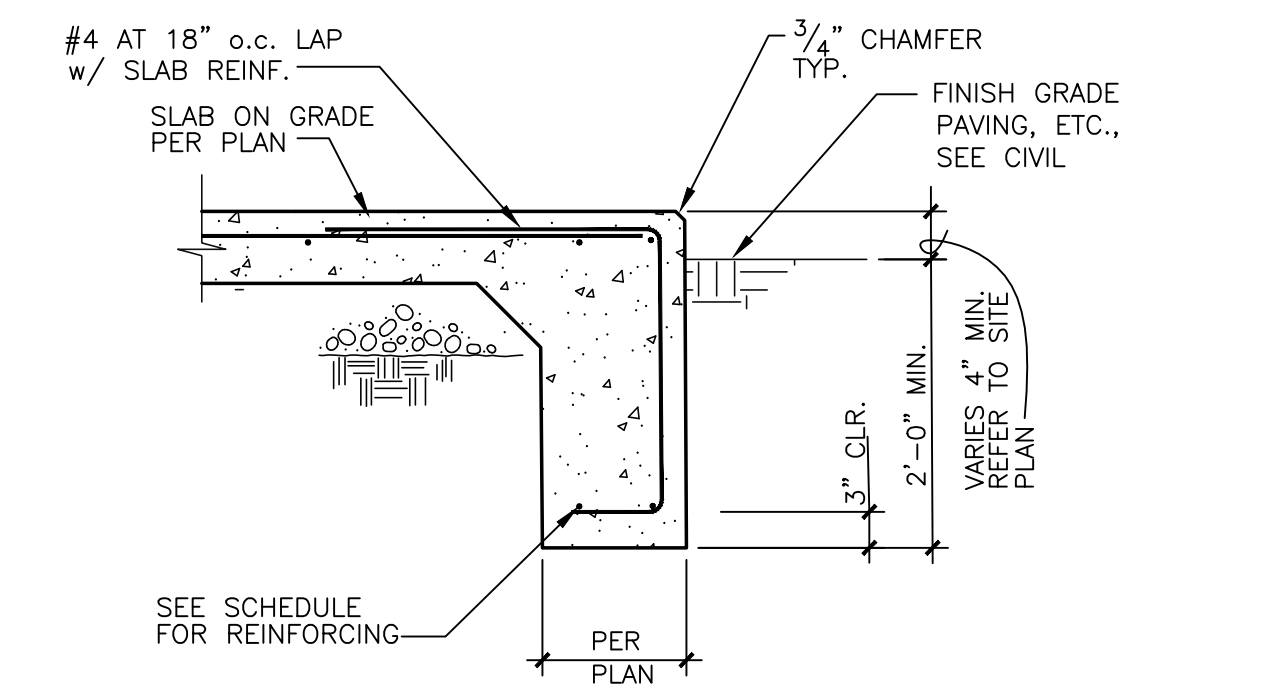
**7 BUILT-UP WALL PANEL MAKE-UP DETAIL** N.T.S.



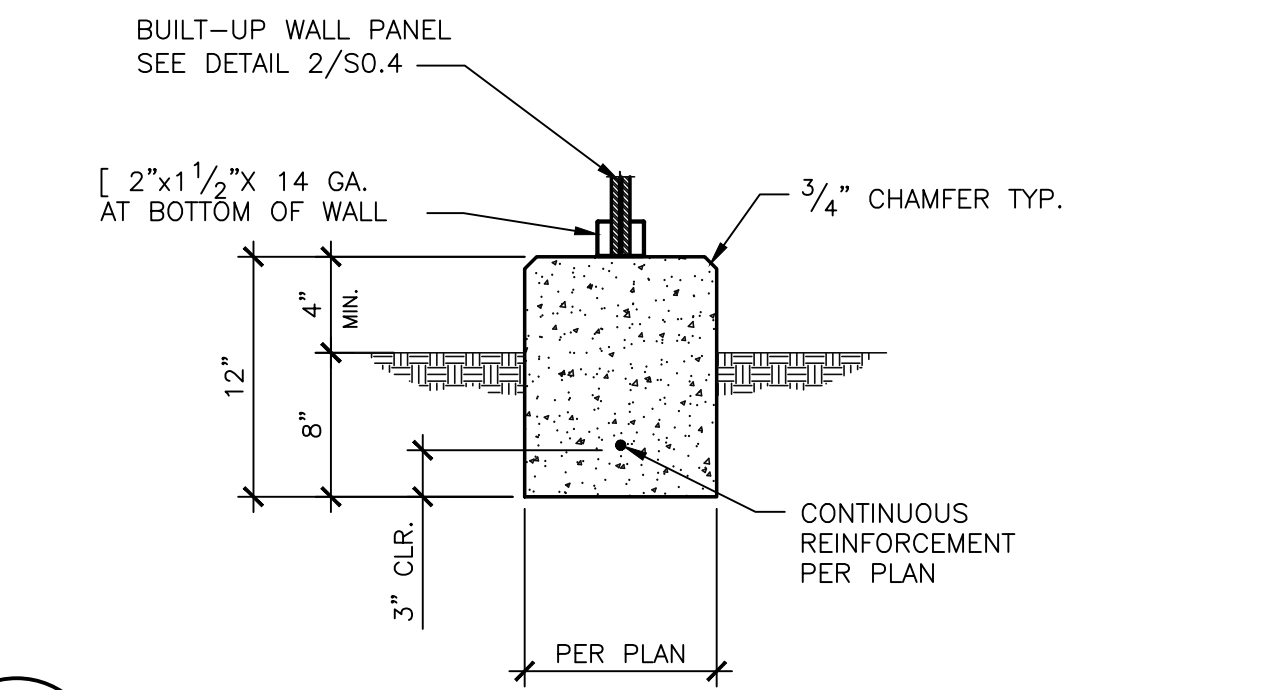
**6 WALL INTERSECTION DETAIL** N.T.S.



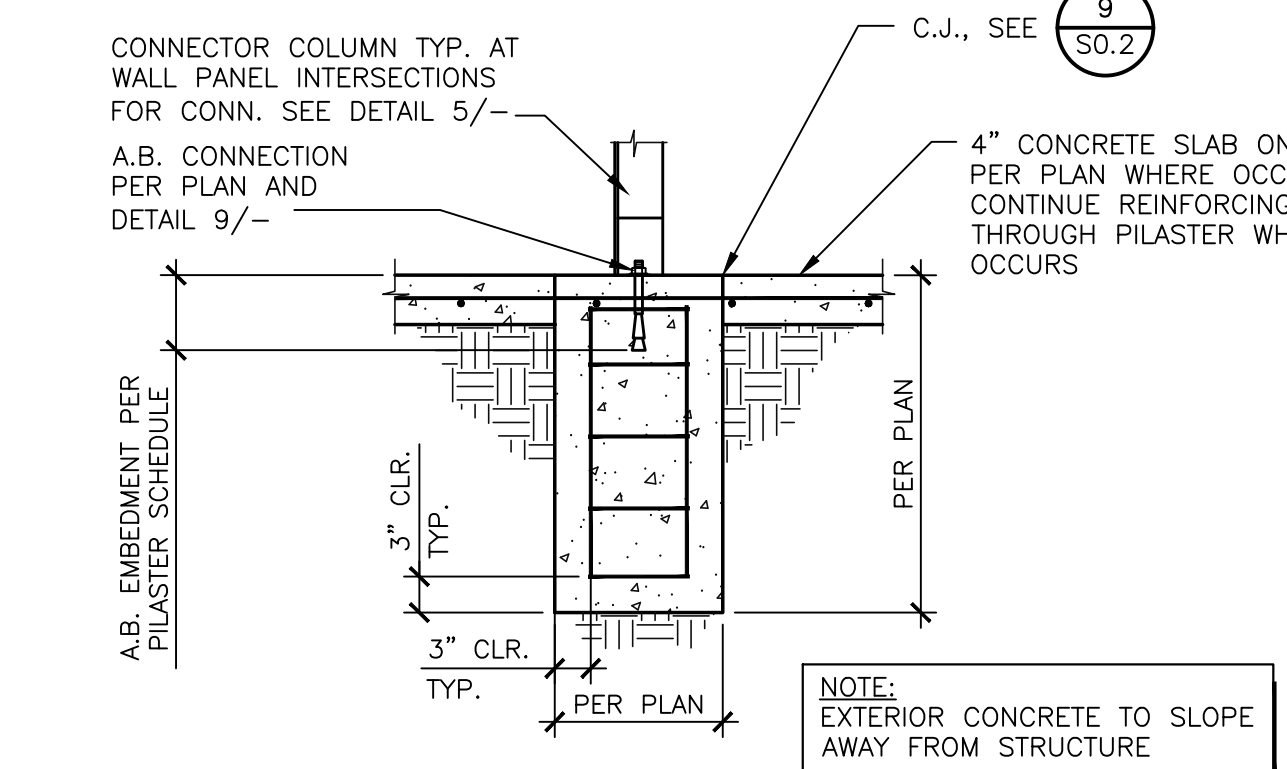
**5 WALL INTERSECTION DETAIL** N.T.S.



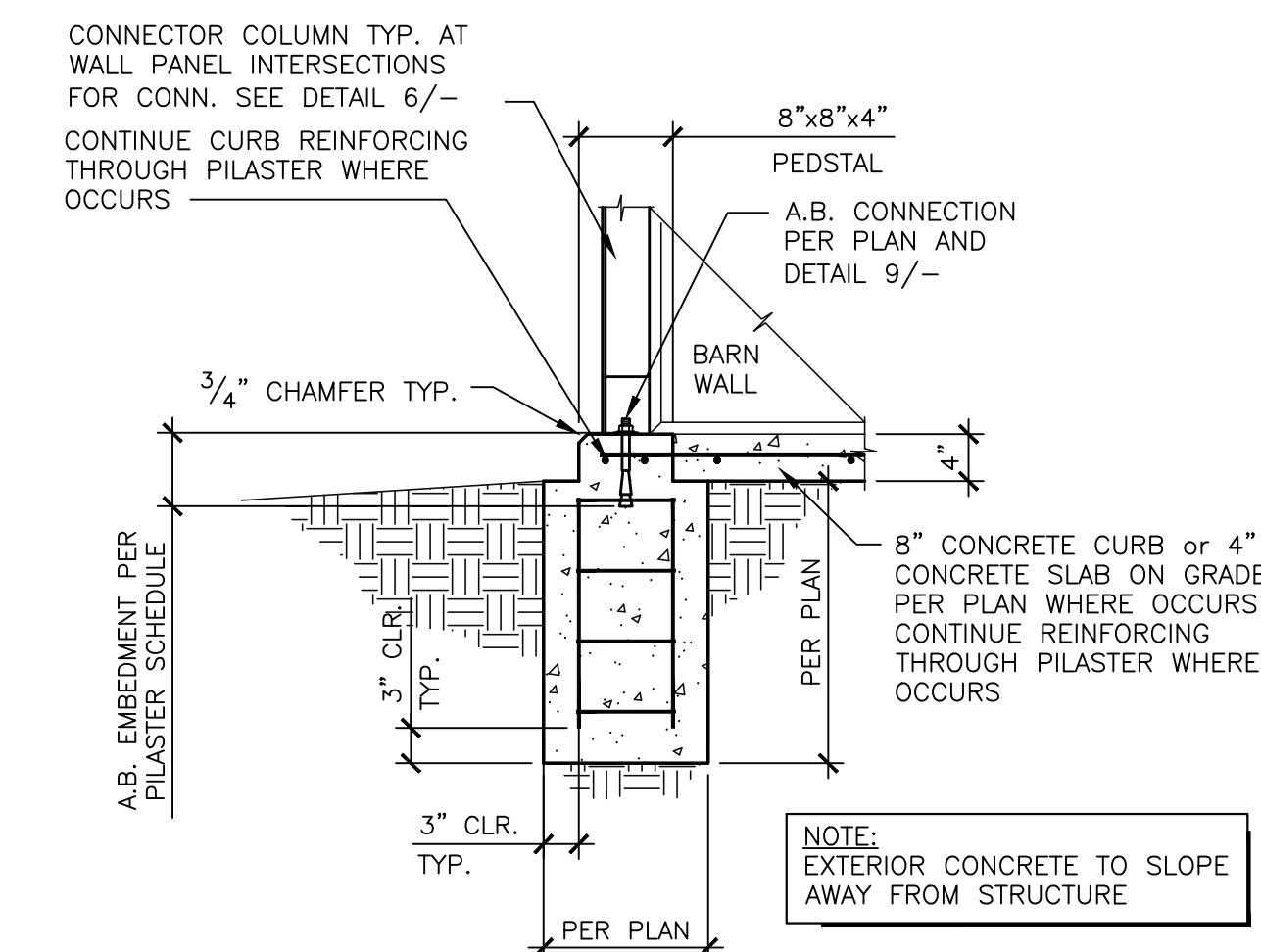
**4 EDGE OF SLAB** N.T.S.



**3 CURB DETAIL (NON STRUCTURAL CURB)** N.T.S.



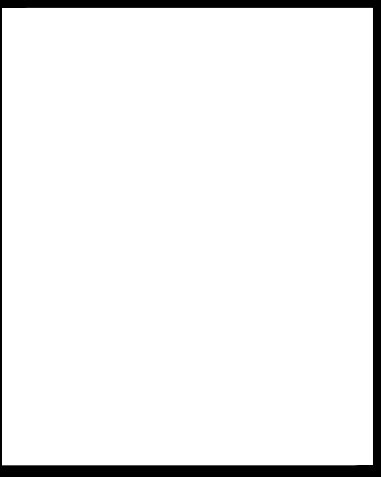
**2 PIER FOOTING DETAIL** N.T.S.



**1 PIER FOOTING DETAIL** N.T.S.

REVISIONS		
Revision	Revision Type	By
2	PLAN CHECK	TES

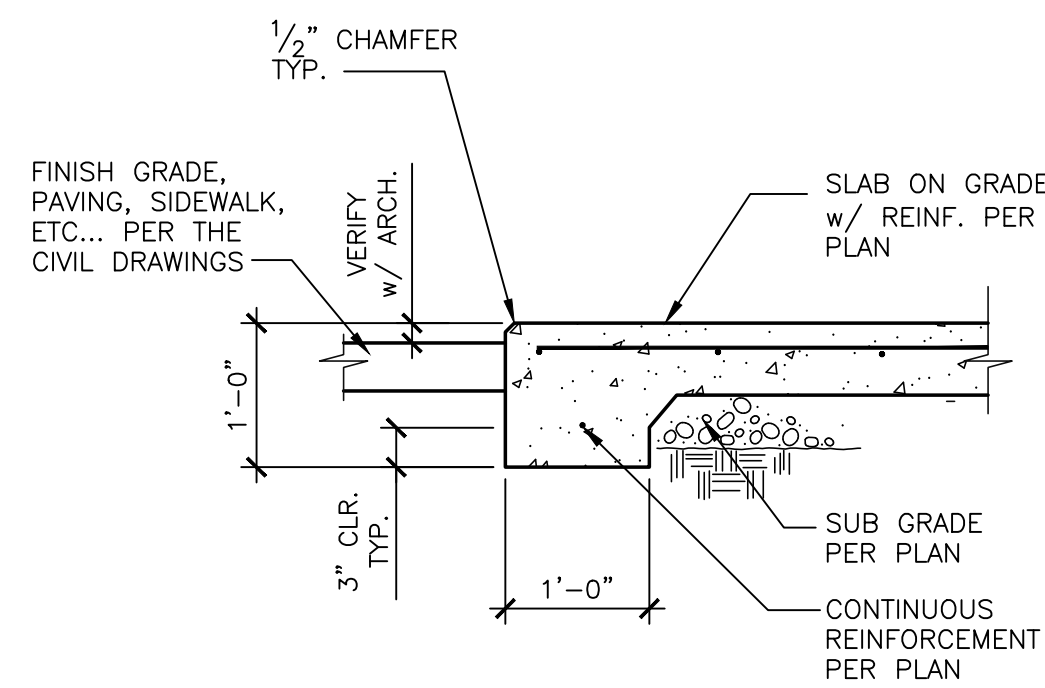
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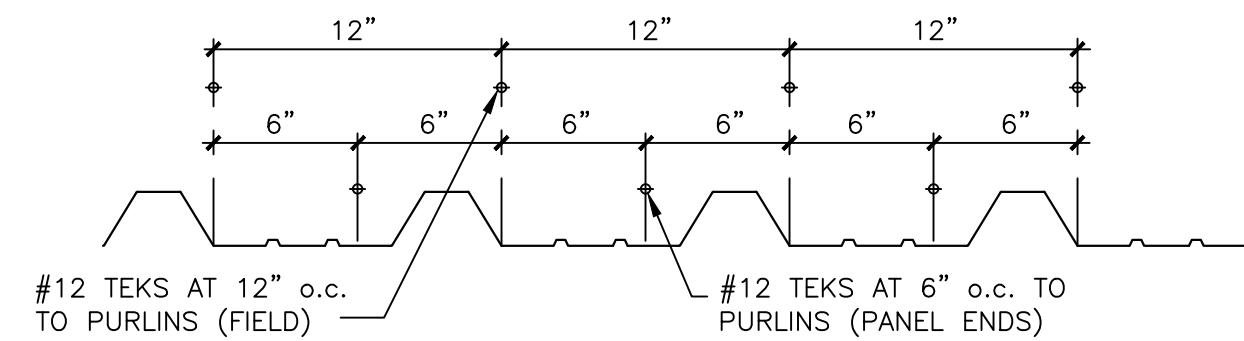
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**JAYNE ARENA METAL BUILDING FOUNDATION,  
LIVING SPACE & HORSE BARN**  
300 WILLIAM BRENT ROAD  
WASHOE VALLEY, NV 89704  
APN: 055-060-43

DRAWN BY	T.E.S.
CHECKED BY	R.C.C.
DATE	6/30/2022
SCALE	AS NOTED
JOB NUMBER	B20680
SHEET	
<b>S0.3</b>	
NUMBER OF SHEETS	



**9 SLAB-ON GRADE THICKENED EDGE** N.T.S.

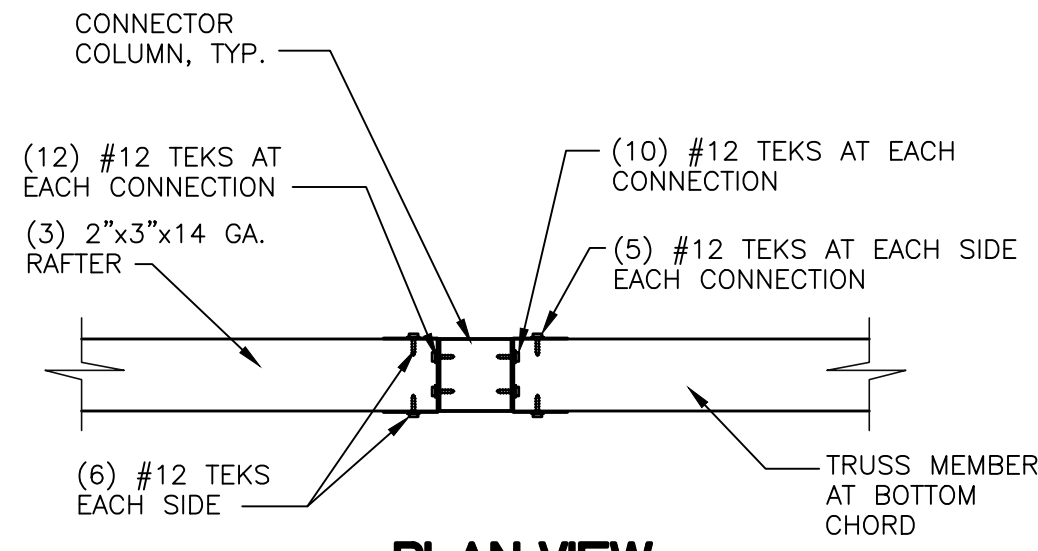


**ROOF FASTENER SPACING**

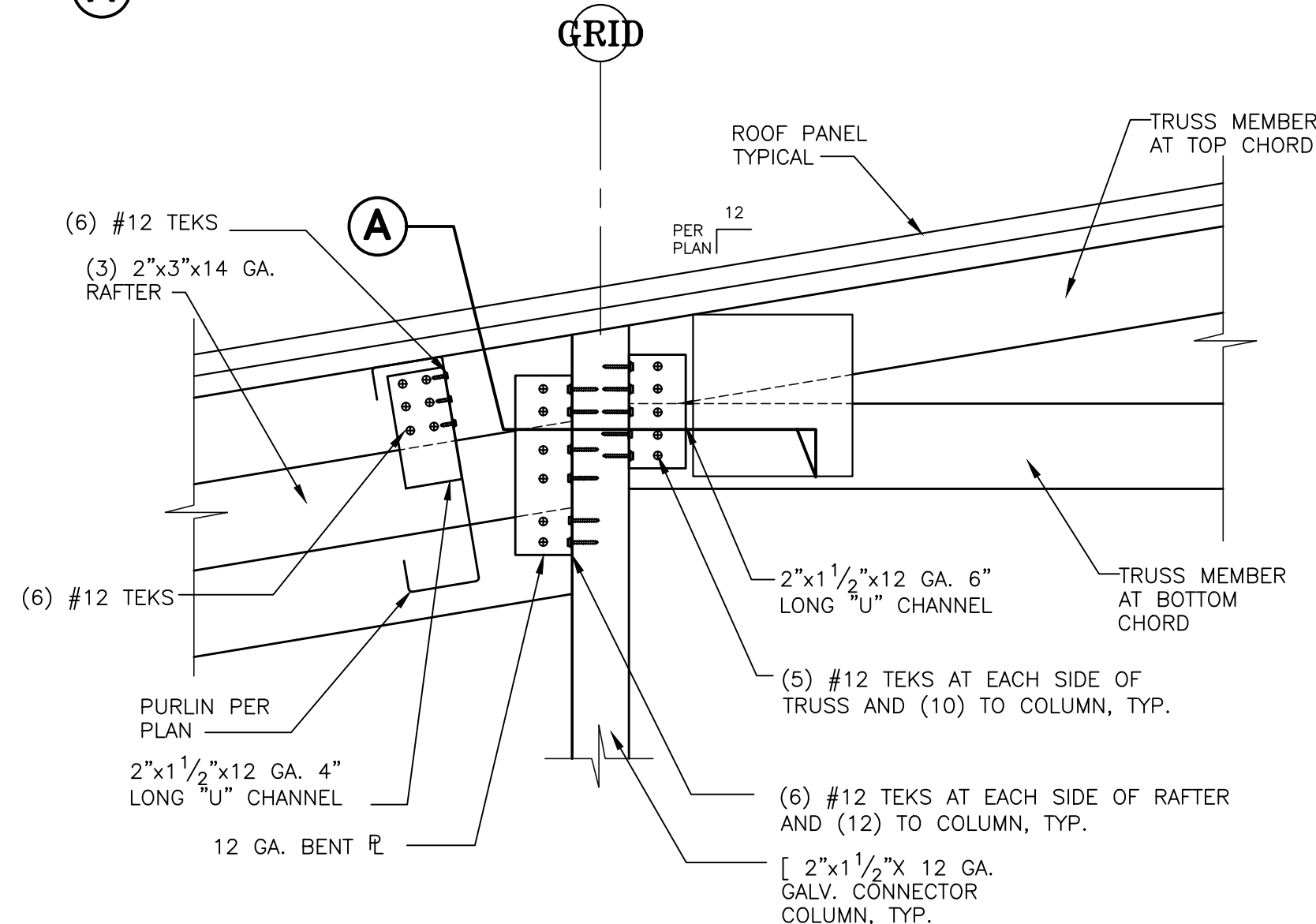
R AND PBR PANEL SECTION PROPERTIES					
GAUGE	WT. (lbs/ft <sup>2</sup> )	S + (IN. <sup>3</sup> )	I + (IN. <sup>4</sup> )	S - (IN. <sup>3</sup> )	I - (IN. <sup>4</sup> )
26	0.86	.044	.0457	.0545	.0391

NOTE: ASTM A446 GRADE D Fy = 80 ksi.

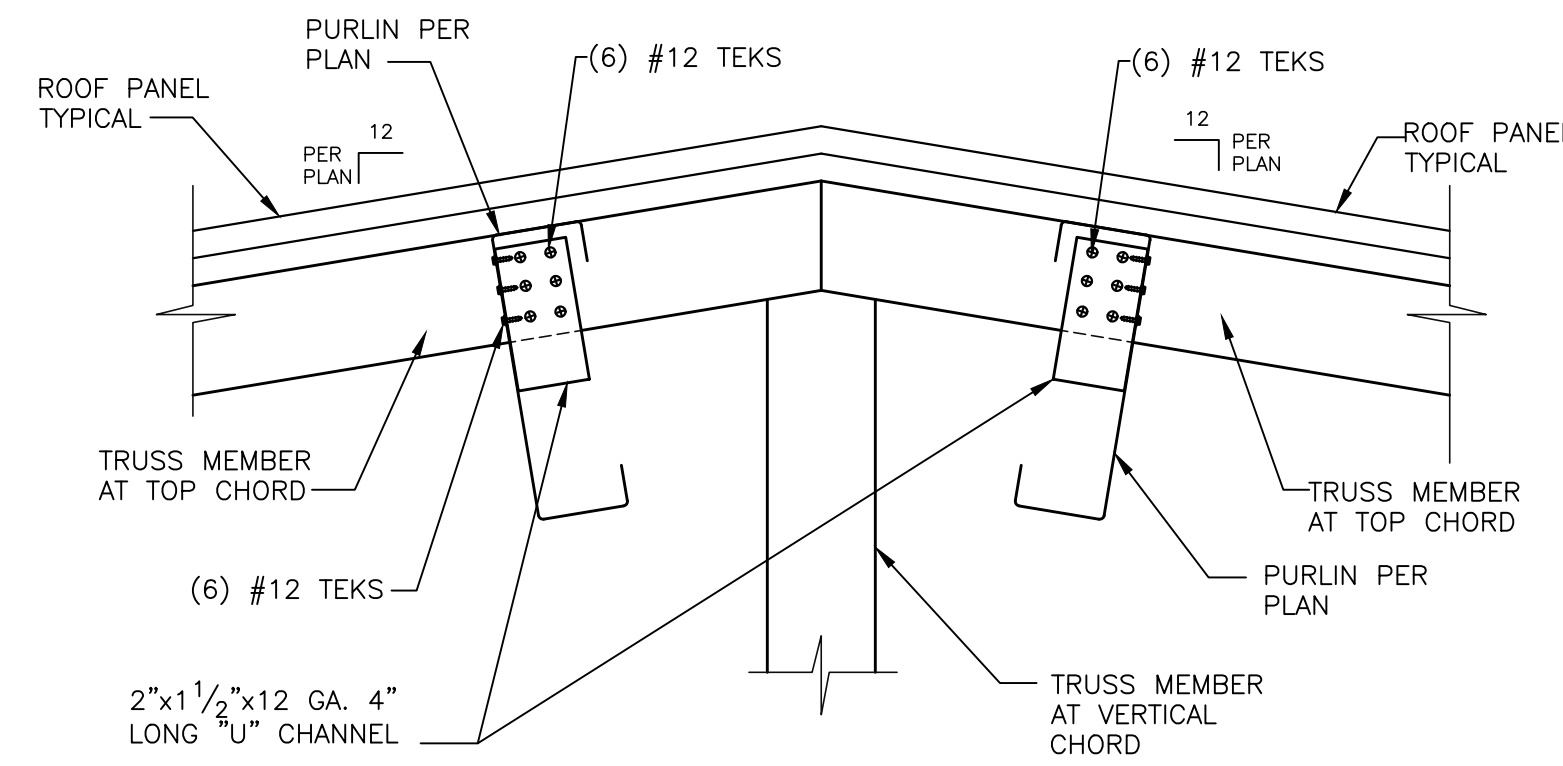
**8 26 GA. 'R' PANEL MBCI OR EQUALLY APPROVED** N.T.S.



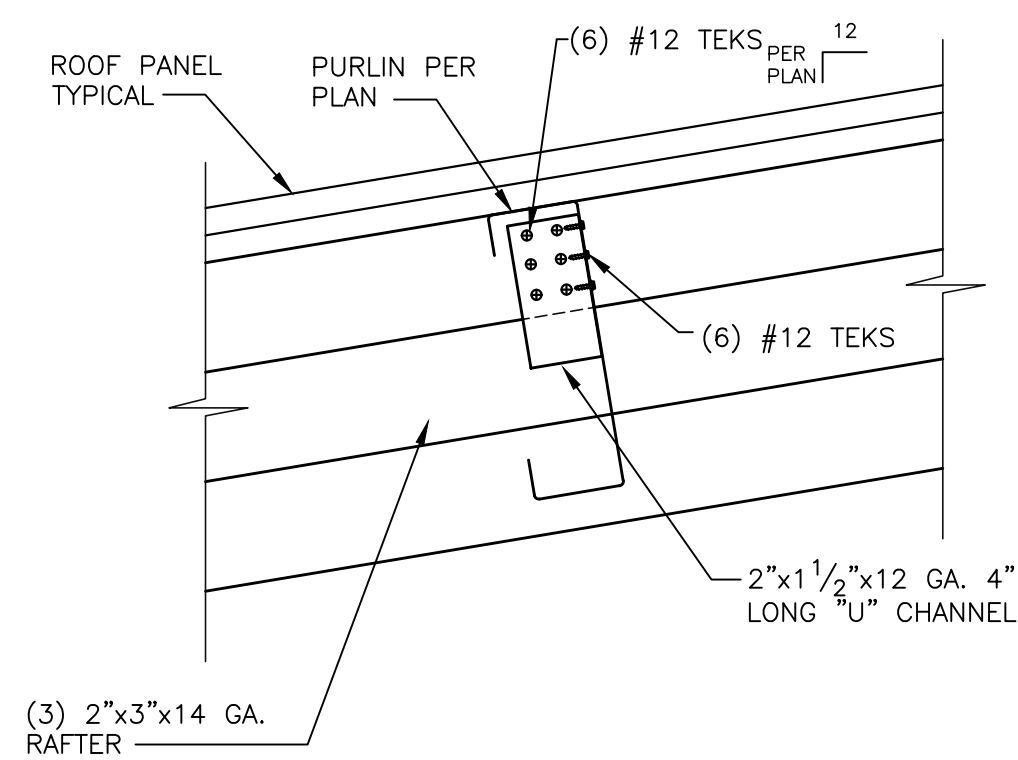
**PLAN VIEW**



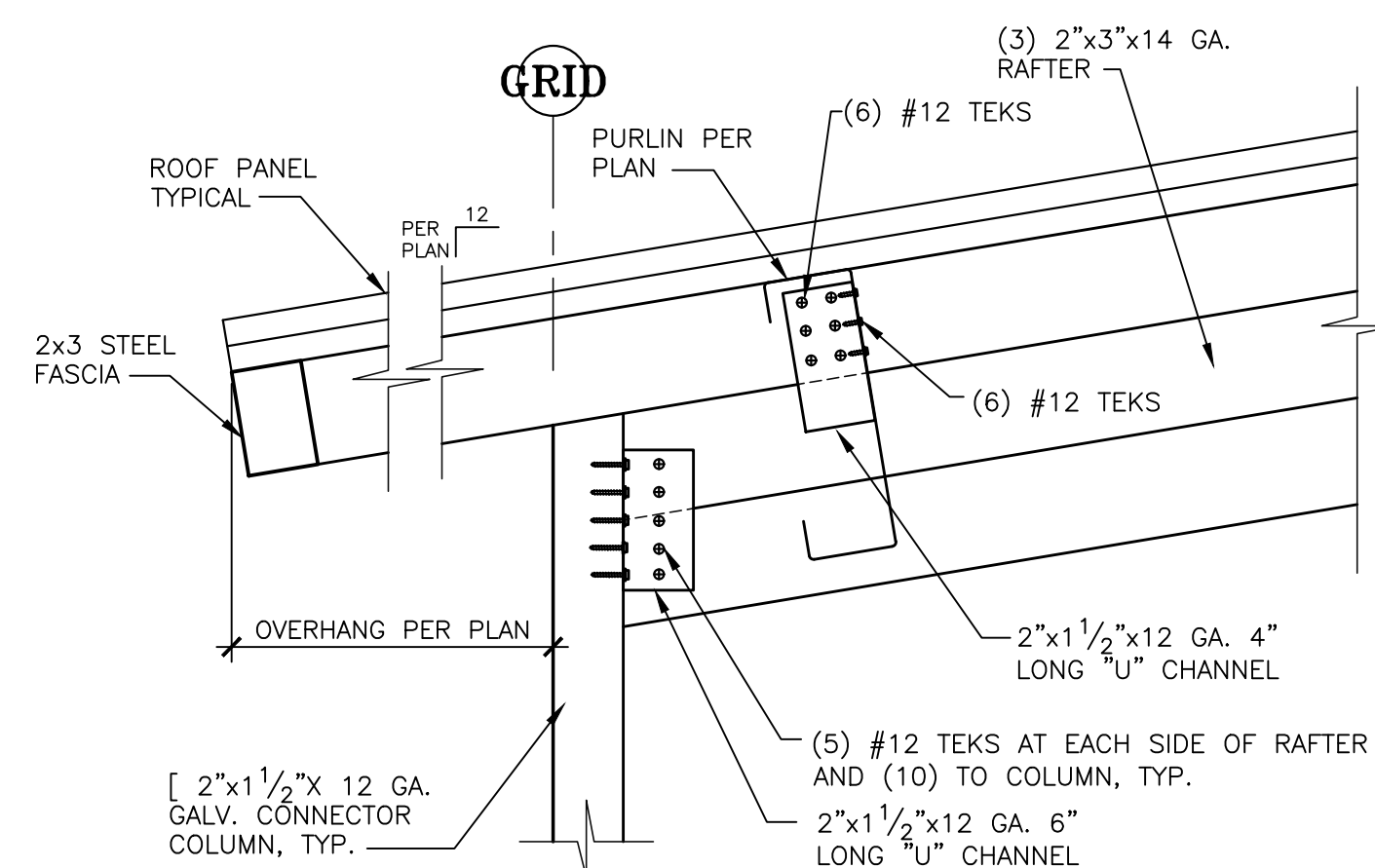
**7 TRUSS/RAFTER CONNECTION DETAIL** N.T.S.



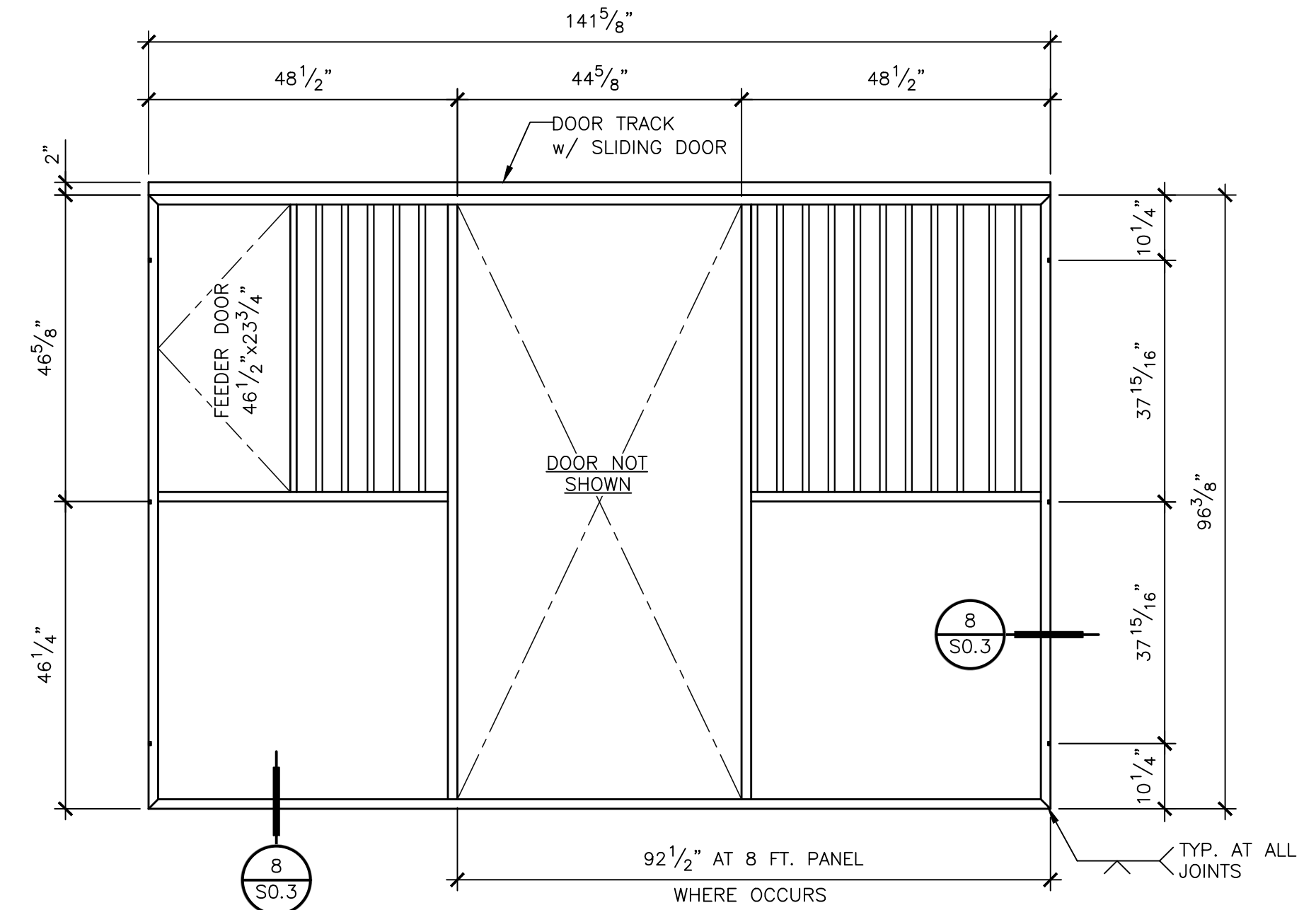
**6 PURLIN CONNECTION DETAIL** N.T.S.



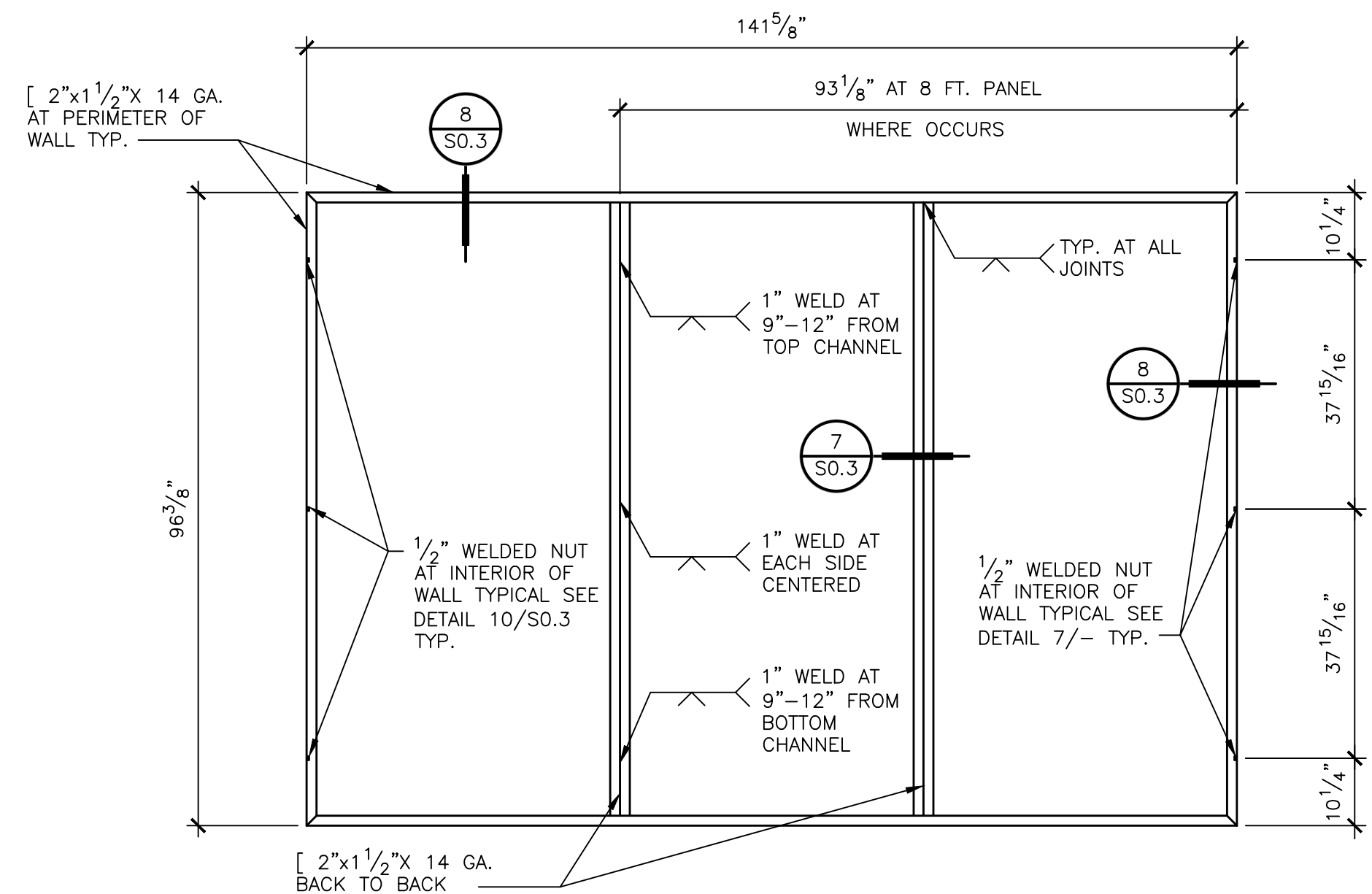
**5 PURLIN CONNECTION DETAIL** N.T.S.



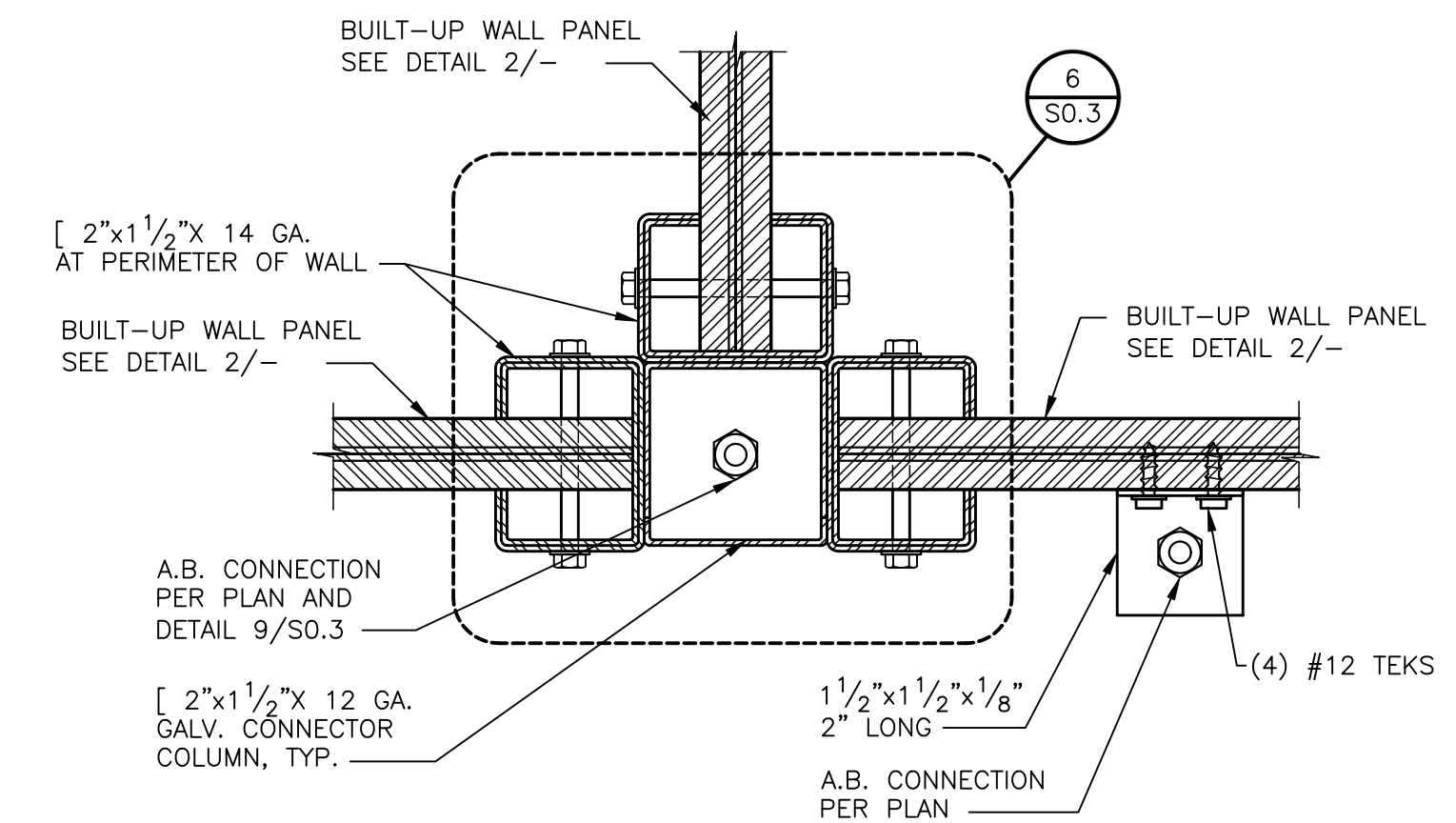
**4 RAFTER CONNECTION DETAIL** N.T.S.



**3 STALL FRONT DETAIL** N.T.S.



**2 STANDARD WALL PANEL DETAIL** N.T.S.



**1 WALL CONNECTION DETAIL** N.T.S.

REVISIONS		
Revision Type	By	
PLAN CHECK	TES	

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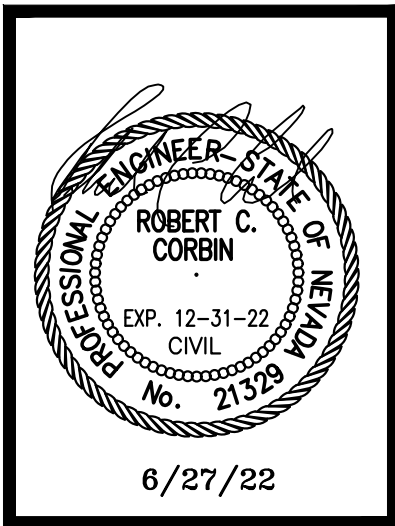
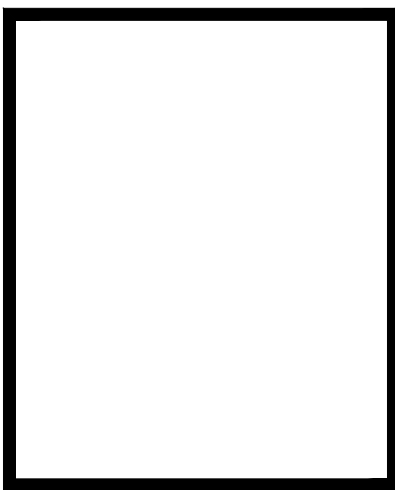
PROFESSIONAL ENGINEER - STATE OF NEVADA  
ROBERT C. CORBIN  
CIVIL  
No. 21529  
6/27/22

JAYNE ARENA METAL BUILDING FOUNDATION,  
LIVING SPACE & HORSE BARN  
300 WILLIAM BRENT ROAD  
WASHOE VALLEY, NV 89704  
APN: 055-060-43

DRAWN BY	T.E.S.
CHECKED BY	R.C.C.
DATE	6/30/2022
SCALE	AS NOTED
JOB NUMBER	B20680
SHEET	
<b>S0.4</b>	
NUMBER OF SHEETS	

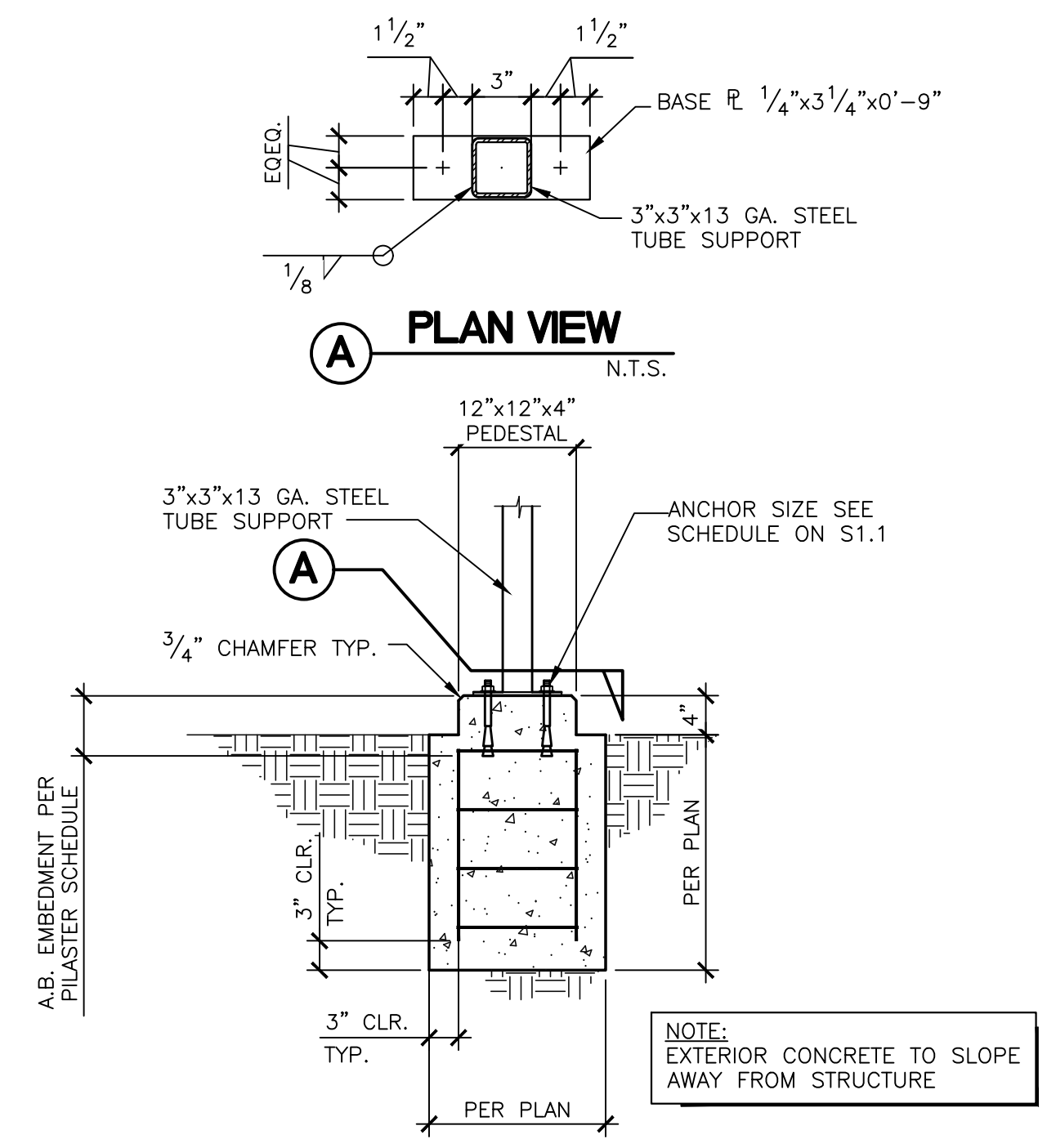
REVISIONS		
Revision Type	By	
2	PLAN CHECK	TES

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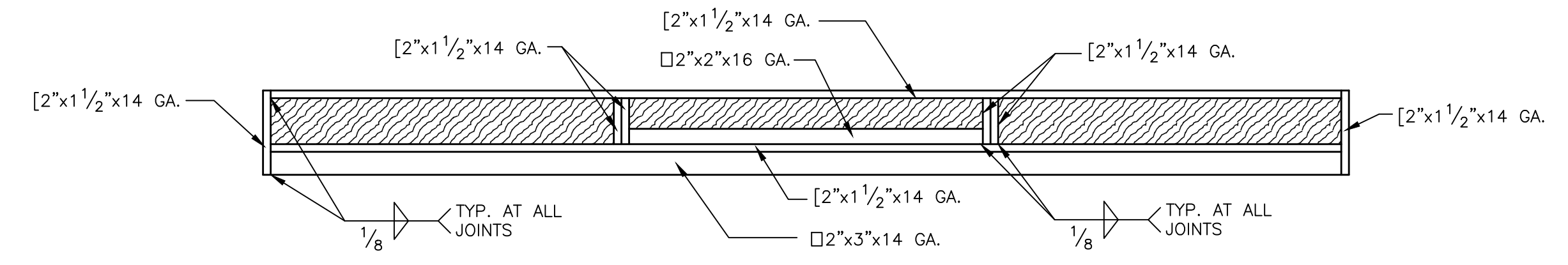


JAYNE ARENA METAL BUILDING FOUNDATION,  
LIVING SPACE & HORSE BARN  
300 WILLIAM BRENT ROAD  
WASHOE VALLEY, NV 89704  
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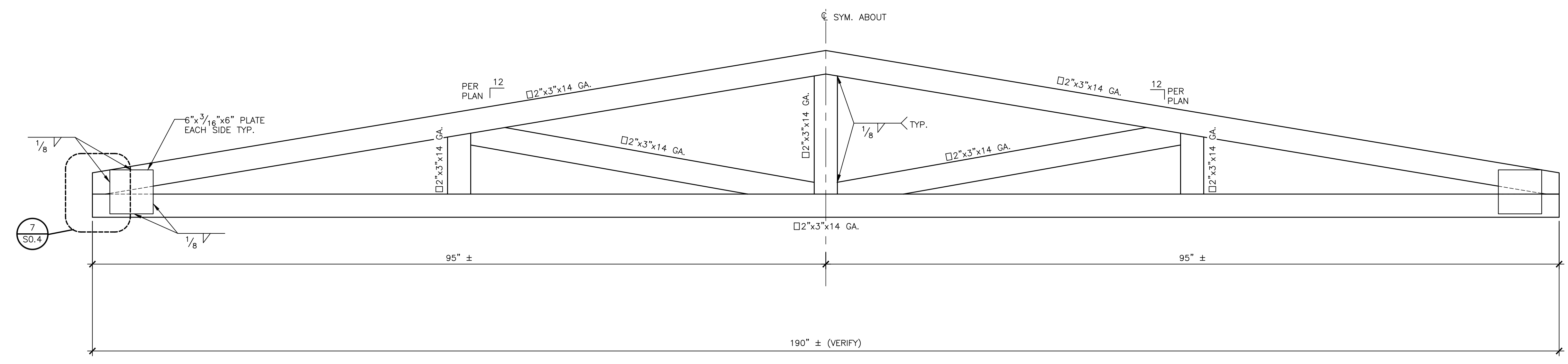
DRAWN BY	T.E.S.
CHECKED BY	R.C.C.
DATE	6/30/2022
SCALE	AS NOTED
JOB NUMBER	B20680
SHEET	2
<b>S0.5</b>	
NUMBER OF SHEETS	



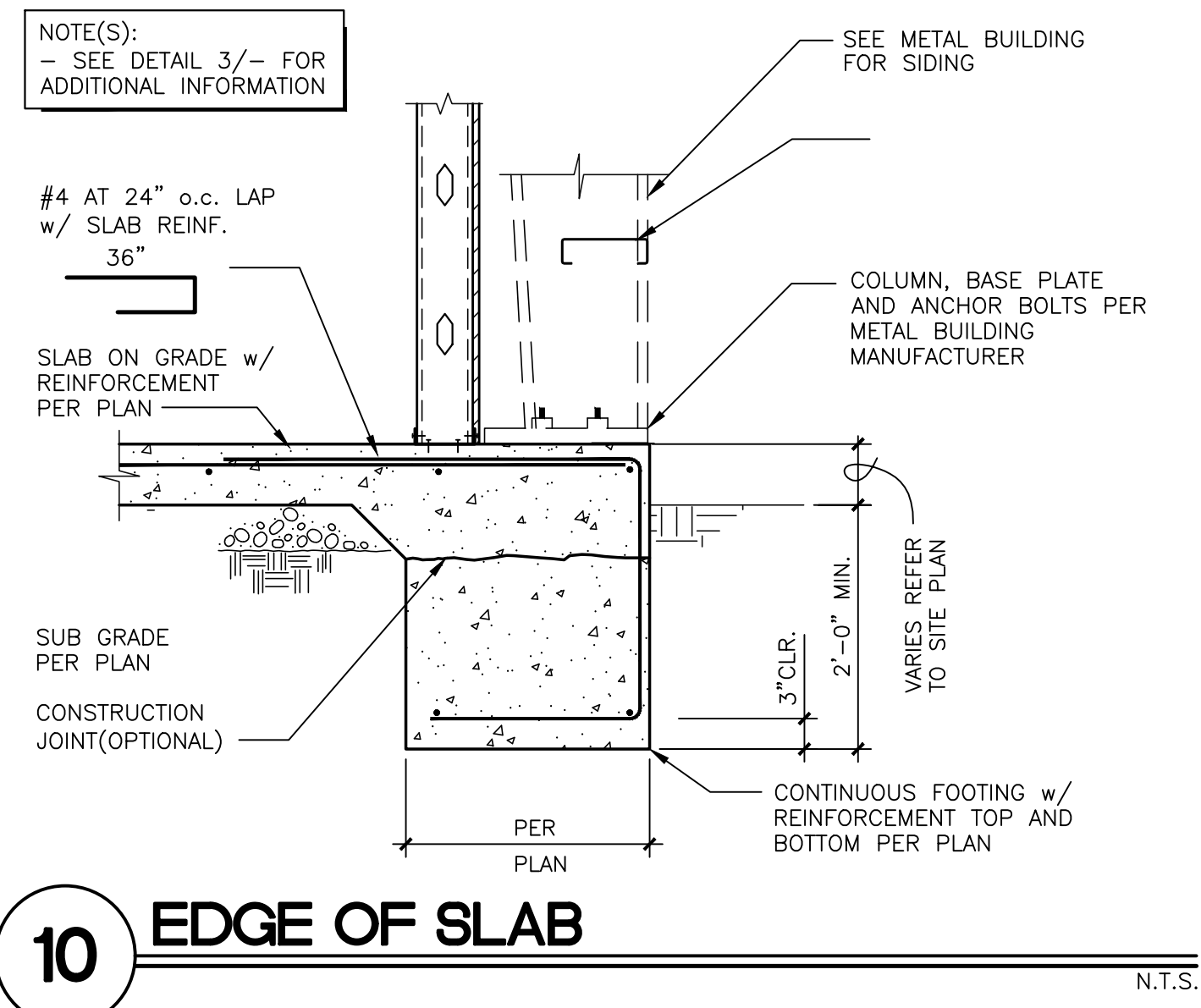
**3 PIER FOOTING DETAIL** N.T.S.



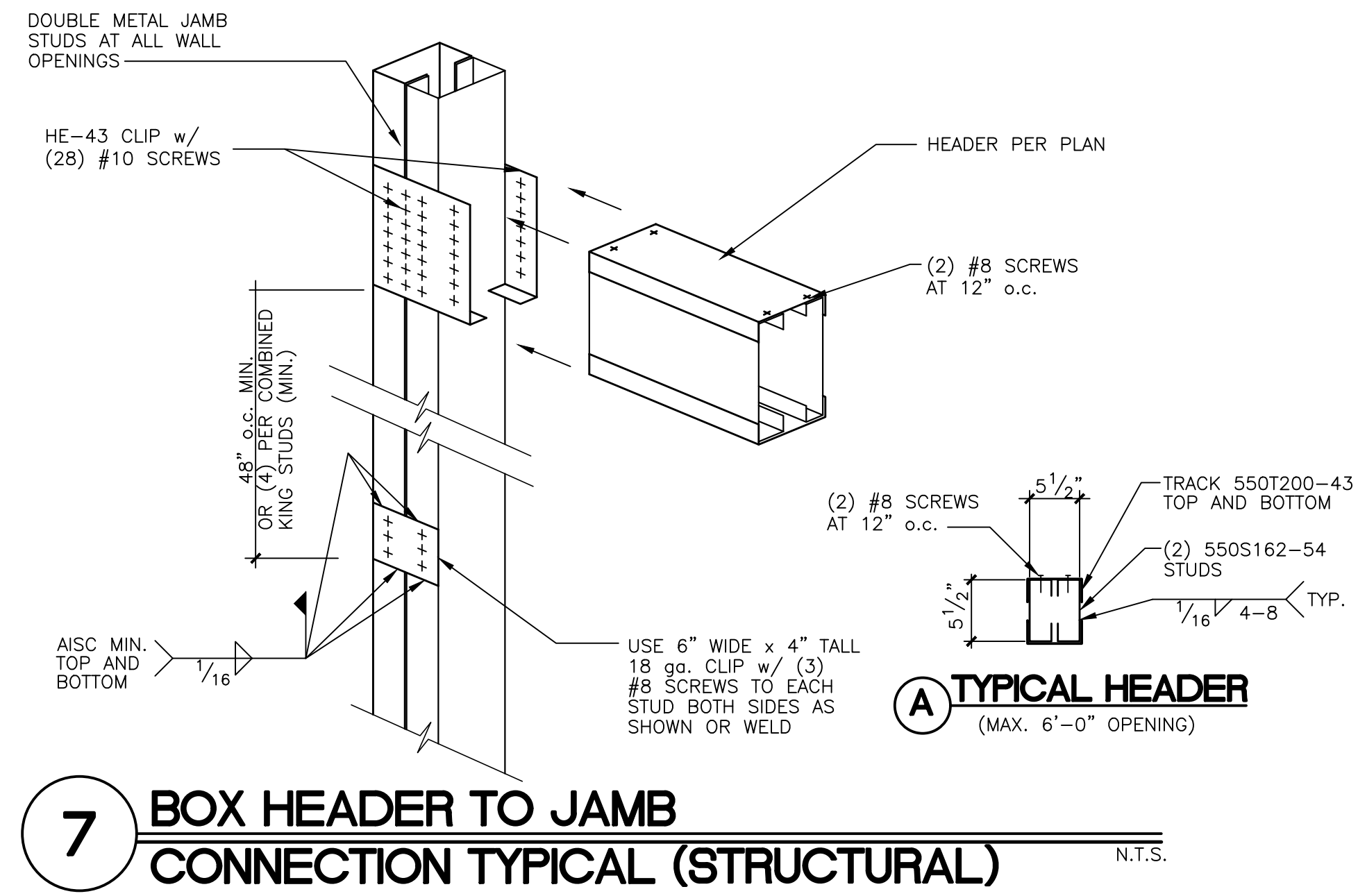
**2 9' FILLER PANEL** N.T.S.



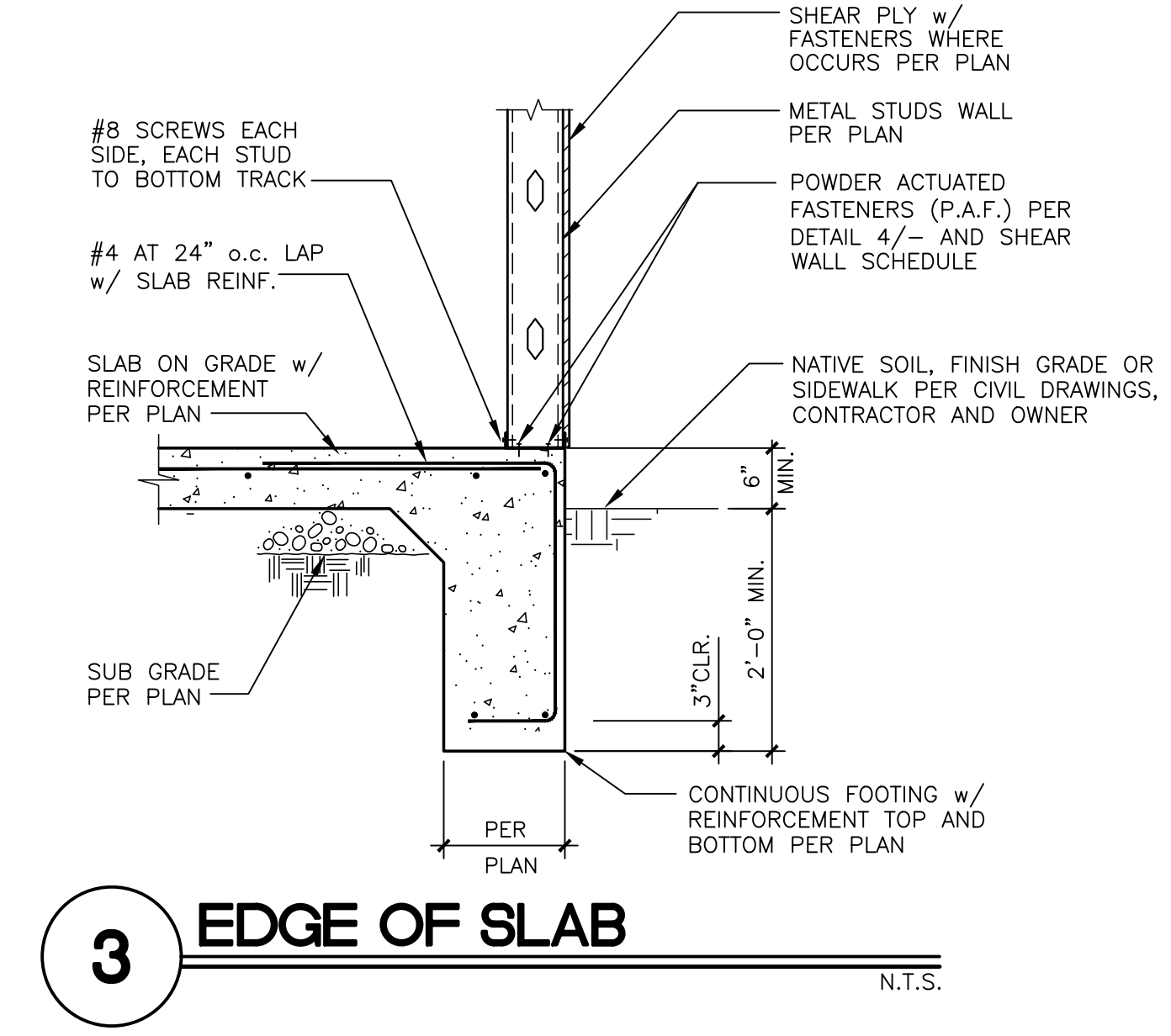
**1 16 FT. BREEZEWAY TRUSS** N.T.S.



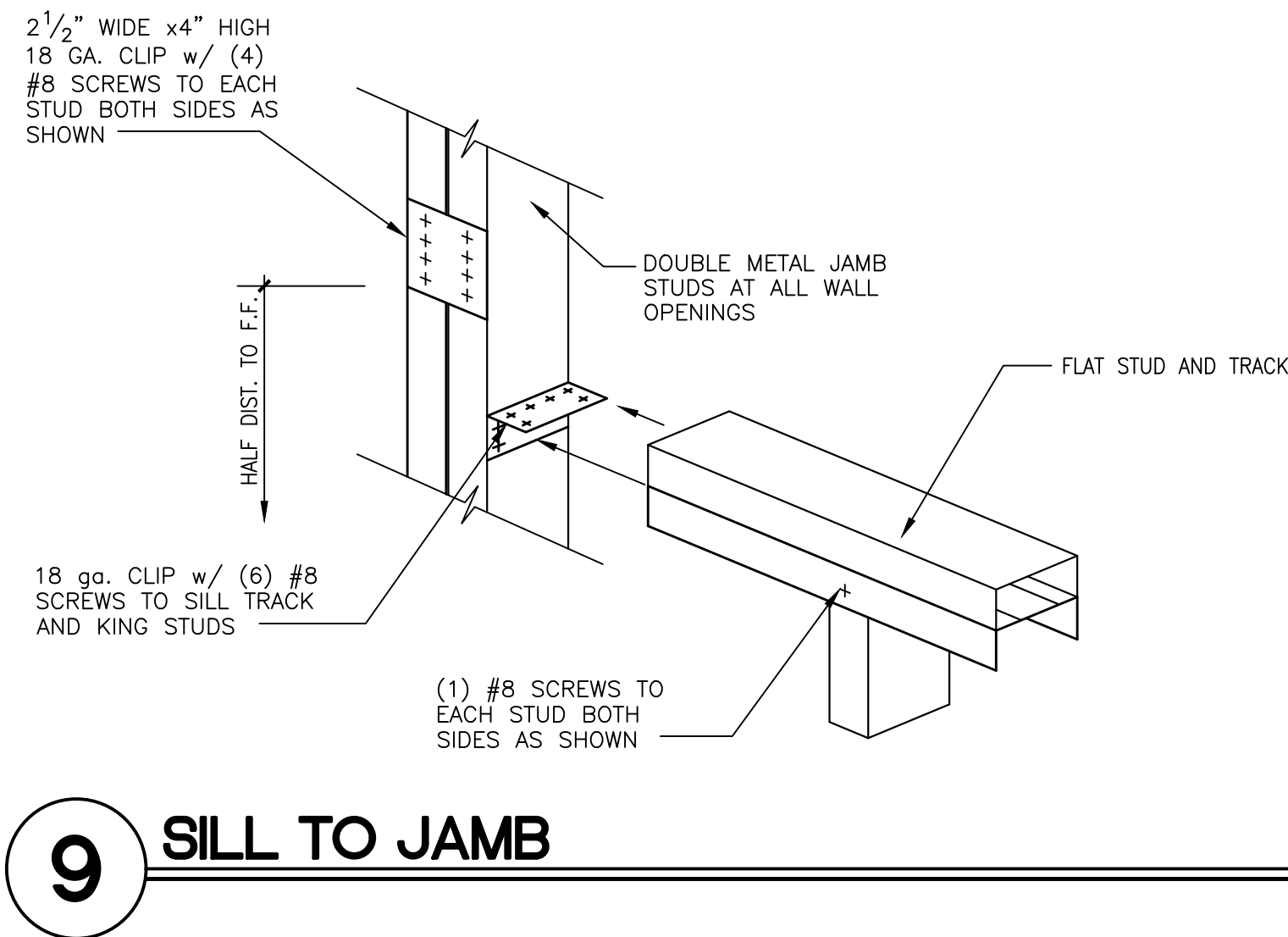
**10** **EDGE OF SLAB** N.T.S.



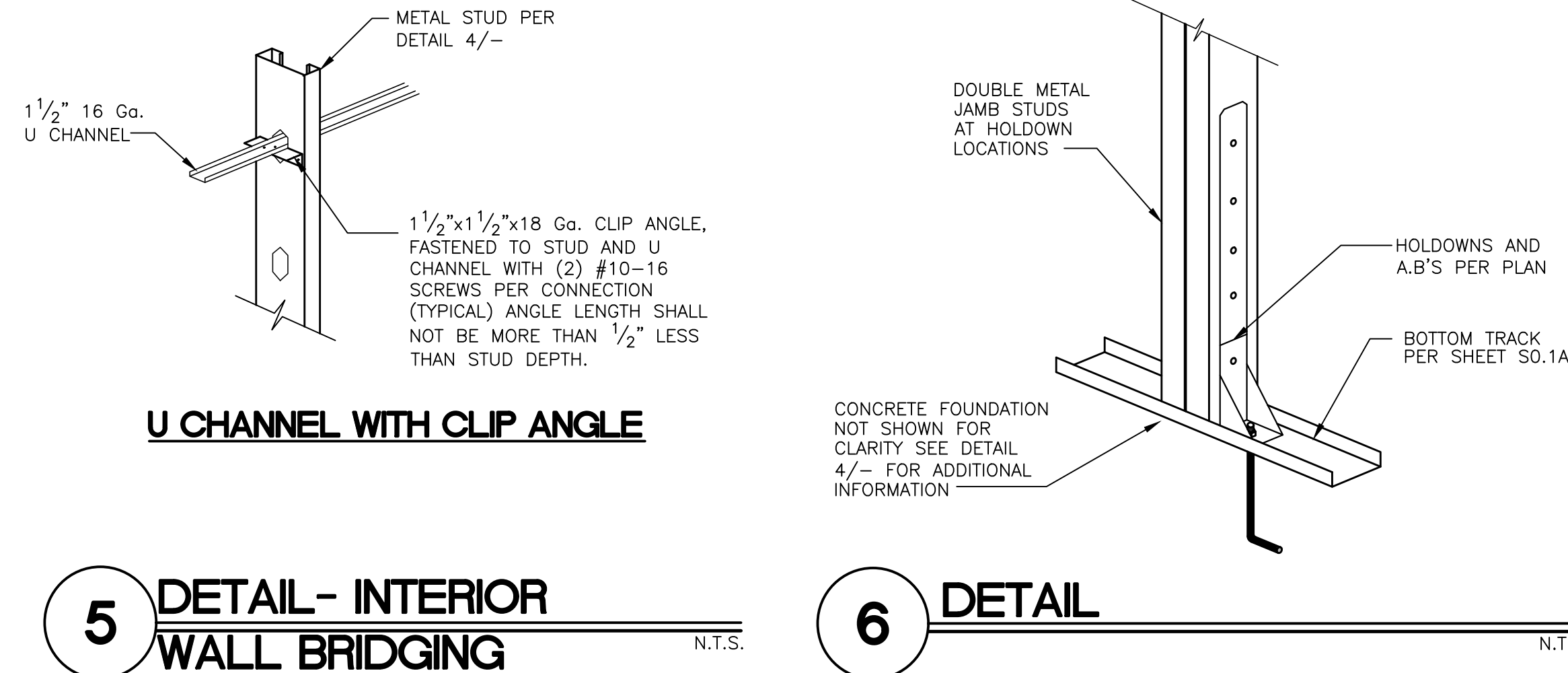
**7** **BOX HEADER TO JAMB CONNECTION TYPICAL (STRUCTURAL)** N.T.S.



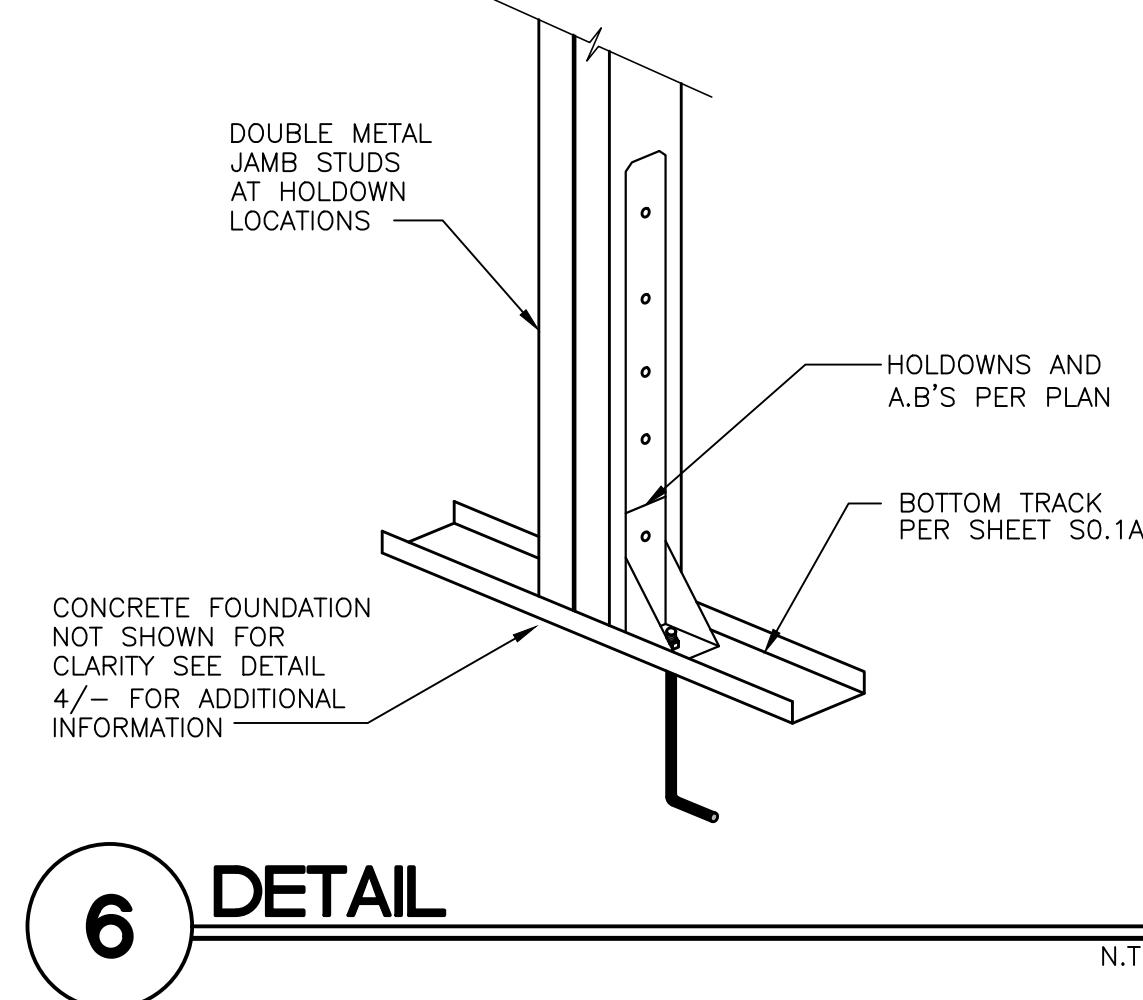
**3** **EDGE OF SLAB** N.T.S.



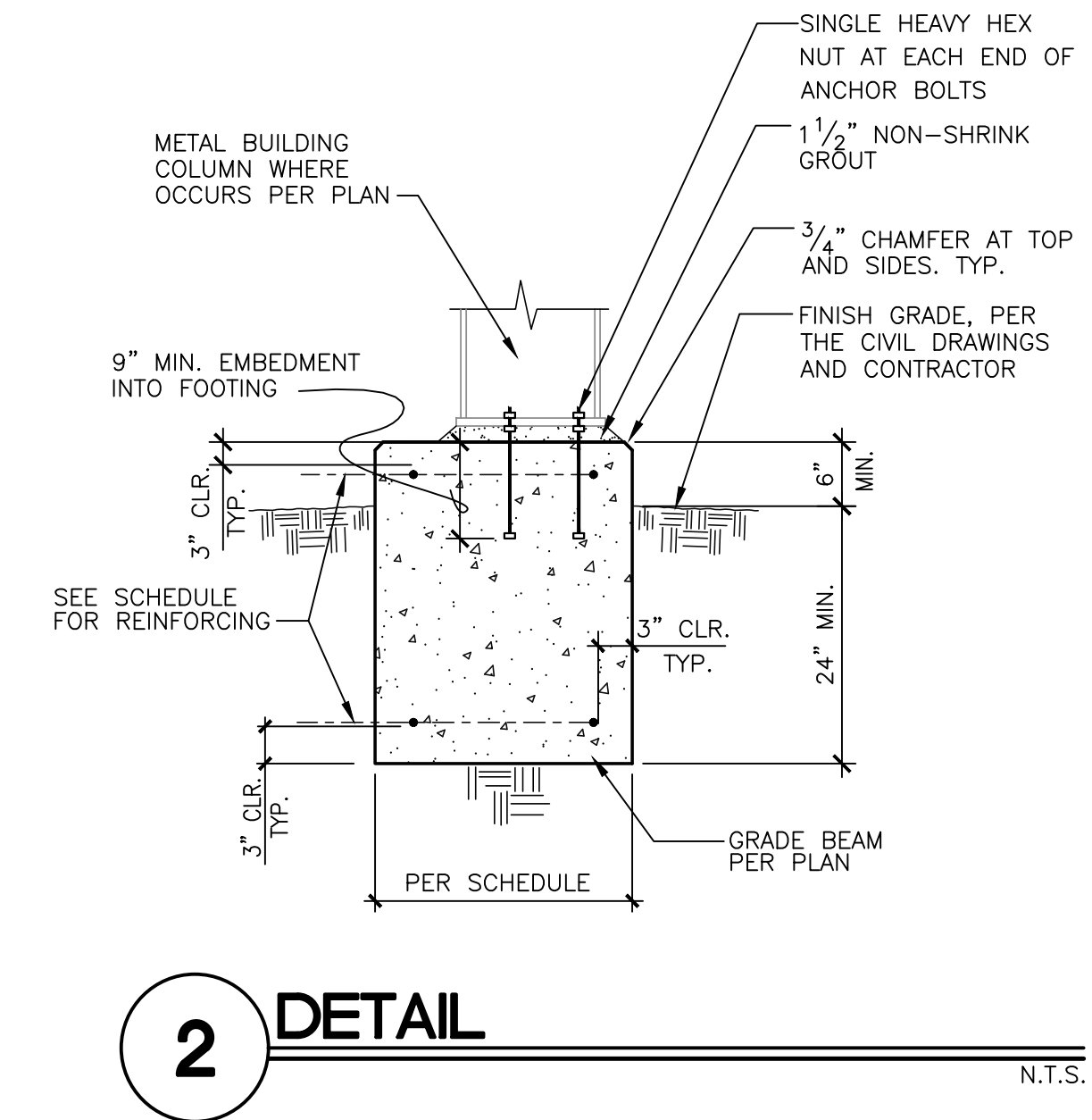
**9** **SILL TO JAMB** N.T.S.



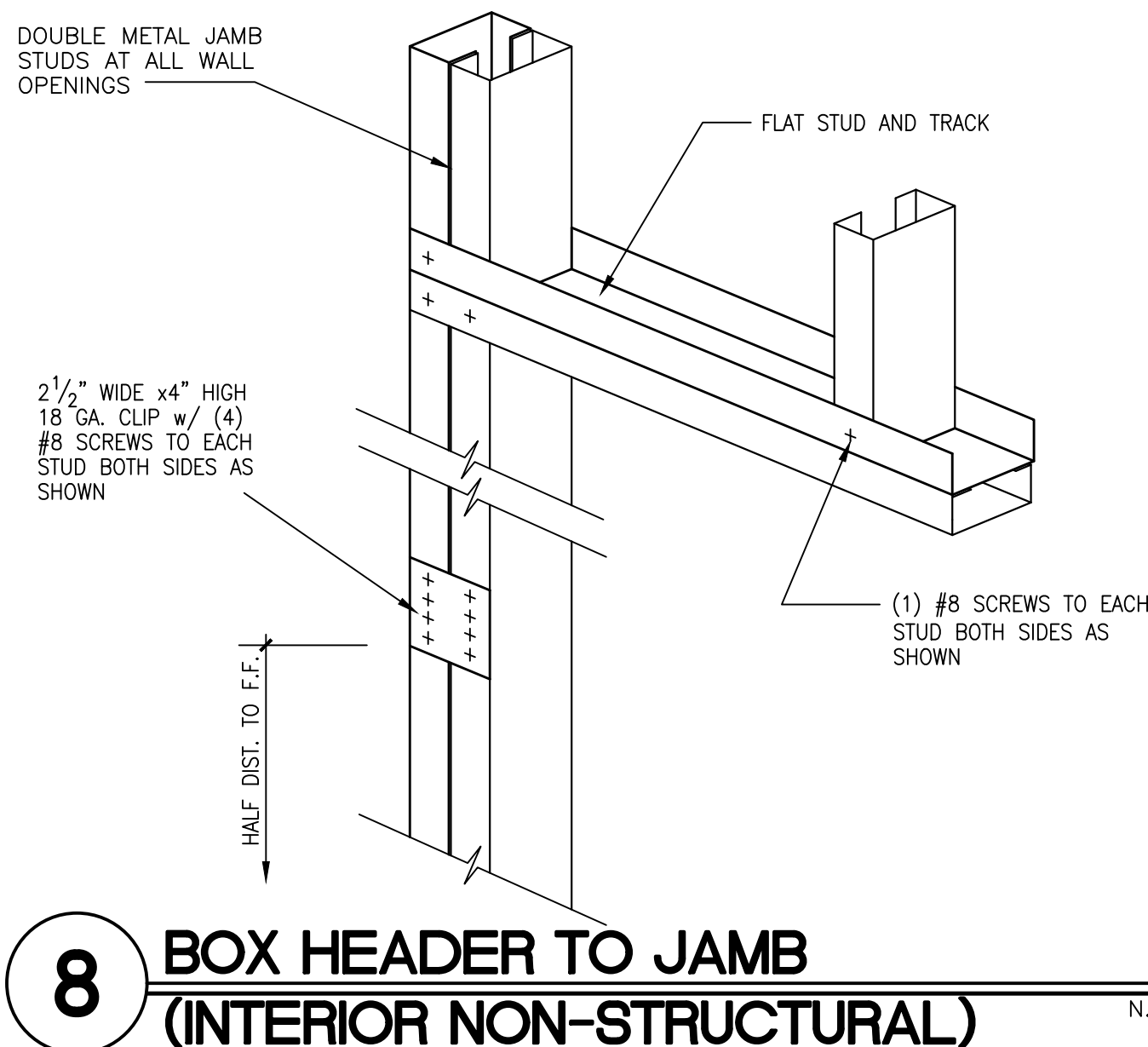
**5** **DETAIL - INTERIOR WALL BRIDGING** N.T.S.



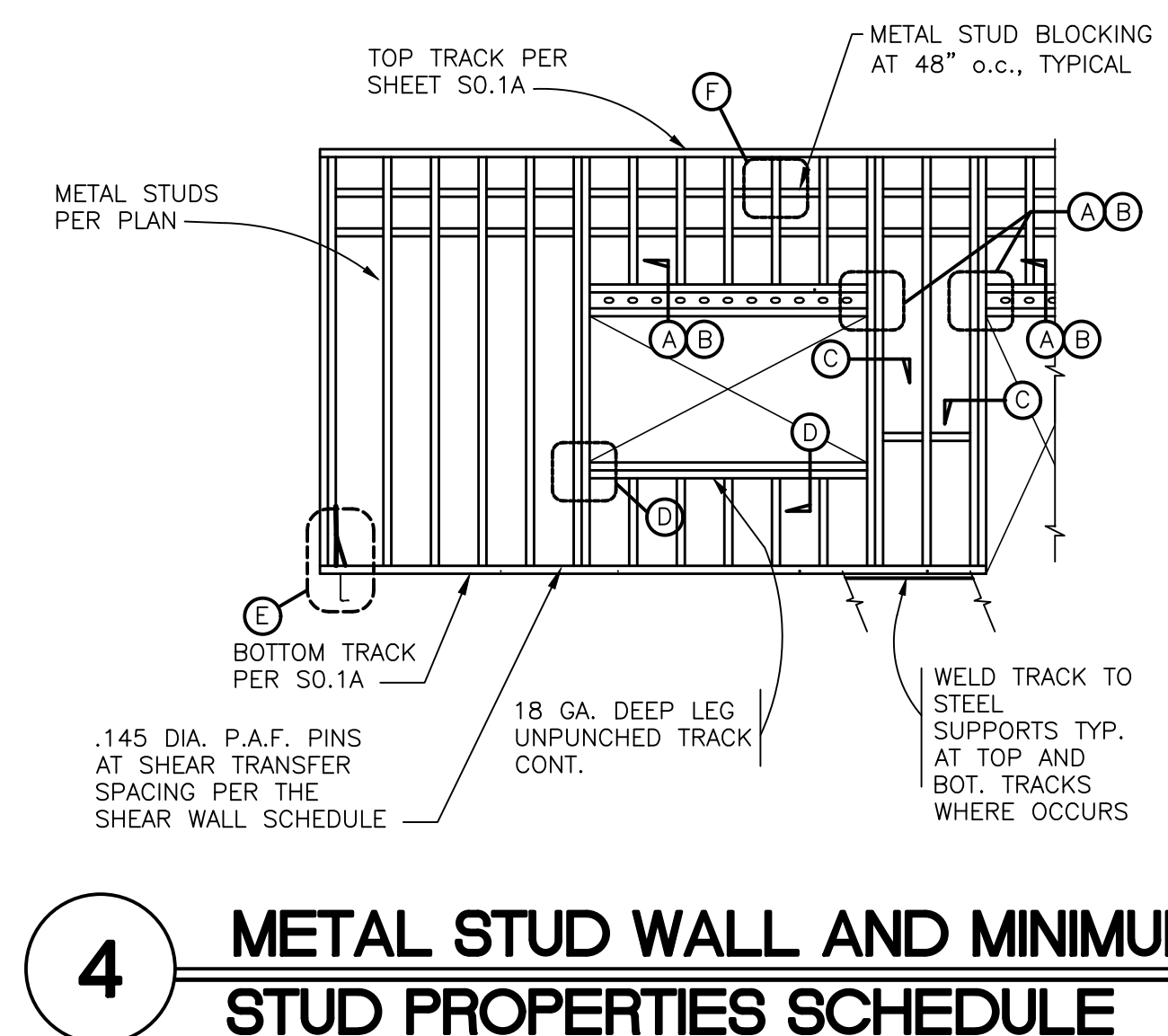
**6** **DETAIL** N.T.S.



**2** **DETAIL** N.T.S.



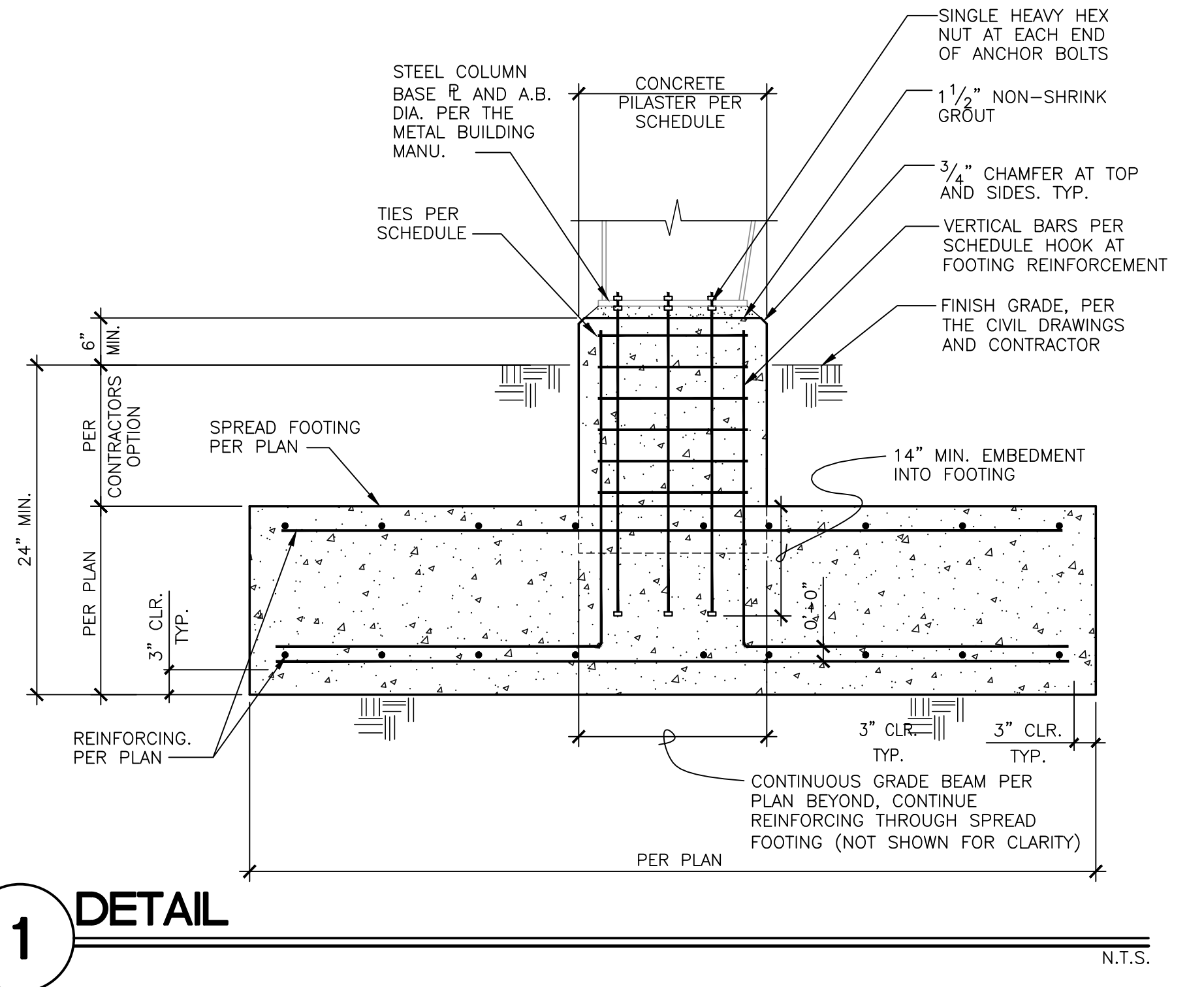
**8** **BOX HEADER TO JAMB (INTERIOR NON-STRUCTURAL)** N.T.S.



**4** **METAL STUD WALL AND MINIMUM STUD PROPERTIES SCHEDULE** N.T.S.

- (A) TYP. STRUCTURAL BEARING HEADER TO STUD SEE DETAIL 7/-
- (B) TYP. INTERIOR NON-STRUCTURAL HEADER TO STUD SEE DETAIL 8/-
- (C) TYP. JAMB STUDS SEE DETAIL 7/-
- (D) TYP. SILL STUDS SEE DETAIL 9/-
- (E) TYP. HOLDOWNS AND A.B.'S WHERE OCCURS PER PLAN SEE DETAIL 6/-
- (F) TYP. INTERIOR WALL BRIDGING SEE DETAIL 5/-

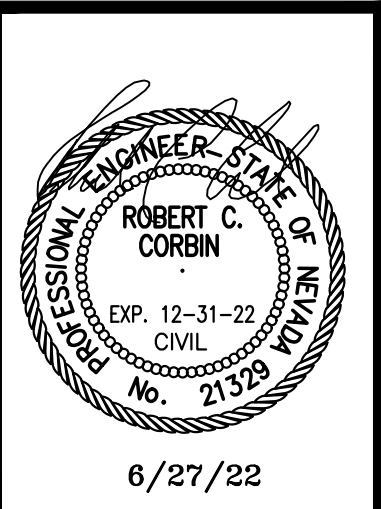
**NOTE:**  
 1. WHERE WALL FRAMING IS DEEPER THAN 6" USE JAMB STUDS SPECIFIED ABOVE EXCEPT PROVIDE STUD TO MATCH WALL STUD DEPTH.  
 2. FOR MULTIPLE JAMB STUD WELDING REFER TO (A)  
 3. SEE SHEET S0.1 FOR SPECIFICATION AND STUD PROPERTIES.  
 4. WALL STUDS SHALL BE 5 1/2", 550S162-43, AT 16" o.c. FOR HEIGHTS LESS THAN 14'-0" HAVE THE FOLLOWING MINIMUM PROPERTY:  
 $A = 0.424 \text{ in}^2$ ,  $S_x = 0.685 \text{ in}^3$ ,  $I_x = 1.883 \text{ in}^4$



**1** **DETAIL** N.T.S.

REVISIONS		
Revision Type	By	
OWNER CHANGES	TES	
PLAN CHECK	TES	

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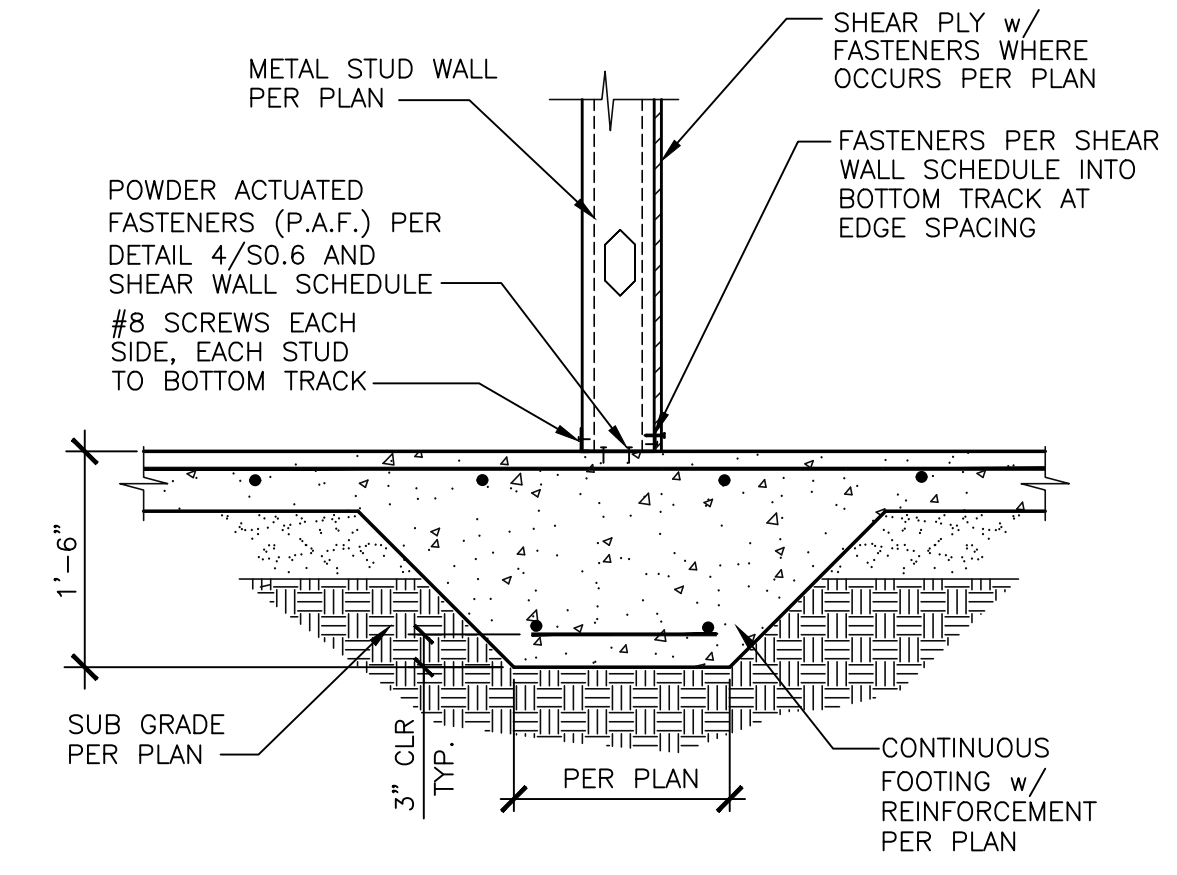
**JAYNE ARENA METAL BUILDING FOUNDATION,  
 LIVING SPACE & HORSE BARN**  
 300 WILLIAM BRENT ROAD  
 WASHOE VALLEY, NV 89704  
 APN: 055-060-43

DRAWN BY	T.E.S.
CHECKED BY	R.C.C.
DATE	6/30/2022
SCALE	AS NOTED
JOB NUMBER	B20680
SHEET	S0.6
NUMBER OF SHEETS	

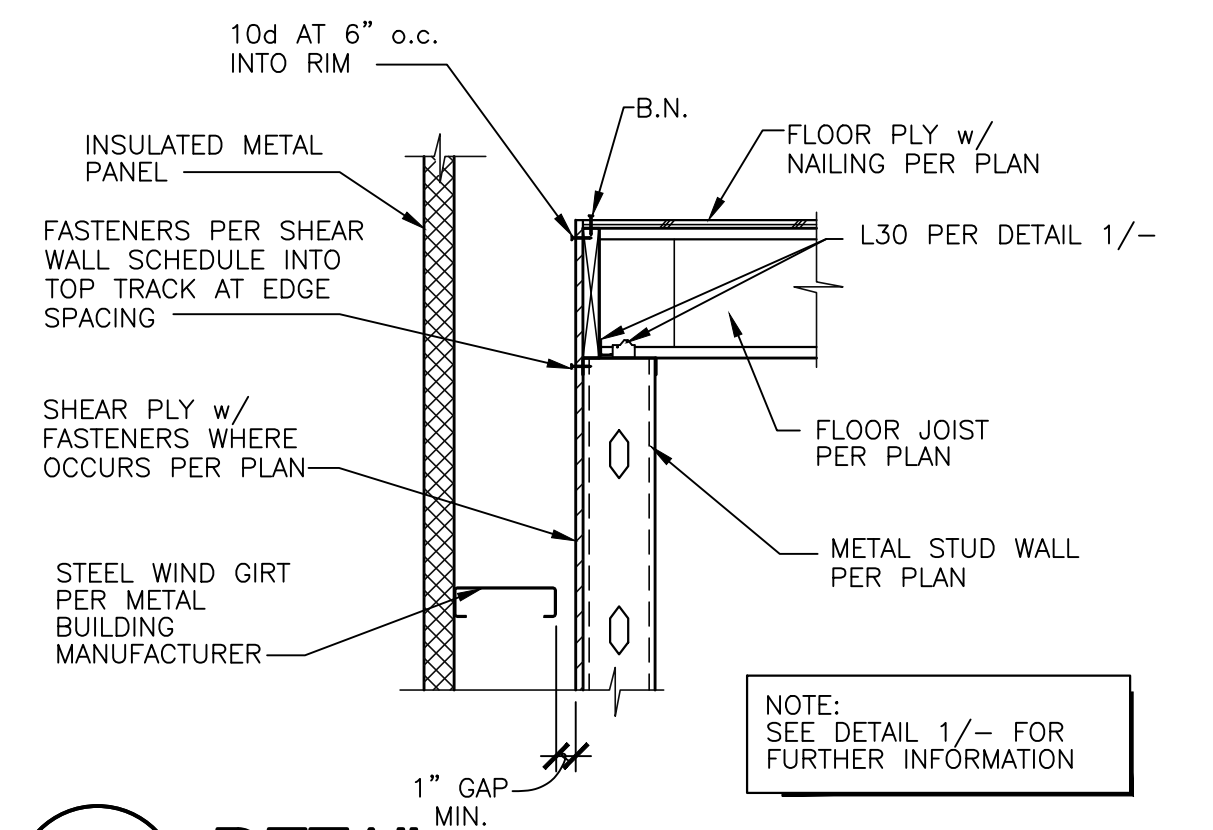
REVISIONS		
Revision Type	By	
OWNER CHANGES	TES	
PLAN CHECK	TES	

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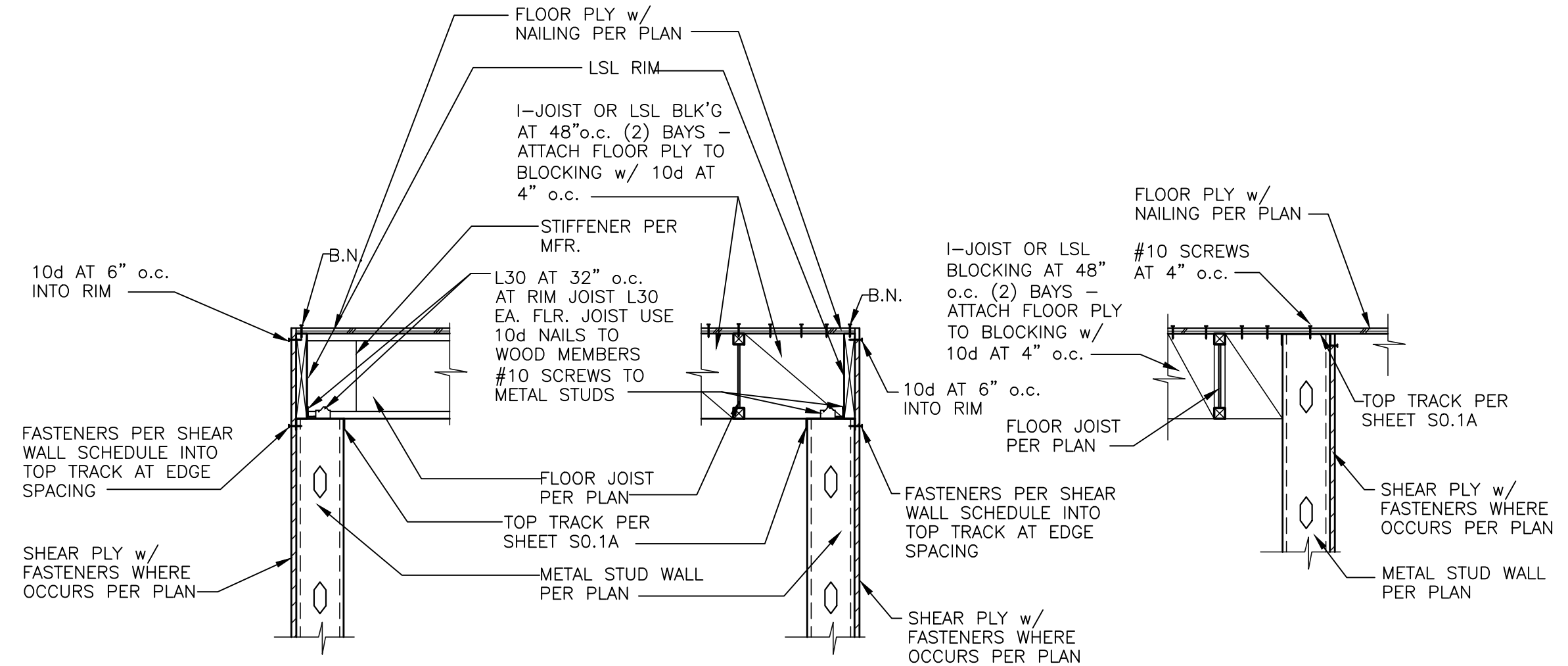
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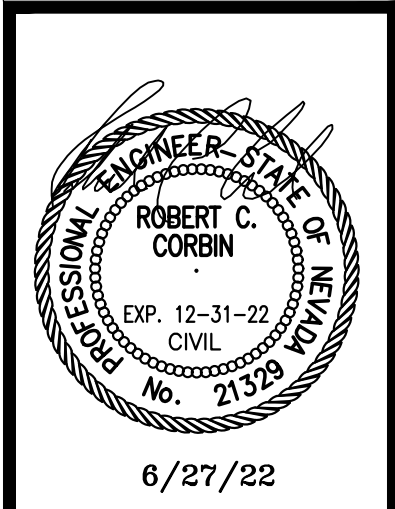
**3 THICKENED SLAB AT INTERIOR WALL (METAL STUDS)** N.T.S.



**2 DETAIL** N.T.S.



**1 DETAIL** N.T.S.

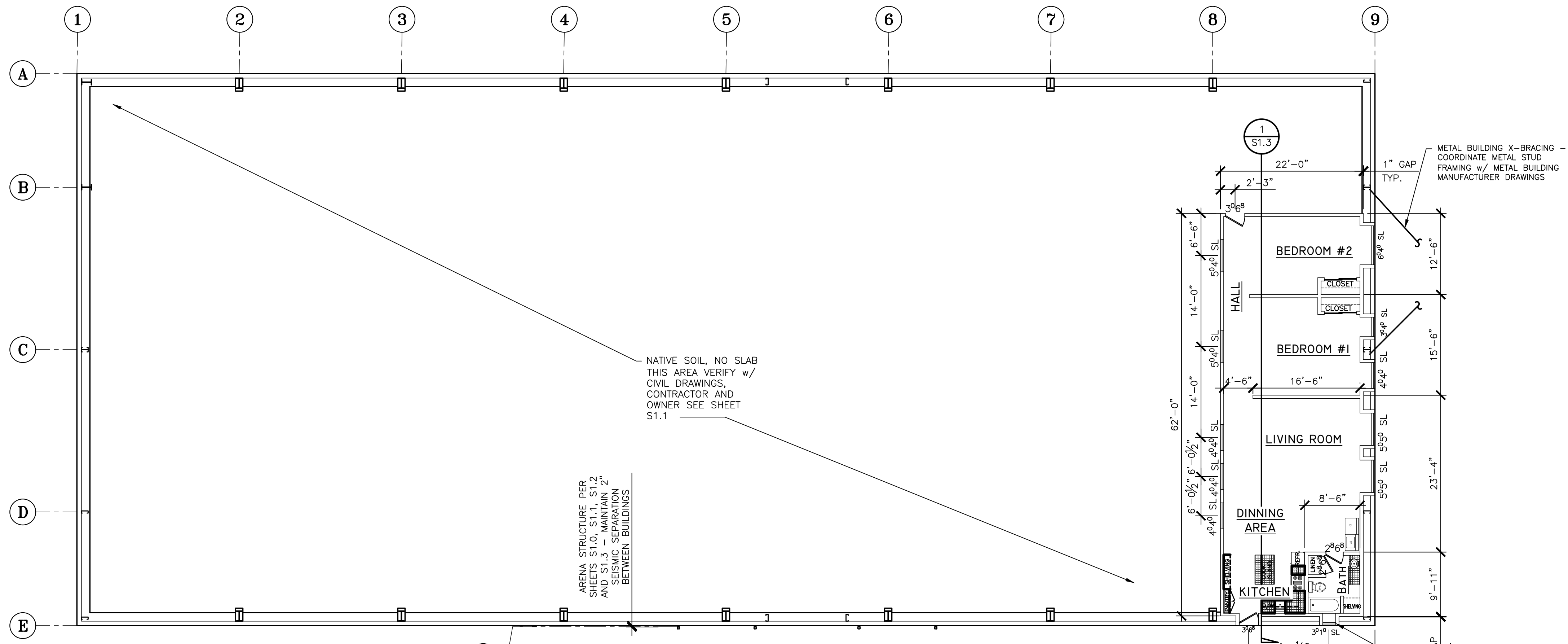


JAYNE ARENA METAL BUILDING FOUNDATION,  
LIVING SPACE & HORSE BARN

300 WILLIAM BRENT ROAD  
WASHOE VALLEY, NV 89704  
APN: 055-060-43

DRAWN BY	T.E.S.
CHECKED BY	R.C.C.
DATE	6/30/2022
SCALE	AS NOTED
JOB NUMBER	B20680
SHEET	S0.7
NUMBER OF SHEETS	

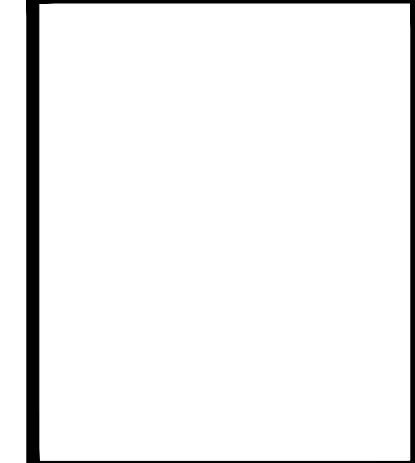




**ARENA & INTERIOR LIVING SPACE FLOOR PLAN**  
 3/32"=1'-0"

REVISIONS		
Revision Type	By	
1	OWNER CHANGES	TES
2	PLAN CHECK	TES

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6/27/22

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 300 WILLIAM BRENT ROAD  
 WASHOE VALLEY, NV 89704  
 APN: 055-060-43

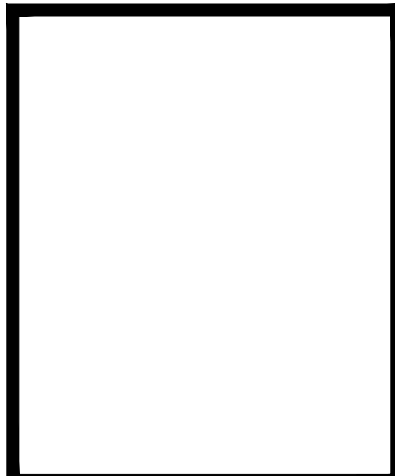
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 T.E.S.  
 CHECKED BY  
 R.C.C.  
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 SCALE  
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 JOB NUMBER  
 B20680  
 SHEET

**S1.0**

NUMBER OF SHEETS

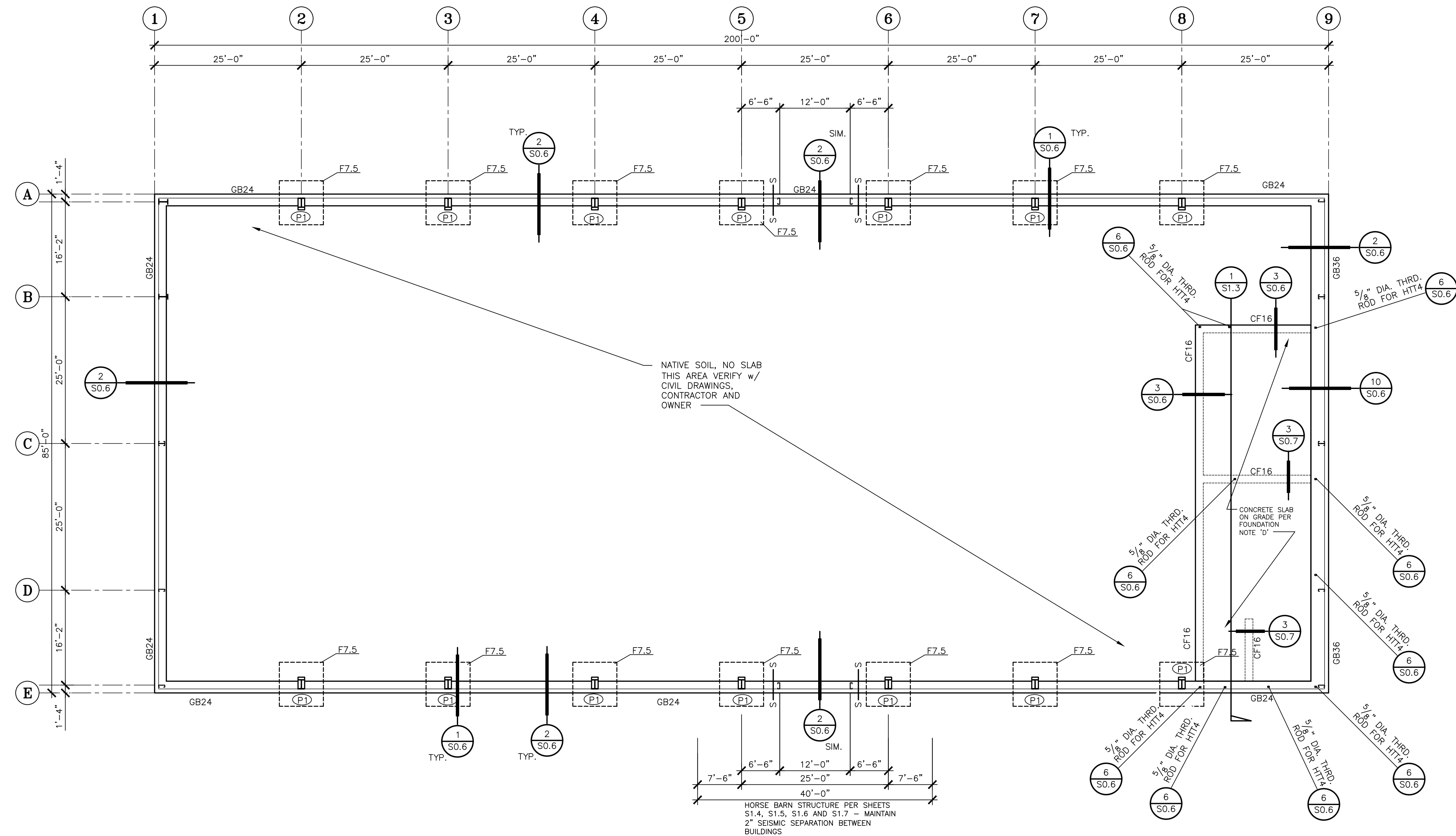
REVISIONS		
Revision Type	By	
1	OWNER CHANGES	TES
2	PLAN CHECK	TES

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6/27/22

**JAYNE ARENA METAL BUILDING FOUNDATION,  
LIVING SPACE & HORSE BARN**  
300 WILLIAM BRENT ROAD  
WASHOE VALLEY, NV 89704  
APN: 055-060-43



**ARENA & INTERIOR LIVING SPACE FOUNDATION PLAN**  
3/32"=1'-0"

**METAL BUILDING NOTES AND REQUIREMENTS**

REFER TO THE METAL BUILDING MANUFACTURER DRAWINGS REGARDING THE METAL BUILDING FRAMING. THE METAL BUILDING MANUFACTURER IS RESPONSIBLE FOR COORDINATING THE FOOTINGS SHOWN WITH THERE COLUMN, BASE PLATE AND ANCHOR BOLT LOCATIONS AND LAYOUT. THE METAL BUILDING MANUFACTURER SHALL PROVIDE ROOF FRAMING TO SUPPORT ALL LOADS SPECIFIED ON THE ARCHITECTURAL, MECHANICAL, ELECTRICAL AND STRUCTURAL DRAWINGS. COORDINATE AND VERIFY ALL DIMENSIONS WITH THE ARCHITECTURAL DRAWINGS. CONTACT THE ENGINEER WITH DISCREPANCIES BEFORE CONSTRUCTION OCCURS.

CONTINUOUS FOOTING SCHEDULE			
MARK	SIZE (WIDTH)	REINFORCEMENT	REMARKS
CF12	12"	(2) #5 CONTINUOUS TOP AND BOTTOM	REFER TO DETAILS 3/SO.6 AND 3/SO.7 FOR DEPTH REQUIREMENTS
CF16	16"	(2) #5 CONTINUOUS TOP AND BOTTOM	REFER TO DETAILS 3/SO.6 AND 3/SO.7 FOR DEPTH REQUIREMENTS

NOTE:  
REFER TO THE SHEAR WALL SCHEDULE AND THE HOLDOWN SCHEDULE ON SHEET S1.2 AND DETAIL 4/SO.6 FOR INFORMATION REGARDING THE METAL STUD WALL ATTACHMENT TO THE FOUNDATION.

GRADE BEAM SCHEDULE			
MARK	SIZE (WIDTH)	CONTINUOUS REINFORCEMENT	REMARKS
GB24	24" x PER DETAILS	(2) #5 TOP AND BOTTOM	CONTINUE REINFORCING THROUGH SPREAD FOOTINGS AND PILASTERS, TYP.
GB36	36" x PER DETAILS	(3) #5 TOP AND BOTTOM	CONTINUE REINFORCING THROUGH SPREAD FOOTINGS AND PILASTERS, TYP.

SPREAD FOOTING SCHEDULE		
MARK	SIZE (W X L X D)	REINFORCEMENT
F7.5	7'-6"x7'-6"x24"	(8) #5 EACH WAY, TOP AND BOTTOM

PILASTER SCHEDULE					
MARK	MATERIAL	SIZE	VERT. REINF.	TIES	REMARKS
(P1)	CONCRETE	14"x24"	(4) #5	#3 AT 6" o.c. MAX.	SEE DETAIL 1/SO.6

**FOUNDATION NOTES:**

- A. COORDINATE AND VERIFY ALL DIMENSIONS. CONTACT ENGINEER-OF-RECORD WITH DISCREPANCIES BEFORE CONSTRUCTION OCCURS.
- B. SEE GENERAL NOTES AND STRUCTURAL DETAILS FOR BALANCE OF INFORMATION.
- C. FOR EXCAVATION SEE DETAILS 1, 2 AND 3/SO.2
- D. THE SLAB ON GRADE SHALL BE 4" THICK CONCRETE w/ #3 AT 12" o.c. EACH WAY, CENTERED, OVER 1" RIGID INSULATION, OVER 6" TYPE 2 AGGREGATE BASE, OVER A 15 MIL. VAPOR BARRIER. REFER TO DETAIL 1/SO.2, THE CIVIL DRAWINGS, AND THE SOILS REPORT FOR ADDITIONAL INFORMATION REGARDING INSULATION AND VAPOR PROTECTION. SEE SOILS REPORT FOR SUBGRADE PREPARATION AND ADDITIONAL REQUIREMENTS. FOR METHOD OF POURING THE SLAB-ON-GRADE, SEE DETAILS 9, 10, 11 AND 12/SO.2. REFER TO DETAILS 12, 13 AND 14/SO.2 FOR DRAINS, SLAB SLOPES, DEPRESSIONS, CONTROL JOINTS, ETC... DO NOT PLACE CONDUIT IN THE SLAB.
- E. SEE DETAIL 1/SO.2 FOR TYPICAL SOILS PREPARATION FOR FOUNDATIONS AND SLAB ON GRADE. A QUALIFIED SOILS ENGINEER SHALL INSPECT ALL EXCAVATIONS TO VERIFY ADEQUATE OVEREXCAVATION LIMITS AND SHALL PROVIDE A LETTER TO THE OWNER CONFIRMING SOIL CONDITIONS. SEE SOILS REPORT FOR ADDITIONAL REQUIREMENTS.
- F. COORDINATE ANCHOR BOLTS WITH THE METAL BUILDING SUPPLIER AND DETAIL 1/SO.6. ALL ANCHOR BOLTS SHALL HAVE A MINIMUM EMBEDMENT DEPTH INTO THE FOUNDATION PER DETAILS 1 AND 2/SO.6.
- G. ALL STRUCTURAL, LOAD-BEARING SHEAR WALLS SHALL BE 5 1/2", 550S162-43, METAL STUDS AT 16" o.c. w/ 7/16" SHEAR PLY ATTACHED w/ No. 8 x1" FLAT-HEAD, SHARP POINT, SELF-DRILLING TAPPING SCREWS. REFER TO THE METAL FRAMING PROPERTIES ON SHEET SO.1, THE SHEAR WALL SCHEDULE ON SHEET S1.2 AND DETAIL 4/SO.6 FOR ADDITIONAL INFORMATION.

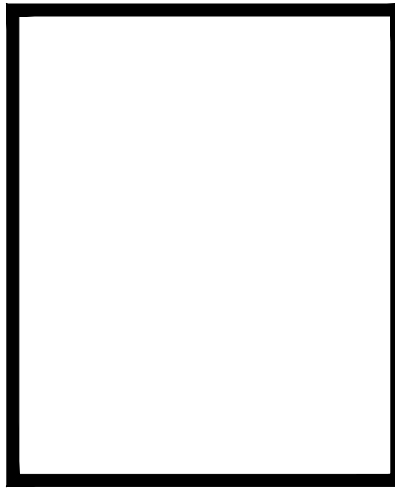
**LEGEND**

- FX.X SPREAD FOOTING, SEE SCHEDULE ON THIS SHEET
- GBXX CONTINUOUS RIBBON FOOTING, SEE SCHEDULE ON THIS SHEET
- CFXX CONTINUOUS FOOTING, SEE SCHEDULE ON THIS SHEET
- (P1) PILASTER, SEE SCHEDULE THIS SHEET
- S S STEP FOOTING, SEE DETAIL 8/SO.2

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SHEET	
<b>S1.1</b>	
NUMBER OF SHEETS	

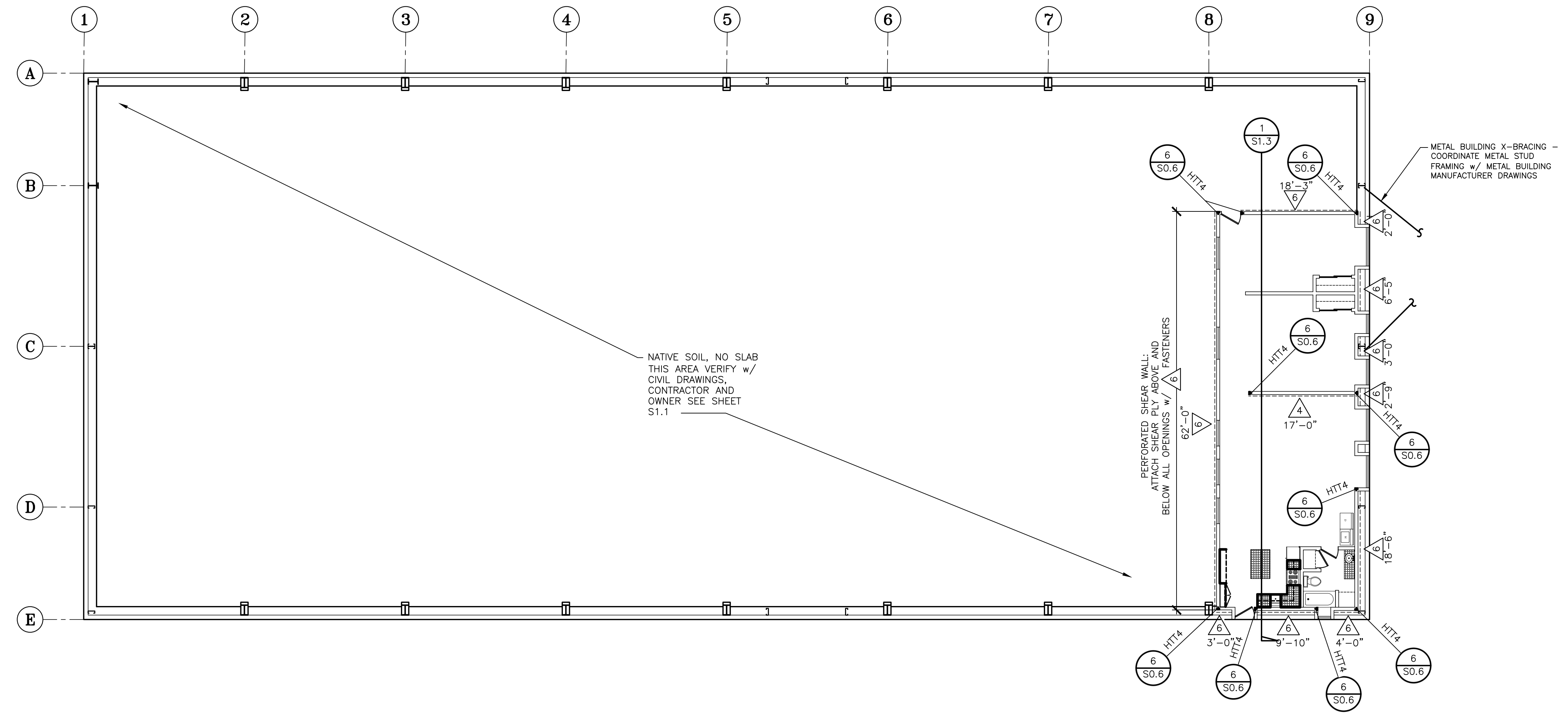
REVISIONS		
Revision Type	By	
1	OWNER CHANGES	TES
2	PLAN CHECK	TES

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JAYNE ARENA METAL BUILDING FOUNDATION,  
LIVING SPACE & HORSE BARN  
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**INTERIOR LIVING SPACE STRUCTURAL PLAN**  
3/32"=1'-0"

**SHEAR WALL SCHEDULE**

SYMBOL	SHEAR PLY	FASTENER SPACING AT PANEL EDGES	DOUBLE STUDS AT ADJOINING PANEL EDGES	P.A.F. SPACING AT BOTTOM TRACK SHEAR TRANSFER
△6	7/16	No. 8 AT 6"	NO	6" o.c.
△4	7/16	No. 8 AT 4"	NO	4" o.c.

- All Structural, Load-Bearing Shear Walls shall be 5/2" 550S162-43, metal studs AT 16" o.c.. Refer to the Metal Framing Properties on Sheet S0.1A and Details 4/S0.6 for additional information.
  - Use 7/16" Shear Ply, OSB, or Rated Equivalent, U.N.O.
  - Use No. 8 x1" Flat-Head, Sharp Point, Self-Drilling Tapping Screws. Screws located in the Field of the Panel shall be at 12" o.c., U.N.O.
  - Fasteners along the edges of the shear panels shall be placed not less than 3/8 inches in from the panel edges.
  - Edge Screw at Top Plate, Mud Sill, Posts, Sole Plates and all Studs w/ Holdowns.
  - Use (16) No. 8 Flat-Head Self-Drilling Tapping Screws at all Top Plate Spices (24" Long) U.N.O. per Detail 4/S0.6.
  - Provide blocking at all horizontal edges of the shear plywood.
- NOTE:**  
Shear wall schedule includes all shear options. See plan for specific requirements.

**LEGEND**

△ INDICATES PLYWOOD SHEAR WALLS, SEE SCHEDULE ON THIS SHEET

**HOLDOWN SCHEDULE NOTES**

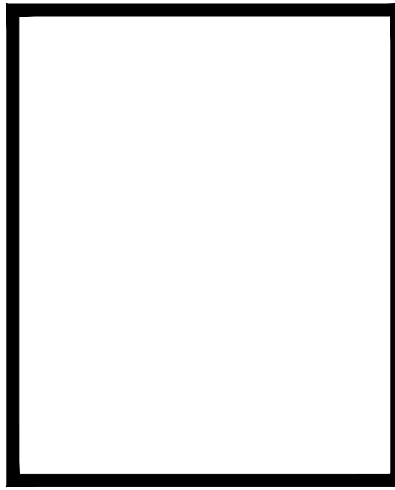
HOLDOWN	THREADED ROD-ANCHOR BOLT	HOLDOWN STUD
HTT4	5/8" DIA. w/ 18" EMBED	(2) METAL STUDS, U.N.O.
HTT5	5/8" DIA. w/ 24" EMBED	(2) METAL STUDS, U.N.O.

**HOLDOWN INFORMATION**  
• ALL HOLDOWNS TO BE SCREWED TO DOUBLE STUDS, U.N.O. PER DETAIL 6/S0.6  
\* SEE HOLDDOWN ANCHOR BOLT SCHEDULE SHEET S0.1 FOR SIMPSON SSTB BOLTS.

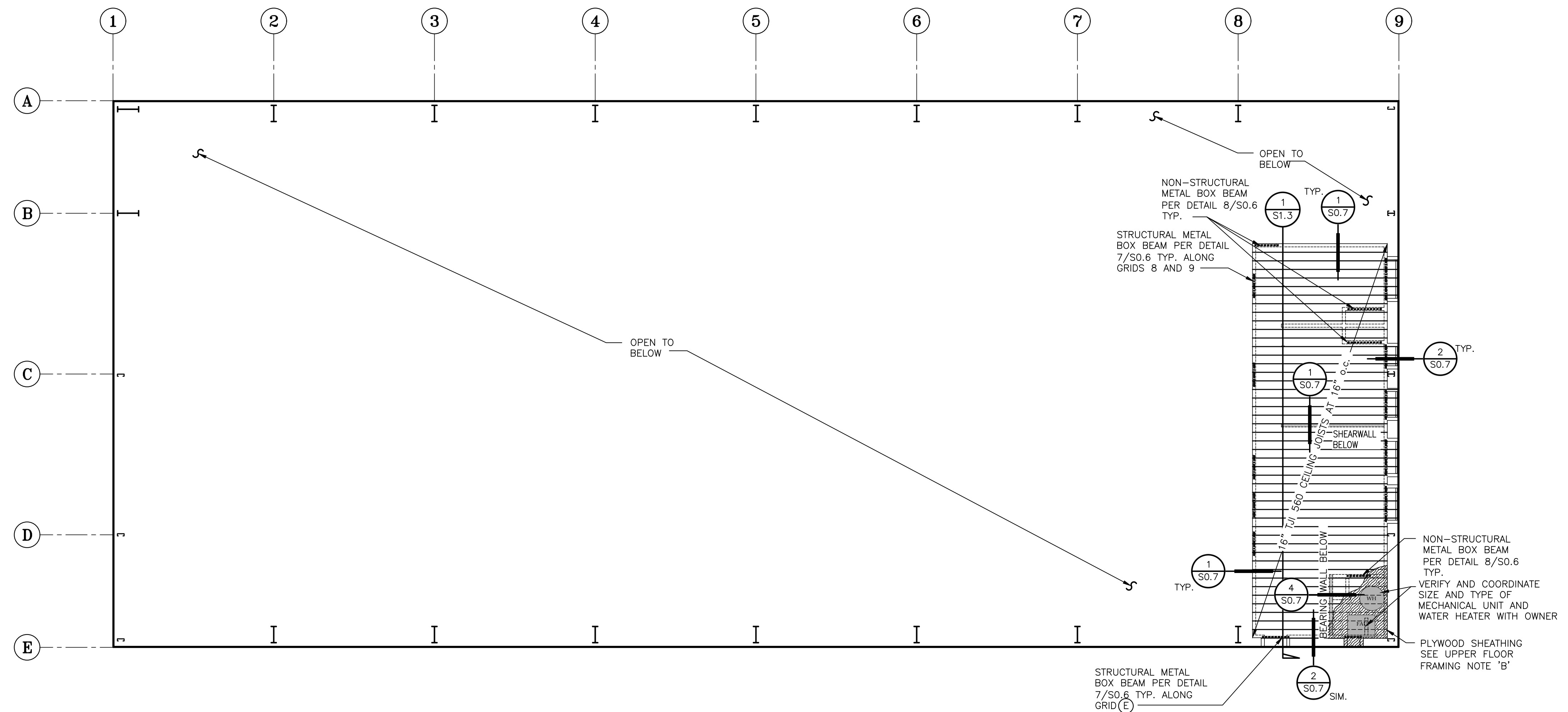
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B20680  
SHEET  
**S1.2**  
NUMBER OF SHEETS

REVISIONS		
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2	PLAN CHECK	TES

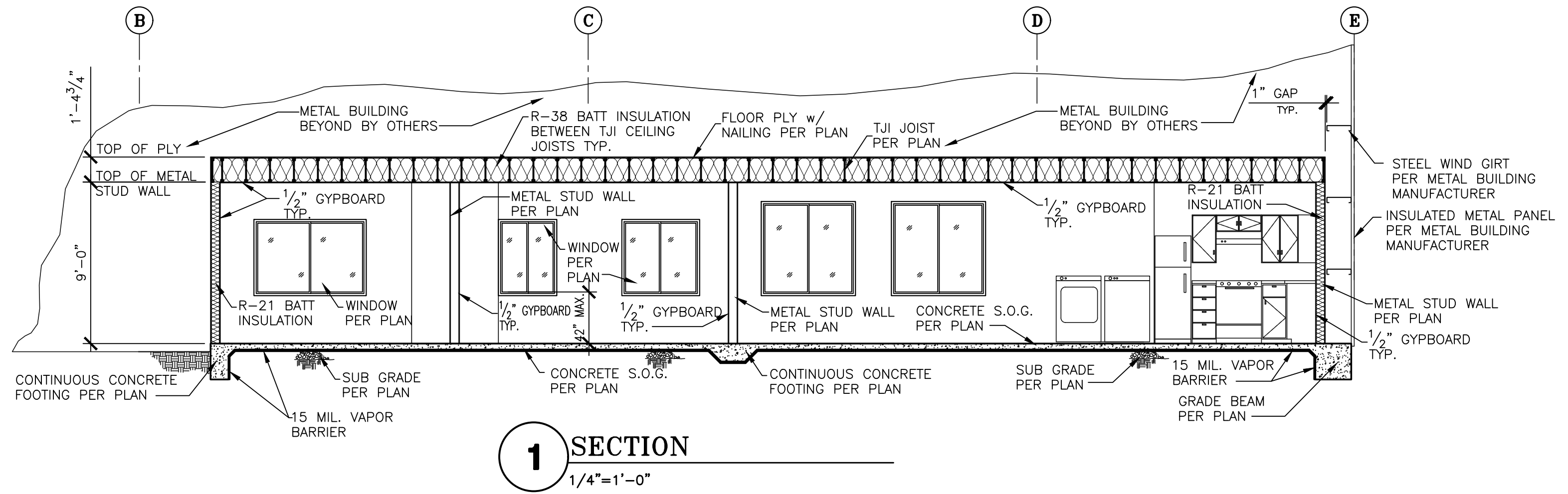
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6/27/22



**CEILING FRAMING PLAN**  
 3/32"=1'-0"



**SECTION 1**  
 1/4"=1'-0"

**LEGEND**

- STRUCTURAL METAL BOX BEAM PER DETAIL 7/SO.6 TYP.
- ..... NON-STRUCTURAL METAL BOX BEAM PER DETAIL 8/SO.6 TYP.

**UPPER FLOOR FRAMING NOTES**

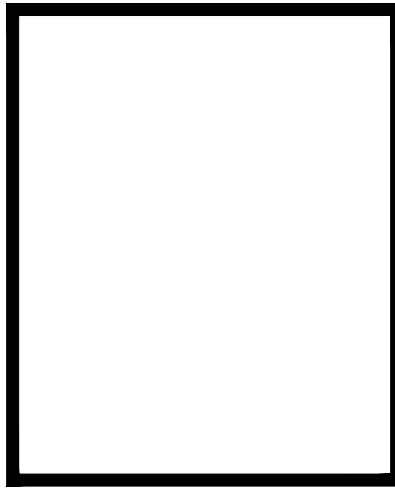
- A. TJI DEPTH AND SPACING PER PLAN, INSTALLED PER MANUFACTURERS SPECIFICATIONS AT RIGHT ANGLES OVER BEARING. BLOCK ALL BEARING POINTS PER MFR. SPECIFICATIONS.
- B. FLOOR SYSTEM SHALL BE 3/4" C.D.X. PLYWOOD SHEATHING, EXPOSURE 1, T&G UNDERLAYMENT GRADE APA SPAN RATED 20" o.c. OR EQUIVALENT, LAID AT RIGHT ANGLE OVER FLOOR JOISTS. STAGGER JOINTS, GLUE AND NAIL, w/ 10d AT 4" o.c. BOUNDARIES AND CONTINUOUS PANEL EDGES, 6" o.c. ALL OTHER PANEL EDGES AND 10" o.c. FIELD. SOLID BLOCK ALL PANEL EDGES WITH 3x4 FLAT.
- C. SEE GENERAL NOTES AND STRUCTURAL DETAILS FOR BALANCE OF INFORMATION.
- D. ALL HEADER SHALL BE METAL BOX HEADER PER DETAIL 7/SO.6 TYP. U.N.O.

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SHEET	S1.3
NUMBER OF SHEETS	

REVISIONS		
Revision No.	Revision Type	By
2	PLAN CHECK	TES

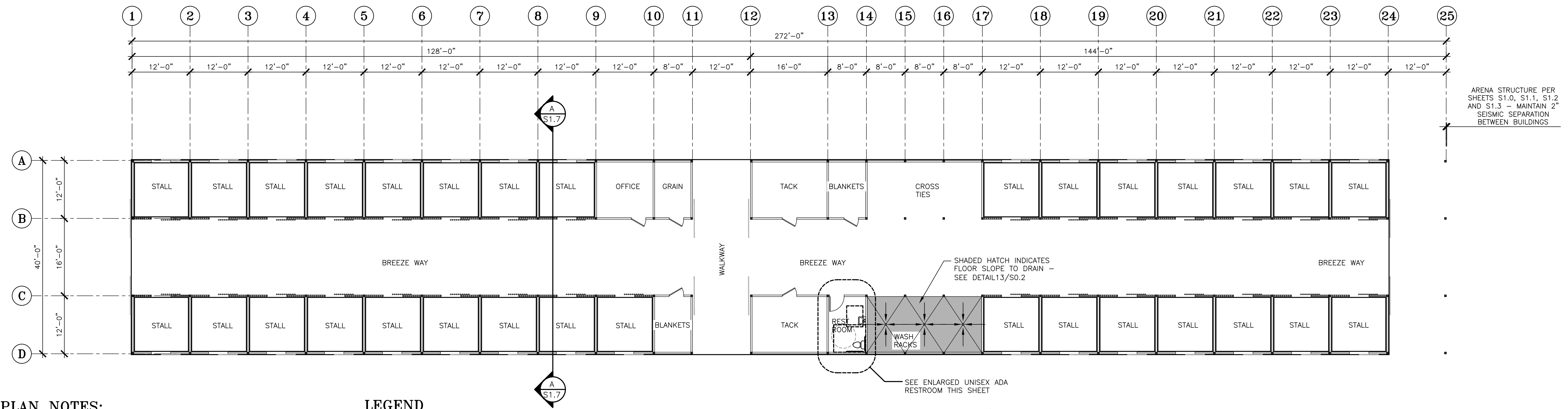
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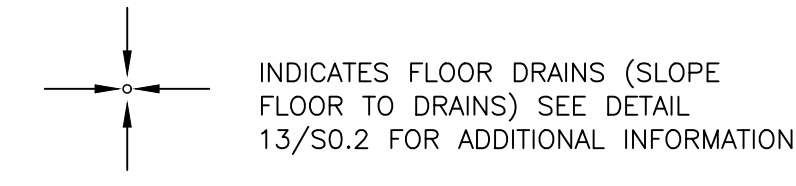
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CHECKED BY	R.C.C.
DATE	6/30/2022
SCALE	AS NOTED
JOB NUMBER	B20680
SHEET	
<b>S1.4</b>	
NUMBER OF SHEETS	



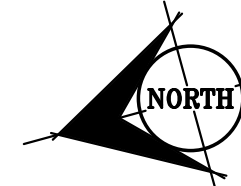
**PLAN NOTES:**

- A. CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS AND COORDINATE AND VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS WITH THE DRAWINGS. CONTACT ENGINEER WITH DISCREPANCIES BEFORE CONSTRUCTION OCCURS.
- B. ALL DIMENSIONS ARE TO CENTERLINE OF COLUMNS U.N.O.
- C. TOP OF ALL CONCRETE TO BE AT SAME ELEVATION.
- D. DO NOT CUT CONCRETE AT DOORWAY.

**LEGEND**

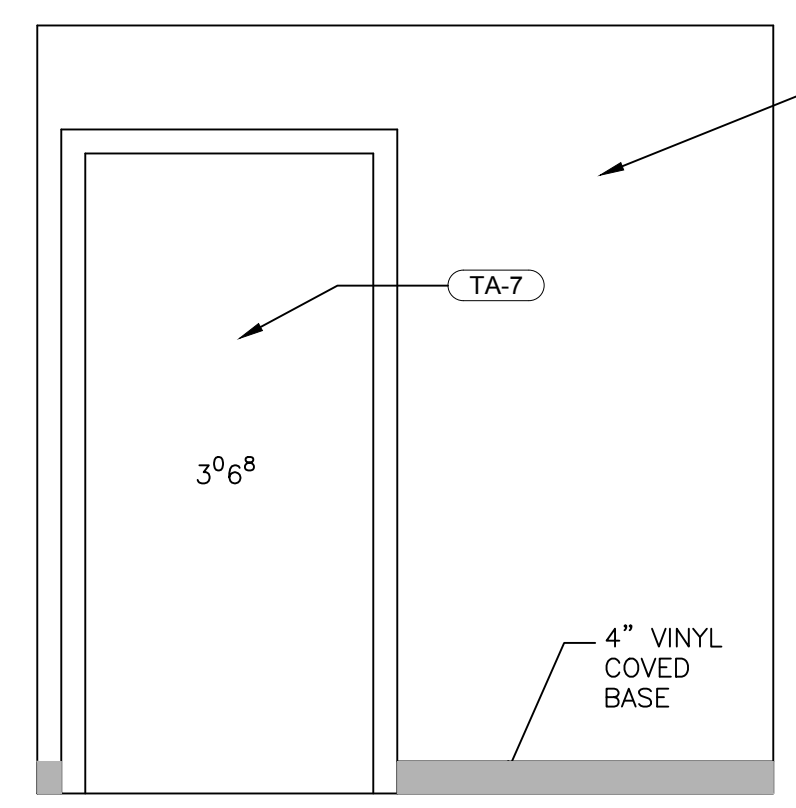


**HORSE BARN FLOOR PLAN**  
 3/32"=1'-0"

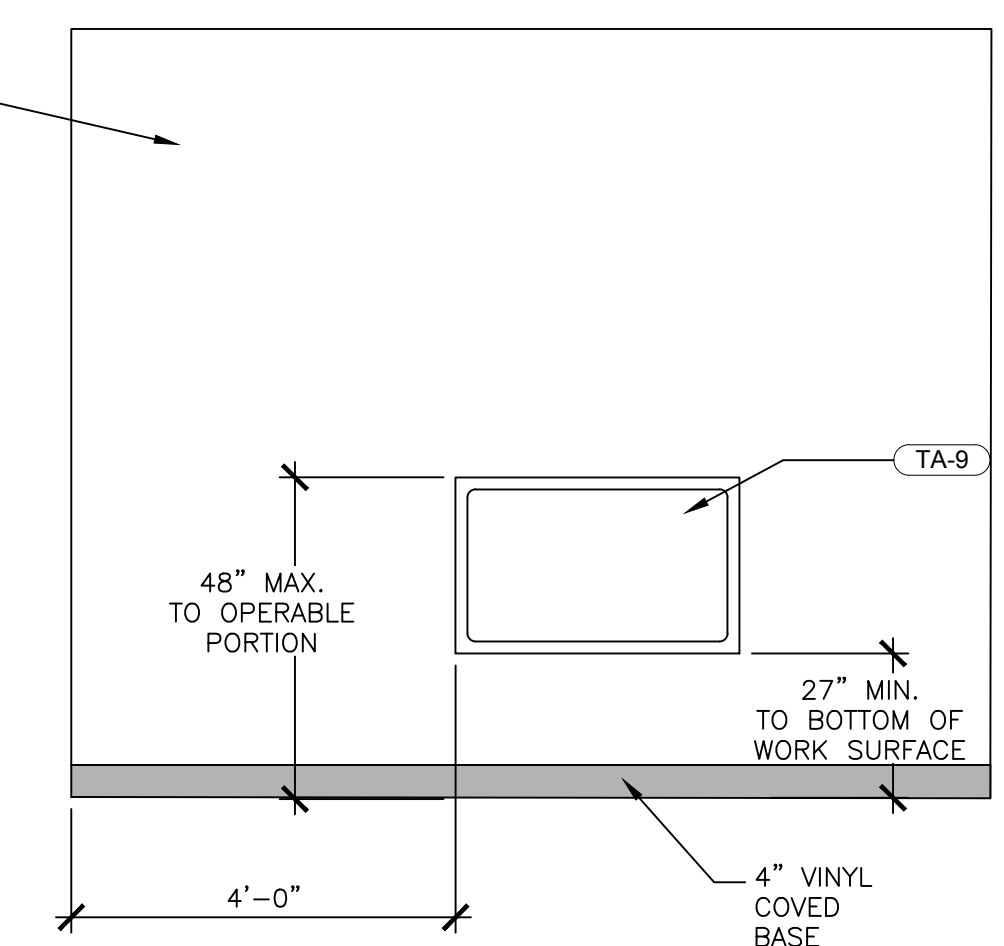


PLUMBING FIXTURE SCHEDULE			
MARK	FIXTURE CONNECTION	SIZE	DESCRIPTION
L-1	COLD WATER	1/2"	LAVATORY (UNDER-MOUNT) - KOHLER VITREOUS CHINA RECTANGULAR LAVATORY #K-20000 WITH FAUCET WITH SINGLE CONTROL METAL LEVER AND GRID STRAINER DRAIN. INCLUDE 1.0 GPM FLOW AERATOR. PROVIDE WITH SPEEDWAY SUPPLIES AND ANGLE STOPS. P-TRAP/TAILPIECE ASSEMBLY SHALL BE MCGUIRE PROWRAP SEAMLESS PRE-RAPPED 1 1/4 INCH CAST P-TRAP KIT MODEL PW2125 COMPLETE WITH HOT AND COLD WATER SUPPLY COVERS. COMPLETE INSTALLATION SHALL MEET ADA REQUIREMENTS.
	HOT WATER	1/2"	
	SANITARY	2"	
	TRAP	1 1/4" - 1 1/2"	
	VENT	1 1/2"	
WC-1	COLD WATER	1/2"	WATER CLOSET (ADA COMPLIANT) - AMERICAN STANDARD CADET 3 FLOWISE ELONGATED, FLOOR MOUNTED, GRAVITY FLUSH. COLOR: WHITE. PROVIDE WITH CHURCH MODEL 290TL SOLID PLASTIC WHITE OPEN FRONT SEAT WITH LID. COLOR: WHITE. PROVIDE ANGLE STOP AND SPEED WAY SUPPLY. INSTALLATION SHALL MEET ADA REQUIREMENTS.
	SANITARY	3"	
	TRAP	INTEG	
	VENT	2"	

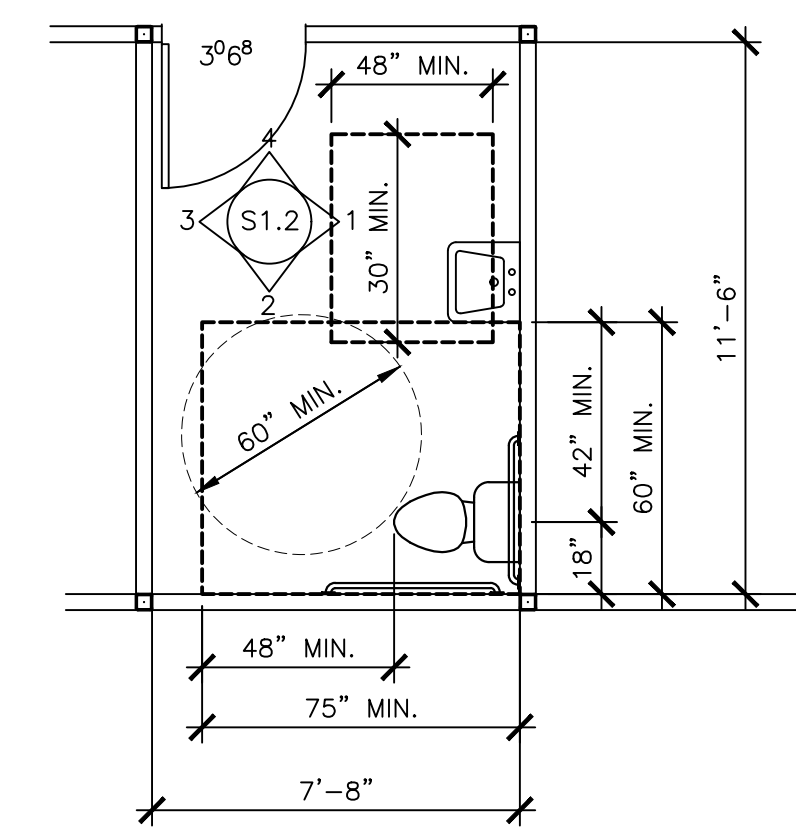
NOTES  
 1. ALL FIXTURE MANUFACTURER IS AS NOTED OR APPROVED EQUAL COORDINATE AND VERIFY WITH OWNER.



**4 WEST WALL ELEVATION**  
 N.T.S.



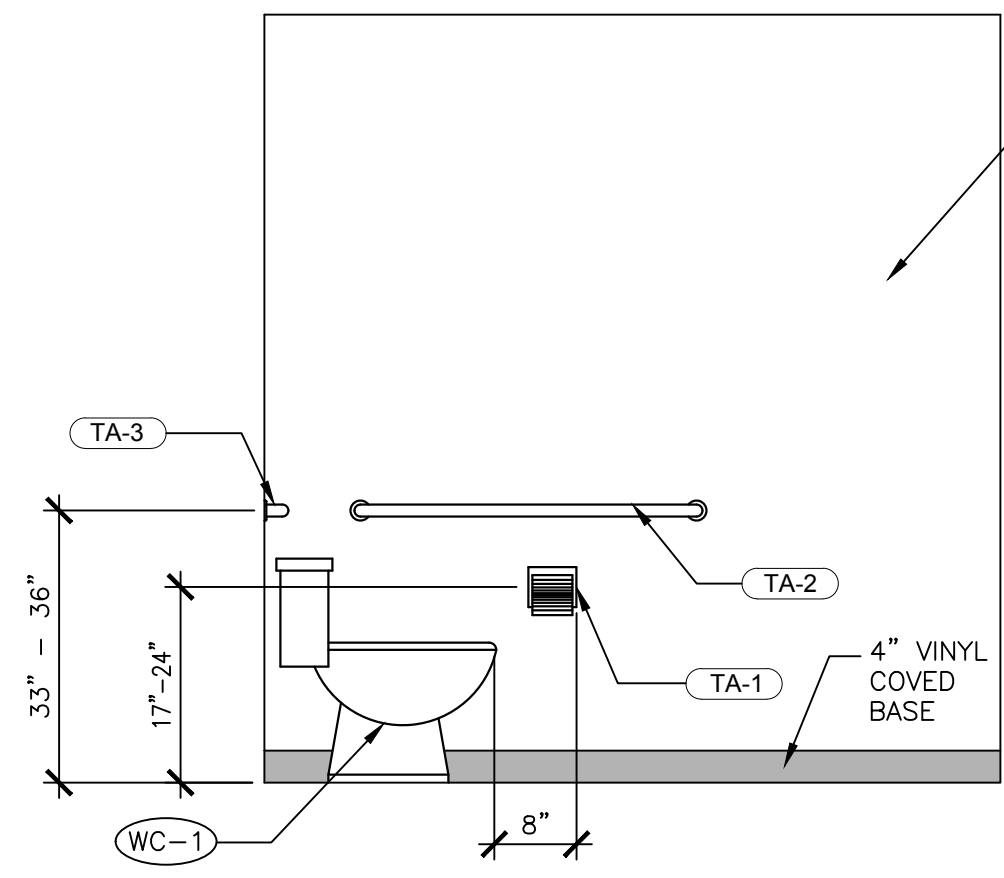
**3 SOUTH WALL ELEVATION**  
 N.T.S.



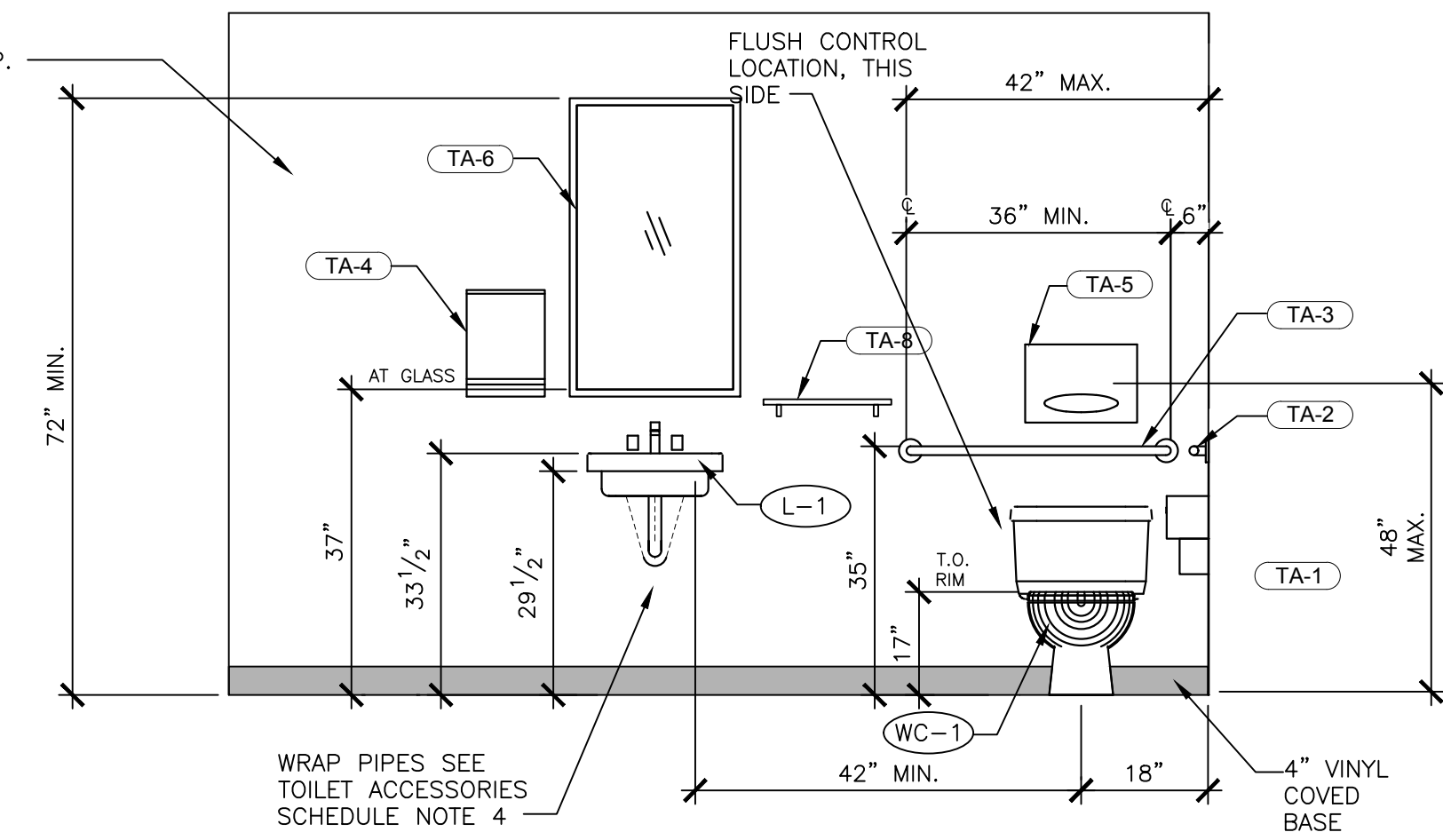
**ENLARGED UNISEX ADA RESTROOM**  
 N.T.S.

TOILET ACCESSORIES SCHEDULE				
SYMBOL	DESCRIPTION	MANUFACTURER	MFR. NO.	MOUNTING HEIGHT
TA-1	SINGLE-ROLL TOILET TISSUE DISPENSER	BOBRICK	B-264	
TA-2	42" STAINLESS STEEL HORIZONTAL GRAB BAR (SIDE WALL)	BOBRICK	B-6806x42	33"-36" A.F.F.
TA-3	36" STAINLESS STEEL HORIZONTAL GRAB BAR (REAR WALL)	BOBRICK	B-6806x36	33"-36" A.F.F.
TA-4	SURFACE MOUNTED PAPER TOWEL DISPENSER	BOBRICK	B-262	4'-6" A.F.F.
TA-5	SURFACE MOUNTED TOILET SEAT COVER DISPENSER	BOBRICK	B-221	3'-10" A.F.F.
TA-6	MIRROR, 24"x42"	BOBRICK	B-165 24W 42H	
TA-7	COAT AND HAT HOOK	BOBRICK	B-682	
TA-8	8" x 16" SHELF	BOBRICK	B-296 X 18	4'-6" A.F.F.
TA-9	BABY CHANGE STATION	KOALA KARE	KB-200 (00)	

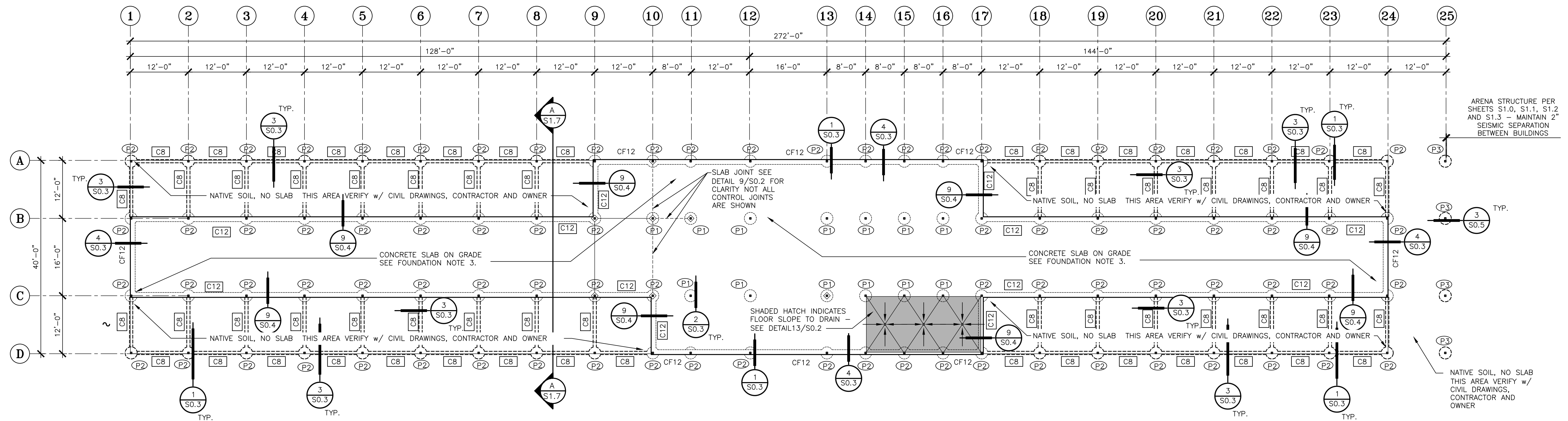
NOTES  
 1. ALL ACCESSORIES MANUFACTURER IS AS NOTED OR APPROVED EQUAL COORDINATE AND VERIFY WITH OWNER.  
 2. ALL ELEVATIONS ARE TO TOP OF UNIT (UNLESS NOTED OTHERWISE)  
 3. MOUNTING HEIGHTS PER SCHEDULE (UNLESS NOTED OTHERWISE ON INTERIOR ELEVATIONS)  
 4. LAVATORY: WRAP DRAIN PIPES KNEE CLEARANCE-MIN. DEPTH 27" FROM FRONT OF APRON FAUCETS: LEVER, PUSH OR ELECTRONICALLY OPERATED FAUCETS. CONTROL OPERATED WITH ONE HAND. MAX. FORCE OF 5 LBS.  
 5. GRAB BARS: 1 1/2" ROUND; PROVIDE BACKING FOR 36" BAR BEHIND TOILET; 42" BAR BESIDE TOILET.  
 6. DOORS TO RECEIVE LEVER-TYPE HANDLE AND PRIVACY LOCK WITH HANDICAP SIGN MOUNTED ON PUBLIC SIDE OF DOOR 60" ABOVE FINISH FLOOR.  
 7. ALL WALLS AROUND TOILET ROOM SHALL HAVE SOUND INSULATION. R-11 MIN. TYP.  
 8. PROVIDE BACKING OR BLOCKING FOR GRAB BARS, FIXTURES OR ACCESSORIES AS NEEDED



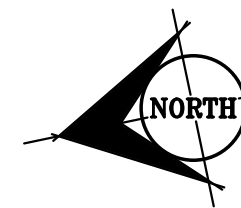
**2 EAST WALL ELEVATION**  
 N.T.S.



**1 NORTH WALL ELEVATION**  
 N.T.S.



**HORSE BARN FOUNDATION PLAN**  
3/32"=1'-0"



PILASTER SCHEDULE					
MARK	MATERIAL	SIZE	VERT. REINF.	TIES	REMARKS
(P1)	CONCRETE	30" DIA. x 30" DEEP	(4) #4	#3 AT 6" o.c. MAX.	(1) 5/8" DIA. KB-TZ CARBON STEEL HILTI, INC.; I.C.C. ES ESR-1917 4" MINIMUM EMBEDMENT OR EQUIVALENT SEE DETAIL 1 & 2/SO.3 WHERE OCCURS U.N.O.
(P2)	CONCRETE	30" DIA. x 30" DEEP	(4) #4	#3 AT 6" o.c. MAX.	(2) 5/8" DIA. KB-TZ CARBON STEEL HILTI, INC.; I.C.C. ES ESR-1917 4" MINIMUM EMBEDMENT OR EQUIVALENT SEE DETAIL 1 & 2/SO.3 WHERE OCCURS U.N.O.
(P3)	CONCRETE	30" DIA. x 30" DEEP	(4) #4	#3 AT 6" o.c. MAX.	(2) 5/8" DIA. KB-TZ CARBON STEEL HILTI, INC.; I.C.C. ES ESR-1917 4" MINIMUM EMBEDMENT OR EQUIVALENT SEE DETAIL 3/SO.5

CONCRETE CURB SCHEDULE			
MARK	SIZE (WIDTH x DEPTH)	CONTINUOUS REINFORCEMENT	REMARKS
(C8)	8" x 12"	(1) #4	CONTINUE REINFORCING THROUGH PIER FOOTINGS, TYP.
(C12)	12" x 12"	(1) #5	CONTINUE REINFORCING THROUGH PIER FOOTINGS, TYP.

CONTINUOUS FOOTING SCHEDULE			
MARK	SIZE (WIDTH)	CONTINUOUS REINFORCEMENT	REMARKS
CF12	1'-0"	(2) #4 TOP AND BOTTOM	FOR DEPTH REQUIREMENTS SEE DETAILS CONTINUE REINFORCING THROUGH SPREAD FOOTING

**LEGEND**

- (P#) PIER FOOTING, SEE SCHEDULE THIS SHEET
- (C#) CONTINUOUS CONCRETE RIBBON CURB, SEE SCHEDULE ON THIS SHEET
- CF12 CONTINUOUS CONCRETE FOOTING, SEE SCHEDULE ON THIS SHEET
- INDICATES FLOOR DRAINS (SLOPE FLOOR TO DRAINS) SEE DETAIL 13/SO.2 FOR ADDITIONAL INFORMATION

**FOUNDATION NOTES:**

- COORDINATE AND VERIFY ALL DIMENSIONS. CONTACT ENGINEER-OF-RECORD WITH DISCREPANCIES BEFORE CONSTRUCTION OCCURS.
- ALL DIMENSIONS ARE TO CENTERLINE OF COLUMNS U.N.O.
- TOP OF SLAB ON GRADE SHALL BE REFERENCE ELEVATION 0'-0". TYPICAL UNLESS NOTED THUS (-) X'-X" TYPICAL SLAB ON GRADE U.N.O. SHALL BE 4" THICK CONCRETE w/ #3 AT 12" o.c. EACH WAY, CENTERED IN SLAB, OR w/ FIBERMESH PER MANUFACTURER'S SPECIFICATIONS EQUIVALENT TO THE REINFORCEMENT SPECIFIED OVER 6" TYPE 2 AGGREGATE BASE. SEE SOILS REPORT FOR SUBGRADE PREPARATION AND ADDITIONAL REQUIREMENTS. FOR METHOD OF POURING SLAB ON GRADE, SEE DETAILS 9, 10, 11 AND 12/SO.2 DO NOT PLACE CONDUIT IN SLAB.
- SEE GENERAL NOTES AND STRUCTURAL DETAILS FOR BALANCE OF INFORMATION.
- FOR EXCAVATION SEE DETAILS 1, 2 AND 3/SO.2
- SEE DETAIL 1/SO.2 FOR TYPICAL SOILS PREPARATION FOR FOUNDATIONS AND SLAB ON GRADE. A QUALIFIED SOILS ENGINEER SHALL INSPECT ALL EXCAVATIONS TO VERIFY ADEQUATE OVEREXCAVATION LIMITS AND SHALL PROVIDE A LETTER TO THE OWNER CONFIRMING SOIL CONDITIONS. SEE SOILS REPORT FOR ADDITIONAL REQUIREMENTS.
- THE POWER BULL WEDGE (ICC ESR-2254) ANCHORS MAY BE USED IN LIEU OF THE HILTI KB-TZ ANCHORS.
- THE ANCHOR DIAMETER AND EMBEDMENT MUST BE THE SAME AS THE HILTI KB-TZ ANCHORS.
- SPECIAL INSPECTION IS NOT REQUIRED FOR EITHER ANCHOR.
- CONCRETE CONTRACTOR TO INSURE THAT CONCRETE WORK INCLUDES ELECTRICAL GROUNDING AND EQUIPOTENTIAL PLANE REQUIREMENTS. (2011 NATIONAL ELECTRICAL CODE)
- ALL STRUCTURAL STEEL MEMBERS SHALL BE GALVANIZED, U.N.O.
- ALL SELF-DRILLING SCREWS SHALL BE "TEKS" AS MANUFACTURED BY BUILDEX OR APPROVED EQUIVALENT.
- NO STRUCTURAL MEMBER SHALL BE CUT FOR PIPES, DUCTS, ETC...

REVISIONS		
Revision Type	By	
2	PLAN CHECK	TES

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6/27/22

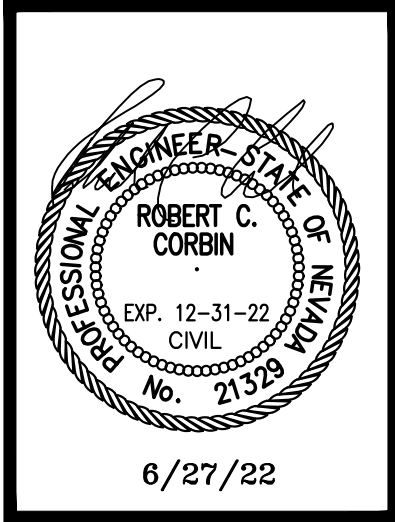
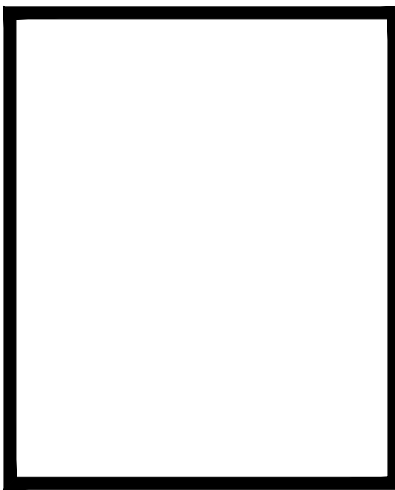
**JAYNE ARENA METAL BUILDING FOUNDATION,  
LIVING SPACE & HORSE BARN**  
300 WILLIAM BRENT ROAD  
WASHOE VALLEY, NV 89704  
APN: 055-060-43

DRAWN BY	T.E.S.
CHECKED BY	R.C.C.
DATE	6/30/2022
SCALE	AS NOTED
JOB NUMBER	B20680
SHEET	2
<b>S1.5</b>	
NUMBER OF SHEETS	



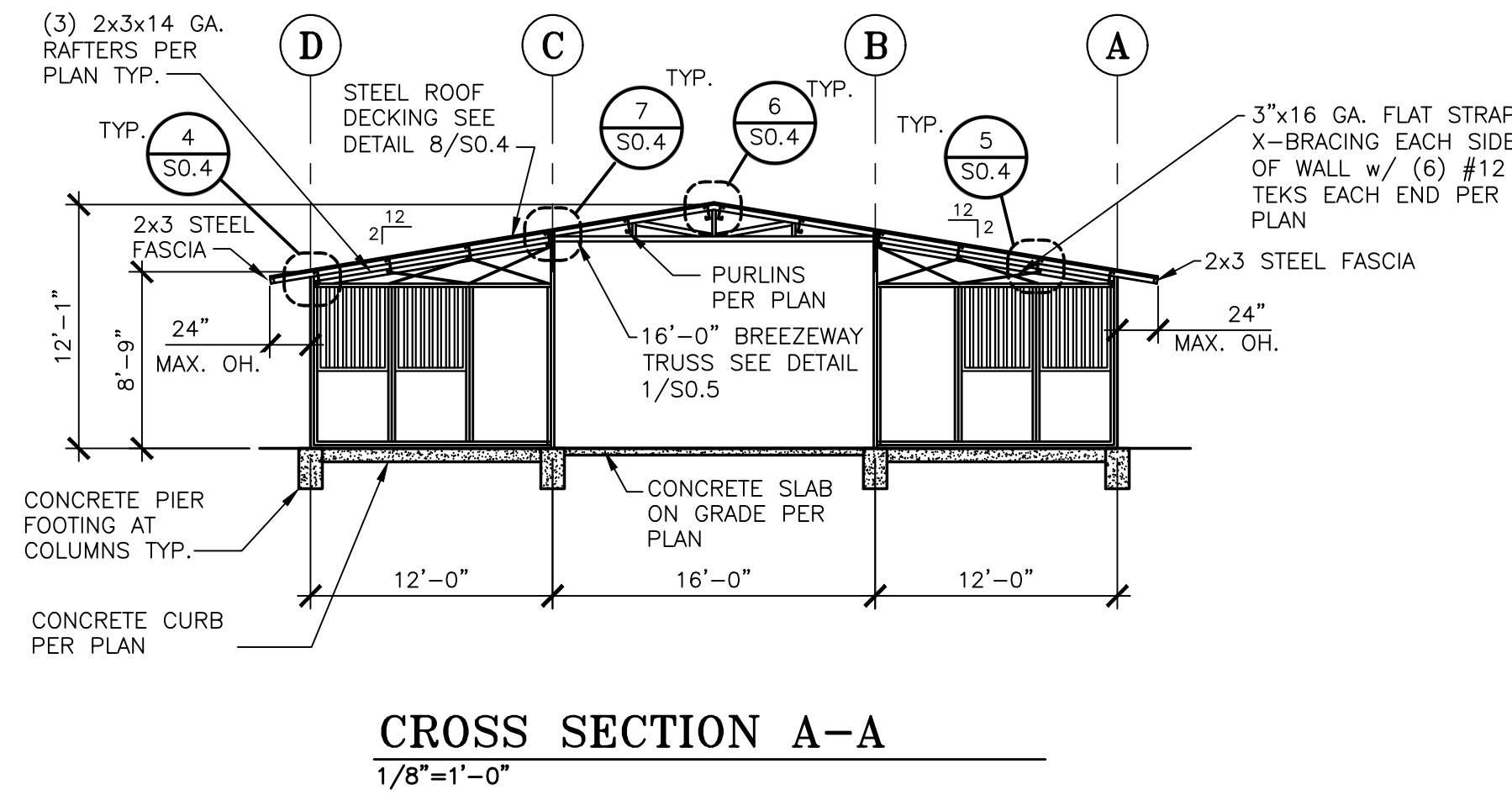
REVISIONS		
Revision Type	By	
2	PLAN CHECK	TES

**DEI**  
engineers  
Dunagan Engineering, Inc.  
4790 Caughlin Parkway #766, Reno, NV 89519  
T: 775.329.2733 | F: 888.873.0790 | W: DEIengineers.com

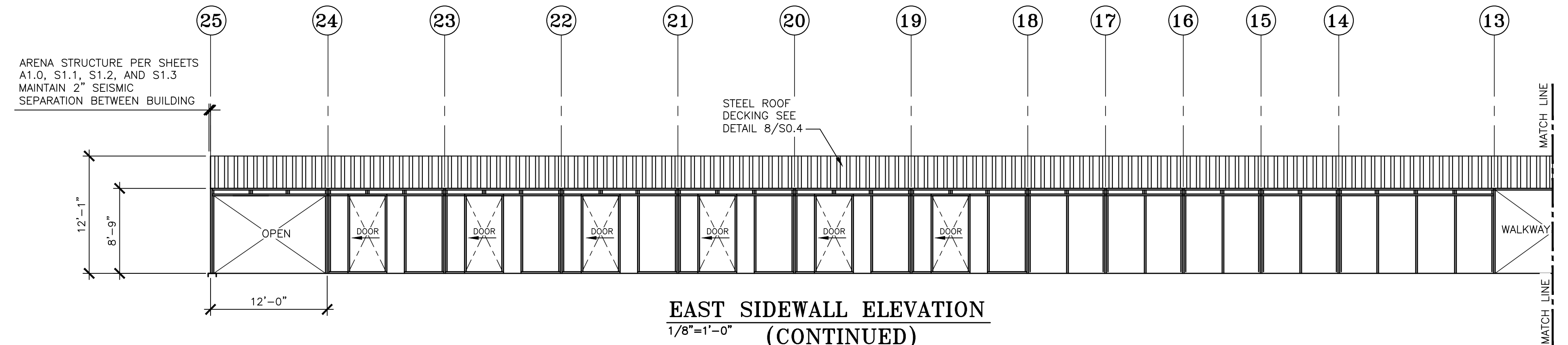


**JAYNE ARENA METAL BUILDING FOUNDATION,  
LIVING SPACE & HORSE BARN**  
300 WILLIAM BRENT ROAD  
WASHOE VALLEY, NV 89704  
APN: 065-060-43

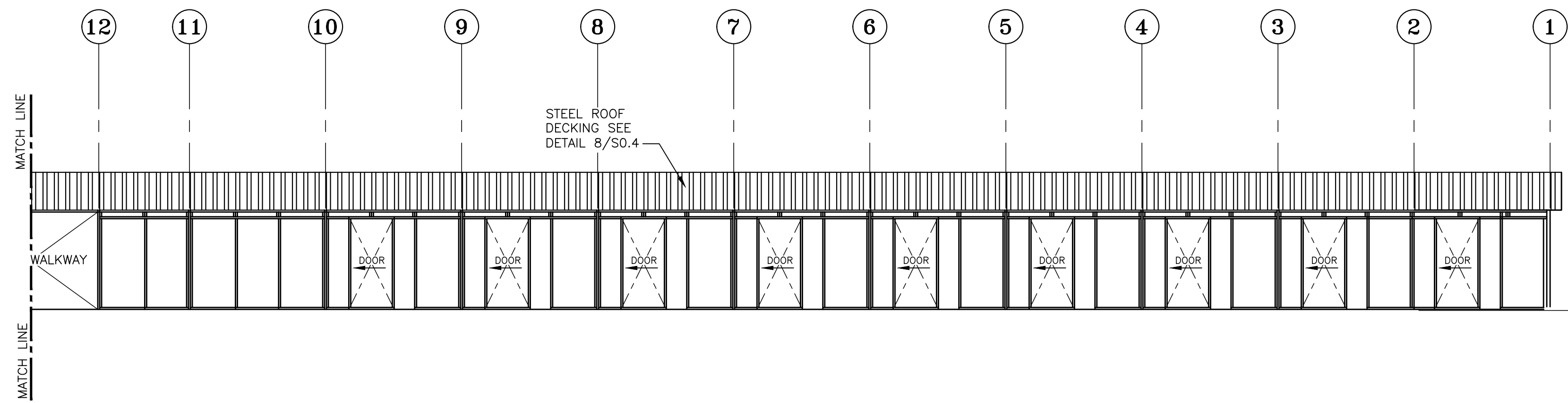
DRAWN BY	T.E.S.
CHECKED BY	R.C.C.
DATE	6/30/2022
SCALE	AS NOTED
JOB NUMBER	B20680
SHEET	
<b>S1.7</b>	
NUMBER OF SHEETS	



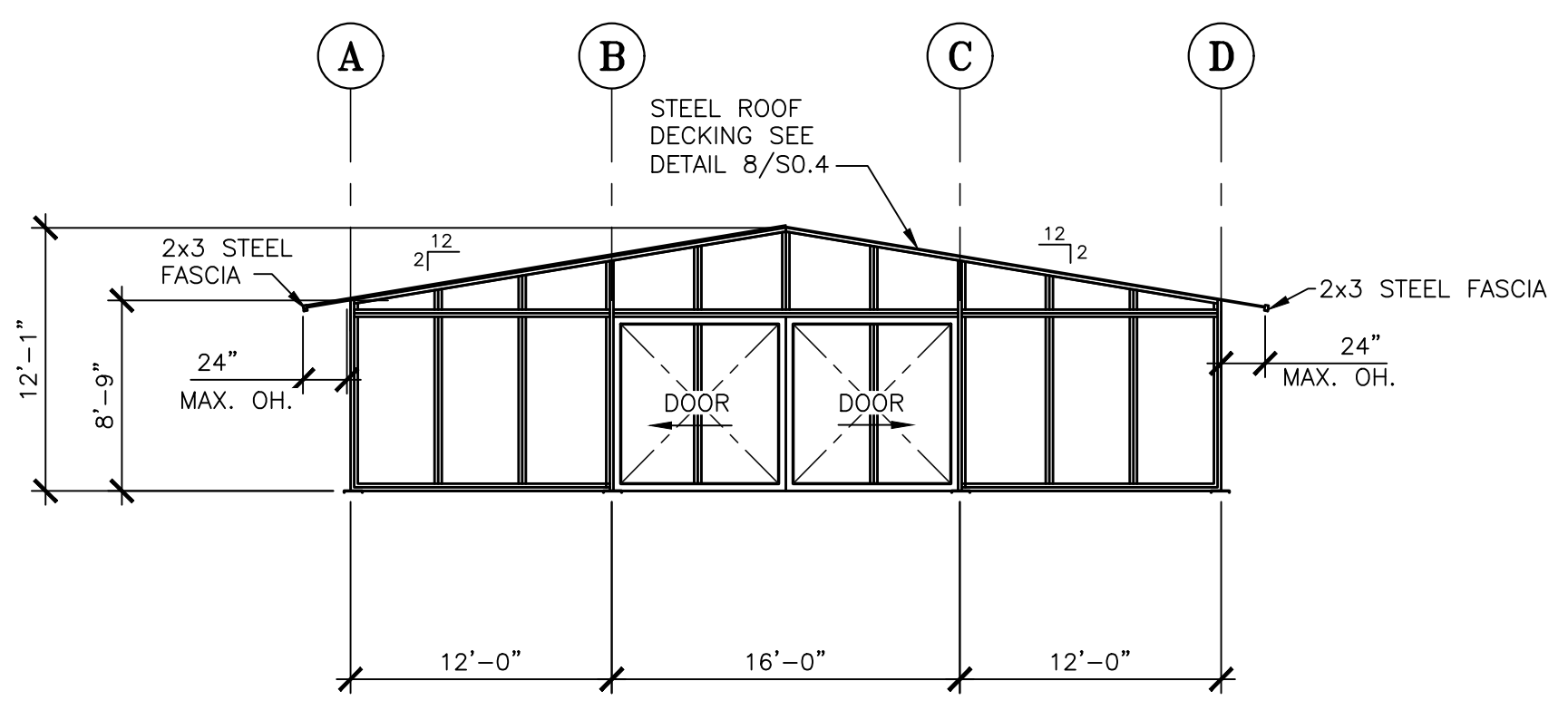
**CROSS SECTION A-A**  
1/8"=1'-0"



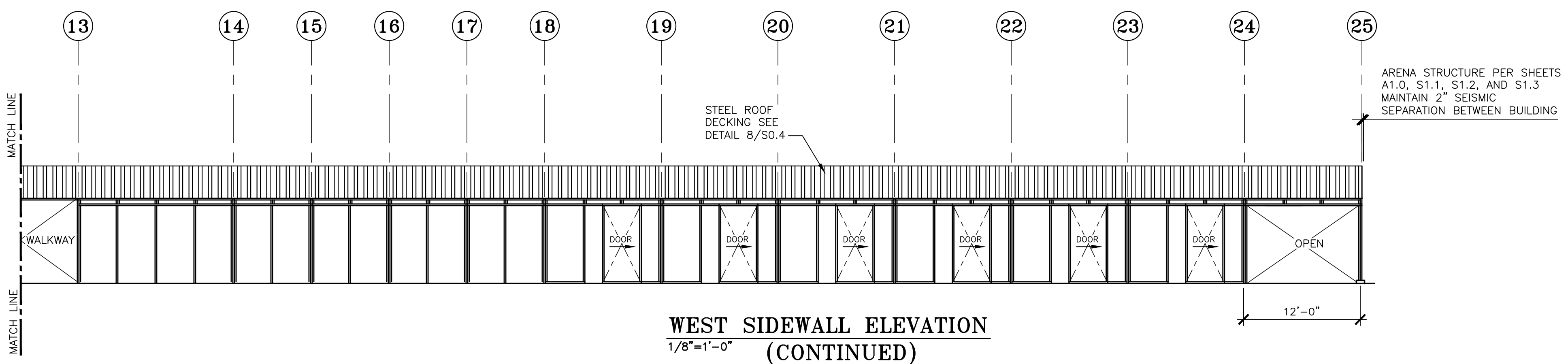
**EAST SIDEWALL ELEVATION**  
1/8"=1'-0" (CONTINUED)



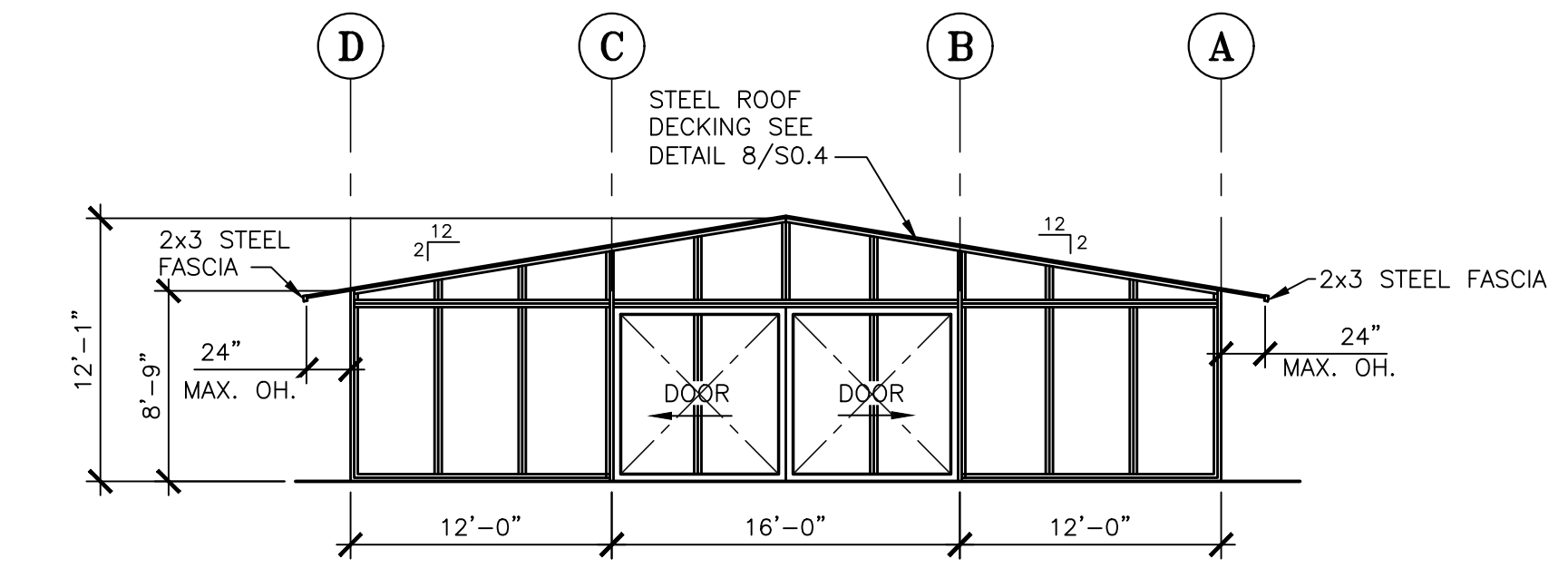
**EAST SIDEWALL ELEVATION**  
1/8"=1'-0"



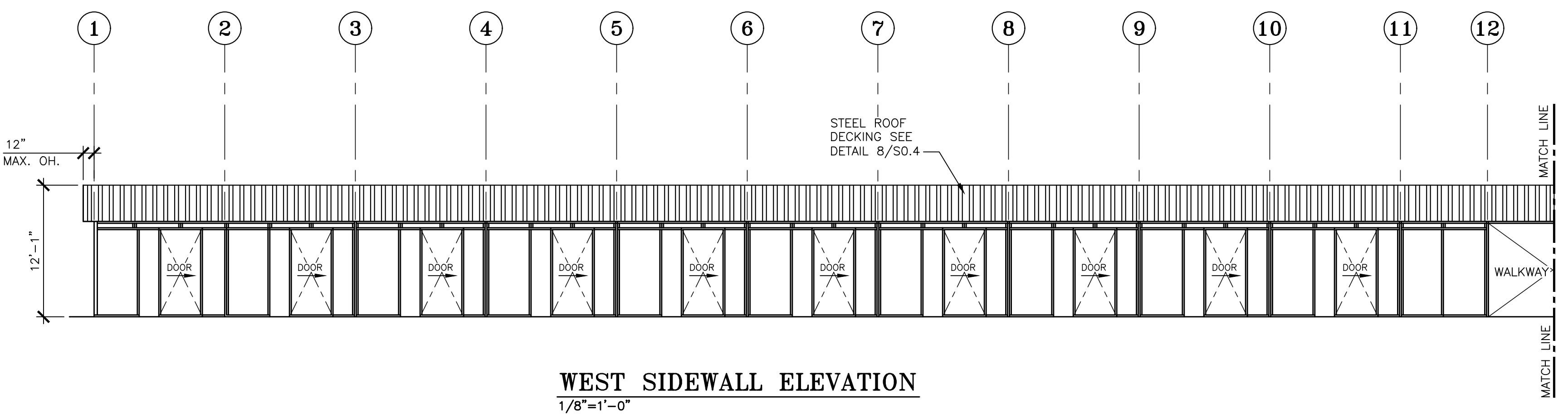
**NORTH ENDWALL ELEVATION**  
1/8"=1'-0"



**WEST SIDEWALL ELEVATION**  
1/8"=1'-0" (CONTINUED)



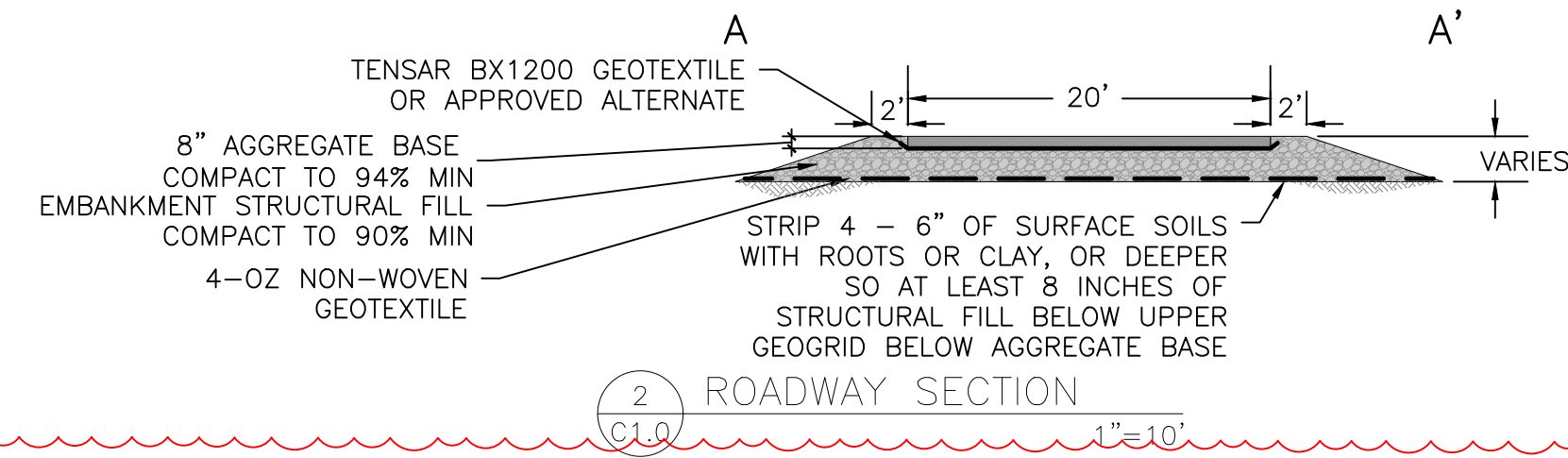
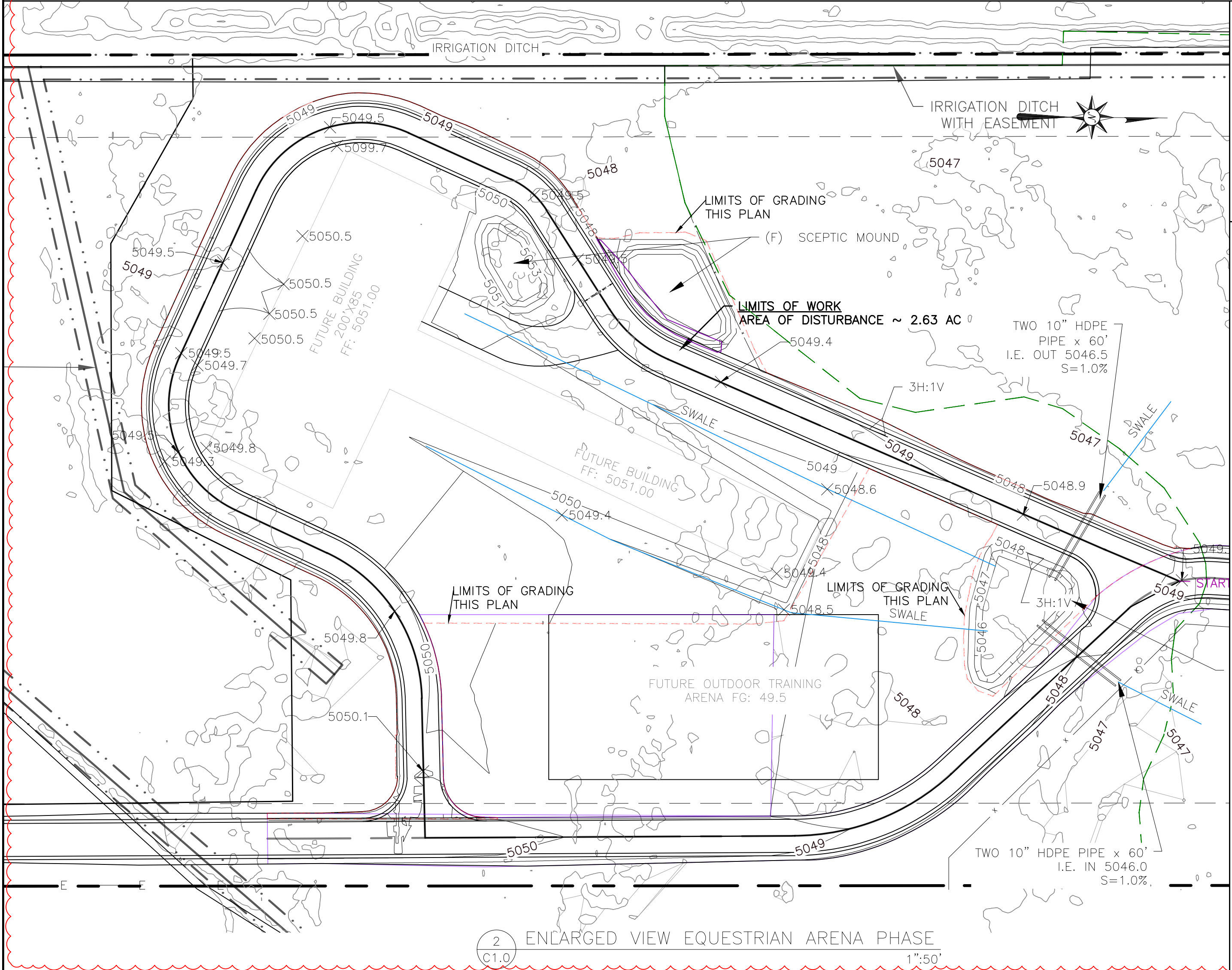
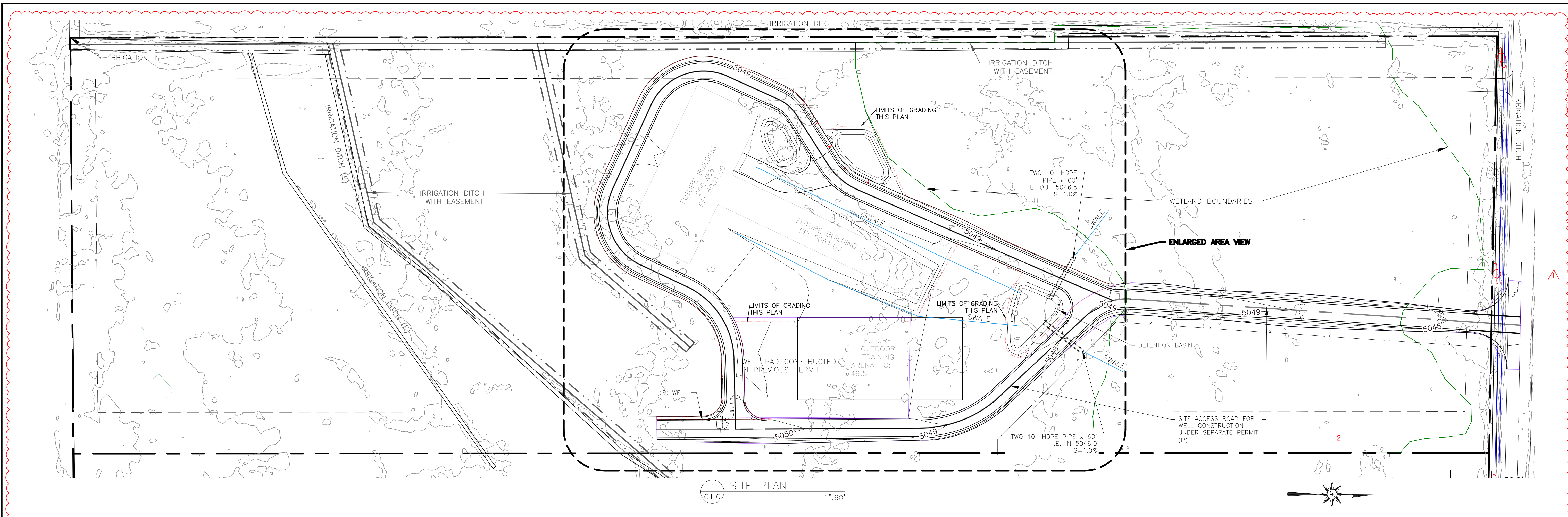
**SOUTH ENDWALL ELEVATION**  
1/8"=1'-0"



**WEST SIDEWALL ELEVATION**  
1/8"=1'-0"



J:\2021\21085.002 - 300 William Brent Road - Civil\Drawings and Plans\300 William Brent Grading 20220824.dwg 8/24/22 11:49 am



**PROPERTY INFORMATION:**

PROPERTY INFORMATION:  
 300 WILLIAM BRENT ROAD  
 WASHOE COUNTY, NEVADA 89704  
 APN: 055-060-43  
 ZONING: HDR 8% GR 92%  
 LOT SIZE: 20.00 ACRES OR 871,200 sq.ft.

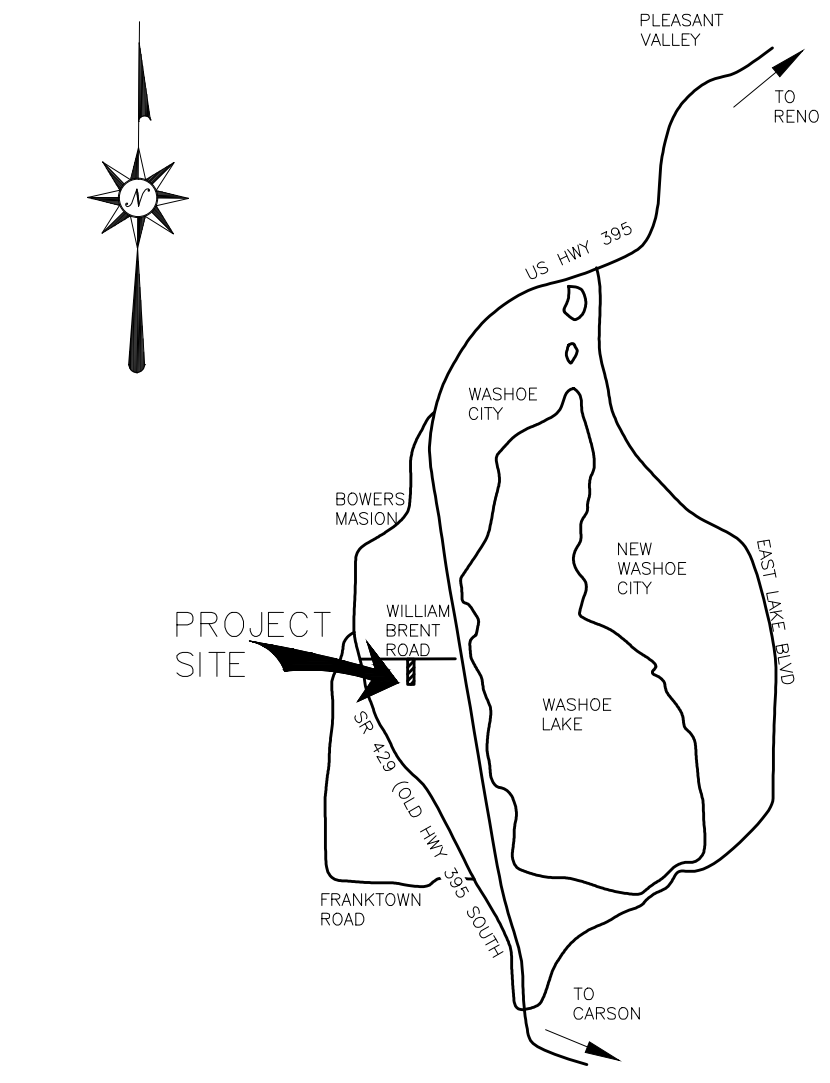
OWNER-BUILDERS:  
 ANA AND ANDREW JAYNE  
 10411 CHADWELL DRIVE  
 RENO, NEVADA 89521

OWNER:  
 ANA AND ANDREW JAYNE  
 10411 CHADWELL DRIVE  
 RENO, NEVADA 89521

DESIGN ENGINEER:  
 JONATHAN W. PEASE P.E.  
 RENO TAHOE GEO ASSOCIATES, INC.  
 P.O. BOX 18449  
 RENO, NEVADA 89511  
 (775) 853-9100  
 E-MAIL: JPEASE@RTGEO.COM

**GRADING NOTES:**

- CONTRACTOR SHALL MAINTAIN AN ADEQUATE DUST CONTROL PROGRAM TO INCLUDE WATERING OF OPEN AREAS. THE CONTRACTOR SHALL MAINTAIN CONFORMITY WITH ALL APPLICABLE HEALTH AND AIR POLLUTION REGULATIONS.
- ALL GRADING WORK SHALL CONFORM TO CURRENT PROVISIONS OF THE WASHOE COUNTY GRADING ORDINANCE AND MAINTAIN CONFORMITY WITH ALL OTHER APPLICABLE AGENCIES.
- THE CONTRACTOR SHALL VERIFY IN THE FIELD, ALL ELEVATIONS, DIMENSIONS, FLOW LINES, EXISTING CONDITIONS, AND POINTS OF CONNECTION WITH ADJOINING PROPERTIES (PUBLIC OR PRIVATE).
- CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL EXISTING UTILITIES WITHIN THE LIMITS OF CONSTRUCTION, WHETHER OR NOT SAID UTILITIES ARE SHOWN ON THE PLANS. THIS RESPONSIBILITY INCLUDES CONTRACTING UTILITY COMPANIES FOR LOCATIONS OR POT HOLING PRIOR TO CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE CONTRACTOR.
- SLOPE AWAY FROM STRUCTURE IS REQUIRED TO BE 5% FOR 10 FEET MIN.
- SITE EARTHWORK: CUT=0 CUBIC YARDS; FILL=3756 CUBIC YARDS; NET BALANCE= (0CY-3756CY)=3756CY. STRUCTURAL FILL TO BE APPROVED BY THIS ENGINEER PRIOR TO USE AND TO BE IMPORTED FROM SITE TO BE DETERMINED.
- ALL DISTURBED AREAS WILL BE OCCUPIED BY PERMANENT STRUCTURES OR FLATWORK IMPROVEMENTS (DRIVEWAYS, ETC.) OR RECEIVE LOCALIZED LANDSCAPING. AREAS WHICH ARE NOT LANDSCAPED MAY BE REVEGETATED THE APPLICATION OF SEED MIXTURES OF SODAR WHEATGRASS, SAGEBRUSH, RYEGRASS AND/OR PLANT MIX IN ACCORDANCE WITH THE TRUCKEE MEADOWS STRUCTURAL CONTROLS DESIGN AND LOW IMPACT DEVELOPMENT MANUAL PREPARED BY NCE, DATED APRIL 2015.
- COMPACT SUBGRADE TO AT LEAST 90% OF MAXIMUM DRY DENSITY. MODIFIED (REDUCED) COMPACTION MAY BE USED WHERE SATURATED MEADOW SOILS ARE PRESENT. SEE GEOTECHNICAL REPORT FOR OPTIONS FOR STABILIZATION.
- COMPACT ALL FILL MATERIALS TO AT LEAST 90% OF ASTM D1557 MODIFIED PROCTOR COMPACTION.



BY	APPD	
REV.	DATE	DESCRIPTION
1	8/24/22	NEW SHEET - REMOVE BUILDING AND SEPTIC
<p><b>Reno Tahoe Geo Associates, Inc.</b>          CONSULTING CIVIL ENGINEERS          P.O. Box 18449          Reno, Nevada 89511          TEL (775)853-9100          FAX (775)853-9199</p>		
<p><b>SITE GRADING PLAN</b>          EQUESTRIAN ARENA          LOOKINGSTONE FARM          300 WILLIAM BRENT ROAD          APN:055-060-43</p>		
<p>DATE: <b>AUG 24 2022</b>          JOB NUMBER: <b>21085.002</b>          DESIGNED BY: <b>MED</b>          DRAWN BY: <b>JWP</b>          CHECKED BY: <b>MED</b></p>		
<p>SHEET  <b>G1.0</b></p>		