

Community Services Department

Planning and Building

SPECIAL USE PERMIT

(see page 5)

SPECIAL USE PERMIT FOR GRADING

(see page 11)

SPECIAL USE PERMIT FOR STABLES

(see page 16)

APPLICATION



Community Services Department
Planning and Building
1001 E. Ninth St., Bldg. A
Reno, NV 89520

Telephone: 775.328.6100

Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Building staff at 775.328.6100.

Project Information		Staff Assigned Case No.: _____	
Project Name: <u>CLASSROOM ADDITION FOR DISCOVERIES PRESCHOOL</u>			
Project Description: <u>1408 SQ. FT. CLASSROOM ADDITION</u>			
Project Address: <u>253 EGYPTIAN DRIVE SPARKS NV 89441</u>			
Project Area (acres or square feet): <u>SITE EQUALS 1.047 ACRES</u>			
Project Location (with point of reference to major cross streets AND area locator): <u>NORTHWEST OF THE INTERSECTION OF PYRAMID WAY & SUNSET SPARKS</u>			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
<u>089-432-08</u>	<u>1.047</u>		
Section(s)/Township/Range:			
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: <u>RUDOLPH JAMES BLAINE LLC.</u>		Name: <u>ANDREW NOLTING</u>	
Address: <u>253 EGYPTIAN DRIVE</u>		Address: <u>1003 ESMEERALDA AVE</u>	
Zip: <u>89441</u>		MINDEN NV Zip: <u>89423</u>	
Phone: <u>775-720-9361</u> Fax:		Phone: <u>782-2322</u> Fax:	
Email: <u>RMEOFING@CHARTER.NET</u>		Email: <u>ANOLTING@FOANTERSON.COM</u>	
Cell: <u>775-720-9361</u> Other:		Cell: <u>775-901-2544</u> Other:	
Contact Person: <u>ROB MENZER</u>		Contact Person: <u>ANDREW NOLTING</u>	
Applicant/Developer:		Other Persons to be Contacted:	
Name: <u>SAME AS ABOVE</u>		Name: <u>SARA FINCH</u>	
Address:		Address: <u>1864 PAINTED DESERT DR</u>	
Zip:		MINDEN NV Zip: <u>89423</u>	
Phone: Fax:		Phone: <u>775-671-7175</u> Fax:	
Email:		Email:	
Cell: Other:		Cell: Other:	
Contact Person:		Contact Person: <u>SARA FINCH</u>	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Property Owner Affidavit

Applicant Name: ROBERT MENZER

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

STATE OF NEVADA)
COUNTY OF WASHOE) GINA MENZER

I, ROBERT MENZER (please print name)

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

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

Assessor Parcel Number(s): 089-432-08

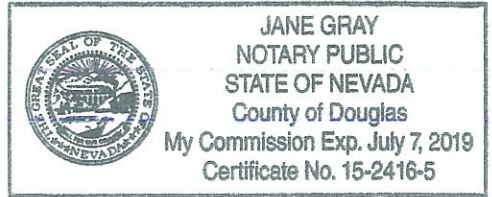
Printed Name ROBERT MENZER
Signed [Signature]
Address

Subscribed and sworn to before me this 13 day of June 2018

[Signature]
Notary Public in and for said county and state

My commission expires: 7/7/19

(Notary Stamp)



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

- Owner
Corporate Officer/Partner
Power of Attorney
Owner Agent
Property Agent
Letter from Government Agency with Stewardship

Special Use Permit Application Supplemental Information

(All required information may be separately attached)

Chapter 110 of the Washoe County Code is commonly known as the Development Code. Specific references to special use permits may be found in Article 810, Special Use Permits.

1. What is the type of project being requested?

A 1408 SQ. FT. CLASSROOM ADDITION TO DISCOVERIES PRESCHOOL. THE EXISTING BUILDING IS 4,752 SQ. FT. THE ADDITION IS TWO CLASSROOMS AND TWO BATHROOMS. ADDED TO THE REAR, NOT VISIBLE FROM EGYPTIAN WAY.

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

CURRENTLY A 4,752 SQ FT. PRESCHOOL EXPANDED BY 1408 SQ. FT. TO 6,160 SQ. FT.

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

1400 SQ. FT. ADDITION. NO ROADWAY,
UTILITIES, WATER DRAINAGE, PARKING, SIGNS
NEED TO BE ALTERED. A SMALL PORTION
OF SEPTIC LEACH LINES WILL BE RE-LOCATED

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

CONSTRUCTION IS PLANNED FOR LATE SUMMER
EARLY FALL 2016. NO PHASING REQUIRED.

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

RESIDENTIAL NEIGHBORHOOD, MAIN DRIVE
PROPOSED ADDITION WILL NOT NEGATIVELY
IMPACT AREA.

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

ADDITION WILL ALLOW THIS PRESCHOOL TO REMAIN IN BUSINESS WITH THE SAME NUMBER OF PUPILS, THUS A BENEFIT TO THE LOCAL COMMUNITY.

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

THE ADDITION HAS BEEN DESIGNED TO THE REAR OF THE EXISTING STRUCTURE, THIS IS NOT VISIBLE FROM EGYPTIAN DRIVE. IT IS ONLY PARTIALLY VISIBLE FROM OAKS DRIVE DUE TO FOLIAGE. CONSTRUCTION WILL ONLY TAKE 2-3 MONTHS

8. Please describe operational parameters and/or voluntary conditions of approval to be imposed on the project special use permit to address community impacts:

CONSTRUCTION WILL BE LIMITED TO BUSINESS HOURS ONLY. ALL STAGING CAN OCCUR TO NO VISIBLE LOCATION AT REAR OF PROPERTY.

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

THERE ARE CURRENTLY 26 ON SITE PARKING SPACES. THIS NUMBER COVERS USE AND SIZE OF PRESCHOOL WITH ADDITON PER CODE.

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

THERE IS AMPLE ON SITE MATURE LANDSCAPING THAT WILL NOT BE IMPACTED BY ADDITION. SMALL PLACEMENT SHRUBS WILL BE ADDED JUST ADJACENT TO NEW ADDITION. NO EXISTING FENCING WILL BE IMPACTED.

11. 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 ADDITIONAL EXTERIOR SIGNS WILL BE NECESSARY FOR THIS ADDITION. COLORS WILL MATCH EXISTING BROWN/GREY BODY, WHITE TRIM, SEE PICTURES ATTACHED. WIDTH, HEIGHT, EXTERIOR LIGHTING, LANDSCAPE ARE DEPICTED ON PLANS: ELEVATIONS, SITE PLAN, ELECTRICAL PLAN.

12. 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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13. Utilities:

a. Sewer Service	NO, SEPTIC 5,000 GAL TANK
b. Electrical Service	✓
c. Telephone Service	✓
d. LPG or Natural Gas Service	✓
e. Solid Waste Disposal Service	✓
f. Cable Television Service	✓
g. Water Service	✓

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

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

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

14. Community Services (provided and nearest facility):

a. Fire Station	ALL LISTED FACILITIES ARE WITHIN A 2 MILE RADIUS IN THE LOCAL SPANISH SPRINGS COMMUNITY
b. Health Care Facility	
c. Elementary School	
d. Middle School	
e. High School	
f. Parks	
g. Library	
h. Citifare Bus Stop	

Property Tax Reminder Notice

WASHOE COUNTY
 PO BOX 30039
 RENO, NV 89520-3039
 775-328-2510

PIN: 08943208
 AIN:

Balance Good Through:	06/12/2018
Current Year Balance:	\$0.00
Prior Year(s) Balance: (see below for details)	\$0.00
Total Due:	\$0.00

AUTO
 :894414:

RUDOLPHJAMESBLAINE LLC
 253 EGYPTIAN DR
 SPARKS NV 89441

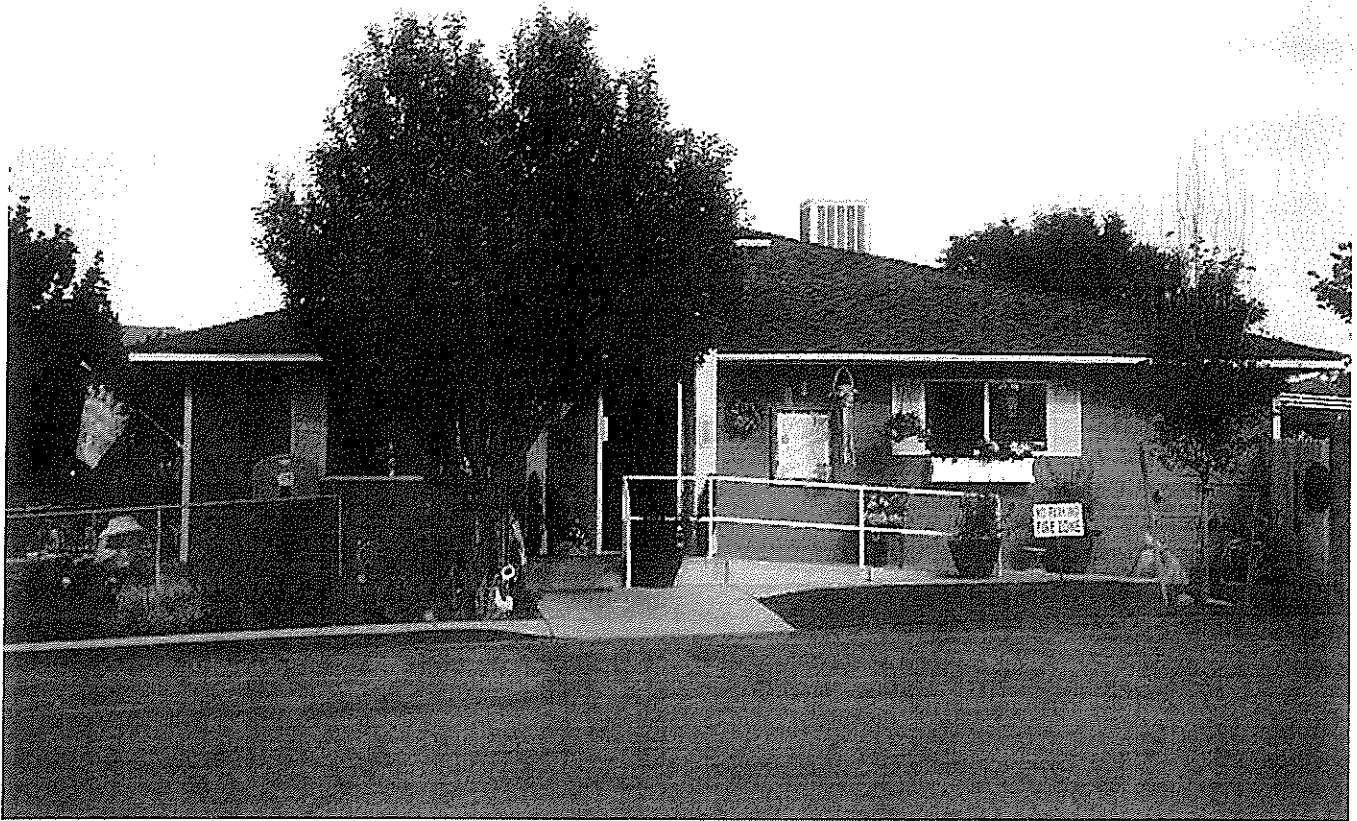
Description:

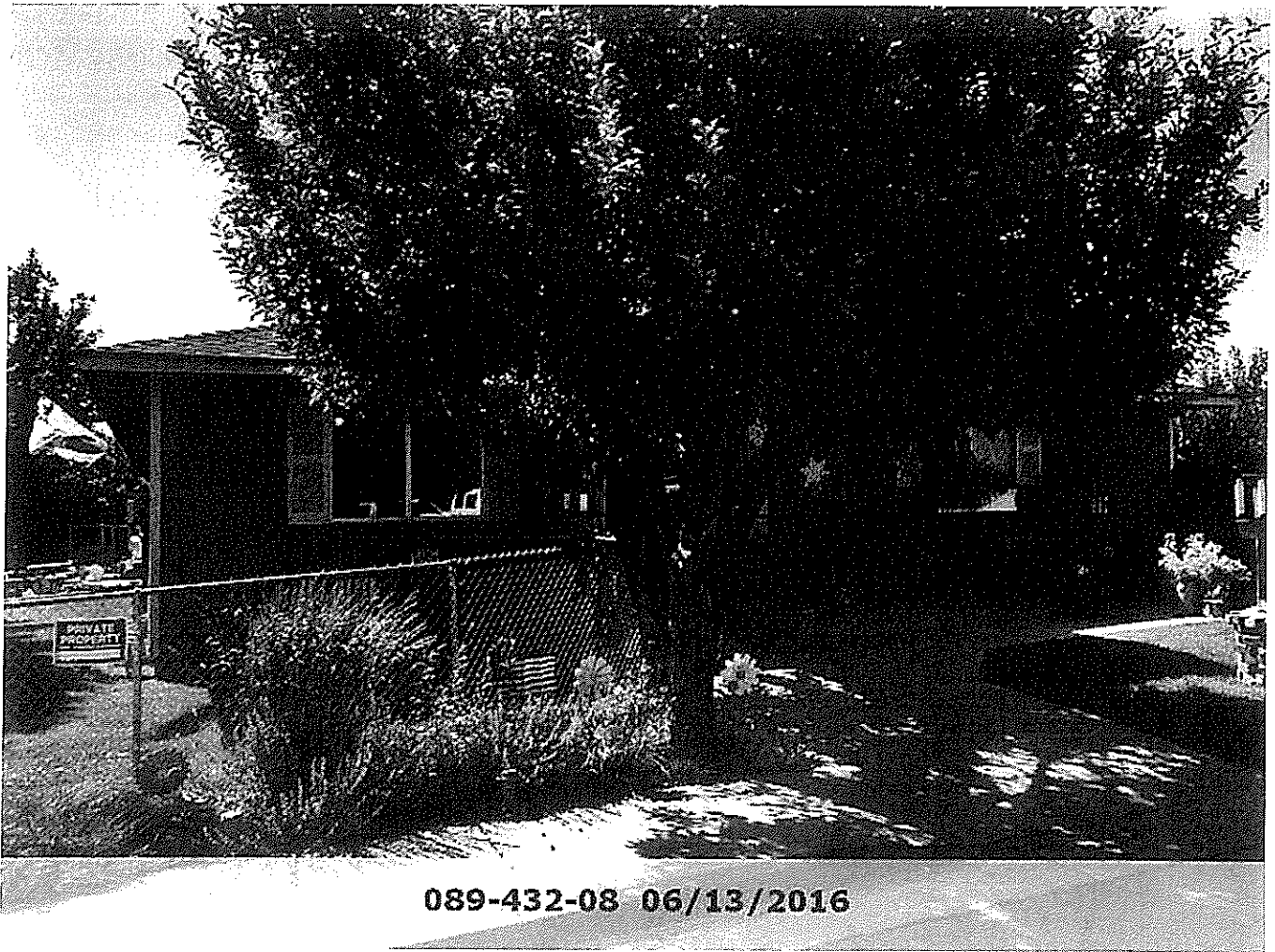
Situs: 253 EGYPTIAN DR
 WCTY

 This is a courtesy notice. If you have an impound account through your lender or are not sure if you have an impound account and need more information, please contact your lender directly. Please submit payment for the remaining amount(s) according to the due dates shown. Always include your PIN number with your payment. Please visit our website: www.washoecounty.us/treas

Current Charges									
PIN	Year	Bill Number	Inst	Due Date	Charges	Interest	Pen/Fees	Paid	Balance
08943208	2017	2017094145	1	08/21/2017	1,388.13	0.00	2.00	1,390.13	0.00
08943208	2017		2	10/02/2017	1,371.30	0.00	0.00	1,371.30	0.00
08943208	2017		3	01/01/2018	1,371.29	0.00	0.00	1,371.29	0.00
08943208	2017		4	03/05/2018	1,371.29	0.00	56.85	1,428.14	0.00
Current Year Totals					5,502.01	0.00	58.85	5,560.86	0.00

Prior Years								
PIN	Year	Bill Number	Charges	Interest	Pen/Fees	Paid	Balance	
Prior Years Total								





**Special Use Permit Application
for Grading
Supplemental Information**

(All required information may be separately attached)

Chapter 110 of the Washoe County Code is commonly known as the Development Code. Specific references to special use permits may be found in Article 810, Special Use Permits. Article 438, Grading, and Article 418, Significant Hydrologic Resources, are the ordinances specifically involved in this request.

1. What is the purpose of the grading?

2% SLOPE FOR FIRST 10' FROM NEW ADDITION

2. How many cubic yards of material are you proposing to excavate on site?

120 LINEAL FEET OF 12" FOOTING. LESS THAN 5 CUBIC YARDS

3. How many square feet of surface of the property are you disturbing?

1,800 SQ. FT. PLUS / MINUS

4. How many cubic yards of material are you exporting or importing? If none, how are you managing to balance the work on-site?

LESS THAN 5 CUBIC YARDS WILL BE EXCAVATED. THE
BALANCE WILL BE USED TO CREATE A 2% SLOPE
FOR FIRST 10' AWAY FROM ADDITION

5. Is it possible to develop your property without surpassing the grading thresholds requiring a Special Use Permit? (Explain fully your answer.)

YES, VERY MINIMAL GRADING REQUIRED.
NO IMPORT OR EXPORT WILL BE REQUIRED.

6. Has any portion of the grading shown on the plan been done previously? (If yes, explain the circumstances, the year the work was done, and who completed the work.)

NO. VERY MINIMAL GRADING WILL BE REQUIRED

7. Have you shown all areas on your site plan that are proposed to be disturbed by grading? (If no, explain fully your answer.)

YES, AREAS 10' AWAY FROM PROPOSED ADDITION
ARE ONLY AREAS TO BE DISTURBED.

8. Can the disturbed area be seen from off-site? If yes, from which directions, and which properties or roadways?

A SMALL AREA WILL BE VISIBLE FROM WEST ON OASIS DRIVE

9. Could neighboring properties also be served by the proposed access/grading requested (i.e. if you are creating a driveway, would it be used for access to additional neighboring properties)?

NO

10. What is the slope (Horizontal/Vertical) of the cut and fill areas proposed to be? What methods will be used to prevent erosion until the revegetation is established?

6" DROP IN 10'. A SILT FENCE CAN BE UTILIZED ON WEST SIDE AND NORTH SIDE OF CONSTRUCTION.

11. Are you planning any berms?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, how tall is the berm at its highest?
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12. If your property slopes and you are leveling a pad for a building, are retaining walls going to be required? If so, how high will the walls be and what is their construction (i.e. rockery, concrete, timber, manufactured block)?

LESS THAN 2% SLOPE, NO RETAINING WALLS
WILL BE REQUIRED.

13. What are you proposing for visual mitigation of the work?

EXISTING MATURE LANDSCAPE PROVIDES NEAR
TOTAL VISUAL MITIGATION OF CONSTRUCTION
AREA.

14. Will the grading proposed require removal of any trees? If so, what species, how many and of what size?

NO TREES REMOVED

15. What type of revegetation seed mix are you planning to use and how many pounds per acre do you intend to broadcast? Will you use mulch and, if so, what type?

AREA AROUND ADDITION IS EXISTING CLEAN D.G. LANDSCAPE, SEVERAL SMALL SHRUBS WILL BE ADDED.

16. How are you providing temporary irrigation to the disturbed area?

EXISTING HOSE BIBS AND DRIP IRRIGATION

17. Have you reviewed the revegetation plan with the Washoe Storey Conservation District? If yes, have you incorporated their suggestions?

NO, LIMITED SCOPE

18. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that may prohibit the requested grading?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, please attach a copy.
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Special Use Permit Application for Stables Supplemental Information

(All required information may be separately attached)

Chapter 110 of the Washoe County Code is commonly known as the Development Code. Specific references to administrative permits may be found in Article 810, Special Use Permits.

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

NONE

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

NONE

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.

NONE

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.

NONE

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

ONE STRUCTURE, FLOOR RAIS ATTACHED

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).

FLOOR PLANS ATTACHED

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

NONE

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?

26; SEE SITE PLAN

9. What are the planned hours of operation?

6:00 AM TO 6:00 PM

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?

1400 SQ. FT. ADDITION, WITH SLIGHT MODIFICATION OF EXISTING SEPTIC LEACH FIELD. 2-3 MONTH CONSTRUCTION TIME

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

ONE PHASE, 2-3 MONTHS

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?

LARGE 1.047 ACRE LOT, PAVED AREA 10,788 SQ. FT. LANDSCAPED AREA 9,396 SQ. FT. PLAY AREA 20,108 SQ. FT.

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

1408 SQ. FT. WILL ALLOW THIS PRESCHOOL TO REMAIN OPEN WITH SAME NUMBER OF PUPILS NEEDED AND A BENEFIT TO THE COMMUNITY.

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?

TRAFFIC AND NOISE WILL REMAIN UNCHANGED
DUST WILL BE MITIGATED DURING CONSTRUCTION.
NO OTHER IMPACTS ARE ANTICIPATED.

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

CONSTRUCTION WILL ONLY OCCUR IN BUSINESS HOURS 8AM - 5PM.

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

SEVERAL PLACEMENT SHRUBS AROUND NEW ADDITION. EXISTING MATURE LANDSCAPE WILL NOT BE IMPACTED

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 ADDITIONAL EXTERIOR SIGNS NECESSARY COLORS TO MATCH EXISTING. WIDTH, HEIGHT, EXTERIOR LIGHTING AND LANDSCAPE ARE DEPICTED ON PLANS.

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 checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
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June 13, 2018

Community Services Department
Planning and Building
Reno, NV 89420

To whom it may concern,

This project is small in scope being a 1408 sq. ft. addition. Though commercial, it is in a residential neighborhood and residential in construction scope. The lot is flat thus no grading plan applies, we call out the code required 2% slope for first 10' from structure for drainage. Landscaping additionally does not apply as the location of the addition does not interfere with any existing mature landscaping. The addition is located on an existing decomposed granite play yard, several placement shrubs might apply, extended from existing drip system only. A traffic impact report should not be necessary as this addition is to keep the preschool in business at current pupil level per social services requirements. This of course would mean the project would not generate any peak hour trips related to traffic. Only a few wall sconce lights are added to new exterior doors, these will be downcast lights, see attached electrical plan. All other relevant information should be present in the plans provided.

Sincerely yours,

R.O. ANDERSON ENGINEERING, INC.



Andy Nolting

Y:\Client Files\ANolting Project data\MISCELLANEOUS\ROB-MENZER\Ltr.doc

Andy Nolting

From: Giesinger, Chad <CGiesinger@washoecounty.us>
Sent: Wednesday, June 13, 2018 10:18 AM
To: Andy Nolting
Subject: RE: WBLD18-105405 (Dicoveries Preschool additon)

Hi Andy,

I was out of the office yesterday. See answers/responses to your questions below in red text. Regards,



Chad Giesinger, AICP
Senior Planner, Planning and Building Division | Community Services Department
cgiesinger@washoecounty.us | Office: 775.328.3626 | Fax: 775.328.6133
P.O. Box 11130, Reno, NV 89520-0027
1001 East Ninth Street, Reno, NV 89512



From: Andy Nolting [mailto:ANolting@roanderson.com]
Sent: Tuesday, June 12, 2018 12:24 PM
To: Giesinger, Chad
Subject: FW: WBLD18-105405 (Dicoveries Preschool additon)

Chad

I have made some headway related to the septic system on this project. Nathan at the Bureau of Water Pollution Control has said that if I can provide paperwork showing this was built as a daycare from the start in 1992 he can present it to his supervisor and might have some luck. I have scanned prints of this paperwork that should be here anytime and will forward to Nathan. From there Dave Kelley at Washoe County Health will take that direction if it comes and approve the septic. **Sounds good. If Env. Health will approve, then planning is OK (although the BOA could still have concerns, so fyi.)**

I left a phone message with you relating to the Special Use Permit Application. **Got your message. This email response should answer your questions.** I have it filled out and have the following:

1. The required 6 packets full size and 8 ½ X 11, these are the sets of plans that have been reviewed by the building dept. and are approved pending 4-5 minor review comments. **Sounds good. Make sure everything you are submitting is on a flash drive or CD.** Also, provide an analysis of parking and landscaping requirements and how they will continue to be met. **These standards are based on the size of the building, which is being expanded, the number of employees (don't know if that is increasing), and the number of students (Child Daycare Use and Commercial).** **If you determine that no additional parking or landscaping is needed, then so state but explain why given the above.**
2. Development Application? Is this required, can you direct me to where that would be. **Required. It is the very first part of the SUP application – see screen shot below.**
3. Owner affidavit, this was part of the SUP and is notarized.
4. Proof of property tax payment.
5. Application Materials, again part of SUP just statements that materials and colors will match existing.
6. Title Report, I was told is not required. **Correct, not required.**

Please make sure you bring in the exact amount for application fees. It will be SUP Commercial Minor, which is \$3,579.92 (unless you are installing a commercial kitchen as part of the improvements, then it would be commercial major because of additional health review).

MAKE PAYABLE TO WASHOE COUNTY

The only other item that concerns me is traffic impact study. This small addition is required to keep enrolment at current levels thus would not produce any additional peak hour trips. **Traffic study will not be required.** But if you are proposing new outside lighting, provide details, and if any new signage is proposed, that requires a separate building permit. Regards,

Andy Nolting

Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Building staff at 775.328.6100.

Project Information		Staff Assigned Case No.: _____	
Project Name:			
Project Description:			
Project Address:			
Project Area (acres or square feet):			
Project Location (with point of reference to major cross streets AND area locator):			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
Section(s)/Township/Range:			
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

July 1, 2017



Andy Nolting, R.D.
Residential Designer
direct line 775.215.5020
ANolting@roanderson.com
www.ROAnderson.com

1603 Esmeralda Avenue
Minden, NV 89423
p 775.782.2322
f 775.782.7084

140 W. Huffaker Lane, Suite 507
Reno, NV 89511
p 775.782.2322
f 775.782.7084

From: Rob Menzer <rmroofing@charter.net>
Sent: Wednesday, May 16, 2018 4:51 PM
To: Andy Nolting <anolting@roanderson.com>
Subject: Fwd: WBLD18-105405 (Discoveries Preschool additon)

Sent from Rob @ RM Roofing Co.

Begin forwarded message:

From: "Giesinger, Chad" <CGiesinger@washoecounty.us>
Date: May 16, 2018 at 11:36:12 AM PDT
To: "rmroofing@charter.net" <rmroofing@charter.net>
Cc: "Lloyd, Trevor" <TLloyd@washoecounty.us>
Subject: WBLD18-105405 (Discoveries Preschool additon)

Hi Rob,

The email is to let you know that planning is going to have to enter corrections regarding the above referenced building permit. But before I do, I wanted to touch base with you about some of the issues I have identified.

This child daycare business appears to have been established either prior to the adoption of the current Development Code or during the transition period when the new code was going into effect. That means the use was legal when established but would now require approval of a Special Use Permit (SUP) under the current code. I have not been able to identify the existence of an approved SUP for this business; therefore, the use is considered a legal non-conforming use under the code and can continue as is, but cannot be expanded by more than 10%. The proposed addition represents an approximately 30% expansion of the use, thus triggering compliance with current code standards for approval of the use, parking, landscaping, etc. **So in order for planning to approve this building permit, you will first have to get a SUP approved by the Board of Adjustment.**

Before you make a decision on whether or not to submit a SUP, another potential issue I noticed is that the building appears to be on a 5,000 gallon septic tank. Current codes would not allow such a system on just a 1-acre lot. In addition, all commercial uses that are served by a septic system are now reviewed and permitted by the Nevada Department of Environmental Protection (NDEP). This means the proposed addition will have to be approved by NDEP and that approval is very unlikely according to my sources over in Environment Health. It is my understanding that NDEP requires 1 acre per 1,000 gallons of septic tank capacity; however,

they may have a waiver process or something for existing systems so I would advise you to contact NDEP to see if it is even possible for the addition to be approved by them. Alternatively, you may be able to connect to municipal sewer – to explore that possibility (and expense), contact Tim Simpson in the Engineering division at 954-4648.

Let me know what you find out and how you would like to proceed. If it turns out you want to pull the plug on the whole idea, then just let building know you want to withdraw the permit or I can enter a status of Denied which will kill the permit. Regards,

Chad Giesinger, AICP, Senior Planner

Washoe County Community Services Department | Planning and Development Division

cgiesinger@washoecounty.us | (775) 328-3626 | Fax: (775) 328-6133 | 1001 E. Ninth St., Bldg. A, Reno, NV 89512



Connect with us: [cMail](#) | [Twitter](#) | [Facebook](#) | www.washoecounty.us

PROJECT TEAM

STRUCTURAL

RANDY VOGELGESANG S.E.
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CONTRACTOR

SARA P FINCH, President
1864 PAINTED DESERT DRIVE
MINDEN, NEVADA 89423
LICENSE #80723
PH: (775) 671-7175

SYMBOL LIST

	SPOT ELEVATION		FIRE HYDRANT
	SANITARY SEWER		POWER POLE
	WATER LINE		PERK TEST
	GAS LINE		EXIST. EVERGREEN TREE
	ELECTRICAL LINE		EXIST. DECIDUOUS TREE
	TELEPHONE LINE		NOTE AREA
	CABLE T.V. LINE		WOOD FRAMING THRU MEMBER
	CENTERLINE		WOOD FRAMING INTERRUPTED MEMBER
	FENCE		REVISION CLOUD
	PROPOSED CONTOUR		BUILDING SECTION CUT
	EXISTING CONTOUR		WALL SECTION CUT
	BATT INSULATION		DETAIL CUT
	EARTH / GRADE		ROOM ELEVATION
	RIDGID INSULATION		
	CMU BLOCK / CONC. WALL		
	METAL		
	PAVING / CONCRETE		
	GRASS / GROUNDCOVER		
	STONE / GRAVEL		
	SAND / MORTAR / STUCCO		
	LAP SIDING		
	WOOD FINISH		
	ASPHALT / TILE ROOFING		
	METAL ROOFING		
	SPANISH TILE		

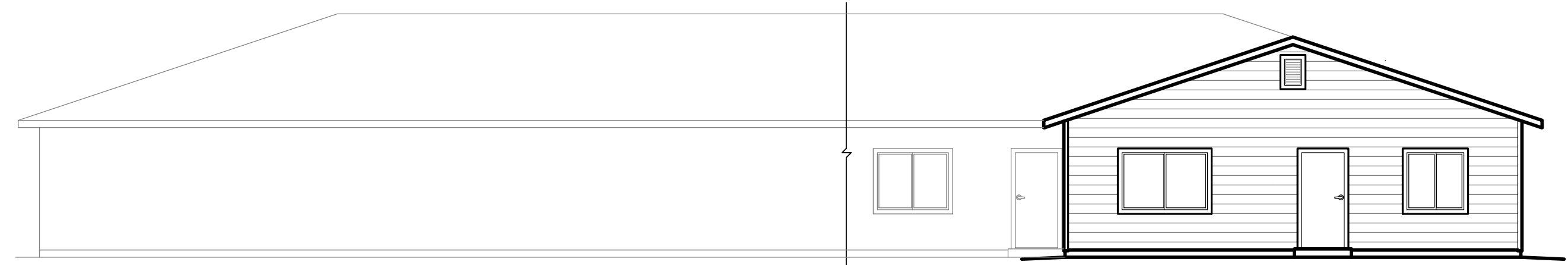
CODE DATA

2012 INTERNATIONAL BUILDING CODE (IBC)
2012 UNIFORM PLUMBING CODE (UPC)
2012 UNIFORM MECHANICAL CODE (UMC)
2011 NATIONAL ELECTRICAL CODE (NEC)
2009 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
2012 INTERNATIONAL FIRE CODE (IFC)

PROJECT DATA

OCCUPANCY GROUP	A-2
OCCUPANT LOAD	214
CONSTRUCTION TYPE	V-B
ALLOWABLE FLOOR AREA	UNLIMITED
NUMBER OF STORIES	1
BUILDING HEIGHT	15'-5"
SNOW LOAD	30 P.S.F.
EXPOSURE	C
DESIGN WIND SPEED	130 M.P.H.
SEISMIC ZONE	D-1
FROST DEPTH	24" MINIMUM
FLOOR AREA EXISTING	4752 SQ. FT.
FLOOR AREA ADDITION	1408 SQ. FT.
FLOOR AREA TOTAL	6160 SQ. FT.

AUTOMATIC FIRE EXTINGUISHING SYSTEM (AFES):	YES
FIRE ALARM SYSTEM (IN CONJUNCTION OR INDEPENDENT OF AFES):	YES
LOT SIZE:	1.047 ACRES
TOTAL PAVING/CONCRETE:	10,788'
TOTAL LANDSCAPING:	9,396'
TOTAL FENCED PLAY AREA:	20,108'



DISCOVERIES PRESCHOOL ADDITION
253 EGYPTIAN DRIVE
SPARKS, NV 89441
A.P.N. 089-432-08

GENERAL NOTES

GENERAL NOTES:

WORK PERFORMED SHALL COMPLY TO THE FOLLOWING:
THESE GENERAL NOTES UNLESS OTHERWISE NOTED ON PLANS OR SPECIFICATIONS INTERNATIONAL BUILDING CODE APPLICABLE EDITION.

ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES, ORDINANCES, LAWS, REGULATIONS AND PROTECTIVE COVENANTS GOVERNING THE SITE OF WORK IN CASE OF CONFLICT, THE MORE STRINGENT REQUIREMENTS SHALL GOVERN.

ENGINEER TO BE NOTIFIED IMMEDIATELY BY CONTRACTOR/OWNER OR SUBCONTRACTOR SHOULD ANY DISCREPANCY OR OTHER QUESTION ARISE PERTAINING TO THE WORKING DRAWINGS AND OR SPECIFICATIONS. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR THE RESULT OF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WHICH THESE CONTRACTOR FAILED TO NOTIFY THE ENGINEER OF BEFORE CONSTRUCTION AND/OR FABRICATION OF THE WORK.

THE CONTRACTOR/OWNER SHALL BE RESPONSIBLE FOR THE GENERAL SAFETY DURING CONSTRUCTION, AND ALL WORK SHALL CONFORM TO PERTINENT SAFETY REGULATIONS.

INSTALLATION OF ALL MATERIALS AND FINISHES MUST BE DONE IN STRICT ACCORDANCE WITH THE RELATED MANUFACTURERS SPECIFICATIONS AND DETAILS.

THE CONTRACTOR/OWNER SHALL SECURE AND PAY FOR THE BUILDING PERMIT AND FOR ALL OTHER PERMITS AND GOVERNMENTAL FEE, LICENSES AND INSPECTIONS NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK.

SITE WORK:

THE LOCATION OF UTILITIES SHOWN ON THESE DRAWINGS IS BASED ON THE BEST INFORMATION AVAILABLE TO THE ENGINEER. IT SHALL BE THE CONTRACTOR/OWNERS RESPONSIBILITY TO VERIFY THESE LOCATIONS AT THE PROPOSED POINTS OF CONNECTION AND IN AREAS OF POSSIBLE CONFLICT WITH THE NEW UTILITY INSTALLATION, PRIOR TO BEGINNING CONSTRUCTION. SHOULD THE CONTRACTOR FIND ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS IN THE FIELD AND THE INFORMATION ON THESE DRAWINGS, HE/SHE SHALL NOTIFY THE ENGINEER BEFORE PROCEEDING.

CONNECT WATER, GAS, ELECTRIC LINES TO EXISTING UTILITIES IN ACCORDANCE WITH LOCAL BUILDING CODES AND PUBLIC WORKS SPECIFICATIONS.

THE CONTRACTOR/OWNER SHALL CALL UNDERGROUND SERVICE ALERT "CALL BEFORE YOU DIG" (1-800-227-2600) 48 HOURS PRIOR TO START OF CONSTRUCTION.

REMOVE ALL DEBRIS FROM FORMS BEFORE POURING ANY CONCRETE.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ADEQUATE DESIGN AND CONSTRUCTION OF ALL FORMS, BRACING AND SHORING REQUIRED. THE CONTRACTOR SHALL PROVIDE ADEQUATE STAYS AND BRACING OF ALL FRAMING UNTIL ALL ELEMENTS OF DESIGN HAVE BEEN INCORPORATED INTO THE PROJECT.

ELECTRICAL:

ALL ELECTRICAL EQUIPMENT, WIRING AND INSTALLATIONS SHALL COMPLY WITH APPLICABLE SECTIONS OF THE 2011 UNIFORM ELECTRICAL CODE AND MANUFACTURERS SPECIFICATIONS.

ALL ELECTRICAL EQUIPMENT AND ACCESSORIES SHALL BE LISTED BY A NATIONALLY RECOGNIZED TESTING LAB.

SEE ELECTRICAL PLAN FOR FURTHER PERTINENT ELECTRICAL NOTES.

PLUMBING:

ALL PLUMBING INSTALLATIONS SHALL CONFORM WITH THE 2012 UNIFORM PLUMBING CODE.

FAUCET AERATORS SHALL HAVE A MAXIMUM FLOW RATE OF NO MORE THAN 2.75 GALLONS PER MINUTE.

WATER CLOSETS SHALL HAVE WATER RESERVOIRS THAT LIMIT WATER USED TO NO MORE THAN 1.6 GALLONS PER FLUSH.

ALL WATER PIPES TO BE COPPER TYPE "L" UNDER FLOOR TYPE "M" ABOVE SLAB AND PVC SCHED. 40 FROM METER TO HOUSE.

WATER HEATERS SHALL BE INSULATED WITH AN EXTERNAL INSULATION BLANKET OF R-12 OR GREATER. INSULATE ALL PLUMBING PIPES IN UNCONDITIONED SPACES WITH EXTERNAL INSULATION WRAPPING OF R-3 OR GREATER.

WATER HEATER SEISMIC ANCHORING STRAPS SHALL BE LOCATED AT THE UPPER 1/3 AND LOWER 1/3 OF THE WATER HEATERS VERTICAL DIMENSION. LOWER STRAP SHALL BE PLACED A MINIMUM OF 4" ABOVE WATER HEATER CONTROLS.

ALL PLUMBING FIXTURES TO BE SELECTED BY CONTRACTOR/OWNER.

MECHANICAL:

ALL MECHANICAL EQUIPMENT, DUCTWORK AND INSTALLATIONS SHALL COMPLY WITH ALL APPLICABLE SECTIONS OF THE 2012 UNIFORM MECHANICAL CODE AND THE MANUFACTURERS SPECIFICATIONS.

GAS PIPING SHALL NOT BE EMBEDDED IN OR BELOW CONCRETE SLABS.

ALL MECHANICAL EQUIPMENT AND APPLIANCES SHALL BE APPROVED BY A NATIONALLY RECOGNIZED TESTING LAB.

DOORS AND WINDOWS:

ALL GLAZING SHALL CONFORM TO 2012 INTERNATIONAL BUILDING CODE

ALL DOORS TO BE PAINT GRADE UNLESS NOTED OTHERWISE.

ALL INTERIOR DOORS SHALL BE 1 3/8" HOLLOW CORE UNLESS NOTED OTHERWISE.

FINAL INTERIOR DOOR CASING SHALL BE SELECTED BY CONTRACTOR/OWNER.

ALL INTERIOR DOOR CASING SHALL BE PAINT GRADE UNLESS NOTED OTHERWISE.

ALL DOOR HARDWARE SHALL BE SELECTED BY CONTRACTOR/OWNER.

ALL INTERIOR WINDOW CASING SHALL BE PAINT GRADE UNLESS NOTED OTHERWISE.

ALL INTERIOR WINDOW CASING STYLE TO BE SELECTED BY CONTRACTOR/OWNER.

INTERIOR MATERIAL/FINISHES:

1/2" GYPSUM BOARD AT ALL WALLS. 5/8" GYPSUM BOARD AT ALL CEILINGS.

WALLS AND CEILINGS IN BATHROOMS SHALL BE PAINTED WITH SEMI-GLOSS LATEX ENAMEL. ALL OTHER WALLS SHALL BE PAINTED WITH FLAT LATEX ENAMEL.

ALL FINAL INTERIOR FINISH MATERIALS SELECTIONS WILL BE MADE BY CONTRACTOR/OWNER.

ALL BASE AND CROWN MOULDINGS SHALL BE PAINT GRADE UNLESS NOTED OTHERWISE.

FINAL BASE AND CROWN MOULDING SELECTIONS WILL BE MADE BY CONTRACTOR/OWNER.

ALL CLOSETS TO BE FINISHED SAME AS ADJACENT ROOM UNLESS OTHERWISE NOTED.

FLASHING:

ALL JOINTS AND PENETRATIONS AT EXTERIOR WALLS, CEILINGS AND FLOORS SHALL BE FULLY CAULKED AND SEALED.

ROOF FLASHING AT VERTICAL WALL JUNCTIONS BASE AND COUNTER FLASHINGS ARE REQUIRED WHERE ROOFING MATERIAL MEETS WALLS. FORM FLASHING WITH A 4" MIN. TURN-UP AGAINST THE WALL AND FORM HORIZONTAL LEG 6" MIN. AWAY FROM THE WALL. BASE FLASHINGS SHOULD BE FASTENED TO THE SHEATHING TO PREVENT SLIPPAGE. "RAKE" COUNTER FLASHING ALONG WALL AS REQUIRED PER SIDING CONDITION. FLASHING SHALL BE MINIMUM 26 GAGE GALVANIZED SHEET METAL.

ALL WEATHER EXPOSED WALL SURFACES SHALL BE PROTECTED BY AN UNDERLAYMENT OF ONE LAYER OF "TYVEK" BUILDING WRAP BY "DUPONT" OR EQUAL OVER EXTERIOR SHEAR WALL SHEATHING. INSTALL PER MANUFACTURERS INSTRUCTIONS.

INSULATION:

FIBERGLASS BATT INSULATION SHALL BE INSTALLED THROUGHOUT THE BUILDING ENVELOPE IN ACCORDANCE WITH THE FOLLOWING:

FLAT CEILINGS WITH ATTICS OVER HEATED SPACES R-49
EXTERIOR WALLS AT HEATED SPACES R-19
PERIMETER SLAB SHALL BE INSULATED WITH 1.5" R-MAX R-10

CARPENTRY

ALL WOOD WITHIN 6" OF GROUND SHALL BE PRESSURE TREATED OR FOUNDATION GRADE REDWOOD.

PLYWOOD SHOULD BE INSTALLED WITH 1/8" SPACING AT ALL END AND EDGE JOINTS UNLESS OTHERWISE INDICATED BY PANEL MANUFACTURER.

ALWAYS STAGGER END JOINTS WHEN INSTALLING PLYWOOD OR O.S.B. PANELS. WHEN GLUING A PLYWOOD OR O.S.B. FLOOR SYSTEM SPREAD ENOUGH GLUE TO LAY ONLY 1 OR 2 PANELS AT A TIME. TO INSURE PANELS WILL BE FIRMLY AND PERMANENTLY SECURED TO JOISTS, WIPE AWAY WATER, DUST AND DEBRIS BEFORE APPLYING GLUE.

APPLY GLUE IN A 1/4" DIAMETER BEAD TO FRAMING MEMBER IN A CONTINUOUS LINE, OR A SERPENTINE PATTERN IN WIDE AREAS.

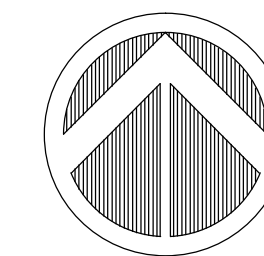
COMPLETE ALL NAILING OF EACH PANEL BEFORE GLUE SETS OR SKINS OVER.

CONCRETE WALLS PIERS OR COLUMNS SHALL SET AT LEAST 2 DAYS BEFORE PLACING BEAMS, POSTS, SLABS SUPPORTED THEREON.

CONTRACTOR/OWNER MUST COORDINATE ALL PLUMBING, MECHANICAL AND ELECTRICAL ROUGH OPENING REQUIREMENTS WITH FRAMING AND FINISHES TO ALLOW FOR PROPER CLEARANCES.

INSTALLATION OF ALL RELATED EQUIPMENT AND FIXTURES ACCORDINGLY. DIMENSIONS SHOWN ON DRAWINGS MUST BE COORDINATED AND ADJUSTED ACCORDINGLY (I.E. ROUGH IN FOR TUBS).

VICINITY MAP



WILDLAND URBAN INTERFACE INFORMATION

FIRE HAZARD SEVERITY:	LOW
WATER SUPPLY:	CONFORMING
REQUIRED DEFENSIBLE SPACE:	30'

IGNITION RESISTANT CONSTRUCTION FOR NONCONFORMING IS: IR3

1.5X DEFENSIBLE SPACE USED TO REDUCE IGNITION RESISTANT CONST. TO: NOT REQ'D

ALL CONSTRUCTION TO COMPLY WITH CHAPTER 5 OF THE WILDLAND URBAN INTERFACE GUIDE FOR CLASS 3 IGNITION RESISTANT CONSTRUCTION.

SITE SHALL COMPLY WITH CHAPTER 6 OF THE WILDLAND URBAN INTERFACE GUIDE FOR DEFENSIBLE SPACE

IR3 SHALL HAVE FIRE RESISTIVE CONSTRUCTION BELOW

ROOFS CLASS C: ROOF EDGE GAPS FIRE STOPPED, 26 GAGE VALLEY FLASHING

UNCLOSED UNDERFLOOR: ENCLOSED TO GROUND, 1 HOUR FRC, HEAVY TIMBER FIRE RETARDANT TREATED WOOD LABELED FOR EXTERIOR USE.

GUTTERS: NON-COMBUSTIBLE MATERIAL, PREVENT ACCUMULATION OF LEAVES AND DEBRIS.

DRAWING INDEX

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CLASSROOM ADDITION for DISCOVERIES PRESCHOOL
KALOU-PANAMERBA INC. LLC
253 EGYPTIAN DRIVE - SPARKS, NV 89441

TITLE SHEET
GENERAL NOTES

DATE: 11/09/2019 10:56 AM
LEPORI CHILD CARE CENTER FILES 8/6/2022 AS DOC #1598945
APN: 089-432-08

REVISIONS:

SHEET:

1

JOB #:

CHECKED BY: SF

DATE: 4/27/18

FINCH CONSTRUCTION
COMPANY INC
SARA P FINCH, President
1864 PAINTED DESERT DRIVE
MINDEN, NEVADA 89423

LICENSE #80723
EXPIRES 12/31/2019
PH: (775) 671-7175

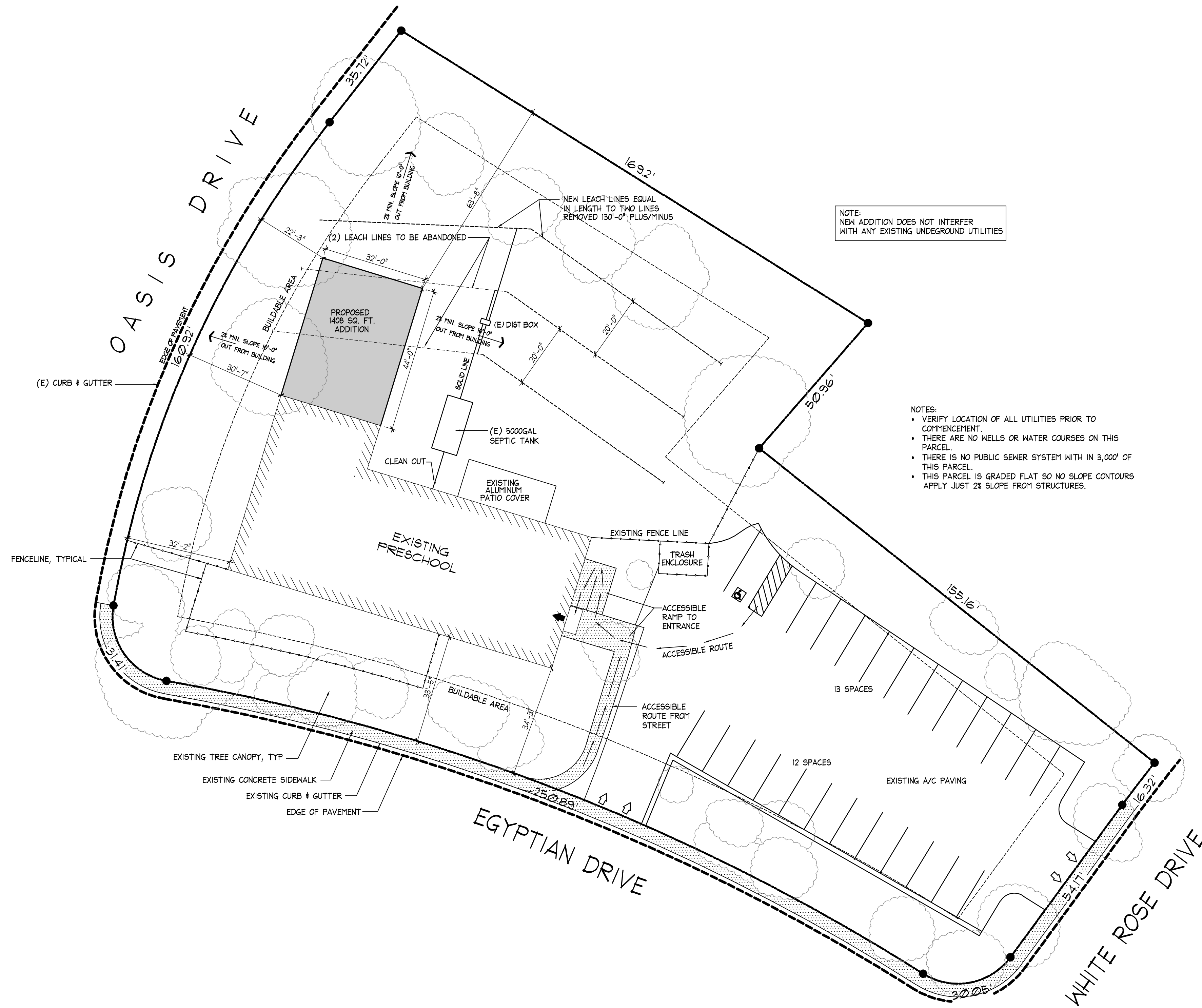
THESE PLANS ARE PROVIDED AND SUBMITTED BY THE CONTRACTOR AS AN EXEMPTION TO NRS CHAPTER 623 LISTED IN SECTION 623.330 FOR WORK UNDER THE CONTRACTORS LICENSE CATEGORY AUTHORIZED UNDER NRS 624.
I AM RESPONSIBLE FOR THE DESIGN, PREPARATION AND INFORMATION CONTAINED ON THESE PLANS OTHER THAN THE STRUCTURAL DESIGN PERFORMED BY THE ENGINEER WHOSE WET SEAL AND SIGNATURE APPEARS ON APPLICABLE PAGES.

DATE

QUALIFIED INDIVIDUAL



Know what's below.
Call before you dig.



NOTE:
NEW ADDITION DOES NOT INTERFERE
WITH ANY EXISTING UNDERGROUND UTILITIES

- NOTES:
- VERIFY LOCATION OF ALL UTILITIES PRIOR TO COMMENCEMENT.
 - THERE ARE NO WELLS OR WATER COURSES ON THIS PARCEL.
 - THERE IS NO PUBLIC SEWER SYSTEM WITH IN 3,000' OF THIS PARCEL.
 - THIS PARCEL IS GRADED FLAT SO NO SLOPE CONTOURS APPLY JUST 2% SLOPE FROM STRUCTURES.

SITE PLAN

PTN. SEC. , T.2IN., R.20E.,M.D.B. & M.

A.P.N. 089-432-08

SUBDIVISION UNSPECIFIED

LOT #1

ACREAGE 1.047 ACRES

ZONING MDS

SETBACKS: FRONT - 20'
 SIDES - 8'
 REAR - 20'

PHYSICAL ADDRESS:
255 EGYPTIAN DRIVE
SPARKS, NV 89441

1408 SQUARE FOOT CLASSROOM ADDITION

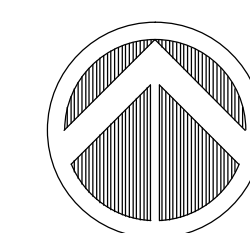
NO SURVEY PROVIDED
THIS SITE PLAN IS PROVIDED FOR
THE LOCATION OF THE PROJECT FOR
CONSTRUCTION PURPOSES ONLY.
THIS IS NOT A GRADING PLAN.

LOT AREAS

LOT SIZE:	1.047 ACRES
TOTAL PAVING/CONCRETE:	10,786'
TOTAL LANDSCAPING:	9,342'
TOTAL FENCED PLAY AREA:	20,108'

SITE PLAN

SCALE: 1" = 20'-0"



**FINCH CONSTRUCTION
COMPANY INC**

SARA P FINCH, President
1864 PAINTED DESERT DRIVE
MINDEN, NEVADA 89423

LICENSE #80723
EXPIRES 12/31/2019
PH: (775) 871-7175

CLASSROOM ADDITION for DISCOVERIES PRESCHOOL
255 EGYPTIAN DRIVE - SPARKS, NV 89441

SITE PLAN

PARCEL 1 OF PARCEL MAP #2627 FOR
LEPORI CHILD CARE CENTER, FILES B/2692 AS DOC #159945
APT. 089-432-08

REVISIONS:

SHEET:

2

JOB #:

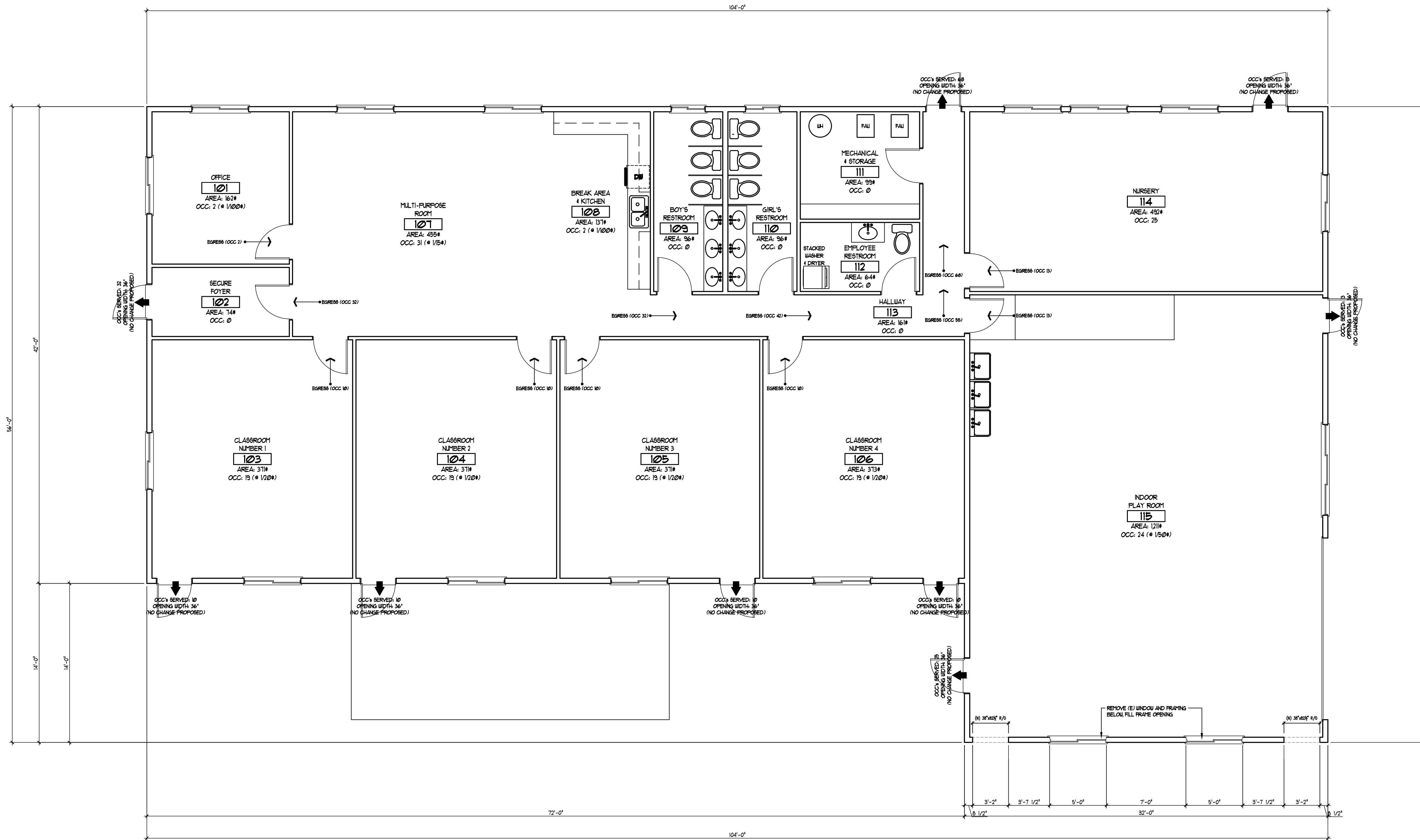
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DATE: 4/27/18

THESE PLANS ARE PROVIDED AND SUBMITTED BY THE CONTRACTOR AS AN EXEMPTION TO NRS CHAPTER 645. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTRACTORS LICENSE CATEGORY AUTHORIZED UNDER NRS 645.

I AM RESPONSIBLE FOR THE DESIGN, PREPARATION, AND INFORMATION CONTAINED ON THESE PLANS. I AM A REGISTERED PROFESSIONAL ENGINEER WHOSE VET SEAL AND SIGNATURE APPEARS ON APPLICABLE PAGES.

QUALIFIED INDIVIDUAL _____ DATE _____



AS-BUILT FLOOR PLAN

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

CLASSROOM ADDITION for DISCOVERIES PRESCHOOL

AS-BUILT FLOOR PLAN

REVISIONS:

SHEET:

3

JOB #:

CHECKED BY: SF

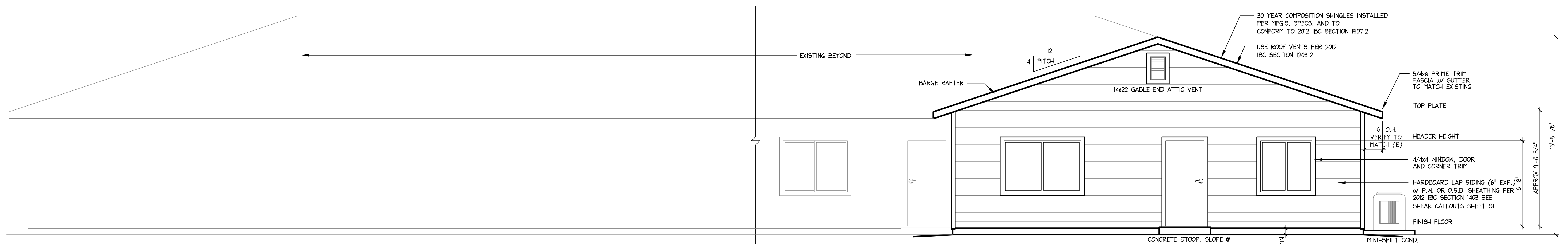
DATE: 4/27/18

FINCH CONSTRUCTION COMPANY INC

SARA P. FINCH, President
 1864 PAINTED DESERT DRIVE
 MINDEN, NEVADA 89423
 LICENSE #80723
 EXPIRES 12/31/2019
 PH: (775) 671-7175

THESE PLANS ARE PROVIDED AND SUBMITTED BY THE CONTRACTOR AS AN INSTRUMENT TO THE PROFESSIONAL ENGINEER FOR REVIEW AND SEALING UNDER THE CONTRACTORS LICENSE CATEGORY AUTHORIZED UNDER NRS 624.
 I AM RESPONSIBLE FOR THE DESIGN, PREPARATION, AND INFORMATION CONTAINED ON THESE PLANS OTHER THAN THE STRUCTURAL DESIGN PERFORMED BY THE ENGINEER WHOSE VET SEAL AND SIGNATURE APPEARS ON APPLICABLE PAGES.

QUALIFIED INDIVIDUAL _____ DATE _____

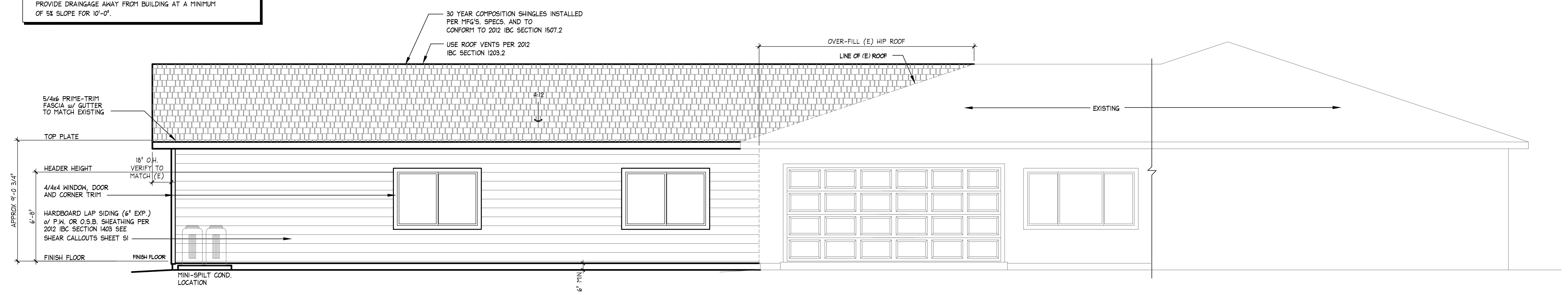


ATTIC VENTILATION
 ATTIC VENTILATION PER 2012 IBC SECTION 1203.2 USE GABLE END VENTS, ROOF JACKS, AND EAVE VENTS.

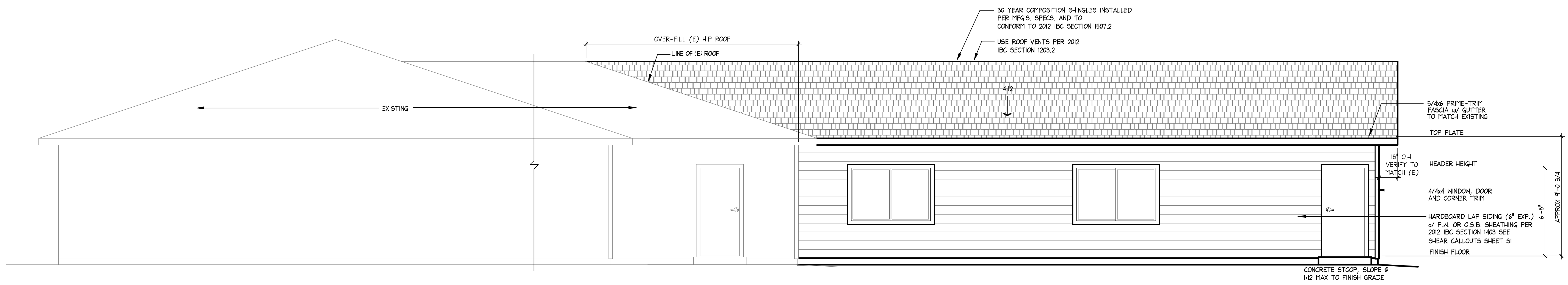
DRAINAGE
 PROVIDE DRAINAGE AWAY FROM BUILDING AT A MINIMUM OF 5% SLOPE FOR 10'-0\"/>

EXIT DOORS SHALL NOT REQUIRE MORE THAN ONE OPERATION TO UNLATCH AS EXACT DOOR HARDWARE FROM INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT PER 2012 IBC 1008.8

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



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



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

EXIT DOORS SHALL NOT REQUIRE MORE THAN ONE OPERATION TO UNLATCH AS EXACT DOOR HARDWARE FROM INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT PER 2012 IBC 1008.8

THESE PLANS ARE PROVIDED AND SUBMITTED BY THE CONTRACTOR AS AN EXEMPTION TO NRS CHAPTER 623 LISTED IN SECTION 623.330 FOR WORK UNDER THE CONTRACTORS LICENSE CATEGORY AUTHORIZED UNDER NRS 624.
 I AM RESPONSIBLE FOR THE DESIGN, PREPARATION, AND INFORMATION CONTAINED ON THESE PLANS OTHER THAN THE STRUCTURAL DESIGN PERFORMED BY THE ENGINEER WHOSE SEAL AND SIGNATURE APPEARS ON APPLICABLE PAGES.

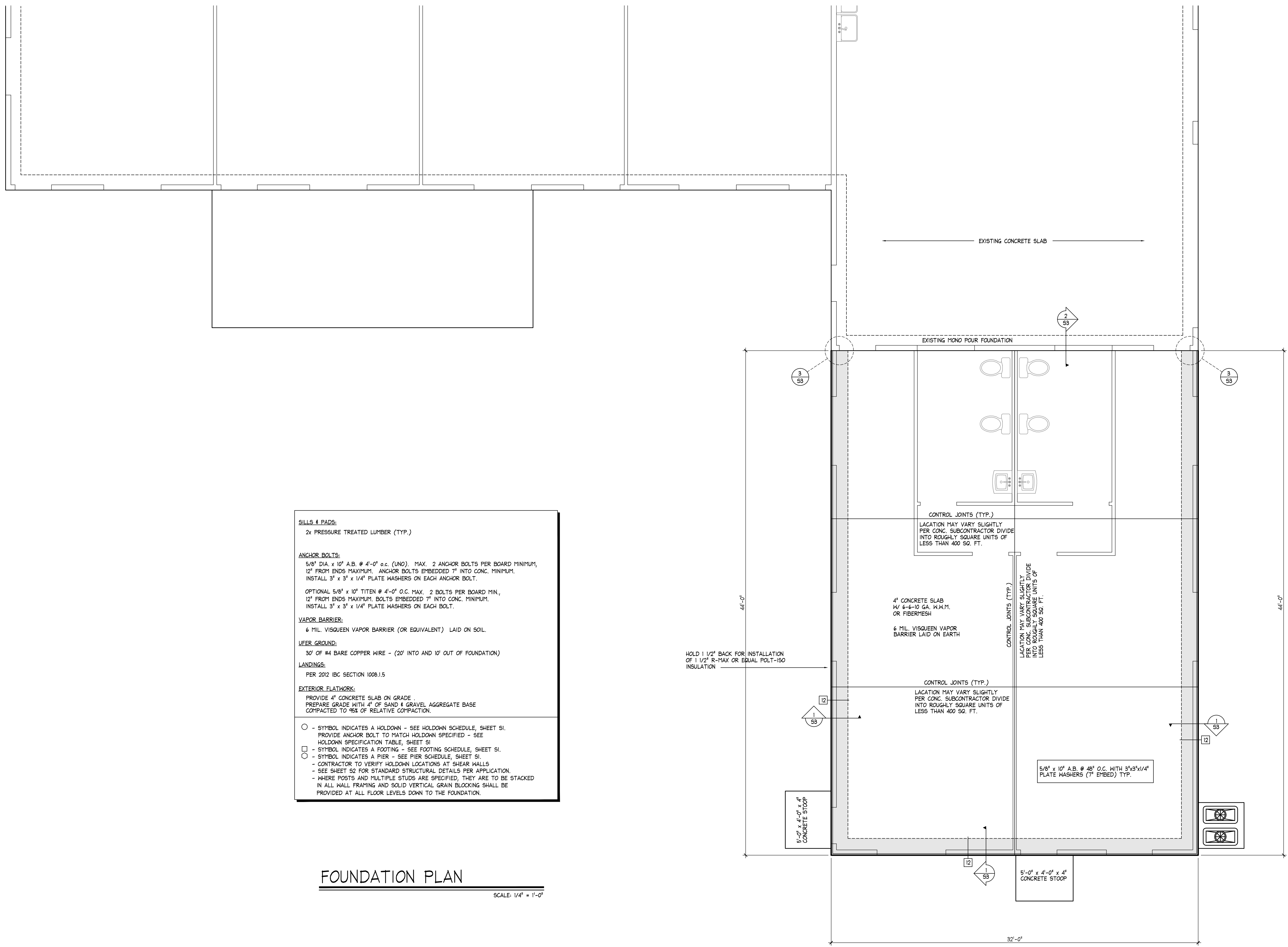
QUALIFIED INDIVIDUAL _____ DATE _____

FINCH CONSTRUCTION COMPANY INC
 SARA P FINCH, President
 LICENSE #07023
 EXPIRES 12/31/2019
 1864 PAINTED DESERT DRIVE
 PH: (775) 671-7175
 MINDEN, NEVADA 89423

CLASSROOM ADDITION for DISCOVERIES PRESCHOOL
 RAISEL 1 OF RAISEL LAMP 0827 FOS
 LEOPORI CHILD CARE CENTER FILES 8/26/02 AS DOC #159845
 APR. 088-432-05

EXTERIOR ELEVATIONS

REVISIONS:
SHEET:
4
JOB #:
CHECKED BY: SF
DATE: 4/27/18



SILLS & PADS:
2x PRESSURE TREATED LUMBER (TYP.)

ANCHOR BOLTS:
5/8" DIA. x 10" A.B. @ 4'-0" o.c. (UNO). MAX. 2 ANCHOR BOLTS PER BOARD MINIMUM, 12" FROM ENDS MAXIMUM. ANCHOR BOLTS EMBEDDED 7" INTO CONC. MINIMUM. INSTALL 3" x 3" x 1/4" PLATE WASHERS ON EACH ANCHOR BOLT.

OPTIONAL 5/8" x 10" TITEN @ 4'-0" O.C. MAX. 2 BOLTS PER BOARD MIN., 12" FROM ENDS MAXIMUM. BOLTS EMBEDDED 7" INTO CONC. MINIMUM. INSTALL 3" x 3" x 1/4" PLATE WASHERS ON EACH BOLT.

VAPOR BARRIER:
6 MIL. VISQUEEN VAPOR BARRIER (OR EQUIVALENT) LAID ON SOIL.

UFER GROUND:
30' OF #4 BARE COPPER WIRE - (20' INTO AND 10' OUT OF FOUNDATION)

LANDINGS:
PER 2012 IBC SECTION 1008.1.5

EXTERIOR FLATWORK:
PROVIDE 4" CONCRETE SLAB ON GRADE.
PREPARE GRADE WITH 4" OF SAND & GRAVEL AGGREGATE BASE COMPACTED TO 95% OF RELATIVE COMPACTION.

○ - SYMBOL INDICATES A HOLD-DOWN - SEE HOLD-DOWN SCHEDULE, SHEET S1.
PROVIDE ANCHOR BOLT TO MATCH HOLD-DOWN SPECIFIED - SEE HOLD-DOWN SPECIFICATION TABLE, SHEET S1

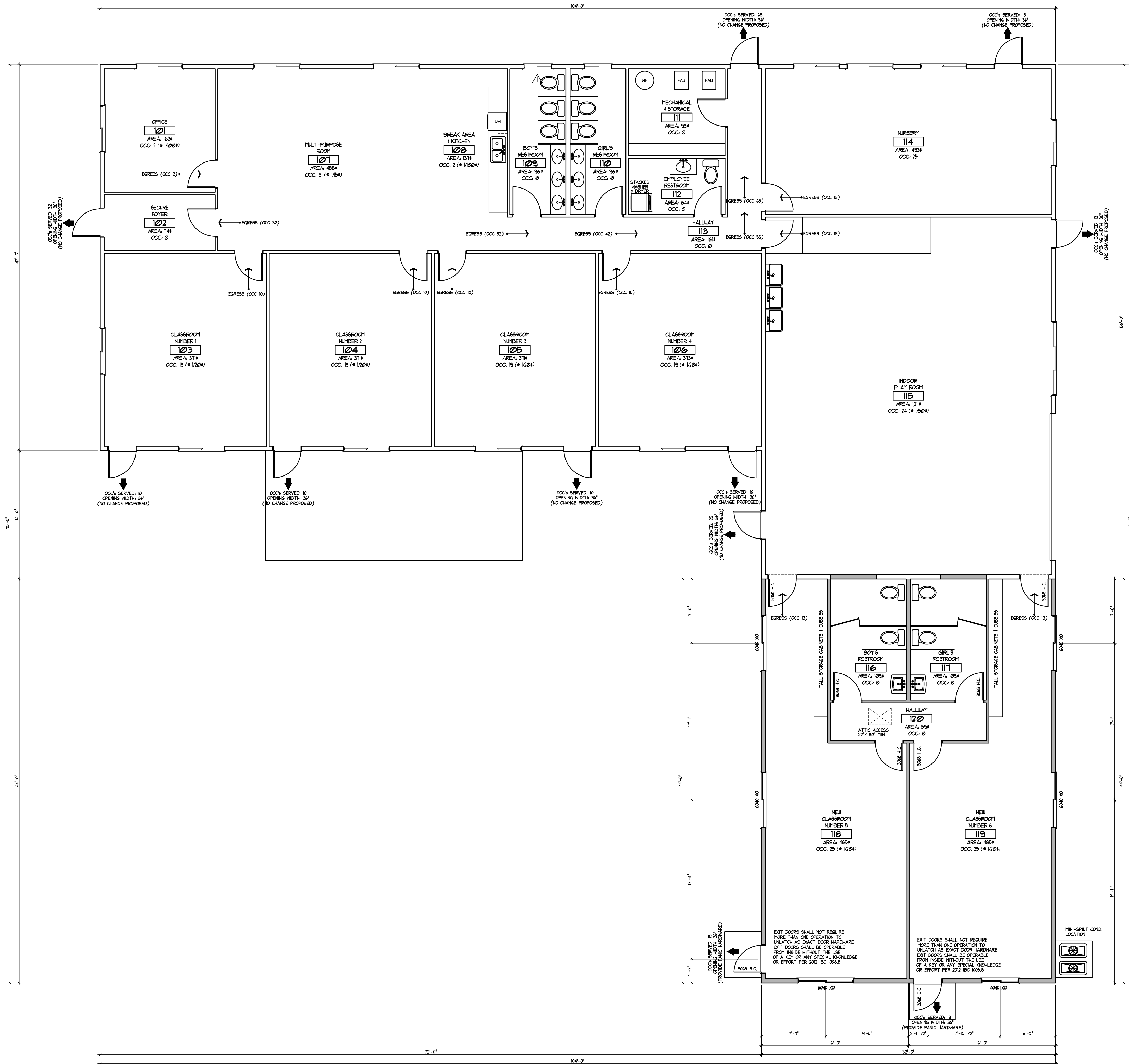
□ - SYMBOL INDICATES A FOOTING - SEE FOOTING SCHEDULE, SHEET S1.

○ - SYMBOL INDICATES A PIER - SEE PIER SCHEDULE, SHEET S1.

- CONTRACTOR TO VERIFY HOLD-DOWN LOCATIONS AT SHEAR WALLS
- SEE SHEET S2 FOR STANDARD STRUCTURAL DETAILS PER APPLICATION
- WHERE POSTS AND MULTIPLE STUDS ARE SPECIFIED, THEY ARE TO BE STACKED IN ALL WALL FRAMING AND SOLID VERTICAL GRAIN BLOCKING SHALL BE PROVIDED AT ALL FLOOR LEVELS DOWN TO THE FOUNDATION.

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

<p>CLASSROOM ADDITION for DISCOVERIES PRESCHOOL 203 E. WILSON AVENUE, SPARKS, NV 89441 FINCH CONSTRUCTION COMPANY, INC.</p>	
<p>FOUNDATION PLAN</p>	
<p>REVISIONS:</p>	
<p>SHEET: 5</p>	
<p>JOB #:</p>	
<p>CHECKED BY: RV</p>	
<p>DATE: 4/27/18</p>	
<p>THESE PLANS ARE PROVIDED AND SUBMITTED BY THE CONTRACTOR AS AN EXEMPTION TO NRS CHAPTER 623 LISTED IN SECTION 623.330 FOR WORK UNDER THE CONTRACTORS LICENSE CATEGORY AUTHORIZED UNDER NRS 624.</p> <p>I AM RESPONSIBLE FOR THE DESIGN, PREPARATION, AND INFORMATION CONTAINED ON THESE PLANS OTHER THAN THE STRUCTURAL PORTION THEREOF AS PERMITTED BY THE ENGINEER WHOSE NET SEAL AND SIGNATURE APPEARS ON APPLICABLE PAGES.</p>	
<p>FINCH CONSTRUCTION COMPANY INC LICENSE #80723 EXPIRES 12/31/2019 PH: (775) 671-7175</p>	
<p>SARA P. FINCH, President 1864 PAINTED DESERT DRIVE MINDEN, NEVADA 89423</p>	
<p>QUALIFIED INDIVIDUAL _____ DATE _____</p>	



NOTES:

ALL WORK & MATERIAL SHALL CONFORM TO ALL PERTINENT REQUIREMENTS OF THE 2012 IBC AND ALL LOCAL GOVERNING CODES, REGULATIONS, AND ORDINANCES.

ALL LUMBER SHALL BE STD. NO. 2 GRADE OR BETTER UNLESS OTHERWISE NOTED.

MEASUREMENTS ARE TO STUD FACE UNLESS OTHERWISE NOTED.

JOINTS & PENETRATIONS SHALL BE CALKED & SEALED - PROVIDE WEATHER STRIPPING AROUND DOORS AND WINDOWS.

SAFETY GLAZING MUST BE USED IN ALL HAZARDOUS AREAS PER 2012 IBC.

PROVIDE LIGHT AND VENTILATION PER 2012 IBC.

PROVIDE LANDINGS PER 2012 IBC.

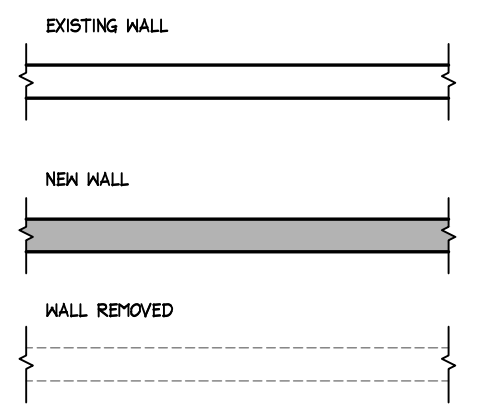
ALL SOLDERS & FLUXES SHALL BE MANUFACTURED TO APPROVED STANDARDS. SOLDERS & FLUXES WITH A LEAD CONTENT WHICH EXCEEDS TWO-TENTHS (0.20) OF ONE PERCENT (1%) ARE PROHIBITED IN PIPING SYSTEMS USED TO CONVEY POTABLE WATER.

ALL PIPING SERVING PART OF A HOT WATER SYSTEM INSTALLED IN UNCONDITIONED AREAS SHALL BE PROTECTED WITH MIN. R-2 INSULATION. INSULATION SHALL BE INSTALLED CONTINUOUSLY FROM WITHIN 2 FEET OF WATER HEATER TO WITHIN 2 FEET OF THE FIXTURE OUTLET. OMISSION OF INSULATION PASSING THROUGH A RESTRICTED OPENING IN FRAMING MEMBERS IS ALLOWED PER DOUGLAS COUNTY TITLE 20.

HABITABLE SPACE & OCCUPANT LOAD

ROOM #	ROOM NAME	HABITABLE SPACE	OCCUPANCY TYPE	OCCUPANT LOAD
101	OFFICE	674	Business	2
102	SECURE FOYER	748	Accessory Area	0
103	CLASSROOM #1	378	Classroom	18
104	CLASSROOM #2	378	Classroom	18
105	CLASSROOM #3	378	Classroom	18
106	CLASSROOM #4	378	Classroom	18
107	MULTI-PURPOSE ROOM	454	Accessory Area	0
108	BREAK AREA & KITCHEN	1374	Business	3
109	BOY'S RESTROOM	364	Accessory Area	0
110	GIRL'S RESTROOM	364	Accessory Area	0
111	MECHANICAL & STORAGE	594	Accessory Area	0
112	EMPLOYEE RESTROOM	644	Accessory Area	0
113	HALLWAY	1814	Accessory Area	0
114	NURSERY	434	Classroom	24
115	INDOOR PLAY ROOM	1214	Classroom	24
116	BOY'S RESTROOM	1094	Accessory Area	0
117	GIRL'S RESTROOM	1094	Accessory Area	0
118	CLASSROOM #5	484	Classroom	25
119	CLASSROOM #6	484	Classroom	25
120	HALLWAY	634	Accessory Area	0
TOTALS		4434		82
		ADDITION		50
		TOTAL		132

LEGEND



FLOOR PLAN

1/8" = 1'-0" SCALE: 3/16" = 1'-0"

THESE PLANS ARE PROVIDED AND SUBMITTED BY THE CONTRACTOR AS AN EXEMPTION TO IBCS CHAPTER 623 LISTED IN SECTION R63.30 FOR WORK UNDER THE CONTRACTORS LICENSE CATEGORY AUTHORIZED UNDER NRS 624.
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QUALIFIED INDIVIDUAL
 DATE

FINCH CONSTRUCTION COMPANY INC
 LICENSE #80723
 EXPIRES 12/31/2019
 PH: (775) 671-7175

SARA P FINCH, President
 1864 PAINTED DESERT DRIVE
 MINDEN, NEVADA 89423

CLASSROOM ADDITION to DISCOVERIES PRESCHOOL
 250 EGYPTIAN DRIVE, SPARKS, NV 89441
FLOOR PLAN
 PARCEL 1 OF PARCEL MAP #2027 FOR LEFORS CHILD CARE CENTER, AS SHOWN AS DOC #1559645
 APN: 089-432-08

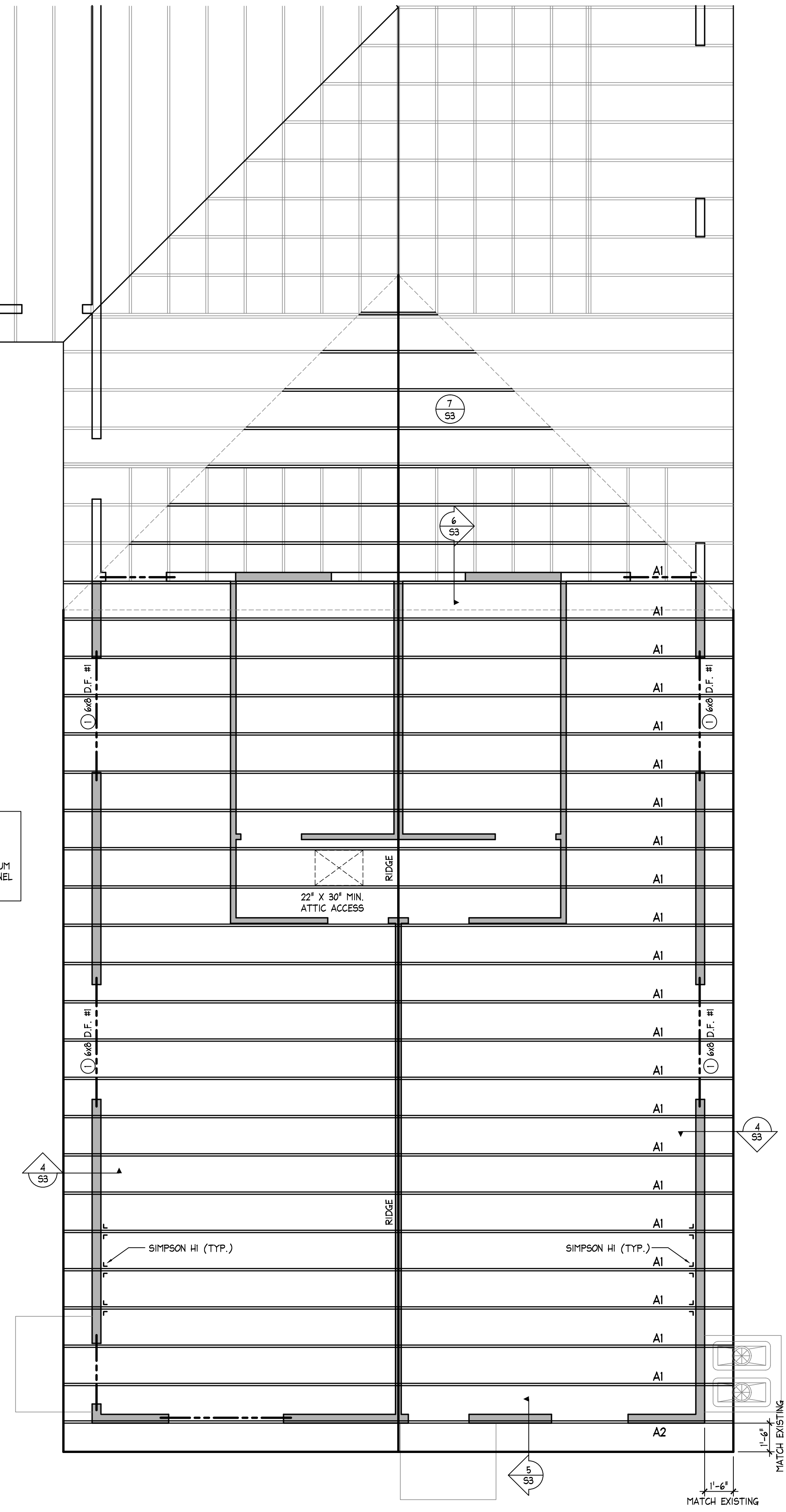
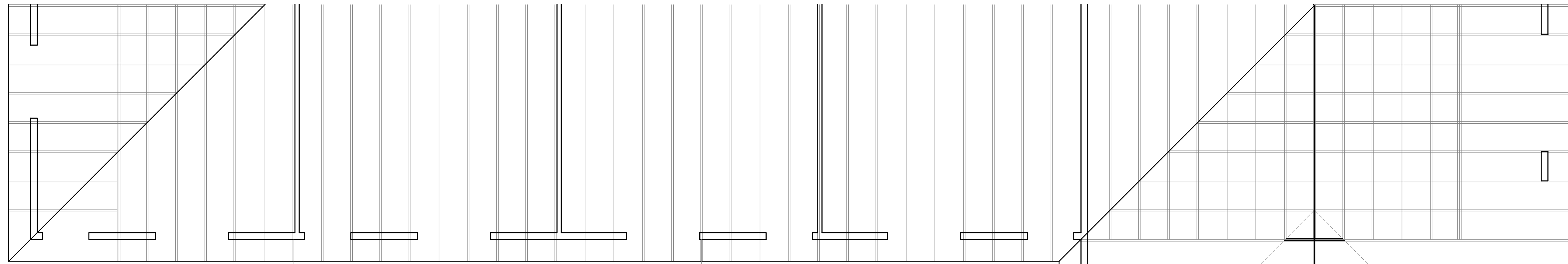
REVISIONS:

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JOB #:

CHECKED BY: SF

DATE: 4/27/18



ATTIC VENTILATION CALCULATIONS:
 1408 SQ. FT. = 9.4 SQ. FT. OF REQUIRED VENTILATION
 150

PROVIDED A MINIMUM OF 50% OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3'-0" ABOVE EAVE OR CORNICE VENTS PROVIDE 4.7 SQ. FT. OF VENTILATION AT OR NEAR RIDGE. PROVIDE 4.7 SQ. FT. OF VENTILATION AT EAVE LINE.

ATTIC VENTILATION PER 2012 IBC SECTION R1023.2
 NOTE: THE VENTILATING AREA MAY BE 1/300 OF THE AREA OF SPACE VENTILATED PROVIDED A VAPOR RETARDER IN ACCORDANCE WITH ASTM E 96 IS INSTALLED ON THE WARM SIDE OF THE ATTIC INSULATION

ROOFING:
 COMPOSITION SHINGLES INSTALL PER MANUFACTURER'S SPECIFICATIONS AND 2012 IBC SECTION 1507.2, OVER UNDERLAYMENT PER TABLE 1507.2

SHEATHING:
 1/2" CDX PLYWOOD (OR EQUAL) EXPOSURE 1, APA SPAN RATED (32/16). STAGGER JOINTS - NAIL WITH 8d COMMON PER 2012 IBC TABLE 2306.3.1, UNO.

TRUSSES:
 PRE-MANUFACTURED ENGINEERED TRUSSES @ 24' o.c.
 PROVIDE 2x STUD PER TRUSS PLY @ ALL GIRDER BRG. POINTS, U.N.O. DOWN TO HEADER OR SOLE PLATE. SOLID VERTICAL BLOCK AT FLOOR SYSTEM. STACK IN WALL FRAMING IN ALL LEVELS DOWN TO FOUNDATION.
 NOTE: SEE TRUSS CALCULATIONS FOR TRUSS DESCRIPTIONS

FILL SECTIONS:

RIDGE	2x6 DF #2 OR BETTER
RAFTERS	2x6 DF #2
VALLEY KICKER	2x6 DF

HEADERS:
 6x6 D.F. #1 (TYPICAL UNLESS OTHERWISE NOTED)

TRIMMERS:
 DOUBLE TRIMMERS AT OPENINGS GREATER THAN 6'-0"
 DOUBLE KING STUDS AT OPENINGS GREATER THAN 8'-0"

METAL CONNECTORS:
 TRUSS HANGERS PER MANUFACTURERS
 SIMPSON HI CLIPS @ ALL TRUSS BEARING POINTS ON PLATES & BEAMS
 SIMPSON H3 CLIPS (O/S) @ ALL RAFTER BEARING POINTS ON PLATES & BEAMS
 SIMPSON H5 CLIPS (B/S) @ ALL GIRDER TRUSS BEARING POINTS, UNO.
 SIMPSON PC & CC POST CAPS (AS NOTED)
 SIMPSON ST, MST, & LSTA STRAPS (AS NOTED)

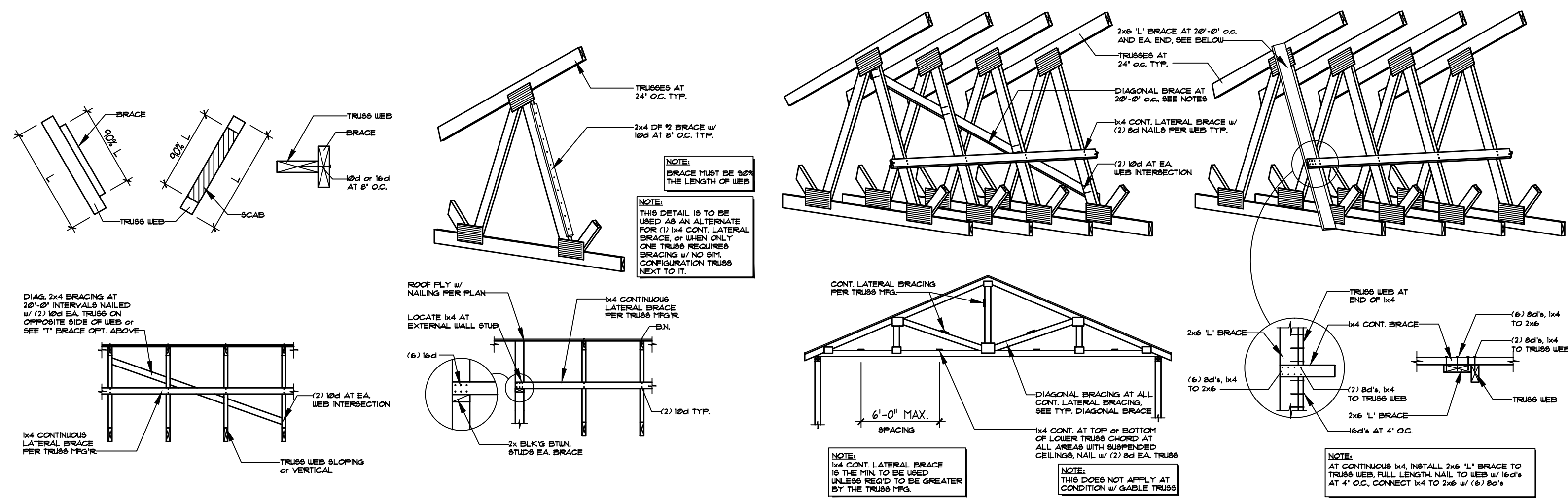
OUTLOOKERS:
 2x4 D.F. #2 OUTLOOKERS AT 24" O.C.

ATTIC ACCESS:
 22"x30" MIN. - PER 2012 IBC 1209.21

STRUCTURAL ENGINEERING NOTES

- SEE SHEET S2 FOR STANDARD STRUCTURAL DETAILS PER APPLICATION.
- WHERE POSTS AND MULTIPLE STUDS ARE SPECIFIED, THEY ARE TO BE STACKED IN ALL WALL FRAMING AND SOLID VERTICAL GRAIN BLOCKING SHALL BE PROVIDED AT ALL FLOOR LEVELS DOWN TO THE FOUNDATION OR HEADOUT.
- CONTRACTOR TO PROVIDE TRUSS CALCS FOR REVIEW AND APPROVAL BY PROJECT ENGINEER. DO NOT CHANGE TRUSS MANUFACTURERS OR TRUSS LAYOUT SHOWN HERE WITHOUT THE APPROVAL OF THIS PROJECT ENGINEER.
- CONTRACTOR TO VERIFY TRUSS SPANS, DEFLECTIONS, PROFILES, CONNECTIONS, ETC. WITH TRUSS MANUFACTURER PRIOR TO CONSTRUCTION. DO NOT DEVIATE FROM HANGERS SPECIFIED ON PLANS UNLESS VERIFIED BY PROJECT ENGINEER.

NOTE:
 DRAFT STOPS PER 2012 IBC SECTION 717.4
 ANY HORIZONTAL AREA CANNOT EXCEED
 3,000 SQ. FT. PER 2012 IBC SECTION 717.3.1.
 DRAFTSTOPPING MATERIALS SHALL BE MINIMUM
 1/2" GYPSUM OR 3/8" WOOD STRUCTURAL PANEL
 ADEQUATELY SUPPORTED



ROOF FRAMING PLAN

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

THESE PLANS ARE PROVIDED AND SUBMITTED BY THE CONTRACTOR AS AN EXEMPTION TO NRS CHAPTER 623 LISTED IN SECTION 623.339 FOR WORK UNDER THE CONTRACTORS LICENSE CATEGORY AUTHORIZED UNDER NRS 624.

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QUALIFIED INDIVIDUAL _____ DATE _____

FINCH CONSTRUCTION COMPANY INC

SARA P FINCH, President
 LICENSE #60723
 EXPIRES 12/31/2019
 PH: (775) 671-7175

1864 PAINTED DESERT DRIVE
 MINDEN, NEVADA 89423

CLASSROOM ADDITION for DISCOVERIES PRESCHOOL
 203 E. COYOTE BLVD. SPARKS, NV 89441

ROOF FRAMING PLAN

PARCEL 1 OF PARCEL MAP #2027 FOR LEFORS CHILD CARE CENTER, FILES 8/26/92 AS DOC # 1599945 APN: 009-152-008

REVISIONS:

SHEET: **8**

JOB #:

CHECKED BY: RV

DATE: 4/27/18

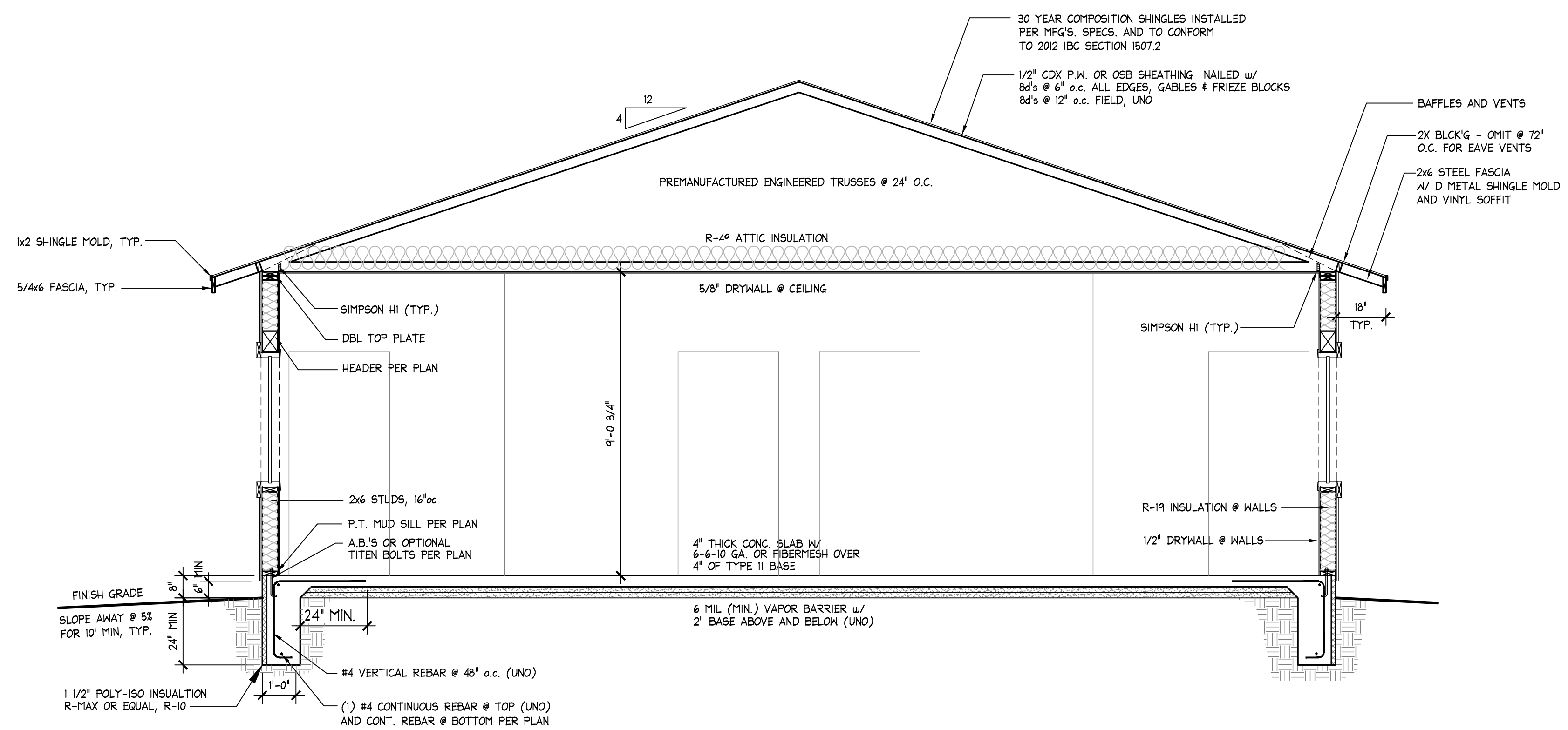
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 PH: (775) 671-7175

CLASSROOM ADDITION for DISCOVERIES PRESCHOOL
 203 ESTADAN DRIVE, SPARKS, NV 89441
SECTION - A

REVISIONS:
 SHEET: **9**
 JOB #:
 CHECKED BY: RV
 DATE: 4/27/18

QUALIFIED INDIVIDUAL DATE



SECTION - A
 SCALE: 3/8" = 1'-0"

ROOFING:
 COMPOSITION SHINGLES INSTALL PER MANUFACTURER'S SPECIFICATIONS AND 2012 IBC SECTION 1507.2, OVER 15# FELT OR BUILDING PAPER VAPOR BARRIER

SHEATHING:
 1/2" CDX PLYWOOD (OR EQUAL) EXPOSURE 1, APA SPAN RATED (32/16). STAGGER JOINTS - NAIL WITH 8d @ 6" o.c. ALL EDGES, GABLE ENDS, AND FRIEZE BLOCKS. 8d @ 12" O.C. FIELD

TRUSSES:
 PRE-MANUFACTURED ENGINEERED TRUSSES @ 24" o.c. PROVIDE 2x STUD PER TRUSS PLY @ ALL GIRDER BRG. POINTS, U.N.O. DOWN TO HEADER OR SOLE PLATE. SOLID VERTICAL BLOCK AT FLOOR SYSTEM. STACK IN WALL FRAMING IN ALL LEVELS DOWN TO FOUNDATION.
 NOTE: SEE TRUSS CALCULATIONS FOR TRUSS DESCRIPTIONS

OUTLOOKERS:
 2x4 D.F. #2 OUTLOOKERS AT 24" O.C.

FILL SECTIONS:
 RIDGE 2x6 DF #2 OR BETTER
 RAFTERS 2x6 DF #2
 VALLEY KICKER 2x6 DF #2

BEAMS:
 LVL's:
 ALL LVL'S SHALL HAVE Fb= 2800 PSI, Fv= 285 PSI, AND E=2.0x10⁶ PSI MINIMUM UNLESS NOTED OTHERWISE NAIL MULTI-PLY LVL'S W/ (3) 16d's @ 12" O.C.
 PSL's:
 ALL PSL'S SHALL HAVE Fb= 2900 PSI, Fv= 290 PSI, AND E=2.0x10⁶ PSI MINIMUM
 G.L.B.'s:
 ALL G.L.B.'s TO BE 24F-V4 D.F. GLU-LAM. BEAMS EXPOSED TO THE WEATHER MUST BE RATED EXTERIOR, OR PROTECTED W/ APPROPRIATE FLASHING. ALL FLOOR BEAMS ARE RECOMMENDED TO BE ORDERED WITH ZERO CAMBER.

HEADERS:
 6x6 DF #2 (TYPICAL UNLESS OTHERWISE NOTED)

TRIMMERS:
 DOUBLE TRIMMERS AT OPENINGS GREATER THAN 4'-0"
 DOUBLE KING STUDS AT OPENINGS GREATER THAN 8'-0"

SIDING:
 MANUFACTURED SIDING INSTALLED PER MFG. SPECS. AND PER 2012 IBC SECTION 1403 AND VAPOR BARRIER. INSTALL VAPOR BARRIER PER 2012 IBC SECTION 1403.3 w/ 3/8" P.W. SHEATHING OR EQUIVALENT (SEE SHEAR CALLOUTS.)

POSTS:
 DF (LOCATE AS NOTED)

SILLS & PADS:
 2x PRESSURE TREATED LUMBER (TYP.)

ANCHOR BOLTS:
 5/8" DIA x 10" A.B. @ 4'-0" o.c. (UNO). MAX. 2 ANCHOR BOLTS PER BOARD MINIMUM, 12" FROM ENDS MAXIMUM. ANCHOR BOLTS EMBEDDED 7" INTO CONC. MINIMUM. INSTALL 3" x 3" x 1/4" PLATE WASHERS ON EACH ANCHOR BOLT.
 OPTIONAL 5/8" x 10" TITEN @ 4'-0" O.C. MAX. 2 BOLTS PER BOARD MIN., 12" FROM ENDS MAXIMUM. BOLTS EMBEDDED 7" INTO CONC. MINIMUM. INSTALL 3" x 3" x 1/4" PLATE WASHERS ON EACH BOLT.

VAPOR BARRIER:
 6 MIL. VISQUEEN VAPOR BARRIER (OR EQUIVALENT) LAID ON SOIL.

LANDINGS:
 PER 2012 IBC SECTION 1008.15

CONCRETE SLABS:
 PROVIDE 4" CONCRETE SLAB ON GRADE WITH FIBERMESH OR 6" x 6" - 10 Ga. W.W.F. REINFORCEMENT. PREPARE GRADE WITH 4" OF SAND & GRAVEL AGGREGATE BASE COMPACTED TO 95% OF RELATIVE COMPACTION.
 PROVIDE A PERIMETER & INTERIOR EXPANSION JOINTS AS REQUIRED, AND PROVIDE CONTROL JOINTS ON AN INCREMENTAL BASIS.

EXTERIOR FLATWORK:
 PROVIDE 4" CONCRETE SLAB ON GRADE. PREPARE GRADE WITH 4" OF SAND & GRAVEL AGGREGATE BASE COMPACTED TO 95% OF RELATIVE COMPACTION.

METAL CONNECTORS:
 ALL HANGERS SPECIFIED ARE SIMPSON STRONG TIE OR EQUIVALENT.

EXISTING 200 AMP MAIN PANEL w/ DISCONNECT
 PLACE WALL RECEPTACLES @ 12" A.F.F. UNLESS OTHERWISE NOTED
 WALL RECEPTACLES TO BE PLACED PER 2011 NEC, SEC. 210-52(a).
 PROVIDE A SEPARATE 20 AMP SERVICE TO F.A.U.

BATHROOMS
 ONE WALL RECEPTACLE OUTLET (MIN) SHALL BE INSTALLED ADJACENT TO THE BASIN.
 ALL OUTLETS TO BE PROTECTED BY GROUND FAULT INTERRUPTERS PER 2011 NEC 210-8(a).
 HANGING FIXTURES ARE NOT PERMITTED OVER A BATHTUB UNLESS 8'-0" CLEARANCE IS PROVIDED MEASURED FROM THE TUB RIM PER 2011 NEC 410-4(d).

OUTDOOR OUTLETS
 OUTLETS SHALL CONFORM TO 2011 NEC, SEC. 210-8-2,3 (1) OUTLET MIN. SHALL BE LOCATED OUTDOORS.
 ALL OUTLETS LOCATED OUTDOORS SHALL BE PROTECTED BY GROUND FAULT INTERRUPTERS.

HEATING CIRCUIT
 PROVIDE (1) 20 AMP MIN. CIRCUIT FOR THE HEATING APPLIANCE. THE CIRCUIT SHALL HAVE NO OTHER OUTLETS. CONSULT HEATING EQUIPMENT NAME PLATE RATING AND WIRE ACCORDINGLY.

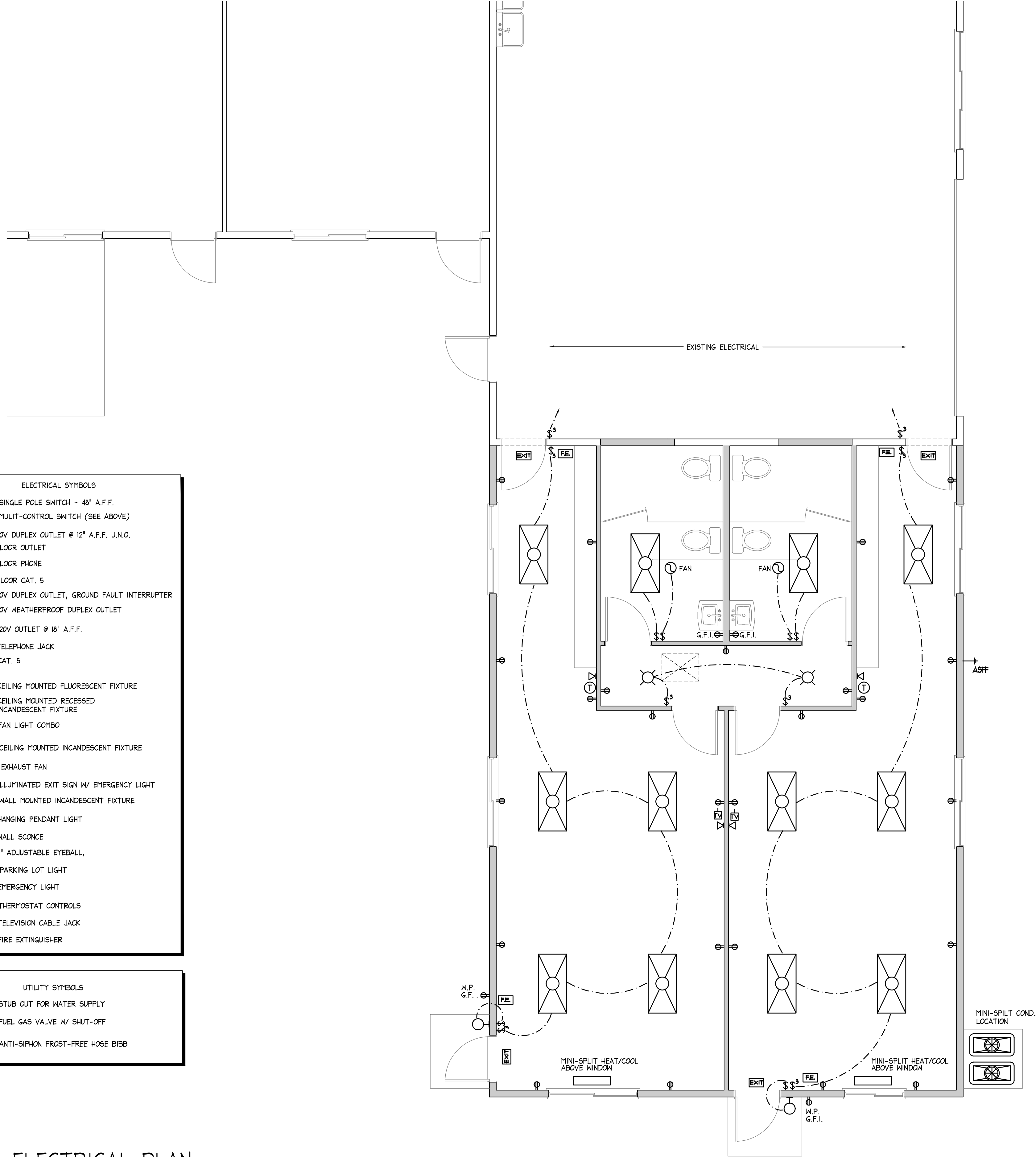
ELECTRICAL CONNECTIONS
 ALL ALUMINUM CONDUCTORS SIZE 1/0 AND LARGER SHALL BE TERMINATED WITH A COMPRESSION TYPE CONNECTOR. AN OXIDATION INHIBITOR SHALL BE USED ON "ALL" ALUMINUM CONNECTIONS.

BATHROOM VENTILATION
 ROOMS CONTAINING BATHTUBS, SHOWERS, SPAS AND SIMILAR BATHING FIXTURES SHALL BE MECHANICALLY VENTILATED IN ACCORDANCE WITH 2011 IBC 1209.4.2.1

NOTE:
 SEE FIRE SPRINKLER DESIGN PROVIDED BY OTHERS

- ELECTRICAL SYMBOLS**
- Ⓢ SINGLE POLE SWITCH - 48" A.F.F.
 - ⓈⓈ MULTI-CONTROL SWITCH (SEE ABOVE)
 - ⓈⓈ 110V DUPLEX OUTLET @ 12" A.F.F. U.N.O.
 - ⓈⓈ FLOOR OUTLET
 - ⓈⓈ FLOOR PHONE
 - ⓈⓈ FLOOR CAT. 5
 - ⓈⓈ 110V DUPLEX OUTLET, GROUND FAULT INTERRUPTER
 - ⓈⓈ 110V WEATHERPROOF DUPLEX OUTLET
 - ⓈⓈ 220V OUTLET @ 18" A.F.F.
 - ⓈⓈ TELEPHONE JACK
 - ⓈⓈ CAT. 5
 - ⓈⓈ CEILING MOUNTED FLUORESCENT FIXTURE
 - ⓈⓈ CEILING MOUNTED RECESSED INCANDESCENT FIXTURE
 - ⓈⓈ FAN LIGHT COMBO
 - ⓈⓈ CEILING MOUNTED INCANDESCENT FIXTURE
 - ⓈⓈ EXHAUST FAN
 - ⓈⓈ ILLUMINATED EXIT SIGN W/ EMERGENCY LIGHT
 - ⓈⓈ WALL MOUNTED INCANDESCENT FIXTURE
 - ⓈⓈ HANGING PENDANT LIGHT
 - ⓈⓈ WALL SCONCE
 - ⓈⓈ 4" ADJUSTABLE EYEBALL,
 - ⓈⓈ PARKING LOT LIGHT
 - ⓈⓈ EMERGENCY LIGHT
 - ⓈⓈ THERMOSTAT CONTROLS
 - ⓈⓈ TELEVISION CABLE JACK
 - ⓈⓈ FIRE EXTINGUISHER

- UTILITY SYMBOLS**
- Ⓢ STUB OUT FOR WATER SUPPLY
 - Ⓢ F.G. FUEL GAS VALVE W/ SHUT-OFF
 - Ⓢ A.S.F.F. ANTI-SIPHON FROST-FREE HOSE BIBB



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

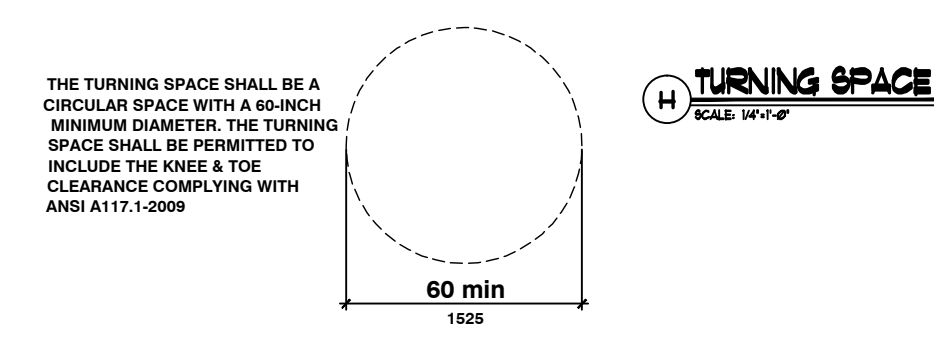
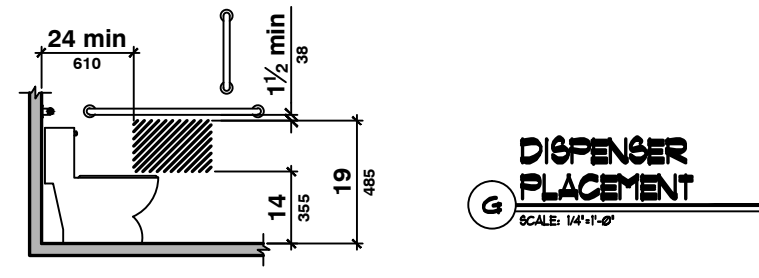
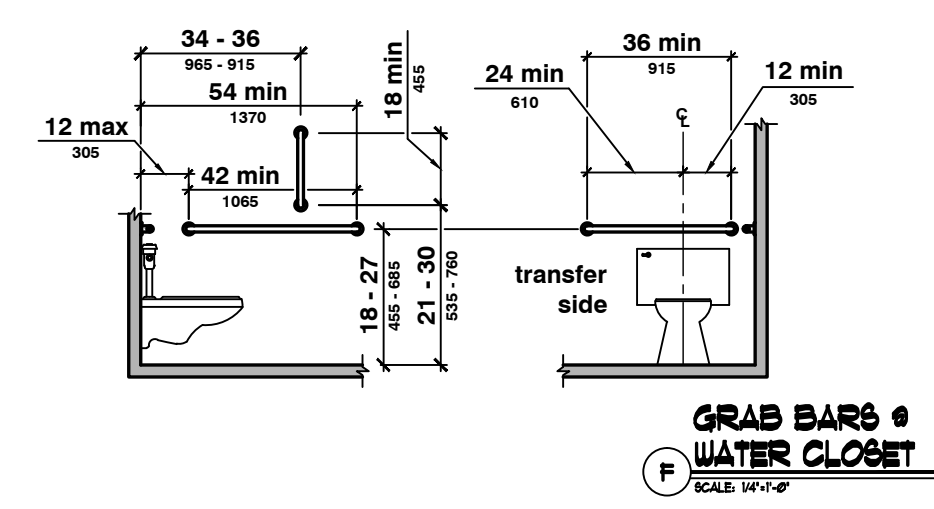
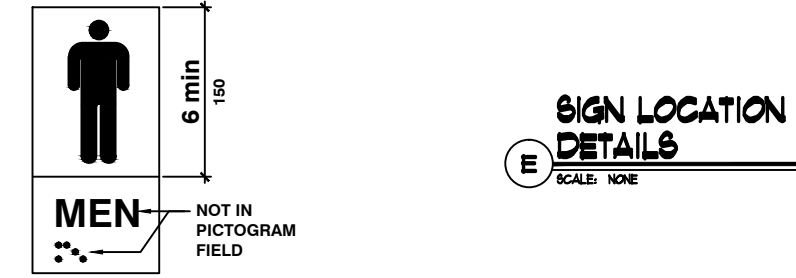
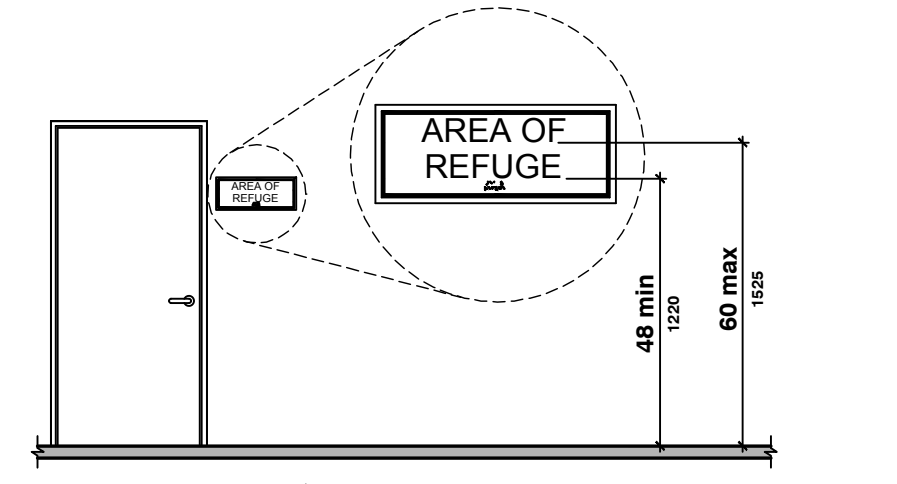
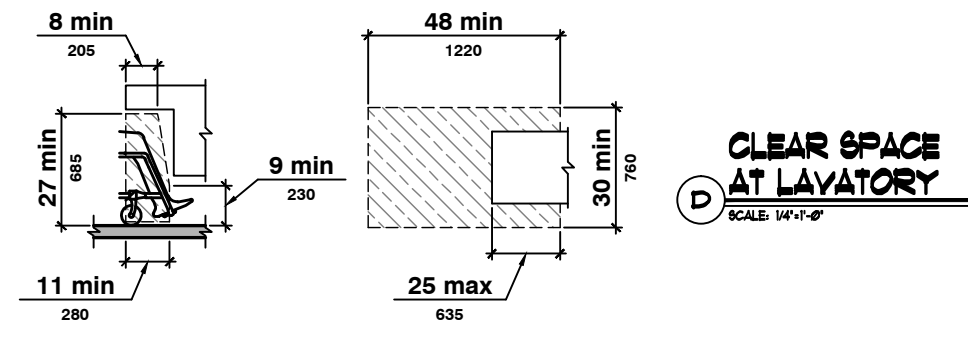
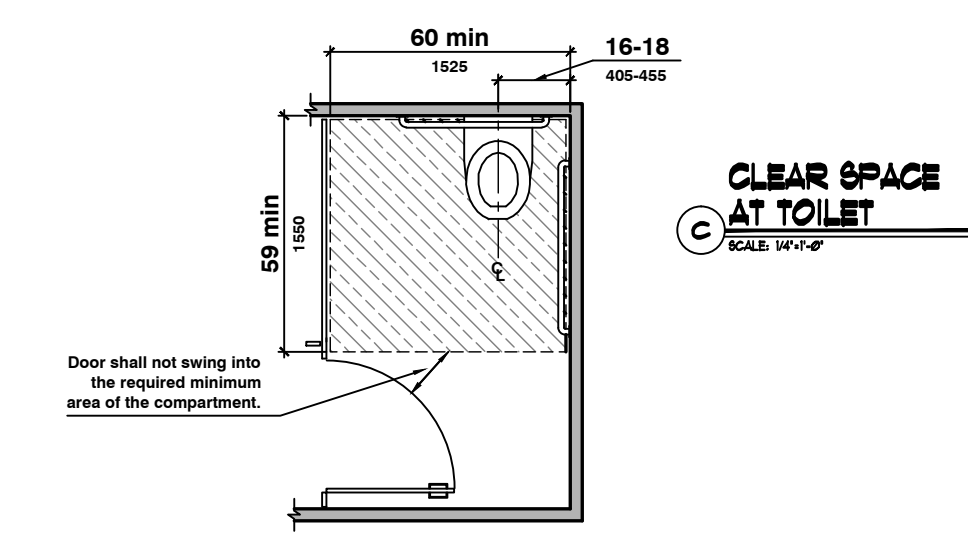
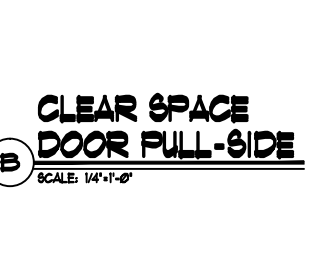
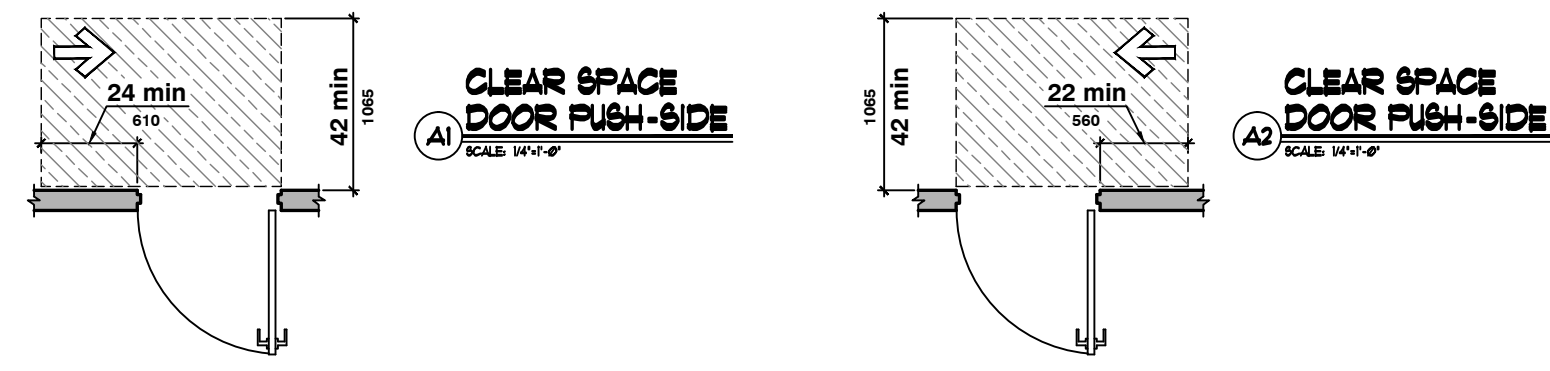
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FINCH CONSTRUCTION COMPANY INC
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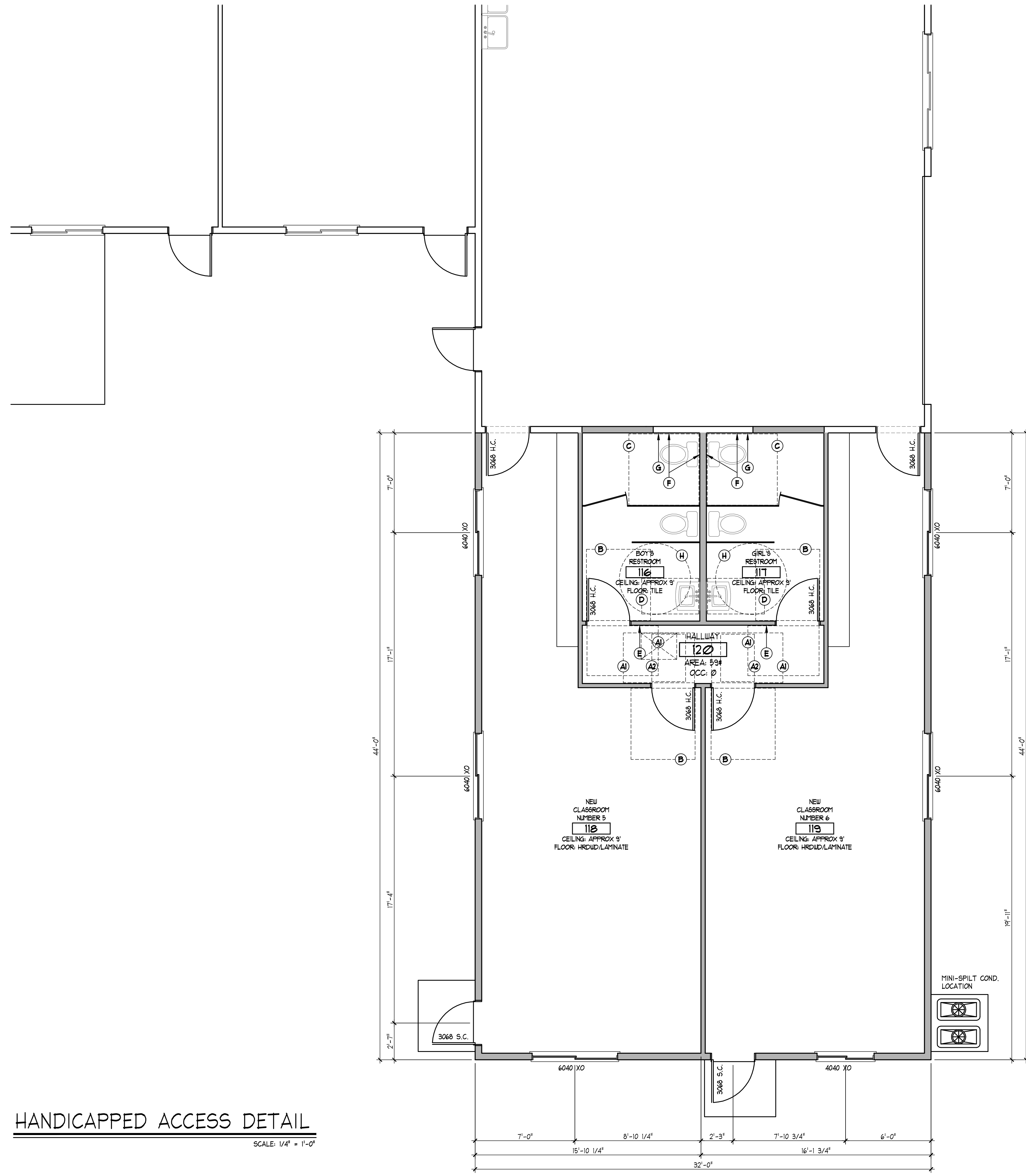
CLASSROOM ADDITION for DISCOVERIES PRESCHOOL
 203 EGYPTIAN DRIVE, SPARKS, NV 89411
ELECTRICAL PLAN
 PARCEL 1 OF PARCEL MAP #2827 FOR LEPORI CHILD CARE CENTER, FILES 826092 AS DOC #1999845 APN 089-452-08

REVISIONS:
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ACCESSIBILITY DETAILS



HANDICAPPED ACCESS DETAIL
SCALE: 1/4" = 1'-0"

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FINCH CONSTRUCTION COMPANY INC
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CLASSROOM ADDITION for DISCOVERIES PRESCHOOL
253 EGYPTIAN DRIVE, SPARKS, NV 89441
HANDICAPPED ACCESS DETAIL
PARCEL 1 OF PARCEL MAP #827 FOR
LEPORI CHILD CARE CENTER, FILES B2682 AS DOC #199845
APP. 08/03/2018

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GENERAL CONSTRUCTION NOTES:

- GENERAL**
 - All work shall conform to the 2012 IBC and applicable local codes.
 - Where applicable, allowable stresses have been increased 15% (except Alpine and Placer counties) for snow, 33% seismic, and 33% for wind and seismic connections (timber).
 - All codes and standards shall be the most current edition as of the date of the calculations.
 - The Engineer is responsible for the structural items in the plans only. Should any changes be made from the design as detailed in these calculations without written approval from the Engineer then the Engineer assumes no responsibility for the entire structure or any portion thereof. Should the results of the calculations not be fully or properly transferred to the plans, the Engineer assumes no responsibility for the structure.
 - These calculations are based upon a completed structure. Should an unfinished structure be subjected to loads, the Engineer should be consulted for an interim design or if not, will assume no responsibility.
 - The details shown on the drawings are typical. Similar details apply to similar conditions.

2. SITE WORK

- Assumed soil bearing pressure shall be determined in accordance with IBC Table 1804.2.
- Building sites are assumed to be drained and free of clay or expansive soil. These calculations assume stable, undisturbed soils and level or stepped footings. Any other conditions should be reported to this Engineer.
- Foundations shall bear on non-expansive native soil or compacted structural fill. Any loose soil in the bottom of the footing excavations shall be compacted to at least 90% relative compaction or removed to expose firm, unyielding material.
- All footings shall bear on undisturbed soil with a footing depth below frostline, (18" or 24" as per local requirements).
- All finished grade shall slope a minimum of 2% away from foundation for 10 ft.
- This Engineer has not made a geotechnical review of the building site and is not responsible for general site stability or soil suitability for the proposed project.
- Foundation design is based on minimum footing dimensions and bearing capacities set forth in Table 1804.2 of Chapter 18 in the IBC. Assume Class 4 soil with allowable soil bearing pressure of 2000 psf, unc, with a constant expansion index less than 20. Footings shall extend 18" or 24" (minimum) below finish grade at exterior walls for frost protection. Footings shall bottom 2" (minimum) below natural undisturbed grade.

3. FILL & BACKFILL

- Fill material shall be free from debris, vegetation, and other foreign substances.
- Backfill trenches shall be compacted to 90% density per ASTM D1557 to within 12" of finished grade. The top 12" shall be landscape fill.
- Backfill at pipe trenches shall be compacted on both sides of pipe in 6" lifts.
- Waterproof exterior faces of all foundation walls adjacent to usable spaces.
- Backfill at foundation walls shall be compacted to 90% relative density, unc.
- Use 4" diameter PVC, unc, perforated pipe sub-drain behind all retaining walls. Slope pipe to drain to daylight and drywell.

4. CONCRETE / MASONRY

- Concrete shall have a minimum 28 day compressive strength of 2500 psi, unc. Alpine County shall have a minimum of 3000 psi for all concrete and 3500 psi for all slabs on grade, unc.
- Concrete shall be air entrained to not less than 5% and not more than 1%.
- All slabs on grade shall have a minimum thickness of 4" and be reinforced with 6x6x10W mesh at centerline as per ASTM A185, or with fibermesh as per manufacturers specifications, unc.
- All slabs on grade shall be placed over 4" minimum of free draining aggregate base compacted to a minimum of 95% relative compaction. Provide 2" sand above and below a 6 mil. (min.) vapor barrier at all living areas and areas requiring moisture protection.
- All slab on grade subgrade (upper six inches) shall be scarified, moisture conditioned to within 2% of optimum, and uniformly compacted to at least 90% of maximum dry density as determined by ASTM D1557. This will not be required if slabs are to be placed directly on undisturbed compacted structural fill.
- Waterproofing of foundations and retaining walls is the responsibility of the owner.
- Reinforcement shall be grade 40 as per ASTM A615 unc. Lap reinforcing bar splices 40 bar diameters, unc.
- Concrete stem walls and footings are to be a monolithic pour. Provide vertical 4 horizontal 4"x8" or 18" oc, developed into footing for stemwalls over 28" in height, unc. Stemwalls 36" or greater in height shall be designed as retaining walls.
- All masonry units shall conform to ASTM C90 grade N.
- All masonry cells are to be solid grouted with mortar conforming to ASTM C270 Type S, with a 28 day compressive strength of 2000 psi min.
- Reinforcement cover in cast-in-place concrete shall be as follows:
 - 3" - Concrete cast against and permanently exposed to earth.
 - 1 1/2" - Concrete exposed to earth or weather with #5 bars or smaller.
 - 1 1/2" - Concrete not exposed to weather or in contact with ground, #11 bars and smaller.
 - 1 1/2" - Beams, columns, and pilaster, cover over ties.
 - 1 1/2" - Clear to top for reinforcement in slabs on grade.
- Provide slab control joints (saw cut or plastic inserts) at 20'-0" maximum spacing each way for 4' slab. Joint depth to be 1/4" of slab depth.
- Vertical steel placement in masonry stem walls to be #4 bars at 32" o.c. maximum spacing, unc.
- Horizontal steel placement in masonry stem walls to be #4 bars at 24" o.c. maximum spacing, unc.
- Reinforced concrete shall conform to applicable requirements of IBC and ACI Standards.
- Aggregate shall conform to ASTM C33 for stone aggregate.
- Use normal weight concrete (145 pcf) for all concrete, unc. Use Type II cement, unc. Use Type V cement if soil contains sulfate concentrations of 0.2% or more.
- Weather protection:
 - In hot weather, follow "Recommended Practice for Hot Weather Concreting", ACI 306.
 - In cold weather, follow "Recommended Practice for Cold Weather Concreting", ACI 306.
- All reinforcing steel and anchor bolts shall be accurately located and adequately secured in position before and during placement of concrete.
- All details of fabrication and installation of reinforcing steel shall be in accordance with the ACI Manual of Standard Practice.

5. FRAMING / LUMBER

- Roof plywood thickness is per APA load tables based upon roof live load and framing spacing. Apply face grain perpendicular to framing, stagger panels and nail with 8d Per IBC Table 2306.3.1, unc.
- Floor plywood shall be APA rated plywood and glued and nailed with 8d or 10d # 6' o.c. edge, 10" o.c. field, unc.
- Plywood shall conform to APA, PS 1. Shear plywood shall be 'Exposure 1' C-D or C-C. Alternate sheathing may be substituted for floors, roofs, and shear walls provided they are structurally equivalent to plywood. Plywood permanently exposed to weather and/or moisture shall be rated 'Exterior'.
- Wood structural panel diaphragms and shear walls shall be constructed with wood structural panel sheets not less than 4 feet by 8 feet, except at boundaries and changes in framing where minimum sheet dimensions shall be 2 feet by 4 feet. Framing members or blocking shall be provided at the edges of all sheets in shear walls.
- Headers that are not specifically addressed in the calculations shall be typical header specified on the plans. (OK by observation). Use (2) trimmers on all openings 5'-0" and larger, unc.
- Floor joists shall be Douglas Fir #2 min. Size and space in accordance with IBC Table 2306.8.
- Engineer recommends using E less than 12. Manufactured "I" joists (such as Truss Joists) may be substituted for sawn lumber, size and spacing as per manufacturer's recommendations. Use manufactured rim joist (such as Timber Strand) with all "I" joists.
- All foundation sill plates, nailers, and ledgers in direct contact with concrete and within 8" of ground shall be pressure treated Douglas Fir or Hem Fir.
- Studs shall be stud grade or better. In no instance shall a stud wall be used to retain soil or resist lateral pressure due to snow loading. In the case of snow build up against a stud wall the owner shall be responsible to eliminate snow to stud wall contact.

GENERAL CONSTRUCTION NOTES (CONT.):

- All framing lumber shall be Douglas Fir Larch with moisture content less than 19%, unc.
- Glulam shall be 24F-V4 unc. Glulam exposed to weather must be rated for exterior use by the manufacturer or approved protection from exposure to be provided.
- Micro-lams (laminated veneer lumber) and parallels (parallel strand lumber) specified shall have the following minimum design strengths: 1/4" side / Fo=2600 psi, Fv=220 psi, E=1800,000 psi and 2-1/16" side / top: Fo=2900 psi, Fv=230 psi, E=1,800,000 psi.
- Splice all beams over supports or abutment top 1/3 at support (not a cantilever), unc.
- Where multiple trimmers or studs are specified, those trimmers are to be stacked in all wall framing and solid vertical grain blocking shall be provided # all floor levels down to the foundation, unc.
- Where posts with column caps, straps, or bearing plates are called out for, the load is to be transferred to the foundation with posts as specified and solid vertical grain blocking shall be provided # all floor levels down to the foundation, unc.
- All built up, laminated double or multiple 2x joists and beams shall be nailed together with (3) rows of led nails at 12" oc, staggered, unc. Three piece members shall be nailed from each side.
- All 4x and 6x posts, columns, and headers shall be DF, #1 or better, unc. All other 4x and 6x framing members shall be DF, #2 or better, unc.
- All framing members specified in these calculations are minimums, and larger members may be substituted.
- All floor openings shall be between joists, unc.
- DO NOT drill holes, notch or cut into beams, studs, and joists, unless detailed on the plans.
- Provide double joists below all parallel partition walls.
- When using 'green' lumber, care shall be taken to allow for the effects of shrinkage. If necessary to avoid sagging, joists, rafters, and beams shall be braced at midspan until lumber has dried out and reached a stable moisture content.

6. HARDWARE / STRUCTURAL STEEL

- All hardware specified shall be Simpson Strong-Tie Co. (or equal) installed per manufacturer's specifications, unc.
- Structural steel shall conform to ASTM A36, unc. Pipe columns shall conform to ASTM A53, Type E or S, unc. Tube sections shall conform to ASTM 500, Grade B, unc.
- All welding shall conform to the American Welding Society specifications. All welding shall be done by welders certified by the local building authority. All shop welding shall be in an approved fabricator shop authorized by the local building authority or special inspection per the IBC shall be provided. All field welding shall require special inspection per IBC Section 1701.
- All welding electrodes shall be ETOXX or shielded wires with Fy greater than 70ksi.
- All nails specified are common nails. No substitutions unless specified on plans or in these calculations or approved in writing by Engineer. For all hardware specified, use nails or bolts per manufacturer's recommendations.
- The minimum nailing for all framing shall conform to UBC Table 23-11-B-1.
- All bolts specified must meet ASTM A307. Bolt holes shall be 1/32" to 1/16" larger than the specified bolt. Washers shall be used at each bolt head and nut next to wood. All washers to be not less than standard cut washers.
- Provide 3" x 3" x 1/4" plate washers on all foundation anchor bolts in Seismic Design Categories D, E, & F.

7. TRUSSES

- All prefabricated trusses shall be fabricated by a code approved manufacturer. The manufacturer shall be responsible for the design and certification of the trusses.
- It is the responsibility of the manufacturer to conform the truss design according to the loading conditions as called for in these calculations, such as (1) live and dead loads; (2) truss spacing; (3) spans and eave overhangs; (4) roof pitch; (5) bearing points; and (6) drag loads.
- Truss manufacturer shall supply to the Engineer calculations and shop drawings for approval prior to fabrication.
- All calculations and shop drawings shall be signed by a registered engineer in the state in which the structure is being built.
- Trusses shall be designed in accordance with the latest local approved codes and ordinances for all loads imposed, including lateral loads and mechanical equipment loads. Truss fabricator shall review all architectural drawings and meet architectural profiles as indicated.
- Shop drawings shall also include the following information:
 - Project name and location.
 - All design loads as set forth in these calculations.
 - Member stresses, deflections, type of joint plates, and allowable design values. Truss joints shall be designed per requirements of Truss Plate Institute (TPI).
 - Type, size, and location of hangers to be used for the project. Hangers shall be designed to support the full vertical load and a lateral load equal to 20% of the vertical reaction. All connectors shall be code approved and of adequate strength to resist stresses due to the loading involved.
- The truss manufacturer shall be responsible for all truss to truss connections, all truss to girder connections, and if the girder truss is made up of more than one truss, all connections between these trusses.
- The truss manufacturer shall insure that the truss package meets the profile as required by the contract documents.
- Total load deflection shall be limited to the lesser of L/240 or 1" max. Live load deflection shall be limited to L/360.
- Trusses are to be handled, installed, and braced in accordance with HB-31 of the TPI. Cross bracing and/or bracing shall be provided for and detailed by truss manufacturer as required to adequately brace all trusses.
- Where truss blocking is called out, the blocking piece shall be the same depth as the adjoining members and capable of resisting a lateral load equal to 500 pounds in its plane, or be sheathed with 1/2" CDX plywood and nailed with 10d common nails at 6" o.c. edge nailing.
- The truss manufacturer shall be responsible for the design of all trusses used as drag or chord members and shall insure that such trusses are placed as required on the framing plans. The amount of load to be laterally transmitted by the member shall be a minimum of 2000 pounds unless otherwise shown on the framing plans.
- The truss manufacturer shall provide a means of attic access when spacing is 16' oc or less.
- Gable end trusses shall be structural, designed to support overhang and to allow a top chord notch of 1/2".
- Girder trusses are to be supported by multiple trimmers.
- All non-bearing walls are to have a 1/2" gap to the bottom chord of trusses.
- When snow loads exceed 50 psf the trusses shall be stacked over wall studs at bearing points.

SHEAR WALL SCHEDULE

SYMBOL	SHEAR FLY	EDGE NAIL SPACING**	16d NAIL SPACING	3x P.T. MUDSILL AND FRAMING MEMBERS # ALL' ABUTTING PANEL EDGES
△	3/8'	8d @ 6'	6' o.c.	NO
△	3/8'	8d @ 4'	4' o.c.	NO
△	3/8'	8d @ 3'	3' o.c. STAGG	YES
△	3/8'	8d @ 2'	2' o.c. STAGG	YES
△	(2) 3/8'	8d @ 4' B/B	FER FLANS	NO
△	(2) 3/8'	8d @ 3' B/B	FER FLANS	YES
△	(2) 3/8'	8d @ 2' B/B	FER FLANS	YES
△	1/2'	8d @ 2'	FER FLANS	YES
△	1/2'	10d @ 2'	FER FLANS	YES
△	3/8' GYP. BD.	6d @ 4'	8' o.c.	NO
△	1/2" Smart panel siding	8d @ 6'	6' o.c.	NO
△	1/2" Smart panel siding	8d @ 4'	4' o.c.	NO
△	1/2" Smart panel siding	8d @ 3'	3' o.c. STAGG	YES
△	1/2" Smart panel siding	8d @ 2'	2' o.c. STAGG	YES

- Use Minimum 3/8" APA Rated Shear Fly / O6B or Rated Equivalent UNO.
- Use Common Nails And Field Nail # 12' oc, UNO.
- Nail All Shear Plywood With Edge Nail Spacing # Top, Mud Sill, All Posts, All King Studs, Sole Plates, & All Studs With Holdowns.
- Double Shear Walls To Have Shear Fly With Specified Nailing Both Sides. Offset Plywood Edges Or Provide 3x Studs At Location Where Edge Nailing Is Located On Both Sides Of Wall Stud.
- Provide 3x Minimum Foundation Sills Unless Otherwise Specified On Plans And 3x Minimum Framing Members (Top, Sole, Studs, Posts, Blocking, Etc.) Receiving Edge Nailing From Two Abutting Shear Plywood Panels. All Edge Nailing At These Members Shall Be Staggered.
- Use SIMPSON MSTC28 To Strap Top 1/3 Across All Beams And Breaks In Top Plates, UNO.
- Provide Blocking # All Horizontal Edges Of Shear Plywood Or Gyp. Bd.
- Nailing Of Gyp. Bd. w/ 6d # 4' o.c. Applies To Edge & Field Nailing.

PIER SCHEDULE

SYMBOL	WIDTH (each way)	DEPTH	STEEL (each way)
12	12"	10"	(2) #4s
14	14"	10"	(2) #4s
16	16"	10"	(2) #4s
18	18"	10"	(2) #4s
21	21"	10"	(2) #4s
24	24"	10"	(3) #4s
28	28"	12"	(3) #4s
32	32"	12"	(4) #4s
36	36"	12"	(5) #4s
42	42"	12"	(6) #4s
48	48"	14"	(7) #4s
54	54"	14"	(8) #4s
60	60"	14"	(9) #4s

PERIMETER FOOTING SCHEDULE

SYMBOL	WIDTH	DEPTH	FOOTING STEEL	STEM WALL STEEL
12	12"	10"	(2) #4s	
16	16"	8"	(2) #4s	
18	18"	8"	(2) #4s	
16a	16"	18"	(2) #4s CONTINUOUS T & B & 9 SHEAR TIES @ 18" o.c.	NA
16b	16"	24"	(2) #4s CONTINUOUS T & B & 9 SHEAR TIES @ 18" o.c.	NA

STEM WALL

- 8" Wide w/ (1) #4 Cont. # Top, UNO. Provide #4 Verticals @ 48" o.c. Hook # Footing (Alternate Hooks). Provide #4 Vert. @ 32" o.c. & #4 Horiz. @ 24" o.c. at CHU Stemwalls.
- If Stemwall Exceeds 28" Above Top Of Footing, Use #4 @ 18" o.c. Horizontal Cont. and #4 @ 18" o.c. Vert. UNO. Stemwalls 36" and Greater Shall be Designed as Retaining Walls.
- All Footings Shall Bear On Undisturbed Soil, Assumed Soil Bearing Pressure Is Determined & Increased In Accordance w/ IBC Table 1804.2.
- Exterior Footings To Be Placed 18" Or 24" Below Grade Per Applicable Local Codes
- Footings Supporting Three Stories Or More Shall Have a Minimum Depth of 18".
- Stemwalls Supporting Three Stories Or More Shall Have a Minimum Thickness of 10".

ABBREVIATIONS

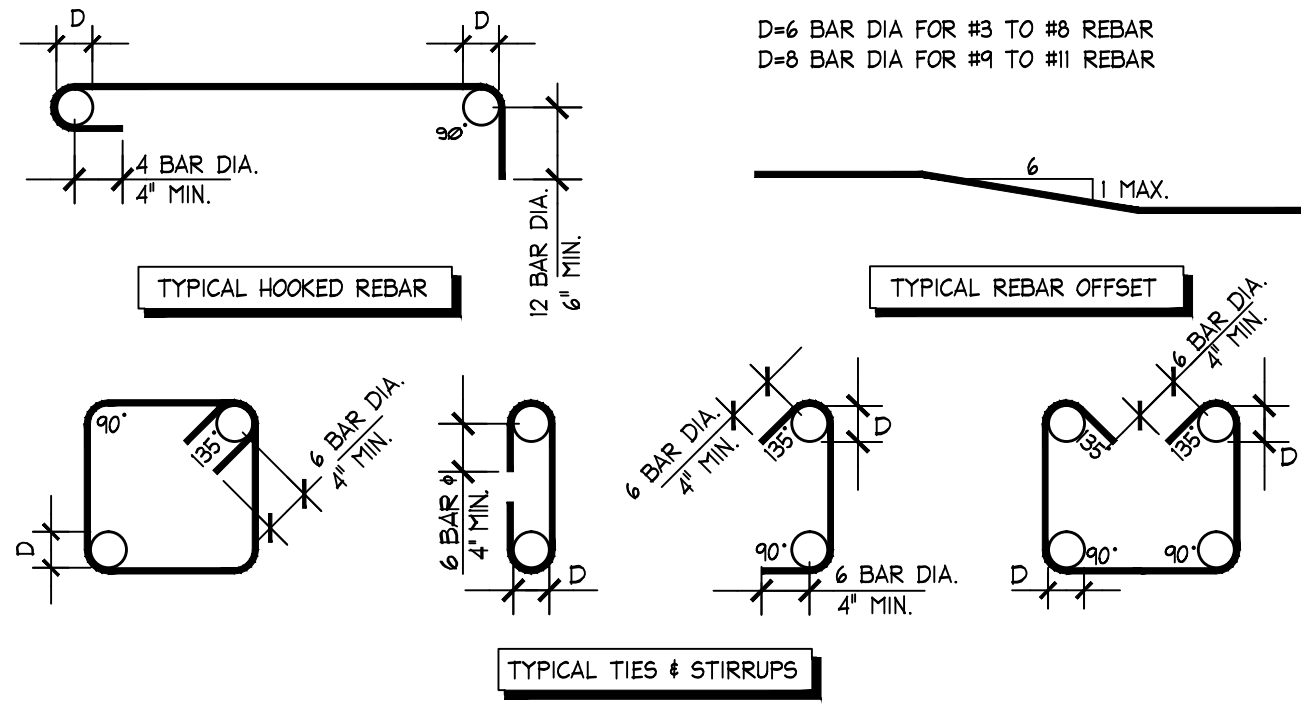
Additional	ADD'L	Footing	FTG	Pressure Treated or	PT
Anchor Bolt	AB.	Foundation	FDN	Preservative Treated	PT
At	@	Glued Laminated Beam	GLB	Reduced	REQD
Beam	BM	Gypsum Board	GYP BD	Required	REQD
Bearing	BRG	Hanger	HGR	Schedule	SCHED
Blocking	BLKG	Header	HDR	Shear Wall	SW
Both Sides	BS	Hem-Fir	HF	Similar	SIM
Boundary Nailing	BN	Holdown	HD	Specification	SPEC
Cantilever	CANT	Horizontal	HORIZ	Square	SO
Centerline	CL	Interior	INT	Square Footage	SQ
Column	COL	Joist	JST	Staggered	STAGG
Concrete	CONC	Laminated Veneer Lumber	LVL	Standard	STD
Concrete Masonry Unit	CMU	Live Load	LL	Steel	STL
Continuous	CONT	Machine Bolt	MB	Structural	STRUC
Dead Load	D.L	Manufacturer	MFR	Threaded	THRD
Detail	DET/DTL	Maximum	MAX	Toe Nail	TN
Diameter	Ø	Micro-Lam (Truss Joist)	ML	Tongue & Groove	T&G
Double	DBL	Minimum	MIN	Top Of	T.O.
Douglas Fir, North	DF	Not Applicable	N/A	Tube Steel	TS
Draining	DUG	Not To Scale	N/T	Typical	TYP
Each	EA	Number / Pounds	#	Uniform Building Code	UBC
Each End	EE	On Center	o.c.	Unless Noted Otherwise	UNO
Each Side	ES	One Side	o/s	Verify In Field	VIF
Edge Nailing	EN	Over Or On	o/o	Vertical	VERT
Embedment	EMBED	Parallel Strand Lumber	PSL	Welded Wire Fabric	WWF
Equal	EQ	Plate	PLT	Welded Wire Mesh	WWM
Existing	(E)	Plywood	PLY	W/	W/
Exterior	EXT	Pounds Per Square Foot	PSF		
Field Nail / Face Nail	FN	Pounds Per Square Inch	PSI		
Floor	FLR				

HOLDOWNS

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
①	HDU2-SDS2.5 o/ (2) 2x STUDS, UNO. (Nail Double Studs w/ (2) led # 6' o.c. Staggered)	①	HDDQ1-SDS2.5 o/ 4x STUD UNO.
②	HDU4-SDS2.5 or MTT2B o/ (2) 2x STUDS UNO. (Nail Studs w/ (2) led # 4 1/2' o.c.)	②	HDDQ1-SDS2.5 o/ 4x STUD UNO.
③	HDU5-SDS2.5 o/ (2) 2x STUDS UNO. (Nail Studs w/ (2) led # 4' o.c.)	③	HDDQ1-SDS2.5 o/ 4x STUD UNO.
④	HDU8-SDS2.5 o/ (2) 2x STUDS UNO. (Nail Studs w/ (2) led # 4' o.c.)	④	HDDQ1-SDS2.5 o/ 4x STUD UNO.
⑤	HDDQ1-SDS2.5 o/ 6x STUDS UNO.	⑤	HDDQ1-SDS2.5 o/ 6x STUD UNO.
⑥	HDDQ1-SDS2.5 o/ 6x STUDS UNO.	⑥	HDDQ1-SDS2.5 o/ 6x STUD UNO.
⑦	HDDQ1-SDS2.5 o/ 6x STUDS UNO.	⑦	HDDQ1-SDS2.5 o/ 6x STUD UNO.
⑧	HDDQ1-SDS2.5 o/ 6x STUDS UNO.	⑧	HDDQ1-SDS2.5 o/ 6x STUD UNO.
⑨	HDDQ1-SDS2.5 o/ 6x STUDS UNO.	⑨	HDDQ1-SDS2.5 o/ 6x STUD UNO.
⑩	HDDQ1-SDS2.5 o/ 6x STUDS UNO.	⑩	HDDQ1-SDS2.5 o/ 6x STUD UNO.
⑪	HDDQ1-SDS2.5 o/ 6x STUDS UNO.	⑪	HDDQ1-SDS2.5 o/ 6x STUD UNO.
⑫	HDDQ1-SDS2.5 o/ 6x STUDS UNO.	⑫	HDDQ1-SDS2.5 o/ 6x STUD UNO.
⑬	HDDQ1-SDS2.5 o/ 6x STUDS UNO.	⑬	HDDQ1-SDS2.5 o/ 6x STUD UNO.
⑭	HDDQ1-SDS2.5 o/ 6x STUDS UNO.	⑭	HDDQ1-SDS2.5 o/ 6x STUD UNO.
⑮	HDDQ1-SDS2.5 o/ 6x STUDS UNO.	⑮	HDDQ1-SDS2.5 o/ 6x STUD UNO.
⑯	HDDQ1-SDS2.5 o/ 6x STUDS UNO.	⑯	HDDQ1-SDS2.5 o/ 6x STUD UNO.
⑰	HDDQ1-SDS2.5 o/ 6x STUDS UNO.	⑰	HDDQ1-SDS2.5 o/ 6x STUD UNO.
⑱	HDDQ1-SDS2.5 o/ 6x STUDS UNO.	⑱	HDDQ1-SDS2.5 o/ 6x STUD UNO.
⑲	HDDQ1-SDS2.5 o/ 6x STUDS UNO.	⑲	HDDQ1-SDS2.5 o/ 6x STUD UNO.
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㉝	HDDQ1-SDS2.5 o/ 6x STUDS UNO.	㉝	HDDQ1-SDS2.5 o/ 6x STUD UNO.
㉞	HDDQ1-SDS2.5 o/ 6x STUDS UNO.	㉞	HDDQ1-SDS2.5 o/ 6x STUD UNO.
㉟	HDDQ1-SDS2.5 o/ 6x STUDS UNO.	㉟	HDDQ1-SDS2.5 o/ 6x STUD UNO.
㊱	HDDQ1-SDS2.5 o/ 6x STUDS UNO.	㊱	HDDQ1-SDS2.5 o/ 6x STUD UNO.
㊲	HDDQ1-SDS2.5 o/ 6x STUDS UNO.	㊲	HDDQ1-SDS2.5 o/ 6x STUD UNO.
㊳	HDDQ1-SDS2.5 o/ 6x STUDS UNO.	㊳	HDDQ1-SDS2.5 o/ 6x STUD UNO.
㊴	HDDQ1-SDS2.5 o/ 6x STUDS UNO.	㊴	HDDQ1-SDS2.5 o/ 6x STUD UNO.
㊵	HDDQ1-SDS2.5 o/ 6x STUDS UNO.	㊵	HDDQ1-SDS2.5 o/ 6x STUD UNO.
㊶	HDDQ1-SDS2.5 o/ 6x STUDS UNO.	㊶	HDDQ1-SDS2.5 o/ 6x STUD UNO.
㊷	HDDQ1-SDS2.5 o/ 6x STUDS UNO.	㊷	HDDQ1-SDS2.5 o/ 6x STUD UNO.
㊸	HDDQ1-SDS2.5 o/ 6x STUDS UNO.	㊸	HDDQ1-SDS2.5 o/ 6x STUD UNO.
㊹	HDDQ1-SDS2.5 o/ 6x STUDS UNO.	㊹	HDDQ1-SDS2.5 o/ 6x STUD UNO.
㊺	HDDQ1-SDS2.5 o/ 6x STUDS UNO.	㊺	HDDQ1-SDS2.5 o/ 6x STUD UNO.
㊻	HDDQ1-SDS2.5 o/ 6x STUDS UNO.	㊻	HDDQ1-SDS2.5 o/ 6x STUD UNO.
㊼	HDDQ1-SDS2.5 o/ 6x STUDS UNO.	㊼	HDDQ1-SDS2.5 o/ 6x STUD UNO.
㊽	HDDQ1-SDS2.5 o/ 6x STUDS UNO.	㊽	HDDQ1-SDS2.5 o/ 6x STUD UNO.
㊾	HDDQ1-SDS2.5 o/ 6x STUDS UNO.	㊾	HDDQ1-SDS2.5 o/ 6x STUD UNO.
㊿	HDDQ1-SDS2.5 o/ 6x STUDS UNO.	㊿	HDDQ1-SDS2.5 o/ 6x STUD UNO.

HOLDOWN INFORMATION

- All Holdowns To Be Installed Per Manufacturers Specifications.
- All Holdown Anchor Bolts Shall Be Specified Per Plan And Shall Meet Manufacturers Minimum Installation Requirements.
- All Holdowns To Be Bolted, Nailed, Or Screwed To (2) Studs Min, UNO, Above.
- All Threaded Rod Options To Be Tied To (1) #4 Vertical - (2) #4 Vertical For HD10A Or HDQ8 & Greater, Developed Into Ring w/ 30" Band. Provide (1) #4 Horizontal # Top of Stemwall # All HD Anchor Bolts.
- Holdown 56TB Anchor Bolts At Blocked

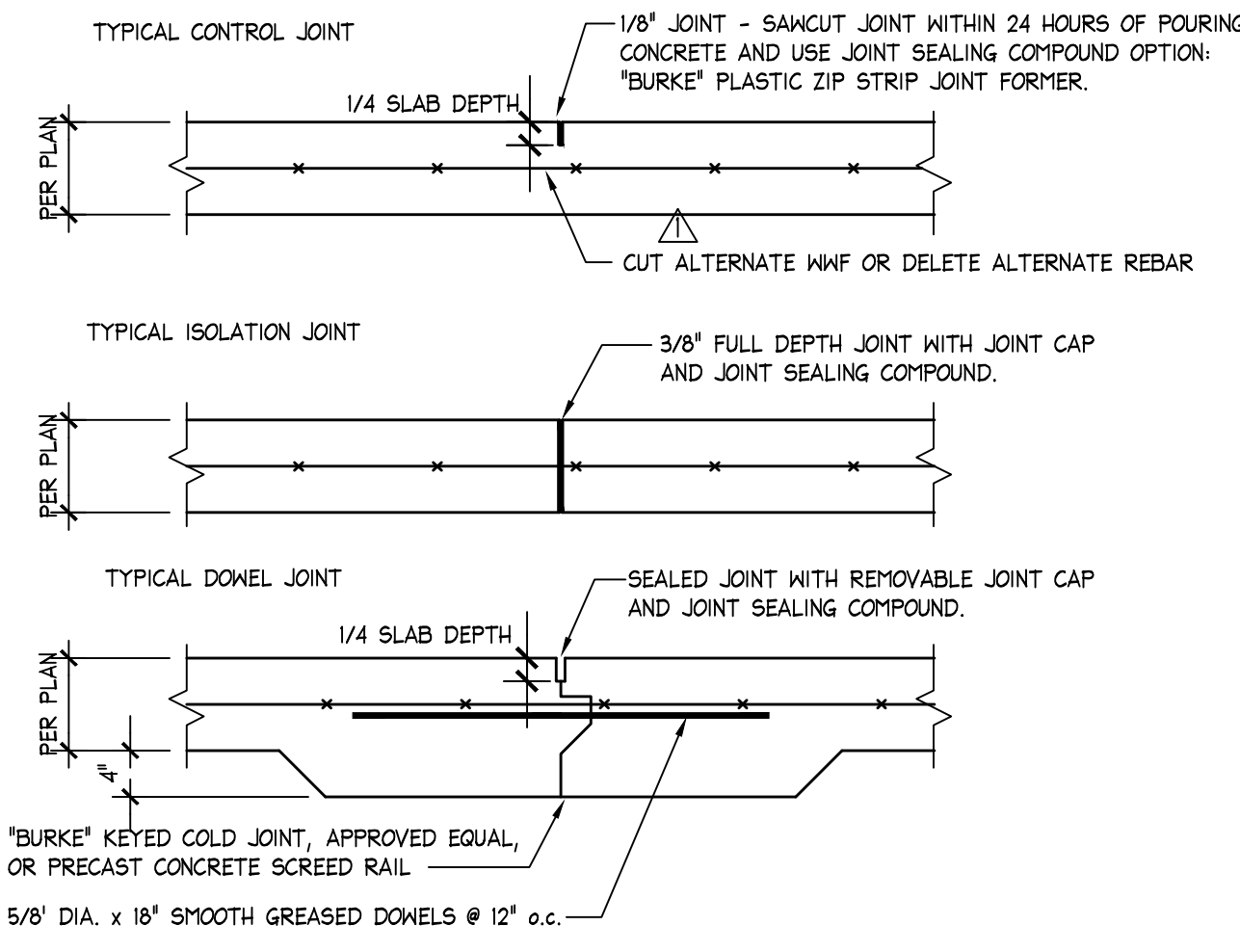


MINIMUM LAP LENGTHS @ REBAR SPLICES (F_c=3000 PSI MIN.)

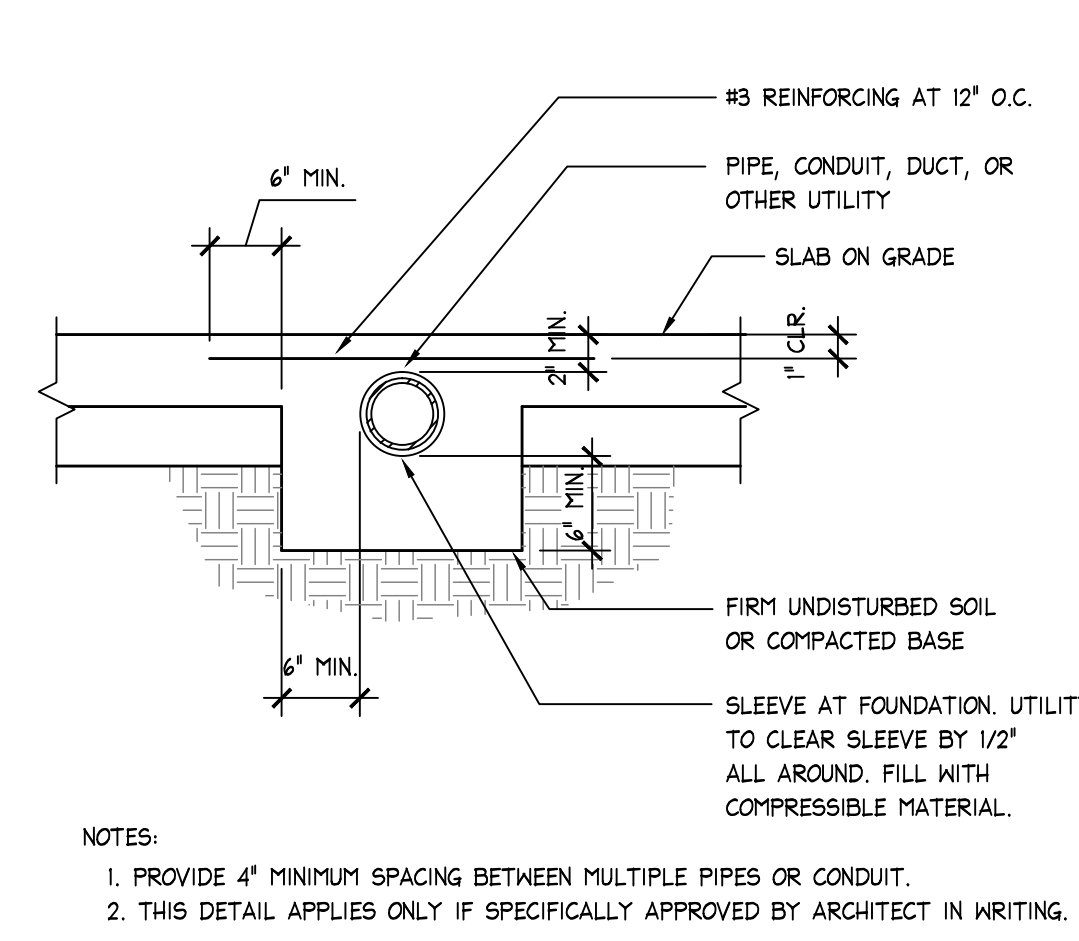
SIZE OF REINFORCEMENT	#3	#4	#5	#6	#7	#8	#9	#10	#11
CONCRETE	21"	30"	46"	65"	84"	117"	148"	188"	
CMU-SINGLE CURTAIN OF REINFORCEMENT (SEE NOTE 1)									
TYPICAL	15"	20"	25"	30"	35"	40"	-	-	-
w/ SPLICE @ MIDHEIGHT OR SPAN	23"	30"	38"	45"	53"	60"	-	-	-
CMU-DOUBLE CURTAIN OF REINFORCEMENT (SEE NOTE 2)									
TYPICAL	20"	26"	33"	39"	46"	52"	-	-	-
w/ SPLICE @ MIDHEIGHT OR SPAN	30"	39"	50"	59"	69"	78"	-	-	-

NOTE 1: USE FOR SINGLE CURTAIN OR DBL. CURTAIN REINFORCEMENT WITH SPLICES STAGGERED 24".
NOTE 2: USE FOR (2) OR MORE BARS SPACED 3" OR CLOSER TOGETHER. IF SPLICES ARE STAGGERED USE SINGLE CURTAIN LAP LENGTHS.

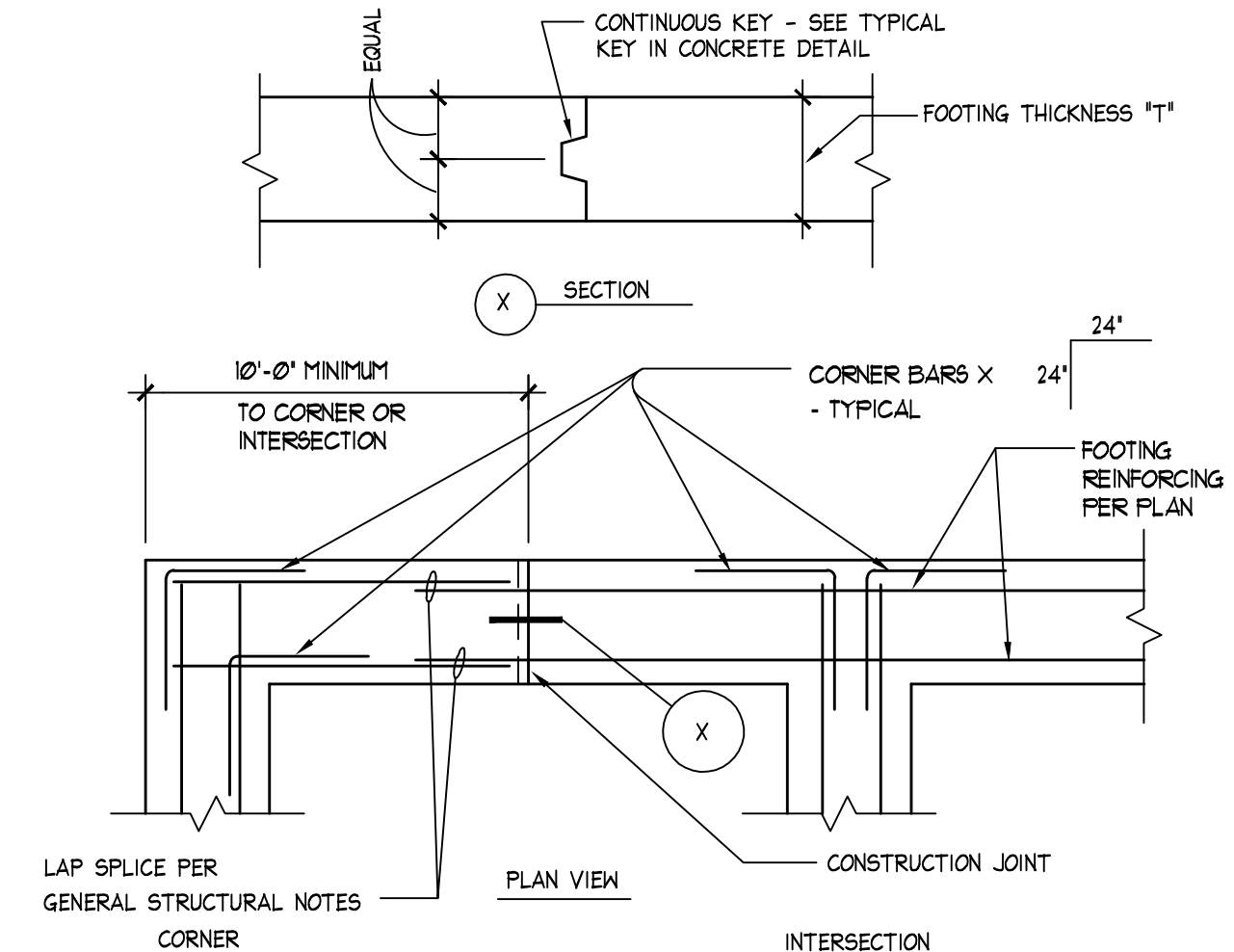
1 REBAR CONFIGURATION AND LAPS
SCALE: 1 1/2" = 1'-0"



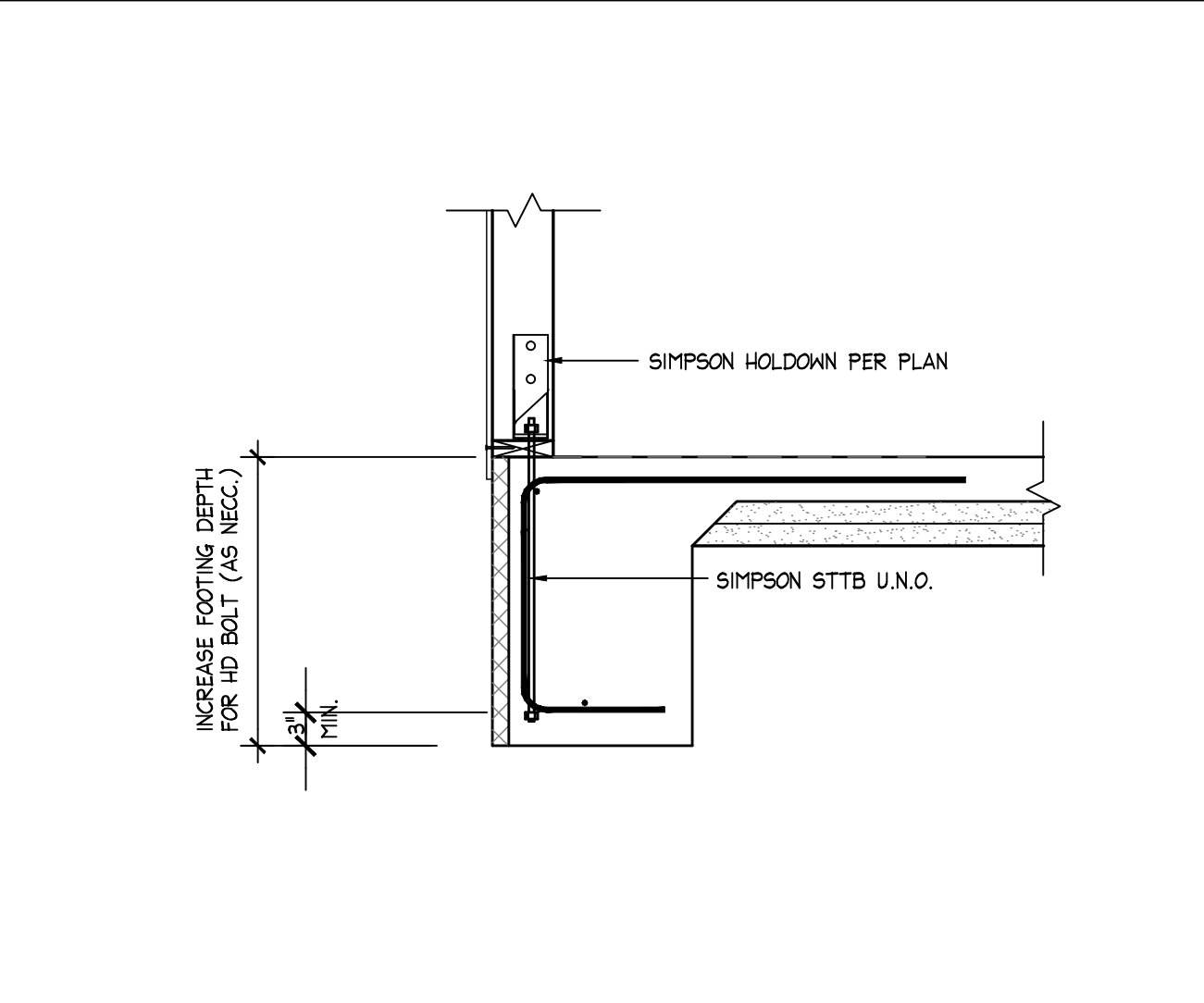
2 TYPICAL CONCRETE SLAB JOINTS
SCALE: 1 1/2" = 1'-0"



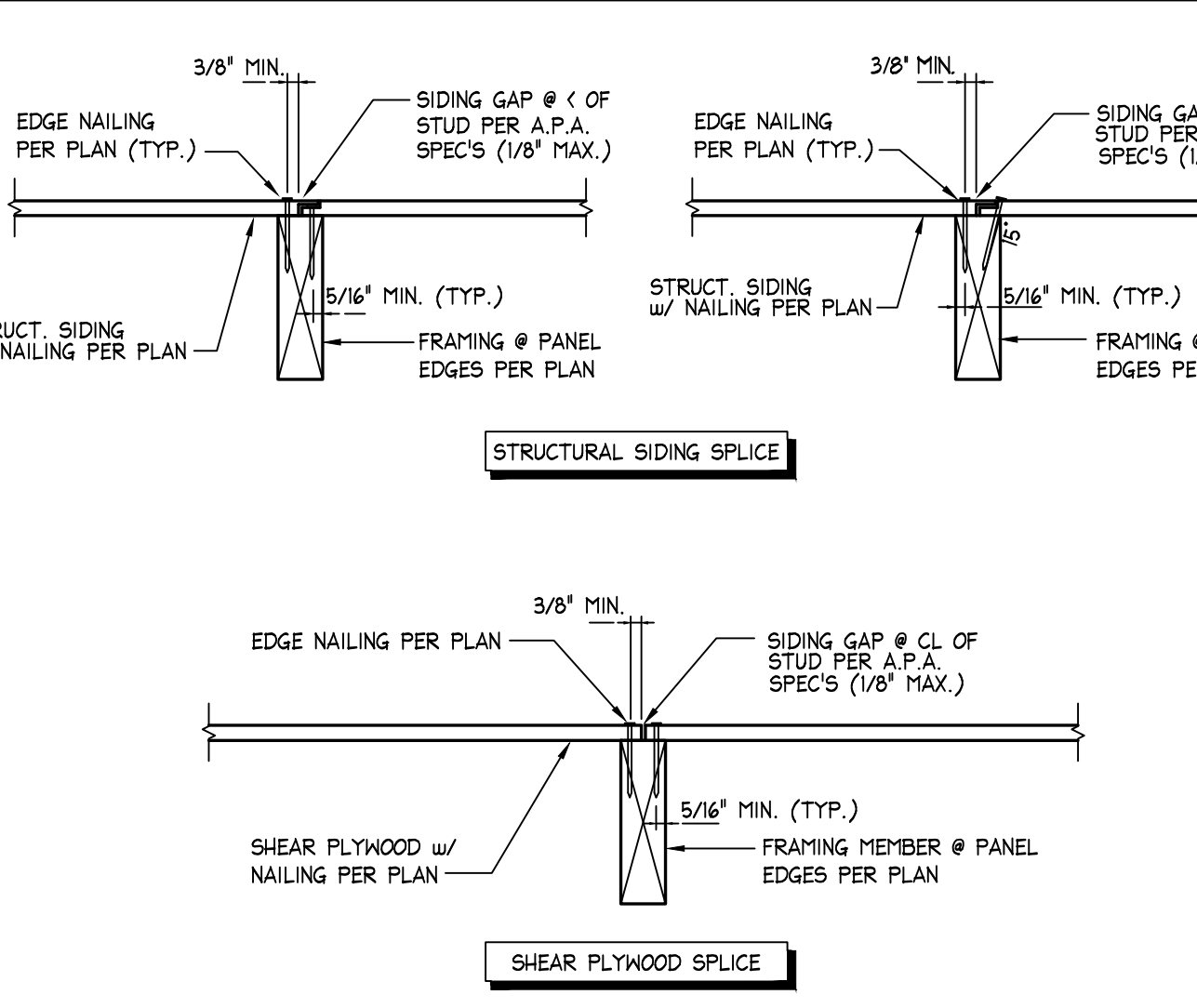
3 SLEEVE FOR UTILITY BELOW SLAB
SCALE: 3/4" = 1'-0"



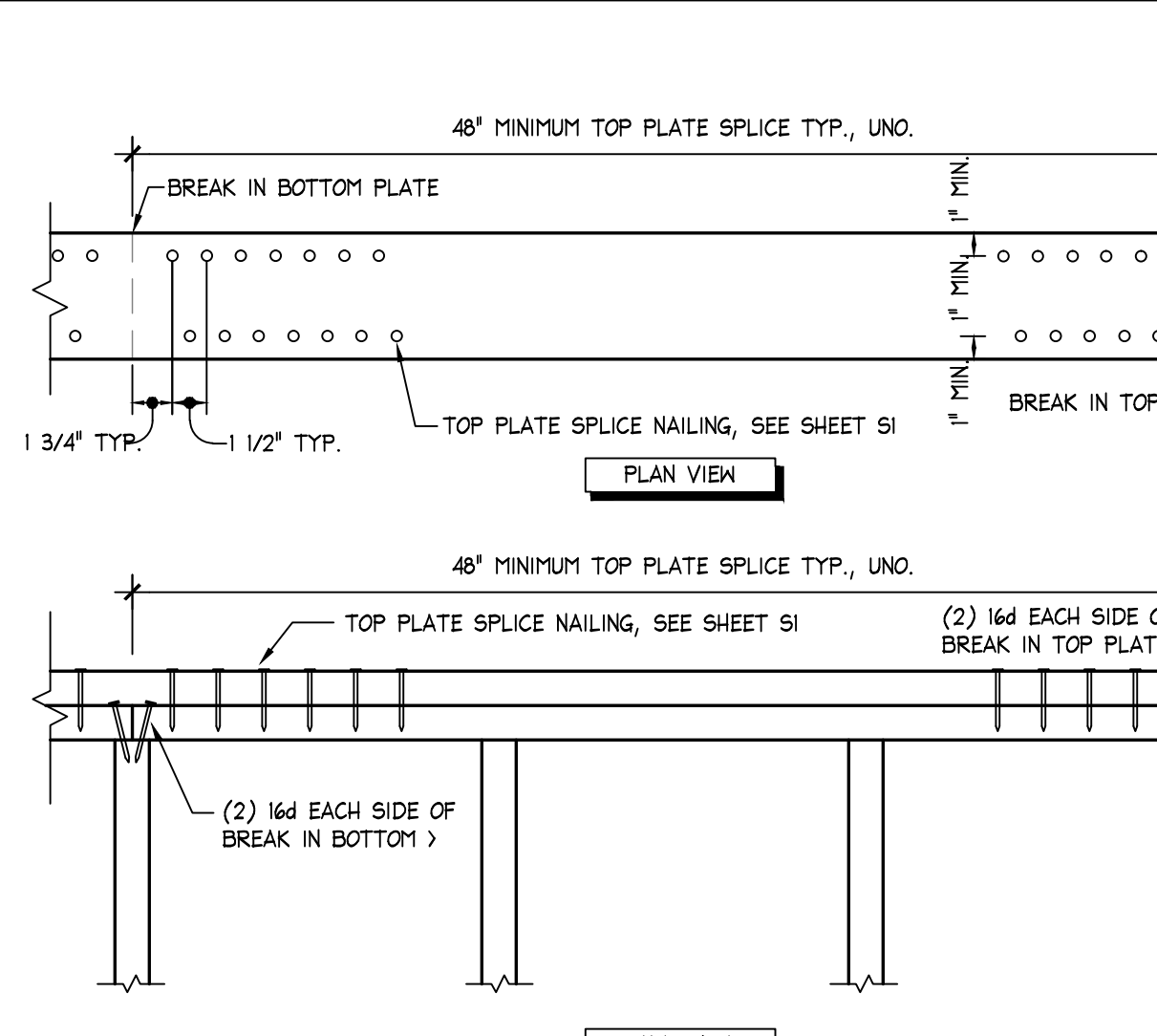
4 TYP. CORNER REINFORC. AND CONST. JOINTS IN CONCRETE FOOTINGS
SCALE: N.T.S.



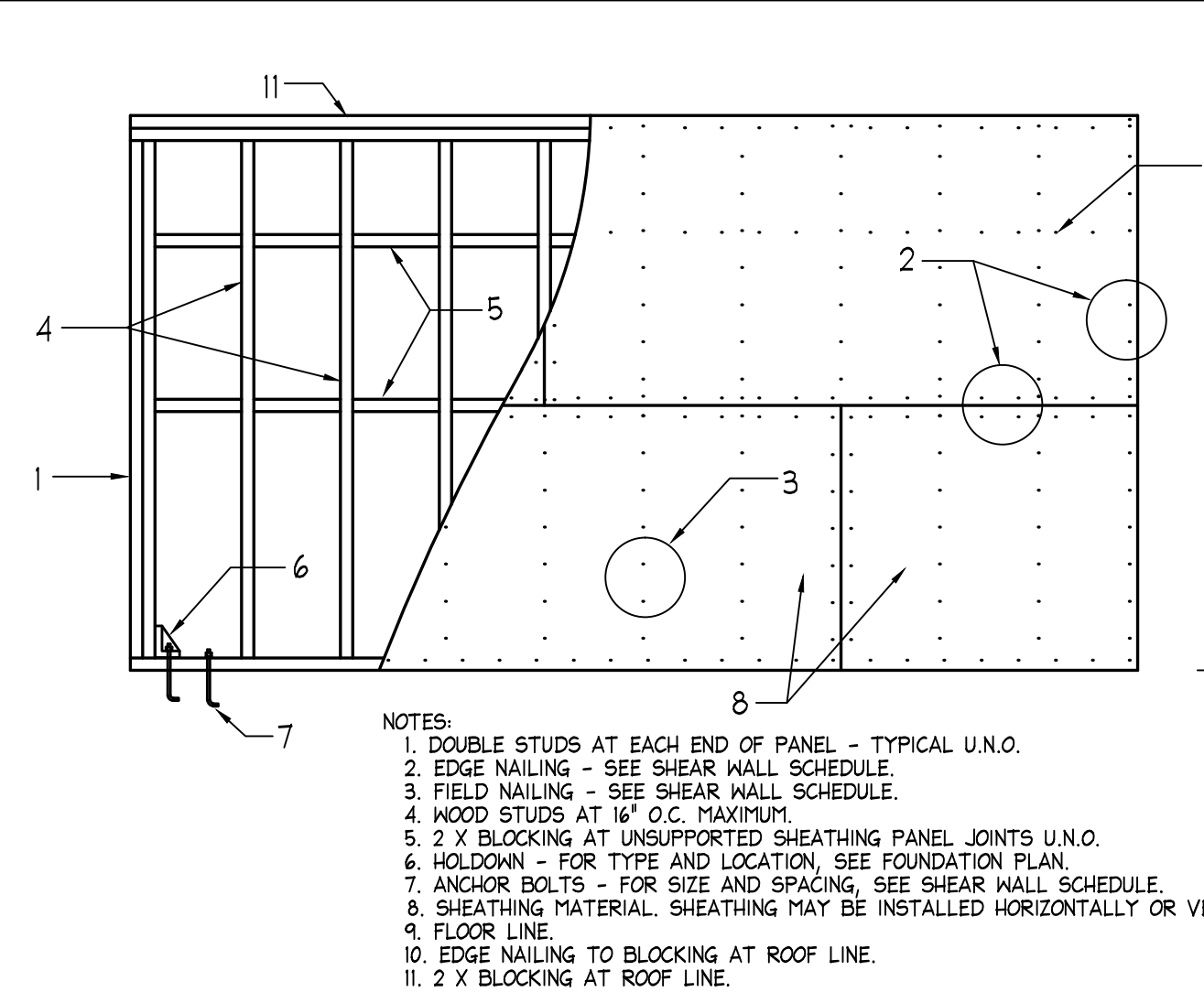
5 SIMPSON HD HOLDOWN
SCALE: 3/4" = 1'-0"



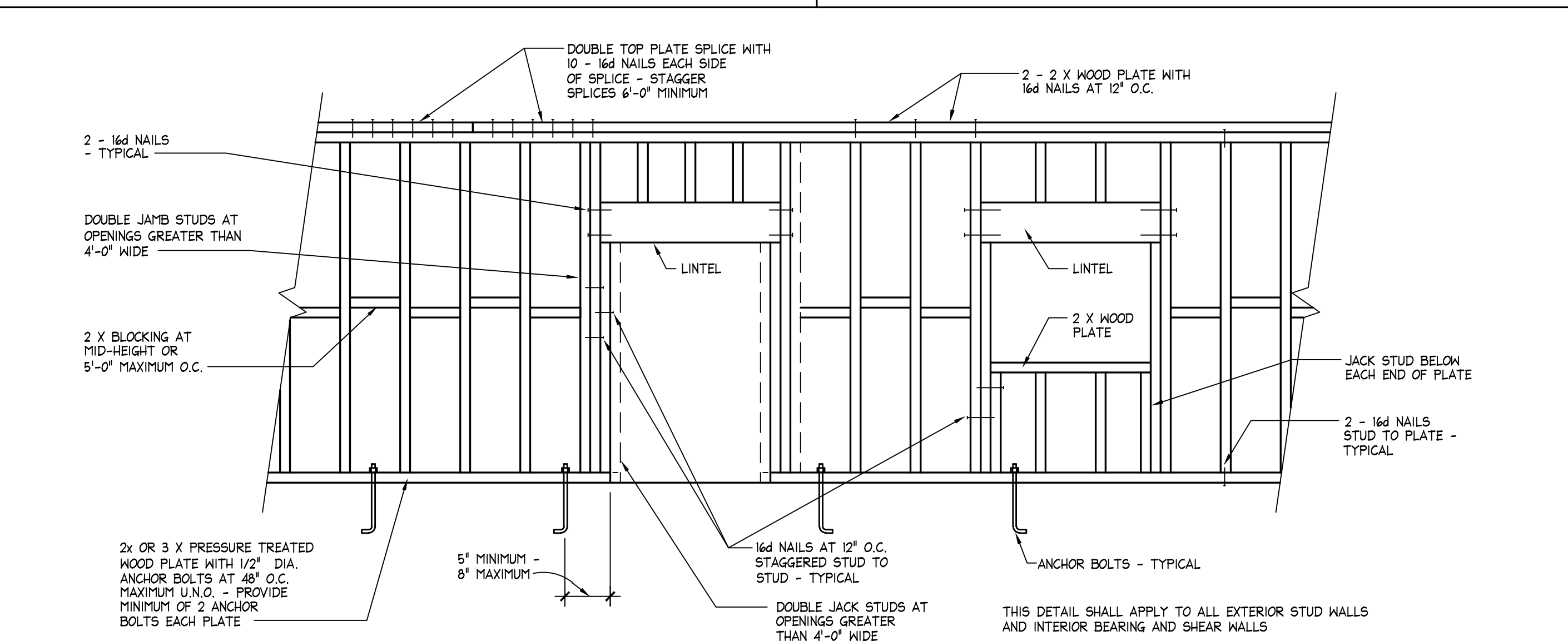
6 TYPICAL SPLICE @ SHEAR PANELS
SCALE: N.T.S.



7 TYPICAL TOP PLATE SPLICE
SCALE: 1 1/2" = 1'-0"



8 EXTERIOR WOOD STUD BRACE WALL ELEVATION (ONE STORY)
SCALE: N.T.S.



9 TYP. WOOD STUD WALL FRAMING BRACE WALL ELEVATION (ONE STORY)
SCALE: N.T.S.

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QUALIFIED INDIVIDUAL
DATE

FINCH CONSTRUCTION COMPANY INC
LICENSE #80723
EXPIRES 12/31/2019
PH: (775) 871-7175
SARA P FINCH, President
1866 PAINTED DESERT DRIVE
MINDEN, NEVADA 89423

CLASSROOM ADDITION for DISCOVERIES PRESCHOOL
253 EGYPTIAN DRIVE - SPANISH LAKE, NV 89441
STANDARD DETAILS
PARCEL 1 OF PARCEL MAP #6207 FOR LEPORI CHILD CARE CENTER, FILES B/2692 AS DOC #1598945
APP. 08/15/2008

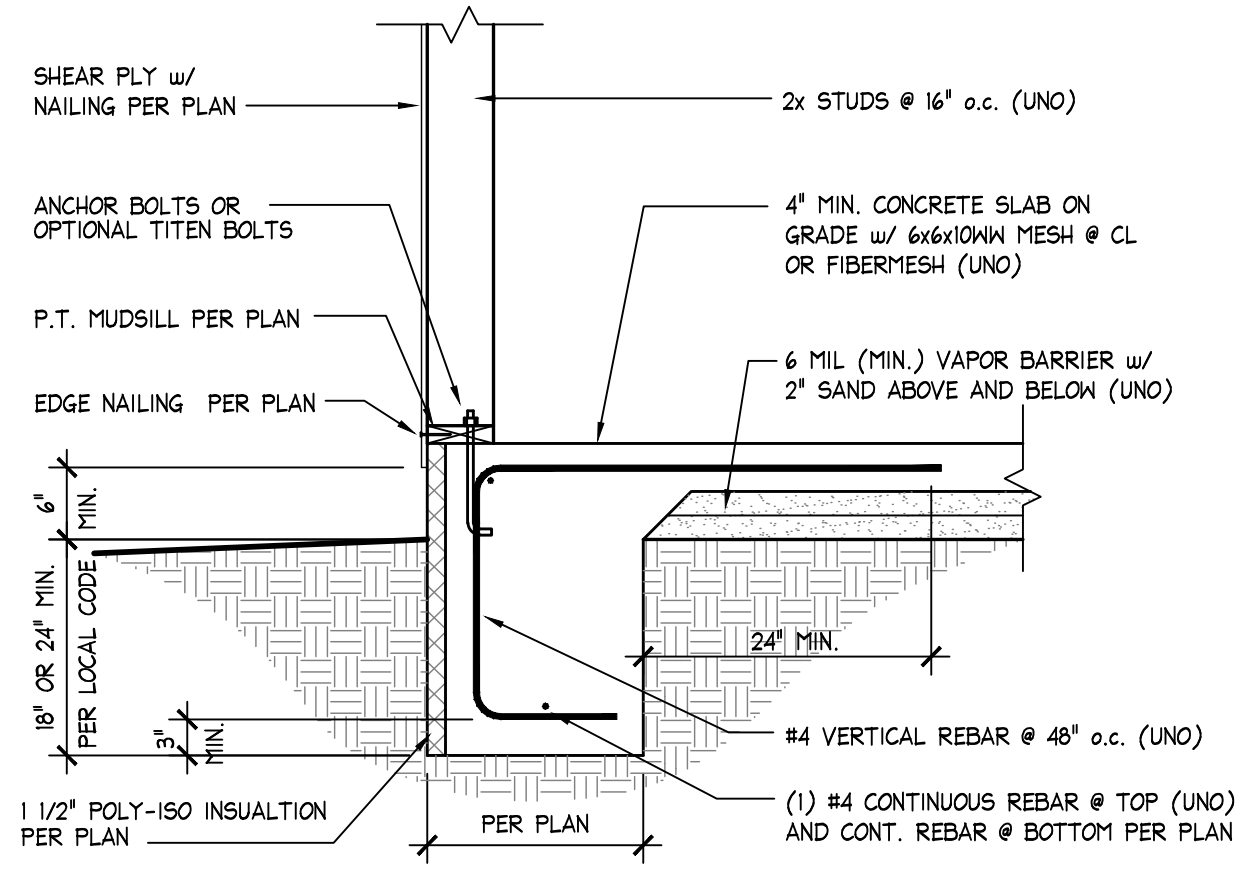
REVISIONS:

SHEET: **S2**

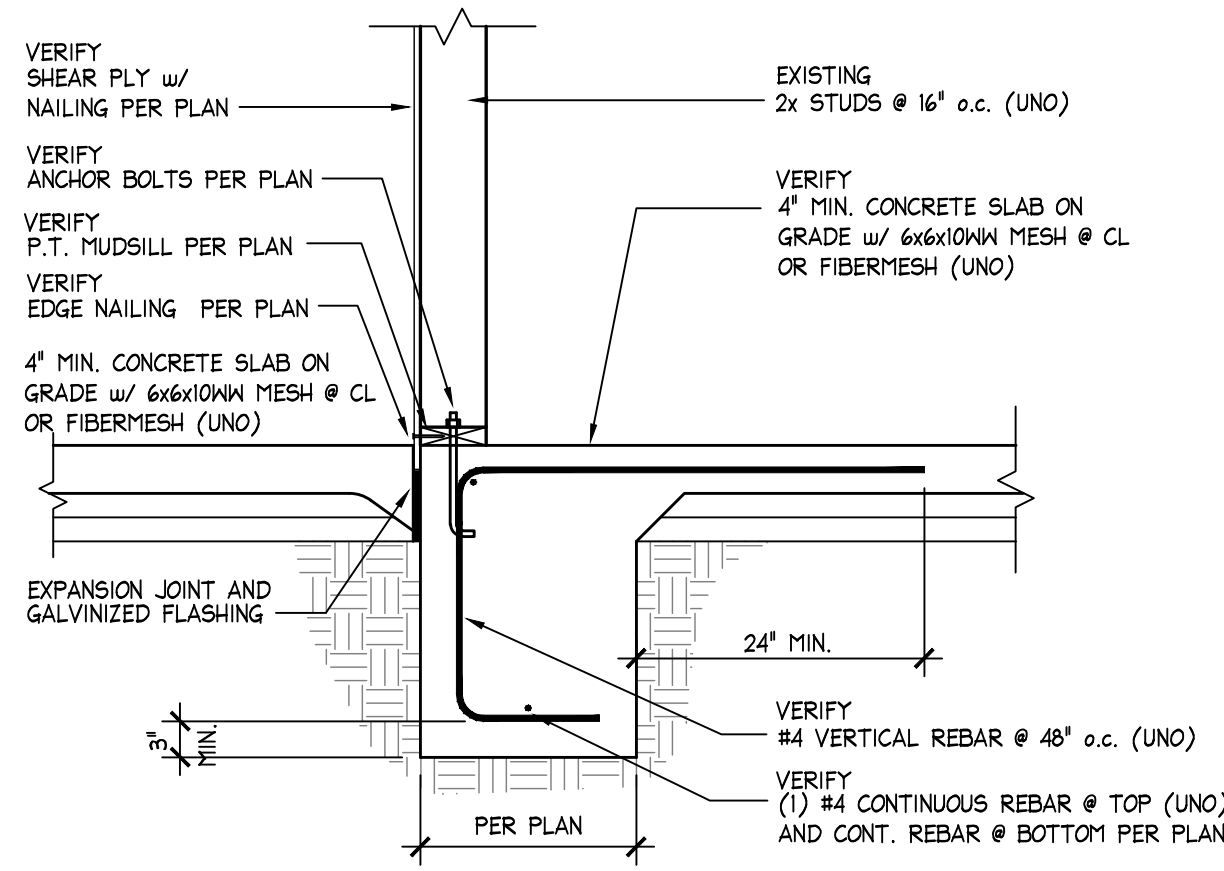
JOB #:

CHECKED BY: RV

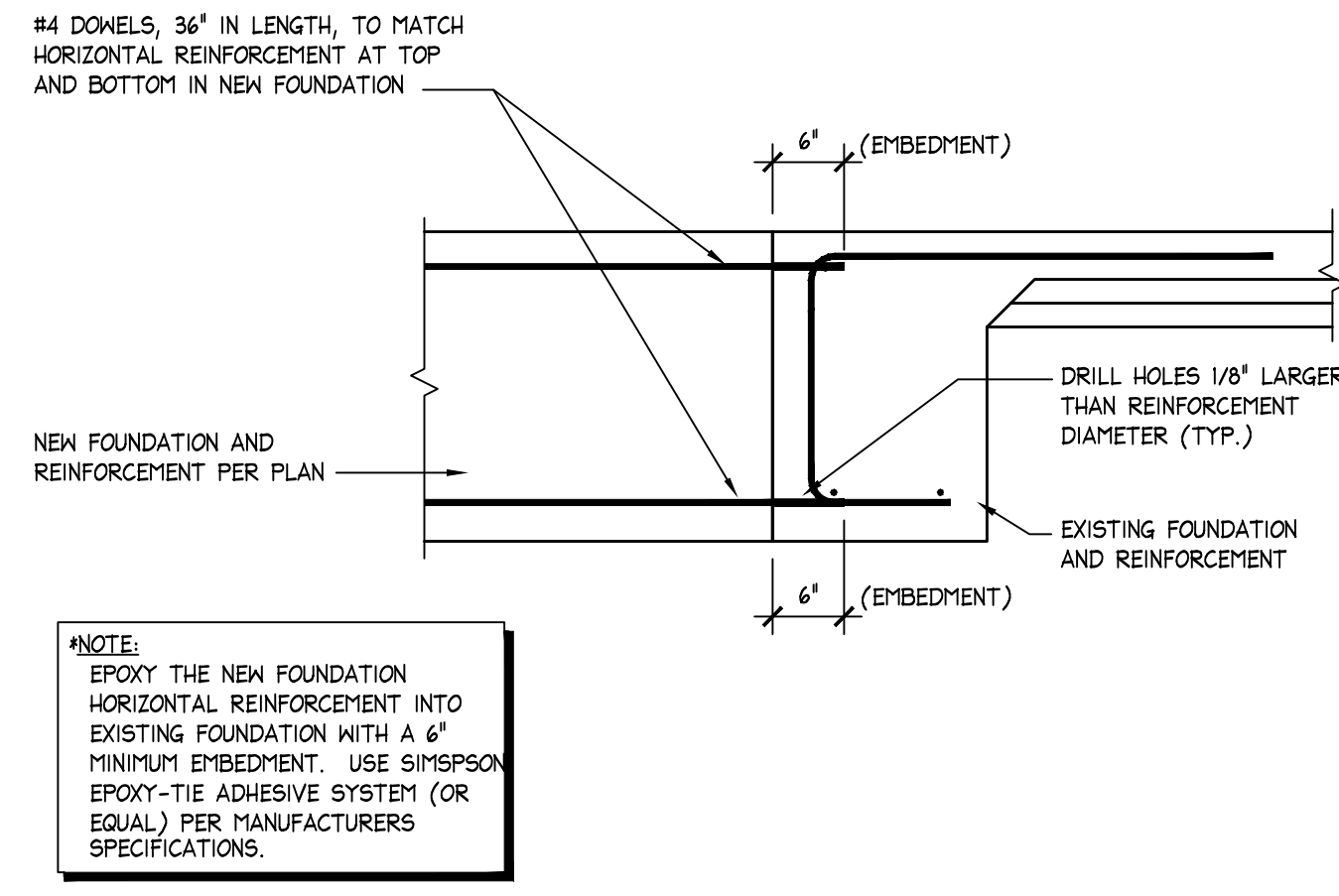
DATE: 4/27/18



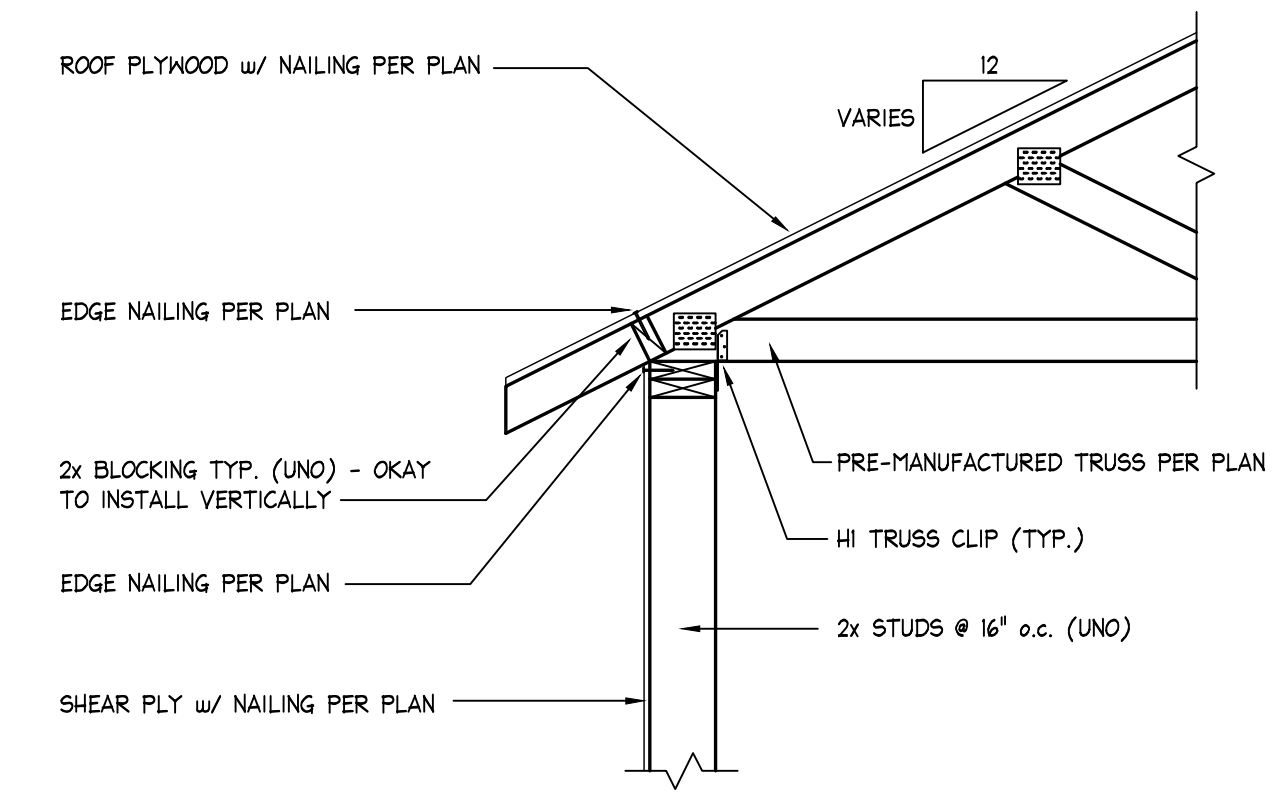
1 TYPICAL MONOLITHIC FOOTING
FND 005A SCALE: 3/4" = 1'-0"



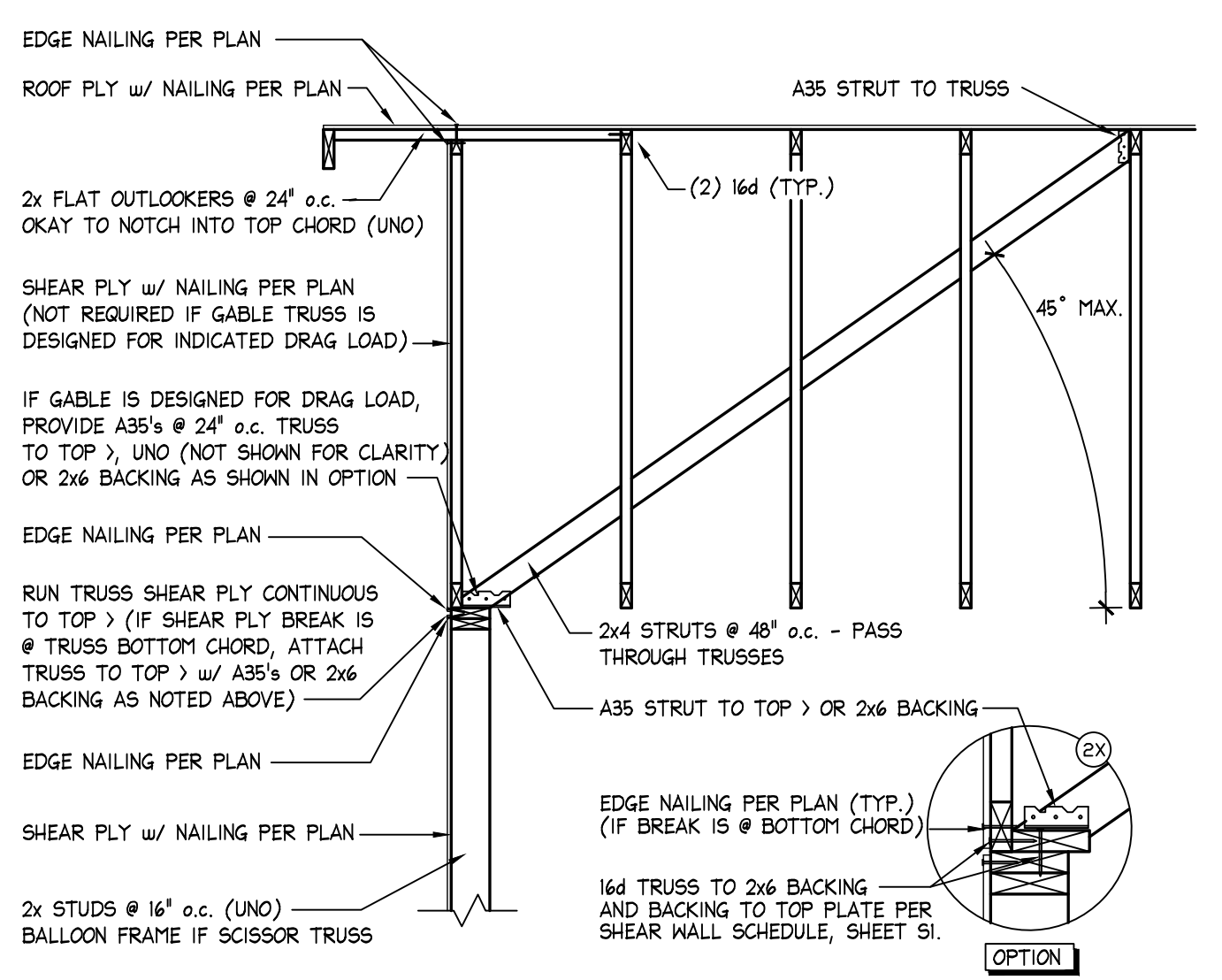
2 TYPICAL MONOLITHIC FOOTING @ SLAB
FND 005C SCALE: 3/4" = 1'-0"



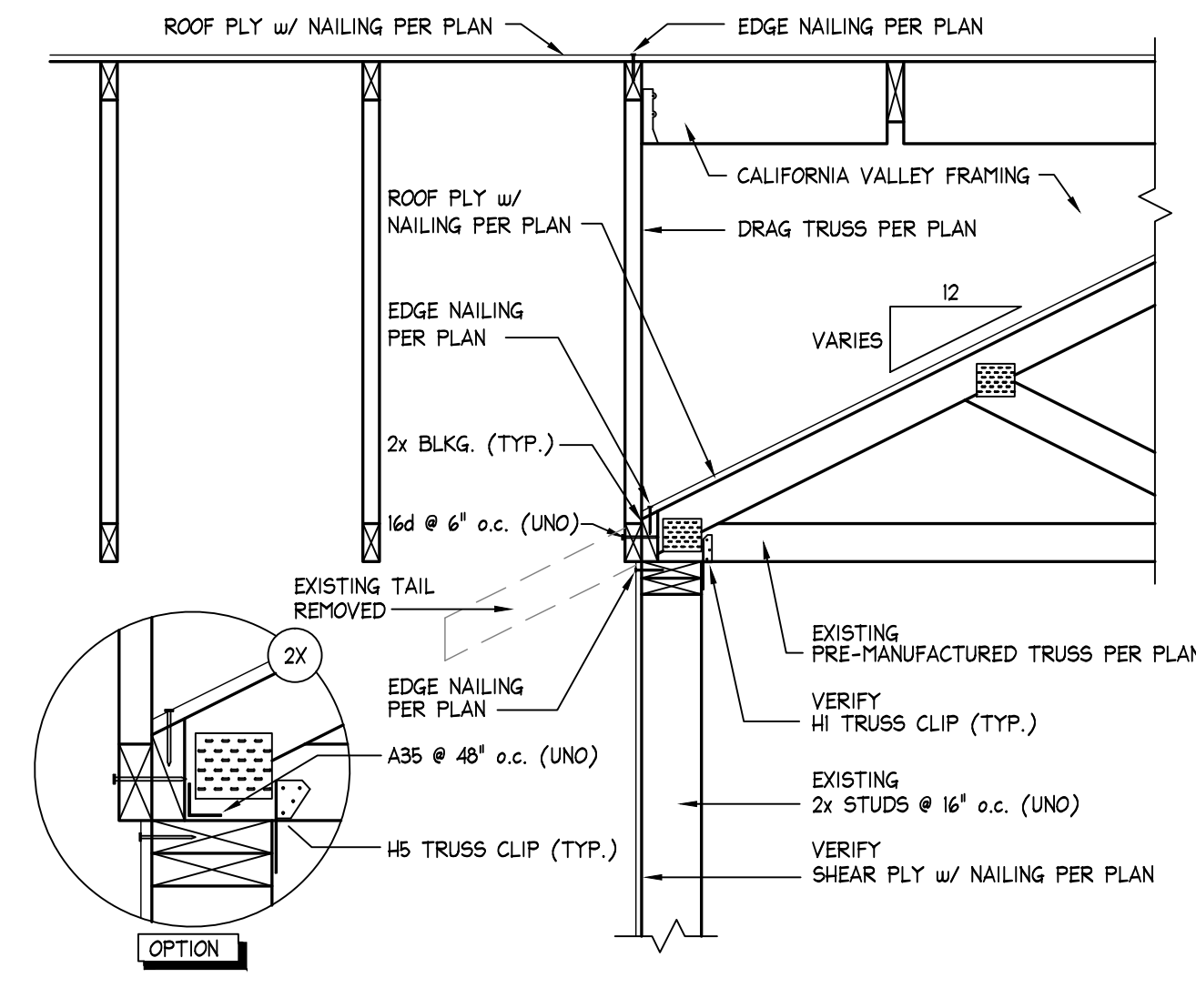
3 FOUNDATION DOWEL DETAIL
FND 010A SCALE: 3/4" = 1'-0"



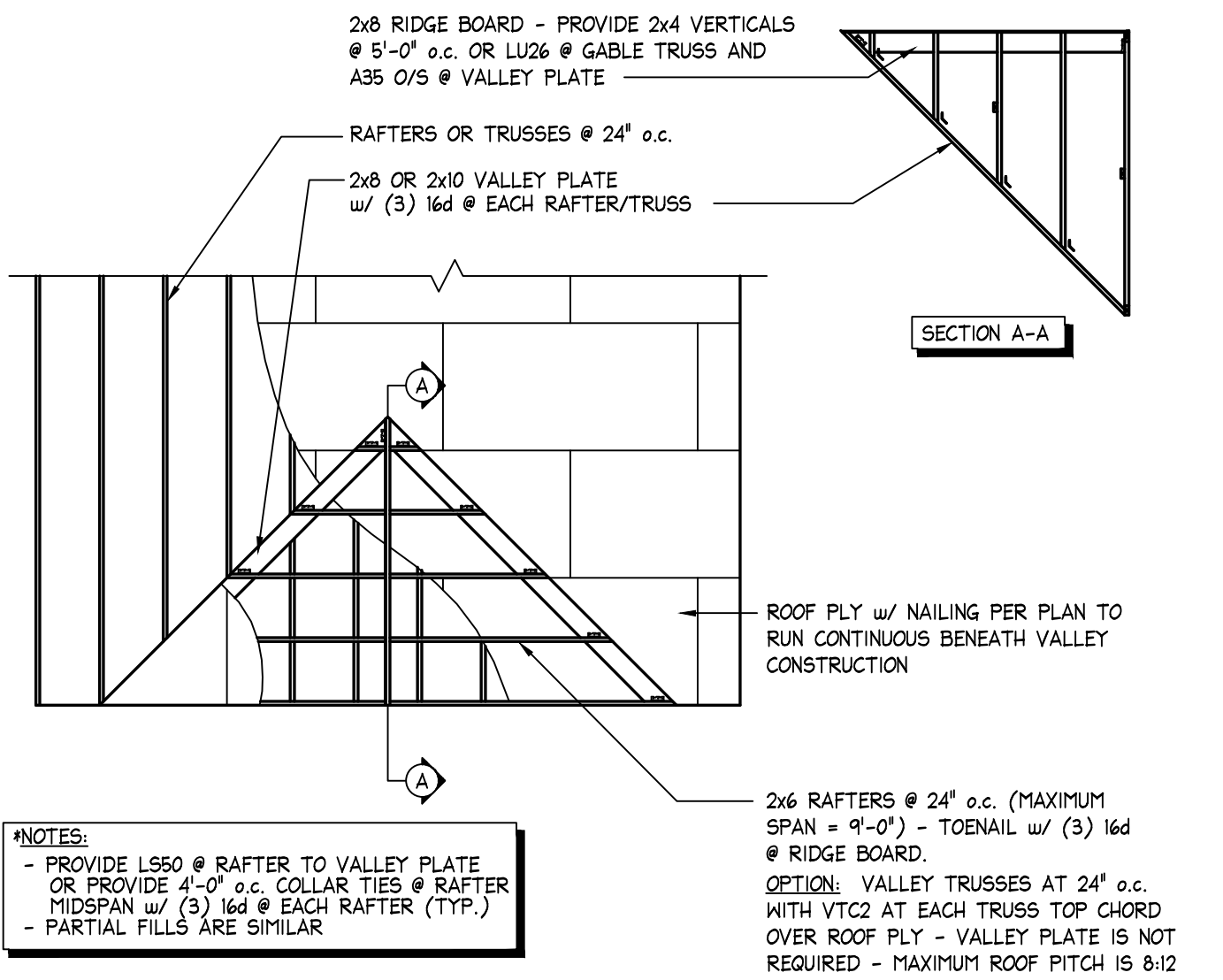
4 TRUSS TO TOP PLATE CONNECTION
RFP 001 SCALE: 3/4" = 1'-0"



5 GABLE TRUSS TO TOP PL CONNECTION
RFP 002 SCALE: 1/2" = 1'-0"



6 DRAG TRUSS TO TOP PL CONNECTION
RFP 004 SCALE: 3/4" = 1'-0"



7 CALIFORNIA VALLEY (LOW SNOW LOAD)
RFP 005 SCALE: 3/16" = 1'-0"

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SARA P FINCH, President
1864 PAINTED DESERT DRIVE
MINDEN, NEVADA 89423
LICENSE #80723
EXPIRES 12/31/2019
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CLASSROOM ADDITION for DISCOVERIES PRESCHOOL
253 EGYPTIAN DRIVE, SPONGS, NV 89411
STANDARD DETAILS
PARCEL 1 OF PARCEL MAP #2027 FOR RUDOLPH PLUMBING, LLC
LEPORI CHILD CARE CENTER, 253 EGYPTIAN DRIVE, SPONGS, NV 89411
APN: 089-432-08

REVISIONS:

SHEET: **S3**
JOB #:
CHECKED BY: RV
DATE: 4/27/18