

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: Barajas Detached ADU			
Project Description: Administrative Review for a detached two-story accessory dwelling structure with +/-876 S.F. living area over +/-876 S.F. garage, plus covered patio/deck, on an existing SFR parcel.			
Project Address: 6875 Meyers Ave, Reno, NV 89506			
Project Area (acres or square feet): 2.231 acres			
Project Location (with point of reference to major cross streets AND area locator): Meyers Ave near Heindel Rd / Lemmon Dr, Lemmon Valley area, Washoe County.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
082-660-28	2.231		
Section(s)/Township/Range: Section 16 / Township 20 / Range 19			
Indicate any previous Washoe County approvals associated with this application:			
Case No.(s). Existing SFR previously permitted (2024); see record drawings.			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Sonia A. Ochoa & Carmelo B. Ceja		Name: Francisco C. Pulido, Residential Designer	
Address:		Address:	
Zip:		Zip:	
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person: Francisco C. Pulido	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Carmelo Barajas Ceja		Name:	
Address:		Address:	
Zip:		Zip:	
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person: Carmelo Barajas Ceja		Contact Person:	
For Office Use Only			
Date Received: Initial:		Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Administrative Review Permit Application

Supplemental Information

(All required information may be separately attached)

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

Detached accessory dwelling unit (ADU) with garage below and residential living area above.

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

Proposed building: +/-1,752 S.F. enclosed total; +/-876 S.F. ADU living area over +/-876 S.F. garage. Covered patio/deck shown on plans.

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

Residential scale, roof form, colors and exterior finishes will be coordinated for compatibility with the existing residence and surrounding residential development.

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

Four or more off-street spaces are available within the existing/proposed garage and driveway areas. A new gravel driveway/access extension is shown on the site plan.

6. What will you do to minimize any potential negative impacts (e.g. increased lighting, removal of existing vegetation, etc.) your project may have on adjacent properties?

Work is concentrated within the proposed building/access area. Site grading and drainage are shown on the plans; exterior lighting will be residential in character and directed to minimize spillover.

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

See site plan. The ADU is sited within required yard setbacks with grading, drainage, access and building separation shown. Final siting to comply with applicable WCC 110.220.60 requirements.

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

No. The proposed detached ADU is intended for residential use and is not proposed as a business or short-term rental.

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

☐ Yes	☒ No	If yes, please list the HOA name.
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10. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that may prohibit a detached accessory dwelling on your property?

☐ Yes	☒ No	If yes, please attach a copy.
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11. Only one accessory dwelling unit, whether attached or detached, is allowed per parcel. Is there a guest apartment, mother-in-law unit, next-gen addition with kitchen or any other type of secondary dwelling on the subject property?

☐ Yes	☒ No	If yes, please provide information on the secondary unit.
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12. List who the service providers are for the main dwelling and accessory dwelling:

	Main Dwelling	Accessory Dwelling
Sewer Service	Municipal	Municipal
Electrical Service	Existing utility service	From existing service
Solid Waste Disposal Service	Existing service	Same as main dwelling
Water Service	Private well	Private well

Medgar Residence

FRANCISCO

F

FRANCISCO PULIDO RESIDENTIAL DESIGNER

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886 RHODE ISLAND DRIVE
RENO, NV 89506
PH. 775-219-5906

Francisco C. Pulido
(Residential Designer)

CONSTRUCTION
DOCUMENTS

Medgar Residence
262 E 8th Ave
Sun Valley, NV. 89433
A.P.N.: 085-431-17

REVISIONS

Drawn	FP
Checked	FP
Date	07/16/2026

Job Number
003

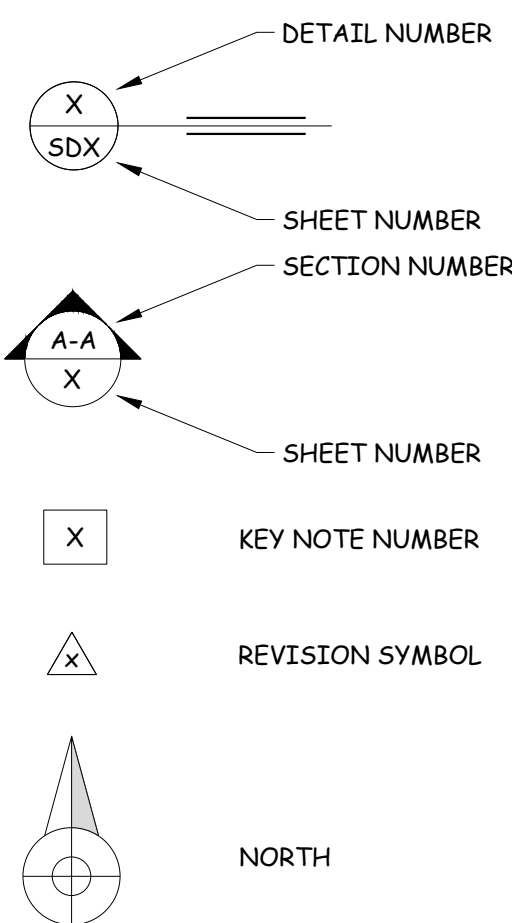
Drawing Title

Cover Sheet

Sheet Number

A-0

Symbols Legend

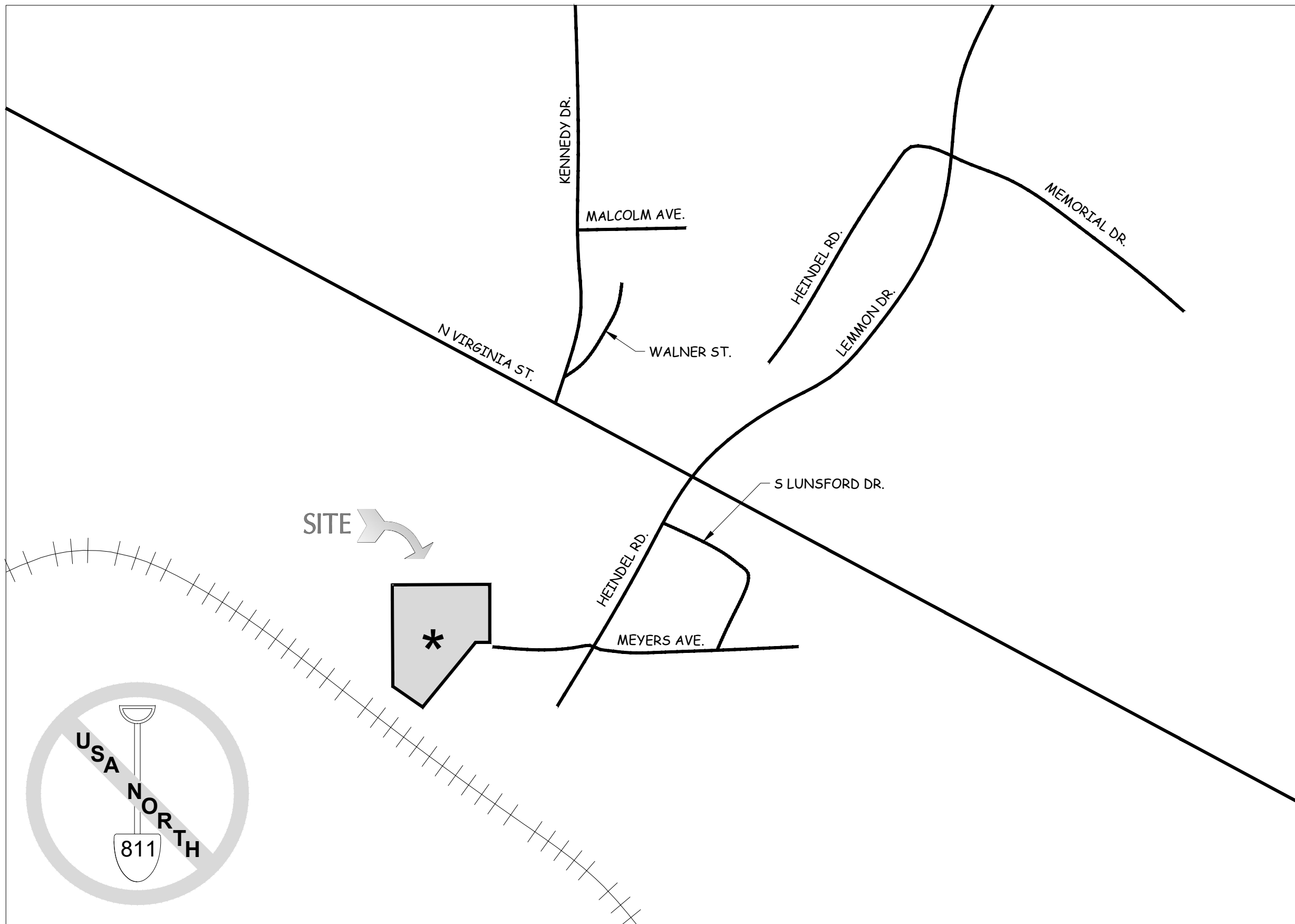


Project Requirements

- DO NOT SCALE DRAWINGS
- AT LEAST ONE COMPLETE SET OF CONSTRUCTION DRAWINGS AND SPECIFICATIONS SHALL BE ON SITE. THE SUPERINTENDENT SHALL BE FAMILIAR WITH THE CONTENTS OF THE CONSTRUCTION DRAWINGS AND SPECIFICATIONS.
- CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR THE INSTALLATION, ADEQUACY AND SAFETY OF ERECTION, BRACING, SHORING, TEMPORARY SUPPORTS, ETC. OF THE WORK AND SHALL BE RESPONSIBLE FOR ANY DAMAGES TO THE WORK PRIOR TO THE APPLICATION AND INSTALLATION OF ALL SHEAR WALLS, ROOF AND FLOOR DIAPHRAGMS, AND FINISH MATERIALS. THE STRUCTURE IS NOT DESIGNED AS A STABLE UNIT UNTIL AFTER ALL COMPONENTS ARE IN PLACE, AND THEREFORE THE CONTRACTOR AND SUBCONTRACTOR SHALL PROVIDE ALL SHORING AND BRACING NECESSARY TO INSURE THE STABILITY OF ANY AND ALL PARTS OF THE PROJECT DURING CONSTRUCTION.
- SEAL AROUND ALL PLUMBING AND ELECTRICAL PENETRATIONS INTO THE BUILDING ENVELOPE.
- ALL DETAILS MARKED TYPICAL APPLY TO SIMILAR CONDITIONS UNLESS NOTED OTHERWISE. WHEN NO DETAIL IS SHOWN, CONSTRUCTION IS AS SHOWN FOR SIMILAR CONDITIONS.
- THE CONTRACTOR SHALL HAVE A SUPERINTENDENT AT THE SITE WHENEVER ANY WORK IS BEING PERFORMED.

General Notes

- ALL WORK MUST CONFORM WITH LOCAL BUILDING CODES, CITY, COUNTY AND STATE ORDINANCES, SUBDIVISION REGULATIONS AND THE INTERNATIONAL BUILDING CODE, INTERNATIONAL RESIDENTIAL CODE, INTERNATIONAL ENERGY CONSERVATION CODE (2024 EDITIONS.)
- CONTRACTOR SHALL FIELD VERIFY ALL EXISTING GRADES, UTILITIES, AND DIMENSIONS PRIOR TO THE START OF CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING AND COORDINATING ALL SERVICE REQUIREMENTS WITH THE APPROPRIATE PUBLIC AGENCY OR UTILITY PROVIDER. CONNECTIONS SHALL BE MADE IN ACCORDANCE WILL ALL APPLICABLE CODES AND REQUIREMENTS.
- PLACEMENT OF STRUCTURE WITHIN SETBACKS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. NOTIFY OWNER OF ANY DISCREPANCIES.
- SLOPE LAWN AREAS FOR DRAINAGE MIN. ¼" PER 1'-0".
- MAINTAIN EXISTING DRAINAGE WITH 5% (2% MIN.) SLOPE AWAY FROM PROPOSED STRUCTURE FOR A MINIMUM OF 10' AND DRAINAGE SWALE 2'-6' MIN. IN FROM PROPERTY LINES AS REQUIRED TO PREVENT DRAINAGE ONTO ADJACENT PRIVATE PROPERTY. MINIMUM SLOPE OF DRAINAGE SWALE SHALL BE 1%.



Building Design Codes

- 2024 INTERNATIONAL BUILDING CODE - "IBC"
- 2024 INTERNATIONAL RESIDENTIAL CODE - "IRC"
- 2024 INTERNATIONAL ENERGY CONSERVATION CODE - "IECC"
- 2024 NORTHERN NEVADA CODE AMENDMENTS BY THE NNCICC
- 2024 INTERNATIONAL FIRE CODE - "IFC"
- 2024 INTERNATIONAL WILDLAND URBAN INTERFACE CODE - "IWUIC"

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

Drawing Index

- A-0 COVER SHEET
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- S-2 LOWER SHEARWALL PLAN
- S-3 UPPER FLOOR FRAMING PLAN
- S-4 UPPER SHEARWALL PLAN
- S-5 ROOF FRAMING PLAN

Contact Information

OWNER

OCHOA et al, SONIA
6875 MEYERS AVE
RENO, NV 89506

ENGINEER

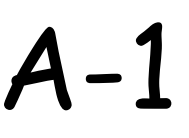
STEVEN SHELDRUP PE
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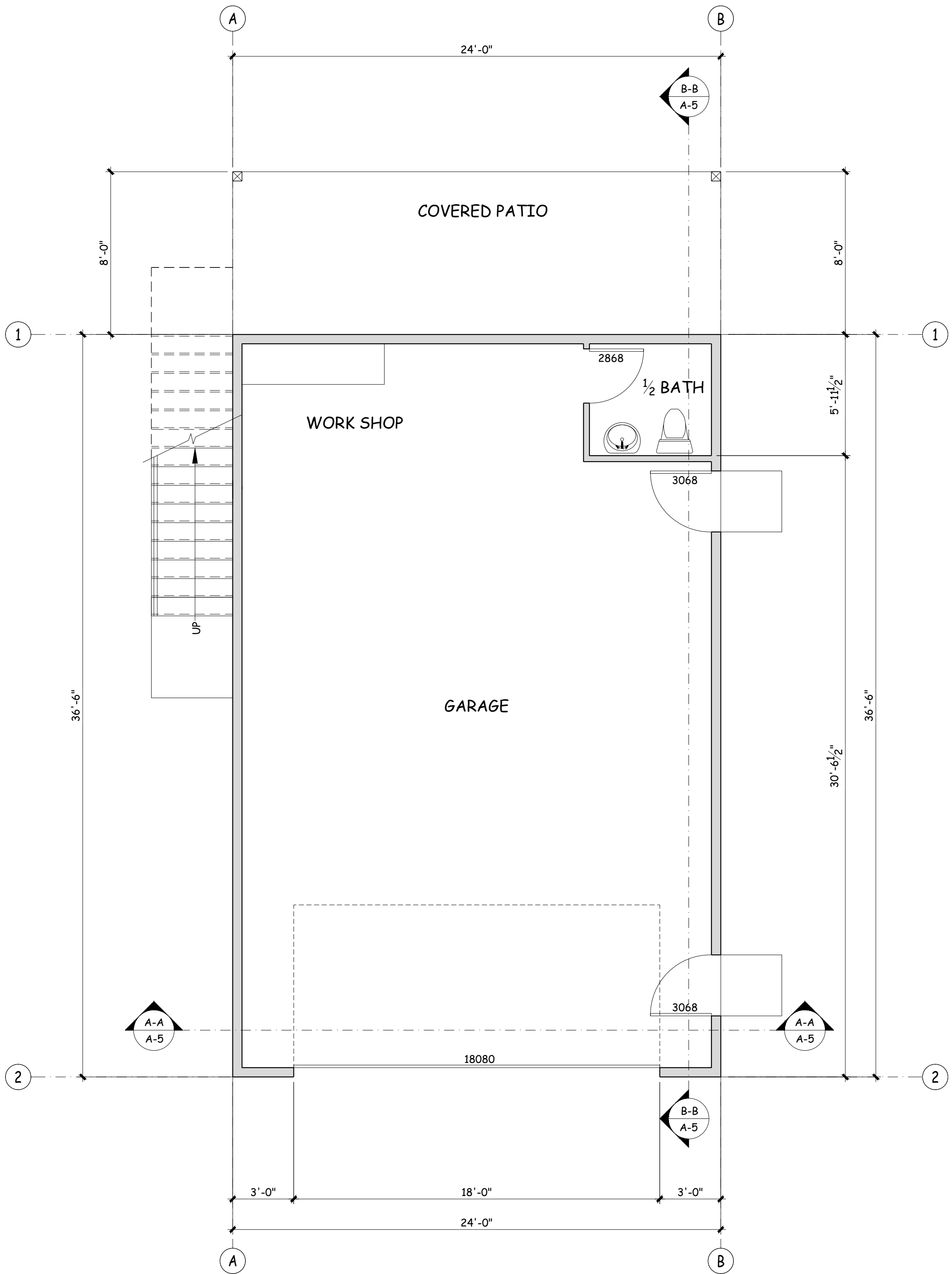
Scope of Work

+/- 876 S.F. TWO STORY SINGLE FAMILY RESIDENCE ON 2.231 ACRE LOT.
SFR TO BE BUILT W/ STEMWALL FOUNDATION, WOOD FRAMING, VINYL SIDING, INTERIOR GYPSUM BOARD W/ TAPE AND TEXTURE,
PRE-MANUFACTURED WOOD TRUSSES AND ASPHALT SHINGLES.

Site & Project Information

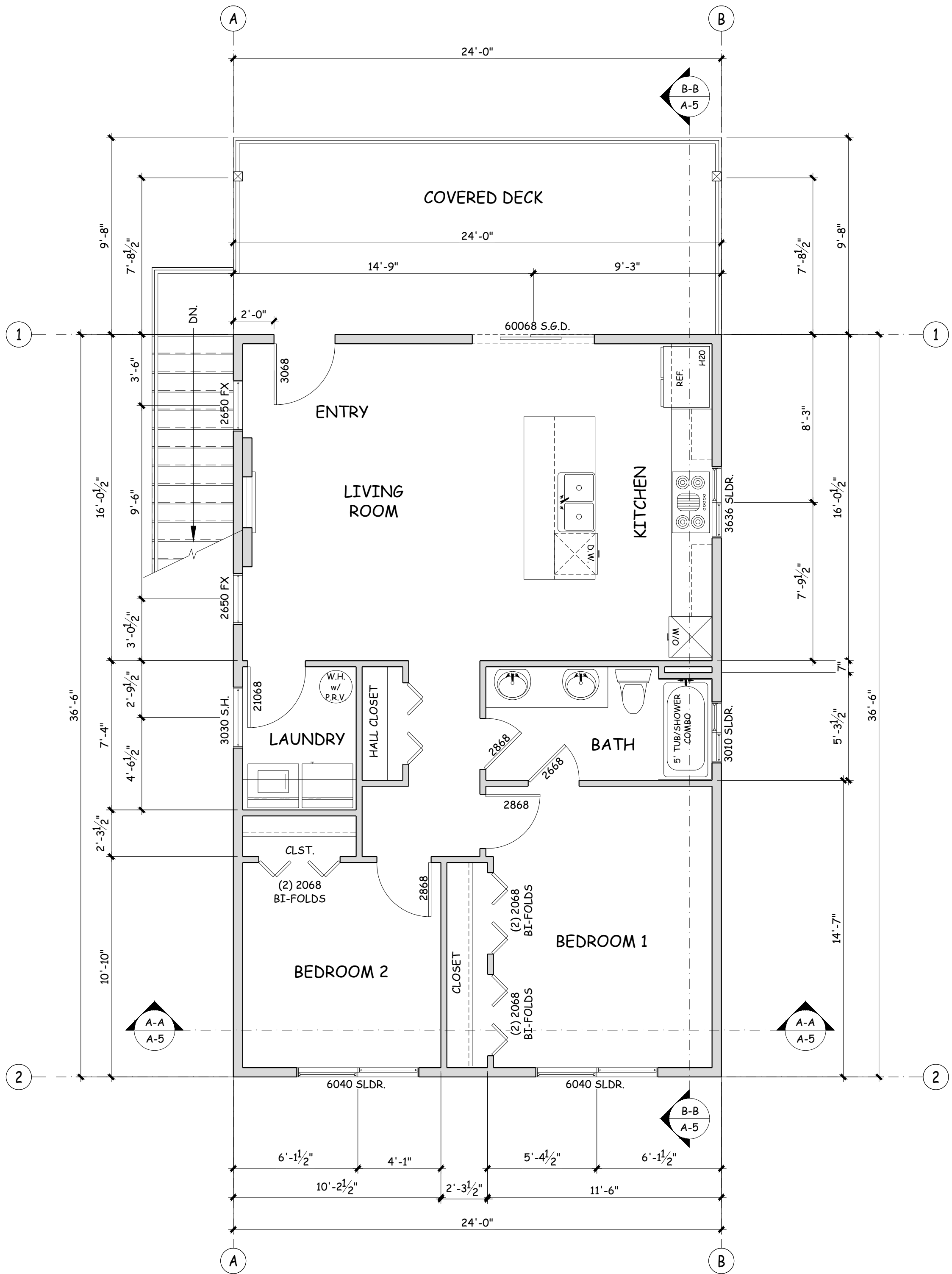
- LOT AREA: 2.231 ACRES
- ADDRESS: 6875 MEYERS AVE
WASHOE COUNTY, NV 89506
- A.P.N.: 082-660-28
- BUILDING OWNER: OCHOA, SONIA A & CEJA, CARMELO B
6875 MEYERS AVE
WASHOE COUNTY, NV 89506
- ZONING: MDS
- W.U.I.: N/A
- FLOOD ZONE: X
- BUILDING HEIGHT: 22' -10"
- BUILDING STORIES: 2
- UPSTAIRS LIVING S.F.: +/- 876 S.F.
- GARAGE S.F.: +/- 876 S.F.
- COVERED PATIO S.F.: +/- 192 S.F.





LOWER FLOOR PLAN
SCALE 1/4" = 1'-0"

GARAGE SPACE = +/- 876 S.F.



UPPER FLOOR PLAN
SCALE 1/4" = 1'-0"

LIVABLE SPACE = +/- 876 S.F.

FLOOR PLAN NOTES

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

FLOOR PLAN LEGEND	
	2x6 EXTERIOR WALL: EXTERIOR CLADDING PER ELEVATIONS. INTERIOR CLADDING TO BE 1/2" GYP. BD.
	2x4 INTERIOR WALLS: 1/2" GYP. BD. E.S.
	(N) WINDOW - SIZE AND TYPE PER PLAN. INSTALL WINDOW FLASHING PER DETAIL 1 ON SHEET A-6
	(N) DOOR - SIZE AND TYPE PER PLAN

Medgar Residence
262 E 8th Ave
Sun Valley, NV. 89433
A.P.N.: 085-431-17

REVISIONS

Drawn FP
Checked FP
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Job Number
003

Drawing Title

Floor Plans

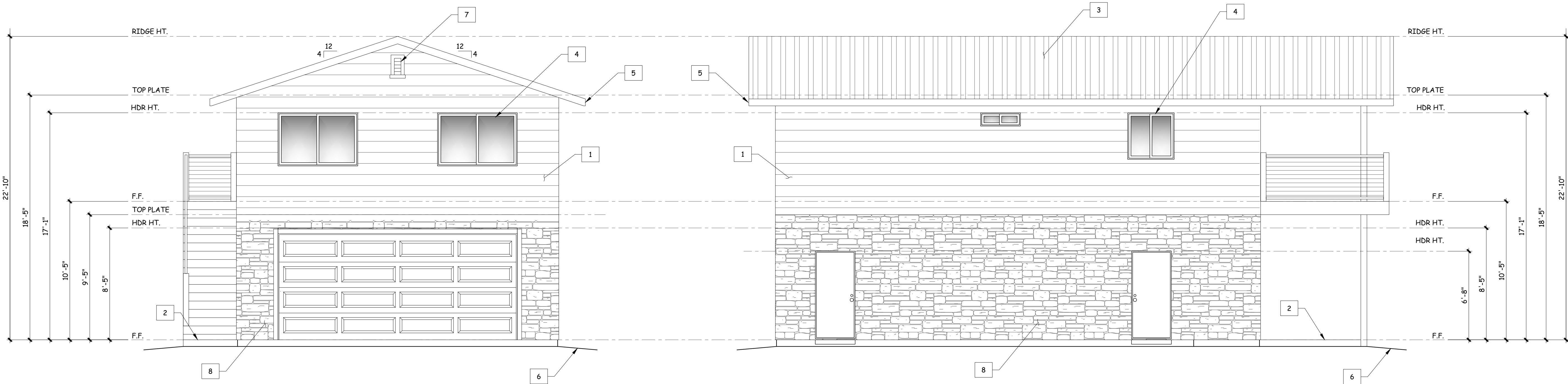
Sheet Number

A-2

FRANCISCO
PULIDO RESIDENTIAL DESIGNER



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FRONT ELEVATION
SCALE 1/4" = 1'-0"

SIDE ELEVATION
SCALE 1/4" = 1'-0"

KEYNOTES:

- 1 VINYL SIDING - COLOR & STYLE PER OWNER
- 2 CONCRETE STEPS AND STOOP - 7" MAX. RISER AND 10" TREAD.
- 3 40 YR. ASPHALT SHINGLES O/ 30# FELT PAPER O/ SHEATHING. SEE STRUCTURAL STRUCTURAL FOR SHEATHING REQUIREMENTS. SHINGLES STYLE AND COLOR PER OWNER
- 4 TRIM, STYLE AND COLOR PER OWNER
- 5 2x FASCIA, STYLE AND COLOR PER OWNER
- 6 FINISHED GRADE
- 7 FAUX GABLE END VENTS - PER OWNER
- 8 STONE VENEER - PER OWNER

ELEVATION NOTES

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

FRANCISCO

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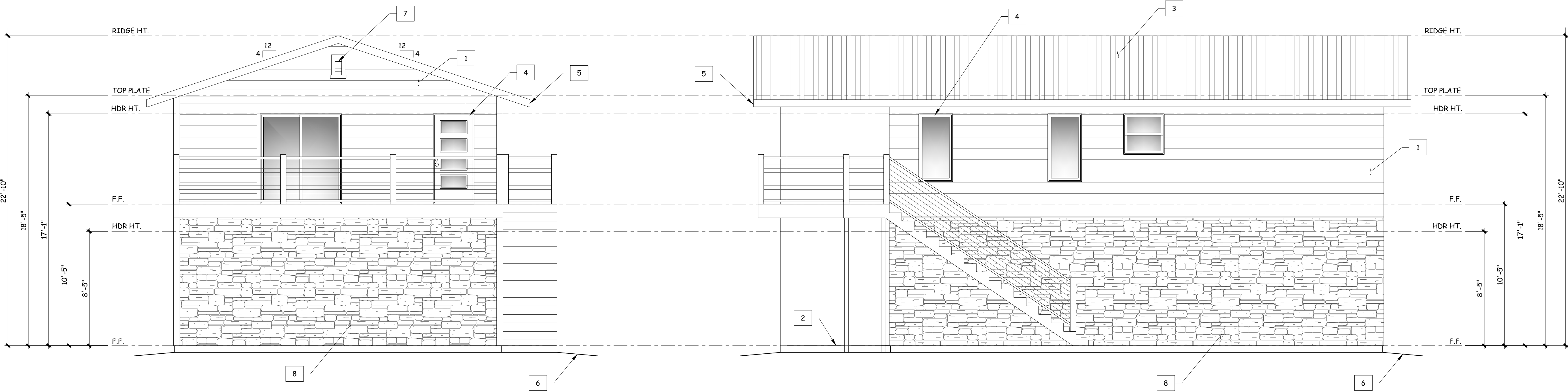
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Drawing Title

Elevations

Sheet Number

A-3



REAR ELEVATION
SCALE 1/4" = 1'-0"

SIDE ELEVATION
SCALE 1/4" = 1'-0"

- KEYNOTES:
- 1 VINYL SIDING - COLOR & STYLE PER OWNER
 - 2 CONCRETE STEPS AND STOOP - 7" MAX. RISER AND 10" TREAD.
 - 3 40 YR. ASPHALT SHINGLES O/ 30# FELT PAPER O/ SHEATHING. SEE STRUCTURAL STRUCTURAL FOR SHEATHING REQUIREMENTS. SHINGLES STYLE AND COLOR PER OWNER
 - 4 TRIM, STYLE AND COLOR PER OWNER
 - 5 2x FASCIA, STYLE AND COLOR PER OWNER
 - 6 FINISHED GRADE
 - 7 FAUX GABLE END VENTS - PER OWNER
 - 8 STONE VENEER - PER OWNER

- ELEVATION NOTES
- 1. CONTRACTOR/OWNER TO COORDINATE ALL FINISHES.
 - 2. CONTRACTOR/OWNER TO COORDINATE THE EXTENTS OF PAINT AND REPAIR OF EXISTING RESIDENCE
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 - 4. CONTRACTOR TO COORDINATE ALL COLORS.

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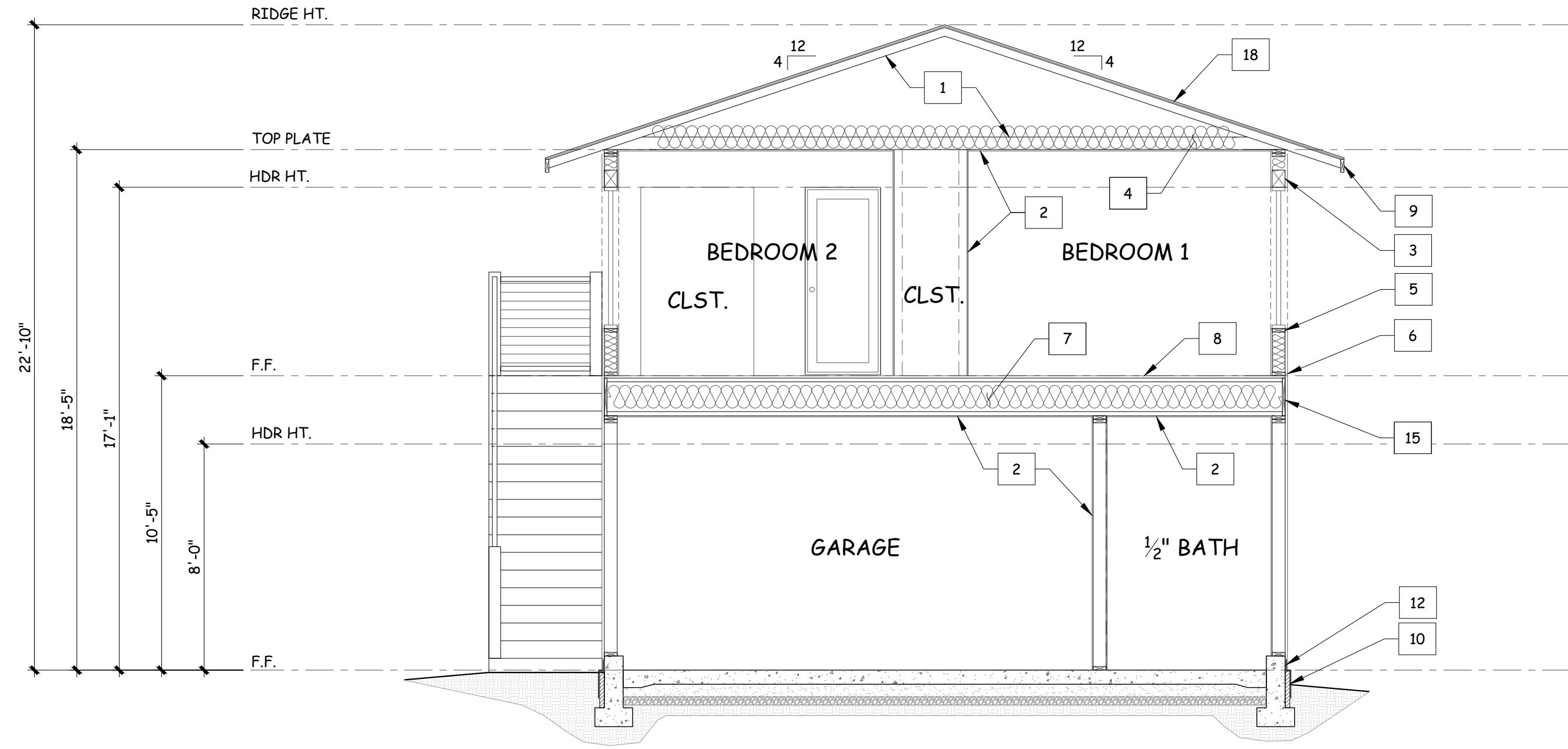
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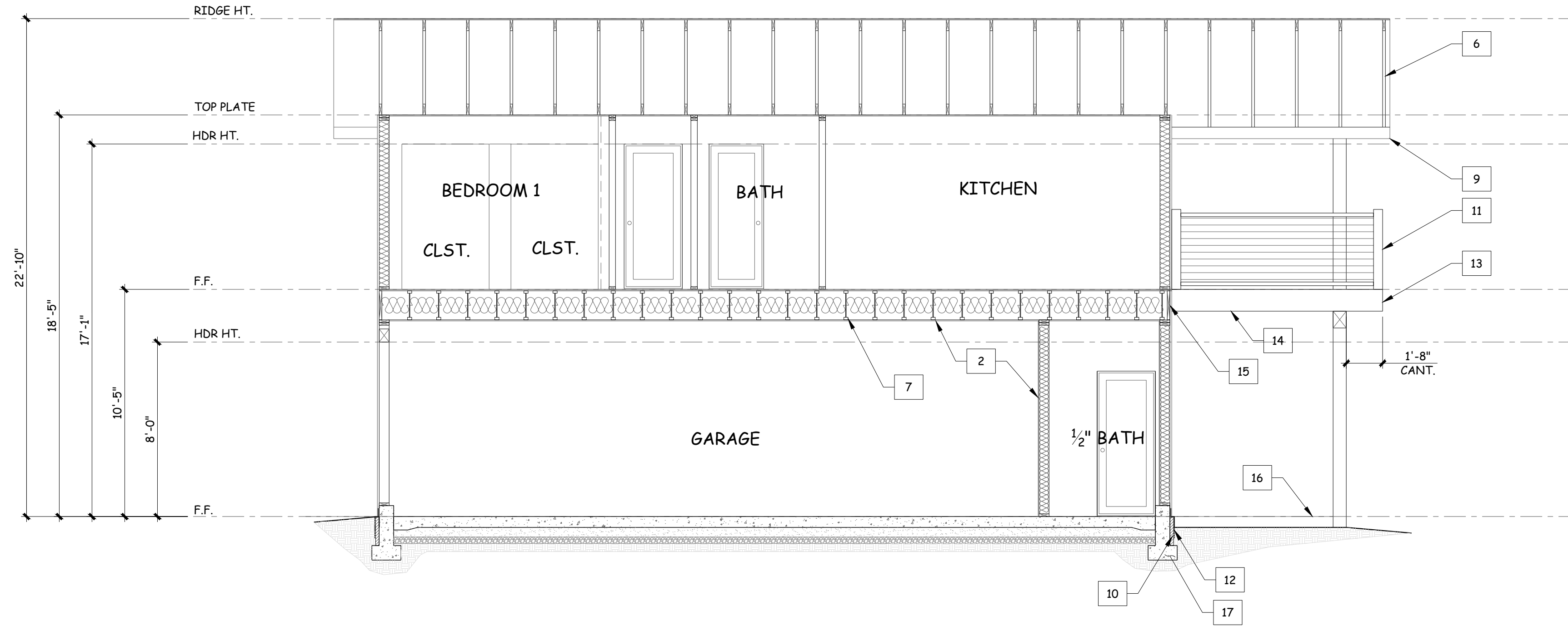
Elevations

Sheet Number

A-4



SECTION A-A
SCALE 1/4" = 1'-0"



SECTION B-B
SCALE 1/4" = 1'-0"

- KEYNOTES:**
- 1 TYPICAL ROOF/ CEILING:
ASPHALT SHINGLES O/ 30# FELT PAPER (OR 2 LAYERS OF 15#) O/
STRUCTURAL SHEATHING O/ PRE-MANUFACTURED WOOD TRUSSES.
 - 2 5/8" TYPE X GYP. BD.
 - 3 1/2" GYP. BD.
 - 4 R-38 BLOW-IN INSULATION
 - 5 2x6 WOOD STUDS @ 16" O.C. w/ R-21
BATT INSULATION BETWEEN STUDS
 - 6 SIDING PER ELEVATION o/ BLDG. PAPER AND SHEAR
PLAY OVER 2x6' S @ 16" O.C. WALL FRAMING.
 - 7 FLOOR JOISTS PER STRUCTURAL PLAN
 - 8 WOOD SUB-FLOOR PER STRUCTURAL DRAWINGS.
 - 9 METAL DRIP EDGE BLACK OR BROWN O/ FASCIA. FASCIA SIZE,
TYPE AND STYLE PER OWNER
 - 10 R-10 RIGID INSUL. @ ENTIRE STEMWALL
 - 11 METAL RAILING - COLOR AND STYLE PER
OWNER/ CONTRACTOR
 - 12 LEDGER TO WALL FLASHING - 6" VERT.
LEG UP WALL UNDER SIDING
 - 13 DECKING PER OWNER/ CONTRACTOR. MAINTAIN DECK PLANK
SPACING PER MANUFACTURERS SPECIFICATIONS.
 - 14 HANGER PER STRUCTURAL PLAN
 - 15 LEDGER PER STRUCTURAL PLAN
 - 16 4" THICK EXTERIOR SLAB
 - 17 FOOTING PER STRUCTURAL PLAN.
 - 18 "GAF LIBERTY" SELF-ADHERING ROOFING SYSTEM, INSTALLED
PER MANUFACTURERS RECOMMENDATION.

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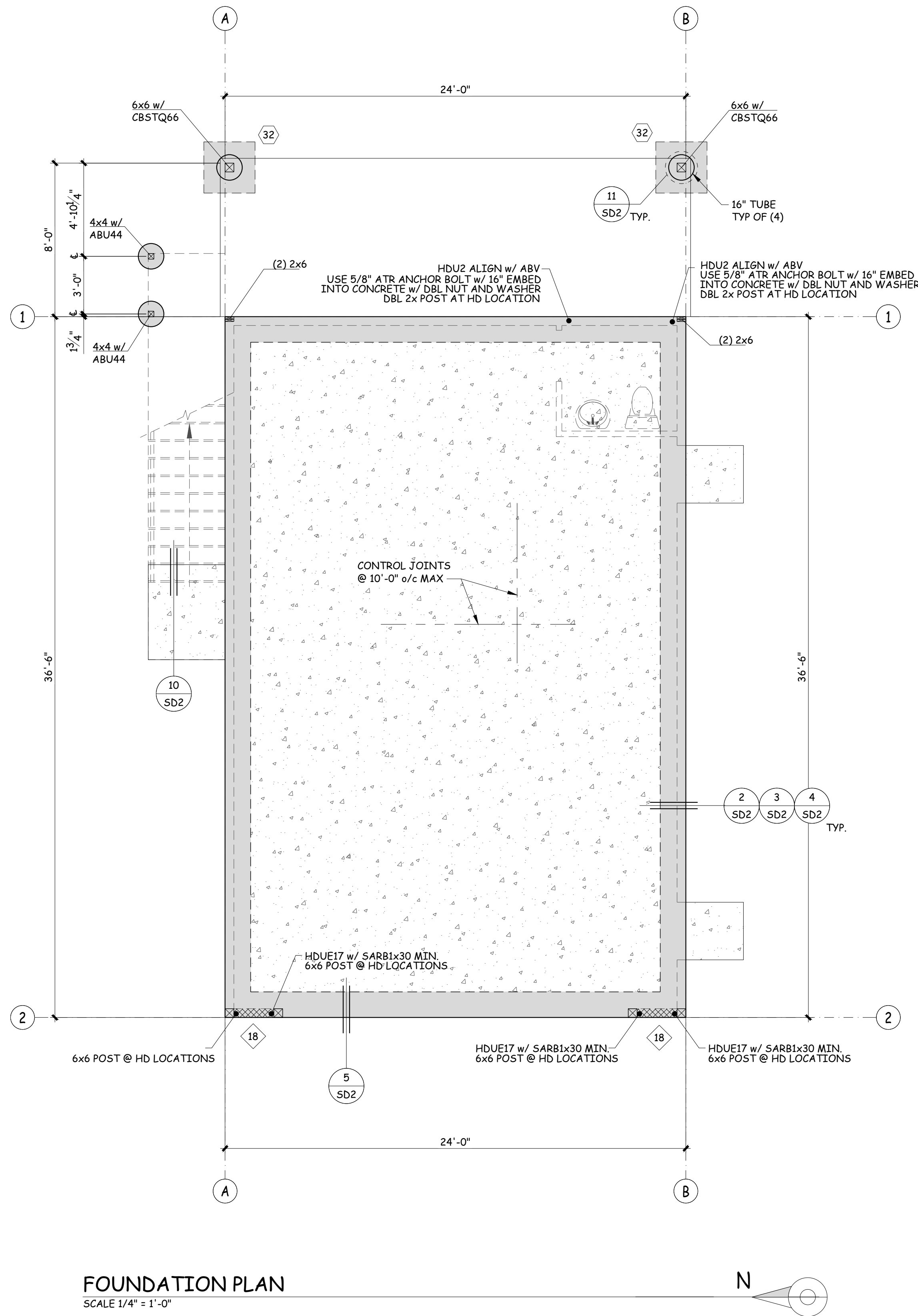
Sections

Sheet Number

A-5



E-1



CONCRETE NOTES

CONC. MONO-POURED FOOTINGS TO BE 16" WIDE W/ 2-#4 REBAR CONT. 3" CLEAR FROM BOTTOM & 1-#4 REBAR CONT. @ TOP. FOOTING SHALL BEAR ON NATIVE GRADE OR AS DIRECTED BY SOILS ENGINEER. FOOTING SHALL BE A MIN. OF 2'-0" BELOW FINISHED GRADE.

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

FOR 2x SILL PLATE, USE 5/8"Ø x 10" A.B. FOR 3x OR DOUBLE SILL PLATE, USE 5/8"Ø x 12" A.B. EXTEND SILL BOLTS 7" INTO FOUNDATION MINIMUM. MAXIMUM SPACING SHALL BE 4'-0" O.C. WITH MINIMUM (2) BOLTS IN EACH SILL BOARD. BOLTS SHALL BE LOCATED NOT MORE THAN (12) NOR LESS THAN (7) BOLT DIAMETERS FROM EACH END OF SILL PIECE. MINIMUM 3"x3"x1/4" THICK PLATE WASHERS SHALL BE INSTALLED ON EACH SILL BOLT.

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

FOUNDATION PLAN LEGEND

SEE SHEET SD-1 FOR ADDITIONAL NOTES AND SCHEDULES

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

H-12

ANCHOR BOLT SPACING, 48" o/c TYP.

STRIP FOOTING SIZE, SEE SHEET SD-1

PIER FOOTING SIZE, SEE SHEET SD-1

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



8-10-26

FOUNDATION PLAN

SCALE 1/4" = 1'-0"

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Drawing Title

Foundation Plan

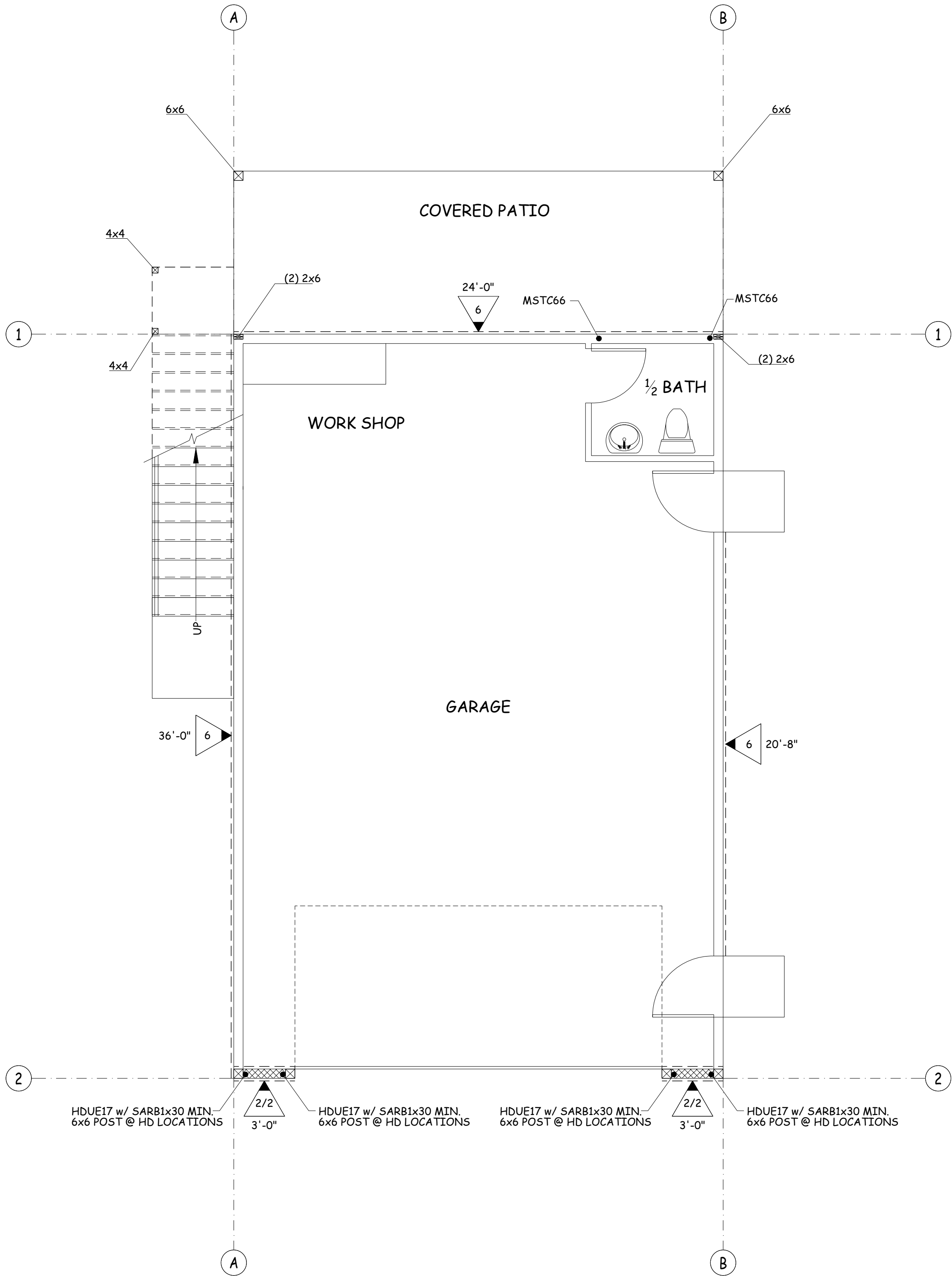
Sheet Number

S-1

FRANCISCO
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LOWER SHEARWALL PLAN
SCALE 1/4" = 1'-0"

SHEARWALL PLAN LEGEND

SEE SHEET SD-1 FOR ADDITIONAL NOTES AND SCHEDULES

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

ANCHOR BOLT SPACING, 48" o/c TYP.

3x OR DBL 2x FRAMING MEMBERS ATTACHED W/
(2) 16d's @ 12" o/c AT ADJOINING PANEL EDGES &
P.T. 3x SILL PLATE w/ 5/8" DIA x 12" AB's. SPACING
AS INDICATED ON PLANS. AT TYPE 3 WALLS, 2x
SILL PLATE MAY BE USED w/ 5/8" DIA x 10" AB's @
HALF THE SPECIFIED SPACING.



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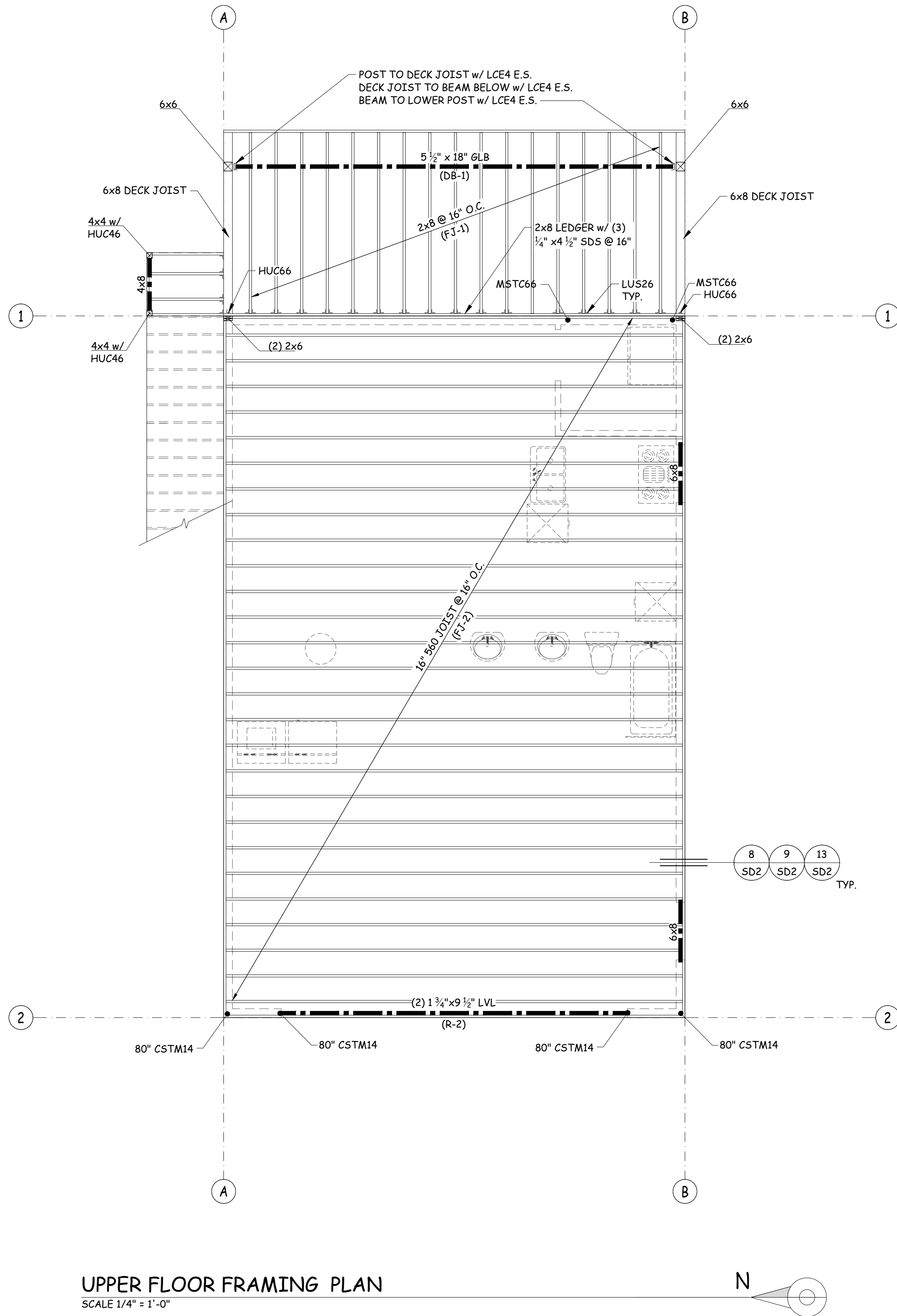
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Drawing Title	Lower Shearwall Plan
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Sheet Number	S-2
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FLOOR FRAMING NOTES

3/4" T&G PLYWOOD APA RATED STURD-I-FLOOR - 48/24 w/ 10d @ 6" O.C. BOUNDARY, EDGES, & DRAG STRUTS w/ 10d @ 10" O.C. FIELD - GLUE & NAIL THROUGHOUT, TYP.

11 7/8" TJI'S @ 16" O.C. TYP. BLK. SOLID @ ALL SUPPORT LINES. PROVIDE 1 1/4" LSL RIM BOARD THROUGHOUT, TYP. BLOCK SOLID UNDER ALL HOLDOWNS. PROVIDE CRUSH BLOCK, WEB STIFFENERS, ETC. PER MFR.

PROVIDE INSULATION @ RIM JOISTS & FLOOR.

INSULATE ALL PIPES & DUCTWORK.

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

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

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

FLOOR FRAMING/ SHEARWALL PLAN LEGEND

- SEE SHEET SD-1 FOR ADDITIONAL NOTES AND SCHEDULES
- WOOD HEADER/BEAM
 - FLOOR JOISTS
 - INTERIOR BEARING WALL
 - BALLOON FRAMED WALL
 - TYPICAL WALL w/ SHEARPLY AND HOLDOWNS. COORDINATE HOLDOWN POST SIZE PER SD-1
- H-12



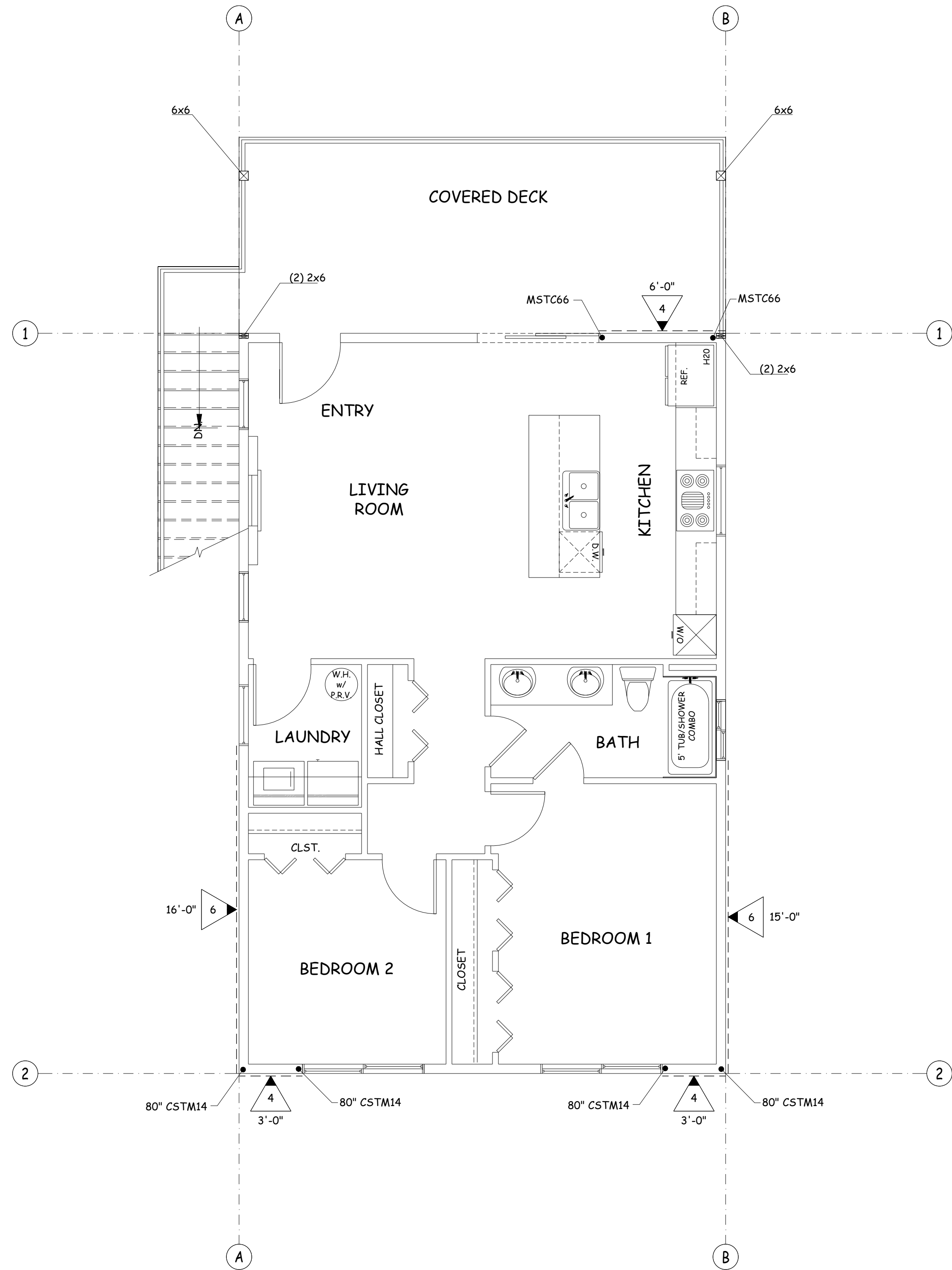
Francisco C. Pulido
(Residential Designer)

CONSTRUCTION DOCUMENTS

Medgar Residence
262 E 8th Ave
Sun Valley, NV. 89433
A.P.N.: 085-431-17

REVISIONS

Drawn	FP
Checked	FP
Date	07/16/2026
Job Number	003
Drawing Title	Upper Floor Framing Plan
Sheet Number	S-3



UPPER SHEARWALL PLAN
SCALE 1/4" = 1'-0"

SHEARWALL PLAN LEGEND

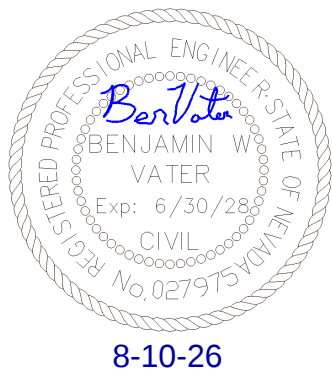
SEE SHEET SD-1 FOR ADDITIONAL NOTES AND SCHEDULES

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

H-12

ANCHOR BOLT SPACING, 48" o/c TYP.

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



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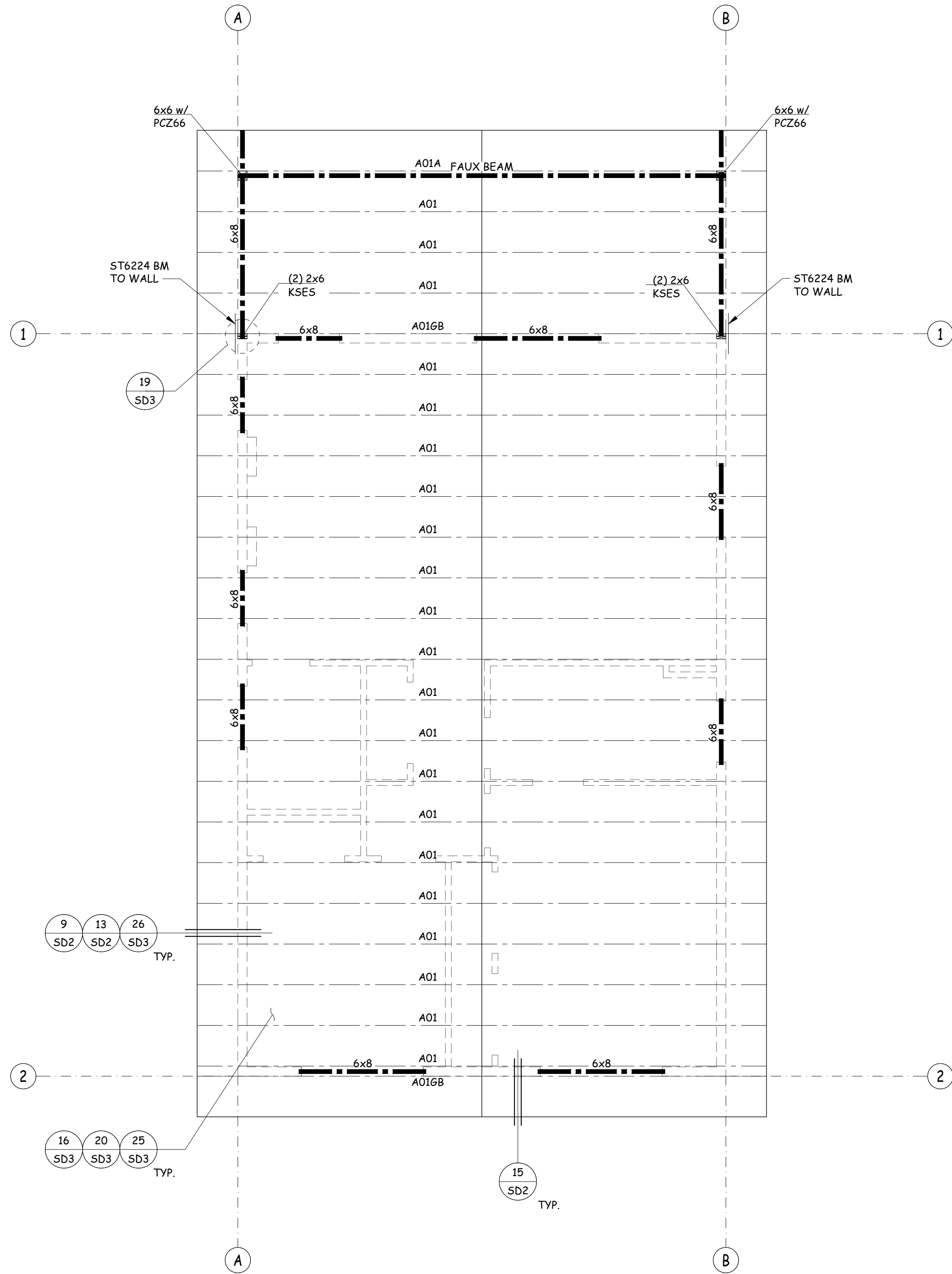
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CONSTRUCTION
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262 E 8th Ave
Sun Valley, NV. 89433
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Drawn	FP
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Drawing Title	Upper Shearwall Plan
Sheet Number	S-4



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

ROOF FRAMING NOTES

ROOF LOADS: LIVE 33# SQ. FT. : DEAD 20# SQ. FT.

USE (1)-LAYER 5/8" (40/20) CDX APA RATED ROOF SHEATHING OR OSB EQUIVALENT, APPLY FACE GRAIN/LONG DIMENSION PERPENDICULAR TO SUPPORT FRAMING, STAGGER PANELS & NAIL w/ 10d's @ 6" O.C. EDGES & BOUNDARIES & 10d's @ 12" O.C. FIELD. NAIL ALL DRAG MEMBERS, SHEAR PANELS, BLOCKING, E.T.C. w/ NAILS SPACED @ 4" O.C. SEE DETAILS FOR ADDITIONAL NAILING REQUIREMENTS.

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

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

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

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

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

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

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

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

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

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

PROVIDE SNOW DIVERTERS @ ALL ROOF PENETRATIONS

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

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

PROVIDE BLOCKING @ ALL RIDGES, HIPS & VALLEYS TYP

PROVIDE CONT ROOF PLY UNDER ALL ROOF OVER FRAMING

ROOF FRAMING PLAN LEGEND

SEE SHEET SD-1 FOR ADDITIONAL NOTES AND SCHEDULES

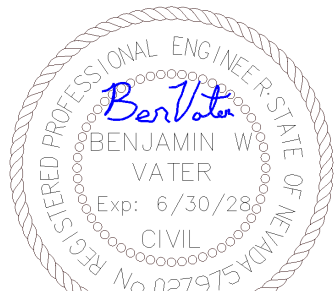
--- WOOD HEADER/BEAM

--- PRE MANUFACTURED TRUSSES

INTERIOR BEARING WALL

BALLOON FRAMED WALL

3x FRAMING AT ADJOINING PANEL EDGES & P.T. 3x STILL PLATE w/ 5/8"DIA. x12" AB's, SPACING AS INDICATED ON PLANS. AT TYPE 3 WALLS, 2x STILL PLATE MAY BE USED w/ 5/8"DIA. x10" AB's @ HALF THE SPECIFIED SPACING.



8-10-26

Medgar Residence
262 E 8th Ave
Sun Valley, NV. 89433
A.P.N.: 085-431-17

REVISIONS

Drawn FP
Checked FP
Date 07/16/2026

Job Number
003

Drawing Title

Roof Framing
Plan

Sheet Number

S-5

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STRUCTURAL GENERAL NOTES

1. These general notes apply to all work shown in the structural drawings. It is the responsibility of the general contractor and all subcontractors to review and comply with all structural drawings and specifications.
2. All work must adhere to the minimum standards established by the current edition of the International Building Code (IBC), ASCE 7, ASTM, and other applicable industry standards. All local, state, and federal regulations must also be followed. For any materials, procedures, or items not specifically shown, work shall conform to the minimum standards set by the relevant governing authorities.
3. The contractor must follow all general notes and typical details provided in the drawings, even if not specifically called out or referenced. Project-specific notes and details shall take precedence over general notes.
4. The structural drawings and specifications represent the final structure and do not dictate construction methods. The contractor is responsible for all temporary measures necessary to protect the structure, workers, and related activities during construction. This includes, but is not limited to, safety planning and the design and installation of shoring, bracing, formwork, and scaffolding. The contractor shall retain their own engineer for delegated design tasks and construction methods, as necessary. The Engineer does not assume responsibility for the design, review, or approval of construction means and methods.
5. The contractor is responsible for verifying all dimensions, elevations, and conditions shown across all drawing disciplines (architectural, structural, civil, mechanical, plumbing, electrical, etc.) prior to construction. Any discrepancies, conflicts, or omissions between field conditions and the drawings must be brought to the attention of the Engineer. Revisions or clarifications will be provided if deemed necessary. The contractor will be held accountable for proceeding without notifying the Engineer of such discrepancies.
6. The contractor shall coordinate the following elements typically found on architectural drawings: window and door opening sizes and locations, concrete curbs, floor drains and depressed slab areas, and all interior and exterior non-structural wall partitions.
7. The contractor shall coordinate the following elements typically shown on mechanical, plumbing, and electrical drawings: sizes and locations of mechanical equipment, ductwork, piping, conduit runs, cable trays, sleeves, penetrations, openings, hangers, inserts, and similar components.
8. Where shop drawings are required, they must be fully developed and coordinated by the contractor before submittal for review and approval.
9. Do not scale drawings--these are diagrammatic in nature and may not scale accurately.
10. The contractor agrees to construct the project according to the sealed and approved structural design. Any modifications to the structural design must be approved in writing by the Engineer and any relevant reviewing agencies prior to implementation.
11. The Engineer retains all rights under common law and applicable statutes, including copyright protection of these plans. No reproduction, modification, reassignment, or change in use is permitted without prior written consent from the Engineer. Unauthorized reuse of these documents is strictly prohibited, and any party involved agrees to indemnify and hold the Engineer harmless from any resulting claims.
12. The Engineer reserves the right to conduct site visits at any time to observe whether the contractor understands and is executing the structural intent as conveyed in the plans. These visits are not to be interpreted as supervision or a guarantee of construction performance.
13. All notes and details provided in the drawings are typical unless noted otherwise (U.N.O.). Similar details apply to similar conditions. No changes to structural notes or details shall be made without the Engineer's prior written approval.

2.0 SITE PREPARATION, EARTHWORK, FILL, AND BACKFILL

1. The Engineer has not performed a geotechnical investigation of the site. As such, the foundation design and earthwork specifications are based on typical local soil assumptions, assuming the presence of suitable native soils. The Engineer is not responsible for general site stability or the adequacy of soil conditions for the proposed project. A site review by a licensed geotechnical or civil engineer is strongly recommended to evaluate soil suitability and overall stability.
2. It is assumed the building site is properly drained and free from clay or expansive soils. All footings shall be level or stepped and must rest on firm, stable, undisturbed native soil or approved, properly compacted fill.
3. Perimeter and exterior footings must extend below the frost line (typically 18" or 24", depending on local code). All other (interior) footings must be placed a minimum of 12 inches below undisturbed natural grade.
4. Building pads must be graded with a 2% slope toward approved drainage systems. Proper surface water management must be provided around the structure.
5. Unless otherwise noted, assume Class D soil conditions with an allowable bearing pressure of 1500 psf and an expansion index of less than 20. Soil bearing capacity is based on IBC Table 1806.2.
6. Fill material must be clean and free of debris, vegetation, and other unsuitable materials.
7. Trench backfill must be compacted to 90% of maximum dry density per ASTM D1557 to within 12 inches of the finished grade. The top 12 inches shall consist of landscape fill. Backfill around pipe trenches shall be compacted in 6-inch layers on both sides of the pipe.
8. All exterior faces of foundation walls adjacent to livable or usable interior spaces must be waterproofed. Responsibility for waterproofing foundation and retaining walls lies with the owner and/or contractor.
9. Backfill against foundation walls must be compacted to 90% relative density.
10. A 4-inch diameter perforated PVC drain pipe to daylight must be provided

SHANKS ENTERPRISES ASSUMES THAT THE GENERAL CONTRACTOR AND ALL INVOLVED PARTIES HAVE READ AND UNDERSTAND NOTES LISTED IN PLANS.

3.0 CONCRETE

1. All reinforced concrete work must comply with the current IBC code and ACI 318 standards.
2. Aggregates must meet ASTM C33 requirements for stone concrete. Reinforced concrete should achieve a minimum compressive strength of 3000 psi at 28 days. Design calculations are based on a concrete strength (f'c) of 2500 psi, which does not require special inspection.
3. Use standard-weight concrete (145 pcf) throughout. Type II cement is typical. If the soil has sulfate concentrations of 0.2% or more, Type V cement is required.
4. The water-to-cement ratio should not exceed 0.55 for 3000 psi concrete. Slump must be 3 inches or less, unless plasticizers are used--then it can go up to 8 inches max, as long as shrinkage isn't increased.
5. Follow ACI 305 and 306 recommendations for proper procedures during hot or cold weather concreting.
6. Install standard crack control joints in all concrete slabs on grade. Maximum spacing is 10 feet for 4" thick slabs and 12 feet for 6" thick slabs unless otherwise noted. Control joint depth should be one-fourth of the slab thickness.
7. The top surface of concrete slabs should be at least 6 inches above finished grade unless specified otherwise. Exterior slabs on grade should contain between 5% and 6% entrained air. Concrete stoops must be machine-mixed and placed following IBC standards.
8. Pipes can pass through structural concrete using sleeves but must not be directly embedded. No pipe or duct larger than one-third the thickness of a slab or wall may be installed within structural concrete.
9. Concrete shall not be poured until all reinforcement, conduits, outlet boxes, anchors, hangers, sleeves, bolts, and other embedded items are properly positioned and secured.

4.0 REINFORCING STEEL

1. Use deformed bars per ASTM A615: Grade 60 for #5 and larger bars, Grade 40 for #4 and smaller.
2. All fabrication and installation should follow the ACI Manual of Standard Practice.
3. Welded wire mesh must comply with ASTM A185 and be supplied in flat sheets. Smooth wire fabric should meet ASTM A-85 with a yield strength of 60 ksi.
4. Splice reinforcing bars with a minimum overlap of 40 bar diameters (2 feet minimum). Horizontal bar splices in walls and footings must be staggered by at least 4 feet.
5. Wall and column dowels must match the main reinforcement in size and spacing.
6. Reinforcing steel welding must conform to AWS D12-1, using low hydrogen electrodes.
7. All rebar must be precisely placed and securely fixed before and during concrete pouring.
8. Masonry reinforcement and embedded items must have at least 3/4" grout cover.
9. Reinforcement cover in cast-in-place concrete should be:
- 3 inches where concrete is in contact with and exposed to soil
- 2 inches for formed surfaces exposed to ground or weather

5.0 MASONRY

1. Concrete masonry units (CMUs) must meet ASTM C90, Grade N, with an f'm of 1500 psi. Use blocks with a minimum weight of 85 pcf above grade and 110 pcf below grade. Only use moisture-controlled units, and use open-end units where possible and at wall intersections.
2. Bricks must meet ASTM C62, Grade MW. Mortar should comply with ASTM C279, Type S.
3. Grout for CMU walls must follow IBC Section 2103 and have a minimum 28-day compressive strength of 2000 psi.
4. All masonry walls must be fully grouted. Grout must be placed in lifts not exceeding 4 feet unless cleanouts are installed per IBC requirements.
5. Mortar and grout aggregates must comply with ASTM C-144 (for mortar) and C-404 (for grout). Use Portland Cement per ASTM C-150, Type I or II, low alkali.
6. All concrete blocks and bricks should be laid in a running bond pattern.
7. If masonry construction must stop along a wall, end the run by stepping back each course by half a unit. Do not use toothing.
8. Unless otherwise specified, masonry walls must follow these guidelines.

6.0 STRUCTURAL STEEL

1. All structural steel and miscellaneous iron shall conform to ASTM A36.
2. W-shape members shall meet ASTM A992, Grade 50 specifications.
3. Steel pipe columns shall be ASTM A53, Type E or S, Grade B.
4. Steel tube sections shall comply with ASTM A500, Grade B.
5. Steel plates shall be ASTM A36 with a minimum yield strength (Fy) of 36 ksi.
6. All detailing shall conform to the latest AISC specifications.
7. Welding shall comply with AISC and AWS D1.1 standards; all welders must be certified by the local building authority.
8. Shop welding must be performed in an approved fabrication facility or shall be subject to inspection in accordance with the IBC.
9. All complete joint penetration welds require special inspection and ultrasonic (UT) testing.
10. Welding electrodes shall be E70XX, or shielded wires with a minimum Fy of 70 ksi.
11. All bolts, nuts, and screws shall meet ASTM A307 Grade A.
12. High-strength bolts shall be ASTM A325; mating surfaces must remain unpainted.

13. Foundation bolts shall be galvanized all-thread ASTM A36 or unfinished ASTM A307.
14. For structures in Seismic Zone 4, sill bolts shall be ½" diameter, with bolt holes oversized by 1/32" to 1/16".
15. Structural steel not encased in concrete shall receive one shop coat of approved primer paint.
16. Steel exposed to weather shall be hot-dip galvanized after fabrication or otherwise weatherproofed.
17. Where applicable, provide ½" diameter x 3" Nelson studs at 36" on center.
18. Grout beneath steel bearing plates shall be solid drypack or non-shrink grout installed per the manufacturer's instructions.
19. For all single-pass fillet welds exceeding 5/16", provide either welder certification or a certificate of compliance for shop-fabricated work.

7.0 FOUNDATION / FLOOR FRAMING

1. All exterior walls shall function as shear walls and be nailed according to Type "6" (refer to shear wall schedule).
2. Floor sheathing shall be T&G APA rated Sturd-I-Floor:
Oriented with face grain perpendicular to framing.
Nailed using 10d nails at 6" o.c. at edges and 10" o.c. in the field.
Must be glued and nailed throughout.
3. Floor joists shall include solid blocking at supports, beneath interior-bearing walls, and under holdowns.
- Use double joists under bearing walls running parallel to joists.
Install LSL rim board.
Include crush blocks and web stiffeners as per manufacturer requirements.
4. Floor openings must be located between joists only.
5. Holdowns shall be installed during framing in accordance with manufacturer guidelines:
Floor-to-floor and floor-to-foundation holdowns should be vertically aligned wherever feasible.
All holdown members must have shear plywood nailing.
6. Provide full-depth, full-bearing blocking under posts, double studs, and trimmers above the floor.
- If a post or column base is located below the floor, extend the post to the subfloor and strap with (2) Simpson ST6224 straps.
7. Anchor bolt requirements:
For 2x sill plates: ⅝" x 10" anchor bolts.
For 3x or double sill plates: ¾" x 12" anchor bolts.
Bolts must penetrate the foundation by at least 7".
Max spacing: 4'-0" on center; minimum of (2) bolts per sill board.
Bolt end distance: 7-12 bolt diameters.

- Use 3"x3"x¼" plate washers with a ½" gap from sheathing.
8. Sill plates shall be:
Foundation-grade redwood or LSL treated with zinc borate or pressure-treated mudsill.
Nominal 2" width matching wall thickness unless otherwise noted.
For all shearwalls (excluding Type "4" & "6"), use a minimum 3" nominal framing.
Stagger nails at joints between plywood and sill plates.
9. Foundation walls shall be 8" wide and centered on the footing:
Reinforced with (1) #4 rebar top and bottom.
Vertical #4 bars at 24" o.c., hooked into footing.
10. Continuous footings shall be 16" wide x 10" deep:
Reinforced with (2) #4 bars.
Step footing as needed to bear on native soil or as advised by soils engineer.
Exterior footings shall extend to a minimum 2'-0" below grade for frost protection unless noted otherwise.
11. Post/column bases: CB and CBQ are interchangeable with CBS and CBSQE if filled with grout.
12. Slabs shall be 4" thick concrete:
Reinforced with either #3 @ 18" o.c. each way or 6x6 W1.4xW1.4 welded wire fabric (WWF).
Installed over a 4" layer of compacted Type-II base (90% relative compaction).

13. Stairways:
Minimum clear width: 36".
Maximum riser height: 8"; minimum tread depth: 9".
Maximum height between landings: 12'-0".
Minimum headroom: 6'-8".
14. Handrails shall be:
34"-38" above tread nosing.
Continuous with returned ends.
Residential start newels allowed on first tread.
Grip size: 1¼"-2" diameter, smooth finish.
1" minimum clearance from adjacent wall.
15. Guardrails:
Minimum height: 42" unless noted otherwise.
Openings shall not allow passage of a 4" sphere.
For stair treads/riser triangles, opening must not exceed 6" sphere.
16. Fire blocking required between chimneys and combustible materials and at every 10'-0" in both vertical and horizontal directions.
17. Adhered veneer installation shall comply with current building codes:
Foundation support required.
Anchor ties shall be equivalent to #9 wire or use horizontal joint reinforcement.
18. Exterior stucco:
Weep screed shall be placed 4" above soil or 2" above paving.
Weather-resistant barrier must lap over the flange.
Metal lath shall terminate on the flange.
19. Wood posts on concrete or masonry:
Must be supported by piers/pedestals extending 6" above grade and 1" above floor unless pressure-treated or decay-resistant.
Individual piers must extend at least 8" above grade unless using decay-resistant wood.
20. Minimum clearances from ground:
Girders: 12"
Floor joists: 18"

8.0 WOOD FRAMING

1. Lumber Specifications
All framing and bearing studs shall be Douglas Fir-Larch, kiln-dried with a maximum moisture content of 19%.
4x and smaller members: Douglas Fir #2 grade
6x and larger members: Douglas Fir #1 grade
Glue-Laminated Beams (Glu-Lams): APA/EWS-marked 24F-V4. Where exposed to weather, Glu-Lams shall be rated for exterior use or protected accordingly.
Laminated Veneer Lumber (LVL): Minimum 2.0E, Fb = 2600 psi, Fv = 285 psi
For members < 10" deep: (2) rows of 16d box nails @ 12" o.c.
For members ≥ 10" deep: (3) rows of 16d box nails @ 12" o.c.
Three-ply LVL members: Nail from both sides
Parallel Strand Lumber (PSL): Minimum 2.2E, Fb = 2900 psi, Fv = 290 psi
Interior non-bearing studs and plates: Minimum #2 grade or better
2. Sheathing
APA-rated sheathing shall be manufactured with exterior glue and conform to IBC, PS 1-1, PS-2, or APA PRP-108 standards
Acceptable grades for shear plywood: C-D, C-C, 303 (T1-11), or equivalent approved
3. Beam Quality
All resawn and rough-sawn beams shall be free of heart center
4. Framing Connectors
All framing clips, ties, and devices shall be Simpson Strong-Tie or ICC-approved equivalents
5. Nailing Standards
Unless otherwise detailed, all fastenings shall meet IBC minimum requirements

6. Notching
Do not notch beams, joists, or studs under any condition unless approved by EOR
7. Fasteners
Use common wire nails only
No substitutions unless specifically detailed in drawings/calculations
Nails exposed to weather shall be galvanized
All nails shall comply with ASTM F1667
All fasteners in preservative-treated wood (e.g., sill plates) must comply with IBC 2304.10.5
Follow Simpson specifications for hardware connections
8. Shear Panels & Gable Trusses
Sheath and nail gable trusses and shear panels the same as adjacent shear walls above or below
9. Multi-Piece Members
Double studs, joists, or similar components shall be connected using minimum (2) rows of 16d box nails @ 12" o.c.
10. Typical Exterior & Load-Bearing Stud Wall Framing
10'-0" stud height: 2x4 @ 16" o.c.
16'-0" stud height: 2x6 @ 16" o.c.
18'-0" stud height: 1-3/4" x 5-1/2" LVL @ 12" o.c.
22'-0" stud height: 1-3/4" x 7-1/4" LVL @ 12" o.c.
27'-0" stud height: 1-3/4" x 9-1/4" LVL @ 12" o.c.
11. Tall Wall Openings
For openings in walls exceeding 10'-6", provide (2) continuous king studs on each side
Do not span multiple openings with a single header
Use rake or balloon framing for all tall wall assemblies
12. Weather-Exposed Glu-Lams
Portions of Glu-Lam beams exposed to weather shall be:
Pressure-treated, or
Made from naturally decay-resistant wood, or
Protected with two or more coats of exterior-grade sealer
13. Wood in Contact with Concrete
All wood in direct contact with concrete shall be pressure-treated per IBC 2304.10.5

Design Parameters

2024 IBC AND LOCAL CODE
PROJECT ELEVATION:
SITE CLASS: D
120 MPH (3 SECOND GUST) WIND SPEED:
C WIND EXPOSURE:
DESIGN INCLUDES SNOW LOAD FOR DRIFT AND UNBALANCED LOADING.
LOADING:
FLOOR LOADS: LIVE = 40 PSF ; DEAD = 10 PSF
ROOF LOADS: LIVE = 33 PSF ; DEAD = 20 PSF
EARTHQUAKE DESIGN DATA:
SEISMIC DESIGN CATEGORY: D
Ss = 1.64, Si = 0.50, SDS = 1.00, SD1 = 0.72
BASE SHEAR V = Cs*W = (1*Rho)*SDS/(1.4*R)W
R = 6.5 (LIGHT FRAMED WOOD WALLS SHEATHED WITH WOOD STRUCTURAL PANELS RATED FOR SHEAR RESISTANCE).

Shearwall Schedule

Pier Footing Schedule								BASE SHEAR V = G*W = (1*Rho*F*SDS/1.4*R)*W R = 6.5 (LIGHT FRAMED WOOD WALLS SHEATHED WITH WOOD STRUCTURAL PANELS RATED FOR SHEAR RESISTANCE).											
				Shearwall Schedule															
SYMBOL	WIDTH (EACH SIDE)	DEPTH	STEEL (EACH WAY)	Shearwall Symbol	Sheathing Thickness	Nail Size	Shear Nail Spacing		16d Nail Spacing	1/4" SDS Spacing	3x Framing at Adj. Panel Edges	5/8" A.B. Spacing	1/2" A.B. Spacing	MASA SPACING					
12	12"	10"	(2) #4's	6	3/8"	8d	6" O.C.	12" O.C.	6" O.C.	16" O.C.	No	48" O.C.	48" O.C.	48" O.C.					
14	14"	10"	(2) #4's	4	3/8"	8d	4" O.C.	12" O.C.	4" O.C.	12" O.C.	No	48" O.C.	35" O.C.	48" O.C.					
16	16"	10"	(2) #4's	3	3/8"	8d	3" O.C.	12" O.C.	3" O.C.	8" O.C.	Yes +	46" O.C.	30" O.C.	38" O.C.					
18	18"	10"	(3) #4's	2	3/8"	8d	2" O.C.	12" O.C.	2" O.C.	6" O.C.	Yes	35" O.C.	23" O.C.	29" O.C.					
21	21"	10"	(3) #4's	4/2	3/8" B/S	10d	4" O.C.	12" O.C.	2" O.C.	5-1/2" O.C.	Yes	32" O.C.	21" O.C.	26" O.C.					
24	24"	10"	(3) #4's	3/2	3/8" B/S	8d	3" O.C.	12" O.C.	N/A	4" O.C.	Yes	23" O.C.	15" O.C.	19" O.C.					
28	28"	12"	(3) #4's	2/2	3/8" B/S	8d	2" O.C.	12" O.C.	N/A	3" O.C.	Yes	18" O.C.	11" O.C.	14" O.C.					
32	32"	12"	(4) #4's	A	1/2"	10d	2" O.C.	12" O.C.	N/A	6" O.C.	Yes	29" O.C.	19" O.C.	24" O.C.					
36	36"	12"	(5) #4's	B	5/8"	10d	2" O.C.	12" O.C.	N/A	5-1/2" O.C.	Yes	26" O.C.	16" O.C.	21" O.C.					
42	42"	12"	(6) #4's	L6	7/16" Smart Panel Siding	8d	6" O.C.	12" O.C.	6" O.C.	16" O.C.	No	48" O.C.	48" O.C.	48" O.C.					
48	48"	14"	(7) #4's	L4	7/16" Smart Panel Siding	8d	4" O.C.	12" O.C.	4" O.C.	16" O.C.	No	48" O.C.	39" O.C.	48" O.C.					
54	54"	14"	(8) #4's	L3	7/16" Smart Panel Siding	8d	3" O.C.	12" O.C.	3" O.C.	12" O.C.	Yes +	48" O.C.	36" O.C.	45" O.C.					
60	60"	14"	(9) #4's	L2	7/16" Smart Panel Siding	8d	2" O.C.	12" O.C.	2" O.C.	8" O.C.	Yes*	42" O.C.	27" O.C.	35" O.C.					

Hold Down Notes

Shearwall Notes

1. INSTALL ALL HOLDOWNS PER SIMPSON'S SPECIFICATIONS, MAINTAINING REQUIRED EDGE CLEARANCES.
2. DOUBLE STUDS TO BE CONNECTED BY (2) ROWS OF 16d NAILS AT 4" O.C. STAGGERED
3. USE (1) #4 BAR VERTICAL EACH SIDE OF 7/8" OR GREATER THREADED ROD (TOTAL OF 2) TO CONNECT STEM WALL TO FOOTING.
4. SB EMBEDMENTS ARE FOR SINGLE POUR INSTALLATION ONLY. REFER TO LATEST VERSION OF SIMPSON CATALOG FOR DOUBLE POUR APPLICATIONS
5. SPECIAL INSPECTION IS REQUIRED AT ALL EPOXY-SET ANCHORS. CONTACT ENGINEER OF RECORD 2-WORKING DAYS IN ADVANCE PRIOR TO INSTALLATION. USE SIMPSON SET-XP EPOXY FOR CONCRETE DRILL & EPOXY APPLICATIONS & SET EPOXY FOR SOLID GROUTED CMU APPLICATIONS
6. BOLT HOLES SHALL BE A MINIMUM OF 1/32" AND NO MORE THAN 1/16" LARGER THAN THE SPECIFIED BOLT DIAMETER
7. IT IS ACCEPTABLE TO SUBSTITUTE HOLDOWNS SPECIFIED HIGHER IN THE TABLE WITH HOLDOWNS OCCURRING LOWER IN THE TABLE.
8. "CL" IS IS THE DIMENSION TO THE CENTERLINE OF AB HOLE IN HOLDOWN.
9. USE STDHJ WHEN RIM JOIST IS PRESENT.
10. USE ASTM A307 ALL THREADED RODS TYPICAL.
11. REFER TO SIMPSON SPECIFICATIONS FOR HOLD DOWN CENTER LINE FOR ANCHOR BOLT ALIGNMENT

1. USE APA RATED SHEAR PLYWOOD / OSB / T1-11 SHEATHING OR AN APPROVED EQUAL U.N.O.
2. NAILS SHALL BE COMMON OR GALVANIZED BOX NAIL HEADS ARE NOT TO PENETRATE PLYWOOD.
3. ALL FIELD NAILING SHALL BE AT 6" O.C. U.N.O.
4. ALL SHEAR WALL STUDS SHALL BE DOUGLAS FIR LARCH SPACED AT 16" O.C.
5. NAIL ALL SHEAR PLY WITH EDGE NAIL SPACING AT TOP PLATES, MUD SILLS, ALL POSTS, ALL KING STUDS, AND ALL STUDS WITH HOLDOWNS.
6. WHERE APPLICABLE, PLYWOOD JOINT AND SILL PLATE NAILING SHALL BE STAGGERED IN ALL CASES.
7. FOR ALL SHEAR WALLS EXCEPT TYPES 6, 4, 16, 14 USE: A. 3 INCH NOMINAL OR THICKER SILL PLATES WITH 5/8" X 12" AB'S AND (2) 20d BOX NAILS FOR STUD END NAILING. * B. 3 INCH NOMINAL OR THICKER FRAMING MEMBERS, OR DOUBLE 2x FRAMING MEMBERS STITCHED TOGETHER WITH MINIMUM (2) ROWS OF 16d NAILS @ 12" O.C. AT ALL ADJOINING PANEL EDGES.
8. FOR SHEAR WALL TYPE 3, L3, & L2, A 2" NOMINAL SILL PLATE MAY BE USED IF ANCHOR BOLTS ARE SPACED AT THE SPECIFIED SPACING.
9. PROVIDE BLOCKING OR SOLID FRAMING AT ALL PANEL EDGES. DOUBLE SHEAR WALLS TO HAVE SHEAR PLY WITH SPECIFIED NAILING BOTH SIDES. PROVIDE 3" 10. NOMINAL OR THICKER FRAMING MEMBERS ON ALL ABUTTING PANEL EDGES B/S IS BOTH SIDES. USE SIMPSON MSTC48 OR MSTC52 TO STRAP ACROSS BEAMS AT ANY BREAK IN TOP PLATES U.N.O. 11. FOUNDATION SILL ANCHOR BOLTS SHALL BE 5/8"x10" SPACED AT 48" O.C. ON ALL EXTERIOR WALL U.N.O. 12. USE 3"x3"x1/4" THICK STEEL PLATE WASHERS AT ALL WOOD SILL PLATES FOR SHEAR WALLS. SPACE WASHERS 1/2" FROM 13. SHEATHING OR RIM OR ALL MASA MUDSILL ANCHORS TO BE INSTALLED WITH BOTH LEGS FULLY NAILED INTO SIDE AND TOP OF SILL PLATE. 14. 5/8" AND 1/2" TITEN HD ANCHORS WITH 6" MINIMUM CONCRETE EMBEDMENT MAY BE USED AS A RETROFIT SOLUTION 15. TO SUBSTITUTE AB'S WITH EQUAL DIAMETER. ALL NOTES ARE TYPICAL U.N.O. 16.

PREPARED BY:

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992 WOLF CR. DR., SPRING CREEK, NEVADA 89815 775-934-9356 shank seng@gmail.com

Medgar Residence

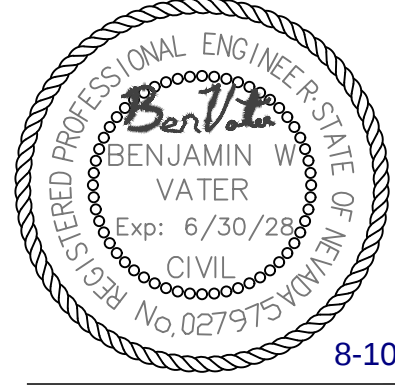
262 E 8th Ave,
Sun Valley
NV, 89433
APN: 0859431-17

Date :

Drawn :
Benjamin Vater
PE

Job #

Engineer
Stamp



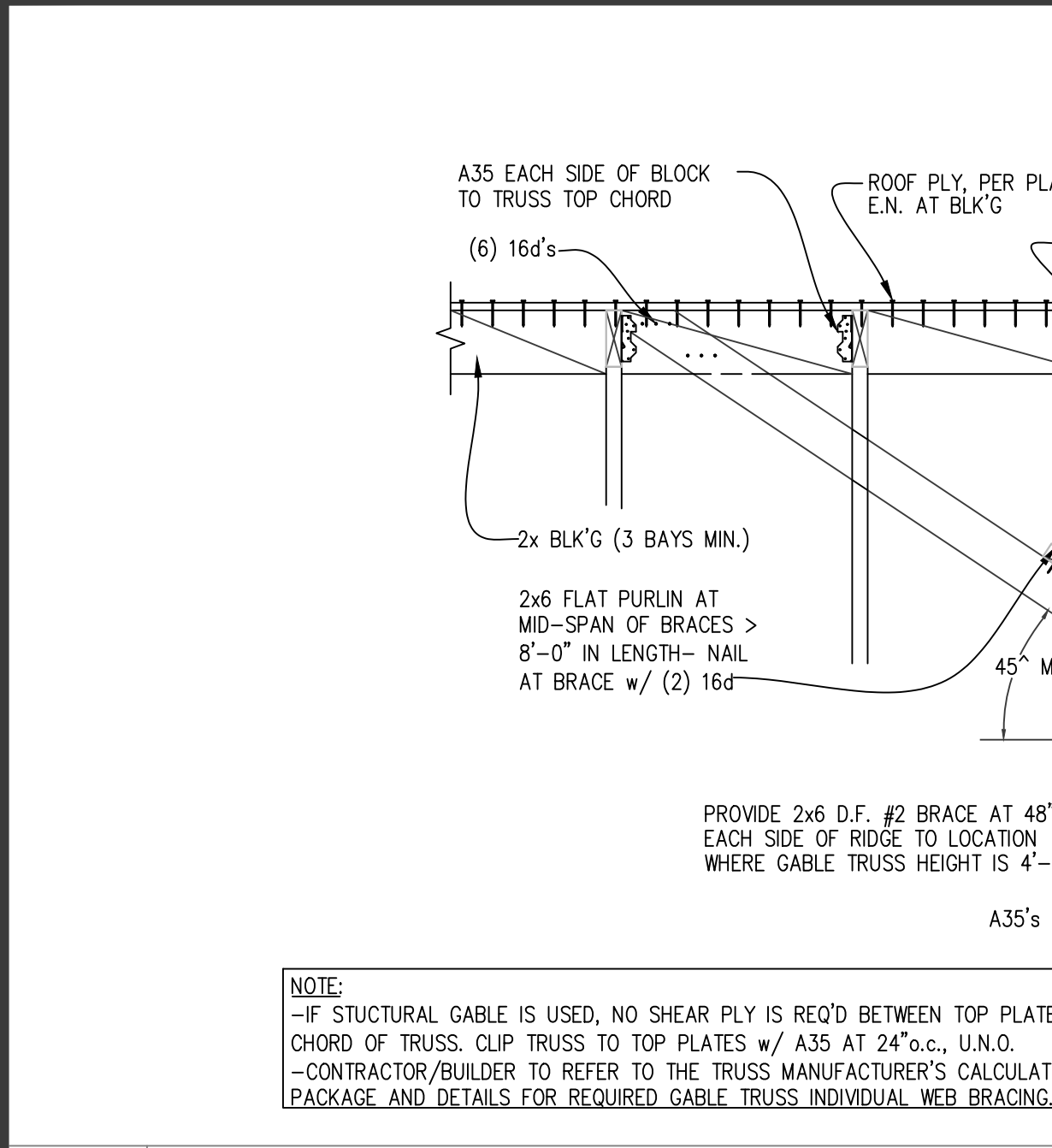
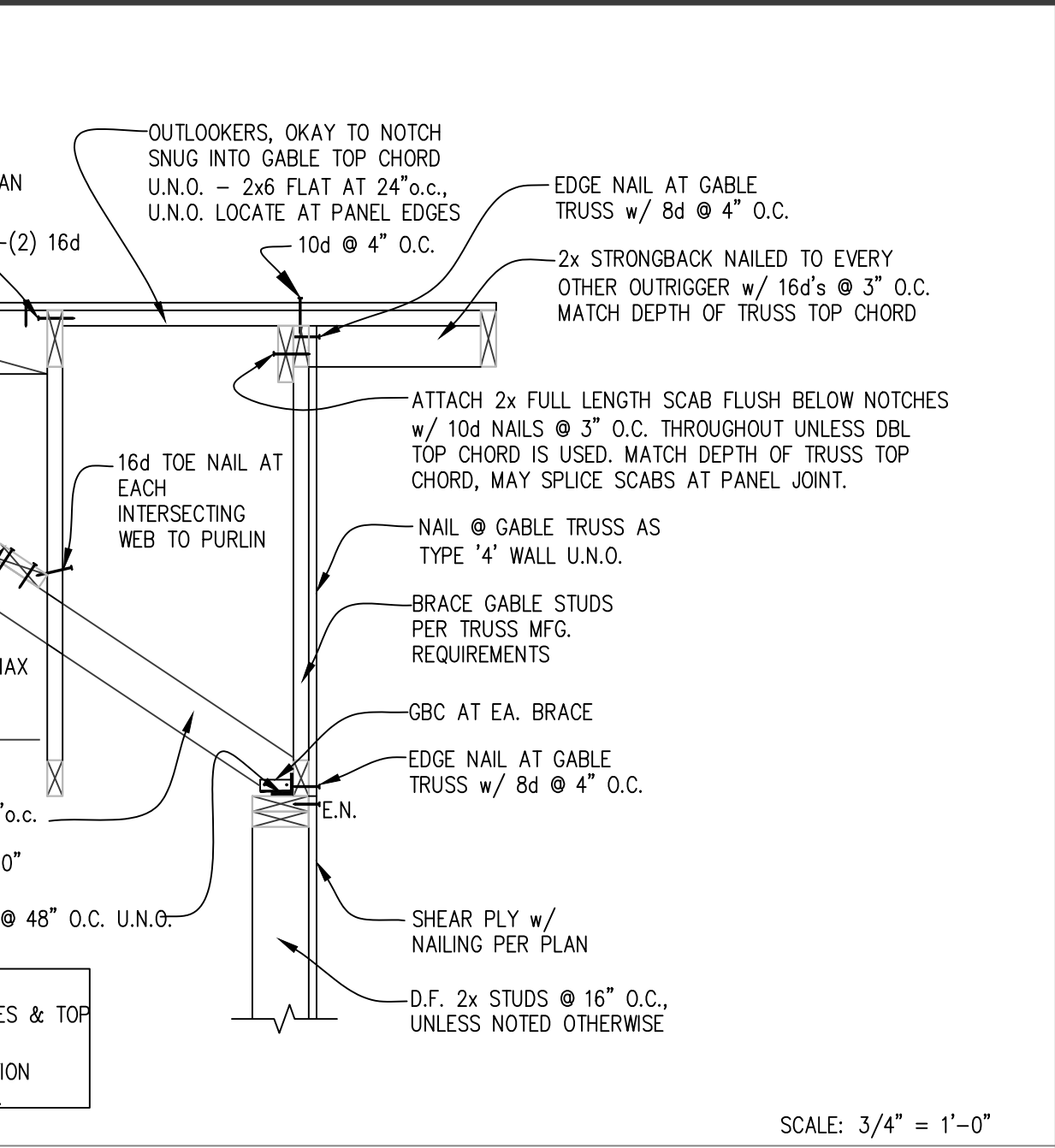
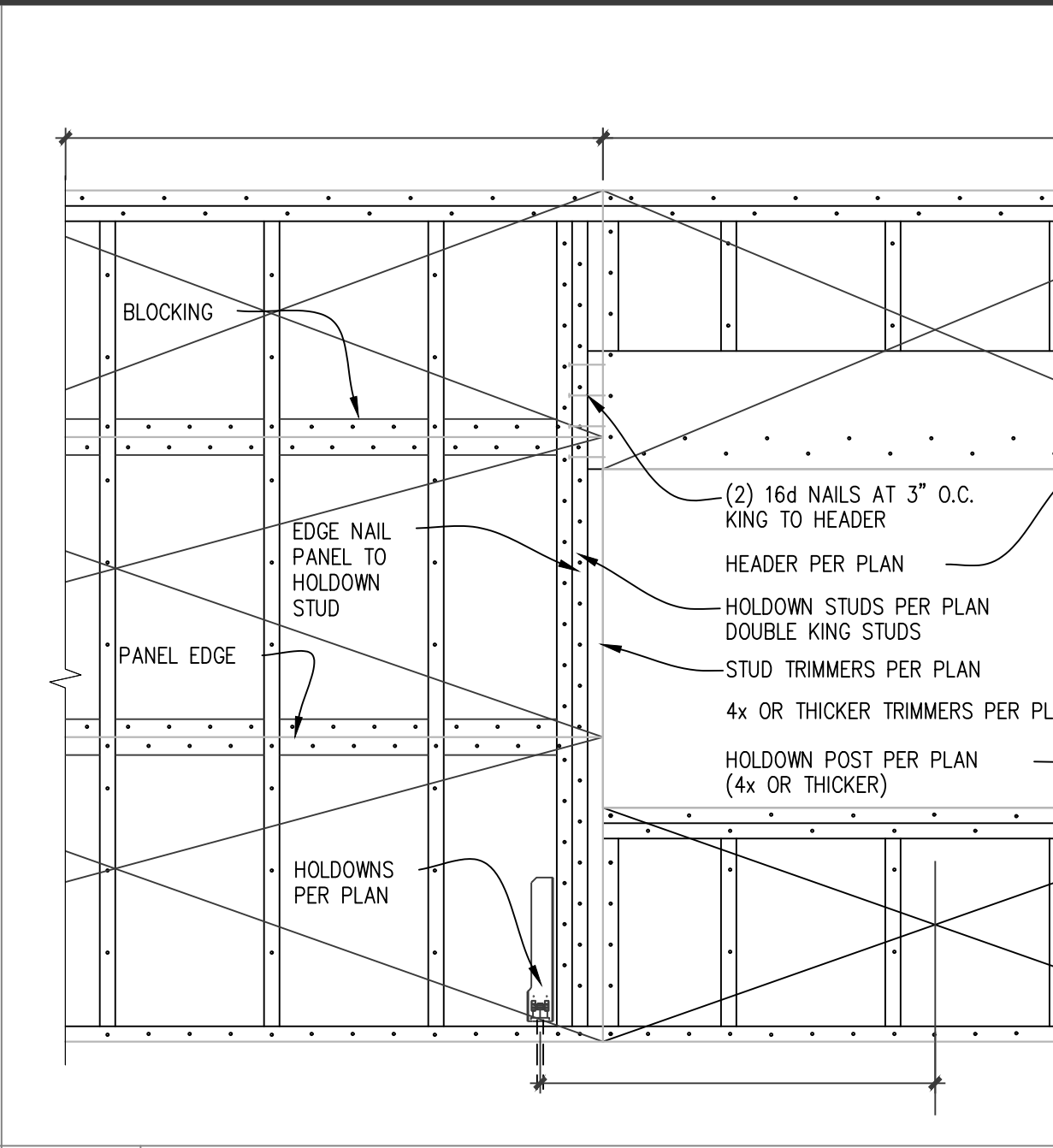
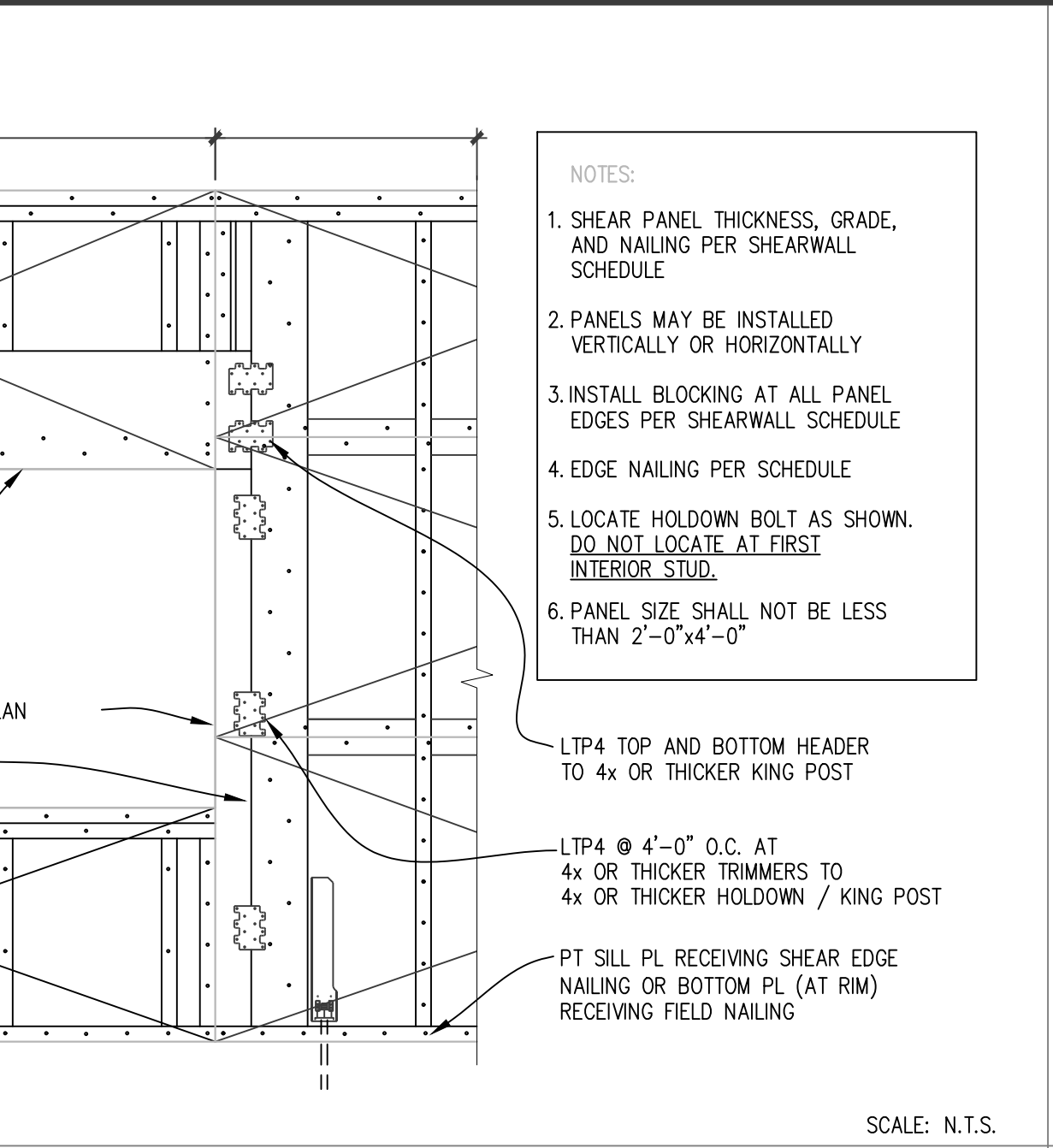
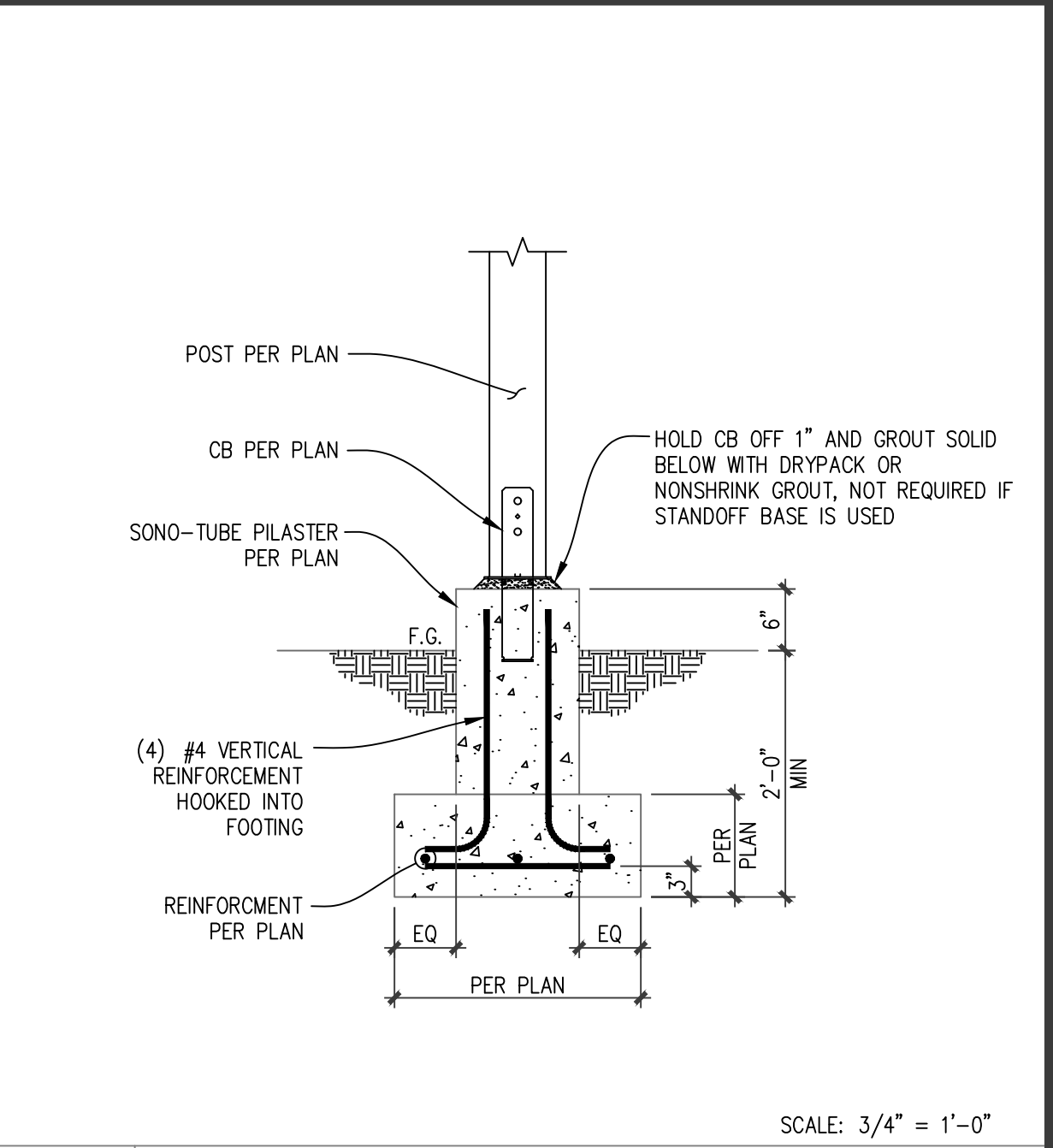
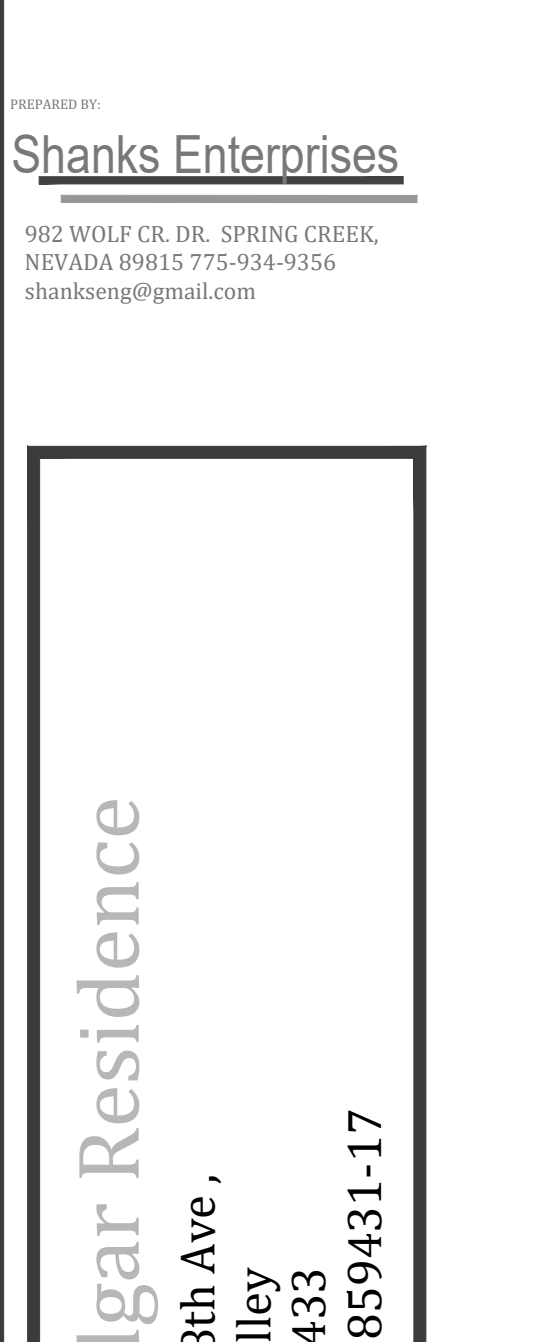
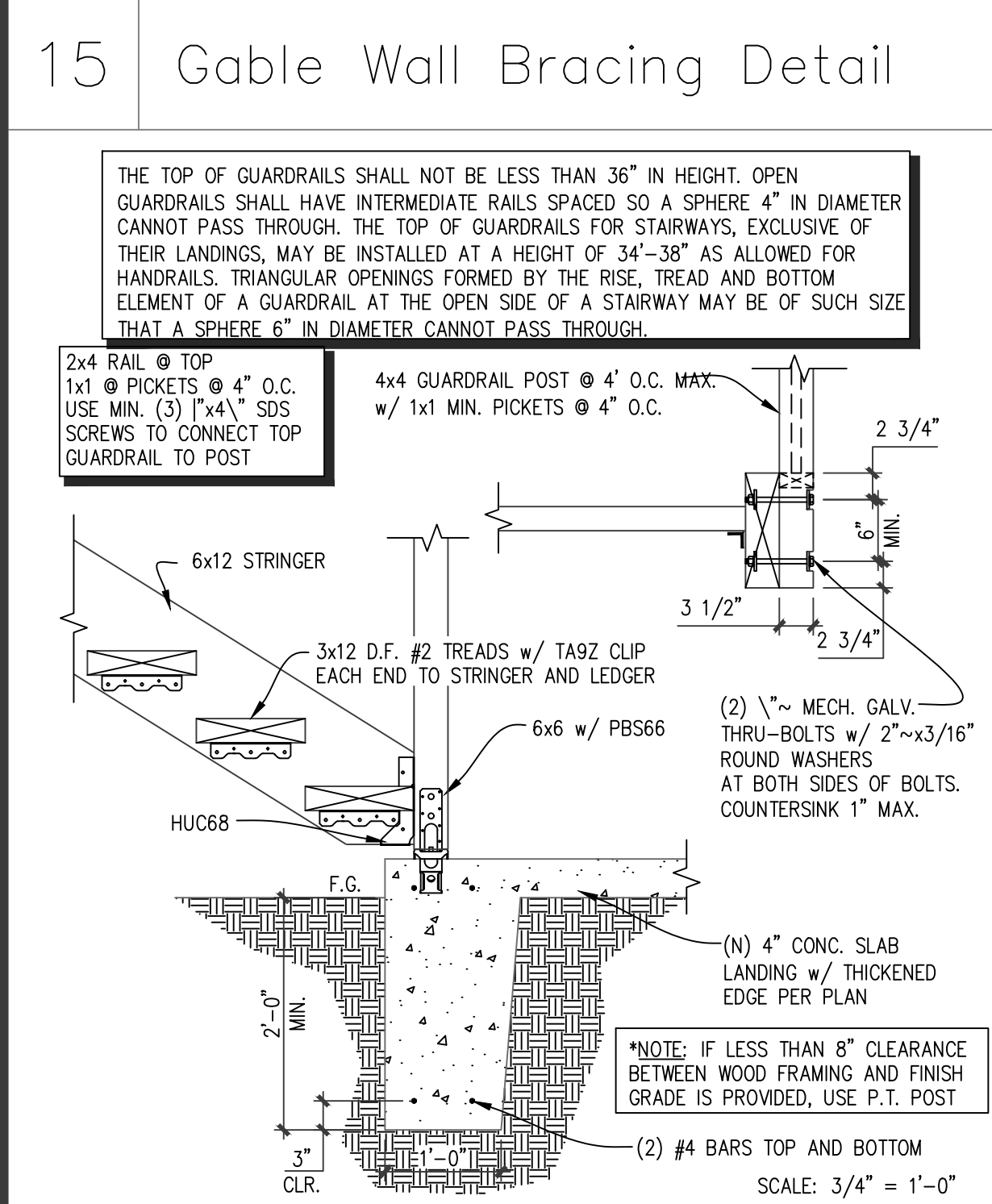
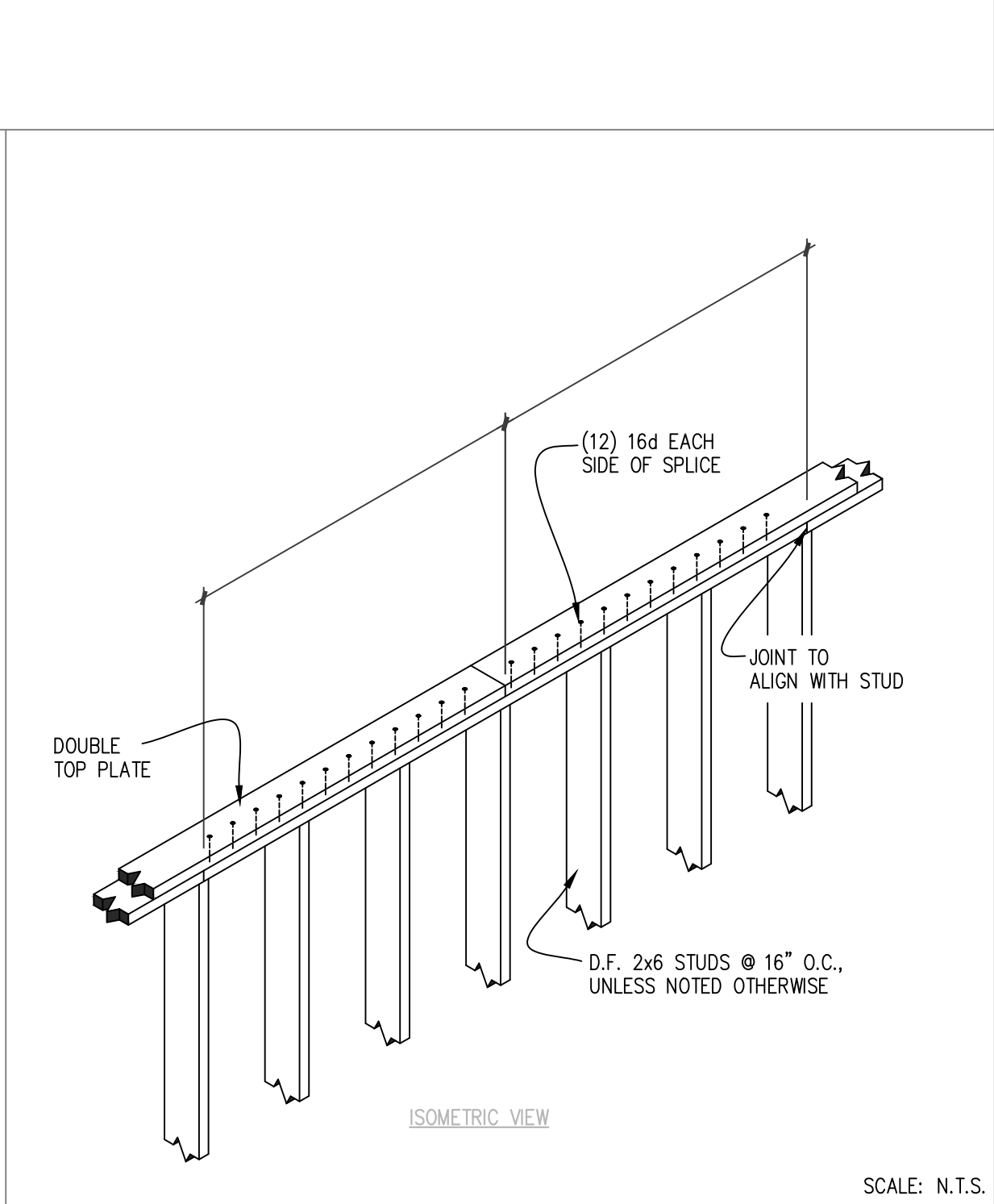
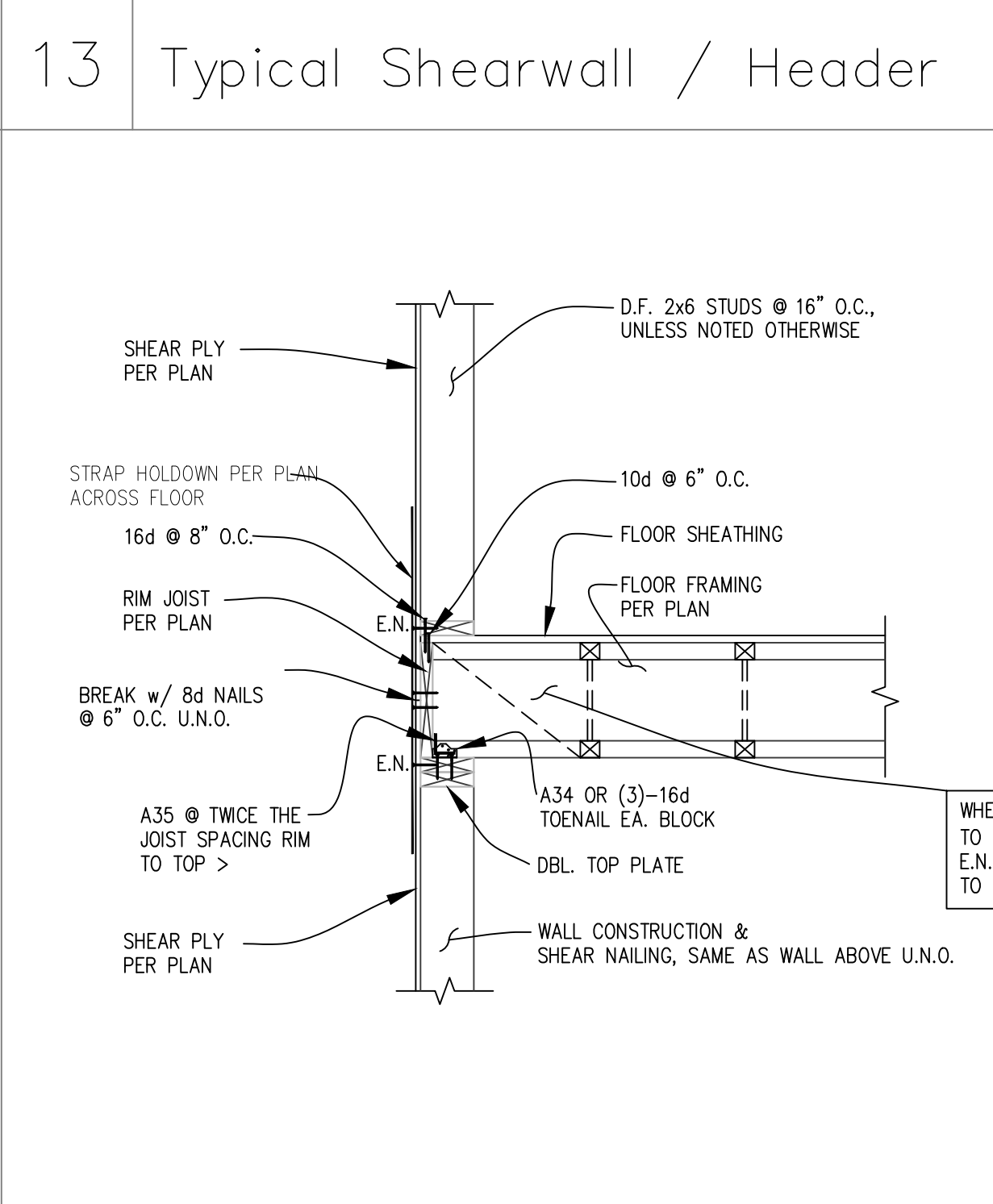
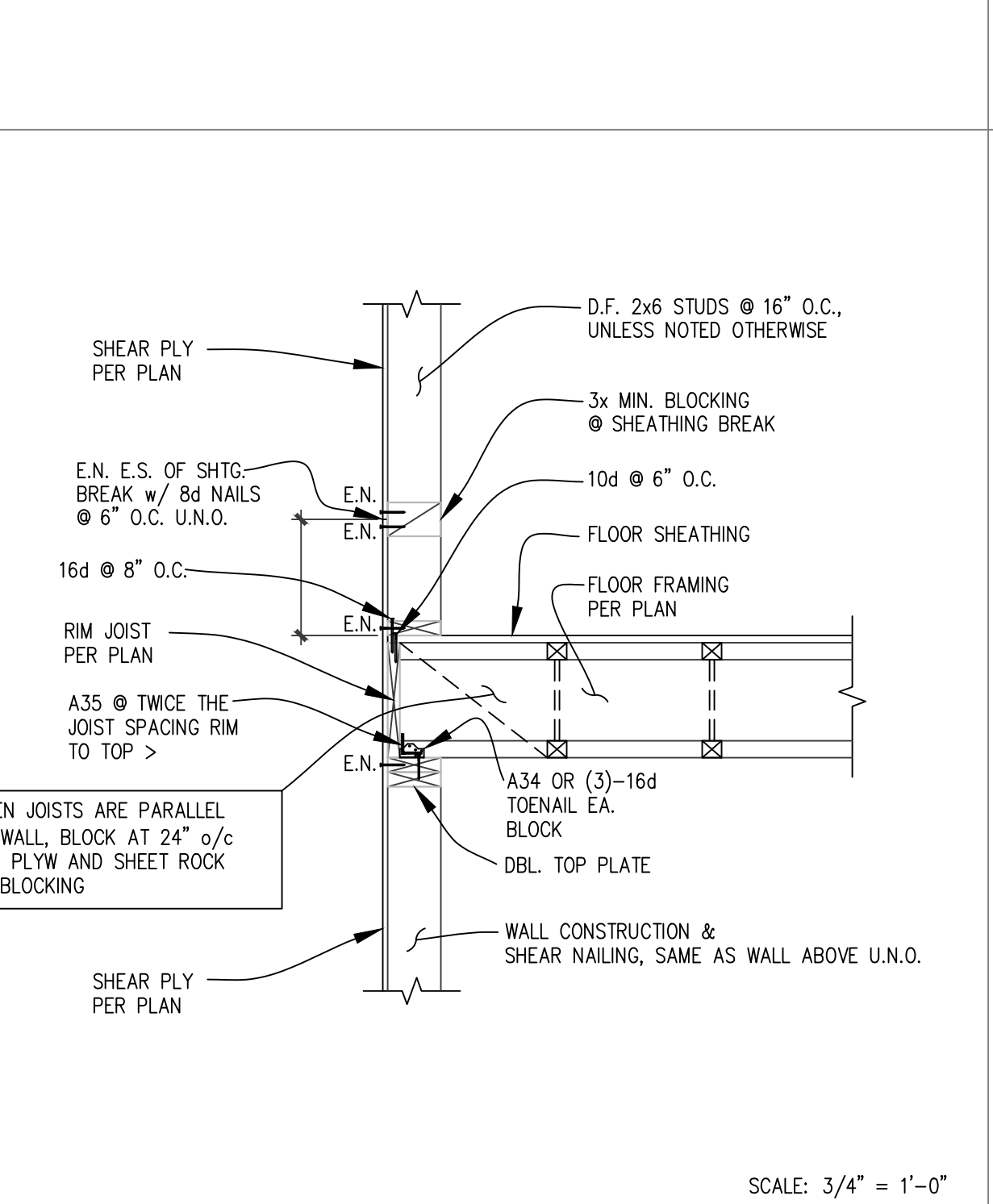
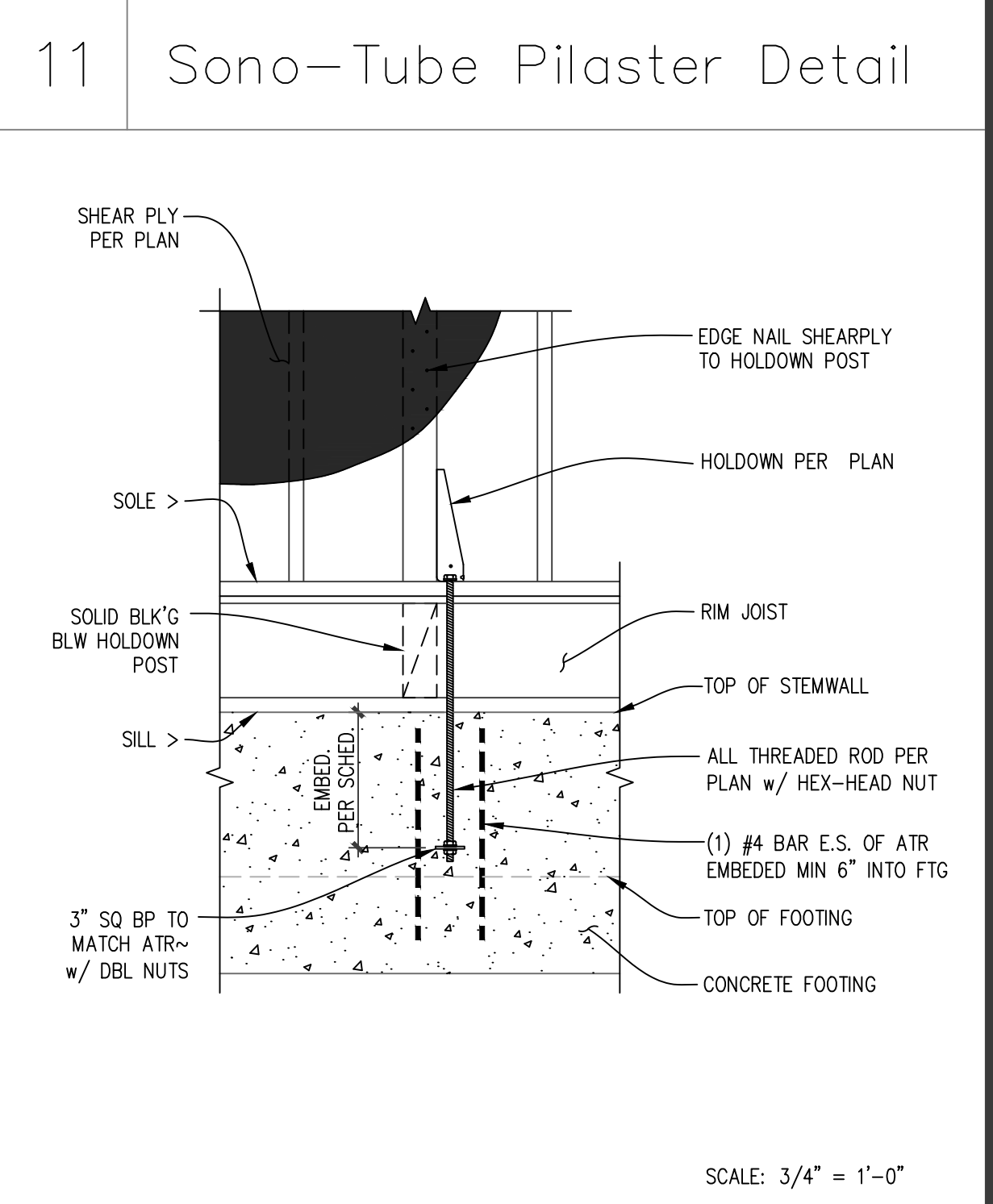
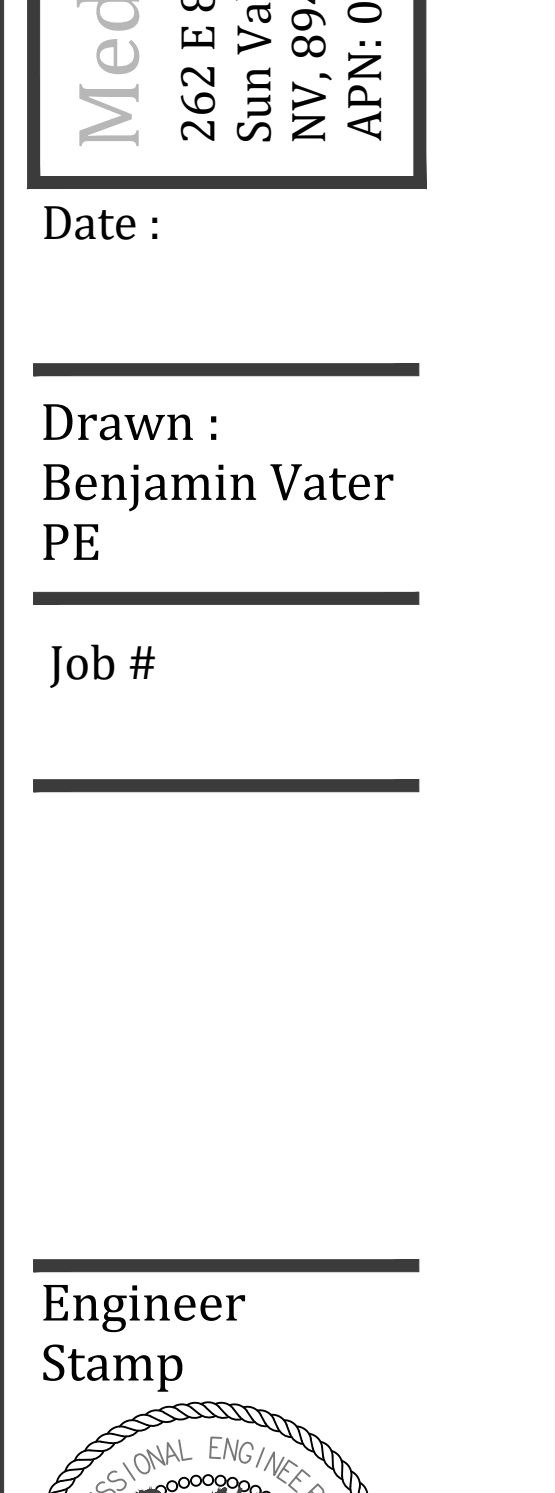
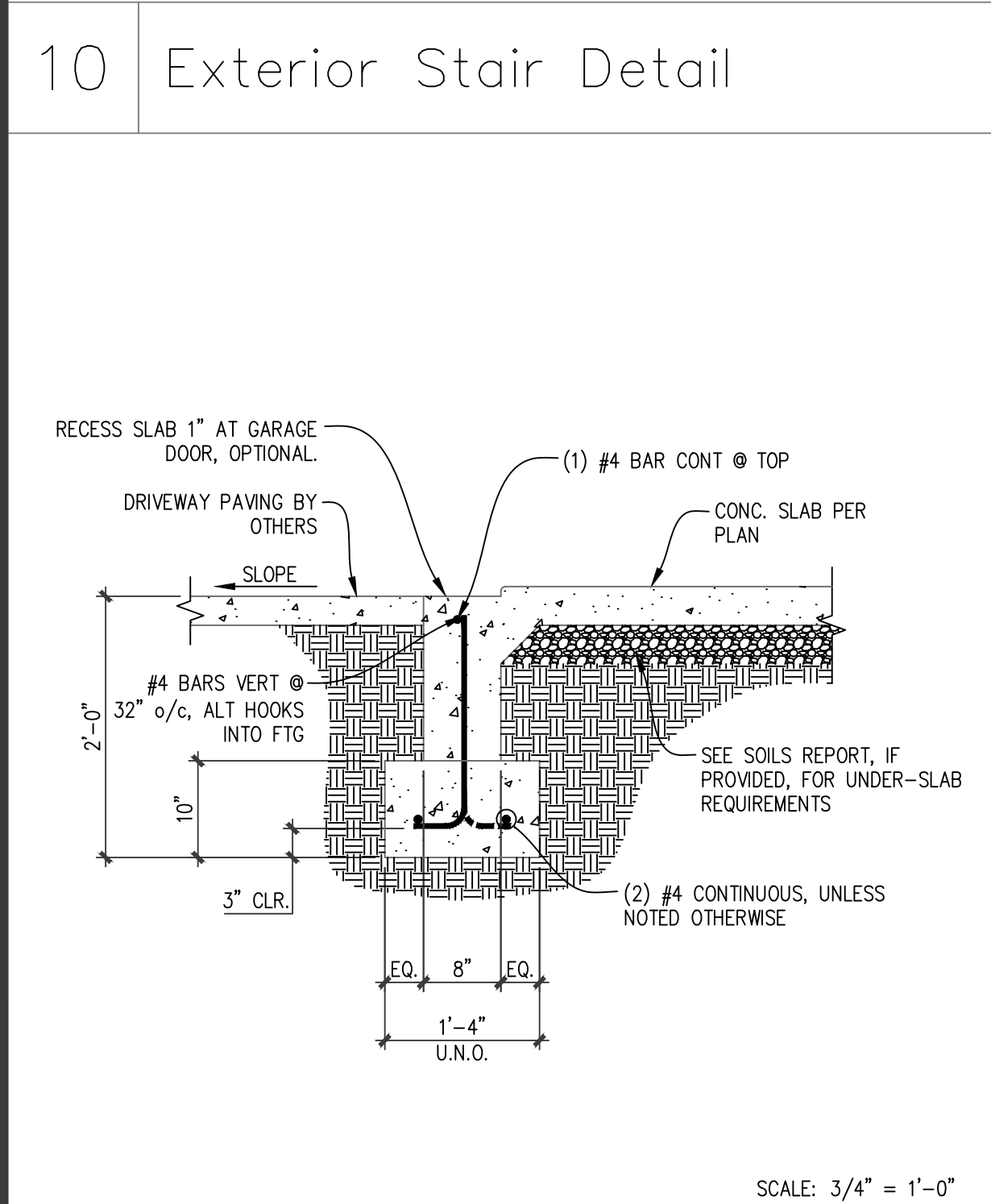
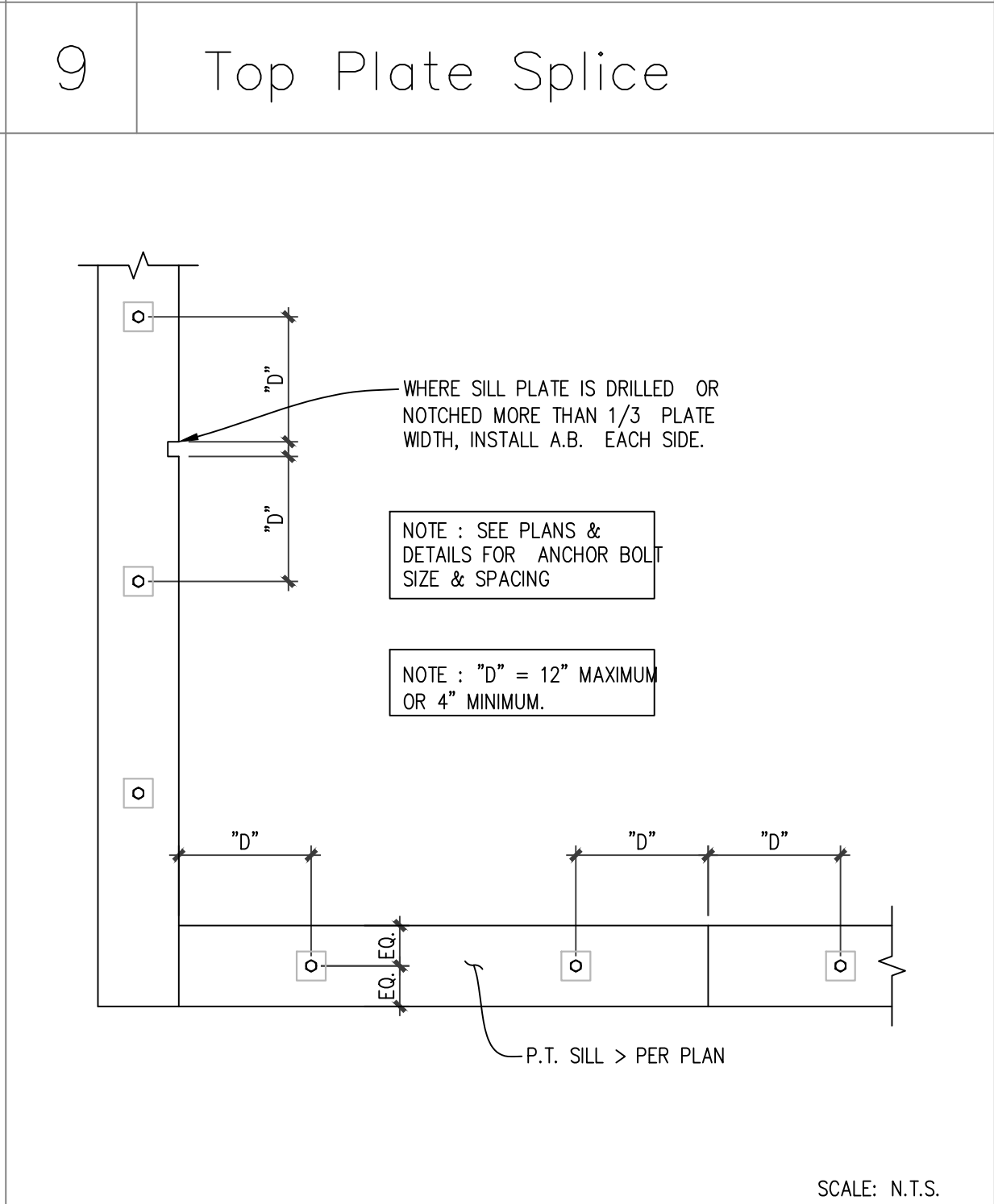
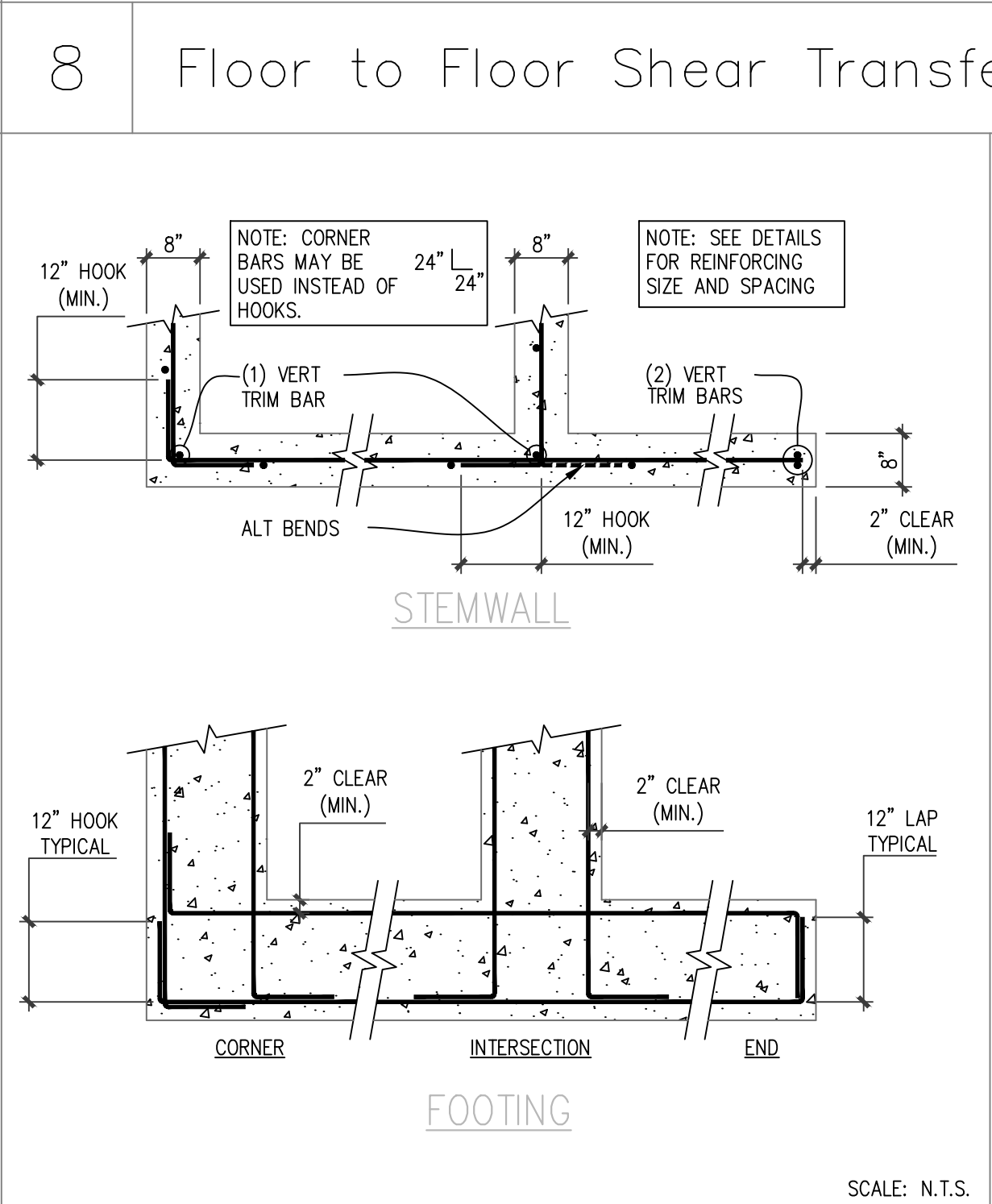
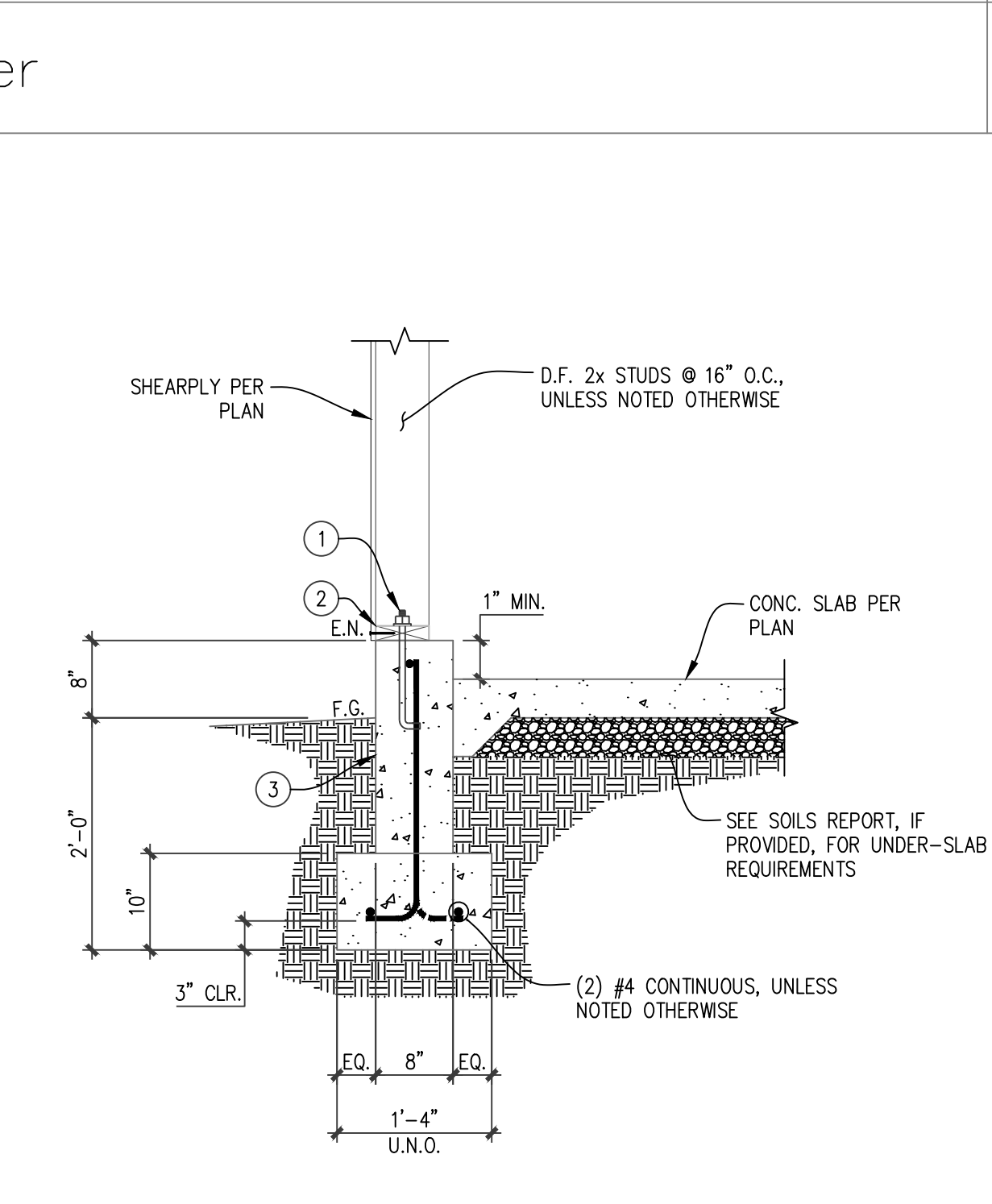
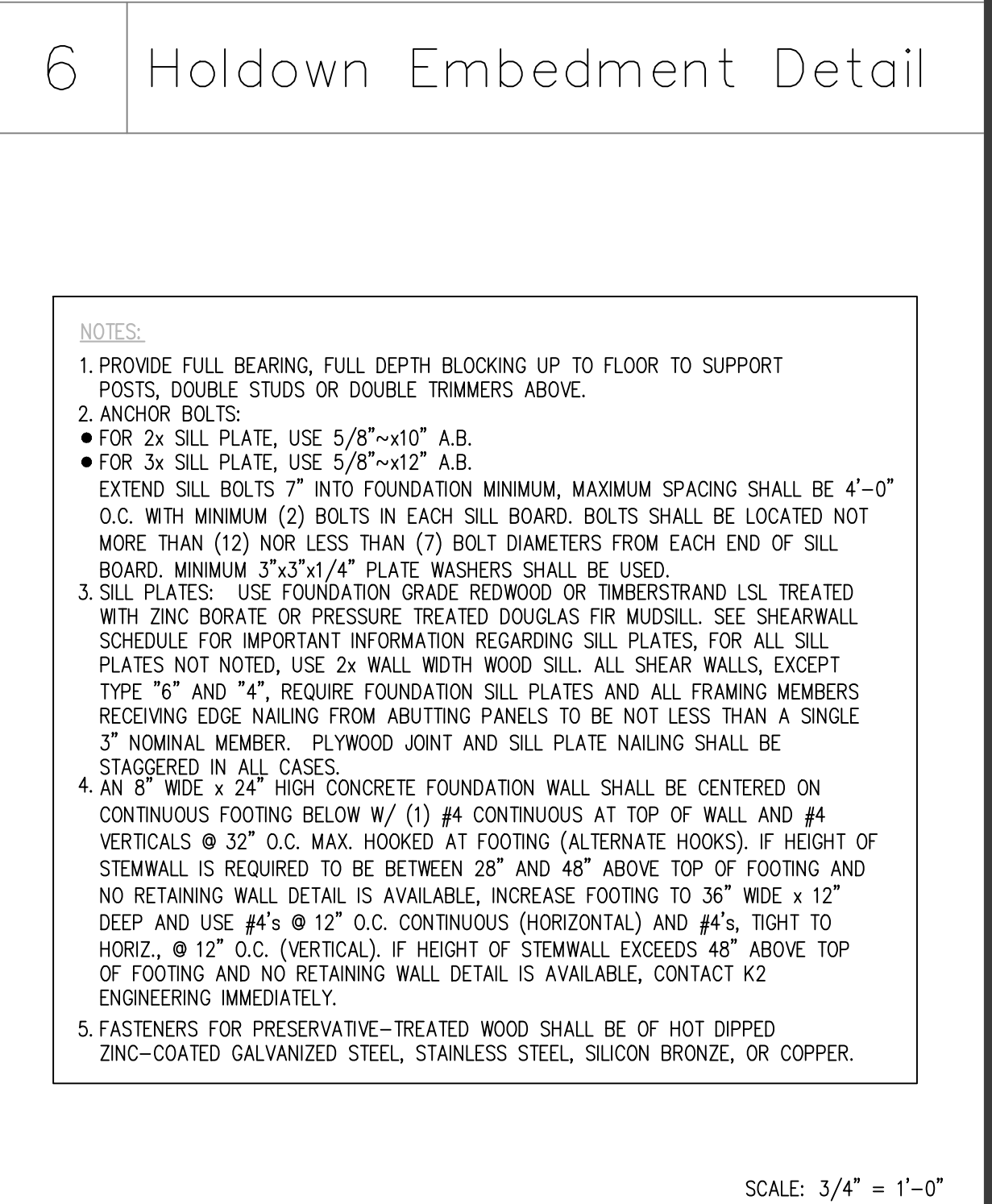
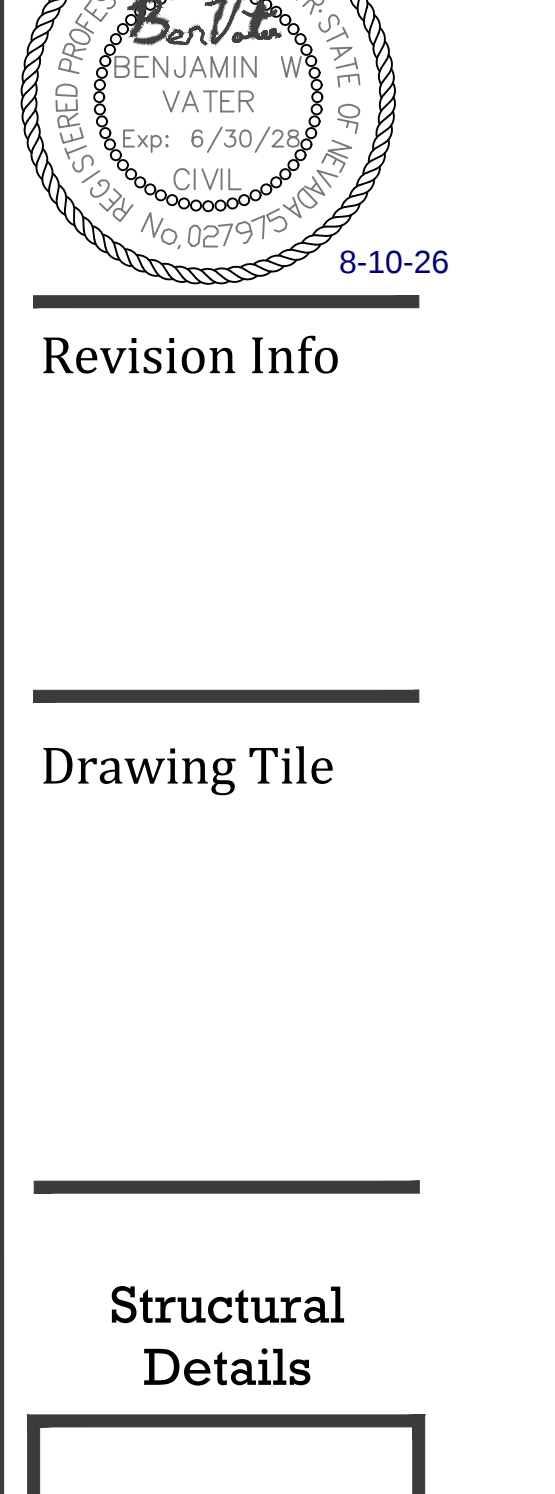
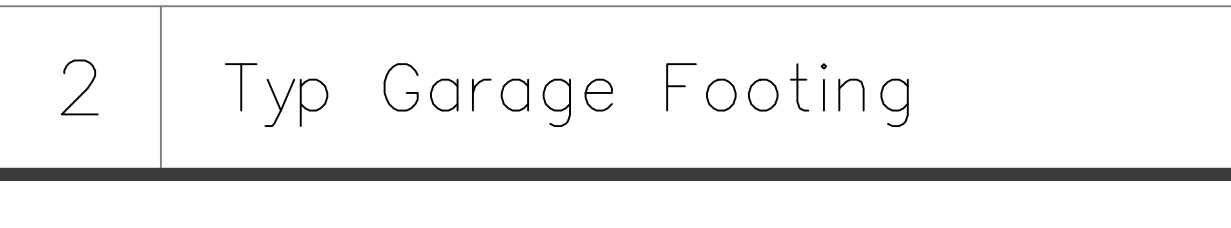
8-10-26

Revision Info

Drawing Title

Structural Notes
& Schedules

SD — 1

 15 Gable Wall Bracing Detail	 13 Typical Shearwall / Header	 11 Sono-Tube Pilaster Detail	 10 Exterior Stair Detail	 9 Top Plate Splice	 8 Floor to Floor Shear Transfer	6 Holdown Embedment Detail	5 Slab @ Garage Door	4 Sill Plate Bolting	3 Rebar Reinf. Placement	2 Typ Garage Footing
 5 Slab @ Garage Door	 4 Sill Plate Bolting	 3 Rebar Reinf. Placement	 2 Typ Garage Footing	 10 Exterior Stair Detail	 6 Holdown Embedment Detail	8 Floor to Floor Shear Transfer	9 Top Plate Splice	10 Exterior Stair Detail	6 Holdown Embedment Detail	8 Floor to Floor Shear Transfer
 9 Top Plate Splice	 10 Exterior Stair Detail	 6 Holdown Embedment Detail	 8 Floor to Floor Shear Transfer	 9 Top Plate Splice	 10 Exterior Stair Detail	6 Holdown Embedment Detail	8 Floor to Floor Shear Transfer	9 Top Plate Splice	10 Exterior Stair Detail	6 Holdown Embedment Detail
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Medgar Residence

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NV, 89433

APN: 0859431-17

Date :

Drawn : Benjamin Vater PE

Job #

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 Stamp



Revision Info

Drawing Title

Structural
 Details

SD-2

PREPARED BY:

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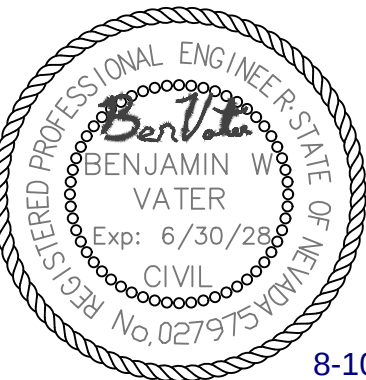
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PE

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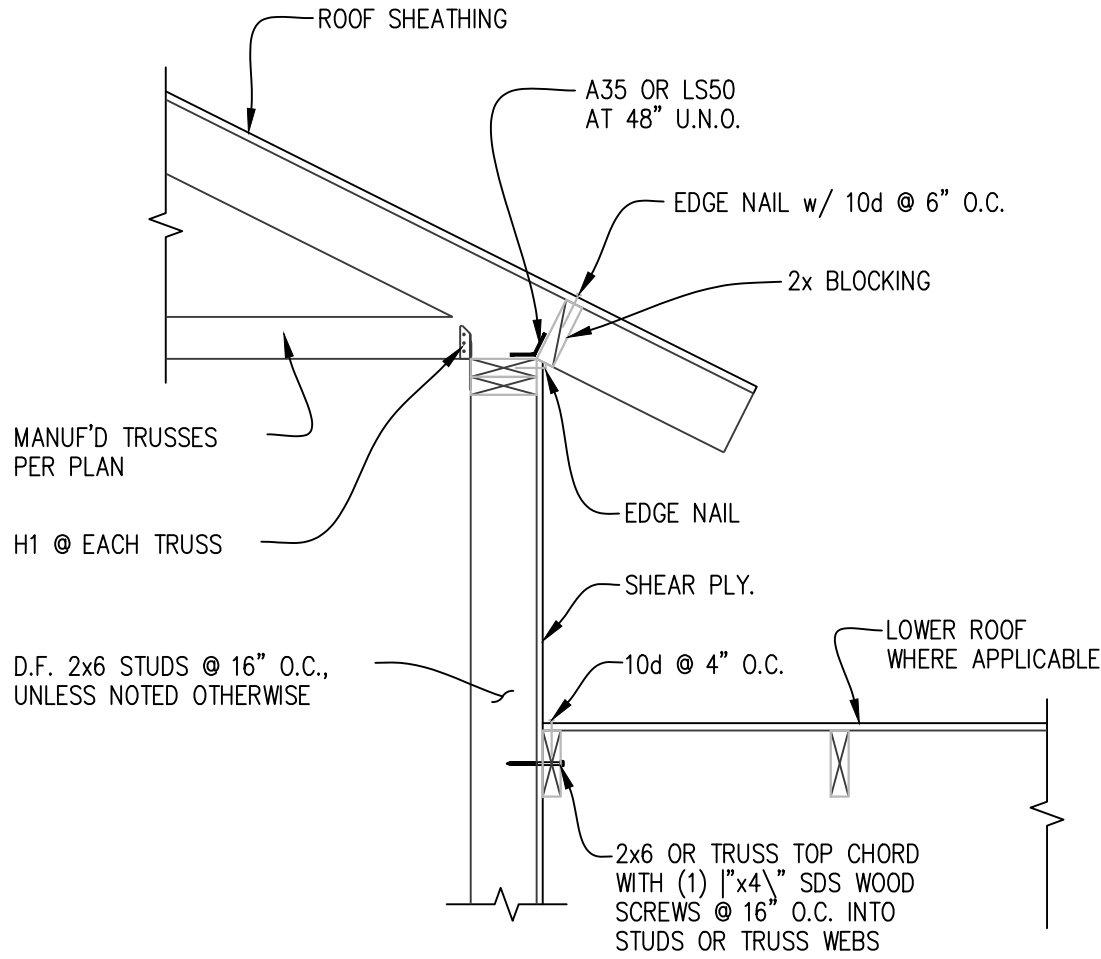
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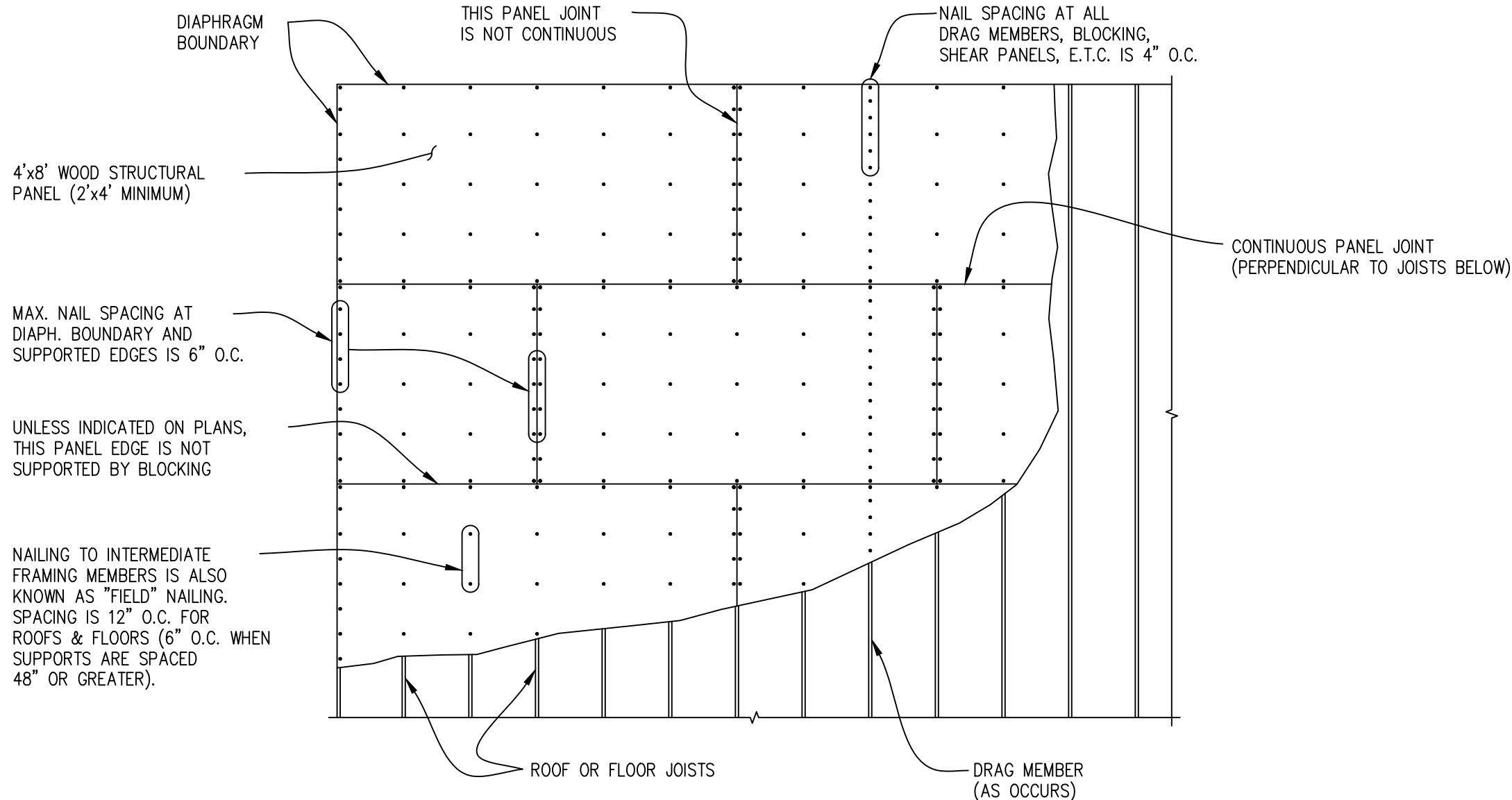
Structural
Details

SD-3



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

26 Typical Truss @ Eave

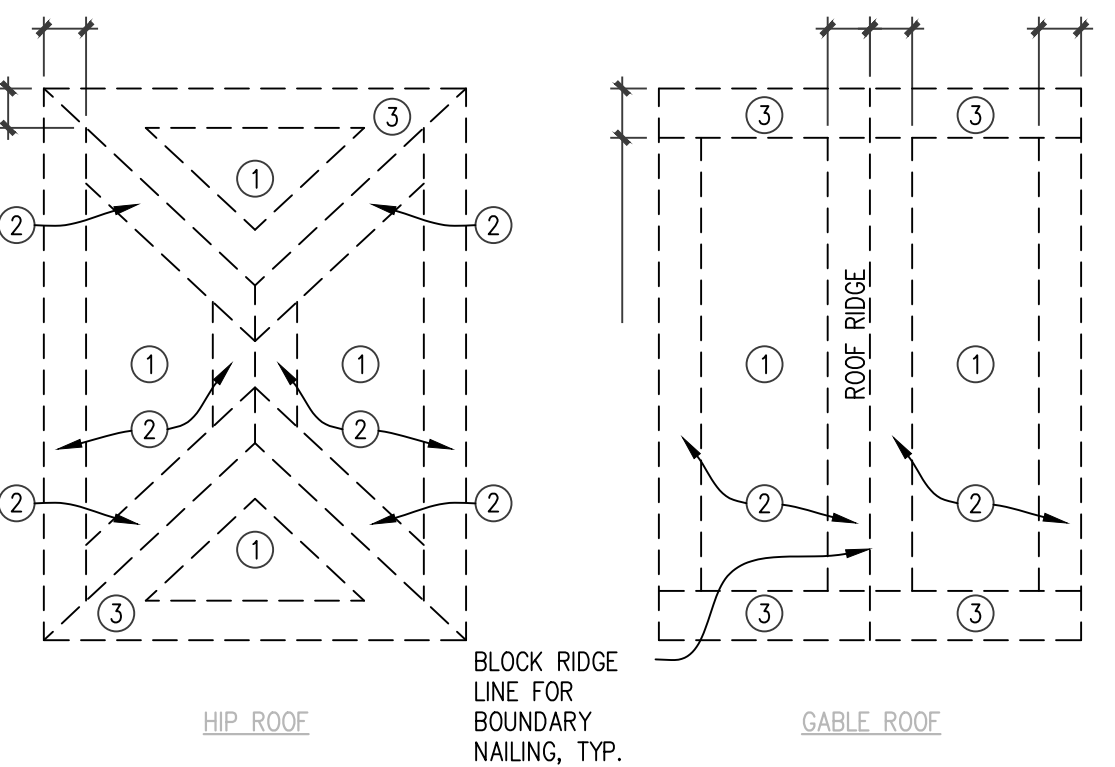


SCALE: N.T.S.

25 Unblocked Diaphragm Nailing

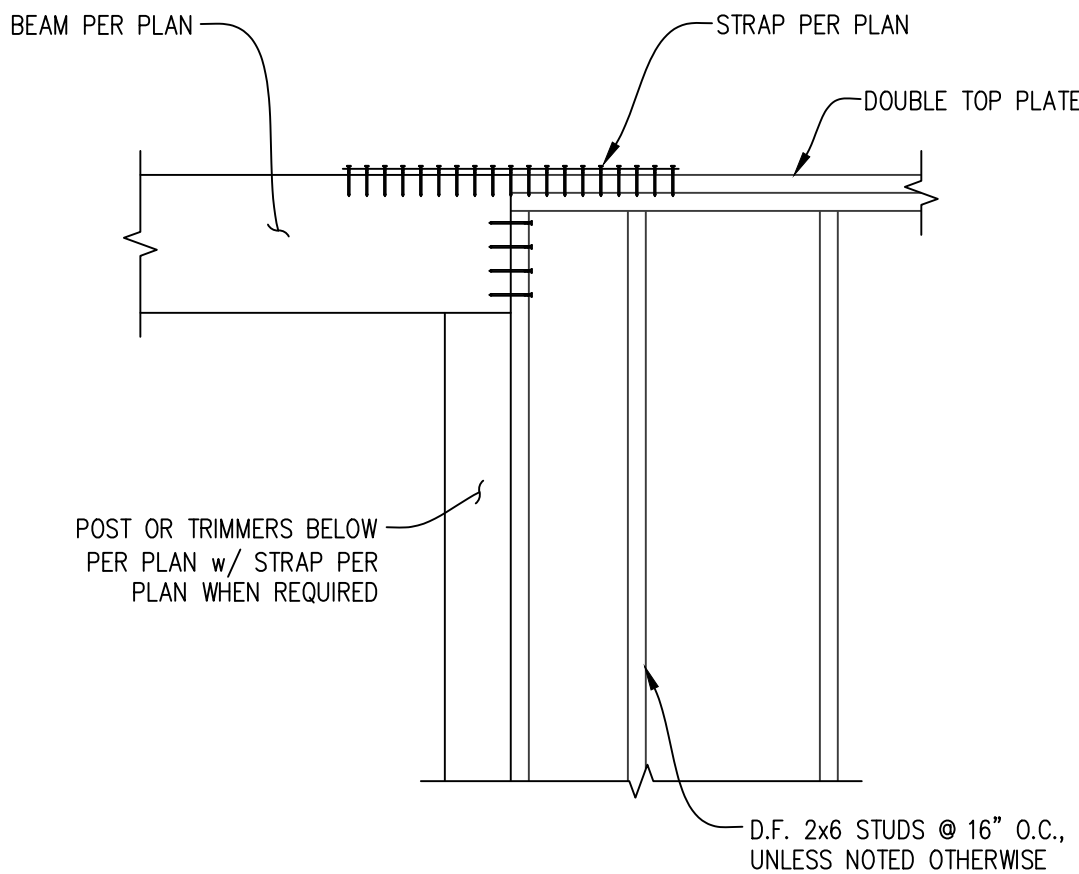
ROOF SHEATHING FASTENING SCHEDULE				
NAILS	PANEL LOCATION	ROOF FASTENING ZONE		
		①	②	③
		FASTENER SCHEDULE (INCHES ON CENTER)		
SEE #2	PANEL EDGES	6	6	4
SEE #2	PANEL FIELD	12	6	6

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



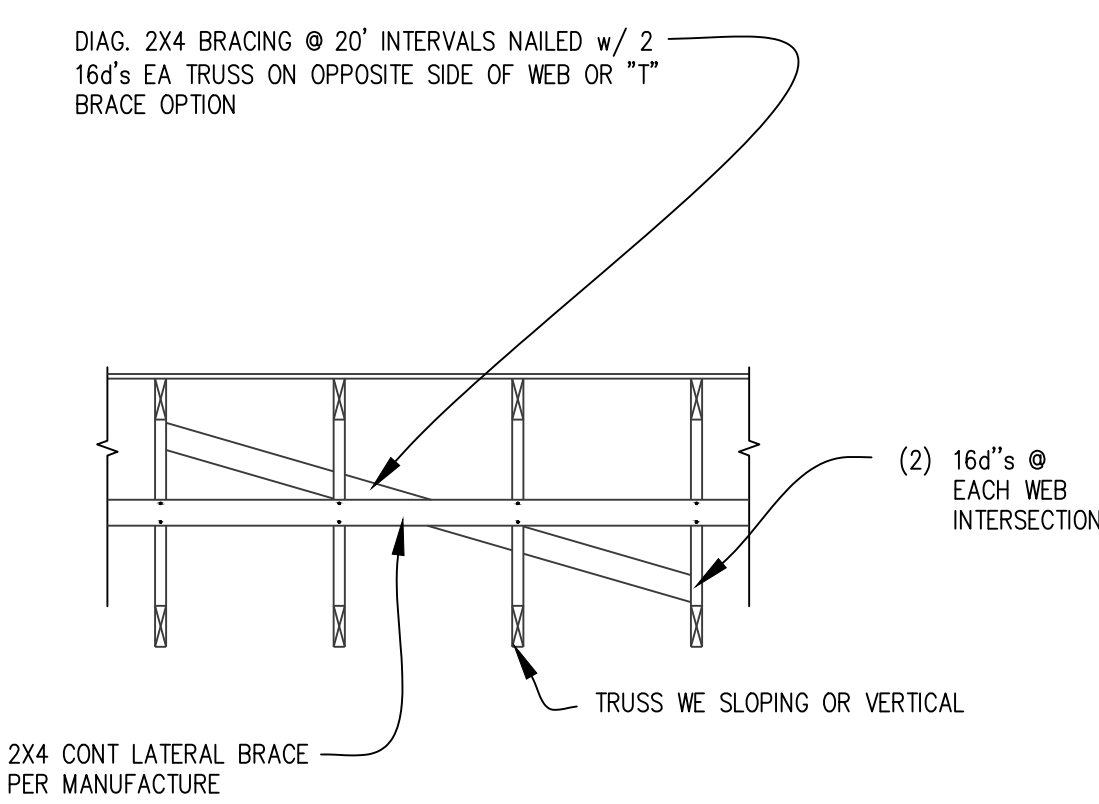
SCALE: N.T.S.

20 Roof Fastening Zones

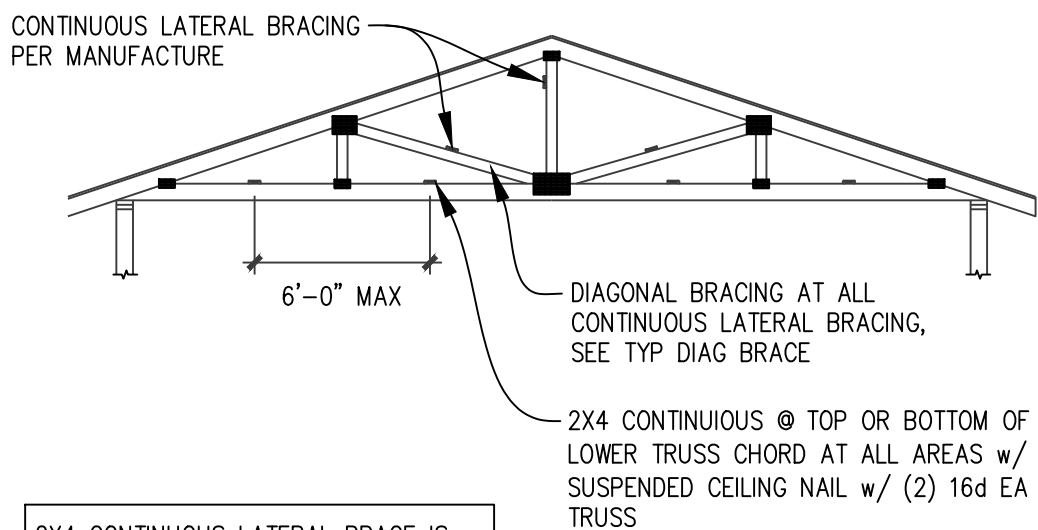
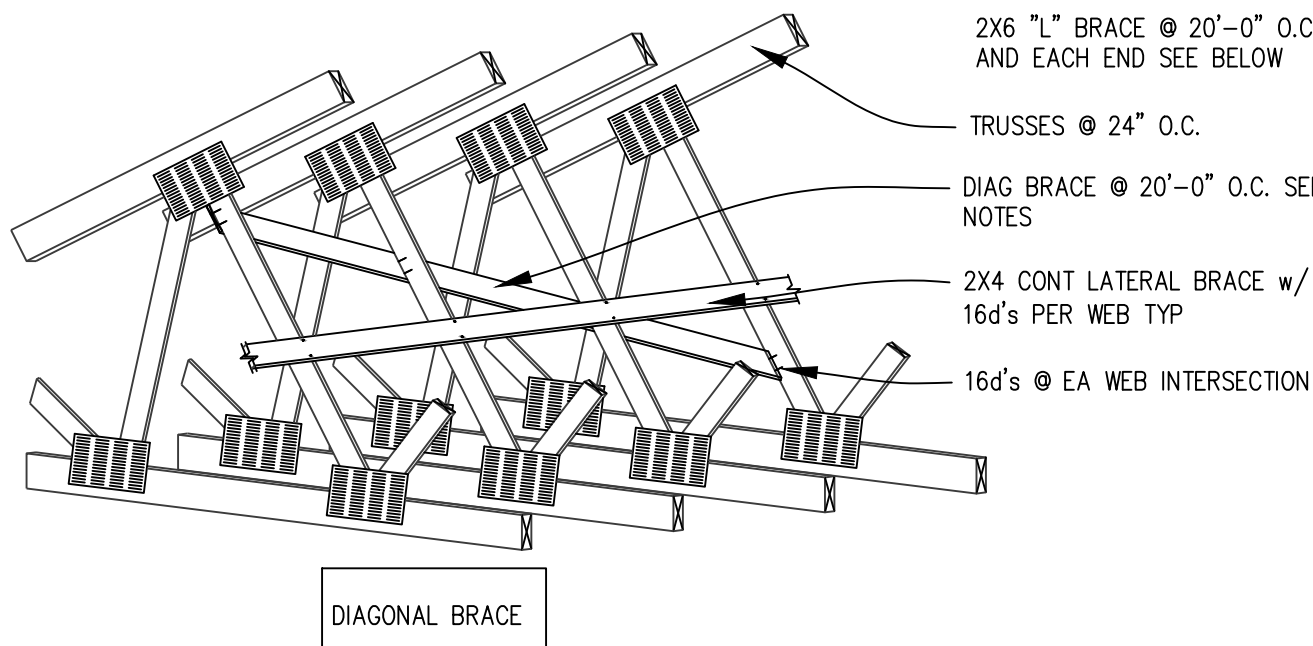
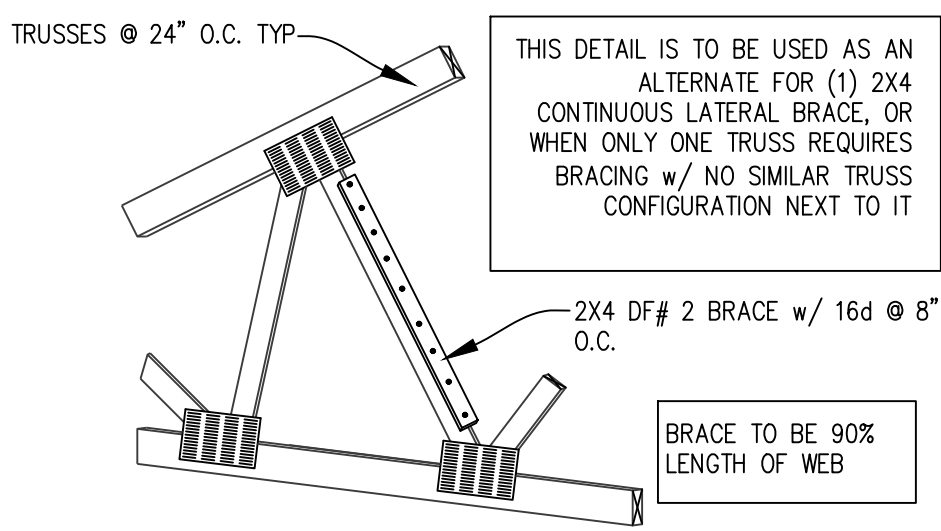
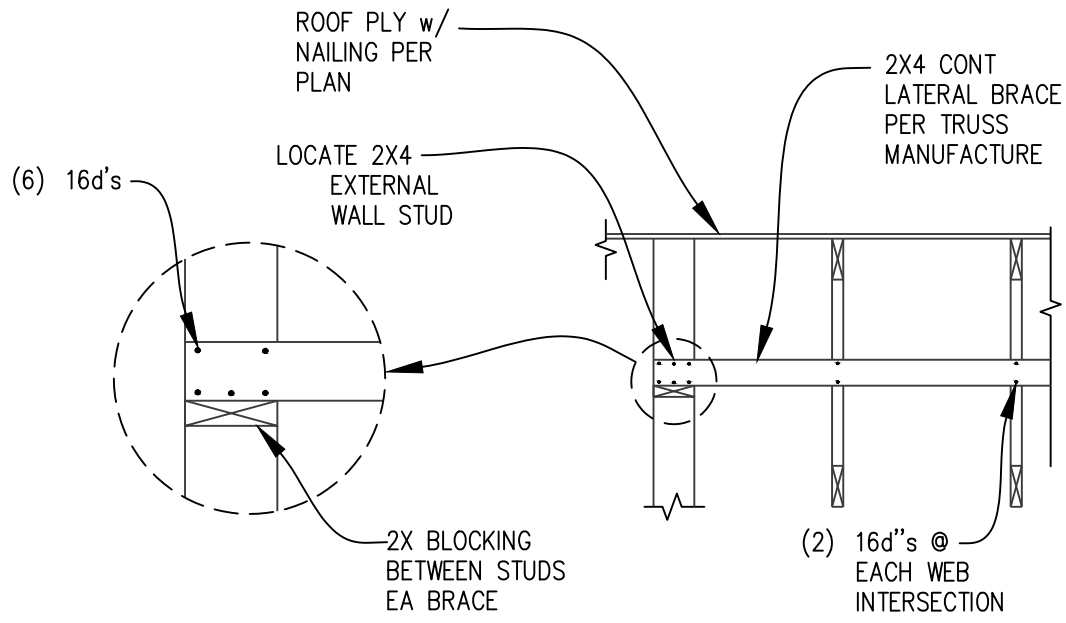
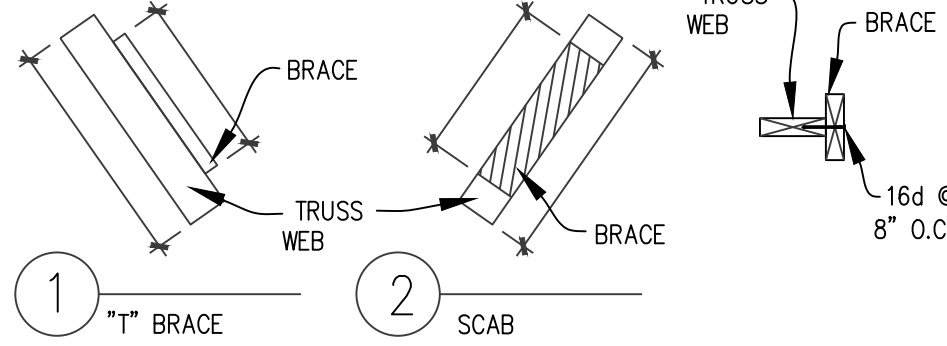


SCALE: 3/4" = 1'-0"

19 Beam to Top Plate



CONTRACTOR/BUILDER TO REFER TO THE TRUSS MANUFACTURER'S CALCULATION PACKAGE AND DETAILS FOR REQUIRED INDIVIDUAL TRUSS COMPONENT BRACING.



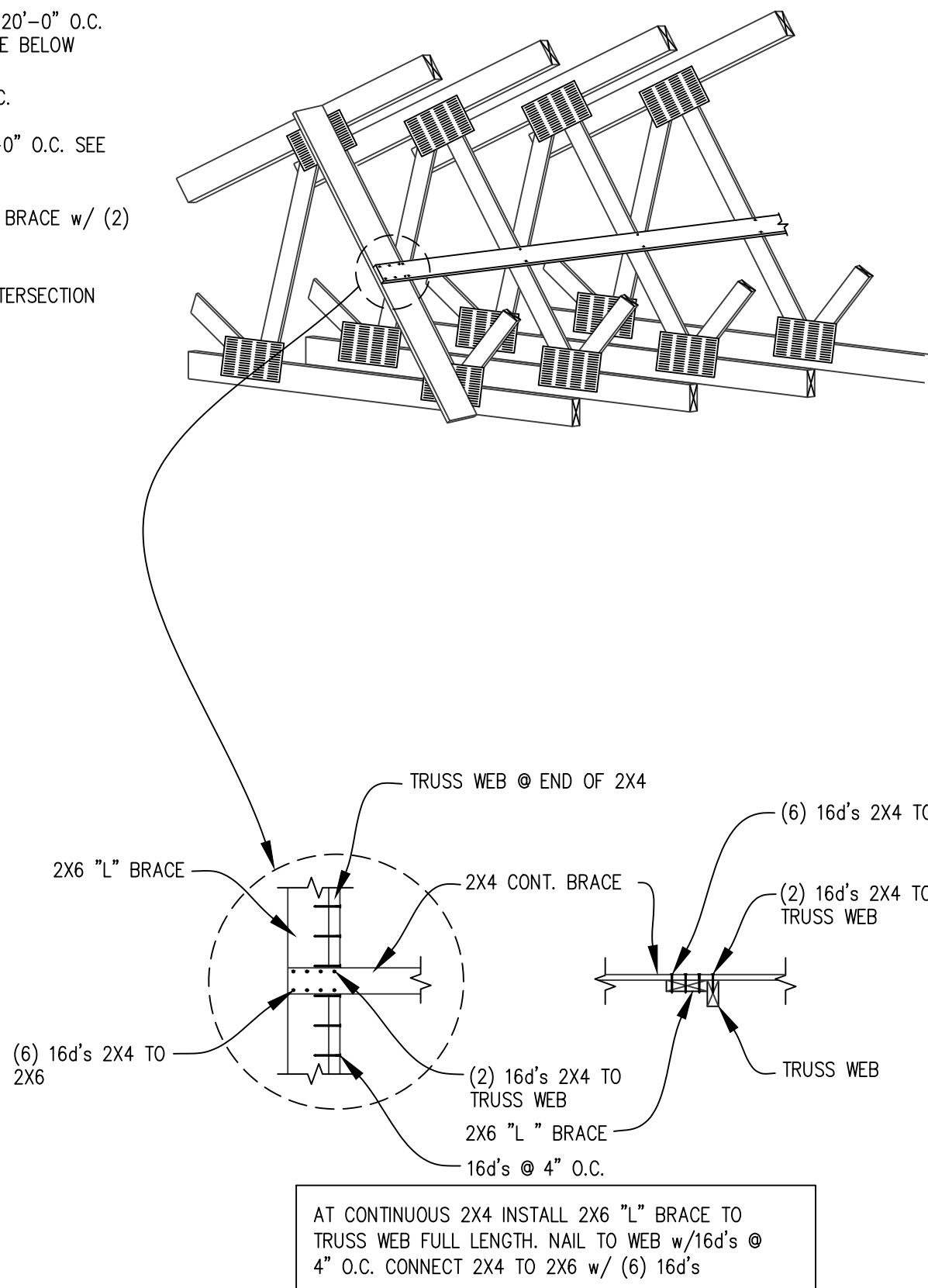
2X4 CONTINUOUS LATERAL BRACE IS THE MIN TO BE USED UNLESS REQUIRED TO BE GREATER BY THE TRUSS MANUFACTURE

THIS DOES NOT APPLY AT CONDITION W/ GABLE TRUSS

1) A 2X STRUCTURALLY GRADED "T" BRACE MAY BE NAILED FLAT TO THE EDGE OF THE MEMBER W/ 16d's @ 8" O.C. IF ONLY ONE BRACE IS REQUIRED OR MAY BE NAILED TO BOTH EDGES OF THE MEMBER IF TWO BRACES ARE REQUIRED. THE "T" BRACE MUST EXTEND A MIN 90% OF THE MEMBER'S LENGTH

2) A SCAB OF THE SAME SIZE AND STRUCTURAL GRADE AS THE MEMBER MAY BE NAILED TO ONE FACE OF THE MEMBER W/ 16d COMMON OR BOX NAILS @ 8" O.C. IF ONLY ONE BRACE IS REQ'D, OR MAY BE NAILED TO BOTH FACES OF THE MEMBER IF TWO BRACES ARE REQ'D. A MIN OF 2X6 SCABS ARE REQ'D FOR ANY MEMBER EXCEEDING 14'-0" IN LENGTH. SCAB(S) MUST EXTEND A MIN OF 90% OF THE MEMBER'S LENGTH.

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



AT CONTINUOUS 2X4 INSTALL 2X6 "L" BRACE TO TRUSS WEB FULL LENGTH. NAIL TO WEB W/ 16d's @ 4" O.C. CONNECT 2X4 TO 2X6 W/ (6) 16d's

18 Truss Bracing & Truss Web Bracing

Barajas Residence

6875 Meyers Ave
APN: 082-660-28

Brandt T. Kennedy, P.E.
Jared A. Krupa, P.E.



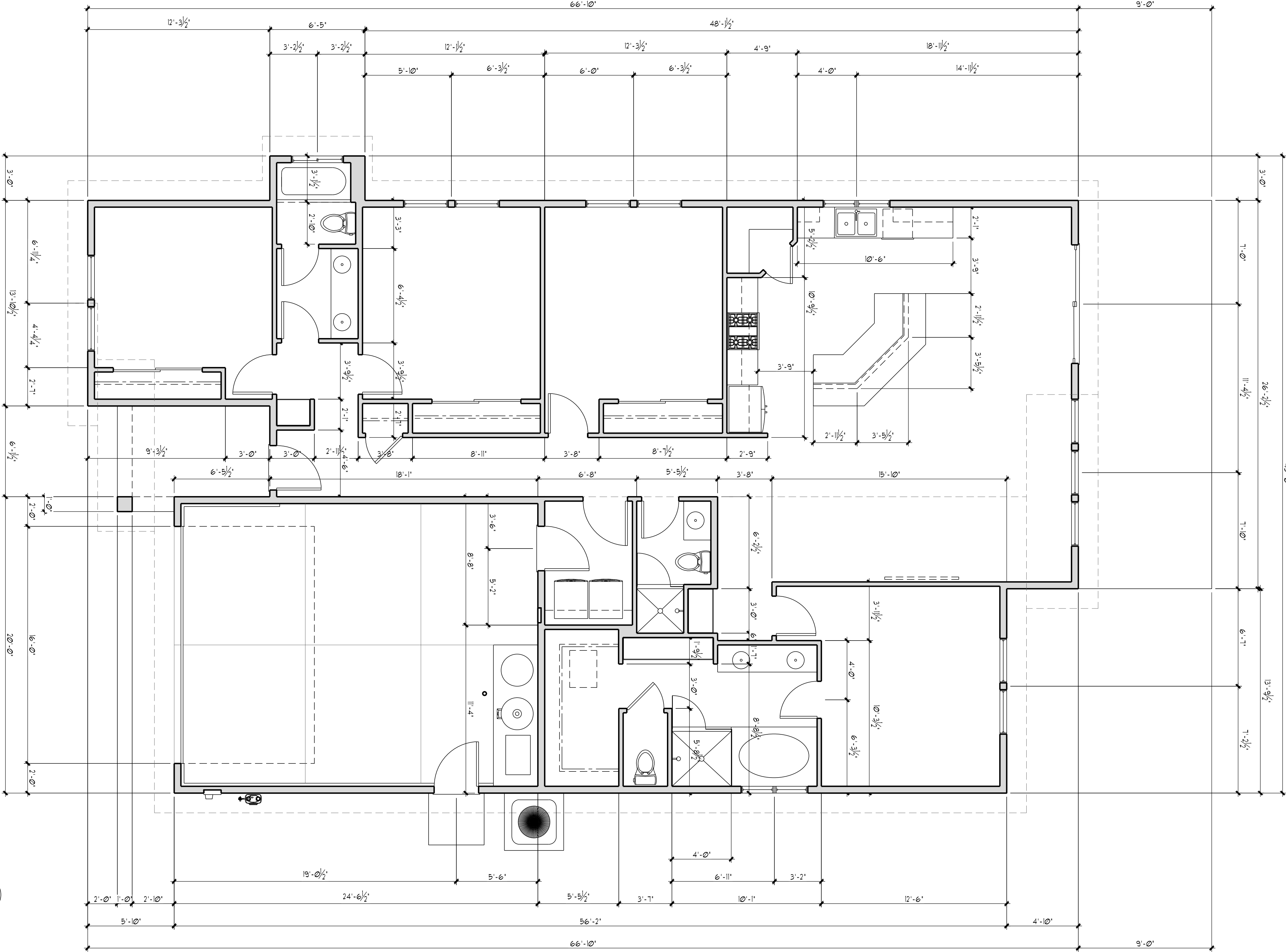
4/2/2024

REVISIONS

△ PCC 3/20/24
△ PCC 4/2/24

Date	4/2/24
Drawn	JGT
Checked	BTJ
Project No.	23-337

Dimension Plan



Dimension Plan

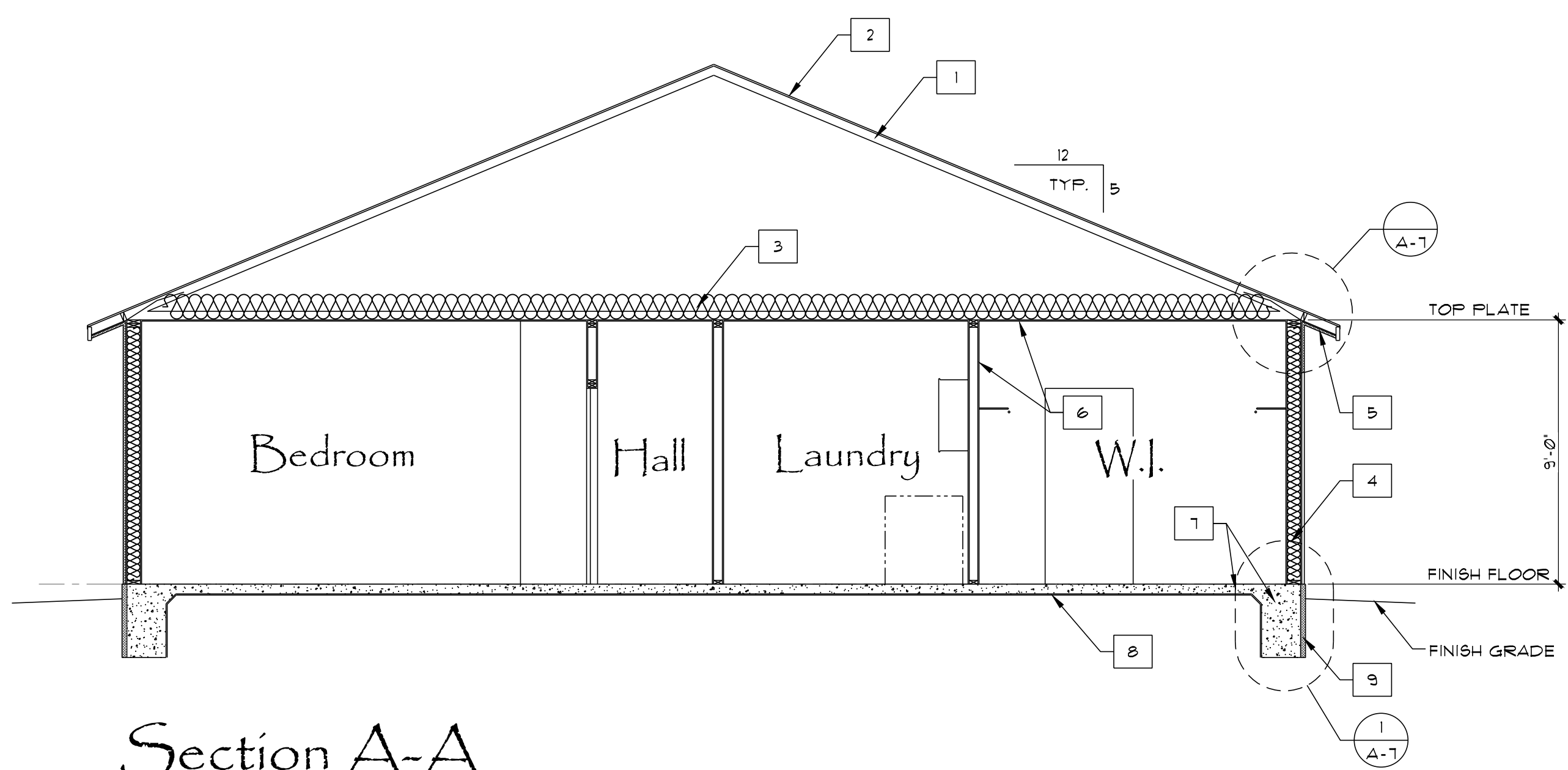
SCALE 1/4" = 1'-0"

Section Keynotes:

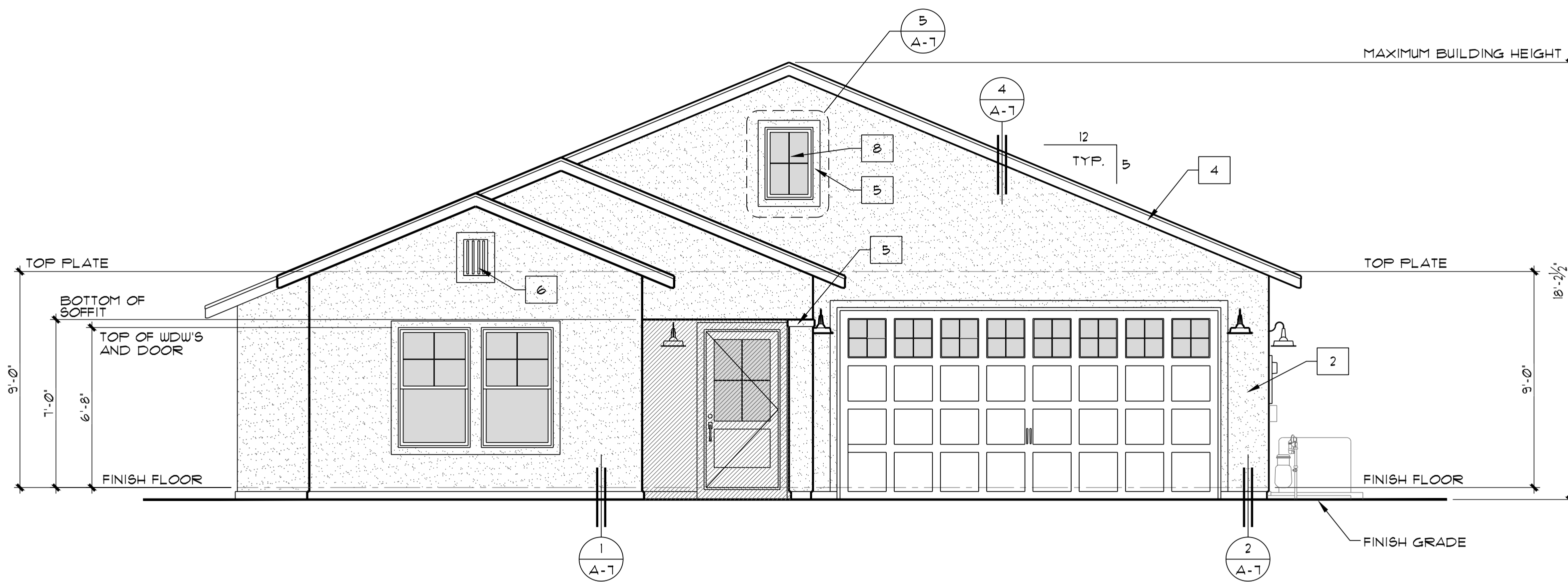
- 1 PRE-MANUFACTURED TRUSSES
REFER TO TRUSS CALC'S
FOR CONFIGURATION
AND SPACING
- 2 PLYWOOD ROOF SHEATHING
SEE FRAMING PLAN
- 3 R-49 INSULATION
AT ATTIC
- 4 1-HOUR FOAM / STUCCO SYSTEM
AT WALL OVER 3/8" MIN. PLYWOOD
SHEATHING PER ESR-1194 4.4.5.2
OVER APPROVED WEATHER
RESISTIVE BARRIER OVER 2x6
STUDS AT 16" O.C. WITH R-21
BATT INSULATION
- 5 1-HOUR FOAM / STUCCO SYSTEM
OVER 3/8" MIN. PLYWOOD
SHEATHING PER ESR-1194 4.4.5.2
- 6 1/2" GYP. BD. TYP. AT
WALLS AND CEILING
- 7 CONCRETE FOOTING
AND SLAB
SEE FOUNDATION PLAN
- 8 6 MIL STEGO VAPOR RETARDER
OR APPROVED ALTERNATE
OVER COMPACT FILL
- 9 R-10 RIGID INSULATION
AT FOOTING PERIMETER
WITH METAL SHEATHING

Elevation Keynotes:

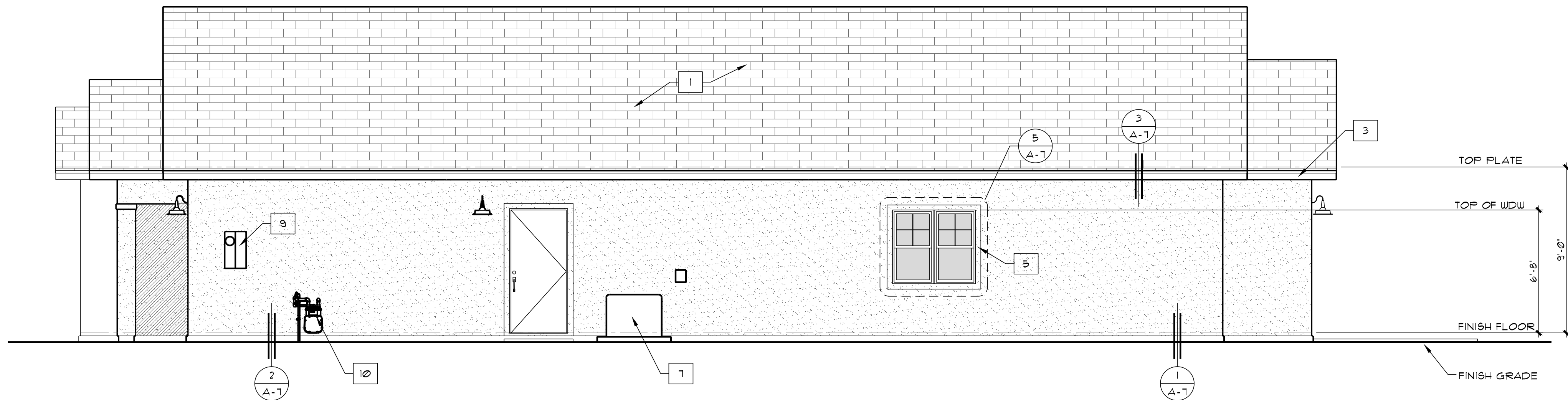
- 1 CLASS 'A' COMPOSITION
ROOFING OVER 2 LAYERS OF
15LB. FELT UNDERLAYMENT
- 2 1-HOUR FOAM / STUCCO SYSTEM
AT WALL OVER 3/8" MIN. PLYWOOD
SHEATHING PER ESR-1194 4.4.5.2
- 3 2x6 PLUMB CUT FASCIA WITH
METAL DRIP EDGE
- 4 2x6 BARGE WITH
METAL DRIP EDGE
- 5 3" FOAM TRIM WITH STUCCO OVER
- 6 12"x18" W.U.I. APPROVED
BRANDGUARD GABLE VENT
- 7 A.C. CONDENSING UNIT
ON CONCRETE PAD
- 8 2030 FIXED WINDOW
BLACK-OUT
- 9 200 AMP MAIN SERVICE
WITH METER - PER NV ENERGY
INSTALL GROUND ELECTRODE
PER E3508
PROVIDE INTEGRAL REQUIRED
MAIN DISCONNECT
- 10 GAS METER



Section A-A
SCALE 1/4" = 1'-0"



South Elevation
SCALE 1/4" = 1'-0"



East Elevation
SCALE 1/4" = 1'-0"

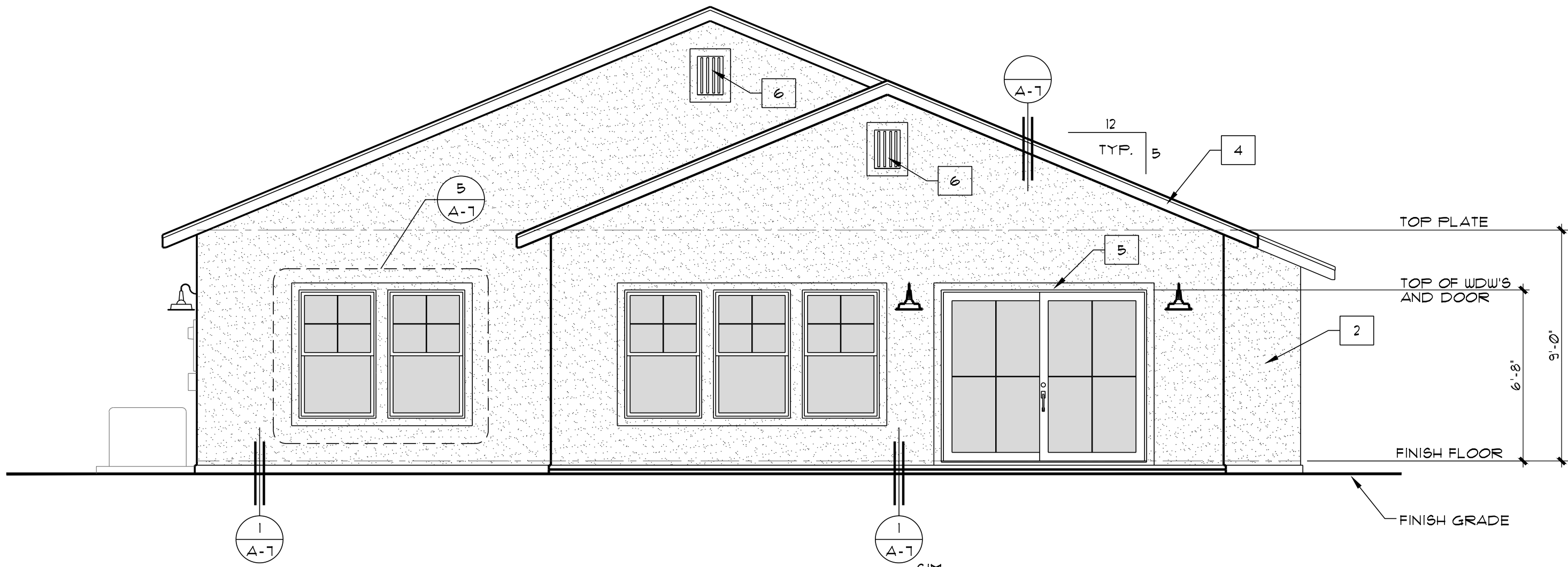
Revisions

- △ PCC 3/20/24
△ PCC 4/2/24

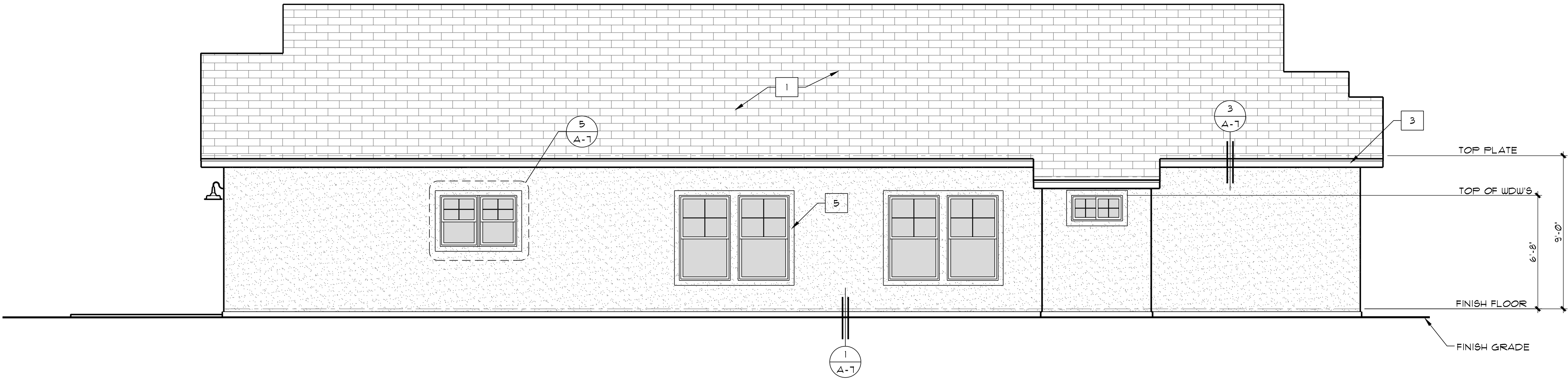
Date 4/2/24
Drawn JGT
Checked BTK
Project No. 23-337

Elevation Keynotes:

- 1 CLASS 'A' COMPOSITION ROOFING OVER 2 LAYERS OF 15LB. FELT UNDERLAYMENT
- 2 1-HOUR FOAM / STUCCO SYSTEM AT WALL OVER 3/8" MIN. PLYWOOD SHEATHING PER ESR-1184 4.4.5.2
- 3 2x6 PLUMB CUT FASCIA WITH METAL DRIP EDGE
- 4 2x6 BARGE WITH METAL DRIP EDGE
- 5 3" FOAM TRIM WITH STUCCO OVER
- 6 12"x18" W.U.I. APPROVED BRANDGUARD GABLE VENT



North Elevation
SCALE 1/4" = 1'-0"



West Elevation
SCALE 1/4" = 1'-0"

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Revisions

- △ PCC 3/20/24
- △ PCC 4/2/24
- △
- △

Date 4/2/24
Drawn JGT
Checked BTK
Project No. 23-337

Elevations

A-6