

FASTENER SCHEDULE FOR STRUCTURAL MEMBERS		
DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER	SPACING AND LOCATION
ROOF¹		
BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE, TOE NAIL	4-8d (2½" x 0.113")	TOENAIL
CEILING JOISTS TO PLATE, TOE NAIL	4-8d (2½" x 0.113")	PER JOIST, TOENAIL
CEILING JOISTS NOT ATTACHED TO PARALLEL RAFTER, LAPS OVER PARTITIONS, FACE NAIL	4-10d (3" x 0.128")	FACE NAIL
CEILING JOIST TO PARALLEL RAFTER (HEEL JOINT)	TBLE R802.5.2	FACE NAIL
COLLAR TIE TO RAFTER, FACE NAIL OR 1 ½" x 20 GA. RIDGE STRAP TO RAFTER	4-10d (3" x 0.128")	FACE NAIL, EACH RAFTER
RAFTER OR ROOF TRUSS TO PLATE	3-16d BOX NAILS (3½" x 0.135") OR 3-10d COMMON NAILS (3" x 0.148")	2 TOE NAILS ON ONE SIDE AND 1 TOE NAIL ON OPPOSITE SIDE OF EACH RAFTER OR TRUSS
ROOF RAFTERS TO RIDGE, VALLEY, OR HIP RAFTERS OR ROOF RAFTER TO MINIMUM 2" RIDGE BEAM	4-16d (3 ½" x 0.135") - TOENAIL, 3-16d BOX (3 ½" x 0.135") - END NAIL	TOENAIL, END NAIL
WALL		
STUD TO STUD (NOT AT BRACED WALL PANELS)	10d (3" x 0.128")	16" O.C. FACE NAIL
STUD TO STUD AND ABUTTING STUDS AT INTERSECTING WALL CORNERS (AT BRACED WALL PANELS)	16d (3½" x 0.135")	12" O.C. FACE NAIL
BUILT-UP HEADER, TWO PIECES WITH ½" SPACER	16d (3½" x 0.135")	12" O.C. EACH EDGE FACE NAIL
CONTINUOUS HEADER TO STUD	4-8d (2½" x 0.131")	TOENAIL
TOP PLATE TO TOP PLATE	10d (3" x 0.128")	12" O.C. FACE NAIL
DOUBLE TOP PLATE SPLICE	8-16d COMMON (3 ½" x 0.162")	FACE NAIL ON EACH SIDE OF END JOINT (MIN. 24" LAP SPLICE LENGTH EACH SIDE OF END JOINT)
BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST, OR BLOCKING (NOT AT BRACED WALL PANELS)	16d COMMON (3 ½" x 0.162")	16" O.C. FACE NAIL
BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST, OR BLOCKING (AT BRACED WALL PANEL)	3-16d BOX (3 ½" x 0.135")	3 EACH 16" O.C. FACE NAIL
TOP OR SOLE PLATE TO STUD, END NAIL	4-8d BOX (2 ½" x 0.113") - TOENAIL, 3-16d BOX (3 ½" x 0.135") - END NAIL	TOENAIL, END NAIL (SEE LEFT)
TOP PLATES, LAPS AT CORNERS AND INTERSECTIONS	3-10d BOX (3" x 0.128")	FACE NAIL
1" BRACE TO EACH STUD AND PLATE	3-8d BOX (2 ½" x 0.113")	FACE NAIL
1"x6" SHEATHING TO EACH BEARING	3-8d BOX (2 ½" x 0.113")	FACE NAIL
1"x8" SHEATHING TO EACH BEARING	3-8d BOX (2 ½" x 0.113") - FACE NAIL, WIDER THAN 1"x8" - 4-8d BOX (2 ½" x 0.113")	FACE NAIL
FLOOR		
JOIST TO SILL, TOP PLATE, OR GIRDER	4-8d BOX (2 ½" x 0.113")	TOE NAIL
RIM JOIST, BAND JOIST, OR BLOCKING TO SILL OR TOP PLATE (ROOF APPLICATIONS ALSO)	8d BOX (2 ½" x 0.113")	4" O.C. TOE NAIL
1" x 6" SUBFLOOR OR LESS TO EACH JOIST	3-8d BOX (2 ½" x 0.113")	FACE NAIL
2" SUBFLOOR TO JOIST OR GIRDER	3-16d BOX (3 ½" x 0.135")	BLIND AND FACE NAIL
2" PLANKS (PLAN & BEAM - FLOOR AND ROOF)	3-16d BOX (3 ½" x 0.135")	AT EACH BEARING, FACE NAIL
BAND OR RIM JOIST TO JOIST	3-16d COMMON (3 ½" x 0.162")	END NAIL
BUILT-UP GIRDERS AND BEAMS, 2-INCH LUMBER LAYERS	10d BOX (3" x 0.128")	24" O.C. FACE NAIL AT TOP AND BOTTOM STAGGERED ON OPPOSITE SIDES
LEDGER STRIP SUPPORTING JOISTS OR RAFTERS	4-16d BOX (3 ½" x 0.135")	AT EACH JOIST OR RAFTER, FACE NAIL
BRIDGING OR BLOCKING TO JOIST	2-10d BOX (3" x 0.128")	EACH END, TOENAIL

FASTENER SCHEDULE FOR STRUCTURAL MEMBERS			
DESCRIPTION OF BUILDING MATERIALS	DESCRIPTION OF FASTENER	EDGE SPACING (INCHES)	INTERMEDIATE SUPPORTS (INCHES)
WOOD STRUCTURAL PANELS, SUBFLOOR, ROOF AND INTERIOR WALL SHEATHING TO FRAMING AND PARTICLEBOARD WALL SHEATHING TO FRAMING			
¾" - 1½"	6d COMMON (2" x 0.113") NAIL (SUBFLOOR, WALL) 8d COMMON NAIL (ROOF)	6	12
1½" - 1"	8d COMMON NAIL (2½" x 0.131")	6	12
1½" - 1¼"	10d COMMON (3" x 0.148") NAIL OR 8d (2½" x 0.131") DEFORMED NAIL	6	12
OTHER WALL SHEATHING¹			
½" STRUCTURAL CELLULOASIC FIBERBOARD SHEATHING	1 ½" GALVANIZED ROOFING NAIL, ⅝" HEAD DIAMETER, OR 1 ¾" LONG 16 GA. STAPLE WITH ⅝" OR 1" CROWN	3	6
⅝" STRUCTURAL CELLULOASIC FIBERBOARD SHEATHING	1 ¾" GALVANIZED ROOFING NAIL, ⅝" HEAD DIAMETER, OR 1 ¾" LONG 16 GA. STAPLE WITH ⅝" OR 1" CROWN	3	6
½" GYPSUM SHEATHING	1½" GALVANIZED ROOFING NAIL; STAPLE GALVANIZED, 1½" LONG; 1½" SCREWS, TYPE W OR S	7	7
¾" GYPSUM SHEATHING	1¾" GALVANIZED ROOFING NAIL; STAPLE GALVANIZED, 1¾" LONG; 1¾" SCREWS, TYPE W OR S	7	7
WOOD STRUCTURAL PANELS, COMBINATION SUBFLOOR UNDERLAYMENT TO FRAMING			
¾" AND LESS	6d DEFORMED (2" x 0.120") NAIL OR 8d COMMON (2½" x 0.131") NAIL	6	12
¾" - 1"	8d COMMON (2½" x 0.131") NAIL OR 8d DEFORMED (2½" x 0.120") NAIL	6	12
1½" - 1¼"	10d COMMON (3" x 0.148") NAIL OR 8d DEFORMED (2½" x 0.120") NAIL	6	12

1. IF INFORMATION LISTED ON PLAN SHEETS CONTRADICTS INFORMATION IN THIS TABLE, INFORMATION ON PLANS TAKES PRECEDENCE OVER INFORMATION LISTED IN THIS TABLE

FOUNDATION NOTES

- CONCRETE SHALL BE AIR-ENTRAINED BETWEEN 5%-7% WITH A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 2500 PSI FOR BASEMENT AND INTERIOR FLOOR SLABS-ON-GRADE, 3000 PSI FOR FOUNDATION WALLS, AND 3500 PSI FOR PORCHES AND GARAGE FLOOR SLABS
- THE FOUNDATION DESIGN SHALL COMPLY WITH THE ENFORCING JURISDICTIONS RESIDENTIAL FOUNDATION STANDARDS
- PROVIDE A MINIMUM 4"-DIAMETER PERFORATED DRAIN PIPE ALONG PERIMETER OF USABLE SPACE AT FOOTING LEVEL OR OTHER EQUIVALENT MATERIALS PER IRC SECTION R405.1. THE PIPE SHALL BE COVERED WITH A MINIMUM OF 6" OF GRAVEL OR CRUSHED ROCK. THE DRAIN SHALL DAYLIGHT BELOW FOOTING LEVEL OR TERMINATE IN A MINIMUM 20 GALLON SUMP PIT
- FOUNDATION SHALL BE DESIGNED FOR A BEARING CAPACITY OF 1500 PSF AND FOUNDED ON COMPETENT ORIGINAL SOIL AS DETERMINED AND CONFIRMED BY A LICENSED GEOTECHNICAL ENGINEER OR ENGINEERING GEOLOGIST. ENGINEER OF RECORD ASSUMES NO RESPONSIBILITY FOR CONSTRUCTION NOT VERIFIED TO BE FOUNDED ON ANY SOIL WITH THE AFOREMENTIONED MINIMUM PROPERTIES.
- FOOTINGS SHALL BE A MINIMUM OF 16" WIDE x 8" DEEP AND SHALL HAVE A MINIMUM OF (2) CONTINUOUS GRADE 40 #4 BARS WITH 3" BOTTOM CLEARANCE. BOTTOM OF FOOTING SHALL BE LOCATED A MINIMUM OF 3'-0" BELOW GRADE FOR FROST PROTECTION
- CONCRETE PADS SUPPORTING COLUMN LOADS SHALL BE NO SMALLER THAN 2'-0" x 2'-0" x 10" DEEP WITH A MINIMUM OF (2) GRADE 40 #4 BARS EACH WAY WITH 3" BOTTOM CLEARANCE. REFERENCE CALLOUTS ON PLANS FOR FOOTING SIZES
- FOUNDATION WALLS SHALL BE A MINIMUM OF 8" NOMINAL WIDTH AND SHALL HAVE HORIZONTAL GRADE 40 #4 BARS AT 2'-0" O.C. MAX. WITH VERTICAL #4 BARS AS REQUIRED ON FOUNDATION CROSS SECTION ON SHEET S2.0
- REINFORCEMENT SHALL LAP A MINIMUM OF 2'-0" (CLASS B SPLICE)
- INTERIOR BEARING WALLS AND COLUMNS SHALL BE ISOLATED FROM THE BASEMENT FLOOR SLAB
- BASEMENT FLOOR SLAB SHALL BE A MINIMUM OF 4" THICK ON A MINIMUM BASE COURSE OF 4" TO 6" OF SAND, GRAVEL OR CRUSHED ROCK. BETWEEN THE BASE COURSE AND FLOOR SLAB SHALL BE PLACED A 6-MIL POLY VAPOR RETARDER WITH MINIMUM OVERLAP OF 6" AT DISCONTINUITIES
- IF A FLOOR IS TO BE SUPPORTED BY A MINIMUM OF 2'-0" OF GRANULAR FILL OR 8" OF EARTH, BASEMENT SLAB SHALL BE DESIGNED BY A LICENSED ENGINEER
- SILL PLATES SHALL BE ANCHORED TO THE FOUNDATION WALL WITH ½" Ø ANCHOR BOLTS EMBEDDED A MINIMUM OF 7" INTO CENTER OF WALL STEM AND SHALL BE INSTALLED AT A MAXIMUM OF 6'-0" O.C. (OR AS NOTED ON PLANS) AND SHALL BE INSTALLED WITHIN 6" TO 12" OF EACH END OF EACH SILL PLATE LENGTH, PER IRC SECTION R403.1.6
- FOUNDATION WINDOW WELLS SHALL BE PROVIDED WITH MINIMUM DIMENSIONS AS SHOWN IN DETAIL ON SHEET S2.0
- THE GARAGE FLOOR SHALL SLOPE TOWARD THE VEHICLE DOORS OR TO A TRENCH OR UNTRAPPED DRAIN THAT DISCHARGES TO THE EXTERIOR, ABOVE GRADE

FRAMING NOTES

- ALL DIMENSIONAL LUMBER SHALL BE DOUGLAS-FIR-LARCH GRADE #2, UNLESS NOTED OTHERWISE ON PLANS
- ALL INTERIOR LOAD-BEARING AND EXTERIOR WALL HEADERS SHALL BE (2) 92'-2x10's, UNLESS NOTED OTHERWISE ON PLANS
- BLOCK OVER BEAMS AND AT CANTILEVERS AND DOOR JAMBS
- INTERIOR NON-BEARING WALLS RESTING ON BASEMENT SLAB SHALL BE ISOLATED FROM ABOVE FRAMING BY A MINIMUM OF ½"
- ALL HEADERS/BEAMS SHALL BEAR ON A MINIMUM OF (2) 2x4 POSTS (KING AND JACK STUDS), UNLESS NOTED OTHERWISE
- WHERE JOISTS SPAN PARALLEL TO FOUNDATION, BLOCKING SHALL BE PROVIDED IN THE TWO SPACES MOST ADJACENT TO THE FOUNDATION WALL AT 4'-0" O.C. FOR THE PURPOSE OF TRANSFERRING LATERAL FOUNDATION WALL LOAD TO THE FLOOR DIAPHRAGM. FASTEN JOISTS AND BLOCKING TO SILL PLATE WITH (4) 10d NAILS. IF MECHANICAL DUCTWORK IS INSTALLED IN ONE OF THESE FIRST TWO BAYS, FASTEN 2x4'S FLAT AT 4'-0" O.C. BETWEEN JOIST(S) AND/OR SILL, AND PROVIDE BLOCKING AS PRESCRIBED ABOVE IN THE NEXT TWO JOIST BAYS. SECURE 2x4'S TO JOIST(S)/SILL PLATE WITH (4) 10d NAILS
- ALL WOOD MATERIAL SUPPORTED ON CONCRETE OR MASONRY SHALL BE TREATED OR OF DECAY-RESISTANT MATERIAL
- JOISTS UNDER BEARING PARTITIONS ON PLANS HAVE BEEN SIZED TO SUPPORT THE DESIGN LOAD.
- JOISTS FRAMING INTO THE FACE OF A STEEL OR WOOD BEAM SHALL BE SUPPORTED WITH APPROPRIATE COLD-FORMED STEEL JOIST HANGERS
- JOISTS FRAMED ON TOP OF STRUCTURAL MEMBER SHALL BE SUPPORTED AT ENDS BY FULL-DEPTH SOLID BLOCKING MIN. 1½" IN THICKNESS OR BY FASTENING RIM TO JOISTS PER FASTENING TABLE TO LEFT
- ALL WALL COVERINGS SHALL COMPLY WITH IRC SECTION R702.3
- ALL RAFTERS AND COLLAR TIES SHALL COMPLY WITH IRC SECTION R802.3
- ALL RAFTERS SHALL HAVE 2x4 COLLAR TIES @ 4'-0" O.C. IN UPPER ½ OF VERTICAL DISTANCE BETWEEN CEILING AND ROOF
- BLOCKING BETWEEN JOISTS UNDER A LOAD-BEARING WALL IS NOT REQUIRED
- PER IRC SECTION S3.3, BOTTOM OF ALL FLOOR ASSEMBLIES ABOVE UNFINISHED AREAS SHALL BE PROVIDED WITH A ½" GYPSUM BOARD MEMBRANE OR RESIDENTIAL FIRE SPRINKLER SYSTEM WHEN FLOOR SYSTEM IS CONSTRUCTED OF OTHER THAN DIMENSION LUMBER OR STRUCTURAL COMPOSITE LUMBER EQUAL TO OR GREATER THAN 2x10 NOMINAL DIMENSION(WHERE REQUIRED BY ENFORCING JURISDICTION)
- ENGINEERED LVL'S SHALL HAVE MINIMUM PROPERTIES OF Fb = 2600 psi, E=1900 ksi, AND Fv=285 psi
- ENGINEERED PARALLAMS SHALL HAVE MINIMUM PROPERTIES OF Fb = 2600 psi, E = 2000 ksi, AND Fv = 290 psi
- COLUMN CONNECTION TO STEEL BEAMS SHALL BE WITH A CLIP POST CAP WITH ALL FOUR TAB EARS BENT AROUND THE BOTTOM FLANGE OF THE BEAM. FOR A BEARING PLATE, FOUR HOLES SHALL BE DRILLED IN THE BOTTOM FLANGE OF THE STEEL BEAM TO MATCH THE HOLE PATTERN OF THE PLATE. ½" x 2" BOLTS SHALL THEN BE INSTALLED WITH A FLAT WASHER, LOCK WASHER, AND A NUT IN EACH OF THE HOLES. THE POST CAP MAY BE WELDED TO THE STEEL BEAM IN ACCORDANCE WITH AWS D1.1-92 AS AN ALTERNATIVE, AND WOULD NEED TO BE INSPECTED BY AN AWS-CERTIFIED INSPECTOR.
- WHEN MECHANICAL EQUIPMENT IS LOCATED IN AN ENCLOSED ROOM, THERE SHALL BE (2) 14"x12" VENTS LOCATED IN A WALL COMMON WITH ADDITIONAL LIVING AREA. ONE VENT SHALL BE LOCATED SUCH THAT THE BOTTOM OF THE VENT BEGINS 12" FROM THE FLOOR AND THE OTHER VENT SHALL BE LOCATED SUCH THAT THE TOP OF THE VENT BEGINS 12" FROM THE CEILING.
- ALL ROOF SHEATHING SHALL BE ⅝" OSB WITH 8d COMMON NAILS @ 6" O.C. AT PANEL EDGES AND @ 12" O.C. IN FIELD

GLAZING NOTES

- GLAZING IN HAZARDOUS LOCATIONS AS IDENTIFIED IN IRC SECTION R308.4 SHALL BE OF APPROVED SAFETY GLAZING MATERIALS. GLASS IN STORM DOORS, INDIVIDUAL FIXED OR OPENABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 2'-0" ARC OF THE DOOR IN A CLOSED POSITION AND FOR WHICH THE BOTTOM EDGE IS WITHIN 5'-0" OF THE FLOOR, WALLS ENCLOSED STAIRWAYS AND LANDINGS WHERE THE GLAZING IS WITHIN 5'-0" OF THE TOP OR BOTTOM OF THE STAIR ENCLOSURES FOR SPAS, TUBS, SHOWERS, AND WHIRLPOOLS, GLAZING IN FIXED OR OPENABLE PANELS EXCEEDING NINE SQUARE FEET AND FOR WHICH THE BOTTOM EDGE IS LESS THAN 1'-6" ABOVE THE FLOOR OR WALKING SURFACE WITHIN 3'-0"
- ALL OPERABLE WINDOWS SHALL HAVE FALL PROTECTION PER IRC SECTION R612.2

ATTIC VENTILATION

- ENCLOSED ATTICS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. VENTILATING OPENINGS SHALL BE PROVIDED WITH CORROSION-RESISTANT WIRE MESH, WITH ½" TO 1½" OPENINGS. THE TOTAL FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/150 OF THE AREA OF SPACE VENTILATED, EXCEPT WHERE THE VENTILATORS ARE LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED - THE REQUIRED AREA MAY BE REDUCED TO 1/300.

EMERGENCY EGRESS

- PROVIDE A MINIMUM OF ONE WINDOW FOR EACH BEDROOM THAT HAS A MINIMUM OPENABLE AREA OF 5.7 SQUARE FEET WITH A MINIMUM OPENABLE HEIGHT OF 2'-0" AND A MINIMUM WIDTH OF 1'-9". IN ADDITION, THE OPENABLE PORTION OF EGRESS WINDOWS SHALL NOT EXCEED 3'-8" ABOVE THE ADJOINING FLOOR OR PERMANENT STEP.
- PROVIDE SMOKE ALARMS IN EACH SLEEPING ROOM, OUTSIDE OF EACH SLEEPING AREA AND ON EACH FLOOR, INCLUDING BASEMENT (IF APPLICABLE). ALARMS SHALL BE HARDWIRED TOGETHER SO THAT THE ACTIVATION OF ONE SMOKE ALARM WILL ACTIVATE ALL SMOKE ALARMS IN THE DWELLING. PROVIDE CARBON MONOXIDE DETECTORS OUTSIDE EACH SLEEPING AREA.

MASONRY VENEER

- MASONRY VENEER SHALL BE ANCHORED TO THE SUPPORTING WALL STUDS WITH CORROSION-RESISTANT METAL TIES EMBEDDED IN MORTAR OR GROUT AND EXTENDING INTO THE VENEER A MINIMUM OF 1½", WITH NOT LESS THAN ¾" MORTAR OR GROUT COVER TO OUTSIDE FACE.
- VENEER TIES, IF STRAND WIRE, SHALL NOT BE LESS IN THICKNESS THAN NO. 9 U.S. GAGE WIRE AND SHALL HAVE A HOOK EMBEDDED IN THE MORTAR JOINT, OR IF SHEET METAL, SHALL BE NOT LESS THAN NO. 22 U.S. GAGE BY ½" CORRUGATED.
- EACH TIE SHALL SUPPORT NOT MORE THAN 2.67 SQUARE FEET OF WALL AREA AND SHALL BE SPACED NOT MORE THAN 32 INCHES ON CENTER HORIZONTALLY AND 24 INCHES ON CENTER VERTICALLY.
- VENEER TIES AROUND WALL OPENINGS: ADDITIONAL METAL TIES SHALL BE PROVIDED AROUND ALL WALL OPENINGS GREATER THAN 16 INCHES IN EITHER DIMENSION. METAL TIES AROUND THE PERIMETER OF OPENINGS SHALL BE SPACED NOT MORE THAN 3 FEET ON CENTER AND PLACED WITHIN 12 INCHES OF THE WALL OPENING.

GARAGE NOTES

- DOOR(S) BETWEEN THE GARAGE AND DWELLING SHALL BE MINIMUM 1½" SOLID CORE OR HONEY-COMBED STEEL DOOR WITH 20-MINUTE FIRE RATING EQUIPPED WITH A SELF-CLOSING DEVICE
- VEHICLE DOORS AND FRAMES SHALL BE DESIGNED AND INSTALLED TO MEET THE 115-MPH 3-SECOND GUST LOADING PER DASHMA 108 AND ASTM E 330-96 PER IRC 2018

MULTIPLY BY WOOD BEAM FASTENING SCHEDULE			
DIMENSIONAL LUMBER BEAM SIZE/TYPE	FASTENERS	LVL BEAM SIZE/TYPE	FASTENERS
(2) 2x	(2) ROWS 10d @ 12" O.C. ONE SIDE	(2) 1 ¾" UP TO 11 ½" DEPTH	(2) ROWS 16d @ 12" O.C. ONE SIDE
(3) 2x	(2) ROWS 10d @ 12" O.C. BOTH SIDES	(2) 1 ¾" 14" DEPTH	(3) ROWS 16d @ 12" O.C. ONE SIDE
(4) 2x	(2) ROWS ½" x 5" SIMPSON SDS SCREWS @ 16" O.C. STAGGERED TOP & BOTTOM, BOTH SIDES	(3) 1 ¾" UP TO 11 ½" DEPTH	(2) ROWS OF 16d @ 12" O.C. BOTH SIDES

GARAGE NOTES (CONTINUED)

- THE GARAGE SHALL BE SEPARATED FROM THE DWELLING AND ITS ATTIC AREAS BY MINIMUM ½" GYP. BOARD APPLIED TO THE GARAGE SIDE OF FRAMING. WHERE HABITABLE SPACE OCCURS ABOVE THE GARAGE, THE GARAGE CEILING ASSEMBLY SHALL BE PROTECTED WITH A MINIMUM ½" TYPE X GYP. BOARD. WHERE A FLOOR/CEILING SPACE IS PROVIDED ABOVE THE GARAGE COLUMNS AND BEAMS SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED WITH ½" GYP. BOARD. GARAGE DOOR H-FRAME FOR THE ATTACHMENT OF THE TRACK AND COUNTER BALANCE SHALL CONSIST OF THE FOLLOWING: 2x6 VERTICAL JAMBS RUNNING FROM FLOOR TO CEILING AND SHALL BE FASTENED WITH 2½" x 0.120" NAILS AT 7' O.C. STAGGERED WITH (7) 3½" x 0.120" NAILS THROUGH THE JAMB INTO THE HEADER. MINIMUM 2x8 HEADER FOR ATTACHMENT OF COUNTER BALANCE SYSTEM.

DESIGN LOADING (PER TABLE R301.5)

USE	MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS (PSF)	
	LIVE LOAD	DEAD LOAD
UNINHABITABLE ATTICS WITHOUT STORAGE	10	10
UNINHABITABLE ATTICS WITH LIMITED STORAGE	20	10
HABITABLE ATTICS AND ATTICS SERVED WITH FIXED STAIRS	30	10
BALCONIES (EXTERIOR) AND DECKS	40	10 ^d
FIRE ESCAPES	40	10
GUARDRAILS AND HANDRAILS ^a	200 ^c	-
GUARDRAIL IN-FILL COMPONENTS ^b	50 ^c	-
PASSENGER VEHICLE GARAGES	50	DEPENDENT UPON SLAB CONSTRUCTION
ROOMS OTHER THAN SLEEPING ROOM	40	10 ^d
SLEEPING ROOM	30	10 ^d
STAIRS	40	10 ^d

- A single concentrated load applied in any direction at any point along the top.
- Guard-in-fill components (all those except the handrail), balusters and panel fillers shall be designed to withstand a horizontally applied normal load of 50 pounds on an area equal to one square foot. This load need not be assumed to act concurrently with any other live load requirement.
- Glazing used in handrail assemblies and guards shall be designed with a safety factor of 4. The safety factor shall be applied to each of the concentrated loads applied to the top of the rail, and to the load on the infill components. These loads shall be determined independently of one another, and loads are assumed not to occur with any other live load.
- An additional dead loading of 10 psf shall be applied where thinsed tile floor is to be installed. An additional dead loading of 50 psf shall be applied where mudset tile floor is to be installed.

INSULATION/EFFICIENCY

- BUILDING ENVELOPE INSULATION SHALL COMPLY WITH IRC TABLE N1102.1.1 OR THE 2018 IECC (SEE SHEET S3.1 FOR FRAMING DETAILS AND TABLES ON THIS SHEET FOR MORE INFORMATION)
- CATHEDRAL VAULTED CEILING FRAMING SHALL BE FRAMED WITH A MINIMUM INSULATION VALUE OF R-38. IF VAULTED RAFTERS DO NOT PROVIDE REQUIRED DEPTH TO ACHIEVE R-38 INSULATION BUILDER SHALL FUR DOWN RAFTERS PER DETAILS PROVIDED ON SHEET S3.1.

INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT (TABLE N1102.1.1)	
CLIMATE ZONE	4-A
FENESTRATION U-FACTOR	0.35
SKYLIGHT U-FACTOR	0.55
GLAZED FENESTRATION SHGC	0.40
CEILING R-VALUE	49
WOOD FRAME WALL R-VALUE	15
MASS WALL R-VALUE	8 / 13
FLOOR R-VALUE	19
BASEMENT WALL R-VALUE	10-CONTINUOUS OR 13-CAVITY
SLAB R-VALUE AND DEPTH	10 AT 2'-0"
CRAWL SPACE WALL R-VALUE	10-CONTINUOUS OR 13-CAVITY
DUCTWORK EXPOSED TO OUTSIDE AIR R-VALUE	8
DUCTWORK NOT EXPOSED TO OUTSIDE AIR R-VALUE	6
CATHEDRAL VAULTED CEILING R-VALUE	38

DUCT SEALING

- 1102.2.2 (R403.2.2) SEALING (MANDATORY): DUCTS, AIR HANDLERS, AND FILTER BOXES SHALL BE SEALED. JOINTS AND SEAMS SHALL COMPLY WITH SECTION M1601.4.1 OF 2018 IRC.

EXCEPTIONS:

- AIR-IMPERMEABLE SPRAY FOAM PRODUCTS SHALL BE PERMITTED TO BE APPLIED WITHOUT ADDITIONAL JOINT SEALS.
- WHERE A DUCT CONNECTION IS MADE THAT IS PARTIALLY INACCESSIBLE, THREE SCREWS OR RIVETS SHALL BE EQUALLY SPACED ON THE EXPOSED PORTION OF THE JOINT SO AS TO PREVENT A HINGE EFFECT.
- CONTINUOUSLY WELDED AND LOCKING-TYPE LONGITUDINAL JOINTS AND SEAMS IN DUCTS OPERATING AT STATIC PRESSURES LESS THAN 2 INCHES OF WATER COLUMN PRESSURE CLASSIFICATION SHALL NOT REQUIRE ADDITIONAL CLOSURE SYSTEMS.

DUCT TIGHTNESS SHALL BE VERIFIED BY EITHER OF THE FOLLOWING:

- POST-CONSTRUCTION TEST: TOTAL LEAKAGE SHALL BE LESS THAN OR EQUAL TO 4 CFM PER 100 SQUARE FEET OF CONDITIONED FLOOR AREA WHEN TESTED AT A PRESSURE DIFFERENTIAL OF 0.1 INCHES W.G. ACROSS THE ENTIRE SYSTEM, INCLUDING THE MANUFACTURER'S AIR HANDLER ENCLOSURE. ALL REGISTER BOOTHS SHALL BE TAPED OR OTHERWISE SEALED DURING THE TEST.
- ROUGH-IN TEST: TOTAL LEAKAGE SHALL BE LESS THAN OR EQUAL TO 4 CFM PER 100 SQUARE FEET OF CONDITIONED FLOOR AREA WHEN TESTED AT A PRESSURE DIFFERENTIAL OF 0.1 INCHES W.G. ACROSS THE SYSTEM, INCLUDING THE MANUFACTURER'S AIR HANDLER ENCLOSURE. ALL REGISTERS SHALL BE TAPED OR OTHERWISE SEALED DURING THE TEST. IF THE AIR HANDLER IS NOT INSTALLED AT THE TIME OF THE TEST, TOTAL LEAKAGE SHALL BE LESS THAN OR EQUAL TO 3 CFM PER 100 SQUARE FEET OF CONDITIONED FLOOR AREA.

EXCEPTION: THE TOTAL LEAKAGE TEST IS NOT REQUIRED FOR DUCTS AND AIR HANDLERS LOCATED ENTIRELY WITHIN THE BUILDING THERMAL ENVELOPE.

MECHANICAL VENTILATION SYSTEM FAN EFFICACY			
FAN LOCATION	AIR FLOW RATE MINIMUM (CFM)	MINIMUM EFFICACY (CFM/WATT)	AIR FLOW RATE MAXIMUM (CFM)
RANGE HOODS	ANY	2.8	ANY
IN-LINE FAN	ANY	2.8	ANY
BATHROOM, UTILITY ROOM	10	1.4	90
BATHROOM, UTILITY ROOM	90	2.8	ANY



VISTA
STRUCTURAL
ENGINEERING, LLC

11575 SW PACIFIC HWY # 2262 * TIGARD, OREGON 97225
OFFICE: 971.255.6099 * MOBILE: 971.255.6099 *
DENNIS@VISTASTRUCTURAL.COM * VISTASTRUCTURAL.COM

CLIENT: WALKER CUSTOM HOMES, INC.
JOB TITLE: PGP128 SPEC, LOT 128, PERGOLA PARK - 5TH PLAT
LOCATION: 1105 SW CORINTHIAN LN., LEE'S SUMMIT, MISSOURI



STATE OF MISSOURI
DENNIS HEIER
NUMBER: PE-2018001772
EXPIRES: 11-9-2025
PROFESSIONAL ENGINEER

NO.	DATE	REVISION	BY

DRAWING TITLE
STRUCTURAL NOTES

ENGINEER: DMH CHECKED BY: DMH
JOB NO. DRAWN BY: DMH
DATE: 11-5-25
SHEET NUMBER

S10

RELEASE FOR CONSTRUCTION
THIS NOTED ONLY FOR REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
11/12/2025 9:51:08

RESIDENTIAL SEISMIC & WIND ANALYSIS

DETERMINE WEIGHT OF HOUSE:				INPUT		CALCULATED VALUE	
LOCATION	DEAD LOAD (psf)	AREA (ft ²)	WEIGHT (lbs.)				
ROOF	10	2907	29070				
CEILING	10	2684	26840				
FIRST FLOOR			26840				
FIRST FLOOR EXT. WALL DL	WALL LENGTH (ft)	WALL HEIGHT (ft)	WALL UNIT WT. (psf)	WEIGHT (lbs)			
	212	10	10	21200			
FIRST FLOOR INT. PARTITION WALL DL	DEAD LOAD (psf)	AREA (ft ²)	WEIGHT (lbs)				
	6	2684	16104				

PROJECTED AREAS (WIND DESIGN PER 115 MPH 3-SECOND GUST, EXPOSURE C AND MEAN ROOF HEIGHT <= 30 FT ASSUMED)							
FRONT-TO-BACK				SIDE-TO-SIDE			
SLOPED ROOF	AREA	LOAD		SLOPED ROOF	AREA	LOAD	
VERT. ROOF	381	3242		VERT. ROOF	336	2712	
1ST	109	1355	CUMULATIVE	1ST	342	4028	CUMULATIVE
	352	4376	9021		814	9587	16376
			PRESSURE (PSF) - PER ASCE CH. 6				
	SLOPED ROOF	ZONE B	9.7	ZONE C	11.3	2a (FIG. 28.6-1, ASCE7)	
	WALL/VERT. ROOF	ZONE A	14.2	ZONE D	7.7		
	MEAN ROOF HT., ft		16				

a) If there is a walkout wall to be sheathed, determine tributary wind area and enter here. If no walkout, enter 0 for area.
 $q_{10} = 0.00256 K_d K_e K_z V^2$ (ASCE7-16 Velocity Pressure) $q_{10, ASD} = 0.6 q_{10}$ (Design Velocity Pressure for ASD analysis under ASCE7-16 and IRC/IBC 2018)

1ST FLOOR TRIBUTARY WEIGHT	66510
S _s (SITE GROUND MOTION - %g - FROM ASCE7 SEISMIC MAP)	12.0%
F _s (from ASCE7 Table 11.4-1)	1.6
S _{MS} (= 2/3 * S _s * F _s)	0.128
R (from ASCE7 Table 12.2-1)	6.5
SEISMIC DESIGN CATEGORY	A

SEISMIC SHEAR		
LOCATION	From ASCE7 (Eq. 12.8-1):	V (= 1.2 * S _{ps} * W / R) (lbs.)
1ST FLOOR		1572

Sheathing Location	Min. Sheathing Schedule	Fastening Schedule	Allowable Shear (#/LF)	Code Reference
Exterior (Option #1)	7/16" APA Rated Plywood/OSB	1-1/2" 16gs. Staples w/ 1" penetration @ 8" O.C. Edges, 6" OC Field For 24" stud spacing, 12" OC Field For 16" stud spacing	155	per IBC, Table 2308.3(c)
Exterior (Option #2)	7/16" APA Rated Plywood/OSB	1-1/2" 16gs. Staples w/ 1" penetration @ 8" O.C. Edges, 6" OC Field For 24" stud spacing, 12" OC Field For 16" stud spacing	230	per IBC, Table 2308.3(c)
Exterior (Option #3)	7/16" APA Rated Plywood/OSB	1-1/2" 16gs. Staples w/ 1" penetration @ 8" O.C. Edges, 6" OC Field For 24" stud spacing, 12" OC Field For 16" stud spacing	310	per IBC, Table 2308.3(c)
Exterior (Option #4)	7/16" APA Rated Plywood/OSB or shiplap panel sheathing, or 3/8" shiplap panel sheathing with tighter nail spacing	8d Common Nails w/ 1-3/8" penetration @ 4" O.C. Edges, 12" O.C. Field for 7/16" APA-rated plywood/OSB or shiplap panel sheathing OR @ 4" O.C. Edges, 12" O.C. Field for 3/8" shiplap panel sheathing	220	AWC SDPWS Table 4.3A
Exterior (Option #5)	7/16" APA Rated Plywood/OSB or shiplap panel sheathing, or 3/8" shiplap panel sheathing with tighter nail spacing	8d Common Nails w/ 1-3/8" penetration @ 4" O.C. Edges, 12" O.C. Field for 7/16" APA-rated plywood/OSB or shiplap panel sheathing OR @ 3" O.C. Edges, 12" O.C. Field for 3/8" shiplap panel sheathing	320	AWC SDPWS Table 4.3A
Exterior (Option #6)	7/16" APA Rated Plywood/OSB or shiplap panel sheathing, or 3/8" shiplap panel sheathing with tighter nail spacing and double studs at each panel edge	8d Common Nails w/ 1-3/8" penetration @ 3" O.C. Edges, 12" O.C. Field	410	AWC SDPWS Table 4.3A
Interior	1/2" Gypsum Board	No. 6 - 1 1/4" Type W or S Screws @ 8" O.C. Edges, 12" O.C. Field	60	per IBC, Table 2306.4.4
Interior	16 Ga. Simpson/USP Type WB Steel X-Brace (or equal)	(3) 16d @ end studs & (1) 8d @ intermediate studs (per manufacturer specifications - see detail on sheet S3)	325	

EXTERIOR SHEATHING OPTION FOR FIRST FLOOR	4	WIDTH OF 1ST STORY (FT.)	32	WIDTH OF 2ND STORY (FT.)	1
EXTERIOR SHEATHING OPTION FOR BASEMENT WALLS	4	DEPTH OF 1ST STORY (FT.)	74	DEPTH OF 2ND STORY (FT.)	1
		BACK WALL OF GARAGE (FT.)	0		
		GAR. WALL: 1=F-B, 2=S-S	2		

EXTERIOR STRUCTURAL WALL LENGTHS (ft.) & RESISTANCES							
	SEISMIC				WIND		
	FRONT-TO-BACK	RESISTANCE (lbs.)	SIDE-TO-SIDE	RESISTANCE (lbs.)	FRONT-TO-BACK	RESISTANCE (lbs.)	SIDE-TO-SIDE
1ST FLOOR	61	17080	21.67	6067	61	23912	21.66666667

1ST FLOOR FRONT-TO-BACK	ADDITIONAL RESISTANCE REQUIRED		Anchor Bolt Spacing (in.)	16d Nail Spacing req'd at bottom plate (in.)
	SEISMIC	WIND		
1ST FLOOR FRONT-TO-BACK	0	0	0.5	1st Floor F-B
1ST FLOOR SIDE-TO-SIDE	0	7883	944	1st Floor S-S
BASEMENT FRONT-TO-BACK	0	0	297.4	
BASEMENT SIDE-TO-SIDE	0	0	70.8	

RESISTANCE REQUIRED IN ADDITION TO RESISTANCE PROVIDED BY EXTERIOR WALLS**						
1ST FLOOR FRONT-TO-BACK	ADDITIONAL RESISTANCE REQUIRED (POUNDS)	PORTAL FRAMES OR PERF. SHEAR WALL RESISTANCE	INTERIOR X-BRACES (32#/#BRACE)	INT. WALL LENGTH SHEATHED W/ OSB (TOTAL LENGTH, ONE SIDE, FT.)	RESISTANCE PROVIDED BY ADDITIONAL METHODS (POUNDS)	OK?
1ST FLOOR FRONT-TO-BACK	0				0	YES
1ST FLOOR SIDE-TO-SIDE	7883			24	9408	YES

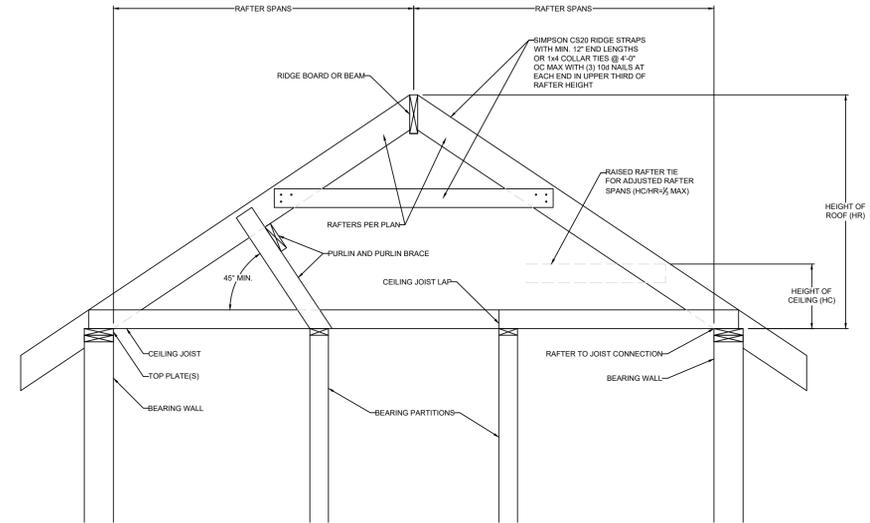
*NOTES: 1) SEE ATTACHED CALCULATIONS FOR PORTAL FRAME OR PERFORATED SHEAR WALL RESISTANCE CAPACITIES (IF APPLICABLE).
 2) SEE SHEET S1 FOR INTERIOR STEEL X-BRACE INSTALLATION. 3) INTERIOR WALLS SHEATHED WITH OSB SHALL BE ATTACHED WITH SAME STAPLE/NAILING PATTERN AS EXTERIOR OSB ON SAME FLOOR (SEE TABLE ABOVE) AND ARE ONLY APPLICABLE FOR FULL-HEIGHT SECTIONS OF 2'-8" OR LONGER
ALL LATERAL BRACING ACHIEVED AT EXTERIOR WALLS AND WALLS DIRECTLY ON FOUNDATIONS; THEREFORE, NO INTERIOR BRACING PER 2018 IRC SECTION R502.2.1 IS REQUIRED

WIND UPLIFT ANALYSIS							
ROOF PITCH (MAX)	X/12	DEGREES	PITCH OF 6 OR LESS: EOH -13.3, E-7.2, G-5.2				
	8	33.7	ASCE 7				
			LENGTH (FT.)	PRESSURE (PSF)	LINEAL FT. OF OH	UPLIFT PER FT. (LBS)	
OVERHANG	1	-1.08	214	-1.08			
	TOTAL AREA (FT ²)	ZONE A AREA (FT ²)	ZONE B AREA (FT ²)	PRESSURE ZN. E (PSF)	PRESSURE ZN. G (PSF)	TOTAL FORCE (LBS)	FORCE PER LINEAL FT. @ PERIMETER (LBS)
MAIN ROOF**	2368	-138.24	2506.24	-1.08	-0.36	-753	-3.6
*ALONG PERIMETER	TOTAL UPLIFT PER LINEAL FOOT ALONG EXTERIOR (POUNDS)				UPLIFT OK		
**INSIDE EXTERIOR WALLS	RESISTANCE DUE TO DEAD WEIGHT & (3) 16d TOENAILS				-4.6		
					251.6		

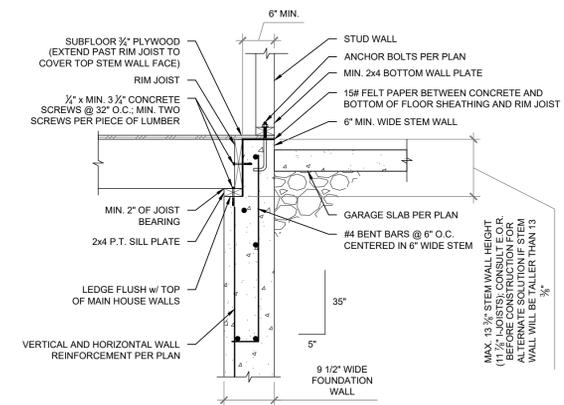
NOTE FOR CONSTRUCTION:
 THE CONTINUOUS STRUCTURAL PANEL SHEATHING BRACING METHOD REQUIRES USE OF THE ABOVE TABLE FOR SHEATHING OF THE ENTIRE STRUCTURE. IN ADDITION, FRAMING MEMBERS SHALL BE @ 16" O.C. MAX., UNBLOCKED, AND W/ SHEATHING APPLIED DIRECTLY TO FRAMING MEMBERS

NOTE FOR DESIGN:
 ALL WALLS USED IN THE CALCULATION OF THE RESISTANCE FOR THIS STRUCTURE SHALL HAVE A MINIMUM UNINTERRUPTED HEIGHT OF 8'-0" AND LENGTH OF 2'-8". ALLOWABLE RESISTANCES HAVE BEEN #/FT AND INCREASED BY 40% FOR WIND LOADS, PER VALUES IN 2018 IBC SECTION 2306 AND AWC SDPWS TABLE 4.3A. FOR EXAMPLE, 7/16" APA-RATED SHEATHING WITH 8d @ 6" & 12" HAS A SEISMIC SHEAR VALUE OF 240 A WIND SHEAR VALUE OF 335#/FT - 40% GREATER THAN THAT OF SEISMIC)

NOTE: SOIL SITE CLASS ASSUMED TO BE CLASS D. IF SITE CONDITIONS ARE DETERMINED TO BE CLASS E OR F, CONSULT ENGINEER BEFORE PROCEEDING WITH CONSTRUCTION



1 BRACED RAFTER CONSTRUCTION
 S1.1 SCALE: 1" = 1'-0" (18x24) OR 1/2" = 1'-0" (24x36)



2 ZERO ENTRY GARAGE WALL DETAIL
 S1.1 SCALE: 1/2" = 1'-0" (18x24) OR 3/4" = 1'-0" (24x36)

Combustion Air Calculation

Per 2018 IRC Section G2407.5

Appliance #1	Furnace	100000	BTU/h
Appliance #2			BTU/h
Appliance #3	Water Heater	50000	BTU/h
Total BTU/hr		150000	BTU/h

Area of Combined Space (floor where appliances are located)	928	ft ²
Ceiling Height in Usable Space	8.5	ft

Note: Per 2018 IRC Section G2407.5.3.2, The volumes of spaces in different stories shall be considered as communicating spaces where such spaces are connected by one or more openings in doors or floors having a total minimum free area of 2 square inches per 1,000 BTU/h of total input rating of all appliances

Is floor where appliances are located open to adjacent level?	Yes
If Yes, what is the area of open space adjacent to appliance area?	0

Per 2018 IRC Section G2407.5.1 (Standard Method), the minimum required volume shall be 50 cubic feet per 1,000 BTU/hr
 (Total BTU/hr / 1,000 BTU/hr x 50 ft³)
 Required air space in combined areas: 7500 ft³

Required combined area:	882	ft ²
Area of Combined Space > Required combined area?	OK	

Per Section G2407.5.3.1, each opening shall have a minimum free area of 1 square inch per 1,000 BTU/hr of the total input rating of all appliances in the space, but not less than 100 square inches. One opening shall commence within 12 inches of the top and one opening shall commence within 12 inches of the bottom of the enclosure. The minimum dimension of air openings shall be not less than 3 inches.

Minimum required opening area:	150	in ²
Minimum grill size:	14 x 11	(inches)
Note: two grills required - one within 12" of floor, one within 12" of clg.		

VISTA ENGINEERING, LLC
 11575 SW PACIFIC HWY # 2262 * TIGARD, OREGON 97225
 OFFICE: 971.255.6099 * MOBILE: 971.255.6099 *
 * DENNIS@VISTASTRUCTURAL.COM * VISTASTRUCTURAL.COM

CLIENT: WALKER CUSTOM HOMES, INC.
 JOB TITLE: PGP128 SPEC, LOT 128, PERGOLA PARK - 5TH PLAT
 LOCATION: 1105 SW CORINTHIAN LN., LEE'S SUMMIT, MISSOURI

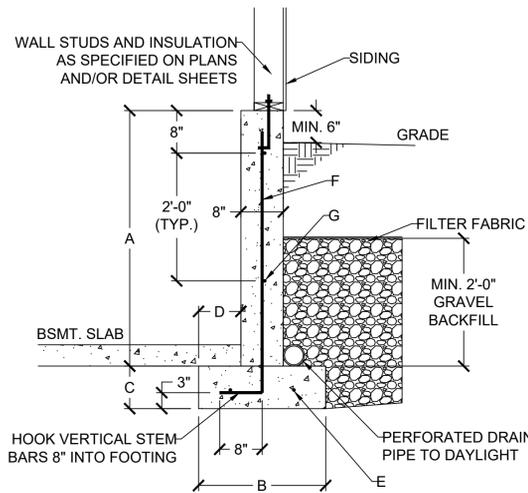
STATE OF MISSOURI
 DENNIS HEIER
 NUMBER: PE-2010001772
 PROFESSIONAL ENGINEER
 11-9-2025

NO.	DATE	REVISION	BY

DRAWING TITLE
STRUCTURAL CALCULATIONS

ENGINEER: DMH CHECKED BY: DMH
 JOB NO. DRAWN BY: DMH
 DATE: 11-5-25
 SHEET NUMBER
S1.1

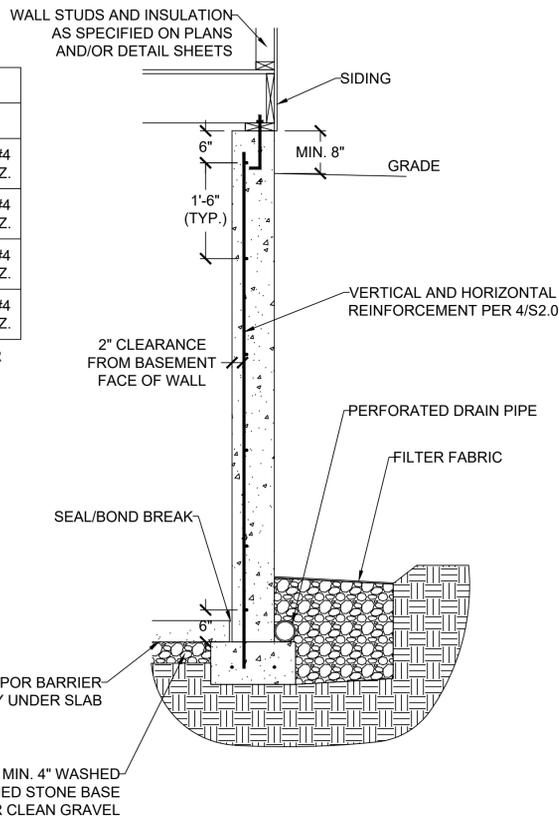
RELEASE FOR CONSTRUCTION
 HAS NOTED ONLY DAYS REVIEW
 DEVELOPMENT SERVICES
 LEE'S SUMMIT, MISSOURI
 11/12/2025 9:51:08



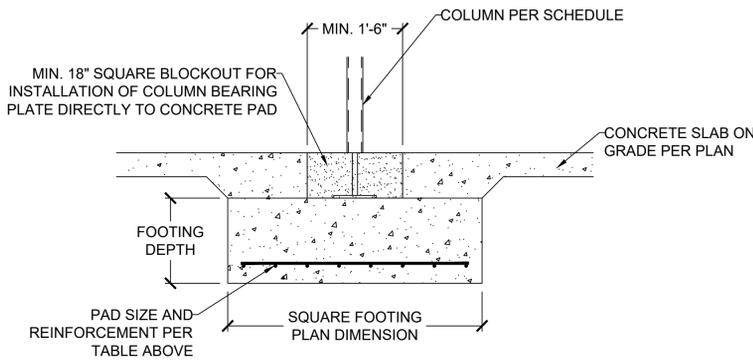
1 DAYLIGHT WALL CONSTRUCTION
S2.0 SCALE: 1/2" = 1'-0" (18x24) OR 3/4" = 1'-0" (24x36)

DAYLIGHT BASEMENT WALL SCHEDULE						
A*	B	C	D	E	F	G
4'-0"	1'-6"	0'-8"	0'-5"	(2) #4	#4 VERT. @ 12" O.C.	(2) #4 HORIZ.
5'-0"	2'-0"	0'-8"	0'-7"	(2) #4	#4 VERT. @ 12" O.C.	(3) #4 HORIZ.
6'-0"	2'-6"	0'-8"	0'-10"	(3) #4	#4 VERT. @ 12" O.C.	(3) #4 HORIZ.
8'-0"	3'-1"	0'-10"	1'-5"	(4) #4	#4 VERT @ 6" O.C.	(4) #4 HORIZ.

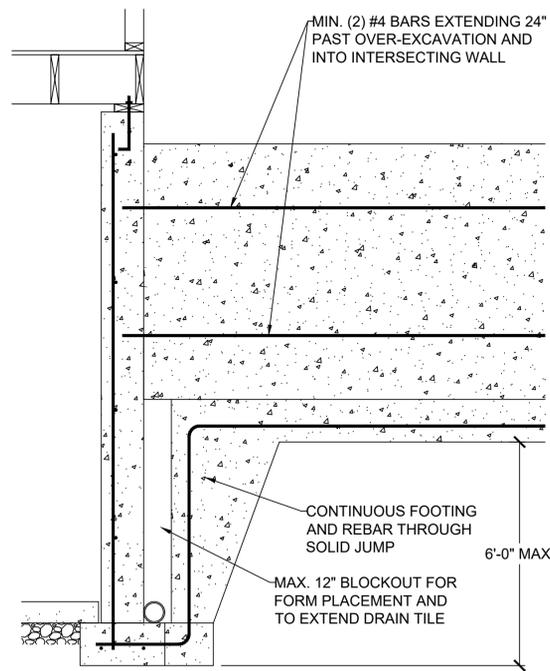
* LESS THAN OR EQUAL TO HEIGHT LISTED. IF WALL WILL BE TALLER THAN THIS HEIGHT, GO TO NEXT TALLEST WALL HEIGHT



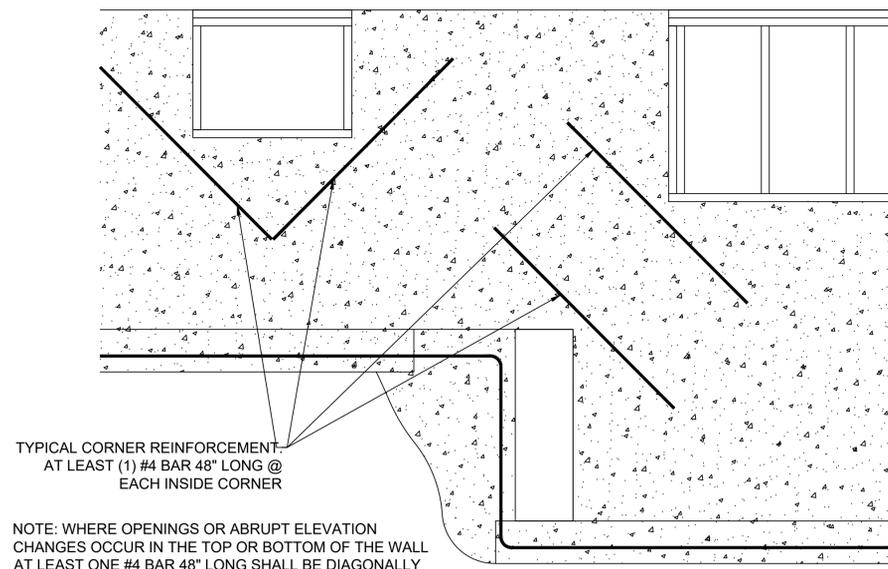
3 CONCRETE WALL SECTION
S2.0 SCALE: 1/2" = 1'-0" (18x24) OR 3/4" = 1'-0" (24x36)



2 COLUMN AND BEARING PAD SCHEDULE
S2.0 SCALE: 1/2" = 1'-0" (18x24) OR 3/4" = 1'-0" (24x36)



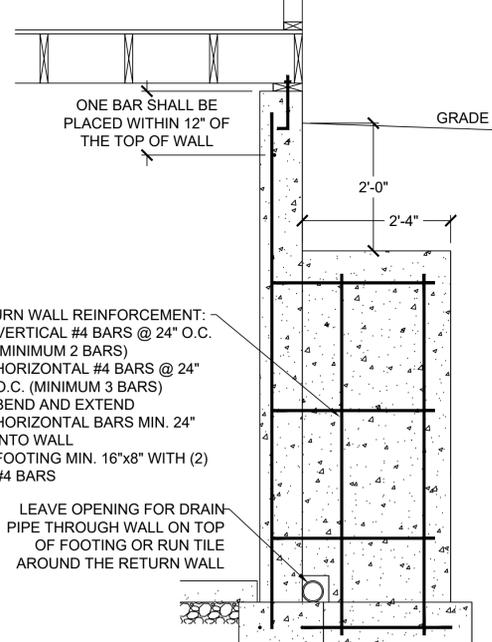
5 SOLID JUMP
S2.0 SCALE: 1/2" = 1'-0" (18x24) OR 3/4" = 1'-0" (24x36)



NOTE: WHERE OPENINGS OR ABRUPT ELEVATION CHANGES OCCUR IN THE TOP OR BOTTOM OF THE WALL AT LEAST ONE #4 BAR 48" LONG SHALL BE DIAGONALLY AS CLOSE AS PRACTICAL TO THE CORNER

6 REINFORCEMENT AT OPENING CORNERS AND STEP CORNERS @ INSIDE CORNERS
S2.0 SCALE: 1/2" = 1'-0" (18x24) OR 3/4" = 1'-0" (24x36)

NOTE: WHERE FLOOR JOIST RUNS PARALLEL TO FDN WALL, SOLID BLOCK OUTSIDE 3 JOIST SPACES @ 36" OC ALIGNING BLOCKING WITH THE ANCHOR BOLT



- RETURN WALL REINFORCEMENT:
- VERTICAL #4 BARS @ 24" O.C. (MINIMUM 2 BARS)
 - HORIZONTAL #4 BARS @ 24" O.C. (MINIMUM 3 BARS)
 - BEND AND EXTEND HORIZONTAL BARS MIN. 24" INTO WALL
 - FOOTING MIN. 16"x8" WITH (2) #4 BARS

LEAVE OPENING FOR DRAIN PIPE THROUGH WALL ON TOP OF FOOTING OR RUN TILE AROUND THE RETURN WALL

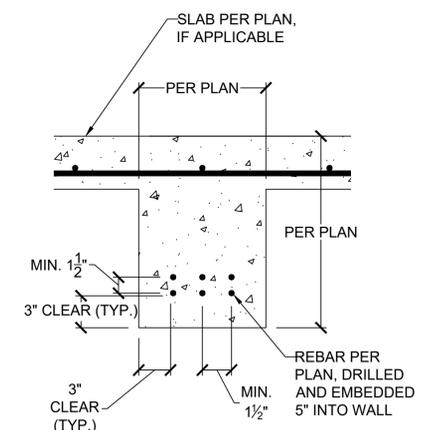
7 RETURN WALL DETAIL
S2.0 SCALE: 1/2" = 1'-0" (18x24) OR 3/4" = 1'-0" (24x36)

CONCRETE STRENGTH/GRADE REINFORCEMENT (#4 BARS)	8" THICK WALL			10" THICK WALL		
	8'	9'	10'	8'	9'	10'
3,000 PSI/ GRADE 40	24	24	16	24	24	18
3,500 PSI/ GRADE 40	24	24	16	24	24	18
3,000 PSI/ GRADE 60	24	24	16	24	24	18
3,500 PSI/ GRADE 60	24	24	16	24	24	18

HORIZONTAL REINFORCEMENT - MINIMUM GRADE 40 STEEL						
ONE BAR 12" FROM TOP OF WALL; MAX. SPACING 24" OC	6-#4	7-#4	7-#4	6-#4	7-#4	7-#4

- FOOTNOTES:
- 1) WALL HEIGHT IS MEASURED FROM THE TOP OF THE WALL TO THE TOP OF THE FLOOR SLAB
 - 2) VERTICAL REINFORCEMENT FOR CONCRETE WALLS THAT ARE NOT FULL HEIGHT, AND FOR REINFORCEMENT SPACING 24" OC, REINFORCEMENT MAY BE PLACED IN THE MIDDLE OF THE WALL. OTHER WALLS SHALL HAVE VERTICAL REINFORCEMENT AS FOLLOWS:
 - A) 8" WALL - MINIMUM 5" FROM THE OUTSIDE FACE
 - B) 10" WALL - MINIMUM 6 1/2" FROM THE OUTSIDE FACE
 - C) EXTEND BARS TO WITHIN 8" OF THE TOP OF THE WALL
 - 3) REINFORCEMENT CLEARANCES:
 - A) CONCRETE EXPOSED TO EARTH - MINIMUM 1 1/2"
 - B) NOT EXPOSED TO WEATHER (INTERIOR SIDE OF WALLS) - 3/4"
 - C) CONCRETE EXPOSED TO WEATHER (TOP CLEARANCE IN GARAGE AND DRIVEWAY SLABS) - 1 1/2"
 - 4) HORIZONTAL REINFORCEMENT:
 - A) ONE BAR SHALL BE PLACED WITHIN 12" OF THE TOP OF THE WALL
 - B) OTHER BARS SHALL BE EQUALLY SPACED WITH SPACING NOT TO EXCEED 24" OC
 - C) HORIZONTAL BARS SHOULD BE AS CLOSE TO THE TENSION FACE AS POSSIBLE (INTERIOR) AND BEHIND THE VERTICAL REINFORCEMENT (I.E. 2" TOWARD THE INSIDE)
 - D) SUPPLEMENTAL REINFORCEMENT AT CORNERS - PLACE (1) #4 BAR 48" LONG AT 45 DEGREE ANGLE AT CORNERS OF OPENINGS. PLACE REINFORCEMENT WITHIN 6" OF THE EDGE OF INSIDE CORNERS.
 - 5) REINFORCEMENT SHALL BE LAPPED A MINIMUM 24" AT ENDS, SPLICES, AND AROUND CORNERS.
 - 6) AT MASONRY LEDGES THE MINIMUM WALL THICKNESS SHALL BE 3 1/2". LEDGES SHALL NOT EXCEED A DEPTH OF MORE THAN 24" BELOW THE TOP OF THE WALL. FOR WALL THICKNESSES LESS THAN 4" PROVIDE #4 BARS AT MAX. 12" OC TO WITHIN 6" OF THE TOP OF THE WALL.
 - 7) STRAIGHT WALLS MORE THAN 5' TALL AND MORE THAN 16 FEET LONG SHALL BE PROVIDED WITH EXTERIOR BRACED RETURN WALLS. WALL LENGTH SHALL BE MEASURED USING INSIDE THE SHORTEST DIMENSION BETWEEN INTERSECTING WALLS
 - 8) WALL SHALL NOT BE BACKFILLED UNTIL FLOOR SYSTEM AND DIAPHRAGM ARE IN PLACE

4 FOUNDATION WALL REINFORCEMENT TABLE
S2.0 NO SCALE



8 CONCRETE GRADE BEAM
S2.0 SCALE: 1" = 1'-0" (18x24) OR 1 1/2" = 1'-0" (24x36)

VISTA
STRUCTURAL-ENGINEERING, LLC

11575 SW PACIFIC HWY # 2262 * TIGARD, OREGON 97225
OFFICE: 971.255.6099 * MOBILE: 971.255.6099 *
DENNIS@VISTASTRUCTURAL.COM * VISTASTRUCTURAL.COM

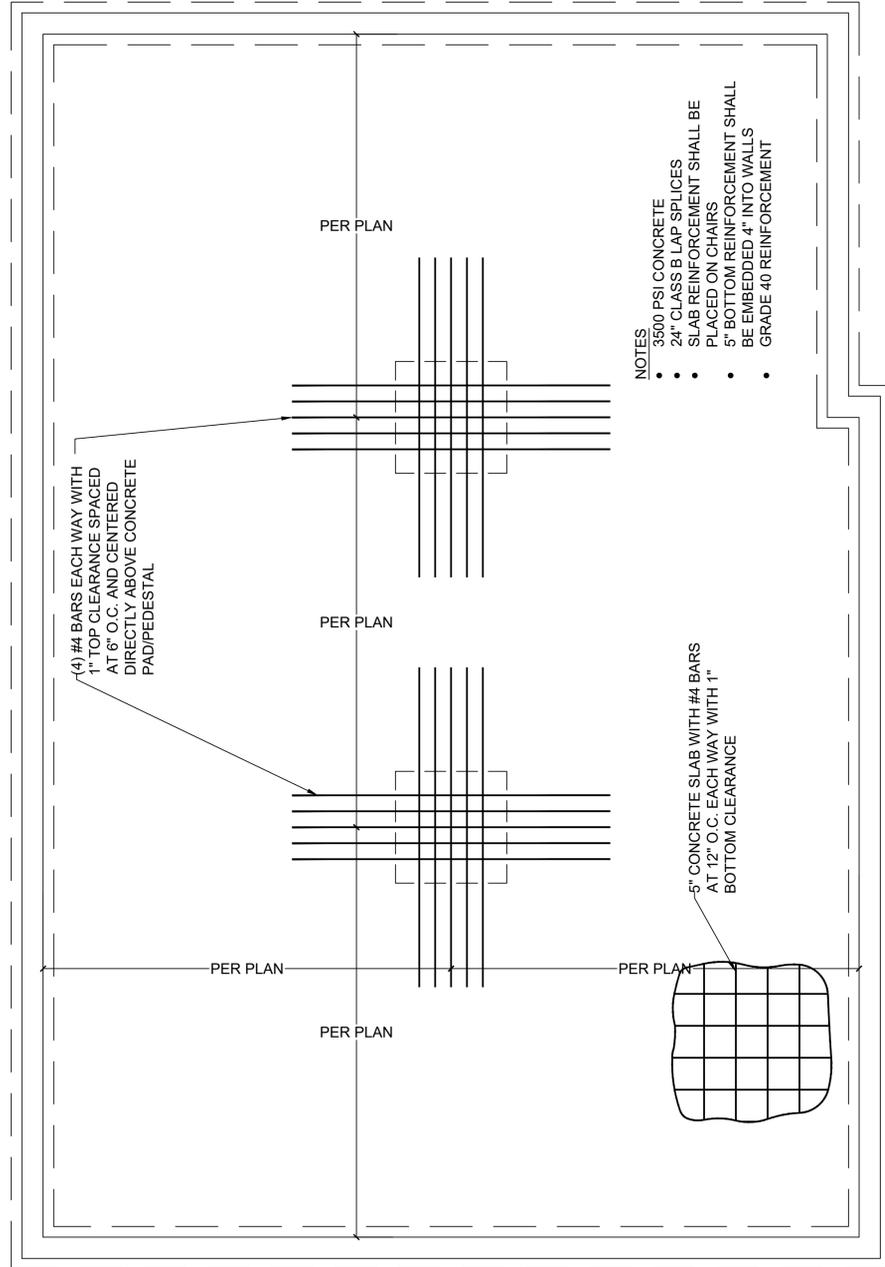
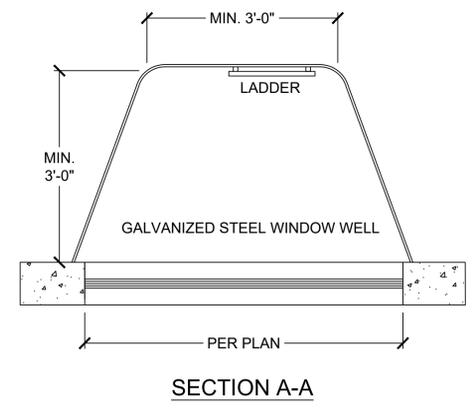
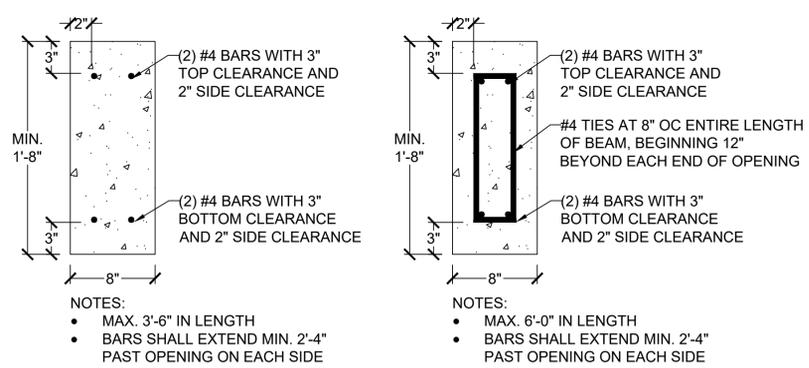
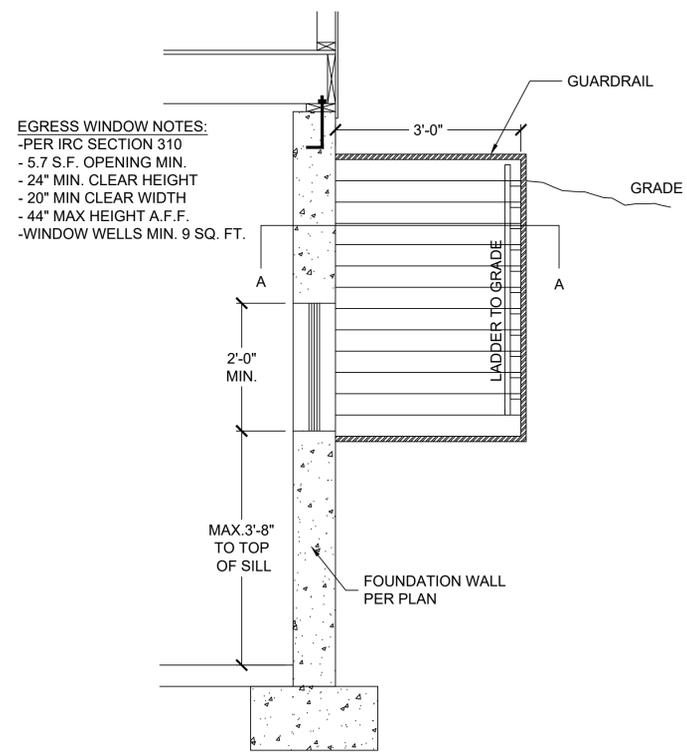
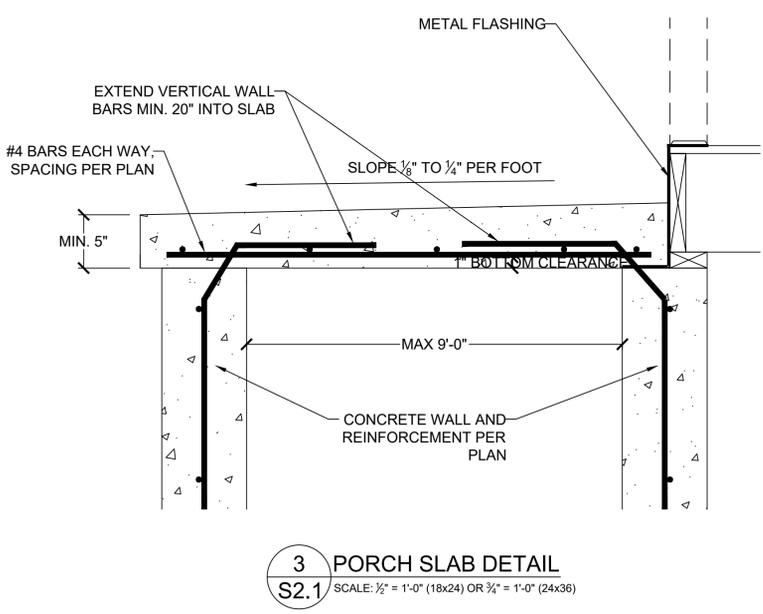
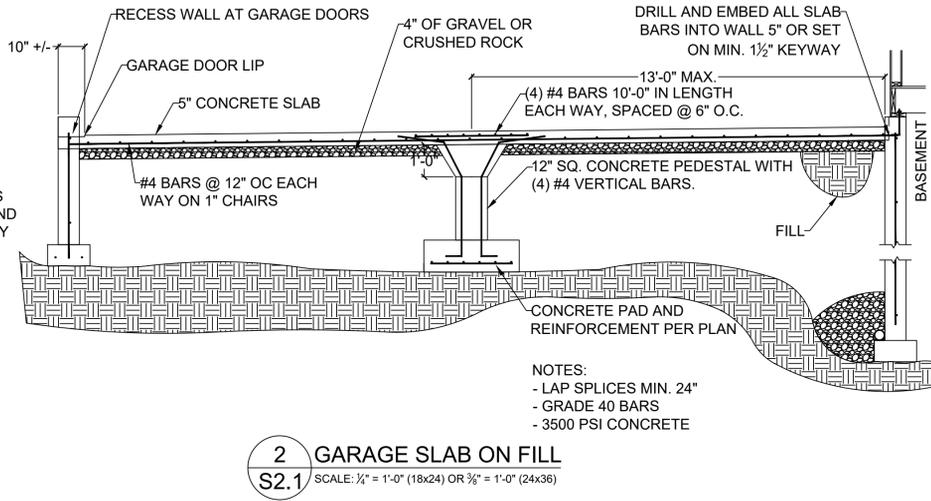
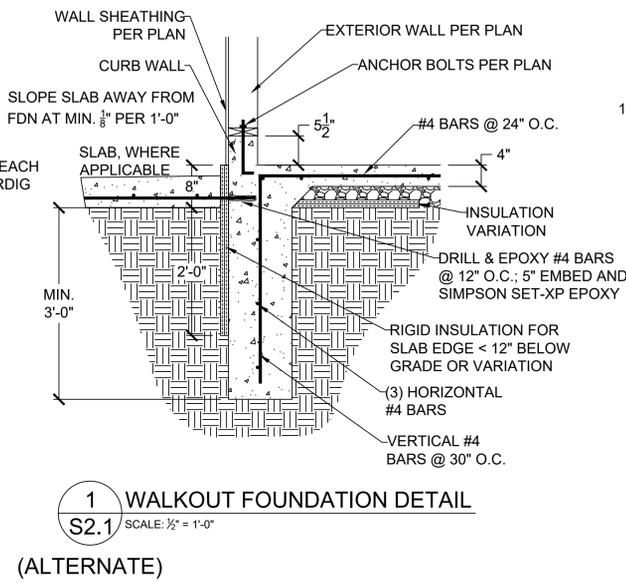
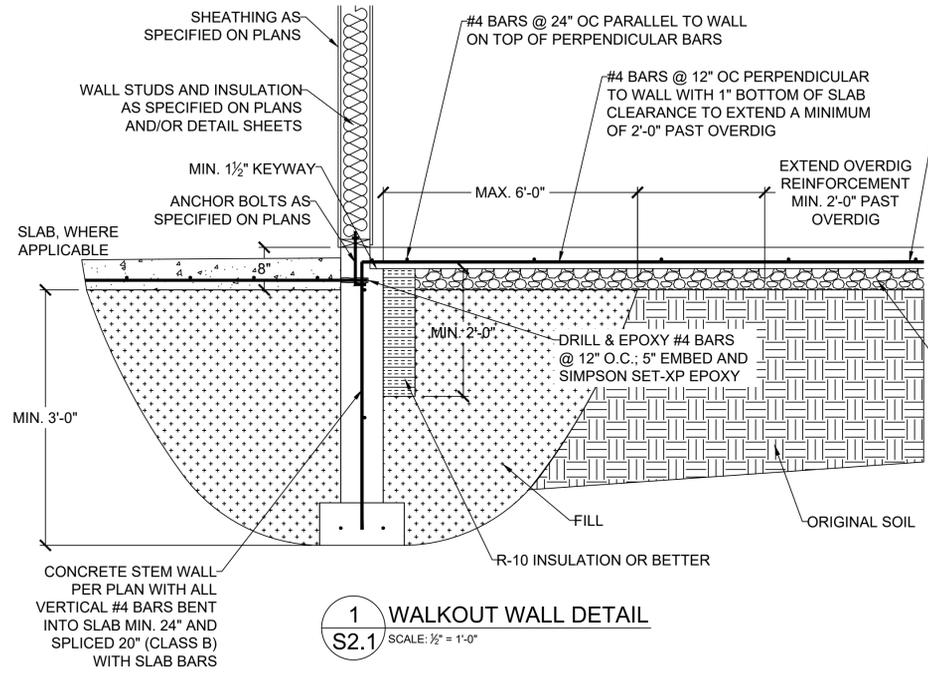
CLIENT: WALKER CUSTOM HOMES, INC.
JOB TITLE: PGP128 SPEC, LOT 128, PERGOLA PARK - 5TH PLAT
LOCATION: 1105 SW CORINTHIAN LN., LEE'S SUMMIT, MISSOURI

STATE OF MISSOURI
DENNIS HEIER
NUMBER: PE-2018001772
PROFESSIONAL ENGINEER
11-3-2025

NO.	DATE	REVISION	BY

DRAWING TITLE
FOUNDATION DETAILS

ENGINEER: DMH CHECKED BY: DMH
JOB NO. DRAWN BY: DMH
DATE: 11-5-25
SHEET NUMBER
S2.0



VISTA ENGINEERING, LLC
11575 SW PACIFIC HWY # 2262 * TIGARD, OREGON 97225
OFFICE: 971.255.6099 * MOBILE: 971.255.6099 *
DENNIS@VISTAENGINEERING.COM * VISTAENGINEERING.COM

CLIENT: WALKER CUSTOM HOMES, INC.
JOB TITLE: PGP128 SPEC, LOT 128, PERGOLA PARK - 5TH PLAT
LOCATION: 1105 SW CORINTHIAN LN., LEE'S SUMMIT, MISSOURI

STATE OF MISSOURI
DENNIS HEIER
NUMBER: PE-2018001772
PROFESSIONAL ENGINEER
11-5-2025

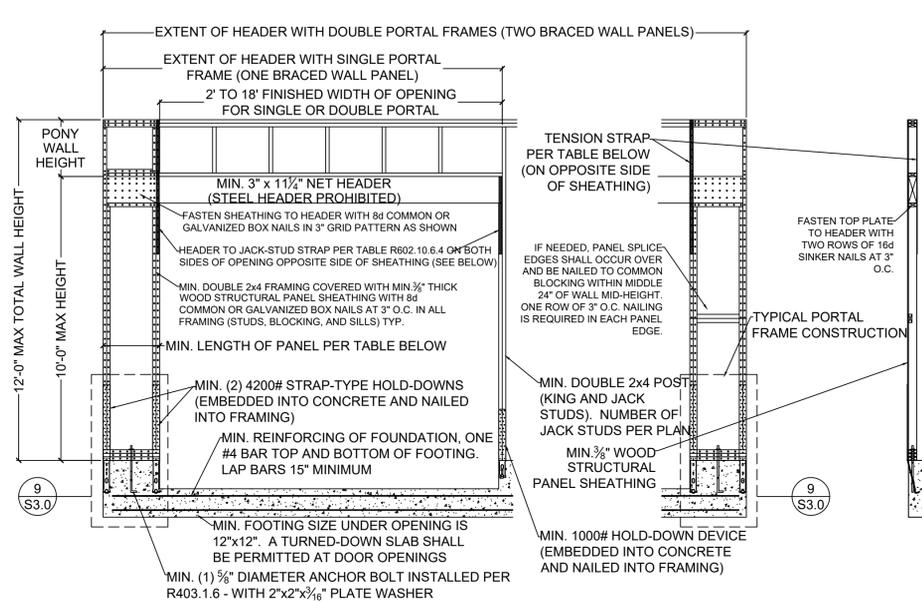
NO.	DATE	REVISION	BY

DRAWING TITLE
FOUNDATION DETAILS

ENGINEER: DMH CHECKED BY: DMH
JOB NO. DRAWN BY: DMH
DATE: 11-5-25
SHEET NUMBER

S2.1

RELEASE FOR CONSTRUCTION
FOR REVIEW ONLY - NO REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
11/12/2025 9:51:08

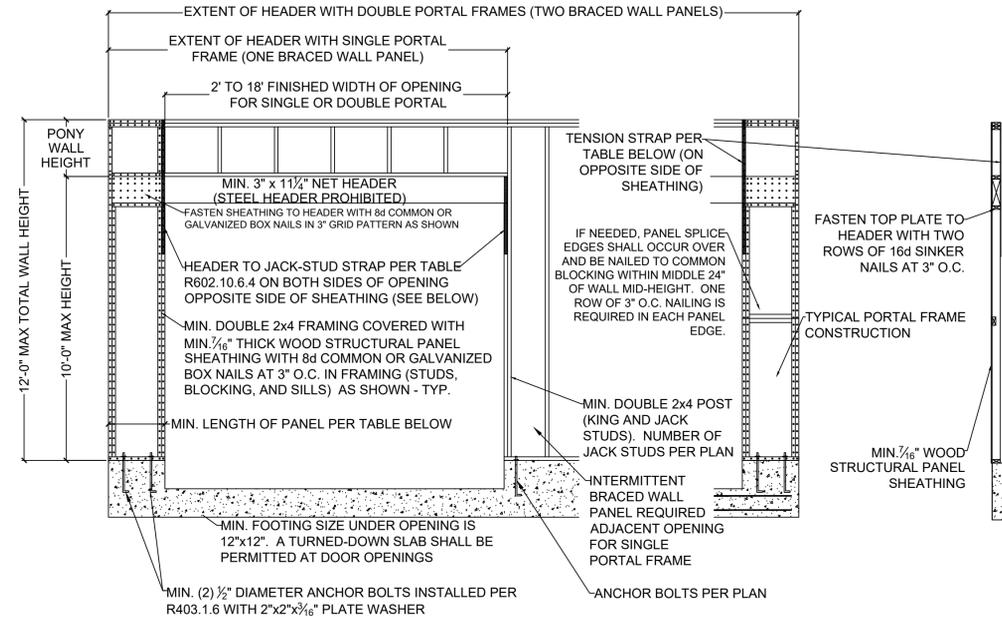


1 METHOD PFH (PORTAL FRAME WITH S3.0 HOLD-DOWNS) - PER FIGURE IRC R602.10.6.2

SCALE: 1/2" = 1'-0" (18x24) OR 3/4" = 1'-0" (24x36)

	MINIMUM PANEL LENGTH FOR DETAIL 1/S3.0 (INCHES)				
	WALL HEIGHT				
	8 FEET	9 FEET	10 FEET	11 FEET	12 FEET
SUPPORTING ROOF ONLY	16	16	16	18	20
SUPPORTING ONE STORY AND ROOF	24	24	24	27	29

TENSION STRAP REQUIRED FOR HEADER TO JACK STUD FOR DETAILS 1/S3.0 AND 2/S3.0 (FROM TABLE R602.10.6.4)					
MAX GARAGE OPENING (FT.)	PONY WALL WALL HT. (FT.)	REQUIRED SIMPSON STRAP	MIN. STRAP END LENGTH	NAILS REQUIRED IN EACH STRAP END LENGTH	
18'-0"	0'-0"	CS20	0'-9"	(7) 8d	
9'-0"	1'-0"	CS20	0'-9"	(7) 8d	
18'-0"	1'-0"	CS14	1'-4"	(15) 8d	
9'-0"	2'-0"	CS18	0'-11"	(9) 8d	
18'-0"	2'-0"	CMSTC16	1'-8"	(25) 16d SINKER	
9'-0"	4'-0"	CMSTC16	1'-8"	(25) 16d SINKER	
16'-0"	4'-0"	CMST14	2'-6"	(33) 10d	

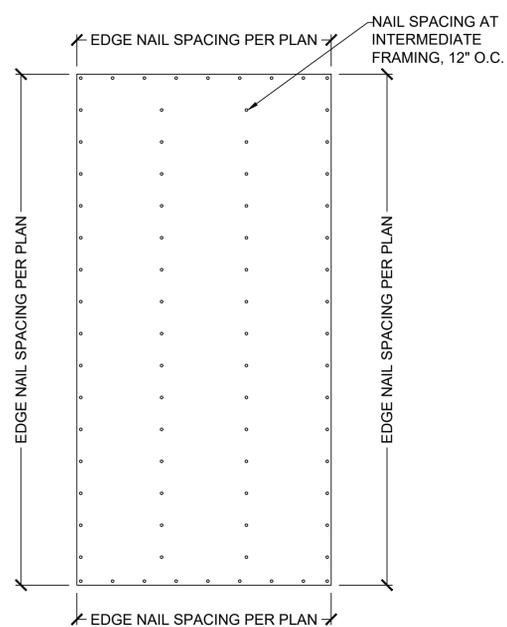


2 METHOD PFG (PORTAL FRAME AT GARAGE S3.0 DOOR) - PER FIGURE IRC R602.10.6.3

SCALE: 1/2" = 1'-0" (18x24) OR 3/4" = 1'-0" (24x36)

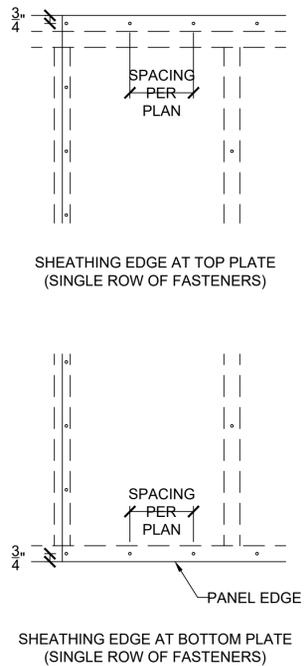
MINIMUM PANEL LENGTH FOR DETAIL 2/S3.0 (INCHES)				
WALL HEIGHT				
8 FEET	9 FEET	10 FEET	11 FEET	12 FEET
24	27	30	33 ^a	36 ^a

a. Maximum opening height for PFG is 10 feet in accordance with Figure R602.10.6.3, but wall height may be increased to 12 feet with pony wall



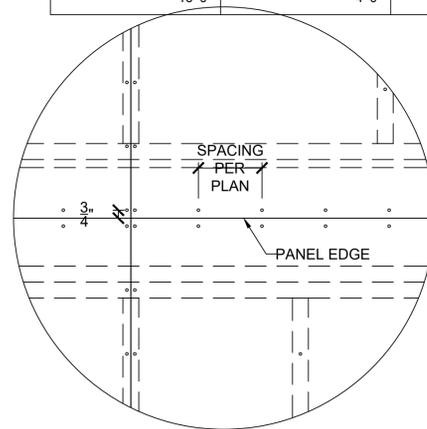
3 EXTERIOR WALL SHEATHING S3.0 PANEL ATTACHMENT

SCALE: 1/2" = 1'-0" (18x24) OR 3/4" = 1'-0" (24x36)



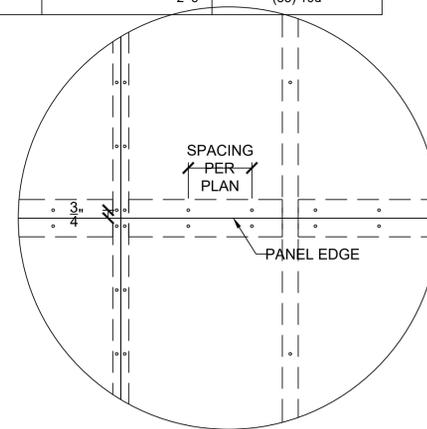
4 SHEATHING EDGE AT TOP AND BOTTOM PLATES S3.0

SCALE: 1" = 1'-0" (18x24) OR 1 1/2" = 1'-0" (24x36)



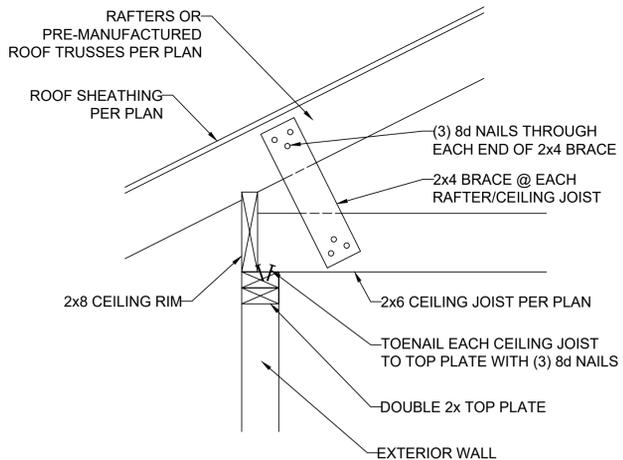
5 SHEATHING EDGE AT HORIZONTAL S3.0 FRAMING MEMBER

SCALE: 1" = 1'-0" (18x24) OR 1 1/2" = 1'-0" (24x36)



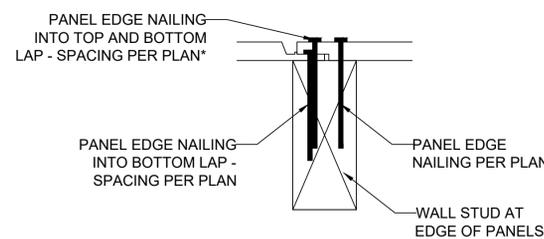
6 SHEATHING EDGE AT PANEL S3.0 SPLICE ACROSS STUDS

SCALE: 1" = 1'-0" (18x24) OR 1 1/2" = 1'-0" (24x36)



7 RAFTER BEARING OPTION DETAIL S3.0

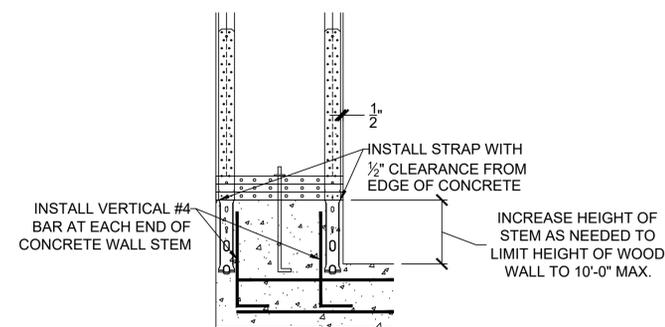
SCALE: 1" = 1'-0" (18x24) OR 1 1/2" = 1'-0" (24x36)



8 FASTENING INSTRUCTIONS FOR S3.0 SHIPLAP PANEL SHEATHING

SCALE: 4" = 1'-0" (18x24) OR 6" = 1'-0" (24x36)

*NOTE: NAILING INTO TOP AND BOTTOM LAP IS IN ADDITION TO NAILING REQUIRED INTO BOTTOM LAP. FOR EXAMPLE, IF PLAN CALLS FOR NAILS @ 6" O.C. AT EDGES, BOTTOM LAP SHALL BE FASTENED AT 6" O.C. AND, IN ADDITION, NAILING SHALL ALSO BE INSTALLED THROUGH TOP AND BOTTOM LAP @ 6" O.C. STAGGERED 3" FROM BOTTOM LAP NAILING



9 GARAGE HOLD-DOWN S3.0 STRAP INSTALLATION

SCALE: 1/2" = 1'-0" (18x24) OR 3/4" = 1'-0" (24x36)

VISTA ENGINEERING, LLC
 11575 SW PACIFIC HWY # 2262 * TIGARD, OREGON 97225
 OFFICE: 971.255.6099 * MOBILE: 971.255.6099 *
 DENNIS@VISTAENGINEERING.COM * VISTAENGINEERING.COM

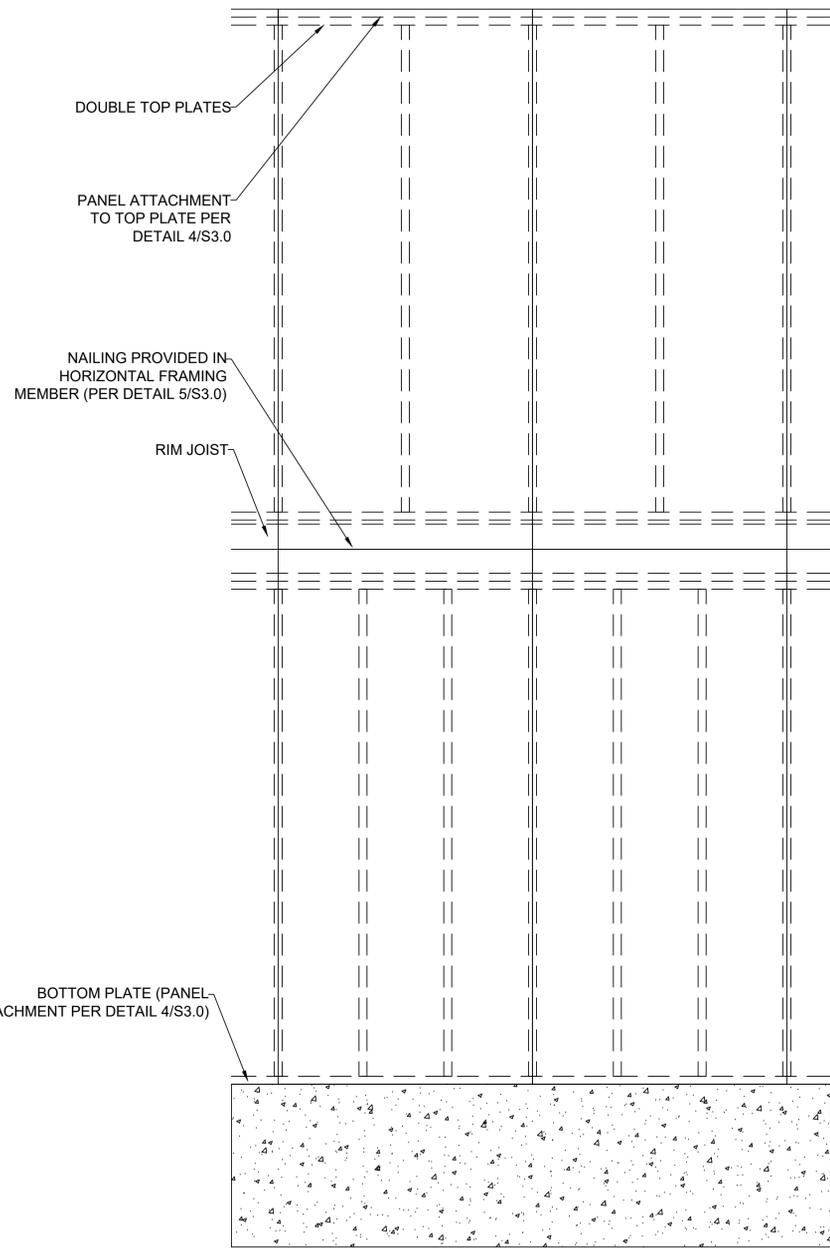
CLIENT: WALKER CUSTOM HOMES, INC.
 JOB TITLE: PGP128 SPEC, LOT 128, PERGOLA PARK - 5TH PLAT
 LOCATION: 1105 SW CORINTHIAN LN., LEE'S SUMMIT, MISSOURI

STATE OF MISSOURI
 DENNIS HEIER
 NUMBER: PE-201001772
 PROFESSIONAL ENGINEER
 11-9-2025

NO.	DATE	REVISION	BY

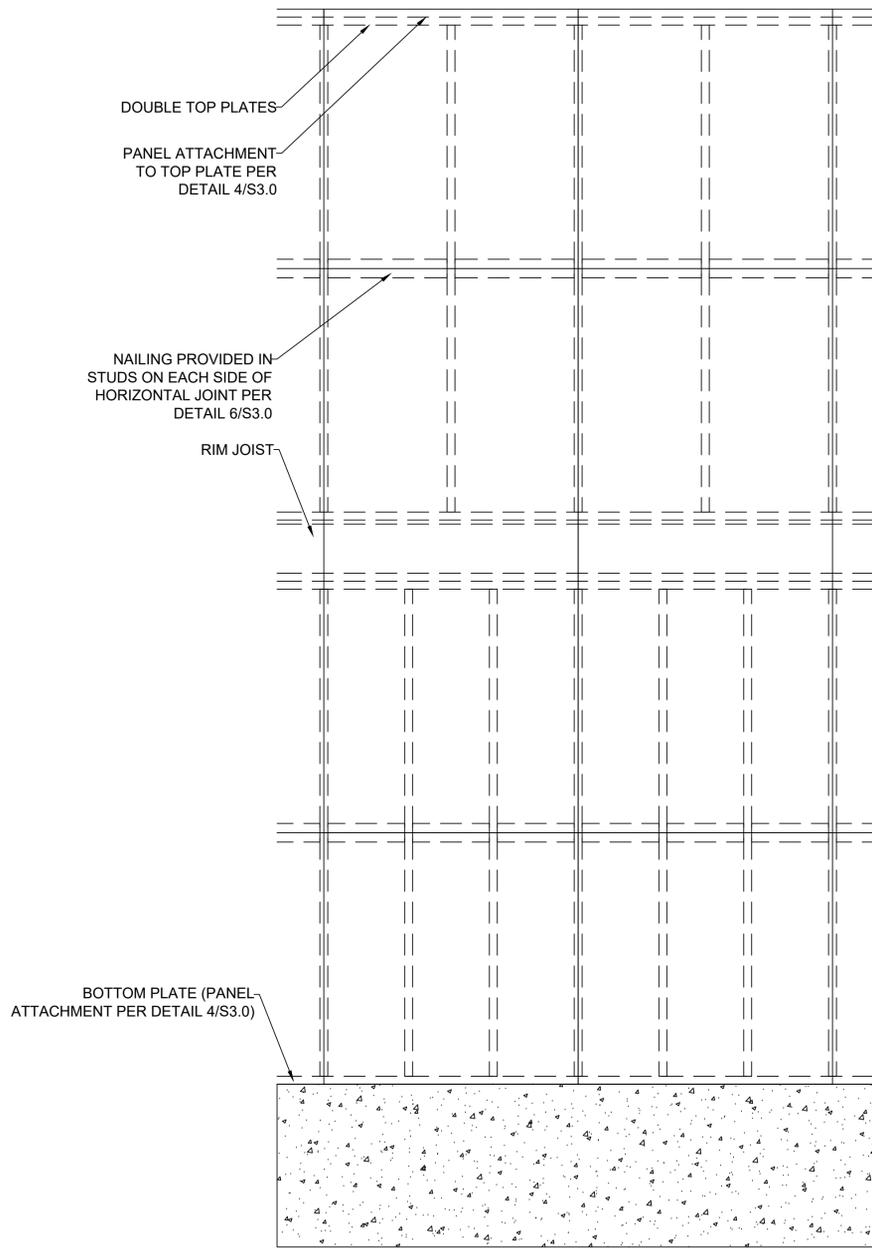
DRAWING TITLE
FRAMING DETAILS

ENGINEER: DMH CHECKED BY: DMH
 JOB NO. DRAWN BY: DMH
 DATE: 11-5-25
 SHEET NUMBER
S3.0



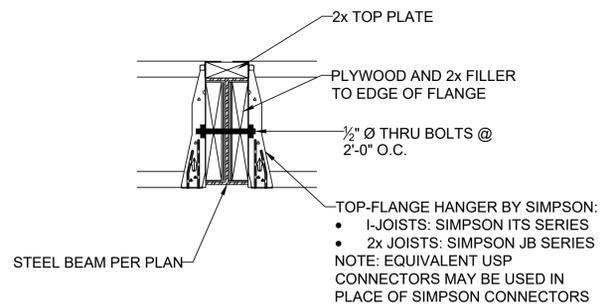
1 EXTERIOR WALL SHEATHING PANEL ATTACHMENT
S3.1 PANEL SPLICE OVER HORIZONTAL FRAMING MEMBER

SCALE: 1/2" = 1'-0" (18x24) OR 3/4" = 1'-0" (24x36)

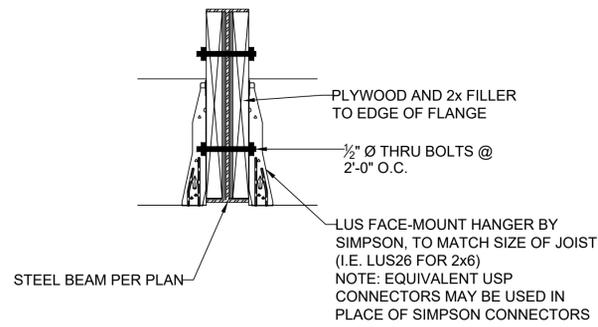


2 EXTERIOR WALL SHEATHING PANEL ATTACHMENT
S3.1 PANEL SPLICE OCCURRING ACROSS STUDS

SCALE: 1/2" = 1'-0" (18x24) OR 3/4" = 1'-0" (24x36)

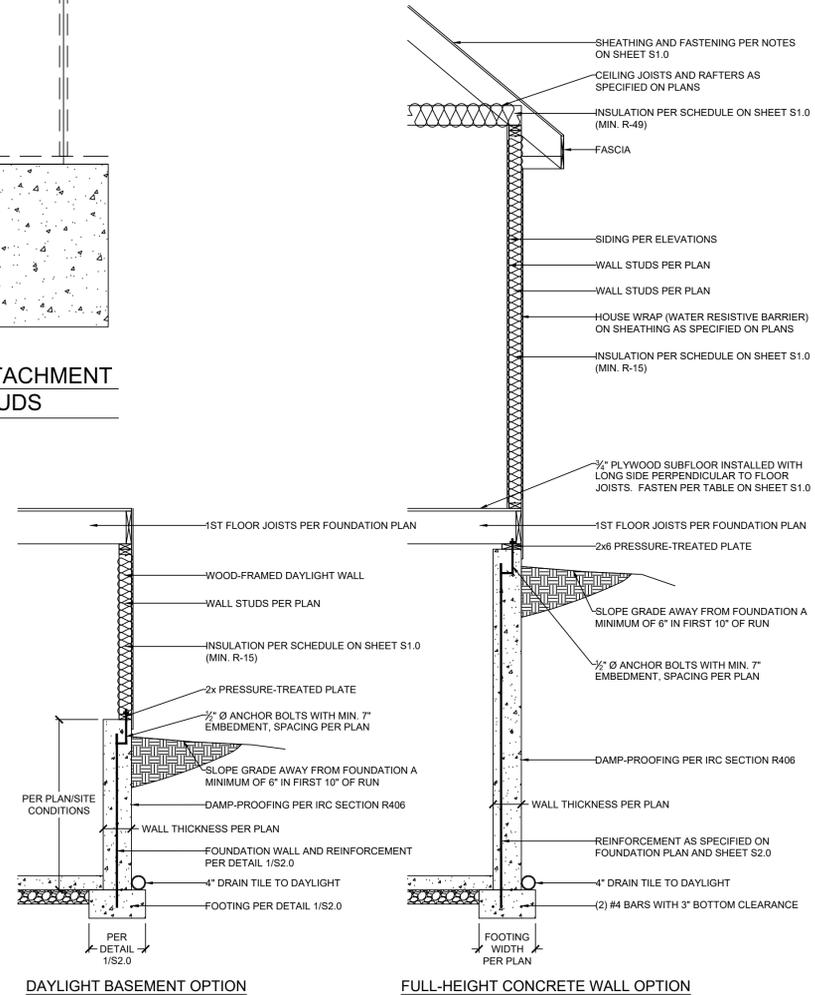


4 FLOOR JOIST TO FLUSH STEEL BEAM DETAIL
S3.1 SCALE: 1" = 1'-0" (18x24) OR 1 1/2" = 1'-0" (24x36)



5 CEILING JOIST TO FLUSH STEEL BEAM DETAIL
S3.1 SCALE: 1" = 1'-0" (18x24) OR 1 1/2" = 1'-0" (24x36)

3 EXTERIOR WALL SECTION
S3.1 SCALE: 1/2" = 1'-0"



FULL-HEIGHT CONCRETE WALL OPTION

VISTA
- STRUCTURAL -
ENGINEERING, LLC

11575 SW PACIFIC HWY # 2262 * TIGARD, OREGON 971225
OFFICE: 971.255.6099 * MOBILE: 971.255.6099 *
* PENNISE@VISTASTRUCTURAL.COM * VISTASTRUCTURAL.COM

CLIENT: WALKER CUSTOM HOMES, INC.
JOB TITLE: PGP128 SPEC, LOT 128,
PERGOLA PARK - 5TH PLAT
LOCATION: 1105 SW CORINTHIAN LN.,
LEE'S SUMMIT, MISSOURI

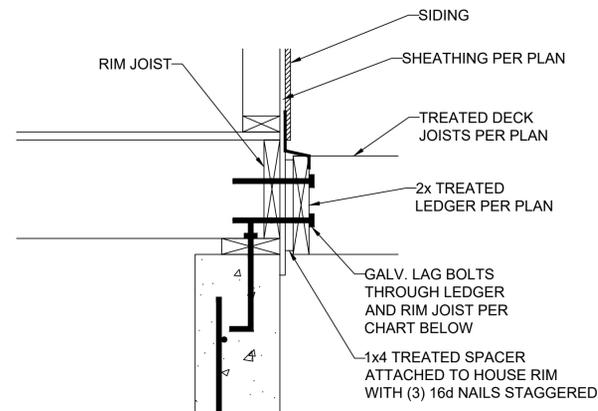
STATE OF MISSOURI
DENNIS HEIER
NUMBER: PE-2018001772
PROFESSIONAL ENGINEER
11-9-2025

NO.	DATE	REVISION	BY

DRAWING TITLE
FRAMING DETAILS

ENGINEER: DMH CHECKED BY: DMH
JOB NO. DRAWN BY: DMH
DATE: 11-5-25
SHEET NUMBER
S3.1

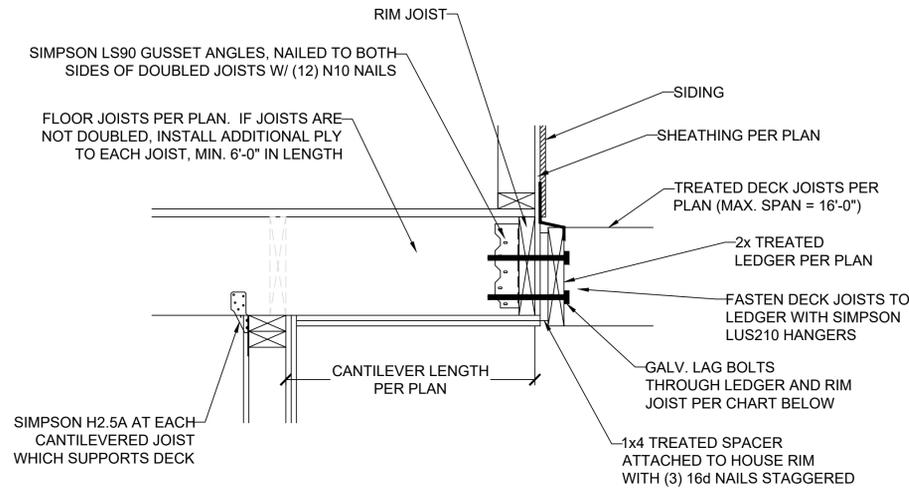
RELEASE FOR CONSTRUCTION
AS NOTED ONLY. ANY REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
11/12/2025 9:51:08



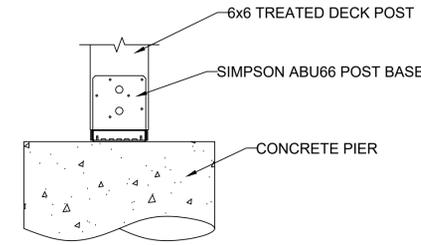
DECK LEDGER ATTACHMENT GUIDE

DECK JOIST SPAN	1/2" Ø GALV. LAG OR 3/8" Ø LEDGER-LOK SPACING
10'-0" OR LESS	16" OC
10'-0" - 13'-11"	12" OC OR @ 16" OC DOUBLED EVERY OTHER
14'-0" - 18'-0"	8" OC OR @ 16" OC DOUBLED

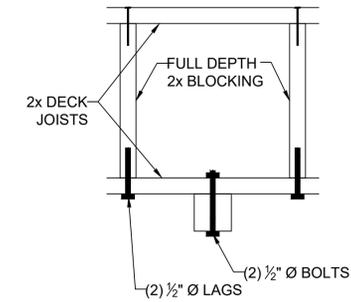
1 LEDGER ATTACHMENT
S3.3 SCALE: 1" = 1'-0" (18x24) OR 1/2" = 1'-0" (24x36)



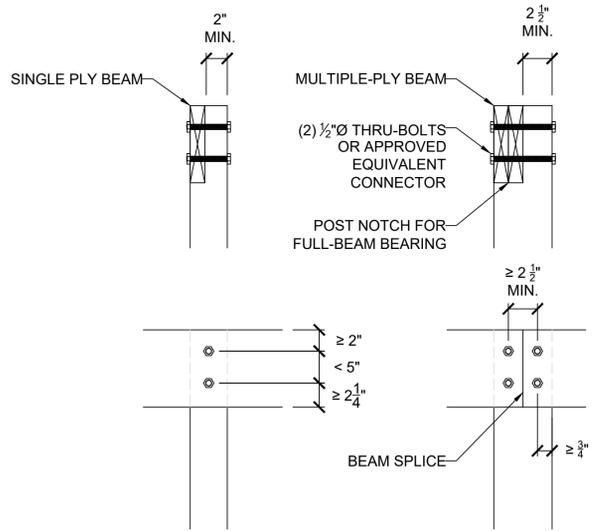
2 CANTILEVER WITH DECK ATTACHMENT
S3.3 SCALE: 1" = 1'-0" (18x24) OR 1/2" = 1'-0" (24x36)



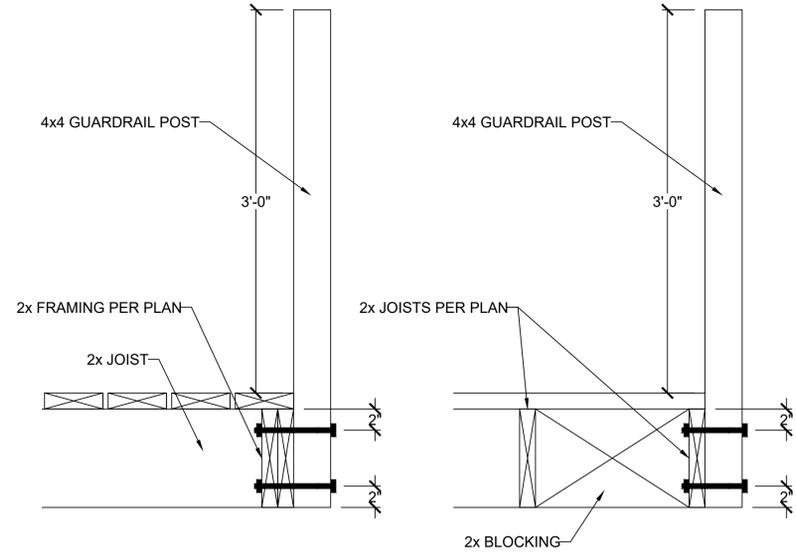
3 DECK POST BASE
S3.3 SCALE: 1" = 1'-0" (18x24) OR 1/2" = 1'-0" (24x36)



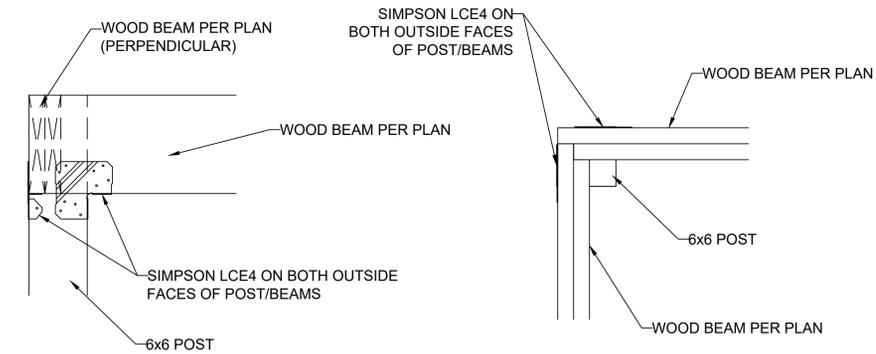
4 REINF. POST CONNECTIONS
S3.3 SCALE: 1" = 1'-0" (18x24) OR 1/2" = 1'-0" (24x36)



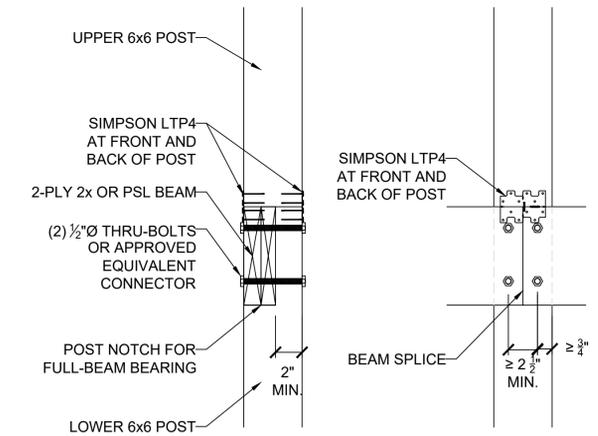
5 LET-IN (COVERED) DECK BEAM CONNECTION
S3.3 SCALE: 1" = 1'-0" (18x24) OR 1/2" = 1'-0" (24x36)



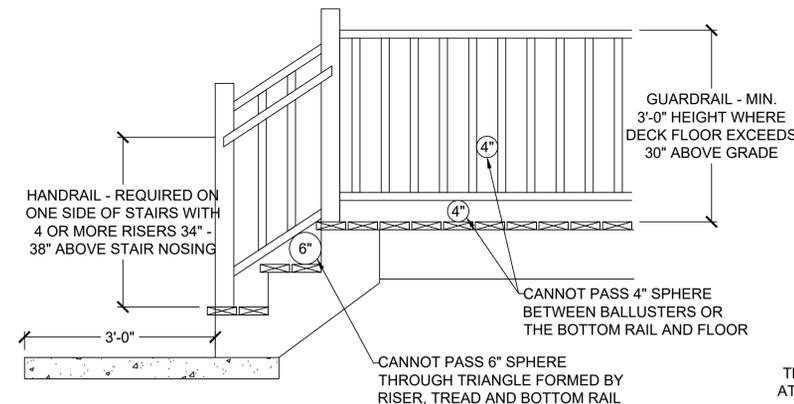
6 GUARDRAIL CONNECTION
S3.3 SCALE: 1" = 1'-0" (18x24) OR 1/2" = 1'-0" (24x36)



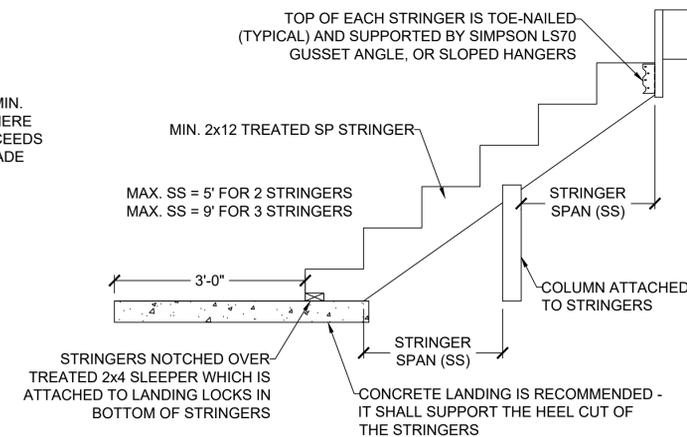
7 ALTERNATE COVERED DECK/PORCH INTERSECTION
S3.3 SCALE: 1" = 1'-0" (18x24) OR 1/2" = 1'-0" (24x36)



10 BEAM W/ DISCONTINUOUS POST ABOVE & BELOW
S3.3 SCALE: 1" = 1'-0" (18x24) OR 1/2" = 1'-0" (24x36)



8 GUARDRAIL DETAIL
S3.3 SCALE: 1/2" = 1'-0" (18x24) OR 3/4" = 1'-0" (24x36)



9 STAIR STRINGER DETAIL (MAX. 5' STAIR WIDTH)
S3.3 SCALE: 1/2" = 1'-0" (18x24) OR 3/4" = 1'-0" (24x36)

VISTA
ENGINEERING, LLC

11575 SW PACIFIC HWY # 2262 * TIGARD, OREGON 97125
OFFICE: 971.255.6099 * MOBILE: 971.255.6099 *
DENNIS@VISTASTRUCTURAL.COM * VISTASTRUCTURAL.COM

CLIENT: WALKER CUSTOM HOMES, INC.
JOB TITLE: PGP128 SPEC, LOT 128, PERGOLA PARK - 5TH PLAT
LOCATION: 1105 SW CORINTHIAN LN., LEE'S SUMMIT, MISSOURI

STATE OF MISSOURI
DENNIS HEIER
NUMBER: PE-201001772
PROFESSIONAL ENGINEER
11-9-2025

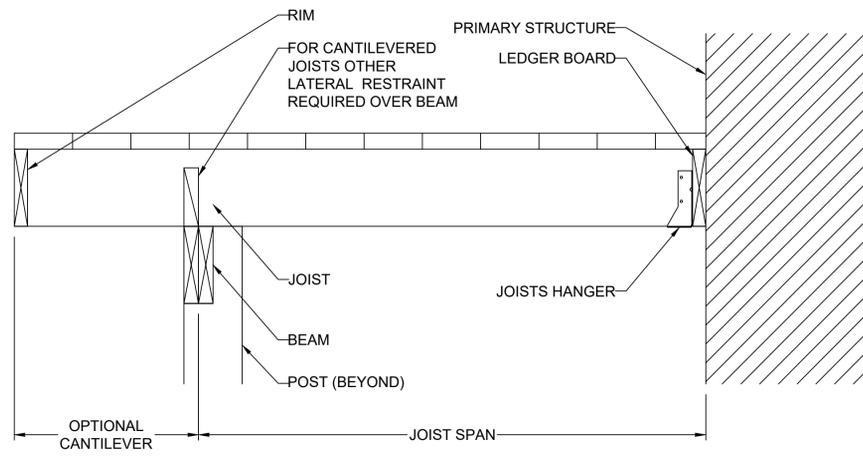
NO.	DATE	REVISION	BY

DRAWING TITLE
FRAMING DETAILS

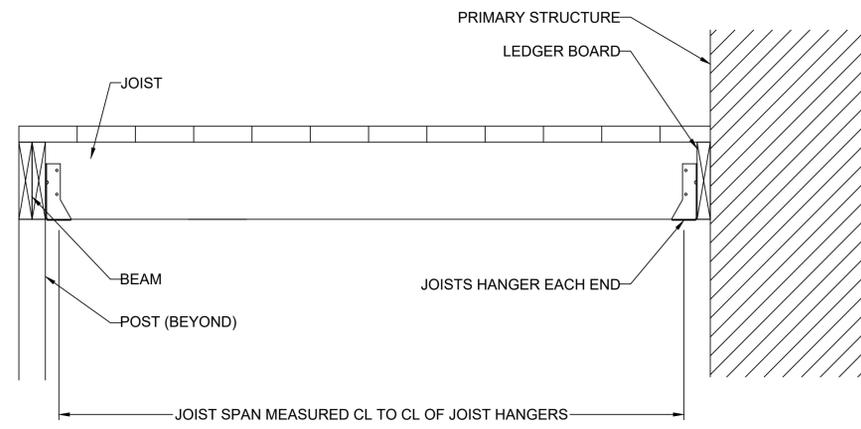
ENGINEER: DMH CHECKED BY: DMH
JOB NO. DRAWN BY: DMH
DATE: 11-5-25
SHEET NUMBER

S3.3a

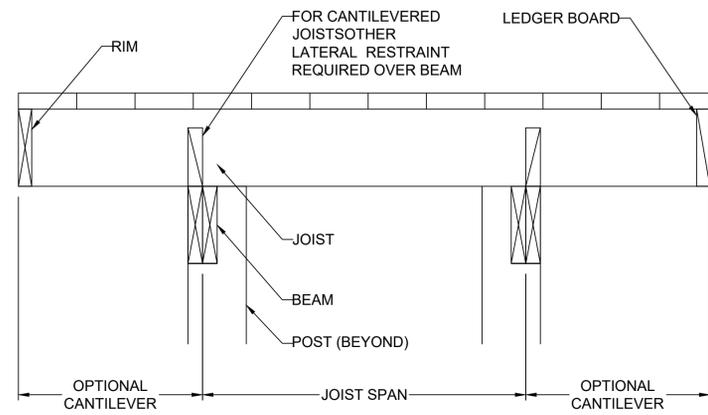
SEE ME FOR CONSTRUCTION REVIEW ONLY DAYS REVIEW
LEE'S SUMMIT, MISSOURI
11/12/2025 9:51:08



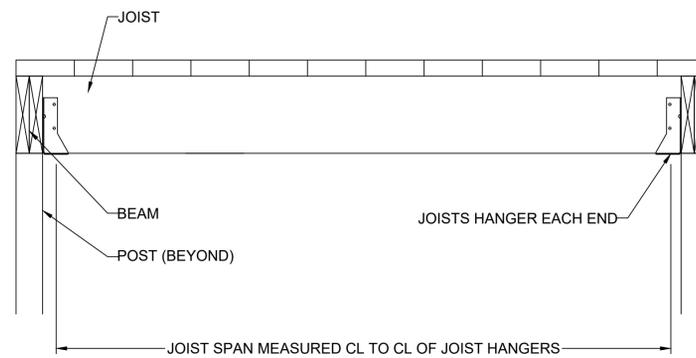
CANTILEVERED JOISTS WITH DROPPED BEAM



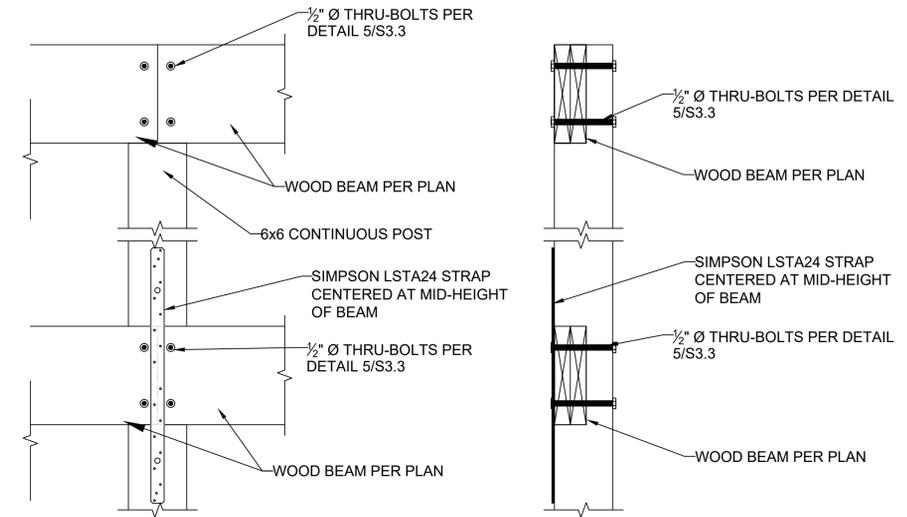
JOISTS WITH FLUSH BEAM



JOISTS ON FREE-STANDING DECK WITH DROPPED BEAM

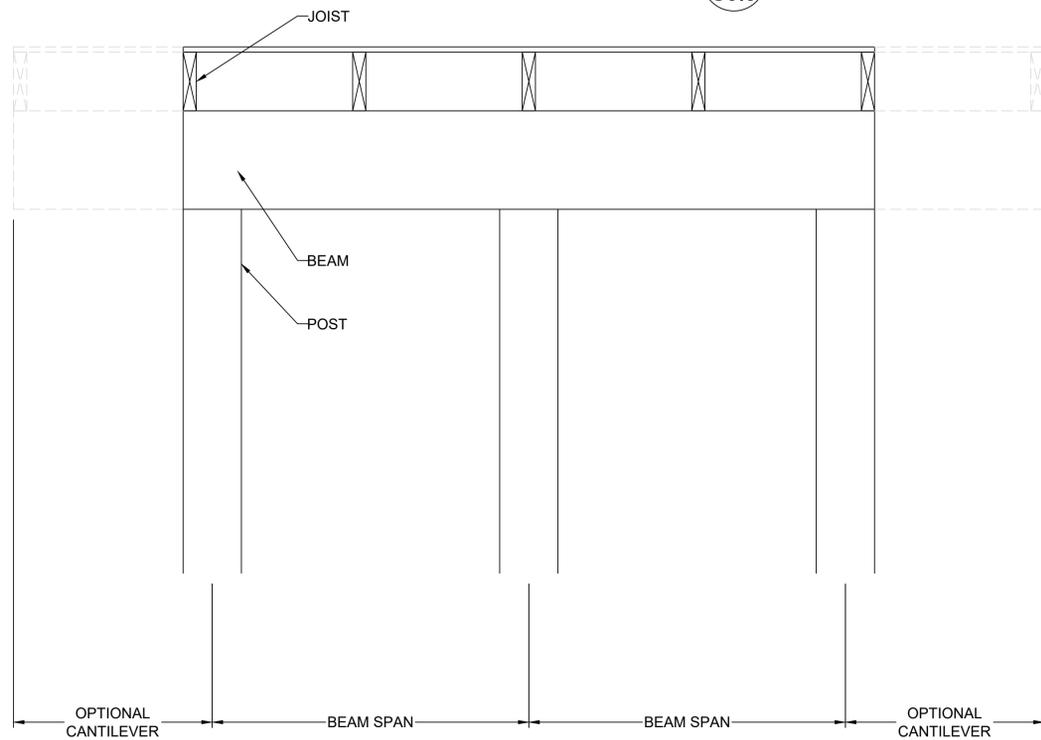


JOISTS WITH FLUSH BEAM

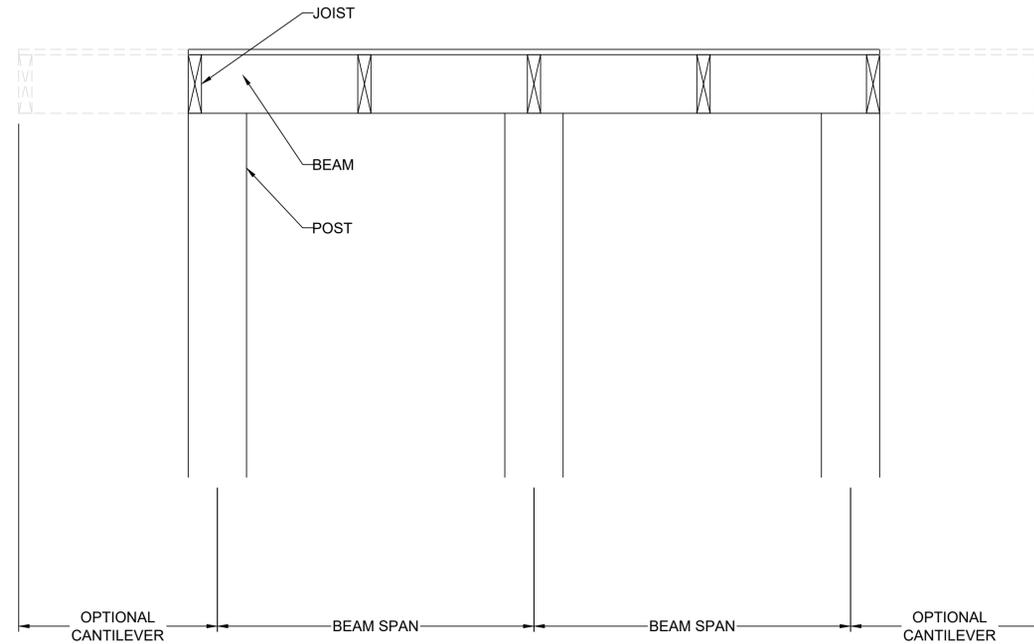


11 CONTINUOUS (TWO-STORY) DECK POST
S3.3 SCALE: 1" = 1'-0" (18x24) OR 1/2" = 1'-0" (24x36)

10 TYP. DECK JOIST SPANS
S3.3 SCALE: 1" = 1'-0" (18x24) OR 1/2" = 1'-0" (24x36)



DROPPED BEAM



FLUSH BEAM

12 TYP. DECK JOIST SPANS
S3.3 SCALE: 1" = 1'-0" (18x24) OR 1/2" = 1'-0" (24x36)

VISTA
STRUCTURAL ENGINEERING, LLC

11575 SW PACIFIC HWY # 2262 * TIGARD, OREGON 97225
OFFICE: 971.255.6099 * MOBILE: 971.255.6099 *
PENNI@VISTASTRUCTURAL.COM * VISTASTRUCTURAL.COM

CLIENT: WALKER CUSTOM HOMES, INC.
JOB TITLE: PGP128 SPEC, LOT 128, PERGOLA PARK - 5TH PLAT
LOCATION: 1105 SW CORINTHIAN LN., LEE'S SUMMIT, MISSOURI

STATE OF MISSOURI
DENNIS HEIER
NUMBER: PE-201801772
PROFESSIONAL ENGINEER
11-9-2025

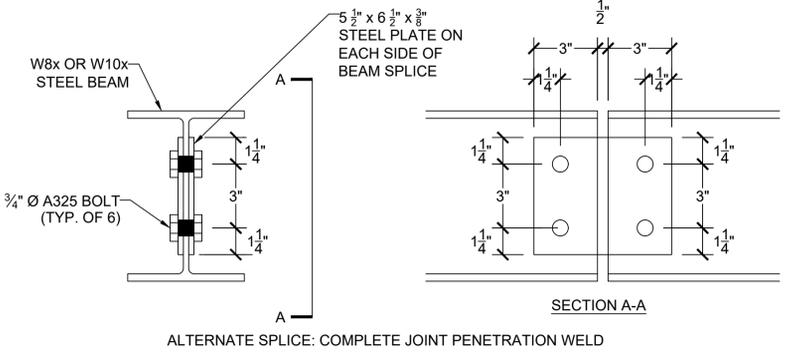
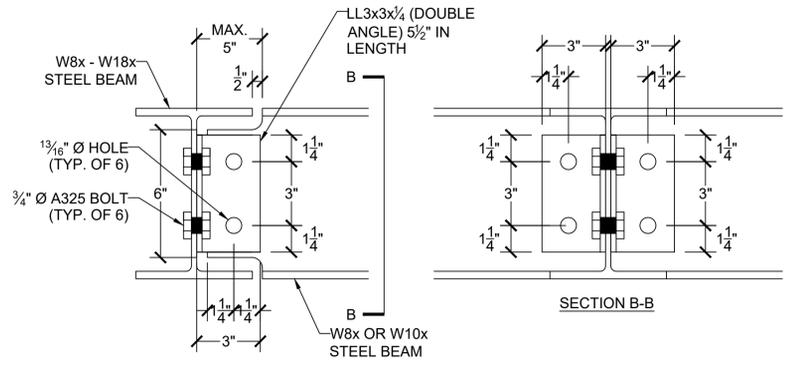
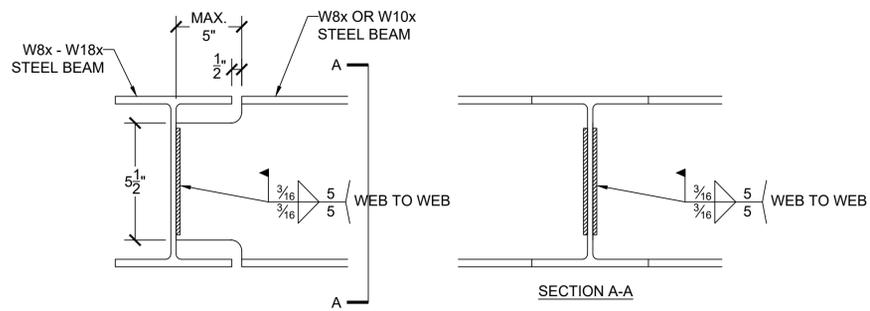
NO.	DATE	REVISION	BY

DRAWING TITLE
FRAMING DETAILS

ENGINEER: DMH CHECKED BY: DMH
JOB NO. DRAWN BY: DMH
DATE: 11-5-25
SHEET NUMBER

S3.3b

SEE ME FOR CONSTRUCTION DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
11/12/2025 9:51:08



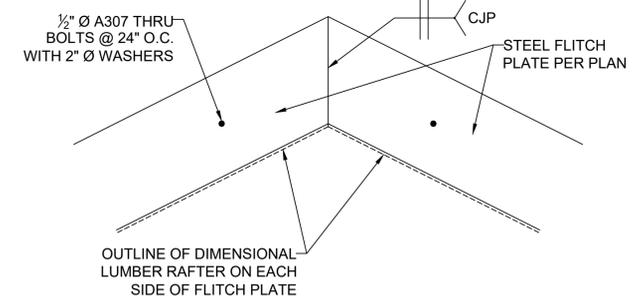
1 WELDED T-BEAM CONNECTION FOR W8x AND W10x BEAMS
S3.4 SCALE: 2" = 1'-0" (18x24) OR 3" = 1'-0" (24x36)

1 BOLTED T-BEAM CONNECTION FOR W8x AND W10x BEAMS
S3.4 SCALE: 2" = 1'-0" (18x24) OR 3" = 1'-0" (24x36)

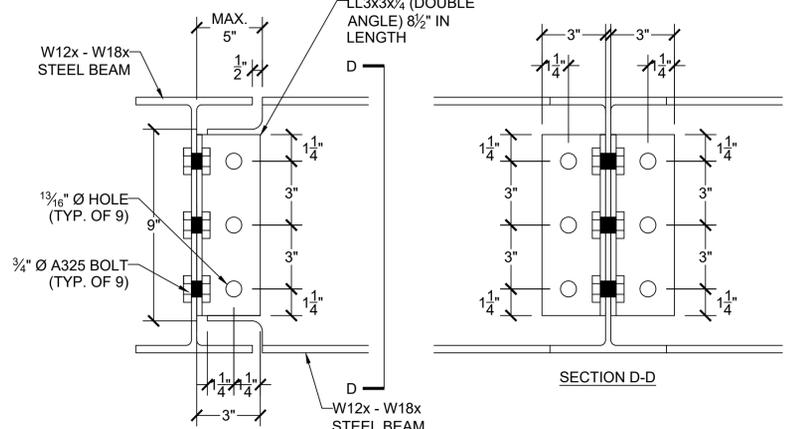
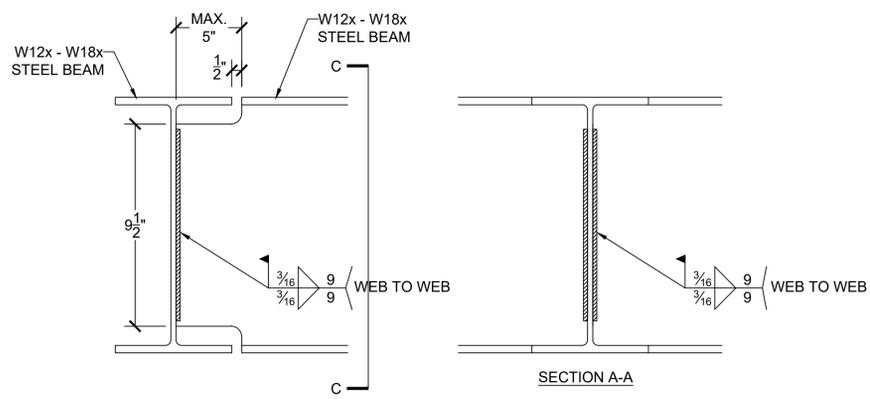
3 BEAM SPLICE CONNECTION FOR W8x AND W10x BEAMS
S3.4 SCALE: 2" = 1'-0" (18x24) OR 3" = 1'-0" (24x36)

(OPTION #1)

(OPTION #2)



4 RAFTER FLITCH PLATE DETAIL
S3.4 SCALE: 1" = 1'-0" (18x24) OR 1 1/2" = 1'-0" (24x36)

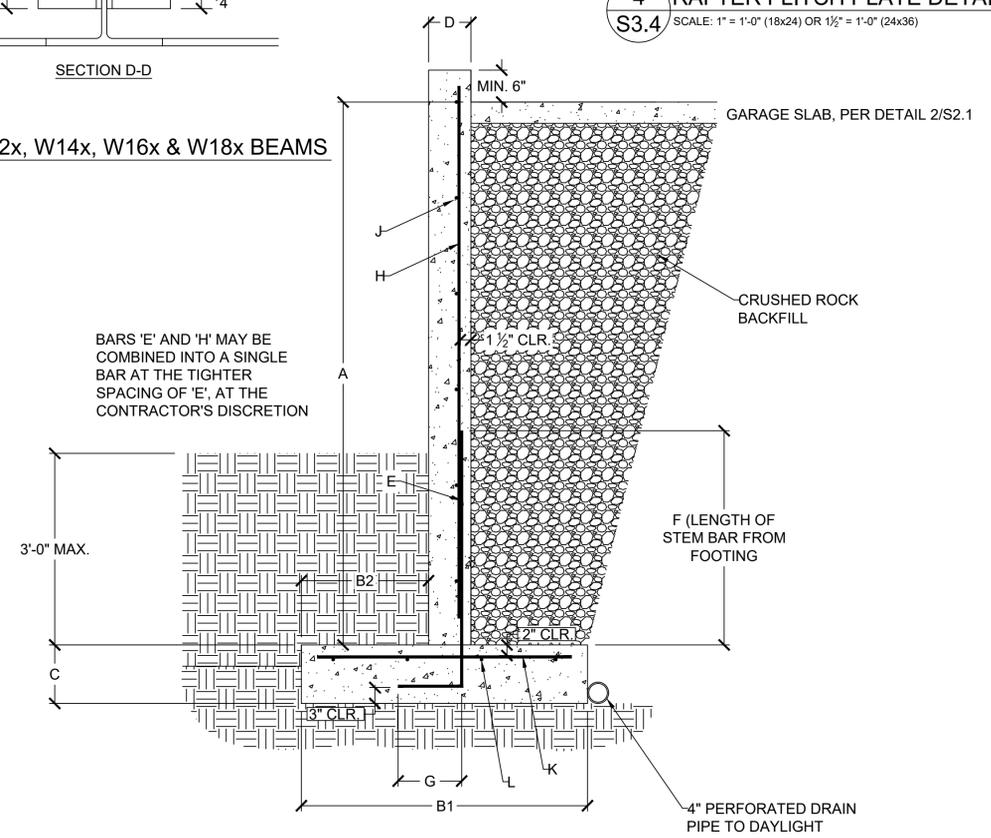


2 WELDED T-BEAM CONNECTION FOR W12x, W14x, W16x & W18x BEAMS
S3.4 SCALE: 2" = 1'-0" (18x24) OR 3" = 1'-0" (24x36)

2 BOLTED T-BEAM CONNECTION FOR W12x, W14x, W16x & W18x BEAMS
S3.4 SCALE: 2" = 1'-0" (18x24) OR 3" = 1'-0" (24x36)

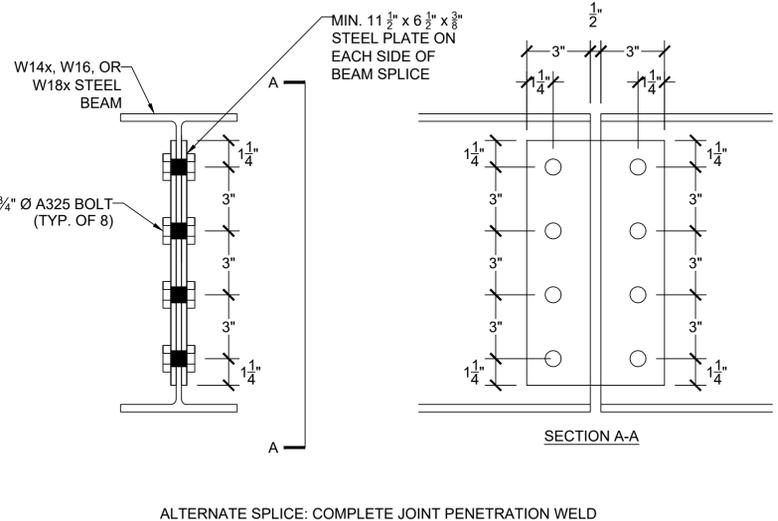
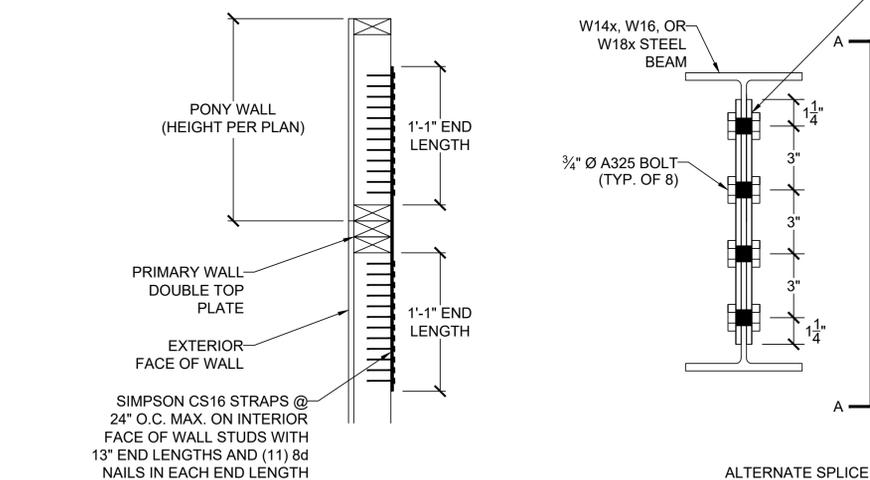
(OPTION #1)

(OPTION #2)



CANTILEVERED RETAINING WALL SCHEDULE											
A	B1	B2	C	D	E	F	G	H	J	K	L
10'-0"	6'-9"	0'-9"	1'-2"	0'-8"	#5 @ 8" O.C.	3'-0"	1'-0"	#4 @ 8" O.C.	#4 @ 12" O.C.	#4 @ 6" O.C.	(11) #4 BARS
8'-0"	4'-4"	0'-9"	0'-9"	0'-8"	#4 @ 6" O.C.	3'-0"	1'-0"	#4 @ 12" O.C.	#4 @ 12" O.C.	#4 @ 8" O.C.	(6) #4 BARS
6'-0"	3'-0"	1'-2"	0'-9"	0'-8"	#4 @ 12" O.C.	3'-0"	1'-0"	#4 @ 12" O.C.	#4 @ 12" O.C.	N/A	(3) #4 BARS

7 CANTILEVERED RETAINING WALL SECTION AT GARAGE
S3.4 SCALE: 1/2" = 1'-0" (18x24) OR 3/4" = 1'-0" (24x36)



6 BEAM SPLICE CONNECTION FOR W14x THROUGH W18x BEAMS
S3.4 SCALE: 2" = 1'-0" (18x24) OR 3" = 1'-0" (24x36)

5 SPLICED WALL CONNECTION
S3.4 SCALE: 1" = 1'-0" (18x24) OR 1 1/2" = 1'-0" (24x36)

VISTA
 ENGINEERING, LLC
 11575 SW PACIFIC HWY # 2262 * TIGARD, OREGON 97225
 OFFICE: 971.255.6099 * MOBILE: 971.255.6099 *
 DENNIS@VISTASTRUCTURAL.COM * VISTASTRUCTURAL.COM

CLIENT: WALKER CUSTOM HOMES, INC.
 JOB TITLE: PGP128 SPEC, LOT 128, PERGOLA PARK - 5TH PLAT
 LOCATION: 1105 SW CORINTHIAN LN., LEE'S SUMMIT, MISSOURI

STATE OF MISSOURI
 DENNIS HEIER
 NUMBER: PE-201001772
 PROFESSIONAL ENGINEER
 11-9-2025

NO.	DATE	REVISION	BY

DRAWING TITLE
FRAMING DETAILS
 ENGINEER: DMH CHECKED BY: DMH
 JOB NO. DRAWN BY: DMH
 DATE: 11-5-25
 SHEET NUMBER
S3.4