

- TRUSS ROOF NOTES: (BY OTHERS)
DESIGNED FOR LIGHT ROOF COVERING
TOP CHORD:
LIVE LOAD/ SNOW LOAD (PSF): 20
DEAD LOAD (PSF): 10
BOTTOM CHORD:
DEAD LOAD (PSF): 10
ALL EXTERIOR HEADERS SHALL BE MIN (2) #2-2x10 UNLESS OTHERWISE NOTED.
CONSULT ENGINEER IF TRUSSES BEAR ON INTERIOR WALLS SHOWN AS NON-LOAD BEARING ON APPROVED PRINTS.
MIN (4) 2x4 BELOW EACH BEARING POINT OF EACH GIRDER TRUSS, UNLESS OTHERWISE NOTED.
PROVIDE 2x SOLID BLOCKING SUPPORT BELOW ALL POINT LOADS CONTINUOUS TO BEARING STRUCTURE AND/OR FOUNDATION BELOW.
ROOF IS ENGINEERED TO COMPLY WITH IRC 802.
AT EACH TRUSS BEARING POINT USE UPLIFT CONNECTORS PER TABLE BELOW UNLESS NOTED OTHERWISE, INSTALL PER MANUFACTURER'S SPECIFICATIONS.
- | CONNECTOR | 000-495 | 495-990 | 990-1245 |
|-----------|---------|---------|----------|
| (1) H2.5A | | | |
| (2) H2.5A | | | |
| (1) HTS20 | | | |

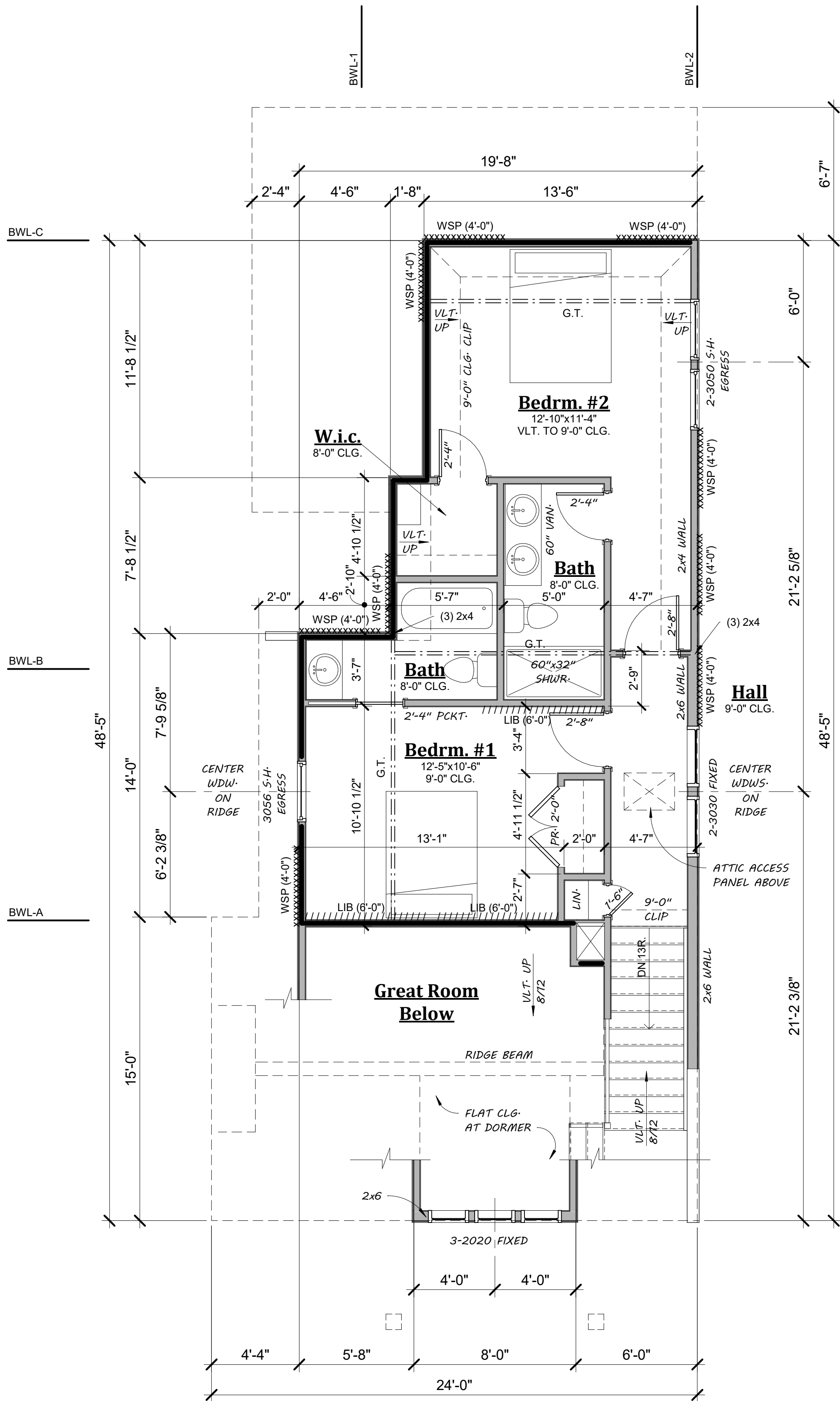
<====> = ASSUMED ROOF TRUSS FRAMING DIRECTION
"G.T." = ASSUMED GIRDER TRUSS LOCATION
===== = ASSUMED INTERIOR LOAD BEARING WALLS

- STRUCTURAL NOTES:
- ALL UNMARKED HEADERS MIN (2) #2-2x10
- ALL HEADERS AND BEAMS MIN #2 GRADE DFL (OR EQUIV)
- ===== = BEARING WALL

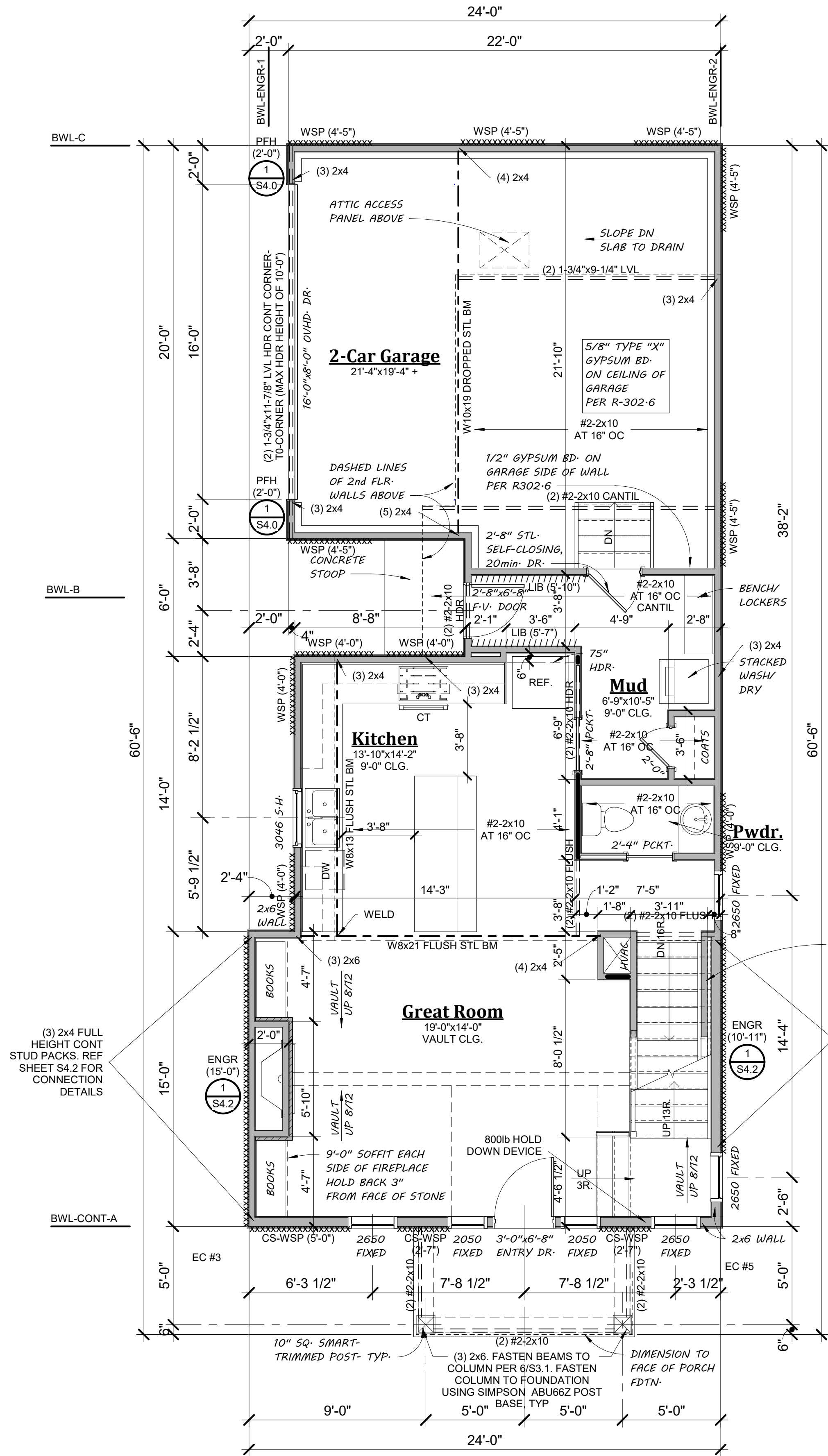
BRACED WALL METHODOLOGY
CONTINUOUS EXTERIOR SHEATHING PER WSP METHOD (BELOW) UNLESS OTHERWISE NOTED ON THE PLAN

CS-WSP: WOOD STRUCTURAL PANEL SHEATHING WITH A THICKNESS NOT LESS THAN 3/8" WITH MINIMUM SPAN RATING OF 24/0 FOR 16" OC STUD SPACING WITH 6d COMMON NAILS AT 6" OC EDGES AND 12" OC FIELD OR SHEATHING THICKNESS NOT LESS THAN 7/16" WITH MINIMUM SPAN RATING OF 24/16 FOR 24" OC SPACING WITH 8d COMMON NAILS AT 6" OC EDGES AND 12" OC IN FIELD.
(NOTE: FRAMING MEMBERS 16" OC MAX, UNBLOCKED, AND WITH SHEATHING APPLIED DIRECTLY TO FRAMING MEMBERS)

//// INTERIOR BRACED WALLS (REF 2- S4.0):
GB METHOD: 1/2" MIN GYPSUM BOARD OVER STUDS SPACED 24" MAX FASTENED WITH No 6 - 1 1/4" TYPE 'W' OR 'S' DRYWALL SCREWS AT 7" OC EDGES AND FIELD (MIN 4'-0" SECTION FOR BOTH SIDES.)
OR
LIB METHOD: 1x4 WOOD FASTENED WITH (3) 8d COMMON NAILS OR SIMPSON / USP 16 GA TYPE WB (OR EQUAL) STL X-BRACE(S) AT 45° TO 60° ANGLES, MAXIMUM 16" OC STUD FASTENED PER MANUFACTURER'S SPECIFICATIONS.



② 2nd Floor Plan
1/4" = 1'-0"



① 1st Floor Plan
1/4" = 1'-0"



GARAGE DUCTWORK SHALL BE MIN. 26 GAUGE SHEET STL. PER R302-5-2 AND SHALL HAVE NO OPENINGS INTO THE GARAGE. FIREBLOCK AT OPENINGS/PENETRATIONS IN GARAGE SEPARATION WALLS AND CEILING PER R302-5-3

2x4 WD. FURRING ON INSIDE FACE OF FDTN. WALL TO BASEMENT

(3) 2x6 FULL HEIGHT CONT STUD PACKS. REF SHEET S4.2 FOR CONNECTION DETAILS

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Custom Bungalow

TRADITIONAL
121 E. 78th TERRACE, KANSAS CITY, MO.

James Engle
CUSTOM HOMES, LLC
816-616-9788 www.JamesEngle.com

Date:
July 20, 2026
Revised:

Sheet No.

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THESE PLANS HAVE BEEN PREPARED BASED ON A PRESUMPTIVE ALLOWABLE BEARING CAPACITY AS ALLOWED BY IRC CODE AND THE LOCAL ENFORCING JURISDICTION.

APEX HAS NOT BEEN RETAINED TO DETERMINE THE EXPANSIVE SOIL CHARACTERISTICS OF THE SUBGRADE SOIL AND THEREFORE CANNOT BE HELD RESPONSIBLE FOR THE VOLUMETRIC CHANGES OF THE SOIL (INCLUDING BELOW THE BASEMENT SLAB), BY USE OF THESE PLANS WITHOUT AN ACCOMPANYING GEOTECHNICAL ENGINEERING REPORT, APEX SHALL NOT BE HELD LIABLE FOR ANY FUTURE MOVEMENT AND/OR DIFFERENTIAL MOVEMENT OF THE PROPOSED STRUCTURE AND THE POSSIBLE DAMAGE THAT MAY BE CAUSED AS A RESULT OF SUCH MOVEMENT. DAMAGE FROM EXPANSIVE SOILS AND/OR SETTLEMENT CAN RESULT IN AMONGST OTHER THINGS, THE FOLLOWING: BASEMENT SLAB HEAVE, SHEETROCK CRACKS, WINDOWS AND DOOR BECOMING OUT OF PLUMB AND STICKING AND/OR NOT OPENING, DAMAGE TO TILE, MOULDING, AND OTHER COSMETIC FINISHES.

COLUMN MARK	PAD SIZE	REINFORCING	COLUMN SIZE
A	30"x30"x12"	(4) #4 BARS E-W	3" SCH 40 (3.5" OD)
B	36"x36"x12"	(4) #4 BARS E-W	3" SCH 40 (3.5" OD)
C	42"x42"x12"	(5) #4 BARS E-W	3" SCH 40 (3.5" OD)
D	48"x48"x12"	(6) #4 BARS E-W	3 1/2" SCH 40 (4" OD)
E	54"x54"x16"	(8) #4 BARS E-W	REF PLAN
F	60"x60"x16"	(10) #4 BARS E-W	REF PLAN

NOTES

1. COLUMN AND PIER PAD SIZES SHOWN ARE FOR MAXIMUM ADJUSTABLE COLUMN HEIGHT OF 9'-1". REQUIRES SEPARATE ENGINEERED DESIGN IF GREATER THAN 9'-1" TALL. COLUMNS SIZED AS QUWIK-ADJUST COLUMN, BY QUALITY WAY PRODUCTS, LLC. REFER TO SAFE LOADING CAPACITIES PER MANUF SPECS, OR SUBSTITUTION TO ANOTHER PRODUCT ONLY WITH PRIOR APPROVAL BY APEX ENGINEERS.

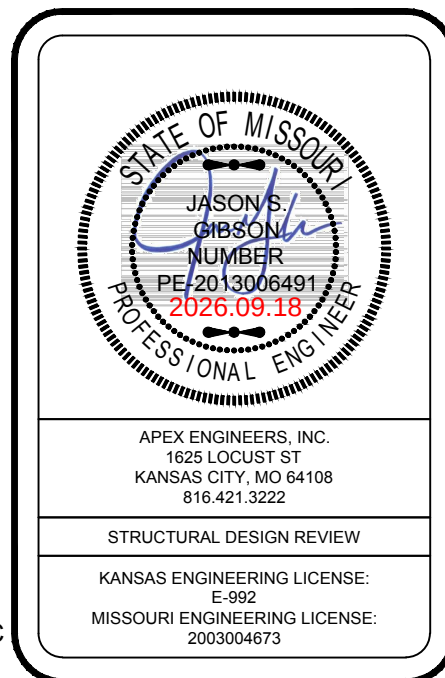
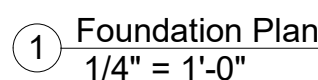
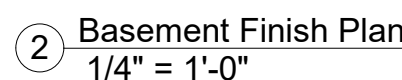
2. COLUMN AND PIER PAD SIZES SHOWN ARE BASED ON AN ASSUMED MINIMUM ALLOWABLE SOIL BEARING CAPACITY OF 1500 PSF.

MARK	COL SIZE	PIER DIA
	6x6	12"
	6x6	16"
	6x6	18"
	6x6	24"
	6x6	28"

NOTES

1. ALL PIERS TO BEAR ON ORIGINAL, UNDISTURBED SOIL OF 1,500 PSF BEARING CAPACITY OR FILL COMPACTED AND TESTED TO CONFORM TO THE RECOMMENDATIONS OF A GEOTECHNICAL ENGINEER.
2. PIERS SHALL EXTEND BELOW THE FROST LINE: MIN DEPTH OF 36" BELOW GRADE.
3. POST SHALL BE TREATED OR CEDAR WITH SIMPSON ABU66 POST BASE.

	1 S2.0	TYPICAL FOUNDATION WALL DETAIL
	2 S2.0	TYPICAL "UNRESTRAINED" FOUNDATION WALL DETAIL
	3 S2.0	TYPICAL DEAD MAN DETAIL
	4 S2.0	FOUNDATION WALL JUMP DETAIL
	5 S2.0	COLUMN PAD DETAIL
	1 S2.1	TYPICAL STRUCTURAL GARAGE SLAB PLAN
	2 S2.1	STRUCTURAL GARAGE SLAB PIER PAD DETAIL
	3 S2.1	STRUCTURAL GARAGE SLAB/ WALL SECTION
	6 S2.1	TYPICAL OVERDIG DETAIL AT BASEMENT SLAB
	1 S4.0	ALTERNATE BRACED WALL PANEL DETAIL
	1 S4.1	APA NARROW WALL BRACING METHOD WITHOUT HOLD-DOWNS
ALT		
		COLUMN AND PIER PAD SCHEDULE (SHEET S2.0)



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James Engle
CUSTOM HOMES, LLC

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