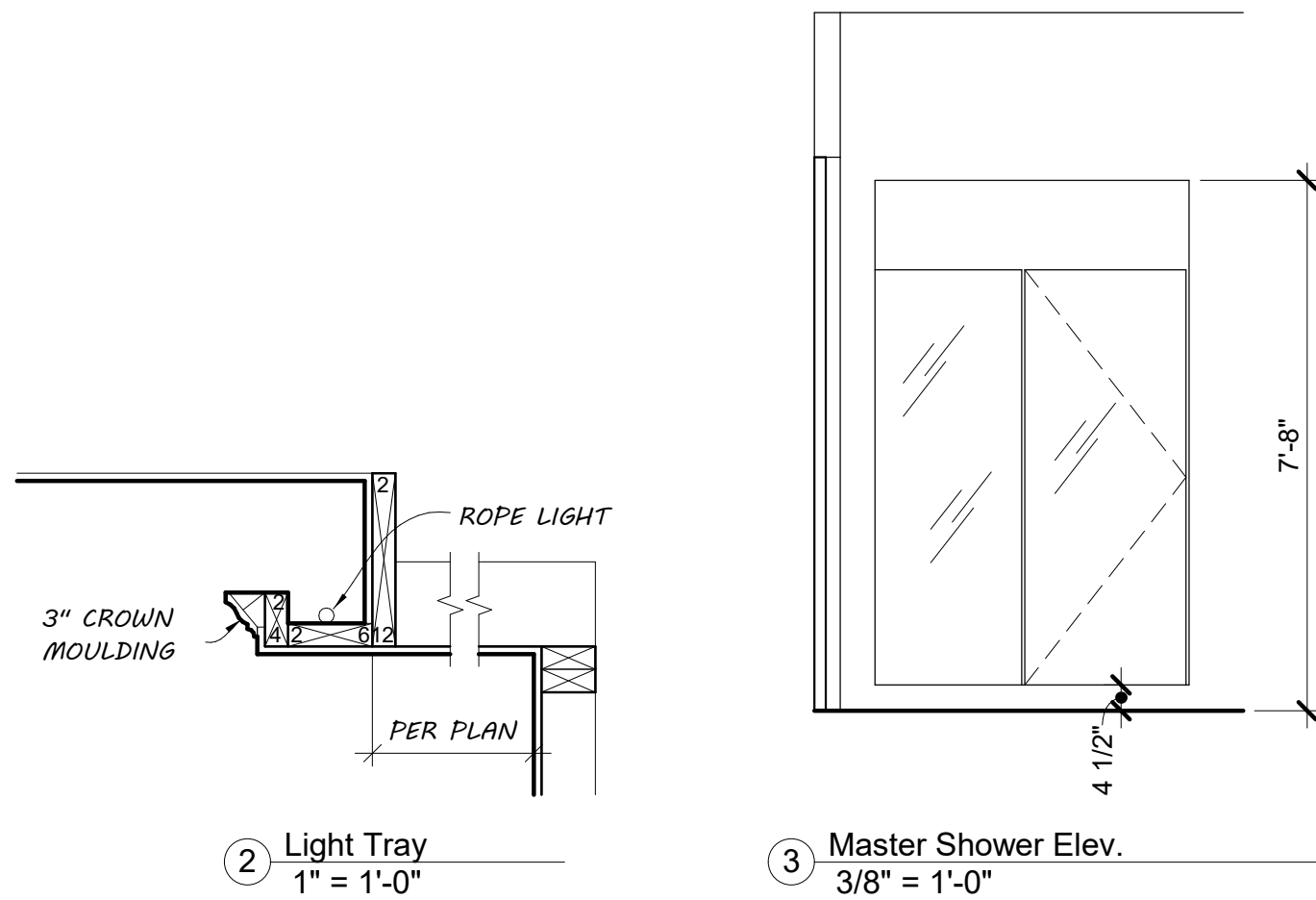




BRACED WALL METHODOLOGY
CONTINUOUS EXTERIOR SHEATHING PER CS-WSP METHOD
UNLESS OTHERWISE NOTED ON THE PLAN

EXTERIOR BRACED WALLS:

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: 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.)

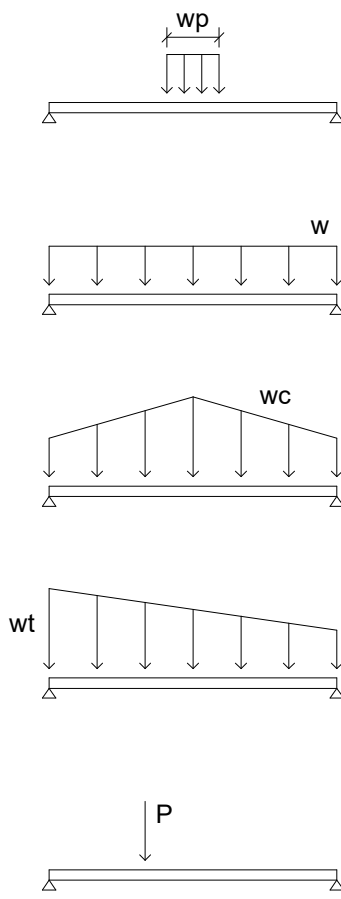
OR

LIB: 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.

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

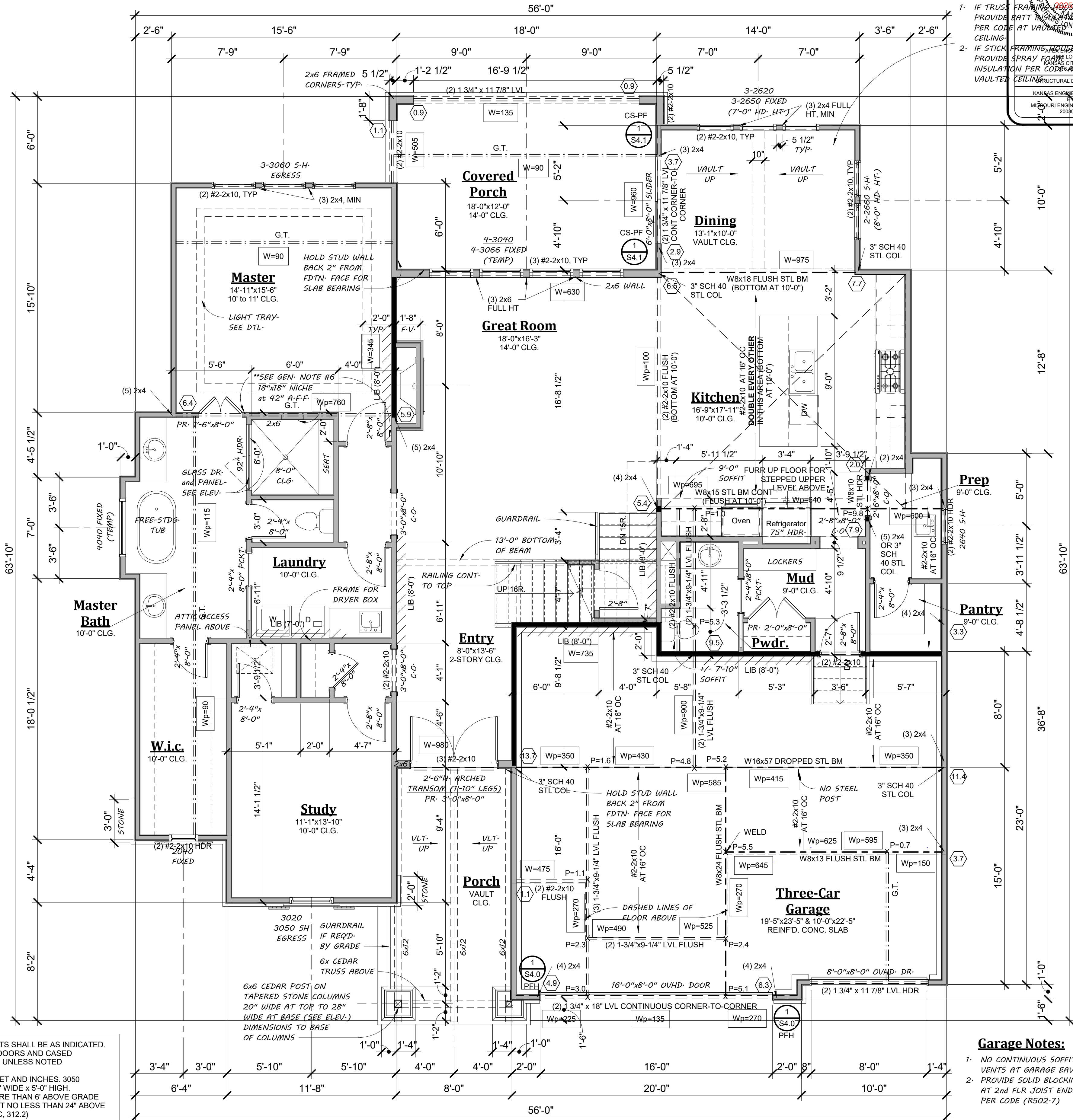
w = DISTRIBUTED LOAD (lbs/ft)
wp = PARTIAL DISTRIBUTED LOAD (lbs/ft)
wt = TRAPEZOIDAL LOAD (lbs/ft)
wc = CENTRAL TRAPEZOIDAL LOAD (lbs/ft)
P = POINT LOAD (kips)

X.X = COLUMN LOAD (kips)



General Notes:

- 1st FLOOR CEILING HEIGHTS SHALL BE AS INDICATED.
- ALL 1st FLOOR INTERIOR DOORS AND CASED OPENINGS SHALL BE 6'-8", UNLESS NOTED OTHERWISE.
- WINDOW SIZES ARE IN FEET AND INCHES. 3050 DESIGNATION MEANS 3'-0" WIDE X 5'-0" HIGH.
- OPERABLE WINDOWS MORE THAN 6' ABOVE GRADE SHALL HAVE A SILL HEIGHT NO LESS THAN 24" ABOVE FINISHED FLOOR (2012 IRC, 312.2)
- SEE ELEVATIONS FOR WINDOW HEAD HEIGHTS.
- 3 STUDS STANDARD AT INSIDE CORNER OF INTERIOR DOORS TO ACCOMMODATE 3 1/2" TRIM WHERE POSSIBLE.



NOTE:

- IF TRUSS FRAMING, PROVIDE BATT INSULATION PER CODE AT VAULTED CEILING.
- IF STICK FRAMING, PROVIDE SPRAY FOAM INSULATION PER CODE AT VAULTED CEILING.

KANSAS ENGINEERING LICENSE:
No. 200304673
MECHANICAL ENGINEERING
CLAYTON J. HESS
16489
CLAYTON J. HESS
16489
CLAYTON J. HESS
16489

1st Floor Plan
1/4" = 1'-0"

Garage Notes:

- NO CONTINUOUS SOFFIT VENTS AT GARAGE EAVES.
- PROVIDE SOLID BLOCKING AT 2nd FLR JOIST ENDS PER CODE (RS02-7)

The Jameson

LODGE

LOT 25, THE SANCTUARY MEADOWS, OVERLAND PARK, KANSAS

James Engle
CUSTOM HOMES, LLC

www.JamesEngle.com

Date:
Jan. 27, 2025

Revised:
March 17, 2025

Sheet No.

3

BRACED WALL METHODOLOGY
CONTINUOUS EXTERIOR SHEATHING PER CS-WSP METHOD
UNLESS OTHERWISE NOTED ON THE PLAN

EXTERIOR BRACED WALLS:

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: 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.)

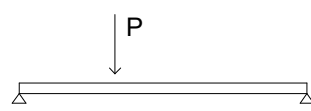
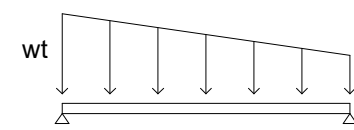
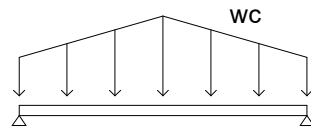
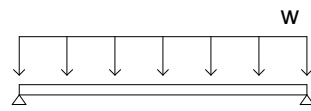
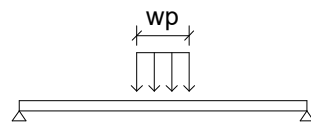
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LIB: 1x4 WOOD FASTENED WITH (3) 8d COMMON NAILS OR SIMPSON / USP 16 GA TYPE WB (OR EQUAL) STL X-BRACE(S) AT 45° TO 60° ANGLES, MAXIMUM 16" OC STUD FASTENED PER MANUFACTURER'S SPECIFICATIONS.

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

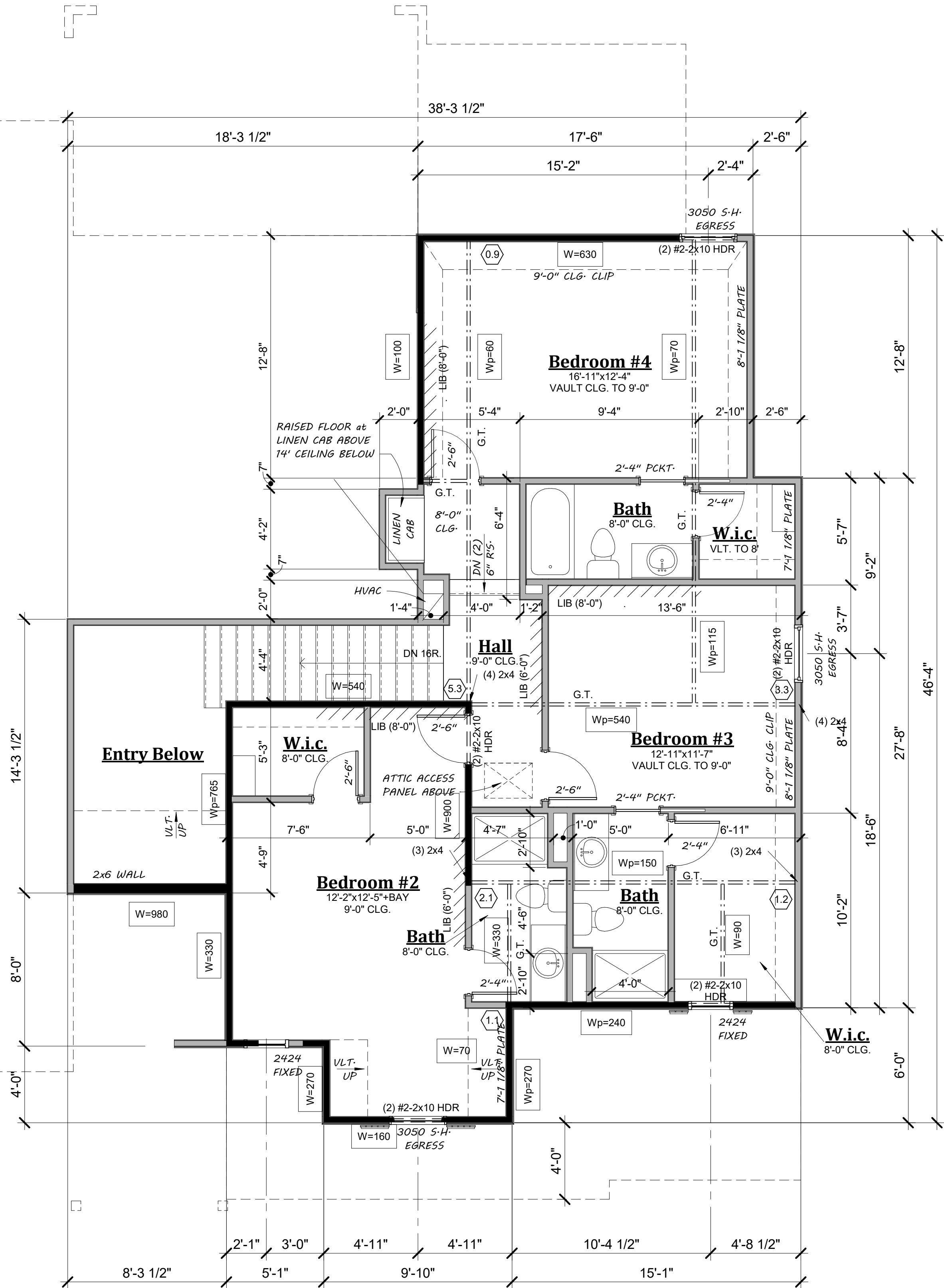
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wp = PARTIAL DISTRIBUTED LOAD (lbs/ft)
wt = TRAPEZOIDAL LOAD (lbs/ft)
wc = CENTRAL TRAPEZOIDAL LOAD (lbs/ft)
P = POINT LOAD (kips)

XX = COLUMN LOAD (kips)



General Notes:

- 2nd FLOOR CEILING HEIGHTS SHALL BE AS INDICATED.
- ALL 2nd FLOOR INTERIOR DOORS AND CASED OPENINGS SHALL BE 6'-8", UNLESS NOTED OTHERWISE.
- WINDOW SIZES ARE IN FEET AND INCHES. 3050 DESIGNATION MEANS 3'-0" WIDE x 5'-0" HIGH.
- OPERABLE WINDOWS MORE THAN 6' ABOVE GRADE SHALL HAVE A SILL HEIGHT NO LESS THAN 24" ABOVE FINISHED FLOOR (2012 IRC, 312.2)
- SEE ELEVATIONS FOR WINDOW HEAD HEIGHTS.



1 2nd Floor Plan
1/4" = 1'-0"



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CUSTOM HOMES
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CUSTOM HOMES IS PROHIBITED.

The Jameson
LODGE
LOT 25, THE SANCTUARY MEADOWS, OVERLAND PARK, KANSAS

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

Date:
Jan. 27, 2025

Revised:

Sheet No.

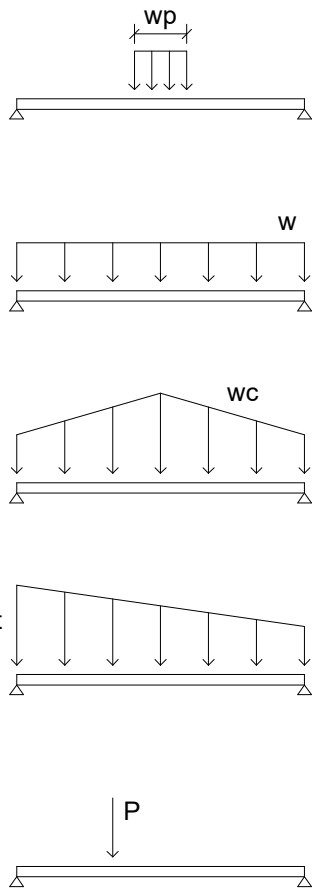
4

DETAIL REFERENCES

- 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)

w = DISTRIBUTED LOAD (lbs/ft)
wp = PARTIAL DISTRIBUTED LOAD (lbs/ft)
wt = TRAPEZOIDAL LOAD (lbs/ft)
wc = CENTRAL TRAPEZOIDAL LOAD (lbs/ft)
P = POINT LOAD (kips)

XX = COLUMN LOAD (kips)



COLUMN AND PIER PAD SCHEDULE

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 2,000 PSF.

PIER SCHEDULE

MARK	COL SIZE	PIER DIA
G	6x6	12"
H	6x6	16"
J	6x6	18"
K	6x6	24"
L	6x6	28"

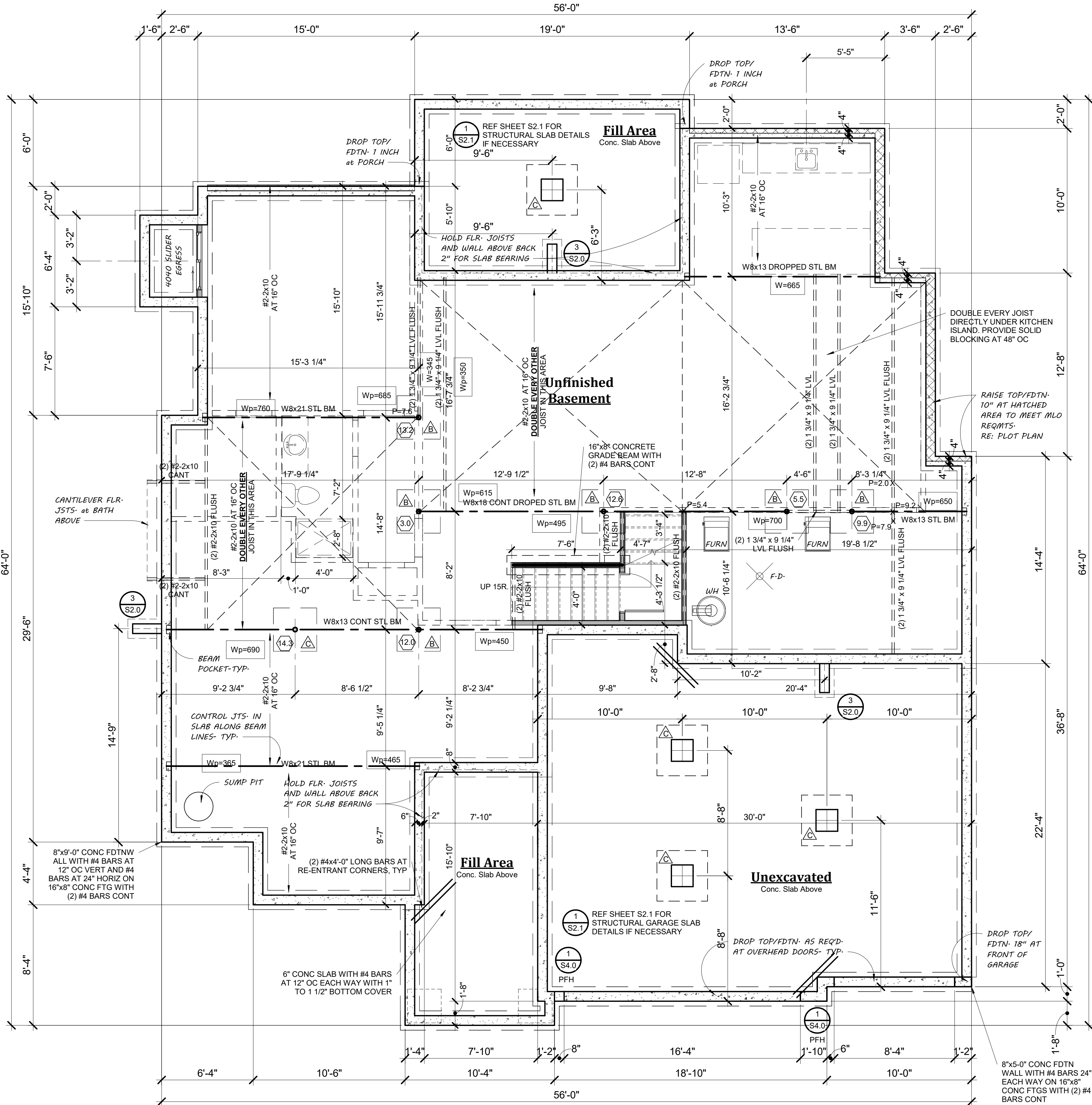
NOTES:
1. ALL PIERS TO BEAR ON ORIGINAL, UNDISTURBED SOIL OF 2,000 PSF BEARING CAPACITY OR FILL COMPACTED AND TESTED TO CONFORM TO THE RECOMMENDATIONS OF A GEOTECHNICAL ENGINEER.
2. PIERS SHALL EXTEND BELOW THE FROST LINE: MIN DEPTH OF 36" BELOW GRADE.
3. POST SHALL BE TREATED OR CEDAR WITH SIMPSON ABU66 POST BASE.

EXPANSIVE SOILS DISCLAIMER:

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

APEX ENGINEERS, INC. (APEX) RECOMMENDS THAT ALL FOOTING EXCAVATIONS BE EVALUATED BY A LICENSED GEOTECHNICAL ENGINEER PRIOR TO THE PLACEMENT OF ANY FOUNDATION ELEMENTS. GEOTECHNICAL INVESTIGATION AND/OR TESTING IS NOT A SERVICE PROVIDED OR OFFERED BY APEX.

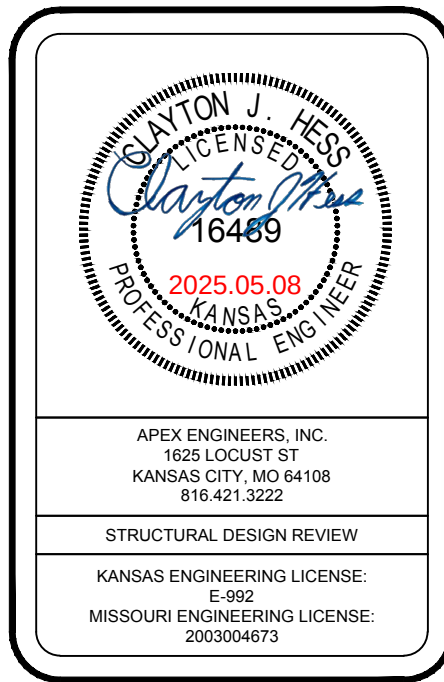
APEX HAS NOT BEEN RETAINED TO DETERMINE THE EXPANSIVE SOIL CHARACTERISTICS OF THE SUBGRADE SOIL AND THEREFORE CANNOT BE HELD RESPONSIBLE FOR THE VOLUMETRIC CHANGES OF THE SOIL (INCLUDING BELOW THE BASEMENT SLAB). BY USE OF THESE PLANS WITHOUT AN ACCOMPANYING GEOTECHNICAL ENGINEERING REPORT, APEX SHALL 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.



**Note

HVAC/PLUMBING/ELECTRICAL EQUIPMENT ON THE PLANS ARE DESIGNATED AS A "GENERAL" LOCATION FOR THE BASE PLAN. IF YOU HAVE SPECIFIC REQUESTS AS TO THE PLACEMENT, A REQUEST IN WRITING MUST BE MADE TO JECH. JECH CAN RESEARCH TO SEE IF THE PLACEMENT REQUEST CAN OCCUR AND WHAT IT MIGHT COST. A WRITTEN REQUEST DOES NOT GUARANTEE THAT A CHANGE WILL BE MADE. ELECTRICAL PANELS ARE DICTATED BY THE ELECTRIC COMPANY AND HAVE MANY FACTORS THAT MUST BE CONSIDERED, i.e. GAS METERS, WINDOWS, LOCATION OF ELECTRICAL CONNECTION OUTSIDE, ETC. EVERY REASONABLE ATTEMPT WILL BE MADE TO RESPOND TO A REQUEST.

1 Foundation Plan
1/4" = 1'-0"



APEX ENGINEERS, INC.
183 LOCUST ST
KANSAS CITY, MO 64108
816.421.3222

STRUCTURAL DESIGN REVIEW

KANSAS ENGINEERING LICENSE: E-992
MISSOURI ENGINEERING LICENSE: 2003004673

The Jameson LODGE

LOT 25, THE SANCTUARY MEADOWS, OVERLAND PARK, KANSAS

James Engle
CUSTOM HOMES, LLC
816.616.9788 www.JamesEngle.com

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Jan. 27, 2025

Revised:

Sheet No.

2