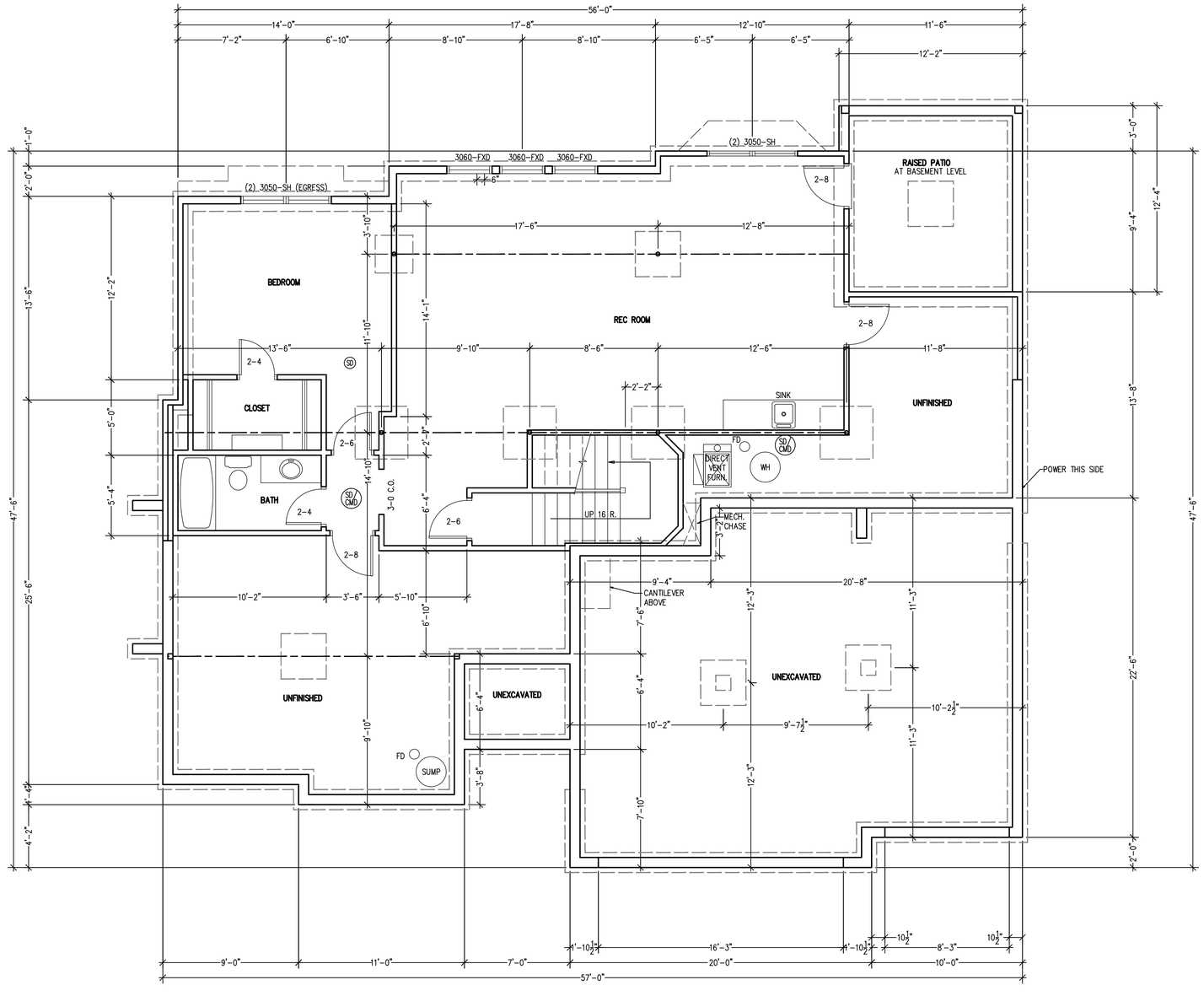

LOWER LEVEL PLAN

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

STRUCTURAL NOTES:
- ALL UNMARKED HEADERS MIN (2)#2-2x10
- ALL HEADERS AND BEAMS MIN #2 GRADE D/FL (OR EQ.)
- [XXXXX]= BEARING WALL
- STRUCTURE NOTED AS FLUSH TO BE FLUSH WITH SUB-FLOOR ABOVE.

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

XXXX EXTERIOR BRACED WALLS:

WSP METHOD: WOOD STRUCTURAL PANEL SHEATHING WITH A THICKNESS NOT LESS THAN ⅜" 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 7⅞ 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: ½" MIN. GYPSUM BOARD OVER STUDS SPACED 24" MAX. FASTENED WITH No 6 - 1¼" 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" O.C. STUD FASTENED PER MANUFACTURER'S SPECIFICATIONS.

COLUMN & PIER PAD SCHEDULE (REF. 5/S2.0)

COLUMN MARK	PAD SIZE	REINFORCEMENT	COLUMN SIZE
A	30" x 30" x 12"	(4) #4 BAR E.W.	3" SCH 40 (3.5" OD)
B	36" x 36" x 12"	(4) #4 BAR E.W.	3" SCH 40 (3.5" OD)
C	42" x 42" x 12"	(5) #4 BAR E.W.	3" SCH 40 (3.5" OD)
D	48" x 48" x 12"	(6) #4 BAR E.W.	3½" SCH 40 (4" OD)
E	54" x 54" x 16"	(8) #4 BAR E.W.	REF PLAN
F	60" x 60" x 16"	(10) #4 BAR E.W.	REF PLAN

1. COLUMN & PAD SIZES SHOWN ARE FOR MAXIMUM ADJUSTABLE COLUMN HEIGHT OF 9'-1", REQUIRES SEPARATE ENGR'D DESIGN IF GREATER THAN 9'-1" TALL. COLUMNS SIZED AS QWIK-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 & PIER PAD SIZES SHOWN ARE BASED ON AN ASSUMED MINIMUM ALLOWABLE SOIL BEARING CAPACITY OF 2,000 PSF.

COLUMN & PIER SCHEDULE		
MARK	COLUMN SIZE	PIER DIA.
G	6x6	12"
H	6x6	16"
I	6x6	18"
K	6x6	24"
L	6x6	28"

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

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/S4.0 ALT. APA NARROW WALL BRACING METHOD WITHOUT HOLD-DOWNS
- A COLUMN AND PIER PAD SCHEDULE (SHEET S2.0)

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.

901 ADDITIONAL SQUARE FOOTAGE

ALL WINDOWS SIZES ARE EXPRESSED IN FEET AND INCHES TO THE UNIT SIZE.

NOTE:
PLANS DESIGNED PER IRC AS ADOPTED BY GOVERNING JURISDICTION

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New Mark Homes

Sands Residence
2139 NW Killarney Ln - Woodside Ridge - Lot 131
Lee Summit, Missouri

DRAWN BY: DMK
CHECKED BY: CA
DATE: 9/11/2024

A2

PROJ. 24-342