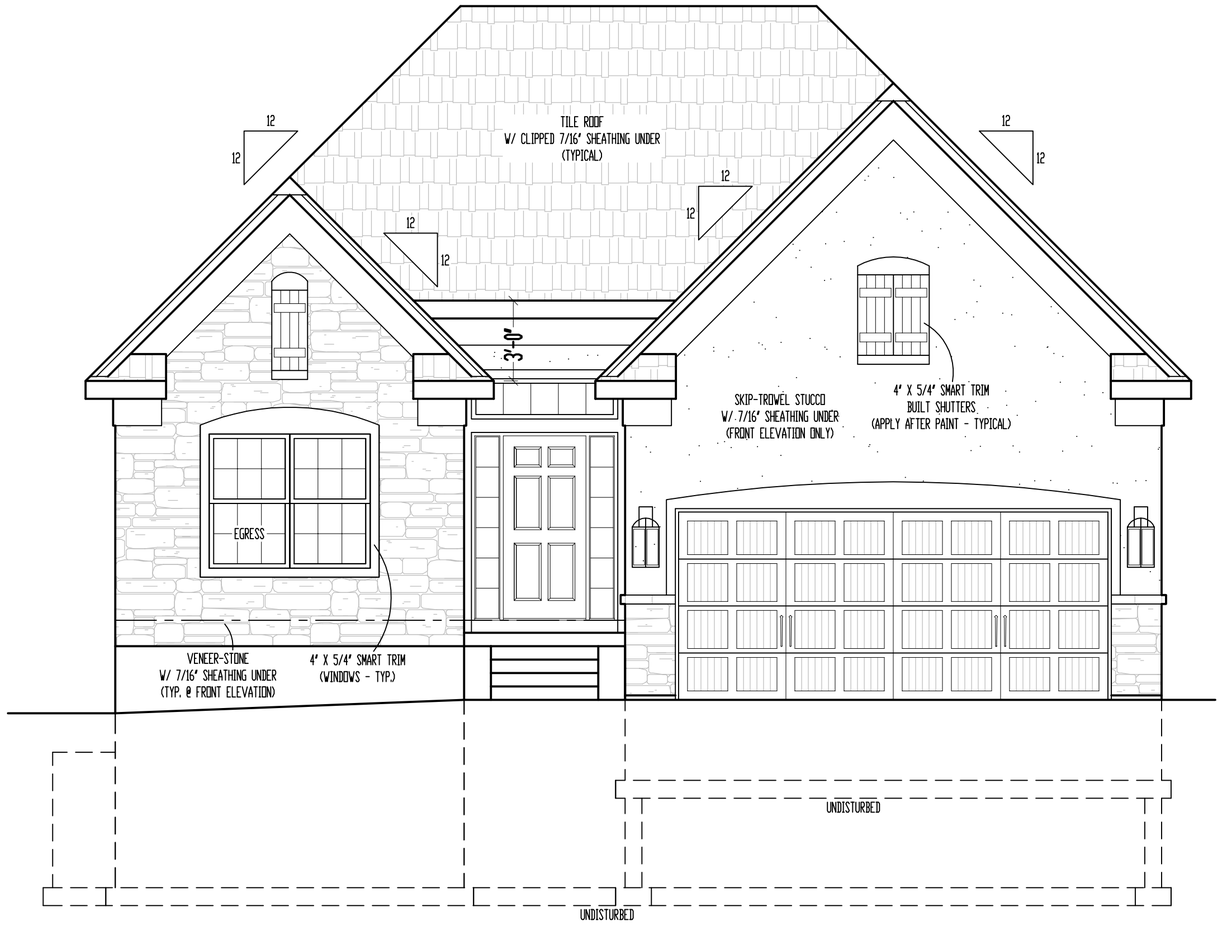
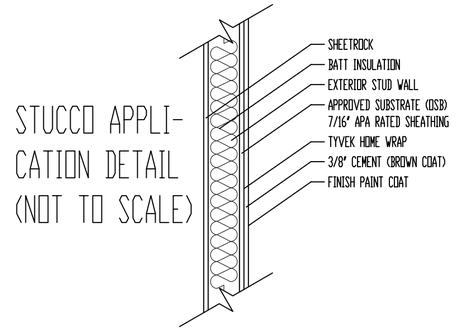
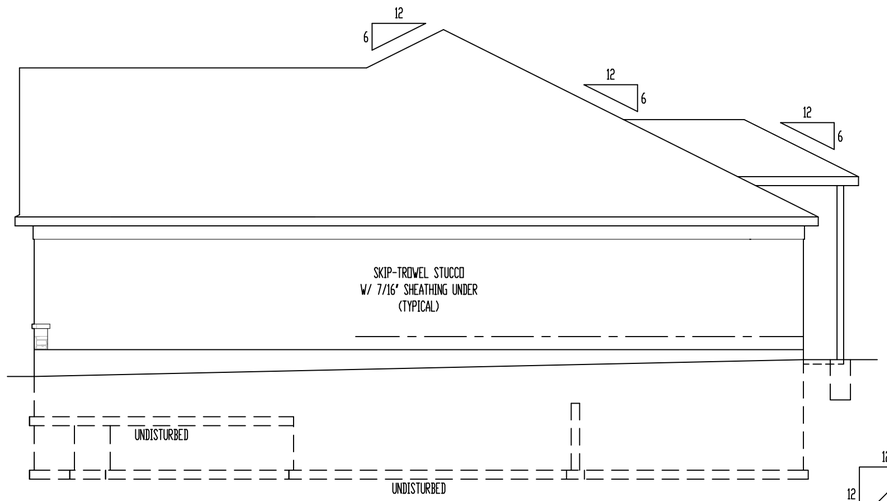


FRONT ELEVATION

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



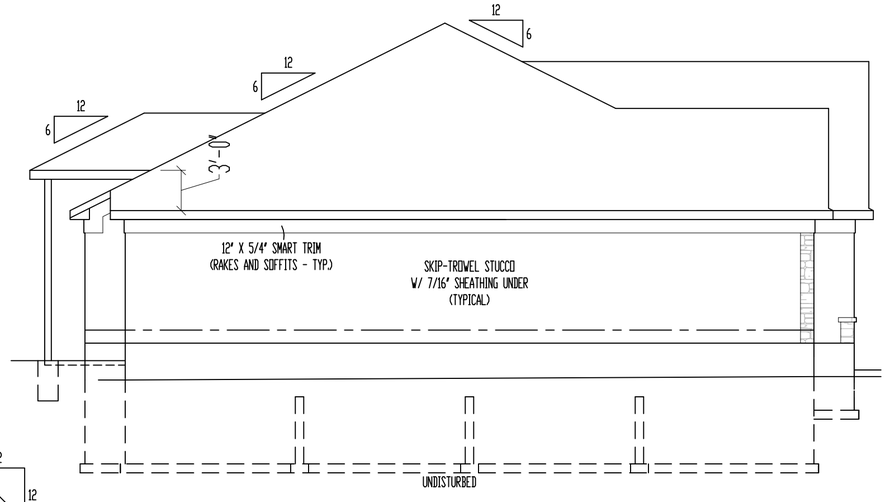


RIGHT ELEVATION

SCALE: 1/8" = 1'-0"

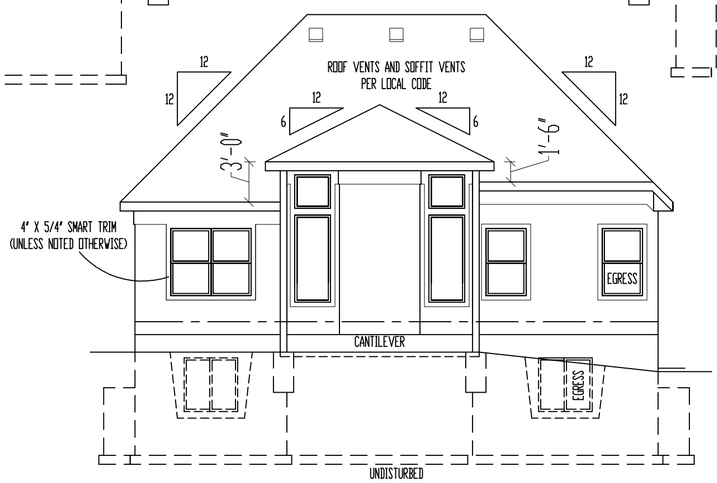
ELEVATIONS:
- SKIP-TROWEL STUCCO ON ALL ELEVATIONS
- TILE ROOF
- LOCATE ROOF AND SOFFIT VENTS PER CODE
- ADJUST FOUNDATION TO GRADE

OPTIONAL DECK:
- DECK CONSTRUCTION TO COMPLY WITH MUNICIPALITY'S RESIDENTIAL DECK STANDARDS
- 2" X 10" #2 TTD. @ 16" O.C. FLOOR JOISTS (MAX. SPAN: 14'-0")
- 2" X 6" CEDAR DECKING
- 6" X 6" CEDAR/TTD. POSTS
- 2" X 2" CEDAR SPINDLES
- 2" X 6" CEDAR TOP RAIL
- DETERMINE OPTIONAL STAIRS ON SITE



LEFT ELEVATION

SCALE: 1/8" = 1'-0"



REAR ELEVATION

SCALE: 1/8" = 1'-0"

"For God so loved the world, that he gave his only begotten Son, that whosoever believeth in him should not perish, but have everlasting life" (John 3:16).

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TCR000 Spec

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The Townhomes of Chapel Ridge - 2nd Plat

Street Address:
_____,
Lee's Summit, Missouri

General Contractor:
Kevin Higdon Construction, LLC

Date: 10 - 7 - AD 2024
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Sheet Title:
ELEVATIONS

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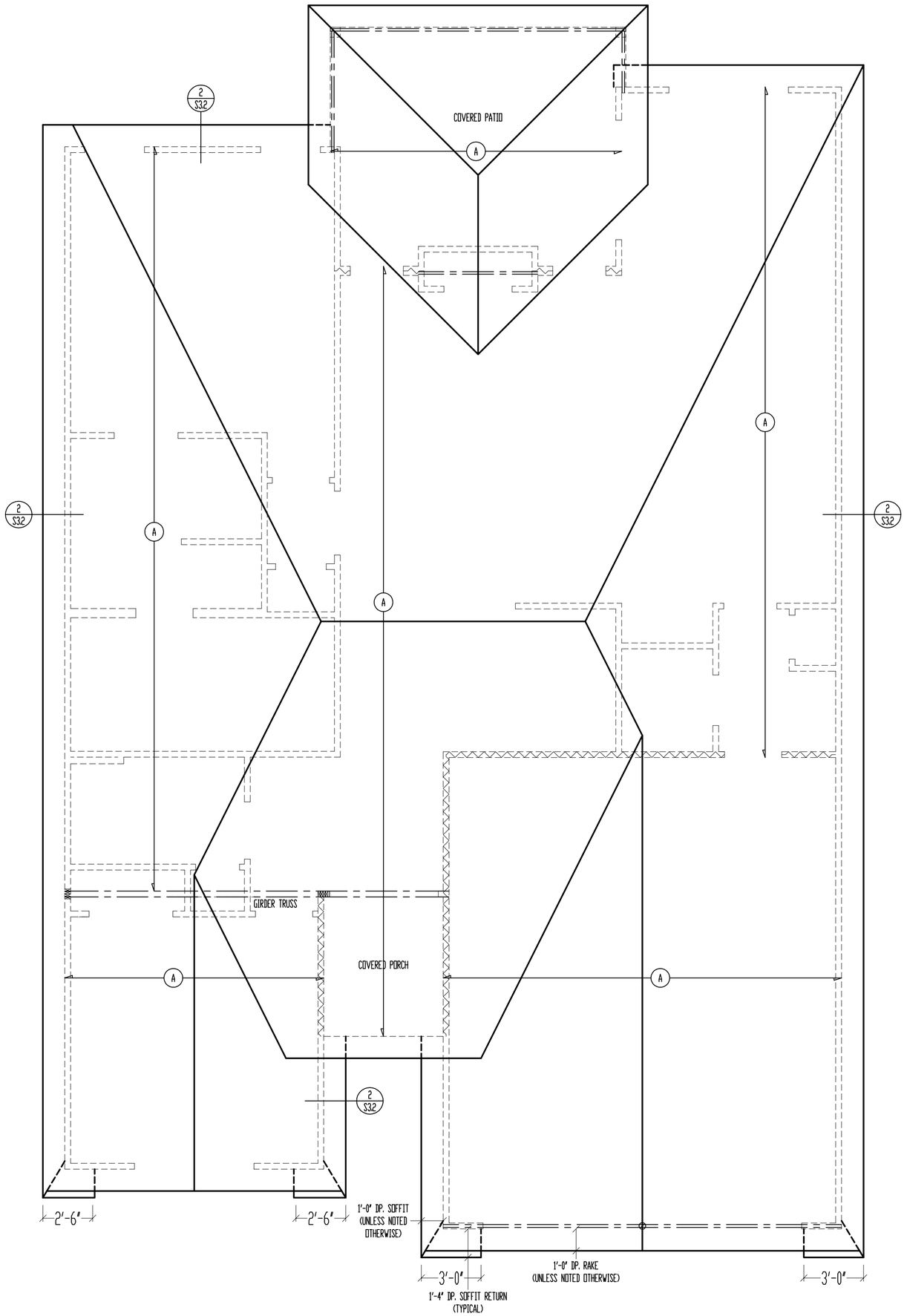

ROOF

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

TRUSS SCHEDULE	
A	PREMANUFACTURED ROOF TRUSSES @ 24" OC (SEE SEPARATE LAYOUT BY MANUFACTURER)

ROOF TRUSSES
- ROOF TRUSSES PROPOSED TO BE USED.
- TRUSSES SHALL BE DESIGNED FOR 20 PSF SNOW LOAD, 10 PSF ROOF DEAD LOAD, 10 PSF CEILING LIVE LOAD, AND 5 PSF CEILING DEAD LOAD.
- THE ENGINEER RESPONSIBLE FOR THE STRUCTURAL DESIGN OF THE BUILDING SHALL REVIEW THE TRUSS DRAWINGS FOR GENERAL CONFORMANCE TO THE DESIGN OF THE BUILDING, PRIOR TO SUBMITTING THE TRUSS DRAWINGS TO THE CODES ADMINISTRATION OFFICE FOR APPROVAL.
- FAILURE OF THE RESPONSIBLE PARTIES TO SUBMIT THE TRUSS DRAWINGS TO THE RESPONSIBLE ENGINEER BEFORE CONSTRUCTION SHALL RELIEVE THE ENGINEER OF ALL LIABILITY FOR THE ENTIRE PLAN. TRUSS LOADS AND TRANSFER PATHS ON THIS PLAN ARE ASSUMED LOADS ONLY AND CAN ONLY BE VERIFIED AFTER TRUSS LAYOUTS AND DESIGNS ARE COMPLETED.
- ATTACH EACH END OF EACH TRUSS TO TOP PLATE WITH SIMPSON H2.5.
- ATTACH GIRDER TRUSSES TO TOP PLATE WITH CONNECTOR RATED FOR MANUFACTURER'S DESIGN UPLIFT LOAD (SEE SEPARATE DESIGN BY MANUF.)
  - 2-PLY GIRDER: LGT2
  - 3-PLY GIRDER: LGT3-SDS2.5
  - 4-PLY GIRDER: LGT4-SDS3

"For God so loved the world, that he gave his only begotten Son, that whosoever believeth in him should not perish, but have everlasting life" (John 3:16).

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ROOF PLAN

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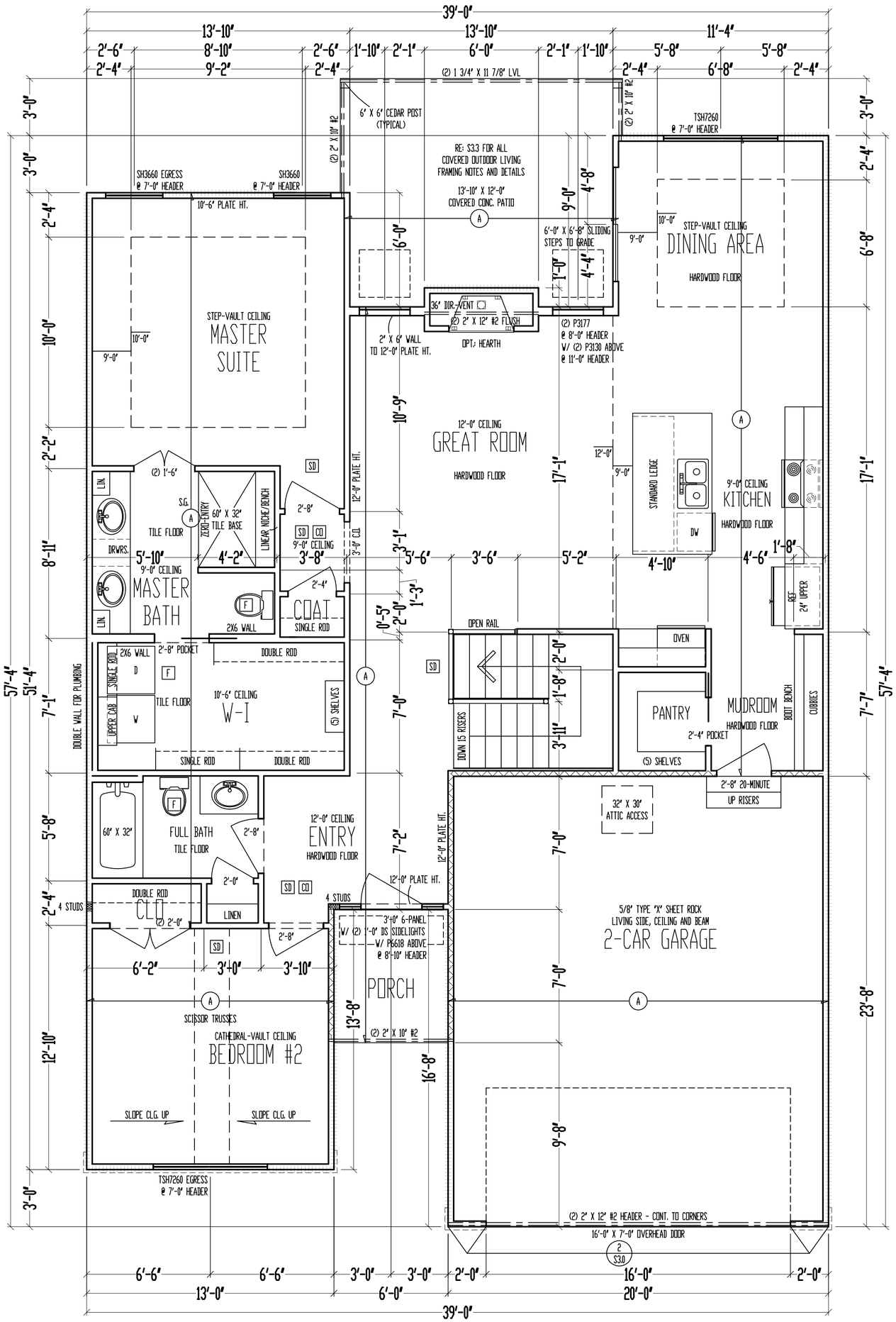
A-2 of 4



9'-0" CEILING

MAIN LEVEL

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

TRUSS SCHEDULE	
A	PREMANUFACTURED ROOF TRUSSES @ 24" OC (SEE SEPARATE LAYOUT BY MANUFACTURER)

MAIN LEVEL: 1483 SQ. FT.
LOWER LEVEL: 850 SQ. FT.
TOTAL: 2333 SQ. FT.

GARAGE: 472 SQ. FT.
COV. OUT/LIV: 171 SQ. FT.
UNFIN. BASEMENT: 425 SQ. FT.

ROOF TRUSSES
- ROOF TRUSSES PROPOSED TO BE USED.
- TRUSSES SHALL BE DESIGNED FOR 20 PSF SNOW LOAD, 10 PSF ROOF DEAD LOAD, 10 PSF CEILING LIVE LOAD, AND 5 PSF CEILING DEAD LOAD.
- THE ENGINEER RESPONSIBLE FOR THE STRUCTURAL DESIGN OF THE HOUSE SHALL REVIEW THE TRUSS DRAWINGS FOR GENERAL CONFORMANCE TO THE DESIGN OF THE BUILDING, PRIOR TO SUBMITTING THE TRUSS DRAWINGS TO THE CODES ADMINISTRATION OFFICE FOR APPROVAL.
- FAILURE OF THE RESPONSIBLE PARTIES TO SUBMIT THE TRUSS DRAWINGS TO THE RESPONSIBLE ENGINEER SHALL RELIEVE THE ENGINEER OF ALL LIABILITY FOR THE ENTIRE PLAN. TRUSS LOADS AND TRANSFER PATHS ON THIS PLAN ARE ASSUMED LOADS ONLY AND CAN ONLY BE VERIFIED AFTER TRUSS LAYOUTS AND DESIGNS ARE COMPLETED.
- ATTACH EACH END OF EACH TRUSS TO TOP PLATE WITH SIMPSON H2.5.
- ATTACH GIRDER TRUSSES TO TOP PLATE WITH CONNECTOR RATED FOR MANUFACTURER'S DESIGN UPLIFT LOAD (SEE SEPARATE DESIGN BY MANUF.)
  - 2-PLY GIRDER: LGT2
  - 3-PLY GIRDER: LGT3-SDS2.5
  - 4-PLY GIRDER: LGT4-SDS3

++++++++++++++++++++ = WALL BRACING PER FRAMING NOTE #1 AND PER CALCULATIONS ON SHEET S1.1.

FRAMING NOTES
1. MAIN LEVEL EXTERIOR WALLS SHALL BE SHEATHED W/ 7/16" O.S.B. A.P.A. PANELS W/ 8d COMMON NAILS @ 6" O.C. AT EDGES & @ 12" O.C. IN THE FIELD. SMART PANEL, OR EQUAL, INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
2. \ \ \ \ \ \ \ \ \ \ \ \ = G.B.: 1/2" MIN. GYPSUM BOARD OVER STUDS SPACED 24" MAX FASTENED W/ NO. 6 - 1 1/4" TYPE W OR S DRYWALL SCREWS @ 7" O.C. EDGES & FIELD. (MIN. 8'-0" SECTIONS ONE SIDE OF WALL (OR) MIN. 4'-0" SECTION FOR BOTH SIDES)
3. /\/\/\/\/\/\/\/\/\/\ = LOAD BEARING INTERIOR WALL.
4. (2) 2" X 10" #2 HEADER AT ALL EXTERIOR AND LOAD BEARING WALLS, UNLESS NOTED OTHERWISE.
5. LOW TIES @ 4'-0" O.C. (TYPICAL)
6. RUN STUDS THE FULL HEIGHT OF RAISED PLATE WALLS.
7. BLOCK JOISTS ABOVE BEAMS, CANTILEVERS AND LOAD BEARING WALLS WITH JOIST MATERIAL (NOT REQUIRED WITH I-JOISTS).
8. PROVIDE MULTIPLE STUDS FOR SOLID BEARING BELOW ALL BEAMS.
9. ALL DESIGNATED 2" X 6" WALLS SHALL HAVE DOUBLE KING STUDS AT DOOR AND WINDOW OPENINGS.
10. ALL UNSQUARE WALLS SHALL BE 45°, UNLESS NOTED OTHERWISE.
11. ALL WALLS TO BE FRAMED W/ MIN. STUD GRADE 2" X 4"S @ 16" O.C., UNLESS NOTED OTHERWISE.
12. EXTERIOR WALL BOTTOM PLATES SHALL BE NAILED TO FRAMING BELOW WITH 16d COMMON NAILS @ 8" O.C. MAX. (WHERE APPLICABLE.)
13. LVL'S SHOWN ON PLANS MAY BE REPLACED WITH DF/DF GRADE 24F-V4 GLULAM BEAMS OF THE SAME DEPTH, AND THE FOLLOWING WIDTHS:
(2) 1 3/4" LVL PLIES = 3 1/2" GLULAM
(3) 1 3/4" LVL PLIES = 5 1/2" GLULAM
14. CONTRACTOR SHALL NOTIFY ENGINEER OF RECORD BEFORE CONSTRUCTION OF ANY DEFLECTION LIMITATIONS MORE STRINGENT THAN CODE MINIMUMS ABOVE ANY OPENINGS.

"For God so loved the world, that he gave his only begotten Son, that whosoever believeth in him should not perish, but have everlasting life" (John 3:16).

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MAIN LEVEL PLAN

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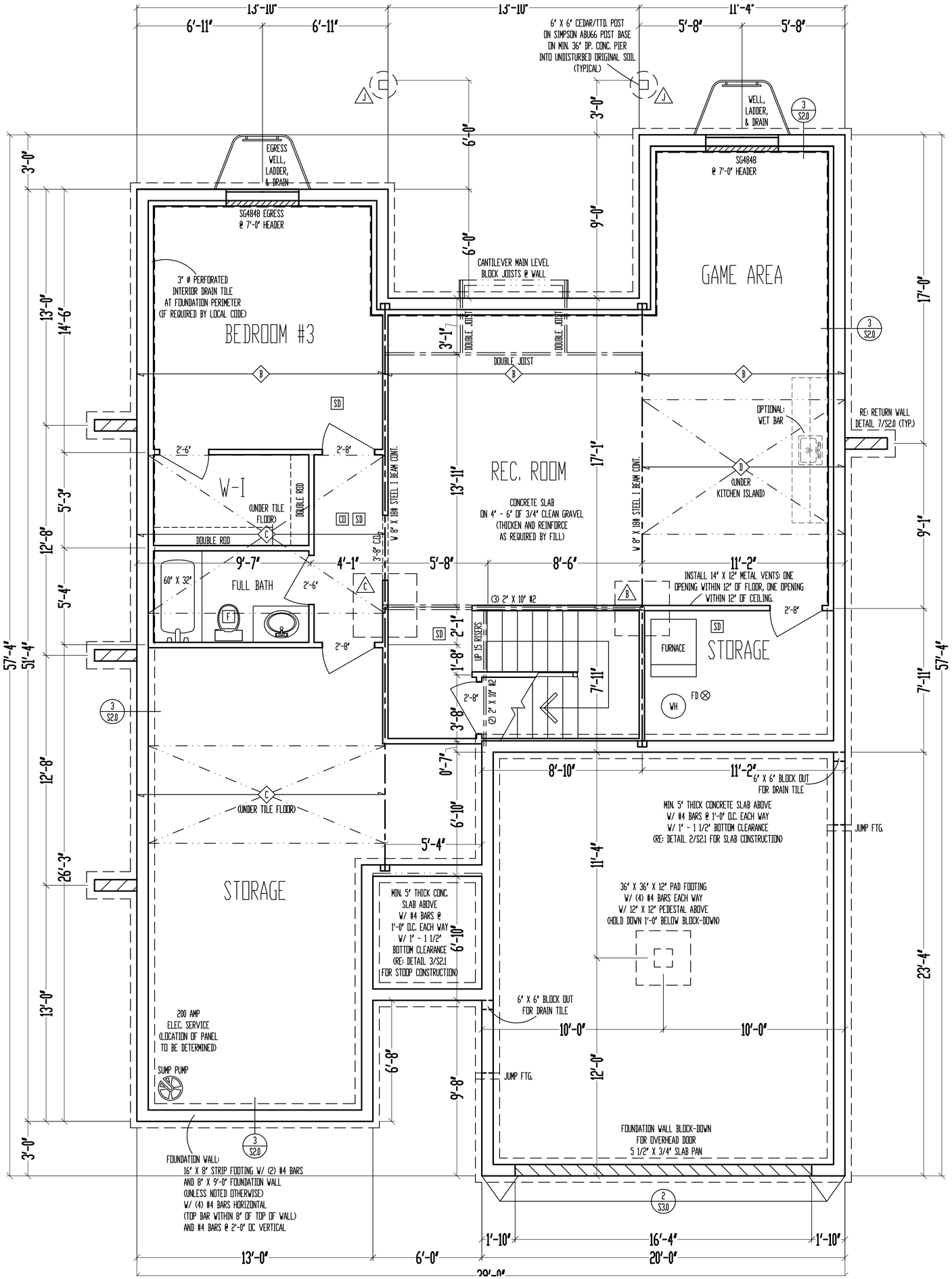

9'-0" FOUNDATION WALLS
(UNLESS NOTED OTHERWISE)
ON 16" X 8" STRIP FOOTINGS
(STEP WHERE GRADE REQUIRES)

2" X 10" FLOOR SYSTEM

FOUNDATION

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

STEEL COLUMN & PAD FOOTING SCHEDULE	
A	3" X 11 GA. STEEL COLUMN ON 30" X 30" X 10" PAD FOOTING W/ (4) #4 BARS EACH WAY (12.5k)
B	3 1/2" X 11 GA. STEEL COLUMN ON 36" X 36" X 10" PAD FOOTING W/ (4) #4 BARS EACH WAY (18.0k)
C	3" SCH. 40 STEEL COLUMN ON 42" X 42" X 12" PAD FOOTING W/ (5) #4 BARS EACH WAY (24.5k)
D	3 1/2" SCH. 40 STEEL COLUMN ON 48" X 48" X 12" PAD FOOTING W/ (6) #4 BARS EACH WAY (32.0k)
E	3 1/2" SCH. 40 STEEL COLUMN ON 54" X 54" X 14" PAD FOOTING W/ (7) #4 BARS EACH WAY (40.5k)
F	3 1/2" SCH. 40 STEEL COLUMN ON 60" X 60" X 14" PAD FOOTING W/ (8) #4 BARS EACH WAY (50.0k)

PIER FOOTING SCHEDULE	
G	12" ø PIER FTG.
H	16" ø PIER FTG.
J	18" ø PIER FTG.
K	24" ø PIER FTG.

JOIST SCHEDULE	
A	2" X 10" #2 TTD. FLOOR JOIST @ 16" O.C.
B	2" X 10" #2 FLOOR JOIST @ 16" O.C.
C	2" X 10" #2 FLOOR JOIST @ 16" O.C. DOUBLE EVERY OTHER
D	2" X 10" #2 FLOOR JOIST @ 16" O.C. DOUBLED

++++++++++++++++++++ = WALL BRACING PER FRAMING NOTE #1 AND PER CALCULATIONS ON SHEET S1.1.

FRAMING NOTES
1. BASEMENT LEVEL EXTERIOR WOOD-FRAMED WALLS SHALL BE SHEATHED W/ 7/16" O.S.B. A.P.A. PANELS W/ 8d COMMON NAILS @ 6" O.C. AT EDGES & @ 12" O.C. IN THE FIELD. SMART PANEL, OR EQUAL, INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
2. \ \ \ \ \ \ \ \ \ \ \ \ = G.B: 1/2" MIN. GYPSUM BOARD OVER STUDS SPACED 24" MAX FASTENED W/ NO. 6 - 1 1/4" TYPE W OR S DRYWALL SCREWS @ 7" O.C. EDGES & FIELD. (MIN. 8'-0" SECTIONS ONE SIDE OF WALL (OR) MIN. 4'-0" SECTION FOR BOTH SIDES)
3. /\/\/\/\/\/\/\/\/\/\ = LOAD BEARING INTERIOR WALL.
4. (2) 2" X 10" #2 HEADER AT ALL EXTERIOR AND LOAD BEARING WALLS, UNLESS NOTED OTHERWISE.
5. LOW TIES @ 4'-0" O.C. (TYPICAL)
6. RUN STUDS THE FULL HEIGHT OF RAISED PLATE WALLS.
7. BLOCK JOISTS ABOVE BEAMS, CANTILEVERS AND LOAD BEARING WALLS WITH JOIST MATERIAL (NOT REQUIRED WITH I-JOISTS).
8. PROVIDE MULTIPLE STUDS FOR SOLID BEARING BELOW ALL BEAMS.
9. ALL DESIGNATED 2" X 6" WALLS SHALL HAVE DOUBLE KING STUDS AT DOOR AND WINDOW OPENINGS.
10. ALL UNSQUARE WALLS SHALL BE 45°, UNLESS NOTED OTHERWISE.
11. ALL WALLS TO BE FRAMED W/ MIN. STUD GRADE 2" X 4"S @ 16" O.C., UNLESS NOTED OTHERWISE.
12. 1/2" ø ANCHOR BOLTS W/ MIN. 7" EMBEDMENT @ 48" O.C. MAX. & WITHIN 6" - 12" OF END OF EACH PLATE LENGTH.
13. LVL'S SHOWN ON PLANS MAY BE REPLACED WITH DF/DF GRADE 24F-V4 GLULAM BEAMS OF THE SAME DEPTH, AND THE FOLLOWING WIDTHS:
(2) 1 3/4" LVL PLIES = 3 1/2" GLULAM
(3) 1 3/4" LVL PLIES = 5 1/2" GLULAM
14. NEW FOUNDATION SHALL BEAR ON ORIGINAL SOIL WITH MINIMUM BEARING CAPACITY OF 1500 PSF. A GEOTECHNICAL ENGINEER IS RECOMMENDED FOR VERIFICATION OF THESE CONDITIONS DURING THE EXCAVATION PHASE. ENGINEER OF RECORD ASSUMES NO RESPONSIBILITY FOR CONSTRUCTION NOT VERIFIED TO BE FOUNDED ON ANYTHING SHORT OF THE AFOREMENTIONED REQUIREMENTS.
15. CONTRACTOR SHALL NOTIFY ENGINEER OF RECORD BEFORE CONSTRUCTION OF ANY DEFLECTION LIMITATIONS MORE STRINGENT THAN CODE MINIMUMS ABOVE ANY OPENINGS.

"For God so loved the world, that he gave his only begotten Son, that whosoever believeth in him should not perish, but have everlasting life" (John 3:16).

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FOUNDATION PLAN

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