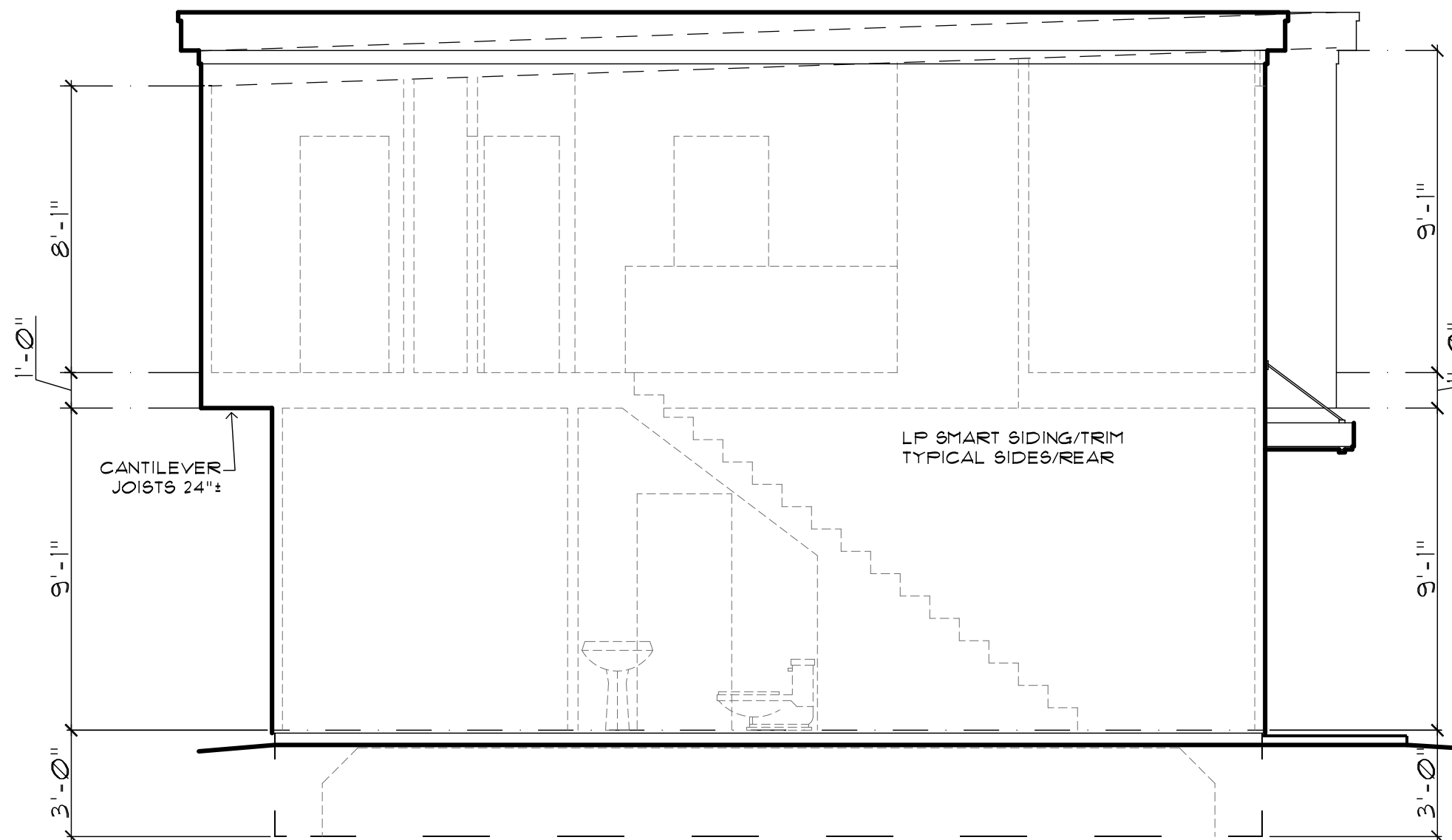




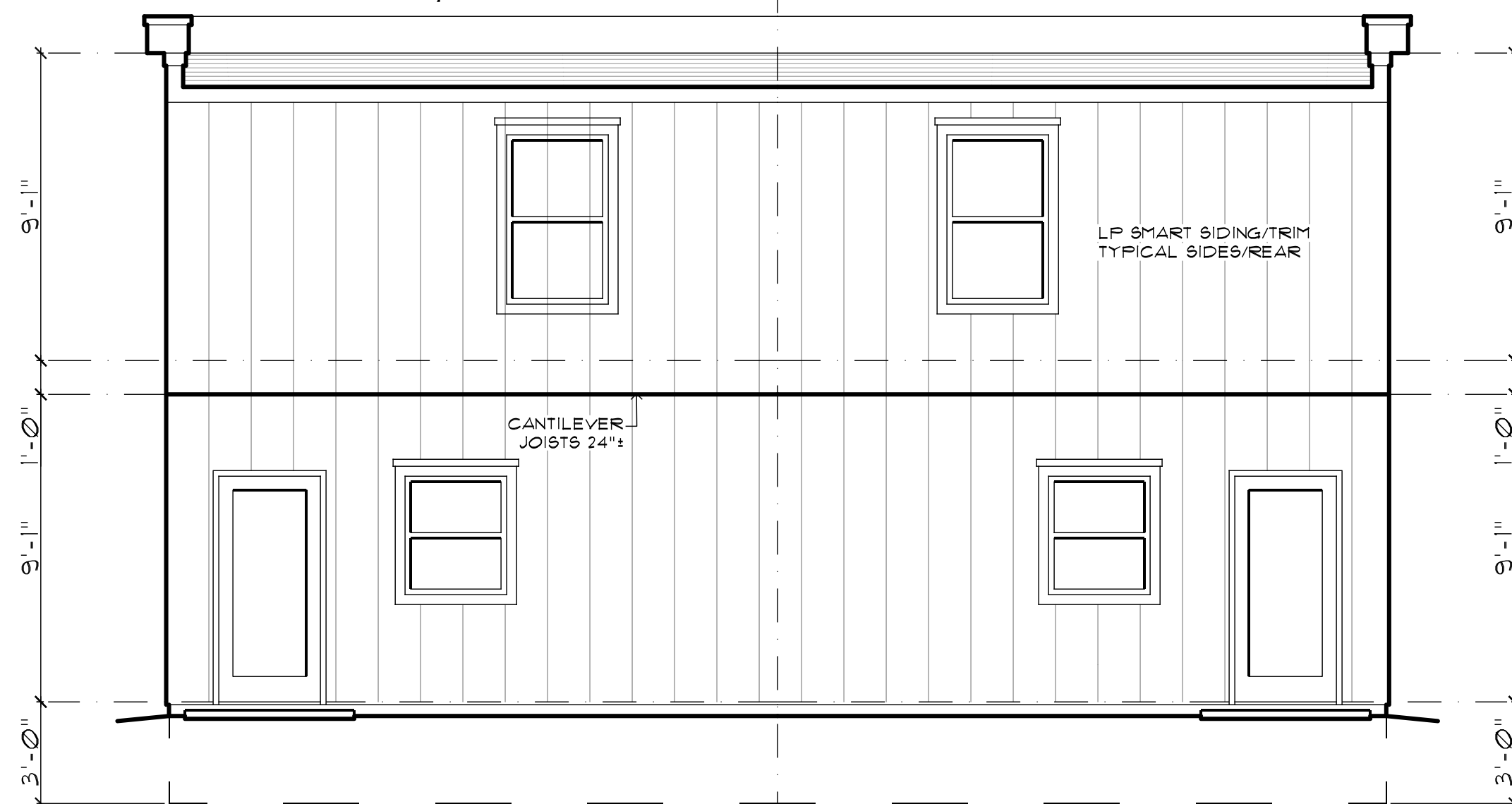
FRONT ELEVATION

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



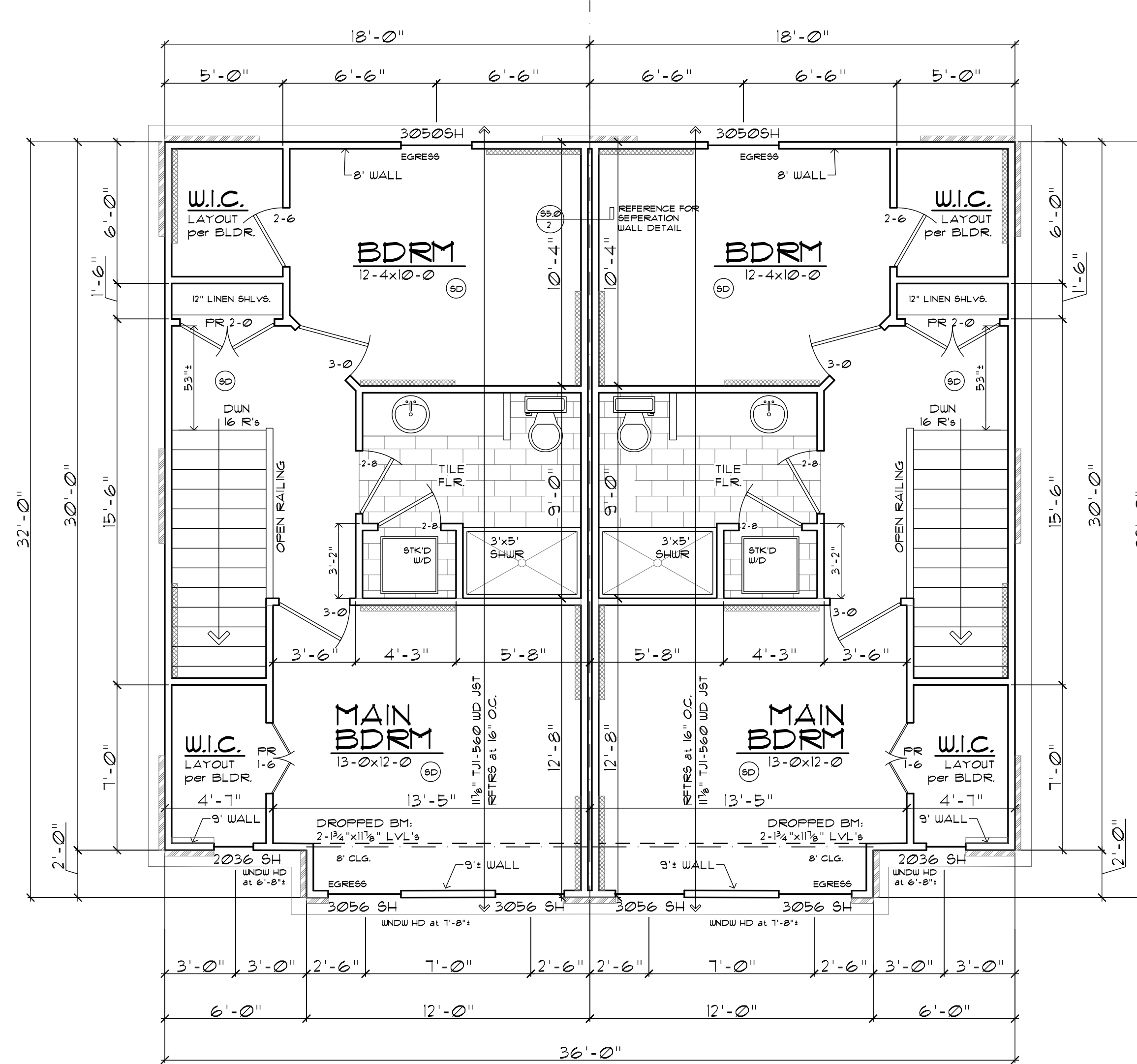
SIDE ELEVATION

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



REAR ELEVATION

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

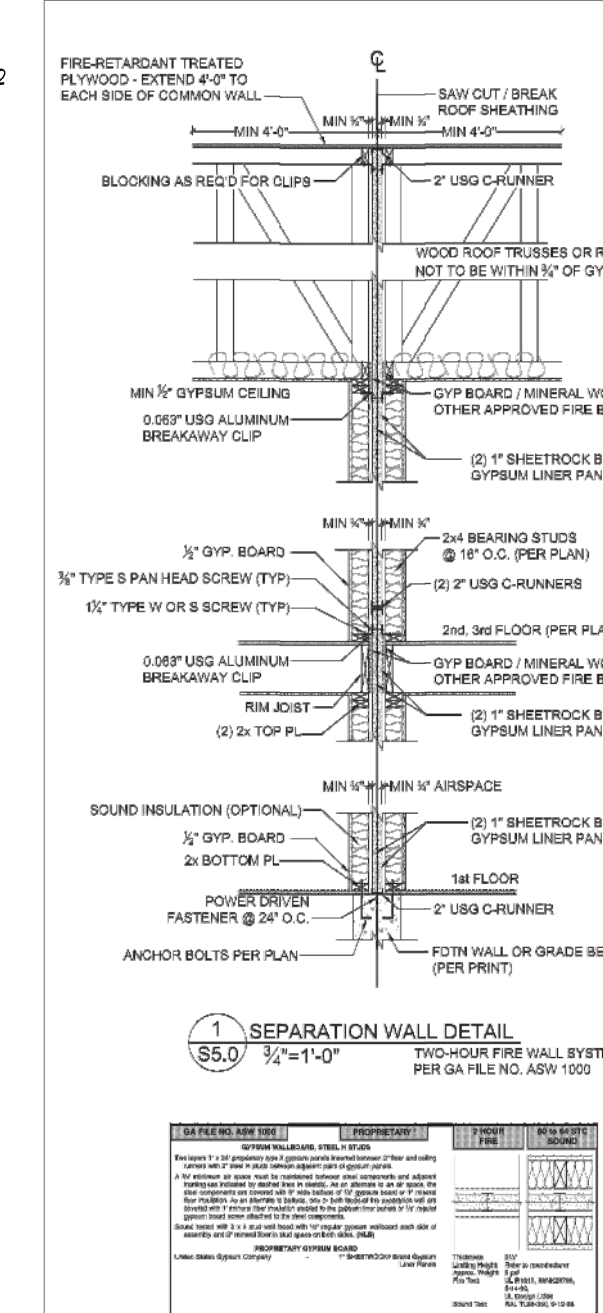


UPPER LEVEL PLAN

518 SQ. FT. PER UNIT

FRAMING NOTES:

- DIMENSIONS ARE TO FACE OF STUD OR CENTERLINE OF WALL AND OPENINGS.
- SOLID BLOCKING AT BEAM AND HEADER BEARING.
- DOUBLE FLOOR JOISTS BELOW PARTITIONS PARALLEL WITH JOIST SPAN.
- WALL FRAMING: 2x4 (EXTERIOR) & 2x4 (INTERIOR) STUD GRADE STUDS AT 16" O.C. UNLESS NOTED.
- FLOOR JOISTS (F.J.'s) ARE 11-1/8" TRUS-JOIST WOOD 1-JOISTS AT 16" O.C. UNLESS NOTED OTHERWISE. (REFER TO JOIST LAYOUT PLAN FOR DETAILS).
- CEILING JOISTS (C.J.'s) ARE 5-P-F no. 2 AT 16" O.C. WITH ALLOWABLE CEILING JOIST SPANS AS FOLLOWS:
 A. 2x6's at 16" O.C. - 12'-10"
 B. 2x8's at 16" O.C. - 16'-3"
 C. 2x10's at 16" O.C. - 19'-10"
 D. 2x12's at 16" O.C. - 26'-0"
- ROOF RAFTERS (RR.'s) ARE 5-P-F no. 2 AT 16" O.C. WITH ALLOWABLE RAFTER SPANS AS FOLLOWS:
 A. DOUBLE 2x8's - 4'-0"
 B. DOUBLE 2x10's - 6'-0"
 C. DOUBLE 2x12's - 8'-0"
 FOR SPANS GREATER THAN 8'-0", REFERENCE PLANS.
- ROOF FRAMING - RIDGE BEAMS, VALLEY AND HIP RAFTERS SHALL HAVE A MINIMUM NOMINAL THICKNESS OF 2" AND MINIMUM NOMINAL DEPTH NOT LESS THAN THE END CUT OF THE RAFTERS. HIP AND VALLEY RAFTERS SHALL BE SUPPORTED AT THE RIDGE BY A 2x6 "TEE" BRACE TO A BEARING PARTITION. WHERE ROOF BRACING IS USED TO PERMIT LONGER RAFTER SPANS, USE 2x6 "TEE" BRACES AT 48" O.C. WITH CONTINUOUS FURLIN UNDER THE RAFTERS. BRACE RAFTERS TO BEARING PARTITIONS. PROVIDE 2x4 COLLAR TIES IN THE UPPER 1/3 OF THE GABLE HEIGHT IN ATTIC AT 48" O.C. WHERE RAFTERS FRAME IN DIFFERENT DIRECTION THAN CEILING JOISTS. INTERIOR PARTITIONS BUTTING EXTERIOR WALLS SHALL BE ANCHORED WITH FRAMING ANCHORS. PROVIDE CONTINUOUS STRONG BACK SUPPORTS FOR CEILING JOIST SPANS 12'-0" OR MORE.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS.
- EXTERIOR BRACED WALL METHOD: WSP-WOOD STRUCTURAL PANEL SHEATHING WITH THICKNESS NOT LESS THAN 5/16" FOR 16" STUD SPACING AND NOT LESS THAN 3/8" FOR 24" STUD SPACING. WOOD STRUCTURAL PANELS SHALL BE INSTALLED WITH 9d COMMON NAILS AT 6" O.C EDGES AND 12" O.C IN THE FIELD.
- INTERIOR BRACED WALL METHOD: LIB-1x4 WOOD OR APPROVED METAL STRAPS AT 45° TO 60° ANGLES FOR MAXIMUM 16" O.C STUD SPACING. USE 2-8d COMMON NAILS PER STUD AND TOP/BOTTOM PLATES.
- ALL UNMARKED HEADERS ARE: 2-2x10's 5-P-F no. 2
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS.



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GREENAMYRE RENTALS
 FAIRLAINE TOWNHOMES PROJECT
 EAST OF MAIN STREET ON FAIRLAINE-NORTH SIDE
 LANSING, KANSAS 66043

SHEET NO. **2**

JUNE 4, 2022

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