

HD ENGINEERING & DESIGN, INC.
www.hdengineers.com
11656 W 75TH ST
SHAWNEE, KS 66214
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F: 800-780-8608
7140 SW QUEEN LN.
BEAVERTON, OR 97008
V: 971-645-0901
F: 800-780-8608

THE CARSON

BY TOP CHOICE CONTRACTING, LLC

2-STORY, 3 BEDROOM, 2 1/2 BATH, 2-CAR GARAGE



TOP CHOICE CONTRACTING, LLC
THE CARSON
4731 MERCIER KANSAS CITY, MO 64112

PRELIMINARY
NOT FOR
CONSTRUCTION

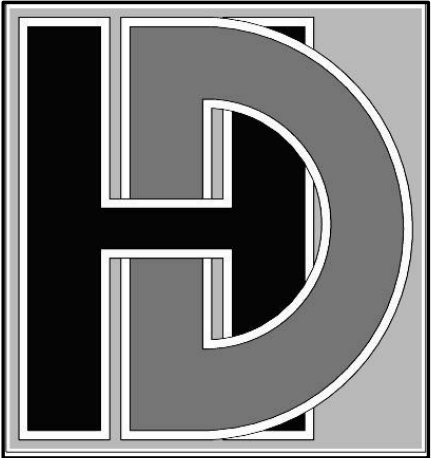
KS. E1312
MO. #2006034946-F

Date: 7/28/2014
HD #: 22402
Drawn By: RJN
Reviewed By: CLS

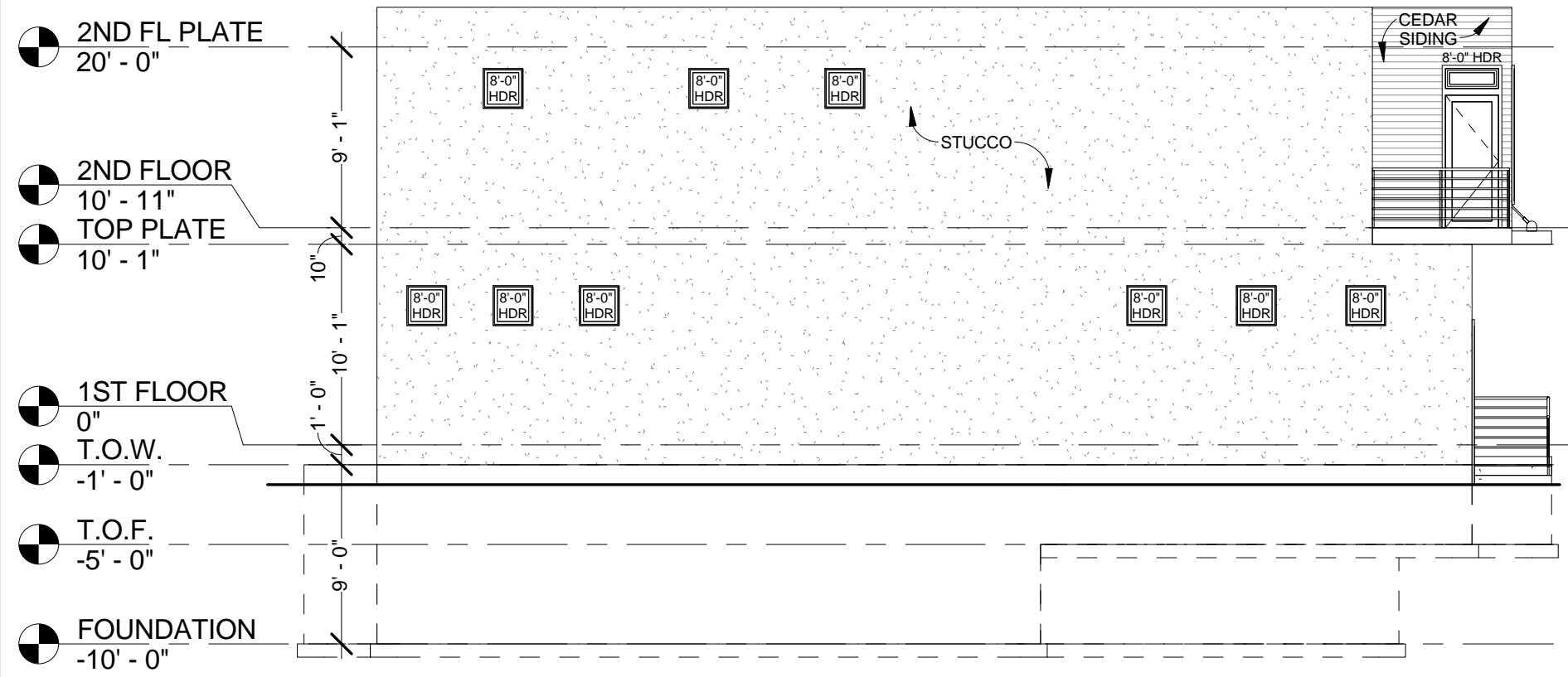
SQUARE FOOTAGE	
1ST FLOOR	1062 SF
2ND FLOOR	1413 SF
2ND FLOOR OPT. SITTING AREA	44 SF
BALCONY	150 SF
BASEMENT FINISHED	154 SF
BASEMENT UNFINISHED	930 SF
FRONT PORCH	63 SF
GARAGE	481 SF
PATIO	149 SF

COVERSHEET

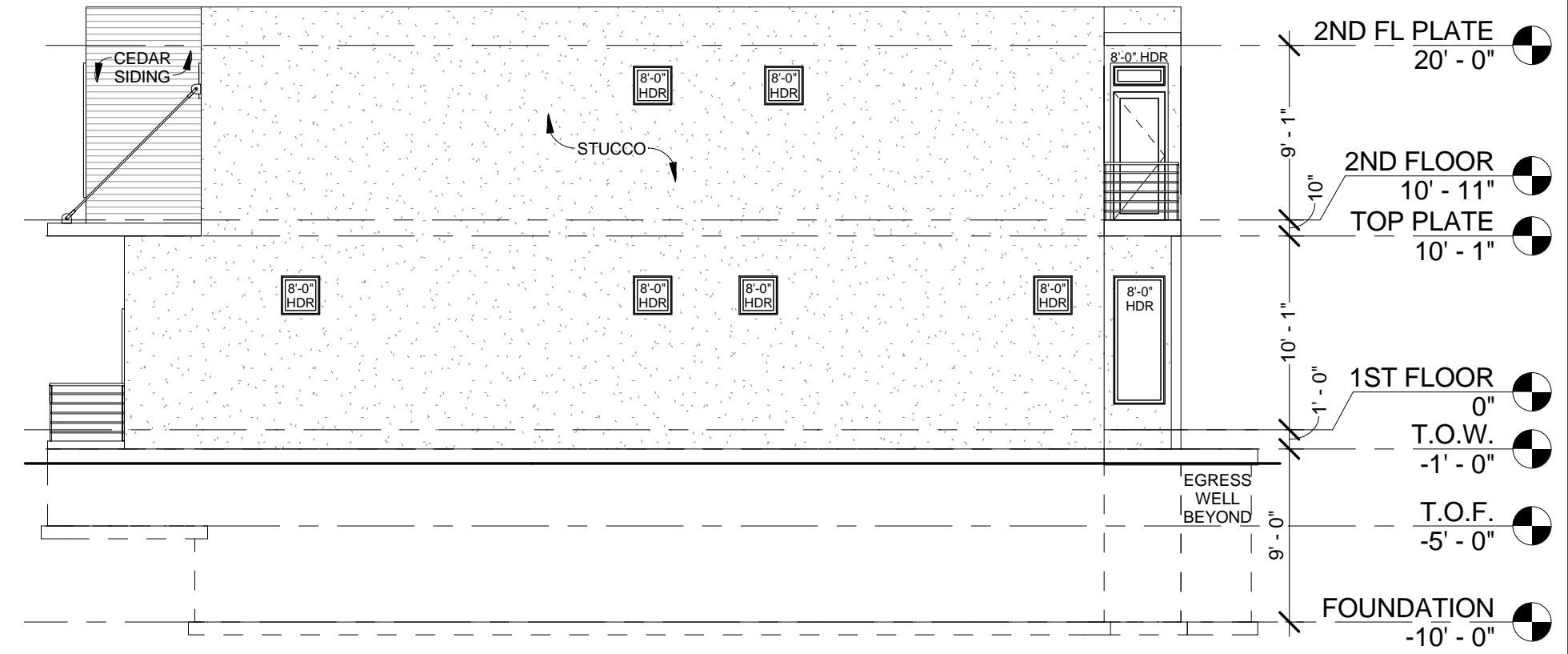
SHEET NUMBER:
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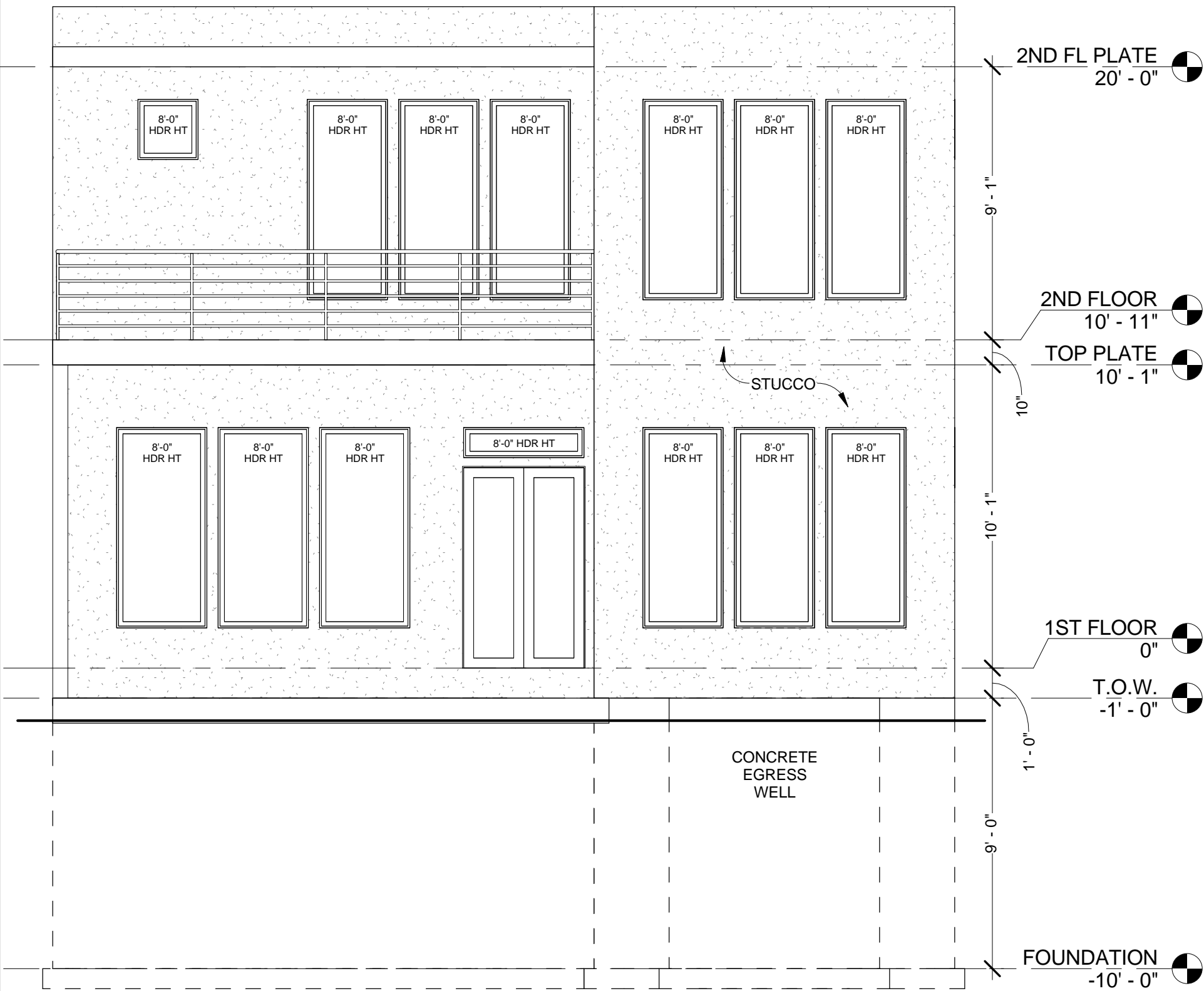
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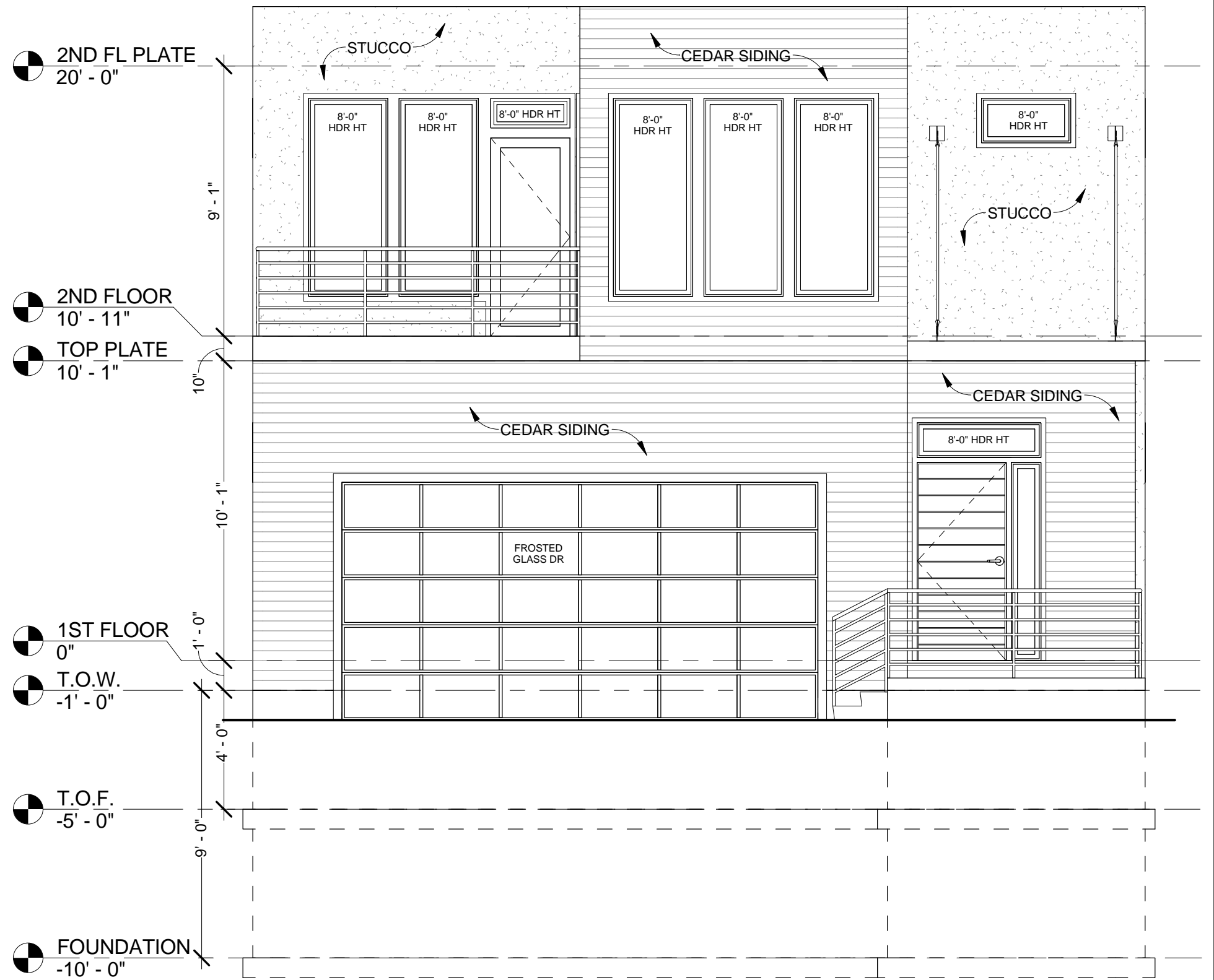
3 LEFT ELEVATION
 1/8" = 1'-0"



4 RIGHT ELEVATION
 1/8" = 1'-0"



2 REAR ELEVATION
 1/4" = 1'-0"



1 FRONT ELEVATION
 1/4" = 1'-0"

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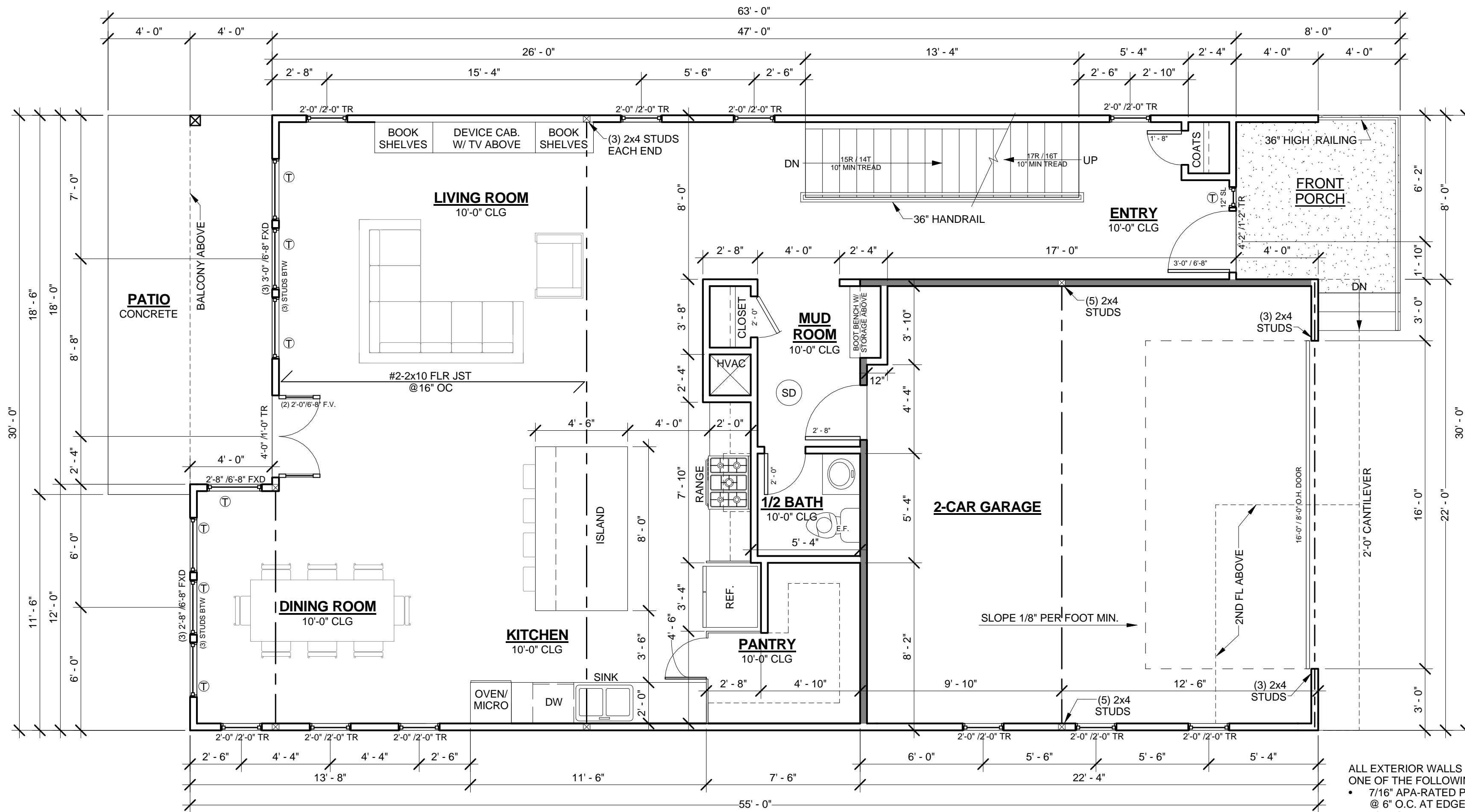
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ELEVATIONS
 SHEET NUMBER:
1



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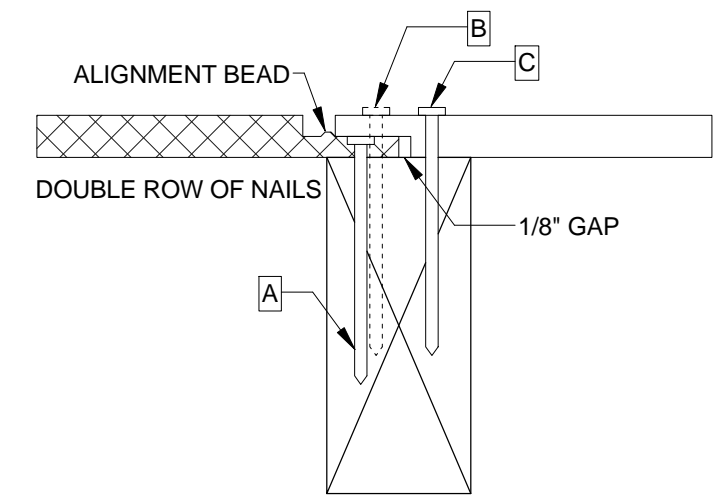


1 FIRST FLOOR PLAN
 1/4" = 1'-0"

ALL EXTERIOR WALLS SHALL BE SHEATHED PER ANY ONE OF THE FOLLOWING OPTIONS:

- 7/16" APA-RATED PLYWOOD/OSB WITH 8d NAILS @ 6" O.C. AT EDGES AND @ 12" O.C. IN THE FIELD
- 7/16" SHIPLAP PANEL SHEATHING (I.E. LP SMARTSIDE OR EQUIVALENT) WITH 8d NAILS @ 6" O.C. AT EDGES AND @ 12" O.C. IN THE FIELD
- 3/8" SHIPLAP PANEL SHEATHING (I.E. LP SMARTSIDE OR EQUIVALENT) WITH 6d NAILS @ 4" O.C. AT EDGES AND @ 12" O.C. IN THE FIELD (SEE SPREADSHEET ON SHEET S-3.0 FOR CALCS)

REQUIRED NAILING PATTERN FOR SHIPLAP PANEL SHEATHING



NAILING WITH SPACING AS SPECIFIED PER PLAN. FOR EXAMPLE, IF REQUIRED SPACING IS 4" O.C., BOTTOM LAP SHALL FIRST BE NAILED AT 4" O.C. (NAIL "A"), THEN OVERLAP SHALL BE NAILED @ 4" O.C. STAGGERED BETWEEN BOTTOM LAP NAILING (NAIL "B"), THEN FULL DEPTH SECTION OF OVERLAP PANEL SHALL BE NAILED @ 4" O.C. (NAIL "C")

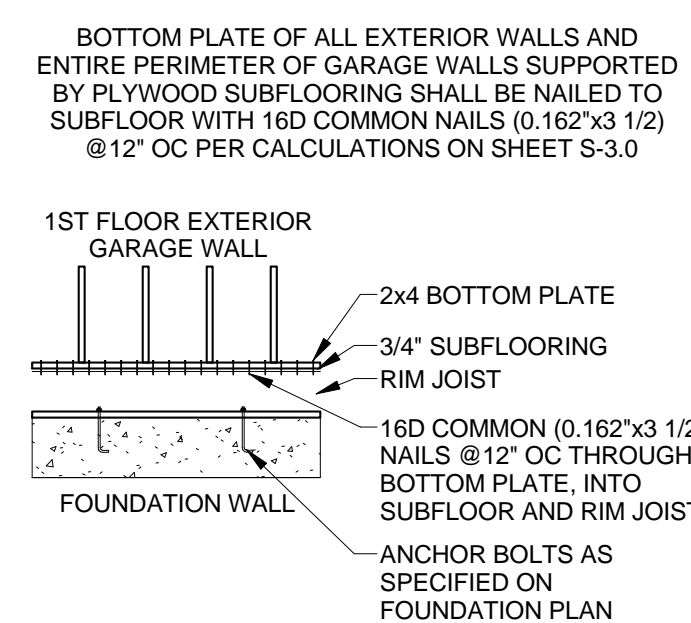
LEGEND / NOTES:

- LOAD BEARING WALL
- LOAD BEARING BEAM
- 1-HR FIRE RATED WALL
- (SD/CM) - SMOKE DETECTOR / CARBON MONOXIDE
- (T) - TEMPERED GLASS

-ALL LOAD-BEARING HEADERS NOT LABELED SHALL BE MIN. (2) #2-2x10'S

-ALL WALLS TO BE DFL #2-2x4 @ 16" OC WITH 10'-0" PLATE UNLESS NOTED OTHERWISE

-SEE ELEVATIONS FOR WINDOW HEADER HEIGHTS



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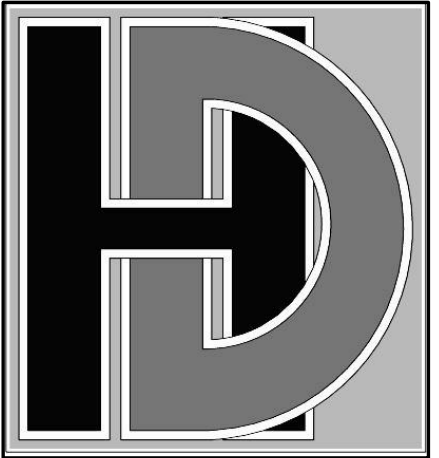
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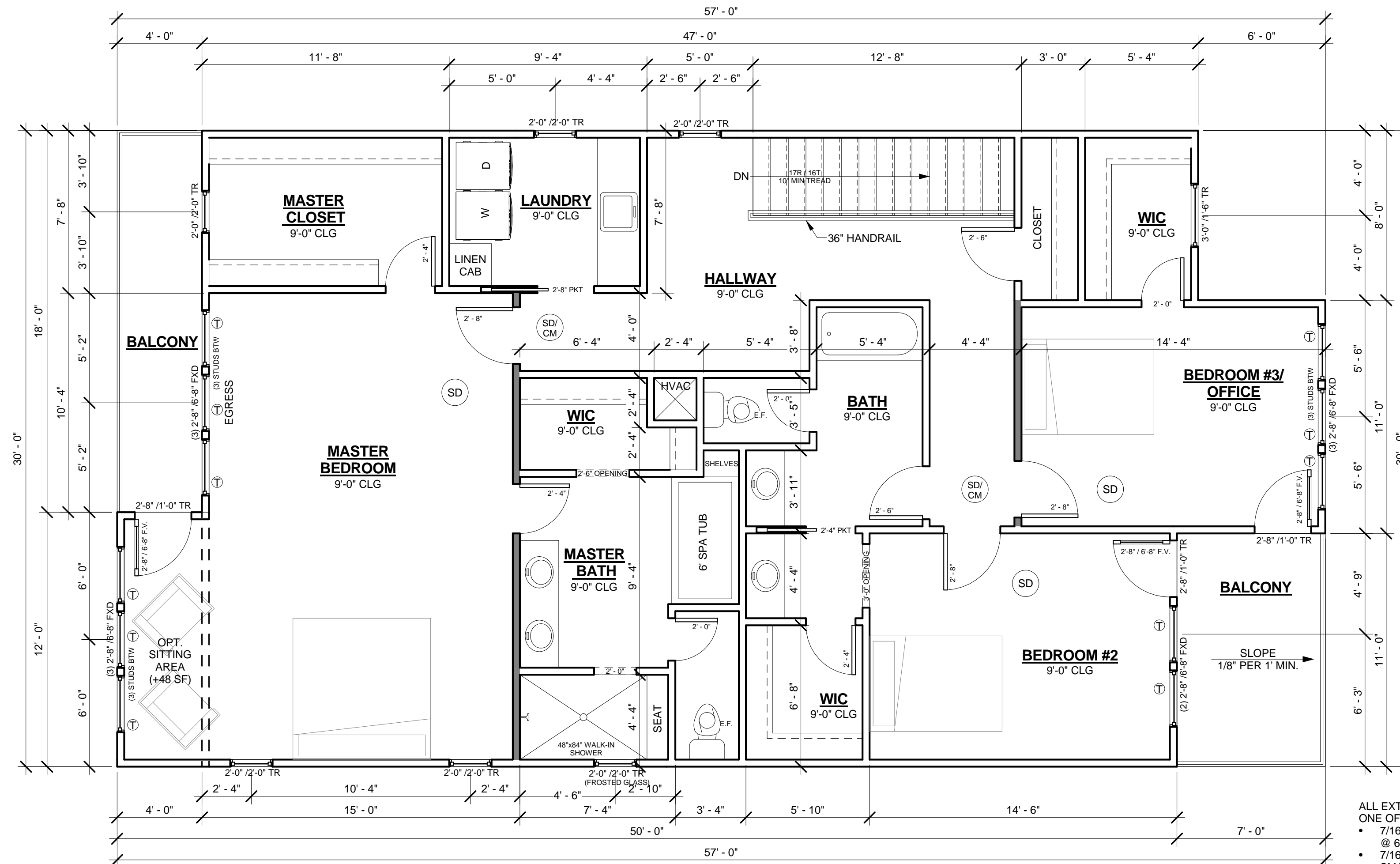
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FIRST FLOOR PLAN

SHEET NUMBER:
3



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1 SECOND FLOOR PLAN
 1/4" = 1'-0"

LEGEND / NOTES:

- LOAD BEARING WALL
- LOAD BEARING BEAM
- 1-HR FIRE RATED WALL
- SMOKE DETECTOR/ CARBON MONOXIDE
- TEMPERED GLASS

-ALL LOAD-BEARING HEADERS NOT LABELED SHALL BE MIN. (2) #2-2X10'S

-ALL WALLS TO BE DFL #2-2x4 @ 16" OC WITH 9'-0" PLATE UNLESS NOTED OTHERWISE

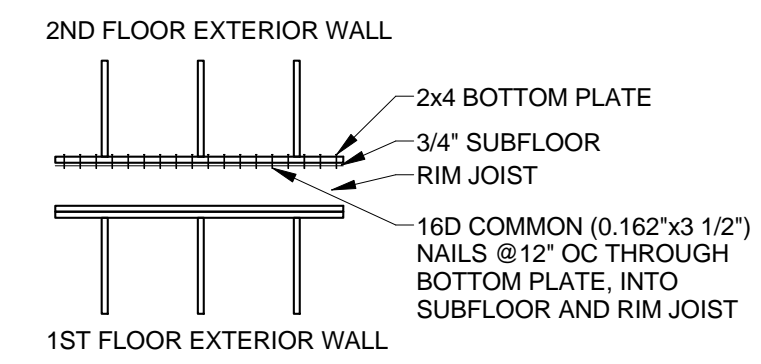
-VAULTED RAFTERS TO BE FURRED DOWN FOR R-38 INSULATION DEPTH PER DETAIL 1/S-6.0

-OPERATING WINDOWS TO HAVE FALL PROTECTION PER 612.2

-SEE ELEVATIONS FOR WINDOW HEADER HEIGHTS

NOTE: FASTEN EACH END OF EVERY 2x12 RAFTER TO BEARING WALL W/ SIMPSON H2.5A

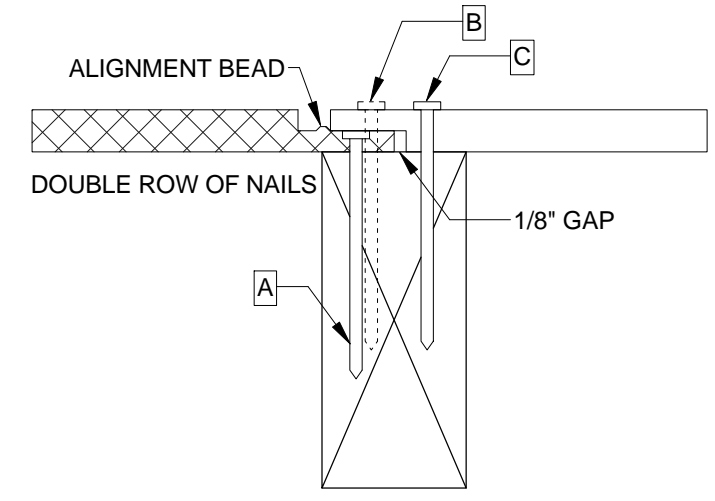
BOTTOM PLATE OF ALL EXTERIOR WALLS SHALL BE NAILED TO SUBFLOORING WITH 16D COMMON NAILS (0.162"x3 1/2") @ 12" OC PER CALCULATIONS ON SHEET S-3.0



ALL EXTERIOR WALLS SHALL BE SHEATHED PER ANY ONE OF THE FOLLOWING OPTIONS:

- 7/16" APA-RATED PLYWOOD/OSB WITH 8d NAILS @ 6" O.C. AT EDGES AND @ 12" O.C. IN THE FIELD
- 7/16" SHIPLAP PANEL SHEATHING (I.E. LP SMARTSIDE OR EQUIVALENT) WITH 8d NAILS @ 6" O.C. AT EDGES AND @ 12" O.C. IN THE FIELD
- 3/8" SHIPLAP PANEL SHEATHING (I.E. LP SMARTSIDE OR EQUIVALENT) WITH 6d NAILS @ 4" O.C. AT EDGES AND @ 12" O.C. IN THE FIELD (SEE SPREADSHEET ON SHEET S-3.0 FOR CALCS)

REQUIRED NAILING PATTERN FOR SHIPLAP PANEL SHEATHING



NAILING WITH SPACING AS SPECIFIED PER PLAN. FOR EXAMPLE, IF REQUIRED SPACING IS 4" O.C., BOTTOM LAP SHALL FIRST BE NAILED AT 4" O.C. (NAIL "A"), THEN OVERLAP SHALL BE NAILED @ 4" O.C. STAGGERED BETWEEN BOTTOM LAP NAILING (NAIL "B"), THEN FULL DEPTH SECTION OF OVERLAP PANEL SHALL BE NAILED @ 4" O.C. (NAIL "C")

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SECOND FLOOR PLAN
 SHEET NUMBER:
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