

NOTE:

ALL CONSTRUCTION SHALL CONFORM TO 2018 INTERNATIONAL RESIDENTIAL CODE OR ATTACHED ENGINEER SPECIFICATIONS WHERE APPLICABLE.

ELEVATIONS:
GARAGE DOORS SHALL MEET DASMA FOR ULTIMATE DESIGN WIND SPEED OF 115 MPH REQUIREMENTS.
WALL FRAMING SHALL BE DOUGLAS FIR LARCH #2 UNLESS OTHERWISE NOTED.
IN BEARING WALLS, STUDS WHICH ARE NOT MORE THAN TEN FEET IN LENGTH SHALL BE SPACED NOT MORE THAN IS SPECIFIED BY IRC TABLE R602.3(5) FOR CORRESPONDING STUD SIZE.
WATER-RESISTIVE EXTERIOR WALL BARRIER IN WALL SECTION SHALL COMPLY WITH IRC R703.2.
WHEN APPLICABLE, CONTINUOUS STUDS BETWEEN FLOOR AND ROOF/CEILING DIAPHRAGM SHALL COMPLY WITH IRC R602.3.

ALL UNMARKED HEADERS SHALL BE A MINIMUM #2 DOUGLAS FIR LARCH (2) 2 X 10 ON LOAD BEARING WALLS.

SHIPLAP SIDING MUST BE FASTENED AT BOTH UNDERLAP AND OVERLAP.



REAR ELEVATION

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

FRONT & REAR ELEVATION NOTES

- 1.12 TOP OF FOOTING DEPTH DETERMINED PER SITE.
- 1.41 6X6 CEDAR POST
- 1.71 CONCRETE WINDOW WELL FOR EGRESS WITH LADDER. PROVIDED SLEEVE THROUGH WALL FOR FOUNDATION DRAIN. TOP OF WINDOW WELL TO BE 3" BELOW TOP OF FOUNDATION.
- 2.62 DOUBLED 5/4"x8" LP SMART TRIM. 1 1/2" ARCH ON GARAGE DOOR TRIM UNLESS NOTED OTHERWISE ON ELEVATION.
- 3.11 LP SMART PANEL LAP SIDING WITH 5/4X6 LP SMART TRIM AROUND DOORS, WINDOWS, AND CORNERS UNLESS NOTED OTHERWISE.
- 3.13 LP SMART PANEL SIDING WITH 3/4X4 LP SMART TRIM AROUND DOORS, WINDOWS, AND CORNERS UNLESS NOTED OTHERWISE. BOTTOM OF SIDING SHALL BE A MINIMUM OF 6" ABOVE GRADE.
- 3.14 CEDAR SHAKE SHINGLE SIDING.
- 3.17 MANUFACTURED STONE VENEER.
- 3.18 CAST STONE CAP
- 3.43 BOX BASE WITH STONE VENEER TO 36" AND (2) 6X6 CEDAR POSTS. SPACE 10" O.C. SEE PLAN FOR FINISHED SIZE.
- 3.62 CEDAR SHUTTERS. ALL SHUTTERS TO BE 18" WIDE USING (3) 2X6 BOARDS. LP SMART TRIM TO BE INSTALLED AROUND WINDOW PRIOR TO SHUTTER INSTALLATION.
- 4.00 COVERING WILL HAVE 1 ROOF VENT AND 4 SOFFIT VENTS
- 4.11 MINIMUM ROOFING COMPOSITION-- 30 YR COMPOSITE SHINGLES ON 15# FELT ON 1/2" OSB SHEATHING OR AS REQUIRED BY CODE.
- 4.31 BUILD CRICKET VALLEY AWAY FROM INTERSECTION FOR POSITIVE DRAINAGE.

GENERAL NOTES

DIMENSIONAL LUMBER IS LABELED PER INDUSTRY STANDARD TERMINOLOGY. ACTUAL LUMBER SIZING IS EXPECTED TO VARY PER VENDOR.

WINDOW SIZES ARE WRITTEN IN FEET AND INCHES PER INDUSTRY STANDARDS. EX: 3050 SH = 3'-0" X 5'-0" SINGLE HUNG, 3066 FIX = 3'-0" X 6'-6" FIXED.

SHEET INDEX

- A1. FRONT AND REAR ELEVATION
- A2. LEFT AND RIGHT ELEVATION
- A3. FOUNDATION FLOOR PLAN
- A4. MAIN LEVEL PLAN
- A5. UPPER LEVEL PLAN
- A6. ROOF PLAN

| FINISHED | |
|--------------------------------|------|
| MAIN FLOOR | 1054 |
| UPPER LEVEL | 1270 |
| FINISHED STAIRS TO LOWER LEVEL | 0 |
| TOTAL | 2324 |
| UNFINISHED | |
| LOWER LEVEL - UNFINISHED | 970 |
| COVERED DECK | 144 |
| GARAGE | 660 |

| | | |
|-----------|-------|---------|
| ENGINEER | TRUSS | I-JOIST |
| EVERSTEAD | BFS | N/A |

| REVISIONS | | |
|-----------|------|-------------|
| NO. | DATE | DESCRIPTION |
| 1 | | |
| 2 | | |
| 3 | | |
| 4 | | |

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120 SE 30TH ST.
LEE'S SUMMIT, MO 64082
816-246-6700

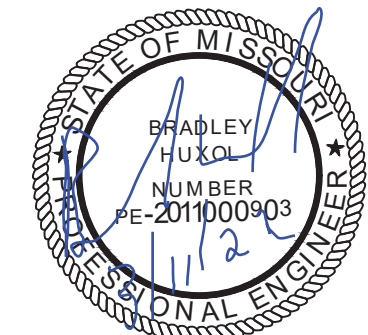
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WINFIELD
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HAWTHORNE RIDGE #127

PROFESSIONAL SEAL:



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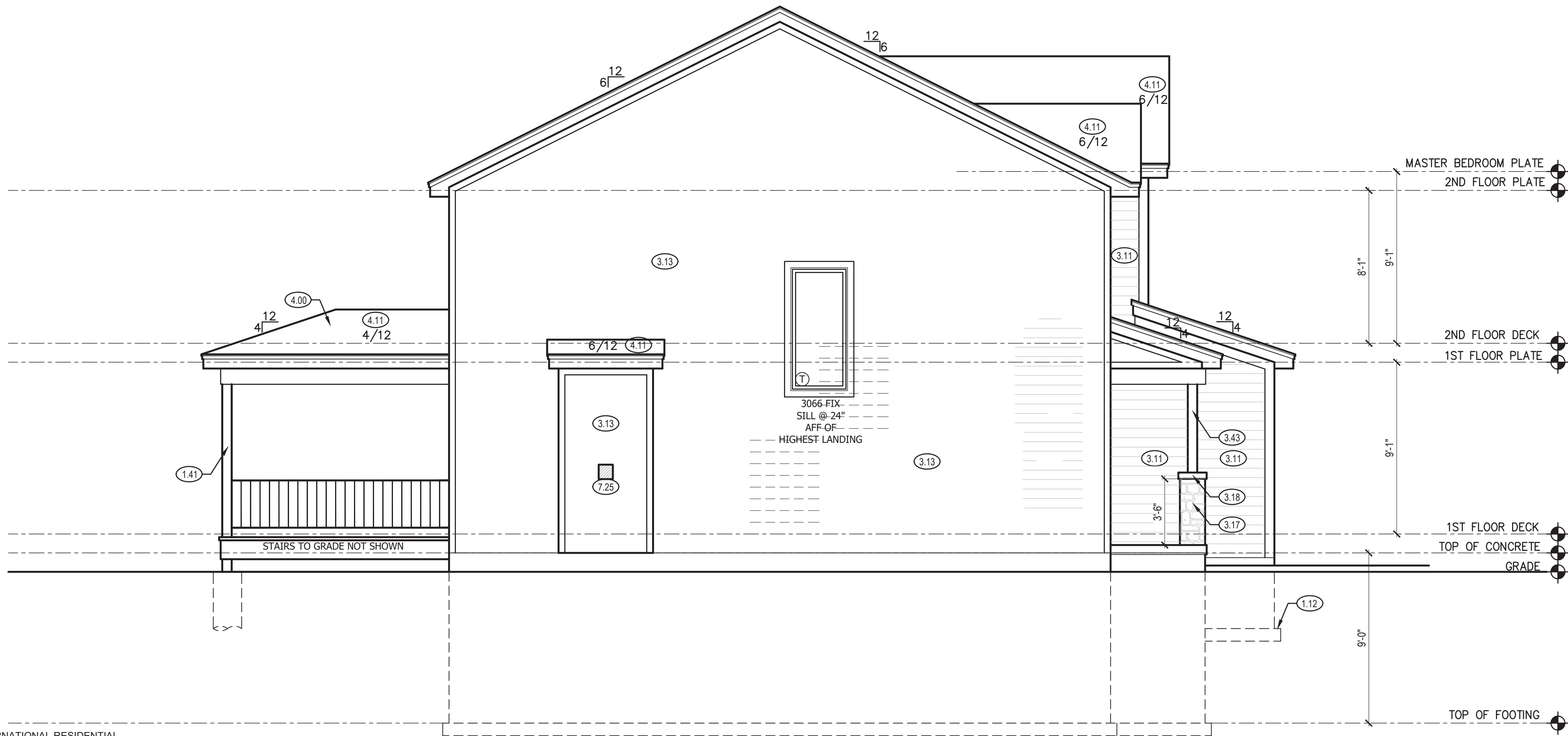
EVERSTEAD
600 SW JEFFERSON SUITE 300
LEE'S SUMMIT, MO 64063
816-399-4901

DRAWN BY:
C.HOOPER

ISSUE DATE:
06.08.21

SHEET NUMBER:

A1.0



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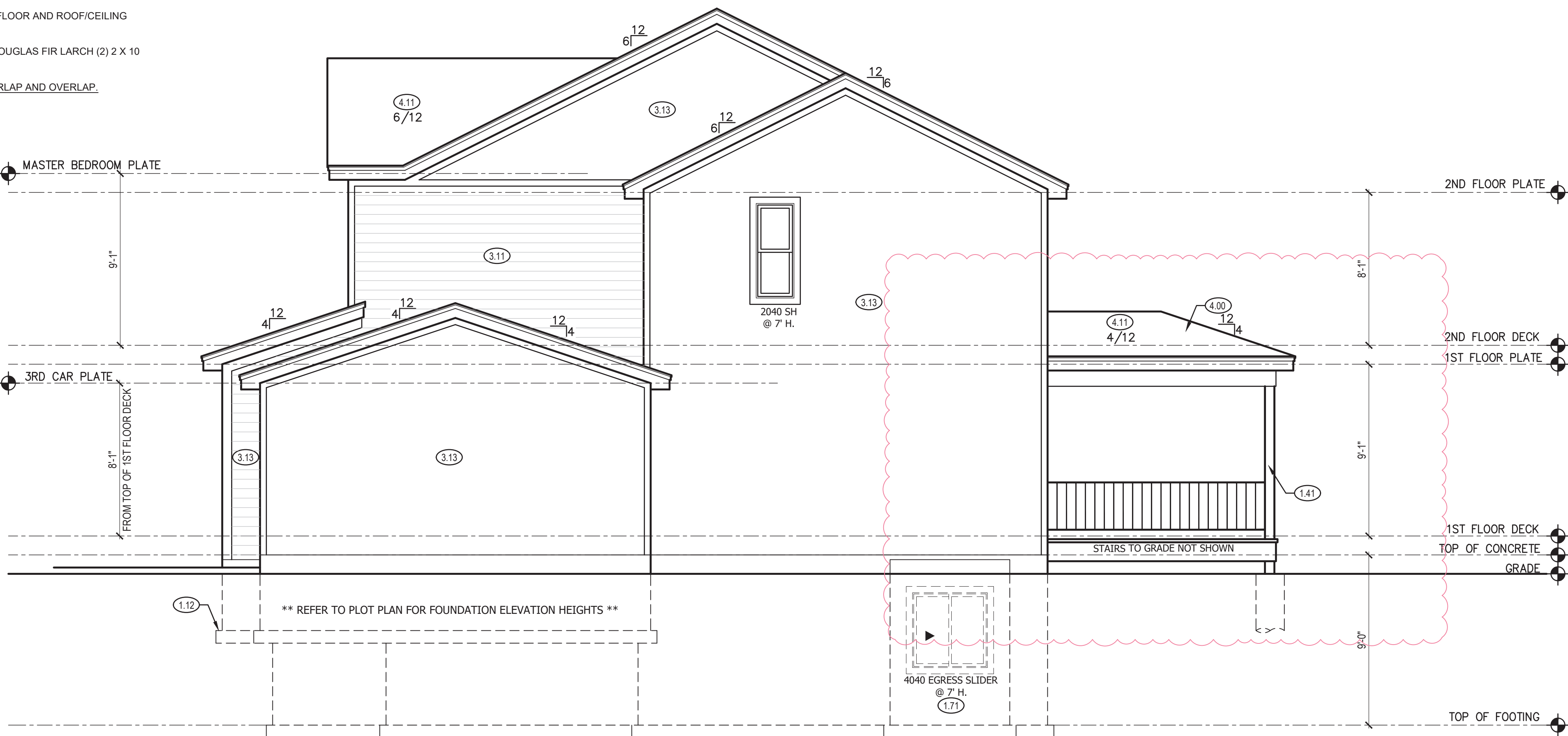
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LEFT ELEVATION 2

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



RIGHT ELEVATION 1

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

LEFT & RIGHT SIDE ELEVATION NOTES

- 1.12 TOP OF FOOTING DEPTH DETERMINED PER SITE.
- 1.41 6X6 CEDAR POST
- 1.71 CONCRETE WINDOW WELL FOR EGRESS WITH LADDER. PROVED SLEEVE THROUGH WALL FOR FOUNDATION DRAIN. TOP OF WINDOW WELL TO BE 3" BELOW TOP OF FOUNDATION.
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- 4.31 BUILD CRICKET VALLEY AWAY FROM INTERSECTION FOR POSITIVE DRAINAGE.
- 7.25 TOP OF FIREPLACE VENT TO BE 3'-8" ABOVE FIRST FLOOR DECK.

GENERAL NOTES

DIMENSIONAL LUMBER IS LABELED PER INDUSTRY STANDARD TERMINOLOGY. ACTUAL LUMBER SIZING IS EXPECTED TO VARY PER VENDOR.

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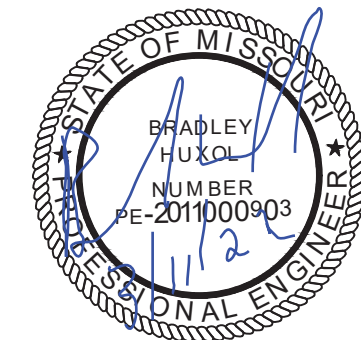
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816-399-4901

DRAWN BY:
C.HOOPER

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






FOUNDATION NOTES:
ALL FOOTINGS MEET OR EXCEED MINIMUM FROST DEPTH OF 36".
SOIL BEARING CAPACITY SHALL BE 1500 PSF.
COMPRESSIVE STRENGTH OF CONCRETE SHALL EXCEED COMPRESSIVE STRENGTH SHALL BE AS SPECIFIED IN IRC TABLE R402.2. REQUIRED AIR ENTRAINMENT SHALL BE 5-7%.
ALL FOUNDATION WALLS ENCLOSING BELOW GRADE SPACE SHALL BE DAMPPROOFED. DAMPPROOFING SHALL EXTEND FROM THE EDGE OF THE FOOTING TO THE FINISHED GRADE (R-405.1). METHOD OF DAMPPROOFING OR WATERPROOFING SHALL BE A MINIMUM 6-MIL THICK MOISTURE BARRIER OVER EXPOSED GRADE. SET UNDER BASEMENT FLOOR SLAB PER R405.2.2. LAP JOINTS SHALL BE A MINIMUM 6".
FOUNDATION WALLS SHALL BE DAMPPROOFED PER IRC SECTION R404.
FOUNDATION DRAINAGE WILL BE IN ACCORDANCE WITH WITH IRC SECTION R405.
BASEMENT EGRESS OPENINGS SHALL BE IN ACCORDANCE WITH IRC SECTION R310.1.
ALL INTERIOR FOOTINGS OF LOAD BEARING WALLS AND COLUMNS SHALL BE ISOLATED FROM THE BASEMENT FLOOR SLAB.
ALL ANCHOR BOLTS SHALL NOT BE SPACED MORE THAN 6" O.C. AND BE EMBEDDED INTO THE CONCRETE A MINIMUM OF 7".






ALL UNMARKED HEADERS SHALL BE A MINIMUM #2 DOUGLAS FIR LARCH (2) 2 X 10
ON LOAD BEARING WALLS.

BACKFILL SHALL NOT BE PLACED AGAINST THE WALL UNTIL THE WALL HAS SUFFICIENT STRENGTH OR HAS BEEN SUFFICIENTLY BRACED TO PREVENT DAMAGE BY BACKFILL.

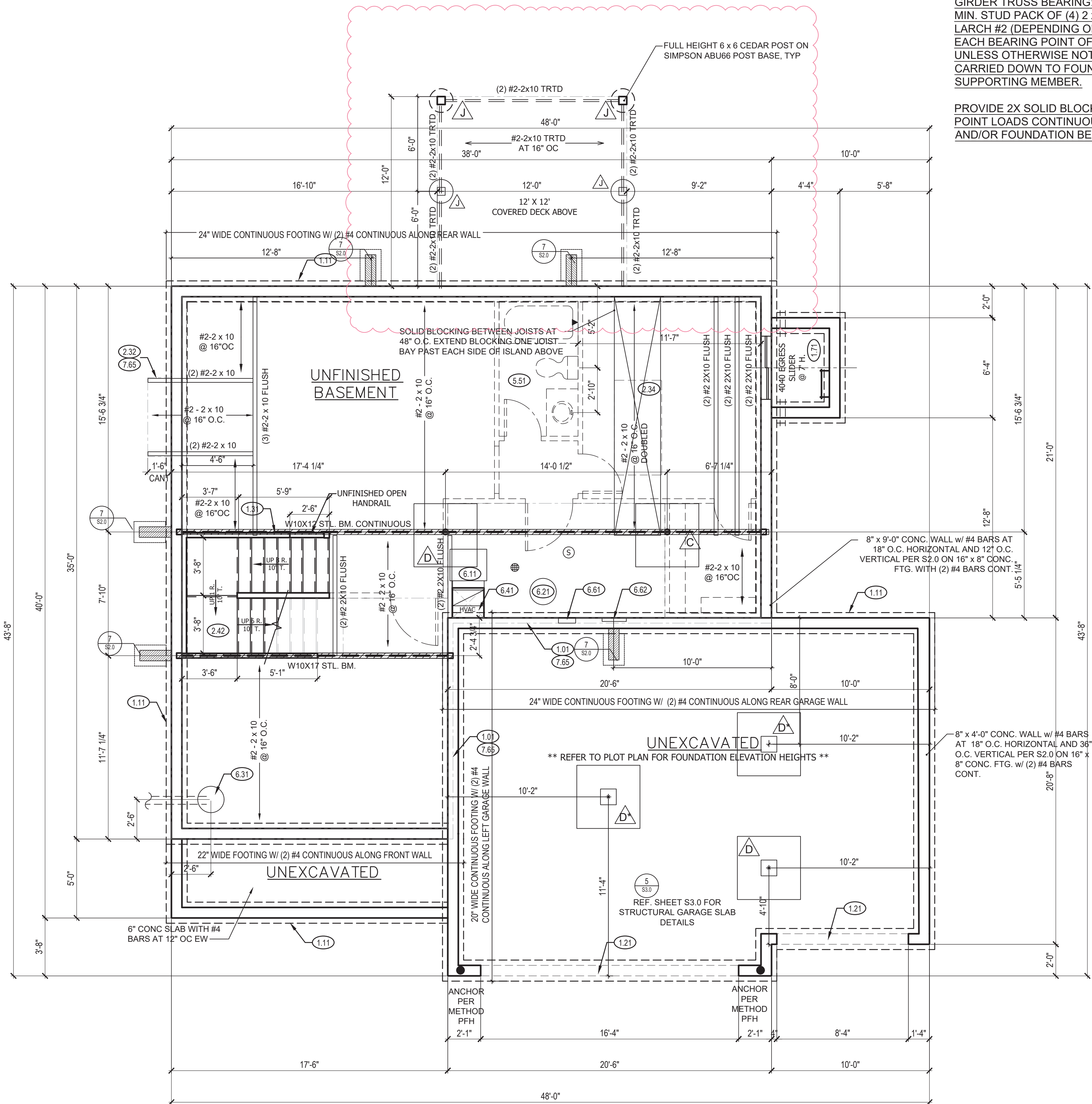
IF BASEMENT SLAB ELEVATION IS ABOVE GRADE CONSULT ENGINEER

STEEL BEAM FLANGE WIDTH:
W10x17 - 4.01"
W10X12 - 3.96"

| ISOLATED FOOTINGS AND COLUMN PADS | | | | |
|---|---------------|-------|--|---|
| SYM | PIER PAD SIZE | DEPTH | MINIMUM REINFORCEMENT GRADE 60 KSI STEEL | SCHEDULE 40 STEEL COLUMN, MIN FY = 35 KSI |
|  | 30"x30" | 1'-0" | (5) #4 BAR E.W. | 3" DIAMETER |
|  | 36"x36" | 1'-0" | (6) #4 BAR E.W. | 3" DIAMETER |
|  | 42"x42" | 1'-2" | (7) #4 BAR E.W. | 3" DIAMETER |
|  | 48"x48" | 1'-4" | (8) #4 BAR E.W. | 3" DIAMETER |
|  | 48"x48" | 1'-4" | (8) #4 BAR E.W. | N/A |
|  | 54"x54" | 1'-4" | (9) #4 BAR E.W. | 3.5" DIAMETER |
|  | 60"x60" | 1'-6" | (10) #4 BAR E.W. | 3.5" DIAMETER |

| ISOLATED FOOTINGS AND COLUMN PADS | | | |
|---|---------------|-------|--|
| SYM | PIER DIAMETER | DEPTH | MINIMUM REINFORCEMENT GRADE 40 KSI STEEL |
|  | 12" | 3'-0" | (4) VERTICAL #4 |
|  | 16" | 3'-0" | (4) VERTICAL #4 |
|  | 18" | 3'-0" | (4) VERTICAL #4 |
|  | 24" | 3'-0" | (4) VERTICAL #4 |
|  | 28" | 3'-0" | (4) VERTICAL #4 |

COLUMN AND PAD SIZES ARE FOR A MAXIMUM COLUMN HEIGHT OF 10'.
COLUMNS GREATER THAN 10' REQUIRE A SEPARATE ENGINEERED
DESIGN. FOOTINGS A-F SPACING OF 6" O.C. WITH 3" CLEAR COVER.



GIRDER TRUSS BEARING:
MIN. STUD PACK OF (4) 2 x 4 OR (4) 2 x 6 DOUGLAS FIR
LARCH #2 (DEPENDING ON WALL THICKNESS) BELOW
EACH BEARING POINT OF EACH GIRDER TRUSS.
UNLESS OTHERWISE NOTED. STUD PACKS SHALL BE
CARRIED DOWN TO FOUNDATION OR LOAD
SUPPORTING MEMBER.

PROVIDE 2X SOLID BLOCKING SUPPORT BELOW ALL
POINT LOADS CONTINUOUS TO BEARING STRUCTURE
AND/OR FOUNDATION BELOW.

FOUNDATION PLAN

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

FOUNDATION PLAN NOTES

- 0.1 HOLD SILL PLATE BACK 4"
- 1.11 CONTINUOUS CONCRETE FOOTING
- 2.1 RECESS TOP OF FOUNDATION WALL
- 3.1 2x4 STUD WALL WITH TREATED SILL PLATE
- 4.1 CONCRETE WINDOW WELL FOR EGRESS WITH LADDER, PROVIDED SLEEVE THROUGH WALL FOR FOUNDATION DRAIN. TOP OF WINDOW WELL TO BE 3" BELOW TOP OF FOUNDATION.
- 5.2.32 INSULATE CANTILEVER AS REQUIRED PRIOR TO BLOCKING
- 6.2.34 PROVIDE ADDITIONAL BRACING FOR ISLAND ABOVE.
- 7.2.42 FIRE RATED SHEETROCK UNDER STAIRS
- 8.5.1 DRAIN LINE ONLY FOR FUTURE USE. LOCATION TO BE MARKED WITH REBAR AND CUT FLUSH TO FLOOR FINISH.
- 9.5.11 DIRECT FURNACE, FUEL BURNING APPLIANCES SHALL BE DIRECT VENTED TO EXTERIOR FOR COMBUSTION AIR.
- 10.5.21 HOT WATER HEATER WITH THERMAL EXPANSION CONTROL DEVICE
- 11.5.31 SUMP PIT AND PUMP. PROVIDE ELECTRICAL GFCI PROTECTION. PROVIDE SLEEVE THROUGH FOOTING.
- 12.5.41 HVAC CHASE ABOVE
- 13.5.61 200 AMP ELECTRICAL PANEL. LOCATION TO BE DETERMINED ON SITE.
- 14.5.62 UFER GROUND-- VERIFY LOCATION WITH PROJECT MANAGER.
- 15.7.65 LINE OF FLOOR ABOVE

GENERAL NOTES

BACK WATER VALVES REQUIRED ON ALL BASEMENT PLUMBING
FIXTURES. PROVIDE MEANS OF CONTROLLING PRESSURE
CAUSED BY THERMAL EXPANSION.

ALL SILLS & SLEEPERS SUPPORTED ON CONCRETE OR MASONRY SHALL BE OF DECAY-RESISTANT MATERIALS.

DIMENSIONAL LUMBER IS LABELED PER INDUSTRY STANDARD TERMINOLOGY. ACTUAL LUMBER SIZING IS EXPECTED TO VARY PER VENDOR.

ALL INTERIOR NON-LOAD BEARING, NON-BRACED,
NON-CABINET WALLS ARE ALLOWED AT 24" O.C.

SMOKE AND CARBON MONOXIDE DETECTORS SHOW ON PLANS
ARE TO BE CONSIDERED RECOMMENDATIONS ONLY. FINAL
PLACEMENT IS TO BE DETERMINED BY MUNICIPAL
REQUIREMENTS.

WINDOW SIZES ARE WRITTEN IN FEET AND INCHES PER INDUSTRY STANDARDS. EX: 3050 SH = 3'-0" X 5'-0" SINGLE HUNG, 3066 FIX = 3'-0" X 6'-6" FIXED.

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