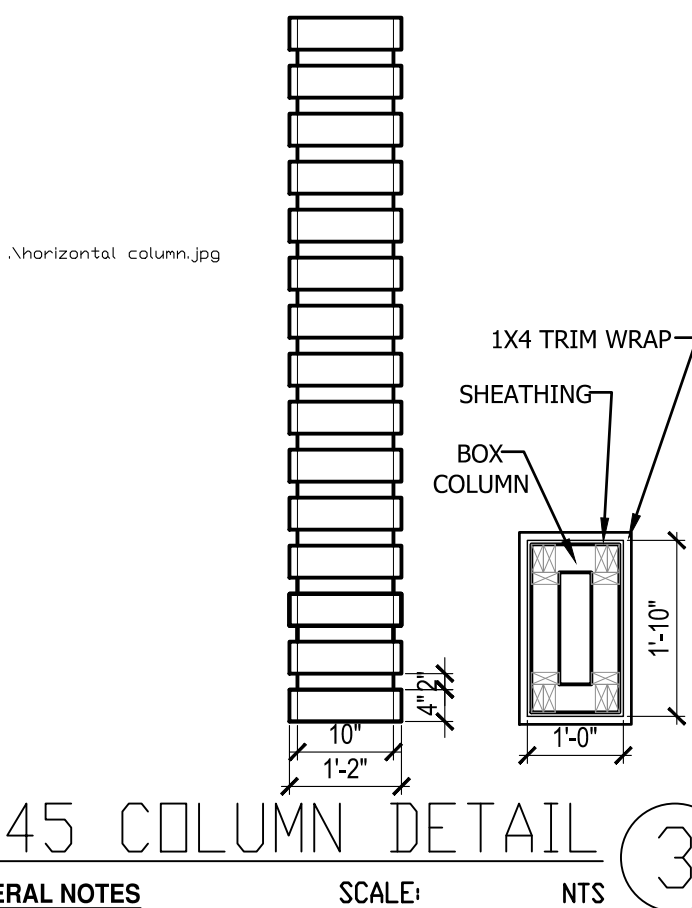


WINDOWS FULL REDUCTION SCHEDULE	
LOWER LEVEL	(1) 3050 SH CLR
MAIN LEVEL	(2) 3060 FIX CLR TEMP (4) 3066 FIX CLR TEMP (4) 3050 SH CLR (1) 3050 SH CLR TEMP (1) 4040 FIX CLR (1) 2050 FIX CLR TEMP (1) 2050 FIX CLR (1) 5510 FIX CLR TRANS (2) 5520 FIX TRANS TEMP 2x6x6 F.V. PATIO DOOR 2X4 JAMB 30X66 FRONT DOOR 2X6 JAMB
UPPER LEVEL	(6) 3050 SH CLR (1) 3050 SH CLR TEMP (2) 2050 FIX CLR (2) 3060 FIX CLR (1) 5510 FIX CLR TRANS (1) 5520 FIX CLR TEMP

- 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. PROVED SLEEVE THROUGH WALL FOR FOUNDATION DRAIN. TOP OF WINDOW WELL TO BE 3" BELOW TOP OF FOUNDATION.
 - 2.61 5/4"x8" LP SMART TRIM.
 - 3.11 LP SMART 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.
 - 3.16 STUCCO, SHEATHED WITH 15/32" THICK OSB RATED 24/0 SHEATHING. EXTEND STUCCO TO WITHIN 8" OF FINISHED GRADE. 5/4X6 LP SMART TRIM AROUND WINDOWS AND DOORS UNLESS NOTED OTHERWISE.
 - 3.17 MANUFACTURED STONE VENEER.
 - 3.45 COLUMN DETAIL, RE-3/A1
 - 3.46 1'-2" X 2'-2" BOX COLUMN WRAPPED IN MANUFACTURER STONE VENEER
 - 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.



FRONT ELEVATION 2
SCALE: 1/4" = 1'-0"

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

ELEVATIONS:
GARAGE DOORS SHALL MEET DASHA 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(S) 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 1
SCALE: 1/4" = 1'-0"

SHEET INDEX

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

FINISHED	
MAIN FLOOR	1378
UPPER LEVEL	1476
FINISHED LOWER LEVEL	1142
TOTAL	3996
UNFINISHED	
LOWER LEVEL - UNFINISHED	124
COVERED DECK	143
GARAGE	638

ENGINEER	TRUSS	I-JOIST
EVERSTEAD	BFS	NA

REVISIONS		
NO.	DATE	DESCRIPTION
1		
2		
3		
4		

CPG DBA

SUMMIT HOMES

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

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ADDRESS:
1038 SW FORD DR
LEE'S SUMMIT, MO

CHARLESTON
MODERN PRAIRIE
HIGHLAND MEADOWS #193
5 BEDS, 4 BATHS

PROFESSIONAL SEAL:

BRADLEY HUXOL
NUMBER PE-2011000903
PROFESSIONAL ENGINEER

EVERSTEAD IS RESPONSIBLE FOR STRUCTURAL SPECIFICATIONS ONLY. ARCHITECTURAL PLANS WERE PRODUCED BY OTHERS.

EVERSTEAD
3741 NE TROON DRIVE
SUITE 200
LEE'S SUMMIT, MO 64064
816-399-4901

VERSION:
2.1

ISSUE DATE:
07.13.23

SHEET NUMBER:
A1.0



RIGHT ELEVATION

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

1

A2.0

NOTE:

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

FOUNDATION NOTES:

- ALL FOOTINGS MEET OR EXCEED MINIMUM FROST DEPTH OF 36".
- SOIL BEARING CAPACITY SHALL BE 1500 PSF.
- COMPRESSIVE STRENGTH OF CONCRETE F'C 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-406.1). METHOD OF DAMPPROOFING OR WATERPROOFING SHALL BE A MINIMUM 6-MIL THICK MOISTURE BARRIER OVER POROUS GRAVEL BASE UNDER BASEMENT FLOOR SLAB PER R405.2.2. LAP JOINTS SHALL BE A MINIMUM 6".
- FOUNDATION WALLS SHALL BE DAMPPROOFED PER IRC SECTION R406.
- 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 3' O.C. AND BE EMBEDDED INTO THE CONCRETE A MINIMUM OF 7".
- 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.

DEAD MEN SPACING:

ALL DEAD MEN SHALL BE SPACED NO MORE THAN 16" FROM EGRESS WELL, REAR GARAGE WALL, 24" RETURN ON FOUNDATION WALL OR ANOTHER DEAD MAN.

DEAD MEN ARE NOT REQUIRED ON EXTERIOR GARAGE WALLS OR FOUNDATION WALLS THAT ARE 5' OR LESS.

WALL TRANSITIONING FROM LESS THAN 5' TALL TO MORE THAN 5' TALL WITH STEP DOWNS:
A DEAD MAN IS REQUIRED WITHIN 8" OF STEP DOWN (TRANSITIONING FROM LESS THAN 5' TALL TO MORE THAN 5' TALL WALL LOCATION) ON WALL 5' TALL OR MORE

FOUNDATION PLAN NOTES

- HOLD SILL PLATE BACK 4"
- CONTINUOUS CONCRETE FOOTING
- RECESS TOP OF FOUNDATION WALL
- 2X4 STUD WALL WITH TREATED SILL PLATE
- 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.
- INSULATE CANTILEVER AS REQUIRED PRIOR TO BLOCKING
- PROVIDE ADDITIONAL BRACING FOR ISLAND ABOVE.
- CURB STAIR SYSTEM WITH OPEN HANDRAILS
- FIRE RATED SHEETROCK UNDER STAIRS
- DRAIN LINE ONLY FOR FUTURE USE. LOCATION TO BE MARKED WITH REBAR AND CUT FLUSH TO FLOOR FINISH.
- DIRECT FURNACE, FUEL BURNING APPLIANCES SHALL BE DIRECT VENTED TO EXTERIOR FOR COMBUSTION AIR.
- HOT WATER HEATER WITH THERMAL EXPANSION CONTROL DEVICE
- SUMP PIT AND PUMP. PROVIDE ELECTRICAL GFCI PROTECTION. PROVIDE SLEEVE THROUGH FOOTING.
- HVAC CHASE ABOVE
- 200 AMP ELECTRICAL PANEL. LOCATION TO BE DETERMINED ON SITE.
- UFR GROUND- VERIFY LOCATION WITH PROJECT MANAGER.
- LINE OF FLOOR ABOVE

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ISOLATED FOOTINGS AND COLUMN PADS

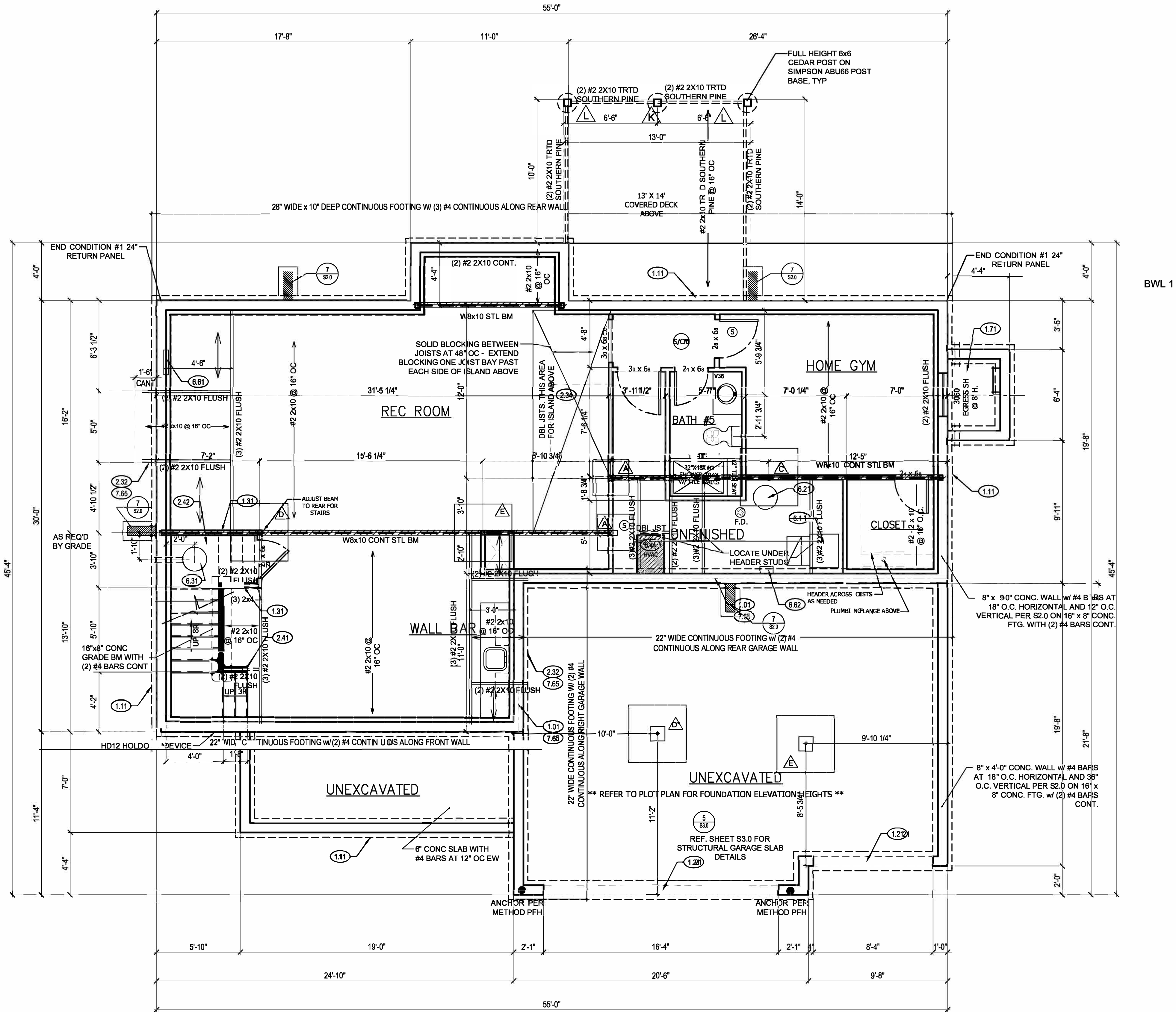
SYM	PIER PAD SIZE	DEPTH	MINIMUM REINFORCEMENT GRADE 60 KSI STEEL	SCHEDULE 40 STEEL COLUMN, MIN FY = 35 KSI
A	30"x30"	1'-0"	(5) #4 BAR E.W.	3" DIAMETER
B	36"x36"	1'-0"	(6) #4 BAR E.W.	3" DIAMETER
C	42"x42"	1'-2"	(7) #4 BAR E.W.	3" DIAMETER
D	48"x48"	1'-4"	(8) #4 BAR E.W.	3" DIAMETER
E	54"x54"	1'-4"	(9)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

ANY SIZE FOOTING WITH AN (*) NO COLUMN NEEDED

ISOLATED FOOTINGS AND COLUMN PADS

SYM	PIER DIAMETER	DEPTH	MINIMUM REINFORCEMENT GRADE 40 KSI STEEL
G	12"	3'-0"	(4) VERTICAL #4
H	16"	3'-0"	(4) VERTICAL #4
I	18"	3'-0"	(4) VERTICAL #4
J	24"	3'-0"	(4) VERTICAL #4
K	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.



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.