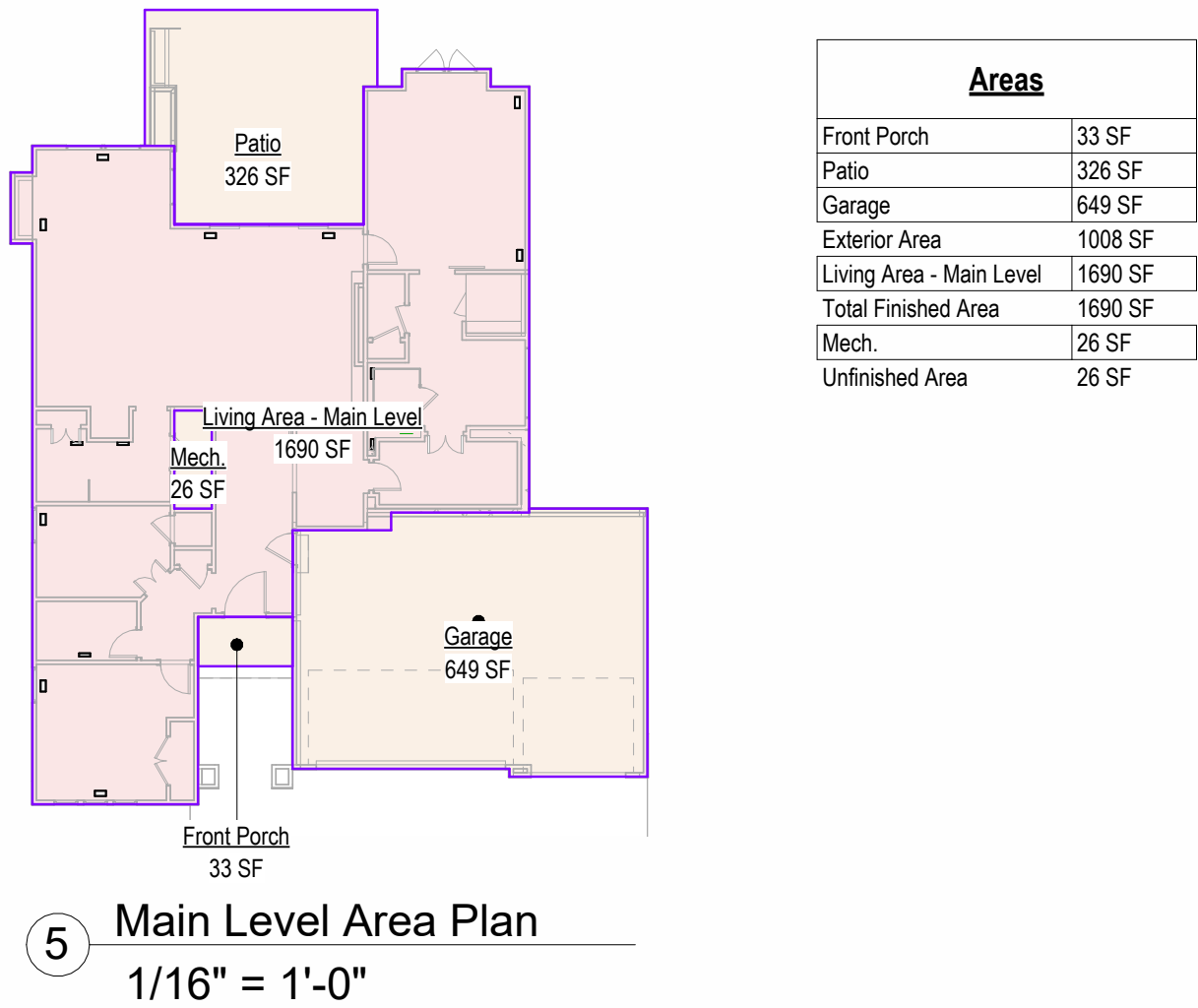


# SOMERSET MASTER PLAN

Address: 2124 SW Wheatfield Drive, Lee's Summit, MO.  
Lot 151 Hook Farms, 2nd plat



## General Information

- Whole House Mechanical Ventilation System is required for any dwelling with air infiltration at a rate of less than 5 air changes per hour (at ACH50 standard R303.4).
- Carbon monoxide detectors required (R315)
- Steel columns shall be minimum schedule 40 (R507.2)
- Deck Ledger attachment to house shall be per Tables 507.9.1.3.
- New provisions for attachment of rafters, trusses and roof beams. (R802.3 and R802.11)
- Programmable thermostat required (N1103.1.1)
- Air handlers shall be rated for Maximum 2% air leakage rate (N1103.2.2.1)
- Building cavities used as return air plenums shall be sealed to prevent leakage across the thermal envelope. (N1103.2.3)
- Certain hot water pipes shall be insulated (N1103.4)
- All exhaust fans shall terminate to the building exterior (M1507.2)
- Makeup air system required for kitchen exhaust hoods that exceed 400 CFM M1503.4
- Building cavities in a thermal envelope wall (including the wall between the house and garage) shall not be used as return air plenums (unless the required insulation and air barrier are maintained) (M1601.1.1.47.5)
- An air handling system shall not serve both the living space and the garage (M1601.6)
- A concrete-Encased grounding electrode ("UFER Ground") connection complies with the requirements of the 2018 IRC Section E3808.1.2 in providing a connection with no less than the required minimum of steel
- Compliance with the requirements and show connection as needed for roof beam, trus, rafter, and girder connections for uplift per IRC 802.11
- DASMA 115 MPH Rated Garage doors
- Compliant with the Physical Security Ordinance in the Kansas City Building and Rehabilitation Code, section 329 (Information Bulletin 161).
- Compliant with the requirements of section 308 of the 2018 IRC for safety glazing.
- Studs will be continuous from floor to ceiling diaphragm/Roof as per 2018 IRC 602.3

2018 IRC BUILDING CODE COMPLIANCE  
THESE DRAWINGS HAVE BEEN PREPARED WITH RESPECT TO COMPLIANCE OF THE 2018 IRC AND NEC 2017 ANY REFERENCES FOUND NOT CORRECTLY IDENTIFIED TO THESE CODES SHALL BE BROUGHT TO THE ATTENTION OF SSIONAL THE DESIGN PROFESSIONAL

2018 I.T. EXERTY CONSERVATION CODE (2018-CH 11) DOORS, & WINDOWS:	
SKYLIGHTS:	U-0.35 MAX (HEAT GAIN MAX 0.25)
ATTIC CEILINGS:	U-0.55 MAX
WOOD FRAME WALLS:	20 OR 13 + 5 MIN.
FLOOR (OVER UNHEATED):	R-19 MIN
SLAB ON GRADE:	R-10 FOR 24" IN
VAULTED CEILINGS:	R-38 (SEE DETAIL)
CRAWL SPACE:	R-10
BASEMENT WALLS:	R-10 CONT OR R-13 CAVITY
DUCTWORK:	R-8
FUEL FIRED FURNACE:	90% AFUE MIN.
ELECTRIC FURNACE:	NO MINIMUM
COOLING SYSTEM:	13 SEER MIN.
WATER HEATER	
GAS FIRED STORAGE:	0.67 EF MIN
GAS FIRED INSTANT:	0.62 EF MIN
ELECTRIC STORAGE:	0.97 EF MIN
ELECTRIC INSTANT:	0.93 EF MIN

AN ENERGY EFFICIENT CERTIFICATE IS REQUIRED TO BE POSTED IN OR ON THE ELECTRICAL PANEL BEFORE FINAL INSPECTION. THE CERTIFICATE WILL BE PROVIDED WITH ALL NEW RESIDENTIAL PERMITS. IT IS THE PERMIT HOLDER/CONTRACTOR'S RESPONSIBILITY TO ENSURE THE CERTIFICATE HAS ACCURATE INFORMATION & IS POSTED BEFORE FINAL INSPECTION. OWNER/CONTRACTOR IS RESPONSIBLE FOR MEETING THE PRESCRIPTIVE REQUIREMENTS OF IRC CHAPTER 11 UNLESS A HERS INDEX ANALYSIS FOR PERFORMANCE COMPLIANCE BASED ON THE PLANS IS SUBMITTED TO THE AHJ FOR APPROVAL.

### Change/Revision Log:

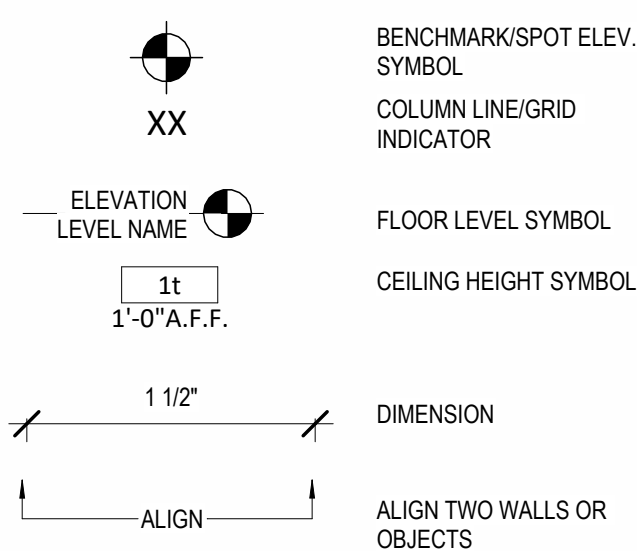
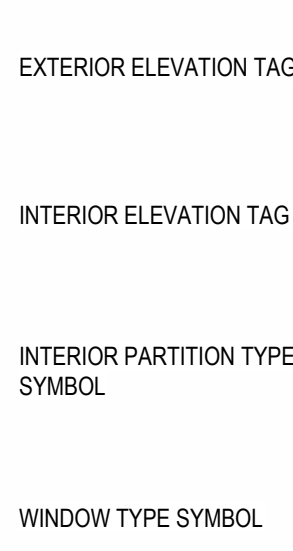
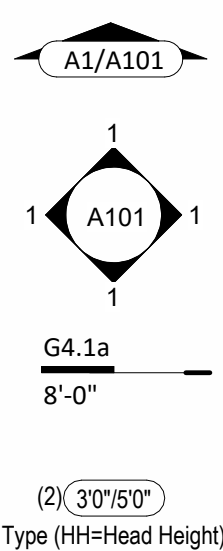
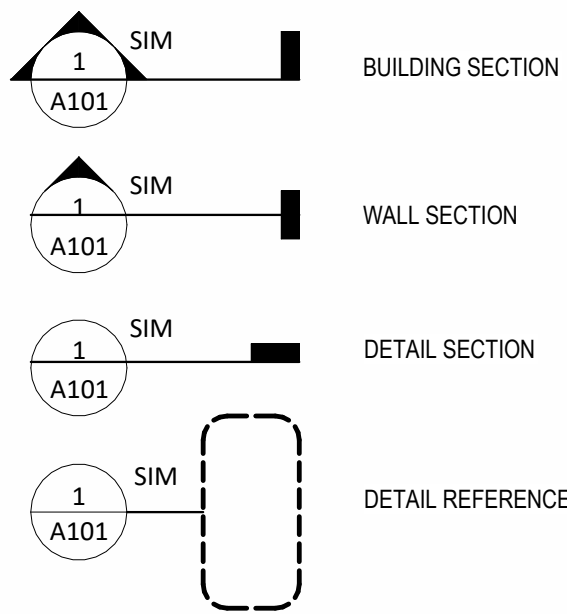
2025/08/11:

- Removed the closet by front door, and moved it to office/Bed 3 closet.
- Added a cased opening to the hallway going to bed 2 from Foyer.
- Moved the fireplace from back wall to side wall on patio.
- Added header and upright to support the ridge beam after removing FP.
- Made the egress window in Bed 2 a single hung from casement.
- Made the Walk-in-closet 9' high from 10' high.
- Replaced 2/4 pantry door with a 2/8 cased opening.
- Detailed interior elevations on page A702.
- Moved the top plate of the main roof over by a foot towards front to avoid clipping rafters over front door.



SOMERSET MASTER PLAN  
Address: 2124 SW Wheatfield Drive, Lee's Summit, MO.  
Lot 151 Hook Farms, 2nd plat

Sheet List	
00	Cover
A101	Elevations
A102	Elevations
A403	Foundation Plan
A601	Floor Plan -Main Level
A701	Floor Plan - Roof Plan
A702	Interior Elevations
E101	RCP/Electrical Plan
A901	Details
A902	Details
A903	Details



RELEASE FOR CONSTRUCTION  
AS NOTED FOR PLAN REVIEW  
DEVELOPMENT SERVICES  
LEE'S SUMMIT, MISSOURI  
08/12/2025

Original Issue Date: 24/03/27

### REVISIONS

Number Description Date



JULY 10, 2025

PLAN DESCRIPTION: Cover

00

Project No.



# SOMERSET MASTER PLAN

architect:  
Elevate Design + Build  
350 SW Longview Blvd  
Lee's Summit, MO 64081  
816.622.8826 voice  
www.elevatedesignbuildkc.com

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AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR  
CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION



JULY 10, 2025

## REVISIONS

Number	DESCRIPTION	DATE
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PROJECT  
Address: 2124 SW Wheatfield  
Drive, Lee's Summit, MO.  
Lot 151 Hook Farms, 2nd plat

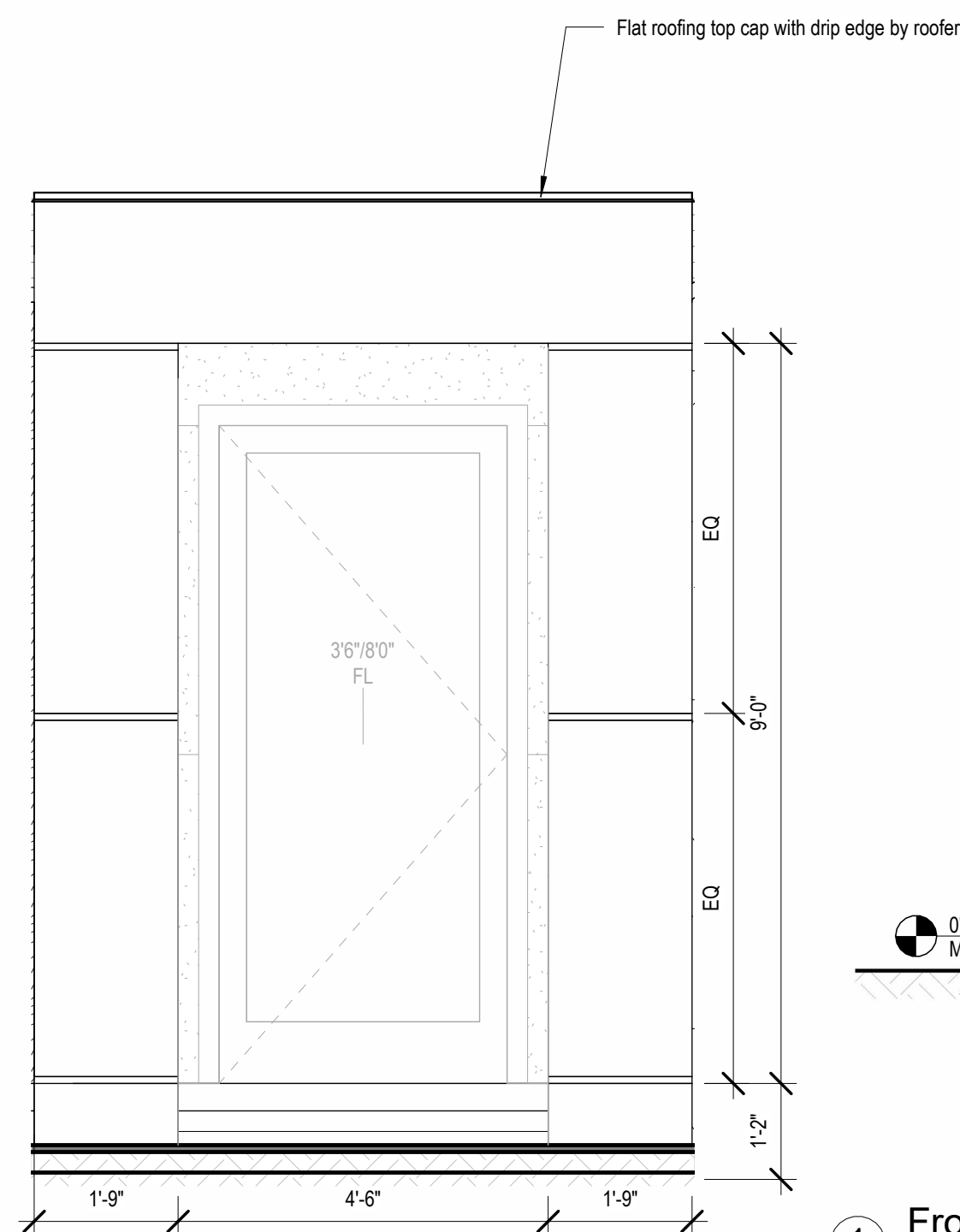
DRAWING TITLE  
Elevations

DATE ISSUED

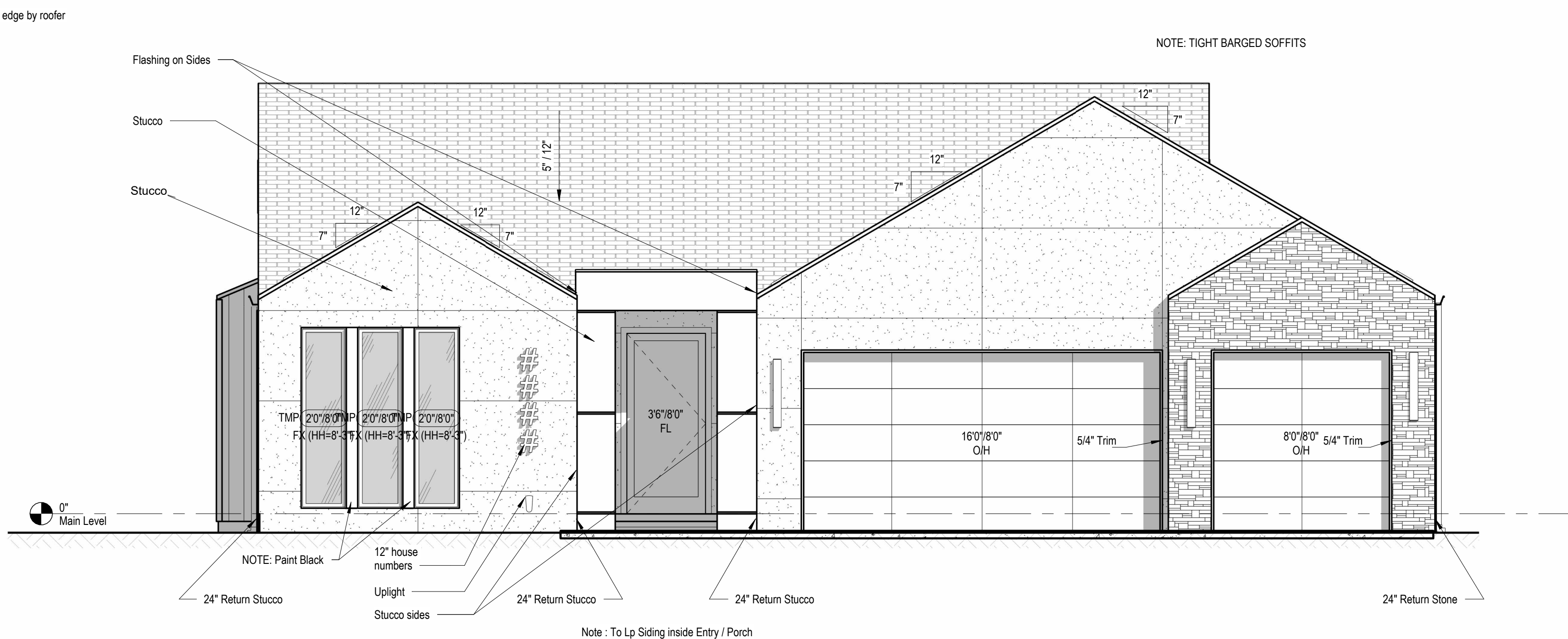
DRAWING NUMBER

# A101

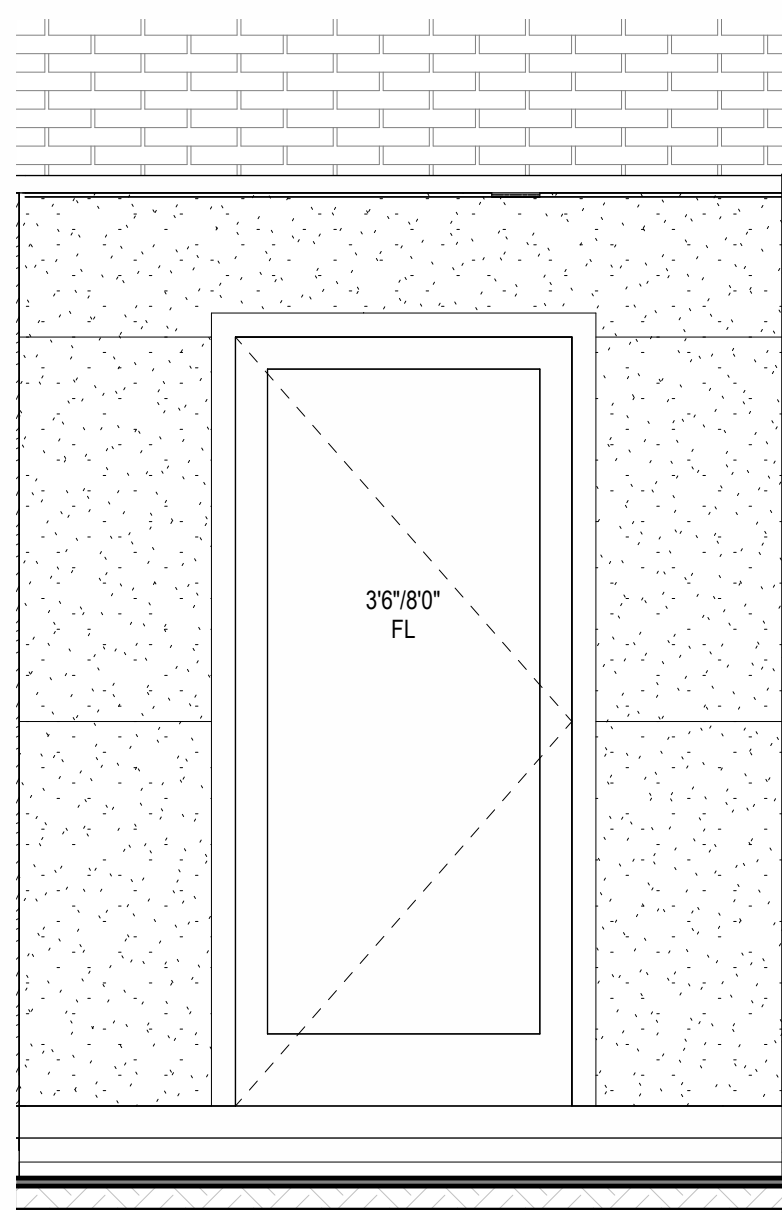
PRELIMINARY  
NOT FOR CONSTRUCTION  
AS NOTED FOR PLAN REVIEW  
DEVELOPMENT SERVICES  
LEE'S SUMMIT, MISSOURI  
08/12/2025



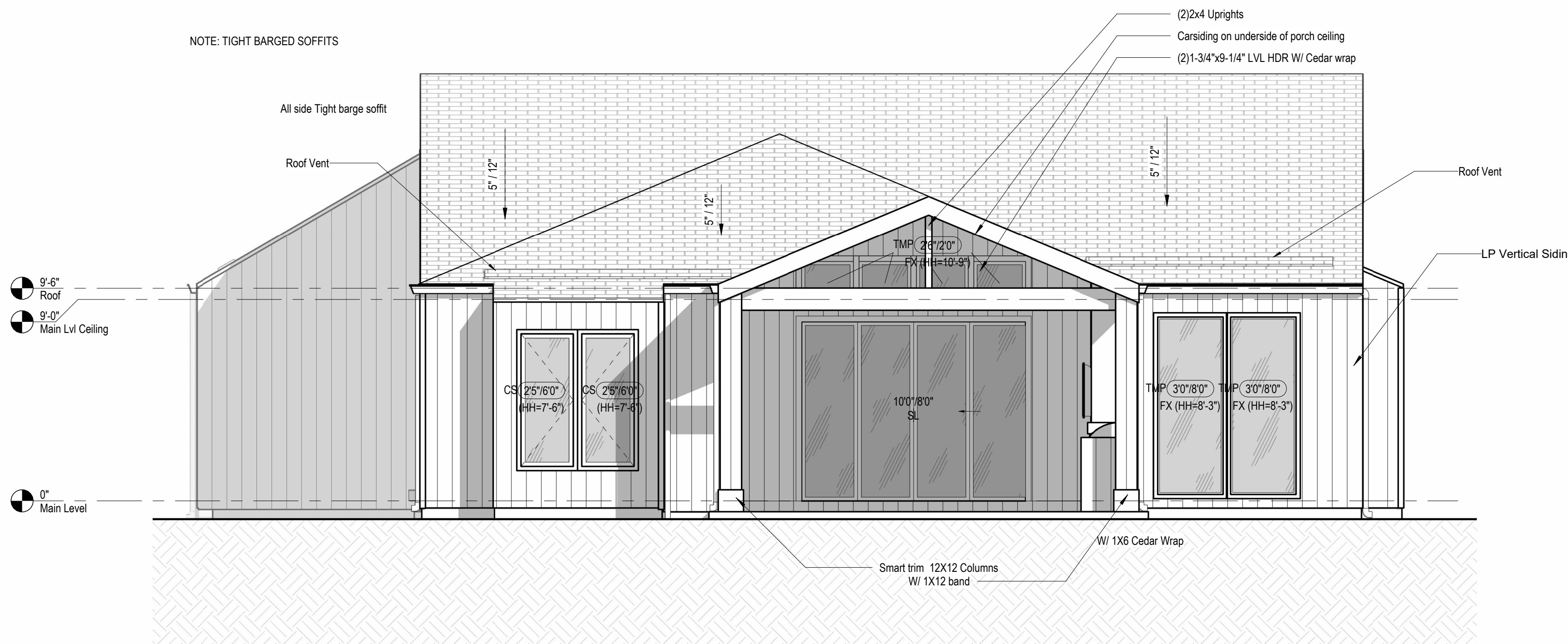
3 Entry Frame Detail  
1/2" = 1'-0"



1 Front Elevation  
1/4" = 1'-0"



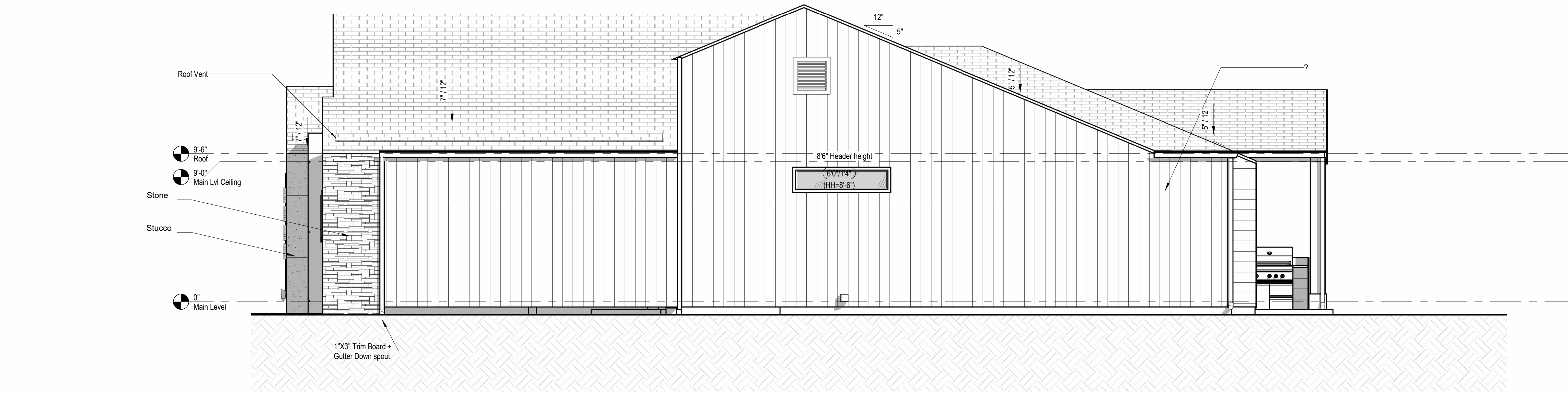
4 Front Door Elevation  
1/2" = 1'-0"



2 Rear Elevation  
1/4" = 1'-0"



# SOMERSET MASTER PLAN



1 Right Elevation Walkout Basement - Modern  
1/4" = 1'-0"



2 Left Elevation Walkout Basement - Modern  
1/4" = 1'-0"

architect:  
Elevate Design + Build  
350 SW Longview Blvd  
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PROJECT  
Address: 2124 SW Wheatfield  
Drive, Lee's Summit, MO.  
Lot 151 Hook Farms, 2nd plat

DRAWING TITLE  
Elevations

DATE ISSUED

DRAWING NUMBER

A102



## Foundation Details:

**FOOTINGS/FOUNDATION & CONCRETE NOTES:**

1. TO BE CONSTRUCTED AND DIFFER FROM EXISTING FOUNDATION AND EXTERIOR FINISHES & PADS TO BE PLACED MAX. 18 INCHES INTO UNDISTURBED NATURAL SOIL.
2. EXISTING FOUNDATION TO BE REPAIRED MAX. 38 INCHES BELOW FIN. GRADE
3. DESIGN IS BASED ON CONC. STRENGTH OF 2500 PSI. CONCRETE STRENGTHS TO ACHIEVE THE FOLLOWING LOADS:
  - A. 3.000 PSI FOR FOOTINGS, FLOOD WALLS & VERT. SUPPORTS
  - B. 3.500 PSI FOR DRAINAGE FLOOR
4. CONC. EXPOSED TO WEATHER TO HAVE MIN (+/-) 1% AIR ENTRAINMENT
5. PROVIDE 4" MIN CONC. SLAB REIN. WITH #8 @ 2' O.C. TOP REIN. OVER PERISTYLE AS NOTICED WITH #17 @ 8' O.C. FL. PLACES OVER I.M. VAPOR BARRIER
6. REINFORCE EXISTING FOOTINGS WITH #4 @ 2' O.C. E.W., REINFORCE W/ (2) #4 CONT. AT BOTTOM
7. PROVIDE #4 @ 48" (1) U & 48" DEGREES AT REINFORCED CORNERS
8. PERISTYLE ASTM A667 ANCHOR ECHS @ 48" O.C. (2) U & 48" DEGREES
9. ANCHOR PRESSURE TREATED PLATE #8 IN BEARING WALLS WITH 12" X 4-1/2" H.T.I
10. PROVIDE 12" W/ 12" O.C. MAX. 12" FROM TOP OF WALL
11. PROVIDE 2" LAPS MIN. DURING CORNERS
12. ALL FOOTING HOLD DOWN 1" H.T.I. TO BE INSTALLED ON PLAN
13. PROVIDE BITUMINOUS TAPE-PROOFING AT FOUNDATION WALLS
14. SOL BEARING CAPACITY IS NOT ASSUMED TO BE GREATER THAN 2,000 PSF PER SQUARE FOOT OF FOUNDATION DESIGN. ALL COMPACTED FL. PLACES REQUIRE A SPECIAL INSPECTION
15. MINIMUM SOIL BEARING CAPACITY IS ASSUMED AS 1500 PSF

**STEEL COLLARS & OTHER BASEMENT/FOUNDATION NOTES:**

1. ALL STEEL PIPE COLUMNS TO BE 2" OR 3" 12"/12"X12"X10 GAUGE
2. INTER BEARING WALLS & COLLARS SHALL BE ISOLATED FROM THE BASEMENT FLOOR SLAB
3. INTER NON-BEARING WALLS, OTHER THAN THOSE RESTING DIRECTLY ON THE FOOTING, SHALL BE ISOLATED FROM THE BASEMENT FLOOR SLAB
4. AT WALKOUT FOUNDATION AREAS, BEARING WALLS FROM THE FOUNDATION WALL TO 2 FEET BEYOND THE OVERCAGE AREA WITH #4 BARS AT 24 INCHES O.C. PERISTYLE WALLS AND HORIZONTAL WALLS TO THE WALL, MAXIMUM 4-FOOT OVERCAGE AT WALKOUTS THE FOUNDATION WALL SHALL BE INSULATED WITH A MINIMUM R-8 POLYURETHANE INSULATION. THE INSULATION SHALL BE INSTALLED WITH A FLASH WHERE FLOOR JOISTS ARE PARALLEL TO THE FOUNDATION WALL. THE WALL SHALL BE SUPPORTED LATERALLY AT THE TOP BY SOLD 8.0 BOLDING FOR MINIMUM OF TWO JOIST SPACES, SPACED NOT MORE THAN 4 FEET O.C.

[illegible]

**RELEASE FOR CONSTRUCTION**  
**AS NOTED FOR PLAN REVISION**  
**DEVELOPMENT SERVICE**  
**LEE'S SUMMIT, MISSOURI**  
**08/12/20**



# SOMERSET MASTER PLAN

architect:  
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JULY 10, 2025

## REVISIONS

Number	DESCRIPTION	DATE
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PROJECT  
Address: 2124 SW Wheatfield  
Drive, Lee's Summit, MO.  
Lot 151 Hook Farms, 2nd plat

DRAWING TITLE  
Floor Plan - Main Level

DATE ISSUED	NORTH
	↑

DRAWING NUMBER

# A601

## General Notes:

- DOORS AND WINDOW
- ALL GLAZING WITHIN 12" OF THE FINISHED FLOOR, ADJACENT TO DOORS - 24" AND WITHIN DOORS, ABOVE BATHTUBS TO BE SAFETY TYPE GLASS AND LABELED SUCH AS IN COMPLIANCE W/ SECTION 306 OF THE IRC.
  - SHOWER DOORS SHALL HAVE SAFETY GLAZING. HINGED SHOWER DOORS SHALL SWING OUTWARD.
- GARAGES:
- GARAGE SEPARATION WALL TO BE 1-HR CONST. MIN. 3/8" TYPE X GWB, EXTEND TO BOTTOM OF ROOF. DOOR TO BE 20-MIN RATED, 1-3/8" S.C. & EQUIPPED W/ CLOSURE & LATCH.
  - 15 & 20-AMP RECEPTACLES SHALL HAVE GFCI PROTECTION.
  - TYPE X 5/8" GB REQUIRED ON GARAGE CEILING BELOW LIVING AREAS.
- LIGHT AND VENTILATION:
- PROVIDE STAIRWAY ILLUMINATION PER R303.7.2.
  - CABLE VENT & MASHROOM VENTS TO PROVIDE A MIN. OF 10 S.F. NET FREE OF ATTIC VENTILATION.
  - FURNACES ENCLOSED IN A ROOM LESS THAN 100 S.F. SHALL BE PROVIDED WITH A MEANS OF COMBUSTION MAKE-UP AIR AS DETERMINED, CALCULATED AND PREScribed BY MECH. CONTRACTOR.
  - VENTILATE KITCHENS AND LAUNDRY ROOMS PER R303.3.
  - PROVIDE MIN. 16" x 10" SOFFIT VENTS ALONG EAVE SPACED EVENLY W/ NO MORE THAN 6" O.C.

- GYPSONUM BOARD
- GWB APPLIED TO CEILINGS SHALL BE 1/2" WHEN FRAMING MEMBERS ARE 16" O.C. OR 5/8" WHEN MEMBERS ARE 24" O.C. OR USE 1/2" SAG-RESISTANT GYP. CEILING BOARD.

- MECHANICAL SYSTEMS
- FURNACE & WATER HEATER SHALL BE ON 18" PLATFORMS IN PLACE IN A GARAGE OR ROOM W/ DIRECT ACCESS TO A GARAGE.
  - PROVIDE MIN. 75% AFUE FOR WEATHERIZED GAS HEATING EQUIP. 80% FOR NON-WEATHERIZED.
  - PROVIDE MIN. 1/3 SEER FOR AIR CONDITIONING EQUIPMENT.
  - SUPPLY AND RETURN DUCTS SHALL BE INSULATED TO MIN. R-8.

- ELECTRICAL SYSTEMS
- PROVIDE UFER GROUND ENCASED IN CONCRETE FOOTING.
  - ALL ELECTRICAL CONDUCTORS SHALL BE COPPER.
  - RECEPT. IN THE FOLLOWING LOCATIONS SHALL BE GFCI PROTECTED:
    - BEDROOM, KITCHEN (W/IN 6 FEET OF SINK), GARAGE, SHED, EXTERIOR, UNFINISHED BASEMENT & HEATED FLOORS.
  - ALL BRANCH CIRCUITS THAT SUPPLY 120-V. SINGLE PHASE, 15 & 20 AMP OUTLETS INSTALLED IN:
    - BEDROOMS, SUNROOMS, REC ROOMS, CLOSETS, HALLWAYS, & SIM. ROOMS SHALL BE PROTECTED BY A COMBINATION TYPE ARC-FAULT CIRCUIT INTERRUPTER.
  - ALL 15 & 20 A RECEPT. SHALL BE LISTED TAMPER-RESISTANT.
    - EXCEPTION: RECEPTACLES IN THE FOLLOWING LOCATIONS SHALL NOT BE REQUIRED TAMPER-RESISTANT:
      - RECEPTACLES LOCATED MORE THAN 5 FEET APT.
      - WHERE SUCH RECEPTACLES ARE LOCATED IN SPACES DEDICATED FOR THE APPLIANCE SERVED & UNDER CONDITIONS OF NORMAL USE, THE APPLIANCES ARE NOT EASILY MOVED. APPLIANCES TO BE CORD-N-PLUG CONNECTED TO RECEPT.

- EXTERIOR WALL FRAMING
- BOTTOM SILL PLATES SHALL BE PRESSURE TREATED OR EQUAL.
  - SILL PLATES SHALL BE EXTENDED MIN. 6 INCHES ABOVE GRADE.
  - ALL EXT. STUDS TO BE SECURED TO THEIR DOUBLE TOP PLATES W/ (2) 16d NAILS (MIN).
  - ALL EXTERIOR CORNERS TO BE BRACED WITH 7/16" OSB NAILING SCHEDULE SHALL BE AS COMMON @ 16" O.C. ALONG EDGES & COMMON @ 12" O.C. @ INTERMEDIATE STUDS.

- ROOF FRAMING
- ALL ROOF EAVES OVERHANGS TO BE 16" UNO.
  - ALL JOISTS & RAFTERS TO BE ALIGNED OVER SIDS.
  - ROOF SHEATHING SHALL BE 7/16" OSB LAD W/ LONG DIMENSION PERPENDICULAR TO EAVE LINE & STAGGERED 48" O.C. W/ LONG DIMENSION PERPENDICULAR TO EAVE LINE & STAGGERED 48" O.C. W/ GALLY SPACER CLIPS ALONG ALL EDGES. SECURE SHEATHING W/ COMMON NAILS TO RAFTERS AT 16" O.C. ALL EDGES.

- UNFINISHED BASEMENT REQUIREMENTS
- FIRE PROTECTION OF FLOORS: FLOOR ASSEMBLIES CONSTRUCTED W/ JOISTS LESS THAN 2X10 DIMENSIONAL LUMBER.
  - JOISTS OR OPEN WEB JOISTS OVER UNFINISHED BASEMENTS SHALL BE PROVIDED WITH 5/8" GWB.
  - UNFINISHED BASEMENTS SHALL BE MIN. R-13 INSULATED WALL OR INSULATED ON FLOOR/CEILING (MIN R-19).
  - ALL EXPOSED HVAC DUCTING IN UNFINISHED BASEMENTS TO BE MIN R-8 INSULATED OR ENCLOSED INSIDE A FLOOR/CEILING.
  - UNFINISHED BASEMENTS SHALL HAVE NO CONDITIONED AIR OUTLETS.

- EROSION CONTROL
- EROSION CONTROL MEASURES SHALL BE IN PLACE & IN GOOD WORKING ORDER AT ALL TIMES DURING INSPECTIONS. IN THE EVENT THAT THEY ARE NOT, THE INSPECTOR MAY CANCEL THE INSPECTION UNTIL SUCH TIME THE EROSION CONTROL MEASURES ARE IN PLACE. A FINE, RE-INSPECTION FEE & STOP-WORK ORDER MAY BE ISSUED IF EROSION CONTROL IS NOT ADDRESSED. MINIMUMS INCLUDE:
    - A. SILT FENCE OR STRAW BATTLE AROUND ALL DISTURBED SOIL. SHALL BE IN PLACE BEFORE ANY EXCAVATION BEGINS.
    - B. TEMPORARY GRAVEL CONSTRUCTION ENTRANCE. THIS ENTRANCE SHOULD BE THE ONLY ENTRANCE & EXIT USED FOR VEHICLES INTO & OUT OF THE SITE.
    - C. STREETS SHALL BE MAINTAINED FREE OF ALL SOIL & GRAVEL IN A BROOM CLEAN CONDITION AT ALL TIMES.

- WOOD FRAMING, FLOORS AND ROOF NOTES
- EXT. WALL FRAMING TO BE 2 x 4 (SYP OR DFL STUD GRADE 2 OR BETTER) @ 16" O.C.
  - ROOF SHEATHING TO BE 7/16" OSB NAILED W/ 8d @ 6" O.C. PANEL INDEX 240; PROVIDE CLIPS AT UNSUPPORTED PANEL EDGES.
  - SHEATH EXT. WALLS W/ 7/16" OSB NAILED W/ 8d @ 6" O.C.
  - HEADERS: PROVIDE 2 x 4 (SYP OR DFL #2 OR BETTER) UNO. CONSTRUCT HEADERS W/ 2 x 4 & 7/16" OSB BETWEEN W/ (2) ROWS OF 16d @ 16" O.C.
  - BLOODING MIN. 1.5 INCHES UTILITY GRADE LUMBER JOISTS TO BE SUPPORTED AT ENDS FULL DEPTH SOLID BLOODING NOT < 2 INCHES.
  - I.F. J. C.J. & RAFTERS TO BE SYP OR DFL GRADE #2 OR BETTER.
  - EXT. WALL STUDS & LOAD BEARING WALLS TO BE CONTINUOUS FROM FLOOR TO ROOF/CEILING DIAPHRAGM PER IRC 602.3.
  - STUDS, RAFTERS JOISTS, MS. LUMBER MIN. GRADE #2 D.F. OR S.Y.P.

- PHYSICAL SECURITY ORDINANCE
- OWNER/BUILDER IS RESPONSIBLE FOR COMPLIANCE OF PHYSICAL SECURITY ORDINANCE FOR THEIR LOCAL JURISDICTION.

## 1 Main Level Base Floor Plan

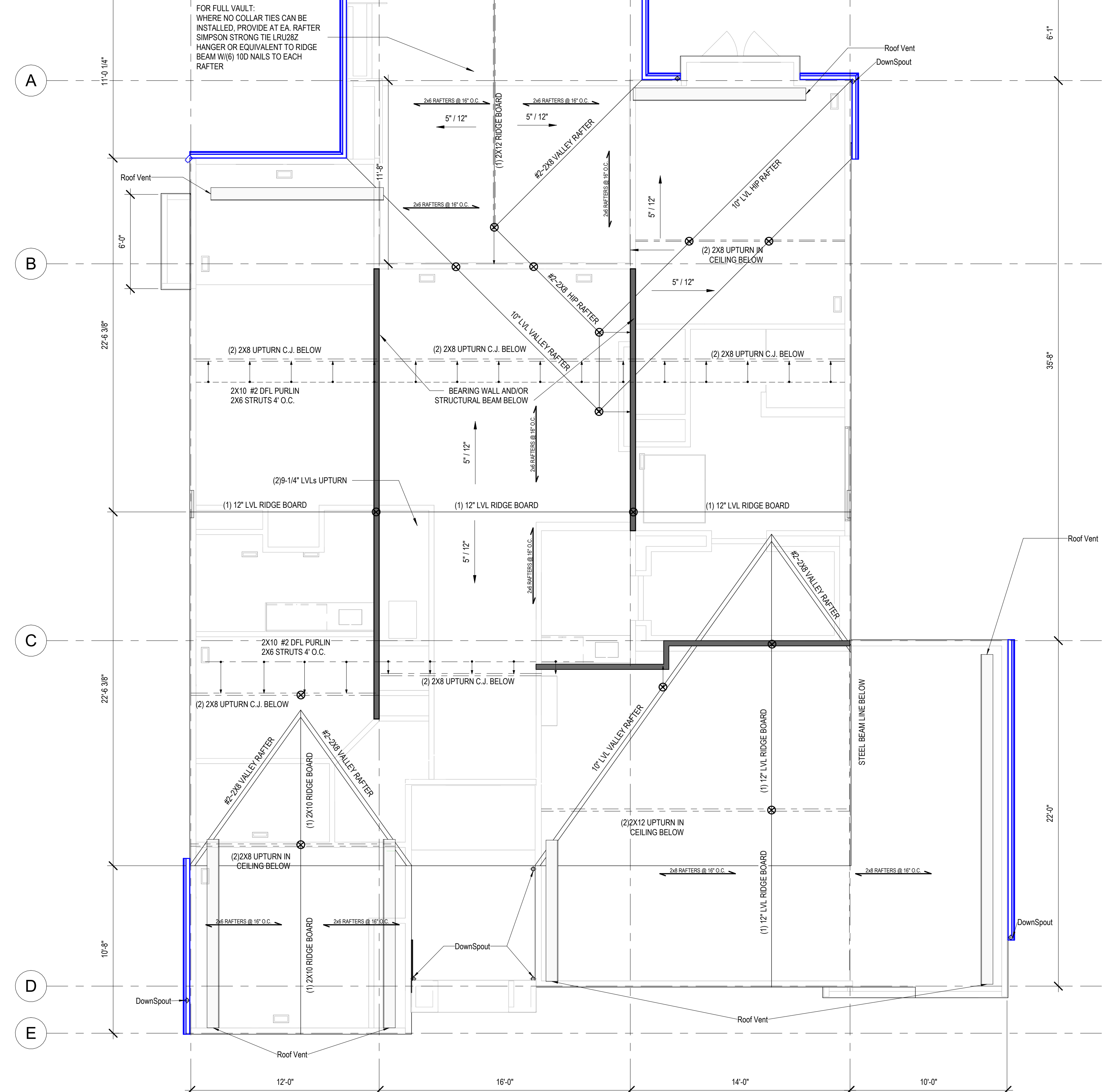
1/4" = 1'-0"



NOTE: TIGHT BARGED ROOF, NO SOFFIT

SIMPSON STRONG TIE H2.5A (UPLIFT)  
EVERY OTHER RAFTER (32" O.C.)  
(5)- 10d COMMON TO TOP PLATE  
(5)- 10d COMMON TO RAFTER

FOR FULL VAULT:  
WHERE NO COLLAR TIES CAN BE  
INSTALLED, PROVIDE AT EA. RAFTER  
SIMPSON STRONG TIE LRU282  
HANGER OR EQUIVALENT TO RIDGE  
BEAM W/(6) 10d NAILS TO EACH  
RAFTER



1 Roof Plan - Modern  
1/4" = 1'-0"

### General Notes:

- DOORS AND WINDOW
- ALL GLAZING WITHIN 12" OF THE FINISHED FLOOR, ADJACENT TO DOORS -20" AND WITHIN DOORS, ABOVE BATHTUBS TO BE SAFETY TYPE GLASS AND LABELED SUCH AS IN COMPLIANCE W/ SECTION 306 OF THE IRC.
  - SHOWER DOORS SHALL HAVE SAFETY GLAZING. HINGED SHOWER DOORS SHALL SWING OUTWARD.
- GARAGES:
- GARAGE SEPARATION WALL TO BE 1-HR CONST. W/ MIN. 30" TYPE X GWB, EXTEND TO BOTTOM OF ROOF. DOOR TO BE 20MIN RATED, 1-3/8" S.C. & EQUIPPED W/ CLOSURE & LATCH.
  - 15 & 20 AMP RECEPTACLES SHALL HAVE GFCI PROTECTION.
  - TYPE X 5/8" GB REQUIRED ON GARAGE CEILING BELOW LIVING AREAS.
- LIGHT AND VENTILATION:
- PROVIDE STAIRWAY ILLUMINATION PER R303.7.2.
  - GABLE VENT & MASHROOM VENTS TO PROVIDE A MIN. OF 10 S.F. NET FREE OF ATTIC VENTILATION.
  - FURNACES ENCLOSED IN A ROOM LESS THAN 100 S.F. SHALL BE PROVIDED WITH A MEANS OF COMBUSTION MAKE-UP AIR AS DETERMINED/ CALCULATED AND PRESCRIBED BY MECH. CONTRACTOR.
  - VENTILATE KITCHENS AND LAUNDRY ROOMS PER R303.3.
  - PROVIDE MIN. 16" x 10" SOFFIT VENTS ALONG EAVE SPACED EVENLY W/ NO MORE THAN 6" O.C.
- GYPSONUM BOARD
- GWB APPLIED TO CEILINGS SHALL BE 16" WHEN FRAMING MEMBERS ARE 16" O.C. OR 5/8" WHEN MEMBERS ARE 24" O.C. OR USE 1/2" SAG-RESISTANT GYP. CEILING BOARD.
- MECHANICAL SYSTEMS
- FURNACE & WATER HEATER SHALL BE ON 18" PLATFORMS IN PLACE IN A GARAGE OR ROOM W/ DIRECT ACCESS TO A GARAGE.
  - PROVIDE MIN. 75% AFUE FOR WEATHERIZED GAS HEATING EQUIP. 80% FOR NON-WEATHERIZED.
  - PROVIDE MIN. 13 SEER FOR AIR CONDITIONING EQUIPMENT.
  - SUPPLY AND RETURN DUCTS SHALL BE INSULATED TO MIN. R-8.
- ELECTRICAL SYSTEMS
- PROVIDE UFER GROUND ENCASED IN CONCRETE FOOTING.
  - ALL ELECTRICAL CONDUCTORS SHALL BE COPPER.
  - RECEPT. IN THE FOLLOWING LOCATIONS SHALL BE GFCI PROTECTED:
    - BEDROOM, KITCHEN (W/IN 6 FEET OF SINK), GARAGE, SHED, EXTERIOR, UNFINISHED BASEMENT & HEATED CLOSETS.
  - ALL BRANCH CIRCUITS THAT SUPPLY 120-V. SHINGLE PHASE, 15 & 20 AMP OUTLETS INSTALLED IN:
    - BEDROOMS, SUNROOMS, REC ROOMS, CLOSETS, HALLWAYS, & SIM. ROOMS SHALL BE PROTECTED BY A COMBINATION TYPE ARC-FAULT CIRCUIT INTERRUPTER INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT.
  - ALL 15 & 20 A RECEPT. SHALL BE LISTED TAMPER-RESISTANT.
    - EXCEPTION: RECEPTACLES IN THE FOLLOWING LOCATIONS SHALL NOT BE REQUIRED TAMPER-RESISTANT:
      - RECEPTACLES LOCATED MORE THAN 5 FEET AFF.
      - WHERE SUCH RECEPTACLES ARE LOCATED IN SPACES DEDICATED FOR THE APPLIANCE SERVED & UNDER CONDITIONS OF NORMAL USE, THE APPLIANCES ARE NOT EASILY MOVED. APPLIANCES TO BE CORD-N-PLUG CONNECTED TO RECEPT.
- EXTERIOR WALL FRAMING
- BOTTOM SILL PLATES SHALL BE PRESSURE TREATED OR EQUAL.
  - SILL PLATES SHALL BEAR/EXTEND MIN. 6-INCHES ABOVE GRADE.
  - ALL EXT. STUDS TO BE SECURED TO THEIR DOUBLE TOP PLATES W/ (2) 16d NAILS (MIN).
  - ALL EXTERIOR CORNERS TO BE BRACED WITH 7/16" OSB NAILING SCHEDULE SHALL BE 8d COMMON @ 6" O.C. ALONG EDGES & COMMON @ 12" O.C. @ INTERMEDIATE STUDS.
- ROOF FRAMING
- ALL ROOF EAVES/OVERHANGS TO BE 16" UNO.
  - ALL JOISTS & RAFTERS TO BE ALIGNED OVER SLDS.
  - ROOF SHEATHING SHALL BE 7/16" OSB LAD W/ LONG DIMENSION PERPENDICULAR TO EAVE LINE & STAGGERED 48" O.C. W/ LONG DIMENSION PERPENDICULAR TO EAVE LINE & STAGGERED 48" O.C. W/ GALLY SPACER CLIPS ALONG ALL EDGES. SECURE SHEATHING W/ 8d COMMON NAILS TO RAFTERS AT 6" O.C. ALL EDGES.
- UNFINISHED BASEMENT REQUIREMENTS
- FIRE PROTECTION OF FLOORS: FLOOR ASSEMBLIES CONSTRUCTED W/ JOISTS LESS THAN 2X10 DIMENSIONAL LUMBER.
  - JOISTS OR OPEN WEB JOISTS OVER UNFINISHED BASEMENTS SHALL BE PROVIDED WITH 5/8" GWB.
  - UNFINISHED BASEMENTS SHALL BE MIN. R-13 INSULATED WALL OR INSULATED ON FLOOR/CEILING (MIN R-19).
  - ALL EXPOSED HVAC DUCTING IN UNFINISHED BASEMENTS TO BE MIN R-8 INSULATED OR ENCLOSED INSIDE A FLOOR/CEILING.
  - UNFINISHED BASEMENTS SHALL HAVE NO CONDITIONED AIR OUTLETS.
- EROSION CONTROL
- EROSION CONTROL MEASURES SHALL BE IN PLACE & IN GOOD WORKING ORDER AT ALL TIMES DURING INSPECTIONS. IN THE EVENT THAT THEY ARE NOT, THE INSPECTOR MAY CANCEL THE INSPECTION UNTIL SUCH TIME THE EROSION CONTROL MEASURES ARE IN PLACE. A FINE, RE-INSPECTION FEE & STOP-WORK ORDER MAY BE ISSUED IF EROSION CONTROL IS NOT ADDRESSED. MINIMUMS INCLUDE:
    - A. SILT FENCE OR STRAW WATTLE AROUND ALL DISTURBED SOIL. SHALL BE IN PLACE BEFORE ANY EXCAVATION BEGINS.
    - B. TEMPORARY GRAVEL CONSTRUCTION ENTRANCE. THIS ENTRANCE SHOULD BE THE ONLY ENTRANCE & EXIT USED FOR VEHICLES INTO & OUT OF THE SITE.
    - C. STREETS SHALL BE MAINTAINED FREE OF ALL SOIL & GRAVEL IN A BROOM CLEAN CONDITION AT ALL TIMES.
- WOOD FRAMING, FLOORS AND ROOF NOTES
- EXT. WALL FRAMING TO BE 2 x 4 (SYP OR DFL STUD GRADE 2 OR BETTER) @ 16" O.C.
  - ROOF SHEATHING TO BE 7/16" OSB NAILED W/ 8d @ 6" O.C. PANEL INDEX 240; PROVIDE CLIPS AT INSULATED PANEL EDGES.
  - SHEATH EXT. WALLS W/ 7/16" OSB NAILED W/ 8d @ 6" O.C.
  - HEADERS PROVIDED 2 x 4 (SYP OR DFL #2 OR BETTER) UNO. CONSTRUCT HEADERS W/ 2 x 3 & 7/16" OSB BETWEEN W/ (2) ROWS OF 16d @ 16" O.C.
  - BLOCKING MIN. 1.5 INCHES UTILITY GRADE LUMBER JOISTS TO BE SUPPORTED AT ENDS FULL DEPTH SOLID BLOCKING NOT < 2 INCHES.
  - I.F. J. C.J. & RAFTERS TO BE SYP OR DFL GRADE #2 OR BETTER.
  - EXT. WALL STUDS & LOAD BEARING WALLS TO BE CONTINUOUS FROM FLOOR TO ROOF/CEILING DIAPHRAGM PER IRC 602.3.
  - STUDS, RAFTERS, JOISTS, MIS. LUMBER MIN. GRADE #2 D.F. OR S.Y.P.
- PHYSICAL SECURITY ORDINANCE
- OWNER/BUILDER IS RESPONSIBLE FOR COMPLIANCE OF PHYSICAL SECURITY ORDINANCE FOR THEIR LOCAL JURISDICTION.



# SOMERSET MASTER PLAN

architect:  
**Elevate Design + Build**  
350 SW Longview Blvd  
Lee's Summit, MO 64081  
816.622.8826 voice  
www.elevatedesignbuildkc.com

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JULY 10, 2025

REVISIONS		
Number	DESCRIPTION	DATE

PROJECT  
Address: 2124 SW Wheatfield Drive, Lee's Summit, MO.  
Lot 151 Hook Farms, 2nd plat

DRAWING TITLE  
Floor Plan - Roof Plan

DATE ISSUED

DRAWING NUMBER

A701

08/12/2025

# SOMERSET MASTER PLAN

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## REVISIONS

Number	DESCRIPTION	DATE
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PROJECT  
Address: 2124 SW Wheatfield  
Drive, Lee's Summit, MO.  
Lot 151 Hook Farms, 2nd plat

DRAWING TITLE  
Interior Elevations

DATE ISSUED

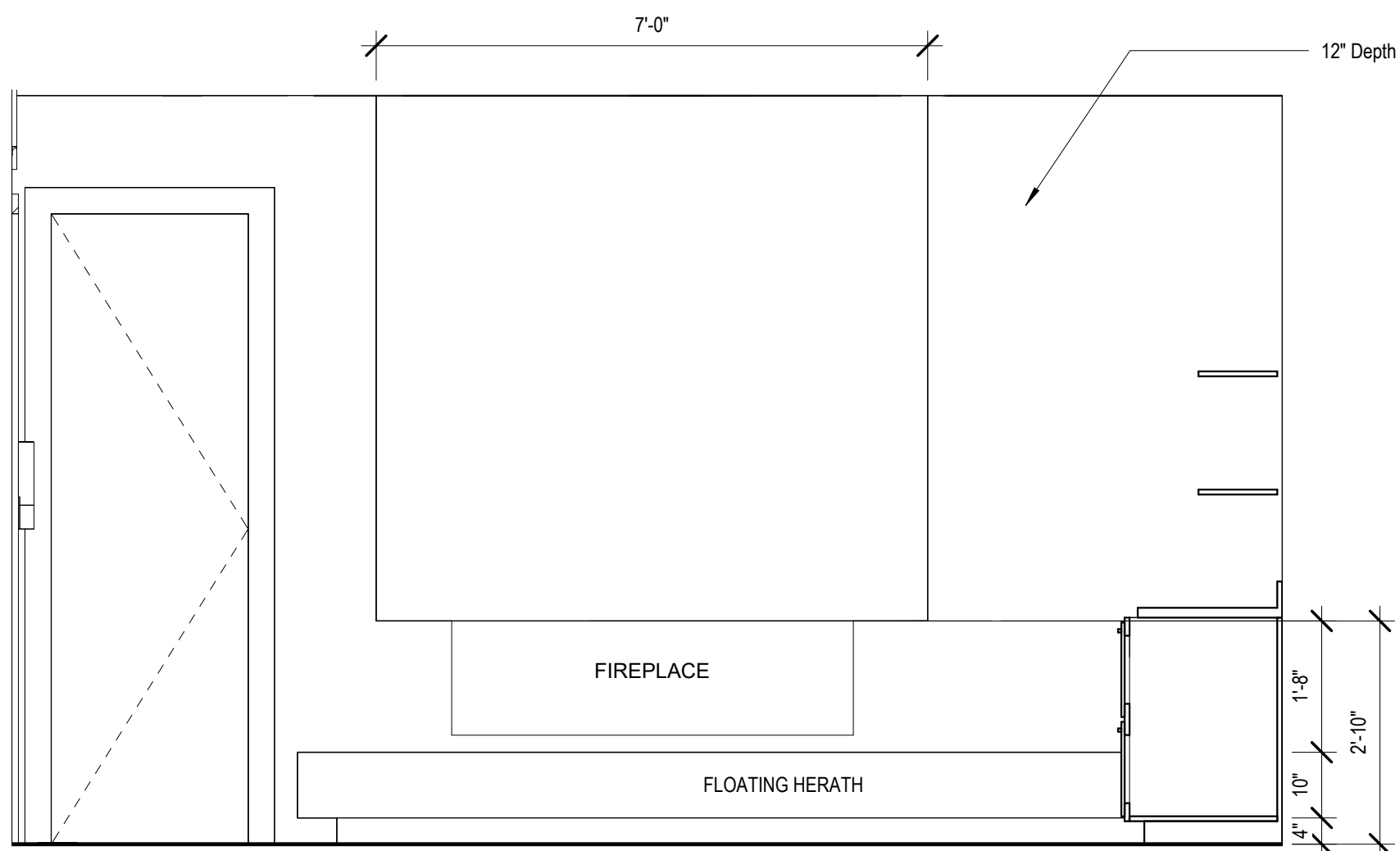
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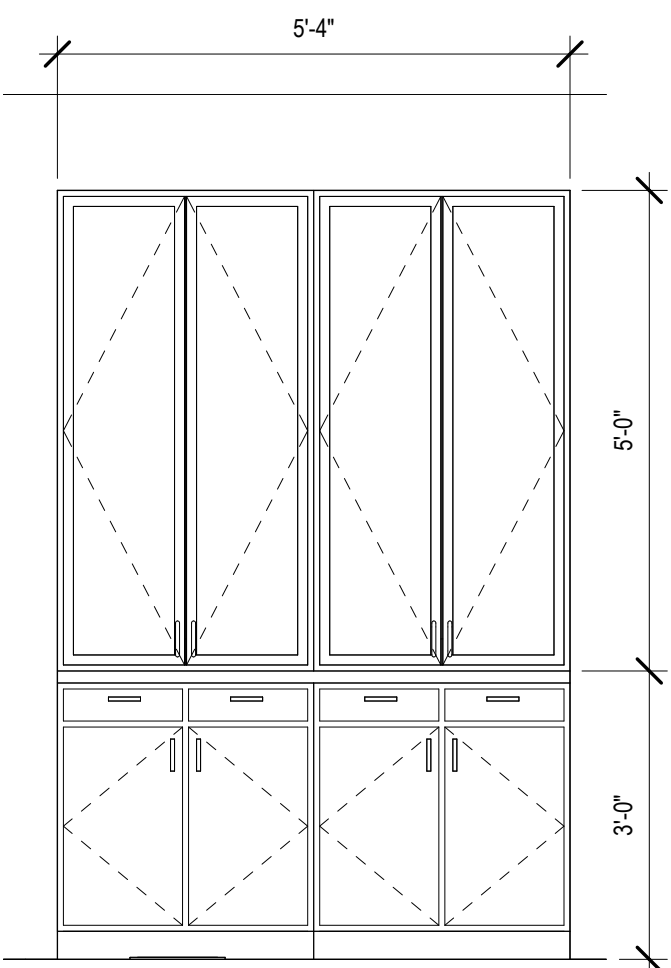
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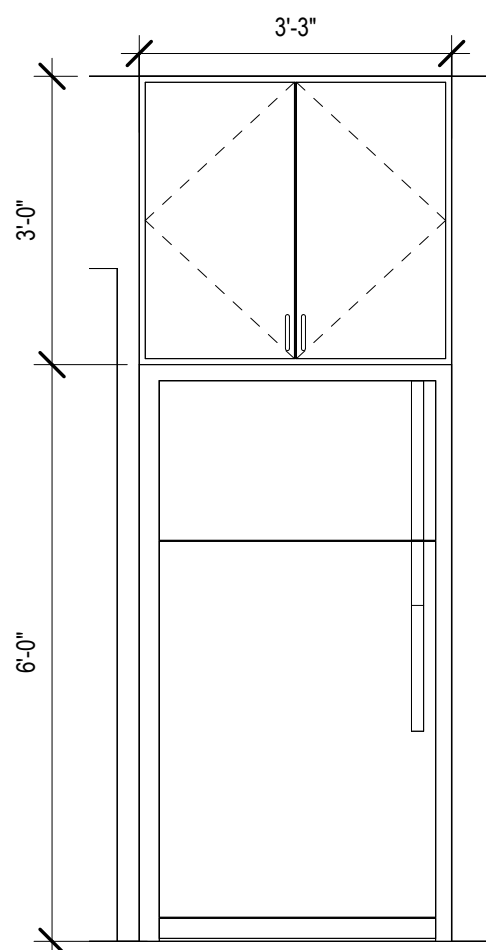
©\Shared draw\06 - Architect\06 - Project\Lee's Summit\hook - RELEASE FOR CONSTRUCTION  
AS NOTED FOR PLAN REVIEW  
DEVELOPMENT SERVICES  
LEE'S SUMMIT, MISSOURI  
08/12/2025



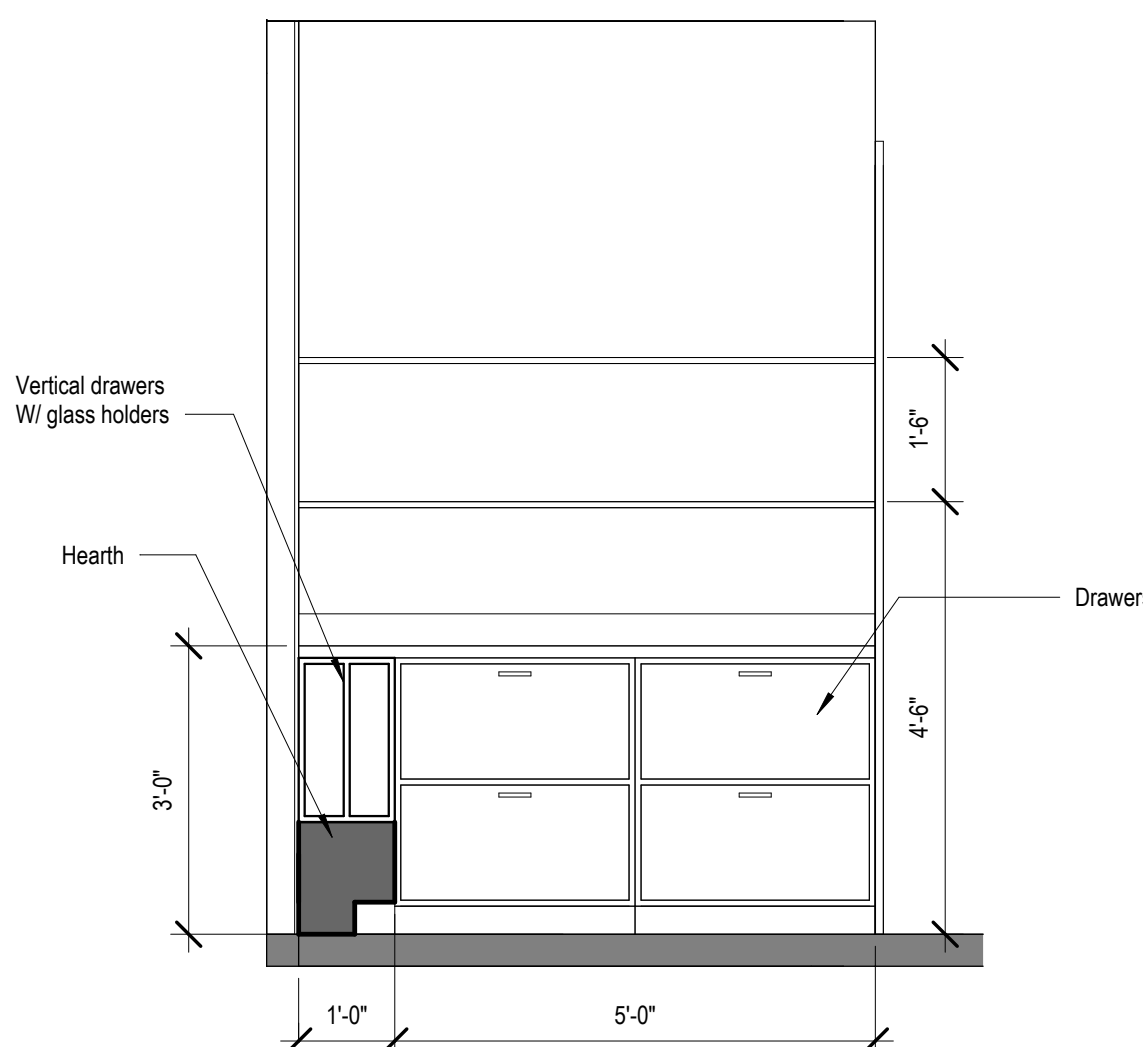
3 Great Room Fire Place Elevation  
1/2" = 1'-0"



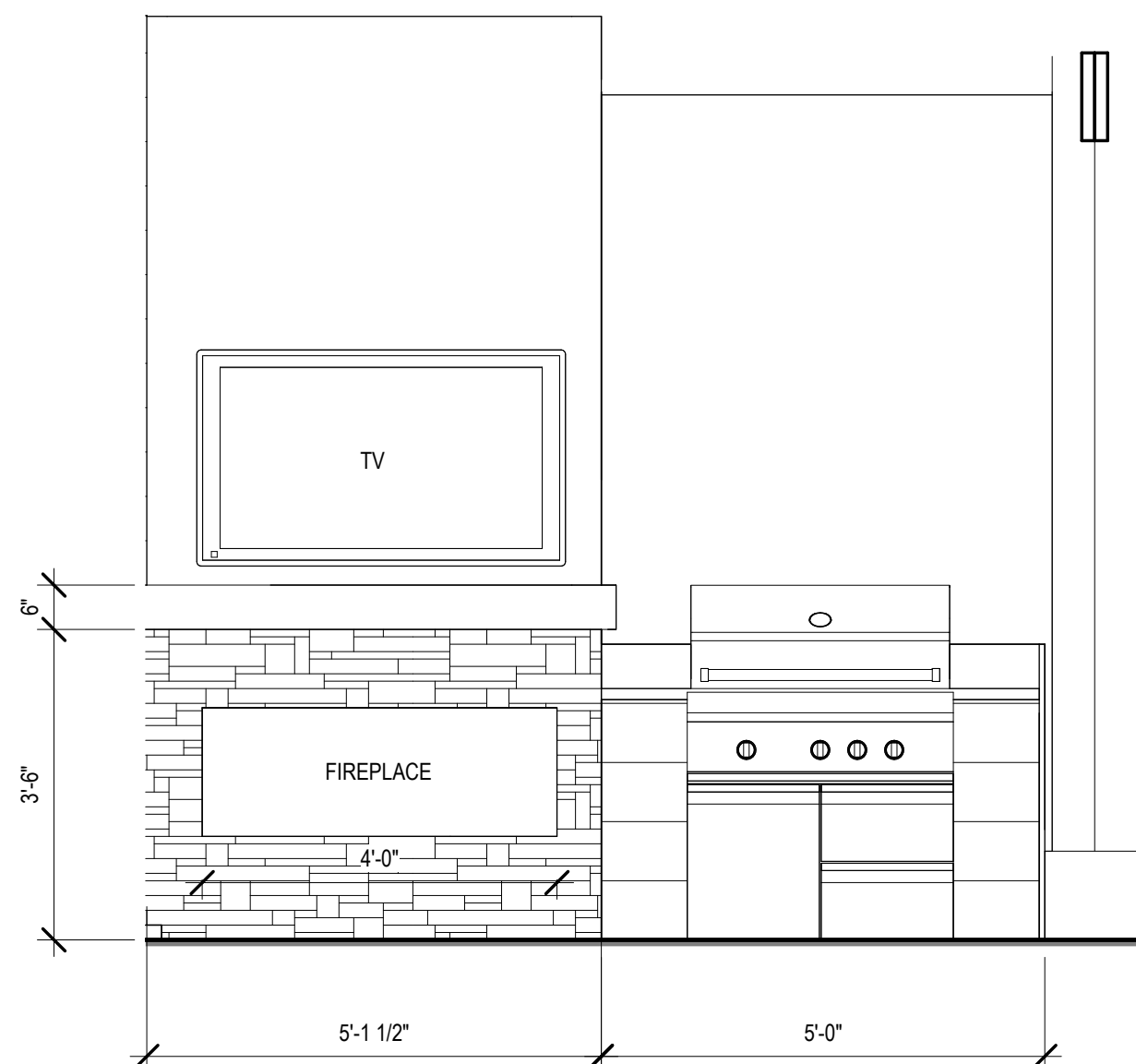
6 Cabinet Detail in Dining  
1/2" = 1'-0"



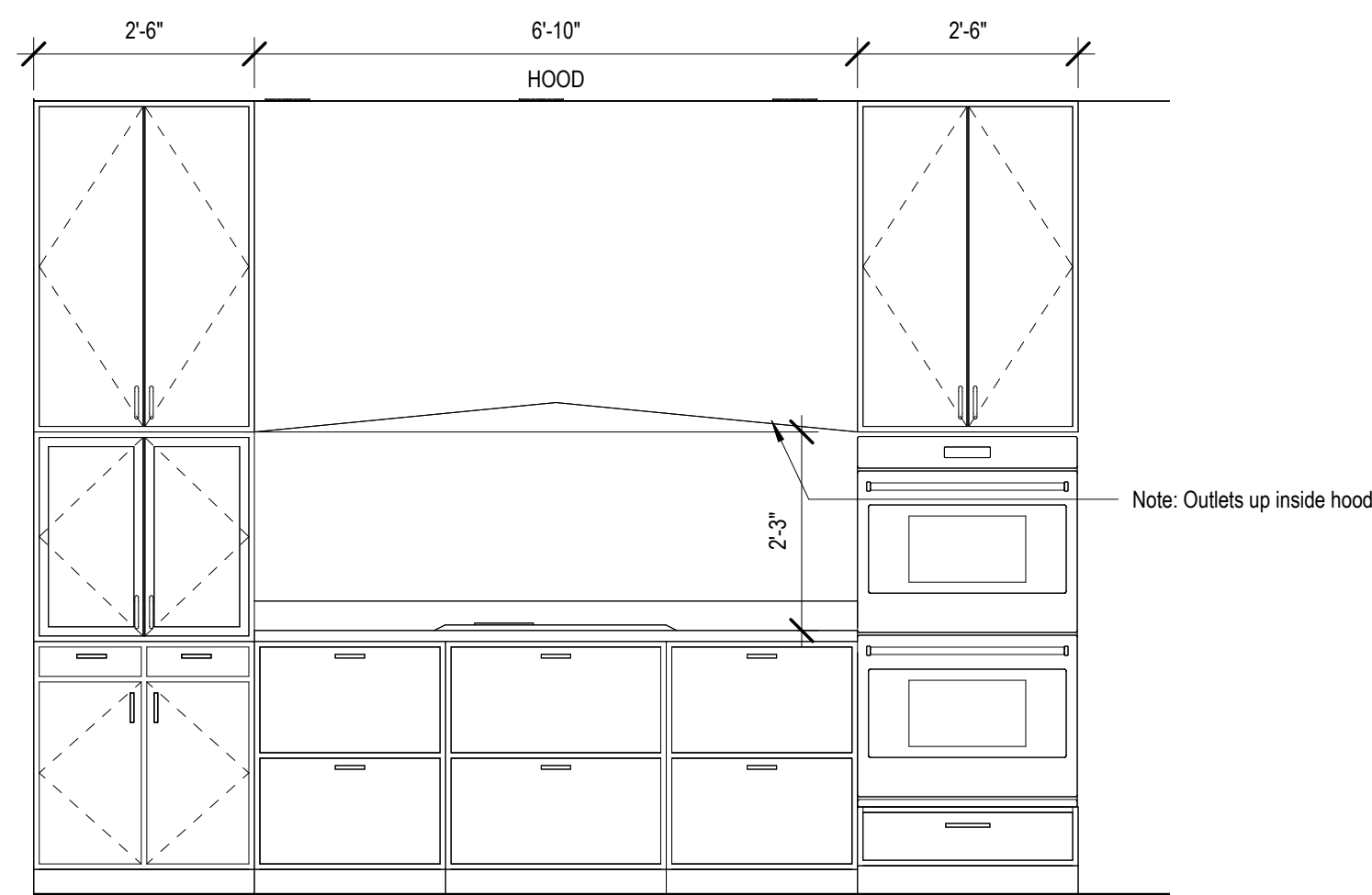
5 Ref. R.O. Elevation  
1/2" = 1'-0"



1 Bar Elevation  
1/2" = 1'-0"



2 Fire Place and BBQ Elevation  
1/2" = 1'-0"



8 Kitchen Elevation  
1/2" = 1'-0"



Lighting Fixture Schedule		
Type Mark	Description	Type Comments
B1	Ceiling Mounted Exposed Bulb	
C1	Recessed Can Light - Interior	4" Mini cans
C2	Recessed Can Light - Exterior	
C3	LED Disk Light	
	Ceiling Fan	
CF1	Ceiling Fan w/ Light - Surface Mounted	
P1	Decorative Pendant Fixture	Mount bottom of fixture 84" AFF
P2	Decorative Pendant Fixture	Mount bottom of fixture 84" AFF
Uplight for house numbers	Uplight for house numbers	
V1	Exterior - Wall Mounted	
V2	Vanity Wall Mounted	Mount bottom of fixture 84" AFF
V3	Interior - Wall Mounted	

Note:

1. Lighting fixtures penetrating the thermal envelope (Ex: can lights in attic) shall be IC-Rated Leakage-Rated and sealed to the gypsum wallboard (N1103.1.1)



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JULY 10, 2025

## REVISIONS

Number	DESCRIPTION	DATE
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PROJECT  
Address: 2124 SW Wheatfield  
Drive, Lee's Summit, MO.  
Lot 151 Hook Farms, 2nd plat

DRAWING TITLE

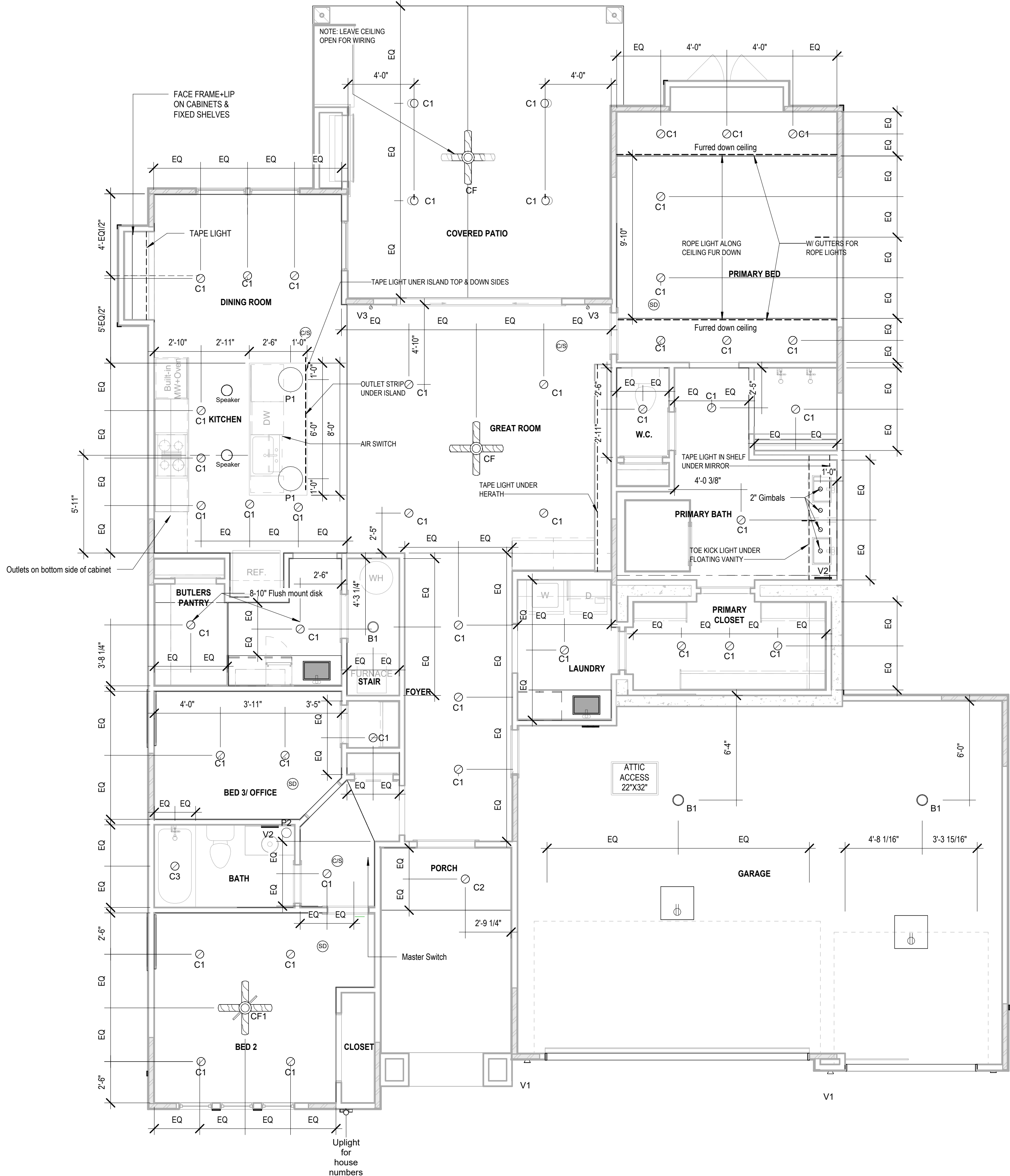
RCP/Electrical Plan

DATE ISSUED	NORTH
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DRAWING NUMBER

# E101

RELEASE FOR CONSTRUCTION  
 AS NOTED FOR PLAN REVISION  
 DEVELOPMENT SERVICE  
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2 RCP/Electrical- Main Level  
1/4" = 1'-0"



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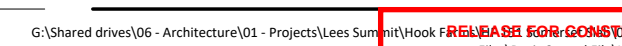
Number	DESCRIPTION	DATE
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DRAWING NUMBER

**RELEASE FOR CONSUMERS**

AS NOTED FOR PLAN  
DEVELOPMENT SER

LEE'S SUMMIT, MISSOURI  
09/12/24



**RELEASE FOR CONSUMERS**

AS NOTED FOR PLAN  
DEVELOPMENT SER

LEE'S SUMMIT, MISSOURI  
09/12/24



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JULY 10, 2025

## REVISIONS

Number	DESCRIPTION	DATE
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PROJECT  
Address: 2124 SW Wheatfield Drive, Lee's Summit, MO.  
Lot 151 Hook Farms, 2nd plat

## DRAWING TITLE

Details

DATE ISSUED

DRAWING NUMBER

# A902

AS NOTED FOR PLAN REVIEW  
DEVELOPMENT SERVICES  
LEE'S SUMMIT, MISSOURI

08/12/2025

