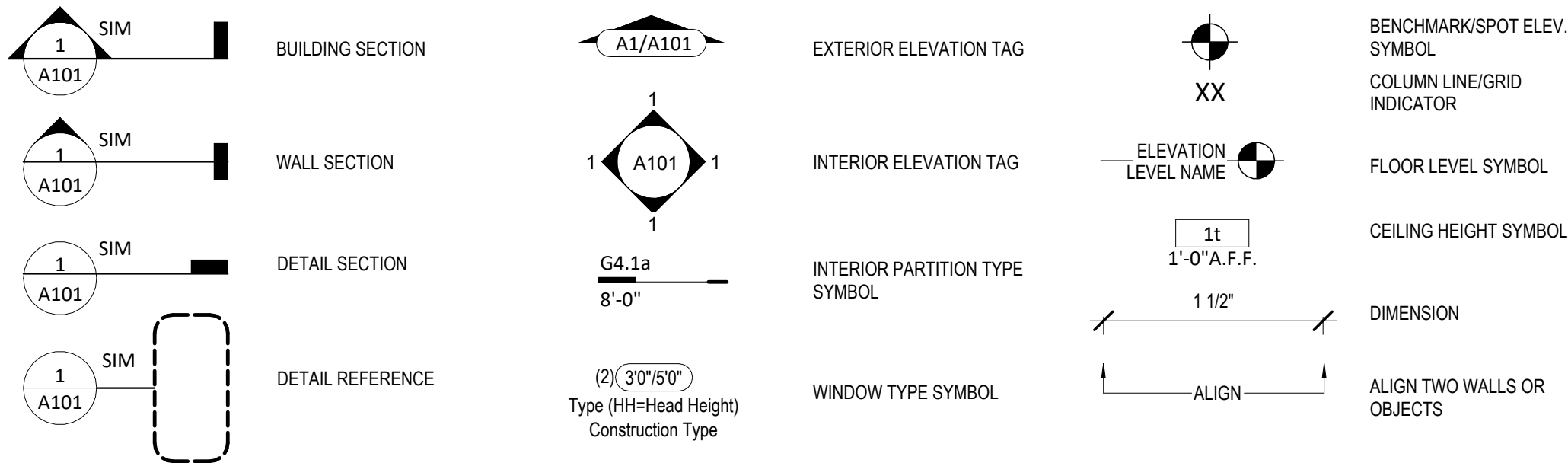


SOMERSET MASTER PLAN

ADDRESS : 2037 SW Red Barn Lane, Lees Summit, MO
LOT : HF 77



Revision/Change Log:

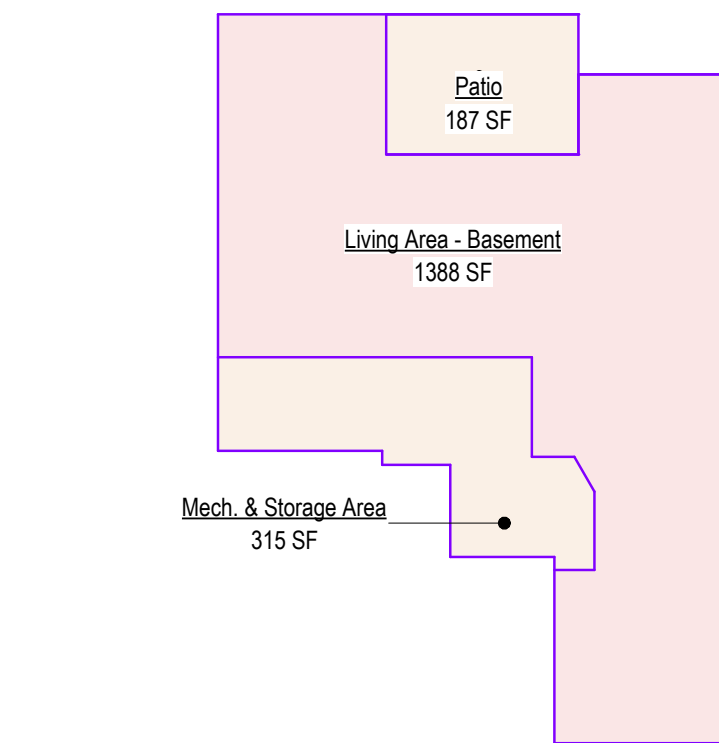
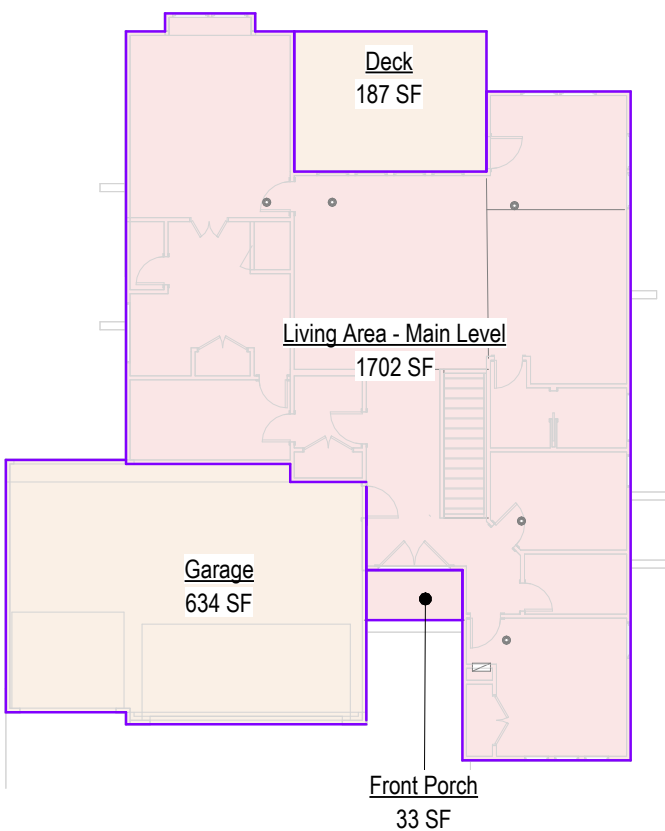
2025/09/11:

1. Added "EGRESS" label to primary bedroom windows on page A801.
2. Added SD and C/S outside Bedroom 2.
3. Confirming the East side window well is on plans, refer page A804.

2025/11/17:

1. The correct Beam end position has been marked on foundation plan.
2. Changed the door to WIC from primary bath to double 2/6.
3. Changed the door to office on main floor to a double 2/6.
4. Removed the dropped mudroom, and updated the laundry/mudroom layout on A802 - removed page A807 W/ old dropped mudroom and laundry details.

Area Schedule - 4 Bedroo...	
Name	Area
Patio	187 SF
Deck	187 SF
Garage	634 SF
Front Porch	33 SF
Exterior Area	1,040 SF
Living Area - Basement	1,388 SF
Living Area - Main Level	1,702 SF
Total Finished Area	3,090 SF
Mech. & Storage Area	315 SF
Total Unfinished Area	315 SF



General Information

1. 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).
2. Carbon monoxide detectors required (R315)
3. Steel columns shall be minimum schedule 40 (R507.2)
4. Deck Ledger attachment to house shall be per Tables 507.9.1.3.
5. New provisions for attachment of rafters, trusses and roof beams. (R802.3 and R802.11)
6. Programmable thermostat required (N1103.1.1)
7. Air handlers shall be rated for Maximum 2% air leakage rate (N1103.2.2.1)
8. Building cavities used as return air plenums shall be sealed to prevent leakage across the thermal envelope. (N1103.2.3)
9. Certain hot water pipes shall be insulated (N1103.4)
10. All exhaust fans shall terminate to the building exterior (M1507.2)
11. Makeup air system required for kitchen exhaust hoods that exceed 400 CFM M1503.4
12. 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, #7.5)
13. An air handling system shall not serve both the living space and the garage (M1601.6)
14. A concrete-Encased grounding electrode (UPER 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.
15. Compliance with the requirements and show connection as needed for roof beam, trus, rafter, and girder connections for uplift per IRC 802.11
16. DASMA 115 MPH Rated Garage doors
17. Compliant with the Physical Security Ordinance in the Kansas City Building and Rehabilitation Code, section 329 (Information Bulletin 161).
18. Compliant with the requirements of section 308 of the 2018 IRC for safety glazing.
19. 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 HT. ENERGY 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:	R-49 MIN.
FLOOR (OVER UNHEATED):	20 OR 13 + 5 MIN.
SLAB ON GRADE:	R-19 MIN
VAULTED CEILINGS:	R-10 FOR 24" IN
CRAWL SPACE:	R-38 (SEE DETAIL)
BASEMENT WALLS:	R-10
DUCTWORK:	R-10 CONT OR R-13 CAVITY
FUEL FIRED FURNACE:	R-8
ELECTRIC FURNACE:	90% AFUE MIN.
COOLING SYSTEM:	NO MINIMUM
WATER HEATER:	13 SEER MIN.
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

Sheet List	
00	Cover
A101	Main Base Elevation
A201	Main Base Elevation
A301	Side Elevations Full Basement
A302	Side Elevations Daylight Basement
A303	Side Elevations Walkout Basement
A304	Side Elevations Daylight Basement
A305	Side Elevations Walkout Basement
A306	Side Elevations Walkout Basement
A401	Foundation Plan
A402	Foundation Plan
A403	Foundation Plan
A404	Foundation Plan
A501	Floor Plan -Basement Level
A502	Floor Plan -Basement Level
A503	Floor Plan -Basement Level
A504	Floor Plan -Basement Level
A601	Floor Plan -Main Level
A602	Floor Plan -Main Level (Daylight Basement)
A603	Floor Plan -Main Level
A606	Floor Plan -Main Level
A701	Floor Plan - Roof Plan
A702	Roof Vault Option
A801	POD Options
A802	POD Options
A803	POD Options
A805	Main Base Elevation
A806	POD Options
A807	Floor Plan -Main Level
A808	POD Options
A901	Details
A902	Details
A903	Details
E101	RCPI/Electrical Plan
E102	RCPI/Electrical Main Level Plan
M101	HVAC Plans
P101	Plumbing Plans



SOMERSET MASTER PLAN



SEPTEMBER 9, 2025

Original Issue Date:	24/03/27
REVISIONS	
Number	Description
Date	

RELEASE FOR CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
11/19/2025 11:53:20

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

UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION



SEPTEMBER 9, 2025

REVISIONS

Number	DESCRIPTION	DATE
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PROJECT

DRAWING TITLE
Main Elevation - Transitional

DATE ISSUED

DRAWING NUMBER

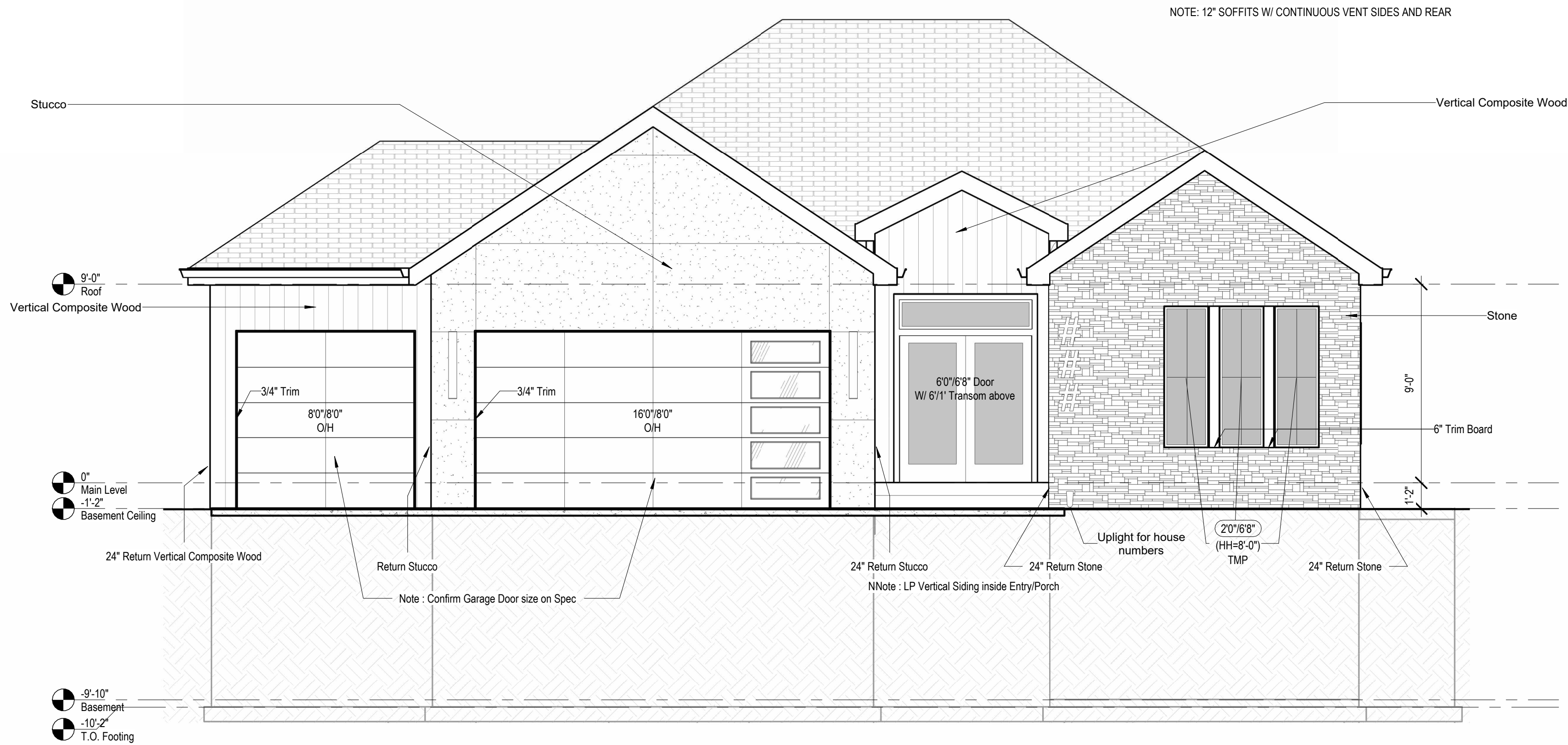
A101.2

* All doors on main floor are 8/0 including closet and toilet doors

* Black Windows on Front W/ White Vinyl Interior

* 9' Main Floor Walls

* 9' Basement Walls



1 Front Elevation - Transitional - Primary (STD + STR002)
1/4" = 1'-0"

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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SEPTEMBER 9, 2025

REVISIONS		
Number	DESCRIPTION	DATE

PROJECT

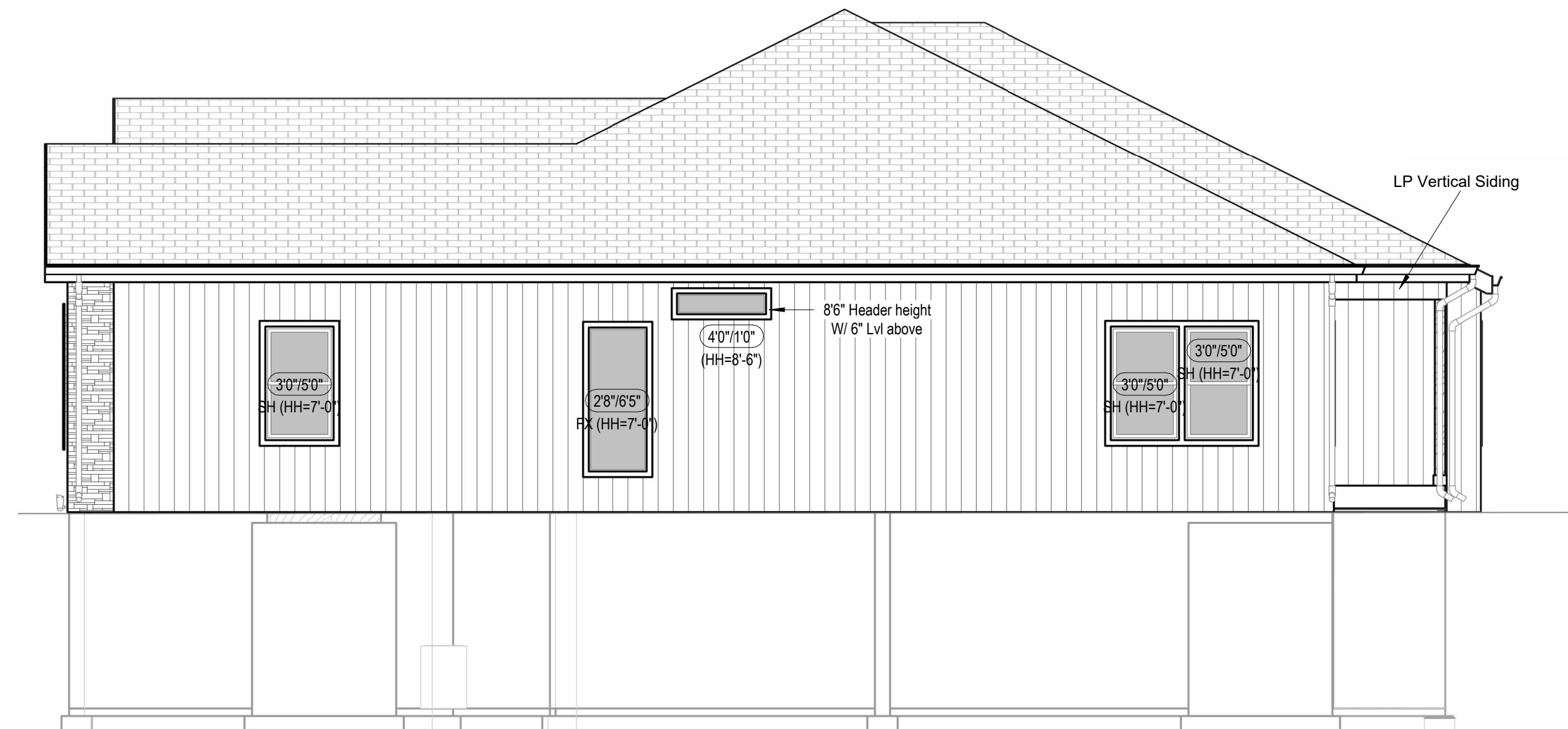
DRAWING TITLE
Side Elevation Full Basement -
Transitional

DATE ISSUED

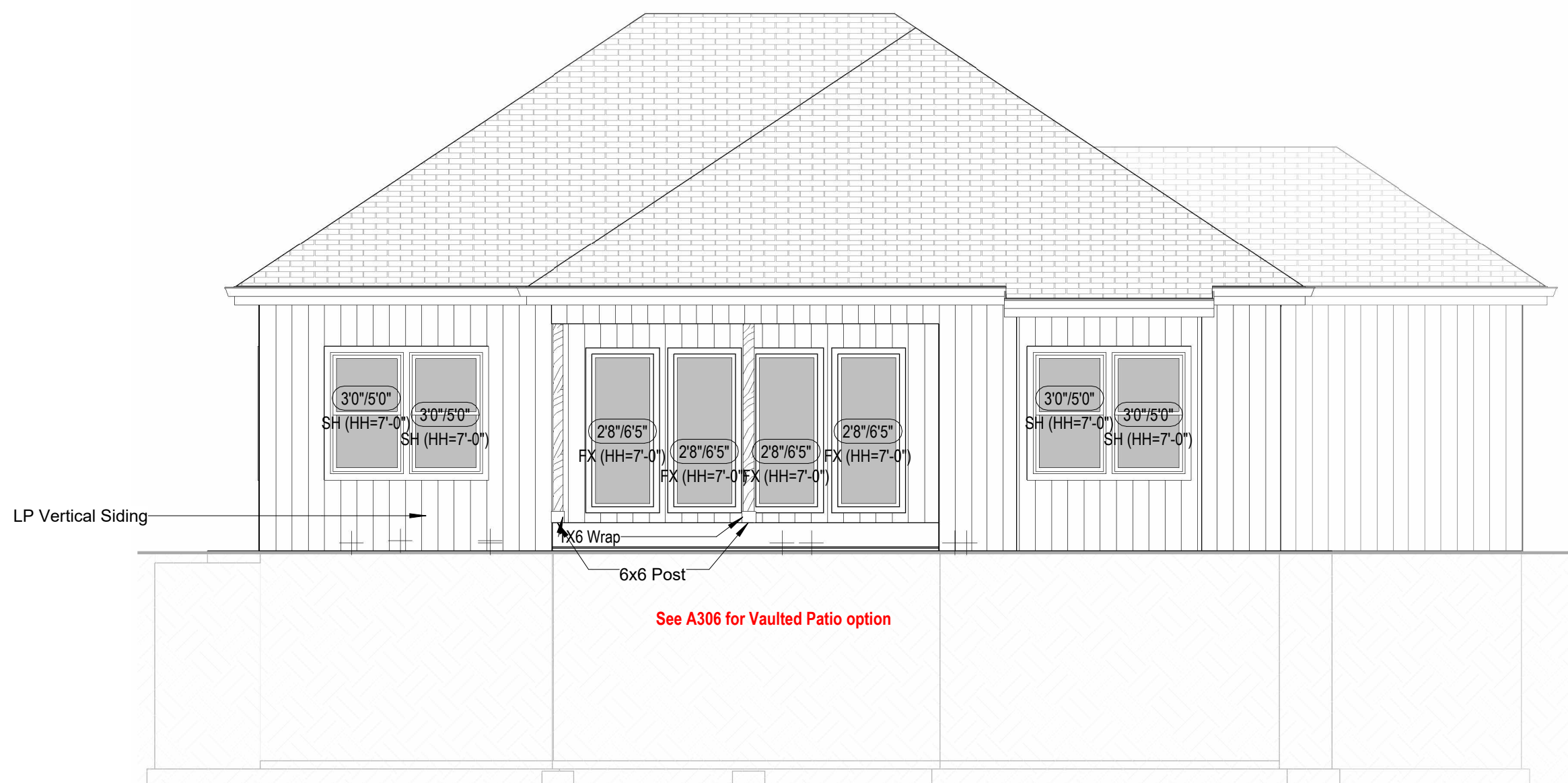
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A301.2

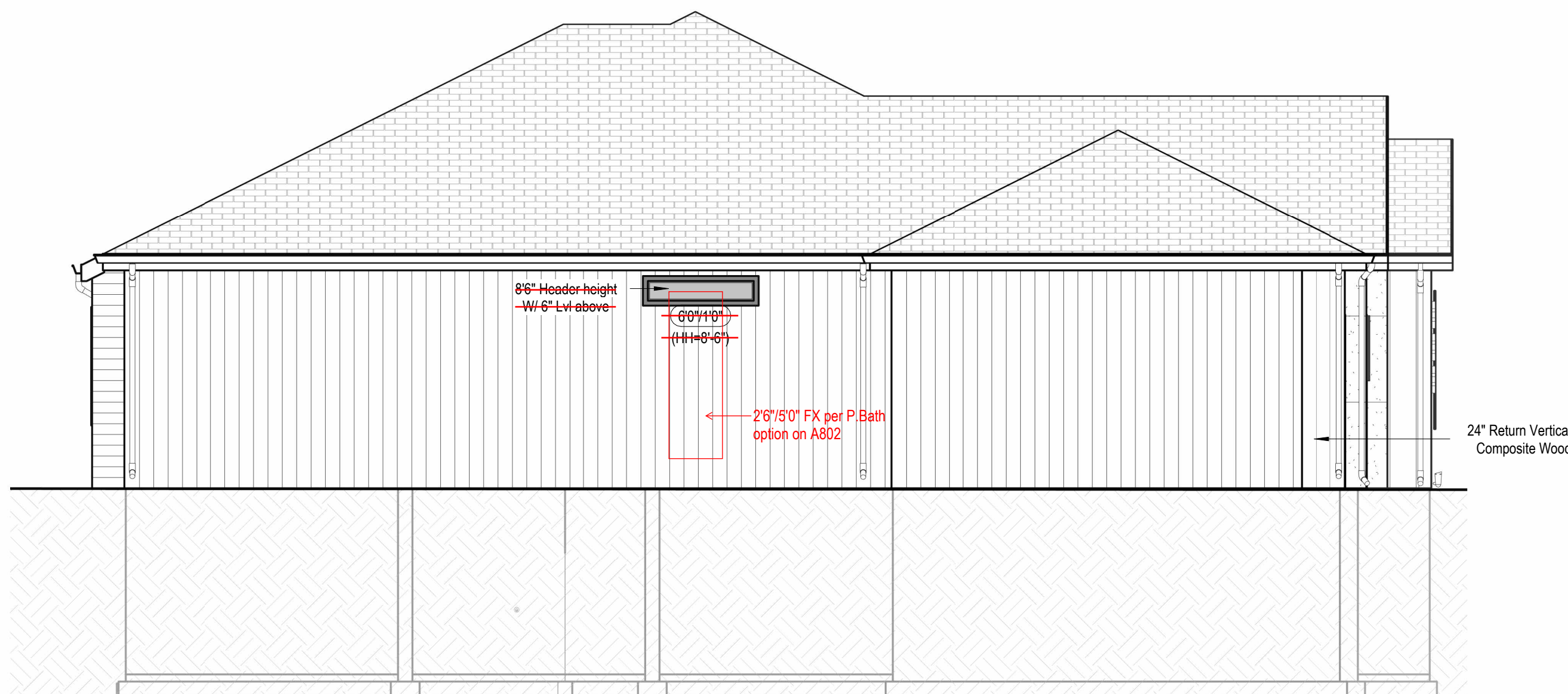
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② Right Elevation - Full Basement - Transitional
3/16" = 1'-0"



③ Rear Elevation - Full Basement - Transitional
3/16" = 1'-0"



① Left Elevation - Full Basement - Transitional
3/16" = 1'-0"

SOMERSET MASTER PLAN

architect:
Elevate Design + Build
350 SW Longview Blvd
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SEPTEMBER 9, 2025

REVISIONS

Number	DESCRIPTION	DATE
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PROJECT

DRAWING TITLE
Floor Plan - Basement Level - Full
Basement - 4 Bedroom Option

DATE ISSUED	NORTH
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DRAWING NUMBER

A501.1

General Notes:

DOORS AND WINDOW
1. ALL GLAZING WITHIN 12" OF THE FINISHED FLOOR, ADJACENT TO DOORS <24" AND
WITHIN DOORS, ABOVE BATTURES TO BE SAFETY TYPE GLASS AND LABELED SUCH AS IN
COMPLIANCE W/ SECTION 308 OF THE IRC.
2. SHOWER DOORS SHALL HAVE SAFETY GLAZING. HINGED SHOWER DOORS SHALL SWING
OUTWARD.

GARAGES
1. GARAGE SEPARATION WALL TO BE 1-HR CONST. W/ MIN. 5/8" TYPE X GWB. EXTEND TO
BOTTOM OF ROOF. DOOR TO BE 20-MIN WATER, 1-3/8" S.C. & EQUIPPED W/ CLOSURE &
LATCH
2. 15 & 20 AMP RECEPTACLES SHALL HAVE GFCI PROTECTION
3. TYPE X 5/8" OR REQUIRED ON GARAGE CEILING BELOW LIVING AREAS

LIGHT AND VENTILATION
1. PROVIDE STAIRWAY ILLUMINATION PER R303.7.9
2. GABLE VENT & MUSHROOM VENTS TO PROVIDE A MIN. OF 10 S.F. NET-FREE OF ATTIC
VENTILATION
3. FURNACES ENCLOSED IN A ROOM LESS THAN 100 S.F. SHALL BE PROVIDED W/ A MEANS
OF COMBUSTION MAKEUP AIR AS DETERMINED/CALCULATED AND PRESCRIBED BY
MECH. CONTRACTOR
4. VENTILATE KITCHENS AND LAUNDRY ROOMS PER R303.3
5. PROVIDE MIN. 16" x 10" SOFFIT VENTS ALONG EAVE SPACES EVENLY W/ NO MORE THAN
8'-0" O.C.

GYPSUM BOARD
1. 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
1. FURNACE & WATER HEATER SHALL BE ON 18" PLATFORMS IN PLACED IN A GARAGE OR
ROOM W/ DIRECT ACCESS TO A GARAGE.
2. PROVIDE MIN. 78% AFUE FOR WEATHERIZED GAS HEATING EQUIP. 80% FOR NON-
WEATHERIZED
3. PROVIDE MIN. 14 SEER FOR AIR CONDITIONING EQUIPMENT
4. SUPPLY AND RETURN DUCTS SHALL BE INSULATED TO MIN. R-8

ELECTRICAL SYSTEMS
1. PROVIDE UPPER GROUND ENCASED IN CONCRETE FOOTING
2. ALL ELECTRICAL CONDUCTORS SHALL BE COPPER
3. RECEPT. IN THE FOLLOWING LOCATIONS SHALL BE GFCI PROTECTED:
a. BEDROOM, KITCHEN (W/IN 6 FEET OF SINK), GARAGE, SHED, EXTERIOR, UNFINISHED
BASEMENT & HEATED FLOORING
4. ALL BRANCH CIRCUITS THAT SUPPLY 120V, SINGLE PHASE, 15 & 20 AMP OUTLETS
INSTALLED IN:
a. BEDROOMS, SUNROOMS, REC ROOMS, CLOSETS, HALLWAYS, & BATH ROOMS SHALL
BE PROTECTED BY A COMBINATION TYPE ARC-FAULT CIRCUIT INTERRUPTER
INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT
5. ALL 15 & 20 AMP RECEPT. SHALL BE LISTED TAMPERS-RESISTANT
a. EXCEPTION: RECEPTACLES IN THE FOLLOWING LOCATIONS SHALL NOT BE
REQUIRED TAMPERS-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 APPLIANCE
ARE NOT EASILY MOVED. APPLIANCES TO BE CORD-IN-PLUG CONNECTED TO
RECEPT.

EXTERIOR WALL FRAMING
1. BOTTOM SILL PLATES SHALL BE PRESSURE TREATED OR EQUAL
2. SILL PLATES SHALL BE EXTENDED MIN. 6 INCHES ABOVE GRADE
3. ALL EXTER. STUDS TO BE SECURED TO THEIR DOUBLE TOP PLATES W/ (2) 16-D NAILS (MIN)
4. ALL EXTERIOR CORNERS TO BE BRACED WITH 7/16" OSB NAILING SCHEDULE SHALL BE
COMMON @ 6" O.C. ALONG EDGES & 4" COMMON @ 12" O.C. @ INTERMEDIATE
STUDS

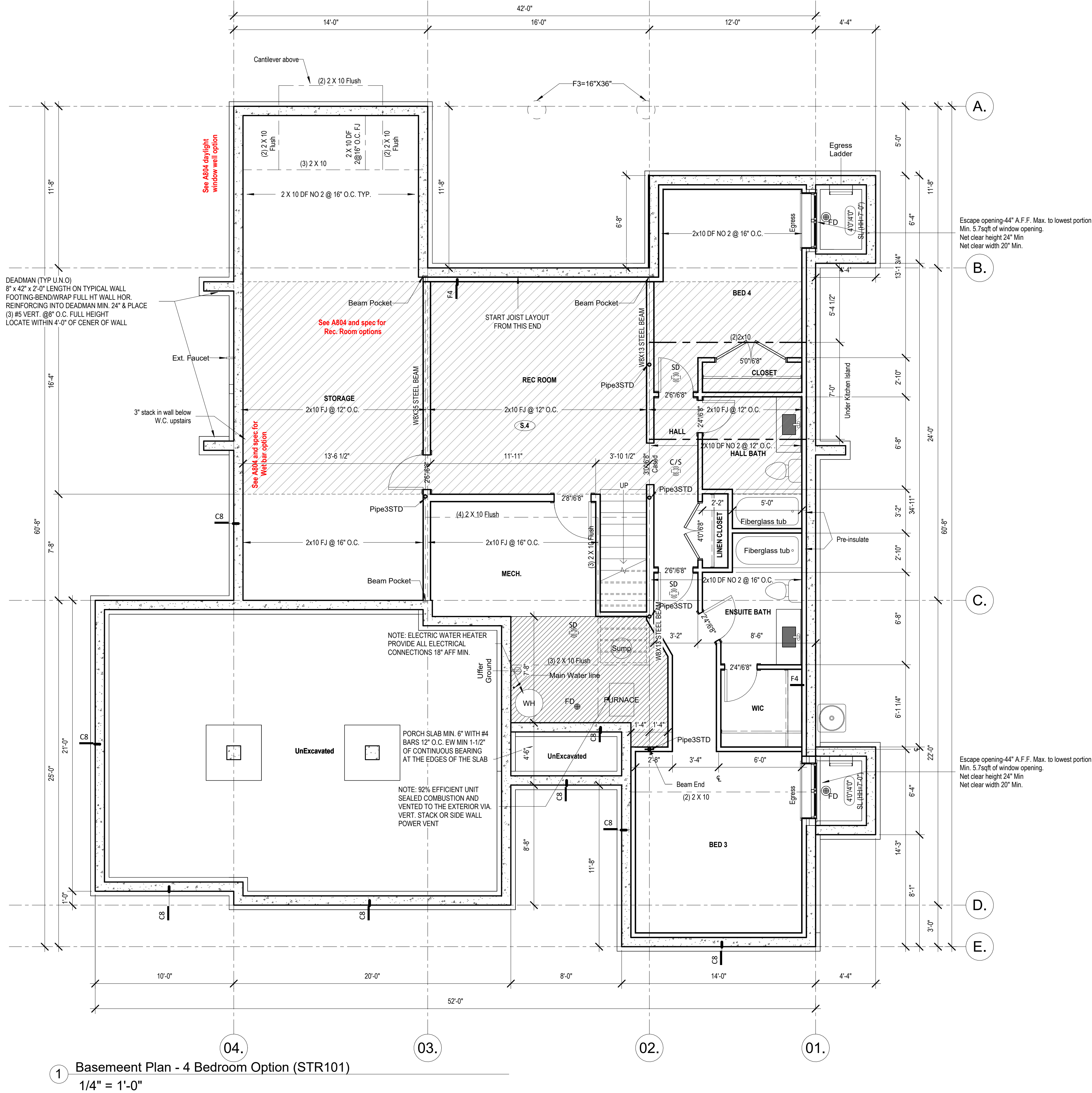
ROOF FRAMING
1. ALL ROOF EAVES OVERHANGS TO BE 16" UNO
2. ALL JOISTS & RAFTERS TO BE ALLOWED OVER SUDS
3. ROOF SHEATHING SHALL BE 7/16" OSB LAD W/ LONG DIMENSION PERPENDICULAR TO
EAVE LINE & STAGGERED 48" O.C. W/ LONG DIMENSION PERPENDICULAR TO EAVE LINE
& STAGGERED 48" O.C. W/ GALV. SPACER CLIPS ALONG ALL EDGES - SECURE
SHEATHING W/ 8" COMMON NAILS TO RAFTERS AT 6" O.C. ALL EDGES

UNFINISHED BASEMENT REQUIREMENTS
1. FINE PROTECTION OF FLOORS, FLOOR ASSEMBLIES CONSTRUCTED W/ JOISTS LESS
THAN 2X10 DIMENSIONAL LUMBER
2. JOISTS OR OPEN WEB JOISTS OVER UNFINISHED BASEMENTS SHALL BE PROVIDED
WITH 5/8" GWB
3. UNFINISHED BASEMENTS SHALL BE MIN. R-13 INSULATED WALL OR INSULATED OH
FLOORCEILING (MIN. R-10)
4. ALL EXPOSED HVAC DUCTING IN UNFINISHED BASEMENTS TO BE MIN. R-8 INSULATED OR
ENCLOSED INSIDE A FLOORCEILING
5. UNFINISHED BASEMENTS SHALL HAVE NO CONDITIONED AIR OUTLETS

EROSION CONTROL
1. 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 ADHERED TO. MINIMUMS INCLUDE:
A. SILT FENCE OR STRAW WATTLE AROUND ALL DISTURBED SOIL, SHALL BE IN PLACE
BEFORE ANY EROSION 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
1. DIT. WALL FRAMING TO BE 2 X 4 OR 2X6 STUD GRADE 2 OR BETTER @ 16" O.C.
2. ROOF SHEATHING TO BE 7/16" OSB NAILED W/ 8d @ 6" O.C. PANEL INDEX 240; PROVIDE
CLIPS AT UNSUPPORTED PANEL EDGES
3. SHEATH EXTER. WALLS W/ 7/16" OSB NAILED W/ 8d @ 6" O.C.
4. HEADERS: PROVIDE (2) 2 X 8 (DPL #2 OR BETTER) UNO. CONSTRUCT HEADERS W/ 2 X 8 &
7/16" OSB BETWEEN W/ (2) ROWS OF 16d @ 16" O.C.
5. BLOCKING MIN. 1.5 INCHES UTILITY GRADE LUMBER-JOISTS TO BE SUPPORTED AT ENDS
FULL DEPTH SOLID BLOCKING NOT < 2 INCHES
6. T&I F.J., C.J. & RAFTERS TO BE DPL GRADE #2 OR BETTER
7. EXT. WALL STUDS & LOAD BEARING WALLS TO BE CONTINUOUS FROM FLOOR TO
ROOFCEILING DIAPHRAGM PER IRC R303.3
8. STUDS, RAFTERS JOISTS, MS. LUMBER MIN. GRADE #2 D.F. OR S.P.

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



Basement Plan - 4 Bedroom Option (STR101)
1/4" = 1'-0"

SOMERSET MASTER PLAN

General Notes:

- DOORS AND WINDOW
- ALL GLAZING WITHIN 12" OF THE FINISHED FLOOR, ADJACENT TO DOORS - 4" 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. 3/8" TYPE X GWB, EXTENDS 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 LEAVE SPACED EVENLY W/ NO MORE THAN 8" O.C.
- GYPSUM 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 CEILING 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. 1/4" SEER FOR AIR CONDITIONING EQUIPMENT.
 - SUPPLY AND RETURN DUCTS SHALL BE INSULATED TO MIN. R-8.
- ELECTRICAL SYSTEMS
- PROVIDE UFEP 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. SHINGLE PHASE, 15 & 20 AMP OUTLETS INSTALLED IN:
 - BEDROOMS, SUNROOMS, REC ROOMS, CLOSET, 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 5.5 FEET APT.
 - WHERE SUCH RECEPTACLES ARE LOCATED IN SPACES DEDICATED FOR THE APPLIANCE SERVED & UNDER CONDITIONS OF NORMAL USE, THE APPLIANCE ARE NOT EASILY MOVED. APPLIANCES TO BE CORN-PLUG CONNECTED TO RECEPT.
- EXTERIOR WALL FRAMING
- BOTTOM SILL PLATES SHALL BE PRESSURE TREATED OR EQUAL.
 - SILL PLATES SHALL BEAR ON 6-INCHES ABOVE GRADE.
 - ALL EXT. STUDS TO BE SECURED TO THEIR DOUBLE TOP PLATES W/ (2) 16-4 NAILS (MIN).
 - ALL EXTERIOR CORNERS TO BE BRACED WITH 7/16" OSB NAILING SCHEDULE SHALL BE 6" COMMON @ 16" O.C. ALONG EDGES & 8" COMMON @ 12" O.C. @ INTERMEDIATE STUDS.
- ROOF FRAMING
- ALL ROOF EAVES OVERHANGS TO BE 16" UNDO.
 - ALL JOISTS & RAFTERS TO BE ALIGNED OVER SLDS.
 - ROOF SHEATHING SHALL BE 7/16" OSB LAD W/ LONG DIMENSION PERPENDICULAR TO RAFTER LINE & STAGGERED 48" O.C. W/ LONG DIMENSION PERPENDICULAR TO RAFTER LINE & STAGGERED 48" O.C. W/ GALLY SPACER CLIPS ALONG ALL EDGES. SECURE SHEATHING W/ 6" 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, NO INSPECTION FEE & STOP-WORK ORDER MAY BE ISSUED IF EROSION CONTROL IS NOT ADDRESSED. MINIMUMS INCLUDE:
 - SILT FENCE OR STRAW BATTLE AROUND ALL DISTURBED SOIL. SHALL BE IN PLACE BEFORE ANY EXCAVATION BEGINS.
 - TEMPORARY GRAVEL CONSTRUCTION ENTRANCE. THIS ENTRANCE SHOULD BE THE ONLY ENTRANCE & EXIT USED FOR VEHICLES INTO & OUT OF THE SITE.
 - 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 (DPL, STUD GRADE 2 OR BETTER) @ 16" O.C.
 - ROOF SHEATHING TO BE 7/16" OSB NAILED W/ 8d @ 8" O.C. PANEL INDEX 240; PROVIDE CLIPS AT UNSUPPORTED PANEL EDGES.
 - SHEATH EXT. WALLS W/ 7/16" OSB NAILED W/ 8d @ 8" O.C.
 - HEADERS: PROVIDE (2) 2 x 4 (DPL #2 OR BETTER) UNDO. CONSTRUCT HEADERS W/ 2 x 8 & 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.
 - 1 1/2" x 1 1/2" C.J. & RAFTERS TO BE 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 DFL OR S.Y.P.
- PHYSICAL SECURITY ORDINANCE
- OWNER/BUILDER IS RESPONSIBLE FOR COMPLIANCE OF PHYSICAL SECURITY ORDINANCE FOR THEIR LOCAL JURISDICTION.

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



SEPTEMBER 9, 2025

REVISIONS

Number	DESCRIPTION	DATE
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PROJECT

DRAWING TITLE
Floor Plan -Main Level

DATE ISSUED

NORTH

DRAWING NUMBER

A601

All doors on main floor are 8/0 including closet and toilet doors

All window header heights are 8/0 on main floor except: Living room 2865 FX windows and Transoms

ASPHALT SINGLES OVER 15# FELT PAPER ON MIN. 9/16" PLYWD. OR OSB BOARD W/ SPACER CLIPS EDGES NAILED @ 6" O.C. W/ 8d COMMON

FASCIA W/ GALV. FLASHING

GUTTER

2 x 4 LOOKOUTS @ 24" O.C. SLOTTED EAVES

HOUSE WRAP: 1.8 OZ/SY WEIGHT, WATER VAPOUR VALUE = 54, CLASS A BURN TYPE I AIR PENETRATION

EXTERIOR SHEATHING PER IRC SECTION R602.3 SHALL BE 7/16" APA RATED PLYWOOD FASTENED WITH 6d COMMON NAILS 8" O.C. EDGE AND 12" O.C. FIELD

BATT INSULATION OR BLOWN FIBERGLASS INSULATION W/ 4 MIL VAPOR BARRIER

2 x 4 (OR 6) STUDS @ 16" O.C. D.F. #2 OR BETTER

1/2" GWP INTERIOR - PAINT

ALL FLOOR JOISTS TO BE D.F. #2 OR BETTER

BITUMINOUS WATERPROOFING

4" PERFORATED PVC DRAIN TILE TYP. @ PERIMETER - WRAP IN FILTER CLOTH & GRAVEL SURROUND - RUN TO DAYLIGHT

MIN. 8"

0" Main Level

-9'-10" T.O. Footing

0'-10" T.O. Footing

0'-10" T.O. Footing

0'-10" T.O. Footing

0'-10" T.O. Footing

0'-10" T.O. Footing

0'-10" T.O. Footing

0'-10" T.O. Footing

0'-10" T.O. Footing

0'-10" T.O. Footing

0'-10" T.O. Footing

0'-10" T.O. Footing

0'-10" T.O. Footing

1 Main Level Base Floor Plan (STD099)
1/4" = 1'-0"

2 Wall Section
1/2" = 1'-0"

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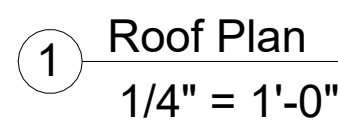


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Number	DESCRIPTION	DATE
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A701.2

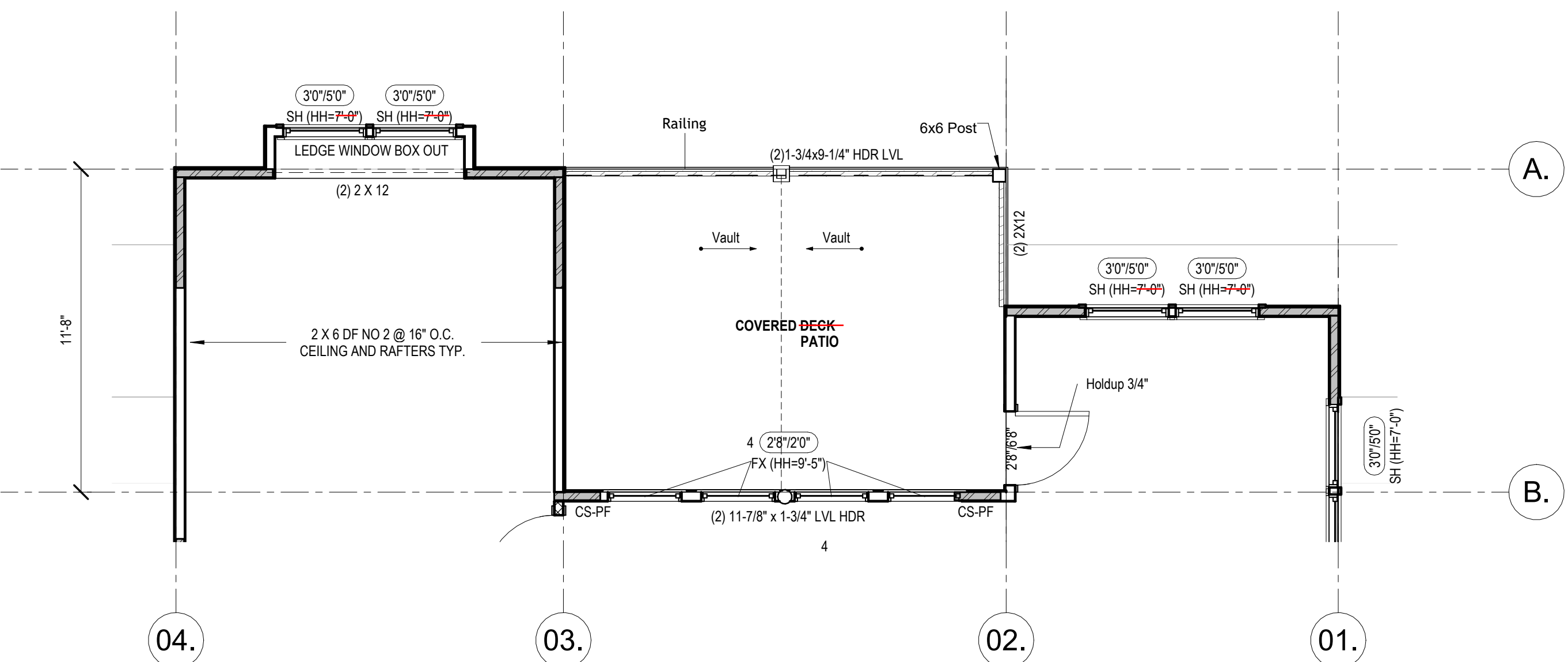
RELEASE FOR CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
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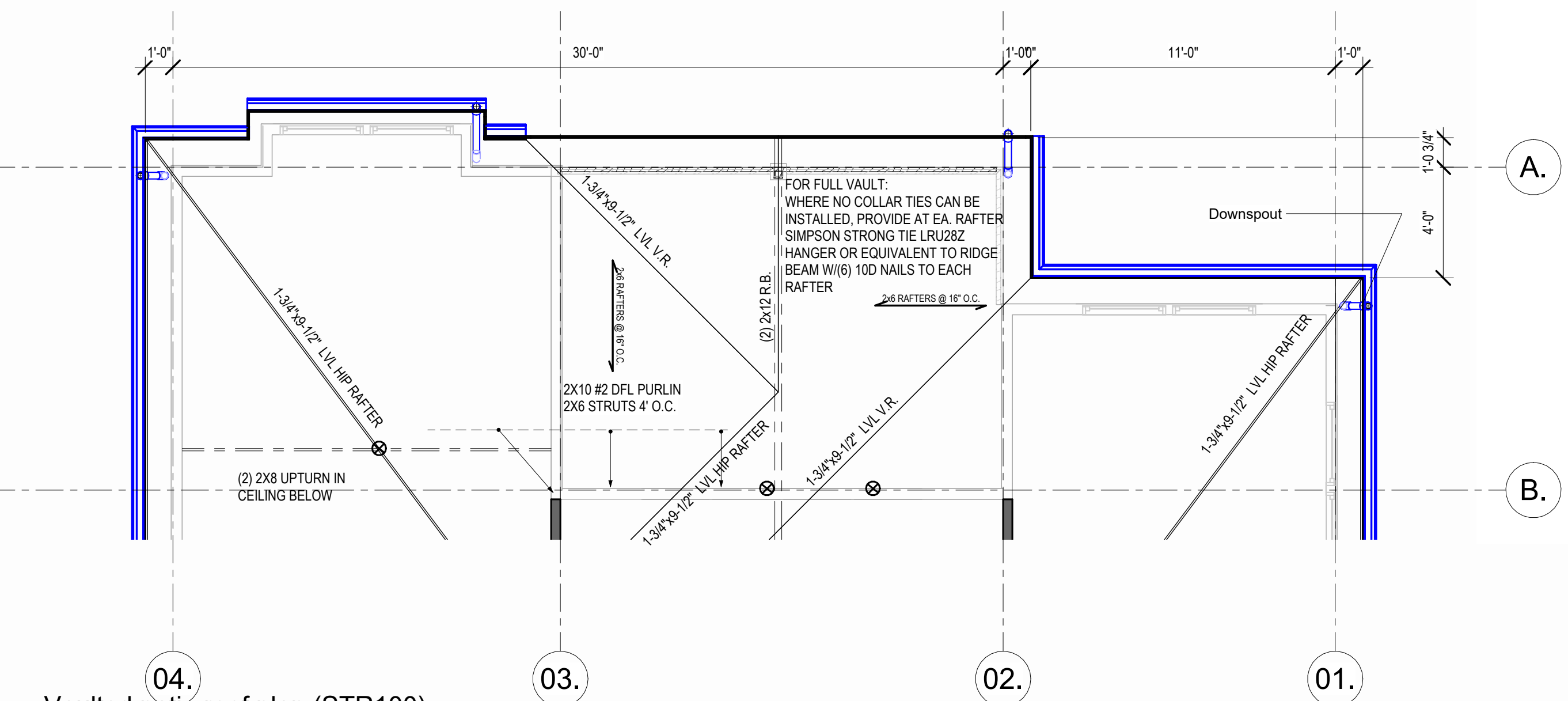
SOMERSET MASTER PLAN

All doors on main floor are 8/0 including closet and toilet doors

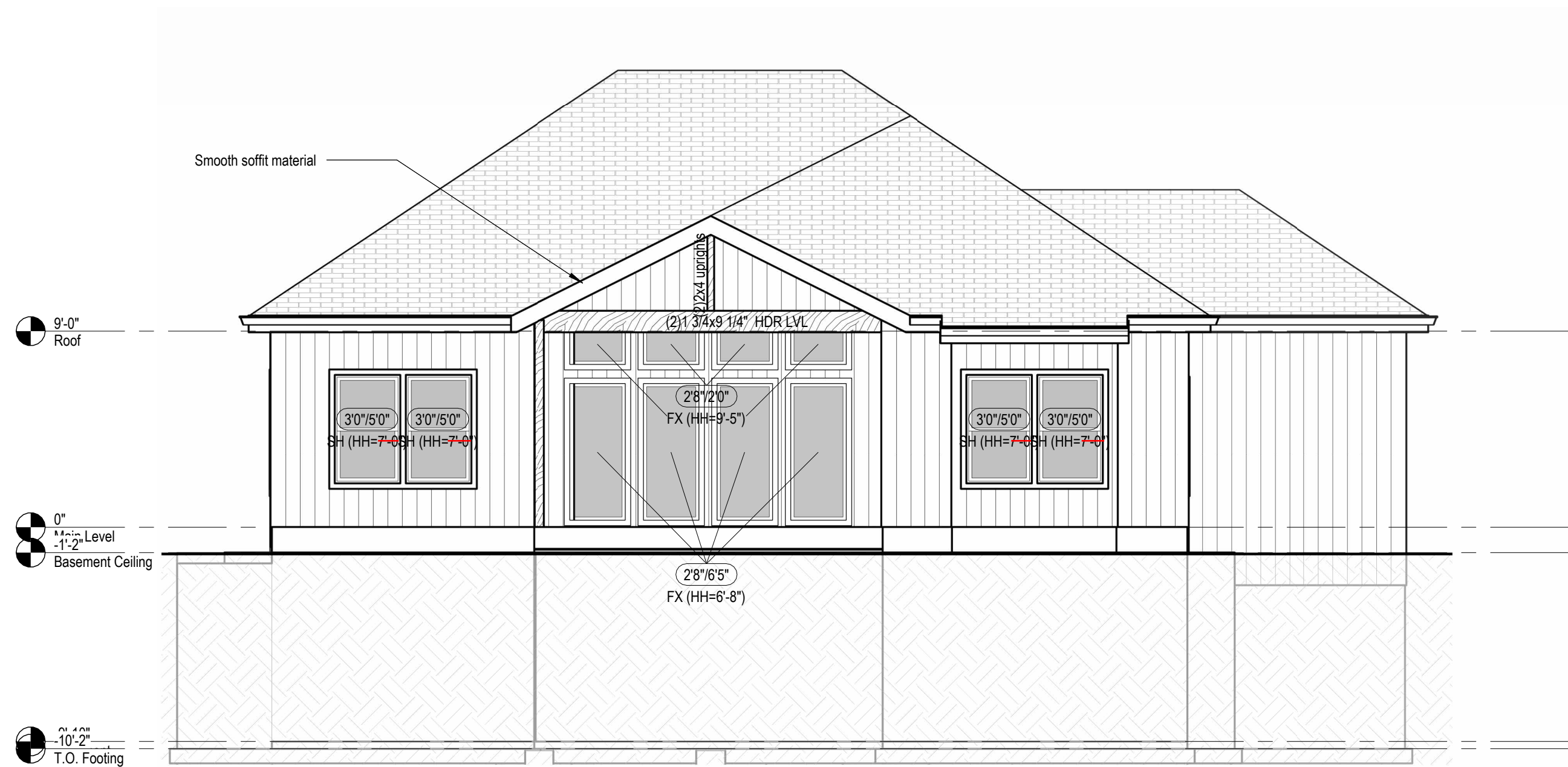
All window header heights are 8/0 on main floor except: Living room 2865 FX windows and Transoms



2 Main Level Floor Plan - Transom Option
1/4" = 1'-0"



3 Vaulted patio roof plan (STR100)
1/4" = 1'-0"



5 Rear Elevation Vaulted Patio + Transom Option (STR100 + STR033)
3/16" = 1'-0"

architect:
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350 SW Longview Blvd
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816.622.8826 voice
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PROJECT

DRAWING TITLE
Rear Elevation with Transom window option

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A306

SOMERSET MASTER PLAN

architect:
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REVISIONS		
Number	DESCRIPTION	DATE

PROJECT

C.

DRAWING TITLE
POD Options - Main Level Bath & Laundry

DATE ISSUED

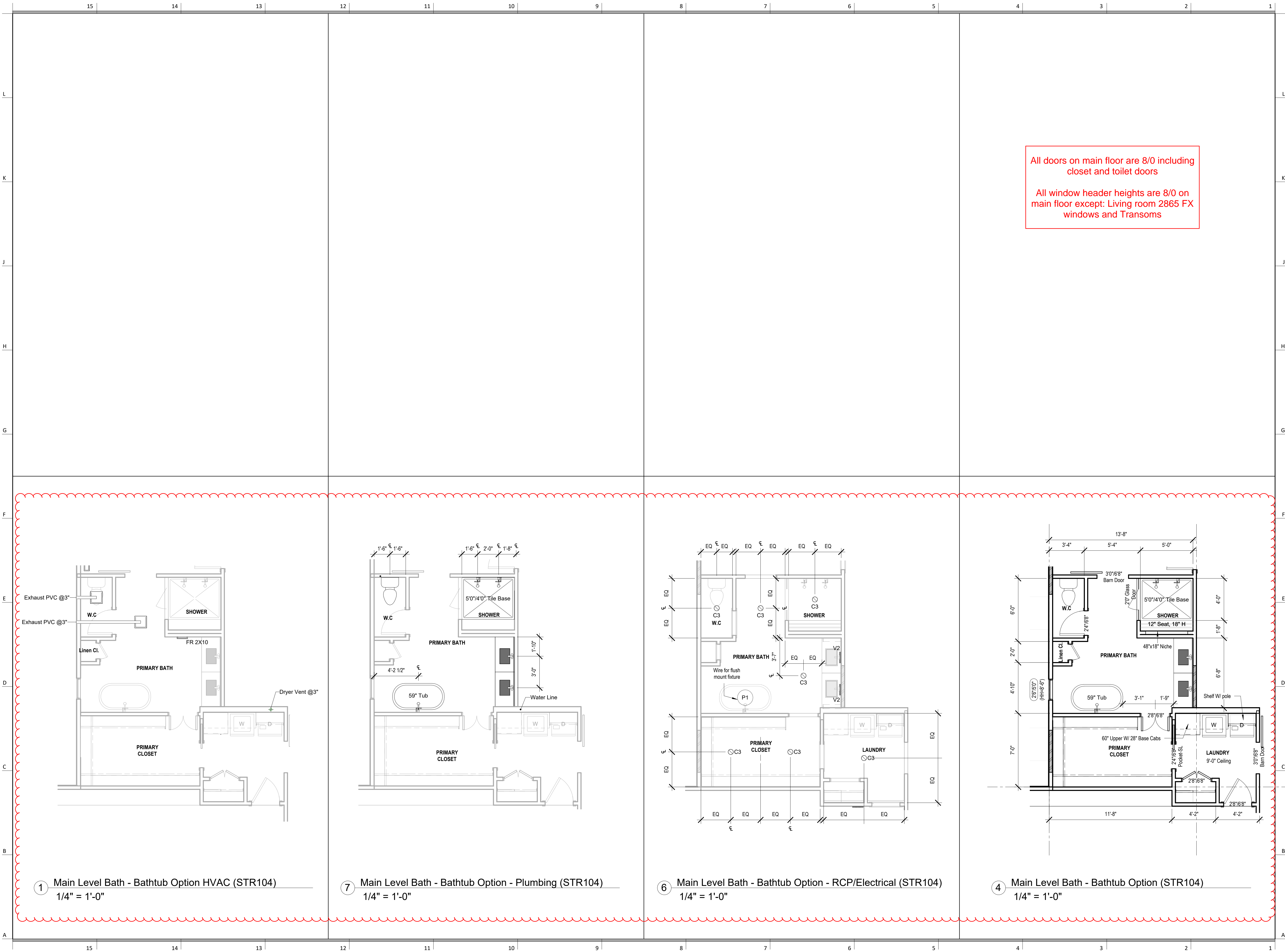
NORTH

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A802

All doors on main floor are 8/0 including closet and toilet doors

All window header heights are 8/0 on main floor except: Living room 2865 FX windows and Transoms



1 Main Level Bath - Bathtub Option HVAC (STR104)
1/4" = 1'-0"

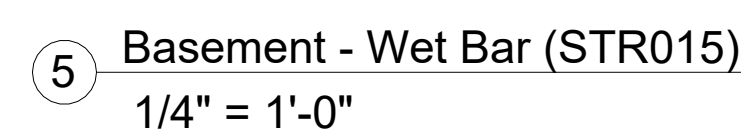
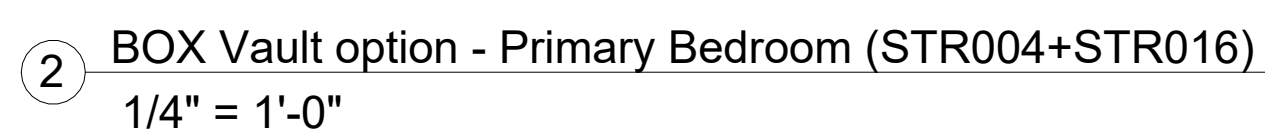
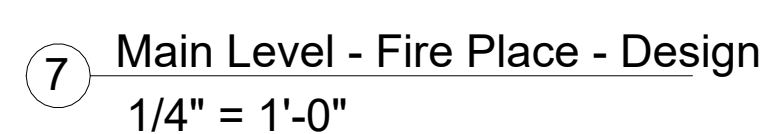
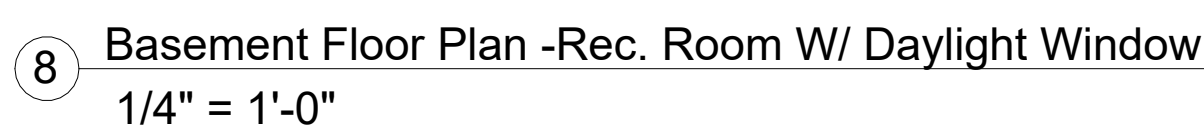
7 Main Level Bath - Bathtub Option - Plumbing (STR104)
1/4" = 1'-0"

6 Main Level Bath - Bathtub Option - RCP/Electrical (STR104)
1/4" = 1'-0"

4 Main Level Bath - Bathtub Option (STR104)
1/4" = 1'-0"



All window header heights are 8/0 on main floor except: Living room 2865 FX windows and Transoms



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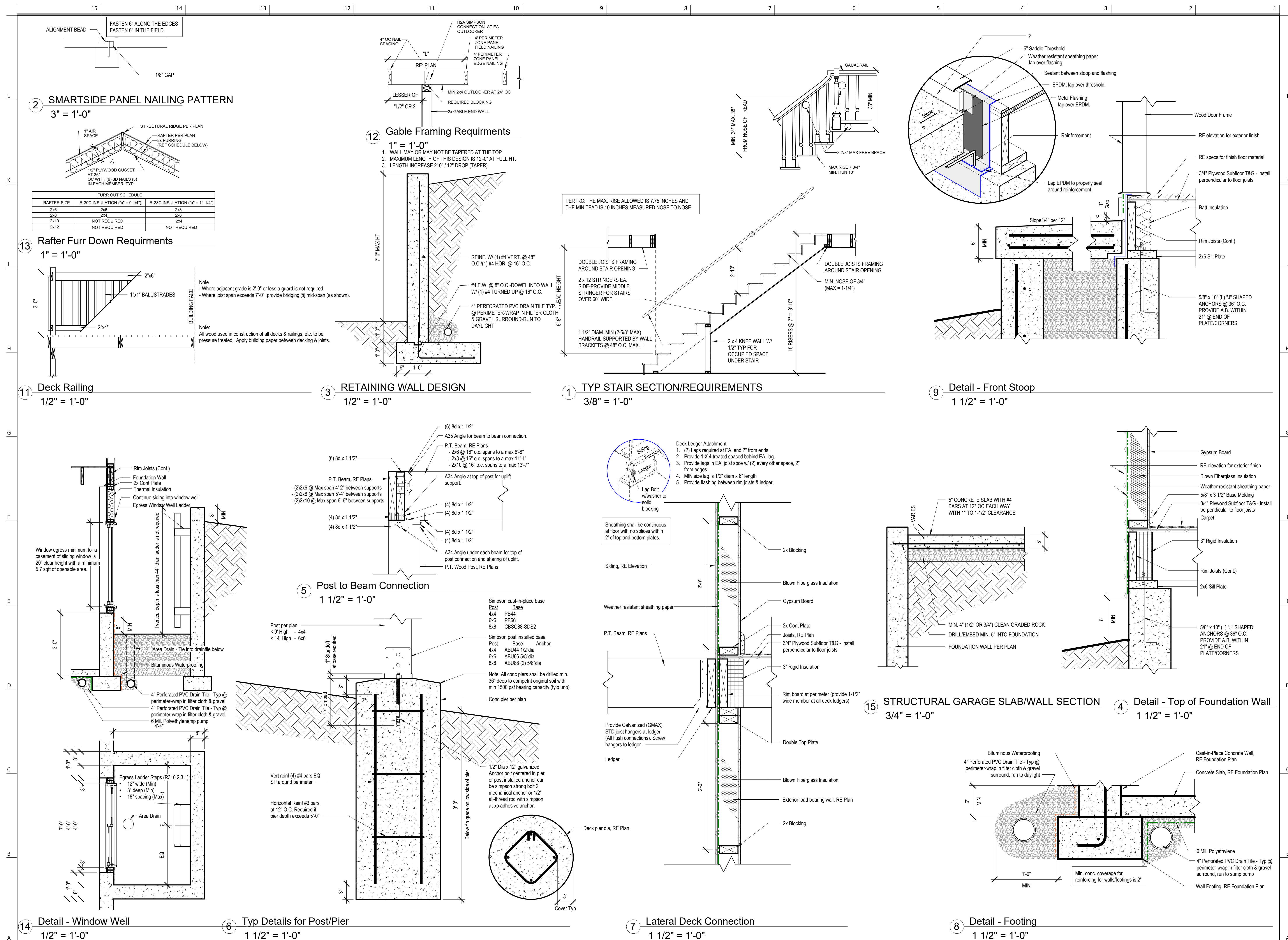
DRAWING TITLE
POD Options

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A804

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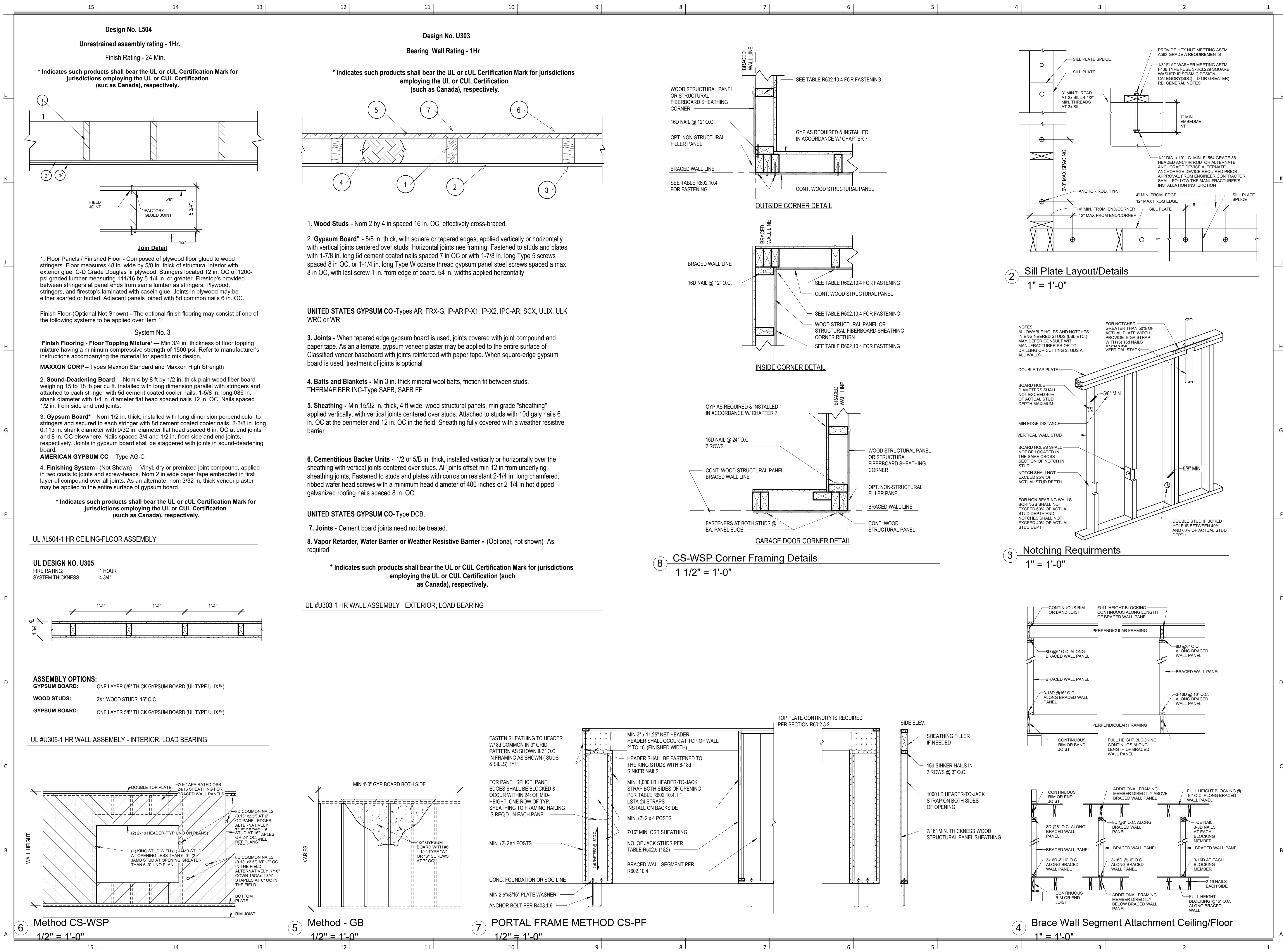
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DRAWING TITLE
Details

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A902



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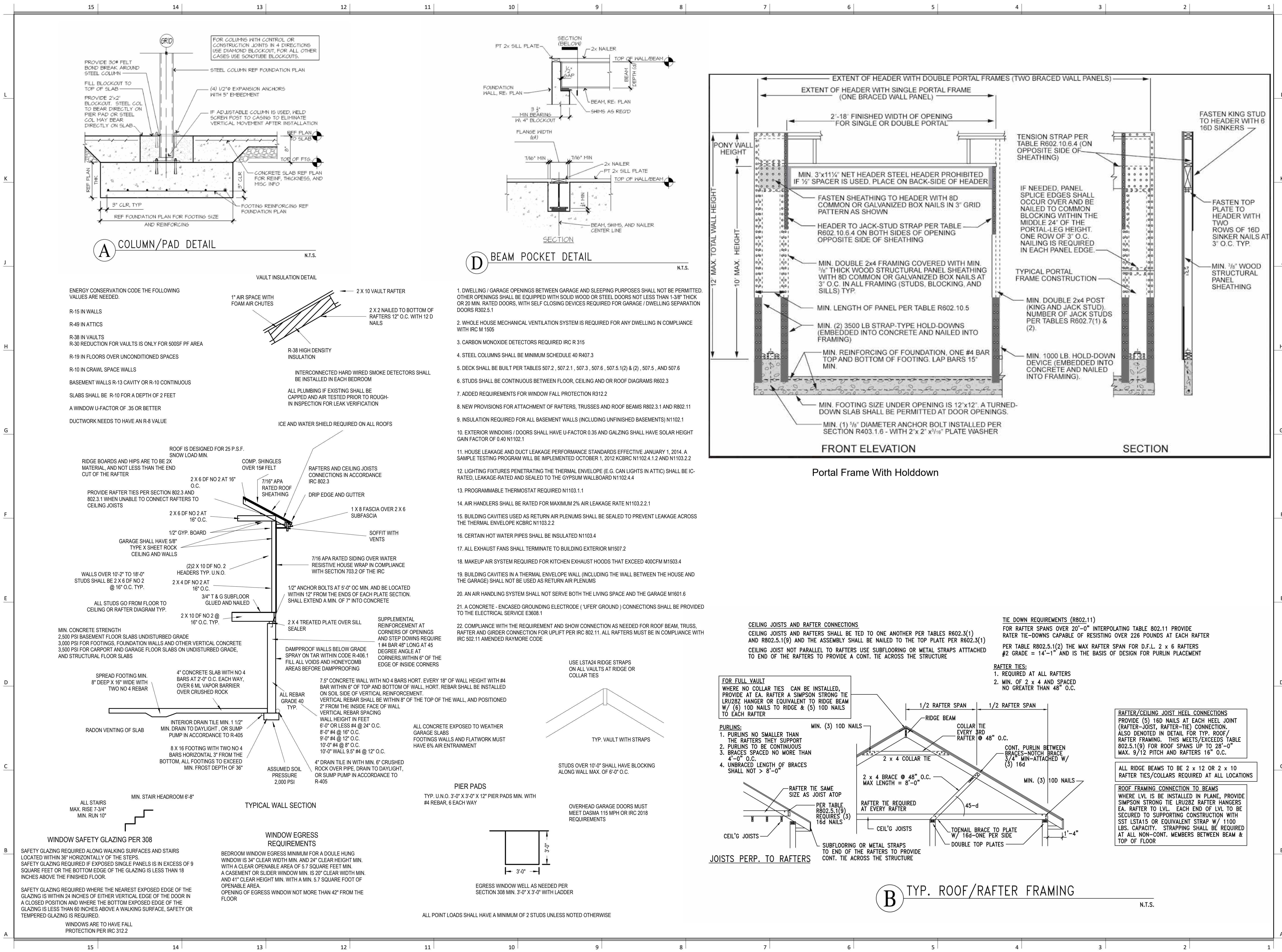
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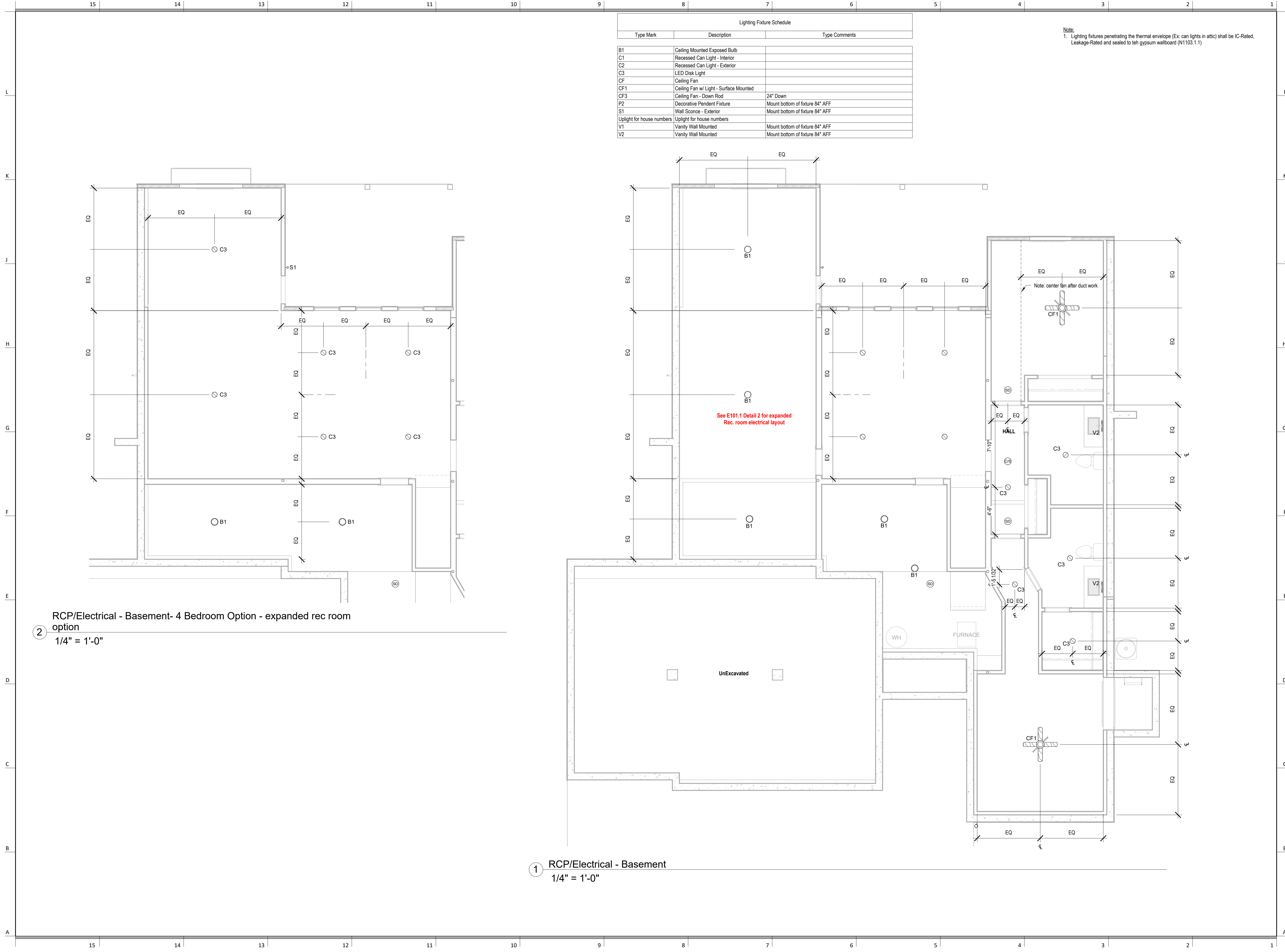
DRAWING TITLE
Details

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A903





Lighting Fixture Schedule		
Type Mark	Description	Type Comments
B1	Ceiling Mounted Exposed Bulb	
C1	Recessed Can Light - Interior	
C2	Recessed Can Light - Exterior	
C3	LED Disk Light	
CF	Ceiling Fan	
CF1	Ceiling Fan w/ Light - Surface Mounted	
CF3	Ceiling Fan - Down Rod	24" Down
P2	Decorative Pendant Fixture	Mount bottom of fixture 84" AFF
S1	Wall Sconce - Exterior	Mount bottom of fixture 84" AFF
Uplight for house numbers	Uplight for house numbers	
V1	Vanity Wall Mounted	Mount bottom of fixture 84" AFF
V2	Vanity Wall Mounted	Mount bottom of fixture 84" AFF

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

SOMERSET MASTER
PLAN

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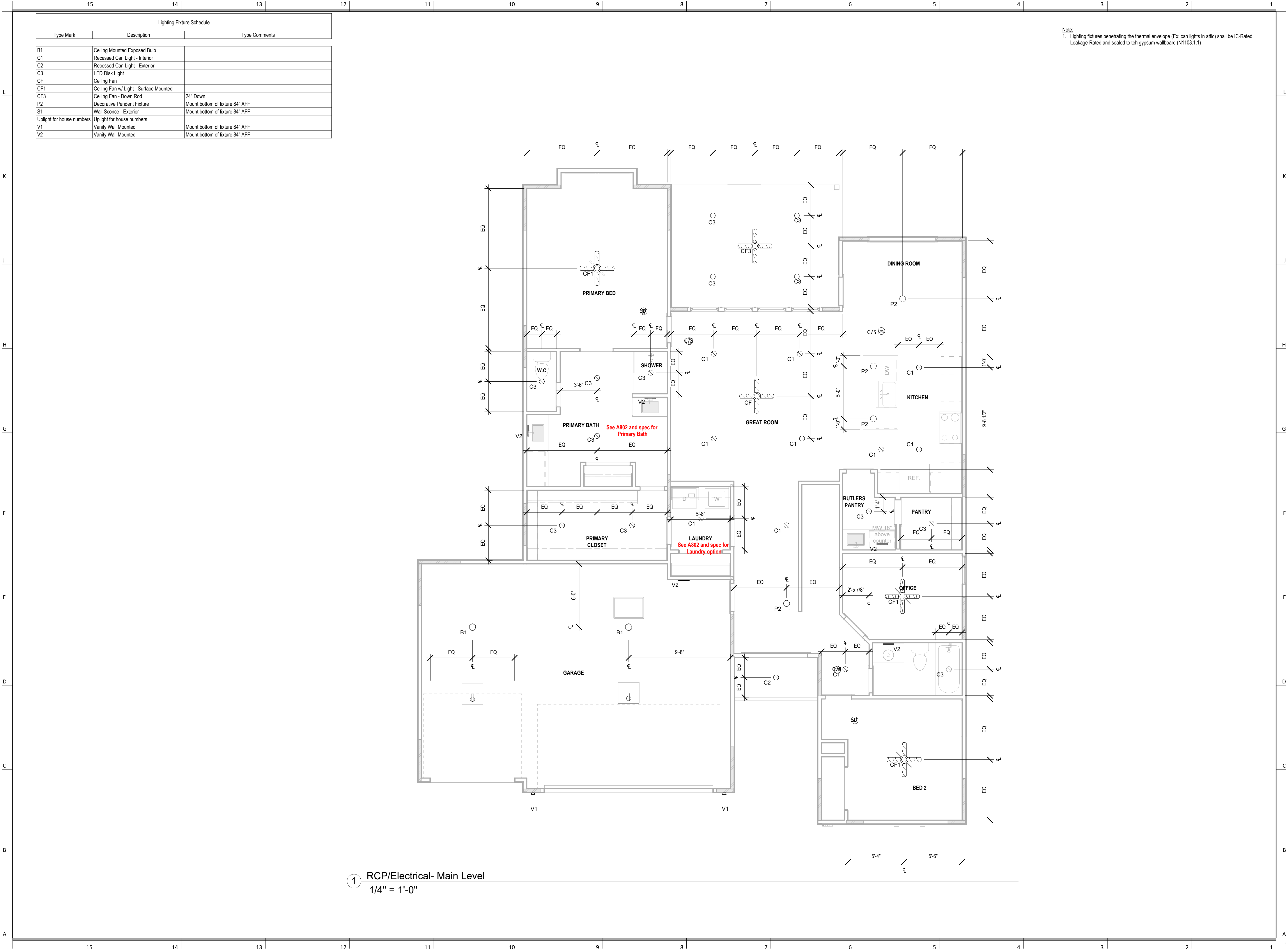
DRAWING TITLE
RCP/Electrical Plan

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DRAWING NUMBER

E101.1



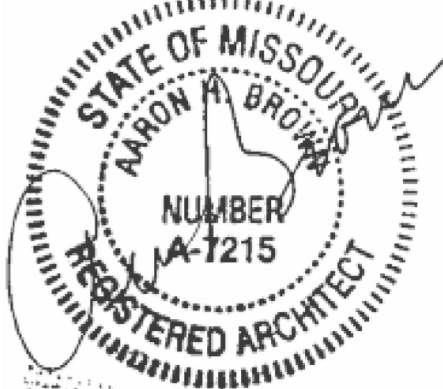
Note:
1. Lighting fixtures penetrating the thermal envelope (Ex: can lights in attic) shall be IC-Rated, Leakage-Rated and sealed to teh gypsum wallboard (N1103.1.1)



SOMERSET MASTER PLAN

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PROJECT

DRAWING TITLE
RCP/Electrical Main Level Plan

DATE ISSUED

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DRAWING NUMBER

E102

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Number	DESCRIPTION	DATE
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PROJECT

DRAWING TITLE
HVAC Plans - 4 Bedroom Option

DATE ISSUED

NORTH

DRAWING NUMBER

M101.1

2 Main Level HVAC Plan
1/4" = 1'-0"

1 Basement HVAC Plan
1/4" = 1'-0"

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PROJECT

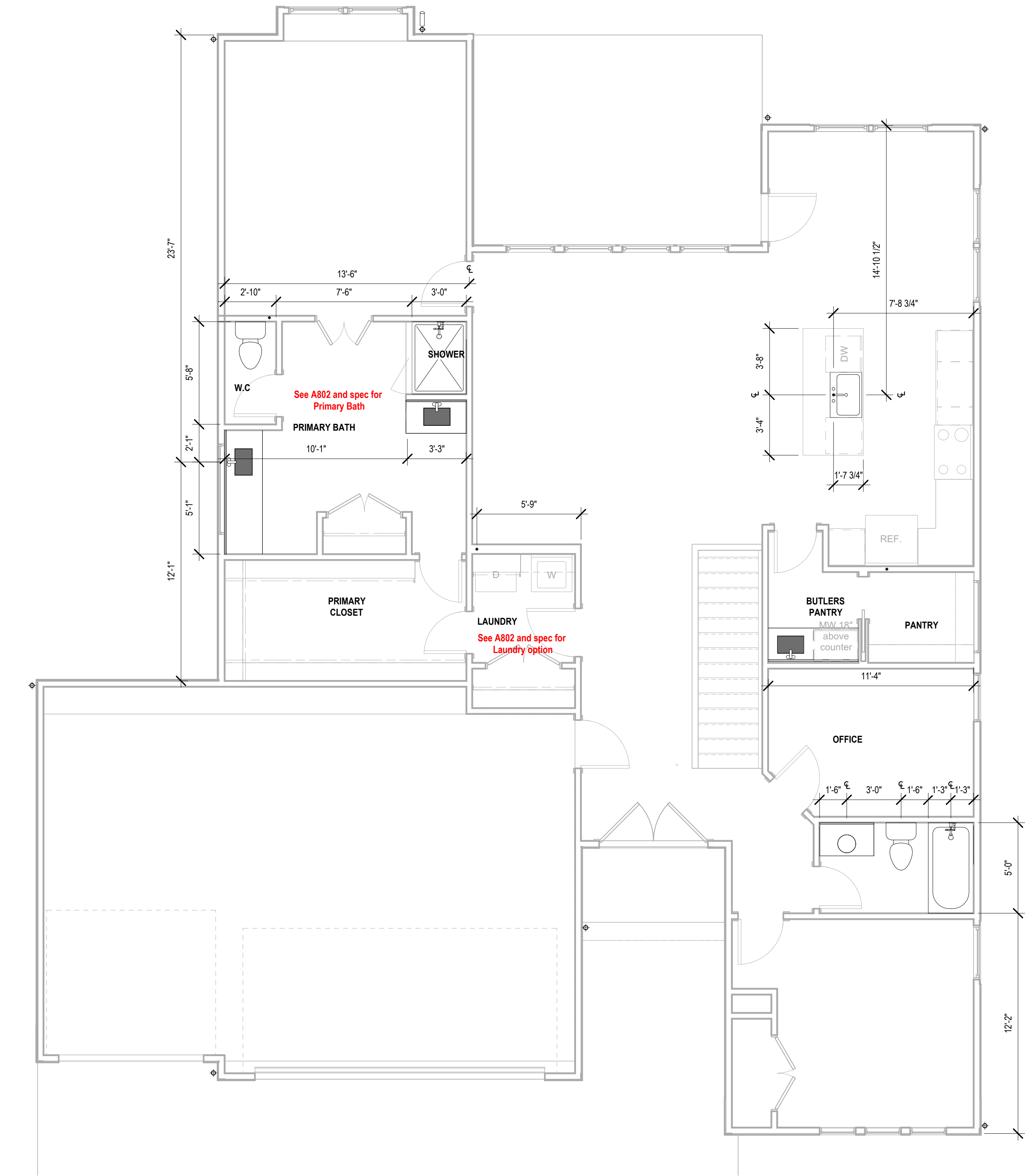
DRAWING TITLE
Plumbing Plans

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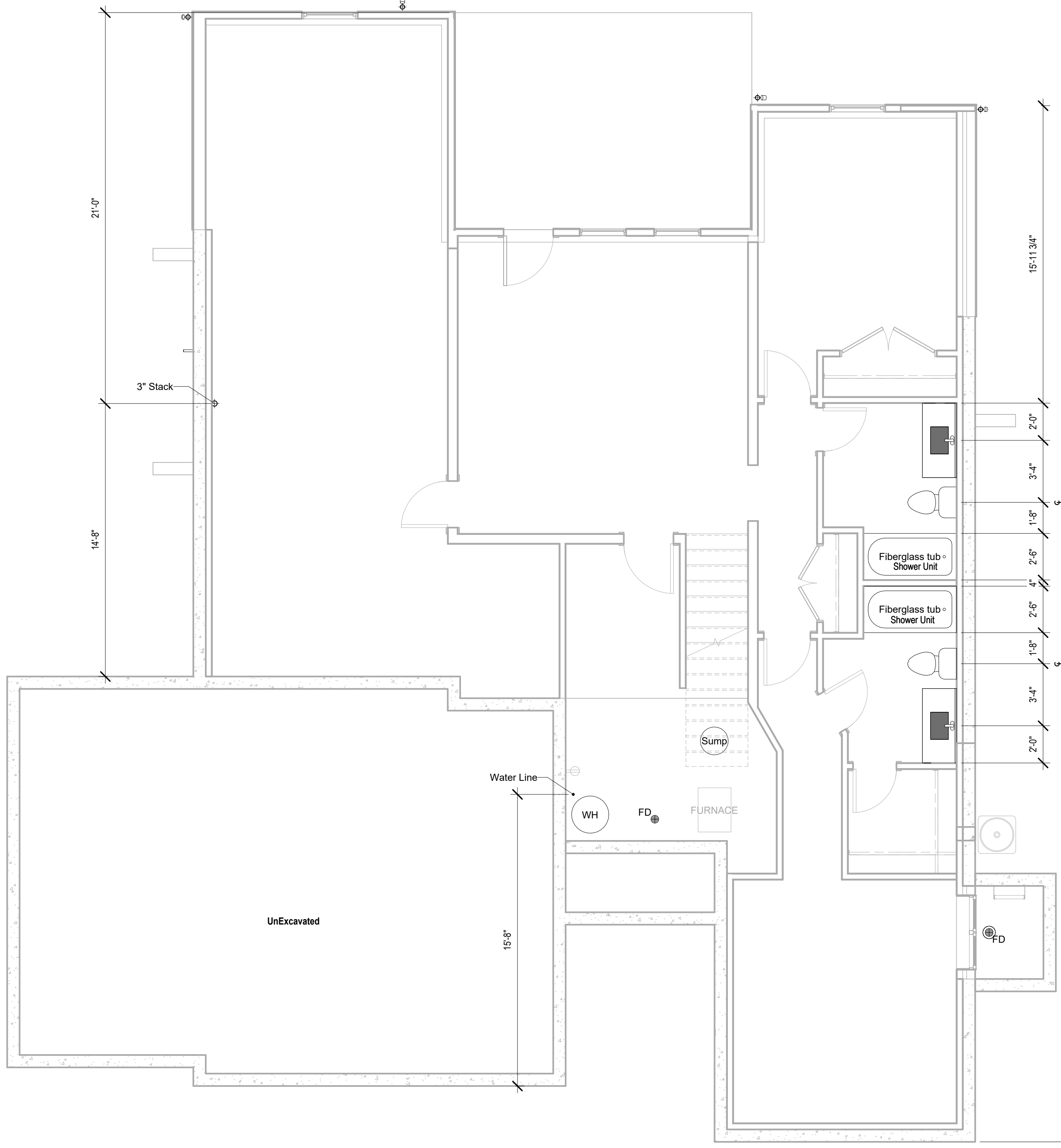
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P101



2 Main Level Plumbing Plan
1/4" = 1'-0"



1 Basement Plumbing Plan - 4 Bedroom Option
1/4" = 1'-0"