

# Creststone - Hook Farms - Lot 17

2038 SW Hook Farm Dr  
Lee's Summit, MO 64082



2018 Interior Energy Cons. Code (Table N1102.1.2)	
Doors & Windows:	U-0.32 MAX
Glazing SHGF:	0.40
Skylights:	U-0.55 MAX
Roof	
Attic Ceilings:	R-49 MIN
Vaults:	R-38 MIN
Vaults < 500sf:	R-30 MIN
Wood Frame Walls:	
Basement Walls:	R-20 or R-13 + 5 MIN
Floor (over unconditioned):	R-13 or R-10 Continuous
Slab on Grade:	R-19 MIN
Ductwork:	R-10 for 24" MIN
Fuel Fired Furnace:	R-8 MIN
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 the 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 and is posted before final inspection -- Owner/Contractor is responsible for meeting the prescriptive requirements of IRC chapter 11 unless a HER Index Analysis for Performance Compliance based on the plans is submitted to the AHJ for approval.

IRC 2018	
Ground Snow Load:	20PSF
Wind Speed:	115mph
Topography Effects:	No
Seismic Design Category:	A
Damage From Weather:	Severe
Frost Line Depth:	36 inches
Termite:	Moderate to Heavy
Winter Design Temperature:	6 F
Ice Barrier Underlayment:	Yes
Flood Hazard:	
Air Freezing Index:	927 or less
Mean Annual Temperature:	55.5 F

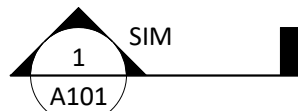
- Whole House Mechanical Ventilation System is required for any dwelling with air infiltration at a rate of less than 5 air changes per hour (at ACH50 standard R303.4).
- Carbon monoxide detectors required (R315)
- Steel columns shall be minimum schedule 40 (R507.2)
- Deck Ledger attachment to house 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, #7.5)
- 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 E3608.1.2 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
- Garage Door Rating: DASMA 115 MPH Rated



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## Sheet List

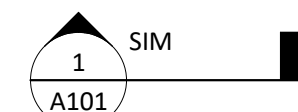
- 04 - Structure  
S0 Foundation Plan  
S1 Framing Plan
- 05 - Architecture  
A0 Floor Plan - Basement/Garage  
A1 Floor Plan - Living Space  
A3 RCPElectrical Plan - Basement/Garage  
A4 RCPElectrical Plan - Living Space  
A5 B Elevations  
A6 Elevations & Roof Plan  
A7 Building Sections  
A8 Wall Sections  
A9 Details  
A11 Interior Options



BUILDING SECTION

G4.1a  
8'-0"

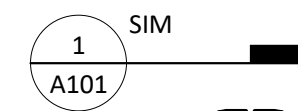
INTERIOR PARTITION TYPE  
SYMBOL



WALL SECTION

(2) (30°/50°)  
Type

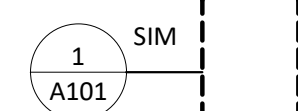
WINDOW TYPE SYMBOL



DETAIL SECTION

XX

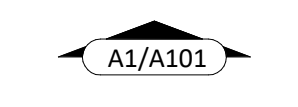
BENCHMARK/SPOT ELEV.  
SYMBOL



DETAIL REFERENCE

ELEVATION  
LEVEL NAME

FLOOR LEVEL SYMBOL



EXTERIOR ELEVATION TAG

1t  
1'-0" A.F.F.

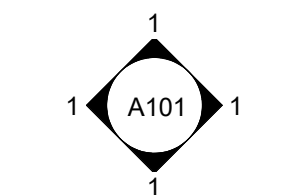
CEILING HEIGHT SYMBOL

1 1/2'

DIMENSION

ALIGN

ALIGN TWO WALLS OR  
OBJECTS



INTERIOR ELEVATION TAG

Original Issue Date:		Permit Set 10/6/2021
REVISIONS		
Number	Description	Date

Permit Set

PLAN DESCRIPTION: Crestone

Cover



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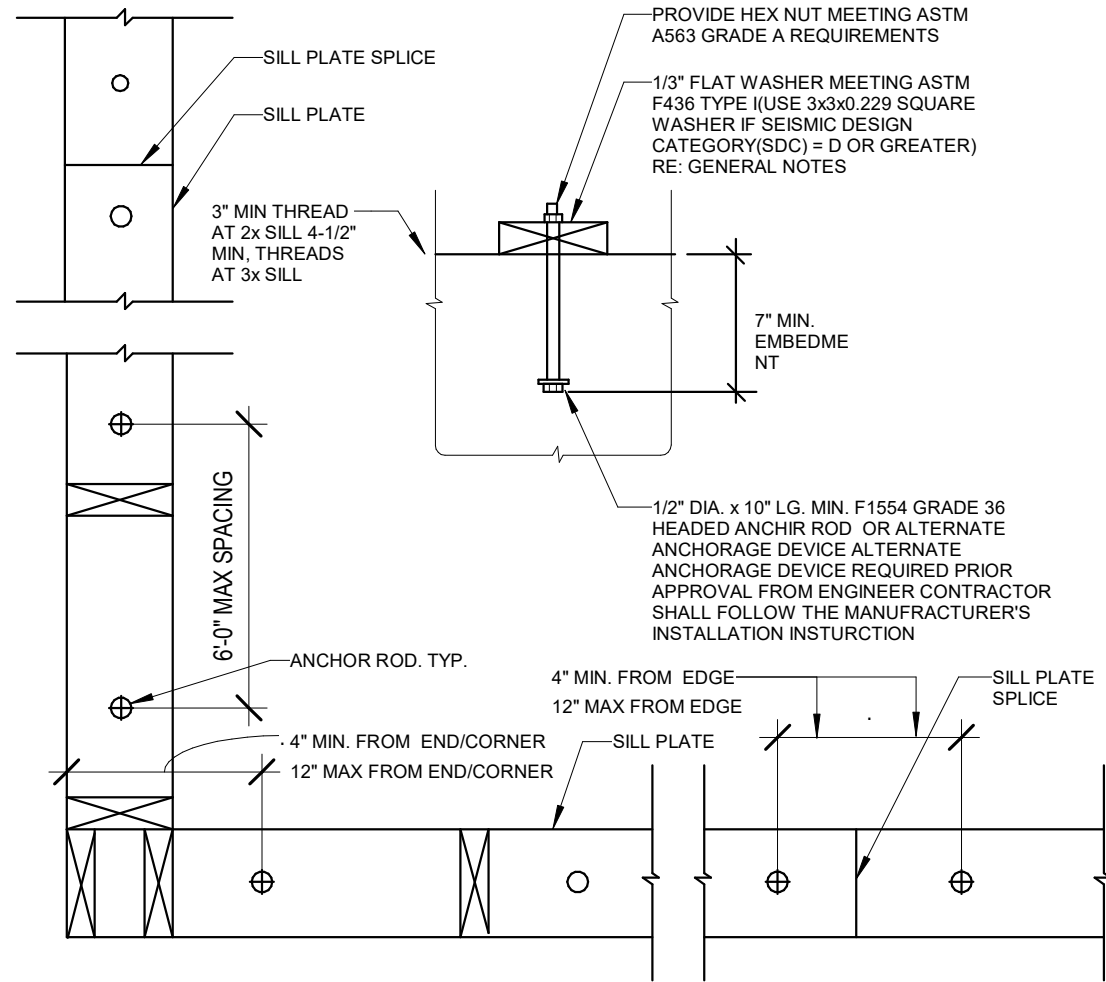
5

4

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1



3 Sill Plate Layout/Details  
1" = 1'-0"

Slab Schedule	
Type	Description
S4.1	Concrete Strength at 28 days: 2,500 PSI. 4" MIN Conc Slab Reinf. W/ #4's E.W. @ 12" O.C. over compacted fill and gravel.
S4.2	Concrete Strength at 28 days: 3,500 PSI. 4" Min conc slab reinf. w/ #4's E.W. @ 12" O.C. Over compacted fill and gravel.
S8.1	Concrete Strength at 28 Days: 2,500 PSI. 8" Min conc Slab Reinf. W/ #4's E.W. @ 12" O.C. over compacted fill and gravel.

Note: Concrete shall be 6% (+/-1%) air-entrained for garage slabs and for all locations footings, walls or flatwork where exposed t weather.

Structural Foundation Schedule					
Type	Width	Length	Depth	Reinforcing	Comments
Footing					
F1	3' - 0"	3' - 0"	1' - 0"	Reinf w/ (6) #4's, rebar count is each way, equal centers	
Wall Foundation					
FTG-1	1' - 4"	<varies>	0' - 8"	Reinf w/ (2) #4 bot. eq. spaced. Dowel into wall w/ (1) #4 turned up @ 12" o.c.	Center footing w/ wall above.
FTG-2	1' - 0"	<varies>	3' - 0"	FROST FOOTING - Reinf. w/ (2) #4 @ bottom, center and top. T/B wrapped in #4 stirrup @ 36" o.c.	Center footing w/ wall above.
Foundation Wall Schedule					
Type	Width	Reinforcing		Comments	
C8	0' - 8"	Concrete Strength at 28 Days: 3,000 PSI. Reinf. w/ #4 vert. @ 12" oc / (3) #4 hor. equally spaced.		RE: plans for wall height	

Foundation Notes:

- FOOTINGS/FOUNDATION & CONCRETE NOTES
1. TO ADDRESS DIFFERENTIAL SETTLEMENT, ALL INTERIOR BEARING AND EXTERIOR FOOTINGS & PADS TO BE EXCAVATED & PLACED MIN. 18 INCHES INTO UNDISTURBED NATURAL SOIL.
  2. EXT. FOOTING TO BE PLACED MIN. 36 INCHES BELOW FIN. GRADE
  3. DESIGN IS BASED ON MIN. OF 2,000 PSI. CONCRETE STRENGTHS TO ACHIEVE THE FOLLOWING BASED UPON:
    - A. 3,000 PSI FOR FOOTINGS, FOUND. WALLS & VERT. SUPPORTS
    - B. 3,500 PSI FOR GARAGE FLOOR
    - C. CONC. EXPOSED TO WEATHER TO HAVE 6% (+/-1%) AIR ENTRAINMENT
    - D. PROVIDE 4" MIN. CONC. SLAB REINF. W/ #4 @ 12" O.C. E.W. TOP REINF. OVER PRECASTS AS INDICATED (4" X 1' FT @ 8" O.C. E.W.; PLACE OVER 6 MIL VAPOR BARRIER)
    - E. REINFORCE EXTERIOR FOOTINGS W/ #4 @ 24" E.W.; REINFORCE W/ (2) #4 CONT. AT BOTTOM
    - F. PROVIDE #4 X 48" (L) @ 45-DEGREES @ REINTRANT CORNERS
    - G. 1/2" (1/4") ASTM A575 ANCHOR BOLTS @ 48" O.C. @ EXT. WALLS
    - H. ANCHOR PRESSURE TREATED PLATE @ INT. BEARING WALLS W/ 1/2" X 4-1/2" H/LT/1 WEDGE BOLTS @ 12" O.C. MAX. 1/2" FROM ENDS
    - I. PROVIDE 24" LAPS MIN. INCLUDING CORNERS
    - J. INSTALL HOLDOWN BOLT ANCHORAGE AS INDICATED ON PLAN
    - K. PROVIDE BITUMINOUS DAMP-PROOFING AT FOUNDATION WALLS
    - L. SOIL BEARING CAPACITY IS NOT ASSUMED TO BE GREATER THAN 2,000 PSF IN THE CURRENT FOUNDATION DESIGN. ALL COMPACTED FILL AREAS REQUIRE A SPECIAL INSPECTION
  4. INTER. NON-BEARING WALLS, OTHER THAN THOSE RESTING DIRECTLY ON THE FOOTING, SHALL BE ISOLATED FROM THE FLOOR FRAMING ABOVE
  5. AT WALKOUT FOUNDATION AREAS, REINFORCE THE SLAB FROM THE FOUNDATION WALL TO 2 FEET BEYOND THE OVERSIC AREA WITH #4 BARS AT 24 INCHES O.C. PERPENDICULAR AND HORIZONTAL TO THE WALL. MAXIMUM 4-FOOT OVERSIC
  6. AT WALKOUTS THE FOUNDATION WALL SHALL BE INSULATED WITH A MINIMUM R-6 INSULATION FOR A MIN. OF 3 FEET BELOW THE BOTTOM OF THE SLAB.
  7. WHERE FLOOR JOISTS ARE PARALLEL TO THE FOUNDATION WALL, THE WALL SHALL BE SUPPORTED LATERALLY AT THE TOP BY SOLID BLOCKING FOR MINIMUM OF TWO JOIST SPACES, SPACED NOT MORE THAN 4 FEET O.C.



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Elevate Design + Build  
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Nicholas Baumgarten Date: 10/6/2021  
Architect License No. A-2017038489

Original Issue Date: 10/6/2021  
Permit Set

REVISIONS

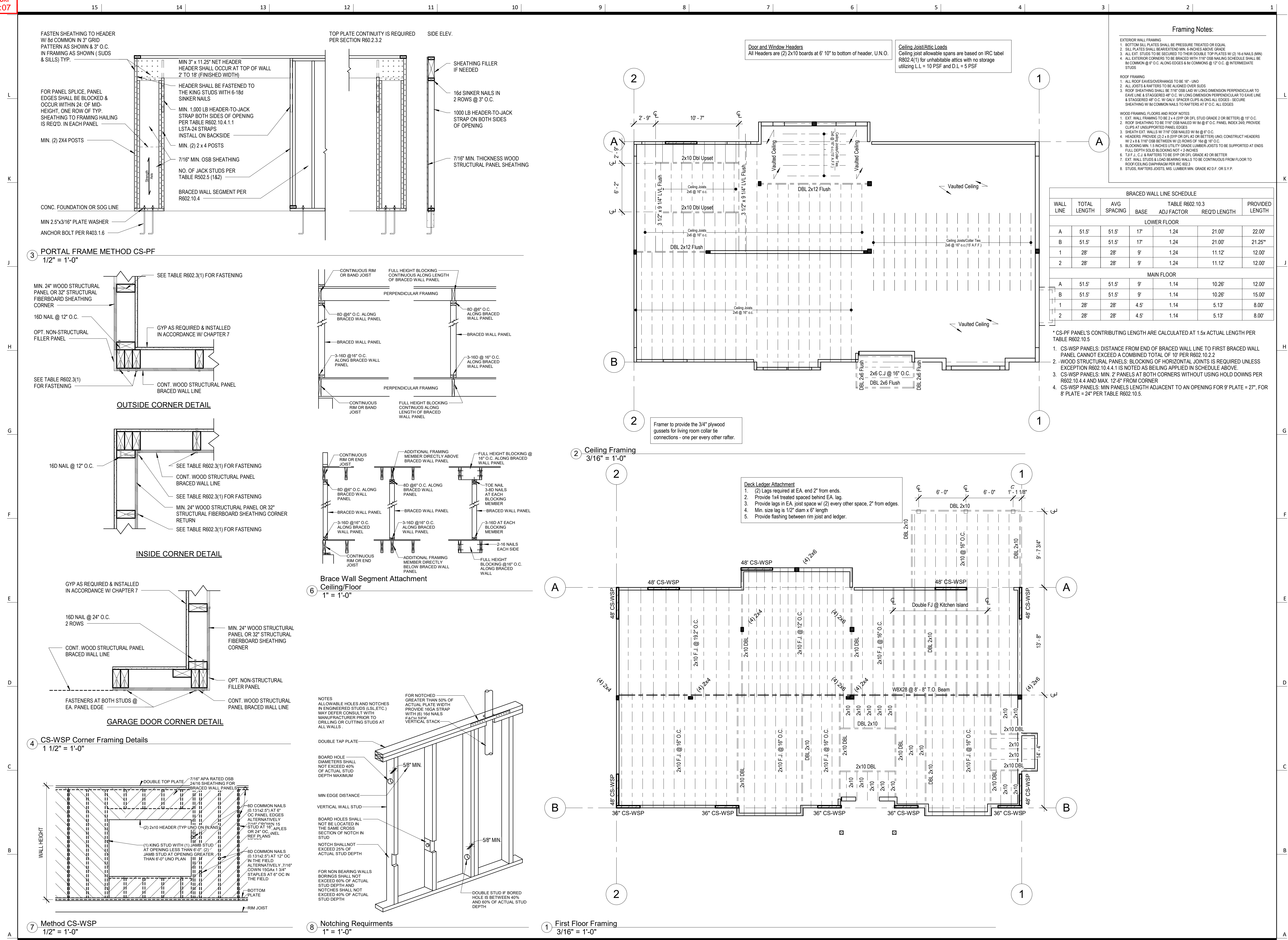
Number DESCRIPTION DATE

Foundation Plan

S0

Project No. HF 017





architect:  
Elevate Design + Build  
350 SW Longview Blvd  
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REVISIONS

Number	DESCRIPTION	DATE
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Framing Plan

S1

Project No. HF 017



# Creststone - Hook Farms - Lot 17

NOTES:

1. PROVIDE MOISTURE RESISTANT GWB IN WET AREAS
2. EXTEND ALL FIRE RATED WALLS STRUCTURE TO STRUCTURE.
3. USE TYPE "X" GWB FOR ALL FIRE RATED PARTITIONS
4. REFER TO ELEVATIONS FOR LOCATIONS WHERE WALL IS NOT FULL HEIGHT. IN THESE CASES CAP THE TOP OF THE WALL WITH A LAYER OF 1/2" GYPSUM BOARD U.N.O.

Joint Sealants

Double Top Plate

Gypsum Board

Batt Insulation

Blocking 6'-0" O.C. for walls over 10' tall.

2x Cont. Plate

Joint Sealants

**PARTITION SYSTEM:**  
GYPSUM WALL BOARD PARTITION

**G**

	13	12	11	
PARTITION IDENTIFICATION PLAN SYMBOL	G4	G4.1	G4.L	G6
BASE PARTITION THICKNESS	4.5"	4.5"	4.5"	6.5"
STUD SPACING (O.C.)	16"	16"	16"	16"
STUD SIZE	2x4	2x4	2x4	2x6
GWB THICKNESS	1/2"	5/8"	1/2"	1/2"
JOINT SEALANTS	No	No	No	No
INTERIOR LOAD BEARING WALL	No	No	Yes	No
FIRE RATING (HRS)	-	1	-	-
FIRE TEST NUMBER	-	U314	-	-
FIRE TEST NUMBER (HEAD OF WALL)	-	-	-	-
FIRE RESISTIVE JOINTS	-	-	-	-
ACOUSTIC RATING (STC)	-	-	-	-
ACOUSTICAL TEST NUMBER	-	-	-	-
	-	-	-	-
INSULATION	No	Yes	No	No
ACOUSTICAL JOINTS	-	-	-	-
	-	-	-	-
	-	-	-	-
	-	-	-	-
REMARKS:	* SEE NOTE #4	* SEE NOTE #3	* SEE NOTE #3	* SEE NOTE #4

NOTES:

1. REFER TO ELEVATIONS FOR LOCATIONS WHERE WALL IS NOT FULL HEIGHT. IN THESE CASES CAP THE TOP OF THE WALL WITH A LAYER OF 1/2" GYPSUM BOARD U.N.O.

The technical drawing illustrates two cross-sections of a partition system. The top section shows a wall assembly with labels: Joint Sealants, Double Top Plate, Gypsum Board, and Batt Insulation. The bottom section shows a similar assembly with labels: 2x Cont Plate and Joint Sealants.

PARTITION IDENTIFICATION PLAN SYMBOL	<b>F4</b>
BASE PARTITION THICKNESS	4"
STUD SPACING (O.C.)	16"
STUD SIZE	2x4
GWB THICKNESS	1/2"
JOINT SEALANT	No
FIRE RATING (HRS)	-
FIRE TEST NUMBER	-
FIRE TEST NUMBER (HEAD OF WALL)	-
FIRE RESISTIVE JOINTS	-
ACOUSTIC RATING (STC)	-
ACOUSTICAL TEST NUMBER	-
INSULATION	-
ACOUSTICAL JOINTS	-
REMARKS:	* SEE NOTE #1

**NOTES:**

1. REFER TO ELEVATIONS FOR LOCATIONS WHERE WALL IS NOT FULL HEIGHT. IN THESE CASES CAP THE TOP OF THE WALL WITH A LAYER OF 1/2" GYPSUM BOARD U.N.O.

Joint Sealants

Double Top Plate

Gypsum Board

Blown Fiberglass Insulation

Treated Engineered Wood Siding

Weather resistant sheathing paper

2x Cont Plate

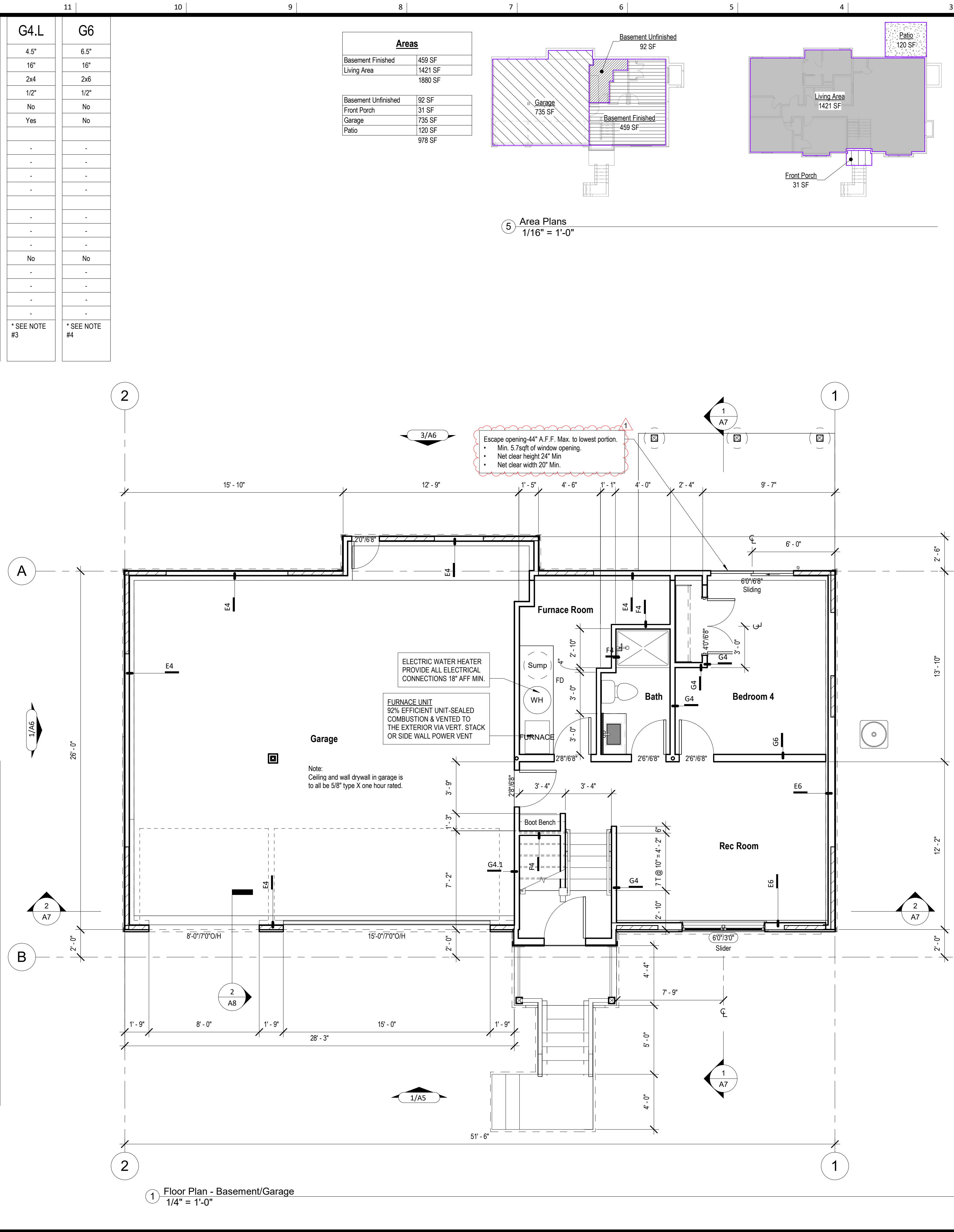
Joint Sealants

**PARTITION SYSTEM:**

Exterior Partition

**E**

PARTITION IDENTIFICATION PLAN SYMBOL	E4	E6
BASE PARTITION THICKNESS	4"	6"
STUD SPACING (O.C.)	16"	16"
STUD SIZE	2x4	2x6
GWB THICKNESS	1/2"	1/2"
JOINT SEALANT	Yes	Yes
FIRE RATING (HRS)	-	-
FIRE TEST NUMBER	-	-
FIRE TEST NUMBER (HEAD OF WALL)	-	-
FIRE RESISTIVE JOINTS	-	-
ACOUSTIC RATING (STC)	-	-
ACOUSTICAL TEST NUMBER	-	-
INSULATION	Yes	Yes
ACOUSTICAL JOINTS	-	-
	-	-
	-	-
	-	-
REMARKS:	* SEE NOTE #1	* SEE NOTE #1



General Notes:

DOORS AND WINDOW

- ALL GLAZING WITHIN 12" OF THE FINISHED FLOOR ADJACENT TO DOORS <24" AND WITHIN 24" OF ABOVE BUTTRES TO BE SAFETY TYPE GLASS AND LABELED SUCH IN COMPLIANCE W SECTION 308 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. 58" 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-MP RECEPTACLES SHALL HAVE GFCI PROTECTION
- TYPE X GWB REQUIRED ON GARAGE CEILING BELOW LIVING AREAS

LIGHT AND VENTILATION

- PROVIDE STAIRWAY ILLUMINATION PER R303.7.9
- CABLE VENT & MUSHROOM 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 IN 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 12" SPLIT VENTS ALONG EAVE SPACED EVERY 16" NO MORE THAN 8' @ O.C.

GYPSUM BOARD

- GWB APPLIED TO CEILINGS SHALL BE 1/2" WHEN FINISHING MEMBERS ARE 16" O.C. OR 5/8" WHEN MEMBERS ARE 24" O.C. OR USE 1/2" 26GA-RESISTANT GYP. CEILING BOARD

MECHANICAL SYSTEMS

- FURNACE & WATER HEATER SHALL BE ON 18" PLATFORMS IN PLACED IN A GARAGE OR ROOM W DIRECT ACCESS TO A GARAGE.
- PROVIDE MIN. 75% ASH/FOR WEATHERIZED GAS HEATING EQUIP. 80% FOR NON-WEATHERIZED
- PROVIDE MIN. 13 SEER FOR AIR CONDITIONING EQUIPMENT
- SUPPLY & RETURN DUCTS SHALL BE INSULATED TO MIN. R-8

ELECTRICAL SYSTEMS

- PROVIDE 1/8" GROUND ENCASED IN CONCRETE FOOTING
- ALL ELECTRICAL CONDUCTORS SHALL BE COPPER
- RECEPT. IN THE FOLLOWING LOCATIONS SHALL BE GFCI PROTECTED:
  - BEDROOM KITCHEN (WITHIN FEET OF SINK), GARAGE, SHED, EXTERIOR UNFINISHED BASEMENT & HEATED FLOORS
  - ALL BRANCH CIRCUITS THAT SUPPLY 120V, SINGLE PHASE, 15 & 20 AMP OUTLETS INSTALLED IN:
    - BEDROOMS, SUNROOMS, REC ROOMS, CLOSETS, HALLWAYS, & SM. ROOMS SHALL BE PROTECTED BY A COMBINATION TYPE ARC-BRANCH CIRCUIT INTERRUPTER INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT
- ALL 15 & 20 AMP. 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-IN-PLUG CONNECTED TO RECEPT.

UNFINISHED BASEMENT REQUIREMENTS

- FIRE PROTECTION OF FLOORS/FLOOR ASSEMBLIES CONSTRUCTED W JOISTS LESS THAN 2X10 DIMENSIONAL LUMBER
- J-OISTS OR OPEN WEB JOISTS OVER UNFINISHED BASEMENTS SHALL BE PROVIDED WITH 10# GWB
- UNFINISHED BASEMENTS SHALL BE MIN. R-13 INSULATED W/ OR INSULATED OH FLOORING (MIN R-10)
- ALL EXPOSED HVAC DUCTING IN UNFINISHED BASEMENTS TO BE MIN R-8 INSULATED OR FLOORING WITH A FLAME-RATED BARRIER
- 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 TIME RE-INSPECTION FEE & STOP-WORK ORDER MAY BE ISSUED IF EROSION CONTROL IS NOT ADDRESSED. MINIMUM INCLUDE:
  - SILT FENCE OR STRAW BATTLE AROUND ALL DISTURBED SOIL. SHALL BE IN PLACE BEFORE ANY EROSION 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 BROODLY CLEAN CONDITION AT ALL TIMES

PHYSICAL SECURITY ORDINANCE

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

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architect:  
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Missouri License No.: A-201009818  
Nickolas Baumgarten Date: 10/6/2021  
Architect License No. A-2017038489

Original Issue Date:	Permit Set 10/6/2021
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## REVISIONS

Number	DESCRIPTION	DATE
1	Revision 1	10/25/2021

Floor Plan - Basement/Garage

# A0



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A

# Creststone - Hook Farms - Lot 17

1 Floor Plan - Living Space  
1/4" = 1'-0"

Load Bearing Wall

## General Notes:

### DOORS AND WINDOWS

1. ALL GLAZING WITHIN 12" OF THE FINISHED FLOOR, ADJACENT TO DOORS <24" AND WITHIN DOORS, ABOVE BATHS 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 GWS, EXTEND TO BOTTOM OF ROOF. DOOR TO BE 20-MIN RATED, 1-3/8" I.C. & EQUIPPED W/ CLOSURE & LATCH.
2. 15 & 20 AMP RECEPTACLES SHALL HAVE GFCI PROTECTION.
3. TYPE-X 5/8" GS REQUIRED ON GARAGE CEILING BELOW LIVING AREAS.

### LIGHT AND VENTILATION

1. PROVIDE STAIRWAY ILLUMINATION PER R302.7.9.
2. CABLE VENT & MACHROOM VENTS TO PROVIDE A MIN. OF 10 S.F. NET-FREE OF ATTIC VENTILATION.
3. FURNACES ENCLOSED IN A ROOM LESS THAN 180 S.F. SHALL BE PROVIDED IN A MEANS OF COMBUSTION MAKE-UP AIR AS DETERMINED/CALCULATED AND PRESCRIBED BY MECH. CONTRACTOR.
4. VENTILATE KITCHENS AND LAUNDRY ROOMS PER R303.3.
5. PROVIDE MIN. 16" x 10" SCFFIT VENTS ALONG EAVE SPACED EVENLY W/ NO MORE THAN 8'-0" O.C.

### CYPRESS BOARD

1. OSB 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. 75% AFUE FOR WEATHERIZED GAS HEATING EQUIP. 80% FOR NON-WEATHERIZED.
3. PROVIDE MIN. 13 SEER FOR AIR CONDITIONING EQUIPMENT.
4. SUPPLY AND RETURN DUCTS SHALL BE INSULATED TO MIN. R-8.

### ELECTRICAL SYSTEMS

1. PROVIDE USER 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 (WITHIN 6 FEET OF SINK), GARAGE, SHED, EXTERIOR, UNFINISHED BASEMENT & HEATED FLOORS.
4. ALL BRANCHED CIRCUITS THAT SUPPLY 120-V, SINGLE PHASE, 15 & 20 AMP OUTLETS INSTALLED IN:
  - a. BEDROOMS, SUNROOMS, REC ROOMS, CLOSETS, HALLWAYS, & SM. ROOMS SHALL BE PROTECTED BY A COMBINATION TYPE ARC-FAULT CIRCUIT INTERRUPTER (AFCI) INSTALLED TO PROVIDE PROTECTION OF THE BRANCHED CIRCUIT.
5. ALL 15 & 20-A RECEPT. SHALL BE LISTED TAMPER-RESISTANT.
  - a. EXCEPTION: RECEPT. IN THE FOLLOWING LOCATIONS SHALL NOT BE REQUIRED TAMPER-RESISTANT:
    - RECEPT. LOCATED MORE THAN 5.5 FEET AFF.
    - WHERE SUCH RECEPT. 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.

### UNFINISHED BASEMENT REQUIREMENTS

1. FIRE 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" OSB.
3. UNFINISHED BASEMENTS SHALL BE MIN. R-13 INSULATED WALL OR INSULATED OH FLOORCEILING (MIN R-19).
4. ALL EXPOSED HVAC DUCTING IN UNFINISHED BASEMENTS TO BE MIN R-4 INSULATED OR ENCLOSED INSIDE A FLOOR/CEILING.
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 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.

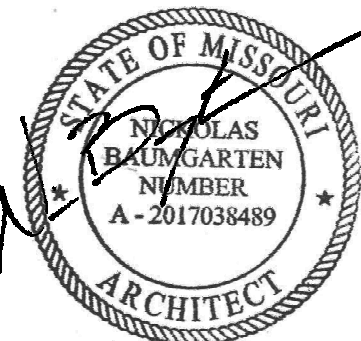
### PHYSICAL SECURITY ORDINANCE

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

architect:  
Elevate Design + Build  
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Lee's Summit, MO 64081  
816.622.8826 voice

2038 SW Hook Farm Dr  
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## REVISIONS

Number	DESCRIPTION	DATE
1	Revision 1	10/25/2021

Floor Plan - Living Space

# A1

Project No.

HF 017




Creststone - Hook Farms - Lot 17


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	
CF1	Ceiling Fan w/ Light - Surface Mounted	
CF2	Ceiling Fan w/ Light - Down Rod	Mount with 2'-0" Down Rod
P1	Decorative Pendant Fixture	Mount bottom of fixture 72" AFF
P2	Decorative Pendant Fixture	Mount bottom of fixture 72" AFF
S1	Wall Sconce - Exterior	
V1	Vanity Wall Mounted	

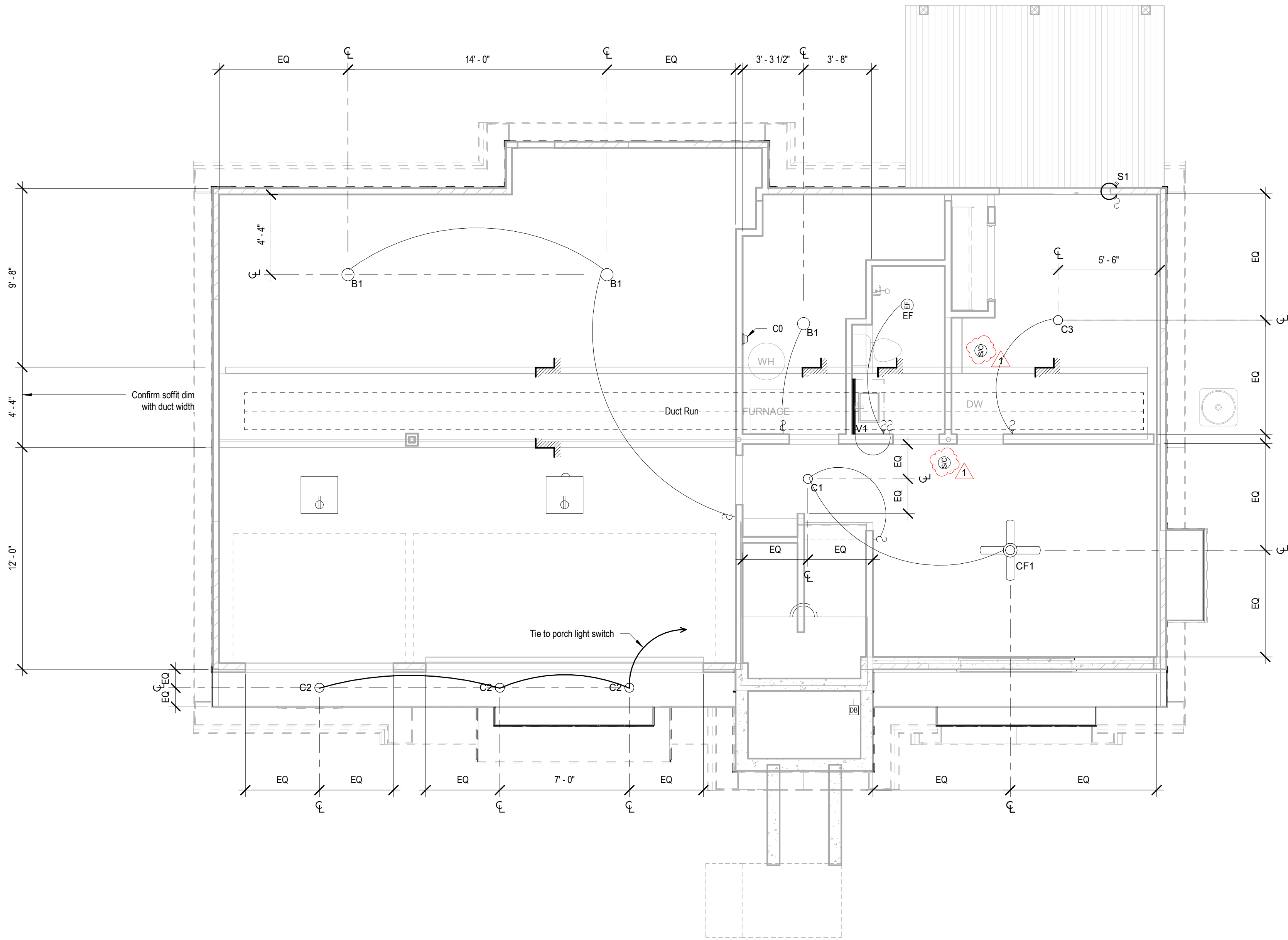
Note:  
1. Lighting fixtures penetrating the thermal envelope (Ex: can lights in attic) shall be IC-Rated, Leakage-Rated and sealed to teh gypsum wallboard (N1103.1.1)

Legend - RCP

- CO - Carbon Monoxide Detector
- S - Smoke Detector
- S/C - Smoke Detector/CO Detector

Wall Mounted 

Ceiling Mounted 

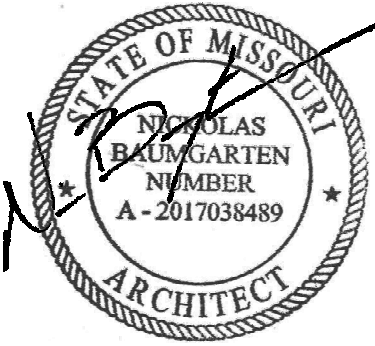


1 RCP/Electrical Plan - Basement/Garage  
1/4" = 1'-0"

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Number	DESCRIPTION	DATE
1	Revision 1	10/25/2021

RCP/Electrical Plan -  
Basement/Garage

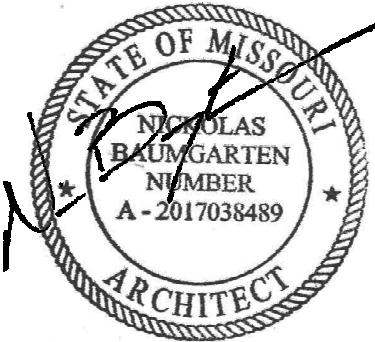
A3



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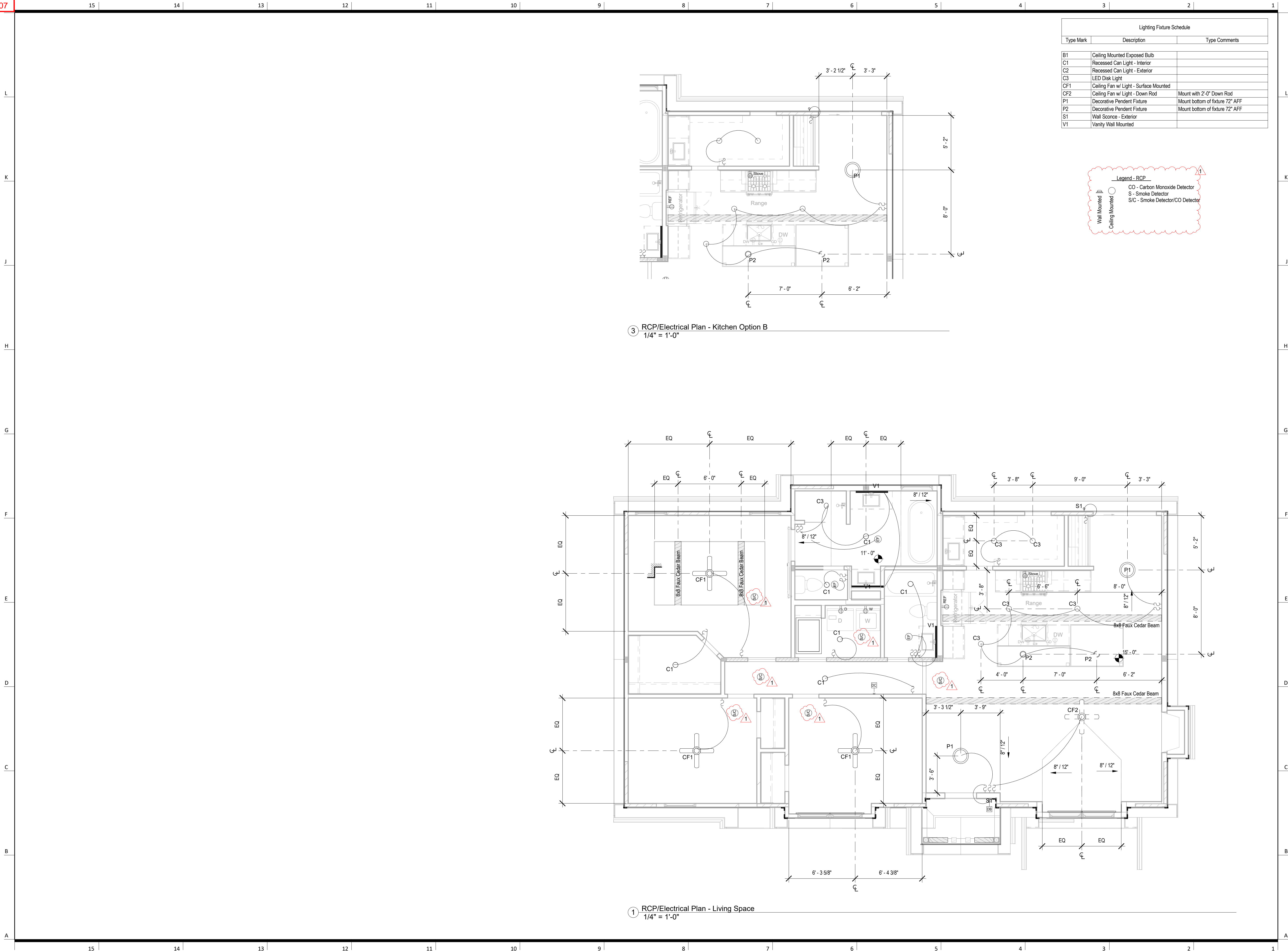
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REVISIONS

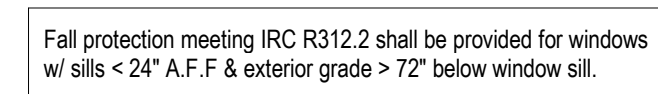
Number	DESCRIPTION	DATE
1	Revision 1	10/25/2021

RCP/Electroical Plan - Living Space

A4







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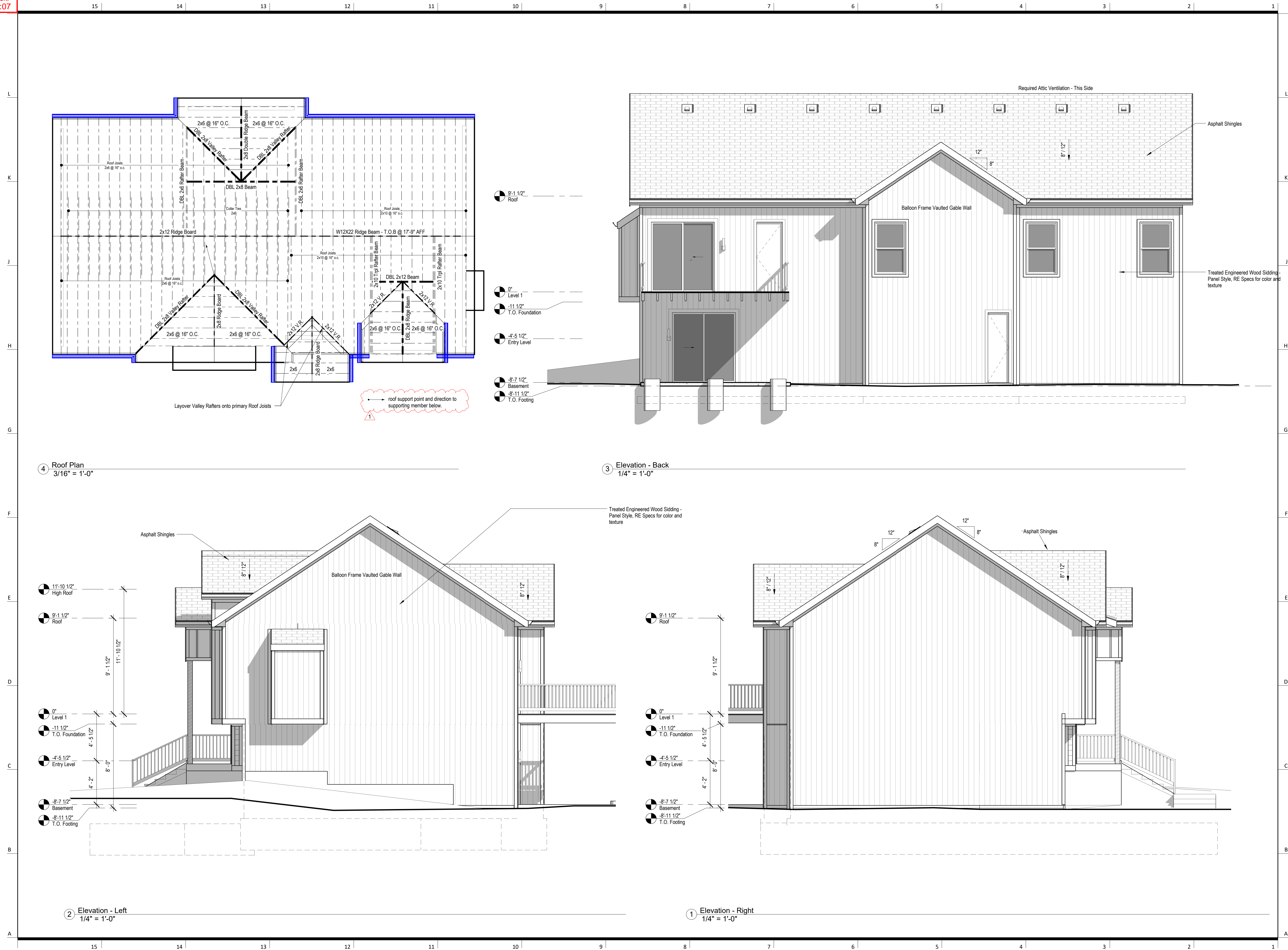
A circular professional seal for the State of Missouri. The outer ring contains the text "STATE OF MISSOURI" at the top and "ARCHITECT" at the bottom, separated by two stars. The inner circle contains the name "NICHOLAS BAUMGARTEN" and the license number "NUMBER A-2017038489". A handwritten signature is written across the seal.

Original Issue Date:	Permit Set 10/6/2021
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## A5.B



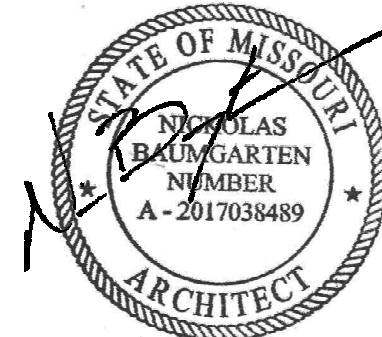
# Creststone - Hook Farms - Lot 17



architect:  
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Elevations & Roof Plan

**A6**

Project No. HF 017

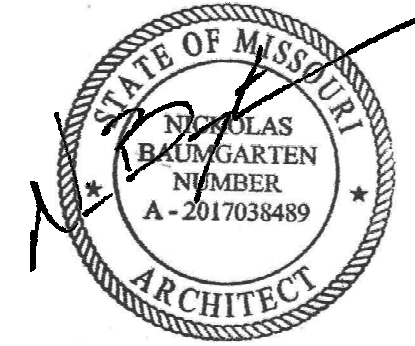


# Creststone - Hook Farms - Lot 17

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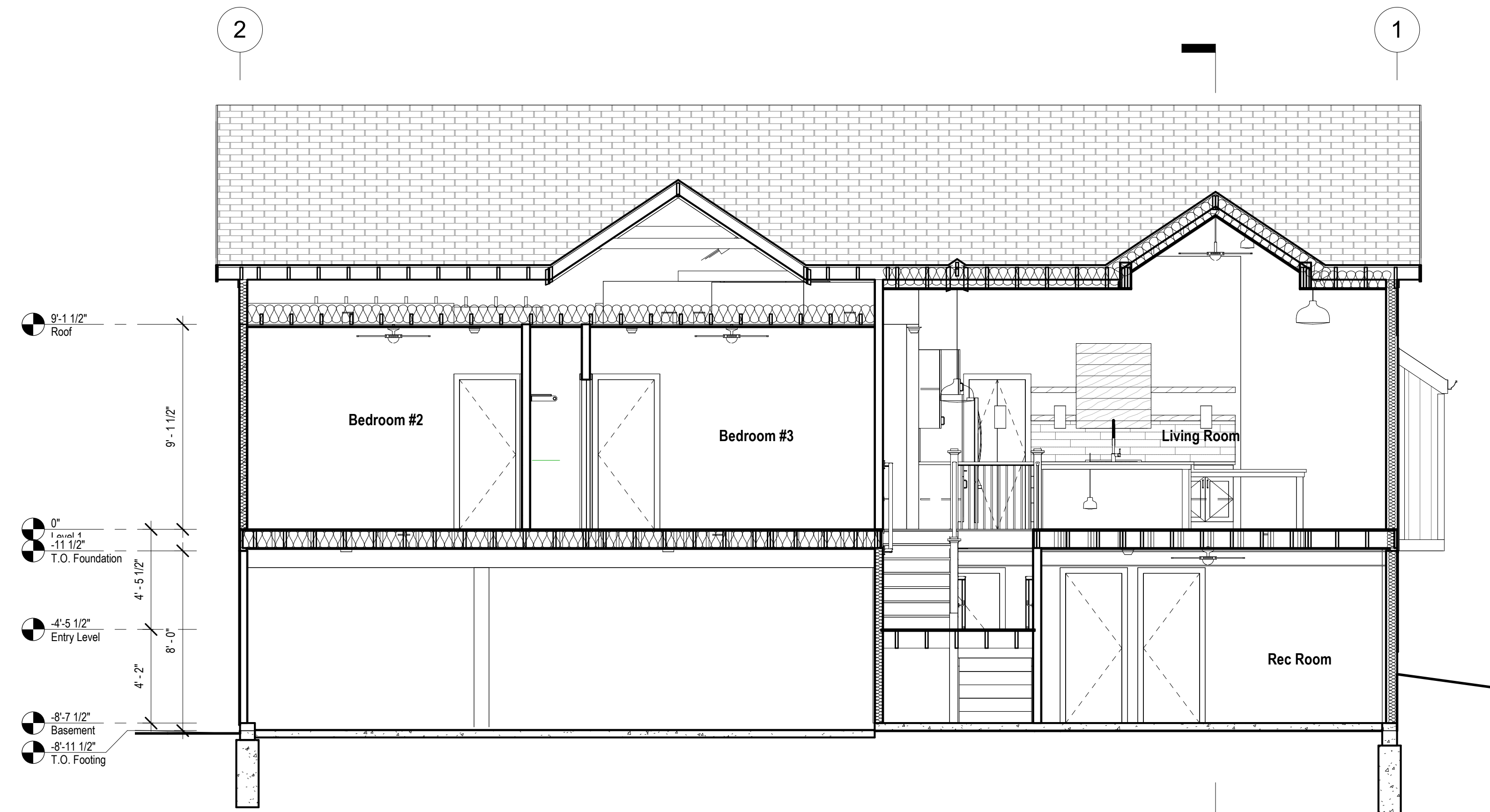
REVISIONS

Number	DESCRIPTION	DATE
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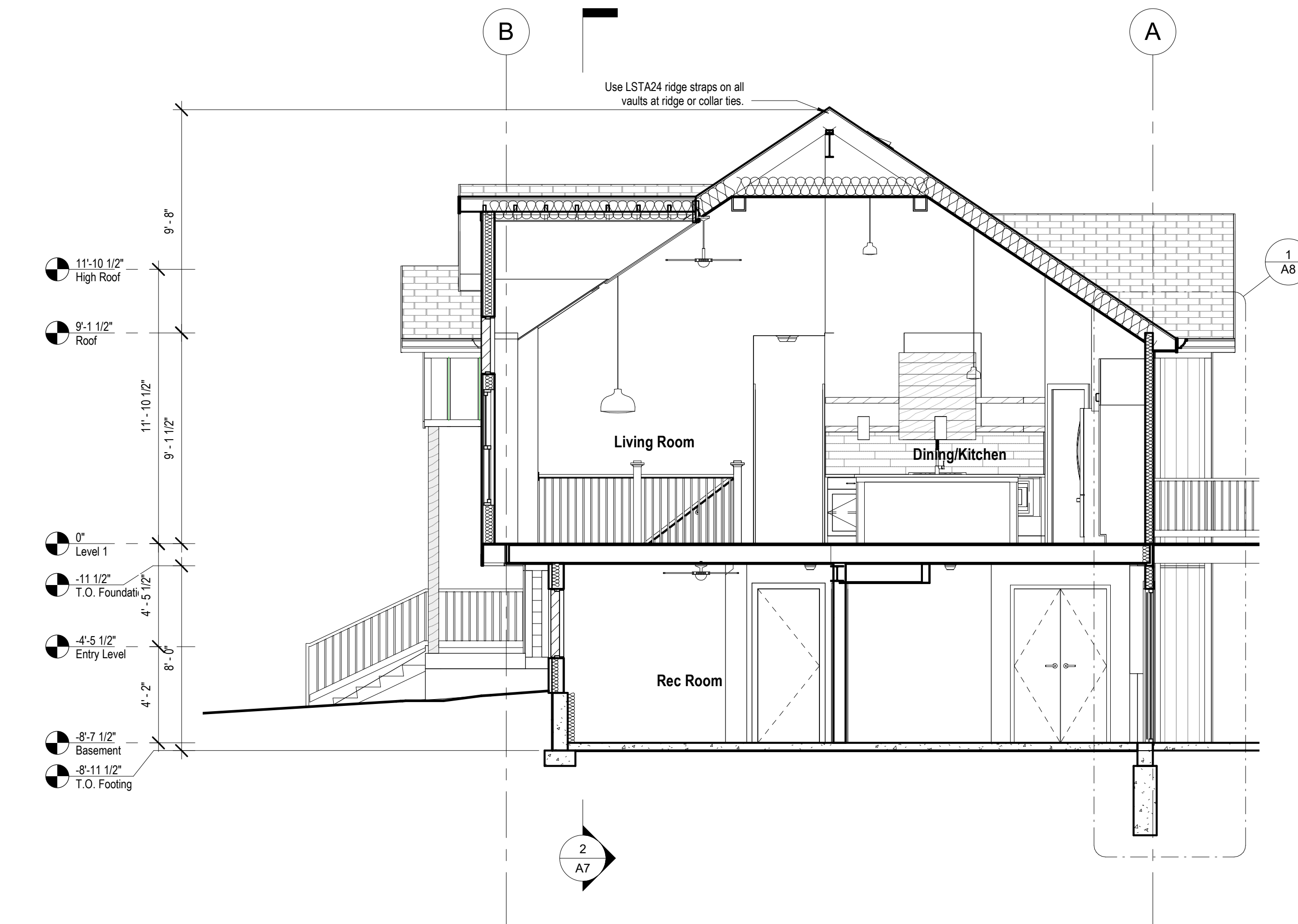
Building Sections

# A7

Project No. HF 017



② Building Section  
1/4" = 1'-0"



① Building Section  
1/4" = 1'-0"

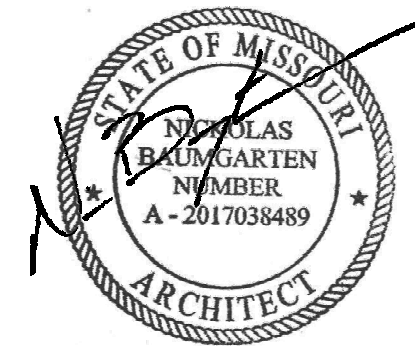


# Creststone - Hook Farms - Lot 17

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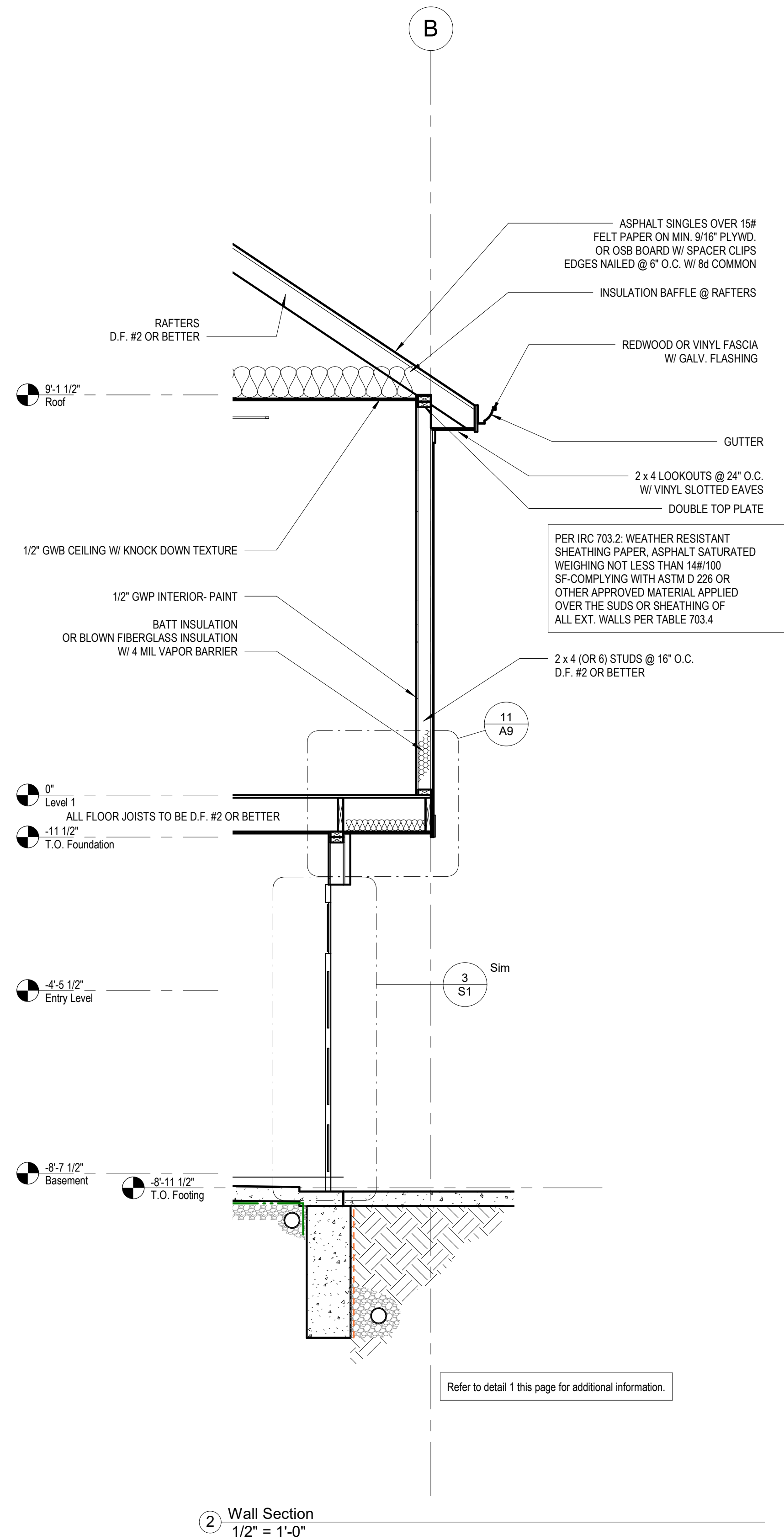


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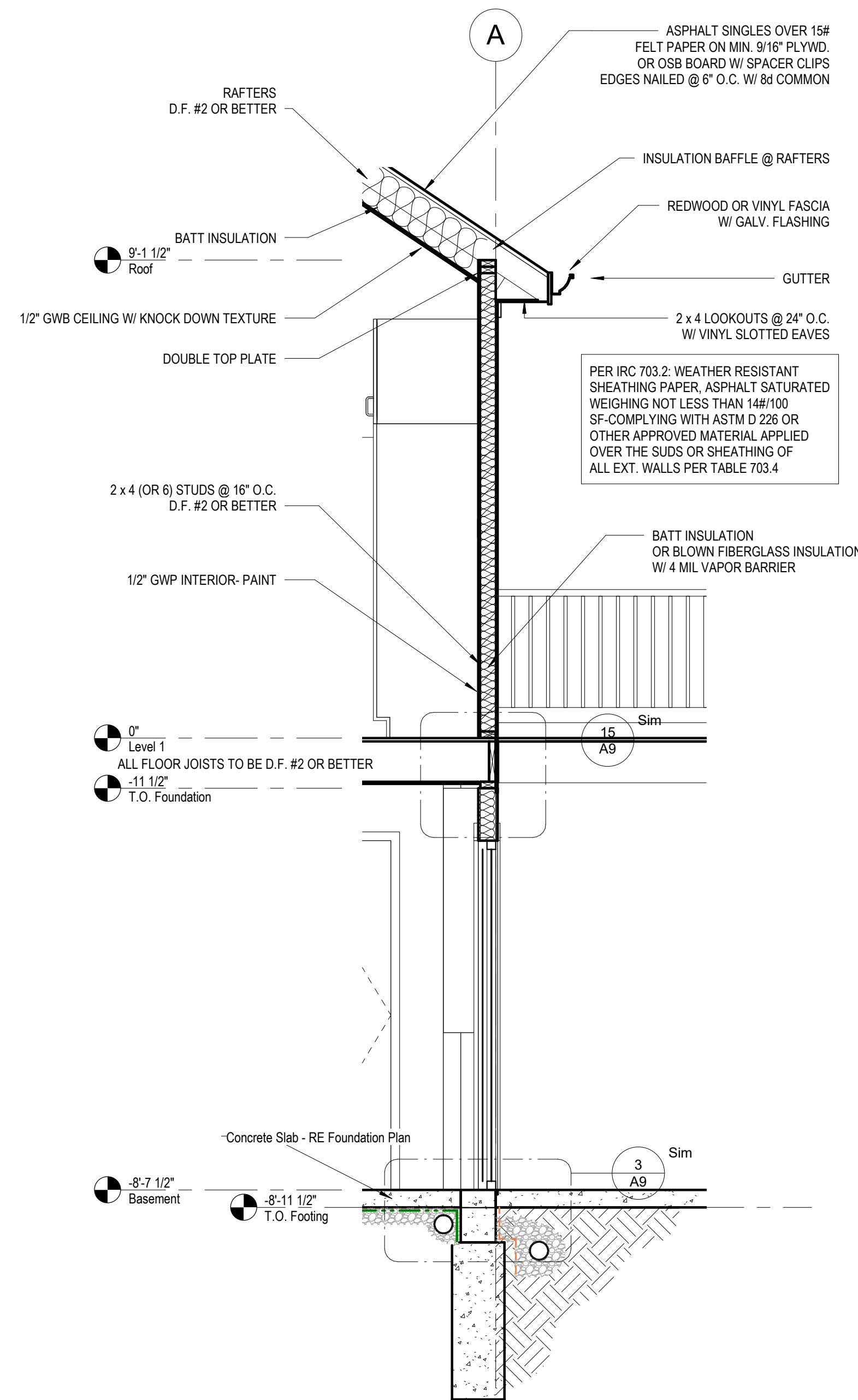
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2 Wall Section  
1/2" = 1'-0"



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

Wall Sections

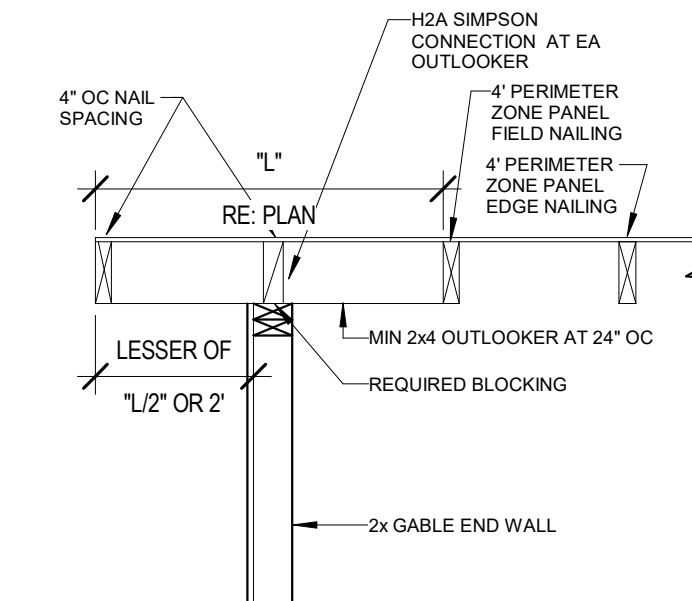
A8



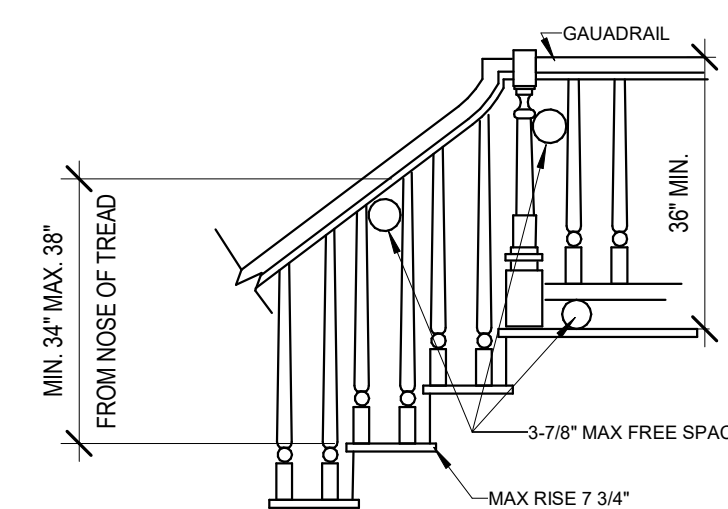
# Creststone - Hook Farms - Lot 17

FURR OUT SCHEDULE		
RAFTER SIZE	R-30C INSULATION ("x" = 9 1/4")	R-38C INSULATION ("x" = 11 1/4")
2x6	2x6	2x8
2x8	2x4	2x6
2x10	NOT REQUIRED	2x4
2x12	NOT REQUIRED	NOT REQUIRED

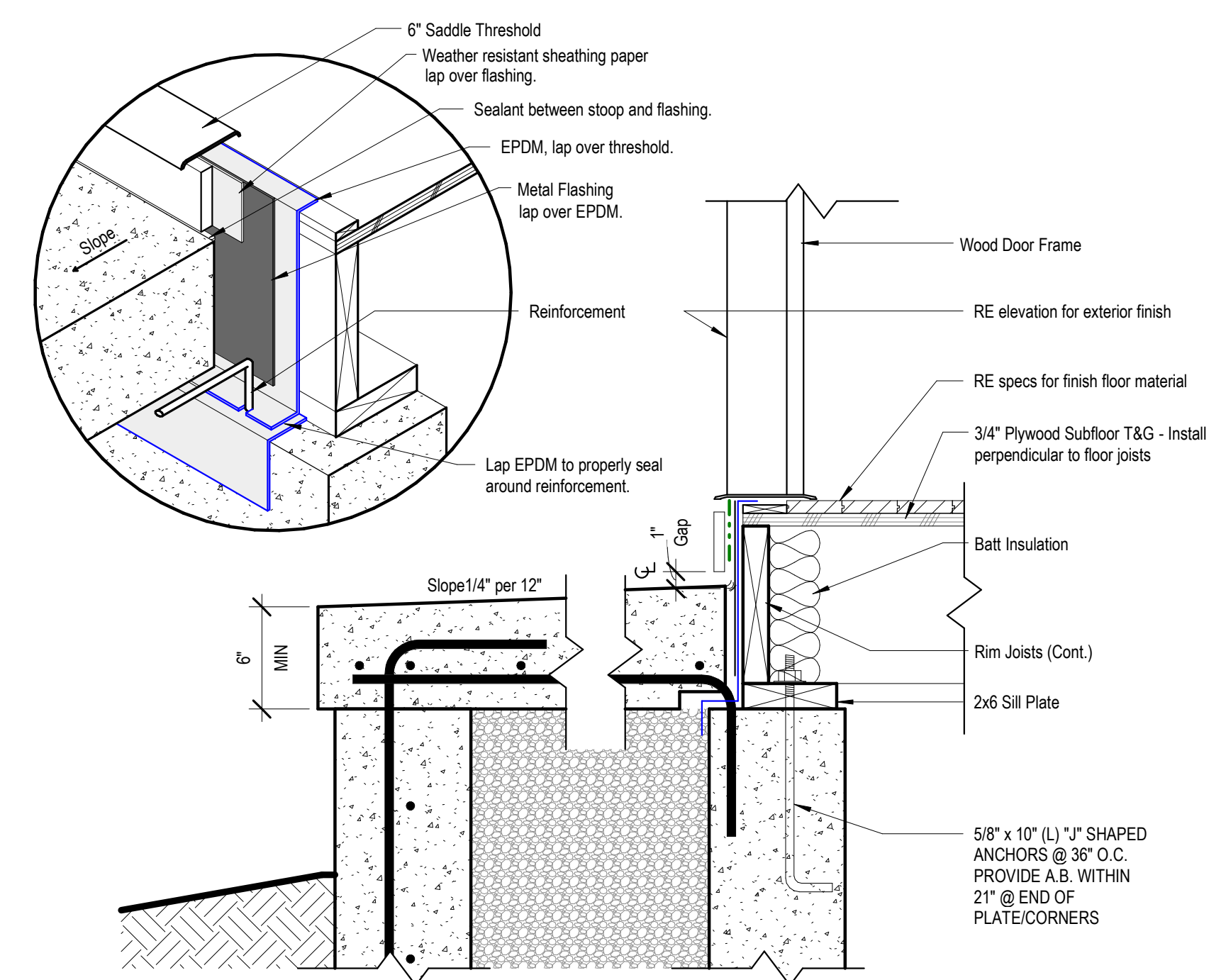
5 Rafter Furr Down Requirements  
1" = 1'-0"



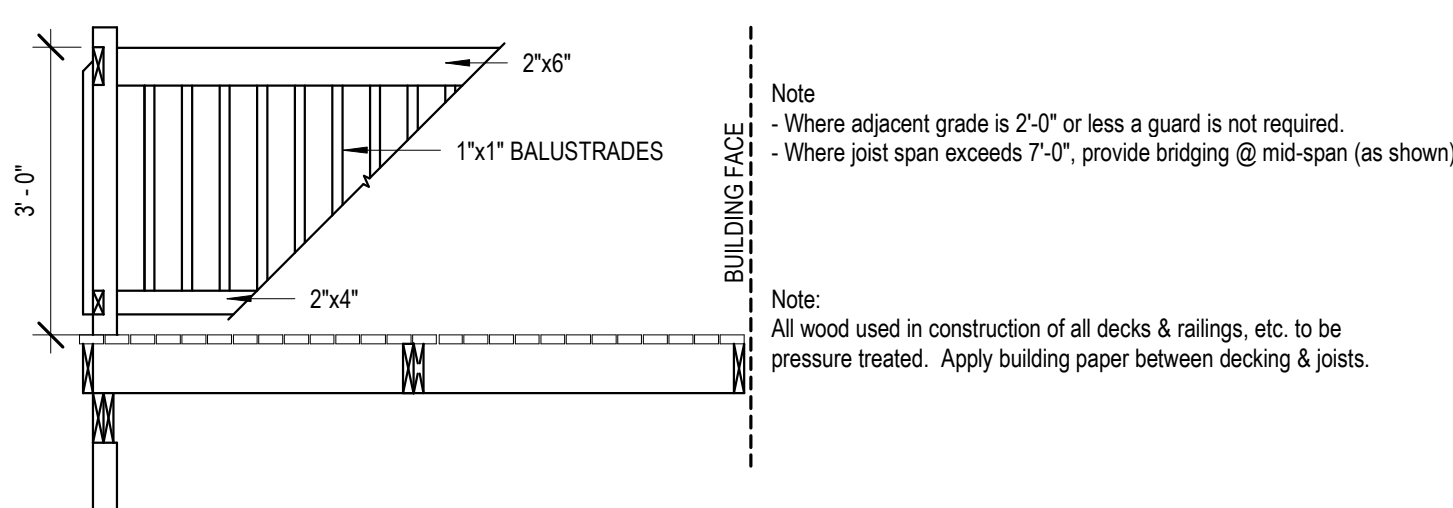
7 Gable Framing Requirments  
1" = 1'-0"



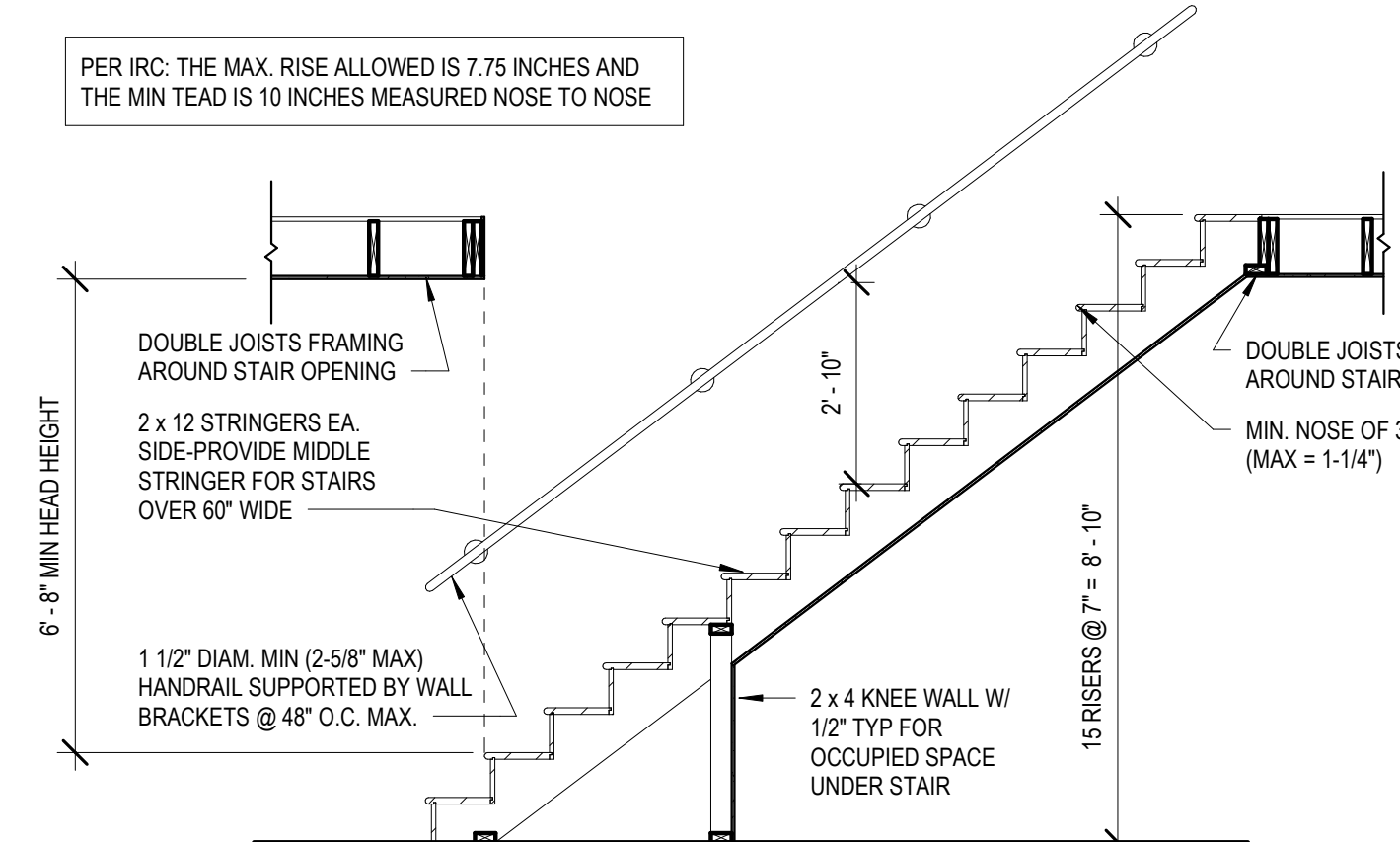
12 Railing Detail  
1" = 1'-0"



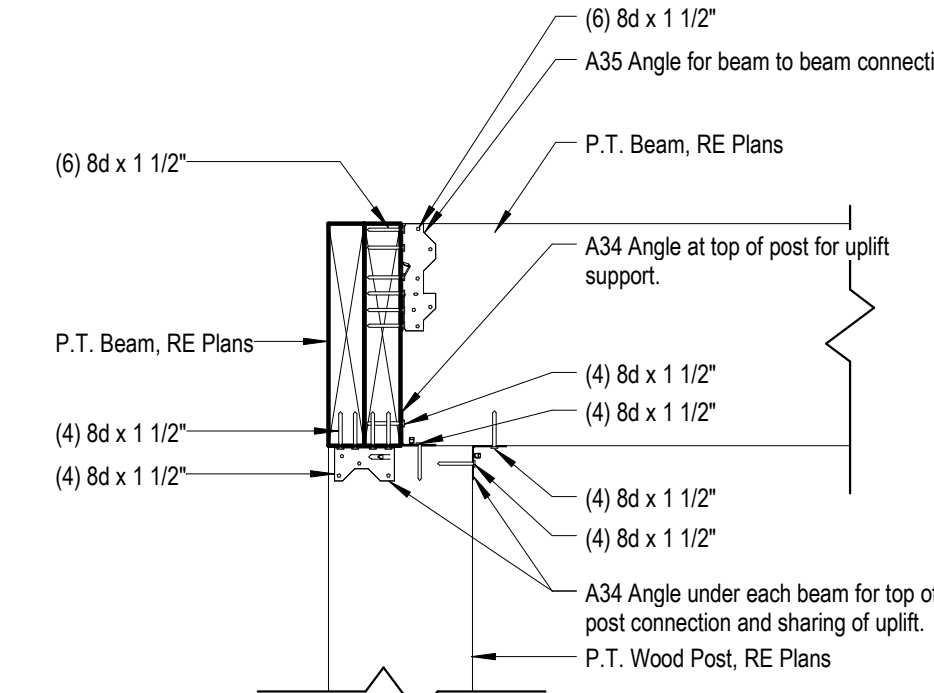
14 Detail - Front Stoop  
1 1/2" = 1'-0"



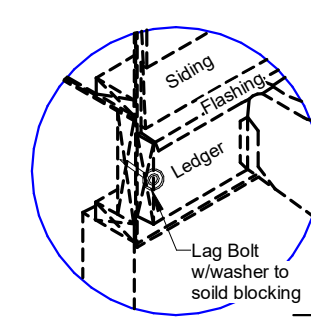
13 Deck Railing  
1/2" = 1'-0"



⑥ TYP STAIR SECTION/REQUIREMENTS  
3/8" = 1'-0"

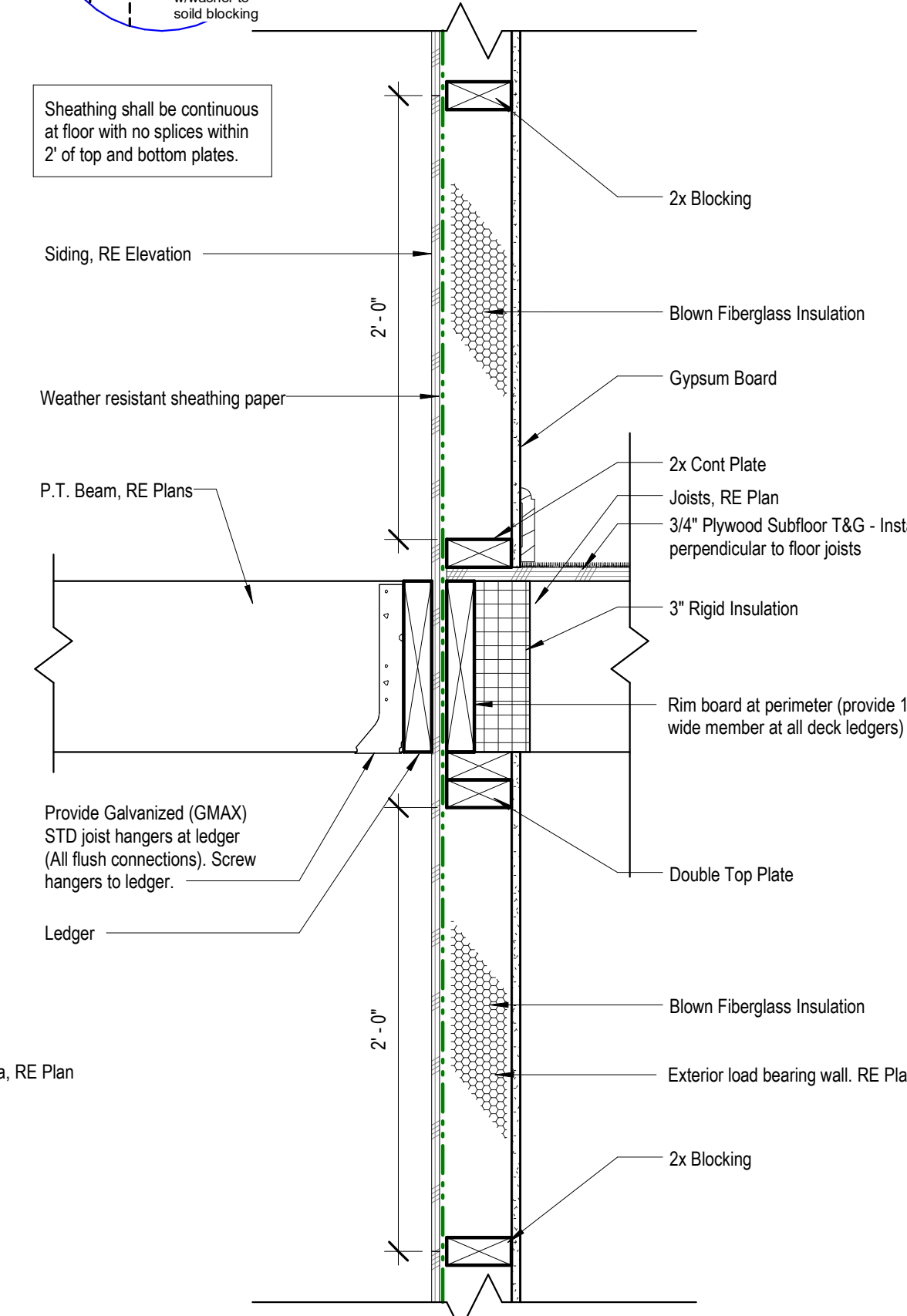


10 Post to Beam Connection  
1 1/2" = 1'-0"

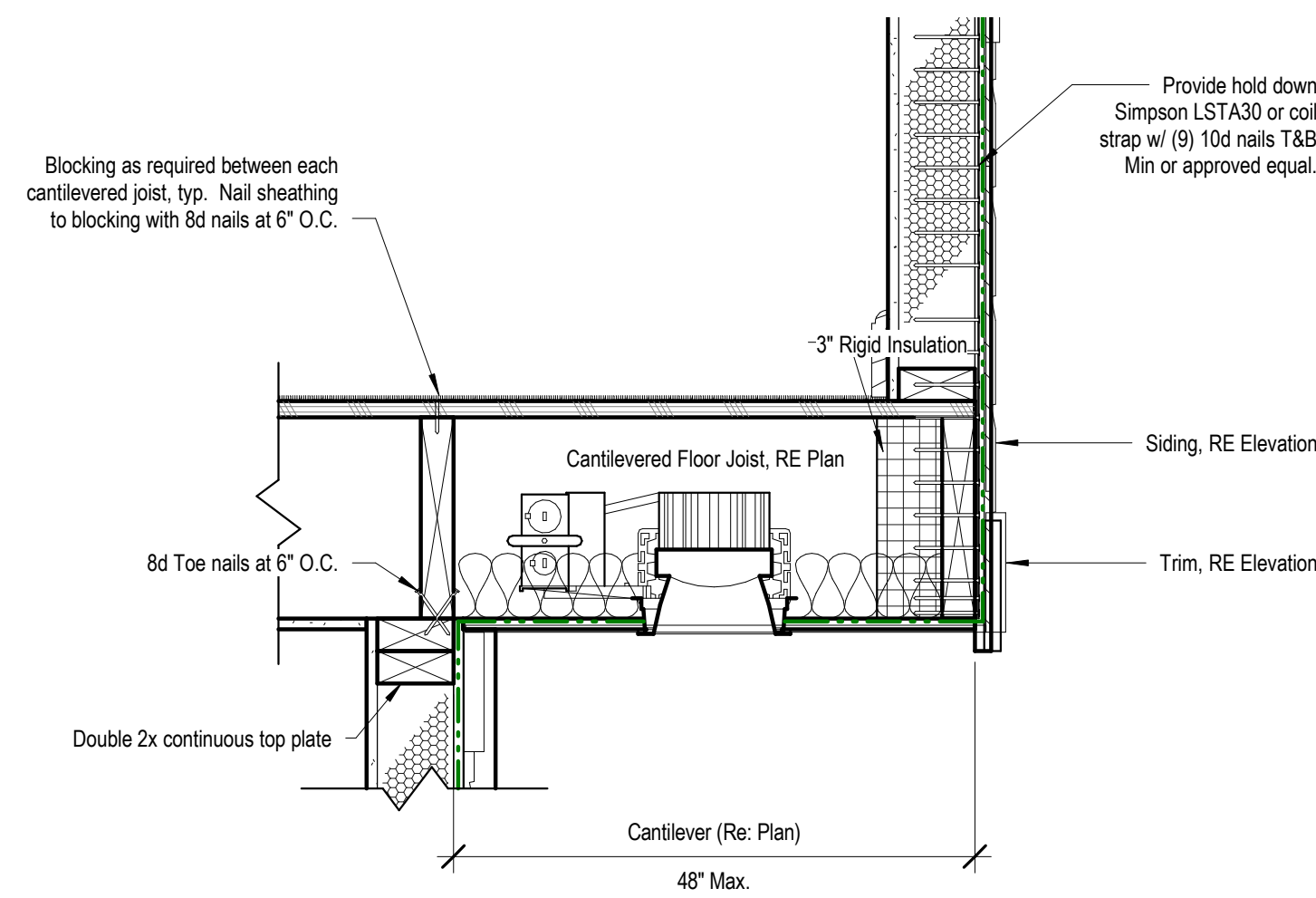


Deck Ledger Attachment

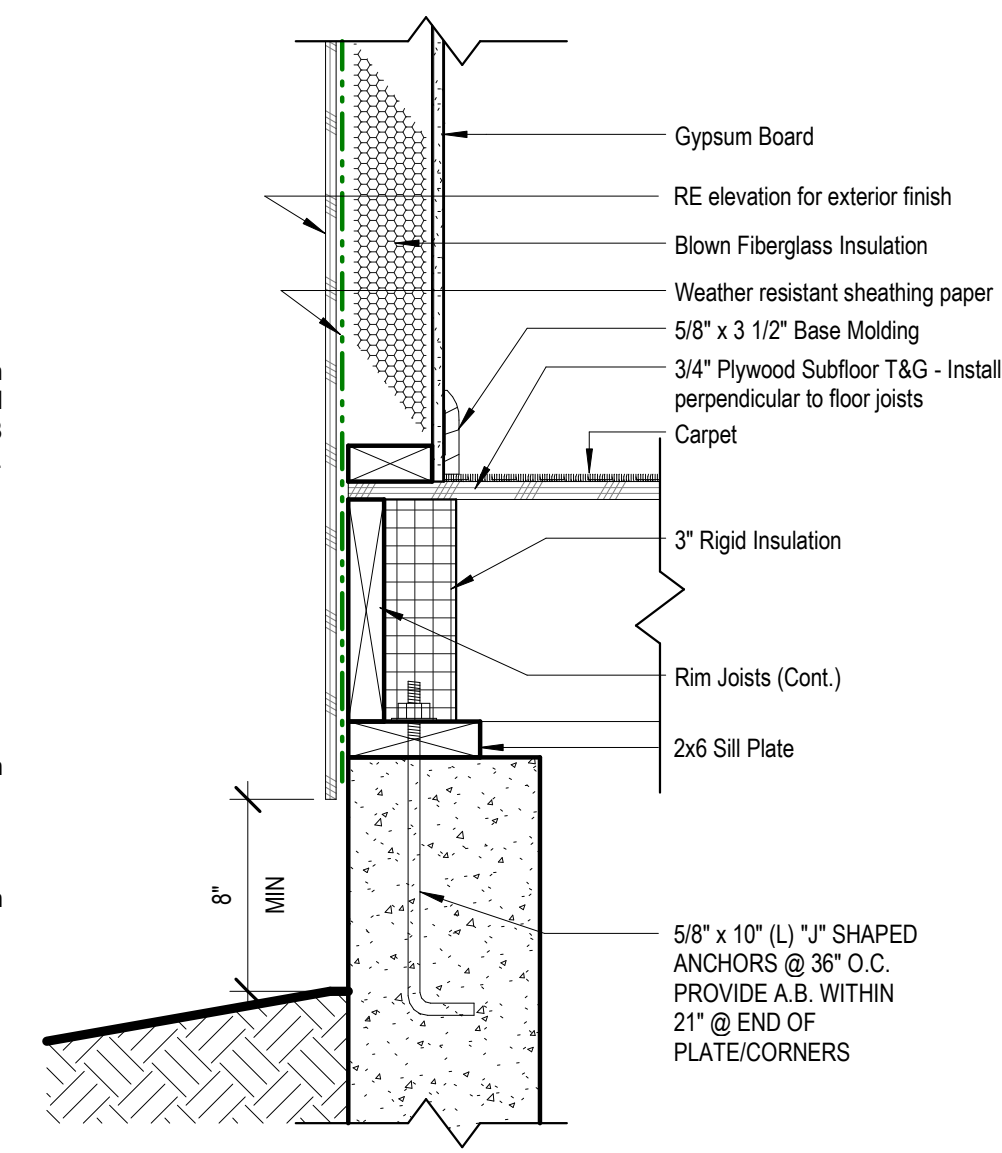
1. (2) Lags required at EA. end 2" from ends.
2. Provide 1 X 4 treated spaced behind EA. lag.
3. Provide lags in EA. joist space w/ (2) every other space, 2" from edges.
4. MIN size lag is 1/2" diam x 6" length
5. Provide flashing between rim joists & ledger.



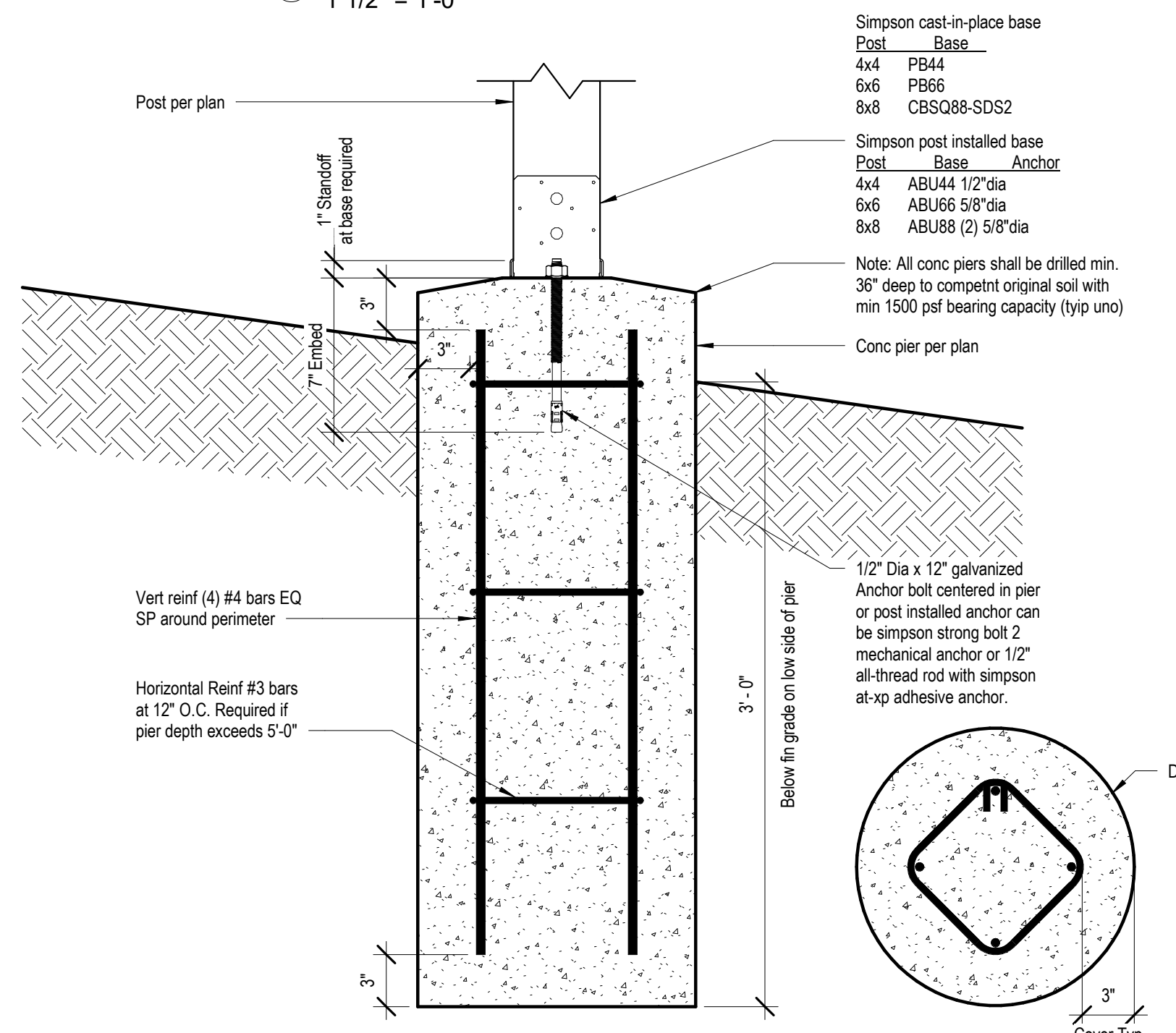
9 Lateral Deck Connection1  
1 1/2" = 1'-0"



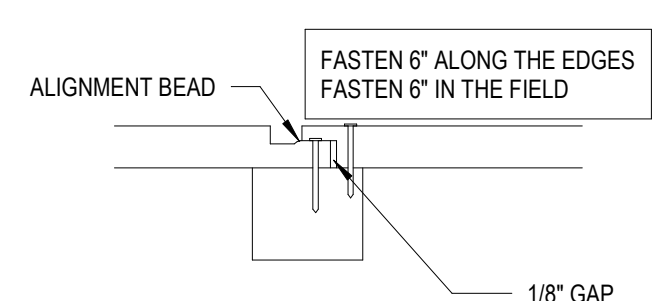
11 Detail - Cantilever  
1 1/2" = 1'-0"



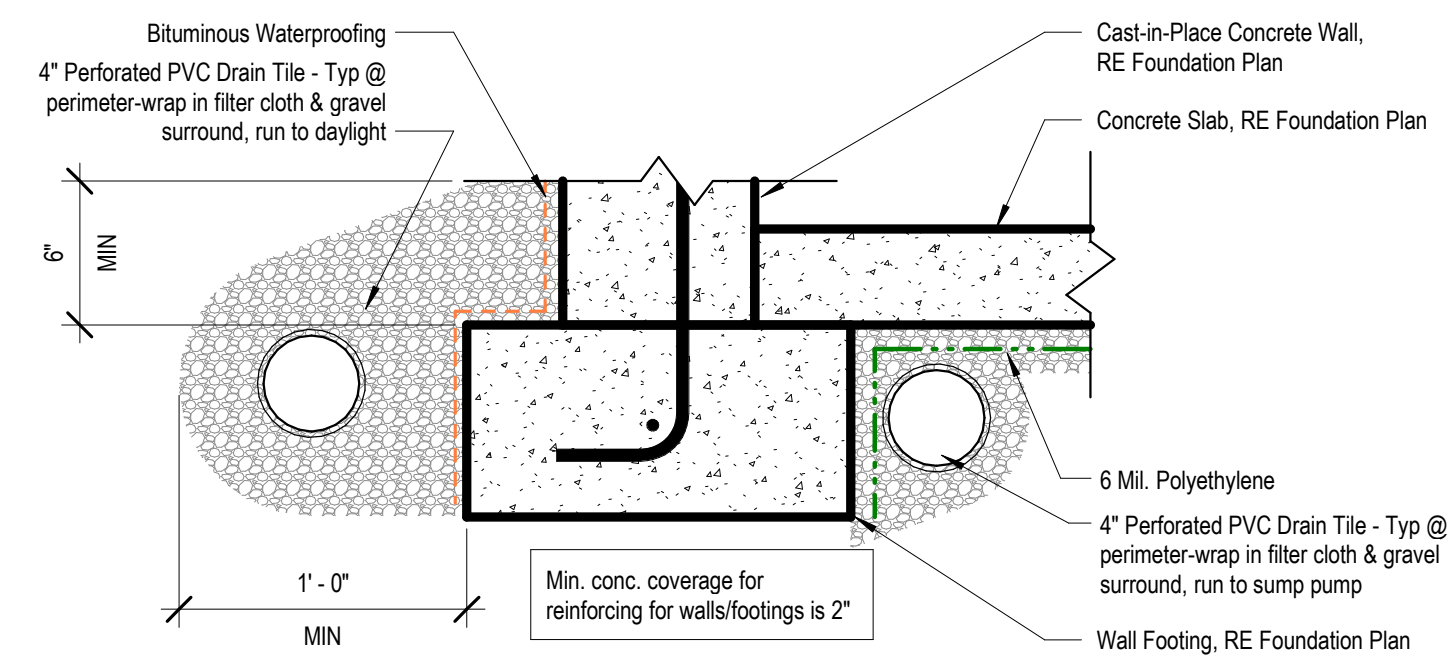
15 Detail - Top of Foundation Wall1  
1 1/2" = 1'-0"



8 Type Details for Post/Pier  
1 1/2" = 1'-0"



② SMARTSIDE PANEL NAILING PATTERN  
3" = 1'-0"

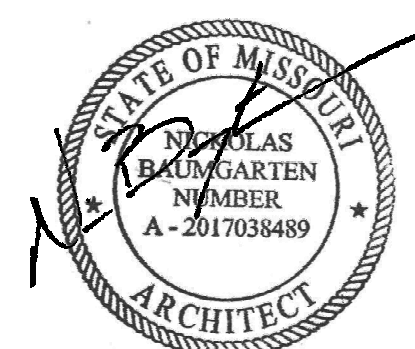


③ Detail - Footing  
1 1/2" = 1'-0"

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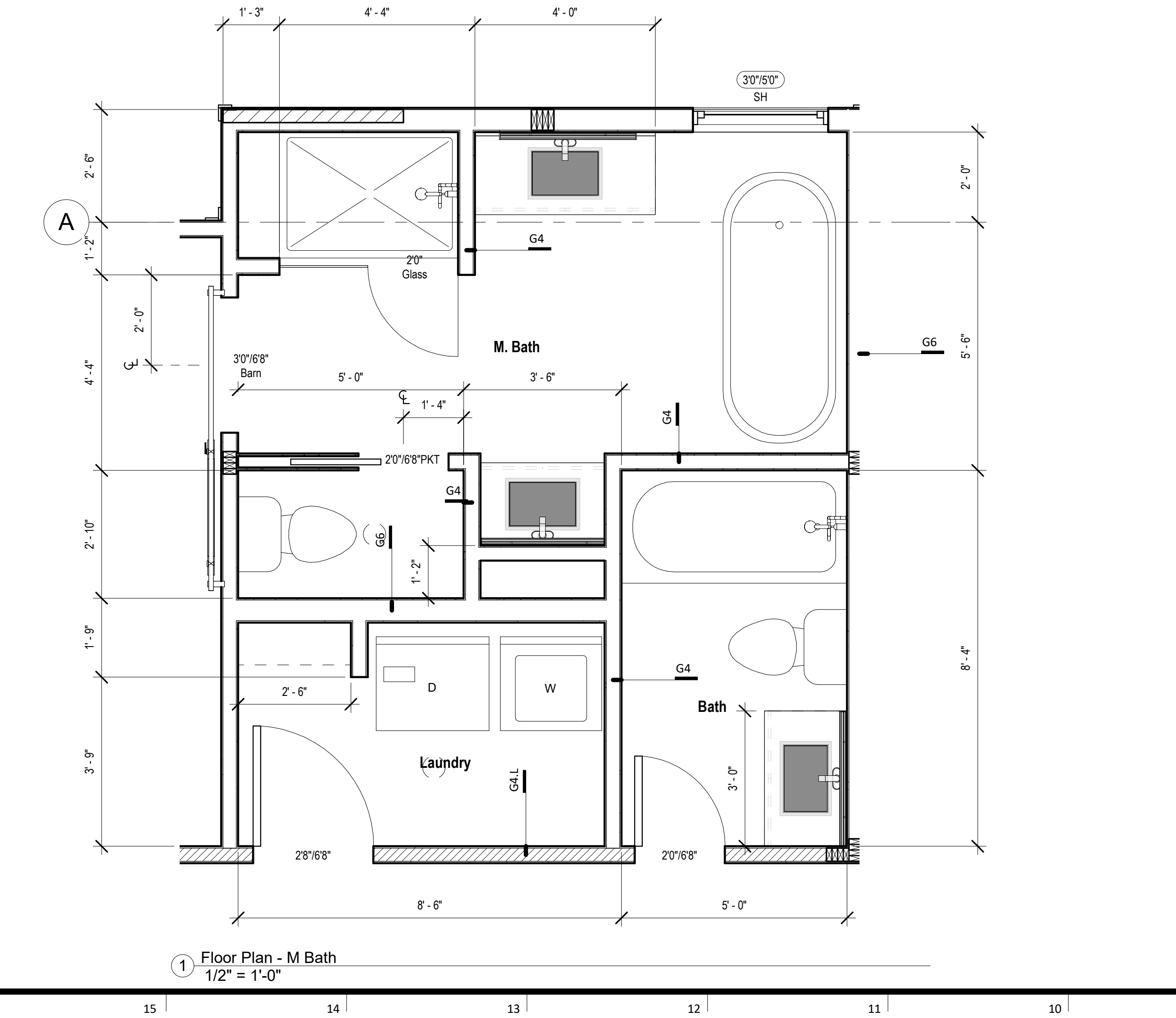
### Details

# A9

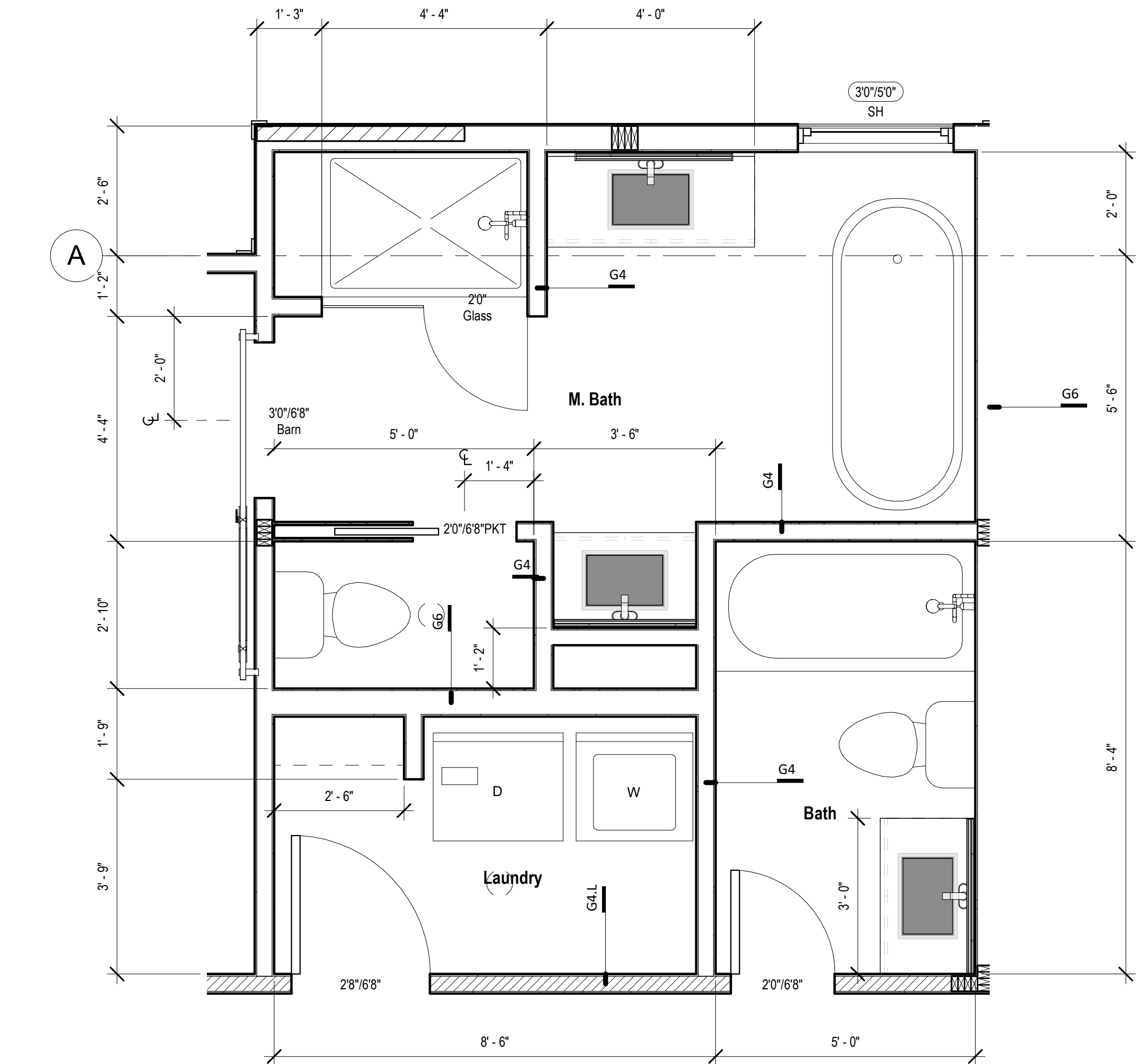


# Creststone - Hook Farms - Lot 17

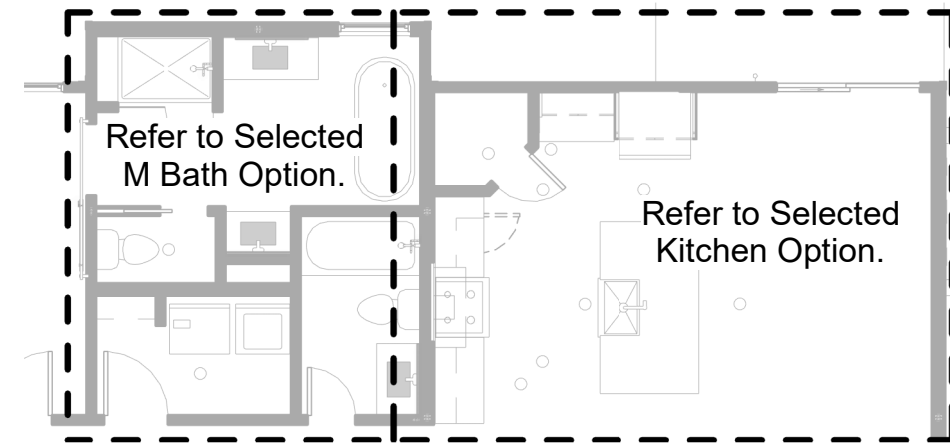
2 Floor Plan - Kitchen - Option B  
1/2" = 1'-0"



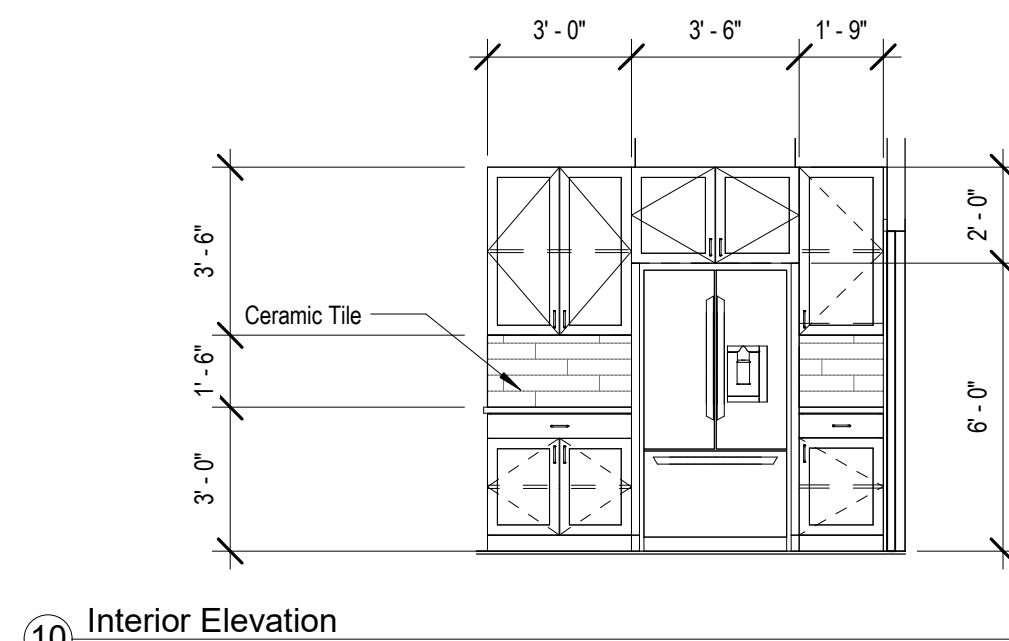
1 Floor Plan - M Bath  
1/2" = 1'-0"



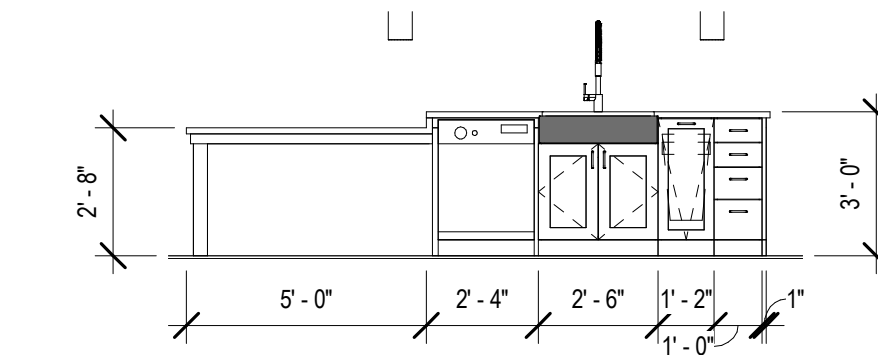
6 Plan Options - Key Plan  
1/8" = 1'-0"



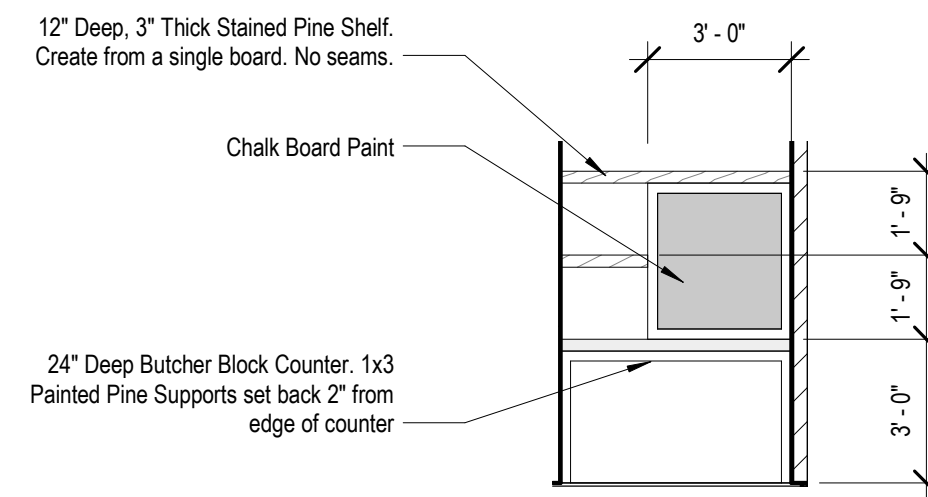
10 Interior Elevation  
1/4" = 1'-0"



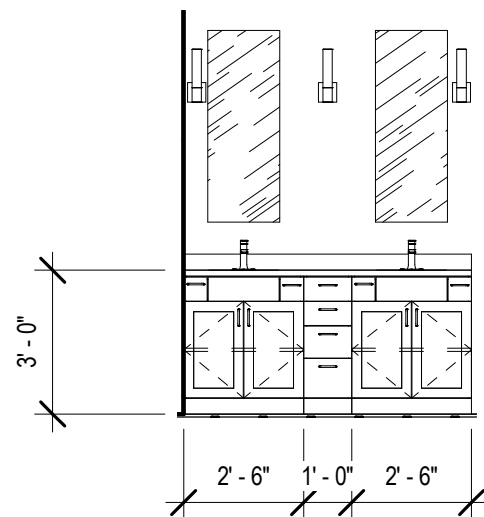
9 Interior Elevation  
1/4" = 1'-0"



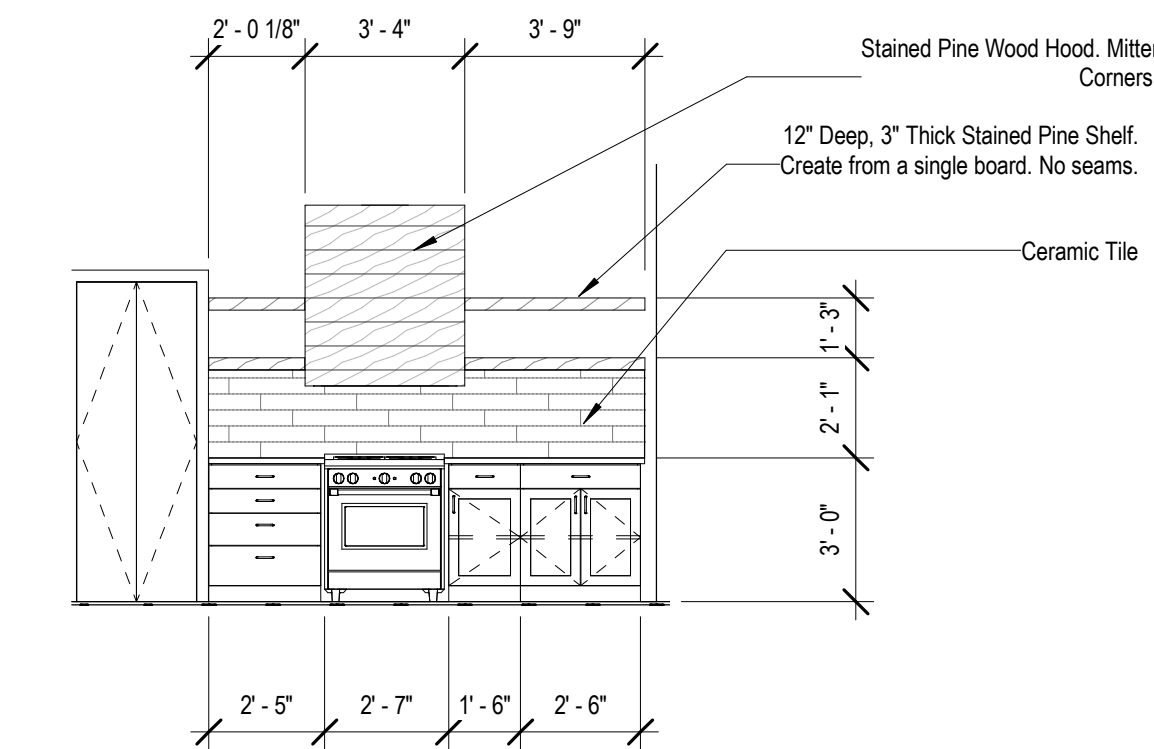
5 Interior Elevation - Zoom Desk  
1/4" = 1'-0"



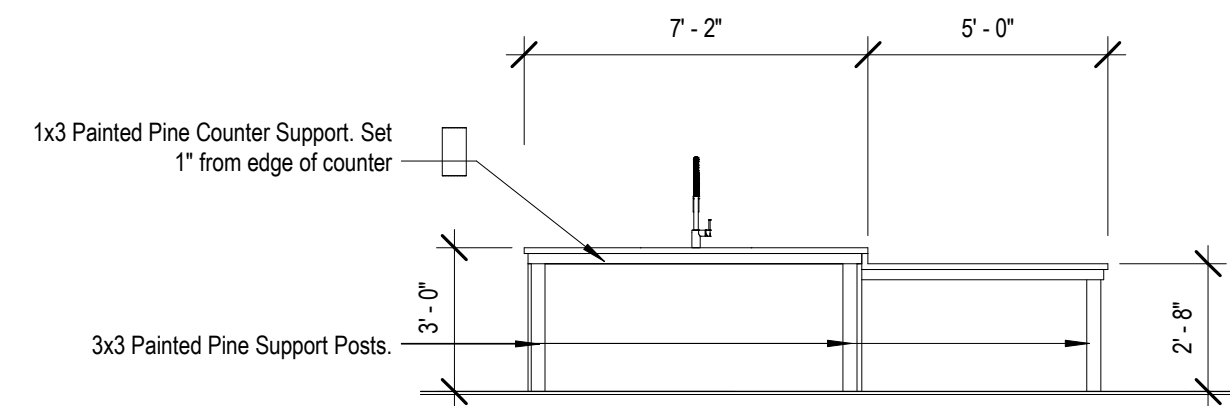
4 Elevation - Bathroom Vanity  
1/4" = 1'-0"



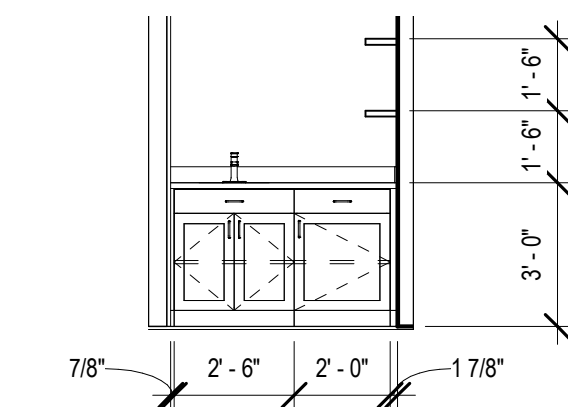
8 Interior Elevation  
1/4" = 1'-0"



7 Interior Elevation  
1/4" = 1'-0"



3 Interior Elevation  
1/4" = 1'-0"



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Interior Options

# A11