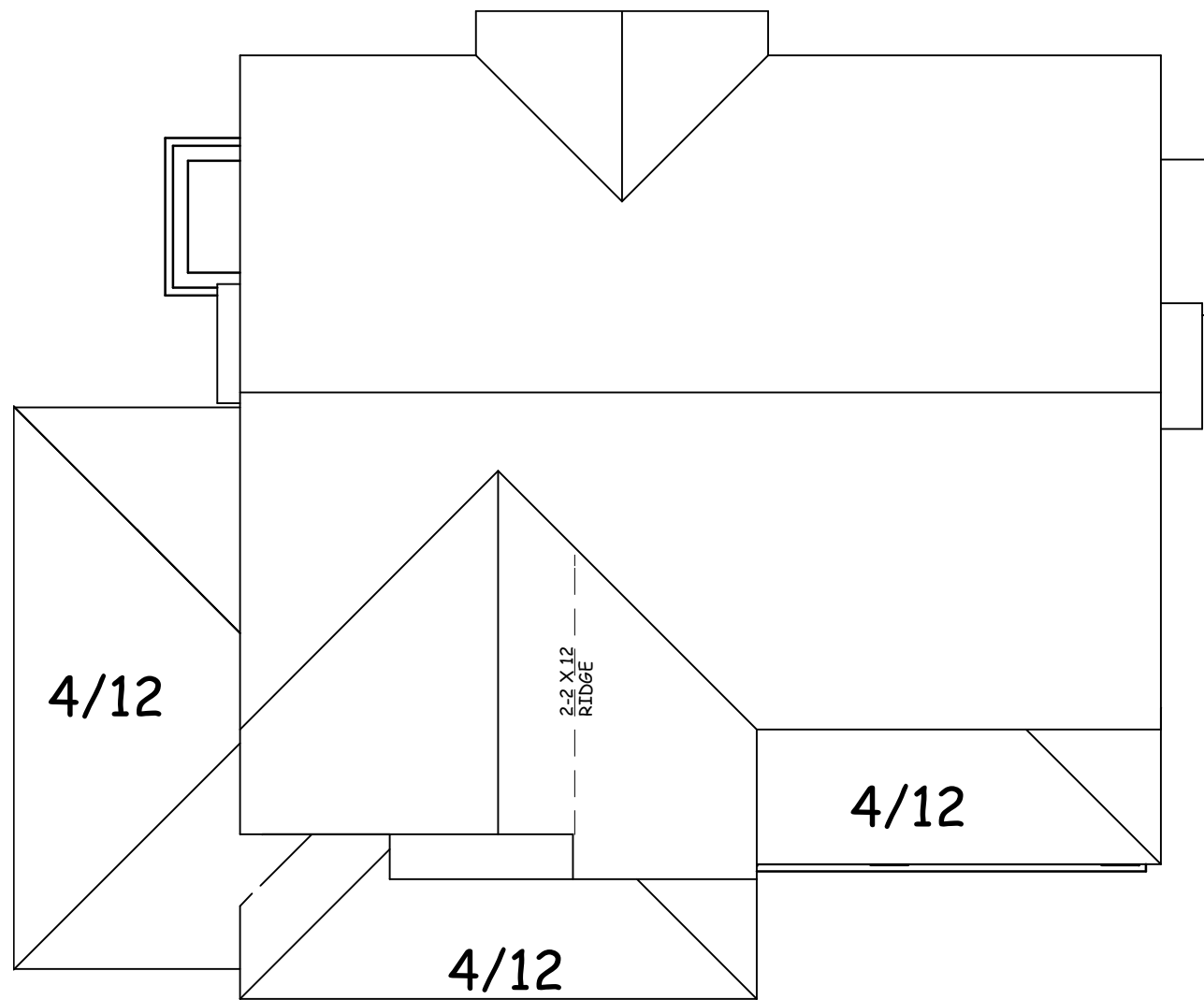


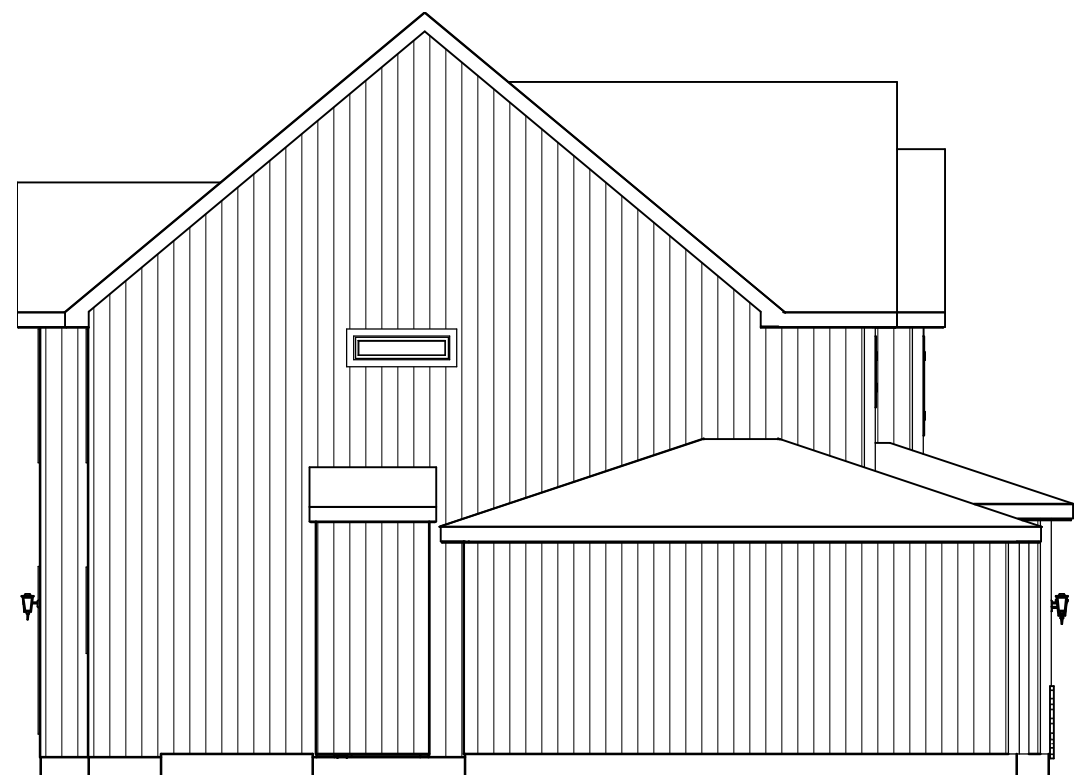


ROOF PLAN ELEVATION

1/8" = 1'-0"
TYP. ROOF PITCH 10/12
RAFTERS 2 X 6 DF NO 2 @ 16" OC TYP.
HIPS AND RIDGES 2 X 10 DF NO 2 U.N.O.



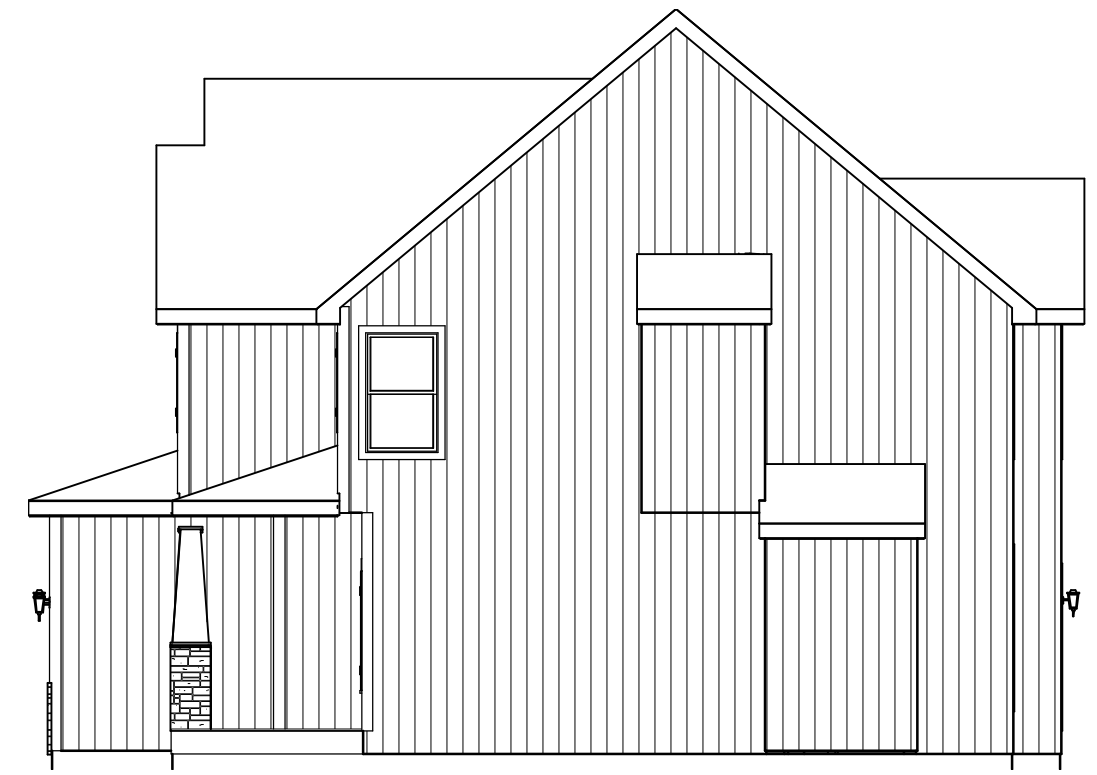
FRONT ELEVATION ELEVATION B



LEFT EL. 1/8" = 1'-0"



REAR EL. 1/8" = 1'-0"



RIGHT EL. 1/8" = 1'-0"

BUILD IN ACCORDANCE WITH
2018 INTERNATIONAL
RESIDENTIAL CODE AND
LOCAL CODES.

ELEVATE DESIGN & BUILD
BRIGHTWOOD
LOT 19 HOOK FARMS
2030 SW HOOK FARM DR
LEE SUMMIT MO

SCALE
1/4" = 1'-0"

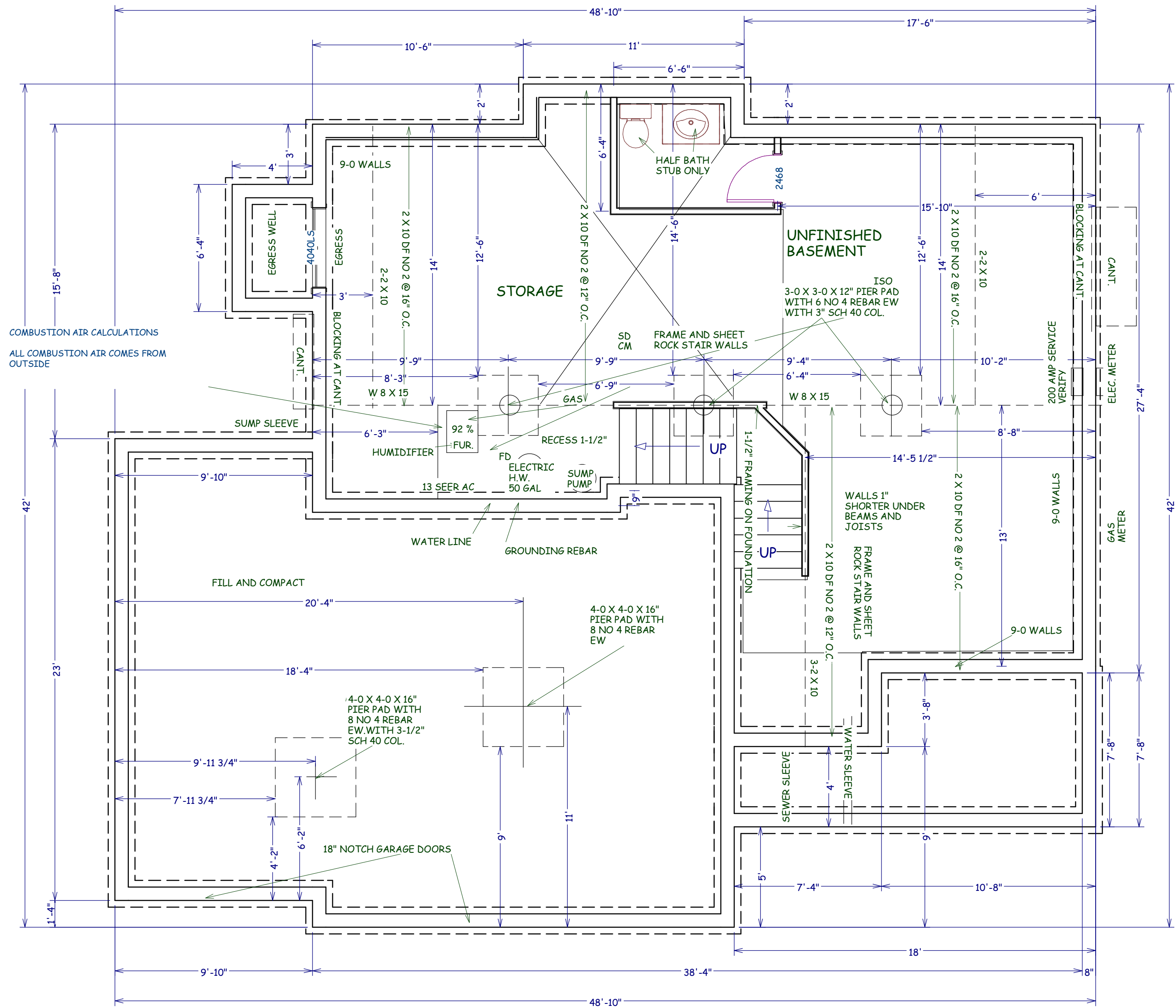
DATE
11-24-21

PLAN NO.

3673

SHEET NO.

1 OF 10



FOUNDATION PLAN
795 S.F. UNFINISHED

BUILD IN ACCORDANCE WITH
2018 INTERNATIONAL
RESIDENTIAL CODE AND
LOCAL CODES.

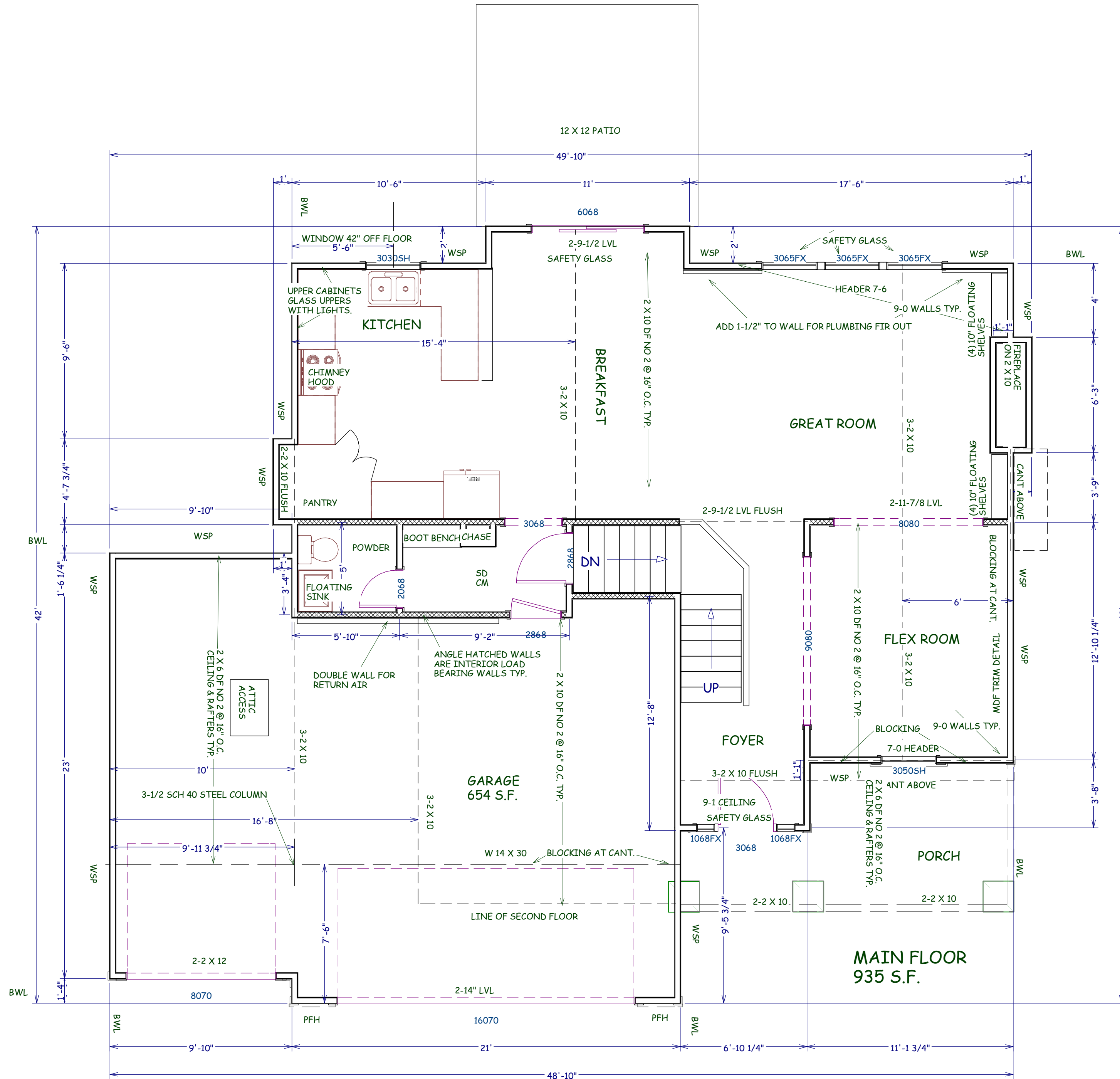
ELEVATE DESIGN & BUILD
BRIGHTWOOD
LOT 19 HOOK FARMS
2030 SW HOOK FARM DR
LEE SUMMIT MO

SCALE
1/4" = 1-0

DATE
11-24-21

PLAN NO.
3673

SHEET NO.
2 OF 10



BUILD IN ACCORDANCE WITH
2018 INTERNATIONAL
RESIDENTIAL CODE AND
LOCAL CODES.

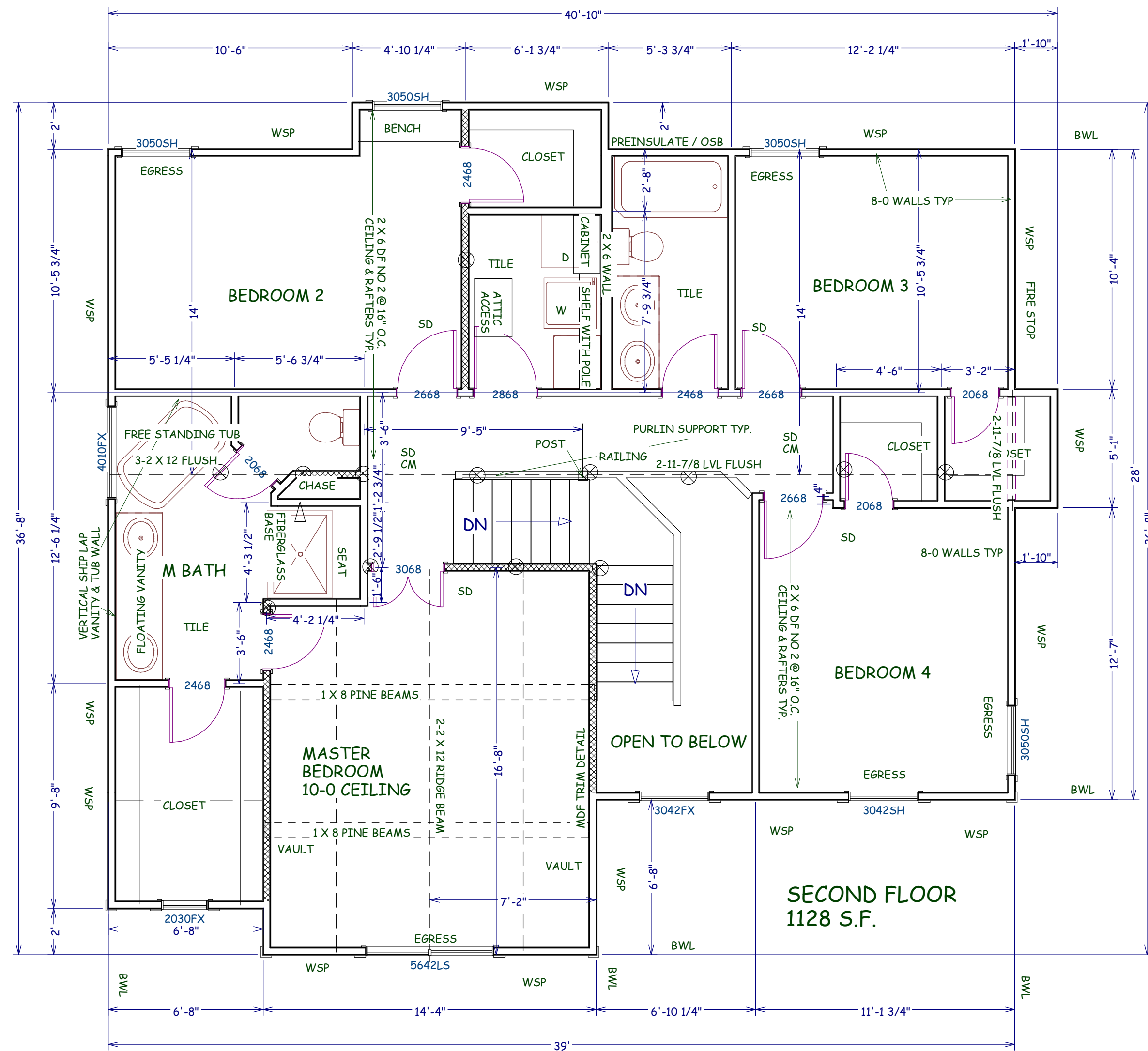
ELEVATE DESIGN & BUILD
BRIGHTWOOD
LOT 19 HOOK FARMS
2030 SW HOOK FARM DR
LEE SUMMIT MO

SCALE
1/4" = 1-0

DATE
11-24-21

PLAN NO.
3673

SHEET NO.
3 OF 10



**BUILD IN ACCORDANCE WITH
2018 INTERNATIONAL
RESIDENTIAL CODE AND
LOCAL CODES.**

ELEVATE DESIGN & BUILD
BRIGHTWOOD
LOT 19 HOOK FARMS
2030 SW HOOK FARM DR
LEE SUMMIT MO

SCALE
1/4" = 1'-0"

DATE
11-24-21

PLAN NO.

3673

SHEET NO.

4 OF 10

ENERGY CONSERVATION CODE
THE FOLLOWING VALUES ARE NEEDED.

R-15 IN WALLS

R-49 IN ATTICS

R-38 IN VAULTS
R-30 REDUCTION FOR VAULTS IS ONLY FOR 500 SF
PF AREA

R-19 IN FLOORS OVER UNCONDITIONED SPACES

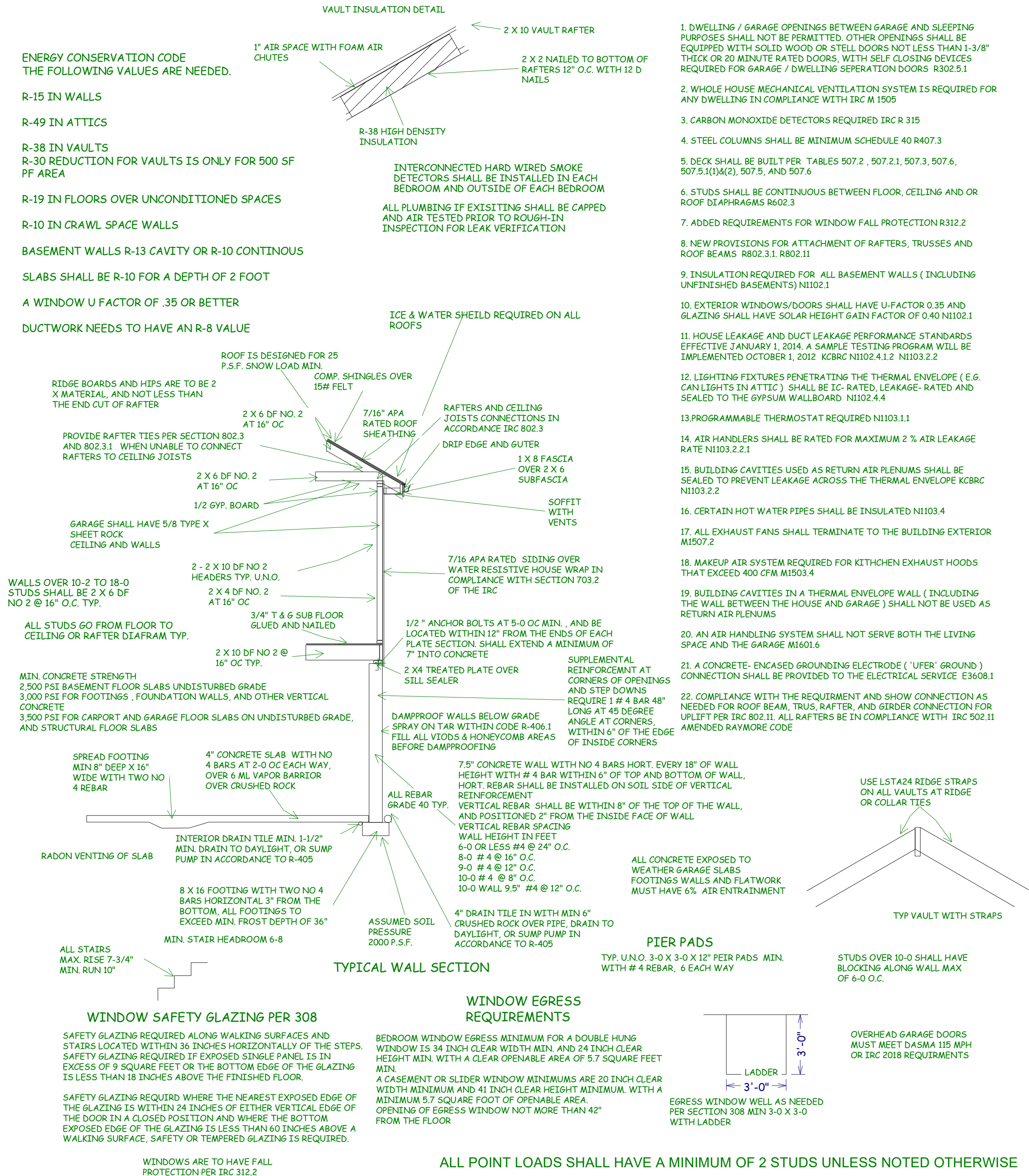
R-10 IN CRAWL SPACE WALLS

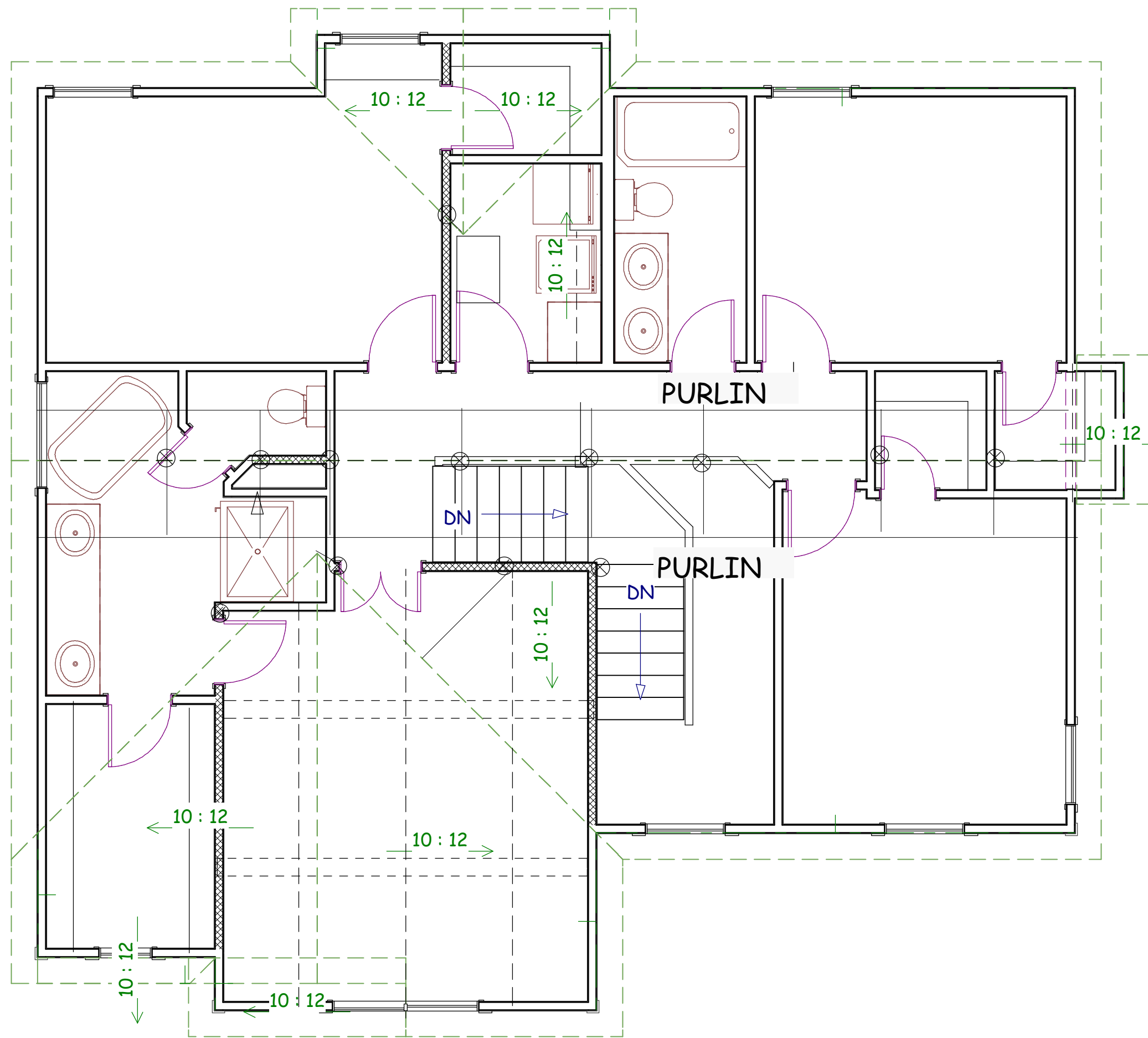
BASEMENT WALLS R-13 CAVITY OR R-10 CONTINOUS

SLABS SHALL BE R-10 FOR A DEPTH OF 2 FOOT

A WINDOW U FACTOR OF .35 OR BETTER

DUCTWORK NEEDS TO HAVE AN R-8 VALUE





PURLIN PLAN SECOND FLOOR
NO PURLINS ON FIRST FLOOR

BUILD IN ACCORDANCE WITH
2018 INTERNATIONAL
RESIDENTIAL CODE AND
LOCAL CODES.

ELEVATE DESIGN & BUILD
BRIGHTWOOD
LOT 19 HOOK FARMS
2030 SW HOOK FARM DR
LEE SUMMIT MO

SCALE
1/4" = 1'-0

DATE
11-24-21

PLAN NO.

3673

SHEET NO.

6 OF 10

TABLE R602.10.5

BRACED WALL PANEL HEIGHT

MIN. 3" WOOD STRUCTURAL PANEL SHEATHING ON ONE FACE

MIN. 2 X 4 FRAMING MIN. DOUBLE STUDS REQUIRED.

(2) HOLD-DOWN OR (2) STRAP-TYPE ANCHORS PER TABLE R602.10.6.1 (ONE OF EACH SHOWN FOR CLARITY). STRAP-TYPE ANCHORS SHALL BE PERMITTED TO BE ATTACHED OVER THE WOOD STRUCTURAL PANEL.

PANEL MUST BE ATTACHED TO CONCRETE FOOTING OR CONCRETE FOUNDATION WALL CONTINUOUS OVER BRACED WALL LINE

(2) 1/2" DIAMETER ANCHOR BOLTS LOCATED BETWEEN 6" AND 12" OF EACH END OF THE SEGMENT

FOR PANEL SPLICE (IF NEEDED) ADJOINING PANEL EDGES SHALL MEET OVER AND BE FASTENED TO COMMON FRAMING

8D COMMON OR GALV. BOX NAILS @ 6" O.C. AT PANEL EDGES, FOR SINGLE STORY AND @ 8" O.C. PANEL EDGES FOR THE FIRST OF 2 STORIES

STUDY UNDER HEADER AS REQUIRED

8D COMMON OR GALV. BOX NAILS @ 12" O.C. AT INTERIOR SUPPORTS

MIN. REINFORCING OF FOUNDATION. ONE #4 BAR TOP AND BOTTOM. LAP BARS 15" MINIMUM.

MINIMUM FOOTING SIZE UNDER OPENING IS 12" X 12". A TURNED-DOWN SLAB SHALL BE PERMITTED AT DOOR OPENINGS.

FIGURE R602.10.6.1
METHOD ABW—ALTERNATE BRACED WALL PANEL

This technical drawing illustrates the front elevation of a door opening in a masonry wall, detailing structural requirements and dimensions. The drawing is divided into two main sections: the left side shows the door opening and its immediate framing, while the right side shows a typical portal frame construction.

Dimensions and Vertical Measurements:

- 12' MAX. TOTAL WALL HEIGHT:** The overall height of the wall section shown.
- 10' MAX. HEIGHT:** The height of the masonry wall above the door opening.
- 2'-18" FINISHED WIDTH OF OPENING:** The width of the door opening.
- EXTENT OF HEADER WITH SINGLE PORTAL FRAME (ONE BRACED WALL PANEL):** The horizontal extent of the header for a single portal frame.
- EXTENT OF HEADER WITH DOUBLE PORTAL FRAMES (1 W/ BRACED WALL PANELS):** The horizontal extent of the header for double portal frames.

Structural Details and Materials:

- MIN. 3"x11/2" NET HEADER STEEL:** Header steel with a minimum size of 3"x11/2". A note specifies: "HEADER PROHIBITED IF 1/2" SPACER IS USED, PLACE ON BACK-SIDE OF HEADER."
- FASTEN SHEATHING TO HEADER WITH 8D COMMON OR GALVANIZED BOX NAILS IN 3" GRID PATTERN AS SHOWN:** Method of attaching sheathing to the header.
- HEADER TO JACK-STUD STRAP PER TABLE R602.10.6 (ON BOTH SIDES OF OPENING OPPOSITE SIDE OF SHEATHING):** Requirement for a strap connecting the header to the jack-stud.
- MIN. DOUBLE 2x4 FRAMING COVERED WITH MIN. 1/4" THICK WOOD STRUCTURAL PANEL SHEATHING WITH 8D COMMON OR GALVANIZED BOX NAILS AT 3" O.C. IN ALL FRAMING (STUDS, BLOCKING, AND SILLS) TYP.:** Minimum framing and sheathing requirements for the door opening.
- MIN. LENGTH OF PANEL PER TABLE R602.10.5:** Minimum panel length requirement.
- MIN. (2) 3500 LB STRAP-TYPE HOLD-DOWNS (EMBEDDED INTO CONCRETE AND NAILED INTO FRAMING):** Requirement for hold-downs on the sides of the opening.
- MIN. REINFORCING OF FOUNDATION, ONE #4 BAR TOP AND BOTTOM OF FOOTING. LAP BARS 12" MIN.:** Foundation reinforcement details.
- MIN. FOOTING SIZE UNDER OPENING IS 12"x12". A TURNED-DOWN SLAB SHALL BE PERMITTED AT DOOR OPENINGS.** Footing and slab requirements.
- (MIN. 1) 1/4" DIAMETER ANCHOR BOLT INSTALLED PER SECTION R403.1.8 - WITH 2"x2" 2"x16" PLATE WASHER** Anchor bolt requirement.
- FASTEN KING STUD TO HEADER WITH 16D SINKERS:** Method of attaching the king stud to the header.
- FASTEN TOP PLATE TO HEADER WITH TWO ROWS OF 16D SINKER NAILS 3" O.C. TYP.:** Method of attaching the top plate to the header.
- MIN. 1/4" WOOD STRUCTURAL PANEL SHEATHING:** Minimum sheathing requirement for the portal frame.

Portal Frame and Sheathing Details:

- TENSION STRAP PER TABLE R602.10.6 (ON OPPOSITE SIDE OF SHEATHING):** Requirement for a tension strap on the opposite side of the sheathing.
- IF NEEDED, PANEL SPLICE EDGES SHALL OCCUR OVER AND BE NAILED TO COMMON BLOCKING WITHIN THE MINIMUM 24" OF THE PORTAL-LEG HEIGHT. ONE ROW OF 3" O.C. NAILING IS REQUIRED IN EACH PANEL EDGE.** Panel splicing and nailing requirements.
- TYPICAL PORTAL FRAME CONSTRUCTION:** A detailed view of the portal frame construction.
- MIN. DOUBLE 2x4 POST (KING AND JACK STUD) NUMBER OF JACK STUDS PER TABLES R602.7(1) & (2):** Minimum post and stud requirements.
- MIN. 1000 LB. HOLD-DOWN BEARS (EMBEDDED INTO CONCRETE AND NAILED INTO FRAMING):** Requirement for hold-downs at the base of the portal frame.

Section Labels:

- FRONT ELEVATION:** The main view of the door opening.
- SECTION:** A cross-section view of the portal frame construction.

FIGURE R602.10.6.2
METHOD PFH—PORTAL FRAME WITH HOLD-DOWNS

METHOD (See Table R602.10.4)		MINIMUM LENGTH* (Inches)					CONTRIBUTING LENGTH (Inches)
		Wall Height					
		8 feet	9 feet	10 feet	11 feet	12 feet	
DWB, WSP, SFB, PBS, PCF, HPS, BV-WSP		48	48	48	53	58	Actual ^b
GB		48	48	48	53	58	Double sided = Actual Single sided = 0.5 × Actual
LFB		55	62	69	NP	NP	Actual ^b
ABW	SDC A, B and C, ultimate design wind speed < 140 mph	28	32	34	38	42	48
	SDC D _o , D _i and D _s , ultimate design wind speed < 140 mph	32	32	34	NP	NP	
CS-G		24	27	30	33	36	Actual ^b
CS-WSP, CS-SFB	Adjacent clear opening height (Inches)						Actual ^b
	≤ 64	24	27	30	33	36	
	68	26	27	30	33	36	
	72	27	27	30	33	36	
	76	30	29	30	33	36	
	80	32	30	30	33	36	
	84	35	32	32	33	36	
	88	38	35	33	33	36	
	92	43	37	35	35	36	
	96	48	41	38	36	36	
	100	—	44	40	38	38	
	104	—	49	43	40	39	
	108	—	54	46	43	41	
	112	—	—	50	45	43	
	116	—	—	55	48	45	
	120	—	—	60	52	48	
	124	—	—	—	56	51	
	128	—	—	—	61	54	
	132	—	—	—	66	58	
	136	—	—	—	—	62	
	140	—	—	—	—	66	
	144	—	—	—	—	72	
METHOD (See Table R602.10.4)		Portal header height					
		8 feet	9 feet	10 feet	11 feet	12 feet	
FPF	Supporting roof only	16	16	16	Note c	Note c	48
	Supporting one story and roof	24	24	24	Note c	Note c	
PFG		24	27	30	Note d	Note d	1.5 × Actual ^b
CS-PF	SDC A, B and C	16	18	20	Note e	Note e	1.5 × Actual ^b
	SDC D _o , D _i and D _s	16	18	20	Note e	Note e	

BRACE WALL DETAILS
WIND SPEED 115 MPH
WIND EXPOSURE A
SEISMIC DESIGN CATEGORY A

OVER CONCRETE OR MASONRY BLOCK FOUNDATION

FRONT ELEVATION

- 12" MAX. TOTAL WALL HEIGHT
- 10" MAX. HEIGHT
- POLY WALL HEIGHT
- EXTENT OF HEADER WITH DOUBLE PORTAL FRAMES (TWO BRACED WALL PANELS)
- EXTENT OF HEADER WITH SINGLE PORTAL FRAME (ONE BRACED WALL PANEL)
- 2'-16" FINISHED WIDTH OF OPENING FOR SINGLE OR DOUBLE PORTAL
- MIN. 3/4"x1 1/2" NET HEADER STEEL HEADER PROHIBITED IF 1" SPACER IS USED, PLACE ON BACK-SIDE OF HEADER
- FASTEN SHEATHING TO HEADER WITH 60 COMMON OR GALVANIZED NAIL NAILS IN 9" GRID PATTERN AS SHOWN
- HEADER TO JACK-STUD STRAP PER TABLE R602.10.4 ON BUTY RIDGE OF OPENING OPPOSITE SIDE OF SHEATHING
- MIN. DOUBLE 2"x4" FRAMING COVERED WITH MIN. 5/8" THICK WOOD STRUCTURAL PANEL SHEATHING WITH ED COMMON OR GALVANIZED NAILS AT BLOCKING, AND BILLS) TYP.
- MIN. LENGTH OF PANEL PER TABLE R602.10.8
- MIN. (2) 1/2" DIAMETER ANCHOR BOLTS INSTALLED PER SECTION R603.1.8 WITH 2"x2"x1/4" PLATE WASHER
- CONTINUOUSLY BRACED BROWN WALL PANEL MEETING MINIMUM LENGTH REQUIREMENTS OF TABLE R602.10.6
- TENSION STRAP PER TABLE R602.10.8.4 ON OPPOSITE SIDE OF SHEATHING
- BRACED WALL LINE CONTINUOUSLY BRACED WITH WOOD STRUCTURAL PANELS
- IF NEEDED, PANEL SPICE EDGES SHALL LAP OVER AND BE NAILED TO CANNOT BLOCKING WITHIN THE MIDDLE 5/8" OF THE PORTAL, LEAS HEIGHT, ONE ROW OF 3" O.C. NAILING IS REQUIRED IN EACH PANEL EDGE.
- TYPICAL PORTAL FRAME CONSTRUCTION
- MIN. DOUBLE 2"x4 POST RING AND JACK STUD) NUMBER OF JACK STUDS PER TABLE R602.11.4 (2)
- FASTEN KING STUD TO HEADER WITH 8 16D SINGLES
- FASTEN TOP PLATE TO HEADER WITH TWO ROWS OF 16D SINGLES NAILS AT 3" O.C. TYP.
- MIN. 1/2" WOOD STRUCTURAL PANEL SHEATHING

SECTION

OVER RAISED WOOD FLOOR - FRAMING ANCHOR OPTION
(WHERE PORTAL SHEATHING DOES NOT LAP OVER BAND OR RIM JOIST)

FRONT ELEVATION

- WOOD STRUCTURAL PANEL SHEATHING TO TOP OF BAND OR RIM JOIST
- NAIL SOLE PLATE TO JOIST PER TABLE R602.11.1
- WOOD STRUCTURAL PANEL SHEATHING OVER APPROVED BAND OR RIM JOIST
- (2) FRAMING ANCHORS APPLIED ACROSS SHEATHING JOINT WITH A MIN. 5/8" x 10" x 1/2" IN THE HORIZONTAL AND VERTICAL DIRECTIONS
- NAIL SOLE PLATE TO JOIST PER TABLE R602.11.1
- APPROVED BAND OR RIM JOIST

SECTION

OVER RAISED WOOD FLOOR - OVERLAP OPTION
(WHERE PORTAL SHEATHING LAPS OVER BAND OR RIM BOARD)

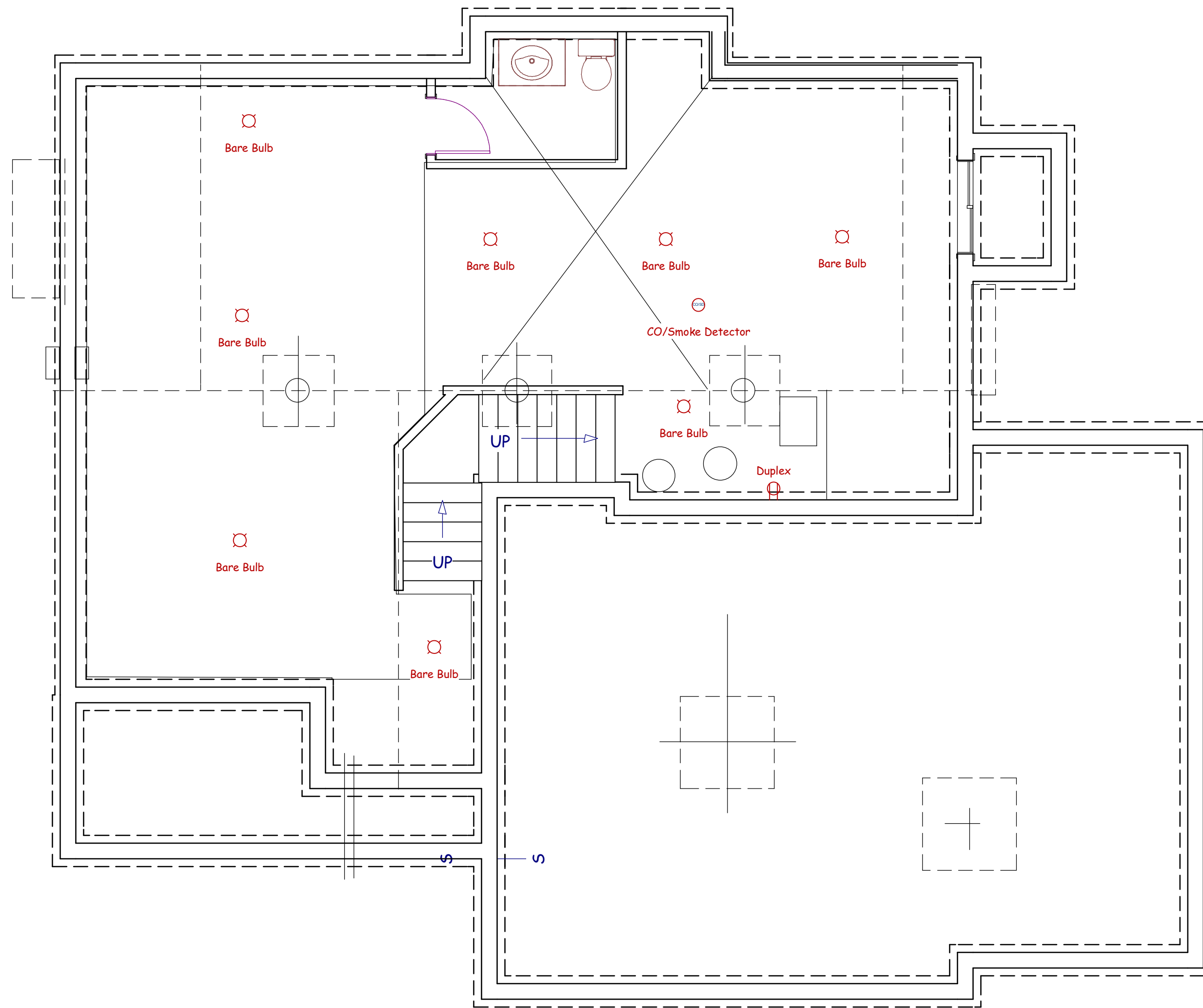
FRONT ELEVATION

- WOOD STRUCTURAL PANEL SHEATHING TO TOP OF BAND OR RIM JOIST
- NAIL SOLE PLATE TO JOIST PER TABLE R602.11.1
- WOOD STRUCTURAL PANEL SHEATHING OVER APPROVED BAND OR RIM JOIST
- ATTACH JOIST TO BAND OR RIM JOIST WITH ED COMMON NAIL AT 3" O.C. TOP AND BOTTOM
- NAIL SOLE PLATE TO JOIST PER TABLE R602.11.1
- APPROVED BAND OR RIM JOIST

SECTION

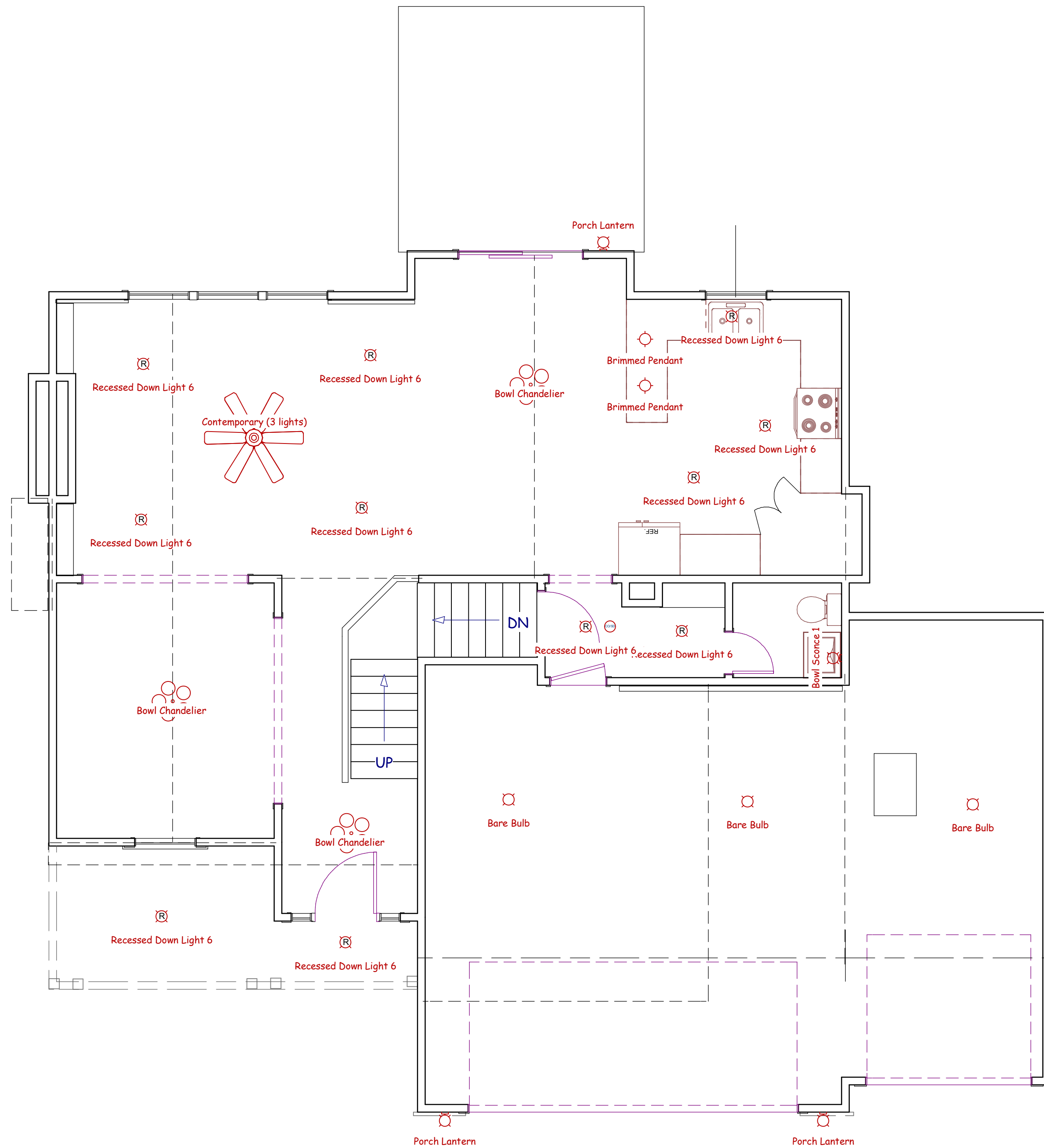
FIGURE R802.10.6.4
METHOD CS-PF—CONTINUOUSLY SHEATHED PORTAL FRAME PANEL CONSTRUCTION

7 OF 10



FOUNDATION
LIGHTING PLAN

ELEVATE DESIGN & BUILD BRIGHTWOOD LOT 19 HOOK FARMS 2030 SW HOOK FARM DR LEE SUMMIT MO		BUILD IN ACCORDANCE WITH 2018 INTERNATIONAL RESIDENTIAL CODE AND LOCAL CODES.	
SCALE 1/4" = 1'-0		DATE 11-24-21	
PLAN NO. 3673		SHEET NO. 8 OF 10	



MAIN FLOOR
LIGHTING PLAN

BUILD IN ACCORDANCE WITH
2018 INTERNATIONAL
RESIDENTIAL CODE AND
LOCAL CODES.

ELEVATE DESIGN & BUILD
BRIGHTWOOD
LOT 19 HOOK FARMS
2030 SW HOOK FARM DR
LEE SUMMIT MO

SCALE
1/4" = 1'-0"

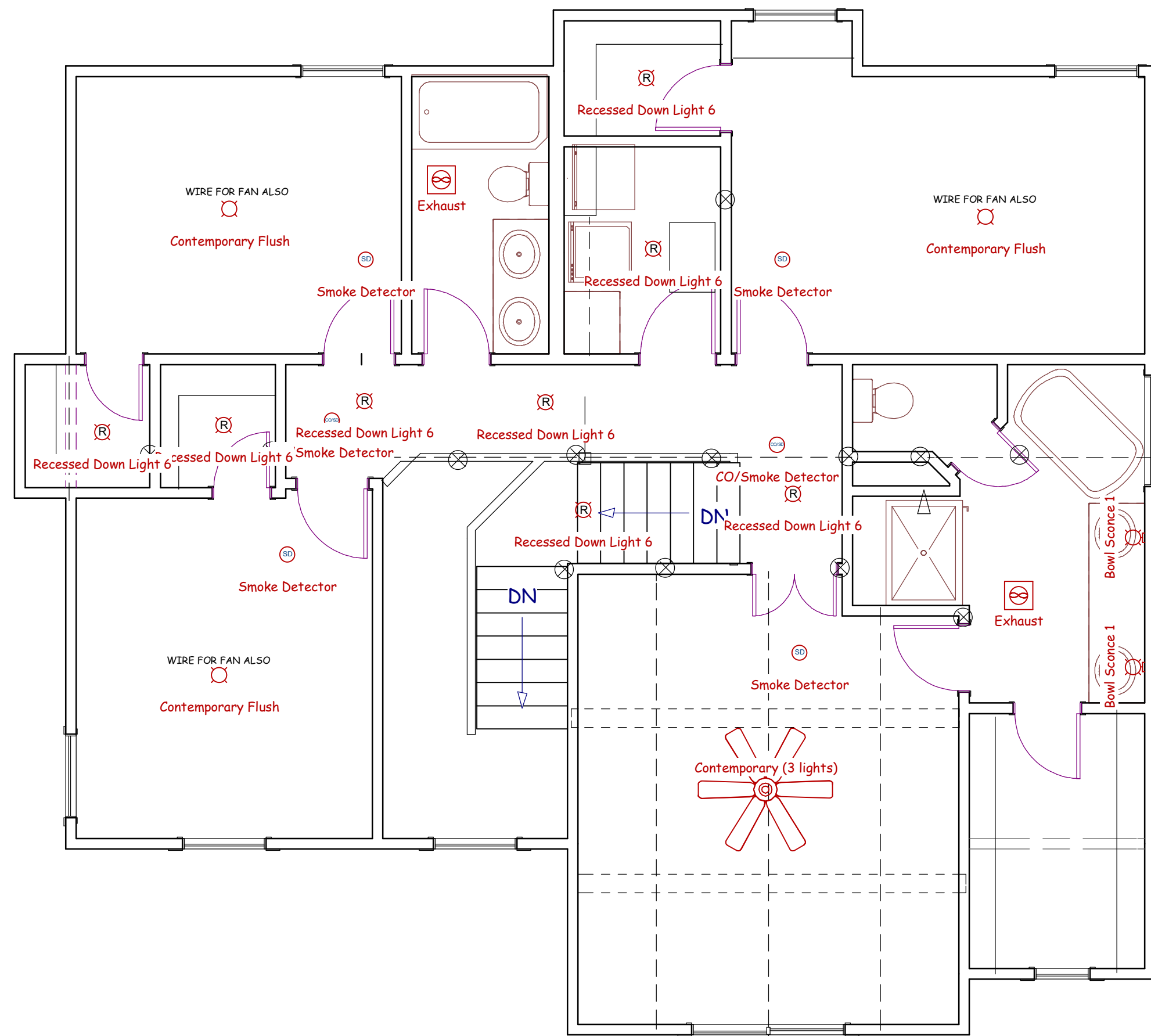
DATE
11-24-21

PLAN NO.

3673

SHEET NO.

9 OF 10



SECOND FLOOR
LIGHTING PLAN

BUILD IN ACCORDANCE WITH
2018 INTERNATIONAL
RESIDENTIAL CODE AND
LOCAL CODES.

ELEVATE DESIGN & BUILD
BRIGHTWOOD
LOT 19 HOOK FARMS
2030 SW HOOK FARM DR
LEE SUMMIT MO

SCALE
1/4" = 1'-0"

DATE
11-24-21

PLAN NO.

3673

SHEET NO.

10 OF 10