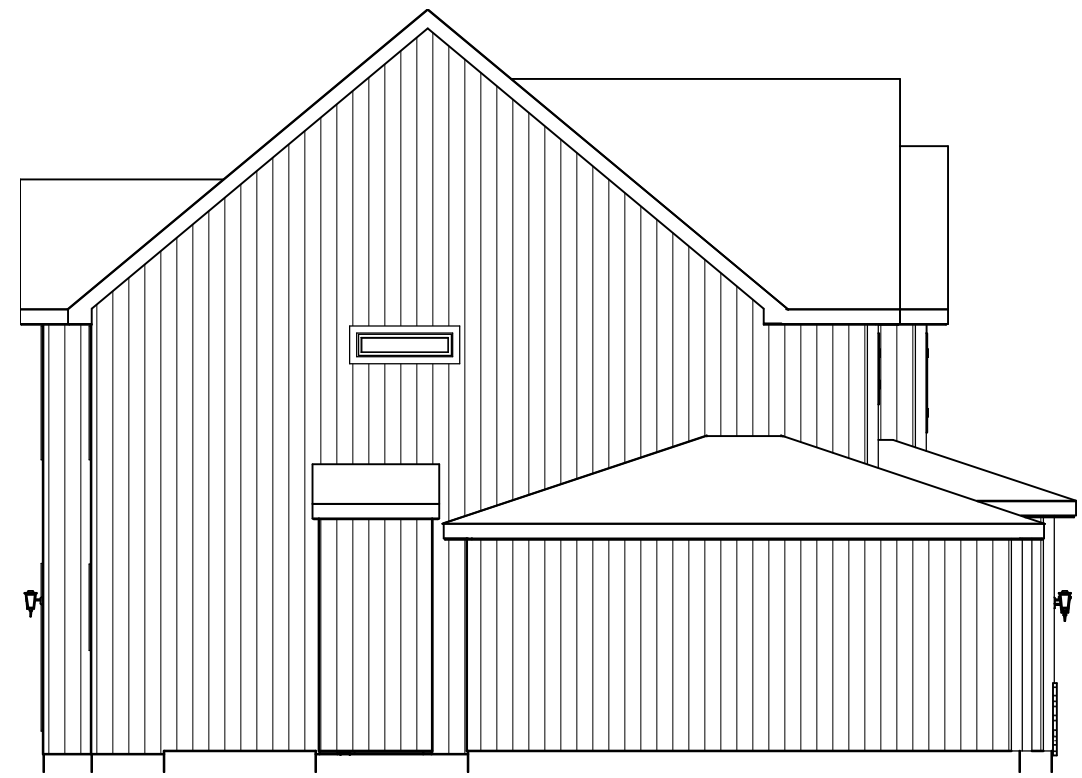


ROOF PLAN ELEVATION  
 1/8" = 1-0  
 TYP. ROOF PITCH 10/12  
 RAFTERS 2 X 6 DF NO 2 @ 16" OC TYP.  
 HIPS AND RIDGES 2 X 10 DF NO 2 U.N.O.



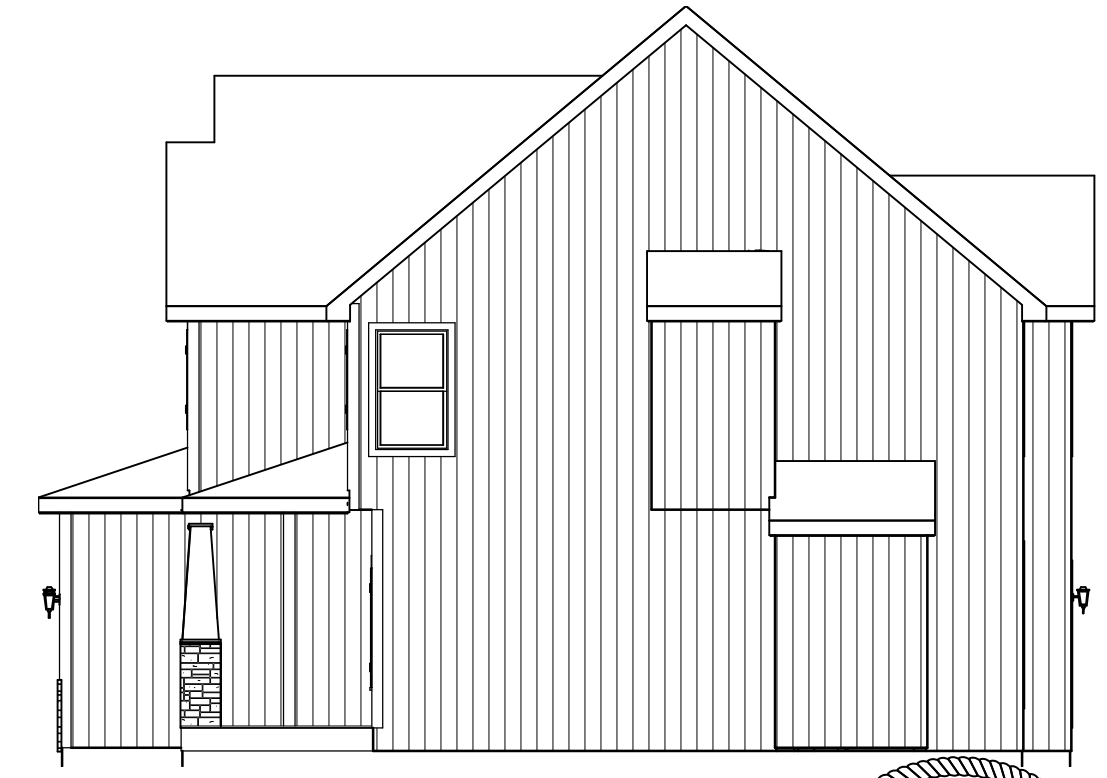
FRONT ELEVATION  
 ELEVATION B



LEFT EL.  
 1/8" = 1-0



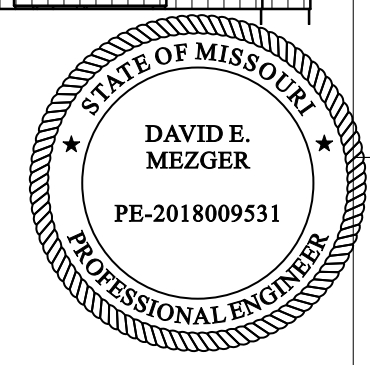
REAR EL.  
 1/8" = 1-0



RIGHT EL.  
 1/8" = 1-0

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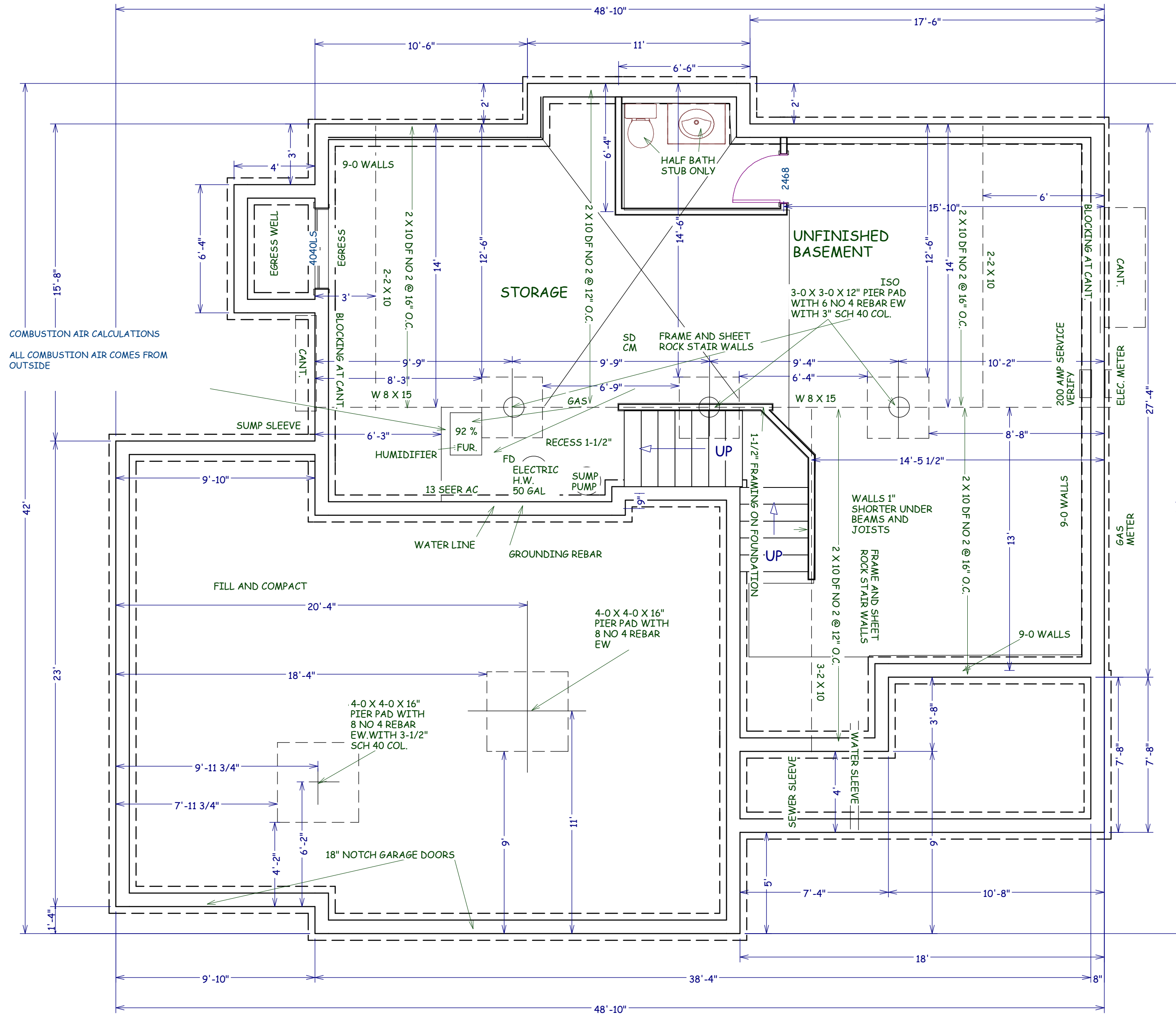
ELEVATE DESIGN & BUILD  
 BRIGHTWOOD  
 LOT 19 HOOK FARMS  
 2030 SW HOOK FARM DR  
 LEE SUMMIT MO

SCALE  
 1/4" = 1-0

DATE  
 12-2-21

PLAN NO.  
 3673

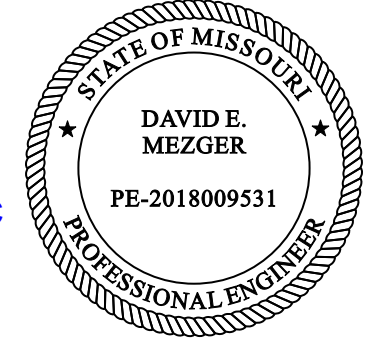
SHEET NO.  
 1 OF 10



COMBUSTION AIR CALCULATIONS  
ALL COMBUSTION AIR COMES FROM OUTSIDE

**FOUNDATION PLAN  
795 S.F. UNFINISHED**

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

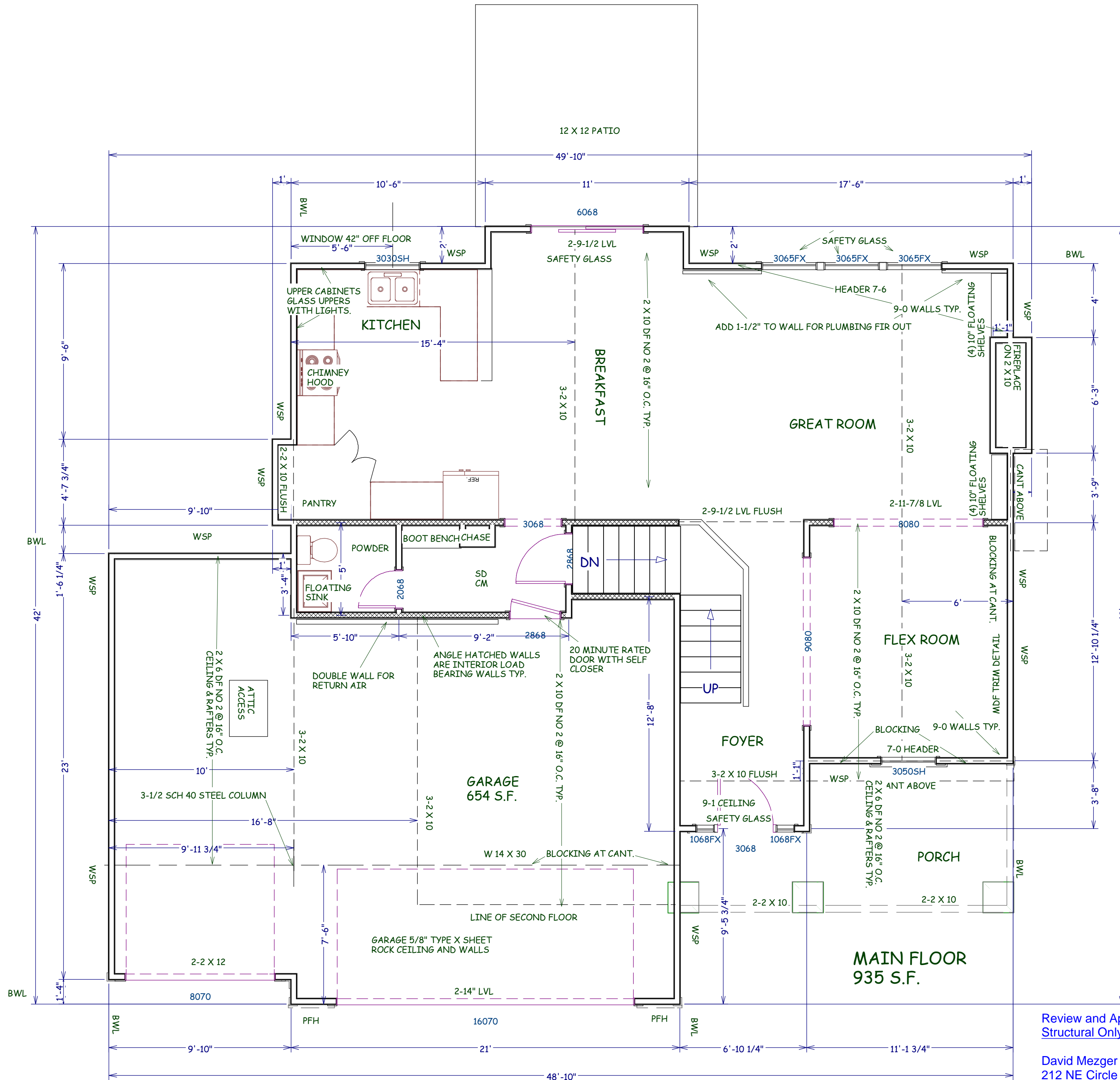
SCALE  
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DATE  
12-2-21

PLAN NO.  
3673

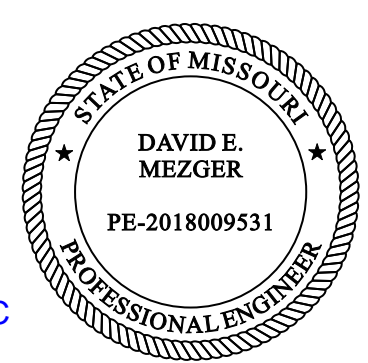
SHEET NO.

2 OF 10  
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BUILD IN ACCORDANCE WITH  
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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

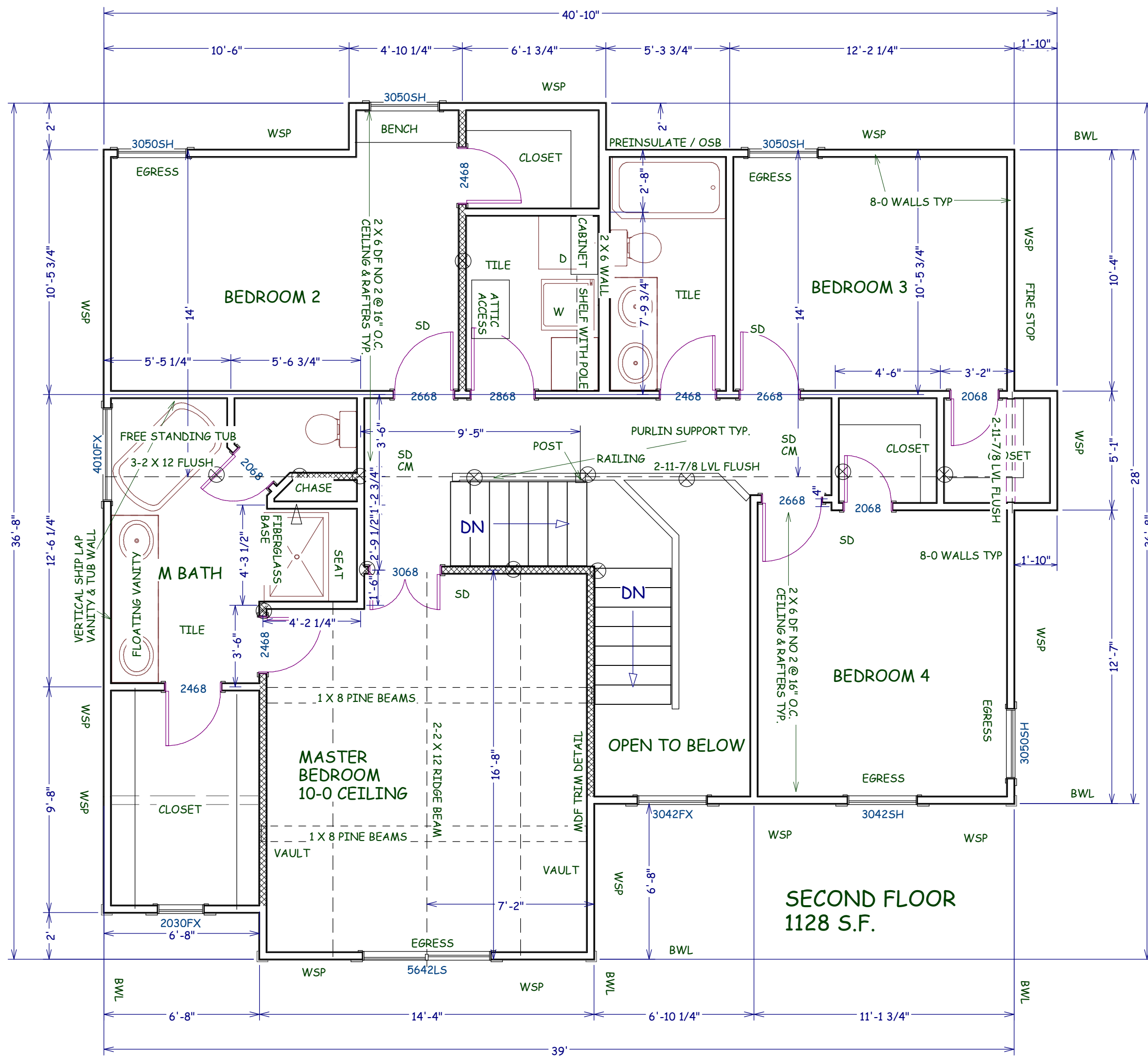
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12-2-21

PLAN NO.

3673

SHEET NO.

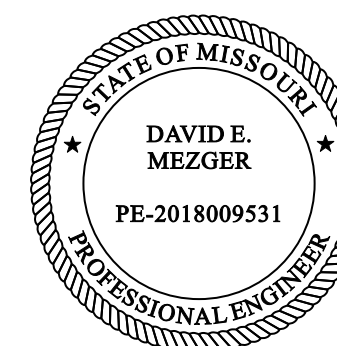
3 OF 10  
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ALL HEADERS 6-9 ON THIS FLOOR

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

SCALE  
1/4" = 1-0

DATE  
12-2-21

PLAN NO.

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SHEET NO.

4 OF 10

RELEASE FOR  
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LEE'S SUMMIT, MISSOURI

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

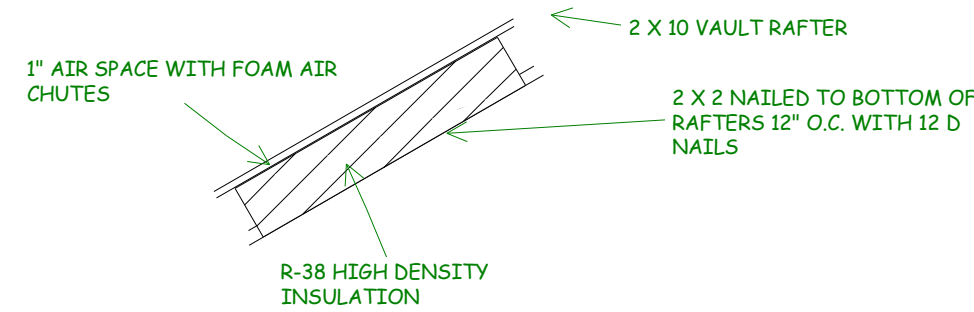
BASEMENT WALLS R-13 CAVITY OR R-10 CONTINUOUS

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

A WINDOW U FACTOR OF .35 OR BETTER

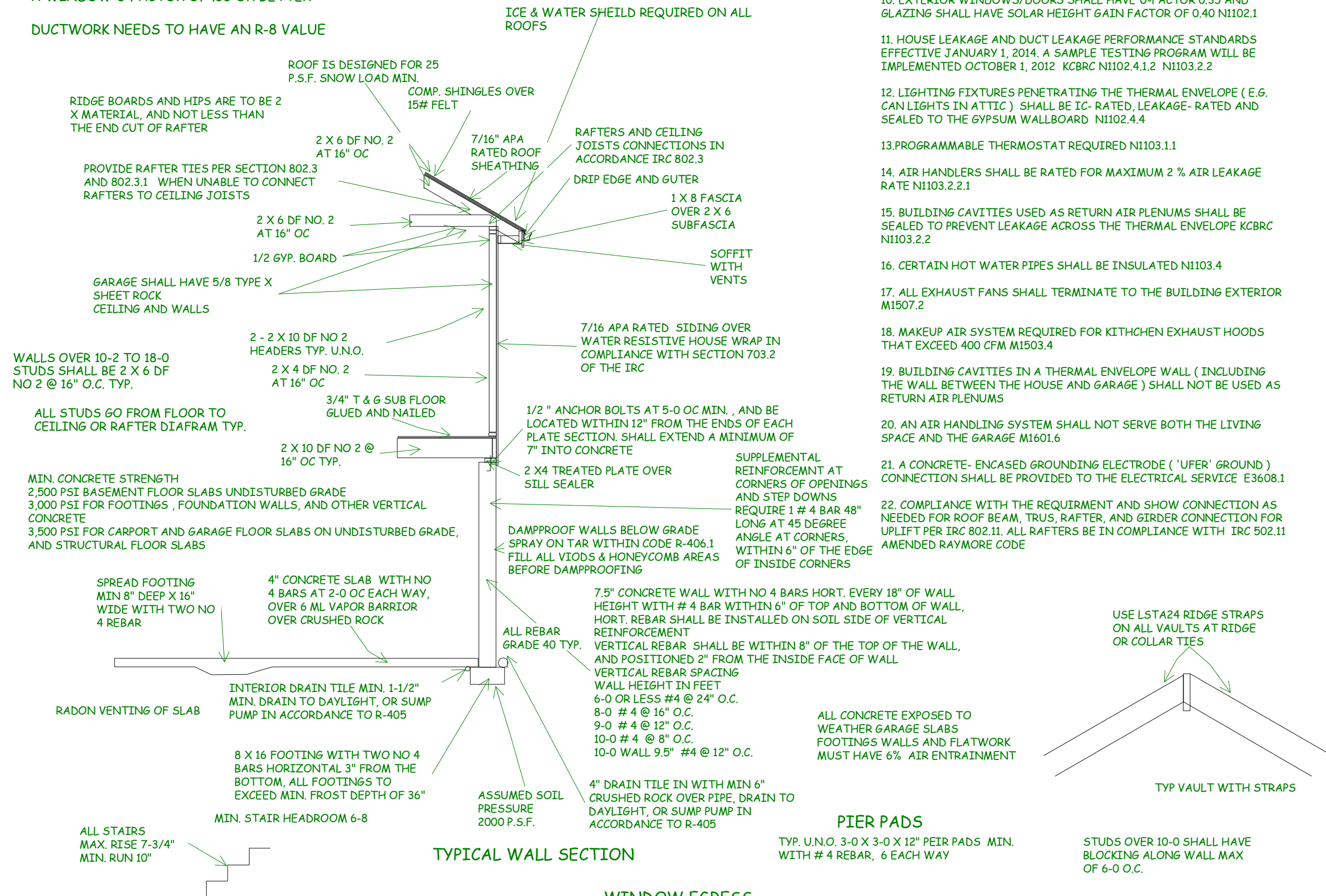
DUCTWORK NEEDS TO HAVE AN R-8 VALUE

VAULT INSULATION DETAIL



INTERCONNECTED HARD WIRED SMOKE DETECTORS SHALL BE INSTALLED IN EACH BEDROOM AND OUTSIDE OF EACH BEDROOM  
ALL PLUMBING IF EXISTING SHALL BE CAPPED AND AIR TESTED PRIOR TO ROUGH-IN INSPECTION FOR LEAK VERIFICATION

1. DWELLING / GARAGE OPENINGS BETWEEN GARAGE AND SLEEPING PURPOSES SHALL NOT BE PERMITTED. OTHER OPENINGS SHALL BE EQUIPPED WITH SOLID WOOD OR STEEL DOORS NOT LESS THAN 1-3/8" THICK OR 20 MINUTE RATED DOORS, WITH SELF CLOSING DEVICES REQUIRED FOR GARAGE / DWELLING SEPERATION DOORS R302.5.1
2. WHOLE HOUSE MECHANICAL VENTILATION SYSTEM IS REQUIRED FOR ANY DWELLING IN COMPLIANCE WITH IRC M 1505
3. CARBON MONOXIDE DETECTORS REQUIRED IRC R 315
4. STEEL COLUMNS SHALL BE MINIMUM SCHEDULE 40 R407.3
5. DECK SHALL BE BUILT PER TABLES 507.2, 507.2.1, 507.3, 507.6, 507.5.1(1)&(2), 507.5, AND 507.6
6. STUDS SHALL BE CONTINUOUS BETWEEN FLOOR, CEILING AND OR ROOF DIAPHRAGMS R602.3
7. ADDED REQUIREMENTS FOR WINDOW FALL PROTECTION R312.2
8. NEW PROVISIONS FOR ATTACHMENT OF RAFTERS, TRUSSES AND ROOF BEAMS R802.3.1, R802.11
9. INSULATION REQUIRED FOR ALL BASEMENT WALLS ( INCLUDING UNFINISHED BASEMENTS) N1102.1
10. EXTERIOR WINDOWS/DOORS SHALL HAVE U-FACTOR 0.35 AND GLAZING SHALL HAVE SOLAR HEIGHT GAIN FACTOR OF 0.40 N1102.1
11. HOUSE LEAKAGE AND DUCT LEAKAGE PERFORMANCE STANDARDS EFFECTIVE JANUARY 1, 2014. A SAMPLE TESTING PROGRAM WILL BE IMPLEMENTED OCTOBER 1, 2012 KCBRC N1102.4.1.2 N1103.2.2
12. LIGHTING FIXTURES PENETRATING THE THERMAL ENVELOPE ( E.G. CAN LIGHTS IN ATTIC ) SHALL BE IC- RATED, LEAKAGE- RATED AND SEALED TO THE GYPSUM WALLBOARD N1102.4.4
13. PROGRAMMABLE THERMOSTAT REQUIRED N1103.1.1
14. AIR HANDLERS SHALL BE RATED FOR MAXIMUM 2 % AIR LEAKAGE RATE N1103.2.2.1
15. BUILDING CAVITIES USED AS RETURN AIR PLENUMS SHALL BE SEALED TO PREVENT LEAKAGE ACROSS THE THERMAL ENVELOPE KCBRC N1103.2.2
16. CERTAIN HOT WATER PIPES SHALL BE INSULATED N1103.4
17. ALL EXHAUST FANS SHALL TERMINATE TO THE BUILDING EXTERIOR M1507.2
18. MAKEUP AIR SYSTEM REQUIRED FOR KITCHEN EXHAUST HOODS THAT EXCEED 400 CFM M1503.4
19. BUILDING CAVITIES IN A THERMAL ENVELOPE WALL ( INCLUDING THE WALL BETWEEN THE HOUSE AND GARAGE ) SHALL NOT BE USED AS RETURN AIR PLENUMS
20. AN AIR HANDLING SYSTEM SHALL NOT SERVE BOTH THE LIVING SPACE AND THE GARAGE M1601.6
21. A CONCRETE- ENCASED GROUNDING ELECTRODE ( 'UFER' GROUND ) CONNECTION SHALL BE PROVIDED TO THE ELECTRICAL SERVICE E3608.1
22. COMPLIANCE WITH THE REQUIRMENT AND SHOW CONNECTION AS NEEDED FOR ROOF BEAM, TRUS, RAFTER, AND GIRDER CONNECTION FOR UPLIFT PER IRC 802.11. ALL RAFTERS BE IN COMPLIANCE WITH IRC 502.11 AMENDED RAYMORE CODE



WINDOW SAFETY GLAZING PER 308

SAFETY GLAZING REQUIRED ALONG WALKING SURFACES AND STAIRS LOCATED WITHIN 36 INCHES HORIZONTALLY OF THE STEPS. SAFETY GLAZING REQUIRED IF EXPOSED SINGLE PANEL IS IN EXCESS OF 9 SQUARE FEET OR THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18 INCHES ABOVE THE FINISHED FLOOR.

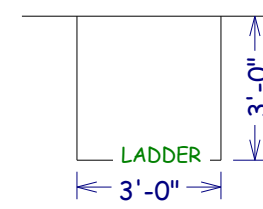
SAFETY GLAZING REQUIRED WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN 24 INCHES OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE A WALKING SURFACE, SAFETY OR TEMPERED GLAZING IS REQUIRED.

WINDOWS ARE TO HAVE FALL PROTECTION PER IRC 312.2

WINDOW EGRESS REQUIREMENTS

BEDROOM WINDOW EGRESS MINIMUM FOR A DOUBLE HUNG WINDOW IS 34 INCH CLEAR WIDTH MIN. AND 24 INCH CLEAR HEIGHT MIN. WITH A CLEAR OPENABLE AREA OF 5.7 SQUARE FEET MIN.

A CASEMENT OR SLIDER WINDOW MINIMUMS ARE 20 INCH CLEAR WIDTH MINIMUM AND 41 INCH CLEAR HEIGHT MINIMUM. WITH A MINIMUM 5.7 SQUARE FOOT OF OPENABLE AREA. OPENING OF EGRESS WINDOW NOT MORE THAN 42" FROM THE FLOOR



EGRESS WINDOW WELL AS NEEDED PER SECTION 308 MIN 3-0 X 3-0 WITH LADDER

ALL POINT LOADS SHALL HAVE A MINIMUM OF 2 STUDS UNLESS NOTED OTHERWISE

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 12-2-21

PLAN NO.

3673

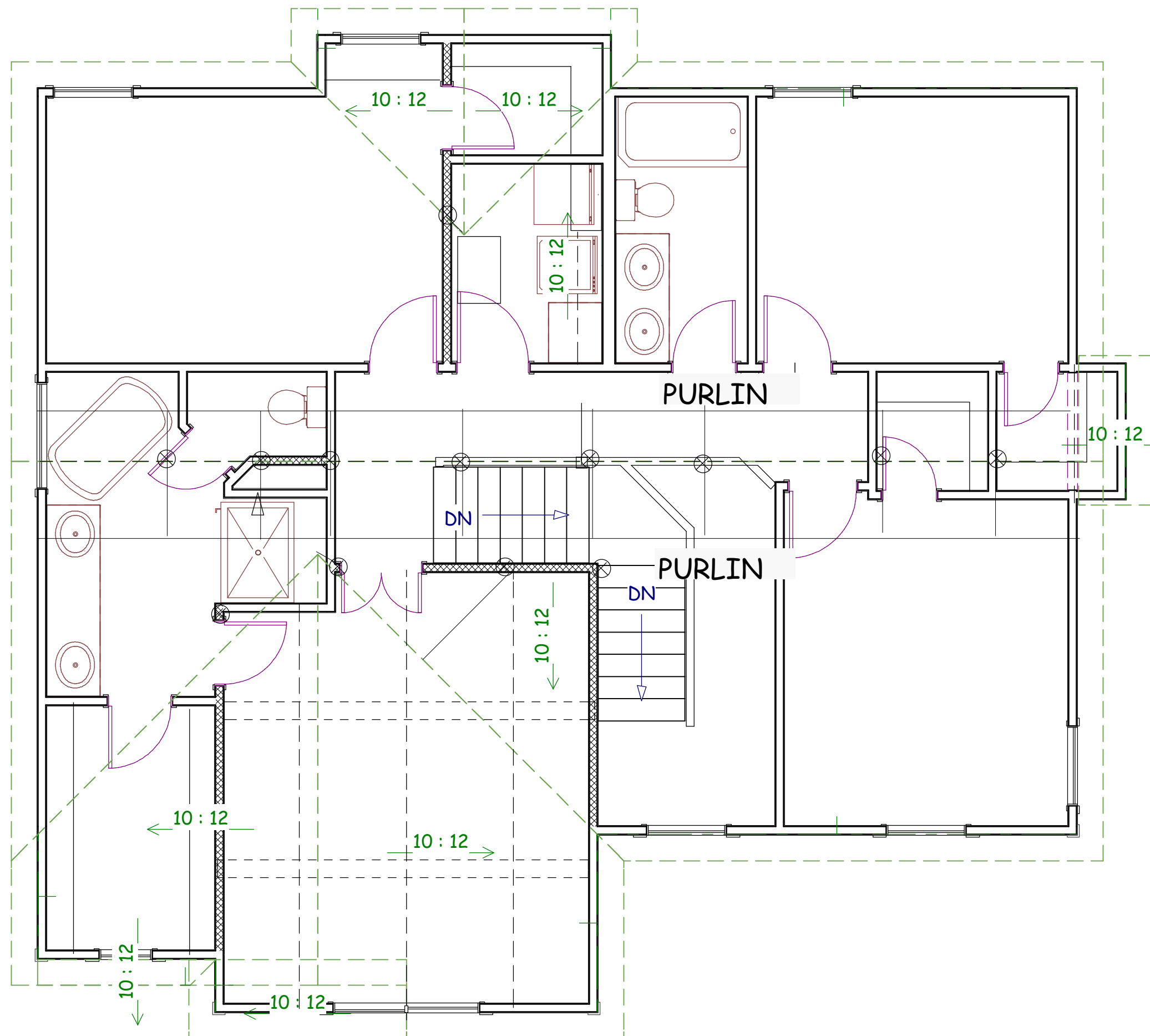
SHEET NO.

5 OF 10

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Kansas City, MO 64116



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PURLIN PLAN SECOND FLOOR  
NO PURLINS ON FIRST FLOOR

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Kansas City, MO 64116



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  
12-2-21

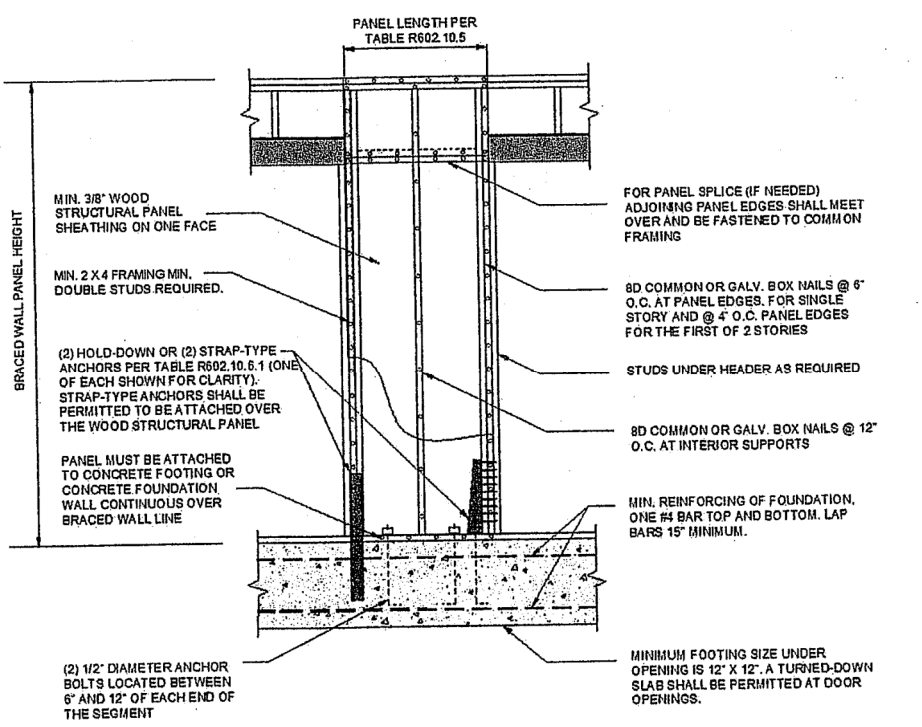
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3673

SHEET NO.

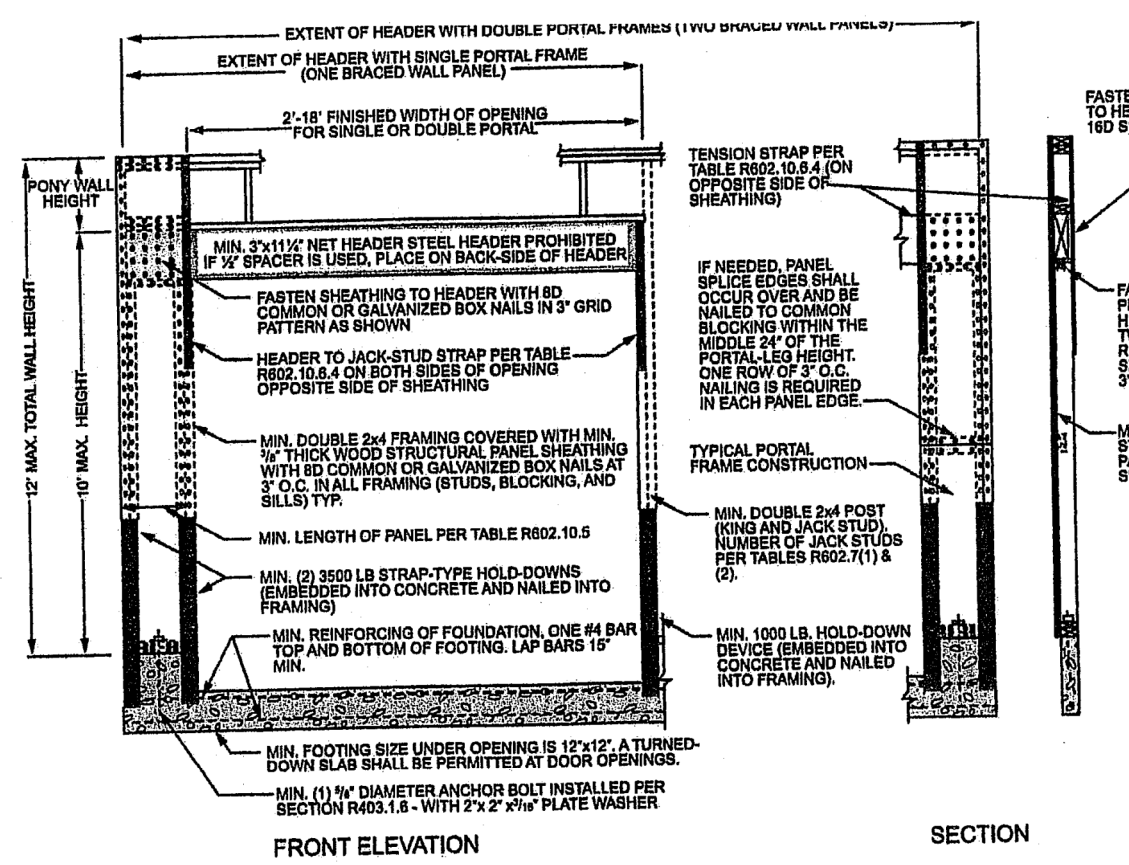
6 OF 10  
RELEASE FOR  
CONSTRUCTION  
AS NOTED ON PLANS REVIEW  
Development Services  
LEE'S SUMMIT, MISSOURI

**TABLE R602.10.3(1)  
BRACING REQUIREMENTS BASED ON WIND SPEED**

Ultimate Design Wind Speed (mph)	Story Location	Braced Wall Line Spacing (feet)	MINIMUM TOTAL LENGTH (FEET) OF BRACED WALL PANELS REQUIRED UNDER EACH BRACED WALL LINE <sup>a</sup>			
			Method LIB <sup>b</sup>	Method GB	Methods DWB, WSP, SFB, PBS, PCP, HFS, BV-WSP, ABW, PFH, PFG, CS-SFB	Methods CS-WSP, CS-G, CS-PF
≤ 115	[Diagram: 2-story building]	10	3.5	3.5	2.0	2.0
		20	6.5	6.5	3.5	3.5
		30	9.5	9.5	5.5	4.5
		40	12.5	12.5	7.0	6.0
		50	15.0	15.0	9.0	7.5
		60	18.0	18.0	10.5	9.0
	[Diagram: 1-story building]	10	7.0	7.0	4.0	3.5
		20	12.5	12.5	7.5	6.5
		30	18.0	18.0	10.5	9.0
		40	23.5	23.5	13.5	11.5
		50	29.0	29.0	16.5	14.0
		60	34.5	34.5	20.0	17.0
	[Diagram: Pony wall]	10	NP	10.0	6.0	5.0
		20	NP	18.5	11.0	9.0
		30	NP	27.0	15.5	13.0
		40	NP	35.0	20.0	17.0
		50	NP	43.0	24.5	21.0
		60	NP	51.0	29.0	25.0



**FIGURE R602.10.6.1  
METHOD ABW—ALTERNATE BRACED WALL PANEL**



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

4 mm, 1 foot = 304.8 mm.

**TABLE R602.10.4  
BRACING METHODS**

METHODS, MATERIAL	MINIMUM THICKNESS	FIGURE	CONNECTION CRITERIA <sup>a</sup>	
			Fasteners	Spacing
LIB Let-in-bracing	1 x 4 wood or approved metal straps at 45° to 60° angles for maximum 16" stud spacing	[Diagram]	Wood: 2-8d common nails or 3-8d (2 1/2" long x 0.113" dia.) nails Metal strap: per manufacturer	Wood: per stud and top and bottom plates Metal: per manufacturer
DWB Diagonal wood boards	3/4" (1" nominal) for maximum 24" stud spacing	[Diagram]	2-8d (2 1/2" long x 0.113" dia.) nails or 2 - 1 1/2" long staples	Per stud
WSP Wood structural panel (See Section R604)	3/4"	[Diagram]	Exterior sheathing per Table R602.3(3) Interior sheathing per Table R602.3(1) or R602.3(2)	6" edges 12" field Varies by fastener
BV-WSP <sup>b</sup> Wood structural panels with stone or masonry veneer (See Section R602.10.6.5)	3/4"	See Figure R602.10.6.5	8d common (2 1/2" x 0.131") nails	4" at panel edges 12" at intermediate supports 4" at braced wall panel end posts
SFB Structural fiberboard sheathing	1/2" or 3/8" for maximum 16" stud spacing	[Diagram]	1 1/2" long x 0.12" dia. (for 1/2" thick sheathing) 1 1/4" long x 0.12" dia. (for 3/8" thick sheathing) galvanized roofing nails	3" edges 6" field
GB Gypsum board	1/2"	[Diagram]	Nails or screws per Table R602.3(1) for exterior locations Nails or screws per Table R702.3.5 for interior locations	For all braced wall panel locations: 7" edges (including top and bottom plates) 7" field
PBS Particleboard sheathing (See Section R605)	3/4" or 1/2" for maximum 16" stud spacing	[Diagram]	For 1/2": 6d common (2" long x 0.113" dia.) nails For 3/4": 8d common (2 1/2" long x 0.131" dia.) nails	3" edges 6" field
PCP Portland cement plaster	See Section R703.7 for maximum 16" stud spacing	[Diagram]	1 1/2" long, 11 gage, 1/8" dia. head nails or 1/4" long, 16 gage staples	6" o.c. on all framing members
HFS Hardboard siding	3/8" for maximum 16" stud spacing	[Diagram]	0.092" dia., 0.225" dia. head nails with length to accommodate 1/2" penetration into studs	4" edges 8" field
ABW Alternate braced wall	3/4"	[Diagram]	See Section R602.10.6.1	See Section R602.10.6.1

**TABLE R602.10.5  
MINIMUM LENGTH OF BRACED WALL PANELS**

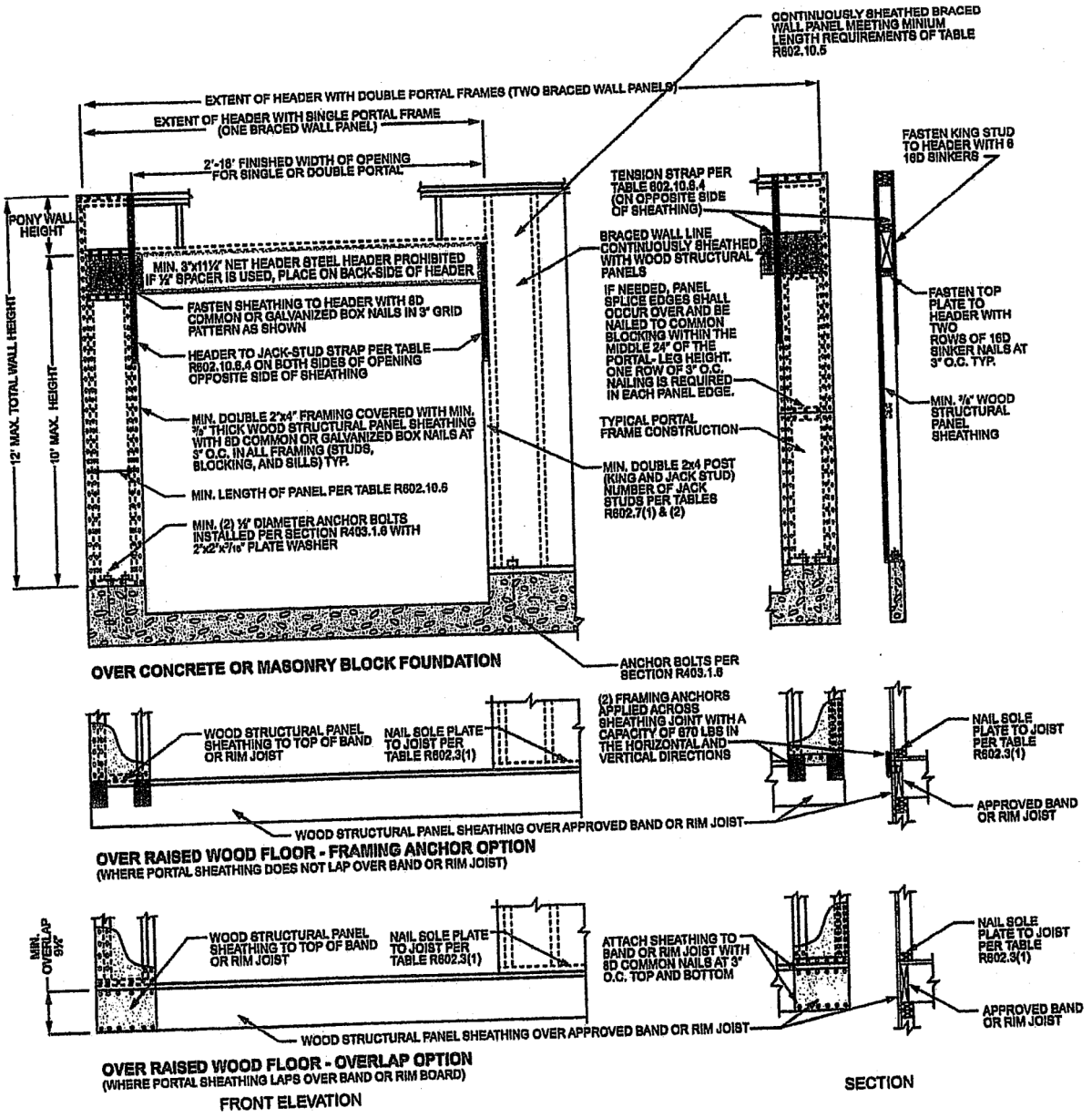
METHOD (See Table R602.10.4)	MINIMUM LENGTH <sup>a</sup> (inches)				CONTRIBUTING LENGTH (inches)	
	8 feet	9 feet	10 feet	12 feet		
DWB, WSP, SFB, PBS, PCP, HFS, BV-WSP	48	48	48	53	58	
GB	48	48	48	53	58	
LIB	55	62	69	NP	NP	
ABW	SDC A, B and C, ultimate design wind speed < 140 mph	28	32	34	38	42
	SDC D <sub>1</sub> , D <sub>2</sub> and D <sub>3</sub> , ultimate design wind speed < 140 mph	32	32	34	NP	NP
CS-G	Adjacent clear opening height (inches)					
	≤ 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
CS-WSP, CS-SFB	Supporting roof only	16	16	16	Note c	Note c
	Supporting one story and roof	24	24	24	Note d	Note d
PFH	Supporting one story and roof	24	27	30	Note d	Note d
PFG	Supporting one story and roof	16	18	20	Note e	Note e
CS-PF	Supporting one story and roof	16	18	20	Note e	Note e

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 mile per hour = 0.447 m/s.  
NP = Not Permitted.  
a. Linear interpolation shall be permitted.  
b. Use the actual length where it is greater than or equal to the minimum length.  
c. Maximum header height for PFH is 10 feet in accordance with Figure R602.10.6.2, but wall height shall be permitted to be increased to 12 feet with pony wall.  
d. Maximum header height for PFG is 10 feet in accordance with Figure R602.10.6.3, but wall height shall be permitted to be increased to 12 feet with pony wall.  
e. Maximum header height for CS-PF is 10 feet in accordance with Figure R602.10.6.4, but wall height shall be permitted to be increased to 12 feet with pony wall.

**TABLE R602.10.4—continued  
BRACING METHODS**

METHODS, MATERIAL	MINIMUM THICKNESS	FIGURE	CONNECTION CRITERIA <sup>a</sup>	
			Fasteners	Spacing
PFH Portal frame with hold-downs	3/4"	[Diagram]	See Section R602.10.6.2	See Section R602.10.6.2
PFG Portal frame at garage	3/8"	[Diagram]	See Section R602.10.6.3	See Section R602.10.6.3
CS-WSP Continuously sheathed wood structural panel	3/4"	[Diagram]	Exterior sheathing per Table R602.3(3)	6" edges 12" field
			Interior sheathing per Table R602.3(1) or R602.3(2)	Varies by fastener
CS-G <sup>b</sup> Continuously sheathed wood structural panel adjacent to garage openings	3/4"	[Diagram]	See Method CS-WSP	See Method CS-WSP
CS-PF Continuously sheathed portal frame	3/4"	[Diagram]	See Section R602.10.6.4	See Section R602.10.6.4
CS-SFB <sup>c</sup> Continuously sheathed structural fiberboard	1/2" or 3/8" for maximum 16" stud spacing	[Diagram]	1 1/2" long x 0.12" dia. (for 1/2" thick sheathing) 1 1/4" long x 0.12" dia. (for 3/8" thick sheathing) galvanized roofing nails	3" edges 6" field

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 degree = 0.0175 rad, 1 pound per square foot = 47.9 N/m<sup>2</sup>, 1 mile per hour = 0.447 m/s.  
a. Adhesive attachment of wall sheathing, including Method GB, shall not be permitted in Seismic Design Categories C, D<sub>1</sub>, D<sub>2</sub>, and D<sub>3</sub>.  
b. Applies to panels used to garage door opening where supporting gable end wall or roof load only. Shall only be used on one wall of the garage. In Seismic Design Categories D<sub>1</sub>, D<sub>2</sub>, and D<sub>3</sub>, roof covering dead load shall not exceed 3 psf.  
c. Garage openings adjacent to a Method CS-G panel shall be provided with a header in accordance with Table R602.7(1). A full-height clear opening shall not be permitted adjacent to a Method CS-G panel.  
d. Method CS-SFB does not apply in Seismic Design Categories D<sub>1</sub>, D<sub>2</sub>, and D<sub>3</sub>.  
e. Method applies to detached one- and two-family dwellings in Seismic Design Categories D<sub>1</sub> through D<sub>3</sub> only.

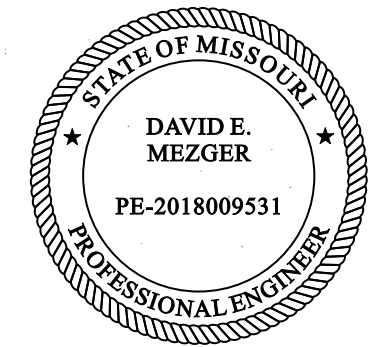


**FIGURE R602.10.6.4  
METHOD CS-PF—CONTINUOUSLY SHEATHED PORTAL FRAME PANEL CONSTRUCTION**

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

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

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

SCALE  
1/4" = 1-0

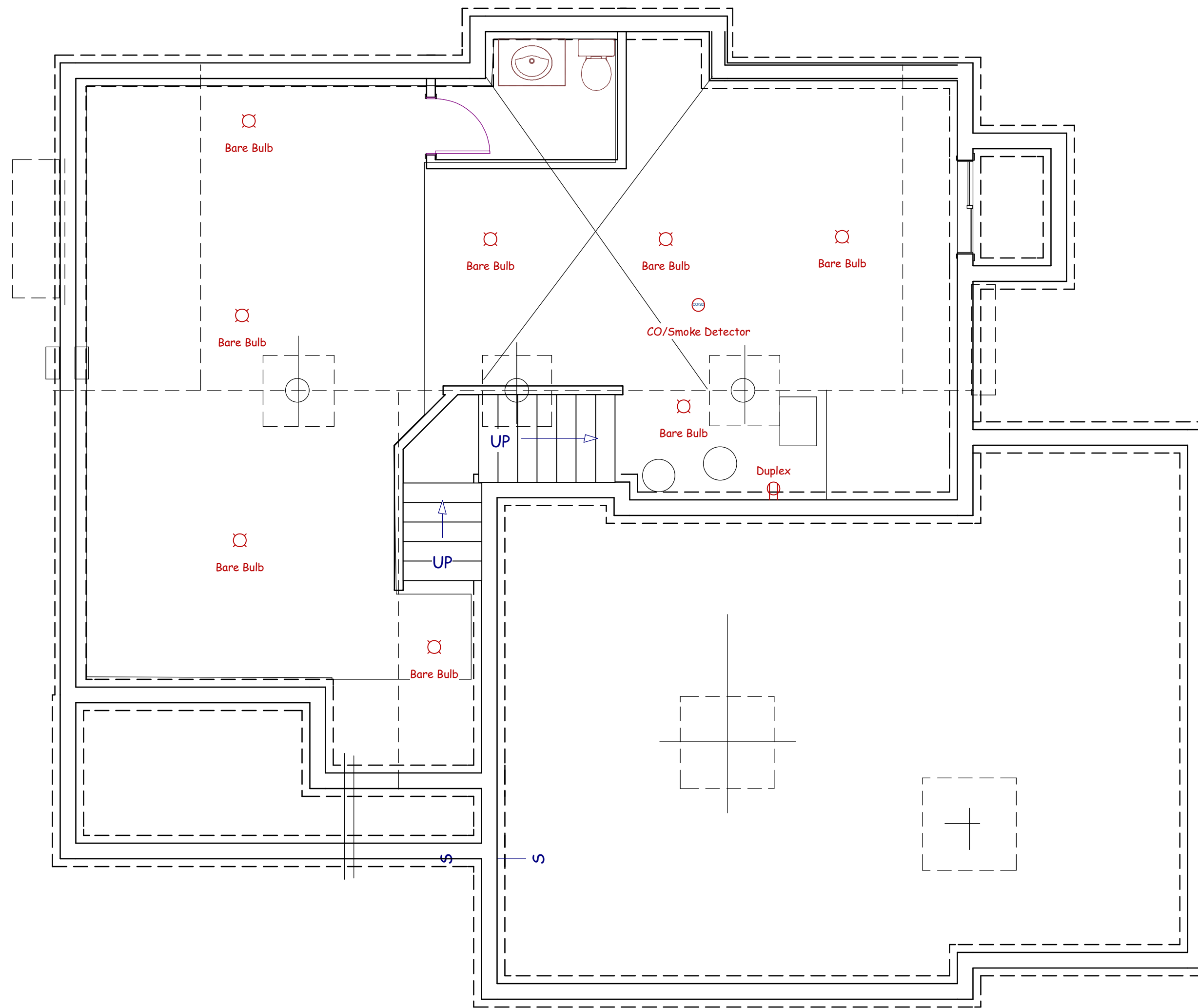
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SHEET NO.

7 OF 10  
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**FOUNDATION  
LIGHTING PLAN**

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

SCALE  
1/4" = 1'-0"

DATE  
12-2-21

PLAN NO.

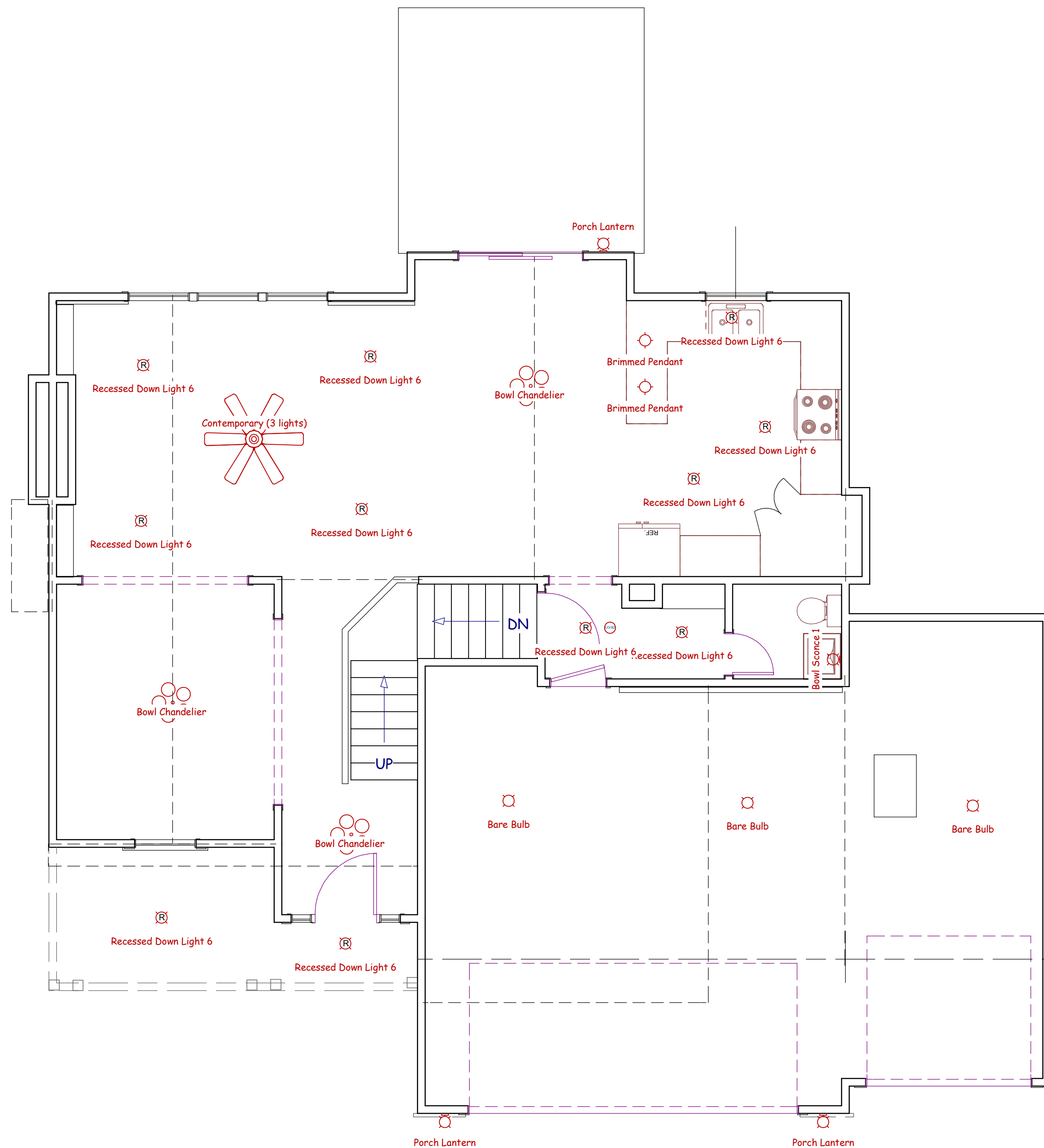
3673

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8 OF 10

RELEASE FOR  
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Development Services  
LEE'S SUMMIT, MISSOURI

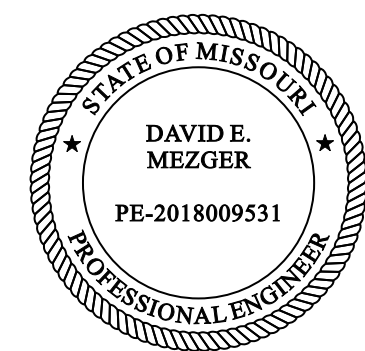




**MAIN FLOOR  
LIGHTING PLAN**

Review and Approval  
Structural Only

David Mezger Engineering LLC  
212 NE Circle Dr.  
Kansas City, MO 64116



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  
12-2-21

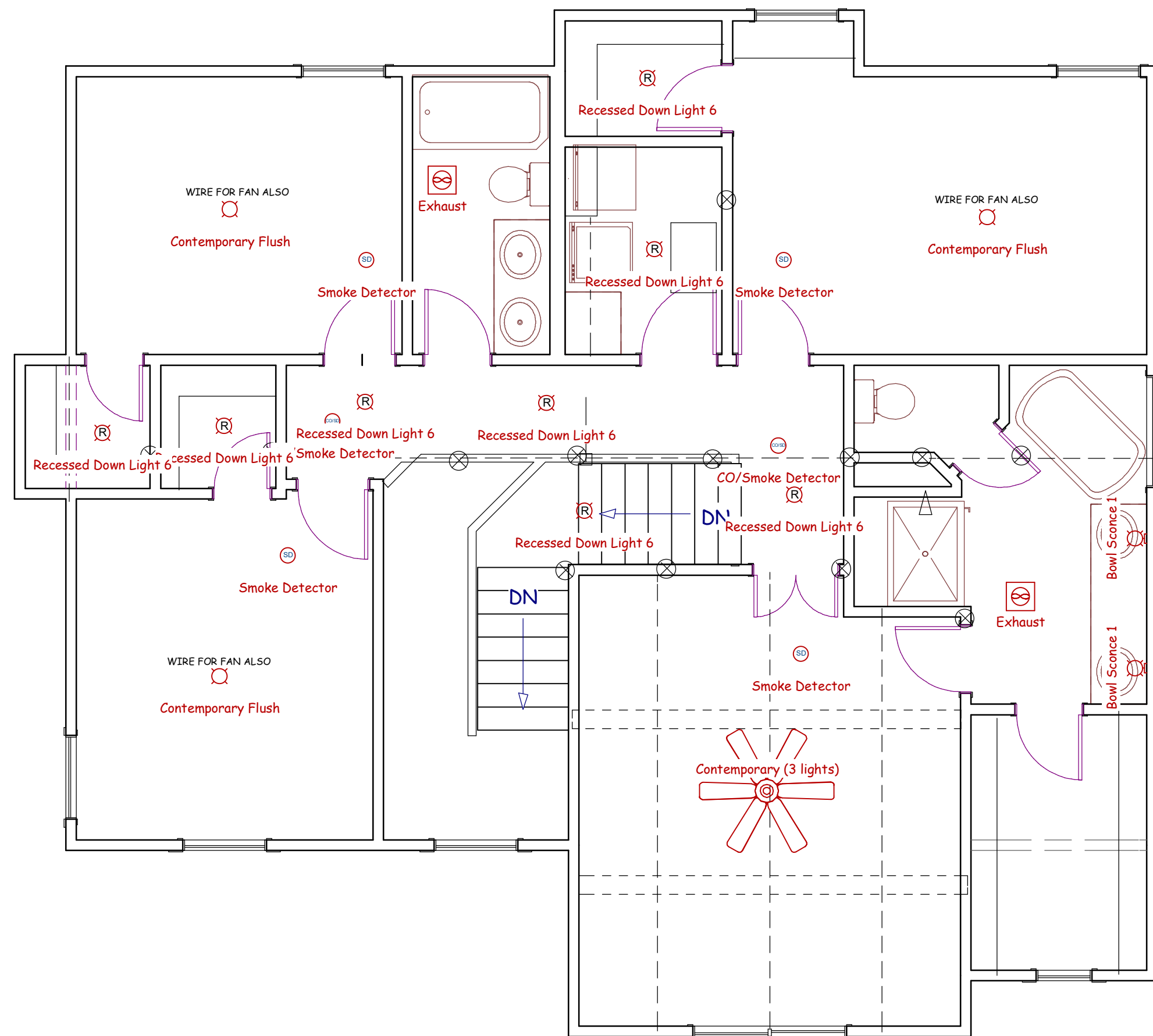
PLAN NO.

3673

SHEET NO.

9 OF 10

RELEASE FOR  
CONSTRUCTION  
AS NOTED ON PLANS REVIEW  
Development Services  
LEE'S SUMMIT, MISSOURI



**SECOND FLOOR  
LIGHTING PLAN**

Review and Approval  
Structural Only

David Mezger Engineering LLC  
212 NE Circle Dr.  
Kansas City, MO 64116



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  
12-2-21

PLAN NO.  
3673

SHEET NO.

10 OF 10  
FOR USE FOR  
CONSTRUCTION  
AS NOTED ON PLANS REVIEW  
Development Services  
LEE'S SUMMIT, MISSOURI