

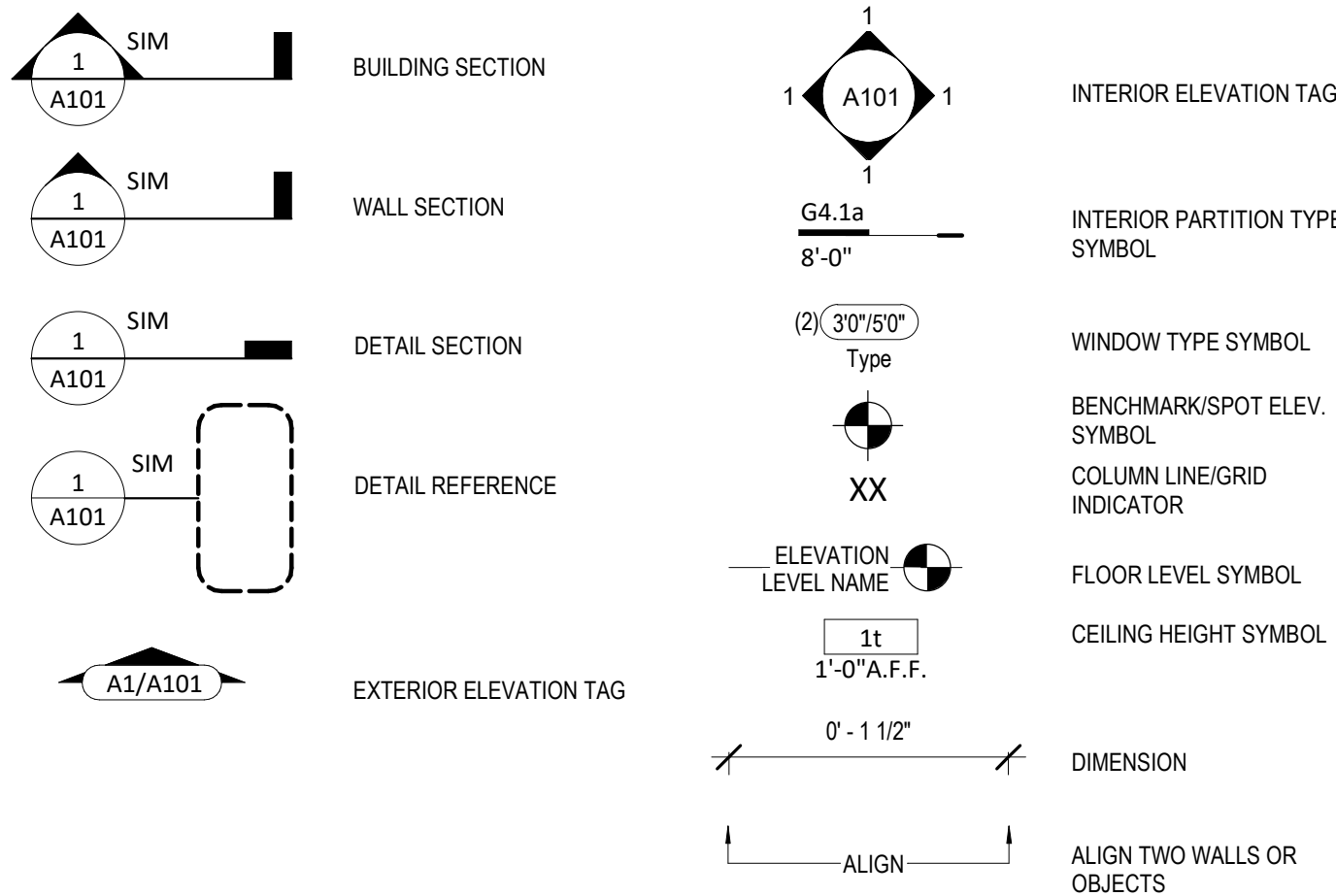
Greystone - Hook Farms Lot 8

2609 SW Hook Farm Drive
Lee's Summit, 64081



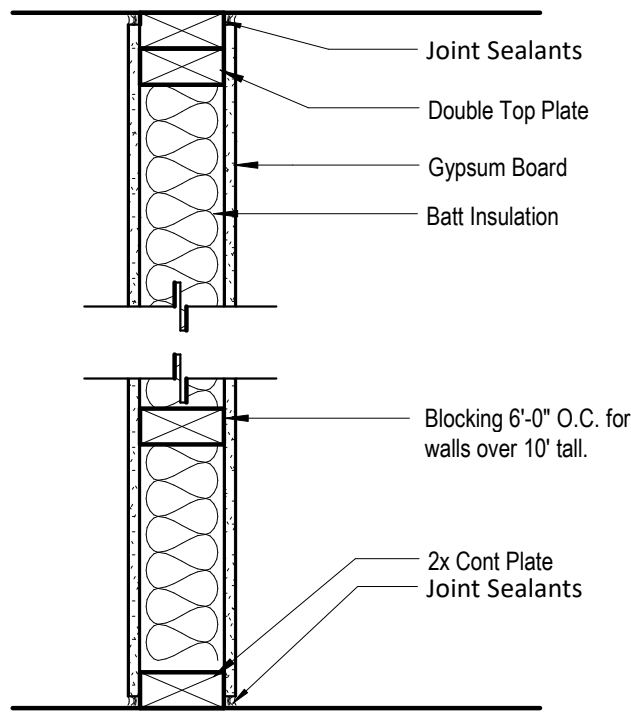
Sheet List

- 05 - Architecture
- A0 Foundation Plan
- A1 Floor Plan - Main Level
- A2 RCP/Electrical Plan
- A3.A Elevations
- A4.A Building Sections
- A5 Details
- A6 Details
- A7 Grading Options



Interior Partition Types

- 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.

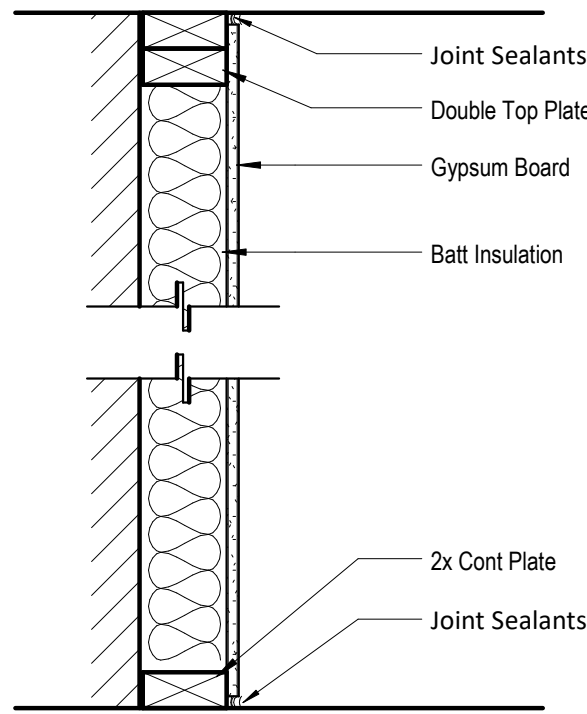


PARTITION SYSTEM:
GYPSUM WALL BOARD PARTITION

G

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"	5/8"	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.

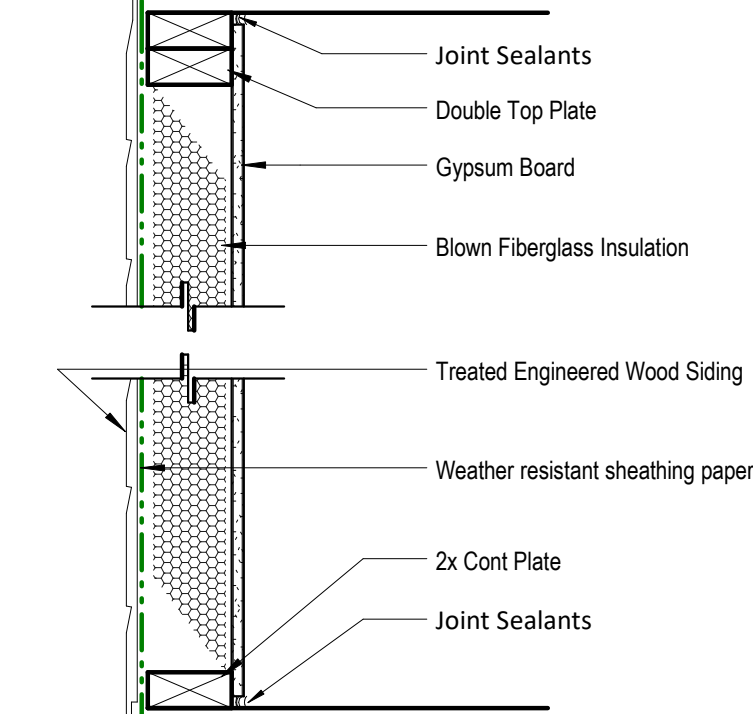


PARTITION SYSTEM:
GYPSUM FURING PARTITION

F

PARTITION IDENTIFICATION PLAN SYMBOL	F4
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	No
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.



PARTITION SYSTEM:
Exterior Partition

E

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

General Information

2006 Interior Energy Cons. Code (Table R402.1.1)	
Doors & Windows:	U-0.65 MAX
Glazing SHGF:	0.40
Skylights:	U-0.65 MAX
Roof	
Attic Ceilings:	R-30 MIN
Vaults:	R-30 MIN
Vaults < 500sf:	R-30 MIN
Wood Frame Walls:	R-13 MIN
Basement Walls:	R-0
Floor (over unconditioned):	R-19 MIN
Slab on Grade:	R-0
Ductwork:	R-8 MIN
Fuel Fired Furnace:	90% AFUE MIN
Electric Furnace:	No Minimum
Cooling System:	13 SEER MIN
Water Heater	
Gas Fired Storage:	0.67 EF MIN
Gas Fired Instant:	0.62 EF MIN
Electric Storage:	0.97 EF MIN
Electric Instant:	0.93 EF MIN

An energy efficient certificate is required to be posted in or on the electrical panel before 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 2012	
Ground Snow Load:	20PSF
Wind Speed:	90mph
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:	1,500 or less
Mean Annual Temperature:	55 F

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 (R307.2)
4. Deck Ledger attachment to house shall be per Tables S07.9.1.3.
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) (M1601.1.1,87.3)
13. An air handling system shall not serve both the living space and the garage (M1601.6)
14. 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.
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. Garage Door Rating: DASMA 90 MPH Rated



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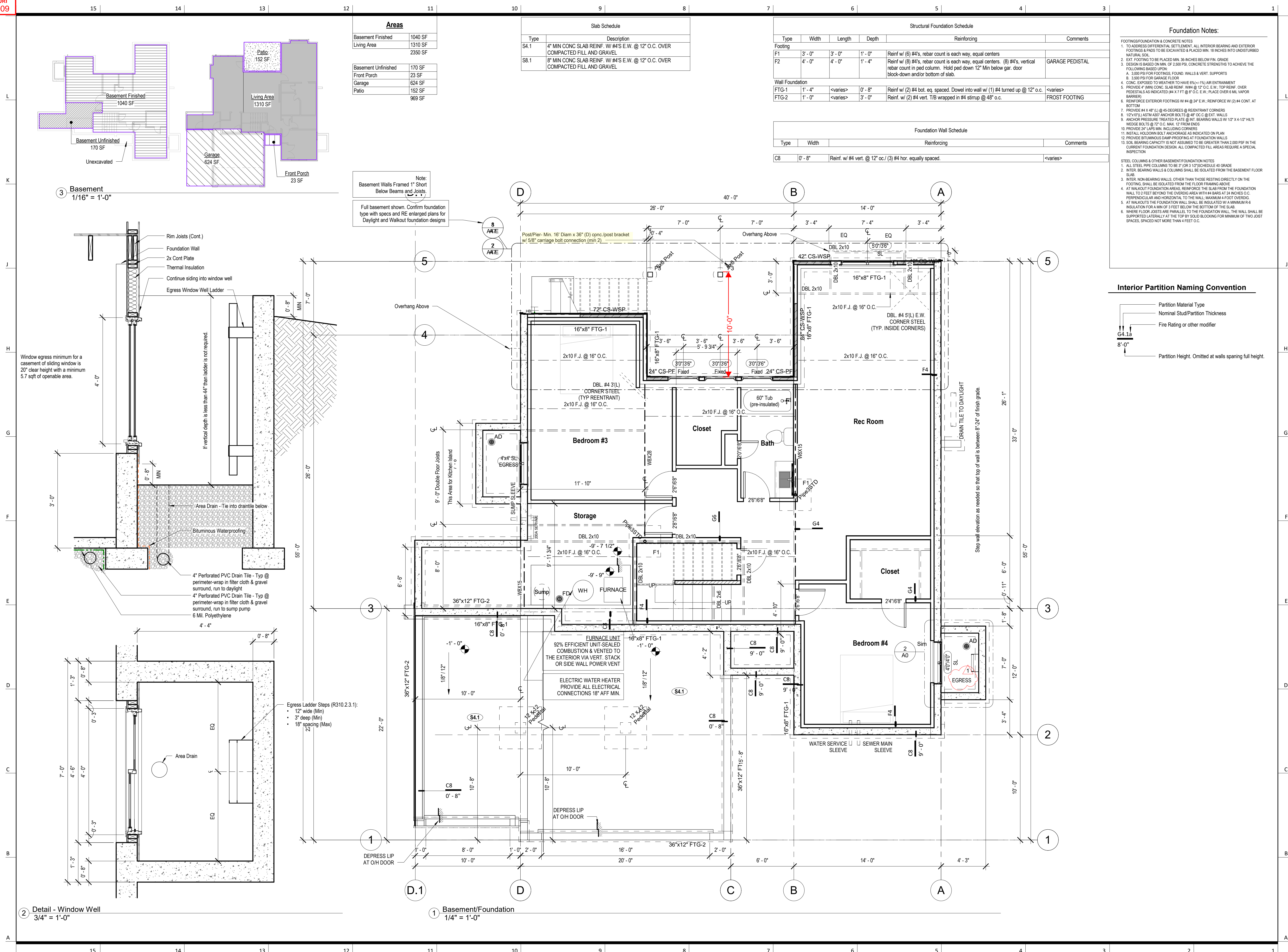
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PERMIT
SET

PLAN DESCRIPTION: Greystone

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Project No. Project Number



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<h2>REVISIONS</h2>		
Number 1	DESCRIPTION Revision 1	DATE 04-26-2022

Foundation Plan

A0

BRACED WALL LINE SCHEDULE (2 CAR GARAGE OPTION)						
WALL LINE	TOTAL LENGTH	AVG SPACING	BASE	TABLE R602.10.3 ADJ FACTOR	REQ'D LENGTH	PROVIDED LENGTH
MAIN FLOOR						
A	45'	45'	9'	0.95	8.55'	9.00'
B	45'	15'	10.5'	1.38	14.46'	15.00'
C	22'	22'	5.5'	0.95	5.23'	10.00'
D	50'	25'	11'	1.24	13.59'	14.00'
1	20'	20'	3.5'	0.95	3.33'	6.00*
2	14'	14'	3.5'	0.95	3.33'	4.00*
3	26'	13'	7'	1.24	8.65'	9.00'
4	26'	26'	5.5'	0.95	5.23'	12.00*
5	14'	14'	3.5'	0.95	3.33'	6.00'

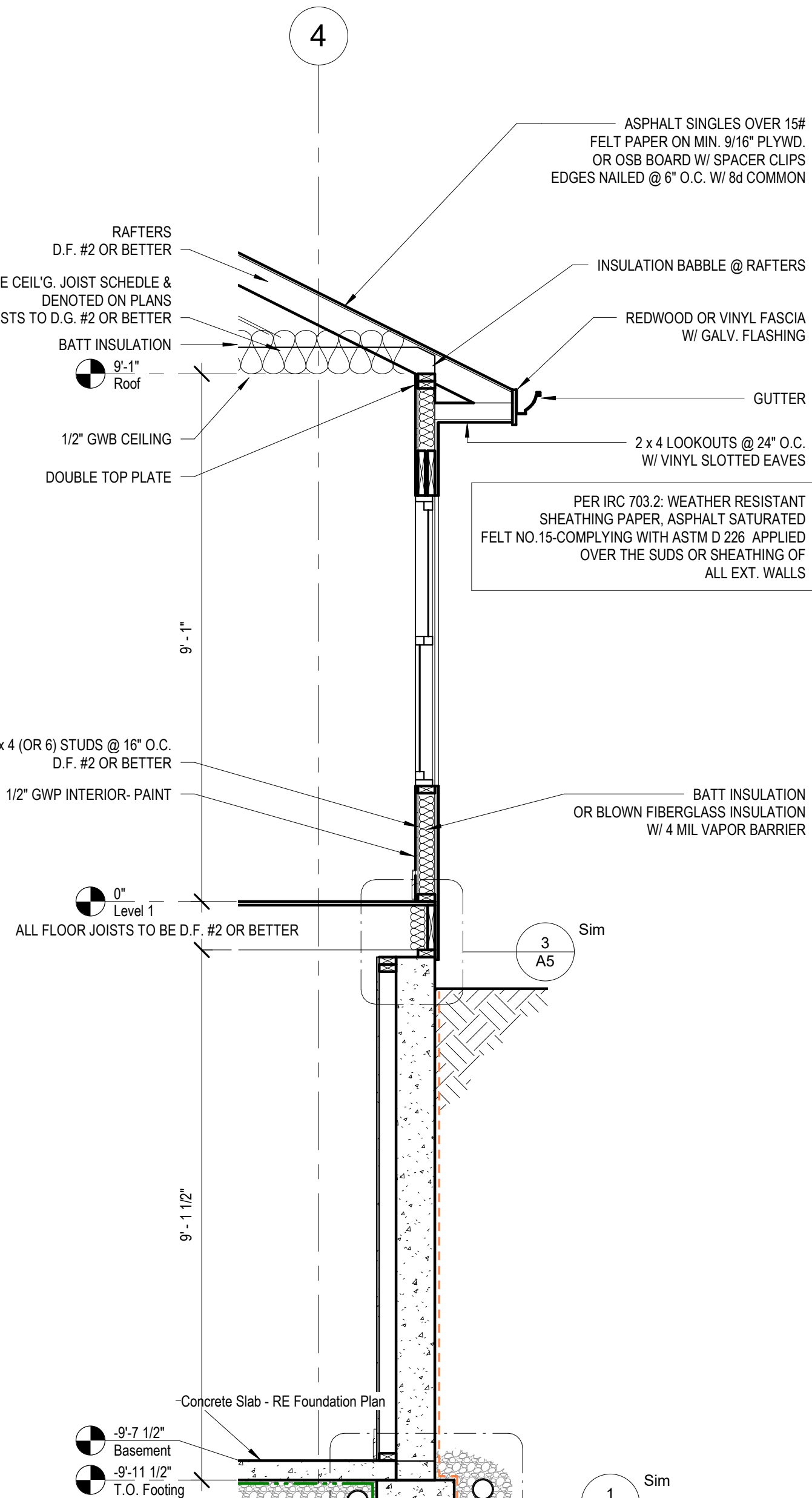
BRACED WALL LINE SCHEDULE (3 CAR GARAGE OPTION)						
WALL LINE	TOTAL LENGTH	AVG SPACING	BASE	TABLE R602.10.3 ADJ FACTOR	REQ'D LENGTH	PROVIDED LENGTH
MAIN FLOOR						
A	45'	45'	9'	0.95	8.55'	9.00'
B	45'	15'	10.5'	1.38	14.46'	15.00'
C	22'	22'	5.5'	0.95	5.23'	10.00'
D	28'	28'	5.5'	0.95	5.23'	9.00'
D.1	22'	22'	5.5'	0.95	5.23'	6.00'
1	30'	30'	5.5'	0.95	5.23'	6.00*
2	14'	14'	3.5'	0.95	3.33'	4.00'
3	36'	12'	10.5'	1.38	14.46'	15.00'
4	26'	26'	5.5'	0.95	5.23'	12.00*
5	14'	14'	3.5'	0.95	3.33'	6.00'

* CS-PF PANEL'S CONTRIBUTING LENGTH ARE CALCULATED AT 1.5x ACTUAL LENGTH PER TABLE R602.10.5

- CS-WSP PANELS: DISTANCE FROM END OF BRACED WALL LINE TO FIRST BRACED WALL PANEL CANNOT EXCEED A COMBINED TOTAL OF 10' PER R602.10.2.2
- WOOD STRUCTURAL PANELS: BLOCKING OF HORIZONTAL JOINTS IS REQUIRED UNLESS EXCEPTION R602.10.4.4.1 IS NOTED AS BEING APPLIED IN SCHEDULE ABOVE
- CS-WSP PANELS: MIN. 2" PANELS AT BOTH CORNERS WITHOUT USING HOLD DOWNS PER R602.10.4.4 AND MAX. 12'-6" FROM CORNER
- CS-WSP PANELS: MIN PANELS LENGTH ADJACENT TO AN OPENING FOR 9' PLATE = 27", FOR 8' PLATE = 24" PER TABLE R602.10.5

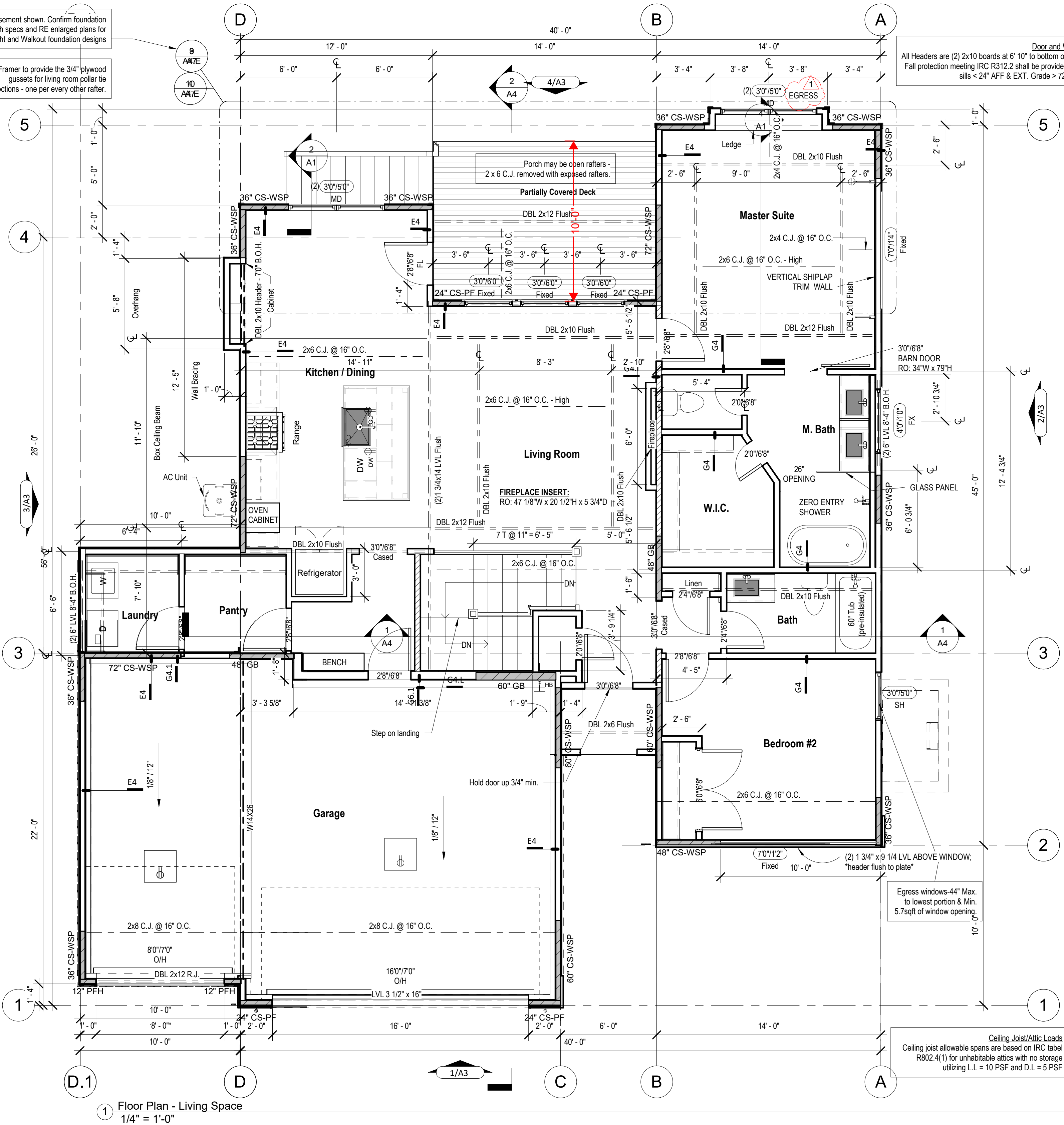
Brace System

1 1/2" = 1'-0"



Full basement shown. Confirm foundation type with specs and RE enlarged plans for Daylight and Walkout foundation designs

Framer to provide the 3/4\"/>



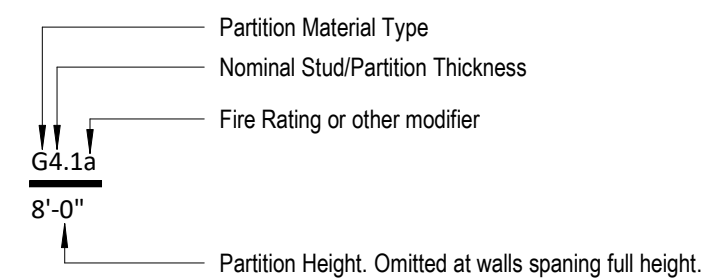
Section 3

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Floor Plan - Living Space

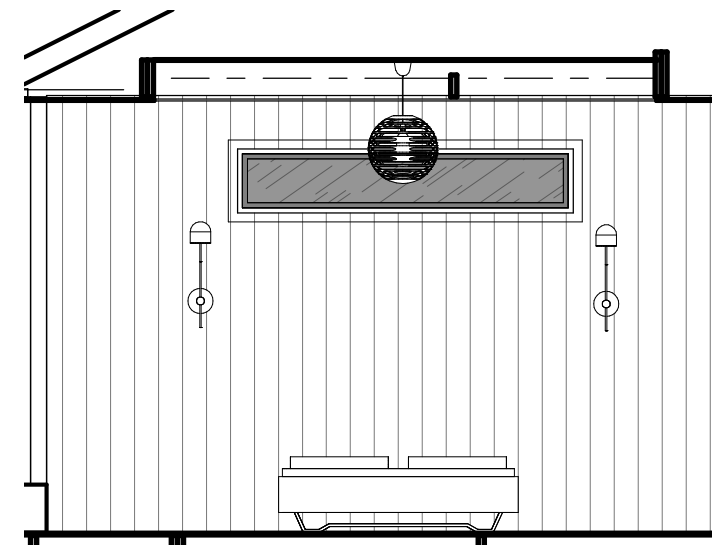
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Interior Partition Naming Convention



General Notes:

- DOORS AND WINDOWS
- ALL GLAZING WITHIN 12" OF THE FINISHED FLOOR, ADJACENT TO DOORS <24" AND WITHIN DOORS, ABOVE SILLINGS TO BE SAFETY TYPE GLASS AND LABELED SUCH AS 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. W/ MIN. 5/8" TYPE X GVL EXTEND TO BOTTOM OF ROOF. DOOR TO BE 24MIN RATED, 1-3/4" C.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 R302.7.9
 - CABLE VENT & WINDOW VENTS TO PROVIDE A MIN. OF 10 S.F. NET-FREE OF ATTIC VENTILATION.
 - FURNACES ENCLOSED IN A ROOM LESS THAN 180 S.F. SHALL BE PROVIDED 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" SFFIT VENTS ALONG EAVE SPACED EVENLY W/ NO MORE THAN 8'-0" O.C.
- GYP-SUM BOARD
- OWB APPLIED TO CEILINGS SHALL BE 16. WHEN FRAMING MEMBERS ARE 16" O.C. OR 5/8" WHEN MEMBERS ARE 24" O.C. OR USE 1/2" SAG-RESISTANT GYP. CEILING BOARD
- MECHANICAL SYSTEMS
- FURNACE & WATER HEATER SHALL BE ON 18" PLATFORMS IN PLACE IN A GARAGE OR ROOM W/ DIRECT ACCESS TO A GARAGE.
 - PROVIDE MIN. 78% AFUE FOR WEATHERIZED GAS HEATING EQUIP. 80% FOR NON-WEATHERIZED.
 - PROVIDE MIN. 13 SEER FOR AIR CONDITIONING EQUIPMENT
 - SUPPLY AND RETURN DUCTS SHALL BE INSULATED TO MIN. R-8
- ELECTRICAL SYSTEMS
- PROVIDE USER GROUND ENGAGED IN CONCRETE FOOTING
 - ALL ELECTRICAL CONDUCTORS SHALL BE COPPER
 - RECEPT. IN THE FOLLOWING LOCATIONS SHALL BE GFCI PROTECTED:
 - BEDROOM, KITCHEN (W/IN 6 FEET OF SINK), GARAGE, SHED, EXTERIOR, UNFINISHED BASEMENT & HEATED FLOORS
 - ALL BRANCH CIRCUITS THAT SUPPLY 120-V, SINGLE PHASE, 15 & 20 AMP OUTLETS INSTALLED IN:
 - BEDROOMS, SUNROOMS, REC ROOMS, CLOSETS, HALLWAYS & SM. ROOMS SHALL BE PROTECTED BY A COMBINATION TYPE ARC-FAULT CIRCUIT INTERRUPTER INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT
 - ALL 15 & 20 A RECEPT. SHALL BE LISTED TAMPER-RESISTANT.
 - EXCEPTION: RECEPTACLES IN THE FOLLOWING LOCATIONS SHALL NOT BE REQUIRED TAMPER-RESISTANT:
 - RECEPTACLES LOCATED MORE THAN 5.5 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-N-PLUG CONNECTED TO RECEPT.
- EXTERIOR WALL FRAMING
- BOTTOM SILL PLATES SHALL BE PRESSURE TREATED OR EQUAL
 - SILL PLATES SHALL BE MIN. 6 INCHES ABOVE GRADE
 - ALL EXT. STUDS TO BE SECURED TO THEIR DOUBLE TOP PLATES W/ (2) 16-d NAILS (MIN)
 - ALL EXTERIOR CORNERS TO BE BRACED WITH 7/16" OSB NAILED SCHEDULE SHALL BE IN COMMON @ 6" O.C. ALONG EDGES & 16" COMMON @ 12" O.C. @ INTERMEDIATE STUDS
- ROOF FRAMING
- ALL ROOF LAYERS/OVERLAYS TO BE 16" LWD
 - ALL JOISTS & RAFTERS TO BE ALIGNED OVER SUDS
 - ROOF SHEATHING SHALL BE 7/16" OSB LAP 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/ 8d COMMON NAILS TO RAFTERS AT 6" O.C. ALL EDGES
- UNFINISHED BASEMENT REQUIREMENTS
- FIRE PROTECTION OF FLOORS: FLOOR ASSEMBLIES CONSTRUCTED W/ JOISTS LESS THAN 2X10 DIMENSIONAL LUMBER
 - JOISTS OR OPEN WEB JOISTS OVER UNFINISHED BASEMENTS SHALL BE PROVIDED WITH 5/8" WSP
 - UNFINISHED BASEMENTS SHALL BE MIN. R-13 INSULATED WALL OR INSULATED OH FLOORCEILING (MIN R-19)
 - ALL EXPOSED HVAC DUCTING IN UNFINISHED BASEMENTS TO BE MIN R-4 INSULATED OR ENCLOSED INSIDE A FLOORCEILING
 - UNFINISHED BASEMENTS SHALL HAVE NO CONDITIONED AIR OUTLETS
- EROSION CONTROL
- EROSION CONTROL MEASURES SHALL BE IN PLACE & IN GOOD WORKING ORDER AT ALL TIMES DURING INSPECTIONS. IN THE EVENT THAT THEY ARE NOT, THE INSPECTOR MAY CANCEL THE INSPECTION UNTIL SUCH TIME THE EROSION CONTROL MEASURES ARE IN PLACE. A FINE, RE-INSPECTION FEE & STOP WORK ORDER MAY BE ISSUED IF EROSION CONTROL IS NOT ADDRESSED. MINIMUMS INCLUDE:
 - 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 (GYP OR DFL STUD GRADE 2 OR BETTER) @ 16" O.C.
 - ROOF SHEATHING TO BE 7/16" OSB NAILED W/ 8d @ 6" O.C. PANEL INDEX 240. PROVIDE CLIPS AT UNSUPPORTED PANEL EDGES
 - SHEATH EXT. WALLS W/ 7/16" OSB NAILED W/ 8d @ 6" O.C.
 - HEADERS: PROVIDE (2) 2 x 6 (GYP OR DFL GRADE #2 OR BETTER) LND. CONSTRUCT HEADERS W/ 2 x 4 & 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 LEFT END BLOCKING NOT < 2 ROWS
 - 1 x 4 F.J. C.J. & RAFTERS TO BE SYP OR DFL GRADE #2 OR BETTER
 - EXT. WALL STUDS & LOAD BEARING WALLS TO BE CONTINUOUS FROM FLOOR TO ROOF/CEILING DIAPHRAGM PER IRC 602.3
 - STUDS, RAFTERS, JOISTS, MIS. LUMBER MIN. GRADE #2 D.F. OR S.Y.P.
- PHYSICAL SECURITY ORDINANCE
- OWNER/BUILDER IS RESPONSIBLE FOR COMPLIANCE OF PHYSICAL SECURITY ORDINANCE FOR THEIR LOCAL JURISDICTION



MASTER BEDROOM TRIM DETAIL

1/4\"/>

Egress windows-44\"/>

Ceiling Joist/Attic Loads
Ceiling joist allowable spans are based on IRC label R802.4(1) for unhabitable attics with no storage utilizing L.L. = 10 PSF and D.L. = 5 PSF

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Number	DESCRIPTION	DATE
1	Revision 1	04-26-2022

RCP/Electrical Plan

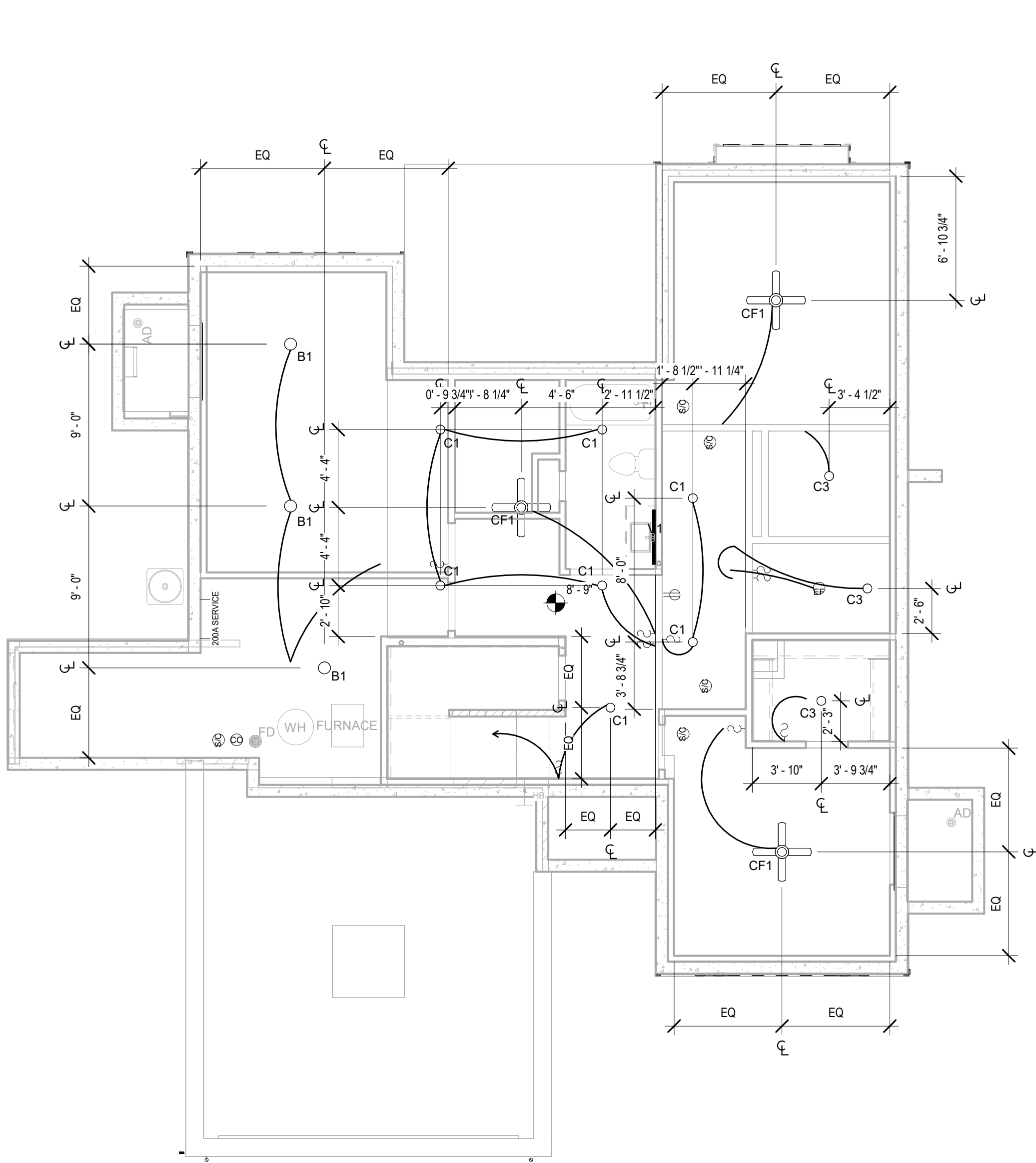
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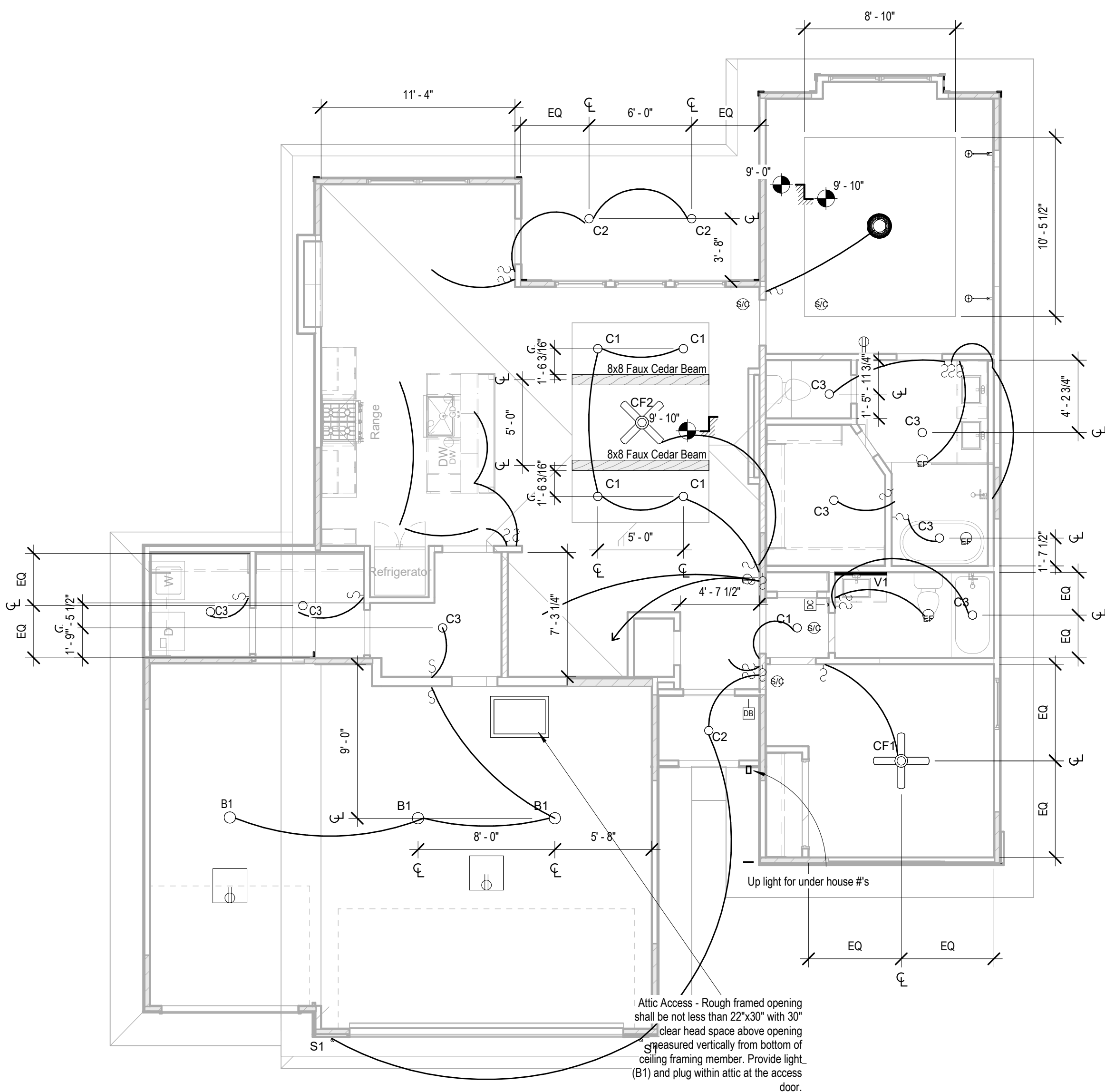
Lighting Fixture Schedule		
Type Mark	Description	Type Comments
B1	Ceiling Mounted Exposed Bulb	
C1	Recessed Can Light - Interior	
C2	Recessed Can Light - Exterior	
C3	LED Disk Light	
CF1	Ceiling Fan w/ Light - Surface Mounted	
CF2	Ceiling Fan w/ Light - Down Rod	Mount with 2'-0" Down Rod
S1	Wall Sconce - 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)

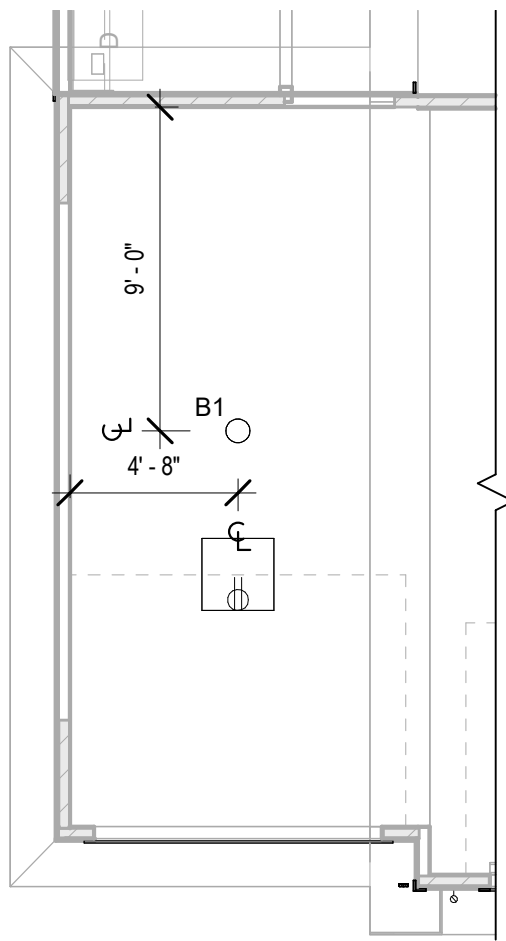
S/C =CARBON MONOXIDE
DETECTORS ADDED



2 RCP/Electrical - Basement
3/16" = 1'-0"



1 RCP/Electrical Plan - Main Level
3/16" = 1'-0"



1a RCP - 3 Car
3/16" = 1'-0"

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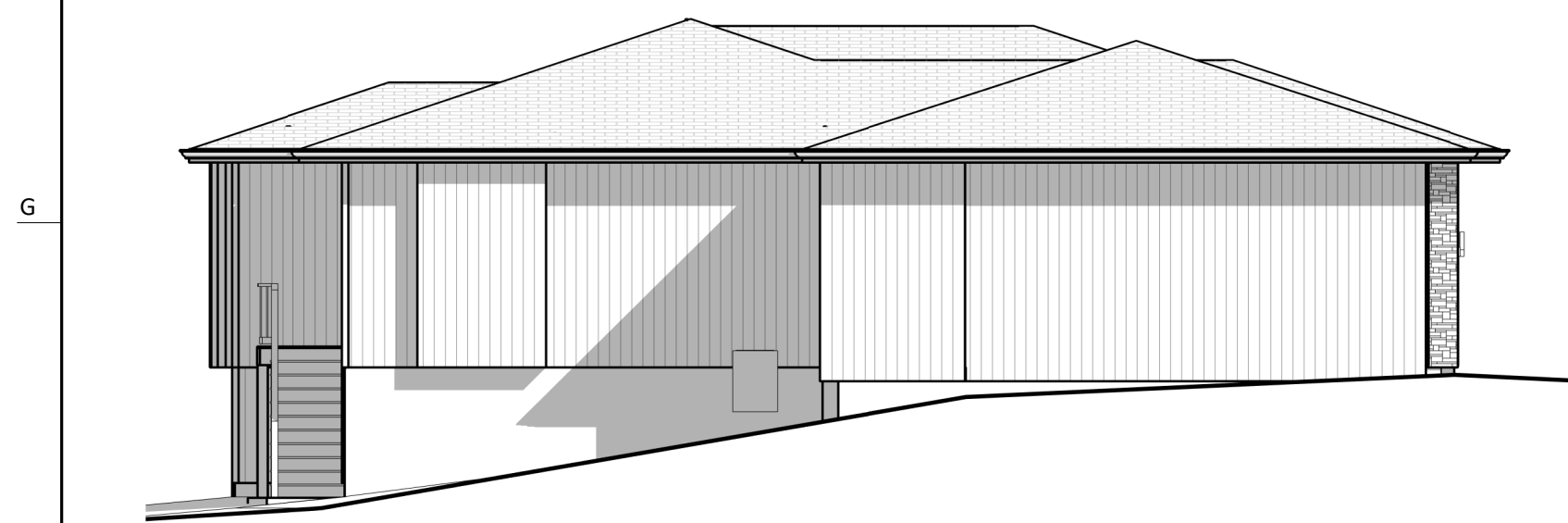
Elevations

A3.A

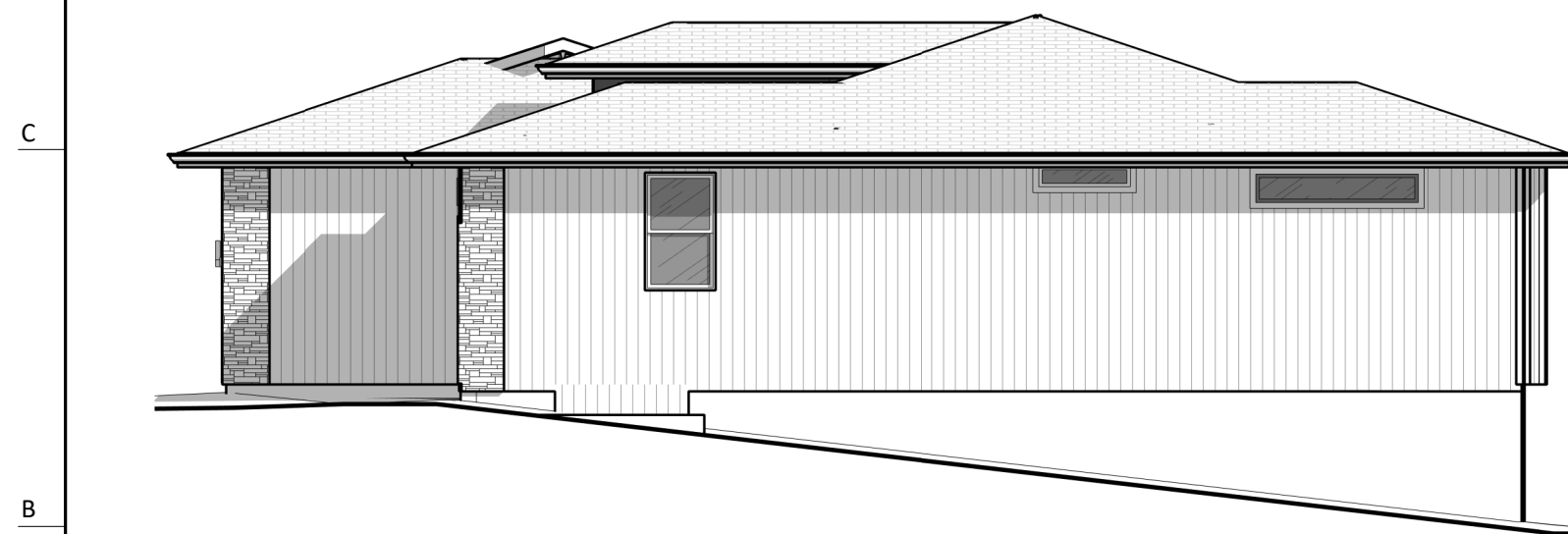
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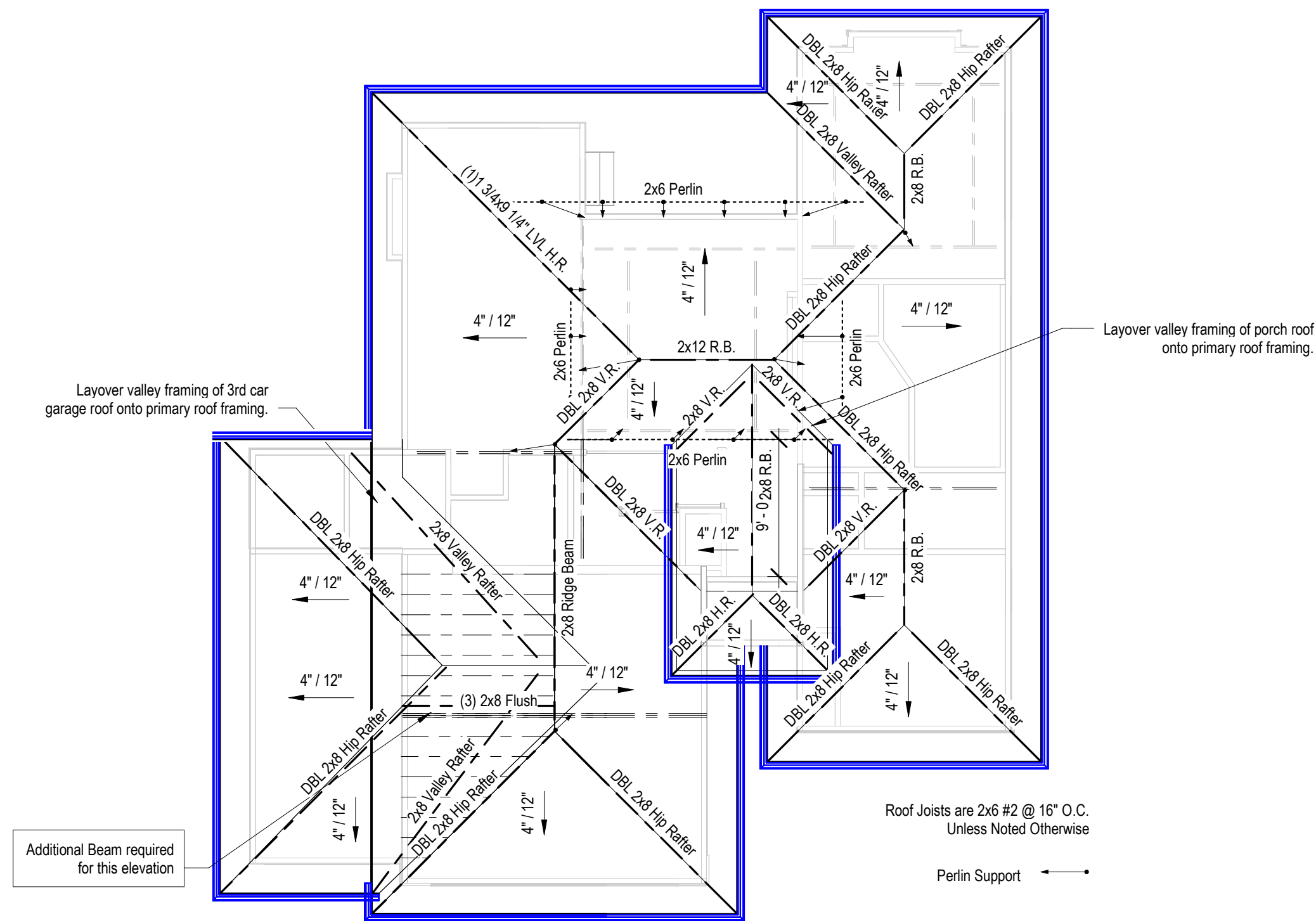
④ Back Elevation
1/8" = 1'-0"



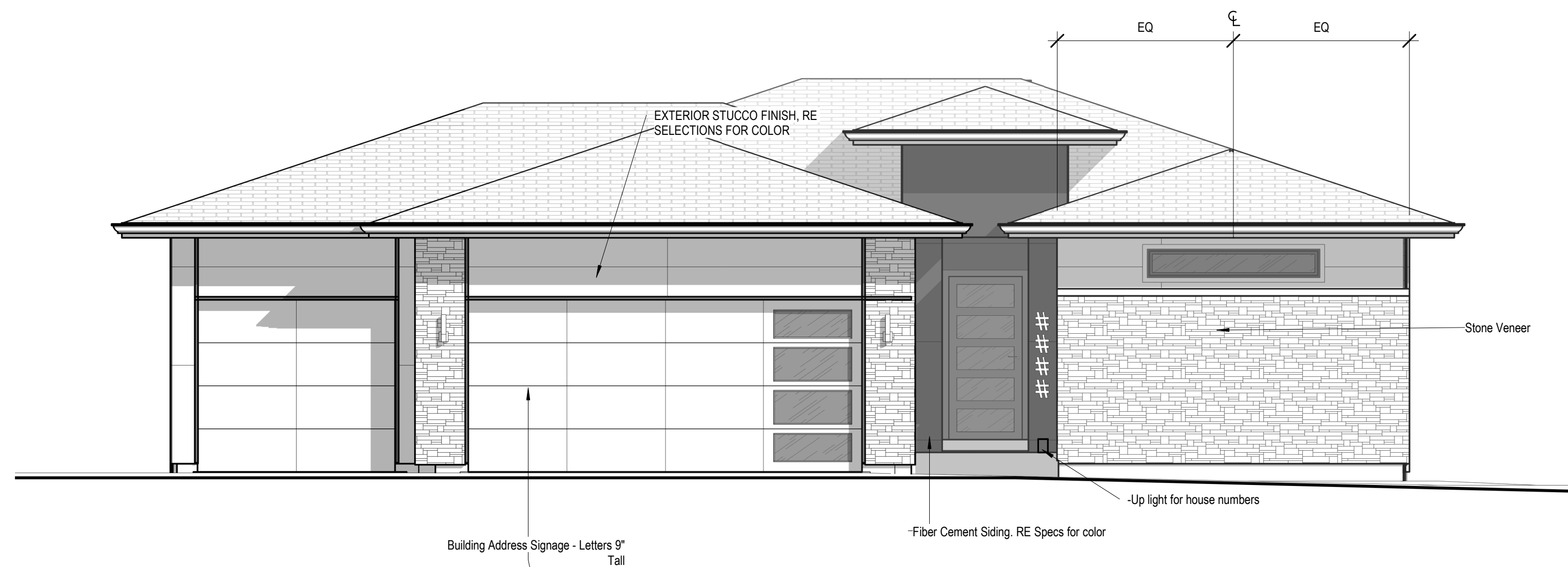
③ Right Elevation
1/8" = 1'-0"



② Left Elevation
1/8" = 1'-0"



⑥ Roof Framing
1/8" = 1'-0"



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

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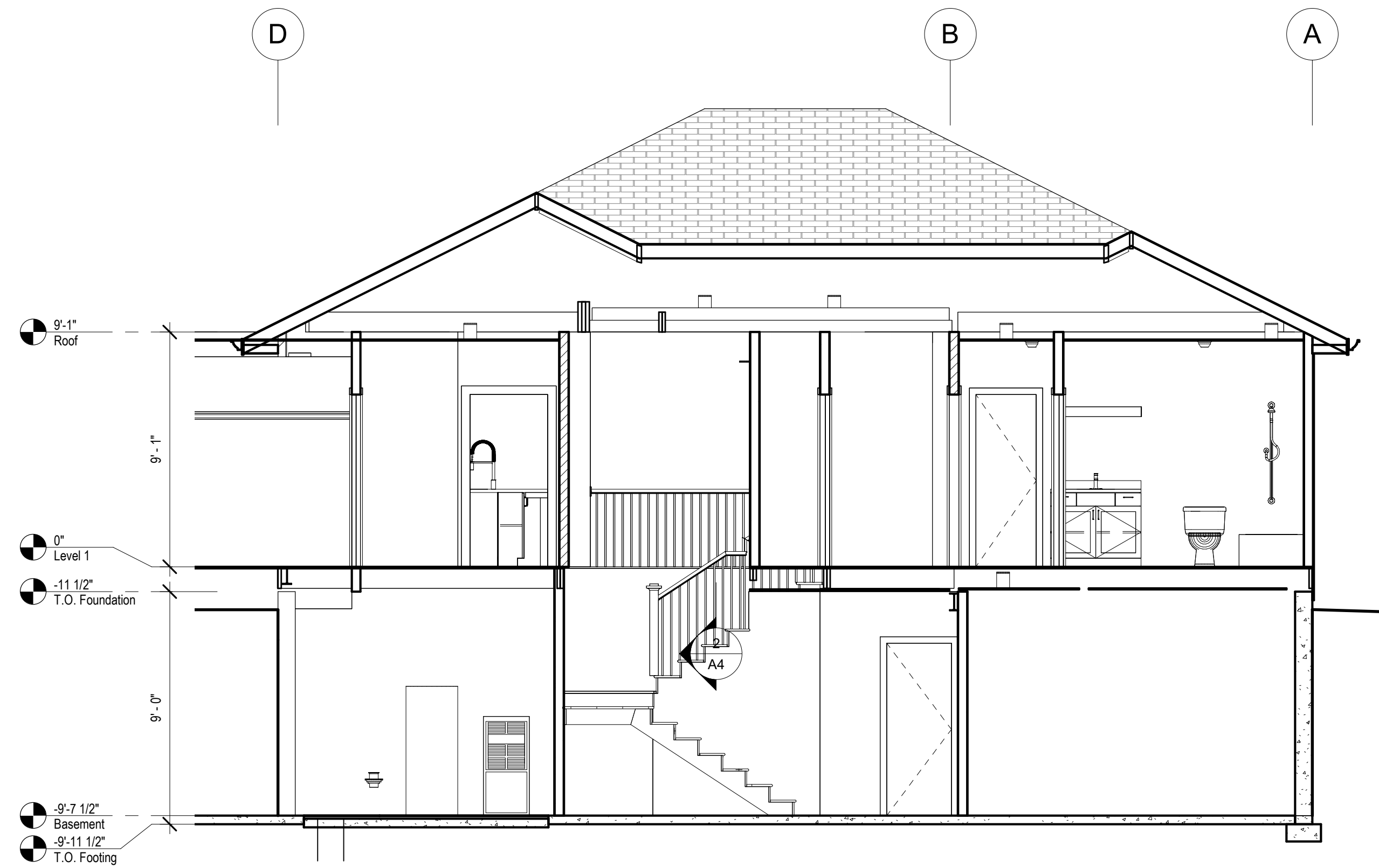
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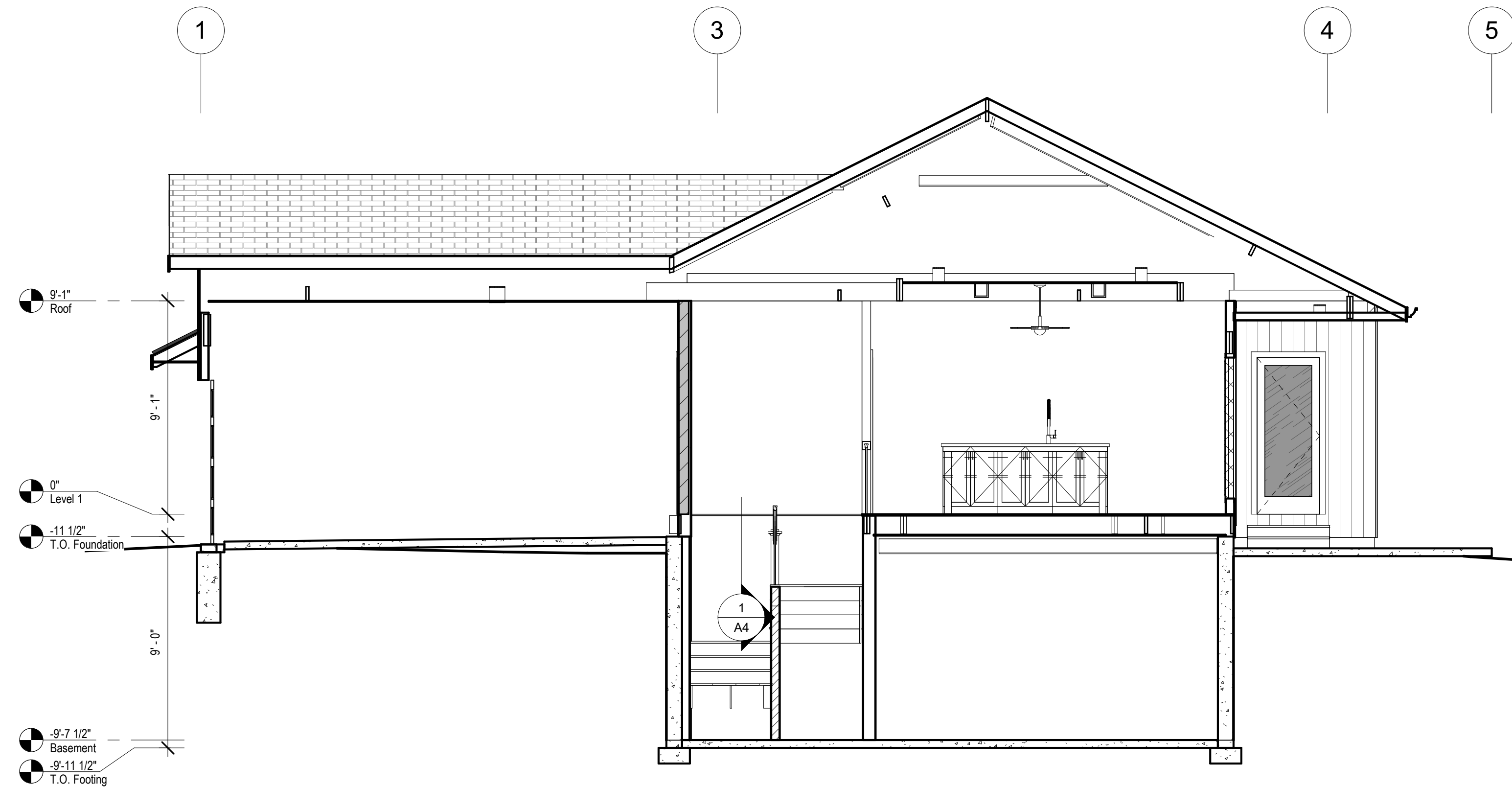
Building Sections

A4.A

Project No. Project Number



② Building Section
1/4" = 1'-0"



① Building Section
1/4" = 1'-0"

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Original Issue Date: 04-21-2022
PERMIT SET

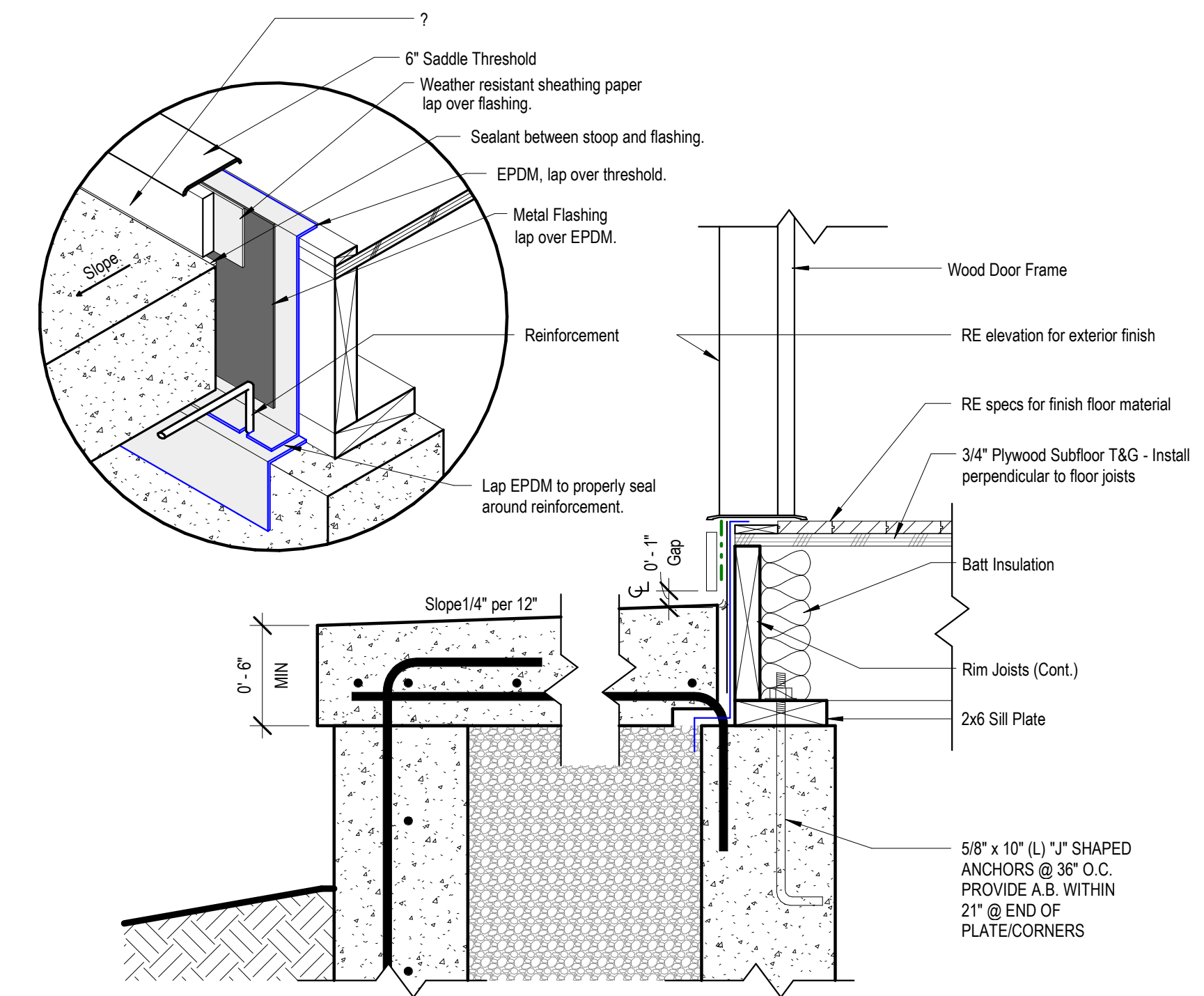
REVISIONS

Number	DESCRIPTION	DATE
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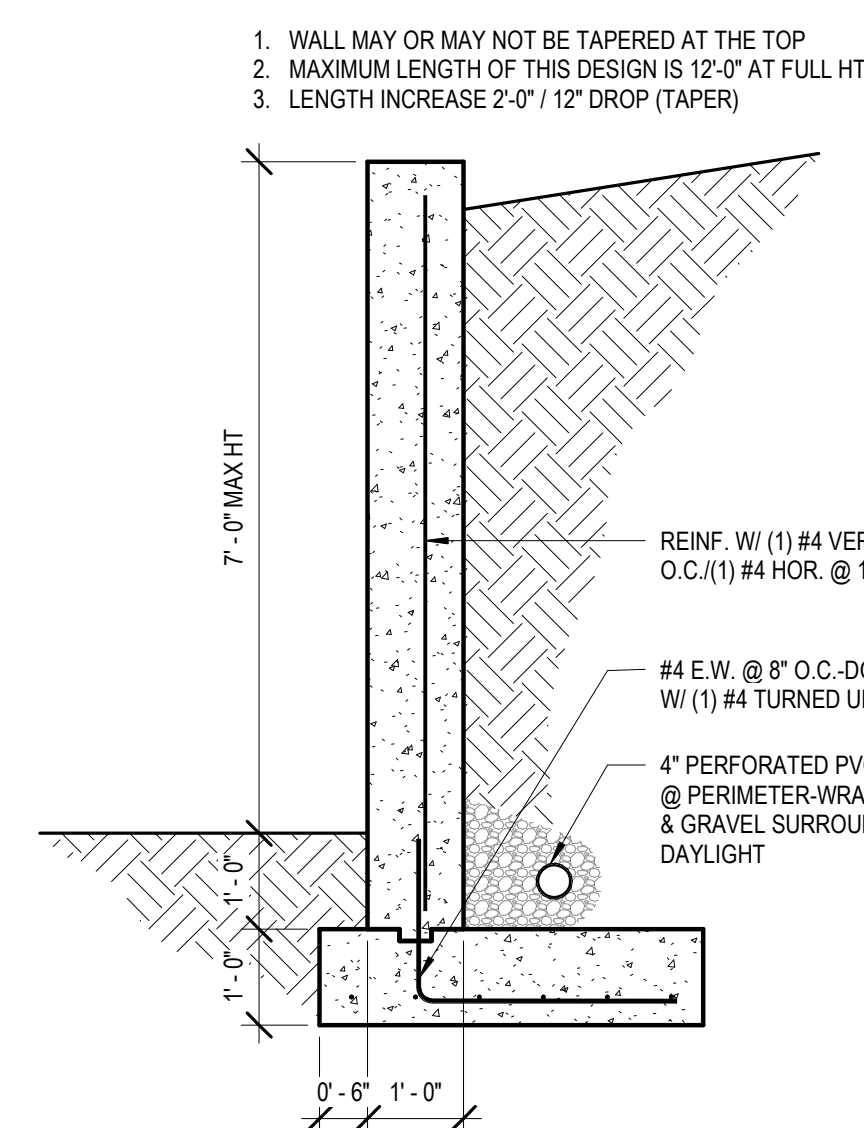
Details

A5

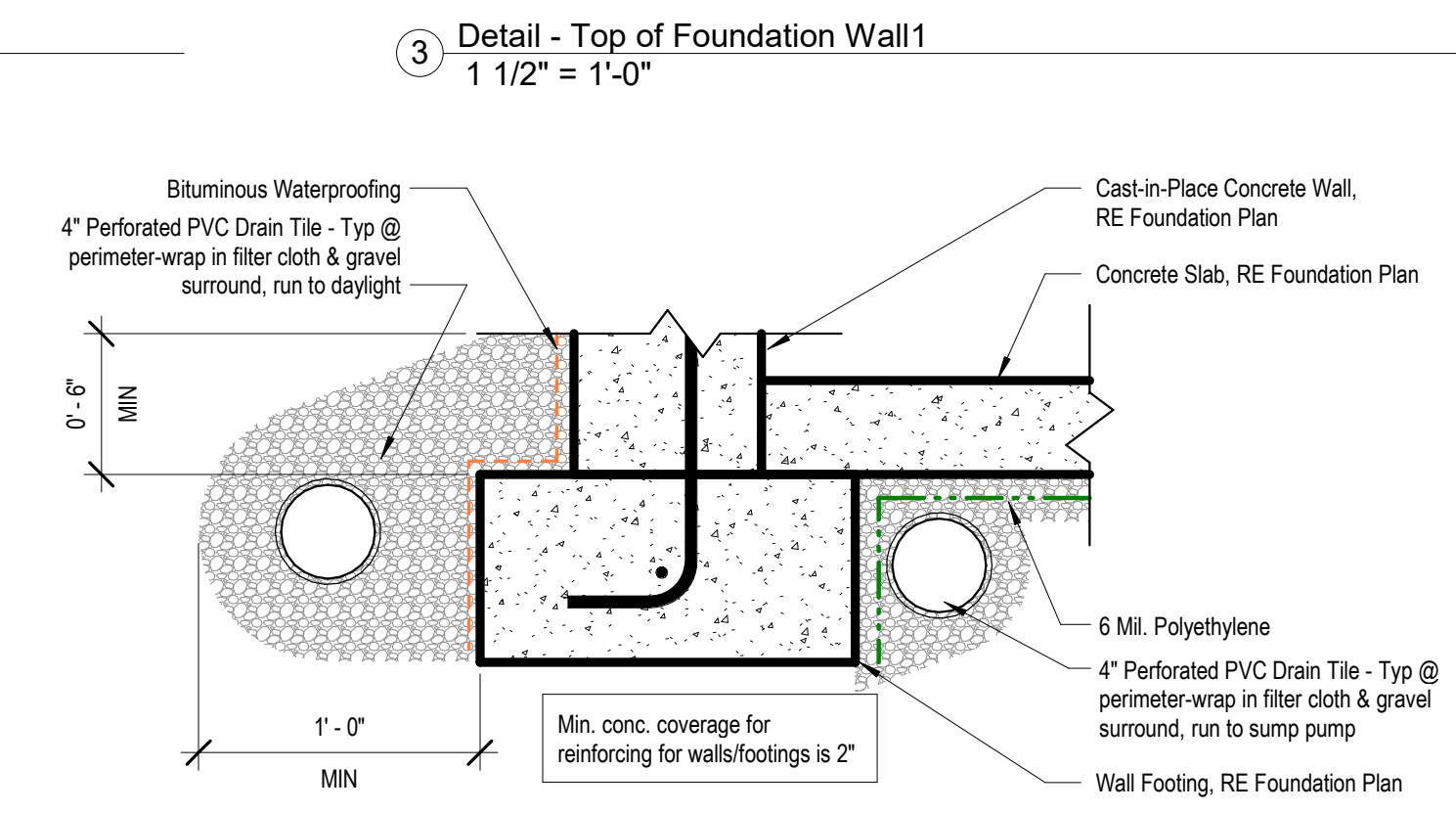
Project No. Project Number



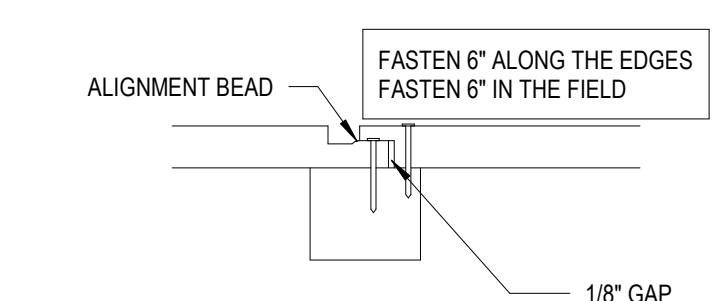
5 Detail - Front Stoop
1 1/2" = 1'-0"



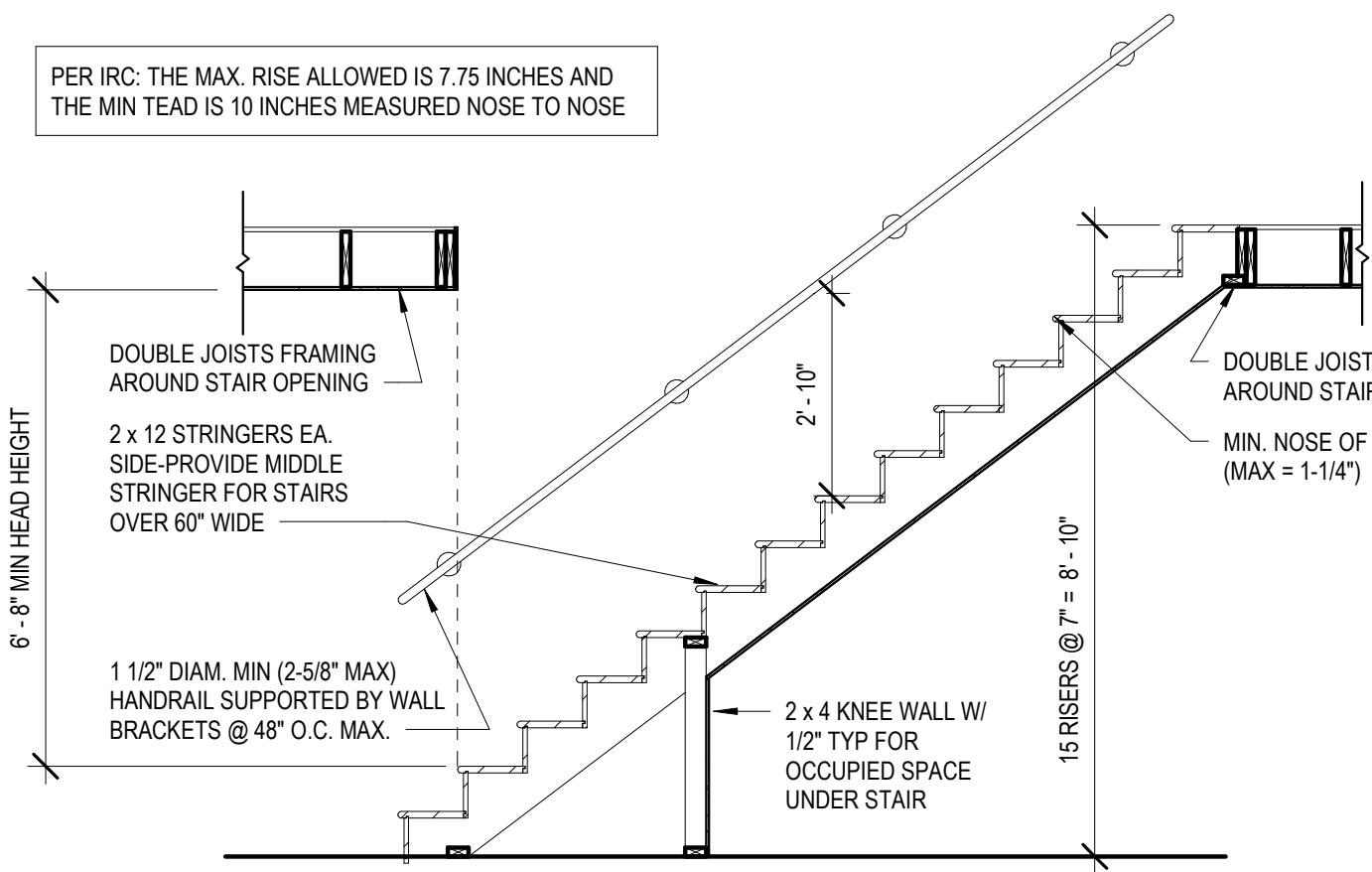
4 RETAINING WALL DESIGN1
1/2" = 1'-0"



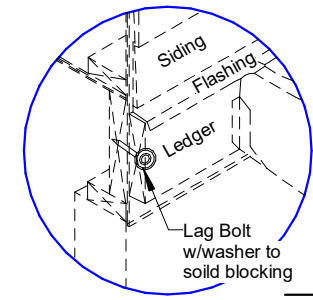
1 Detail - Footing
1 1/2" = 1'-0"



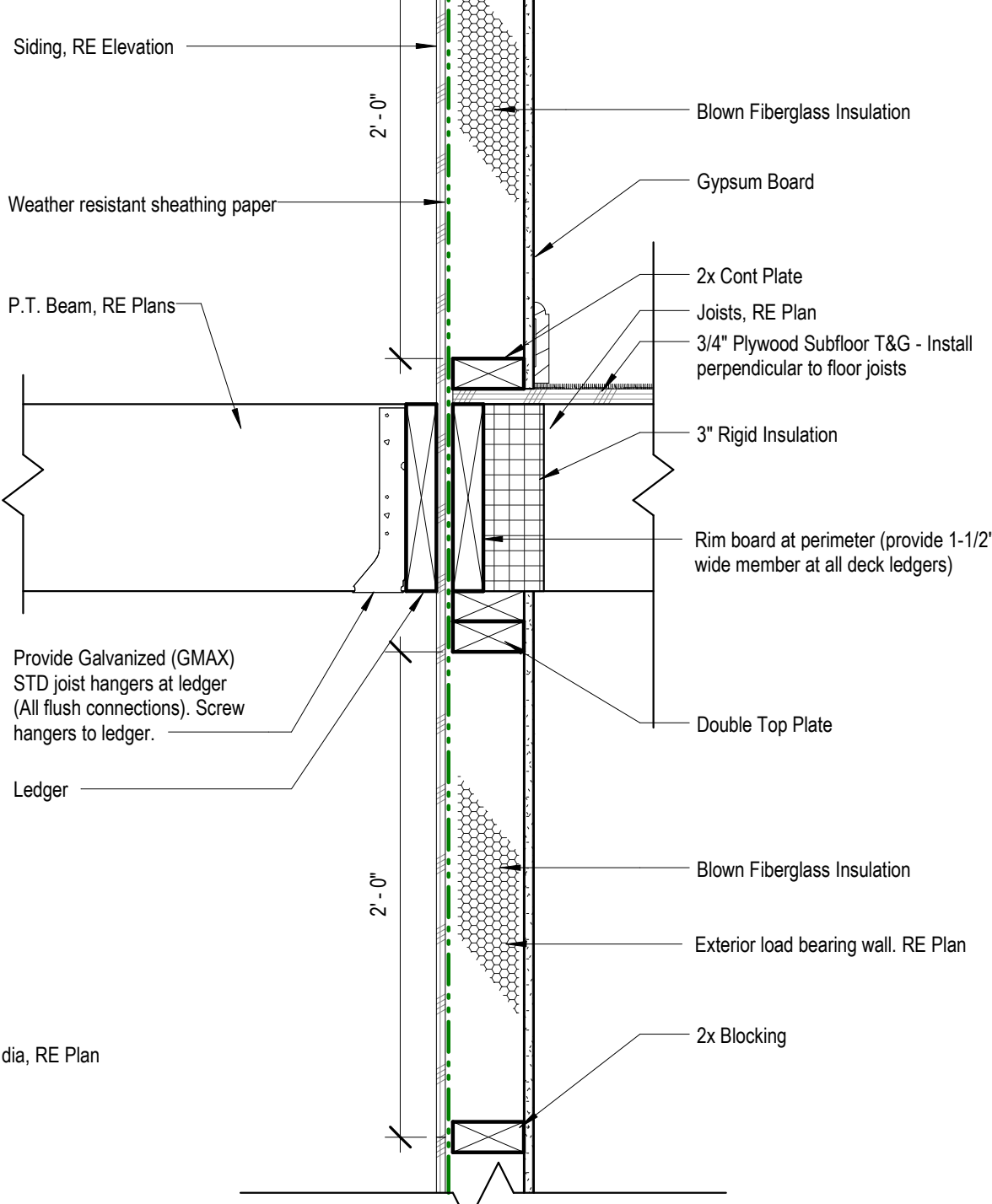
2 SMARTSIDE PANEL NAILING PATTERN1
3" = 1'-0"



6 TYP STAIR SECTION/REQUIREMENTS1
3/8" = 1'-0"



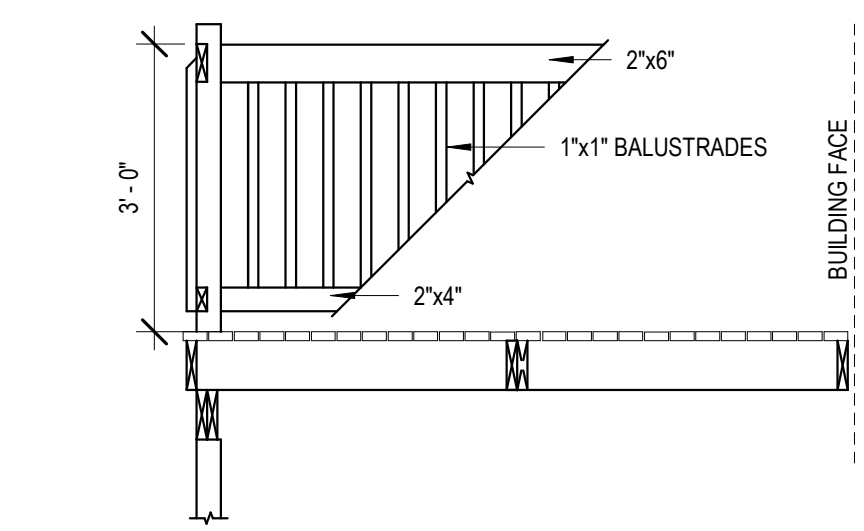
Sheathing shall be continuous at floor with no splices within 2' of top and bottom plates.



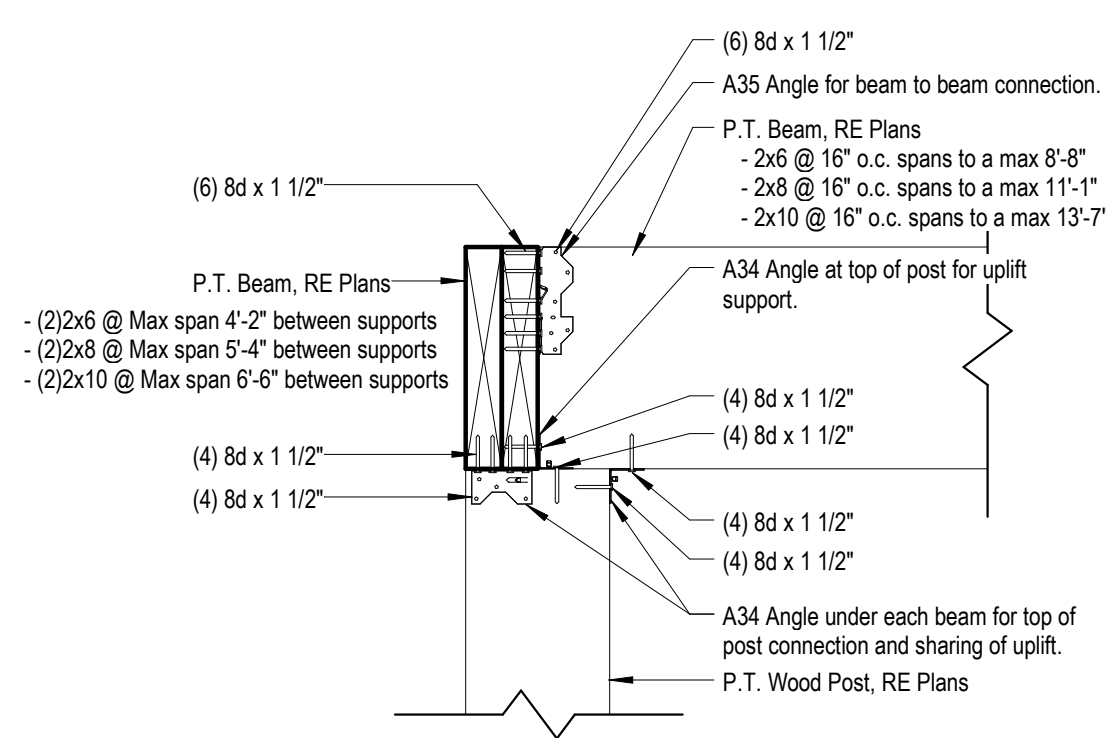
10 Lateral Deck Connection
1 1/2" = 1'-0"

12 Rafter Furr Down Requirments
1" = 1'-0"

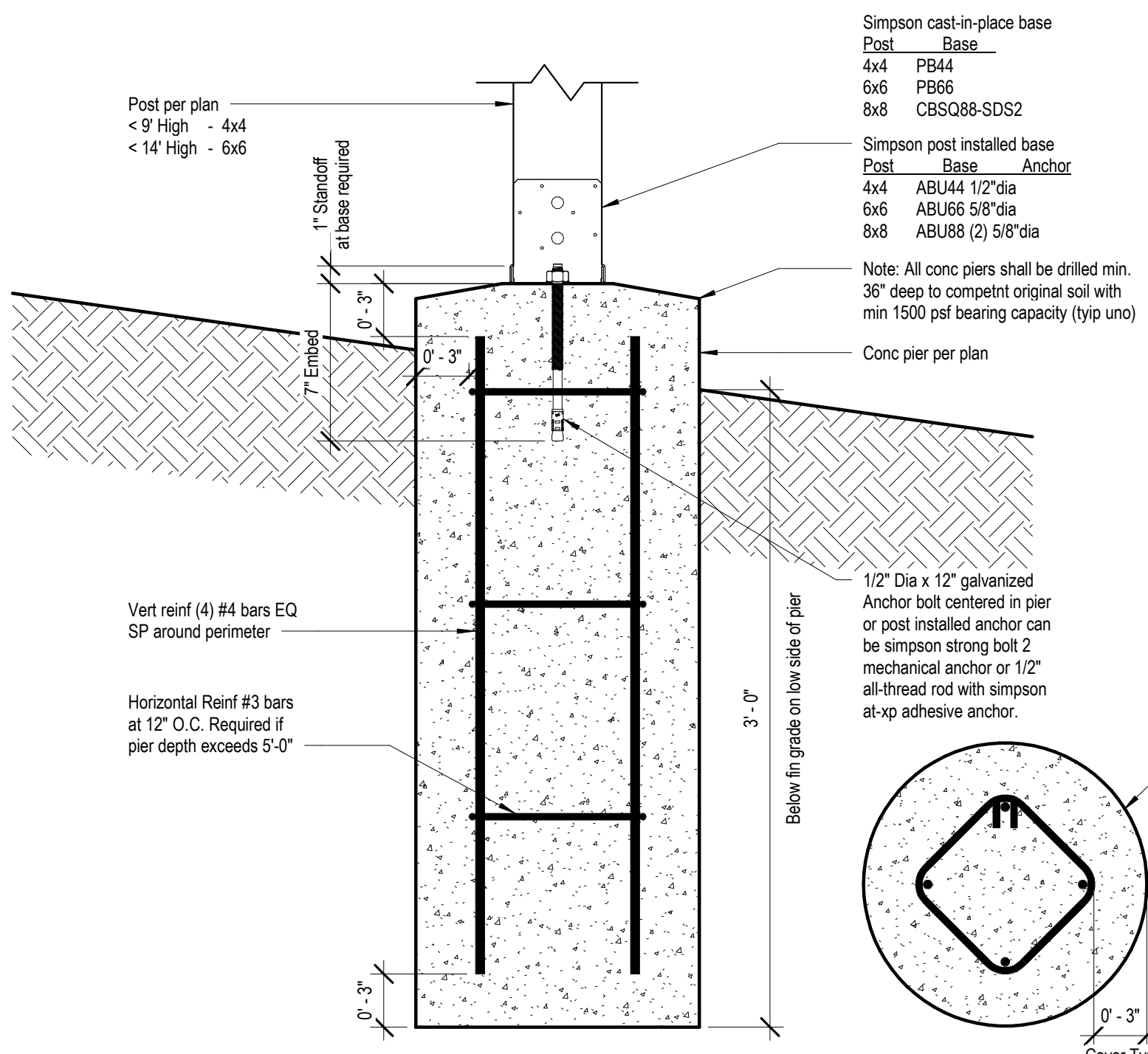
FURR OUT SCHEDULE		
RAFTER SIZE	R-30C INSULATION (X" = 9 1/4")	R-38C INSULATION (X" = 11 1/4")
2x6	2x6	2x6
2x8	2x4	2x6
2x10	NOT REQUIRED	2x4
2x12	NOT REQUIRED	NOT REQUIRED



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



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



9 Typ Details for Post/Pier
1 1/2" = 1'-0"

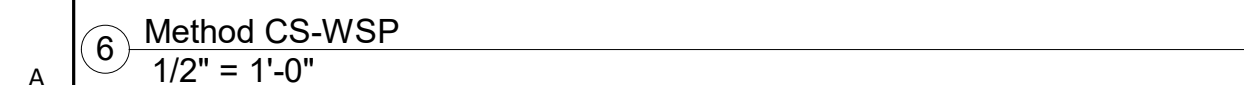
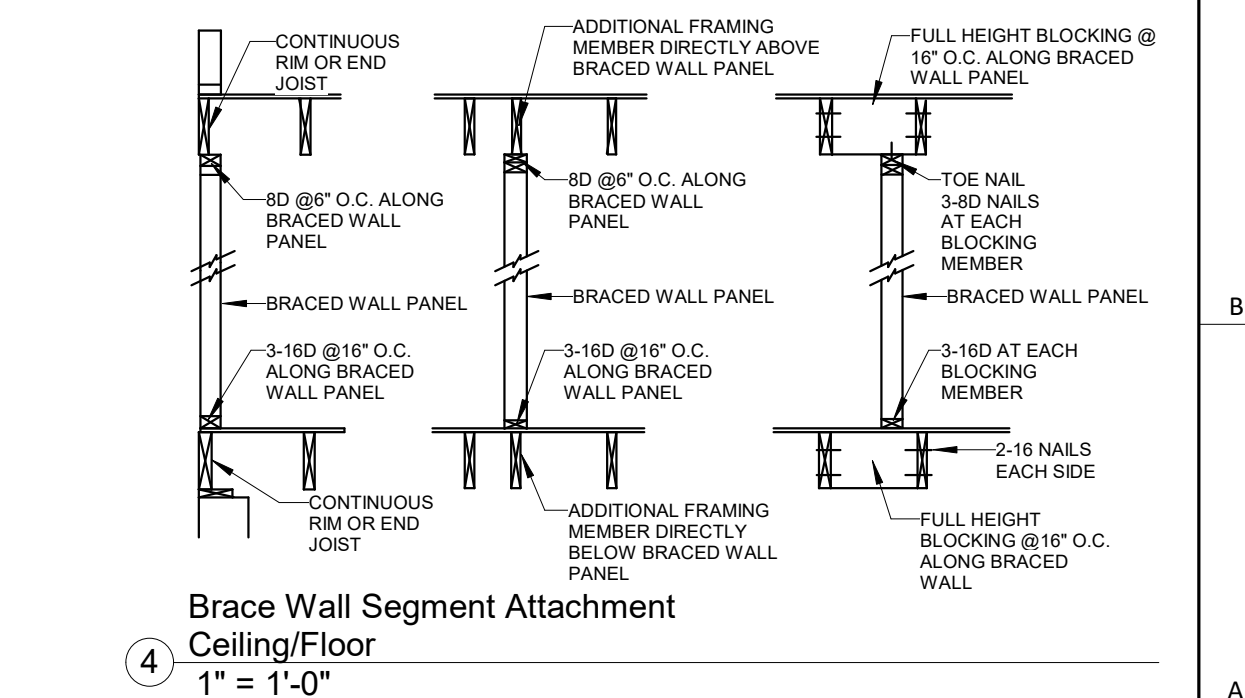
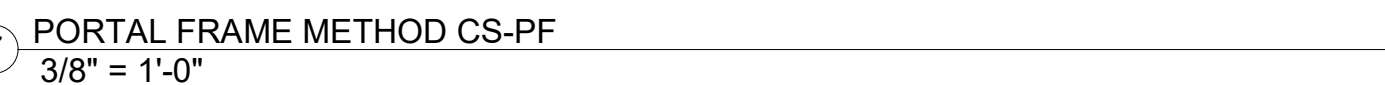
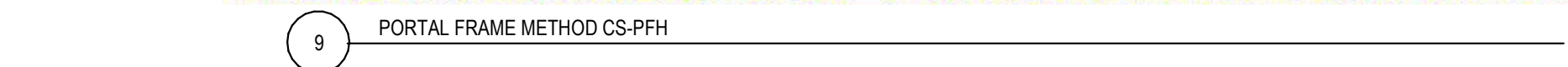


FIGURE R602.10.6.2METHOD PFH—PORTAL FRAME WITH HOLD-DOWNS



4 Brace Wall Segment Attachment
Ceiling/Floor
1" = 1'-0"