

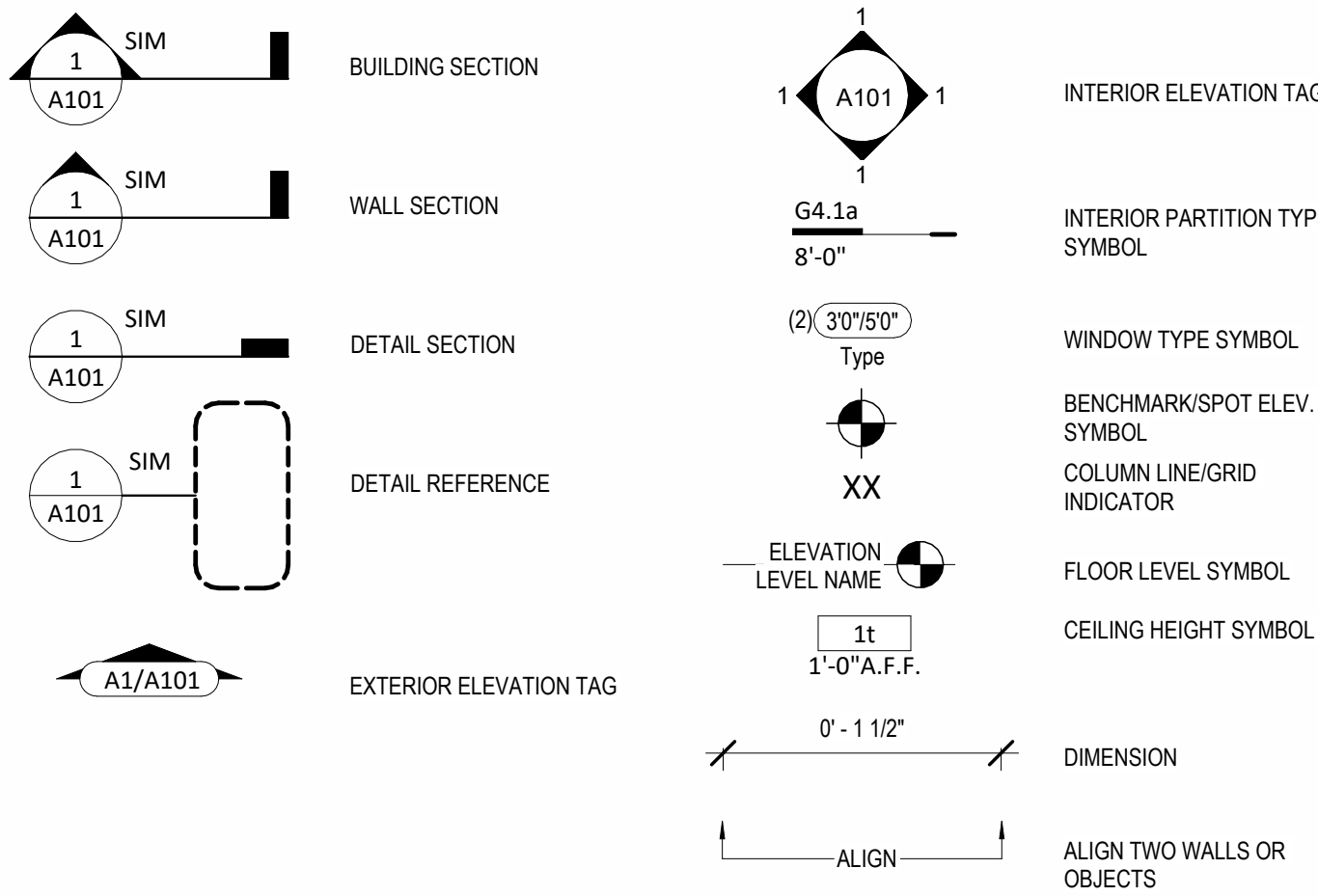
A= Traditional
B= Farmhouse
C= Pairie



805 Shane Lane
Belton, MO 64012

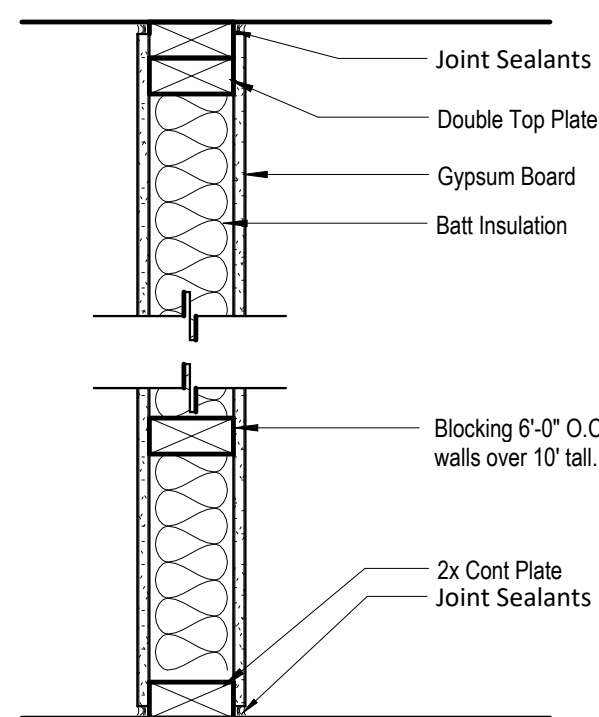
Sheet List

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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.



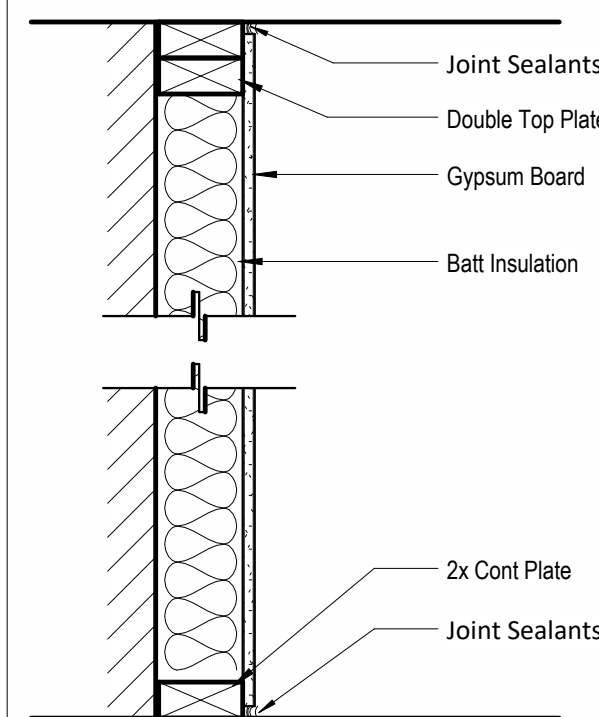
PARTITION SYSTEM:
GYPSUM WALL BOARD PARTITION

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.



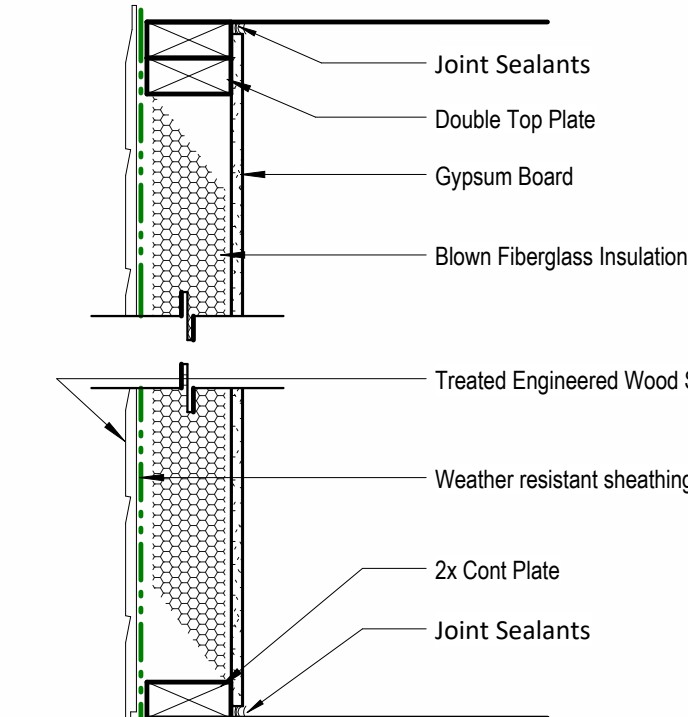
PARTITION SYSTEM:
GYPSUM FURRING PARTITION

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

Energy Efficiency Certificate			
Insulation Rating	R-Value	R-Value	
Ceiling/Roof	R- 49 MIN	R- 30 MIN*	
Walls	Frame R- 13 MIN Basement R- 13 MIN Crawl space R- 13 Over unconditioned space R- 19 MIN Attic R- 8 MIN	Mass R- 13 Crawl space R- 13 Slab edge R- 10 for 2 feet Other R- 6	
Floors			
Ducts			
Air Leakage Test Results			
Blower door	3 MAX	ACH50 Pa.	Duct testing 4 MAX Cfm/100 ft²
Penetration Rating	NFRC U-Factor	NFRC SHGC	
Window	U- .35 U- .50	.40	
Opaque door	U- .55		
Skylight	U- .55		
Equipment Performance	Type	Efficiency	
Heating system	Fuel Fired Furnace	80%	AFUE
Cooling system	Central Air	13	SEER
Water heater	Electric	0.92	EF
Indicate if the following have been installed (an efficiency shall not be listed):			
<input type="checkbox"/> electric furnace <input type="checkbox"/> gas-fired vented water heater <input type="checkbox"/> heatpump electric heater			
Designer/Builder: Elevate Design + Build			
Code edition: IRC 2012 - Performance Date: 2022/10/12			

* Where the roof/ceiling assembly does not allow sufficient space for the required insulation, the minimum required can be reduced to this value. This reduction of insulation from the requirements shall be limited to 500 SqFt or 20% of the total insulated ceiling area (whichever is less).

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
Temple:	Moderate to Heavy
Winter Design Temperature:	6 F
Ice Barrier Underlayment:	Yes
Flood Hazard:	1,500 or less
Air Freezing Index:	55 F
Mean Annual Temperature:	

1. Whole House Mechanical Ventilation System is required for any dwelling with air infiltration at a rate of less than 3 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 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) (M1601.1.1.47.5)
13. An air handling system shall not serve both the living space and the garage (M1601.6)
14. A concrete-Encased grounding electrode (UFERR Ground) connection complies with the requirements of the 2012 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, truss, rafter, and girder connections for uplift per IRC 802.11
16. Garage Door Rating: DASHA 90 MPH Rated



Greystone Lot 176 - Hook Farms

805 Shane Lane
Belton, MO 64012

Permit Set

PLAN DESCRIPTION: Greystone

00

Project No. Project Number

Greystone Lot 176 - Hook Farms

architect:
Elevate Design + Build
350 SW Longview Blvd
Lee's Summit, MO 64081
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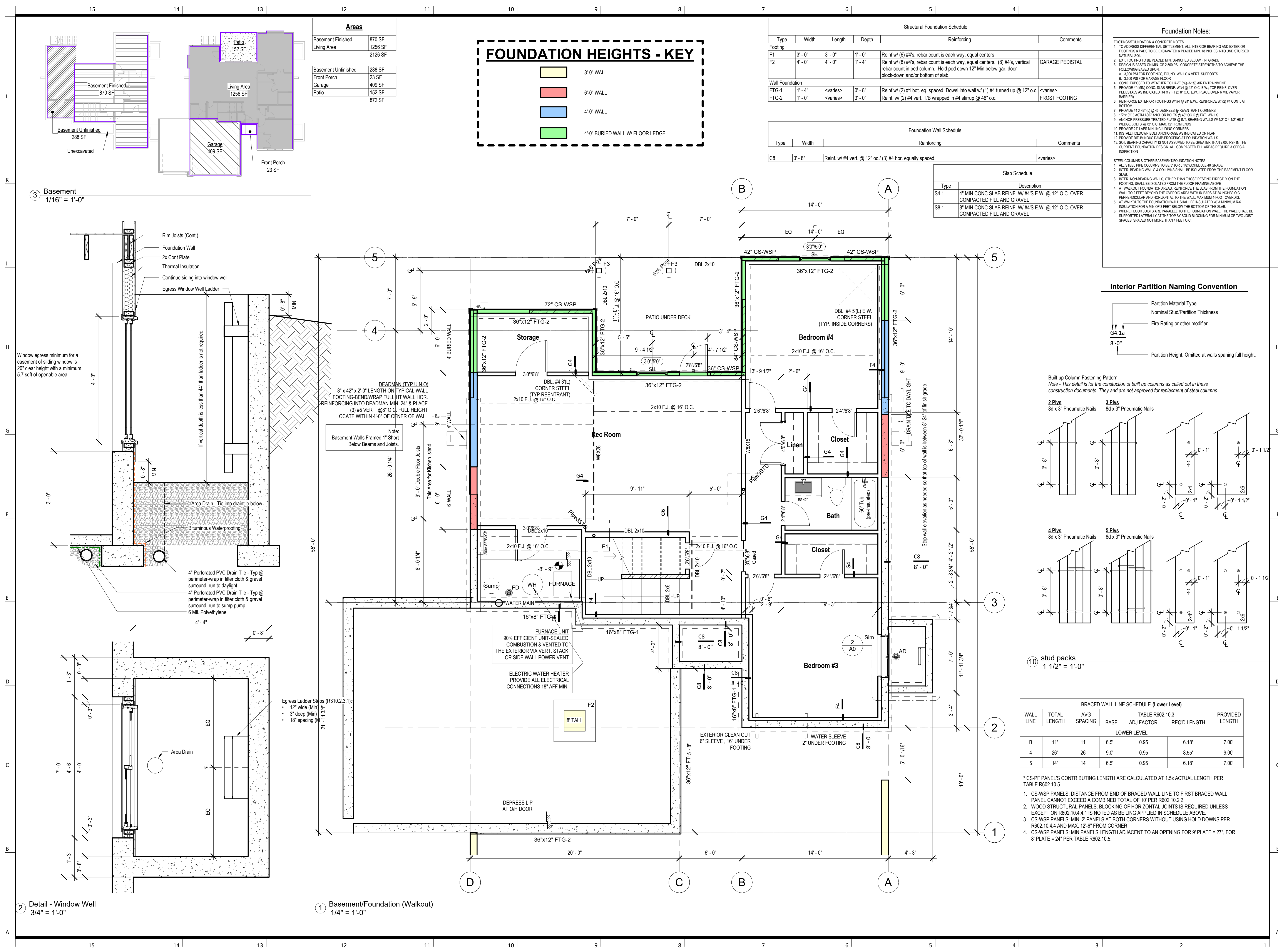
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Foundation Plan

A0

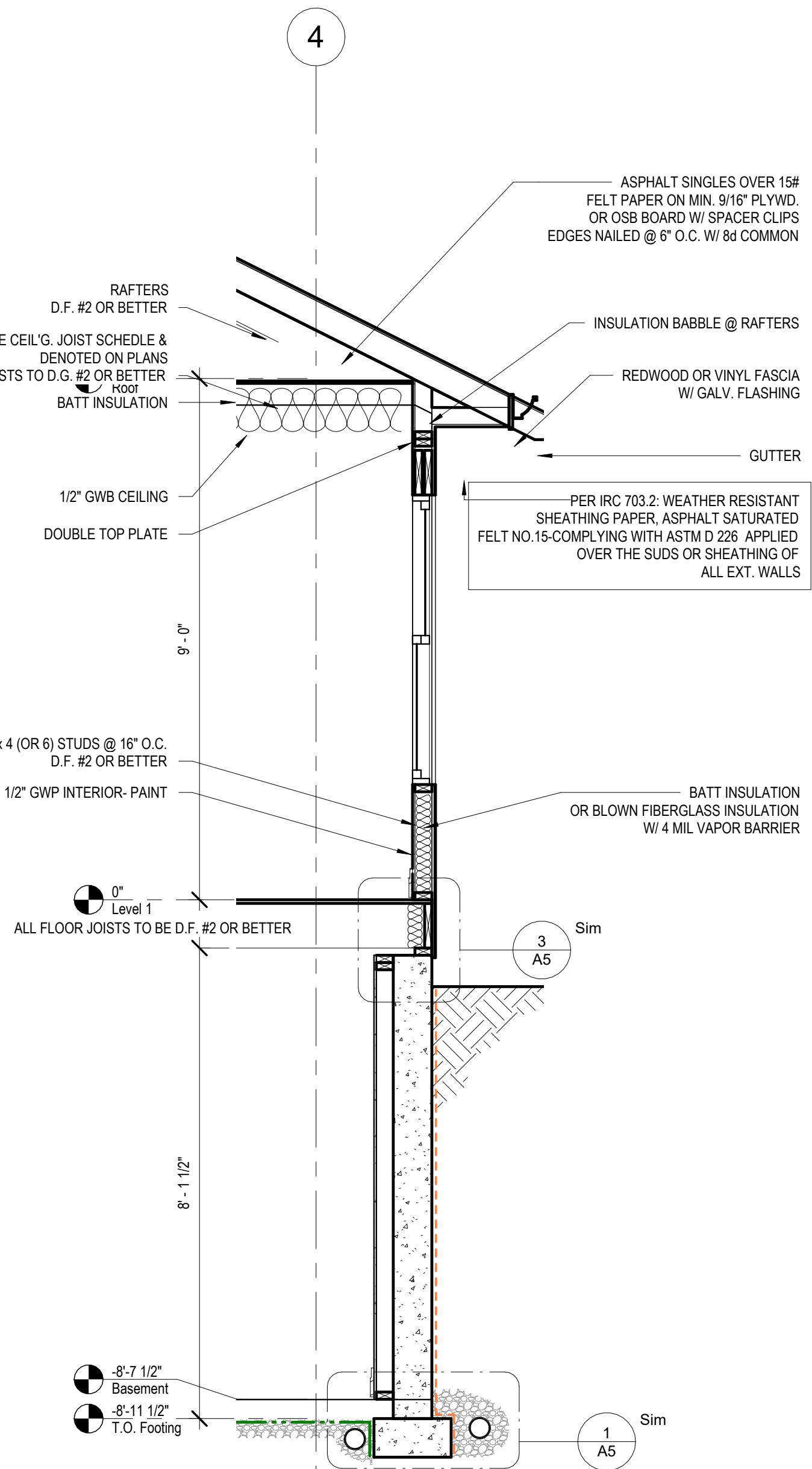
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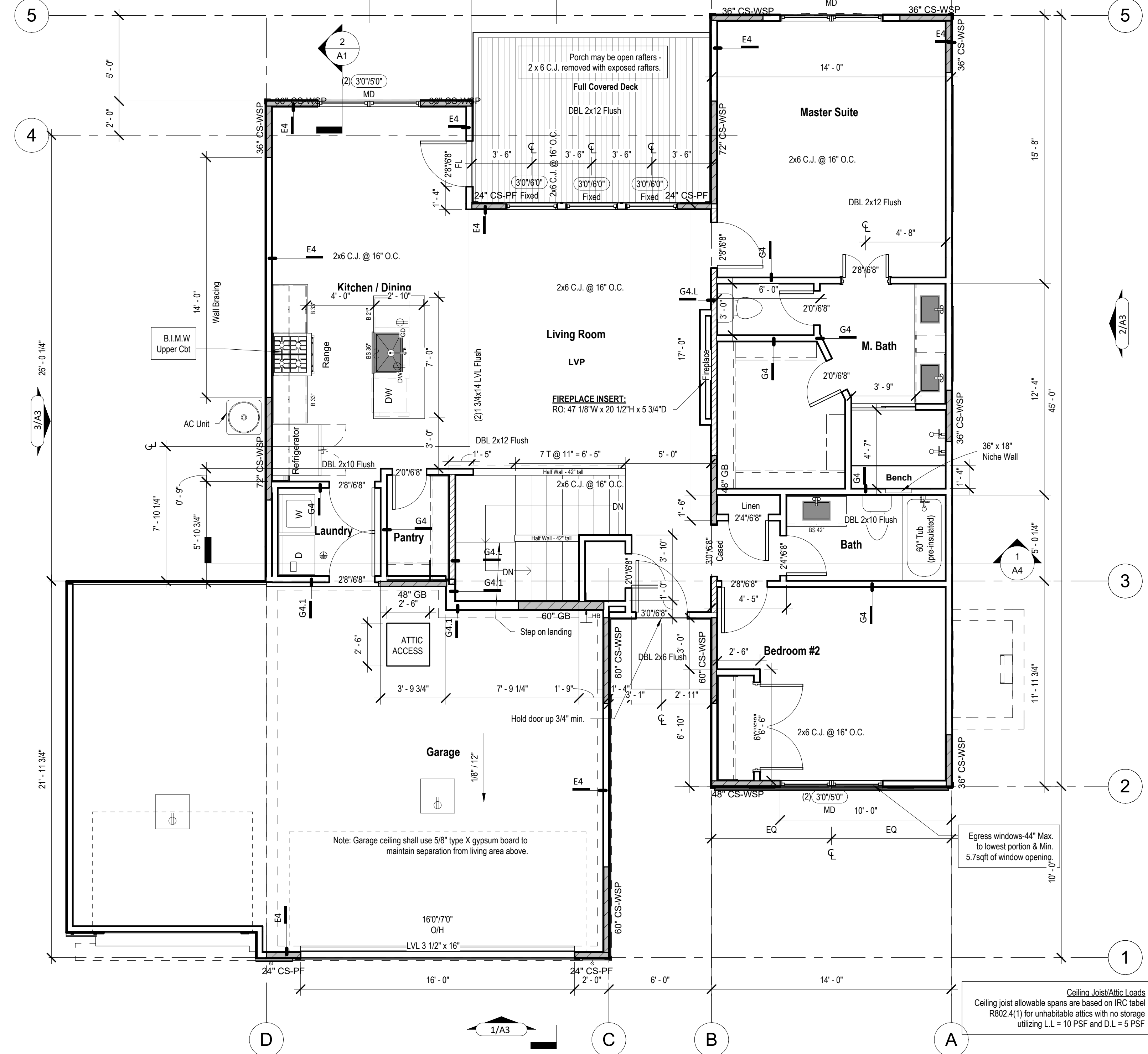
BRACED WALL LINE SCHEDULE						
WALL LINE	TOTAL LENGTH	AVG SPACING	BASE	TABLE R602.10.3 ADJ FACTOR	REQ'D LENGTH	PROVIDED LENGTH
MAIN FLOOR						
A	45'	45'	9'	0.95	8.55'	9.00'
B	45'	15'	10.5'	1.38	14.46'	15.00'
C	22'	22'	5.5'	0.95	5.23'	10.00'
D	50'	25'	11'	1.24	13.59'	14.00'
1	20'	20'	3.5'	0.95	3.33'	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'

- * 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.

3 Brace System
1 1/2" = 1'-0"



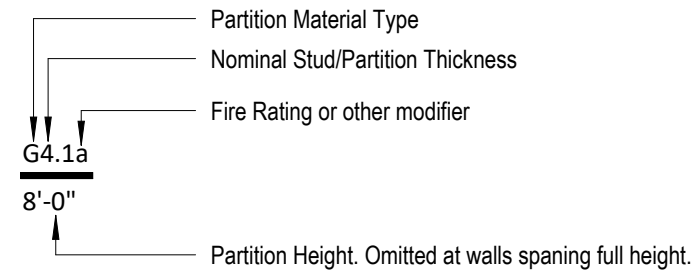
Framer to provide the 3/4" plywood gussets for living room collar tie connections - one per every other rafter.



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

2 Section 3
1/2" = 1'-0"

Interior Partition Naming Convention



Door and Window Headers
All Headers are (2) 2x10 boards at 6' 10" to bottom of header, U.N.O.
Fall protection meeting IRC R312.2 shall be provided for windows w/ sills < 24" AFF & EXT. Grade > 72" below window.

General Notes:

- DOORS AND WINDOW
- ALL GLAZING WITHIN 12" OF THE FINISHED FLOOR, ADJACENT TO DOORS - 24" AND WITHIN DOORS, ABOVE BATHTUBS 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. 30" 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 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 & 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 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 EAVE SPACED EVENLY W/ NO MORE THAN 8" O.C.
- GYP/SUM BOARD:
- GWB 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 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. 1/3 SEER FOR AIR CONDITIONING EQUIPMENT
 - SUPPLY AND RETURN DUCTS SHALL BE INSULATED TO MIN. R-8
- ELECTRICAL SYSTEMS
- PROVIDE GROUND ENCASED IN CONCRETE FOOTING
 - ALL ELECTRICAL CONDUCTORS SHALL BE COPPER
 - RECEPT. IN THE FOLLOWING LOCATIONS SHALL BE GFCI PROTECTED:
 - BEDROOM, KITCHEN (WITHIN 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, CLOSETS, HALLWAYS, & SIM. 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: RECEPT. 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 CORN-PLUG CONNECTED TO RECEPT.
- EXTERIOR WALL FRAMING
- BOTTOM SILL PLATES SHALL BE PRESSURE TREATED OR EQUAL
 - SILL PLATES SHALL BE EXTENDED MIN. 6 INCHES ABOVE GRADE
 - ALL EXT. STUDS TO BE SECURED TO THEIR DOUBLE TOP PLATES W/ (2) 16d NAILS (MIN)
 - ALL EXTERIOR CORNERS TO BE BRACED WITH 7/16" OSB NAILING SCHEDULE SHALL BE AS COMMON @ 6" O.C. ALONG EDGES & COMMON @ 12" O.C. @ INTERMEDIATE STUDS
- ROOF FRAMING
- ALL ROOF EAVES/OVERHANGS TO BE 16" UNO
 - ALL JOISTS & RAFTERS TO BE ALIGNED OVER SLIDS
 - 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/ GALLY SPACER CLIPS ALONG ALL EDGES. SECURE SHEATHING W/ 4d 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" GWB
 - UNFINISHED BASEMENTS SHALL BE MIN. R-13 INSULATED WALL OR INSULATED ON FLOORCEILING (MIN R-19)
 - ALL EXPOSED HVAC DUCTING IN UNFINISHED BASEMENTS TO BE MIN R-8 INSULATED OR ENCLOSED INSIDE A LOCKER/CLING
 - 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 BROOD CLEAN CONDITION AT ALL TIMES
- WOOD FRAMING, FLOORS AND ROOF NOTES:
- EXT. WALL FRAMING TO BE 2 x 4 (SPY OR DFL STUD GRADE 2 OR BETTER) @ 16" O.C.
 - ROOF SHEATHING TO BE 7/16" OSB NAILED W/ 8d @ 6" O.C.
 - SHEATH EXT. WALLS W/ 7/16" OSB NAILED W/ 8d @ 6" O.C.
 - HEADERS: PROVIDE (2) 2 x 4 (SPY OR DFL #2 OR BETTER) UNO. 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 DEPTH SOLID BLOCKING NOT < 2 INCHES
 - IF J. J. C.J. & RAFTERS TO BE SPY OR DFL GRADE #2 OR BETTER
 - EXT. WALL STUDS & LOAD BEARING WALLS TO BE CONTINUOUS FROM FLOOR TO ROOF/CEILING DIAPHRAGM PER IRC R603
 - STUDS, RAFTERS, JOISTS, MS. 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

Greystone Lot 176 - Hook Farms

architect:
Elevate Design + Build
350 SW Longview Blvd
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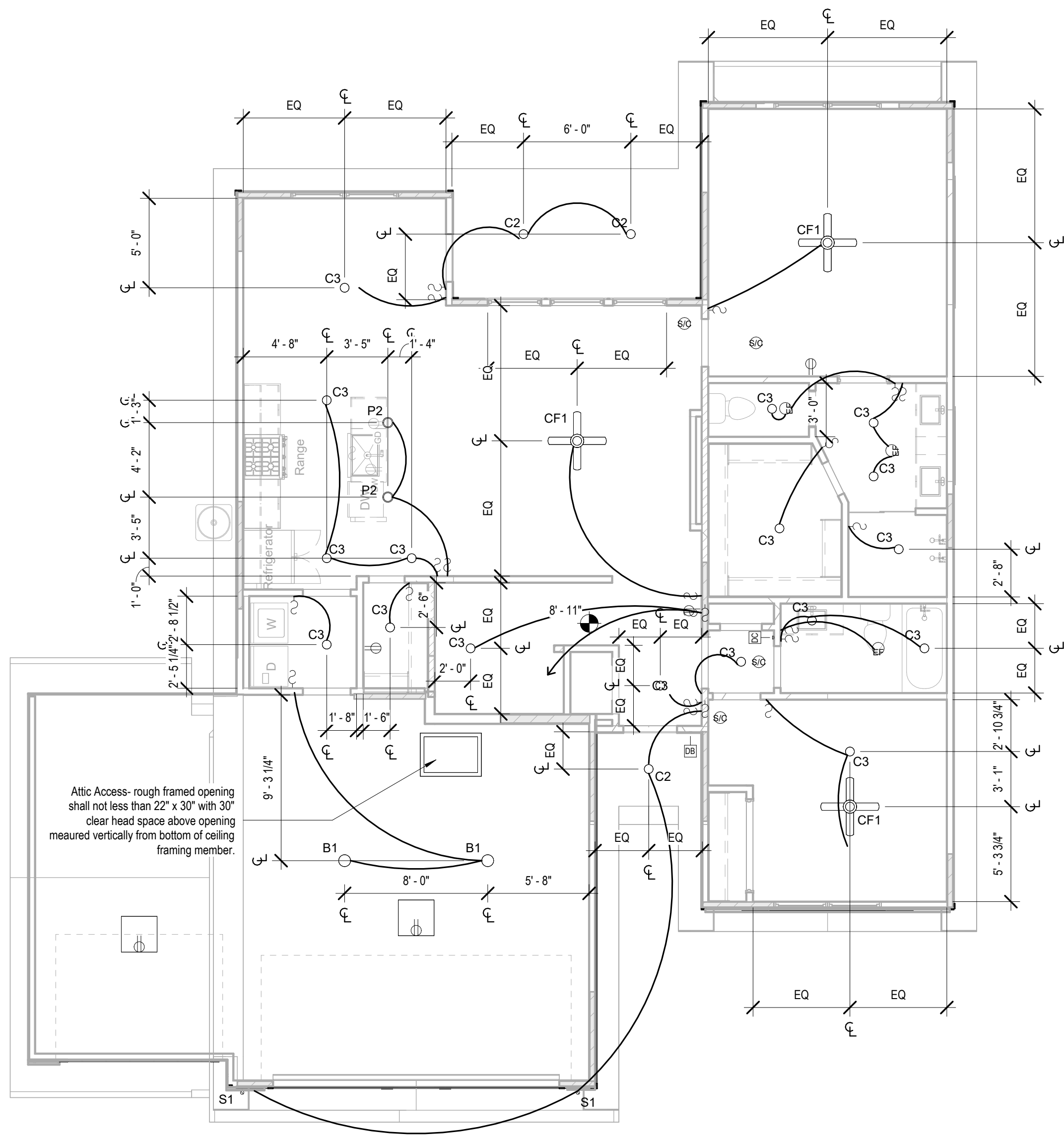
RCP/Electrical Plan

A2

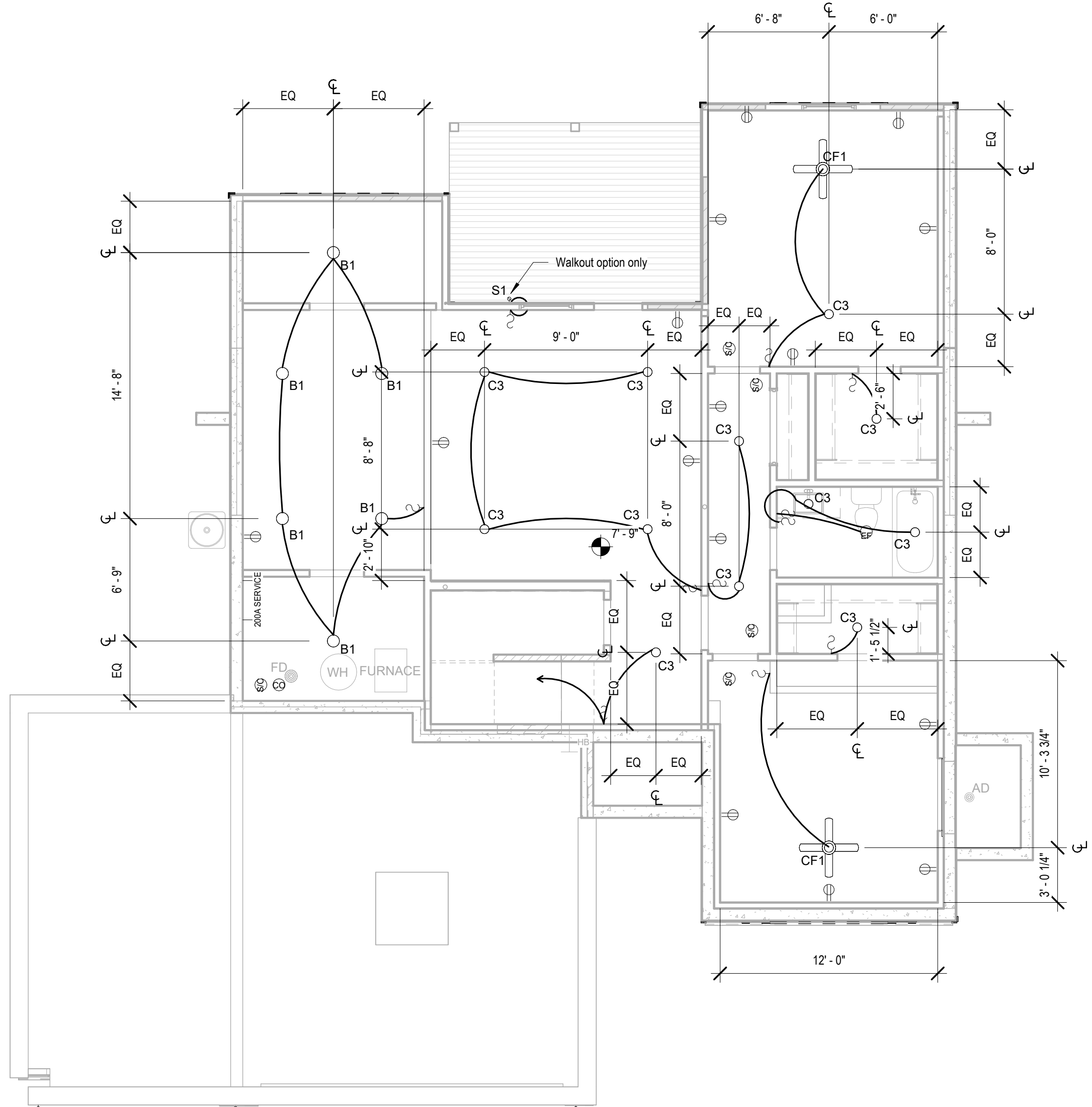
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Lighting Fixture Schedule		
Type Mark	Description	Type Comments
B1	Ceiling Mounted Exposed Bulb	
C2	Recessed Can Light - Exterior	
C3	LED Disk Light	
CF1	Ceiling Fan w/ Light - Surface Mounted	
P2	Decorative Pendant Fixture	Mount bottom of fixture 84" AFF
S1	Wall Sconce - Exterior	

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)



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



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

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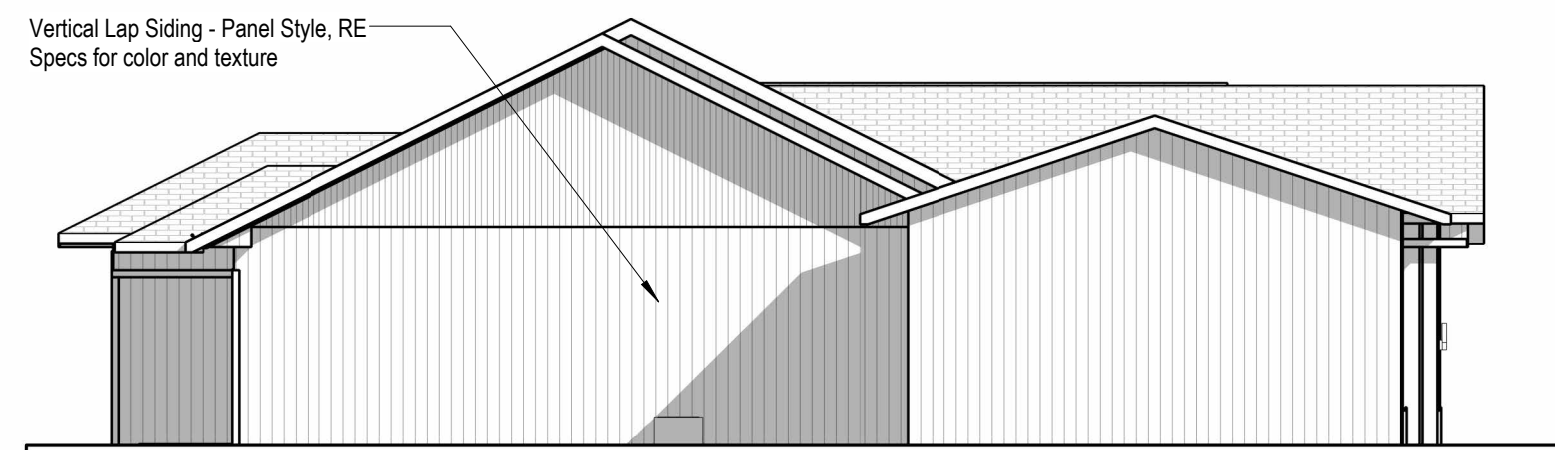
Elevations

A3.B

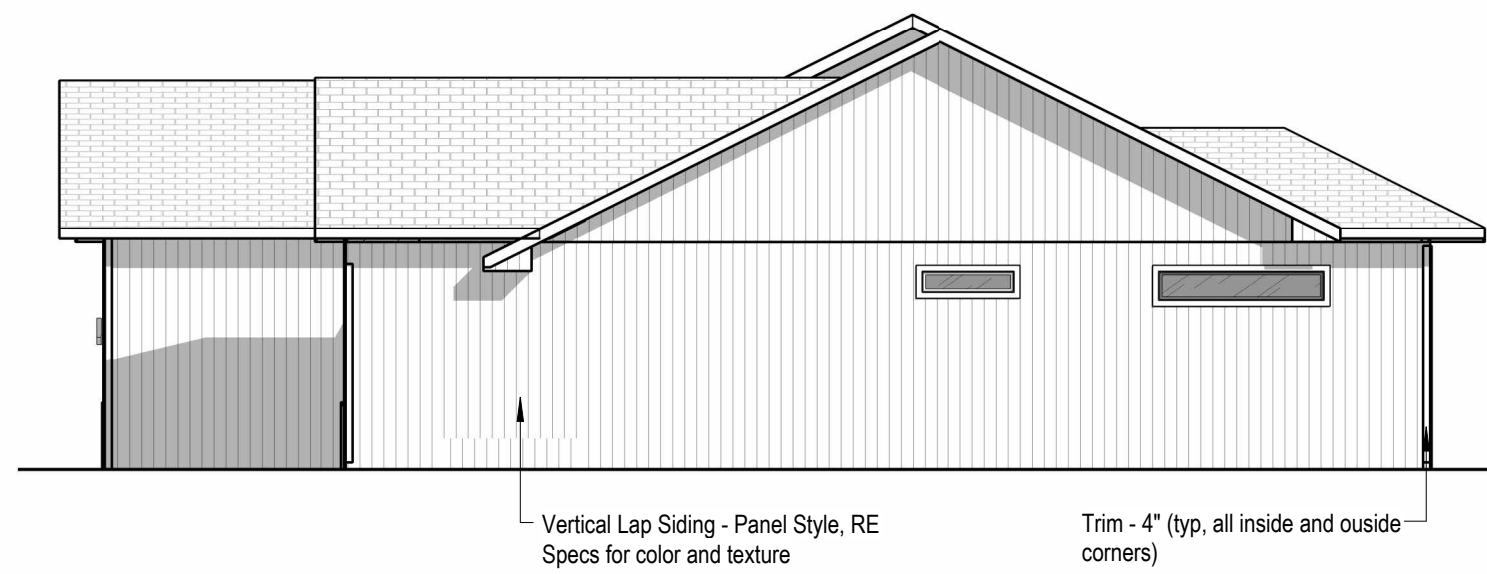
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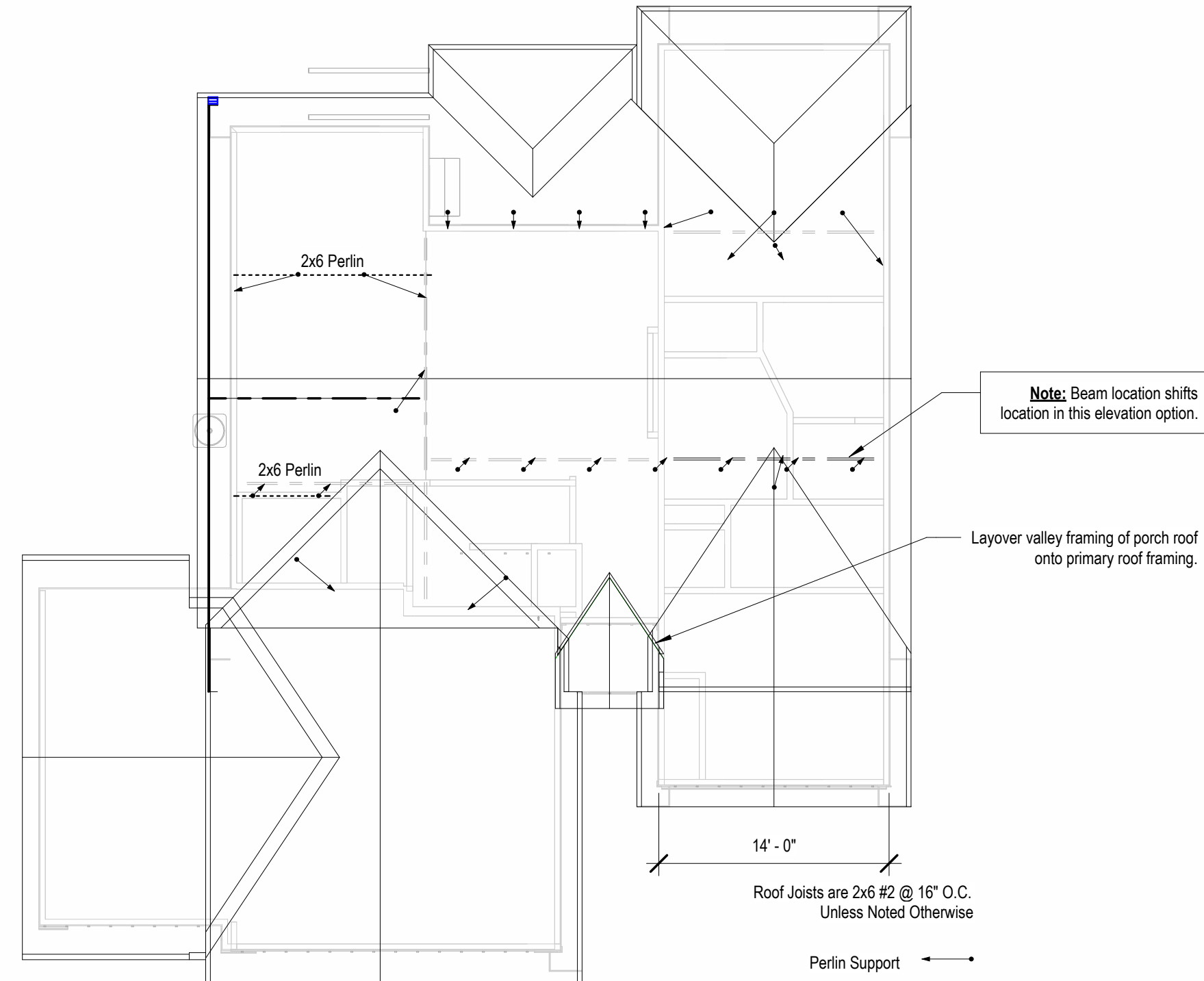
④ Back Elevation
1/8" = 1'-0"



③ Right Elevation
1/8" = 1'-0"



② Left Elevation
1/8" = 1'-0"



⑤ Roof Framing
1/8" = 1'-0"



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

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Building Sections

A4.B

Project No. Project Number

