

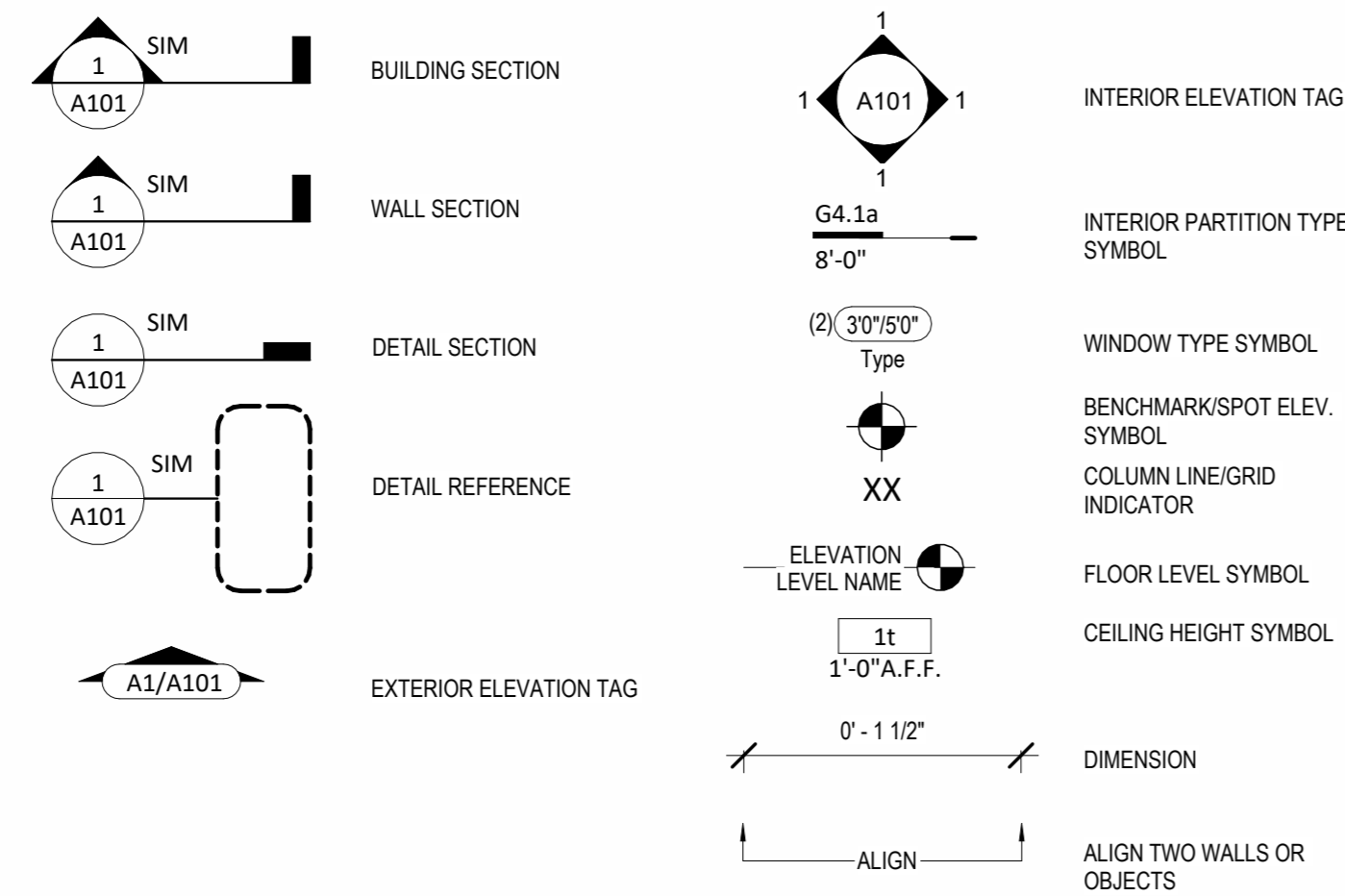
# Lot 176 - Hook Farms

2615 SW Barley Field Dr,  
Lees Summit MO 64082



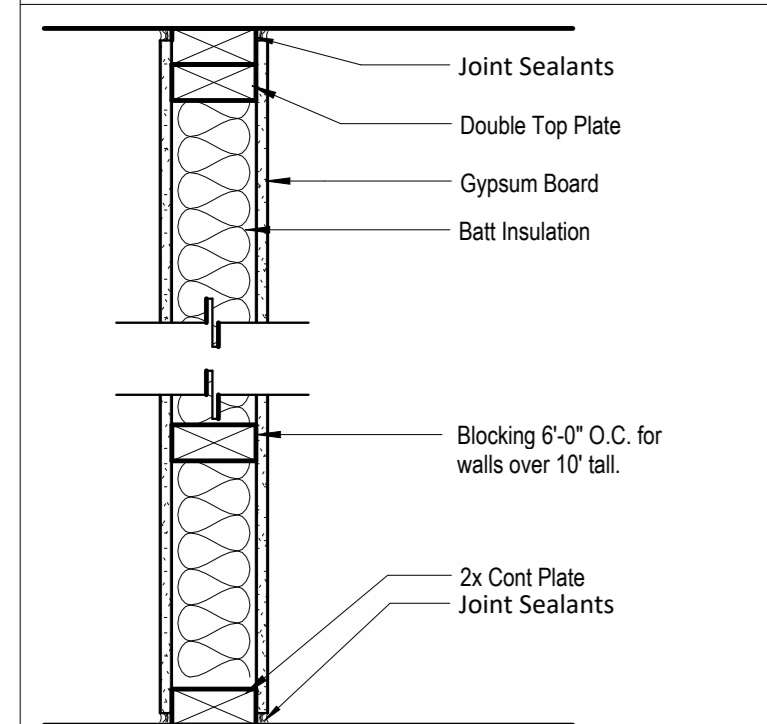
### Sheet List

- A0 Foundation Plan
- A1 Floor Plan - Main Level
- A2 RCP/Electrical Plan
- A3 Elevations
- A3.B Elevations
- A4 Building Sections
- A4.B Building Sections
- A5 Details
- A6 Details
- A7 Grading Options
- A8 Cabinet Layout



### Interior Partition Types

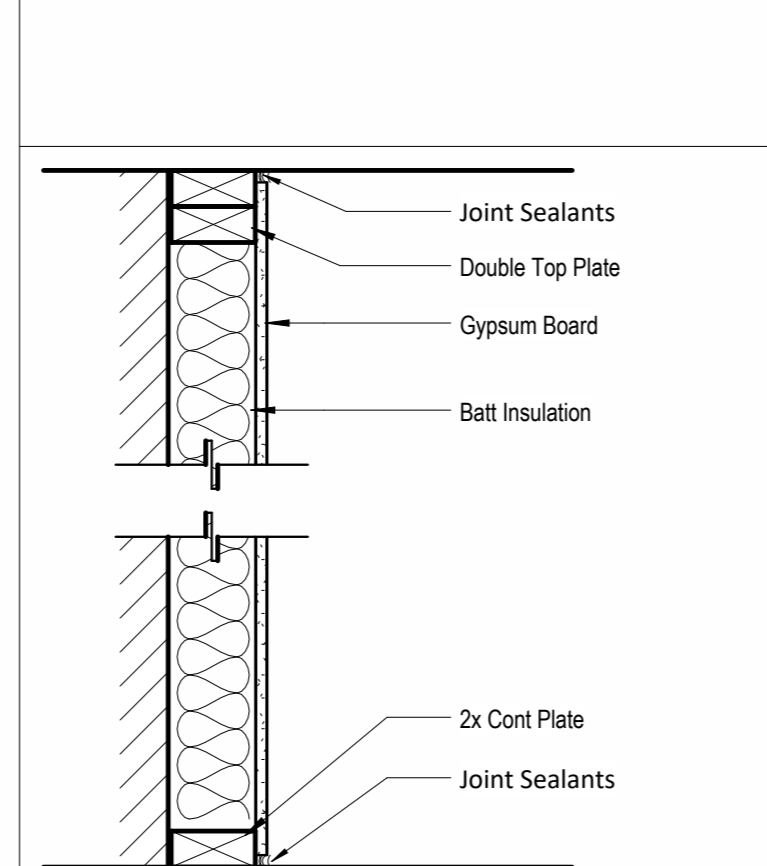
- NOTES:
- PROVIDE MOISTURE RESISTANT GWB IN WET AREAS
  - EXTEND ALL FIRE RATED WALLS STRUCTURE TO STRUCTURE.
  - USE TYPE "X" GWB FOR ALL FIRE RATED PARTITIONS
  - REFER TO ELEVATIONS FOR LOCATIONS WHERE WALL IS NOT FULL HEIGHT. IN THESE CASES CAP THE TOP OF THE WALL WITH A LAYER OF 1/2" GYPSUM BOARD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

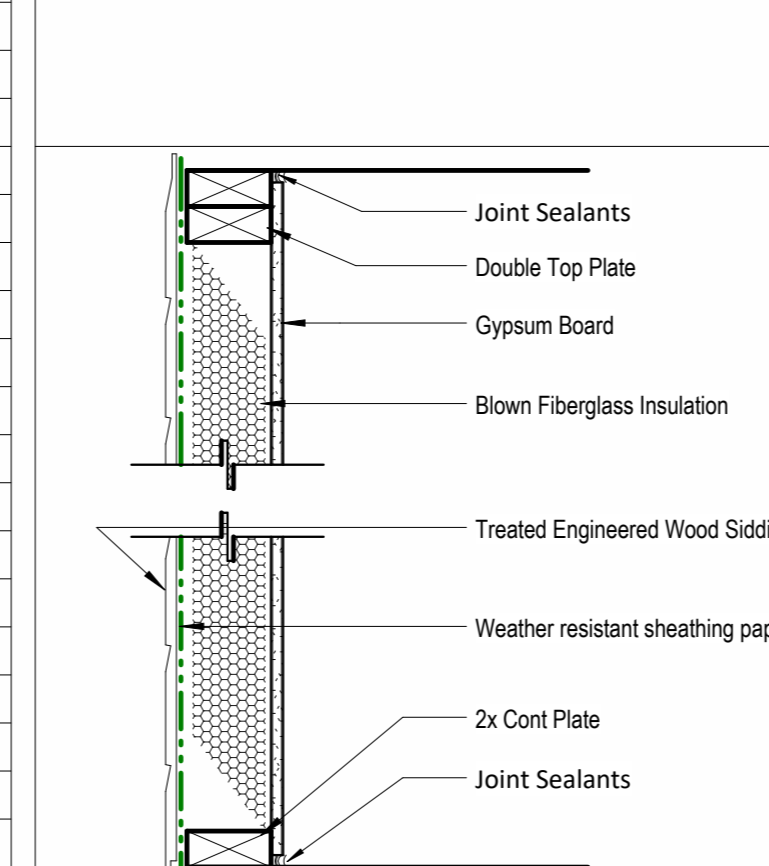
- NOTES:
- REFER TO ELEVATIONS FOR LOCATIONS WHERE WALL IS NOT FULL HEIGHT. IN THESE CASES CAP THE TOP OF THE WALL WITH A LAYER OF 1/2" GYPSUM BOARD U.N.O.



**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:
- 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	Mass
	Basement	R: 13 MIN	Crawl space
Floors	Over unconditioned space	R: 19 MIN	Slab edge
	Ducts	Attic	R: 8 MIN
Air Leakage Test Results			
Blower door	3 MAX	ACH50 Pa.	Duct testing
Penetration Rating		NFRC U-Factor	NFRC SHGC
Window	U: 35	40	
Opaque door	U: 50		
Skylight	U: 55		
Equipment Performance			
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 unvented room heater
<input type="checkbox"/>	Designer/Builder	<input type="checkbox"/>	baseboard electric heater
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 2018
- Ground Snow Load: 20PSF
  - Wind Speed: 90mph
  - Topography Effects: No
  - Seismic Design Category: A
  - Damage From Weather: Severe
  - Frost Line Depth: 36 inches
  - Terms: 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: 55 F

- 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).
- 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 (N1103.2.1)
- 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 (LIFER 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.
- Compliance with the requirements and show connection as needed for roof beam, truss, rafter, and girder connections for uplift per IRC 802.11
- Garage Door Rating: DASMA 90 MPH Rated



Lot 176 - Hook Farms  
2615 SW Barley Field Dr,  
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Original Issue Date: 2022/10/12  
Permit Set

REVISIONS		
Number	Description	Date

2018 IRC BUILDING CODE COMPLIANCE  
THESE DRAWINGS HAVE BEEN PREPARED WITH  
RESPECT TO COMPLIANCE OF THE 2018 IRC AND NEC  
2017 ANY REFERENCES FOUND NOT CORRECTLY  
IDENTIFIED TO THESE CODES SHALL BE BROUGHT TO  
THE ATTENTION OF THE DESIGN PROFESSIONAL

## Permit Set

PLAN DESCRIPTION: Greystone

00

Project No. Project Number



# Lot 176 - Hook Farms

2615 SW Barley Field Dr,  
Lees Summit MO 64082

architect:  
**Elevate Design + Build**  
350 SW Longview Blvd  
Lee's Summit, MO 64081  
816.622.8826 voice

2615 SW Barley Field Dr,  
Lees Summit MO 64082

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Permit Set  
Original Issue Date: 2022/10/12

**REVISIONS**

Number	DESCRIPTION	DATE
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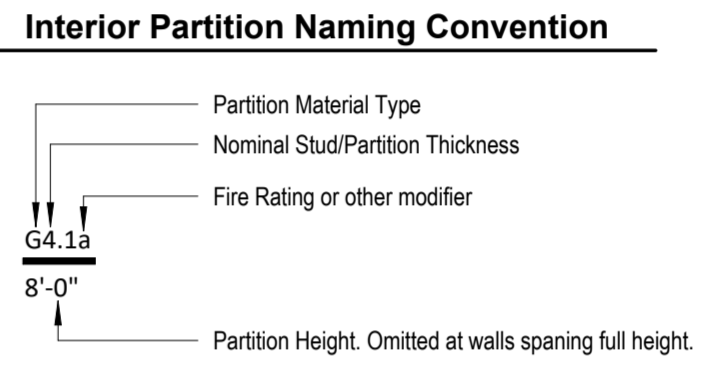
Type	Width	Length	Depth	Reinforcing	Comments
Footing					
F1	3'-0"	3'-0"	1'-0"	Reinf w/ (6) #4's, rebar count is each way, equal centers	
F2	4'-0"	4'-0"	1'-4"	Reinf w/ (8) #4's, rebar count is each way, equal centers. (8) #4's, vertical rebar count is per column. Hold ped down 12" Min below gar. door block-down and/or bottom of slab.	GARAGE PEDISTAL
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. <varies>	
FTG-2	1'-0"	<varies>	3'-0"	Reinf. w/ (2) #4 vert. T/B wrapped in #4 stirrup @ 48" o.c.	<varies>

Type	Width	Reinforcing	Comments
C8	0'-8"	Reinf. w/ #4 vert. @ 12" oc / (3) #4 hor. equally spaced.	<varies>

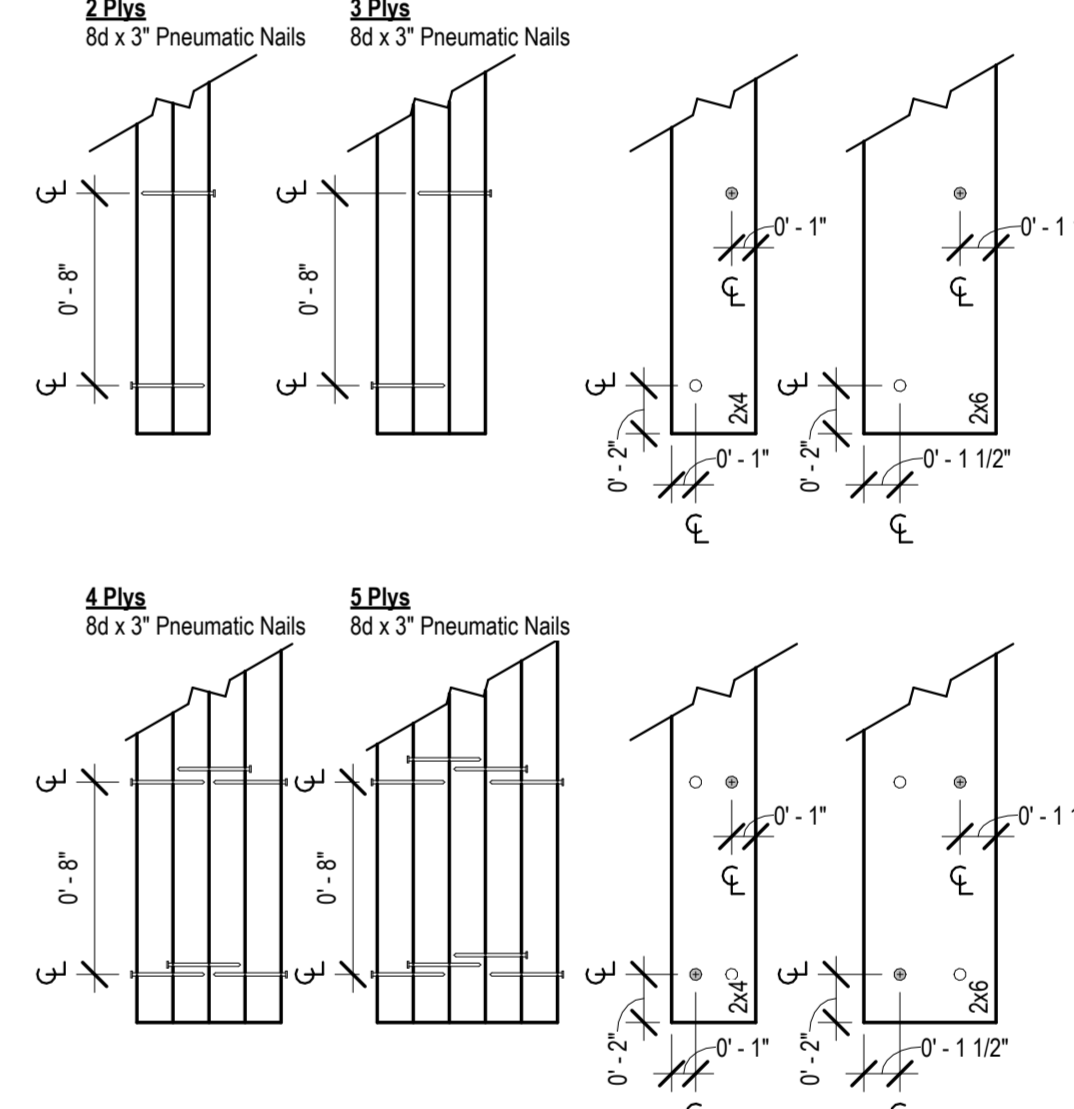
Type	Description
S4.1	4" MIN CONC SLAB REINF. W/ #4'S E.W. @ 12" O.C. OVER COMPACTED FILL AND GRAVEL
S8.1	8" MIN CONC SLAB REINF. W/ #4'S E.W. @ 12" O.C. OVER COMPACTED FILL AND GRAVEL

- Foundation Notes:**
- FOOTINGS FOUNDATION & CONCRETE NOTES
  - TO ADDRESS DIFFERENTIAL SETTLEMENT, ALL INTERIOR BEARING AND EXTERIOR FOOTINGS & PADS TO BE EXCAVATED & PLACED MIN. 18 INCHES INTO UNDISTURBED NATURAL SOIL.
  - EXT. FOOTING TO BE PLACED MIN. 36 INCHES BELOW FIN. GRADE
  - DESIGN IS BASED ON MIN. OF 2500 PSF. CONCRETE STRENGTHS TO ACHIEVE THE FOLLOWING BODIES:
    - 3,000 PSI FOR FOOTINGS, FOUND. WALLS & VERT. SUPPORTS
    - 3,500 PSI FOR GARAGE FLOOR
  - CONC. EXPOSED TO WEATHER TO HAVE MIN. (4) AIR ENTRAINMENT
  - PROVIDE 4" MIN CONC. SLAB REINF. W/ #4 @ 12" O.C. E.W. TOP REINF. OVER PEDESTALS AS INDICATED IN F.T. #1 @ 8" O.C. E.W. PLACE OVER 6 MIL VAPOR BARRIER
  - REINFORCE EXTERIOR FOOTINGS W/ #4 @ 24" E.W. REINFORCE W/ (2) #4 CONT. AT BOTTOM.
  - 12" FULL BATH REINFORCED BOLT @ 48" O.C. EXT. WALLS
  - ANCHOR PRESSURE TREATED PLATE @ INT. BEARING WALLS W/ 1/2" X 4-1/2" HLT/1 WEDGE BOLTS @ 12" O.C. MAX. 12" FROM ENDS
  - PROVIDE 2" LAPS MIN. INCLUDING CORNERS
  - INSTALL HOLD-DOWN BOLT ANCHORAGE AS INDICATED ON PLAN
  - PROVIDE RETURN AIR DUCT PROOFING AT FOUNDATION WALLS
  - 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.

- STEEL COLUMNS & OTHER BASEMENT FOUNDATION NOTES**
- ALL STEEL PIPE COLUMNS TO BE 3" OR 1 1/2" SCHEDULE 40 GRADE
  - INTER BEARING WALLS & COLUMNS SHALL BE ISOLATED FROM THE BASEMENT FLOOR SLAB
  - INTER. NON-BEARING WALLS, OTHER THAN THOSE RESTING DIRECTLY ON THE FOOTING, SHALL BE ISOLATED FROM THE FLOOR FRAMING ABOVE
  - AT WALKOUT FOUNDATION AREAS, REINFORCE THE SLAB FROM THE FOUNDATION WALL TO 2 FEET BEYOND THE OVERCURE AREA WITH #4 BARS AT 24 INCHES O.C. PERPENDICULAR AND HORIZONTAL TO THE WALL, MAXIMUM 4-FOOT OVERCURE.
  - 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.
  - WHERE FLOOR JOISTS ARE PARALLEL TO THE FOUNDATION WALL, THE WALL SHALL BE SUPPORTED LATERALLY AT THE TOP BY SOLID BRACING FOR MINIMUM OF TWO JOIST SPACES, SPACED NOT MORE THAN 4 FEET O.C.



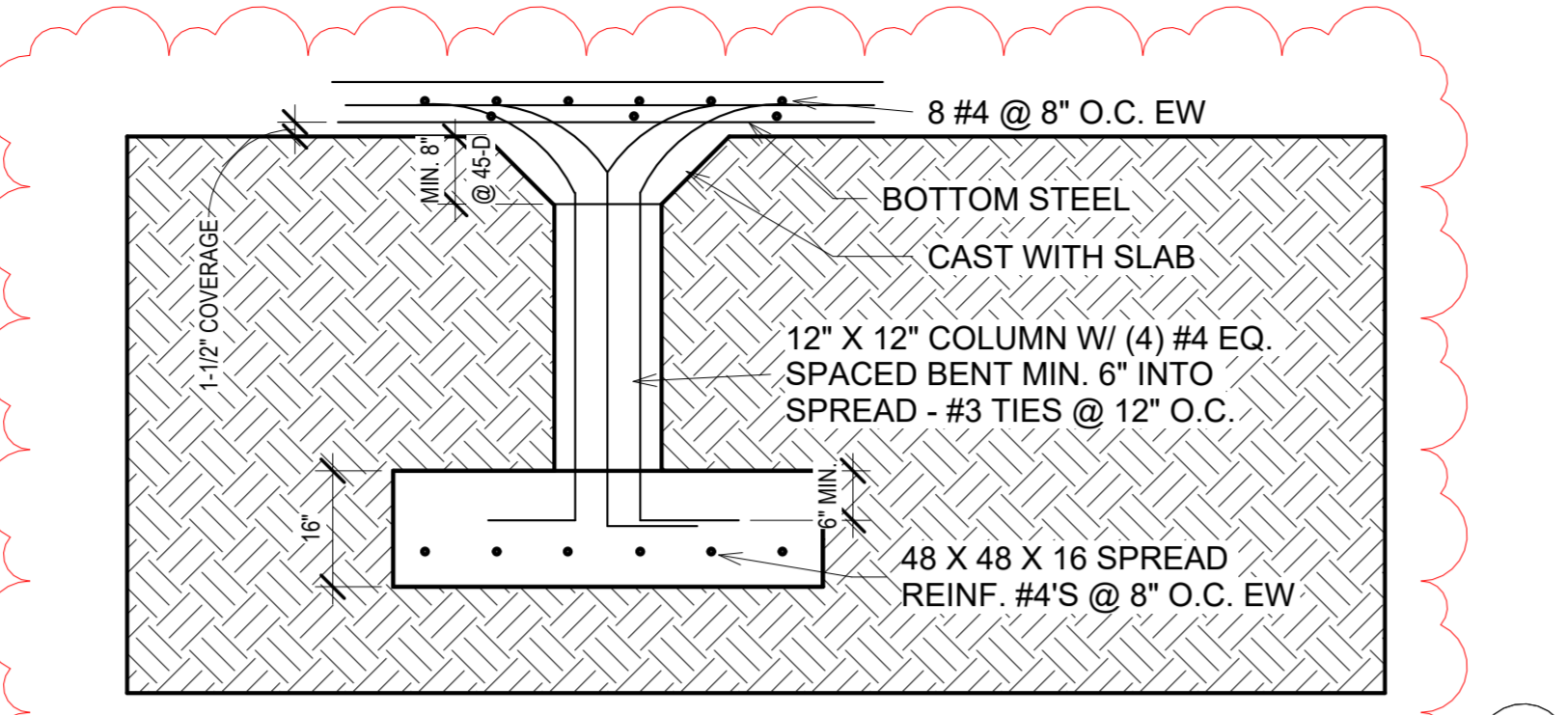
**Built-up Column Fastening Pattern**  
Note - This detail is for the construction of built up columns as called out in these construction documents. They are not approved for replacement of steel columns.



5 stud packs  
1 1/2" = 1'-0"

WALL LINE	TOTAL LENGTH	AVG SPACING	BASE	ADJ FACTOR	REQ'D LENGTH	PROVIDED LENGTH
LOWER LEVEL						
B	11'	11"	6.5'	0.95	6.18'	7.00'
4	26'	26"	9.0'	0.95	8.55'	9.00'
5	14'	14"	6.5'	0.95	6.18'	7.00'

- \* CS-PF PANELS 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 R602.10.4.1 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.



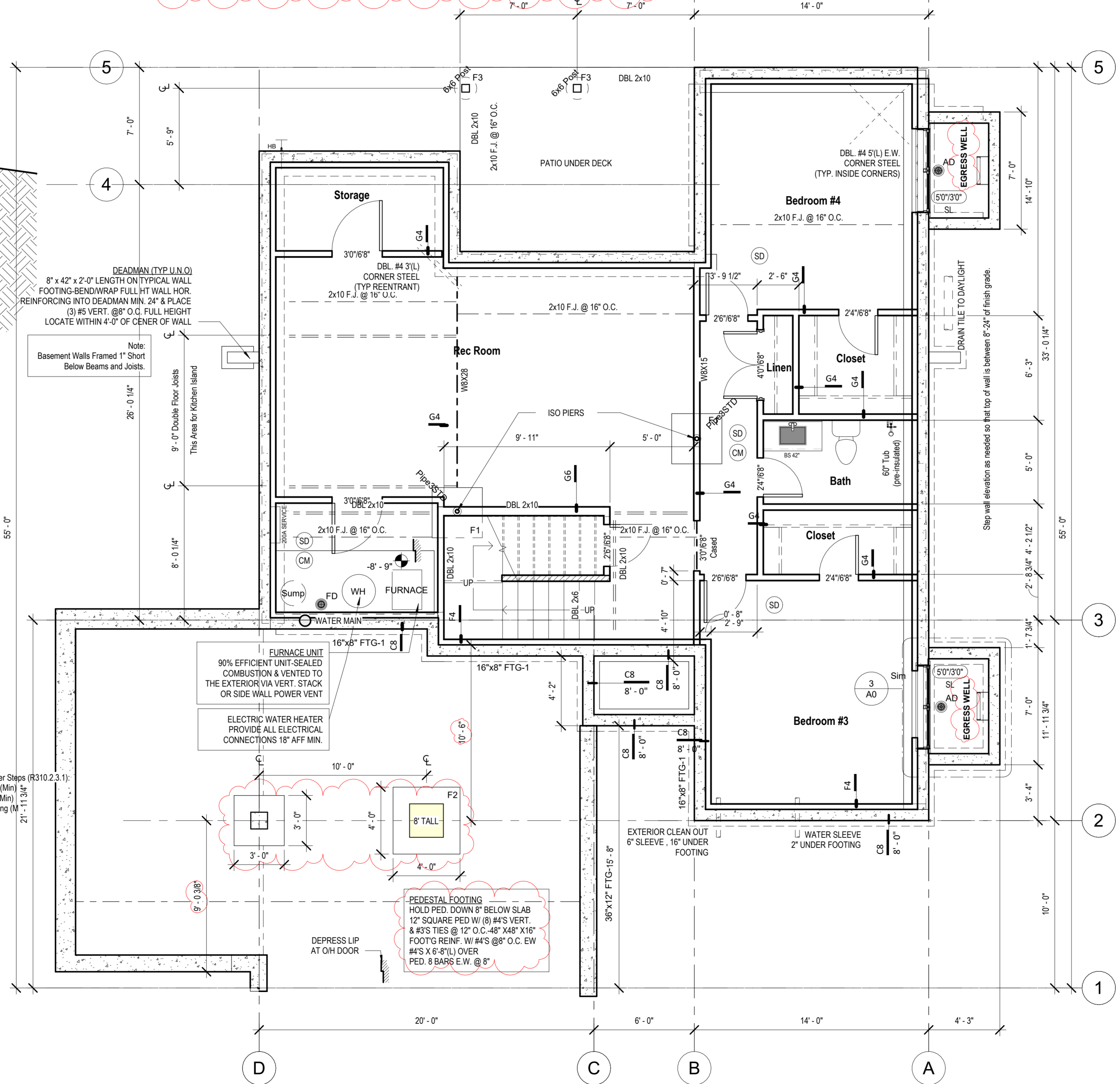
2 PEDESTAL FOOTING DETAIL  
3/16" = 1'-0"

**Areas**

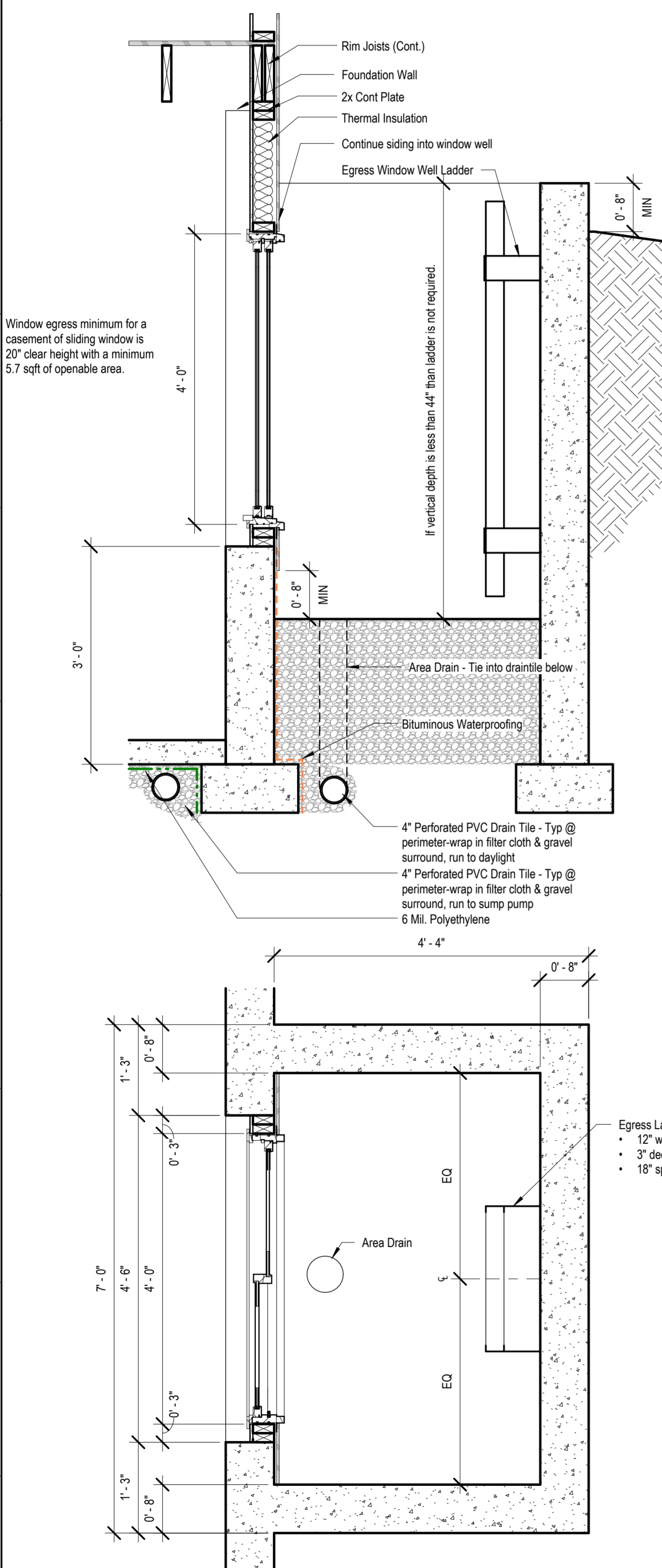
Basement Finished	870 SF
Living Area	1296 SF
	2126 SF
Basement Unfinished	288 SF
Front Porch	23 SF
Garage	409 SF
Patio	152 SF
	872 SF



1 Basement  
1/16" = 1'-0"



4 Basement/Foundation (Walkout)  
1/4" = 1'-0"



3 Detail - Window Well  
3/4" = 1'-0"

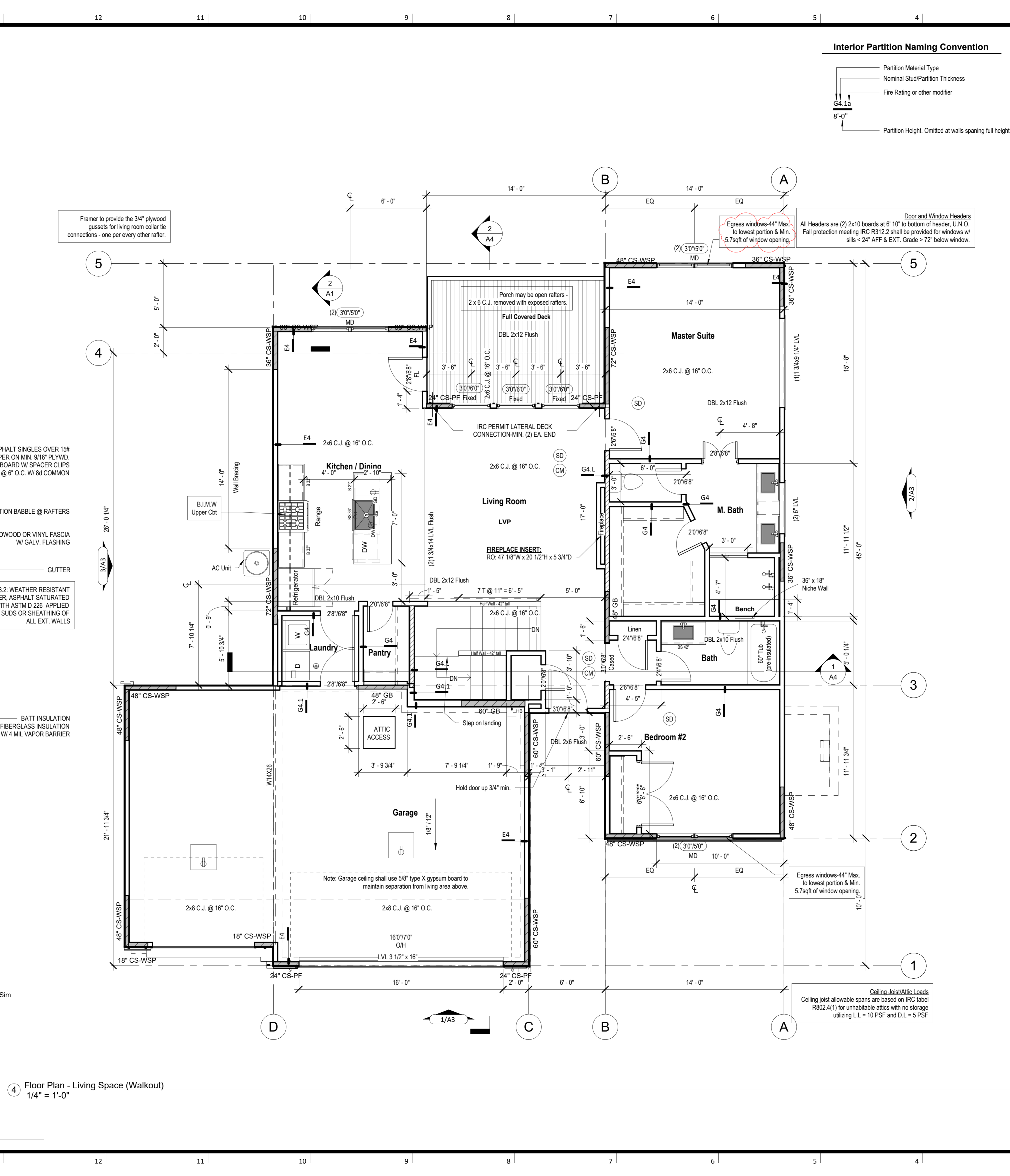
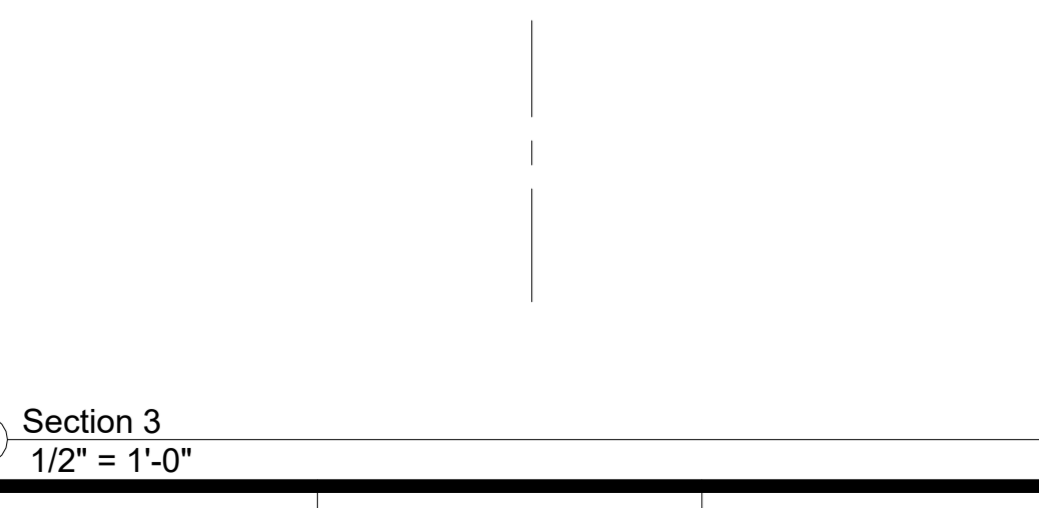
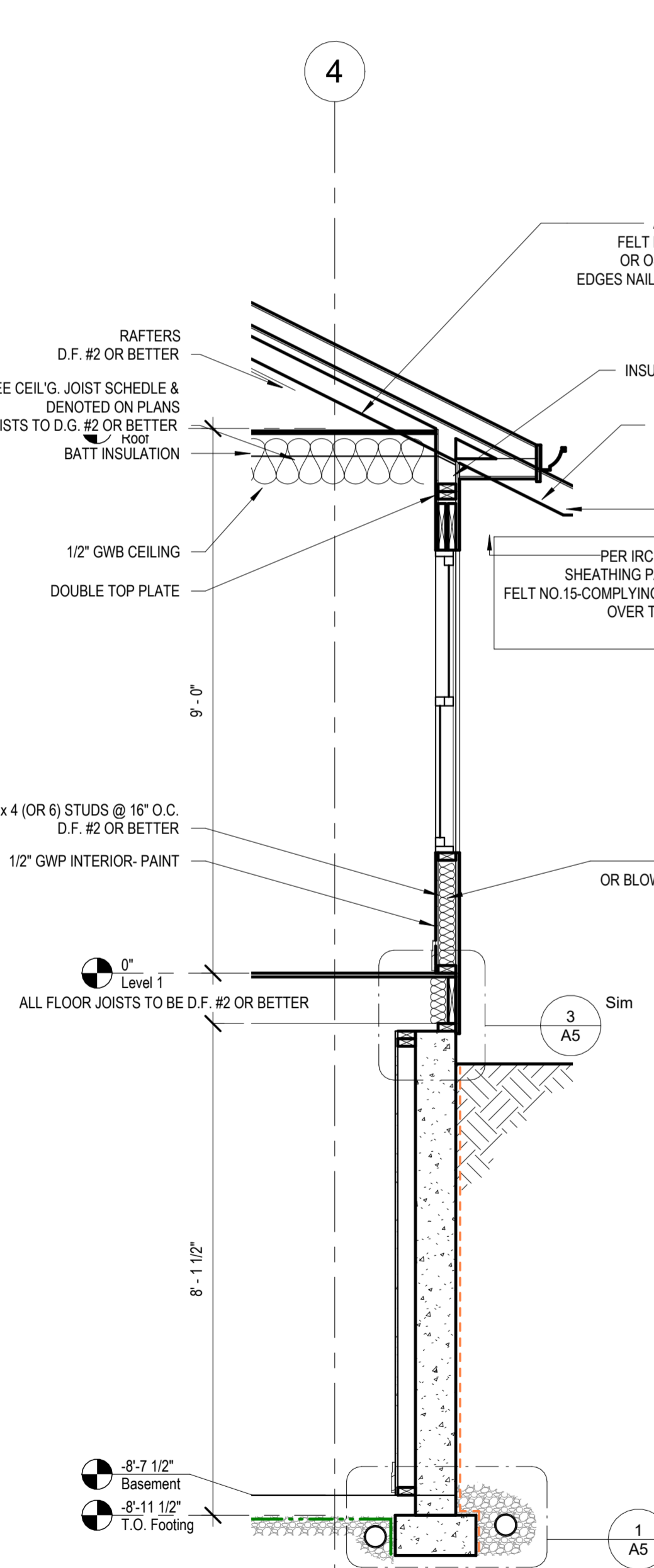




BRACED WALL LINE SCHEDULE						
WALL LINE	TOTAL LENGTH	AVG SPACING	BASE	TABLE R602.10.3 ADJ FACTOR	REQ'D LENGTH	PROVIDED LENGTH
MAIN FLOOR						
A	45'	45'	9'	0.95	8.55'	9.00'
B	45'	15'	10.5'	1.38	14.46'	15.00'
C	22'	22'	5.5'	0.95	5.23'	10.00'
D	50'	25'	11'	1.24	13.59'	14.00'
1	20'	20'	3.5'	0.95	3.33'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



- Interior Partition Naming Convention**
- Partition Material Type
  - Nominal Stud/Partition Thickness
  - Fire Rating or other modifier
  - Partition Height. Omitted at walls spanning full height.
- General Notes:**
- DOORS AND WINDOWS**
- ALL GLAZING WITHIN 12" OF THE FINISHED FLOOR, ADJACENT TO DOORS -0" AND WITH DOORS, ABOVE BATHUBS TO BE SAFETY TYPE GLASS AND LABELED SUCH AS IN COMPLIANCE WITH SECTION 208 OF THE IRC.
  - SHOWER DOORS SHALL HAVE SAFETY GLAZING. HINGED SHOWER DOORS SHALL SWING OUTWARD.
- GARAGES:**
- GARAGE SEPARATION WALL TO BE 1HR CONST. W/ MIN. 5/8" TYPE X GWS. EXTEND TO BOTTOM OF ROOF. DOOR TO BE 20 MIN RATED, 1.38" F.C. & EQUIPPED W/ CLOSURE & LATCH.
  - 2x6 OSB RECEPTABLES SHALL HAVE GFCI PROTECTION.
  - TYPE X 5/8" GB REQUIRED ON GARAGE CEILING BELOW LIVING AREAS.
- LIGHT AND VENTILATION:**
- PROVIDE STAIRWAY ILLUMINATION PER R303.7.9.
  - CABLE VENT & BATHROOM 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.
- GYPSONUM BOARD:**
- GWB 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:**
- FURNACE & WATER HEATER SHALL BE ON 18" PLATFORMS IN CEILING IN A GARAGE OR ROOM W/ DIRECT ACCESS TO GARAGE.
  - PROVIDE MIN. 75% AFUE FOR WEATHERIZED GAS HEATING EQUIP. 90% FOR NON-WEATHERIZED.
  - PROVIDE MIN. 13 SEER FOR AIR CONDITIONING EQUIPMENT.
  - SUPPLY & RETURN DUCTS SHALL BE INSULATED TO MIN. R-8.
- ELECTRICAL SYSTEMS:**
- PROVIDE GFCI PROTECTION ON ALL BRANCHED CIRCUITS.
  - ALL ELECTRICAL CONDUCTORS SHALL BE COPPER.
  - EXCEPT AS THE FOLLOWING INDICATORS SHALL BE GFCI PROTECTED:
    - BEDROOM, KITCHEN (W/IN 5 FEET OF SINK), GARAGE, SHED, EXTERIOR, UNFINISHED BASEMENT & HEATED GARAGE.
    - ALL BRANCHED CIRCUITS THAT SUPPLY 120-V. SINGLE 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 BRANCHED CIRCUIT.
    - ALL 15 & 20 A RECEPT. SHALL BE LISTED TAMPER-RESISTANT.
    - EXCEPTION: RECEPTABLES IN THE FOLLOWING LOCATIONS SHALL NOT BE REQUIRED TAMPER-RESISTANT:
      - RECEPTABLES LOCATED MORE THAN 5 FEET APT.
      - WHERE SUCH RECEPTABLES 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 BEARSTITCHED W/ 6 INCHES ABOVE GRADE.
    - ALL EXT. STUDS TO BE SECURED TO THEIR DOUBLE TOP PLATES W/ (2) 16# NAILS (MIN).
    - ALL EXTERIOR CORNERS TO BE BRACED WITH 7/16" DBL 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" UNID.
  - ALL JOISTS & RAFTERS TO BE ALIGNED OVER SLDS.
  - ROOF SHEATHING SHALL BE 7/16" OSB LAD W/ LONG DIMENSION PERPENDICULAR TO RAFTER LINE & SPACED @ 24" O.C. W/ LONG DIMENSION PERPENDICULAR TO EAVE LINE & STAGGERED 48" O.C. W/ GALLY SPACER CLIPS ALONG ALL EDGES. SECURE SHEATHING W/ 60 COMMON NAILS TO RAFTERS AT 7" O.C. ALL EDGES.
- UNFINISHED BASEMENT REQUIREMENTS:**
- FIRE PROTECTION: 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 OH FLOORCEILING (MIN R-19).
  - ALL EXPOSED HVAC DUCTING IN UNFINISHED BASEMENTS TO BE MIN R-8 INSULATED OR ENCLOSED INSIDE A FLOORCEILING.
  - UNFINISHED BASEMENTS SHALL HAVE NO UNCONDITIONED AIR OUTLETS.
- EROSION CONTROL:**
- EROSION CONTROL MEASURES SHALL BE IN PLACE & IN GOOD WORKING ORDER AT ALL TIMES DURING INSPECTION. 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 2x4 (SYP OR DFL, STUD GRADE 2 OR BETTER) @ 16" O.C.
  - ROOF SHEATHING TO BE 7/16" OSB NAILED W/ 8 @ 6" O.C. PANEL INDEX 240; PROVIDE CLIPS AT UNINSULATED PANEL EDGES.
  - SHEATH EXT. WALLS W/ 7/16" OSB NAILED W/ 8 @ 6" O.C.
  - HEADERS: PROVIDE (2) 2x4 (SYP OR DFL, 2 OR BETTER) UNID. CONSTRUCT HEADERS W/ 2x8 & 7/16" OSB BETWEEN W/ (2) ROWS OF 16 @ 16" O.C.
  - BLOODING MIN. 1.5 INCHES UTILITY GRADE LUMBER JOISTS TO BE SUPPORTED AT ENDS FULL DEPTH SOLID BLOODING NOT < 9 INCHES.
  - J.F.I. C.J. & RAFTERS TO BE SYP OR DFL, GRADE #2 OR BETTER.
  - EXT. WALL STUDS & LOAD BEARING WALLS TO BE CONTINUOUS FROM FLOOR TO ROOFCEILING DIAPHRAGM PER IRC 603.
  - 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.
- Notes:**
- Garage ceiling shall use 5/8" type X gypsum board to maintain separation from living area above.
  - Egress windows-44" Max. to lowest portion & Min. 5.7sqft of window opening.
  - Ceiling Joist/Attic Loads: Ceiling joist allowable spans are based on IRC label R802.4(1) for unhabitable attics with no storage utilizing LL = 10 PSF and DL = 5 PSF.

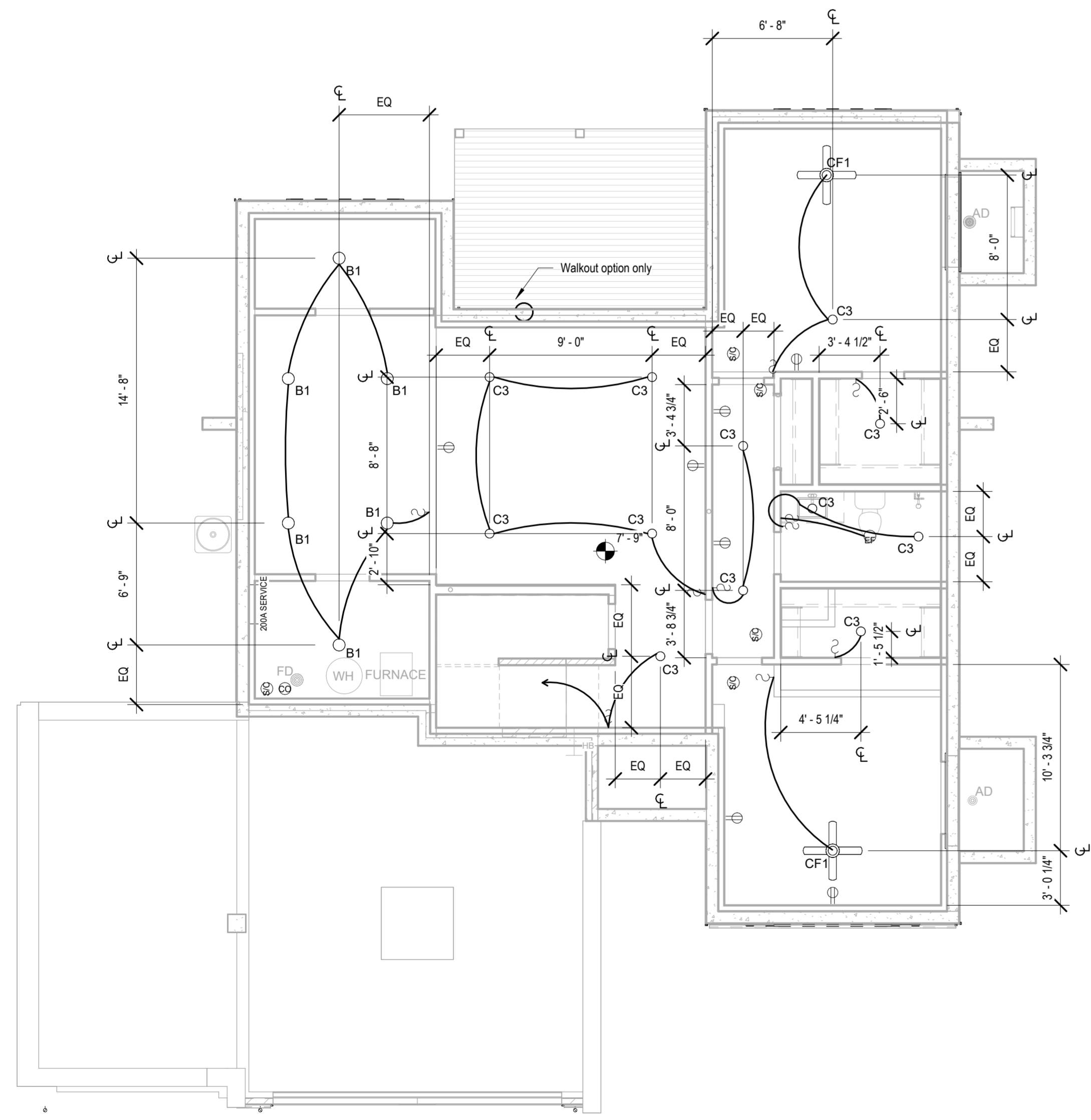


# Lot 176 - Hook Farms

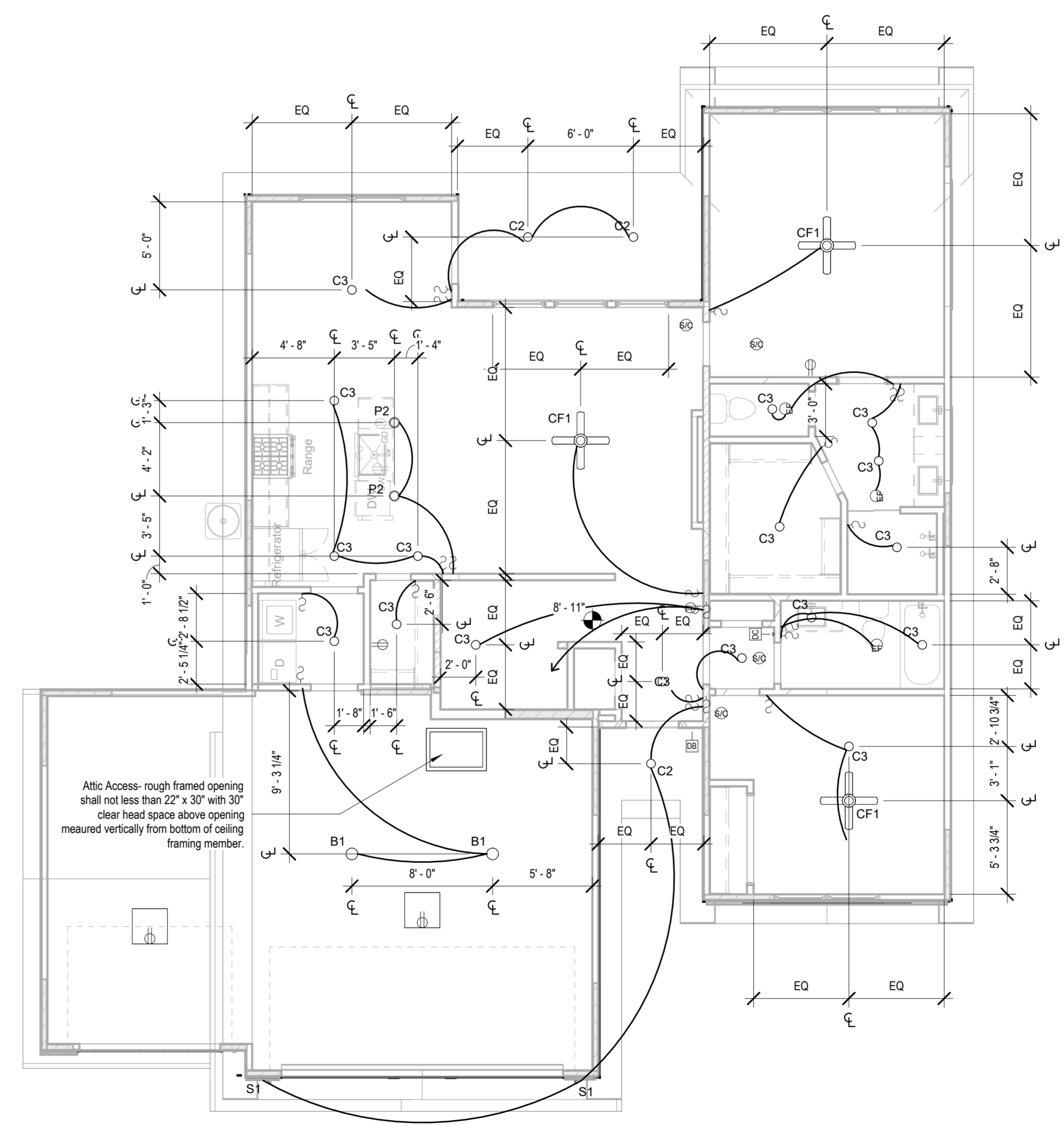
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Lees Summit MO 64082

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	

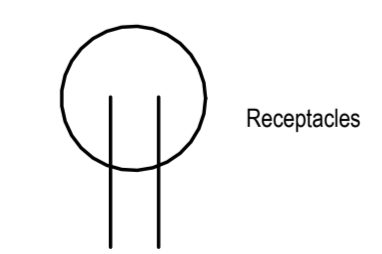
**Note:**  
1. Lighting fixtures penetrating the thermal envelope (Ex: can lights in attic) shall be IC-Rated, Leakage-Rated and sealed to the gypsum wallboard (N1103.1.1)



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



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



architect:  
**Elevate Design + Build**  
350 SW Longview Blvd  
Lees Summit, MO 64081  
816.622.8826 voice

2615 SW Barley Field Dr,  
Lees Summit MO 64082

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RCP/Electrical Plan

# A2



# Lot 176 - Hook Farms

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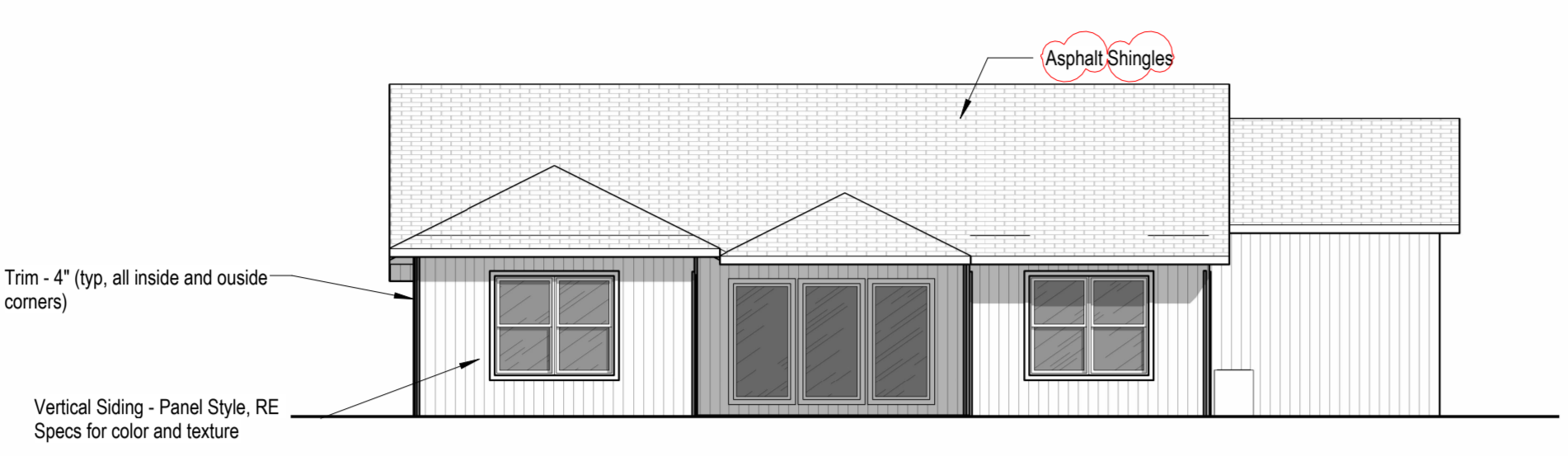
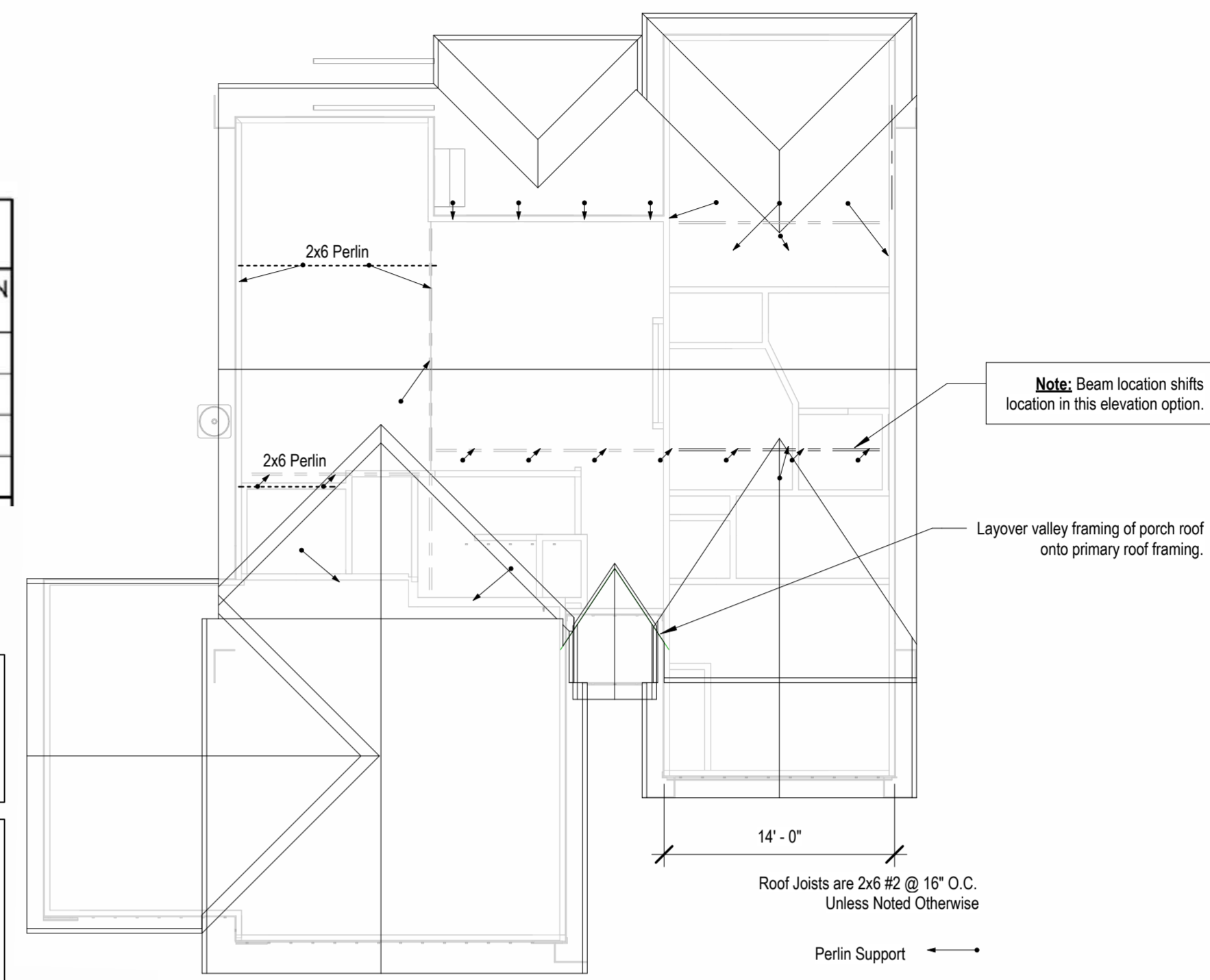
Elevations

# A3.B

Project No. Project Number

### ROOF RAFTER SCHEDULE

GRADE	MEMBER SIZE / SPACING	MAX SPAN CEILING JOISTS AT TOP PLATE	H <sub>0</sub> /H <sub>1</sub> =0.16	H <sub>0</sub> /H <sub>1</sub> =0.20	H <sub>0</sub> /H <sub>1</sub> =0.25	H <sub>0</sub> /H <sub>1</sub> =0.33
#2 DF/L	2x6 / 16"oc	14'-4"	12'-8"	11'-8"	10'-4"	9'-5"
#2 DF/L	2x6 / 16"oc	18'-2"	16'-4"	15'-1"	13'-9"	12'-2"
#2 DF/L	2x10 / 16"oc	22'-3"	20'-0"	18'-5"	16'-8"	14'-8"
#2 DF/L	2x12 / 16"oc	25'-4"	23'-2"	21'-4"	19'-7"	17'-3"



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

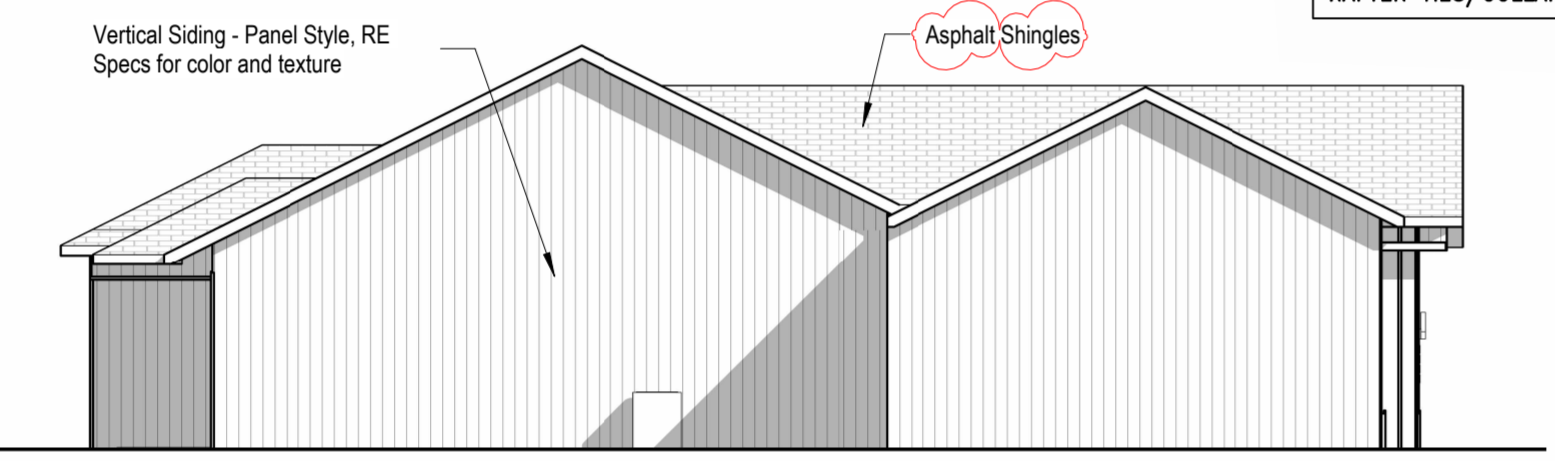
**CEILING JOISTS AND RAFTER CONNECTIONS**  
CEILING JOISTS AND RAFTERS SHALL BE TIED TO ONE ANOTHER PER TABLES R602.3(1) AND R802.5.1(9) AND THE ASSEMBLY SHALL BE NAILED TO THE TOP PLATE PER R602.3(1).  
CEILING JOIST NOT PARALLEL TO RAFTERS USE SUBFLOORING OR METAL STRAPS ATTACHED TO END OF THE RAFTERS TO PROVIDE A CONT. TIE ACROSS THE STRUCTURE.  
TIE DOWN REQUIREMENTS (R802.11)  
FOR RAFTER SPANS OVER 20'-0" INTERPOLATING TABLE 802.11 PROVIDE RATER TIE-DOWNS CAPABLE OF RESISTING OVER 226 POUNDS AT EACH RAFTER.

**RAFTER/CEILING JOIST HEEL CONNECTIONS**  
PROVIDE (5) 16D NAILS AT EACH HEEL JOINT (RAFTER-JOIST, RAFTER-TIE) CONNECTION. ALSO DENOTED IN DETAIL FOR TYP. ROOF/RAFTER FRAMING. THIS MEETS/EXCEEDS TABLE 802.5.1(9) FOR ROOF SPANS UP TO 28'-0" MAX. 9/12 PITCH AND RAFTERS 16" O.C.

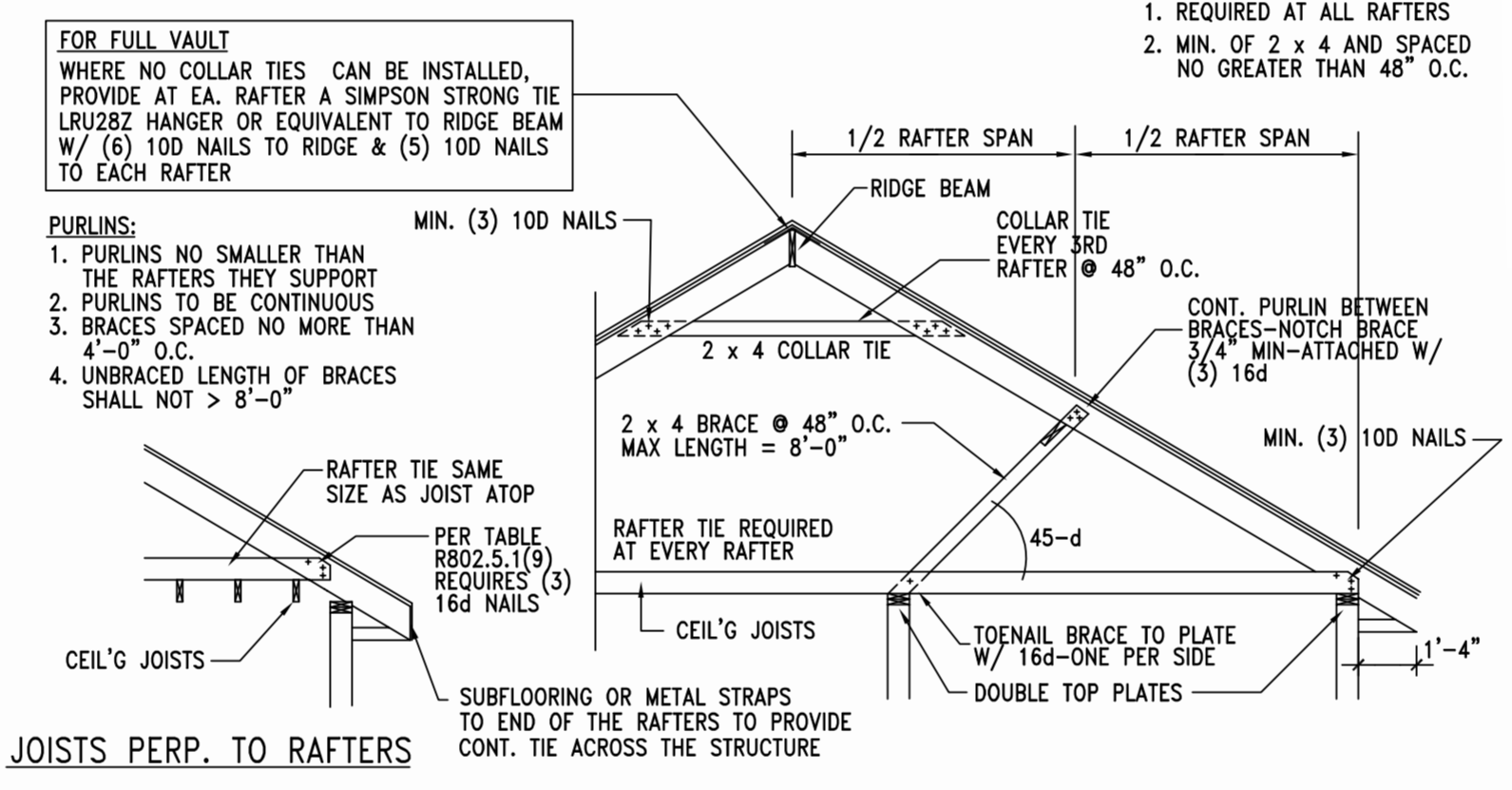
**ROOF FRAMING CONNECTION TO BEAMS**  
WHERE LVL IS BE INSTALLED IN PLANE, PROVIDE SIMPSON STRONG TIE LRU282 RAFTER HANGERS EA. RAFTER TO LVL. EACH END OF LVL TO BE SECURED TO SUPPORTING CONSTRUCTION WITH SST LSTA15 OR EQUIVALENT STRAP W/ 1100 LBS. CAPACITY. STRAPPING SHALL BE REQUIRED AT ALL NON-CONT. MEMBERS BETWEEN BEAM & TOP OF FLOOR.

**RAFTER TIES:**  
1. REQUIRED AT ALL RAFTERS  
2. MIN. OF 2 x 4 AND SPACED NO GREATER THAN 48" O.C.

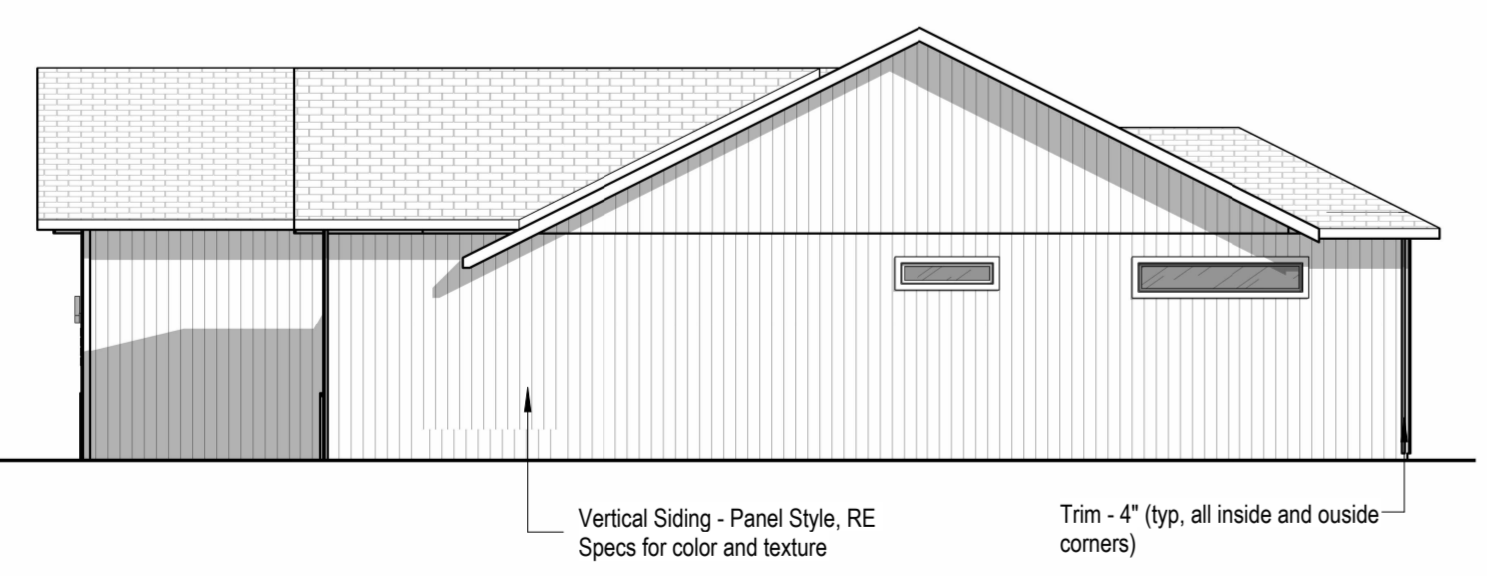
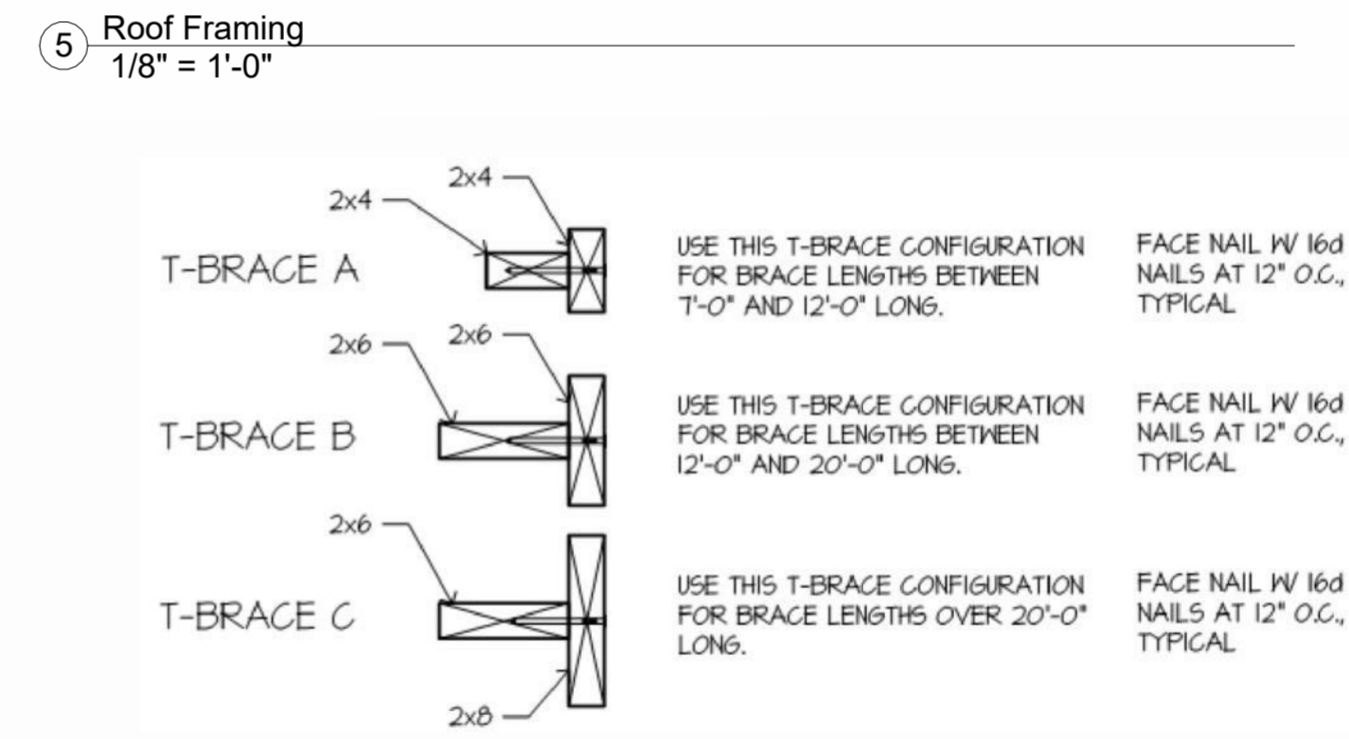
ALL RIDGE BEAMS TO BE 2 x 12 OR 2 x 10  
RAFTER TIES/COLLARS REQUIRED AT ALL LOCATIONS



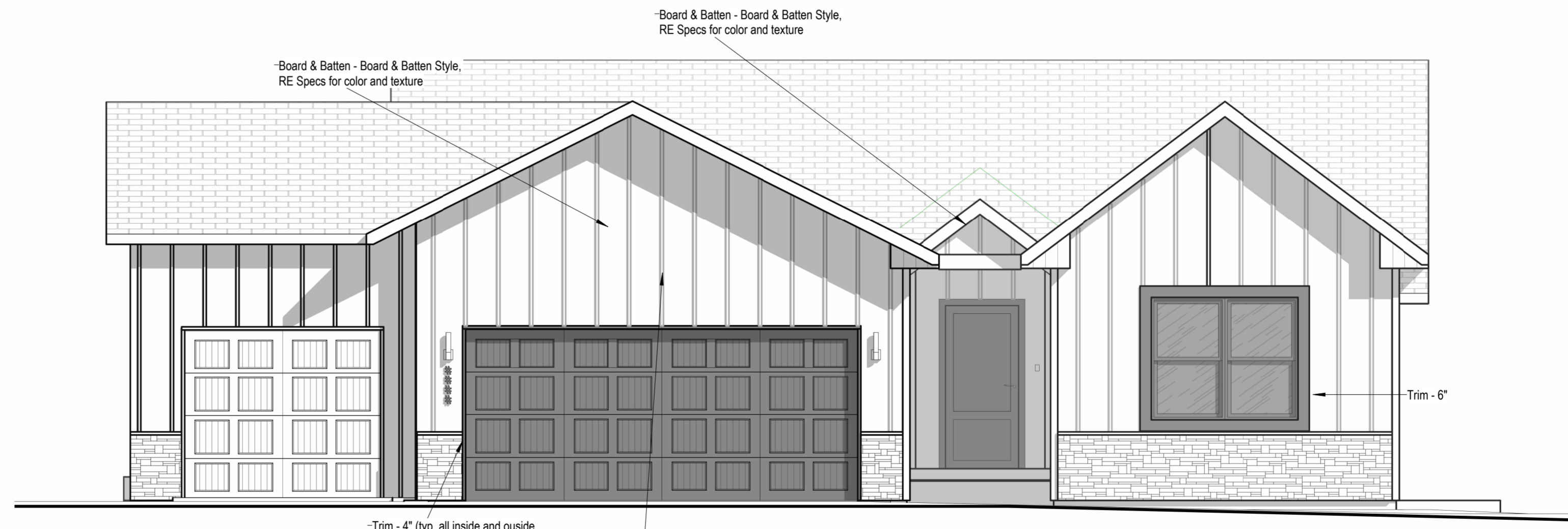
3 Right Elevation  
1/8" = 1'-0"



B TYP. ROOF/RAFTER FRAMING  
N.T.S.



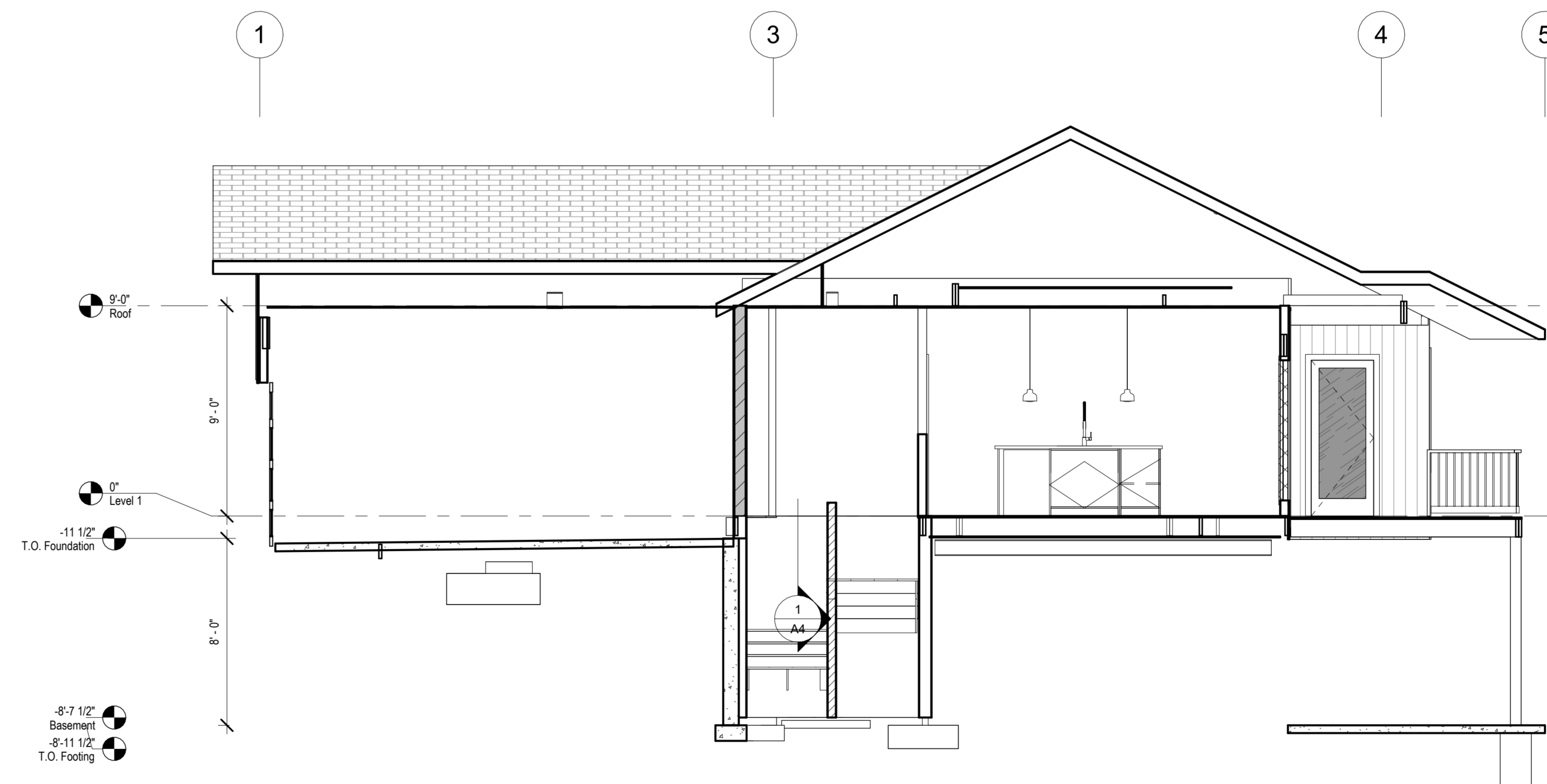
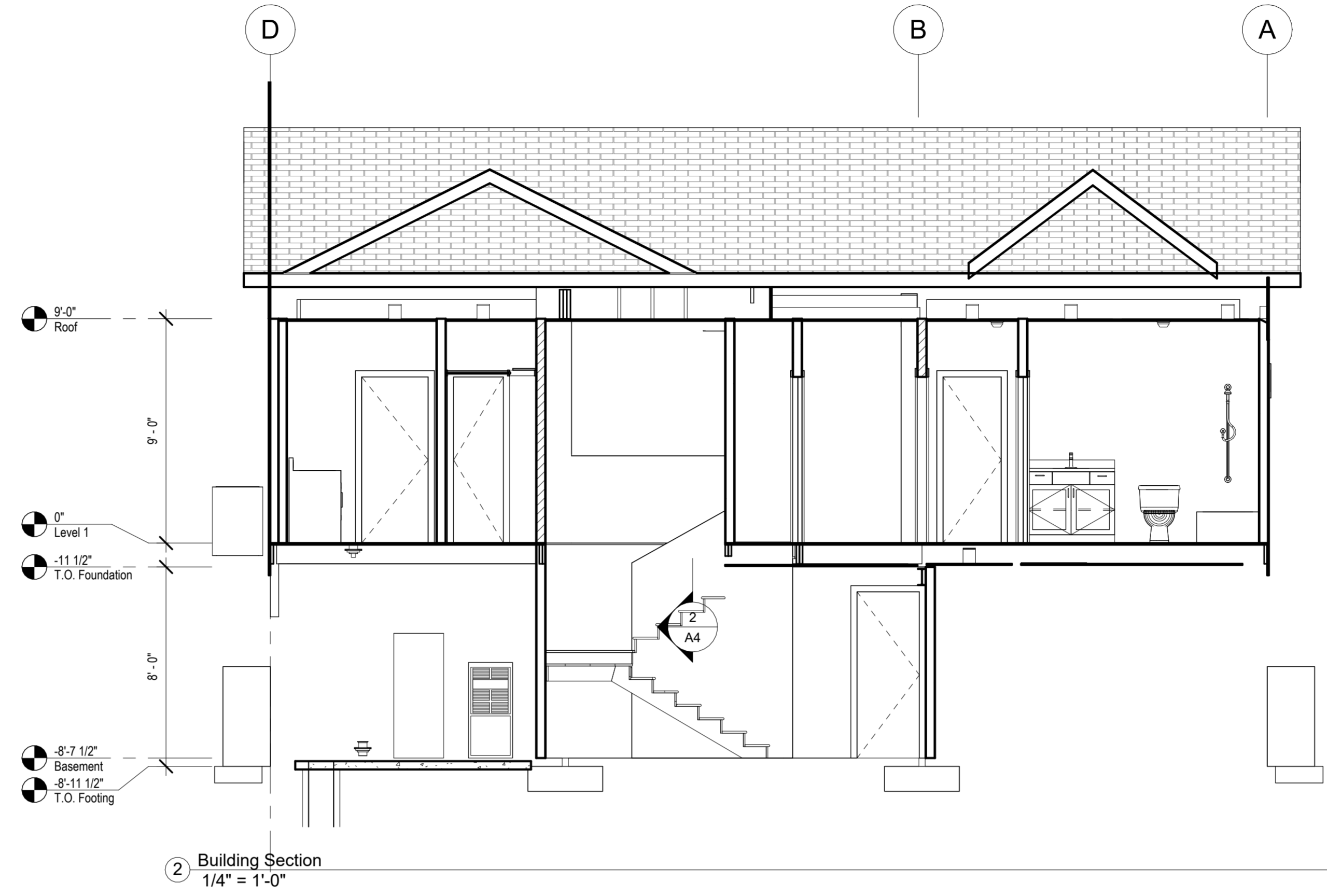
2 Left Elevation  
1/8" = 1'-0"



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



**Lot 176 - Hook Farms**  
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architect:  
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Number	DESCRIPTION	DATE

Building Sections

**A4.B**

Project No. Project Number



# Lot 176 - Hook Farms

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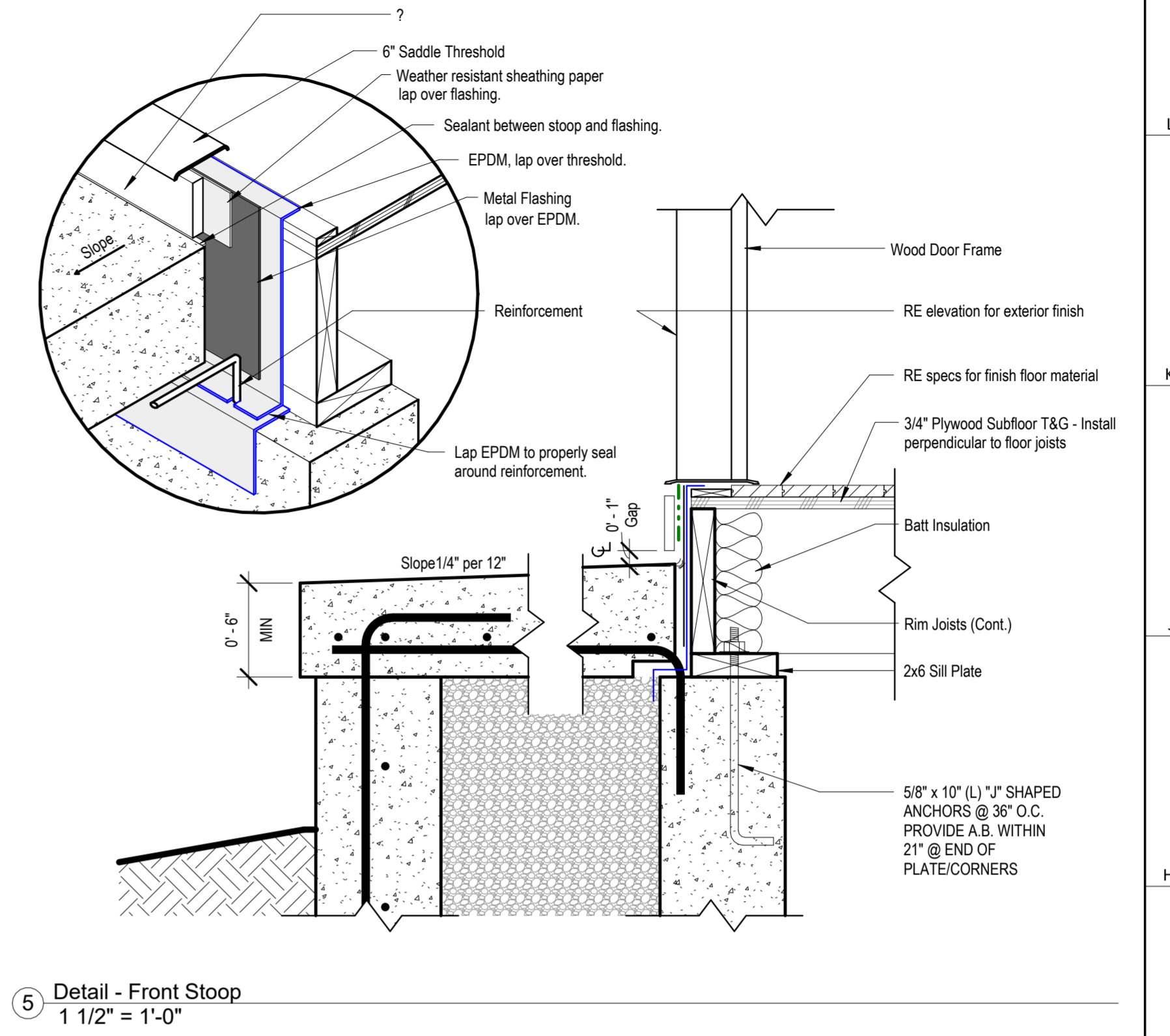
REVISIONS

Number	DESCRIPTION	DATE

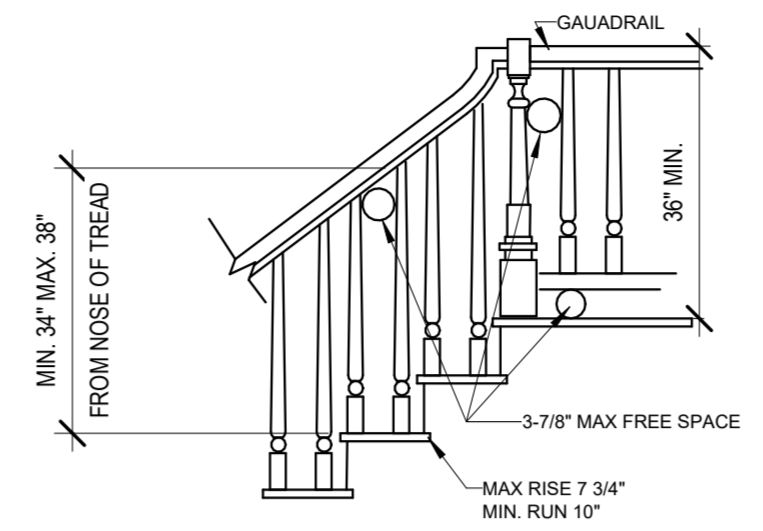
Details

## A5

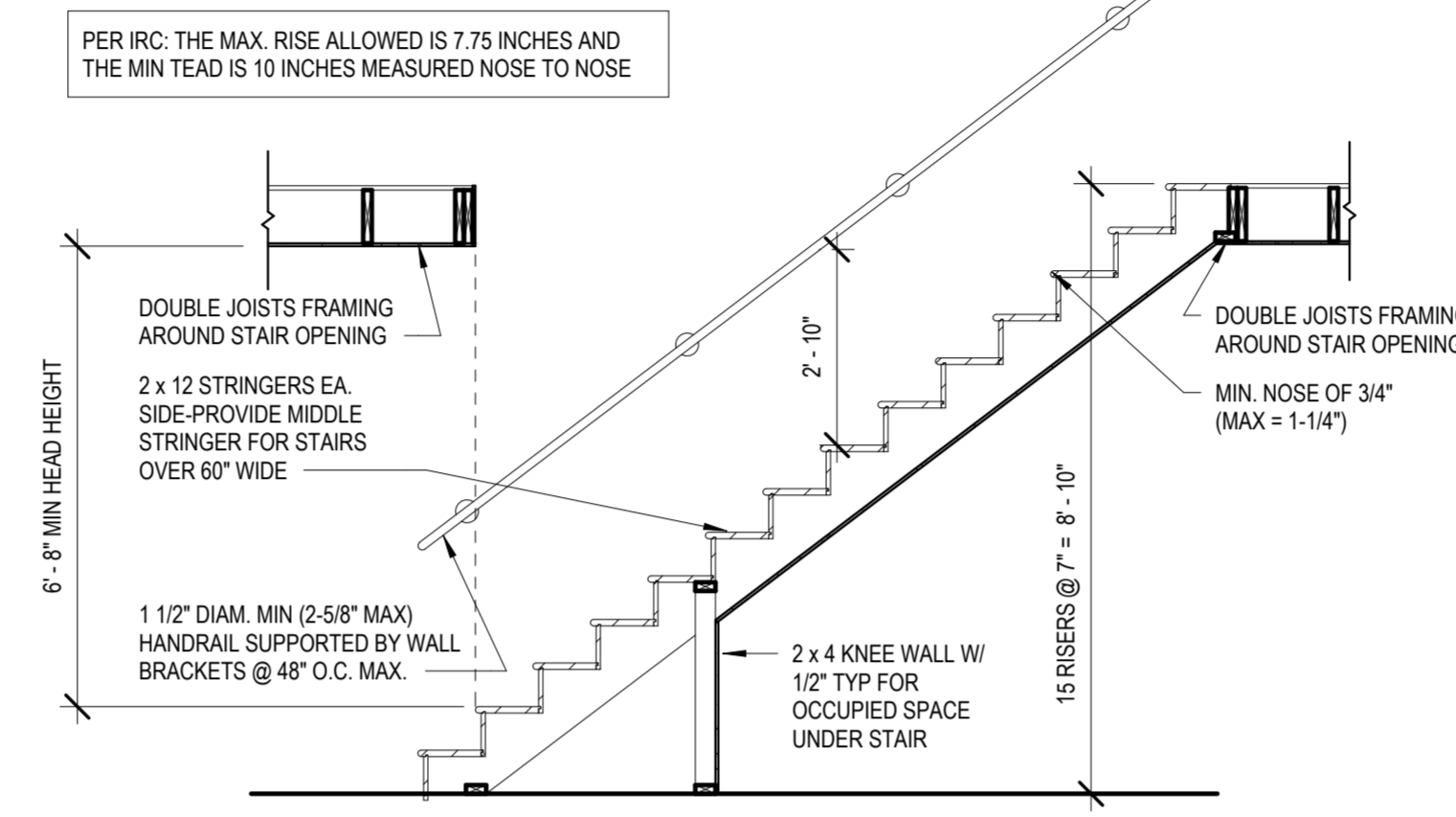
Project No. Project Number



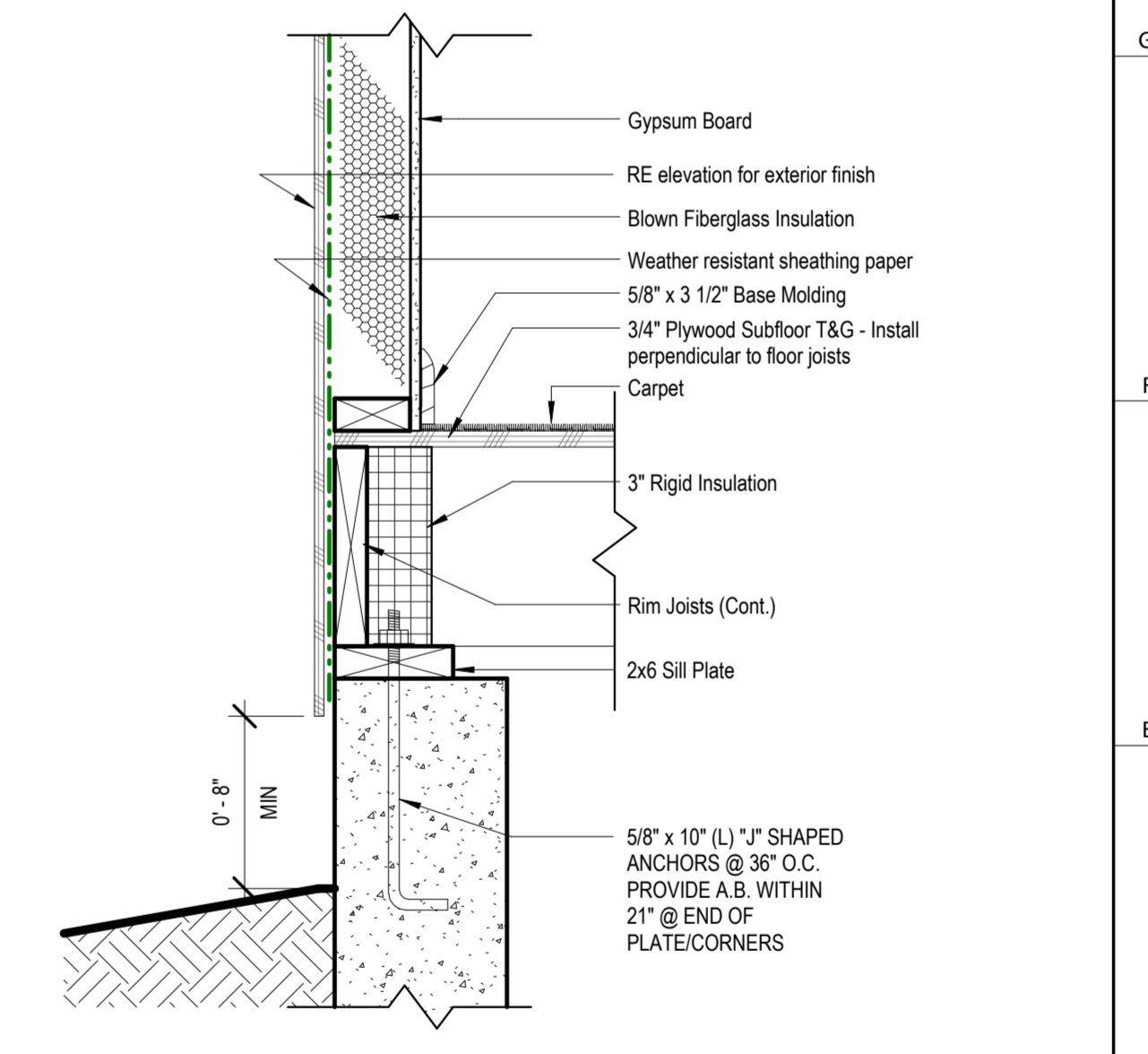
5 Detail - Front Stoop  
1 1/2" = 1'-0"



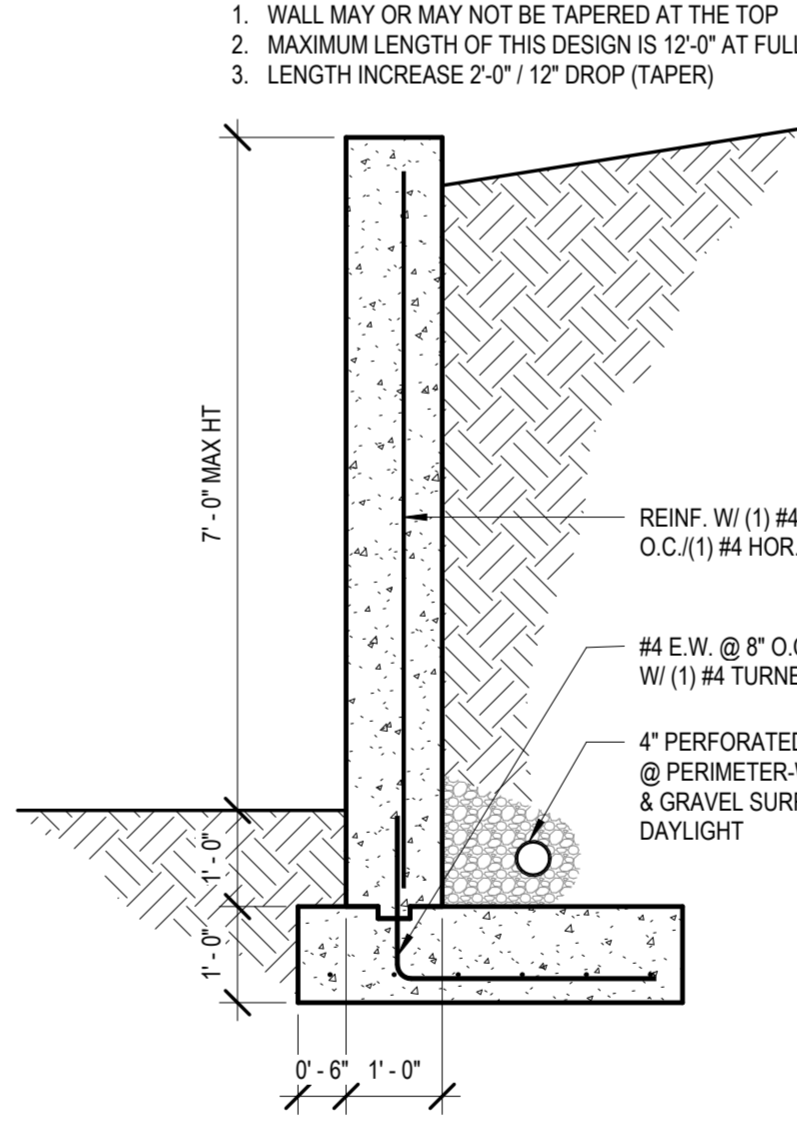
2 SMARTSIDE PANEL NAILING PATTERN 1  
3" = 1'-0"



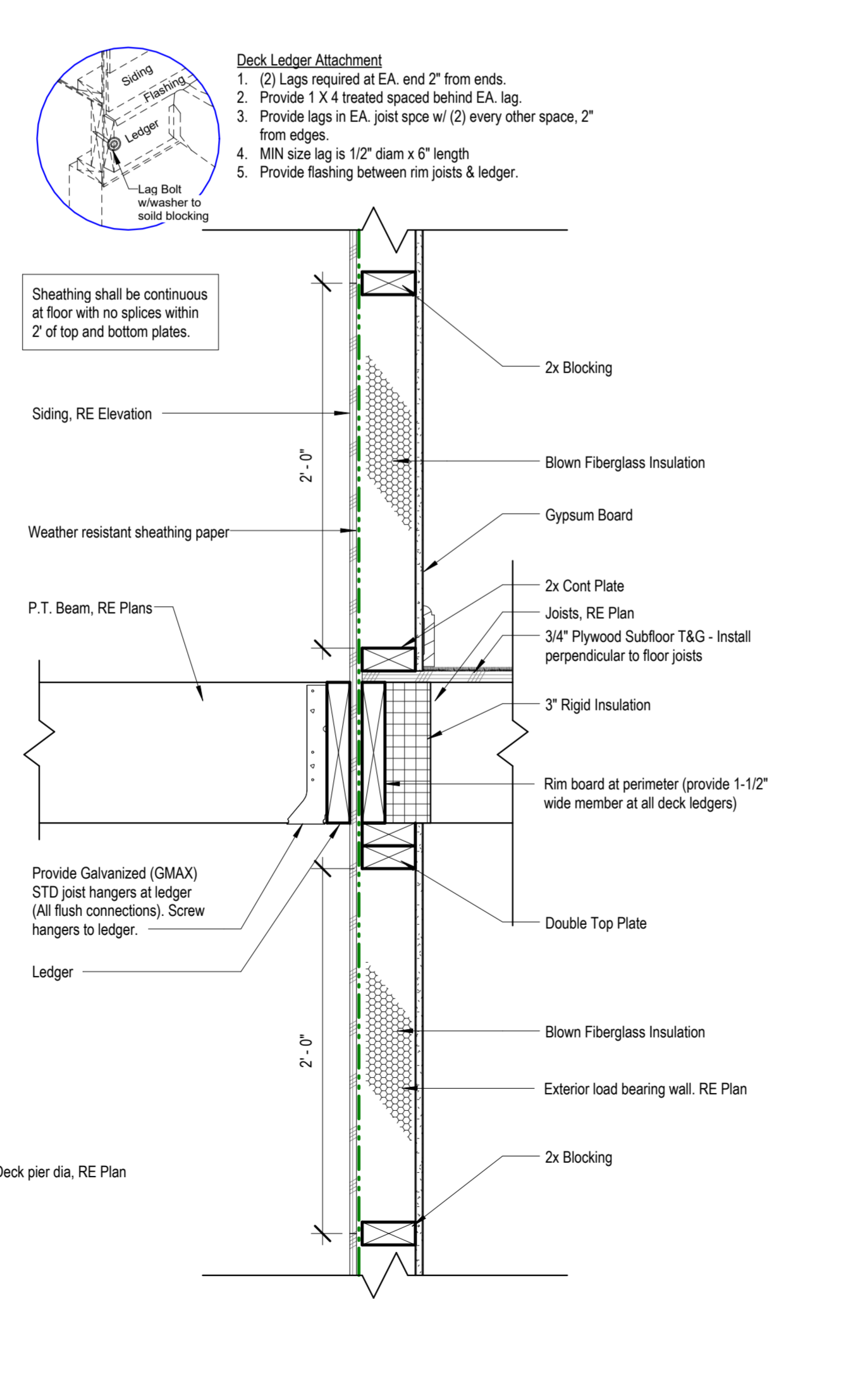
6 TYP STAIR SECTION/REQUIREMENTS 1  
3/8" = 1'-0"



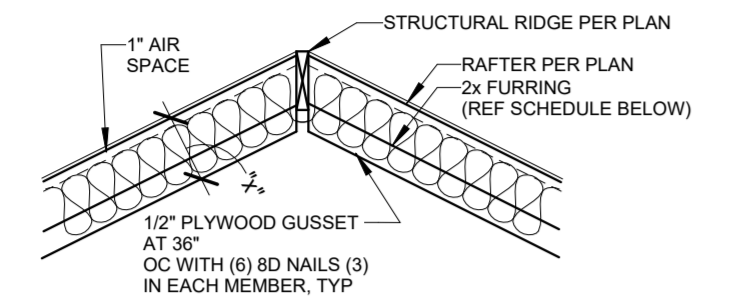
3 Detail - Top of Foundation Wall 1  
1 1/2" = 1'-0"



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

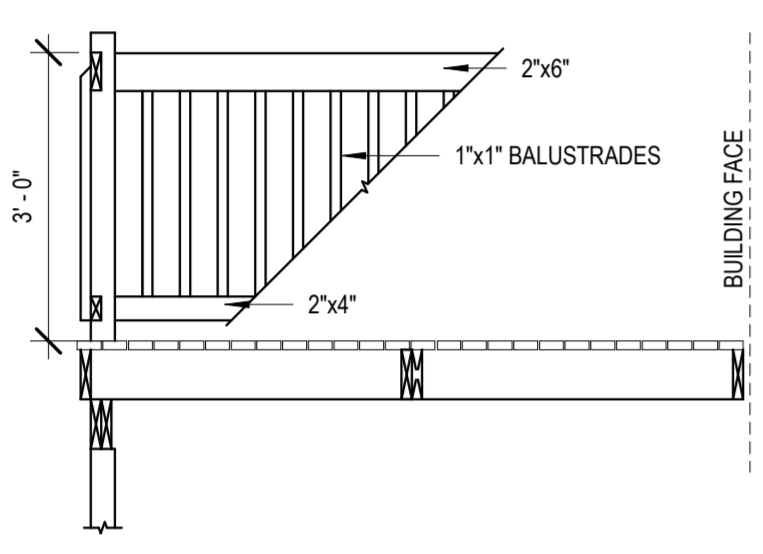


10 Lateral Deck Connection  
1 1/2" = 1'-0"

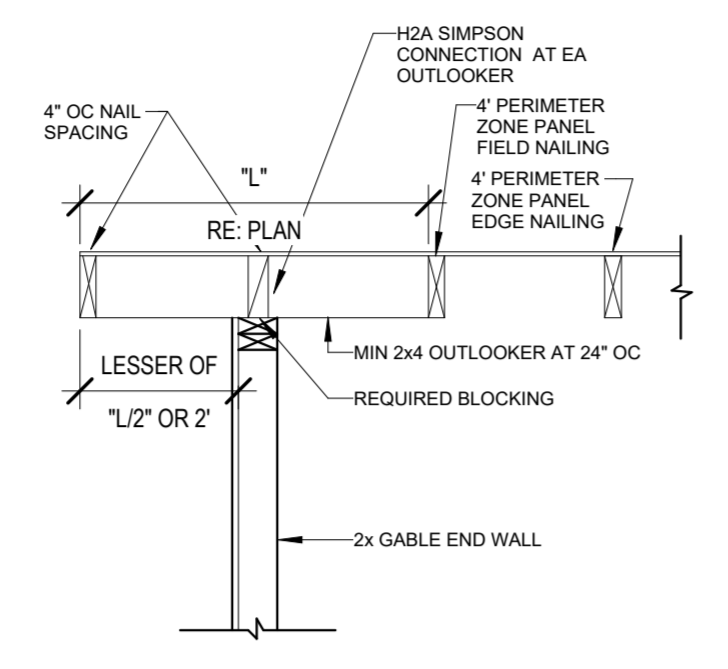


FURR OUT SCHEDULE		
RAFTER SIZE	R-30C INSULATION (x" = 9 1/4")	R-38C INSULATION (x" = 11 1/4")
2x6	2x8	2x8
2x8	2x8	2x8
2x10	NOT REQUIRED	2x4
2x12	NOT REQUIRED	NOT REQUIRED

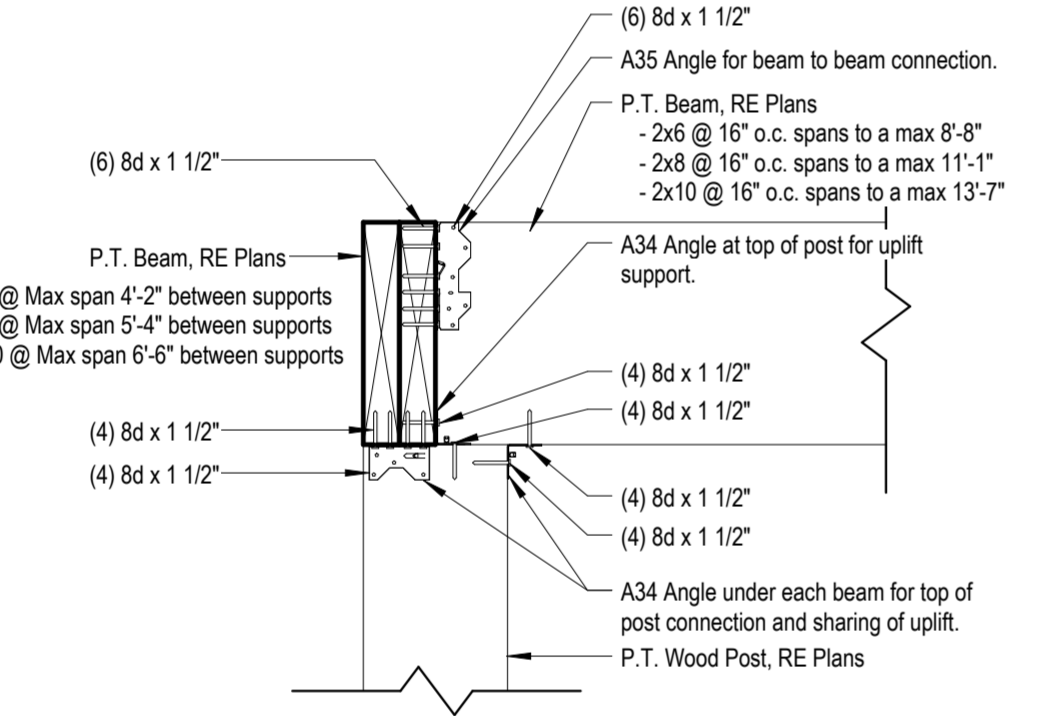
12 Rafter Furr Down Requirements  
1" = 1'-0"



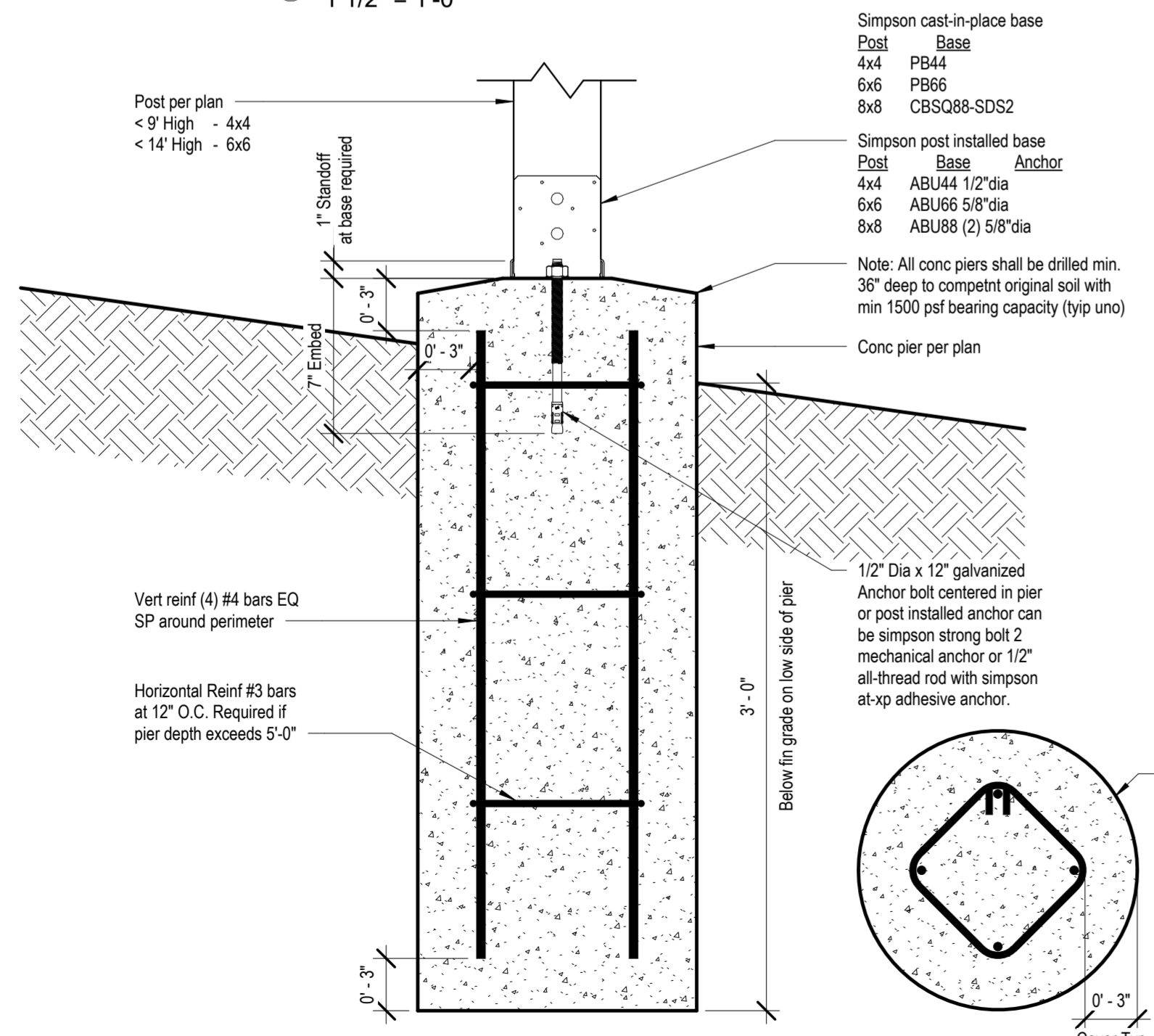
11 Deck Railing  
1/2" = 1'-0"



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

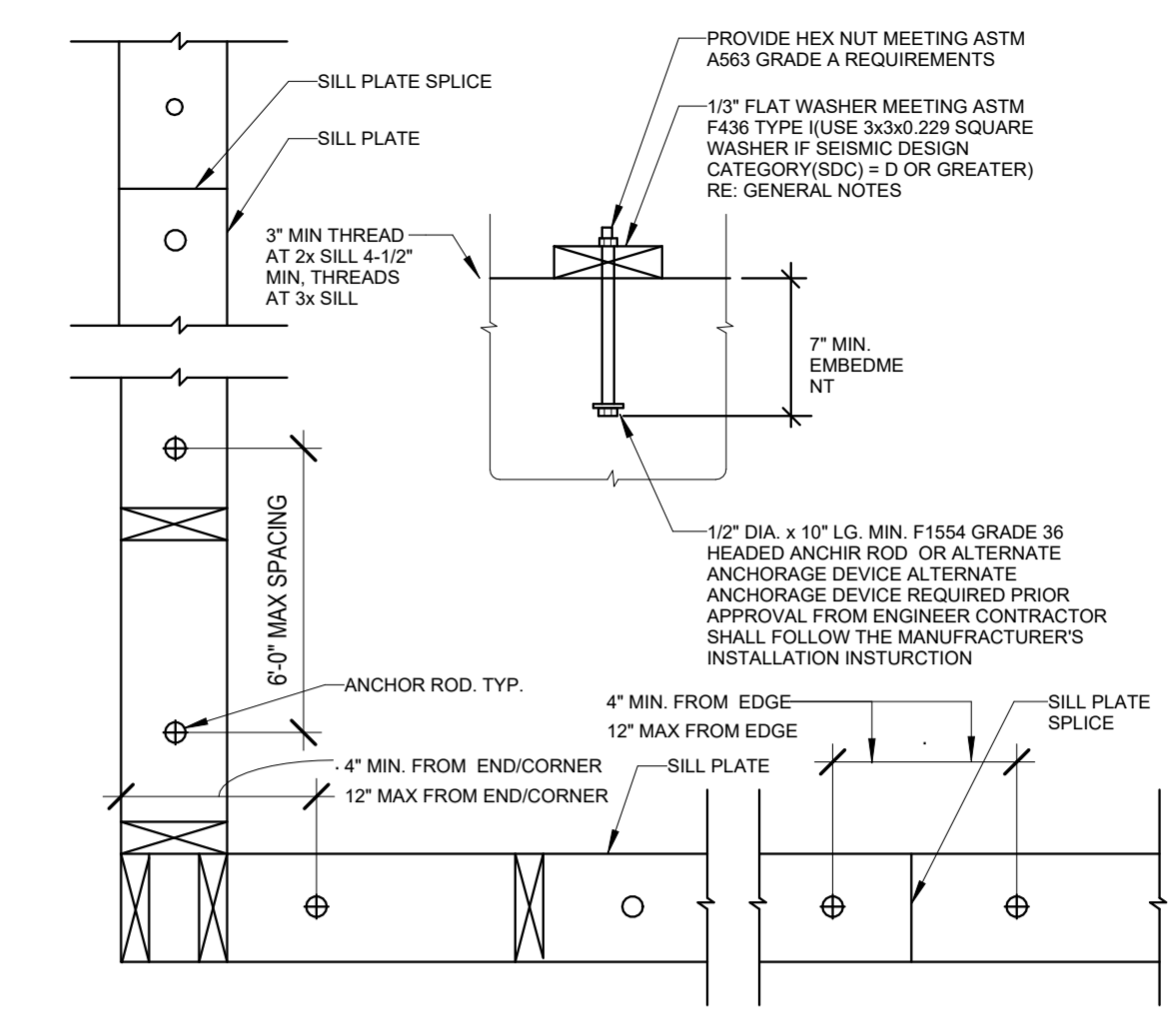


8 Post to Beam Connection  
1 1/2" = 1'-0"

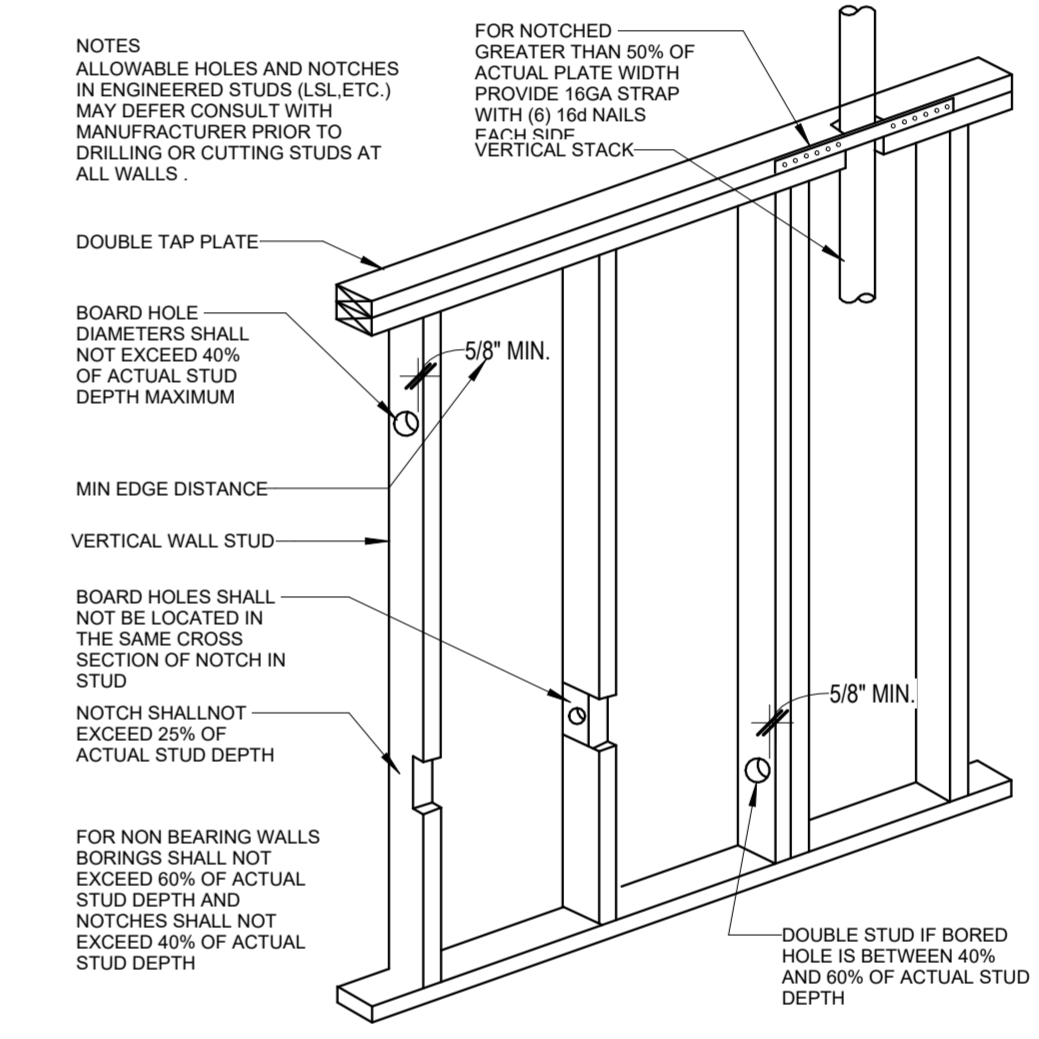


9 Typ Details for Post/Pier  
1 1/2" = 1'-0"

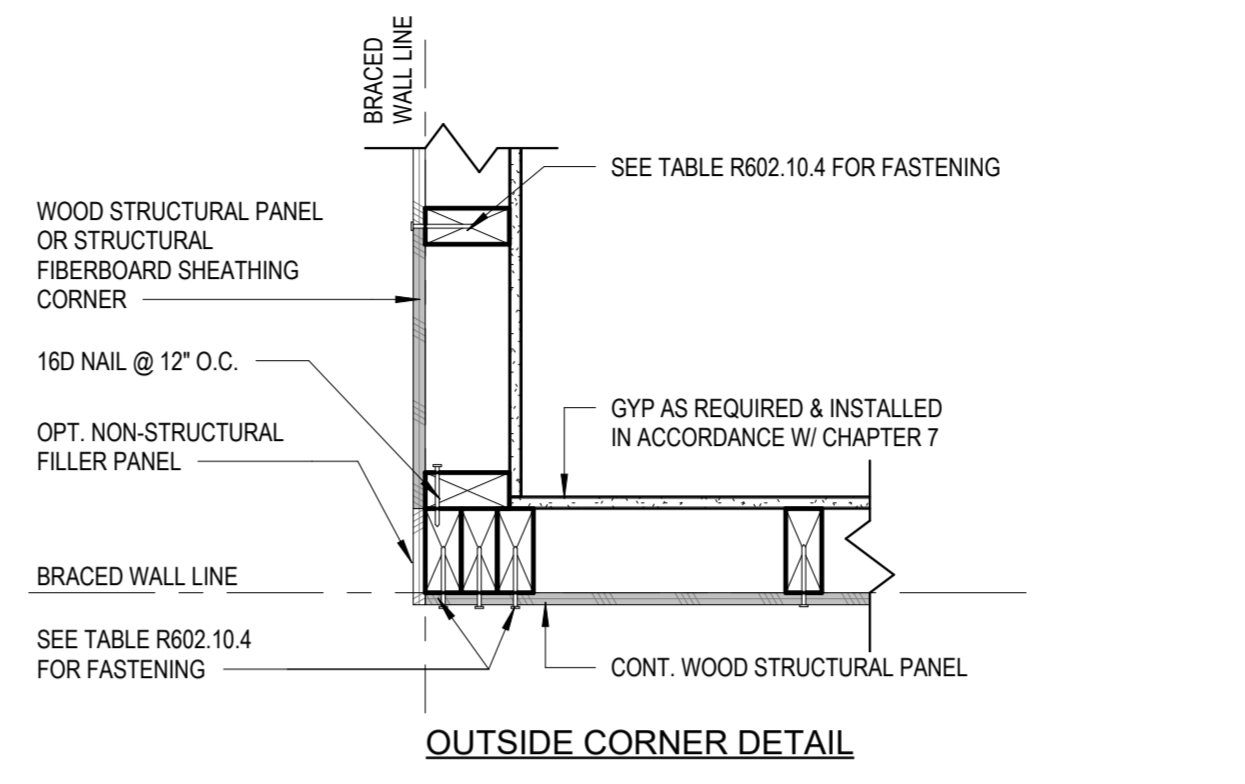




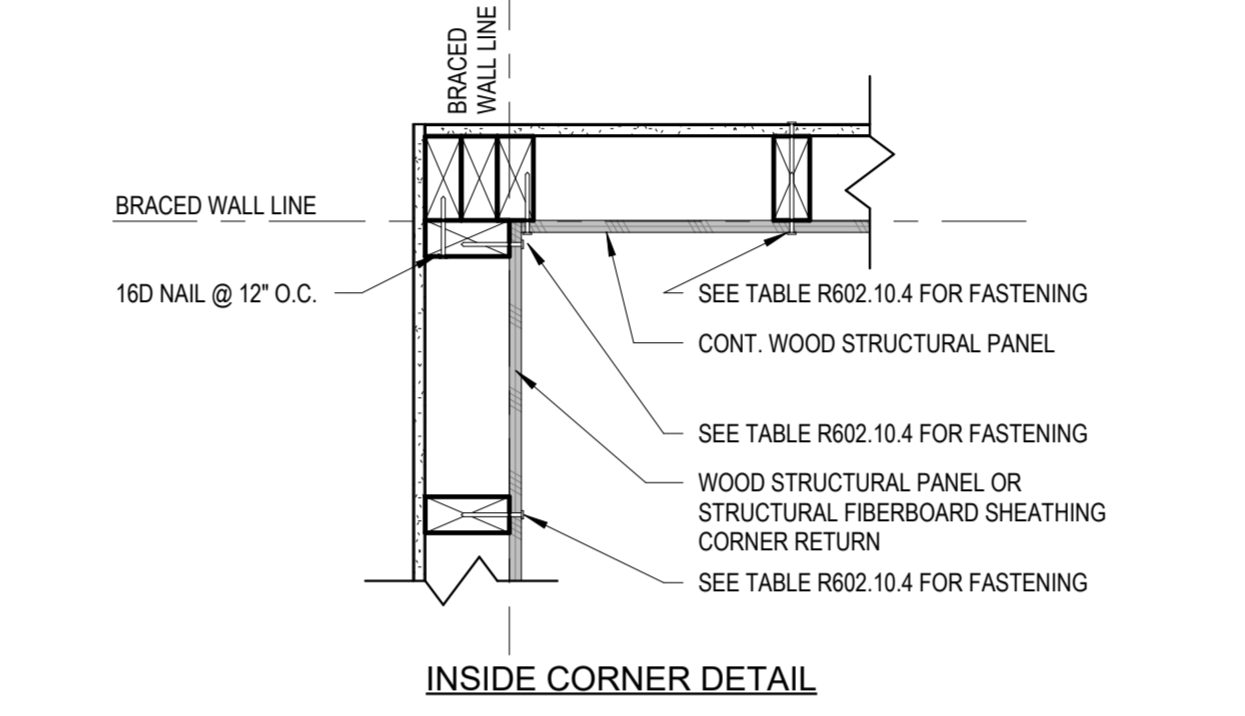
② Sill Plate Layout/Details  
1" = 1'-0"



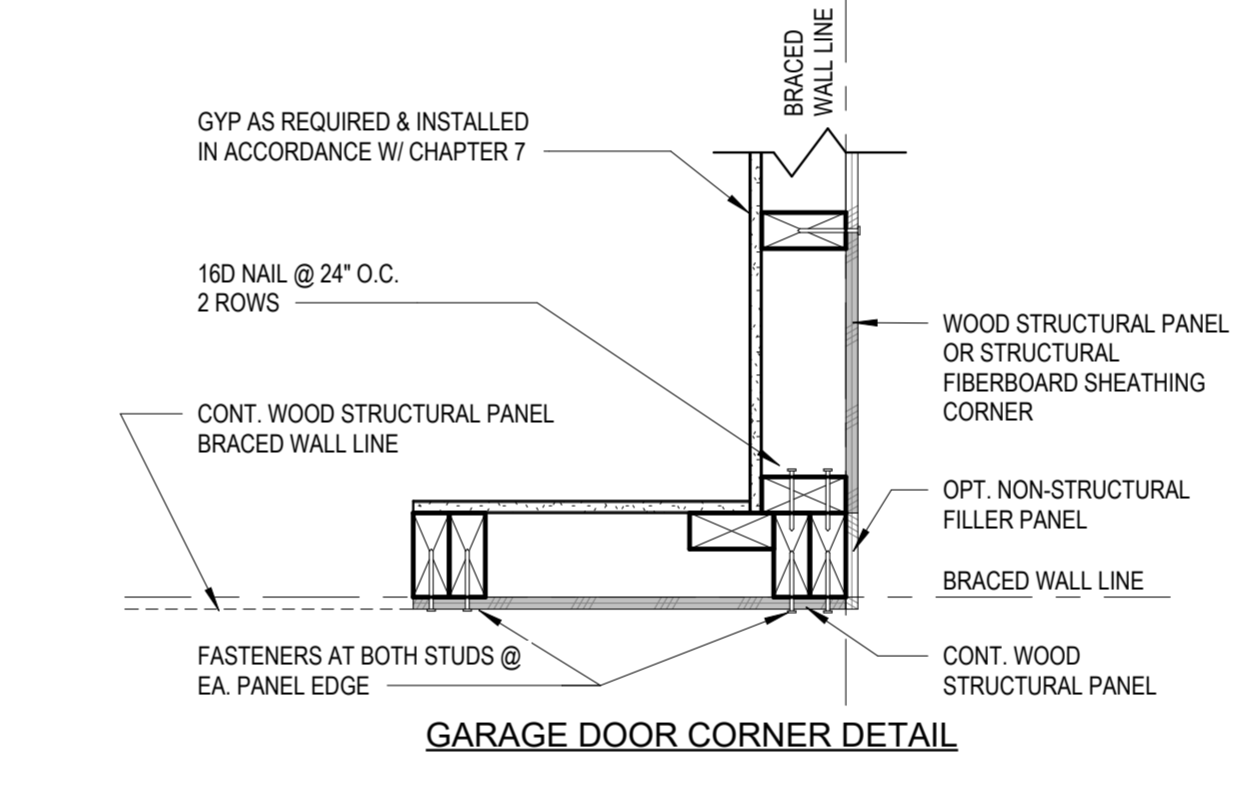
③ Notching Requirements  
1" = 1'-0"



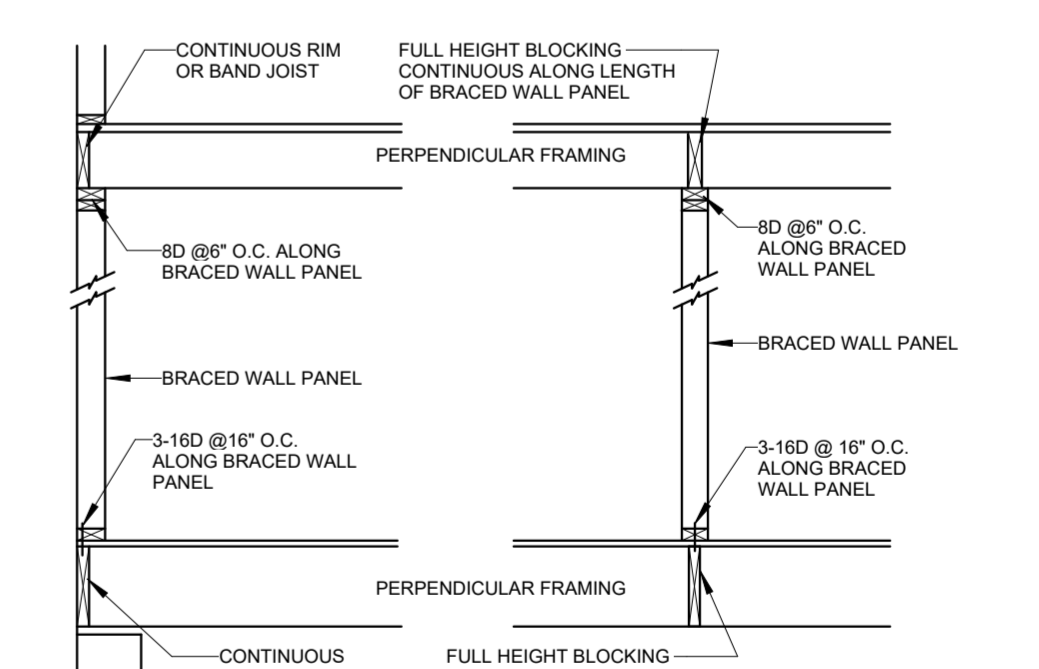
⑧ CS-WSP Corner Framing Details  
1 1/2" = 1'-0"



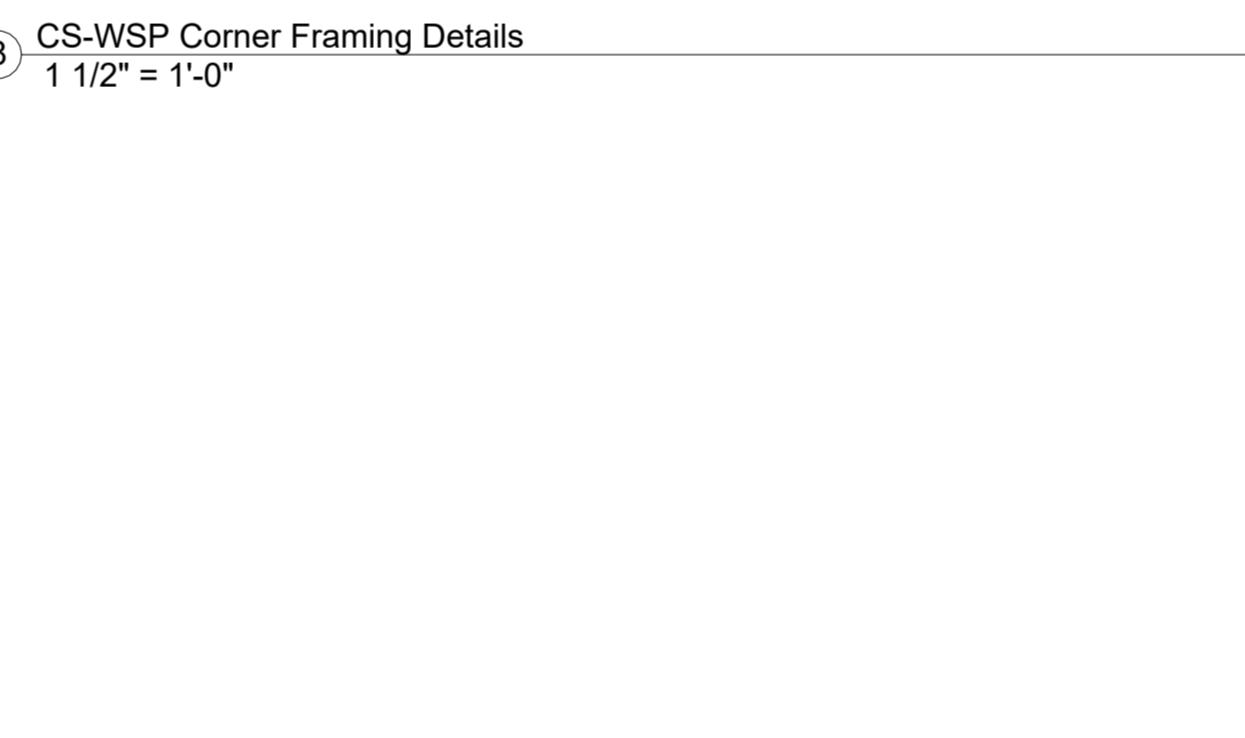
⑧ CS-WSP Corner Framing Details  
1 1/2" = 1'-0"



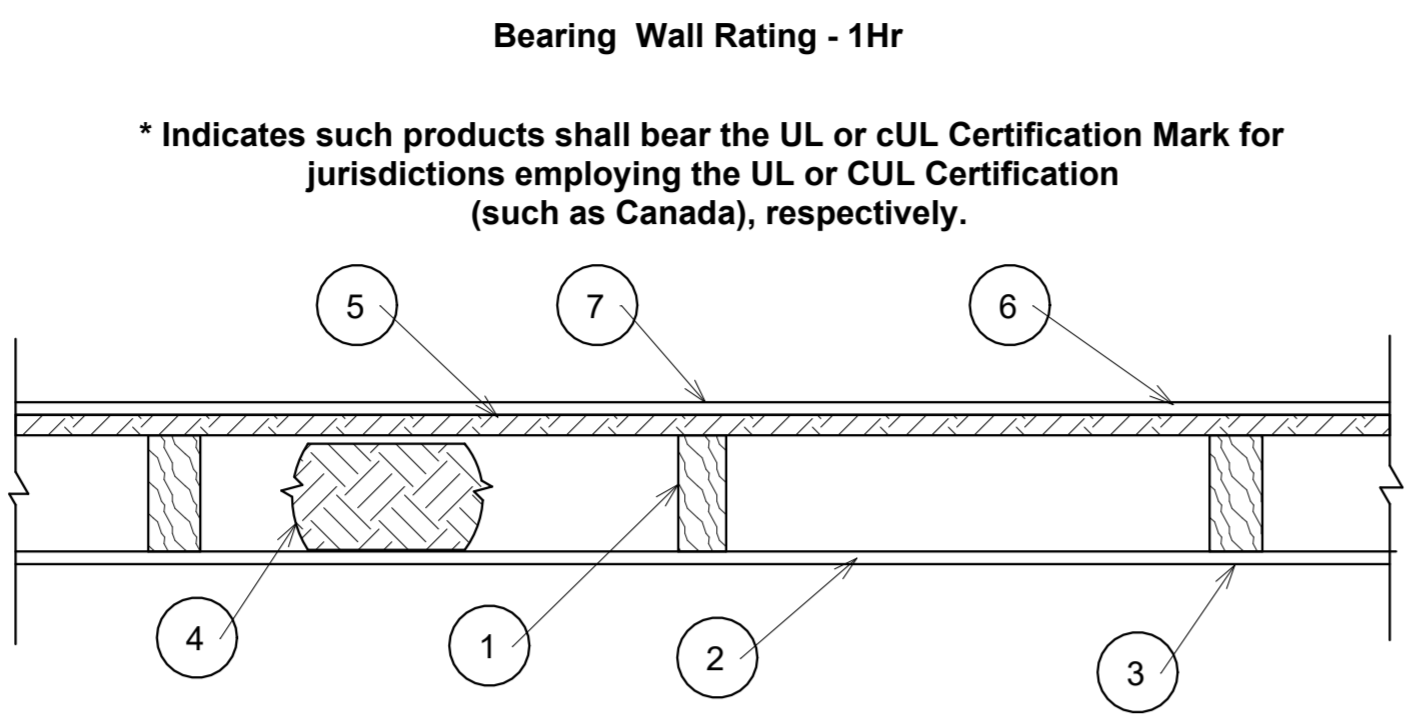
⑧ CS-WSP Corner Framing Details  
1 1/2" = 1'-0"



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



⑥ Method CS-WSP  
1/2" = 1'-0"



⑤ Method - GB  
1/2" = 1'-0"

- 1. Wood Studs** - Nom 2 by 4 in spaced 16 in. OC, effectively cross-braced.
- 2. Gypsum Board** - 5/8 in. thick, with square or tapered edges, applied vertically or horizontally with vertical joints centered over studs. Horizontal joints use framing. Fastened to studs and plates with 1-7/8 in. long 6d cement coated nails spaced 7 in OC or with 1-7/8 in. long Type 5 screws spaced 8 in OC, or 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a max 8 in OC, with last screw 1 in. from edge of board. 54 in. widths applied horizontally
- 3. Joints** - When tapered edge gypsum board is used, joints covered with joint compound and paper tape. As an alternate, gypsum veneer plaster may be applied to the entire surface of Classified veneer baseboard with joints reinforced with paper tape. When square-edge gypsum board is used, treatment of joints is optional
- 4. Batts and Blankets** - Min 3 in. thick mineral wool batts, friction fit between studs. THERMAFIBER INC-Type SAFB, SAFB FF
- 5. Sheathing** - Min 15/32 in, thick, 4 ft wide, wood structural panels, min grade "sheathing" applied vertically, with vertical joints centered over studs. Attached to studs with 10d galy nails 6 in. OC at the perimeter and 12 in. OC in the field. Sheathing fully covered with a weather resistive barrier
- 6. Cementitious Backer Units** - 1/2 or 5/8 in, thick, installed vertically or horizontally over the sheathing with vertical joints centered over studs. All joints offset min 12 in from underlying sheathing joints. Fastened to studs and plates with corrosion resistant 2-1/4 in. long chamfered, ribbed wafer head screws with a minimum head diameter of 400 inches or 2-1/4 in hot-dipped galvanized roofing nails spaced 8 in. OC.
- 7. Joints** - Cement board joints need not be treated.
- 8. Vapor Retarder, Water Barrier or Weather Resistive Barrier** - (Optional, not shown) -As required

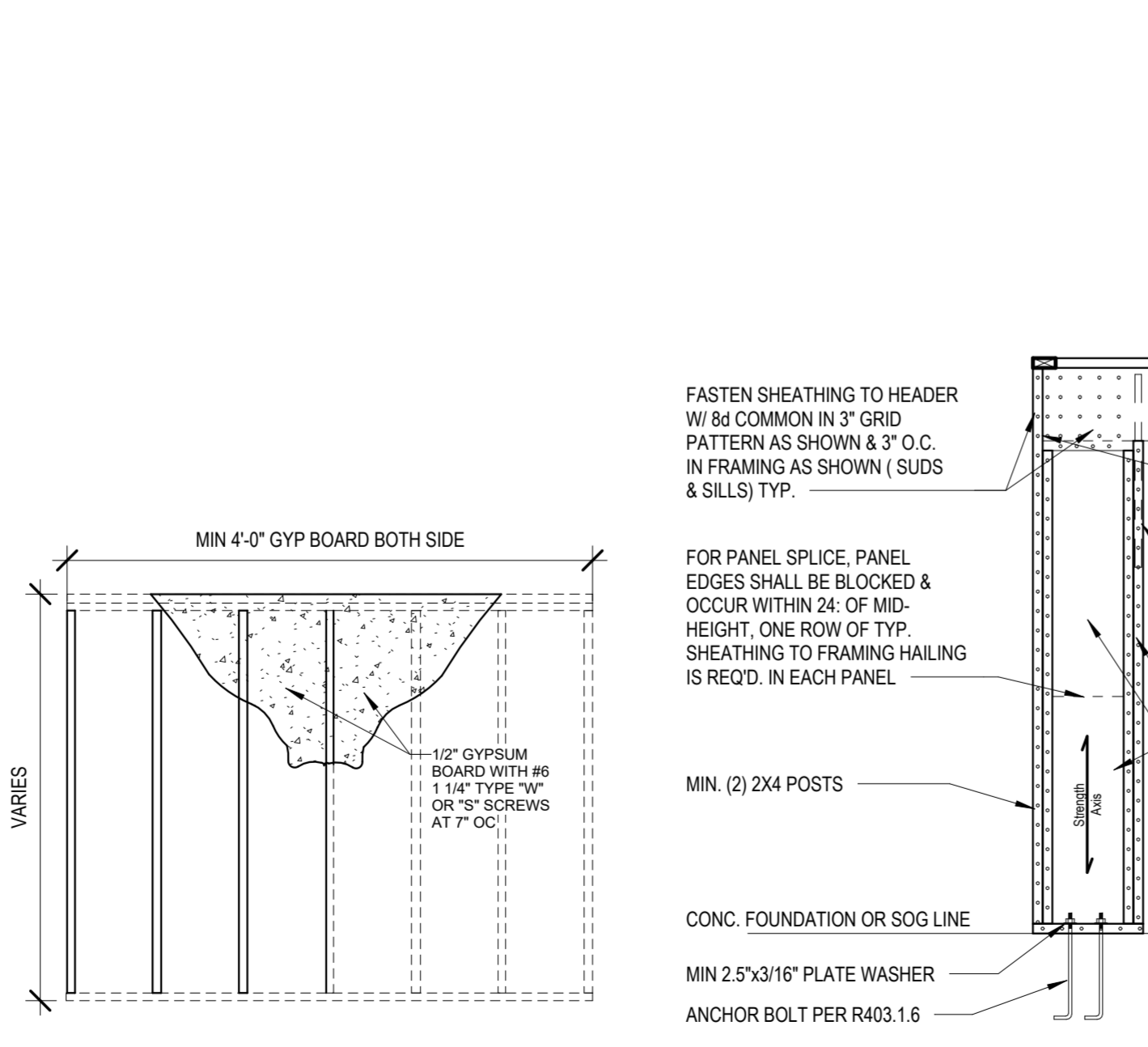
**UNITED STATES GYPSUM CO**-Types AR, FRX-G, IP-ARIP-X1, IP-X2, IPC-AR, SCX, ULIX, ULK WRC or WR

**UNITED STATES GYPSUM CO**-Type DCB.

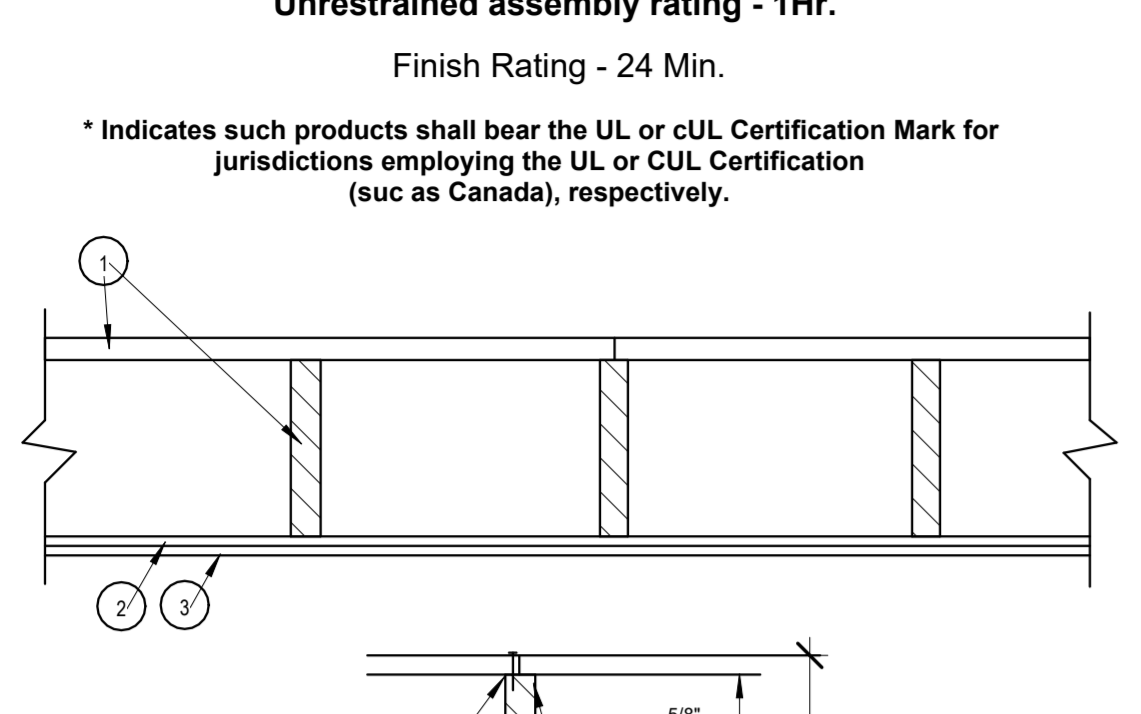
\* Indicates such products shall bear the UL or CUL Certification Mark for jurisdictions employing the UL or CUL Certification (such as Canada), respectively.

⑤ Method - GB  
1/2" = 1'-0"

⑦ PORTAL FRAME METHOD CS-PF  
1/2" = 1'-0"



⑦ PORTAL FRAME METHOD CS-PF  
1/2" = 1'-0"



⑥ Method CS-WSP  
1/2" = 1'-0"

- 1. Floor Panels / Finished Floor** - Composed of plywood floor glued to wood stringers. Floor measures 48 in. wide by 5/8 in. thick of structural interior with exterior glue. C-D Grade Douglas fir plywood. Stringers located 12 in. OC of 1200-psi graded lumber measuring 111/16 by 5-1/4 in. or greater. Firestop's provided between stringers at panel ends from same lumber as stringers. Plywood, stringers, and firestop's laminated with casein glue. Joints in plywood may be either scarfed or butted. Adjacent panels joined with 8d common nails 6 in. OC.
- 2. Sound-Deadening Board** - Nom 4 by 8 ft by 1/2 in. thick plain wood fiber board weighing 15 to 18 lb per cu ft. Installed with long dimension parallel with stringers and attached to each stringer with 5d cement coated cooler nails, 1-5/8 in. long, .086 in. shank diameter with 1/4 in. diameter flat head spaced nails 12 in. OC. Nails spaced 1/2 in. from side and end joints.
- 3. Gypsum Board** - Nom 1/2 in. thick, installed with long dimension perpendicular to stringers and secured to each stringer with 8d cement coated cooler nails, 2-3/8 in. long, 0.113 in. shank diameter with 9/32 in. diameter flat head spaced 6 in. OC at end joints and 8 in. OC elsewhere. Nails spaced 3/4 and 1/2 in. from side and end joints respectively. Joints in gypsum board shall be staggered with joints in sound-deadening board.
- 4. Finishing System** - (Not Shown) - Vinyl, dry or premixed joint compound, applied in two coats to joints and screw-heads. Nom 2 in wide paper tape embedded in first layer of compound over all joints. As an alternate, nom 3/32 in, thick veneer plaster may be applied to the entire surface of gypsum board.

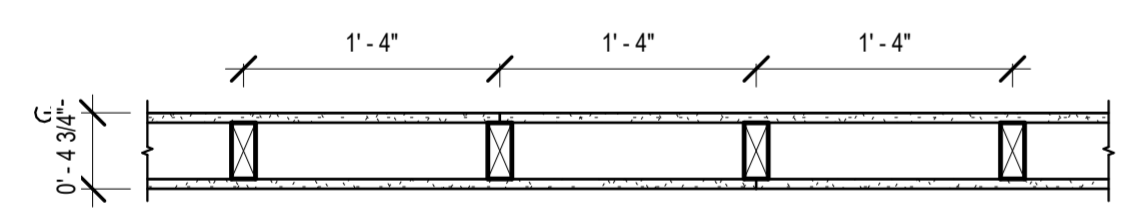
**MAXXON CORP** - Types Maxxon Standard and Maxxon High Strength

**AMERICAN GYPSUM CO** - Type AG-C

\* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or CUL Certification (such as Canada), respectively.

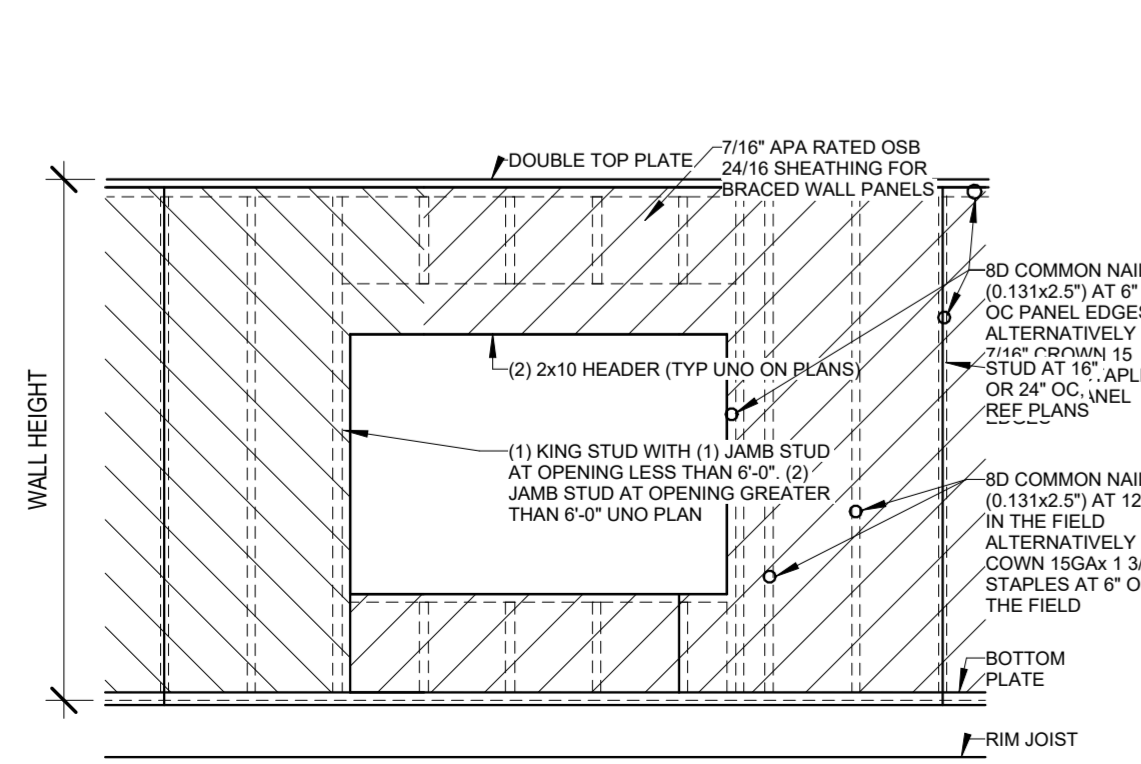
⑥ Method CS-WSP  
1/2" = 1'-0"

**UL DESIGN NO. U305**  
FIRE RATING: 1 HOUR  
SYSTEM THICKNESS: 4 3/4"



- ASSEMBLY OPTIONS:**
- GYPSUM BOARD:** ONE LAYER 5/8" THICK GYPSUM BOARD (UL TYPE ULIX™)
- WOOD STUDS:** 2X4 WOOD STUDS, 16" O.C.
- GYPSUM BOARD:** ONE LAYER 5/8" THICK GYPSUM BOARD (UL TYPE ULIX™)

⑥ Method CS-WSP  
1/2" = 1'-0"



⑥ Method CS-WSP  
1/2" = 1'-0"