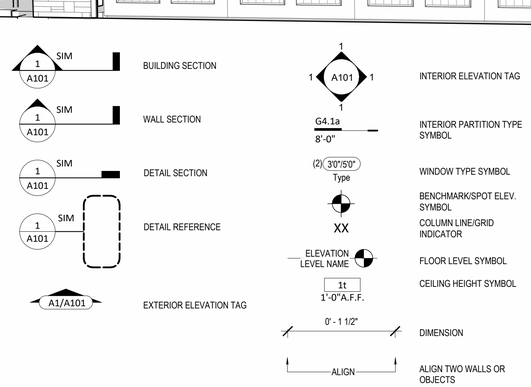
Lot 176 - Hook Farms

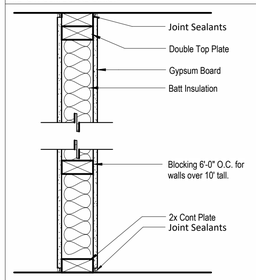
2615 SW Barley Field Dr,
Lees Summit MO 64082

Sheet List



Interior Partition Types

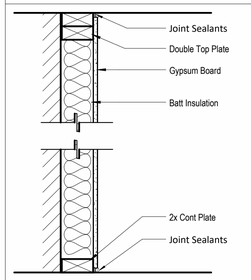
NOTES:
1. PROVIDE MOISTURE RESISTANT GWB IN WET AREAS
2. EXTEND ALL FIRE RATED WALLS STRUCTURE TO STRUCTURE.
3. USE TYPE "X" GWB FOR ALL FIRE RATED PARTITIONS
4. REFER TO ELEVATIONS FOR LOCATIONS WHERE WALL IS NOT FULL HEIGHT. IN THESE CASES CAP THE TOP OF THE WALL WITH A LAYER OF 1/2" GYPSUM BOARD U.N.O.



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	-	-	-	-
	-	-	-	-
	-	-	-	-
	-	-	-	-
REMARKES:	* SEE NOTE #4	* SEE NOTE #3	* SEE NOTE #3	* SEE NOTE #4

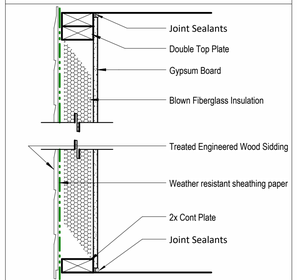
NOTES:
1. REFER TO ELEVATIONS FOR LOCATIONS WHERE WALL IS NOT FULL HEIGHT. IN THESE CASES CAP THE TOP OF THE WALL WITH A LAYER OF 1/2" GYPSUM BOARD U.N.O.



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	-
	-
	-
	-
REMARKES:	* 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	-
	-
	-
	-
REMARKES:	* 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	*R*- 13
	Basement	*R*- 13 MIN		Crawl space	*R*- 13
Floors	Over unconditioned space	*R*- 19 MIN		Slab edge	*R*- 10 for 2 feet
Ducts	Attic	*R*- 8 MIN		Other	*R*-6
Air Leakage Test Results					
Blower door	3 MAX	**ACH/50 Pa.**	**Duct testing**	4 MAX	**Cfm/100 ft²**
Fenestration Rating		**NFRC U-Factor**		**NFRC SHGC**	
Window		*U*- .35		.40	
Opaque door		*U*- .50			
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)
☐ electric furnace ☐ gas-fire unvented room heater ☐ baseboard 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 requirments 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 requirments 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
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 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 507.9.1.3.
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.#7.5)
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 requirments 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 requirments 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

RELEASE FOR CONSTRUCTION
AS NOTED FOR PLAN REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
10/10/2023

Brandon Kalwei

Digitally signed by Brandon Kalwei
DN: CN=Brandon Kalwei, OU=Development, OU=LS Users, DC=COLS, DC=LOC
Date: 2023.10.10 14:16:16-05'00'

ELEVATE DESIGN + BUILD
Elevating the Homebuilding Experience

Lot 176 - Hook Farms
2615 SW Barley Field Dr,
Lees Summit MO 64082

STATE OF MISSOURI
RAMON A. BROWN
NUMBER A-7215
REGISTERED ARCHITECT

Permit Set
Original Issue Date: 2022/10/12

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

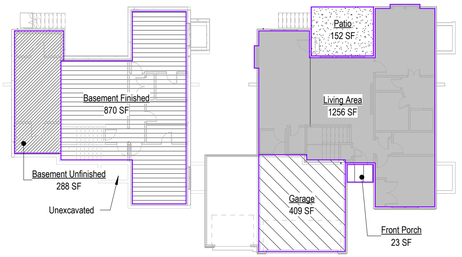
Permit Set

PLAN DESCRIPTION: Greystone

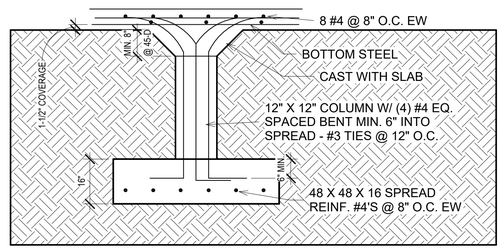
00

Project No. Project Number

Areas	
Basement Finished	870 SF
Living Area	1256 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"



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

Structural Foundation Schedule					
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 in ped 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>

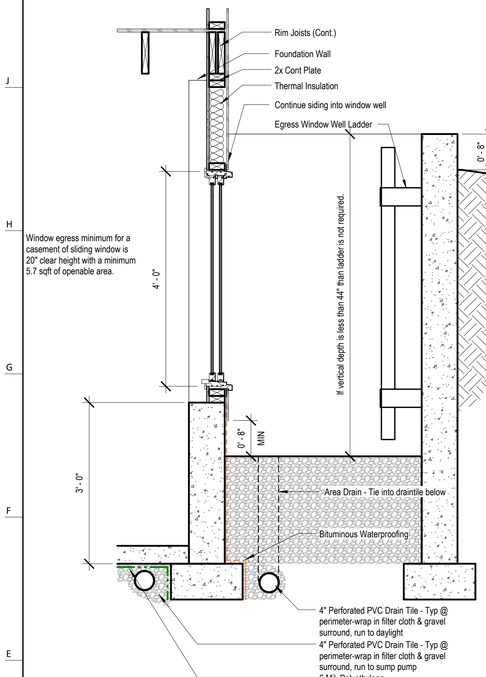
Foundation Wall Schedule			
Type	Width	Reinforcing	Comments
C8	0' - 8"	Reinf. w/ #4 vert. @ 12" oc./ (3) #4 hor. equally spaced.	<varies>

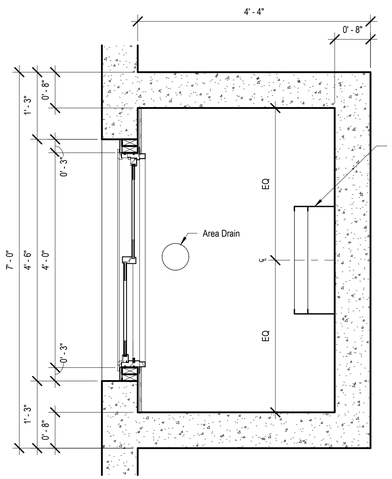
Slab Schedule	
Type	Description
S4.1	4" MIN CONC SLAB REINF. W/ #4'S E.W. @ 12" O.C. OVER COMPACTED FILL AND GRAVEL
S8.1	8" MIN CONC SLAB REINF. W/ #4'S E.W. @ 12" O.C. OVER COMPACTED FILL AND GRAVEL

Foundation Notes:

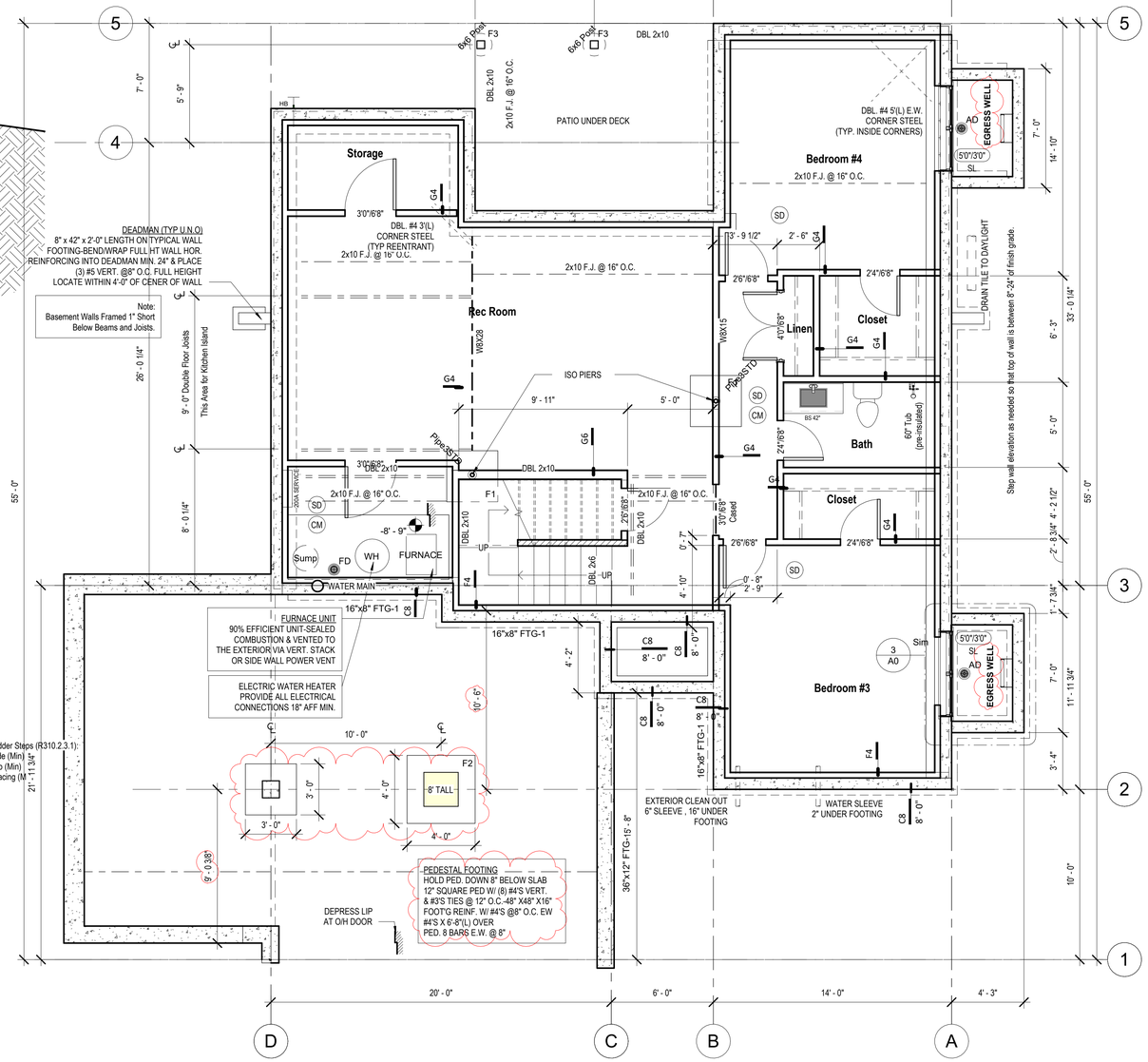
FOOTINGS/FOUNDATION & CONCRETE NOTES
1. TO ADDRESS DIFFERENTIAL SETTLEMENT, ALL INTERIOR BEARING AND EXTERIOR FOOTINGS & PADS TO BE EXCAVATED & PLACED MIN. 18 INCHES INTO UNDISTURBED NATURAL SOIL.
2. EXT. FOOTING TO BE PLACED MIN. 36-INCHES BELOW FIN. GRADE.
3. DESIGN IS BASED ON MIN. OF 2,500 PSI. CONCRETE STRENGTHS TO ACHIEVE THE FOLLOWING BASED UPON:
   A. 3,000 PSI FOR FOOTINGS, FOUND. WALLS & VERT. SUPPORTS
   B. 3,500 PSI FOR GARAGE FLOOR
4. CONC. EXPOSED TO WEATHER TO HAVE 6%(+/-1%) AIR ENTRAINMENT
5. PROVIDE 4" MIN CONC. SLAB REINF. W/#4 @ 12" O.C. E.W., TOP REINF. OVER PEDESTALS AS INDICATED (#4 X 7 FT @ 8" O.C. E.W.; PLACE OVER 6 MIL VAPOR BARRIER).
6. REINFORCE EXTERIOR FOOTINGS W/ #4 @ 24" E.W.; REINFORCE W/ (2) #4 CONT. AT BOTTOM
7. PROVIDE #4 X 48" (L) @ 45-DEGREES @ REENTRANT CORNERS
8. 1/2"x10"(L) ASTM A307 ANCHOR BOLTS @ 48" O.C.@ EXT. WALLS
9. ANCHOR PRESSURE TREATED PLATE @ INT. BEARING WALLS W/ 1/2" X 4-1/2" HILTI WEDGE BOLTS @ 72" O.C. MAX. 12" FROM ENDS
10. PROVIDE 24" LAPS MIN. INCLUDING CORNERS
11. INSTALL HOLDOWN BOLT ANCHORAGE AS INDICATED ON PLAN
12. PROVIDE BITUMINOUS DAMP-PROOFING AT FOUNDATION WALLS
13. 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
1. ALL STEEL PIPE COLUMNS TO BE 3" (OR 3 1/2")SCHEDULE 40 GRADE
2. INTER. BEARING WALLS & COLUMNS SHALL BE ISOLATED FROM THE BASEMENT FLOOR SLAB.
3. INTER. NON-BEARING WALLS, OTHER THAN THOSE RESTING DIRECTLY ON THE FOOTING, SHALL BE ISOLATED FROM THE FLOOR FRAMING ABOVE
4. AT WALKOUT FOUNDATION AREAS, REINFORCE THE SLAB FROM THE FOUNDATION WALL TO 2 FEET BEYOND THE OVERDIG AREA WITH #4 BARS AT 24 INCHES O.C. PERPENDICULAR AND HORIZONTAL TO THE WALL; MAXIMUM 4 FOOT OVERDIG.
5. AT WALKOUTS THE FOUNDATION WALL SHALL BE INSULATED W/ A MINIMUM R-6 INSULATION FOR A MIN OF 3 FEET BELOW THE BOTTOM OF THE SLAB.
6. WHERE FLOOR JOISTS ARE PARALLEL TO THE FOUNDATION WALL, THE WALL SHALL BE SUPPORTED LATERALLY AT THE TOP BY SOLID BLOCKING FOR MINIMUM OF TWO JOIST SPACES, SPACED NOT MORE THAN 4 FEET O.C.



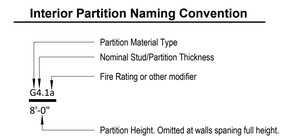


3 Detail - Window Well
3/4" = 1'-0"

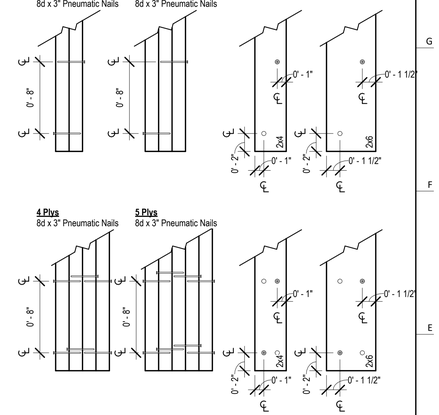


4 Basement/Foundation (Walkout)
1/4" = 1'-0"

Interior Partition Naming Convention



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



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

BRACED WALL LINE SCHEDULE (Lower Level)						
WALL LINE	TOTAL LENGTH	AVG SPACING	TABLE R602.10.3 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 PANEL'S CONTRIBUTING LENGTH ARE CALCULATED AT 1.5x ACTUAL LENGTH PER TABLE R602.10.5

1. 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
2. WOOD STRUCTURAL PANELS: BLOCKING OF HORIZONTAL JOINTS IS REQUIRED UNLESS EXCEPTION R602.10.4.4.1 IS NOTED AS BEILING APPLIED IN SCHEDULE ABOVE.
3. CS-WSP PANELS: MIN. 2' PANELS AT BOTH CORNERS WITHOUT USING HOLD DOWNS PER R602.10.4.4 AND MAX. 12'-6" FROM CORNER
4. CS-WSP PANELS: MIN PANELS LENGTH ADJACENT TO AN OPENING FOR 9' PLATE = 27", FOR 8' PLATE = 24" PER TABLE R602.10.5.

Lot 176 - Hook Farms

2615 SW Barley Field Dr,
Lees Summit MO 64082

ELEVATE DESIGN + BUILD
Elevating the Homebuilding Experience

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

STATE OF MISSOURI
AARON H. BROWN
NUMBER A-7215
REGISTERED ARCHITECT

Permit Set
Original Issue Date: 2022/10/12

REVISIONS

Number	DESCRIPTION	DATE

Foundation Plan

A0

Project No.

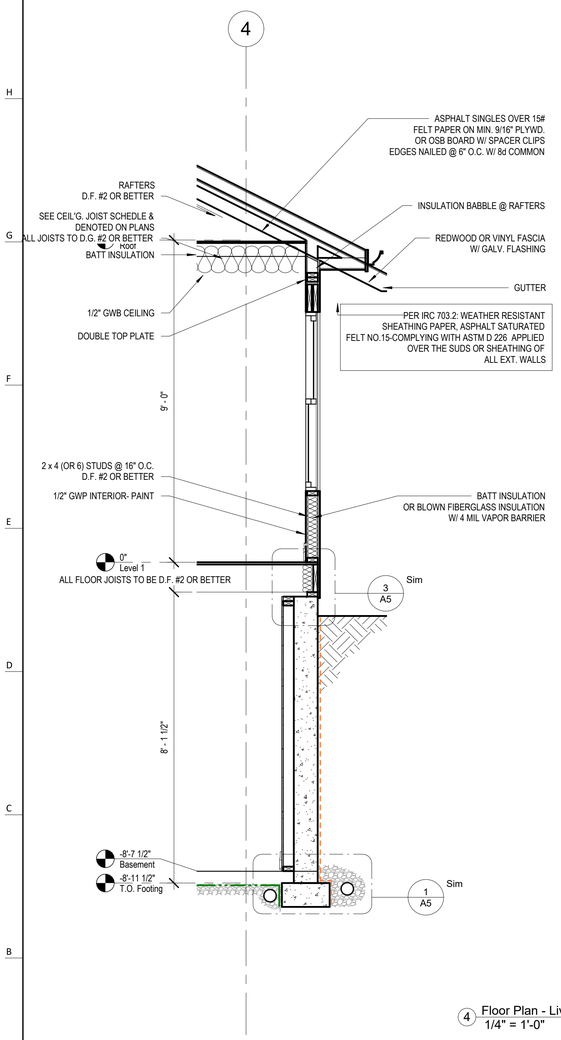
REVIEWED FOR CODE CONFORMANCE AS NOTED FOR PLAN REVIEW DEVELOPMENT SERVICES LEE'S SUMMIT, MISSOURI
10/10/2023

BRACED WALL LINE SCHEDULE						
WALL LINE	TOTAL LENGTH	AVG SPACING	TABLE R602.10.3 BASE	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'

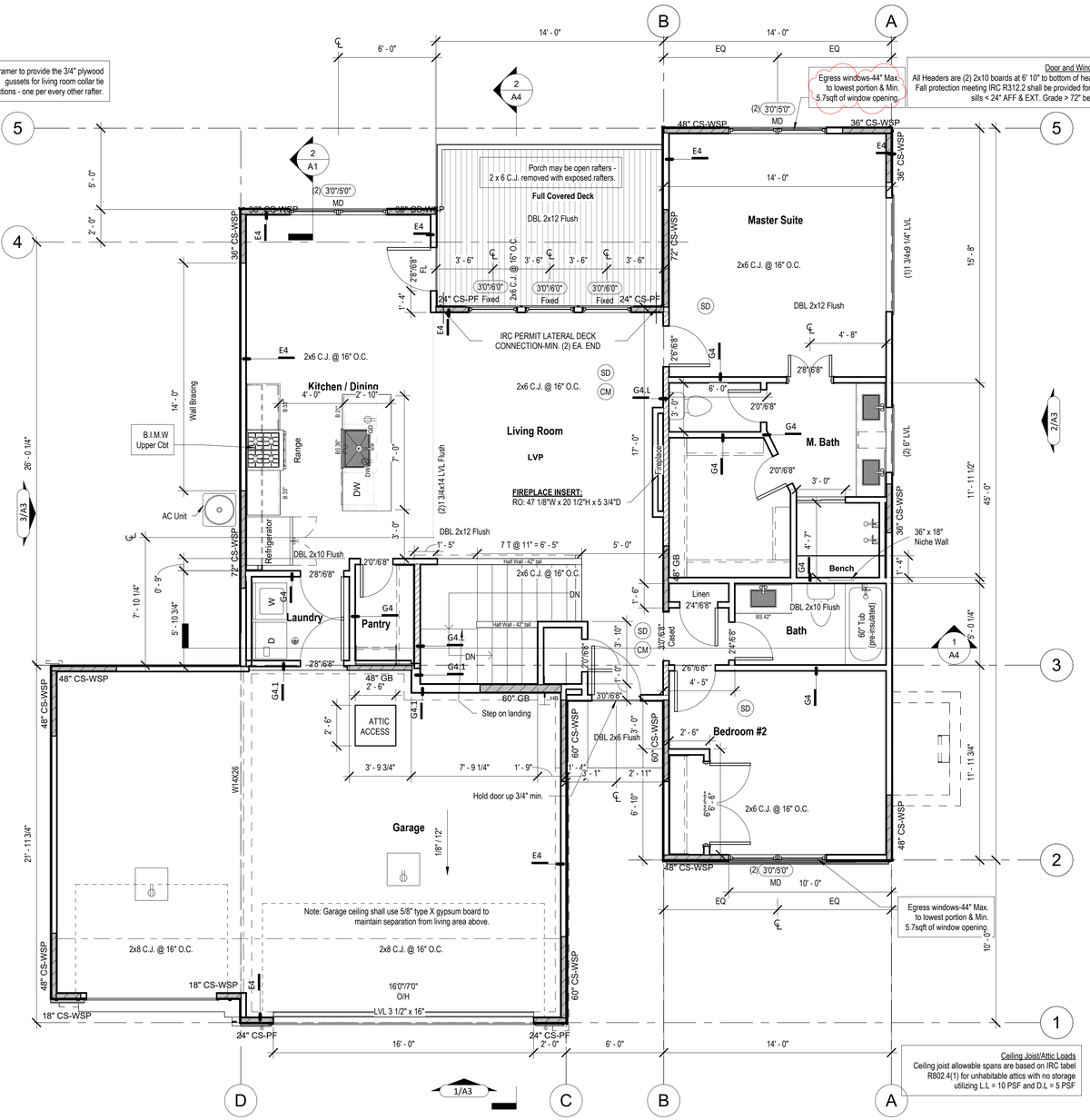
* CS-PF PANEL'S CONTRIBUTING LENGTH ARE CALCULATED AT 1.5x ACTUAL LENGTH PER TABLE R602.10.5

1. 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
2. WOOD STRUCTURAL PANELS: BLOCKING OF HORIZONTAL JOINTS IS REQUIRED UNLESS EXCEPTION R602.10.4.4.1 IS NOTED AS BEILING APPLIED IN SCHEDULE ABOVE.
3. CS-WSP PANELS: MIN. 2' PANELS AT BOTH CORNERS WITHOUT USING HOLD DOWNS PER R602.10.4.4 AND MAX. 12'-6" FROM CORNER
4. 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"

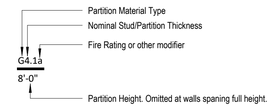


2 Section 3
1/2" = 1'-0"



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

Interior Partition Naming Convention



General Notes:

DOORS AND WINDOW
1. 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 & IN COMPLIANCE W/ SECTION 308 OF THE IRC.
2. SHOWER DOORS SHALL HAVE SAFETY GLAZING. HINGED SHOWER DOORS SHALL SWING OUTWARD.

GARAGE:
1. GARAGE SEPARATION WALL TO BE 1-HR CONST. W/ MIN. 5/8" TYPE X GWB, EXTEND TO BOTT. OF ROOF. DOOR TO BE 20-MIN RATED, 1-3/8" S.C. & EQUIPPED W/ CLOSURE & LATCH
2. 15 & 20-AMP RECEPTACLES SHALL HAVE GFCI PROTECTION
3. TYPE-X 5/8" GB REQUIRED ON GARAGE CEILING BELOW LIVING AREAS

LIGHT AND VENTILATION:
1. PROVIDE STAIRWAY ILLUMINATION PER R303.7.9
2. GABLE VENT & MUSHROOM VENTS TO PROVIDE A MIN. OF 10 S.F. NET-FREE OF ATTIC VENTILATION
3. FURNACES ENCLOSED IN A ROOM LESS THAN 100 S.F., SHALL BE PROVIDED W/ A MEANS OF COMBUSTION MAKE-UP AIR AS DETERMINED/CALCULATED AND PRESCRIBED BY MECH. CONTRACTOR
4. VENTILATE KITCHENS AND LAUNDRY ROOMS PER R303.3
5. PROVIDE MIN. 16" x 10" SOFFIT VENTS ALONG EAVE SPACED EVENLY W/ NO MORE THAN 8'-0" O.C.

GYPSUM BOARD:
1. 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
1. FURNACE & WATER HEATER SHALL BE ON 18" PLATFORMS IN PLACED IN A GARAGE OR ROOM W/ DIRECT ACCESS TO A GARAGE.
2. PROVIDE MIN. 78% AFUE FOR WEATHERIZED GAS HEATING EQUIP. 80% FOR NON-WEATHERIZED
3. PROVIDE MIN. 13 SEER FOR AIR CONDITIONING EQUIPMENT
4. SUPPLY AND RETURN DUCTS SHALL BE INSULATED TO MIN. R-8

ELECTRICAL SYSTEMS
1. PROVIDE UFER GROUND ENCASED IN CONCRETE FOOTING
2. ALL ELECTRICAL CONDUCTORS SHALL BE COPPER
3. RECEPT. IN THE FOLLOWING LOCATIONS SHALL BE GFCI PROTECTED:
   a. BEDROOM, KITCHEN (WITH 6 FEET OF SINK), GARAGE, SHED, EXTERIOR, UNFINISHED BASEMENT & HEATED FLOORS
4. ALL BRANCH CIRCUITS THAT SUPPLY 125-V, SHINGLE PHASE, 15 & 20 AMP OUTLETS INSTALLED IN:
   a. 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
5. ALL 15 & 20-A RECEPT. SHALL BE LISTED TAMPER-RESISTANT
   a. 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 SERVICED & UNDER CONDITIONS OF NORMAL USE. THE APPLIANCES ARE NOT EASILY MOVED. APPLIANCES TO BE CORD-N-PLUG CONNECTED TO RECEPT.

EXTERIOR WALL FRAMING
1. BOTTOM SILL PLATES SHALL BE PRESSURE TREATED OR EQUAL
2. SILL PLATES SHALL BEAR/EXTEND MIN. 6-INCHES ABOVE GRADE
3. ALL EXT. STUDS TO BE SECURED TO THEIR DOUBLE TOP PLATES W/ (2) 16-d NAILS (MIN)
4. ALL EXTERIOR CORNERS TO BE BRACED WITH 7/16" OSB NAILING SCHEDULE SHALL BE 8d COMMON @ 6" O.C. ALONG EDGES & 8d COMMONS @ 12" O.C. @ INTERMEDIATE STUDS

ROOF FRAMING
1. ALL ROOF EAVES/OVERHANGS TO BE 16" - UNO
2. ALL JOISTS & RAFTERS TO BE ALIGNED OVER SUDS
3. ROOF SHEATHING SHALL BE 7/16" OSB LAID 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" OC'C AT EDGES

UNFINISHED BASEMENT REQUIREMENTS
1. FIRE PROTECTION OF FLOORS: FLOOR ASSEMBLIES CONSTRUCTED W/ JOISTS LESS THAN 2X10 DIMENSIONAL LUMBER
2. I-JOISTS OR OPEN WEB JOISTS OVER UNFINISHED BASEMENTS SHALL BE PROVIDED WITH 5/8" GWB
3. UNFINISHED BASEMENTS SHALL BE MIN. R-13 INSULATED WALL OR INSULATED O/H FLOOR/CEILING (MIN R-19)
4. ALL EXPOSED HVAC DUCTING IN UNFINISHED BASEMENTS TO BE MIN R-8 INSULATED OR ENCLOSED INSIDE A FLOOR/CEILING
5. UNFINISHED BASEMENTS SHALL HAVE NO CONDITIONED AIR OUTLETS

EROSION CONTROL
1. 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:
   A. SILT FENCE OR STRAW WATTLE AROUND ALL DISTURBED SOIL, SHALL BE IN PLACE BEFORE ANY EXCAVATION BEGINS
   B. TEMPORARY GRAVEL CONSTRUCTION ENTRANCE, THIS ENTRANCE SHOULD BE THE ONLY ENTRANCE & EXIT USED FOR VEHICLES INTO & OUT OF THE SITE
   C. STREETS SHALL BE MAINTAINED FREE OF ALL SOIL & GRAVEL IN A BROOM CLEAN CONDITION AT ALL TIMES

WOOD FRAMING, FLOORS AND ROOF NOTES
1. EXT. WALL FRAMING TO BE 2 x 4 (SYP OR DFL STUD GRADE 2 OR BETTER) @ 16" O.C.
2. ROOF SHEATHING TO BE 7/16" OSB NAILED W/ 8d @ 6" O.C. PANEL INDEX 24/0; PROVIDE CLIPS AT UNSUPPORTED PANEL EDGES
3. SHEATH EXT. WALLS W/ 7/16" OSB NAILED W/ 8d @ 6" O.C.
4. HEADERS: PROVIDE (2) 2 x 8 (SYP OR DFL #2 OR BETTER) UNO; CONSTRUCT HEADERS W/ 2 x 8 & 7/16" OSB BETWEEN W/ (2) ROWS OF 16d @ 18" O.C.
5. BLOCKING MIN. 1.5 INCHES UTILITY GRADE LUMBER-JOISTS TO BE SUPPORTED AT ENDS FULL DEPTH SOLID BLOCKING NOT < 2-INCHES
6. T.#.F.J., C.J. & RAFTERS TO BE SYP OR DFL GRADE #2 OR BETTER
7. EXT. WALL STUDS & LOAD BEARING WALLS TO BE CONTINUOUS FROM FLOOR TO ROOF/CEILING DIAPHRAGM PER IRC 602.3
8. STUDS, RAFTERS JOISTS, MIS. LUMBER MIN. GRADE #2 D.F. OR S.Y.P.

PHYSICAL SECURITY ORDINANCE
1. OWNER/BUILDER IS RESPONSIBLE FOR COMPLIANCE OF PHYSICAL SECURITY ORDINANCE FOR THEIR LOCAL JURISDICTION

Lot 176 - Hook Farms

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Lees Summit MO 64082

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Permit Set
Original Issue Date: 2022/10/12

REVISIONS

Number	DESCRIPTION	DATE

Floor Plan - Main Level

A1

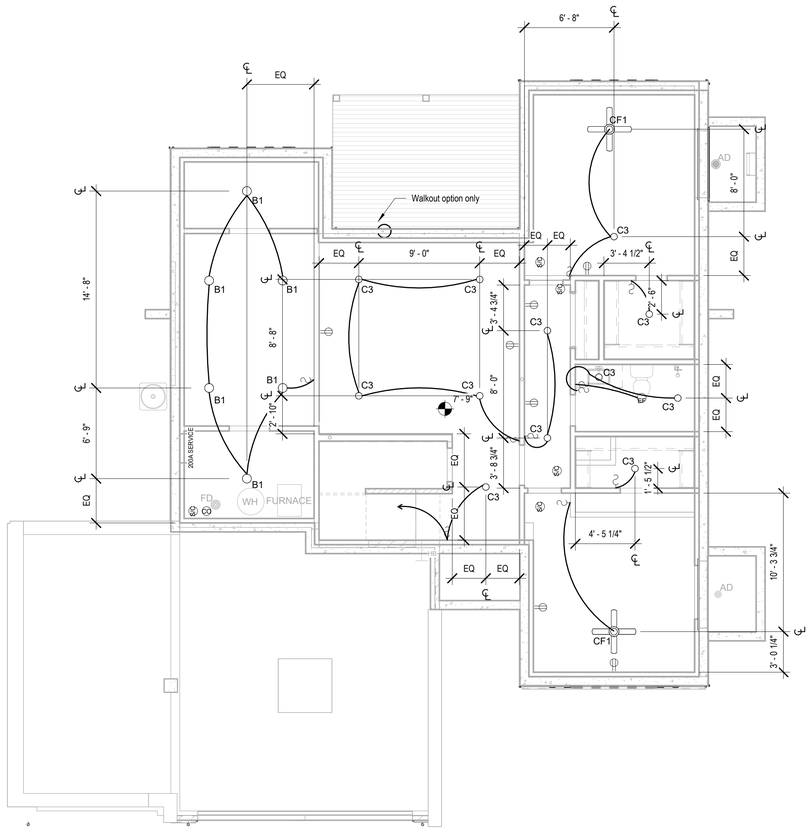
Project No.

Project Number

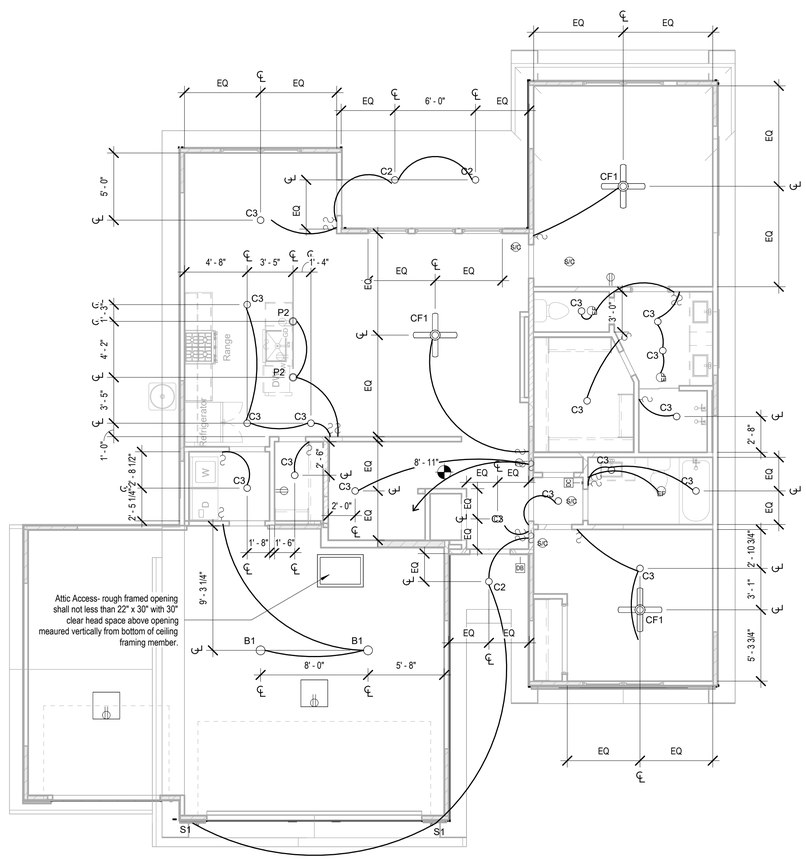
REVIEWED FOR CODE CONFORMANCE
AS NOTED FOR PLAN REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
10/10/2023

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 Pendent 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)



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



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

Receptacles

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STATE OF MISSOURI
AARON M. BROWN
NUMBER A-7215
REGISTERED ARCHITECT

Permit Set
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REVISIONS

Number	DESCRIPTION	DATE

RCP/Electrical Plan

A2

Project No. Project Number

REVIEWED FOR CODE CONFORMANCE
AS NOTED FOR PLAN REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
10/10/2023

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

ROOF RAFTER SCHEDULE

GRADE	MEMBER SIZE / SPACING	MAX SPAN CEILING JSTS AT TOP PLATE	MAX SPAN H/Ht=0.16	MAX SPAN H/Ht=0.20	MAX SPAN H/Ht=0.25	MAX SPAN H/Ht=0.33
#2 DF/L	2x6 / 16"oc	14'-1"	12'-8"	11'-8"	10'-4"	9'-5"
#2 DF/L	2x8 / 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'-6"	14'-8"
#2 DF/L	2x12 / 16"oc	25'-9"	23'-2"	21'-4"	19'-7"	17'-3"

CEILING JOISTS AND RAFTER CONNECTIONS

CEILING JOISTS AND RAFTERS SHALL BE TED 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

PER TABLE R802.5.1(2) THE MAX RAFTER SPAN FOR D.F.L. 2 x 6 RAFTERS #2 GRADE = 14'-1" AND IS THE BASIS OF DESIGN FOR PURLIN PLACEMENT

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

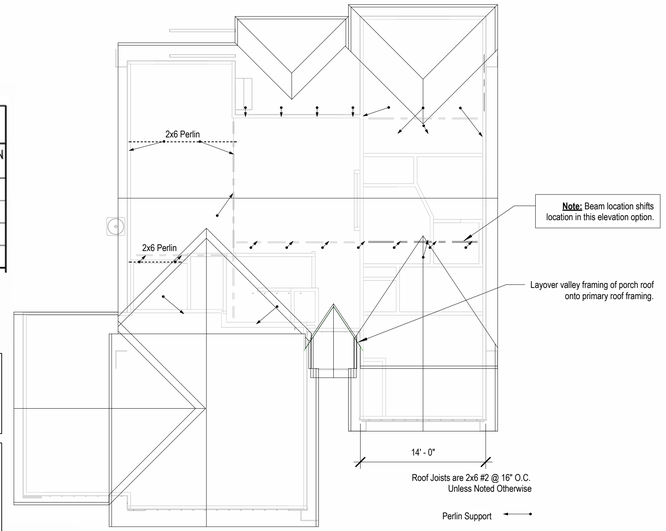
RAFTER/CEILING JOIST HEEL CONNECTIONS

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.

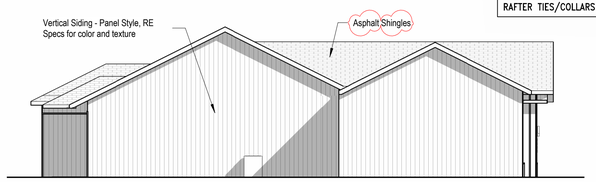
ROOF FRAMING CONNECTION TO BEAMS

WHERE LVL IS BE INSTALLED IN PLANE, PROVIDE SIMPSON STRONG TIE LRU28Z 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.



5 Roof Framing
1/8" = 1'-0"

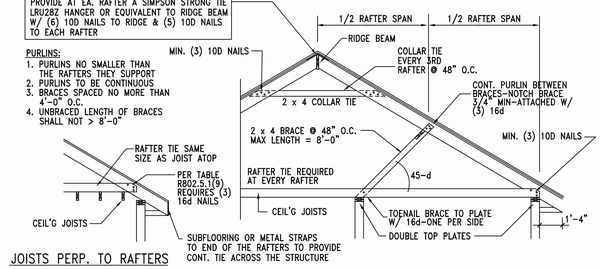


3 Right Elevation
1/8" = 1'-0"

FOR FULL VAULT

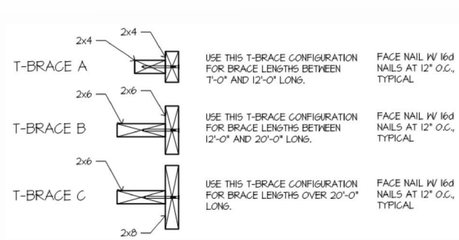
WHERE NO COLLAR TIES CAN BE INSTALLED, PROVIDE AT EA. RAFTER A SIMPSON STRONG TIE LRU28Z HANGER OR EQUIVALENT TO RIDGE BEAM W/ (6) 10D NAILS TO RIDGE & (5) 10D NAILS TO EACH RAFTER

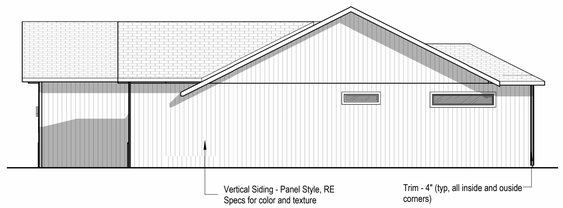
PURLINS:
1. PURLINS NO SMALLER THAN THE RAFTERS THEY SUPPORT
2. PURLINS TO BE CONTINUOUS
3. BRACES SPACED NO MORE THAN 4'-0" O.C.
4. UNBRACED LENGTH OF BRACES SHALL NOT > 8'-0"



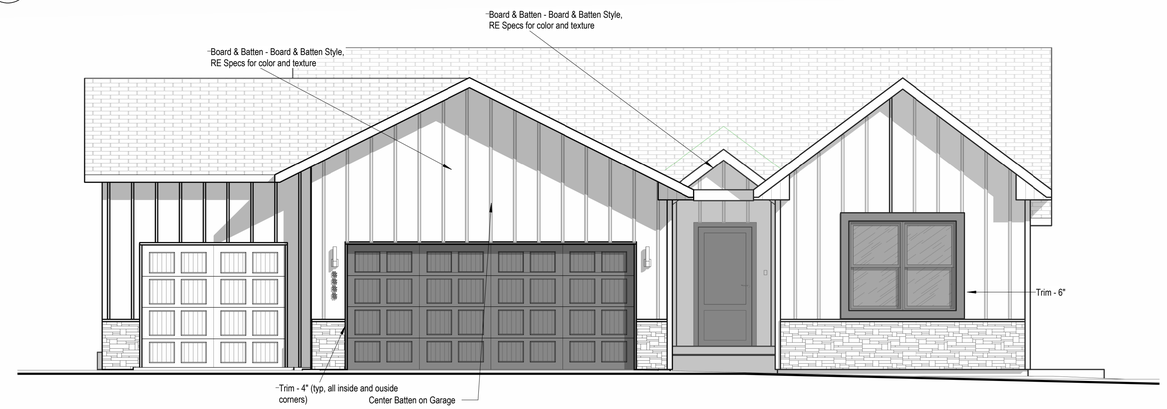
JOISTS PERP. TO RAFTERS

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





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



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

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STATE OF MISSOURI
AARON M. BROWN
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REGISTERED ARCHITECT

Permit Set
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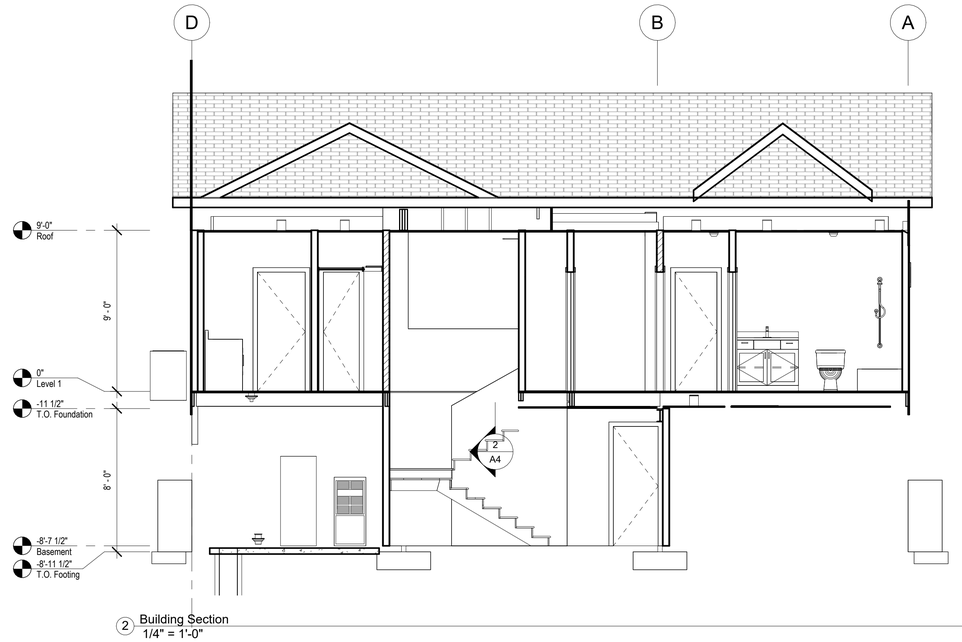
REVISIONS

Number	DESCRIPTION	DATE

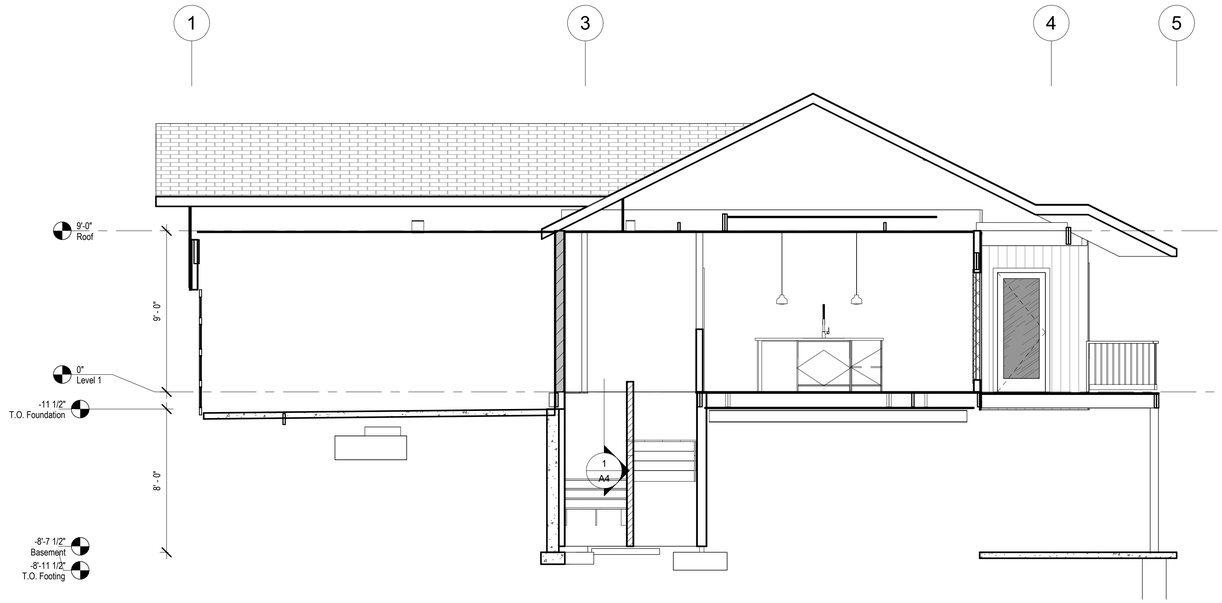
Elevations

A3.B

Project No. Project Number



2 Building Section
1/4" = 1'-0"



1 Building Section
1/4" = 1'-0"

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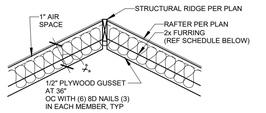
REVISIONS

Number	DESCRIPTION	DATE

Building Sections

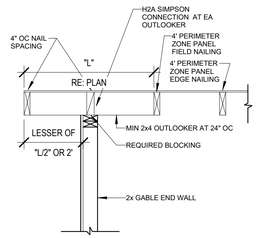
A4.B

Project No. Project Number

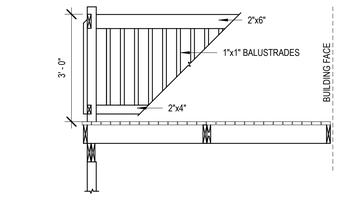


FURR OUT SCHEDULE		
RAFTER SIZE	R-30C INSULATION ("x" = 9 1/4")	R-38C INSULATION ("x" = 11 1/4")
2x6	2x6	2x8
2x8	2x4	2x6
2x10	NOT REQUIRED	2x4
2x12	NOT REQUIRED	NOT REQUIRED

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



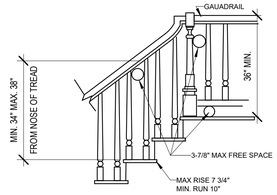
7 Gable Framing Requirments
1" = 1'-0"

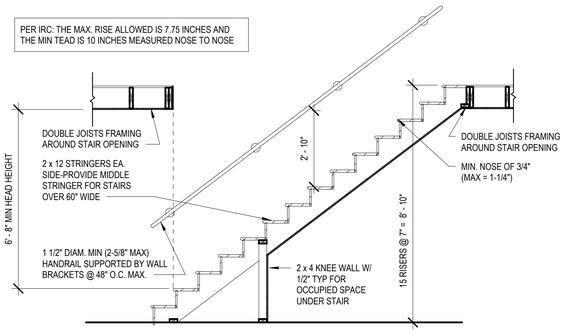


Note
- Where adjacent grade is 2'-0" or less a guard is not required.
- Where joist span exceeds 7'-0", provide bridging @ mid-span (as shown).

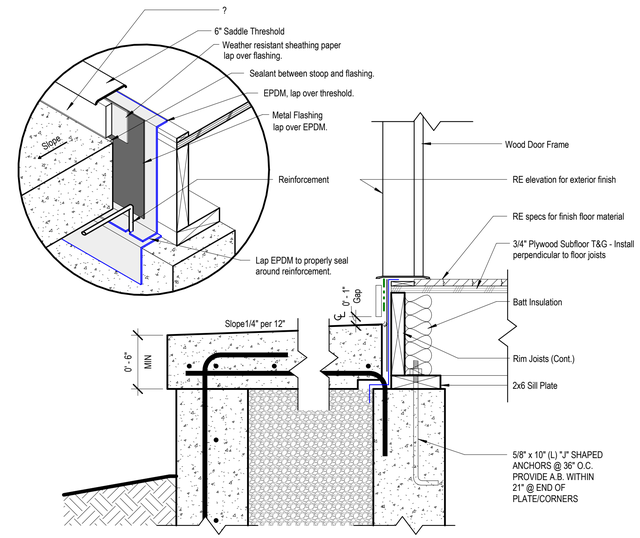
Note:
All wood used in construction of all decks & railings, etc. to be pressure treated. Apply building paper between decking & joists.

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





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

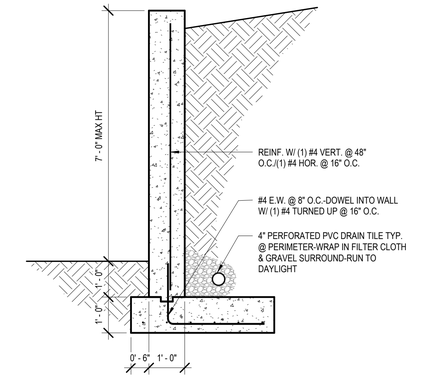


5 Detail - Front Stoop
1 1/2" = 1'-0"

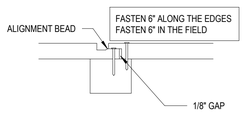
8 Post to Beam Connection
1 1/2" = 1'-0"

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

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



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



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

3 Detail - Top of Foundation Wall1
1 1/2" = 1'-0"

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

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STATE OF MISSOURI
AARON H. BROWN
NUMBER A-7215
REGISTERED ARCHITECT

Permit Set
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REVISIONS

Number	DESCRIPTION	DATE

Details

A5

Project No. Project Number

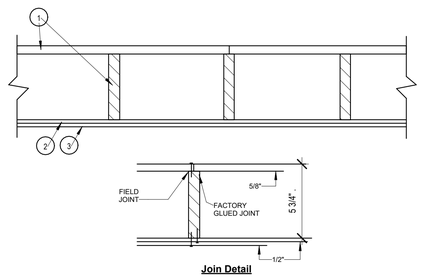
REVIEW SET
AS NOTED FOR PLAN REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
10/10/2023

Design No. L504

Unrestrained assembly rating - 1Hr.

Finish Rating - 24 Min.

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



Join Detail

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.

Finish Floor-(Optional Not Shown) - The optional finish flooring may consist of one of the following systems to be applied over Item 1:

System No. 3

Finish Flooring - Floor Topping Mixture' — Min 3/4 in. thickness of floor topping mixture having a minimum compressive strength of 1500 psi. Refer to manufacturer's instructions accompanying the material for specific mix design.

MAXXON CORP – Types Maxxon Standard and Maxxon High Strength

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.

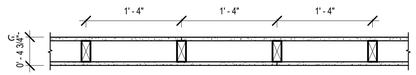
3. **Gypsum Board*** – Nom 1/2 in. thick, installed with long dimension perpendicular to stringers and secured to each stringer with 8d cement coated cooler nails, 2-3/8 in. long, 0.113 in. shank diameter with 9/32 in. diameter flat head spaced 6 in. OC at end joints and 8 in. OC elsewhere. Nails spaced 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.
AMERICAN GYPSUM CC— Type AG-C

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.

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

UL #L504-1 HR CEILING-FLOOR ASSEMBLY

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



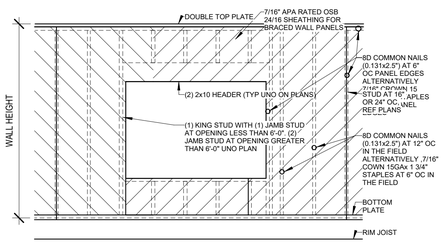
ASSEMBLY OPTIONS:

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™)

UL #U305-1 HR WALL ASSEMBLY - INTERIOR, LOAD BEARING



6 Method CS-WSP
1/2" = 1'-0"

Design No. U303

Bearing Wall Rating - 1Hr

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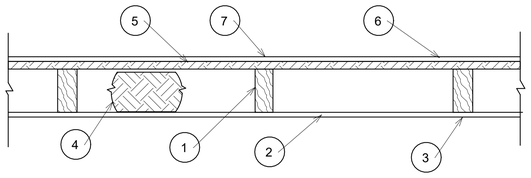


1. **Wood Studs** - Nom 2 by 4 in spaced 16 in. OC, effectively cross-braced.

2. **Gypsum Board"** - 5/8 in. thick, with square or tapered edges, applied vertically or horizontally with vertical joints centered over studs. Horizontal joints nee 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

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

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/B 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.

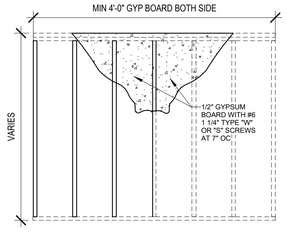
UNITED STATES GYPSUM CO-Type DCB.

7. Joints - Cement board joints need not be treated.

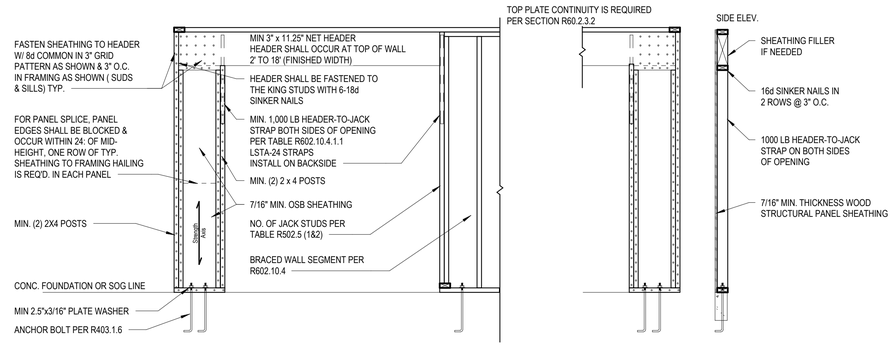
8. Vapor Retarder, Water Barrier or Weather Resistive Barrier - (Optional, not shown) -As required

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

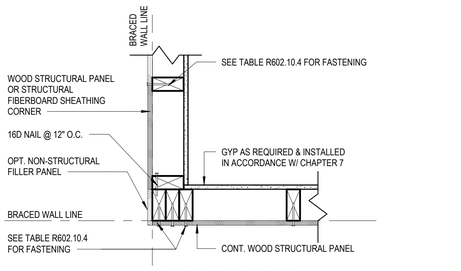
UL #U303-1 HR WALL ASSEMBLY - EXTERIOR, LOAD BEARING



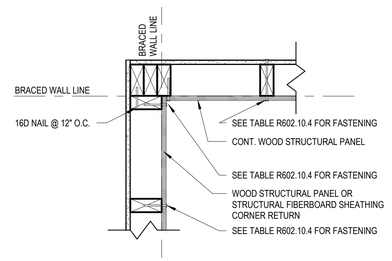
5 Method - GB
1/2" = 1'-0"



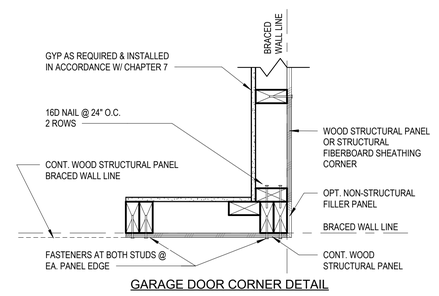
7 PORTAL FRAME METHOD CS-PF
1/2" = 1'-0"



OUTSIDE CORNER DETAIL

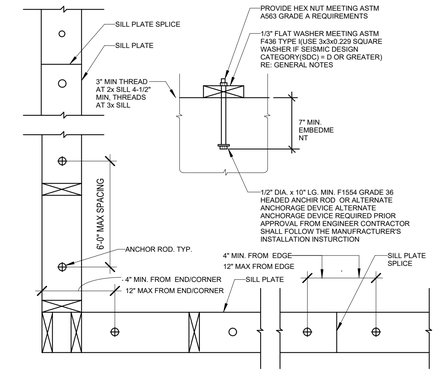


INSIDE CORNER DETAIL

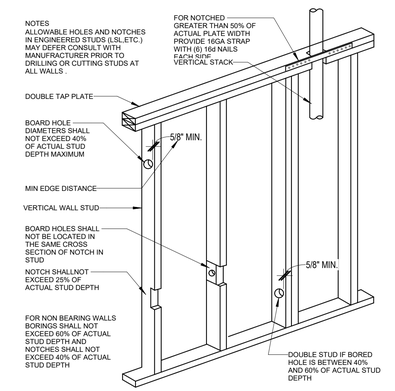


GARAGE DOOR CORNER DETAIL

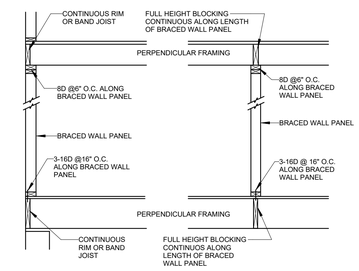
8 CS-WSP Corner Framing Details
1 1/2" = 1'-0"

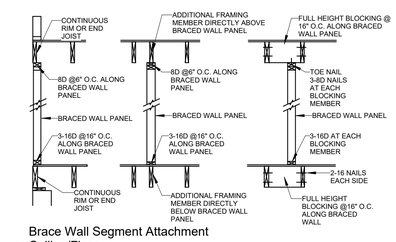


2 Sill Plate Layout/Details
1" = 1'-0"



3 Notching Requirments
1" = 1'-0"





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

ELEVATE DESIGN + BUILD
Elevating the Homebuilding Experience

Lot 176 - Hook Farms

2615 SW Barley Field Dr,
Lees Summit MO 64082

architect:
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2615 SW Barley Field Dr,
Lees Summit MO 64082

STATE OF MISSOURI
AARON H. BROWN
NUMBER A-7215
REGISTERED ARCHITECT

Permit Set
Original Issue Date: 2022/10/12

REVISIONS

Number	DESCRIPTION	DATE

Details

A6

Project No.

REVIEWED FOR CODE CONFORMANCE AS NOTED FOR PLAN REVIEW DEVELOPMENT SERVICES LEE'S SUMMIT, MISSOURI
10/10/2023