

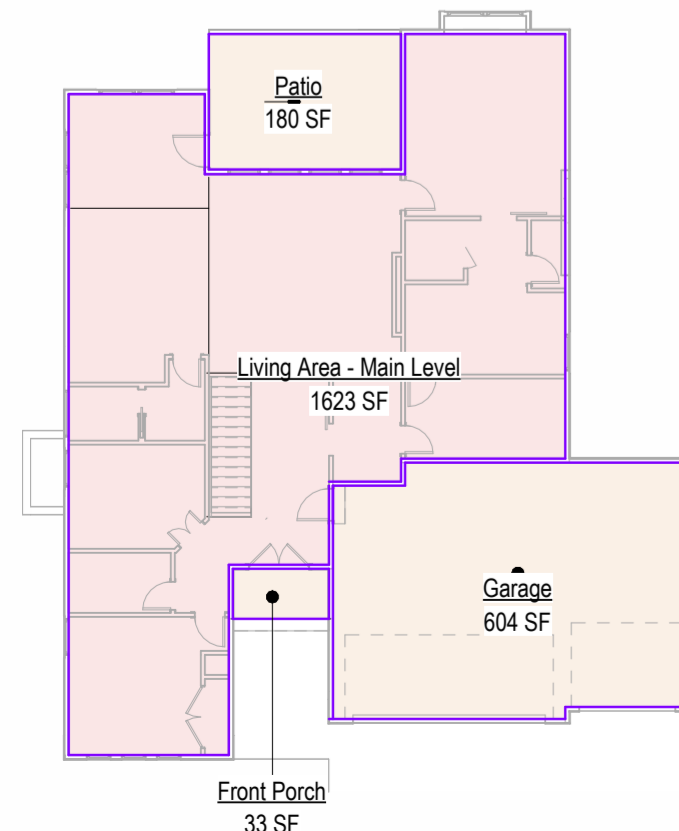
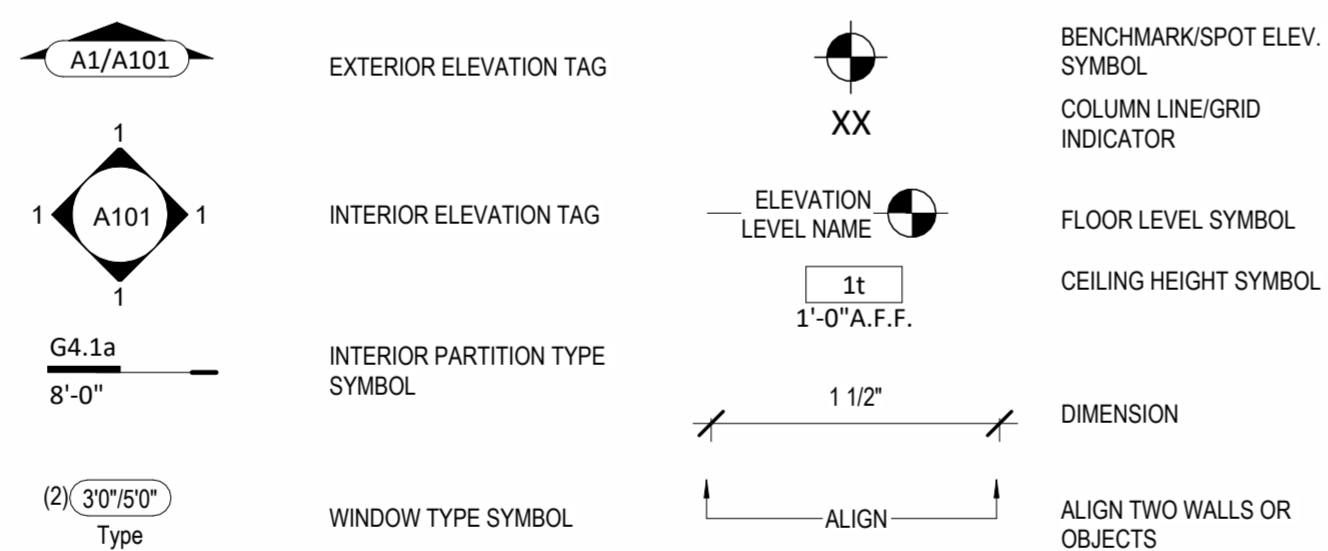
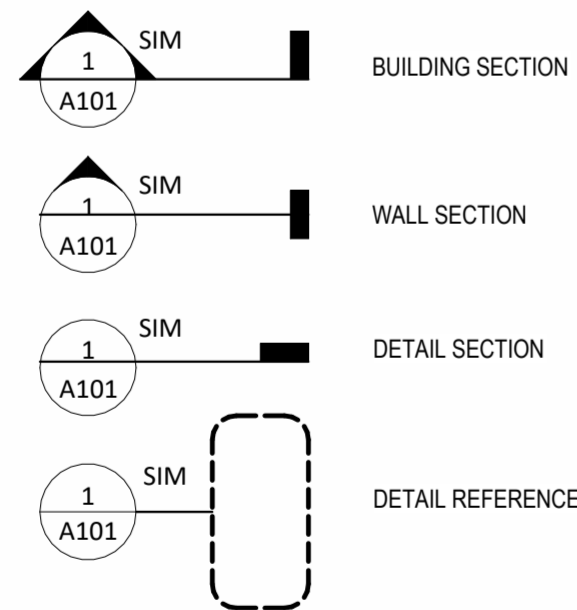
# SOMERSET

Address :Lot 128 Hook Farms, 2502 SW Tracker Ln, Lee's Summit, MO.

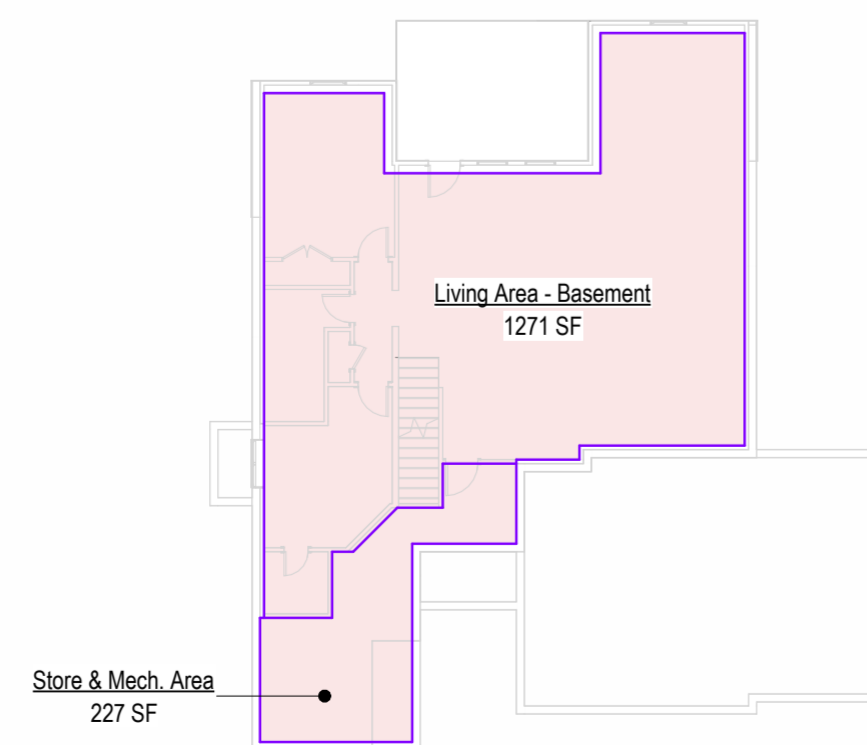


1 Front View

Areas	
Front Porch	33 SF
Patio	180 SF
Garage	604 SF
Exterior Area	818 SF
Living Area - Basement	1271 SF
Living Area - Main Level	1623 SF
Total Finished Area	2894 SF
Store & Mech. Area	227 SF
Total Unfinished Area	227 SF



5 Main Level Area Plan  
1/16" = 1'-0"



4 Basement Area Plan  
1/16" = 1'-0"

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	G6
BASE PARTITION THICKNESS	4.5"	6.5"
STUD SPACING (O.C.)	16"	16"
STUD SIZE	2x4	2x6
GWB THICKNESS	1/2"	1/2"
JOINT SEALANTS	No	No
INTERIOR LOAD BEARING WALL	No	No
FIRE RATING (HRS)	-	-
FIRE TEST NUMBER	-	-
FIRE TEST NUMBER (HEAD OF WALL)	-	-
FIRE RESISTIVE JOINTS	-	-
ACOUSTIC RATING (STC)	-	-
ACOUSTICAL TEST NUMBER	-	-
INSULATION	No	No
ACOUSTICAL JOINTS	-	-
REMARKS:	* SEE NOTE #4	* 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

- Whole House Mechanical Ventilation System is required for any dwelling with air infiltration at a rate of less than 5 air changes per hour (at ACH50 standard R303.4).
- 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 (N1103.2.2.1)
- 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) (M1601.1.1.47.5)
- An air handling system shall not serve both the living space and the garage (M1601.6)
- A concrete-encased grounding electrode (UFER Ground) connection complies with the requirements of the 2018 IRC Section E3608.1.2 in providing a connection with no less than the required minimum of steel.
- Compliance with the requirements and show connection as needed for roof beam, trus, rafter, and girder connections for uplift per IRC 802.11
- DASMA 115 MPH Rated Garage doors
- Compliant with the Physical Security Ordinance in the Kansas City Building and Rehabilitation Code, section 329 (Information Bulletin 161).
- Compliant with the requirements of section 308 of the 2018 IRC for safety glazing.
- Studs will be continuous from floor to ceiling diaphragm/Roof as per 2018 IRC 602.3

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 SSIONAL THE DESIGN PROFESSIONAL

2018 HT. EXERTY CONSERVATION CODE (2018-CH 11) DOORS, & WINDOWS:	
WINDOWS:	U-0.35 MAX (HEAT GAIN MAX 0.25)
SKYLIGHTS:	U-0.55 MAX
ATTIC CEILINGS:	R-49 MIN.
WOOD FRAME WALLS:	20 OR 13 + 5 MIN.
FLOOR (OVER UNHEATED):	R-19 MIN.
SLAB ON GRADE:	R-10 FOR 24" IN
VAULTED CEILINGS:	R-38 (SEE DETAIL)
CRAWL SPACE:	R-10
BASEMENT WALLS:	R-10 CONT OR R-13 CAVITY
DUCTWORK:	R-8
FUEL FIRED FURNACE:	90% AFUE MIN.
ELECTRIC FURNACE:	NO MINIMUM
COOLING SYSTEM:	13 SEER MIN.
WATER HEATER:	
GAS FIRED STORAGE:	0.67 EF MIN
GAS FIRED INSTANT:	0.62 EF MIN
ELECTRIC STORAGE:	0.97 EF MIN
ELECTRIC INSTANT:	0.93 EF MIN

AN ENERGY EFFICIENT CERTIFICATE IS REQUIRED TO BE POSTED IN OR ON THE ELECTRICAL PANEL BEFORE 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 & IS POSTED BEFORE FINAL INSPECTION. OWNER/CONTRACTOR IS RESPONSIBLE FOR MEETING THE PRESCRIPTIVE REQUIREMENTS OF IRC CHAPTER 11 UNLESS A HERS INDEX ANALYSIS FOR PERFORMANCE COMPLIANCE BASED ON THE PLANS IS SUBMITTED TO THE AHJ FOR APPROVAL.



Address :Lot 128 Hook Farms, 2502 SW Tracker Ln, Lee's Summit, MO.

## SOMERSET

REVISIONS		
Number	Description	Date
		24/03/27



MAY 13, 2024

Sheet List	
00	Cover
A101	Foundation Plan
A102	Floor Plan - Basement Level
A103	Floor Plan - Main Level
A104	Floor Plan - Roof Plan
A201	Elevations
A202	Elevations

PLAN DESCRIPTION: Cover

00

Project No.

Structural Foundation Schedule					
Type	Width	Length	Depth	Reinforcing	Comments
F0	2'-6"	2'-6"	1'-0"	Reinf # (6) #4's, rebar count is each way, equal centers	

Slab Schedule	
Type	Description

**Foundation Wall Schedule**

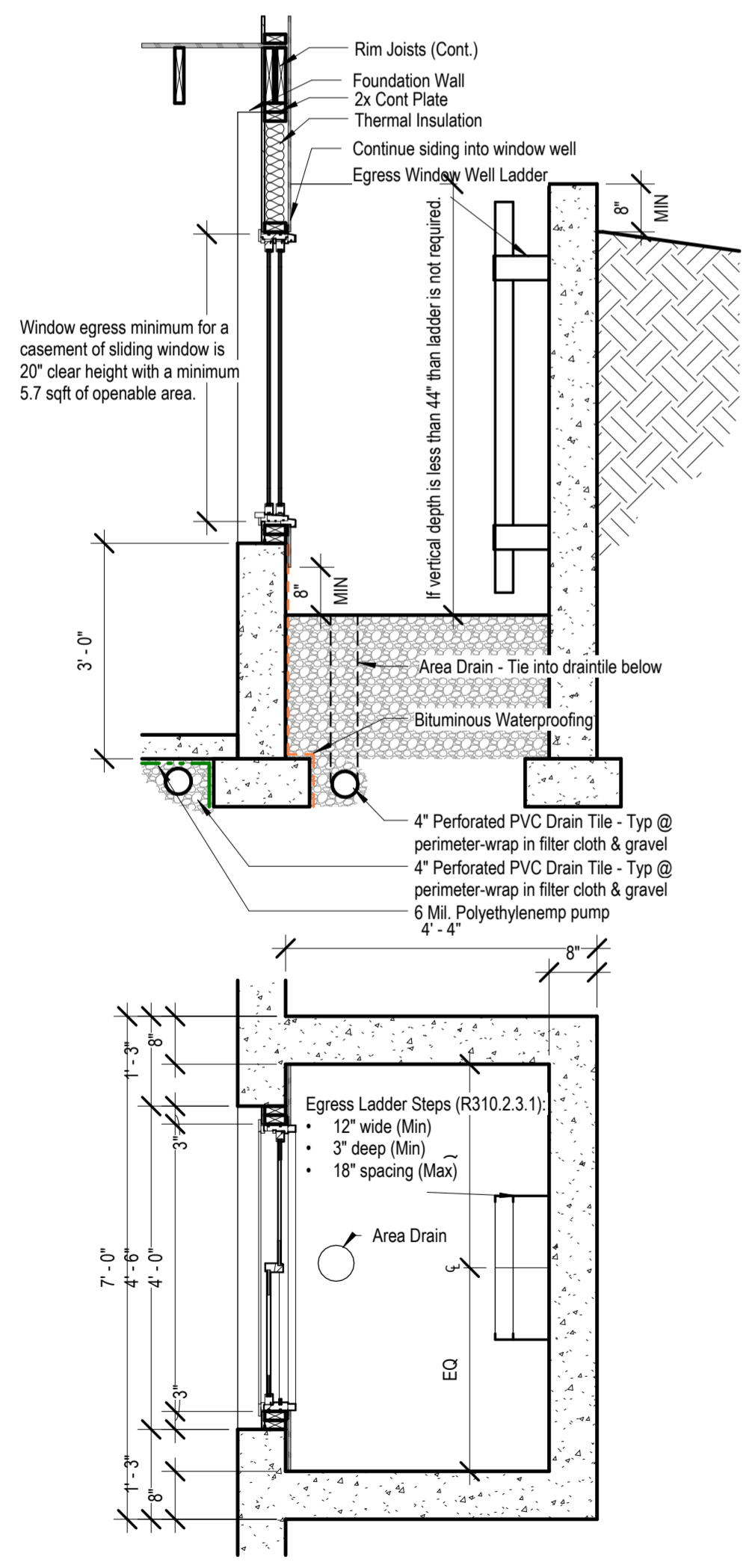
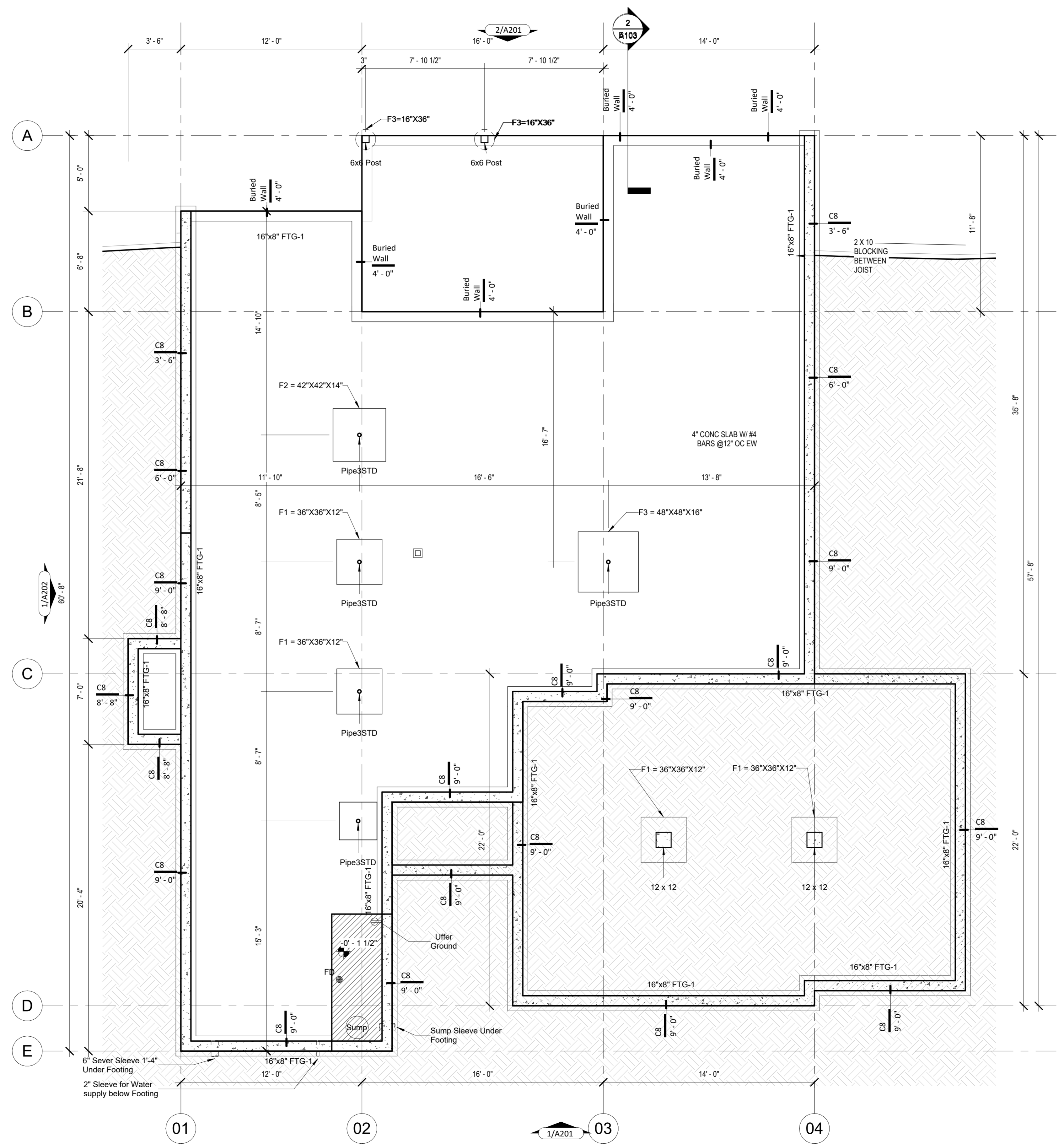
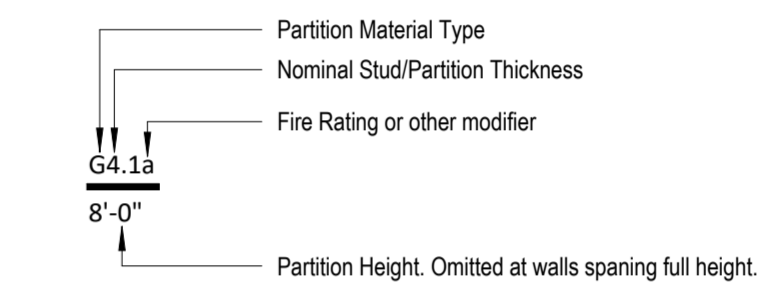
**Foundation Notes:**

- FOOTINGS FOUNDATION & CONCRETE NOTES**
- TO ADDRESS DIFFERENTIAL SETTLEMENT, ALL INTERIOR BEARING AND EXTERIOR FOOTINGS & PIS 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 2,500 PSF. CONCRETE STRENGTHS TO ACHIEVE THE FOLLOWING BASED UPON:
    - 3,000 PSI FOR FOOTINGS, FOUND. WALLS & VERT. SUPPORTS
    - 3,500 PSI FOR GARAGE FLOOR
  - CONC. EXPOSED TO WEATHER TO HAVE 6% (+/-) AIR ENTRAINMENT
  - PROVIDE 4" (MIN) CONC. SLAB REINF. W/ #4 @ 12" O.C. E.W. TOP REINF. OVER FEEDSTALS AS INDICATED W/ 1" FT @ 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.
  - PROVIDE #4 X 4" (L) @ 45 DEGREES @ REINFRANT CORNERS
  - 12" (FULL) ASTM A307 ANCHOR BOLTS @ 48" O.C. @ EXT. WALLS
  - ANCHOR PRESSURE TREATED PLATE @ INT. BEARING WALLS W/ 1/2" X 4-1/2" HLT1 WEDGE W/ 1/2" O.C. MAX. 12" FROM ENDS
  - PROVIDE 2" LAPS MIN. INCLUDING CORNERS
  - INSTALL HOLD-DOWN BOLT ANCHORAGE AS INDICATED ON PLAN
  - PROVIDE BITUMINOUS DAMP-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 3 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 @ 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 BLOCKING FOR MINIMUM OF TWO JOIST SPACES, SPACED NOT MORE THAN 4 FEET O.C.



**SOMERSET**

**Interior Partition Naming Convention**



② Detail - Window Well  
1/2" = 1'-0"

① Foundation Plan  
1/4" = 1'-0"

architect:  
Elevate Design + Build  
350 SW Longview Blvd  
Lee's Summit, MO 64081  
816.622.8826 voice  
www.elevatedesignbuildkc.com

UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION



MAY 13, 2024

REVISIONS		
Number	DESCRIPTION	DATE

PROJECT

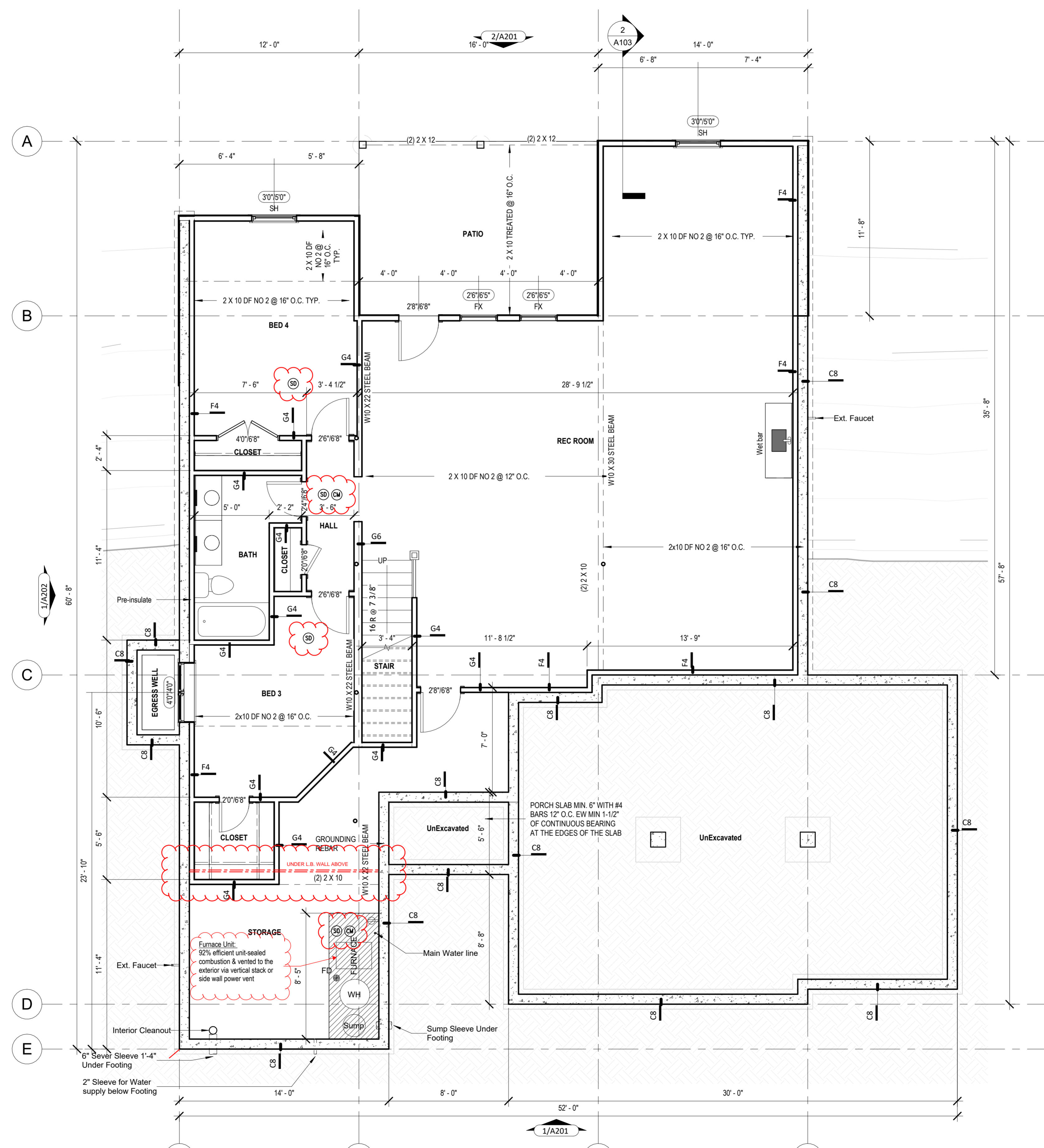
DRAWING TITLE  
Foundation Plan

DATE ISSUED

NORTH  
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DRAWING NUMBER

**A101**



1. Basement Floor Plan  
1/4" = 1'-0"

**General Notes:**

- DOORS AND WINDOW**
- ALL GLAZING WITHIN 12" OF THE FINISHED FLOOR, ADJACENT TO DOORS -0" AND WITHIN DOORS, ABOVE BATHTUBS 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 1/4" CONST. W/ MIN. 5/8" TYPE X GWS. 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 STARTRAY ILLUMINATION PER R303.3.
  - CABLE VENT & MAKEUP 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 LEAVE SPACED EVENLY W/ NO MORE THAN 6" O.C.
- GYPSUM 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" S&G-RESISTANT GYP. CEILING BOARD.
- MECHANICAL SYSTEMS:**
- FURNACE & WATER HEATER SHALL BE ON 18" PLATFOMS IN PLACED 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. 13 SEER FOR AIR CONDITIONING EQUIPMENT.
  - SUPPLY AND RETURN DUCTS SHALL BE INSULATED TO MIN. R-8.
- ELECTRICAL SYSTEMS:**
- PROVIDE UFER GROUND ENCASED IN CONCRETE FOOTING.
  - ALL ELECTRICAL CONDUCTORS SHALL BE COPPER.
  - EXCEPT AS THE FOLLOWING INDICATIONS SHALL BE GFCI PROTECTED:
    - BEDROOM, KITCHEN (W/IN 6 FEET OF SINK), GARAGE, SHED, EXTERIOR, UNFINISHED BASEMENT & HEATED FLOORS.
    - ALL BRANCH CIRCUITS THAT SUPPLY 120-V. 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: RECEPTACLES IN THE FOLLOWING LOCATIONS SHALL NOT BE REQUIRED TAMPER-RESISTANT:
        - RECEPTACLES LOCATED MORE THAN 5 FEET AP.
        - WHERE SUCH RECEPTACLES ARE LOCATED IN SPACES DEDICATED FOR THE APPLIANCE SERVED & UNDER CONDITIONS OF NORMAL USE, THE APPLIANCE ARE NOT EASILY MOVED. APPLIANCES TO BE CORD-PLUG CONNECTED TO RECEPT.
- EXTERIOR WALL FRAMING:**
- BOTTOM SILL PLATES SHALL BE PRESSURE TREATED OR EQUAL.
  - SILL PLATES SHALL BE FASTENED MIN. 6 INCHES ABOVE GRADE.
  - ALL EXT. STUDS TO BE SECURED TO THEIR DOUBLE TOP PLATES W/ (2) 16-D NAILS (MIN).
  - ALL EXTERIOR CORNERS TO BE BRACED WITH 7/16" OSB NAILED SCHEDULE SHALL BE AS COMMON @ 6" O.C. ALONG EDGES & COMMON @ 12" O.C. @ INTERMEDIATE STUDS.
- ROOF FRAMING:**
- ALL ROOF GABLE 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 & STAGGERED 48" O.C. W/ LONG DIMENSION PERPENDICULAR TO RAFTER LINE & STAGGERED 48" O.C. W/ GALLY SPACER CLIPS ALONG ALL EDGES. SECURE SHEATHING W/ 60 COMMON NAILS TO RAFTERS AT 16" 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 OH FLOOR/CEILING (MIN R-19).
  - ALL EXPOSED HVAC DUCTING IN UNFINISHED BASEMENTS TO BE MIN R-8 INSULATED OR ENCLOSED INSIDE A FLOOR/CEILING.
  - 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 WATTLE 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, JOISTS 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/ 8d @ 6" O.C. PANEL INDEX 240; PROVIDE CLIPS AT INSULATED PANEL EDGES.
  - SHEATH EXT. WALLS W/ 7/16" OSB NAILED W/ 8d @ 6" O.C.
  - HEADERS: PROVIDE 2x4 (SYP OR DFL #2 OR BETTER) UNID. CONSTRUCT HEADERS W/ 2x8 & 7/16" OSB BETWEEN W/ (2) ROWS OF 16d @ 16" O.C.
  - BLOODING MIN. 1.5 INCHES UTILITY GRADE LUMBER JOISTS TO BE SUPPORTED AT ENDS FULL DEPTH SOLID BLOODING NOT < 3 INCHES.
  - J&J, J. C.I. & RAFTERS TO BE SYP OR DFL GRADE #2 OR BETTER.
  - EXT. WALL STUDS & LOAD BEARING WALLS TO BE CONTINUOUS FROM FLOOR TO ROOF/CEILING DIAPHRAGM PER IRC R303.3.
  - STUDS, RAFTERS, JOISTS, MIS. LUMBER MIN. GRADE #2 D.F. OR S.Y.P.
- PHYSICAL SECURITY ORDINANCE:**
- OWNER/BUILDER IS RESPONSIBLE FOR COMPLIANCE OF PHYSICAL SECURITY ORDINANCE FOR THEIR LOCAL JURISDICTION.

architect:  
Elevate Design + Build  
350 SW Longview Blvd  
Lee's Summit, MO 64081  
816.622.8826 voice  
www.elevatedesignbuildkc.com



MAY 13, 2024

**REVISIONS**

Number	DESCRIPTION	DATE

PROJECT

DRAWING TITLE  
Floor Plan - Basemenn Level

DATE ISSUED

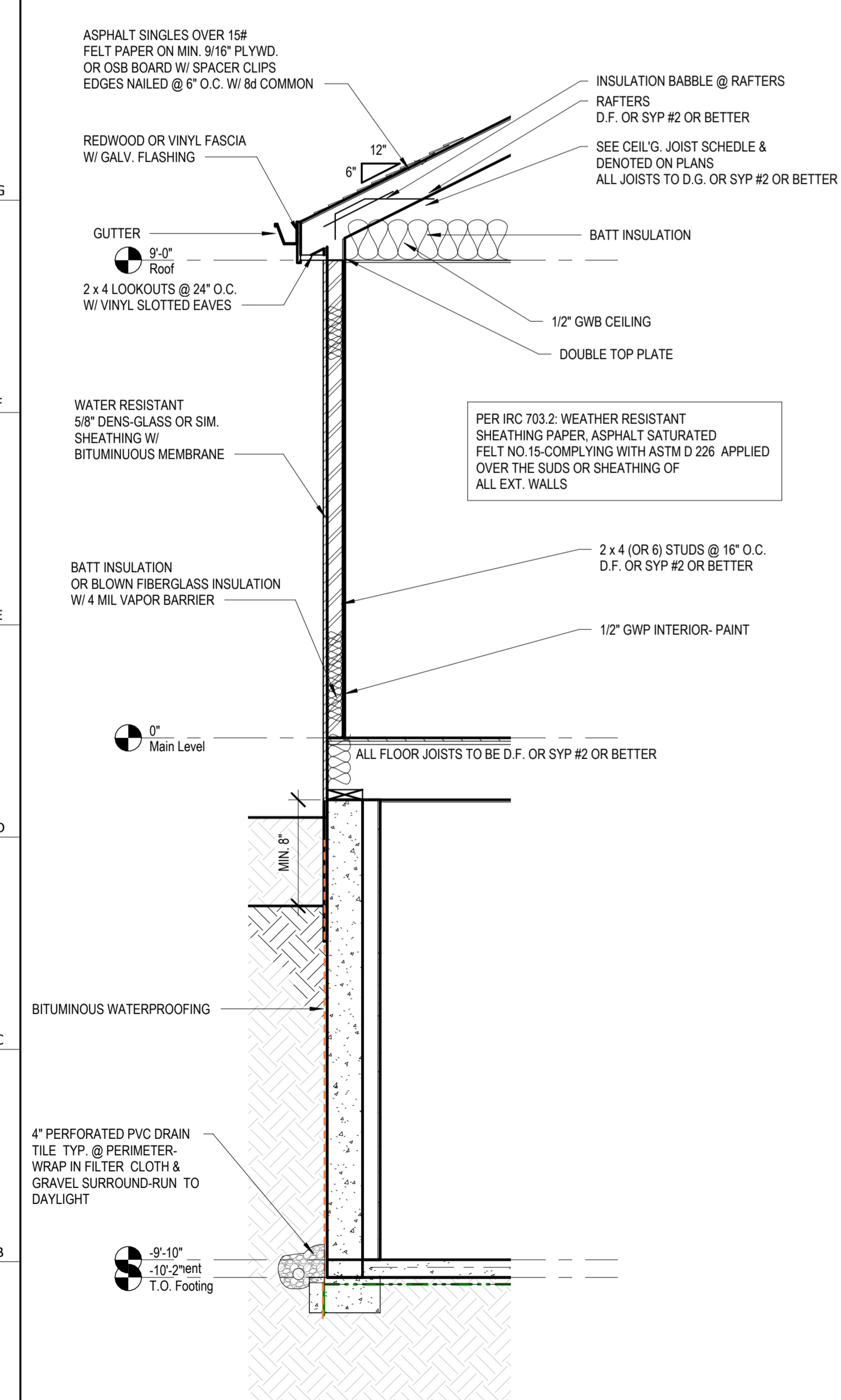
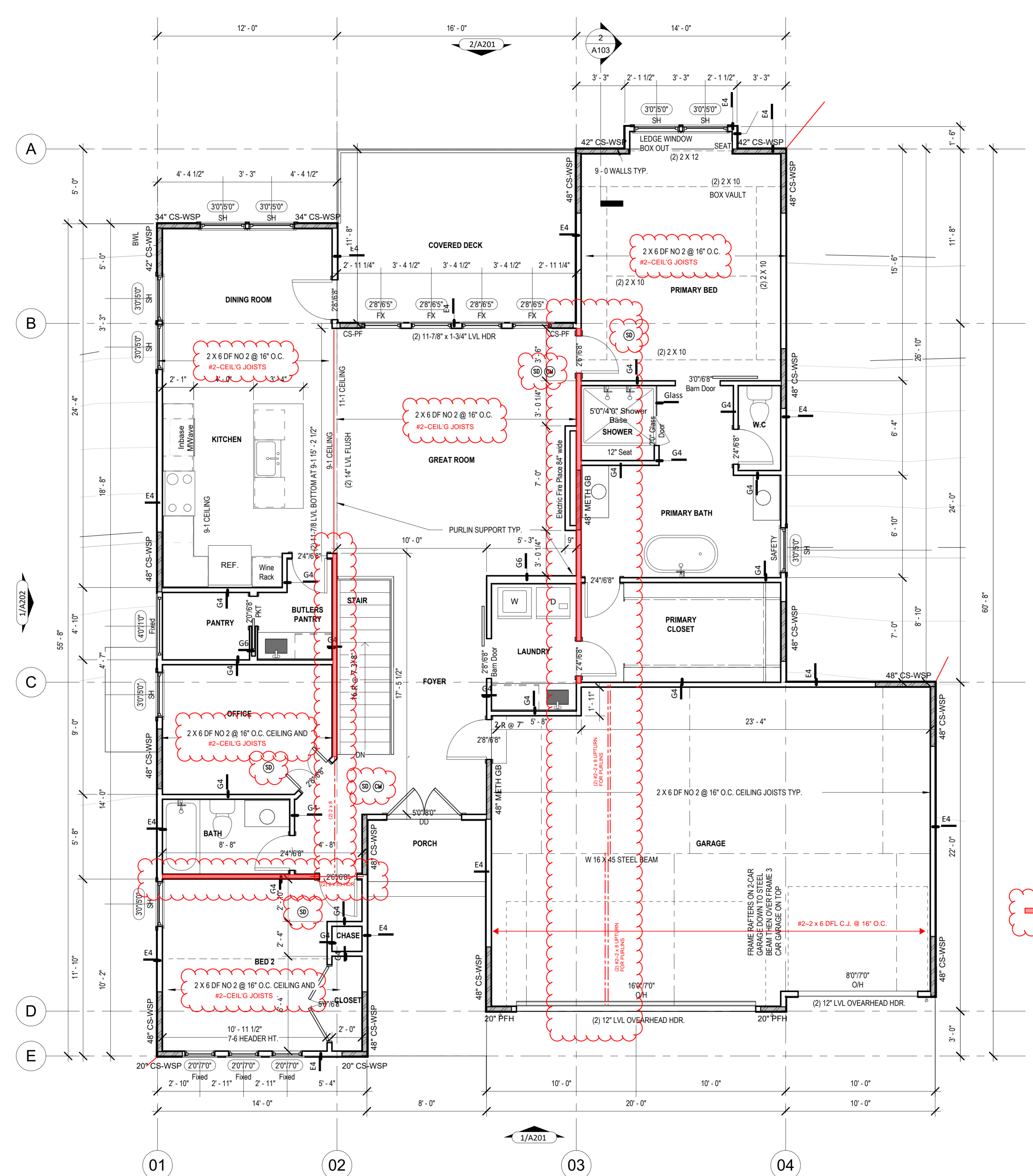
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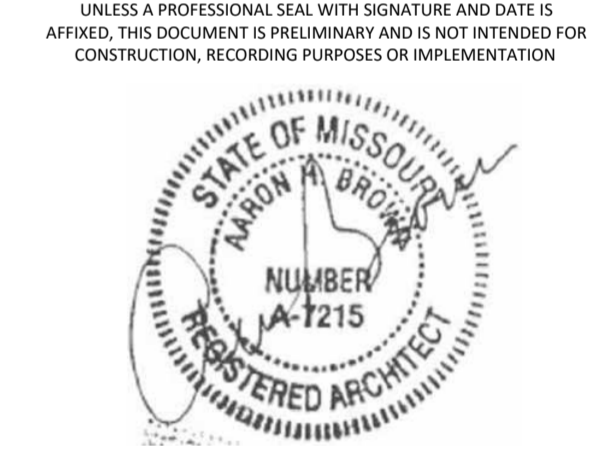
**A102**

General Notes:

- DOORS AND WINDOW**
- ALL GLAZING WITHIN 12" OF THE FINISHED FLOOR, ADJACENT TO DOORS -0" AND WITH DOORS, ABOVE BATHTUBS 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 1/4" CONCR. MIN. 5/8" TYPE X GWS, EXTEND TO BOTTOM OF ROOF. DOOR TO BE 20 MIN RATED, 138" x 6", 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 STARWAY ILLUMINATION PER R303.7.9.
  - GABLE VENT & WINDOW 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 LEAVE SPACED EVENLY W/ NO MORE THAN 6" O.C.
- GYPSUM 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 IN GARAGE.
- 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. 13 SEER FOR AIR CONDITIONING EQUIPMENT.
  - SUPPLY AND RETURN DUCTS SHALL BE INSULATED TO MIN. R-8.
- ELECTRICAL SYSTEMS**
- PROVIDE UFER GROUND ENCASED IN CONCRETE FOOTING.
  - ALL ELECTRICAL CONDUCTORS SHALL BE COPPER.
  - EXCEPT AS THE FOLLOWING LOCATIONS SHALL BE GFCI PROTECTED:
    - BEDROOM, KITCHEN (W/IN 5 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 AFCI-FULLY PROTECTED INTERRUPTER.
      - INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT.
    - ALL 15 & 20 A RECEPT. SHALL BE LISTED TAMPER-RESISTANT.
    - EXCEPTION: RECEPTACLES IN THE FOLLOWING LOCATIONS SHALL NOT BE REQUIRED: TAMPER-RESISTANT.
      - RECEPTACLES LOCATED MORE THAN 5 FEET AP.
      - WHERE SUCH RECEPTACLES ARE LOCATED IN SPACES DEDICATED FOR THE APPLIANCE SERVED & UNDER CONDITIONS OF NORMAL USE, THE APPLIANCE ARE NOT EASILY MOVED. APPLIANCES TO BE CORD-N-PLUG CONNECTED TO RECEPT.
- EXTERIOR WALL FRAMING**
- BOTTOM SILL PLATES SHALL BE PRESSURE TREATED OR EQUAL.
  - SILL PLATES SHALL BEARSTUDS W/IN 6 INCHES ABOVE GRADE.
  - ALL EXT. STUDS TO BE SECURED TO THEIR DOUBLE TOP PLATES W/ (2) 16-GALV. (MIN) 1/2" x 4" x 24" RECEPT. SHALL BE LISTED TAMPER-RESISTANT.
  - ALL EXTERIOR CORNERS TO BE BRACED WITH 7/16" OSB NAILING SCHEDULE SHALL BE 6" COMMON @ 16" O.C. ALONG EDGES & COMMON @ 12" O.C. @ INTERMEDIATE STUDS.
- ROOF FRAMING**
- ALL ROOF EAVE OVERHANGS TO BE 16" LONG.
  - ALL JOISTS & RAFTERS TO BE ALIGNED OVER SLIDS.
  - ROOF SHEATHING SHALL BE 7/16" OSB LAD W/ LONG DIMENSION PERPENDICULAR TO RAFTER LINE & STAGGERED 48" O.C. W/ LONG DIMENSION PERPENDICULAR TO RAFTER LINE & STAGGERED 48" O.C. W/ ONLY SPACER CLIPS ALONG ALL EDGES - SECURE SHEATHING W/ COMMON NAILS TO RAFTERS AT 16" O.C. ALL EDGES.
- UNFINISHED BASEMENT REQUIREMENTS**
- FIRE PROTECTION OF FLOORS: FLOOR ASSEMBLIES CONSTRUCTED W/ JOISTS LESS THAN 2X10 DIMENSIONAL LUMBER.
  - JOISTS OF OPEN WEB JOISTS OVER UNFINISHED BASEMENTS SHALL BE PROVIDED WITH 5/8" GWS.
  - 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 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 BALE BARRIERS 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, JOISTS 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/ 8d @ 6" O.C. PANEL INDEX 240; PROVIDE CLIPS AT UNINSULATED PANEL EDGES.
  - SHEATH EX. WALLS W/ 7/16" OSB NAILED W/ 8d @ 6" O.C.
  - HEADERS: PROVIDE 2x4 (SYP OR DFL 42 OR BETTER) UNDO. CONSTRUCT HEADERS W/ 2x8 & 1/2" OSB BETWEEN W/ (2) ROWS OF 18d @ 16" O.C.
  - BLOODING MIN. 1.5 INCHES UTILITY GRADE LUMBER JOISTS TO BE SUPPORTED AT ENDS FULL DEPTH SOLID BLOODING NOT < 3 INCHES.
  - J.F.I. J. C.I. & 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 602.3.
  - STUDS, RAFTERS, JOISTS, MIS. LUMBER MIN. GRADE #2 D.F. OR S.Y.P.
- PHYSICAL SECURITY ORDINANCE**
- OWNER/BUILDER IS RESPONSIBLE FOR COMPLIANCE OF PHYSICAL SECURITY ORDINANCE FOR THEIR LOCAL JURISDICTION.



architect:  
Elevate Design + Build  
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Lee's Summit, MO 64081  
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REVISIONS

Number	DESCRIPTION	DATE

PROJECT

DRAWING TITLE  
Floor Plan - Main Level

DATE ISSUED NORTH

DRAWING NUMBER

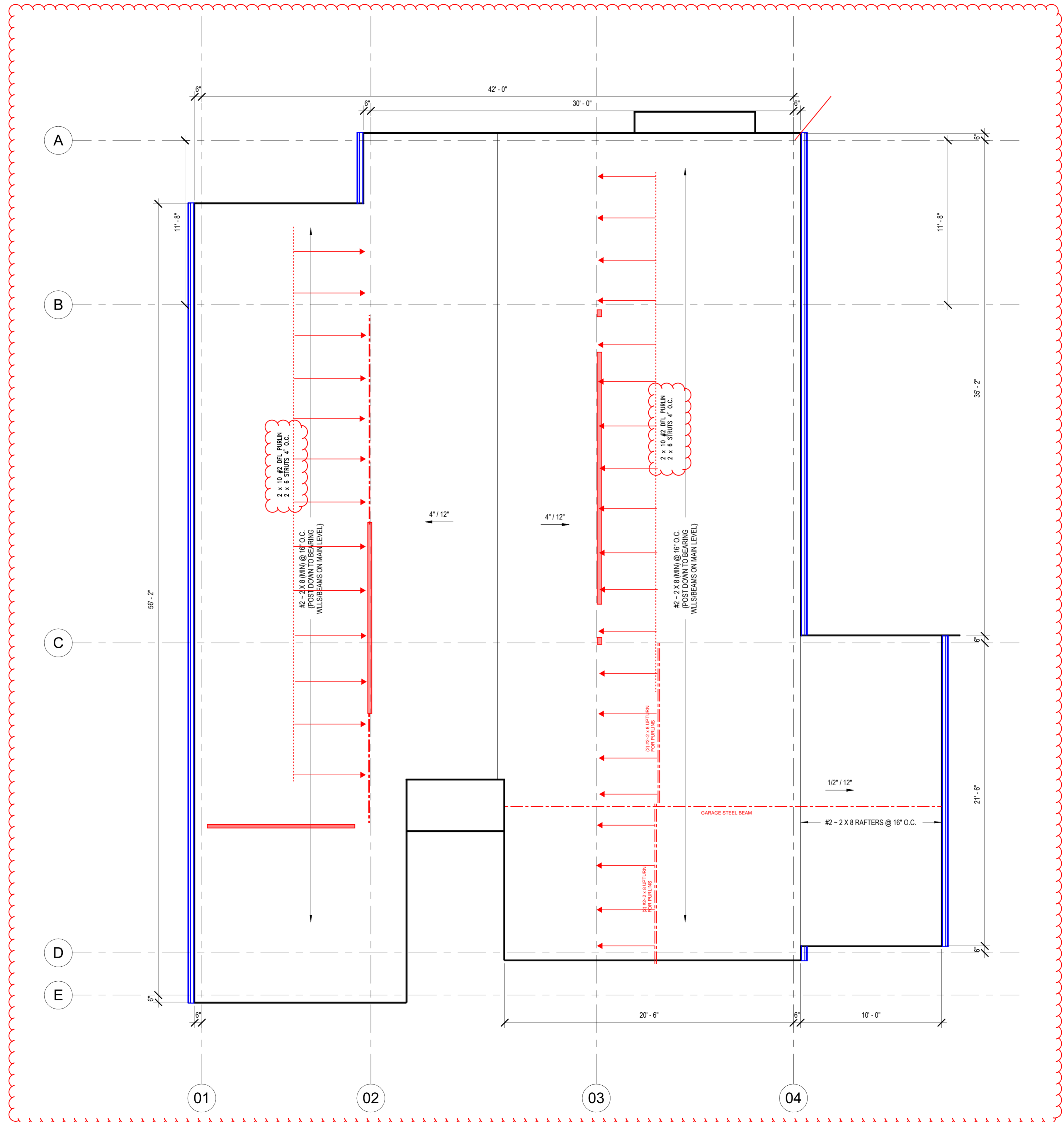
A103

2 Wall Section Copy 1  
1/2" = 1'-0"

1 Main Level Floor Plan  
1/4" = 1'-0"

**General Notes:**

- DOORS AND WINDOW**
- ALL GLAZING WITHIN 12" OF THE FINISHED FLOOR, ADJACENT TO DOORS -0" AND WITHIN DOORS, ABOVE BATHTUBS TO BE SAFETY TYPE GLASS AND LABELED SUCH AS IN COMPLIANCE W/ SECTION 208 OF THE IRC.
  - SHOWER DOORS SHALL HAVE SAFETY GLAZING. HINGED SHOWER DOORS SHALL SWING OUTWARD.
- GARAGES:**
- GARAGE SEPARATION WALL TO BE 1 HR CONST. W/ MIN. 5/8" TYPE X GWS. EXTEND TO BOTTOM OF ROOF. DOOR TO BE 20 MIN RATED, 1 3/8" C.I. & 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 STARTRAY ILLUMINATION PER R303.7.9.
  - CABLE VENT & MECHROOF 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 12" SOFFIT VENTS ALONG LEAVE SPACED EVENLY W/ NO MORE THAN 6" 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 PLACED IN A GARAGE OR ROOM W/ DIRECT ACCESS TO A GARAGE.
  - PROVIDE MIN. 75% AFUE FOR WEATHERIZED GAS HEATING EQUIP. 50% FOR NON-WEATHERIZED.
  - PROVIDE MIN. 13 SEER FOR AIR CONDITIONING EQUIPMENT.
  - SUPPLY AND RETURN DUCTS SHALL BE INSULATED TO MIN. R-8.
- ELECTRICAL SYSTEMS:**
- PROVIDE UFER GROUND ENCASED IN CONCRETE FOOTING.
  - ALL ELECTRICAL CONDUCTORS SHALL BE COPPER.
  - EXCEPT AS THE FOLLOWING LOCATIONS SHALL BE GFCI PROTECTED:
    - BEDROOM, KITCHEN (W/IN 6 FEET OF SINK), GARAGE, SHED, EXTERIOR, UNFINISHED BASEMENT & HEATED FLOORS.
    - ALL BRANCH CIRCUITS THAT SUPPLY 120-V. SHINGLE PHASE, 15 & 20 AMP OUTLETS INSTALLED IN:
      - BEDROOMS, SUNROOMS, REC ROOMS, CLOSETS, HALLWAYS, & SIM. ROOMS SHALL BE PROTECTED BY A COMBINATION TYPE AFCI-FAULT INTERRUPTER.
      - INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT.
    - ALL 15 & 20 A RECEPT. SHALL BE LISTED TAMPER-RESISTANT.
      - EXCEPTION: RECEPTACLES IN THE FOLLOWING LOCATIONS SHALL NOT BE REQUIRED: TAMPER-RESISTANT.
        - RECEPTACLES LOCATED MORE THAN 5 FEET AP.
        - WHERE SUCH RECEPTACLES ARE LOCATED IN SPACES DEDICATED FOR THE APPLIANCE SERVED & UNDER CONDITIONS OF NORMAL USE, THE APPLIANCES ARE NOT EASILY MOVED. APPLIANCES TO BE CORD-N-PLUG CONNECTED TO RECEPT.
- EXTERIOR WALL FRAMING:**
- BOTTOM SILL PLATES SHALL BE PRESSURE TREATED OR EQUAL.
  - SILL PLATES SHALL BE SECURED TO FOUNDATION WITH 6 INCHES ABOVE GRADE.
  - ALL EXT. STUDS TO BE SECURED TO THEIR DOUBLE TOP PLATES W/ (2) 16-D NAILS (MIN).
  - ALL EXTERIOR CORNERS TO BE BRACED WITH 7/16" OSB NAILING SCHEDULE SHALL BE AS COMMON @ 16" O.C. ALONG EDGES & COMMON @ 12" O.C. @ INTERMEDIATE STUDS.
- ROOF FRAMING:**
- ALL ROOF EAVES OVERHANGS TO BE 16" UNCL.
  - ALL JOISTS & RAFTERS TO BE ALIGNED OVER SLDS.
  - 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/ COMMON NAILS TO RAFTERS AT 16" 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 OH FLOORCEILING (MIN R-19).
  - ALL EXPOSED HVAC DUCTING IN UNFINISHED BASEMENTS TO BE MIN R-8 INSULATED OR ENCLOSED INSIDE A LOCKER/CLIN.
  - 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:
    - A. SILT FENCE OR STRAW BATTLE 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: JOISTS 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/ 8d @ 16" O.C. PANEL INDEX 240; PROVIDE CLIPS AT UNSUPPORTED PANEL EDGES.
  - SHEATH EXT. WALLS W/ 7/16" OSB NAILED W/ 8d @ 16" O.C.
  - HEADERS: PROVIDE 2x4 (SYP OR DFL, 42 OR BETTER) UNCL. CONSTRUCT HEADERS W/ 2x8 & 7/16" OSB BETWEEN W/ (2) ROWS OF 16d @ 16" O.C.
  - BLOODING MIN. 1.5 INCHES UTILITY GRADE LUMBER JOISTS TO BE SUPPORTED AT ENDS FULL DEPTH SOLID BLOODING NOT < 2 INCHES.
  - J & J, C.I. & RAFTERS TO BE SYP OR DFL, GRADE #2 OR BETTER.
  - EXT. WALL STUDS & LOAD BEARING WALLS TO BE CONTINUOUS FROM FLOOR TO ROOF/CEILING DIAPHRAGM PER IRC R603.
  - STUDS, RAFTERS, JOISTS, MIS. LUMBER MIN. GRADE #2 D.F. OR S.Y.P.
- PHYSICAL SECURITY ORDINANCE:**
- OWNER/BUILDER IS RESPONSIBLE FOR COMPLIANCE OF PHYSICAL SECURITY ORDINANCE FOR THEIR LOCAL JURISDICTION.



1 Roof Plan  
1/4" = 1'-0"

architect:  
Elevate Design + Build  
350 SW Longview Blvd  
Lee's Summit, MO 64081  
816.622.8826 voice  
www.elevatedesignbuildcc.com



MAY 13, 2024

REVISIONS		
Number	DESCRIPTION	DATE

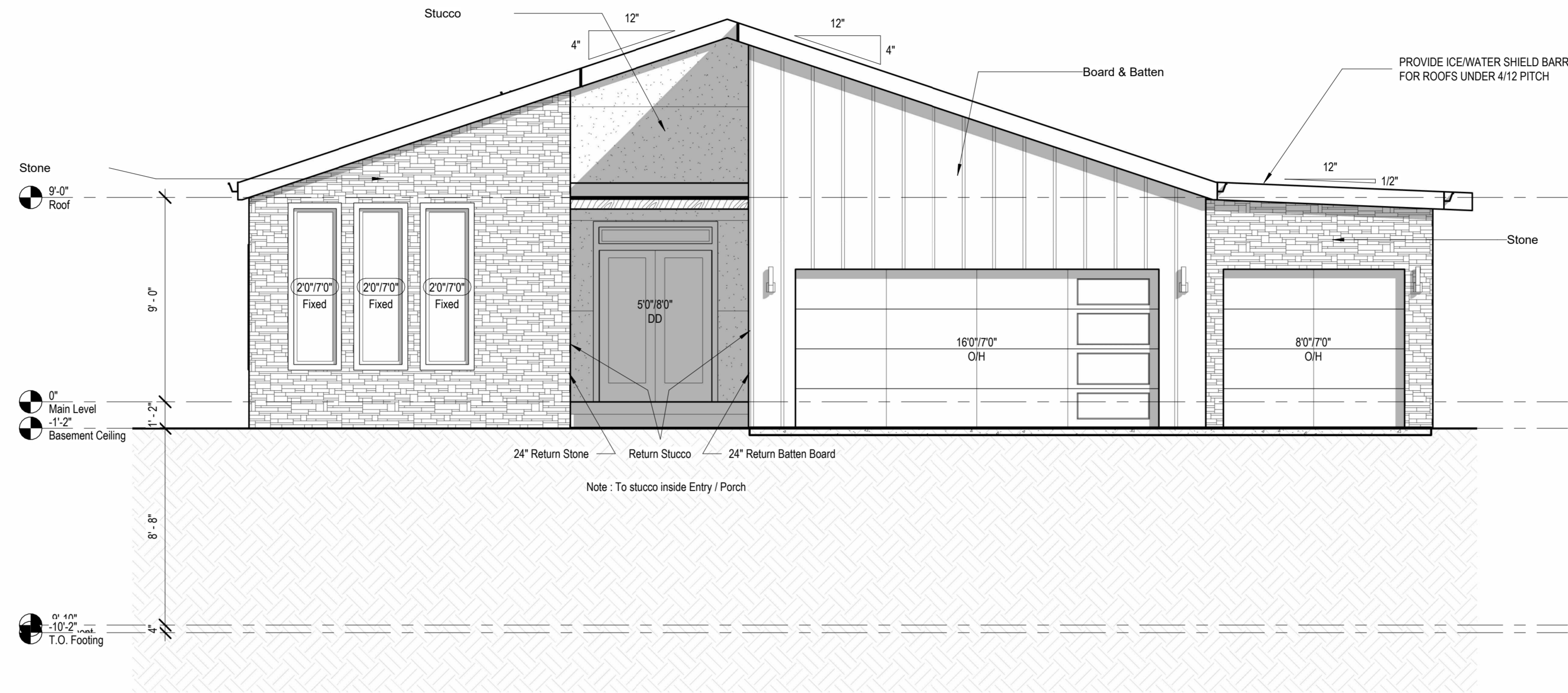
PROJECT

DRAWING TITLE  
Floor Plan - Roof Plan

DATE ISSUED NORTH

DRAWING NUMBER  
**A104**

**SOMERSET**



① Front Elevation  
1/4" = 1'-0"



② Rear Elevation  
1/4" = 1'-0"

architect:  
Elevate Design + Build  
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REVISIONS

Number	DESCRIPTION	DATE
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PROJECT  
Lot 128 Hook Farms, 2502 SW Tracker Ln, Lee's Summit, MO.

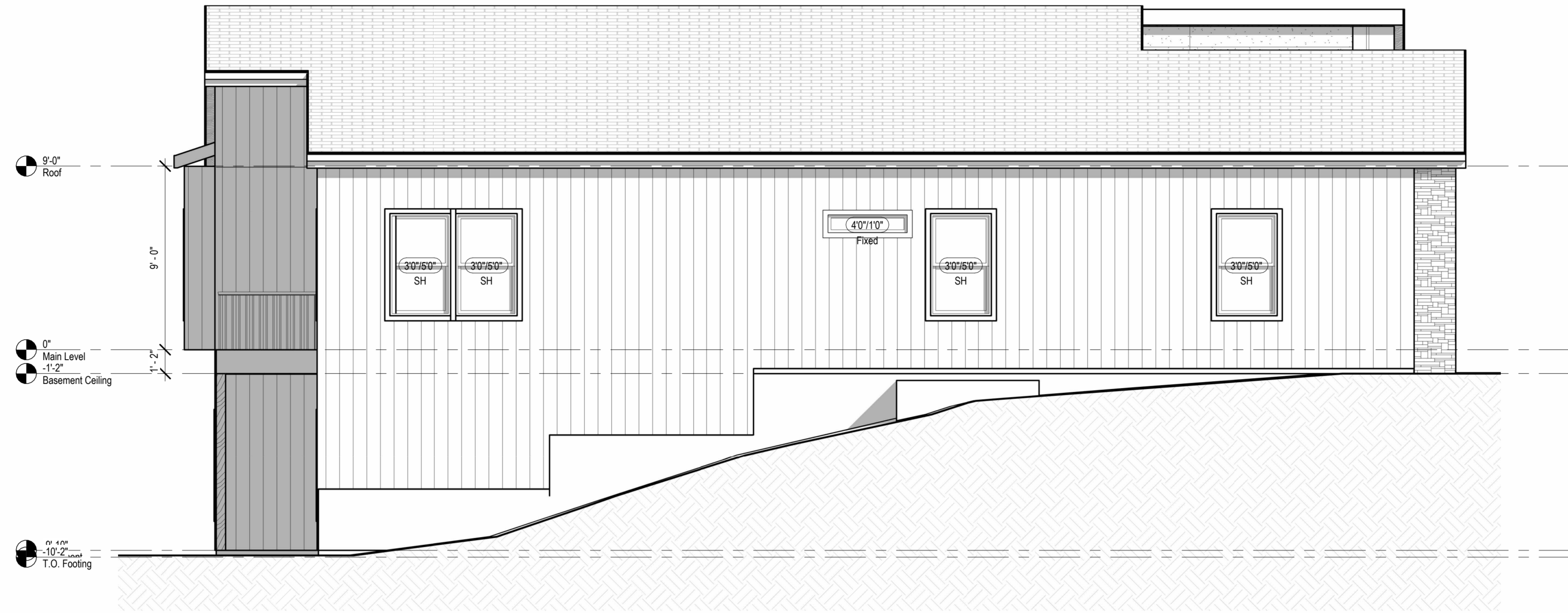
DRAWING TITLE  
Elevations

DATE ISSUED

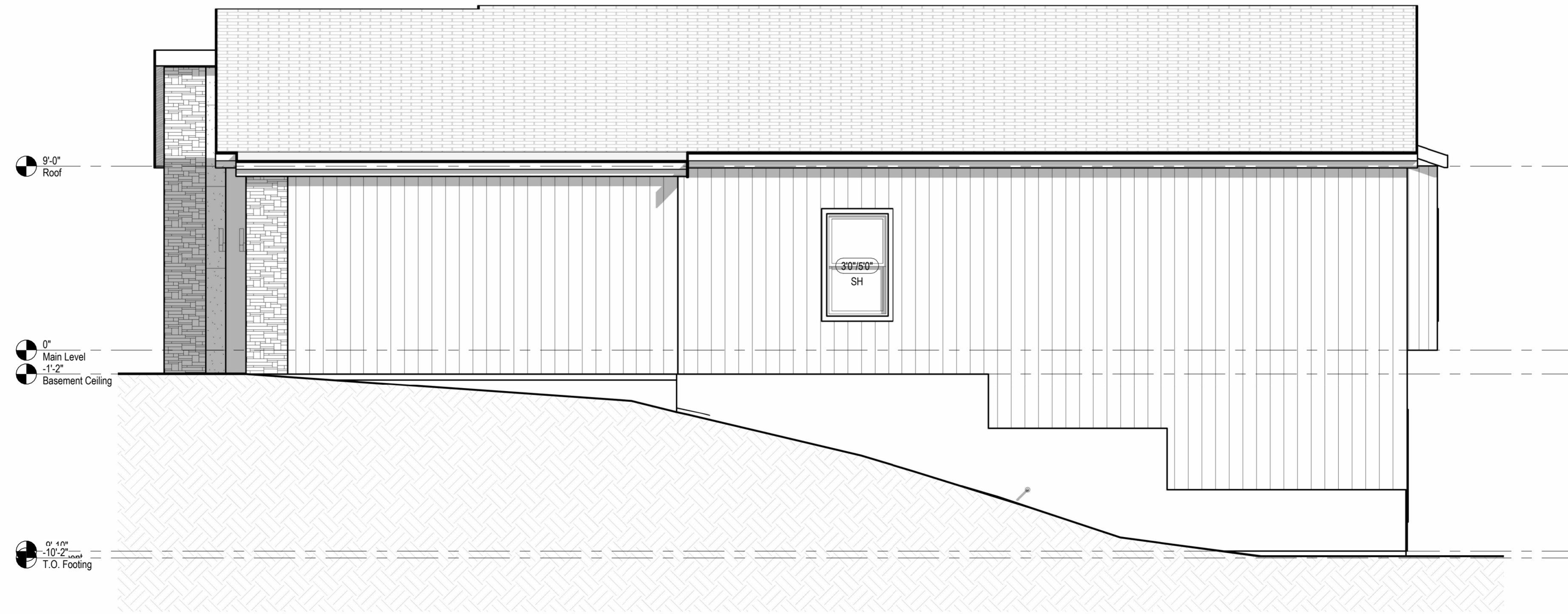
DRAWING NUMBER

**A201**

**SOMERSET**



① Right Elevation  
1/4" = 1'-0"



② Left Elevation  
1/4" = 1'-0"

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Number	DESCRIPTION	DATE

PROJECT

DRAWING TITLE  
Elevations

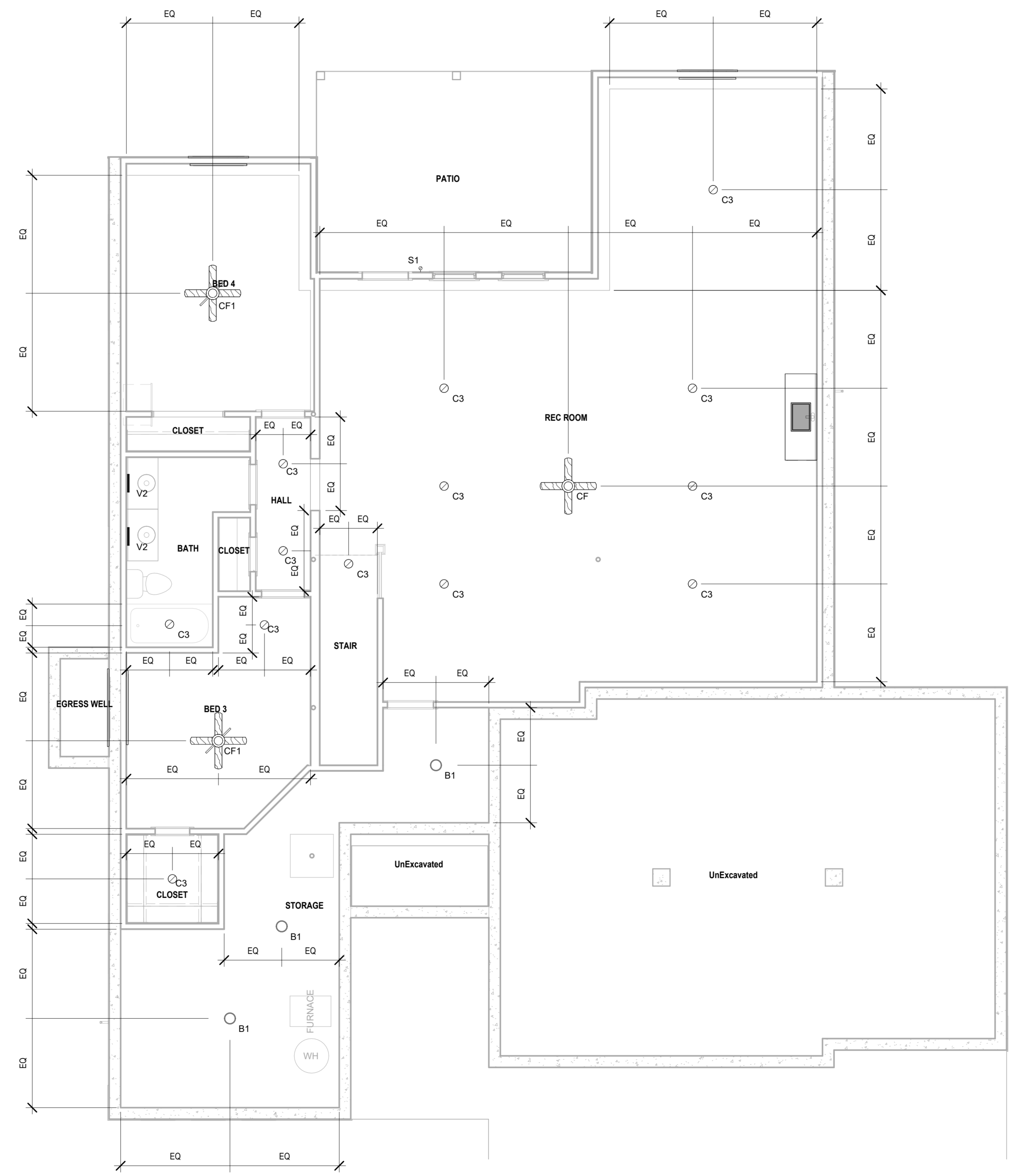
DATE ISSUED

DRAWING NUMBER

**A202**

Lighting Fixture Schedule		
Type Mark	Description	Type Comments
B1	Ceiling Mounted Exposed Bulb	
C1	Recessed Can Light - Interior	
C2	Recessed Can Light - Exterior	
C3	LED Disk Light	
CF	Ceiling Fan	
CF1	Ceiling Fan w/ Light - Surface Mounted	
P1	Decorative Pendant Fixture	Mount bottom of fixture 84" AFF
S1	Wall Sconce - Exterior	Mount bottom of fixture 84" AFF
V2	Vanity Wall Mounted	Mount bottom of fixture 84" AFF

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)



① RCP/Electrical - Basement  
1/4" = 1'-0"

architect:  
Elevate Design + Build  
350 SW Longview Blvd  
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Number	DESCRIPTION	DATE

PROJECT

DRAWING TITLE  
RCP/Electrical Plan

DATE ISSUED



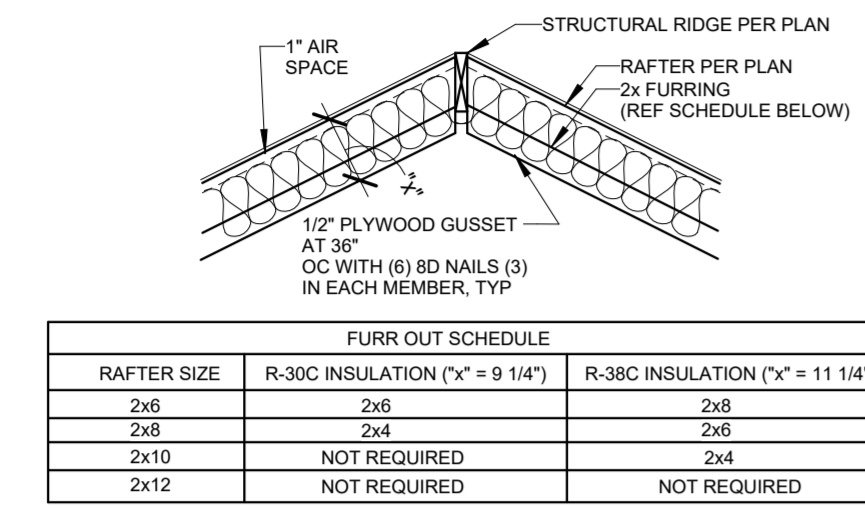
DRAWING NUMBER

**A301**

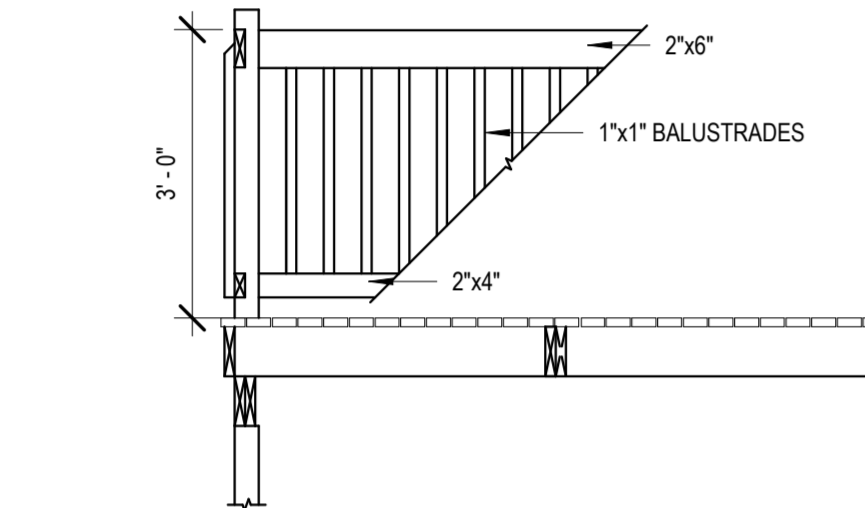




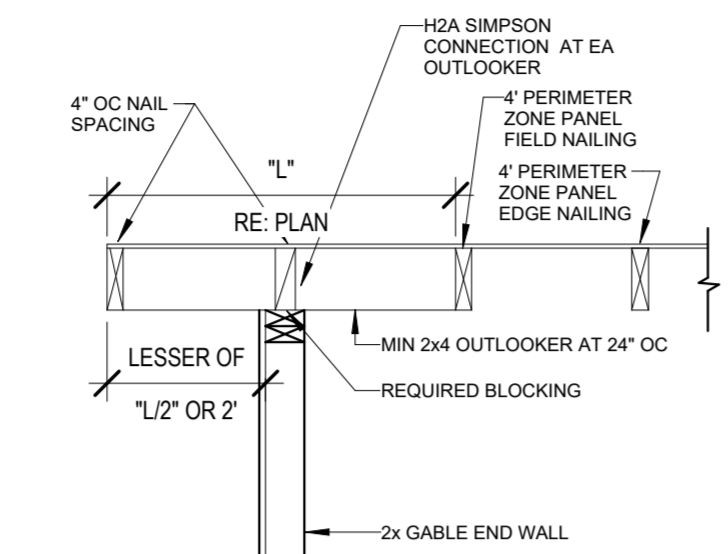
15 14 13 12 11 10 9 8 7 6 5 4 3 2 1



**13 Rafter Furr Down Requirements**  
1\"/>

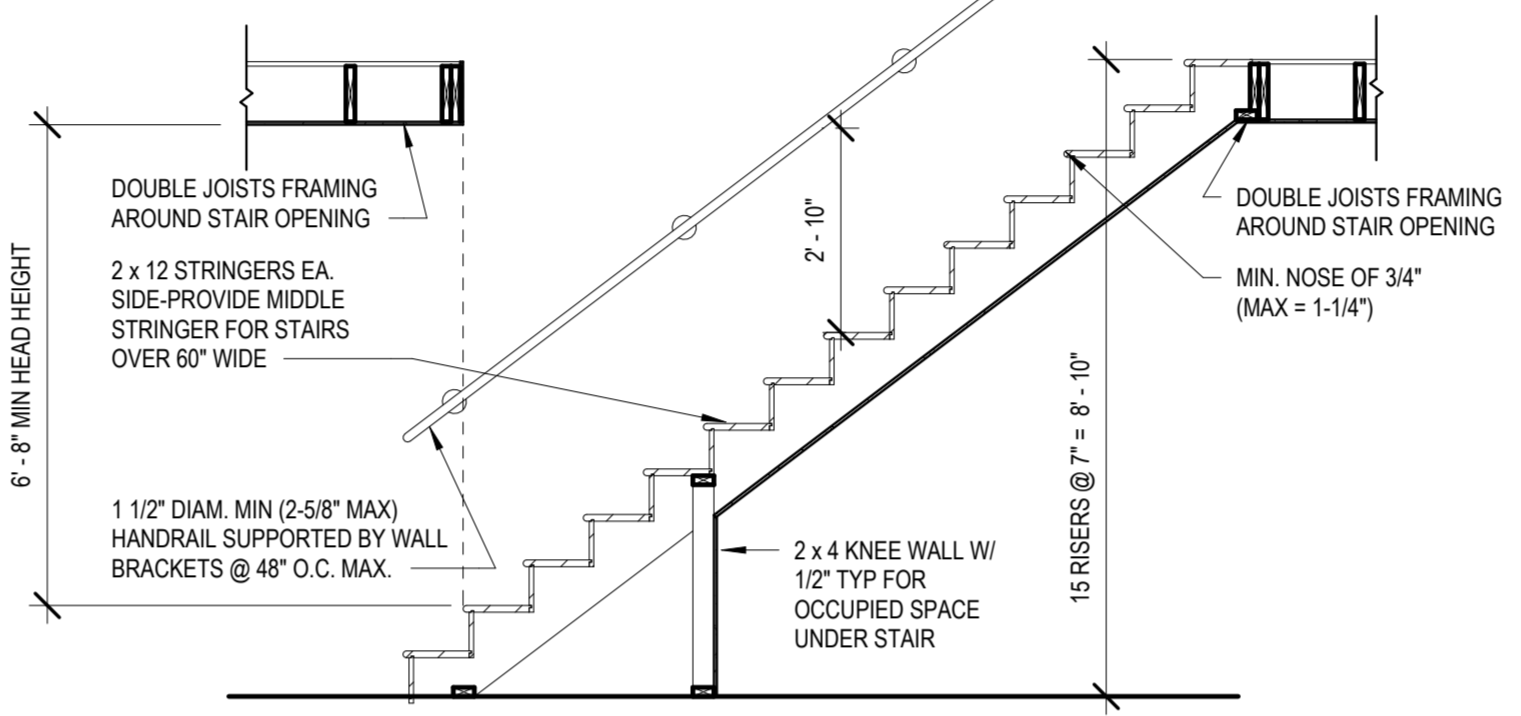


**11 Deck Railing**  
1/2\"/>

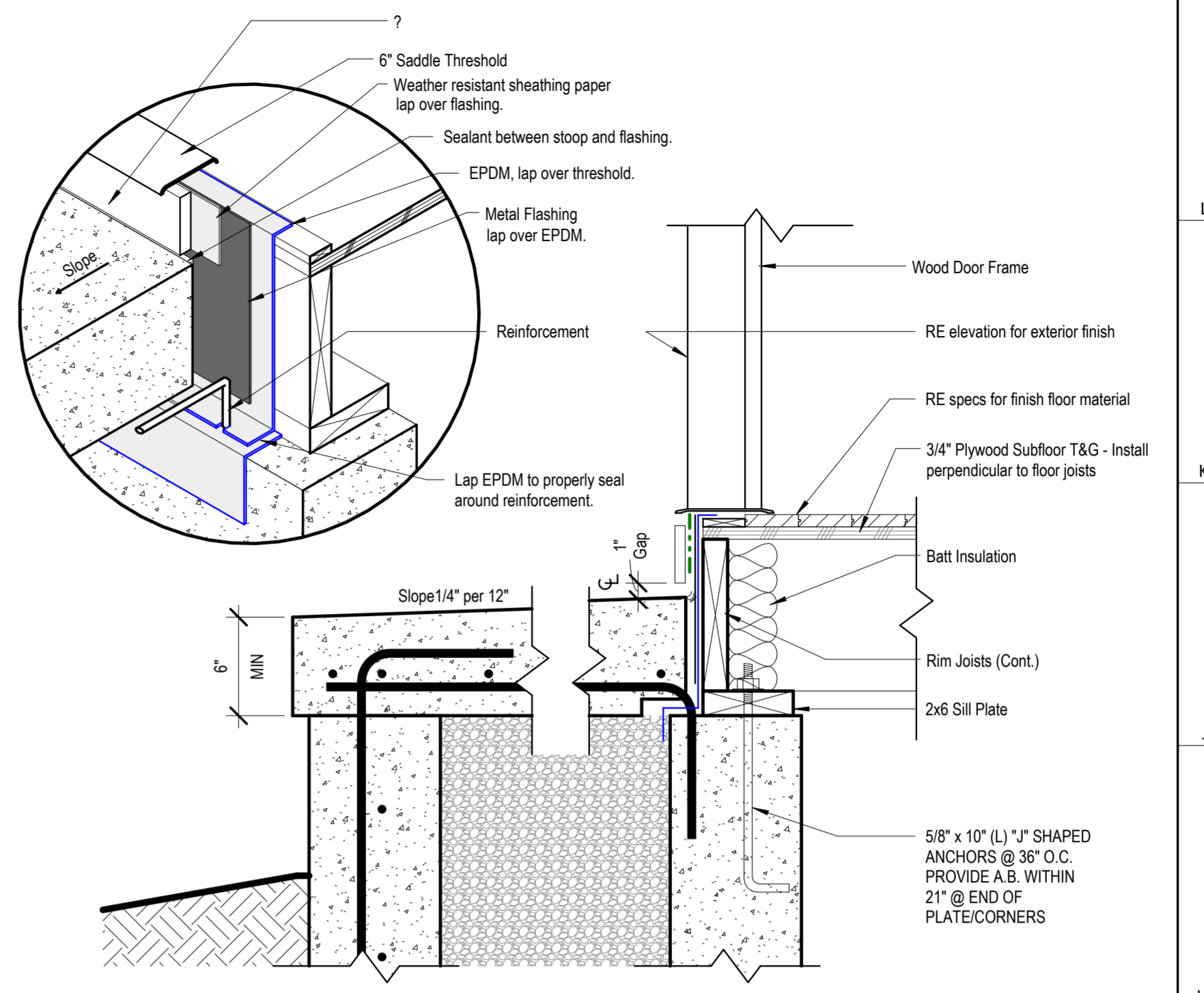


**12 Gable Framing Requirements**  
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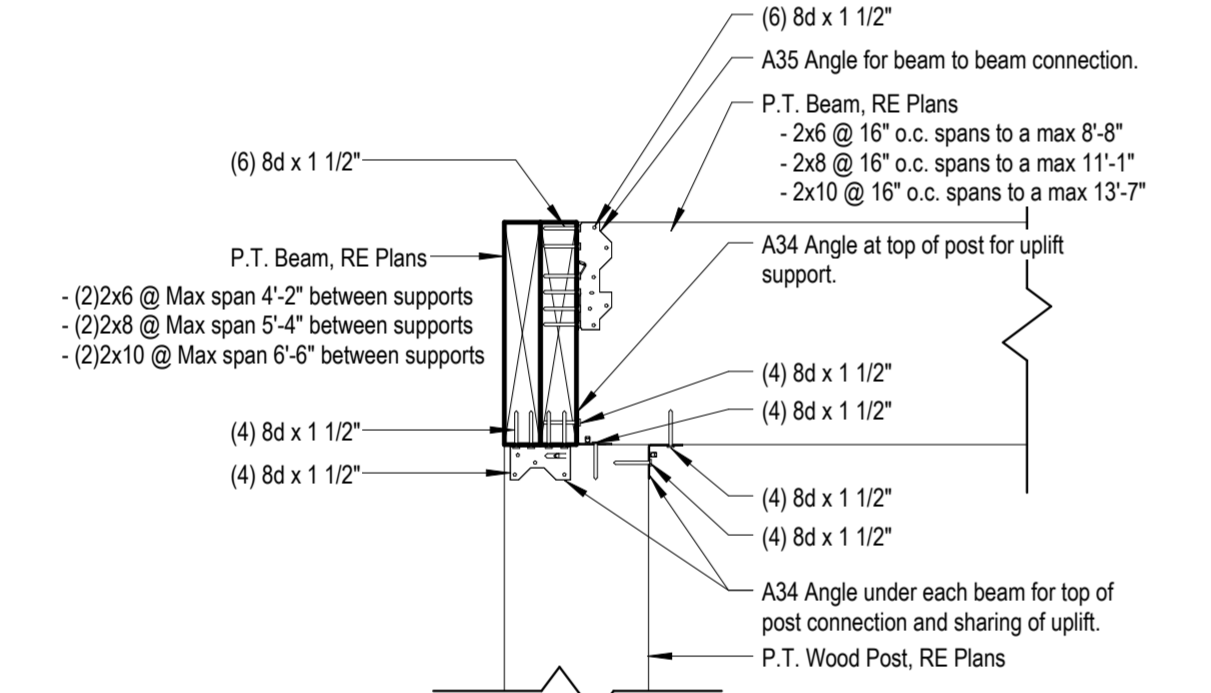
PER IRC: THE MAX. RISE ALLOWED IS 7.75 INCHES AND THE MIN TEAD IS 10 INCHES MEASURED NOSE TO NOSE



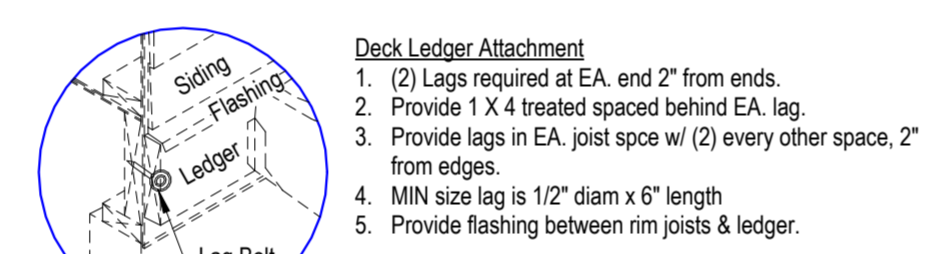
**1 TYP STAIR SECTION/REQUIREMENTS**  
3/8\"/>



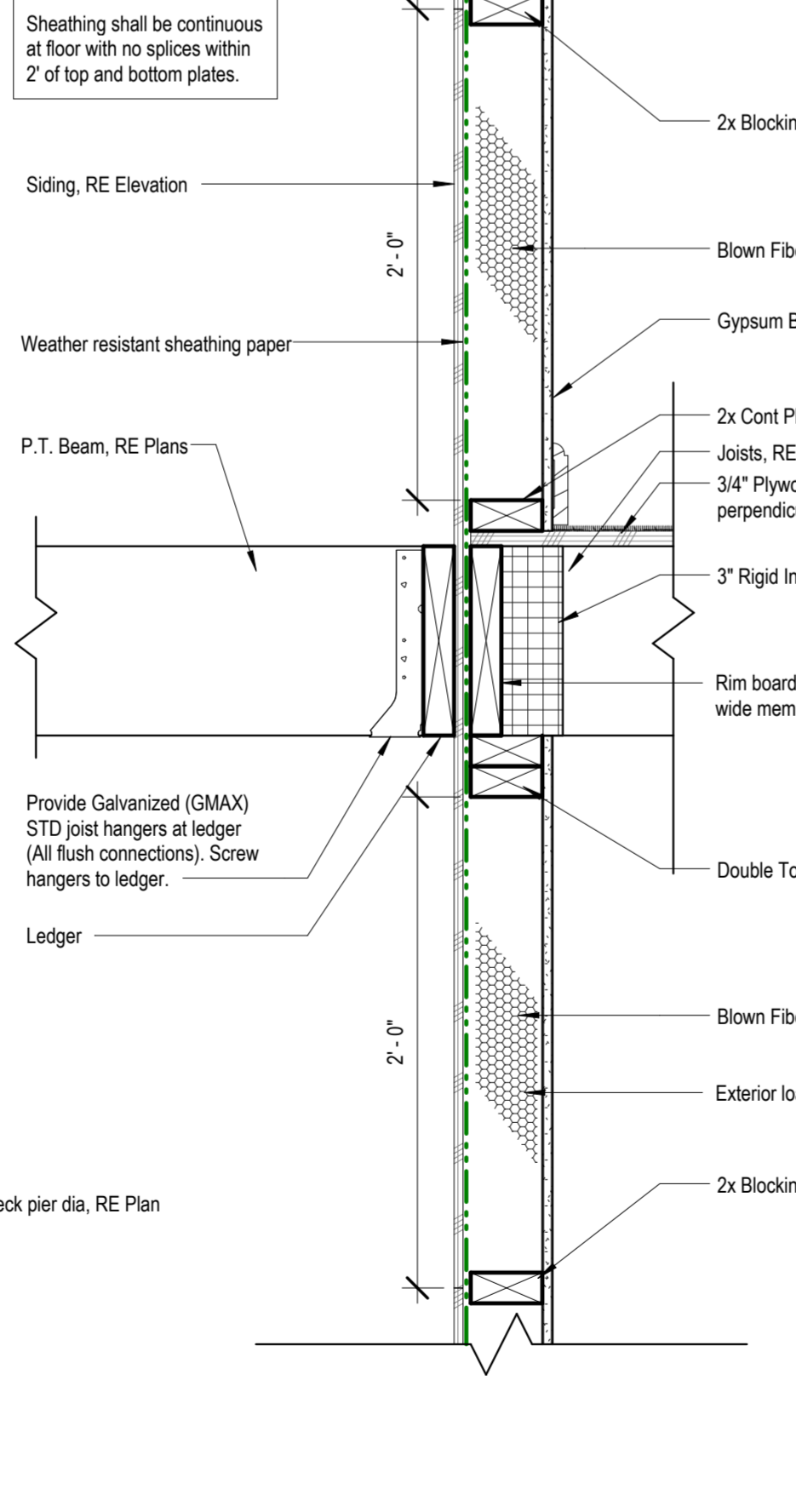
**9 Detail - Front Stoop**  
1 1/2\"/>



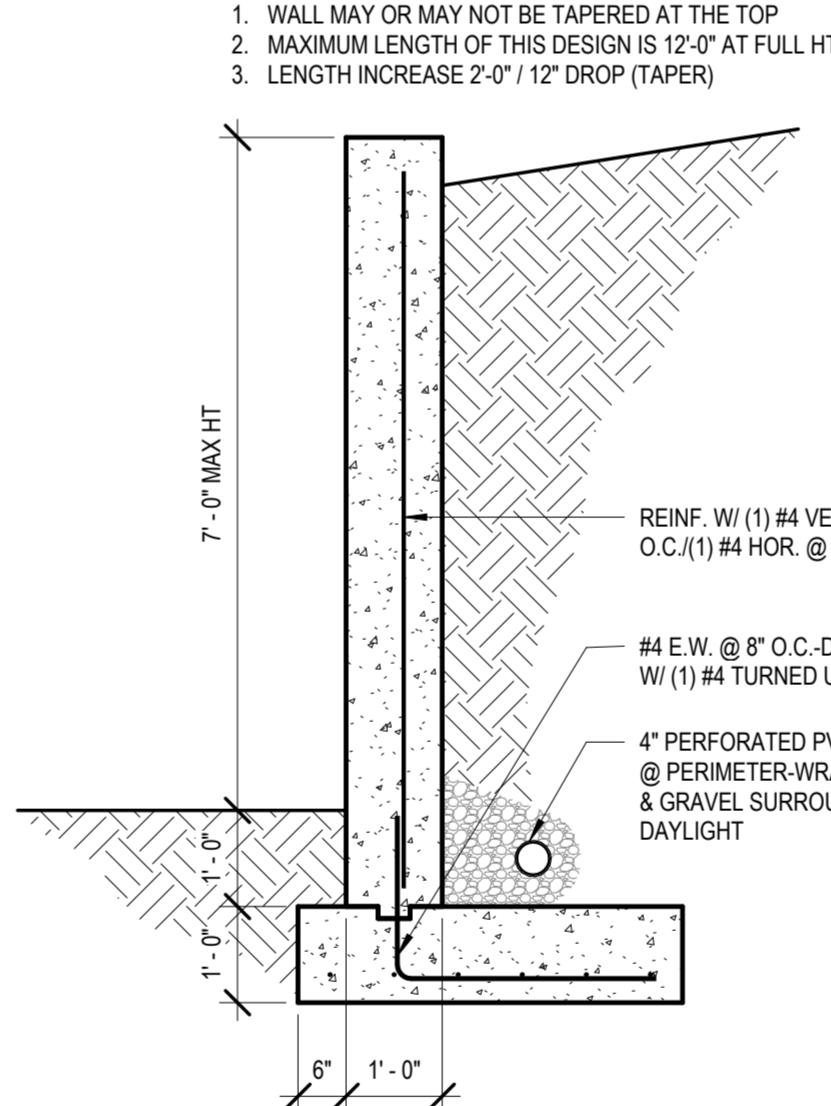
**5 Post to Beam Connection**  
1 1/2\"/>



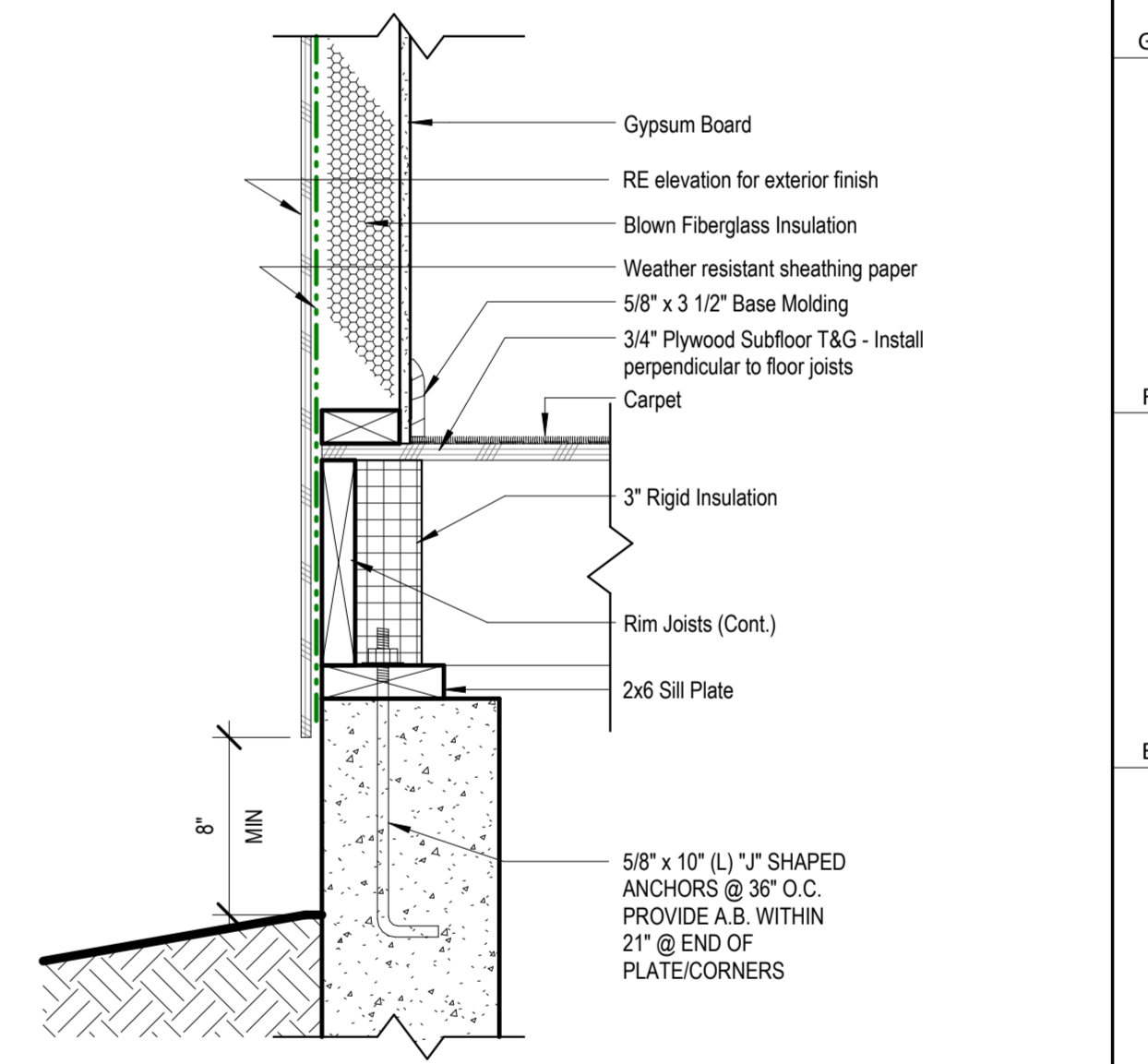
**Deck Ledger Attachment**



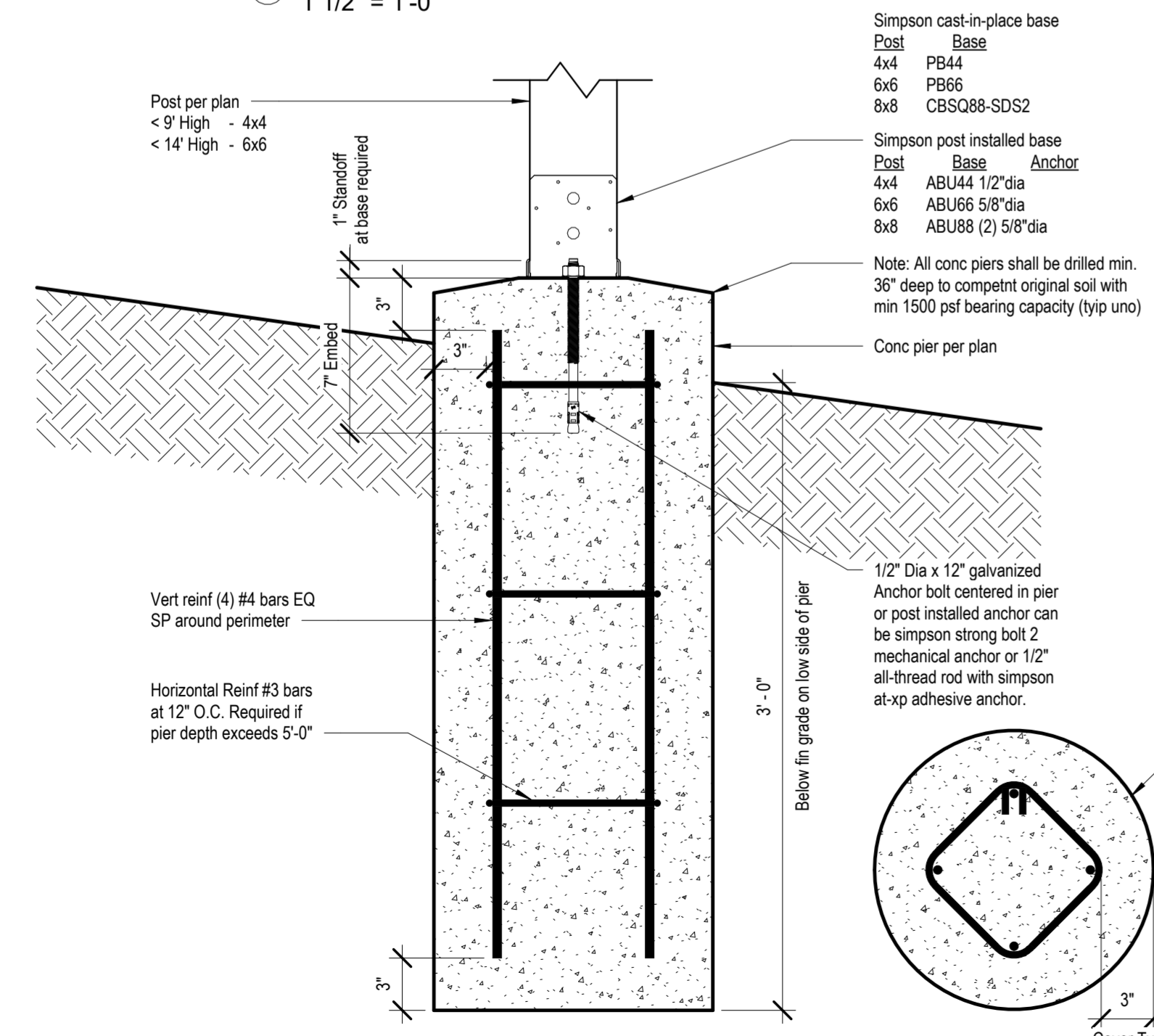
**7 Lateral Deck Connection**  
1 1/2\"/>



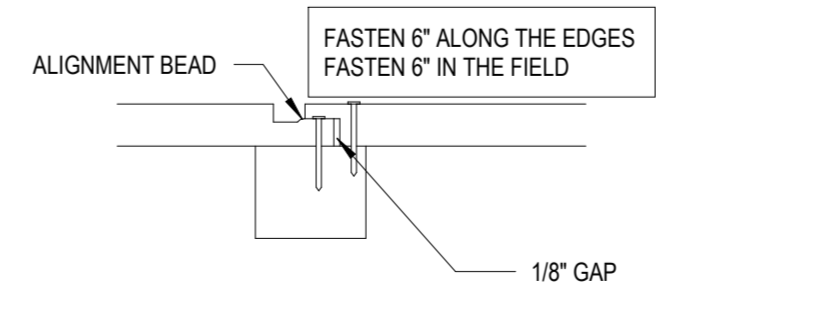
**3 RETAINING WALL DESIGN**  
1/2\"/>



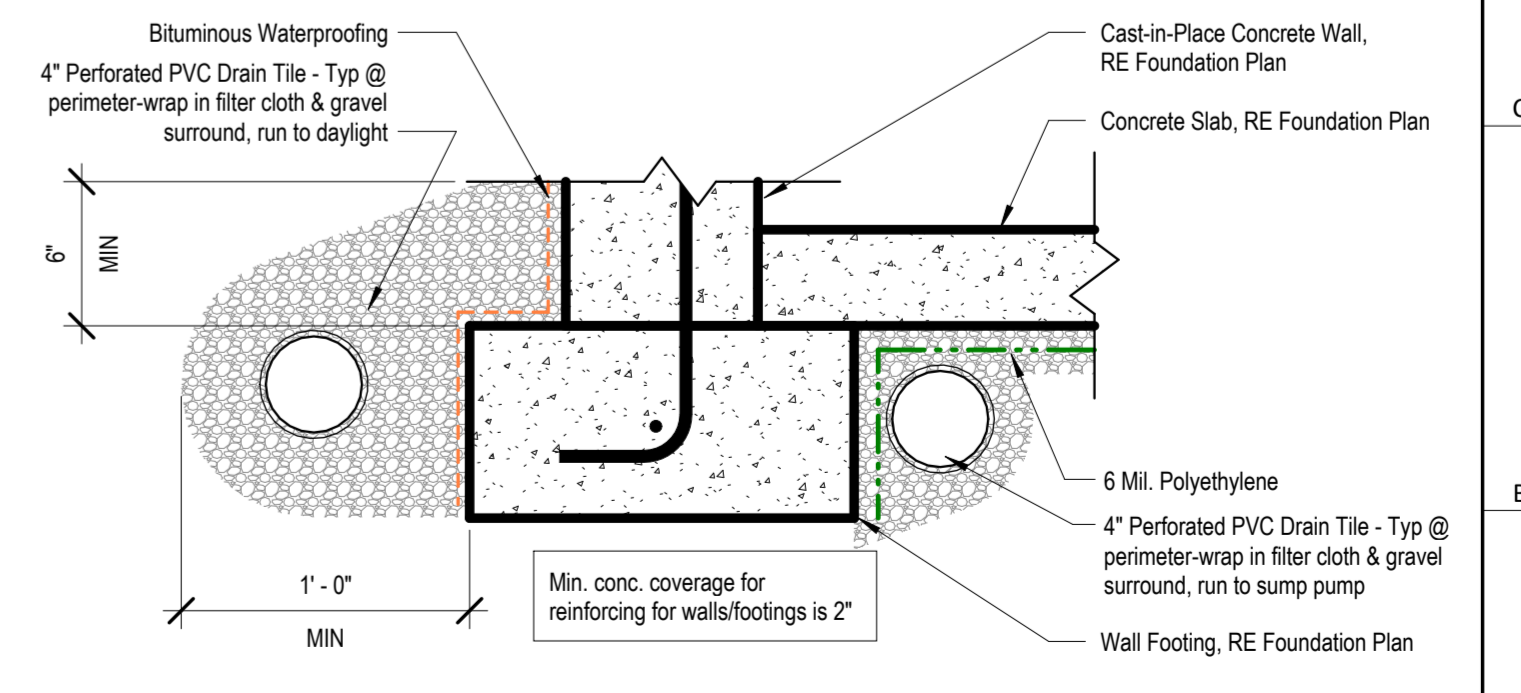
**4 Detail - Top of Foundation Wall**  
1 1/2\"/>



**6 Typ Details for Post/Pier**  
1 1/2\"/>



**2 SMARTSIDE PANEL NAILING PATTERN**  
3\"/>



**8 Detail - Footing**  
1 1/2\"/>

architect:  
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MAY 13, 2024

**REVISIONS**

Number	DESCRIPTION	DATE

**PROJECT**  
Lot : 72 Adams Point Village  
Address : 2709 NE Wheatley Drive,  
MO.

**DRAWING TITLE**  
Details

**DATE ISSUED**

**DRAWING NUMBER**

**A501**

architect:  
Elevate Design + Build  
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MAY 13, 2024

REVISIONS

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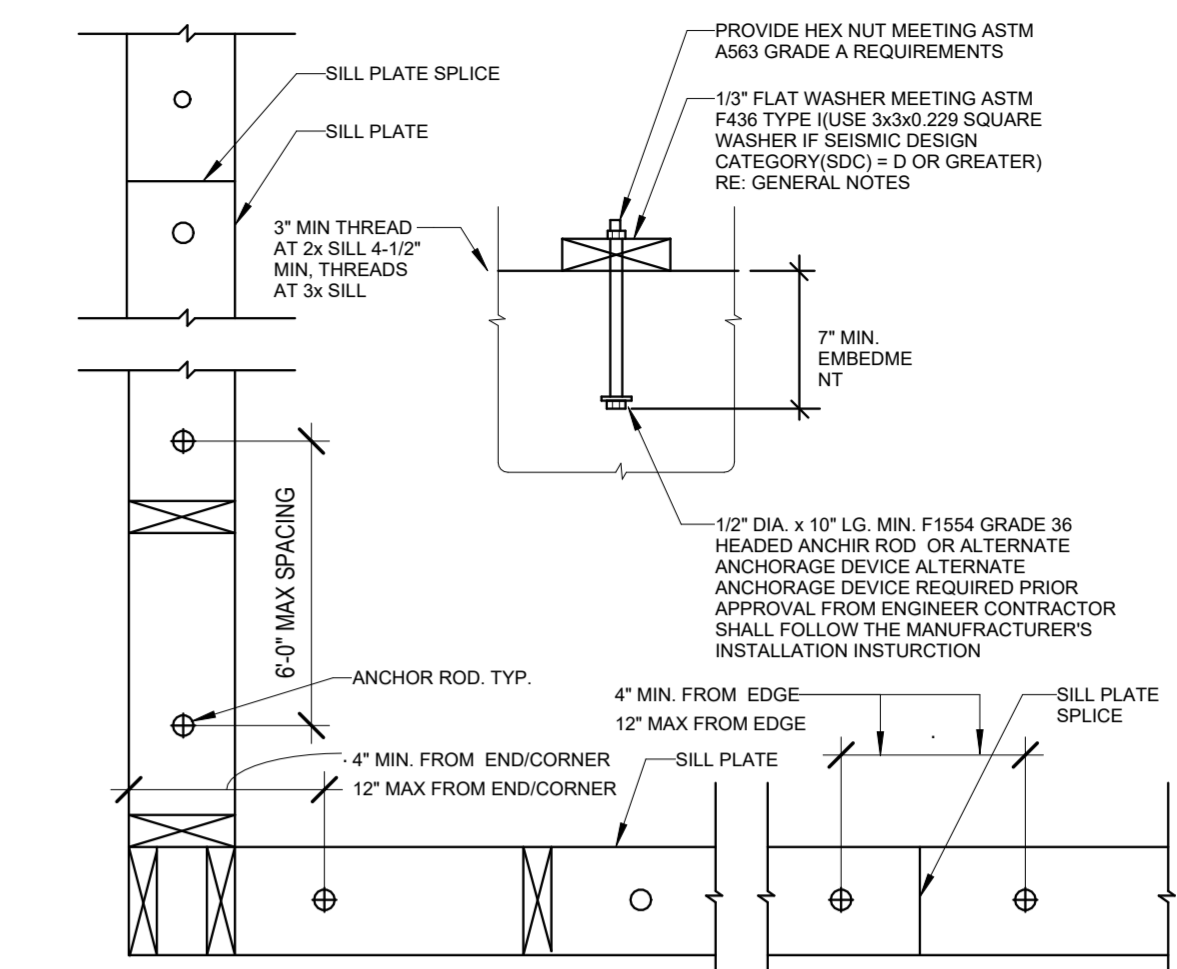
PROJECT  
Lot : 72 Adams Point Village  
Address : 2709 NE Wheatley Drive,  
MO.

DRAWING TITLE  
Details

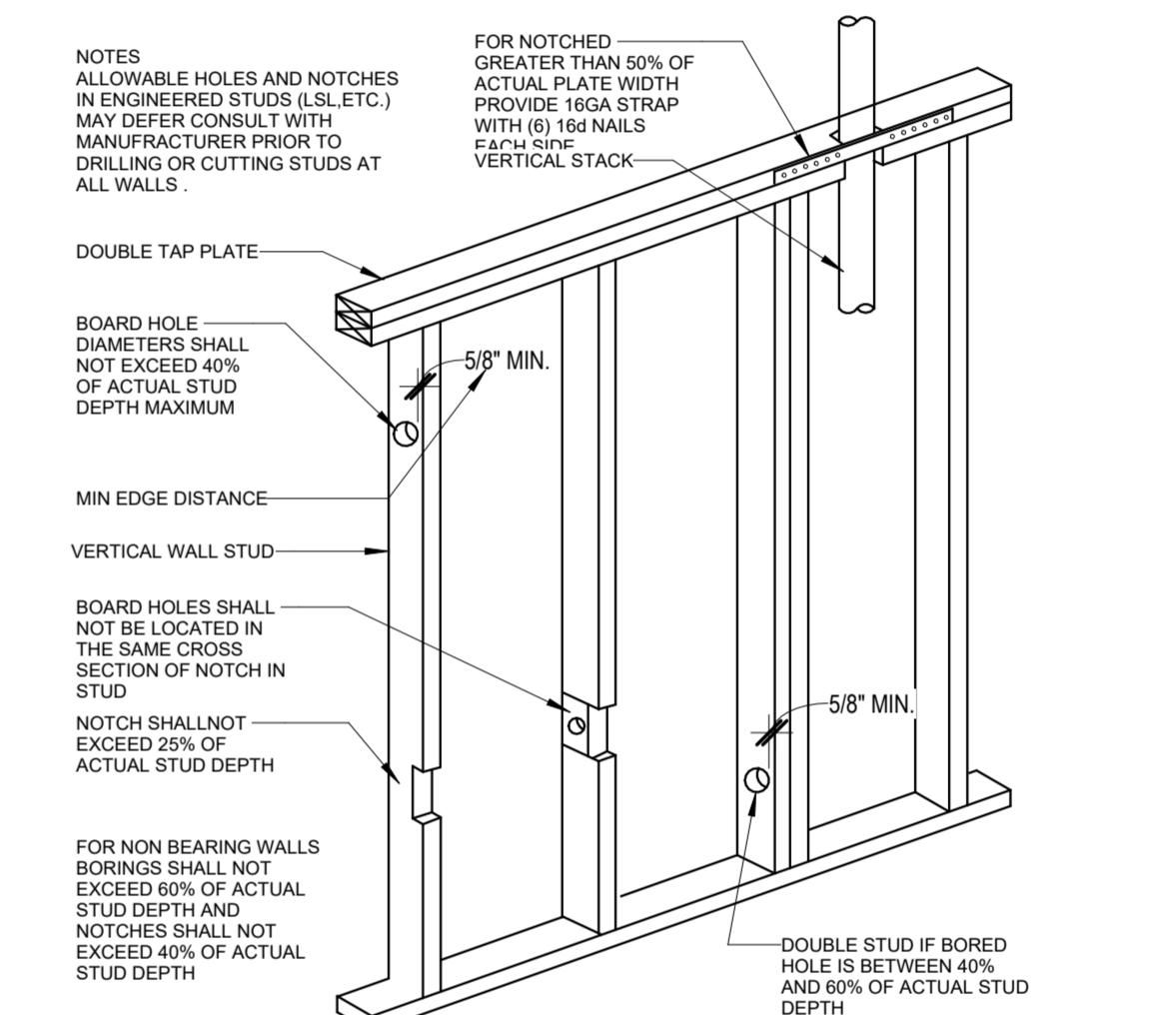
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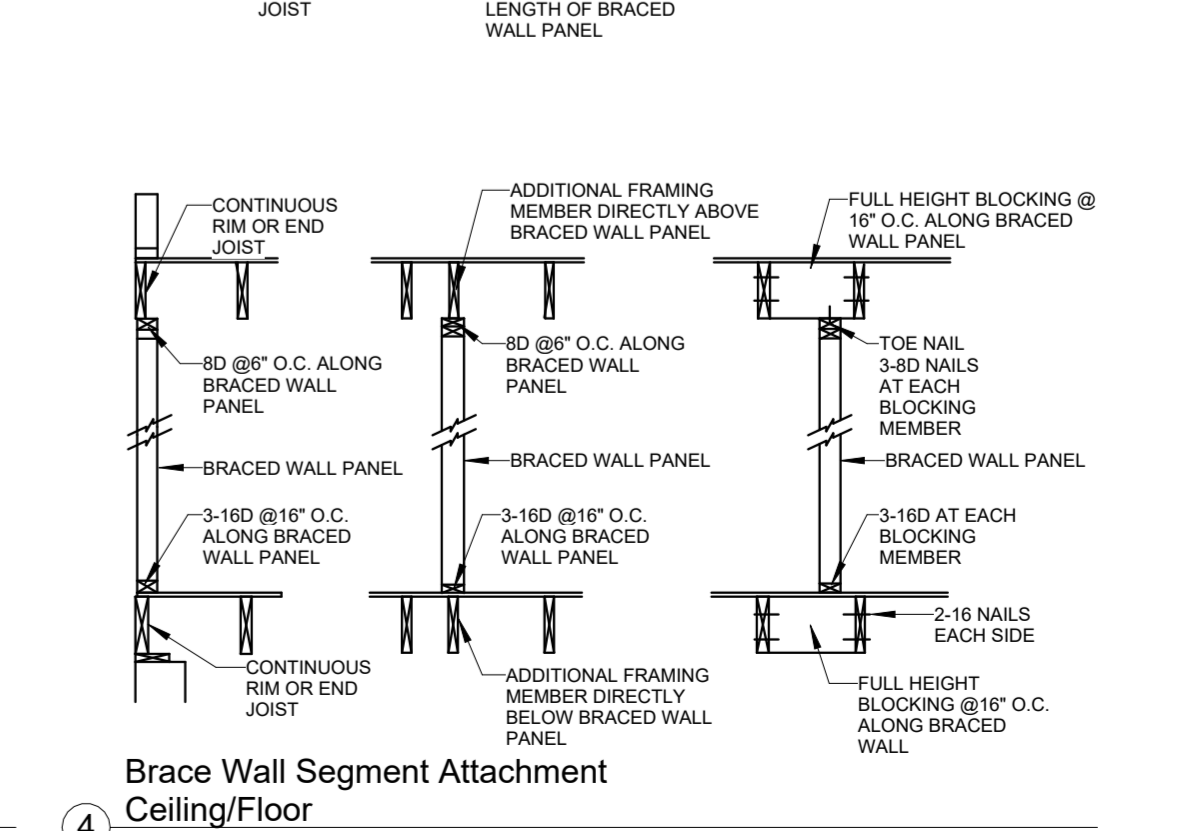
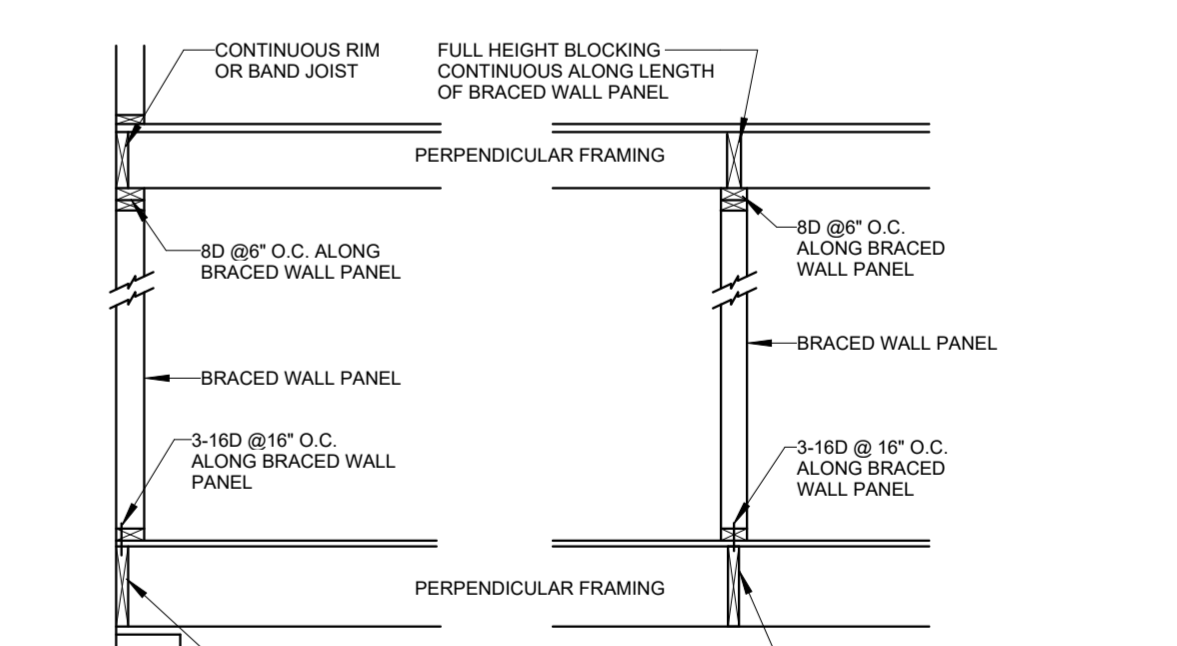
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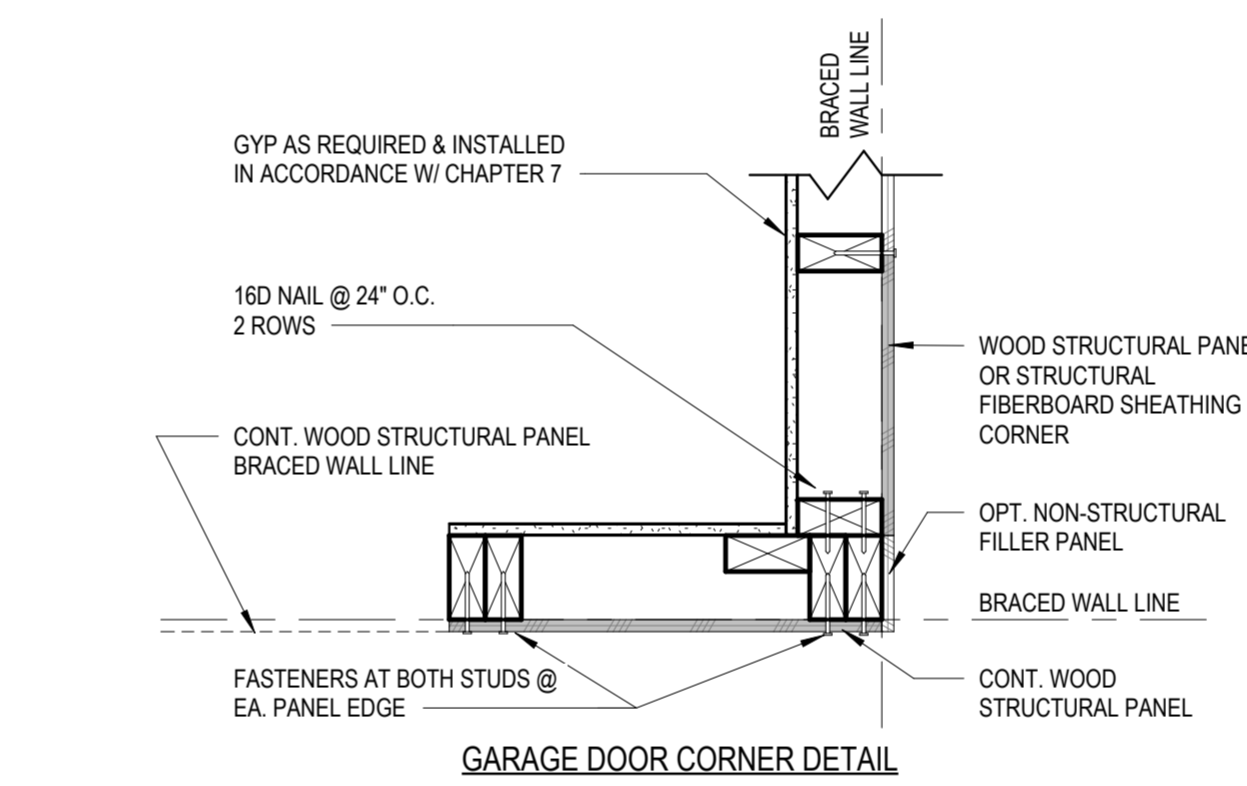
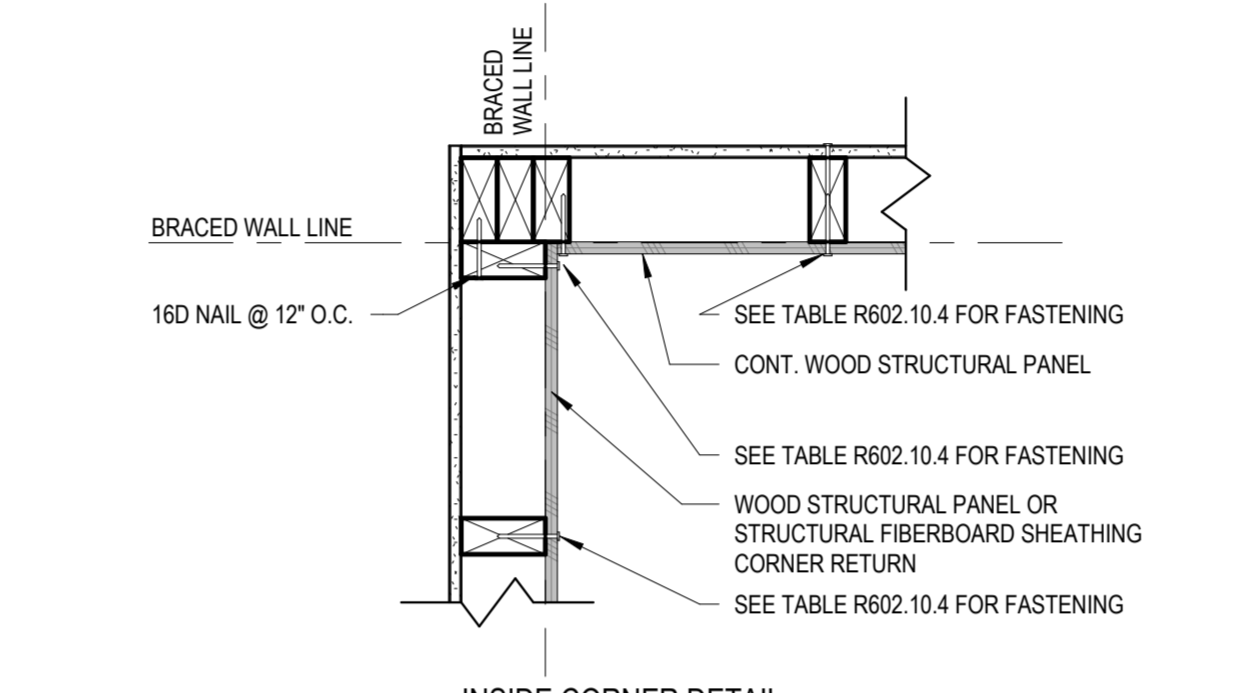
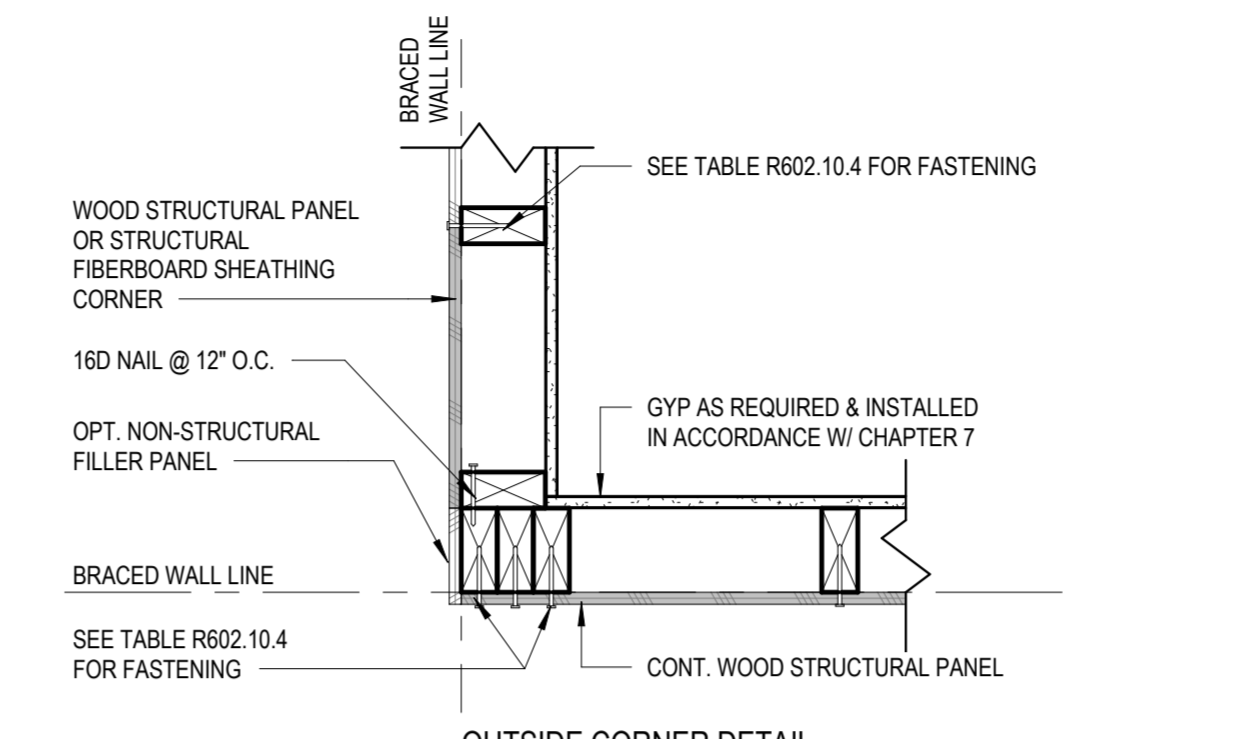
2 Sill Plate Layout/Details  
1" = 1'-0"



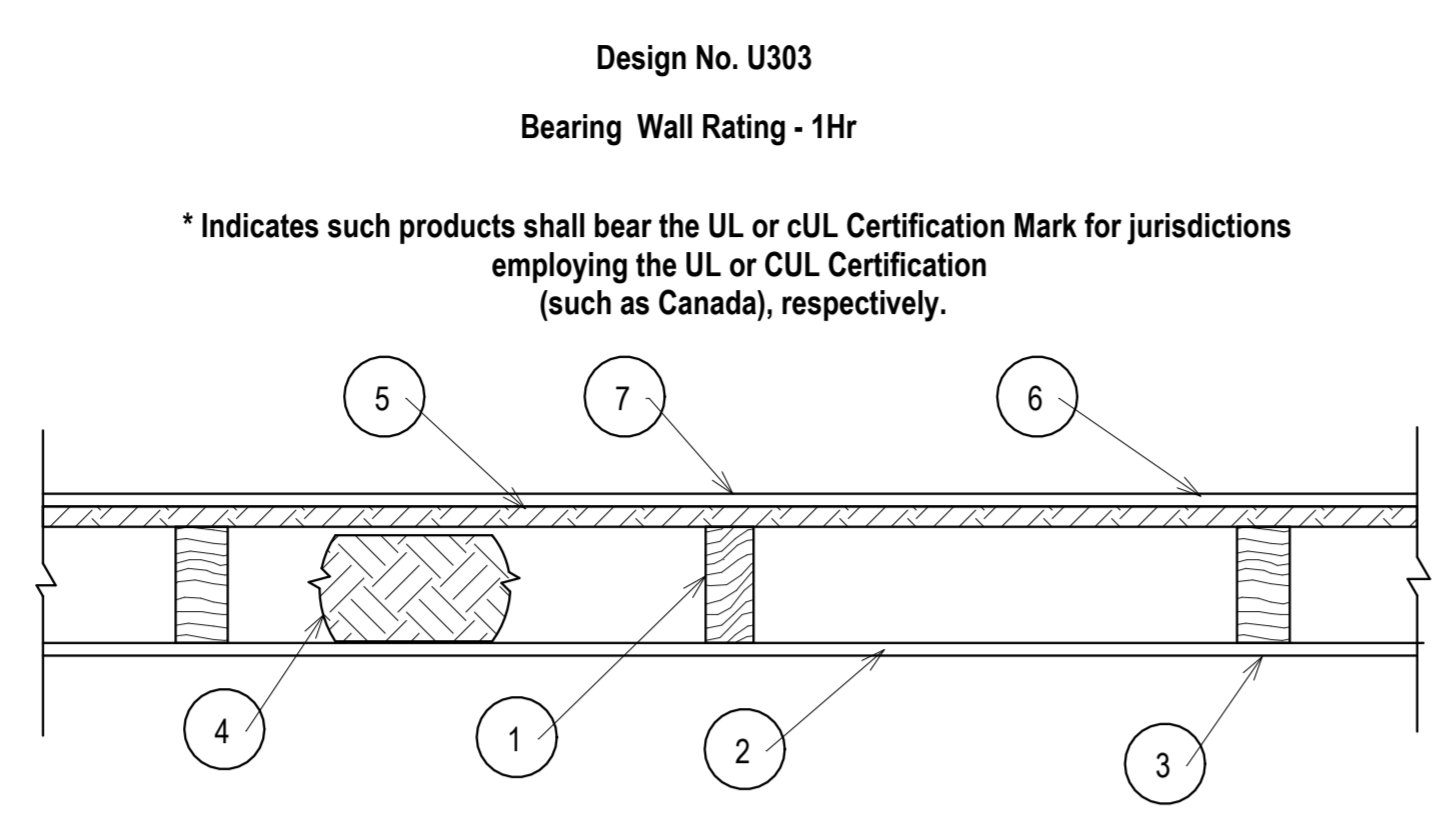
3 Notching Requirements  
1" = 1'-0"



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



8 CS-WSP Corner Framing Details  
1 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 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. 5/4 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 5/8 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.

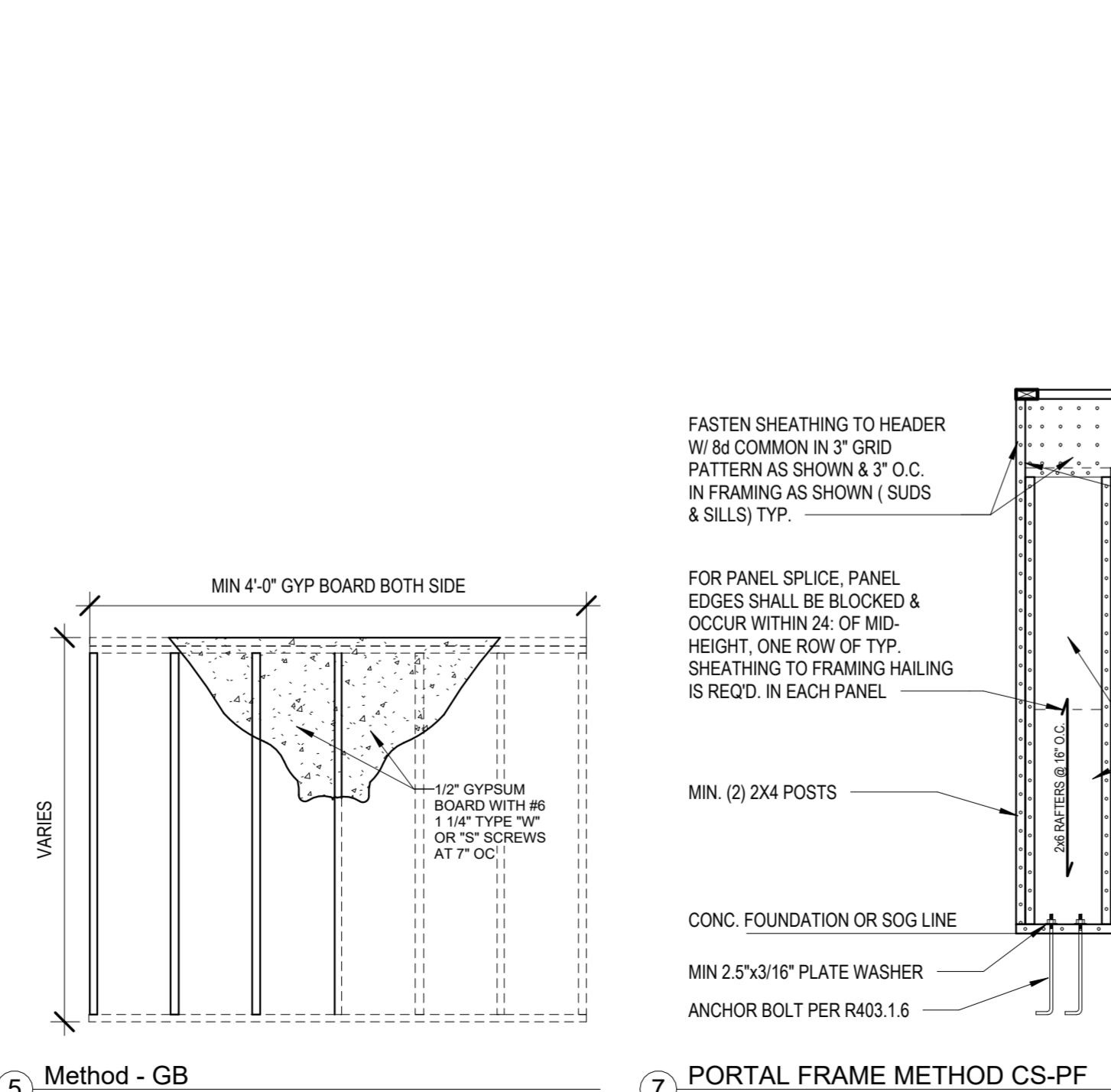
UNITED STATES GYPSUM CO-Type DCB.

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

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

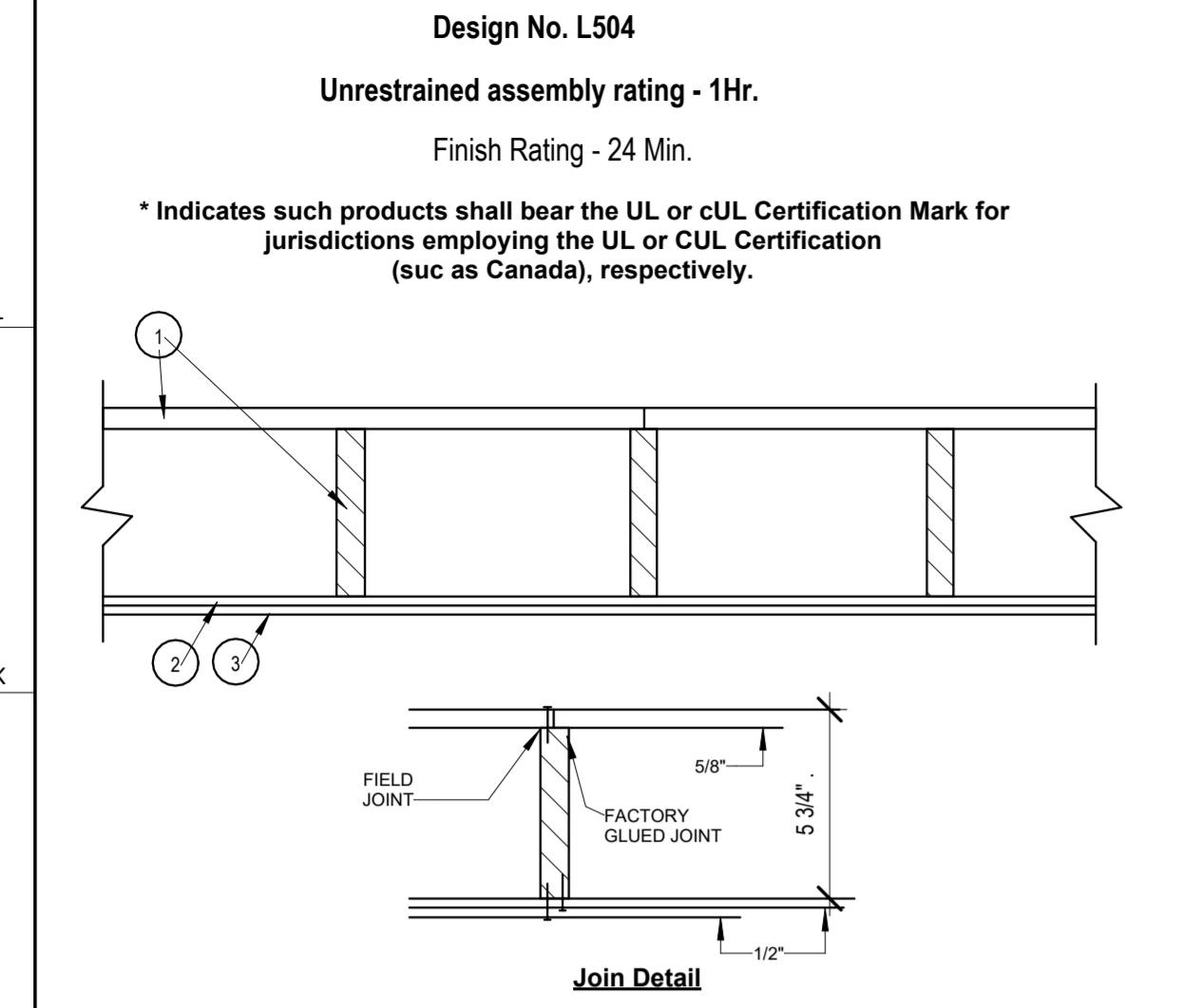
\* Indicates such products shall bear the UL or CUL Certification Mark for jurisdictions employing the UL or CUL Certification (such as Canada), respectively.

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



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

7 PORTAL FRAME METHOD CS-PP  
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 1 1/16 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

- 1. Finish Flooring - Floor Topping Mixtures - 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.

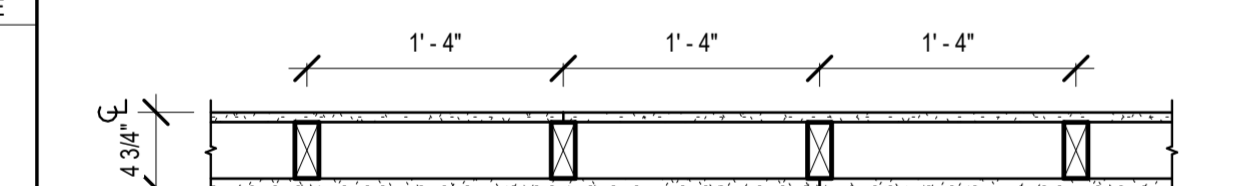
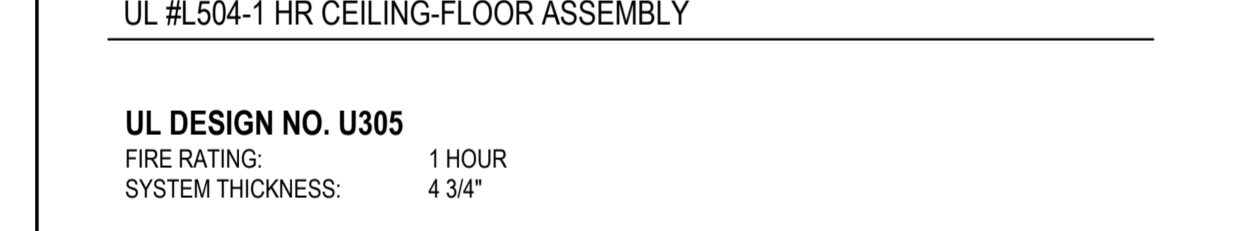
- 3. Gypsum Board - Nom 1/2 in. thick, installed with long dimension perpendicular to stringers and secured to each stringer with 8d cement coated cooler nails, 2-3/8 in. long, 0.113 in. shank diameter with 9/32 in. diameter flat head spaced 6 in. OC at end joints and 8 in. OC elsewhere. Nails spaced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

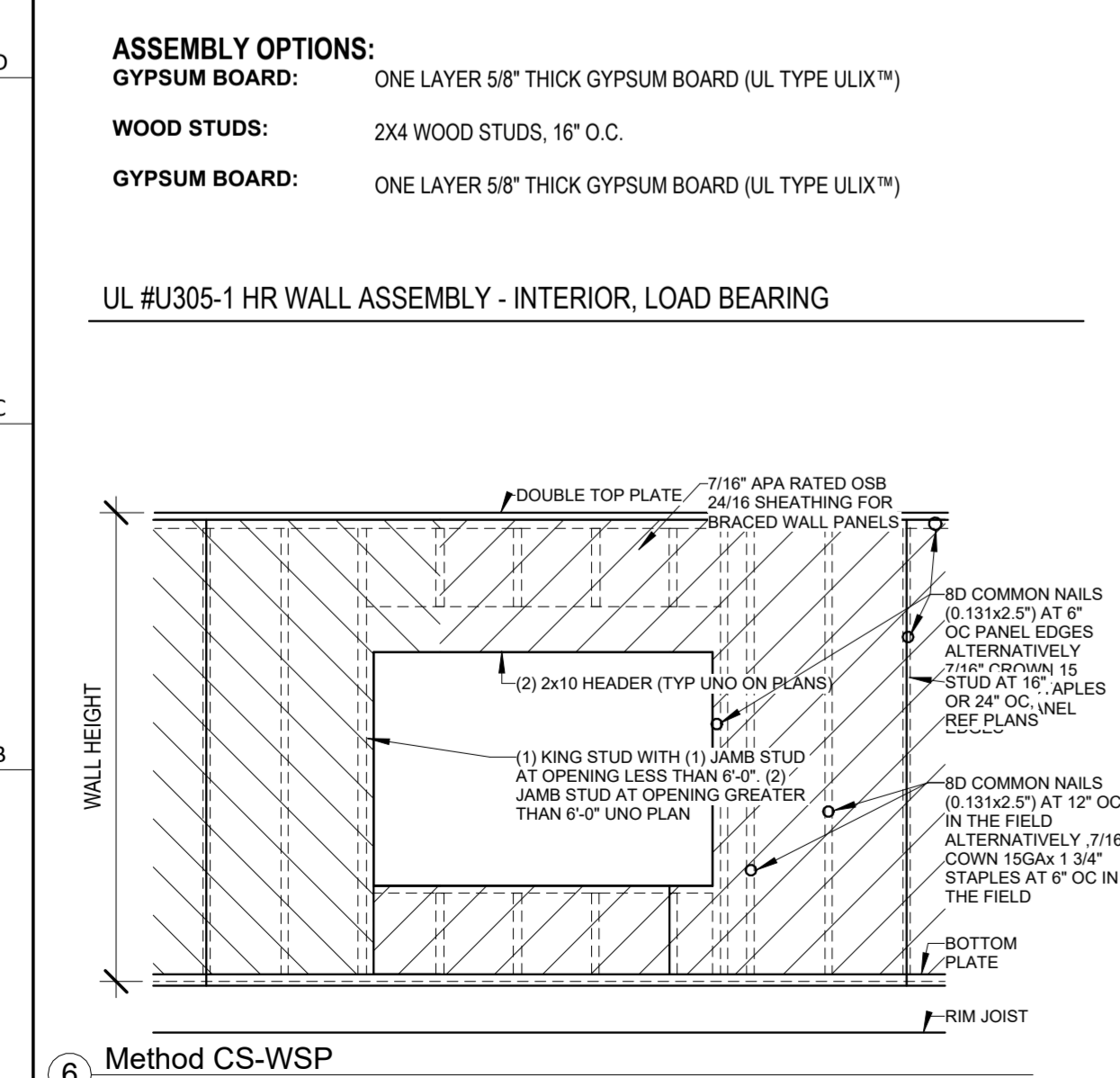
- 4. Finishing System - (Not Shown) - Vinyl, dry or premixed joint compound, applied in two coats to joints and screw-heads. Nom 2 in wide paper tape embedded in first layer of compound over all joints. As an alternate, nom 3/32 in, thick veneer plaster may be applied to the entire surface of gypsum 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 #U305-1 HR WALL ASSEMBLY - INTERIOR, LOAD BEARING



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



MAY 13, 2024

Number	DESCRIPTION	DATE

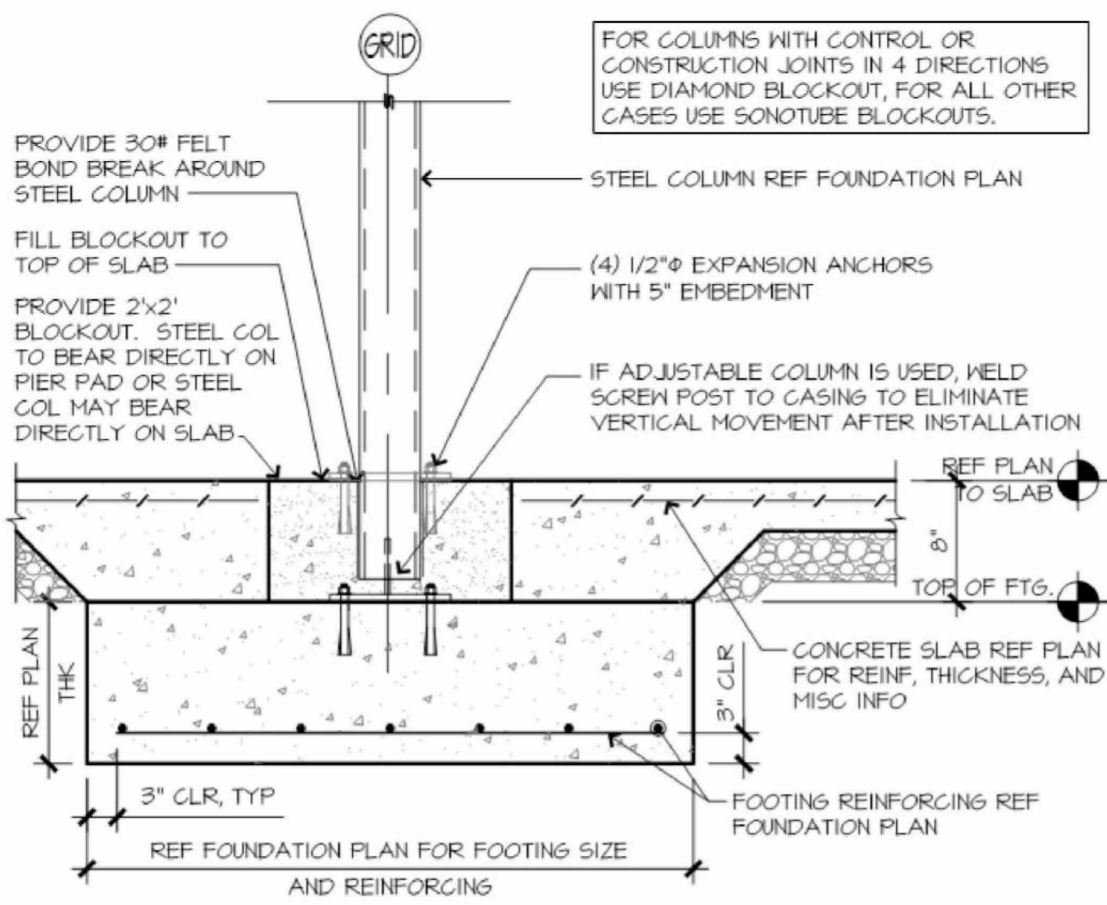
PROJECT  
Lot : 72 Adams Point Village  
Address : 2709 NE Wheatley Drive,  
MO.

DRAWING TITLE  
Details

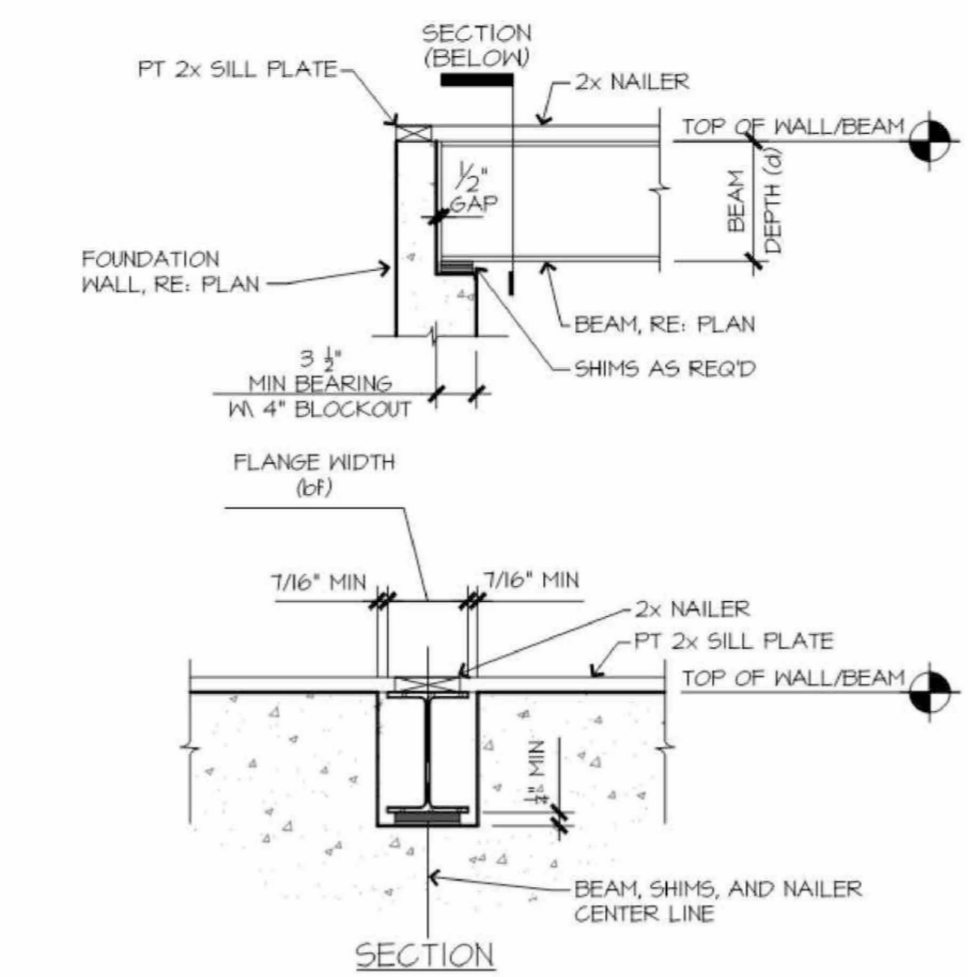
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DRAWING NUMBER

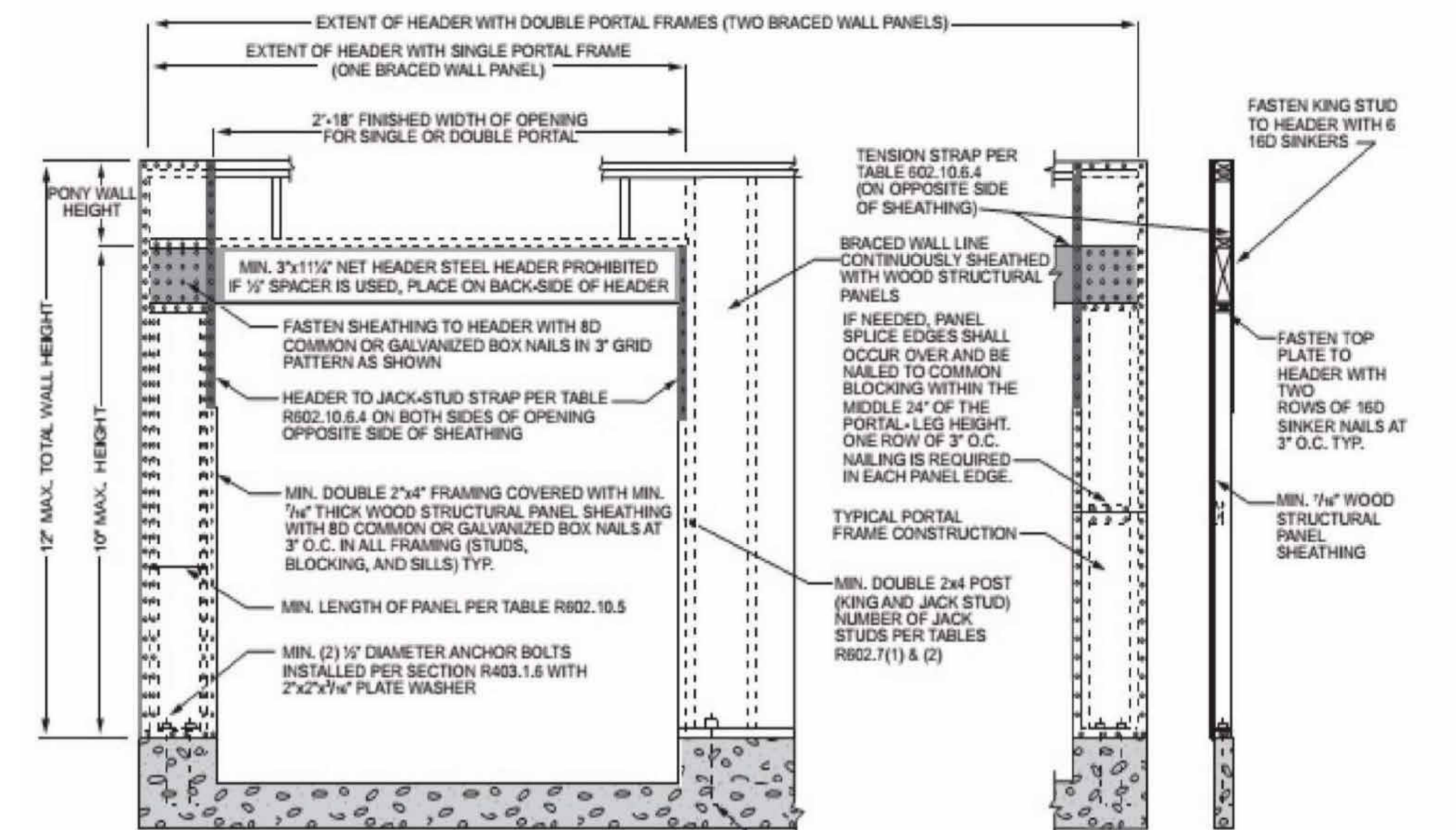
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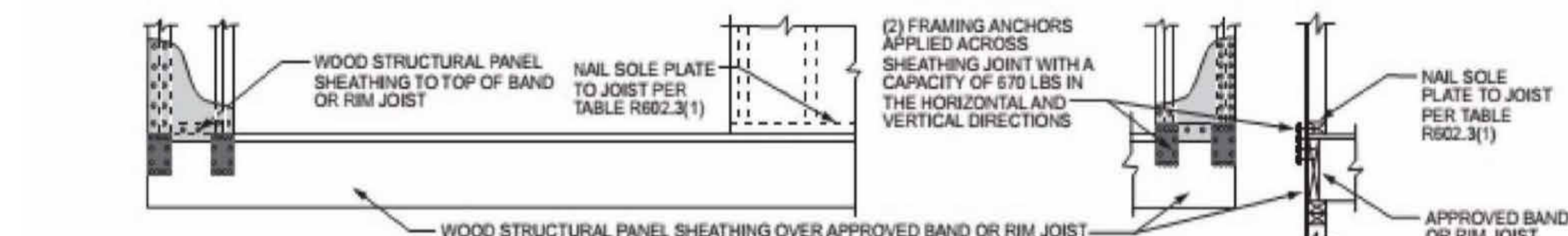
A COLUMN/PAD DETAIL N.T.S.



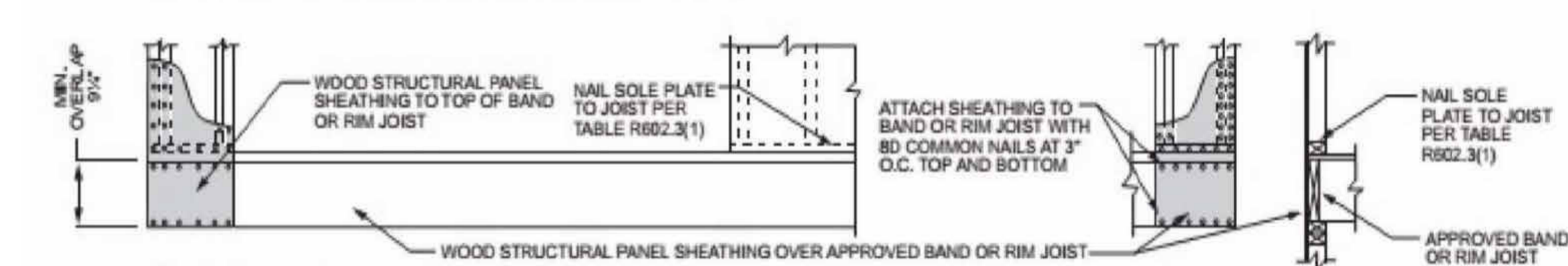
D BEAM POCKET DETAIL N.T.S.



OVER CONCRETE OR MASONRY BLOCK FOUNDATION



OVER RAISED WOOD FLOOR - FRAMING ANCHOR OPTION (WHERE PORTAL SHEATHING DOES NOT LAP OVER BAND OR RIM JOIST)



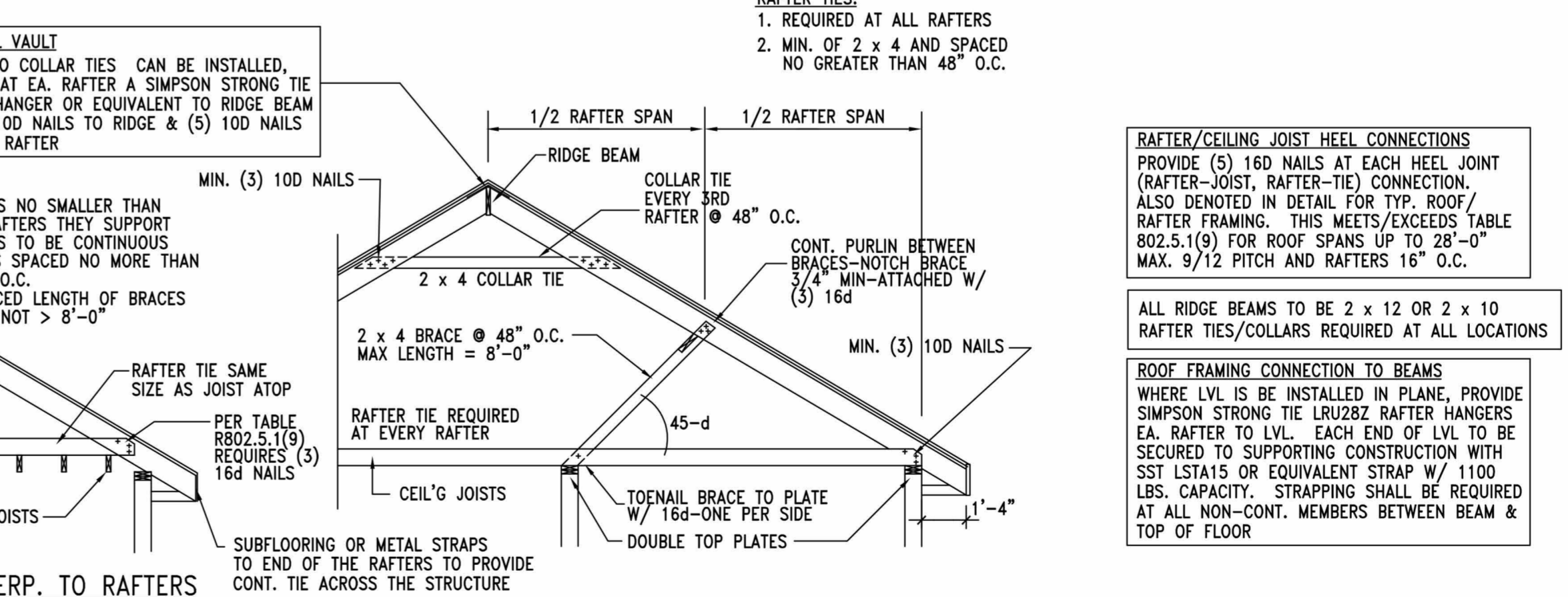
OVER RAISED WOOD FLOOR - OVERLAP OPTION (WHERE PORTAL SHEATHING LAPS OVER BAND OR RIM BOARD)

FRONT ELEVATION SECTION

**CEILING JOISTS AND RAFTER CONNECTIONS**  
CEILING JOISTS AND RAFTERS SHALL BE TIED TO ONE ANOTHER PER TABLES R602.3(1) AND R602.5.1(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 (R602.11)**  
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 R602.5.1(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

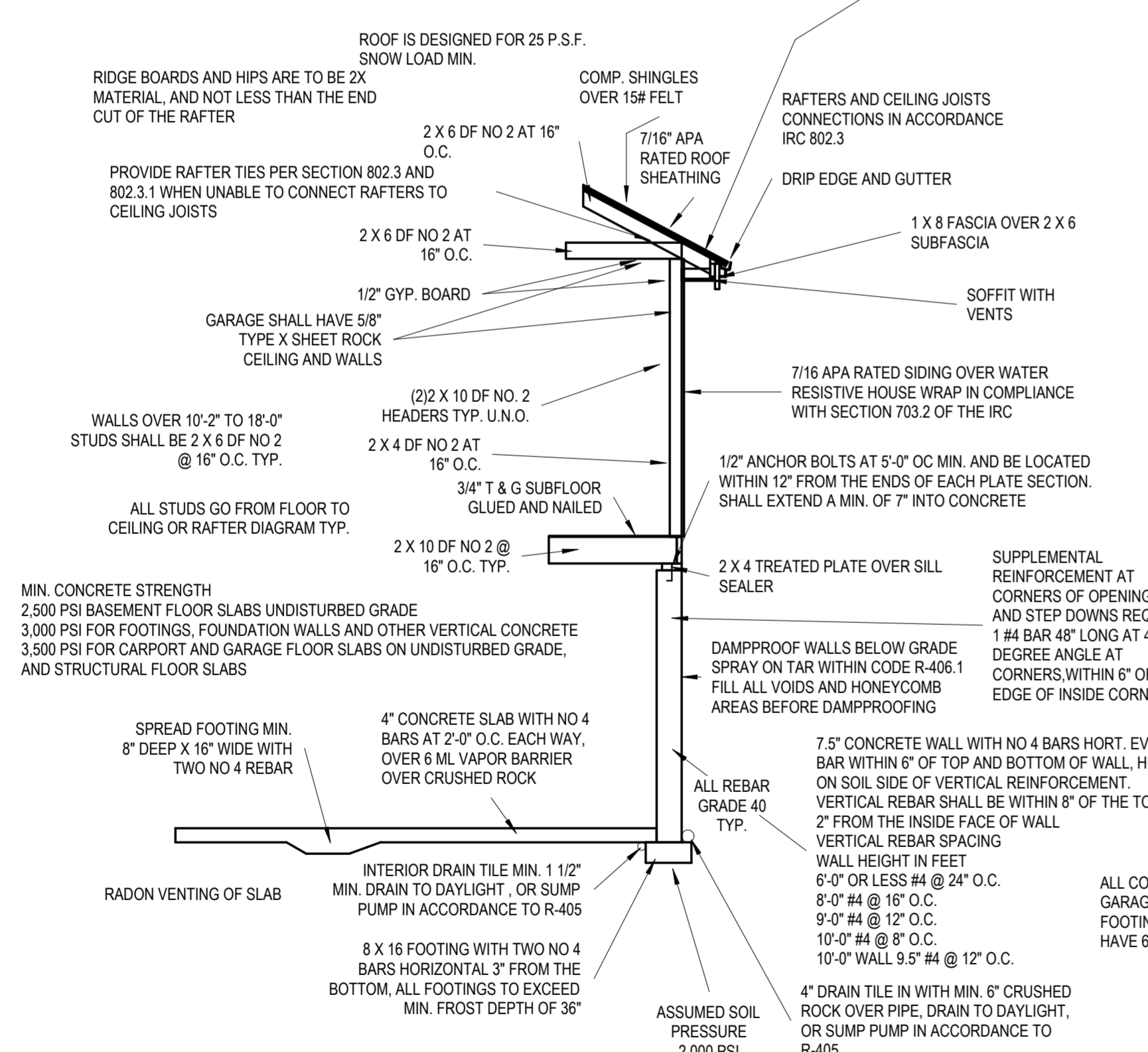
**RAFTER TIES:**  
1. REQUIRED AT ALL RAFTERS  
2. MIN. OF 2 x 4 AND SPACED NO GREATER THAN 48" O.C.



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

- ENERGY CONSERVATION CODE THE FOLLOWING VALUES ARE NEEDED.
- R-15 IN WALLS
  - R-49 IN ATTICS
  - R-38 IN VAULTS
  - R-30 REDUCTION FOR VAULTS IS ONLY FOR 500SF PF AREA
  - R-19 IN FLOORS OVER UNCONDITIONED SPACES
  - R-10 IN CRAWL SPACE WALLS
  - BASEMENT WALLS R-13 CAVITY OR R-10 CONTINUOUS
  - SLABS SHALL BE R-10 FOR A DEPTH OF 2 FEET
  - A WINDOW U-FACTOR OF .35 OR BETTER
  - DUCTWORK NEEDS TO HAVE AN R-8 VALUE
- VAULT INSULATION DETAIL
- 1" AIR SPACE WITH FOAM AIR CHUTES
  - 2 X 10 VAULT RAFTER
  - 2 X 2 NAILED TO BOTTOM OF RAFTERS 12" O.C. WITH 12 D NAILS
  - R-38 HIGH DENSITY INSULATION
  - INTERCONNECTED HARD WIRED SMOKE DETECTORS SHALL BE INSTALLED IN EACH BEDROOM
  - ALL PLUMBING IF EXISTING SHALL BE CAPPED AND AIR TESTED PRIOR TO ROUGH-IN INSPECTION FOR LEAK VERIFICATION
  - ICE AND WATER SHIELD REQUIRED ON ALL ROOFS

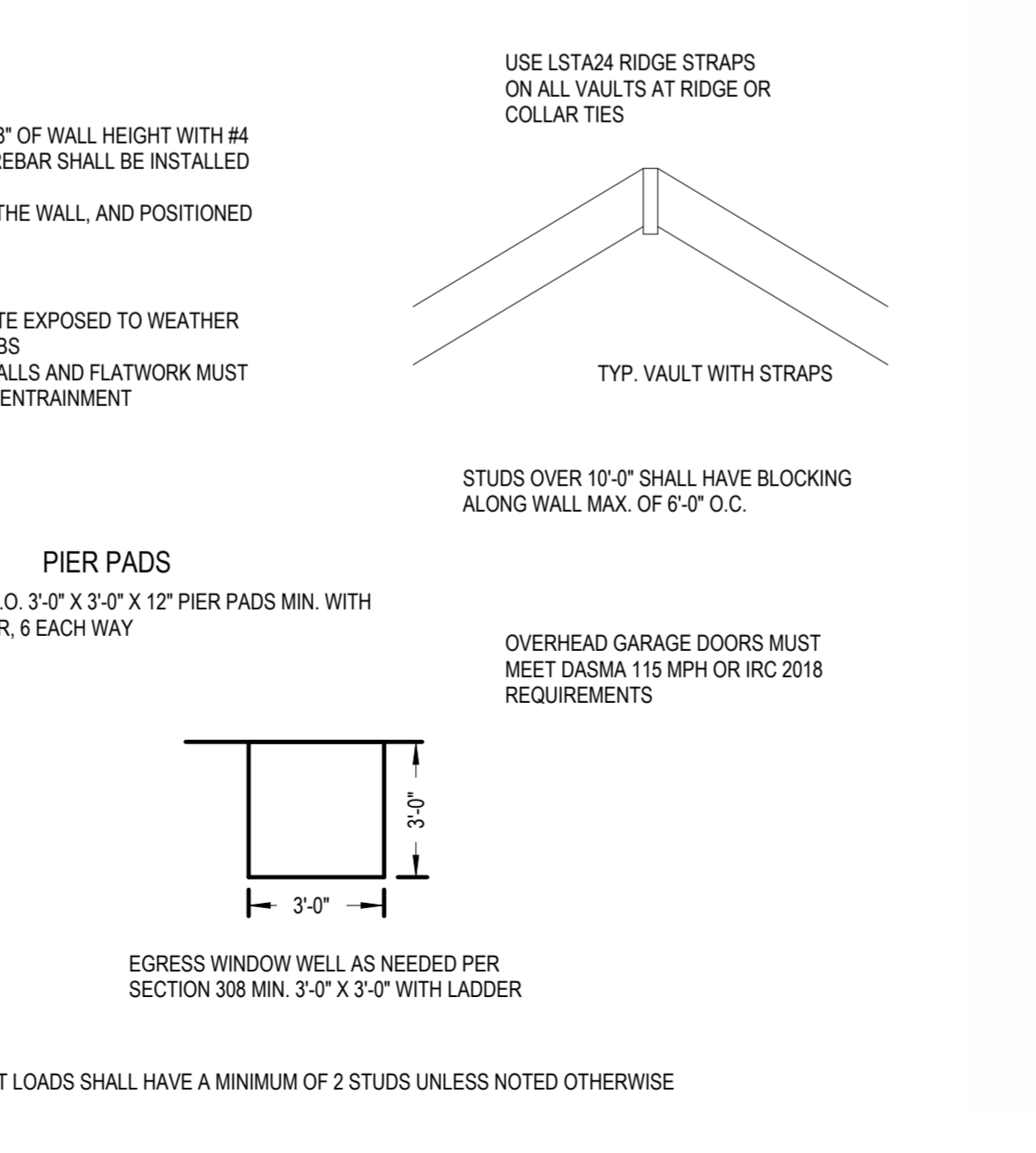
- DWELLING / GARAGE OPENINGS BETWEEN GARAGE AND SLEEPING PURPOSES SHALL NOT BE PERMITTED. OTHER OPENINGS SHALL BE EQUIPPED WITH SOLID WOOD OR STEEL DOORS NOT LESS THAN 1-3/8" THICK OR 20 MIN. RATED DOORS, WITH SELF CLOSING DEVICES REQUIRED FOR GARAGE / DWELLING SEPARATION DOORS R302.5.1
- WHOLE HOUSE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



TYPICAL WALL SECTION

- WINDOW SAFETY GLAZING PER 308**
- SAFETY GLAZING REQUIRED ALONG WALKING SURFACES AND STAIRS LOCATED WITHIN 36" HORIZONTALLY OF THE STEPS.
- SAFETY GLAZING REQUIRED IF EXPOSED SINGLE PANELS IS IN EXCESS OF 9 SQUARE FEET OR THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18 INCHES ABOVE THE FINISHED FLOOR.
- SAFETY GLAZING REQUIRED WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN 24 INCHES OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE A WALKING SURFACE. SAFETY OR TEMPERED GLAZING IS REQUIRED.
- WINDOWS ARE TO HAVE FALL PROTECTION PER IRC 312.2
- WINDOW EGRESS REQUIREMENTS**
- BEDROOM WINDOW EGRESS MINIMUM FOR A DOUBLE HUNG WINDOW IS 34" CLEAR WIDTH MIN. AND 24" CLEAR HEIGHT MIN. WITH A CLEAR OPENABLE AREA OF 5.7 SQUARE FEET MIN. A CASEMENT OR SLIDER WINDOW MIN. IS 20" CLEAR WIDTH MIN. AND 41" CLEAR HEIGHT MIN. WITH A MIN. 5.7 SQUARE FOOT OF OPENABLE AREA. OPENING OF EGRESS WINDOW NOT MORE THAN 42" FROM THE FLOOR.
- PIER PADS**
- TYP. U.N.O. 3'-0" X 3'-0" X 12" PIER PADS MIN. WITH #4 REBAR, 6 EACH WAY
- EGRESS WINDOW WELL AS NEEDED PER SECTION 308 MIN. 3'-0" X 3'-0" WITH LADDER
- ALL POINT LOADS SHALL HAVE A MINIMUM OF 2 STUDS UNLESS NOTED OTHERWISE

TYPICAL WALL SECTION N.T.S.



TYP. VAULT WITH STRAPS