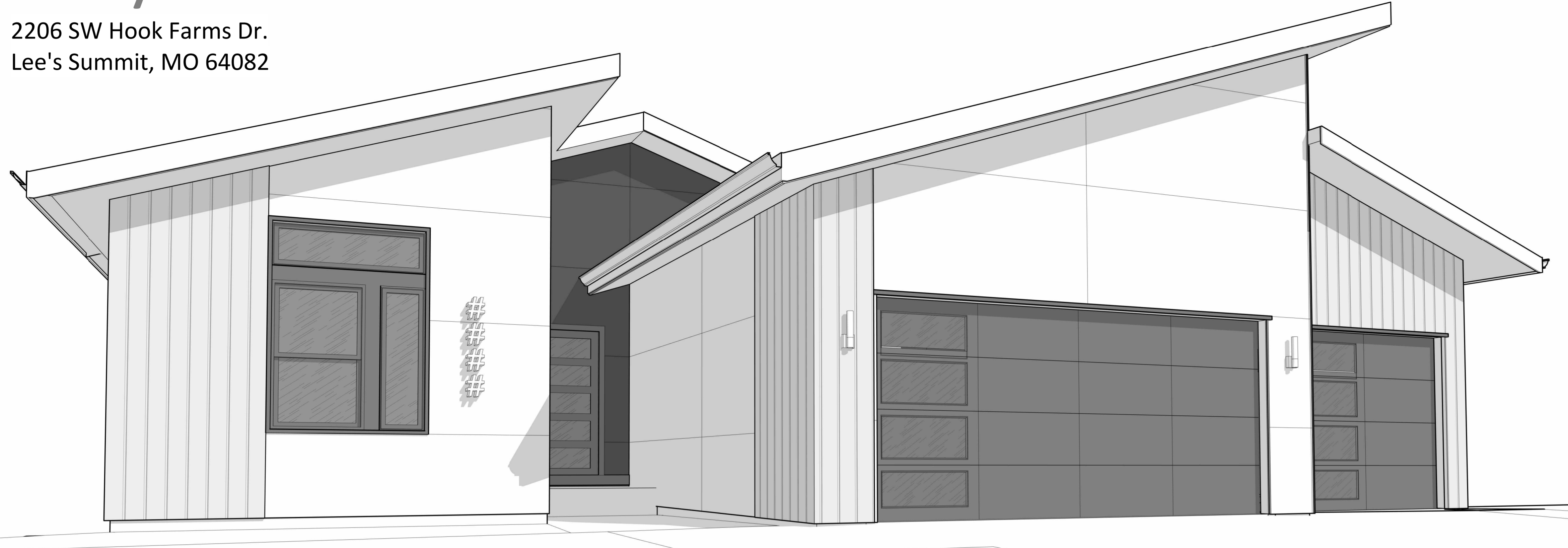


Greystone - Hook Farms - Lot 117

2206 SW Hook Farms Dr.
Lee's Summit, MO 64082



General Information



2018 Interior Energy Cons. Code (Table N1102.1.2)

Doors & Windows:	U-0.32 MAX
Glazing SHGF:	0.40
Skylights:	U-0.55 MAX
Roof:	
Attic Ceilings:	R-49 MIN
Vaults:	R-38 MIN
Vaults < 500sf:	R-30 MIN
Wood Frame Walls:	R-20 or R-13 + 5 MIN
Basement Walls:	R-13 or R-10 Continuous
Floor (over unconditioned):	R-19 MIN
Slab (over unconditioned):	R-10 for 24" MIN
Ductwork:	R-8 MIN
Fuel Fired Furnace:	90% AFUE MIN
Electric Furnace:	No Minimum
Cooling System:	13 SEER MIN
Water Heater:	
Gas Fired Storage:	0.67 EF MIN
Gas Fired Instant:	0.62 EF MIN
Electric Storage:	0.97 EF MIN
Electric Instant:	0.93 EF MIN

An energy efficient certificate is required to be posted in or on the electrical panel before the final inspection. The certificate will be provided with all new residential permits. It is the permit holder/contractor's responsibility to ensure the certificate has accurate information and is posted before final inspection - Owner/Contractor is responsible for meeting the prescriptive requirements of IRC chapter 11 unless a HER Index Analysis for Performance Compliance based on the plans is submitted to the AHJ for approval.

IRC 2018

Ground Snow Load:	20PSF
Wind Speed:	115mph
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:	927 or less
Mean Annual Temperature:	55.5 F

- 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. (R602.3 and R602.11)
- 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.#7.5)
- 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
- Garage Door Rating: DASMA 115 MPH Rated

Greystone - Hook Farms - Lot 117
 2206 SW Hook Farms Dr.
 Lee's Summit, MO 64082

Original Issue Date:	Permit Set	
	10/1/2021	
REVISIONS		
Number	Description	Date

Permit Set

PLAN DESCRIPTION: Greystone

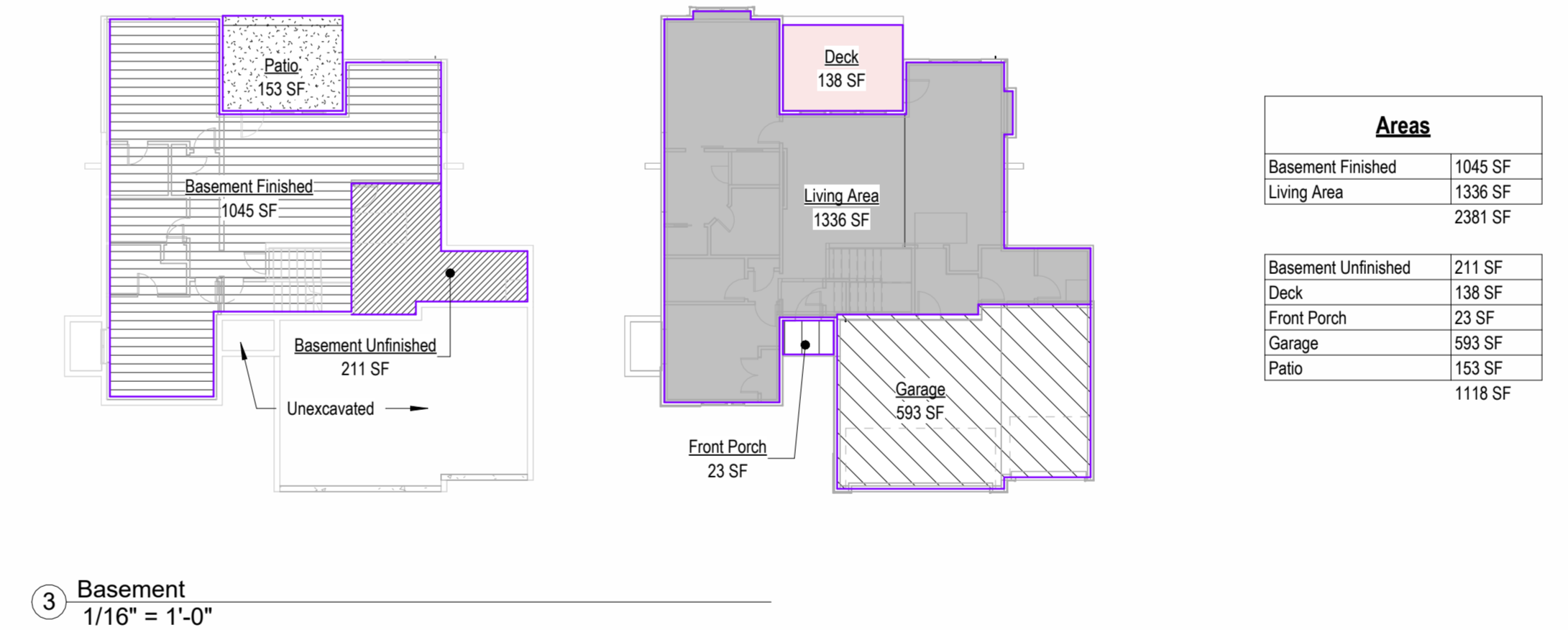
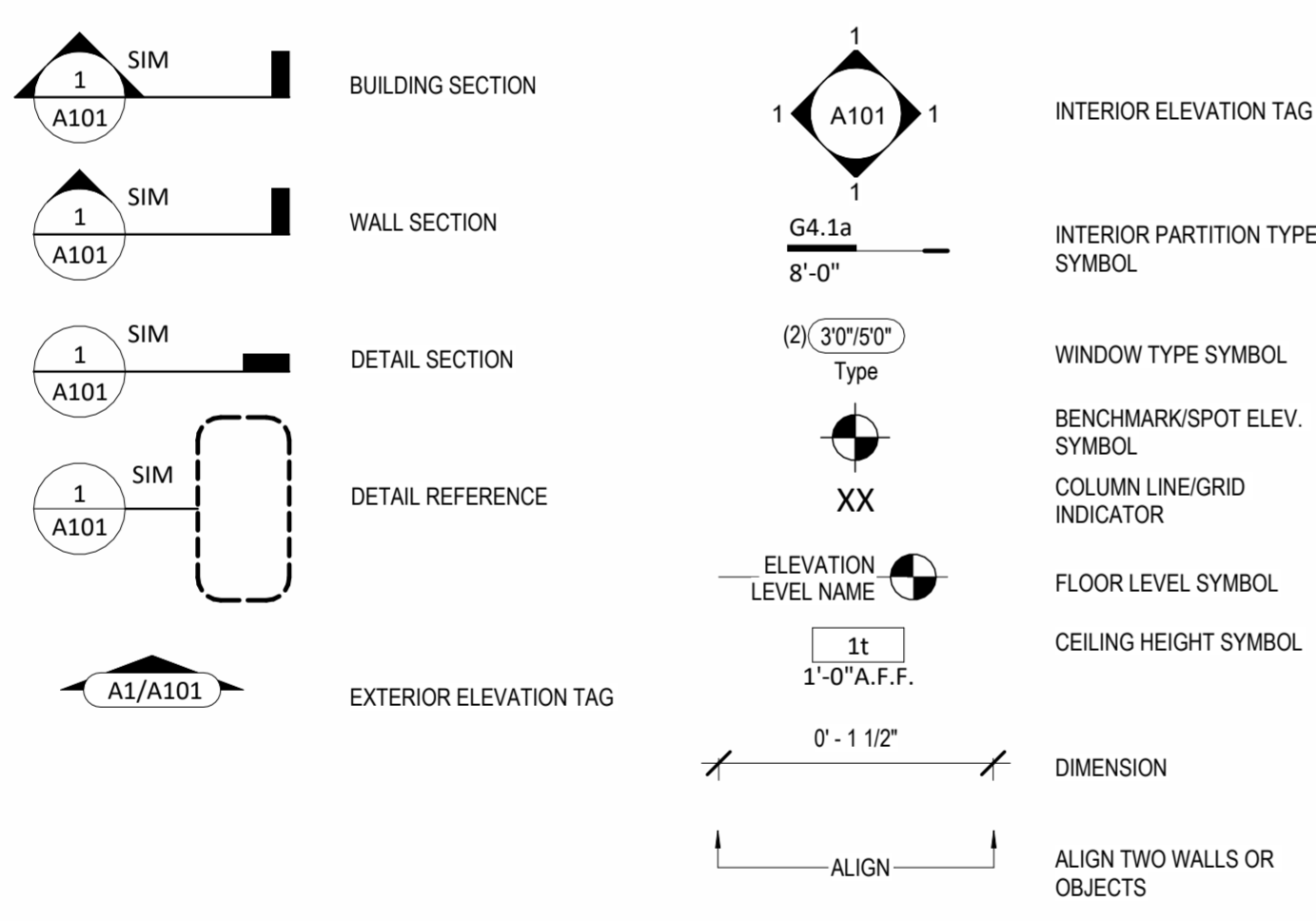
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Project No. HF 117

RELEASE FOR CONSTRUCTION
 AS NOTED ON PLANS REVIEW
 DEVELOPMENT SERVICES
 LEE'S SUMMIT, MISSOURI
 05/28/2024 4:58:01

Sheet List

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



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

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 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

PARTITION SYSTEM:
GYPSUM WALL BOARD PARTITION **G**

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 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

PARTITION SYSTEM:
GYPSUM FURRING PARTITION **F**

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 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

PARTITION SYSTEM:
Exterior Partition **E**

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 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

PARTITION SYSTEM:
GYPSUM WALL BOARD PARTITION **G**

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 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

PARTITION SYSTEM:
GYPSUM FURRING PARTITION **F**

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 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

PARTITION SYSTEM:
Exterior Partition **E**

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

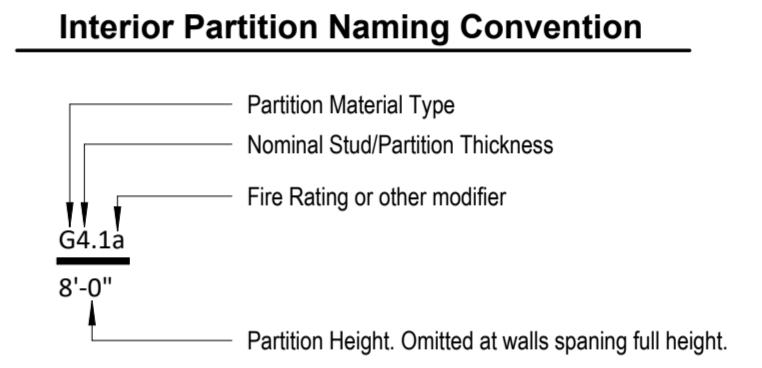
Slab Schedule	
Type	Description
S4.1	4" MIN CONC SLAB REINF. W/ #4'S E.W. @ 12" O.C. OVER COMPACTED FILL AND GRAVEL
S8.1	8" MIN CONC SLAB REINF. W/ #4'S E.W. @ 12" O.C. OVER COMPACTED FILL AND GRAVEL

Structural Foundation Schedule					
Type	Width	Length	Depth	Reinforcing	Comments
Footings					
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
Foundation - Round					
F3	1'-4"	1'-4"	3'-0"	ABA66Z Post Base. Refer to Detail for Reinforcing.	
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.	

- 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 BASED UPON:
 - 3,000 PSI FOR FOOTINGS, FOUND. WALLS & VERT. SUPPORTS
 - 3,500 PSI FOR GARAGE FLOOR
 - CONC. EXPOSED TO WEATHER TO HAVE 6% (+/-1%) AIR ENTRAINMENT
 - PROVIDE 4" MIN CONC. SLAB REINF. W/ #4 @ 12" O.C. E.W. TOP REINF. OVER PEDISTALS AS INDICATED IN F.T. 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" X 12" ASTM A36 ANCHOR BOLTS @ 8" O.C. @ EXT. WALLS
 - ANCHOR PRESSURE TREATED PLATE @ INT. BEARING WALLS W/ 1/2" X 4-1/2" H/LTI WEDGE W/ #4 @ 12" O.C. MAX. 12" FROM ENDS
 - PROVIDE 2" LAPS MIN. INCLUDING CORNERS
 - INSTALL HOLD-DOWN BOLTS 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 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 WALL/JOIST FOUNDATION AREAS, REINFORCE THE SLAB FROM THE FOUNDATION WALL TO 2 FEET BEYOND THE OVERCROW AREA WITH #4 BARS @ 24 INCHES O.C. PERPENDICULAR AND HORIZONTAL TO THE WALL, MAXIMUM 4 FOOT OVERCROW.
 - AT WALL/JOIST FOUNDATION WALLS SHALL BE ISOLATED WITH A MINIMUM 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.

- Deck Ledger Attachment**
- (2) Lags required at EA, end 2" from ends.
 - Provide 1x4 treated spaced behind EA, lag.
 - Provide lags in EA joist space w/ (2) every other space, 2" from edges.
 - Min. size lag is 1/2" diam x 6" length
 - Provide flashing between rim joist and ledger.

- Escape opening-44" A.F.F. Max. to lowest portion.**
- Min. 5.7sqft of window opening.
 - Net clear height 24" Min
 - Net clear width 20" Min.



BRACED WALL LINE SCHEDULE (Lower Level)						
WALL LINE	TOTAL LENGTH	AVG SPACING	BASE	TABLE R602.10.3 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

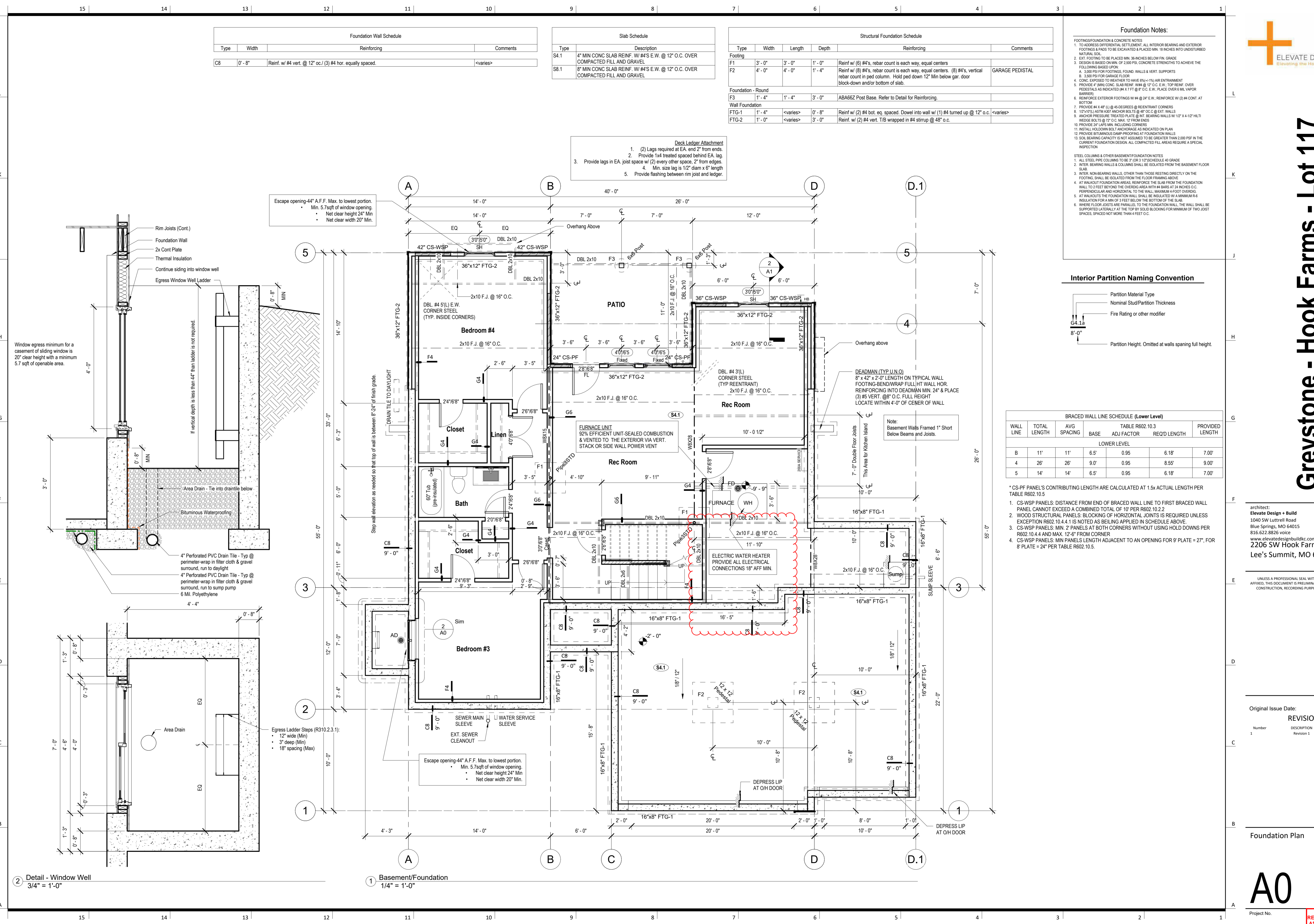
architect:
Elevate Design + Build
1040 SW Luttrell Road
Blue Springs, MO 64015
816.622.8826 voice
www.elevatedesignbuild.com
2206 SW Hook Farms Dr.
Lee's Summit, MO 64082

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REVISIONS		
Number	DESCRIPTION	DATE
1	Revision 1	10/27/2021

Foundation Plan

A0



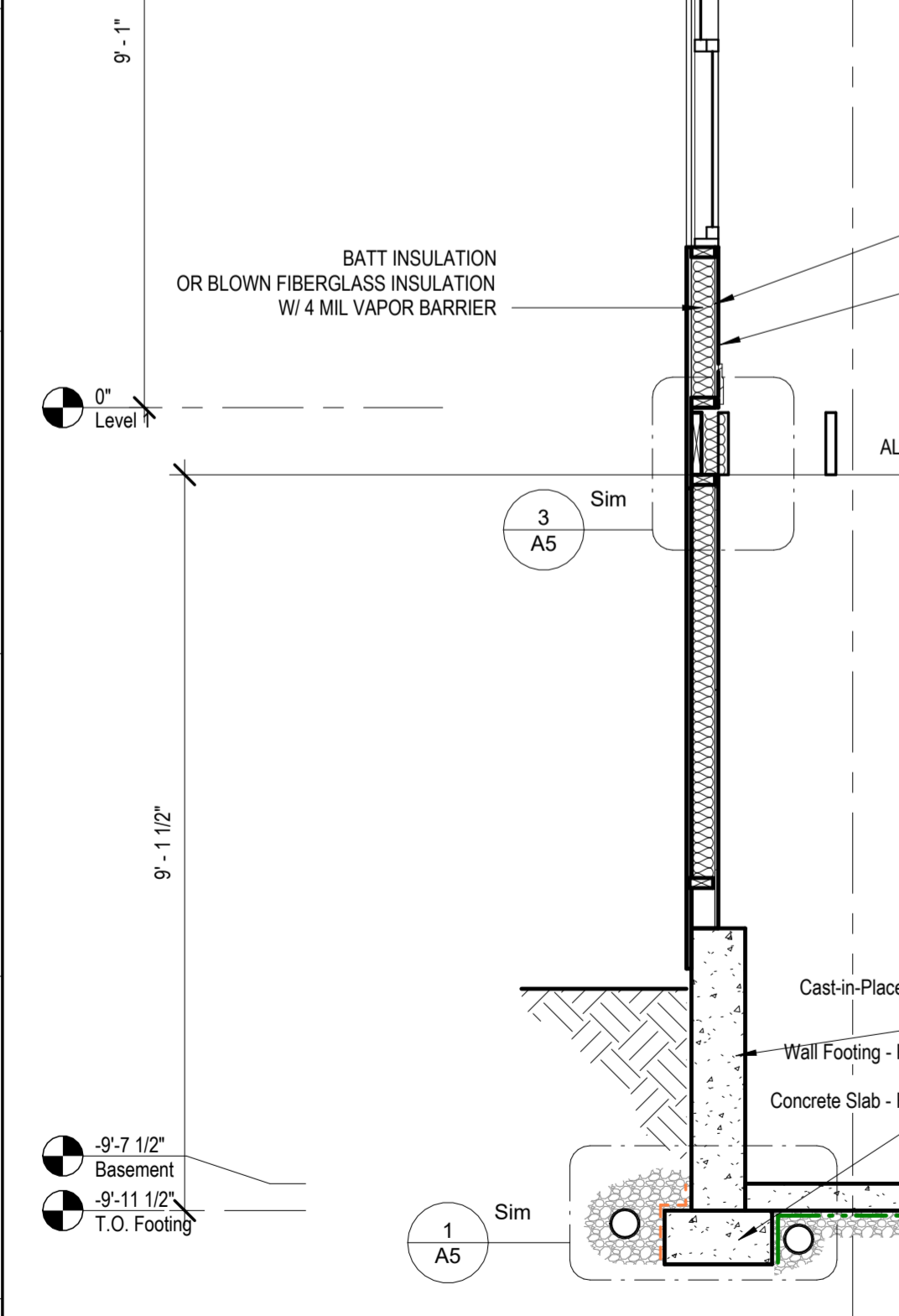
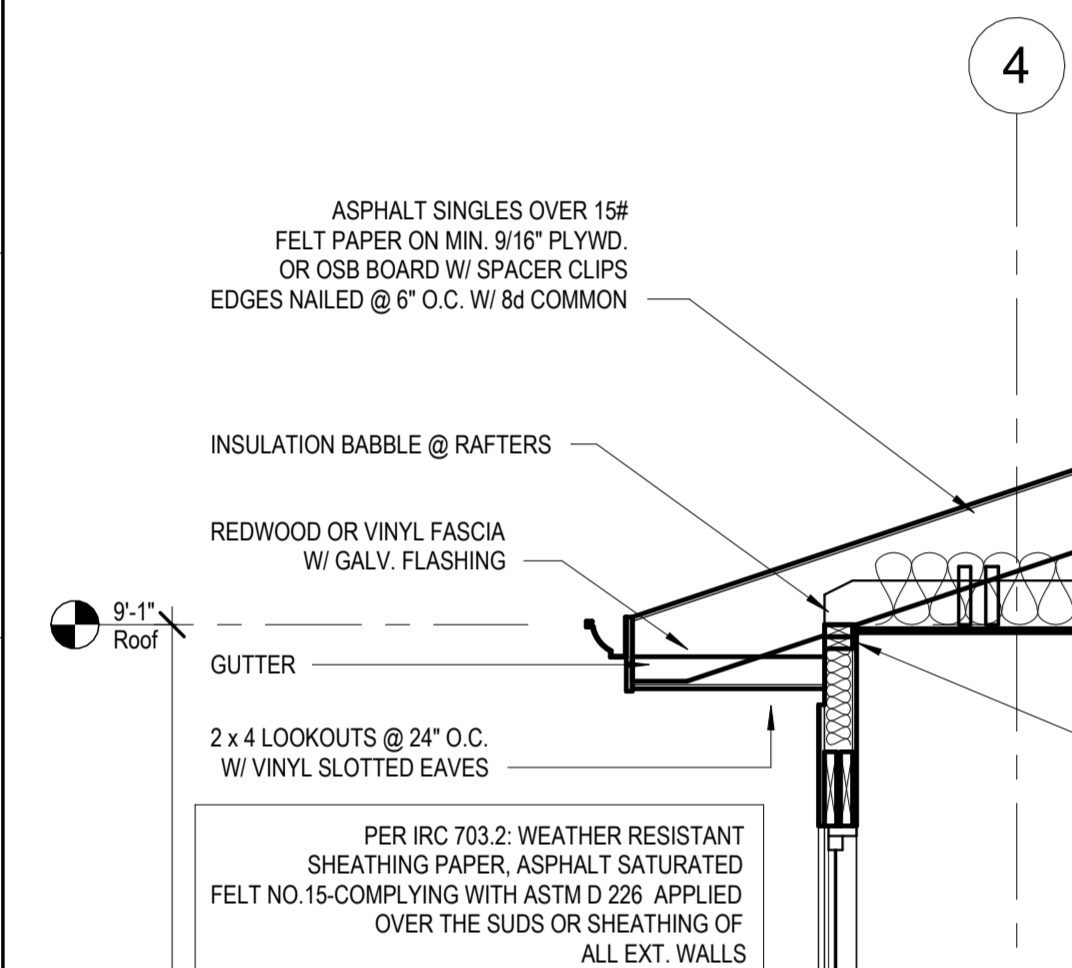
2 Detail - Window Well
3/4" = 1'-0"

1 Basement/Foundation
1/4" = 1'-0"

BRACED WALL LINE SCHEDULE (3 CAR GARAGE OPTION)						
WALL LINE	TOTAL LENGTH	AVG SPACING	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	28'	28'	5.5'	0.95	5.23'	9.00'
D.1	22'	22'	5.5'	0.95	5.23'	6.00'
1	30'	30'	5.5'	0.95	5.23'	6.00*
2	14'	14'	3.5'	0.95	3.33'	4.00*
3	36'	12'	10.5'	1.38	14.46'	15.00*
4	26'	26'	5.5'	0.95	5.23'	12.00*
5	14'	14'	3.5'	0.95	3.33'	6.00*

- * CS-PF PANEL'S CONTRIBUTING LENGTH ARE CALCULATED AT 1.5X ACTUAL LENGTH PER TABLE R602.10.5
- CS-WSP PANELS: DISTANCE FROM END OF BRACED WALL LINE TO FIRST BRACED WALL PANEL CANNOT EXCEED A COMBINED TOTAL OF 10' PER R602.10.2.2
 - WOOD STRUCTURAL PANELS: BLOCKING OF HORIZONTAL JOINTS IS REQUIRED UNLESS EXCEPTION R602.10.4.4.1 IS NOTED AS BEING APPLIED IN SCHEDULE ABOVE
 - CS-WSP PANELS: MIN 2" PANELS AT BOTH CORNERS WITHOUT USING HOLD DOWNS PER R602.10.4.4 AND MAX 12-6" FROM CORNER
 - CS-WSP PANELS: MIN PANELS LENGTH ADJACENT TO AN OPENING FOR 9" PLATE = 27", FOR 8" PLATE = 24" PER TABLE R602.10.5

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



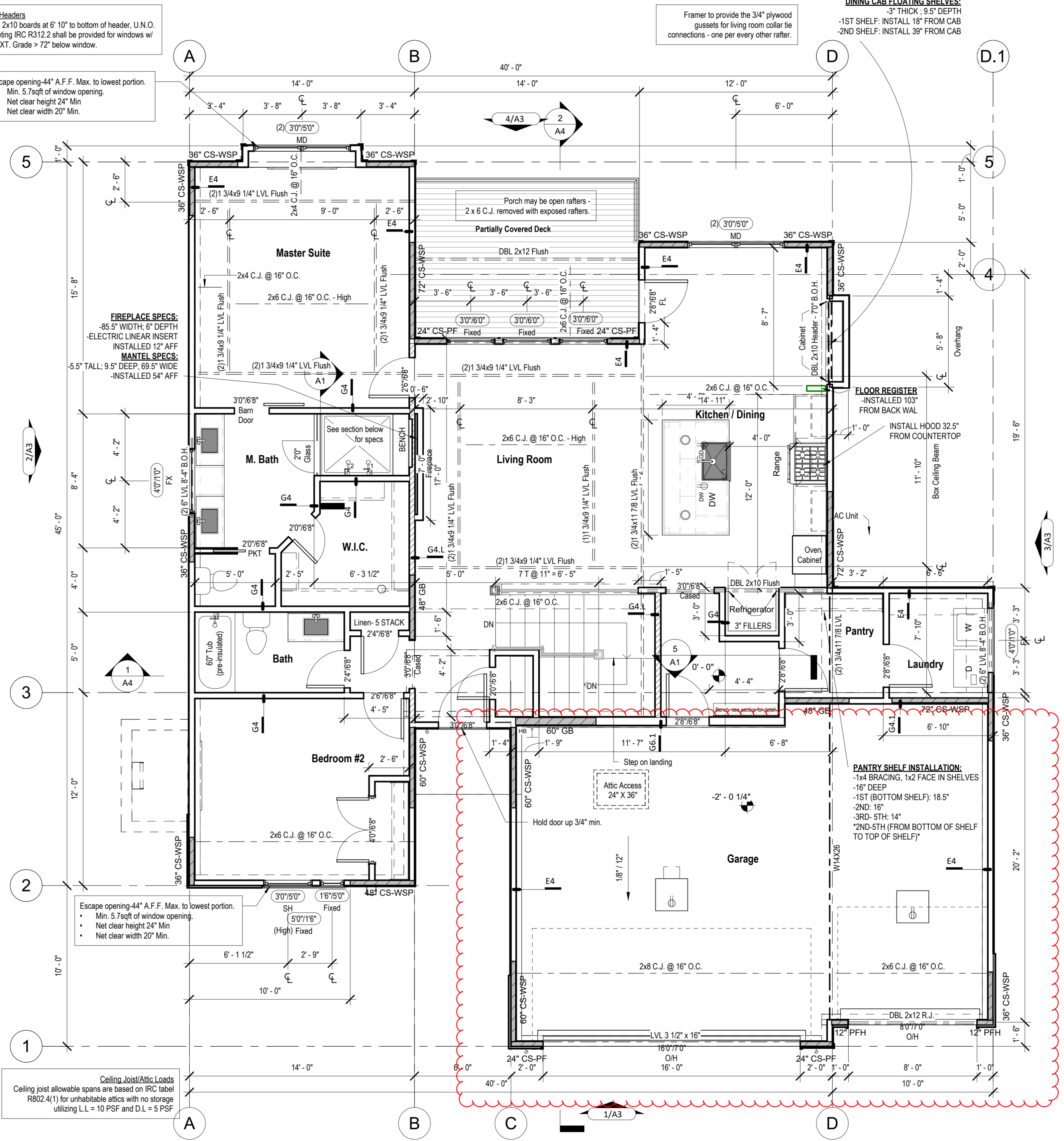
2) Section 3
1/2" = 1'-0"

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

- Escape opening 44" A.F.F. Max. to lowest portion.**
- Min. 5.7sqft of window opening.
 - Net clear height 24" Min.
 - Net clear width 20" Min.

FIREPLACE SPECS:
85.5" WIDTH, 6" DEPTH
ELECTRIC LINEAR INSERT
INSTALLED 12" AFF
MANTEL SPECS:
5-5.5" TALL, 9.5" DEEP, 89.5" WIDE
INSTALLED 54" AFF

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



- 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 1HR CONST. W/ MIN. 5/8" TYPE X GWB. EXTEND TO BOTTOM OF ROOF. DOOR TO BE 20 MIN RATED, 1 3/8" C.I.C. EQUIPPED W/ CLOSURE & LATCH.
 - 15 & 20 AMP RECEPTACLES SHALL HAVE GFCI PROTECTION.
 - TYPE X 5/8" GB REQUIRED ON GARAGE CEILING BELOW LIVING AREAS.
- LIGHT AND VENTILATION:**
- PROVIDE STAIRWAY ILLUMINATION PER R302.7.1.
 - 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 16" SOFFIT VENTS ALONG EAVE 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 BOARD.
- MECHANICAL SYSTEMS**
- FURNACE & WATER HEATER SHALL BE ON 18" PLATFORMS IN PLACE IN A GARAGE OR ROOM W/ DIRECT ACCESS TO A GARAGE.
 - PROVIDE MIN. 75% AFUE FOR WEATHERIZED GAS HEATING EQUIP. 80% FOR NON-WEATHERIZED.
 - PROVIDE MIN. 1/2" SEER FOR AIR CONDITIONING EQUIPMENT.
 - SUPPLY AND RETURN DUCTS SHALL BE INSULATED TO MIN. R-8.
- ELECTRICAL SYSTEMS**
- PROVIDE GROUND ENCASED IN CONCRETE FOOTING.
 - ALL ELECTRICAL CONDUCTORS SHALL BE COPPER.
 - RECEPT. IN THE FOLLOWING LOCATIONS SHALL BE GFCI PROTECTED:
 - BEDROOM, KITCHEN (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 AFF.
 - WHERE SUCH RECEPTACLES ARE LOCATED IN SPACES DEDICATED FOR THE APPLIANCE SERVED & UNDER CONDITIONS OF NORMAL USE, THE APPLIANCE ARE NOT EASILY MOVED. APPLIANCES TO BE CORD-PLUG CONNECTED TO RECEPT.
- EXTERIOR WALL FRAMING**
- BOTTOM SILL PLATES SHALL BE PRESSURE TREATED OR EQUAL.
 - SILL PLATES SHALL BEARSTUDS MIN. 4 INCHES ABOVE GRADE.
 - ALL EXT. STUDS TO BE SECURED TO THEIR DOUBLE TOP PLATES W/ (2) 16d NAILS (MIN. 4" STAGGERED @ 4" O.C. W/ GALV. SPACER CLIPS ALONG ALL EDGES - SECURE SHEATHING W/ 8d COMMON NAILS TO RAFTERS AT 16" O.C. ALL EDGES.
 - ALL EXTERIOR CORNERS TO BE BRACED WITH 7/16" OSB NAILING SCHEDULE SHALL BE 8d COMMON @ 16" O.C. ALONG EDGES & COMMON @ 12" O.C. INTERMEDIATE STUDS.
- ROOF FRAMING**
- ALL ROOF EAVE OVERHANGS TO BE 16" UNID.
 - ALL JOISTS & RAFTERS TO BE ALIGNED OVER SUDS.
 - ROOF SHEATHING SHALL BE 7/16" OSB LAY W/ LONG DIMENSION PERPENDICULAR TO RAFTERS & STAGGERED @ 16" O.C. W/ LONG DIMENSION PERPENDICULAR TO RAFTERS & STAGGERED @ 16" O.C. W/ GALV. SPACER CLIPS ALONG ALL EDGES - SECURE SHEATHING W/ 8d 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 O/H OR INSULATED O/H 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 CONSTRUCTION. IN THE EVENT THAT THEY ARE NOT, THE INSPECTOR MAY CANCEL THE INSPECTION UNTIL SUCH TIME THE EROSION CONTROL MEASURES ARE IN PLACE & ARE IN WORKING ORDER. A 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 SHALL 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/ 8d @ 6" O.C. PANEL INDEX 240; PROVIDE 2x6 AT UNSUPPORTED PANEL EDGES.
 - SHEATH EXT. WALLS W/ 7/16" OSB NAILED W/ 8d @ 6" O.C.
 - HEADERS: PROVIDE 2x4 @ 8" O/C 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 MIN. 3 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 ROOF/CEILING DIAPHRAGM PER R603.
 - STUDS, RAFTERS, JOISTS, MIS. LUMBER MIN. GRADE #2 D.F. OR S.Y.P.
- PHYSICAL SECURITY ORDINANCE**
- OWNER/CLIENT IS RESPONSIBLE FOR COMPLIANCE OF PHYSICAL SECURITY ORDINANCE FOR THEIR LOCAL JURISDICTION.
- SHOWER HEADS:**
- INSTALLED 82" FROM FLOOR TO TOP OF HEAD
 - 1 HEAD INSTALLED 36" FROM NICHE WALL
 - 2 HEAD INSTALLED 55" FROM NICHE WALL
- SHOWER VALVES:** per detail
- INSTALL 45" FROM FLOOR
- Shower Niche:**
- 6" DEEP
 - 18" TALL
 - INSTALLED 33" FROM SEAT
- SHOWER SEAT:**
- 18" TALL, 12" DEEP
 - 1" 6" HEIGHT
- Shower Bench:**
- Bench to be installed at 1" 10"
 - Length: 3' 11"
 - Depth: 0' 3"
 - Bench to be water falled by door
- Bench Nook Accent Wall**
- 1x1 Vertical trim piece

architect:
Elevate Design + Build
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Blue Springs, MO 64015
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www.elevatedesignbuild.com
2206 SW Hook Farms Dr.
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Permit Set 10/1/2021

Original Issue Date: 10/1/2021

REVISIONS



Number	DESCRIPTION	DATE
1	Revision 1	10/27/2021

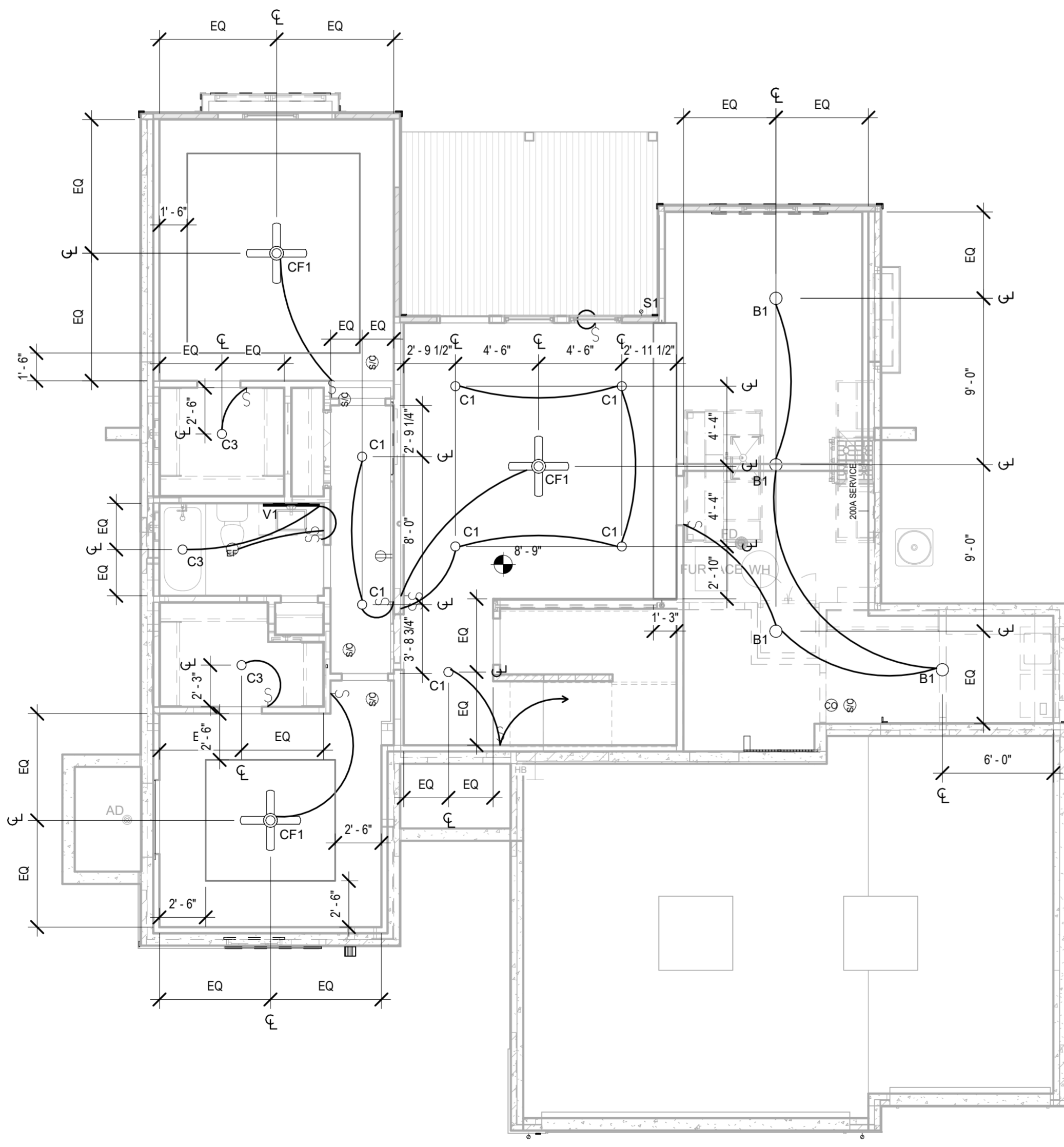
Floor Plan - Main Level

A1

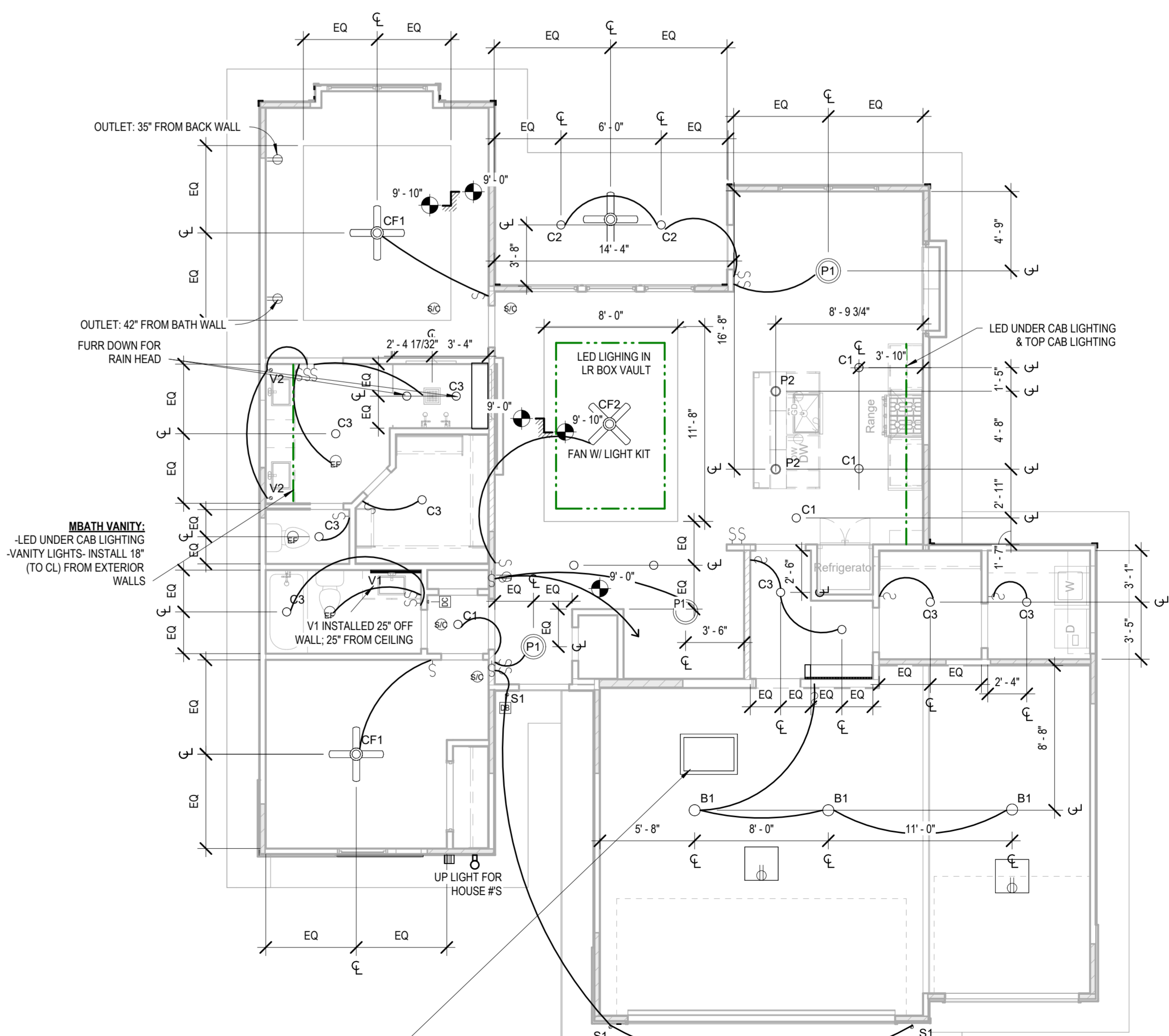
Lighting Fixture Schedule		
Type Mark	Description	Type Comments
B1	Ceiling Mounted Exposed Bulb	
C1	Recessed Can Light - Interior	
C2	Recessed Can Light - Exterior	
C3	LED Disk Light	
CF1	Ceiling Fan w/ Light - Surface Mounted	
CF2	Ceiling Fan w/ Light - Down Rod	Mount with 2'-0" Down Rod
P1	Decorative Pendant Fixture	Mount bottom of fixture 84" AFF
P2	Decorative Pendant Fixture	Mount bottom of fixture 84" AFF
S1	Wall Sconce - Exterior	
V1	Vanity Wall Mounted	
V2	Vanity Wall Mounted	

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

Legend - RCP
 Wall Mounted 
 Ceiling Mounted 
 CO - Carbon Monoxide Detector
 S - Smoke Detector
 S/C - Smoke Detector/CO Detector



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



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

Attic Access - Rough framed opening shall be not less than 22"x30" with 30" clear head space above opening measured vertically from bottom of ceiling framing member. Provide light (B1) and plug within attic at the access door.

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1	Revision 1	10/27/2021

Original Issue Date: 10/1/2021

Permit Set

RCP/Electrical Plan

A2

Project No.

RELEASE FOR CONSTRUCTION
 AS NOTED ON PLANS REVIEW
 DEVELOPMENT SERVICES
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Greystone - Hook Farms - Lot 117

architect:
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Number	DESCRIPTION	DATE
Original Issue Date:	Permit Set	10/1/2021
REVISIONS		

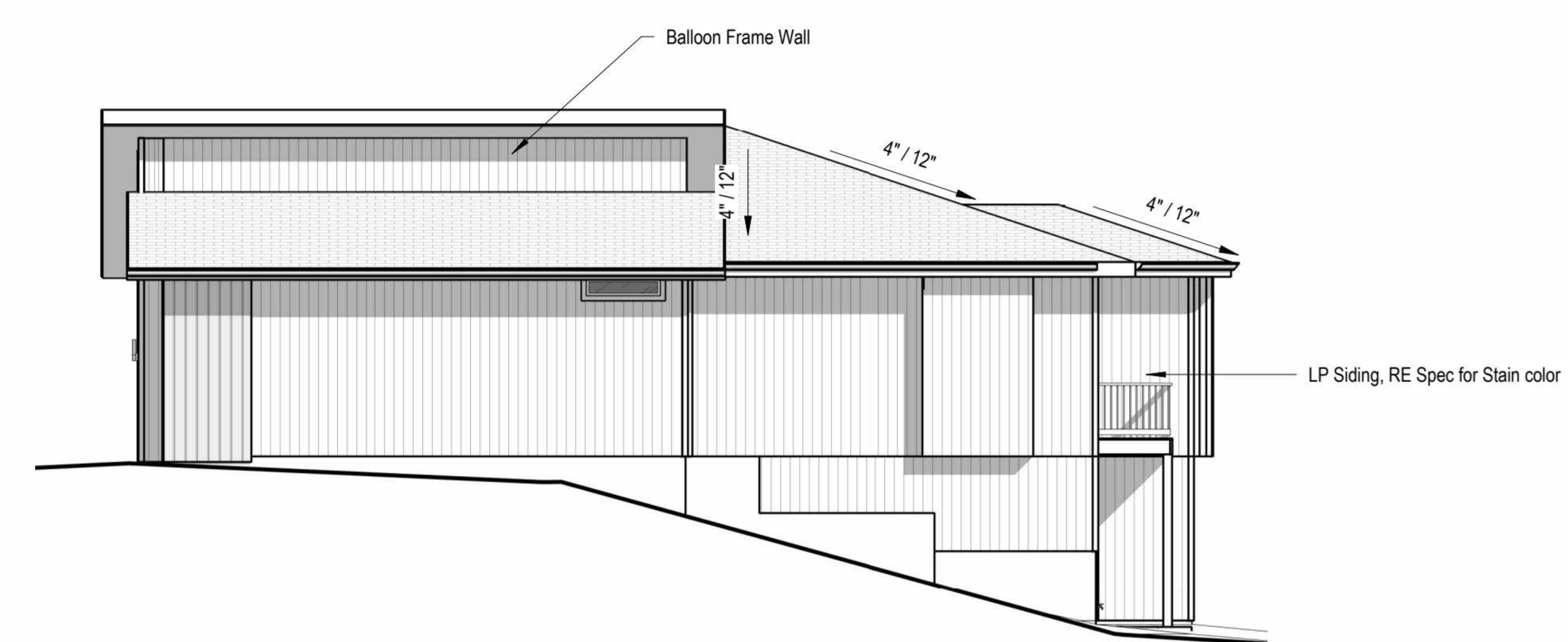
Elevations

A3.D

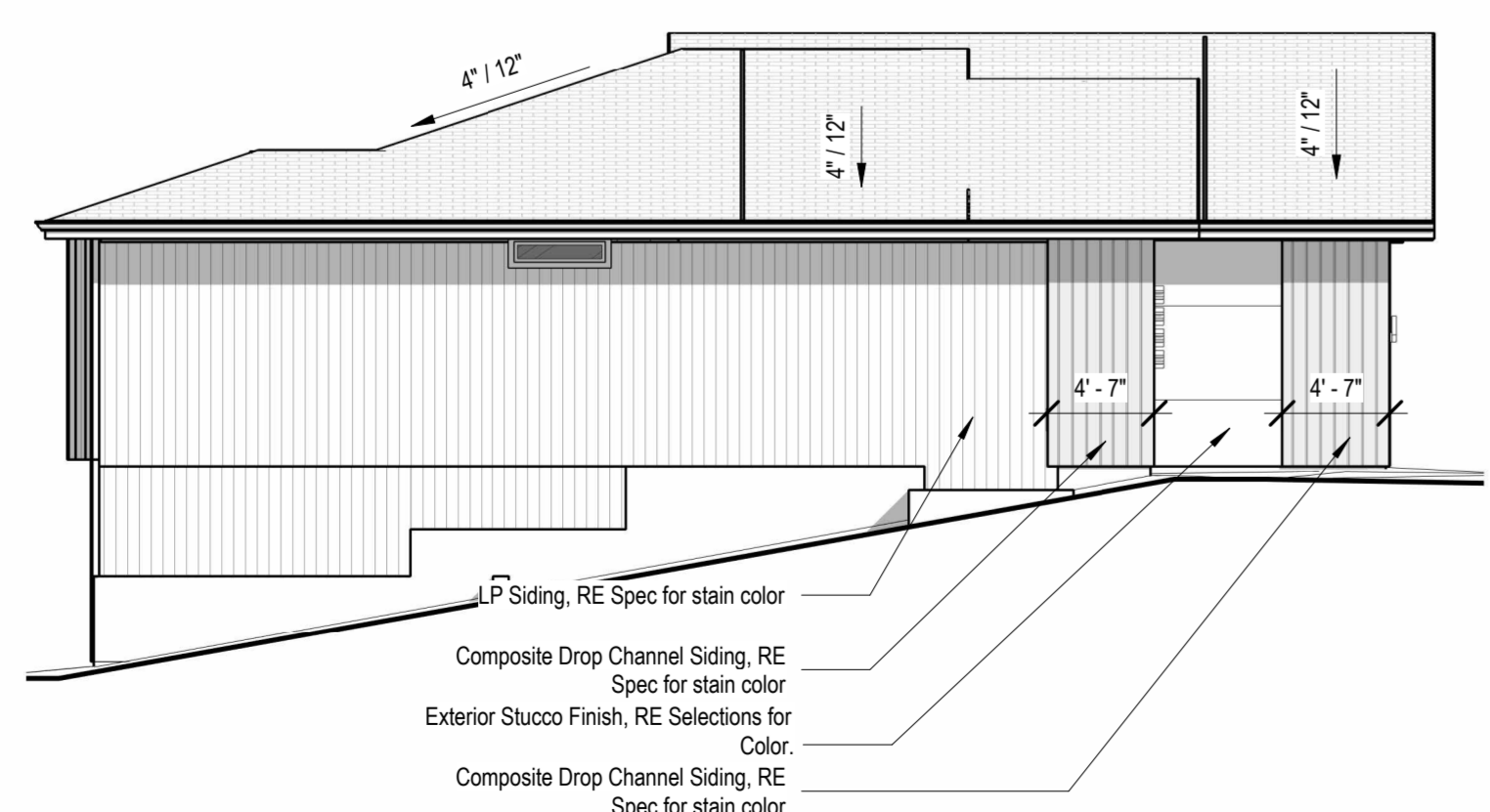
Project No. HF 117
RELEASE FOR CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
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05/28/2024 4:58:02



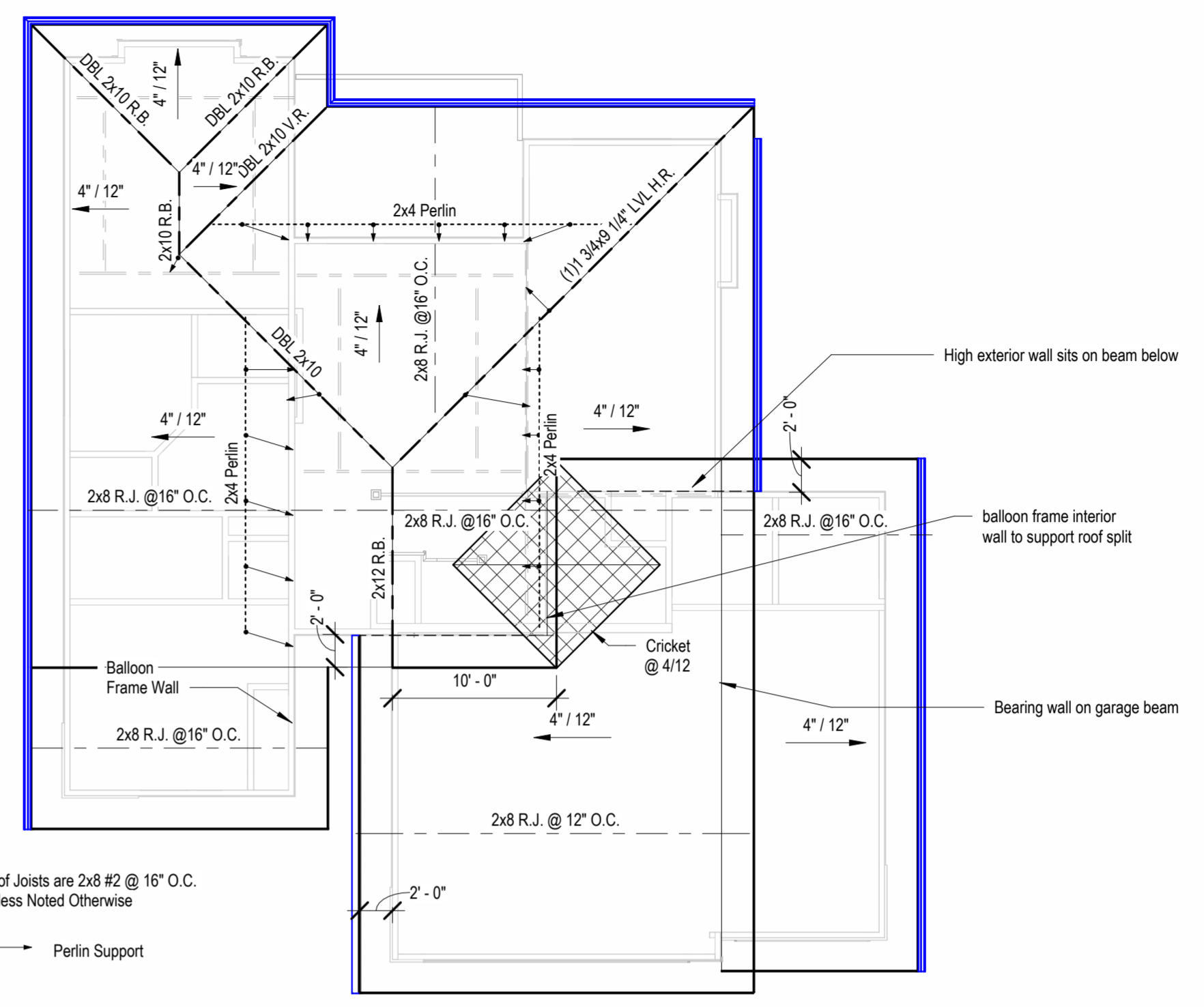
④ Back Elevation
1/8" = 1'-0"



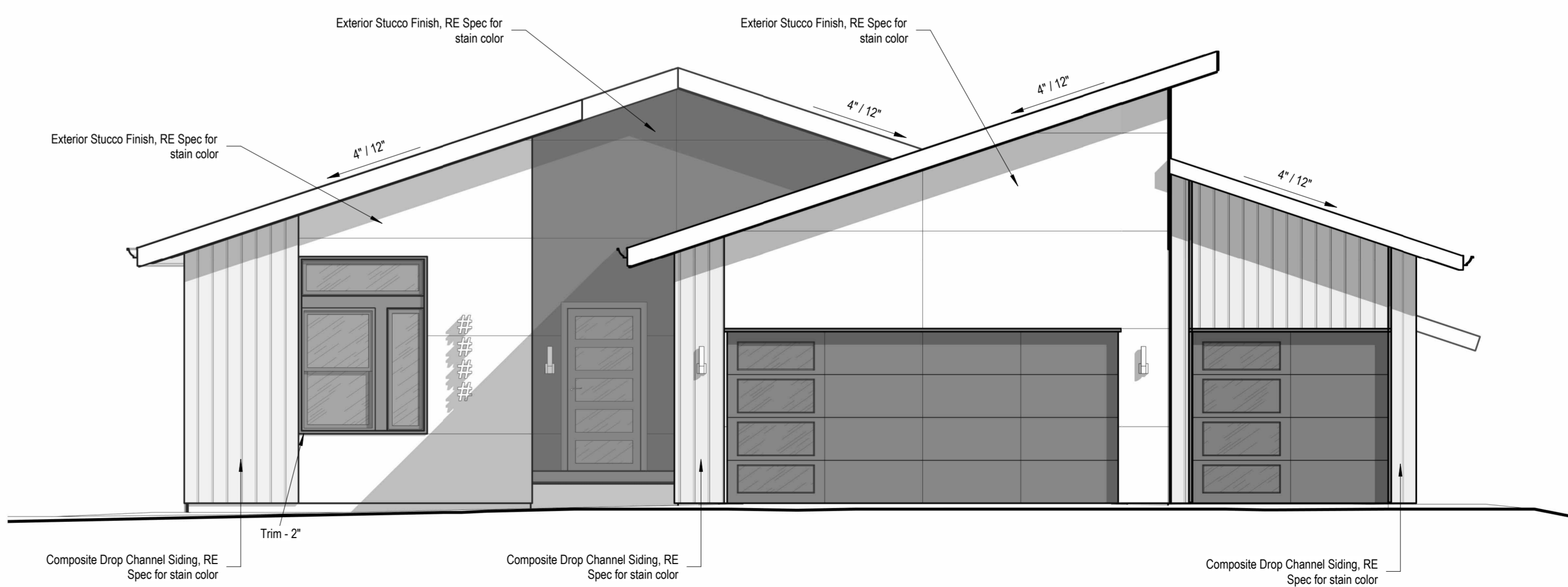
③ Right Elevation
1/8" = 1'-0"



② Left Elevation
1/8" = 1'-0"

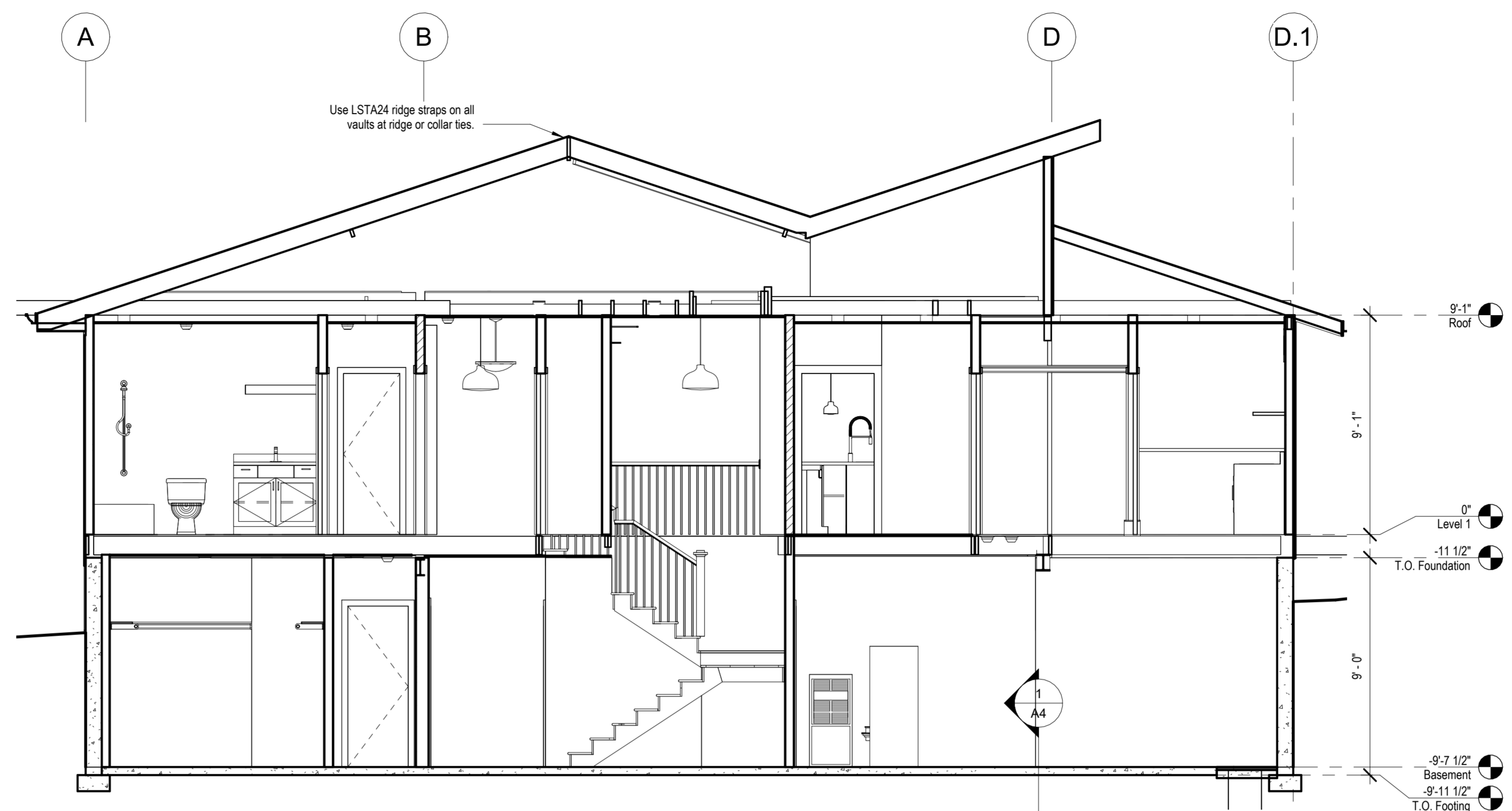


⑤ Roof Framing
1/8" = 1'-0"

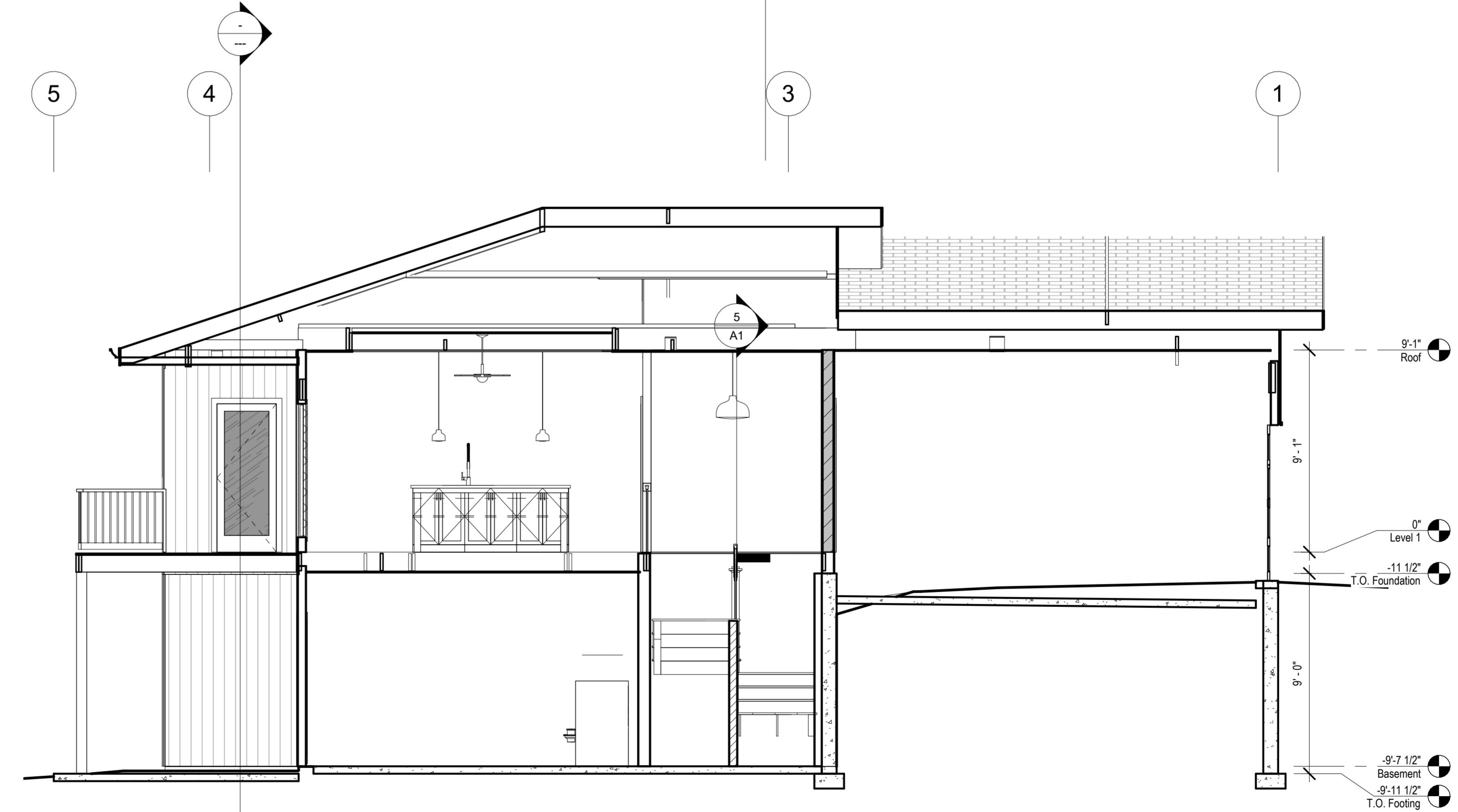


① Front Elevation - Shed
1/4" = 1'-0"

Greystone - Hook Farms - Lot 117



② Building Section
1/4" = 1'-0"



① Building Section
1/4" = 1'-0"

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Building Sections

A4.D

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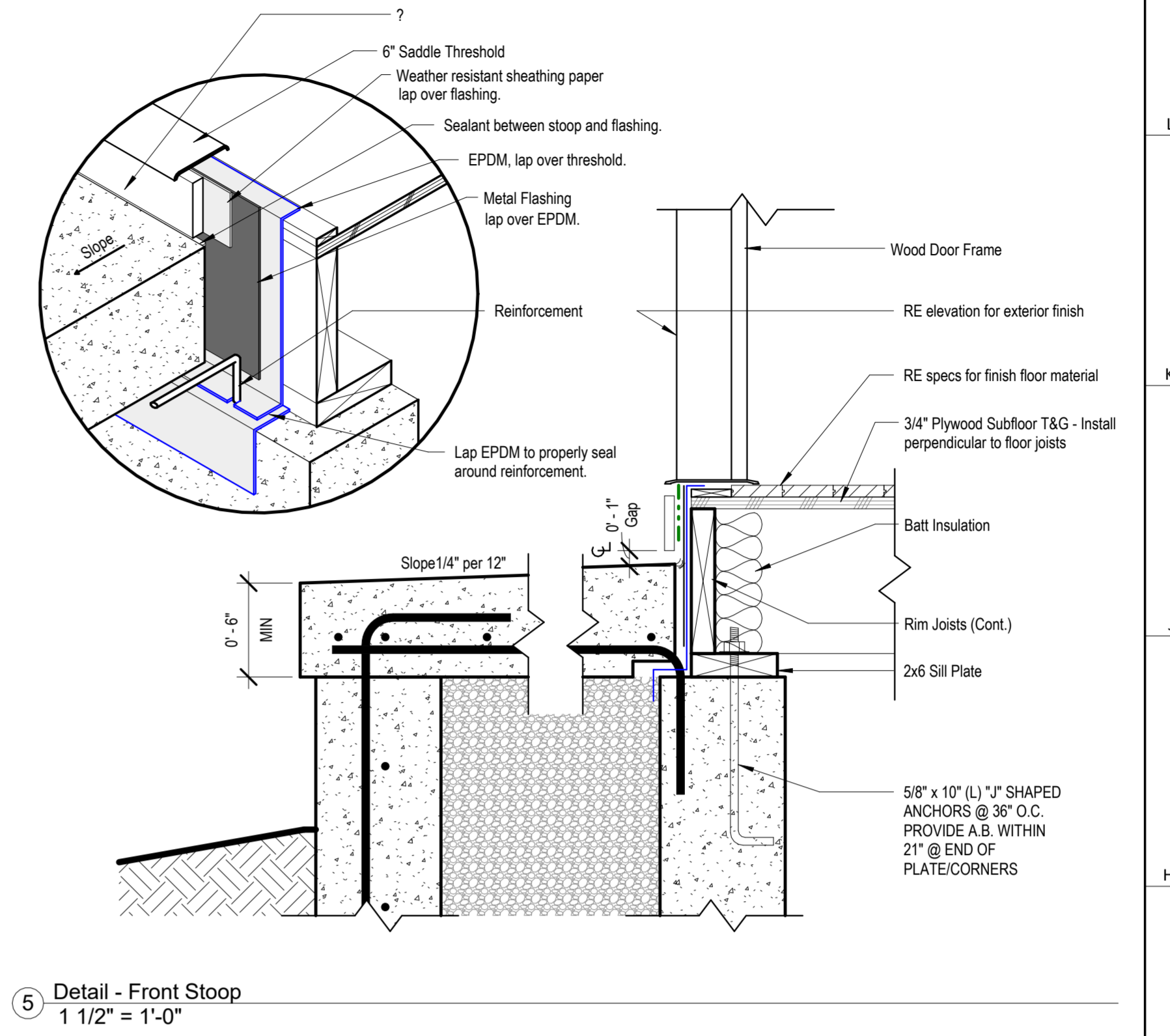
REVISIONS		
Number	DESCRIPTION	DATE

Details

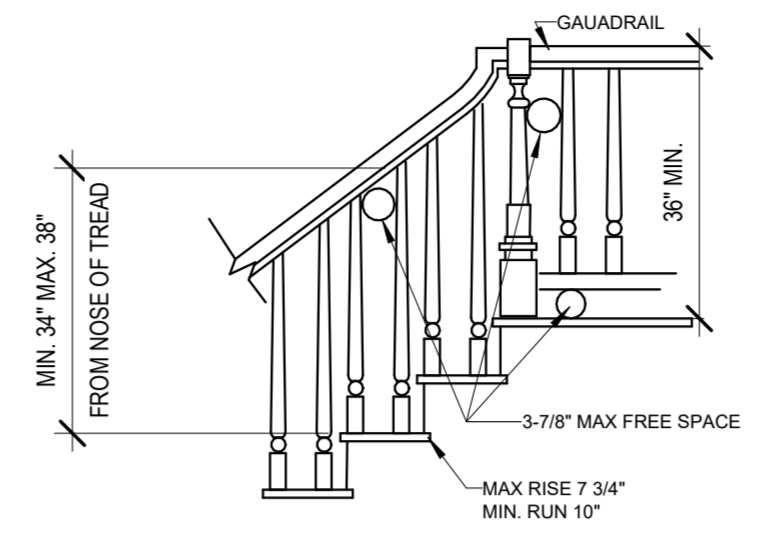
A5

Project No.

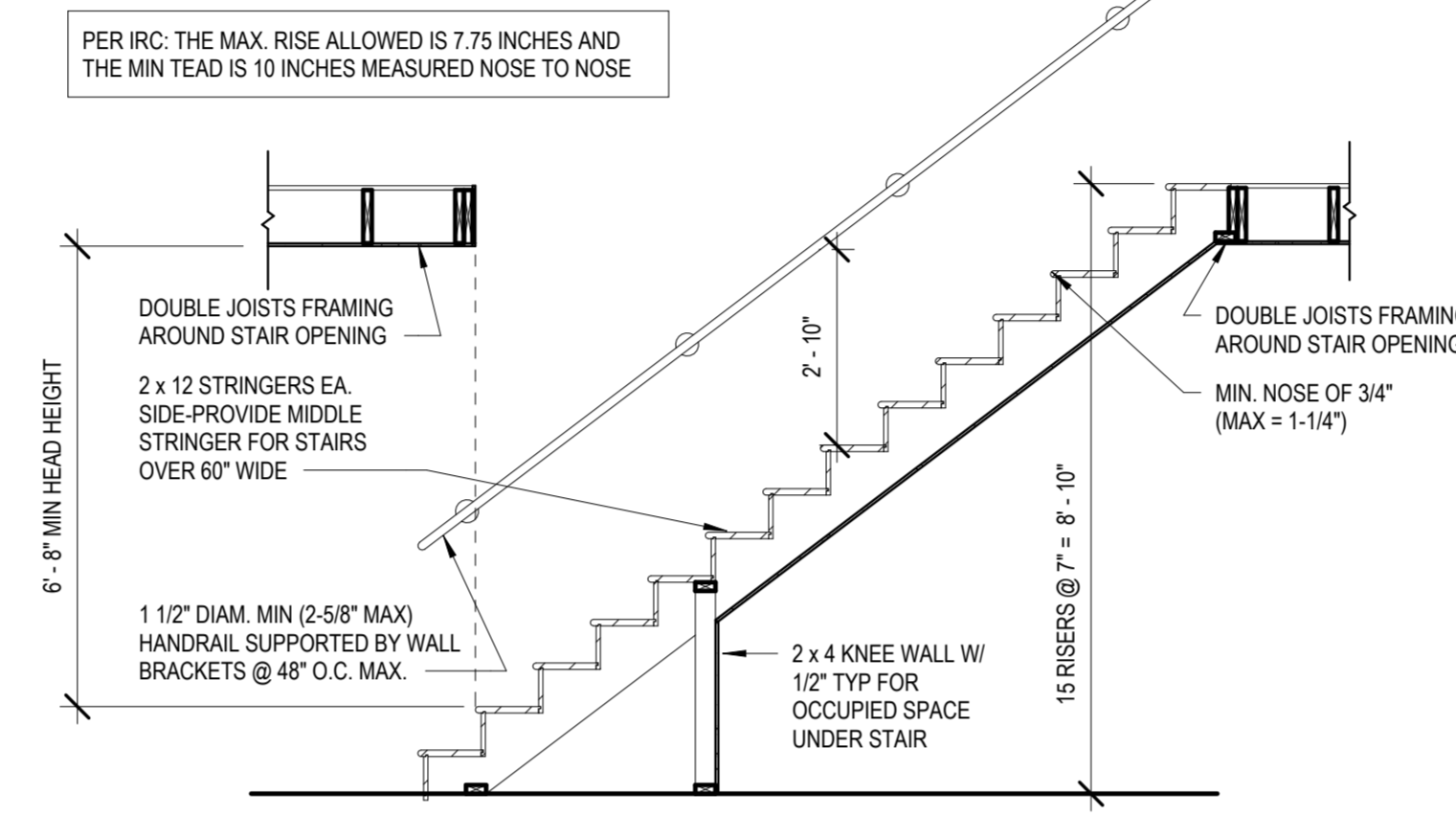
RELEASE FOR CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
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05/28/2024 4:58:02



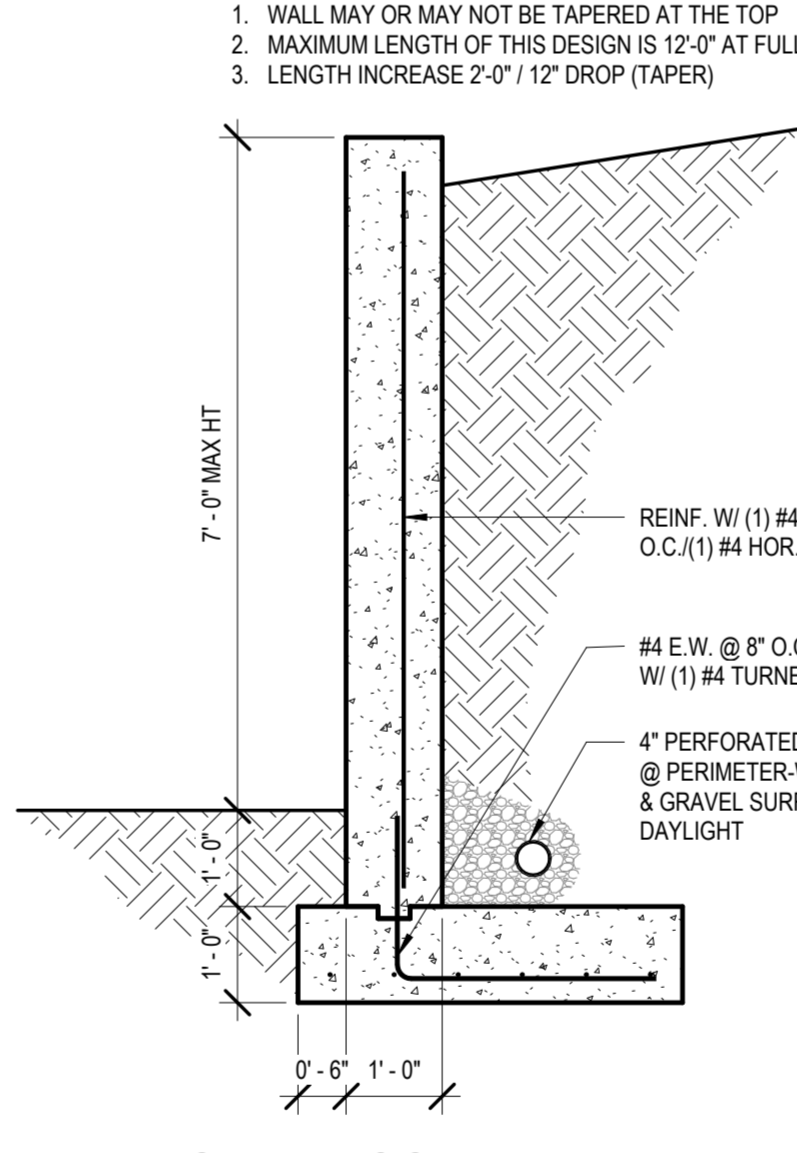
5 Detail - Front Stoop
1 1/2" = 1'-0"



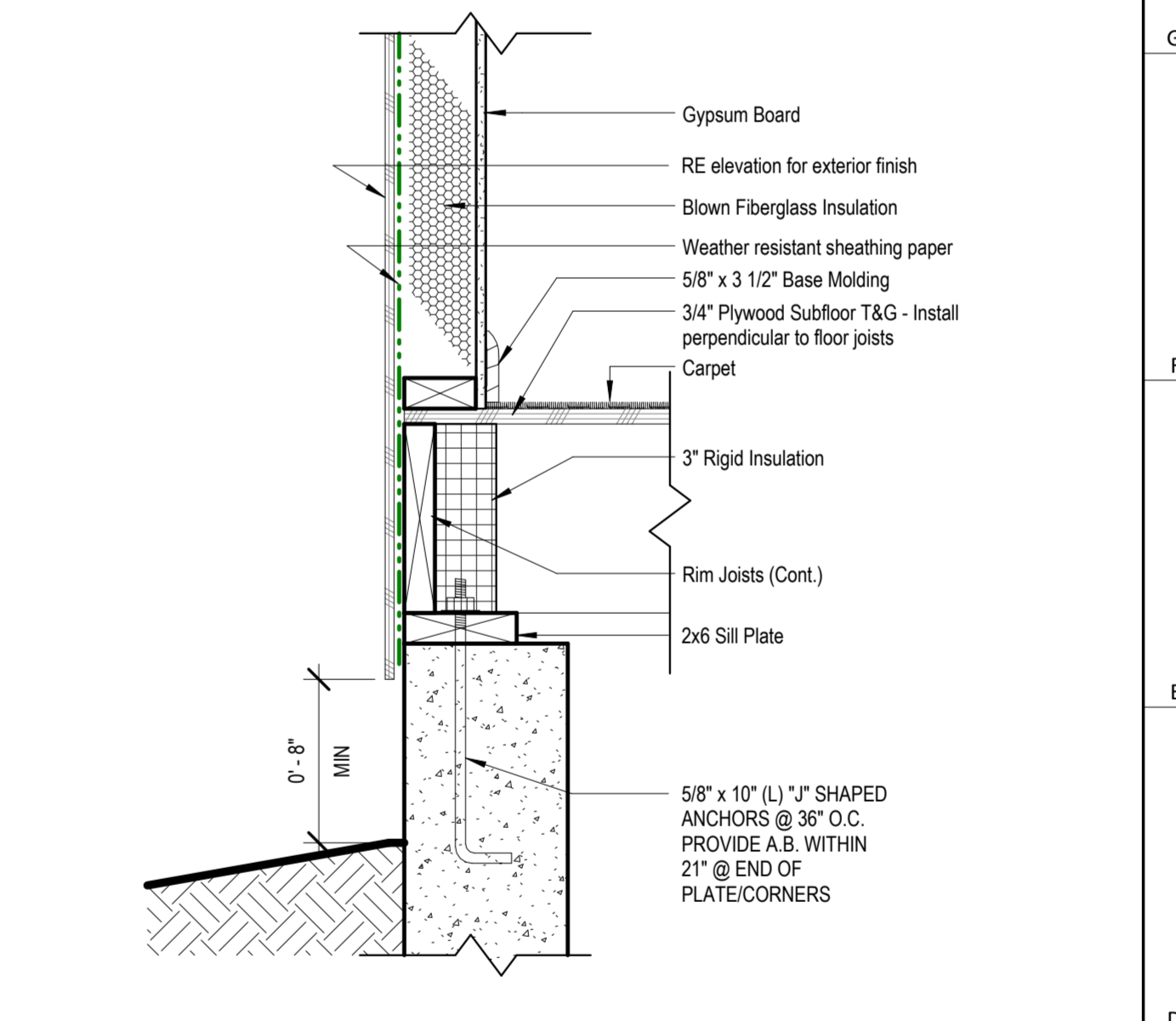
2 SMARTSIDE PANEL NAILING PATTERN 1
3" = 1'-0"



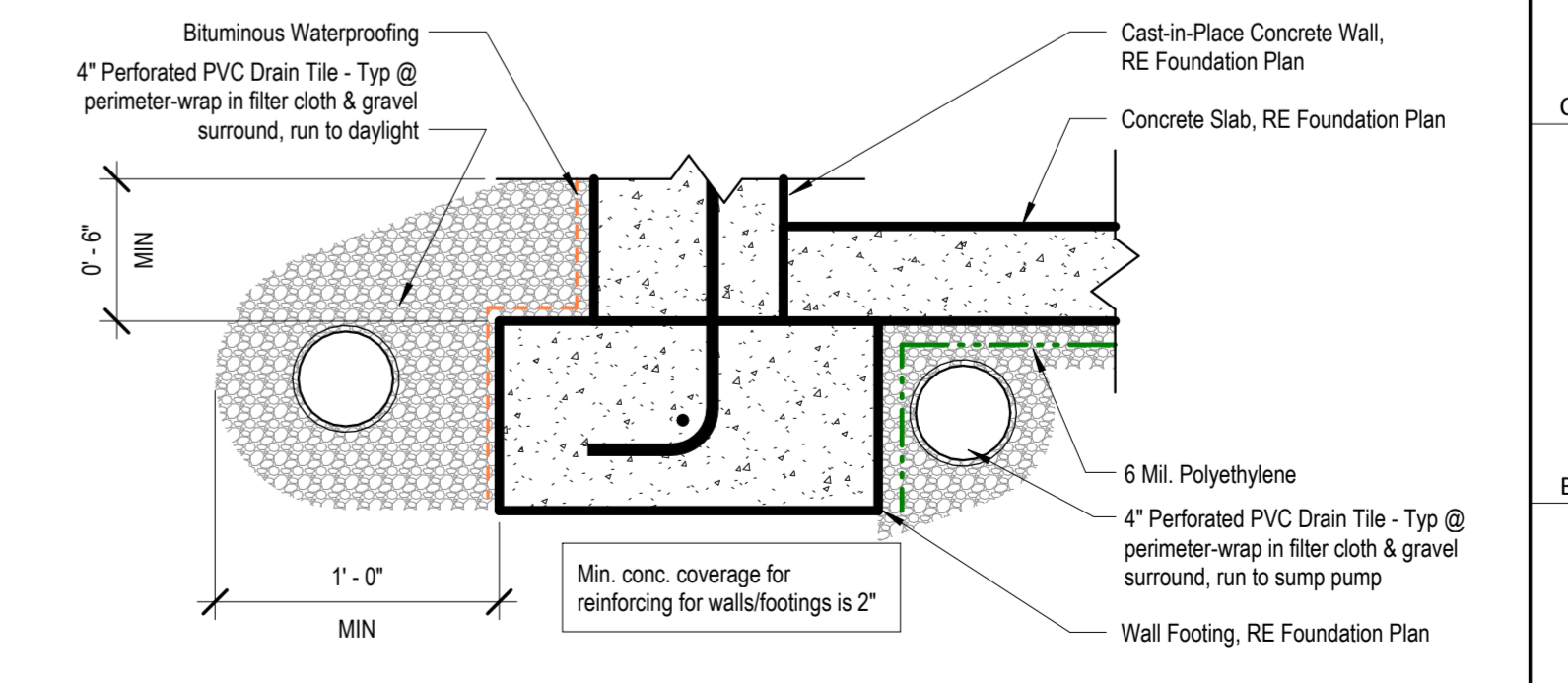
6 TYP STAIR SECTION/REQUIREMENTS 1
3/8" = 1'-0"



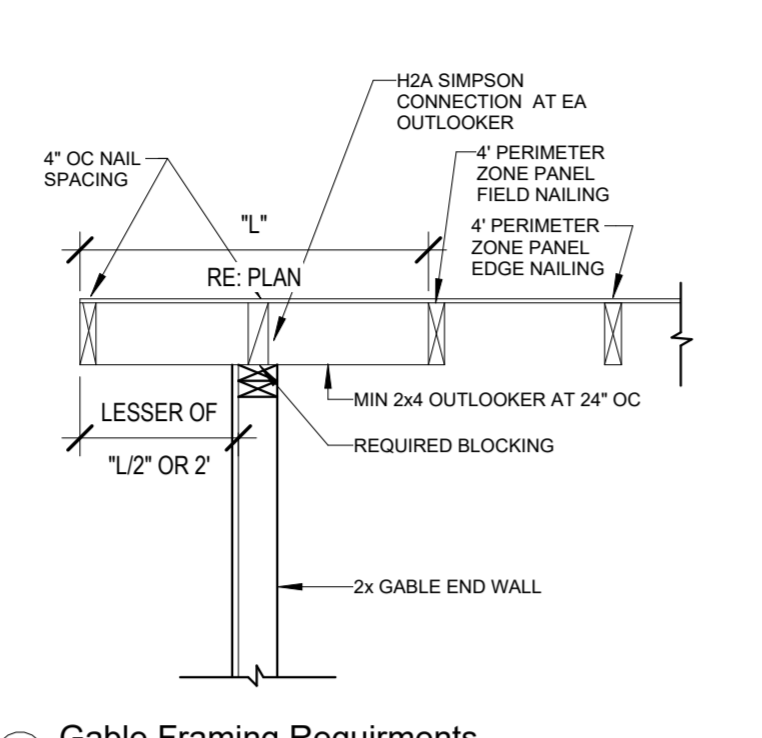
4 RETAINING WALL DESIGN 1
1/2" = 1'-0"



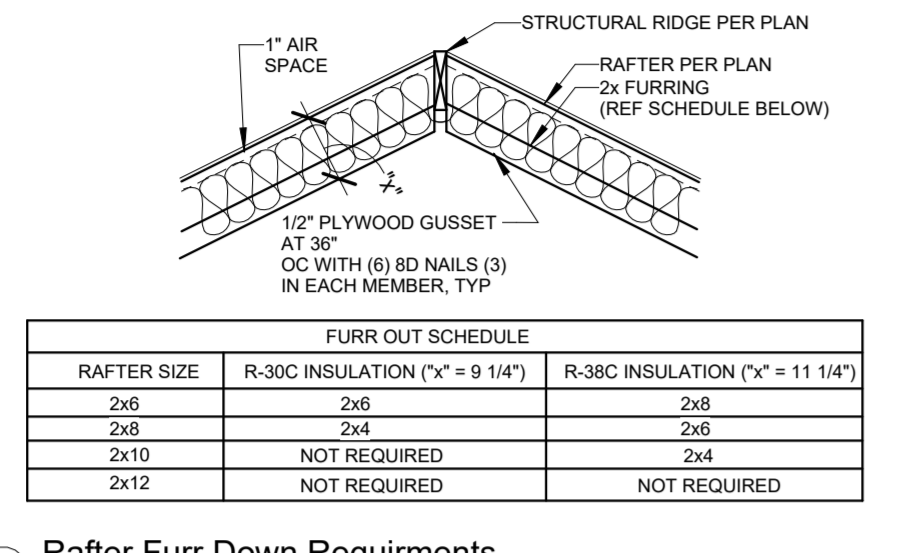
3 Detail - Top of Foundation Wall 1
1 1/2" = 1'-0"



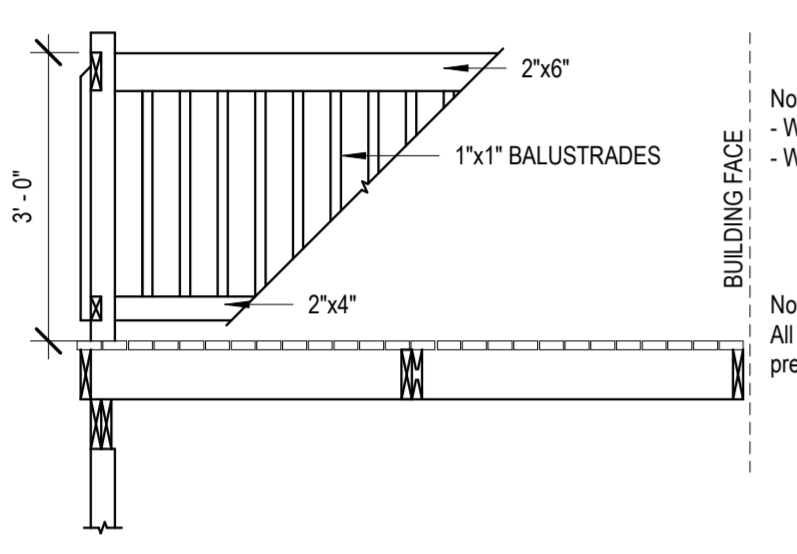
1 Detail - Footing
1 1/2" = 1'-0"



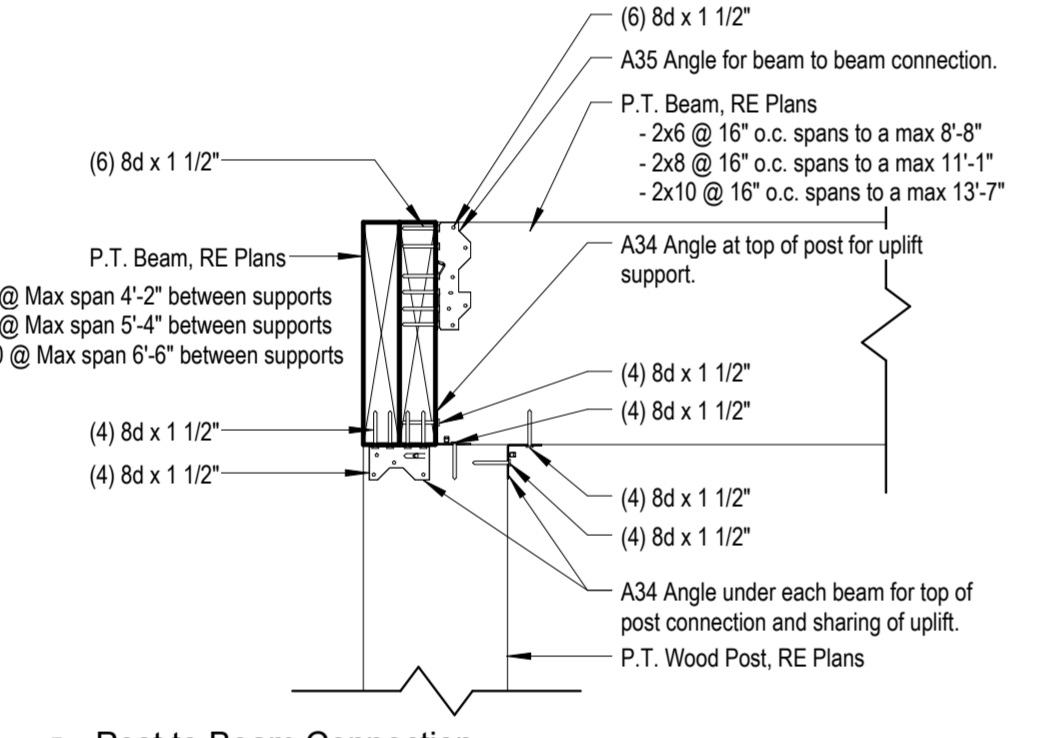
7 Gable Framing Requirements
1" = 1'-0"



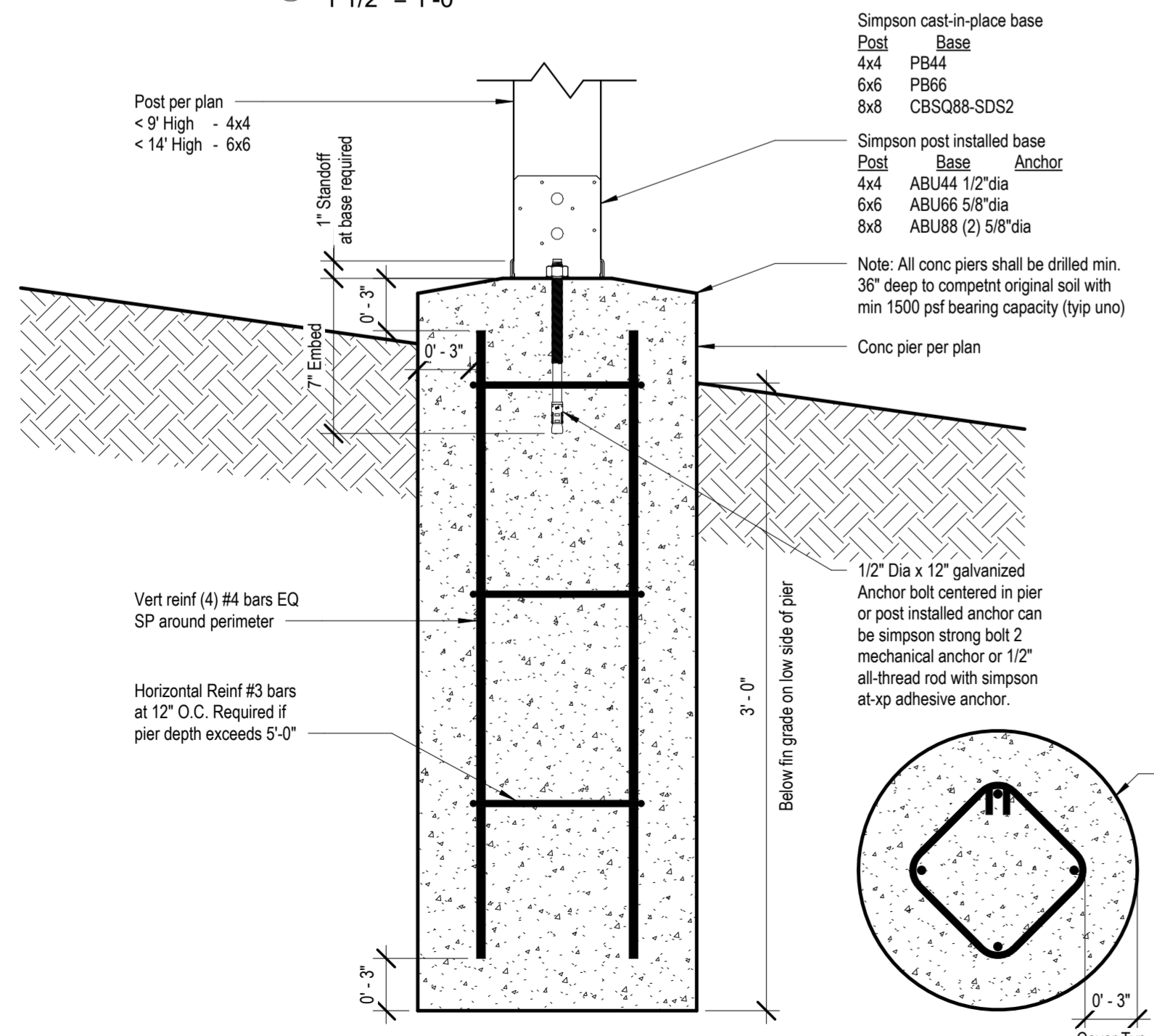
12 Rafter Furr Down Requirements
1" = 1'-0"



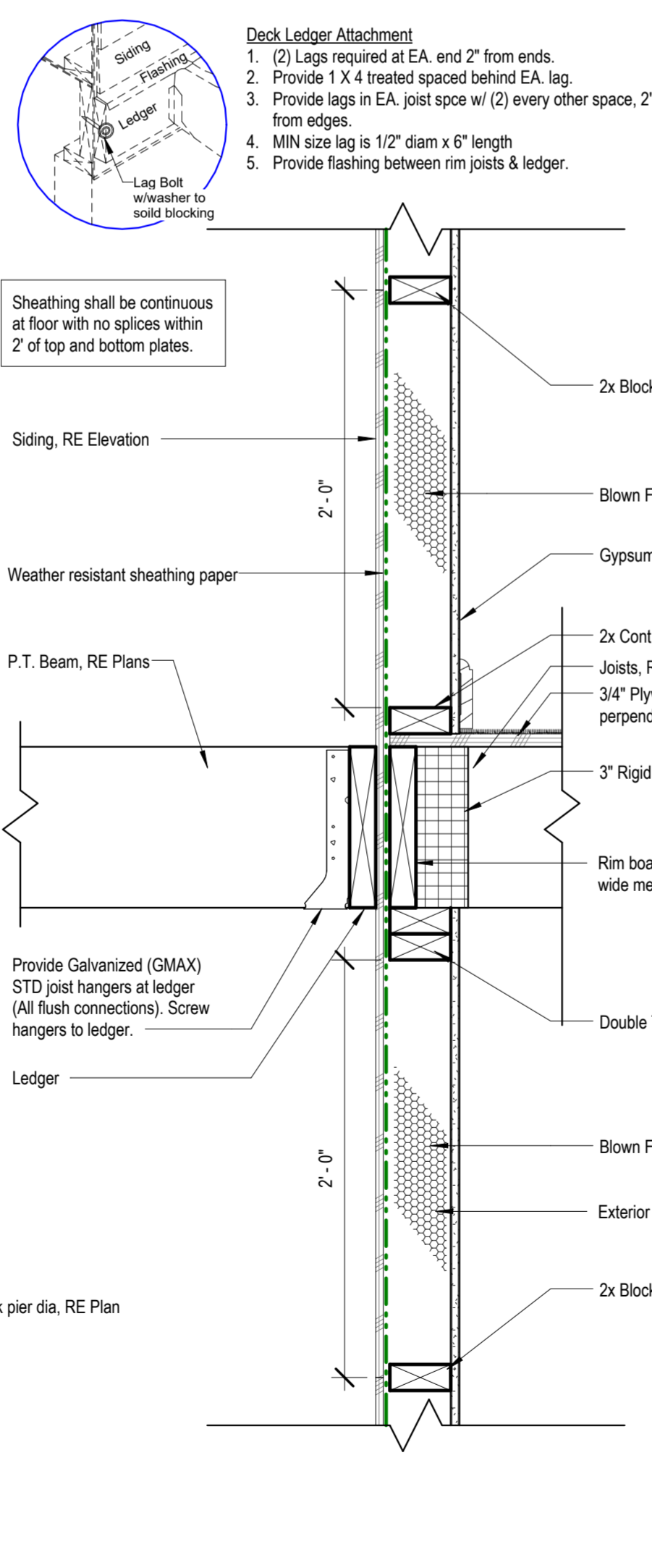
11 Deck Railing
1/2" = 1'-0"



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



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



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

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

PER IRC: THE MAX. RISE ALLOWED IS 7.75 INCHES AND THE MIN TEAD IS 10 INCHES MEASURED NOSE TO NOSE

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.

- Deck Ledger Attachment**
- (2) Lags required at EA. end 2" from ends.
 - Provide 1" x 4" treated spaced behind EA. lag.
 - Provide lags in EA. just space w/ (2) every other space, 2" from edges.
 - MIN size lag is 1/2" diam x 6" length
 - Provide flashing between rim joists & ledger.

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

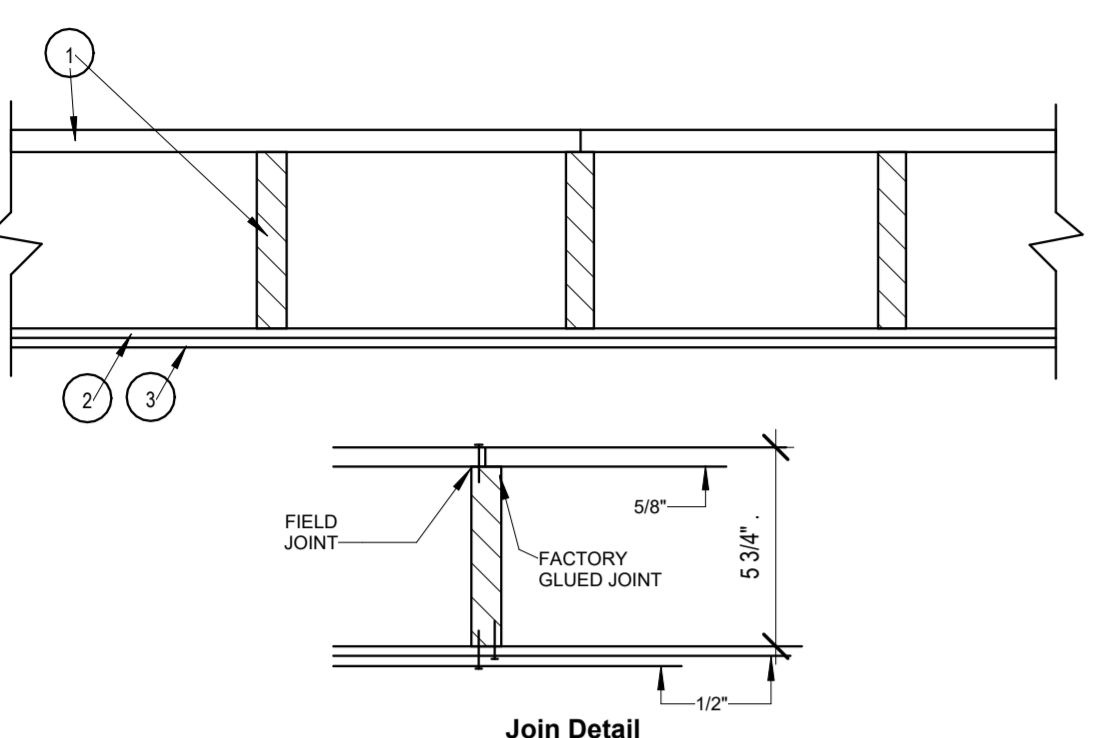
Post	Base
4x4	PB44
6x6	PS66
8x8	CBSQ88-SDS2

Post	Base	Anchor
4x4	ABU44 1/2" dia	
6x6	ABU66 5/8" dia	
8x8	ABU88 (2) 5/8" dia	

Note: All conc piers shall be drilled min. 36" deep to competent original soil with min 1500 psf bearing capacity (typ uno)

1/2" Dia x 12" galvanized Anchor bolt centered in pier or post installed anchor can be simpson strong bolt 2 mechanical anchor or 1/2" all-thread rod with simpson at-xp adhesive anchor.

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 (such as Canada), respectively.

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.

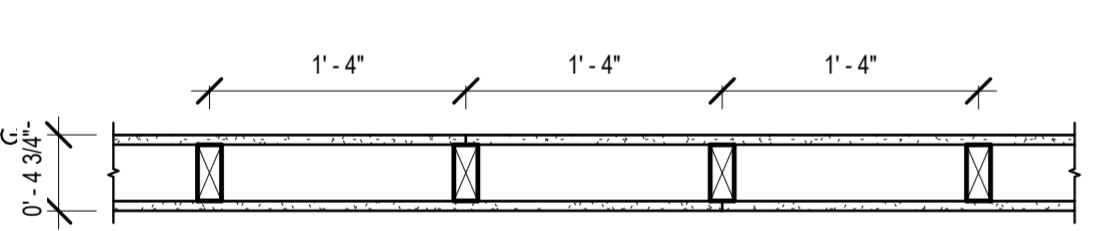
Finish Floor - (Optional Not Shown) - The optional finish flooring may consist of one of the following systems to be applied over Item 1:

- System No. 3**
- 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, 0.086 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 AC-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.

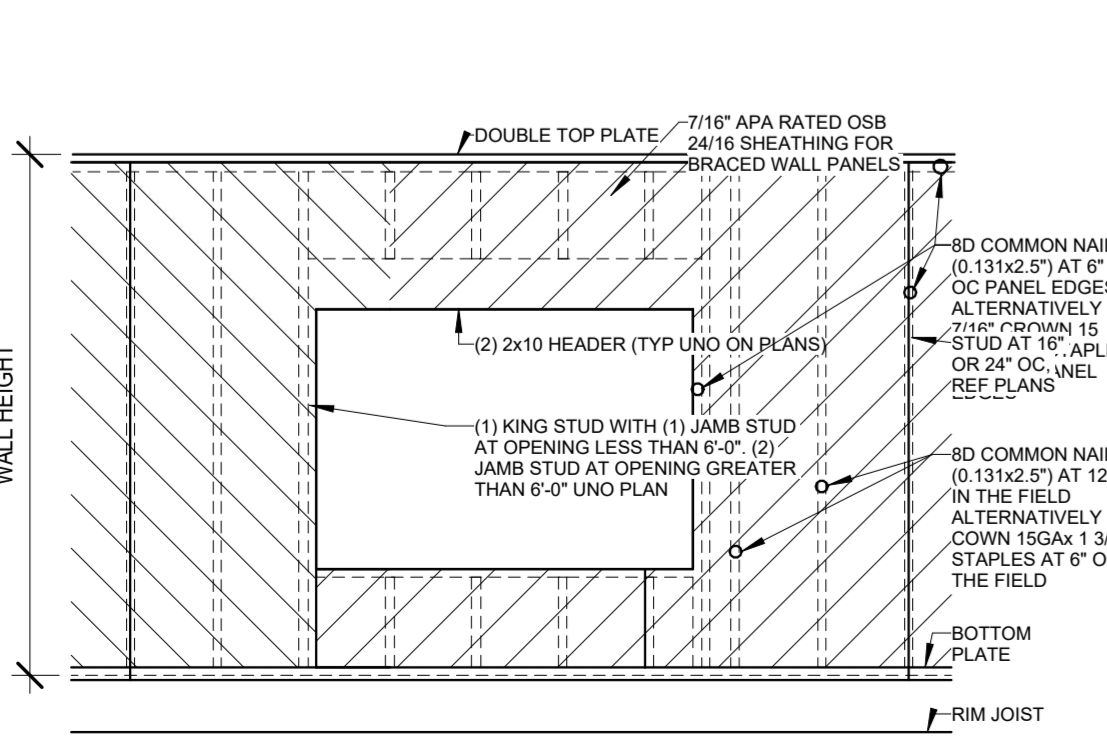
UL #L504-1 HR CEILING-FLOOR ASSEMBLY

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



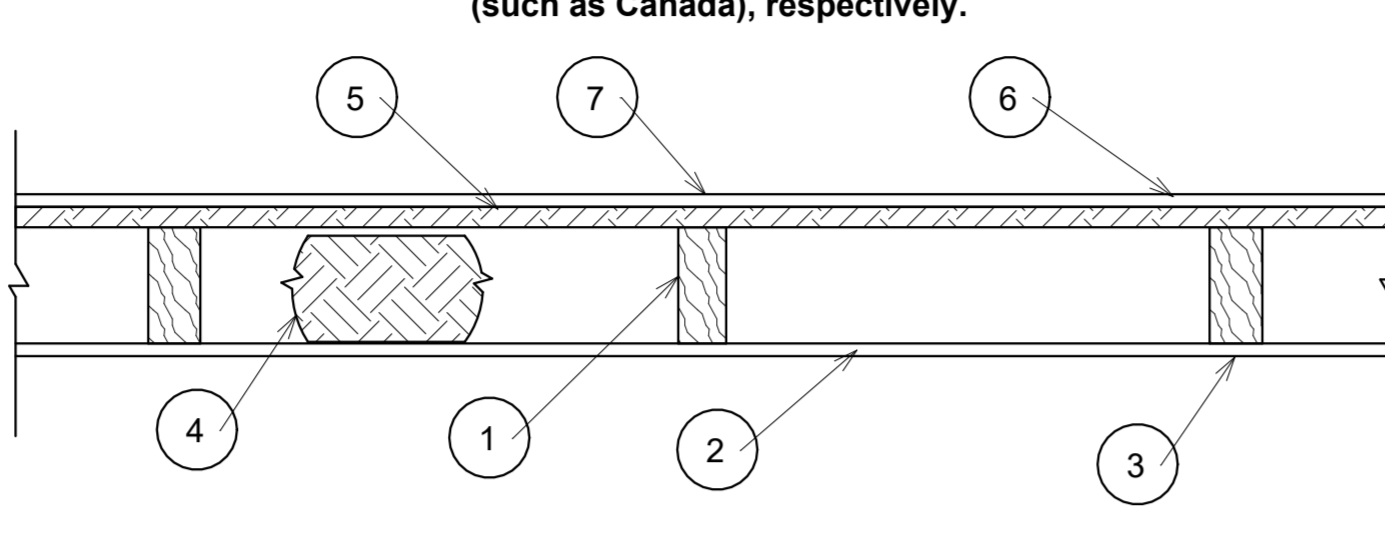
- ASSEMBLY OPTIONS:**
- GYPSUM BOARD:** ONE LAYER 5/8" THICK GYPSUM BOARD (UL TYPE ULIX™)
- WOOD STUDS:** 2X4 WOOD STUDS, 16" O.C.
- GYPSUM BOARD:** ONE LAYER 5/8" THICK GYPSUM BOARD (UL TYPE ULIX™)

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



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

Design No. U303
Bearing Wall Rating - 1Hr



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

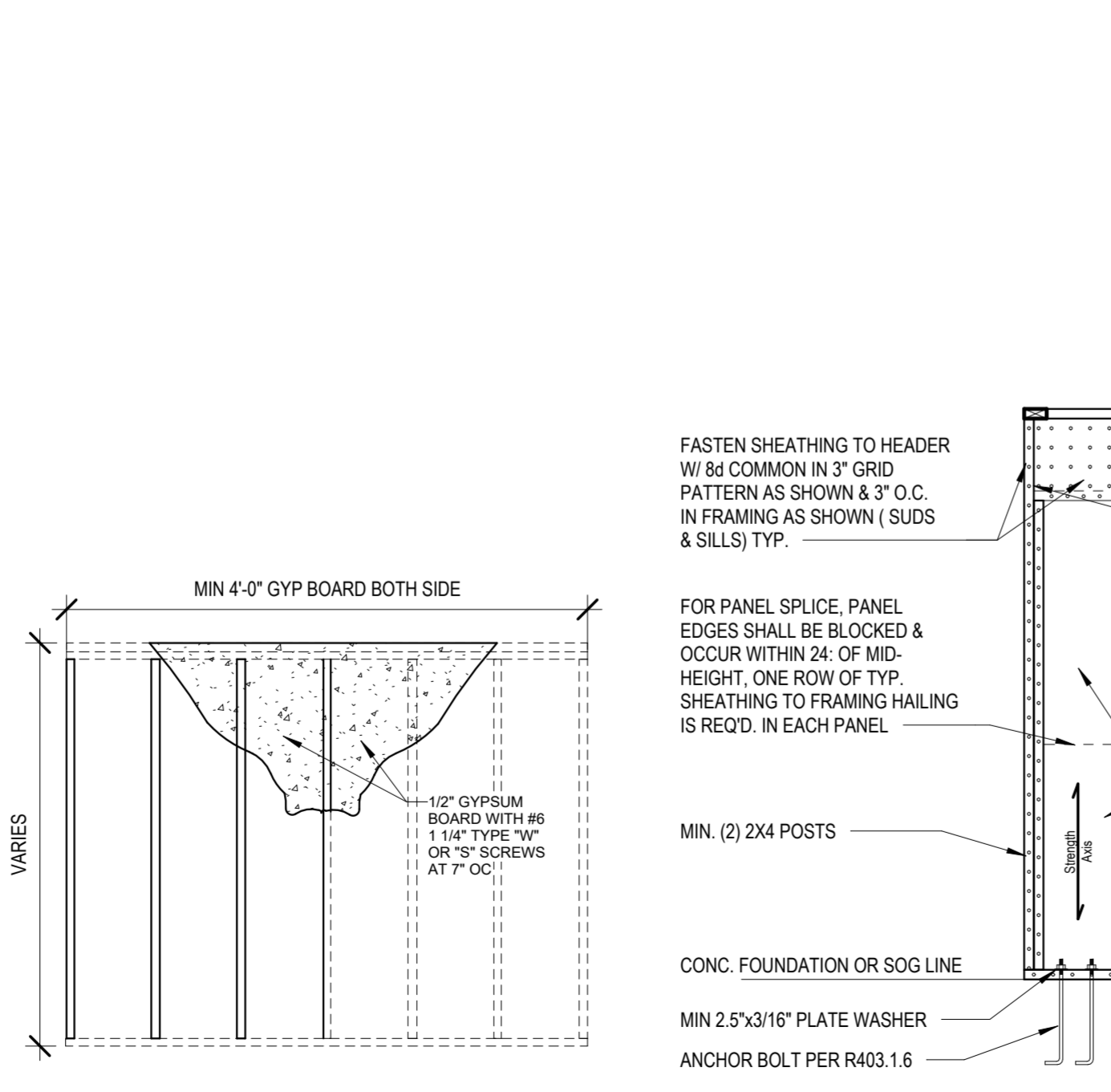
6. **Cementitious Backer Units** - 1/2 or 5/8 in, thick, installed vertically or horizontally over the sheathing with vertical joints centered over studs. All joints offset min 12 in from underlying sheathing joints. Fastened to studs and plates with corrosion resistant 2-1/4 in. long chamfered, ribbed 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.

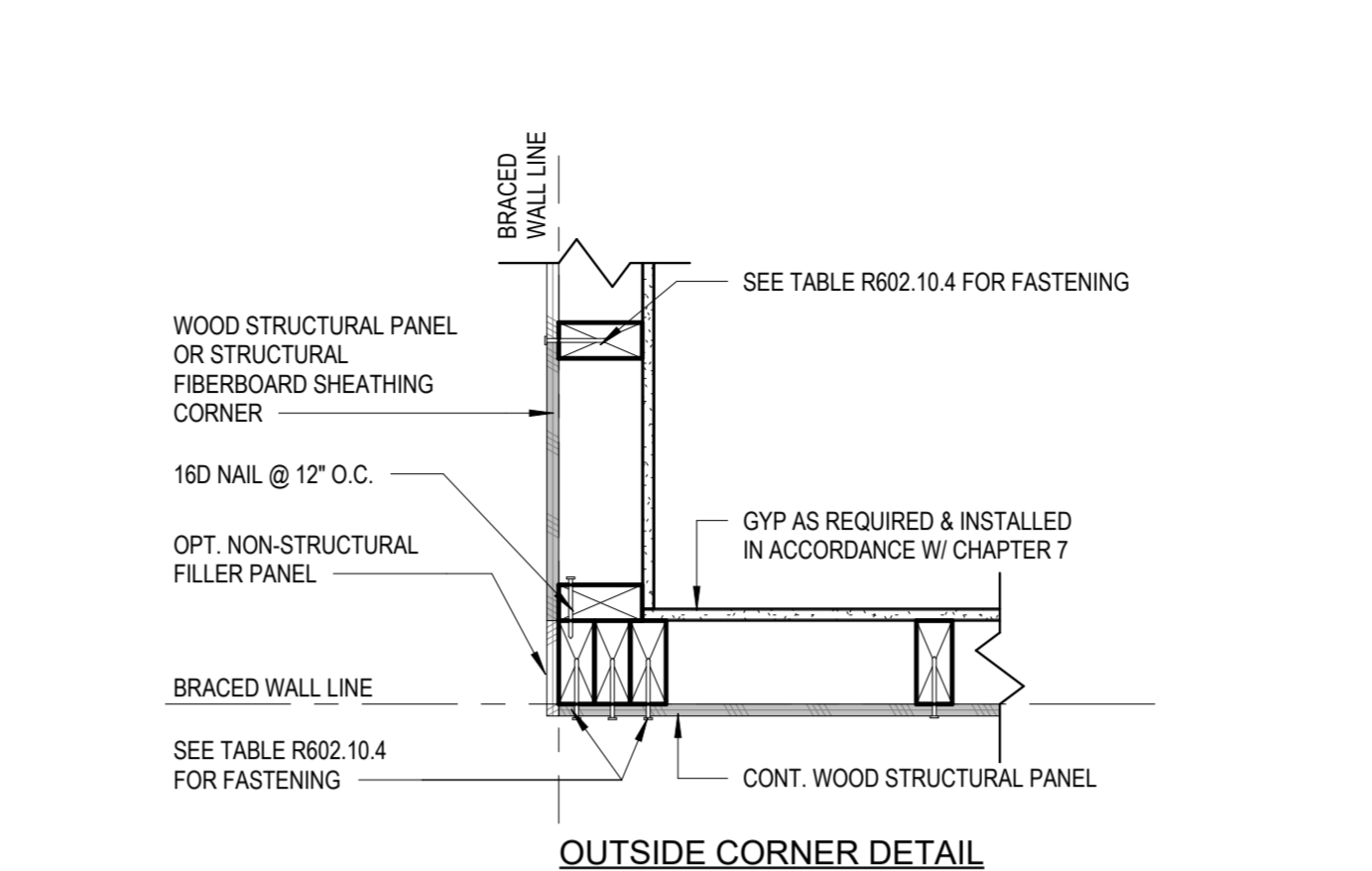
7. **Joints** - Cement board joints need not be treated.
8. **Vapor Retarder, Water Barrier or Weather Resistive Barrier** - (Optional, not shown) -As required

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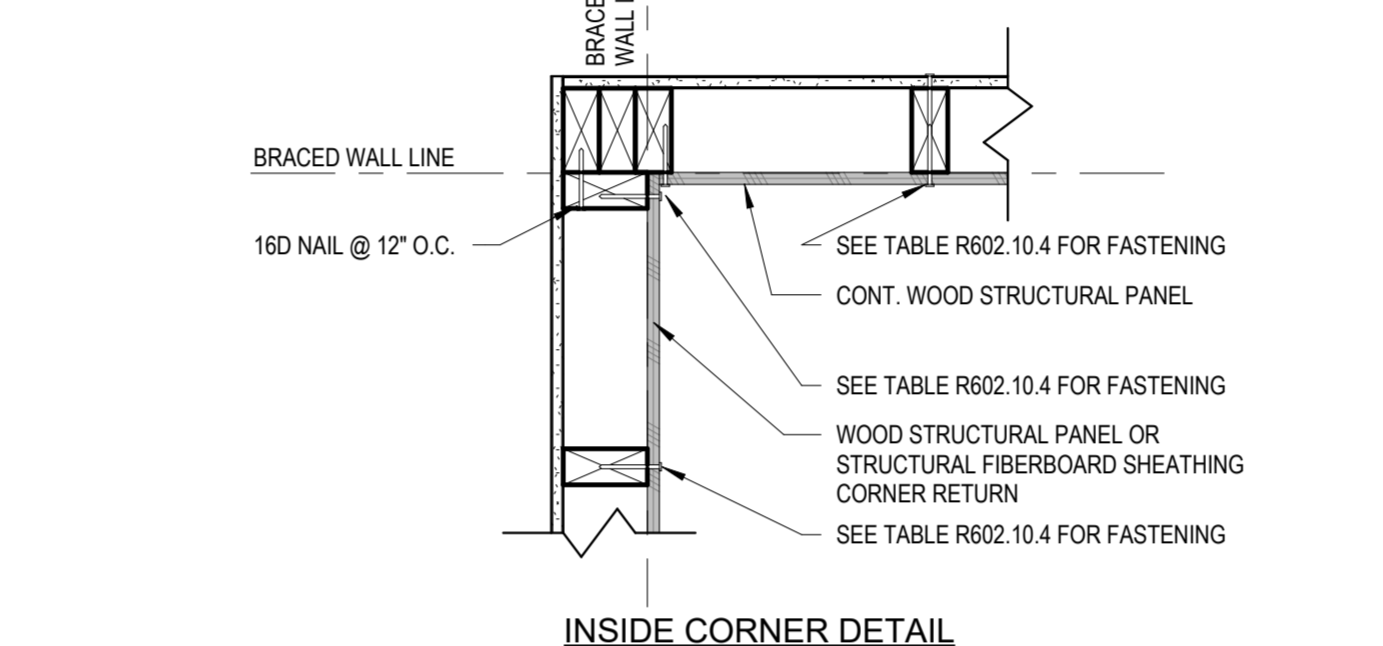
UL #U303-1 HR WALL ASSEMBLY - EXTERIOR, LOAD BEARING



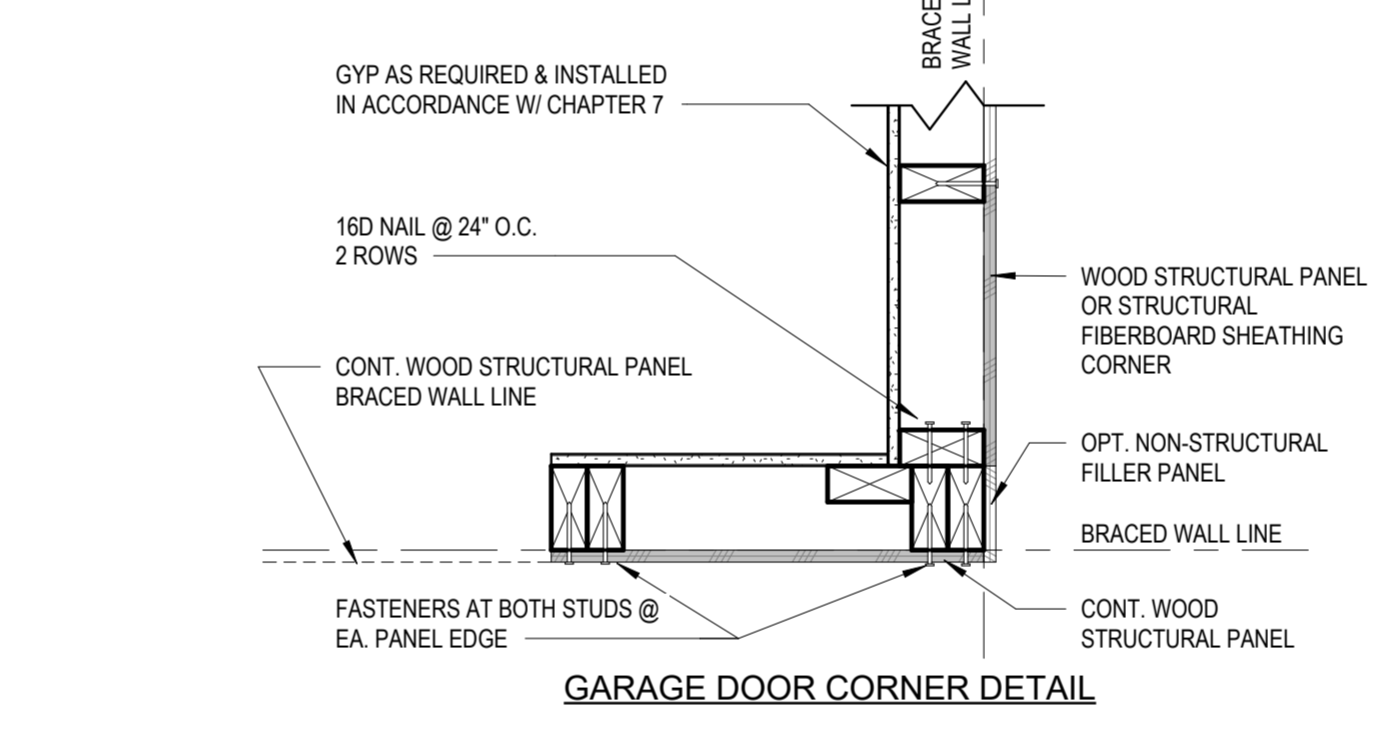
Method - GB
1/2" = 1'-0"



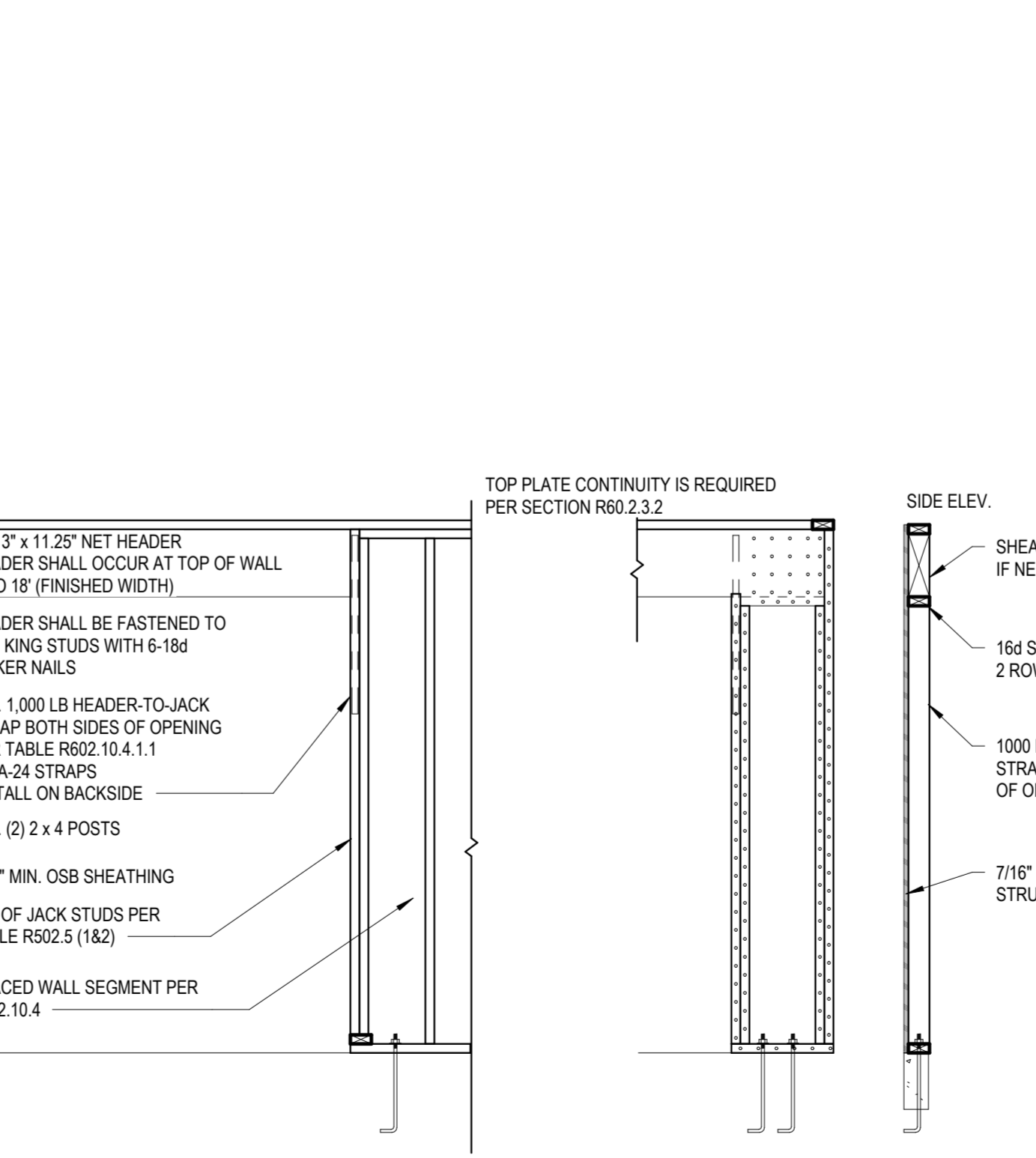
CS-WSP Corner Framing Details
1/2" = 1'-0"



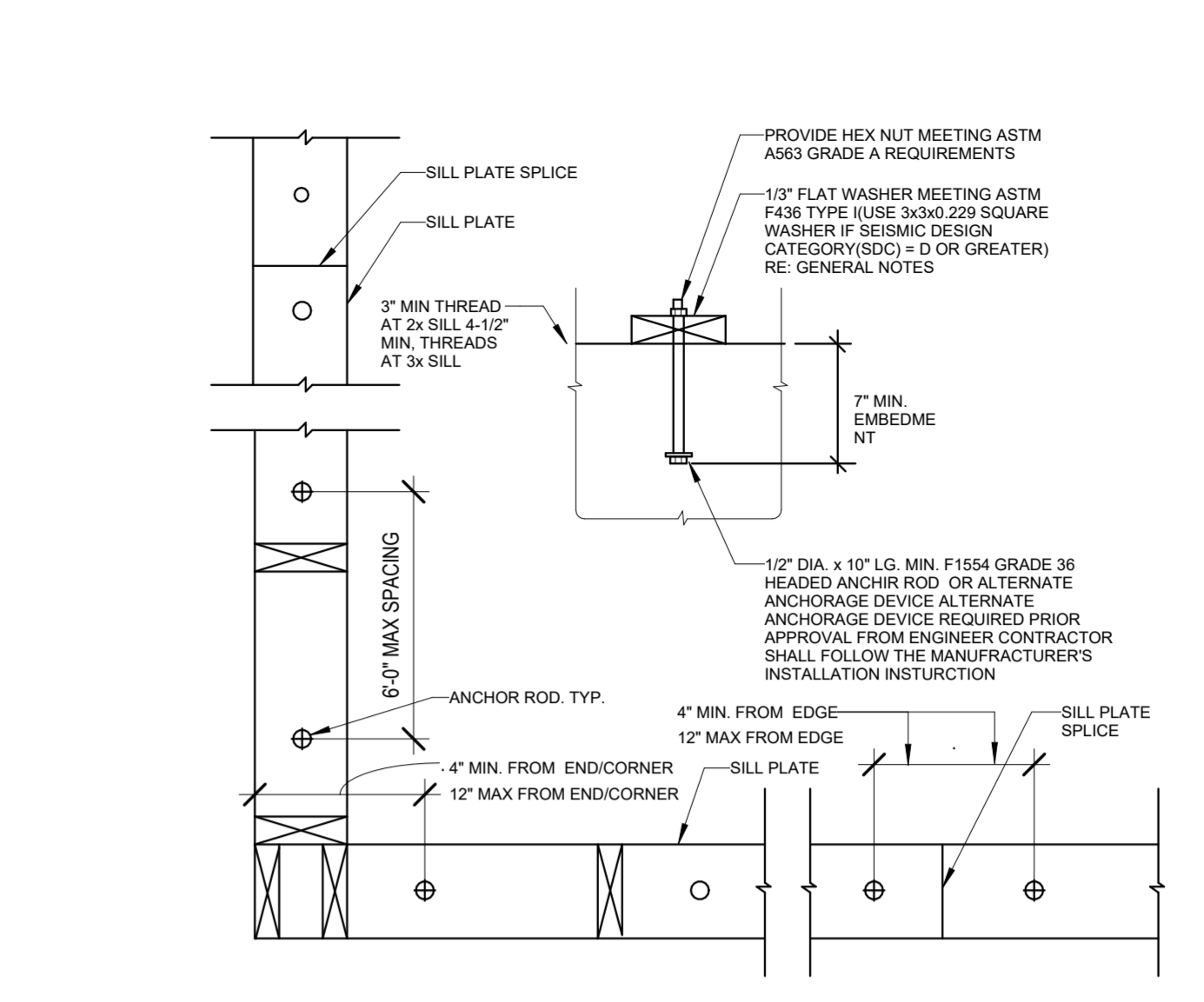
Garage Door Corner Detail



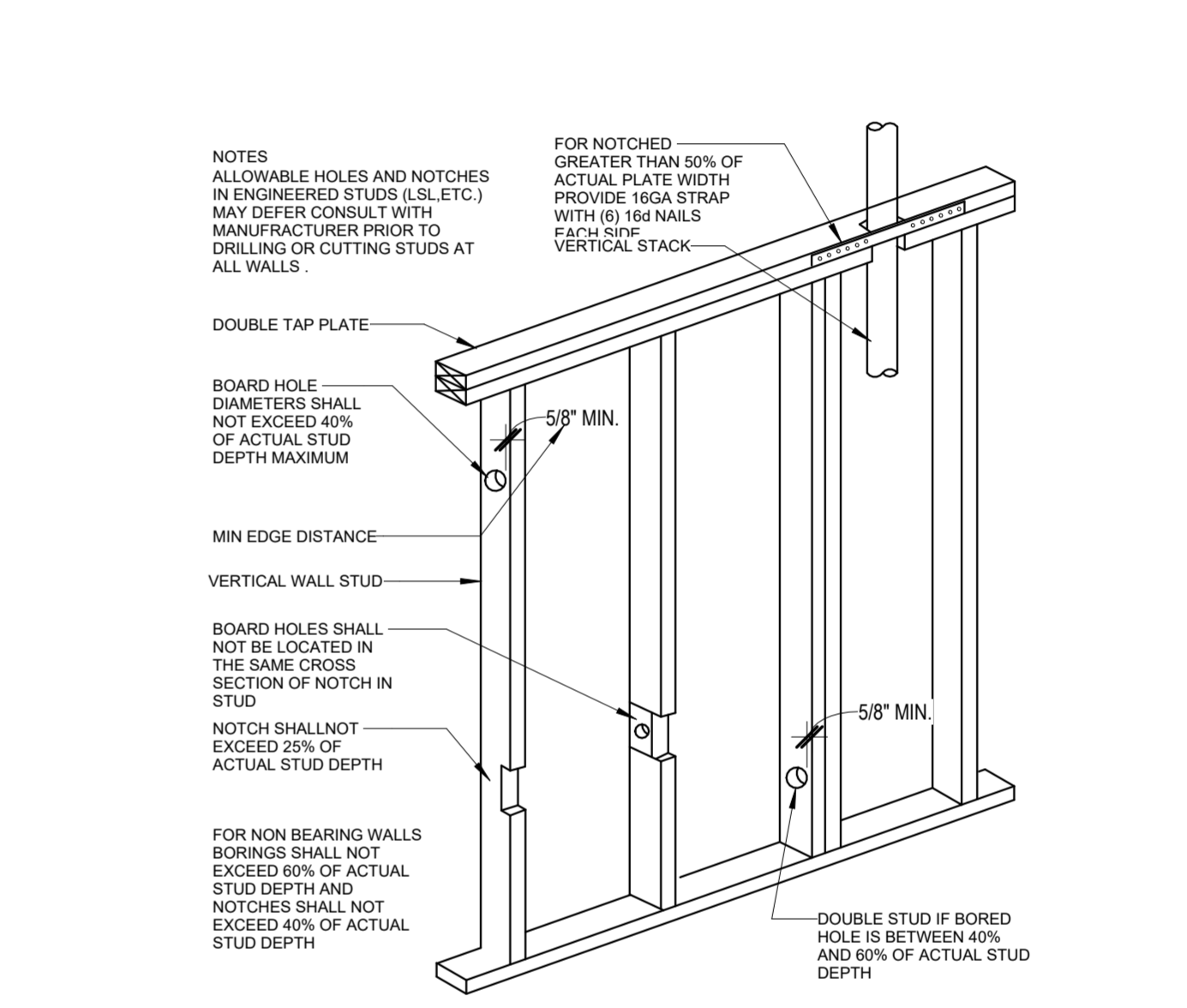
Portal Frame Method CS-PF
1/2" = 1'-0"



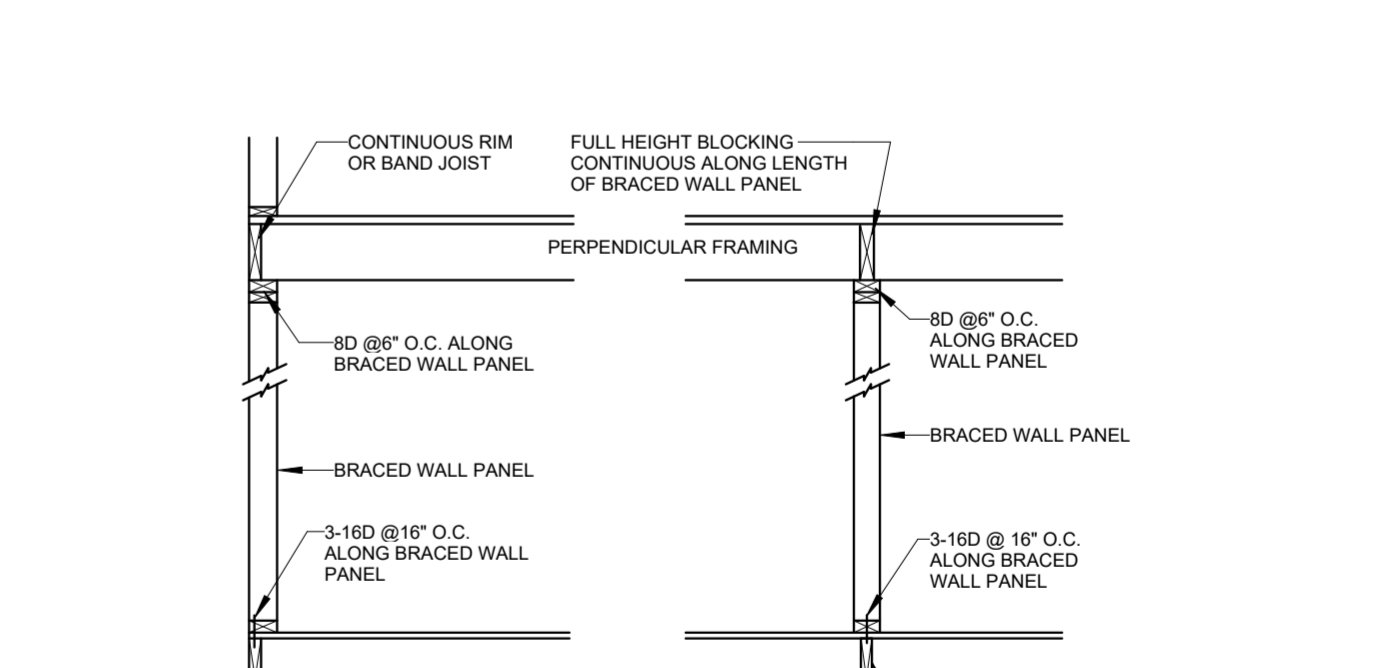
Brace Wall Segment Attachment
1/2" = 1'-0"



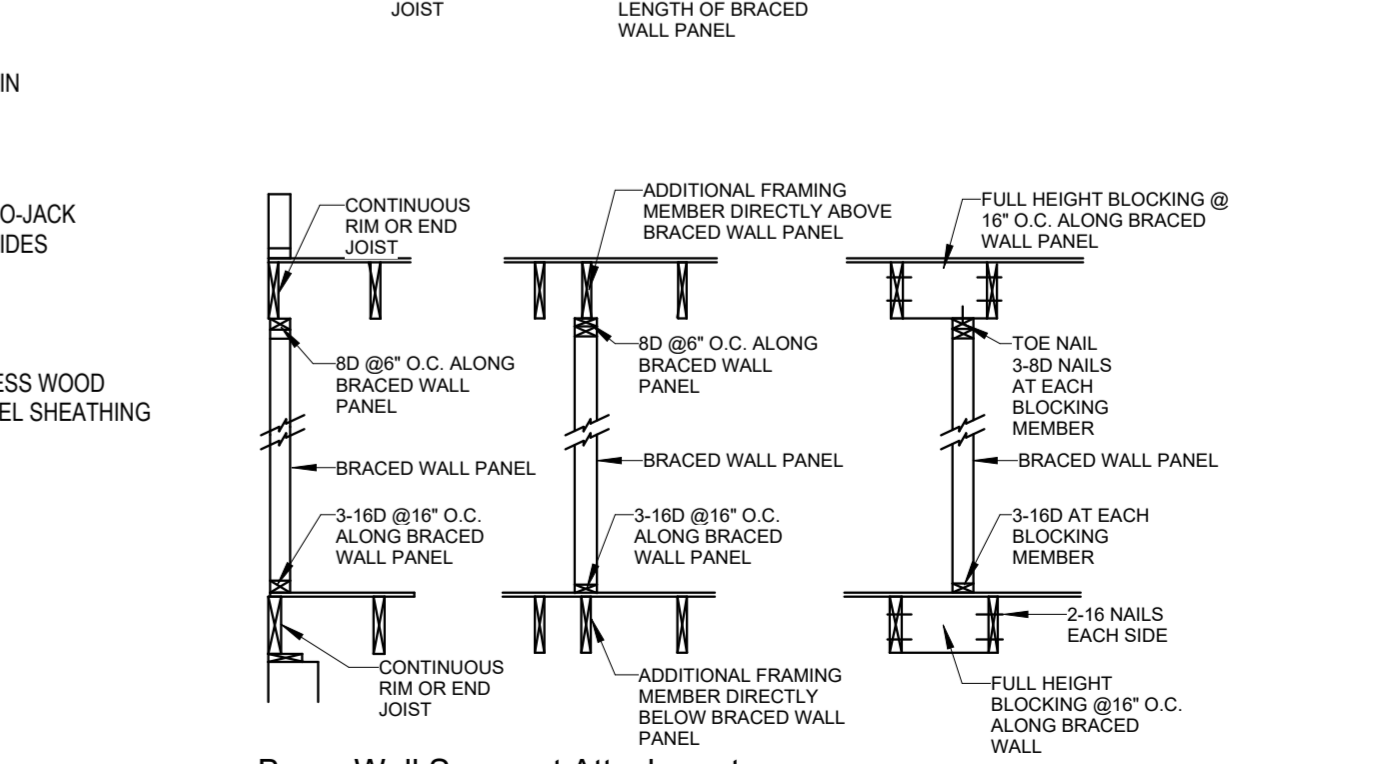
Sill Plate Layout/Details
1" = 1'-0"



Notching Requirments
1" = 1'-0"



Brace Wall Segment Attachment
1/2" = 1'-0"



Ceiling/Floor
1" = 1'-0"