

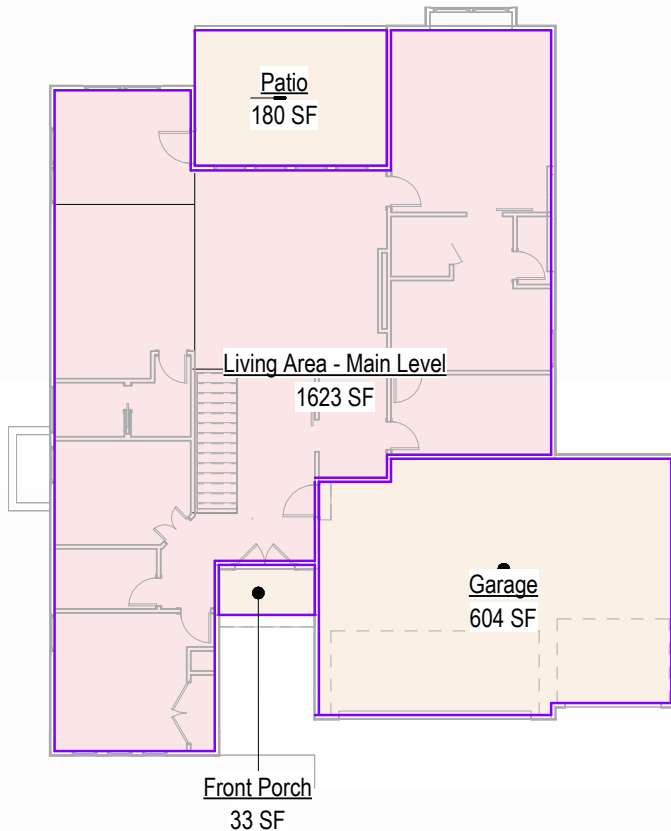
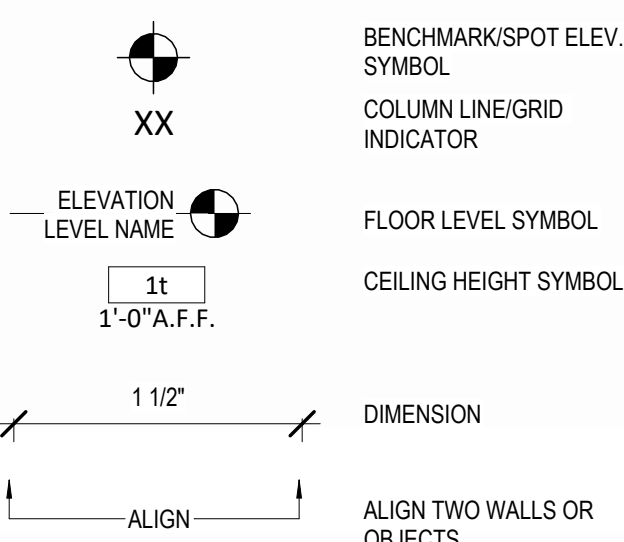
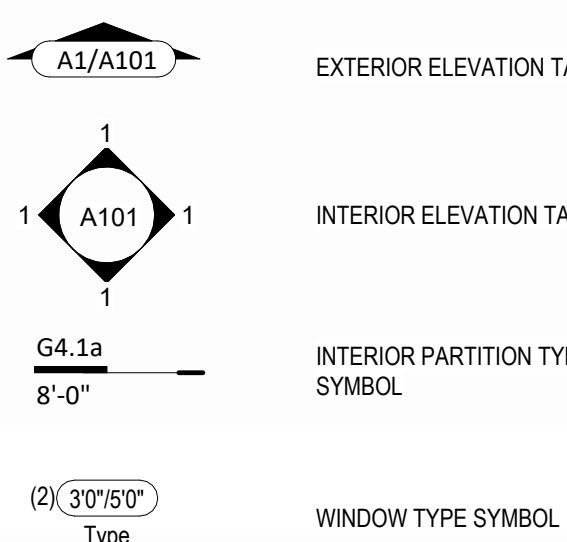
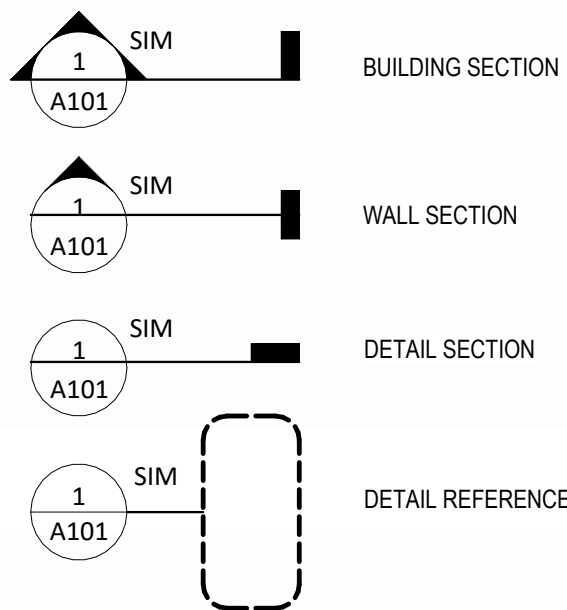
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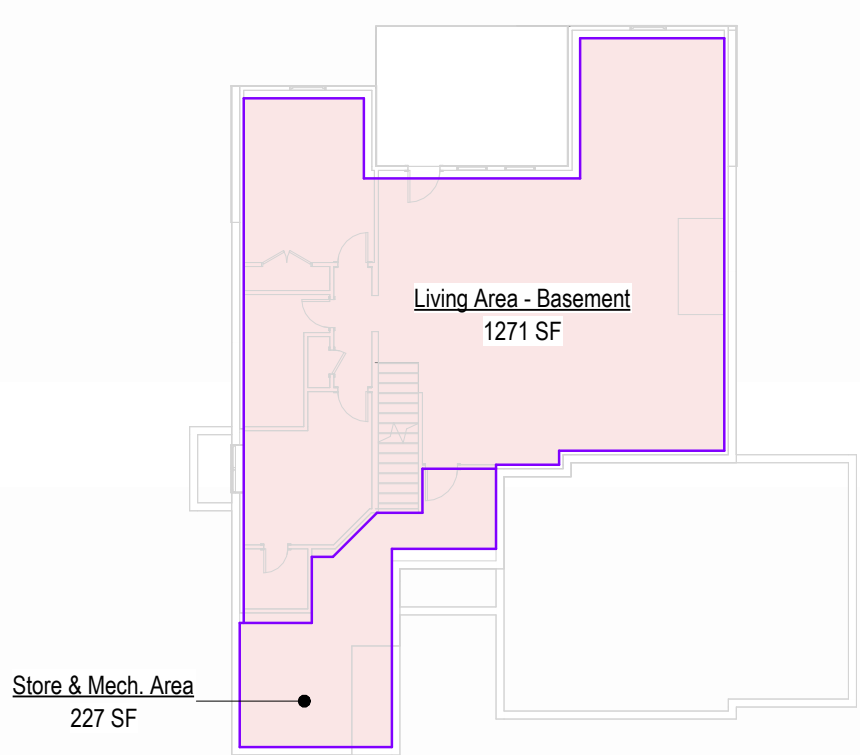


1 Front View

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 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	-
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.#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
- 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:	
SKYLIGHTS:	U-0.35 MAX (HEAT GAIN MAX 0.25)
ATTIC CEILINGS:	U-0.55 MAX
WOOD FRAME WALLS:	R-49 MIN.
FLOOR (OVER UNHEATED):	20 OR 13 + 5 MIN.
SLAB ON GRADE:	R-19 MIN.
VAULTED CEILINGS:	R-10 FOR 24" IN
CRAWL SPACE:	R-38 (SEE DETAIL)
BASEMENT WALLS:	R-10
DUCTWORK:	R-10 CONT OR R-13 CAVITY
FUEL FIRED FURNACE:	R-8
ELECTRIC FURNACE:	90% AFUE MIN.
COOLING SYSTEM:	NO MINIMUM
WATER HEATER:	13 SEER MIN.
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

Original Issue Date:		24/03/27
REVISIONS		
Number	Description	Date



MAY 13, 2024

Sheet List	
00	Cover
A101	Foundation Plan
A102	Floor Plan - Basemenn Level
A103	Floor Plan - Main Level
A104	Floor Plan - Roof Plan
A201	Elevations
A202	Elevations
A301	RCP/Electrical Plan
A302	RCP/Electrical Main Level Plan

PLAN DESCRIPTION: Cover

00

Project No.

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

Foundation Notes:

FOOTINGS/FOUNDATION & CONCRETE NOTES

1. TO ADDRESS DIFFERENTIAL SETTLEMENT, ALL INTERIOR BEARING AND EXTERIOR FOOTINGS & PAIS TO BE EXCAVATED & PLACED MIN. 18 INCHES INTO UNDISTURBED NATURAL SOIL.

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 OVERHANG AREA WITH #4 BARS AT 24 INCHES OC PERPENDICULAR AND HORIZONTAL TO THE WALL; MAXIMUM 4 FOOT OVERHANG.
5. 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.
6. WHERE FLOOR JOISTS ARE PARALLEL TO THE FOUNDATION WALL, THE WALL SHALL BE ISOLATED FROM THE JOIST WITH A MINIMUM 2" FLOORING FOR MINIMUM OF TWO SPACES. SPACED NOT MORE THAN 4 FEET OC.

The diagram shows a cross-section of a partition wall. The wall is labeled **G4.1a** and has a height of **8'-0"**. The wall is supported by a base. The wall is labeled **Partition Material Type**, **Nominal Stud/Partition Thickness**, and **Fire Rating or other modifier**. The wall is labeled **Partition Height. Omitted at walls spanning full height**.

This architectural foundation plan illustrates the structural layout for a building. The plan includes the following details:

- Dimensions:** Overall dimensions are 60'-8" by 57'-8". Grid lines are spaced at 12'-0" intervals (12'-0", 24'-0", 36'-0", 48'-0", 60'-0").
- Structural Elements:**
 - Foundations:** 16"x8" FTG-1 (Foundation Tie-Backs) are shown along the perimeter and interior.
 - Walls:** Buried Walls are indicated with 4'-0" thicknesses.
 - Columns:** 3" STL POST (Steel Posts) are located at various points, including F1, F2, F3, and F0.
 - Beams:** 12 x 12 beams are shown in the central area.
 - Other:** A Sump is located near the bottom left corner, with a Sump Sleeve Under Footing.
- Annotations:**
 - "4" CONC SLAB W/ #4 BARS @12" OCEW" (4-inch concrete slab with #4 bars at 12 inches on center).
 - "Uffer Ground" (Uffer Ground) is noted near the sump area.
 - "6" Sewer Sleeve 1'-4" Under Footing" and "2" Sleeve for Water supply below Footing" are noted at the bottom left.
- Orientation:** A North arrow is located in the upper right corner, pointing towards the top right.

① Foundation Plan
1/4" = 1'-0"

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PROJECT

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Foundation Plan

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A101

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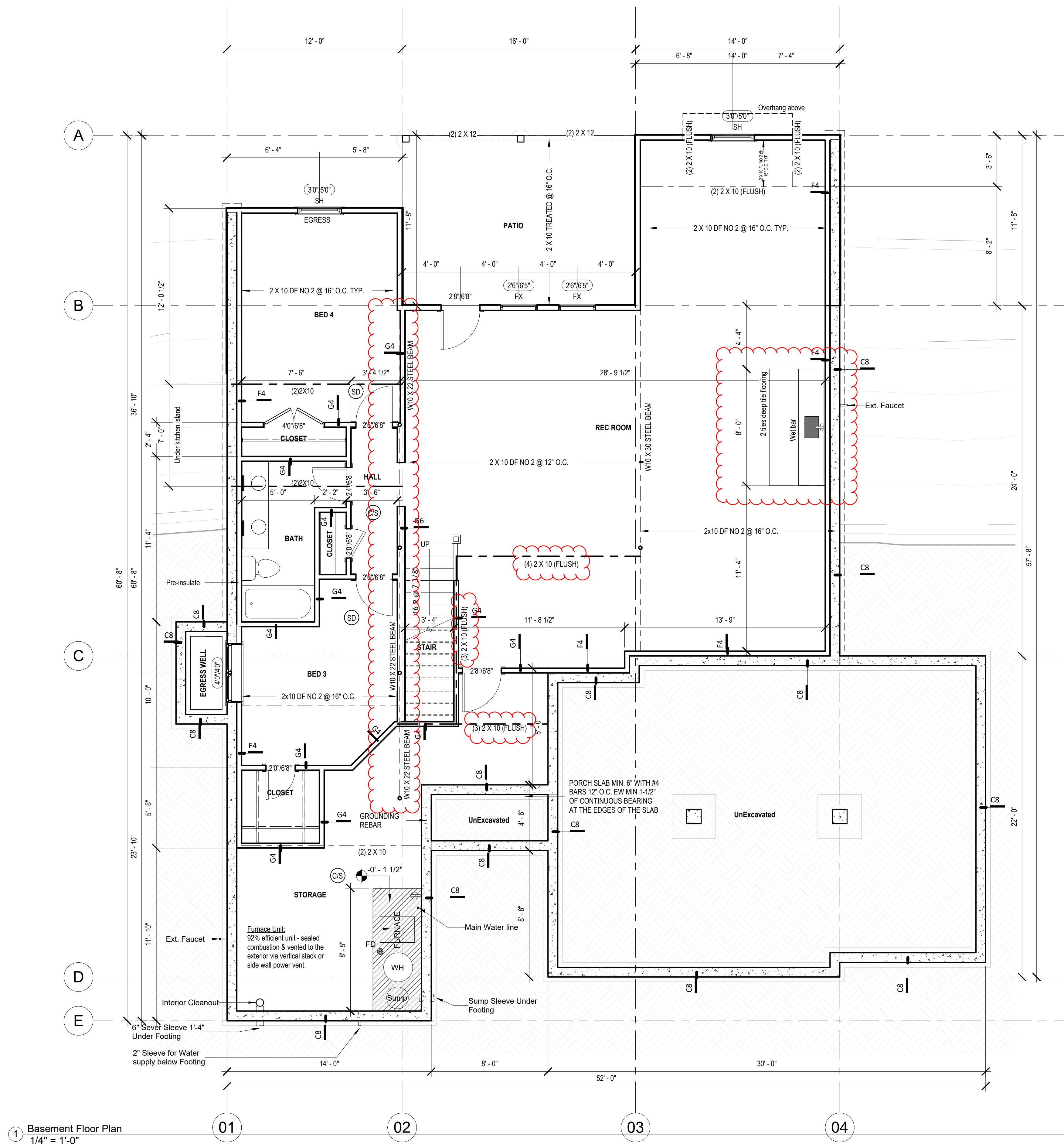
PROJECT

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DRAWING NUMBER

A102

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General Notes:

- DOORS AND WINDOW
- ALL GLAZING WITHIN 12" OF THE FINISHED FLOOR, ADJACENT TO DOORS - 24" AND WITHIN DOORS, ABOVE BATHTUBS TO BE SAFETY TYPE GLASS AND LABELED SUCH AS IN COMPLIANCE W/ SECTION 306 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. 3/8" TYPE X GWB, EXTENDS TO BOTTOM OF ROOF. DOOR TO BE 20-MIN RATED, 1-3/8" S.C. & EQUIPPED W/ CLOSURE & LATCH.
 - 15 & 20 AMP RECEPTACLES SHALL HAVE GFCI PROTECTION.
 - TYPE X 5/8" GB REQUIRED ON GARAGE CEILING BELOW LIVING AREAS.
- LIGHT AND VENTILATION:
- PROVIDE STAIRWAY ILLUMINATION PER R303.2.
 - CABLE VENT & MASHROOM 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 8" O.C.
- GYPSUM BOARD:
- GWB APPLIED TO CEILINGS SHALL BE 16" WHEN FRAMING MEMBERS ARE 16" O.C. OR 5/8" WHEN MEMBERS ARE 24" O.C. OR USE 1/2" SAG-RESISTANT GYP. CEILING BOARD.
- MECHANICAL SYSTEMS
- FURNACE & WATER HEATER SHALL BE ON 18" PLATFORMS IN CEILING IN A GARAGE OR ROOM W/ DIRECT ACCESS TO A GARAGE.
 - PROVIDE MIN. 75% AFUE FOR WEATHERIZED GAS HEATING EQUIP. 80% FOR NON-WEATHERIZED.
 - PROVIDE MIN. 1/3 SEER FOR AIR CONDITIONING EQUIPMENT.
 - SUPPLY AND RETURN DUCTS SHALL BE INSULATED TO MIN. R-8.
- ELECTRICAL SYSTEMS
- PROVIDE UNDERGROUND ENCASED IN CONCRETE FOOTING.
 - ALL ELECTRICAL CONDUCTORS SHALL BE COPPER.
 - RECEPT. IN THE FOLLOWING LOCATIONS SHALL BE GFCI PROTECTED:
 - BEDROOM, KITCHEN (WITHIN 6 FEET OF SINK), GARAGE, SHED, EXTERIOR, UNFINISHED BASEMENT & HEATED FLOORS.
 - ALL BRANCH CIRCUITS THAT SUPPLY 120-V. SHINGLE PHASE, 15 & 20 AMP OUTLETS INSTALLED IN:
 - BEDROOMS, SUNROOMS, REC ROOMS, CLOSETS, HALLWAYS & SIM. ROOMS SHALL BE PROTECTED BY A COMBINATION TYPE ARC-FULT CIRCUIT INTERRUPTER INSTALLED TO PROVIDE PROTECTION OF THE BRANCK 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 5.5 FEET APT.
 - WHERE SUCH RECEPTACLES ARE LOCATED IN SPACES DEDICATED FOR THE APPLIANCE SERVED & UNDER CONDITIONS OF NORMAL USE, THE APPLIANCES ARE NOT EARLY MOVED. APPLIANCES TO BE CORN-PLUG CONNECTED TO RECEPT.
- EXTERIOR WALL FRAMING
- BOTTOM SILL PLATES SHALL BE PRESSURE TREATED OR EQUAL.
 - SILL PLATES SHALL BE EXTENDED MIN. 6 INCHES ABOVE GRADE.
 - ALL EXT. STUDS TO BE SECURED TO THEIR DOUBLE TOP PLATES W/ (2) 16-4 NAILS (MIN).
 - ALL EXTERIOR CORNERS TO BE BRACED WITH 7/16" OSB NAILING SCHEDULE SHALL BE 8" COMMON @ 6" O.C. ALONG EDGES & 8" COMMON @ 12" O.C. @ INTERMEDIATE STUDS.
- ROOF FRAMING
- ALL ROOF EAVES OVERHANGS TO BE 16" UNO.
 - 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/ 6" COMMON NAILS TO RAFTERS AT 7" O.C. ALL EDGES.
- UNFINISHED BASEMENT REQUIREMENTS
- FIRE PROTECTION OF FLOORS: FLOOR ASSEMBLIES CONSTRUCTED W/ JOISTS LESS THAN 2X10 DIMENSIONAL LUMBER.
 - JOISTS OR OPEN WEB JOISTS OVER UNFINISHED BASEMENTS SHALL BE PROVIDED WITH 5/8" GWB.
 - UNFINISHED BASEMENTS SHALL BE MIN. R-13 INSULATED WALL OR INSULATED ON FLOOR/CEILING (MIN R-19).
 - ALL EXPOSED HVAC DUCTING IN UNFINISHED BASEMENTS TO BE MIN R-8 INSULATED OR ENCLOSED INSIDE A LOCKER/CLING.
 - UNFINISHED BASEMENTS SHALL HAVE NO CONDITIONED AIR OUTLETS.
- EROSION CONTROL:
- EROSION CONTROL MEASURES SHALL BE IN PLACE & IN GOOD WORKING ORDER AT ALL TIMES DURING INSPECTIONS. IN THE EVENT THAT THEY ARE NOT, THE INSPECTOR MAY CANCEL THE INSPECTION UNTIL SUCH TIME THE EROSION CONTROL MEASURES ARE IN PLACE. A FINE, RE-INSPECTION FEE & STOP-WORK ORDER MAY BE ISSUED IF EROSION CONTROL IS NOT ADDRESSED. MINIMUMS INCLUDE:
 - SILT FENCE OR STRAW BATTLE AROUND ALL DISTURBED SOIL. SHALL BE IN PLACE BEFORE ANY EXCAVATION BEGINS.
 - TEMPORARY GRAVEL CONSTRUCTION ENTRANCE. THIS ENTRANCE SHOULD BE THE ONLY ENTRANCE & EXIT USED FOR VEHICLES INTO & OUT OF THE SITE.
 - STREETS SHALL BE MAINTAINED FREE OF ALL SOIL & GRAVEL IN A BROOD CLEAN CONDITION AT ALL TIMES.
- WOOD FRAMING, FLOORS AND ROOF NOTES:
- EXT. WALL FRAMING TO BE 2 x 4 (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 UNSUPPORTED HANG EDGES.
 - SHEATH EXT. WALLS W/ 7/16" OSB NAILED W/ 8d @ 6" O.C.
 - HEADERS: PROVIDE 2 x 4 (SYP OR DFL #2 OR BETTER) UNO. CONSTRUCT HEADERS W/ 2 x 8 & 7/16" OSB BETWEEN W/ (2) ROWS OF 16d @ 16" O.C.
 - BLOCKING MIN. 1.5 INCHES UTILITY GRADE LUMBER JOISTS TO BE SUPPORTED AT ENDS FULL DEPTH SOLID BLOCKING NOT > 2 INCHES.
 - I.F.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 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.

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PROJECT

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Floor Plan - Main Level

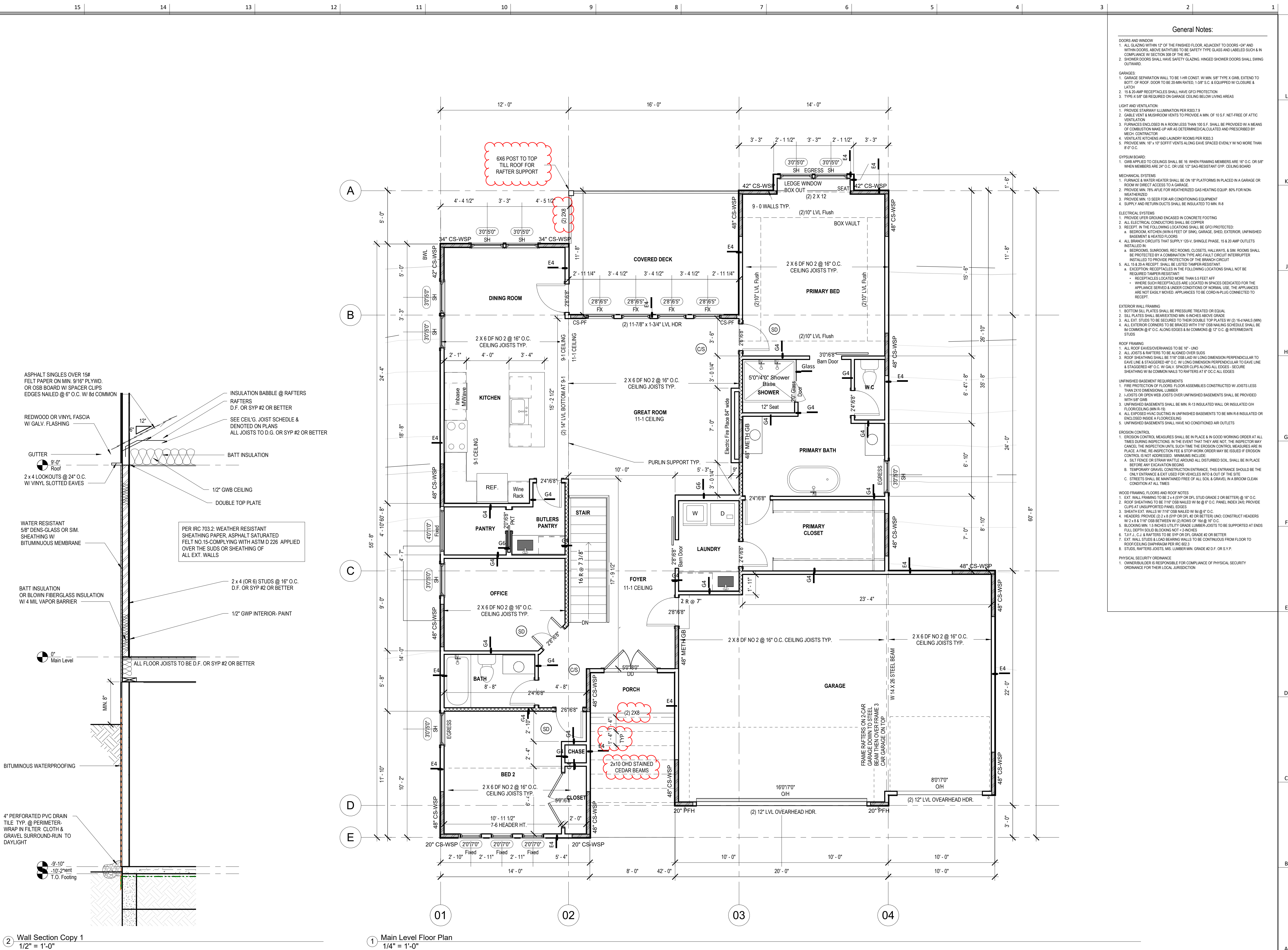
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A103



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

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



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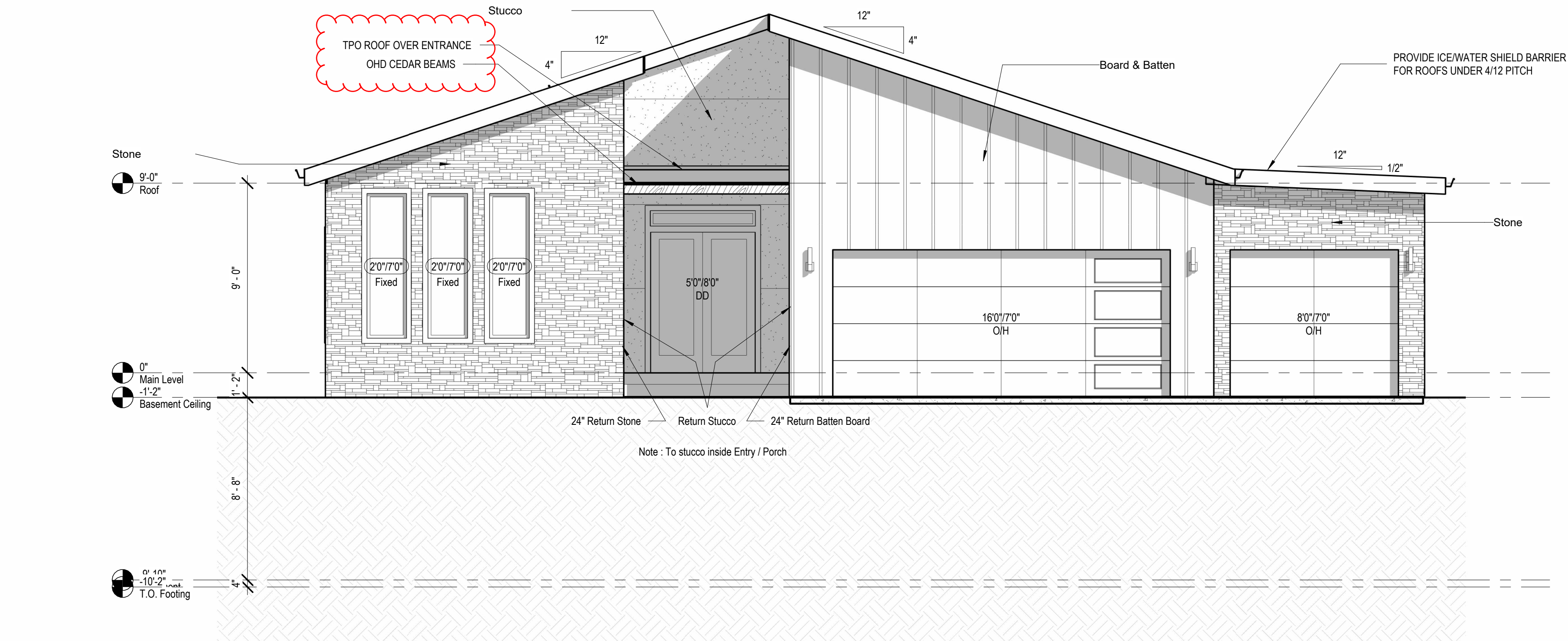


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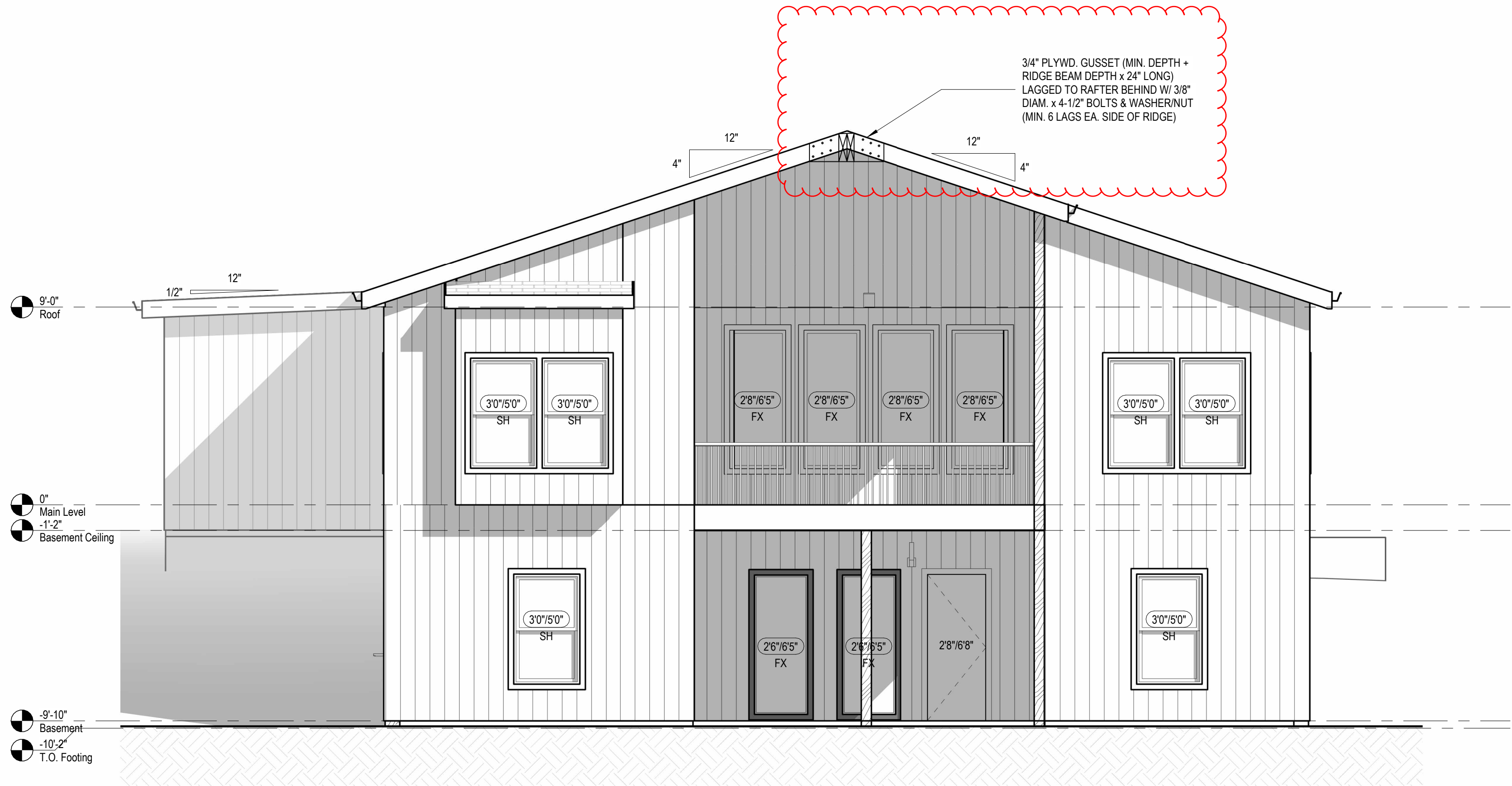
1. OWNER/BUILDER IS RESPONSIBLE FOR COMPLIANCE OF PHYSICAL SECURITY ORDINANCE FOR THEIR LOCAL JURISDICTION

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

SOMERSET



① Front Elevation
1/4" = 1'-0"



② Rear Elevation
1/4" = 1'-0"

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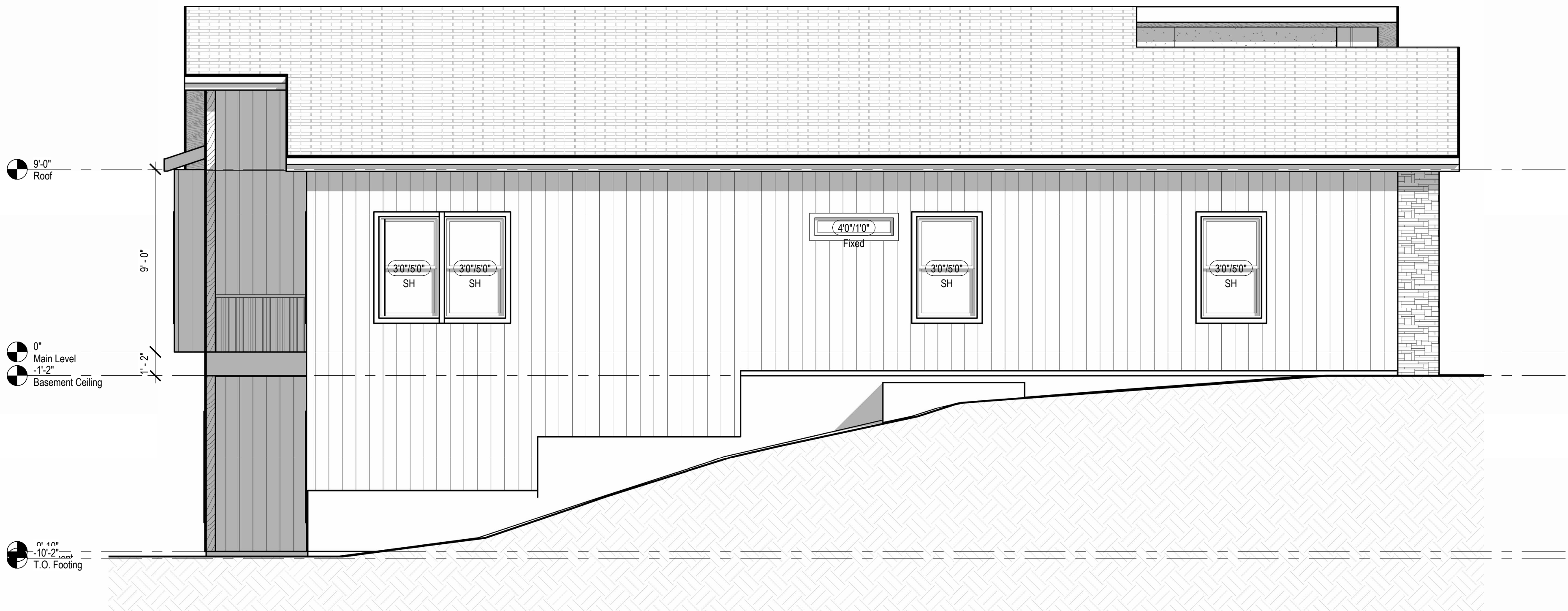
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Elevations

DATE ISSUED

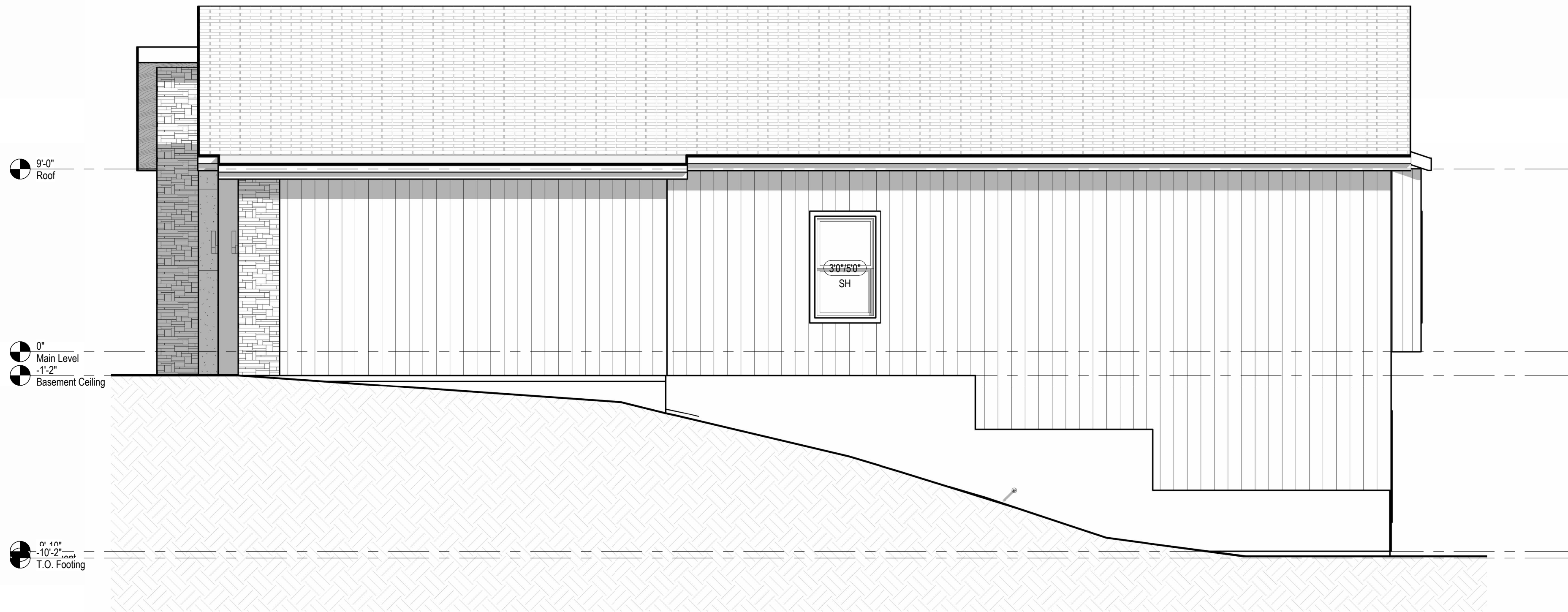
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A201

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① Right Elevation
1/4" = 1'-0"



② Left Elevation
1/4" = 1'-0"

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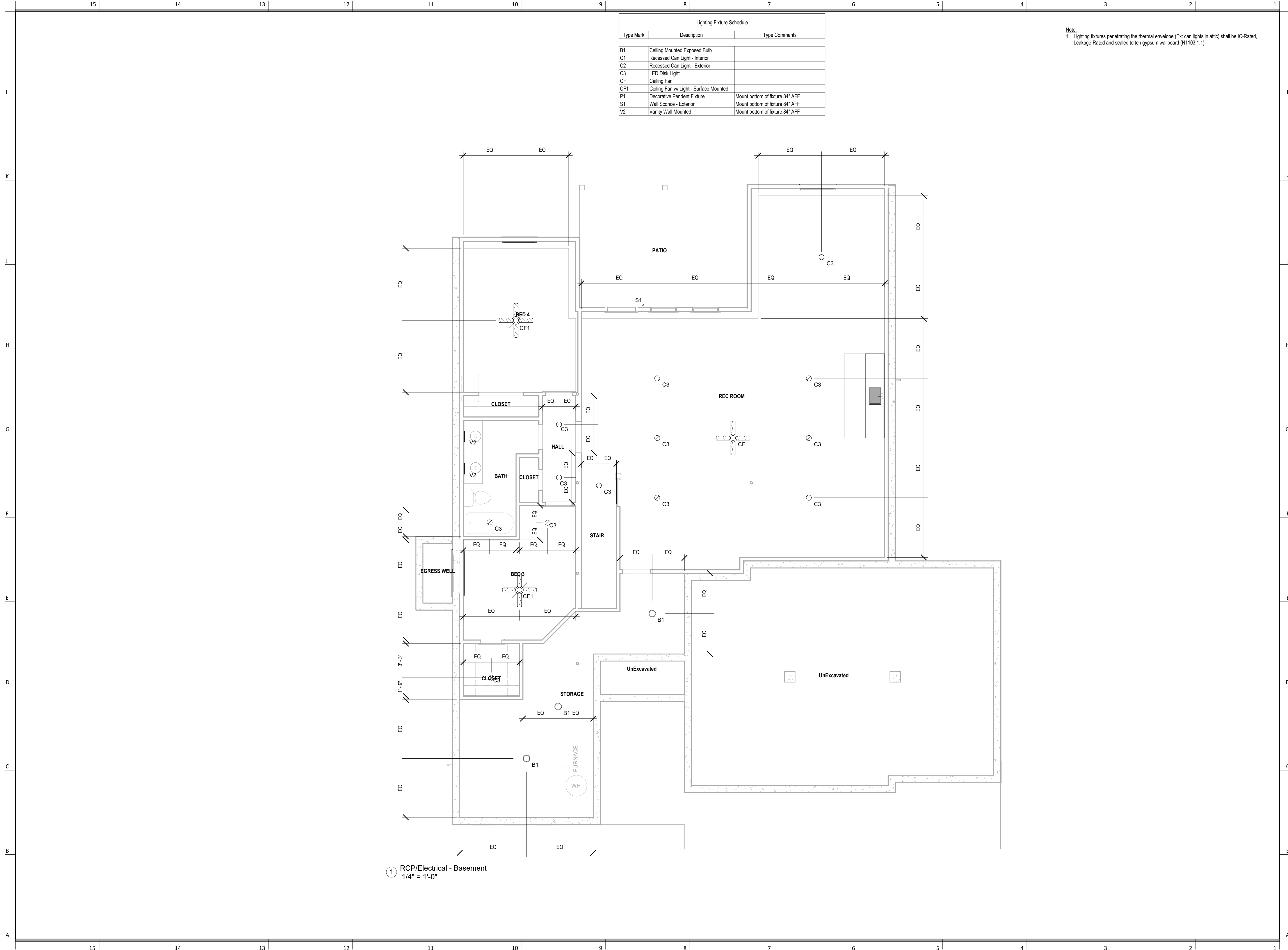
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Elevations

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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 teh gypsum wallboard (N1103.1.1)



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PROJECT

DRAWING TITLE
RCP/Electrical Plan

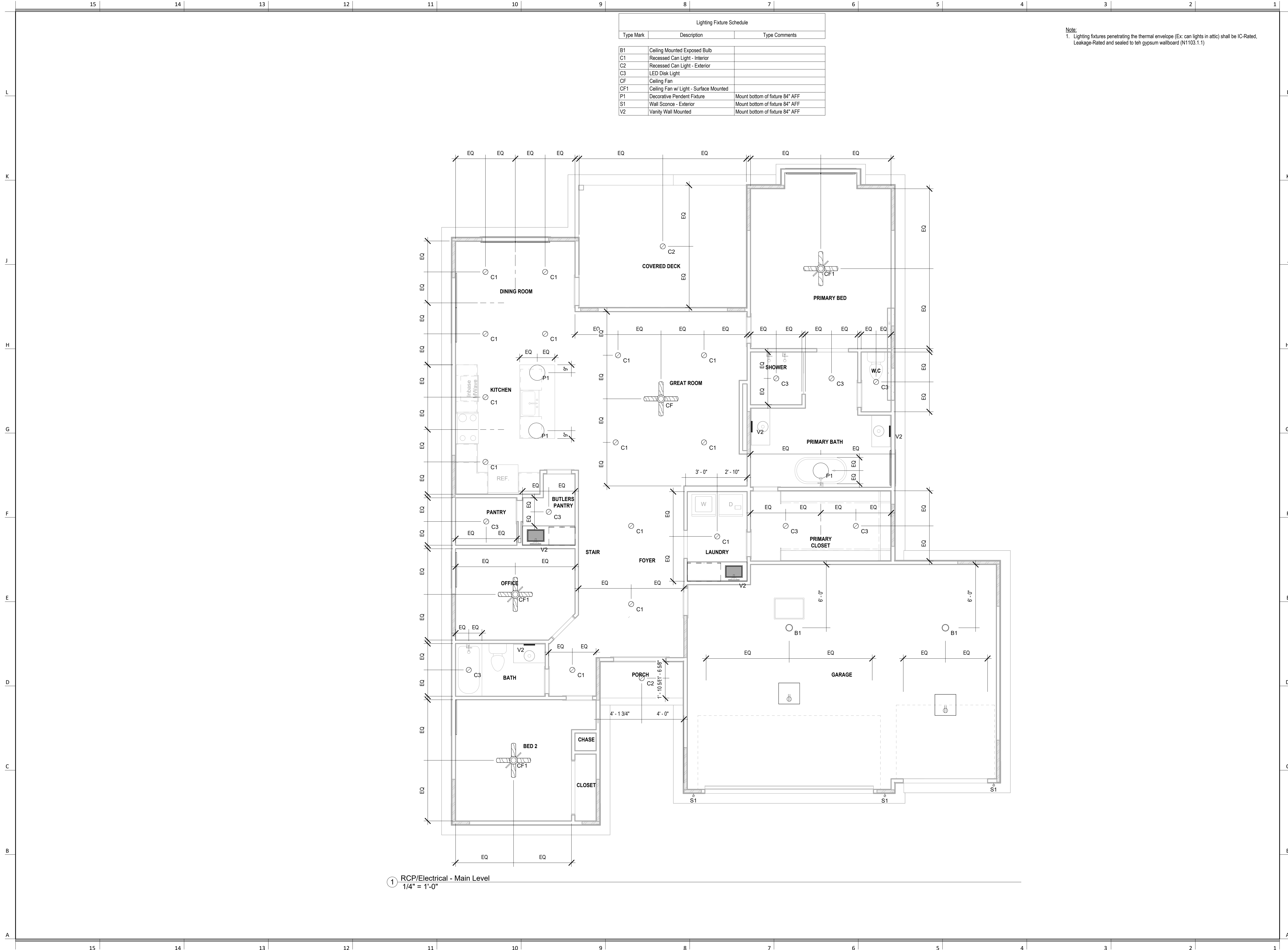
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DRAWING NUMBER

A301



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 teh gypsum wallboard (N1103.1.1)



SOMERSET

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Number	DESCRIPTION	DATE
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PROJECT

DRAWING TITLE
RCP/Electrical Main Level Plan

DATE ISSUED

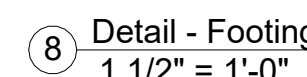
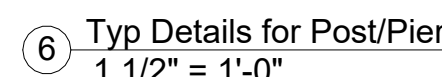
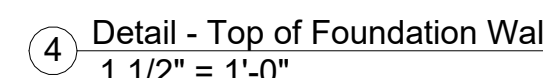
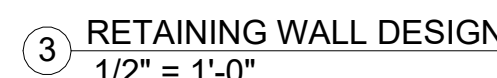
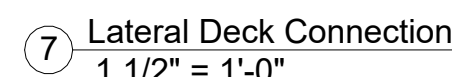
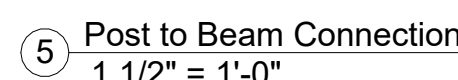
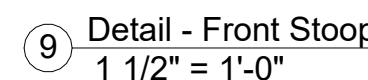
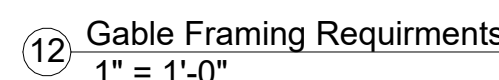
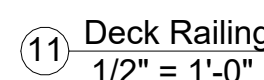
NORTH



DRAWING NUMBER

A302

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

DRAWING NUMBER

A501

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MAY 13, 2024

REVISIONS

Number	DESCRIPTION	DATE
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PROJECT

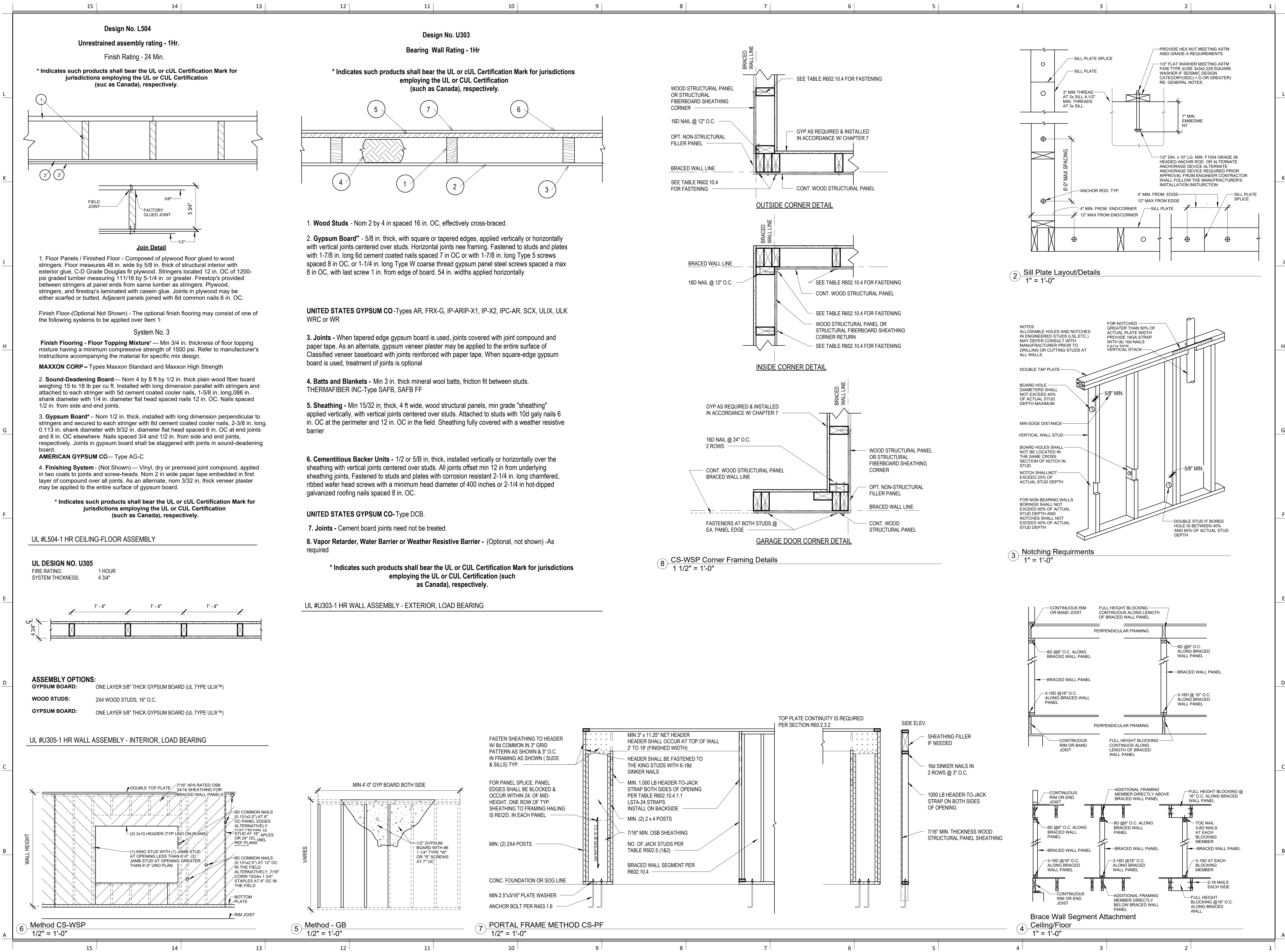
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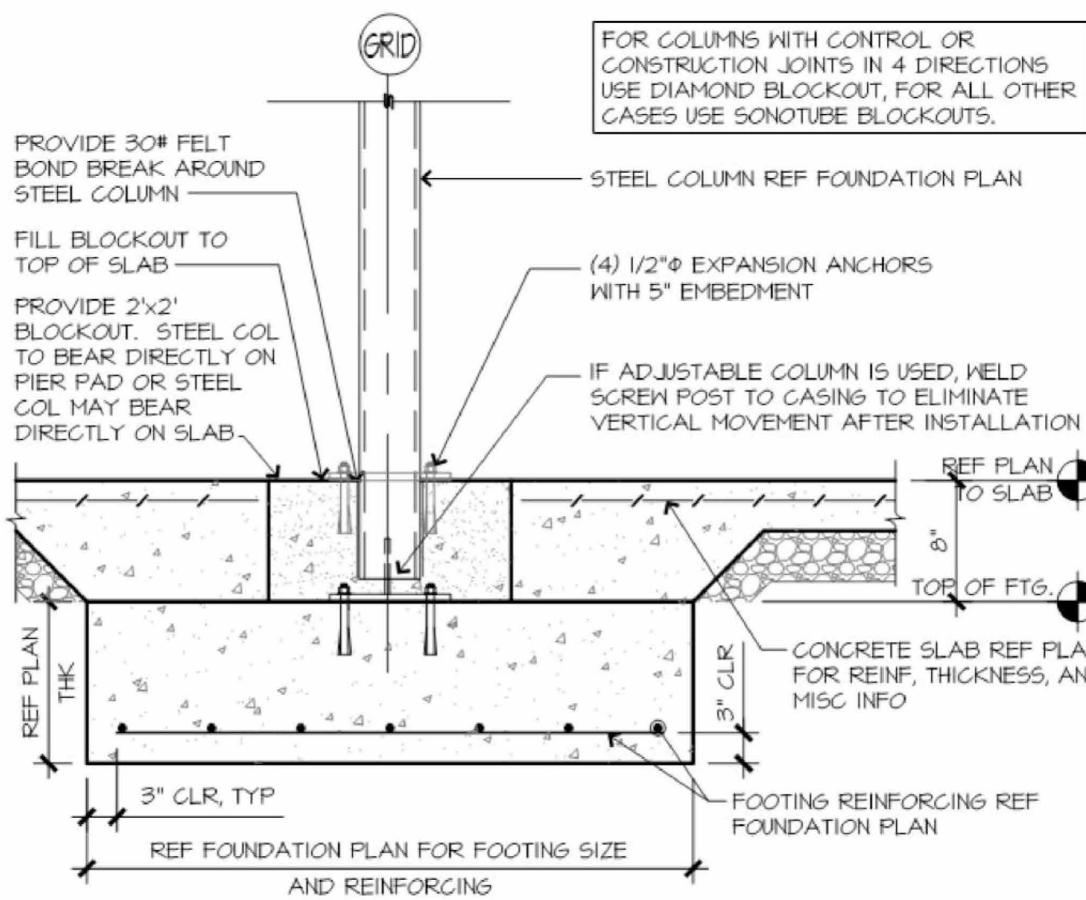
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DRAWING NUMBER

A502

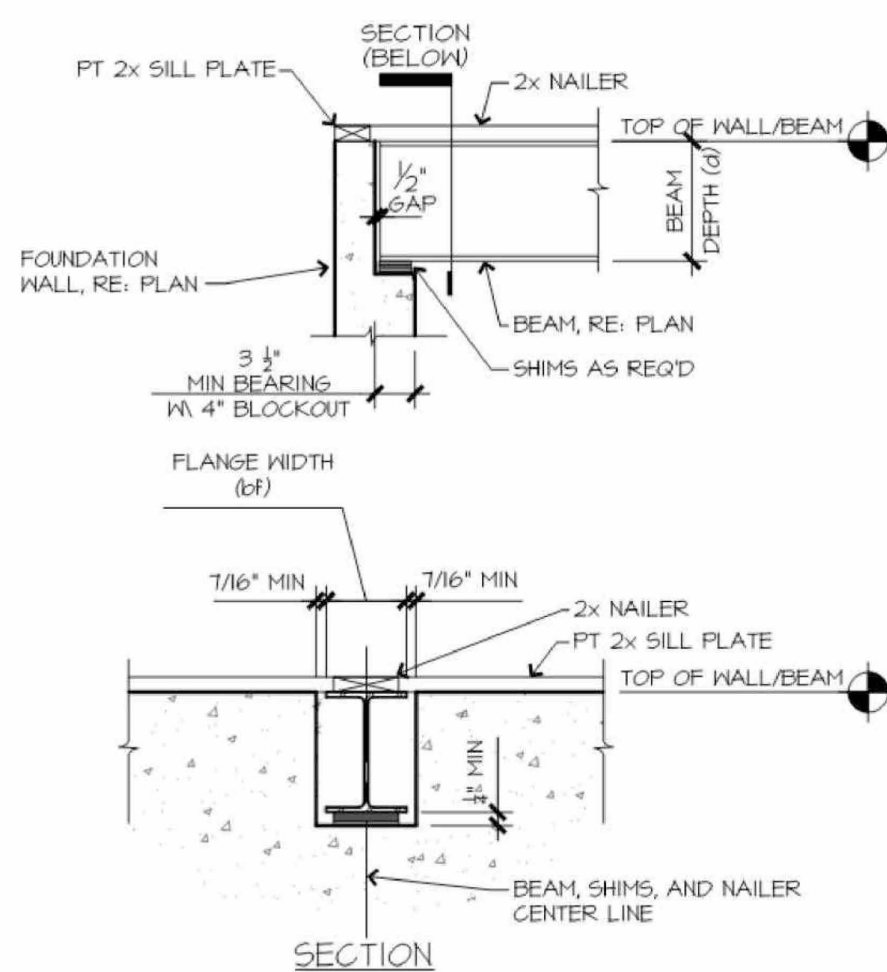


15 14 13 12 11 10 9 8 7 6 5 4 3 2 1



A COLUMN/PAD DETAIL

N.T.S.



D BEAM POCKET DETAIL

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

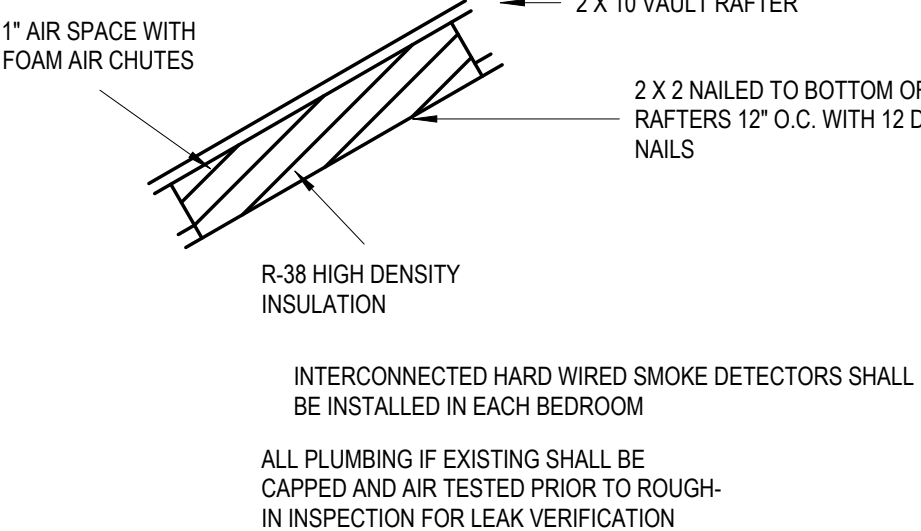
BASEMENT WALLS R-13 CAVITY OR R-10 CONTINUOUS

SLABS SHALL BE R-10 FOR A DEPTH OF 2 FEET

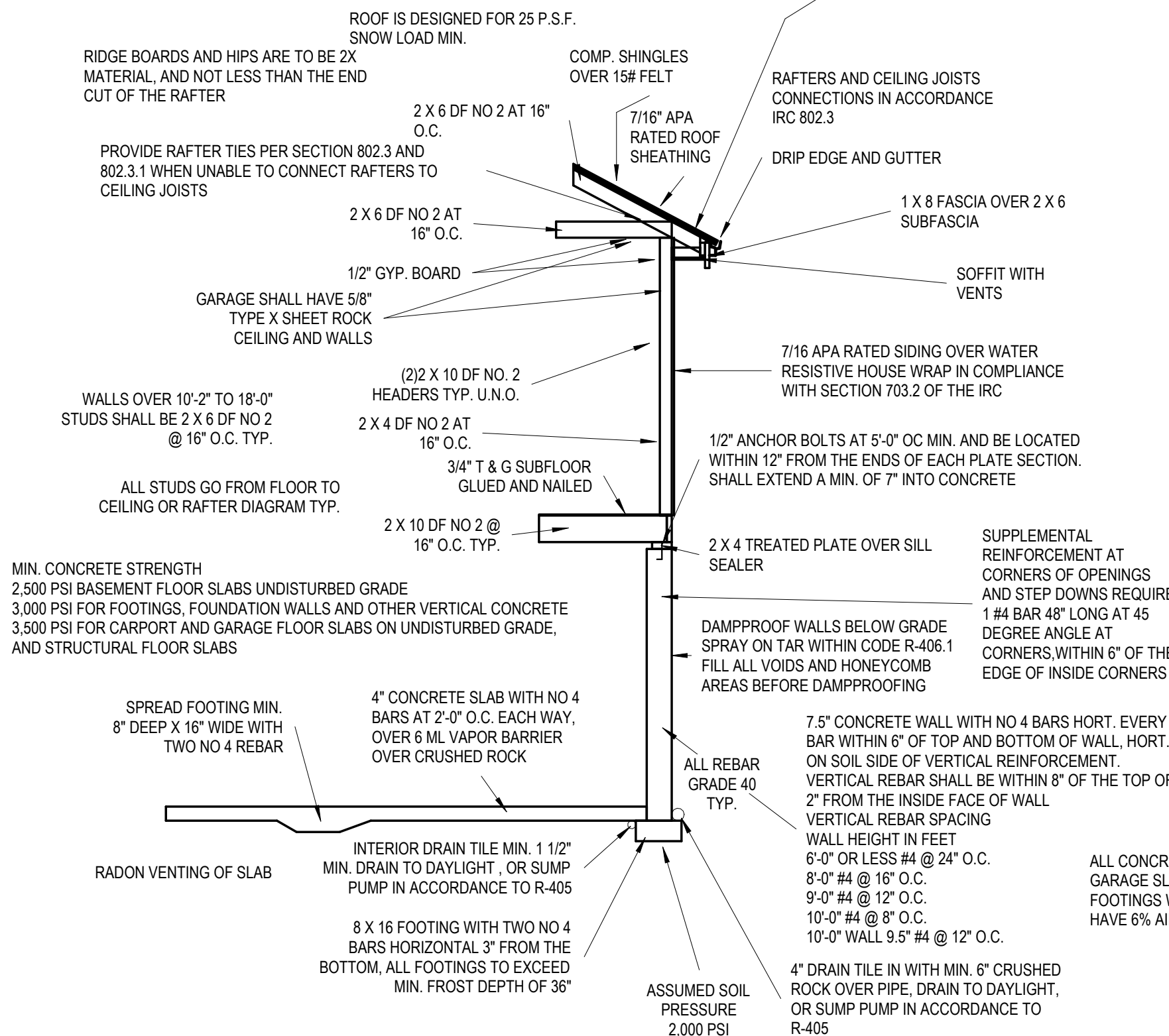
A WINDOW U-FACTOR OF .35 OR BETTER

DUCTWORK NEEDS TO HAVE AN R-8 VALUE

VAULT INSULATION DETAIL



ICE AND WATER SHIELD REQUIRED ON ALL ROOFS



TYPICAL WALL SECTION

WINDOW SAFETY GLAZING PER 308

SAFETY GLAZING REQUIRED ALONG WALKING SURFACES AND STAIRS LOCATED WITHIN 36\"/>

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.

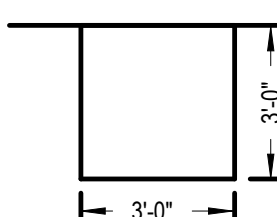
WINDOWS ARE TO HAVE FALL PROTECTION PER IRC 312.2

WINDOW EGRESS REQUIREMENTS

BEDROOM WINDOW EGRESS MINIMUM FOR A DOULE HUNG WINDOW IS 34\"/>

PIER PADS

TYP. U.N.O. 3'-0\"/>



EGRESS WINDOW WELL AS NEEDED PER SECTION 308 MIN. 5'-0\"/>

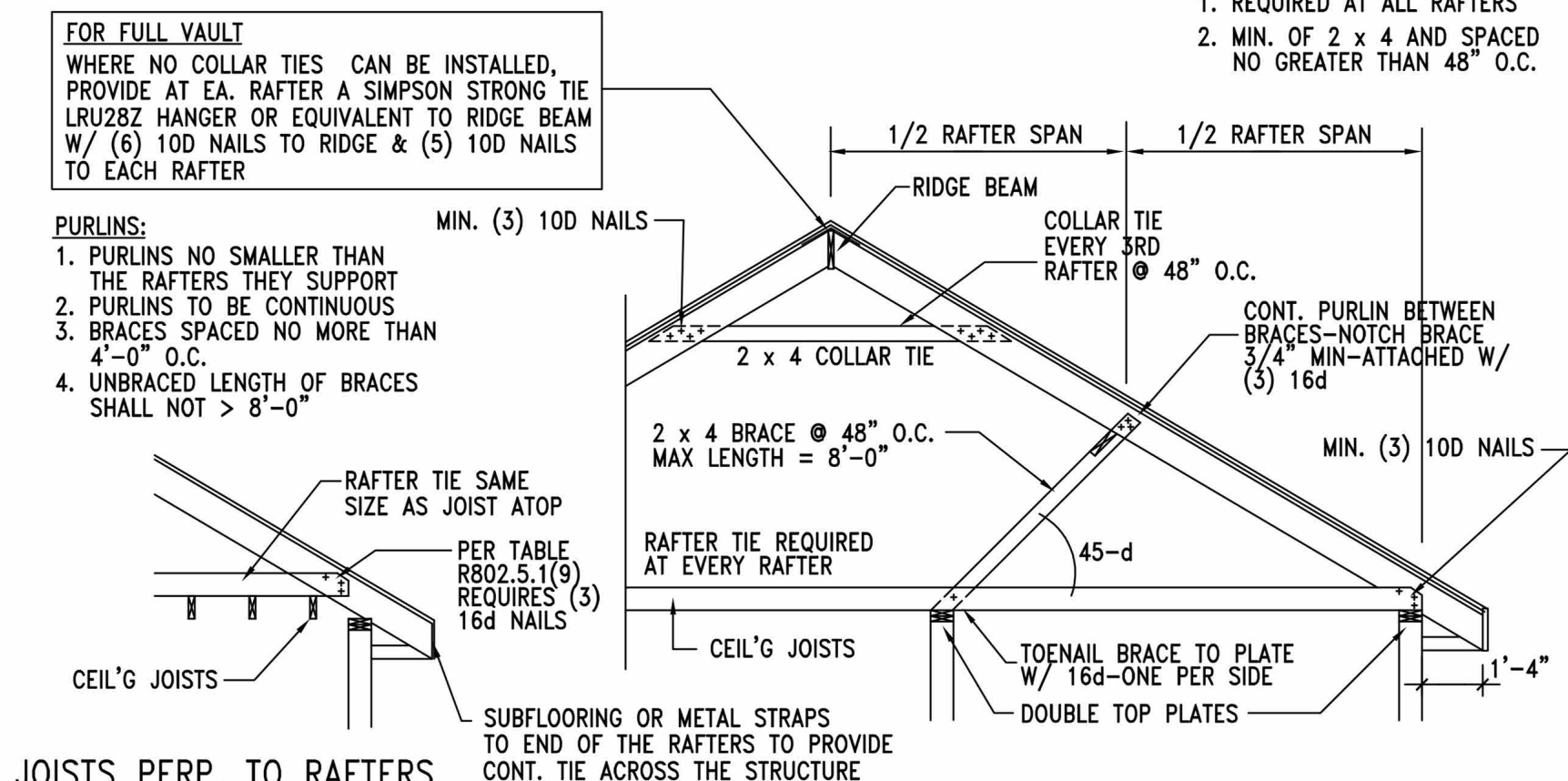
ALL POINT LOADS SHALL HAVE A MINIMUM OF 2 STUDS UNLESS NOTED OTHERWISE

1. 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\"/>
2. WHOLE HOUSE MECHANICAL VENTILATION SYSTEM IS REQUIRED FOR ANY DWELLING IN COMPLIANCE WITH IRC M 1505
3. CARBON MONOXIDE DETECTORS REQUIRED IRC R 315
4. STEEL COLUMNS SHALL BE MINIMUM SCHEDULE 40 R407.3
5. 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
6. STUDS SHALL BE CONTINUOUS BETWEEN FLOOR, CEILING AND OR ROOF DIAGRAMS R602.3
7. ADDED REQUIREMENTS FOR WINDOW FALL PROTECTION R312.2
8. NEW PROVISIONS FOR ATTACHMENT OF RAFTERS, TRUSSES AND ROOF BEAMS R802.3.1 AND R802.11
9. INSULATION REQUIRED FOR ALL BASEMENT WALLS (INCLUDING UNFINISHED BASEMENTS) N1102.1
10. EXTERIOR WINDOWS / DOORS SHALL HAVE U-FACTOR 0.35 AND GALZING SHALL HAVE SOLAR HEIGHT GAIN FACTOR OF 0.40 N1102.1
11. 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
12. 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
13. PROGRAMMABLE THERMOSTAT REQUIRED N1103.1.1
14. AIR HANDLERS SHALL BE RATED FOR MAXIMUM 2% AIR LEAKAGE RATE N1103.2.2.1
15. BUILDING CAVITIES USED AS RETURN AIR PLENUMS SHALL BE SEALED TO PREVENT LEAKAGE ACROSS THE THERMAL ENVELOPE KCBRC N1103.2.2
16. CERTAIN HOT WATER PIPES SHALL BE INSULATED N1103.4
17. ALL EXHAUST FANS SHALL TERMINATE TO BUILDING EXTERIOR M1507.2
18. MAKEUP AIR SYSTEM REQUIRED FOR KITCHEN EXHAUST HOODS THAT EXCEED 400CFM M1503.4
19. BUILDING CAVITIES IN A THERMAL ENVELOPE WALL (INCLUDING THE WALL BETWEEN THE HOUSE AND THE GARAGE) SHALL NOT BE USED AS RETURN AIR PLENUMS
20. AN AIR HANDLING SYSTEM SHALL NOT SERVE BOTH THE LIVING SPACE AND THE GARAGE M1601.6
21. A CONCRETE - ENCASED GROUNDING ELECTRODE ('UFER' GROUND) CONNECTIONS SHALL BE PROVIDED TO THE ELECTRICAL SERVICE E3608.1
22. 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

CEILING JOISTS AND RAFTER CONNECTIONS
CEILING JOISTS AND RAFTERS SHALL BE TIED TO ONE ANOTHER PER TABLES R602.3(1) AND R802.5.1(9) AND THE ASSEMBLY SHALL BE NAILED TO THE TOP PLATE PER R602.3(1)
CEILING JOIST NOT PARALLEL TO RAFTERS USE SUBFLOORING OR METAL STRAPPS 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\"/>

RAFTERS TIES:
1. REQUIRED AT ALL RAFTERS
2. MIN. OF 2 x 4 AND SPACED NO GREATER THAN 48\"/>



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\"/>

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

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

B TYP. ROOF/RAFTER FRAMING

N.T.S.

architect:
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A503