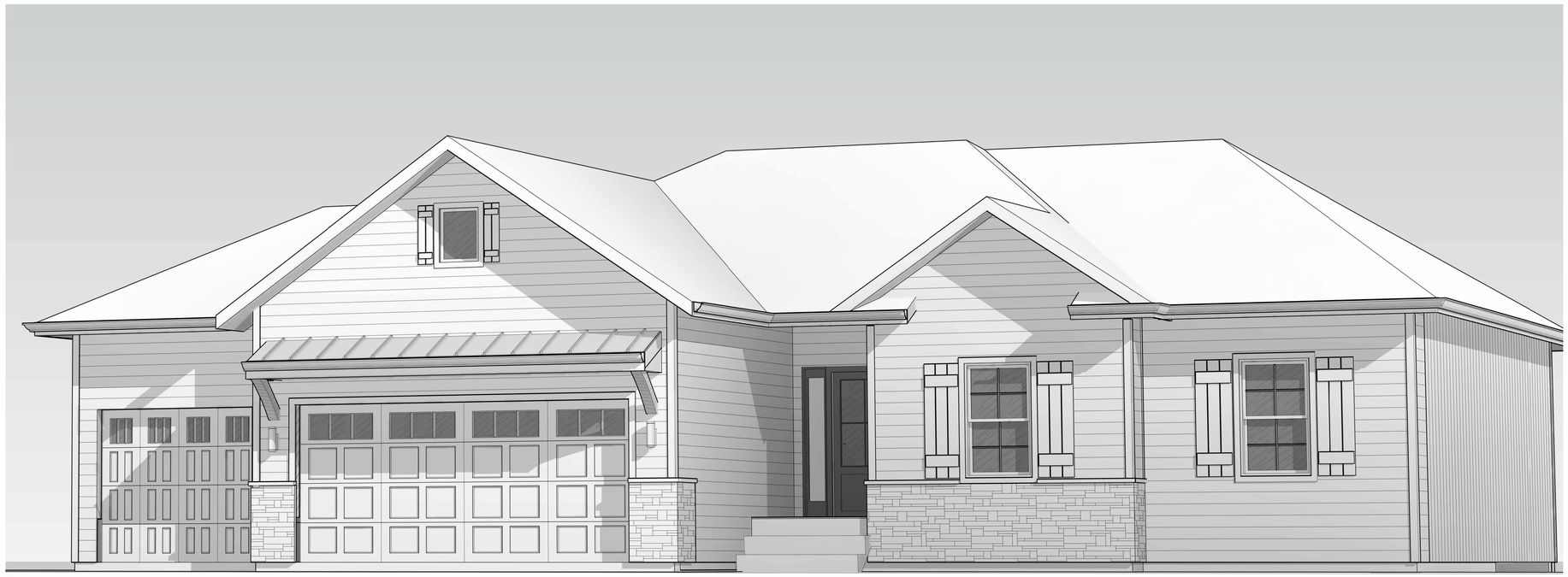
CORONADO

Lot # HF177 - 219 SW BARELY FIELD DR.



General Information

ELEVATE DESIGN + BUILD
Elevating the Homebuilding Experience

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

IRC 2012

Ground Snow Load:	20PSF
Wind Speed:	90mph
Topography Effects:	No
Seismic Design Category:	A
Damage From Weather:	Severe
Frost Line Depth:	36 inches
Termite:	Moderate to Heavy
Winter Design Temperature:	6 F
Ice Barrier Underlayment:	Yes
Flood Hazard:	
Air Freezing Index:	1,500 or less
Mean Annual Temperature:	55 F

1. Whole House Mechanical Ventilation System is required for any dwelling with air infiltration at a rate of less than 5 air changes per hour (at ACH50 standard R303.4).
2. Carbon monoxide detectors required (R315)
3. Steel columns shall be minimum schedule 40 (R507.2)
4. Deck Ledger attachment to house shall be per Tables 507.9.1.3.
5. New provisions for attachment of rafters, trusses and roof beams. (R802.3 and R802.11)
6. Programmable thermostat required (N1103.1.1)
7. Air handlers shall be rated for Maximum 2% air leakage rate (N1103.2.2.1)
8. Building cavities used as return air plenums shall be sealed to prevent leakage across the thermal envelope. (N1103.2.3)
9. Certain hot water pipes shall be insulated (N1103.4)
10. All exhaust fans shall terminate to the building exterior (M1507.2)
11. Makeup air system required for kitchen exhaust hoods that exceed 400 CFM M1503.4
12. Building cavities in a thermal envelope wall (including the wall between the house and garage) shall not be used as return air plenums (unless the required insulation and air barrier are maintained) (M1601.1.1,#7.5)
13. An air handling system shall not serve both the living space and the garage (M1601.6)
14. A concrete-Encased grounding electrode ('UFER' Ground) connection complies with the requirments of the 2018 IRC Section E3608.1.2 in providing a connection with no less than the required minimum of steel.
15. Compliance with the requirments and show connection as needed for roof beam, trus, rafter, and girder connections for uplift per IRC 802.11
16. Garage Door Rating: DASMA 90 MPH Rated

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SIM 1 A101 — BUILDING SECTION

SIM 1 A101 — WALL SECTION

SIM 1 A101 — DETAIL SECTION

SIM 1 A101 — DETAIL REFERENCE

A1/A101 — EXTERIOR ELEVATION TAG

1 A101 1 (1) — INTERIOR ELEVATION TAG

G4.1a 8'-0" — INTERIOR PARTITION TYPE SYMBOL

(2) 3'0"/5'0" Type — WINDOW TYPE SYMBOL

BENCHMARK/SPOT ELEV. SYMBOL

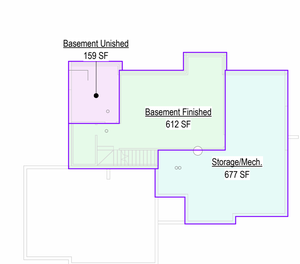
XX — COLUMN LINE/GRID INDICATOR

ELEVATION LEVEL NAME — FLOOR LEVEL SYMBOL

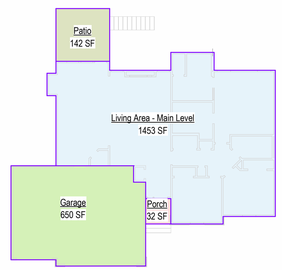
1t 1'-0" A.F.F. — CEILING HEIGHT SYMBOL

0' - 1 1/2" — DIMENSION

ALIGN — ALIGN TWO WALLS OR OBJECTS



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



3 Main Level
1/16" = 1'-0"

Area Schedule

Name	Area
Living Area - Main Level	1453 SF
Basement Finished	612 SF
Finished Area	**2065 SF**
Garage	650 SF
Porch	32 SF
Patio	142 SF
Storage/Mech.	677 SF
Basement Unished	159 SF
Unfinished Area	**1659 SF**
	3723 SF

Sheet List

Progress Print

Original Issue Date: 2022-04-20

REVISIONS

Number	Description	Date

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

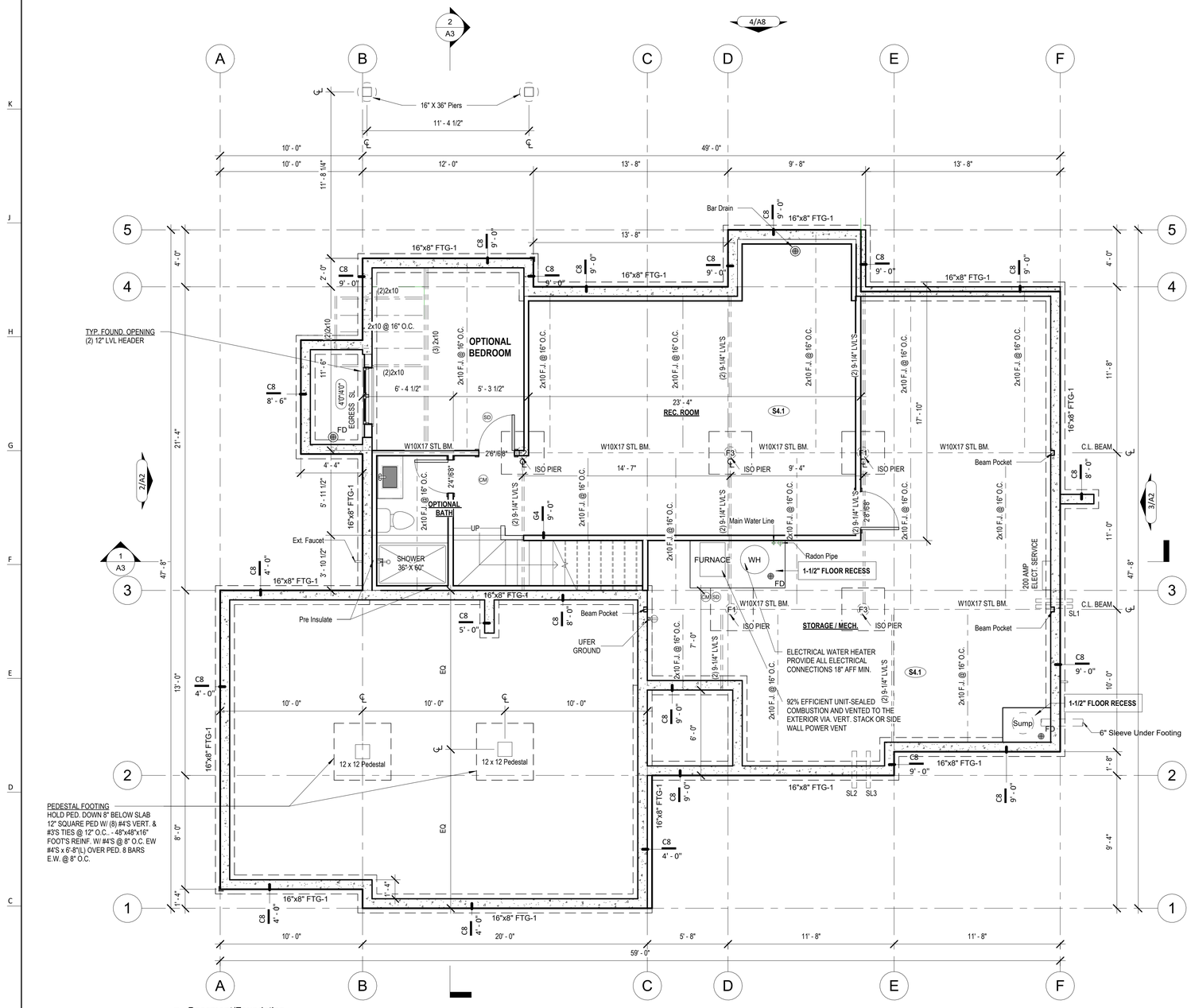
OCTOBER 14, 2024

Progress Print

PLAN DESCRIPTION: Cover Sheet

00

Project No. Project Number



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

Foundation Notes:

FOOTINGS/FOUNDATION & CONCRETE NOTES
1. TO ADDRESS DIFFERENTIAL SETTLEMENT, ALL INTERIOR BEARING AND EXTERIOR FOOTINGS & PADS TO BE EXCAVATED & PLACED MIN. 18 INCHES INTO UNDISTURBED NATURAL SOIL.
2. EXT. FOOTING TO BE PLACED MIN. 36-INCHES BELOW FIN. GRADE.
3. DESIGN IS BASED ON MIN. OF 2,500 PSI. CONCRETE STRENGTHS TO ACHIEVE THE FOLLOWING BASED UPON:
   A. 3,000 PSI FOR FOOTINGS, FOUND. WALLS & VERT. SUPPORTS
   B. 3,500 PSI FOR GARAGE FLOOR
4. CONC. EXPOSED TO WEATHER TO HAVE 6%(+/-1%) AIR ENTRAINMENT
5. PROVIDE 4" MIN/ CONC. SLAB REINF. W/#4 @ 12" O.C. E.W.; TOP REINF. OVER PEDESTALS AS INDICATED (#4 X 7 FT @ 8" O.C. E.W.; PLACE OVER 6 MIL VAPOR BARRIER).
6. REINFORCE EXTERIOR FOOTINGS W/ #4 @ 24" E.W.; REINFORCE W/ (2) #4 CONT. AT BOTTOM
7. PROVIDE #4 X 48" (L) @ 45-DEGREES @ REENTRANT CORNERS
8. 1/2"x10"(L) ASTM A307 ANCHOR BOLTS @ 48" O.C.@ EXT. WALLS
9. ANCHOR PRESSURE TREATED PLATE @ INT. BEARING WALLS W/ 1/2" X 4-1/2" HILTI WEDGE BOLTS @ 72" O.C. MAX. 12" FROM ENDS
10. PROVIDE 24" LAPS MIN. INCLUDING CORNERS
11. INSTALL HOLDOWN BOLT ANCHORAGE AS INDICATED ON PLAN
12. PROVIDE BITUMINOUS DAMP-PROOFING AT FOUNDATION WALLS
13. SOIL BEARING CAPACITY IS NOT ASSUMED TO BE GREATER THAN 2,000 PSF IN THE CURRENT FOUNDATION DESIGN. ALL COMPACTED FILL AREAS REQUIRE A SPECIAL INSPECTION

STEEL COLUMNS & OTHER BASEMENT/FOUNDATION NOTES
1. ALL STEEL PIPE COLUMNS TO BE 3" (OR 3 1/2")SCHEDULE 40 GRADE
2. INTER. BEARING WALLS & COLUMNS SHALL BE ISOLATED FROM THE BASEMENT FLOOR SLAB.
3. INTER. NON-BEARING WALLS, OTHER THAN THOSE RESTING DIRECTLY ON THE FOOTING, SHALL BE ISOLATED FROM THE FLOOR FRAMING ABOVE
4. AT WALKOUT FOUNDATION AREAS, REINFORCE THE SLAB FROM THE FOUNDATION WALL TO 2 FEET BEYOND THE OVERDIG AREA WITH #4 BARS AT 24 INCHES O.C. PERPENDICULAR AND HORIZONTAL TO THE WALL; MAXIMUM 4 FOOT OVERDIG.
5. AT WALKOUTS THE FOUNDATION WALL SHALL BE INSULATED W/ A MINIMUM R-6 INSULATION FOR A MIN OF 3 FEET BELOW THE BOTTOM OF THE SLAB.
6. WHERE FLOOR JOISTS ARE PARALLEL TO THE FOUNDATION WALL, THE WALL SHALL BE SUPPORTED LATERALLY AT THE TOP BY SOLID BLOCKING FOR MINIMUM OF TWO JOIST SPACES, SPACED NOT MORE THAN 4 FEET O.C.

Structural Foundation Schedule

Type	Width	Length	Depth	Reinforcing	Comments
Footing					
F1	3' - 0"	3' - 0"	12"	Reinf w/ (6) #4's, rebar count is each way, equal centers	
F2	4' - 0"	8' - 0"	16"	Reinf w/ (8) #4's, rebar count is each way, equal centers.	
F3	3' - 6"	3' - 6"	14"	Reinf w/ (7) #4's, rebar count is each way, equal centers.	
Wall Foundation					
FTG-1	1' - 4"	<varies>	8"	Reinf w/ (2) #4 bot. eq. spaced. Dowel into wall w/ (1) #4 turned up @ 12" o.c.	

Foundation Wall Schedule

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

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

SLEEVE SCHEDULE
- SL1 (2) 4" DIAM. SLEEVE @ 6" FROM T.O.W. FOR ELECT.
- SL2 6" DIAM. SLEEVE @ FTG.' FOR SEWER
- SL3 1-1/2" DIAM. SLEEVE @ FTG.' FOR DOMESTIC

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REVISIONS

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Foundation Plan

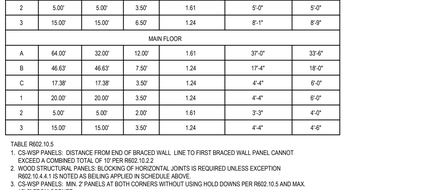
A0

Project No. Project Number

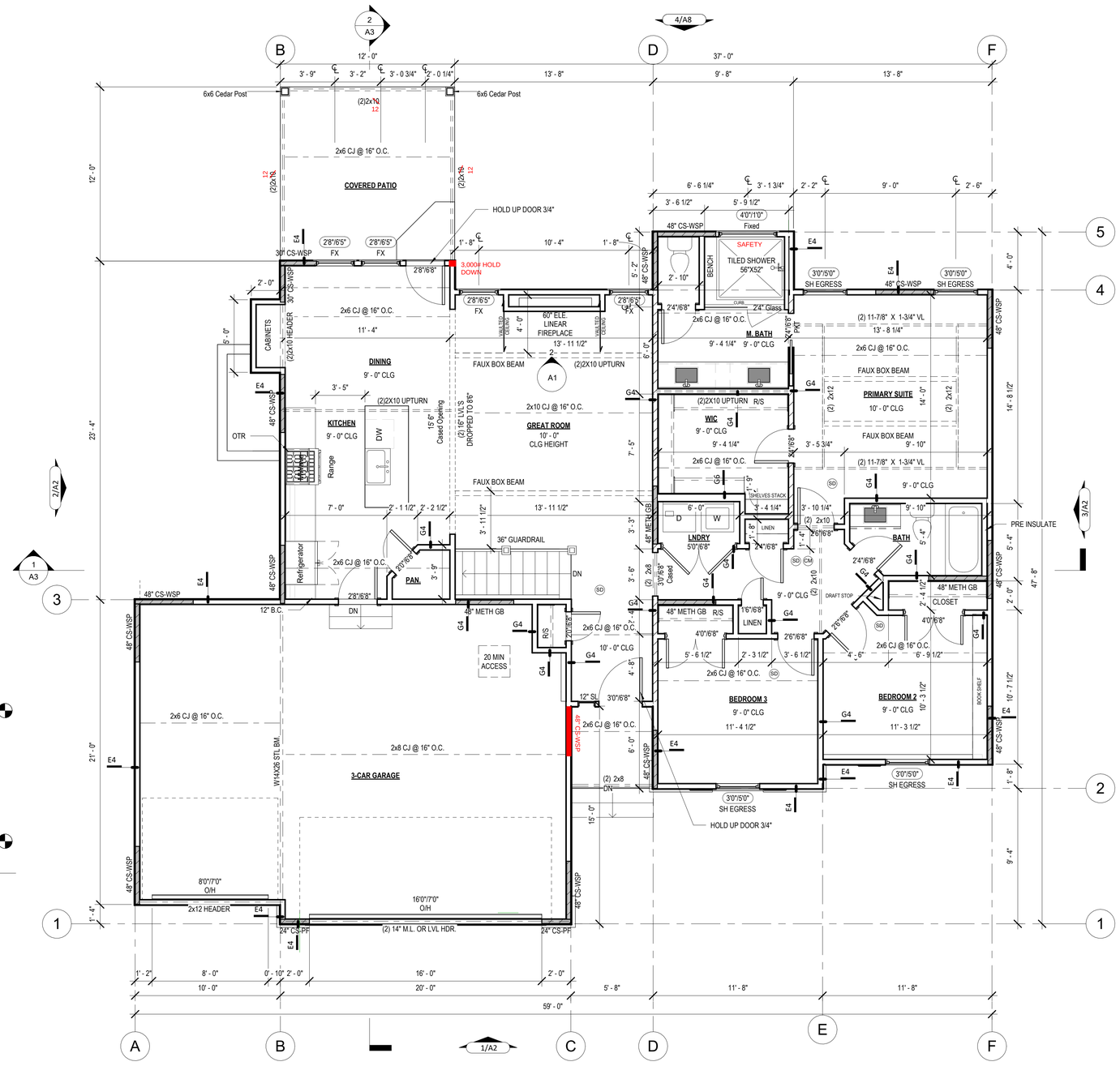
EXPOSURE B - 115 MAX WIND SPEED - 10 FOOT FLOORS

BRACED WALL LINE SCHEDULE						
WALL LINE	TOTAL LENGTH	AVG SPACING	TABLE R602.10.3 BASE	ADJ FACTOR	REQ'D LENGTH	PROVIDED LENGTH
MAIN FLOOR						
A	64.00'	32.00'	23.00'	1.61	37'-0"	37'-0"
B	46.63'	46.63'	14.00'	1.24	17'-4"	20'-0"
C	9.29'	9.29'	3.50'	1.24	4'-4"	8'-6"
1	20.00'	20.00'	6.50'	1.24	8'-1"	10'-6"
2	5.00'	5.00'	3.50'	1.61	5'-0"	5'-0"
3	15.00'	15.00'	6.50'	1.24	8'-1"	8'-9"
MAIN FLOOR						
A	64.00'	32.00'	12.00'	1.61	37'-0"	33'-6"
B	46.63'	46.63'	7.50'	1.24	17'-4"	18'-0"
C	17.38'	17.38'	3.50'	1.24	4'-4"	6'-0"
1	20.00'	20.00'	3.50'	1.24	4'-4"	6'-0"
2	5.00'	5.00'	2.00'	1.61	3'-3"	4'-0"
3	15.00'	15.00'	3.50'	1.24	4'-4"	4'-6"

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



2 Elevation 1 - a
1/4" = 1'-0"



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

General Notes:

DOORS AND WINDOW
1. ALL GLAZING WITHIN 12" OF THE FINISHED FLOOR, ADJACENT TO DOORS <24" AND WITHIN DOORS, ABOVE BATHTUBS TO BE SAFETY TYPE GLASS AND LABELED SUCH & IN COMPLIANCE W/ SECTION 308 OF THE IRC.
2. SHOWER DOORS SHALL HAVE SAFETY GLAZING. HINGED SHOWER DOORS SHALL SWING OUTWARD.

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

LIGHT AND VENTILATION:
1. PROVIDE STAIRWAY ILLUMINATION PER R303.7.9
2. GABLE VENT & MUSHROOM VENTS TO PROVIDE A MIN. OF 10 S.F. NET-FREE OF ATTIC VENTILATION
3. FURNACES ENCLOSED IN A ROOM LESS THAN 100 S.F., SHALL BE PROVIDED W/ A MEANS OF COMBUSTION MAKE-UP AIR AS DETERMINED/CALCULATED AND PRESCRIBED BY MECH. CONTRACTOR
4. VENTILATE KITCHENS AND LAUNDRY ROOMS PER R303.3
5. PROVIDE MIN. 18" x 10" SOFFIT VENTS ALONG EAVE SPACED EVENLY W/ NO MORE THAN 8'-0" O.C.

GYPSUM BOARD:
1. GWB APPLIED TO CEILINGS SHALL BE 16: WHEN FRAMING MEMBERS ARE 16" O.C. OR 5/8" WHEN MEMBERS ARE 24" O.C. OR USE 1/2" SAG-RESISTANT GYP. CEILING BOARD

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

ELECTRICAL SYSTEMS
1. PROVIDE UFER GROUND ENCASED IN CONCRETE FOOTING
2. ALL ELECTRICAL CONDUCTORS SHALL BE COPPER
3. RECEPT. IN THE FOLLOWING LOCATIONS SHALL BE GFCI PROTECTED:
   a. BEDROOM, KITCHEN (WITH 6 FEET OF SINK), GARAGE, SHED, EXTERIOR, UNFINISHED BASEMENT & HEATED FLOORS
4. ALL BRANCH CIRCUITS THAT SUPPLY 120-V, SHINGLE PHASE, 15 & 20 AMP OUTLETS INSTALLED IN:
   a. BEDROOMS, SUNROOMS, REC ROOMS, CLOSETS, HALLWAYS, & SIM. ROOMS SHALL BE PROTECTED BY A COMBINATION TYPE ARC-FAULT CIRCUIT INTERRUPTER INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT
5. ALL 15 & 20-A RECEPT. SHALL BE LISTED TAMPER-RESISTANT
   a. EXCEPTION: RECEPTACLES IN THE FOLLOWING LOCATIONS SHALL NOT BE REQUIRED TAMPER-RESISTANT:
      - RECEPTACLES LOCATED MORE THAN 5.5 FEET AFF.
      - WHERE SUCH RECEPTACLES ARE LOCATED IN SPACES DEDICATED FOR THE APPLIANCE SERVED & UNDER CONDITIONS OF NORMAL USE. THE APPLIANCES ARE NOT EASILY MOVED. APPLIANCES TO BE CORD-N-PLUG CONNECTED TO RECEPT.

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

ROOF FRAMING
1. ALL ROOF EAVES/OVERHANGS TO BE 16" - UNO
2. ALL JOISTS & RAFTERS TO BE ALIGNED OVER SUDS
3. ROOF SHEATHING SHALL BE 7/16" OSB LAID W/ LONG DIMENSION PERPENDICULAR TO EAVE LINE & STAGGERED 48" O.C. W/ LONG DIMENSION PERPENDICULAR TO EAVE LINE & STAGGERED 48" O.C. W/ GALV. SPACER CLIPS ALONG ALL EDGES - SECURE SHEATHING W/ 6d COMMON NAILS TO RAFTERS AT 6" O.C ALL EDGES

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

EROSION CONTROL
1. EROSION CONTROL MEASURES SHALL BE IN PLACE & IN GOOD WORKING ORDER AT ALL TIMES DURING INSPECTIONS. IN THE EVENT THAT THEY ARE NOT, THE INSPECTOR MAY CANCEL THE INSPECTION UNTIL SUCH TIME THE EROSION CONTROL MEASURES ARE IN PLACE. A FINE, RE-INSPECTION FEE & STOP-WORK ORDER MAY BE ISSUED IF EROSION CONTROL IS NOT ADDRESSED. MINIMUMS INCLUDE:
   A. SILT FENCE OR STRAW WATTLE AROUND ALL DISTURBED SOIL, SHALL BE IN PLACE BEFORE ANY EXCAVATION BEGINS
   B. TEMPORARY GRAVEL CONSTRUCTION ENTRANCE, THIS ENTRANCE SHOULD BE THE ONLY ENTRANCE & EXIT USED FOR VEHICLES INTO & OUT OF THE SITE
   C. STREETS SHALL BE MAINTAINED FREE OF ALL SOIL & GRAVEL IN A BROOM CLEAN CONDITION AT ALL TIMES

WOOD FRAMING, FLOORS AND ROOF NOTES
1. EXT. WALL FRAMING TO BE 2 x 4 (SYP OR DFL STUD GRADE 2 OR BETTER) @ 15" O.C.
2. ROOF SHEATHING TO BE 7/16" OSB NAILED W/ 8d @ 6" O.C. PANEL INDEX 24/0, PROVIDE CLIPS AT UNSUPPORTED PANEL EDGES
3. SHEATH EXT. WALLS W/ 7/16" OSB NAILED W/ 8d @ 6" O.C.
4. HEADERS: PROVIDE (2) 2 x 8 (SYP OR DFL #2 OR BETTER) UNO; CONSTRUCT HEADERS W/ 2 x 8 & 7/16" OSB BETWEEN W/ (2) ROWS OF 16d @ 16" O.C.
5. BLOCKING MIN. 1.5 INCHES UTILITY GRADE LUMBER-JOISTS TO BE SUPPORTED AT ENDS FULL DEPTH SOLID BLOCKING NOT <2-INCHES
6. T.of F.J., C.J. & RAFTERS TO BE SYP OR DFL GRADE #2 OR BETTER
7. EXT. WALL STUDS & LOAD BEARING WALLS TO BE CONTINUOUS FROM FLOOR TO ROOF/CEILING DIAPHRAGM PER IRC 602.3
8. STUDS, RAFTERS JOISTS, MIS. LUMBER MIN. GRADE #2 D.F. OR S.Y.P.

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

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OCTOBER 14, 2024

Progress Print
Original Issue Date: 2022-04-20

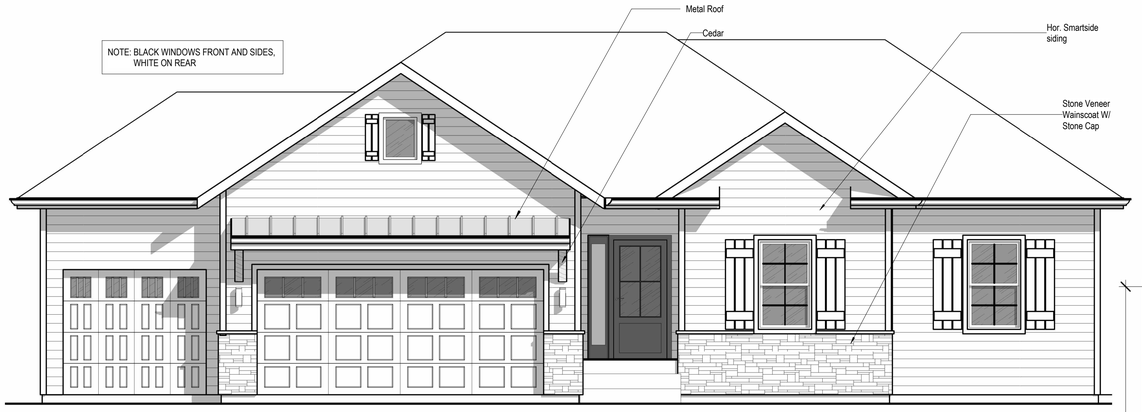
REVISIONS

Number	DESCRIPTION	DATE

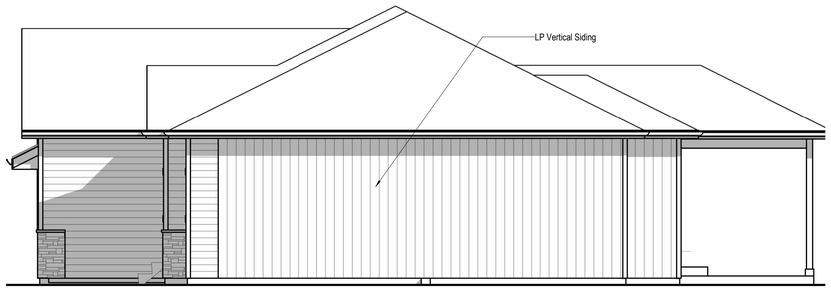
Floor Plan - Main Level

A1

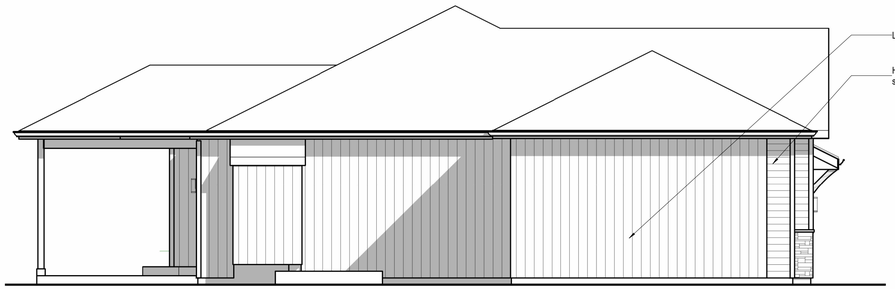
Project No. Project Number



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

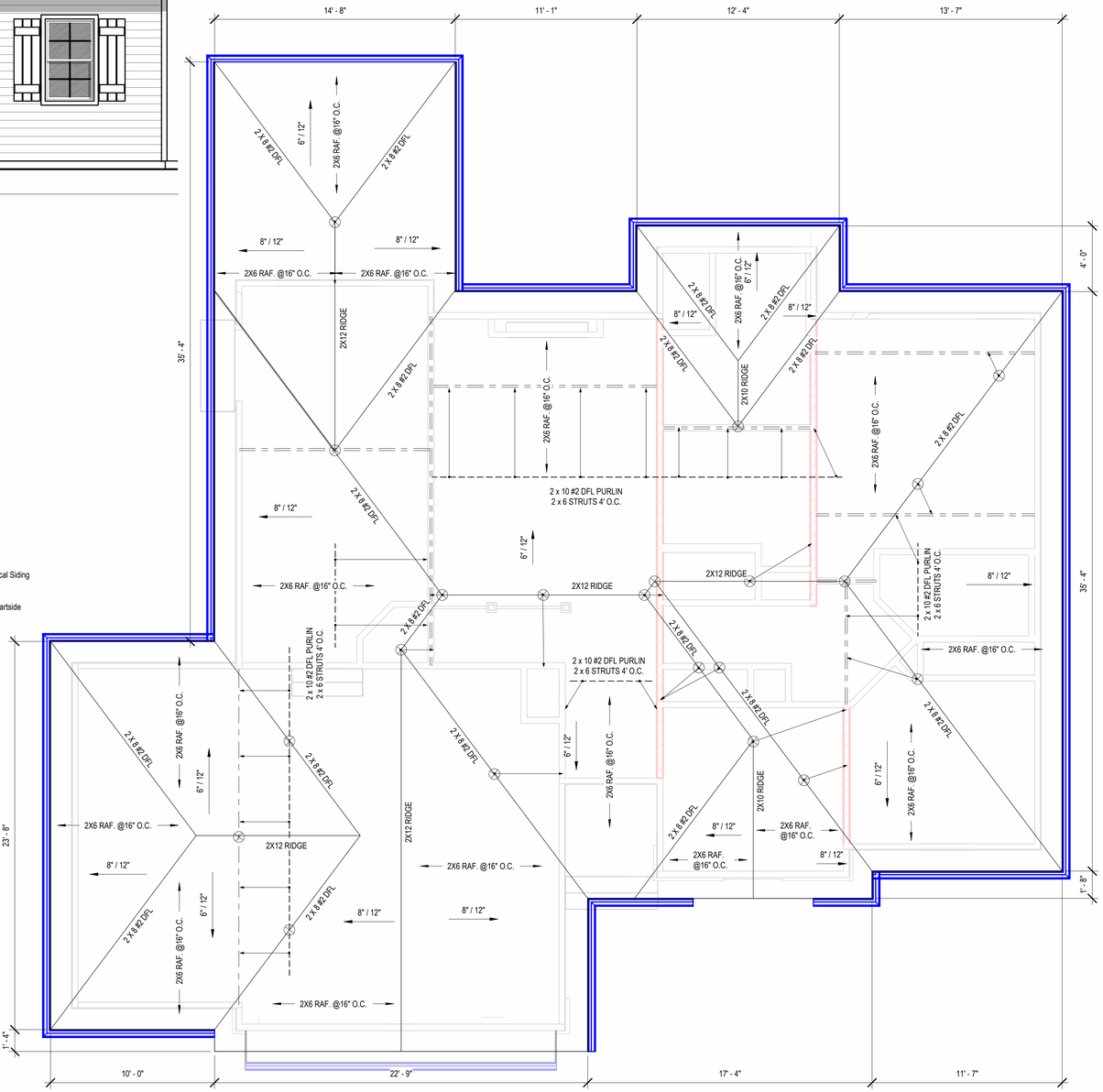


3 Right Elevation
3/16" = 1'-0"



2 Left Elevation
3/16" = 1'-0"

4 Back Elevation
3/16" = 1'-0"



5 Roof Framing
1/4" = 1'-0"

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

OCTOBER 14, 2024

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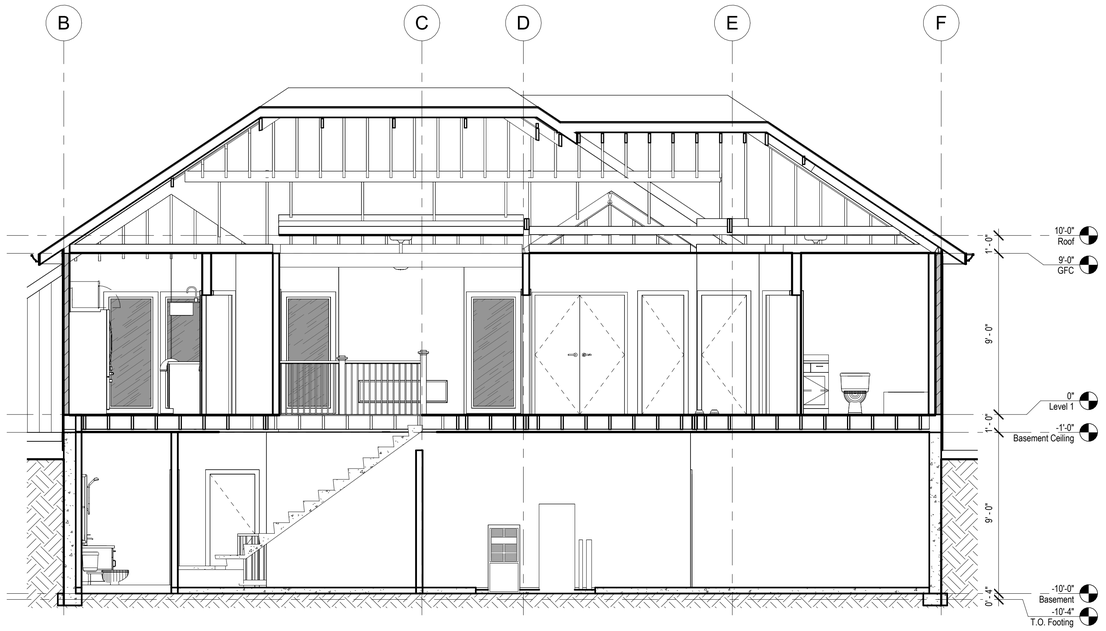
REVISIONS

Number	DESCRIPTION	DATE

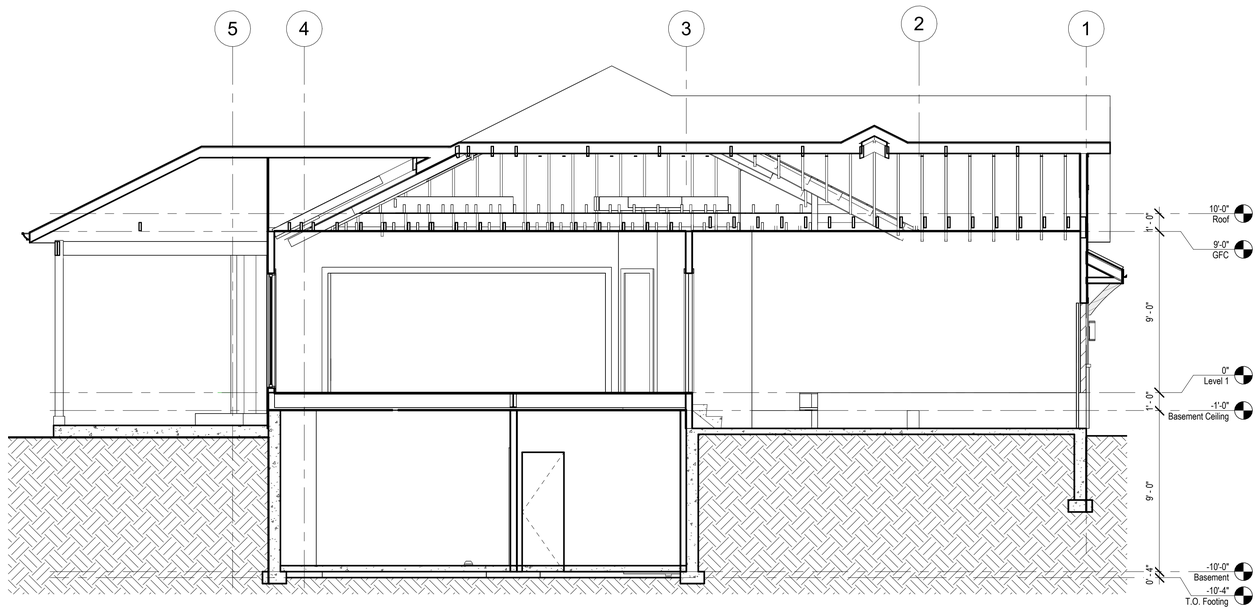
Elevations

A2

Project No. Project Number



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



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

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REVISIONS

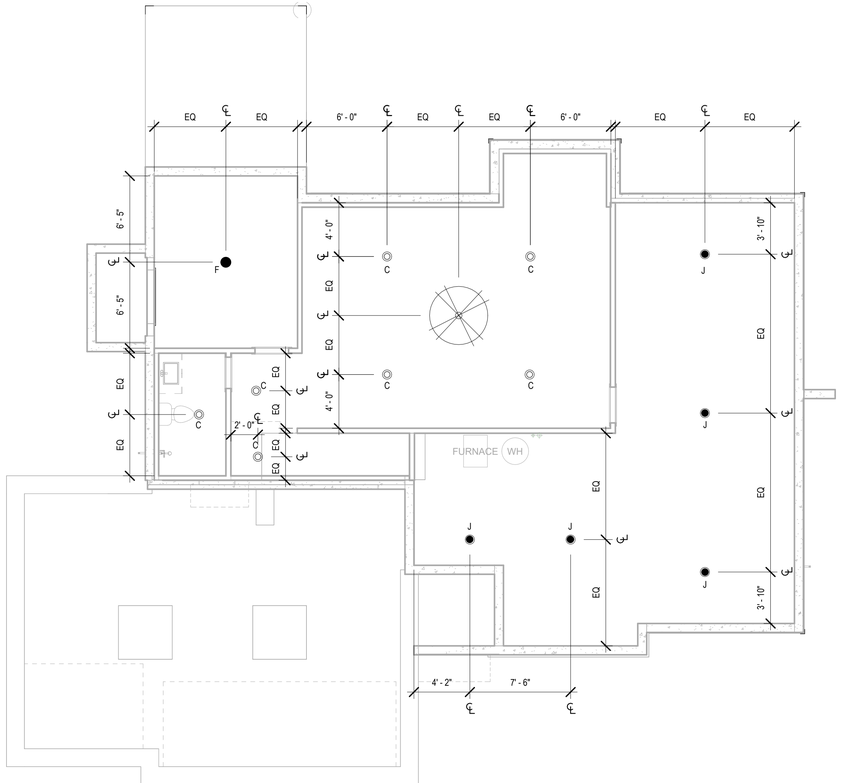
Number	DESCRIPTION	DATE

Building Sections

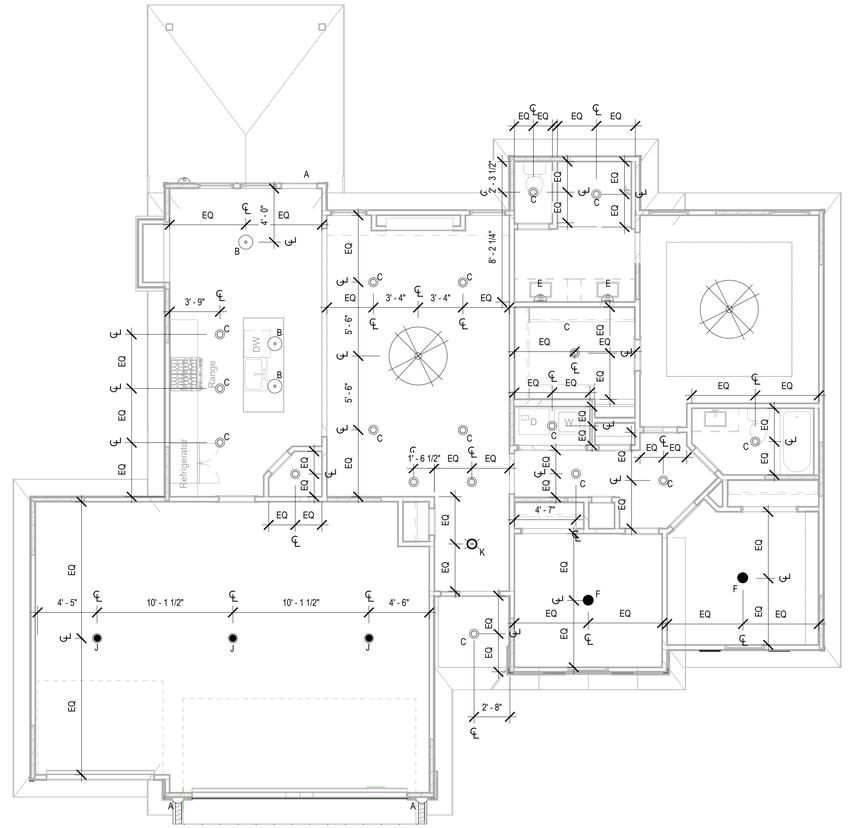
A3

Project No. Project Number

	FAN/LIGHT COMBINATION
A	EXTERIOR SURFACE MOUNT OVER / NEXT DOOR
B	PENDANT/HANGING LIGHT
C	6" RECESSED CAN LIGHT
D	6" RECESSED CAN LIGHT IN VAULT PROVIDE EYEBALL-TYPE TRIM
E	SURFACE MOUNT WALL SCONCE OVER VANITY
F	FLUSH MOUNT LIGHT-WIRED FOR FUTURE FAN
G	FLUSH MOUNT LIGHT
H	AUTOMATIC OVERHEAD DOOR OPENER W/ LOW VOTAGE WIRING TO SENSORS
J	BARE BULB LIGHT SOCKET
K	SEMI FLUSH LIGHT FIXTURE



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



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

ELEVATE DESIGN + BUILD
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CORONADO

Lot # HF177 - 219 SW
BARELY FIELD DR.

architect:
Elevate Design + Build
350 SW Longview Blvd.
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816.622.8826 voice
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STATE OF MISSOURI
AARON M. BROWN
NUMBER A-7215
REGISTERED ARCHITECT

OCTOBER 14, 2024

Progress Print
Original Issue Date: 2022-04-20

REVISIONS

Number	DESCRIPTION	DATE

RCP/Electrical Plan

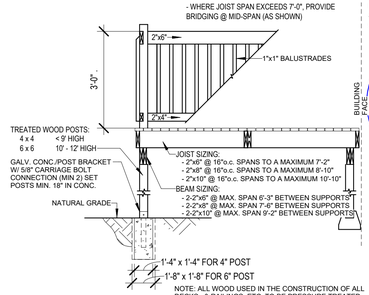
A4

Project No. Project Number

NOTE
- WHERE ADJACENT GRADE IS 2'-0" OR LESS A GUARD IS NOT REQUIRED.

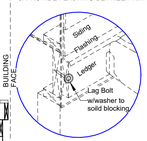
- DECK DESIGN LOAD IS BASED ON 100 lb/sq.ft. AS PER NATIONAL BUILDING CODE.

- WHERE JOIST SPAN EXCEEDS 7'-0", PROVIDE BRIDGING @ MID-SPAN (AS SHOWN)



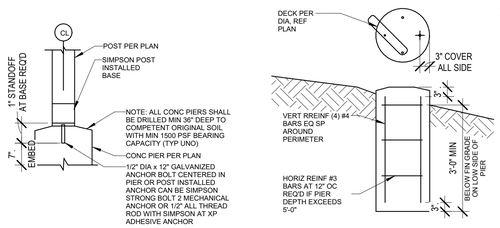
NOTE: ALL WOOD USED IN THE CONSTRUCTION OF ALL DECKS & RAILINGS, ETC. TO BE PRESSURE TREATED. APPLY BUILDING PAPER BETWEEN DECKING & JOISTS.

DECK LEDGER ATTACHMENT
1. (2) LAGS REQUIRED AT EA. END 2" FROM ENDS
2. PROVIDE 1 x 4 TREATED SPACED BEHIND EA. LAG
3. PROVIDE LAGS IN EA. JOIST SPACE W/ (2) EVERY OTHER SPACE, 2" FROM EDGES
4. MIN. SIZE LAG IS 1/2" DIAM x 6" LENGTH
5. PROVIDE FLASHING BETWEEN RIM JOIST & LEDGER



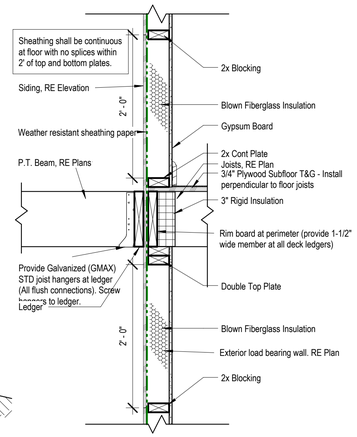
OPTIONAL FOOTING
PROVIDE DECK SUPPORT BLOCK @ EACH POST ON 12" THICK GRANULAR BASE EXTENDING A MINIMUM OF 8" AROUND PERIMETER OF CONCRETE BLOCK & TAMPED

M TYPICAL RAISED WOOD DECK FRAMING
N.T.S

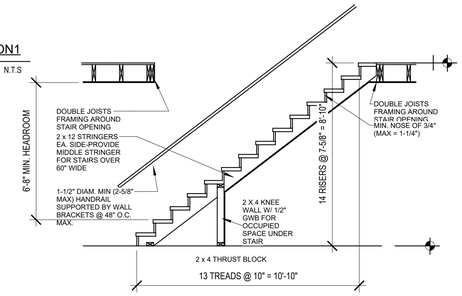


G PIER/POST FOOTING FOR DECK ONLY
N.T.S

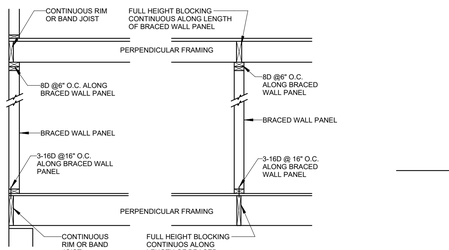
ALL WINDOW HEADS ON UPPER LEVEL TO BE @ 7'-0" U.N.O. FALL PROTECTION MEETING IRC R312.2 SHALL BE PROVIDED FOR WINDOWS W/ SILLS <24" AFF & EXT. GRADE >72" BELOW WINDOW

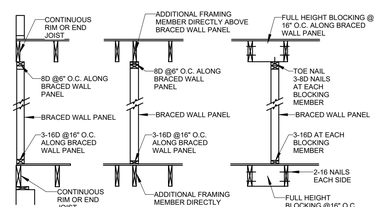


N LATERAL DECK CONNECTION1
N.T.S



E TYP. STAIR SECTION/REQUIREMENTS
N.T.S





C BRACED WALL SEGMENT ATTACHMENT CEILING/FLOOR
N.T.S

GENERAL NOTES AND REQUIREMENTS

DOORS AND WINDOWS:
1. ALL GLAZING WITHIN 12" OF THE FINISHED FLOOR, ADJACENT TO DOORS <24") AND WITHIN DOORS, ABOVE BATHTUBS TO BE SAFETY TYPE GLASS AND LABELED SUCH
2. SHOWER DOORS SHALL HAVE SAFETY GLAZING. HINGED SHOWER DOORS SHALL SWING OUTWARD

GARAGES:
1. GARAGE SEPARATION WALL TO BE 1-HR CONST. W/ MIN. 5/8" TYPE X GWB, EXTEND TO BOTT. OF ROOF. DOOR TO BE 20-MIN RATED, 1-3/8" S.C. 4 EQUIPPED W/ CLOSER & LATCH
2. 15 & 20-AMP RECEPTACLES SHALL HAVE GFCI PROTECTION
3. TYPE-X 5/8" GB REQUIRED ON GARAGE CEILING BELOW LIVING AREAS

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

GYPSUM BOARD:
1. G.B. APPLIED TO CEILING SHALL BE 16" WHEN FRAMING MEMBERS ARE 16" O.C. OR 5/8" WHEN MEMBERS ARE 24" O.C. OR USE 1/2" SAG-RESISTANT GYP. CEILING BOARD

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

ELECTRICAL SYSTEMS
1. PROVIDE UFER GROUND ENCASED IN CONCRETE FOOTING IN ACCORDANCE WITH IRC SECTION 3608.1
2. ALL ELECTRICAL CONDUCTORS SHALL BE COPPER
3. RECEPT. IN THE FOLLOWING LOCATIONS SHALL BE GFCI PROTECTED: BEDROOM, KITCHEN (WITH 6 FEET OF SINK), GARAGE, SHED, EXTERIOR, UNFINISHED BASEMENT & HEATED FLOORS
4. ALL BRANCH CIRCUITS THAT SUPPLY 120-V, SINGLE PHASE, 15 & 20 AMP OUTLETS INSTALLED IN: FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, REC ROOMS, CLOSETS, HALLWAYS & SIM. ROOMS SHALL BE PROTECTED BY A COMBINATION TYPE ARC-FAULT CIRCUIT INTERRUPTER INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT
5. ALL 15 & 20-A RECEPT. SHALL BE LISTED TAMPER-RESISTANT. EXCEPTION: RECEPTACLES IN THE FOLLOWING LOCATIONS SHALL NOT BE REQUIRED TAMPER-RESISTANT:

1. RECEPTACLES LOCATED MORE THAN 5.5 FEET AFF
2. 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

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

ROOF FRAMING
1. ALL ROOF EAVES/OVERHANGS TO BE 16" - U.N.O.
2. ALL JOISTS & RAFTERS TO BE ALIGNED OVER STUDS
3. ROOF SHEATHING SHALL BE 7/16" OSB LAID W/ LONG DIMENSION PERPENDICULAR TO EAVE LINE & STAGGERED 48" O.C. W/ GALV. SPACER CLIPS ALONG ALL EDGES. SECURE SHEATHING W/ 8d COMMON NAILS TO RAFTERS AT 6" O.C. ALL EDGES

UNFINISHED BASEMENT REQUIREMENTS
1. FIRE PROTECTION OF FLOORS: FLOOR ASSEMBLIES CONSTRUCTED W/ JOISTS LESS THAN 2x10 DIMENSIONAL LUMBER
2. I-JOISTS OR OPEN WEB JOISTS OVER UNFINISHED BASEMENTS SHALL BE PROVIDED WITH 1/2 INCH GWB, 5/8 INCH WOOD
3. UNFINISHED BASEMENTS SHALL BE MIN. R-13 INSULATED WALLS OR INSULATED O/H FLOOR/CEILING (MIN R-19)
4. ALL EXPOSED HVAC DUCTING IN UNFINISHED BASEMENTS SHALL BE MIN R-8 INSULATED OR ENCLOSED INSIDE A FLOOR/CEILG
5. UNFINISHED BASEMENTS SHALL HAVE NO CONDITIONED AIR OUTLETS EROSION CONTROL

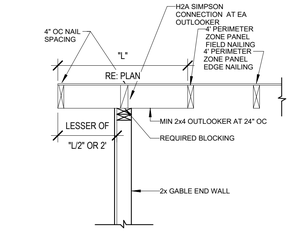
1. EROSION CONTROL MEASURES SHALL BE IN PLACE & IN GOOD WORKING ORDER AT ALL TIMES DURING INSPECTIONS. IN THE EVENT THAT THEY ARE NOT, THE INSPECTOR MAY CANCEL THE INSPECTION UNTIL SUCH TIME THE EROSION CONTROL MEASURES ARE IN PLACE. A FINE, RE-INSPECTION FEE & STOP-WORK ORDER MAY BE ISSUED IF EROSION CONTROL IS NOT ADDRESSED.
MINIMUMS INCLUDE:
SILT FENCE OR STRAW WATTLE AROUND ALL DISTURBED SOIL, SHALL BE IN PLACE BEFORE ANY EXCCAVATION
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

FOOTING/FOUNDATION & CONCRETE NOTES
1. TO ADDRESS DIFFERENTIAL SETTLEMENT, ALL INTERIOR BEARING AND EXTERIOR FOOTINGS & PADS TO BE EXCAVATED & PLACED MIN. 18 INCHES INTO UNDISTURBED NATURAL SOIL
2. EXT. FOOTING TO BE PLACED MIN. 36-INCHES BELOW FIN. GRADE
3. DESIGN IS BASED ON MIN. OF 2,500 PSI, CONCRETE STRENGTHS TO ACHIEVE THE FOLLOWING BASED UPON: A. 3,000 PSI FOR FOOTINGS, FOUND. WALLS & VERT. SUPPORTS B. 3,500 PSI FOR GARAGE FLOOR
4. CONC. EXPOSED TO WEATHER TO HAVE 6%/5%(+/-1%/5%) AIR ENTRAINMENT
5. PROVIDE 4" (MIN) CONC. SLAB REINF. W// #4 @ 12" O.C. E.W.; TOP REINF. OVER PEDESTALS AS INDICATED in #4 x 7 FT @ 8" O.C. E.W.; PLACE OVER 6 MIL VAPOR BARRIER)
6. REINFORCE EXTERIOR FOOTINGS W/ #4 @ 24" E.W.; REINFORCE W/ (2) #4 CONT. AT BOTTOM
7. PROVIDE #4 x 48"(L) @ 45-DEGREES @ RE-ENTRANT CORNERS
8. 1/2"x10"(L) ASTM A307 ANCHOR BOLTS @ 48" O.C. @ EXT. WALLS
9. ANCHOR PRESSURE TREATED PLATE @ INT. BEARING WALLS W/ 1/2" x 4-1/2" HILTI WEDGE BOLTS @ 72" O.C. MAX. 12" FROM ENDS
10. PROVIDE 24" LAPS MIN. INCLUDING CORNERS
11. INSTALL HOLDOWN BOLT ANCHORAGE AS INDICATED ON PLAN
12. PROVIDE BITUMINOUS DAMP-PROOFING AT FOUNDATION WALLS
13. SOIL BEARING CAPACITY IS NOT ASSUMED TO BE GREATER THAN 2,000 PSF IN THE CURRENT FOUNDATION DESIGN ALL COMPACTED FILL AREAS REQUIRE A SPECIAL INSPECTION

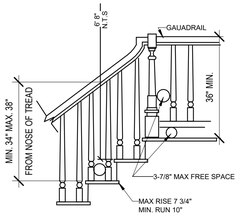
WOOD FRAMING, FLOORS AND ROOF NOTES
1. EXT. WALL FRAMING TO BE 2 x 4 (SYP OR DFL STUD GRADE 2 OR BETTER) @ 16" O.C.
2. ROOF SHEATHING TO BE 7/16" OSB NAILED W/ 8D @ 6" O.C. PANEL INDEX 24/0; PROVIDE CLIPS AT UNSUPPORTED PANEL EDGES
3. SHEATH EXT. WALLS W/ 7/16" OSB NAILED W/ 8D @ 6" O.C.
4. HEADERS: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

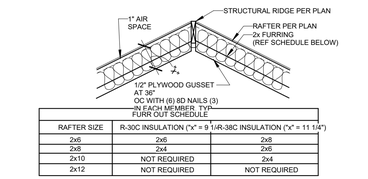
STEEL COLUMNS & OTHER BASEMENT/FOUNDATION NOTES
1. ALL STEEL PIPE COLUMNS TO BE 3" (OR 3-1/2")SCHEDULE 40 GRADE
2. INTER. BEARING WALLS & COLUMNS SHALL BE ISOLATED FROM THE BASEMENT FLOOR SLAB
3. INTER. NON-BEARING WALLS, OTHER THAN THOSE RESTING DIRECTLY ON THE FOOTING, SHALL BE ISOLATED FROM THE FLOOR FRAMING ABOVE
4. AT WALKOUT FOUNDATION AREAS, REINFORCE THE SLAB FROM THE FOUNDATION WALL TO 2 FEET BEYOND THE OVERDIG AREA WITH #4 BARS AT 24 INCHES O.C. PERPENDICULAR AND HORIZONTAL TO THE WALL; MAXIMUM 4-FOOT OVERDIG.
5. AT WALKOUTS THE FOUNDATION WALL SHALL BE INSULATED W/ A MINIMUM R-6 INSULATION FOR A MIN. OF 3 FEET BELOW THE BOTTOM OF THE SLAB.
6. WHERE FLOOR JOISTS ARE PARALLEL TO THE FOUNDATION WALL, THE WALL SHALL BE SUPPORTED LATERALLY AT THE TOP BY SOLID BLOCKING FOR A MINIMUM OF TWO JOIST SPACES, SPACED NOT MORE THAN 4 FEET O.C.

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



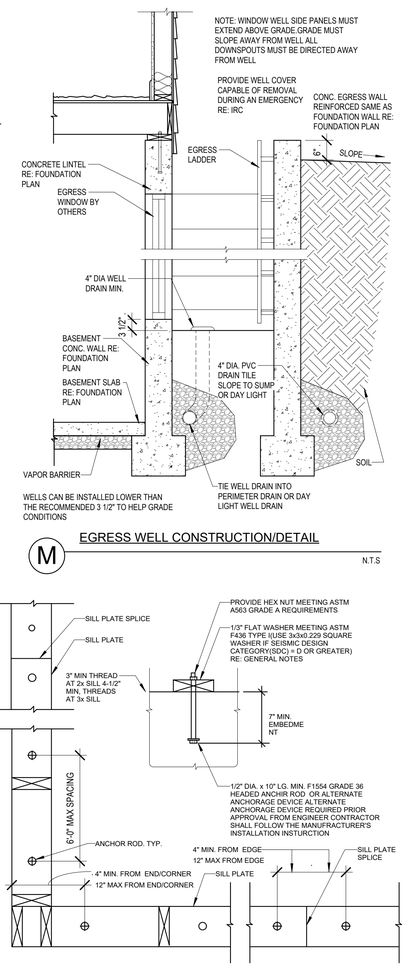
L GABLE END FRAMING REQUIREMENTS
N.T.S





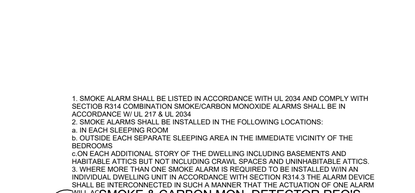
RAFTER SIZE	R-30C INSULATION ("x" = 9 1/4R-38C INSULATION ("x" = 11 1/4")	
2x6	2x6	2x8
2x8	2x4	2x6
2x10	NOT REQUIRED	2x4
2x12	NOT REQUIRED	NOT REQUIRED

H FUR DOWN RAFTER REQUIREMENTS
N.T.S



M EGRESS WELL CONSTRUCTION/DETAIL
N.T.S

B SILL PLATE LAYOUT/DETAILS
N.T.S

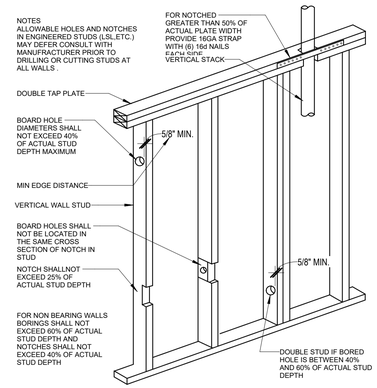


SMARTSIDE DOUBLE ROW NAIL PATTERN

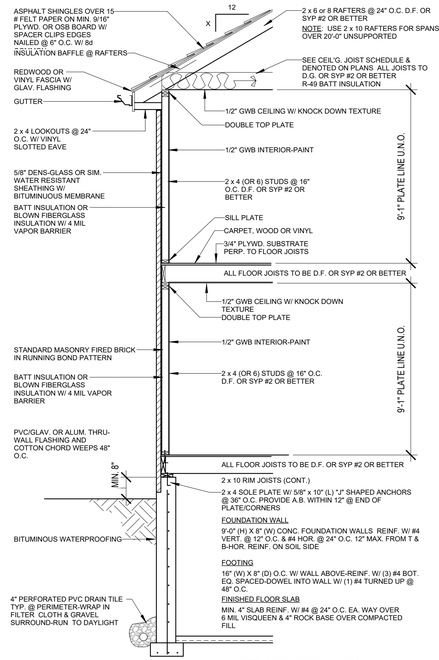
K LP/SMARTSIDE NAILING PATTERN
N.T.S

1. SMOKE ALARM SHALL BE LISTED IN ACCORDANCE WITH UL 2034 AND COMPLY WITH SECTIOB R314 COMBINATION SMOKE/CARBON MONOXIDE ALARMS SHALL BE IN ACCORDANCE W/ UL 217 & UL 2034
2. SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:
a. IN EACH SLEEPING ROOM
b. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
c.ON EACH ADDITIONAL STORY OF THE DWELLING INCLUDING BASEMENTS AND HABITABLE ATTICS BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS.
3. WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WIN AN INDIVIDUAL DWELLING UNIT IN ACCORDANCE WITH SECTION R314.3 THE ALARM DEVICE SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL AC

J SMOKE & CARBON MON. DETECTOR REQ'S.
N.T.S



F NOTCHING REQUIREMENTS PER IRC
N.T.S



A TYP. WALL FRAMING SECTION
N.T.S

ELEVATE DESIGN + BUILD
Elevating the Homebuilding Experience

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

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STATE OF MISSOURI · AARON M. BROOKS · NUMBER A-12215 · REGISTERED ARCHITECT

OCTOBER 14, 2024

Progress Print
Original Issue Date: 2022-04-20

REVISIONS

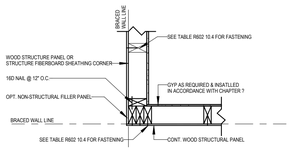
Number	DESCRIPTION	DATE

CORONADO
Lot # HF177 - 219 SW BARELY FIELD DR.

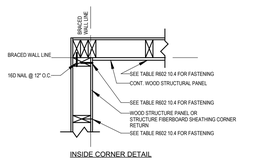
Details

A5

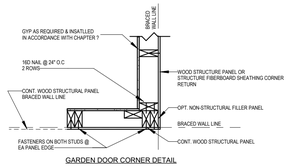
Project No. Project Number



OUTSIDE CORNER DETAIL

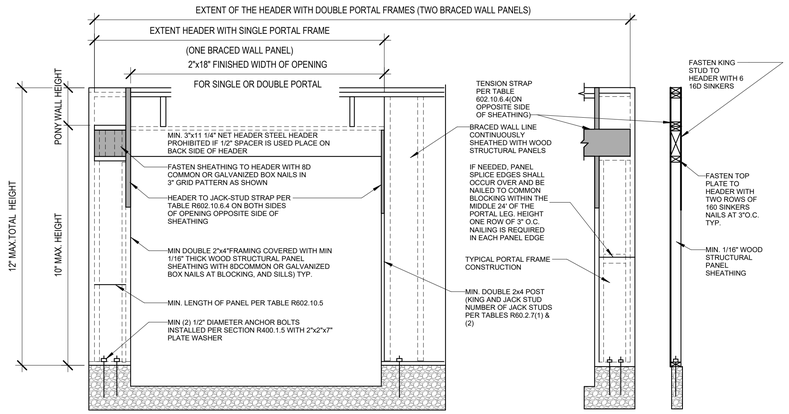


INSIDE CORNER DETAIL

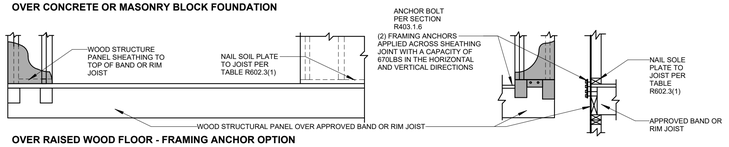


GARDEN DOOR CORNER DETAIL

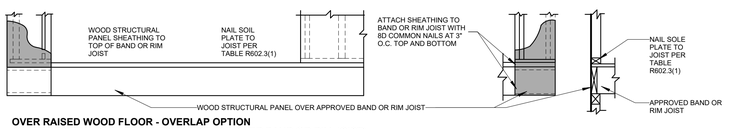
2 CS-WSP Corner Framing Details
1 1/2" = 1'-0"



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 DOES NOT LAP OVER BAND OR RIM JOIST)

FRONT ELEVATION **SECTION**

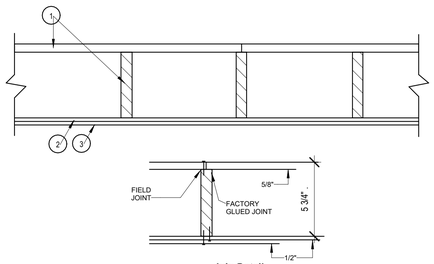
H METHOD CS-PF CRITERIA
N.T.S

Design No. L504

Unrestrained assembly rating - 1Hr.

Finish Rating - 24 Min.

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



Join Detail

1. Floor Panels / Finished Floor - Composed of plywood floor glued to wood stringers. Floor measures 48 in. wide by 5/8 in. thick of structural interior with exterior glue, C-D Grade Douglas fir plywood. Stringers located 12 in. OC of 1200-psi graded lumber measuring 111/16 by 5-1/4 in. or greater. Firestop's provided between stringers at panel ends from same lumber as stringers. Plywood, stringers, and firestop's laminated with casein glue. Joints in plywood may be either scarfed or butted. Adjacent panels joined with 8d common nails 6 in. OC.

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

System No. 3

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

MAXXON CORP – Types Maxxon Standard and Maxxon High Strength

2. **Sound-Deadening Board** — Nom 4 by 8 ft by 1/2 in. thick plain wood fiber board weighing 15 to 18 lb per cu ft. Installed with long dimension parallel with stringers and attached to each stringer with 5d cement coated cooler nails, 1-5/8 in. long,086 in. shank diameter with 1/4 in. diameter flat head spaced nails 12 in. OC. Nails spaced 1/2 in. from side and end joints.

3. **Gypsum Board" –** Nom 1/2 in. thick, installed with long dimension perpendicular to stringers and secured to each stringer with 8d cement coated cooler nails, 2-3/8 in. long, 0.113 in. shank diameter with 9/32 in. diameter flat head spaced 6 in. OC at end joints and 8 in. OC elsewhere. Nails spaced 3/4 and 1/2 in. from side and end joints, respectively. Joints in gypsum board shall be staggered with joints in sound-deadening board.
AMERICAN GYPSUM 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.

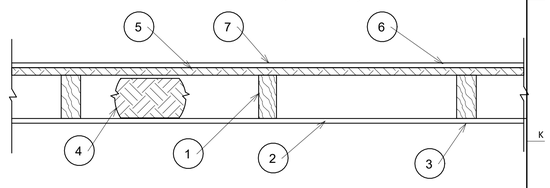
*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or CUL Certification (such as Canada), respectively.**

G UL #L504-1 HR CEILING-FLOOR ASSEMBLY
N.T.S

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 S screws spaced 8 in OC, or 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a max 8 in OC, with last screw 1 in. from edge of board. 54 in. widths applied horizontally

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

3. Joints - When tapered edge gypsum board is used, joints covered with joint compound and paper tape. As an alternate, gypsum veneer plaster may be applied to the entire surface of Classified veneer baseboard with joints reinforced with paper tape. When square-edge gypsum board is used, treatment of joints is optional

4. Batts and Blankets - Min 3 in. thick mineral wool batts, friction fit between studs. THERMAFIBER INC-Type SAFB, SAFB FF

5. Sheathing - Min 15/32 in, thick, 4 ft wide, wood structural panels, min grade "sheathing" applied vertically, with vertical joints centered over studs. Attached to studs with 10d galy nails 6 in. OC at the perimeter and 12 in. OC in the field. Sheathing fully covered with a weather resistive barrier

6. Cementitious Backer Units - 1/2 or 5/B in, thick, installed vertically or horizontally over the sheathing with vertical joints centered over studs. All joints offset min 12 in from underlying sheathing joints, Fastened to studs and plates with corrosion resistant 2-1/4 in. long chamfered, ribbed wafer head screws with a minimum head diameter of 400 inches or 2-1/4 in hot-dipped galvanized roofing nails spaced 8 in. OC.

UNITED STATES GYPSUM CO-Type DCB.

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

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

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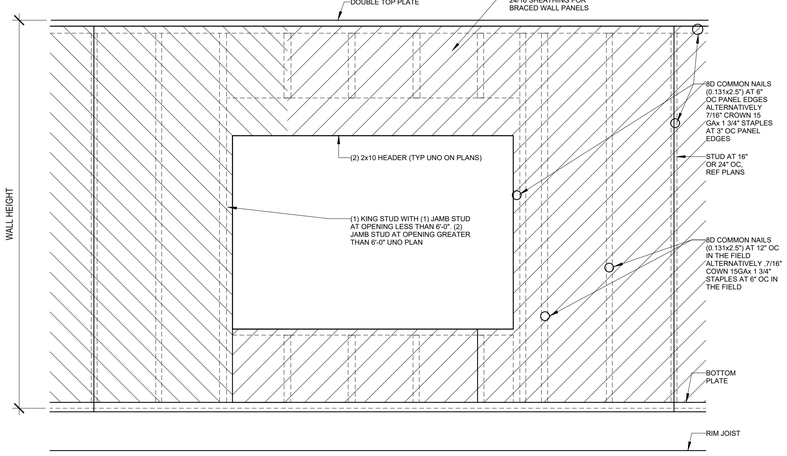
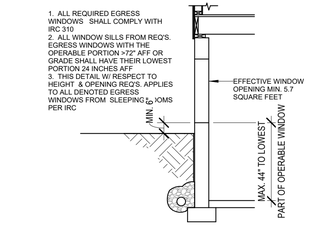
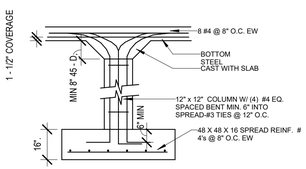
F UL #U303-1 HR WALL ASSEMBLY
N.T.S

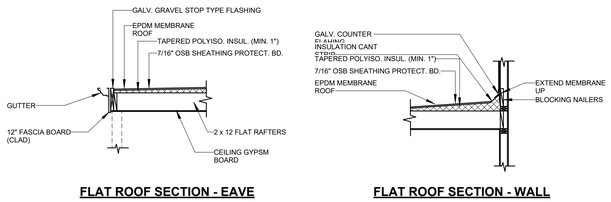




E EGRESS WINDOW CRITERIA-BELOW GRADE
N.T.S

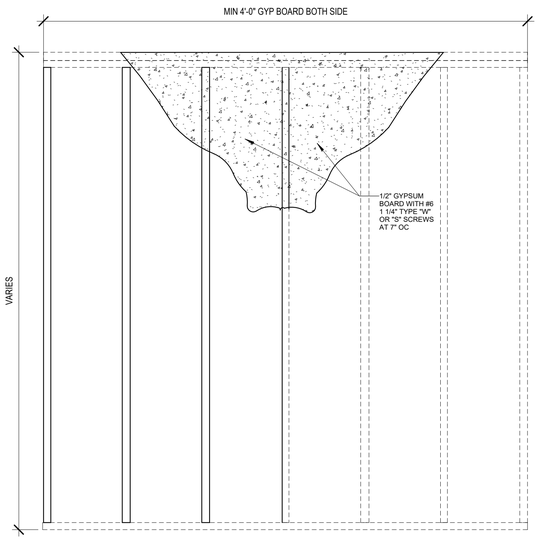


D PEDESTAL FOOTING DETAIL
N.T.S



FLAT ROOF SECTION - EAVE **FLAT ROOF SECTION - WALL**

C FLAT ROOF DETAILS
N.T.S



B METHOD GB CRITERIA
N.T.S

A METHOD CS-WSP CRITERIA
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