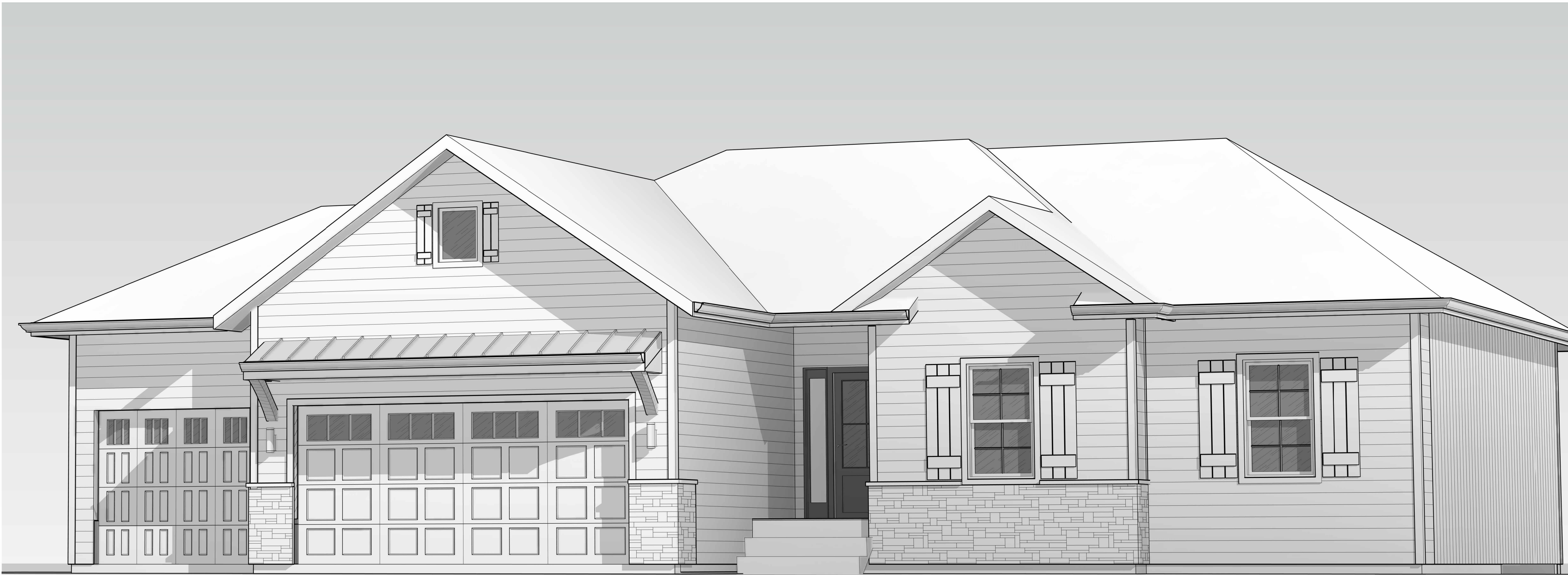


# CORONADO

Lot # HF177 - 2619 SW BARELY FIELD DR.

## General Information



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 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

- 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 (R607.2)
- 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 R802.1.1)
- 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 90 MPH Rated

RELEASE FOR CONSTRUCTION  
AS NOTED FOR PLAN REVIEW  
DEVELOPMENT SERVICES  
LEE'S SUMMIT, MISSOURI  
10/21/2024

CORONADO  
Lot # HF177 - 2619 SW BARELY FIELD DR.

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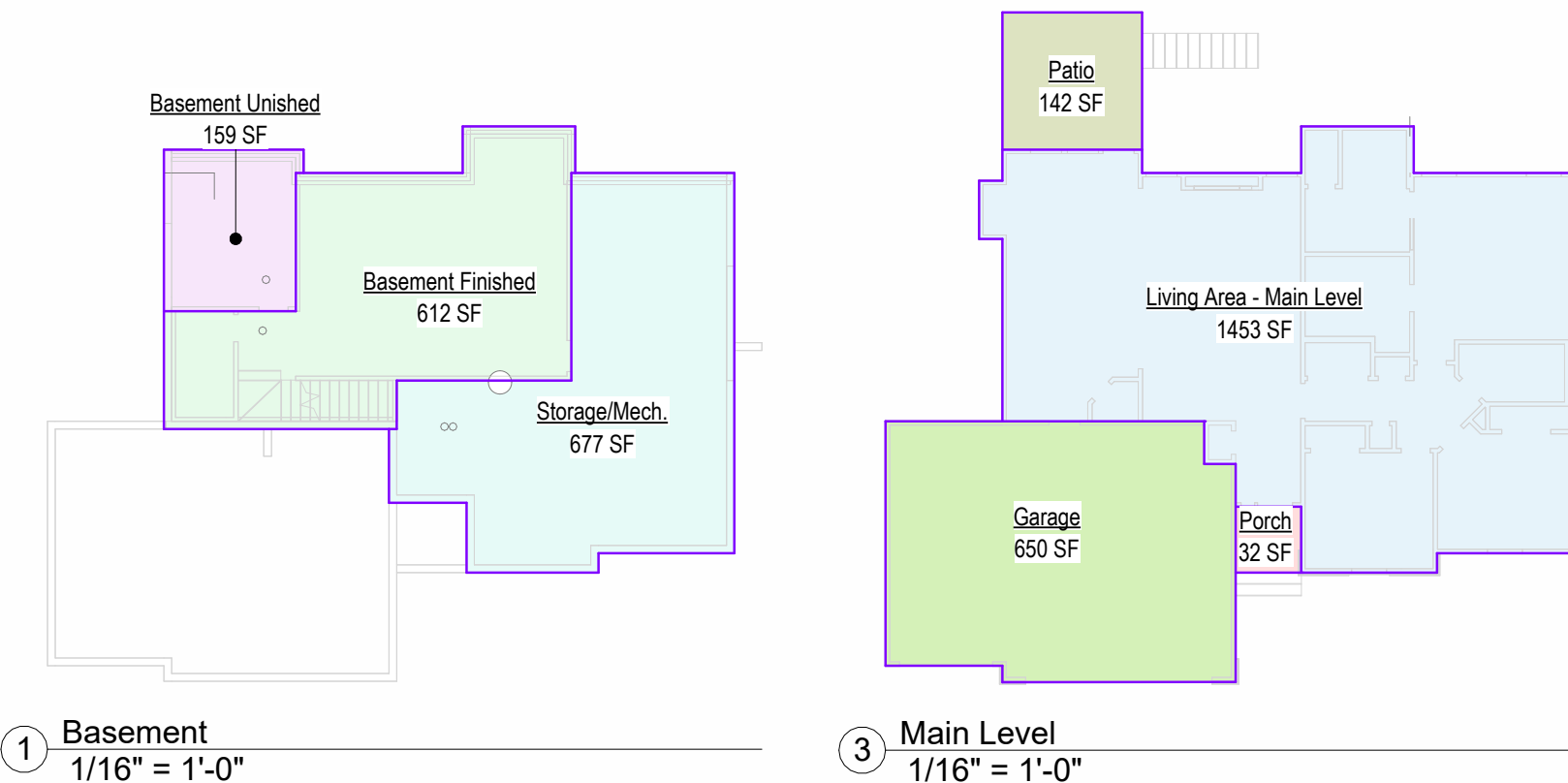
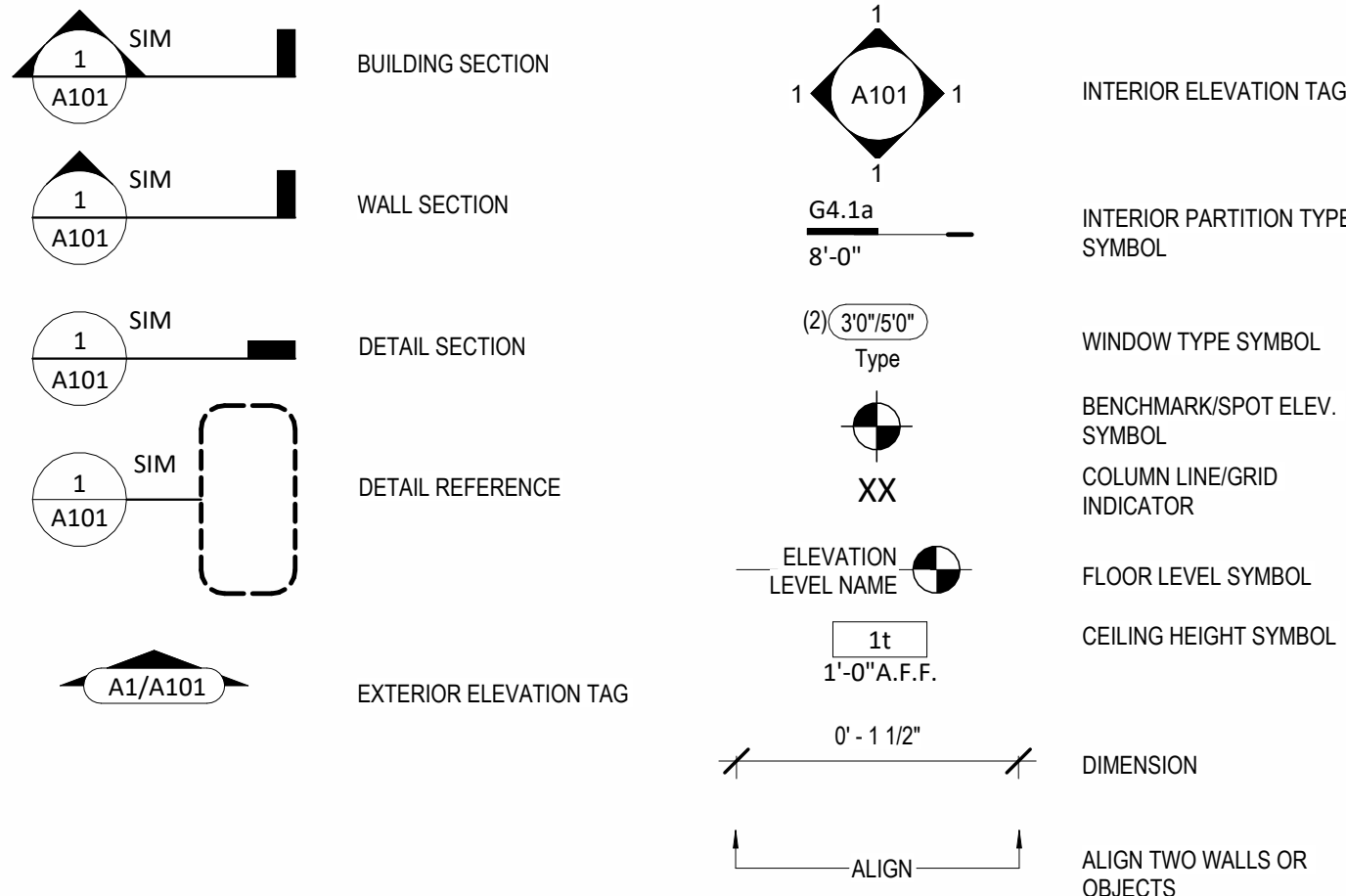
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PLAN DESCRIPTION: Cover Sheet

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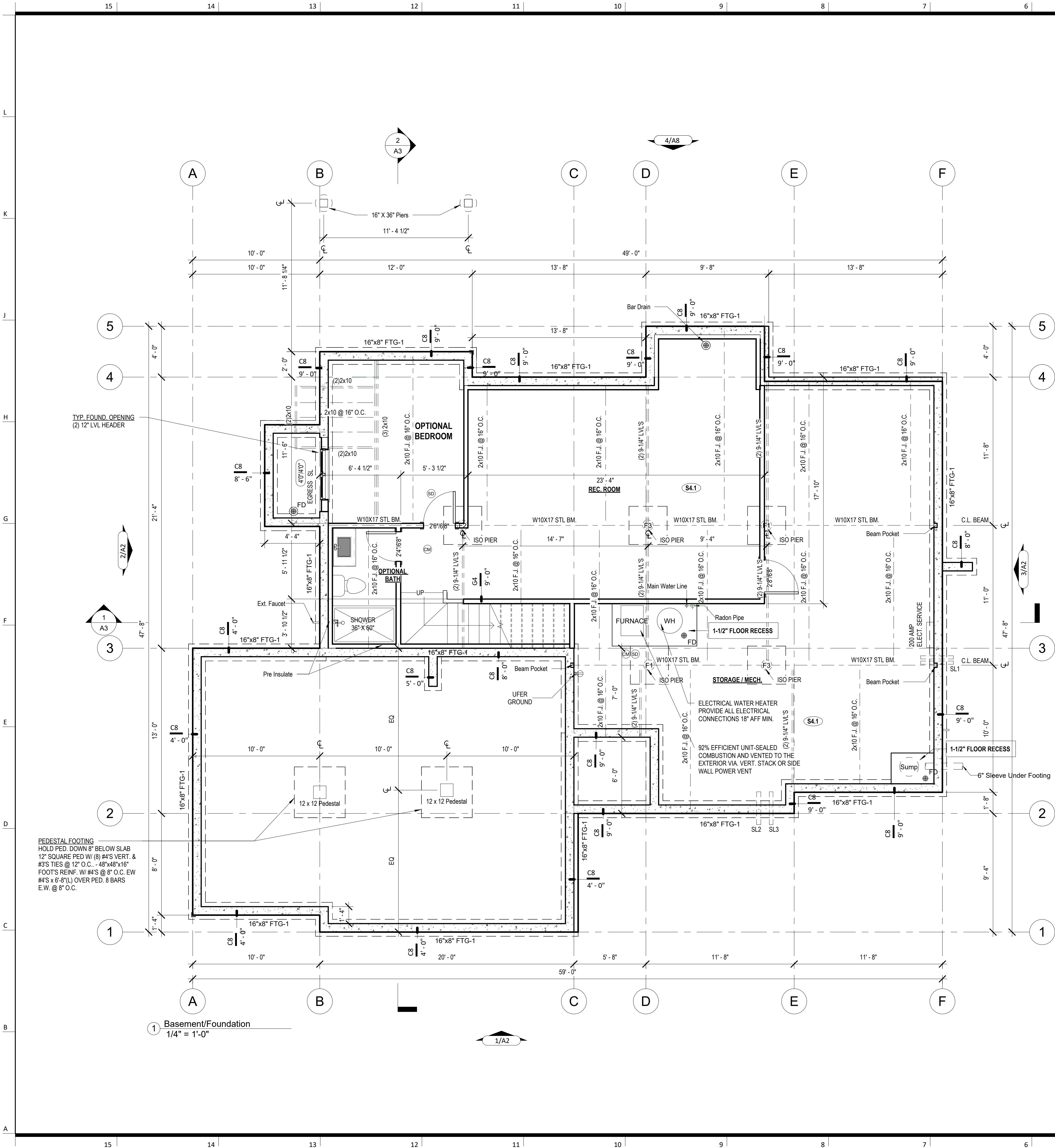


Area Schedule	
Name	Area
Living Area - Main Level	1453 SF
Basement Finished	612 SF
<b>Finished Area</b>	<b>2065 SF</b>
Garage	650 SF
Porch	32 SF
Patio	142 SF
Storage/Mech.	677 SF
Basement Unished	159 SF
<b>Unfinished Area</b>	<b>1659 SF</b>
	<b>3723 SF</b>

### Sheet List

- 00 - Cover
- 00 Cover Sheet
- 05 - Architecture
- A0 Foundation Plan
- A1 Floor Plan - Main Level
- A2 Elevations
- A3 Building Sections
- A4 RCP/Electrical Plan
- A5 Details
- A6 Details
- A8 Grading Options





Foundation Notes:

- FOOTINGSFOUNDATION & 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  $(w_k \pm 1\%)$  AIR ENTRAINMENT.
  5. PROVIDE 4" MIN. CONC. SLAB REINF. W/M @ 12" O.C. E.W.; TOP REINF. OVER PEDESTALS AS INDICATED (W/ 1" F.T. @ 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 @ REINTRANT CORNERS.
  8. 17" (FILL) ANCHOR BOLTS @ 48" O.C. @ EXT. WALLS.
  9. ANCHOR PRESSURE TREATED PLATE @ INT. BEARING WALLS W/ 12" X 4-1/2" H/LT. WEDGE PLATE @ 12" O.C. MAX. 12" FROM ENDS.
  10. PROVIDE 2" LAPS MIN. INCLUDING CORNERS.
  11. INSTALL HOLD-DOWN BOLT ANCHORAGE AS INDICATED ON PLAN.
  12. PROVIDE BUTYLOID 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 OVERCIG AREA WITH #4 BARS AT 24 INCHES O.C. PERPENDICULAR AND HORIZONTAL TO THE WALL, MAXIMUM 4-FOOT OVERCIG.
  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 SUPPORTED LATERALLY AT THE TOP BY SOIL 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
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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Foundation Plan

**A0**

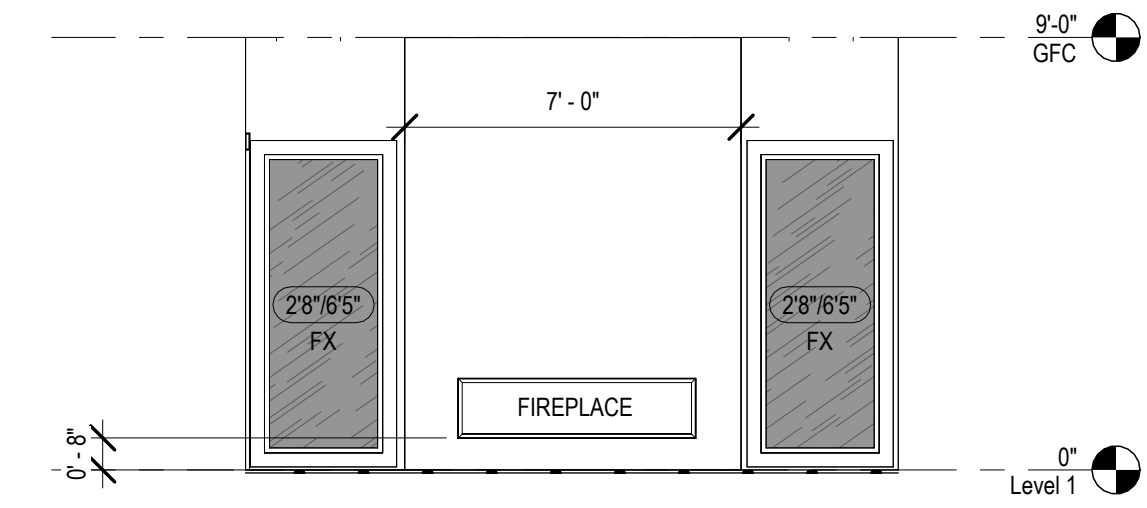
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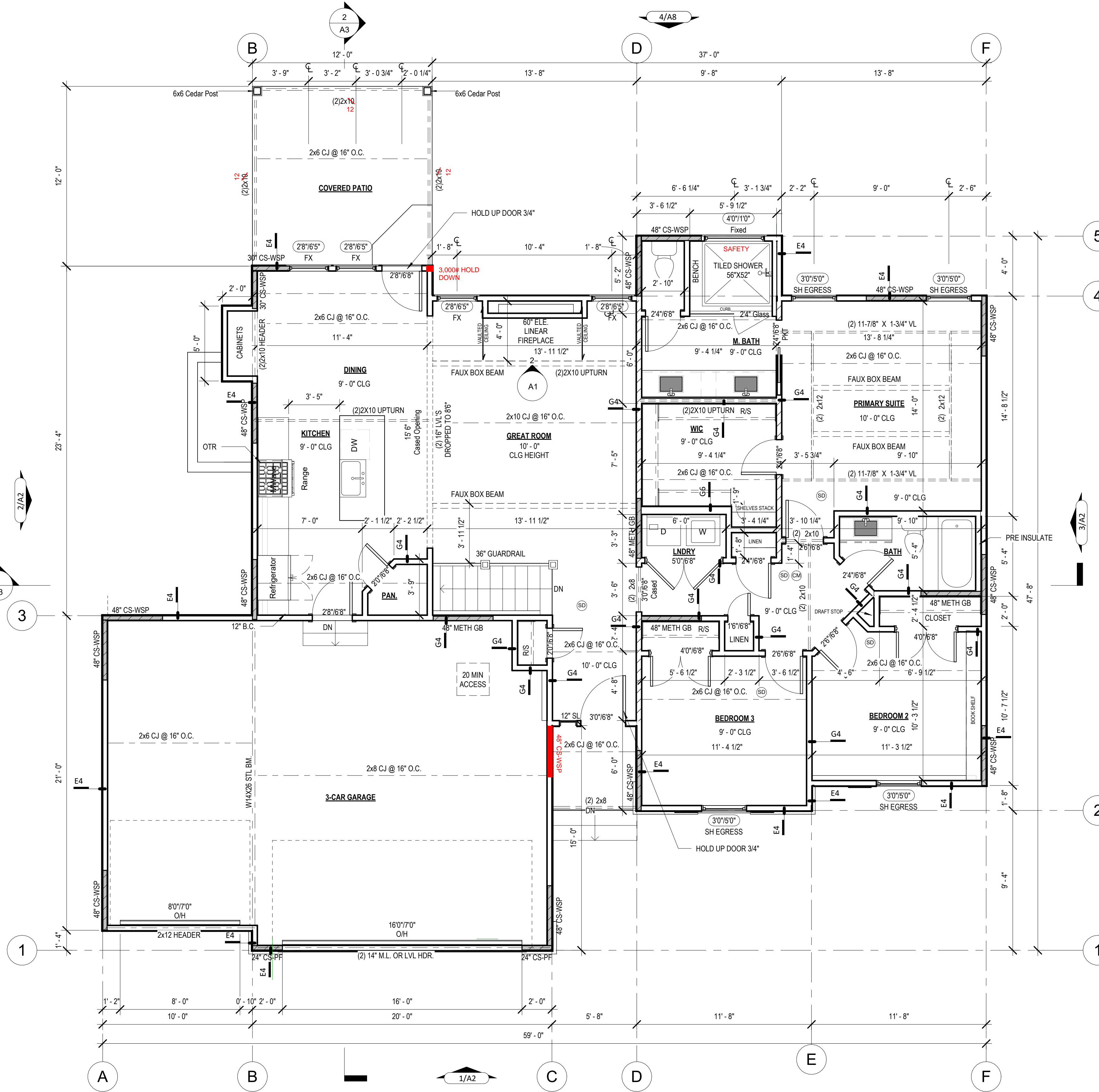


BRACED WALL LINE SCHEDULE						
WALL LINE	TOTAL LENGTH	AVG SPACING	BASE	TABLE R602.10.3 ADJ FACTOR	REQ'D LENGTH	PROVIDED LENGTH
MAIN FLOOR						
A	64.00'	32.00'	23.00'	1.61	37'-0"	37'-0"
B	46.63'	46.63'	14.00'	1.24	17'-4"	20'-0"
C	9.29'	9.29'	3.50'	1.24	4'-4"	8'-6"
1	20.00'	20.00'	6.50'	1.24	8'-1"	10'-6"
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'-6"
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 R602.10.4.1 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 WINDOWS
- ALL GLAZING WITHIN 12" OF THE FINISHED FLOOR, ADJACENT TO DOORS - 2" AND WITHIN DOORS, ABOVE BATHTUBS TO BE SAFETY TYPE GLASS AND LABELED SUCH AS IN COMPLIANCE WITH SECTION 308 OF THE IRC.
  - SHOWER DOORS SHALL HAVE SAFETY GLAZING. HINGED SHOWER DOORS SHALL SWING OUTWARD.
- GARAGES
- GARAGE SEPARATION WALL TO BE 1-HR CONST. MIN. 30" TYPE X GWB, EXTEND TO BOTTOM OF ROOF. DOOR TO BE 20-MIN RATED, 1-3/8" S.C. & EQUIPPED W/ CLOSURE & LATCH.
  - 15 & 20 AMP RECEPTACLES SHALL HAVE GFCI PROTECTION.
  - TYPE X 5/8" GB REQUIRED ON GARAGE CEILING BELOW LIVING AREAS.
- LIGHT AND VENTILATION
- PROVIDE STAIRWAY ILLUMINATION PER R303.7.2
  - 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 6" O.C.
- CYPRESS 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. 13 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 (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 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 5.5 FEET APT.
      - 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 CORN-PLUG CONNECTED TO RECEPT.
- EXTERIOR WALL FRAMING
- BOTTOM SILL PLATES SHALL BE PRESSURE TREATED OR EQUAL.
  - SILL PLATES SHALL BE EXTENDED 6" INCHES ABOVE GRADE.
  - ALL EXT. STUDS TO BE SECURED TO THEIR DOUBLE TOP PLATES W/ (2) 16d NAILS (MIN).
  - ALL EXTERIOR CORNERS TO BE BRACED WITH 7/16" OSB NAILING SCHEDULE SHALL BE 8" COMMON @ 16" O.C. ALONG EDGES & 6" 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 RAFTER LINE & STAGGERED 48" O.C. W/ LONG DIMENSION PERPENDICULAR TO RAFTER LINE & STAGGERED 48" O.C. W/ GALLY SPACER CLIPS ALONG ALL EDGES. SECURE SHEATHING W/ 6" COMMON NAILS TO RAFTERS AT 16" O.C. ALL EDGES.
- UNFINISHED BASEMENT REQUIREMENTS
- FIRE PROTECTION OF FLOORS: FLOOR ASSEMBLIES CONSTRUCTED W/ JOISTS LESS THAN 2X10 DIMENSIONAL LUMBER.
  - JOISTS OR OPEN WEB JOISTS OVER UNFINISHED BASEMENTS SHALL BE PROVIDED WITH 5/8" GWB.
  - UNFINISHED BASEMENTS SHALL BE MIN. R-13 INSULATED WALL OR INSULATED ON FLOORCEILING (MIN R-19).
  - ALL EXPOSED HVAC DUCTING IN UNFINISHED BASEMENTS TO BE MIN R-8 INSULATED OR ENCLOSED INSIDE A LOCKER/CL.
  - UNFINISHED BASEMENTS SHALL HAVE NO CONDITIONED AIR OUTLETS.
- EROSION CONTROL
- EROSION CONTROL MEASURES SHALL BE IN PLACE & IN GOOD WORKING ORDER AT ALL TIMES DURING INSPECTIONS. IN THE EVENT THAT THEY ARE NOT, THE INSPECTOR MAY CANCEL THE INSPECTION UNTIL SUCH TIME THE EROSION CONTROL MEASURES ARE IN PLACE. A FINE, RE-INSPECTION FEE & STOP-WORK ORDER MAY BE ISSUED IF EROSION CONTROL IS NOT ADDRESSED. MINIMUMS INCLUDE:
    - A. SILT FENCE OR STRAW BATTLE AROUND ALL DISTURBED SOIL. SHALL BE IN PLACE BEFORE ANY EXCAVATION BEGINS.
    - B. TEMPORARY GRAVEL CONSTRUCTION ENTRANCE. THIS ENTRANCE SHOULD BE THE ONLY ENTRANCE & EXIT USED FOR VEHICLES INTO & OUT OF THE SITE.
    - C. STREETS SHALL BE MAINTAINED FREE OF ALL SOIL & GRAVEL IN A BROOM CLEAN CONDITION AT ALL TIMES.
- WOOD FRAMING, 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 PANEL EDGES.
  - SHEATH EXT. WALLS W/ 7/16" OSB NAILED W/ 8d @ 6" O.C.
  - HEADERS: PROVIDE (2) 2 x 4 (SYP OR DFL #2 OR BETTER) UNO. CONSTRUCT HEADERS W/ 2 x 3 & 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.
  - 2 x 4 J.C.I. & RAFTERS TO BE SYP OR DFL GRADE #2 OR BETTER.
  - EXT. WALL STUDS & LOAD BEARING WALLS TO BE CONTINUOUS FROM FLOOR TO ROOFCEILING DIAPHRAGM PER IRC 602.3
  - STUDS, RAFTERS JOISTS, MIS. LUMBER MIN. GRADE #2 D.F. OR S.Y.P.
- PHYSICAL SECURITY ORDINANCE
- OWNER/BUILDER IS RESPONSIBLE FOR COMPLIANCE OF PHYSICAL SECURITY ORDINANCE FOR THE LOCAL JURISDICTION.



**CORONADO**  
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Architect:  
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Floor Plan - Main Level

**A1**

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**10/21/2024**

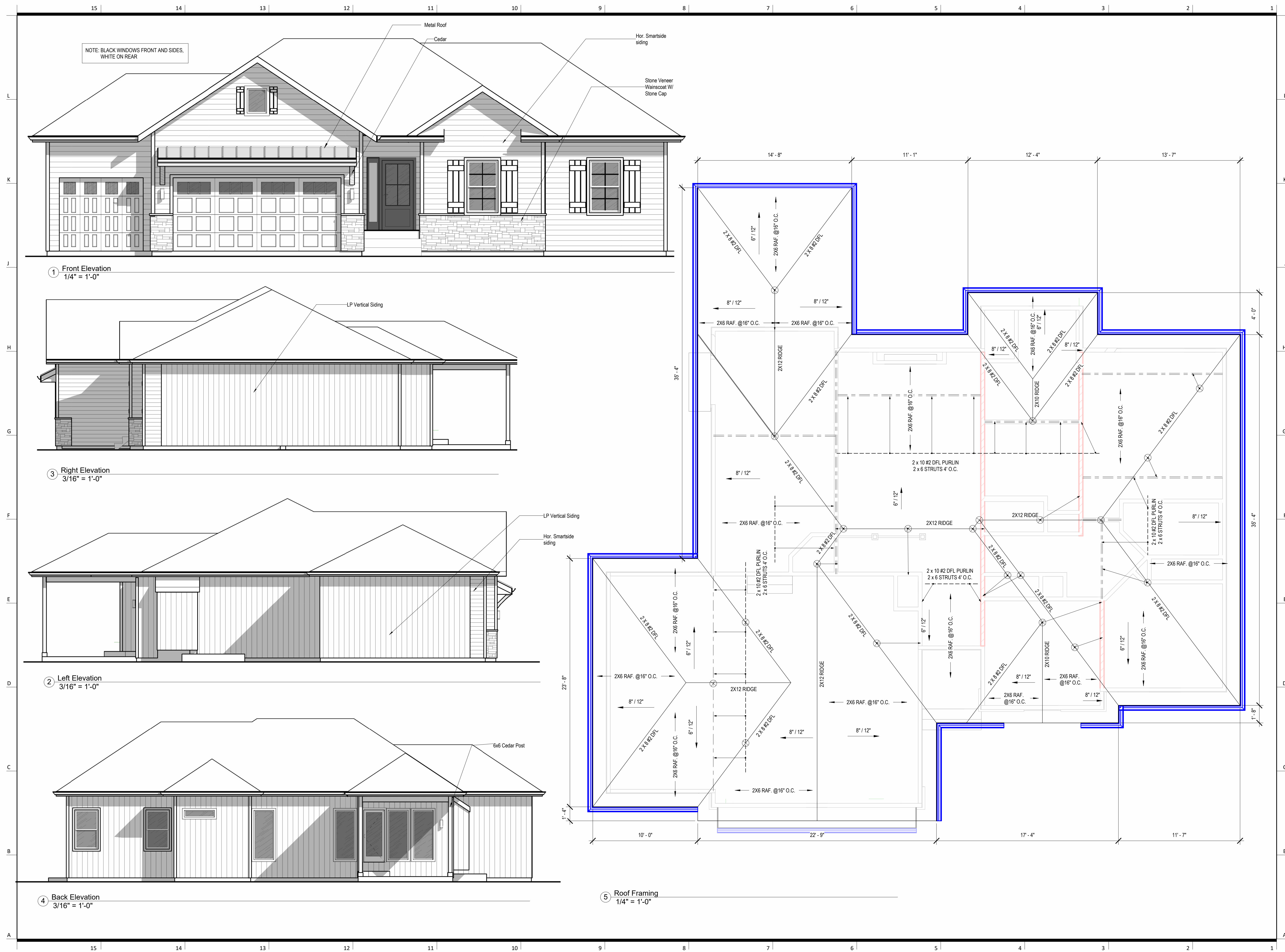




Lot # HF177 - 2619 SW  
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# A2

Project Number: 10/21/2023



CORONADO  
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Building Sections

A3

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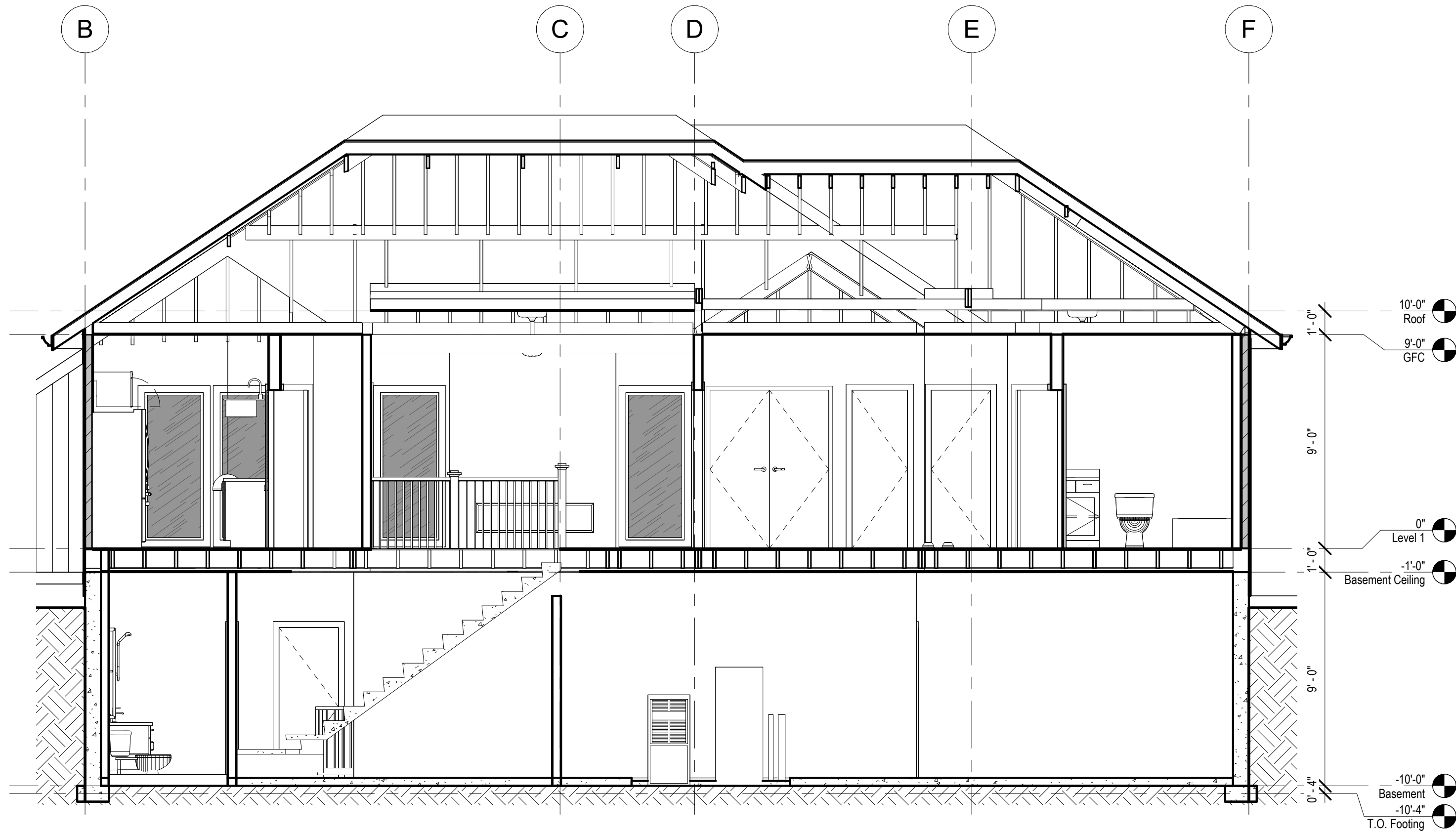
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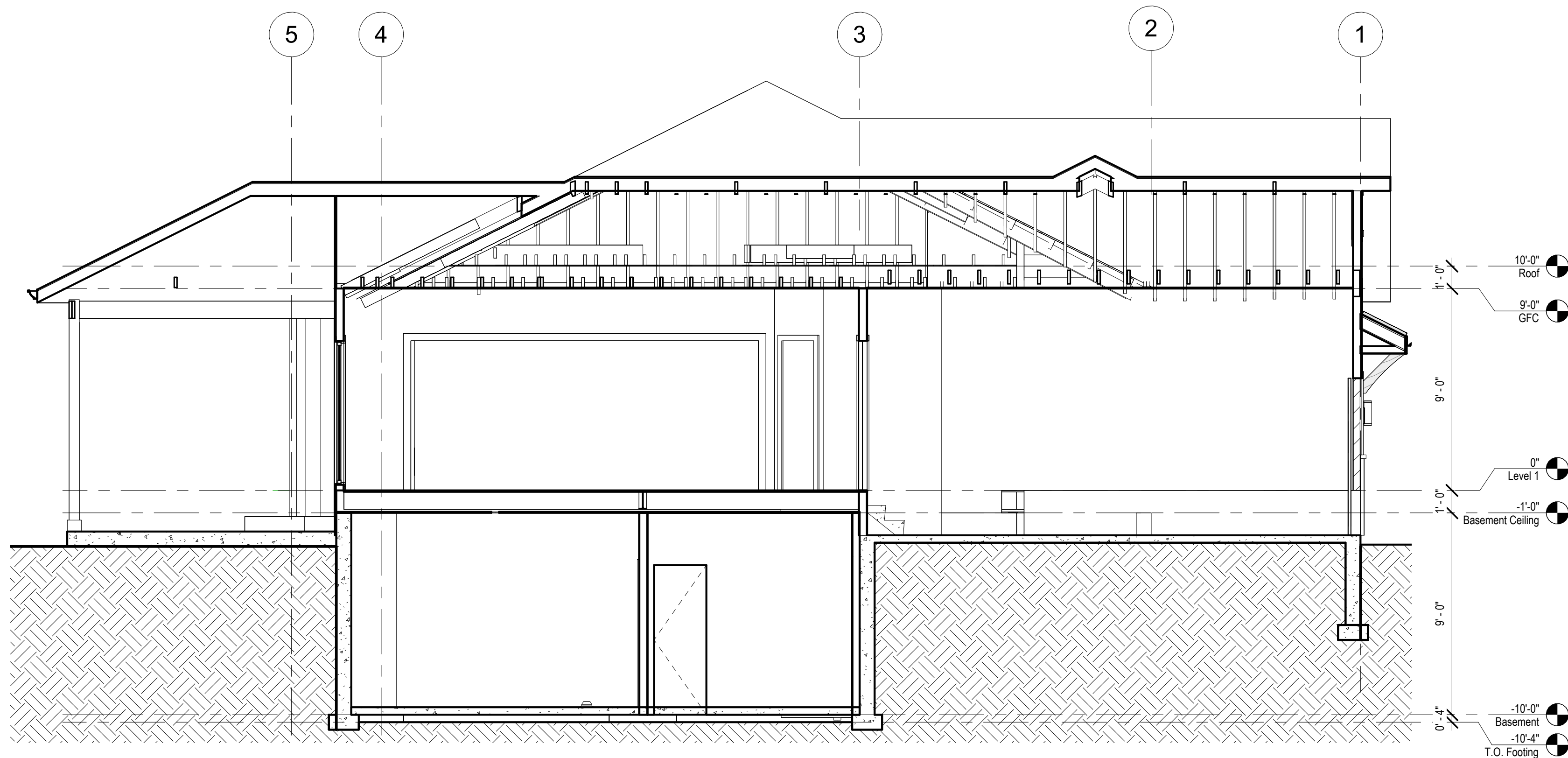
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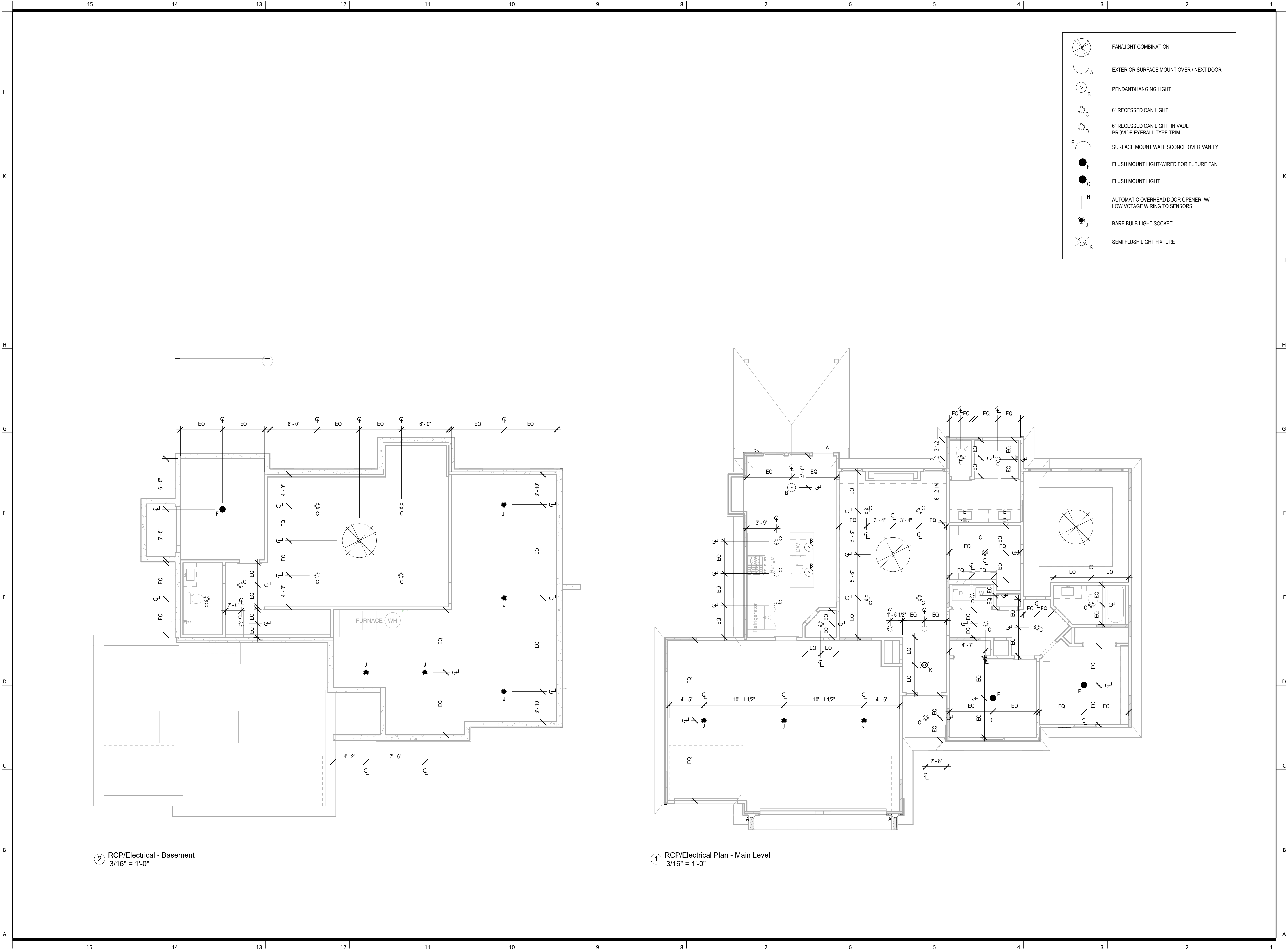


1 Building Section - 2  
1/4" = 1'-0"



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





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RCP/Electrical Plan

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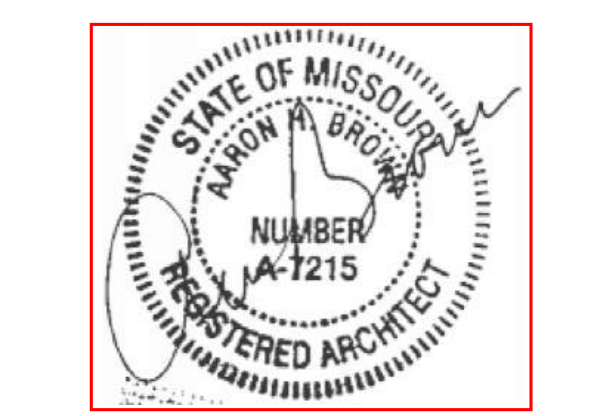
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Details

A6

