

Greystone - Masterplan

Lot: 136 Hook Farms
Address: 2623 SW Tracker Lane Lees Summit, MO

General Information



Greystone - Masterplan

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 on Grade:	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

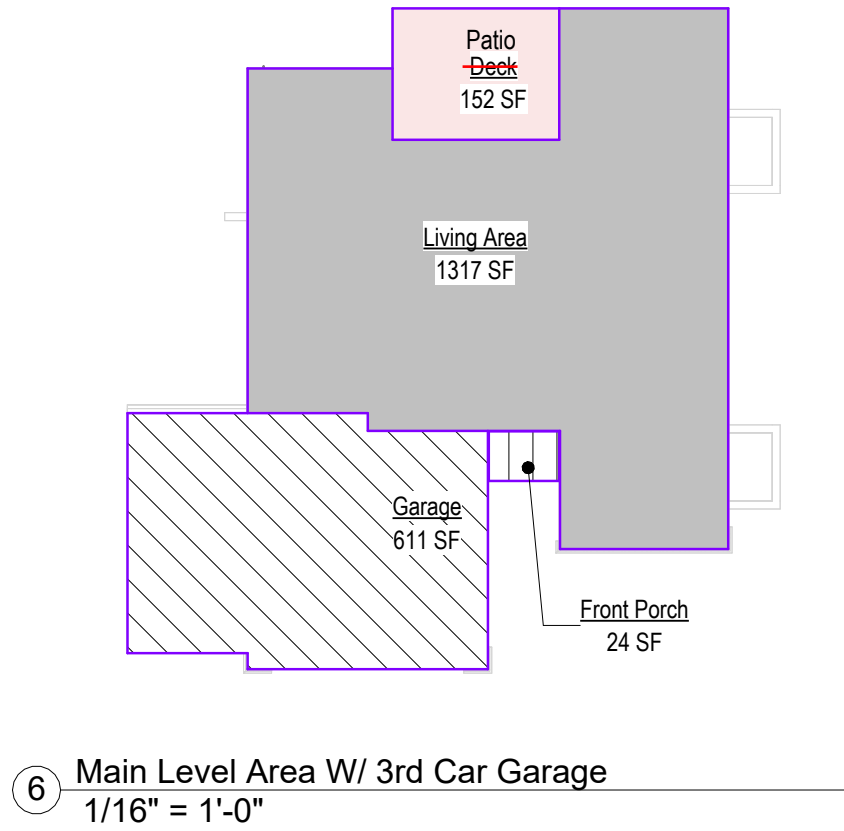
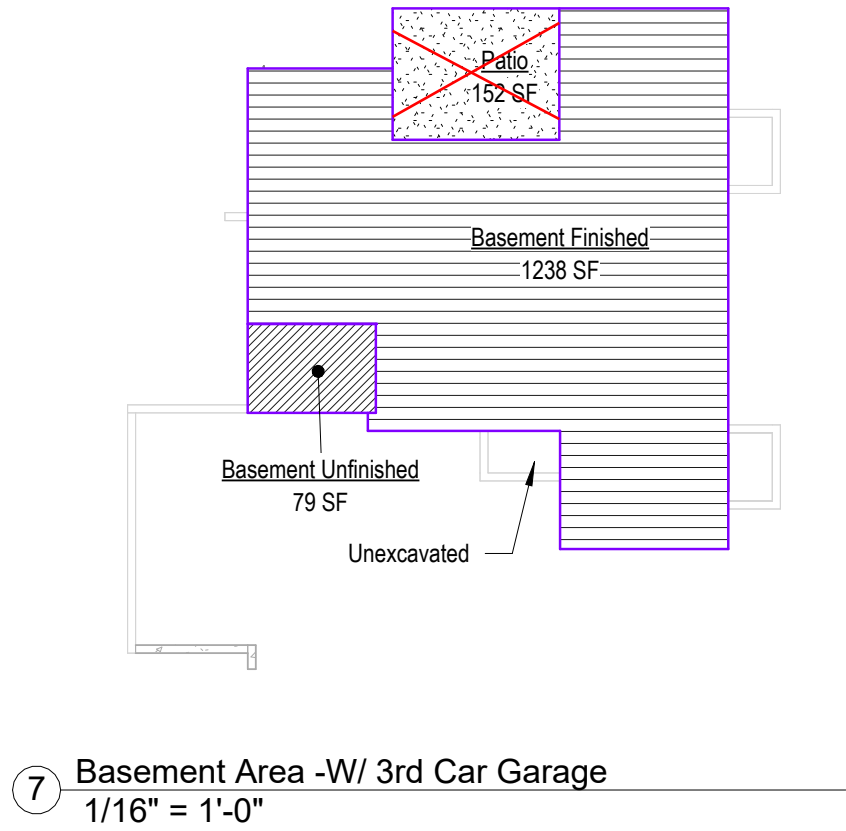
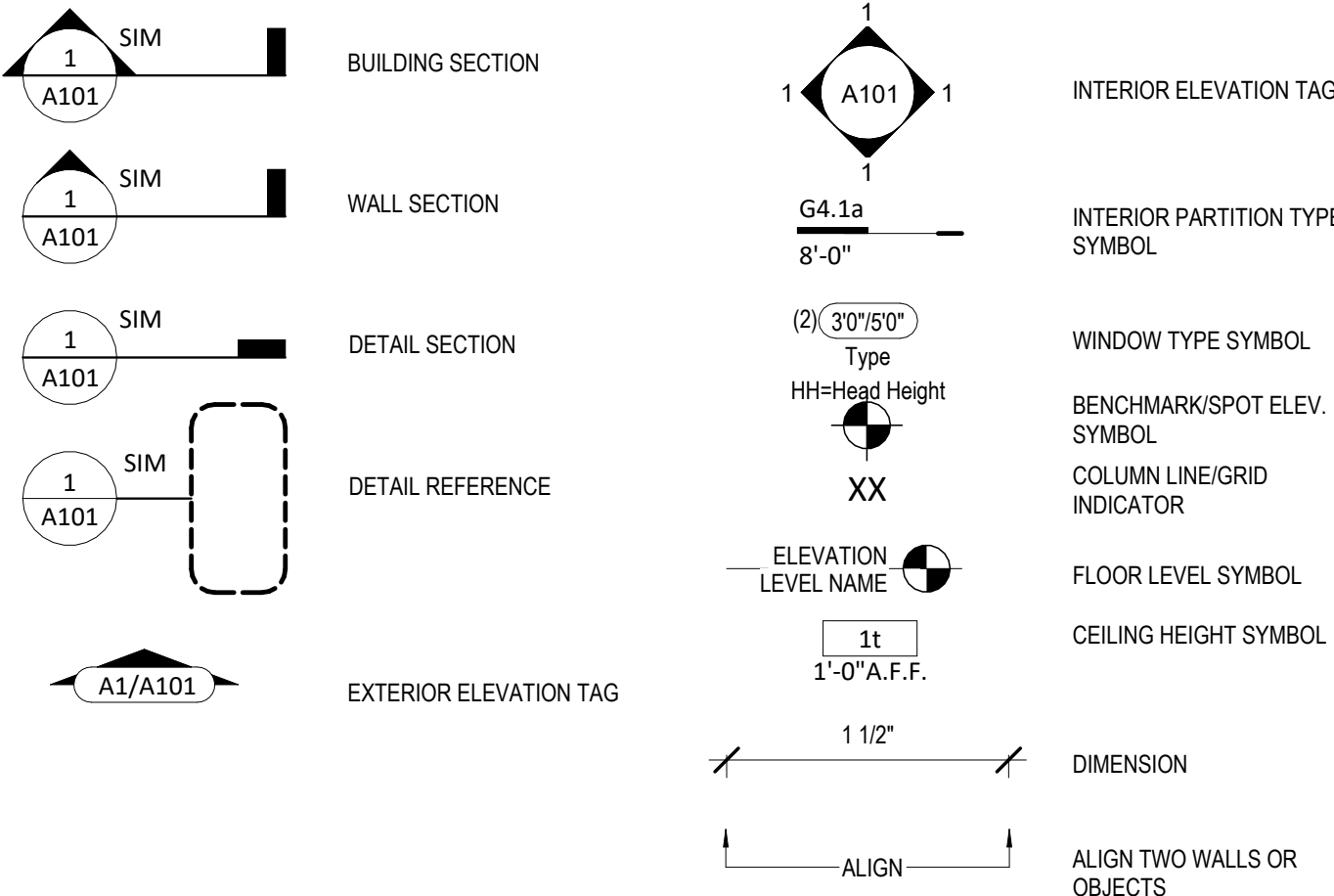
An energy efficient certificate is required to be posted in or on the electrical panel before the final inspection. The certificate will be provided with all new residential permits. It is the permit holder/contractor's responsibility to ensure the certificate has accurate information and is posted before 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. (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
- Garage Door Rating: DASMA 115 MPH Rated

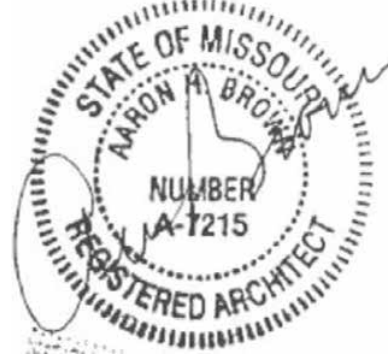
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Sheet List	
Sheet No	Sheet Name
00	Cover Sheet
A101	Front Elevations
A301	Side Elevations - Full Basement
A302	Side Elevations - Daylight Basement
A303	Side Elevations - Walkout Basement
A401	Floor Plan - Main Level
A501	RCP/Electrical Plan
A601	Roof Plan
A602	Roof Plan
A701	POD Options
A702	Floor Plan - Basement
A801	Details
A802	Details
A803	Details



Area W/ 3rd Car Garage	
Name	Area
Basement Finished	1238 SF
Living Area	1317 SF
	2556 SF
Basement Unfinished	79 SF
Deck	152 SF
Front Porch	24 SF
Garage	611 SF
Patio	152 SF
	404 SF
	866 SF

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



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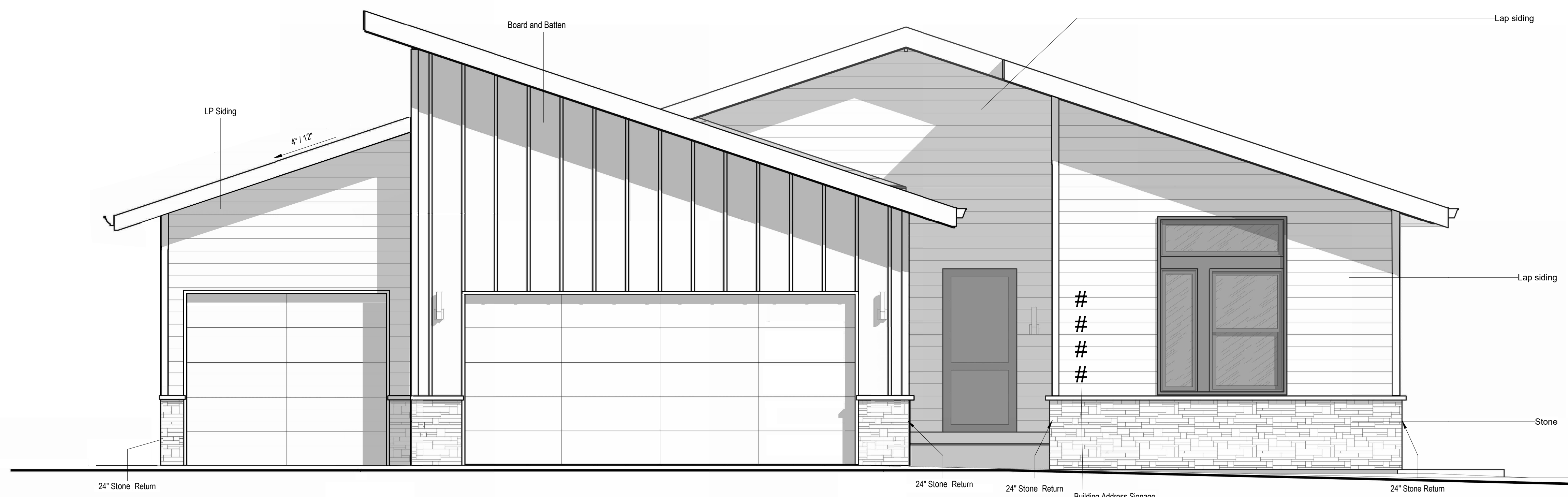
Permit Set

PLAN DESCRIPTION: Cover Sheet

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Project No.

Greystone - Masterplan



Note : LP Siding inside Entry / Porch

② Front Elevation - Shed - Board & Batten
3/8" = 1'-0"



architect:
Elevate Design + Build
1040 SW Luttrell Road
Blue Springs, MO 64015
816.622.8826 voice
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PROJECT

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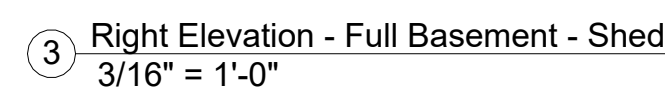
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Front Elevations - shed

DATE ISSUED _____

DRAWING NUMBER

A101.1



Asphalt Shingles

Trim - 4" (typ, all inside and outside corners)

LP, Vertical Siding

LP, Vertical Siding

LP, Vertical Siding

4" / 12"

(2x) 30"x60" MD HH=6'-8"

(30"x65" Fixed HH=6'-8")

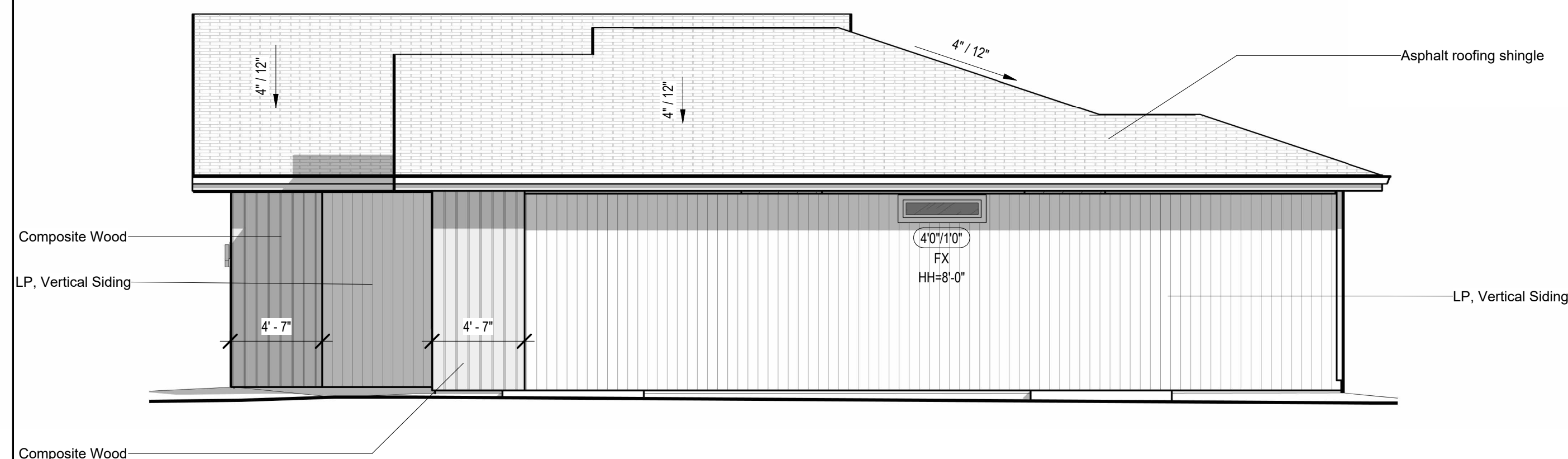
(30"x65" Fixed HH=6'-8")

(30"x65" Fixed HH=6'-8")

(2x) 30"x60" MD HH=6'-8"

4" / 12"

④ Back Elevation - Full Basement - Shed
 $3/16" = 1'-0"$



① Left Elevation - Full Basement - Shed
3/16" = 1'-0"

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DRAWING TITLE
Side Elevations - Full Basement -
Shed

DATE ISSUED

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A301.1

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

FOOTING FOUNDATION & CONCRETE NOTES

- 1. TO ADDRESS DIFFERENTIAL SETTLEMENT, ALL INTERIOR BEARING AND EXTERIOR FOUNDATION WALLS SHALL BE CONCRETE. WALLS UNLESS NOT UNDESIGNED EXIST.
- 2. EXISTING WALLS TO BE REPLACED MIN. 36" BELOW FINISH GRADE.
- 3. CONCRETE IS BASED ON MIN. OF 2,500 PSI COMPRESSIVE STRENGTH TO ACHIEVE THE FOLLOWING BOLDING:
 - A. 1,000 PSI FOR EXISTING FOUND. WALLS & VERT. SUPPORTS
 - B. 3,000 PSI FOR GARAGE FLOOR
- 4. CONC. EXPOSED TO WEATHER SHALL HAVE 6%+1% AIR ENTRAINMENT
- 5. REINFORCEMENT: MIN. CONCRETE COVER: WALLS & VERT. SUP. TOP REINFOR PER FEEDBACK AS INDICATED (4" X 7" @ 6" O.C. / 6" O.C. / PLACE OVER MIN. 6" VAPOR BARRIER)
- 6. REINFORCE EXIST. FT. WALLS WITH #2 REINFT. @ 24" O.C. / MIN. 2" CONT. AT BOTTOM
- 7. PROVIDE MIN. 4" FT. OF #4 DOORS/MS @ NEARLY BEARING CORNERS
- 8. 12"X12"X16" ASTMA A901 ANCHOR BOLTS @ 48" O.C. @ EXIST. WALLS
- 9. PROVIDE EXISTING TREATED PLATE OR 1" X 2" BEARING WALLS W/ 12" X 2" X 16" WELLS BEHIND
- 10. PROVIDE 24" LAPS MIN. INCLUDING CORNERS
- 11. INSTALL HOLD-DOWN ANCHORS AS INDICATED ON PLAN
- 12. PROVIDE 2" MIN. CONCRETE COVER
- 13. SOIL BEARING CAPACITY IS NOT ASSUMED TO BE GREATER THAN 2,000 P.S.F. PER THE CURRENT FOUNDATION DESIGN. ALL COMPLETED FILL AREAS REQUIRE A SPECIAL INSPECTION

STEEL COLUMNS & OTHER BASEMENT FOUNDATION NOTES

1. ALL STEEL PIPE COLUMNS TO BE 3" (OR 3/2") SCHEDULE 40 GRADE
2. INTER BEARING WALLS & COLUMNS SHALL BE ISOLATED FROM THE BASEMENT FLOOR
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 FEET OVERDIG.
5. AT WALKOUTS THE FOUNDATION WALL SHALL BE INSULATED W/ A MINIMUM R-8 INSULATION FOR A MINIMUM 6" FLOOR SLAB. THE BOTTOM OF THE SLAB SHALL BE INSULATED.
6. WHERE FLOOR JOISTS ARE PARALLEL TO THE FOUNDATION WALL, THE WALL SHALL SUPPORTED LATERALLY AT THE TOP BY SLOD BLOCKING FOR MINIMUM OF TWO JOISTS, SPACED NOT MORE THAN 4 FEET O.C.

Diagram illustrating the components of a partition wall assembly:

- Partition Material Type
- Nominal Stud/Partition Thickness
- Fire Rating or other modifier
- G4.1a**
- 8'-0"
- Partition Height. Omitted at walls spanning full height

Note:
Basement Walls Framed 1" Short
Below Beams and Joists.

2" Water Sleeve 16"
below footing

Note: Run water main to
furnace room under footing.
DO not drill wall.

6" Sewer sleeve 16"
below footing
Ext. cleanout in line
w/ Sewer sleeve

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architect:
Elevate Design + Build
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JANUARY 1, 2025

REVISIONS

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PROJECT
Lot: 136 Hook Farms
Address: 2623 SW Tracker Lane
Lees Summit, MO

DRAWING TITLE
Foundation Plan - Full Basemenet

DATE ISSUED

DRAWING NUMBER

A401.1

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Structural Foundation Schedule						
Type	Width	Length	Depth	Reinforcing		Comments
Footing						
F1	3'- 0"	3'- 0"	1'- 0"	Reinf w/ (6) #4's, rebar count is each way, equal centers		GARAGE PEDISTAL
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.		
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>

Foundation Notes:

FOOTINGS FOUNDATION & CONCRETE NOTES

1. ALL JOISTS SPACING TO BE 16" O.C. ALL INTERIOR BEARING AND EXTERIOR FOOTINGS & PADS TO BE PLACED MAX. 18" INCHES UNDISTURBED MATERIAL BELOW.
2. EXT. FOOTING TO BE EXCAVATED MIN. 36-INCHES BELOW FIN. GRADE
3. DESIGN IS BASED ON COM. OF 2,500 PSI. CONCRETE. VERIFICATION TO ACHIEVE THE FOLLOWING BASED UPON:
 - A. 1,000 PSI FLOOR SLAB. WALLS & VERT. SUPPORTS
 - B. 1,500 PSI FOR GARAGE FLOOR
4. CONC. EXPOSED TO WEATHER TO HAVE 6% (+/-) AIR ENTRAINMENT.
5. PROVIDE 4" MIN. CONC. SLAB REINF. WITH 12" O.C. E.W. TOP REINF. OVER PEDESTALS AS NOTICED (MAX. 7' FT. @ 8" O.C. E.W. PLACE OVER E.M.V. VAPOR BARRIER)
6. REINFORCE EXTERIOR WALLS WITH 4" @ 24" E.W. REINFORCE W/ (2) @ CONT. AT BOTTOM
7. PROVIDE 1" X 40" L.F. @ 4'-0" SPACES @ REINFORCEMENT CORNERS
8. 12"X12"X16" ASTM A367 ANCHOR BOLTS @ 4' O.C. EXT. WALLS
9. ANCHORING PRESURE TREATED PIPE @ INT. BEARING WALLS 10" @ 12" X 42" H-12T
10. PROVIDE 12" @ 12" O.C. MAX. 12" FROM CORNER
11. PROVIDE 24" LARS MIN. INCLUDING CORNERS
12. INSTALL HOLDOWN BOLT ANCHORAGE AS INDICATED ON PLAN
13. PROVIDE BITUMINUM DAP-PROOFING AT FOUNDATION WALLS
14. 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 BEARING ABOVE
4. ALL EXTERIOR FOUNDATION WALLS, REINFORCEMENT SHALL BE THE FOUNDATION WALL TO 2 FEET BEYOND THE OVERSIDE AREA WITH MAX. 48" AT 24" INCHES O.C. PERPENDICULAR AND HORIZONTAL TO THE WALL. MAXIMUM 4" O.C. OVERLAP
5. ALL EXTERIOR FOUNDATION WALLS SHALL BE INSULATED WITH A MINIMUM R-6 INSULATION FOR A MIN. OF 3 FEET BELOW THE BOTTOM OF THE SLAB
6. ALL EXTERIOR FOUNDATION WALLS SHALL BE ISOLATED FROM 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.

STEEL COLUMN & OTHER BASEMENT FOUNDATION NOTES

1. ALL STEEL PIPE COLUMNS TO BE 7" OR 3" 17" SCH. 40S 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 WALL/COLUMN FOUNDATION AREA, REINFORCE THE SLAB FROM THE FOUNDATION WALL TO 2" FEET BEYOND THE OVERSIDE AREA WITH #4 BARS AT 14" ON C. PERPENDICULAR AND PARALLEL TO THE WALL. MAXIMUM 4" FOOT DEPTH
5. AT WALL/COLUMN FOUNDATION AREA, REINFORCE THE SLAB WITH A MINIMUM #6 INSULATION FOR A MIN. OF 3" FEET BELOW THE BOTTOM OF THE SLAB
6. ALL JOINTS ARE TO BE 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.

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Lees Summit, MO

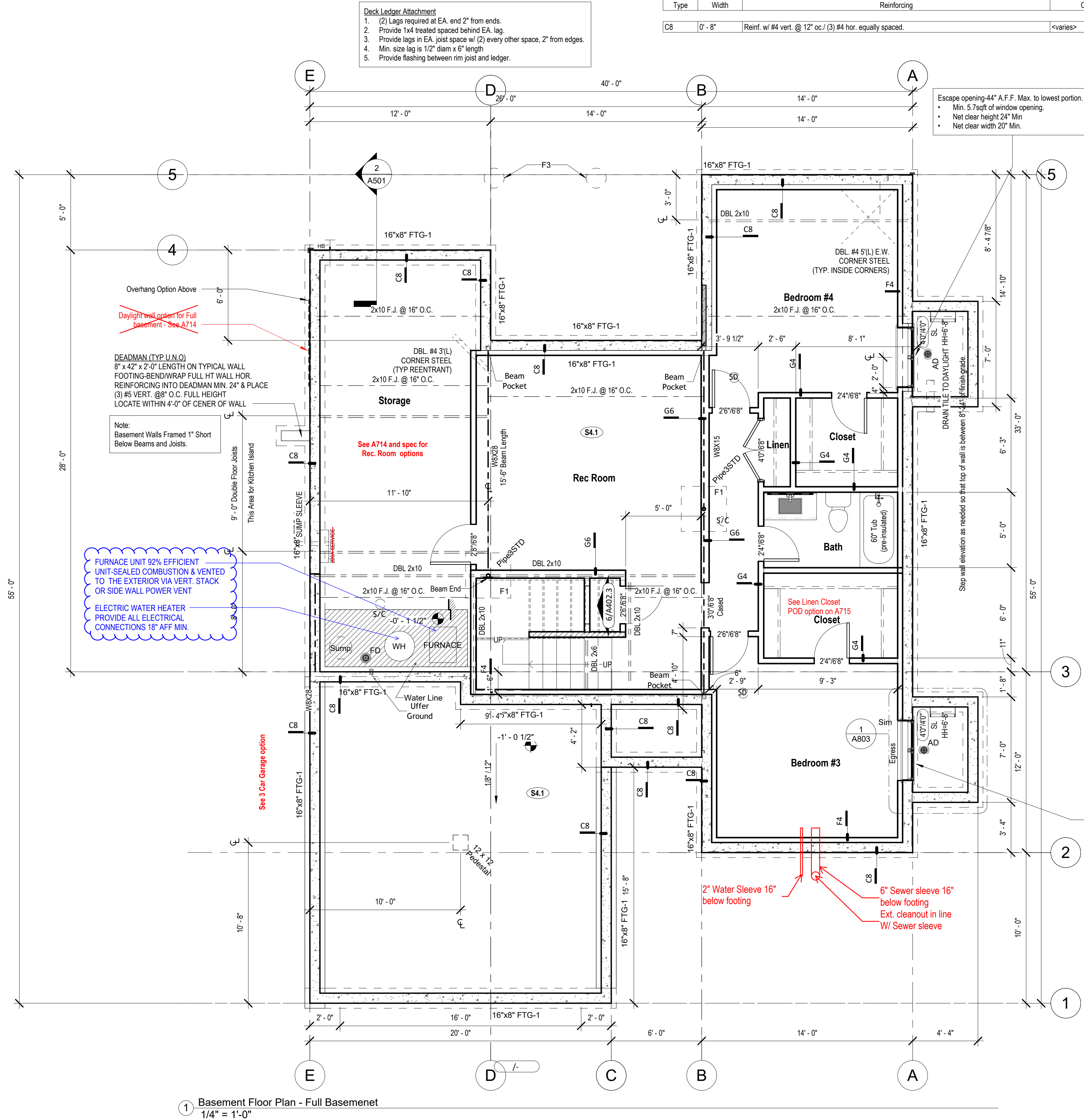
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Floor Plan - Full Basement

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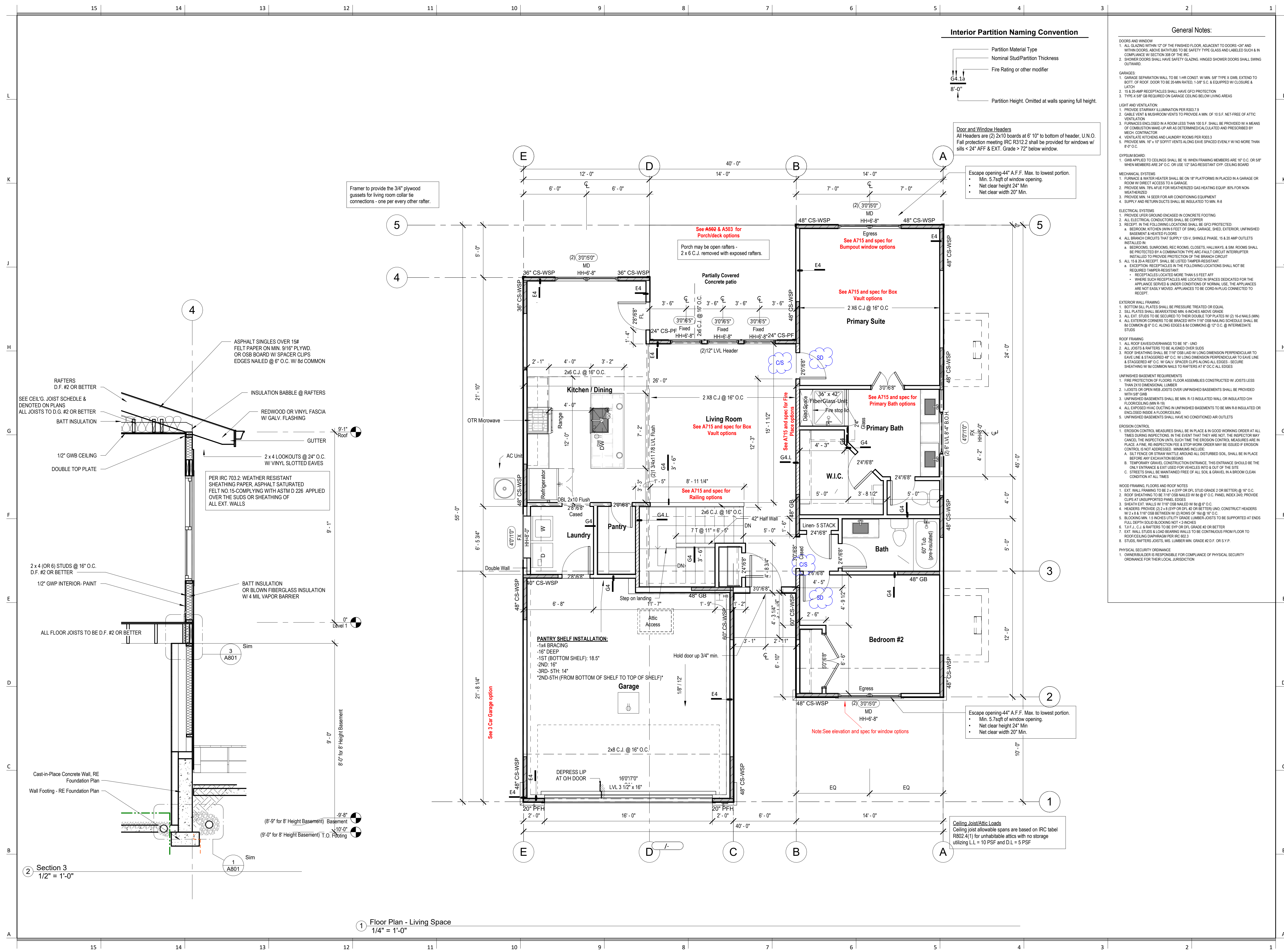
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Address: 2623 SW Tracker Lane
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A501

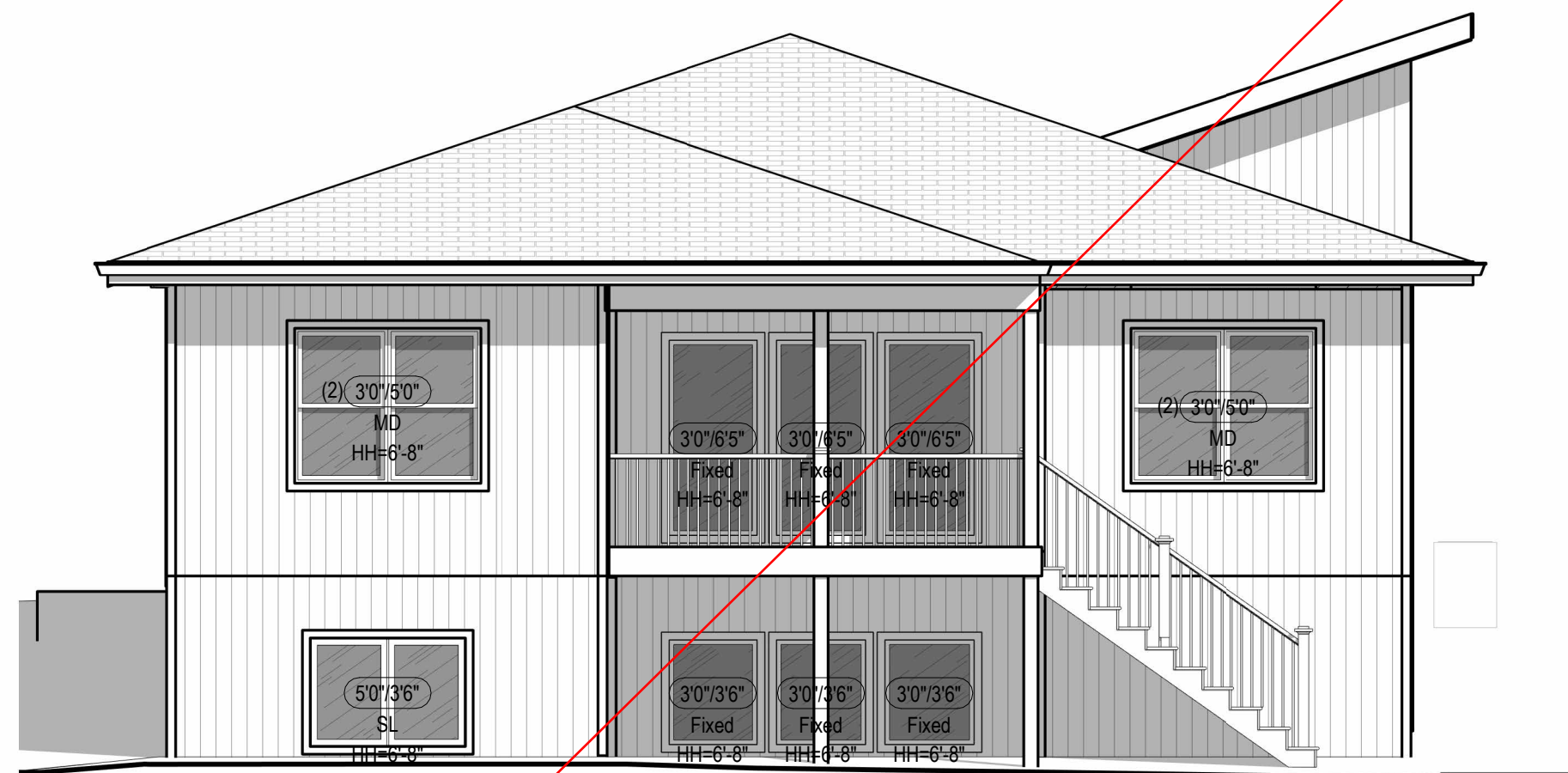
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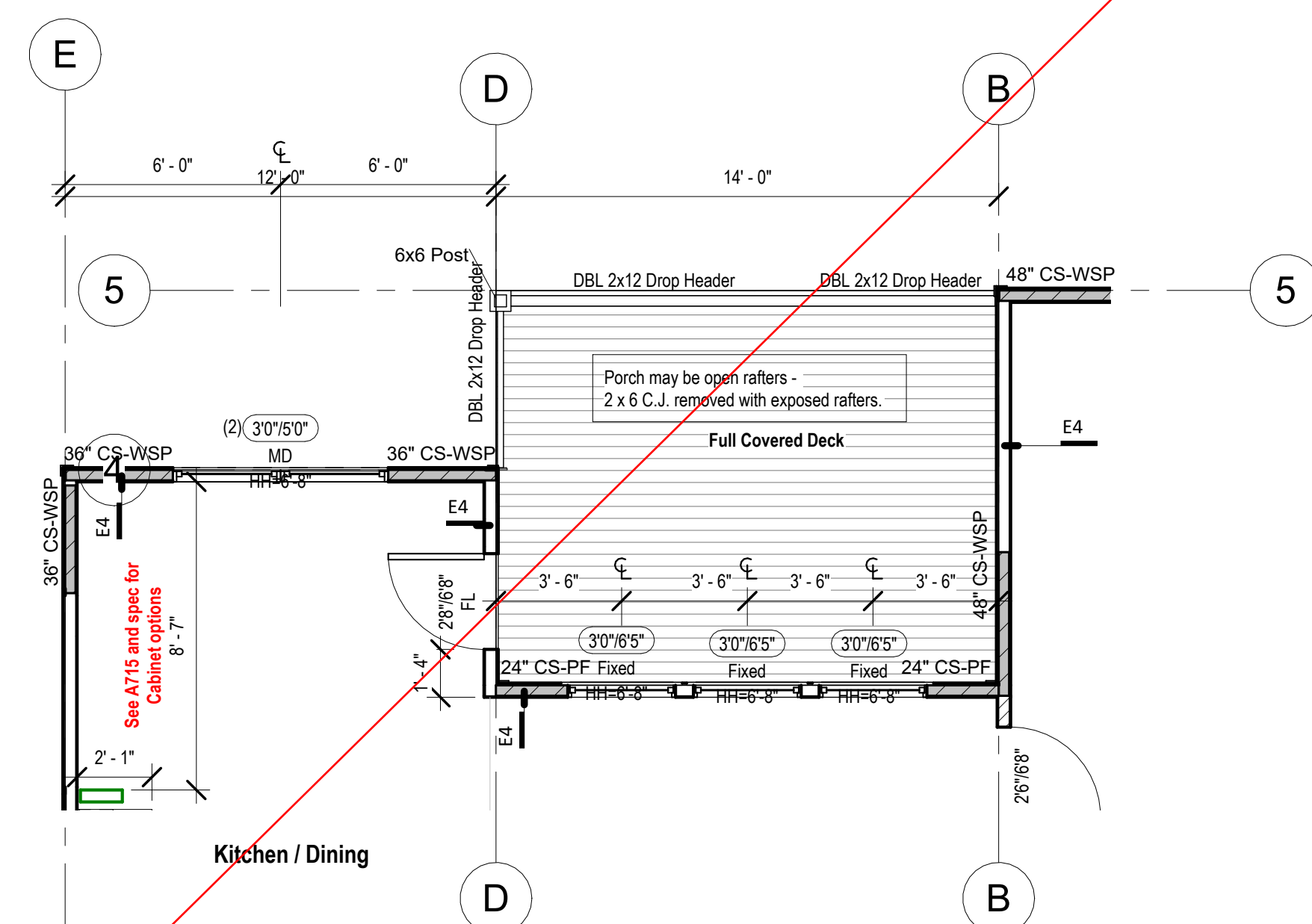
6 Back Elevation - Deck for Walkout Basement - shed - Full covered Deck
3/16" = 1'-0"



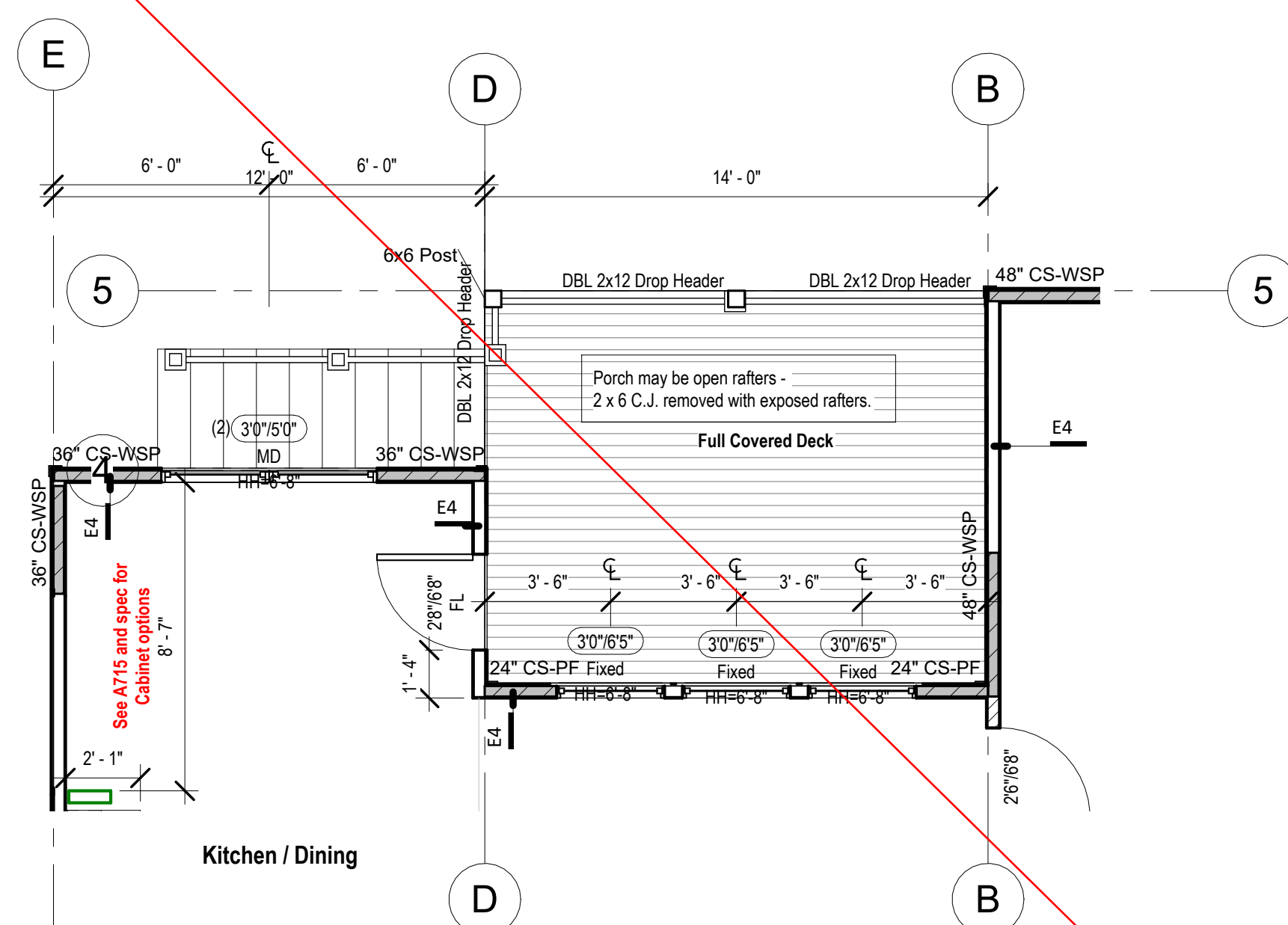
Back Elevation - Deck for Daylight Basement - shed - Full covered Deck
 5 $\frac{3}{16}" = 1'-0"$



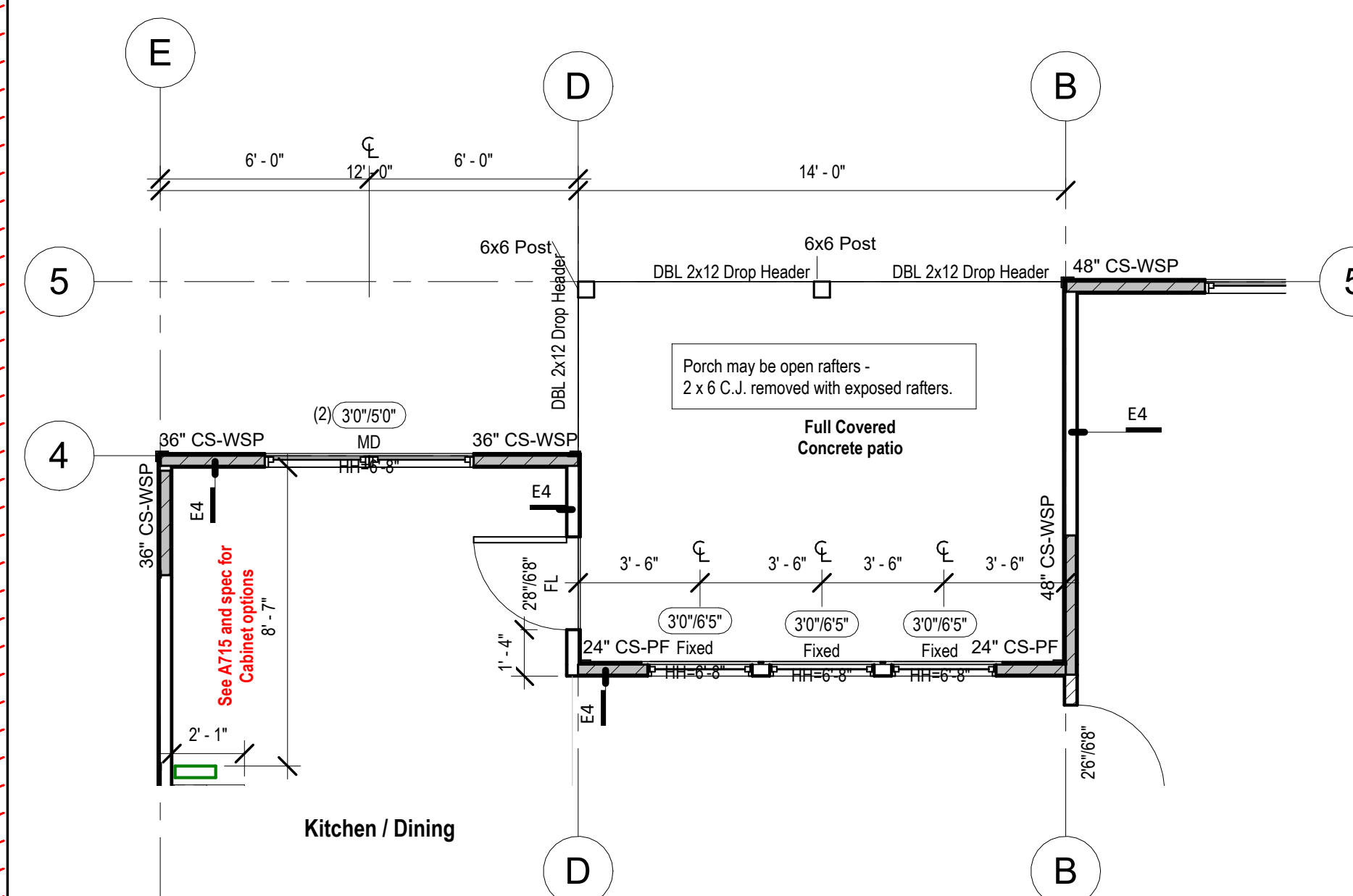
④ Back Elevation - Patio for Full Basement - shed - Full covered Deck
3/16" = 1'-0"



3 Floor Plan - Living Space - Deck for Walkout Basement - shed - Full covered Deck
1/4" = 1'-0"



② Floor Plan - Living Space - Deck for Daylight Basement - shed Copy 1
1/4" = 1'-0"



1 Floor Plan - Living Space - Patio for Full Basement - shed - Full covered Deck
1/4" = 1'-0"

architect:
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PROJECT
Lot: 136 Hook Farms
Address: 2623 SW Tracker Lane
Lees Summit, MO

DRAWING TITLE
Floor Plan - Main Level Deck &
Patio - shed - Full covered Deck

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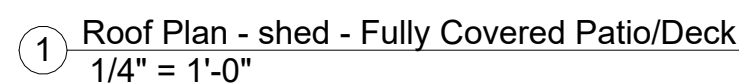
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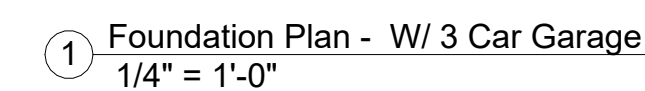
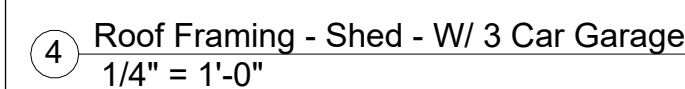
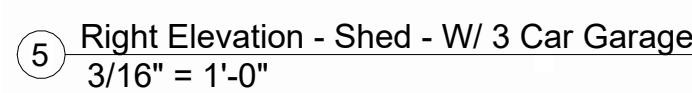
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Roof Joists are 2x8 #2 @ 16" O.C.
Unless Noted Otherwise

Perlin Support



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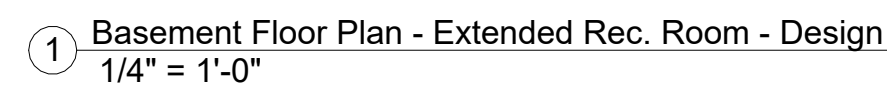
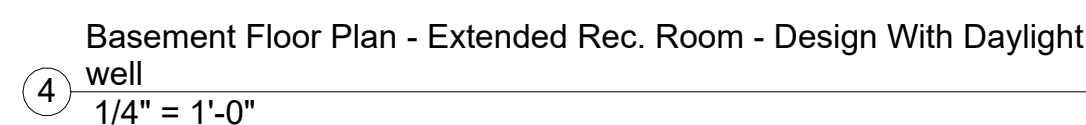
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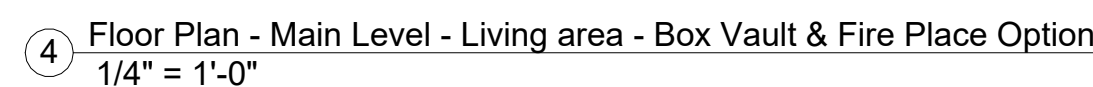
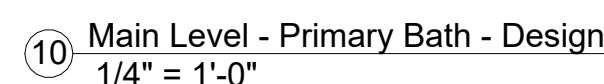
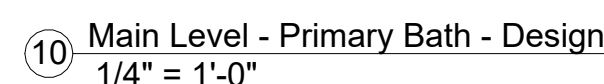
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PROJECT
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Address: 2623 SW Tracker Lane
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A715



PROJECT
Lot: 136 Hook Farms
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Lees Summit, MO

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Technical drawings illustrating the construction details of a door threshold and sill plate assembly.

Top Detail (Circular View):

- 6" Saddle Threshold
- Weather resistant sheathing paper lap over flashing.
- Sealant between stoop and flashing.
- EPDM, lap over threshold.
- Metal Flashing lap over EPDM.
- Reinforcement
- Lap EPDM to properly seal around reinforcement.

Bottom Detail (Cross-section):

- Wood Door Frame
- RE elevation for exterior finish
- RE specs for finish floor material
- 3/4" Plywood Subfloor T&G - In perpendicular to floor joists
- Batt Insulation
- Rim Joists (Cont.)
- 2x6 Sill Plate
- 5/8" x 10" (L) "I" SHAPED ANCHORS @ 36" O.C. PROVIDE A.B. WITHIN 21" @ END OF PLATE/CORNERS
- Slope 1/4" per 12"
- 6" MIN
- 1" Gap

Diagram illustrating the cross-section of a wall assembly, showing the exterior finish, insulation, and structural components. The diagram includes the following labeled parts:

- Gypsum Board
- RE elevation for exterior finish
- Blown Fiberglass Insulation
- Weather resistant sheathing paper
- 5/8" x 3 1/2" Base Molding
- 3/4" Plywood Subfloor T&G - Installed perpendicular to floor joists
- Carpet
- 3" Rigid Insulation
- Rim Joists (Cont.)
- 2x6 Sill Plate
- 5/8" x 10" (L) "J" SHAPED ANCHORS @ 36" O.C. PROVIDE A.B. WITHIN 21" @ END OF PLATE/CORNERS
- 8" MIN (Dimension indicating the minimum thickness of the exterior finish)

Diagram illustrating the cross-section of a foundation wall and footing, showing the waterproofing details:

- Bituminous Waterproofing**: Applied to the exterior of the foundation wall.
- 4" Perforated PVC Drain Tile - Typ @ perimeter-wrap in filter cloth & gravel surround, run to daylight**: Installed around the perimeter of the foundation wall.
- Cast-in-Place Concrete Wall, RE Foundation Plan**: The main foundation wall structure.
- Concrete Slab, RE Foundation Plan**: The foundation slab.
- 6" MIN**: Minimum thickness of the concrete wall.
- 1' - 0" MIN**: Minimum thickness of the concrete footing.
- 6 Mil. Polyethylene**: Vapor barrier applied to the interior of the foundation wall.
- 4" Perforated PVC Drain Tile - Typ @ perimeter-wrap in filter cloth & gravel surround, run to sump pump**: Installed around the perimeter of the foundation wall, leading to a sump pump.
- Min. conc. cover for reinforcing for walls/footings is 2"**: Minimum concrete cover for reinforcing bars.
- Wall Footing, RE Foundation Plan**: The foundation footing.

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

1. WALL MAY OR MAY NOT BE TAPERED AT THE TOP
 2. MAXIMUM LENGTH OF THIS DESIGN IS 12'-0" AT FULL HT.
 3. LENGTH INCREASE 2'-0" / 12" DROP (TAPER)

7'-0" MAX HT

1'-0"

1'-0"

6"

1'-0"

REIN. W/ (1) #4 VERT. @ 48" O.C. (1) #4 HOR. @ 16" O.C.

#4 E.W. @ 8" O.C.-DOWEL IN W/ (1) #4 TURNED UP @ 16"

4" PERFORATED PVC DRAIN @ PERIMETER-WRAP IN FIL & GRAVEL SURROUND-RUN DAYLIGHT

Diagram illustrating the connection of a 2x4 Gable End Wall to a roof structure. The diagram shows the following components and specifications:

- 4" OC NAIL SPACING**: Indicated for the top chord of the roof truss.
- 1"**: Dimension for the top chord of the roof truss.
- RE: PLAN**: Reference to the plan view.
- H2A SIMPSON CONNECTION AT EA OUTLOOKER**: Label for the connection at the end of the outlooker.
- 4" PERIMETER ZONE PANEL FIELD NAILING**: Label for the nailing pattern in the field of the perimeter zone panel.
- 4" PERIMETER ZONE PANEL EDGE NAILING**: Label for the nailing pattern along the edge of the perimeter zone panel.
- MIN 2x4 OUTLOOKER AT 24" OC**: Label for the minimum 2x4 outlooker at 24 inches on center.
- REQUIRED BLOCKING**: Label for the required blocking.
- 2x GABLE END WALL**: Label for the gable end wall.
- LESSER OF "1/2" OR 2"**: Dimension for the lesser of 1/2 inch or 2 inches.

Architectural cross-section drawing of a building exterior wall and floor assembly. The drawing shows a vertical section through a wall and floor junction. Key components include:

- 2x Blocking** (top and bottom)
- Blown Fiberglass Insulation** (wall cavity)
- Gypsum Board** (interior wall)
- 2x Cont Plate** and **Joists, RE Plan** (floor joists)
- 3/4" Plywood Subfloor T&G - Install perpendicular to floor joists**
- 3" Rigid Insulation** (below subfloor)
- Rim board at perimeter (provide 1-1/2" wide member at all deck ledgers)**
- Double Top Plate**
- Blown Fiberglass Insulation** (below rigid insulation)
- Exterior load bearing wall, RE Plan**
- 2x Blocking** (bottom)
- 2'-0"** (height dimensions for wall and floor sections)
- Weather resistant sheathing paper**
- P.T. Beam, RE Plans**
- Provide Galvanized (GMAX) STD joist hangers at ledger (All flush connections). Screw hangers to ledger.**
- Ledger**
- Sheathing shall be continuous at floor with no splices within 2' of top and bottom plates.**
- w/washer to solid blocking**
- 2x pier dia, RE Plan**

1" AIR SPACE

STRUCTURAL RAFTER PER PLAN

RAFTER PER PLAN
2x FURRING
(REF SCHEDULE BELOW)

1/2" PLYWOOD GUSSET
AT 30°
OC WITH (6) 8D NAILS (3)
IN EACH MEMBER, TYP

FURR OUT SCHEDULE			
RAFTER SIZE	R-30C INSULATION ("x = 9' 14")		R-38C INSULATION ("x" = 11' 1")
2x6	2x6		2x8
2x8	2x4		2x6
2x10	NOT REQUIRED		2x4
2x12	NOT REQUIRED		NOT REQUIRED

Figure 1 is an elevation view of a wall and railing assembly. The wall is 3'-0" high. The railing consists of a 2" x 6" top rail, 1" x 1" balustrades, and a 2" x 4" base rail. The railing is supported by a concrete foundation.

Technical drawing of a beam-to-post connection, showing a side elevation and a cross-section.

Side Elevation Labels:

- (6) 8d x 1 1/2"
- A35 Angle for beam to beam connection
- P.T. Beam, RE Plans
 - 2x6 @ 16" o.c. spans to a max 8'-8"
 - 2x8 @ 16" o.c. spans to a max 11'-1"
 - 2x10 @ 16" o.c. spans to a max 13'-1"
- A34 Angle at top of post for uplift support.
- (4) 8d x 1 1/2"
- (4) 8d x 1 1/2"
- (4) 8d x 1 1/2"
- A34 Angle under each beam for top of post connection and sharing of uplift.
- P.T. Wood Post, RE Plans

Cross-Section Labels:

- (2)2x6 @ Max span 4'-2" between supports
- (2)2x8 @ Max span 5'-4" between supports
- (2)2x10 @ Max span 6'-6" between supports

The diagram illustrates the construction details for a pier foundation. The main cross-section shows a rectangular pier embedded in soil. Key components include:

- Simpson post installed base**: Located at the top of the pier, consisting of a Post, Base, and Anchor.
- Post per plan**: Dimensions are given as <9' High - 4x4 and <14' High - 6x6.
- 1" Standoff at base required**: Indicated by a dimension line between the base plate and the concrete pier.
- 7" Embed**: Dimension indicating the depth of the base plate into the concrete pier.
- 3"**: Dimension indicating the thickness of the concrete pier wall.
- Vert reinf (4) #4 bars EQ SP around perimeter**: Vertical reinforcement bars spaced evenly around the perimeter.
- Horizontal Reinf #3 bars at 12" O.C. Required if pier depth exceeds 5'-0"**: Horizontal reinforcement bars spaced at 12 inches on center.
- Bellowing grade on low side of pier**: A note pointing to the ground surface on the left side of the pier.
- 3'-0"**: Total height of the pier above ground.
- Conc pier per plan**: Reference to the plan view of the concrete pier.
- Plan View Detail**: A circular inset showing the top-down view of the pier, highlighting the placement of vertical reinforcement bars and the anchor bolt location.

Table of Simpson post installed base dimensions:

Post	Base	Anchor
4x4	PB44	
6x6	PB66	
8x8	CBSQ88-SDS2	

Additional dimensions for Simpson post installed base:

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).

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.

Greystone - Masterplan

architect:
Elevate Design + Build
1040 SW Luttrell Road
Blue Springs, MO 64015
816.622.8826 voice
www.elevatedesignbuildkc.com



JANUARY 1, 2025

REVISIONS		
NO.	DESCRIPTION	DATE

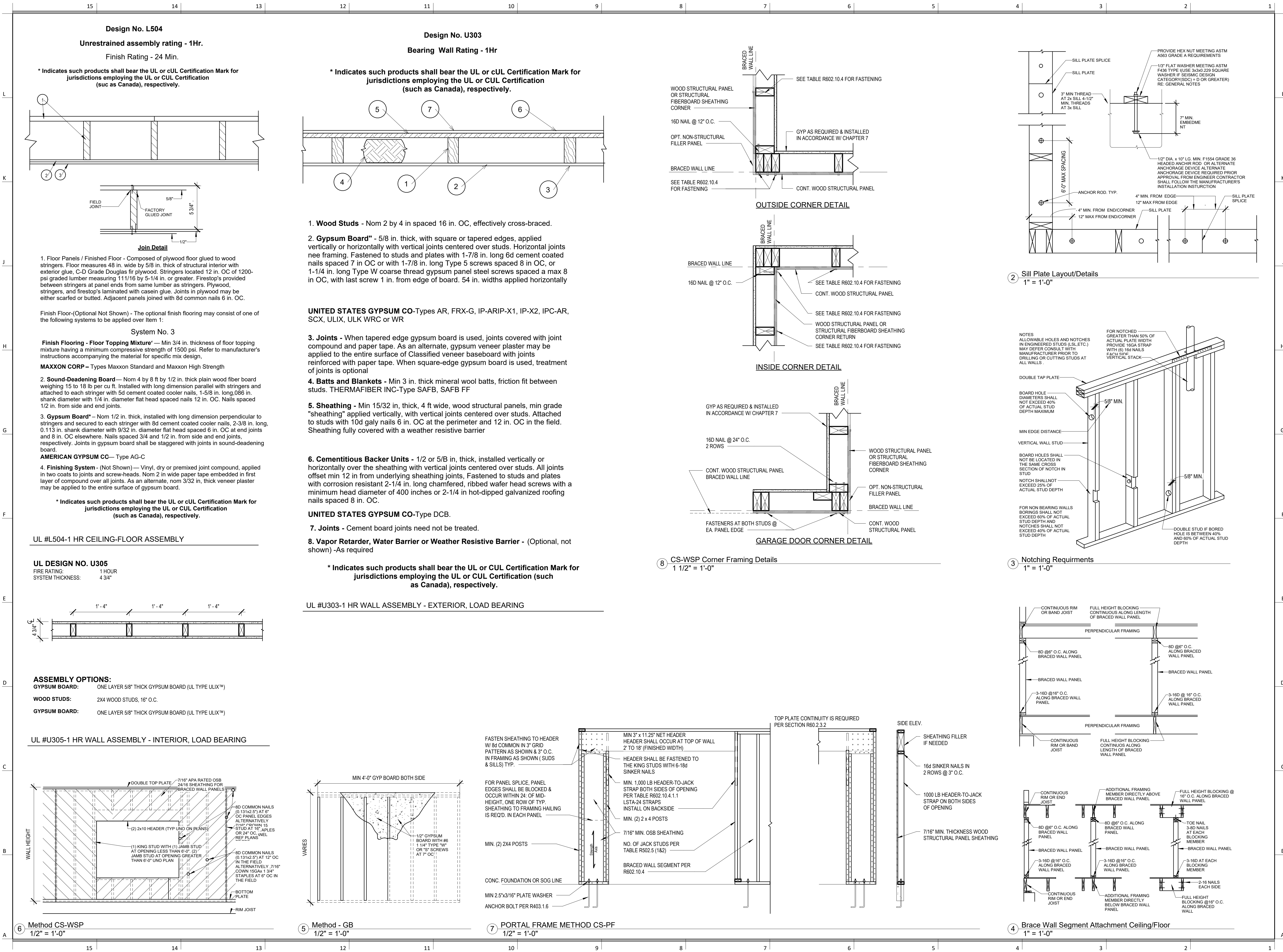
PROJECT
Lot: 136 Hook Farms
Address: 2623 SW Tracker Lane
Lees Summit, MO

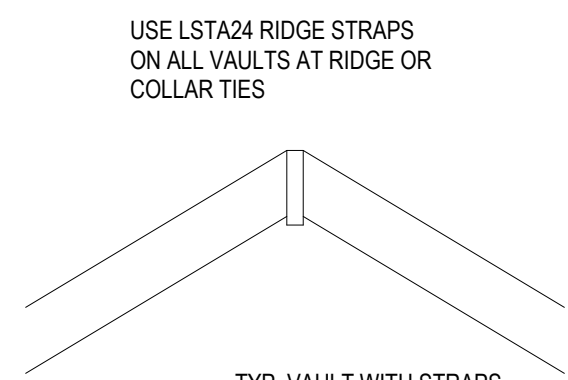
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Details

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A802





PORTAL FRAME WITH HOLD DOWN

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 STRAPS 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" INTERPOLATING TABLE 802.11 PROVIDE
RATER TIE-DOWNS CAPABLE OF RESISTING OVER 226 POUNDS AT EACH RAFTER
PER TABLE R802.5.1(2) THE MAX RAFTER SPAN FOR D.F.L. 2 x 6 RAFTERS
#2 GRADE = 14'-1" AND IS THE BASIS OF DESIGN FOR PURLIN PLACEMENT

RAFTER TIES:

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

FOR FULL VAULT
WHERE NO COLLAR TIES CAN BE INSTALLED,
PROVIDE AT EA. RAFTER A SIMPSON STRONG TIE
LRU28Z HANGER OR EQUIVALENT TO RIDGE BEAM
W/ (6) 10D NAILS TO RIDGE & (5) 10D NAILS
TO EACH RAFTER

PURLINS:

1. PURLINS NO SMALLER THAN THE RAFTERS THEY SUPPORT
2. PURLINS TO BE CONTINUOUS
3. BRACES SPACED NO MORE THAN 4'-0" O.C.
4. UNBRACED LENGTH OF BRACES SHALL NOT > 8'-0"

JOISTS PERP. TO RAFTERS

TYP. ROOF/RAFTER FRAMING

N.T.S.

UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS
AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR
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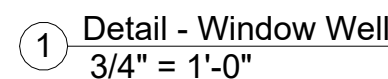
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lan/Ge
Systeme Masterplan\01-Working Files\Revit Central
RELEASE FOR CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
01/22/2025 11:51:46



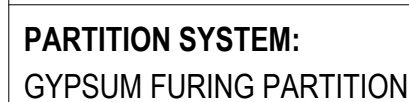
NOTES:

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.



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.



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PARTITION IDENTIFICATION PLAN SYMBOL	E4
BASE PARTITION THICKNESS	4"
STUD SPACING (O.C.)	16"
STUD SIZE	2x4
GWB THICKNESS	1/2"
JOINT SEALANT	Yes

