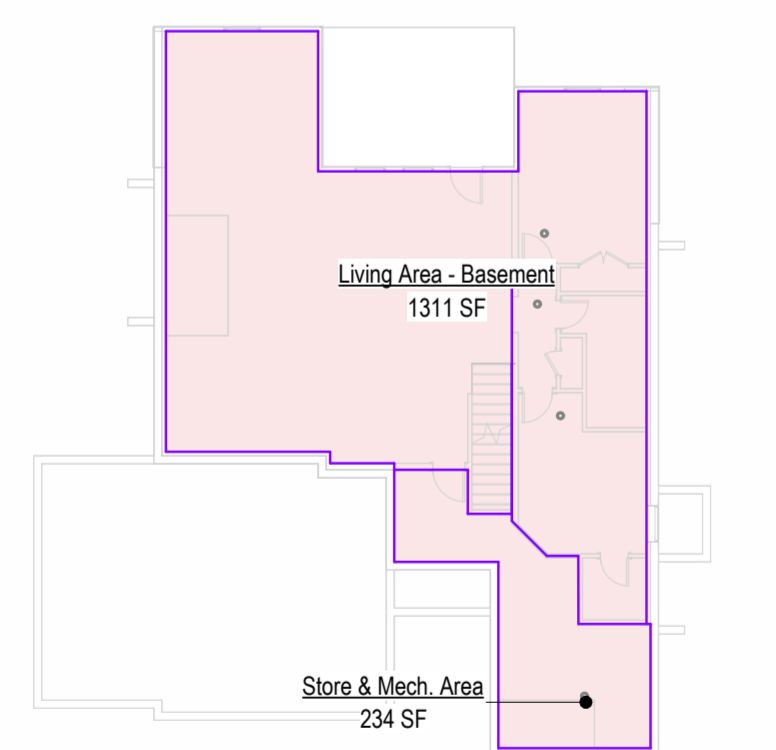


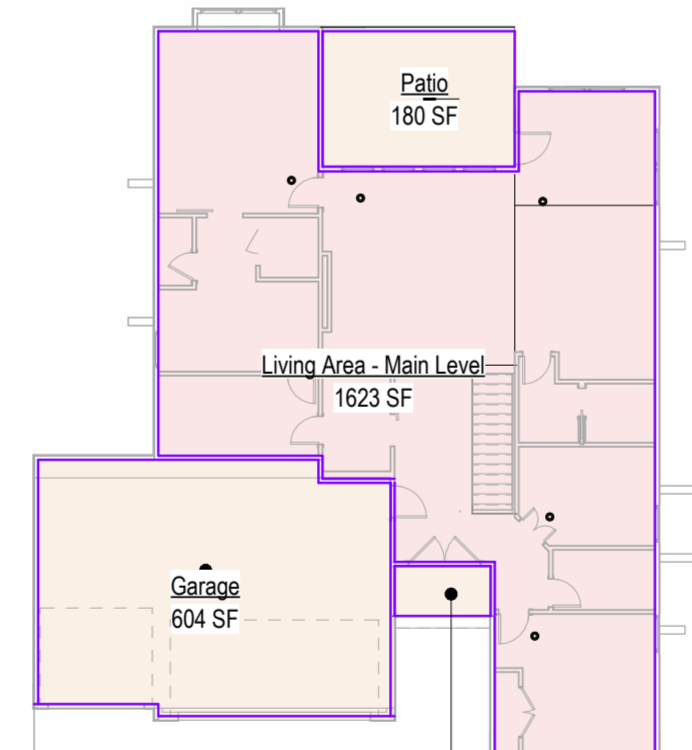
SOMERSET MASTER PLAN

Lot : HF 206
 Address : 2222 SW Heartland Ct, LSMO

RELEASE FOR CONSTRUCTION
 AS NOTED FOR PLAN REVIEW
 DEVELOPMENT SERVICES
 LEE'S SUMMIT, MISSOURI
 02/25/2025



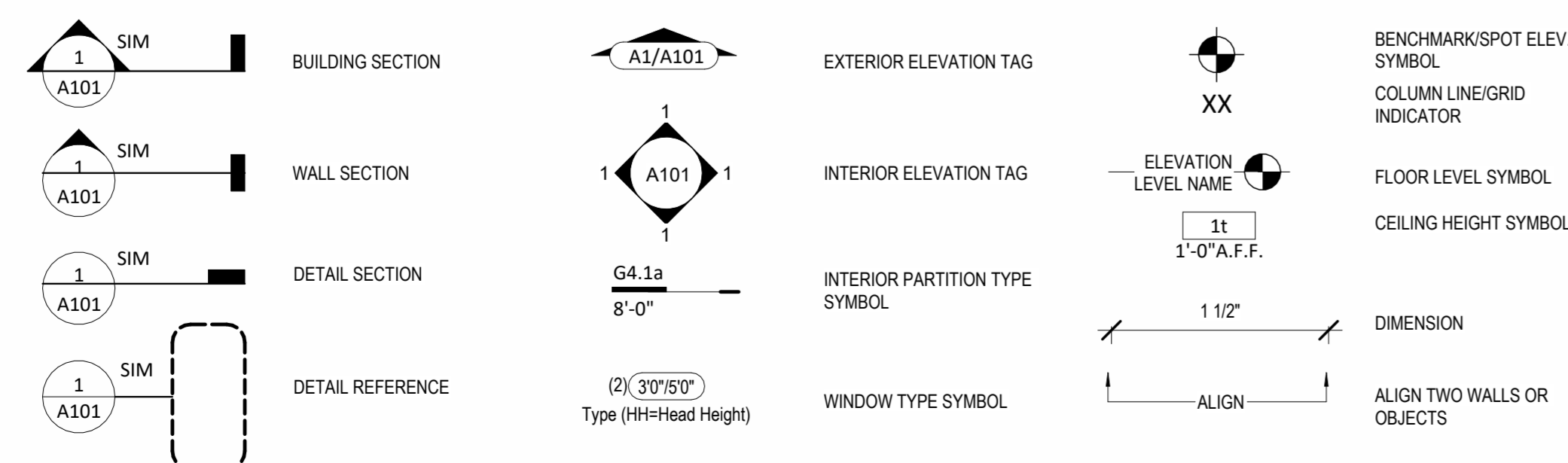
4 Basement Area Plan
 1/16" = 1'-0"



5 Main Level Area Plan
 1/16" = 1'-0"

Areas	
Front Porch	33 SF
Patio	180 SF
Garage	604 SF
Exterior Area	818 SF
Living Area - Basement	1311 SF
Living Area - Main Level	1623 SF
Total Finished Area	2934 SF
Store & Mech. Area	234 SF
Total Unfinished Area	234 SF

Sheet List	
00	Cover
A101	Main Base Elevation
A301	Side Elevations Full Basement
A302	Side Elevations Daylight Basement
A303	Side Elevations Walkout Basement
A401	Foundation Plan
A501	Floor Plan -Basement Level
A601	Floor Plan -Main Level
A602	Floor Plan -Main Level (Daylight Basement)
A701	Floor Plan - Roof Plan
A702	Roof Vault Option
A801	POD Options
A901	Details
A902	Details
A903	Details
E101	RCP/Electrical Main Level Plan
E201	RCP/Electrical Plan
M101	HVAC Plans
P101	Plumbing Plans



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) (M1601.1.1.47.5)
- 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, truss, 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)
WOOD FRAME WALLS:	U-0.55 MAX
ATTIC CEILINGS:	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 CONT OR R-13 CAVITY
DUCTWORK:	R-8
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 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.

RELEASE FOR CONSTRUCTION
 AS NOTED FOR PLAN REVIEW
 DEVELOPMENT SERVICES
 LEE'S SUMMIT, MISSOURI
 10/14/2024

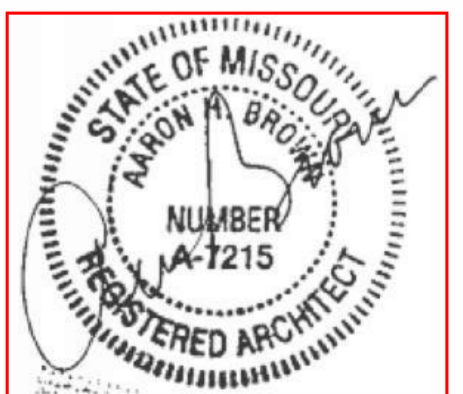


SOMERSET MASTER PLAN

Lot : HF 206
 Address : 2222 SW Heartland Ct, LSMO

Original Issue Date: 24/03/27

REVISIONS		
Number	Description	Date



OCTOBER 9, 2024

PLAN DESCRIPTION: Cover

00

Project No.

SOMERSET MASTER PLAN

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

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OCTOBER 9, 2024

REVISIONS

Number	DESCRIPTION	DATE

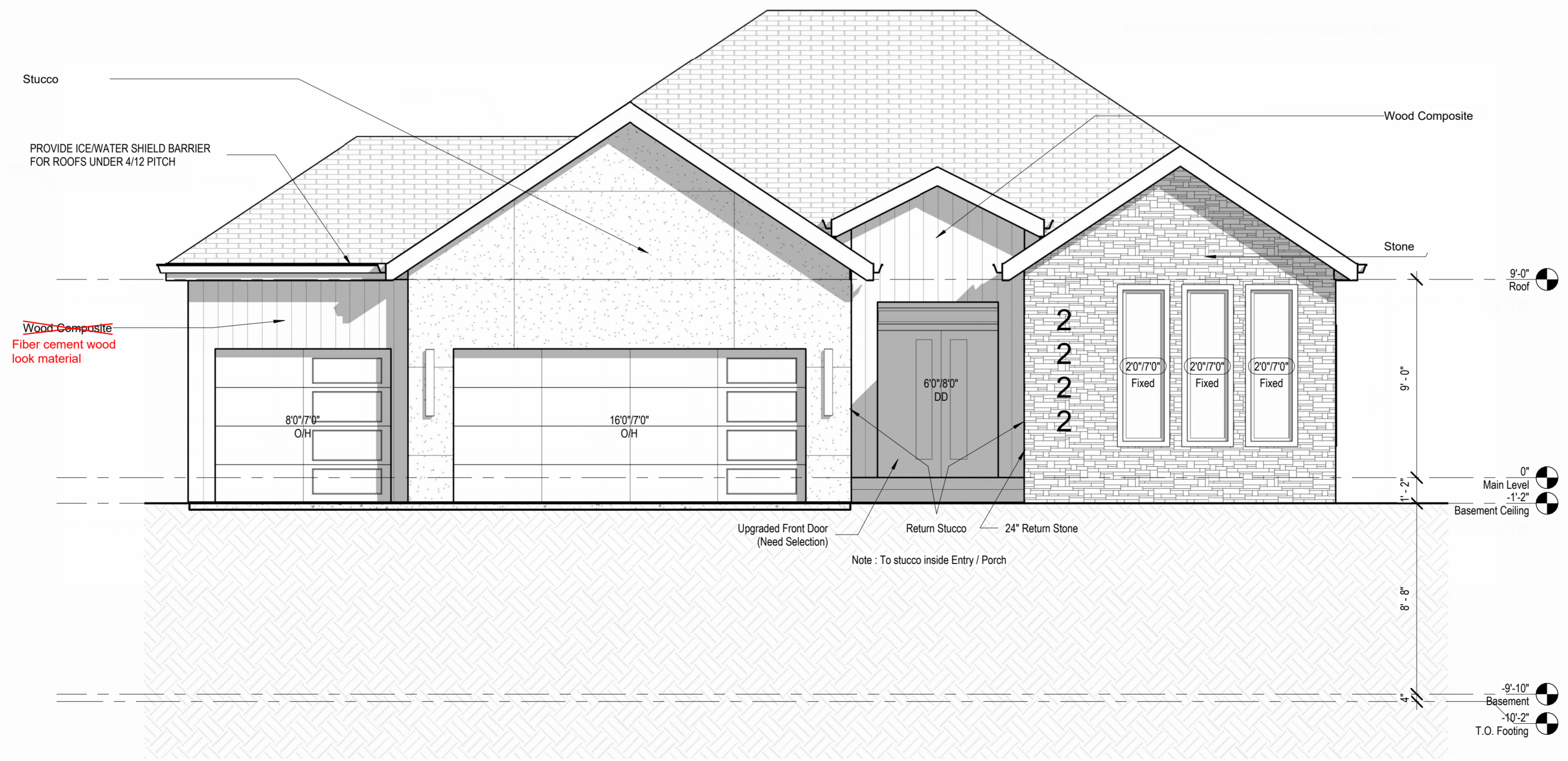
PROJECT
Lot : HF 206
Address : 2222 SW Heartland Ct, LSMO

DRAWING TITLE
Main Elevation (Transitional)

DATE ISSUED

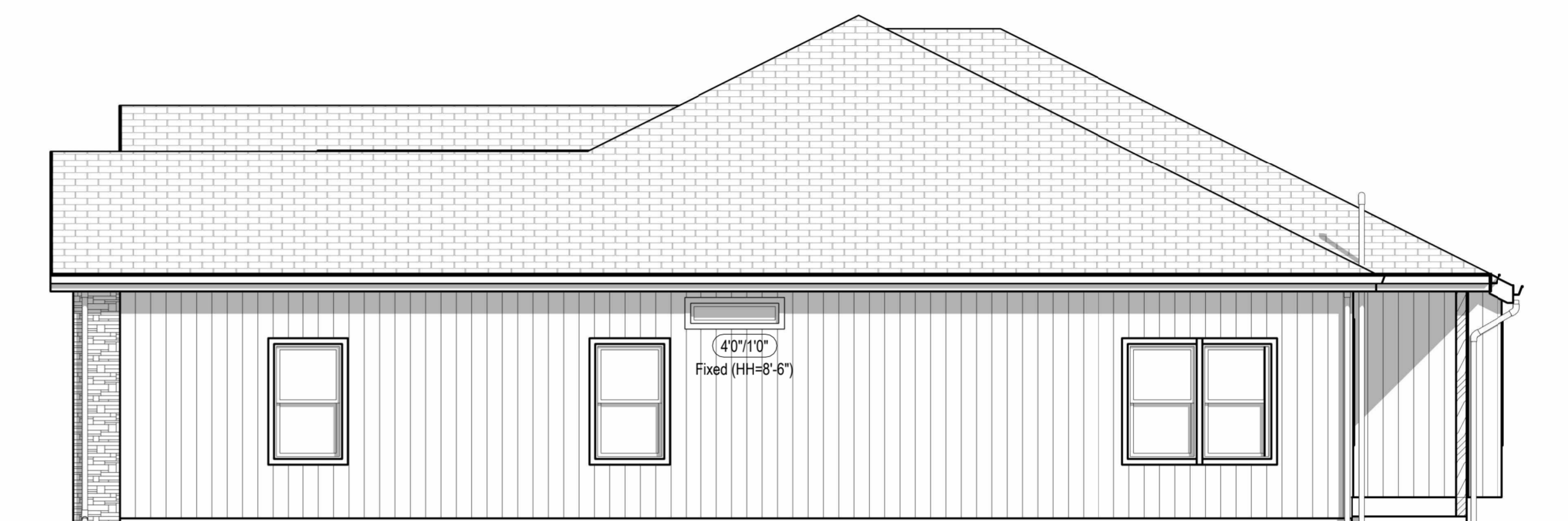
DRAWING NUMBER

A101.2



① Front Elevation (Transitional)
1/4" = 1'-0"

SOMERSET MASTER PLAN



④ Right Elevation (Full Basement) - Transitional
3/16" = 1'-0"



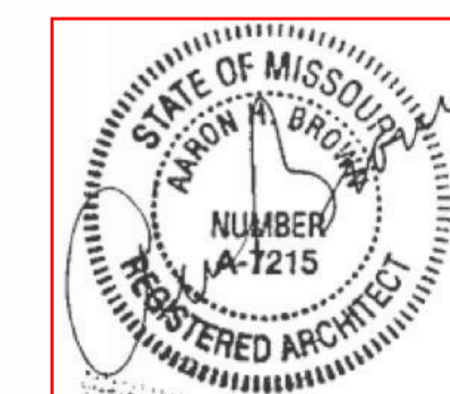
⑦ Rear Elevation (Full Basement) - Transitional
3/16" = 1'-0"



③ Left Elevation (Full Basement) - Transitional
3/16" = 1'-0"

architect:
Elevate Design + Build
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OCTOBER 9, 2024

REVISIONS		
Number	DESCRIPTION	DATE

PROJECT
Lot : HF 206
Address : 2222 SW Heartland Ct, LSMO

DRAWING TITLE
Side Elevation Full Basement (Transitional)

DATE ISSUED

DRAWING NUMBER

A301.2

SOMERSET MASTER PLAN

Structural Foundation Schedule					
Type	Width	Length	Depth	Reinforcing	Comments
F0	2'-6"	2'-6"	1'-0"	Reinf w/ (6) #4's, rebar count is each way, equal centers	
F1	3'-0"	3'-0"	1'-0"	Reinf w/ (6) #4's, rebar count is each way, equal centers	
F2	3'-6"	3'-6"	1'-2"	Reinf w/ (6) #4's, rebar count is each way, equal centers	
F3	4'-0"	4'-0"	1'-0"	Reinf w/ (8) #4's, rebar count is each way, equal centers. (8) #4's, vertical rebar count in pad column. Hold pad down 12" Min below gar. door block-down and/or bottom of slab.	
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 - Round					
Type	Width	Length	Depth	Reinforcing	Comments
F3	1'-4"	1'-4"	3'-0"	ABA66Z Post Base. Refer to Detail for Reinforcing.	

Slab Schedule	
Type	Description

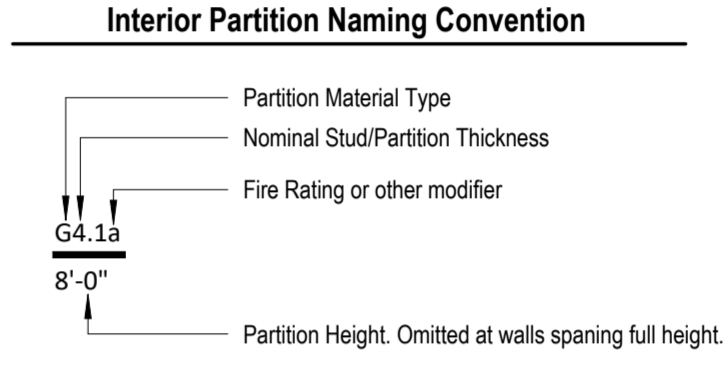
Foundation Wall Schedule		
Type	Width	Reinforcing
C8	8"	Reinf. w/ #4 vert. @ 12" o.c. / (3) #4 hor. equally spaced.

Foundation 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 2500 PSF. 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 MIN. (4-1%) AIR ENTRAINMENT
5. PROVIDE 4" MIN. CONC. SLAB REINF. W/ #4 @ 12" O.C. E.W. TOP REINF. OVER FOOTINGS AS INDICATED IN F.T. @ 8" O.C. E.W. PLACE OVER L.M. VAPOR BARRIER
6. REINFORCE EXTERIOR FOOTINGS W/ #4 @ 24" E.W. REINFORCE W/ (2) #4 CONT. AT BOTTOM.
7. PROVIDE #4 X 4" (L) @ 45 DEGREES @ REINFRANT CORNERS
8. 12" FULL ANCHOR BOLTS @ 8" O.C. @ EXT. WALLS
9. ANCHOR PRESSURE TREATED PLATE @ INT. BEARING WALLS W/ 1/2" X 4-1/2" H.L.TI WEDGE W/ #4 @ 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 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

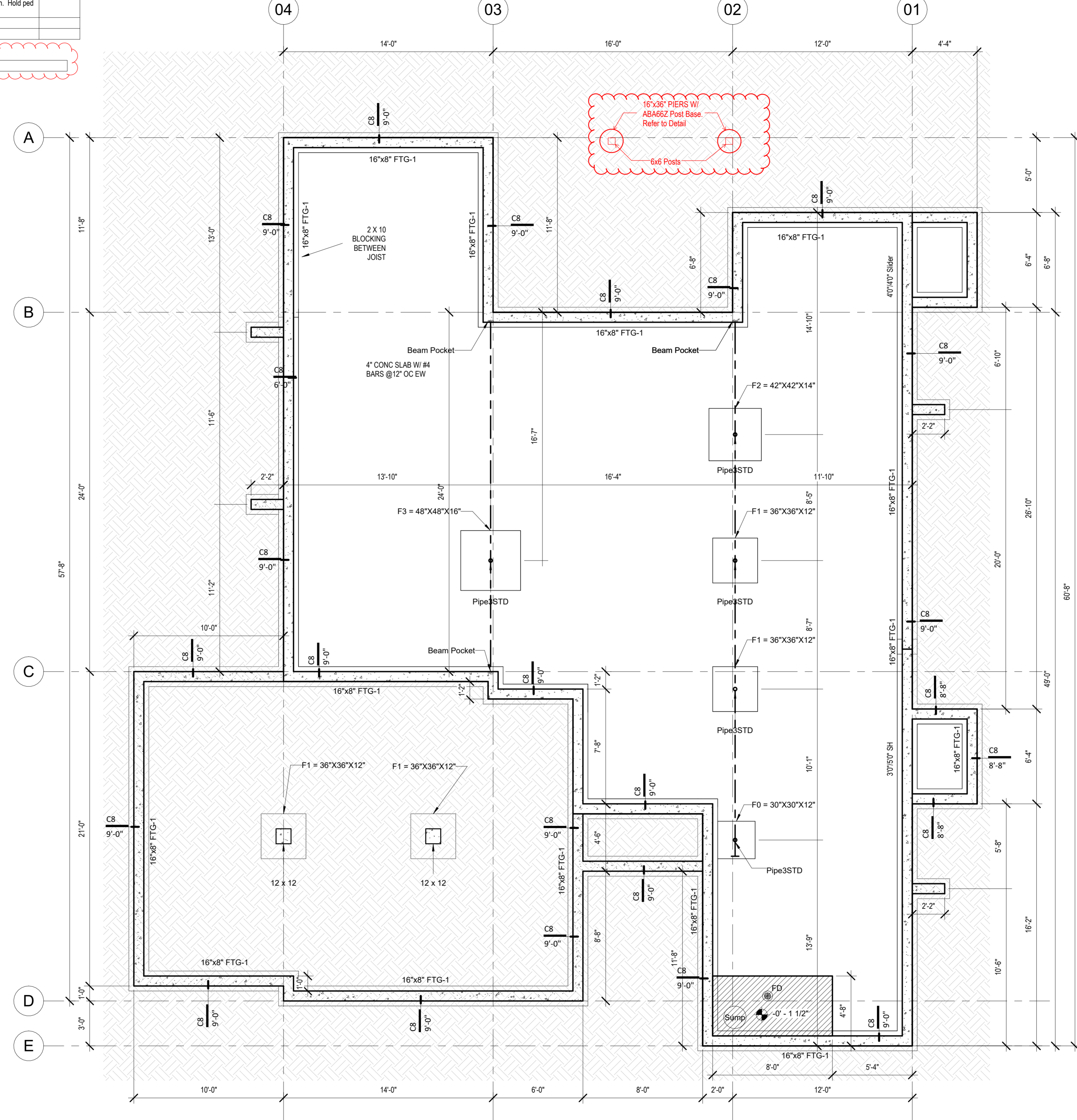
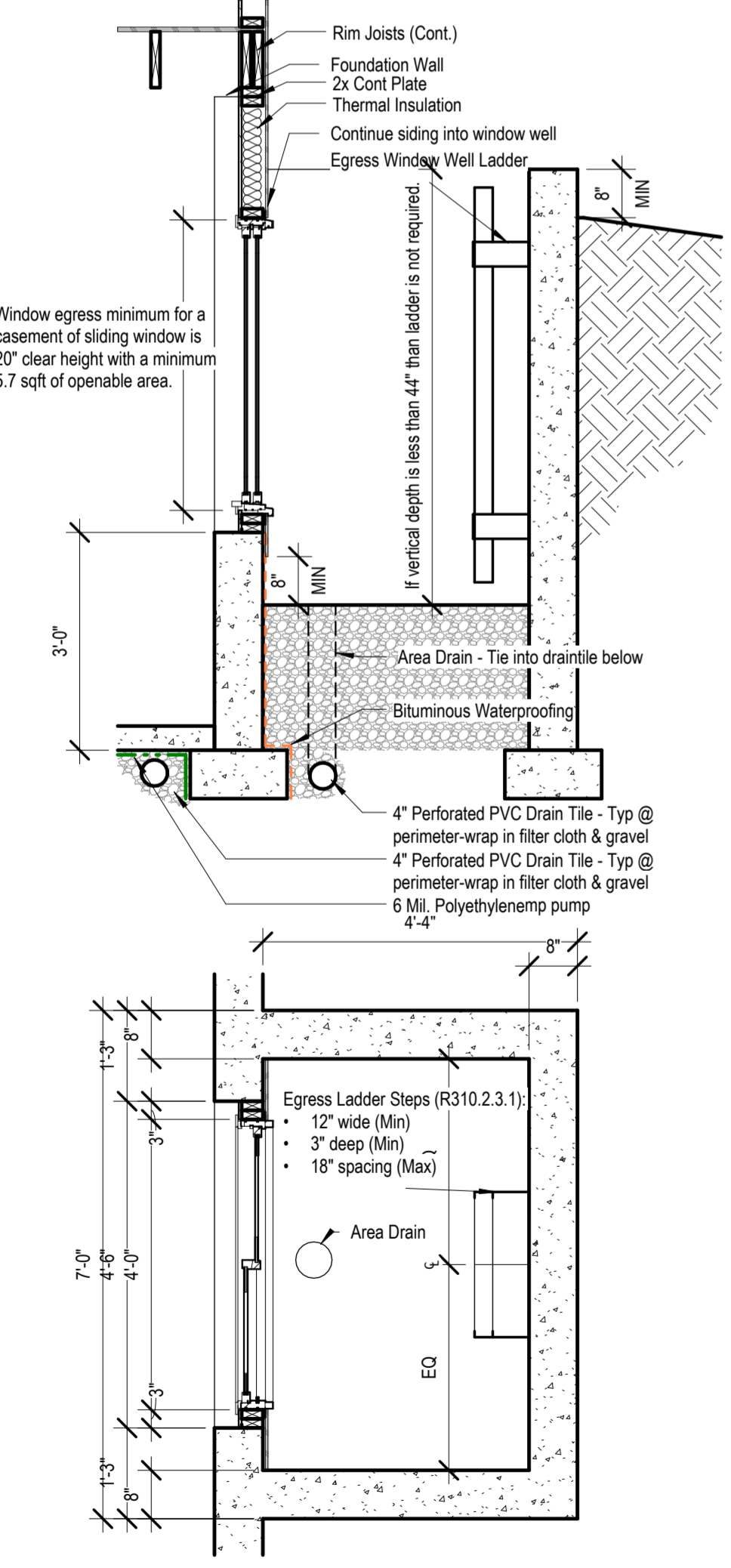
1. ALL STEEL PIPE COLUMNS TO BE 3" (OR 1 1/2" SCHEDULE 40) GRADE
2. INTER. BEARING WALLS & COLUMNS SHALL BE ISOLATED FROM THE BASEMENT FLOOR SLAB
3. INTER. NON-BEARING WALLS, OTHER THAN THOSE RESTING DIRECTLY ON THE FOOTING, SHALL BE ISOLATED FROM THE FLOOR FRAMING ABOVE
4. AT WALL/JOIST FOUNDATION AREAS, REINFORCE THE SLAB FROM THE FOUNDATION WALL TO 2 FEET BEYOND THE OVERLAP AREA WITH #4 BARS @ 24 INCHES O.C. PERPENDICULAR AND HORIZONTAL TO THE WALL, MAXIMUM 4-FOOT OVERLAP.
5. AT WALL/JOIST 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 SOLID BLOCKING FOR MINIMUM OF TWO JOIST SPACES, SPACED NOT MORE THAN 4 FEET O.C.



HALF HT. FOUND. WALL (TYPICAL FOR ALL U.N.O.)
 4'-0" (H) X 8" (W) CONC. FOUNDATION WALLS
 REINF. W/ (1) #4 VERT. @ 24" O.C. / (1) #4 HOR. @ 24" O.C.

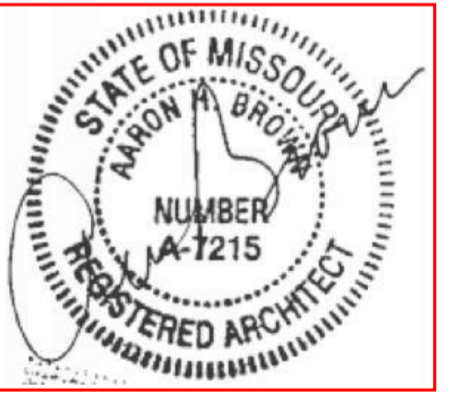
FULL HT. FOUND. WALL (TYPICAL FOR ALL U.N.O.)
 9'-0" (H) X 8" (W) CONC. FOUNDATION WALLS
 REINF. W/ (1) #4 VERT. @ 24" O.C. / (1) #4 HOR. @ 24" O.C.

FOOTING (TYPICAL FOR ALL U.N.O.)
 16" (W) X 8" (D) O.C. W/ WALL ABOVE-REINF. W/ (2) #4 BOT. EQ. SPACED-DOWEL INTO WALL W/ (1) #4 TURNED UP @ 12" O.C.



③ Foundation Plan (Full Basement)
1/4" = 1'-0"

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



OCTOBER 9, 2024

Number	DESCRIPTION	DATE
REVISED:	FEBRUARY 25, 2025	

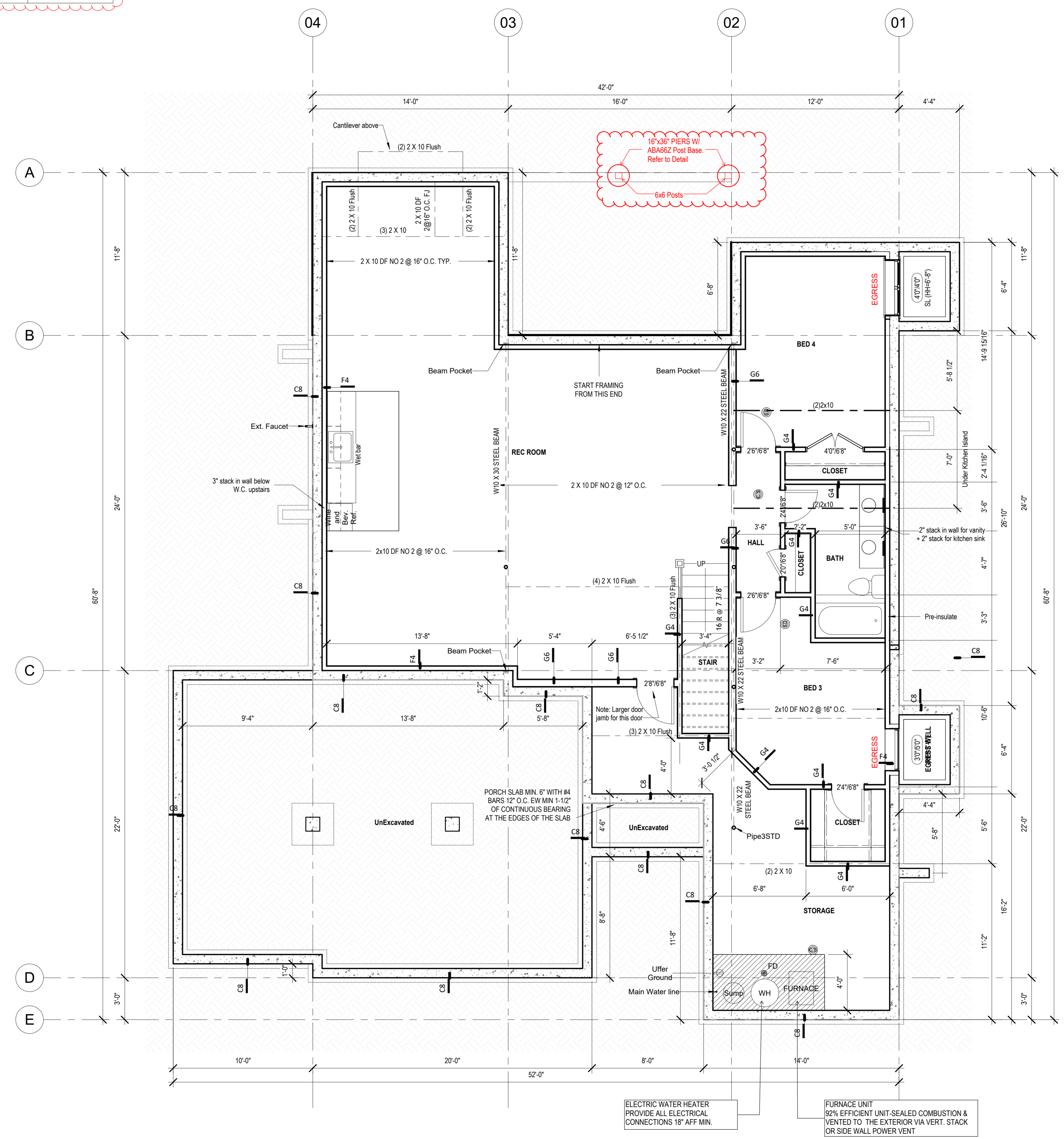
PROJECT
Lot: HF 206
Address: 2222 SW Heartland Ct, LSMO

DRAWING TITLE
Foundation Plan (Full Basement)

DATE ISSUED NORTH

DRAWING NUMBER
A401

Foundation - Round	F3	1'-4"	1'-4"	3'-0"	ABA66Z Post Base. Refer to Detail for Reinforcing.
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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 BATTLES TO BE SAFETY TYPE GLASS AND LABELED SUCH AS IN COMPLIANCE W SECTION 308 OF THE IRC.
 - SHOWER DOORS SHALL HAVE SAFETY GLAZING. HINGED SHOWER DOORS SHALL SWING OUTWARD.
- GARAGES:**
- GARAGE SEPARATION WALL TO BE 1-1/2" MIN. W/ MIN. 5/8" 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 A 5/8" OR REQUIRED ON GARAGE CEILING BELOW LIVING AREAS.
- LIGHT AND VENTILATION**
- PROVIDE STAIRWAY ILLUMINATION PER R303.7.3
 - CABLE VENT & MUSHROOM 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 W/ A MEANS OF COMBUSTION MAKEUP AIR AS DETERMINED BY CALCULATION AND PRESCRIBED BY MECH. CONTRACTOR
 - VENTILATE KITCHENS AND LAUNDRY ROOMS PER R303.3
 - PROVIDE MIN. 16" x 10" SOFFIT VENTS ALONG EAVE SPACED EVENLY W/ NO MORE THAN 8'-0" O.C.
- GYPSUM BOARD:**
- GWB APPLIED TO CEILINGS SHALL BE 1/2" WHEN FRAMING MEMBERS ARE 16" O.C. OR 5/8" WHEN MEMBERS ARE 24" O.C. OR USE 1/2" SAG-RESISTANT GYP. CEILING BOARD
- MECHANICAL SYSTEMS**
- FURNACE & WATER HEATER SHALL BE ON 16" PLATFORMS WHEN PLACED 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. 1/4" SEER FOR AIR CONDITIONING EQUIPMENT
 - SUPPLY AND RETURN DUCTS SHALL BE INSULATED TO MIN. R-8
- ELECTRICAL SYSTEMS**
- PROVIDE UPFR. GROUND ENCASED IN CONCRETE FOOTING
 - ALL ELECTRICAL CONDUCTORS SHALL BE COPPER
 - RECEPT. IN THE FOLLOWING LOCATIONS SHALL BE GFCI PROTECTED:
 - BEDROOM, KITCHEN (W/IN 6 FEET OF SINK), GARAGE, SHED, EXTERIOR, UNFINISHED BASEMENT & HEATED FLOORS
 - ALL BRANCH CIRCUITS THAT SUPPLY 120V, SINGLE PHASE, 15 & 20 AMP OUTLETS INSTALLED IN:
 - BEDROOMS, SUNROOMS, REC ROOMS, CLOSETS, HALLWAYS, & SM. ROOMS SHALL BE PROTECTED BY A COMBINATION TYPE AFCI-FALC CIRCUIT INTERRUPTER
 - INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT
 - ALL 15 & 20 AMP RECEPT. SHALL BE LISTED 1-1/2" AMPERES RESISTANT
 - EXCEPTION: RECEPTACLES IN THE FOLLOWING LOCATIONS SHALL NOT BE REQUIRED: TAMPER RESISTANT
 - RECEPTACLES LOCATED MORE THAN 5 FEET AFF
 - WHERE SUCH RECEPTACLES ARE LOCATED IN SPACES DEDICATED FOR THE APPLIANCES SERVED & UNDER CONDITIONS OF NORMAL USE, THE APPLIANCES ARE NOT EASILY MOVED. APPLIANCES TO BE CORD-PLUG CONNECTED TO RECEPT.
- EXTERIOR WALL FRAMING**
- BOTTOM SILL PLATES SHALL BE PRESSURE TREATED OR EQUAL
 - SILL PLATES SHALL BE EXTENDED MIN. 6-INCHES ABOVE GRADE
 - ALL EXT. STUDS TO BE SECURED TO THEIR DOUBLE TOP PLATES W/ (2) 16-4 (MIN) MIN. ALL EXTERIOR CORNERS TO BE BRACED WITH 7/16" OSB WALLING SCHEDULE SHALL BE COMMON @ 8" O.C. ALONG EDGES & W/ COMMONS @ 12" O.C. @ INTERMEDIATE STUDS
- ROOF FRAMING**
- ALL ROOF EAVES OVERHANGS TO BE 16" UNO
 - ALL JOISTS & RAFTERS TO BE ALLOWED OVER SLOES
 - ROOF SHEATHING SHALL BE 7/16" OSB LAD W/ LONG DIMENSION PERPENDICULAR TO EAVE LINE & STAGGERED 4" O.C. W/ LONG DIMENSION PERPENDICULAR TO EAVE LINE & STAGGERED 4" O.C. W/ GALV. SPACER CLIPS ALONG ALL EDGES - SECURE SHEATHING W/ 86 COMMON NAILS TO RAFTERS AT 6" 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" GIB
 - UNFINISHED BASEMENTS SHALL BE MIN. R-13 INSULATED WALL OR INSULATED OH FLOORING (MIN. R-10)
 - ALL EXPOSED HVAC DUCTING IN UNFINISHED BASEMENTS TO BE MIN. R-8 INSULATED OR ENCLOSED INSIDE A FLOORCEILING
 - UNFINISHED BASEMENTS SHALL HAVE NO CONDITIONED AIR OUTLETS
- EROSION CONTROL**
- EROSION CONTROL MEASURES SHALL BE IN PLACE & IN GOOD WORKING ORDER AT ALL TIMES DURING 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 EROSION CONTROL MEASURES.
 - 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
- WOOD FRAMING, FLOORS AND ROOF NOTES**
- EXT. WALL FRAMING TO BE 2x4 SYP OR 2x4 STUD GRADE 2 OR BETTER @ 16" O.C.
 - ROOF SHEATHING TO BE 7/16" OSB NAILED W/ 86 @ 6" O.C. PANEL INDEX 246; PROVIDE CLIPS AT UNSUPPORTED PANEL EDGES
 - SHOULDER JOISTS W/ 7/16" OSB NAILED W/ 86 @ 16" O.C.
 - HEADERS: PROVIDE (2) 2x8 (SYP OR DFL #2 OR BETTER) UNO. CONSTRUCT HEADERS W/ 2x4 & 7/16" OSB BETWEEN W/ (2) 2x8 @ 16" O.C.
 - BLOCKING MIN. 1.5 INCHES UTILITY GRADE LUMBER-JOISTS TO BE SUPPORTED AT ENDS FULL DEPTH SOLE BLOCKING NOT < 2 INCHES
 - T&J F.J., C.J. & 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 R303.3
 - STUDS, RAFTERS JOISTS, MS. LUMBER MIN. GRADE #2 D.F. OR S.P.
- PHYSICAL SECURITY ORDINANCE**
- OWNER/BUILDER IS RESPONSIBLE FOR COMPLIANCE OF PHYSICAL SECURITY ORDINANCE FOR THEIR LOCAL JURISDICTION



SOMERSET MASTER PLAN

architect:
Elevate Design + Build
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Lee's Summit, MO 64081
816.622.8826 voice
www.elevatedesignbuild.com



REVISIONS

Number	DESCRIPTION	DATE
REVISED:	FEBRUARY 25, 2025	

PROJECT
Lot: HF 206
Address: 2222 SW Heartland Ct, LSMO

DRAWING TITLE
Floor Plan - Basement Level (Full Basement)

DATE ISSUED
NORTH

DRAWING NUMBER

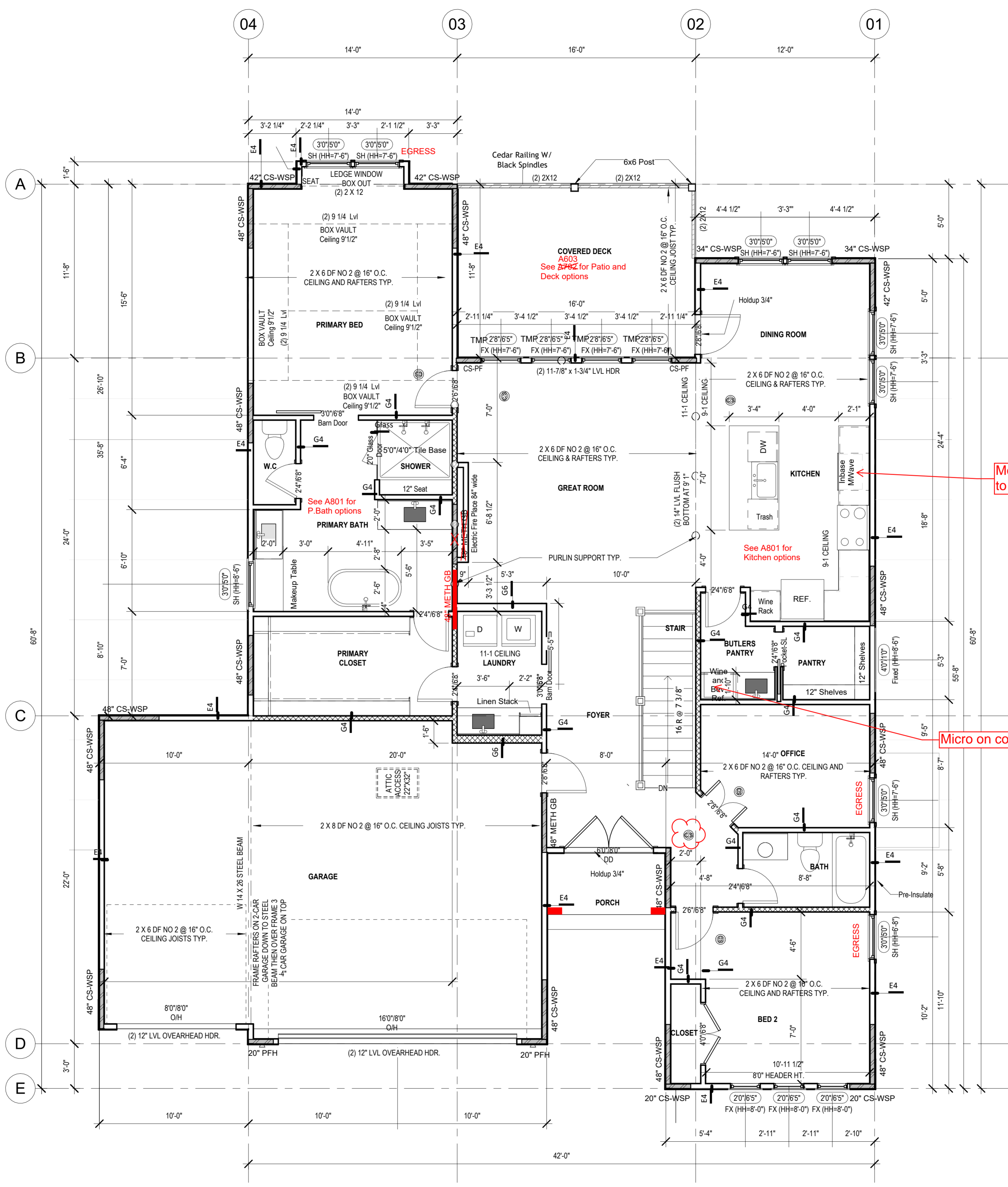
A501

© Shared drive\06 - Architecture\02 - Master Plan\0501 - 01 - RELEASE FOR CONSTRUCTION AS NOTED FOR A501 REVIEW DEVELOPMENT SERVICES LEE'S SUMMIT, MISSOURI
08/28/2024

SOMERSET MASTER PLAN

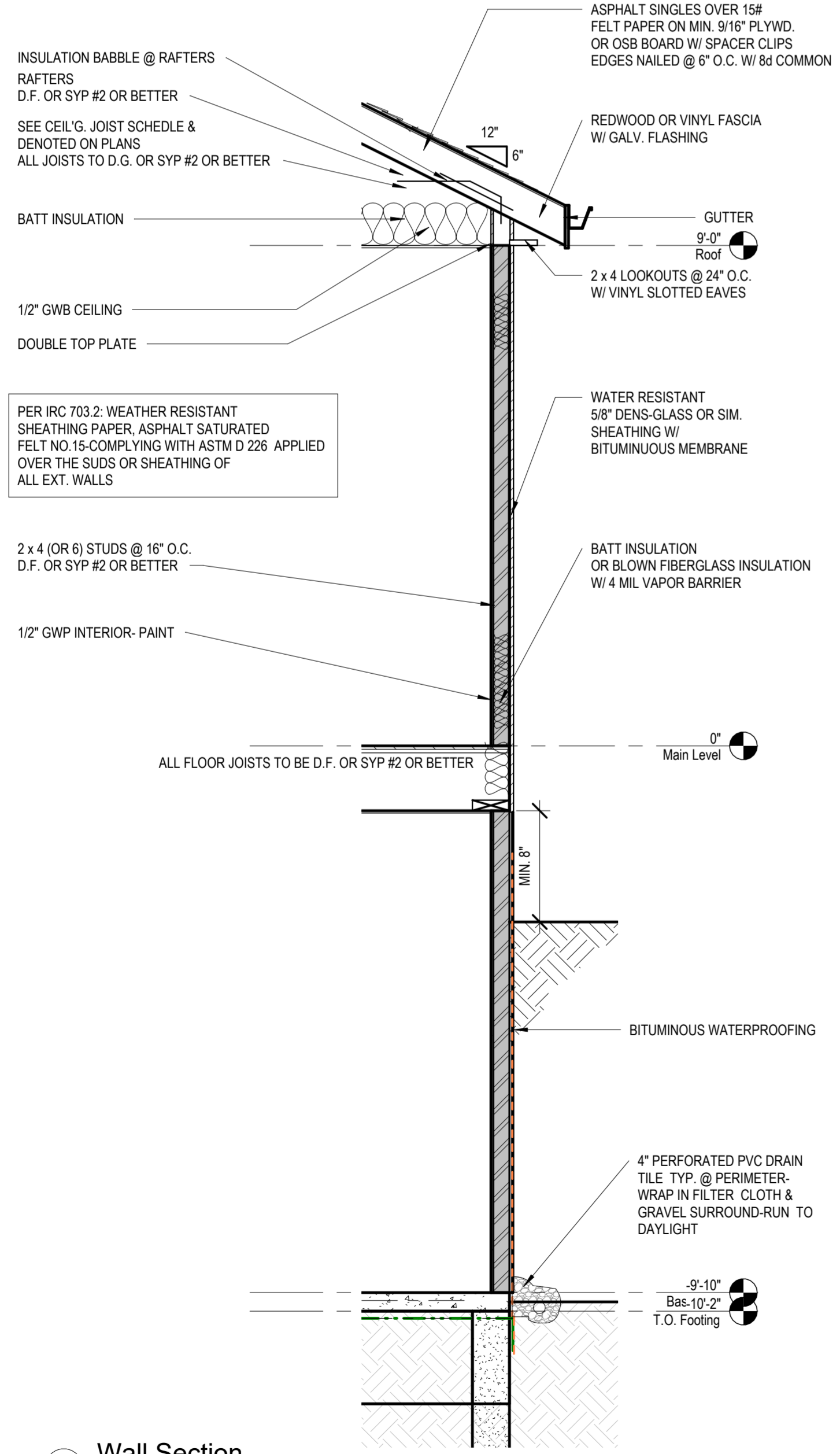
General Notes:

- DOORS AND WINDOWS**
- ALL GLAZING WITHIN 12" OF THE FINISHED FLOOR, ADJACENT TO DOORS - 0" AND WITH DOORS, ABOVE BATHTUBS TO BE SAFETY TYPE GLASS AND LABELED SUCH AS IN COMPLIANCE WITH SECTION 208 OF THE IRC.
 - SHOWER DOORS SHALL HAVE SAFETY GLAZING. HINGED SHOWER DOORS SHALL SWING OUTWARD.
- GARAGES**
- GARAGE SEPARATION WALL TO BE 1"R CONST. W/ MIN. 5/8" TYPE X GWS. EXTEND TO BOTTOM OF ROOF. DOOR TO BE 20 MIN RATED, 1 3/8" C.I. 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 STARWAY ILLUMINATION PER R303.7.9.
 - 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 EAVE SPACED EVENLY W/ NO MORE THAN 6" O.C.
- GYPSON BOARD**
- GWB APPLIED TO CEILINGS SHALL BE 1/2" WHEN FRAMING MEMBERS ARE 16" O.C. OR 5/8" WHEN MEMBERS ARE 24" O.C. OR USE 1/2" SAG-RESISTANT GYP. CEILING BOARD.
- MECHANICAL SYSTEMS**
- FURNACE & WATER HEATER SHALL BE ON 1" PLATFORMS WHEN PLACED 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. 14 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. SINGLE PHASE, 15 & 20 AMP OUTLETS INSTALLED IN:
 - BEDROOMS, SUNROOMS, REC ROOMS, CLOSETS, HALLWAYS, & SIM. ROOMS SHALL BE PROTECTED BY A COMBINATION TYPE ARC-FAULT CIRCUIT INTERRUPTER INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT.
 - ALL 15 & 20 A RECEPT. SHALL BE LISTED TAMPER-RESISTANT.
 - EXCEPTION: RECEPTACLES IN THE FOLLOWING LOCATIONS SHALL NOT BE REQUIRED TAMPER-RESISTANT:
 - RECEPTACLES LOCATED MORE THAN 5 FEET APT.
 - WHERE SUCH RECEPTACLES ARE LOCATED IN SPACES DEDICATED FOR THE APPLIANCE SERVED & UNDER CONDITIONS OF NORMAL USE, THE APPLIANCE ARE NOT EASILY MOVED. APPLIANCES TO BE CORN-PLUG CONNECTED TO RECEPT.
- EXTERIOR WALL FRAMING**
- BOTTOM SILL PLATES SHALL BE PRESSURE TREATED OR EQUAL.
 - SILL PLATES SHALL BEAR ON FOUNDATION 6 INCHES ABOVE GRADE.
 - ALL EXT. STUDS TO BE SECURED TO THEIR DOUBLE TOP PLATES W/ (2) 16-D NAILS (MIN).
 - ALL EXTERIOR CORNERS TO BE BRACED WITH 7/16" OSB NAILING SCHEDULE SHALL BE 8" COMMON @ 7' O.C. ALONG EDGES & 16" COMMON @ 7' O.C. @ INTERMEDIATE STUDS.
- ROOF FRAMING**
- ALL ROOF EAVES OVERHANGS TO BE 16" UNID.
 - ALL JOISTS & RAFTERS TO BE ALIGNED OVER SLDS.
 - ROOF SHEATHING SHALL BE 7/16" OSB LAD W/ LONG DIMENSION PERPENDICULAR TO RAFTER LINE & STAGED 48" O.C. W/ LONG DIMENSION PERPENDICULAR TO RAFTER LINE & STAGED 48" O.C. W/ GALLY SPACER CLIPS ALONG ALL EDGES. SECURE SHEATHING W/ 8" COMMON NAILS TO RAFTERS AT 12" 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" GWS.
 - UNFINISHED BASEMENTS SHALL BE MIN. R-13 INSULATED WALL OR INSULATED OH FLOOR/CEILING (MIN R-19).
 - ALL EXPOSED HVAC DUCTING IN UNFINISHED BASEMENTS TO BE MIN R-8 INSULATED OR ENCLOSED INSIDE A LOCKER/CLINING.
 - 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 ROOM CLEAN CONDITION AT ALL TIMES.
- WOOD FRAMING, FLOORS AND ROOF NOTES**
- EXT. WALL FRAMING TO BE 2x4 (SYP OR DFL, STUD GRADE 2 OR BETTER) @ 16" O.C.
 - ROOF SHEATHING TO BE 7/16" OSB NAILED W/ 8d @ 6" O.C.
 - CLIPS AT UNSUPPORTED PANEL EDGES.
 - SHEATH EXT. WALLS W/ 7/16" OSB NAILED W/ 8d @ 6" O.C.
 - HEADERS: PROVIDE 2x4 @ SYP OR DFL, 2" OR BETTER UNID. CONSTRUCT HEADERS W/ 2x8 & 7/16" OSB BETWEEN W/ (2) ROWS OF 16d @ 16" O.C.
 - BLOODING MIN. 1.5 INCHES UTILITY GRADE LUMBER JOISTS TO BE SUPPORTED AT ENDS FULL DEPTH SOLID BLOODING NOT < 9 INCHES.
 - J & I, 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 R303.3.
 - 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.



Move Micro to Pantry

Micro on counter



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

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

architect:
Elevate Design + Build
350 SW Longview Blvd
Lee's Summit, MO 64081
816.622.8826 voice
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OCTOBER 9, 2024

REVISIONS

Number	DESCRIPTION	DATE

PROJECT
Lot: **HF 206**
Address: **2222 SW Heartland Ct, LSMO**

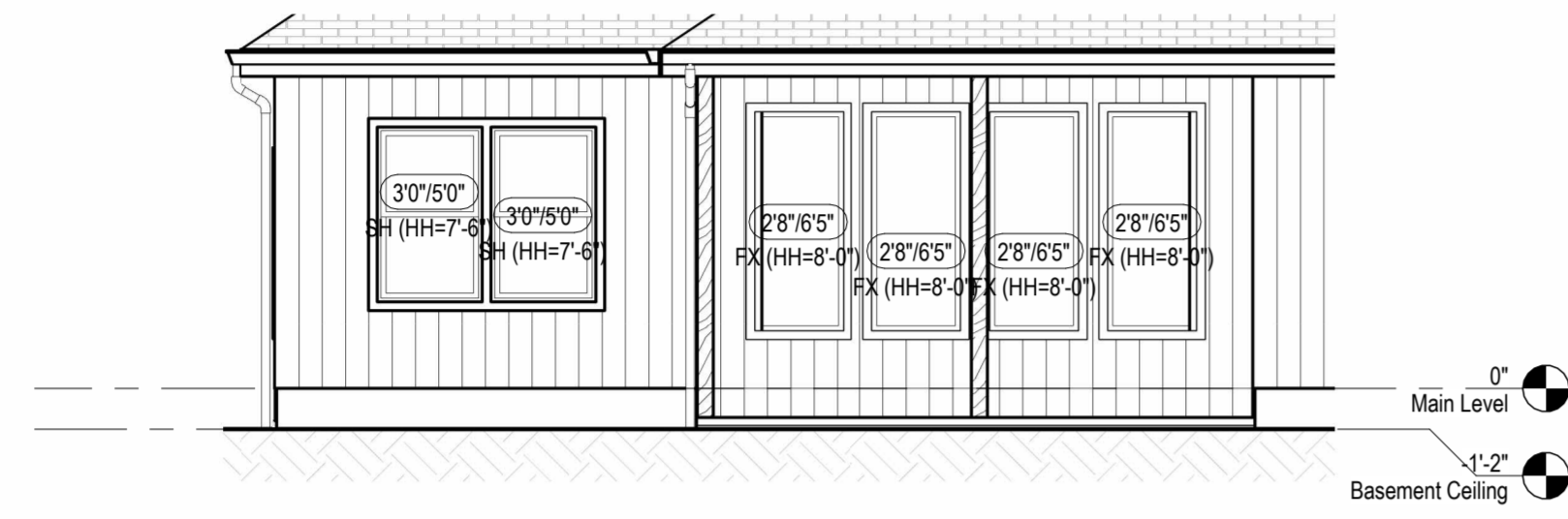
DRAWING TITLE
Floor Plan - Main Level (Walkout Basement)

DATE ISSUED **NORTH**
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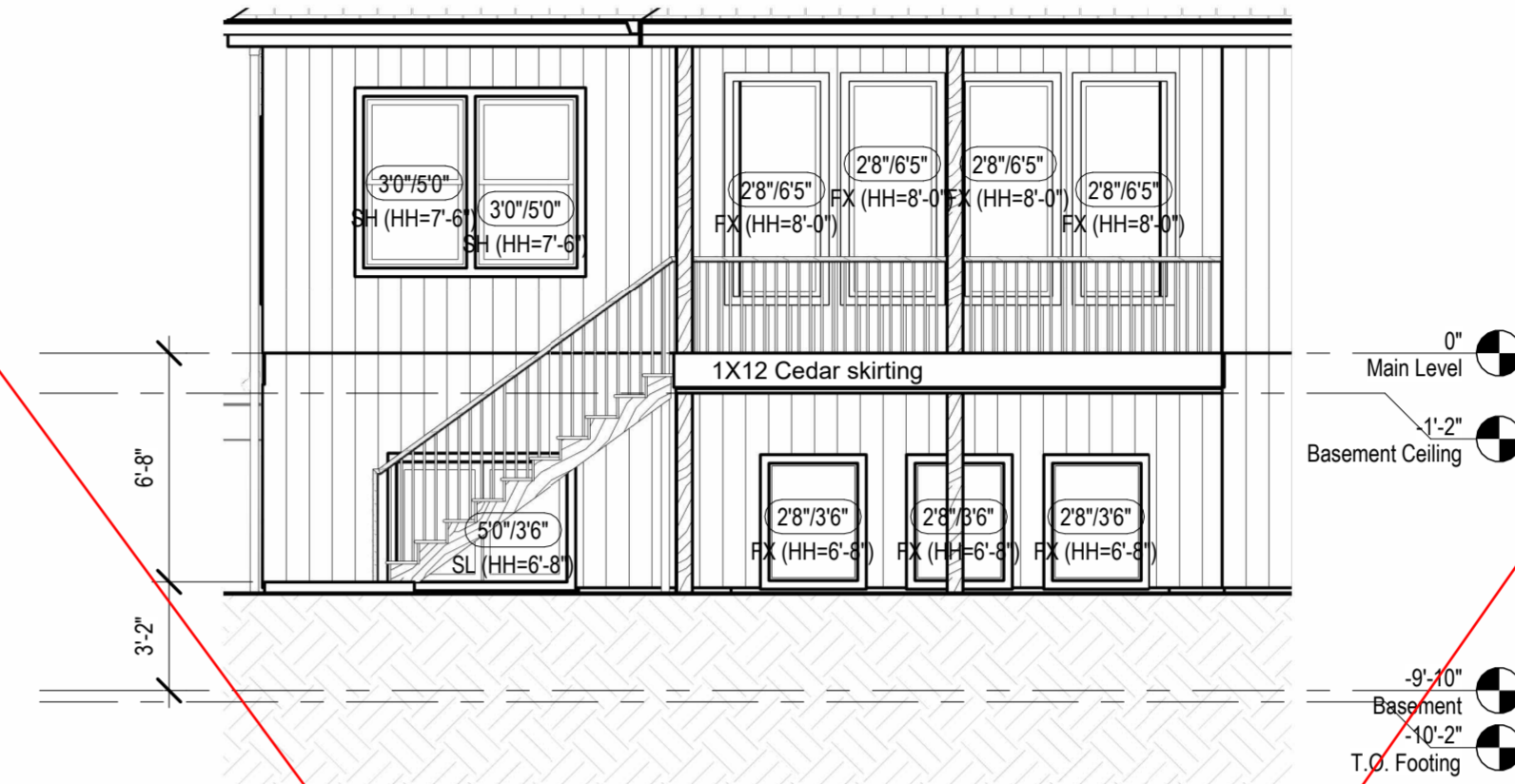
DRAWING NUMBER
A601

© Shared drive/06 - Architecture/02 - Master Plan/001 - 01 - RELEASED FOR CONSTRUCTION AS NOTED FOR PLAN REVIEW DEVELOPMENT SERVICES LEES SUMMIT, MISSOURI
08/28/2024

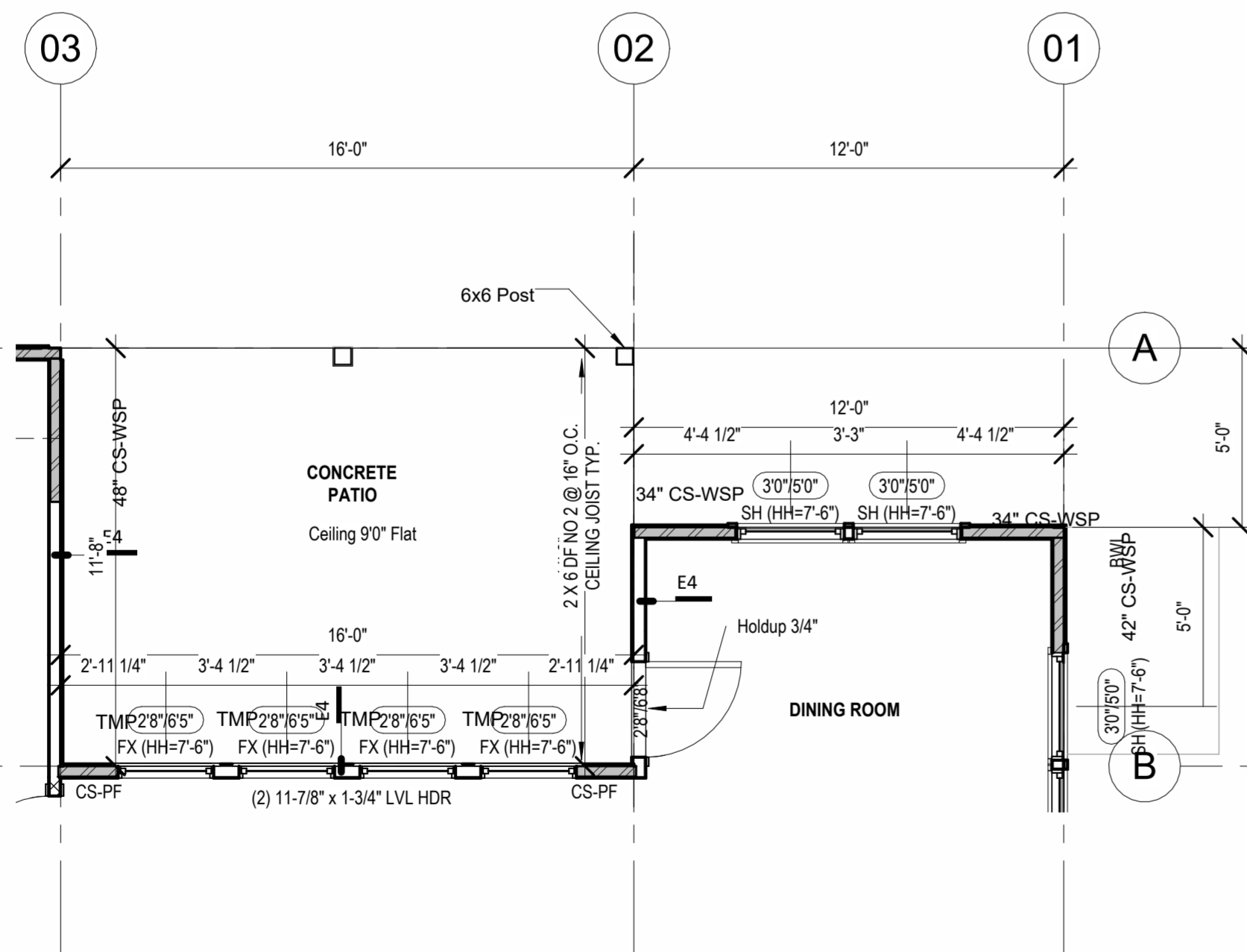
SOMERSET MASTER PLAN



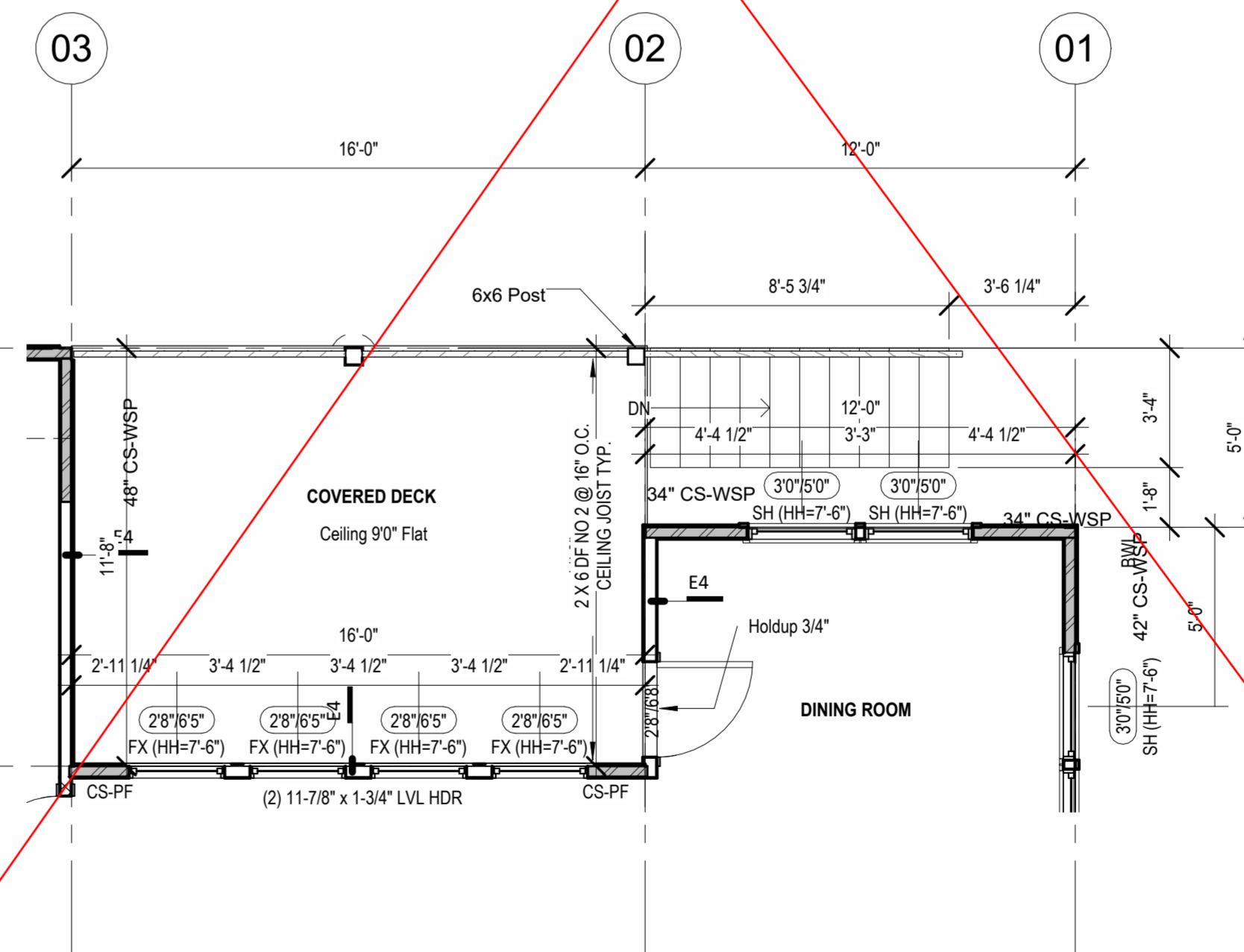
4 Rear Elevation (Full Basement) - Concrete Patio
3/16" = 1'-0"



3 Rear Elevation (Daylight Basement) Covered Deck
3/16" = 1'-0"



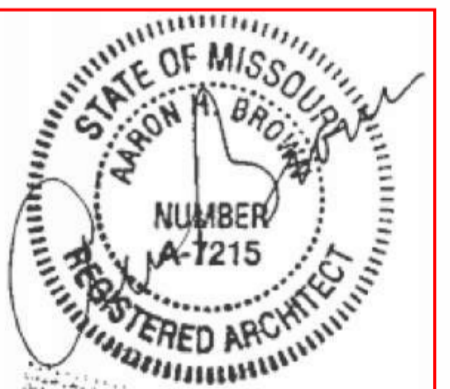
2 Main Level Floor Plan (Daylight Basement) Concrete Patio
1/4" = 1'-0"



1 Main Level Floor Plan (Daylight Basement) Covered Deck
1/4" = 1'-0"

architect:
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Number	DESCRIPTION	DATE

PROJECT

Lot : HF 206
Address : 2222 SW Heartland Ct, LSMO

DRAWING TITLE

Floor Plan - Main Level Back patio & Deck options

DATE ISSUED

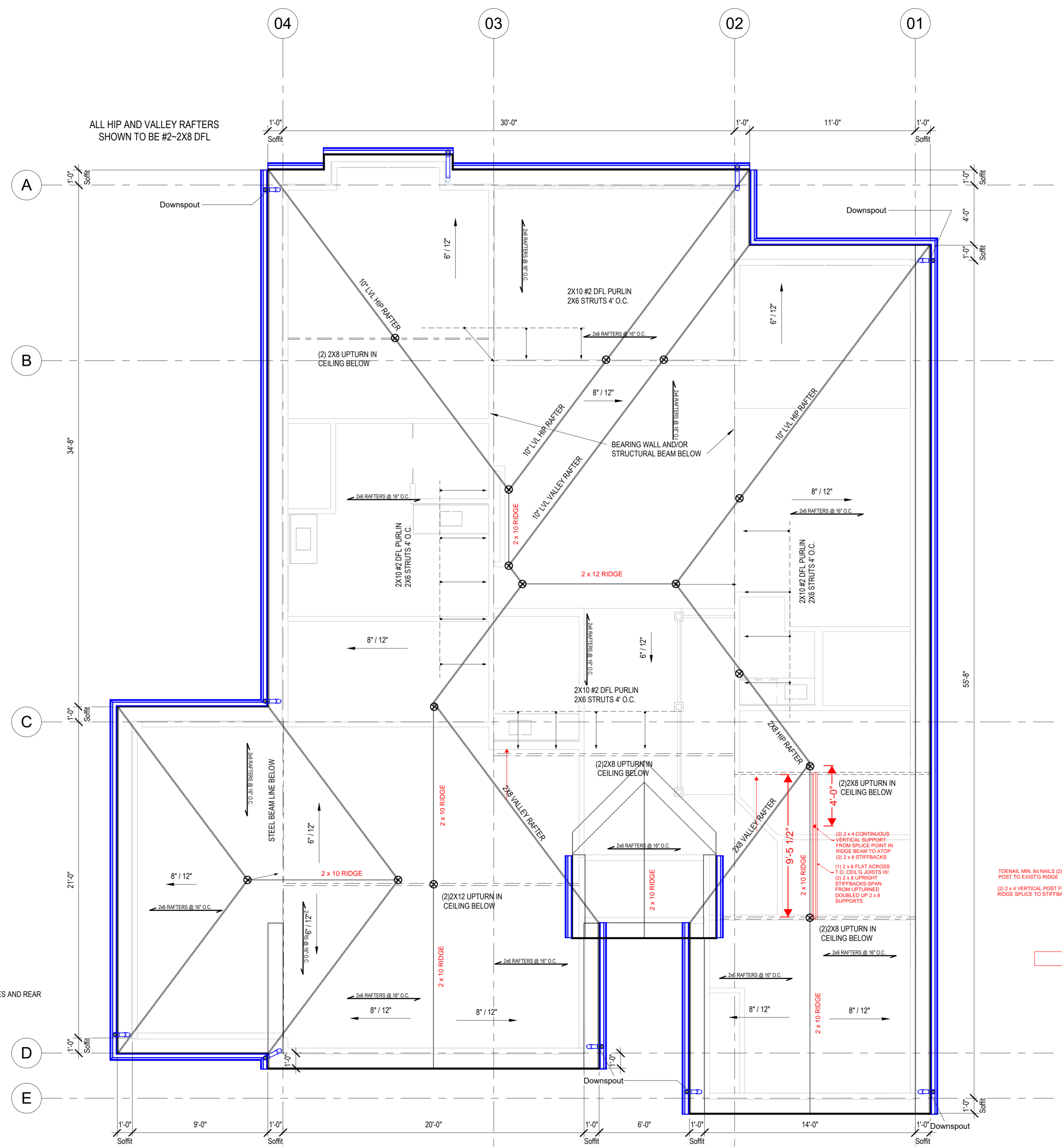
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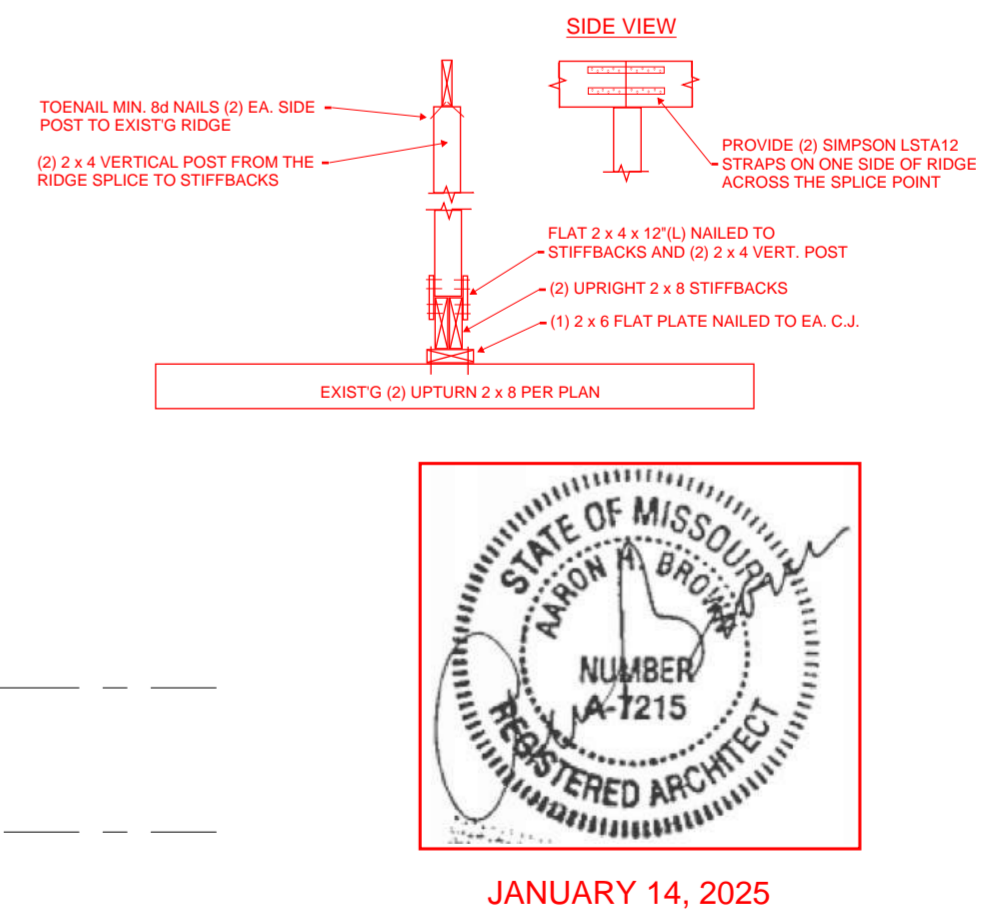
A603

SOMERSET MASTER PLAN



NOTE: 12" SOFFITS W/ CONTINUES VENT SIDES AND REAR

- ### General Notes:
- DOORS AND WINDOW**
- ALL GLAZING WITHIN 12" OF THE FINISHED FLOOR, ADJACENT TO DOORS 4" AND WITHIN DOORS, ABOVE BATHTUBS TO BE SAFETY TYPE GLASS AND LABELED SUCH AS IN COMPLIANCE W/ SECTION 208 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. 5/8" TYPE X GWS. EXTEND TO BOTTOM OF ROOF. DOOR TO BE 20 MIN RATED, 1 3/8" S.F.C. & EQUIPPED W/ CLOSURE & LATCH.
 - 18 & 24 AMP RECEPTACLES SHALL HAVE GFCI PROTECTION.
 - TYPE X 5/8" GB REQUIRED ON GARAGE CEILING BELOW LIVING AREAS.
- LIGHT AND VENTILATION**
- PROVIDE STARTRAY ILLUMINATION PER R303.7.2.
 - CABLE VENT & MECHROOF 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.
- GYPSONUM BOARD**
- GWB APPLIED TO CEILINGS SHALL BE 1/2" WHEN FRAMING MEMBERS ARE 16" O.C. OR 5/8" WHEN MEMBERS ARE 24" O.C. OR USE 1/2" SAG-RESISTANT GYP. CEILING BOARD.
- MECHANICAL SYSTEMS**
- FURNACE & WATER HEATER SHALL BE ON 18" PLATFORMS WHEN PLACED 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. 14 SEER FOR AIR CONDITIONING EQUIPMENT.
 - SUPPLY AND RETURN DUCTS SHALL BE INSULATED TO MIN. R-8.
- ELECTRICAL SYSTEMS**
- PROVIDE UFER GROUND ENCASED IN CONCRETE FOOTING.
 - ALL ELECTRICAL CONDUCTORS SHALL BE COPPER.
 - EXCEPT AS THE FOLLOWING LOCATIONS SHALL BE GFCI PROTECTED:
 - BEDROOM, KITCHEN (W/IN 6 FEET OF SINK), GARAGE, SHED, EXTERIOR, UNFINISHED BASEMENT & HEATED FLOORS.
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 - 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 FASTENED TO MIN. 6 INCHES ABOVE GRADE.
 - ALL EXT. STUDS TO BE SECURED TO THEIR DOUBLE TOP PLATES W/ (2) 16-D NAILS (MIN. 16" O.C. ALONG EDGES & COMMON @ 12" O.C. @ INTERMEDIATE STUDS).
- ROOF FRAMING**
- ALL ROOF EAVES OVERHANGS TO BE 16" LONG.
 - ALL JOISTS & RAFTERS TO BE ALIGNED OVER SLDS.
 - ROOF SHEATHING SHALL BE 7/16" OSB NAILED W/ 8d @ 6" O.C. PANEL INDEX 240; PROVIDE 2" STAGGERED 4" O.C. W/ LONG DIMENSION PERPENDICULAR TO EAVE LINE & STAGGERED 4" O.C. W/ GALLY SPACER CLIPS ALONG ALL EDGES. SECURE SHEATHING W/ 8d COMMON NAILS TO RAFTERS AT 6" O.C. ALL EDGES.
- UNFINISHED BASEMENT REQUIREMENTS**
- FIRE PROTECTION 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" CWB.
 - UNFINISHED BASEMENTS SHALL BE MIN. R-13 INSULATED WALL OR INSULATED OH FLOOR/CEILING (MIN R-19).
 - ALL EXPOSED HVAC DUCTING IN UNFINISHED BASEMENTS TO BE MIN R-8 INSULATED OR ENCLOSED INSIDE A LOCKER/CLIN.
 - 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 & STOPWORK ORDER MAY BE ISSUED IF EROSION CONTROL IS NOT ADDRESSED. MINIMUMS INCLUDE:
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 - 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 INSULATED PANEL EDGES.
 - SHEATH EXT. WALLS W/ 7/16" OSB NAILED W/ 8d @ 6" O.C.
 - HEADERS: PROVIDE (2) 2 x 8 (SYP OR DFL, 24 OR BETTER) LUM. CONSTRUCT HEADERS W/ 2 x 8 & 7/16" OSB BETWEEN W/ (2) ROWS OF 16d @ 16" O.C.
 - BLOODING MIN. 1.5 INCHES UTILITY GRADE LUMBER JOISTS TO BE SUPPORTED AT ENDS FULL DEPTH SOLID BLOCKING 4" MIN.
 - 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 ROOF/CEILING DIAPHRAGM PER IRC 603.3.
 - 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.



architect:
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OCTOBER 9, 2024

REVISIONS		
Number	DESCRIPTION	DATE

PROJECT
Lot : HF 206
Address : 2222 SW Heartland Ct, LSMO

DRAWING TITLE
Floor Plan - Roof Plan
(Transitional)

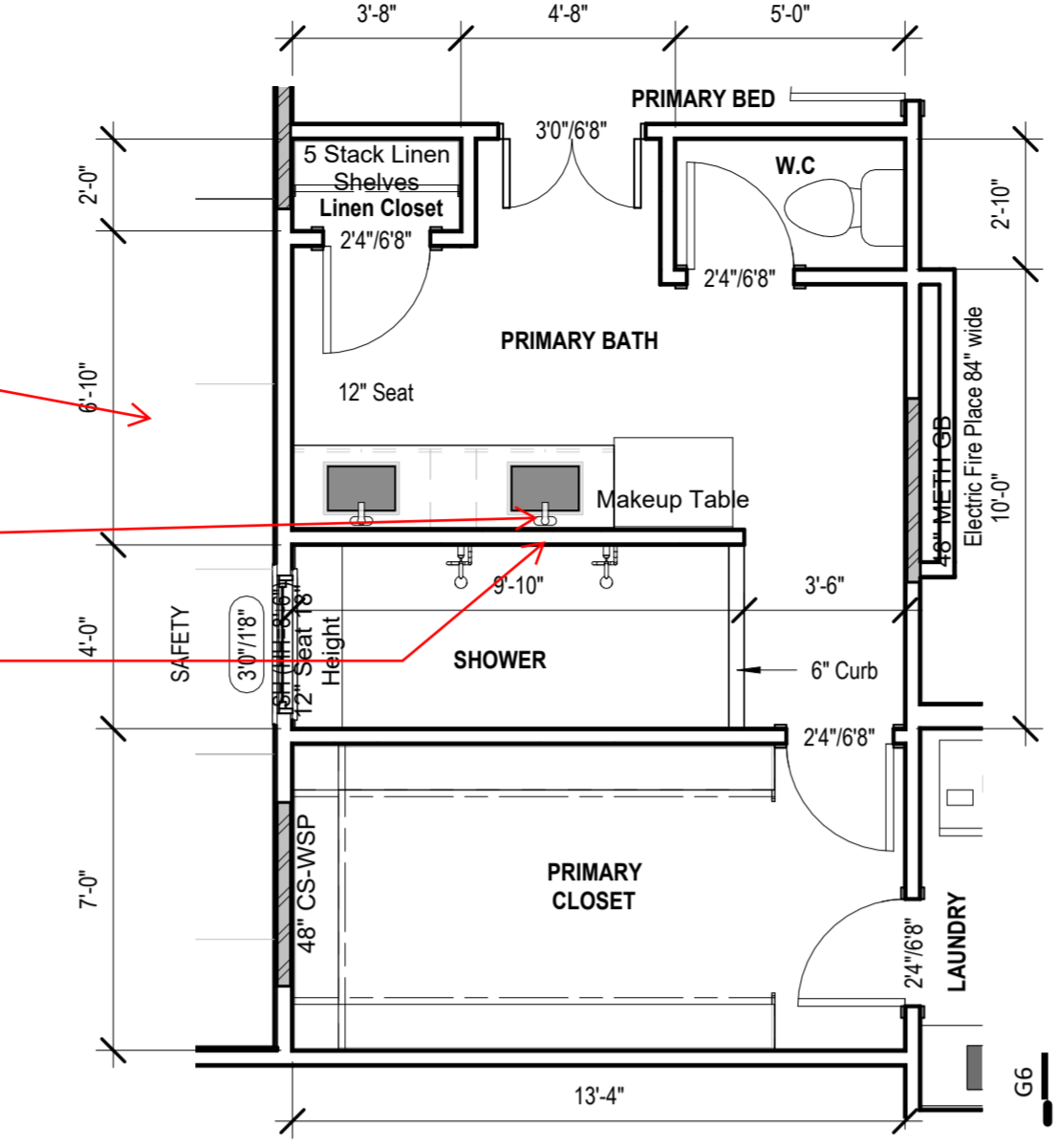
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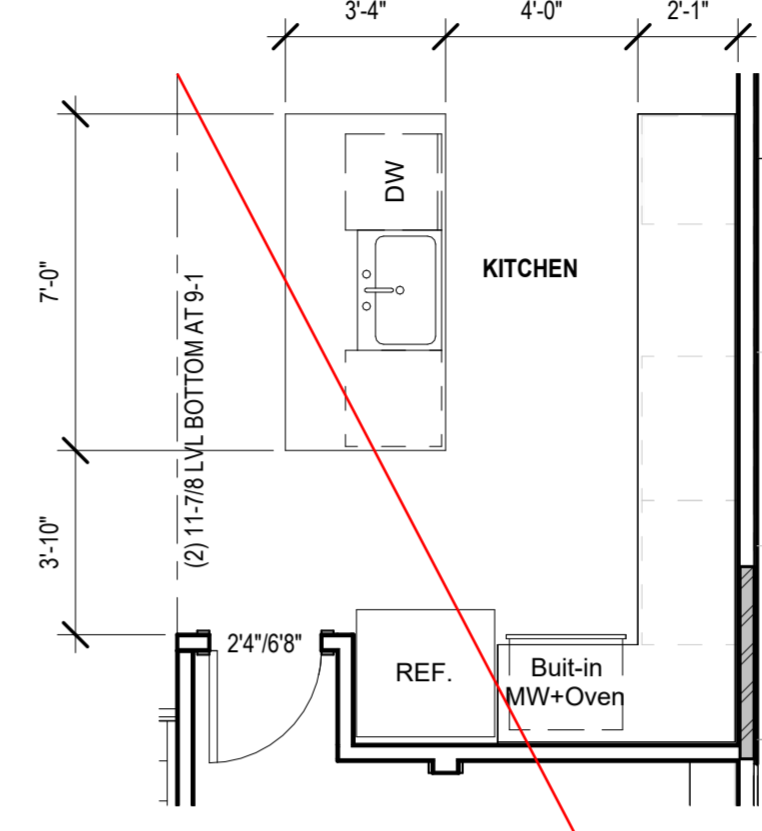
A701.2

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

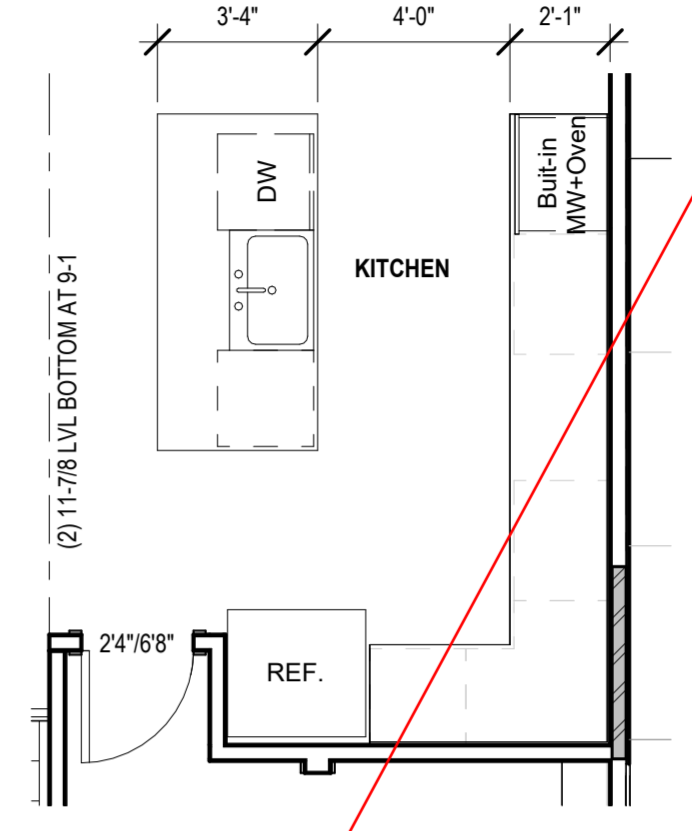
SOMERSET MASTER PLAN



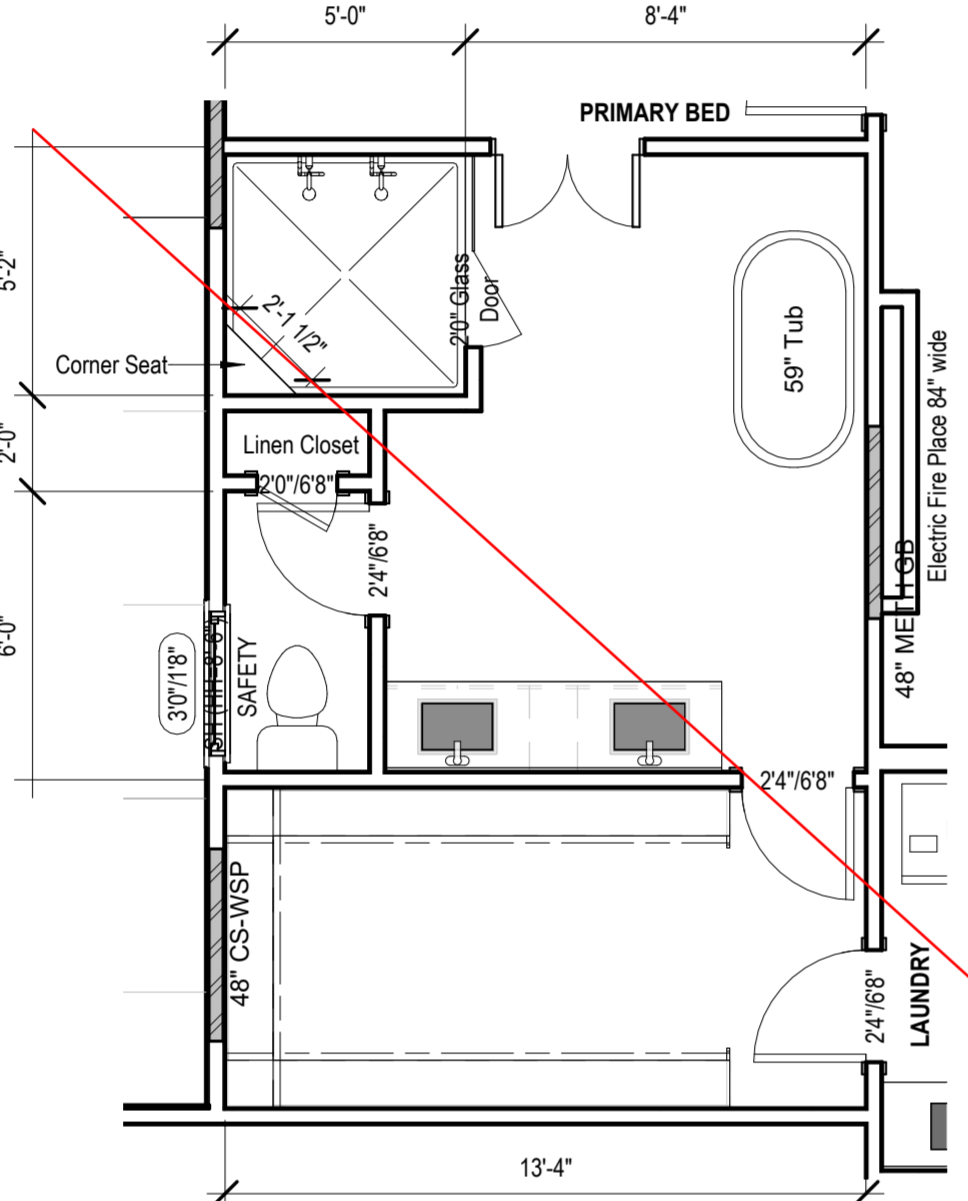
7 Main Level Bath Option 3
1/4" = 1'-0"



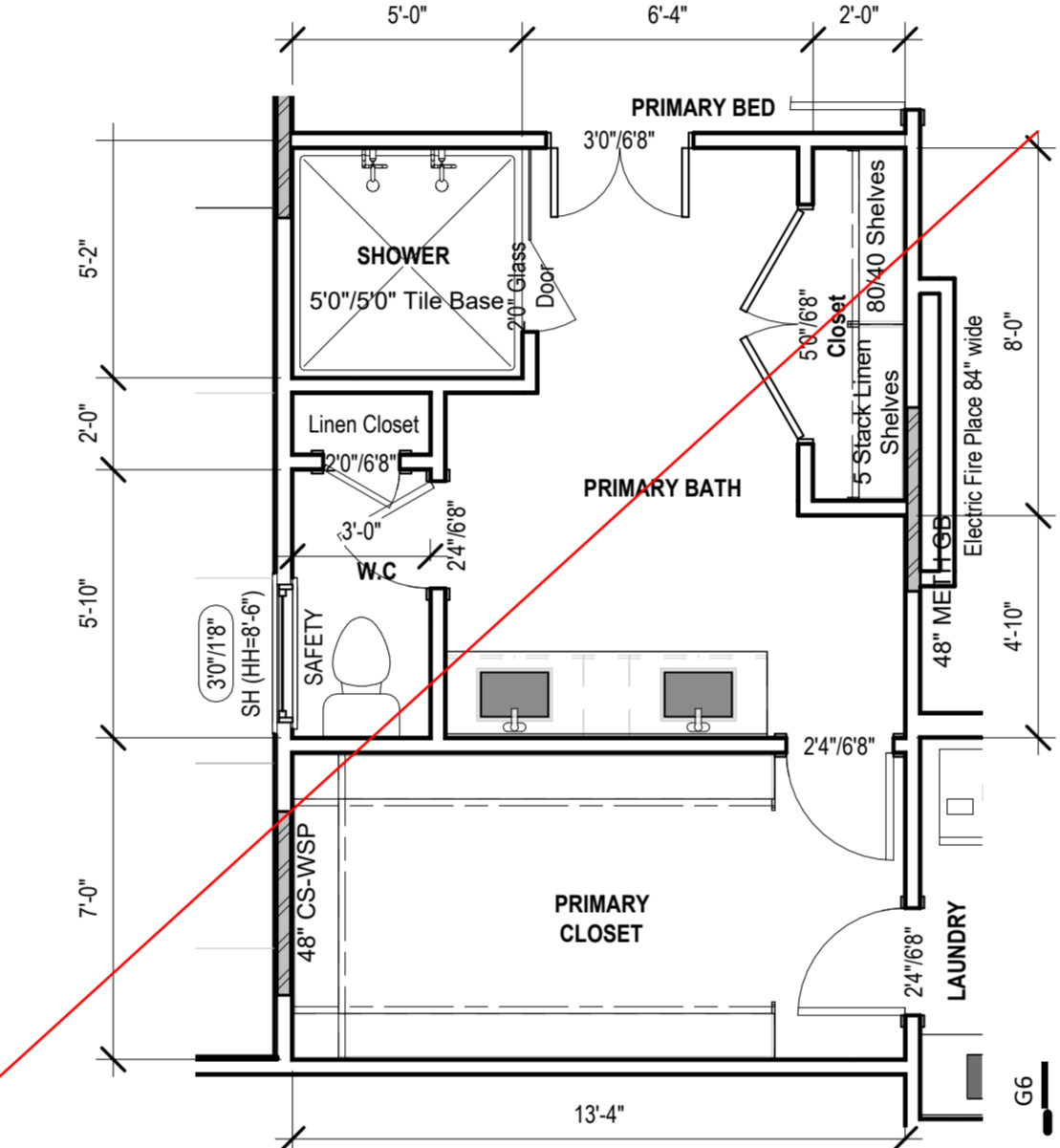
9 Main Level Floor Plan
1/4" = 1'-0"



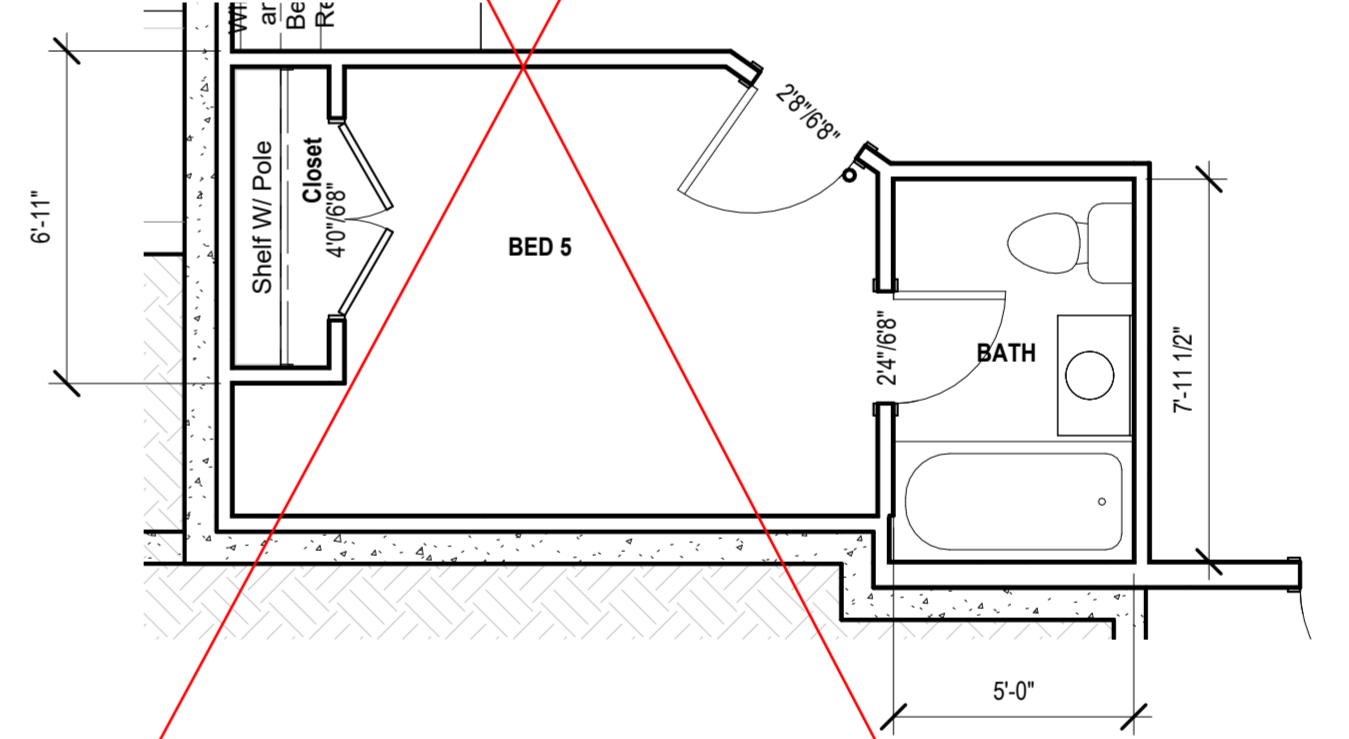
8 Main Level Floor Plan
1/4" = 1'-0"



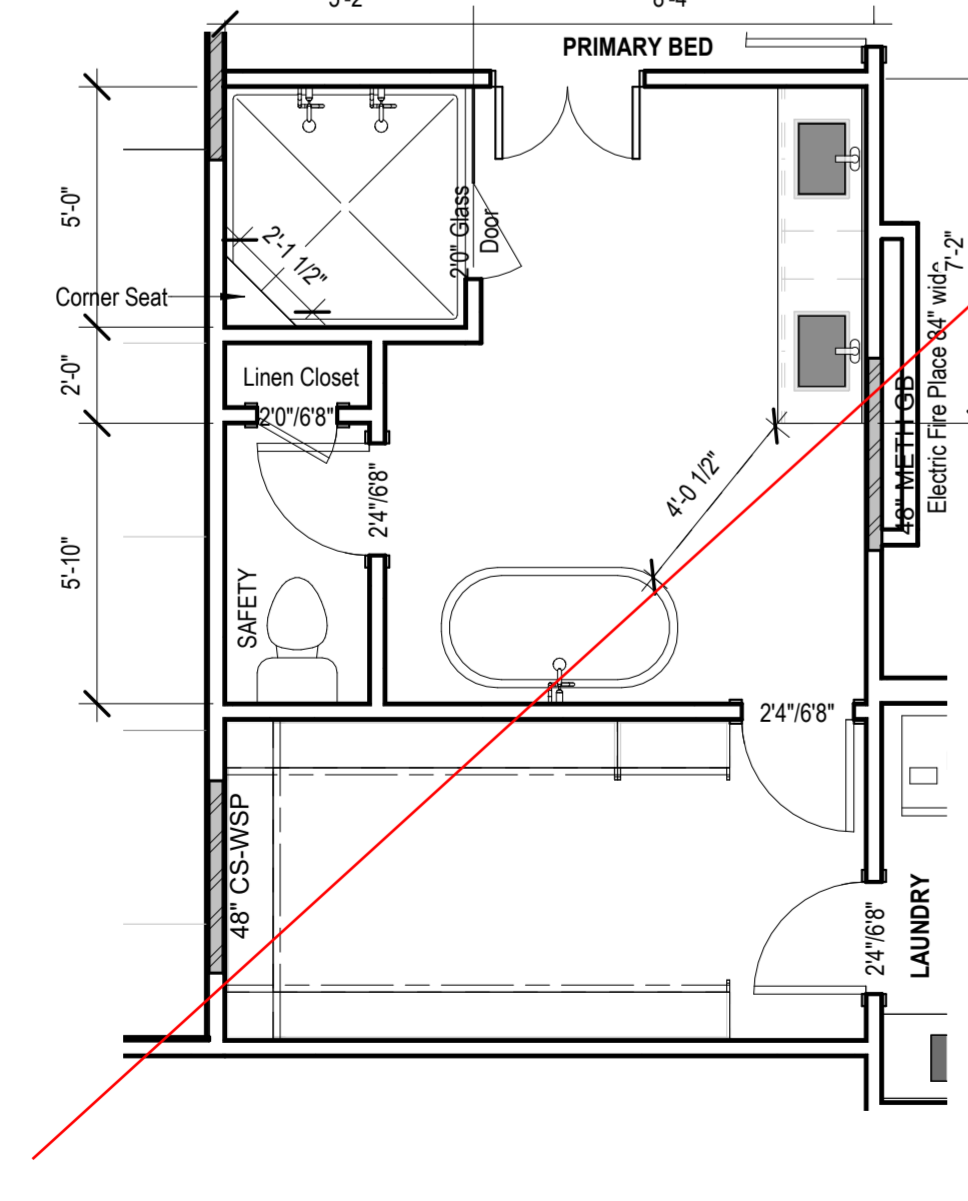
4 Main Level Bath Option 2
1/4" = 1'-0"



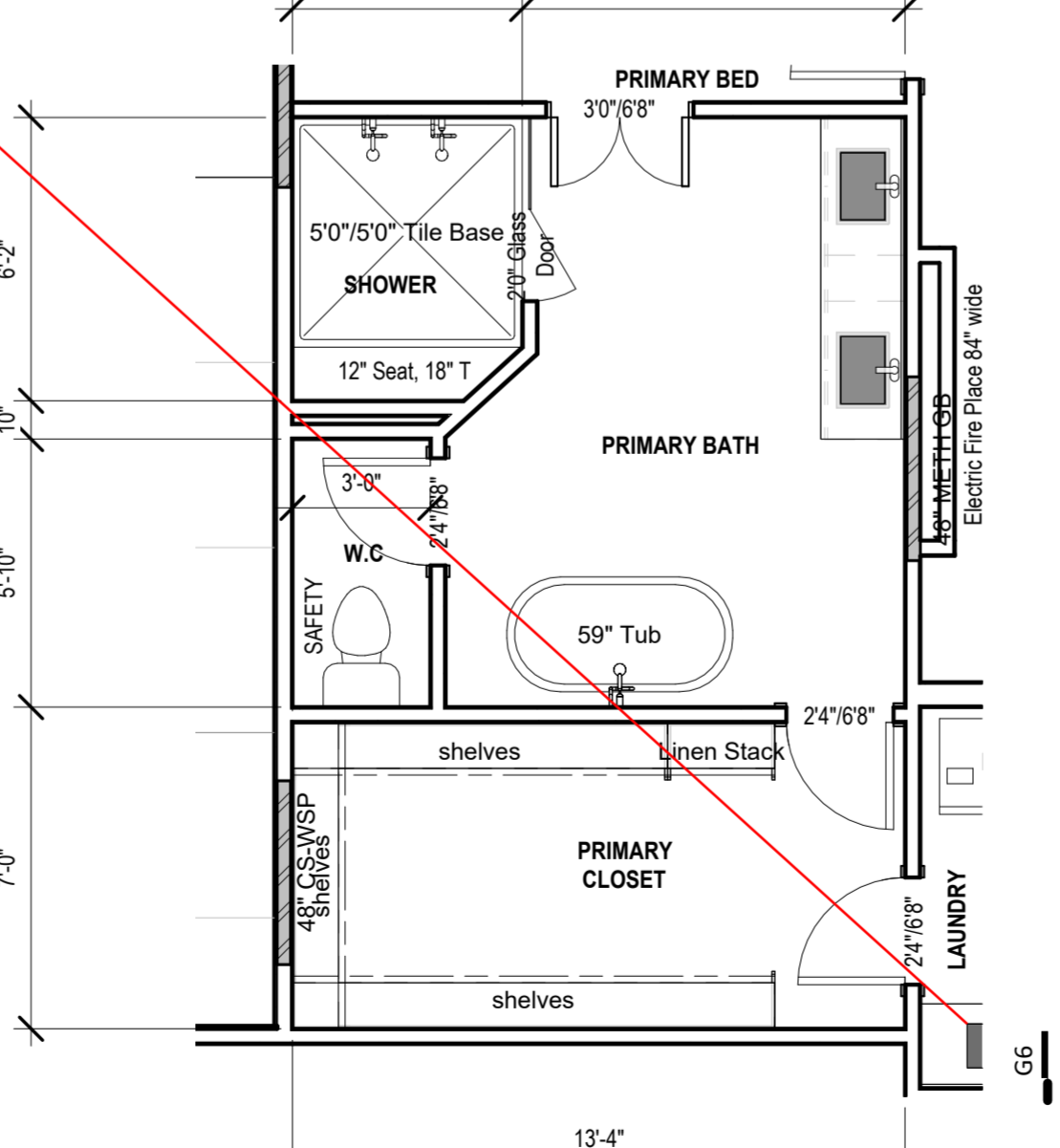
6 Main Level Bath Option 2
1/4" = 1'-0"



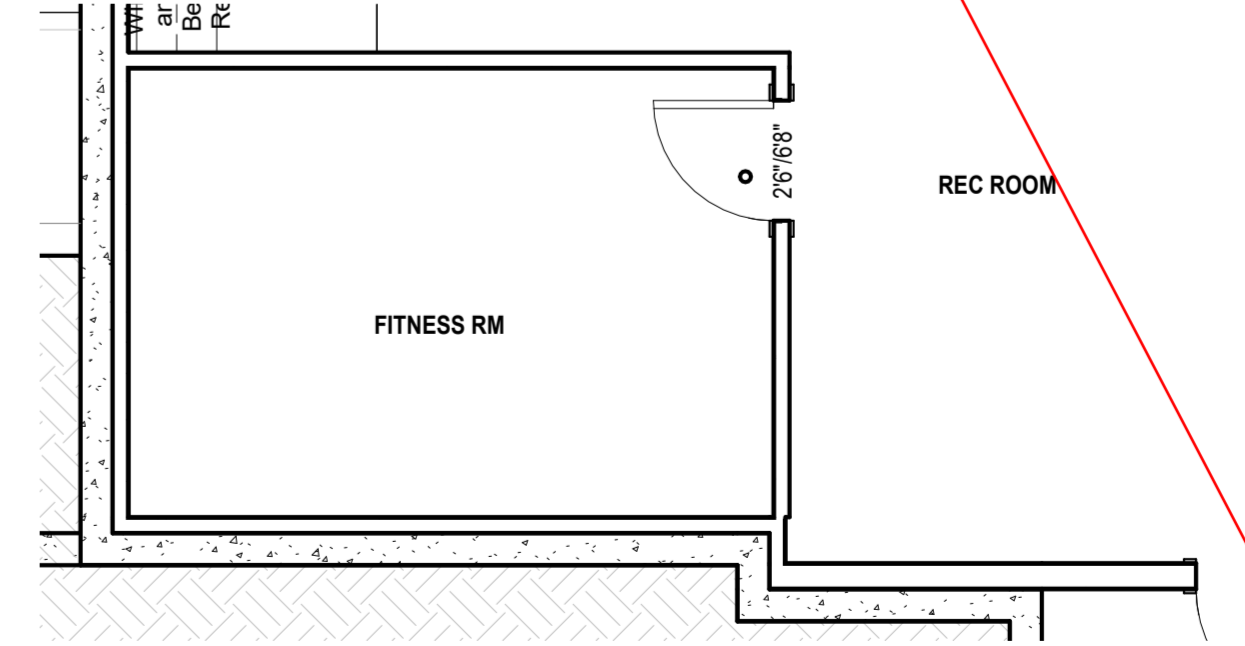
2 Bedroom #5 Option
1/4" = 1'-0"



3 Main Level Bath Option 1
1/4" = 1'-0"



5 Main Level Bath Option 1
1/4" = 1'-0"



1 Fitness Room Option
1/4" = 1'-0"

architect:
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REVISIONS		
Number	DESCRIPTION	DATE

PROJECT
Lot : HF 206
Address : 2222 SW Heartland Ct, LSMO

DRAWING TITLE
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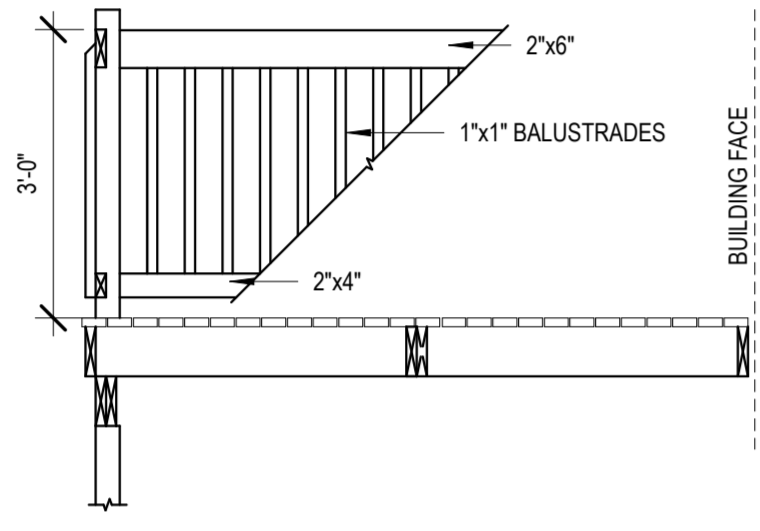
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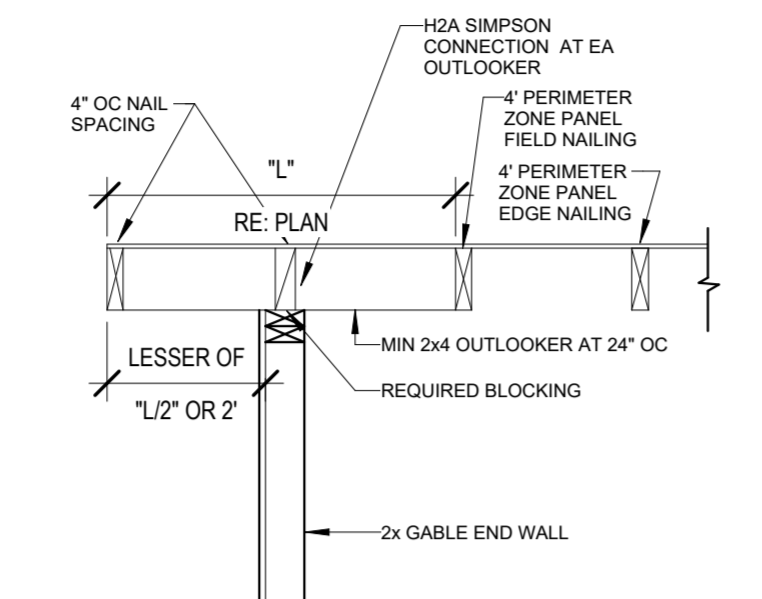
SOMERSET MASTER PLAN

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

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

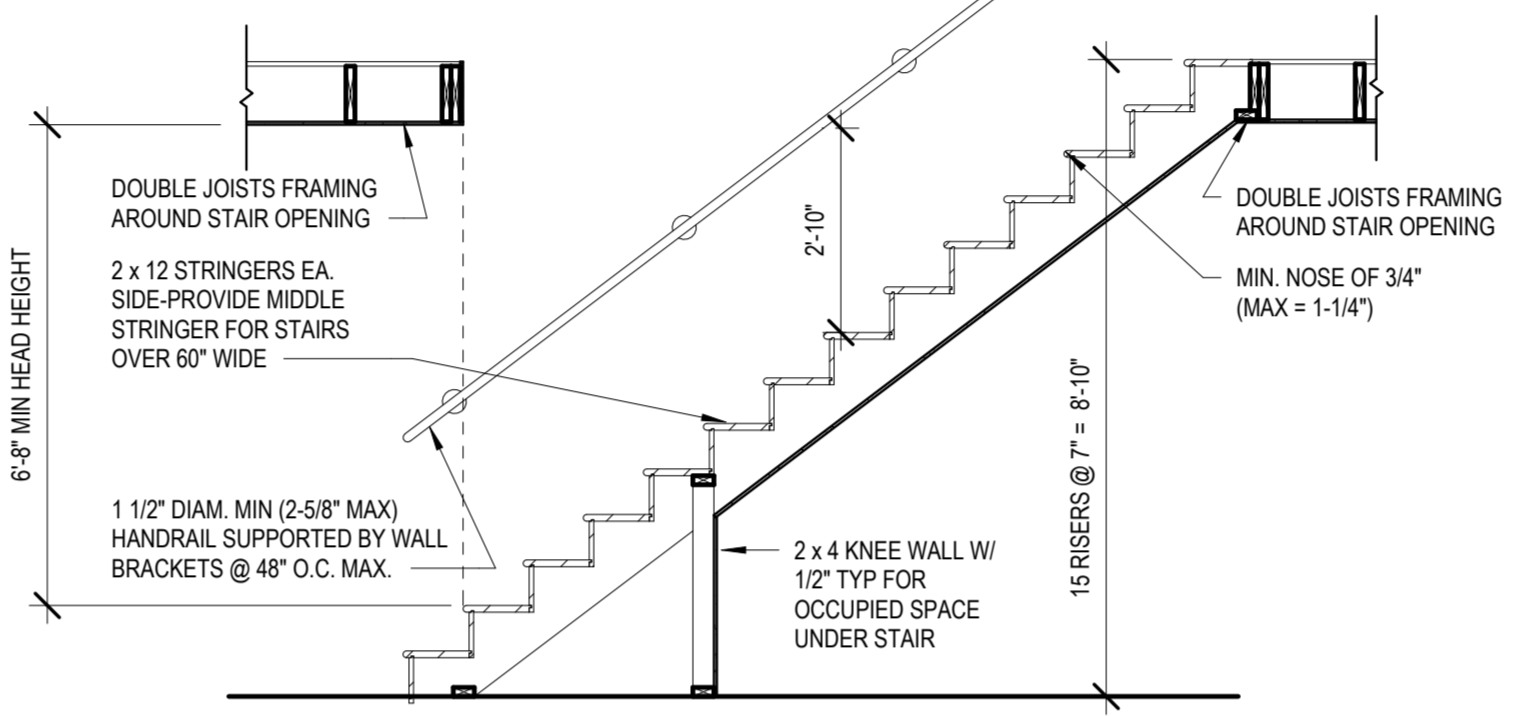


11 Deck Railing
1/2" = 1'-0"

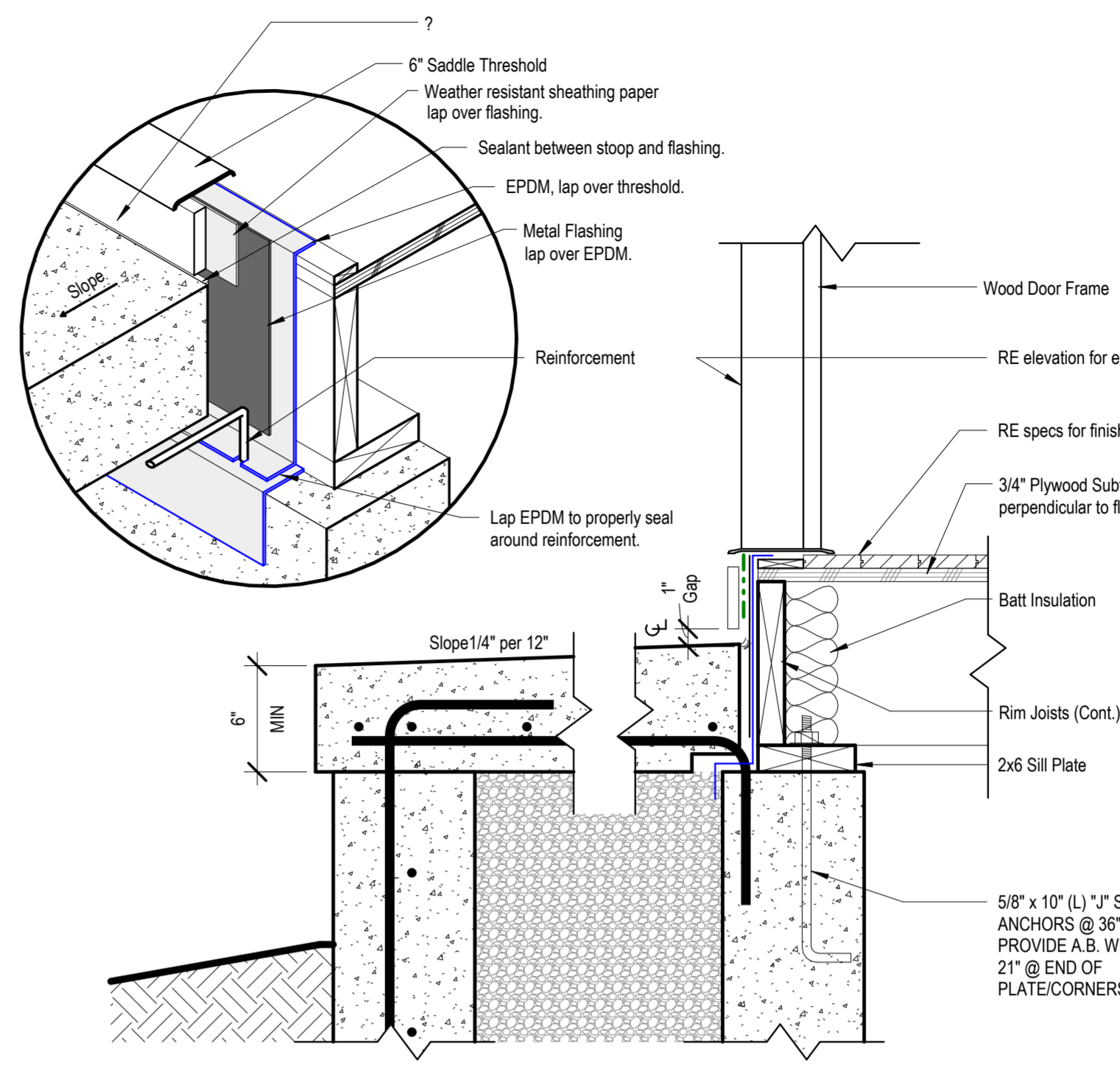


12 Gable Framing Requirements
1" = 1'-0"

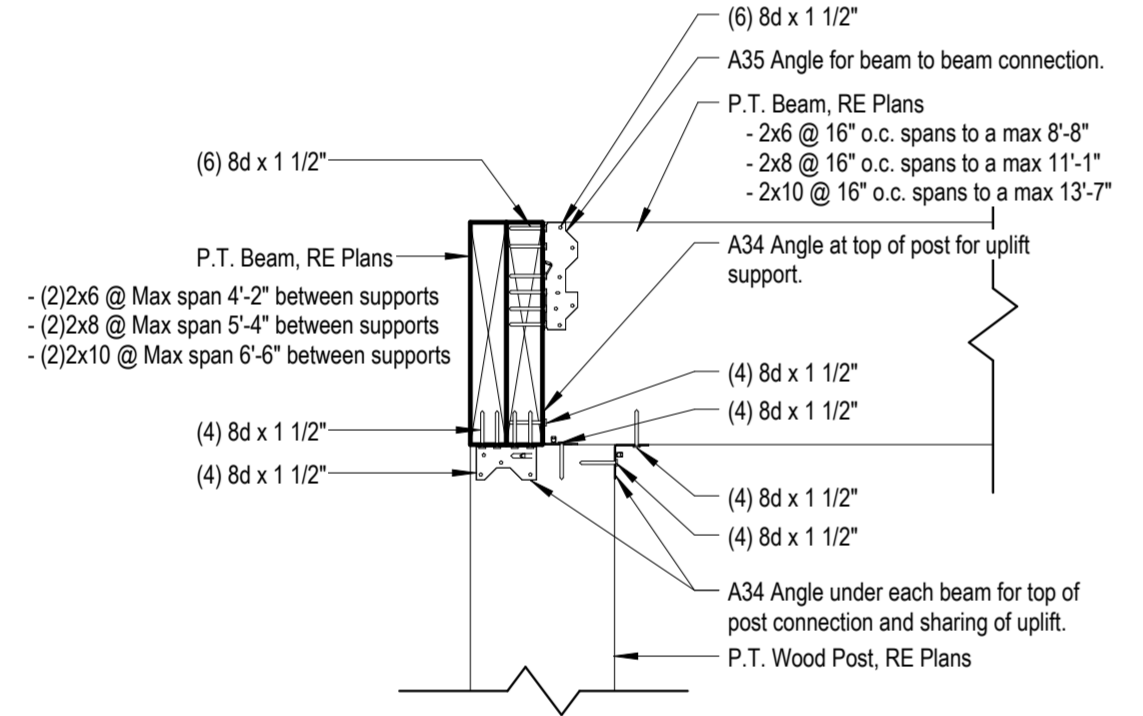
PER IRC: THE MAX. RISE ALLOWED IS 7.75 INCHES AND THE MIN TEAD IS 10 INCHES MEASURED NOSE TO NOSE



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

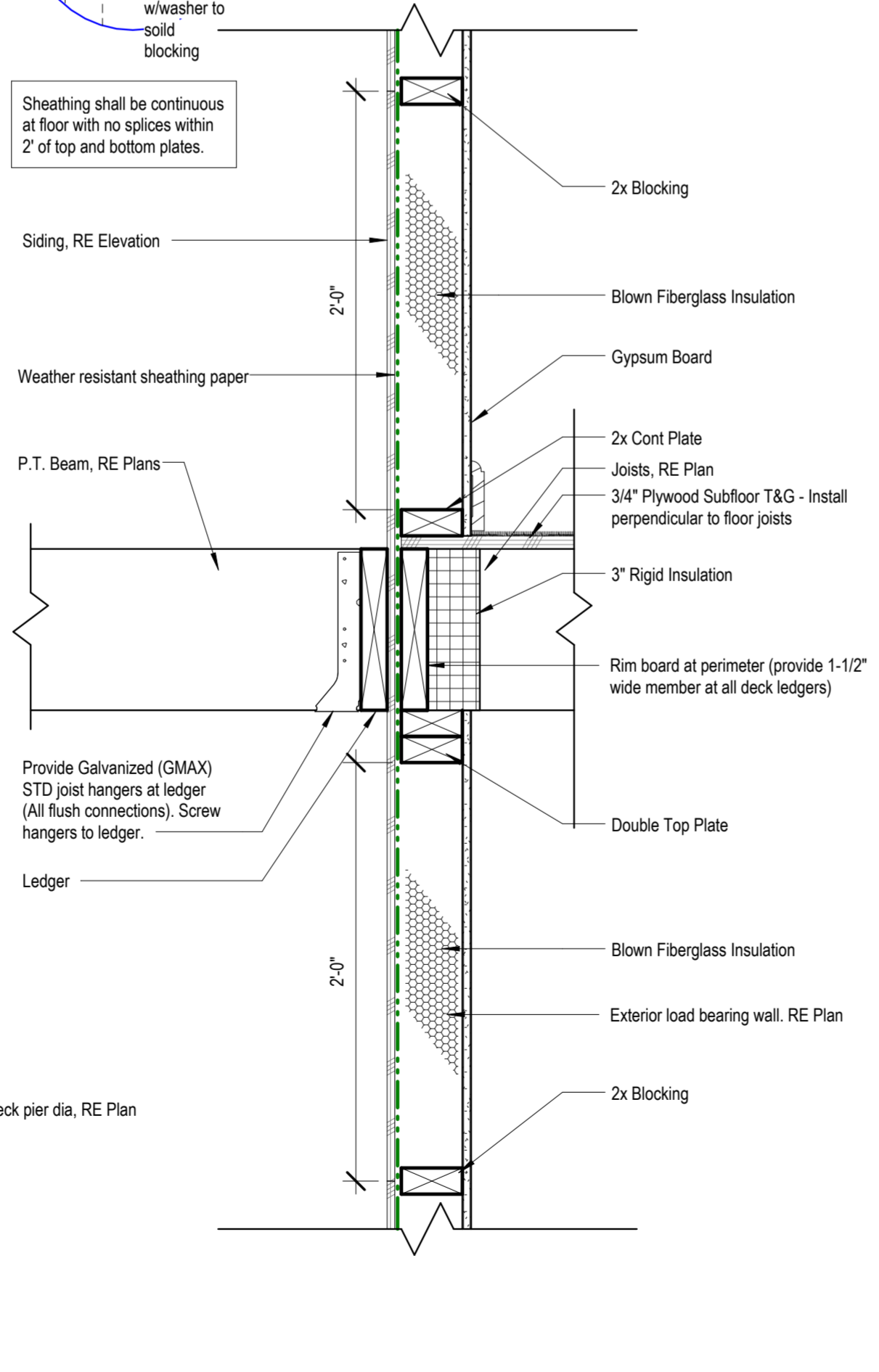


9 Detail - Front Stoop
1 1/2" = 1'-0"

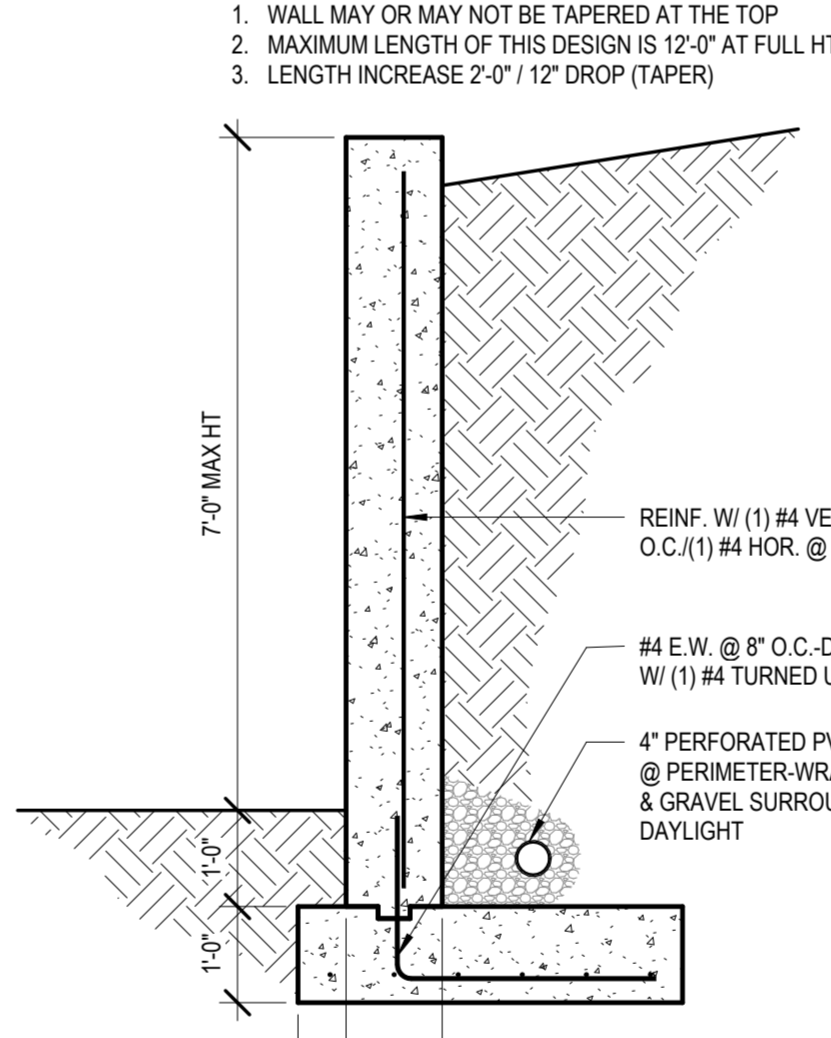


5 Post to Beam Connection
1 1/2" = 1'-0"

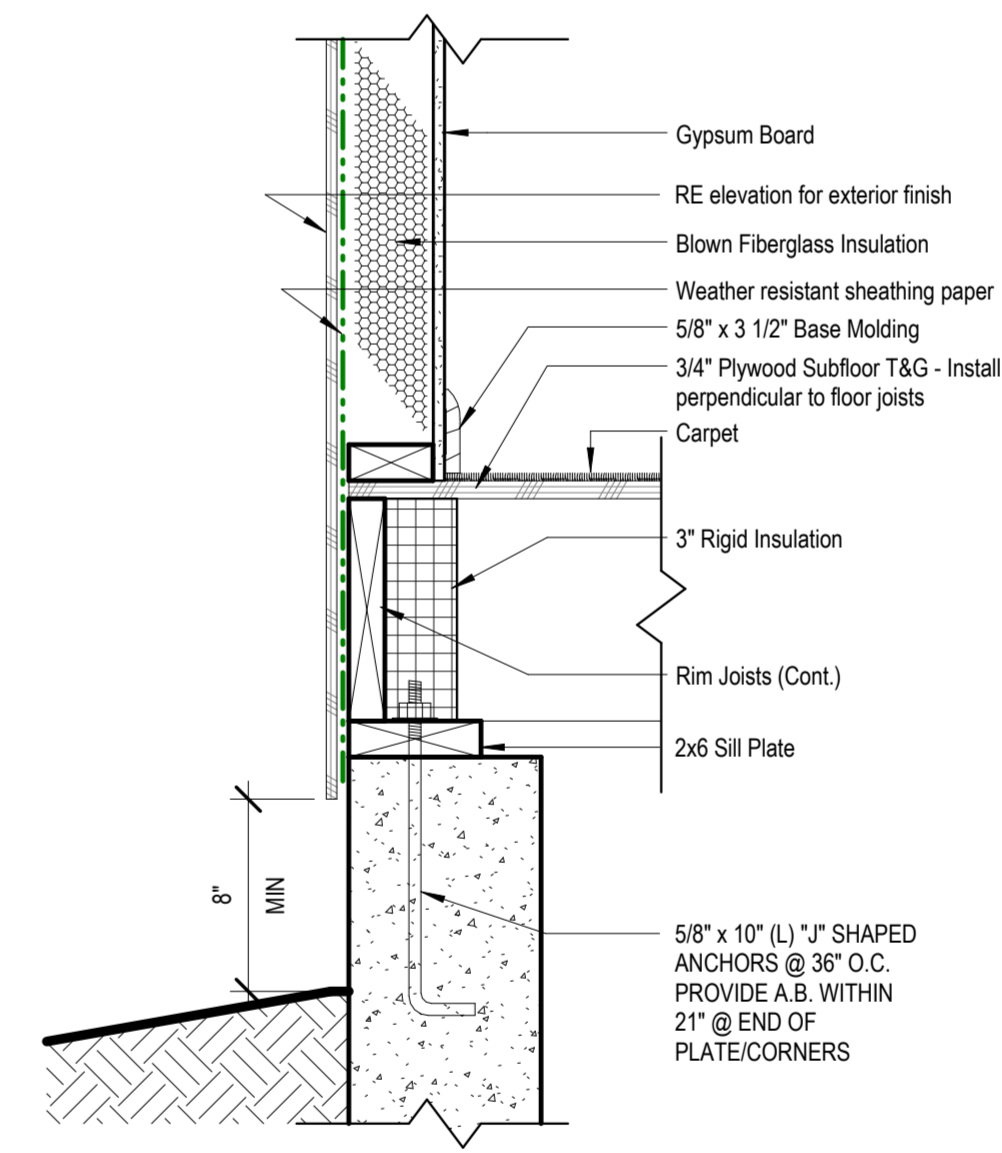
- Deck Ledger Attachment**
- (2) Lags required at EA end, 2" from ends.
 - Provide 1 x 4 treated spaced behind EA lag.
 - Provide lags in EA joist space w/ (2) every other space, 2" from edges.
 - MIN size lag is 1/2" diam x 6" length
 - Provide flashing between rim joists & ledger.



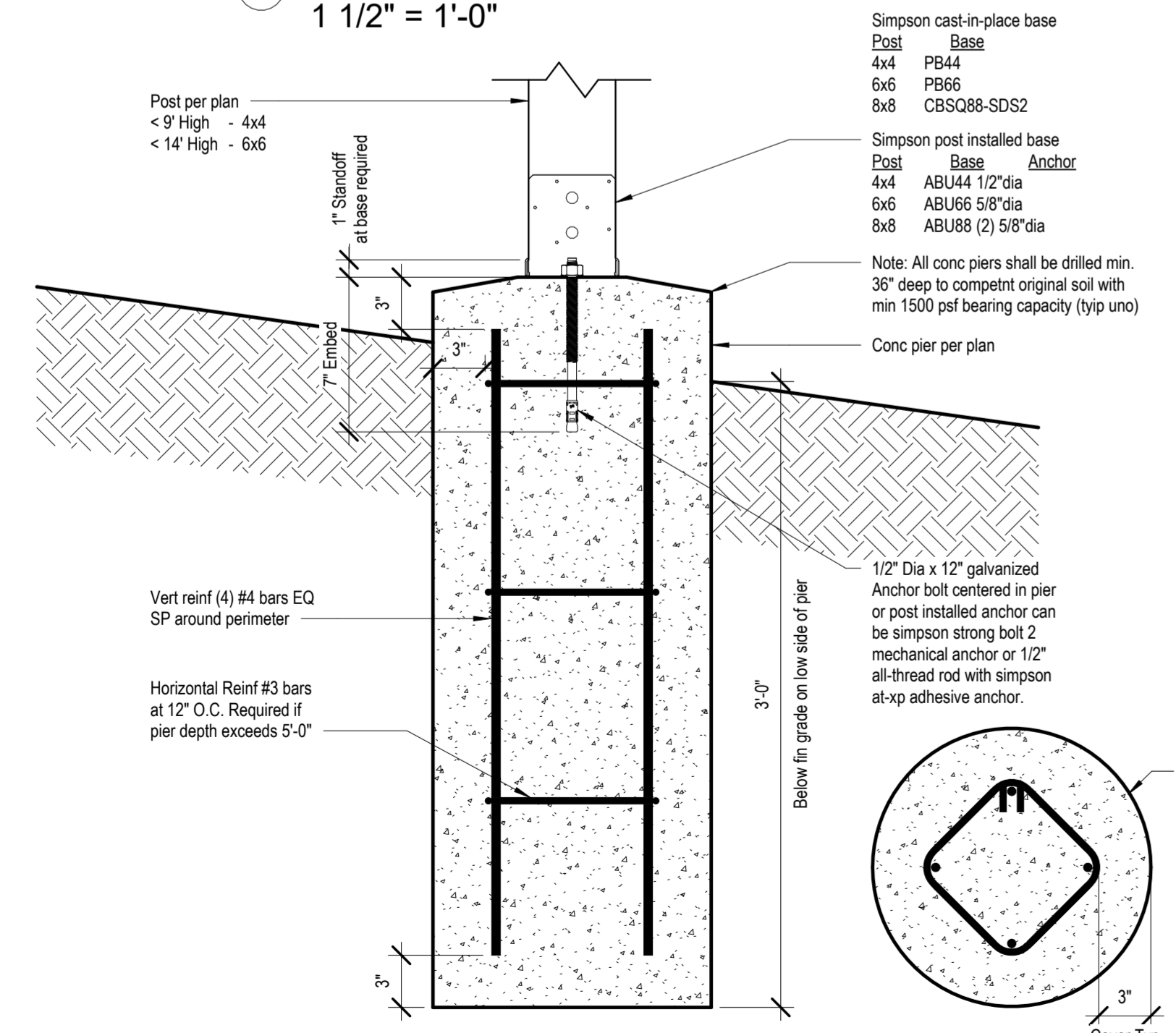
7 Lateral Deck Connection
1 1/2" = 1'-0"



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

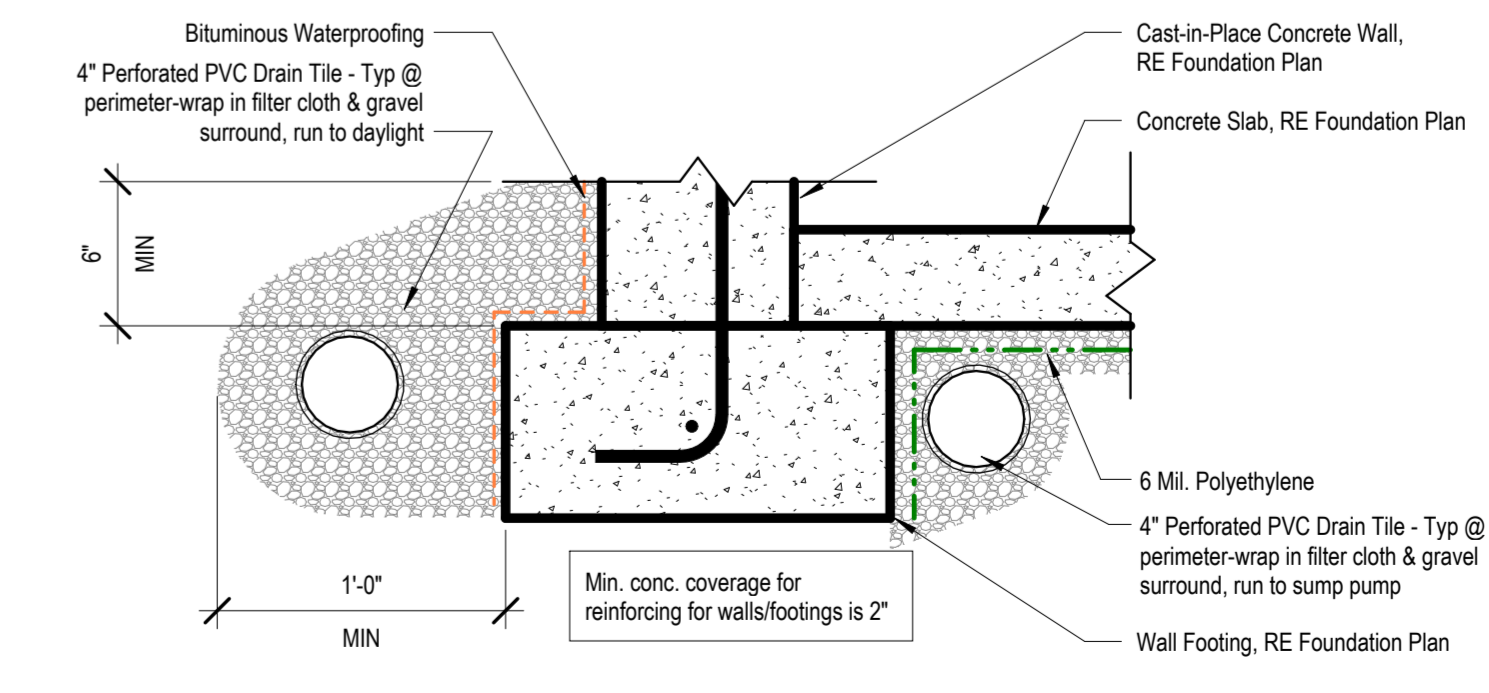


4 Detail - Top of Foundation Wall
1 1/2" = 1'-0"



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

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



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

architect:
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REVISIONS

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PROJECT
Lot: **HF 206**
Address: **2222 SW Heartland Ct, LSMO**

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DATE ISSUED

DRAWING NUMBER

A901

RELEASED FOR CONSTRUCTION
AS NOTED FOR PLAN REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
08/28/2024

SOMERSET MASTER PLAN

architect:
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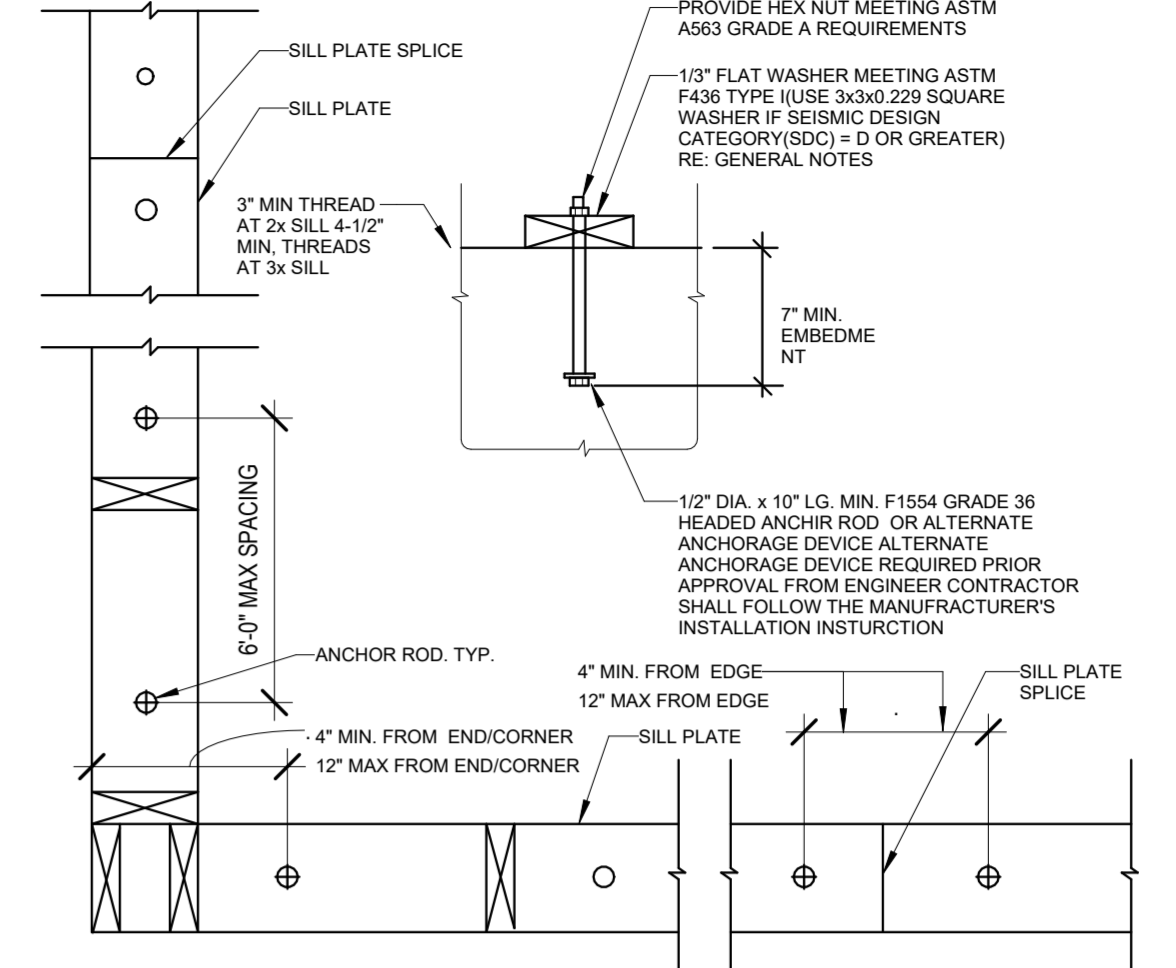
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Details

DATE ISSUED

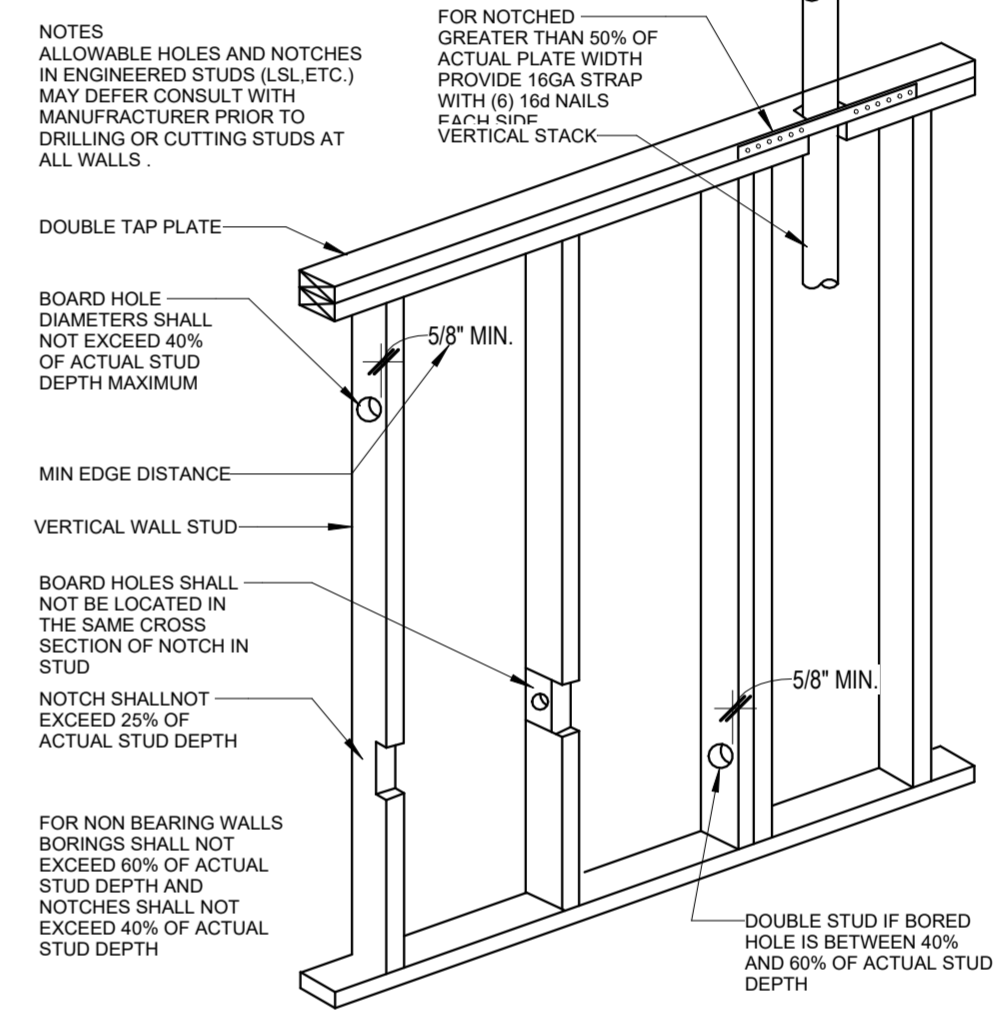
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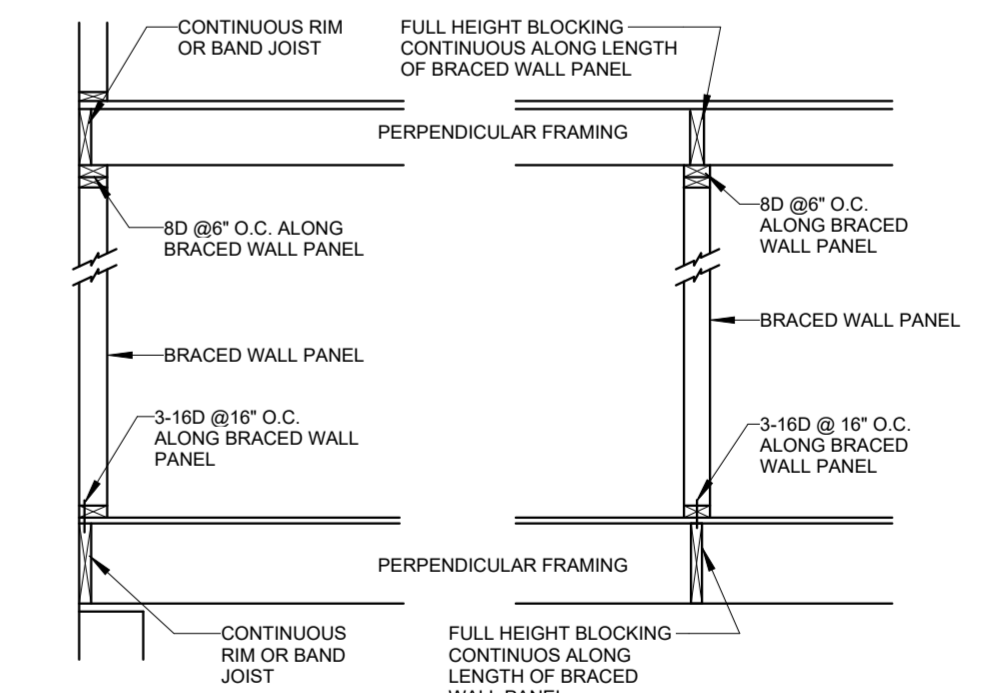
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LEE'S SUMMIT, MISSOURI
08/28/2023



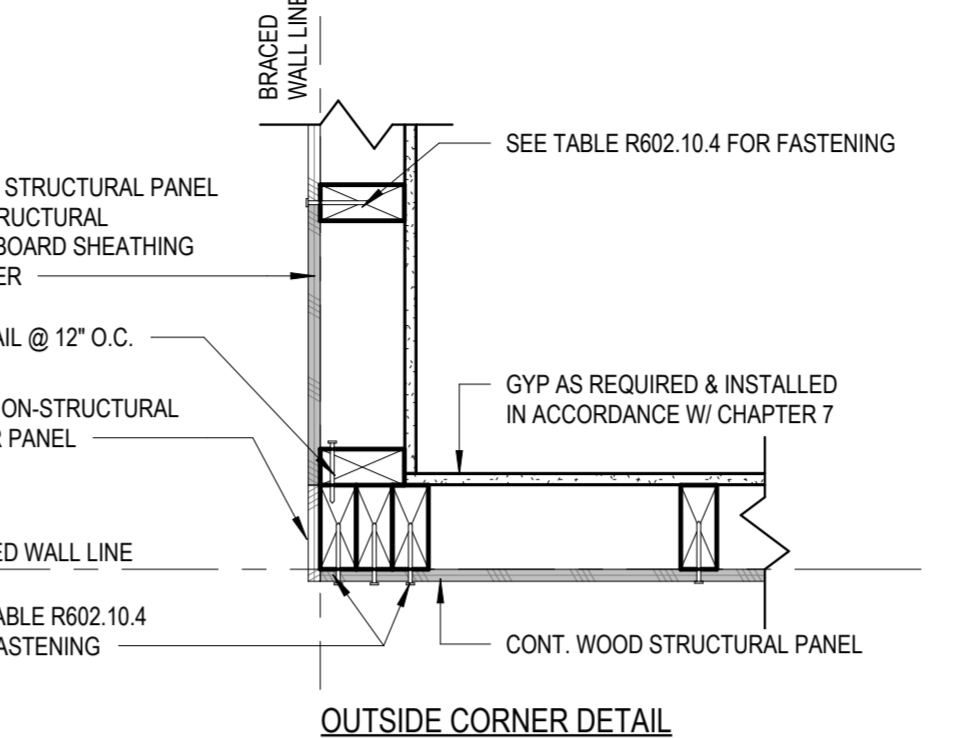
2 Sill Plate Layout/Details
1" = 1'-0"



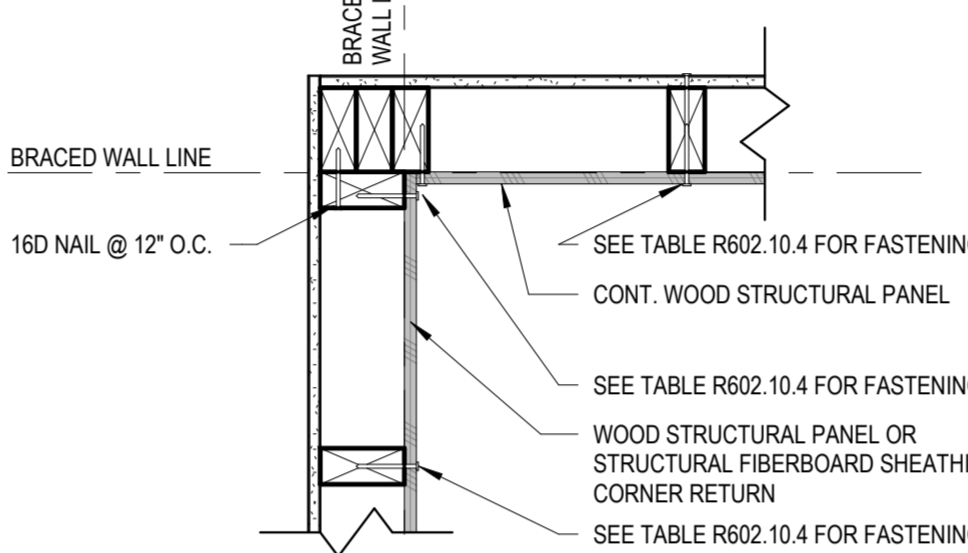
3 Notching Requirements
1" = 1'-0"



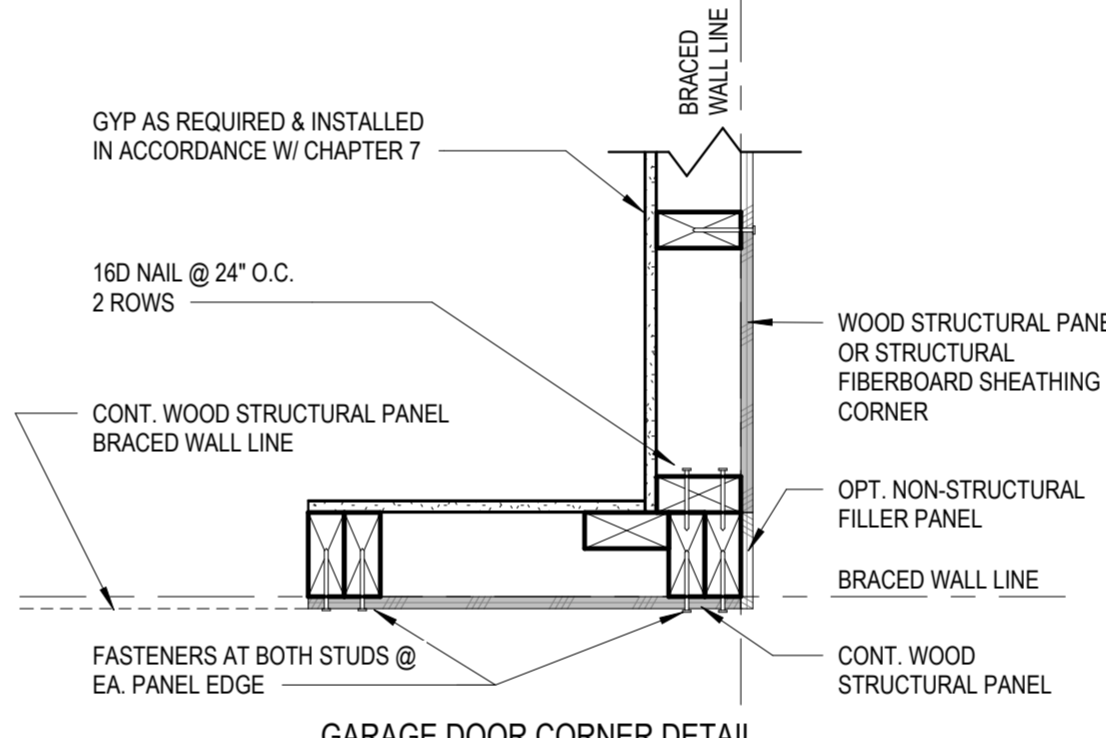
4 Brace Wall Segment Attachment Ceiling/Floor
1" = 1'-0"



OUTSIDE CORNER DETAIL

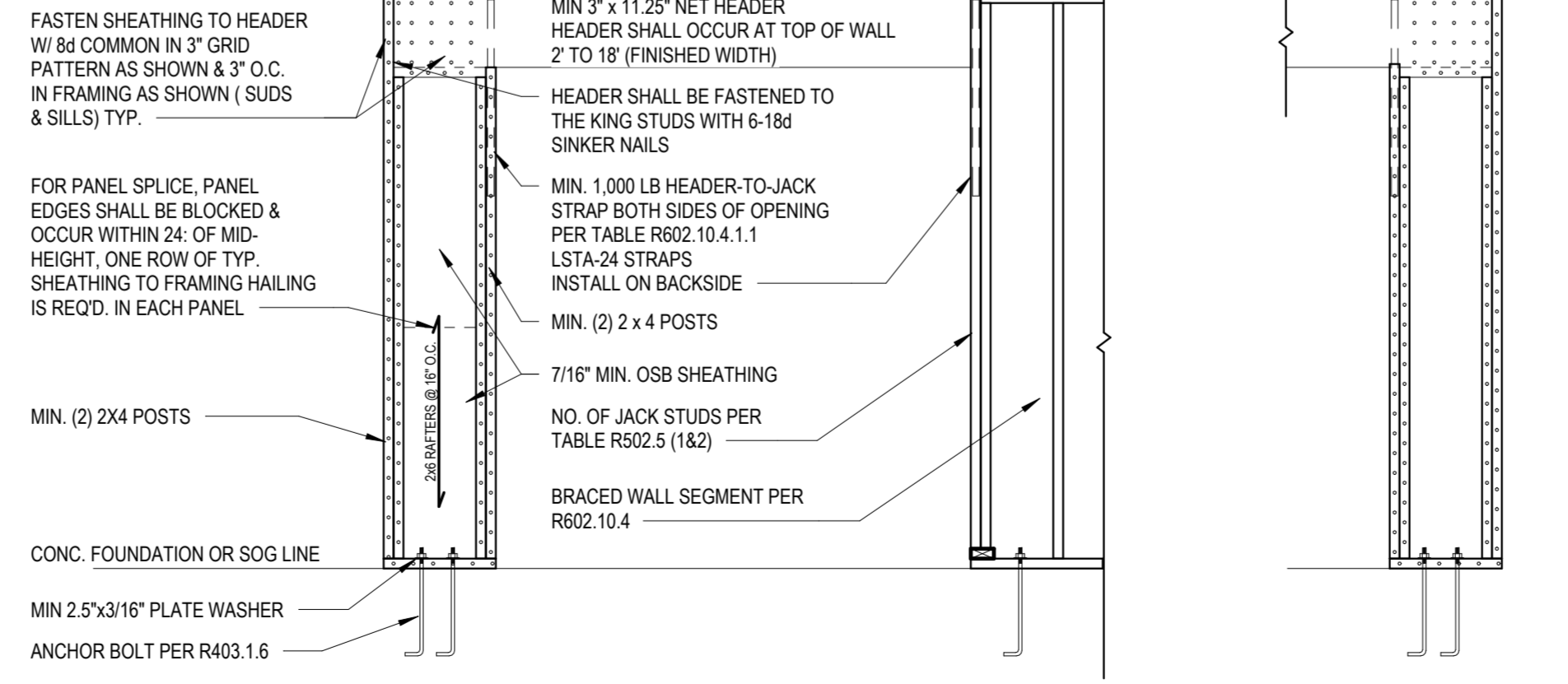


INSIDE CORNER DETAIL

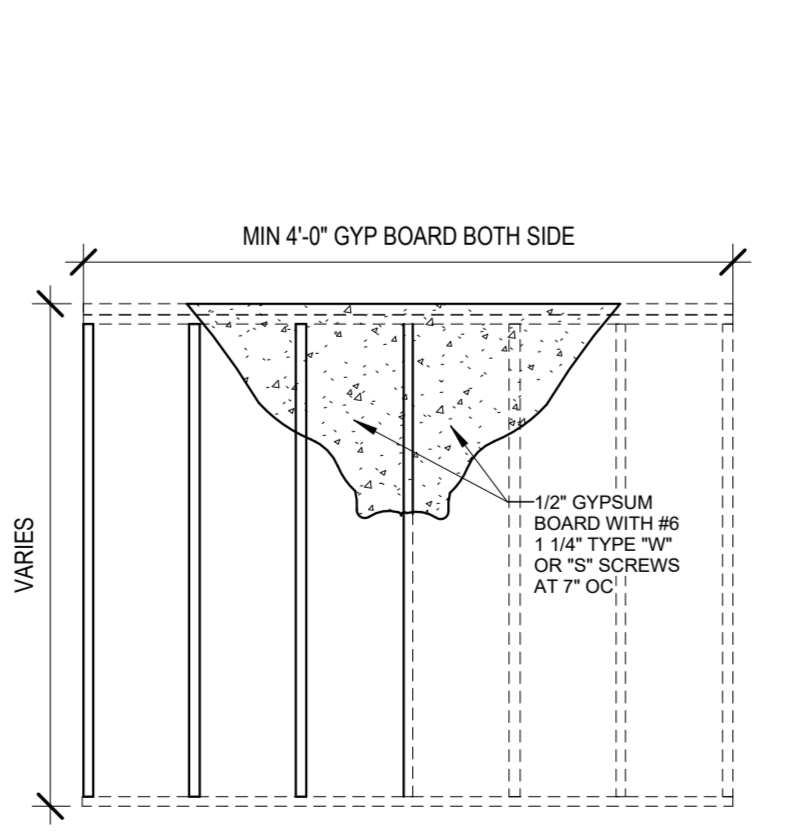


GARAGE DOOR CORNER DETAIL

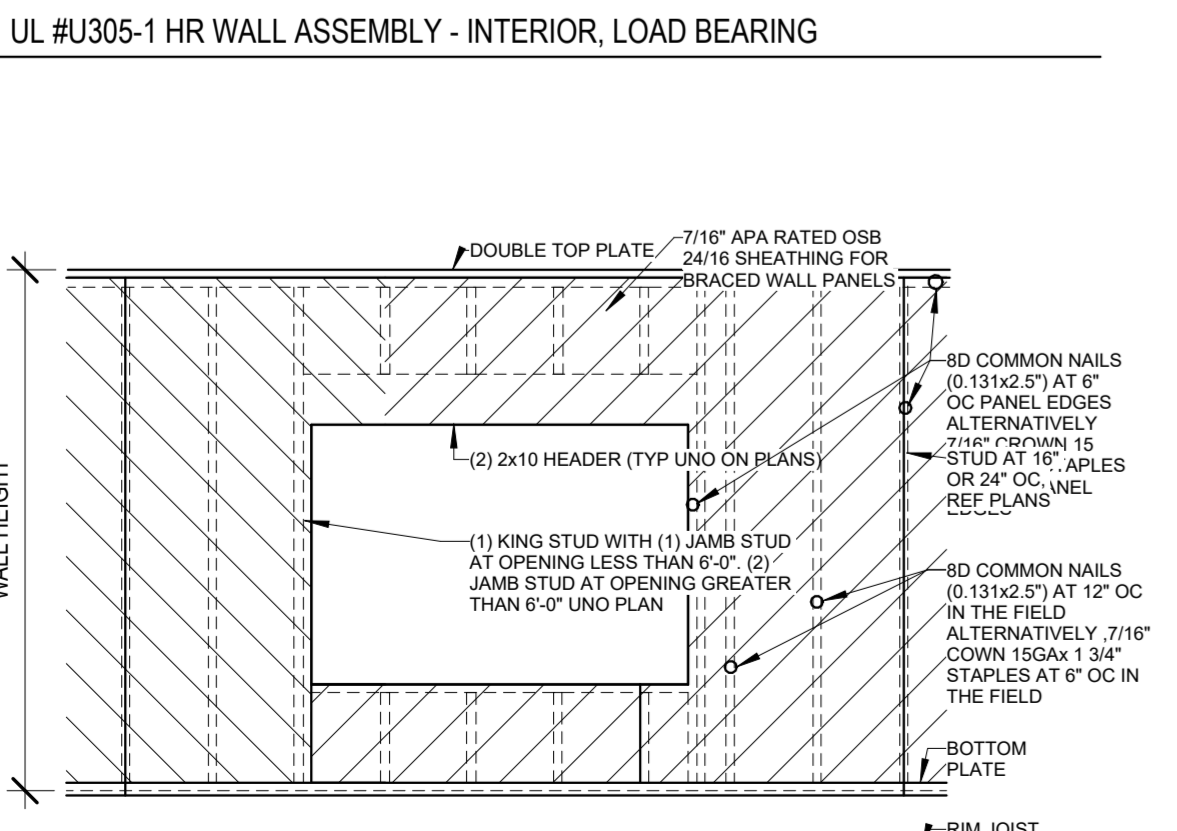
8 CS-WSP Corner Framing Details
1 1/2" = 1'-0"



7 PORTAL FRAME METHOD CS-PF
1/2" = 1'-0"

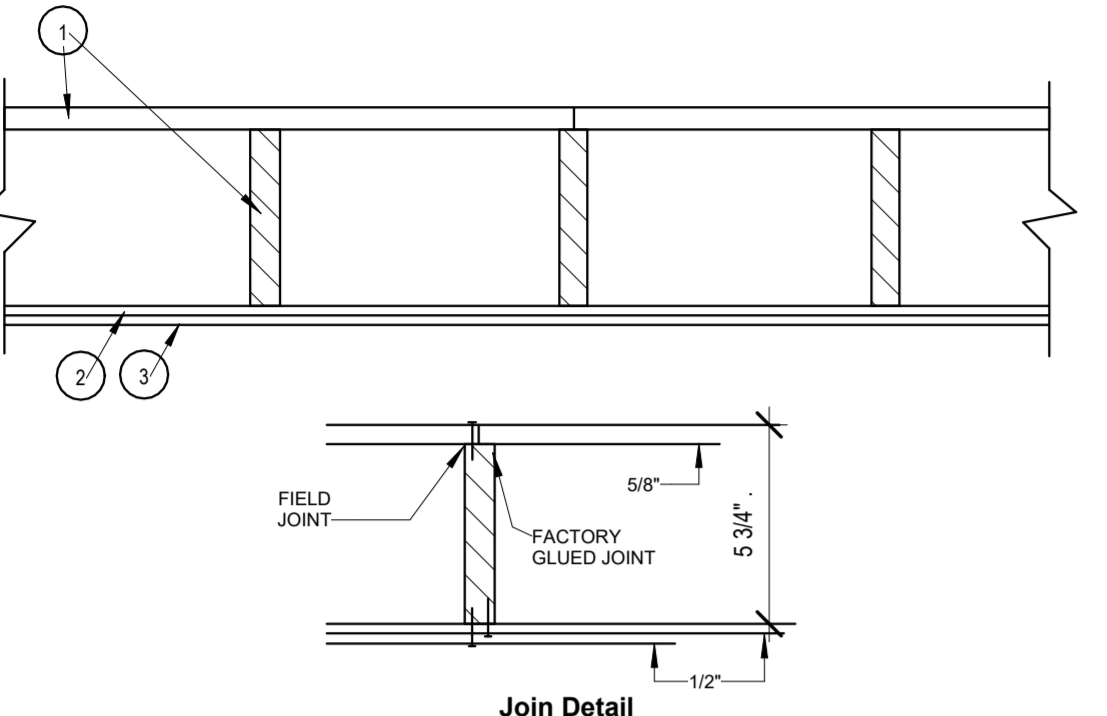


5 Method GB
1/2" = 1'-0"



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

Design No. L504
Unrestrained assembly rating - 1Hr.
Finish Rating - 24 Min.



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

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

System No. 3
Finish Flooring - Floor Topping Mixtures - Min 3/4 in. thickness of floor topping mixture having a minimum compressive strength of 1500 psi. Refer to manufacturer's instructions accompanying the material for specific mix design.

MAXXON CORP - Types Maxxon Standard and Maxxon High Strength

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

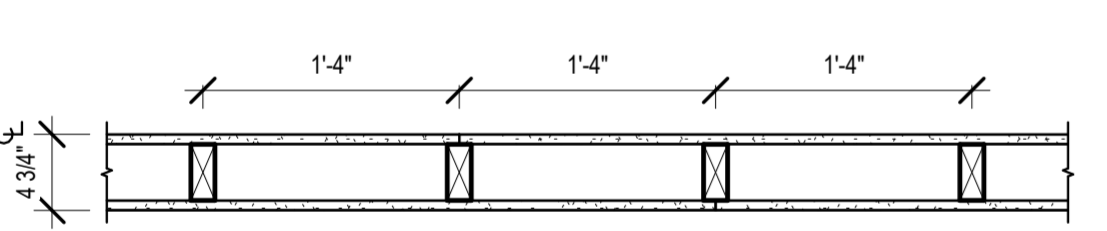
3. **Gypsum Board** - Nom 1/2 in. thick, installed with long dimension perpendicular to stringers and secured to each stringer with 8d cement coated cooler nails, 2-3/8 in. long, 0.113 in. shank diameter with 9/32 in. diameter flat head spaced 6 in. OC at end joints and 8 in. OC elsewhere. Nails spaced 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.

UL #L504-1 HR CEILING-FLOOR ASSEMBLY

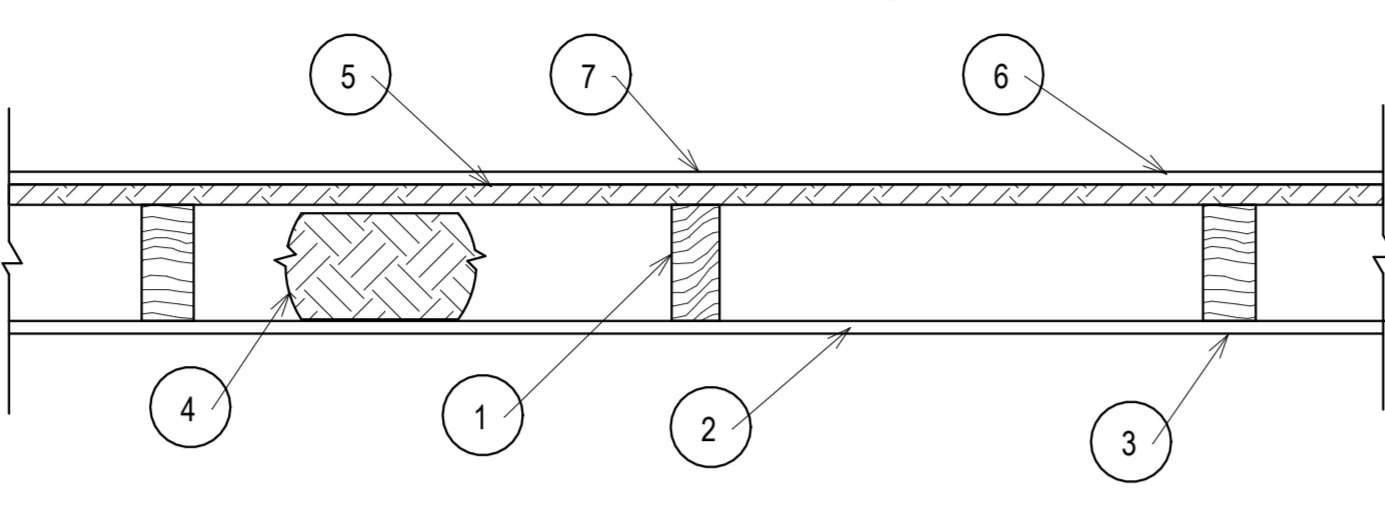
UL DESIGN NO. U305
FIRE RATING: 1 HOUR
SYSTEM THICKNESS: 4 3/4"



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

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

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.

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

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

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

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

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

UNITED STATES GYPSUM CO-Type DCB.

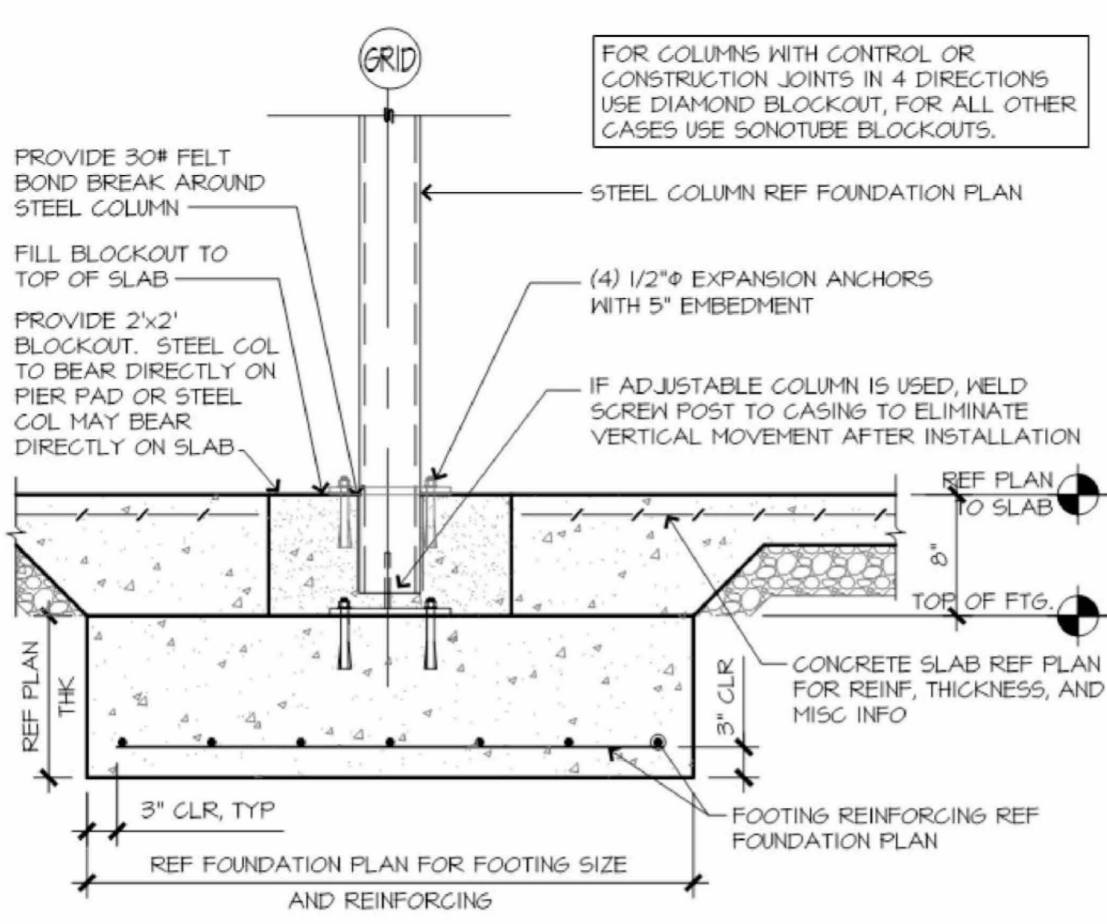
7. **Joints** - Cement board joints need not be treated.

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

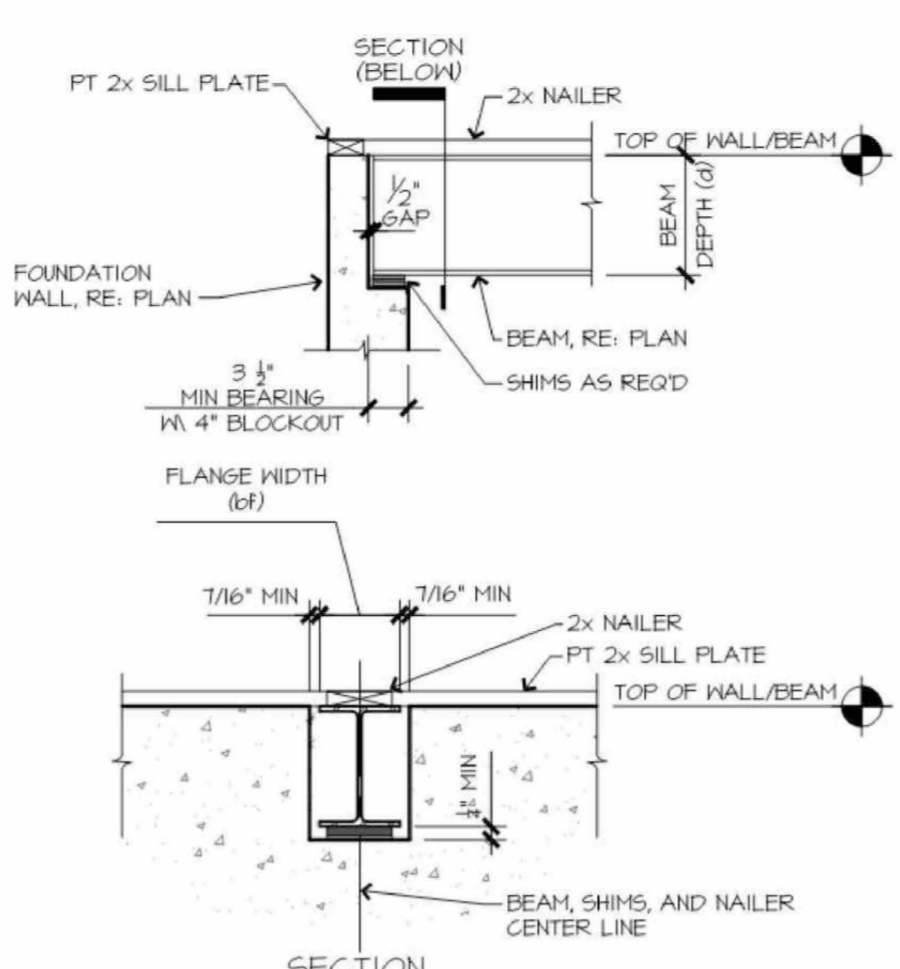
* Indicates such products shall bear the UL or CUL Certification Mark for jurisdictions employing the UL or CUL Certification (such as Canada), respectively.

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

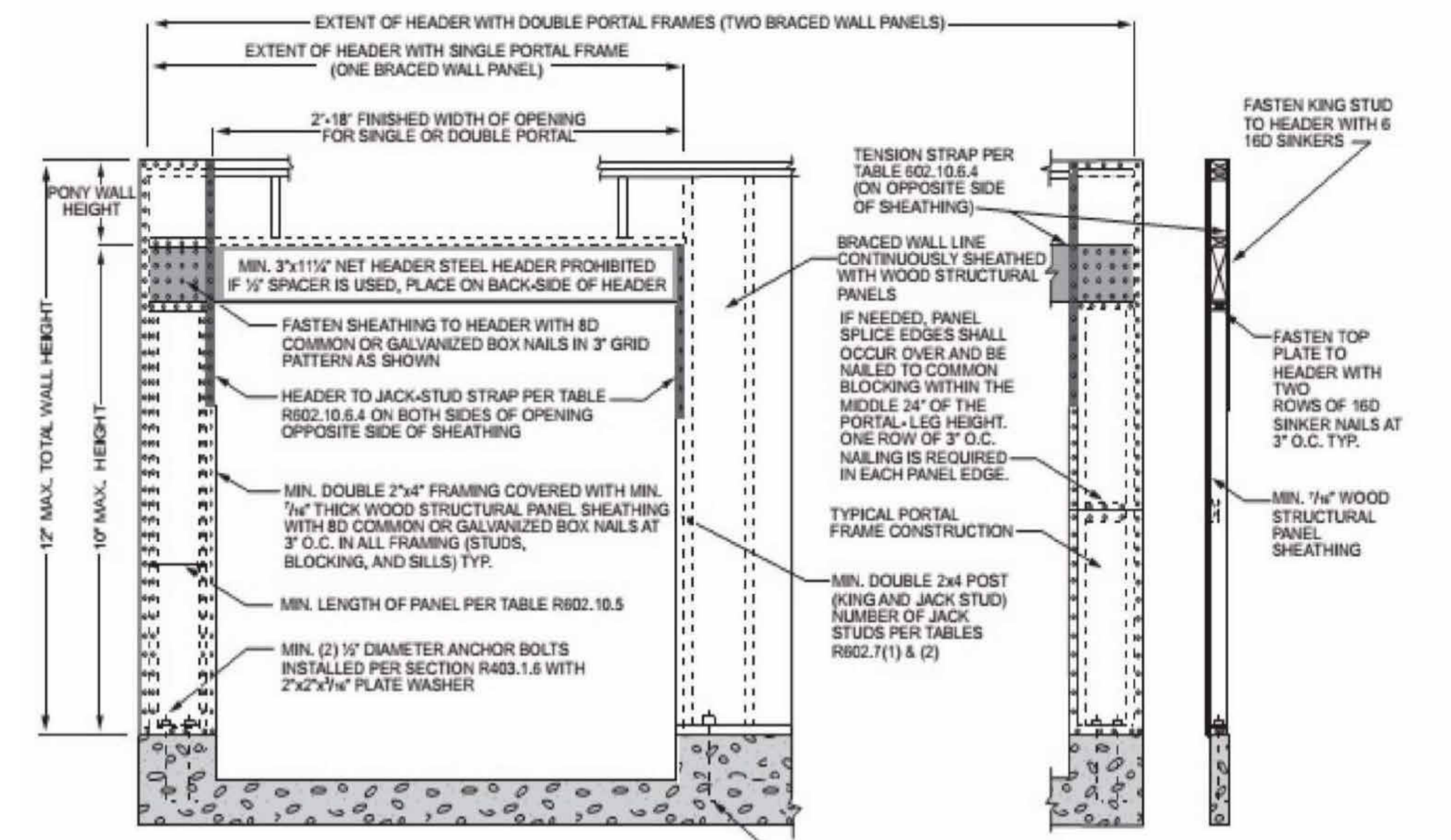
SOMERSET MASTER PLAN



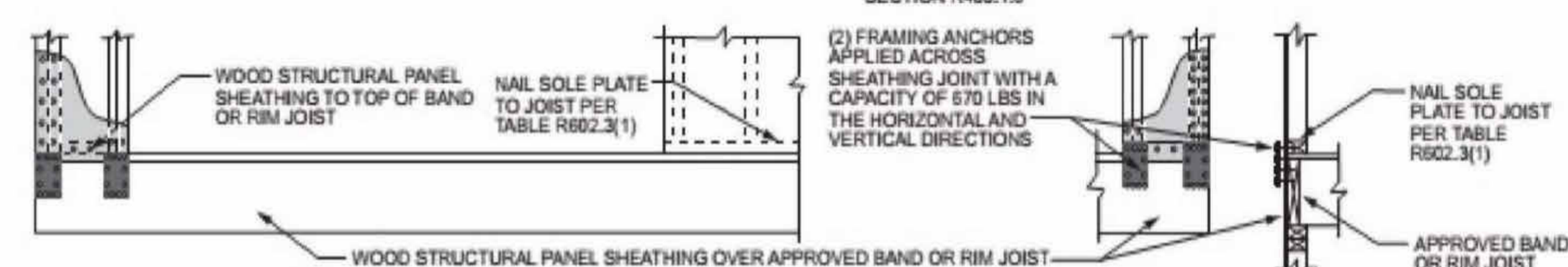
A COLUMN/PAD DETAIL N.T.S.



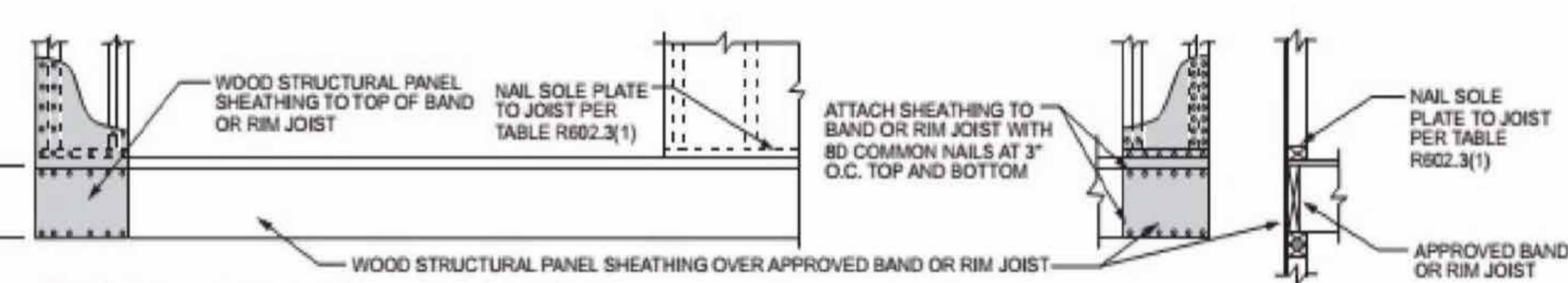
D BEAM POCKET DETAIL N.T.S.



OVER CONCRETE OR MASONRY BLOCK FOUNDATION



OVER RAISED WOOD FLOOR - FRAMING ANCHOR OPTION (WHERE PORTAL SHEATHING DOES NOT LAP OVER BAND OR RIM JOIST)



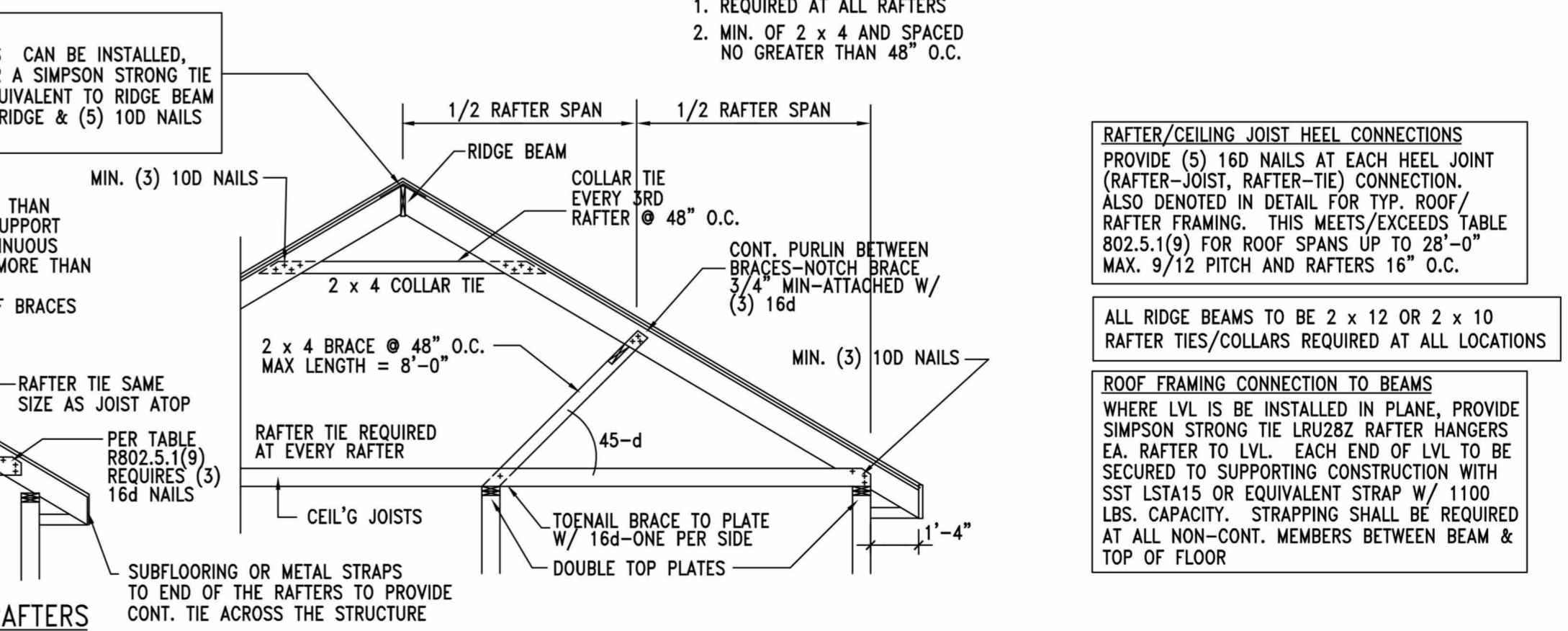
OVER RAISED WOOD FLOOR - OVERLAP OPTION (WHERE PORTAL SHEATHING LAPS OVER BAND OR RIM BOARD)

FRONT ELEVATION SECTION

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.



B TYP. ROOF/RAFTER FRAMING N.T.S.

ENERGY CONSERVATION CODE THE FOLLOWING VALUES ARE NEEDED.

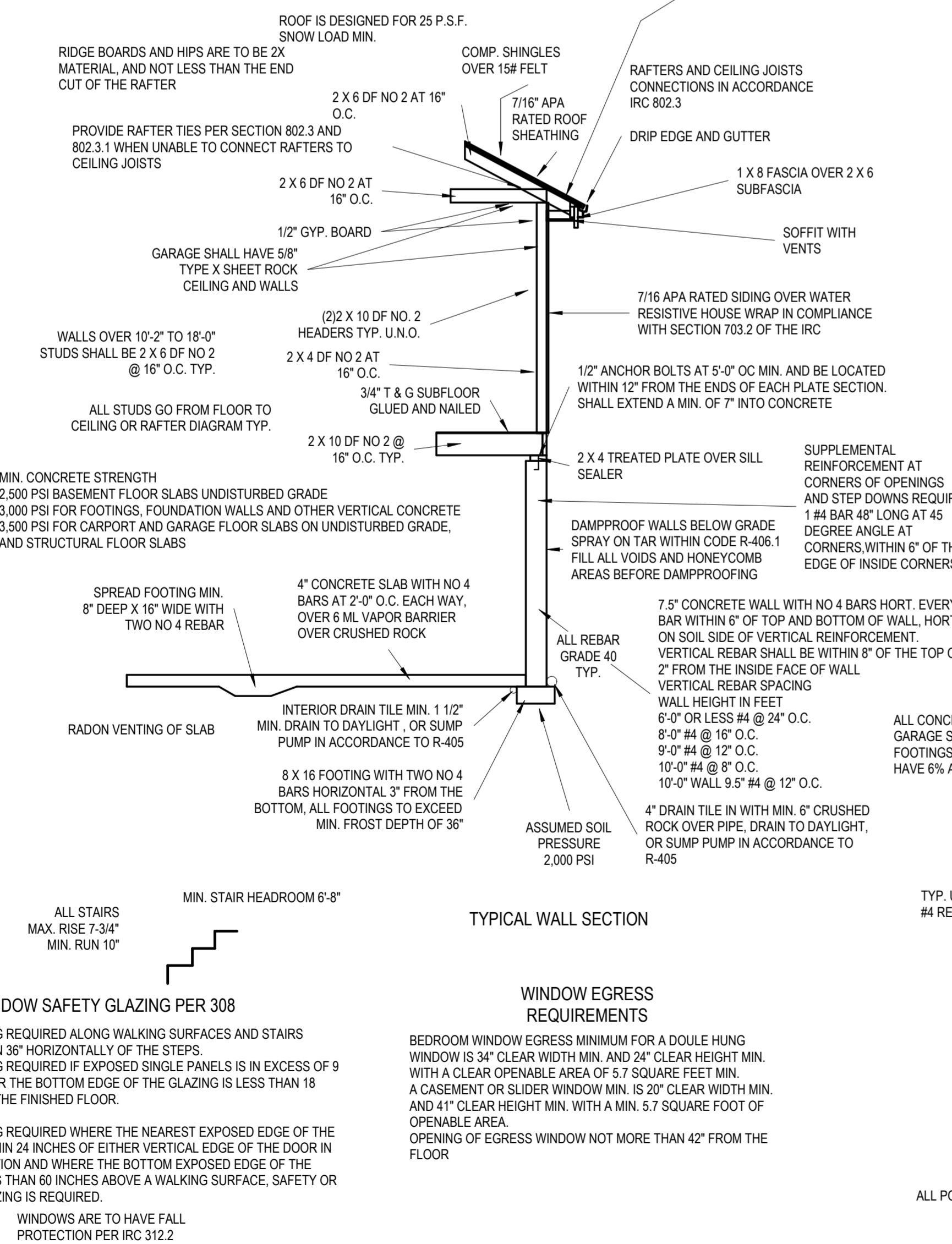
- R-15 IN WALLS
- R-49 IN ATTICS
- R-38 IN VAULTS
- R-30 REDUCTION FOR VAULTS IS ONLY FOR 500SF PF AREA
- R-19 IN FLOORS OVER UNCONDITIONED SPACES
- R-10 IN CRAWL SPACE WALLS
- BASEMENT WALLS R-13 CAVITY OR R-10 CONTINUOUS
- SLABS SHALL BE R-10 FOR A DEPTH OF 2 FEET
- A WINDOW U-FACTOR OF .35 OR BETTER
- DUCTWORK NEEDS TO HAVE AN R-8 VALUE

VAULT INSULATION DETAIL

ICE AND WATER SHIELD REQUIRED ON ALL ROOFS

ALL PLUMBING IF EXISTING SHALL BE CAPPED AND AIR TESTED PRIOR TO ROUGH-IN INSPECTION FOR LEAK VERIFICATION

- 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" THICK OR 20 MIN. RATED DOORS, WITH SELF CLOSING DEVICES REQUIRED FOR GARAGE / DWELLING SEPARATION DOORS R302.5.1
- WHOLE HOUSE MECHANICAL VENTILATION SYSTEM IS REQUIRED FOR ANY DWELLING IN COMPLIANCE WITH IRC M 1505
- CARBON MONOXIDE DETECTORS REQUIRED IRC R 315
- STEEL COLUMNS SHALL BE MINIMUM SCHEDULE 40 R407.3
- 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
- STUDS SHALL BE CONTINUOUS BETWEEN FLOOR, CEILING AND OR ROOF DIAGRAMS R602.3
- ADDED REQUIREMENTS FOR WINDOW FALL PROTECTION R312.2
- NEW PROVISIONS FOR ATTACHMENT OF RAFTERS, TRUSSES AND ROOF BEAMS R802.3.1 AND R802.11
- INSULATION REQUIRED FOR ALL BASEMENT WALLS (INCLUDING UNFINISHED BASEMENTS) N1102.1
- EXTERIOR WINDOWS / DOORS SHALL HAVE U-FACTOR 0.35 AND GALZING SHALL HAVE SOLAR HEIGHT GAIN FACTOR OF 0.40 N1102.1
- HOUSE LEAKAGE AND DUCT LEAKAGE PERFORMANCE STANDARDS EFFECTIVE JANUARY 1, 2014. A SAMPLE TESTING PROGRAM WILL BE IMPLEMENTED OCTOBER 1, 2012 KBCRC N1102.4.12 AND N1103.2.2
- 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
- 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 KBCRC N1103.2.2
- CERTAIN HOT WATER PIPES SHALL BE INSULATED N1103.4
- ALL EXHAUST FANS SHALL TERMINATE TO BUILDING EXTERIOR M1507.2
- MAKEUP AIR SYSTEM REQUIRED FOR KITCHEN EXHAUST HOODS THAT EXCEED 400CFM M1503.4
- BUILDING CAVITIES IN A THERMAL ENVELOPE WALL (INCLUDING THE WALL BETWEEN THE HOUSE AND THE GARAGE) SHALL NOT BE USED AS RETURN AIR PLENUMS
- AN AIR HANDLING SYSTEM SHALL NOT SERVE BOTH THE LIVING SPACE AND THE GARAGE M1601.6
- A CONCRETE - ENCASED GROUNDING ELECTRODE ('UFER' GROUND) CONNECTIONS SHALL BE PROVIDED TO THE ELECTRICAL SERVICE E3608.1
- 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



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OCTOBER 9, 2024

REVISIONS

Number	DESCRIPTION	DATE

PROJECT
Lot: HF 206
Address: 2222 SW Heartland Ct, LSMO

DRAWING TITLE
Details

DATE ISSUED

DRAWING NUMBER

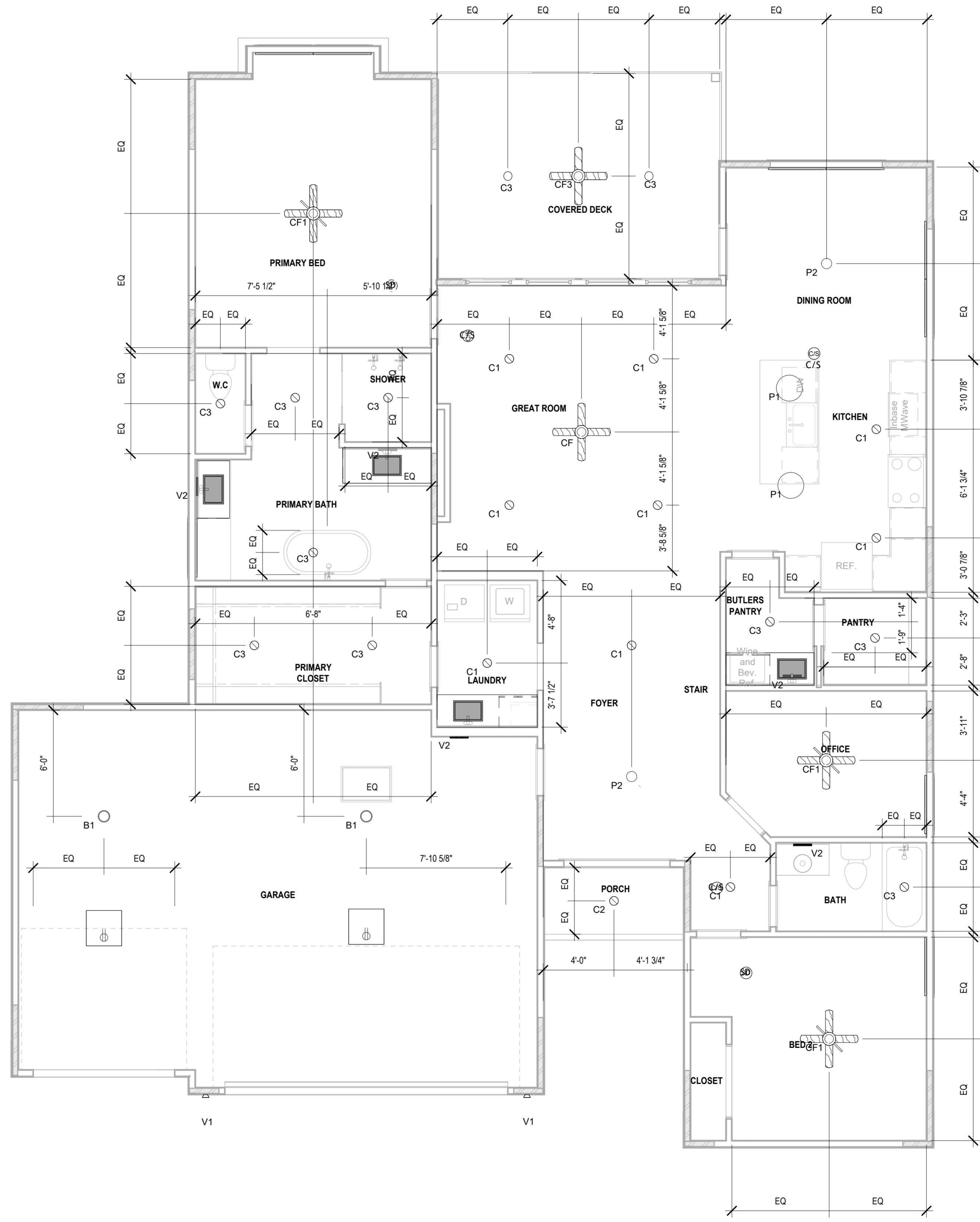
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LEES SUMMIT, MISSOURI
08/28/2024

SOMERSET MASTER PLAN

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	
CF3	Ceiling Fan - Down Rod	24" Down
P1	Decorative Pendant Fixture	Mount bottom of fixture 84" AFF
P2	Decorative Pendant Fixture	Mount bottom of fixture 84" AFF
S1	Wall Sconce - Exterior	Mount bottom of fixture 84" AFF
V1	Vanity Wall Mounted	
V2	Vanity Wall Mounted	Mount bottom of fixture 84" AFF

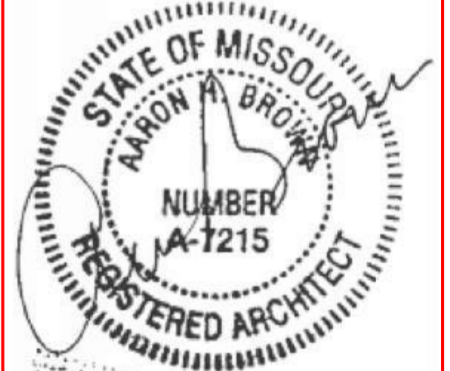
Note:
1. Lighting fixtures penetrating the thermal envelope (Ex: can lights in attic) shall be IC-Rated, Leakage-Rated and sealed to teh gypsum wallboard (N1103.1.1)



1 RCP/Electrical- Main Level
1/4" = 1'-0"

architect:
Elevate Design + Build
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Address : 2222 SW Heartland Ct, LSMO

DRAWING TITLE
RCP/Electrical Main Level Plan

DATE ISSUED
NORTH

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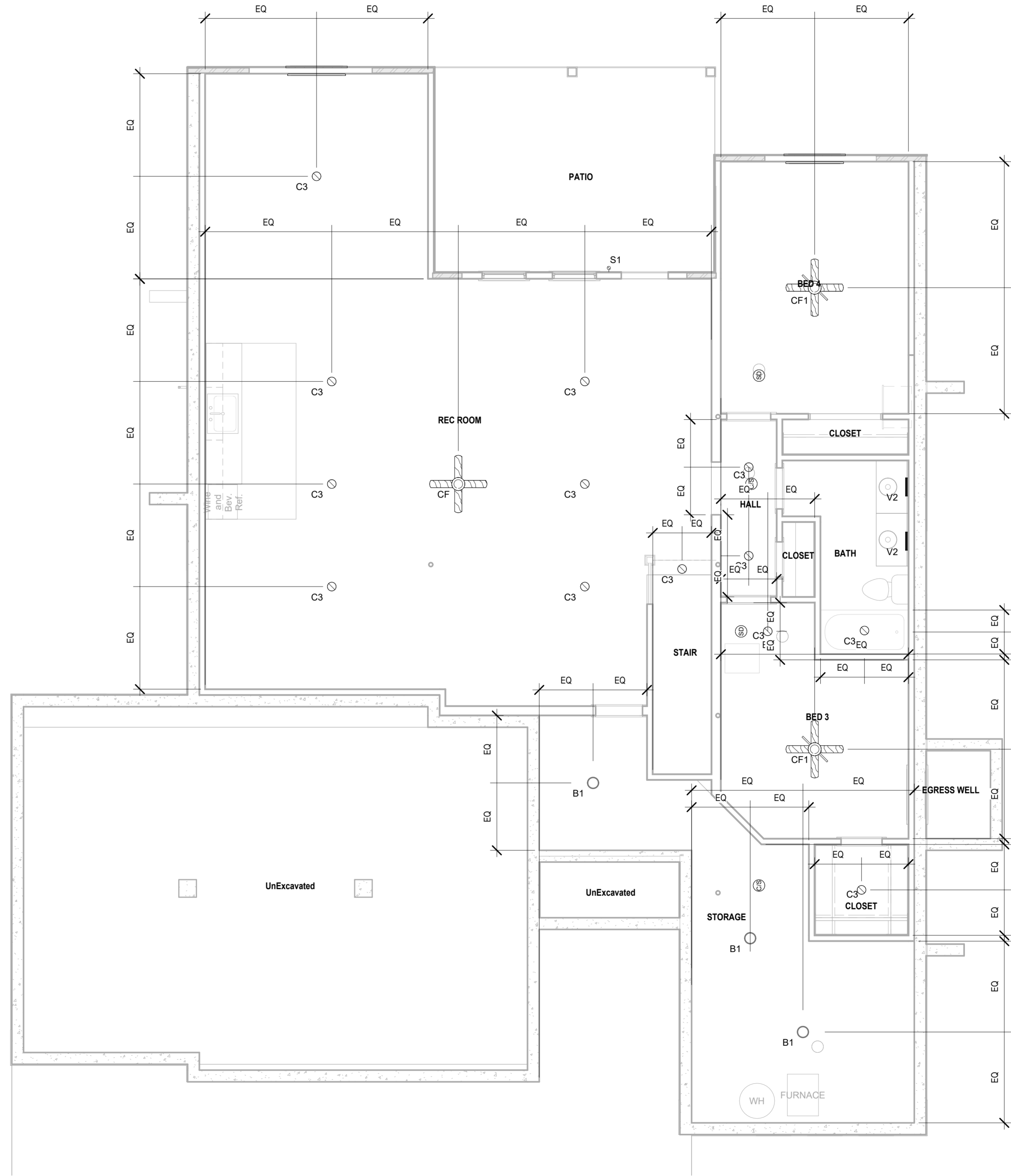
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AS NOTED FOR PLAN REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
02/28/2024

SOMERSET MASTER PLAN

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	
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Number	DESCRIPTION	DATE

PROJECT
Lot : HF 206
Address : 2222 SW Heartland Ct, LSMO

DRAWING TITLE
RCP/Electrical Plan

DATE ISSUED



DRAWING NUMBER

E201

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AS NOTED FOR PLAN REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
02/28/2024