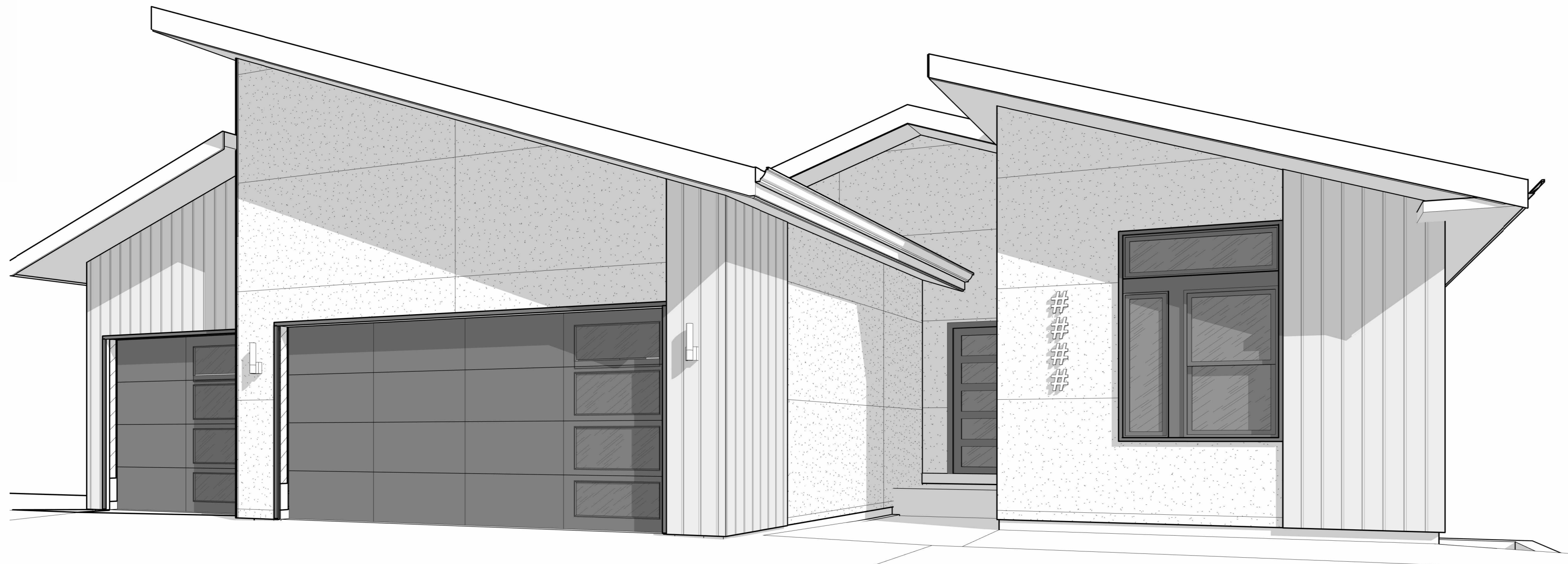


Greystone - Hook Farms - Lot 208

2230 SW Heartland CT
Lee's Summit, MO 64082



General Information

| 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 |

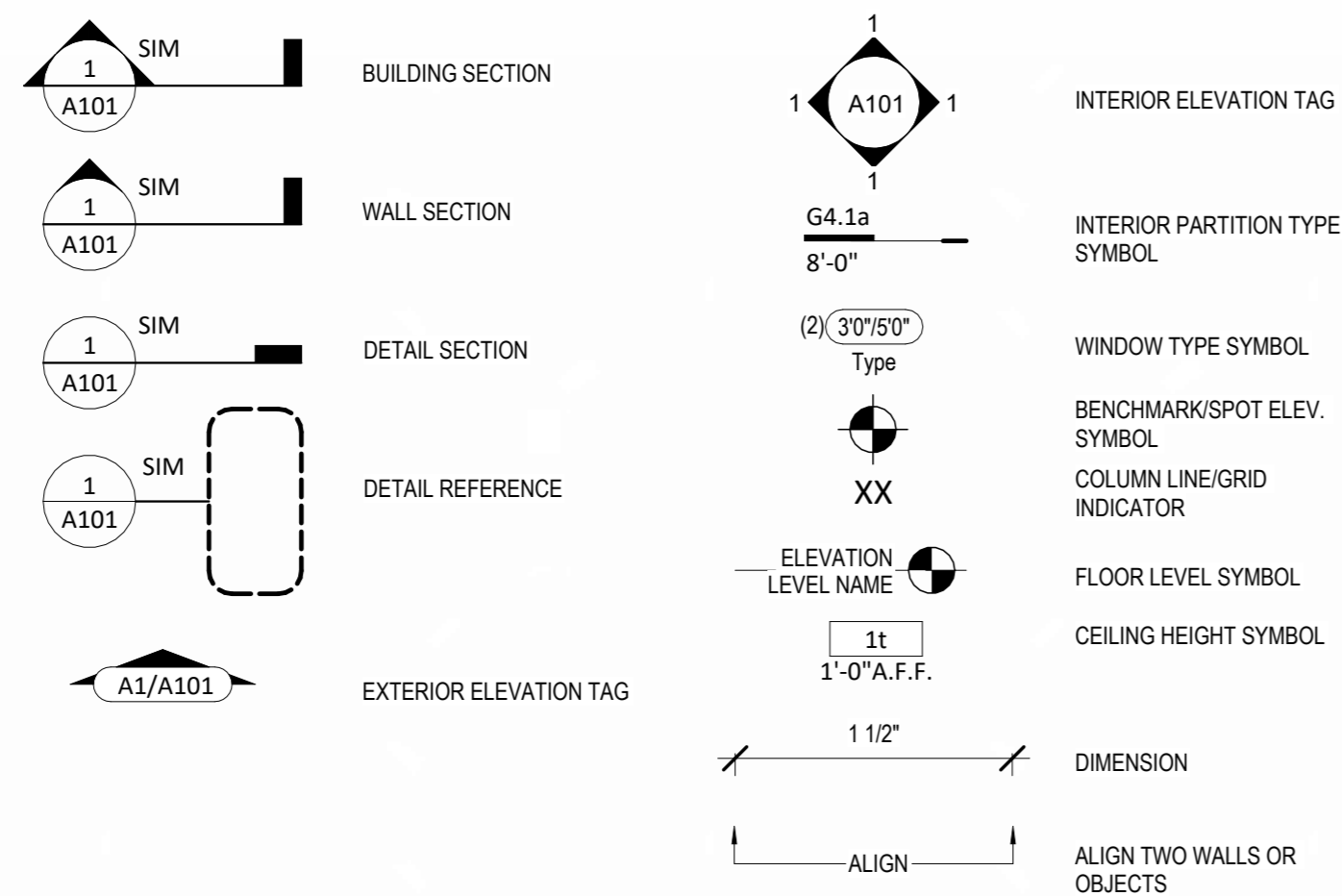
- Whole House Mechanical Ventilation System is required for any dwelling with air infiltration at a rate of less than 5 air changes per hour (at ACH50 standard R303.4).
- Carbon monoxide detectors required (R315)
- Steel columns shall be minimum schedule 40 (R507.2)
- Deck Ledger attachment to house 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) (M1601.1.1.47.5)
- 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, trus, rafter, and girder connections for uplift per IRC 802.11
- Garage Door Rating: DASMA 115 MPH Rated



Greystone - Hook Farms - Lot 208
 2230 SW Heartland CT
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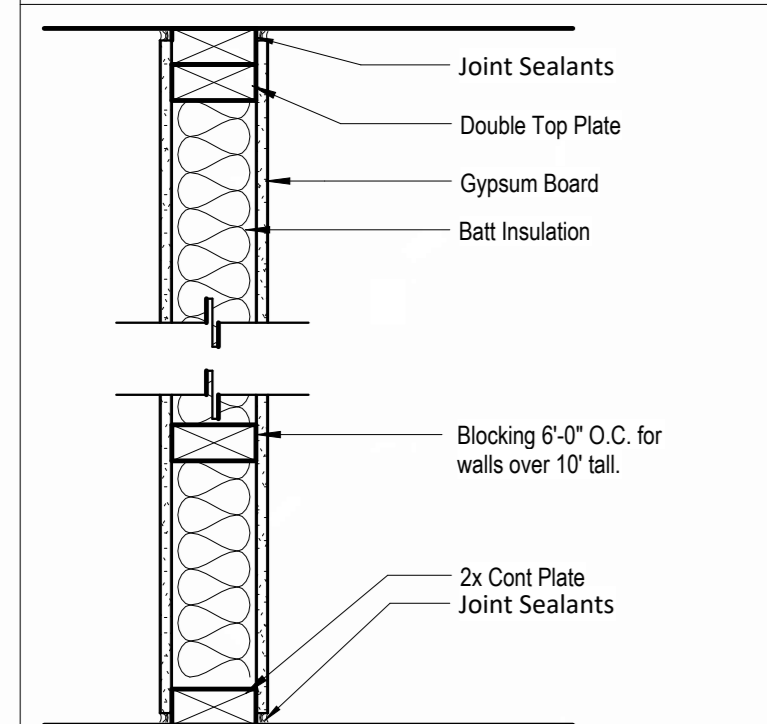
Sheet List

- 05 - Architecture
- A0 Foundation Plan
- A1 Floor Plan - Main Level
- A2 RCP/Electrical Plan
- A3.D Elevations
- A4.D Building Sections
- A5 Details
- A6 Details



Interior Partition Types

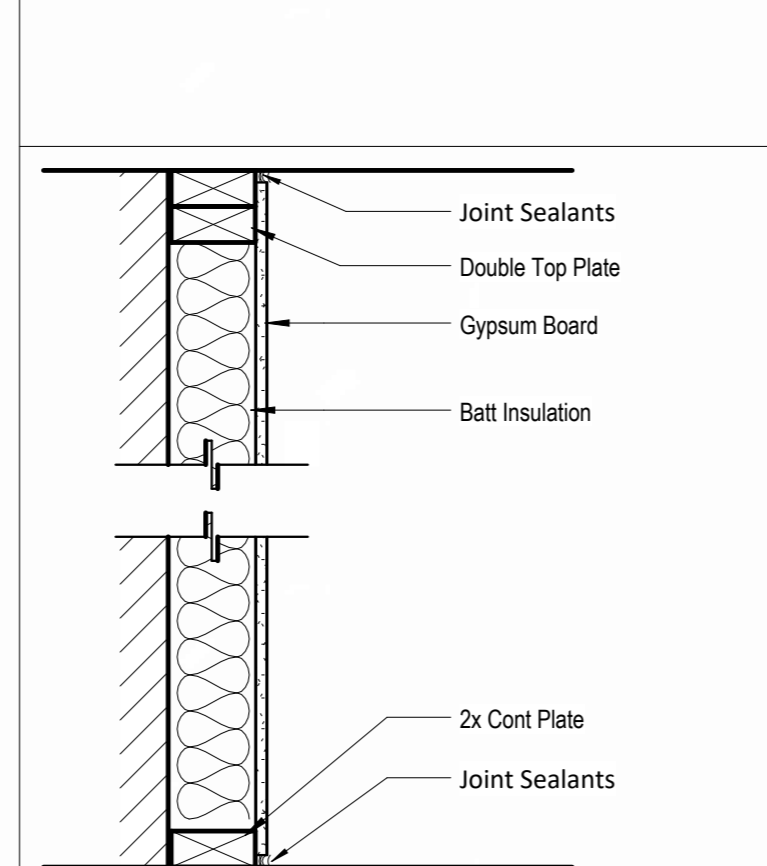
- NOTES:
- PROVIDE MOISTURE RESISTANT GWB IN WET AREAS
 - EXTEND ALL FIRE RATED WALLS STRUCTURE TO STRUCTURE.
 - USE TYPE "X" GWB FOR ALL FIRE RATED PARTITIONS
 - REFER TO ELEVATIONS FOR LOCATIONS WHERE WALL IS NOT FULL HEIGHT. IN THESE CASES CAP THE TOP OF THE WALL WITH A LAYER OF 1/2" GYPSUM BOARD U.N.O.



PARTITION SYSTEM:
GYPSUM WALL BOARD PARTITION **G**

| PARTITION IDENTIFICATION PLAN SYMBOL | G4 | G4.1 | G4.L | G6 |
|--------------------------------------|---------------|---------------|---------------|---------------|
| BASE PARTITION THICKNESS | 4.5" | 4.5" | 4.5" | 6.5" |
| STUD SPACING (O.C.) | 16" | 16" | 16" | 16" |
| STUD SIZE | 2x4 | 2x4 | 2x4 | 2x6 |
| GWB THICKNESS | 1/2" | 5/8" | 5/8" | 1/2" |
| JOINT SEALANTS | No | No | No | No |
| INTERIOR LOAD BEARING WALL | No | No | Yes | No |
| FIRE RATING (HRS) | - | 1 | - | - |
| FIRE TEST NUMBER | - | U314 | - | - |
| FIRE TEST NUMBER (HEAD OF WALL) | - | - | - | - |
| FIRE RESISTIVE JOINTS | - | - | - | - |
| ACOUSTIC RATING (STC) | - | - | - | - |
| ACOUSTICAL TEST NUMBER | - | - | - | - |
| INSULATION | No | Yes | No | No |
| ACOUSTICAL JOINTS | - | - | - | - |
| REMARKS: | * SEE NOTE #4 | * SEE NOTE #3 | * SEE NOTE #3 | * SEE NOTE #4 |

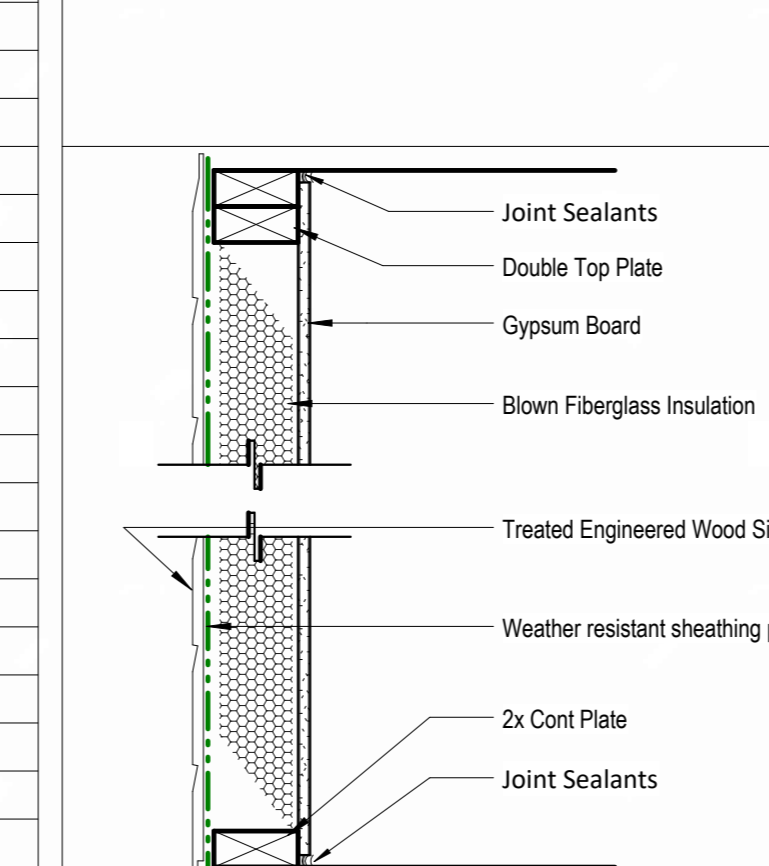
- NOTES:
- REFER TO ELEVATIONS FOR LOCATIONS WHERE WALL IS NOT FULL HEIGHT. IN THESE CASES CAP THE TOP OF THE WALL WITH A LAYER OF 1/2" GYPSUM BOARD U.N.O.



PARTITION SYSTEM:
GYPSUM FURRING PARTITION **F**

| PARTITION IDENTIFICATION PLAN SYMBOL | F4 |
|--------------------------------------|---------------|
| BASE PARTITION THICKNESS | 4" |
| STUD SPACING (O.C.) | 16" |
| STUD SIZE | 2x4 |
| GWB THICKNESS | 1/2" |
| JOINT SEALANT | No |
| FIRE RATING (HRS) | - |
| FIRE TEST NUMBER | - |
| FIRE TEST NUMBER (HEAD OF WALL) | - |
| FIRE RESISTIVE JOINTS | - |
| ACOUSTIC RATING (STC) | - |
| ACOUSTICAL TEST NUMBER | - |
| INSULATION | No |
| ACOUSTICAL JOINTS | - |
| REMARKS: | * SEE NOTE #1 |

- NOTES:
- REFER TO ELEVATIONS FOR LOCATIONS WHERE WALL IS NOT FULL HEIGHT. IN THESE CASES CAP THE TOP OF THE WALL WITH A LAYER OF 1/2" GYPSUM BOARD U.N.O.



PARTITION SYSTEM:
Exterior Partition **E**

| PARTITION IDENTIFICATION PLAN SYMBOL | E4 |
|--------------------------------------|---------------|
| BASE PARTITION THICKNESS | 4" |
| STUD SPACING (O.C.) | 16" |
| STUD SIZE | 2x4 |
| GWB THICKNESS | 1/2" |
| JOINT SEALANT | Yes |
| FIRE RATING (HRS) | - |
| FIRE TEST NUMBER | - |
| FIRE TEST NUMBER (HEAD OF WALL) | - |
| FIRE RESISTIVE JOINTS | - |
| ACOUSTIC RATING (STC) | - |
| ACOUSTICAL TEST NUMBER | - |
| INSULATION | Yes |
| ACOUSTICAL JOINTS | - |
| REMARKS: | * SEE NOTE #1 |

Original Issue Date: 10/1/2021

| REVISIONS | | |
|-----------|-------------|------|
| Number | Description | Date |
| | | |



OCTOBER 26, 2024

Permit Set

PLAN DESCRIPTION: Greystone

00

| Areas | |
|---------------------|---------|
| Basement Finished | 1239 SF |
| Living Area | 1414 SF |
| Deck | 2654 SF |
| Basement Unfinished | 158 SF |
| Deck | 154 SF |
| Front Porch | 24 SF |
| Garage | 603 SF |
| Patio | 154 SF |
| | 1093 SF |

| 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 |

| Structural Foundation Schedule | | | | | |
|--------------------------------|-------|----------|-------|--|-----------------|
| Type | Width | Length | Depth | Reinforcing | Comments |
| 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 is ped column. Hold ped down 12" Min below gar. door block-down and/or bottom of slab. | GARAGE PEDISTAL |
| 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> |
| FTG-2 | 1'-0" | <varies> | 3'-0" | Reinf. w/ (2) #4 vert. T/B wrapped in #4 stirrup @ 48" o.c. | FROST FOOTING |

Foundation Notes:

- FOOTINGS FOUNDATION & CONCRETE NOTES
- TO ADDRESS DIFFERENTIAL SETTLEMENT, ALL INTERIOR BEARING AND EXTERIOR FOOTINGS & PADS TO BE EXCAVATED & PLACED MIN. 18 INCHES INTO UNDISTURBED NATURAL SOIL.
- DESIGN IS BASED ON MIN. OF 2500 PSF. CONCRETE STRENGTHS TO ACHIEVE THE FOLLOWING BASIS UPON:
 - 3,000 PSI FOR FOOTINGS, FOUND. WALLS & VERT. SUPPORTS
 - 3,500 PSI FOR GARAGE FLOOR
- CONC. EXPOSED TO WEATHER TO HAVE 6% (+/-) AIR ENTRAINMENT
- PROVIDE 4" MIN CONC. SLAB REINF. W/ #4 @ 12" O.C. E.W. TOP REIN. OVER FOOTINGS AS INDICATED IN 17.17.17 @ 8" O.C. E.W. PLACE OVER 6 MIL VAPOR BARRIER
- REINFORCE EXTERIOR FOOTINGS W/ #4 @ 24" E.W. REINFORCE W/ (2) #4 CONT. AT BOTTOM.
- PROVIDE #4 X 4" (L) @ 45 DEGREES @ REINFRANT CORNERS
- 17" FULL ANCHOR AND/OR BOLTS @ 8" O.C. @ EXT. WALLS
- ANCHOR PRESSURE TREATED PLATE @ INT. BEARING WALLS W/ 1/2" X 1/2" HLT/1 WEDGE W/ #4 @ 12" O.C. MAX. 12" FROM ENDS
- PROVIDE 2" LAPS MIN. INCLUDING CORNERS
- INSTALL HOLD/DOWN BOLT ANCHORAGE AS INDICATED ON PLAN
- PROVIDE BITUMINOUS DAMP-PROOFING AT FOUNDATION WALLS
- 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.

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

STEEL COLUMNS & OTHER BASEMENT FOUNDATION NOTES

- ALL STEEL PIPE COLUMNS TO BE 3" OR 1 1/2" SCHEDULE 40 GRADE
- INTER BEARING WALLS & COLUMNS SHALL BE ISOLATED FROM THE BASEMENT FLOOR SLAB
- INTER NON-BEARING WALLS, OTHER THAN THOSE RESTING DIRECTLY ON THE FOOTING, SHALL BE ISOLATED FROM THE FLOOR FRAMING ABOVE
- AT WALL/JOIST FOUNDATION AREAS, REINFORCE THE SLAB FROM THE FOUNDATION WALL TO 3 FEET BEYOND THE OVERCURE AREA WITH #4 BARS @ 24 INCHES O.C. PERPENDICULAR AND HORIZONTAL TO THE WALL, MAXIMUM 4-FEET OVERCURE.
- AT WALL/JOIST FOUNDATION WALLS, WALLS BE ISOLATED BY A MINIMUM 6" INSULATION FOR A MIN. OF 3 FEET BELOW THE BOTTOM OF THE SLAB.
- 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.

Interior Partition Naming Convention

Partition Material Type
Nominal Stud/Partition Thickness
Fire Rating or other modifier
Partition Height. Omitted at walls spanning full height.

G4.1a
8'-0"

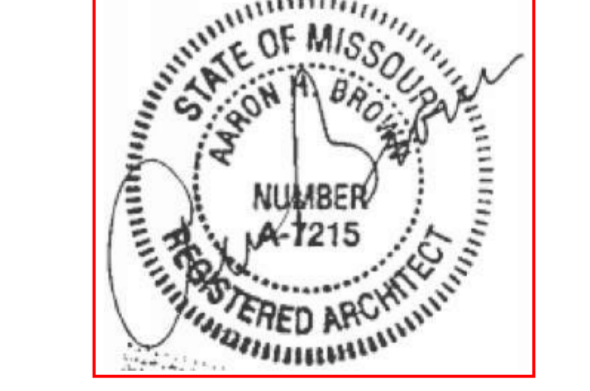
| BRACED WALL LINE SCHEDULE (Lower Level) | | | | | | |
|---|--------------|-------------|------|----------------------------|--------------|-----------------|
| WALL LINE | TOTAL LENGTH | AVG SPACING | BASE | TABLE R602.10.3 ADJ FACTOR | REQ'D LENGTH | PROVIDED LENGTH |
| LOWER LEVEL | | | | | | |
| B | 11' | 11" | 6.5' | 0.95 | 6.18' | 7.00' |
| 4 | 26' | 26" | 9.0' | 0.95 | 8.55' | 9.00' |
| 5 | 14' | 14" | 6.5' | 0.95 | 6.18' | 7.00' |

* CS-PF PANELS CONTRIBUTING LENGTH ARE CALCULATED AT 1.5x ACTUAL LENGTH PER TABLE R602.10.5

- CS-WSP PANELS: DISTANCE FROM END OF BRACED WALL LINE TO FIRST BRACED WALL PANEL CANNOT EXCEED TOTAL OF 10' PER R602.10.2.2
- WOOD STRUCTURAL PANELS: BLOCKING OF HORIZONTAL JOINTS IS REQUIRED UNLESS EXCEPTION R602.10.4.1 IS NOTED AS BEING APPLIED IN SCHEDULE ABOVE.
- CS-WSP PANELS: MIN. 2 PANELS AT BOTH CORNERS WITHOUT USING HOLD DOWNS PER R602.10.4.4 AND MAX. 12'-6" FROM CORNER
- CS-WSP PANELS: MIN PANELS LENGTH ADJACENT TO AN OPENING FOR 9" PLATE = 27", FOR 8" PLATE = 24" PER TABLE R602.10.5

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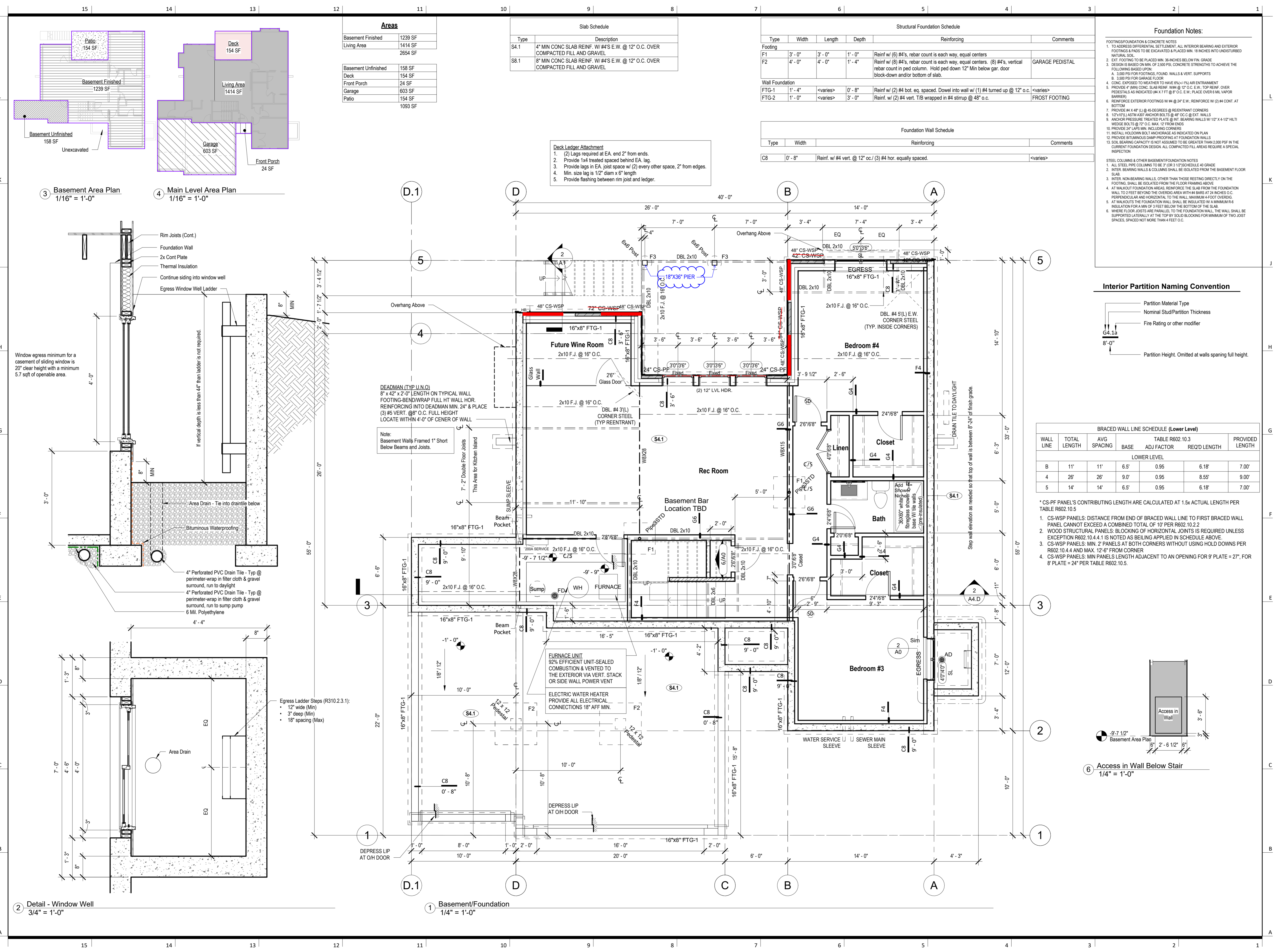
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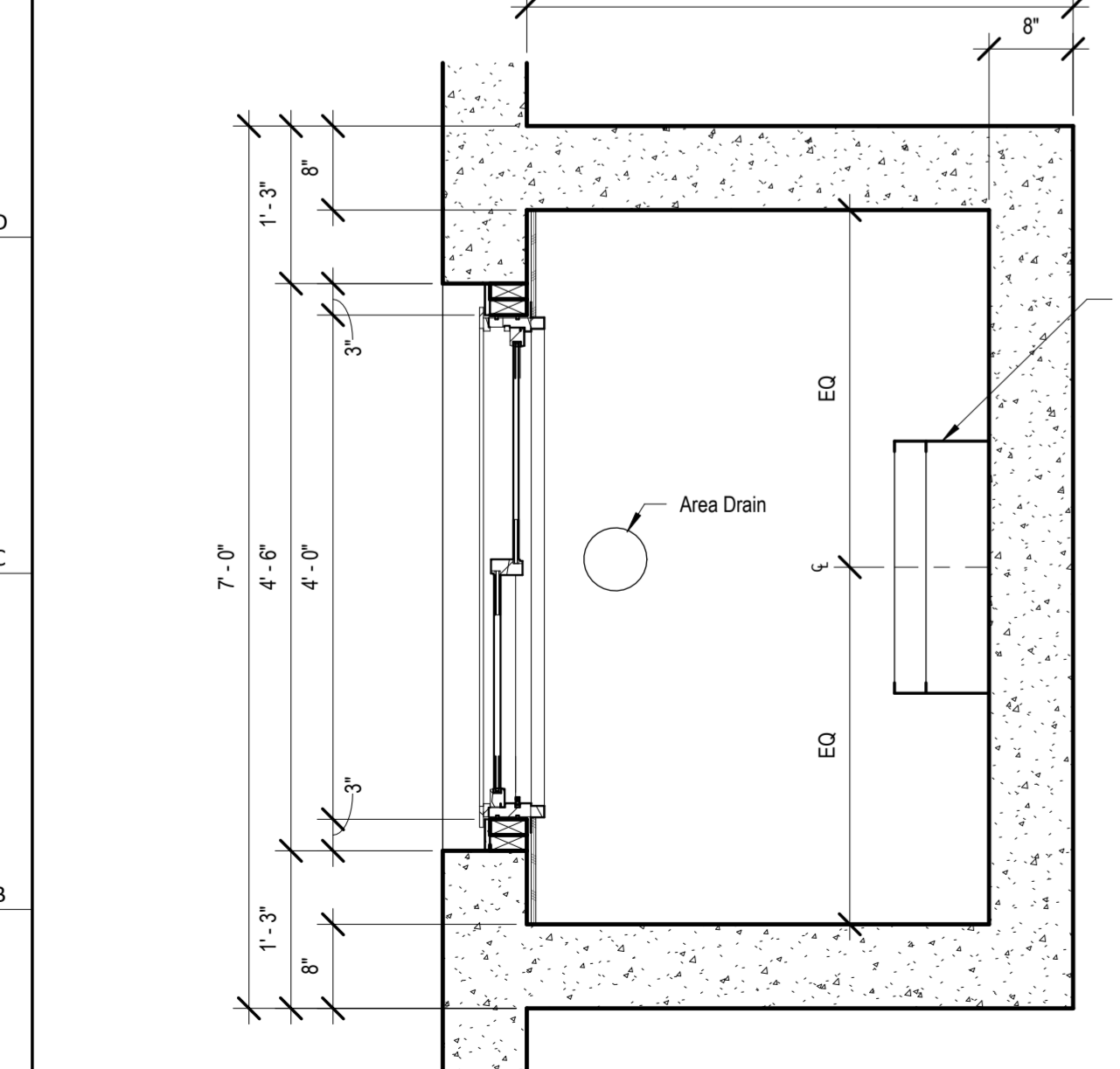
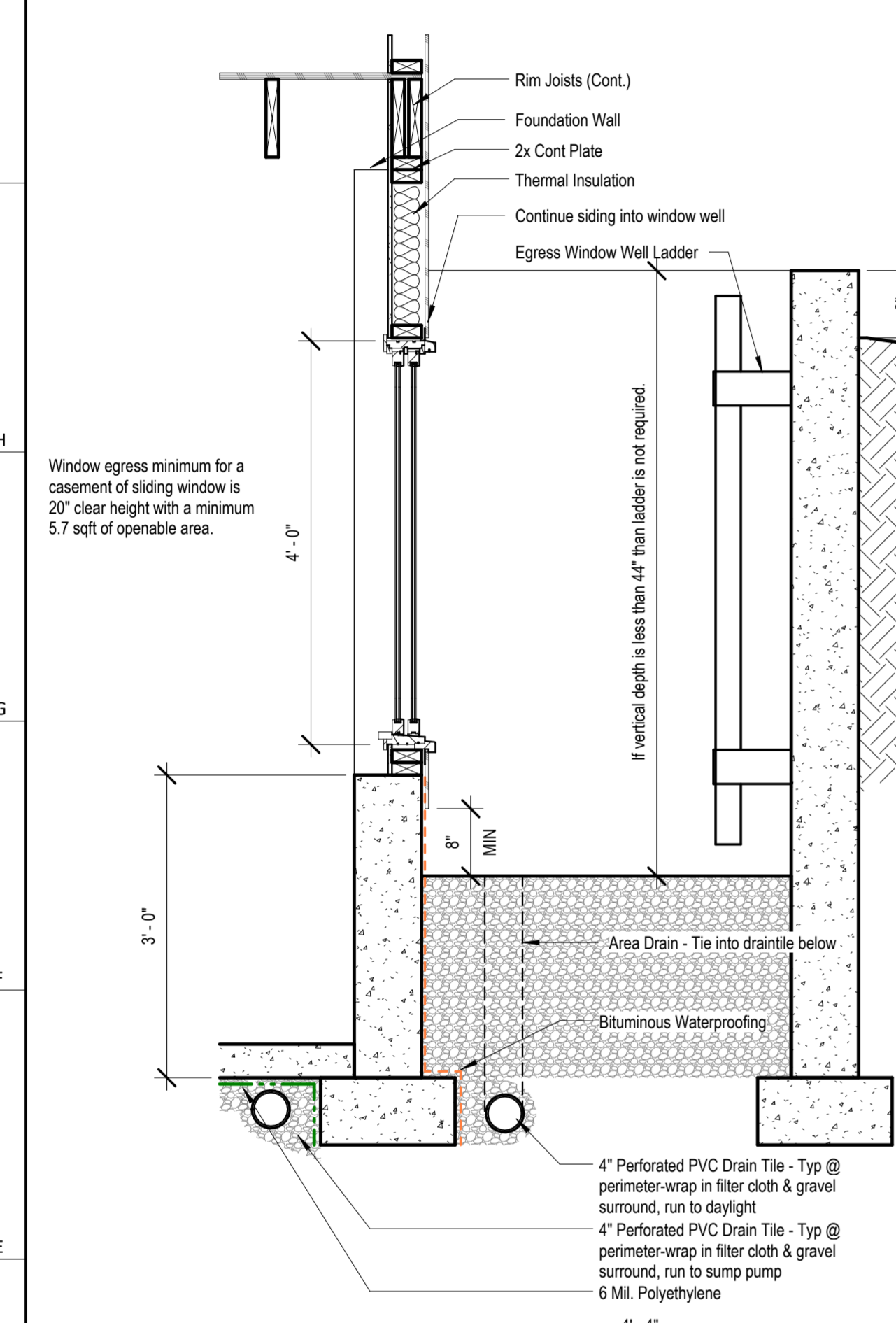
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Foundation Plan

A0
Project No. HF 041

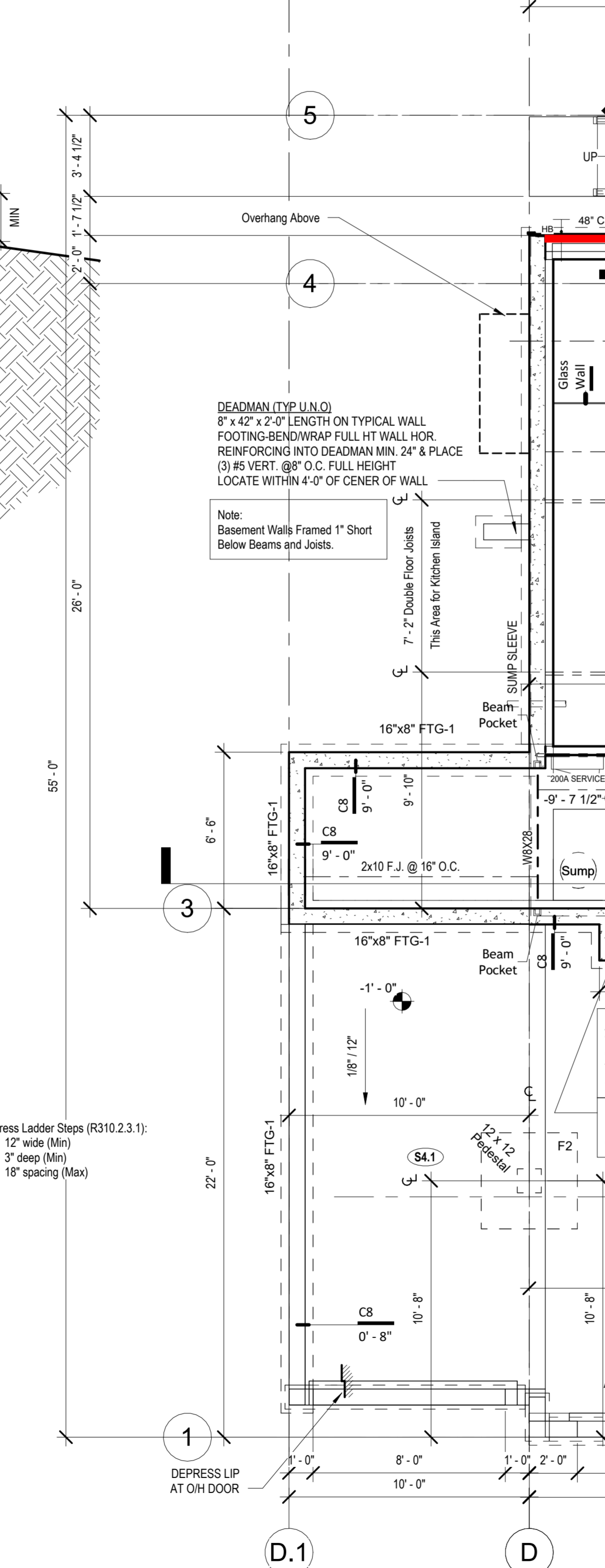


3 Basement Area Plan
1/16" = 1'-0"



2 Detail - Window Well
3/4" = 1'-0"

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



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

Deck Ledger Attachment

- (2) Lags required at EA end 2' from ends.
- Provide 1x4 treated spaced behind EA lag.
- Provide lags in EA, joint space w/ (2) every other space, 2' from edges.
- Min. size lag is 1 1/2" diam x 6" length
- Provide flashing between rim joist and ledger.

DEADMAN (TYP. U.N.O)
8" x 42" x 2'-0" LENGTH ON TYPICAL WALL
FOOTING-BEND/WRAP FULL HT WALL HOR.
REINFORCING INTO DEADMAN MIN. 24" & PLACE
(3) #5 VERT. @ 8" O.C. FULL HEIGHT
LOCATE WITHIN 4'-0" OF CENTER OF WALL

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

Egress Ladder Steps (R310.2.3.1):

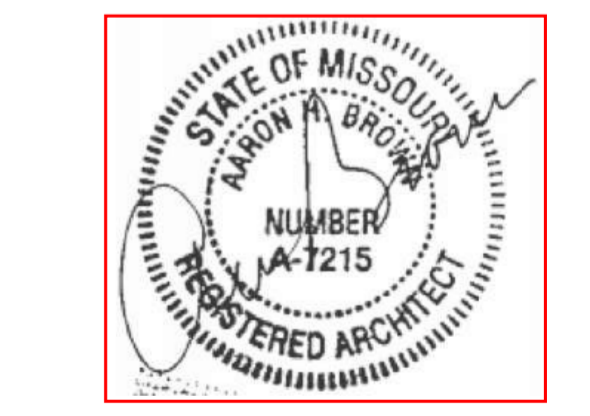
- 12" wide (Min)
- 3" deep (Min)
- 18" spacing (Max)

DEPRESS LIP AT O/H DOOR

DEPRESS LIP AT O/H DOOR

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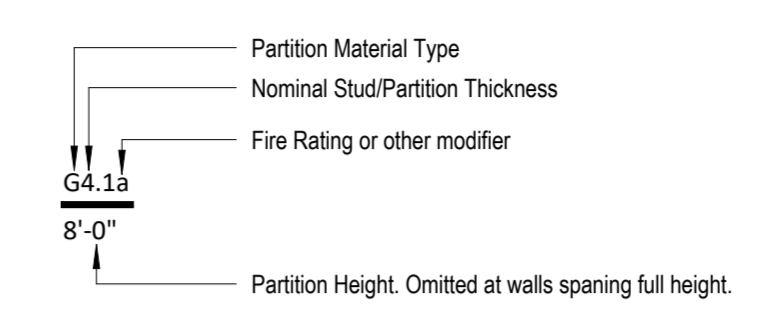
Floor Plan - Main Level

A1

Project No. HF 041

- ### General Notes:
- DOORS AND WINDOW:
 - ALL GLAZING WITHIN 12" OF THE FINISHED FLOOR, ADJACENT TO DOORS -0" AND WITHIN 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 1HR CONST. W/ MIN. 5/8" TYPE X GYS. EXTEND TO BOTTOM OF ROOF. DOOR TO BE 20 MIN RATED, 1 3/8" C.C. & EQUIPPED W/ CLOSURE & LATCH.
 - 18" x 24" RECEPTACLES SHALL HAVE GFCI PROTECTION.
 - TYPE X 5/8" GB REQUIRED ON GARAGE CEILING BELOW LIVING AREAS.
 - LIGHT AND VENTILATION:
 - PROVIDE STAIRWAY ILLUMINATION PER R302.7.9.
 - GABLE VENT & RAFTERS 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 BY CALCULATION AND PROVIDED 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" 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 JOINTS.
 - MECHANICAL SYSTEMS:
 - FURNACE & WATER HEATER SHALL BE ON 18" PLATFORM IN 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. 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 (W/IN 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 (AFCI) INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT.
 - ALL 15 & 20A RECEPT. SHALL BE LISTED TAMPER-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 APPLIANCE SERVED & UNDER CONDITIONS OF NORMAL USE, THE APPLIANCE ARE NOT EARLY MOVED. APPLIANCES TO BE COR'D-N-PLUG CONNECTED TO RECEPT.
 - EXTERIOR WALL FRAMING:
 - BOTTOM SILL PLATES SHALL BE PRESSURE TREATED OR EQUAL.
 - SILL PLATES SHALL BEARSTUDS W/IN 6" ABOVE GRADE.
 - ALL EXT. STUDS TO BE SECURED TO THEIR DOUBLE TOP PLATES W/ (2) 16d NAILS (MIN. 4" STAGGERED @ 16" O.C. W/ GALLY SPACER CLIPS ALONG ALL EDGES - SECURE SHEATHING W/ COMMON NAILS TO RAFTERS AT 16" O.C. ALL EDGES.
 - ALL EXTERIOR CORNERS TO BE BRACED WITH 7/16" OSB NAILING SCHEDULE SHALL BE AS COMMON @ 16" O.C. ALONG EDGES & COMMON @ 12" O.C. @ INTERMEDIATE STUDS.
 - ROOF FRAMING:
 - ALL ROOF EAVE OVERHANGS TO BE 18" UNID.
 - ALL JOISTS & RAFTERS TO BE ALIGNED OVER SLDS.
 - ROOF SHEATHING SHALL BE 7/16" OSB LAY W/ LONG DIMENSION PERPENDICULAR TO RAFTERS & STAGGERED @ 16" O.C. W/ LONG DIMENSION PERPENDICULAR TO EAVE LINE & STAGGERED @ 16" O.C. W/ GALLY SPACER CLIPS ALONG ALL EDGES - SECURE SHEATHING W/ COMMON NAILS TO RAFTERS AT 16" 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" GWB.
 - UNFINISHED BASEMENTS SHALL BE MIN. R-13 INSULATED OVER OR INSULATED ON FLOOR/CEILING (MIN R-19).
 - ALL EXPOSED HVAC DUCTING IN UNFINISHED BASEMENTS TO BE MIN R-8 INSULATED OR ENCLOSED INSIDE A FLOOR/CEILING.
 - 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 INSPECTION. 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 STRIP CURTAINS AROUND ALL DISTURBED SOIL. SHALL BE IN PLACE BEFORE ANY EXCAVATION BEGINS.
 - TEMPORARY GRAVEL CONSTRUCTION ENTRANCE. THIS ENTRANCE SHALL BE THE ONLY ENTRANCE & EXIT USED FOR VEHICLES W/IN & 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 @ 16" O.C. PANEL INDEX 240; PROVIDE CLIPS AT UNINSULATED PANEL EDGES.
 - SHEATH. WALLS W/ 7/16" OSB NAILED W/ 8d @ 16" O.C.
 - HEADERS: PROVIDE 2x4 @ 8" OR DFL @ 16" 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 WITH 2X4 SOLID BLOODING @ 8" ON C.
 - 2x12 J. C. & 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 R602.3.
 - STUDS, RAFTERS, JOISTS, MIS. LUMBER MIN. GRADE #2 D.F. OR S.Y.P.
 - PHYSICAL SECURITY ORDNANCE:
 - OWNER/BUILDER IS RESPONSIBLE FOR COMPLIANCE OF PHYSICAL SECURITY ORDNANCE FOR THEIR LOCAL JURISDICTION.

Interior Partition Naming Convention



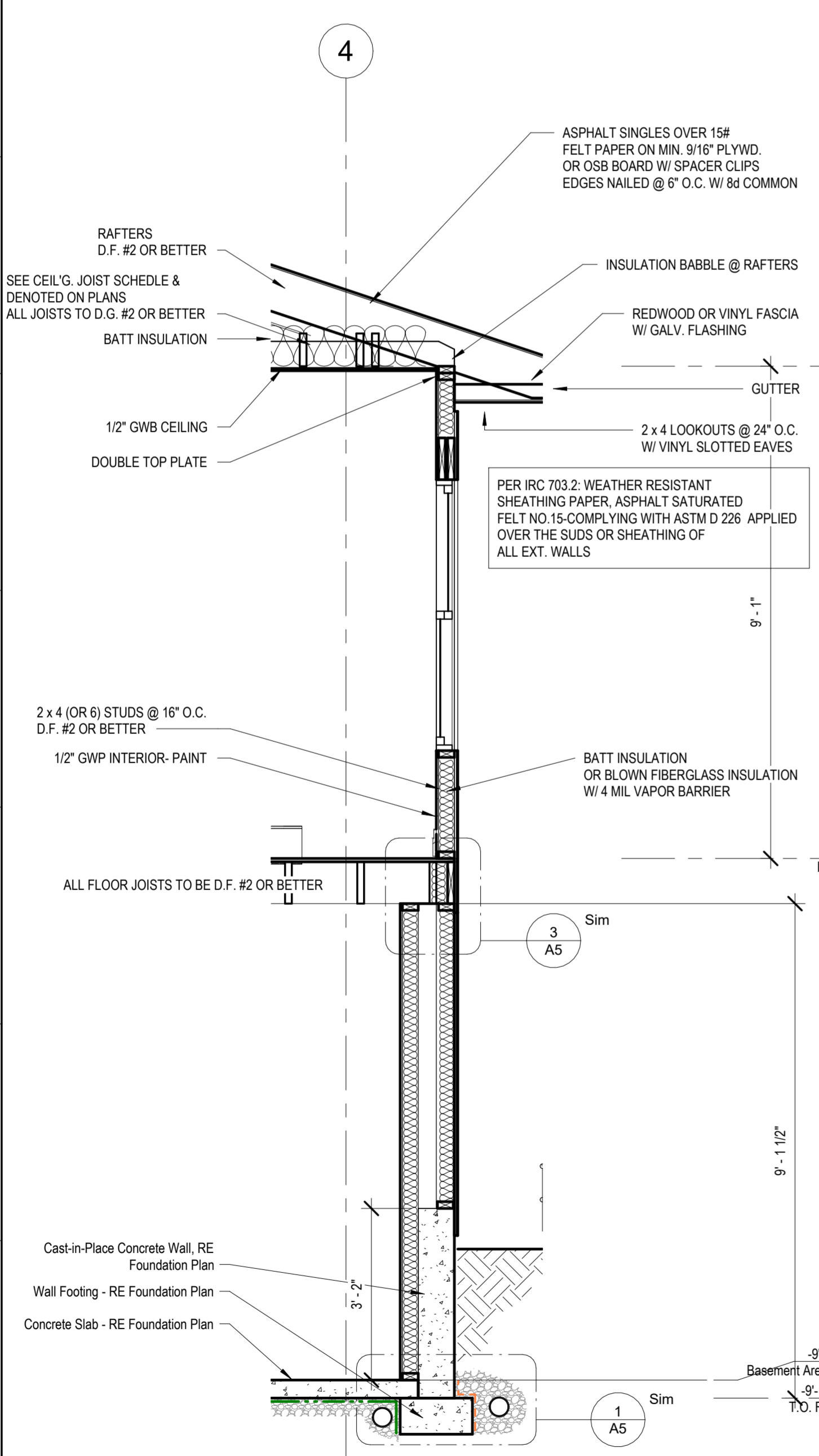
Door and Window Headers
All Headers are (2) 2x10 boards at 6" 10" to bottom of header, U.N.O.
Fall protection meeting IRC R312.2 shall be provided for windows w/ sills < 24" AFF & EXT. Grade > 72" below window.

| BRACED WALL LINE SCHEDULE (3 CAR GARAGE OPTION) | | | | | | |
|---|--------------|-------------|-------|------------|--------------|-----------------|
| WALL LINE | TOTAL LENGTH | AVG SPACING | BASE | ADJ FACTOR | REQ'D LENGTH | PROVIDED LENGTH |
| MAIN FLOOR | | | | | | |
| A | 45' | 45' | 9' | 0.95 | 8.55' | 9.00' |
| B | 45' | 15' | 10.5' | 1.38 | 14.46' | 15.00' |
| C | 22' | 22' | 5.5' | 0.95 | 5.23' | 10.00' |
| D | 28' | 28' | 5.5' | 0.95 | 5.23' | 9.00' |
| D.1 | 22' | 22' | 5.5' | 0.95 | 5.23' | 6.00' |
| 1 | 30' | 30' | 5.5' | 0.95 | 5.23' | 6.00** |
| 2 | 14' | 14' | 3.5' | 0.95 | 3.33' | 4.00* |
| 3 | 36' | 12' | 10.5' | 1.38 | 14.46' | 15.00' |
| 4 | 26' | 26' | 5.5' | 0.95 | 5.23' | 12.00** |
| 5 | 14' | 14' | 3.5' | 0.95 | 3.33' | 6.00' |

- * CS-PF PANEL'S CONTRIBUTING LENGTH ARE CALCULATED AT 1.5x ACTUAL LENGTH PER TABLE R602.10.5
- 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
 - WOOD STRUCTURAL PANELS: BLOCKING OF HORIZONTAL JOINTS IS REQUIRED UNLESS EXCEPTION R602.10.4.4.1 IS NOTED AS BEING APPLIED IN SCHEDULE ABOVE.
 - CS-WSP PANELS: MIN. 2" PANELS AT BOTH CORNERS WITHOUT USING HOLD DOWNS PER R602.10.4.4 AND MAX. 12'-6" FROM CORNER
 - CS-WSP PANELS: MIN PANELS LENGTH ADJACENT TO AN OPENING FOR 9' PLATE = 27", FOR 8' PLATE = 24" PER TABLE R602.10.5.

Brace System

1 1/2" = 1'-0"



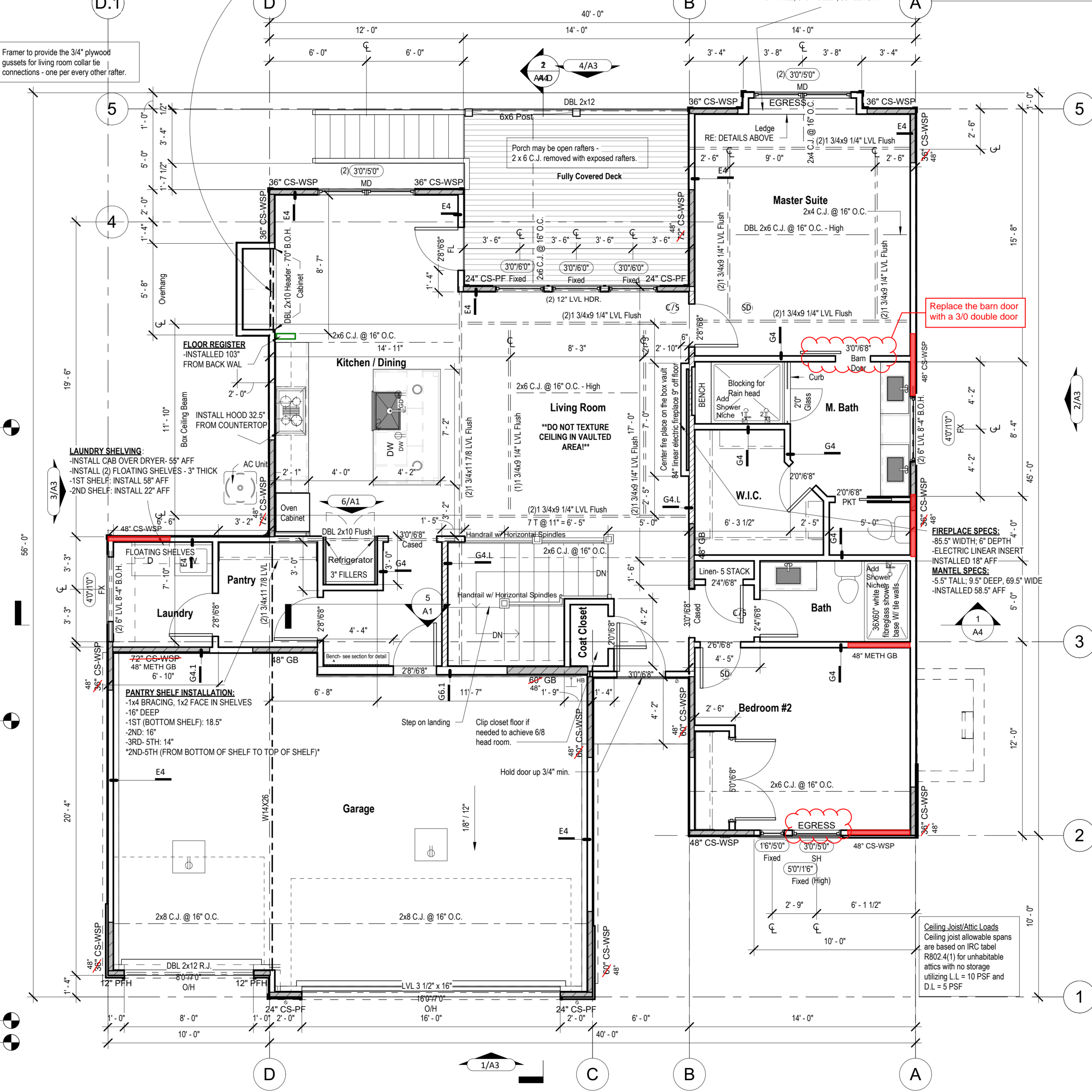
Section 3

1/2" = 1'-0"

DINING CAB FLOATING SHELVES:
-3" THICK, 9.5" DEPTH
-1ST SHELF: INSTALL 18" FROM CAB
-2ND SHELF: INSTALL 39" FROM CAB

Framer to provide the 3/4" plywood gussets for living room collar tie connections - one per every other rafter.

FLOATING WINDOW SEAT DETAILS:
-INSTALLED 20" FROM FLOOR
-7 1/4" TALL, 9 1/4" DEEP, 60" LENGTH



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

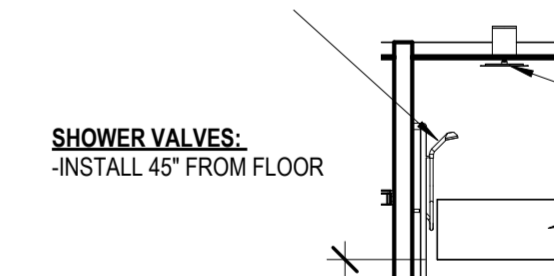
REPLACE THE BARN DOOR WITH A 3/0 DOUBLE DOOR

FIREPLACE SPECS:
-85.5" WIDTH, 6" DEPTH
-ELECTRIC LINEAR INSERT
-INSTALLED 18" AFF

MANTEL SPECS:
-5.5" TALL, 3.5" DEEP, 69.5" WIDE
-INSTALLED 58.5" AFF

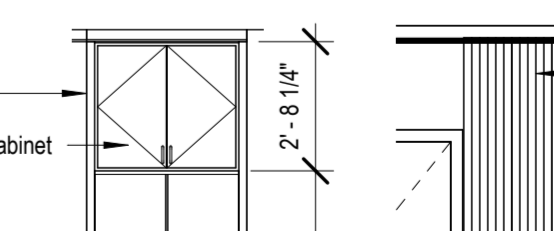
CEILING JOIST/ATTIC LOADS
Ceiling joist allowable spans are based on IRC label R802.4(1) for unhabitable attics with no storage utilizing LL = 10 PSF and DL = 5 PSF

SHOWER HEADS:
-INSTALLED 82" FROM FLOOR TO TOP OF HEAD
-1 HEAD INSTALLED 38" FROM NICHE WALL
-2 HEAD INSTALLED 53" FROM NICHE WALL



SHOWER VALVES:
-INSTALL 45" FROM FLOOR

SHOWER SEAT:
12" DEEP
16" HEIGHT





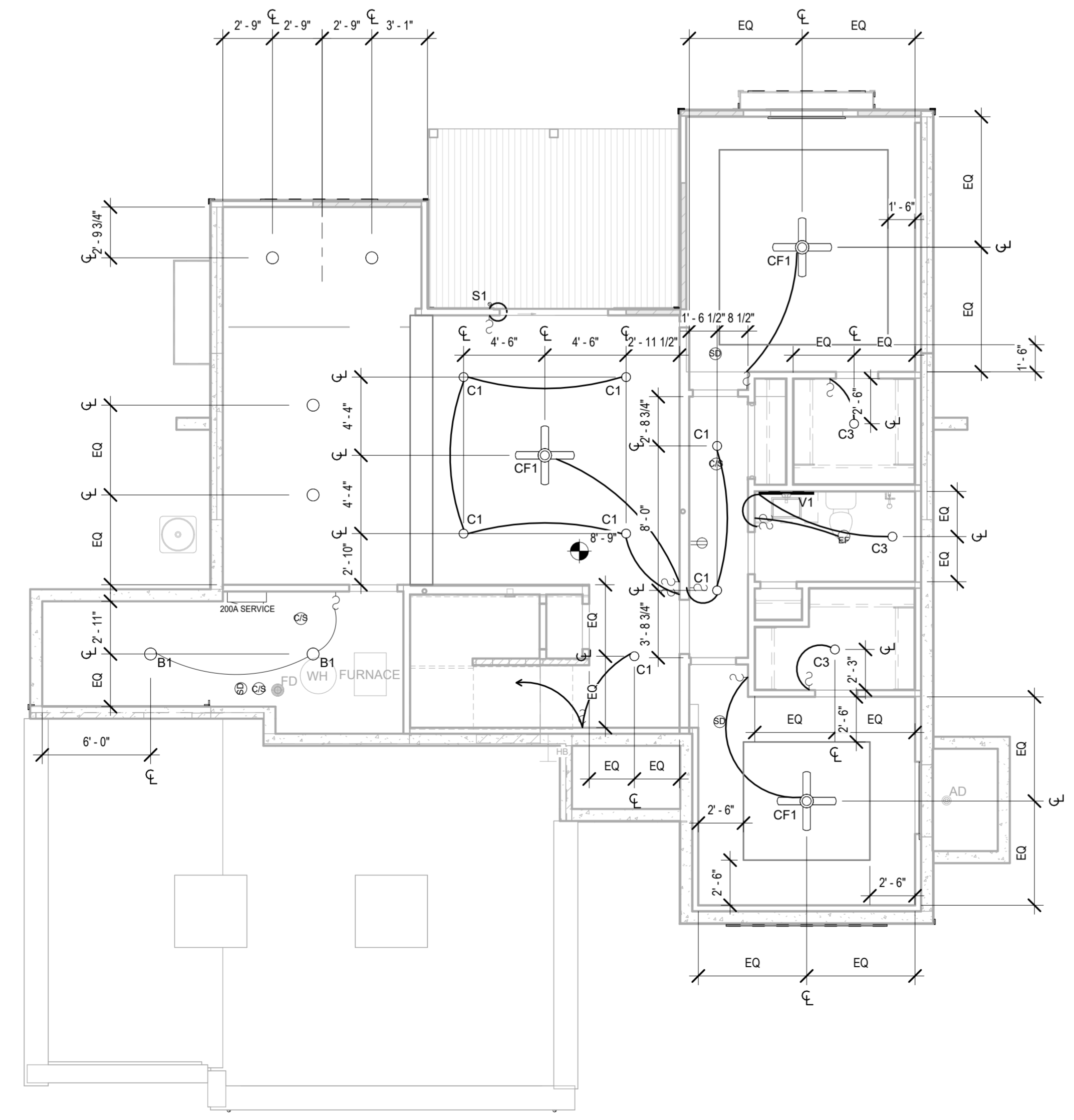
REFR. & CABINET ELEVATION:
1/4" = 1'-0"

BENCH NOOK ACCENT WALL:
1/4" = 1'-0"

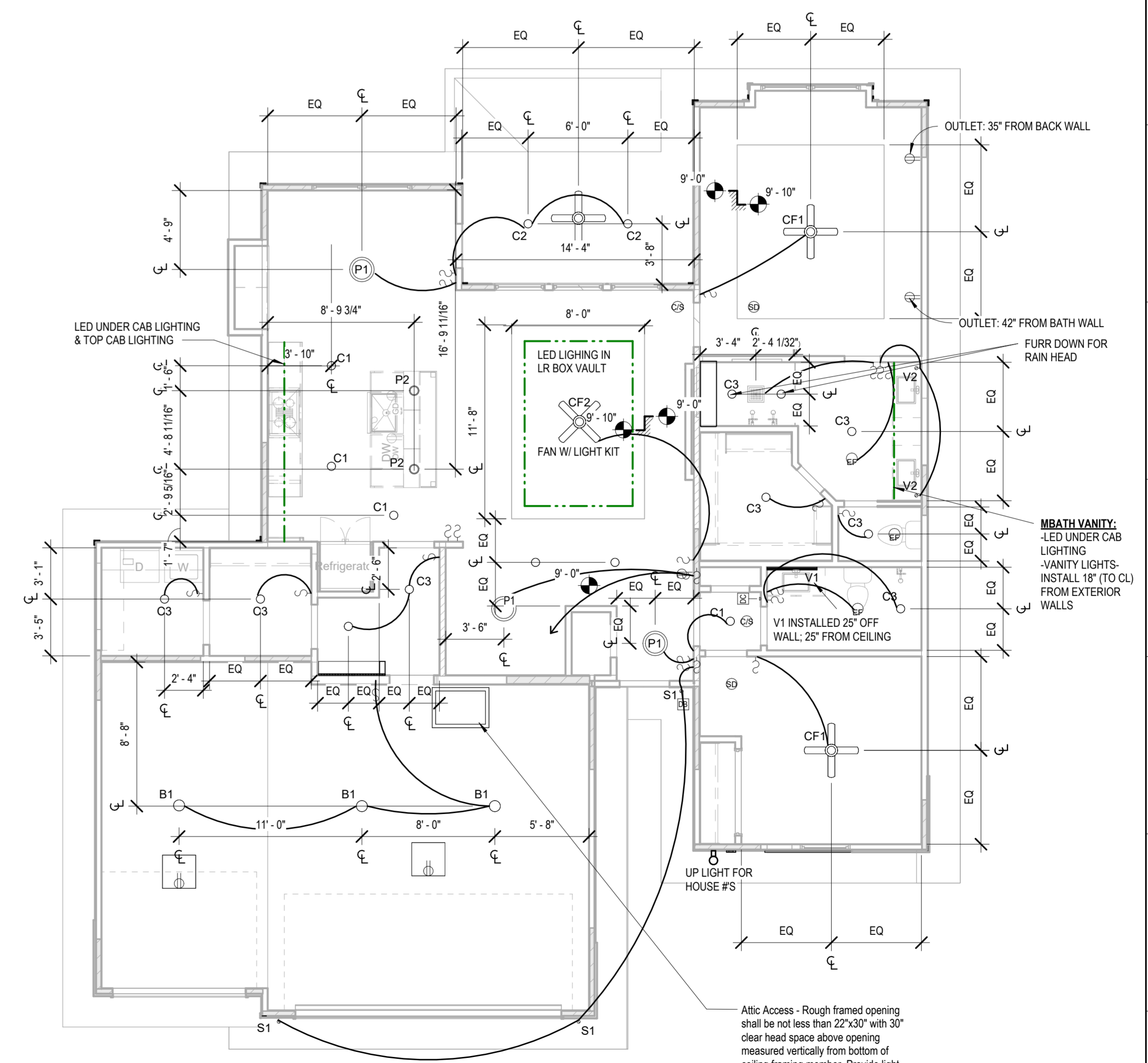
| Lighting Fixture Schedule | | |
|---------------------------|--|---------------------------------|
| Type Mark | Description | Type Comments |
| B1 | Ceiling Mounted Exposed Bulb | |
| C1 | Recessed Can Light - Interior | |
| C2 | Recessed Can Light - Exterior | |
| C3 | LED Disk Light | |
| CF1 | Ceiling Fan w/ Light - Surface Mounted | |
| CF2 | Ceiling Fan w/ Light - Down Rod | Mount with 2'-0" Down Rod |
| P1 | Decorative Pendant Fixture | Mount bottom of fixture 84" AFF |
| P2 | Decorative Pendant Fixture | Mount bottom of fixture 84" AFF |
| S1 | Wall Sconce - Exterior | |
| V1 | Vanity Wall Mounted | |
| V2 | Vanity Wall Mounted | |

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

Legend - RCP
 Wall Mounted 
 Ceiling Mounted 
 CO - Carbon Monoxide Detector
 S - Smoke Detector
 S/C - Smoke Detector/CO Detector



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



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

architect:
Elevate Design + Build
 1040 SW Luttrell Road
 Blue Springs, MO 64015
 816.622.8826 voice
 www.elevatedesignbuild.com
 2230 SW Heartland CT
 Lee's Summit, MO 64082

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OCTOBER 26, 2024

| Original Issue Date: | Permit Set | |
|----------------------|-------------|------|
| 10/1/2021 | 10/1/2021 | |
| REVISIONS | | |
| Number | DESCRIPTION | DATE |

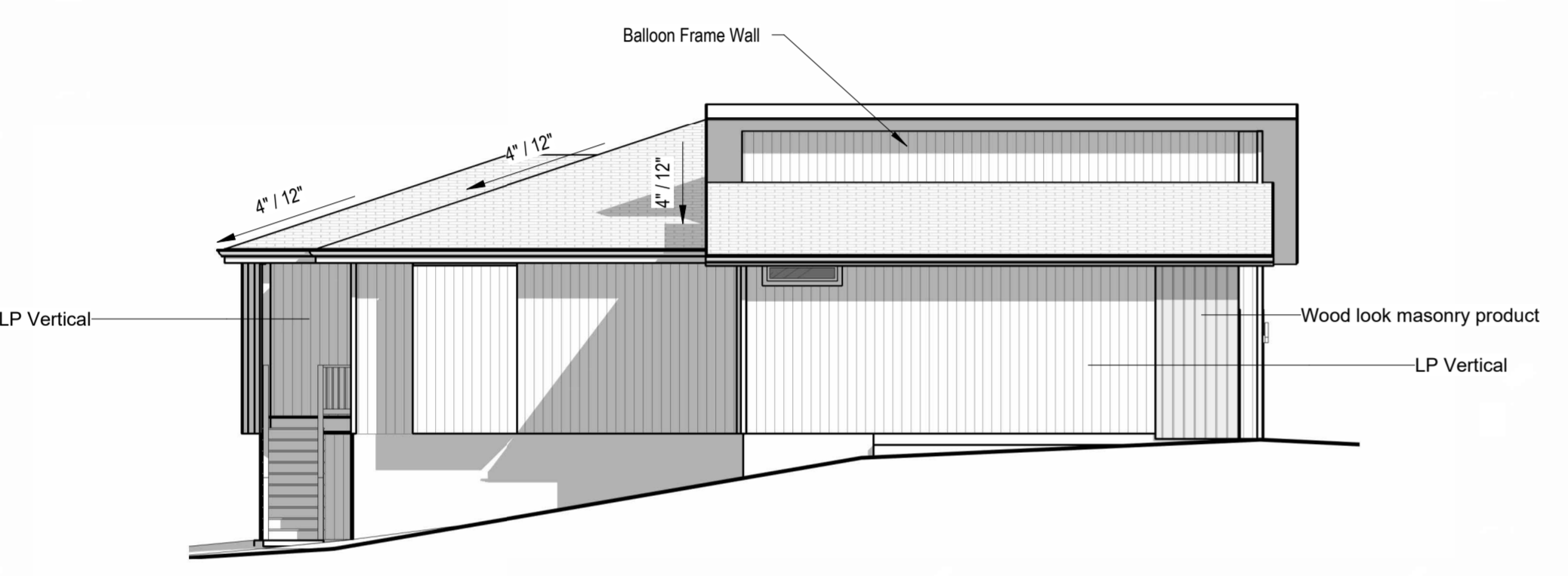
RCP/Electrical Plan

A2

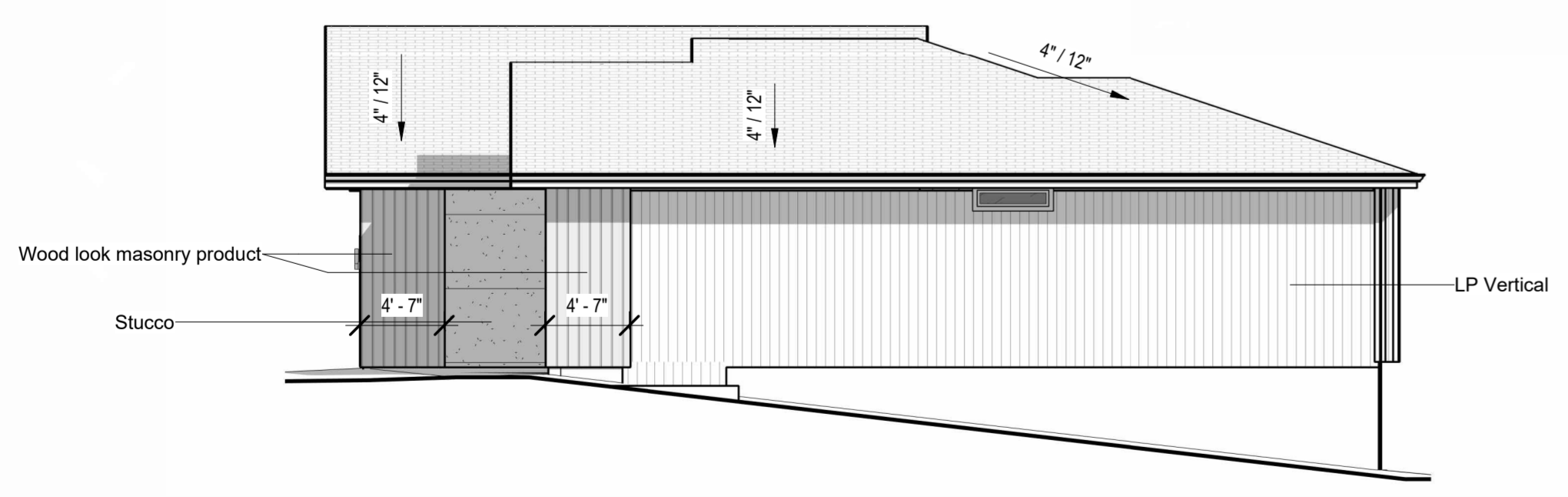
Greystone - Hook Farms - Lot 208



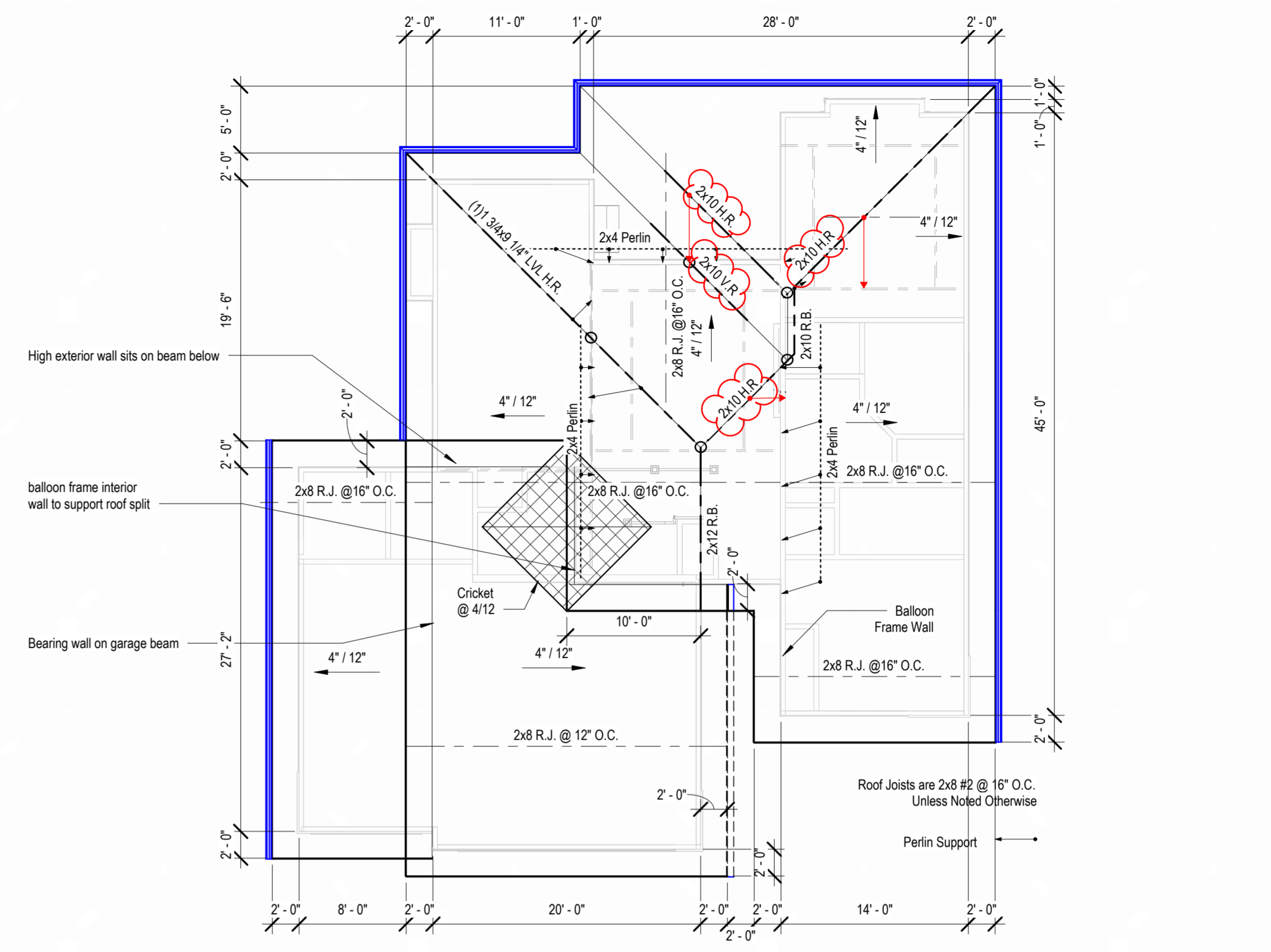
④ Back Elevation
1/8" = 1'-0"



③ Right Elevation
1/8" = 1'-0"

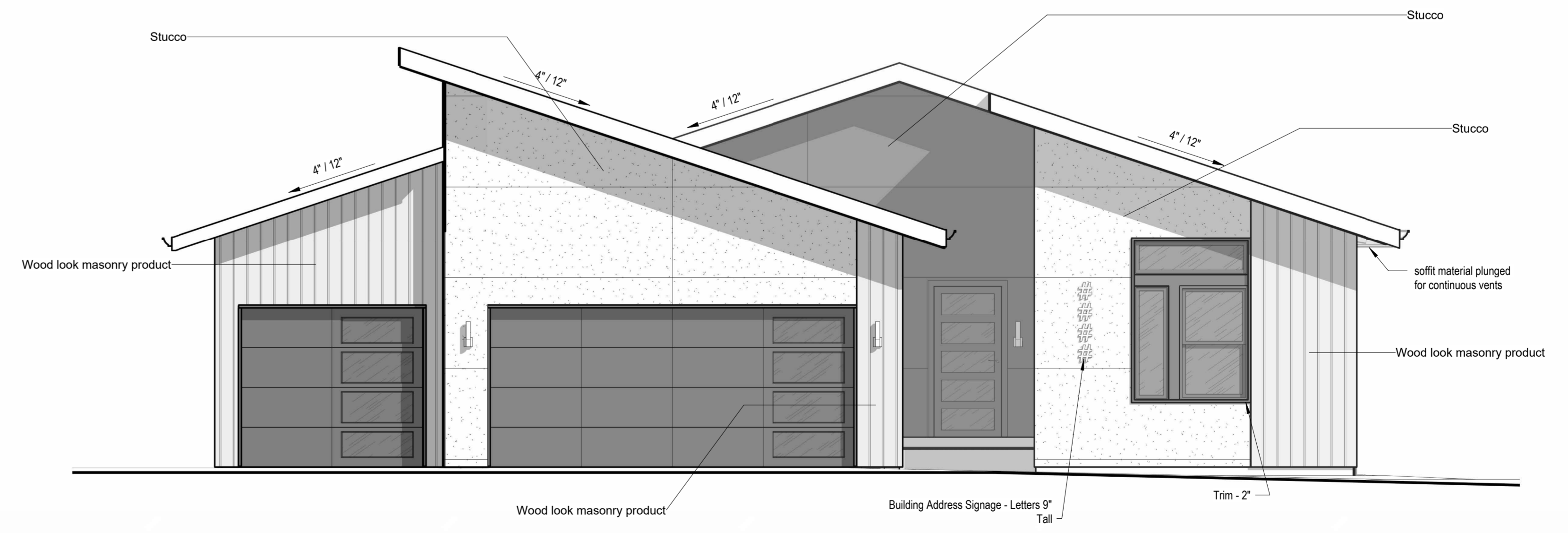


② Left Elevation
1/8" = 1'-0"



⑤ Roof Framing
1/8" = 1'-0"

NOTE: CONFIRM HOW TO CUT LOW PITCH RAFTERS W/ PROJECT SUPERINTENDENT



① Front Elevation - Shed
1/4" = 1'-0"

architect:
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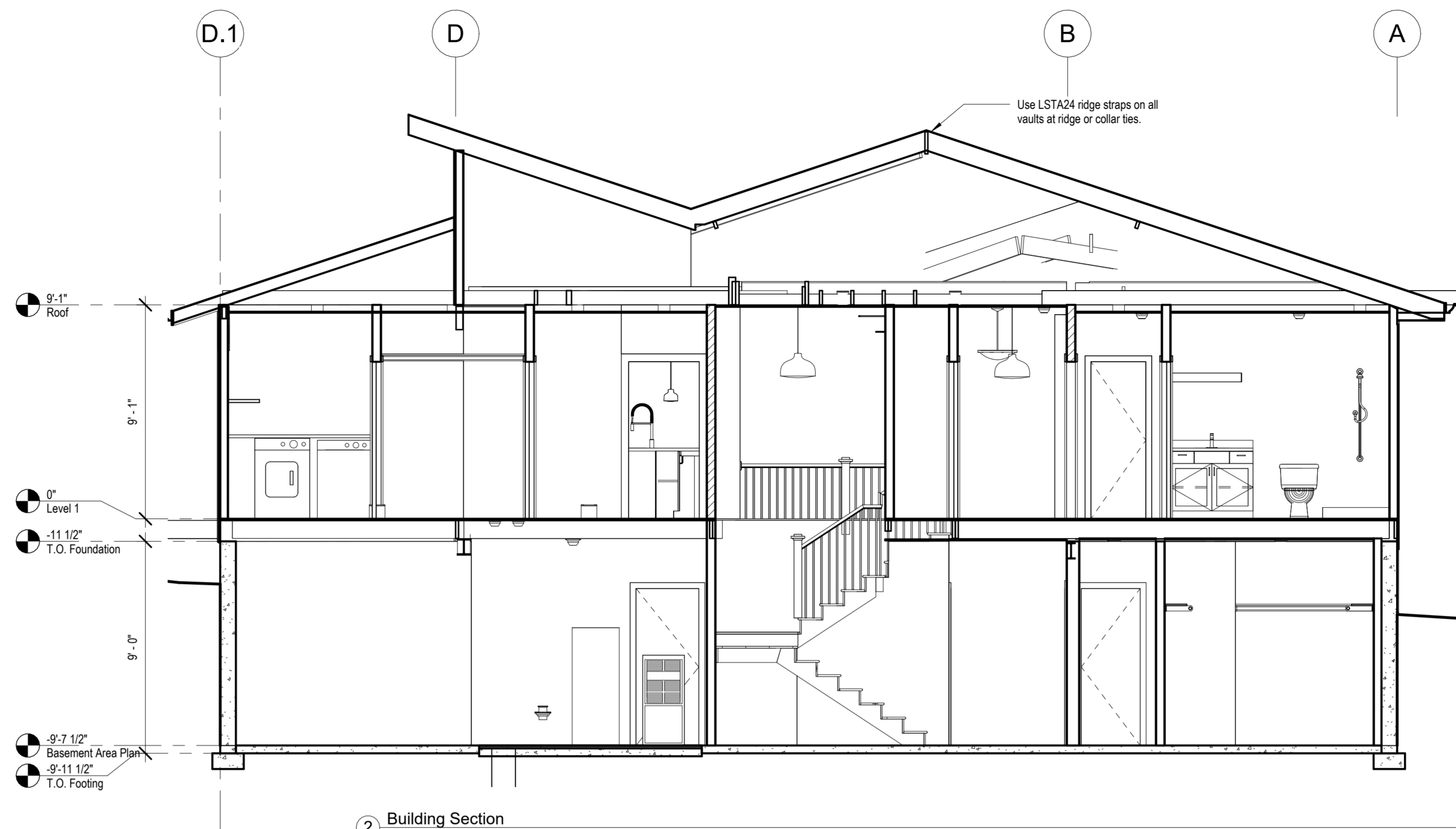
| Number | DESCRIPTION | DATE |
|--------|-------------|------|
| 1 | REVISIONS | |

Original Issue Date: 10/1/2021
Permit Set

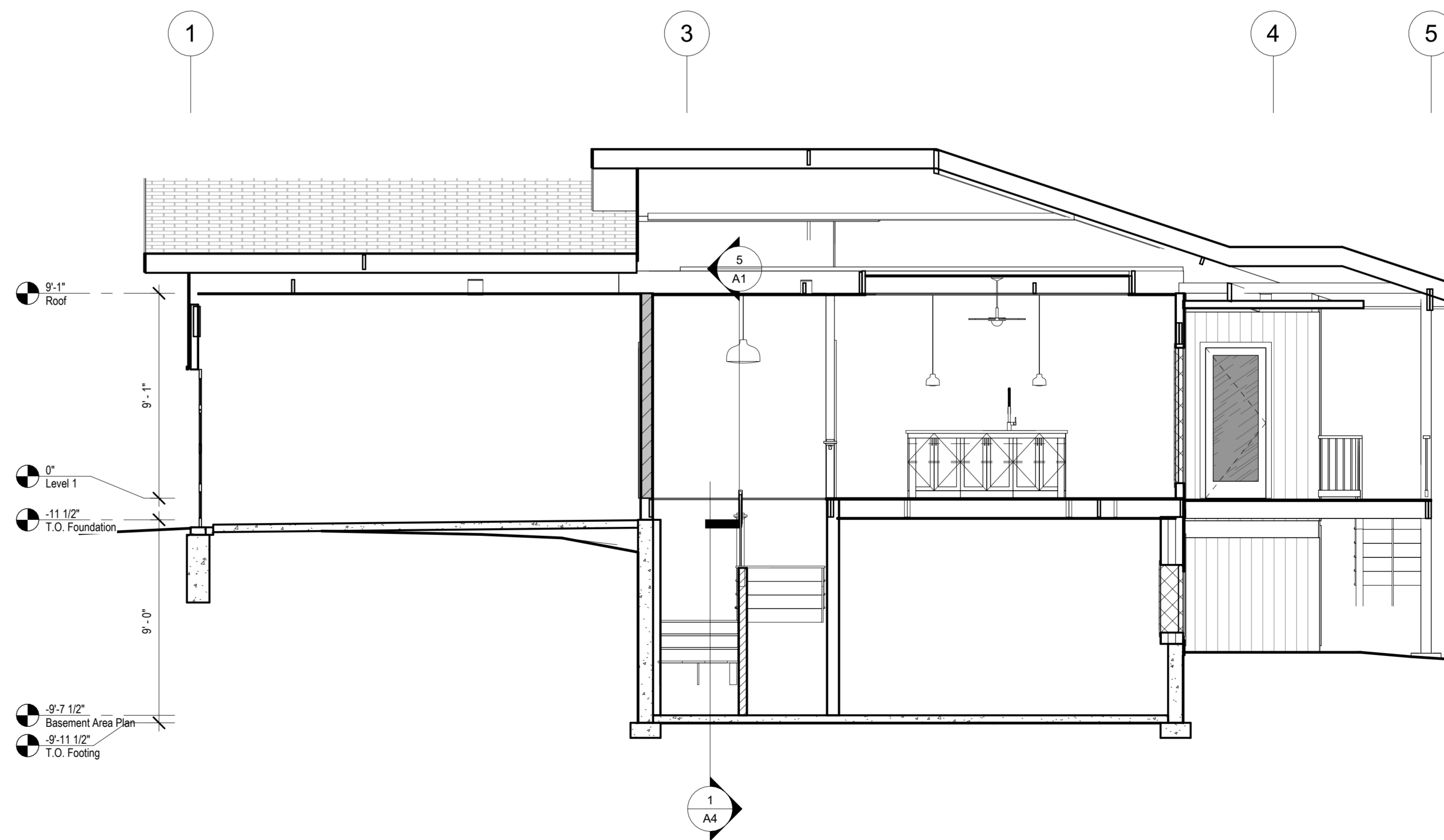
Elevations

A3.D

Greystone - Hook Farms - Lot 208



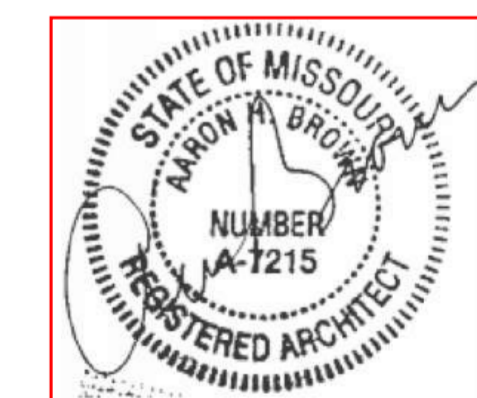
② Building Section
1/4" = 1'-0"



① Building Section
1/4" = 1'-0"

architect:
Elevate Design + Build
1040 SW Luttrell Road
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816.622.8826 voice
www.elevatedesignbuild.com
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Lee's Summit, MO 64082

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| | | |

Building Sections

A4.D

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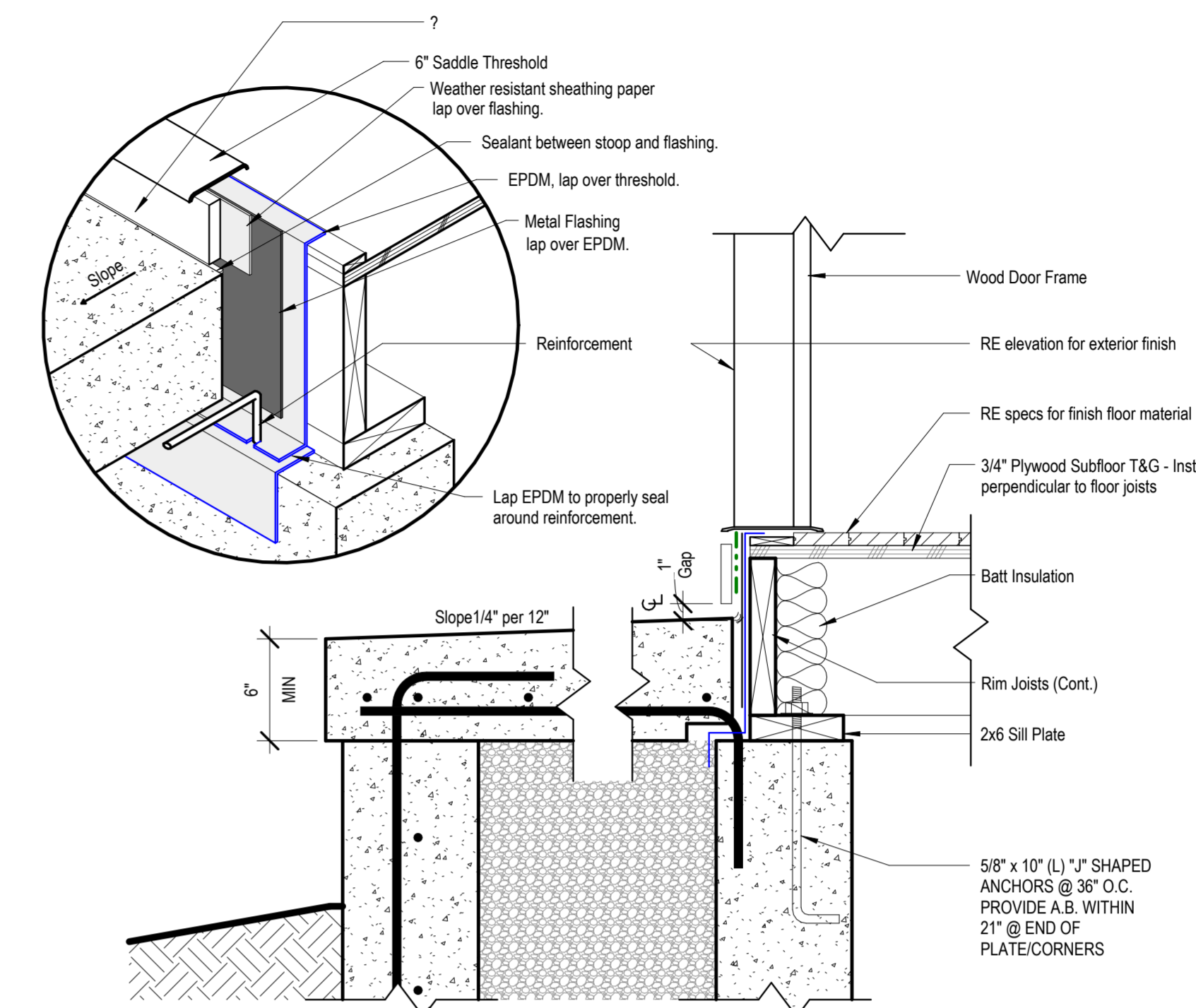
| REVISIONS | | |
|-----------|-------------|------|
| Number | DESCRIPTION | DATE |
| | | |

Details

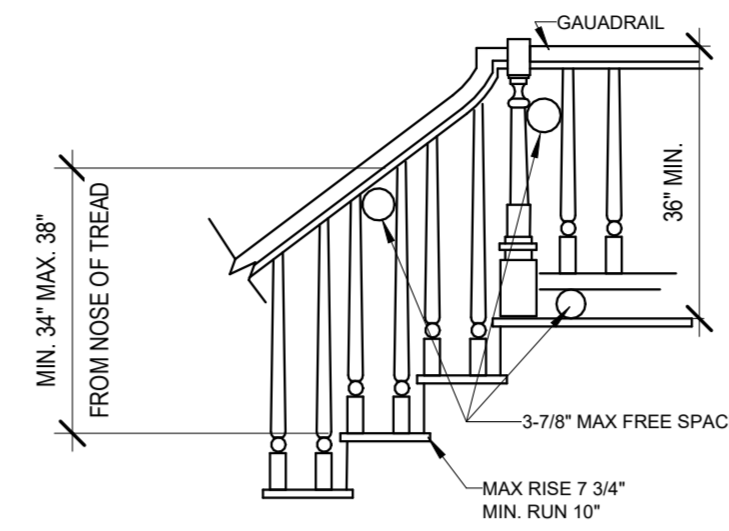
Details

A5

Project No. HF 041

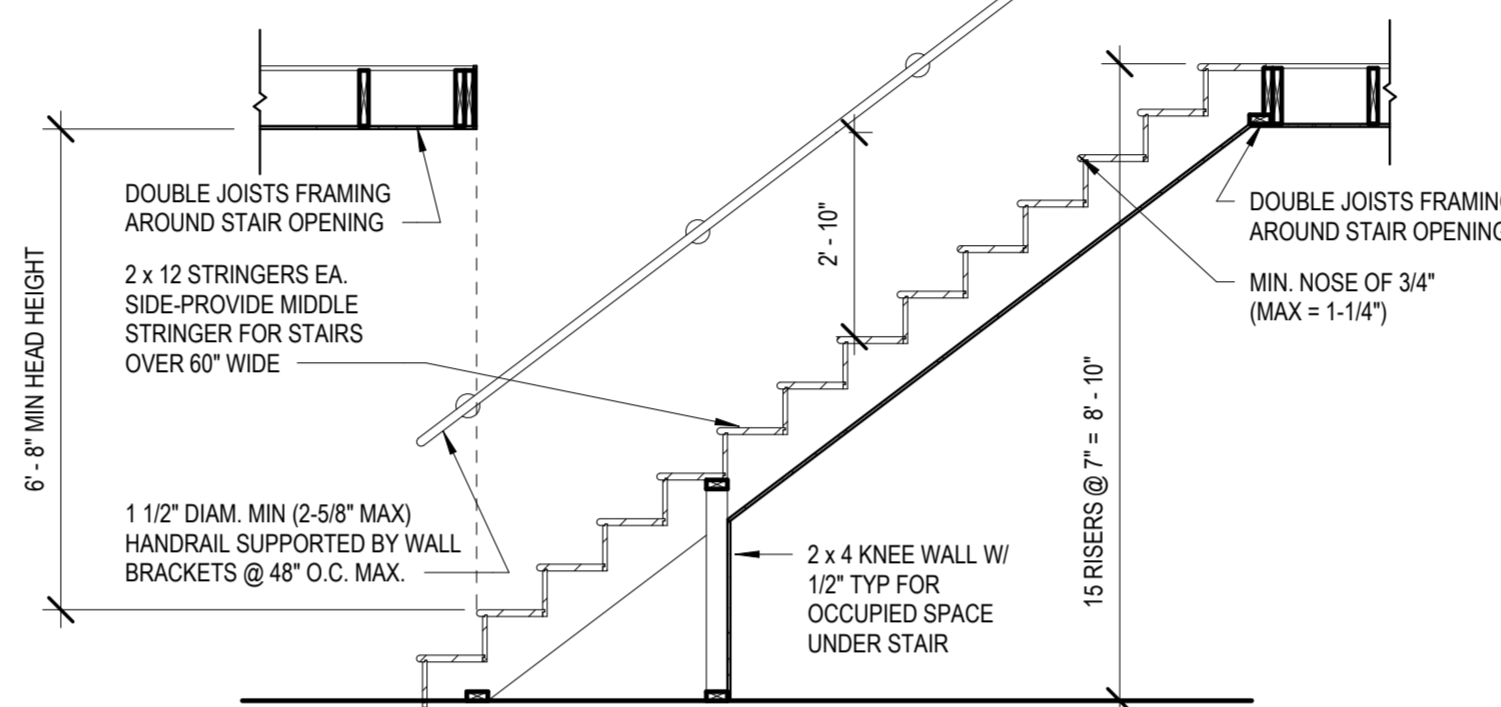


5 Detail - Front Stoop
1 1/2" = 1'-0"

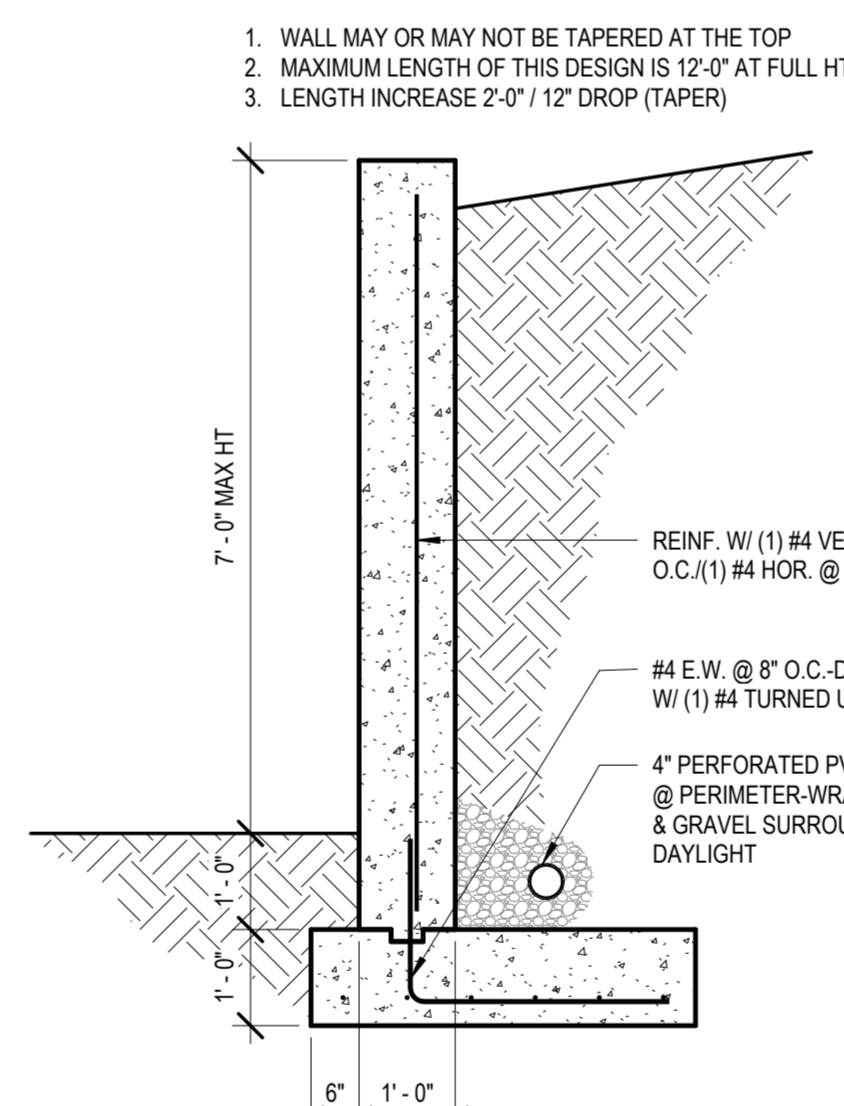


2 SMARTSIDE PANEL NAILING PATTERN
3" = 1'-0"

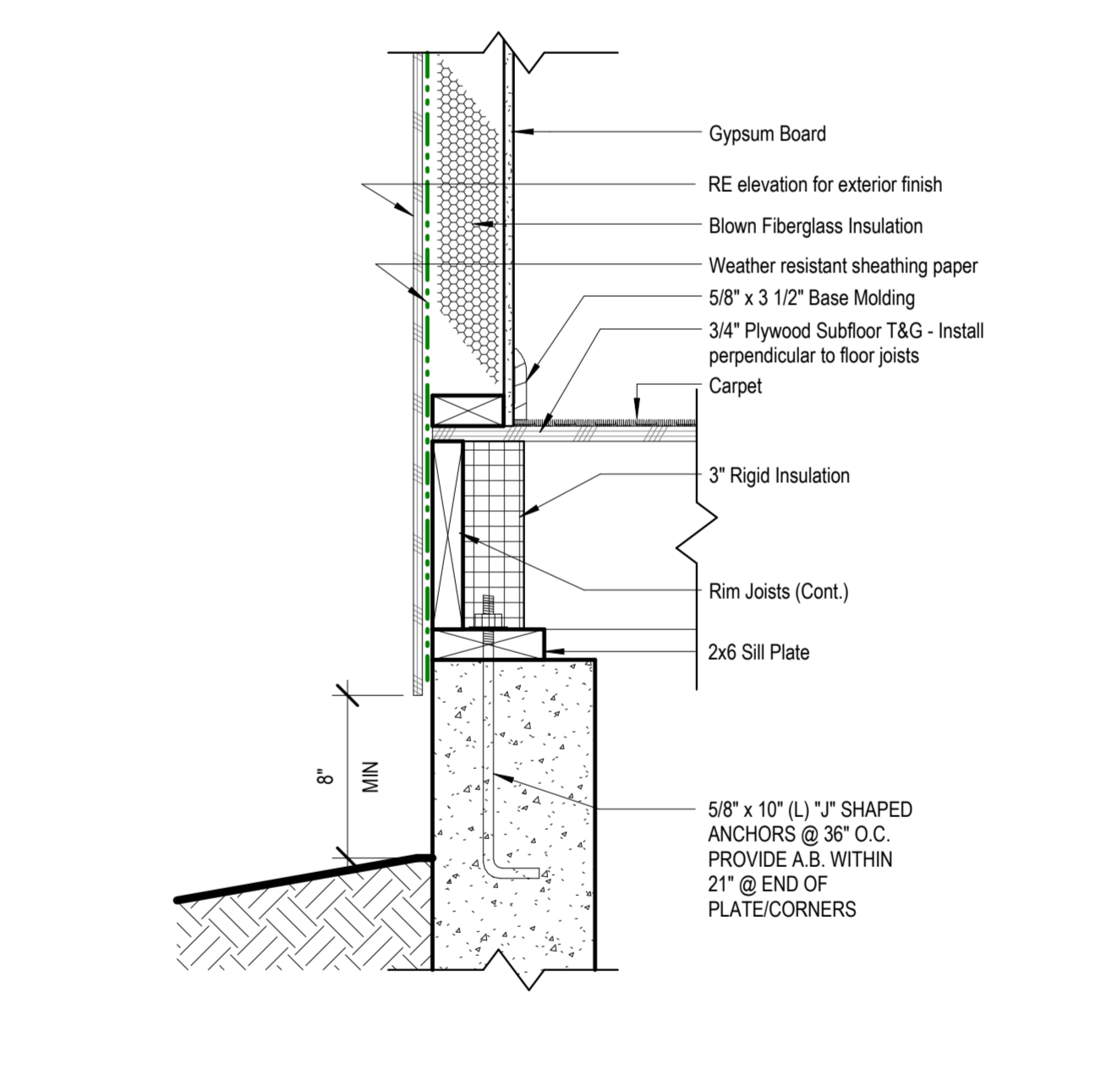
PER IRC: THE MAX. RISE ALLOWED IS 7.75 INCHES AND THE MIN TEAD IS 10 INCHES MEASURED NOSE TO NOSE



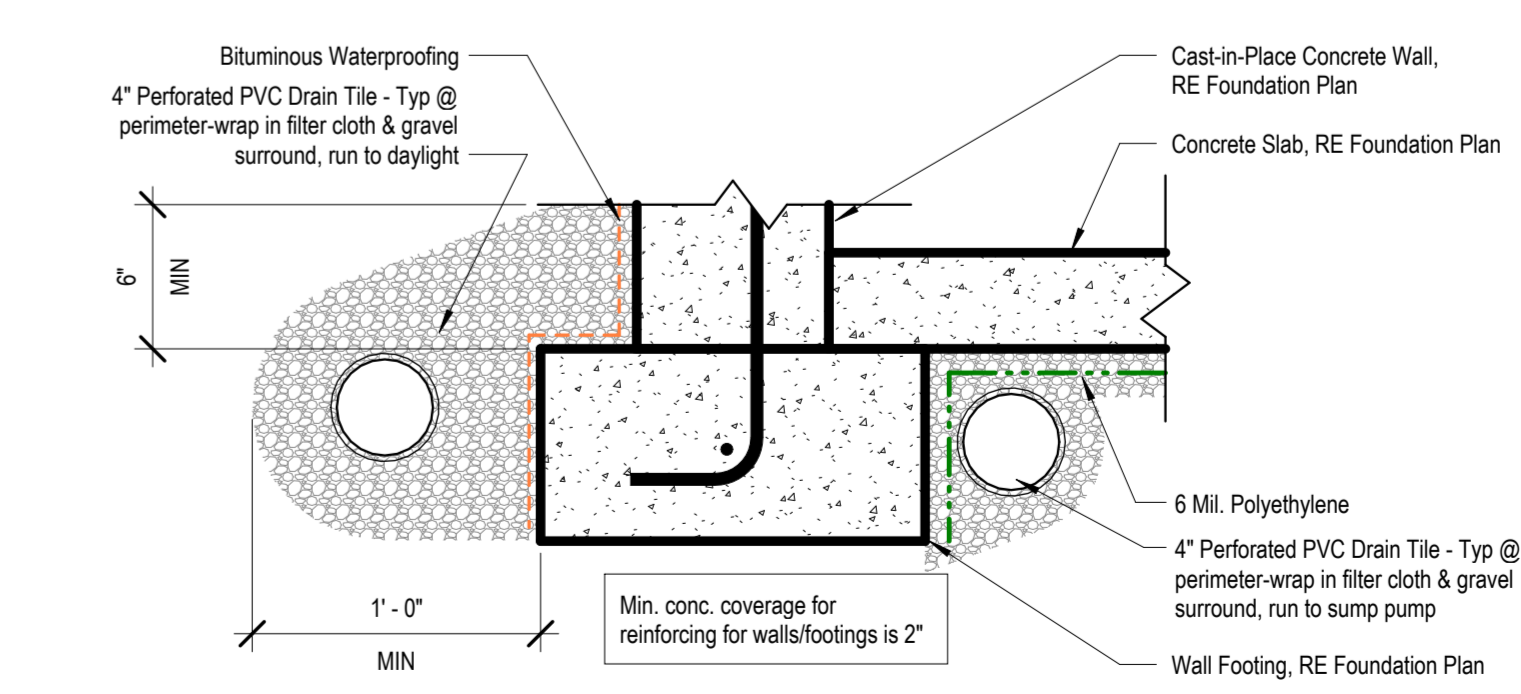
6 TYP STAIR SECTION/REQUIREMENTS
3/8" = 1'-0"



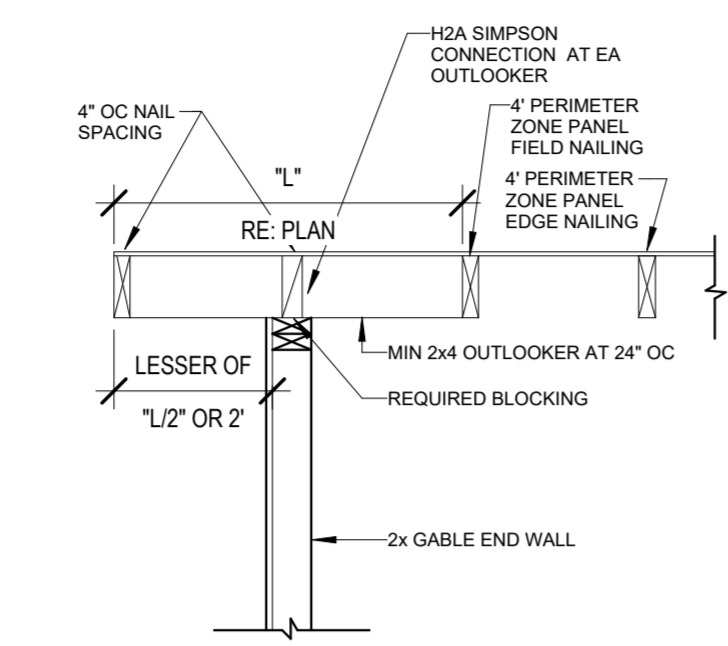
4 RETAINING WALL DESIGN1
1/2" = 1'-0"



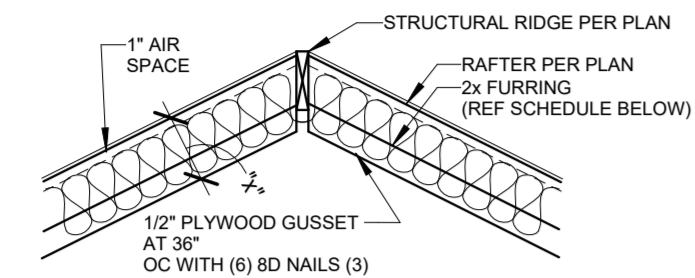
3 Detail - Top of Foundation Wall1
1 1/2" = 1'-0"



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

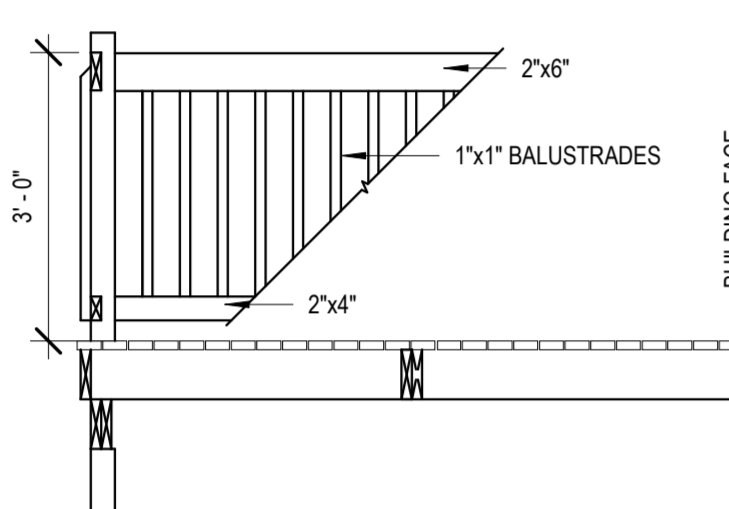


7 Gable Framing Requirements
1" = 1'-0"

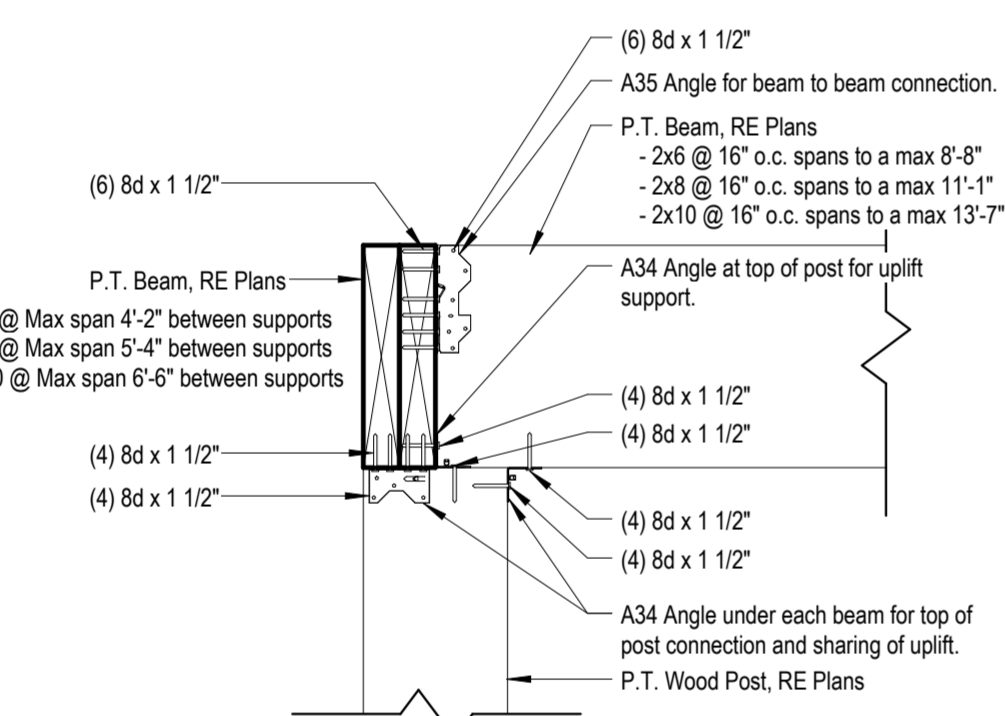


| FURR OUT SCHEDULE | | |
|-------------------|---------------------------------|----------------------------------|
| RAFTER SIZE | R-30C INSULATION ("x" = 9 1/4") | R-38C INSULATION ("x" = 11 1/4") |
| 2x6 | 2x8 | 2x8 |
| 2x8 | 2x8 | 2x8 |
| 2x10 | NOT REQUIRED | 2x4 |
| 2x12 | NOT REQUIRED | NOT REQUIRED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

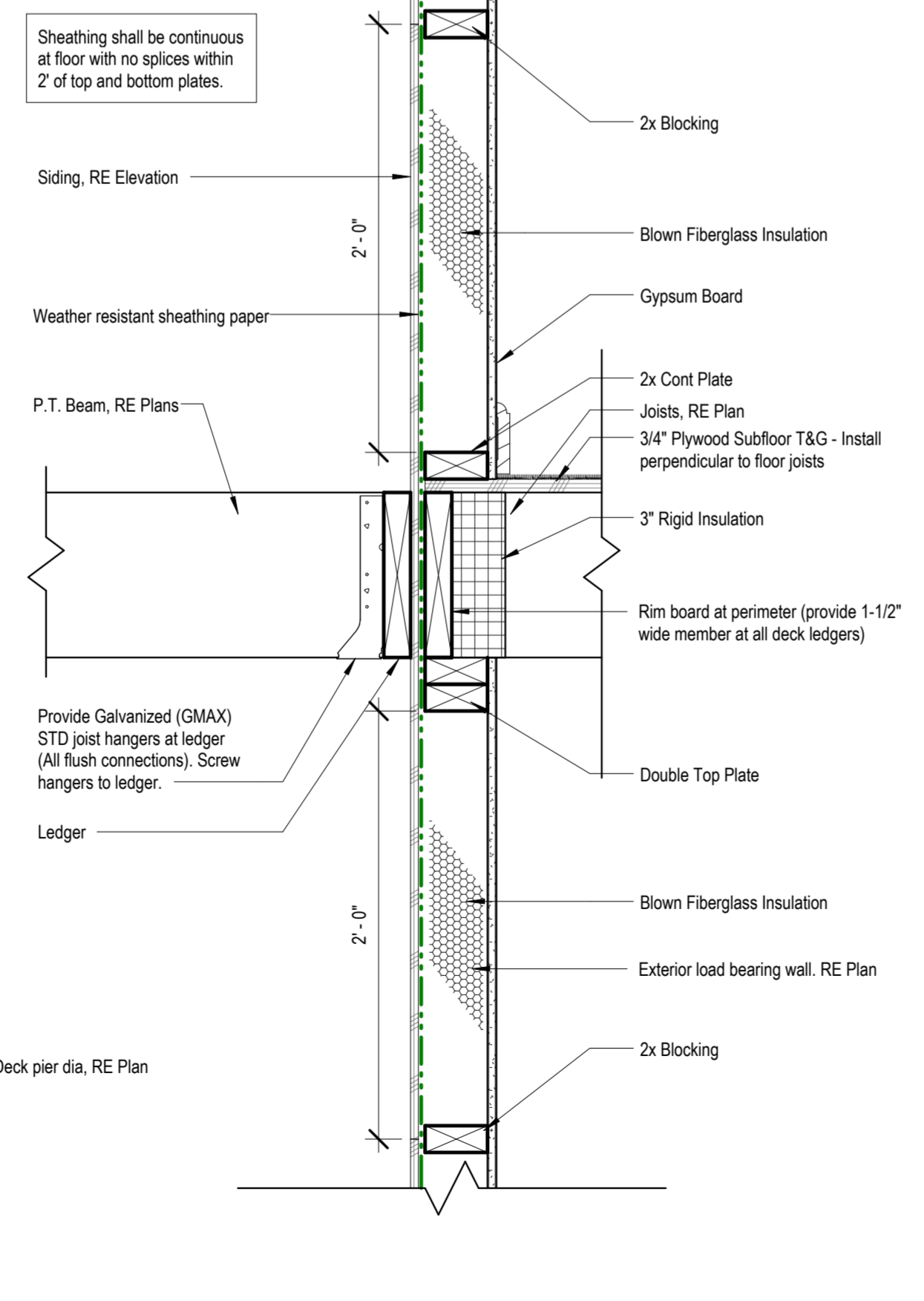
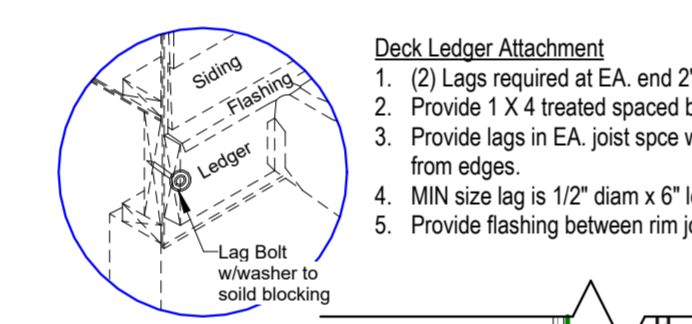
12 Rafter Furr Down Requirements
1" = 1'-0"



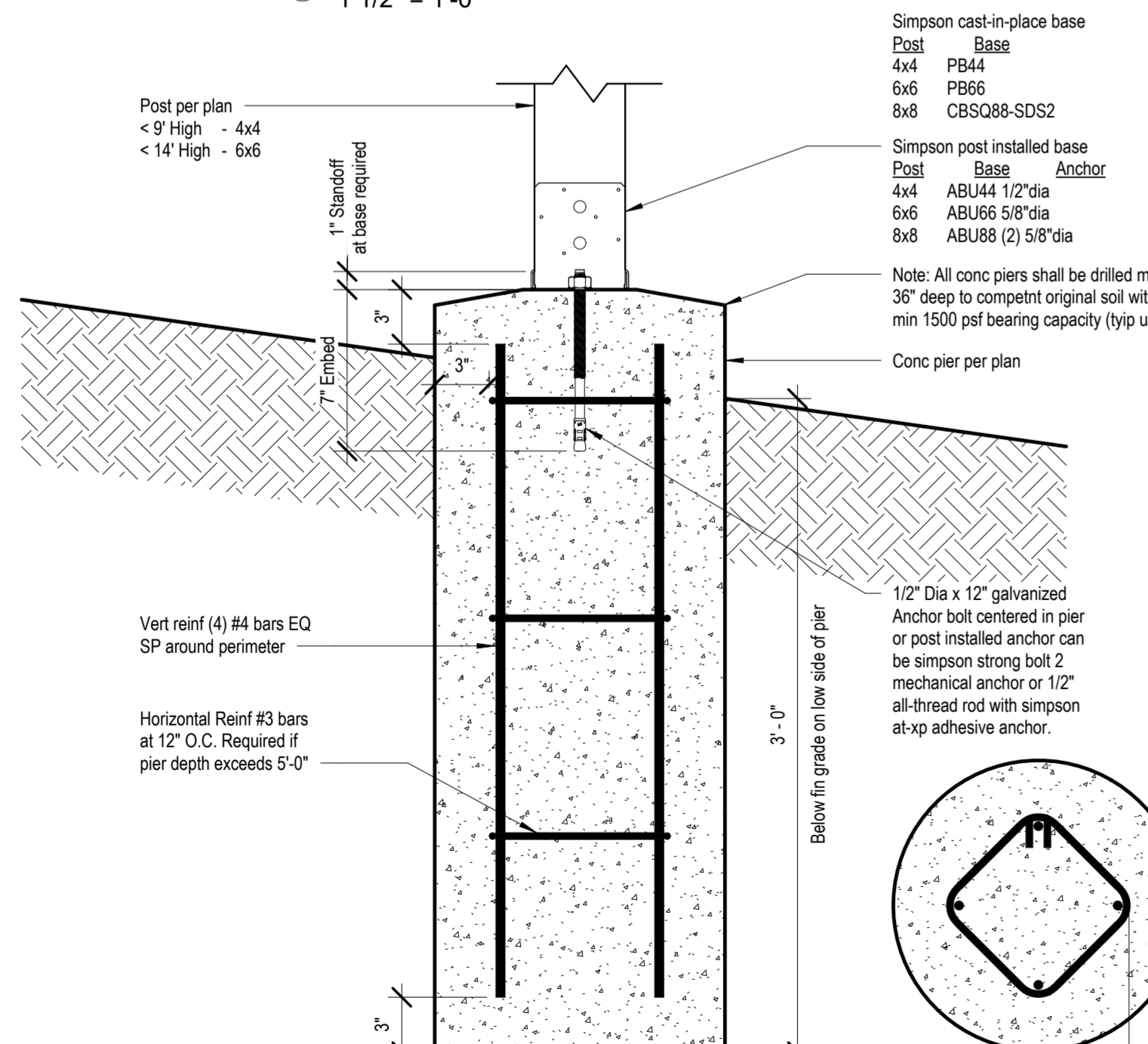
11 Deck Railing
1/2" = 1'-0"



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



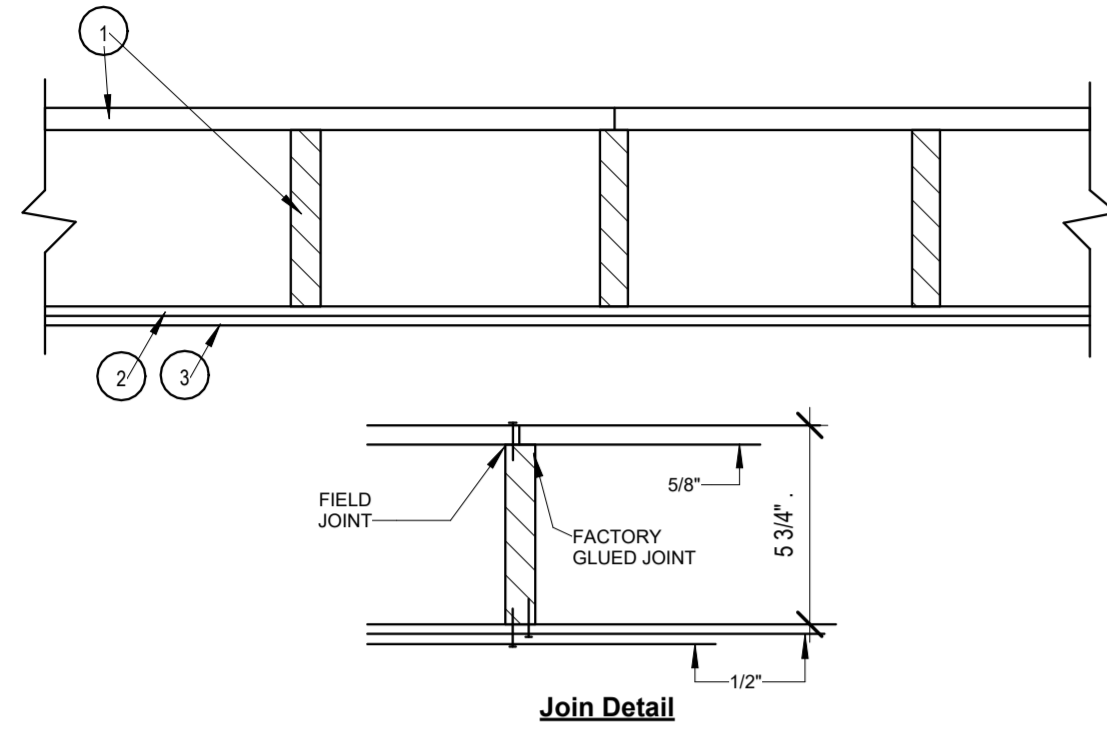
10 Lateral Deck Connection
1 1/2" = 1'-0"



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

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

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



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, 0.086 in. shank diameter with 1/4 in. diameter flat head spaced nails 12 in. OC. Nails spaced 1/2 in. from side and end joints.

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

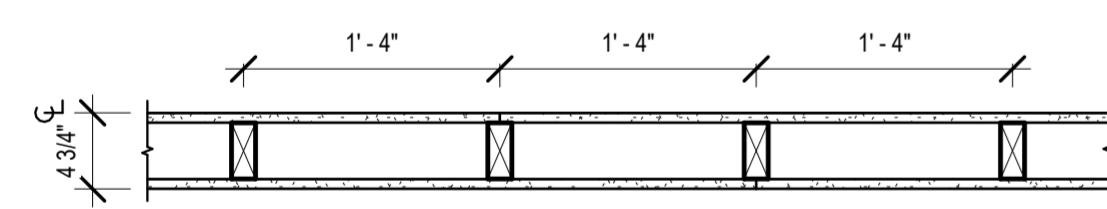
AMERICAN GYPSUM CO - Type AG-C

4. **Finishing System** - (Not Shown) - Vinyl, dry or premixed joint compound, applied in two coats to joints and screw-heads. Nom 2 in wide paper tape embedded in first layer of compound over all joints. As an alternate, nom 3/32 in. thick veneer plaster may be applied to the entire surface of gypsum board.

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

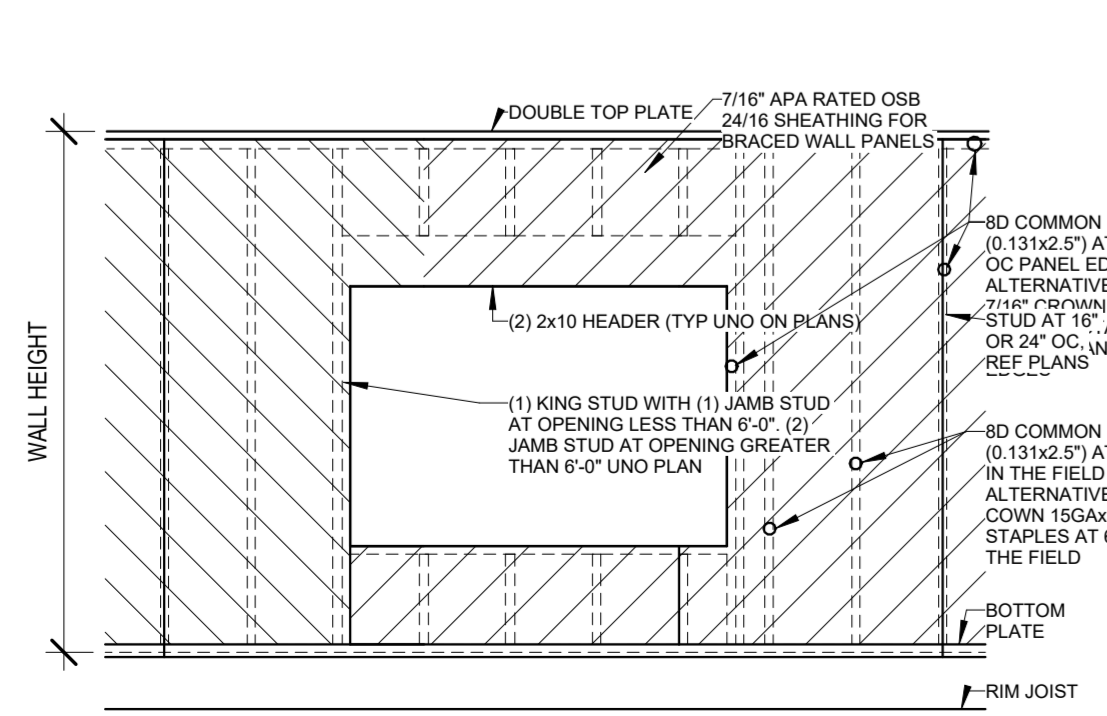
UL #L504-1 HR CEILING-FLOOR ASSEMBLY

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™)

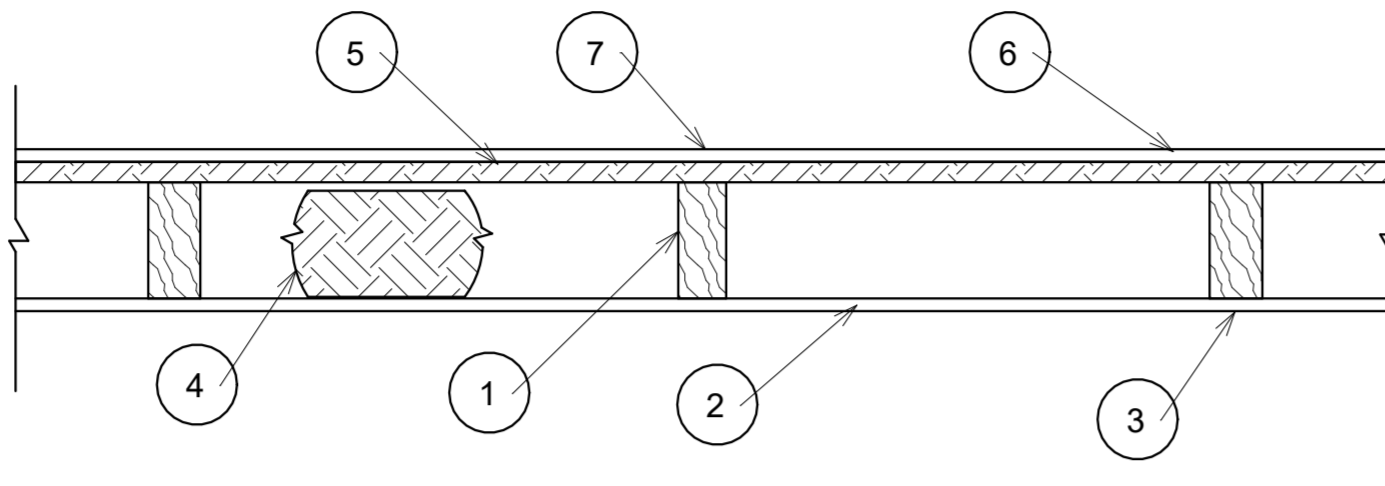
UL #U305-1 HR WALL ASSEMBLY - INTERIOR, LOAD BEARING



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

Design No. U303
Bearing Wall Rating - 1Hr

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



1. **Wood Studs** - Nom 2 by 4 in spaced 16 in. OC, effectively cross-braced.

2. **Gypsum Board*** - 5/8 in. thick, with square or tapered edges, applied vertically or horizontally with vertical joints centered over studs. Horizontal joints use framing. Fastened to studs and plates with 1-7/8 in. long 6d cement coated nails spaced 7 in OC or with 1-7/8 in. long Type 5 screws spaced 8 in OC, or 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a max 8 in OC, with last screw 1 in. from edge of board. 54 in. widths applied horizontally

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

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

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

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

6. **Cementitious Backer Units** - 1/2 or 5/8 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.

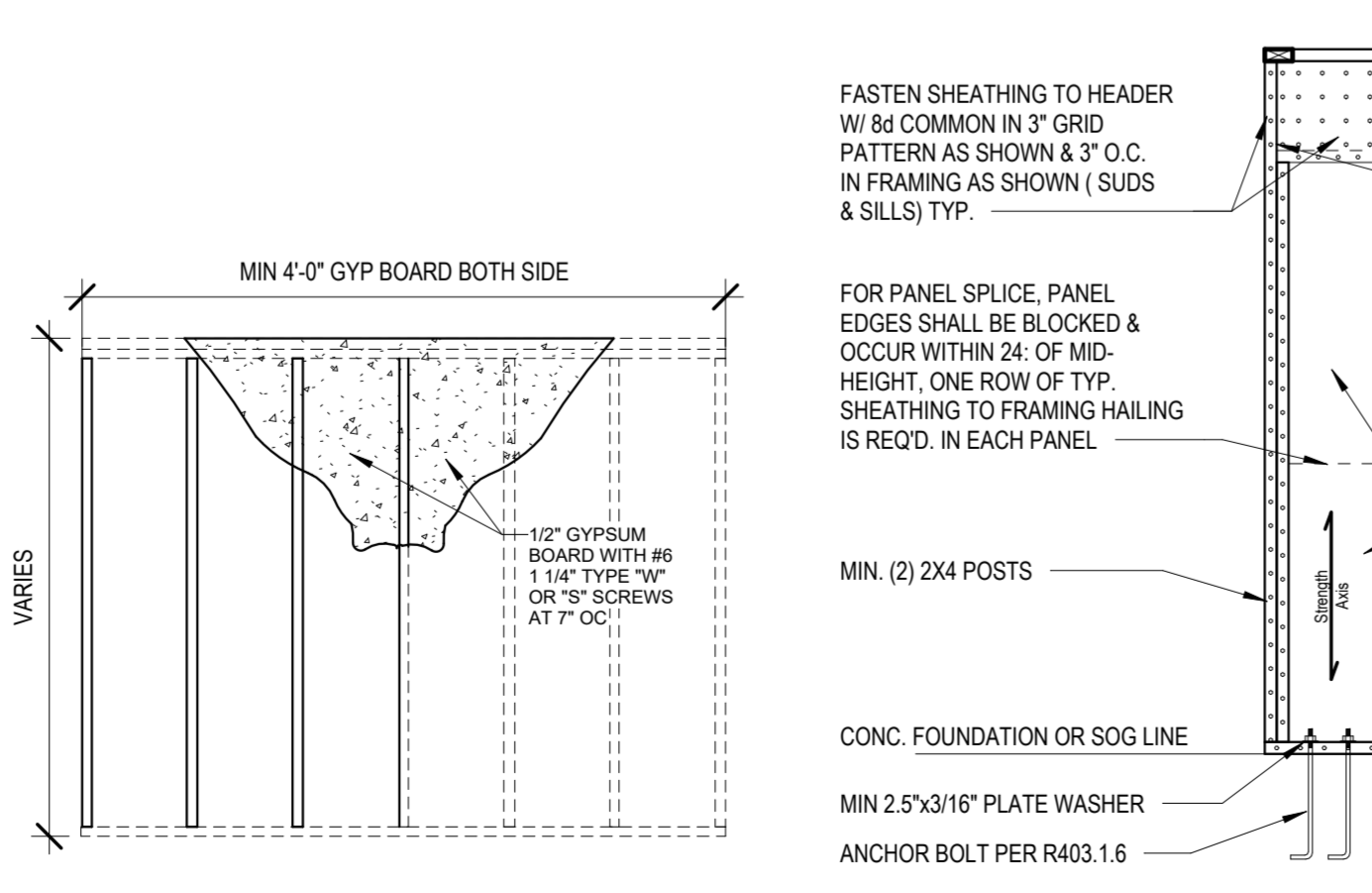
UNITED STATES GYPSUM CO-Type DCB.

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

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

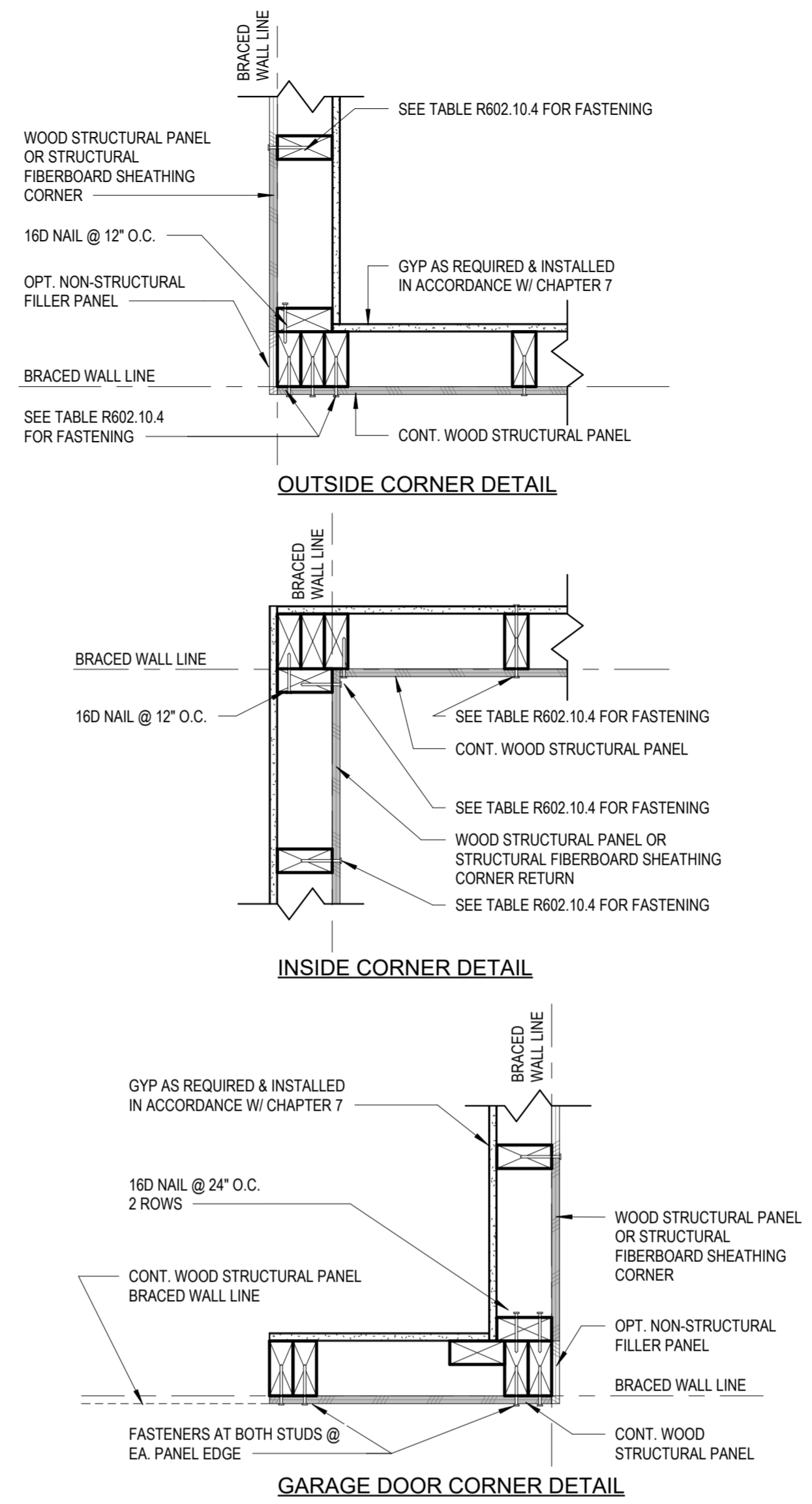
* Indicates such products shall bear the UL or CUL Certification Mark for jurisdictions employing the UL or CUL Certification (such as Canada), respectively.

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

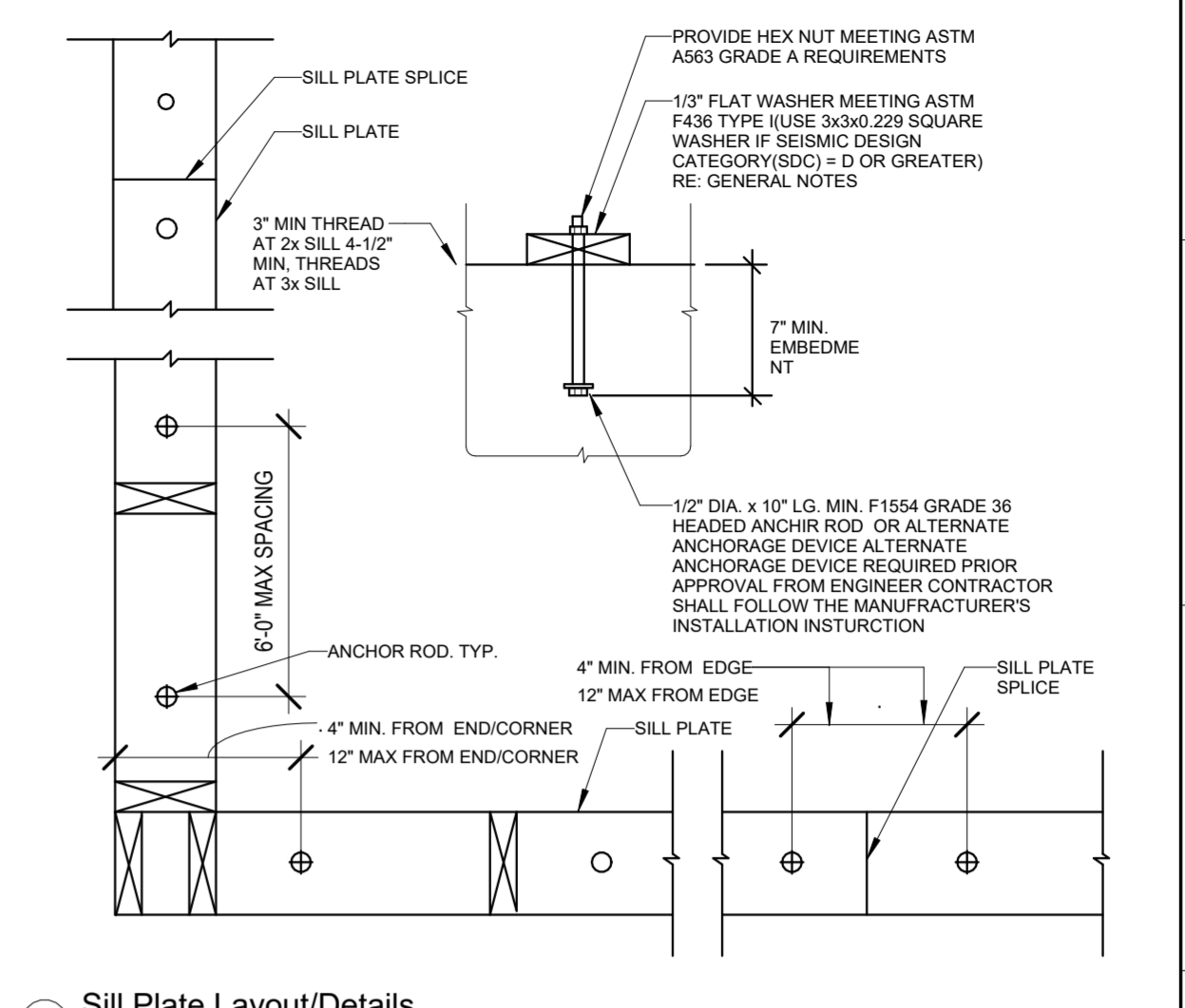


Method - GB
1/2" = 1'-0"

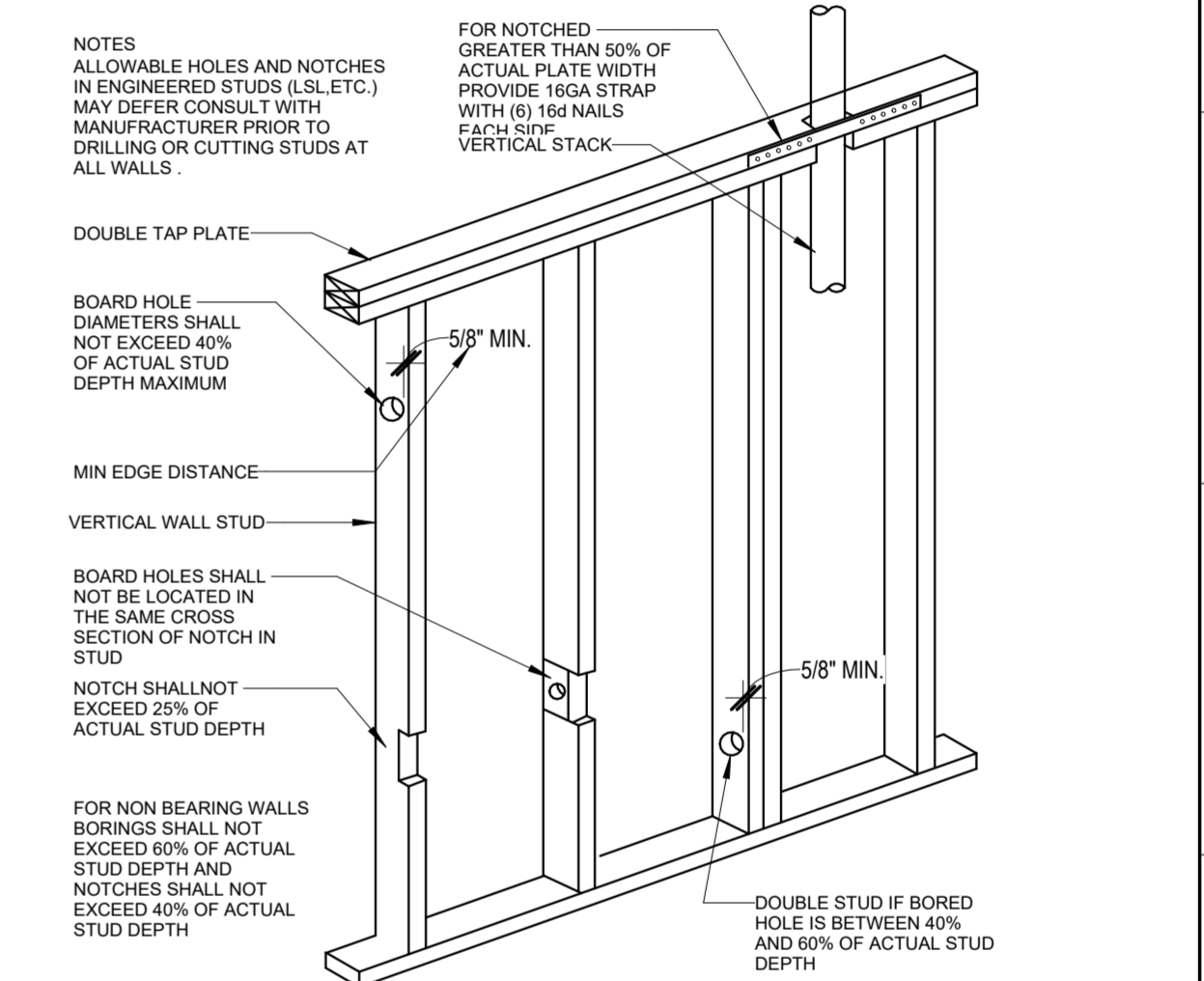
CS-WSP Corner Framing Details
1 1/2" = 1'-0"



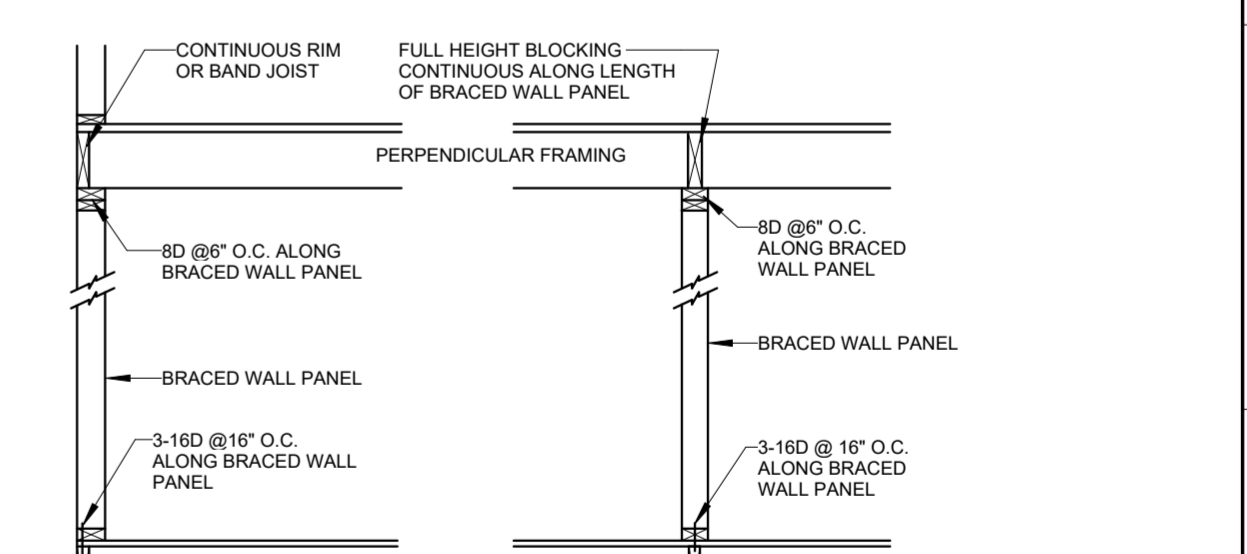
PORTAL FRAME METHOD CS-PF
1/2" = 1'-0"



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



Notching Requirments
1" = 1'-0"



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

architect:
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OCTOBER 26, 2024

Permit Set
10/1/2021

Original Issue Date: REVISIONS

Number DESCRIPTION DATE

Details

A6
Project No. HF 041