

# SOMERSET - FRANKLIN

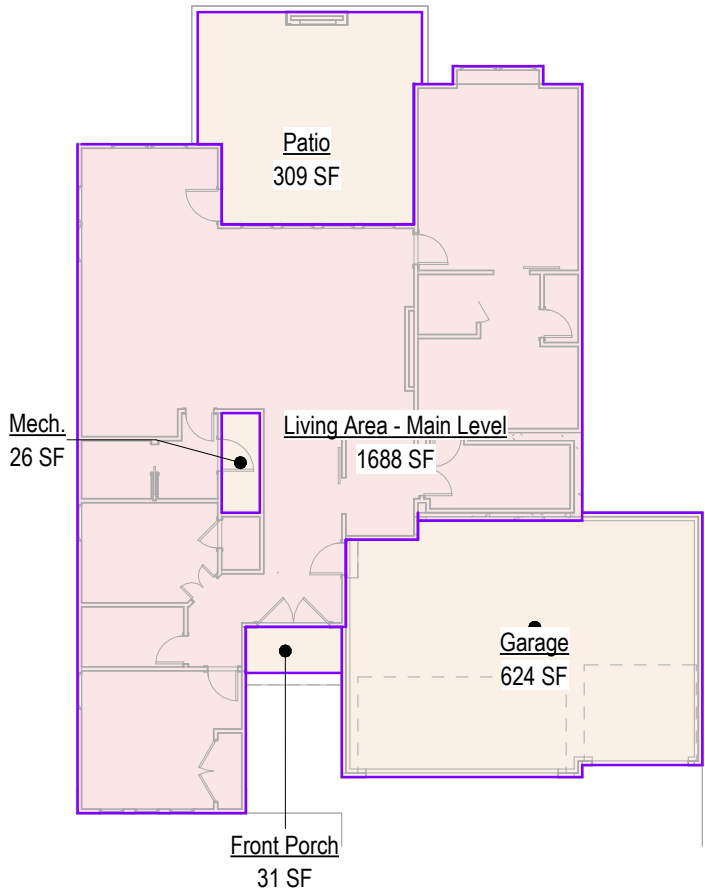
Lot : 149 Hook Farms

Address: 2132 SW Wheatley, LSMO

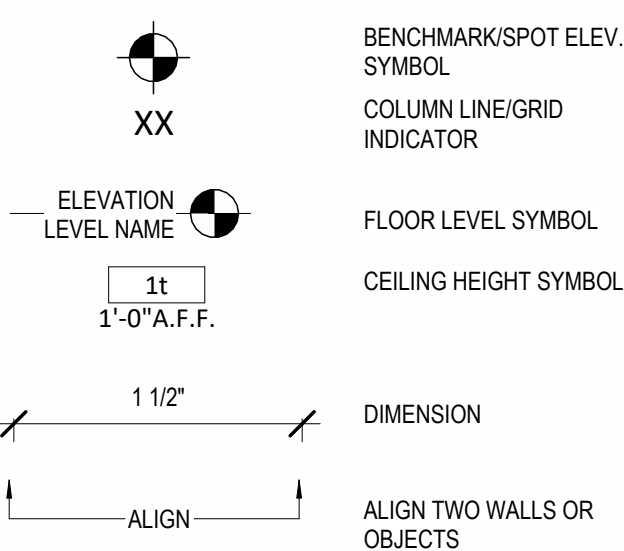
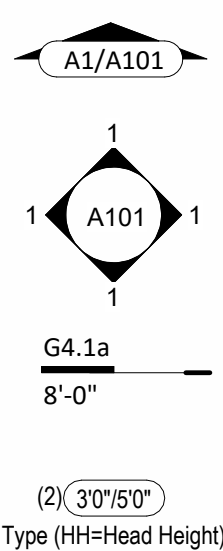
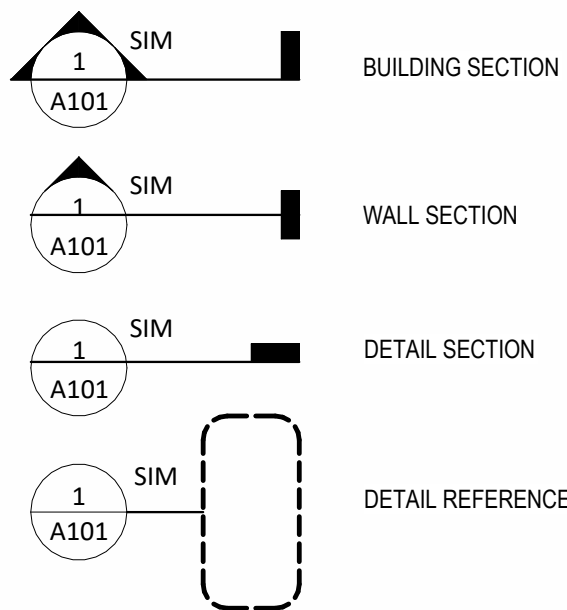


1 Front View

Areas	
Front Porch	31 SF
Patio	309 SF
Garage	624 SF
Exterior Area	964 SF
Living Area - Main Level	1688 SF
Total Finished Area	1688 SF
Mech.	26 SF
Total Unfinished Area	26 SF



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



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.

**PARTITION SYSTEM:**  
GYPSUM WALL BOARD PARTITION

**G**

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

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.

**PARTITION SYSTEM:**  
GYPSUM FURING 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:  
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.

**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

## 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.#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
- 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)
ATTIC CEILINGS:	U-0.55 MAX
WOOD FRAME WALLS:	20 OR 13 + 5 MIN.
FLOOR (OVER UNHEATED):	R-19 MIN
SLAB ON GRADE:	R-10 FOR 24" IN
VAULTED CEILINGS:	R-38 (SEE DETAIL)
CRAWL SPACE:	R-10
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.



SOMERSET - FRANKLIN  
Lot : 149 Hook Farms  
Address: 2132 SW Wheatley, LSMO

Original Issue Date: 24/03/27

### REVISIONS

Number Description Date



MAY 13, 2024

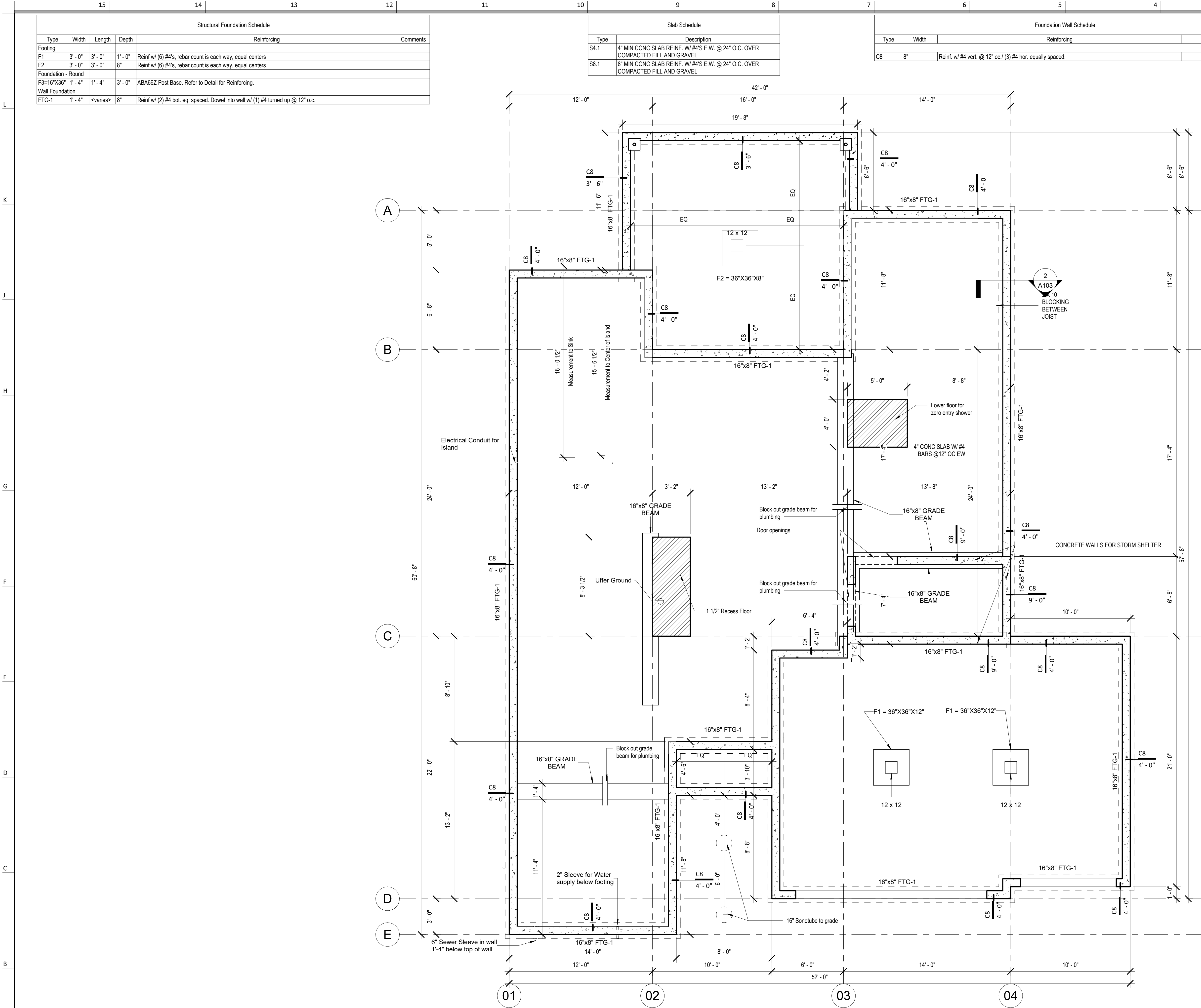
Sheet List	
00	Cover
A101	Foundation Plan
A103	Floor Plan - Main Level
A104	Floor Plan - Roof Plan
A201	Elevations
A202	Elevations
A302	RCP/Electrical Main Level Plan
P101	Plumbing Plans
A501	Details
A502	Details
A503	Details

PLAN DESCRIPTION: Cover

00

Project No.





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



# SOMERSET - FRANKLIN

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MAY 13, 2024

## REVISIONS

Number	DESCRIPTION	DATE
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PROJECT

DRAWING TITLE  
Foundation Plan

DATE ISSUED

NORTH



DRAWING NUMBER

# A101



General Notes:

- DOORS AND WINDOW
- ALL GLAZING WITHIN 12" OF THE FINISHED FLOOR, ADJACENT TO DOORS - 24" AND WITHIN DOORS, ABOVE BATHTUBS TO BE SAFETY TYPE GLASS AND LABELED SUCH AS IN COMPLIANCE WITH SECTION 308 OF THE IRC.
  - SHOWER DOORS SHALL HAVE SAFETY GLAZING. HINGED SHOWER DOORS SHALL SWING OUTWARD.
- GARAGES:
- GARAGE SEPARATION WALL TO BE 1-HR CONST. W/ MIN. 3/8" TYPE X GWB, EXTENDS TO BOTTOM OF ROOF. DOOR TO BE 20-MIN RATED, 1-3/8" S.C. & EQUIPPED W/ CLOSURE & LATCH.
  - 15 & 20-AMP RECEPTACLES SHALL HAVE GFCI PROTECTION.
  - TYPE X 5/8" GB REQUIRED ON GARAGE CEILING BELOW LIVING AREAS.
- LIGHT AND VENTILATION:
- PROVIDE STAIRWAY ILLUMINATION PER R303.7.2.
  - CABLE VENT & MASHROOM VENTS TO PROVIDE A MIN. OF 10 S.F. NET FREE OF ATTIC VENTILATION.
  - FURNACES ENCLOSED IN A ROOM LESS THAN 100 S.F. SHALL BE PROVIDED WITH A MEANS OF COMBUSTION MAKE-UP AIR AS DETERMINED, CALCULATED AND PRESCRIBED BY MECH. CONTRACTOR.
  - VENTILATE KITCHENS AND LAUNDRY ROOMS PER R303.3.
  - PROVIDE MIN. 16" x 10" SOFFIT VENTS ALONG LEAVE SPACED EVENLY W/ NO MORE THAN 6" O.C.
- GYPSUM BOARD:
- GWB APPLIED TO CEILINGS SHALL BE 16" WHEN FRAMING MEMBERS ARE 16" O.C. OR 5/8" WHEN MEMBERS ARE 24" O.C. OR USE 1/2" SAG-RESISTANT GYP. CEILING BOARD.
- MECHANICAL SYSTEMS
- FURNACE & WATER HEATER SHALL BE ON 18" PLATFORMS IN 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. 1/3 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 5.5 FEET AFF.
      - WHERE SUCH RECEPTACLES ARE LOCATED IN SPACES DEDICATED FOR THE APPLIANCE SERVED & UNDER CONDITIONS OF NORMAL USE, THE APPLIANCES ARE NOT EASILY MOVED. APPLIANCES TO BE CORN-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) 16d NAILS (MIN).
  - ALL EXTERIOR CORNERS TO BE BRACED WITH 7/16" OSB NAILING SCHEDULE SHALL BE 6" COMMON @ 9" O.C. ALONG EDGES & 6" COMMON @ 12" O.C. @ INTERMEDIATE STUDS.
- ROOF FRAMING
- ALL ROOF EAVE OVERHANGS TO BE 16" UNDO.
  - ALL JOISTS & RAFTERS TO BE ALIGNED OVER SLIDS.
  - ROOF SHEATHING SHALL BE 7/16" OSB LAD W/ LONG DIMENSION PERPENDICULAR TO EAVE LINE & STAGGERED 48" O.C. W/ LONG DIMENSION PERPENDICULAR TO EAVE LINE & STAGGERED 48" O.C. W/ GALLY SPACER CLIPS ALONG ALL EDGES. SECURE SHEATHING W/ 6" COMMON NAILS TO RAFTERS AT 7" O.C. ALL EDGES.
- UNFINISHED BASEMENT REQUIREMENTS
- FIRE PROTECTION ON FLOORS: FLOOR ASSEMBLIES CONSTRUCTED W/ JOISTS LESS THAN 2X10 DIMENSIONAL LUMBER.
  - JOISTS OR OPEN WEB JOISTS OVER UNFINISHED BASEMENTS SHALL BE PROVIDED WITH 5/8" GWB.
  - UNFINISHED BASEMENTS SHALL BE MIN. R-13 INSULATED WALL OR INSULATED ON FLOORCEILING (MIN R-19).
  - ALL EXPOSED HVAC DUCTING IN UNFINISHED BASEMENTS TO BE MIN R-8 INSULATED OR ENCLOSED INSIDE A 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 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 BROOD CLEAN CONDITION AT ALL TIMES.
- WOOD FRAMING, FLOORS AND ROOF NOTES:
- EXT. WALL FRAMING TO BE 2 x 4 (SYP OR DFL STUD GRADE 2 OR BETTER) @ 16" O.C.
  - ROOF SHEATHING TO BE 7/16" OSB NAILED W/ 8d @ 6" O.C. PANEL INDEX 240; PROVIDE CLIPS AT UNSUPPORTED HANG EDGES.
  - SHEATH EXT. WALLS W/ 7/16" OSB NAILED W/ 8d @ 6" O.C.
  - HEADERS: PROVIDE (2) 2 x 4 (SYP OR DFL #2 OR BETTER) UNDO. CONSTRUCT HEADERS W/ 2 x 3 & 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 < 2 INCHES.
  - 2 x 4 J.C.I. & RAFTERS TO BE SYP OR DFL GRADE #2 OR BETTER.
  - EXT. WALL STUDS & LOAD BEARING WALLS TO BE CONTINUOUS FROM FLOOR TO ROOFCEILING DIAPHRAGM PER IRC 602.3.
  - STUDS, RAFTERS JOISTS, MIS. LUMBER MIN. GRADE #2 D.F. OR S.Y.P.
- PHYSICAL SECURITY ORDINANCE
- OWNER/BUILDER IS RESPONSIBLE FOR COMPLIANCE OF PHYSICAL SECURITY ORDINANCE FOR THEIR LOCAL JURISDICTION.

architect:  
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MAY 13, 2024

REVISIONS

Number	DESCRIPTION	DATE
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PROJECT

DRAWING TITLE  
Floor Plan - Main Level

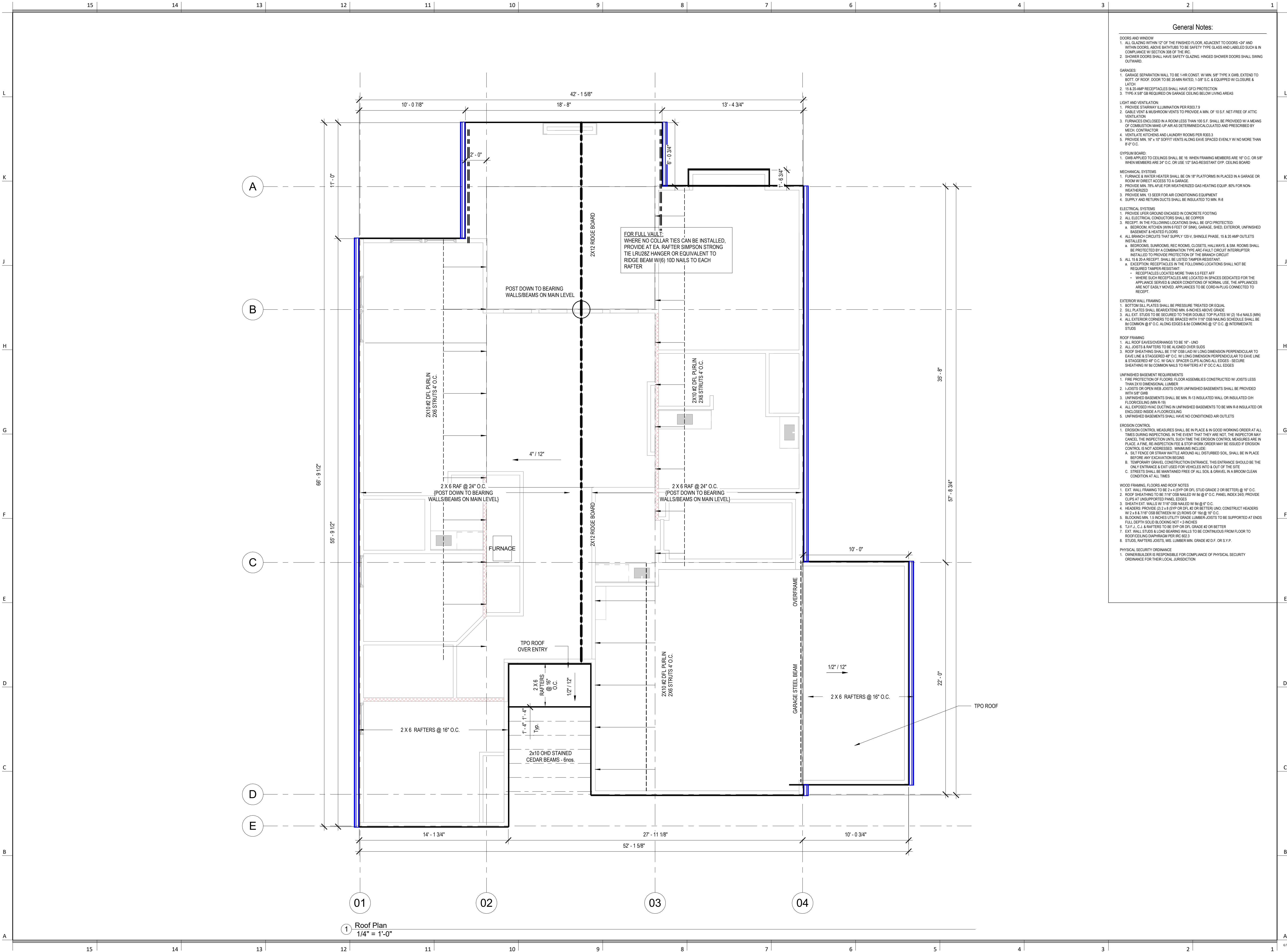
DATE ISSUED

NORTH

DRAWING NUMBER

A103





General Notes:

- DOORS AND WINDOW
- ALL GLAZING WITHIN 12" OF THE FINISHED FLOOR, ADJACENT TO DOORS -20" AND WITHIN DOORS, ABOVE BATHTUBS TO BE SAFETY TYPE GLASS AND LABELED SUCH AS IN COMPLIANCE W/ SECTION 306 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. 3/8" TYPE X GWB, EXTEND TO BOTTOM OF ROOF. DOOR TO BE 20MIN RATED, 1-3/8" S.C. & EQUIPPED W/ CLOSURE & LATCH.
  - 15 & 20 AMP RECEPTACLES SHALL HAVE GFCI PROTECTION.
  - TYPE X 5/8" GB REQUIRED ON GARAGE CEILING BELOW LIVING AREAS.
- LIGHT AND VENTILATION:
- PROVIDE STAIRWAY ILLUMINATION PER R303.7.2.
  - GABLE 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 MAKE-UP AIR AS DETERMINED/CLULATED 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.
- GYPSUM BOARD
- GWB APPLIED TO CEILINGS SHALL BE 16" WHEN FRAMING MEMBERS ARE 16" O.C. OR 5/8" WHEN MEMBERS ARE 24" O.C. OR USE 1/2" SAG-RESISTANT GYP. CEILING BOARD.
- MECHANICAL SYSTEMS
- FURNACE & WATER HEATER SHALL BE ON 18" PLATFORMS IN PLACED IN A GARAGE OR ROOM W/ DIRECT ACCESS TO A GARAGE.
  - PROVIDE MIN. 7% 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 UFER 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 120-V. SHINGLE PHASE, 15 & 20 AMP OUTLETS INSTALLED IN:
    - BEDROOMS, SUNROOMS, REC ROOMS, CLOSETS, HALLWAYS, & SIM. ROOMS SHALL BE PROTECTED BY A COMBINATION TYPE ARC-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 APPLIANCES ARE NOT EASILY MOVED. APPLIANCES TO BE CORD-N-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) 16d NAILS (MIN).
  - ALL EXTERIOR CORNERS TO BE BRACED W/ 7/16" OSB NAILING SCHEDULE SHALL BE AS COMMON @ 6" O.C. ALONG EDGES & COMMON @ 12" O.C. @ INTERMEDIATE STUDS.
- ROOF FRAMING
- ALL ROOF EAVES OVERHANGS TO BE 16" UNO.
  - ALL JOISTS & RAFTERS TO BE ALIGNED OVER SLDS.
  - ROOF SHEATHING SHALL BE 7/16" OSB LAD W/ LONG DIMENSION PERPENDICULAR TO EAVE LINE & STAGGERED 48" O.C. W/ LONG DIMENSION PERPENDICULAR TO EAVE LINE & STAGGERED 48" 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 OF FLOORS: FLOOR ASSEMBLIES CONSTRUCTED W/ JOISTS LESS THAN 2X10 DIMENSIONAL LUMBER.
  - JOISTS OR OPEN WEB JOISTS OVER UNFINISHED BASEMENTS SHALL BE PROVIDED WITH 5/8" GWB.
  - UNFINISHED BASEMENTS SHALL BE MIN. R-13 INSULATED WALL OR INSULATED OH FLOORCEILING (MIN R-19).
  - 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:
    - A. SILT FENCE OR STRAW BATTLE AROUND ALL DISTURBED SOIL. SHALL BE IN PLACE BEFORE ANY EXCAVATION BEGINS.
    - B. TEMPORARY GRAVEL CONSTRUCTION ENTRANCE. THIS ENTRANCE SHOULD BE THE ONLY ENTRANCE & EXIT USED FOR VEHICLES INTO & OUT OF THE SITE.
    - C. STREETS SHALL BE MAINTAINED FREE OF ALL SOIL & GRAVEL IN A BROOM CLEAN CONDITION AT ALL TIMES.
- WOOD FRAMING, FLOORS AND ROOF NOTES
- EXT. WALL FRAMING TO BE 2 x 4 (SYP OR DFL STUD GRADE 2 OR BETTER) @ 16" O.C.
  - ROOF SHEATHING TO BE 7/16" OSB NAILED W/ 8d @ 6" O.C. PANEL INDEX 240; PROVIDE CLIPS AT UNSUPPORTED PANEL EDGES.
  - SHEATH EXT. WALLS W/ 7/16" OSB NAILED W/ 8d @ 6" O.C.
  - HEADERS PROVIDE 2 x 4 (SYP OR DFL #2 OR BETTER) UNO. CONSTRUCT HEADERS W/ 2 x 3 & 7/16" OSB BETWEEN W/ (2) ROWS OF 16d @ 16" O.C.
  - BLOCKING MIN. 1.5 INCHES UTILITY GRADE LUMBER JOISTS TO BE SUPPORTED AT ENDS FULL DEPTH SOLID BLOCKING NOT < 2 INCHES.
  - I.F. 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 602.3.
  - STUDS, RAFTERS, JOISTS, MS. 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.

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MAY 13, 2024

REVISIONS

Number	DESCRIPTION	DATE
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PROJECT

DRAWING TITLE  
Floor Plan - Roof Plan

DATE ISSUED

NORTH

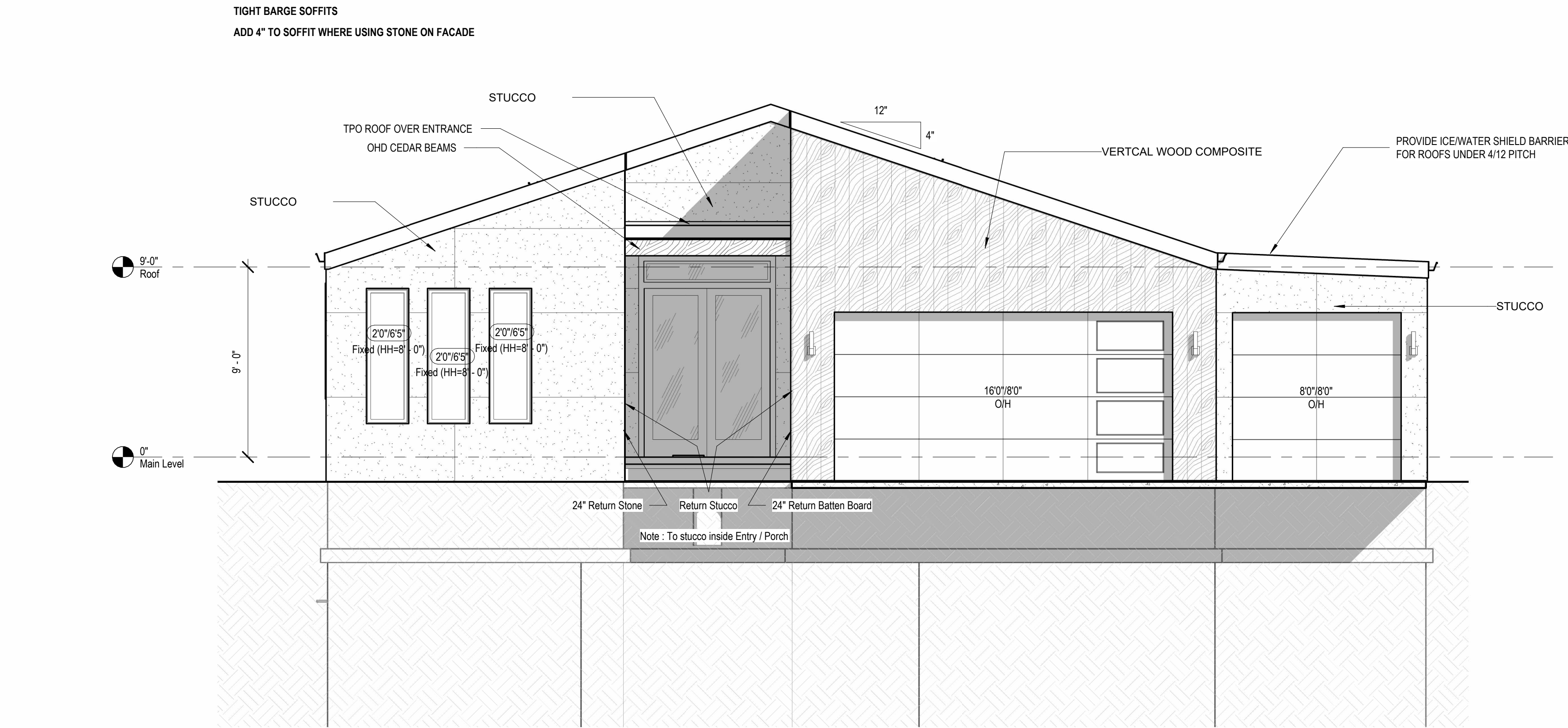


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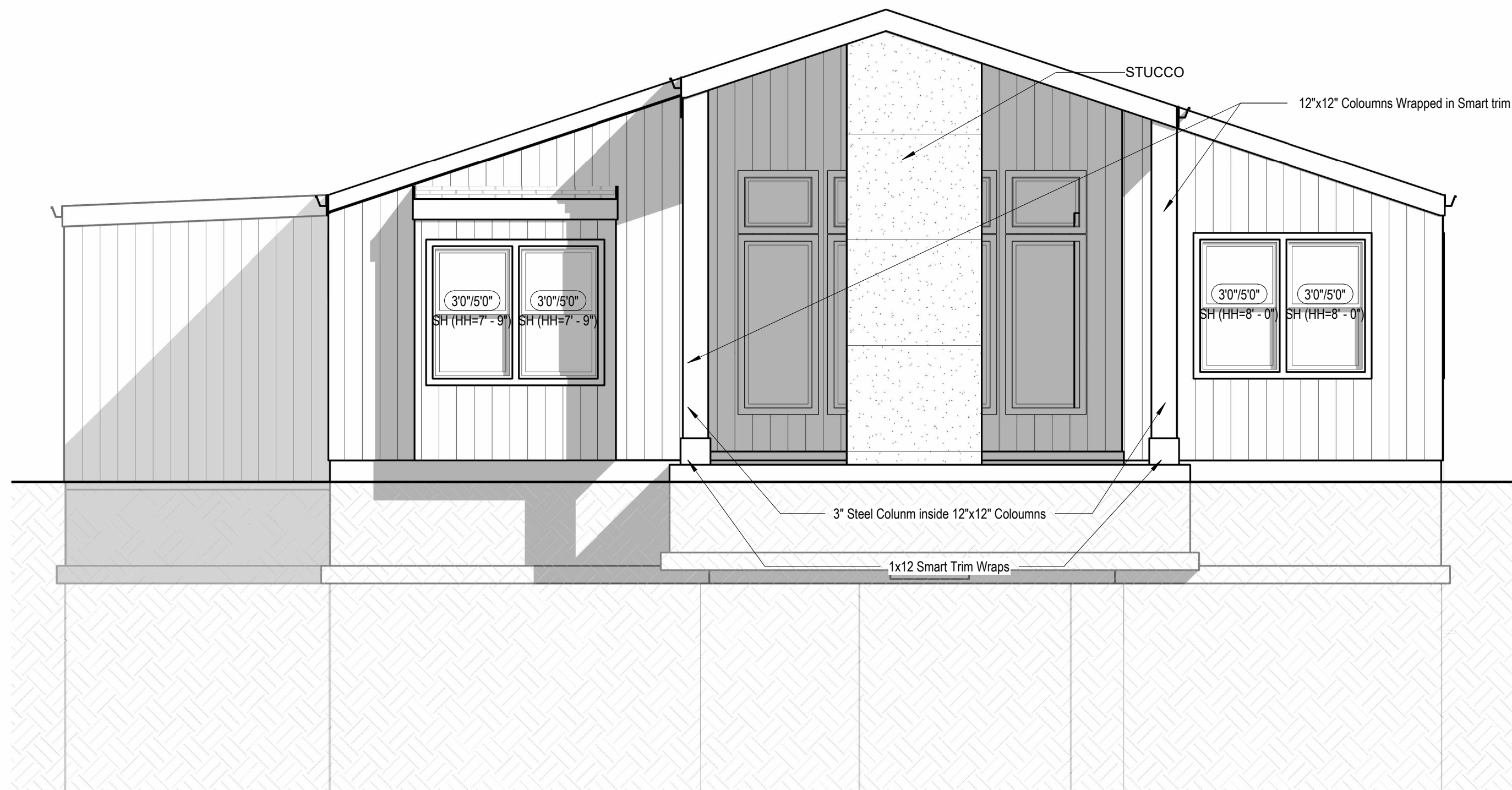
**A104**



# SOMERSET - FRANKLIN



① Front Elevation  
1/4" = 1'-0"



② Rear Elevation  
1/4" = 1'-0"

architect:  
Elevate Design + Build  
350 SW Longview Blvd  
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## REVISIONS

Number	DESCRIPTION	DATE
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PROJECT  
Lot 128 Hook Farms, 2502 SW  
Tracker Ln, Lee's Summit, MO.

DRAWING TITLE  
Elevations

DATE ISSUED

DRAWING NUMBER

# A201



SOMERSET - FRANKLIN

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www.elevatedesignbuildkc.com

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MAY 13, 2024

REVISIONS

Number	DESCRIPTION	DATE
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PROJECT

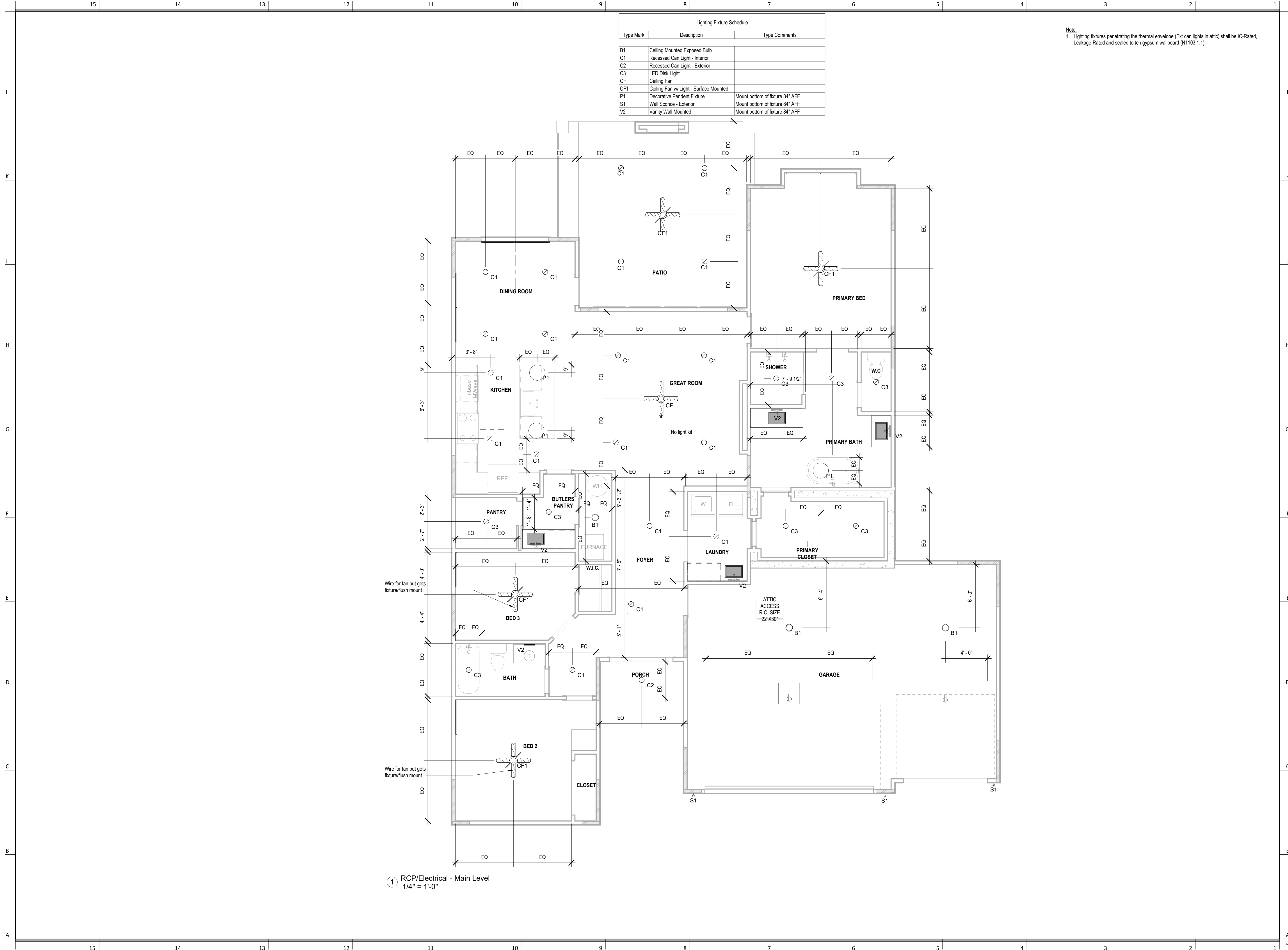
DRAWING TITLE  
Elevations

DATE ISSUED

DRAWING NUMBER

A202





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	
P1	Decorative Pendant Fixture	Mount bottom of fixture 84" AFF
S1	Wall Sconce - Exterior	Mount bottom of fixture 84" AFF
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)



SOMERSET - FRANKLIN

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

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PROJECT

DRAWING TITLE

RCP/Electrical Main Level Plan

DATE ISSUED

NORTH



DRAWING NUMBER

A302

# SOMERSET - FRANKLIN

architect:  
Elevate Design + Build  
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FEBRUARY 6, 2024

## REVISIONS

Number	DESCRIPTION	DATE
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PROJECT  
Lot : 149 Hook Farms  
Address: 2132 SW Wheatley,  
LSMO

DRAWING TITLE  
Plumbing Plans

DATE ISSUED



DRAWING NUMBER

# P101

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







architect:  
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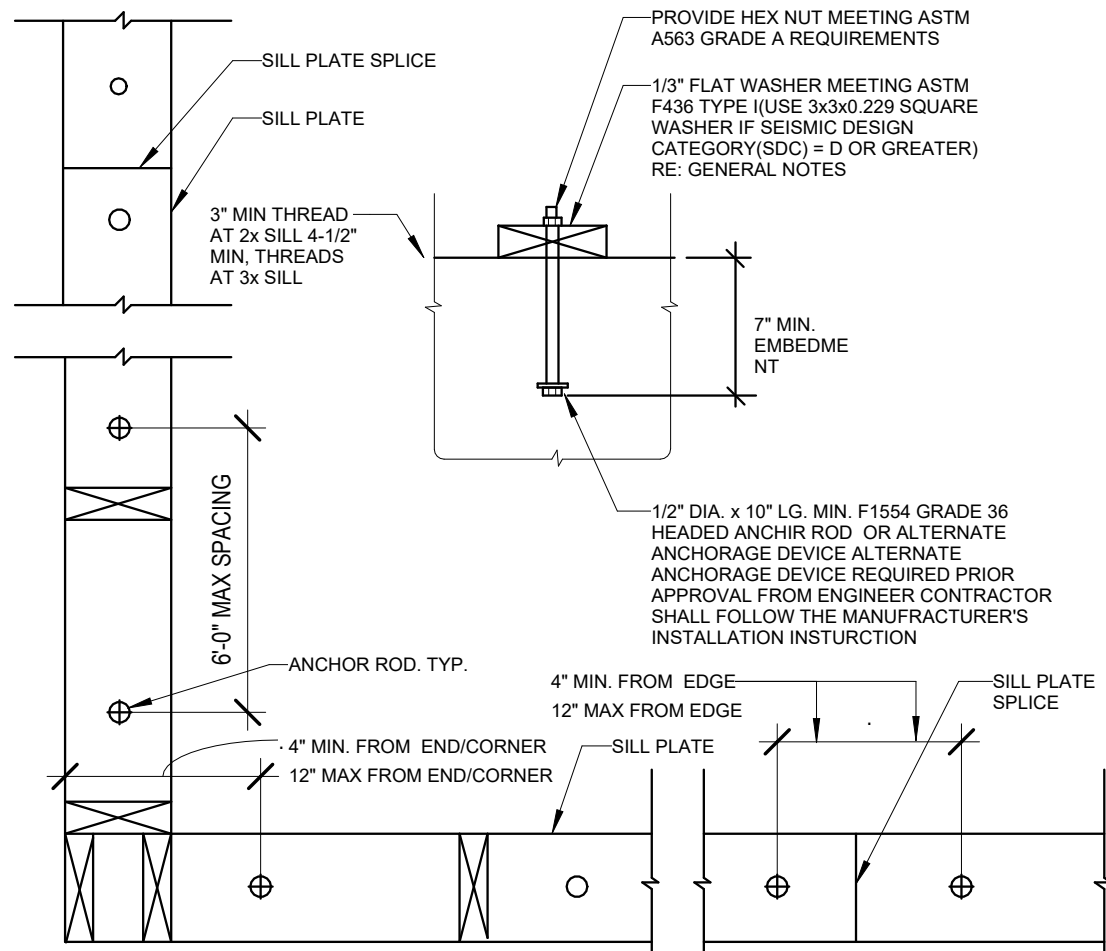
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Address: 2132 SW Wheatley,  
LSMO  
DRAWING TITLE  
Details

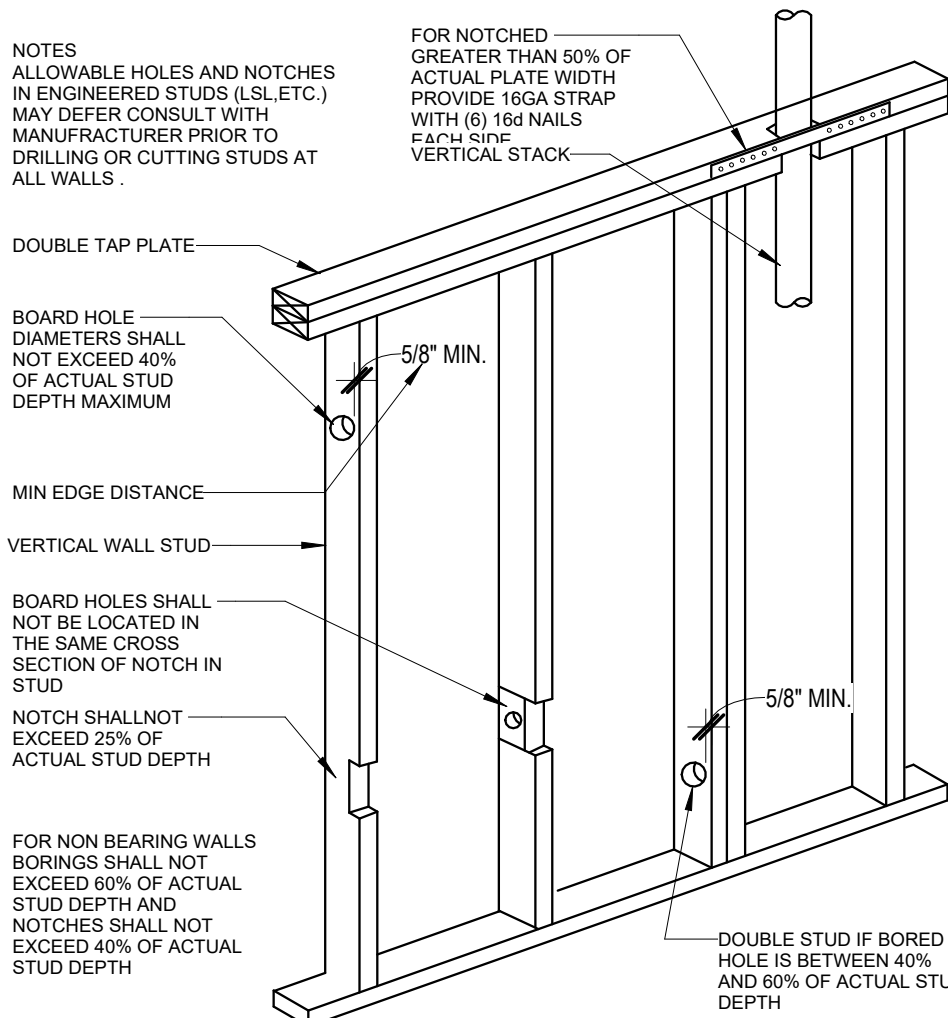
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DRAWING NUMBER

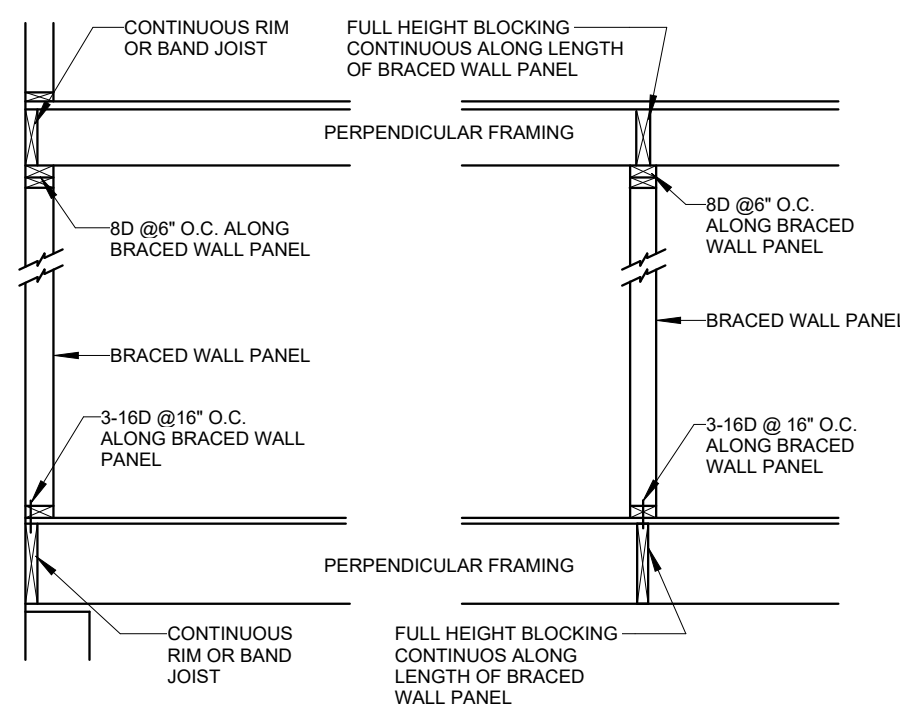
A502



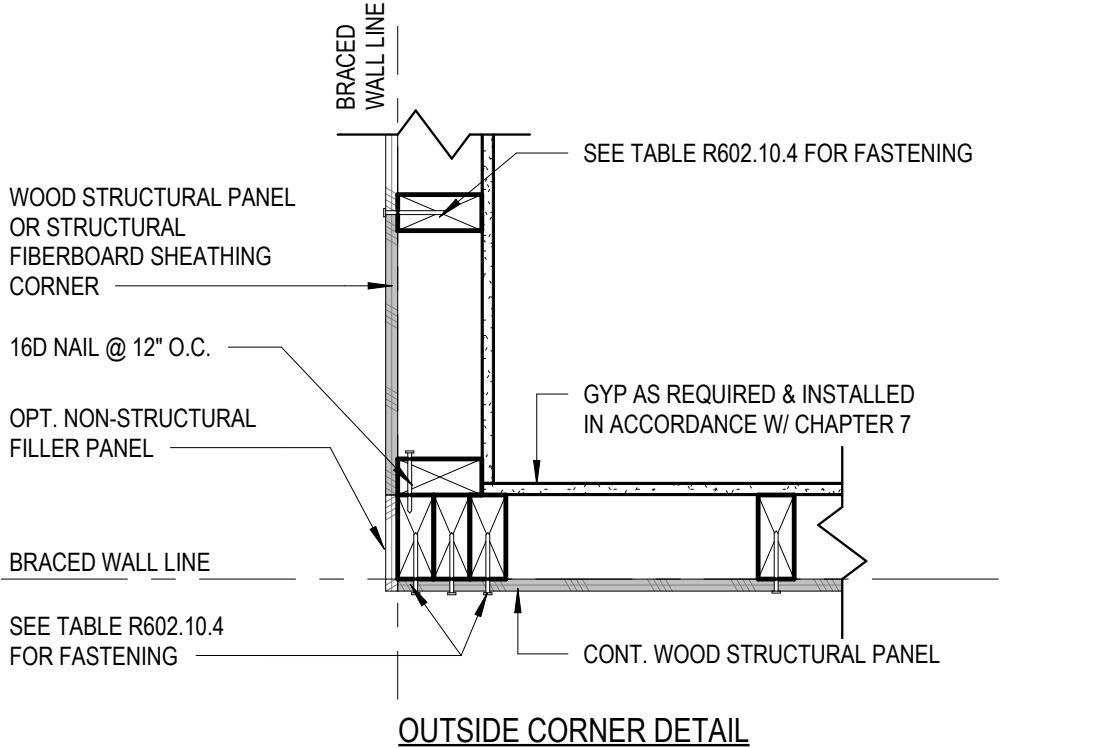
2 Sill Plate Layout/Details  
1" = 1'-0"



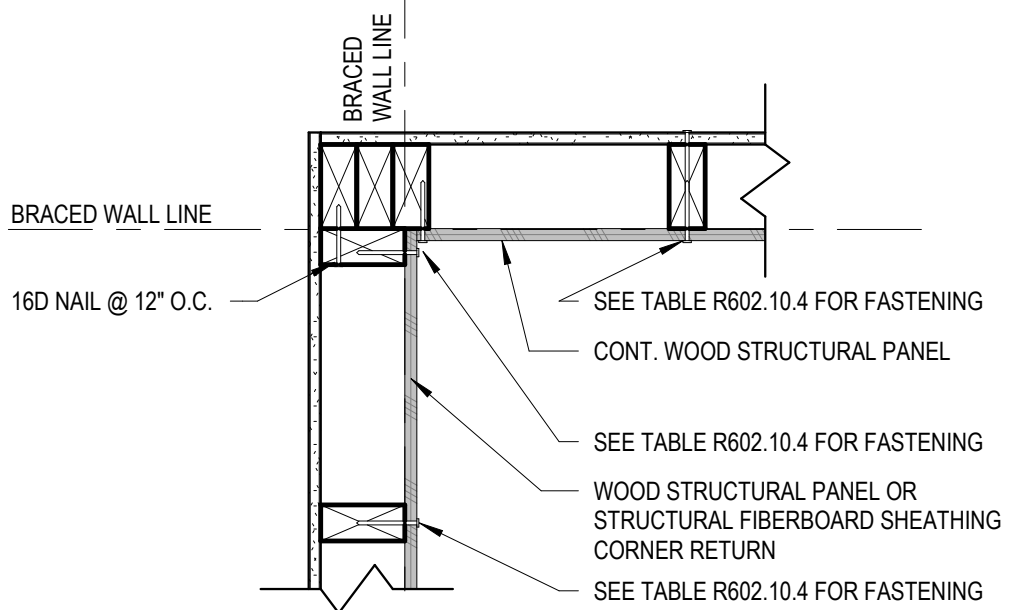
3 Notching Requirements  
1" = 1'-0"



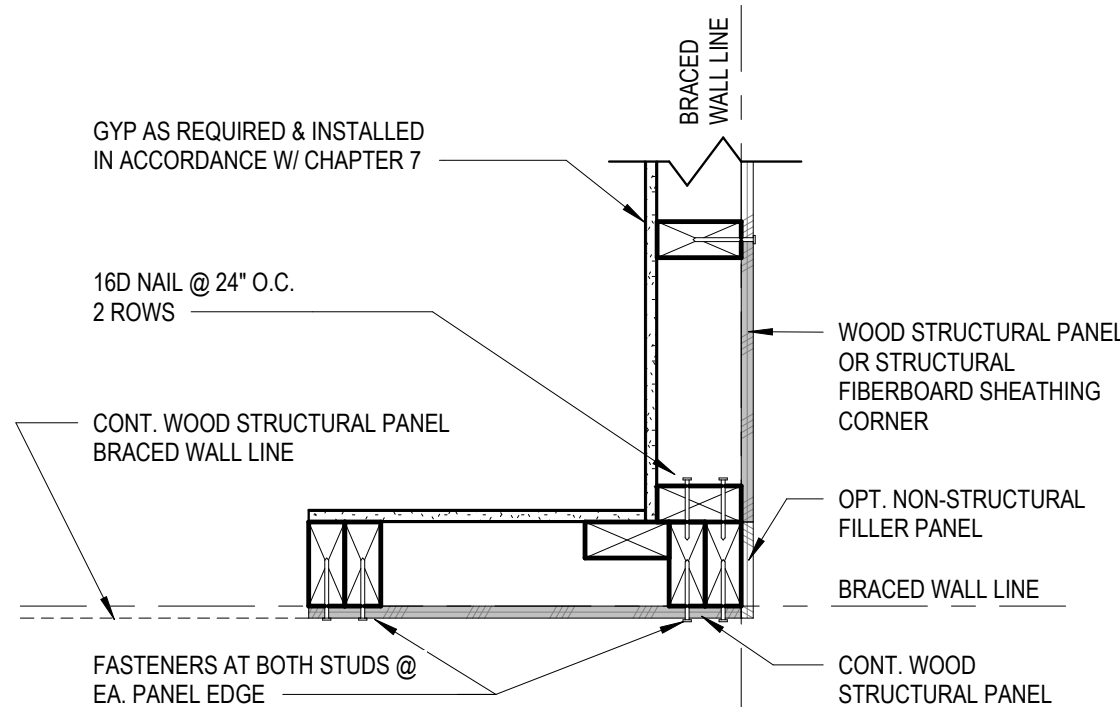
4 Brace Wall Segment Attachment  
Ceiling/Floor  
1" = 1'-0"



OUTSIDE CORNER DETAIL



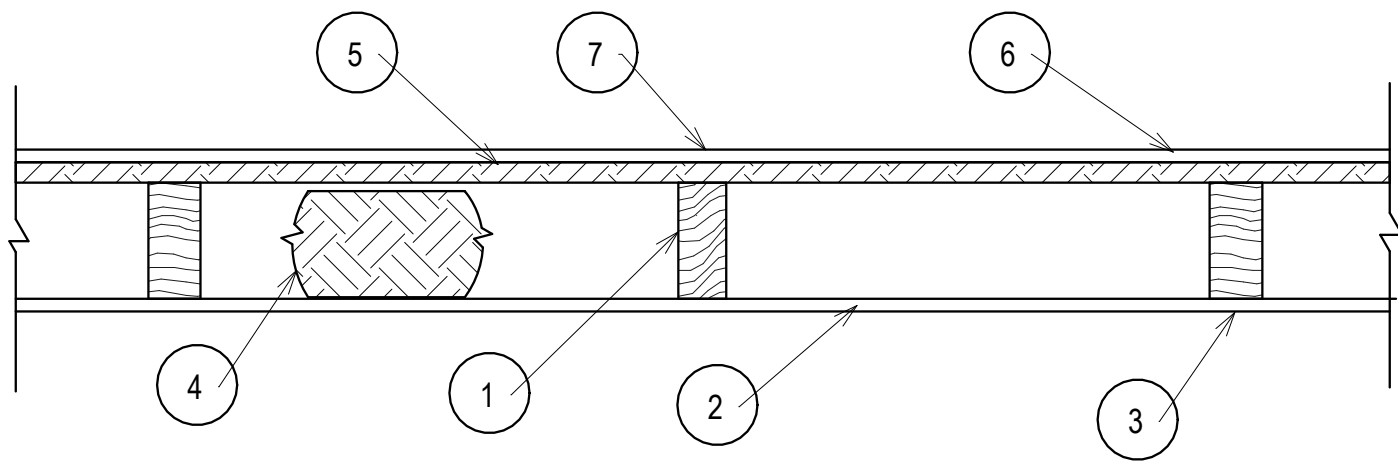
INSIDE CORNER DETAIL



GARAGE DOOR CORNER DETAIL

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

Design No. U303  
Bearing Wall 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. Wood Studs - Nom 2 by 4 in spaced 16 in. OC, effectively cross-braced.
2. Gypsum Board" - 5/8 in. thick, with square or tapered edges, applied vertically or horizontally with vertical joints centered over studs. Horizontal joints nee framing. Fastened to studs and plates with 1-7/8 in. long 6d cement coated nails spaced 7 in OC or with 1-7/8 in. long Type 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.

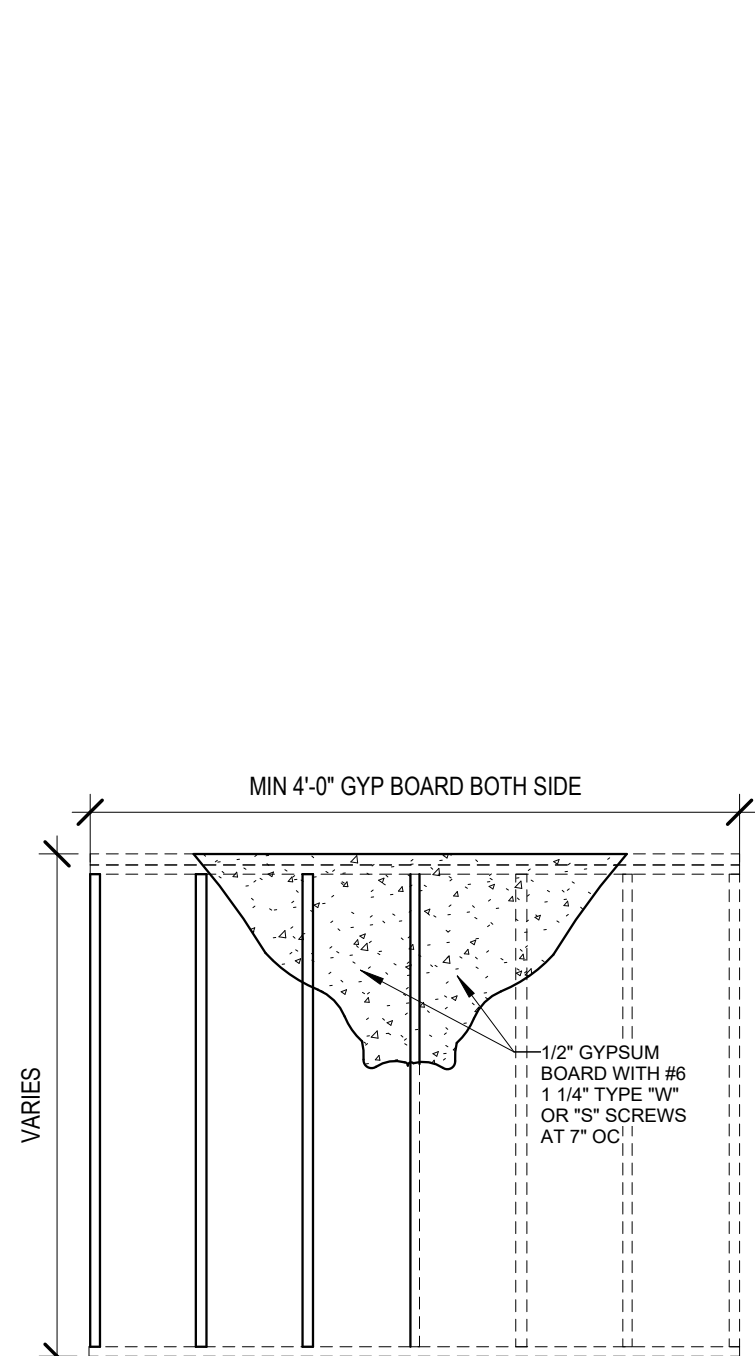
UNITED STATES GYPSUM CO-Type DCB.

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

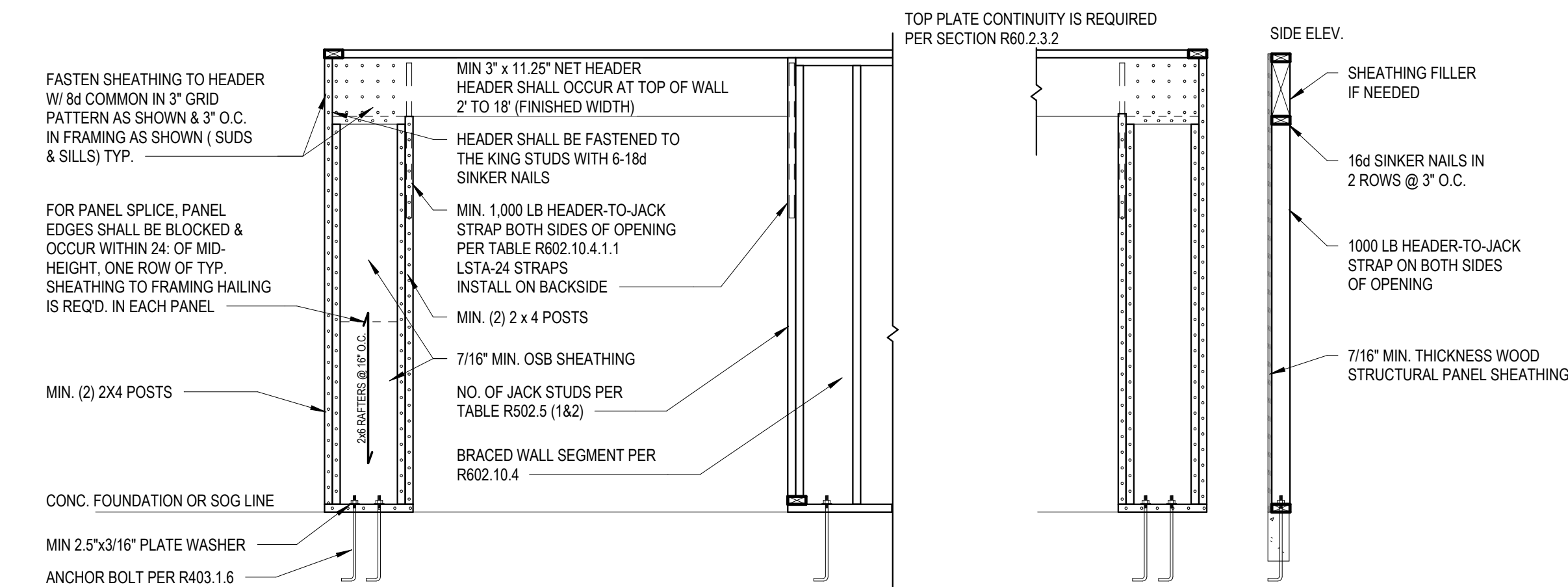
8. Vapor Retarder, Water Barrier or Weather Resistive Barrier - (Optional, not shown) -As required

\* 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

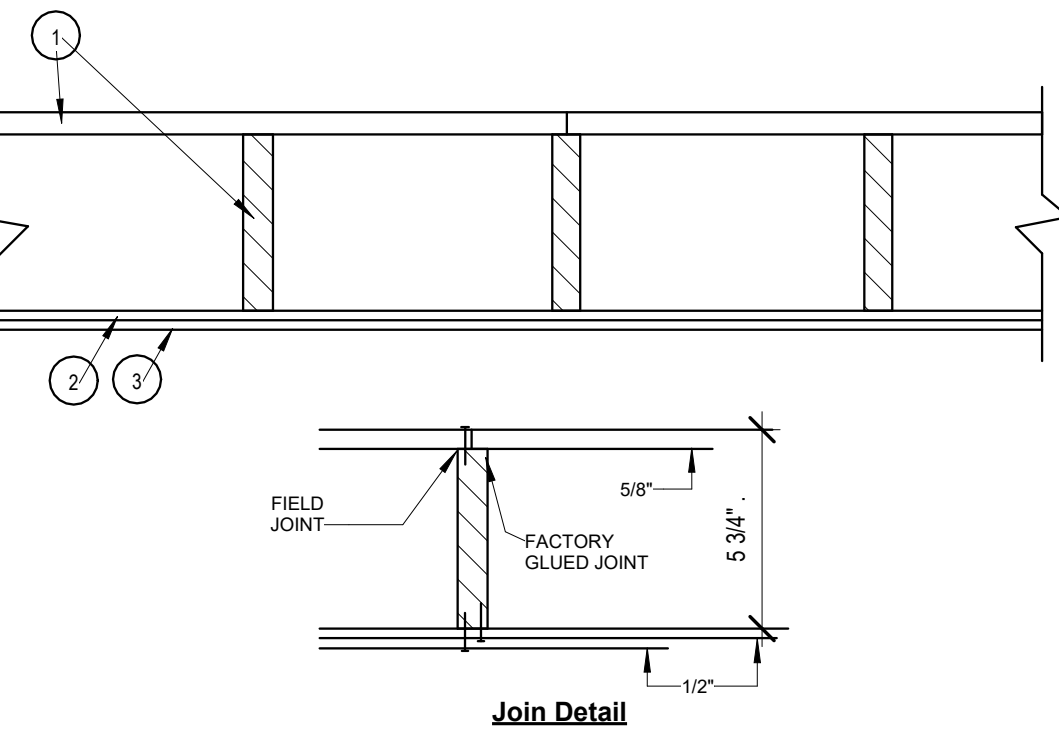


5 Method - GB  
1/2" = 1'-0"



7 PORTAL FRAME METHOD CS-PF  
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 (suc 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 111/16 by 5-1/4 in. or greater. Firestop's provided between stringers at panel ends from same lumber as stringers. Plywood, stringers, and firestop's laminated with casein glue. Joints in plywood may be either scarfed or butted. Adjacent panels joined with 8d common nails 6 in. OC.

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

System No. 3

Finish Flooring - Floor Topping 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 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.

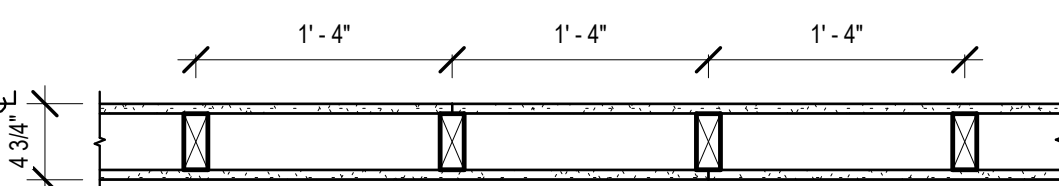
AMERICAN GYPSUM CO — Type AG-C

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.

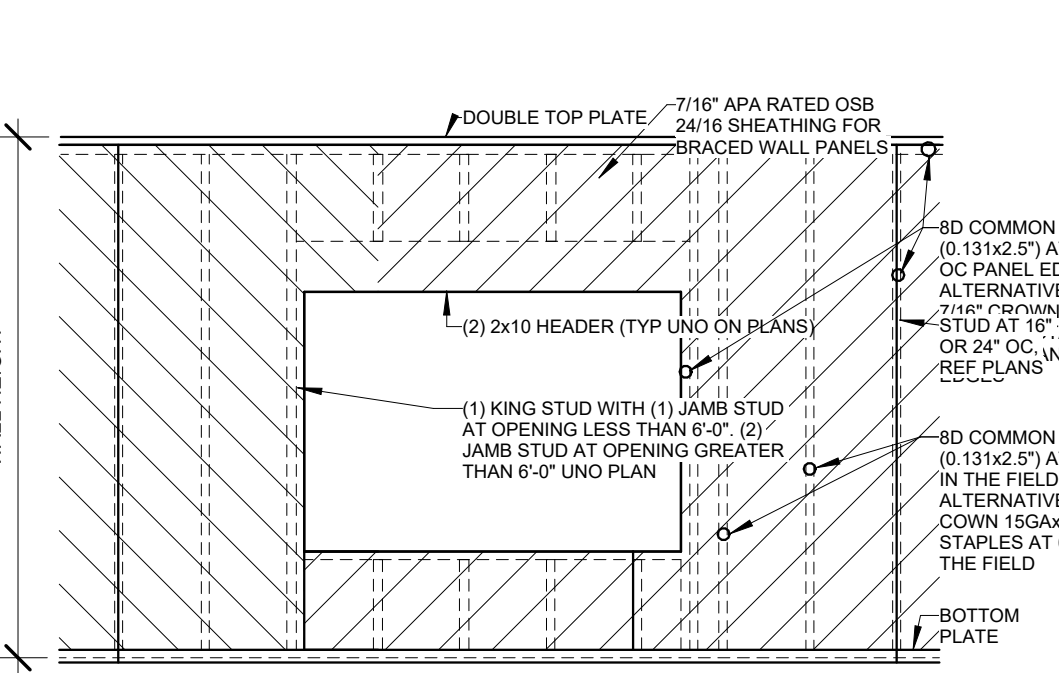
UL #L504-1 HR CEILING-FLOOR ASSEMBLY

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



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



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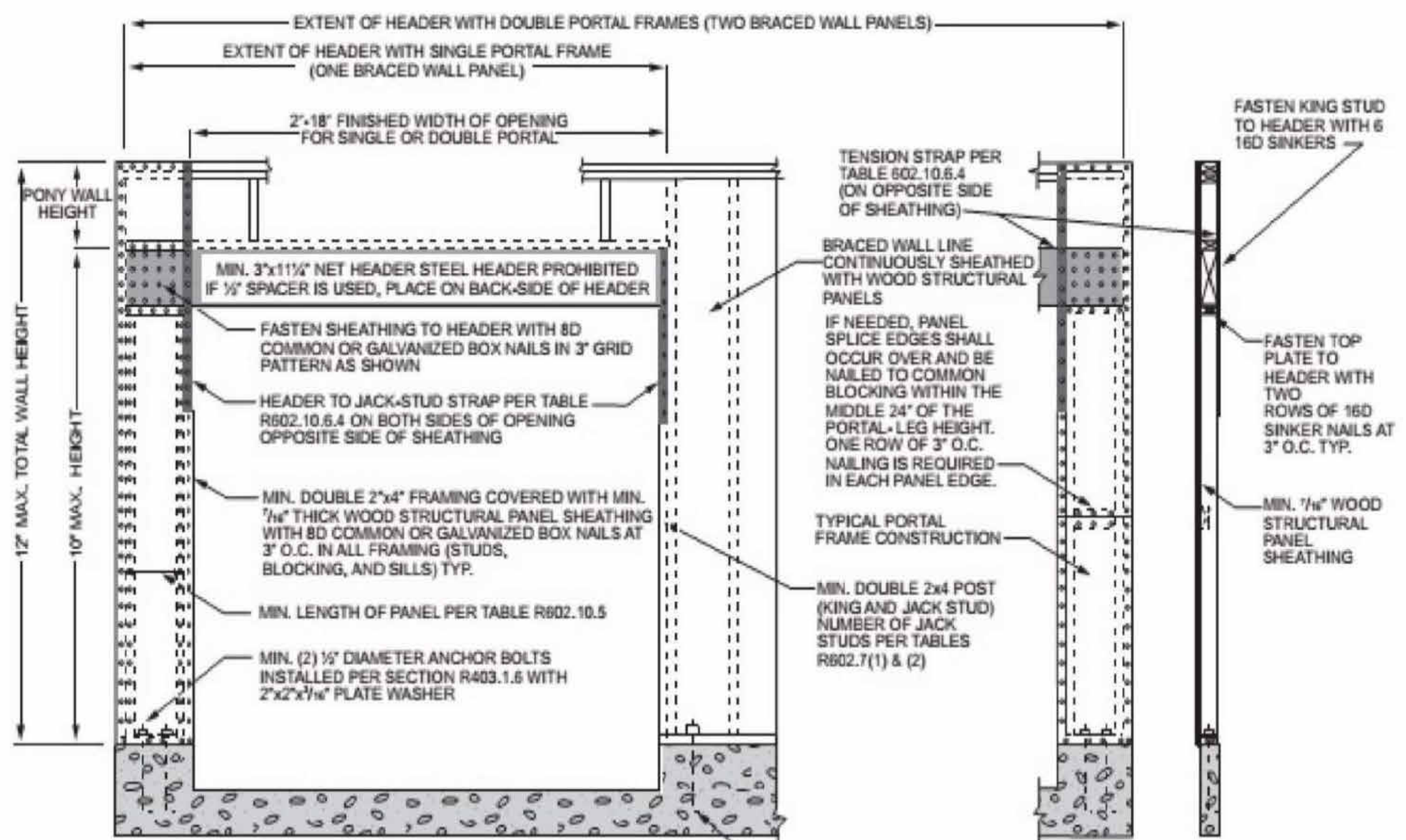
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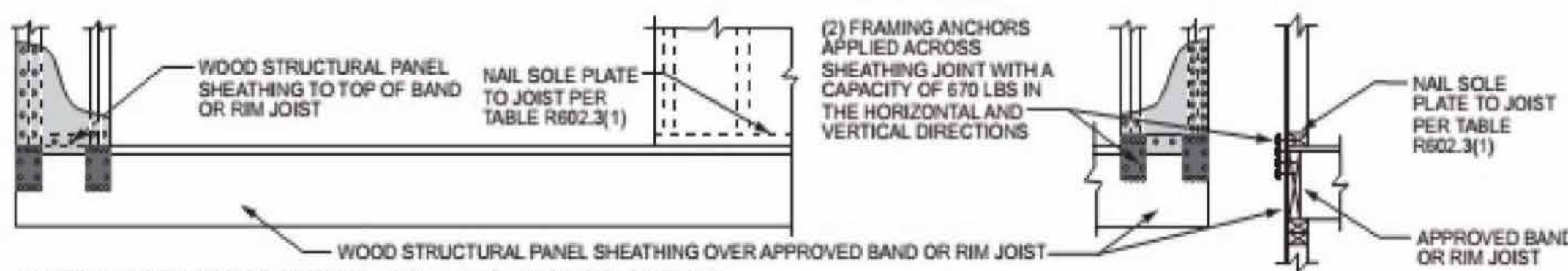
PROJECT  
Lot : 149 Hook Farms  
Address: 2132 SW Wheatley,  
LSMO  
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Details  
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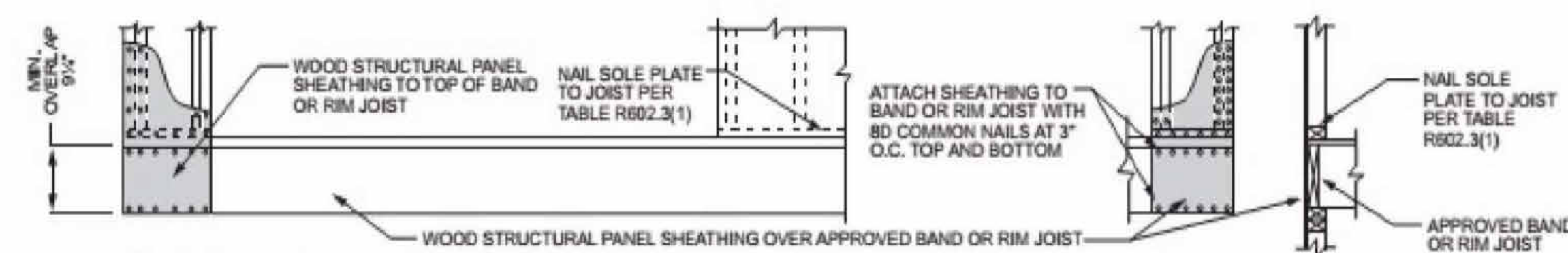
A503



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)



CEILING JOISTS AND RAFTER CONNECTIONS

CEILING JOISTS AND RAFTERS SHALL BE TIED TO ONE ANOTHER PER TABLES 802.3(1) AND 802.5.1(9) AND THE ASSEMBLY SHALL BE NAILED TO THE TOP PLATE PER 802.3(1) CEILING JOIST NOT PARALLEL TO RAFTERS USE SUBFLOORING OR METAL STRAPPS ATTACHED TO END OF THE RAFTERS TO PROVIDE A CONT. TIE ACROSS THE STRUCTURE

TIE DOWN REQUIREMENTS (802.11)

FOR RAFTER SPANS OVER 20'-0" INTERPOLATING TABLE 802.11 PROVIDE RATER TIE-DOWNS CAPABLE OF RESISTING OVER 226 POUNDS AT EACH RAFTER

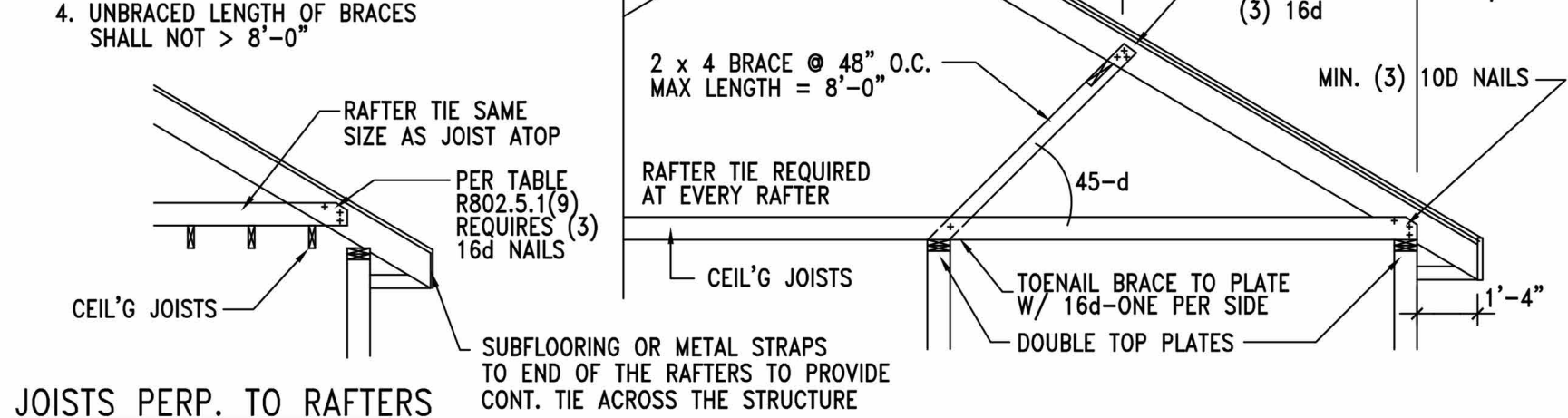
PER TABLE 802.5.1(2) THE MAX RAFTER SPAN FOR D.F.L. 2 x 6 RAFTERS #2 GRADE = 14'-1" AND IS THE BASIS OF DESIGN FOR PURLIN PLACEMENT

RAFTERS 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"



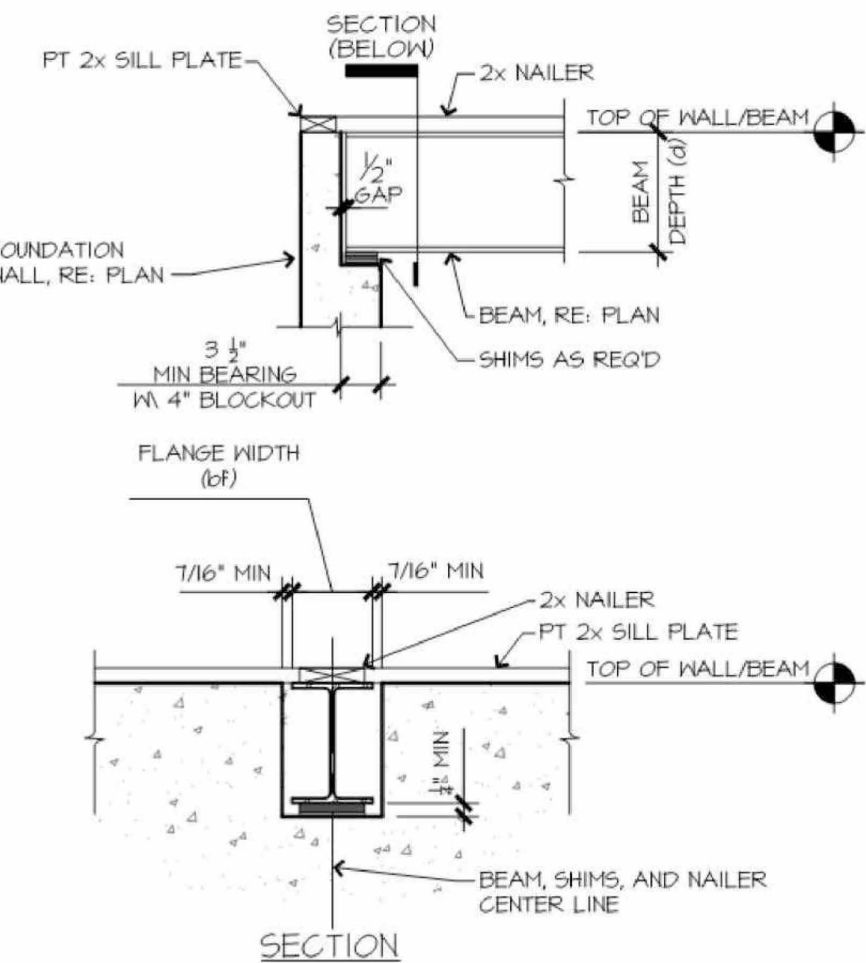
RAFTER/CEILING JOIST HEEL CONNECTIONS  
PROVIDE (5) 16d NAILS AT EACH HEEL JOINT (RAFTER-JOIST, RAFTER-TIE) CONNECTION. ALSO DENOTED IN DETAIL FOR TYP. ROOF/ RAFTER FRAMING. THIS MEETS/EXCEEDS TABLE 802.5.1(9) FOR ROOF SPANS UP TO 28'-0" MAX. 9/12 PITCH AND RAFTERS 16" O.C.

ALL RIDGE BEAMS TO BE 2 x 12 OR 2 x 10 RAFTER TIES/COLLARS REQUIRED AT ALL LOCATIONS

ROOF FRAMING CONNECTION TO BEAMS  
WHERE LVL IS BE INSTALLED IN PLANE, PROVIDE SIMPSON STRONG TIE LRU28Z RAFTER HANGERS EA. RAFTER TO LVL. EACH END OF LVL TO BE SECURED TO SUPPORTING CONSTRUCTION WITH SST LSTAS OR EQUIVALENT STRAP W/ 1100 LBS. CAPACITY. STRAPPING SHALL BE REQUIRED AT ALL NON-CONT. MEMBERS BETWEEN BEAM & TOP OF FLOOR

TYP. ROOF/RAFTER FRAMING

N.T.S.

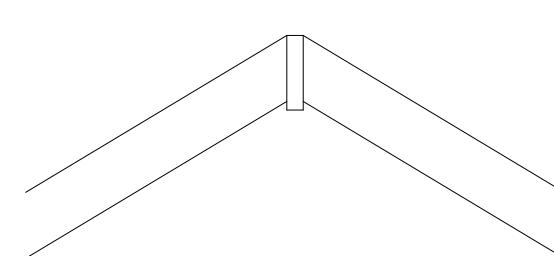


BEAM POCKET DETAIL

N.T.S.

1. 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
2. WHOLE HOUSE MECHANICAL VENTILATION SYSTEM IS REQUIRED FOR ANY DWELLING IN COMPLIANCE WITH IRC M 1505
3. CARBON MONOXIDE DETECTORS REQUIRED IRC R 315
4. STEEL COLUMNS SHALL BE MINIMUM SCHEDULE 40 R407.3
5. 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
6. STUDS SHALL BE CONTINUOUS BETWEEN FLOOR, CEILING AND OR ROOF DIAGRAMS R602.3
7. ADDED REQUIREMENTS FOR WINDOW FALL PROTECTION R312.2
8. NEW PROVISIONS FOR ATTACHMENT OF RAFTERS, TRUSSES AND ROOF BEAMS R802.3.1 AND R802.11
9. INSULATION REQUIRED FOR ALL BASEMENT WALLS (INCLUDING UNFINISHED BASEMENTS) N1102.1
10. EXTERIOR WINDOWS / DOORS SHALL HAVE U-FACTOR 0.35 AND GALZING SHALL HAVE SOLAR HEIGHT GAIN FACTOR OF 0.40 N1102.1
11. HOUSE LEAKAGE AND DUCT LEAKAGE PERFORMANCE STANDARDS EFFECTIVE JANUARY 1, 2014. A SAMPLE TESTING PROGRAM WILL BE IMPLEMENTED OCTOBER 1, 2012 KCBRC N1102.4.1.2 AND N1103.2.2
12. 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
13. PROGRAMMABLE THERMOSTAT REQUIRED N1103.1.1
14. AIR HANDLERS SHALL BE RATED FOR MAXIMUM 2% AIR LEAKAGE RATE N1103.2.2.1
15. BUILDING CAVITIES USED AS RETURN AIR PLENUMS SHALL BE SEALED TO PREVENT LEAKAGE ACROSS THE THERMAL ENVELOPE KCBRC N1103.2.2
16. CERTAIN HOT WATER PIPES SHALL BE INSULATED N1103.4
17. ALL EXHAUST FANS SHALL TERMINATE TO BUILDING EXTERIOR M1507.2
18. MAKEUP AIR SYSTEM REQUIRED FOR KITCHEN EXHAUST HOODS THAT EXCEED 400CFM M1503.4
19. BUILDING CAVITIES IN A THERMAL ENVELOPE WALL (INCLUDING THE WALL BETWEEN THE HOUSE AND THE GARAGE) SHALL NOT BE USED AS RETURN AIR PLENUMS
20. AN AIR HANDLING SYSTEM SHALL NOT SERVE BOTH THE LIVING SPACE AND THE GARAGE M1601.6
21. A CONCRETE - ENCASED GROUNDING ELECTRODE ('UFER' GROUND) CONNECTIONS SHALL BE PROVIDED TO THE ELECTRICAL SERVICE E3608.1
22. 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

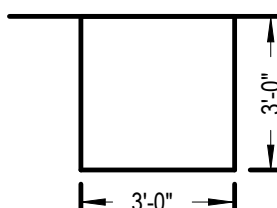
USE LSTA24 RIDGE STRAPS ON ALL VAULTS AT RIDGE OR COLLAR TIES



ALL CONCRETE EXPOSED TO WEATHER GARAGE SLABS FOOTINGS WALLS AND FLATWORK MUST HAVE 6% AIR ENTRAINMENT

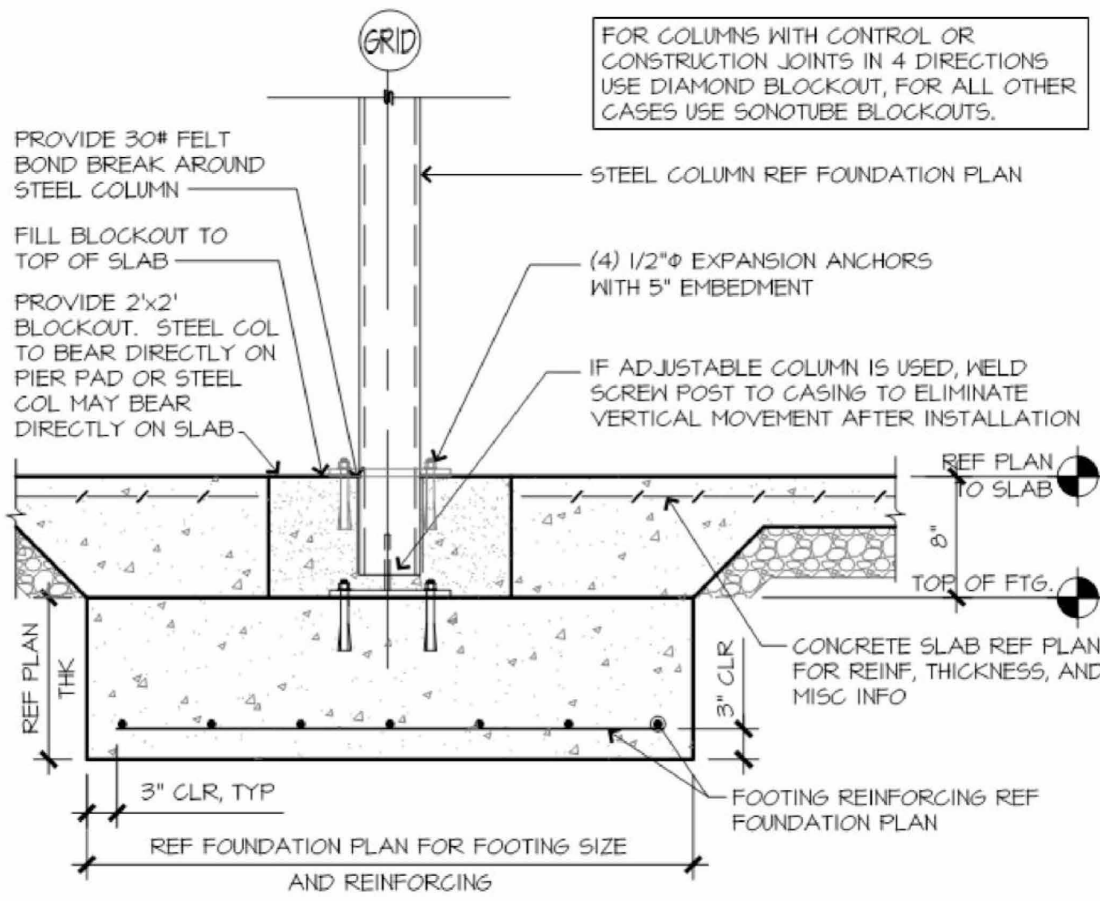
PIER PADS

TYP. U.N.O. 3'-0" X 3'-0" X 12" PIER PADS MIN. WITH #4 REBAR, 6 EACH WAY



EGRESS WINDOW WELL AS NEEDED PER SECTION 308 MIN. 5'-0" X 3'-0" WITH LADDER

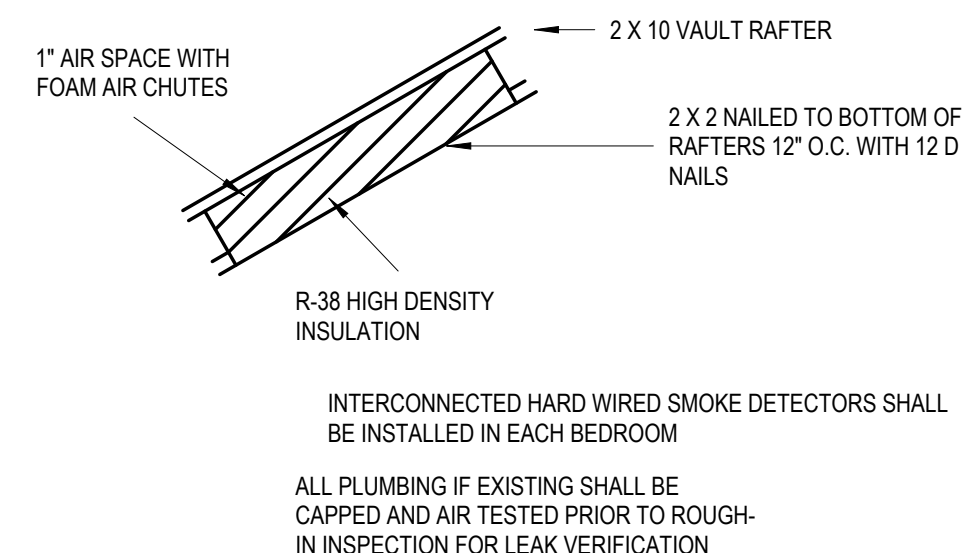
ALL POINT LOADS SHALL HAVE A MINIMUM OF 2 STUDS UNLESS NOTED OTHERWISE



COLUMN/PAD DETAIL

N.T.S.

VAULT INSULATION DETAIL



ICE AND WATER SHIELD REQUIRED ON ALL ROOFS

- 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 505SF 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

