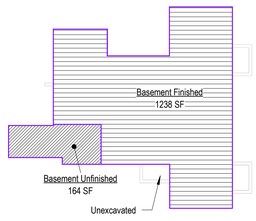
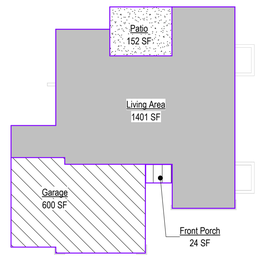
Greystone Modern - Lennard

Lot :167, Hook Farms
Address: 2619 SW Firefly Ln., Lee's Summit, MO



11 Basement Area - W/ Extended pantry
1/16" = 1'-0"



5 Main Level Area - W/ Extended pantry
1/16" = 1'-0"

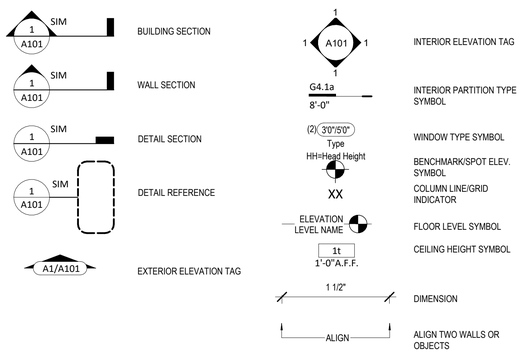
Area - W/ Extended pantry

Name	Area
Basement Finished	1238 SF
Living Area	1401 SF
	2638 SF

Basement Unfinished	164 SF
Front Porch	24 SF
Garage	600 SF
Patio	152 SF
	939 SF

Sheet List - HF167

Sheet No	Sheet Name
00	Cover Sheet
A101	Front Elevation
A301.1	Side Elevations - Full Basement - Shed
A401.1	Foundation Plan - Full Basement
A402.1	Floor Plan - Full Basement
A501	Floor Plan - Main Level
A502.1	Floor Plan - Main Level Deck & Patio - shed
A601.1	Roof Plan - Shed
A708	Floor Plan - W/ 3 Car Garage - W/ Extended Pantry
A715	POD Options
A801	Details
A802	Details
A803	Details



RELEASE FOR CONSTRUCTION
AS NOTED FOR PLAN REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
04/11/2025

Brandon Kalwei
Digitally signed by Brandon Kalwei
DN: CN=Brandon Kalwei, OU=Development, OU=LS Users, DC=COLS, DC=LOC
Date: 2025.04.11 12:22:34-05'00'

General Information

ELEVATE DESIGN + BUILD
Elevating the Homebuilding Experience

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
Electic Furnace:	No Minimum
Cooling System:	13 SEER MIN
Water Heater	
Gas Fired Storage:	0.67 EF MIN
Gas Fired Instant:	0.62 EF MIN
Electic Storage:	0.97 EF MIN
Electic 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 requirments 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

1. 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).
2. Carbon monoxide detectors required (R315)
3. Steel columns shall be minimum schedule 40 (R507.2)
4. Deck Ledger attachment to house shall be per Tables 507.9.1.3.
5. New provisions for attachment of rafters, trusses and roof beams. (R802.3 and R802.11)
6. Programmable thermostat required (N1103.1.1)
7. Air handlers shall be rated for Maximum 2% air leakage rate (N1103.2.2.1)
8. Building cavities used as return air plenums shall be sealed to prevent leakage across the thermal envelope. (N1103.2.3)
9. Certain hot water pipes shall be insulated (N1103.4)
10. All exhaust fans shall terminate to the building exterior (M1507.2)
11. Makeup air system required for kitchen exhaust hoods that exceed 400 CFM M1503.4
12. 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)
13. An air handling system shall not serve both the living space and the garage (M1601.6)
14. A concrete-Encased grounding electrode ('UFER' Ground) connection complies with the requirments of the 2018 IRC Section E3608.1.2 in providing a connection with no less than the required minimum of steel.
15. Compliance with the requirments and show connection as needed for roof beam, trus, rafter, and girder connections for uplift per IRC 802.11
16. Garage Door Rating: DASMA 115 MPH Rated

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

Greystone Modern - Lennard
Lot :167, Hook Farms
Address: 2619 SW Firefly Ln., Lee's Summit, MO

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

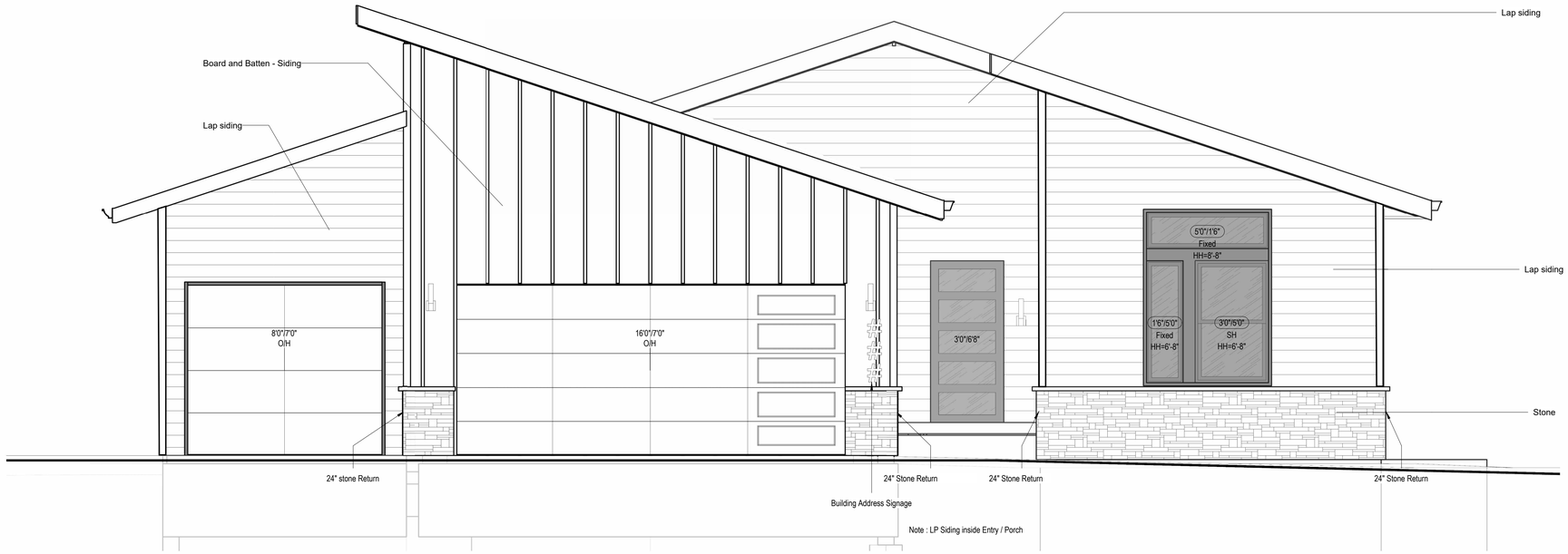
MARCH 31, 2025

Permit Set

PLAN DESCRIPTION: Cover Sheet

00

Project No.



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

ELEVATE DESIGN + BUILD
Elevating the Homebuilding Experience

Greystone - Masterplan

STATE OF MISSOURI
AARON A. BROWN
NUMBER
A-7215
REGISTERED ARCHITECT

MARCH 31, 2025

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

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REVISIONS

NO.	DESCRIPTION	DATE

PROJECT
Lot :167, Hook Farms
Address: 2619 SW Firefly Ln.
Lee's Summit, MO

DRAWING TITLE
Front Elevations - shed

DATE ISSUED

DRAWING NUMBER

A101.1

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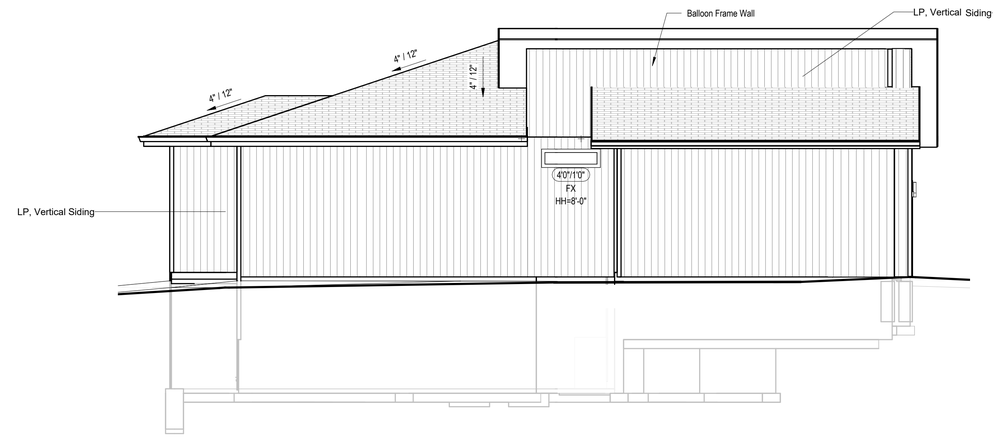
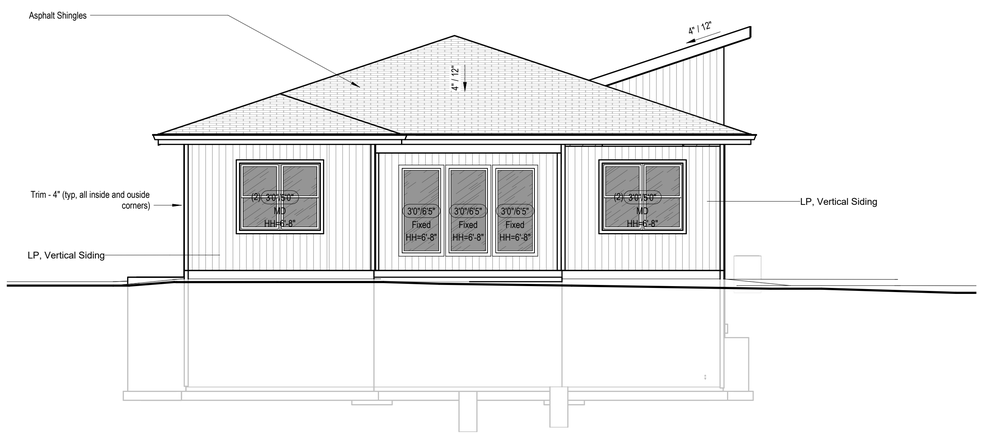
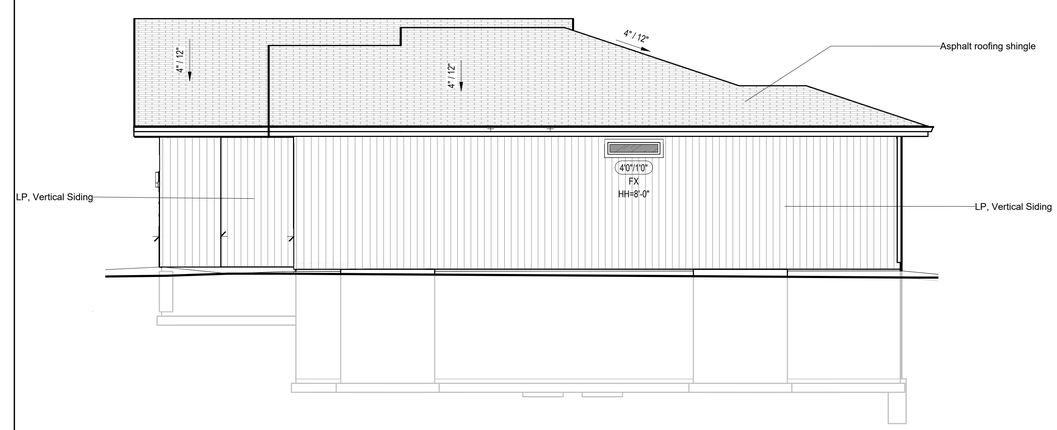
LEE'S SUMMIT, MISSOURI
04/11/2025



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



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



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

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REVISIONS

NO.	DESCRIPTION	DATE

PROJECT

DRAWING TITLE
Side Elevations - Full Basement - Shed

DATE ISSUED

DRAWING NUMBER

A301.1

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RELEASE FOR CONSTRUCTION
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DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
04/11/2025

Slab Schedule	
Type	Description
S4.1	4" MIN CONC SLAB REINF. W/ #4'S E.W. @ 24" O.C. OVER COMPACTED FILL AND GRAVEL
S8.1	8" MIN CONC SLAB REINF. W/ #4'S E.W. @ 24" O.C. OVER COMPACTED FILL AND GRAVEL

Structural Foundation Schedule					
Type	Width	Length	Depth	Reinforcing	Comments
Footing					
F1	3' - 0"	3' - 0"	1' - 0"	Reinf w/ (6) #4's, rebar count is each way, equal centers	
F2	4' - 0"	4' - 0"	1' - 4"	Reinf w/ (8) #4's, rebar count is each way, equal centers. (8) #4's, vertical rebar count in ped column. Hold ped down 12" Min below gar. door block-down and/or bottom of slab.	GARAGE PEDISTAL
Foundation - Round					
F3	1' - 4"	1' - 4"	3' - 0"	ABA66Z Post Base. Refer to Detail for Reinforcing.	
Wall Foundation					
FTG-1	1' - 4"	<varies>	0' - 8"	Reinf w/ (2) #4 bot. eq. spaced. Dowel into wall w/ (1) #4 turned up @ 12" o.c.	<varies>

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

Foundation Notes:

FOOTINGS/FOUNDATION & CONCRETE NOTES
1. TO ADDRESS DIFFERENTIAL SETTLEMENT, ALL INTERIOR BEARING AND EXTERIOR FOOTINGS & PADS TO BE EXCAVATED & PLACED MIN. 18 INCHES INTO UNDISTURBED NATURAL SOIL.
2. EXT. FOOTING TO BE PLACED MIN. 36-INCHES BELOW FIN. GRADE
3. DESIGN IS BASED ON MIN. OF 2,500 PSI, CONCRETE STRENGTHS TO ACHIEVE THE FOLLOWING BASED UPON:
   A. 3,000 PSI FOR FOOTINGS, FOUND. WALLS & VERT. SUPPORTS
   B. 3,500 PSI FOR GARAGE FLOOR
4. CONC. EXPOSED TO WEATHER TO HAVE 6%(+/-1%) AIR ENTRAINMENT
5. PROVIDE 4" MIN CONC. SLAB REINF. W/#4 @ 12" O.C. E.W.; TOP REINF. OVER PEDESTALS AS INDICATED (#4 X 7 FT @ 8" O.C. E.W.; PLACE OVER 6 MIL VAPOR BARRIER).
6. REINFORCE EXTERIOR FOOTINGS W/ #4 @ 24" E.W.; REINFORCE W/ (2) #4 CONT. AT BOTTOM
7. PROVIDE #4 X 48" (L) @ 45-DEGREES @ REENTRANT CORNERS
8. 1/2"x10"(L) ASTM A307 ANCHOR BOLTS @ 48" OC.C @ EXT. WALLS
9. ANCHOR PRESSURE TREATED PLATE @ INT. BEARING WALLS W/ 1/2" X 4-1/2" HILTI WEDGE BOLTS @ 72" O.C. MAX. 12' FROM ENDS
10. PROVIDE 24" LAPS MIN. INCLUDING CORNERS
11. INSTALL HOLDOWN 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
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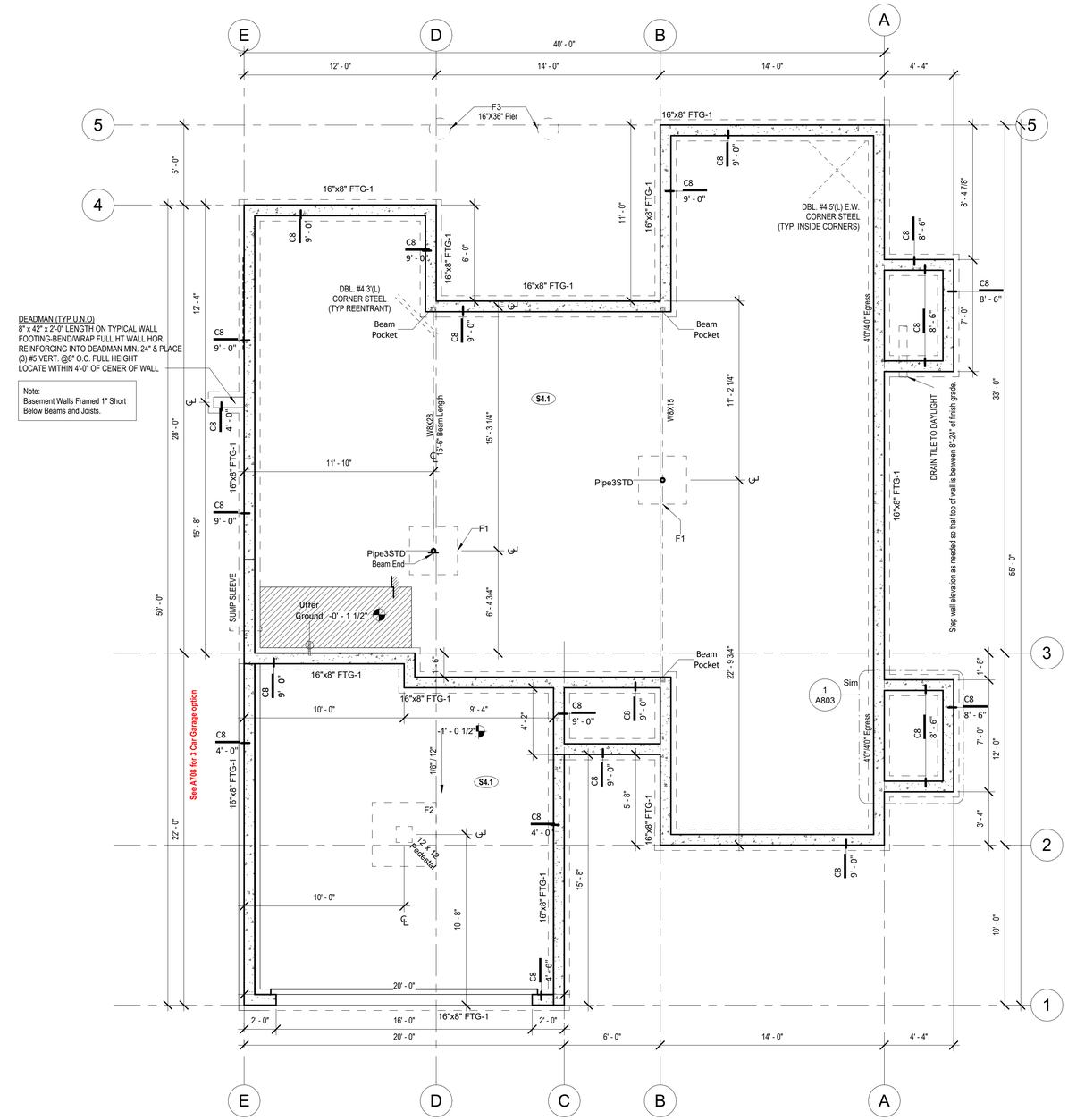
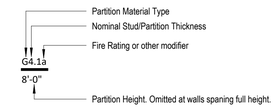
4. AT WALKOUT FOUNDATION AREAS, REINFORCE THE SLAB FROM THE FOUNDATION WALL TO 2 FEET BEYOND THE OVERDIG AREA WITH #4 BARS AT 24 INCHES O.C. PERPENDICULAR AND HORIZONTAL TO THE WALL; MAXIMUM 4 FOOT OVERDIG.
5. AT WALKOUTS THE FOUNDATION WALL SHALL BE INSULATED W/ A MINIMUM R-6 INSULATION FOR A MIN OF 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.



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

Interior Partition Naming Convention



ELEVATE DESIGN + BUILD
Elevating the Homebuilding Experience

Greystone - Masterplan

STATE OF MISSOURI
AARON H. BROWN
NUMBER A-7215
REGISTERED ARCHITECT

MARCH 31, 2025

architect:
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REVISIONS

NO.	DESCRIPTION	DATE

PROJECT

DRAWING TITLE
Foundation Plan - Full Basement

DATE ISSUED

DRAWING NUMBER

A401.1

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RELEASE FOR CONSTRUCTION
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DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
04/11/2025

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Type	Width	Reinforcing	Comments
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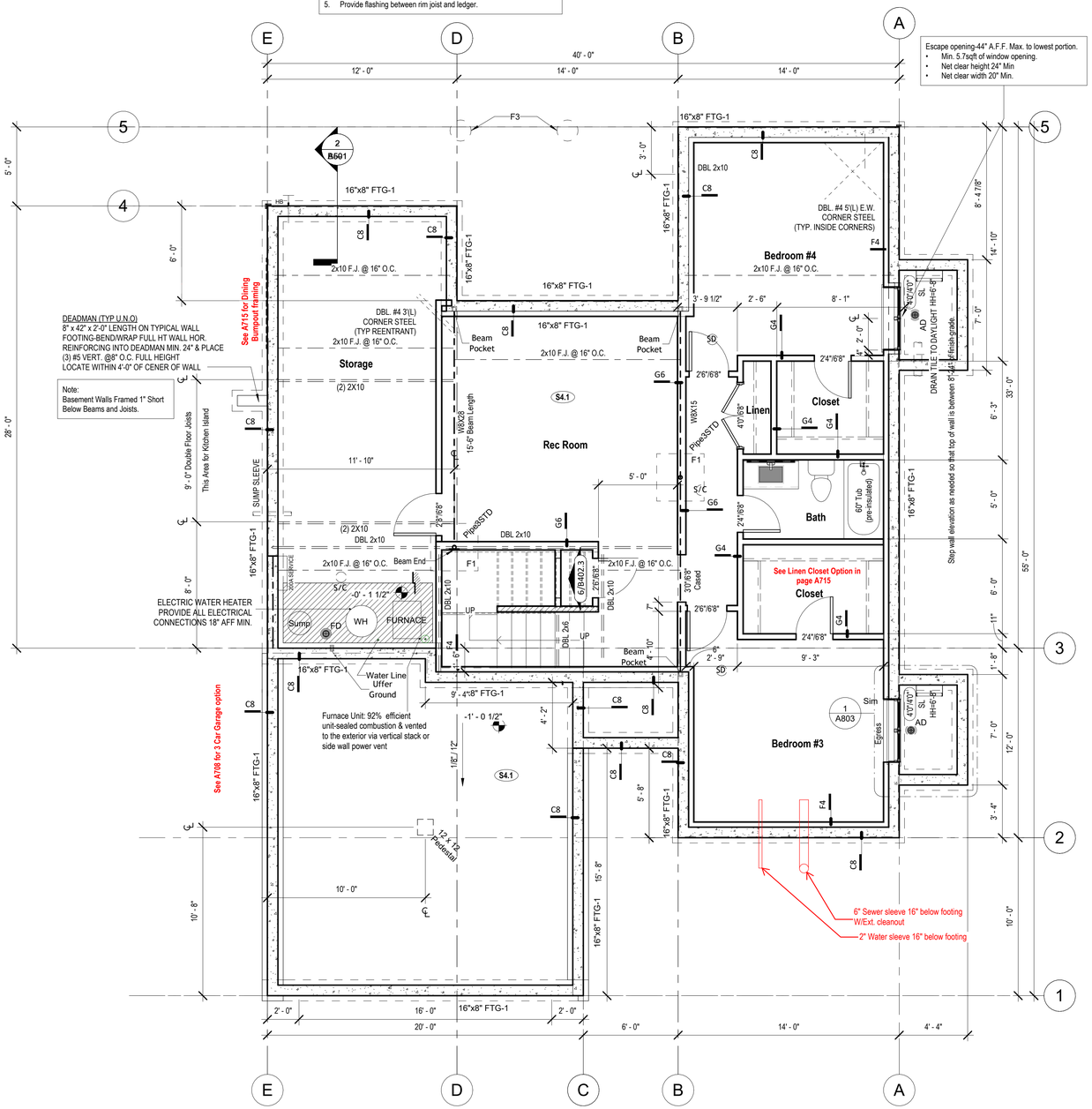
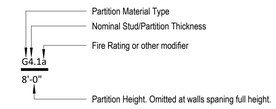
Deck Ledger Attachment
1. (2) Lags required at EA. end 2" from ends.
2. Provide 1x4 treated spaced behind EA. lag.
3. Provide lags in EA. joist space w/ (2) every other space, 2" from edges.
4. Min. size lag is 1/2" diam x 6" length
5. Provide flashing between rim joist and ledger.

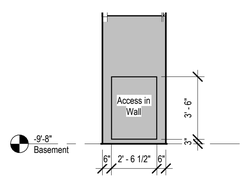
Escape opening-44" A.F.F. Max. to lowest portion.
- Min. 5.7sqft of window opening.
- Net clear height 24" Min
- Net clear width 20" Min.



1 Basement Floor Plan - Full Basement
1/4" = 1'-0"

Interior Partition Naming Convention





6 Access in Wall Below Stair
1/4" = 1'-0"

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REVISIONS

NO.	DESCRIPTION	DATE

PROJECT

DRAWING TITLE
Floor Plan - Full Basement

DATE ISSUED

DRAWING NUMBER
A402.1

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RELEASE FOR CONSTRUCTION
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LEE'S SUMMIT, MISSOURI
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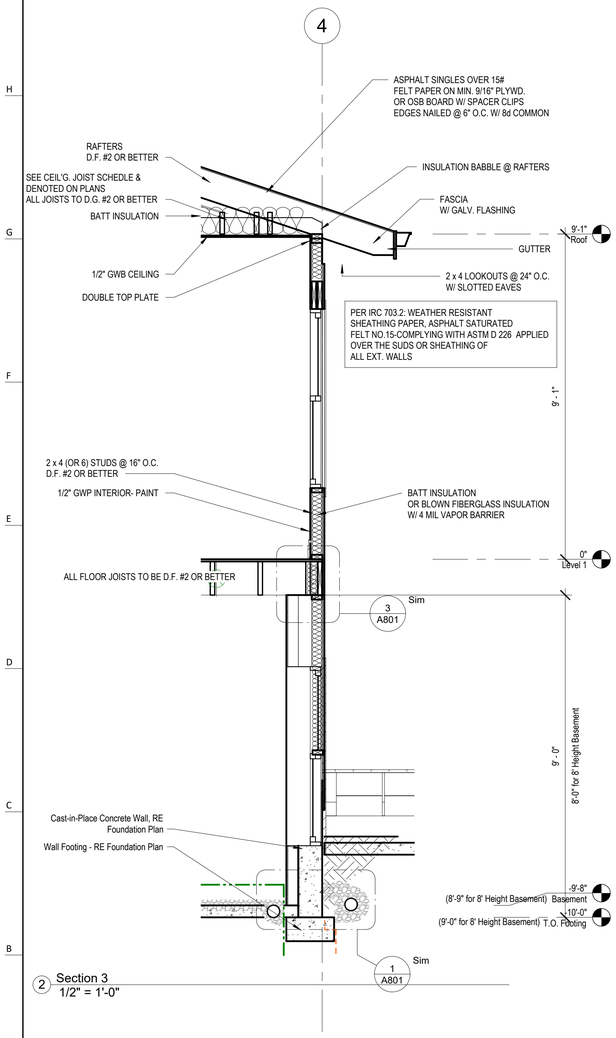
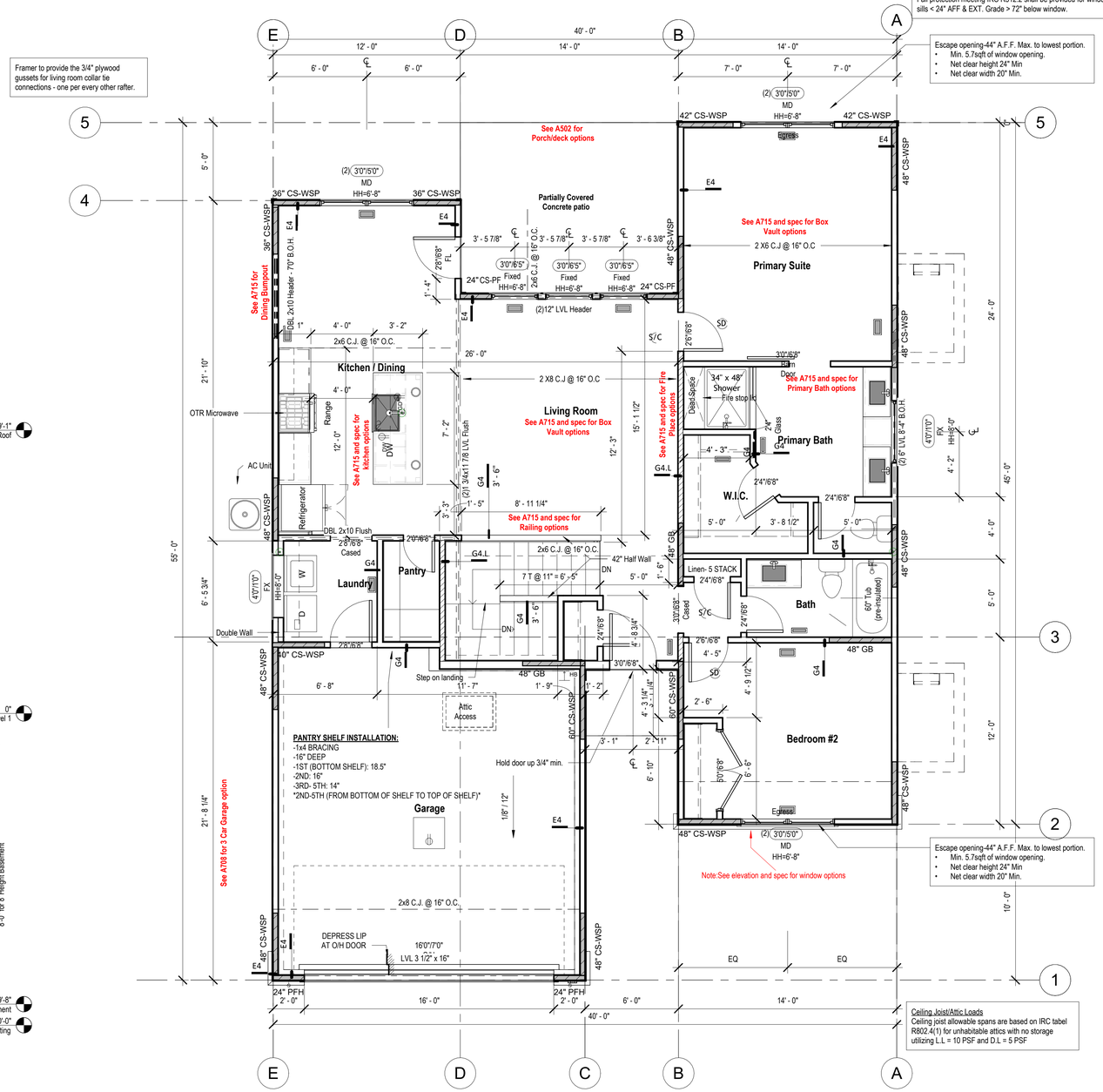


2 Section 3
1/2" = 1'-0"



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

Escape opening-44" A.F.F. Max. to lowest portion.
- Min. 5.7sqft of window opening.
- Net clear height 24" Min
- Net clear width 20" Min.

Ceiling Joist/Attic Loads
Ceiling joist allowable spans are based on IRC tabel R802.4(1) for unhabitable attics with no storage utilizing L.L = 10 PSF and D.L = 5 PSF

Interior Partition Naming Convention

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

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.

General Notes:

DOORS AND WINDOW
1. 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 & IN COMPLIANCE W/ SECTION 308 OF THE IRC.
2. SHOWER DOORS SHALL HAVE SAFETY GLAZING. HINGED SHOWER DOORS SHALL SWING OUTWARD.

GARAGE:
1. GARAGE SEPARATION WALL TO BE 1-HR CONST. W/ MIN. 5/8" TYPE X GWB, EXTEND TO BOTT. OF ROOF. DOOR TO BE 20-MIN RATED, 1-3/8" S.C. & EQUIPPED W/ CLOSURE & LATCH
2. 15 & 20-AMP RECEPTACLES SHALL HAVE GFCI PROTECTION
3. TYPE-X 5/8" GB REQUIRED ON GARAGE CEILING BELOW LIVING AREAS

LIGHT AND VENTILATION:
1. PROVIDE STAIRWAY ILLUMINATION PER R303.7.9
2. GABLE VENT & MUSHROOM VENTS TO PROVIDE A MIN. OF 10 S.F. NET-FREE OF ATTIC VENTILATION
3. FURNACES ENCLOSED IN A ROOM LESS THAN 100 S.F. SHALL BE PROVIDED W/ A MEANS OF COMBUSTION MAKE-UP AIR AS DETERMINED/CALCULATED AND PRESCRIBED BY MECH. CONTRACTOR
4. VENTILATE KITCHENS AND LAUNDRY ROOMS PER R303.3
5. PROVIDE MIN. 16" x 10" SOFFIT VENTS ALONG EAVE SPACED EVENLY W/ NO MORE THAN 8'-0" O.C.

GYPSUM BOARD:
1. 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
1. FURNACE & WATER HEATER SHALL BE ON 18" PLATFORMS IN PLACED IN A GARAGE OR ROOM W/ DIRECT ACCESS TO A GARAGE.
2. PROVIDE MIN. 78% AFUE FOR WEATHERIZED GAS HEATING EQUIP. 80% FOR NON-WEATHERIZED
3. PROVIDE MIN. 14 SEER FOR AIR CONDITIONING EQUIPMENT
4. SUPPLY AND RETURN DUCTS SHALL BE INSULATED TO MIN. R-8

ELECTRICAL SYSTEMS
1. PROVIDE UFER GROUND ENCASED IN CONCRETE FOOTING
2. ALL ELECTRICAL CONDUCTORS SHALL BE COPPER
3. RECEPT. IN THE FOLLOWING LOCATIONS SHALL BE GFCI PROTECTED:
   a. BEDROOM, KITCHEN (WIN 6 FEET OF SINK), GARAGE, SHED, EXTERIOR, UNFINISHED BASEMENT & HEATED FLOORS
4. ALL BRANCH CIRCUITS THAT SUPPLY 120-V, SHINGLE PHASE, 15 & 20 AMP OUTLETS INSTALLED IN:
   a. 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
5. ALL 15 & 20-A RECEPT. SHALL BE LISTED TAMPER-RESISTANT
   a. 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 CORD-N-PLUG CONNECTED TO RECEPT.

EXTERIOR WALL FRAMING
1. BOTTOM SILL PLATES SHALL BE PRESSURE TREATED OR EQUAL
2. SILL PLATES SHALL BEAR/EXTEND MIN. 6-INCHES ABOVE GRADE
3. ALL EXT. STUDS TO BE SECURED TO THEIR DOUBLE TOP PLATES W/ (2) 16-d NAILS (MIN)
4. ALL EXTERIOR CORNERS TO BE BRACED WITH 7/16" OSB NAILING SCHEDULE SHALL BE 8d COMMON @ 6" O.C. ALONG EDGES & 8d COMMONS @ 12" O.C. @ INTERMEDIATE STUDS

ROOF FRAMING
1. ALL ROOF EAVES/OVERHANGS TO BE 16" - UNO
2. ALL JOISTS & RAFTERS TO BE ALIGNED OVER SUDS
3. ROOF SHEATHING SHALL BE 7/16" OSB LAID W/ LONG DIMENSION PERPENDICULAR TO EAVE LINE & STAGGERED 48" O.C. W/ LONG DIMENSION PERPENDICULAR TO EAVE LINE & STAGGERED 48" O.C. W/ GALV. SPACER CLIPS ALONG ALL EDGES - SECURE SHEATHING W/ 8d COMMON NAILS TO RAFTERS AT 6" OC.C ALL EDGES

UNFINISHED BASEMENT REQUIREMENTS
1. FIRE PROTECTION OF FLOORS- FLOOR ASSEMBLIES CONSTRUCTED W/ JOISTS LESS THAN 2X10 DIMENSIONAL LUMBER
2. I-JOISTS OR OPEN WEB JOISTS OVER UNFINISHED BASEMENTS SHALL BE PROVIDED WITH 5/8" GWB
3. UNFINISHED BASEMENTS SHALL BE MIN. R-13 INSULATED WALL OR INSULATED O/H FLOOR/CEILING (MIN R-19)
4. ALL EXPOSED HVAC DUCTING IN UNFINISHED BASEMENTS TO BE MIN R-8 INSULATED OR ENCLOSED INSIDE A FLOOR/CEILING
5. UNFINISHED BASEMENTS SHALL HAVE NO CONDITIONED AIR OUTLETS

EROSION CONTROL
1. 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 WATTLE 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
1. EXT. WALL FRAMING TO BE 2 x 4 (SYP OR DFL STUD GRADE 2 OR BETTER) @ 16" O.C.
2. ROOF SHEATHING TO BE 7/16" OSB NAILED W/ 8d @ 6" O.C. PANEL INDEX 24/0; PROVIDE CLIPS AT UNSUPPORTED PANEL EDGES
3. SHEATH EXT. WALLS W/ 7/16" OSB NAILED W/ 8d @ 6" O.C.
4. HEADERS: PROVIDE (2) 2 x 8 (SYP OR DFL #2 OR BETTER) UNO; CONSTRUCT HEADERS W/ 2 x 8 & 7/16" OSB BETWEEN W/ (2) ROWS OF 16d @ 16" O.C.
5. BLOCKING MIN. 1.5 INCHES UTILITY GRADE LUMBER- JOISTS TO BE SUPPORTED AT ENDS FULL DEPTH SOLID BLOCKING NOT < 2-INCHES
6. TJI F.J., C.J. & RAFTERS TO BE SYP OR DFL GRADE #2 OR BETTER
7. EXT. WALL STUDS & LOAD BEARING WALLS TO BE CONTINUOUS FROM FLOOR TO ROOF/CEILING DIAPHRAGM PER IRC 602.3
8. STUDS, RAFTERS JOISTS, MIS. LUMBER MIN. GRADE #2 D.F. OR S.Y.P.

PHYSICAL SECURITY ORDINANCE
1. OWNER/BUILDER IS RESPONSIBLE FOR COMPLIANCE OF PHYSICAL SECURITY ORDINANCE FOR THEIR LOCAL JURISDICTION

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STATE OF MISSOURI
AARON A. BROWN
NUMBER A-1215
REGISTERED ARCHITECT
MARCH 31, 2025

architect:
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REVISIONS

NO.	DESCRIPTION	DATE

PROJECT

DRAWING TITLE
Floor Plan - Main Level

DATE ISSUED

DRAWING NUMBER
A501

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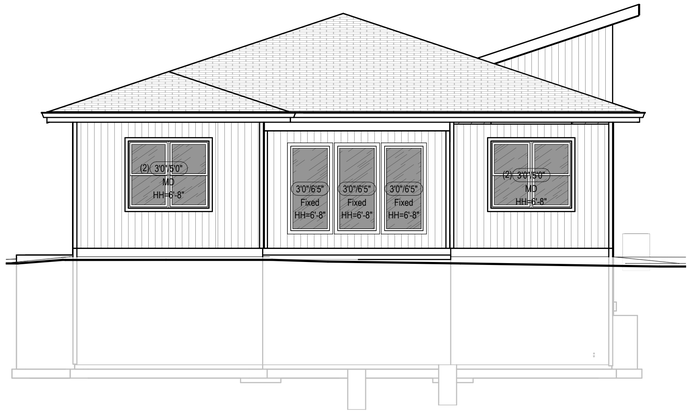
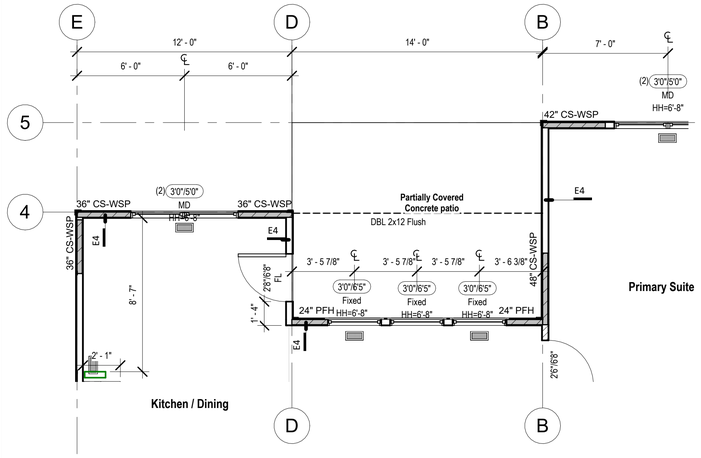


4 Rear Elevation - Patio for Full Basement - shed
3/16" = 1'-0"



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

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AARON M. BROWN
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MARCH 31, 2025

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REVISIONS

NO.	DESCRIPTION	DATE

PROJECT

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

DATE ISSUED

DRAWING NUMBER

A502.1

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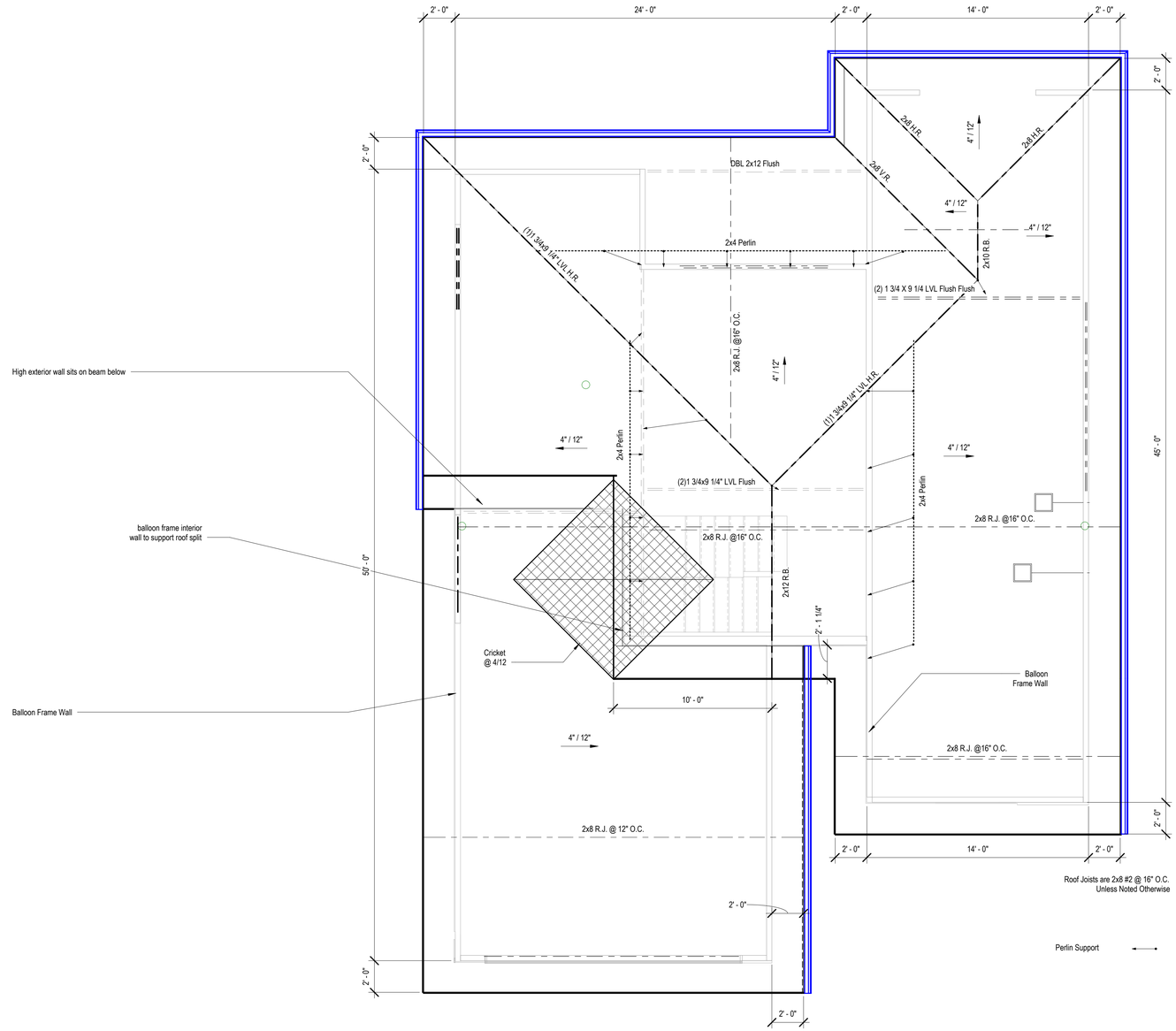

1 Roof Plan - Shed
1/4" = 1'-0"

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AARON M. BROWN
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MARCH 31, 2025

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REVISIONS

NO.	DESCRIPTION	DATE

PROJECT

DRAWING TITLE
Roof Plan - Shed

DATE ISSUED

DRAWING NUMBER

A601.1

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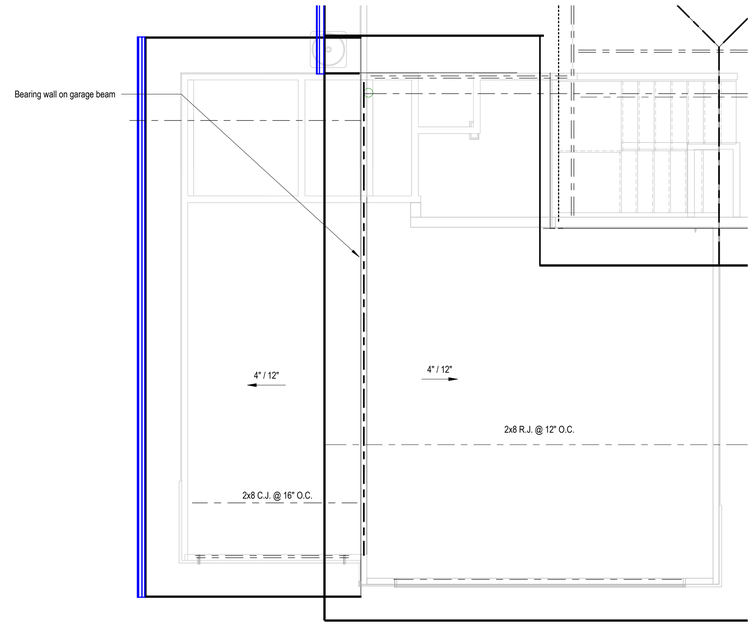
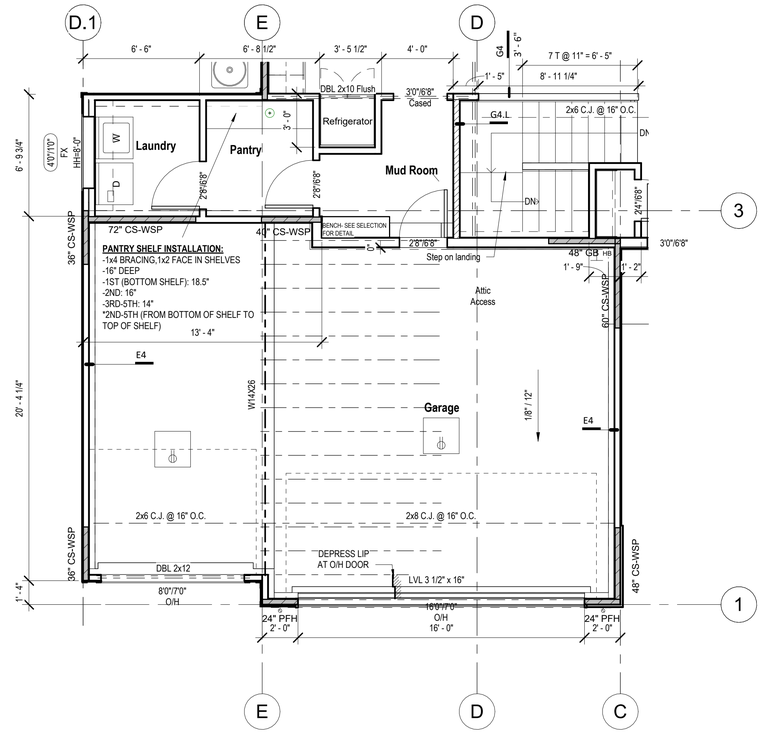
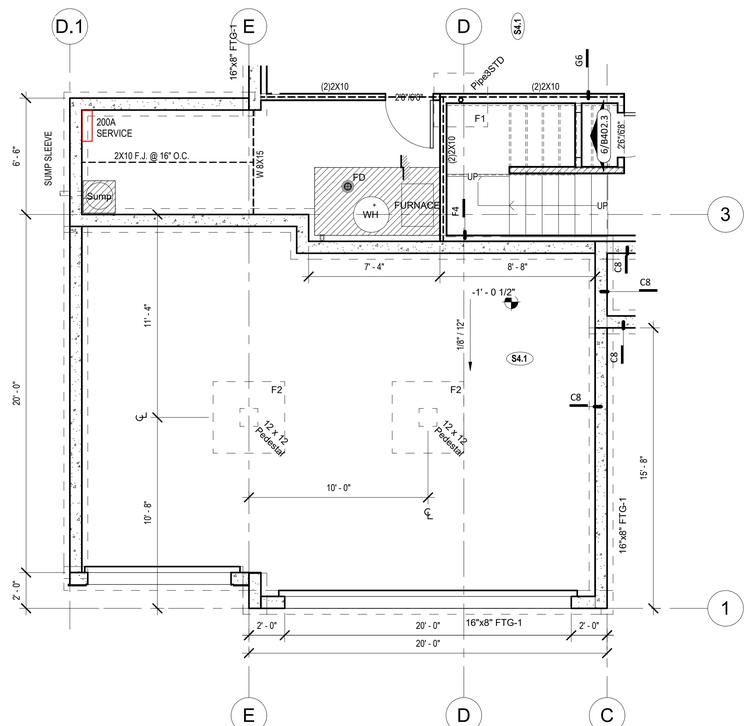


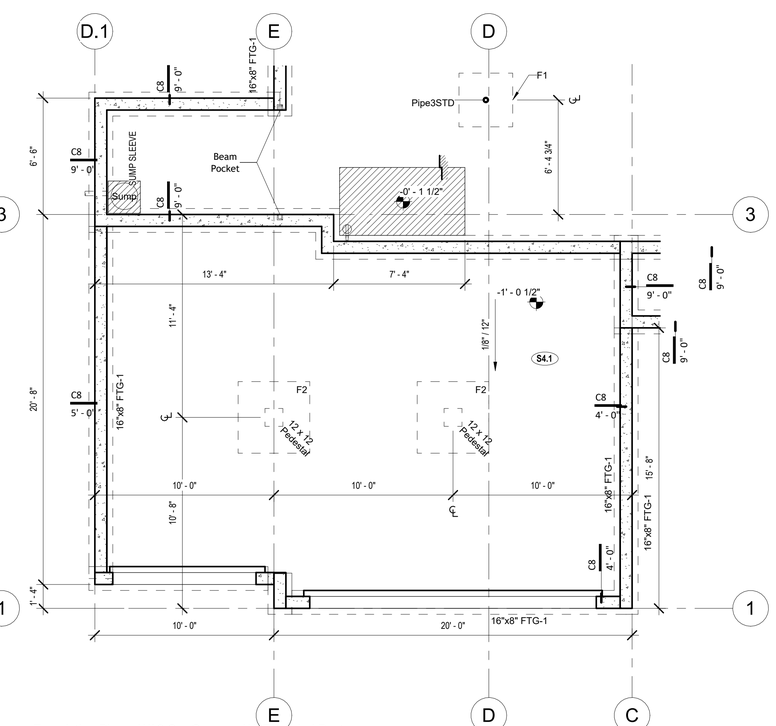
1 Roof Framing - Shed - W/ 3 Car Garage - W/ Extended Pantry
1/4" = 1'-0"



3 Floor Plan - Living Space - W/ 3 Car Garage - W/ Extended Pantry
1/4" = 1'-0"



2 Basement Floor Plan - W/ 3 Car Garage - W/ Extended Pantry
1/4" = 1'-0"



1 Foundation Plan - W/ 3 Car Garage - W/ Extended Pantry
1/4" = 1'-0"

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STATE OF MISSOURI
AARON A. BROWN
NUMBER A-7215
REGISTERED ARCHITECT

MARCH 31, 2025

REVISIONS

NO.	DESCRIPTION	DATE

PROJECT
Lot :167, Hook Farms
Address: 2619 SW Firefly Ln., Lee's Summit, MO

DRAWING TITLE
Floor Plan - W/ 3 Car Garage - W/ Extended Pantry

DATE ISSUED

DRAWING NUMBER
A708

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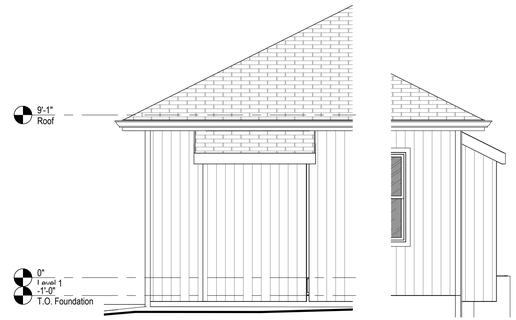
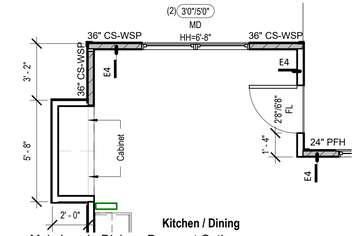
04/11/2025

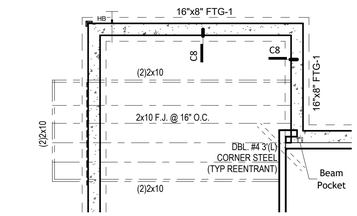


14 Front Elevation - Main Level - Dining - Bumpout Option
1/4" = 1'-0"

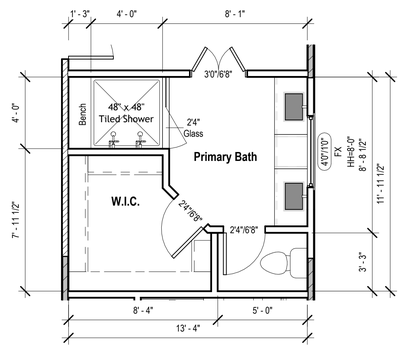
15 Side Elevation - Main Level - Dining - Bumpout Option
1/4" = 1'-0"



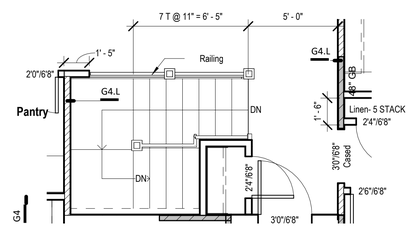
6 Main Level - Dining - Bumpout Option
1/4" = 1'-0"



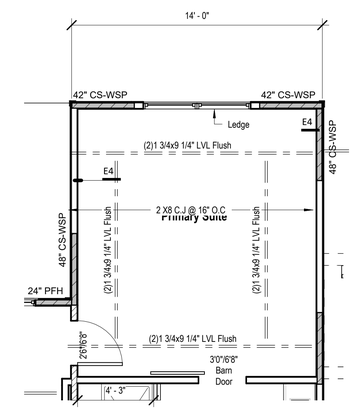
17 Main Level - Dining - Framing for Bumpout Cabinet
1/4" = 1' 0"



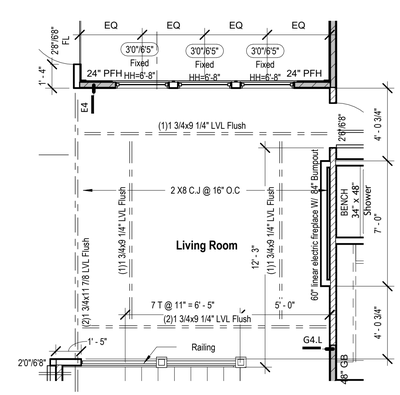
10 Main Level - Primary Bath - Design
1/4" = 1'-0"



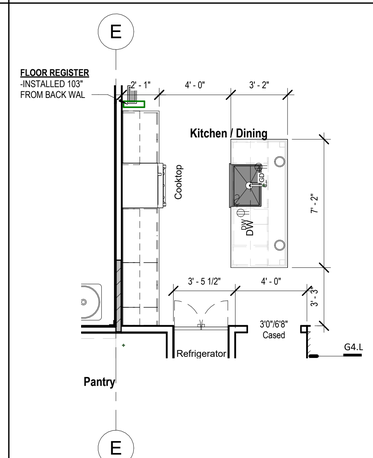
4 Floor Plan - Main Level - Stair Area
1/4" = 1'-0"



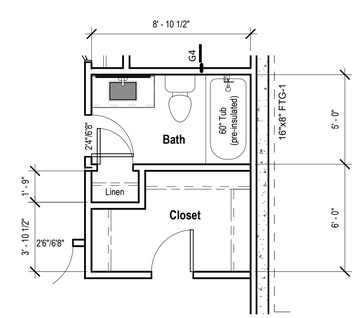
19 Floor Plan - Main Level - Primary Suite - Box Vault
1/4" = 1'-0"



4 Floor Plan - Main Level - Living area - Box Vault & Fire Place Option
1/4" = 1'-0"



18 Floor Plan - Kitchen - W/ 3 Car Garage - W/ Extended Pantry
1/4" = 1'-0"



1 Basement Floor Plan - Closet POD Option
1/4" = 1'-0"

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STATE OF MISSOURI
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MARCH 31, 2025

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REVISIONS

NO.	DESCRIPTION	DATE

PROJECT

DRAWING TITLE
POD Options

DATE ISSUED

DRAWING NUMBER
A715

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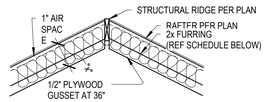
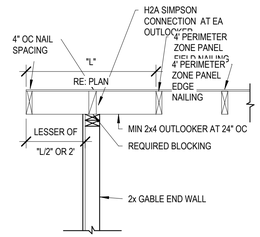
LEE'S SUMMIT, MISSOURI
04/11/2025

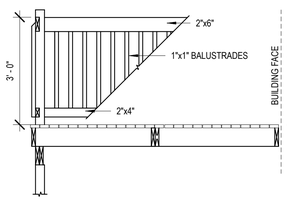


TYP FURR OUT SCHEDULE		
RAFTER SIZE	R-30C INSULATION ("x" = 9 1/4")	R-38C INSULATION ("x" = 11 1/4")
2x6	2x6	2x8
2x8	2x4	2x6
2x10	NOT REQUIRED	2x4
2x12	NOT REQUIRED	NOT REQUIRED

11 Rafter Furr Down Requirments
1" = 1'-0"



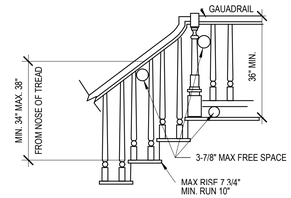
10 Gable Framing Requirments
1" = 1'-0"



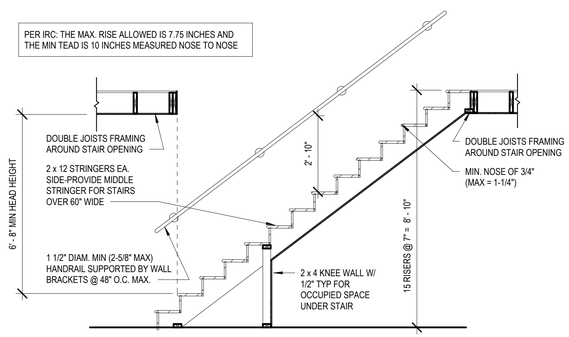
Note
- Where adjacent grade is 2'-0" or less a guard is not required.
- Where joist span exceeds 7'-0", provide bridging @ mid-span (as shown).

Note:
All wood used in construction of all decks & railings, etc. to be pressure treated. Apply building paper between decking & joists.

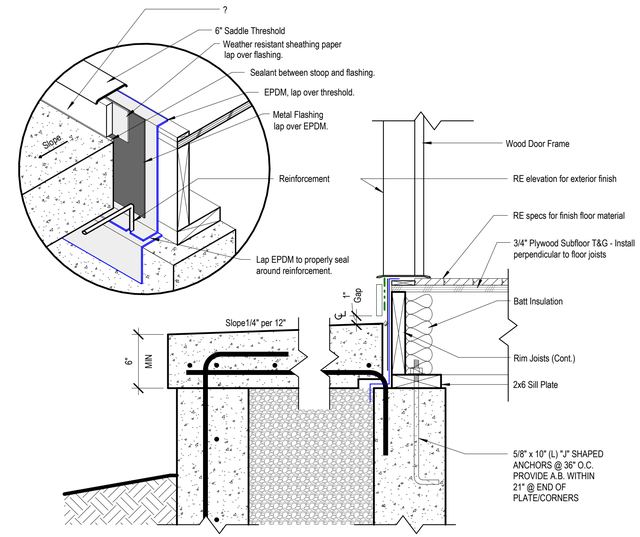
9 Deck Railing
1/2" = 1'-0"



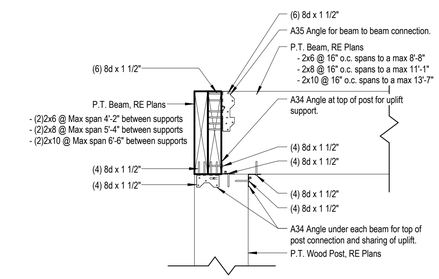
PER IRC: THE MAX. RISE ALLOWED IS 7.75 INCHES AND THE MIN TEAD IS 10 INCHES MEASURED NOSE TO NOSE



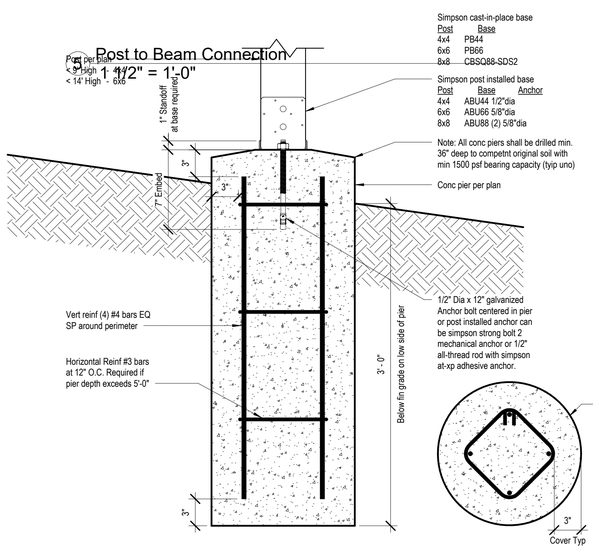
1 TYP STAIR SECTION/REQUIREMENTS
3/8" = 1'-0"



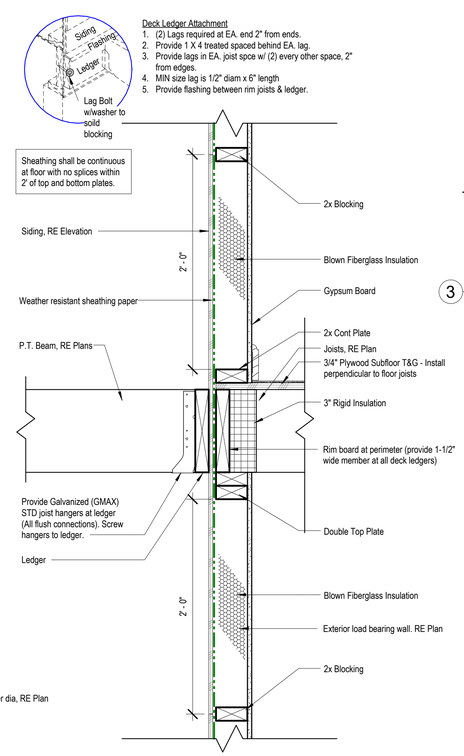
12 Detail - Front Stoop
1 1/2" = 1'-0"



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



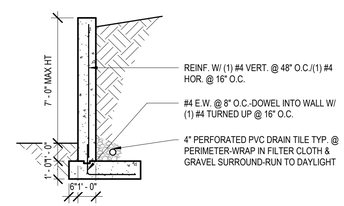
6 Typ Details for Post/Pier1
1 1/2" = 1'-0"



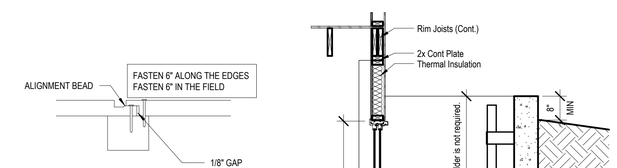
Deck Ledger Attachment
1. (2) Lags required at EA. end 2" from ends.
2. Provide 1 X 4 treated spaced behind EA. lag.
3. Provide lags in EA. joist spce w/ (2) every other space, 2" from edges.
4. MIN size lag is 1/2" diam x 6" length
5. Provide flashing between rim joists & ledger.

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

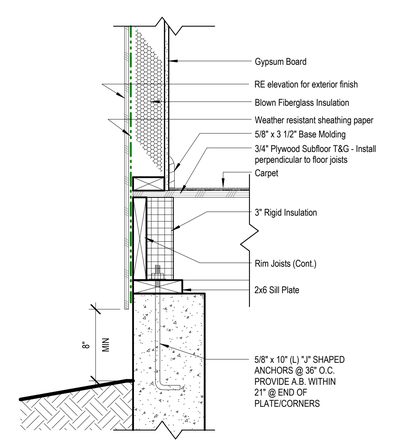
1. WALL MAY OR MAY NOT BE TAPERED AT THE TOP
2. MAXIMUM LENGTH OF THIS DESIGN IS 12'-0" AT FULL HT.
3. LENGTH INCREASE 2'-0" / 12" DROP (TAPER)



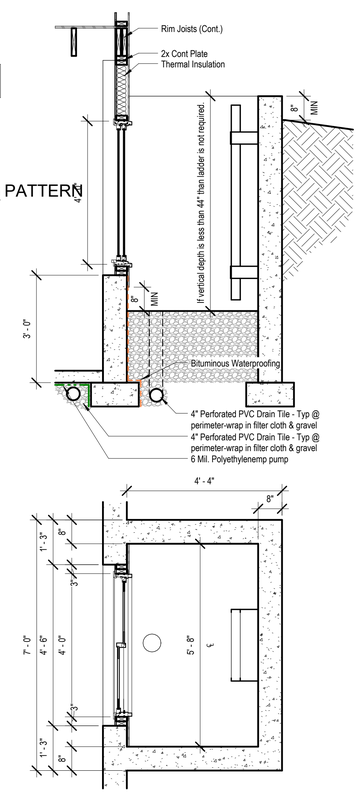
3 RETAINING WALL DESIGN1
1/4" = 1'-0"



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



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



13 Detail - Window Well
1/2" = 1'-0"

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STATE OF MISSOURI
AARON M. BROWN
NUMBER A-7215
REGISTERED ARCHITECT

MARCH 31, 2025

REVISIONS

NO.	DESCRIPTION	DATE

PROJECT

DRAWING TITLE
Details

DATE ISSUED

NORTH

DRAWING NUMBER
A801

G:\Shared drives\06 - Architecture\02 - Master Plan\Woodland at 1025 W

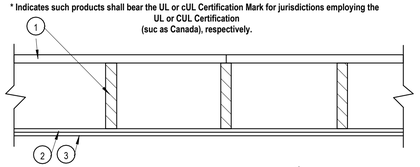
PRELIMINARY NOT FOR CONSTRUCTION
AS NOTED FOR PLAN REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
04/11/2025

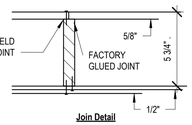
Design No. L504

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.**





Join Detail

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 Mixture* — 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

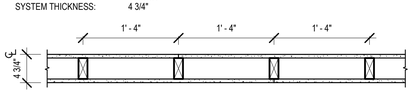
4. **Finishing System** - (Not Shown) — Vinyl, dry or premixed joint compound, applied in two coats to joints and screw-heads. Nom 2 in wide paper tape embedded in first layer of compound over all joints. As an alternate, nom 3/32 in, thick veneer plaster may be applied to the entire surface of gypsum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

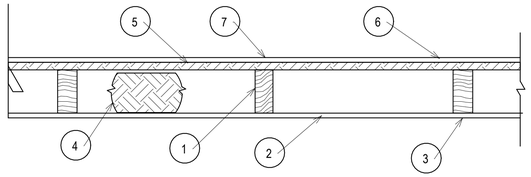
GYPSUM BOARD: ONE LAYER 5/8" THICK GYPSUM BOARD (UL TYPE ULIX™)

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

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 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/B 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.

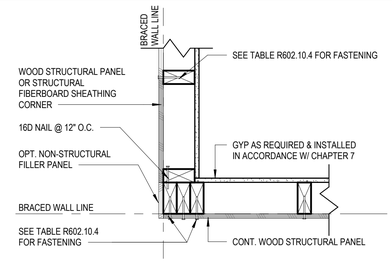
UNITED STATES GYPSUM CO- Type DCB.

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

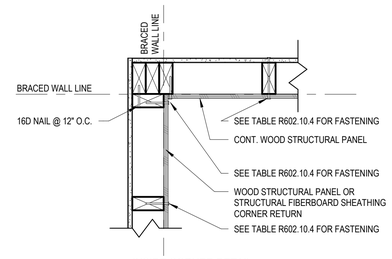
8. Vapor Retarder, Water Barrier or Weather Resistive Barrier - (Optional, not shown) -As required

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

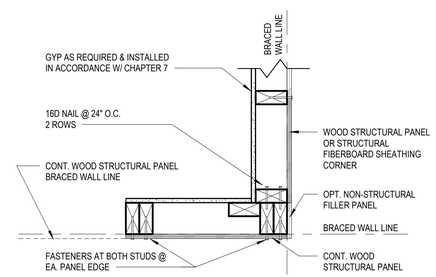
UL #U303-1 HR WALL ASSEMBLY - EXTERIOR, LOAD BEARING



OUTSIDE CORNER DETAIL

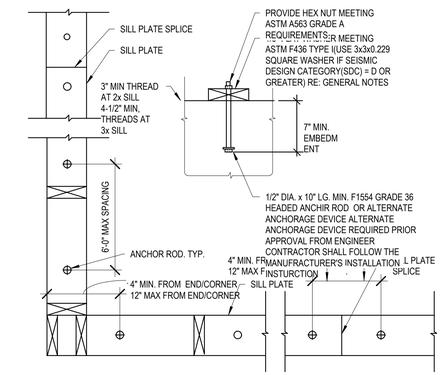


INSIDE CORNER DETAIL

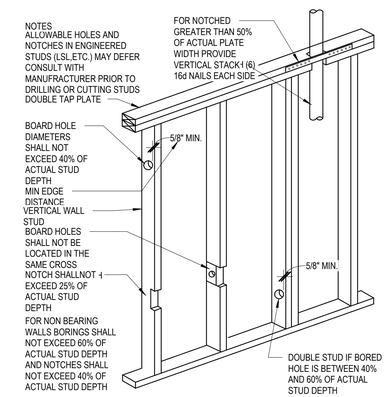


GARAGE DOOR CORNER DETAIL

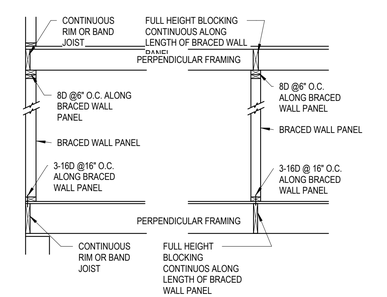
8 CS-WSP Corner Framing Details
1 1/2" = 1'-0"

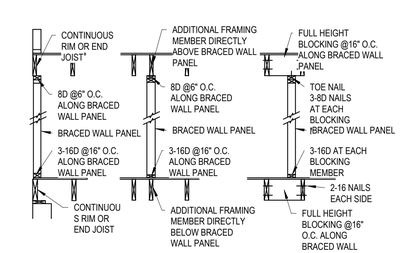


2 Sill Plate Layout/Details
1" = 1'-0"

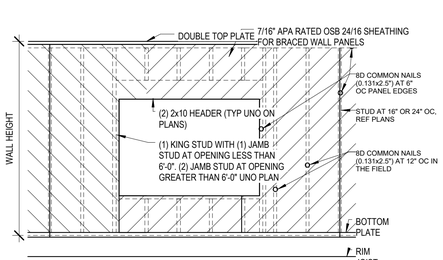


3 Notching Requirments
1" = 1'-0"

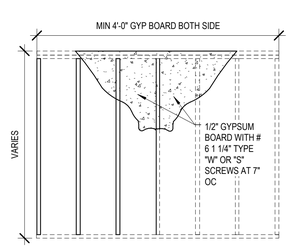




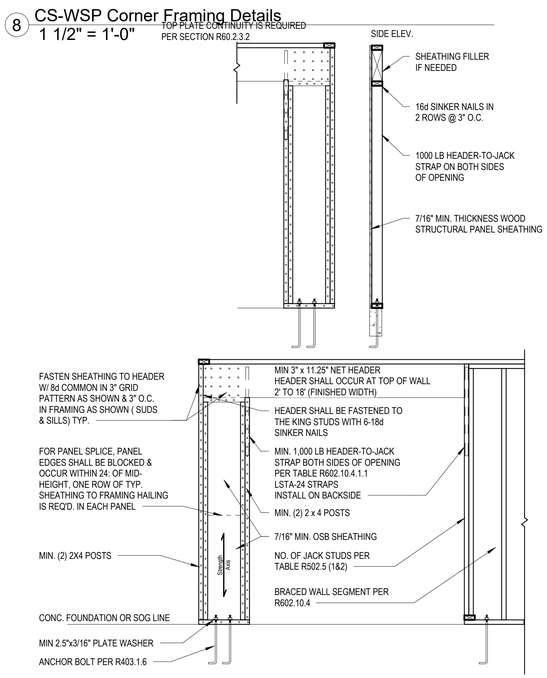
4 Brace Wall Segment Attachment Ceiling/Floor
1" = 1'-0"



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



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



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

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

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STATE OF MISSOURI
AARON M. BROWN
NUMBER A-7215
REGISTERED ARCHITECT

MARCH 31, 2025

REVISIONS

NO.	DESCRIPTION	DATE

PROJECT

DRAWING TITLE

Details

DATE ISSUED

NORTH

DRAWING NUMBER

A802

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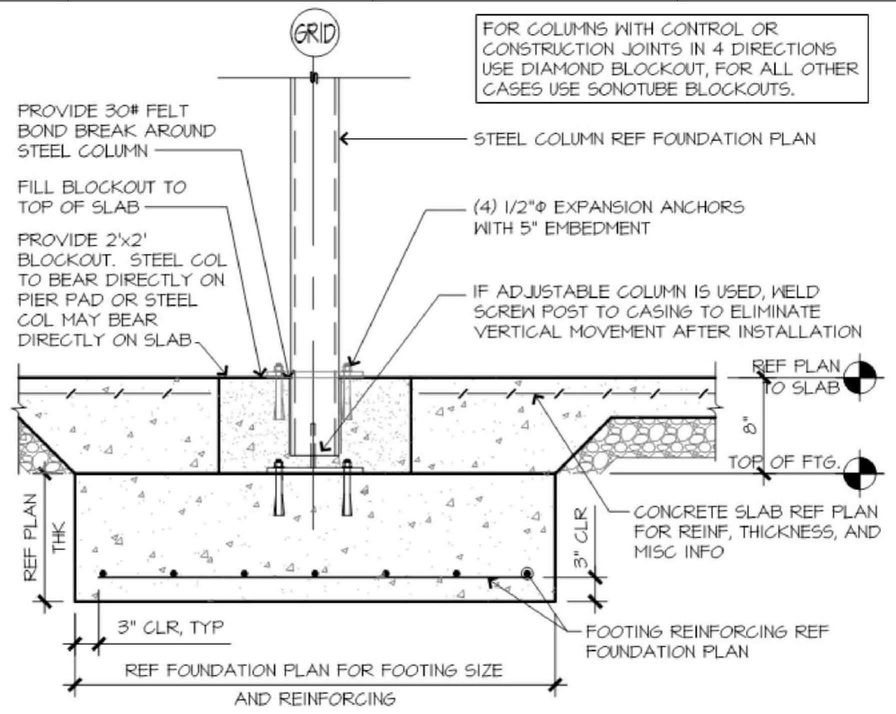
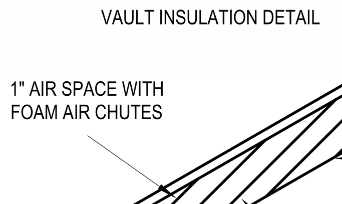
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
04/11/2025



A COLUMN/PAD DETAIL

VAULT INSULATION DETAIL



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

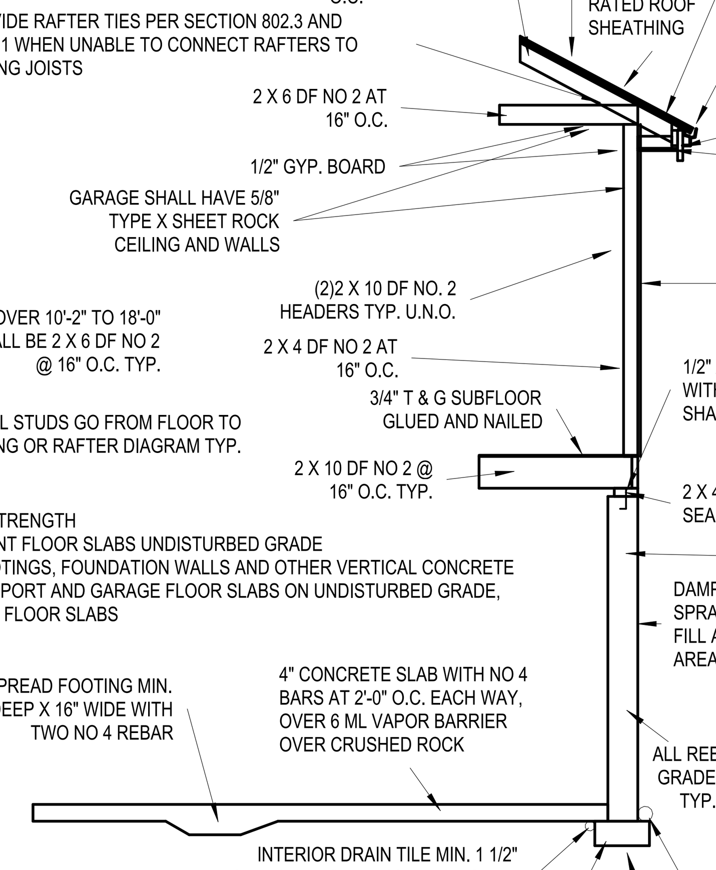
SLABS SHALL BE R-10 FOR A DEPTH OF 2 FEET

A WINDOW U-FACTOR OF .35 OR BETTER

DUCTWORK NEEDS TO HAVE AN R-8 VALUE

INTERCONNECTED HARD WIRED SMOKE DETECTORS SHALL BE INSTALLED IN EACH BEDROOM

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

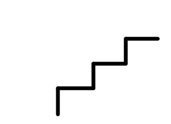


TYPICAL WALL SECTION

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

MIN. STAIR HEADROOM 6'-8"

ALL STAIRS
MAX. RISE 7-3/4"
MIN. RUN 10"



WINDOW SAFETY GLAZING PER 308

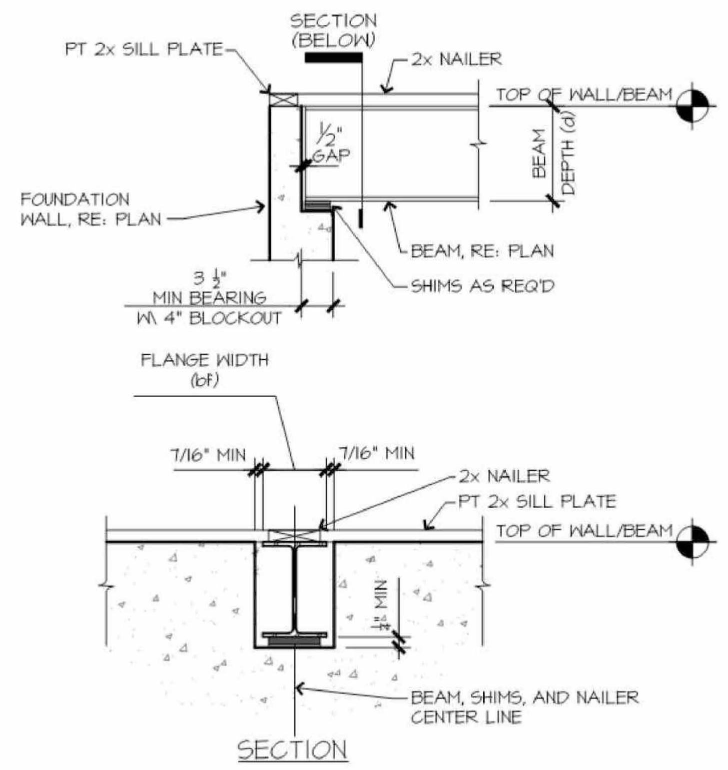
SAFETY GLAZING REQUIRED ALONG WALKING SURFACES AND STAIRS LOCATED WITHIN 36" HORIZONTALLY OF THE STEPS.
SAFETY GLAZING REQUIRED IF EXPOSED SINGLE PANELS IS IN EXCESS OF 9 SQUARE FEET OR THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18 INCHES ABOVE THE FINISHED FLOOR.

SAFETY GLAZING REQUIRED WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN 24 INCHES OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE A WALKING SURFACE, SAFETY OR TEMPERED GLAZING IS REQUIRED.

WINDOWS ARE TO HAVE FALL PROTECTION PER IRC 312.2

WINDOW EGRESS REQUIREMENTS

BEDROOM WINDOW EGRESS MINIMUM FOR A DOULE HUNG WINDOW IS 34" CLEAR WIDTH MIN. AND 24" CLEAR HEIGHT MIN. WITH A CLEAR OPENABLE AREA OF 5.7 SQUARE FEET MIN.
A CASEMENT OR SLIDER WINDOW MIN. IS 20" CLEAR WIDTH MIN. AND 41" CLEAR HEIGHT MIN. WITH A MIN. 5.7 SQUARE FOOT OF OPENABLE AREA.
OPENING OF EGRESS WINDOW NOT MORE THAN 42" FROM THE FLOOR



D 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

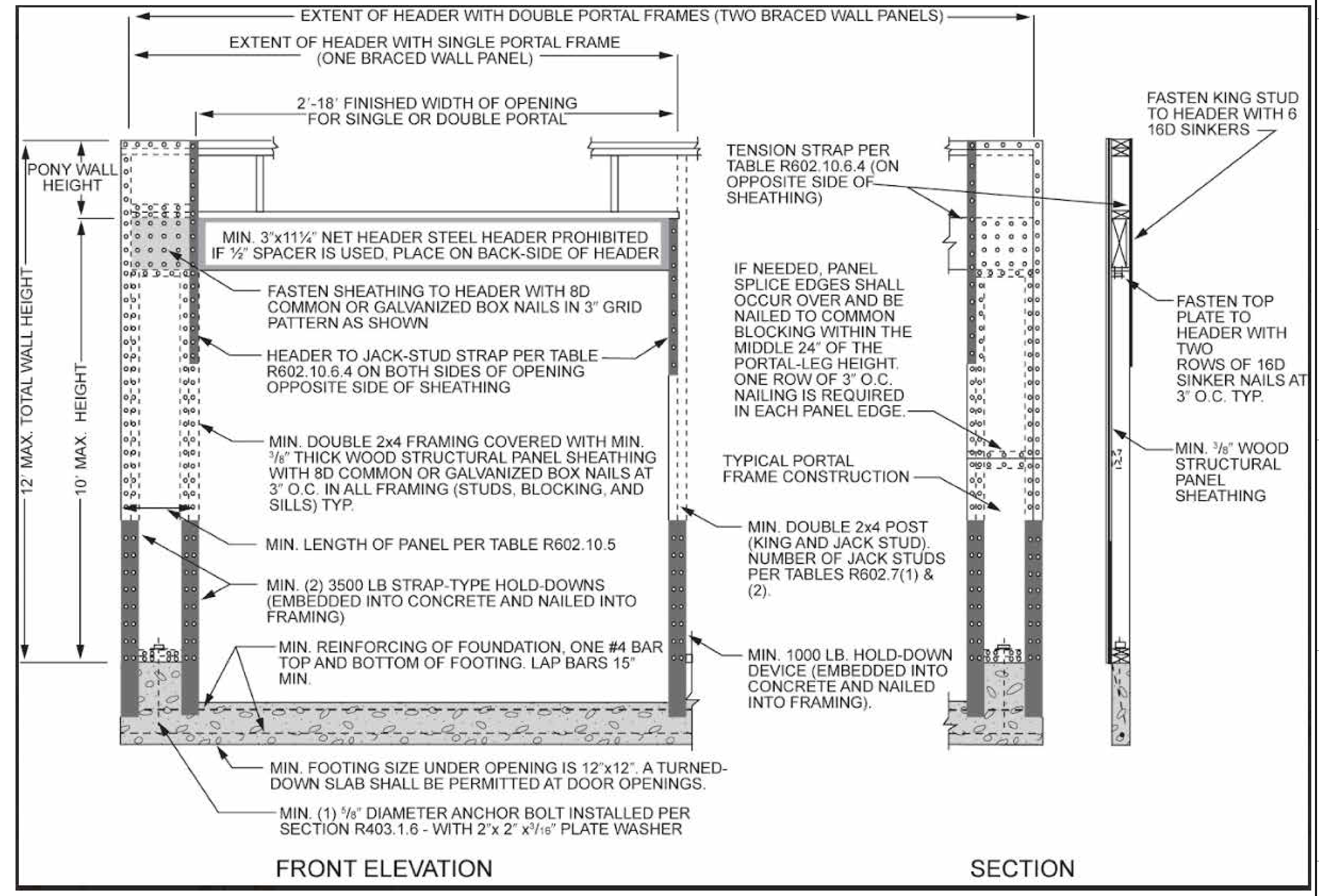
18. MAKEUP AIR SYSTEM REQUIRED FOR KITCHEN EXHAUST HOODS THAT EXCEED 400CFM M1503.4

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

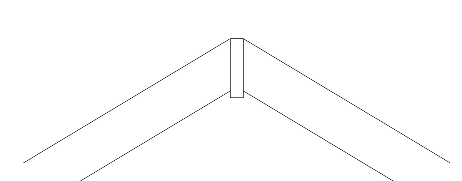
20. AN AIR HANDLING SYSTEM SHALL NOT SERVE BOTH THE LIVING SPACE AND THE GARAGE M1601.6

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 502.11



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



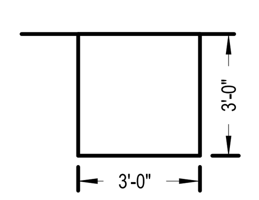
TYP. VAULT WITH STRAPS

PIER PADS

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

STUDS OVER 10'-0" SHALL HAVE BLOCKING ALONG WALL MAX. OF 6'-0" O.C.

OVERHEAD GARAGE DOORS MUST MEET DASMA 115 MPH OR IRC 2018 REQUIREMENTS



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

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

CEILING JOISTS AND RAFTER CONNECTIONS

CEILING JOISTS AND RAFTERS SHALL BE TED 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 ATTTACHED TO END OF THE RAFTERS TO PROVIDE A CONT. TIE ACROSS THE STRUCTURE

TIE DOWN REQUIREMENTS (R802.11)

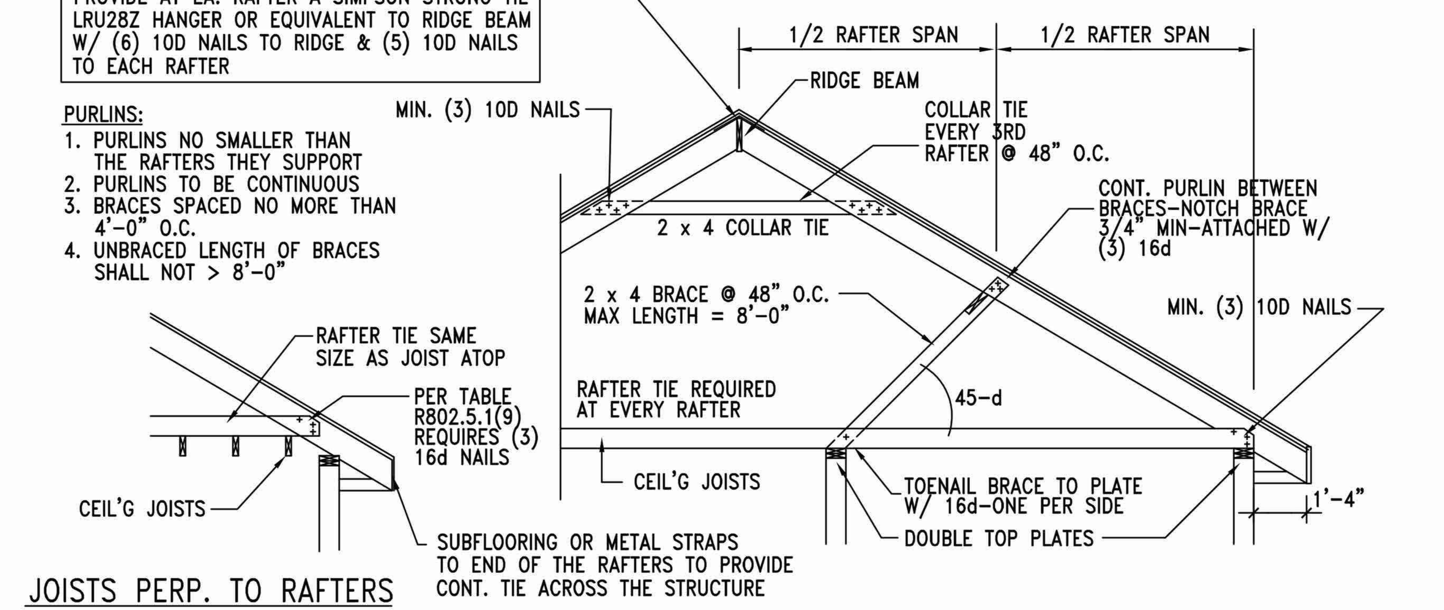
FOR RAFTER SPANS OVER 20'-0" INTERPOLATING TABLE 802.11 PROVIDE RATER TIE-DOWNS CAPABLE OF RESISTING OVER 226 POUNDS AT EACH RAFTER

PER TABLE R802.5.1(2) THE MAX RAFTER SPAN FOR D.F.L. 2 x 6 RAFTERS #2 GRADE = 14'-1" AND IS THE BASIS OF DESIGN FOR PURLIN PLACEMENT

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

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

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



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 LSTA15 OR EQUIVALENT STRAP W/ 1100 LBS. CAPACITY. STRAPPING SHALL BE REQUIRED AT ALL NON-CONT. MEMBERS BETWEEN BEAM & TOP OF FLOOR

B TYP. ROOF/RAFTER FRAMING

N.T.S.

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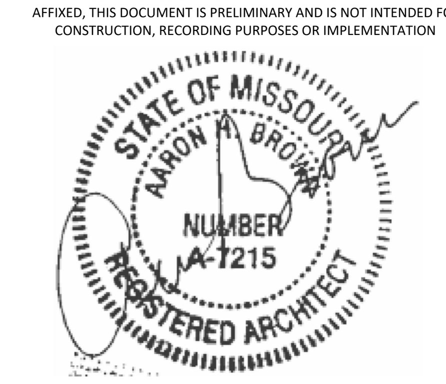

MARCH 31, 2025

REVISIONS

NO.	DESCRIPTION	DATE

PROJECT

DRAWING TITLE
Details

DATE ISSUED

NORTH

DRAWING NUMBER
A803

RELEASE FOR CONSTRUCTION
AS NOTED FOR PLAN REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
04/11/2025