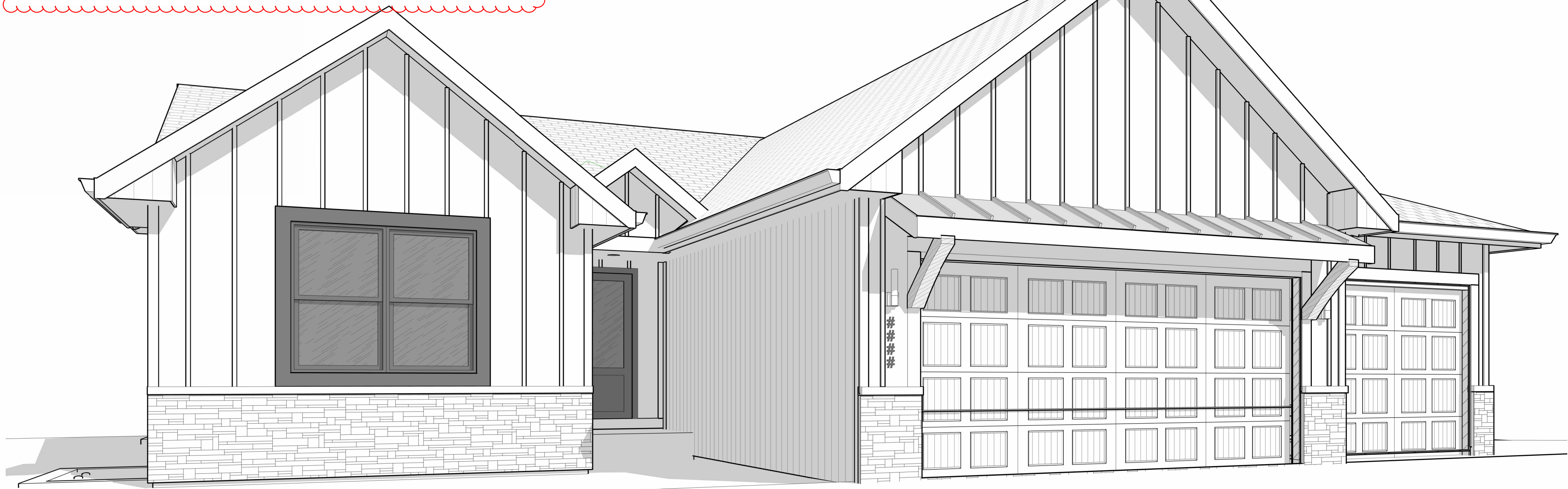


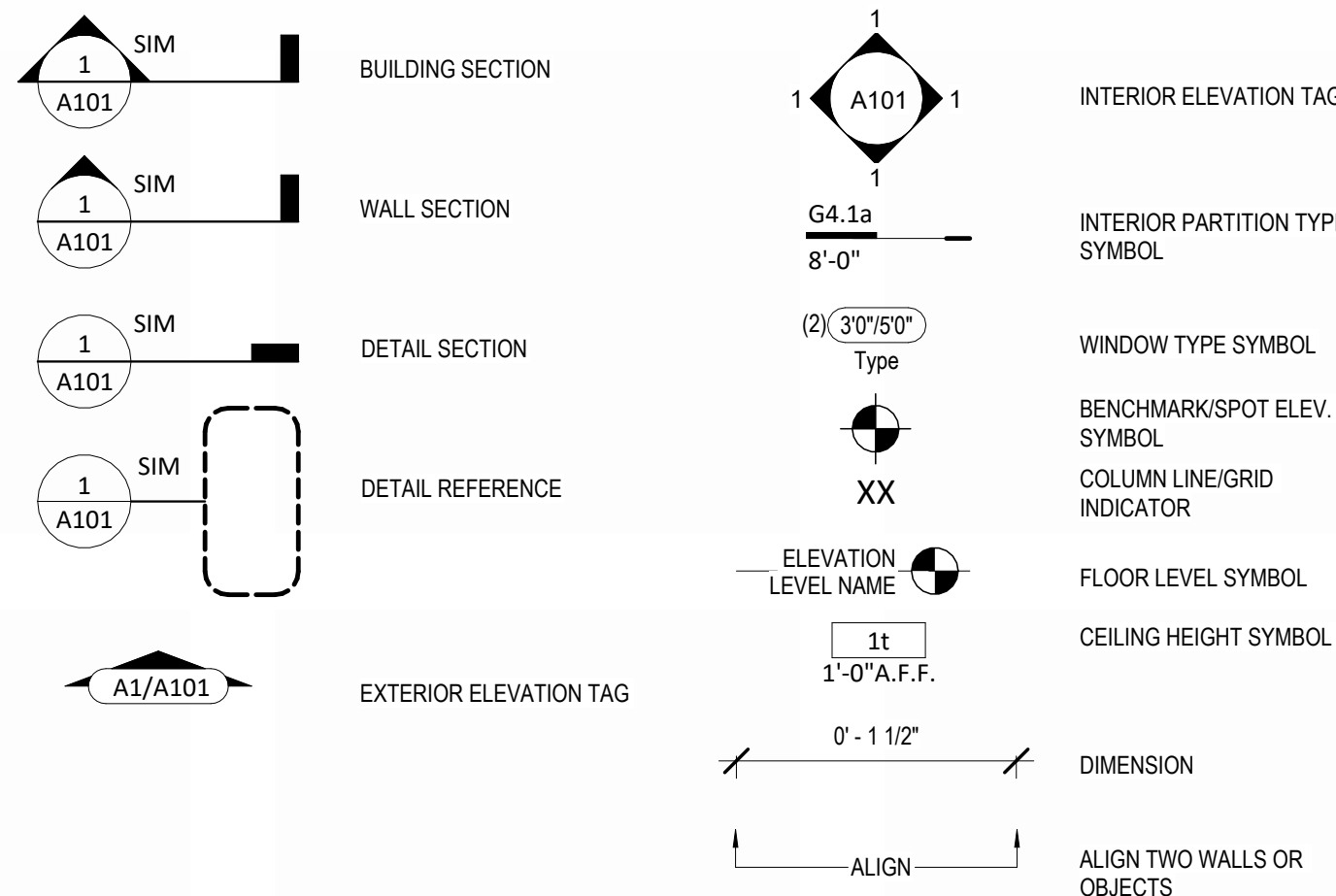
# LOT 141 - HOOK FARMS

2626 SW FIREFLY LN, LEES SUMMIT, MO 64082



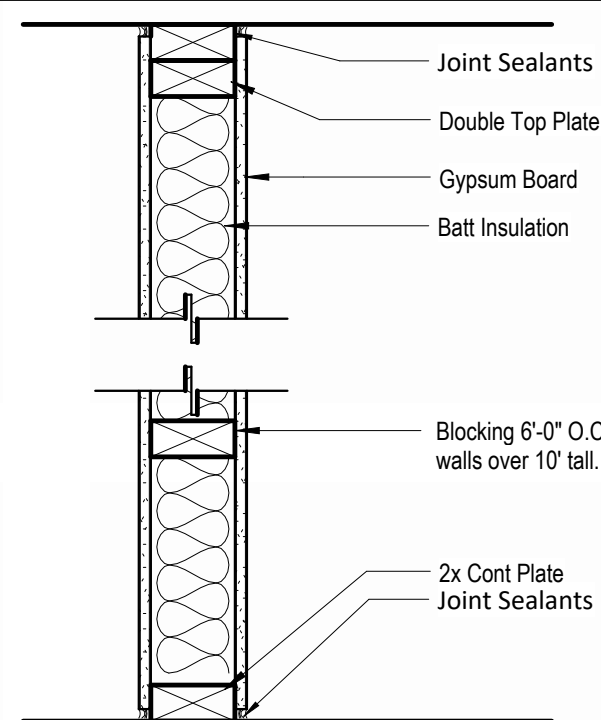
## Sheet List

- 05 - Architecture
- A0 Foundation Plan
- A1 Floor Plan - Main Level
- A2 RCP/Electrical Plan
- A3.A Elevations
- A3.B Elevations
- A3.C Elevations
- A3.D Elevations
- A4.0 Interior Details
- A4.A Building Sections
- A4.B Building Sections
- A4.C Building Sections
- A4.D Building Sections
- A5 Details
- A6 Details
- A7 Grading Options



## Interior Partition Types

- 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.

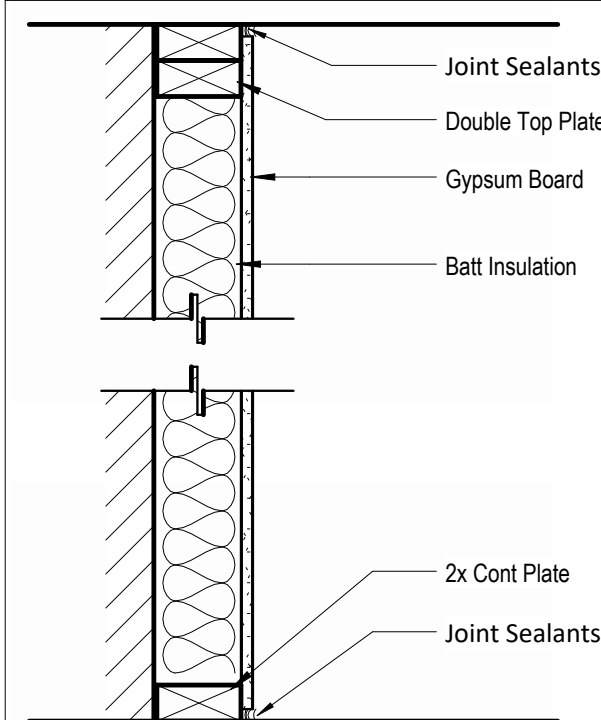


PARTITION SYSTEM:  
GYPSUM WALL BOARD PARTITION

G

PARTITION IDENTIFICATION PLAN SYMBOL	G4	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:
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.

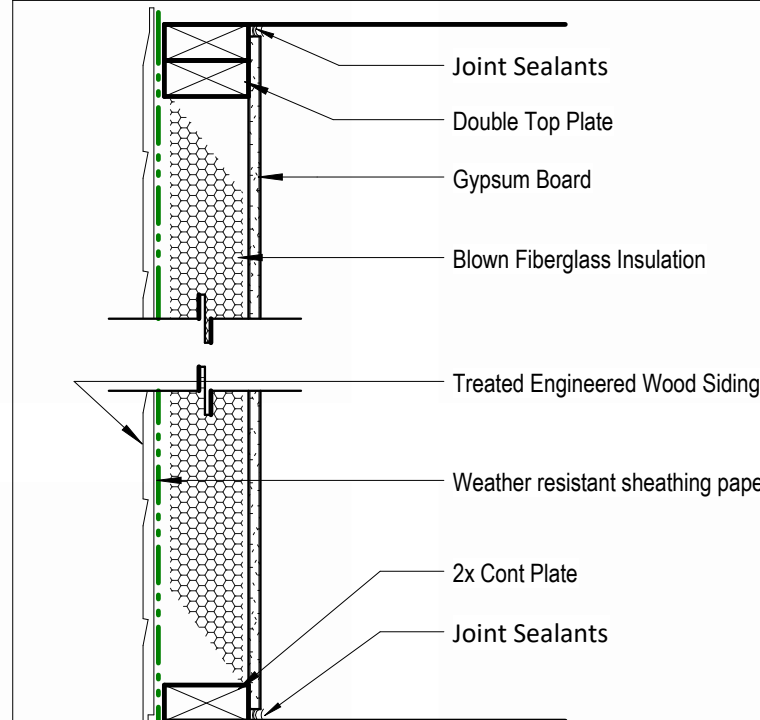


PARTITION SYSTEM:  
GYPSUM FURING PARTITION

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

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

RELEASE FOR CONSTRUCTION  
AS NOTED FOR PLAN REVIEW  
DEVELOPMENT SERVICES  
LEE'S SUMMIT, MISSOURI  
10/09/2024

## 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

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, M7.5)
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 requirements of the 2018 IRC Section E3508.1.2 in providing a connection with no less than the required minimum of steel.
15. Compliance with the requirements 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



LOT 141 - HOOK FARMS

2626 SW FIREFLY LN, LEES SUMMIT, MO 64082

NOT FOR  
CONSTRUCTION

Original Issue Date: Progress Print  
Issue Date

REVISIONS  
Number Description Date



OCTOBER 2, 2024

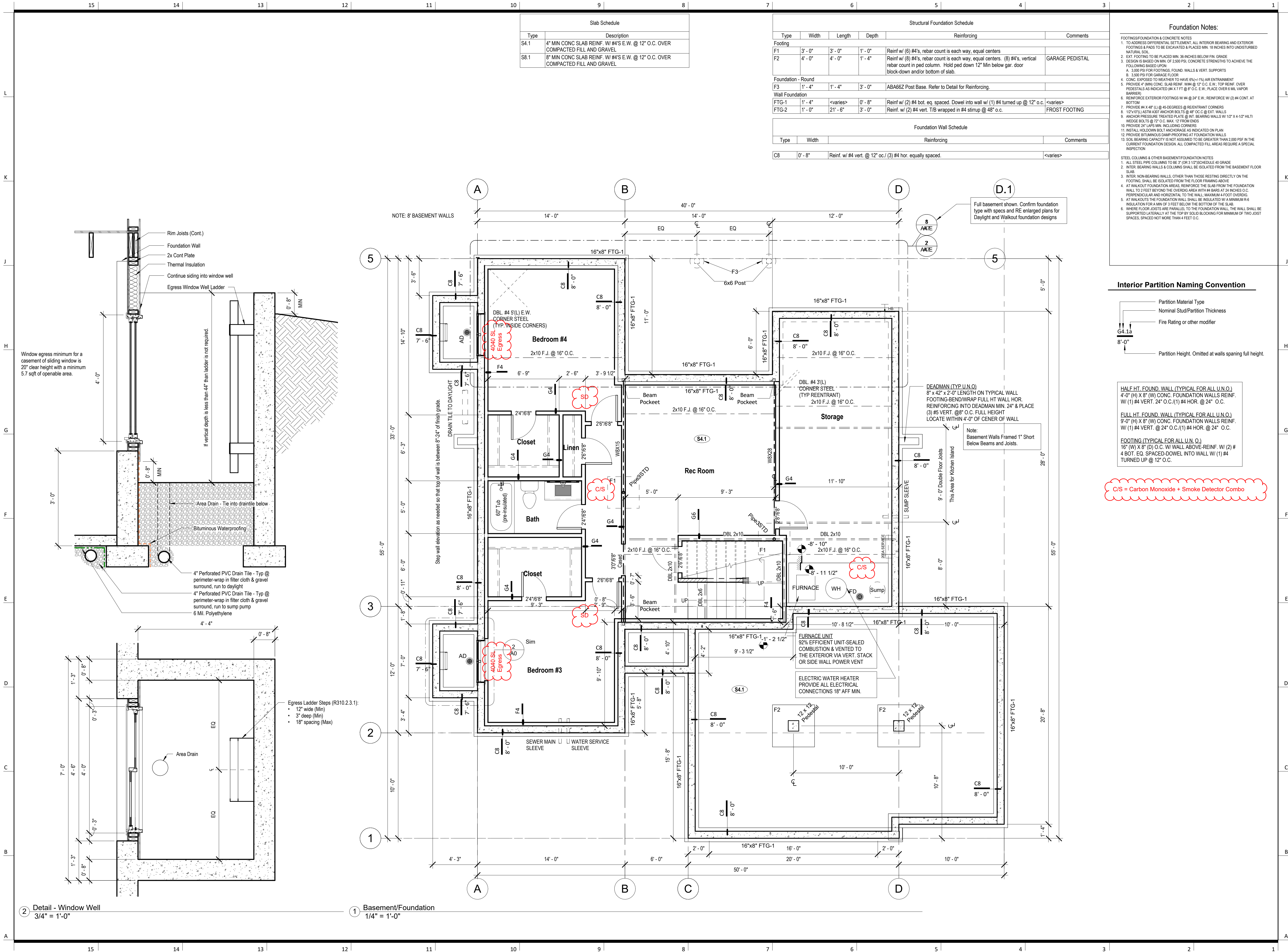
Progress  
Print

PLAN DESCRIPTION: Greystone

00

Project No. Project Number

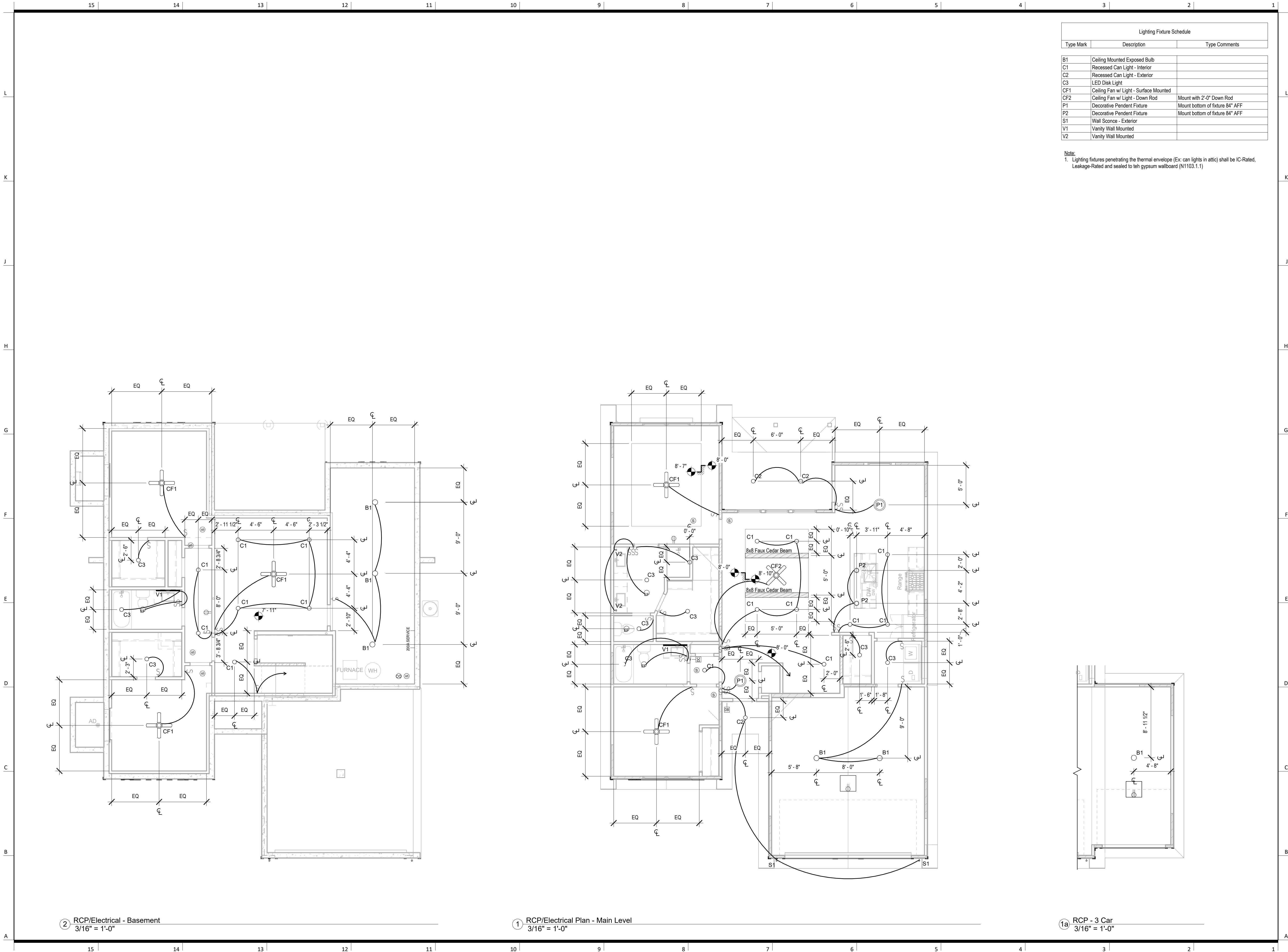












# LOT 141 - HOOK FARMS

2626 SW FIRELY LN, LEES SUMMIT, MO 64082

architect:  
**Elevate Design + Build**  
350 SW Longview Blvd  
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Lees's Summit, MO

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Number	DESCRIPTION
DATE	

RCP/Electrical Plan

# A2

Project No.

Project Number  
AS NOTED FOR PLAN REVIEW  
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LEE'S SUMMIT, MISSOURI  
10/09/2024



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**REVISIONS**

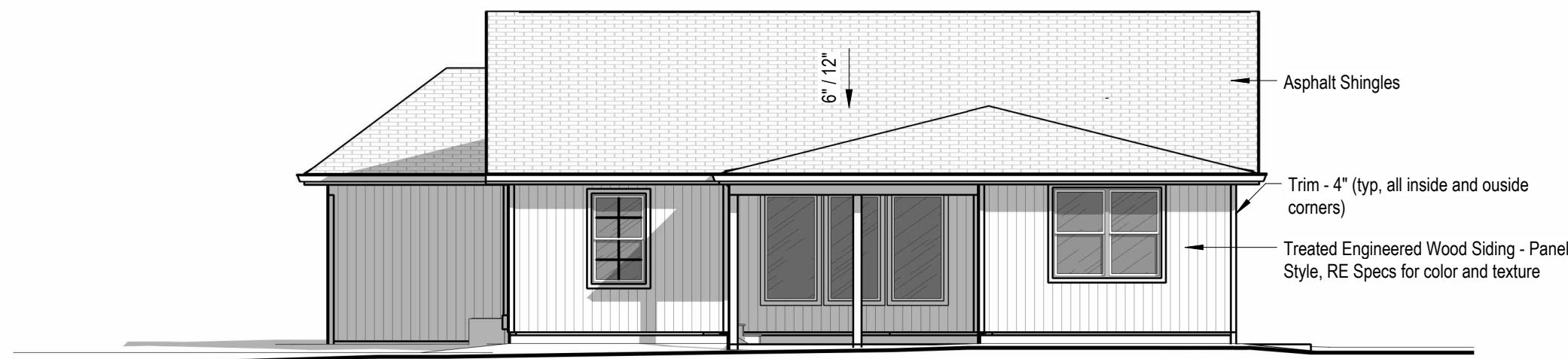
Number	DESCRIPTION	DATE
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Elevations

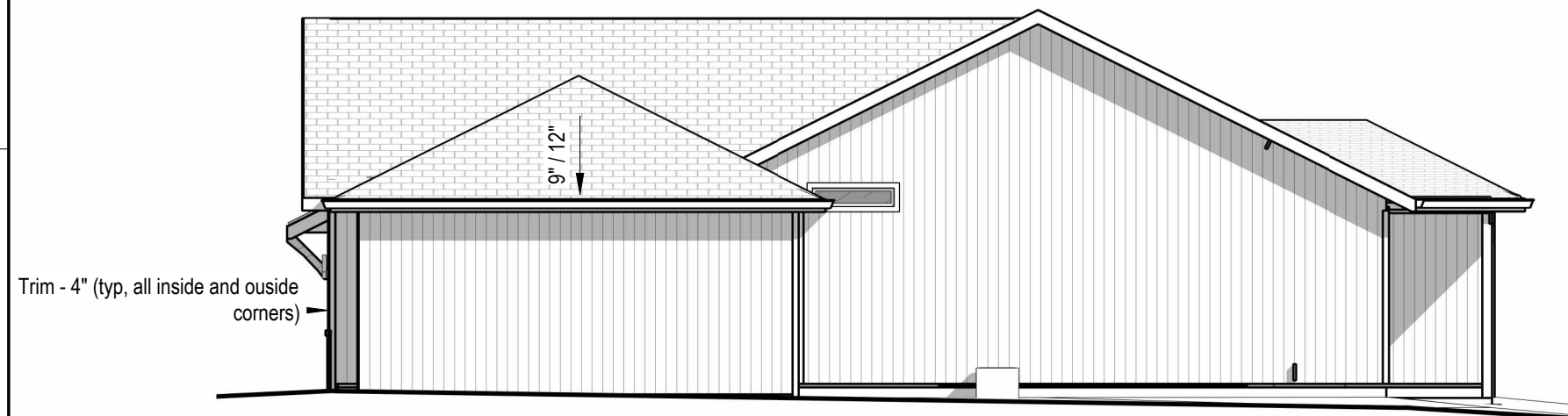
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Project No.

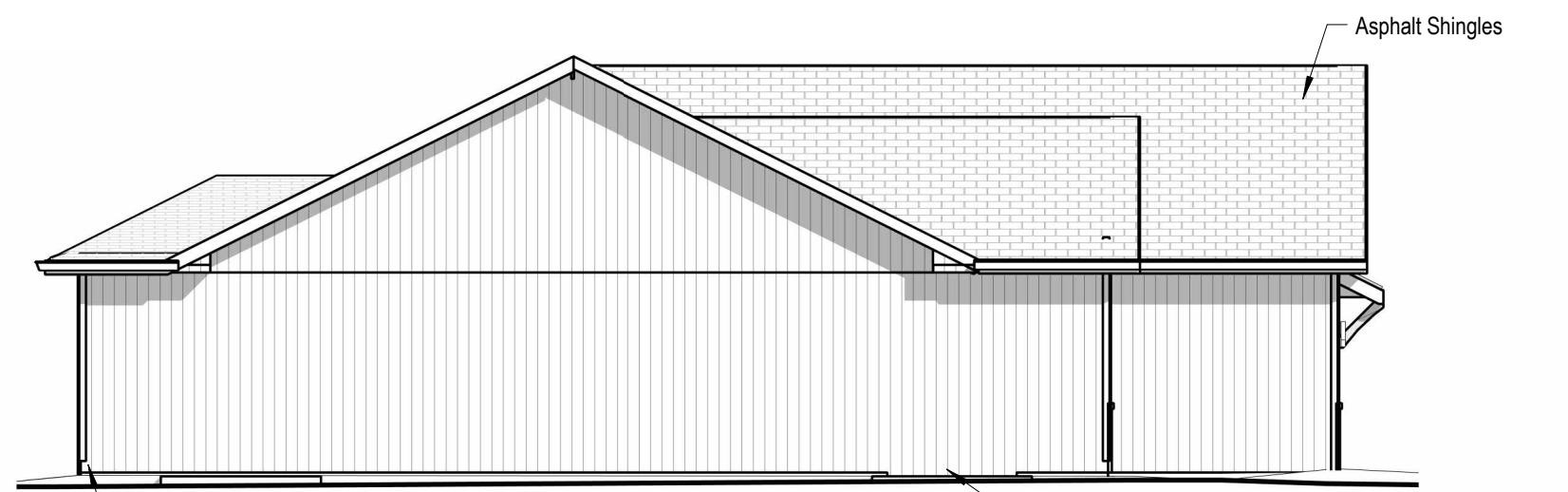
Project Number  
AS NOTED FOR PLAN REVIEW  
DEVELOPMENT SERVICES  
LEE'S SUMMIT, MISSOURI  
10/09/2024



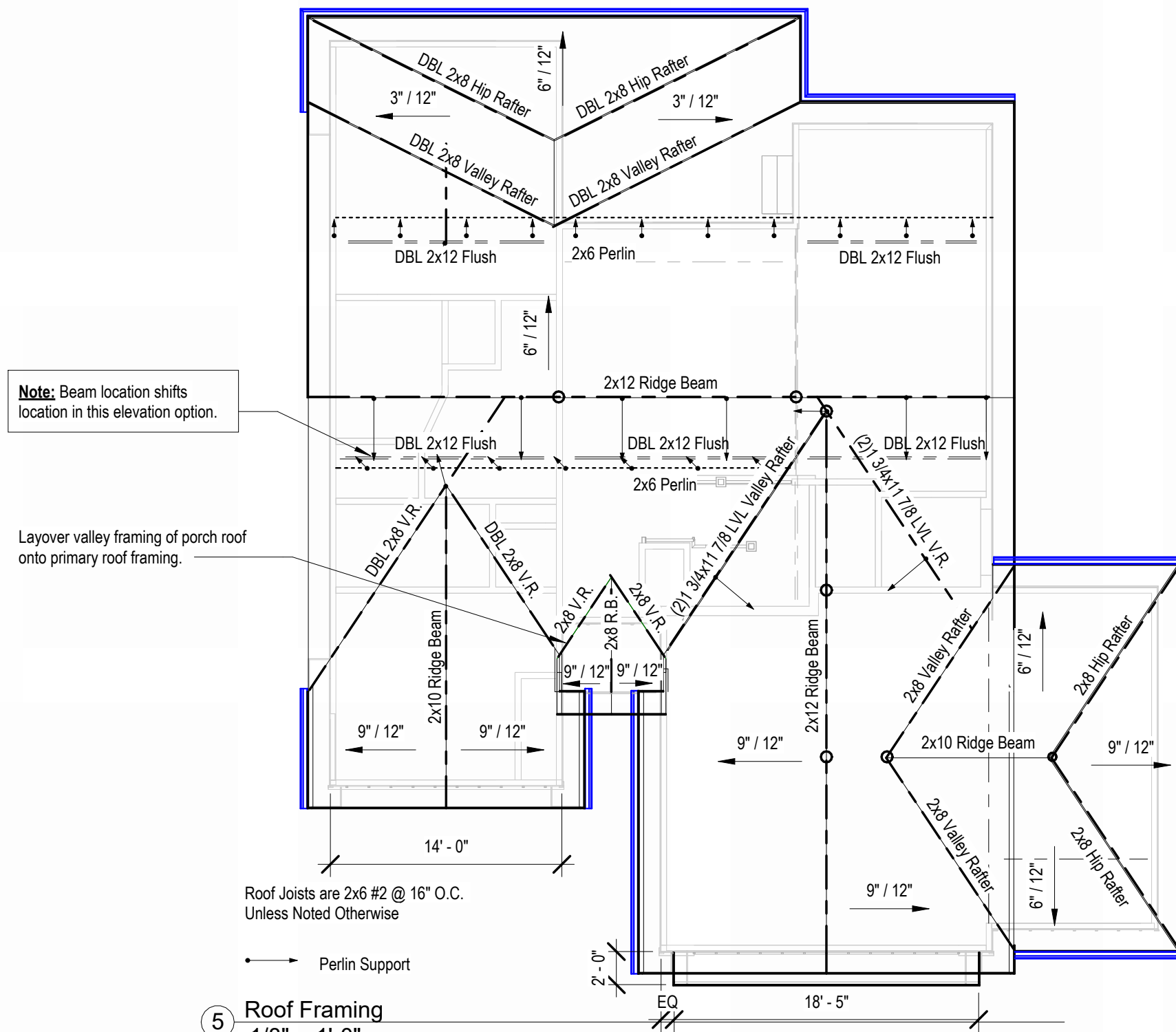
④ Back Elevation  
1/8" = 1'-0"



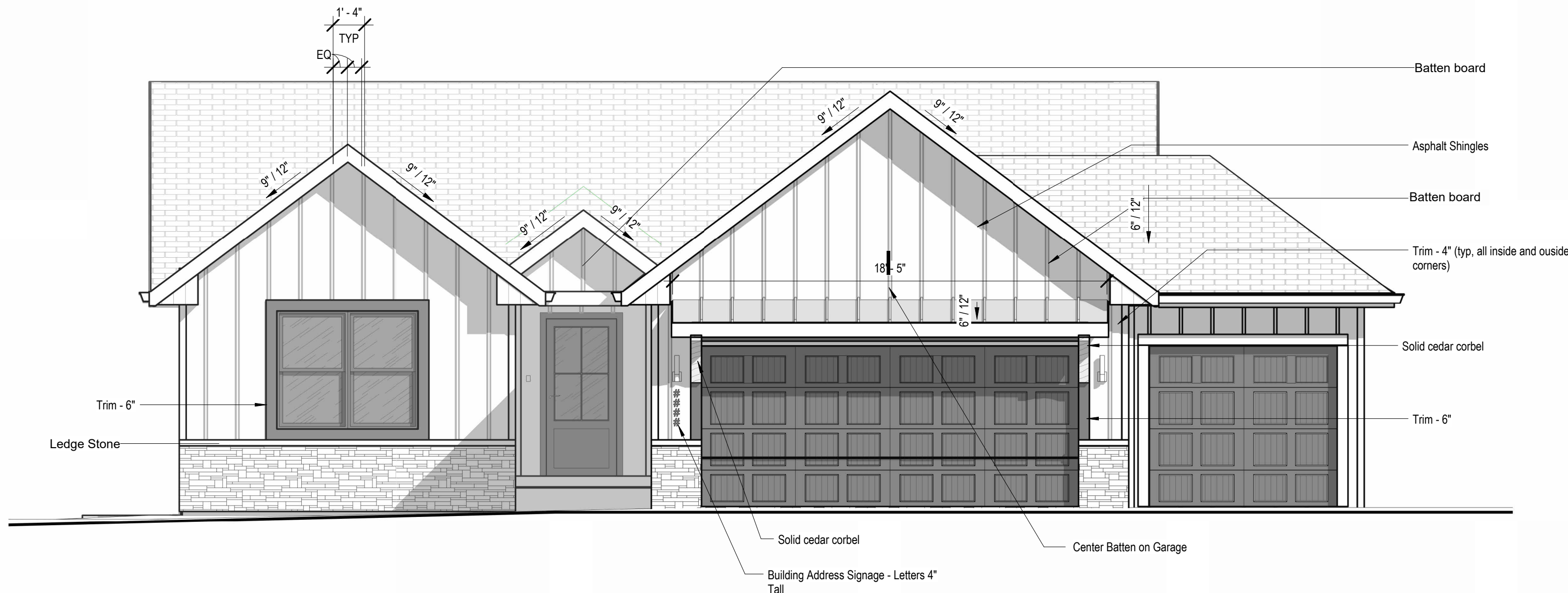
③ Right Elevation  
1/8" = 1'-0"



② Left Elevation  
1/8" = 1'-0"



⑤ Roof Framing  
1/8" = 1'-0"



① Front Elevation - Farmhouse  
1/4" = 1'-0"



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

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Issue Date:      Issue Date  
**REVISIONS**

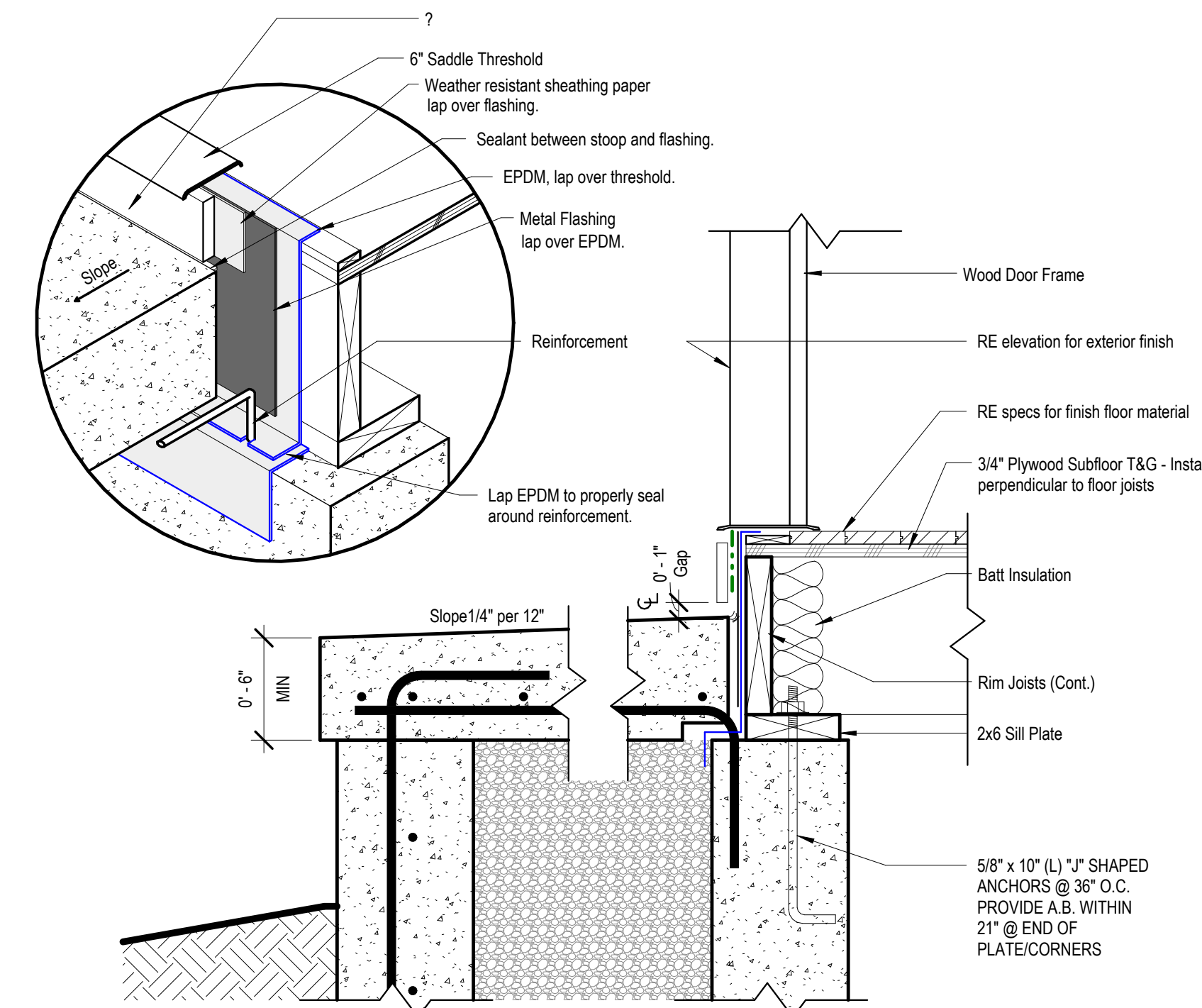
Number      DESCRIPTION      DATE

Details

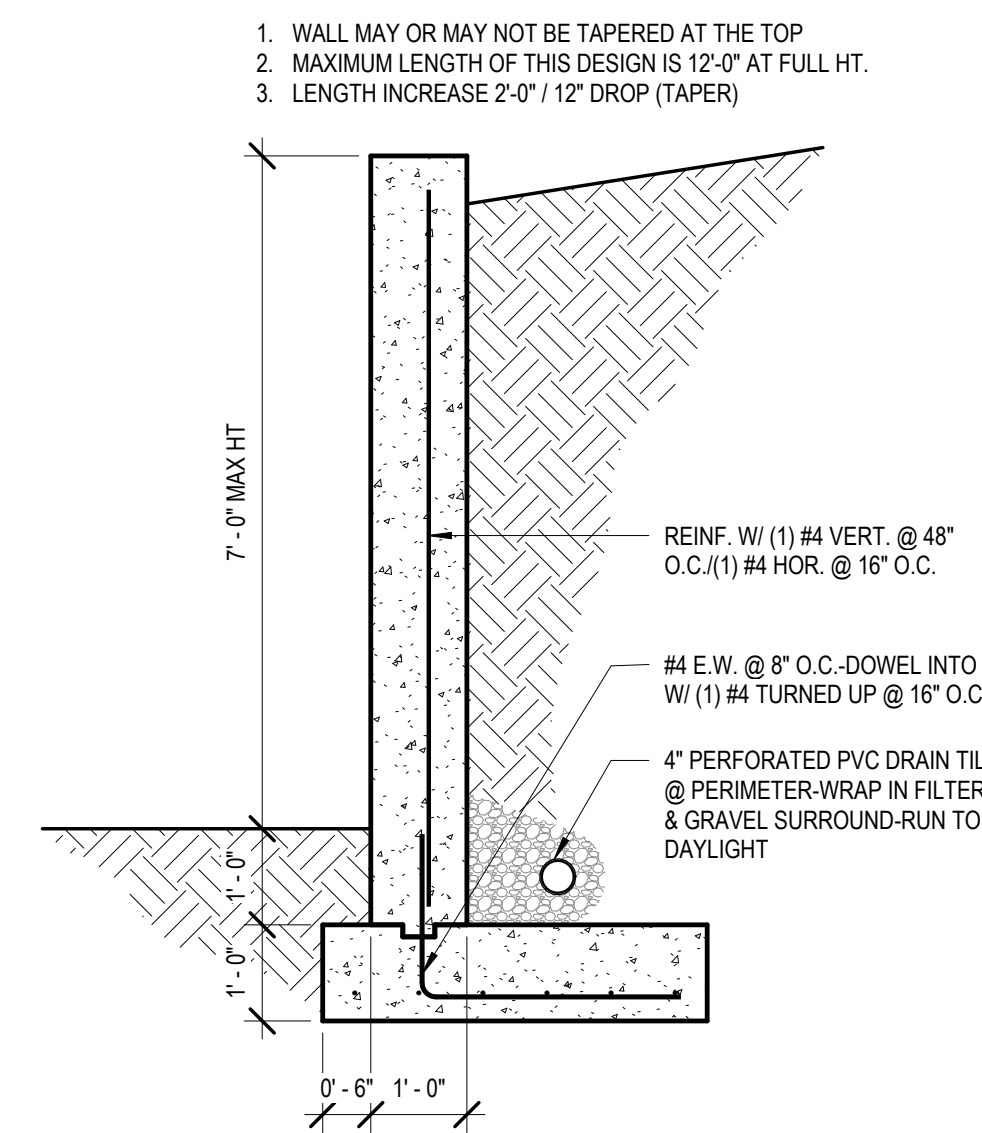
A5

Project No.

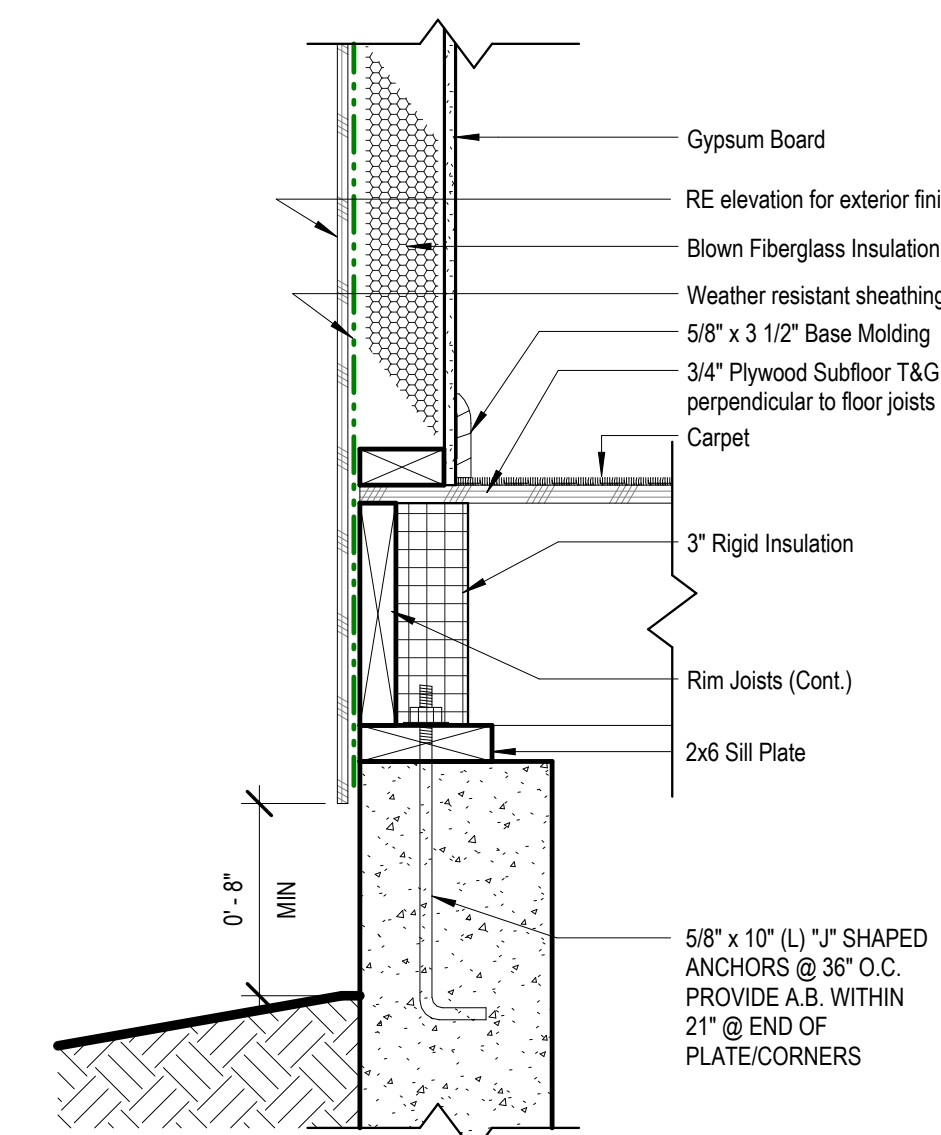
Project Number  
AS NOTED FOR PLAN REVIEW  
DEVELOPMENT SERVICES  
LEE'S SUMMIT, MISSOURI  
10/09/2024



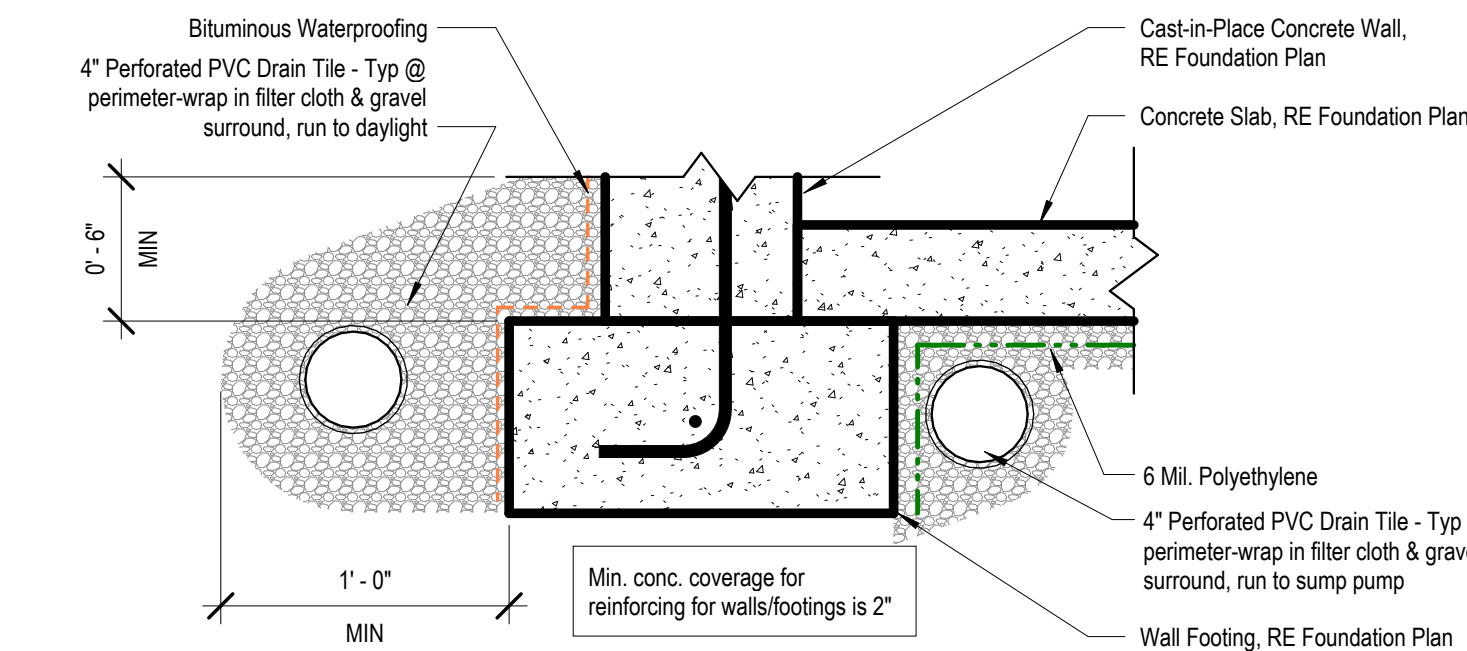
5 Detail - Front Stoop  
1 1/2" = 1'-0"



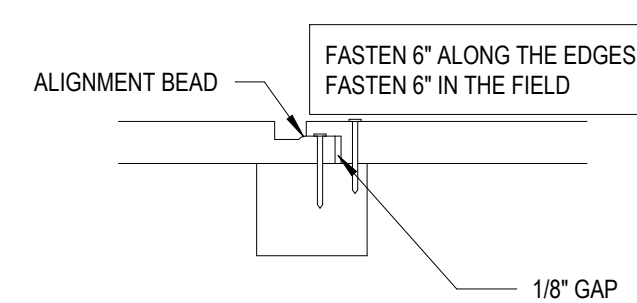
4 RETAINING WALL DESIGN1  
1/2" = 1'-0"



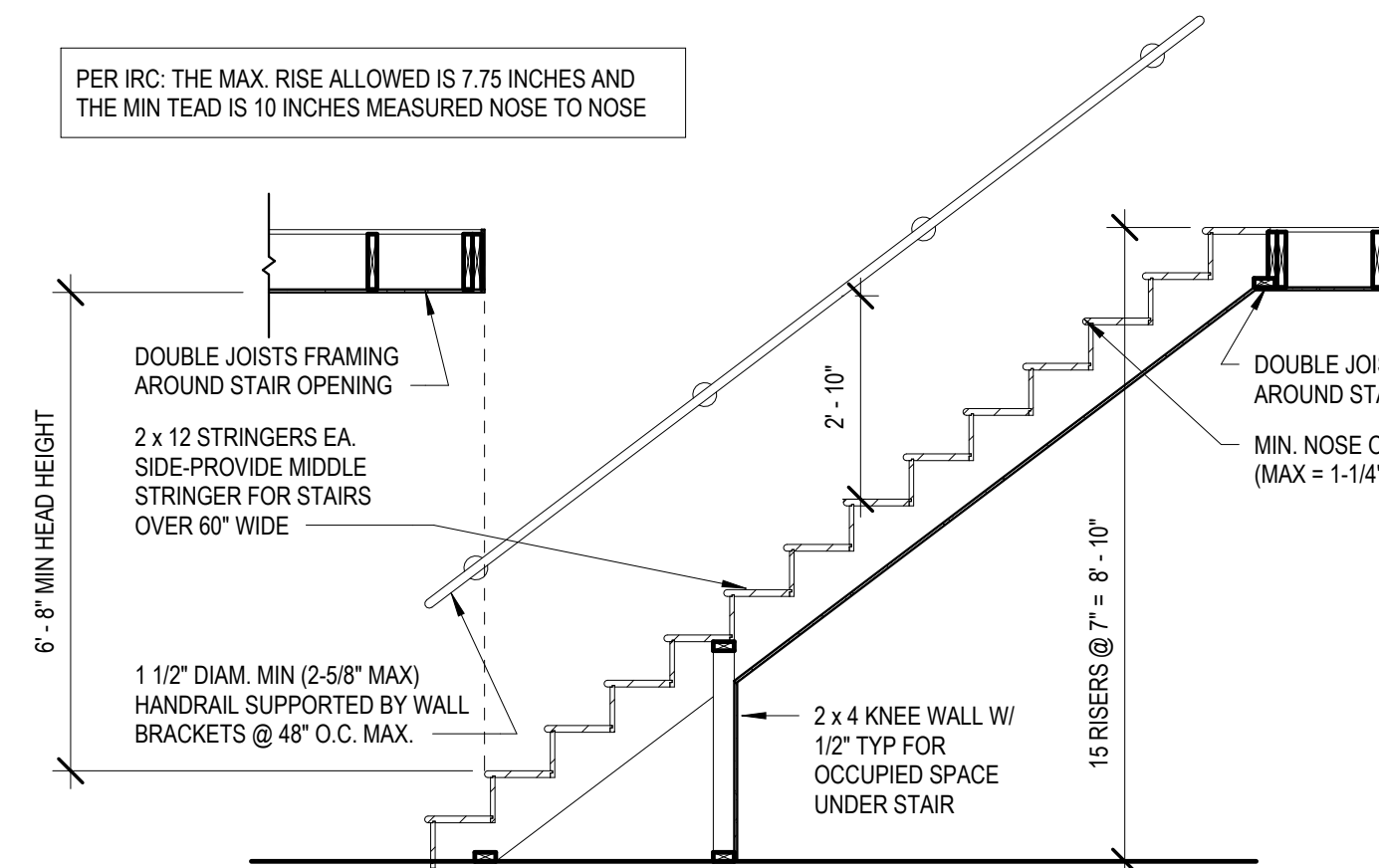
3 Detail - Top of Foundation Wall1  
1 1/2" = 1'-0"



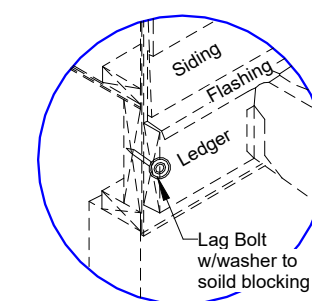
1 Detail - Footing  
1 1/2" = 1'-0"



2 SMARTSIDE PANEL NAILING PATTERN1  
3" = 1'-0"

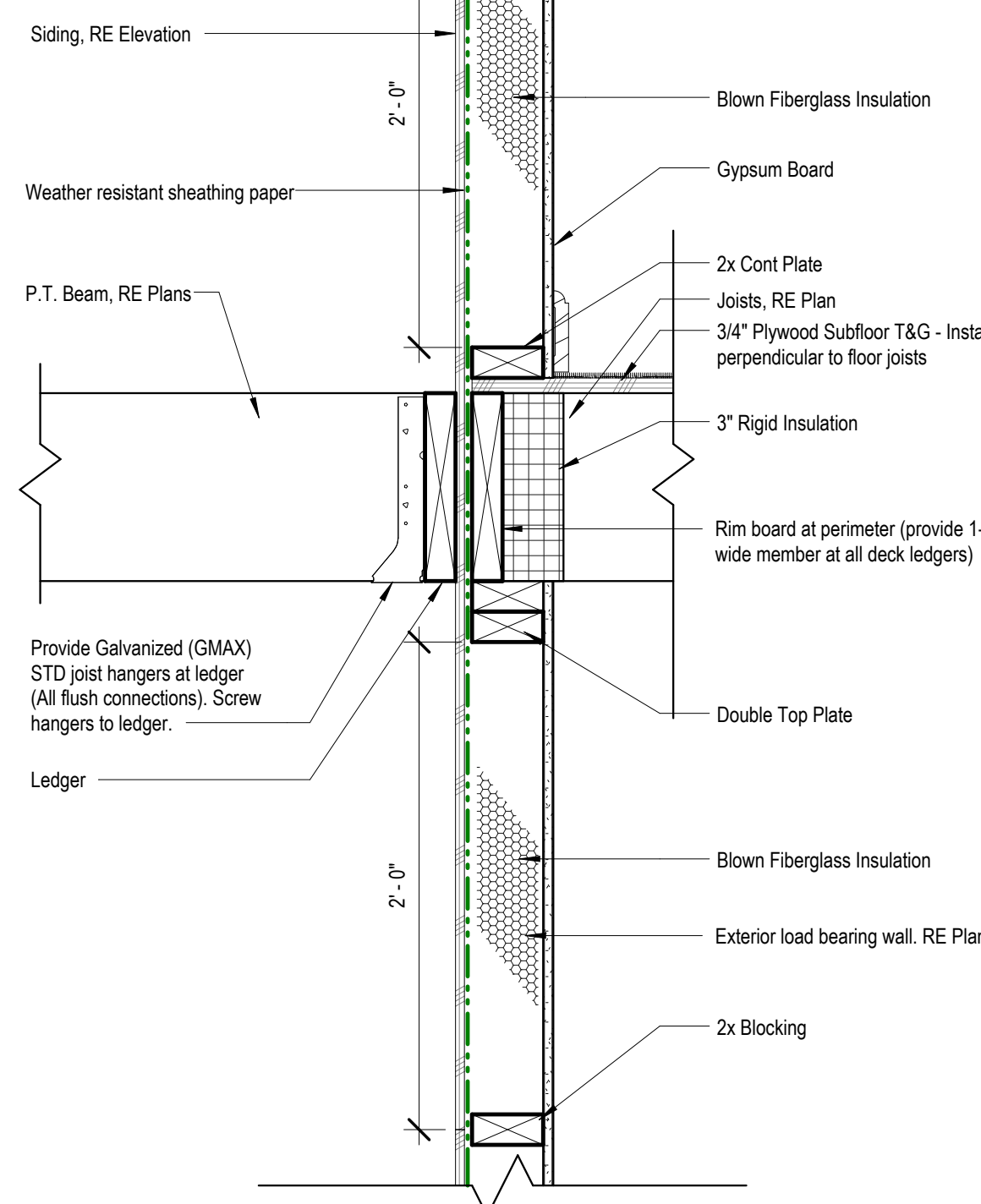


6 TYP STAIR SECTION/REQUIREMENTS1  
3/8" = 1'-0"

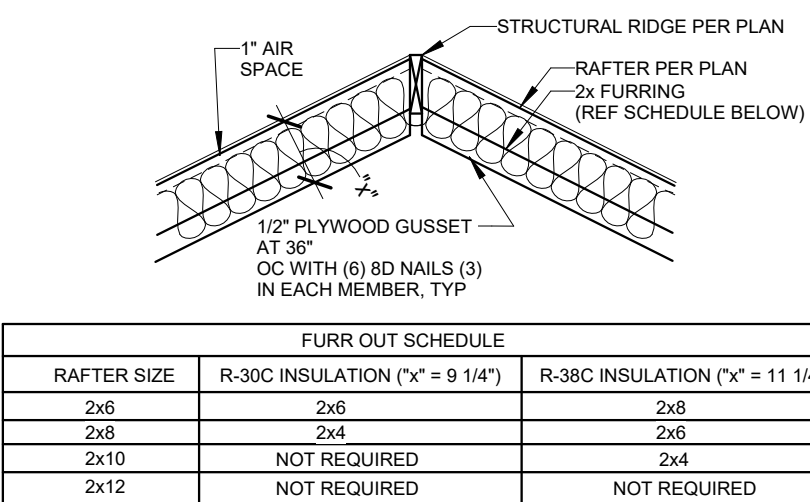


- Deck Ledger Attachment
- (2) Lags required at EA, and 2" from ends
  - Provide 1 X 4 treated spaced behind EA. lag
  - Provide lags in EA, joist space w/ (2) every other space, 2" from edges
  - MIN size lag is 1/2" diam x 6" length
  - Provide flashing between rim joists & ledger.

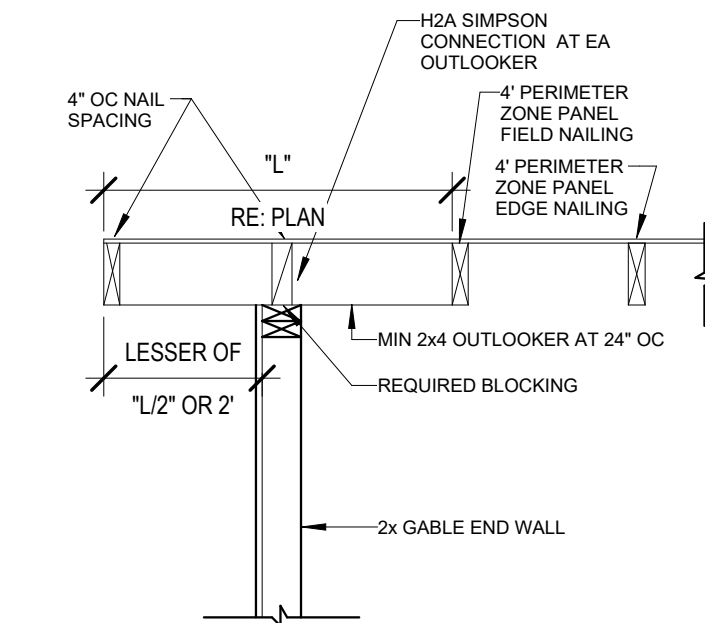
Sheathing shall be continuous  
at floor with no splices within  
2' of top and bottom plates.



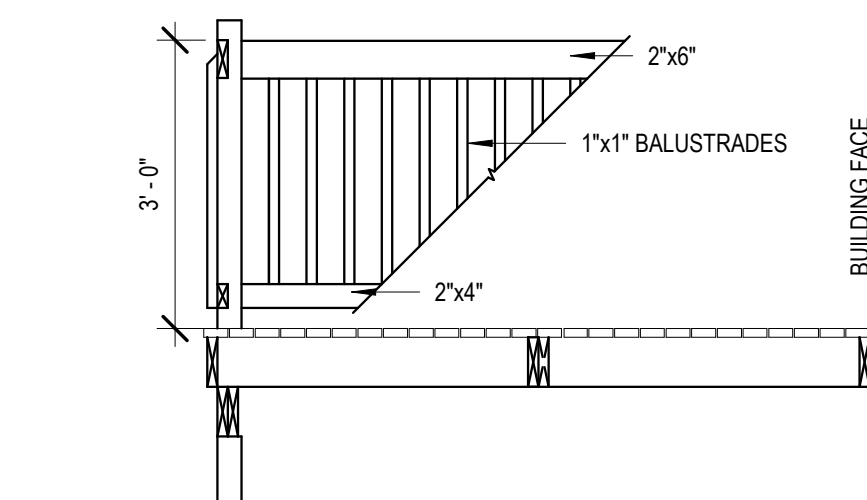
10 Lateral Deck Connection  
1 1/2" = 1'-0"



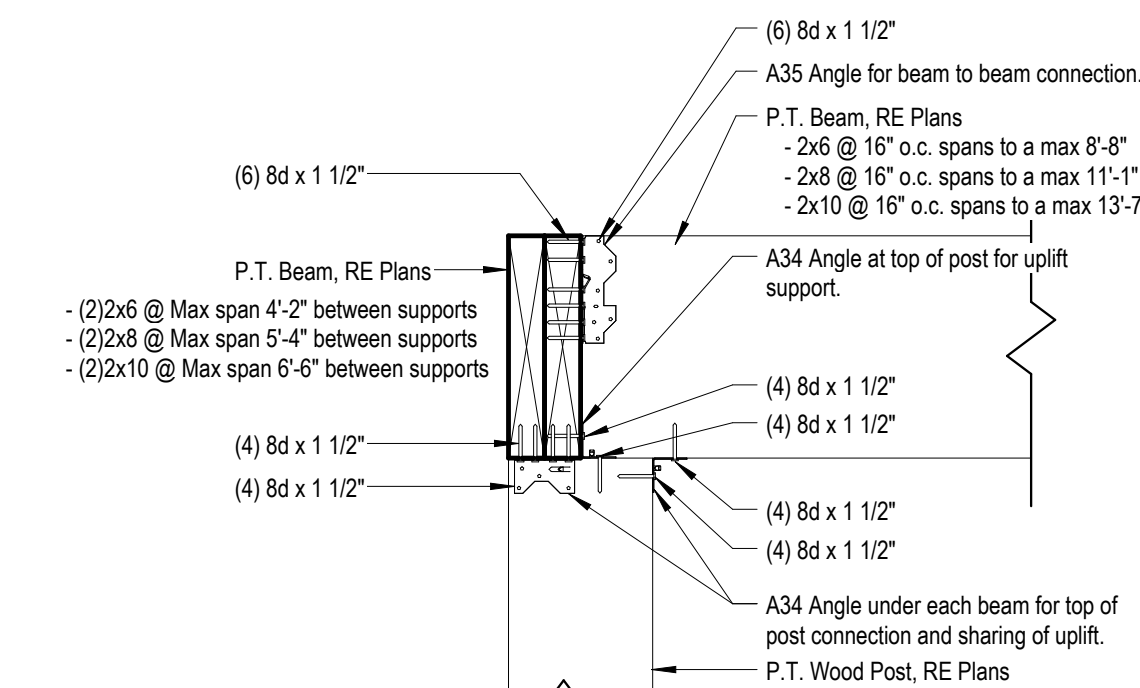
12 Rafter Furr Down Requirments  
1" = 1'-0"



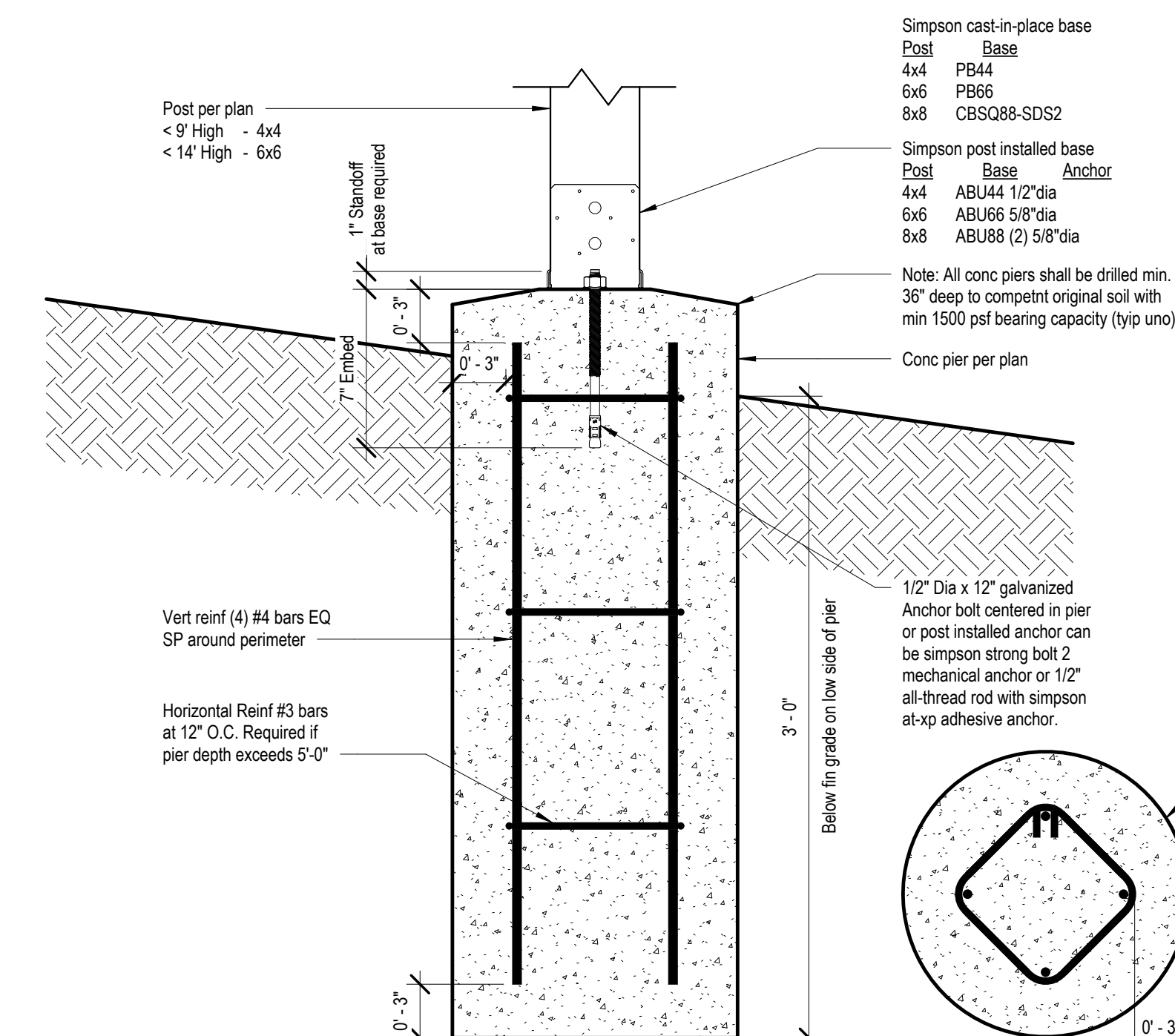
7 Gable Framing Requirements  
1" = 1'-0"



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



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



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

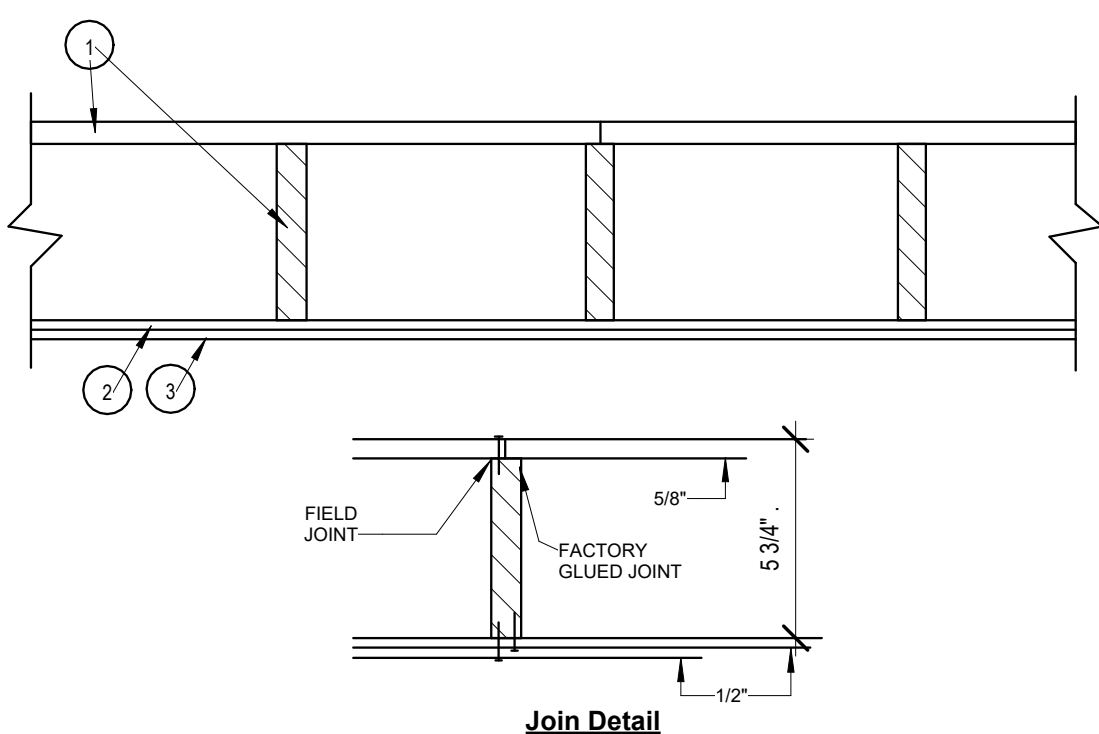


## Design No. L504

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 (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, 886 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.

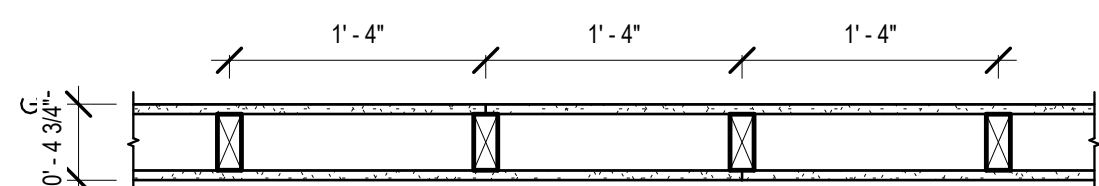
**AMERICAN GYPSUM CC** — Type AG-C

**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"



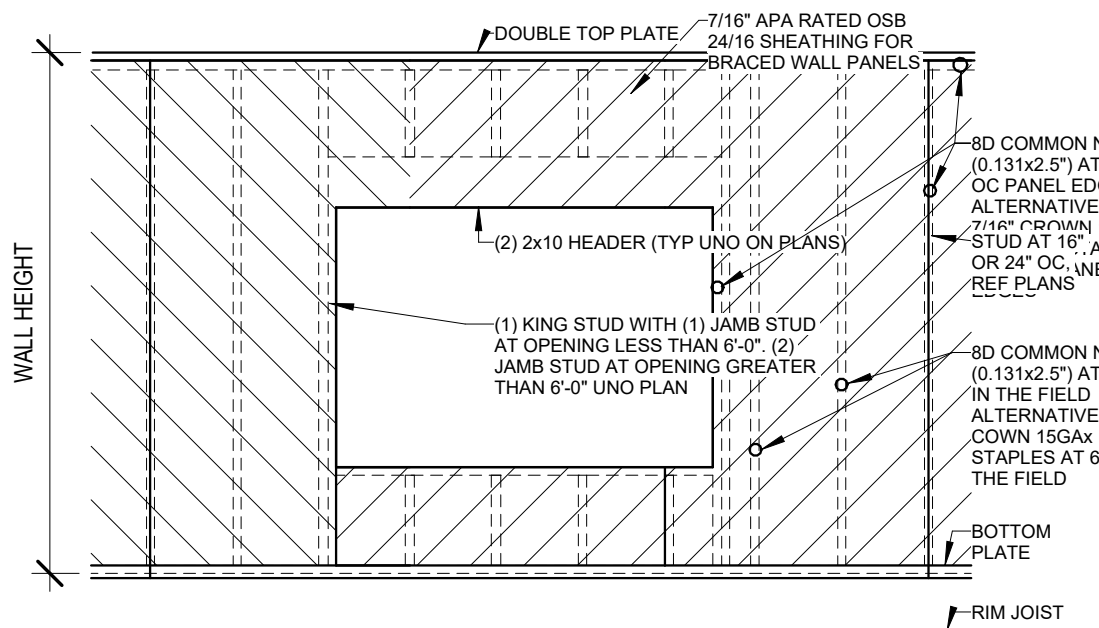
## ASSEMBLY OPTIONS:

**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™)

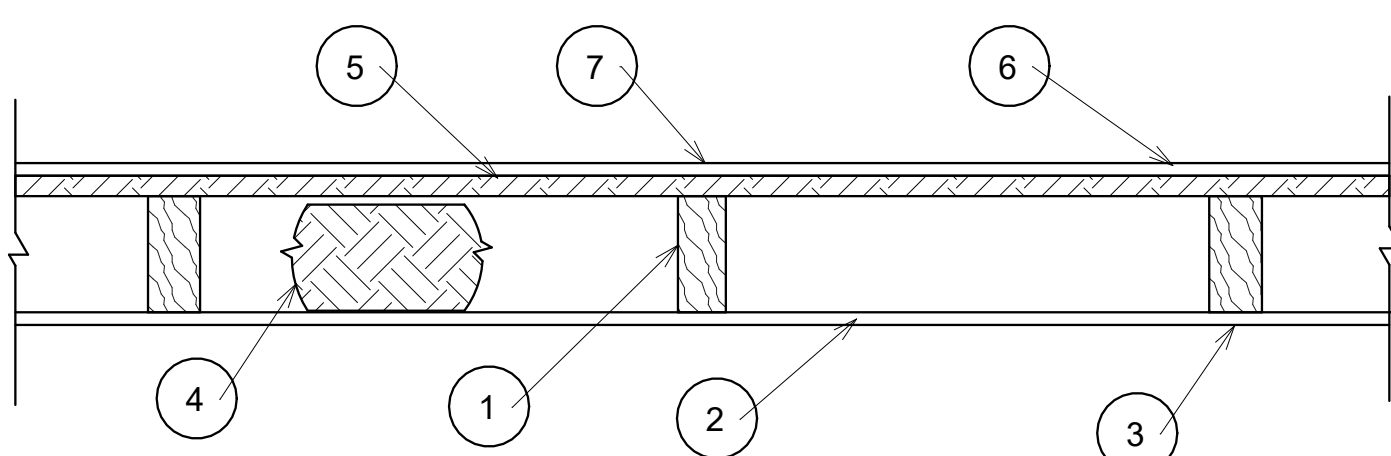
## UL #U305-1 HR WALL ASSEMBLY - INTERIOR, LOAD BEARING

⑥ Method CS-WSP  
1/2" = 1'-0"

## 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 5/8 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 in hot-dipped galvanized roofing nails spaced 8 in. OC.

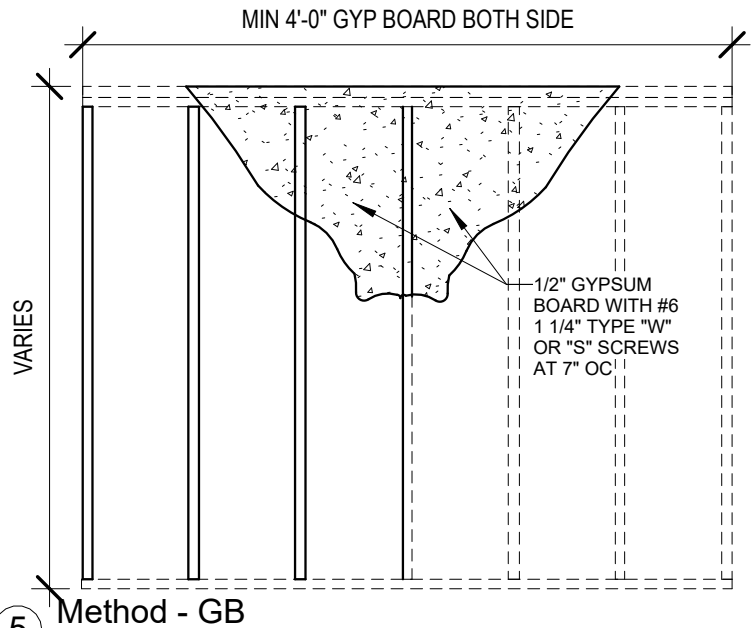
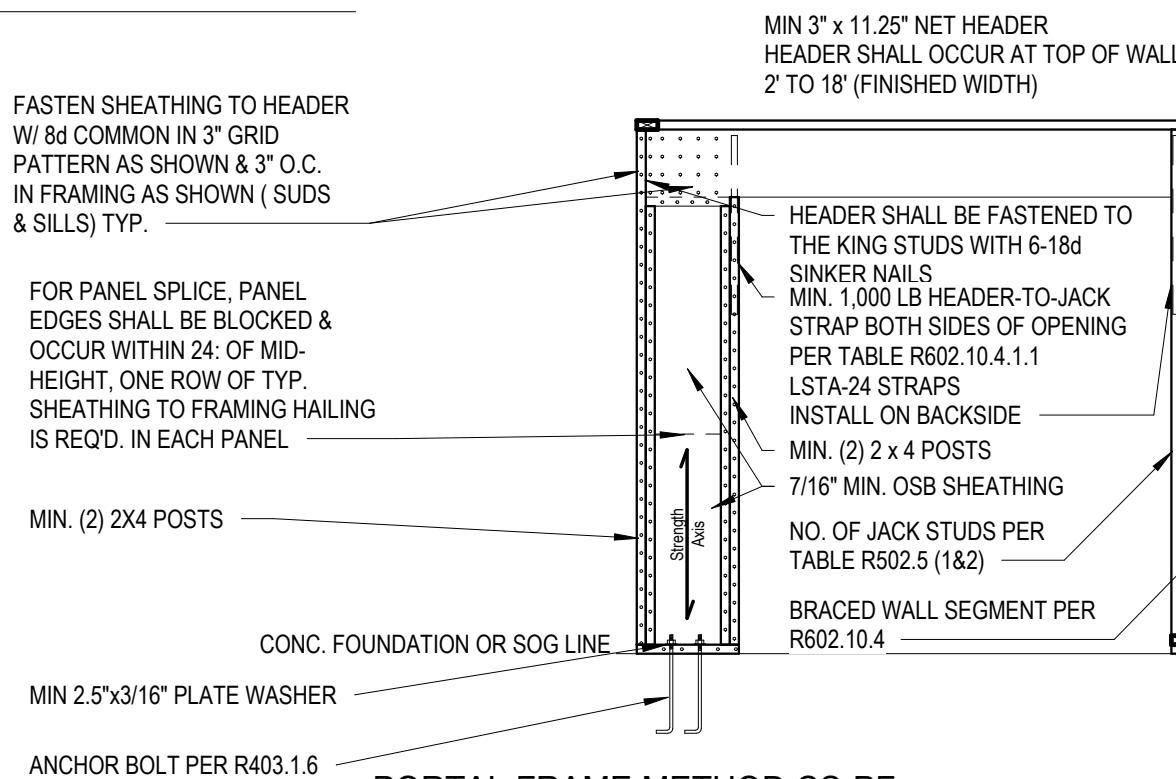
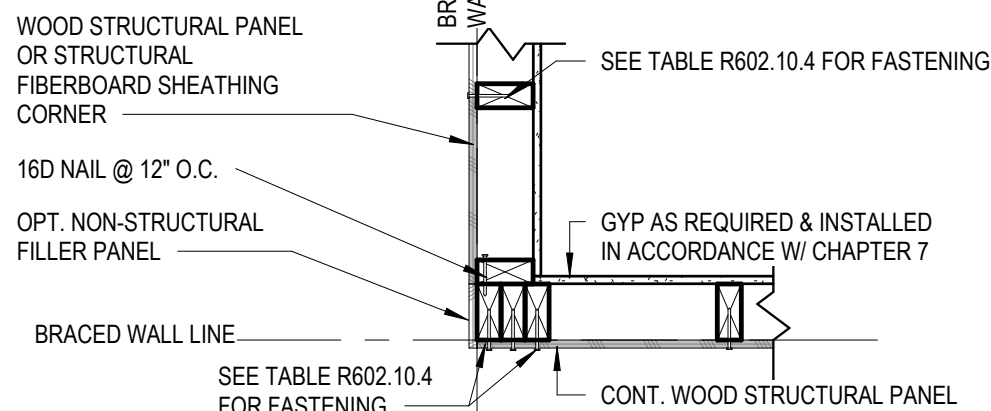
**UNITED STATES GYPSUM CO**-Type DCB.

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

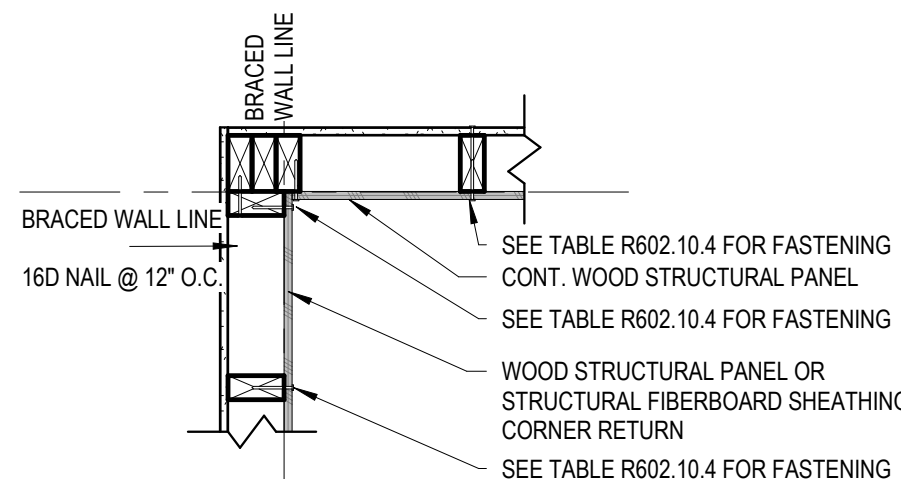
**8. Vapor Retarder, Water Barrier or Weather Resistive Barrier** - (Optional, not shown) -As required

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

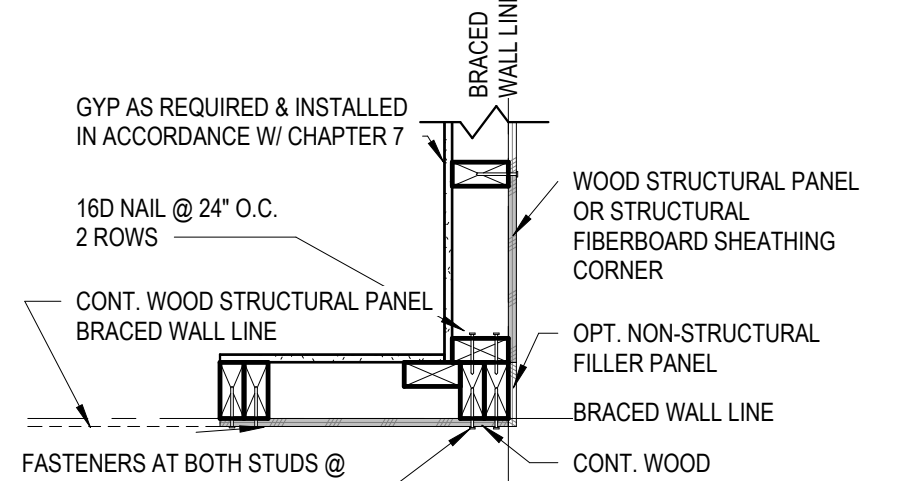
## UL #U303-1 HR WALL ASSEMBLY - EXTERIOR, LOAD BEARING

⑤ Method - GB  
1/2" = 1'-0"⑦ PORTAL FRAME METHOD CS-PF  
3/8" = 1'-0"

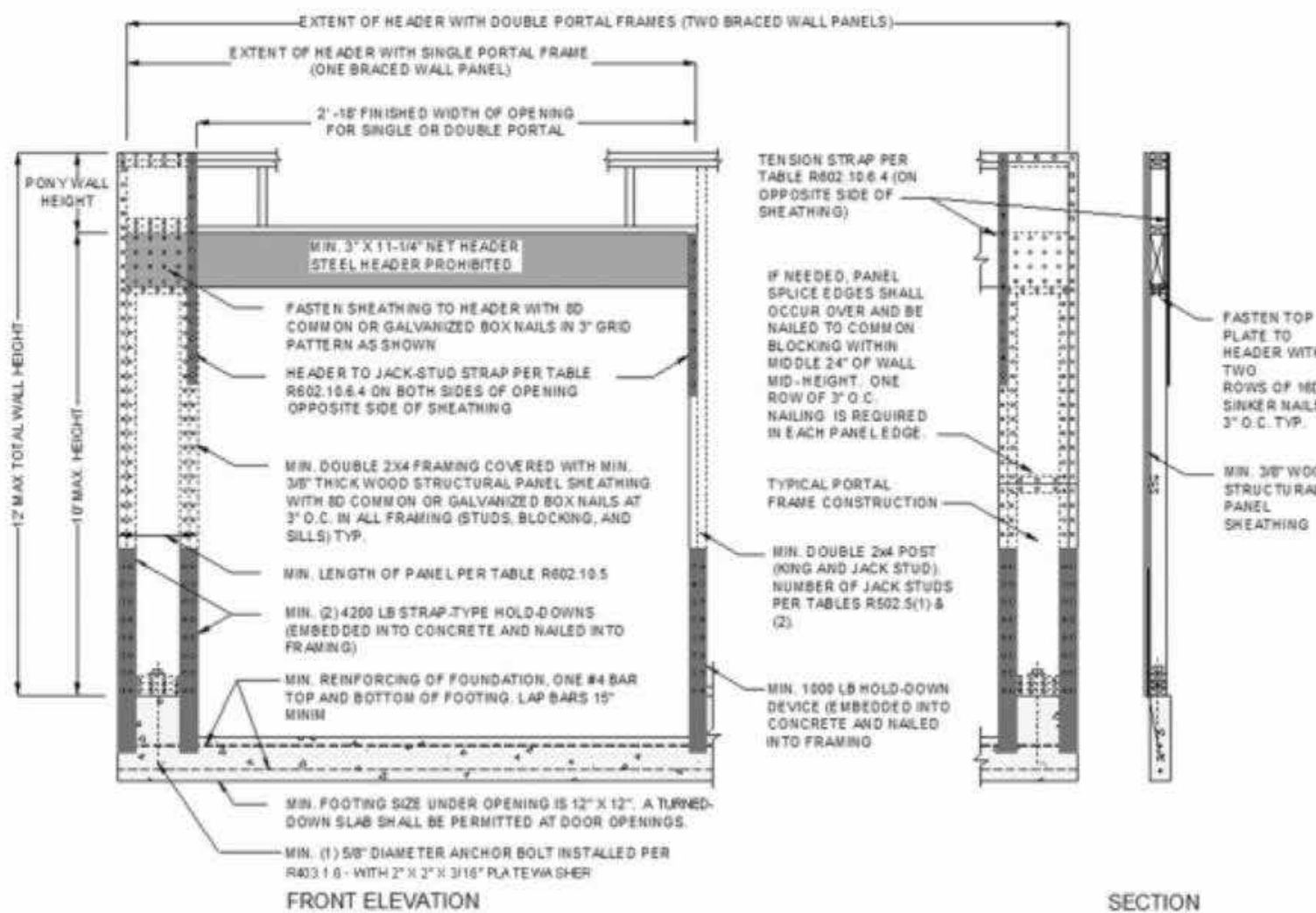
## OUTSIDE CORNER DETAIL



## INSIDE CORNER DETAIL



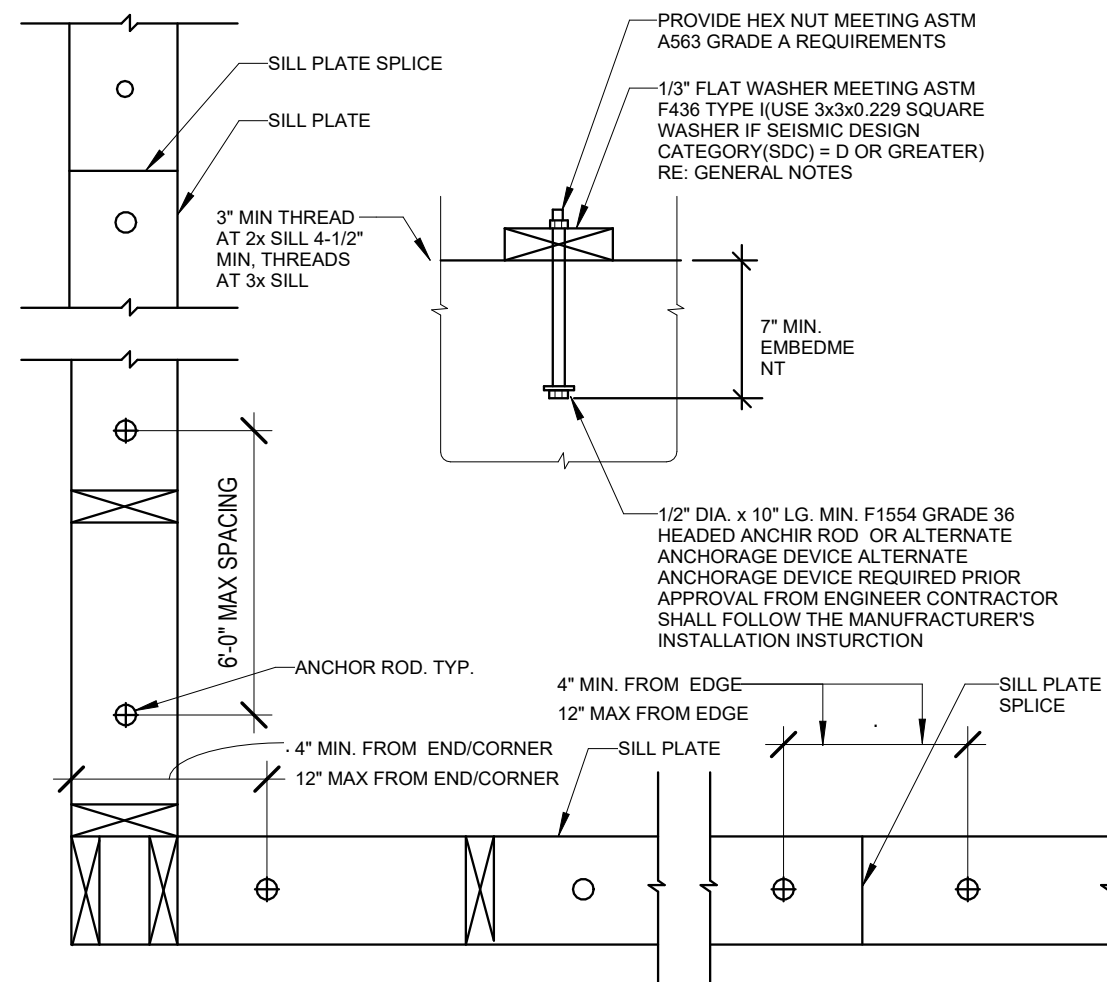
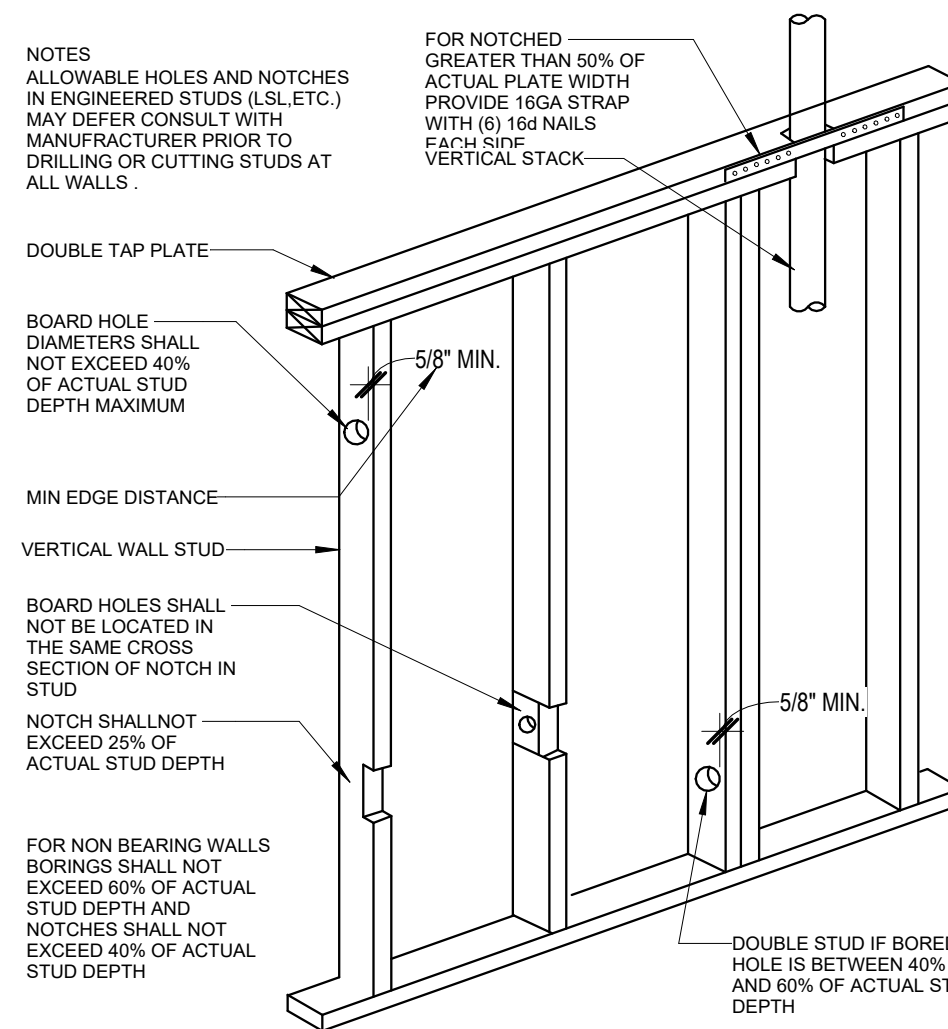
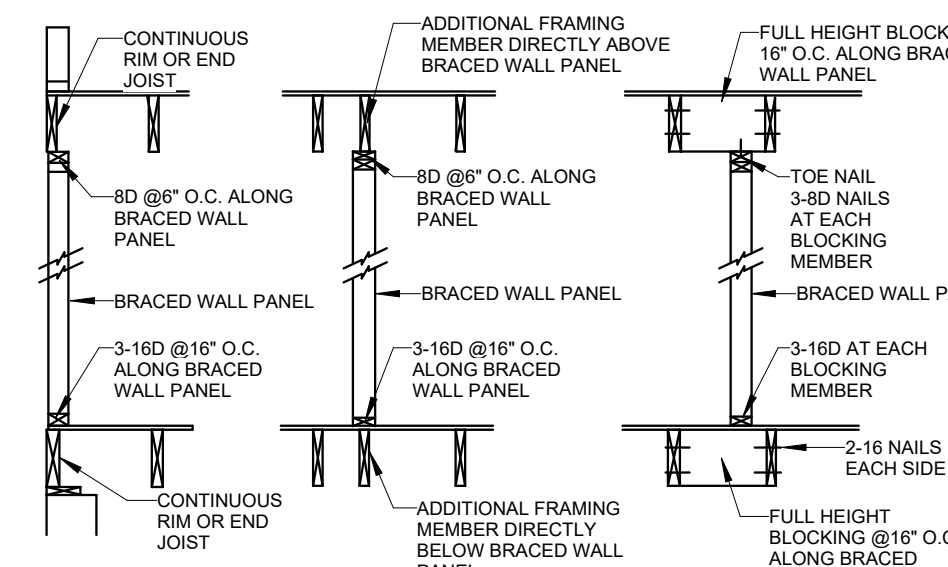
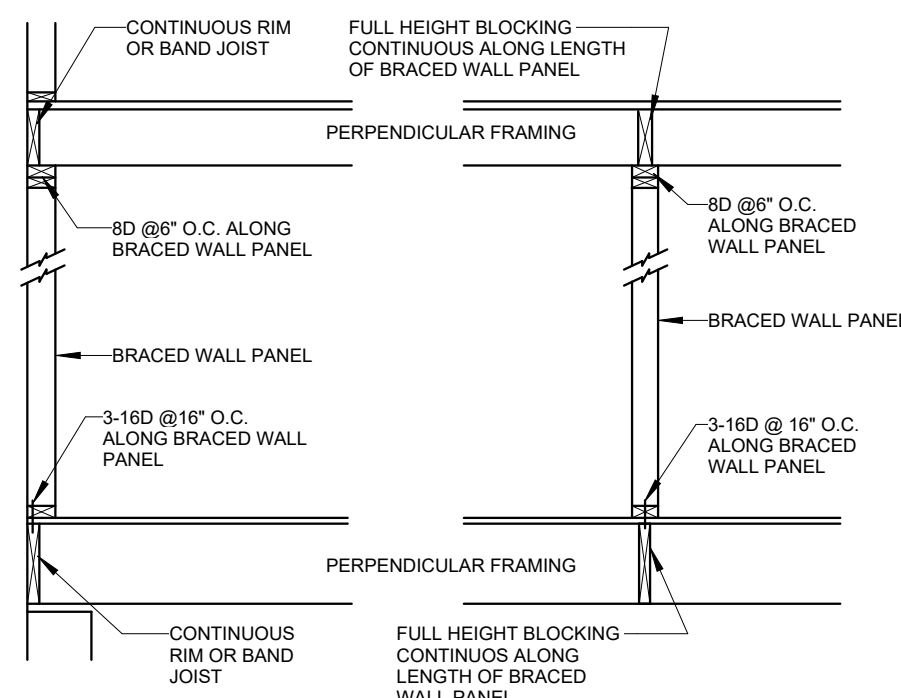
## GARAGE DOOR CORNER DETAIL

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

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

## FIGURE R602.10.6.2METHOD PFH—PORTAL FRAME WITH HOLD-DOWNS

## ⑨ PORTAL FRAME METHOD CS-PFH

② Sill Plate Layout/Details  
1" = 1'-0"③ Notching Requirments  
1" = 1'-0"④ Brace Wall Segment Attachment  
Ceiling/Floor  
1" = 1'-0"

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OCTOBER 2, 2024

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