

Greystone - Masterplan

Address: 2622 SW Farm Field Road, Lee's Summit, MO.
Lot 34 Hook Farms

General Information



Greystone - Masterplan

2018 Interior Energy Cons. Code (Table N1102.1.2)	
Doors & Windows:	U-0.32 MAX
Glazing SHGF:	0.40
Skylights:	U-0.55 MAX
Roof	
Attic Ceilings:	R-49 MIN
Vaults:	R-38 MIN
Vaults < 500sf:	R-30 MIN
Wood Frame Walls:	R-20 or R-13 + 5 MIN
Basement Walls:	R-13 or R-10 Continuous
Floor (over unconditioned):	R-19 MIN
Slab on Grade:	R-10 for 24" MIN
Ductwork:	R-8 MIN
Fuel Fired Furnace:	90% AFUE MIN
Electric Furnace:	No Minimum
Cooling System:	13 SEER MIN
Water Heater	
Gas Fired Storage:	0.67 EF MIN
Gas Fired Instant:	0.62 EF MIN
Electric Storage:	0.97 EF MIN
Electric Instant:	0.93 EF MIN

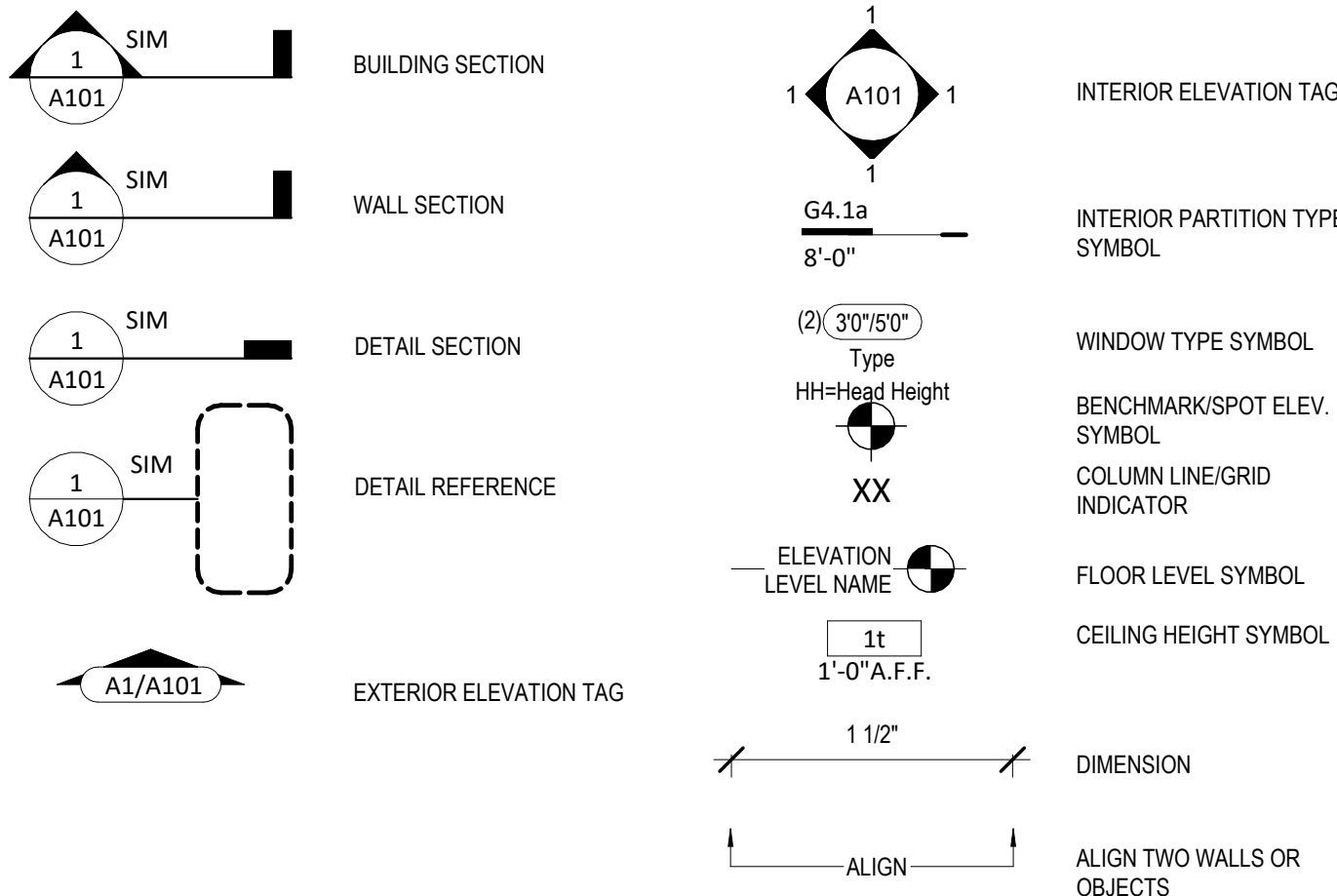
An energy efficient certificate is required to be posted in or on the electrical panel before the final inspection. The certificate will be provided with all new residential permits. It is the permit holder/contractor's responsibility to ensure the certificate has accurate information and is posted before final inspection - Owner/Contractor is responsible for meeting the prescriptive requirements of IRC chapter 11 unless a HER Index Analysis for Performance Compliance based on the plans is submitted to the AHJ for approval.

IRC 2018	
Ground Snow Load:	20PSF
Wind Speed:	115mph
Topography Effects:	No
Seismic Design Category:	A
Damage From Weather:	Severe
Frost Line Depth:	36 inches
Termite:	Moderate to Heavy
Winter Design Temperature:	6 F
Ice Barrier Underlayment:	Yes
Flood Hazard:	
Air Freezing Index:	927 or less
Mean Annual Temperature:	55.5 F

- Whole House Mechanical Ventilation System is required for any dwelling with air infiltration at a rate of less than 5 air changes per hour (at ACH50 standard R303.4).
- Carbon monoxide detectors required (R315)
- Steel columns shall be minimum schedule 40 (R507.2)
- Deck Ledger attachment to house shall be per Tables 507.9.1.3.
- New provisions for attachment of rafters, trusses and roof beams. (R802.3 and R802.11)
- Programmable thermostat required (N1103.1.1)
- Air handlers shall be rated for Maximum 2% air leakage rate (N1103.2.2.1)
- Building cavities used as return air plenums shall be sealed to prevent leakage across the thermal envelope. (N1103.2.3)
- Certain hot water pipes shall be insulated (N1103.4)
- All exhaust fans shall terminate to the building exterior (M1507.2)
- Makeup air system required for kitchen exhaust hoods that exceed 400 CFM M1503.4
- Building cavities in a thermal envelope wall (including the wall between the house and garage) shall not be used as return air plenums (unless the required insulation and air barrier are maintained) (M1601.1.1.#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
- 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

Sheet List	
Sheet No	Sheet Name
00	Cover Sheet
A101	Front Elevations
A102	Front Elevations
A103	Front Elevations
A301	Side Elevations - Full Basement
A302	Side Elevations - Daylight Basement
A303	Side Elevations - Walkout Basement
A401	Side Elevations - Full Basement
A402	Side Elevations - Daylight Basement
A501	Floor Plan - Main Level
A502	Floor Plan - Main Level
A503	Floor Plan - Main Level
A601	Roof Plan
A602	Roof Plan
A701	POD Options
A702	POD Options
A703	POD Options
A704	POD Options
A705	Floor Plan - Basement
A706	Front Elevations
A707	Floor Plan - Basement
A708	Side Elevations - Full Basement
A709	Roof Plan
A710	Floor Plan - Basement
A711	Side Elevations - Full Basement
A712	Roof Plan
A714	POD Options
A715	Front Elevations
A716	Cover Sheet
A801	Details
A802	Details
A803	Details
E101	RCP/Electrical Plan
E102	RCP/Electrical Plan - Structural Option
M102	Floor Plan - Structural POD Options 24" Extension HVAC
P101	RCP/Electrical Plan



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

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

- Change/Revision log:
- 2025/07/25:
- The Area Chart has been updated per new contract.
 - Front elevation changed to Farmhouse (ELV018+STR002+STR043).
 - Roof type changed to Farmhouse
 - The Daylight well option has been removed.
 - Extended Rec room has been changed to a smaller Rec room finish and a larger storage with expanded mech room under pantry.
 - The Primary bath option has been changed to STR010.
 - The bedroom #4 in Basement has been removed.
 - MEP option references have been updated accordingly.

- 2025/08/07:
- Changed label for basement bedroom from Bedroom #4 to Bedroom #3

Area - W/ Extended pantry	
Name	Area
Basement Finished	766 SF
Living Area	1401 SF
Dining Buffet	12 SF
	2180 SF
Basement Unfinished	399 SF
Deck	152 SF
Front Porch	24 SF
Garage	761 SF
Patio	152 SF
	1336 SF

Original Issue Date: Permit Set
10/1/2021

REVISIONS

Number Description Date



Permit Set

PLAN DESCRIPTION: Cover Sheet

RELEASE FOR CONSTRUCTION
AS NOTED ON PLANS REVIEW
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00

Project No.

Greystone - Masterplan

architect:
Elevate Design + Build
1040 SW Luttrell Road
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816.622.8826 voice
www.elevatedesignbuildkc.com

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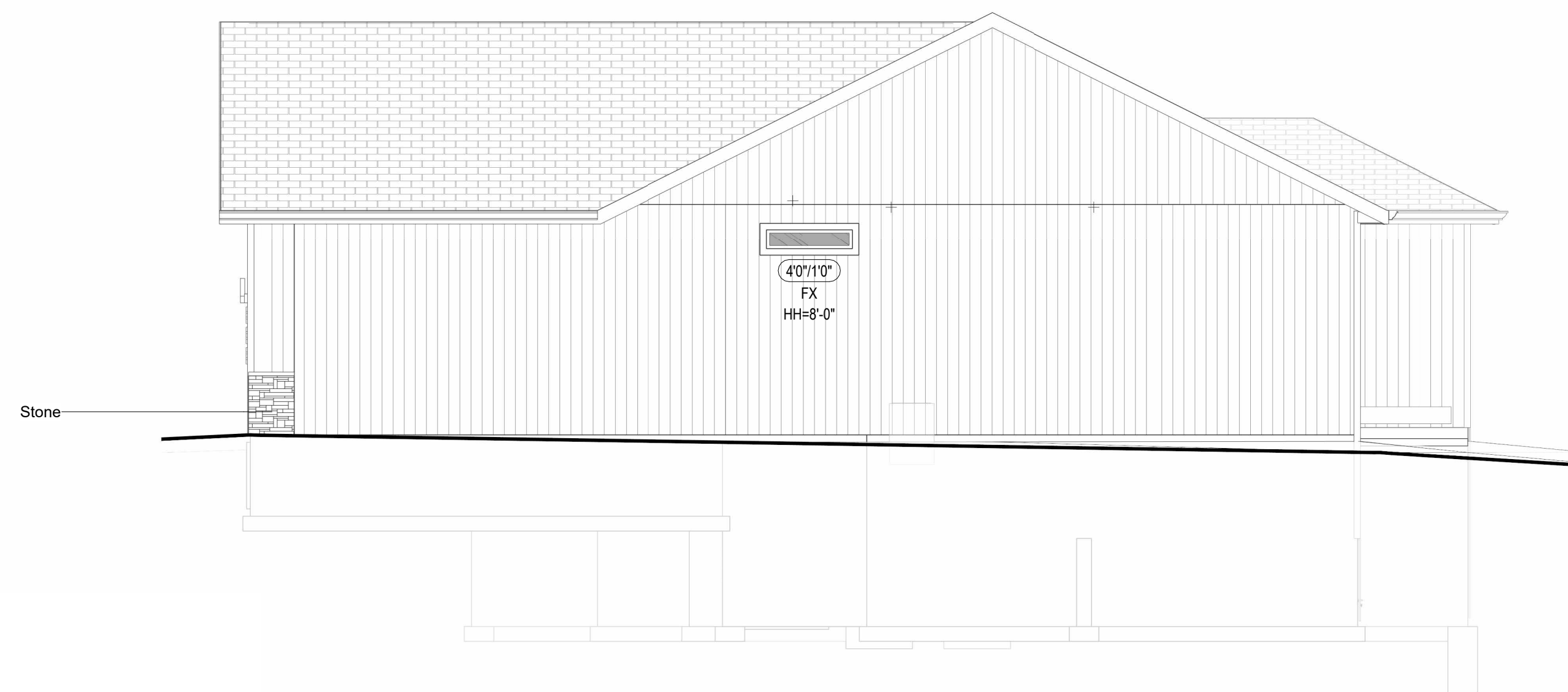
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Side Elevations - Full Basement -
Farmhouse

DATE ISSUED

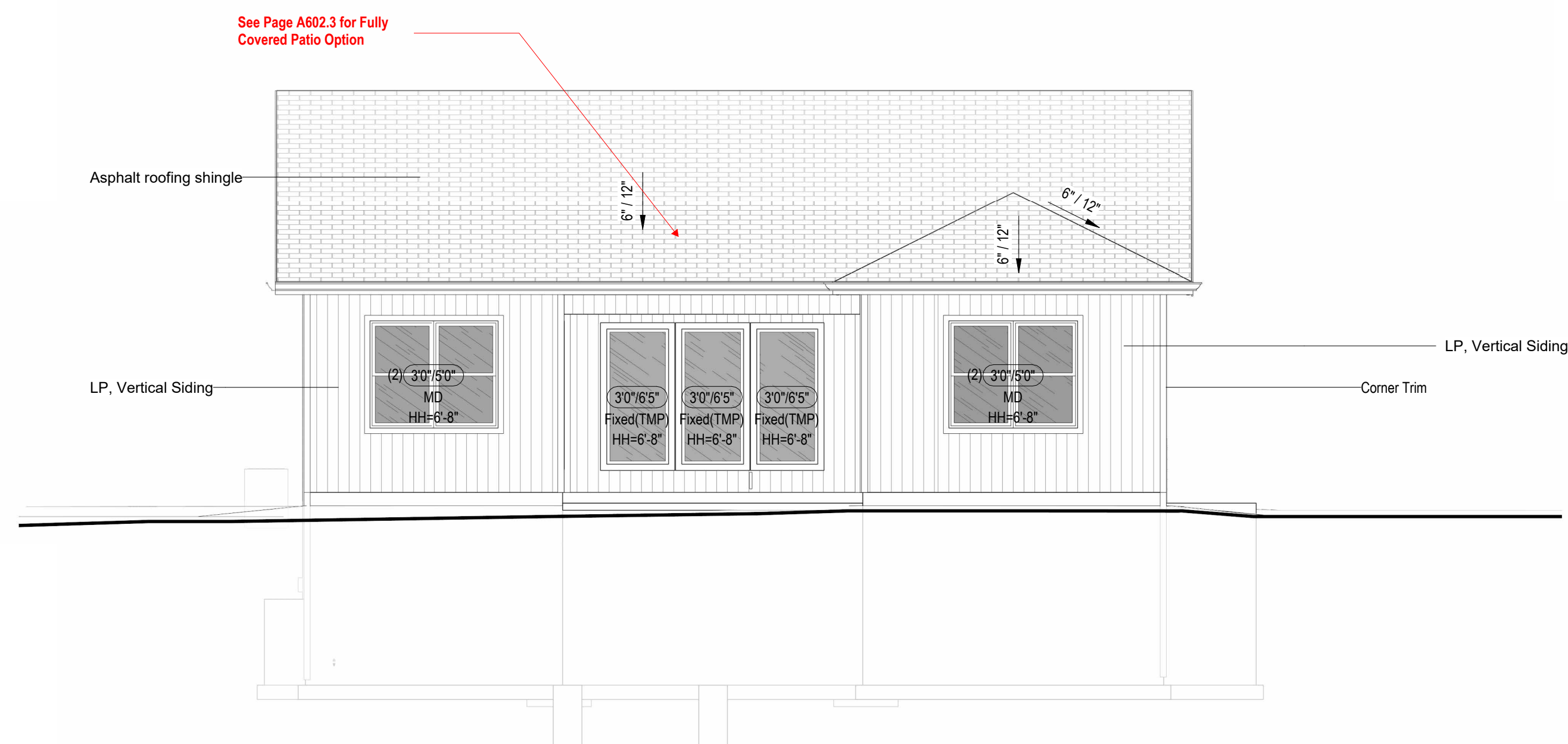
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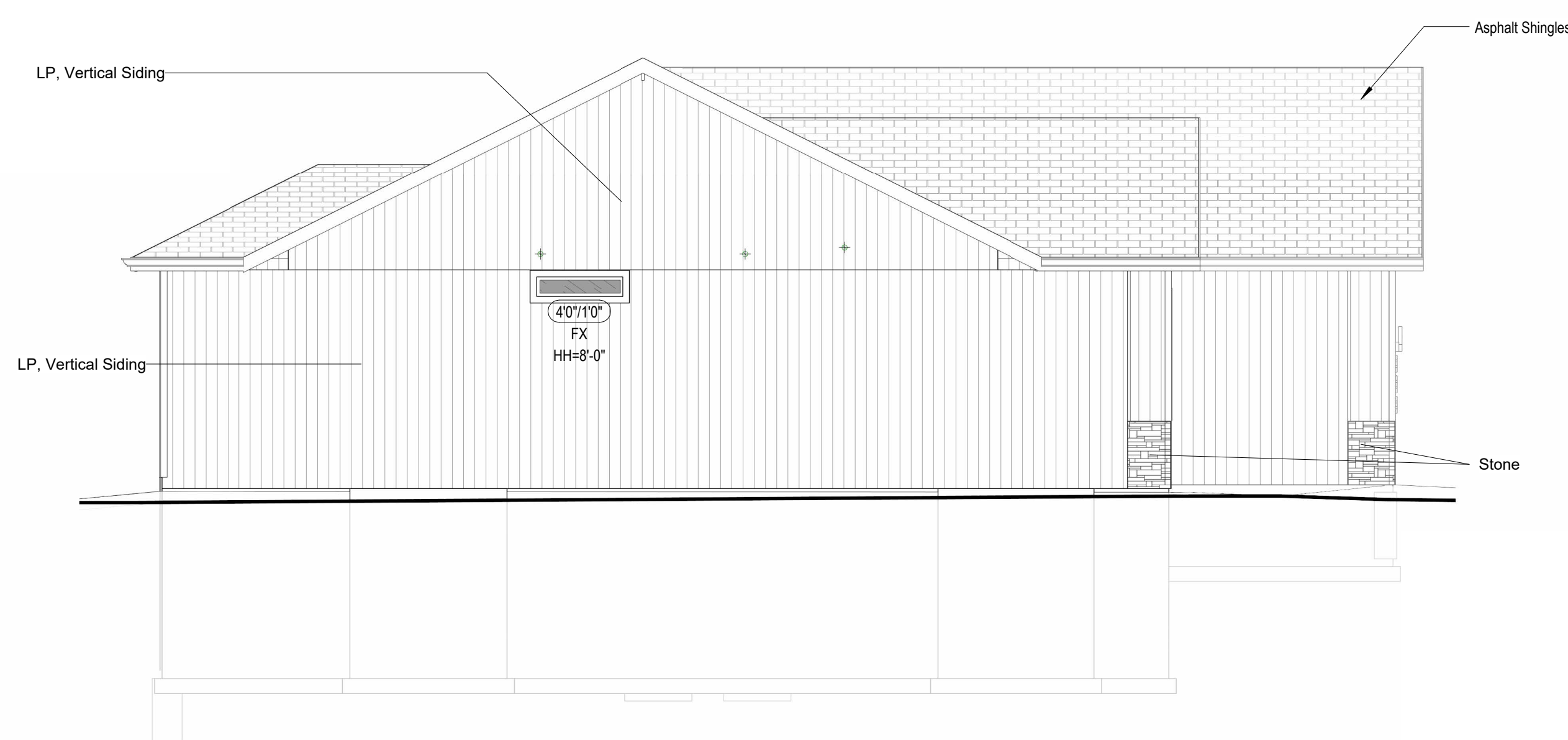
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① Right Elevation - Full Basement - Farmhouse
3/16" = 1'-0"



⑤ Rear Elevation - Full Basement - Farmhouse
3/16" = 1'-0"



④ Left Elevation - Full Basement - Farmhouse
3/16" = 1'-0"

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 (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>

- FOOTING FOUNDATION & CONCRETE NOTES
- 1. TO ADDRESS DIFFERENTIAL SETTLEMENT, ALL INTERIOR BEAMS AND EXTERIOR
PIERS SHALL BE CONCRETE, MIN. 36" ONCHES INTO UNDISTURBED
NATURAL SOIL.
- 2. ALL FOOTING TO BE PLACED MIN. 36" ONCHES BELOW FIN. GRADE.
- 3. DESIGN IS BASED ON MIN. OF 2,500 PSI CONCRETE STRENGTH TO ACHIEVE THE
FOLLOWING BASED LOADS:
- 4. 3,000 PSF FOR GRADE FLOOR, FOUND. WALLS & VERT. SUPPORTS.
- 5. 3,000 PSF FOR GRADE FLOOR.
- 6. 10,000 PSF FOR EXPOSED TO WEATHER, HAVE 25%+ I/O AIR ENTRAINMENT.
- 7. PROVIDE 4" MIN. CONCR. SLAB REIN. WITH 12" O.C. E/W. TOP REIN. OVER
PERIMETER AS NOTICED (H417) @ 18" O.C. E/W. PLACE OVER 8" VAPOR
BARRIER.
- 8. REINFORCE EXTERIOR FOOTINGS WITH #4 @ 24" E/W. REINFORCE (W) #4 @ 24" INT.
AT 24" O.C.
- 9. PROVIDE #4 X 12" @ 48" O.C.EE @ REINSTR. CORNERS.
- 10. 12X12X12" ASTA 30# ANCHOR BOLTS 48" O.C. @ EX. WALLS.
- 11. PROVIDE 12" O.C. E/W REIN. WITH 12" O.C. E/W. TOP REIN. OVER 8" VAPOR BARRIER.
REINFORCE (H417) @ 18" O.C. E/W. PLACE OVER 8" VAPOR BARRIER.
- 12. INSTALL HOLLOWBOLT BOLTS ANCHORED AS NOTICED ON PLAN.
- 13. PROVIDE BITUMINOUS DAMP-PROOFING AT FOUNDATION WALLS.
- 14. PROVIDE 2" MIN. POLYSTYRENE INSULATION MIN. 2,000 PSF IN THE
CURRENT FOUNDATION DESIGN. ALL COMPACTED FILL AREAS REQUIRE A SPECIAL
TREATMENT.
- 15. SOIL BEARING CAPACITY IS ASSUMED AS MINIMUM 1500 PSF

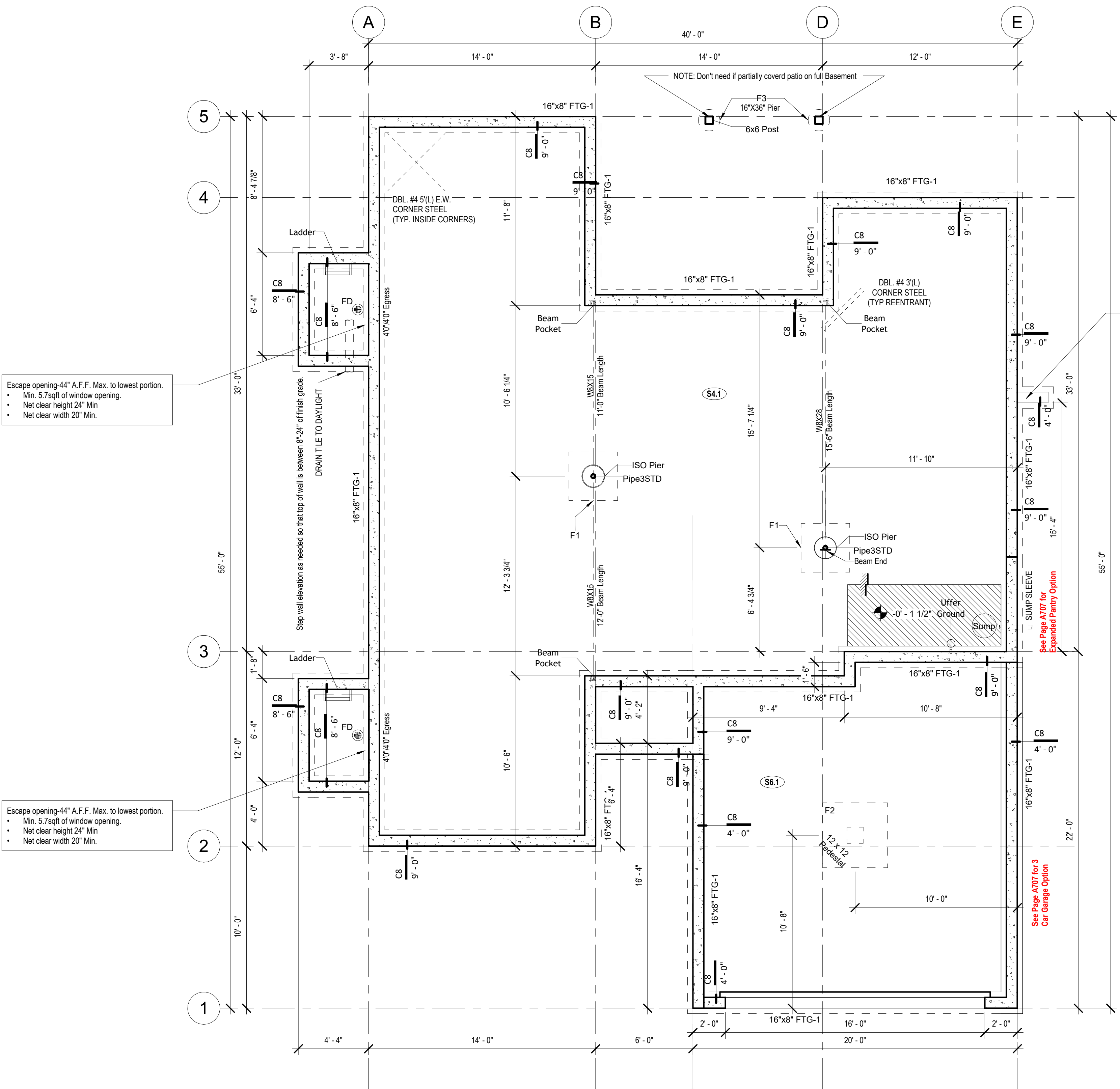
Foundation Wall Schedule			
Type	Width	Reinforcing	Comments
C8	0' - 8"	Reinf. w/ #4 vert. @ 12" oc./ (3) #4 hor. equally spaced.	<varies>

Diagram illustrating the notation for a partition wall section:

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

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

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



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

Greystone - Masterplan

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JULY 9, 2025

REVISIONS

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PROJECT

LOT: HOOK FARMS 34
ADDRESS: 2622 SW FARM FIELD
RD., LEES SUMMIT, MO 64082

DRAWING TITLE

Foundation Plan - Full Basement

DATE ISSUED

DRAWING NUMBER

A401.1

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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		GARAGE PEDISTAL
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.		
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" BELOW UNDISTURBED NATURAL GRADE.
2. EXCT. FOOTING TO BE PLACED MIN. 36" BELOW FINISH F.N. GRADE
3. PROVIDE 4" MIN. CONC. SLAB BASED ON F.N. GRADE TO ACHIEVE THE FOLLOWING BASED UPON:
 - A. 1,300 PSI FOR GARAGE FLOOR
 - B. 3,000 PSI FOR REINFORCED WALKS & VERT. SUPPORTS
4. CONC. EXPOSED TO WEATHER TO HAVE 60%+ H₂O AIR ENTRAINMENT
5. PROVIDE 1" MIN. CONC. SLAB BASED ON F.N. GRADE TO BE REIN. OVER PEDESTALS AS INDICATED IN WT #1 PT & B-2. EX. PLACE 1/2" MIN. VERT. OVER
6. REINFORCE EXTERIOR FOOTINGS W/ 4# @ 24" E.C. W/ REINFORCE W/ 2# @ CONT. AT BOTTOM
7. PROVIDE 4# @ 48" @ 45-DEGREES @ REINFORCED CORNERS
8. 12"X12"X18" VERT. ALL CORNER BOLTS @ 6" @ CONC. EXCT. WALLS
9. PROVIDE 4" MIN. CONC. SLAB BASED ON F.N. GRADE TO BE REIN. OVER PEDESTALS W/ 4# @ 24" E.C. W/ REINFORCE W/ 2# @ 48" X 12" H₂O WEDGE BOLTS @ 24" MIN. MAX. CORNER BOLTS
10. PROVIDE 2"X2" LPS MIN. INCLUDING GARAGES
11. ALL FLOOR JOINTS TO BE REINFORCED WITH 2# @ 24" E.C. BASED ON PLAN
12. PROVIDE BITUMINOUS DAMP-PROOFING AT FOUNDATION WALLS
13. PROVIDE 1" MIN. CONC. SLAB BASED ON F.N. GRADE TO BE REIN. OVER PEDESTALS IN THE CURRENT FOUNDATION AREA, ALL COMPACTED FILL AREAS REQUIRE A SPECIAL INSPECTION
14. SOIL BEARING CAPACITY IS ASSUMED AS MINIMUM 1500 PSF
- STEEL COLUMNS & OTHER BASEMENT FOUNDATION NOTES
1. ALL STEEL PIPE COLUMNS TO BE 3" OR 3 1/2" SCHEDULE 40 GRADE
2. INTER BEARING WALLS & COLUMNS SHALL BE ISOLATED FROM THE BASEMENT FLOOR SLAB
3. INTER NON-BEARING WALLS, OTHER THAN THOSE RESTING DIRECTLY ON THE BASEMENT FLOOR ISOLATED FROM THE FLOOR FINISHING ABOVE
4. AT WALKOUT FOUNDATIONS AREAS, REINFORCE THE SLAB FROM THE FOUNDATION WALL TO 2' FEET BEYOND THE OVERHUNG AREA WITH #4 BARS AT 24" MINIMUM C.C.
5. AT WALKOUT AND WALKUP FOUNDATIONS, REINFORCE THE SLAB FROM THE FOUNDATION WALL TO 2' FEET BEYOND THE OVERHUNG AREA WITH #4 BARS AT 24" MINIMUM C.C.
6. WHERE FLOOR JOISTS ARE PARALLEL TO THE FOUNDATION WALL, THE WALL SHALL BE 1" MIN. CONC. SLAB BASED ON F.N. GRADE TO BE REIN. OVER PEDESTALS
7. WHERE FLOOR JOISTS ARE PARALLEL TO THE FOUNDATION WALL, THE WALL SHALL BE 1" MIN. CONC. SLAB BASED ON F.N. GRADE TO BE REIN. OVER PEDESTALS
8. SPACES, SPACED NOT MORE THAN 4 FEET C.C.

Interior Partition Naming Convention

The diagram illustrates the naming convention for an interior partition using the example 'G4-1a 8'-0"'. The name is broken down into four parts, each with a leader line pointing to its corresponding segment in the code:

- Partition Material Type:** Points to 'G4'.
- Nominal Stud/Partition Thickness:** Points to '1'.
- Fire Rating or other modifier:** Points to 'a'.
- Partition Height:** Points to '8'-0"'. A note below this line states: "Partition Height. Omitted at walls spanning full height."

9'0" Basemenet

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

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

NOTE: 92% EFFICIENT UNIT-SEALED COMBUSTION AND VENTED TO THE EXTERIOR VIA VERT. STACK OR SIDE WALL POWER VENT

NOTE: ELECTRIC WATER HEATER PROVIDE ALL ELECTRICAL CONNECTIONS 18" AFF MIN.

NOTE: ELECTRIC WATER HEATER
— PROVIDE ALL ELECTRICAL
CONNECTIONS 18" AFF MIN.

 -9'-8"
Basement

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

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



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PROJECT

LOT: HOOK FARMS 34
ADDRESS: 2622 SW FARM FIELD
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DRAWING TITLE

DRAWING TITLE
Floor Plan - Full Basement

DATE ISSUED

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A402.1

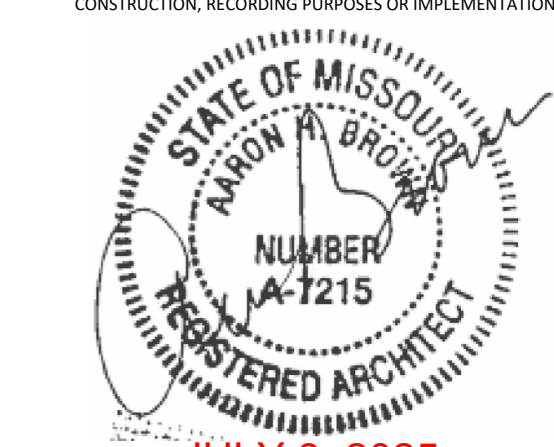
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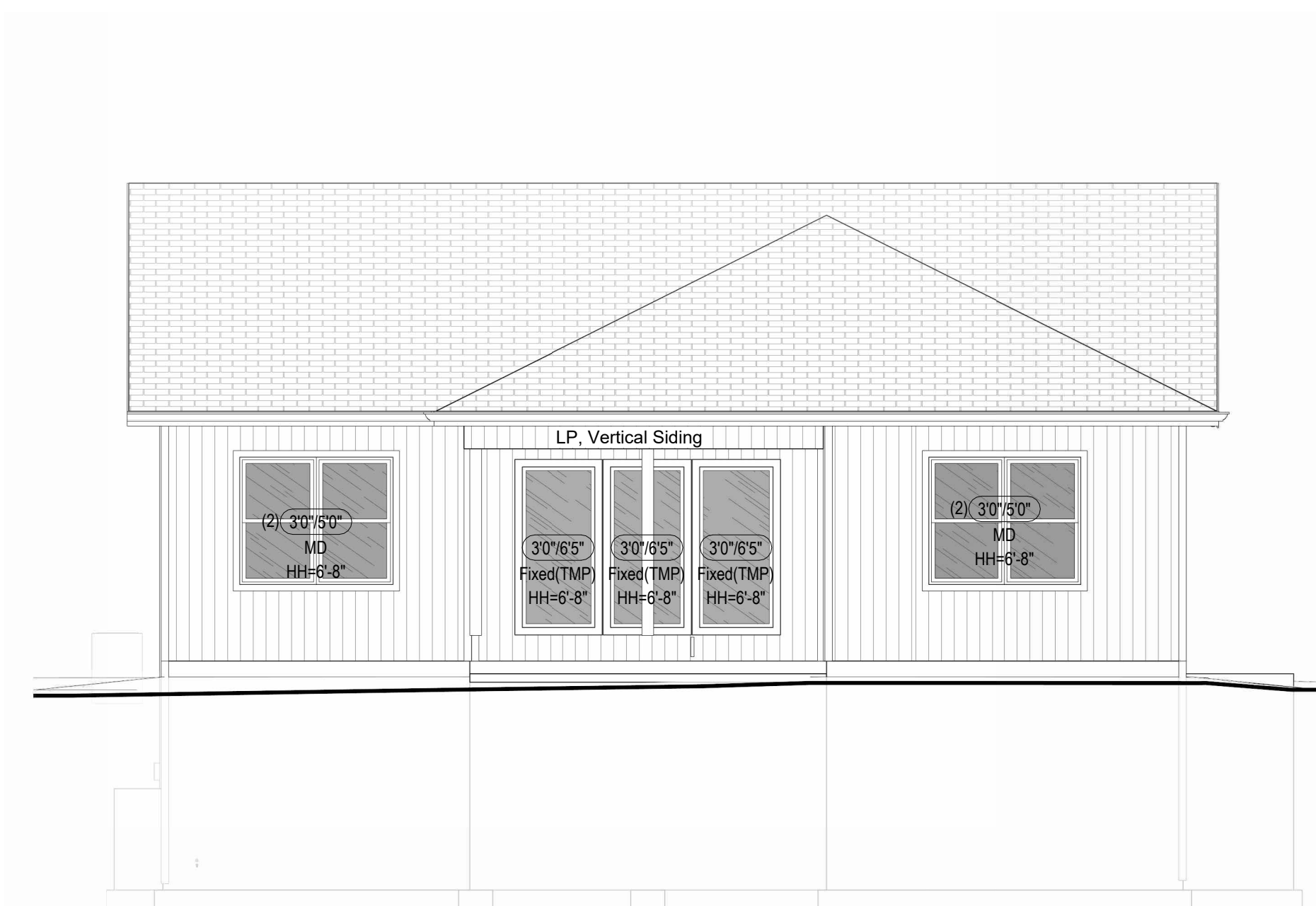
PROJECT
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DRAWING TITLE
Roof Plan - Farmhouse - Fully
covered Patio/Deck

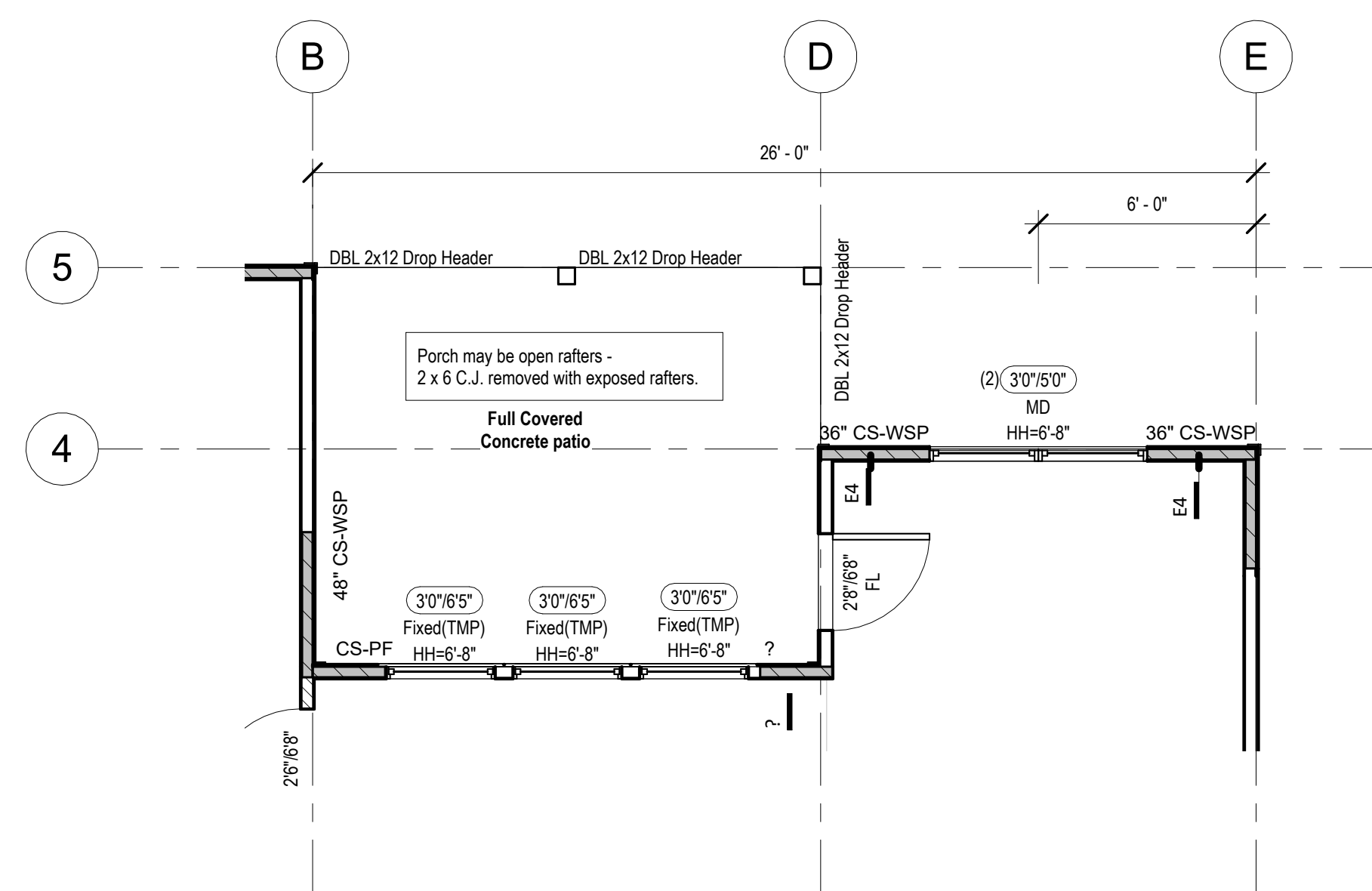
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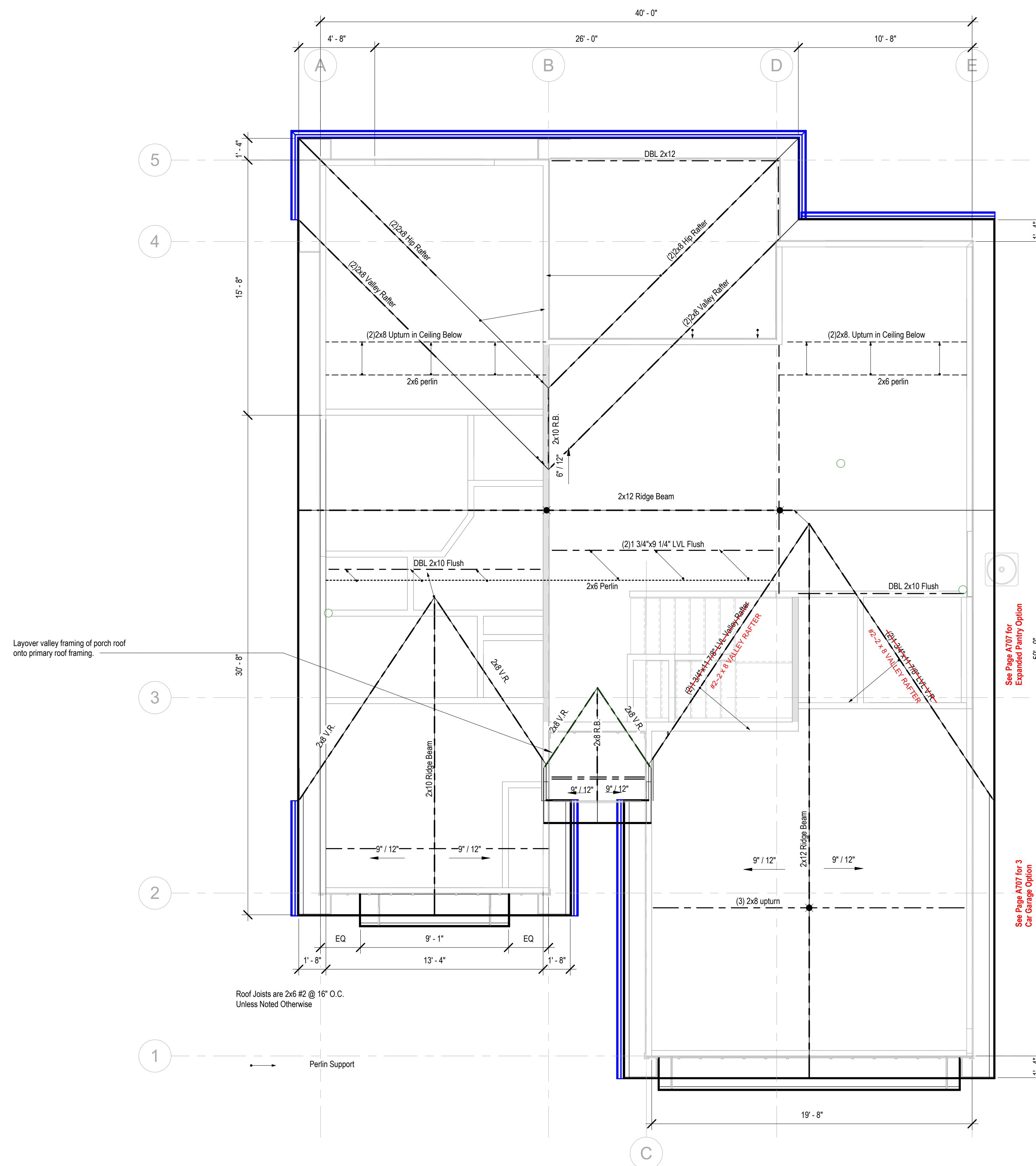
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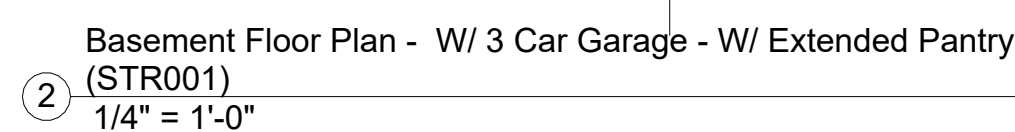
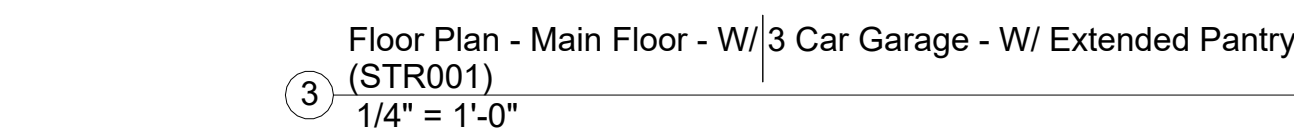
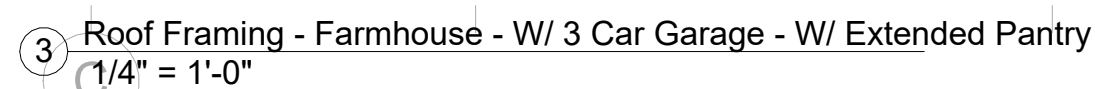
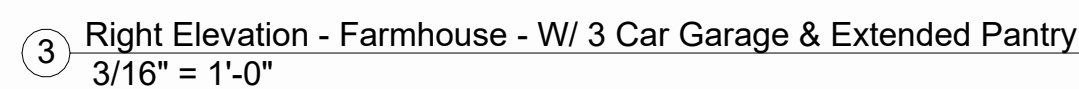
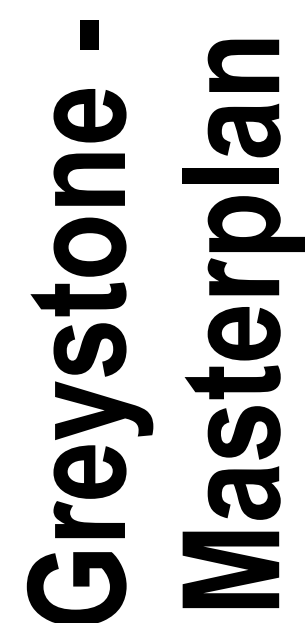
4 Rear Elevation - Patio for Full Basement - Farmhouse - Full covered
Patio
 $3/16" = 1'-0"$



7 Floor Plan - Full covered - Patio for Full Basement - Farmhouse
(STR024)
1/4" = 1'-0"



① Roof Plan - Farmhouse - Fully covered Patio/Deck
1/4" = 1'-0"



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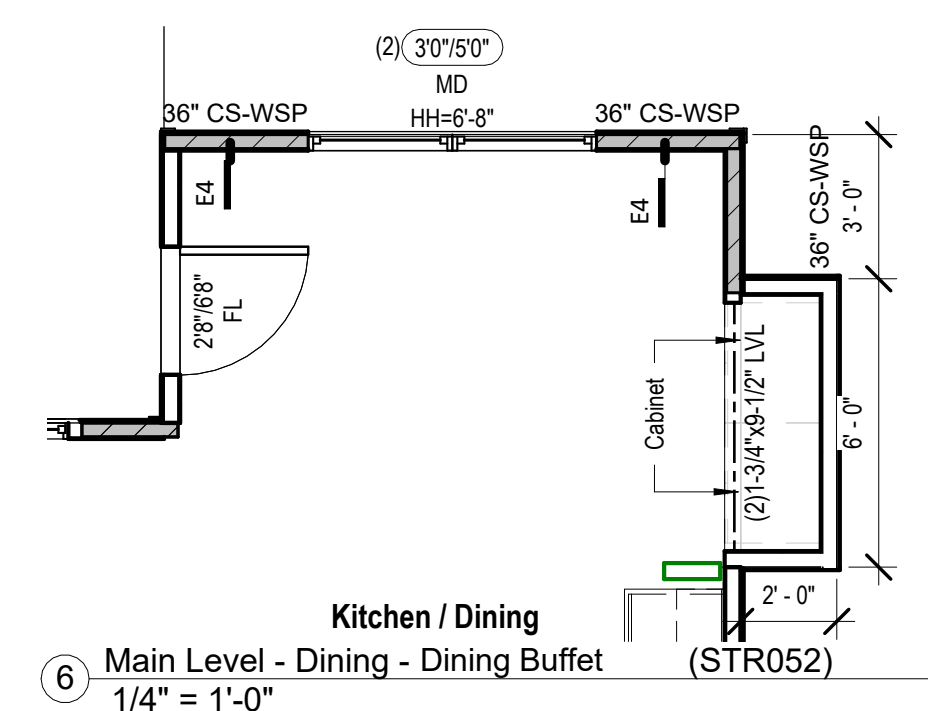
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POD Options

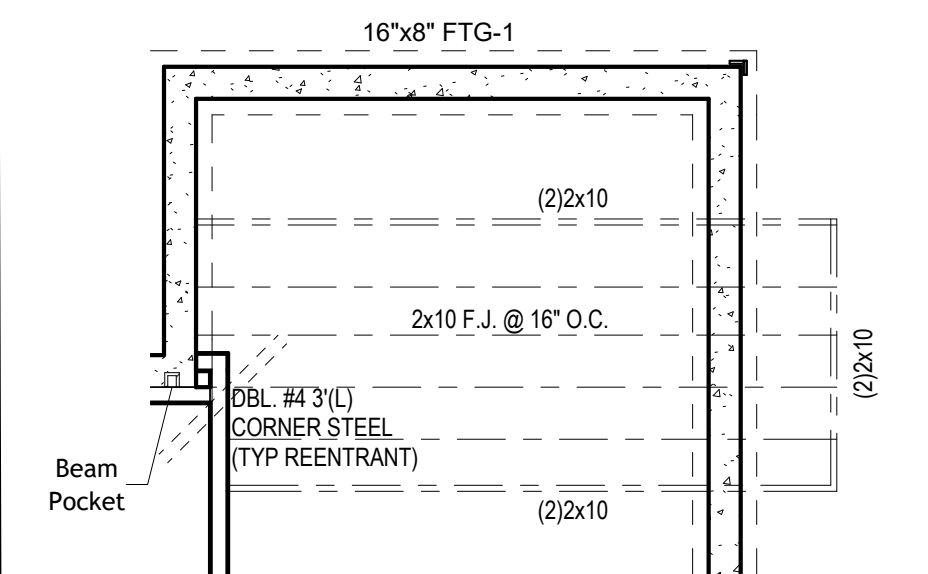
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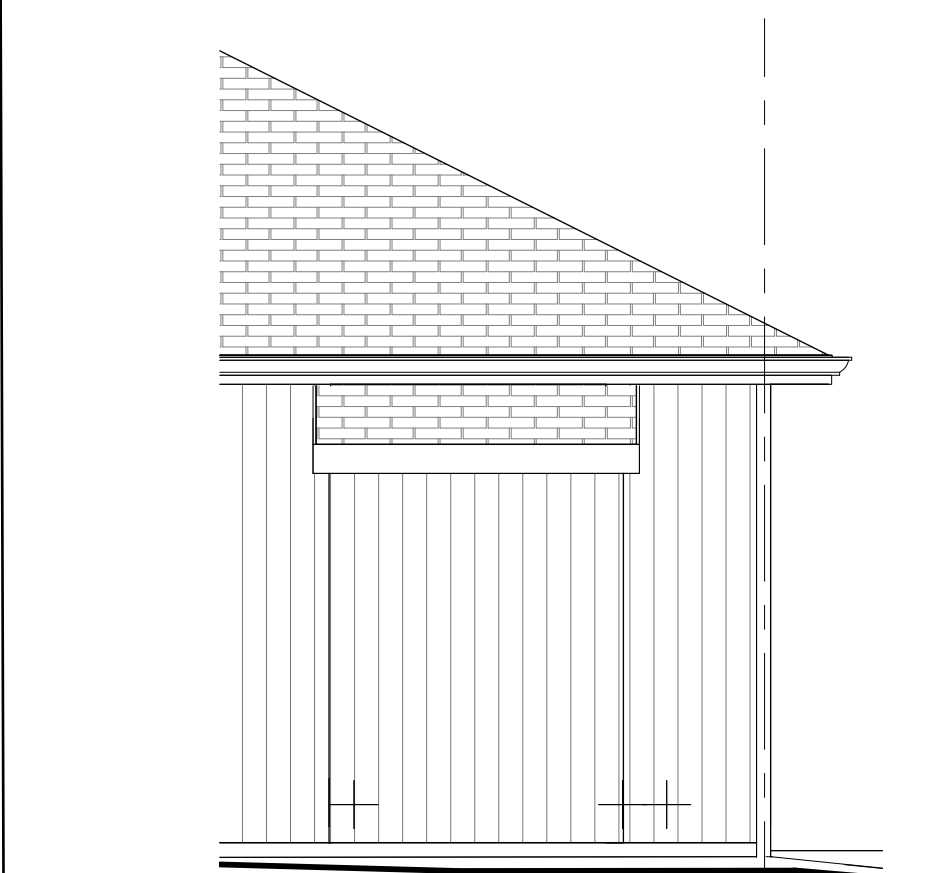
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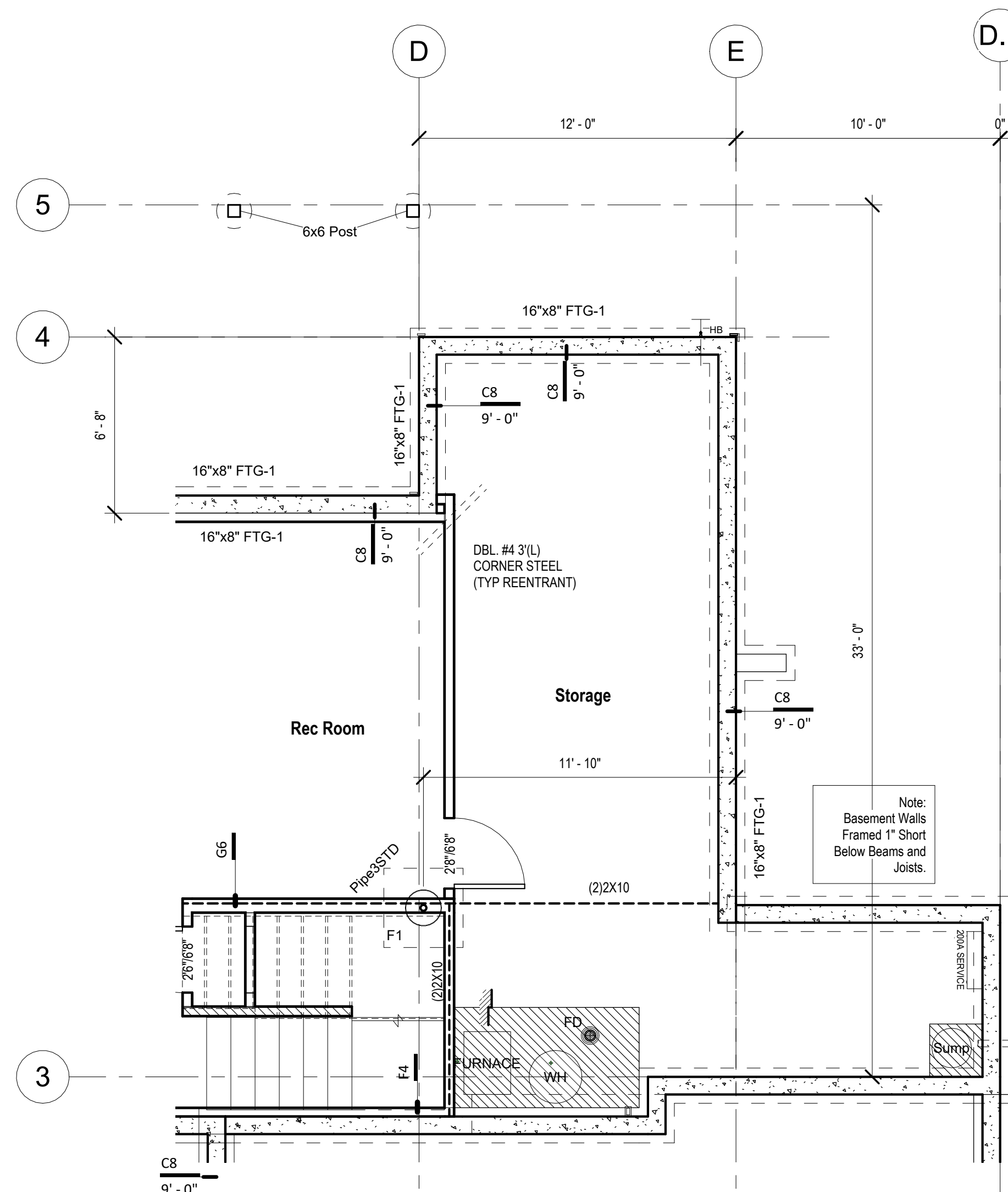
6 Main Level - Dining - Dining Buffet (STR052)
1/4" = 1'-0"



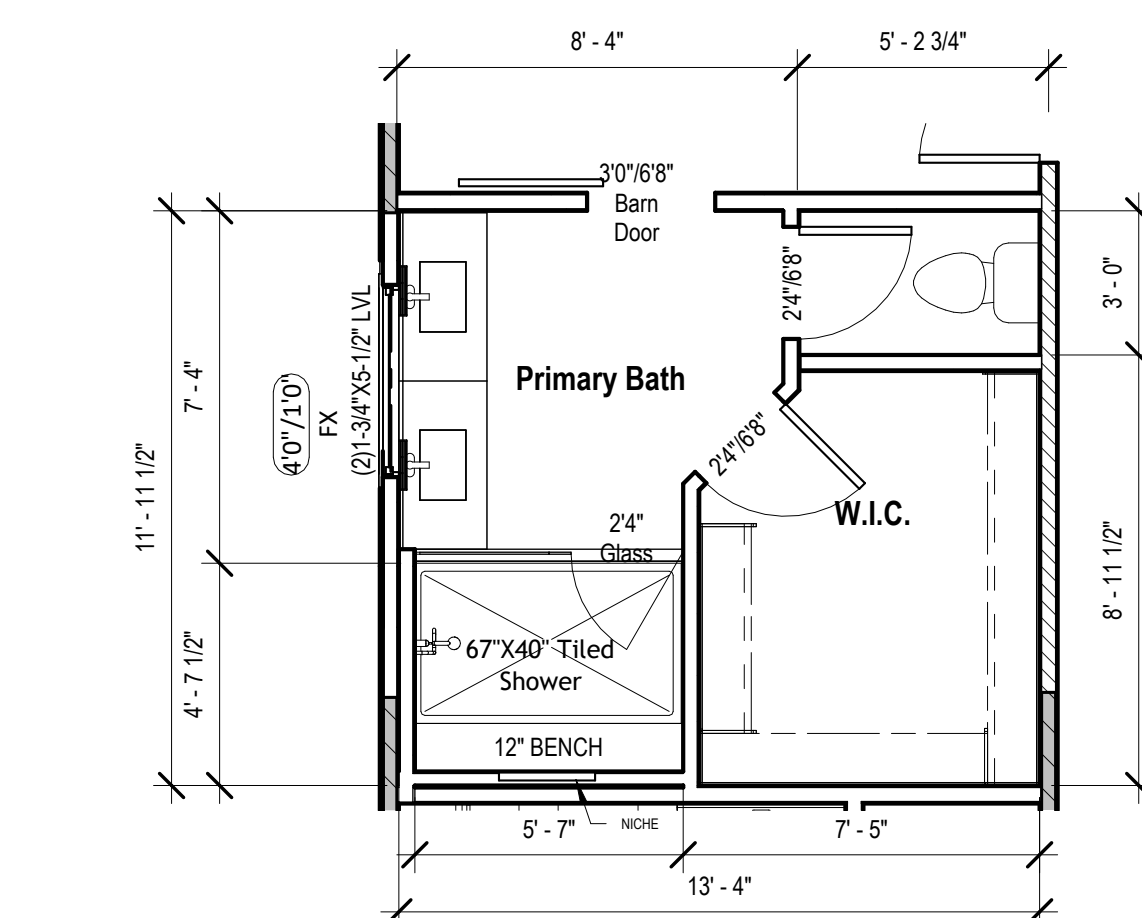
17 Basement Floor Plan - Framing for Dining Buffet (STR052)
1/4" = 1'-0"



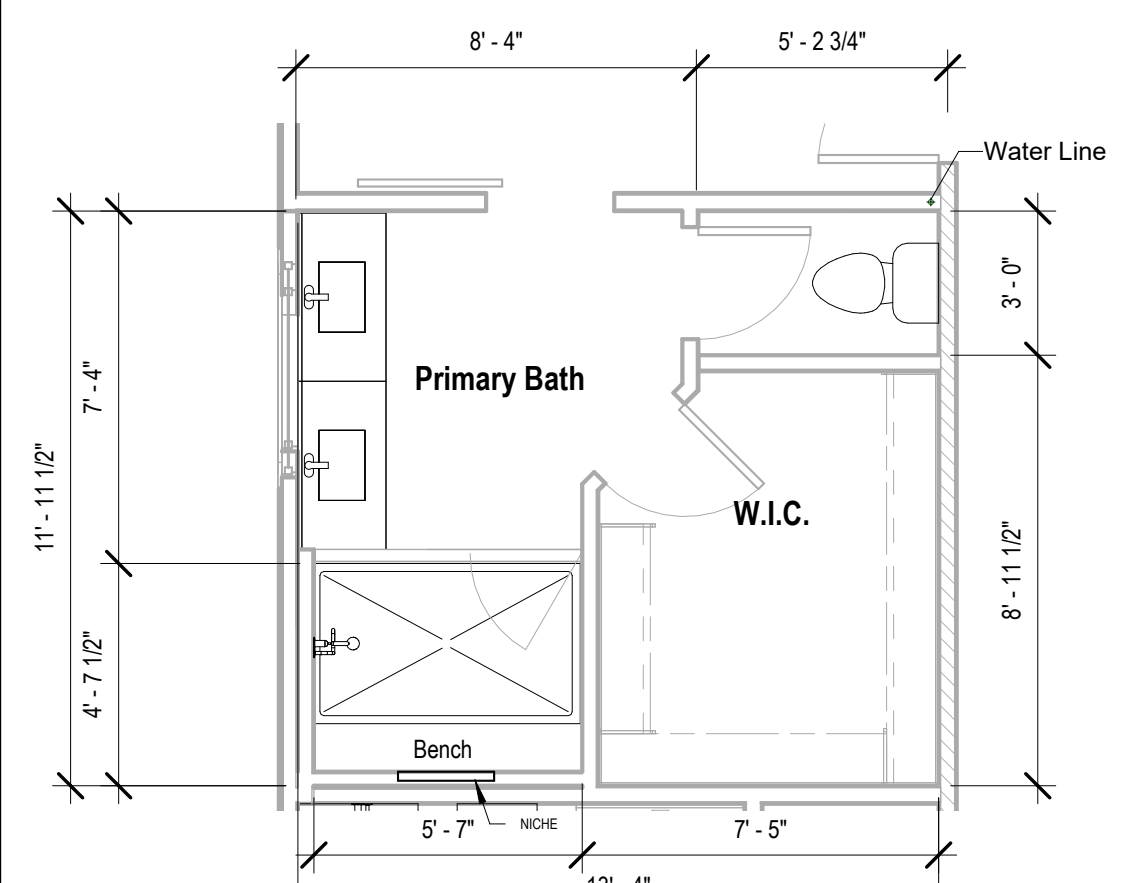
14 Front Elevation - Main Level - Dining - Dining Buffet
1/4" = 1'-0"



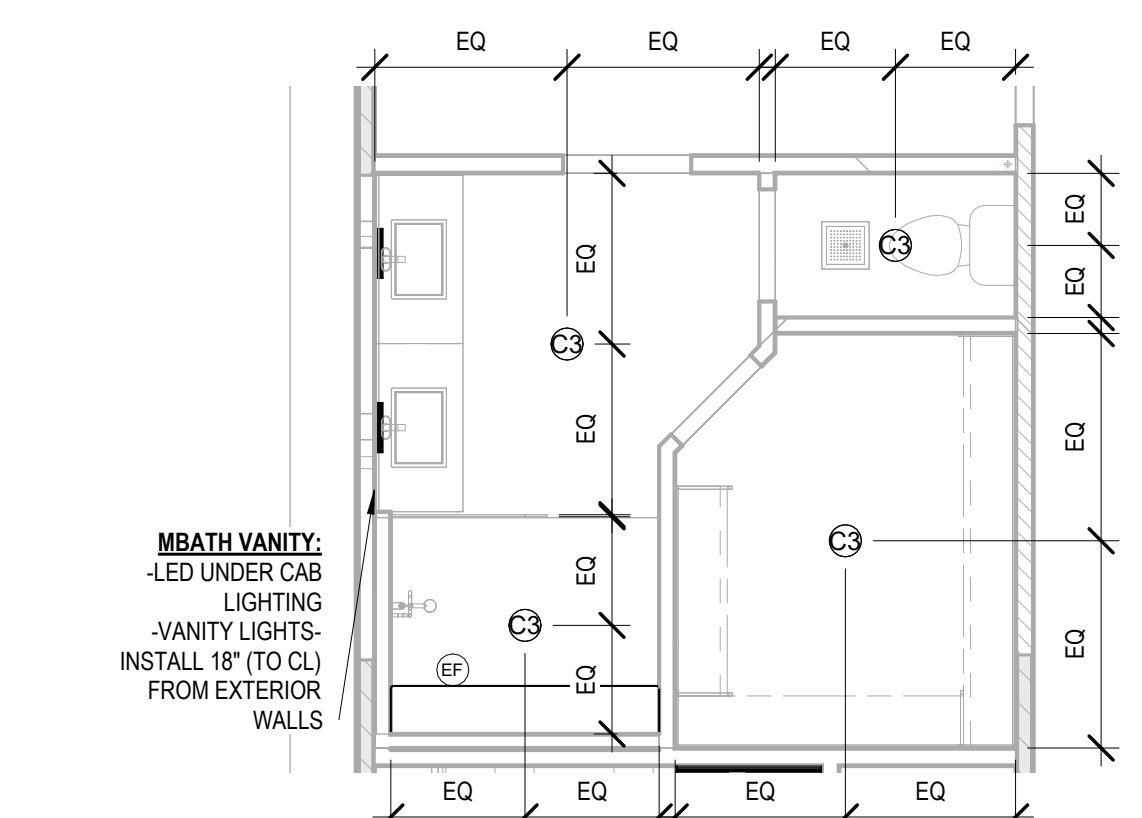
Basement Floor Plan - Expanded Rec. Room, Without ext. pantry
Design (STR001)
③ $1/4" = 1'-0"$



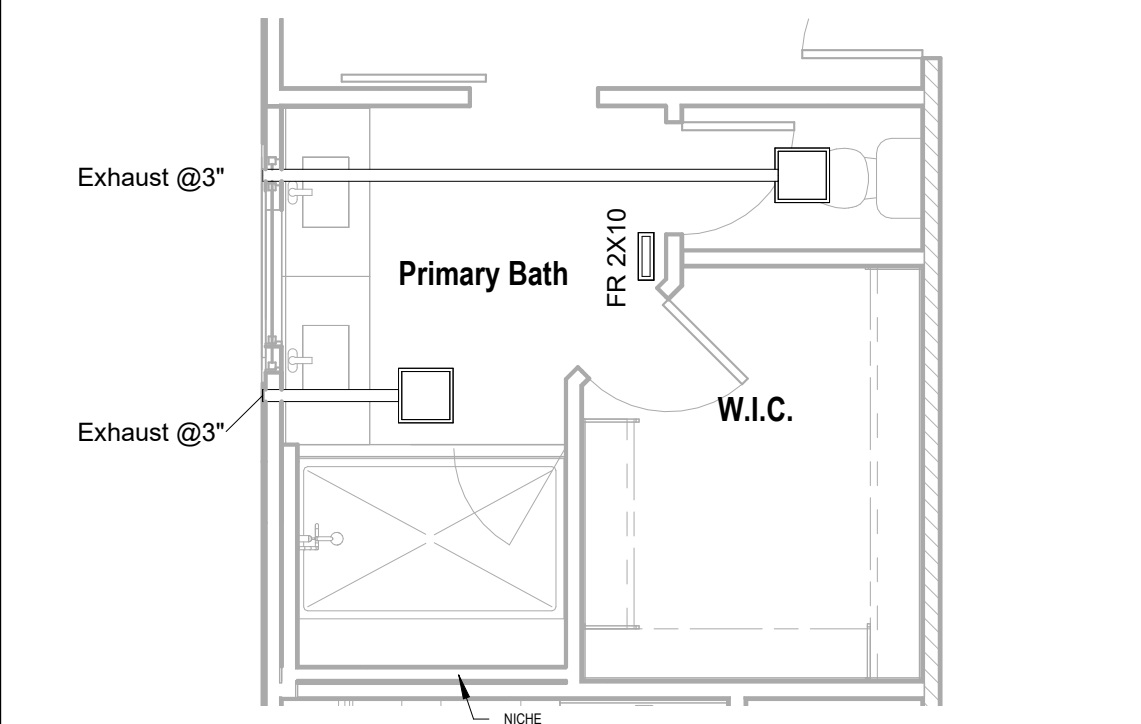
18 Main Level - Primary Bath Design + Shower (STR010)
1/4" = 1'-0"



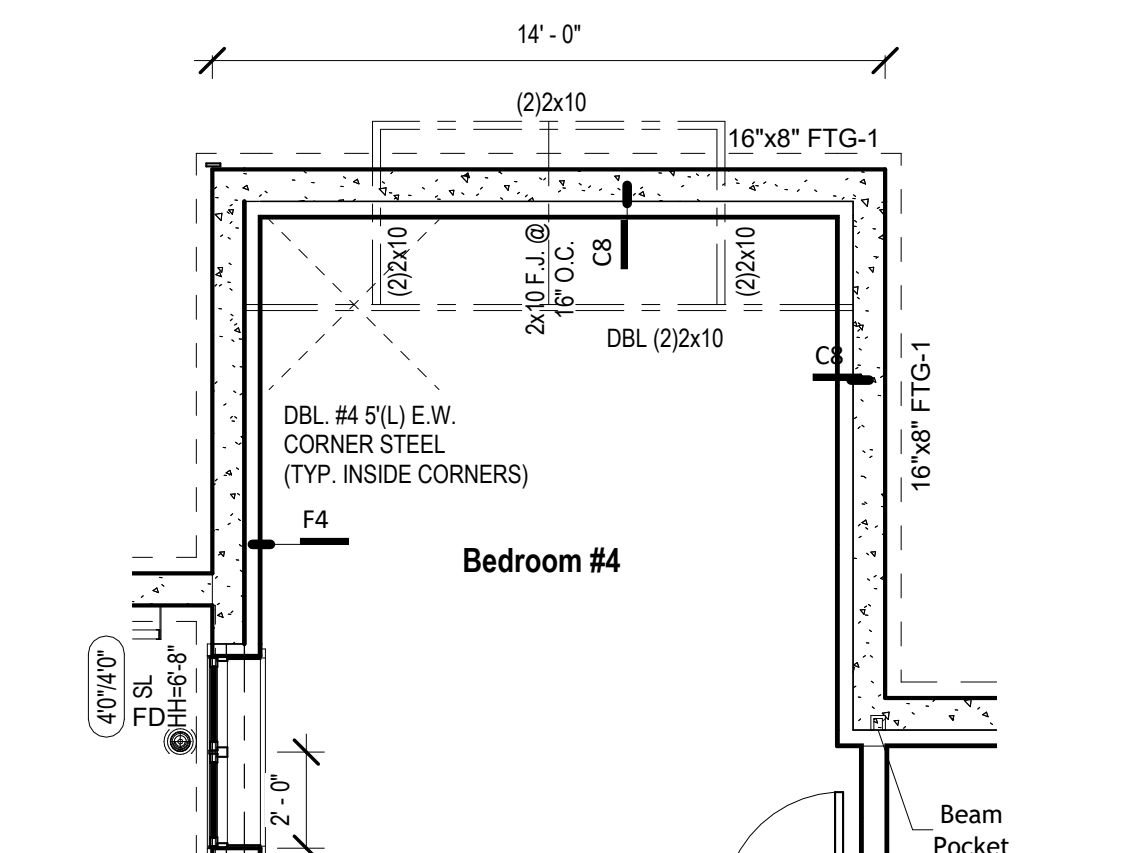
2 Main Level - Primary Bath Design + Shower HVAC
1/4" = 1'-0"



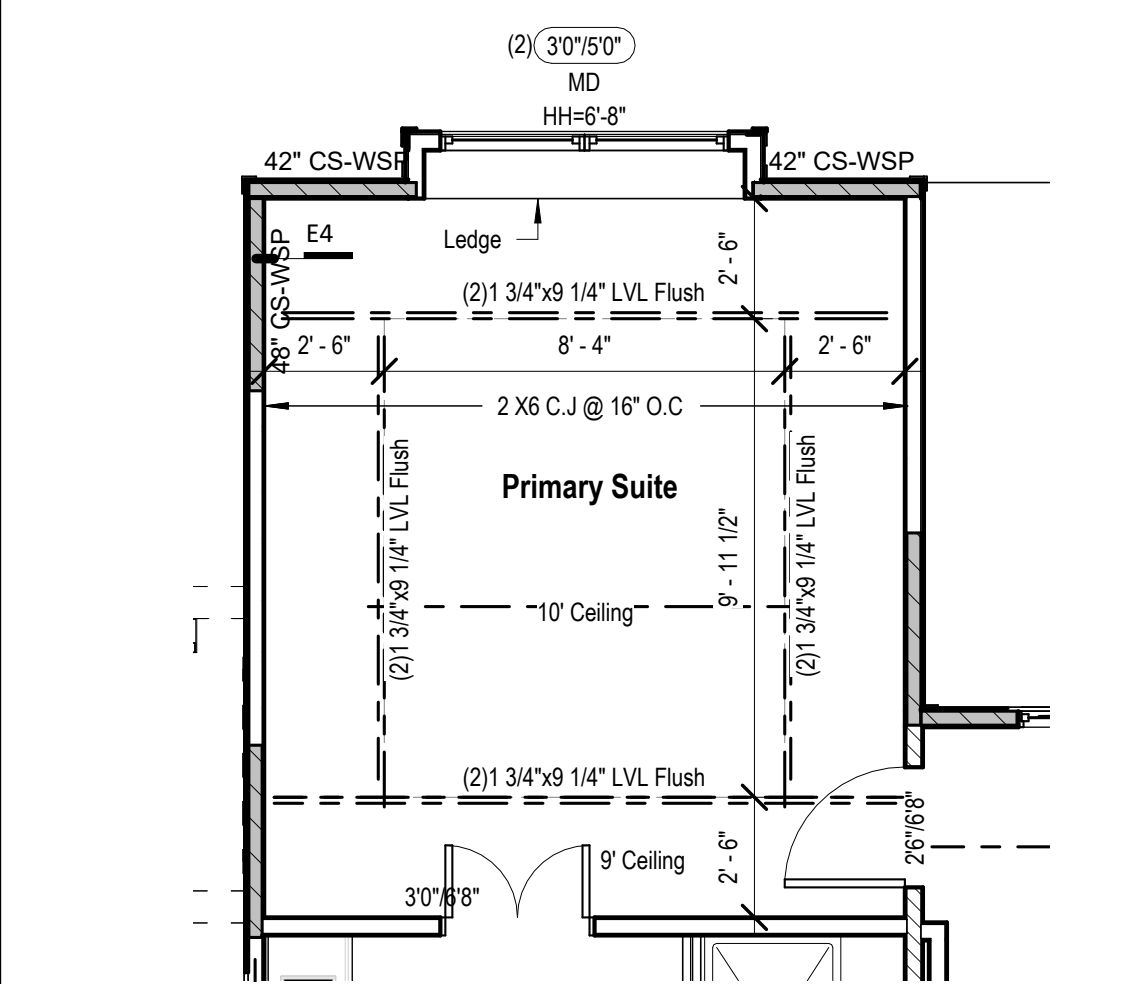
15 Main Level - Primary Bath Design + Shower RCP/Electrical
1/4" = 1'-0"



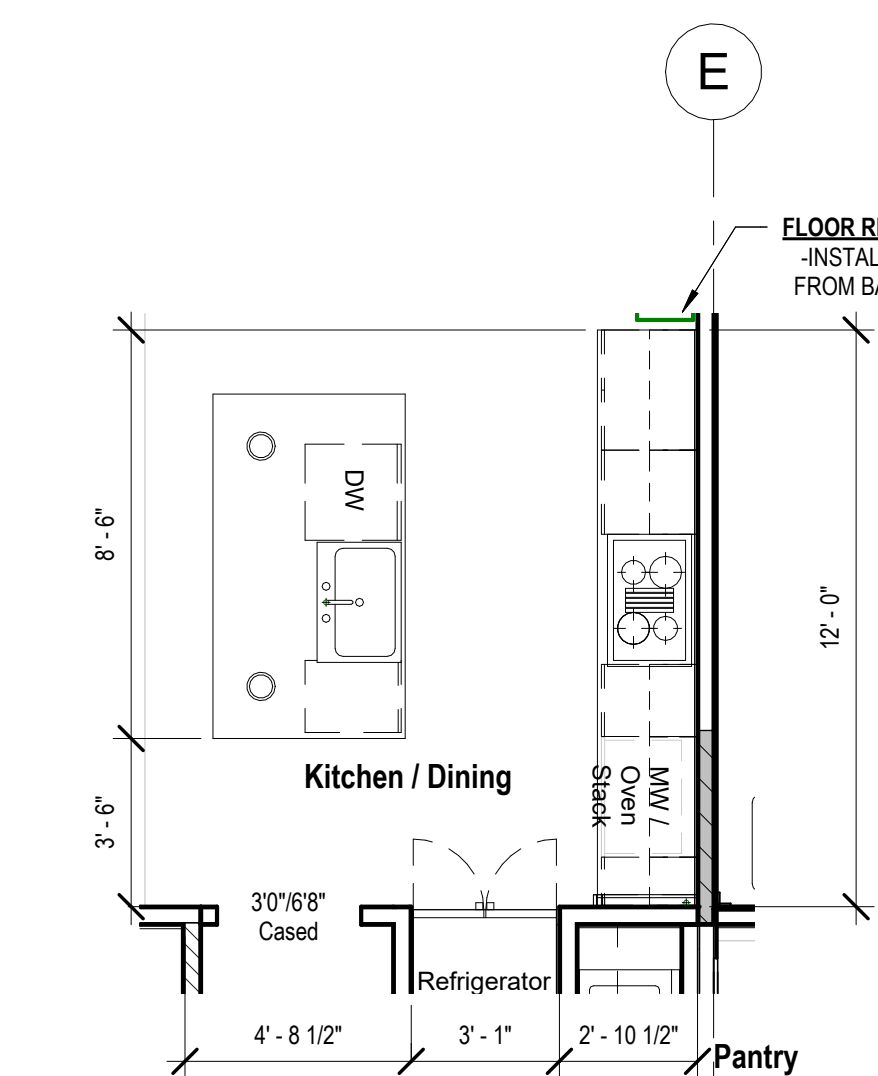
⑩ Main Level - Primary Bath Design + Shower HVAC
1/4" = 1'-0"



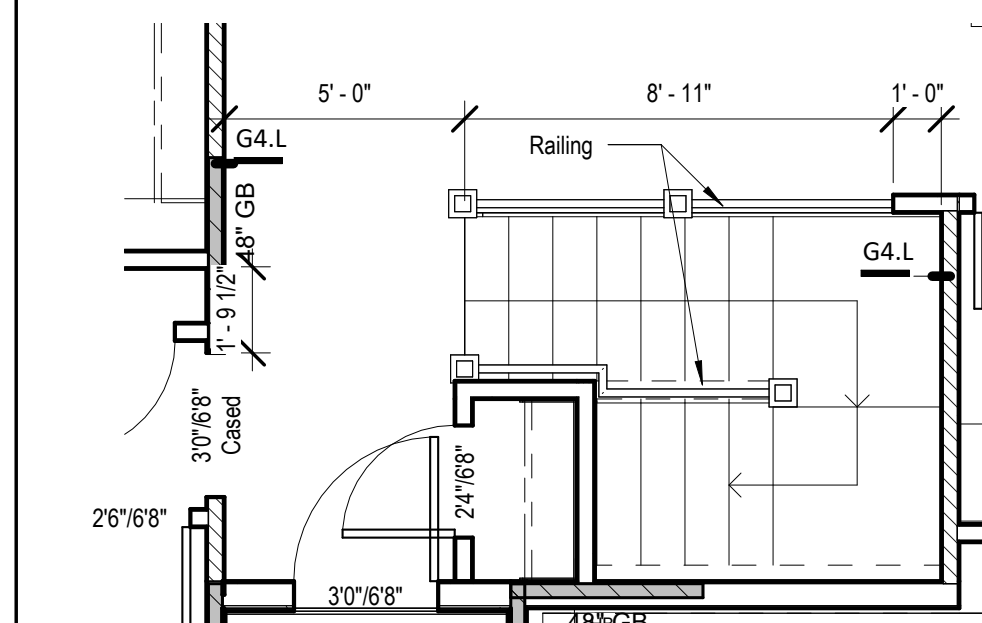
16 Basement Floor Plan - Framing for Bumpout window (STR016)
1/4" = 1'-0"



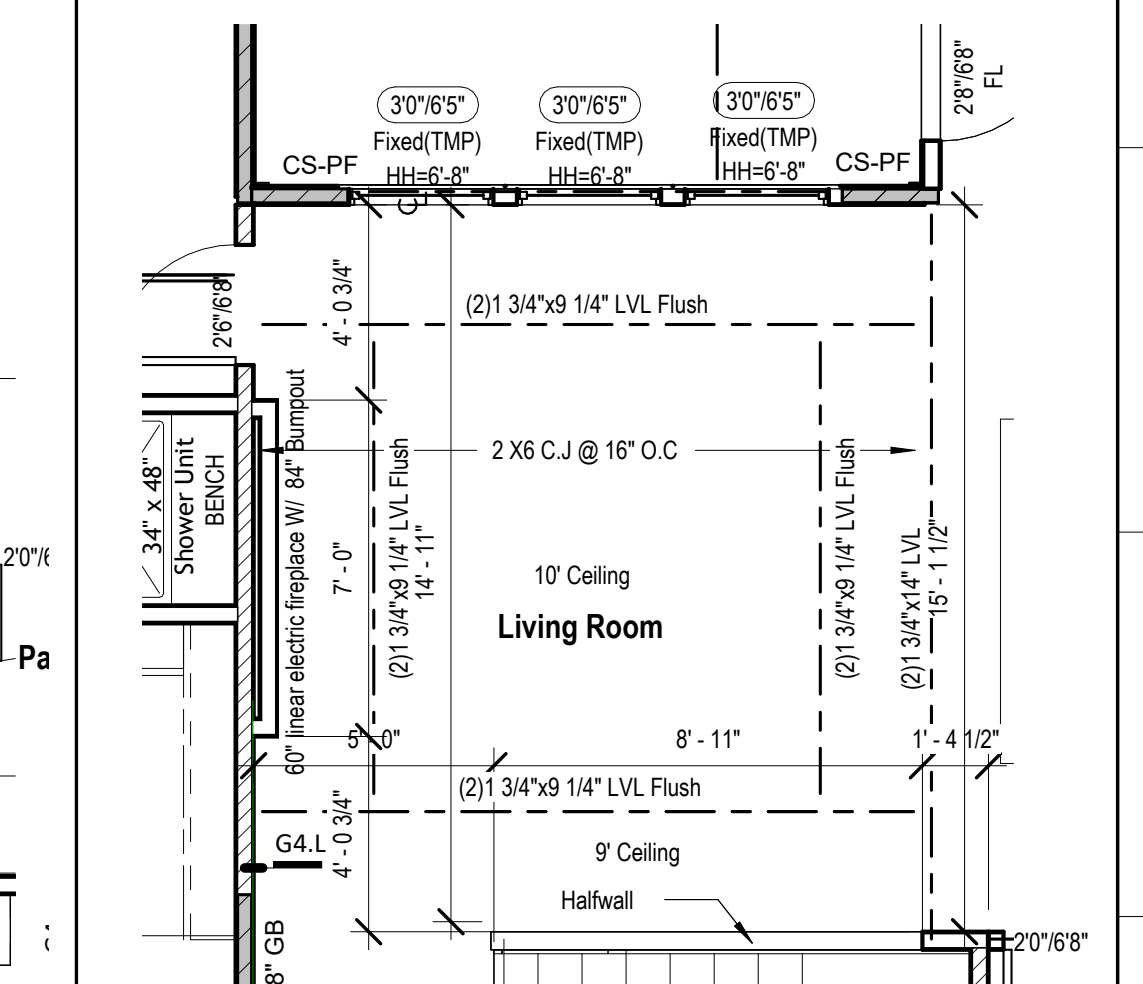
2 Floor Plan - Main Level - Primary Suite - Box Vault W/ Bumpout
(STR016+STR004)
1/4" = 1'-0"



Floor Plan - Kitchen - W/ 3 Car Garage - W/ Extended Pantry
(STR001)
1/4" = 1'-0"



7 Floor Plan - Main Level - Living area - Stair Railing option
1/4" = 1'-0"



4 Floor Plan - Main Level - Living area - Box Vault & Fire Place Option (STR003)
1/4" = 1'-0"

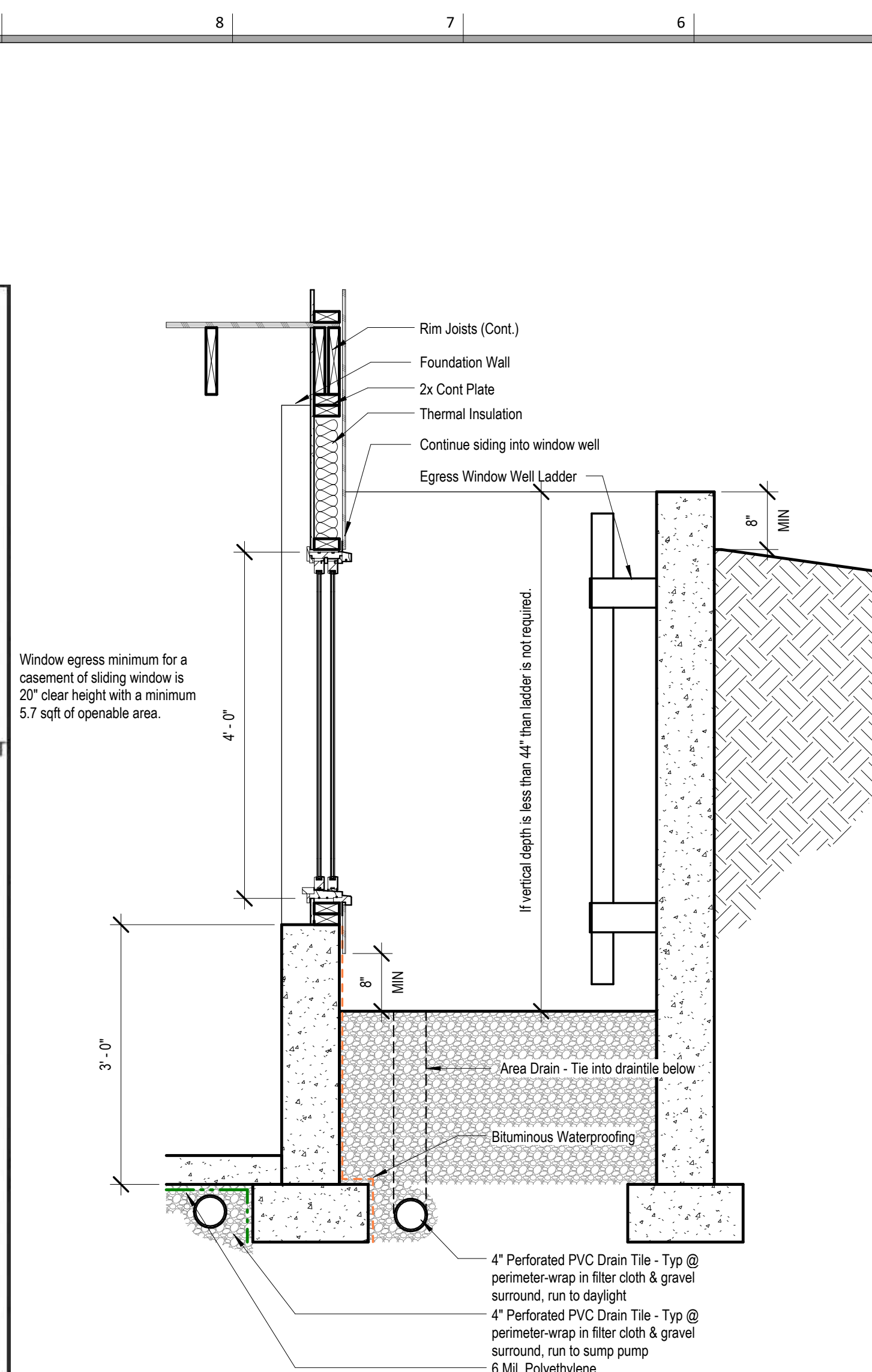


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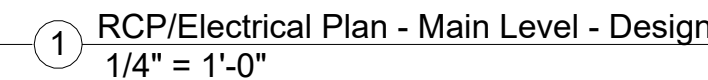
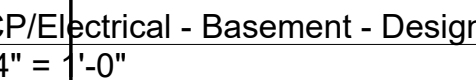


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