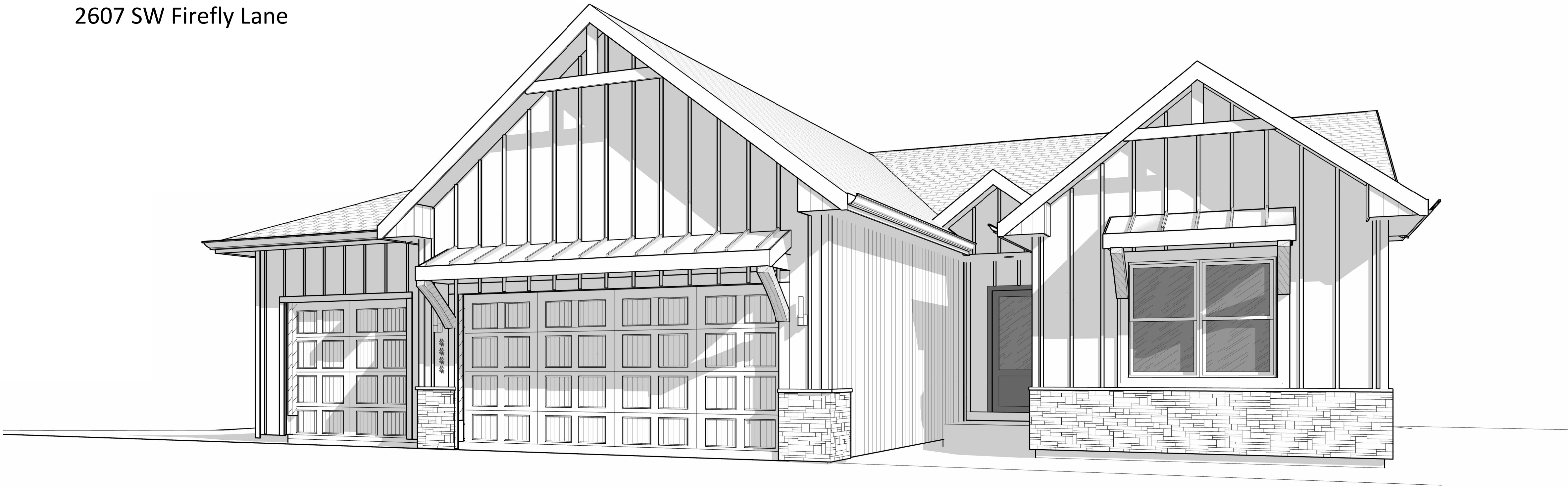


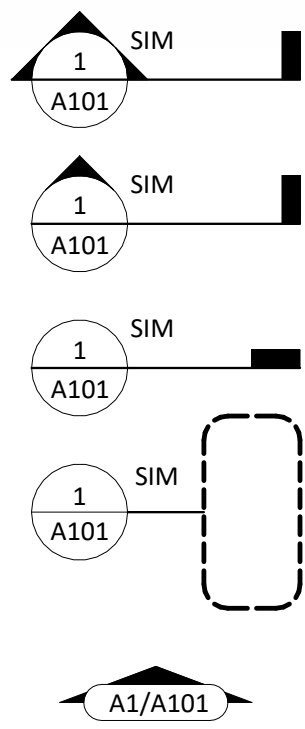
164 - Hook Farms

Lees Summit MO 64082
2607 SW Firefly Lane



Sheet List

| | |
|------|-----------------------------|
| 00 | Cover Sheet |
| A01 | Foundation Plan |
| A02 | Floor Plan - Basement |
| A03 | Floor Plan - Main Level |
| A04 | Elevations & Roof Plan |
| A05 | Patio Option |
| A06 | POD Options - Primary Bath |
| A07 | Floor Plan - 3rd Car Garage |
| A08 | POD Options |
| E101 | RCP/Electrical Plan |
| E102 | Electrical Plan |
| M101 | HVAC Plan |
| A801 | Details |
| A802 | Details |
| A803 | Details |



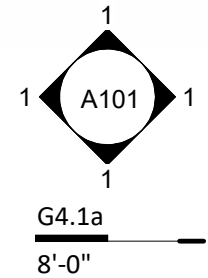
BUILDING SECTION

WALL SECTION

DETAIL SECTION

DETAIL REFERENCE

EXTERIOR ELEVATION TAG



INTERIOR ELEVATION TAG

INTERIOR PARTITION TYPE SYMBOL

WINDOW TYPE SYMBOL

BENCHMARK/SPOT ELEV. SYMBOL

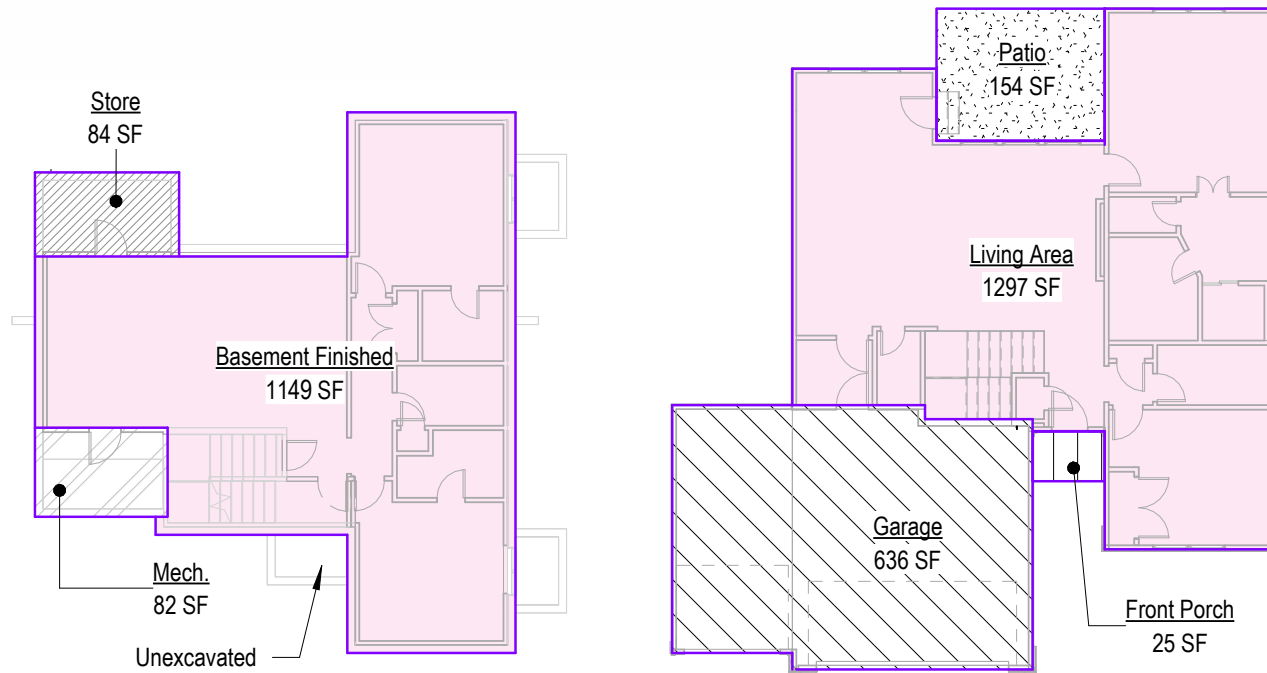
COLUMN LINE/GRID INDICATOR

FLOOR LEVEL SYMBOL

CEILING HEIGHT SYMBOL

DIMENSION

ALIGN TWO WALLS OR OBJECTS



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

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

| Areas | |
|-------------------|---------|
| Basement Finished | 1149 SF |
| Living Area | 1297 SF |
| | 2445 SF |
| Front Porch | 25 SF |
| Garage | 636 SF |
| Mech. | 82 SF |
| Patio | 154 SF |
| Store | 84 SF |
| | 981 SF |

General Information

- Whole House Mechanical Ventilation System is required for any dwelling with air infiltration at a rate of less than 5 air changes per hour (at ACH50 standard R303.4).
- Carbon monoxide detectors required (R315).
- Steel columns shall be minimum schedule 40 (R507.2).
- Deck Ledger attachment to house shall be per Tables 507.9.1.3.
- New provisions for attachment of rafters, trusses and roof beams. (R802.3 and R802.11).
- Programmable thermostat required (N1103.1.1).
- Air handlers shall be rated for Maximum 2% air leakage rate (N1103.2.2.1).
- Building cavities used as return air plenums shall be sealed to prevent leakage across the thermal envelope. (N1103.2.3).
- Certain hot water pipes shall be insulated (N1103.4).
- All exhaust fans shall terminate to the building exterior (M1507.2).
- Makeup air system required for kitchen exhaust hoods that exceed 400 CFM M1503.4.
- Building cavities in a thermal envelope wall (including the wall between the house and garage) shall not be used as return air plenums (unless the required insulation and air barrier are maintained) (M1601.1.1.#7.5).
- An air handling system shall not serve both the living space and the garage (M1601.6).
- A concrete-encased grounding electrode (UFER Ground) connection complies with the requirements of the 2018 IRC Section E3608.1.2 in providing a connection with no less than the required minimum of steel.
- Compliance with the requirements and show connection as needed for roof beam, truss, rafter, and girder connections for uplift per IRC 802.11.
- Garage Door Rating: DASMA 115 MPH Rated.
- Compliant with the Physical Security Ordinance in the Kansas City Building and Rehabilitation Code, section 329 (Information Bulletin 161).
- Compliant with the requirements of section 308 of the 2018 IRC for safety glazing.
- Studs will be continuous from floor to ceiling diaphragm/Roof as per 2018 IRC 602.3.

| 2018 HT. EXTERTY CONSERVATION CODE (2018-CH 11) DOORS, & WINDOWS: | |
|---|---------------------------------|
| SKYLIGHTS: | U-0.35 MAX (HEAT GAIN MAX 0.25) |
| ATTIC CEILINGS: | U-0.55 MAX |
| WOOD FRAME WALLS: | R-49 MIN. |
| FLOOR (OVER UNHEATED): | 20 OR 13 + 5 MIN. |
| SLAB ON GRADE: | R-10 FOR 24" IN |
| VAULTED CEILINGS: | R-36 (SEE DETAIL) |
| CRAWL SPACE: | R-10 |
| BASEMENT WALLS: | R-10 CONT OR R-13 CAVITY |
| DUCTWORK: | R-8 |
| FUEL FIRED FURNACE: | 90% AFUE MIN. |
| ELECTRIC FURNACE: | NO MINIMUM |
| COOLING SYSTEM: | 13 SEER MIN. |
| WATER HEATER: | |
| GAS FIRED STORAGE: | 0.67 EF MIN |
| GAS FIRED INSTANT: | 0.62 EF MIN |
| ELECTRIC STORAGE: | 0.97 EF MIN |
| ELECTRIC INSTANT: | 0.93 EF MIN |

AN ENERGY EFFICIENT CERTIFICATE IS REQUIRED TO BE POSTED IN OR ON THE ELECTRICAL PANEL BEFORE FINAL INSPECTION. THE CERTIFICATE WILL BE PROVIDED WITH ALL NEW RESIDENTIAL PERMITS. IT IS THE PERMIT HOLDER/CONTRACTOR'S RESPONSIBILITY TO ENSURE THE CERTIFICATE HAS ACCURATE INFORMATION & IS POSTED BEFORE FINAL INSPECTION OWNER/CONTRACTOR IS RESPONSIBLE FOR MEETING THE PRESCRIPTIVE REQUIREMENTS OF IRC CHAPTER 11 UNLESS A HERS INDEX ANALYSIS FOR PERFORMANCE COMPLIANCE BASED ON THE PLANS IS SUBMITTED TO THE AHJ FOR APPROVAL.

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 THE DESIGN PROFESSIONAL.

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
Terminle : 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



164 - Hook Farms
Lees Summit MO 64082
2607 SW Firefly Lane



JUNE 10, 2025

| Original Issue Date: | | Progress Print |
|----------------------|-------------|----------------|
| REVISIONS | | Issue Date |
| Number | Description | Date |

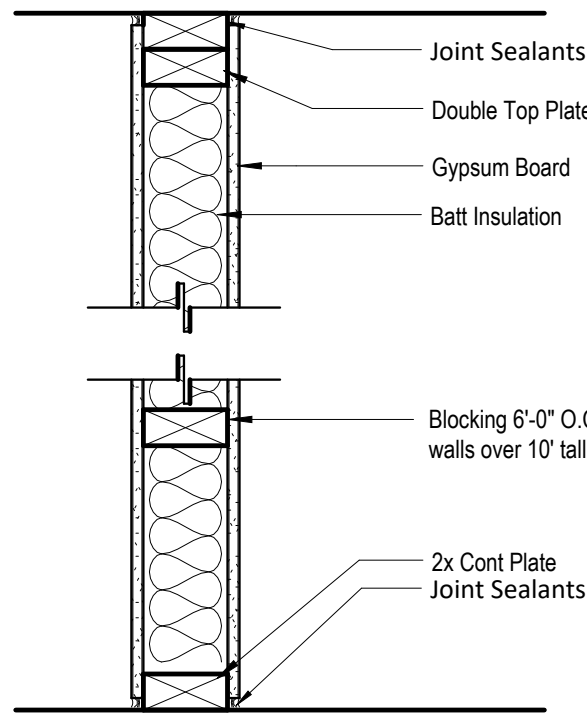
Progress Print

PLAN DESCRIPTION: Cover Sheet

00

Project No. Project Number

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

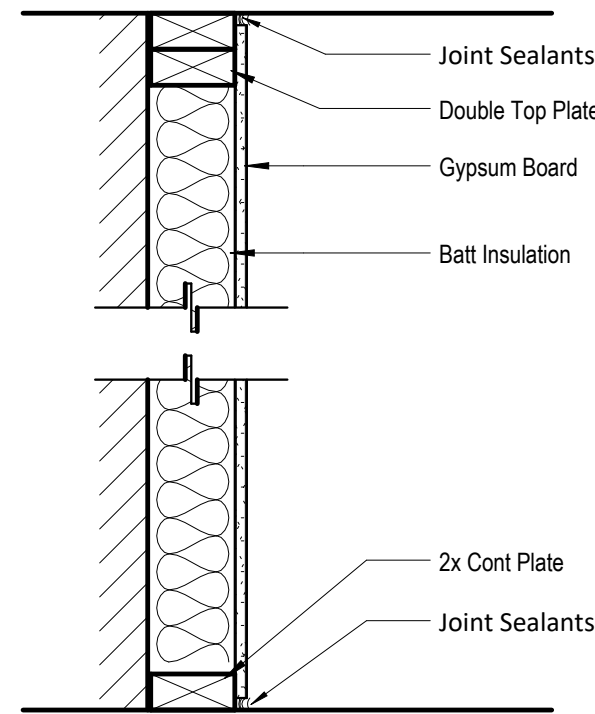


PARTITION SYSTEM:
GYPSUM WALL BOARD PARTITION

G

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

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

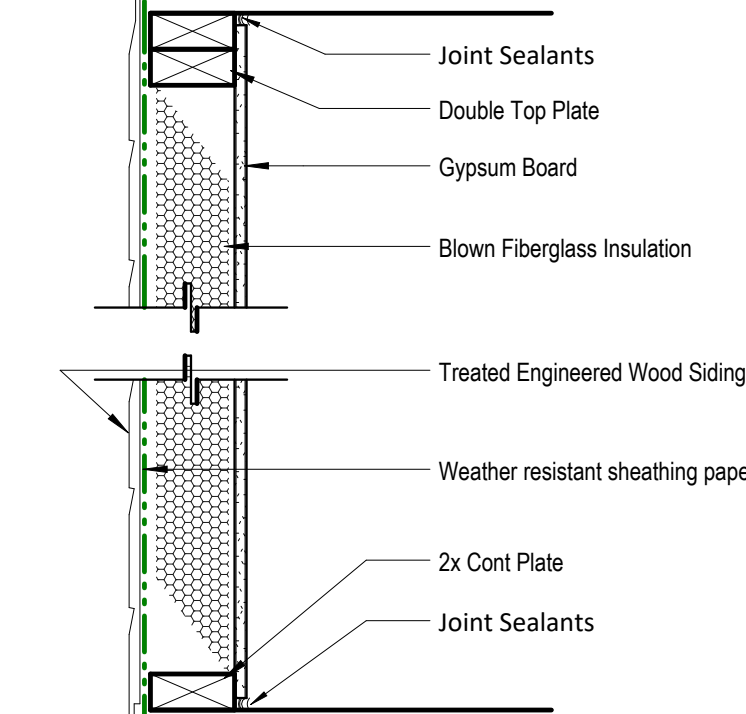


PARTITION SYSTEM:
GYPSUM FURING PARTITION

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:
- 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 |

RELEASE FOR CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
06/24/2025 11:13:32

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

[illegible]

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 FOOTING, SHALL BE ISOLATED FROM THE FLOOR FRAMING ABOVE
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 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 JOINTS OCCUR, THE FOUNDATION WALL SHALL BE SUPPORTED LATERALLY AT THE TOP BY SOLID BLOCKING FOR MINIMUM OF TWO JOINT SPACES, SPACED NOT MORE THAN 4 FEET C.

Diagram illustrating the components of a partition wall assembly:

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

- Min. 5.7sqft of window opening.
- Net clear height 24" Min
- Net clear width 20" Min.

- Min. 5.7sqft of window opening.
- Net clear height 24" Min
- Net clear width 20" Min.

164 - Hook Farms
Lees Summit MO 64082
2607 SW Firefly Lane

2607 SW Firefly Lane
Summit MO 64082

UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS
AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR
CONSTRUCTION. PROCEEDING THEREON AT YOUR OWN RISK.



REVISIONS

[illegible]

Address: 2607 Firefly Lane,
Lees Summit, MO 64082
Lot: Hook Farms - 164

Foundation Plan - Full Basement

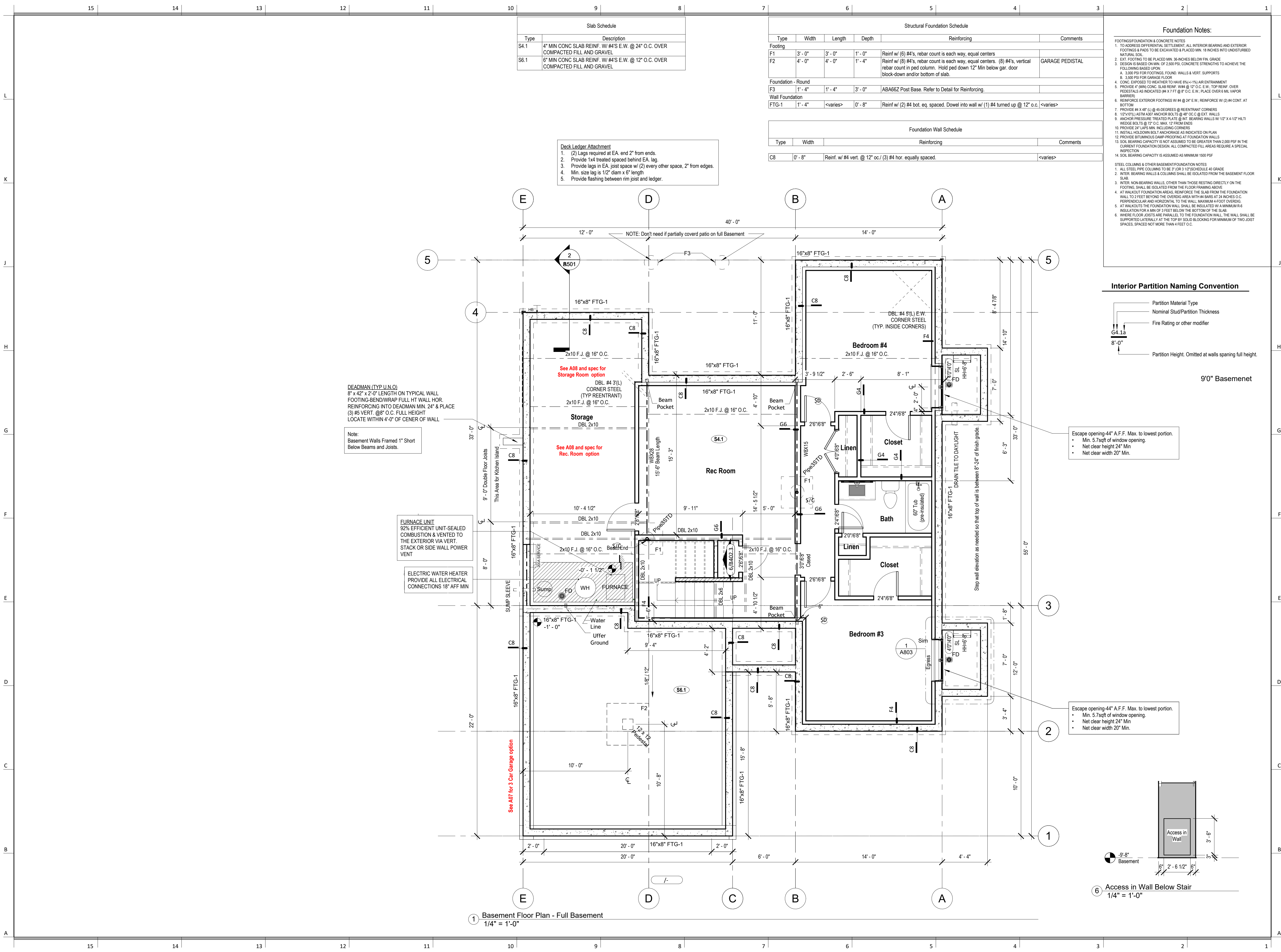
DATE ISSUED

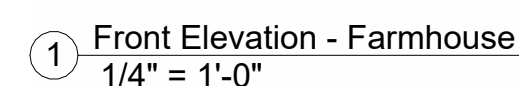
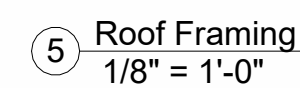
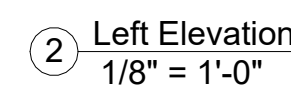
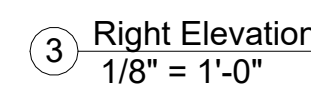
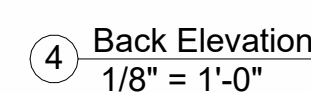
DRAWING NUMBER

A01

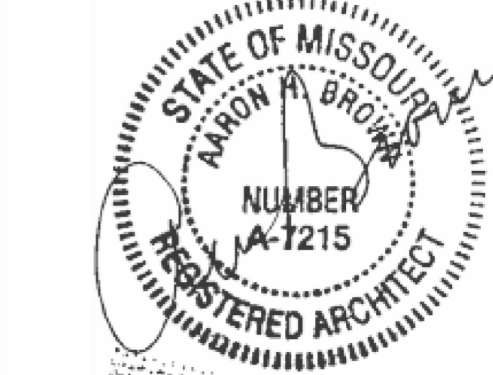
Release for Construction
As Noted on Plans Review
Development Services
Lee's Summit, Missouri
06/24/2025 11:13:32

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





UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS
AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED
FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION



JUNE 10, 2025

[illegible]

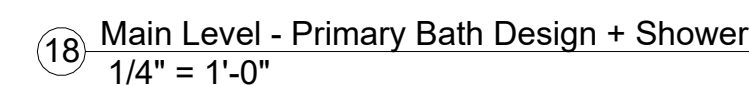
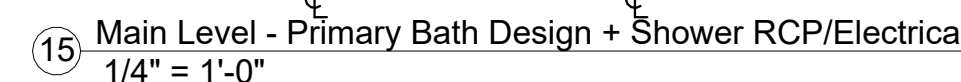
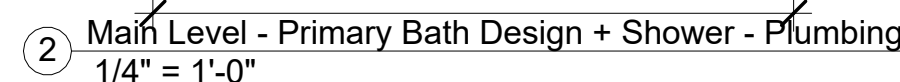
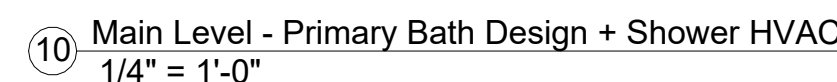
PROJECT
Address: 2607 Firefly Lane,
Lees Summit, MO 64082
Lot: Hook Farms - 164

DRAWING TITLE
Elevation & Roof Plan

DATE ISSUED _____

DRAWING NUMBER

A03



UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS
AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED
FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION

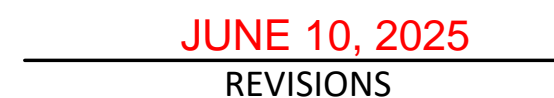


PROJECT
Address: 2607 Firefly Lane,
Lees Summit, MO 64082
Lot: Hook Farms - 164

DATE ISSUED

A06

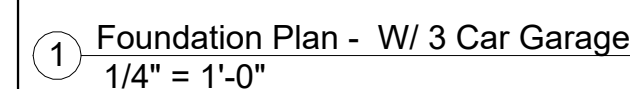
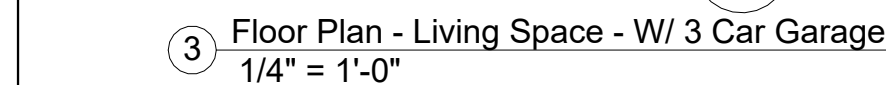
UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS
AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED
CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION



PROJECT
Address: 2607 Firefly Lane,
Lees Summit, MO 64082
Lot: Hook Farms - 164

DATE ISSUED

A07





164 - Hook Farms
Lees Summit MO 64082
2607 SW Firefly Lane

ees Summit MO 64082
2607 SW Firefly Lane

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

UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS
AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED
CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION



JUNE 10, 2025

REVISIONS

[illegible]

PROJECT

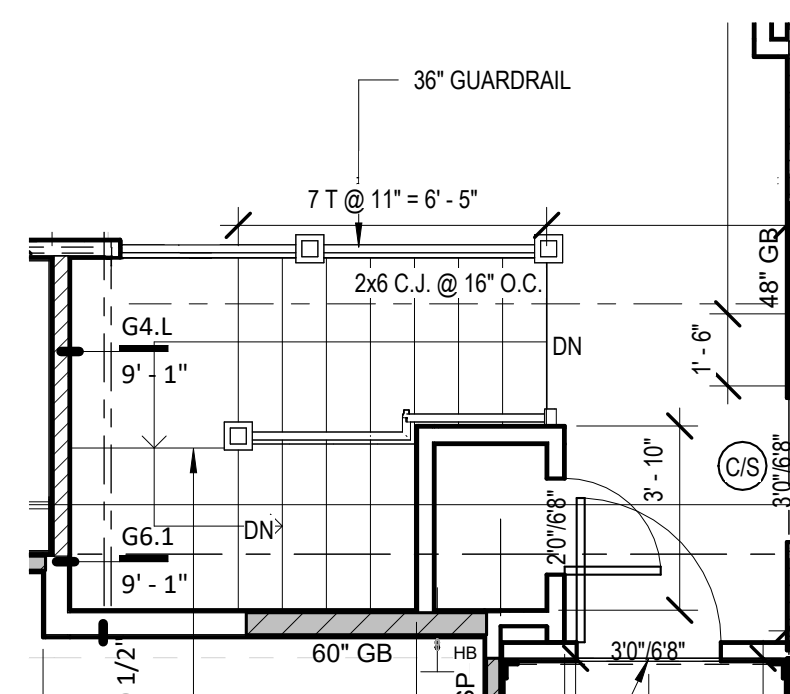
Address: 2607 Firefly Lane,
Lees Summit, MO 64082
Lot: Hook Farms - 164

DRAWING TITLE
POD Options

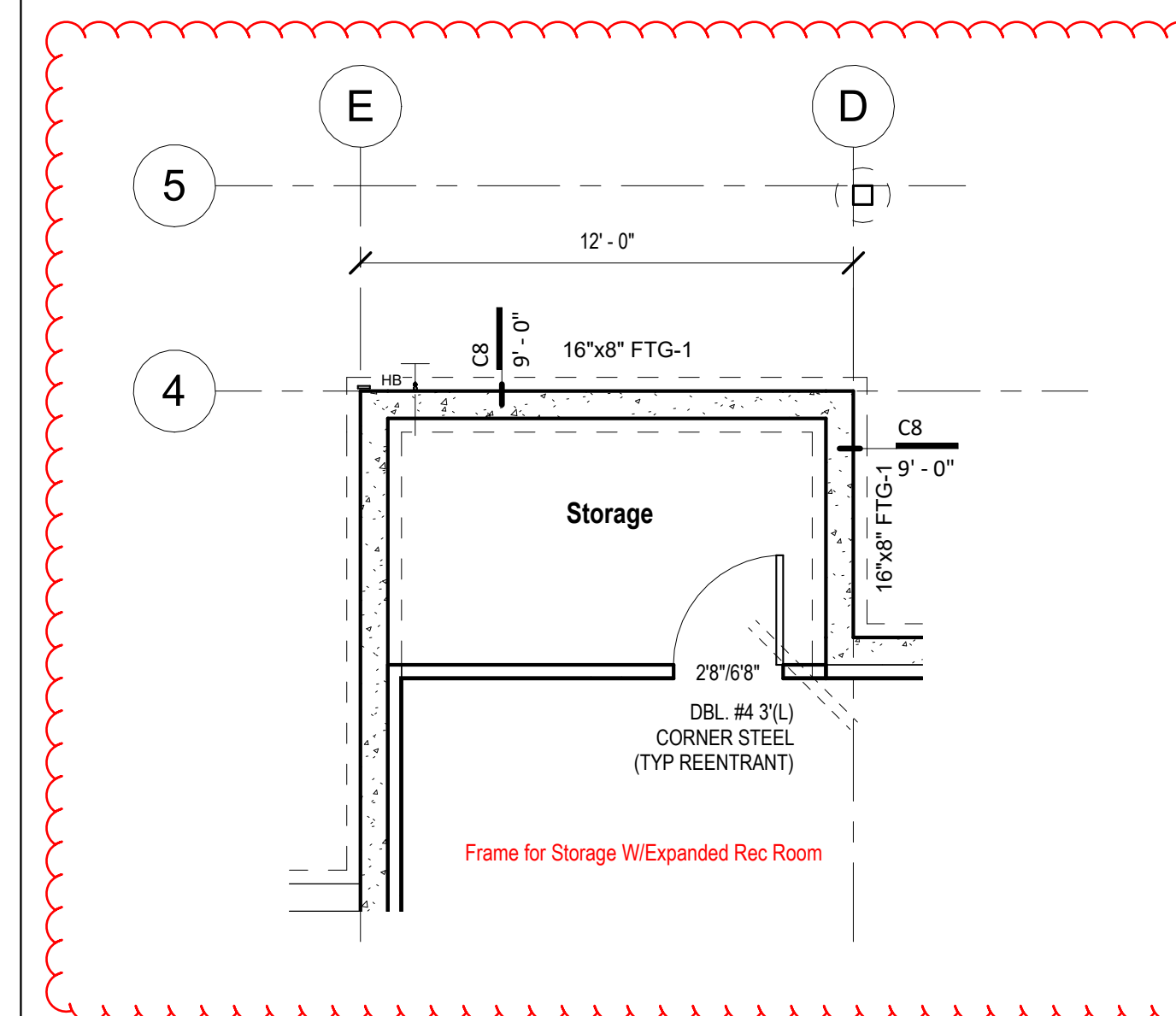
DATE ISSUED _____

DRAWING NUMBER

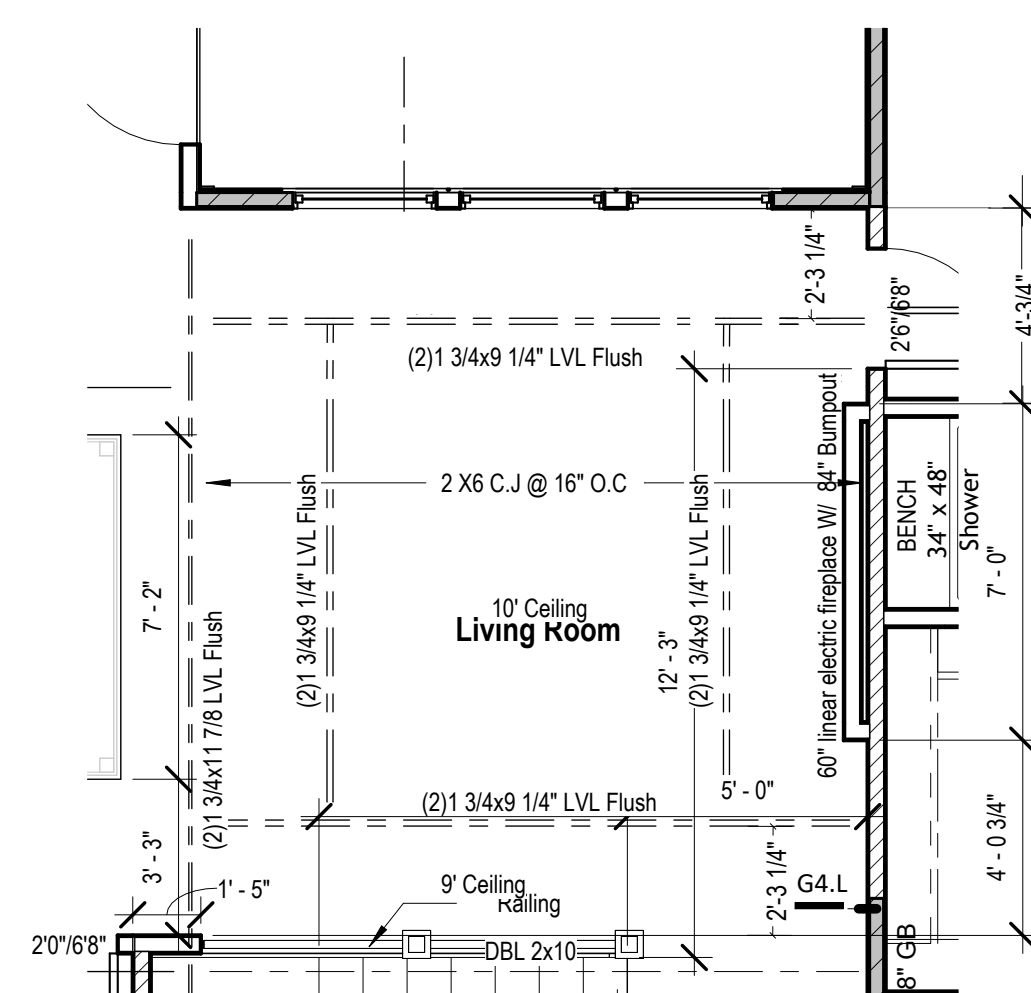
A08



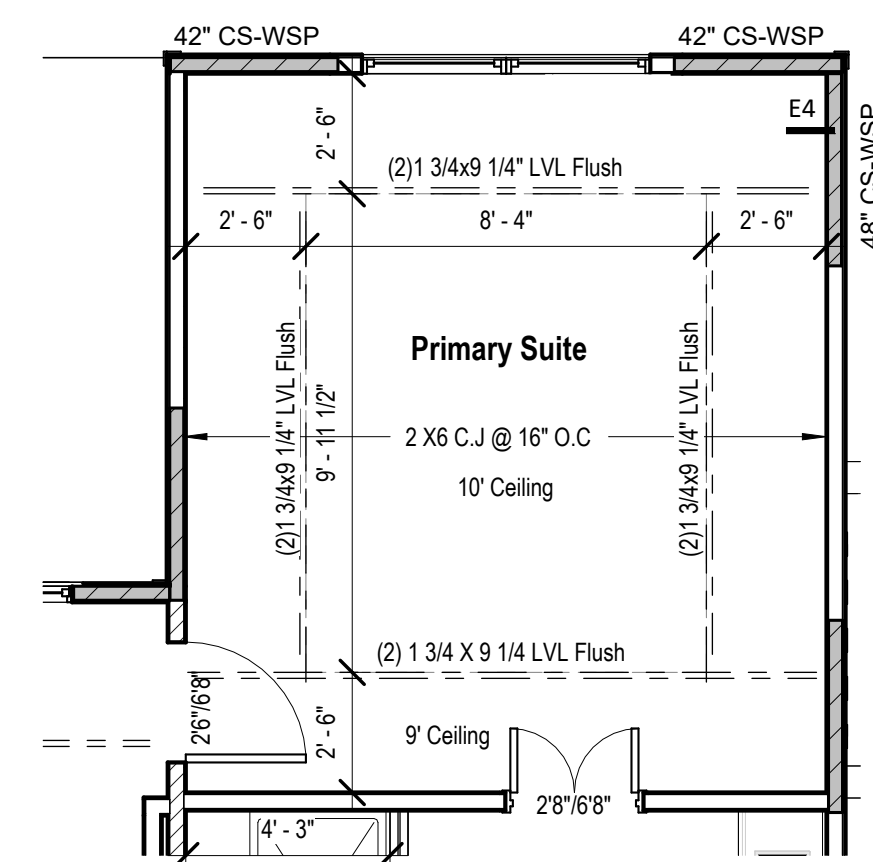
① Railing Option
1/4" = 1'-0"



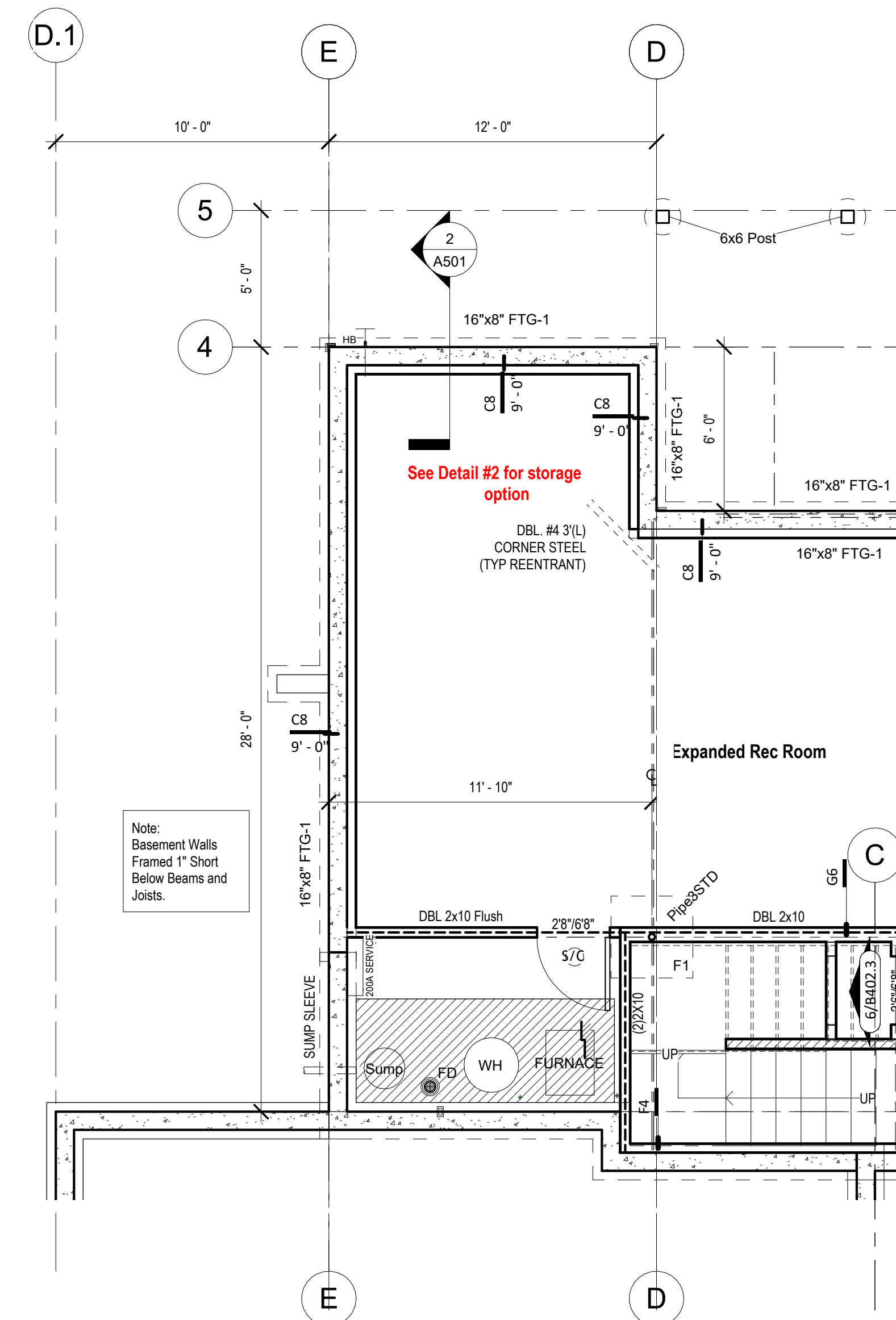
2 Basement Floor Plan - Extended Rec. Room - With Storage
1/4" = 1'-0"



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



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



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



UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION.



PROJECT
Address: 2607 Firefly Lane,
Lees Summit, MO 64082
Lot: Hook Farms - 164

DATE ISSUED

E101

Shared drives\06 - Architecture\02 - Master Plan\Grystone Masterplan\01-Working Files\Revit Central



Note:

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

Note:

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

UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS
AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED
FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION



PROJECT
Address: 2607 Firefly Lane,
Lees Summit, MO 64082
Lot: Hook Farms - 164

DATE ISSUED

M101

CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATIONPROJECT

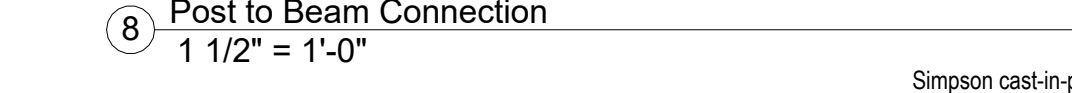
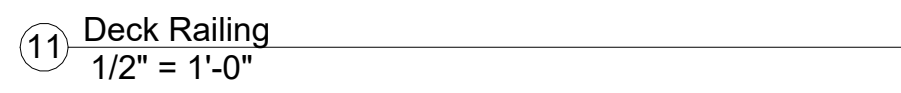
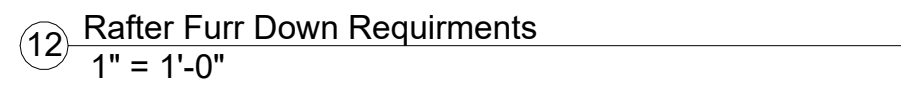
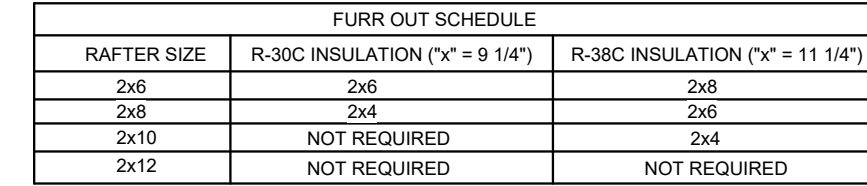
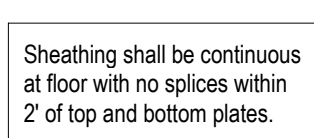
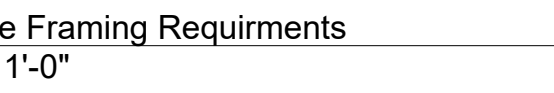
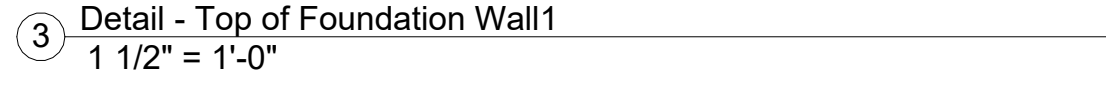
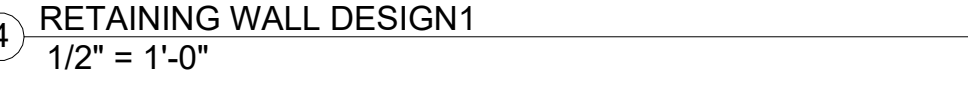
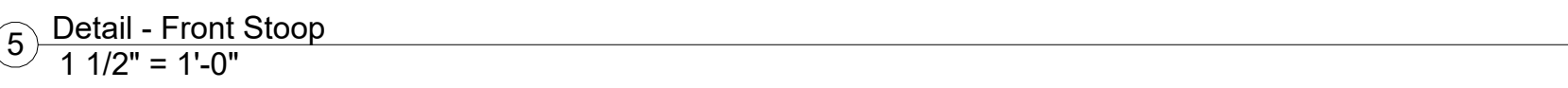
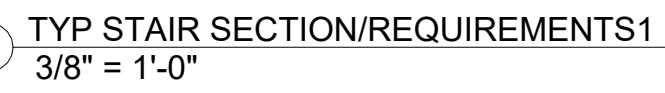
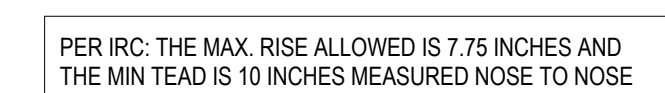
DRAWING TITLE
Details

DATE ISSUED _____

DRAWING NUMBER

A801

Shared drives\06 - Architecture\02 - Master Plan\G...
 ystone Masterplan\01-Working Files\Re
RELEASE FOR CON
AS NOTED ON PLAN
DEVELOPMENT S
LEE'S SUMMIT, M
06/24/2025 1



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)

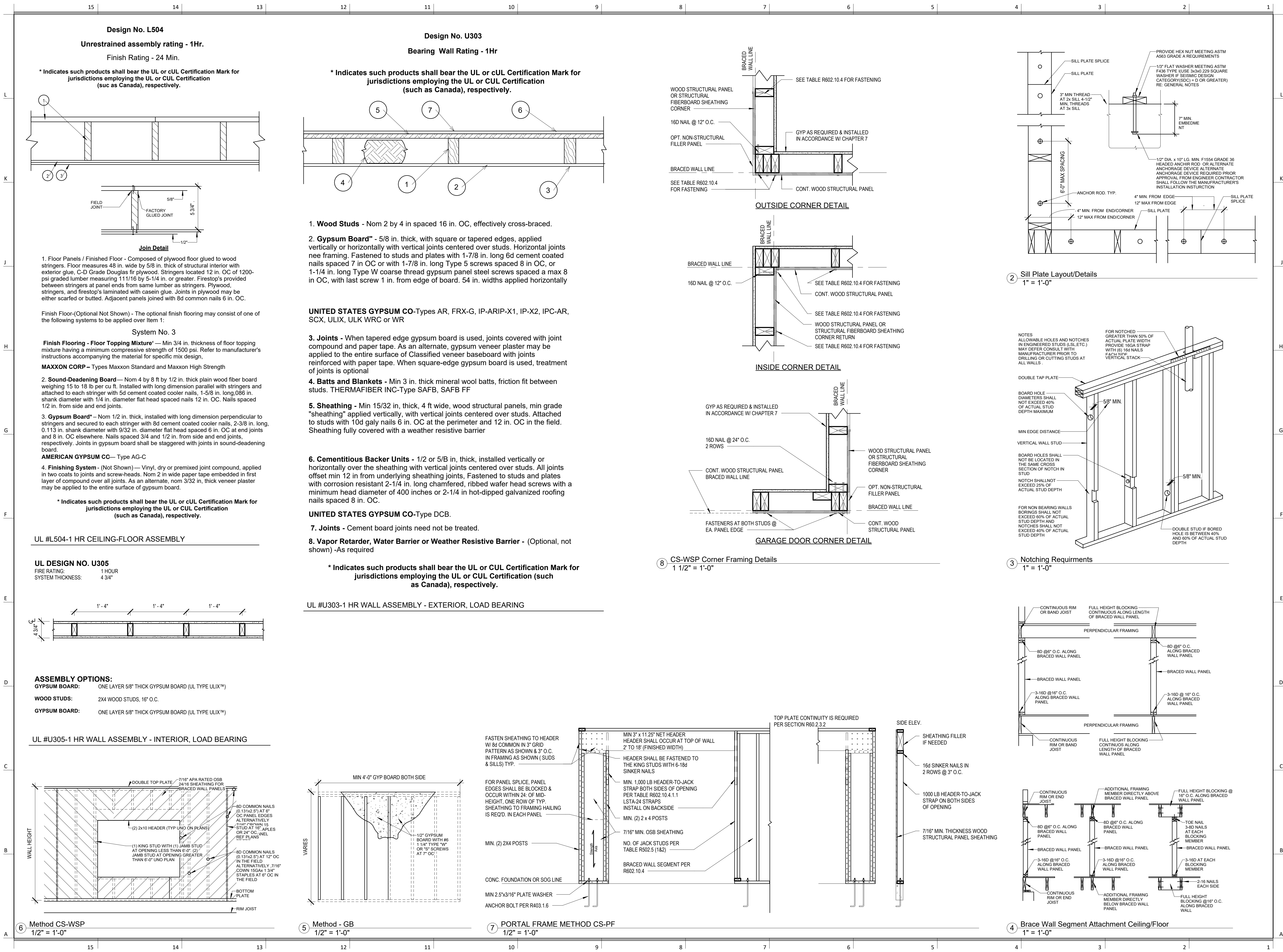
Note:

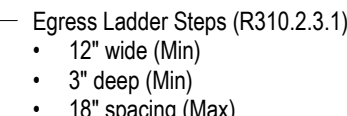
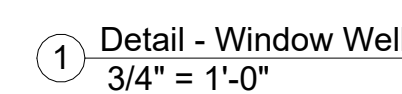
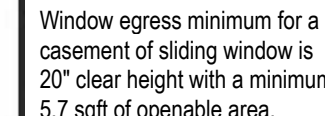
All wood used in construction of all decks & railings, etc. to be pressure treated. Apply building paper between decking & joists.

PROJECT
Address: 2607 Firefly Lane,
Lees Summit, MO 64082
Lot: Hook Farms - 164

DRAWING NUMBER

A802





① Detail - Window Well
3/4" = 1'-0"

UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS
AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED
CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION



PROJECT

Address: 2607 Firefly Lane,
Lees Summit, MO 64082
Lot: Hook Farms - 164

DRAWING NUMBER

A803