

Greystone - Masterplan

Address: 2606 SW Farm Field Rd, Lees Summit, MO.  
Lot 38 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



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

Number	Description	Date
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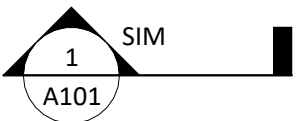
Permit Set

PLAN DESCRIPTION: Cover Sheet

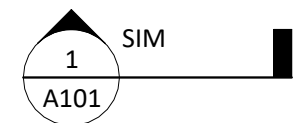
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Project No.

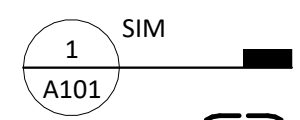
Sheet List	
Sheet No	Sheet Name
00	Cover Sheet
A706.1	Front Elevations - Shed
A301.1	Side Elevations - Daylight Basement - Shed
A401.2	Foundation Plan - Daylight Basement
A402.2	Floor Plan - Daylight Basement
A501	Floor Plan - Main Level
A503.1	Floor Plan - Main Level Deck & Patio - shed - Full covered Deck
A602.1	Roof Plan - Shed - Fully covered Patio/Deck
A707	Floor Plan - W/ 3 Car Garage - W/ Extended Pantry
A714	POD Options
A715	POD Options
A716	POD -Primary Bath
A801	Details
A802	Details
A803	Details
E101.1	RCP/Electrical Plan - Design
E 102	RCP/Electrical Plan - Structural Option
M101	Floor Plan - Structural POD Options 24" Extension HVAC
P101	Plumbing Floor Plans



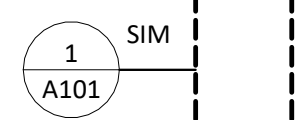
BUILDING SECTION



WALL SECTION



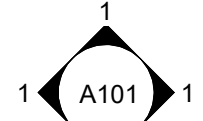
DETAIL SECTION



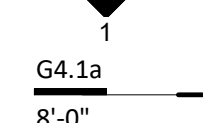
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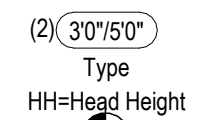
EXTERIOR ELEVATION TAG



INTERIOR ELEVATION TAG



INTERIOR PARTITION TYPE SYMBOL



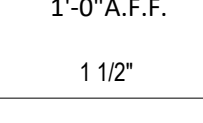
WINDOW TYPE SYMBOL



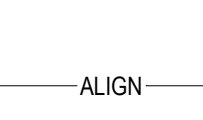
BENCHMARK/SPOT ELEV. SYMBOL



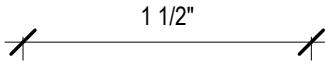
COLUMN LINE/GRID INDICATOR



FLOOR LEVEL SYMBOL



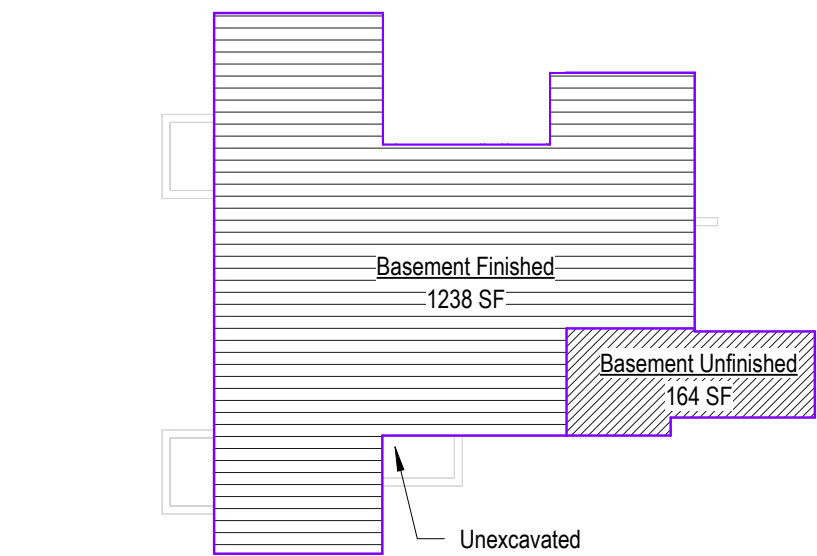
CEILING HEIGHT SYMBOL



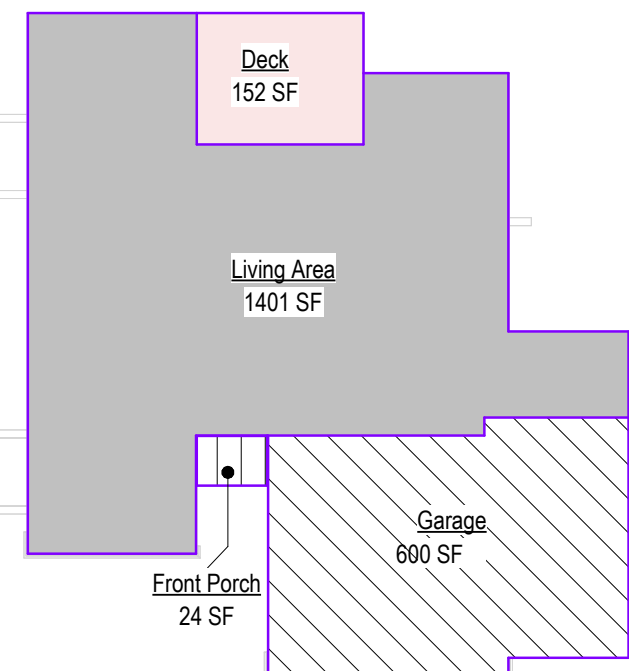
DIMENSION



ALIGN TWO WALLS OR OBJECTS



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
Deck	152 SF
	940 SF

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# Greystone - Masterplan

④ Front Elevation - Shed 3 Car - Stone & Stucco (ELV019+STR002)  
3/8" = 1'-0"

architect:  
**Elevate Design + Build**  
1040 SW Luttrell Road  
Blue Springs, MO 64015  
816.622.8826 voice  
[www.elevatedesignbuildkc.com](http://www.elevatedesignbuildkc.com)

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JULY 9, 2025

## REVISIONS

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Lot 38 Hook Farms

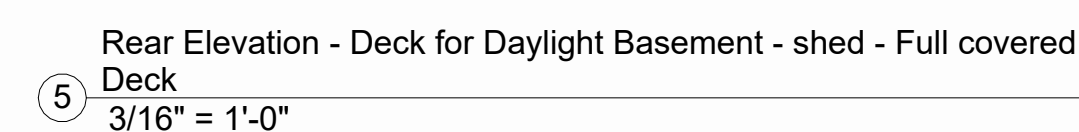
DRAWING TITLE  
Front Elevations - W/ 3 Car Gara  
- shed

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DRAWING NUMBER

## A706.1





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## A301.1

Structural Foundation Schedule					
Type	Width	Length	Depth	Reinforcing	Comments
Footling					
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>

- 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%+ LQ AIR ENTRAINMENT.
- 7. PROVIDE 4" MIN. CONCR. SLAB REIN. WITH 12" O.C. E.V. TOP REIN. OVER  
PERIMETER AS NOTICED (H417) @ 8" O.C. E.V. PLACE OVER 8" VAPOR  
BARRIER.
- 8. REINFORCE EXTERIOR FOOTINGS WITH #4 @ 24" E.V., REINFORCE (W) #4 @ 24" INT.  
AT 24" O.C.
- 9. PROVIDE #4 X 41" @ 4" O.C. REIN. @ REINSTR. COVERS.
- 10. 12X12X16" ASTA 30# ANCHOR BOLTS 48" O.C. @ EX. WALLS.
- 11. PROVIDE 12" O.C. E.V. REIN. WITH 12" O.C. E.V. TOP REIN. OVER 8" VAPOR  
BARRIER @ 8" O.C. E.V. TOP REIN. OVER 8" VAPOR BARRIER.
- 12. PROVIDE 12" O.C. E.V. REIN. WITH 12" O.C. E.V. TOP REIN. OVER 8" VAPOR  
BARRIER.
- 13. INSTALL HOLLOWBOLT BOLTS ANCHORED AS NOTICED ON PLAN.
- 14. PROVIDE BUTYROMEX DAMP-PROOFING AT FOUNDATION WALLS.
- 15. PROVIDE 2" MIN. POLYSTYRENE INSULATION AT 2,500 PSF IN THE CURRENT  
FOUNDATION DESIGN. ALL COMPACTED FILL AREAS REQUIRE A SPECIAL  
TREATMENT.
- 16. 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.	<vars>

STEEL COLUMNS & OTHER BASEMENT/FOUNDATION NOTES

1. ALL STEEL PIPE COLUMNS TO BE 3" (OR 3/2") 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 OC. PERPENDICULAR AND HORIZONTAL TO THE WALL; MAXIMUM 4-FOOT OVERDIG.
5. AT WALKOUTS THE FOUNDATION WALL SHALL BE ISOLATED WITH A MINIMUM R-8 INSULATION FOR A MIN OF 3 FEET BELOW THE BOTTOM OF THE SLAB
6. WHERE PLUMBING AREAS ARE ADJACENT TO THE FOUNDATION WALL, THE WALL SHALL SUPPORTED LATERALLY AT THE TOP BY SLOD BLOCKING FOR MINIMUM OF TWO JOI SPACES, SPACED NOT MORE THAN 4 FEET OC.

Diagram illustrating the components of a partition wall section:

- Partition Material Type
- Nominal Stud/Partition Thickness
- Fire Rating or other modifier
- 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" & PLACE  
(3) #5 VERT. @8" O.C. FULL HEIGHT  
LOCATE WITHIN 4'-0" OF CENER OF WALL

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.

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

① Foundation Plan - Daylight Basement (STR007)  
1/4" = 1'-0"

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architect:  
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JULY 9, 2025

## REVISIONS

[illegible]

PROJECT  
Address: 2606 SW Farm Field Road,  
Lee's Summit, MO.  
Lot 38 Hook Farms

DRAWING TITLE  
Foundation Plan - Daylight  
Basemenet

DATE ISSUED

DRAWING NUMBER

# A401.2

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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.

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

## Foundation Notes:

1. FOOTINGS FOUNDATION & CONCRETE NOTES:
  1. TO ADDRESS DIFFERENTIAL SETTLEMENT, ALL EXTERIOR BEARING AND EXTERIOR FOOTING SHALL BE TO BE EXCAVATED TO MINIMUM 18" DEPTHS TO UNDISTURBED NATURAL SOIL.
  2. EXTERIOR BEARING WALLS TO BE PLACED MIN. 36" BEYOND FIN. GRADE
  3. DESIGN IS BASED ON (MIN. OF 2,500 PSI) SOIL COMPRESSION STRENGTHS TO ACHIEVE THE FOLLOWING BASED ON:
    - A. 1,500 PSI FOR FOOTINGS, FOUND. WALLS & VERT. SUPPORTS
    - B. 3,500 PSI FOR SLAB FLOORS
  4. EXTERIOR WALLS TO BE CONCRETE ON 4" MIN. THICK 12" C/W ARE EQUIVALENT
  5. PROVIDE 4" MIN. CONC. SLAB REINFORC. WITH #4 @ 12" C/W. TOP REINFOR. OVER PEDESTALS AS INDICATED IN #1 X T F B @ 6" E.C. REINFORCE OVER MIN. VAPOR BARRIER.
  6. REINFORCE EXTERIOR FOOTINGS WITH #4 @ 24" E.C. VERTICAL WALL (2) MIN. CAP. @ BOTTOM
  7. PROVIDE #4 X 48" @ 45-DEGREES @ REINFORCEMENT CORNERS
  8. 12X12"X14" ASTMA A36 ANCHOR BOLTS @ 48" OC @ EXT. WALLS
  9. INTERIOR PRESSURE TREATED PLATE IN #1 BEARING WALLS WITH 12" X 24" X 1/2" HEAVY BOLTS @ 72" O.C. MIN. 1" FROM EDGES
  10. PROVIDE 2" X 4" MIN. INCL. ANCHORS @ 48" OC @ INTERIOR WALLS
  11. INSTALL HOLD-BOLTS TO ANCHORAGE AS INDICATED ON PLAN
  12. PROVIDE BITUMINOUS DAMP-PROOFING AT FOUNDATION WALLS
  13. BEARING CAPACITY IS NOT TO BE LESS THAN 2,000 PSF IN THE CURRENT FOUNDATION DESIGN. ALL COMPACTED FILL AREAS REQUIRE A SPECIAL INSPECTION
  14. SOIL BEARING CAPACITY IS ASSUMED AS MINIMUM 1500 PSF
2. 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 BASEMENT FLOOR SLAB
  4. AT WALKOUT FOUNDATIONS AREAS, REINFORCE THE SLAB FROM THE FOUNDATION TO THE INTERIOR WALLS WITH #4 @ 12" C/W. PROVIDE 12" X 24" X 1/2" PERPENDICULAR AND HORIZONTAL TO THE WALL. MINIMUM 4'-0" FOOT OVERLAP
  5. AT WALKOUTS THE FOUNDATION WALL SHALL BE INSULATED WITH A MINIMUM R-6 POLYURETHANE INSULATION 1" MIN. OF 3" POLYURETHANE FOAM ON THE SLAB
  6. WHERE FLOOR JOISTS ARE PARALLEL TO THE FOUNDATION WALL, THE WALL SHALL BE 12" MIN. THICK. PROVIDE 12" X 24" X 1/2" BLOCKING FOR MINIMUM OF TWO JOIST SPACES. SPACED NOT MORE THAN 4 FEET O.C.

## Interior Partition Naming Convention

The diagram illustrates the naming convention for an interior partition. It shows a partition wall with a height of 8'-0" and a material type of G4.1a. The naming convention is broken down into three parts: Partition Material Type (G4.1a), Nominal Stud/Partition Thickness (1), and Fire Rating or other modifier (a). The partition height is 8'-0".

Partition Material Type

Nominal Stud/Partition Thickness

Fire Rating or other modifier

G4.1a

8'-0"

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.



-9'-8"  
Basement

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

1 Basement Floor Plan - Daylight Basement (STR007)  
1/4" = 1'-0"



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DRAWING TITLE  
Floor Plan - Daylight Basement

DATE ISSUED

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## A402.2

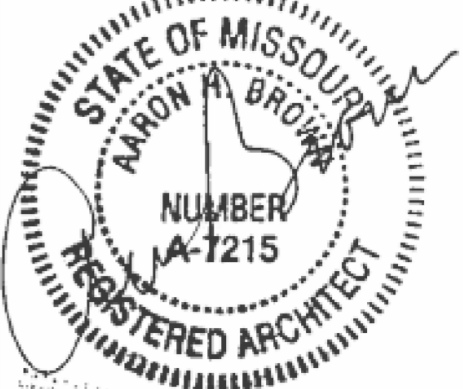
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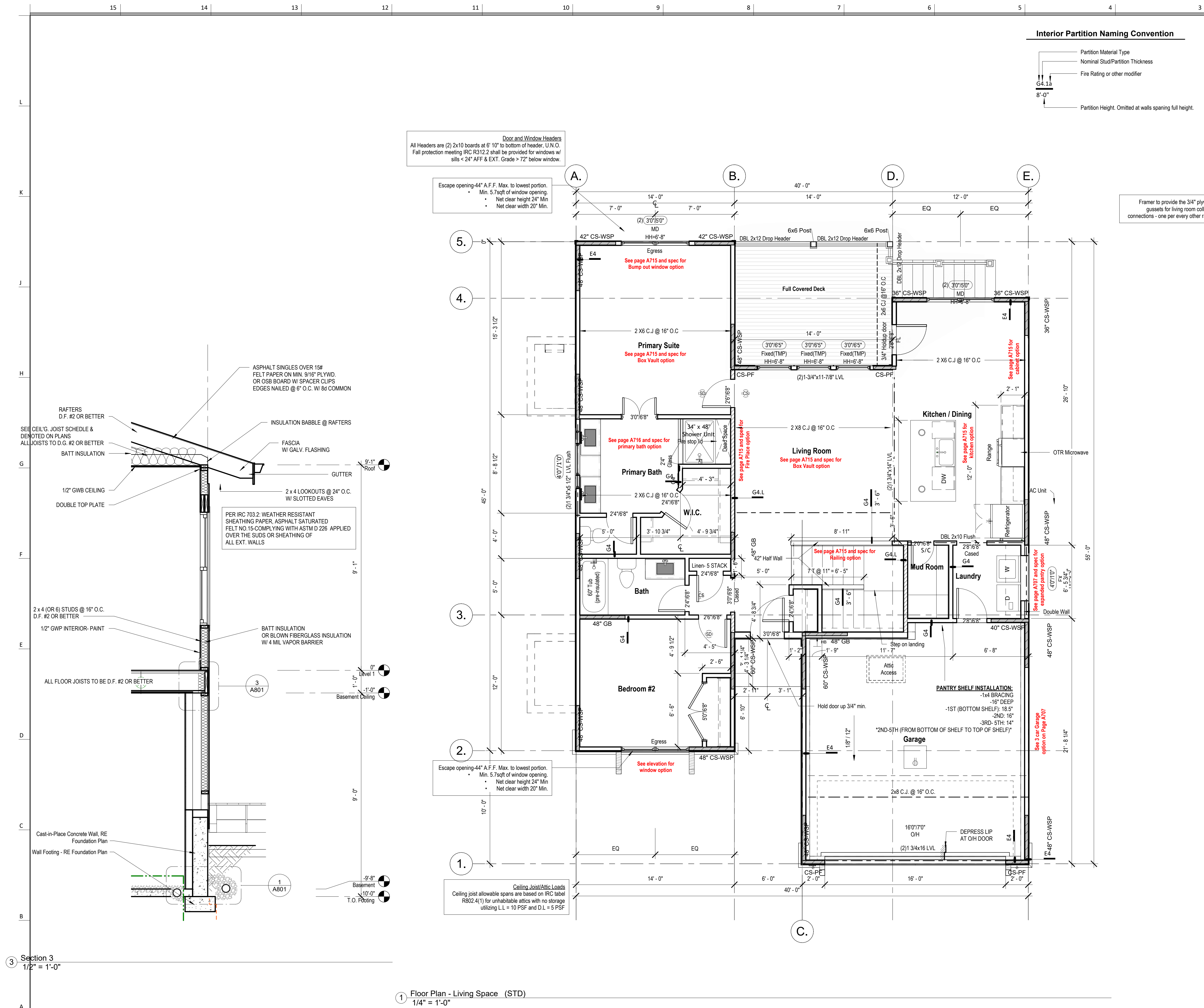
DRAWING TITLE  
Floor Plan - Main Level

DATE ISSUED

DRAWING NUMBER

# A501

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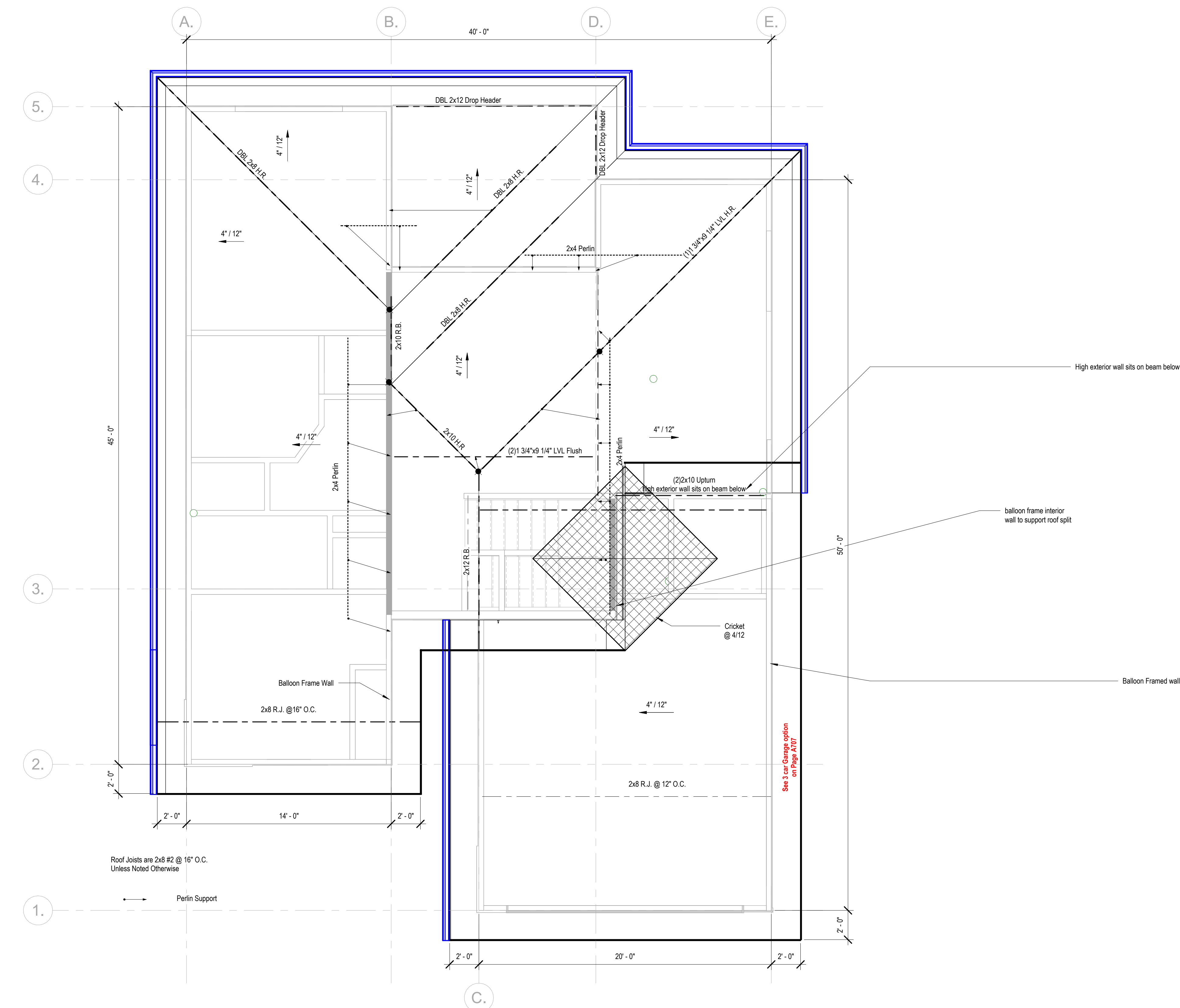
DRAWING TITLE  
Roof Plan - Shed - Fully covered  
Patio/Deck

DATE ISSUED

DRAWING NUMBER

## A602.1

an/Govystone Masterplan/01-Working Files/Revit Central  
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① Roof Plan - shed - Fully Covered Patio/Deck  
1/4" = 1'-0"



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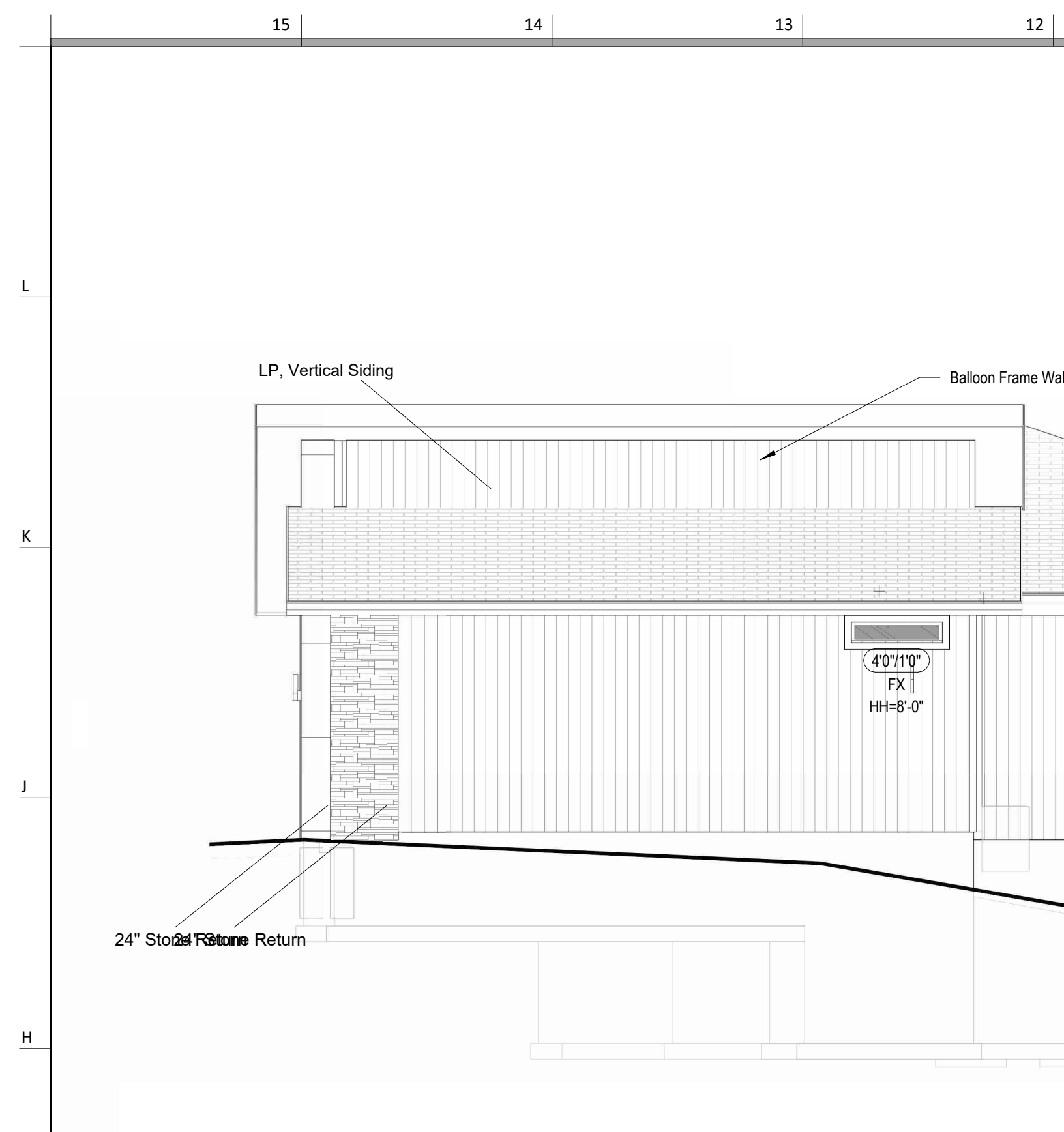
DRAWING TITLE  
Floor Plan - W/ 3 Car Garage - W  
Extended Pantry

DATE ISSUED \_\_\_\_\_

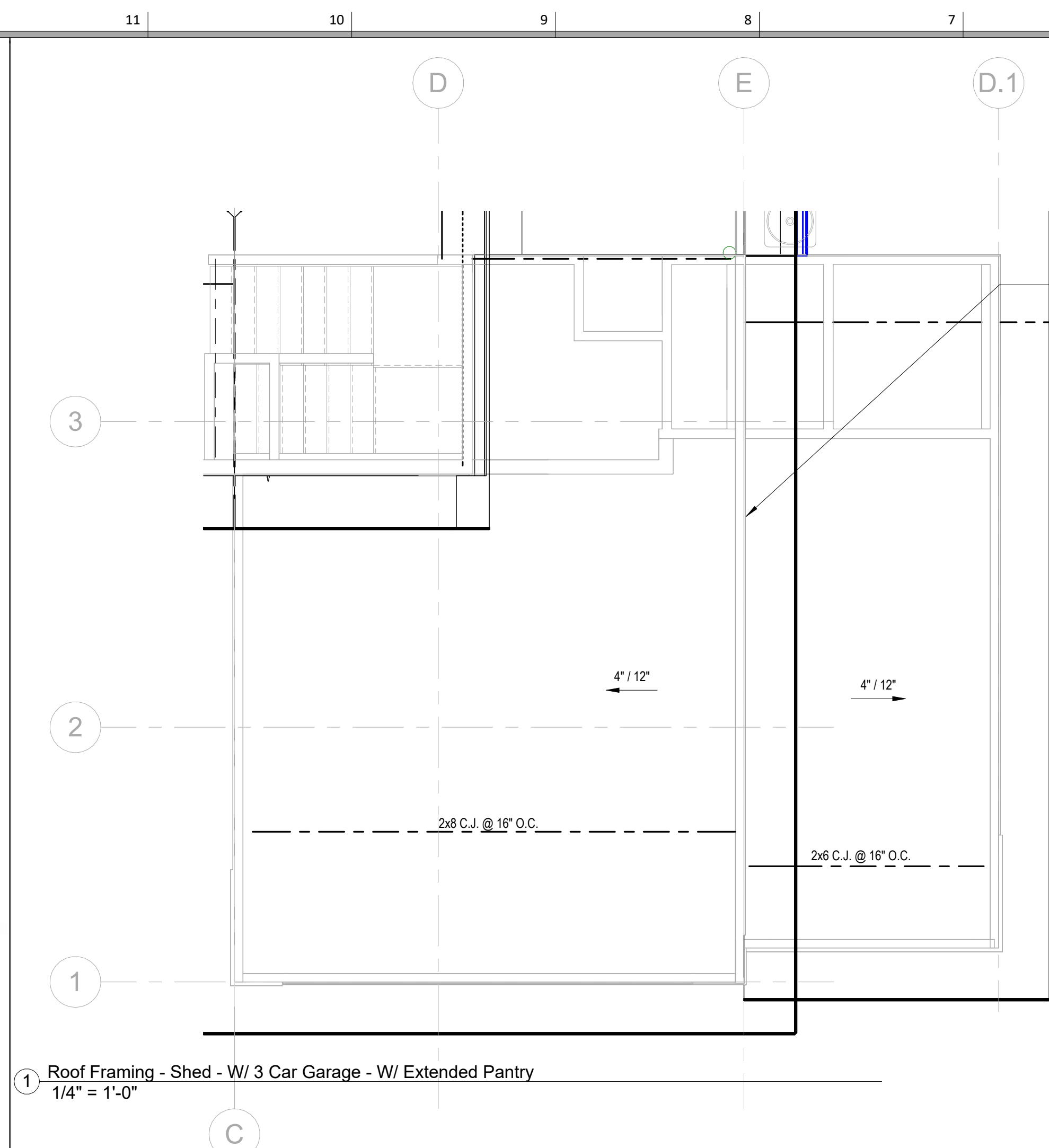
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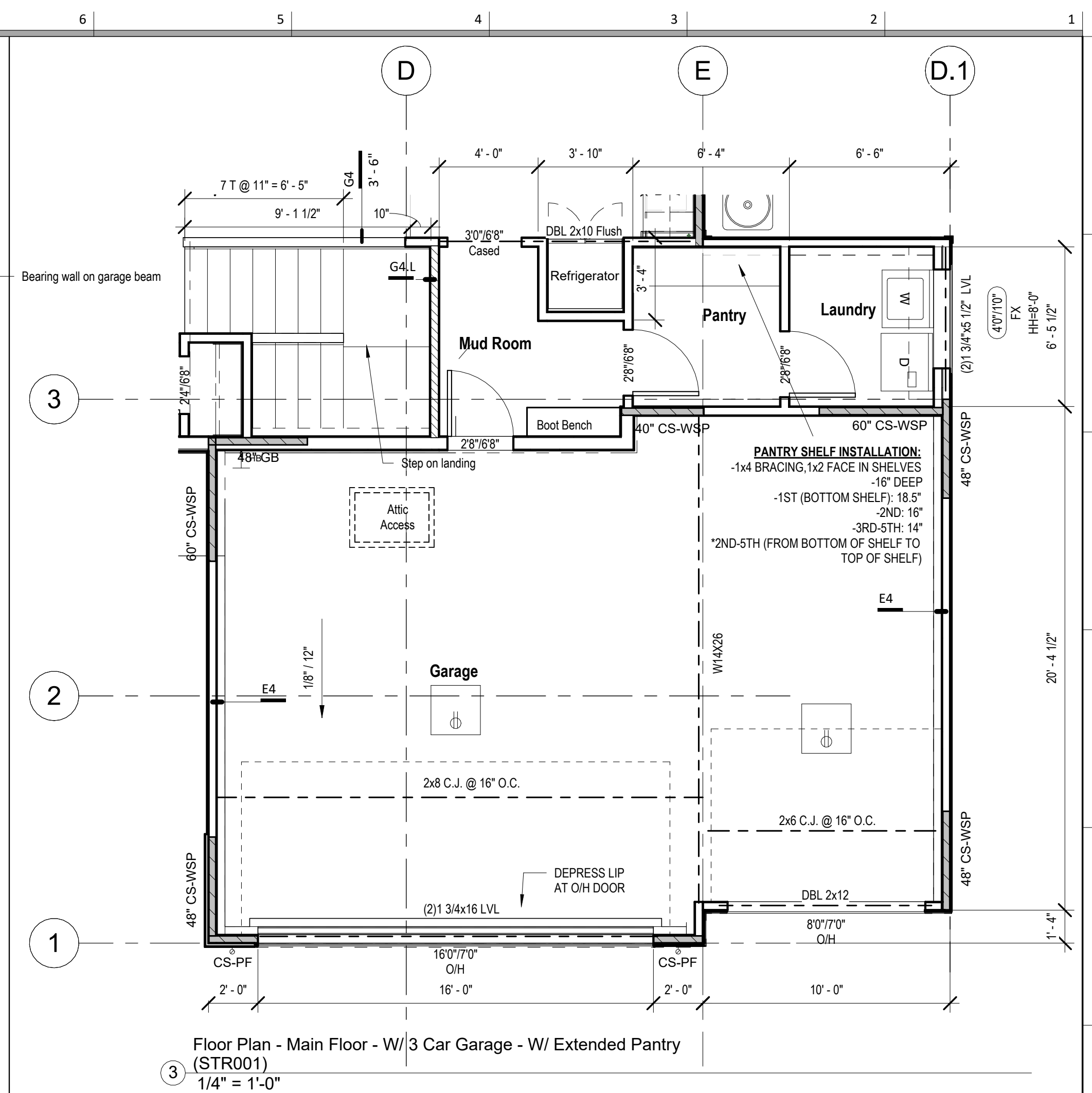
RELEASE FOR CONSTRUCTION  
AS NOTED ON PLANS REVISED  
DEVELOPMENT SERVICE  
LEE'S SUMMIT, MISSOURI  
07/29/2025 11:55



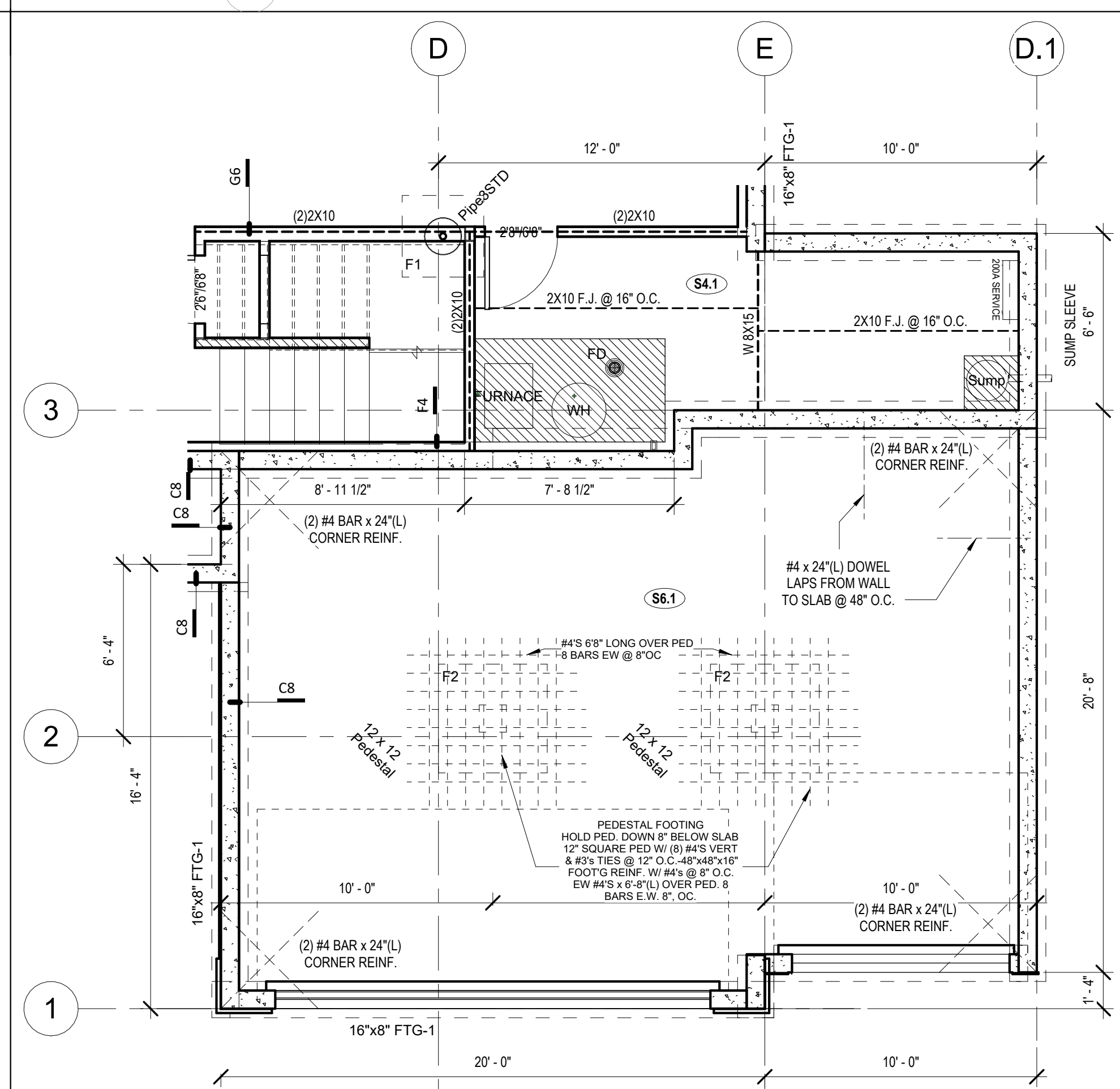
① Right Elevation - Shed - W/ 3 Car Garage & Extended Pantry  
3/16" = 1'-0"



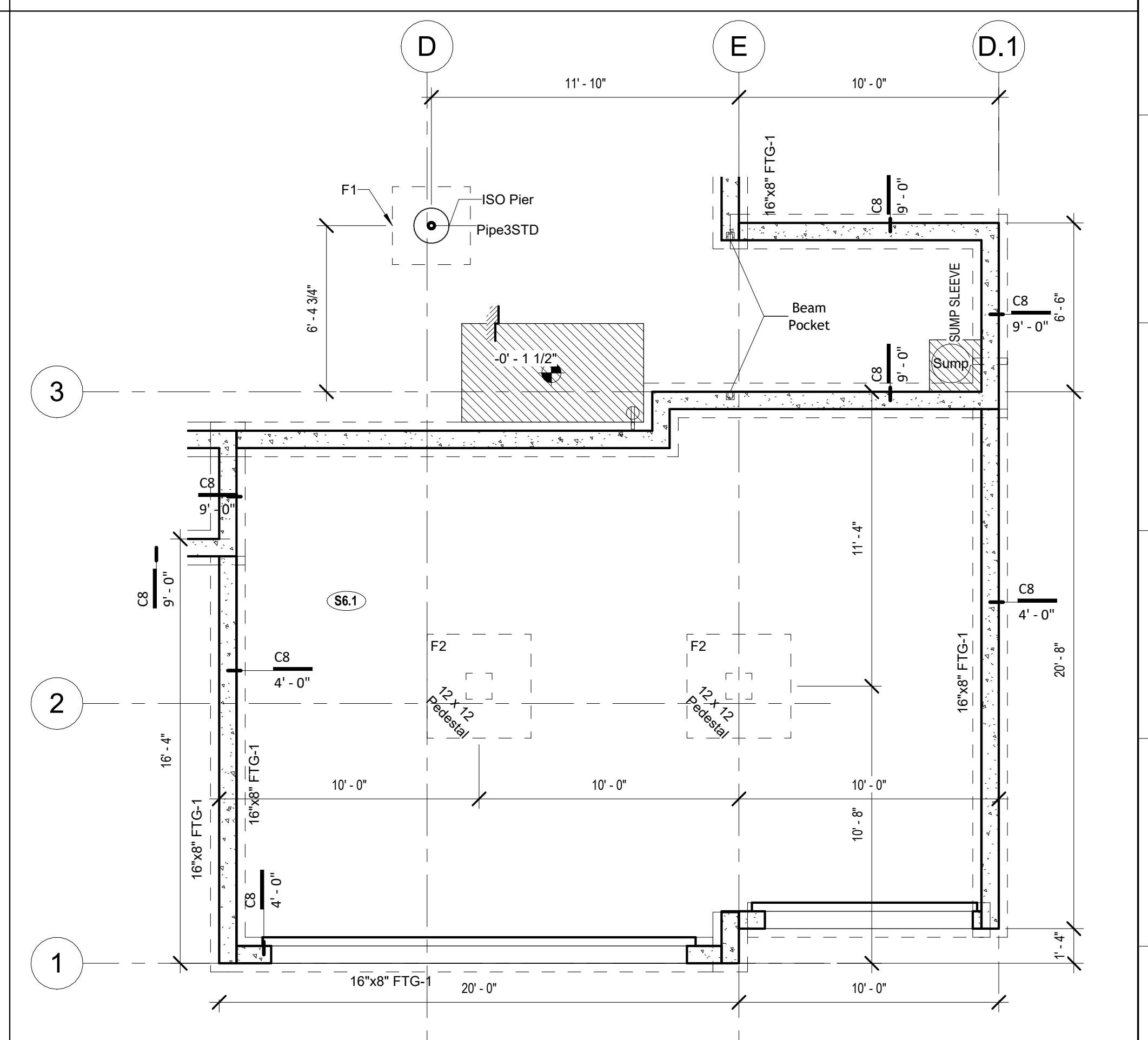
1	Roof Framing - Shed - W/ 3 Car Garage - W/ Extended Pantry	1/4" = 1'-0"
---	--	--------------



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

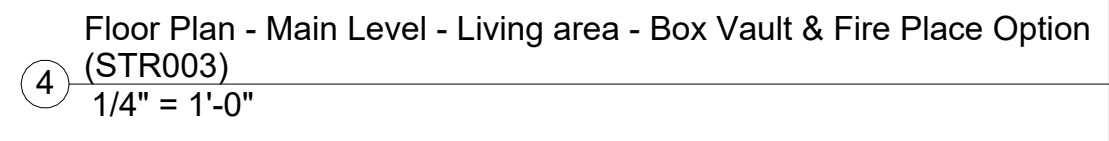
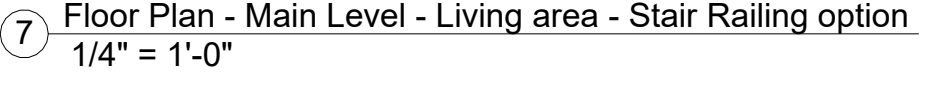
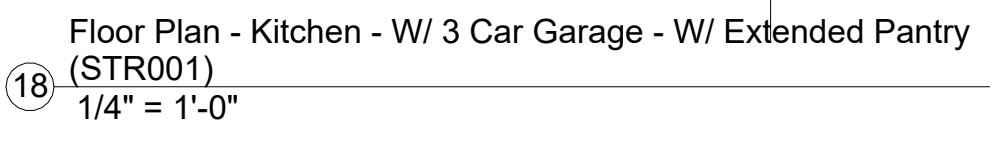
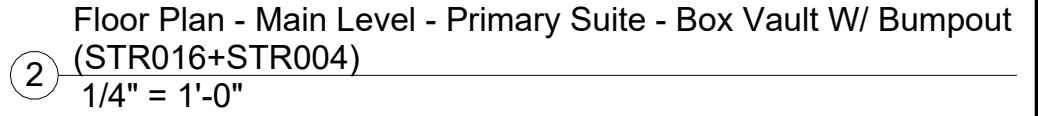
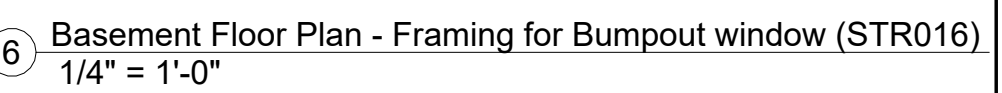
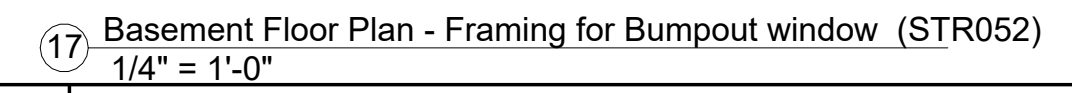
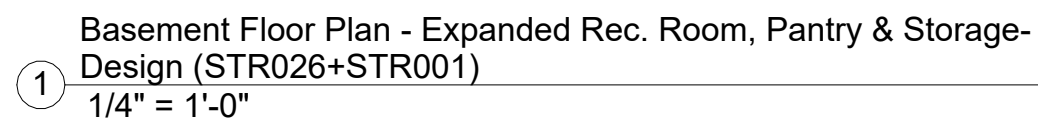


Basement Floor Plan - W/ 3 Car Garage - W/ Extended Pantry  
(STR001)  
② 1/4" = 1'-0"

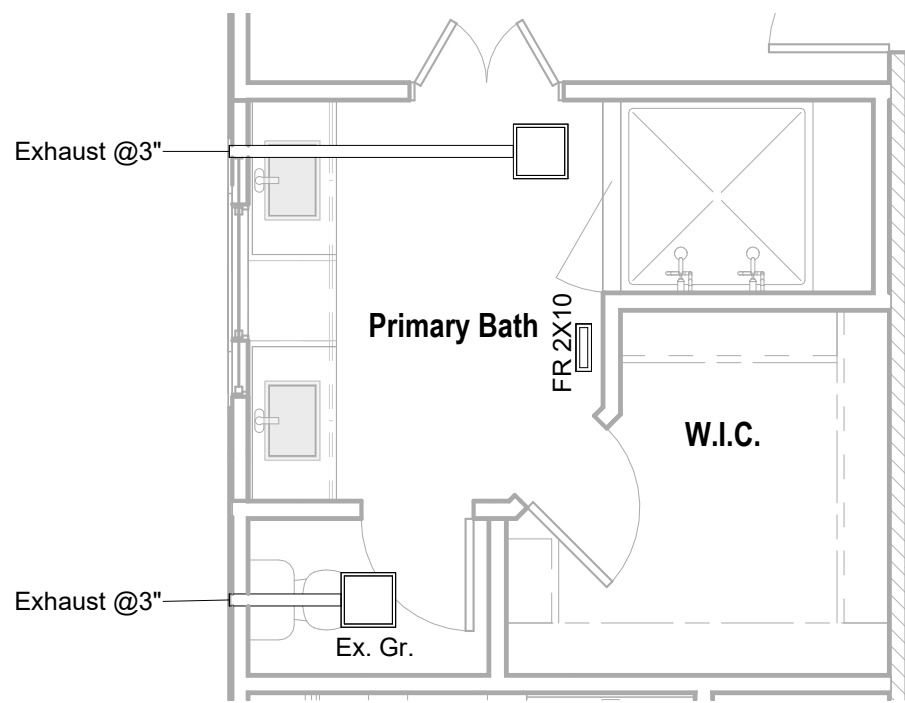


① Foundation Plan - W/ 3 Car Garage - W/ Extended Pantry (STR001)  
1/4" = 1'-0"

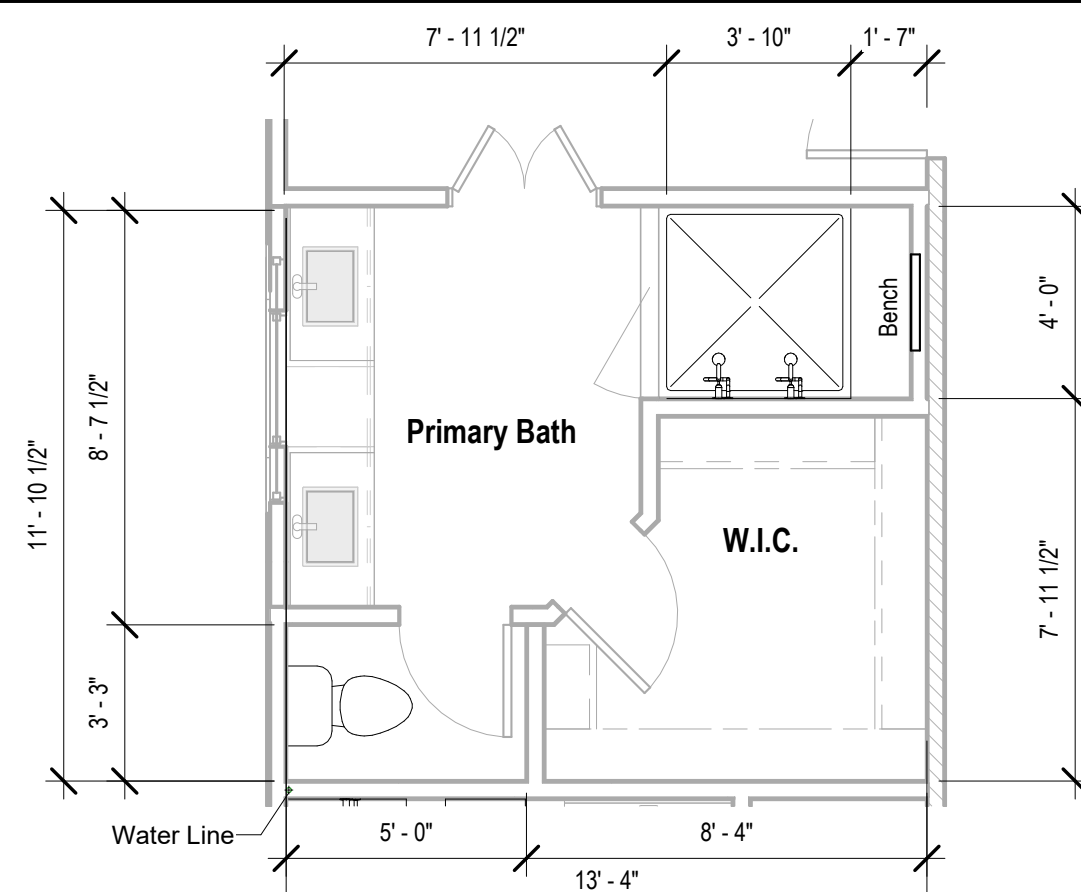




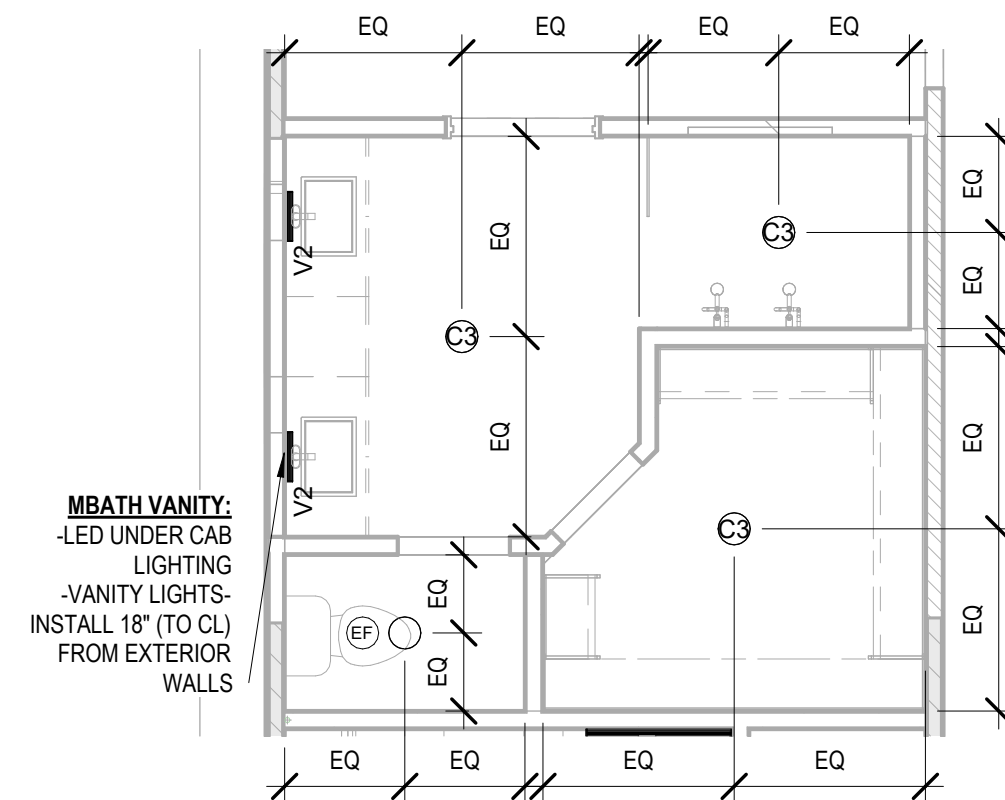
# Greystone - Masterplan



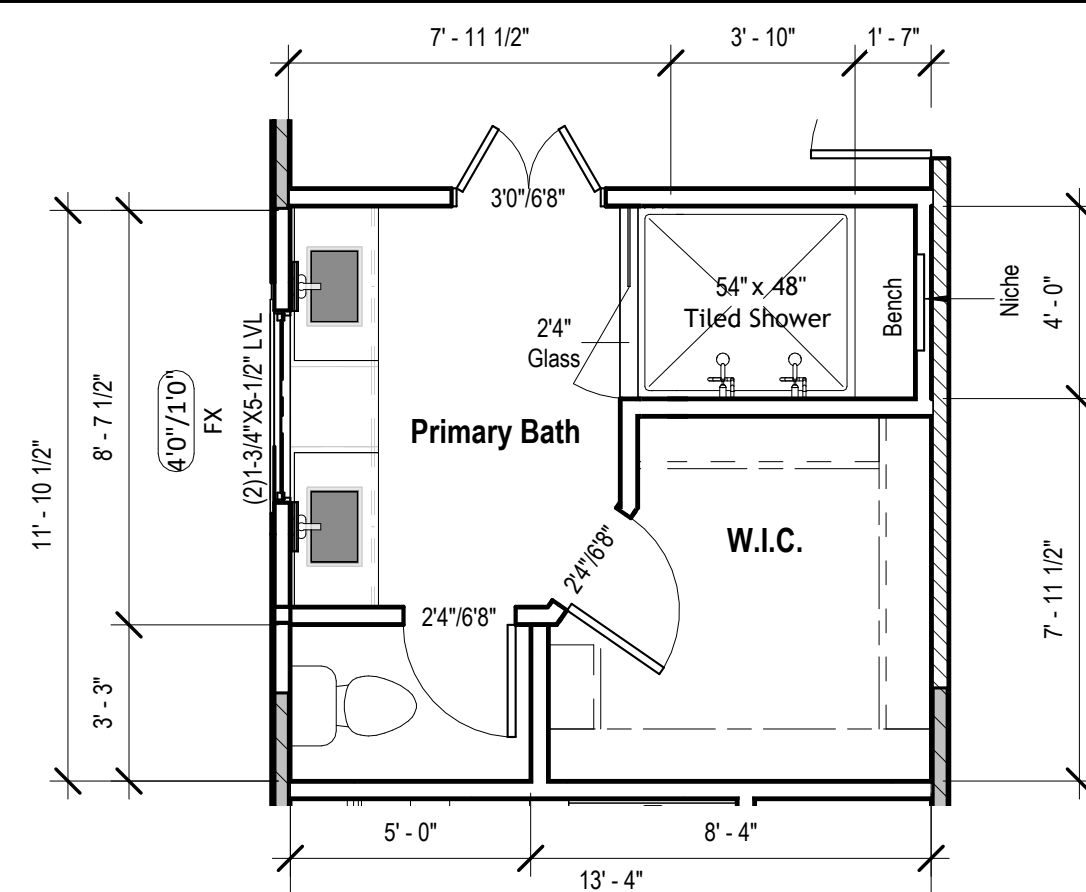
12 Main Level - Primary Bath - Design HVAC  
1/4" = 1'-0"



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



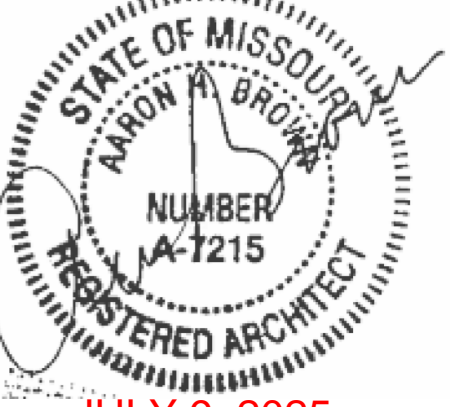
14 Main Level - Primary Bath - Design RCP/Electrical  
1/4" = 1'-0"



20 Main Level - Primary Bath - Design (STR022)  
1/4" = 1'-0"

architect:  
**Elevate Design + Build**  
11040 SW Luttrell Road  
Blue Springs, MO 64015  
816.622.8826 voice  
[www.elevatedesignbuildkc.com](http://www.elevatedesignbuildkc.com)

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JULY 9, 2025

## REVISIONS

[illegible]

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Lot 38 Hook Farms

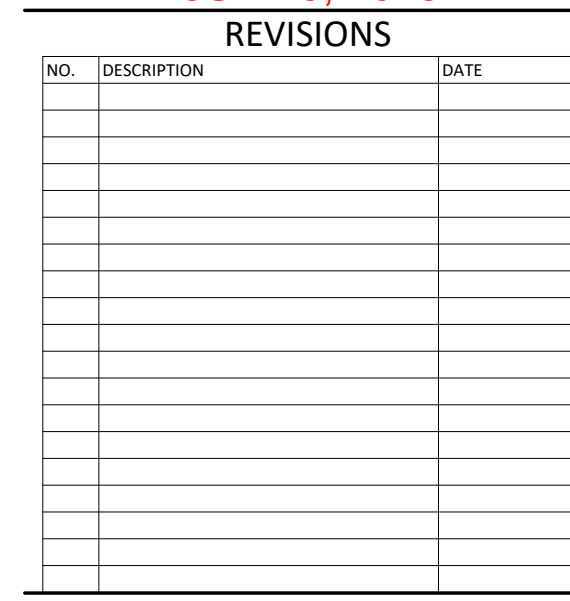
DRAWING TITLE  
POD - Primary Bath

DATE ISSUED

DRAWING NUMBER

# A716



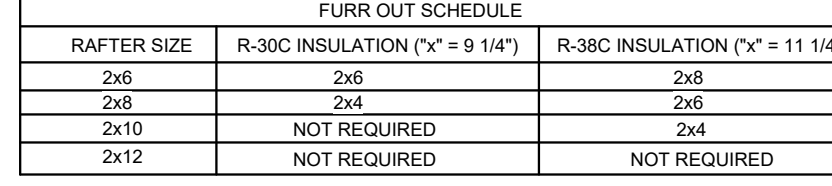
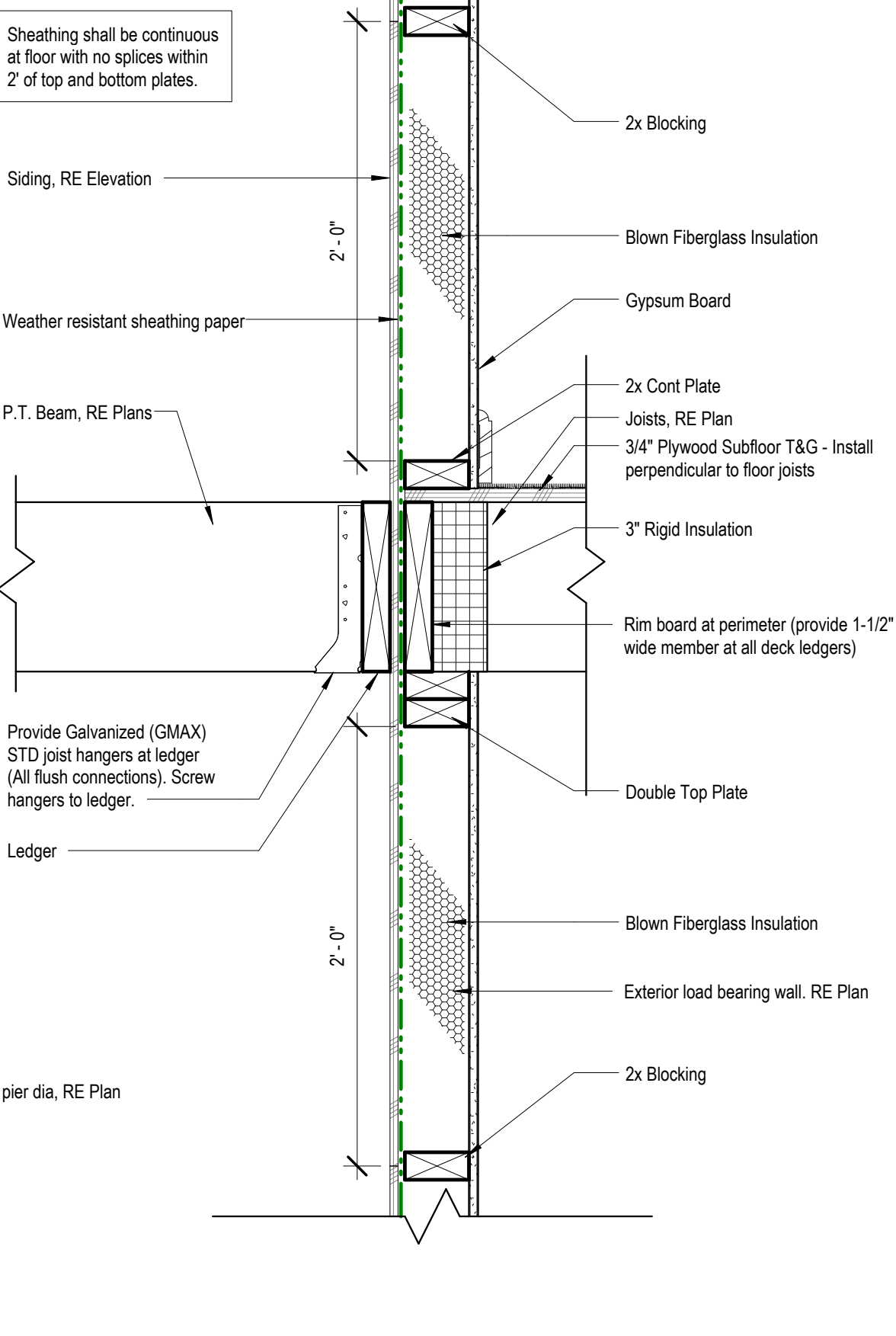
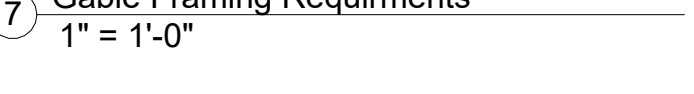
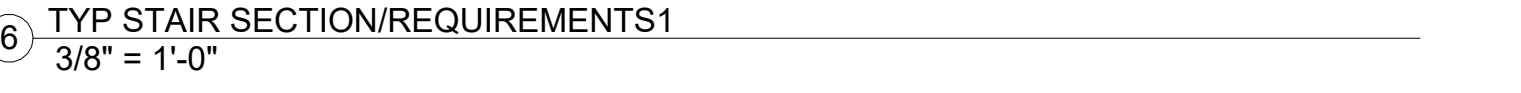
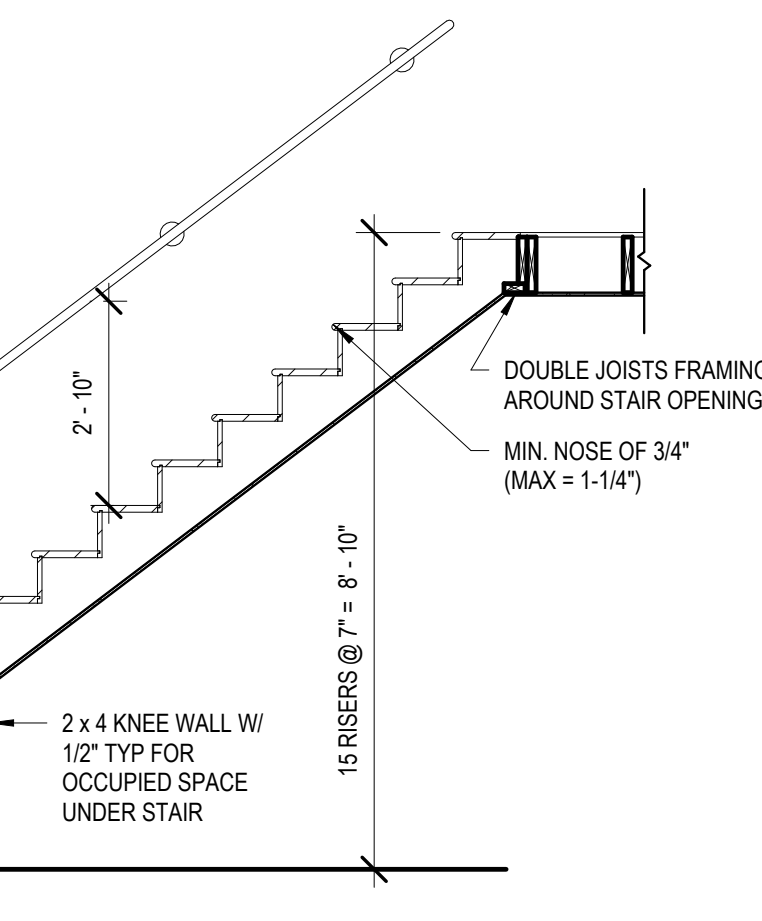
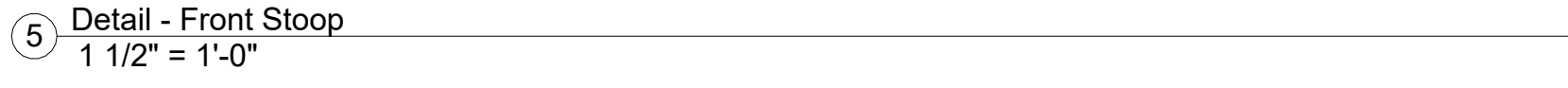


DRAWING TITLE  
Details

DRAWING NUMBER

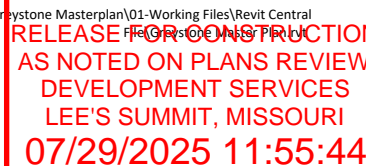
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# A801

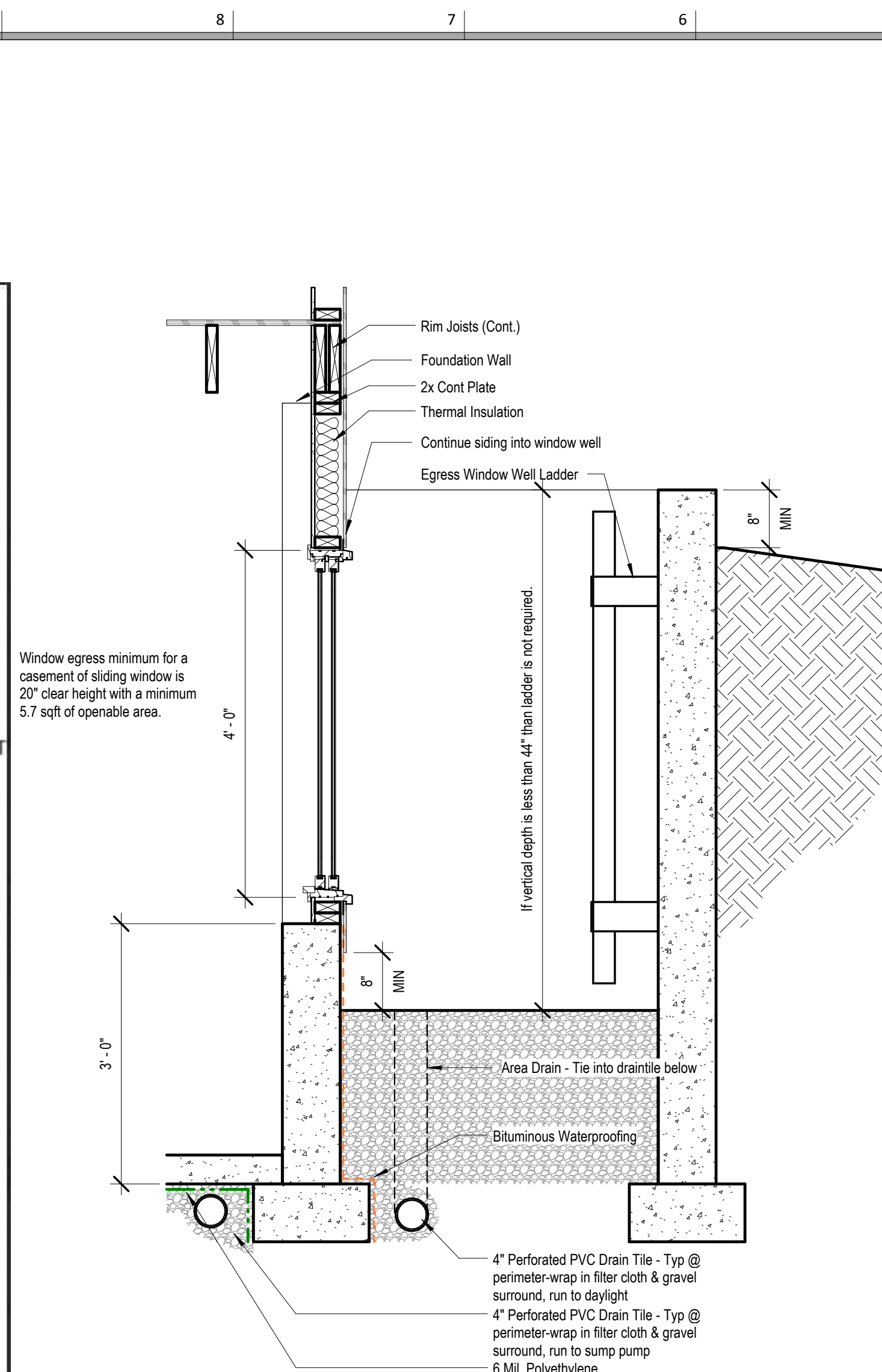


FURR OUT SCHEDULE		
RAFTER SIZE	R-30C INSULATION ("x" = 9 1/4")	R-38C INSULATION ("x" = 11 1/4")
2x6	2x6	2x8
2x8	2x4	2x6
2x10	NOT REQUIRED	2x4
2x12	NOT REQUIRED	NOT REQUIRED

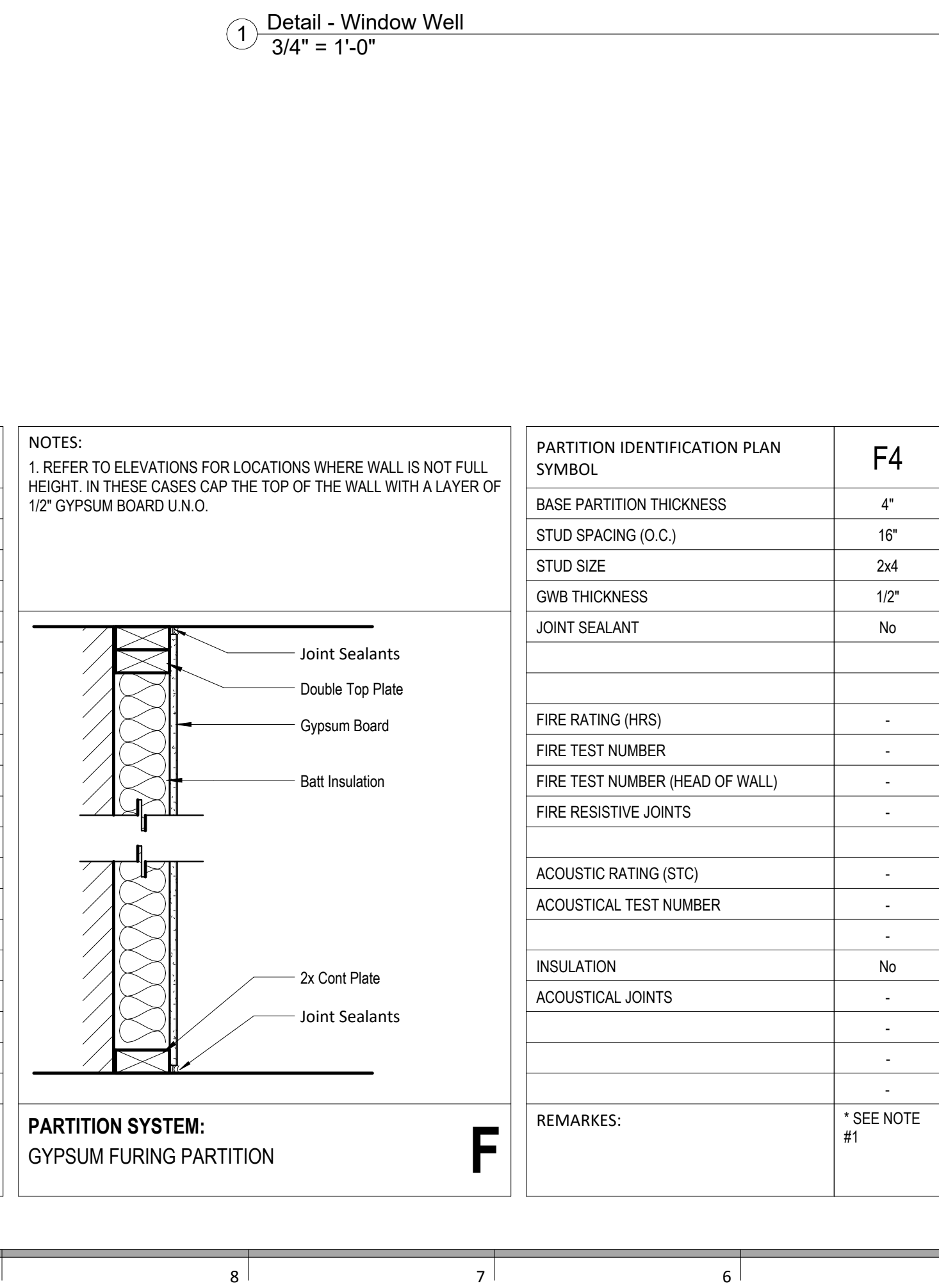




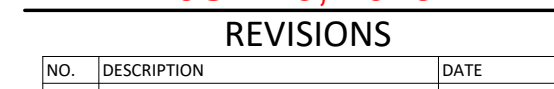




① Detail - Window Well  
3/4" = 1'-0"



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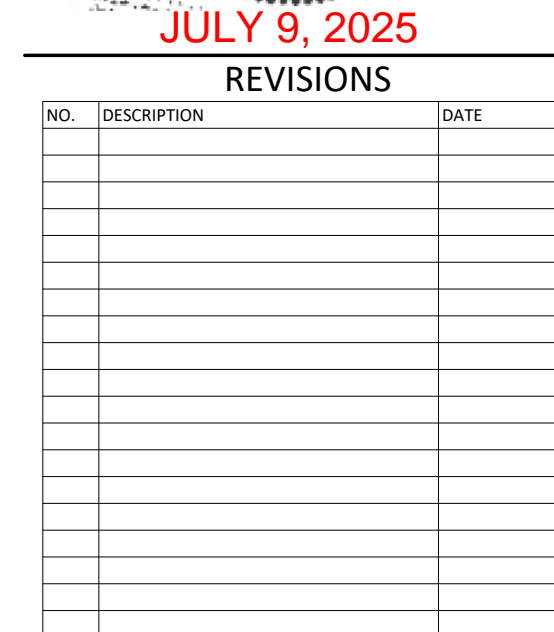
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RELEASE FOR COMBUSTION





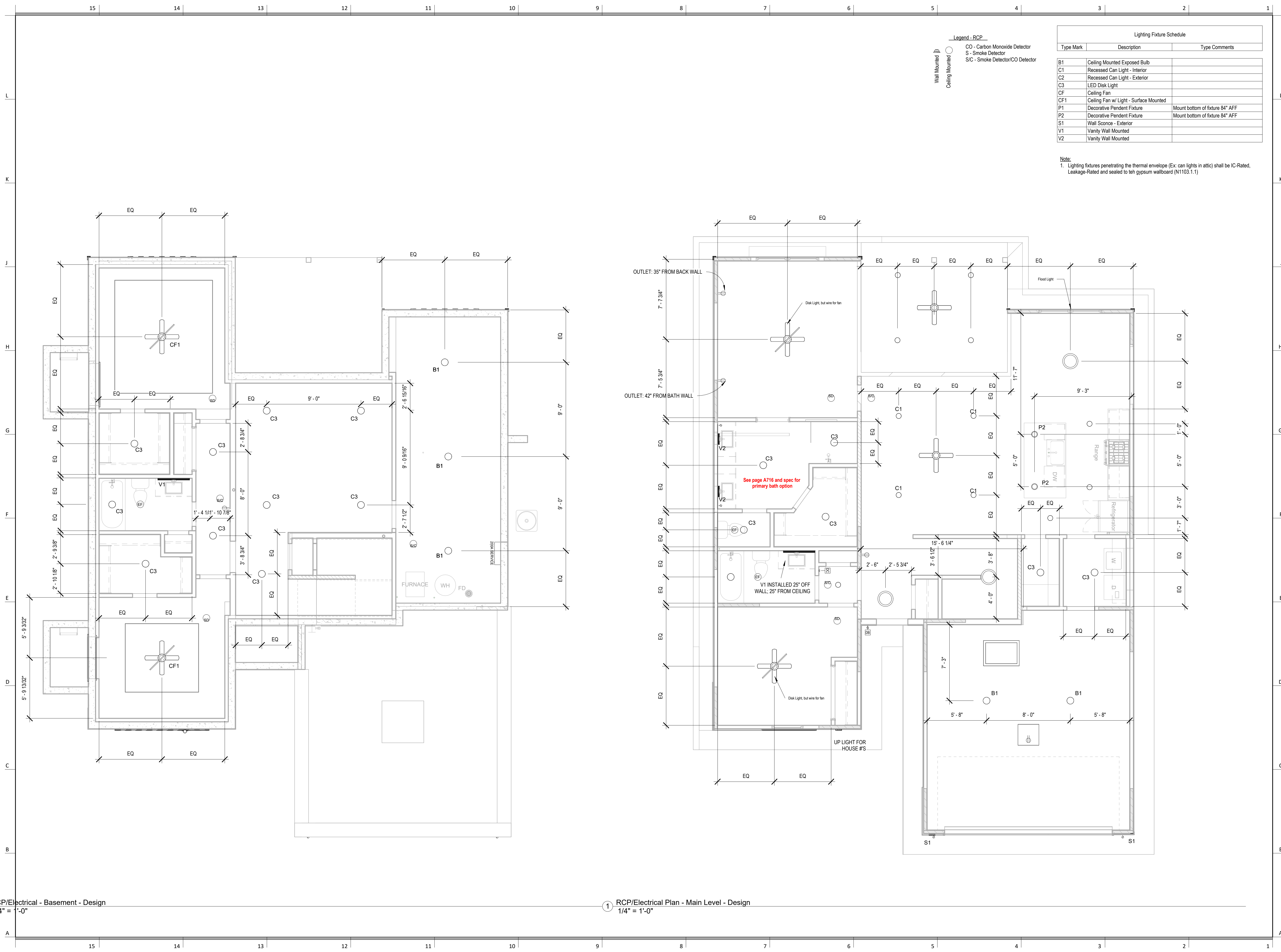
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DATE ISSUED

## E101.1

**RELEASE FOR CONSTRUCTION  
AS NOTED ON PLANS REVISED  
DEVELOPMENT SERVICE  
LEE'S SUMMIT, MISSOURI**







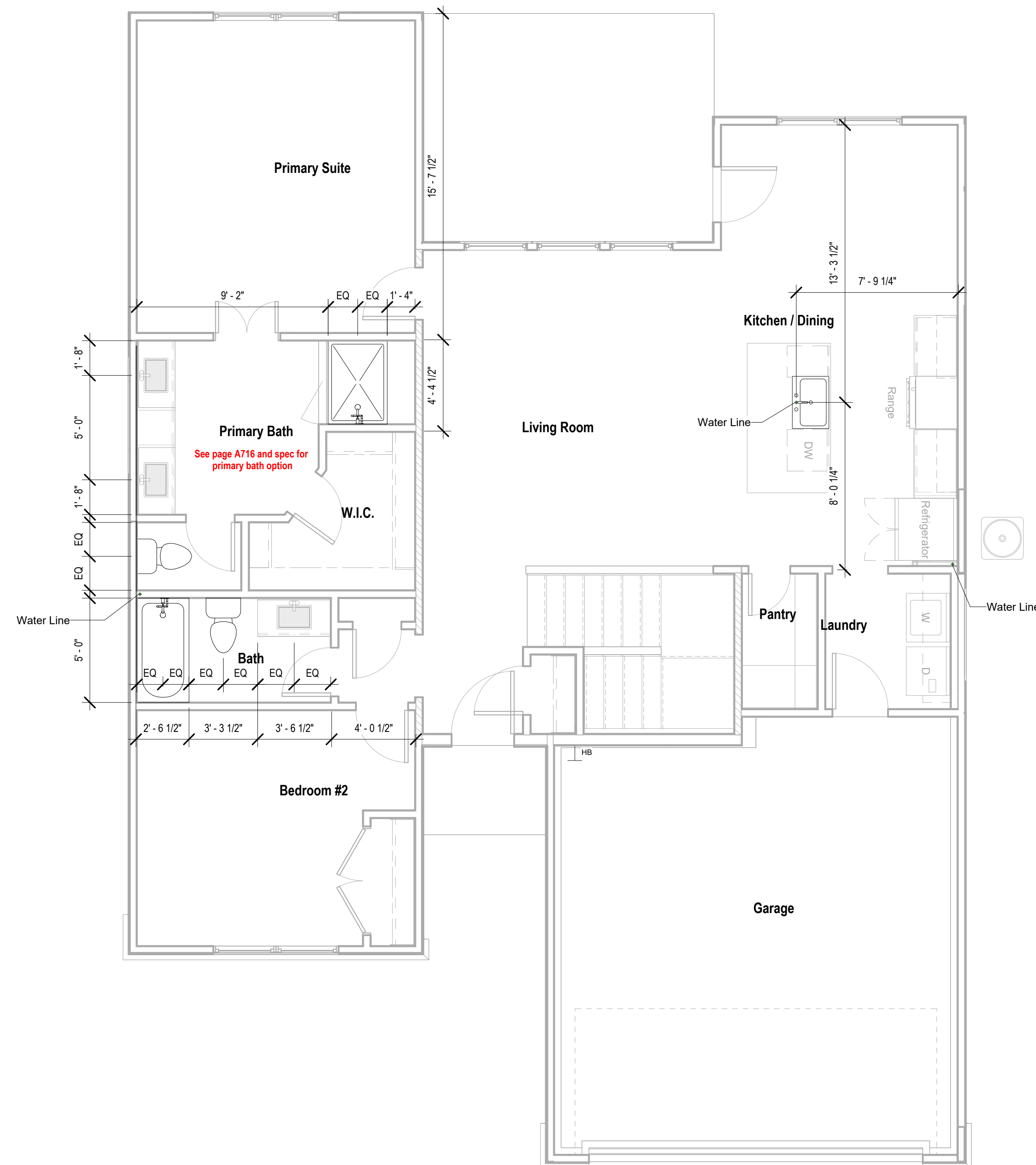
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# M102



② Main Level Plumbing Plan  
1/4" = 1'-0"

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# P101