

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, 17.5)
- 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
		10/1/2021
REVISIONS		
Number	Description	Date



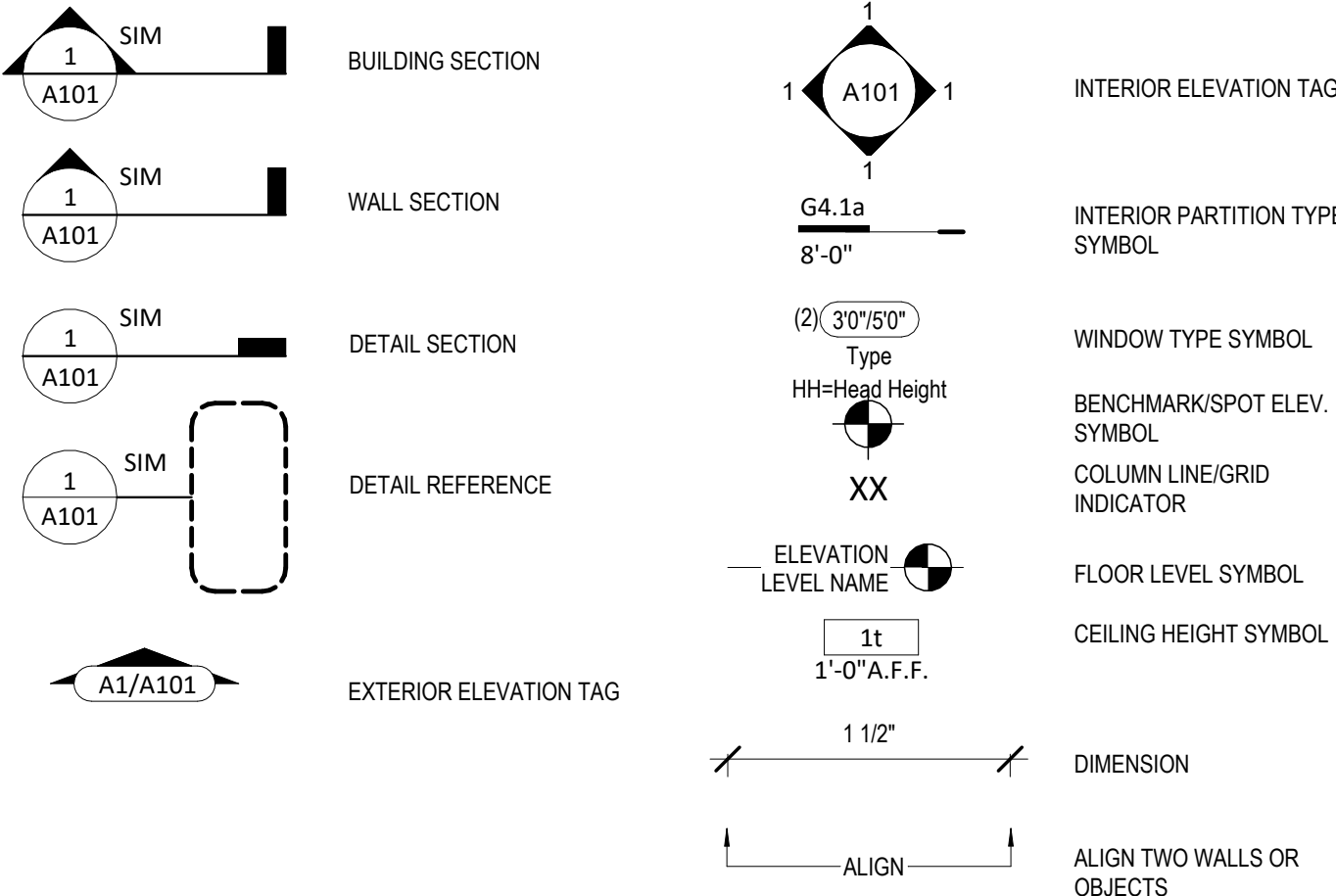
Permit Set

PLAN DESCRIPTION: Cover Sheet

00

Project No.

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



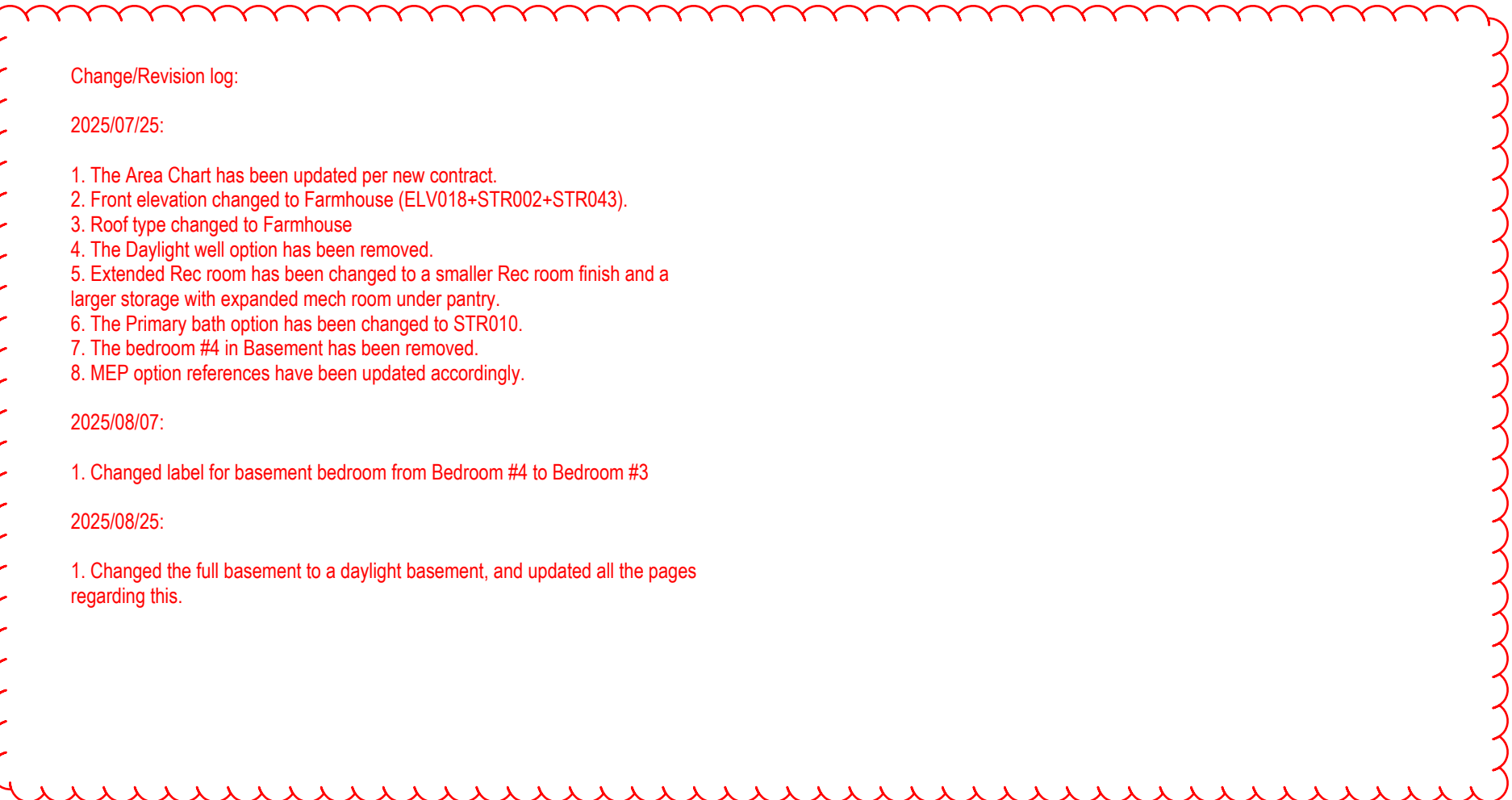
11 Basement Area - W/ Extended pantry
1/16" = 1'-0"

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.

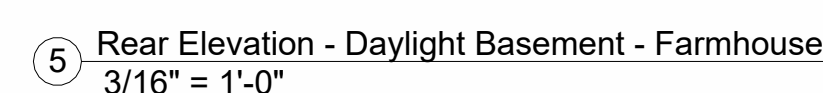
- 2025/08/07:
- Changed label for basement bedroom from Bedroom #4 to Bedroom #3

- 2025/08/25:
- Changed the full basement to a daylight basement, and updated all the pages regarding this.



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
Deck	152 SF
	1336 SF

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PROJECT

DATE ISSUED _____

A302.3

Structural Foundation Schedule					
Type	Width	Length	Depth	Reinforcing	Comments
Footings					
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>

FOOTING FOUNDATION & CONCRETE NOTES

1. TO ADDRESS DIFFERENTIAL SETTLEMENT, ALL INTERIOR BEAMS AND EXTERIOR WALLS SHALL BE CONCRETE ON A 12" THICK, 36" WIDE UNREINFORCED NATURAL SOIL.
2. ALL EXTERIOR FOOTING TO BE PLACED MIN. 36" BENEATH UNDISTURBED NATURAL SOIL.
3. DESIGN IS BASED TO MAXIMUM MIN. 36" BENEATH BELOW FIN. GRADE.
4. DESIGN IS SPECIFIED MIN. OF 2,500 PSI. CONCRETE STRENGTH TO ACHIEVE THE FOLLOWING BASED ON:

 - a. 3.00 PSI FOR PERMANENT LOADS, FOUND. WALLS & VERT. SUPPORTS.
 - b. 3.00 PSI FOR GARGE FLOOR.
 - c. 4.00 PSI FOR EXPOSED TO WEATHER (W/ 4%+1% AIR ENTRAINMENT).

5. PROVIDE 4" MIN. CONC. SLAB REIN. W/ 12" O.C. E.V. TOP REIN. OVER PERIMETER SLABS AS INDICATED (4" W/ 18" O.C. E.V. PLACE OVER 8" MIN. VAPOR BARRIER).
6. REINFORCE EXTERIOR FOOTINGS W/ #4 @ 24" O.C. E.V. REINFORCE W/ #2 @ 24" O.C. E.V.
7. PROVIDE 4" X 4" @ 12" @ REESES @ REINSTR. CORNERS.
8. 12X12" VERT. ANCH. BOLT ANCHOR BOLTS @ 48" O.C. @ EX. WALLS.
9. ANCHOR PRESS. TIE ANCHOR BOLTS @ 48" O.C. @ EX. WALLS @ 12" X 42" H/16".
10. PROVIDE 12" X 42" H/16" @ 48" O.C. @ EX. WALLS.
11. PROVIDE 12" X 42" H/16" @ 48" O.C. @ EX. WALLS.
12. INSTALL BOLD DOWN BOLT ANCHORAGE AS INDICATED ON PLAN.
13. PROVIDE BUTTOMED BOLT-PROOFING AT FOUNDATION TOP.
14. SOIL BEARING CAPACITY IS ASSUMED AS MINIMUM 2,000 PSF IN THE CURRENT FOUNDATION DESIGN. ALL COMPACTED FILL AREAS REQUIRE A SPECIAL ANALYSIS.
15. SOIL BEARING CAPACITY IS ASSUMED AS MINIMUM 1,500 PSF

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

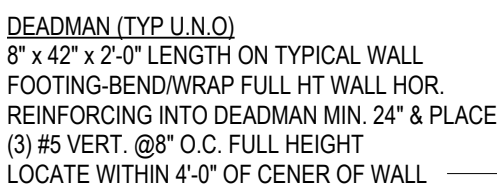
STEEL COLUMNS & OTHER BASEMENT/FOUNDATION NOTES

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 FOUNDING, SHALL BE ISOLATED FROM THE FLOOR DRAINING AREA
4. AT WALKOUT FOUNDATION AREAS, REINFORCE THE SLAB FROM THE FOUNDATION WALL TO 2 FEET BEYOND THE OVERDIG AREA WITH #4 BARS AT 12 INCHES O.C. PERPENDICULAR AND HORIZONTAL TO THE WALL; MAXIMUM 4-FOOT OVERDIG
5. AT WALKOUTS THE FOUNDATION WALL SHALL BE INSULATED WITH 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 BY BRACKETS OR CHAIRS, WITH MINIMUM 2" SPACING. BRACKETS SHALL BE SPACED, SPACED NOT MORE THAN 4 FEET O.C.

Partition Material Type
 Nominal Stud/Partition Thickness
 Fire Rating or other modifier
 64.1a
 t'-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" & 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"

Greystone - Masterplan

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

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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 - Daylight
Basemenet

DATE ISSUED

DRAWING NUMBER

A401.2

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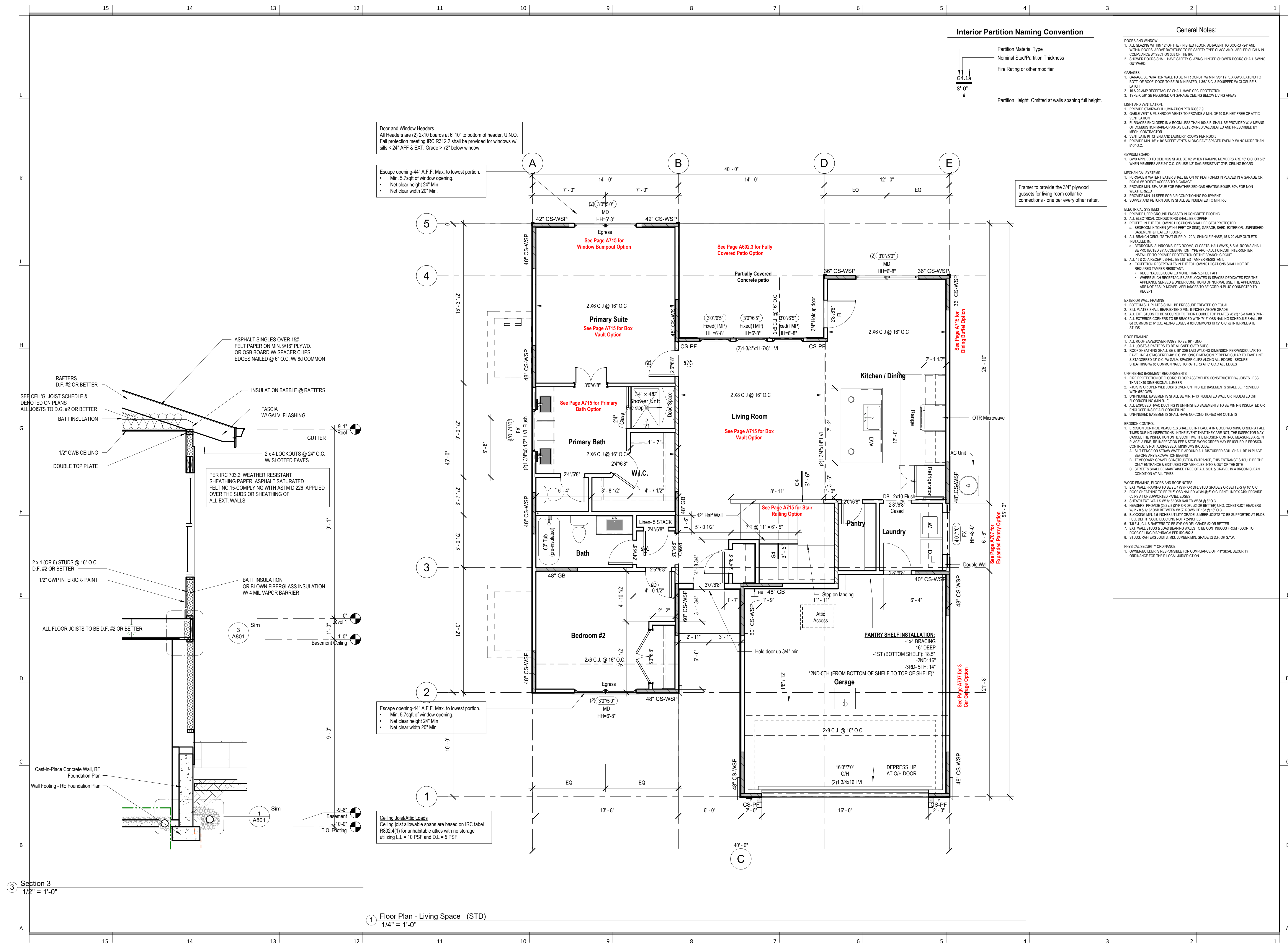
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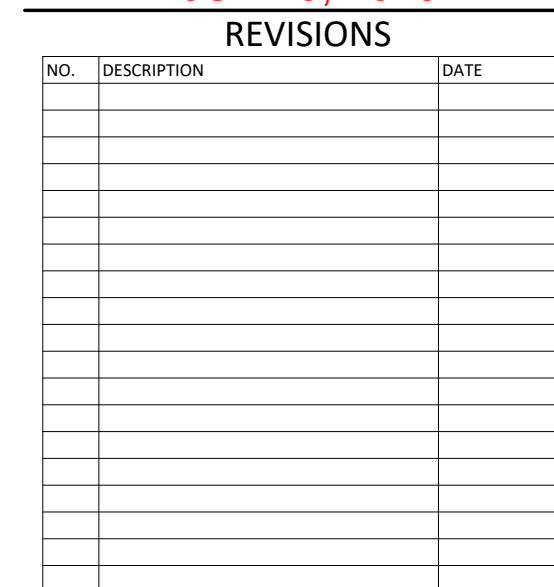
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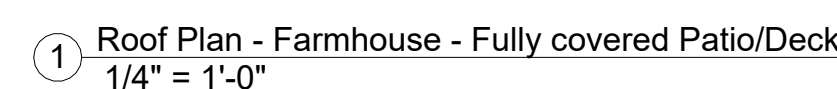
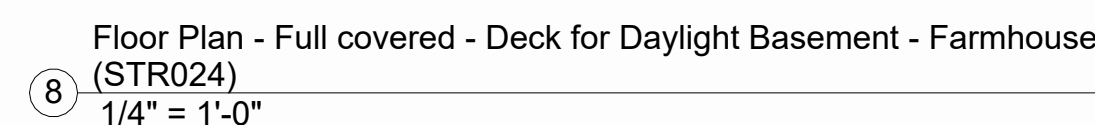
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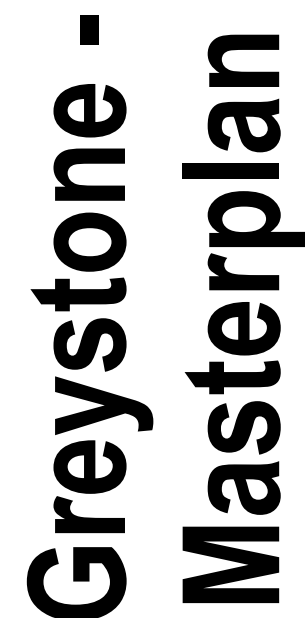


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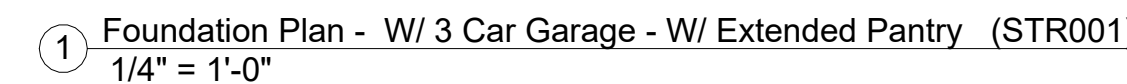
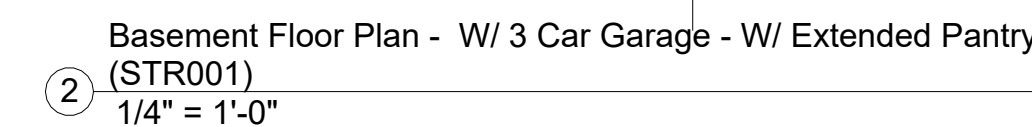
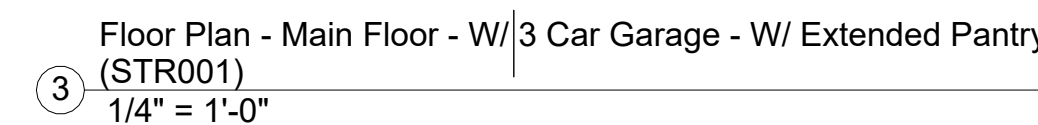
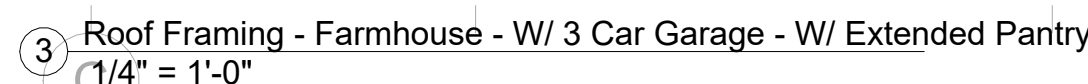
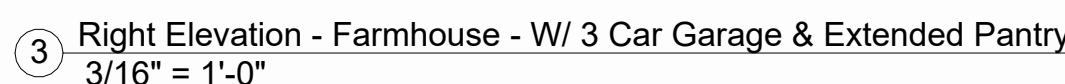
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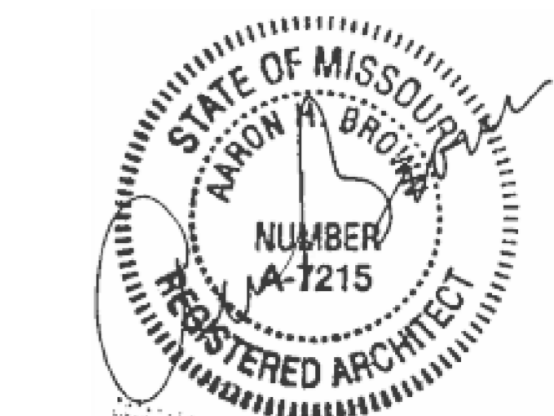




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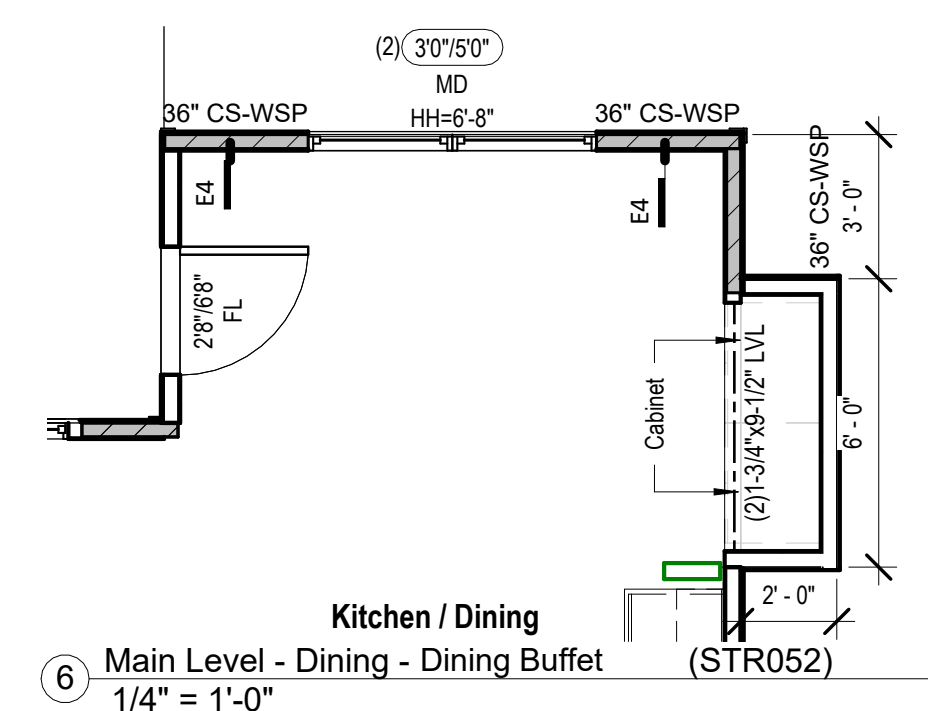
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LOT: HOOK FARMS 34
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DRAWING TITLE
POD Options

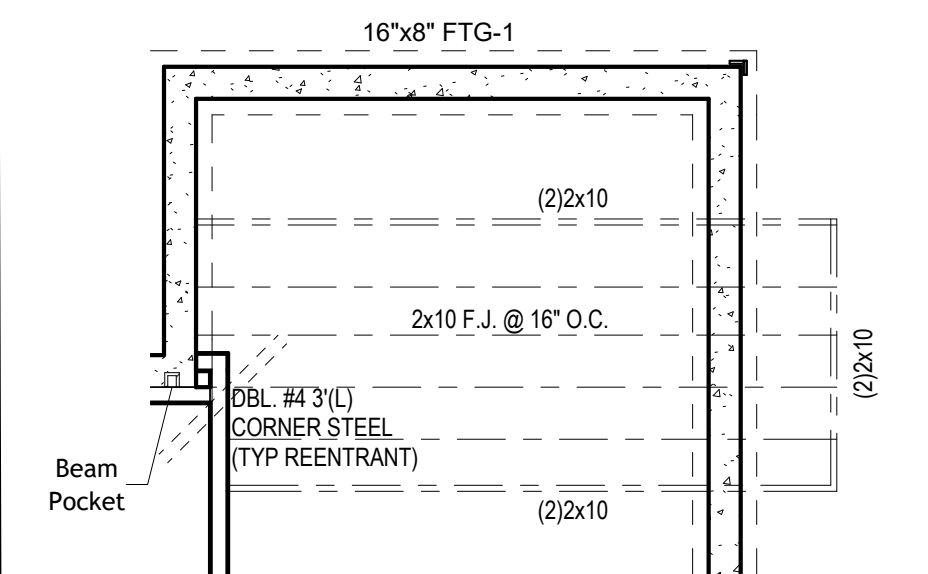
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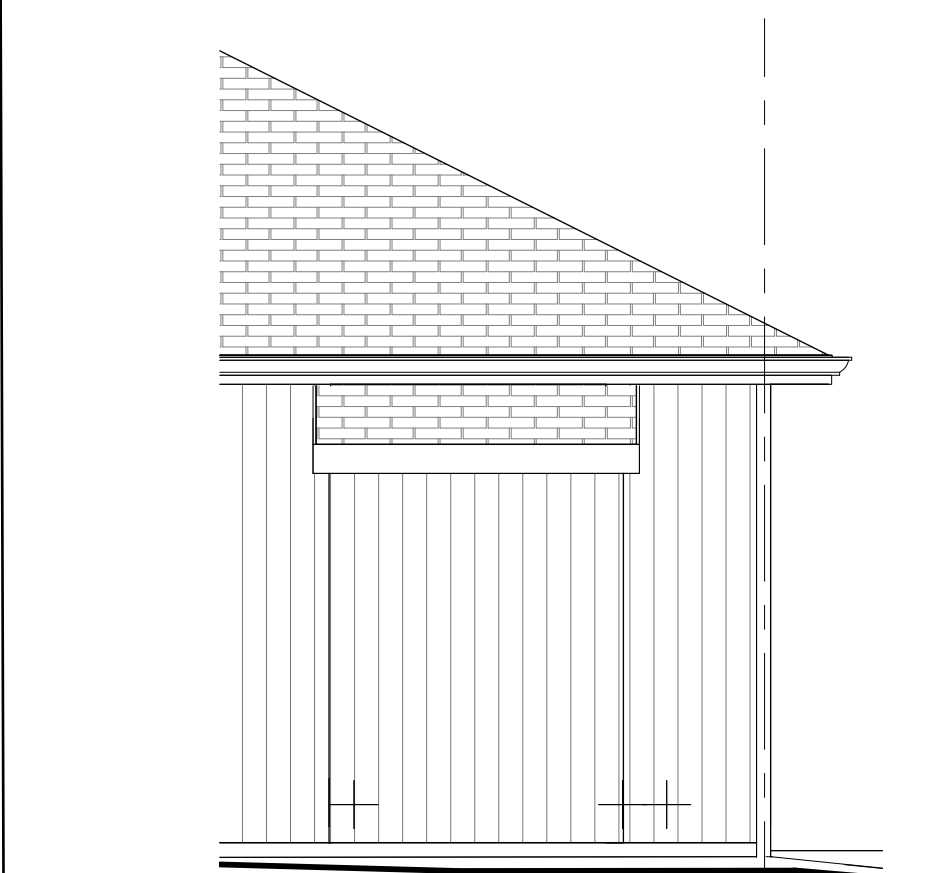
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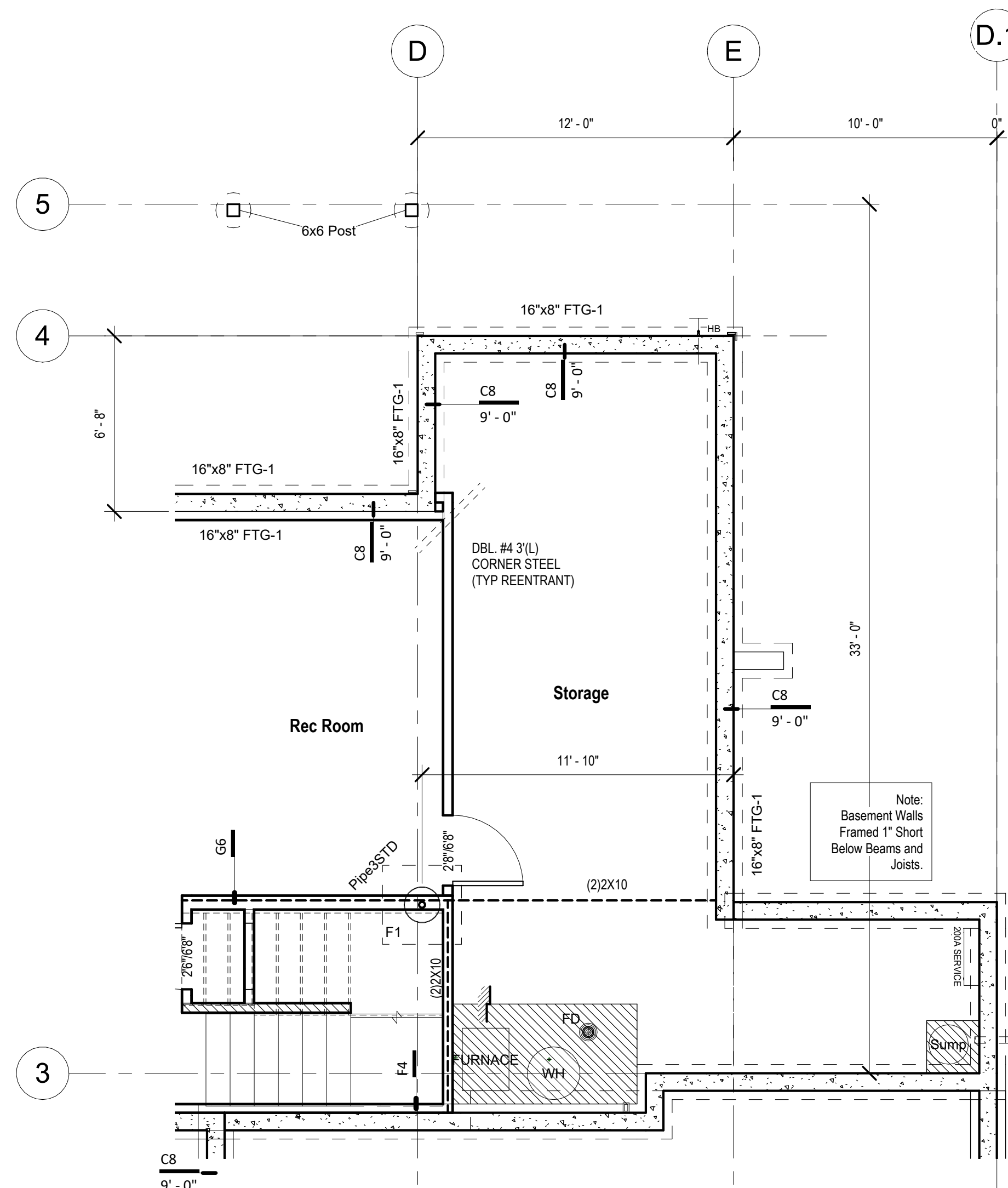
6 Main Level - Dining - Dining Buffet (STR052)
1/4" = 1'-0"



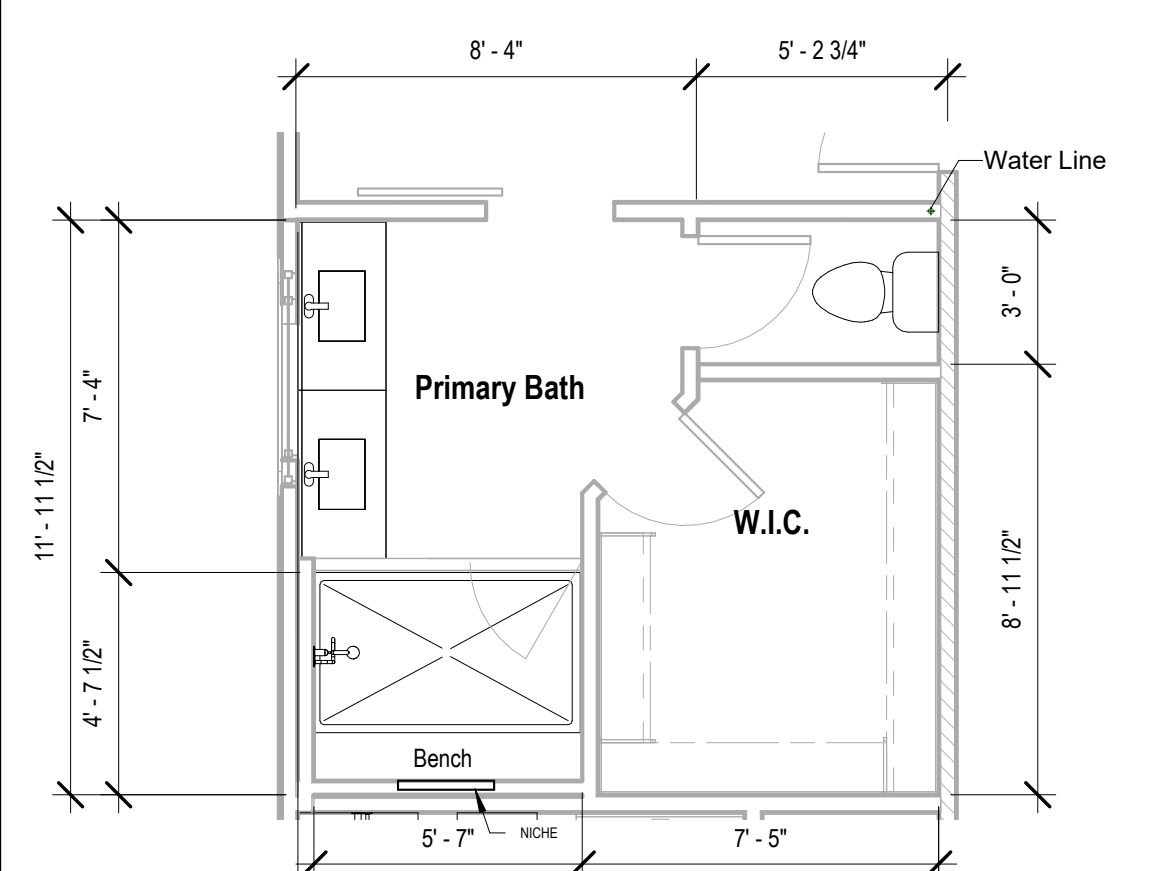
17 Basement Floor Plan - Framing for Dining Buffet (STR052)
1/4" = 1'-0"



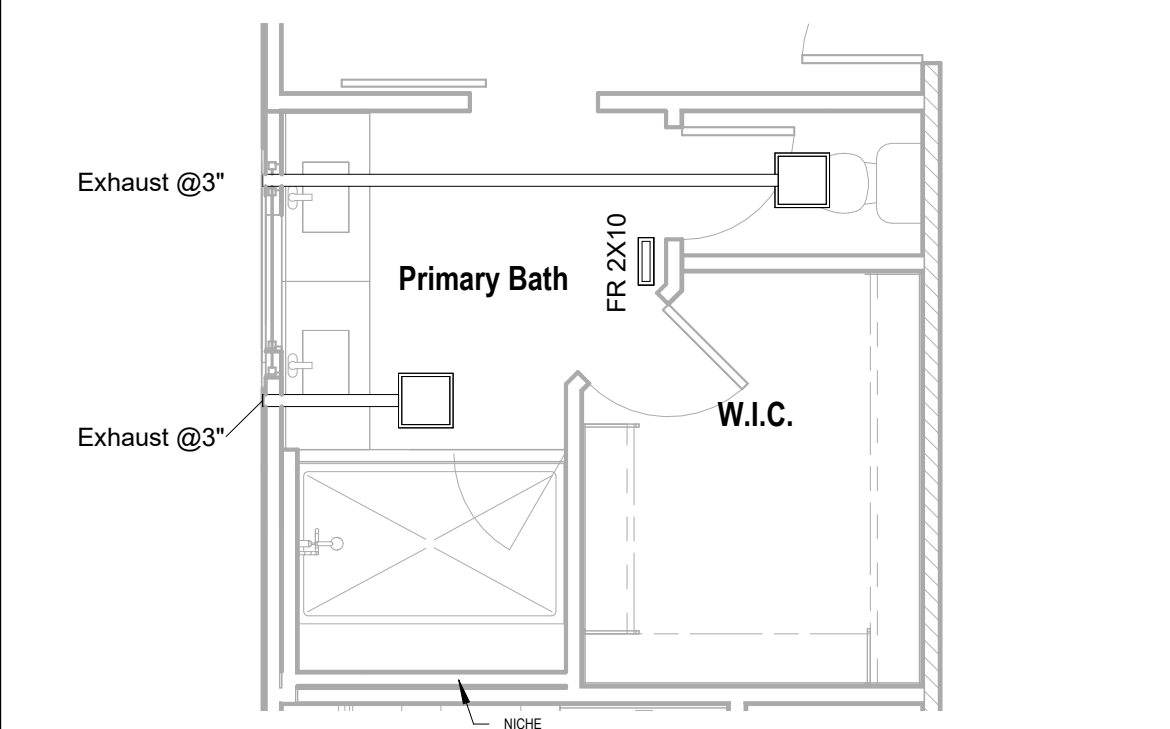
14 Front Elevation - Main Level - Dining - Dining Buffet
1/4" = 1'-0"



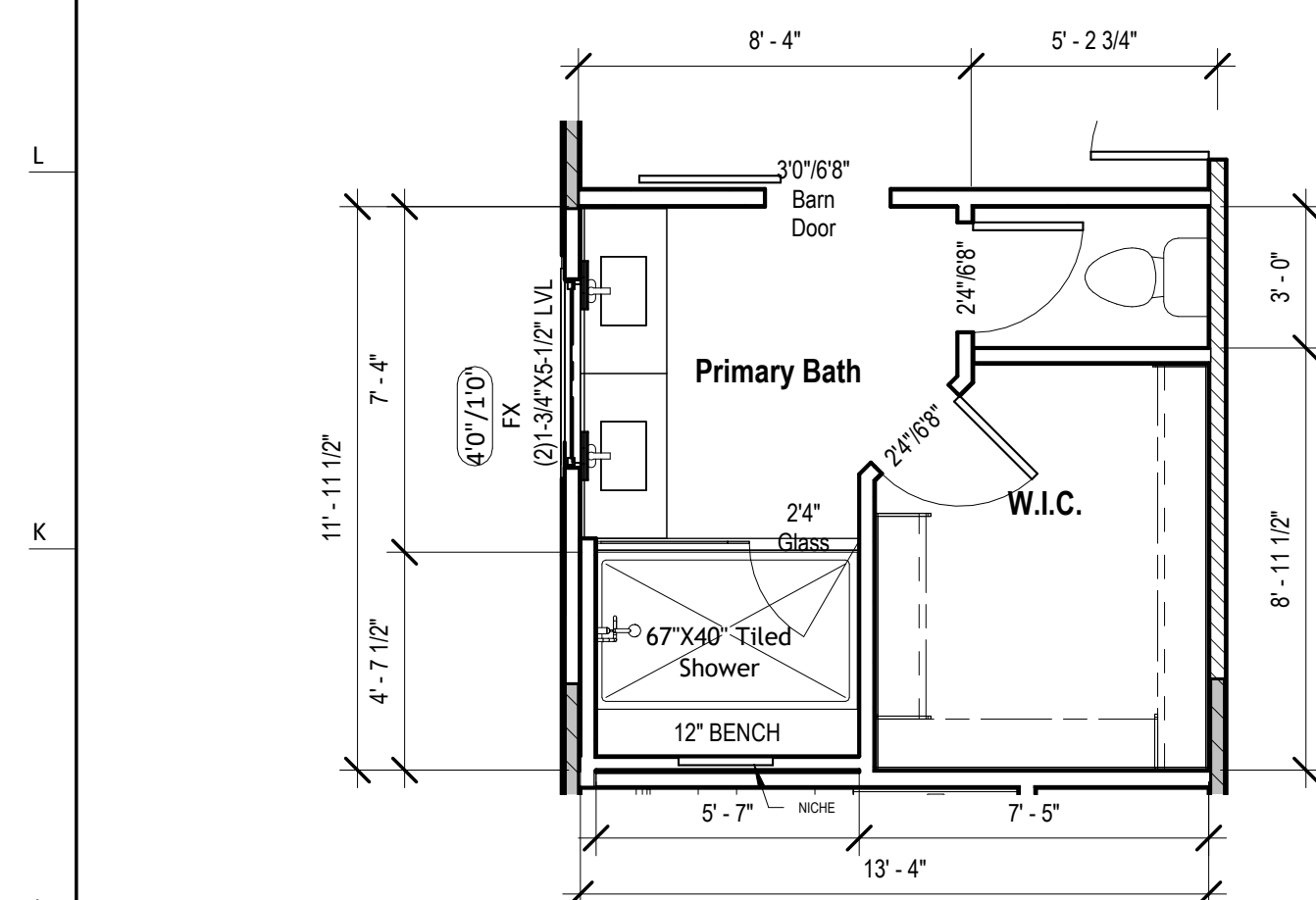
Basement Floor Plan - Expanded Rec. Room, Without ext. pantry
Design (STR001)
③ $1/4" = 1'-0"$



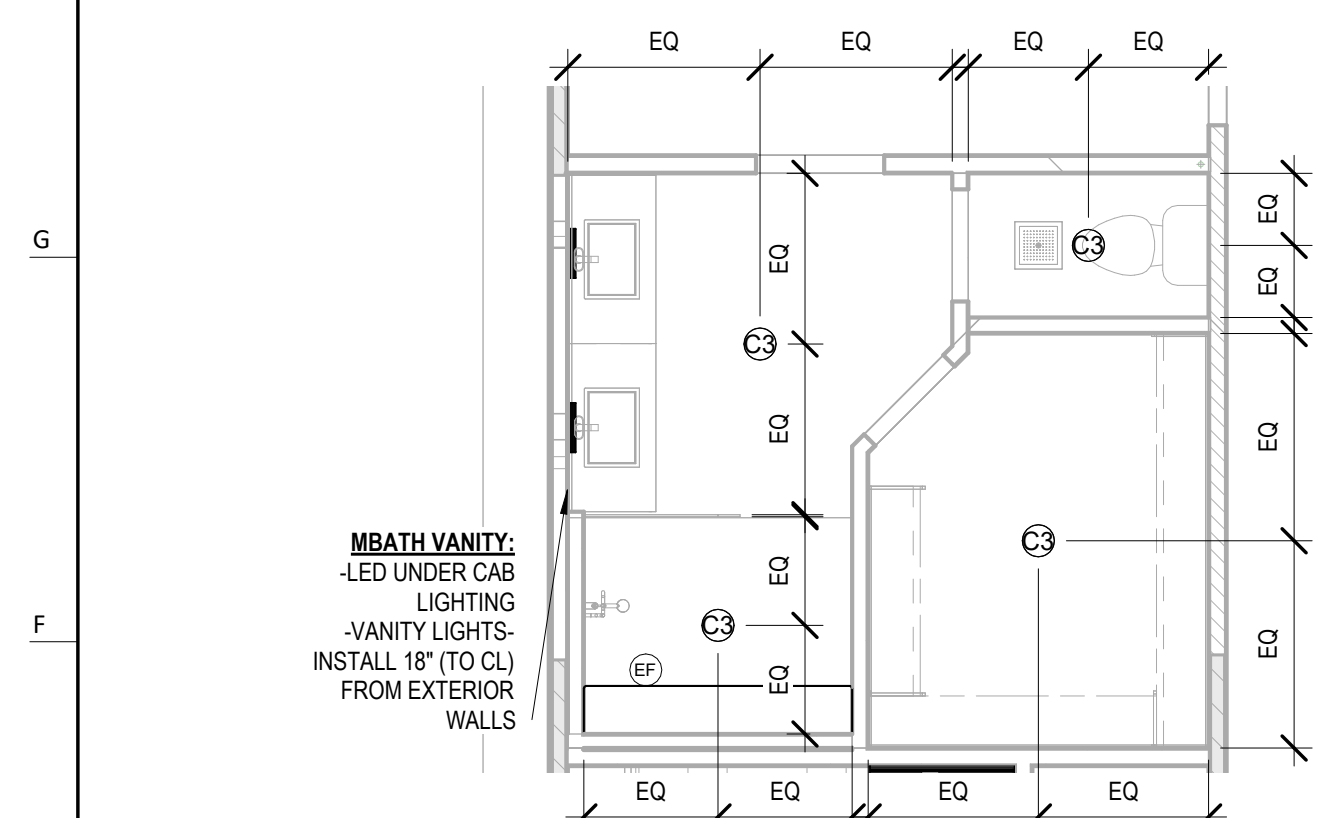
2 Main Level - Primary Bath Design + Shower HVAC
1/4" = 1'-0"



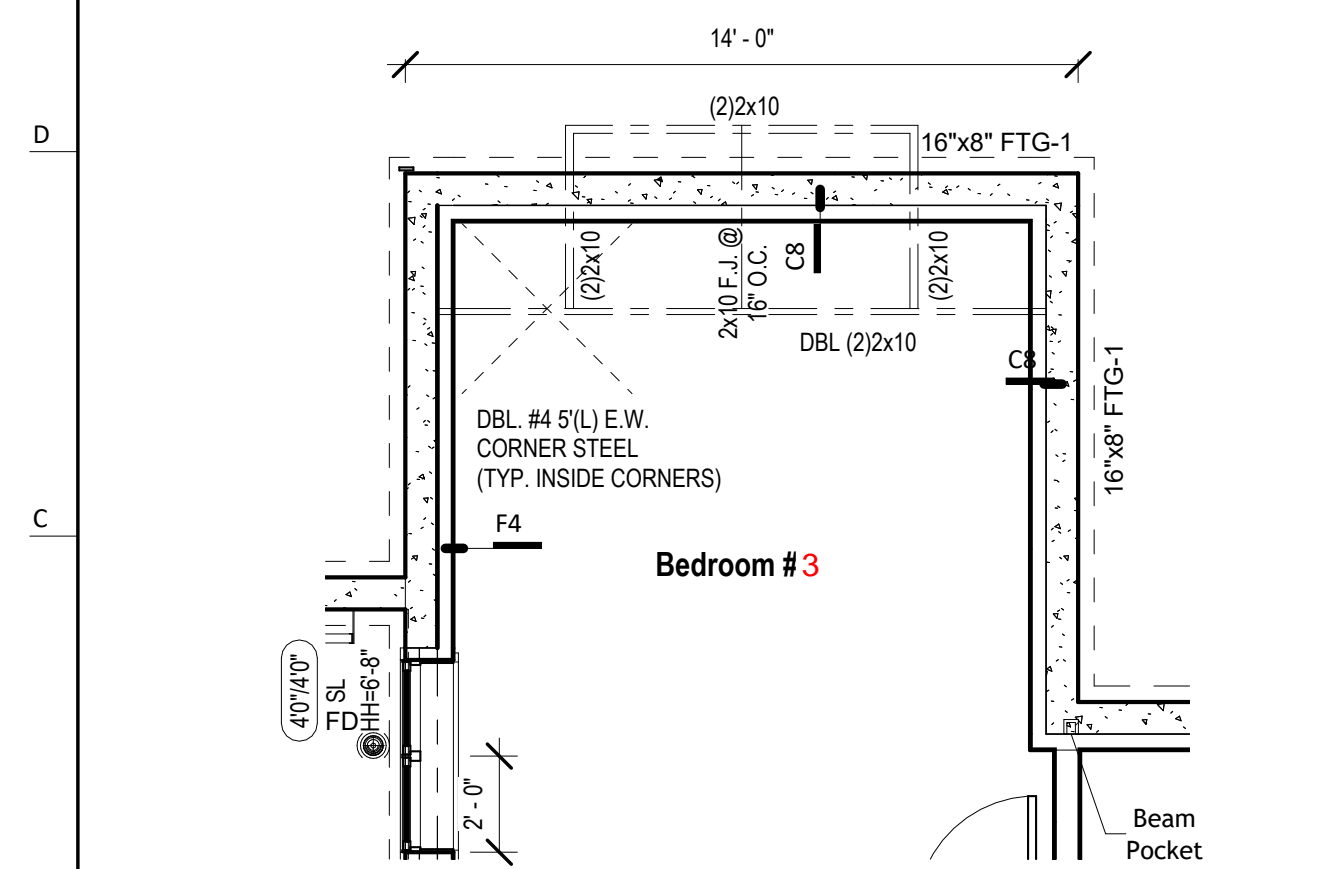
10 Main Level - Primary Bath Design + Shower HVAC
1/4" = 1'-0"



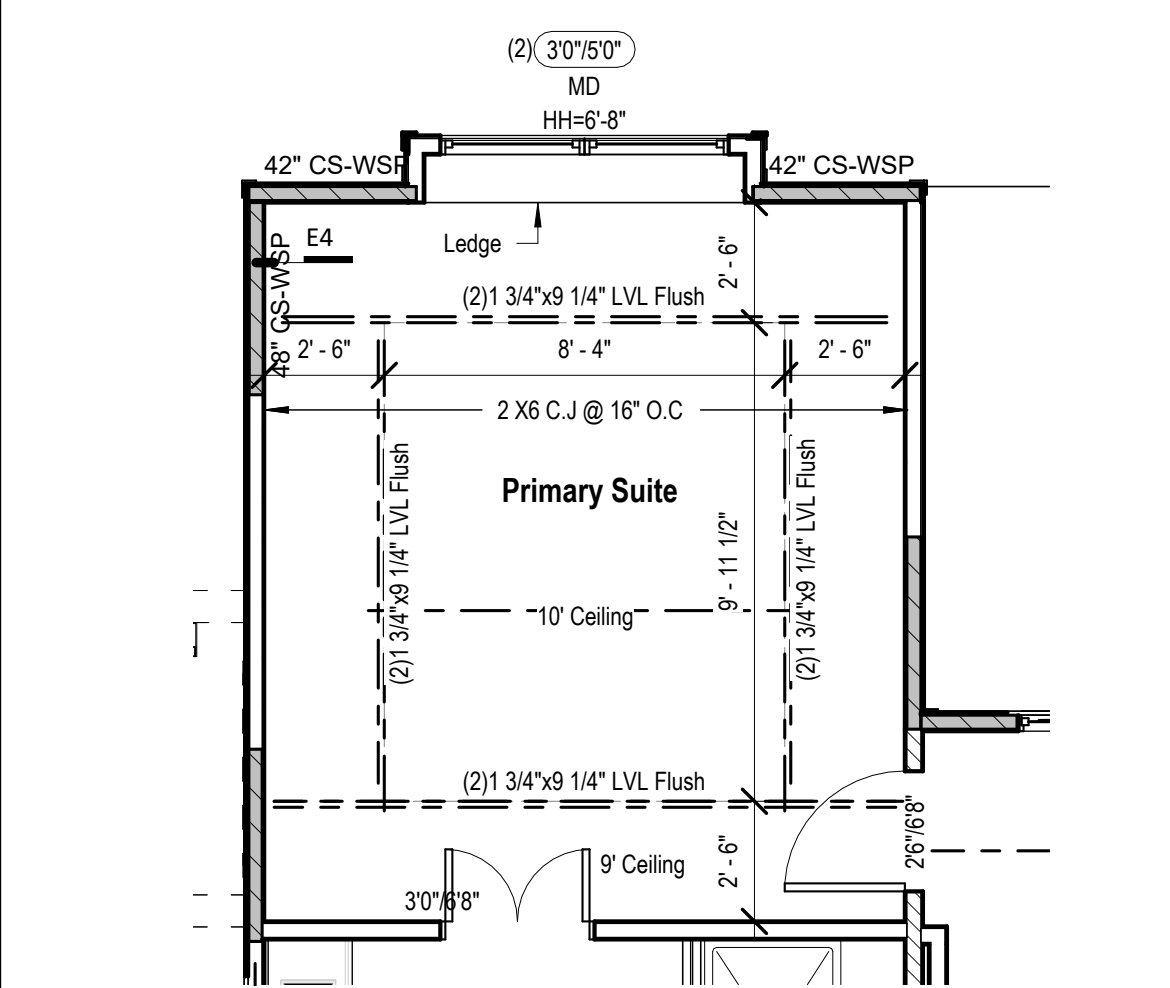
18 Main Level - Primary Bath Design + Shower (STR010)
1/4" = 1'-0"



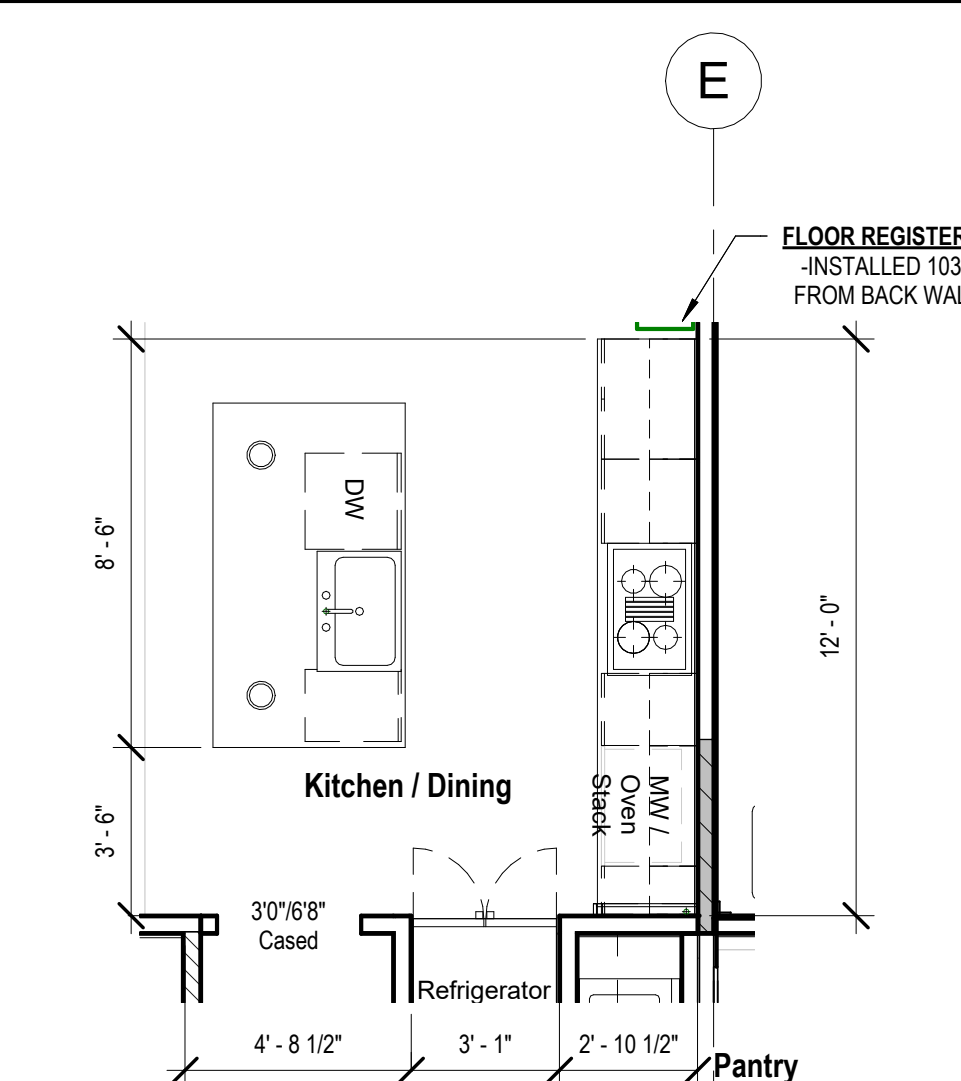
15 Main Level - Primary Bath Design + Shower RCP/Electrical
1/4" = 1'-0"



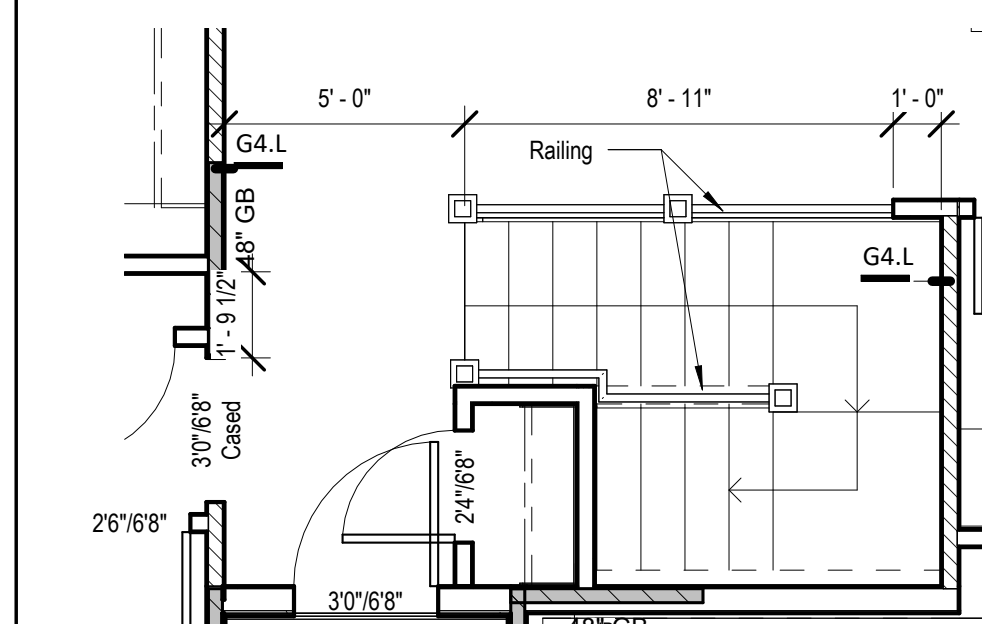
16 Basement Floor Plan - Framing for Bumpout window (STR016)
1/4" = 1'-0"



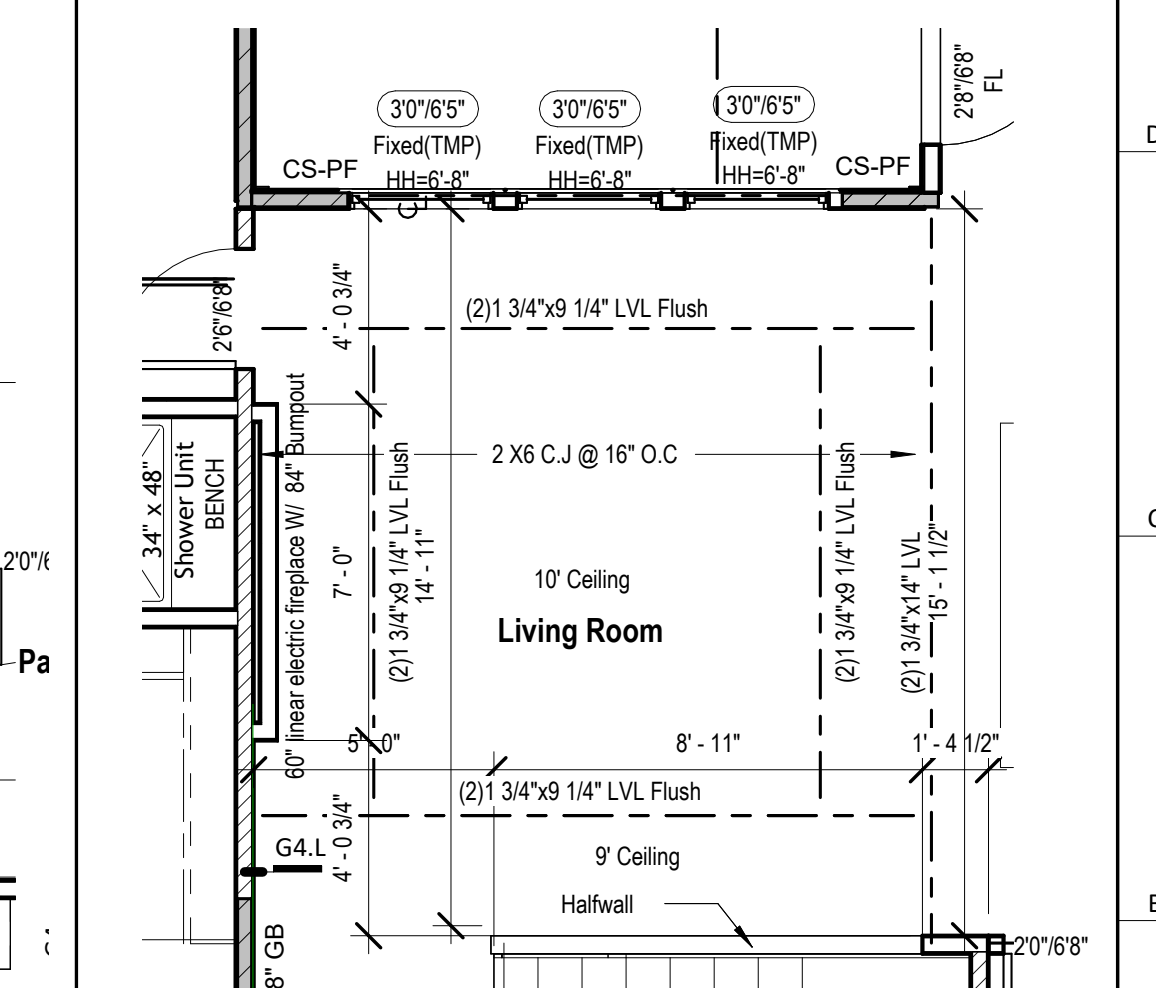
② Floor Plan - Main Level - Primary Suite - Box Vault W/ Bumpout
(STR016+STR004)
1/4" = 1'-0"



18 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"



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

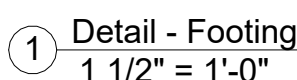


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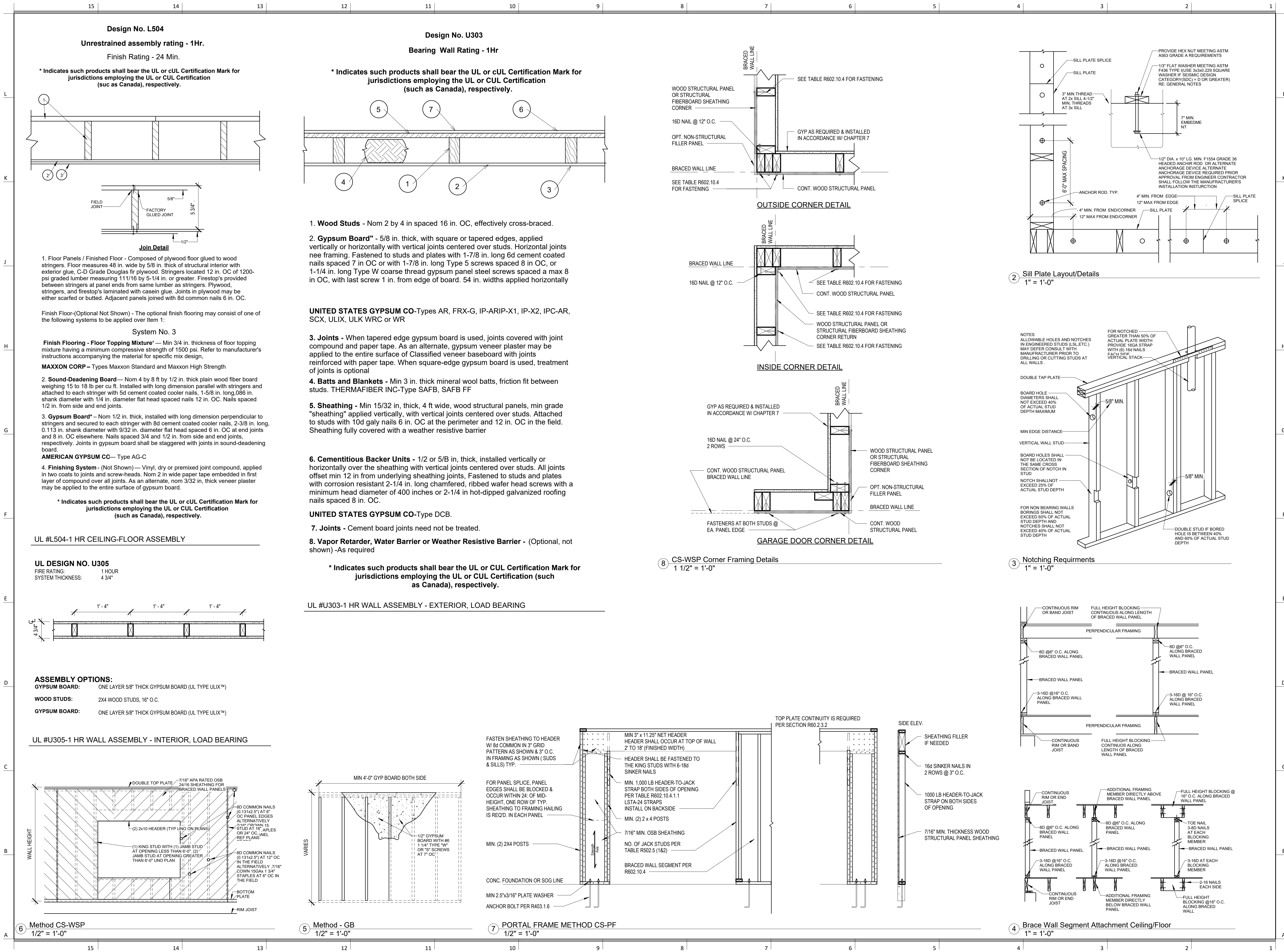
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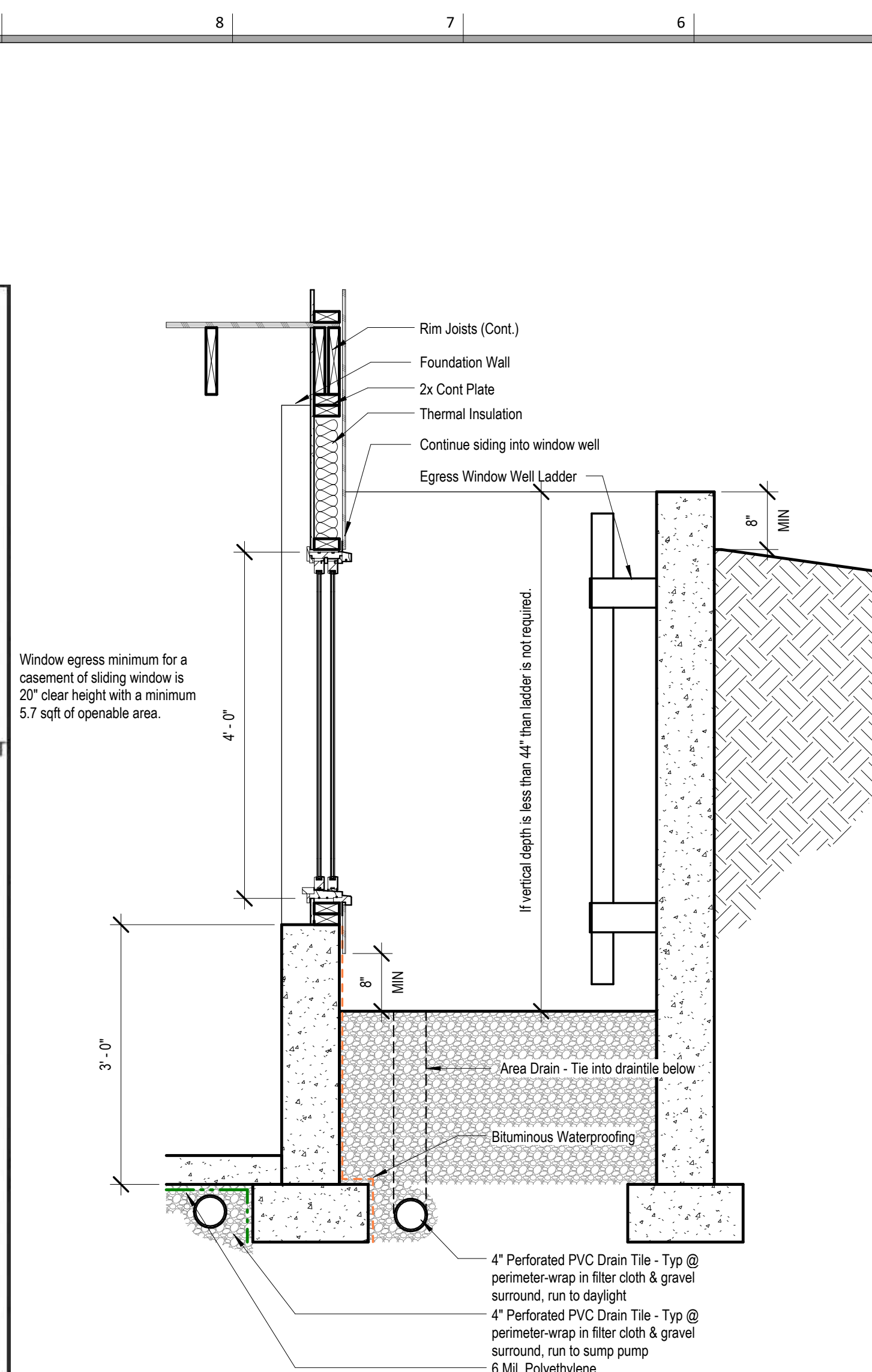
DRAWING TITLE Details

DATE ISSUED

DRAWING NUMBER

A802



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E

D

C

B

A

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.

The diagram illustrates two cross-sections of a gypsum wall board partition. The top section shows a full-height wall with labels: Joint Sealants (at the top and bottom), Double Top Plate (at the top), Gypsum Board (the main wall material), and Batt Insulation (between the studs). The bottom section shows a partial-height wall with labels: Blocking 6'-0" O.C. for walls over 10' tall. (a vertical support), 2x Cont Plate (a horizontal support at the base), and Joint Sealants (at the top and bottom).

PARTITION SYSTEM:
GYPSUM WALL BOARD PARTITION

G

15

14

13

1

① Detail - Window Well
 $\frac{3}{4}" = 1'-0"$

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.

The drawing consists of two views of a partition system. The top view shows a cross-section of the wall assembly. It includes a vertical section of the wall on the left, followed by a layer of Batt Insulation (indicated by wavy lines), a layer of Gypsum Board, and a Double Top Plate. Joint Sealants are shown at the top and bottom of the partition. The side view shows the partition extending vertically, with a 2x Cont Plate at the bottom and Joint Sealants at the top and bottom.

Labels for the top view:

- Joint Sealants
- Double Top Plate
- Gypsum Board
- Batt Insulation

Labels for the side view:

- 2x Cont Plate
- Joint Sealants

PARTITION SYSTEM:
 GYPSUM FURRING PARTITION

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 1/2" GYPSUM BOARD U.N.O.

Joint Sealants

Double Top Plate

Gypsum Board

Blown Fiberglass Insulation

Treated Engineered Wood Sill

Weather resistant sheathing

2x Cont Plate

Joint Sealants

PARTITION SYSTEM:

Exterior Partition

[illegible]



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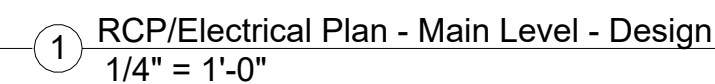
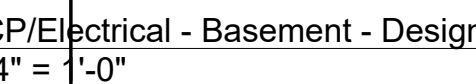


PROJECT
LOT: HOOK FARMS 34
ADDRESS: 2622 SW FARM FIELD
RD., LEES SUMMIT, MO 64082

DATE ISSUED _____

E101.1

RELEASE FOR CONSTRUCTION
AS NOTED ON PLANS REVISED
DEVELOPMENT SERVICE
LEE'S SUMMIT, MISSOURI
08/26/2025 8:31:11





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