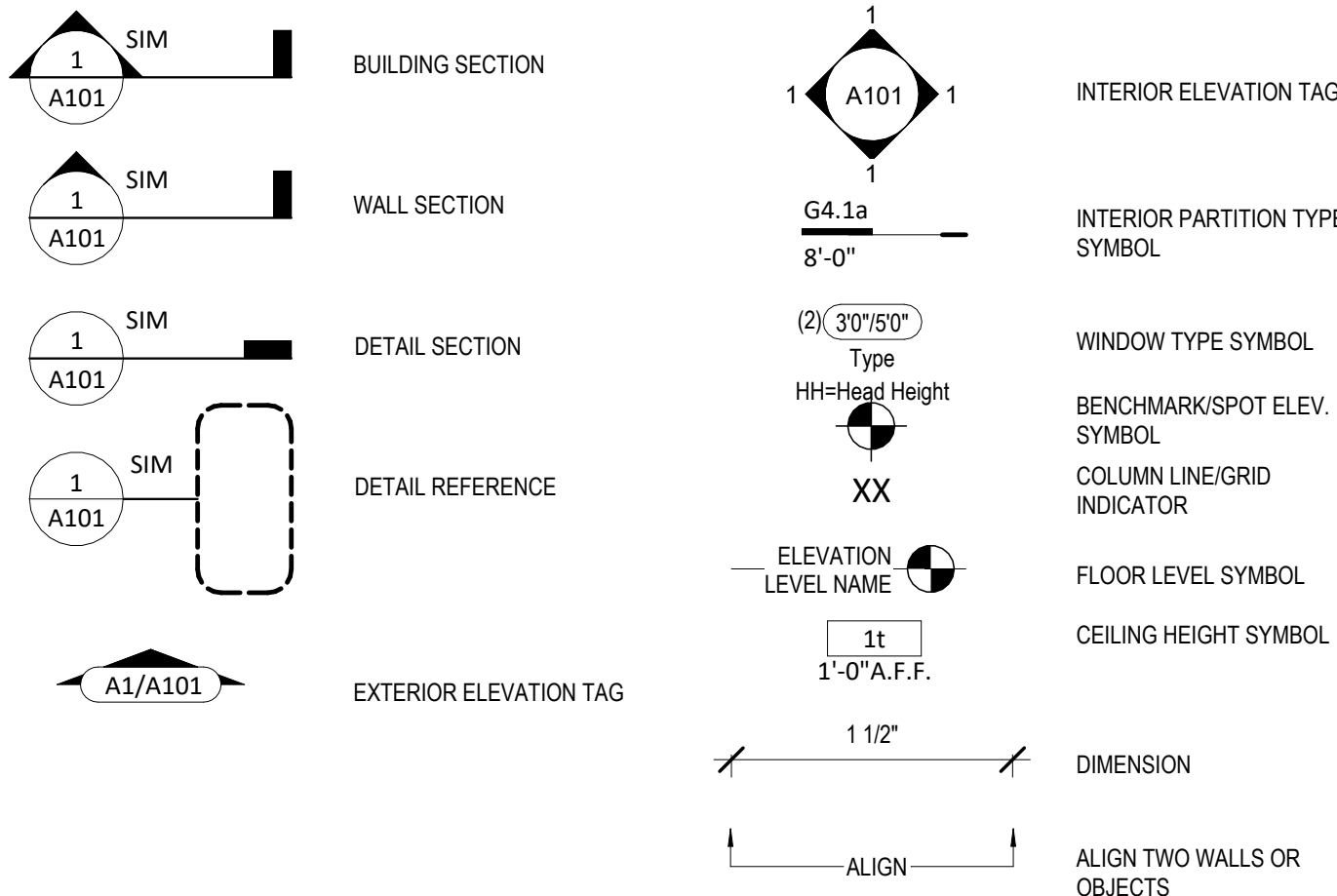


Greystone - Masterplan

ADDRESS : 2225 SW Heartland Ct., Lees Summit, MO
LOT : HF 212

Sheet List	
Sheet No	Sheet Name
00	Cover Sheet
A101	Front Elevations
A102	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
M101	Floor Plan - Structural POD Options 24" Extension HVAC
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"

Area - W/ Extended pantry	
Name	Area
Basement Finished	1002 SF
Living Area	1401 SF
	2403 SF
Basement Unfinished	400 SF
Deck	152 SF
Front Porch	24 SF
Garage	600 SF
Patio	152 SF
	1175 SF

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

- 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



Greystone - Masterplan



SEPTEMBER 10, 2025

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

Permit Set

PLAN DESCRIPTION: Cover Sheet

00

Project No.

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PROJECT

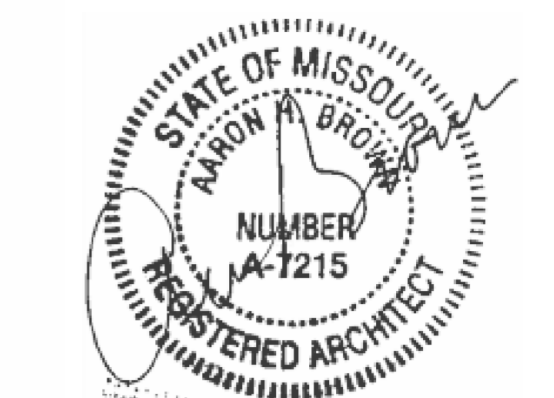
DRAWING NUMBER

A101.3

Greystone - Masterplan

architect:
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SEPTMBER 10, 2025

REVISIONS

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PROJECT

DRAWING TITLE
Side Elevations - Full Basement -
Farmhouse

DATE ISSUED

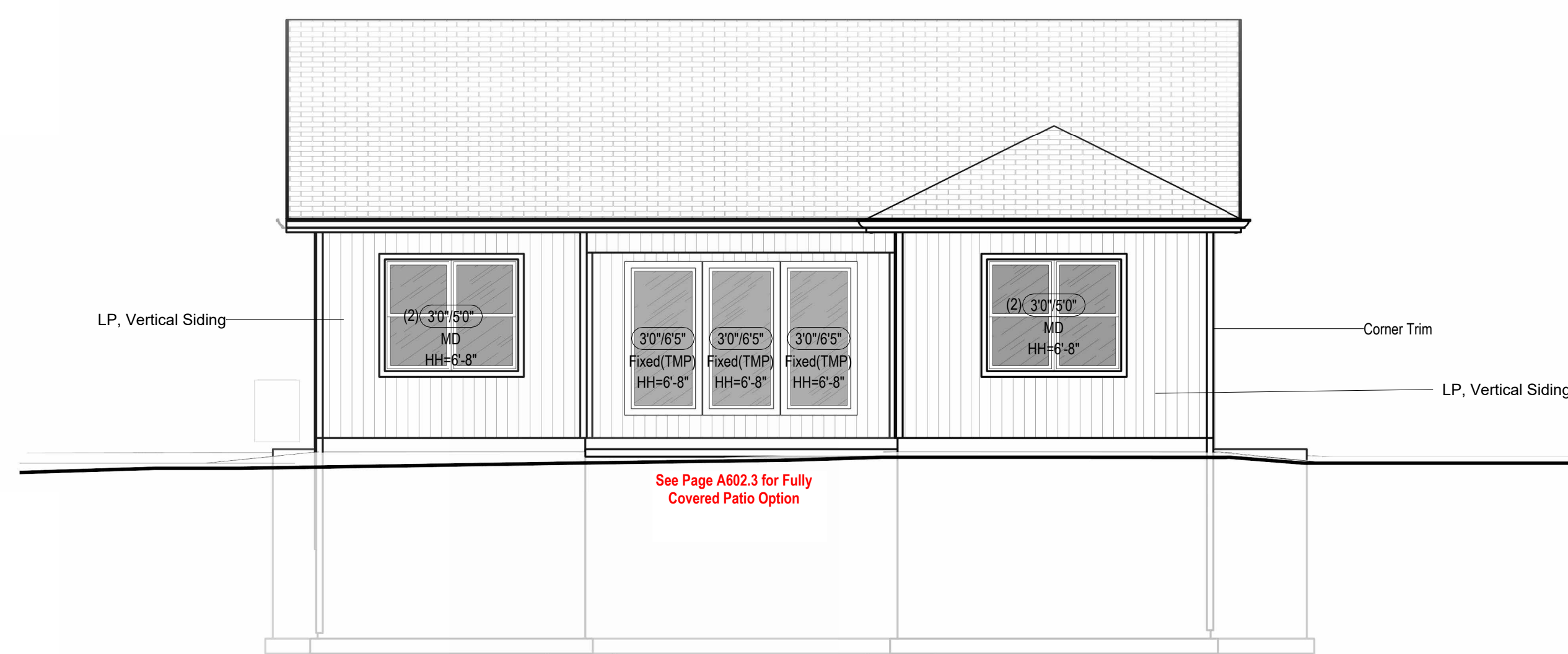
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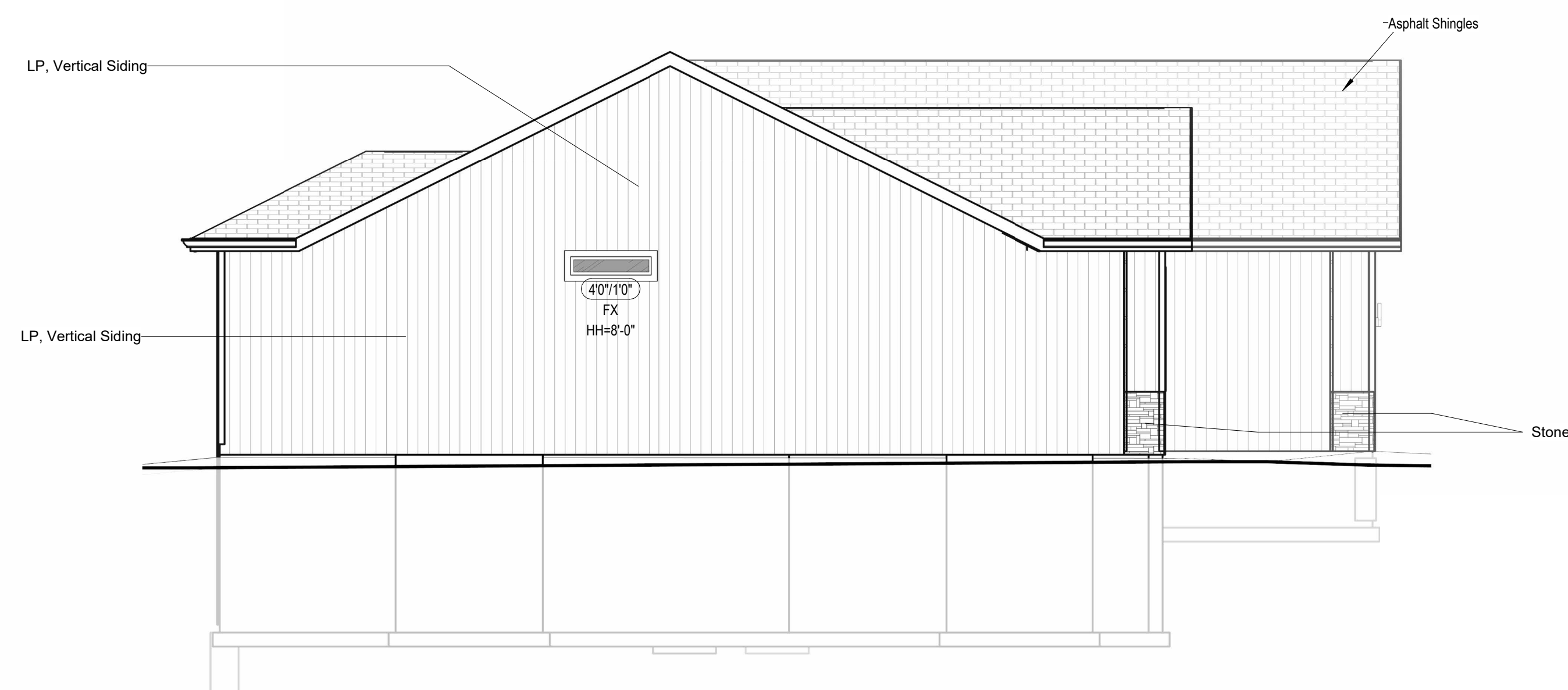
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① Right Elevation - Full Basement - Farmhouse
3/16" = 1'-0"



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
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
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 INTERIOR FOUND. WALLS & VERT. SUPPORTS.
- 5. 3,000 PSF FOR GARAGE FLOOR.
- 6. 10,000 PSF FOR EXPOSED TO WEATHER. HAVE 25%+ IN AIR ENTRAINMENT.
- 7. PROVIDE 4" MIN. CONCR. SLAB REIN. WITH 12" O.C. E.V. TOP REIN. OVER
PERIMETER AS NOTICED (H417) @ 18" O.C. E.V. PLACE OVER 8" MIN. VAPOR
BARRIER.
- 8. REINFORCE EXTERIOR FOOTINGS WITH #4 @ 24" E.V., REINFORCE WITH #2 @ 48" INT.
AT 12" O.C.
- 9. PROVIDE #4 X 12" @ 48" O.C.EECS @ REINTEGRANT COATERS.
- 10. 12X12X12" 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" MIN. VAPOR
BARRIER @ 18" O.C. E.V. PLACE OVER 8" MIN. 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

STEEL COLUMNS & OTHER BASEMENT/FOUNDATION NOTES

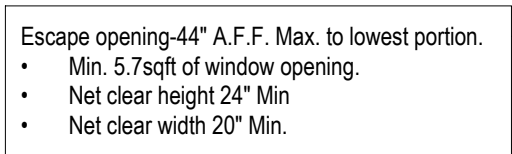
1. ALL STEEL PIPE COLUMNS TO BE 3" (OR 3 1/2") SCHEDULE 40 GRADE
2. INTER. BEARING WALLS & COLUMNS SHALL BE ISOLATED FROM THE BASEMENT FLOOR SLAB
3. NON-BEARING WALLS, OTHER THAN THOSE RESTING DIRECTLY ON THE FOOTING, SHALL BE ISOLATED FROM THE FLOOR FRAMING ABOVE
4. AT WALKOUT FOUNDATION AREAS, REINFORCE 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 WITH A MINIMUM R-5 INSULATION FOR A MIN OF 3 FEET BELOW THE BOTTOM OF THE SLAB
6. WHERE FLOOR JOISTS ARE USED TO SUPPORT THE FOUNDATION WALL, THE WALL SHALL BE SUPPORTED Laterally AT THE TOP BY SLOD BLOCKING FOR MINIMUM OF TWO JOISTS SPACES, SPACED NOT MORE THAN 4 FEET O.C.

Diagram illustrating the components of 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

Basement Walls Framed 1" Shd
Below Beams and Joists



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

① Foundation Plan - Full Basement (STD)
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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SEPTEMBER 10, 2025

REVISIONS

[illegible]

PROJECT

DRAWING TITLE

Foundation Plan - Full Basement

DATE ISSUED

DRAWING NUMBER

A401.1

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>

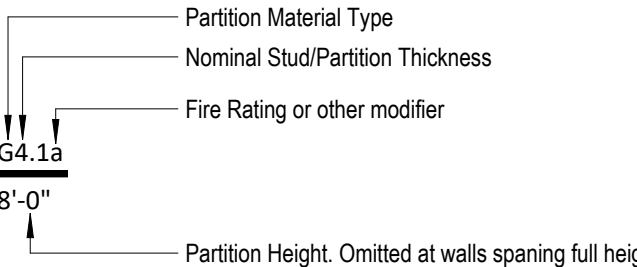
Foundation Notes:

1. FOOTING FOUNDATION AND CEMENT NOTES
2. TO ADDRESS DIFFERENTIAL SETTLEMENT, ALL INTERIOR BEARING AND EXTERIOR FOOTINGS & PADS TO BE EXCAVATED A PLACED MIN. 18" BELOW UNDISTURBED W/ SUBGRADE.
3. EXIST. FOOTING TO BE PLACED MIN. 36" BELOW FIN. FLOOR GRADE.
4. DESIGN IS BASED ON MIN. OF 2,500 PSI CONCRETE STRENGTHS TO ACHIEVE THE FOLLOWING:
 - A. 1,300 PSI FOR FOOTINGS, FLOORS, WALLS & VERT. SUPPORTS
 - B. 1,500 PSI FOR CONCRETE SLABS
5. CONC. DEPOSITED TO WEATHER TO HAVE 5% (1/2") AIR ENTRAINMENT
6. PROVIDE 4" MIN CONC. SLAB REIN. WITH #4 ELEV. 12" OVER TOP REIN. OVER FOOTING
7. REIN. #4 IS INDICATED W/ 18" BARS WITH #4 ELEV. 12" OVER TOP REIN. W/ V-BAR BARS
8. REINFORCE EXTERIOR FOOTINGS WITH #2 @ 24" ELEV. 12" W/ CONC. IN WALL
9. PROVIDE #4 X 48" (10' @ 48" ELEV. 6" REINFORCE CORNERS
10. PROVIDE 1" ASTER ADJUST. W/ 18" BARS WITH #4 ELEV. 12" OVER TOP REIN. W/ V-BAR BARS
11. ANCHOR BOLTS TREATED PLATE 1/2" IN. BEARING WALLS W/ 12" X 24" X 1/2" HILTI WEDGE PADS @ 8" P.C. 12" FROM EDGES
12. PROVIDE 2" LARS MIN. INCLUDING ANCHOR BOLTS
13. INSTALL HOLD-BOLTS FOR HILTI ANCHORAGE AS INDICATED ON PLAN
14. PROVIDE WITHIN 3" OF EXIST. FOUNDATION FOR NEW FOUNDATION FOR PADS
15. SOIL BEARING CAPACITY IS NOT ASSUMED TO BE GREATER THAN 2,000 PSF IN THE CURRENT FOUNDATION DESIGN. ALL COMPACTED FILL AREAS REQUIRE A SPECIAL INSPECTION
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.	<varies>

1. 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 OVERHANG AREA WITH #4 BARS AT 24 INCHES O.C. PERPENDICULAR AND HORIZONTAL TO THE WALL; MAXIMUM 4-FOOT OVERC.
5. AT WALKOUTS THE FOUNDATION WALL SHALL BE INSULATED WITH A MINIMUM R-5 INSULATION FOR A MIN 9 FEET BELOW THE BOTTOM OF THE SLAB.
6. W/SLAB ON GRADE FOUNDATIONS, THE FOUNDATION WALL SHALL BE SUPPORTED LATERSALLY AT THE TOP BY SLOD BLOCKING FOR MINIMUM OF TWO JOINT SPACES, SPACED NOT MORE THAN 4 FEET O.C.

Interior Partition Naming Convention



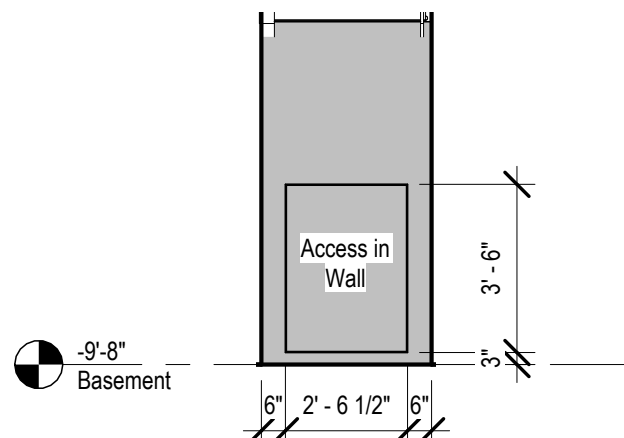
9'0" Basemenet

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.



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

Greystone - Masterplan

architect:
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816.622.8826 voice
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SEPTEMBER 10, 2025

REVISIONS

[illegible]

PROJECT

DRAWING TITLE
Floor Plan - Full Basement

DATE ISSUED _____

DRAWING NUMBER

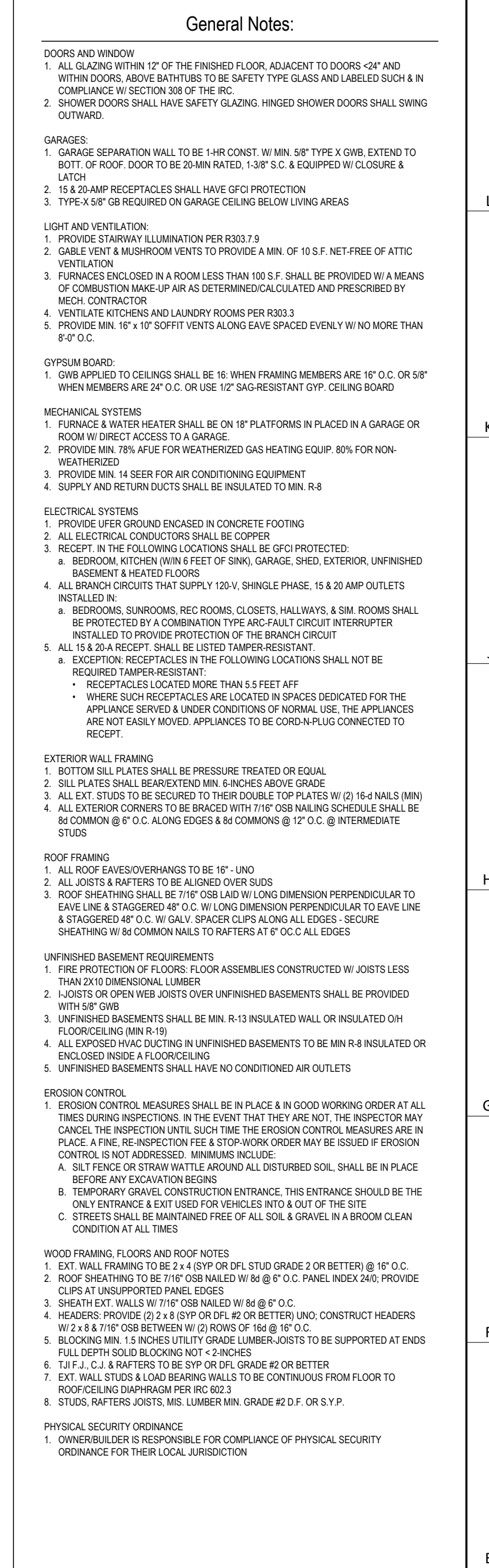
A402.1

A circular professional seal for Aaron A. Brown, a Registered Architect in the State of Missouri. The seal features the text "STATE OF MISSOURI" at the top, "AARON A. BROWN" in the center, "NUMBER 1215" below the name, and "REGISTERED ARCHITECT" at the bottom. A stylized signature is written over the seal.

[illegible]

A501

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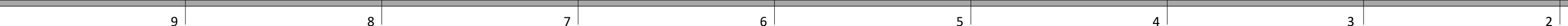
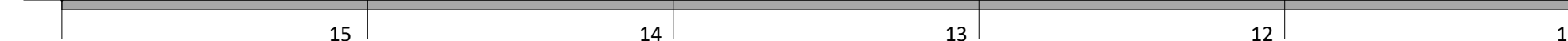
1 Floor Plan - Living Space (STD)
1/4" = 1'-0"

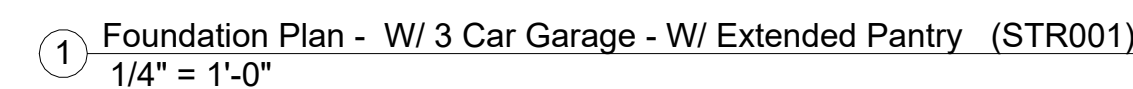
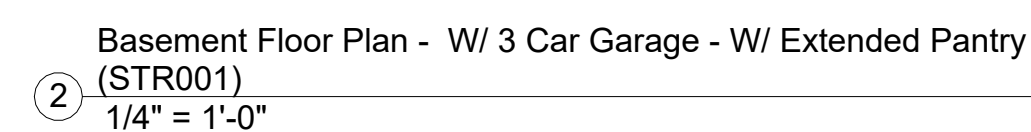
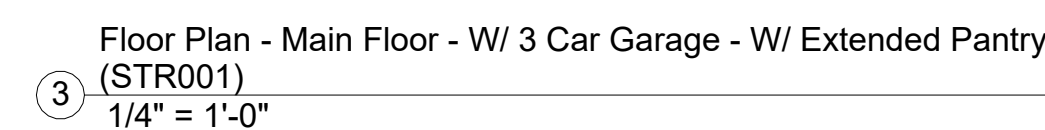
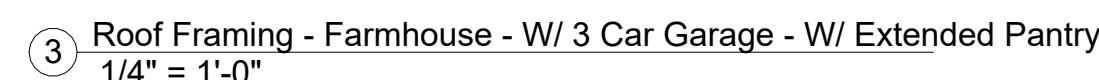
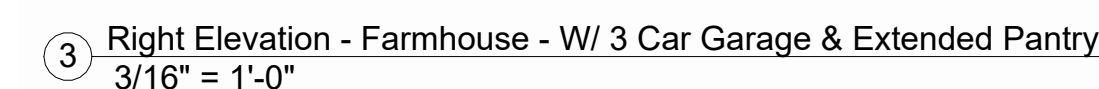
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PROJECT

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A602.3





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A707



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architect:
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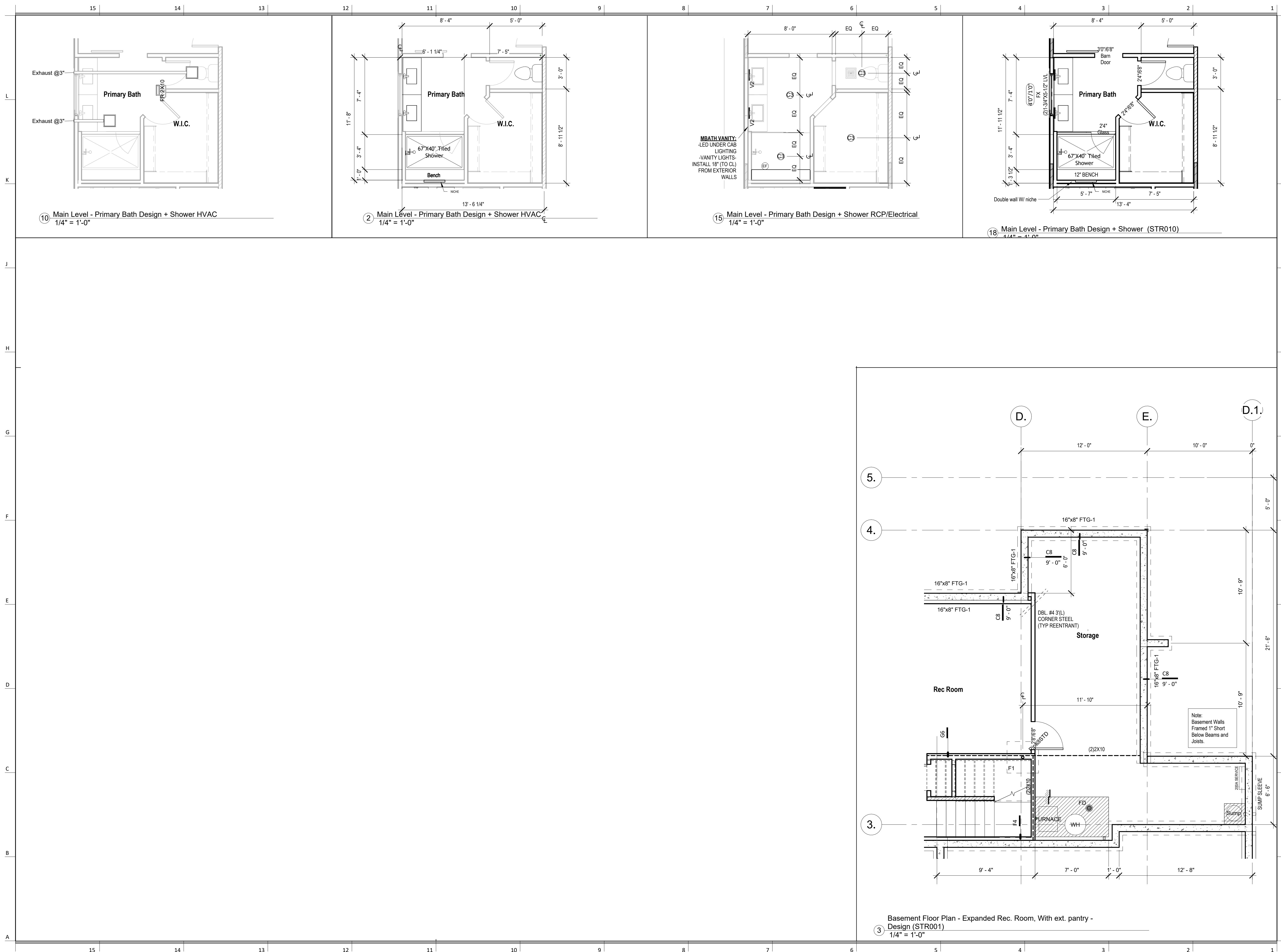
PROJECT

DRAWING TITLE
POD Options

DATE ISSUED

DRAWING NUMBER

A714



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PROJECT

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A715

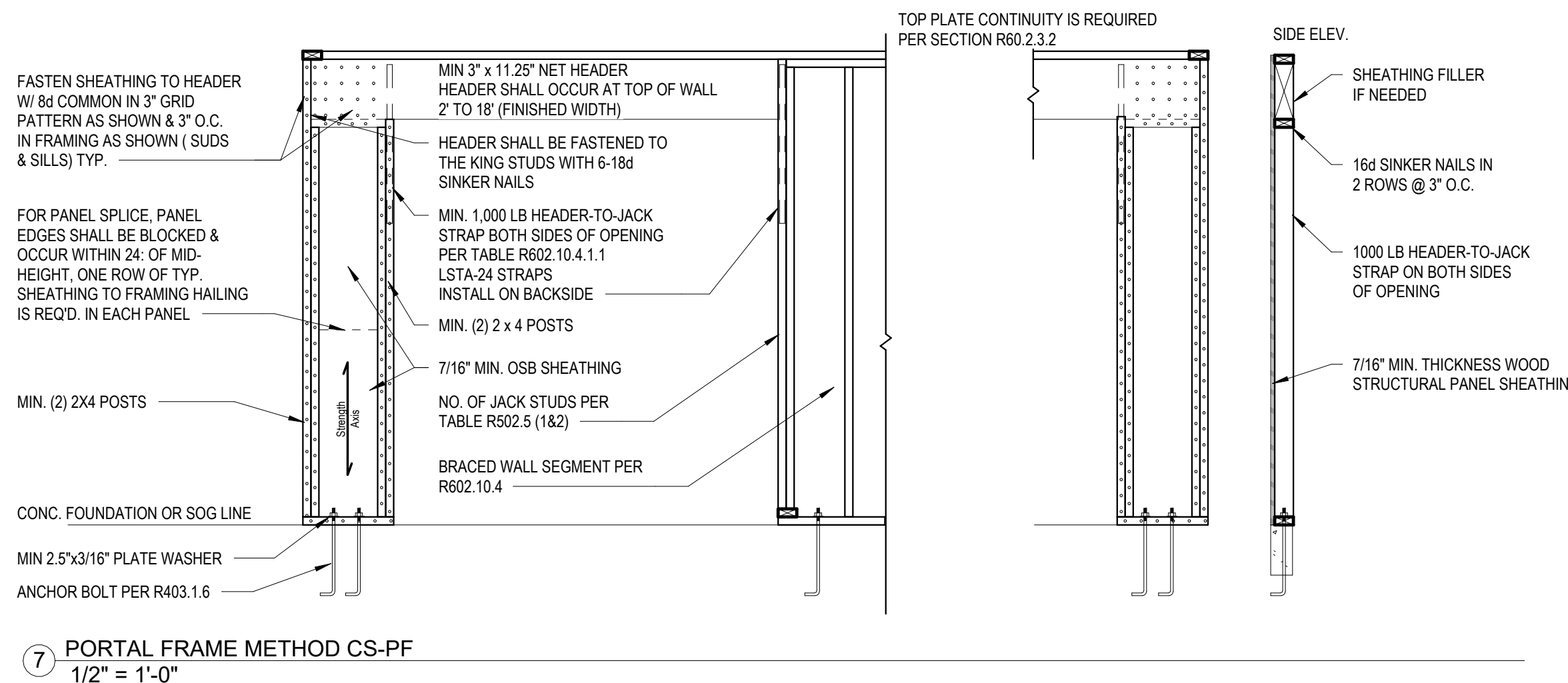
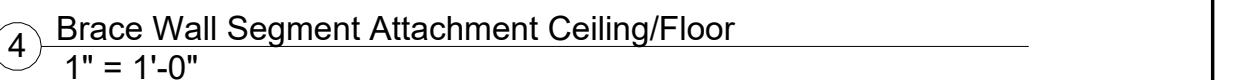


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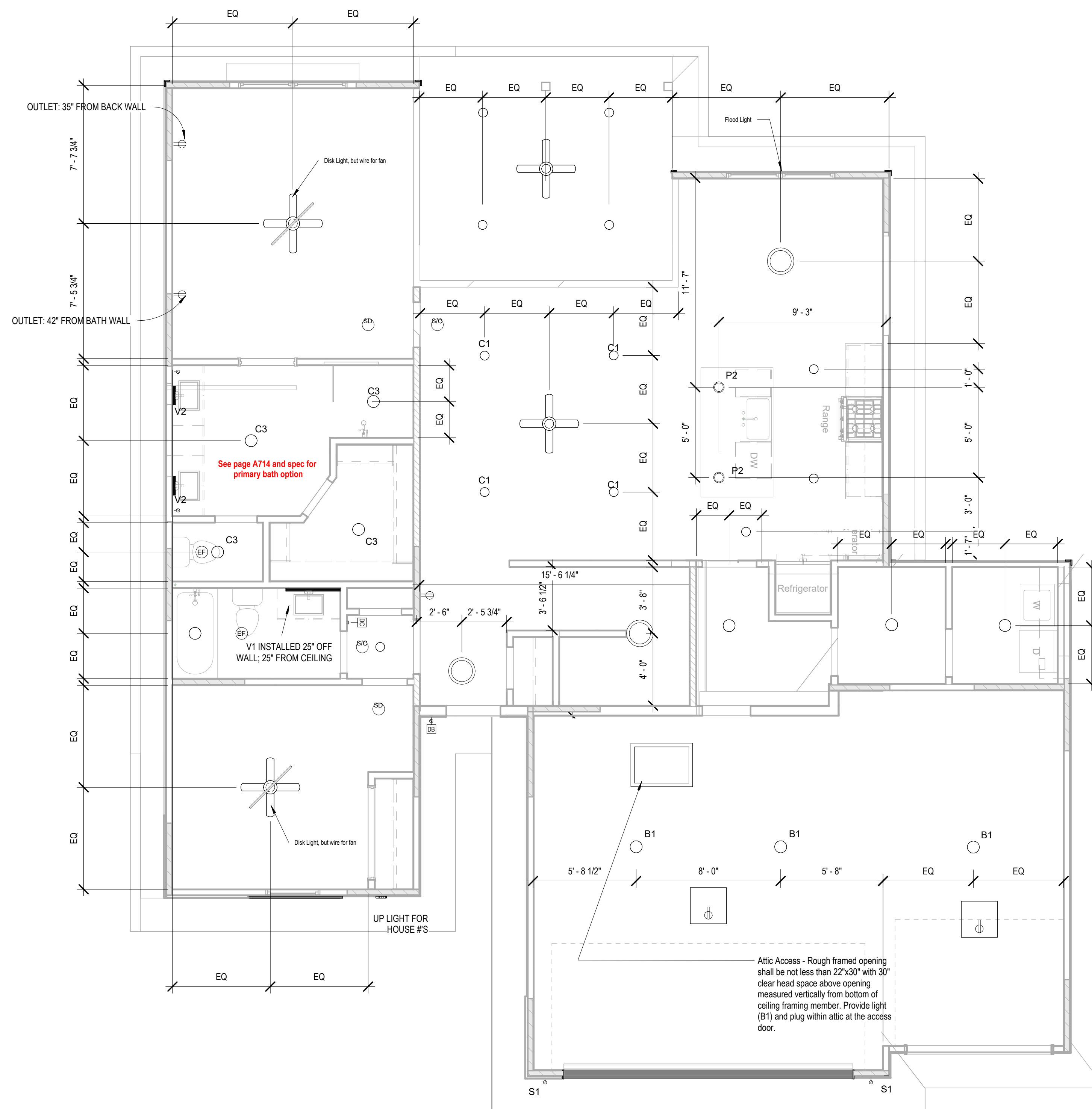
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A11



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)



1 RCP/Electrical Plan - Main Level - Design
1/4" = 1'-0"



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[illegible]

DATE ISSUED

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P101