

# Greystone - Masterplan

ADDRESS: 2631 SW TRACKER LN., LEE'S SUMMIT, MO  
 LOT: 138 HOOK FRAMS 2nd PLAT

## 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

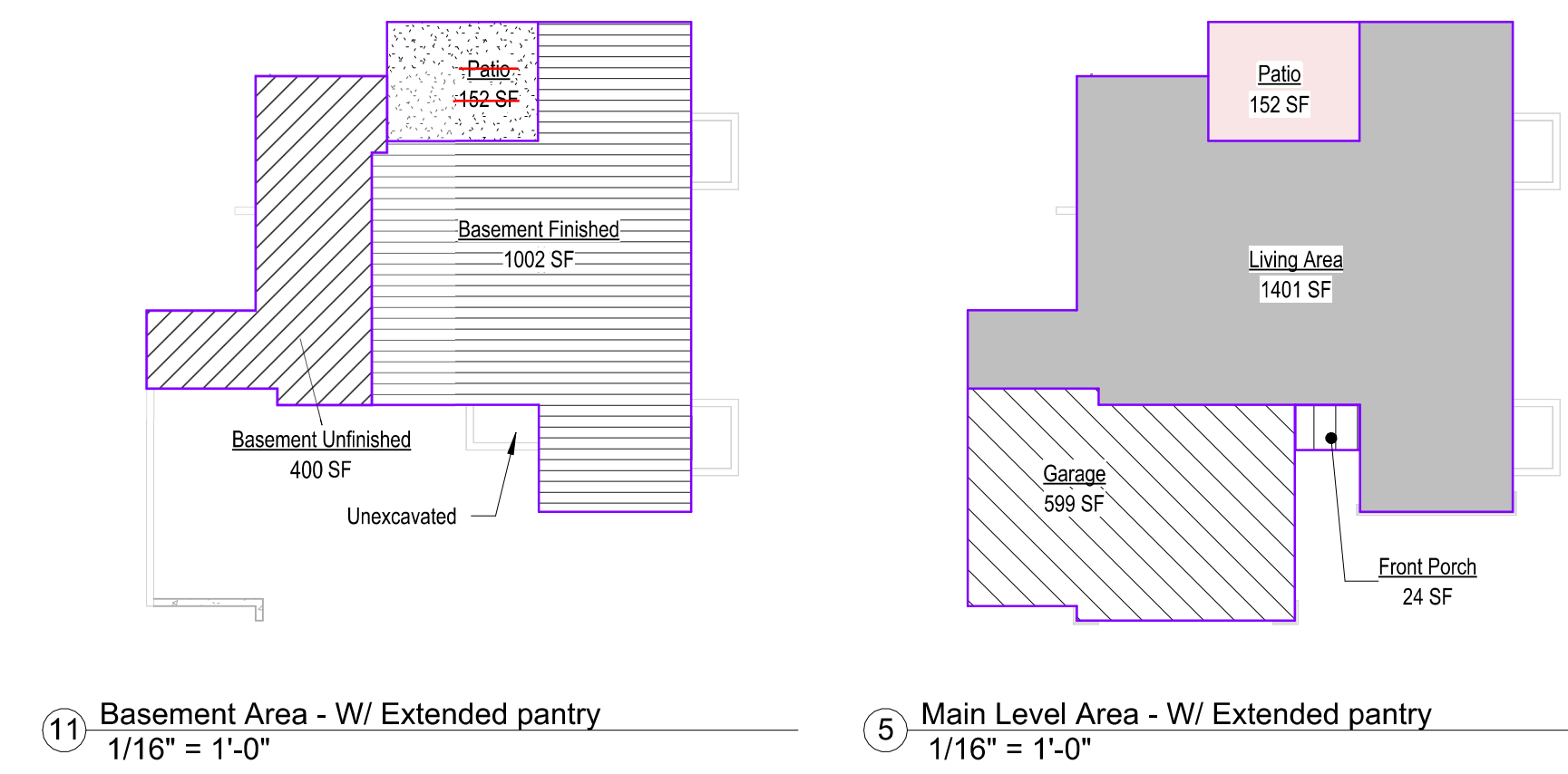
An energy efficient certificate is required to be posted in or on the electrical panel before the final inspection. The certificate will be provided with all new residential permits. It is the permit holder/contractor's responsibility to ensure the certificate has accurate information and is posted before 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

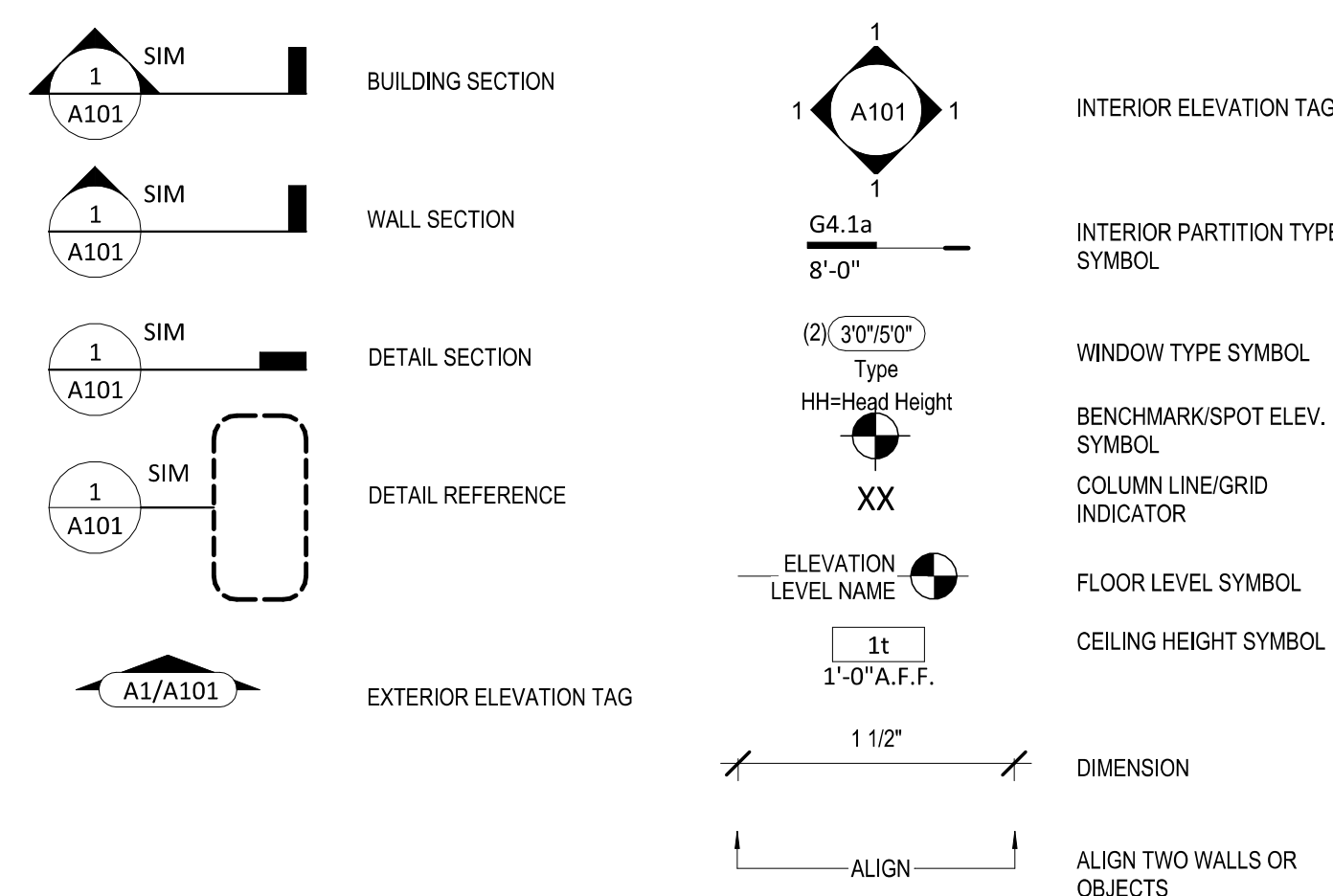
Ground Snow Load:	20PSF
Wind Speed:	115mph
Topography Effects:	No
Seismic Design Category:	A
Damage From Weather:	Severe
Frost Line Depth:	36 inches
Termite:	Moderate to Heavy
Winter Design Temperature:	6 F
Ice Barrier Underlayment:	Yes
Flood Hazard:	
Air Freezing Index:	927 or less
Mean Annual Temperature: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

Area - W/ Extended pantry	
Name	Area
Basement Finished	4236 SF
Living Area	1401 SF
	<del>2639 SF</del>
Basement Unfinished	464 SF
Deck	152 SF
Front Porch	24 SF
Garage	599 SF
Patio	152 SF
	<del>4094 SF</del>
	1175 SF

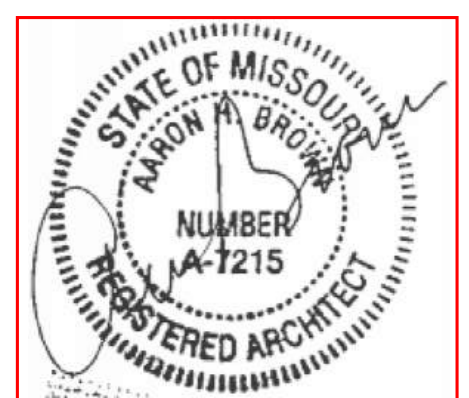


Sheet List	
Sheet No	Sheet Name
00	Cover Sheet
A101	Front Elevations
A301	Side Elevations - Full Basement
A302	Side Elevations - Daylight Basement
A303	Side Elevations - Walkout Basement
A401	Floor Plan - Main Level
A501	RCP/Electrical Plan
A601	Roof Plan
A602	Roof Plan
A701	PDD Options
A702	Floor Plan - Basement
A801	Details
A802	Details
A803	Details



**Greystone - Masterplan**  
 2631 SW TRACKER LN., LEE'S SUMMIT, MO  
 LOT 138 HOOK FRAMS

REVISIONS		Permit Set
Number	Description	Date
		10/1/2021



FEBRUARY 10, 2025

## Permit Set

PLAN DESCRIPTION: Cover Sheet

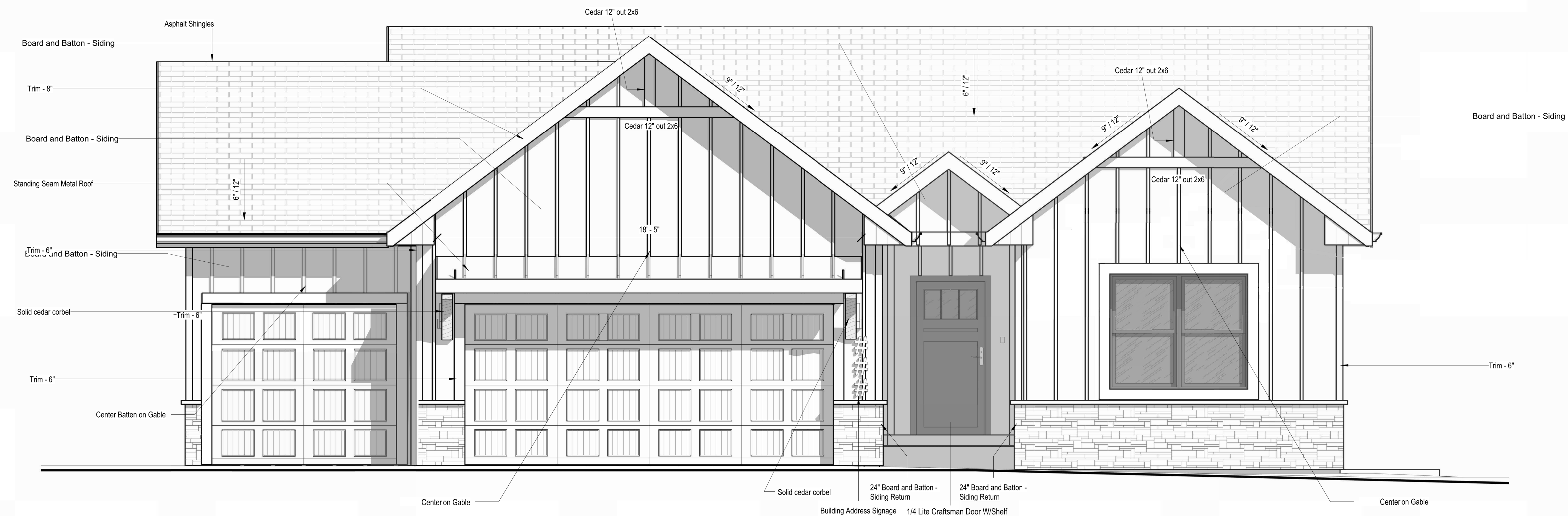
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Project No.

RELEASE FOR CONSTRUCTION  
 AS NOTED ON PLANS REVIEW  
 DEVELOPMENT SERVICES  
 LEE'S SUMMIT, MISSOURI  
 02/19/2025 10:39:15

# Greystone - Masterplan

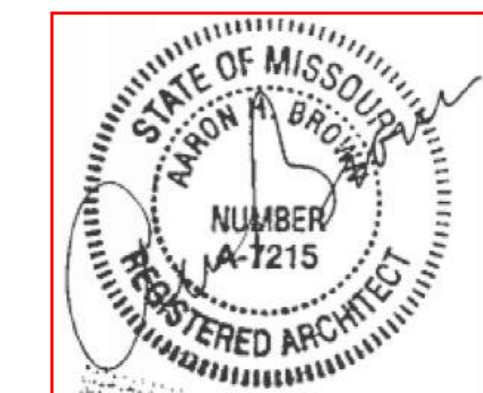
Need sprinkler system permit



① Front Elevation - Farmhouse - W/ Cedar Accent  
3/8" = 1'-0"

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

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FEBRUARY 10, 2025

REVISIONS

NO.	DESCRIPTION	DATE

PROJECT  
2631 SW TRACKER LN., LEE'S SUMMIT, MO  
LOT 138 HOOK FRAMS

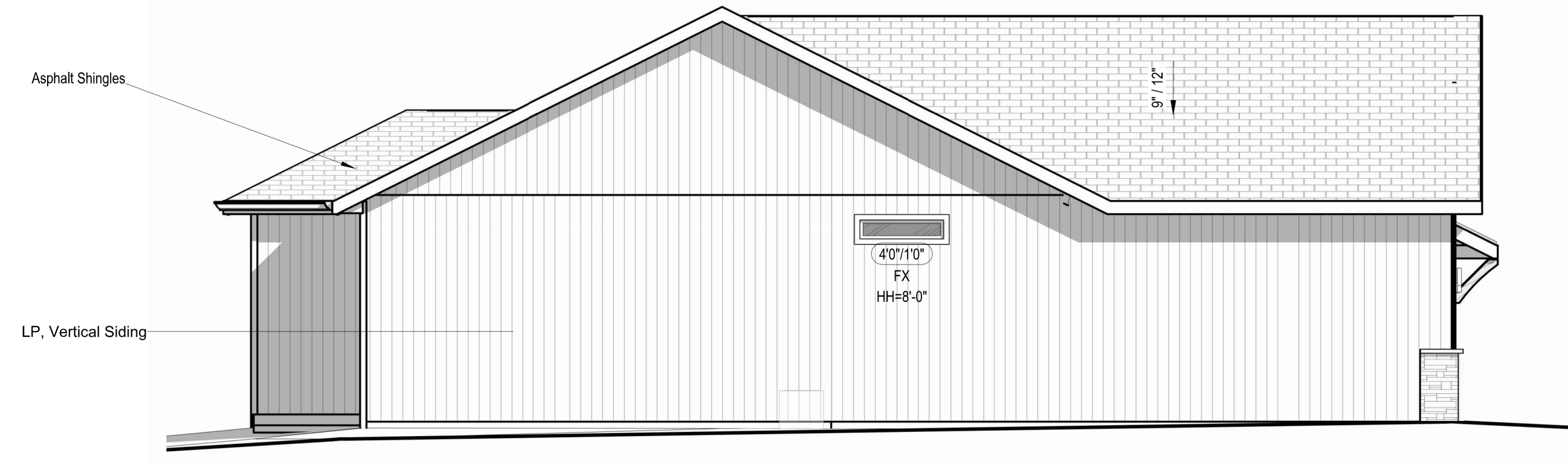
DRAWING TITLE  
Front Elevations - Farmhouse

DATE ISSUED

DRAWING NUMBER

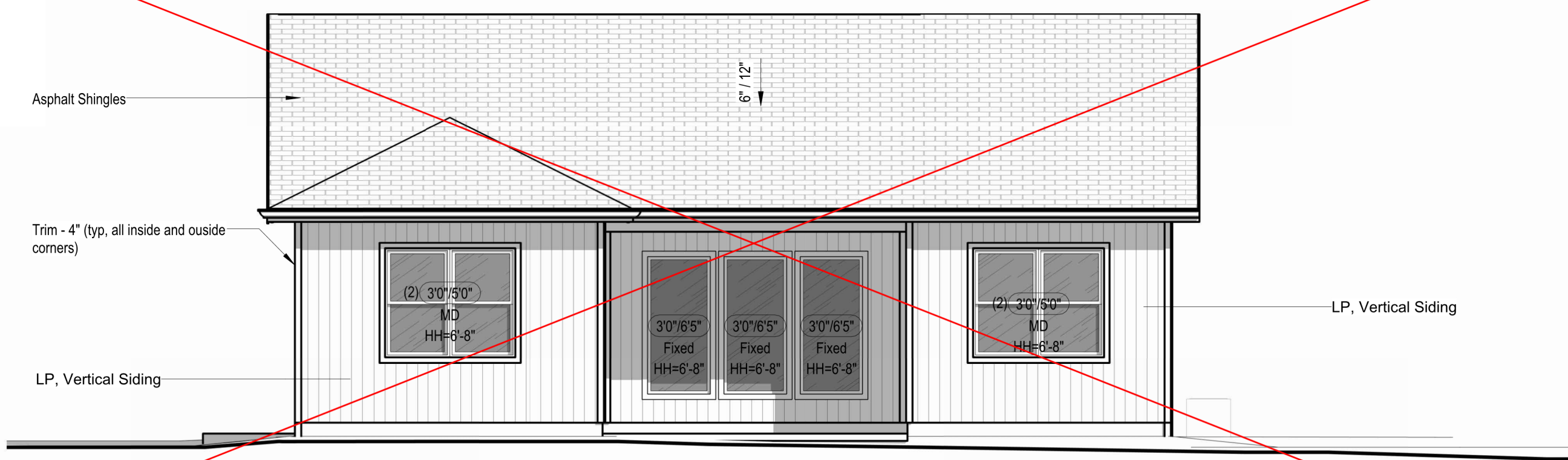
# A101.3

# Greystone - Masterplan



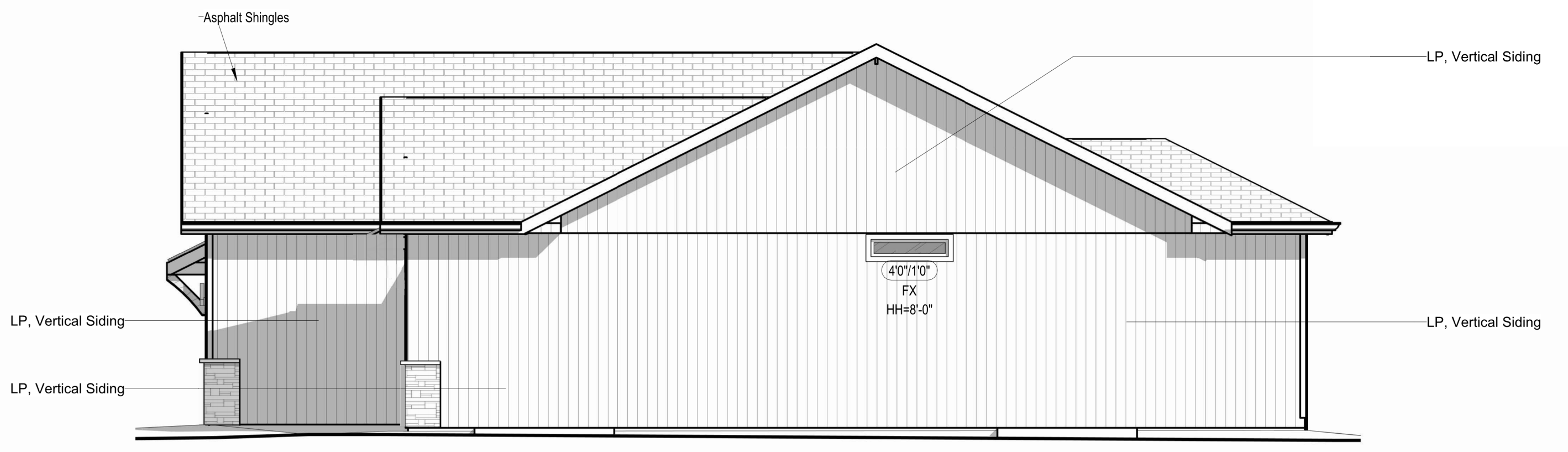
① Right Elevation - Full Basement - Farmhouse  
3/16" = 1'-0"

See A709 for added 3rd car garage



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

SEE A503 FOR FULLY COVERED PATIO OPTION



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

architect:  
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PROJECT  
2631 SW TRACKER LN., LEE'S SUMMIT, MO  
LOT 138 HOOK FRAMS

DRAWING TITLE  
Side Elevations - Full Basement - Farmhouse

DATE ISSUED

DRAWING NUMBER

## A301.3

15 14 13 12 11 10 9 8 7 6 5 4 3 2 1

Slab Schedule	
Type	Description
S4.1	4" MIN CONG. SLAB REINF. W/ #4'S E.W. @ 12" O.C. OVER COMPACTED FILL AND GRAVEL
S8.1	8" MIN CONG. SLAB REINF. W/ #4'S E.W. @ 12" O.C. OVER COMPACTED FILL AND GRAVEL

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. w/ (8) #4's, rebar count is each way, equal centers. (6) #4's, vertical rebar count in ped column. Hold ped down 12" Min below gar. door	GARAGE PEDISTAL
Foundation - Round					
F3	1'-4"	1'-4"	3'-0"	ABA662 Post Base. Refer to Detail for Reinforcing.	
Foundation Wall					
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>	
FTG-2	1'-0"	<varies>	3'-0"	Reinf. w/ (2) #4 vert. T/B spaced in #4 stirrup @ 48" o.c.	

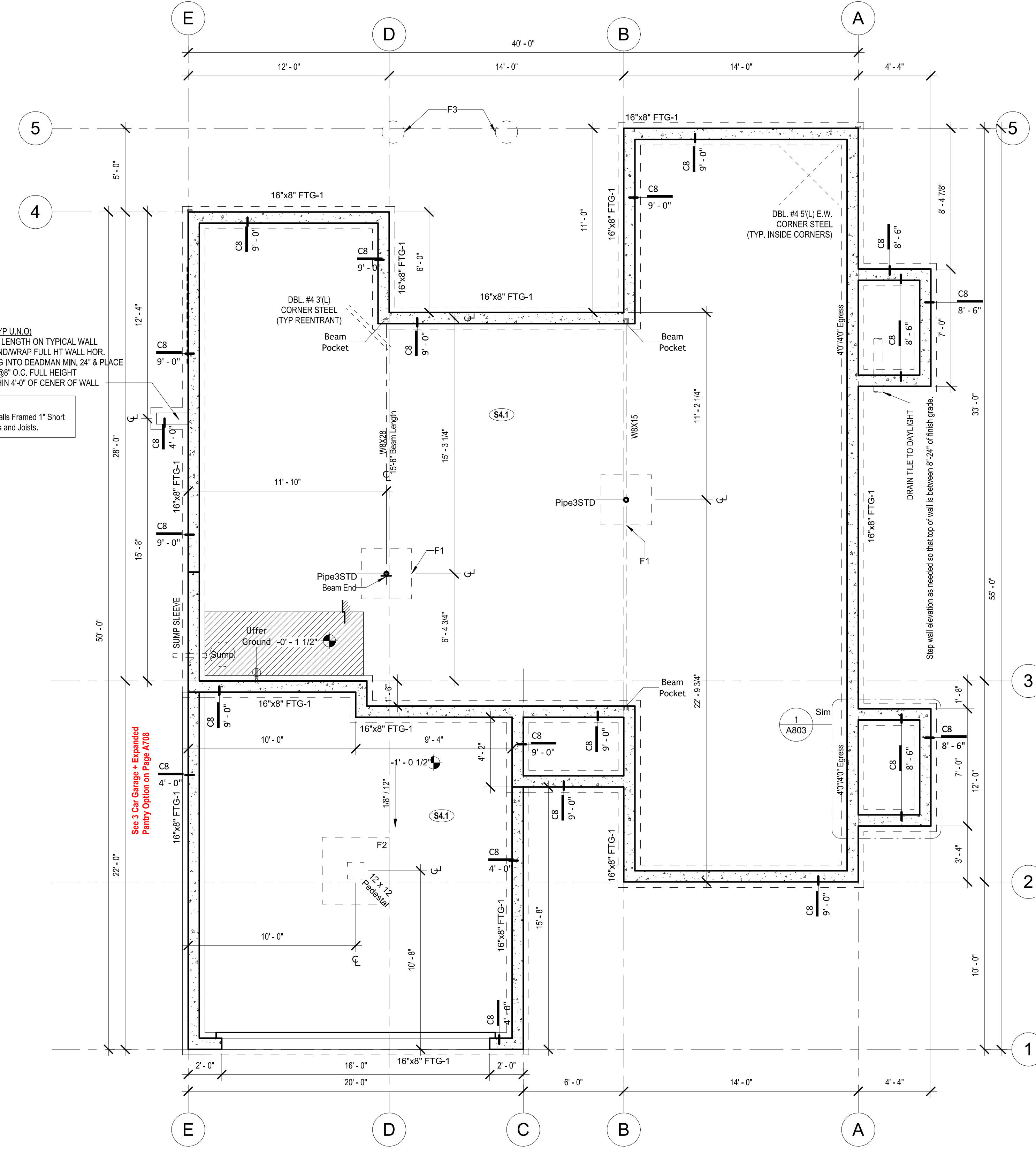
Foundation Wall Schedule			
Type	Width	Reinforcing	Comments
C8	0'-8"	Reinf. w/ #4 vert. @ 12" oc / (3) #4 hor. equally spaced.	<varies>

**Foundation Notes:**

- FOOTINGS FOUNDATION & CONCRETE NOTES
- TO ADDRESS DIFFERENTIAL SETTLEMENT, ALL INTERIOR BEARING AND EXTERIOR FOOTINGS & PADS TO BE EXCAVATED & PLACED MIN. 18 INCHES INTO UNDISTURBED NATURAL SOIL.
- CONCRETE IS TO BE PLACED MIN. 3 INCHES BELOW FIN. GRADE
- DESIGN IS BASED ON MIN. OF 2,000 PSF. CONCRETE STRENGTHS TO ACHIEVE THE FOLLOWING BASED UPON:
  - 3,000 PSF FOR FOOTINGS, FOUND. WALLS & VERT. SUPPORTS
  - 3,000 PSF FOR GARAGE FLOOR
- CONG. EXPOSED TO WEATHER TO HAVE 4% (+/-1%) AIR ENTRAINMENT
- PROVIDE 4" MIN CONG. SLAB REINF. W/ #4 @ 12" O.C. E.W. TOP REINF. OVER REINFORCING AS INDICATED (W/ #4 @ 8" O.C. E.W. PLACE OVER 1/2" VAPOR BARRIER)
- REINFORCE EXTERIOR FOOTINGS W/ #4 @ 24" E.W., REINFORCE W/ (2) #4 CONT. AT BOTTOM
- PROVIDE #4 X 4" (L) @ 45 DEGREES @ REINFORCED CORNERS
- 1/2" DIA. ANCHOR BOLTS @ 48" O.C. @ EXTER. WALLS
- ANCHOR PRESSURE TREATED PLATE @ INT. BEARING WALLS W/ 1/2" X 4-1/2" H/LTI WEDGE BOLTS @ 24" O.C. MAX. 12" FROM ENDS
- PROVIDE 2" LAPS MIN. INCLUDING CORNERS
- INSTALL HOLD-DOWN BOLT ANCHORAGE AS INDICATED ON PLAN
- PROVIDE RETURN AND DRAIN PROOFING AT FOUNDATION WALLS
- 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.

STEEL COLUMNS & OTHER BASEMENT FOUNDATION NOTES

- ALL STEEL PIPE COLUMNS TO BE 3" OR 3 1/2" SCHEDULE 40 GRADE
- INTER BEARING WALLS & COLUMNS SHALL BE ISOLATED FROM THE BASEMENT FLOOR SLAB
- INTER NON-BEARING WALLS, OTHER THAN THOSE RESTING DIRECTLY ON THE FOOTING, SHALL BE ISOLATED FROM THE FLOOR FRAMING ABOVE
- AT WALKOUT FOUNDATION AREAS, REINFORCE THE SLAB FROM THE FOUNDATION WALL TO 2 FEET BEYOND THE OVERLAP AREA WITH #4 BARS AT 24 INCHES O.C. PERPENDICULAR AND HORIZONTAL TO THE WALL, MAXIMUM 4-FOOT OVERLAP.
- 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.
- WHERE FLOOR JOISTS ARE PARALLEL TO THE FOUNDATION WALL, THE WALL SHALL BE SUPPORTED LATERALLY AT THE TOP BY SOLID BLOCKING FOR MINIMUM OF TWO JOIST SPACES, SPACED NOT MORE THAN 4 FEET O.C.



**Interior Partition Naming Convention**

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



# Greystone - Masterplan

architect:  
 Elevate Design + Build  
 1040 SW Luttrell Road  
 Blue Springs, MO 64015  
 816.622.8826 voice  
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PROJECT  
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DRAWING TITLE  
 Foundation Plan - Full Basement

DATE ISSUED

DRAWING NUMBER

# A401.1

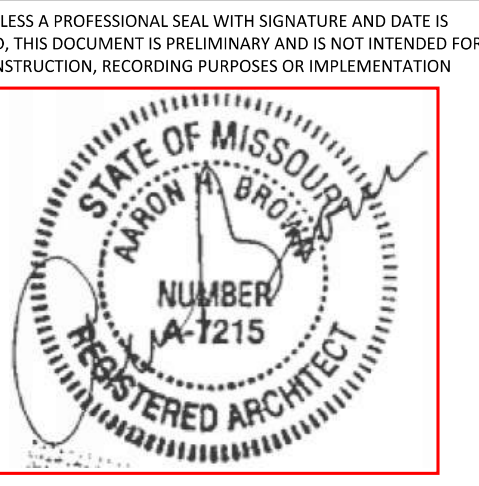
1 Foundation Plan - Full Basement  
 1/4" = 1'-0"

15 14 13 12 11 10 9 8 7 6 5 4 3 2 1

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PROJECT  
2631 SW TRACKER LN., LEE'S SUMMIT, MO  
LOT 138 HOOK FRAMS

DRAWING TITLE  
Floor Plan - Full Basement

DATE ISSUED

DRAWING NUMBER

# A402.1

RELEASE FOR CONSTRUCTION  
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DEVELOPMENT SERVICES  
LEE'S SUMMIT, MISSOURI  
02/19/2025 10:39:16

Slab Schedule	
Type	Description
S4.1	4" MIN CONC SLAB REINF. W/ #4'S E.W. @ 12" O.C. OVER COMPACTED FILL AND GRAVEL
S8.1	8" MIN CONC SLAB REINF. W/ #4'S E.W. @ 12" O.C. OVER COMPACTED FILL AND GRAVEL

Structural Foundation Schedule				
Type	Width	Length	Depth	Comments
<b>Footing</b>				
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 is per column. Hold ped down 12" Min below gar. door block-down and/or bottom of slab.
<b>Wall Foundation</b>				
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
- TO ADDRESS DIFFERENTIAL SETTLEMENT, ALL INTERIOR BEARING AND EXTERIOR FOOTINGS & PADS TO BE EXCAVATED & PLACED MIN. 18 INCHES INTO UNDISTURBED NATURAL SOIL.
- EXT. FOOTING TO BE PLACED MIN. 3 INCHES BELOW FIN. GRADE
- DESIGN IS BASED ON MIN. OF 2,500 PSF. CONCRETE STRENGTHS TO ACHIEVE THE FOLLOWING BASED UPON:
  - 3,000 PSF FOR FOOTINGS, FOUND. WALLS & VERT. SUPPORTS
  - 3,500 PSF FOR GARAGE FLOOR
- CONC. EXPOSED TO WEATHER TO HAVE 5% (+/-1%) AIR ENTRAINMENT
- PROVIDE 4" (MIN) CONC. SLAB REINF. W/ #4 @ 12" O.C. E.W.; TOP REINF. OVER FOOTINGS AS INDICATED IN F.T. @ 9" O.C. E.W.; PLACE OVER IMV. VAPOR BARRIER
- REINFORCE EXTERIOR FOOTINGS W/ #4 @ 24" E.W.; REINFORCE W/ (2) #4 CONT. AT BOTTOM
- PROVIDE #4 X 4" (L) @ 45 DEGREES @ REINFRANT CORNERS
- 12" (L) ANCHOR BOLT @ 8" O.C. @ EXT. WALLS
- ANCHOR PRESSURE TREATED PLATE @ INT. BEARING WALLS W/ 1" X 4-1/2" H/LTI WEDGE BOLTS @ 24" O.C. MAX. 12" FROM ENDS
- PROVIDE 24" LAPS MIN. INCLUDING CORNERS
- INSTALL HOLD/DOWN BOLT ANCHORAGE AS INDICATED ON PLAN
- PROVIDE RETURN/DRAIN PROOFING AT FOUNDATION WALLS
- 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

STEEL COLUMNS & OTHER BASEMENT FOUNDATION NOTES

- ALL STEEL PIPE COLUMNS TO BE 3" OR 3 1/2" SCHEDULE 40 GRADE
- INTER BEARING WALLS & COLUMNS SHALL BE ISOLATED FROM THE BASEMENT FLOOR SLAB
- INTER NON-BEARING WALLS, OTHER THAN THOSE RESTING DIRECTLY ON THE FOOTING, SHALL BE ISOLATED FROM THE FLOOR FRAMING ABOVE
- AT WALKOUT FOUNDATION AREAS, REINFORCE THE SLAB FROM THE FOUNDATION WALL TO 2 FEET BEYOND THE OVERLAP AREA WITH #4 BARS AT 24 INCHES O.C. PERPENDICULAR AND HORIZONTAL TO THE WALL; MAXIMUM 4-FOOT OVERLAP.
- 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.
- WHERE FLOOR JOISTS ARE PARALLEL TO THE FOUNDATION WALL, THE WALL SHALL BE SUPPORTED LATERALLY AT THE TOP BY SOLID BLOCKING FOR MINIMUM OF TWO JOIST SPACES. SPACED NOT MORE THAN 4 FEET O.C.

**Interior Partition Naming Convention**

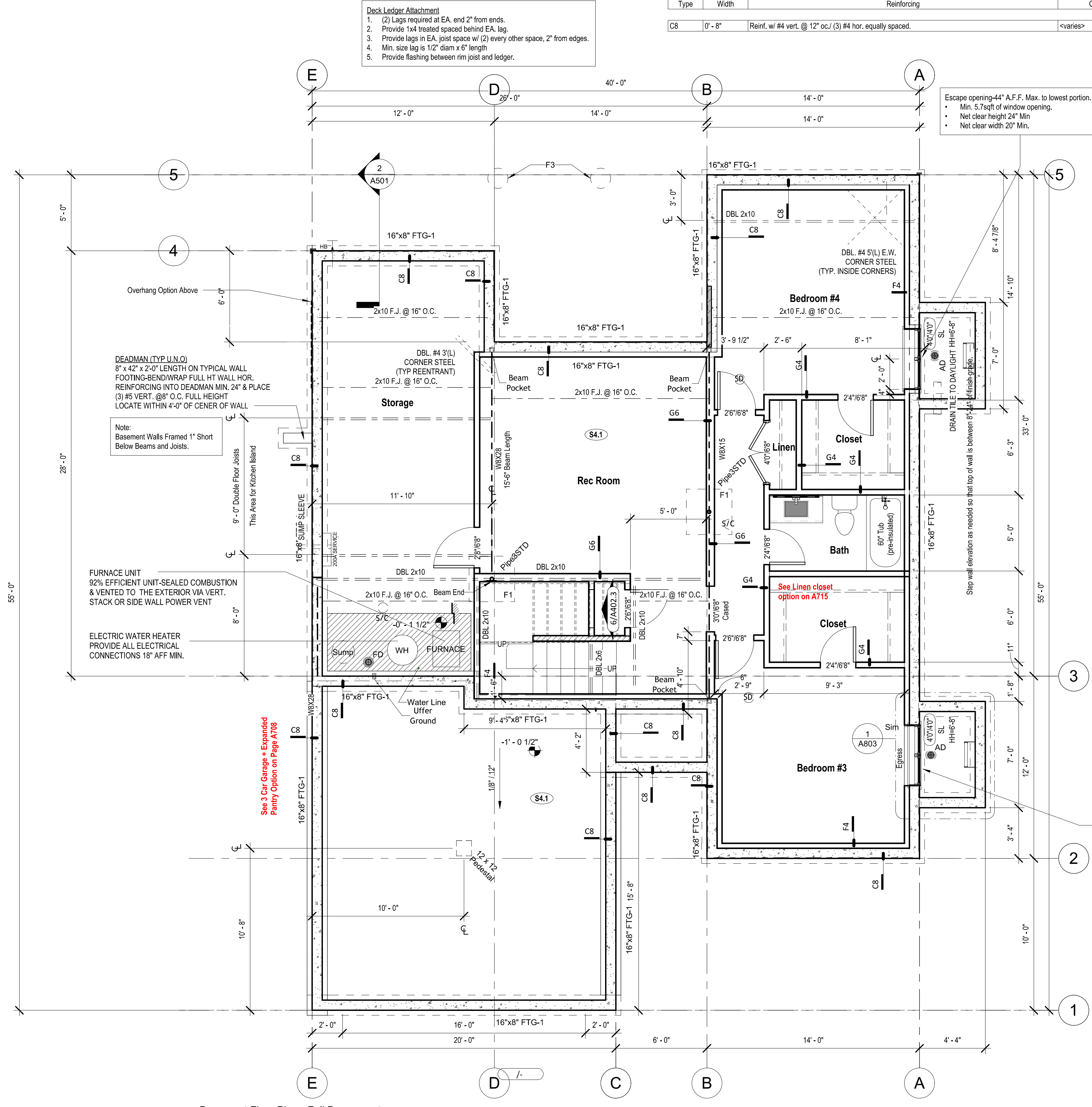
Partition Material Type  
Nominal Stud/Partition Thickness  
Fire Rating or other modifier  
Partition Height. Omitted at walls spanning full height.

G4.1a  
8'-0"

**9'-0" Basement**

Escape opening-44" A.F.F. Max. to lowest portion.  
• Min. 5.7sqft of window opening.  
• Net clear height 24" Min  
• Net clear width 20" Min.

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

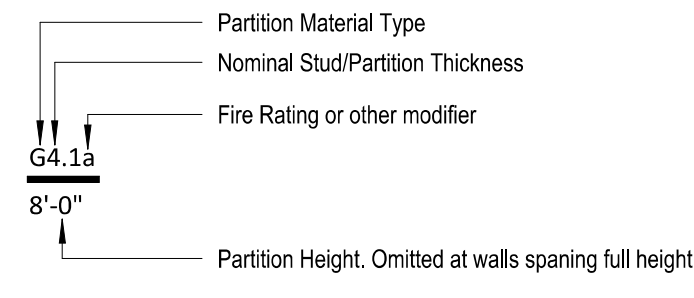


Basement Floor Plan - Full Basement  
1/4" = 1'-0"

# Greystone - Masterplan

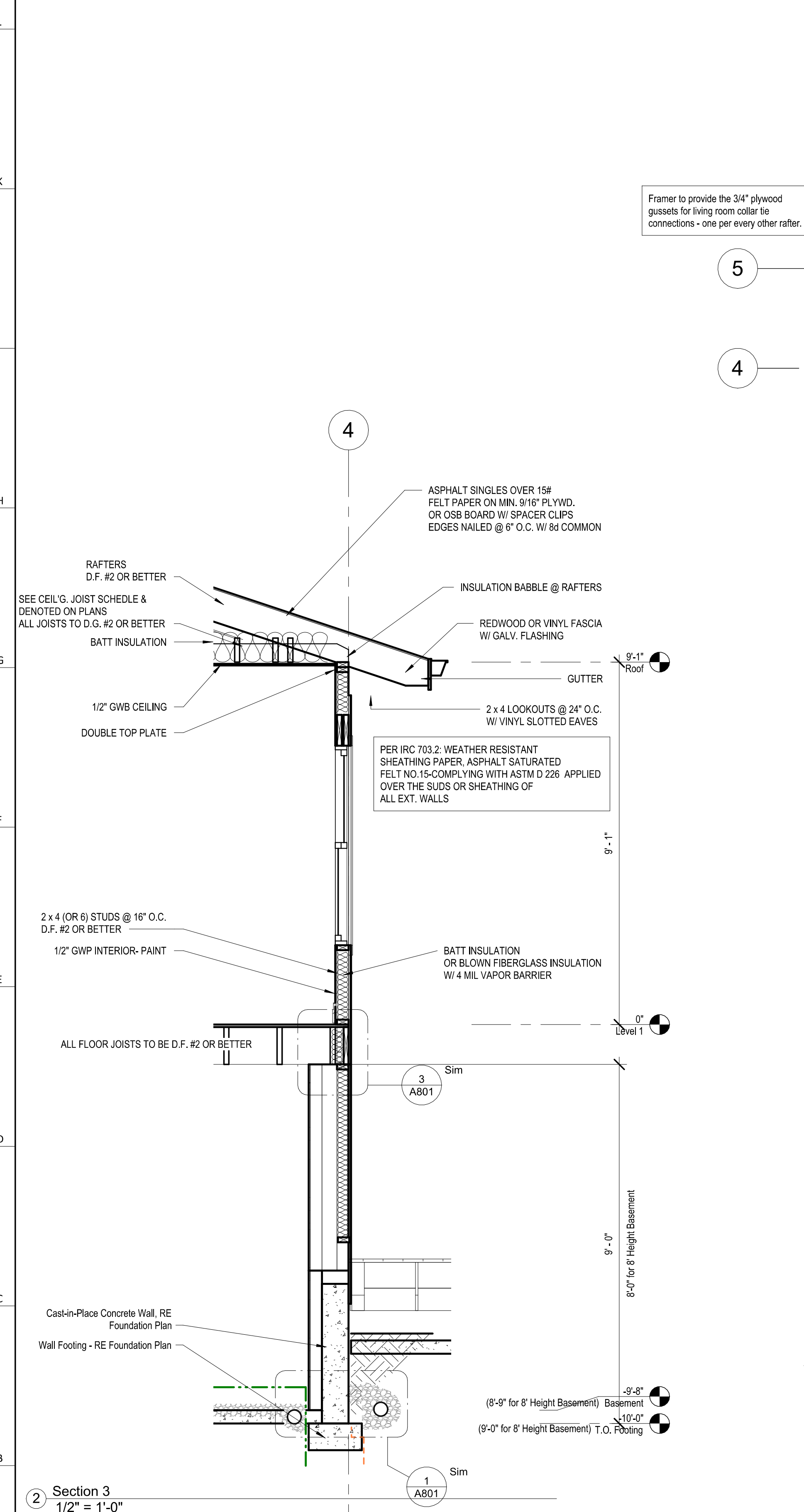
## 9'-0" Main Floor

### Interior Partition Naming Convention

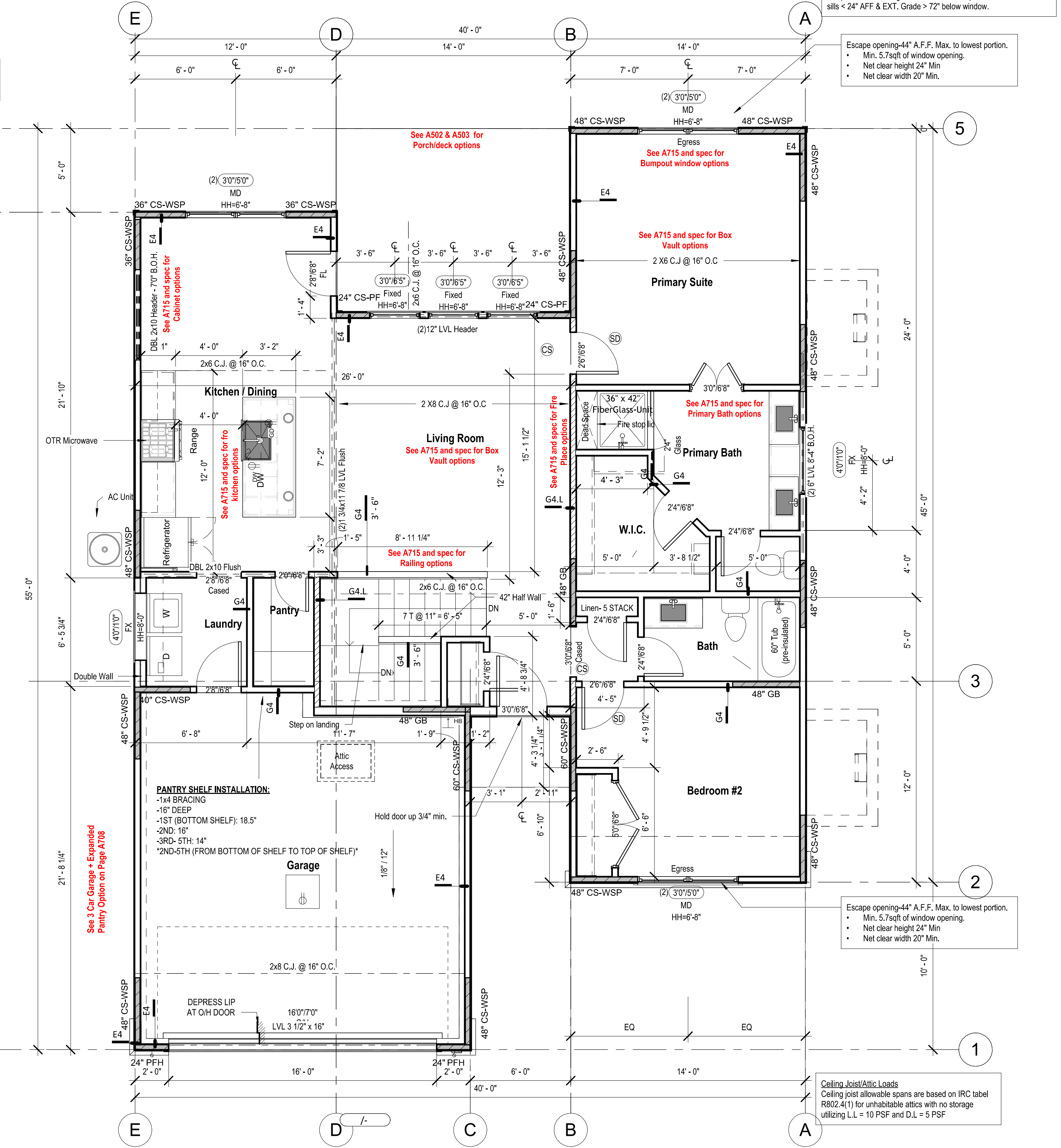


### General Notes:

- DOORS AND WINDOW**
- ALL GLAZING WITHIN 1" OF THE FINISHED FLOOR, ADJACENT TO DOORS - 0" AND WITHIN DOORS, ABOVE BATHTUBS TO BE COMBUSTIBLE, 1/2" S.C. EQUIPPED W/ COORDINATE & LATCH
  - SHOWER DOORS SHALL HAVE SAFETY GLAZING. HINGED SHOWER DOORS SHALL SWING OUTWARD.
- GARAGES:**
- GARAGE SEPARATION WALL TO BE 1/4" CONST. W/ MIN. 5/8" TYPE X GLASS EXTEND TO BOTTOM OF ROOF DOOR TO BE COMBUSTIBLE, 1/2" S.C. EQUIPPED W/ COORDINATE & LATCH
  - 1/2" CS&P RECEPTACLES SHALL HAVE GFCI PROTECTION
  - TYPE X 5/8" GP REQUIRED ON GARAGE CEILING BELOW LIVING AREAS
- LIGHT AND VENTILATION:**
- PROVIDE STAIRWAY ILLUMINATION PER R302.7.2
  - GLASS VENT & WINDOW VENTS TO PROVIDE A MIN. OF 10 S.F. NET FREE OF ATTIC VENTILATION
  - FURNACES ENCLOSED IN A ROOM LESS THAN 100 S.F. SHALL BE PROVIDED WITH A MEANS OF COMBUSTION MAKE-UP AIR AS DETERMINED/CALCULATED AND PRESCRIBED BY MECH. CONTRACTOR
  - VENTILATE KITCHENS AND LAUNDRY ROOMS PER R303.3
  - PROVIDE MIN. 16" x 10" SOFFIT VENTS ALONG EAVE SPACED EVENLY W/ NO MORE THAN 5' O.C.
- GYPSUM BOARD:**
- GWB APPLIED TO CEILINGS SHALL BE 1/2" WHEN FRAMING MEMBERS ARE 16" O.C. OR 5/8" WHEN MEMBERS ARE 24" O.C. OR USE 1/2" S&R-RESISTANT GYP. CEILING BOARD
- MECHANICAL SYSTEMS**
- FURNACE & WATER HEATER SHALL BE ON 18" PLATFORM IN PLACED IN A GARAGE OR ROOM W/ DIRECT ACCESS TO A GARAGE.
  - PROVIDE MIN. 75% AFUE FOR WEATHERIZED GAS HEATING EQUIP. 80% FOR NON-WEATHERIZED
  - PROVIDE MIN. 1/4" SEER FOR AIR CONDITIONING EQUIPMENT
  - SUPPLY AND RETURN DUCTS SHALL BE INSULATED TO MIN. R-8
- ELECTRICAL SYSTEMS**
- PROVIDE UFER GROUND ENCASED IN CONCRETE FOOTING
  - ALL ELECTRICAL CONDUCTORS SHALL BE COPPER
  - RECEPT. IN THE FOLLOWING LOCATIONS SHALL BE GFCI PROTECTED:
    - BEDROOM, KITCHEN (W/IN 6 FEET OF SINK), GARAGE, SHED, EXTERIOR, UNFINISHED BASEMENT & HEATED PORCH
    - ALL BRANCH CIRCUITS THAT SUPPLY 120-V. SINGLE PHASE, 15 & 20 AMP OUTLETS INSTALLED IN:
      - BEDROOMS, SUNROOMS, REC ROOMS, CLOSETS, HALLWAYS & SIM. ROOMS SHALL BE PROTECTED BY A COMBINATION TYPE ARC-FULT CIRCUIT INTERRUPTER INSTALLED TO PROTECT THE PROTECTION OF THE BRANCH CIRCUIT
    - ALL 15 & 20A RECEPT. SHALL BE LISTED TAMPER-RESISTANT.
    - EXCEPTION: RECEPTACLES IN THE FOLLOWING LOCATIONS SHALL NOT BE REQUIRED: TAMPER-RESISTANT.
      - RECEPTACLES LOCATED MORE THAN 5 FEET APART
      - WHERE SUCH RECEPTACLES ARE LOCATED IN SPACES DEDICATED FOR THE APPLIANCE SERVED & UNDER CONDITIONS OF NORMAL USE, THE APPLIANCE ARE NOT EASILY MOVED, APPLIANCE TO BE CORD-AND-PLUG CONNECTED TO RECEPT.
- EXTERIOR WALL FRAMING**
- BOTTOM SILL PLATES SHALL BE PRESSURE TREATED OR EQUAL
  - SILL PLATES SHALL BEAR ON MIN. 6" CHISEL ABOVE GRADE
  - ALL EXT. STUDS TO BE SECURED TO THEIR DOUBLE TOP PLATES (2) 16x4 NAILS (MIN)
  - ALL EXTERIOR CORNERS TO BE BRACED WITH 7/16" OSB NAILING SCHEDULE SHALL BE IN COMMON @ 9" O.C. ALONG EDGES & COMMON @ 12" O.C. @ INTERMEDIATE STUDS
- ROOF FRAMING**
- ALL ROOF EAVES OVERHANGS TO BE 16" - LONG
  - ALL JOISTS & RAFTERS TO BE ALIGNED OVER STUDS
  - ROOF SHEATHING SHALL BE 7/16" OSB LAY W/ LONG DIMENSION PERPENDICULAR TO RAFTERS & STAGGERED 48" O.C. W/ LONG DIMENSION PERPENDICULAR TO RAFTERS & STAGGERED 48" O.C. W/ GALLY SPACER CLIPS ALONG ALL EDGES. SECURE SHEATHING W/ 60 COMMON NAILS TO RAFTERS AT 9" O.C. ALL EDGES
- UNFINISHED BASEMENT REQUIREMENTS**
- FIRE PROTECTION OF FLOORS FLOOR ASSEMBLIES CONSTRUCTED W/ JOISTS LESS THAN 2X10 DIMENSIONAL LUMBER
  - JOISTS OR OTHER WEB JOISTS OVER UNFINISHED BASEMENTS SHALL BE PROVIDED WITH 5/8" GWB
  - UNFINISHED BASEMENTS SHALL BE MIN. R-13 INSULATED WALL OR INSULATED OH FLOOR/CEILING (MIN R-19)
  - ALL EXPOSED HVAC DUCTING IN UNFINISHED BASEMENTS TO BE MIN R-4 INSULATED OR THICKENED INSIDE. FLOOR/CEILING
  - UNFINISHED BASEMENTS SHALL HAVE NO CONDITIONED AIR OUTLETS
- EROSION CONTROL**
- EROSION CONTROL MEASURES SHALL BE IN PLACE IN A GOOD WORKING ORDER AT ALL TIMES DURING INSPECTIONS. IN THE EVENT THAT THEY ARE NOT, THE INSPECTOR MAY CANCEL THE INSPECTION UNTIL SUCH TIME THE EROSION CONTROL MEASURES ARE IN PLACE. A FINE FOR INSPECTION FEE & STOPWORK ORDER MAY BE ISSUED IF EROSION CONTROL IS NOT ADAPTED. MINIMUMS INCLUDE:
    - SILT FENCE OR STRAW BATTLE AROUND ALL DISTURBED SOIL. SHALL BE IN PLACE BEFORE ANY EXCAVATION BEGINS
    - TEMPORARY GRAVEL CONSTRUCTION ENTRANCE. THIS ENTRANCE SHOULD BE THE ONLY ENTRANCE & EXIT USED FOR VEHICLES INTO & OUT OF THE SITE
    - STREETS SHALL BE MAINTAINED FREE OF ALL SOIL & GRAVEL IN A BROOM CLEAN CONDITION AT ALL TIMES
- WOOD FRAMING, FLOORS AND ROOF NOTES:**
- EXT. WALL FRAMING TO BE 2x4 (SYP OR DFL STUD GRADE 2 OR BETTER) @ 16" O.C.
  - ROOF SHEATHING TO BE 7/16" OSB NAILED W/ 8d @ 9" O.C.
  - CLIPS AT UNINSULATED PANEL EDGES
  - SHEATH EXT. WALLS W/ 7/16" OSB NAILED W/ 8d @ 9" O.C.
  - HEADERS: PROVIDE 2x4 (SYP OR DFL 24 OR BETTER) LUMBER UNDER SUPPORT HEADERS W/ 2x4 & 7/16" OSB BETWEEN W/ (2) ROWS OF 16d @ 16" O.C.
  - BLOOMING MIN. 1.5 INCHES UTILITY GRADE LUMBER JOISTS TO BE SUPPORTED AT ENDS FULL DEPTH SOLID BLOOMING MIN. 2 INCHES
  - 7/16" C.J. & RAFTERS TO BE SYP OR DFL GRADE 2 OR BETTER
  - EXT. WALL STUDS & LOAD BEARING WALLS TO BE CONTINUOUS FROM FLOOR TO ROOF/CEILING DIAPHRAGM PER R602.3
  - STUDS, RAFTERS, JOISTS, MIS. LUMBER MIN. GRADE #2 D.F. OR S.Y.P.
- PHYSICAL SECURITY ORDINANCE**
- OWNER/BUILDER IS RESPONSIBLE FOR COMPLIANCE OF PHYSICAL SECURITY ORDINANCE FOR THEIR LOCAL JURISDICTION



Framer to provide the 3/4" plywood gussets for living room collar tie connections - one per every other rafter.



**Door and Window Headers**  
All Headers are (2) 2x10 boards at 6' 10" to bottom of header, U.N.O.  
Fall protection meeting IRC R312.2 shall be provided for windows w/ sills < 24" AFF & EXT. Grade > 72" below window.

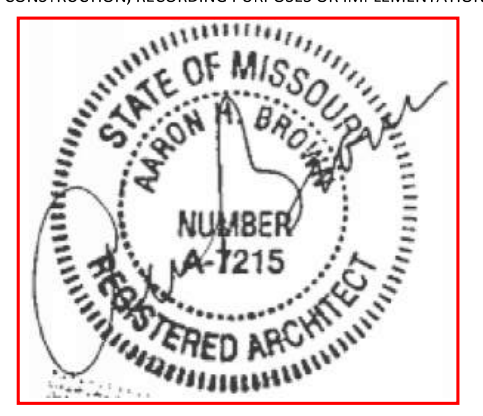
**Escape opening-44" A.F.F. Max. to lowest portion.**  
• Min. 5.7sqft of window opening.  
• Net clear height 24" Min  
• Net clear width 20" Min.

**Escape opening-44" A.F.F. Max. to lowest portion.**  
• Min. 5.7sqft of window opening.  
• Net clear height 24" Min  
• Net clear width 20" Min.

**Ceiling Joist/Attic Loads**  
Ceiling joist allowable spans are based on IRC table R802.4(1) for unhabitable attics with no storage utilizing LL = 10 PSF and DL = 5 PSF

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

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



FEBRUARY 10, 2025

REVISIONS		
NO.	DESCRIPTION	DATE

PROJECT  
2631 SW TRACKER LN., LEE'S SUMMIT, MO  
LOT 138 HOOK FRAMS

DRAWING TITLE  
Floor Plan - Main Level

DATE ISSUED

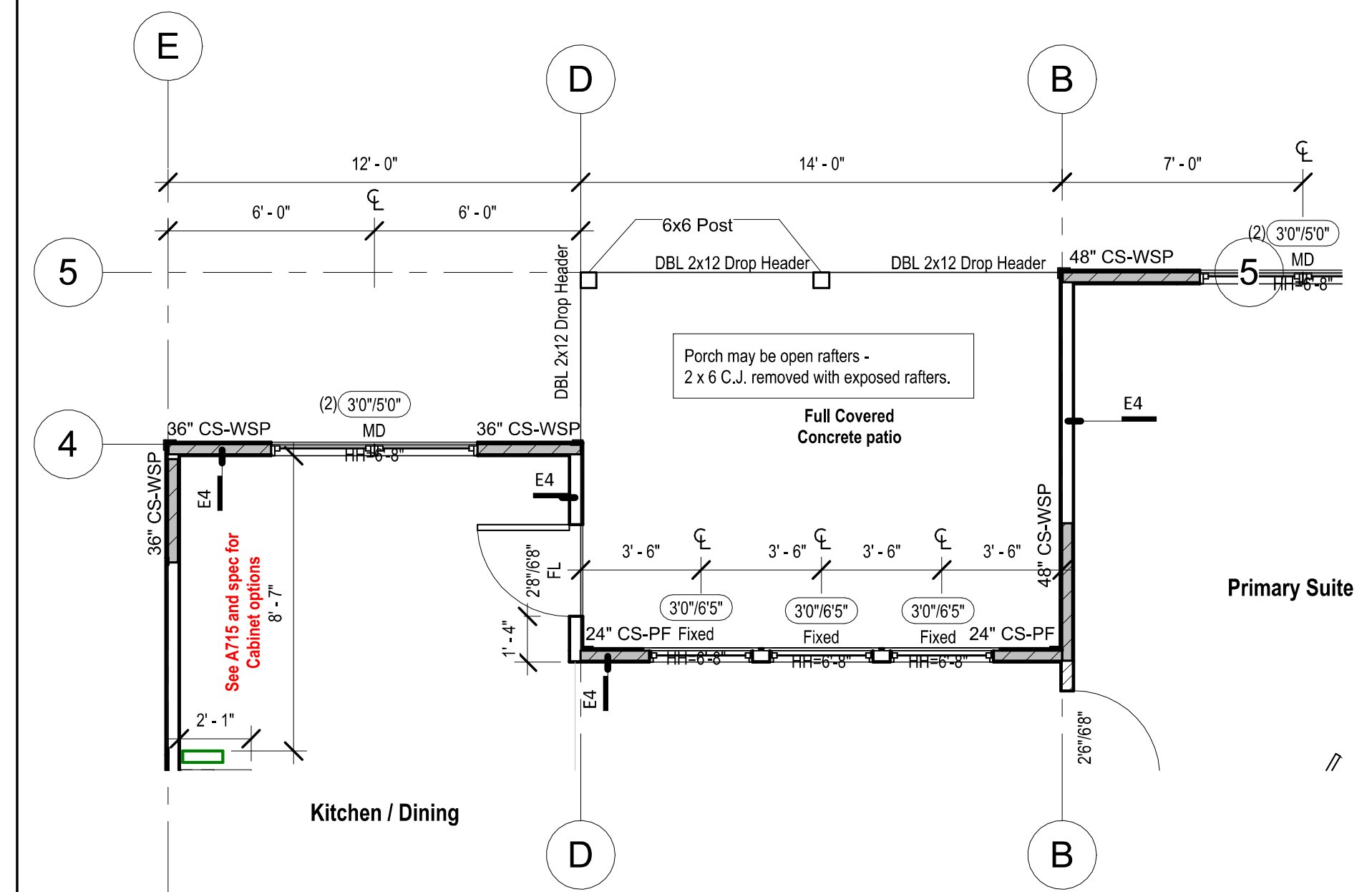
DRAWING NUMBER

# A501

# Greystone - Masterplan



Back Elevation - Patio for Full Basement - Farmhouse - Full covered Deck  
3/16" = 1'-0"



Floor Plan - Living Space - Patio for Full Basement - Farmhouse - Full covered Deck  
1/4" = 1'-0"

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

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REVISIONS		
NO.	DESCRIPTION	DATE

PROJECT  
2631 SW TRACKER LN., LEE'S SUMMIT, MO  
LOT 138 HOOK FRAMS

DRAWING TITLE  
Floor Plan - Main Level Deck & Patio - Farmhouse - Full covered Deck  
DATE ISSUED

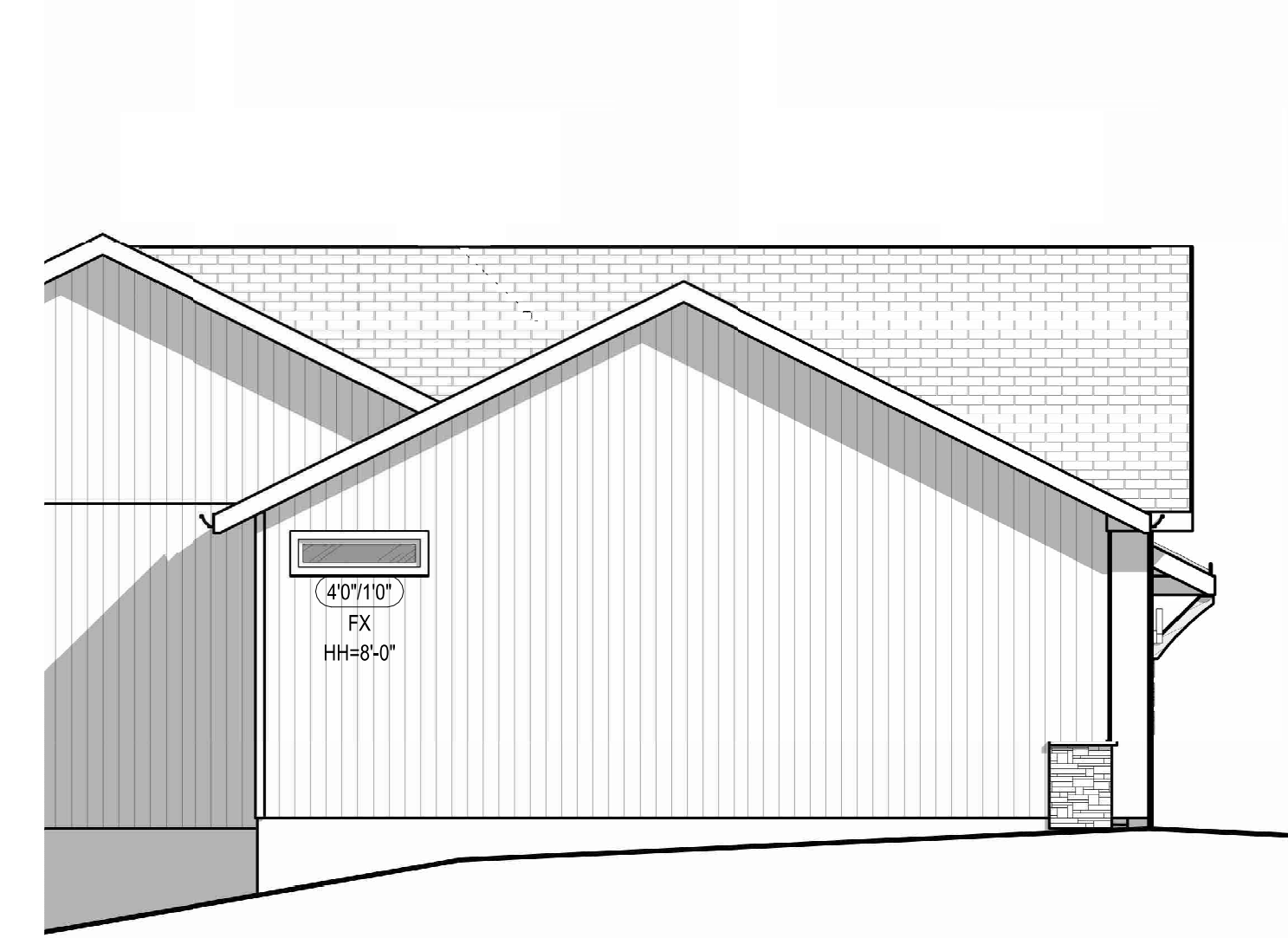
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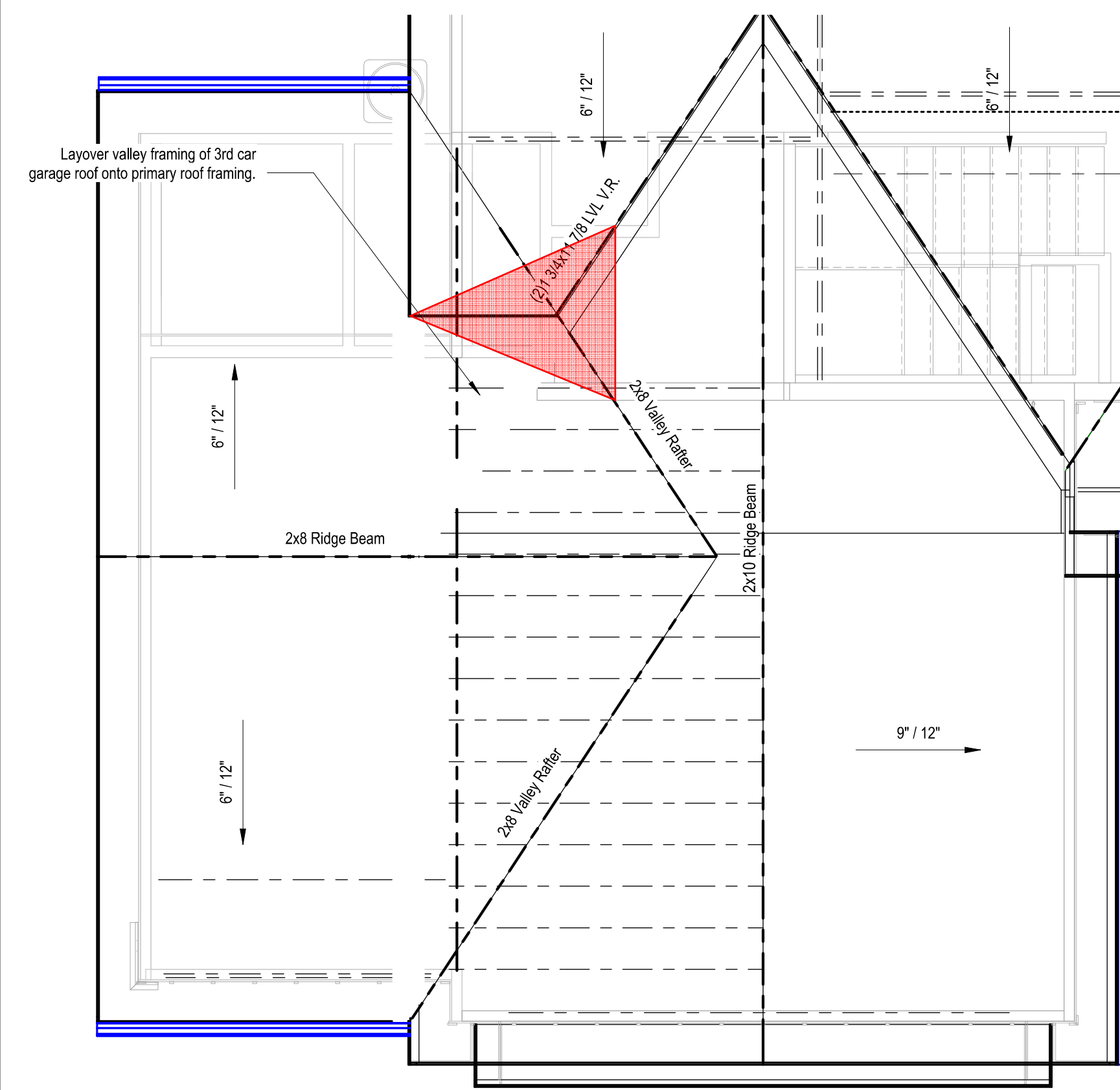




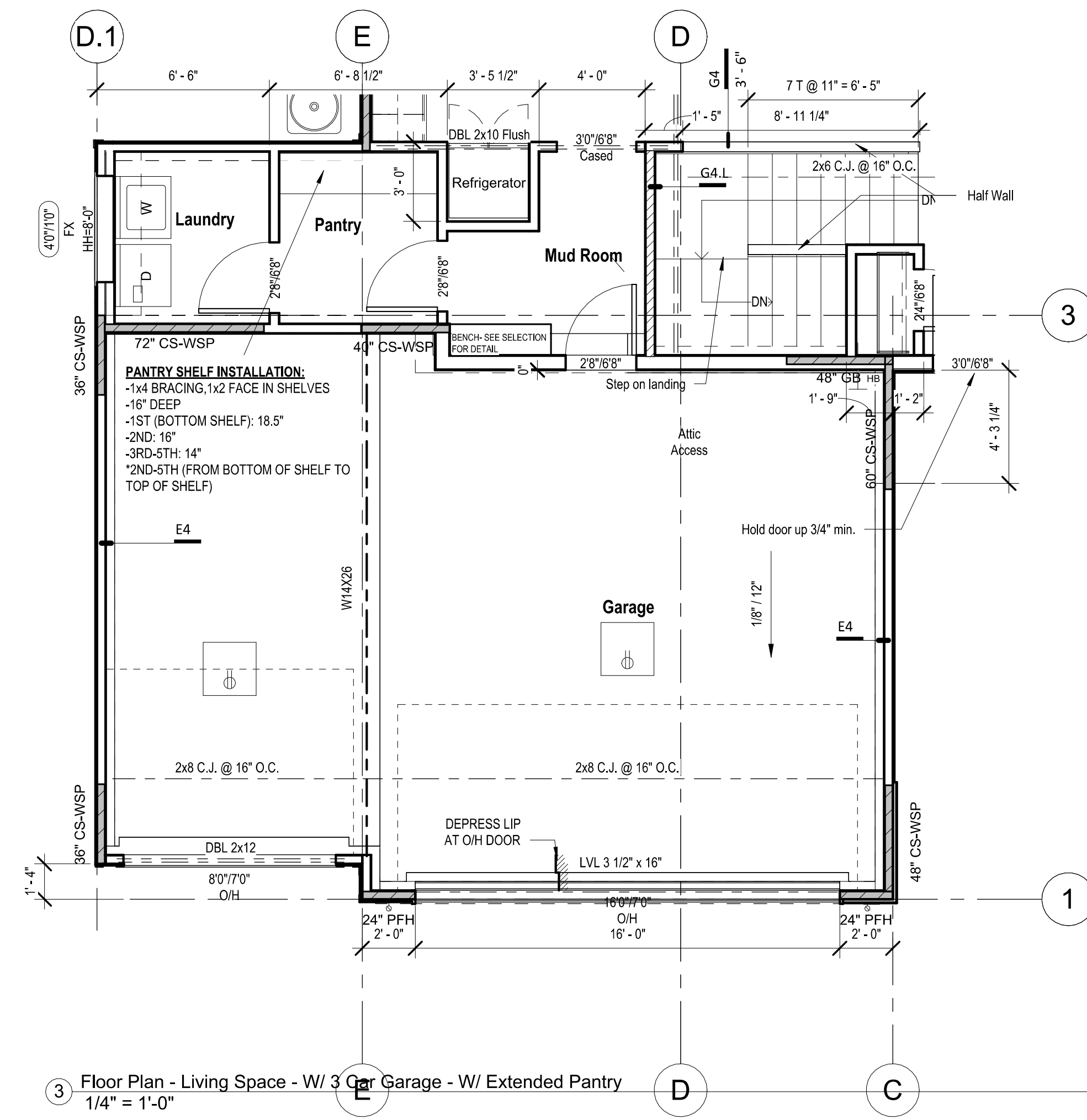
# Greystone - Masterplan



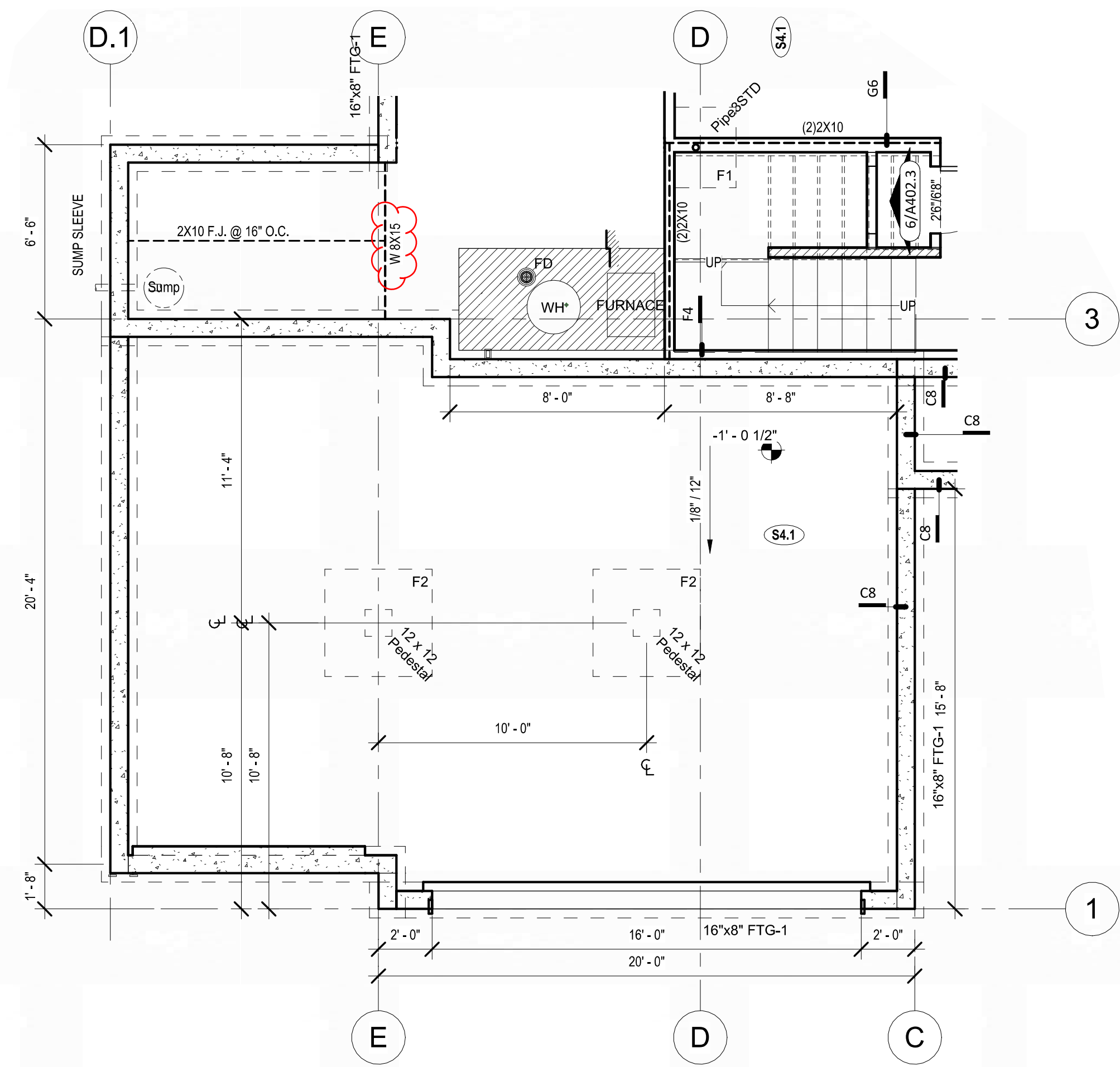
③ Right Elevation - Farmhouse - W/ 3 Car Garage & Extended Pantry  
3/16" = 1'-0"



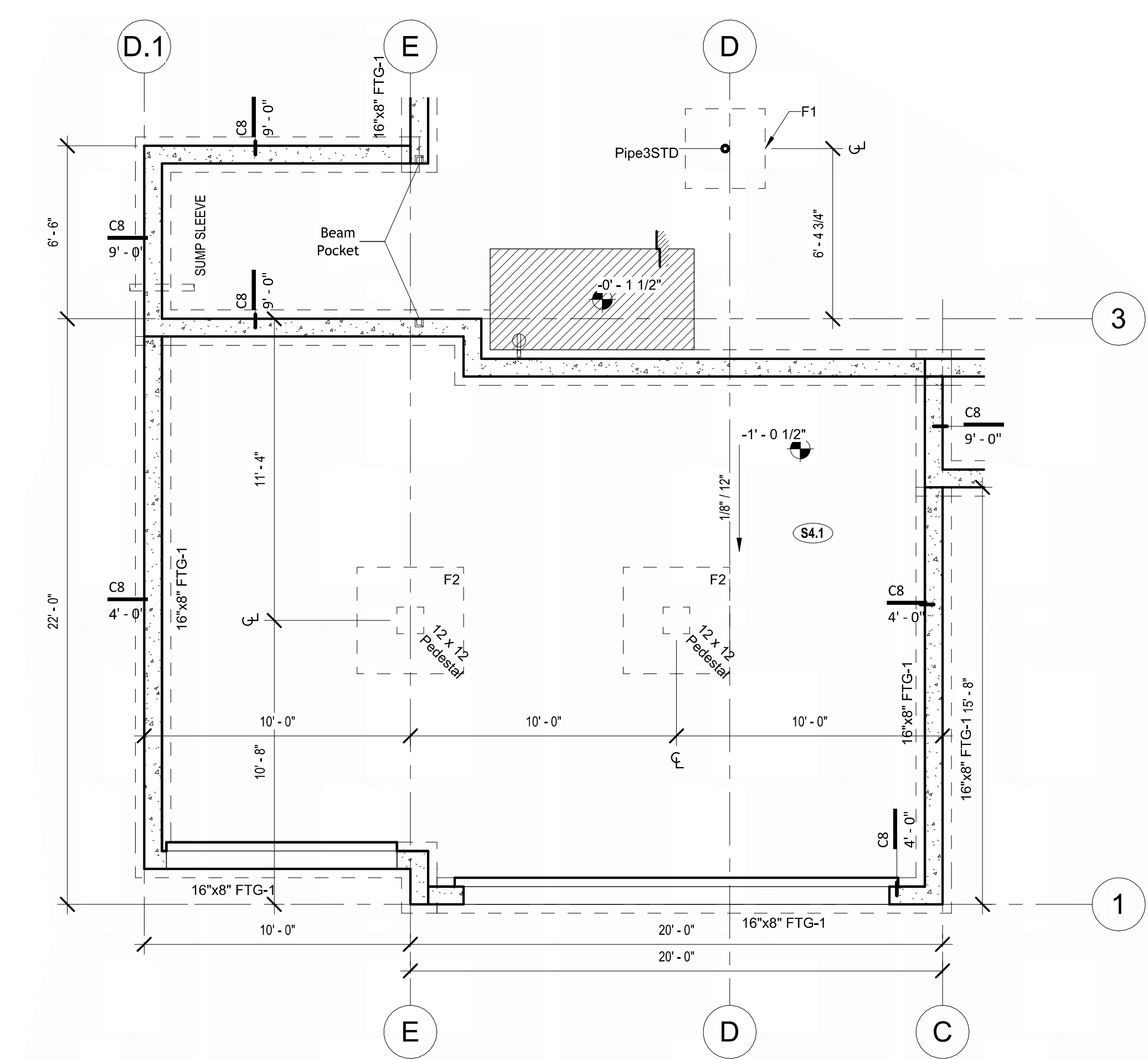
④ Roof Framing - Farmhouse - W/ 3 Car Garage - W/ Extended Pantry  
1/4" = 1'-0"



③ Floor Plan - Living Space - W/ 3 Car Garage - W/ Extended Pantry  
1/4" = 1'-0"



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



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

architect:  
Elevate Design + Build  
1040 SW Luttrell Road  
Blue Springs, MO 64015  
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PROJECT  
2631 SW TRACKER LN., LEE'S SUMMIT, MO  
LOT 138 HOOK FRAMS

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

DATE ISSUED

DRAWING NUMBER

# A708

# Greystone - Masterplan

architect:  
Elevate Design + Build  
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REVISIONS		
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PROJECT  
2631 SW TRACKER LN., LEE'S SUMMIT, MO  
LOT 138 HOOK FRAMS

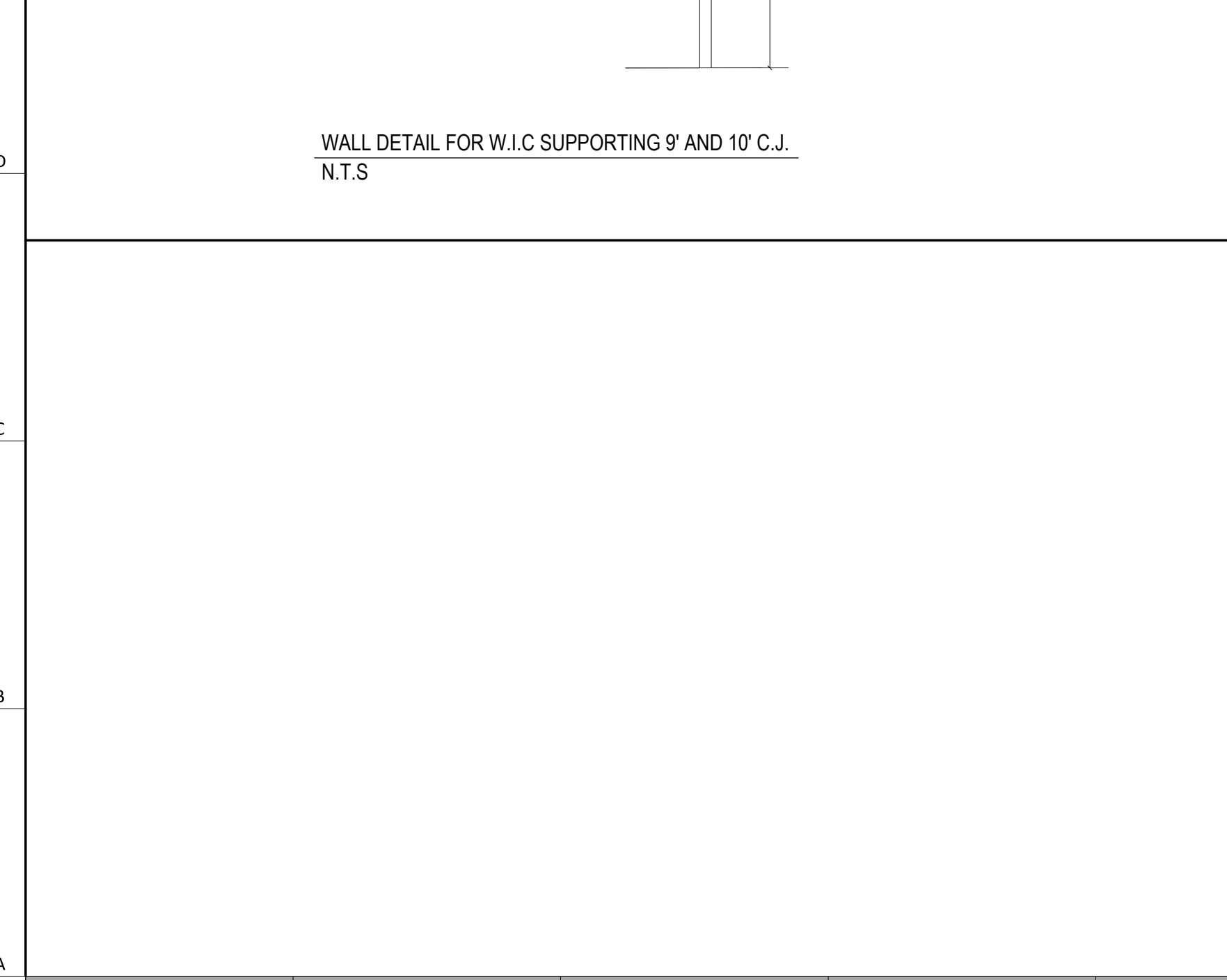
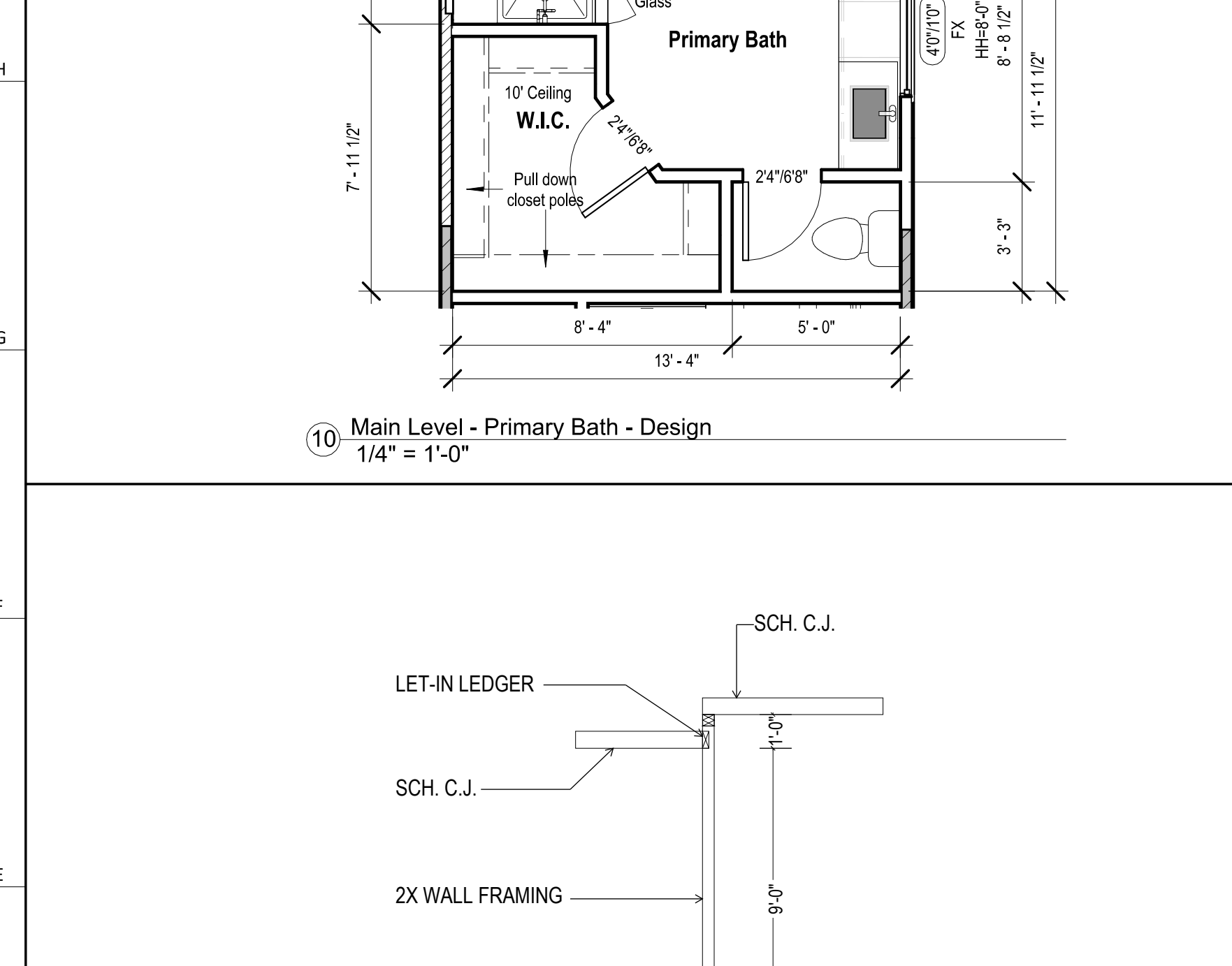
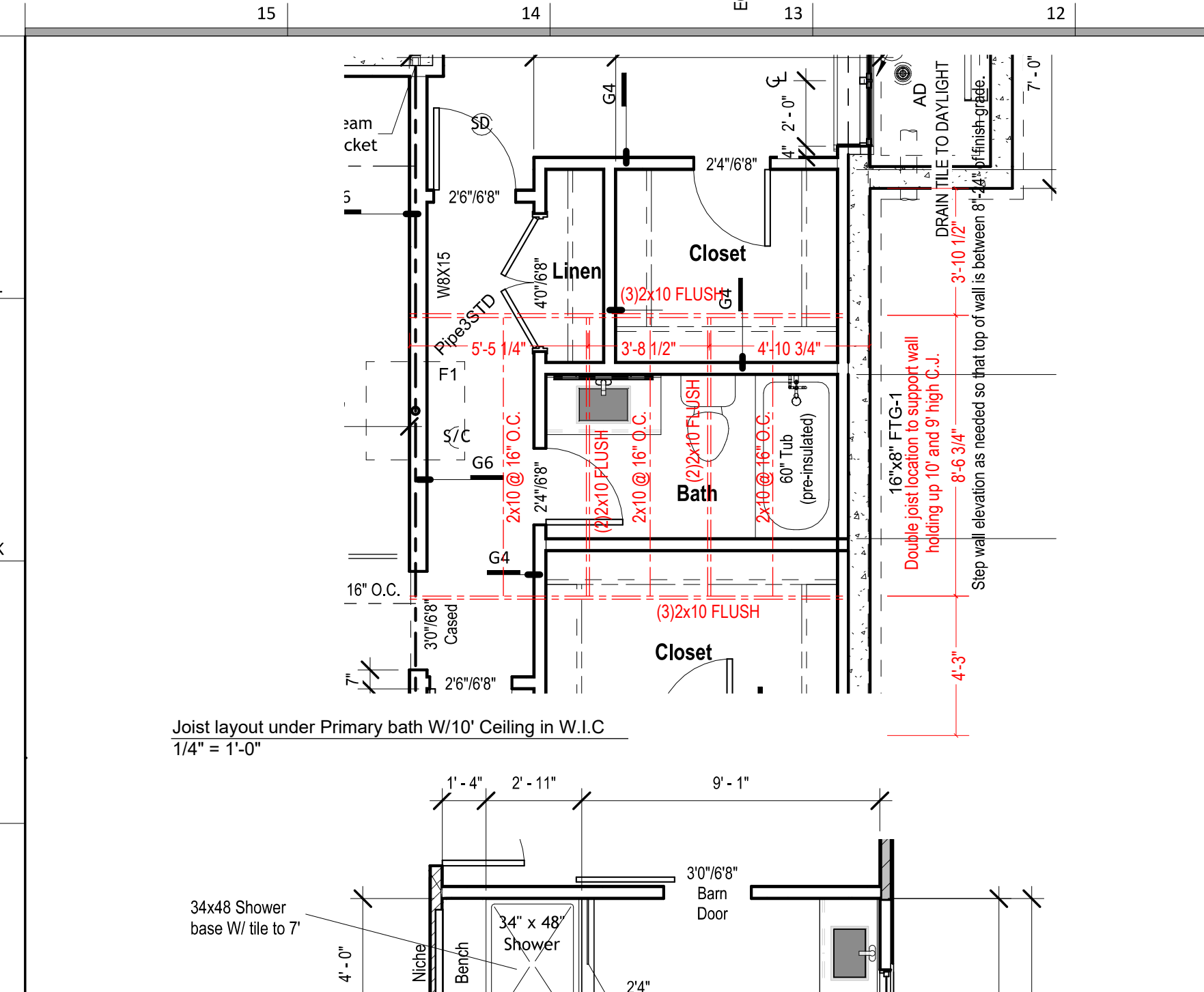
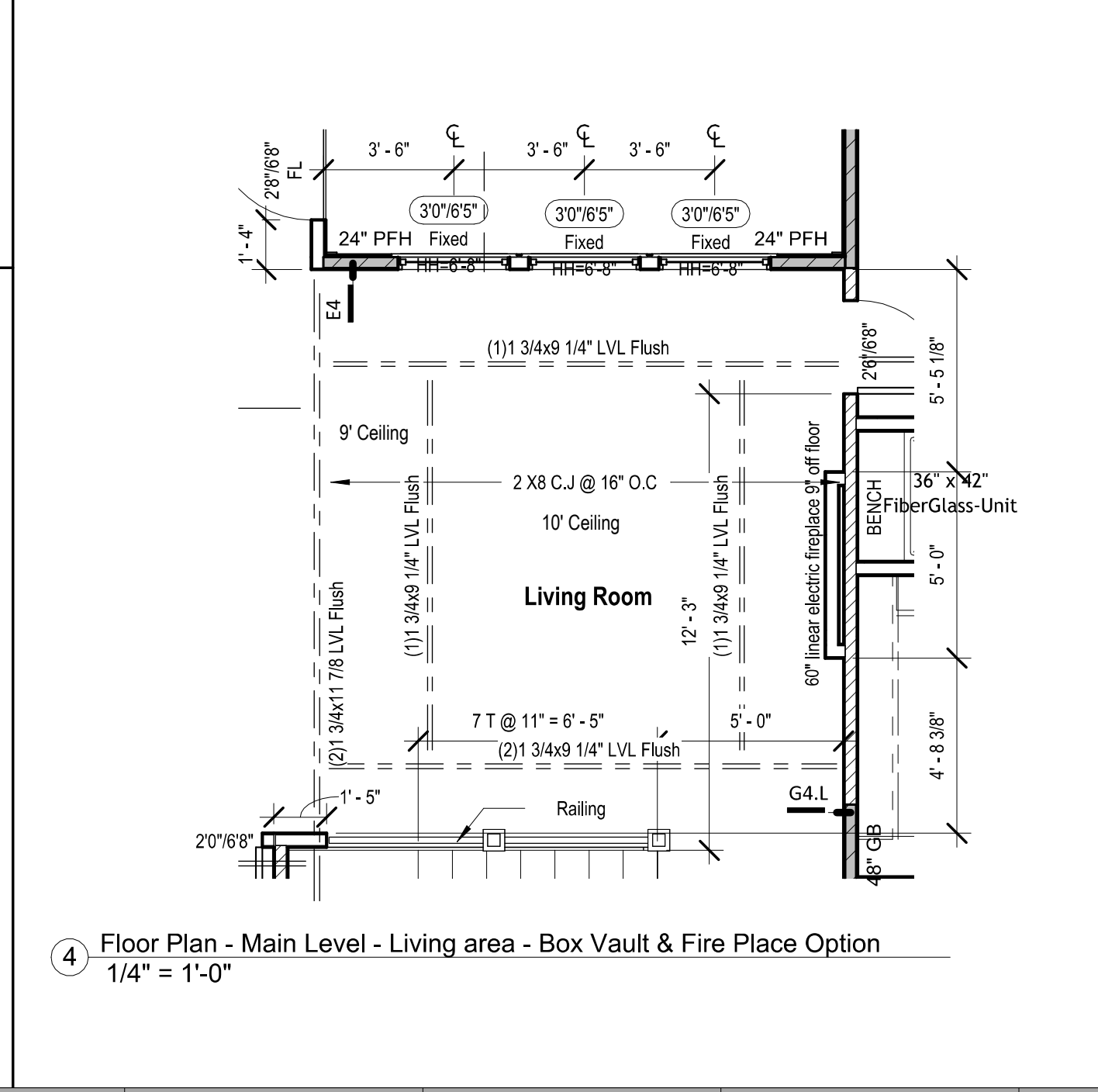
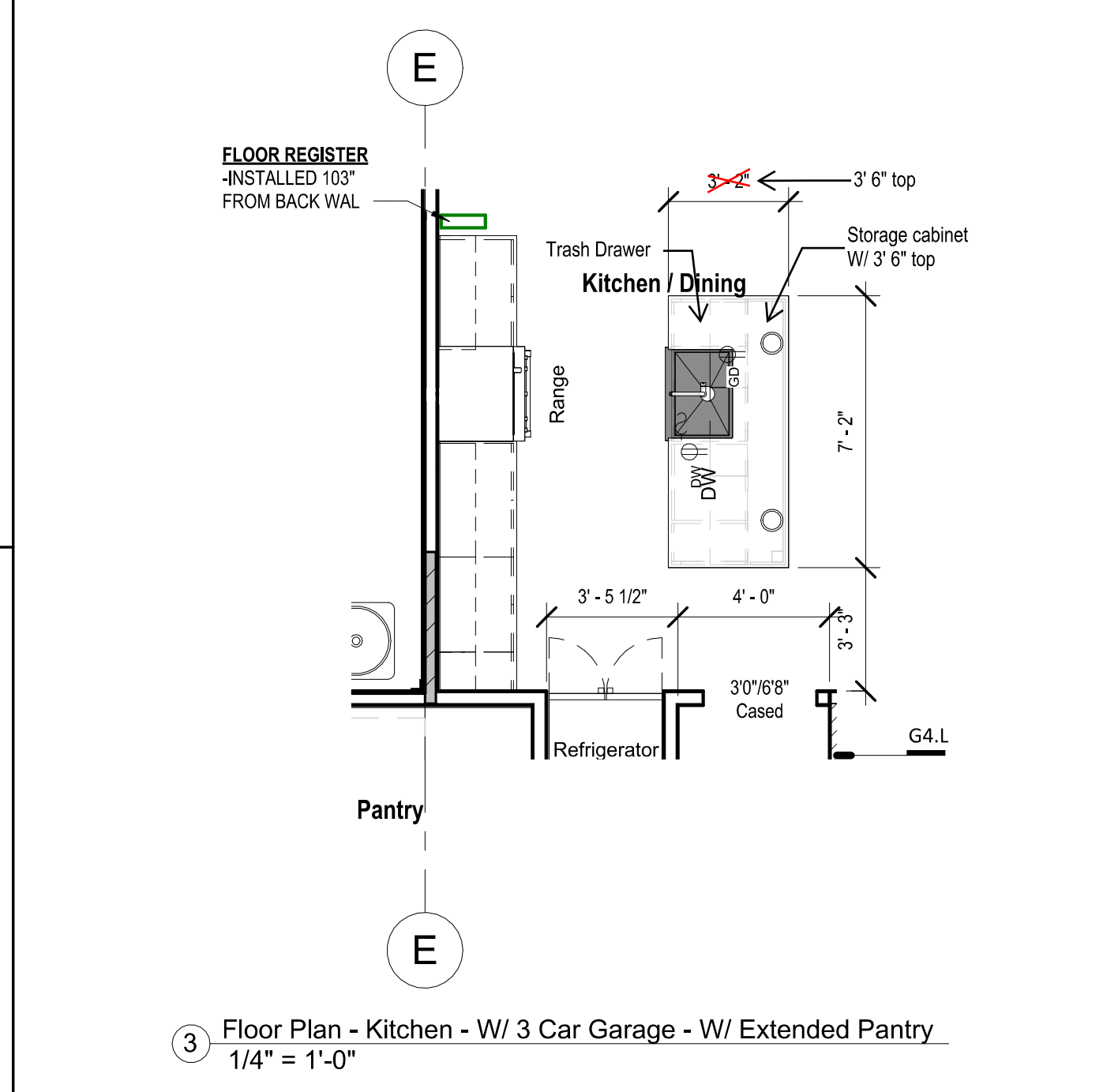
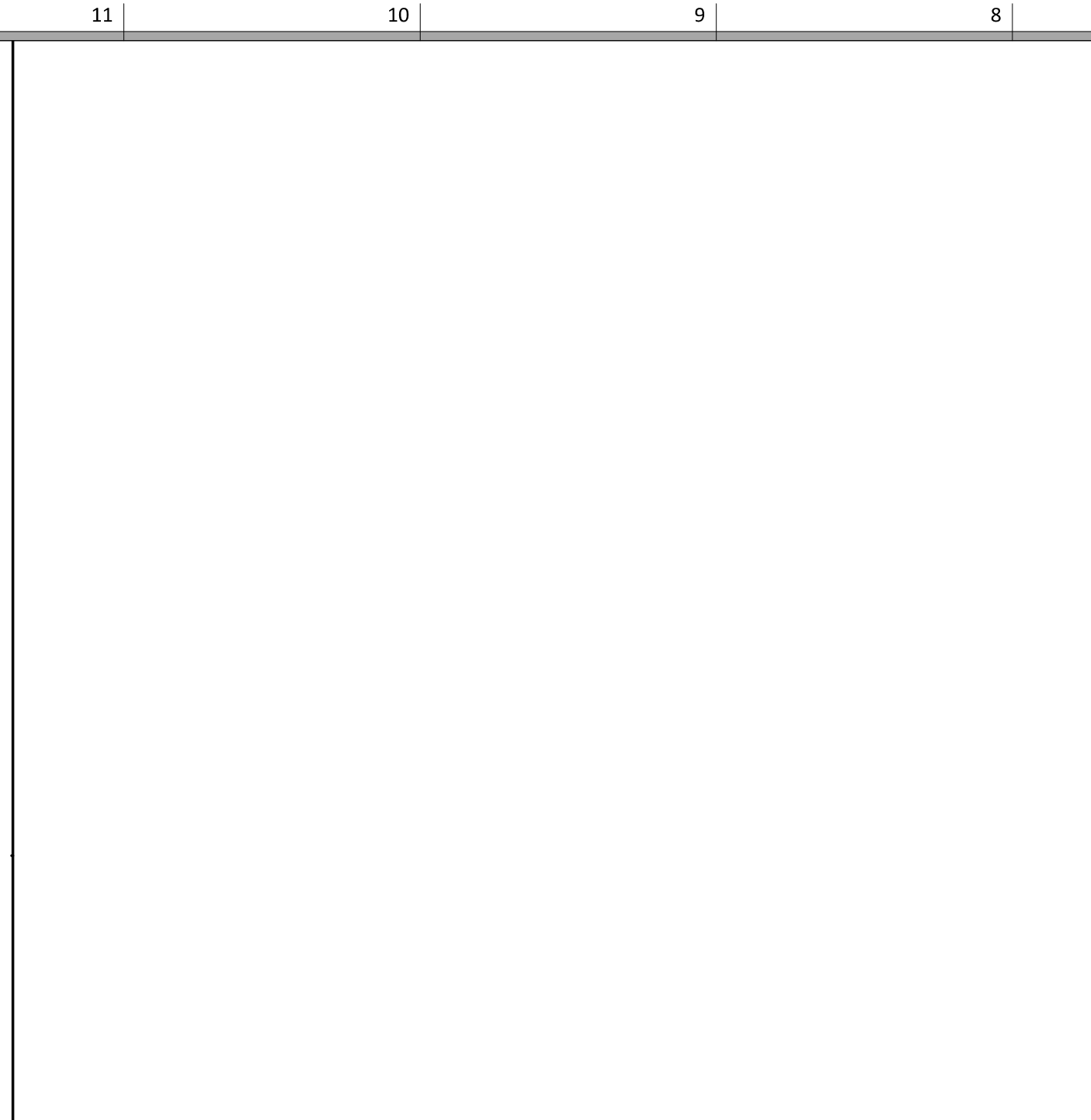
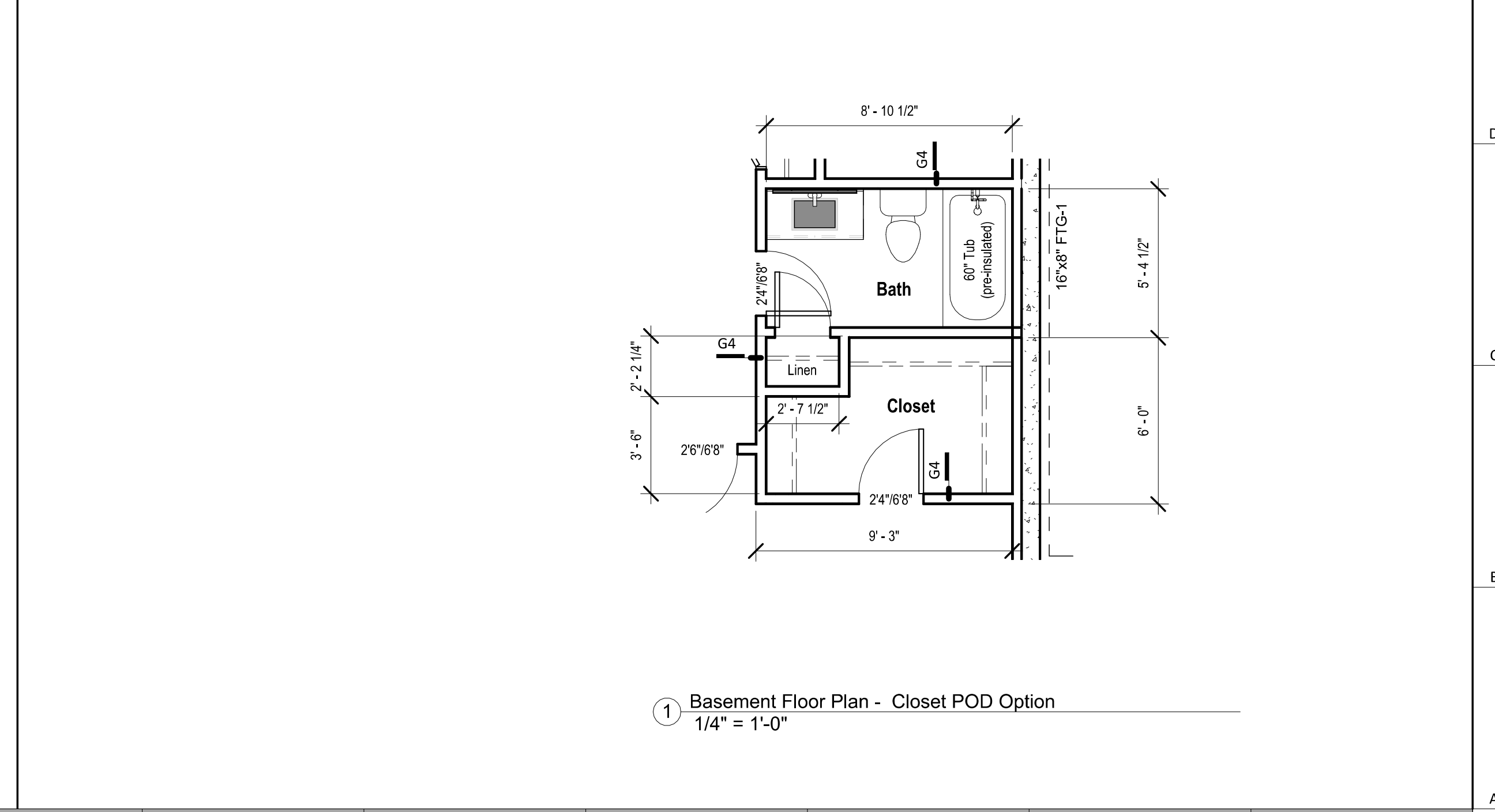
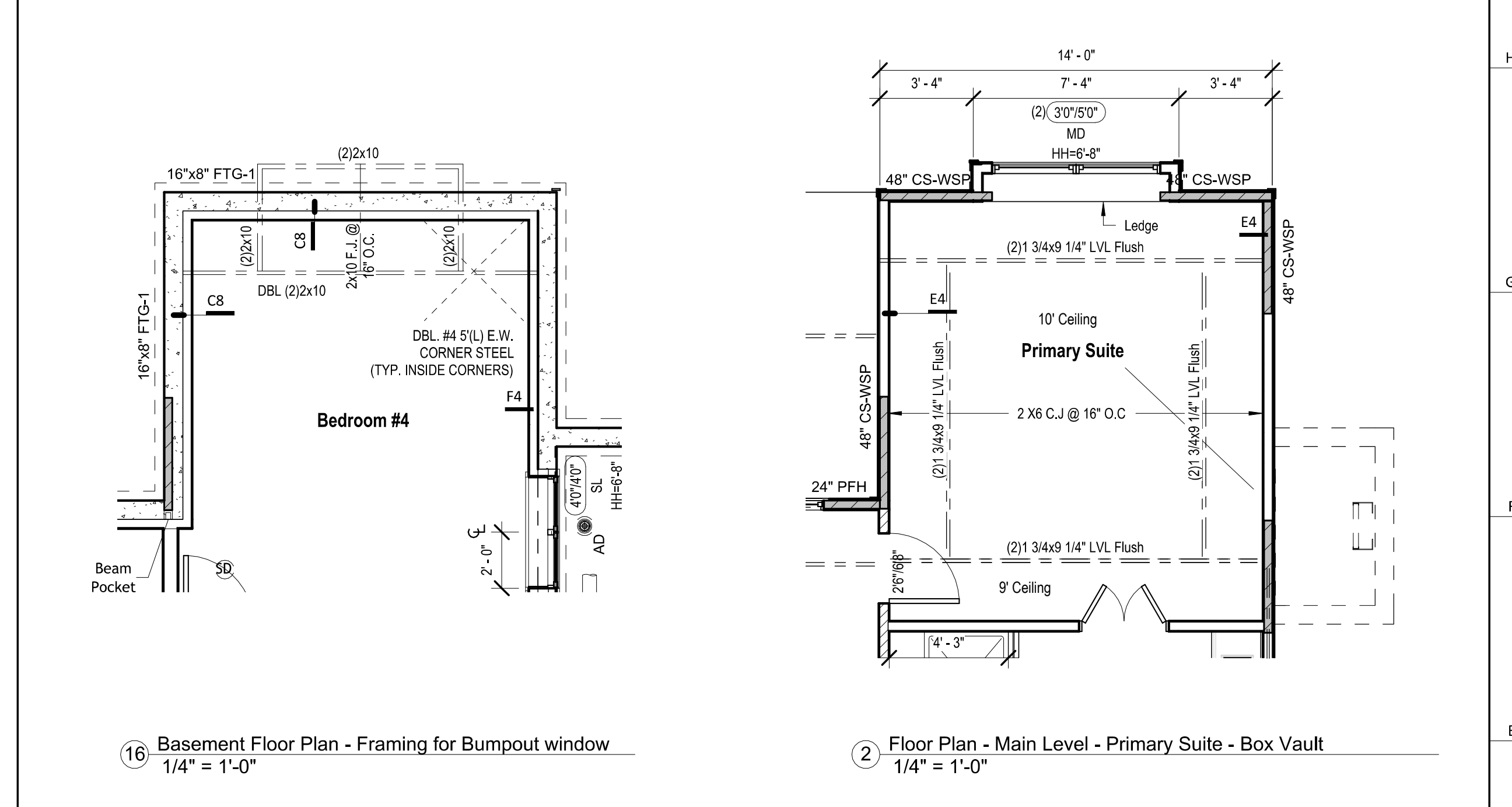
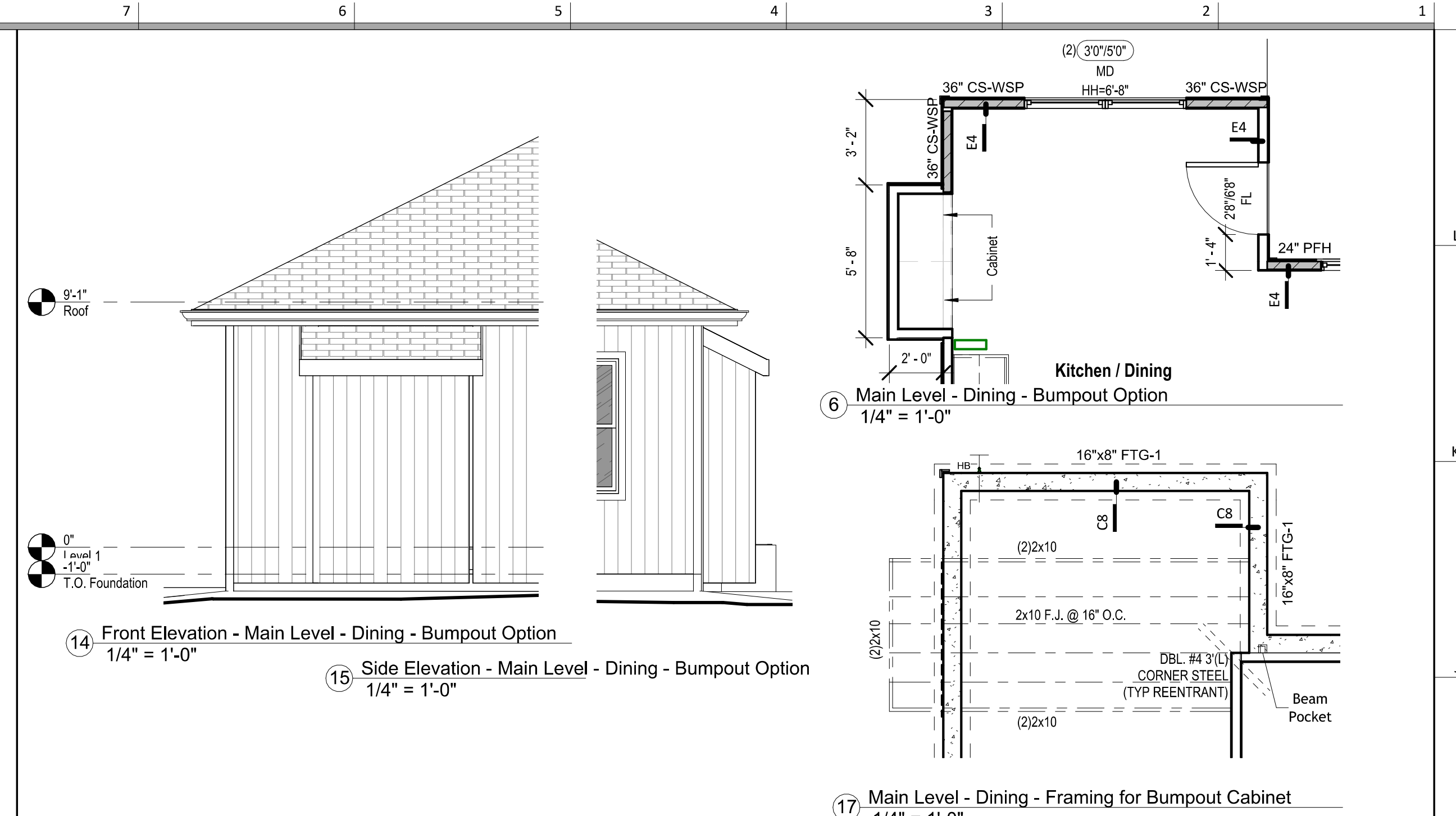
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POD Options

DATE ISSUED

DRAWING NUMBER

## A715

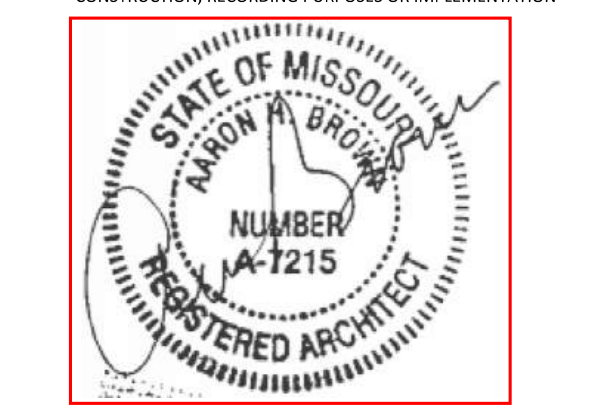
RELEASE FOR CONSTRUCTION  
AS NOTED ON PLANS REVIEW  
DEVELOPMENT SERVICES  
LEE'S SUMMIT, MISSOURI  
02/19/2025 10:39:16



# Greystone - Masterplan

architect:  
Elevate Design + Build  
1040 SW Luttrell Road  
Blue Springs, MO 64015  
816.622.8826 voice  
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REVISIONS

NO.	DESCRIPTION	DATE

PROJECT  
2631 SW TRACKER LN., LEE'S SUMMIT, MO  
LOT 138 HOOK FRAMS

DRAWING TITLE  
Details

DATE ISSUED

DRAWING NUMBER

## A801

© Shared drive/06 - Architectural/02 - Master Plan/10 - Working/05/05/2025  
RELEASE FOR CONSTRUCTION  
AS NOTED ON PLANS REVIEW  
DEVELOPMENT SERVICES  
LEE'S SUMMIT, MISSOURI  
02/19/2025 10:39:16

**12 Rafter Furr Down Requirements**  
1" = 1'-0"

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

**7 Gable Framing Requirements**  
1" = 1'-0"

**11 Deck Railing**  
1/2" = 1'-0"

**6 TYP STAIR SECTION/REQUIREMENTS1**  
3/8" = 1'-0"

**5 Detail - Front Stoop**  
1 1/2" = 1'-0"

**8 Post to Beam Connection**  
1 1/2" = 1'-0"

**10 Lateral Deck Connection**  
1 1/2" = 1'-0"

**9 Typ Details for Post/Pier**  
1 1/2" = 1'-0"

**4 RETAINING WALL DESIGN1**  
1/2" = 1'-0"

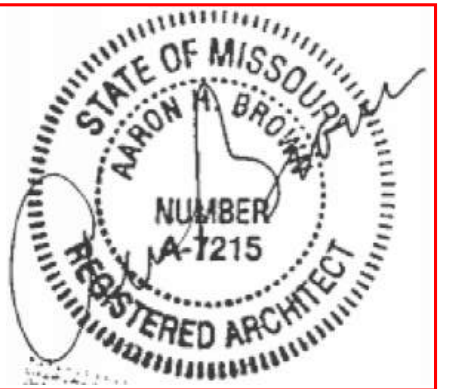
**2 SMARTSIDE PANEL NAILING PATTERN1**  
3" = 1'-0"

**4 Detail - Top of Foundation Wall1**  
1 1/2" = 1'-0"

**1 Detail - Footing**  
1 1/2" = 1'-0"

**6 Detail - Front Stoop**  
1 1/2" = 1'-0"

**4 Detail - Retaining Wall**  
1/2" = 1'-0"



FEBRUARY 10, 2025

REVISIONS		
NO.	DESCRIPTION	DATE

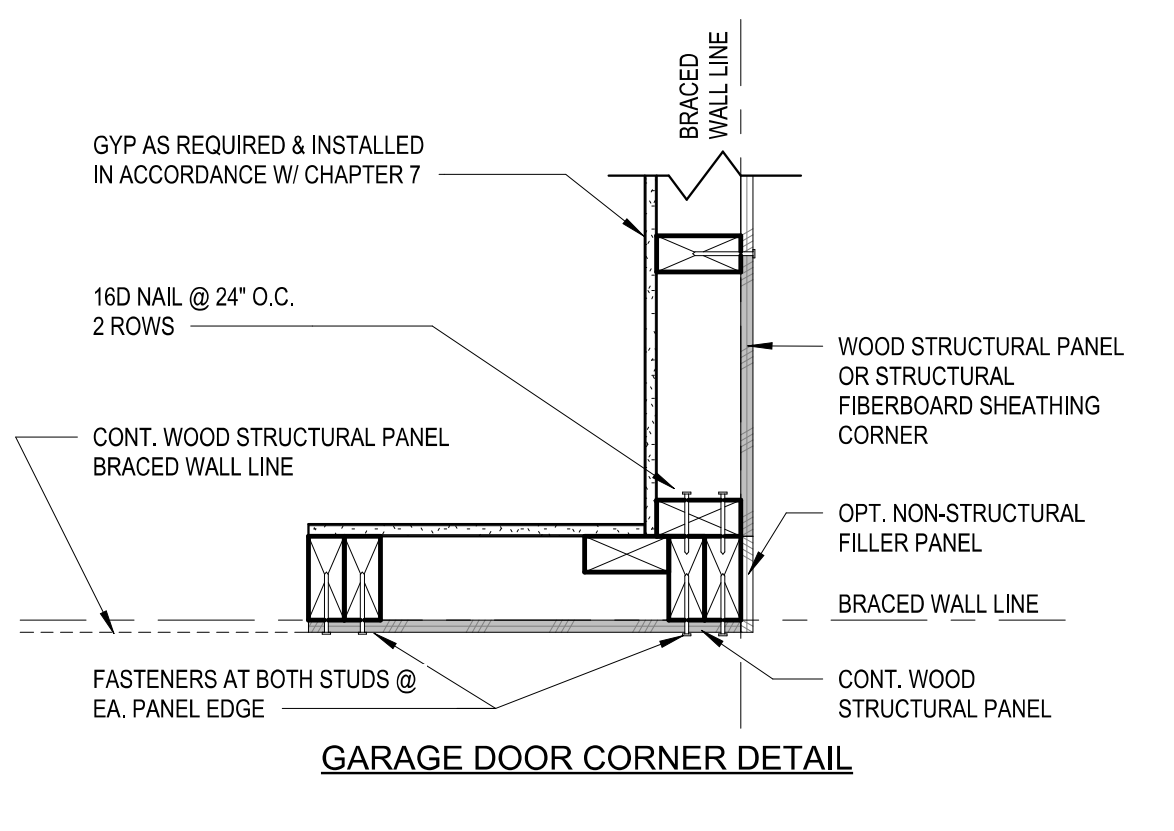
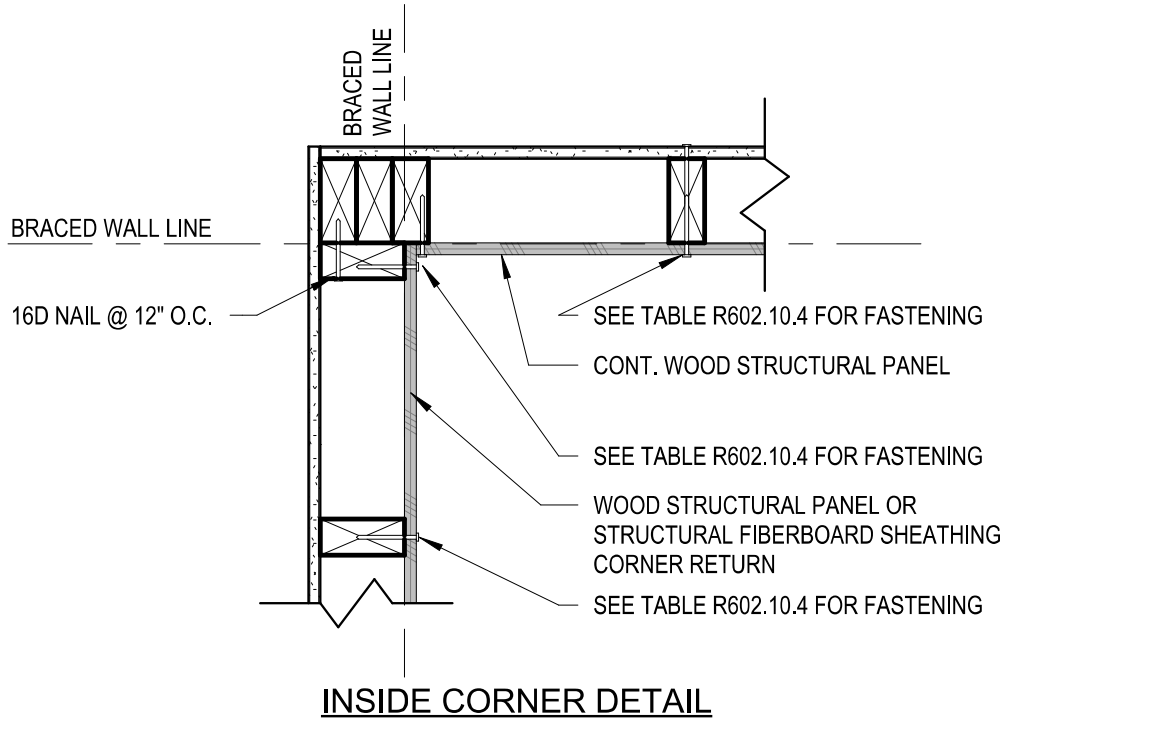
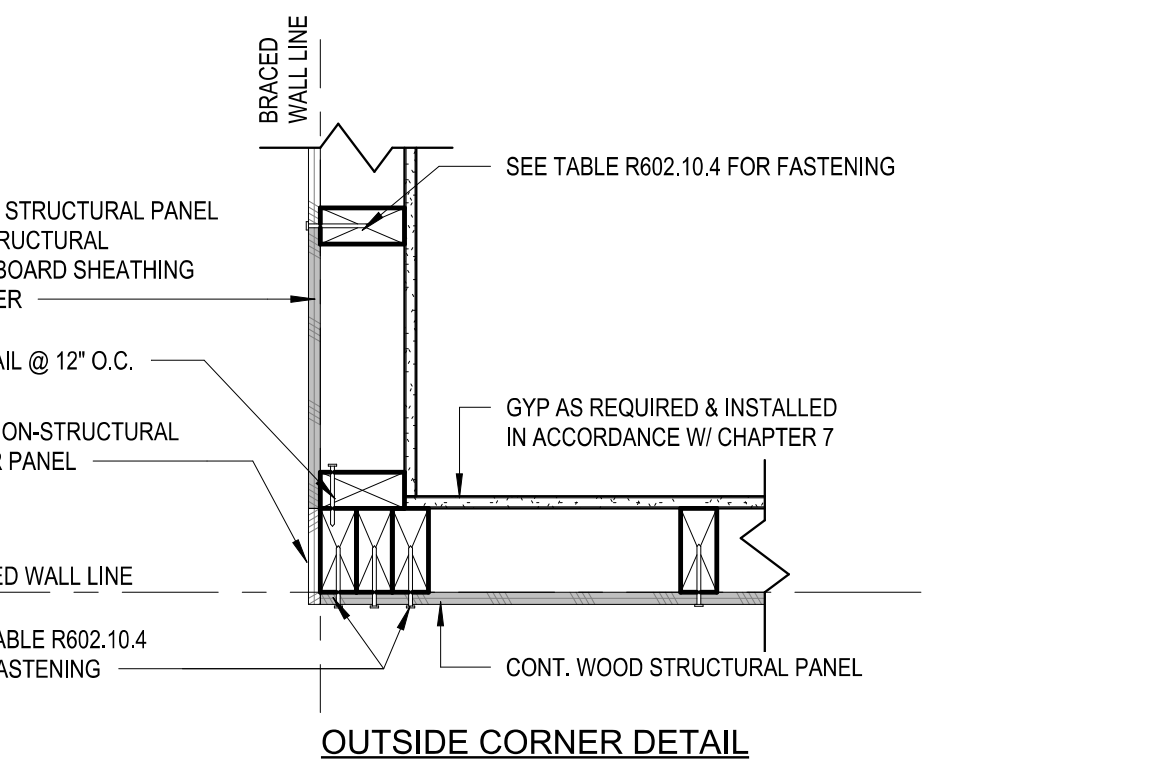
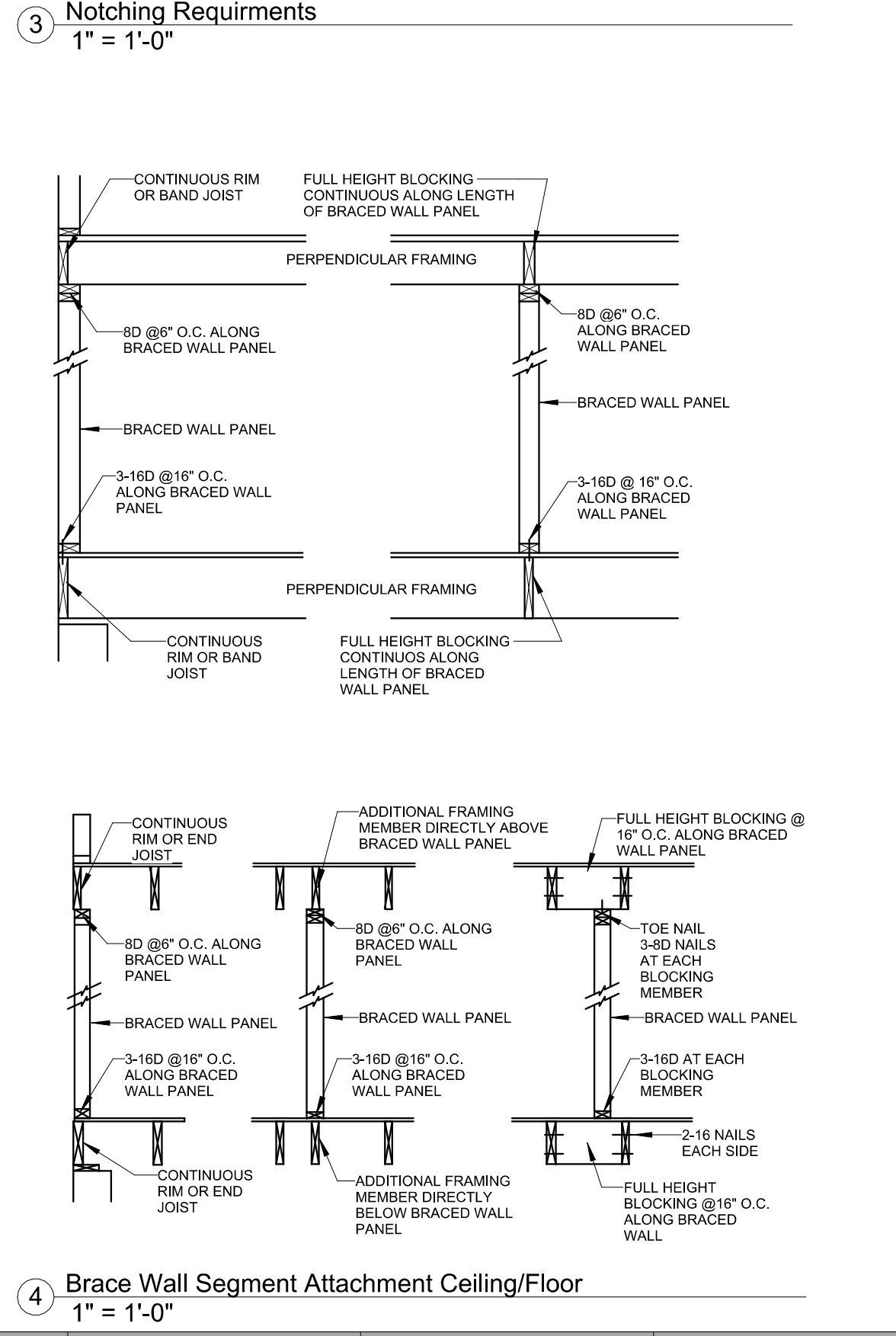
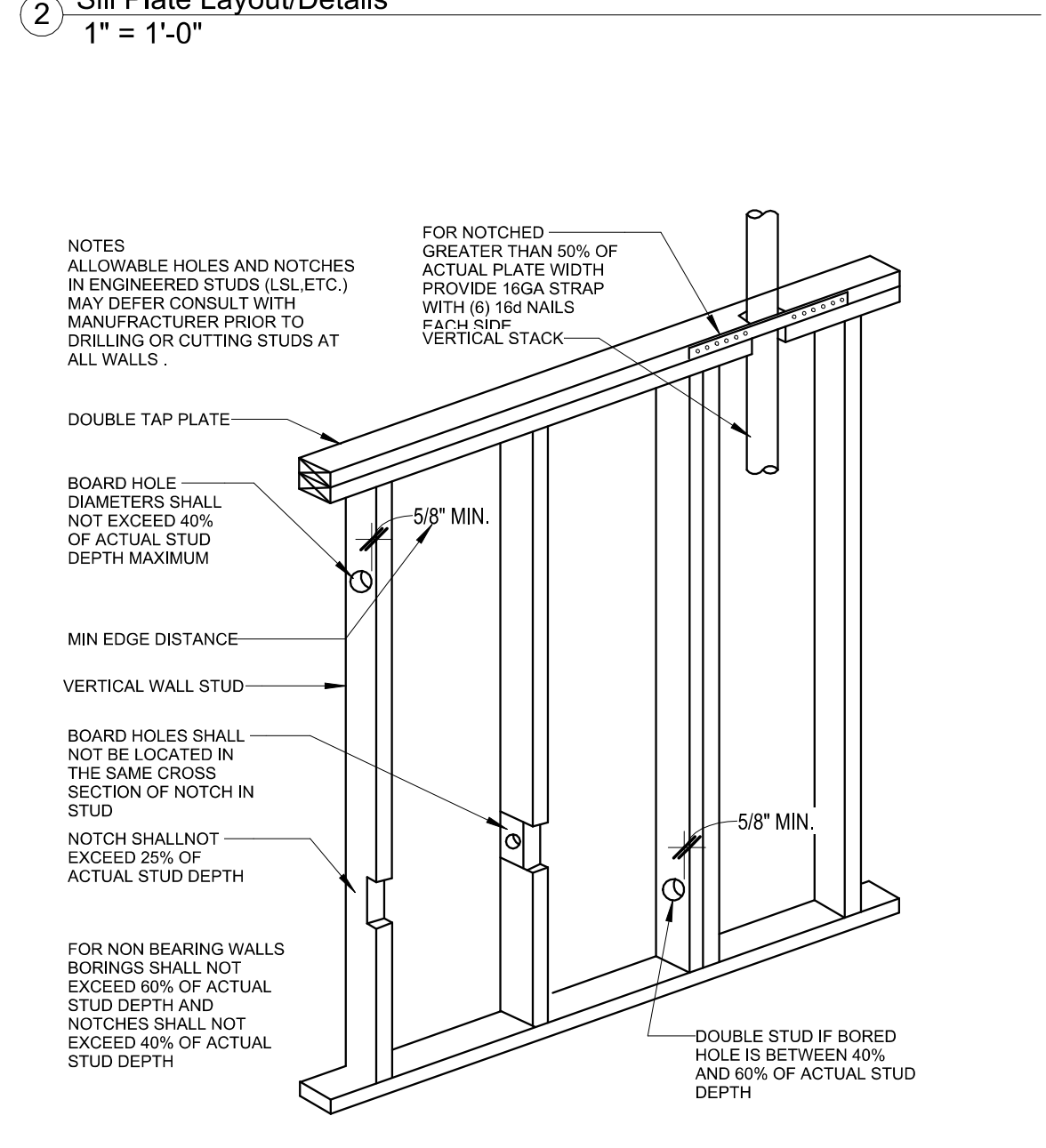
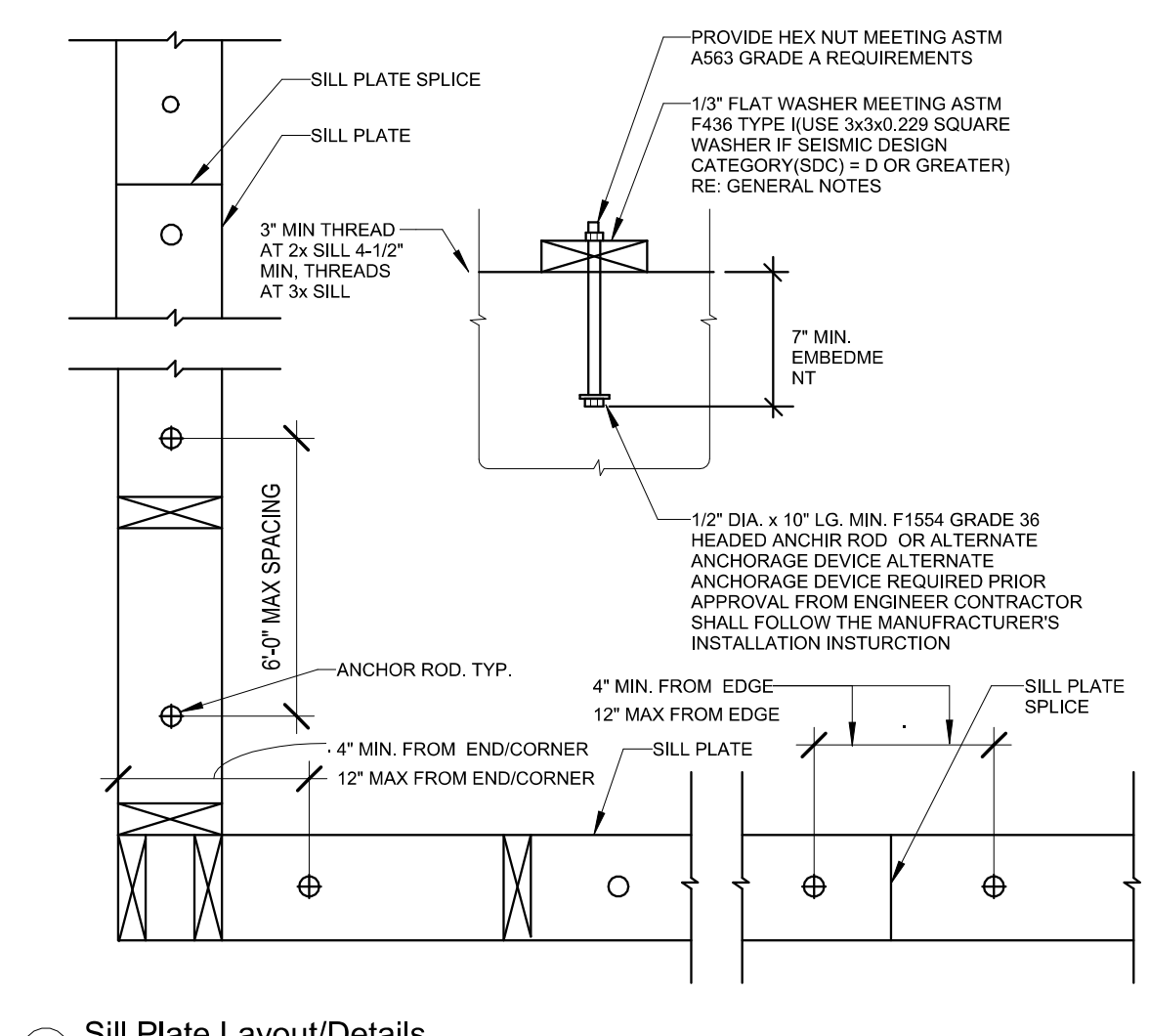
PROJECT  
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LOT 138 HOOK FRAMS

DRAWING TITLE  
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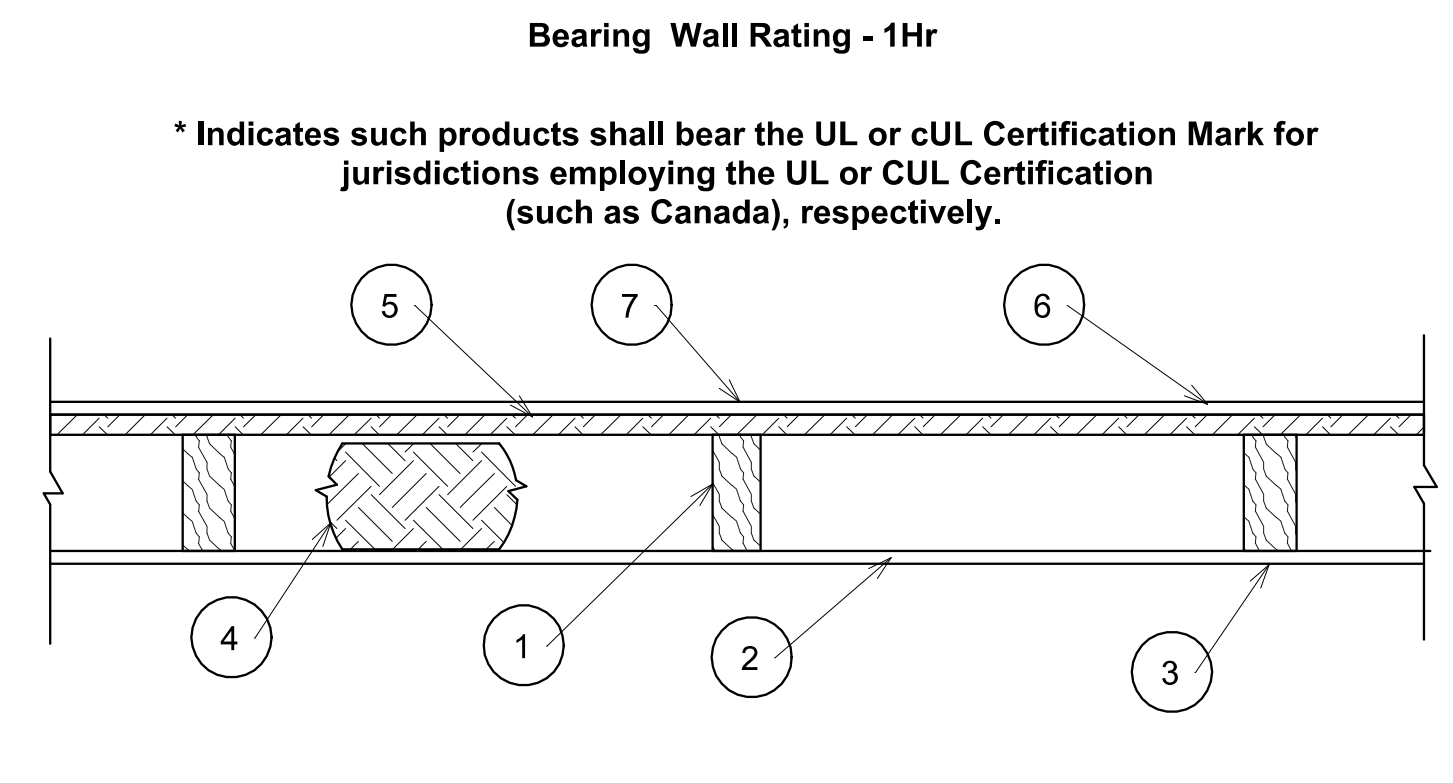
DATE ISSUED

DRAWING NUMBER

**A802**



**8 CS-WSP Corner Framing Details**  
1 1/2" = 1'-0"



- 1. Wood Studs** - Nom 2 by 4 in spaced 16 in. OC, effectively cross-braced.
- 2. Gypsum Board** - 5/8 in. thick, with square or tapered edges, applied vertically or horizontally with vertical joints centered over studs. Horizontal joints nee framing. Fastened to studs and plates with 1-7/8 in. long 6d cement coated nails spaced 7 in OC or with 1-7/8 in. long Type 5 screws spaced 8 in OC, or 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a max 8 in OC, with last screw 1 in. from edge of board. 54 in. widths applied horizontally

**UNITED STATES GYPSUM CO**-Types AR, FRX-G, IP-ARIP-X1, IP-X2, IPC-AR, SCX, ULIX, ULK WRC or WR

- 3. Joints** - When tapered edge gypsum board is used, joints covered with joint compound and paper tape. As an alternate, gypsum veneer plaster may be applied to the entire surface of Classified veneer baseboard with joints reinforced with paper tape. When square-edge gypsum board is used, treatment of joints is optional
- 4. Batts and Blankets** - Min 3 in. thick mineral wool batts, friction fit between studs. THERMAFIBER INC-Type SAFB, SAFB FF

- 5. Sheathing** - Min 15/32 in, thick, 4 ft wide, wood structural panels, min grade "sheathing" applied vertically, with vertical joints centered over studs. Attached to studs with 10d galy nails 6 in. OC at the perimeter and 12 in. OC in the field. Sheathing fully covered with a weather resistive barrier

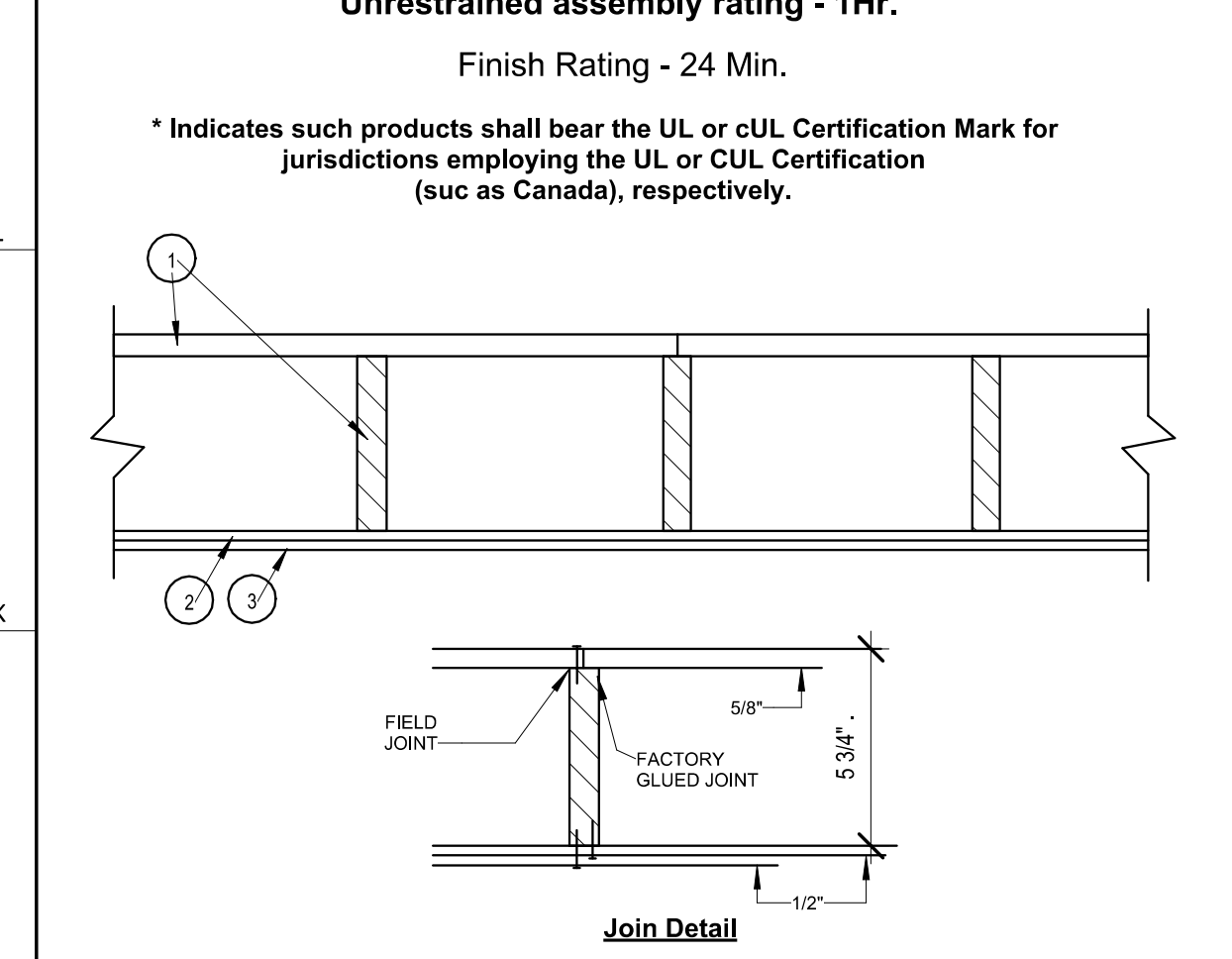
- 6. Cementitious Backer Units** - 1/2 or 5/8 in, thick, installed vertically or horizontally over the sheathing with vertical joints centered over studs. All joints offset min 12 in from underlying sheathing joints. Fastened to studs and plates with corrosion resistant 2-1/4 in. long chamfered, ribbed wafer head screws with a minimum head diameter of 400 inches or 2-1/4 in in hot-dipped galvanized roofing nails spaced 8 in. OC.

**UNITED STATES GYPSUM CO**-Type DCB.

- 7. Joints** - Cement board joints need not be treated.
- 8. Vapor Retarder, Water Barrier or Weather Resistive Barrier** - (Optional, not shown) -As required

\* Indicates such products shall bear the UL or CUL Certification Mark for jurisdictions employing the UL or CUL Certification (such as Canada), respectively.

**UL #U303-1 HR WALL ASSEMBLY - EXTERIOR, LOAD BEARING**



- 1. Floor Panels / Finished Floor** - Composed of plywood floor glued to wood stringers. Floor measures 48 in. wide by 5/8 in. thick of structural interior with exterior glue. C-D Grade Douglas fir plywood. Stringers located 12 in. OC of 1200-psi graded lumber measuring 1 1/16 by 5-1/4 in. or greater. Firestop's provided between stringers at panel ends from same lumber as stringers. Plywood, stringers, and firestop's laminated with casein glue. Joints in plywood may be either scarfed or butted. Adjacent panels joined with 8d common nails 6 in. OC.

**Finish Floor** - (Optional Not Shown) - The optional finish flooring may consist of one of the following systems to be applied over Item 1:

**System No. 3**

**Finish Flooring - Floor Topping Mixtures** - Min 3/4 in. thickness of floor topping mixture having a minimum compressive strength of 1500 psi. Refer to manufacturer's instructions accompanying the material for specific mix design.

**MAXXON CORP** - Types Maxxon Standard and Maxxon High Strength

- 2. Sound-Deadening Board** - Nom 4 by 8 ft by 1/2 in. thick plain wood fiber board weighing 15 to 18 lb per cu ft. Installed with long dimension parallel with stringers and attached to each stringer with 5d cement coated cooler nails, 1-5/8 in. long, .086 in. shank diameter with 1/4 in. diameter flat head spaced nails 12 in. OC. Nails spaced 1/2 in. from side and end joints.

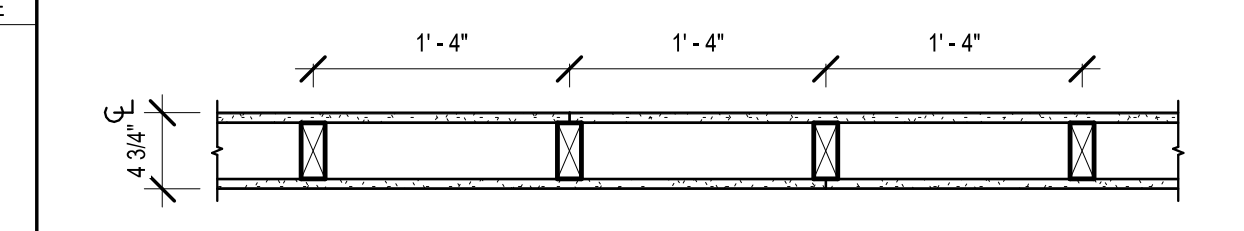
- 3. Gypsum Board** - Nom 1/2 in. thick, installed with long dimension perpendicular to stringers and secured to each stringer with 8d cement coated cooler nails, 2-3/8 in. long, 0.113 in. shank diameter with 9/32 in. diameter flat head spaced 6 in. OC at end joints and 8 in. OC elsewhere. Nails spaced 3/4 and 1/2 in. from side and end joints respectively. Joints in gypsum board shall be staggered with joints in sound-deadening board.  
**AMERICAN GYPSUM CO** - Type A-C-C

- 4. Finishing System** - (Not Shown) - Vinyl, dry or premixed joint compound, applied in two coats to joints and screw-heads. Nom 2 in wide paper tape embedded in first layer of compound over all joints. As an alternate, nom 3/32 in, thick veneer plaster may be applied to the entire surface of gypsum board.

\* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or CUL Certification (such as Canada), respectively.

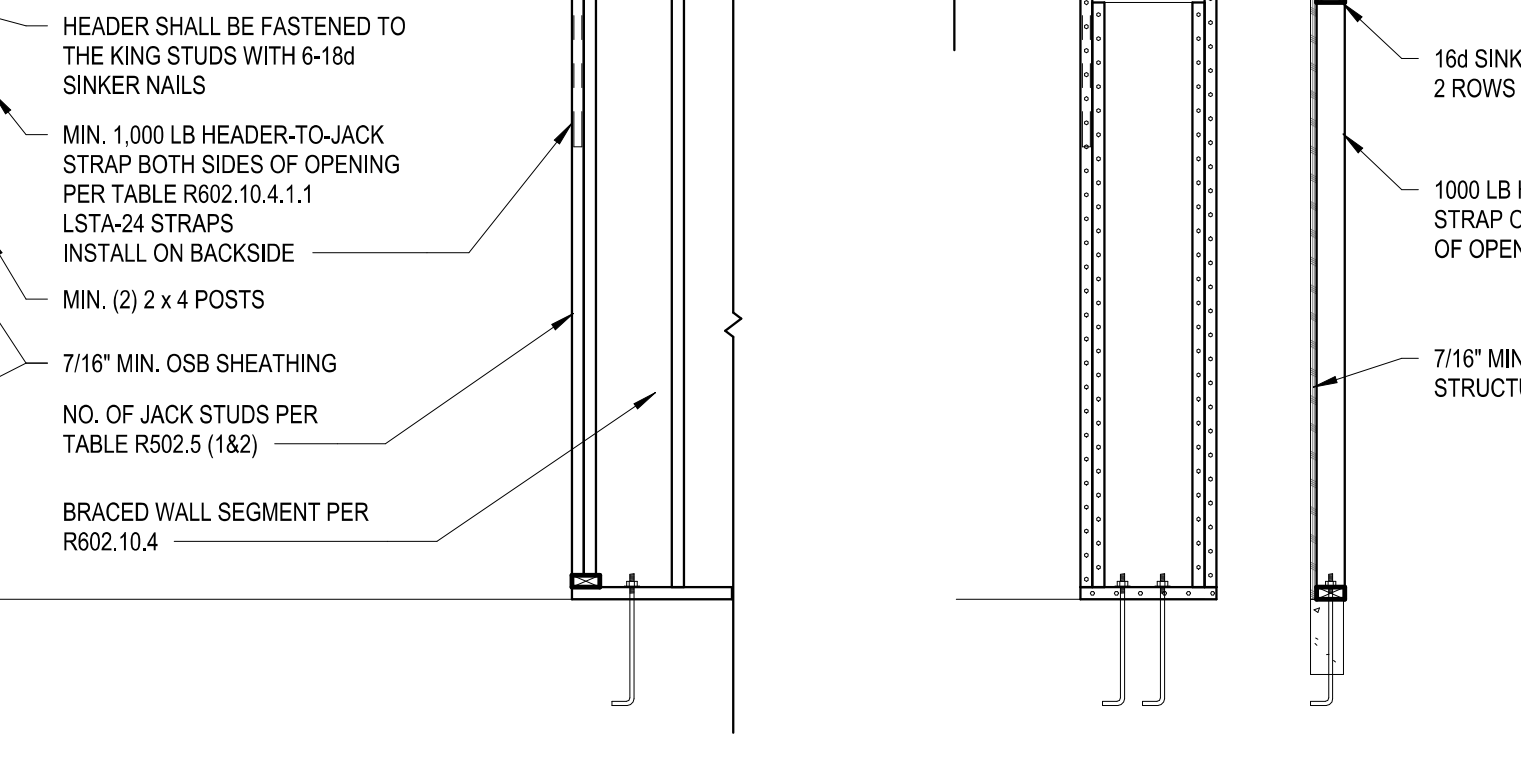
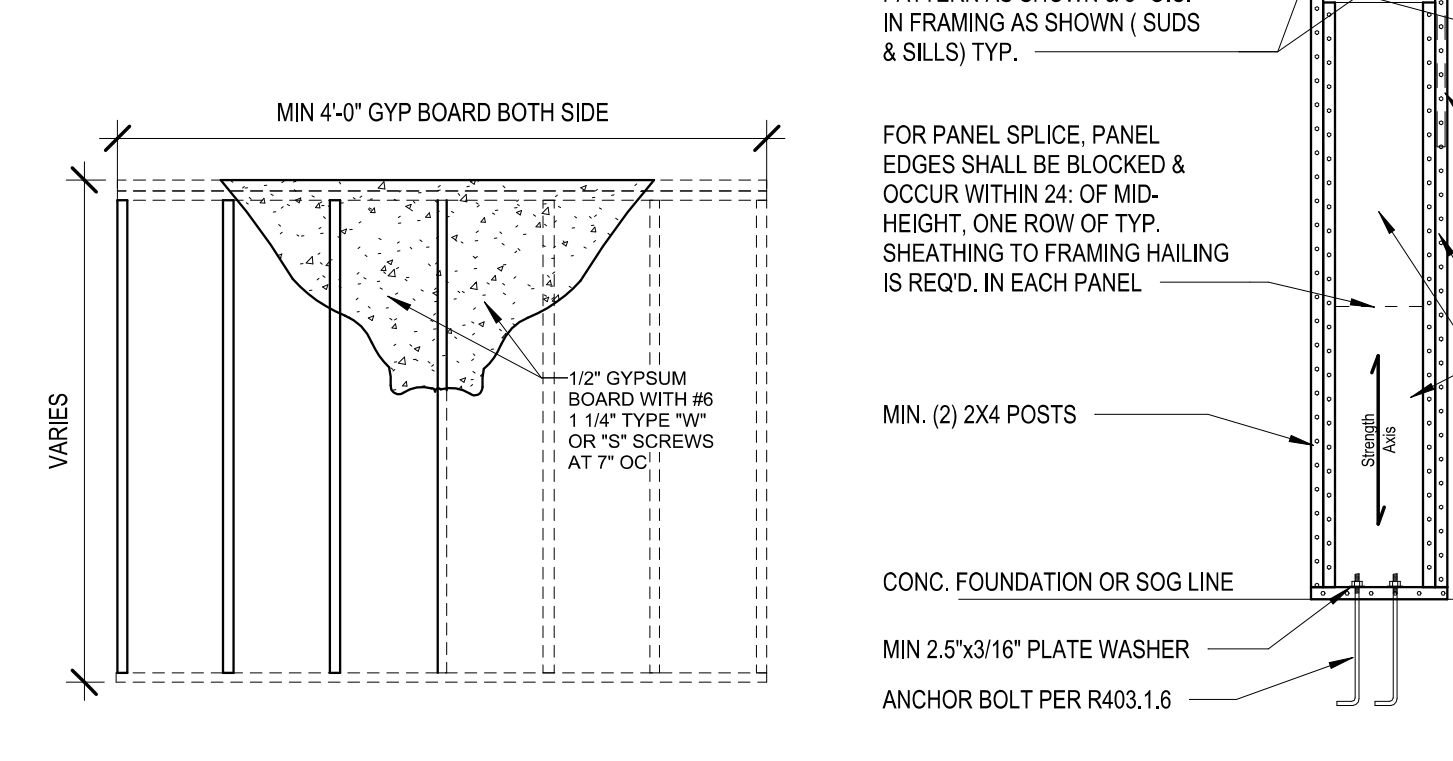
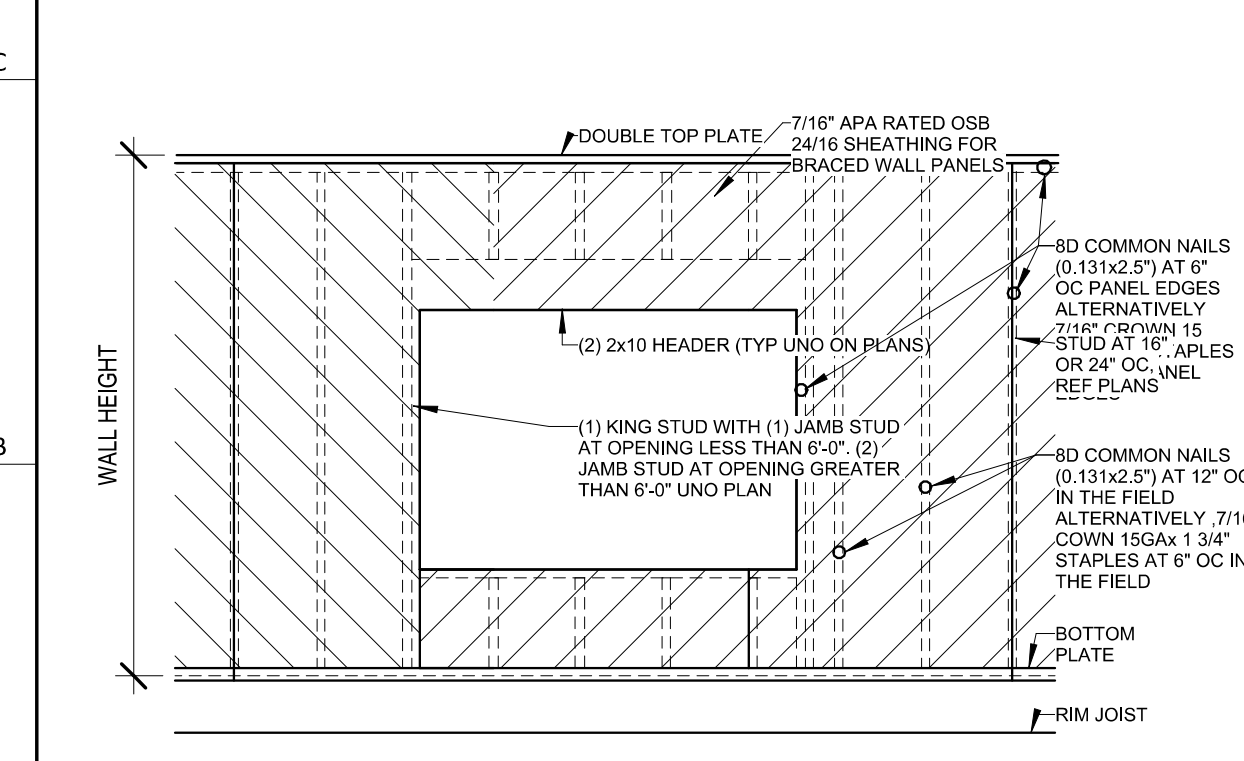
**UL #L504-1 HR CEILING-FLOOR ASSEMBLY**

**UL DESIGN NO. U305**  
FIRE RATING: 1 HOUR  
SYSTEM THICKNESS: 4 3/4"



- ASSEMBLY OPTIONS:**
- GYPSUM BOARD:** ONE LAYER 5/8" THICK GYPSUM BOARD (UL TYPE ULIX™)
  - WOOD STUDS:** 2X4 WOOD STUDS, 16" O.C.
  - GYPSUM BOARD:** ONE LAYER 5/8" THICK GYPSUM BOARD (UL TYPE ULIX™)

**UL #U305-1 HR WALL ASSEMBLY - INTERIOR, LOAD BEARING**

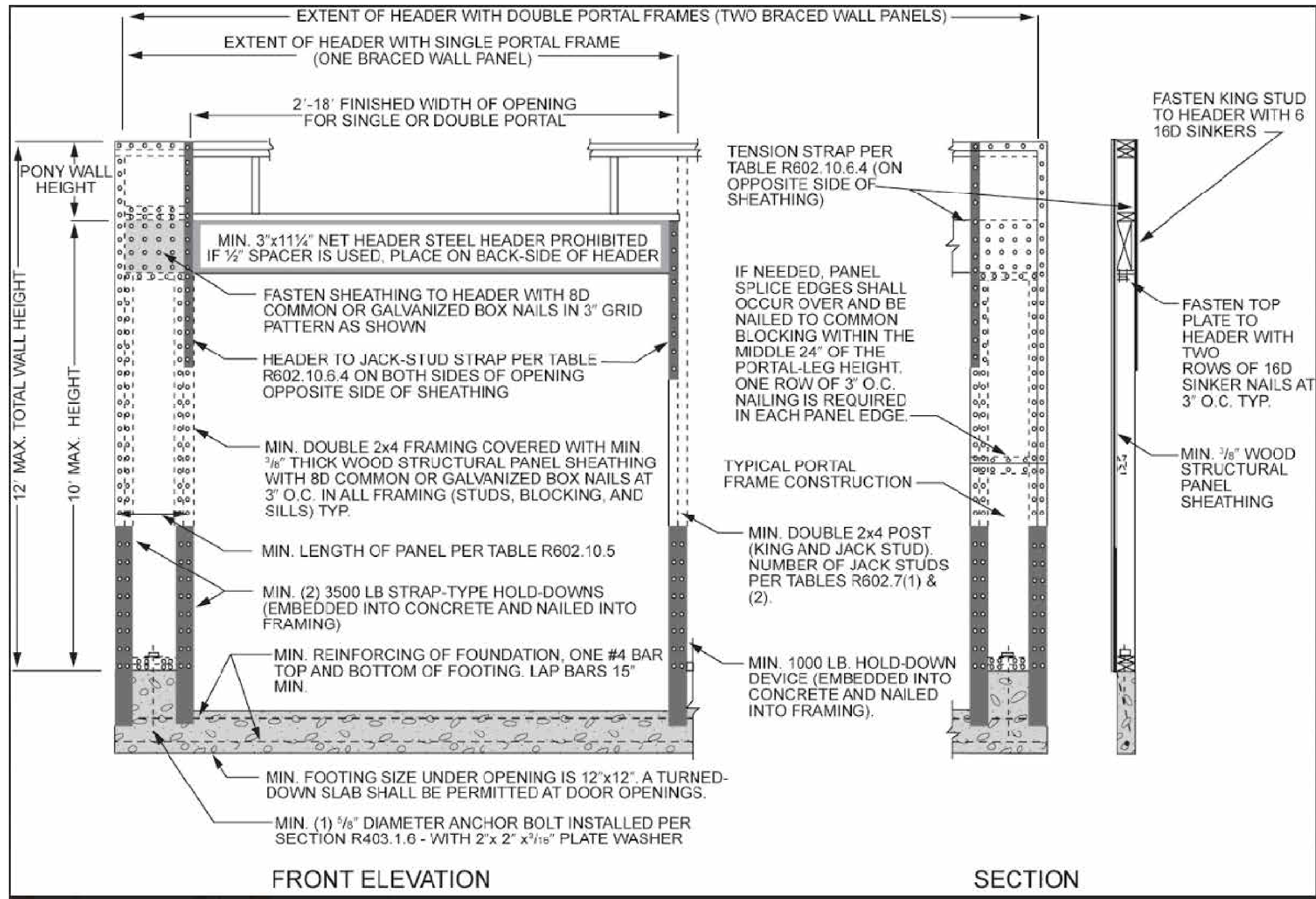


**6 Method CS-WSP**  
1/2" = 1'-0"

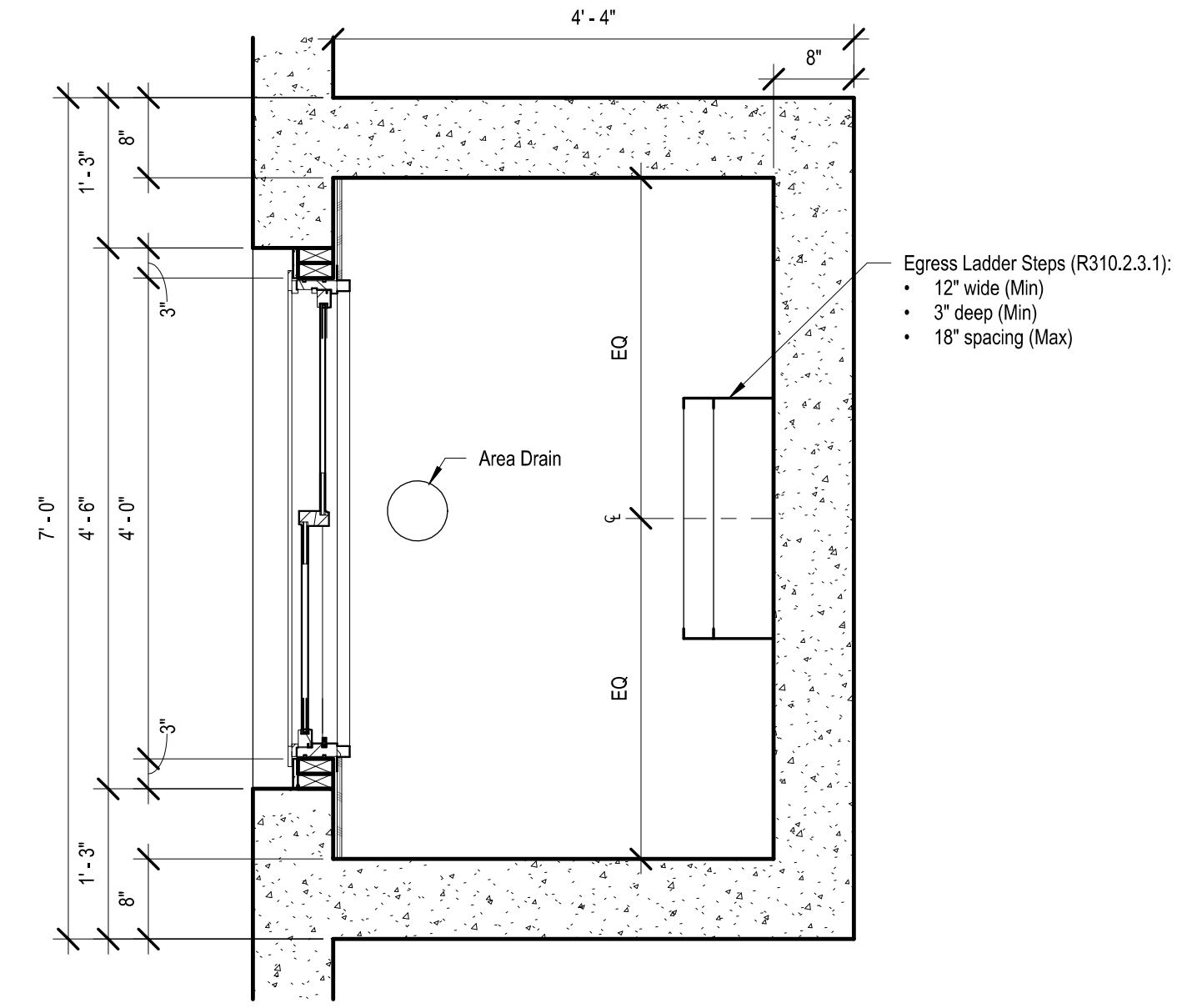
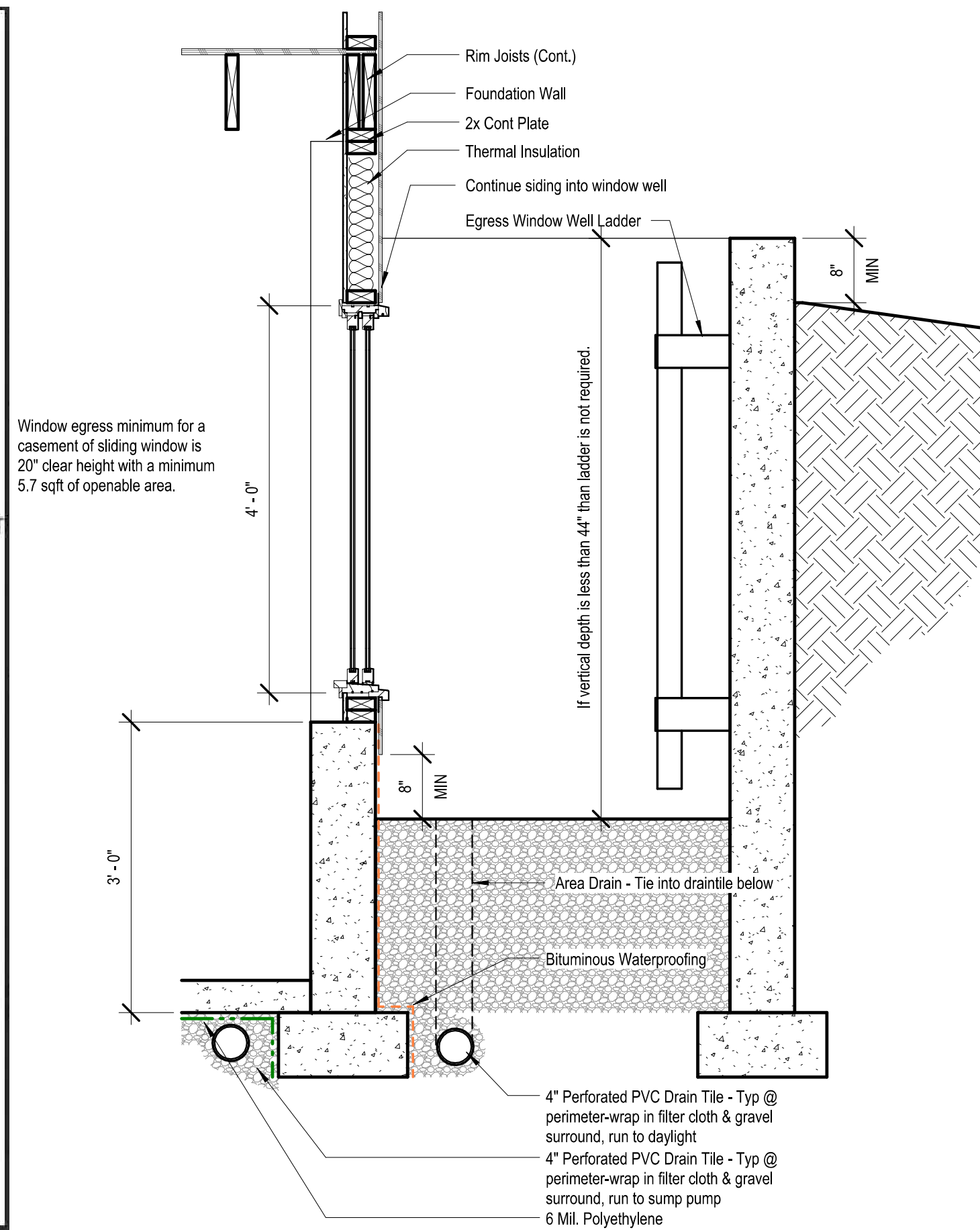
**5 Method - GB**  
1/2" = 1'-0"

**7 PORTAL FRAME METHOD CS-PF**  
1/2" = 1'-0"

# Greystone - Masterplan



Portal Frame with Holddown detail



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.

**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:  
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.

**PARTITION SYSTEM: GYPSUM FURING PARTITION** **F**

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.

**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:  
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.

**PARTITION SYSTEM: Exterior Partition** **E**

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.

**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

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

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FEBRUARY 10, 2025

REVISIONS

NO.	DESCRIPTION	DATE

PROJECT  
2631 SW TRACKER LN., LEE'S SUMMIT, MO  
LOT 138 HOOK FRAMS

DRAWING TITLE  
Details

DATE ISSUED

DRAWING NUMBER

**A803**