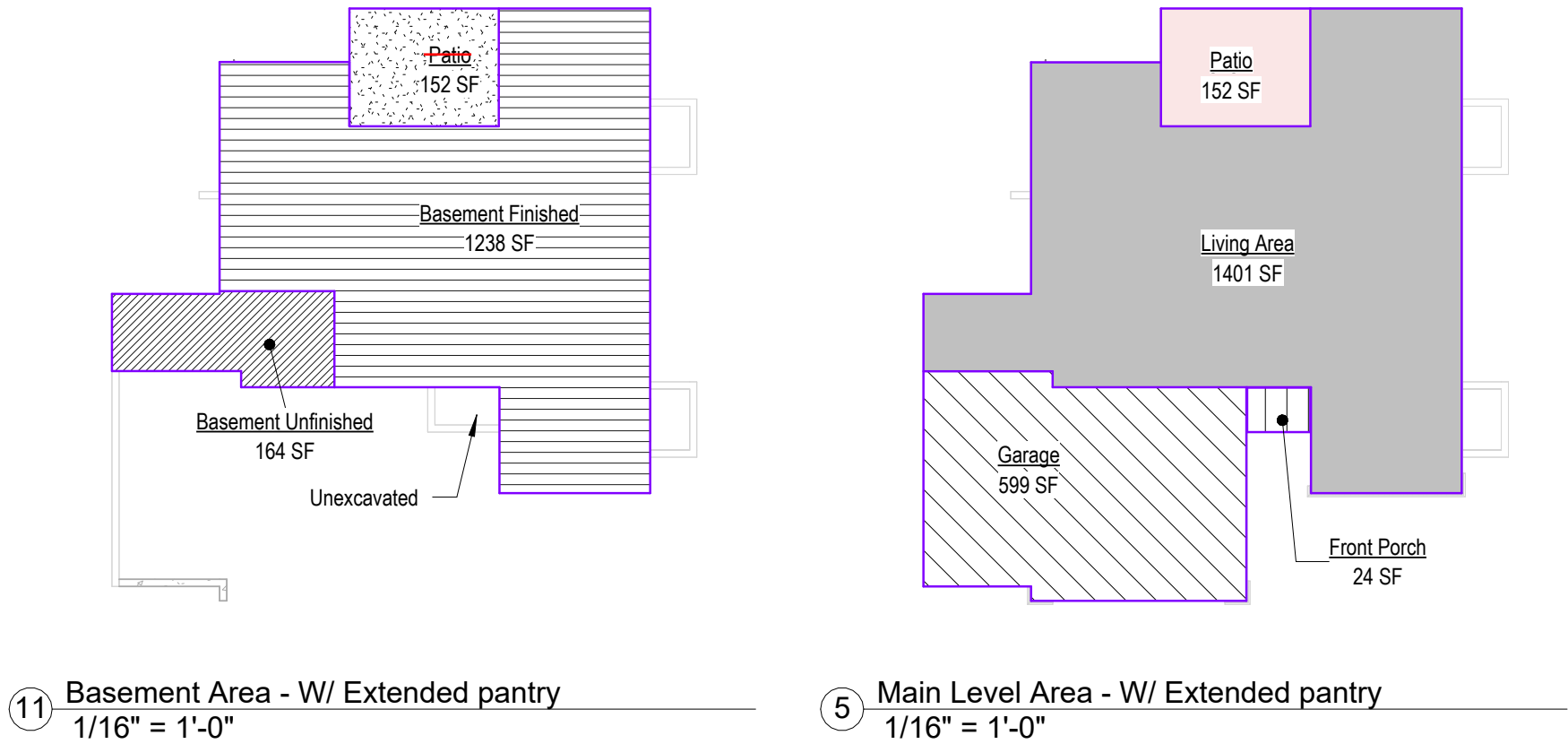


Greystone - Masterplan

Address: 2623 SW Firefly Lane, Lees Summit, MO
Lot: 168 Hook Farms 2nd Plat

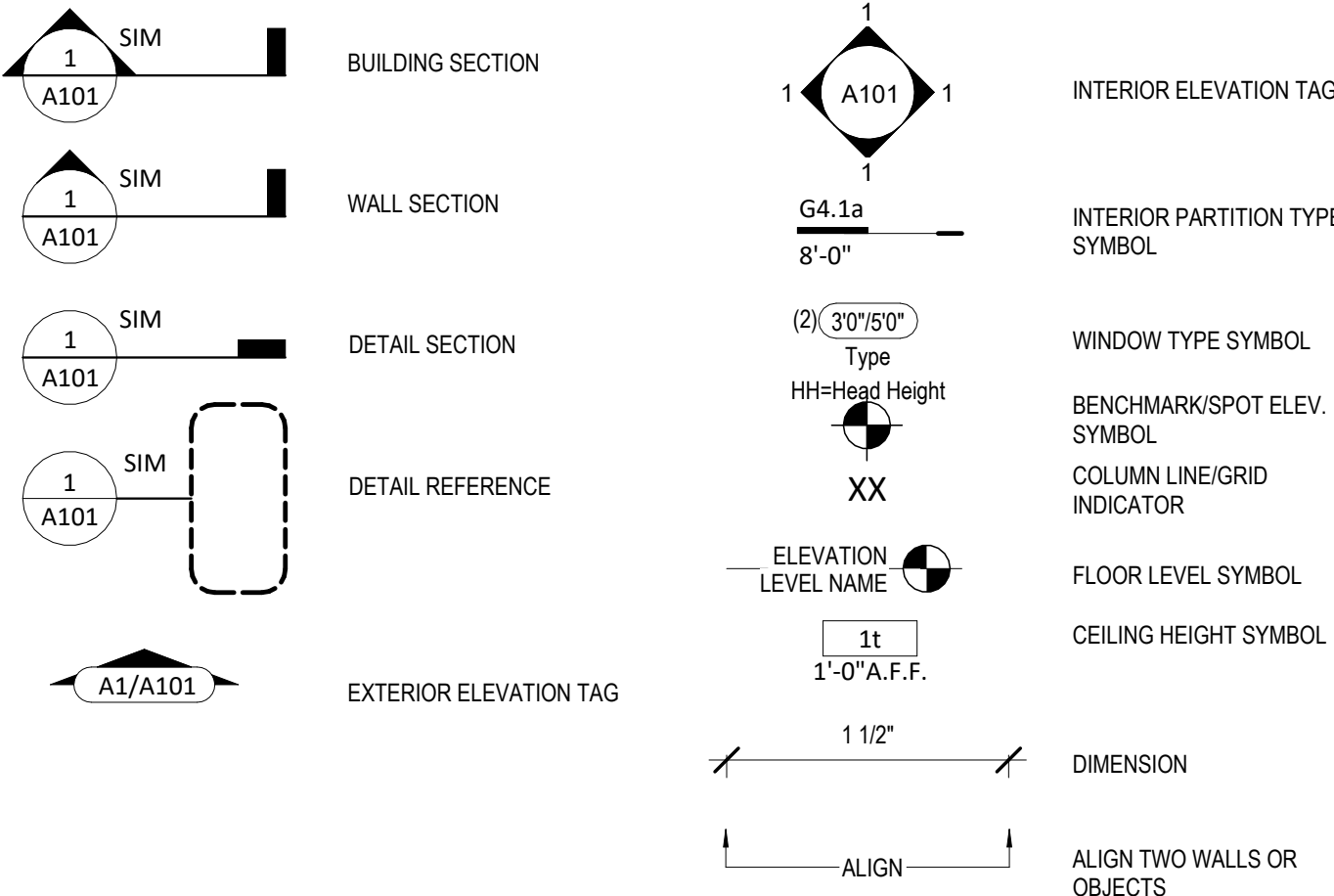
RELEASE FOR CONSTRUCTION
AS NOTED FOR PLAN REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
04/29/2025



Area - W/ Extended pantry	
Name	Area
Basement Finished	1238 SF
Living Area	1401 SF
	2639 SF

Basement Unfinished	164 SF
Deck: Patio	152 SF
Front Porch	24 SF
Garage	599 SF
Patio	152 SF
	152 SF
	939 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	POD Options
A702	Floor Plan - Basement
A801	Details
A802	Details
A803	Details



Address: 2623 SW Firefly Lane, Lees Summit, MO
Lot: 168 Hook Farms 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



Greystone - Masterplan

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



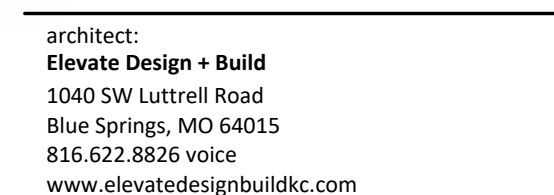
JANUARY 1, 2025

Permit Set

PLAN DESCRIPTION: Cover Sheet

00

Project No.



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 JA-7215" below the name, and "REGISTERED ARCHITECT" at the bottom. A stylized signature is written over the seal.

REVISIONS

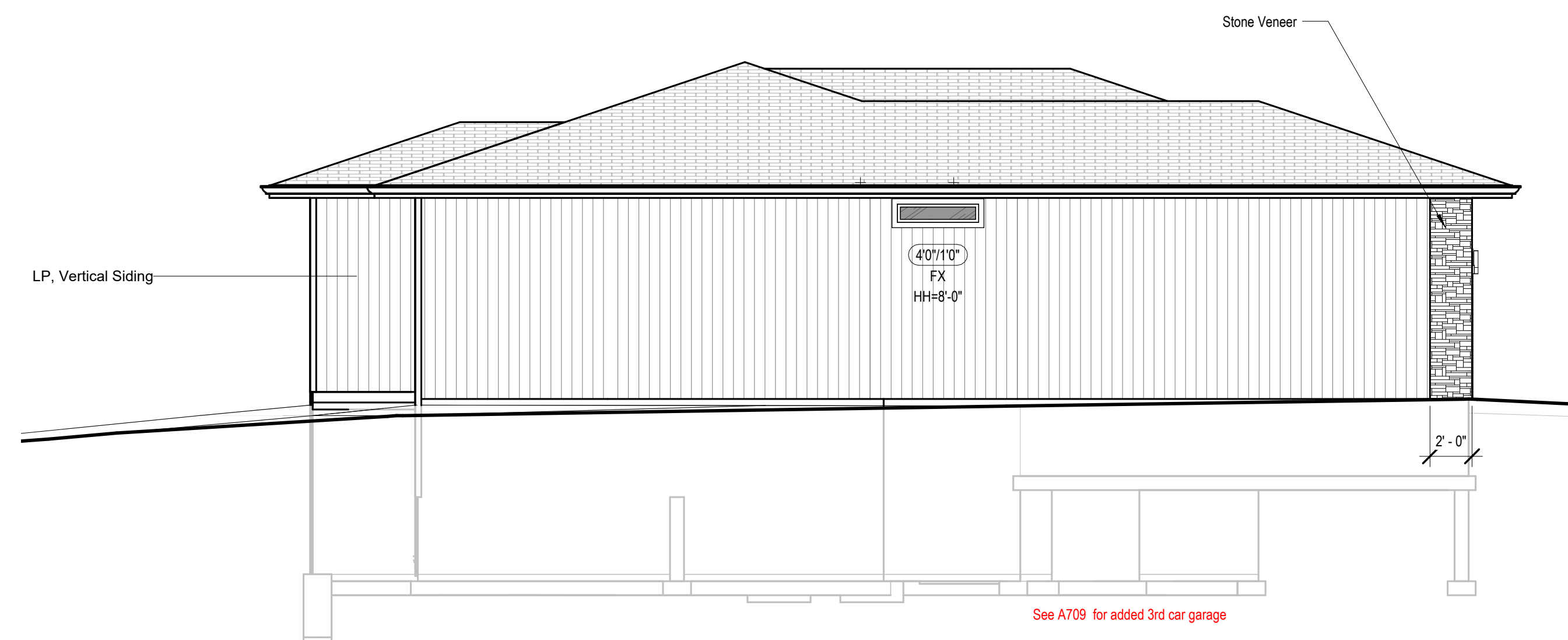
PROJECT
Address: 2623 SW Firefly Lane,
Lees Summit, MO
Lot: 168 Hook Farms 2nd Plat

DATE ISSUED _____

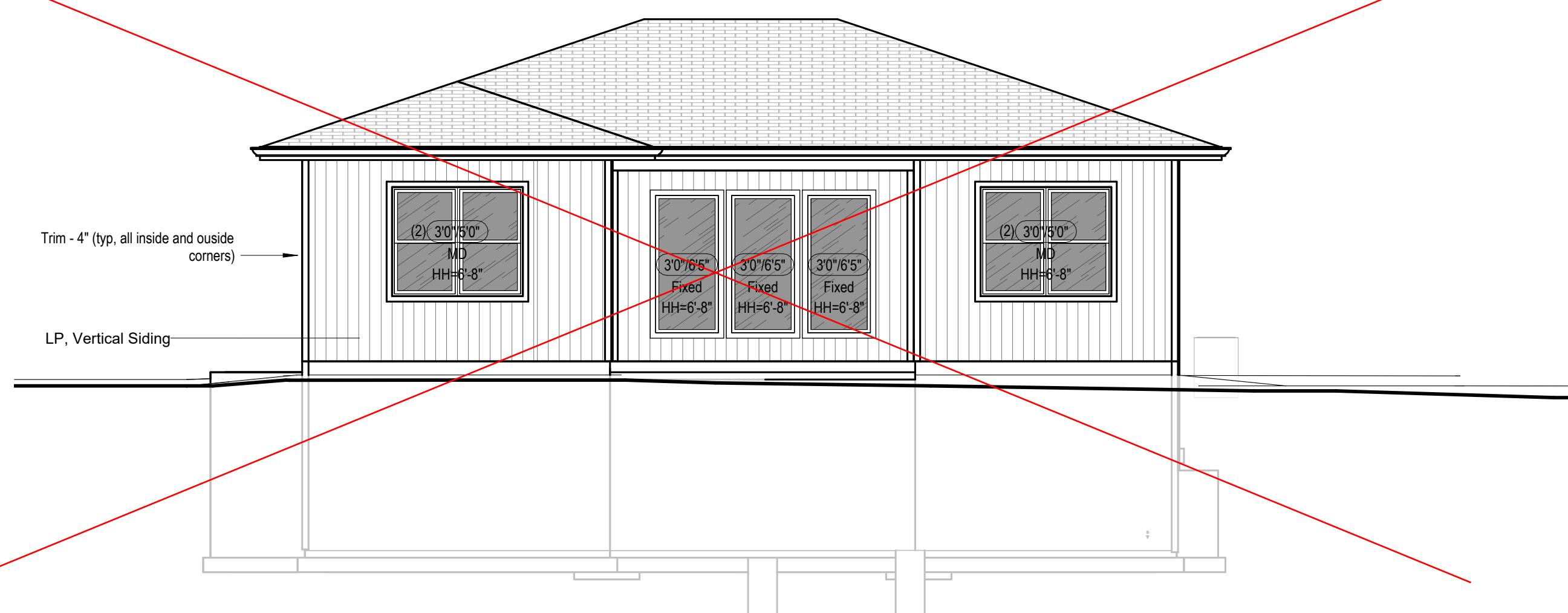
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A706.2

Greystone - Masterplan

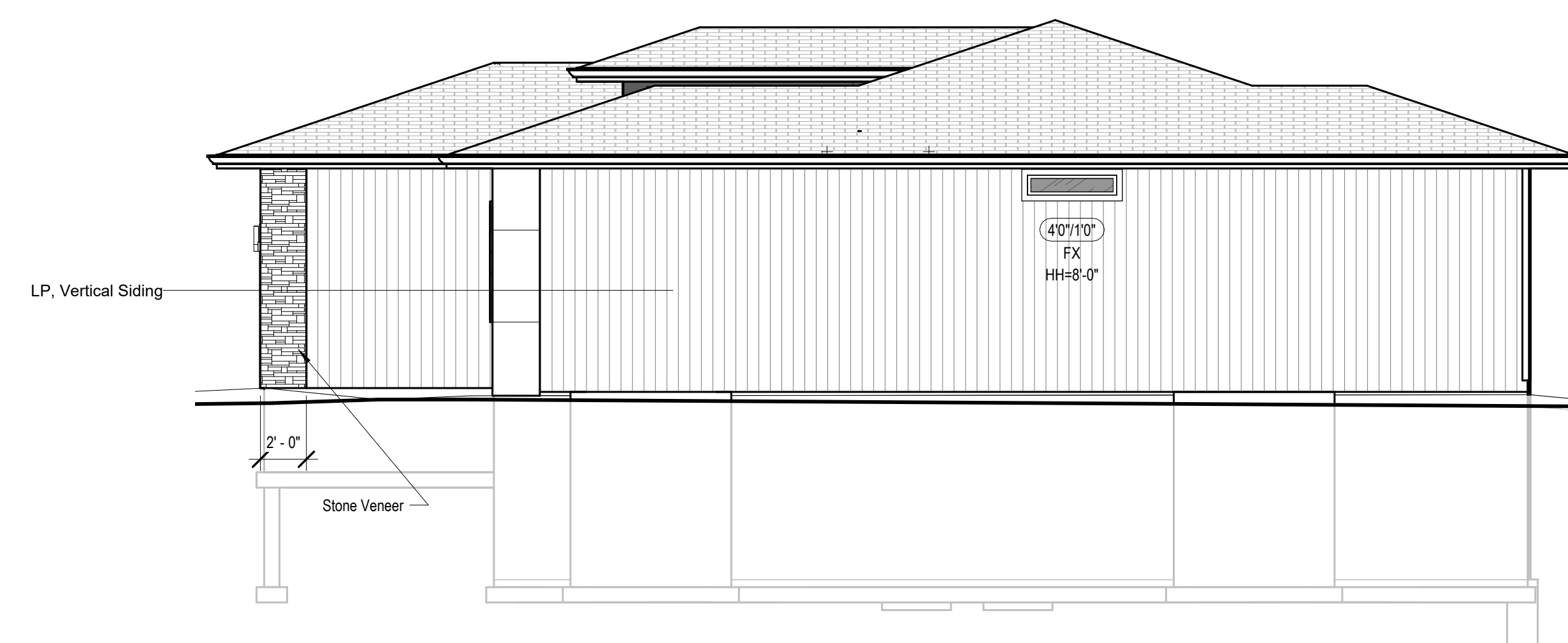


③ Right Elevation - Full Basement - Modern
3/16" = 1'-0"



④ Back Elevation - Full Basement - Modern
3/16" = 1'-0"

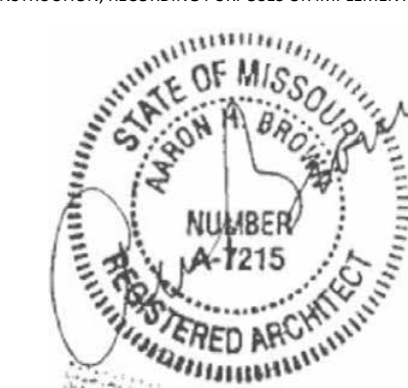
See page A503.1 for fully covered patio option



① Left Elevation - Full Basement - Modern
3/16" = 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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PROJECT

Address: 2623 SW Firefly Lane,
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DRAWING TITLE
Side Elevations - Full Basement -
Shed

DATE ISSUED

DRAWING NUMBER

A301.1

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

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

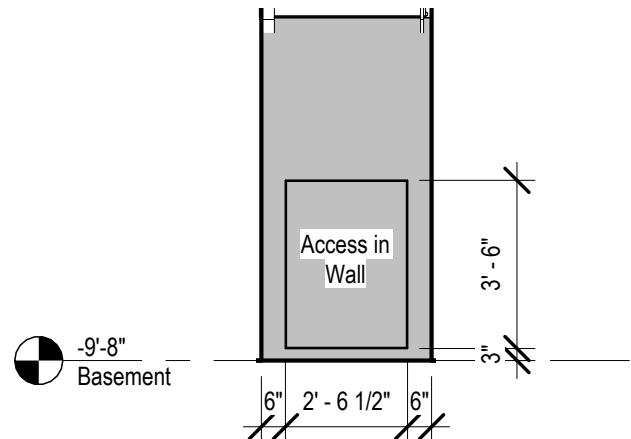
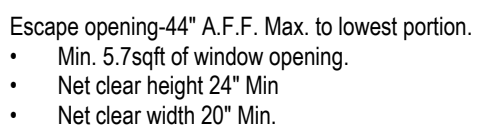
FOOTING FOUNDATION & CONCRETE NOTES

- 1. TO ADDRESS DIFFERENTIAL SETTLEMENT, ALL INTERIOR BARRING AND EXTERIOR ANCHORS SHALL HAVE A MINIMUM 18" DEVELOPMENT LENGTH UNLESS OTHERWISE NOTED.
- 2. EXTERIOR SLOPE TO BE PLACED MIN. 36" BEHIND BLOWING GRADE.
- 3. CONCRETE IS BASED ON MOD. OF 2,500 PSI FRESH CONCRETE STRENGTH TO ACHIEVE THE FOLLOWING BENDING MOMENTS:
 - 3.1. 1.00 PSF FOR 4" MIN. THICK FOUND. WALLS & 12" VERT. SLOPS
 - 3.2. 3.00 PSF FOR GARAGE FLOOR
- 4. CONC. EXPOSED TO WEATHER SHALL HAVE 6%+1% AIR ENTRAINMENT
- 5. 10% TENSILE FIBER CONCRETE SHALL BE USED FOR ALL EXTERIOR WALLS, EXCEPT FOR PERISTALS AS INDICATED (4" X 7" X 12" OR 6" X 6" X 6" PLACE OVER 8" MIN. VAPOR BARRIER)
- 6. PROVIDE EXTERIOR FOOTING WALLS W/ 2# @ 24" E.C., REINFORCE W/ 2# @ 48" INJ. @ 24" INJ. AT BOTTOM
- 7. PROVIDE 4" X 12" @ 48" @ REEBS @ REINVENT CORNERS
- 8. 12"X12" ILM STRIP ANCHOR BOLTS @ 48" @ COR. @ EXT. WALLS
- 9. 12"X12" ILM STRIP ANCHOR BOLTS @ 48" @ INT. BEARING WALLS W/ 12" @ 24" @ H/LT
- 10. PROVIDE 2" LAP MIN. INCLUDING CORNERS
- 11. INSTALL HOLDDOWN BOLT ANCHORAGE AS INDICATED ON PLAN
- 12. PROVIDE BUTTING JOINTS AT 12" MIN. FROM FACE OF WALL
- 13. SOIL BEARING CAPACITY NOT ASSUMED TO BE GREATER THAN 2,000 PSF IN THE FOUNDATION DESIGN. ALL COMPLETED FILL AREAS REQUIRE A SPECIAL INSPECTION.

1. ALL STEEL COLUMNS & OTHER BASEMENT/FOUNDATION NOTES
1. ALL STEEL PIPE COLUMNS TO BE 3" (OR 3/12") 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 12 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-6 INSULATION FOR A MINIMUM OF 2" THICK. THE INSULATION OF THE SLAB SHALL BE CONTINUED UNDER THE WALKOUT.
6. WHERE FLOOR JOISTS ARE PARALLEL 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 @ C.

Diagram illustrating the components of a partition wall assembly:

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



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

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

Greystone - Masterplan

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

PROJECT
Address: 2623 SW Firefly Lane,
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Lot: 168 Hook Farms 2nd Plat

DRAWING TITLE
Floor Plan - Full Basement

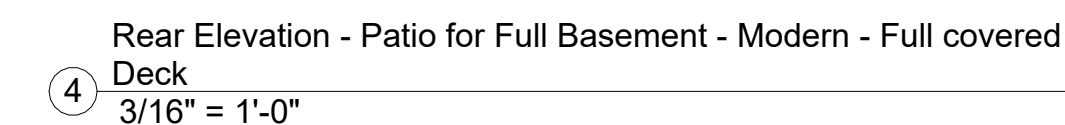
DATE ISSUED

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A402.1

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DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
04/29/2025





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A503.1

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A602.1



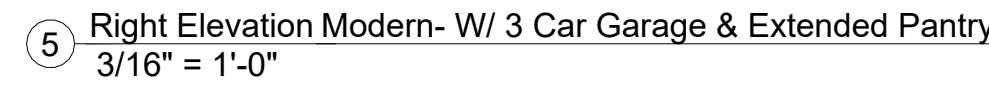
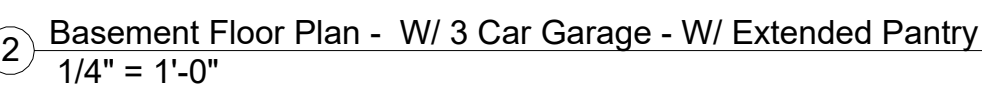
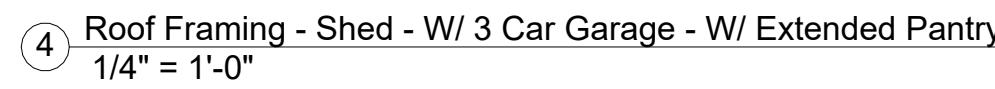
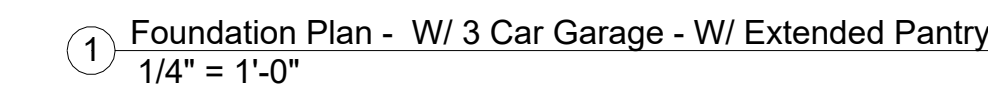
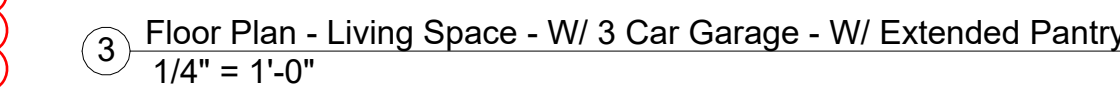
PROJECT

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A709



architect:
Elevate Design + Build
1040 SW Luttrell Road
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DRAWING TITLE
POD Options

DRAWING NUMBER

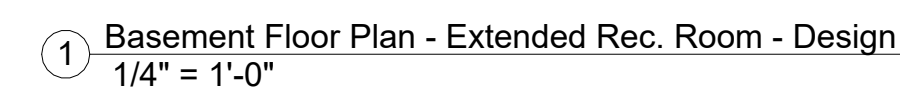
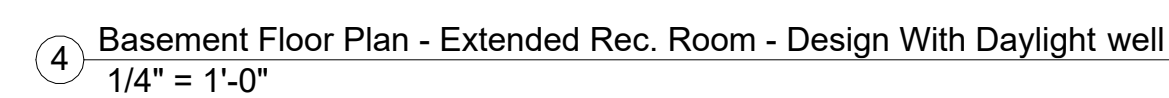
RELEASE FOR CONFERENCE

AS NOTED FOR PLAN R

DEVELOPMENT SERV

LEE'S SUMMIT, MISSO

04/29/20





Greystone - Masterplan

architect:
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816.622.8826 voice
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Address: 2623 SW Firefly Lane,
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Lot: 168 Hook Farms 2nd Plat

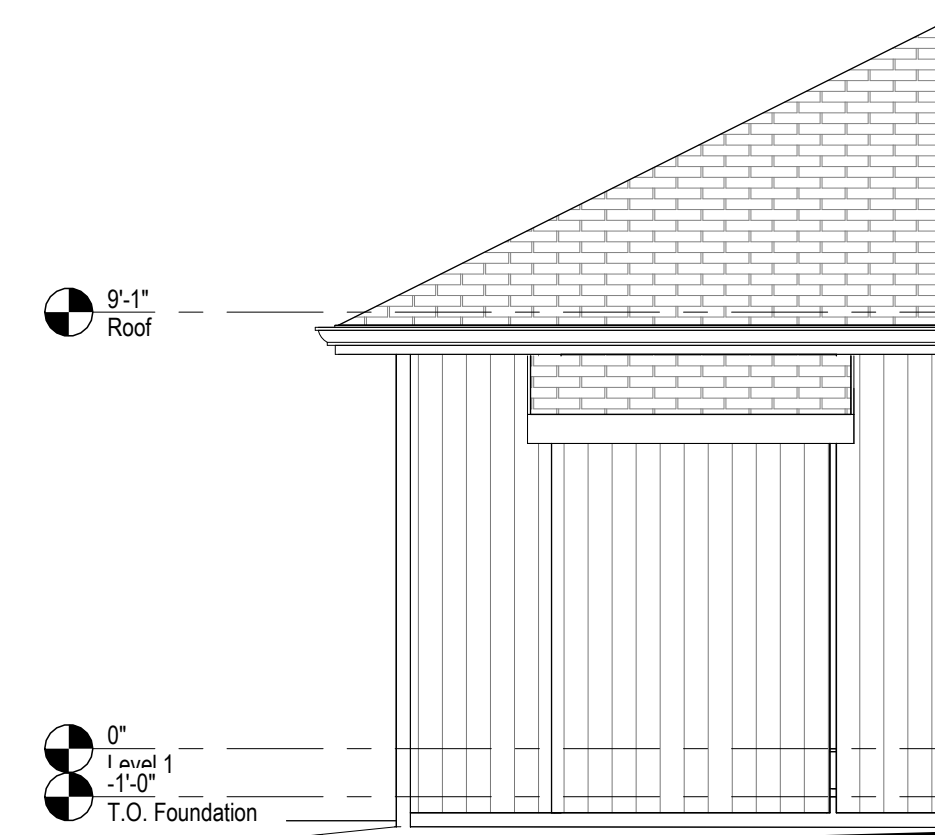
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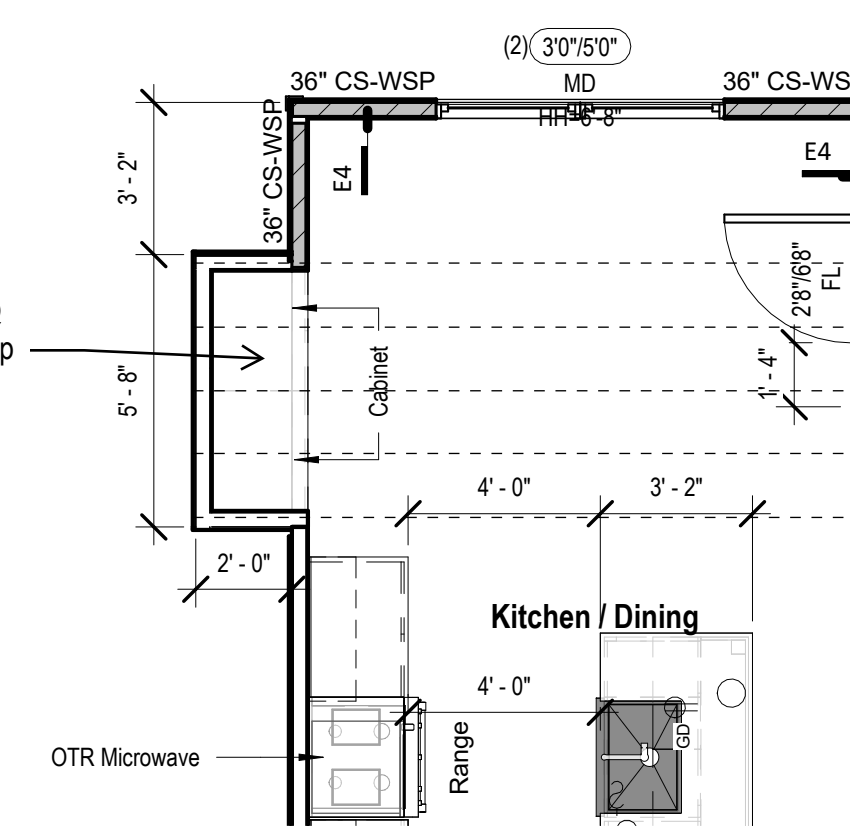
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A715

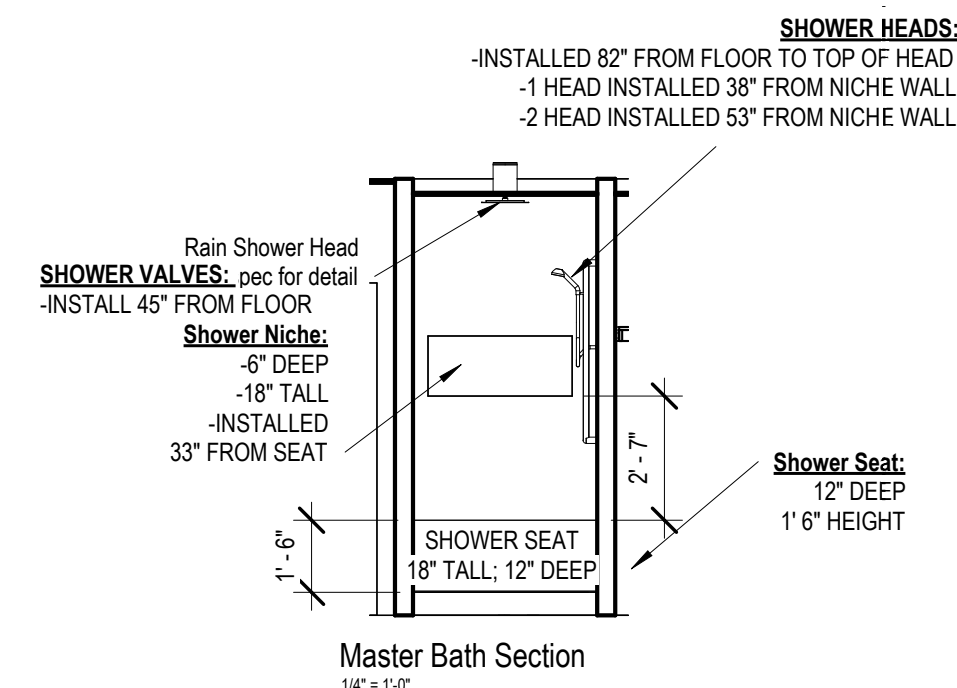
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DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
04/29/2020



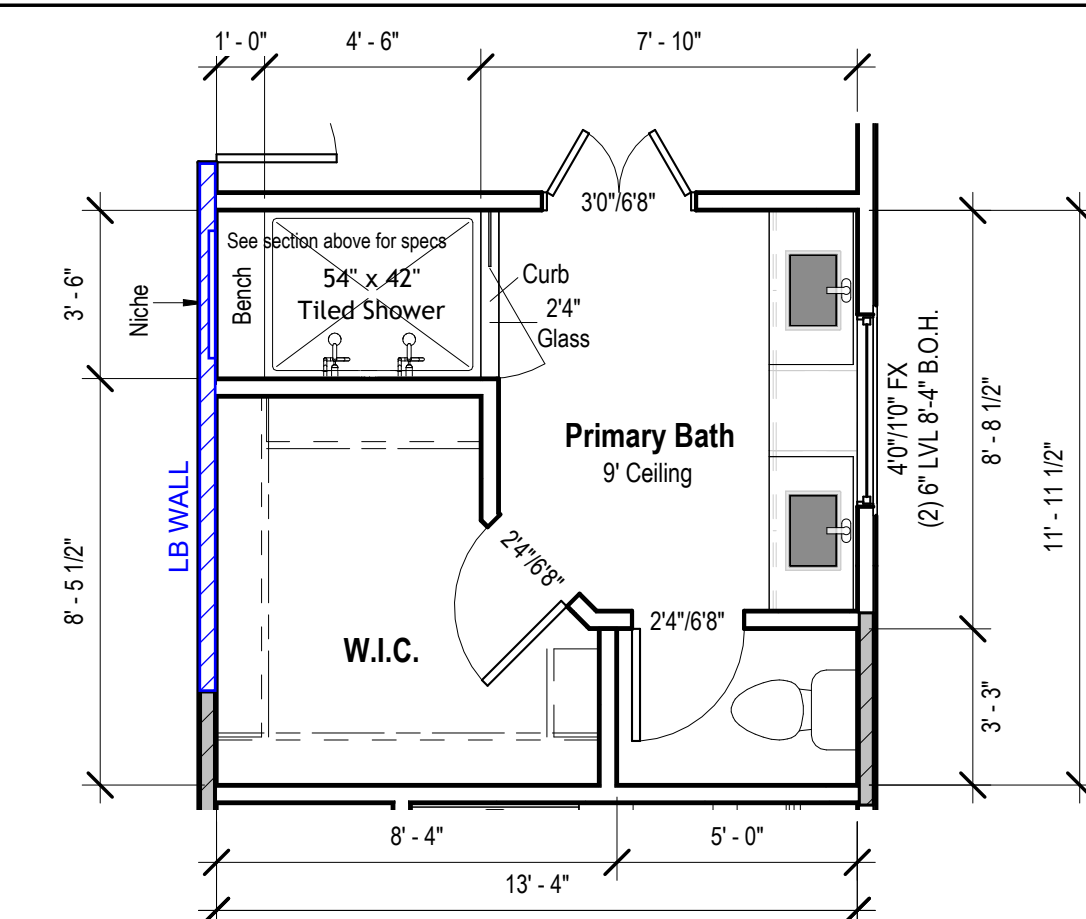
14 Front Elevation - Main Level - Dining - Bumpout Option
1/4" = 1'-0"



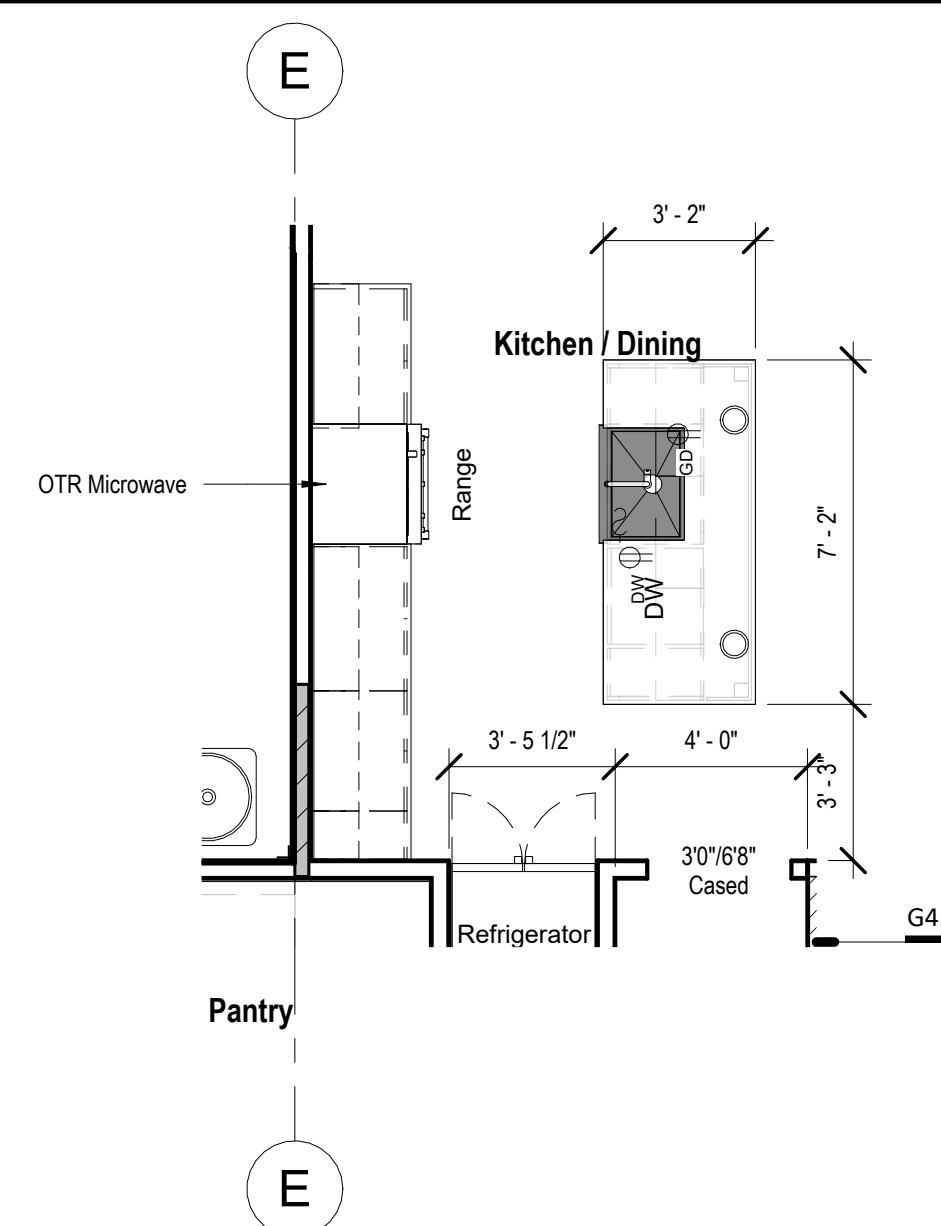
6 Front Elevation - Main Level - Dining - Bumpout Option
1/4" = 1'-0"



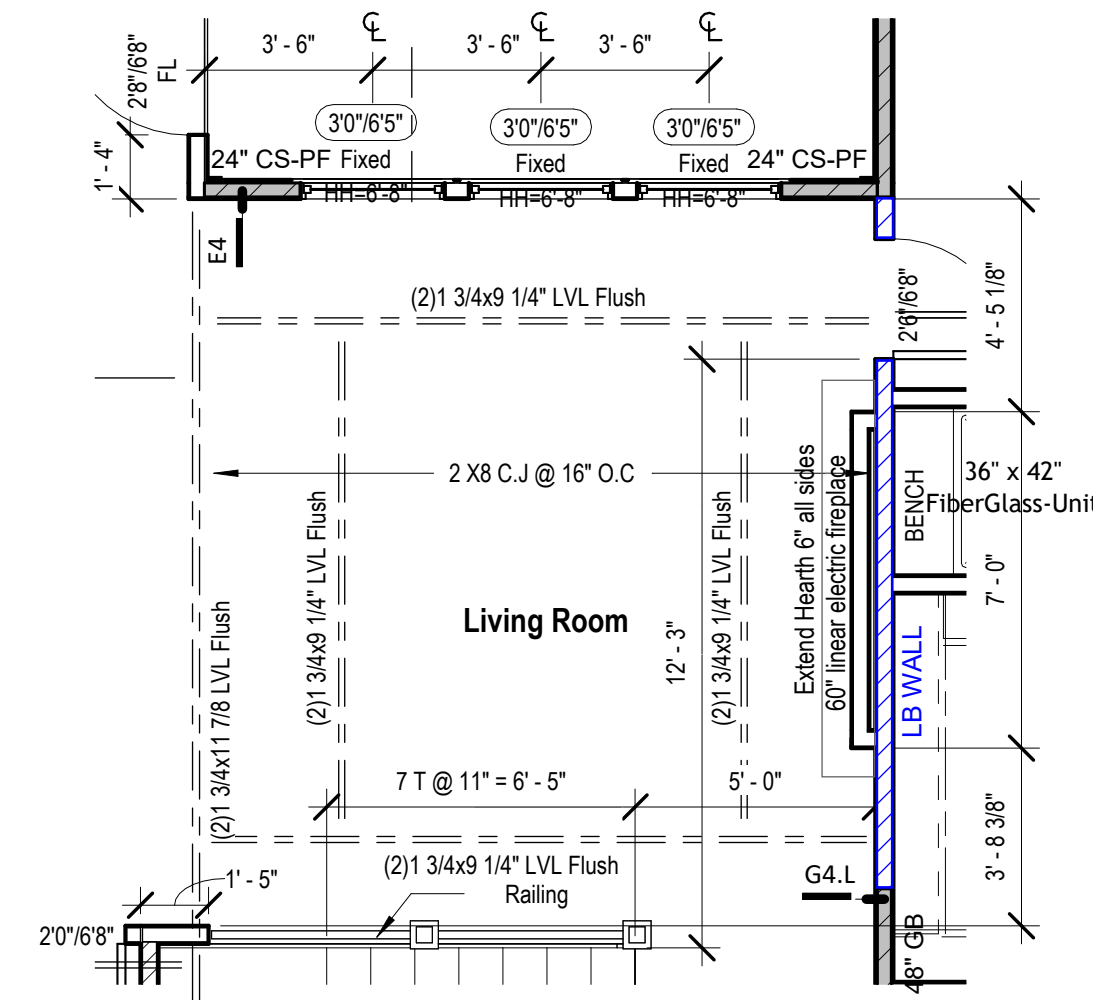
Master Bath Section
1/4" = 1'-0"



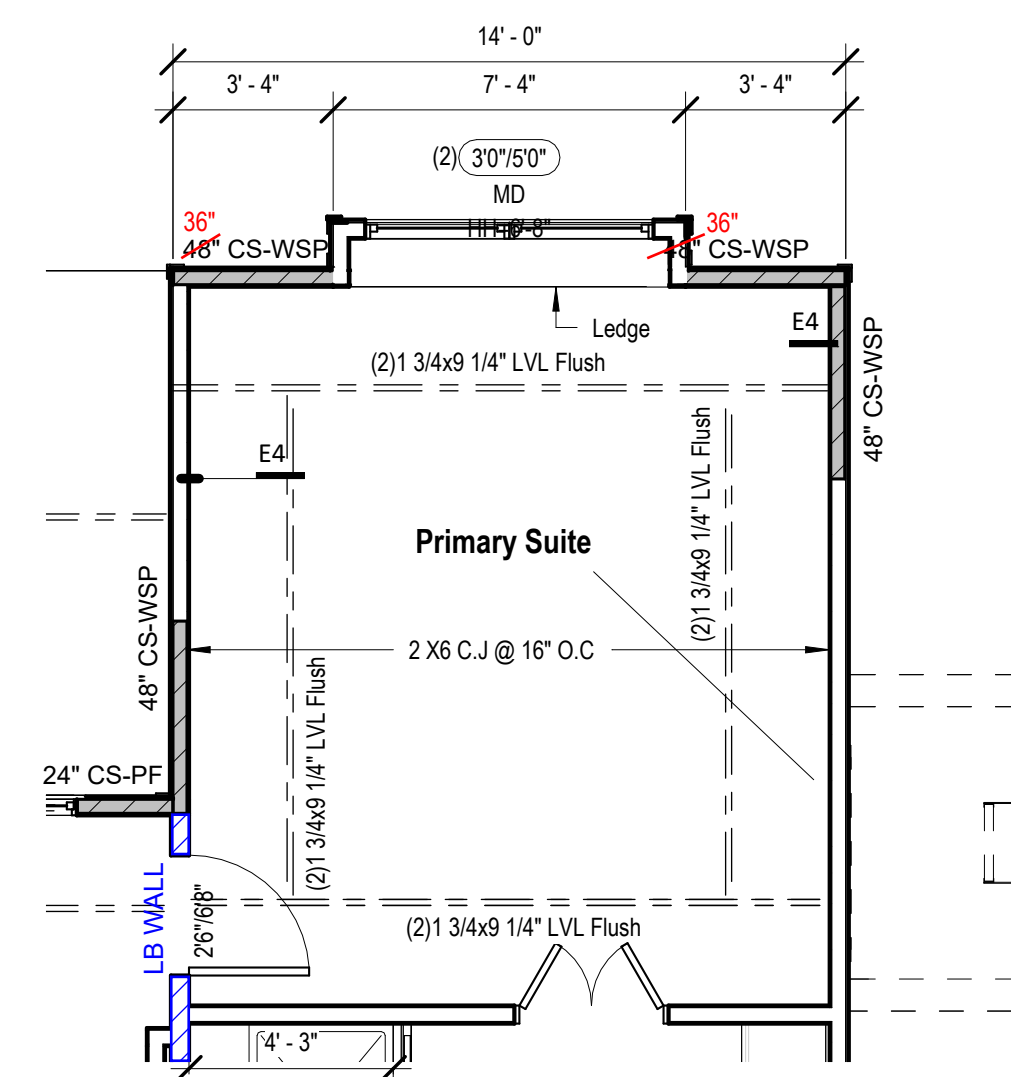
10 Main Level - Primary Bath - Design
1/4" = 1'-0"



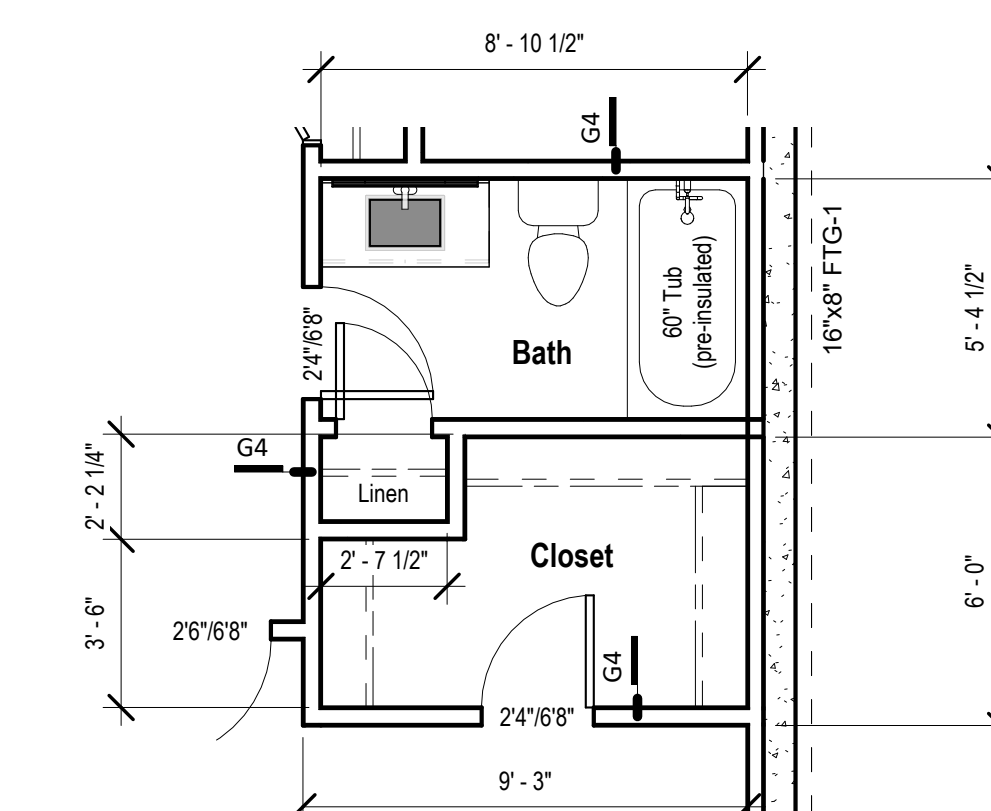
⑤ Floor Plan - Kitchen - W/ 3 Car Garage - W/ Extended Pantry
1/4" = 1'-0"



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



② Floor Plan - Main Level - Primary Suite - Box Vault
1/4" = 1'-0"



1 Basement Floor Plan - Closet POD Option
1/4" = 1'-0"



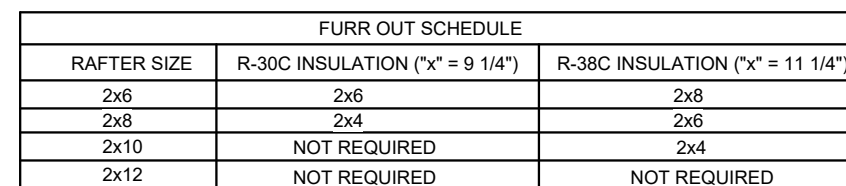
PROJECT

Address: 2623 SW Firefly Lane,
Lees Summit, MO
Lot: 168 Hook Farms 2nd Plat

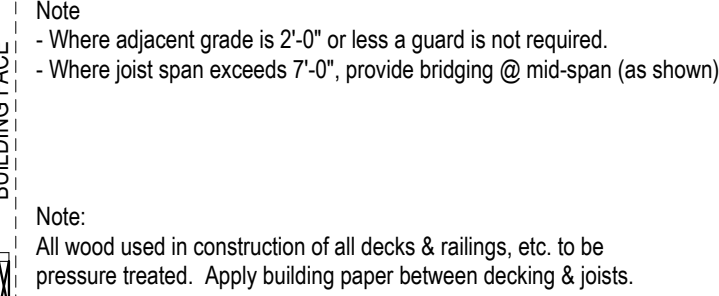
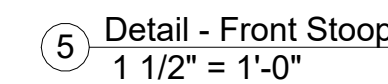
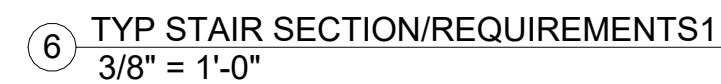
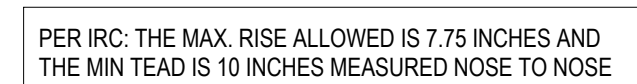
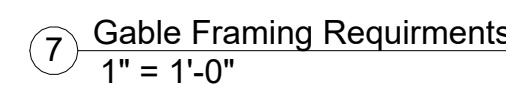
DATE ISSUED _____

A801

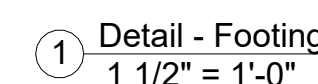
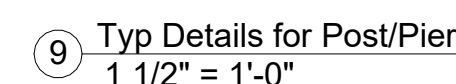
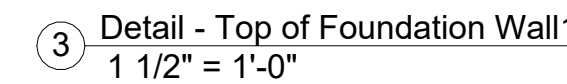
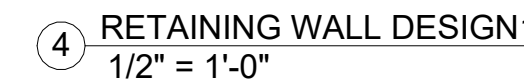
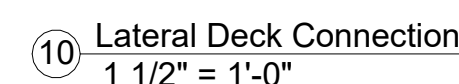
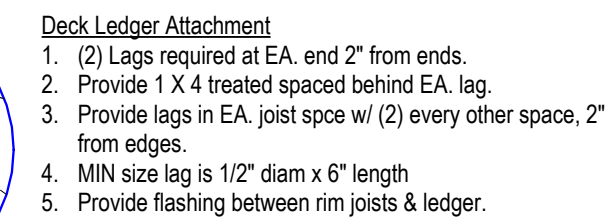
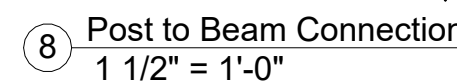
Greystone - Masterplan



12 Rafter Furr Down Requirments
1" = 1'-0"



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



PROJECT

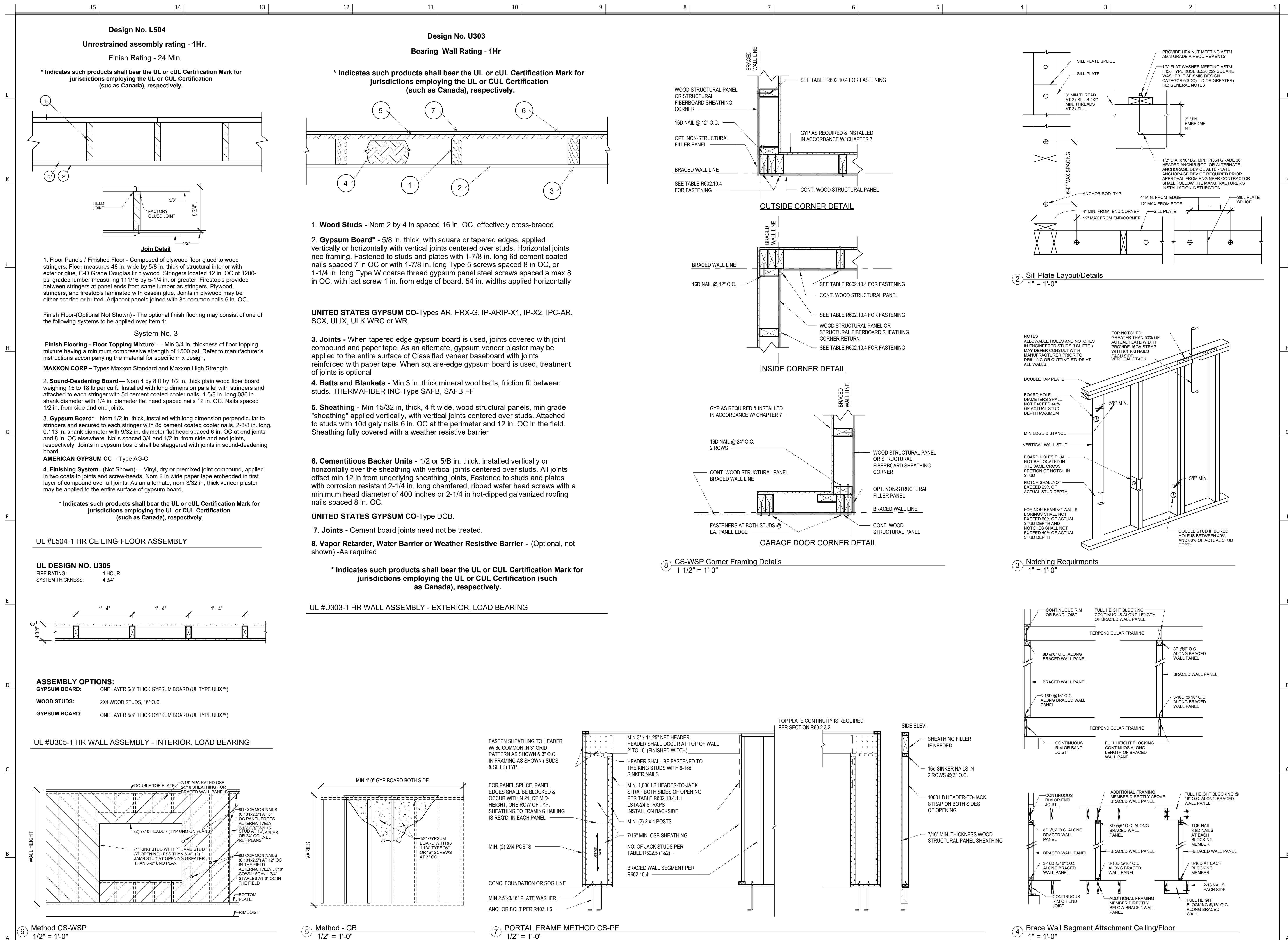
DRAWING TITLE
Details

DATE ISSUED _____

DRAWING NUMBER

A802

RELEASE FOR CONSTRUCTION
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 DEVELOPMENT SERVICES
 LEE'S SUMMIT, MISSOURI
 04/29/2025





JANUARY 1, 2025

REVISIONS

Number	DESCRIPTION	DATE
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PROJECT

Address: 2623 SW Firefly Lane,
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Lot: 168 Hook Farms 2nd Plat

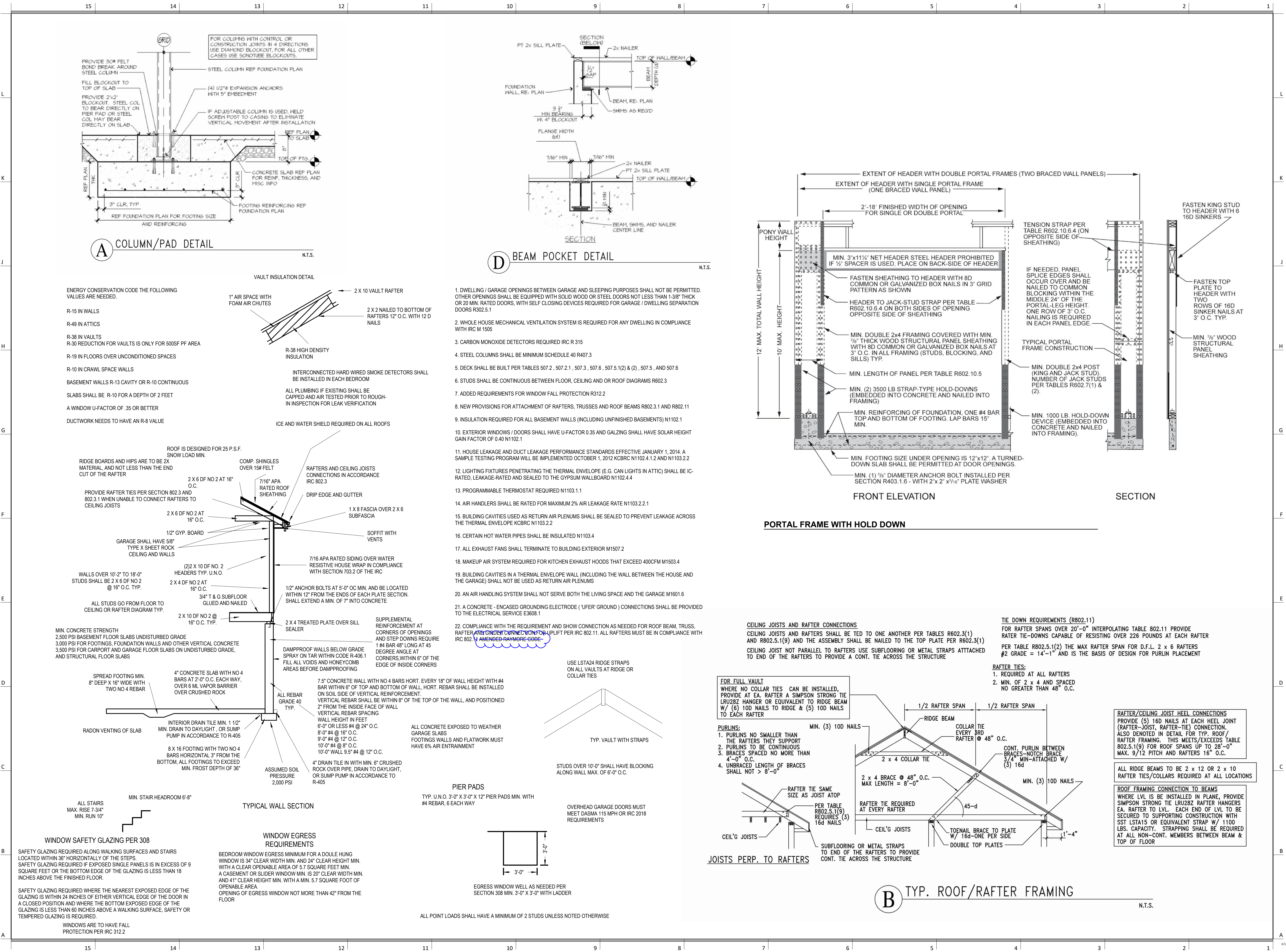
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Details

DATE ISSUED

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A803



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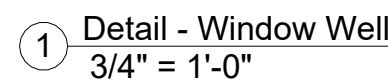
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Lot: 168 Hook Farms 2nd Plat

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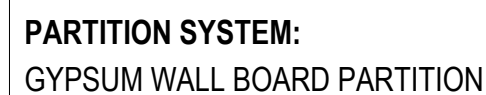
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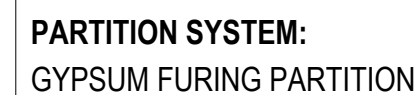


NOTES:

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.



G



F



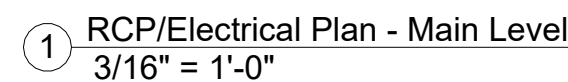
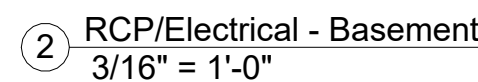
E

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)

Wall Mounted

med

CO - Carbon Monoxide Detector
S - Smoke Detector
S/C - Smoke Detector/CO Detector



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



REVISIONS

PROJECT

Address: 2623 SW Firefly Lane,
Lees Summit, MO
Lot: 168 Hook Farms 2nd Plat

DATE ISSUED _____

E101