

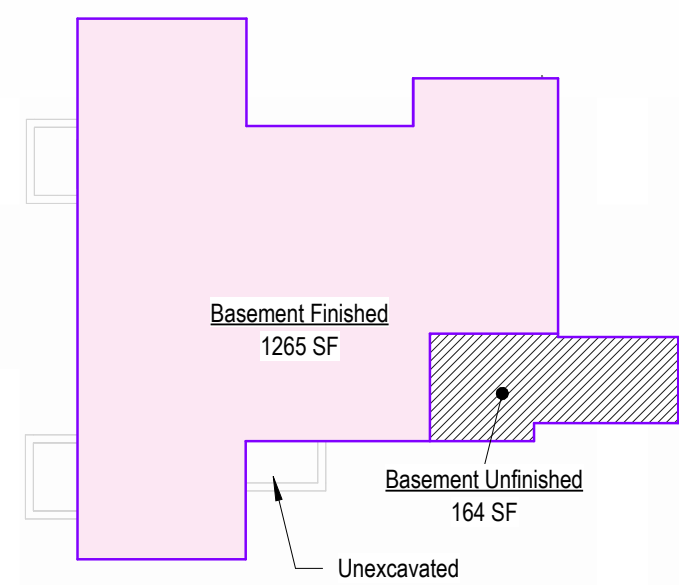
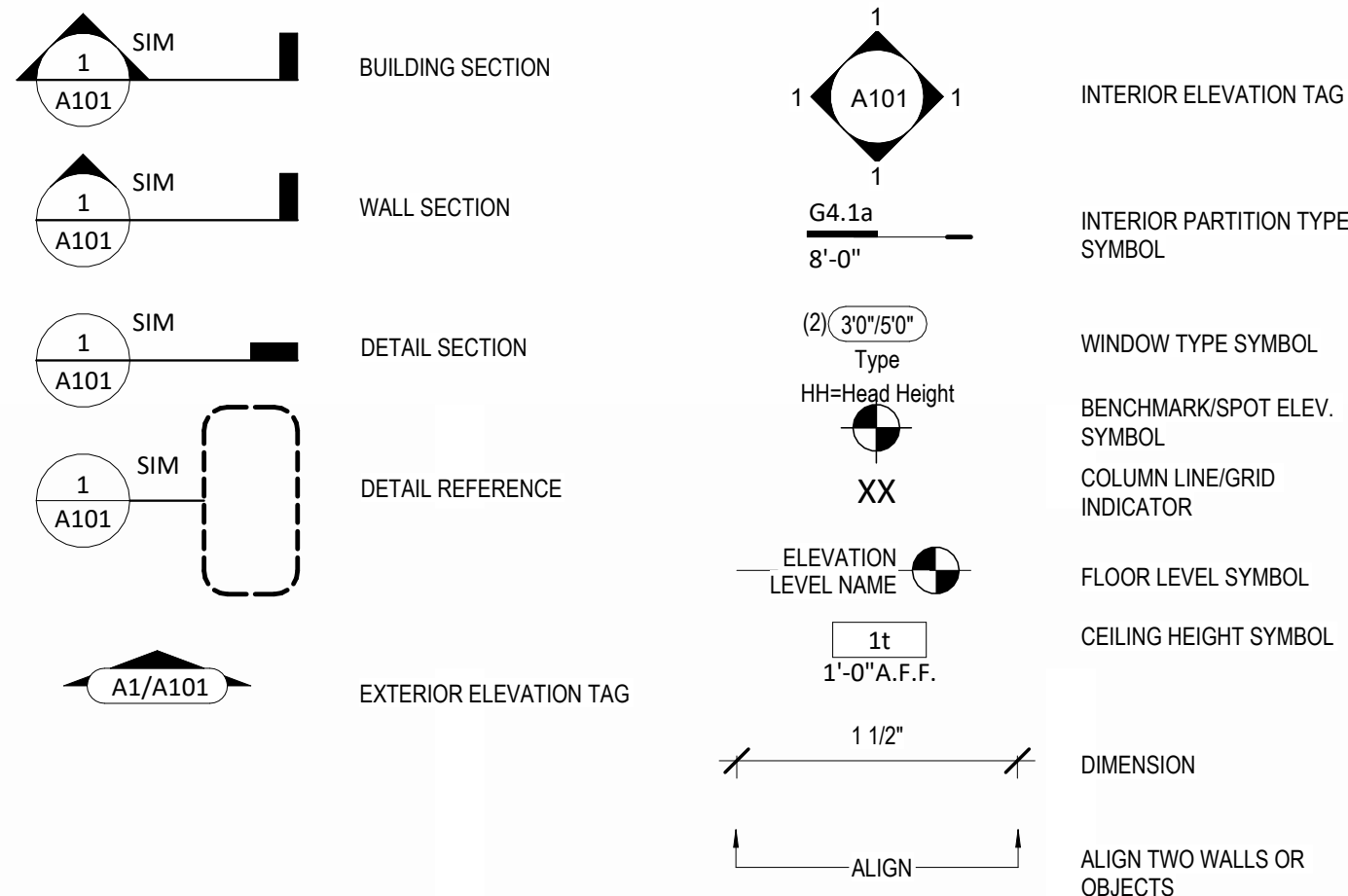
# Greystone - Masterplan

LOT: 143 Hook Farms

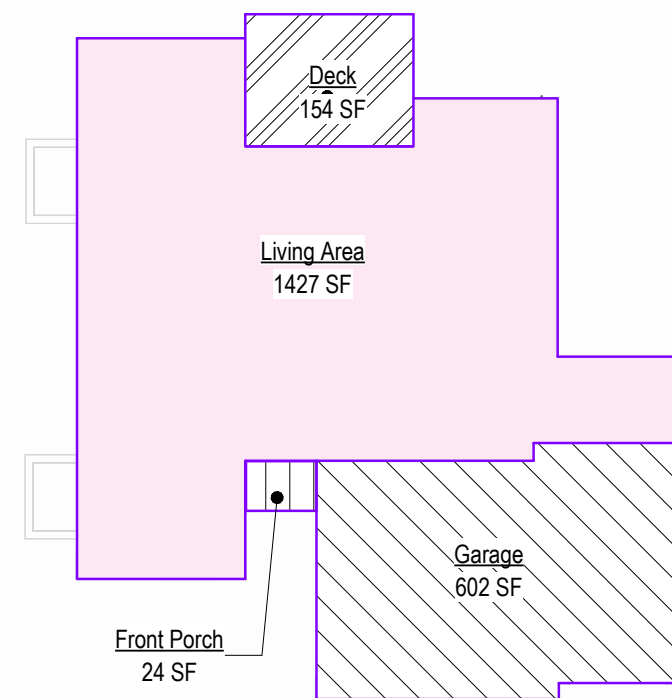
ADDRESS: 2618 SW Firefly Lane, Lees Summit, MO



Sheet List	
Sheet Number	Sheet Name
D0	Cover Sheet
A01	Front Elevations - W/ 3 Car Garage
A02	Side Elevations - Full Basement - Farmhouse
A03	Foundation Plan - Full Basement
A04	Floor Plan - Full Basement
A05	Floor Plan - Main Level
A06	Roof Plan - Farmhouse - Fully covered Patio/Deck
A07	Floor Plan - Structural POD Options Z4" Extension
A08	Floor Plan - W/ 3 Car Garage - W/ Extended Pantry
A10	POD Options
E01	RCP/Electrical Plan
A11	Details
A12	Details
A13	Details



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 & Living		
Name	Area	
Basement Finished	1265 SF	
Living Area	1427 SF	
	2692 SF	
Basement Unfinished	164 SF	
Deck	154 SF	
Front Porch	24 SF	
Garage	602 SF	
	945 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

RELEASE FOR CONSTRUCTION  
AS NOTED FOR PLAN REVIEW  
DEVELOPMENT SERVICES  
LEE'S SUMMIT, MISSOURI  
05/19/2025



Greystone - Masterplan  
LOT: 143 Hook Farms  
ADDRESS: 2618 SW Firefly Lane,  
Lees Summit, MO

Original Issue Date: 10/1/2021  
Permit Set

REVISIONS  
Number Description Date



Permit Set

PLAN DESCRIPTION: Cover Sheet

00

Project No.

### Change/Revision Log:

May 19, 2025:

- Updated address on all pages.





PROJECT  
LOT: 143 Hook Farms  
ADDRESS: Lee's Summit, MO  
2618 SW Firefly Lane  
DRAWING TITLE  
Front Elevations - W/ 3 Car Garage

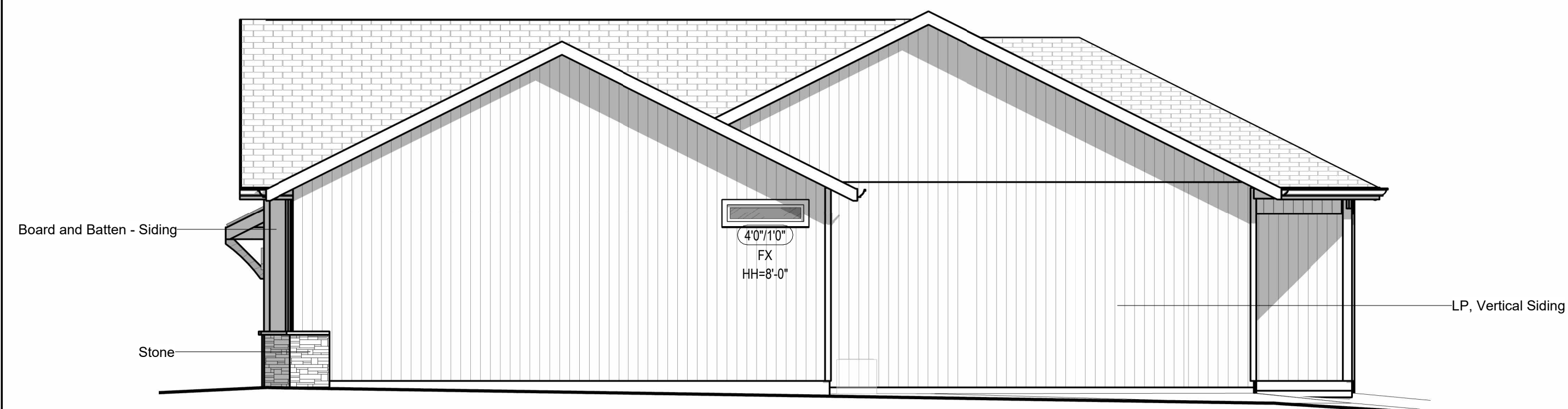
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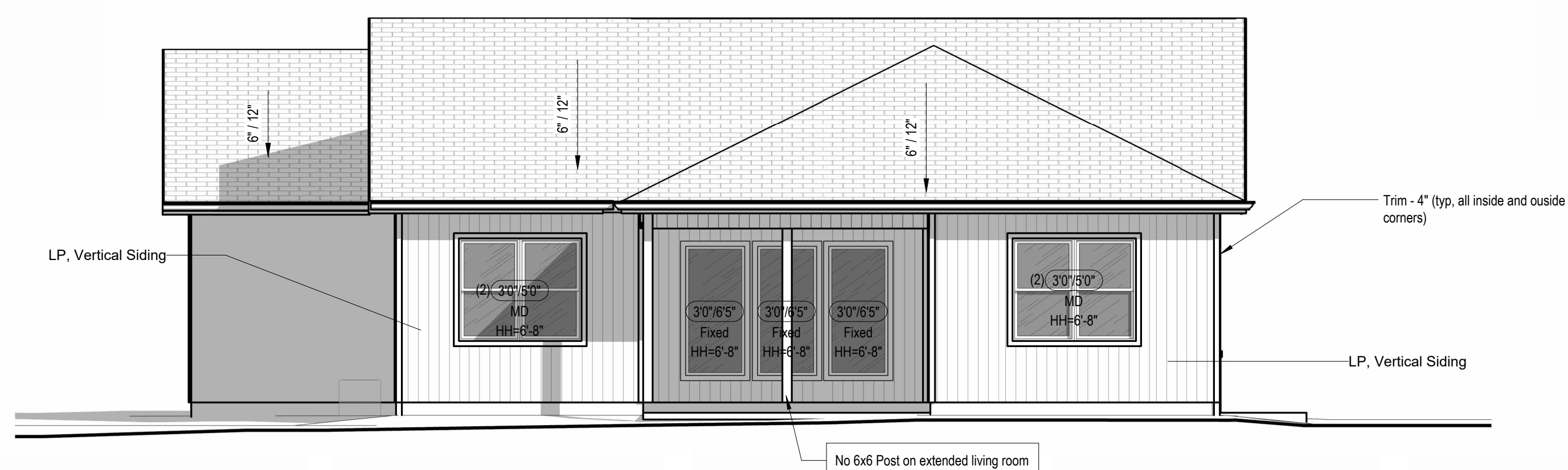
05/19/2025

05/19/2025

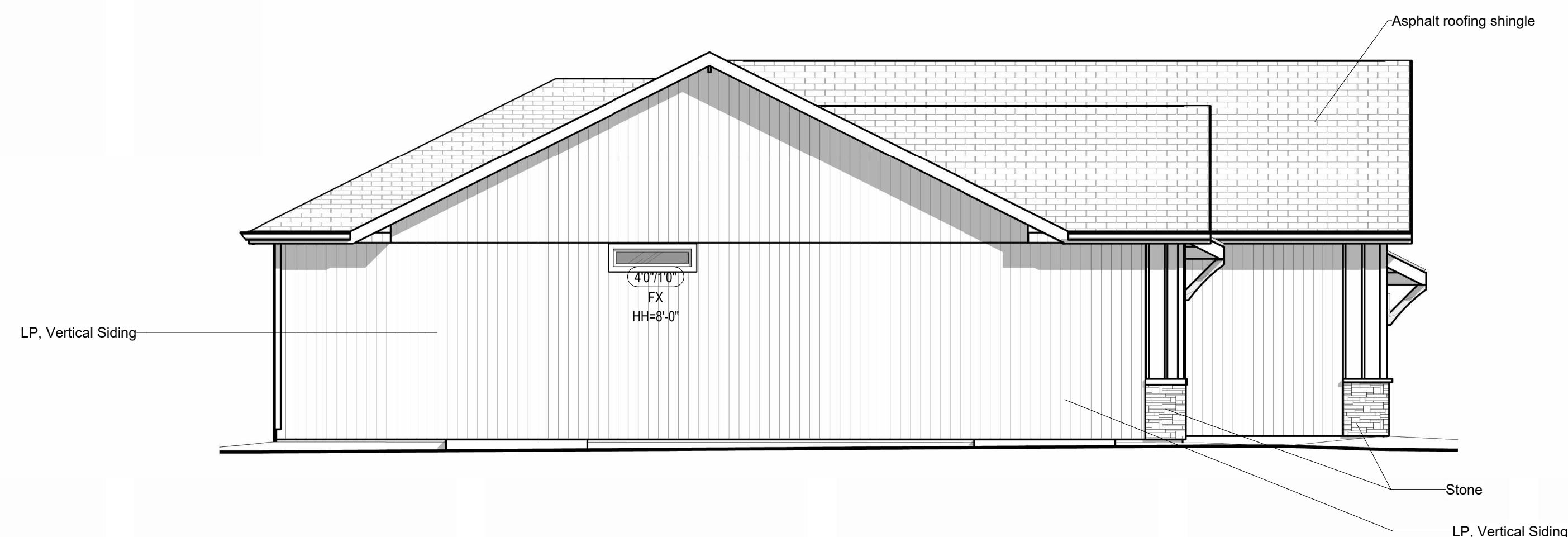
# Greystone - Masterplan



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



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



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

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

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## REVISIONS

[illegible]

PROJECT

LOT: 143 Hook Farms

ADDRESS: Lee's Summit, MO  
2618 SW Firefly Lane

DRAWING TITLE  
Side Elevations - Full Basement -  
Farmhouse

DATE ISSUED

DRAWING NUMBER

# A02



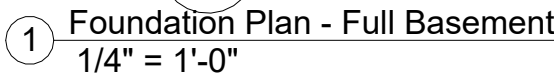
Foundation Wall Schedule			
Type	Width	Reinforcing	Comments
C8	0' - 8"	Reinf. w/ #4 vert. @ 12" oc / (3) #4 hor. equally spaced.	<varies>

FOOTING FOUNDATION & CONCRETE NOTES

- 1. TO ADDRESS DIFFERENTIAL SETTLEMENT, ALL INTERIOR BARRING AND EXTERIOR REINFORCING SHALL BE PLACED IN THE MIDDLE THIRD OF THE FOOTING.
- 2. NATURAL SOIL TO BE PLACED MIN. 36" BELOW GRADE.
- 3. CONCRETE TO BE BASED ON MOD. OF 2,500 PSI FORT. STRENGTH TO ACHIEVE THE FOLLOWING BENDING MOMENTS:
  - 3.1. 2.00 PSF FOR 6" 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 FOR 6" MIN. CONC. EXPOSED TO WEATHER
- 6. PEDESTALS AS INDICATED (4" X 7" X 1" MIN. CONC. PLACE OVER 8" MIN. VAPOR BARRIER)
- 7. PROVIDE EXTERIOR FOOTINGS WITH MIN. 2" Q.E.W. REINFORCE W/ 2" #4 CONC. AT MIN. 20" BENT
- 8. PROVIDE 4" X 4" (1" @ 4" DEEPS) AS REINTEENT CORNERS
- 9. 12"X12" IASTM 4"X4" ANCHOR BOLTS @ 45° CONC. @ EXT. WALLS
- 10. PROVIDE TENSURE TREATED PLATE 1" MIN. BEARING WALLS W/ 12" X 12" X 1/2" LHTL
- 11. PROVIDE 2" MIN. CONC. OVER 4" MIN. REINFORCING
- 12. PROVIDE 2" LAP'S MIN. INCLUDING CORNERS
- 13. INSTALL HOLDDOWN BOLT ANCHORAGE AS INDICATED ON PLAN
- 14. PROVIDE TYPING REINFORCING AS INDICATED ON PLAN
- 15. SOIL BEARING CAPACITY NOT ASSUMED TO BE GREATER THAN 2,000 PSF IN THE SUBGRADE
- 16. FOUNDATION DESIGN ALL COMPLETED FILL AREAS REQUIRE A SPECIAL INSPECTION

- 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 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 MINIMUM OF 2 FEET BELOW THE BOTTOM OF THE SLAB
6. WHERE FLOOR JOISTS ARE PARALLEL TO THE 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.

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



# Greystone - Masterplan

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MAY 13, 2025

## REVISIONS

[illegible]

PROJECT  
LOT: 143 Hook Farms  
ADDRESS: Lee's Summit, MO  
2618 SW Firefly Lane  
DRAWING TITLE  
Foundation Plan - Full Basement

DATE ISSUED

DRAWING NUMBER

# A03

05/19/2025



Diagram illustrating the wall section dimensions and components:

- Top section: 6" (left), 2' - 6 1/2" (center), 6" (right).
- Left side section: 3' - 6" (vertical), 3" (horizontal).
- Bottom section: 9'-8" (horizontal), Basement (label).
- Internal label: Access in Wall.



## REVISIONS

PROJECT  
LOT: 143 Hook Farms  
ADDRESS: Lee's Summit  
2618 SW Fire  
DRAWING TITLE  
Floor Plan - Main Level

DRAWING NUMBER

# A05

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1. 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.

- 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.

[illegible]

15" - 8"

[illegible]

3

1

[illegible][illegible]

opening-44" A.F.F. Max. to lowest portion.  
5.7sqft of window opening.

113

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

② Section 3  
1/2" = 1'-0'

15 |



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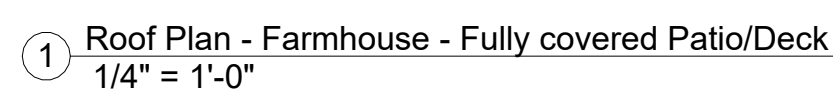


PROJECT  
LOT: 143 Hook Farms  
ADDRESS: Lee's Summit, MO  
2618 SW Firefly Lane  
DRAWING TITLE  
Roof Plan - Farmhouse - Fully  
covered Patio/Deck

DRAWING NUMBER

# A06

05/19/2025







# Greystone - Masterplan

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## REVISIONS

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PROJECT  
LOT: 143 Hook Farms  
ADDRESS: Lee's Summit, MO  
2618 SW Firefly Lane

DRAWING TITLE  
Floor Plan - Structural POD  
Options 24" Extension

DATE ISSUED

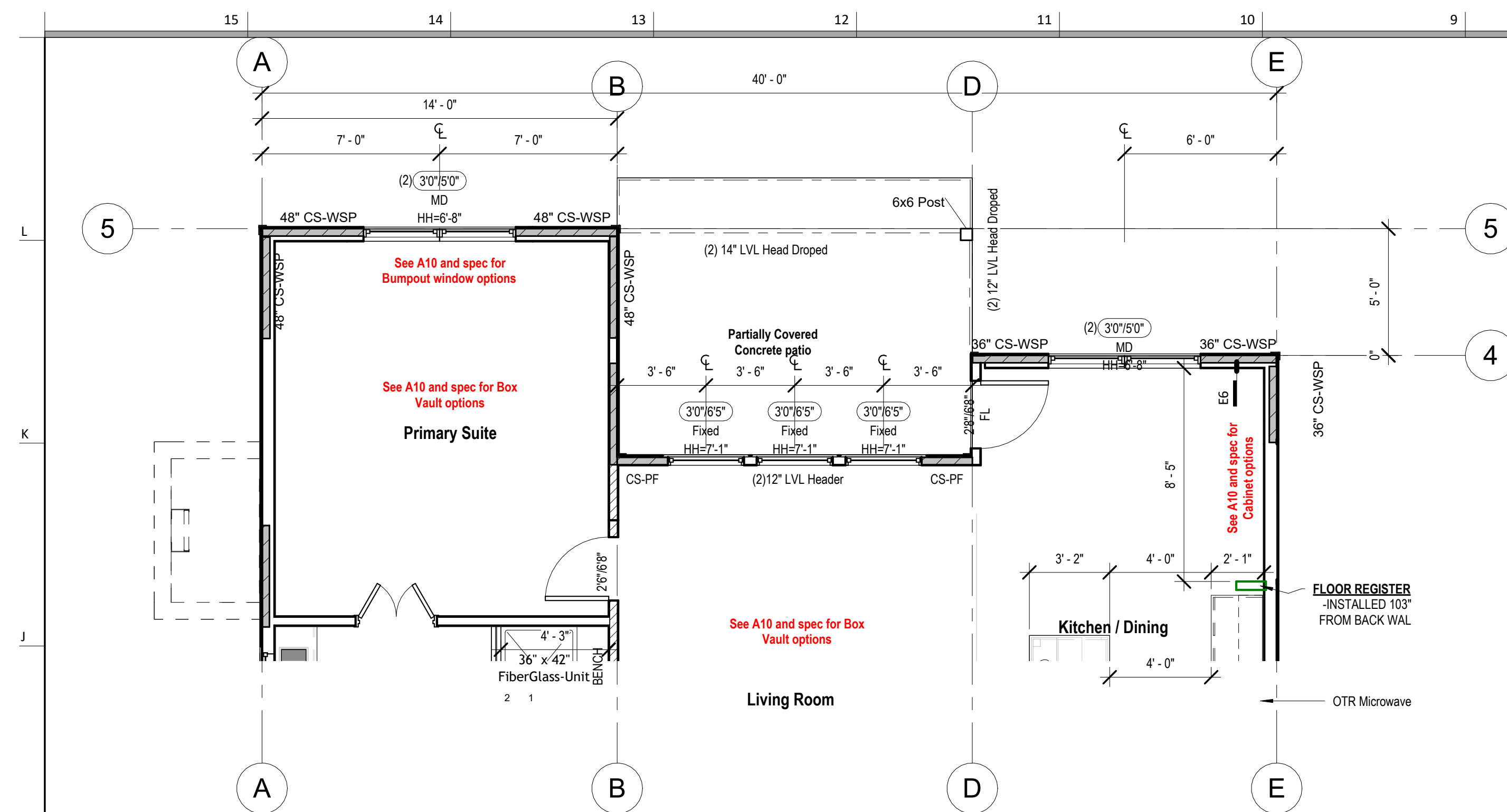
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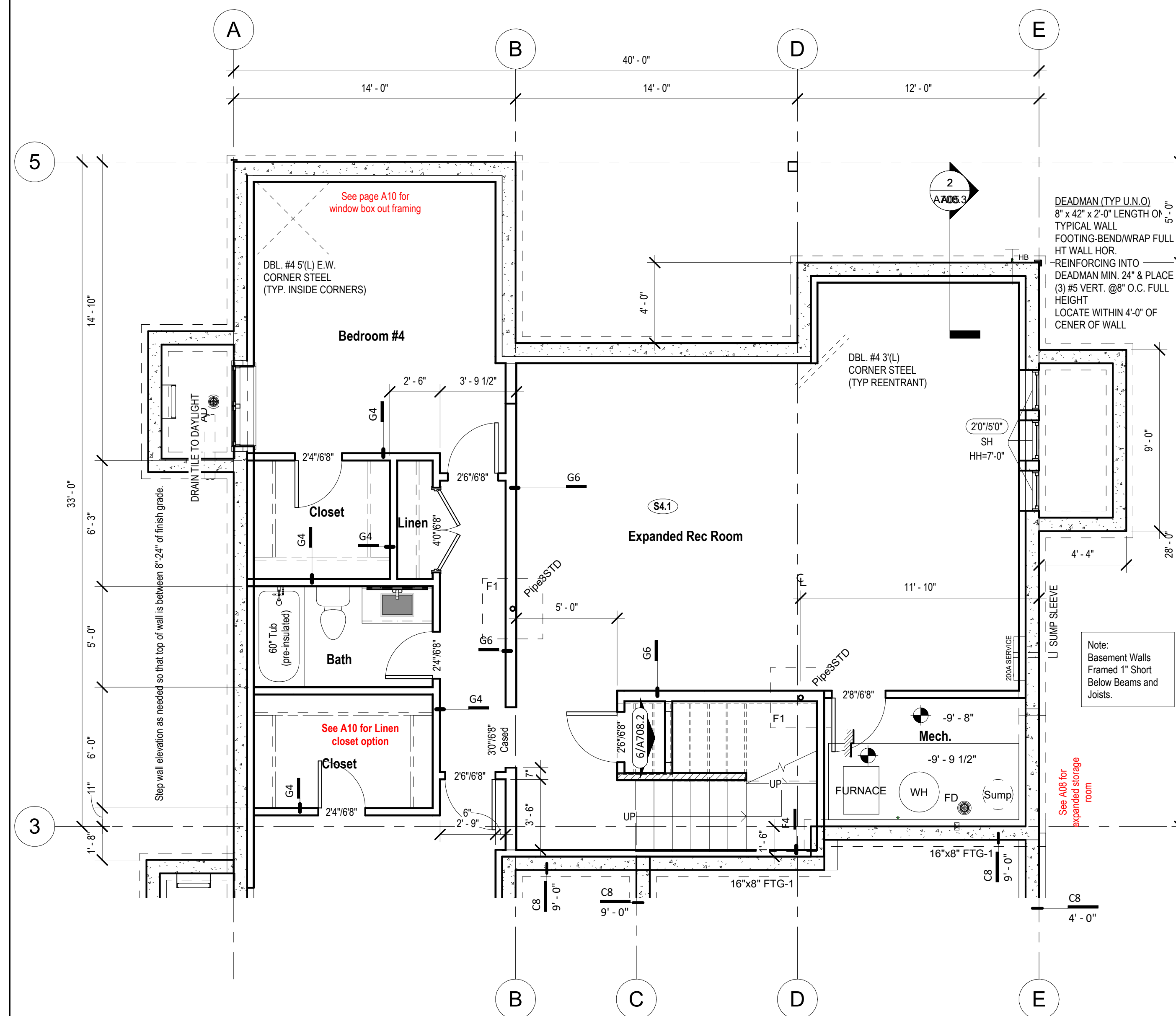
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AS NOTED FOR PLAN  
DEVELOPMENT SER

05/10/20

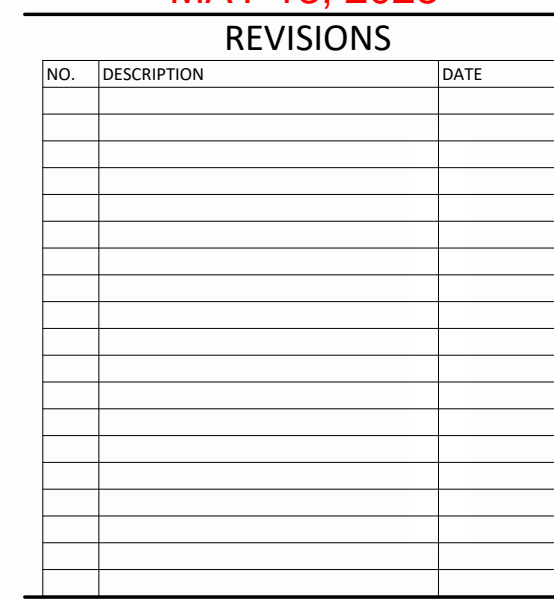


3 Floor Plan - Living Space - W/ Extending Living  
1/4" = 1'-0"



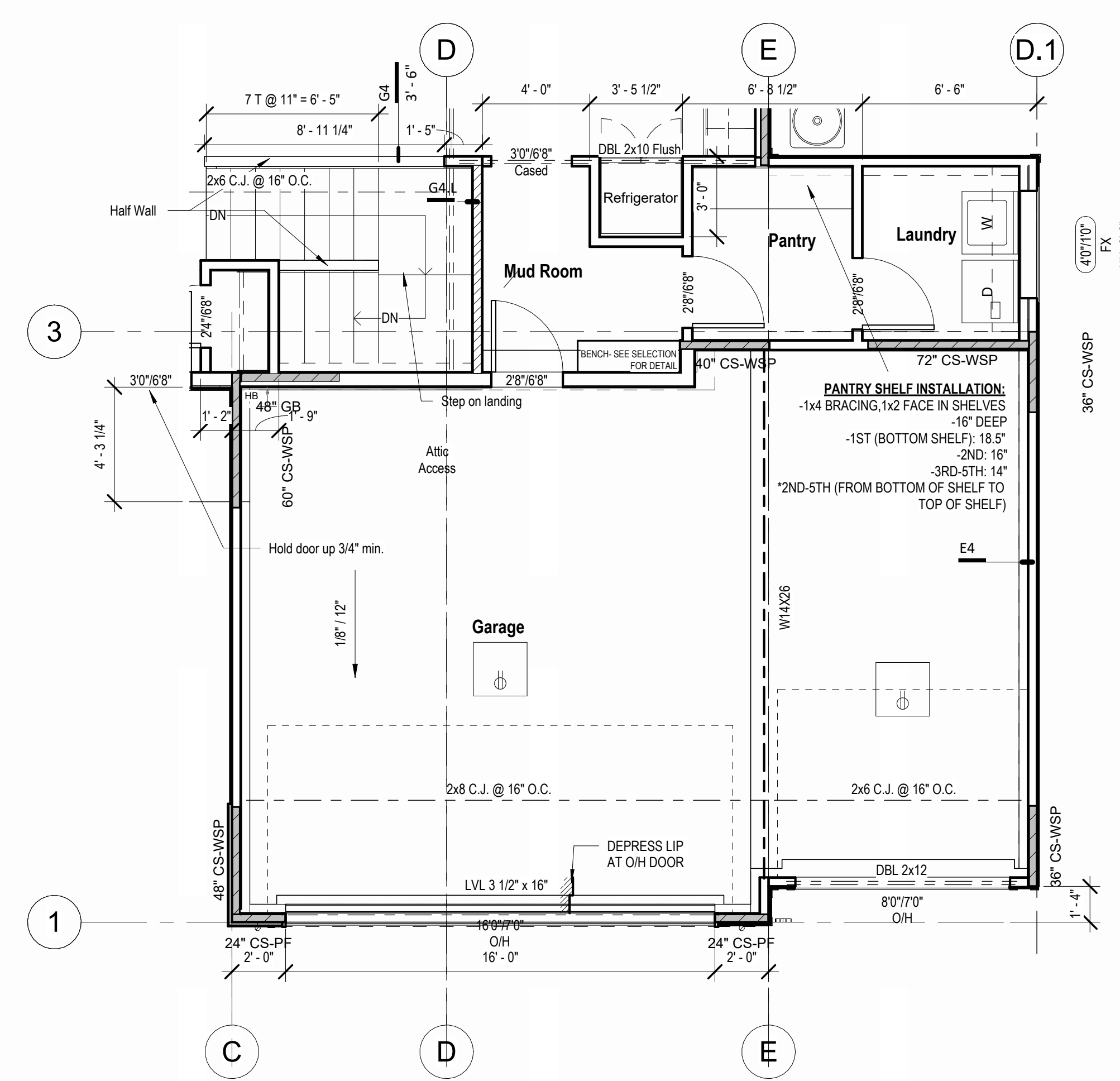
① Basement Floor Plan - Design + Extended Living  
1/4" = 1'-0"



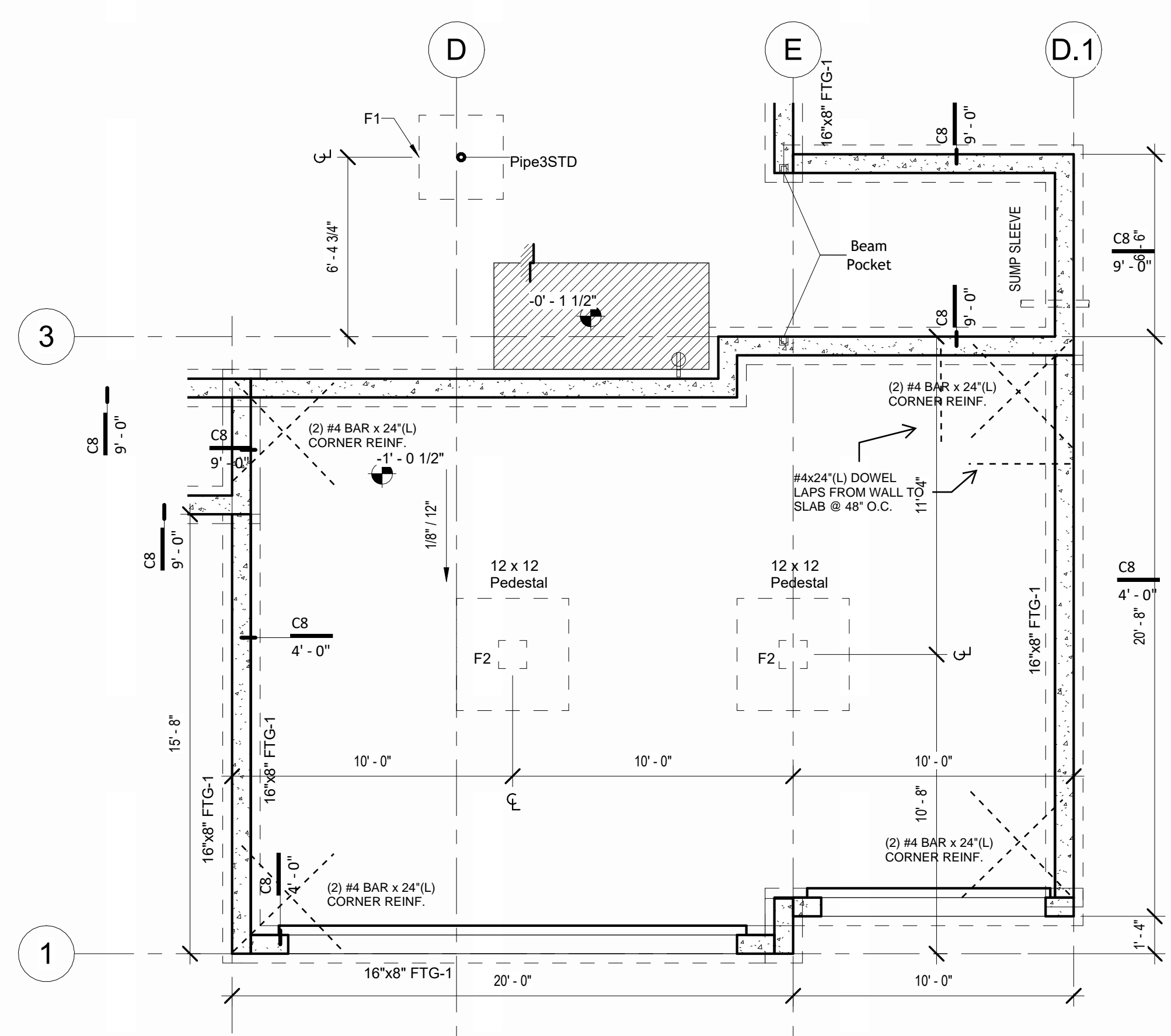


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③ Floor Plan - Living Space - W/ 3 Car Garage - W/ Extended Pantry  
1/4" = 1'-0"



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



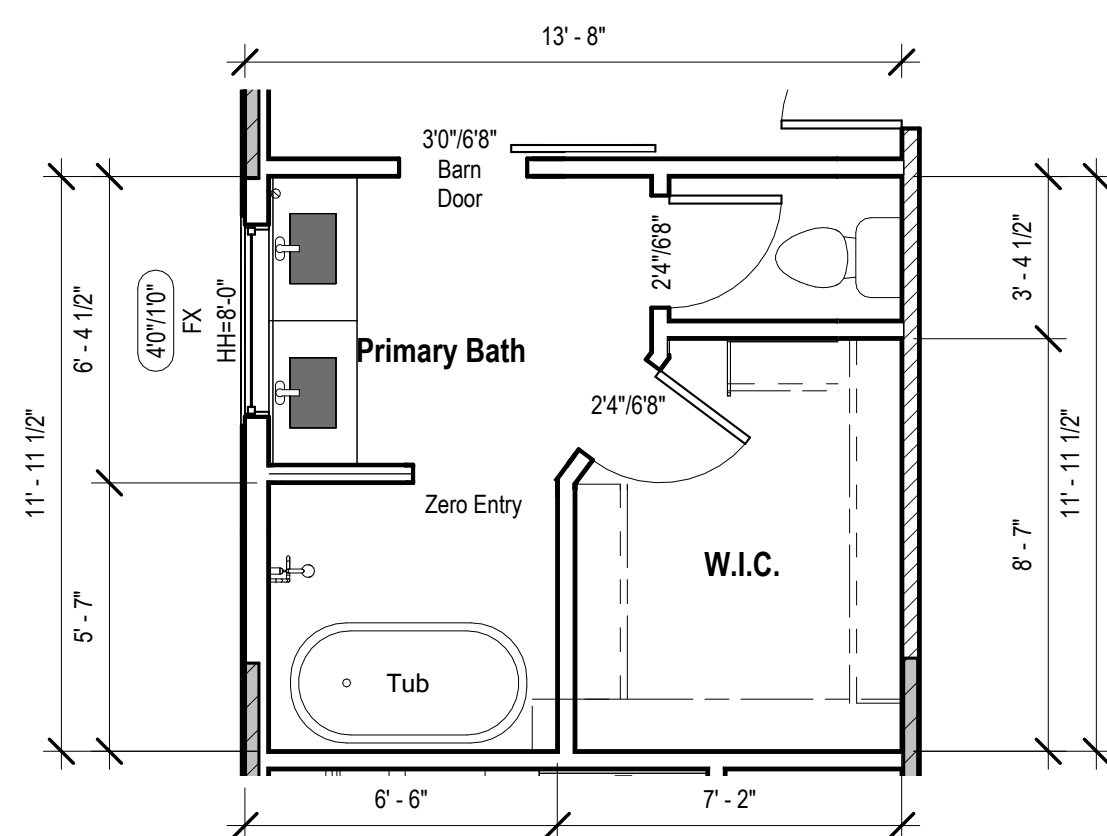
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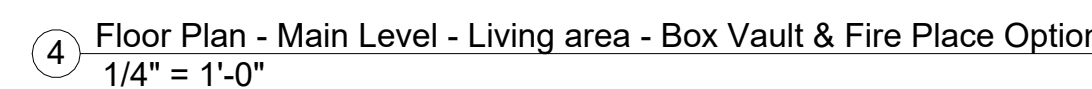
PROJECT  
LOT: 143 Hook Farms  
ADDRESS: Lee's Summit, MO  
2618 SW Firefly Lane  
DRAWING TITLE  
POD Options

DRAWING NUMBER

# A10



9 Main Level - Primary Bath - Design + Bathtub  
1/4" = 1'-0"



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



19 Ref. Elevation  
1/4" = 1'-0"



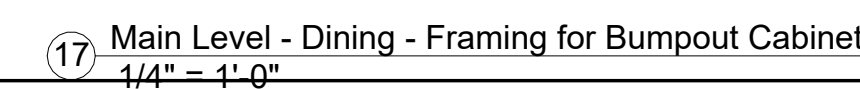
14 Front Elevation - Main Level - Dining - Bumpout Option  
1/4" = 1'-0"



15) Side Elevation - Main Level - Dining - Bumpout Option  
1/4" = 1'-0"



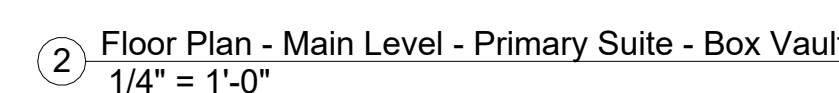
6 Main Level - Dining - Bumpout Option  
1/4" = 1'-0"



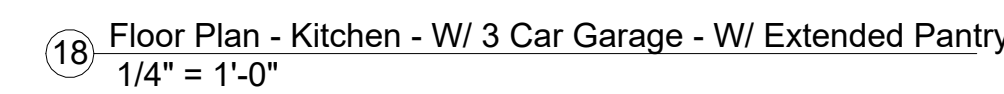
17 Main Level - Dining - Framing for Bumpout Cabinet  
1 1/4" = 1' 0"



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



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



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



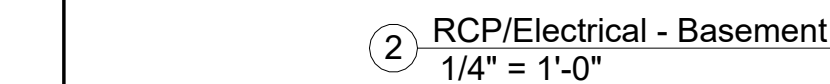
① Basement Floor Plan - Closet POD Option  
1/4" = 1'-0"



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)

Legend - RCP



# Greystone - Masterplan

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PROJECT  
LOT: 143 Hook Farms  
ADDRESS: Lee's Summit, MO  
2618 SW Firefly Lane

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DRAWING TITLE  
RCP/Electrical Plan

DRAWING NUMBER

# E01

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# G

# F

E

# A11







# A13

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

