

# Greystone - Masterplan

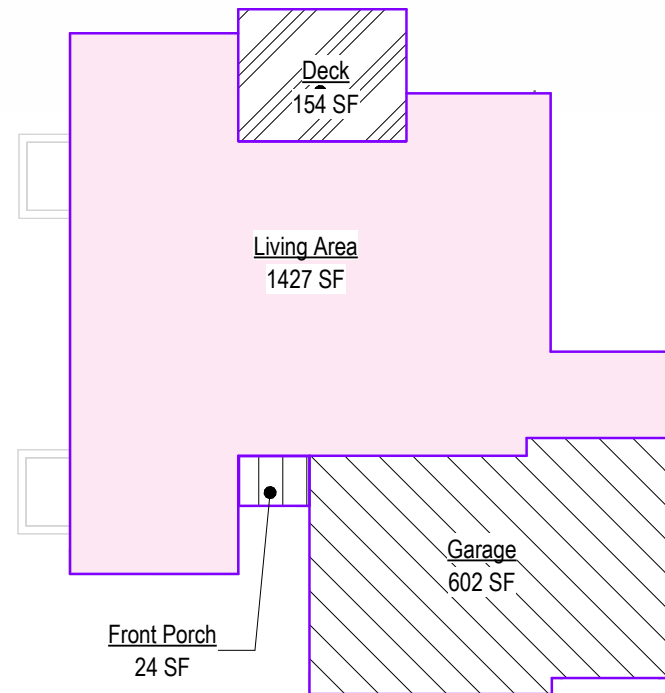
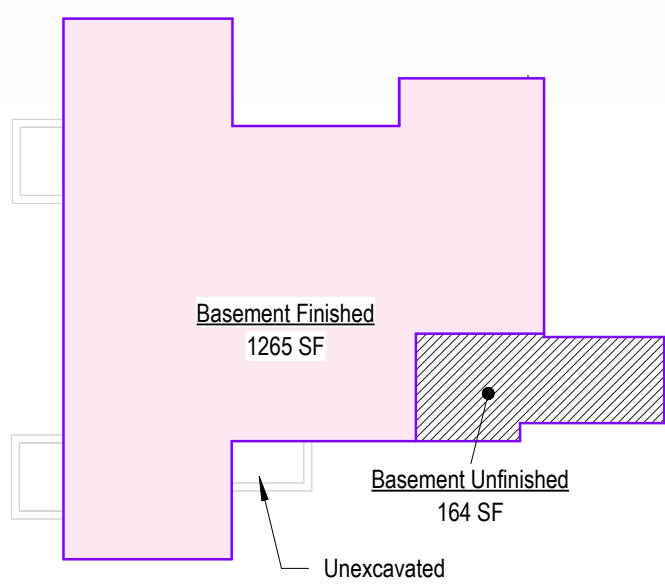
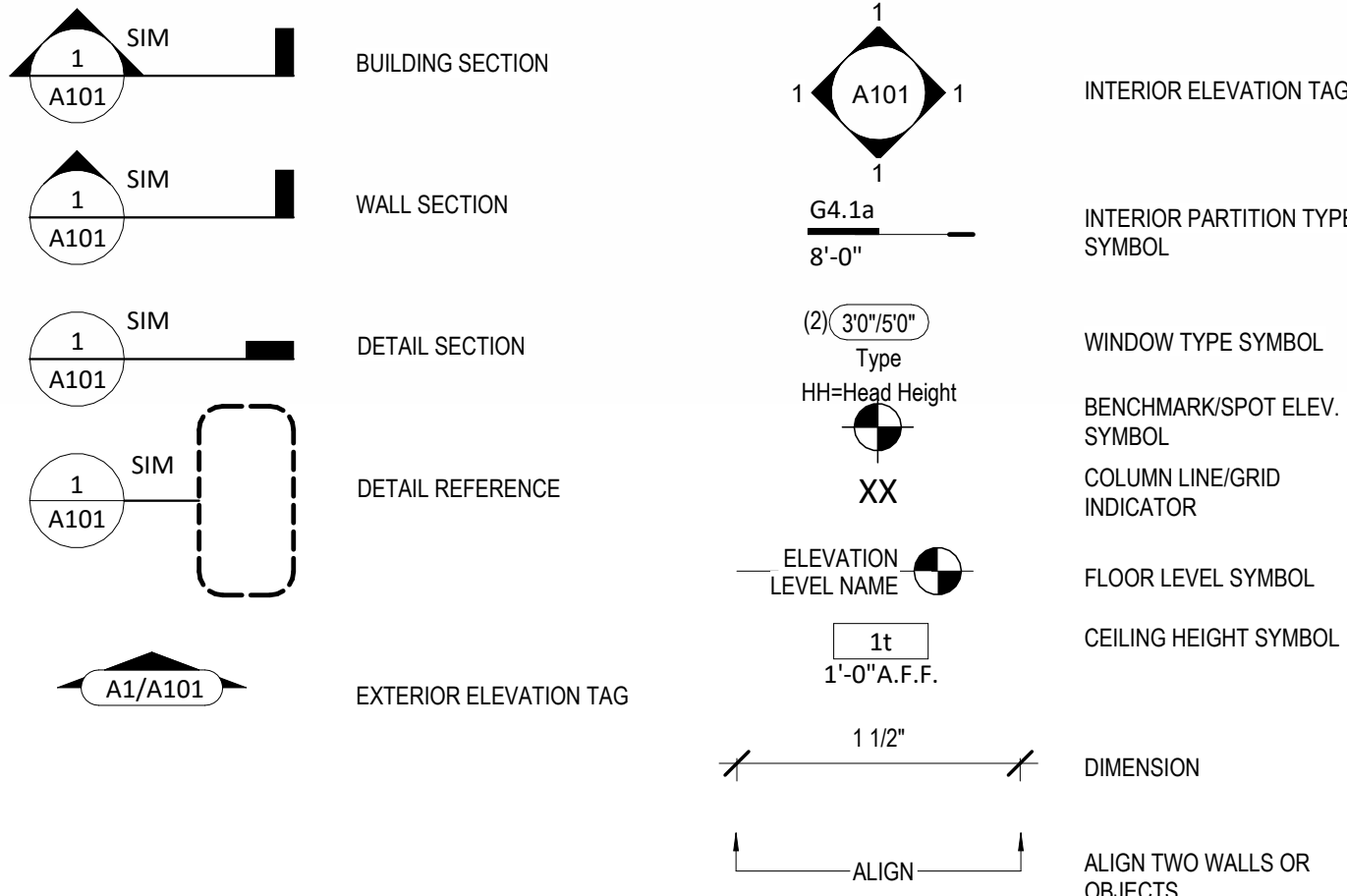
LOT: 143 Hook Farms

ADDRESS: 2618 SW Firefly Lane, Lees Summit, MO



RELEASE FOR CONSTRUCTION  
AS NOTED FOR PLAN REVIEW  
DEVELOPMENT SERVICES  
LEE'S SUMMIT, MISSOURI  
05/27/2025

| 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 24" Extension |
| A08          | Floor Plan - W/ 3 Car Garage - W/ Extended Pantry |
| A10          | POD Options                                       |
| E01          | RCP/Electrical Plan                               |
| A11          | Details   |
| A12          | Details   |
| A13          | Details   |



| Area - W/ Extended pantry & Living |         |  |
|------------------------------------|---------|--|
| Name                               | Area    |  |
| Basement Finished                  | 1265 SF |  |
| Basement Unfinished                | 164 SF  |  |
| Deck                               | 154 SF  |  |
| Front Porch                        | 24 SF   |  |
| Garage                             | 602 SF  |  |
|                                    | 2692 SF |  |

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

5 Main Level Area - W/ Extended pantry  
1/16" = 1'-0"

#### Change/Revision Log:

May 19, 2025:

1. Updated address on all pages.

May 23, 2025:

Item #1: The 2x6 walls on main floor are changed to 2x4.

Item #2: LVLs added to support dropped floor for zero entry shower in primary bath.

Item #3: Board and Batten returns corrected in elevation.

## 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, 87.5)
- 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

Original Issue Date: 10/1/2021

REVISIONS

Number Description Date



MAY 13, 2025

## Permit Set

PLAN DESCRIPTION: Cover Sheet

00

Project No.





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

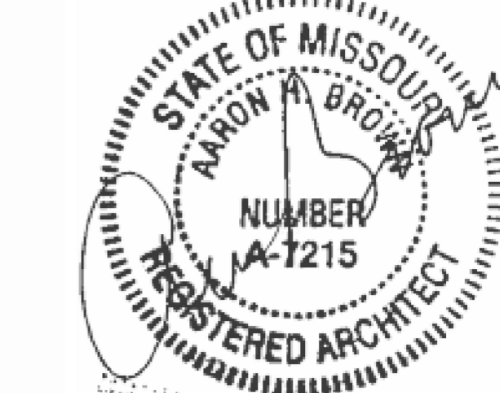
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# A01

# 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  
Side Elevations - Full Basement -  
Farmhouse

DATE ISSUED

DRAWING NUMBER

# A02

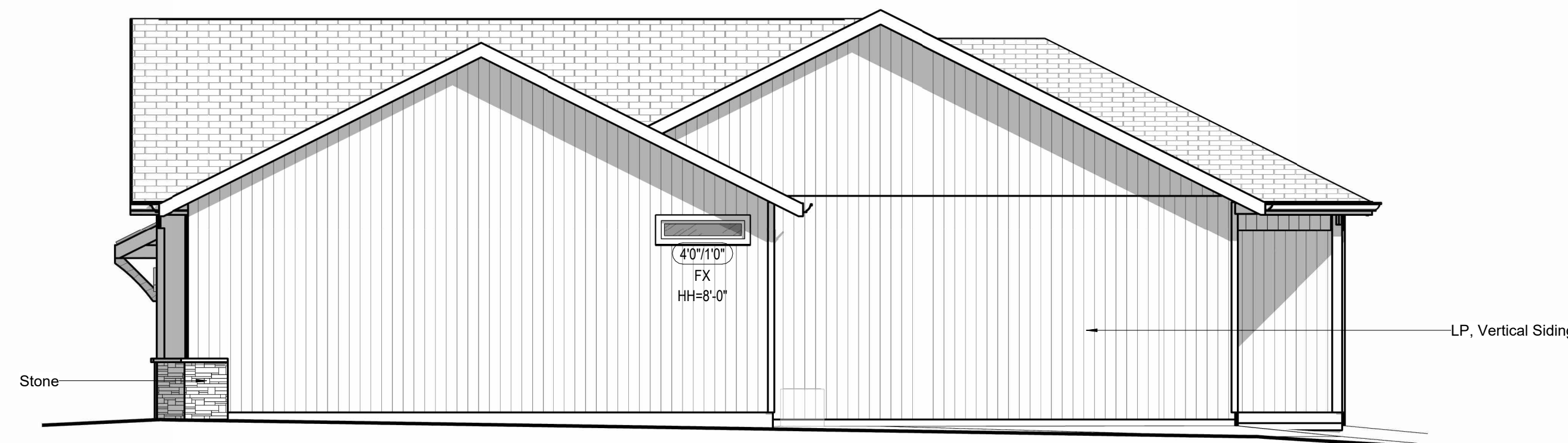
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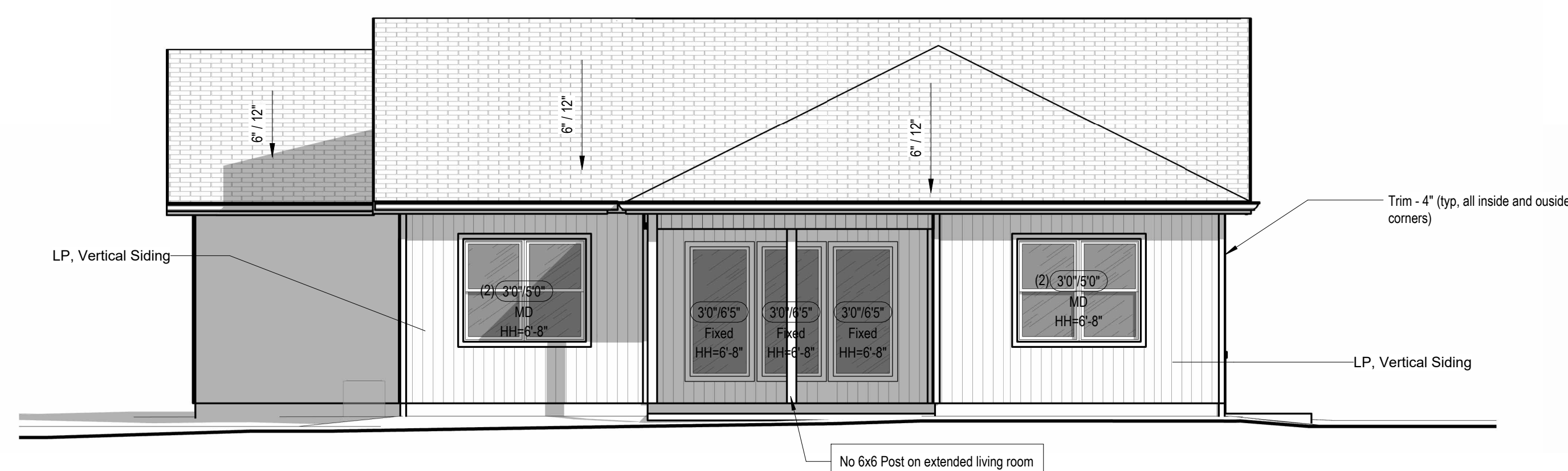
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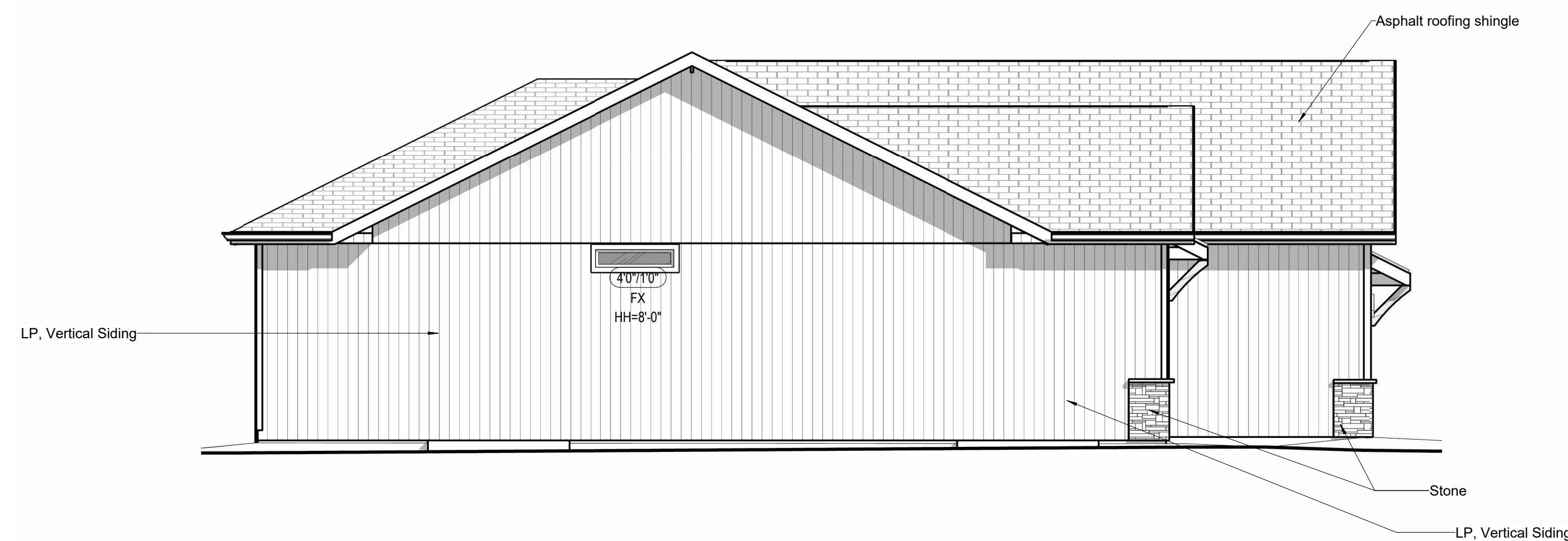
05/27/20



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"



| 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 BARRING SHALL BE PLACED IN THE TOP 12" OF THE CONCRETE. DO NOT UNDISTURB NATURAL SOIL.
- 2. INTERIOR BARRING TO BE PLACED MIN. 36" BELOW GRADE. STRENGTH
- 3. DESIGN IS BASED ON MIN. OF 2,500 PSI PORTLAND CEMENT CONCRETE TO ACHIEVE THE FOLLOWING BENDING MOMENTS:
  - 3.000 PSF FOR MAIN FLOOR, FOUND. WALLS & 1/2" SLOPE
  - 3.000 PSF FOR GARAGE FLOOR
- 4. CONC. EXPOSED TO WEATHER SHALL HAVE 6%+1% AIR ENTRAINMENT
- 5. 100% TOP REINFORCING SHALL BE USED FOR ALL EXTERIOR WALLS. TOP REINFORCING FOR PEDESTALS AS INDICATED (4# X 7 FT @ 4" CONC. + 1/2" E.P. + COVER OVER 8" VAPOR BARRIER)
- 6. EXTERIOR EXTERIOR FOOTINGS SHALL BE 24" WIDE, REINFORCED W/ 4# @ 24" ON CENTER
- 7. PROVIDE 4# X 12" @ 48" DEEPNESS @ REINVENT CORNERS
- 8. 12"x12" ILM STRIP ANCHOR BOLTS @ 48" ON C @ EXT. WALLS
- 9. 12"x12" ILM STRIP ANCHOR BOLTS @ 12" ON BEARING WALLS W/ 1/2" @ 24" X 12" ILM
- 10. PROVIDE 2" LAP IN ALL INCLUDING CORNERS
- 11. INSTALL HOLDDOWN BOLT ANCHORAGE AS INDICATED ON PLAN
- 12. PROVIDE BATTING MIN. 1" BELOW ALL REINFORCING
- 13. SOIL BEARING CAPACITY NOT ASSUMED TO EXCEED 1,000 PSF PER INCH

SOIL INVESTIGATION DESIGN ALL COMPACTED 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 TO THE INTERIOR OF THE FOUNDATION WALL.
6. WHERE FLOOR JOISTS ARE PARALLEL TO THE FOUNDATION WALL, THE WALL SHALL SUPPORTED LATERALLY AT THE TOP BY SLOTT BLOCKING FOR MINIMUM OF TWO JOI SPACES, SPACED NOT MORE THAN 4 FEET @ C.

Diagram illustrating the components of a partition wall section:

- Partition Material Type
- Nominal Stud/Partition Thickness
- Fire Rating or other modifier
- 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.

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



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MAY 13, 2025

## REVISIONS

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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

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Farmhouse\01-Working Files\Revit Central File\HF 143-3.rvt



Diagram of a wall section showing dimensions and components:

- Top section: 6" (left), 2'-6 1/2" (center), 6" (right).
- Below top section: 3'-6" (left).
- Bottom section: 3" (left).
- Label: "Access in Wall" (center).
- Bottom right: "Basement" (text) and a circular symbol with a diagonal line (symbol).



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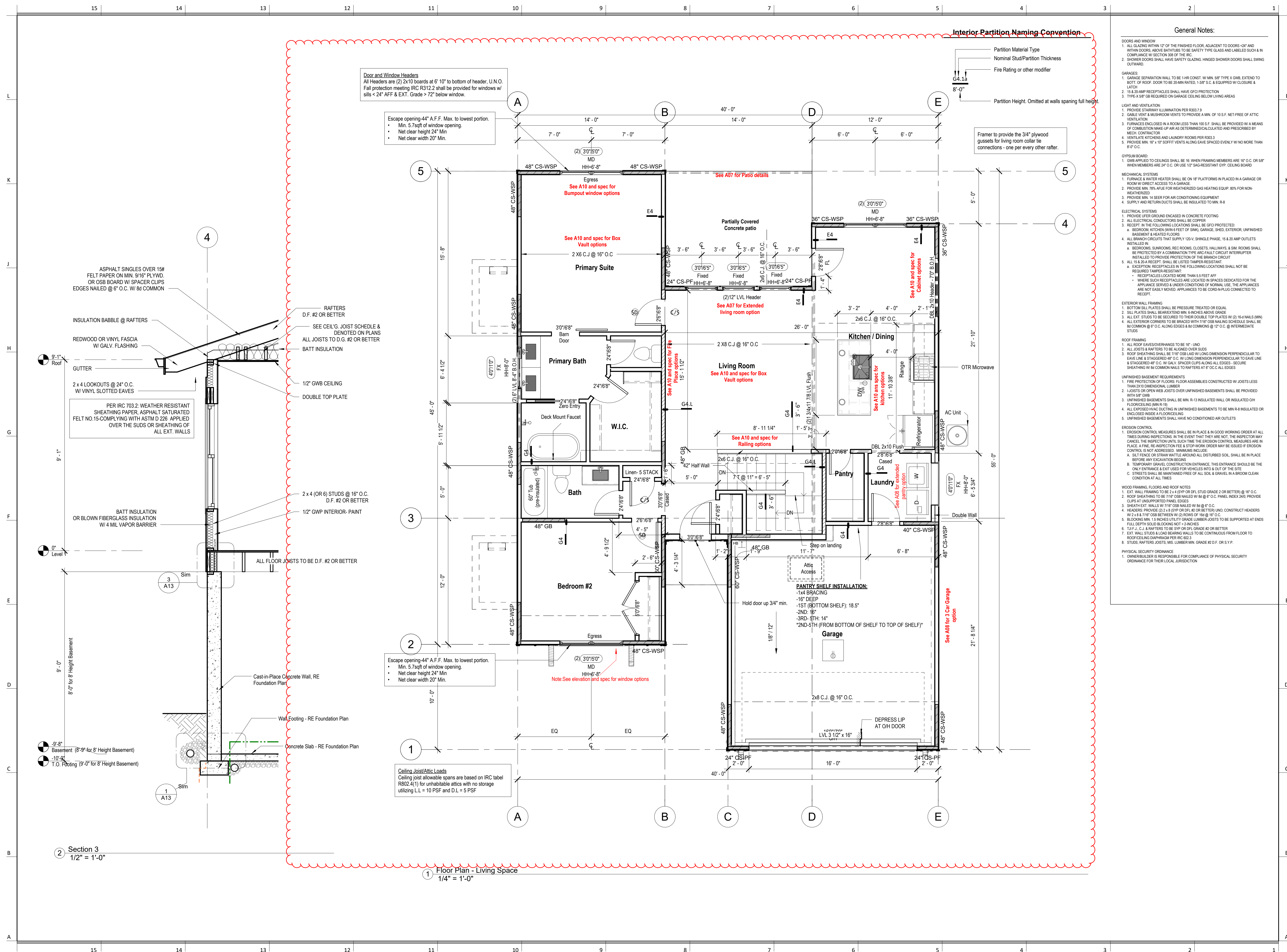
PROJECT  
LOT: 143 Hook Farms  
ADDRESS: Lee's Summit, MO  
2618 SW Firefly Lane  
DRAWING TITLE  
Floor Plan - Main Level

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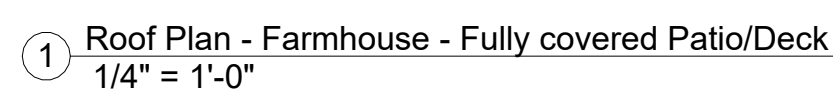


PROJECT  
LOT: 143 Hook Farms  
ADDRESS: Lee's Summit, MO  
2618 SW Firefly Lane  
DRAWING TITLE  
Roof Plan - Farmhouse - Fully  
covered Patio/Deck

DRAWING NUMBER

# A06

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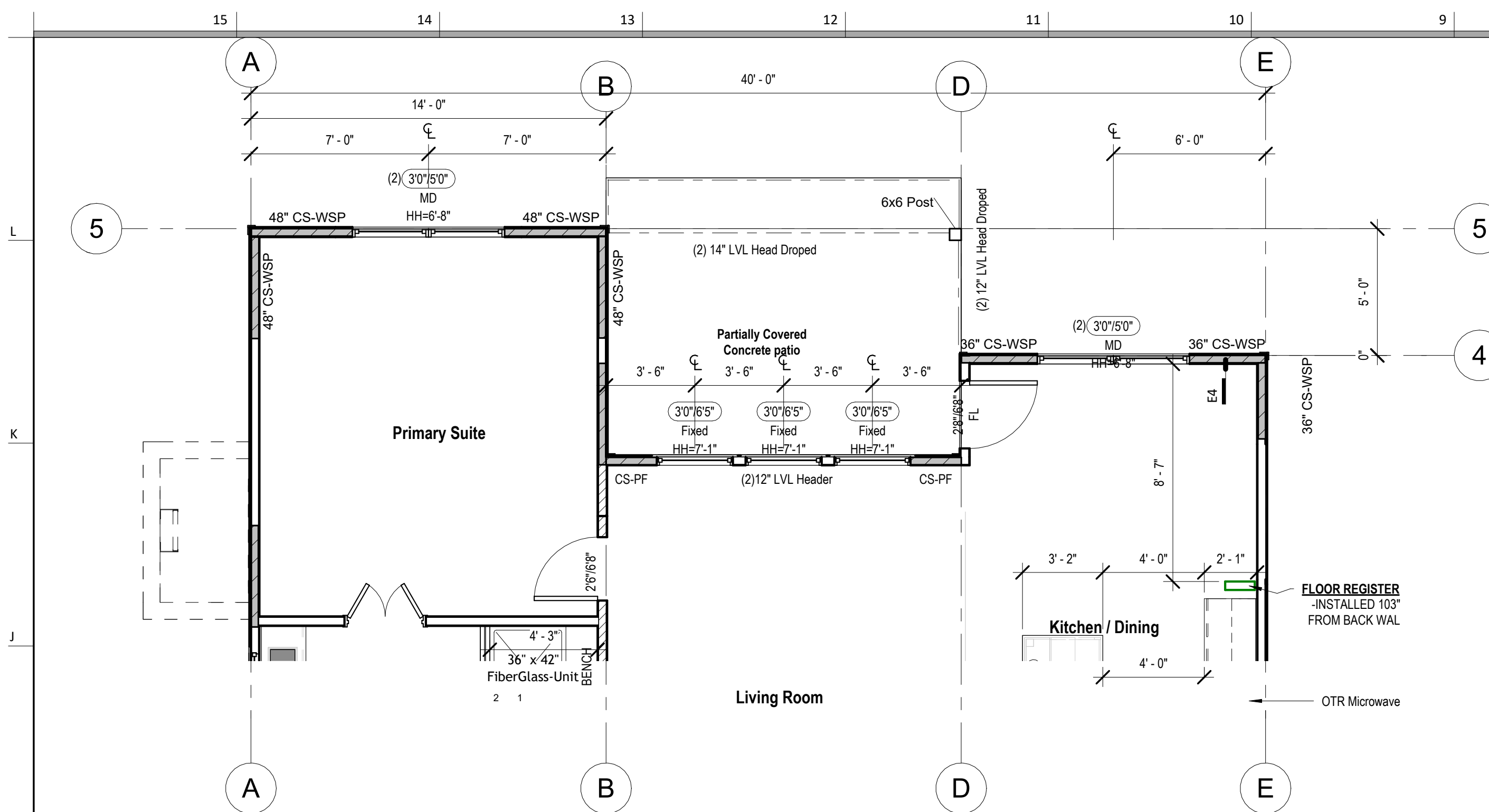
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LOT: 143 Hook Farms  
ADDRESS: Lee's Summit, MO  
2618 SW Firefly Lane

DRAWING TITLE  
Floor Plan - Structural POD  
Options 24" Extension

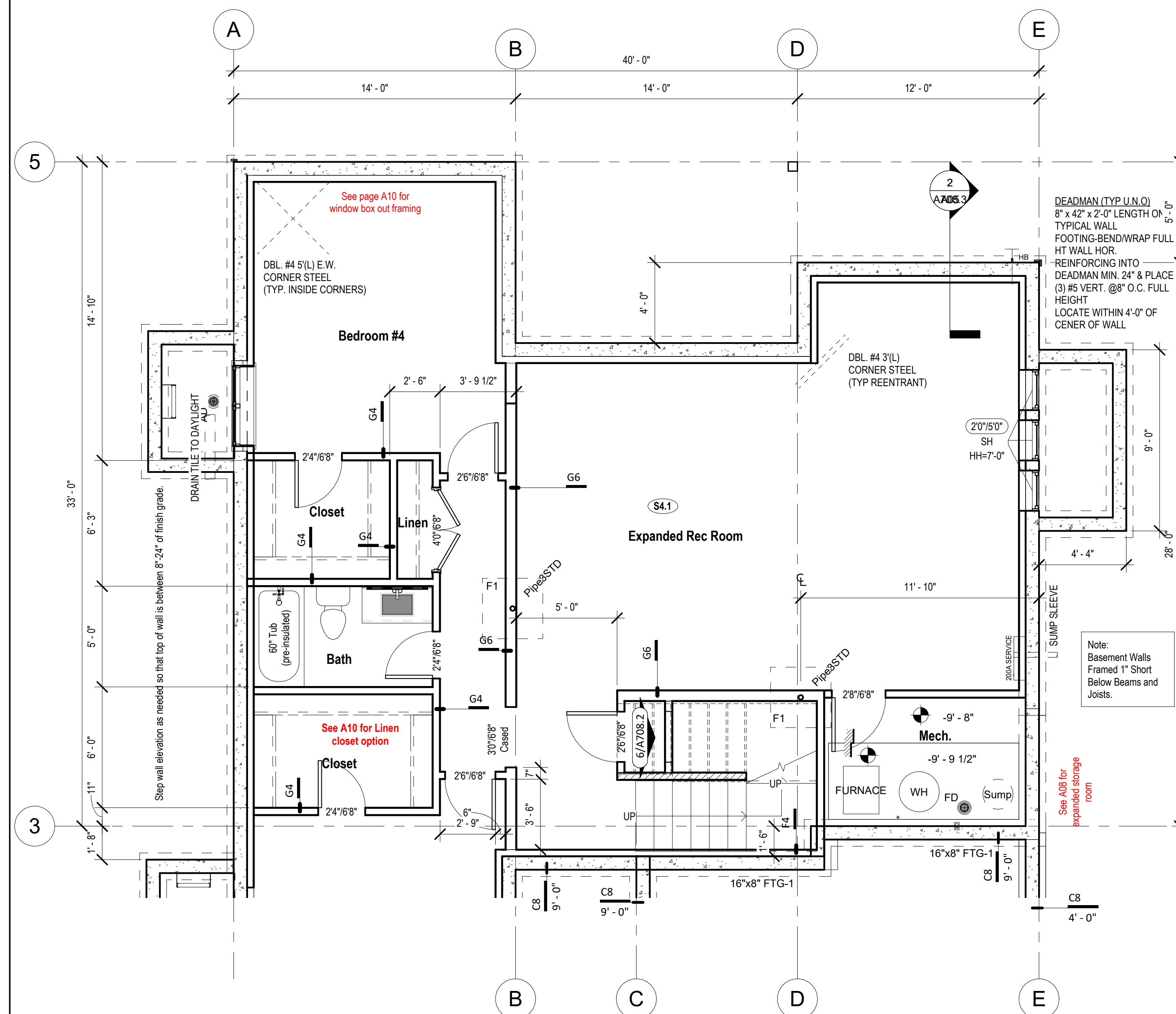
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# A07

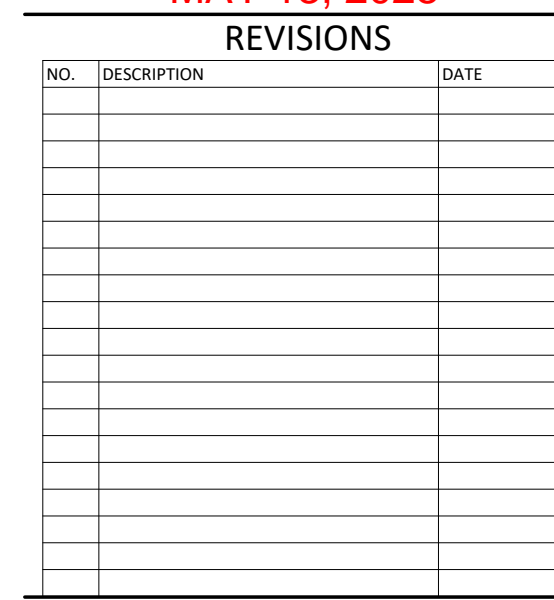


3 Floor Plan - Living Space - W/ Extending Living  
1/4" = 1'-0"



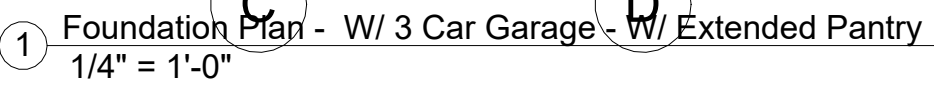
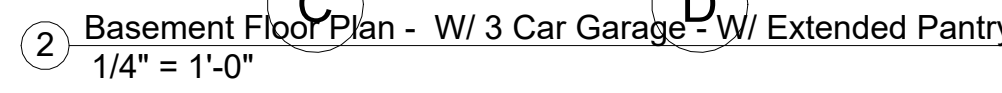
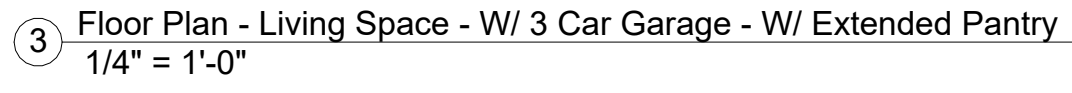
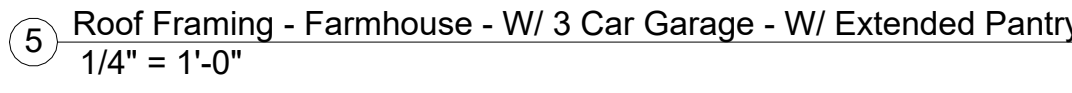
① Basement Floor Plan - Design + Extended Living  
1/4" = 1'-0"





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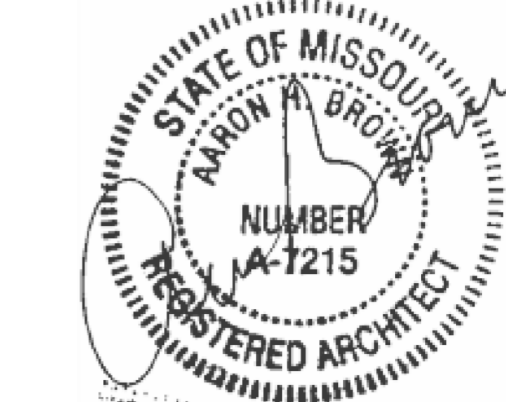




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PROJECT  
LOT: 143 Hook Farms  
ADDRESS: Lee's Summit, MO  
2618 SW Firefly Lane  
DRAWING TITLE  
POD Options

DATE ISSUED

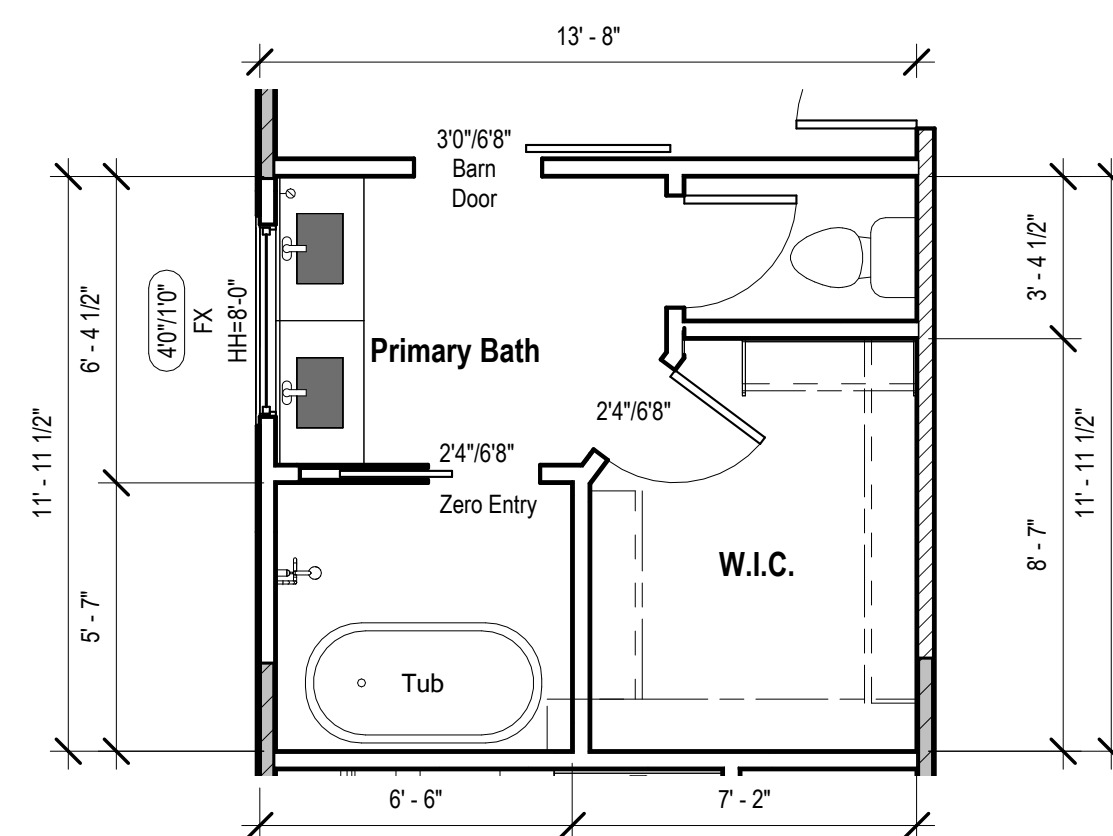
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## A10

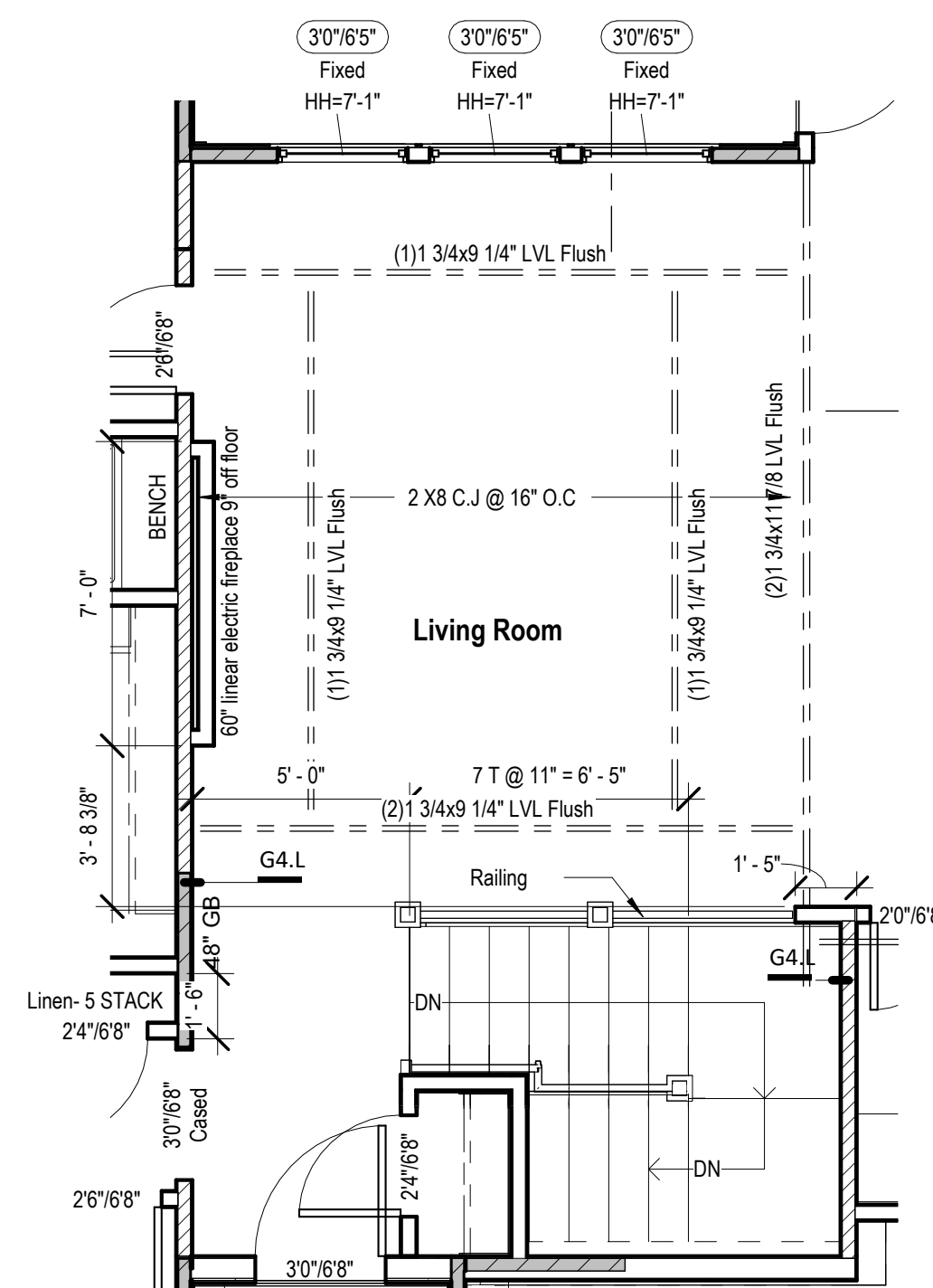
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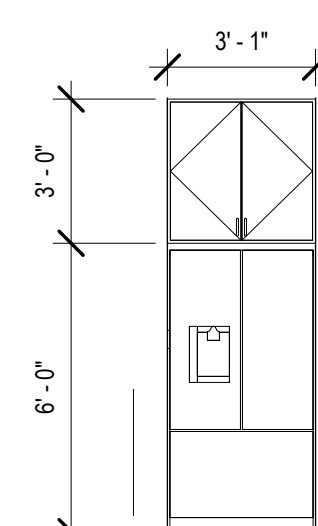
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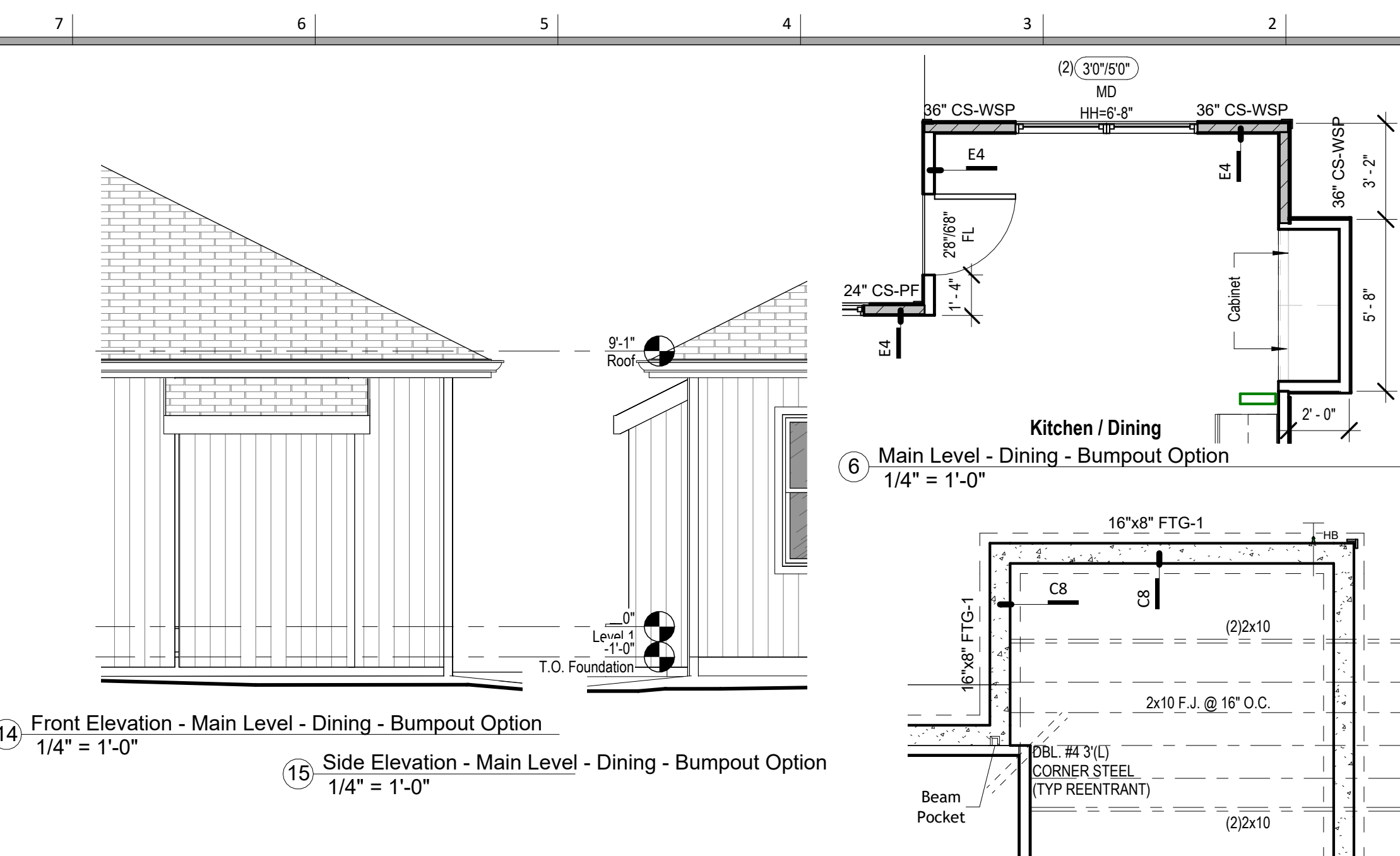
9 Main Level - Primary Bath - Design + Bathtub  
1/4" = 1'-0"



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



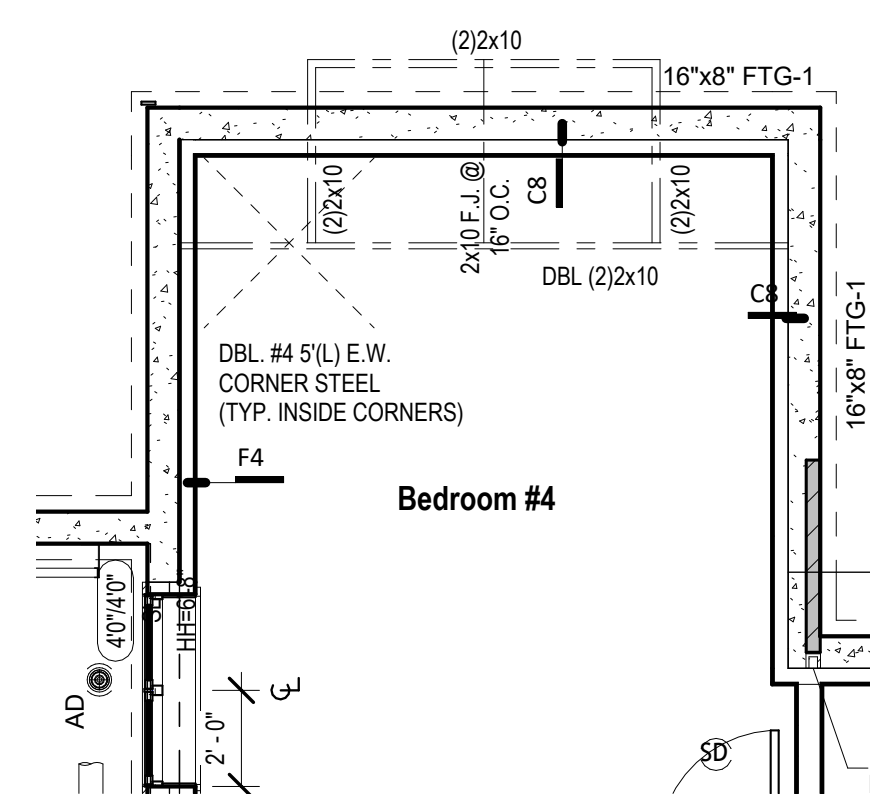
19 Ref. Elevation  
1/4" = 1'-0"



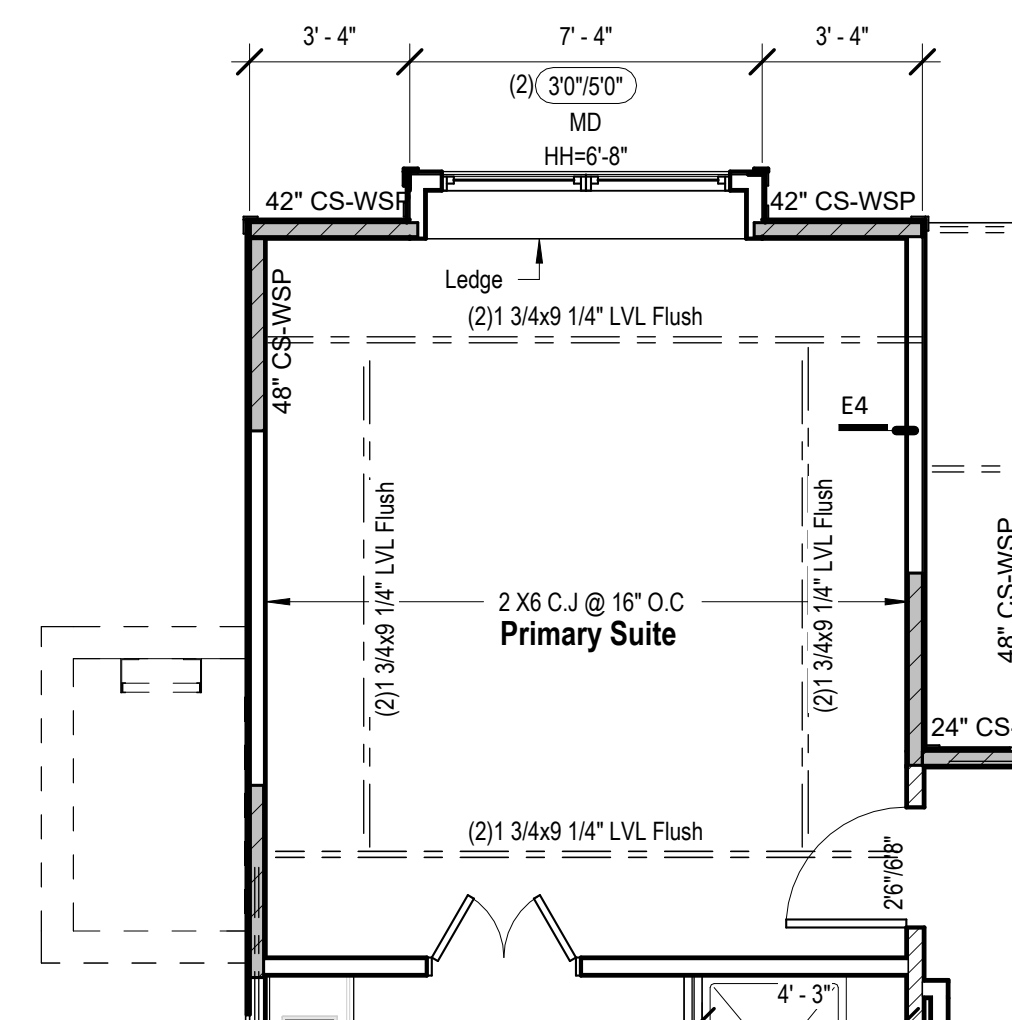
14 Front Elevation - Main Level - Dining - Bumpout Option  
1/4" = 1'-0"

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

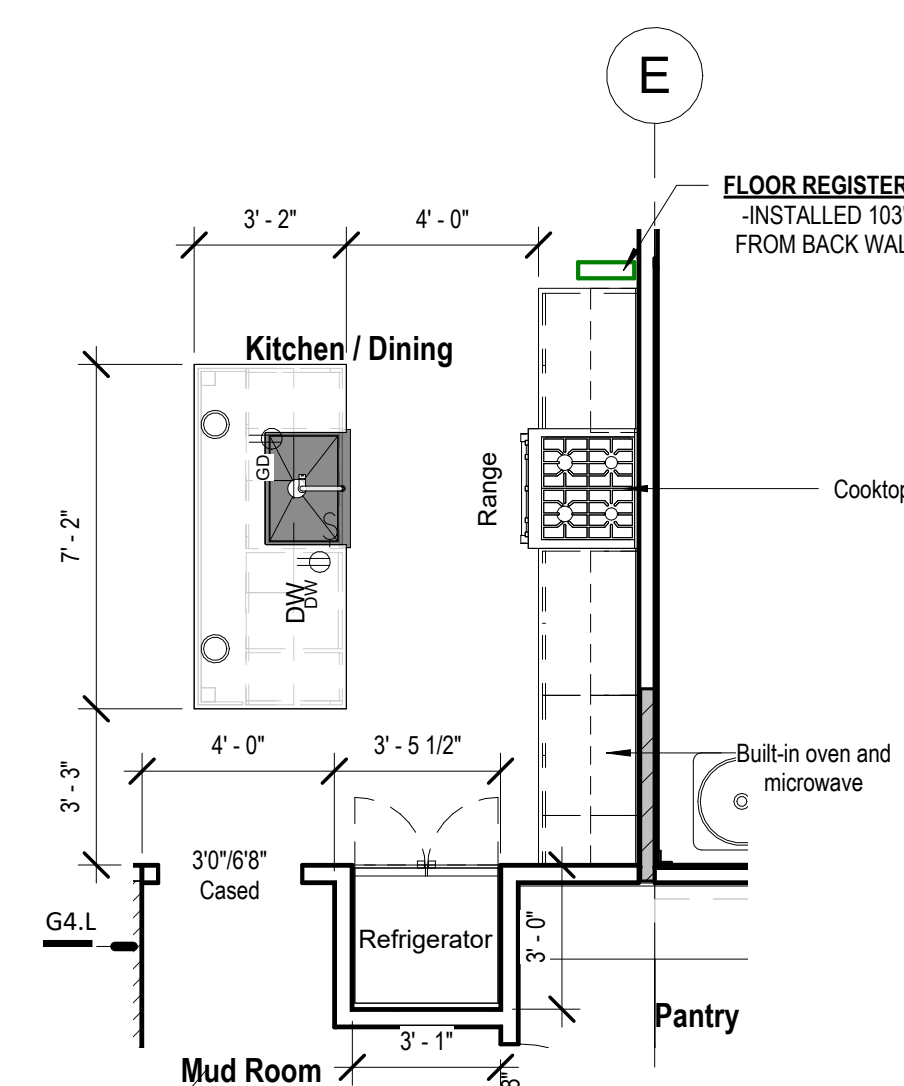
17 Main Level - Dining - Framing for Bumpout Cabinet  
1/4" = 1' 0"



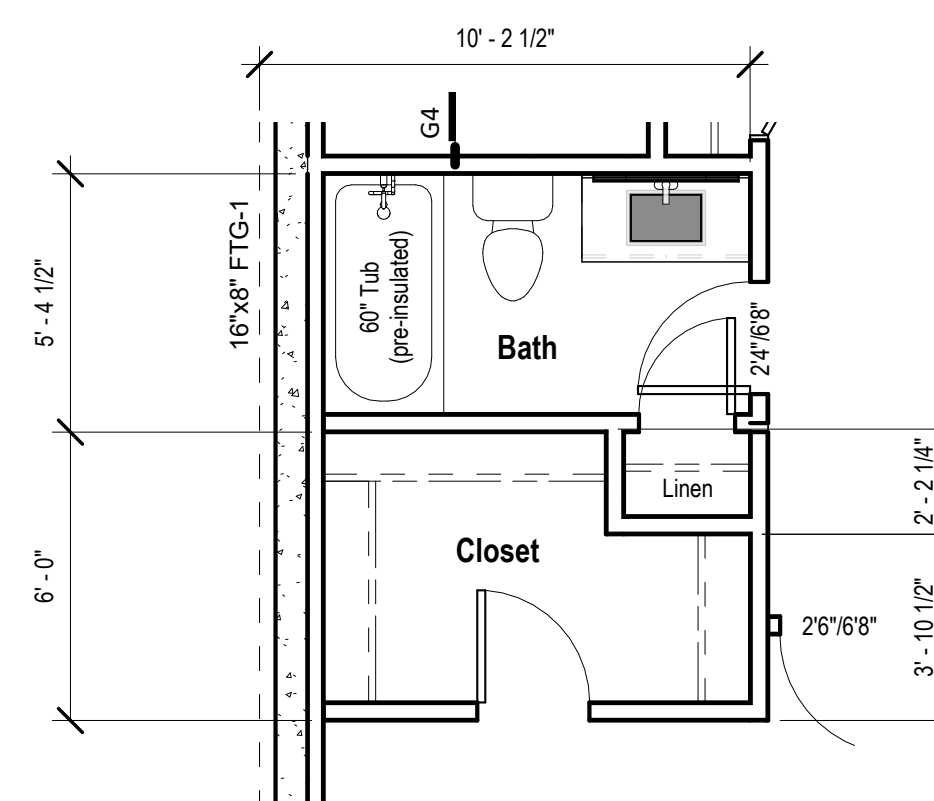
16 Basement Floor Plan - Framing for Bumpout window  
1/4" = 1'-0"



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"

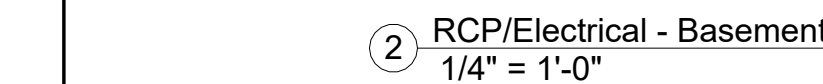


1 Basement Floor Plan - Closet POD Option  
1/4" = 1'-0"



**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



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RCP/Electrical Plan

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# E01





## G

# F

# E

05/27/20







# A13

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

