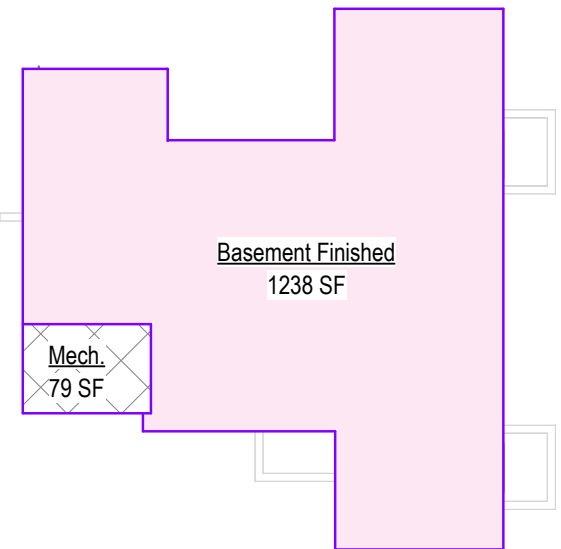


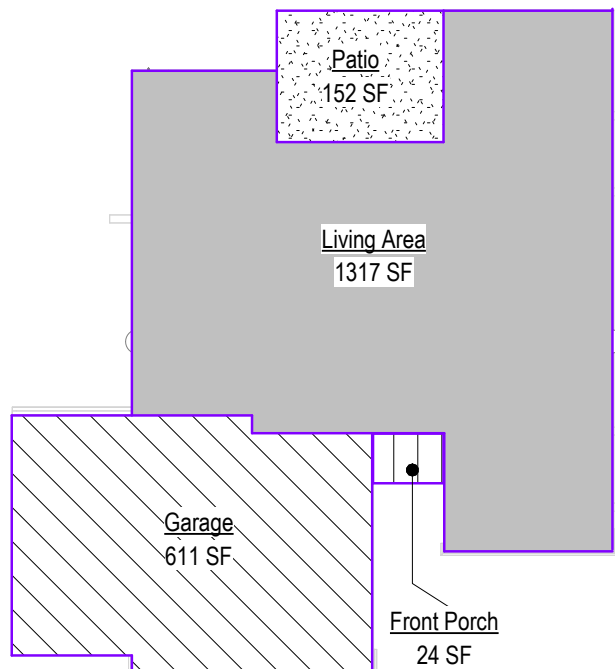
Greystone - Masterplan

Lot 134, Hook Farms 2nd Plat in Lee's Summit, MO.
Address: 2615 SW Tracker Lane

RELEASE FOR CONSTRUCTION
AS NOTED FOR PLAN REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
06/17/2025



17 Basement Area -W/ 3rd Car Garage & Storage
1/16" = 1'-0"

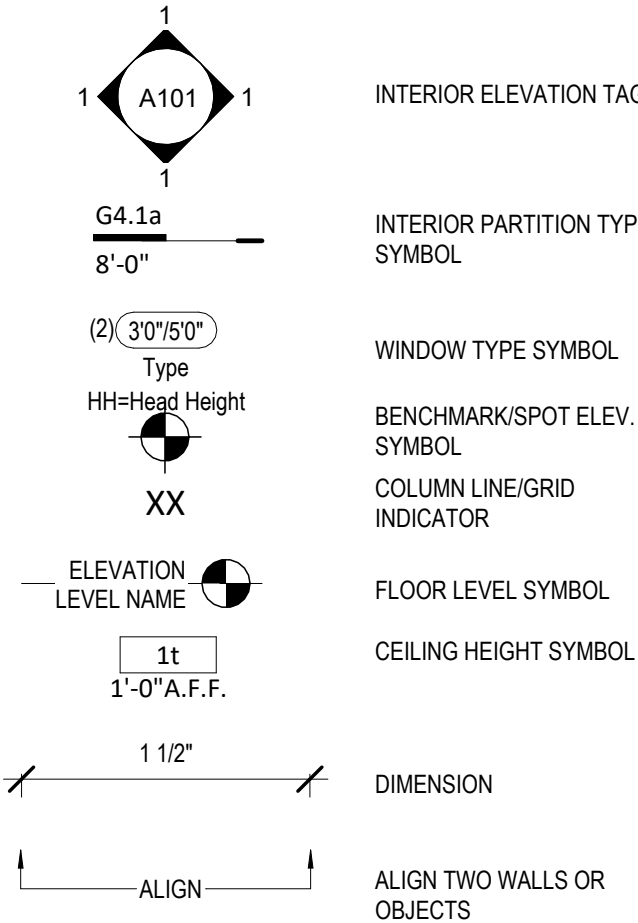
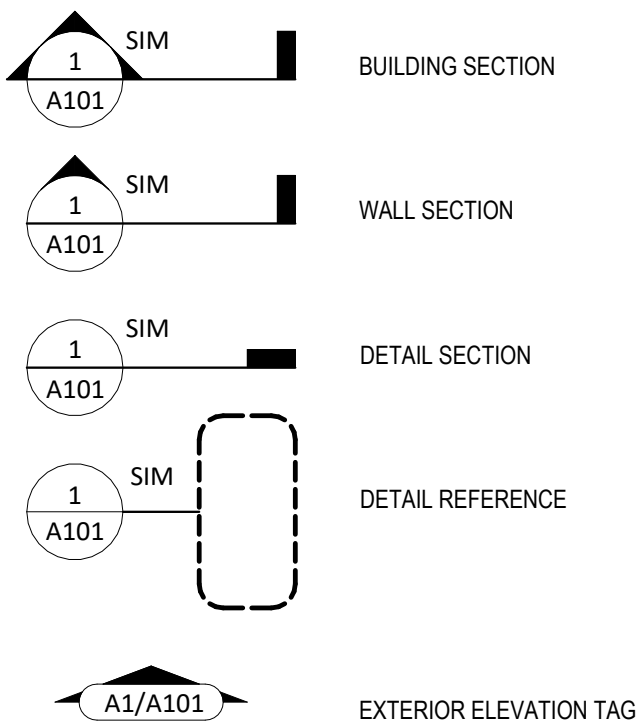


18 Main Level Area - W/ 3rd Car Garage & Storage
1/16" = 1'-0"

| Area W/ 3rd Car Garage & Storage | |
|----------------------------------|---------|
| Name | Area |
| Basement Finished | 1238 SF |
| Living Area | 1317 SF |
| | 2566 SF |

| | |
|-------------|------------|
| Front Porch | 24 SF |
| Garage | 611 SF |
| Mech. | 79 SF |
| Patio | 152 SF |
| Storage | Not Placed |
| | 866 SF |

| Sheet List - HF134 | |
|--------------------|--|
| Sheet No | Sheet Name |
| 00 | Cover Sheet |
| A706.2 | Front Elevations - W/ 3 Car Garage |
| A702.1 | Side Elevations - Full Basement - Traditional - Fully covered Patio/Deck |
| A401.1 | Foundation Plan - Full Basement |
| A402.1 | Floor Plan - Full Basement |
| A501 | Floor Plan - Main Level |
| A503.2 | Floor Plan - Main Level Deck & Patio - Traditional & Prairie - Full covered Deck |
| A602.2 | Roof Plan - Traditional - Fully covered Patio/Deck |
| A711 | Floor Plan - W/ 3 Car Garage |
| A714 | POD Options |
| A715 | POD Options |
| A801 | Details |
| A802 | Details |
| A803 | Details |
| E101 | RCP/Electrical Plan |



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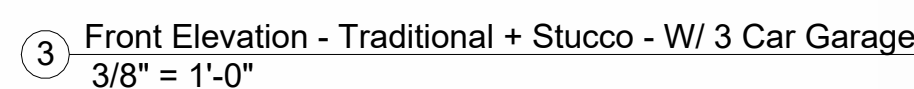
| Original Issue Date: | | Permit Set |
|----------------------|-------------|------------|
| 10/1/2021 | | |
| REVISIONS | | |
| Number | Description | Date |

Permit Set

PLAN DESCRIPTION: Cover Sheet

00

Project No.



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PROJECT
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Address: 2615
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A706.2

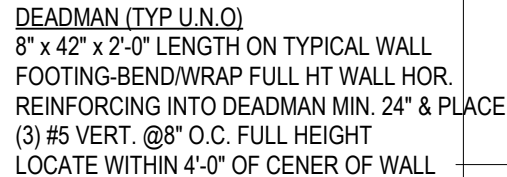
| Foundation Wall Schedule | | | |
|--------------------------|---------|---|----------|
| Type | Width | Reinforcing | Comments |
| C8 | 0' - 8" | Reinf. w/ #4 vert. @ 12" oc./ (3) #4 hor. equally spaced. | <varies> |

FOOTING FOUNDATION & CONCRETE NOTES

- 1. TO ADDRESS DIFFERENTIAL SETTLEMENT, ALL INTERIOR BARRING AND EXTERIOR ANCHORS SHALL BE PLACED 12" BELOW FINISH GRADE. MIN. 6" SHOULDS INTO UNDISTURBED NATURAL SOIL.
- 2. ALL CONCRETE TO BE PLACED MIN. 36" BELOW FINISH GRADE.
- 3. DESIGN IS BASED ON MOD. OF 2,500 PSI FORT. CONCRETE STRENGTH TO ACHIEVE THE FOLLOWING BENDING MOMENTS:
 - 3.000 PSF FOR 10' LONG FOUND. WALLS & 12' C/S. TOP FOR EXTERIOR
 - 3.000 PSF FOR GARAGE FLOOR
- 4. CONC. EXPOSED TO WEATHER SHALL HAVE 6%+1% AIR ENTRAINMENT
- 5. MIN. 4" CONC. COVER FOR ALL REINFORCING BARS. 2" TOP COVER FOR EXTERIOR PEDISTALS AS INDICATED (4" X 7" & 10" X 12" C/S, PLACE OVER 6" MIN. VAPOR BARRIER)
- 6. PROVIDE EXTERIOR FOOTINGS WITH MIN. 24" E.W. REINFORCE W/ 2" #4 CONC. AT MIN. 24" BENT
- 7. PROVIDE 4" X 12" #4 @ 4'-0" DEEPS @ REINVENT CORNERS
- 8. 12"X12" I/ST. 4"X8" ANCHOR BOLTS @ 45° CONC. @ EXT. WALLS
- 9. 12"X12" I/ST. 4"X8" ANCHOR BOLTS @ 45° CONC. @ INT. BEARING WALLS 12" X 12" X 12" H/LT. 12" X 12" X 12" H/LT.
- 10. PROVIDE 2" LAP'S MIN. INCLUDING CORNERS
- 11. INST. HOLDDOWN BOLT ANCHORAGE AS INDICATED ON PLAN
- 12. PROVIDE BATTING MIN. 1" BELOW FINISH GRADE
- 13. SOIL BEARING CAPACITY NOT ASSUMED TO EXCEED 1,200 PSF PER INCH OF DEPTH
- 14. FOR FOUNDATION 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 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 6" FLOOR TO FLOOR DISTANCE OF THE SLAB.
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 O.C.

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



Note:
Basement Walls Framed 1" Short
Below Beams and Joists.

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

Greystone - Masterplan

Lot 134, Hook Farms 2nd Plat in Lee's Summit, MO.
Address: 2615 SW Tracker Lane

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

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PROJECT
Lot 134, Hook Farms 2nd Plat in
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Address: 2615
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DRAWING TITLE
Foundation Plan - Full Basement

DATE ISSUED

DRAWING NUMBER

A401.1

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

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Lot 134, Hook Farms 2nd Plat in
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Address: 2615
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A501



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architect:
Elevate Design + Build
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Lot 134, Hook Farms 2nd Plat in
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Address: 2615
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| DRAWING TITLE |
| Floor Plan - Main Level Deck & Patio - Traditional & Prairie - Full covered Deck |
| DATE ISSUED |

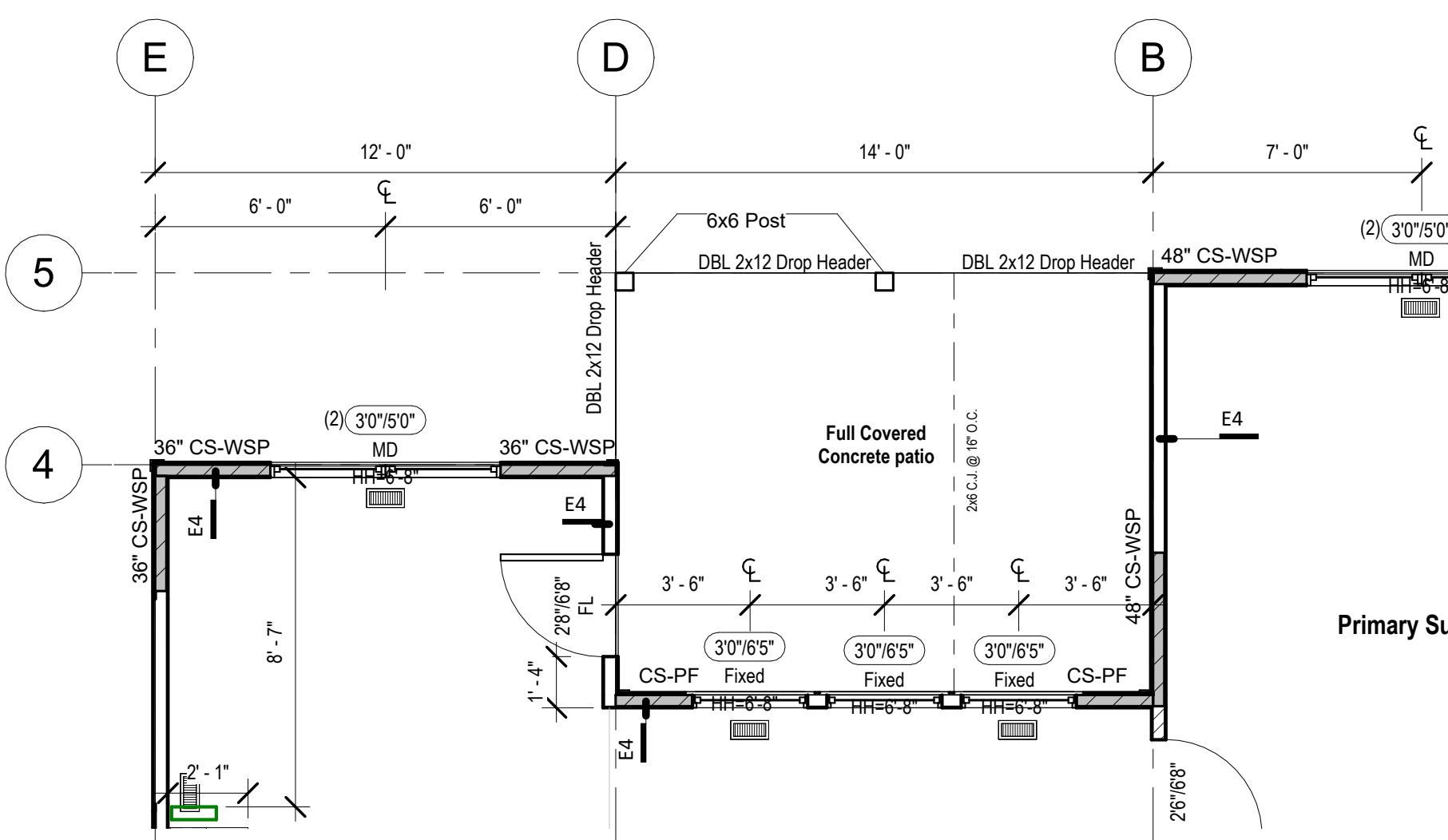
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A503.2

06/17/2025



④ covered Deck
 $3/16" = 1'-0"$



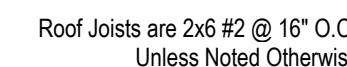
① Prairie - Full covered Deck
1/4" = 1'-0"

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DATE ISSUED

A602.2



Perlin Support ←

1 Roof Plan - Traditional - Fully covered Patio/Deck
1/4" = 1'-0"

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

STATE OF MISSOURI
AARON A. BROWN
NUMBER
A-7215
REGISTERED ARCHITECT

REVISIONS

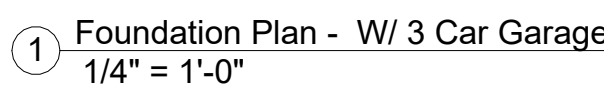
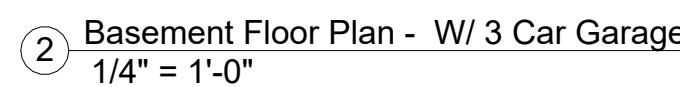
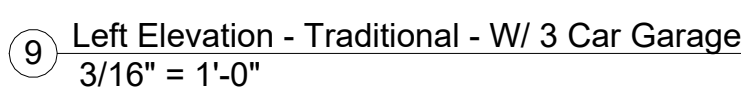
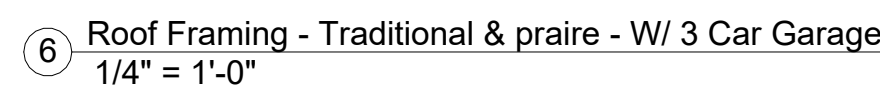
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DRAWING TITLE
Floor Plan - W/ 3 Car Garage

DRAWING NUMBER

A711

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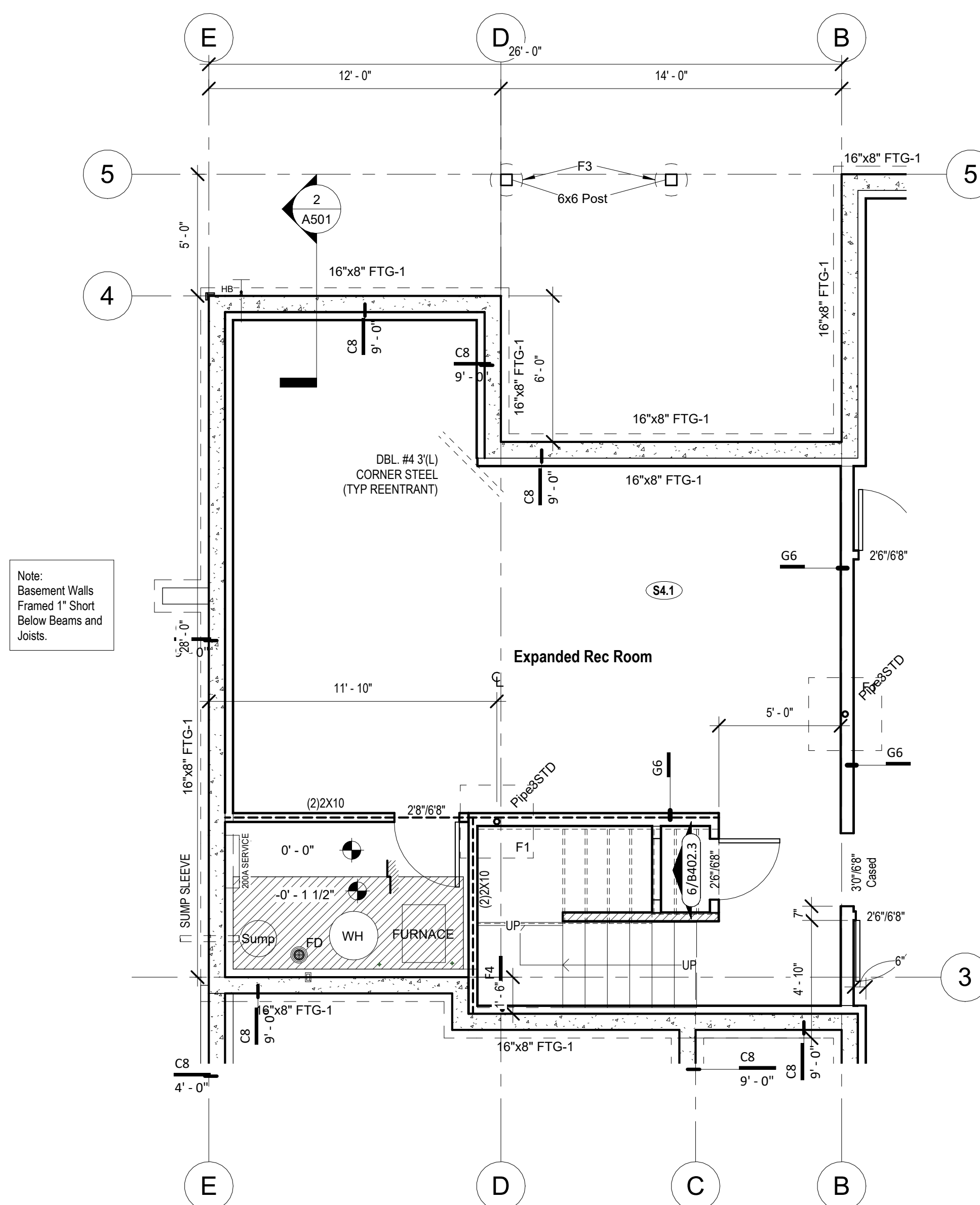
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5 Basement Floor Plan - Extended Rec. Room - Design
1/4" = 1'-0"



Greystone - Masterplan

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Lot 134, Hook Farms 2nd Plat in Lee's Summit, MO.

Architect:
Elevate Design + Build
1040 SW Luttrell Road
Blue Springs, MO 64015
316.622.8826 voice
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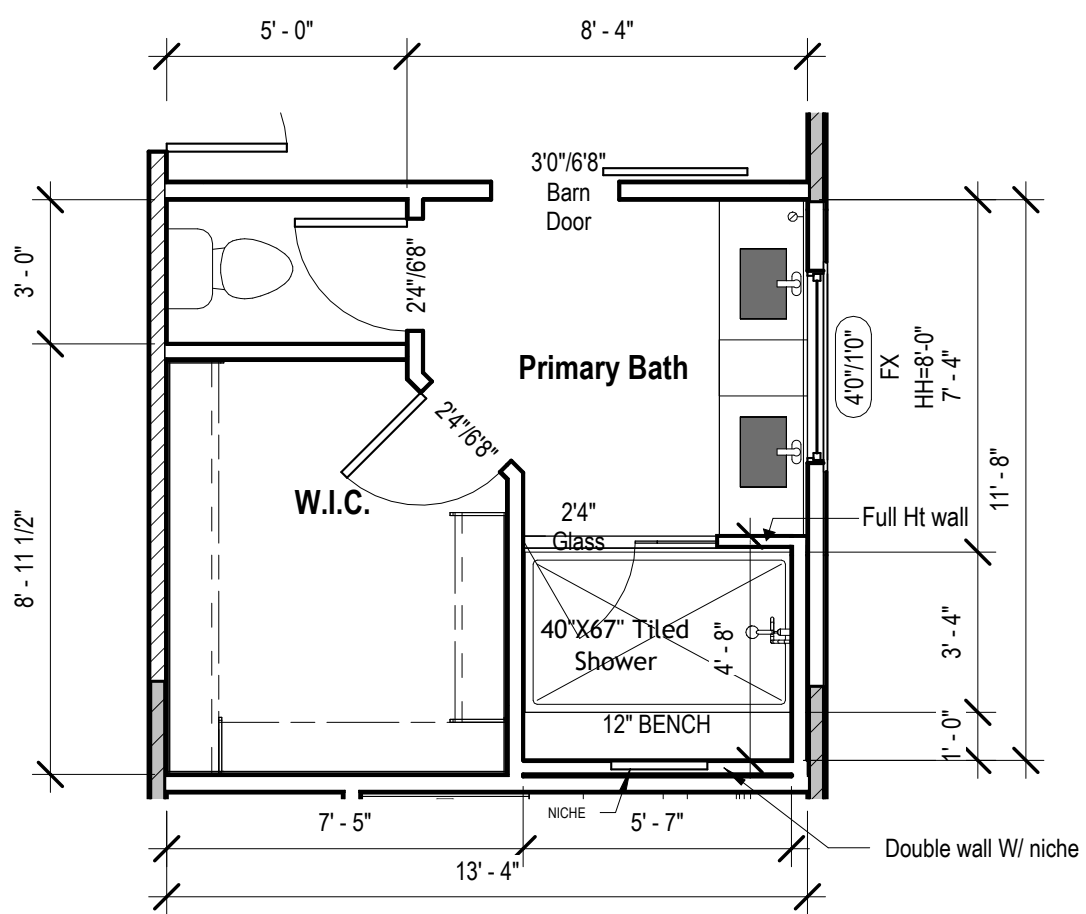
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POD Options

DATE ISSUED

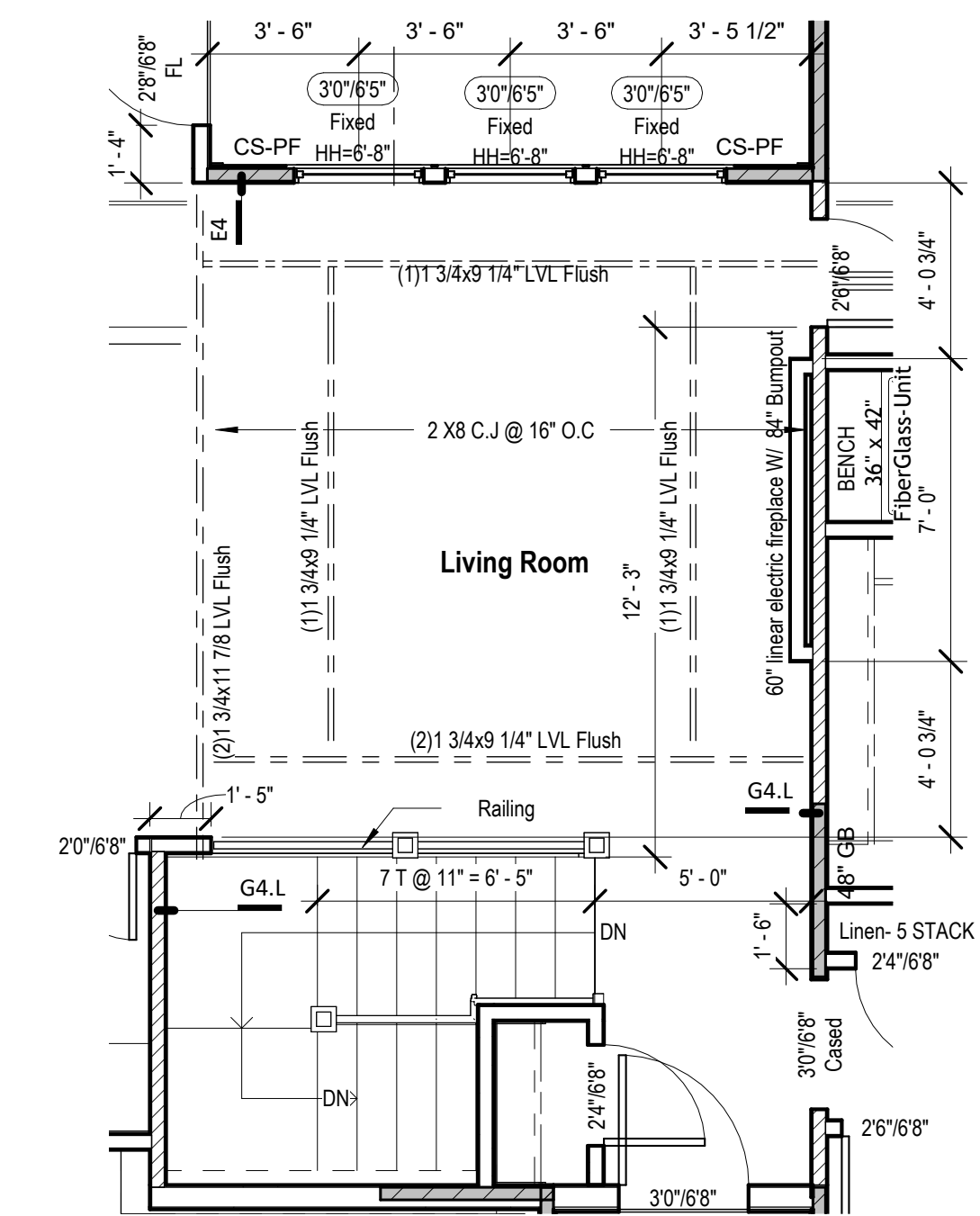
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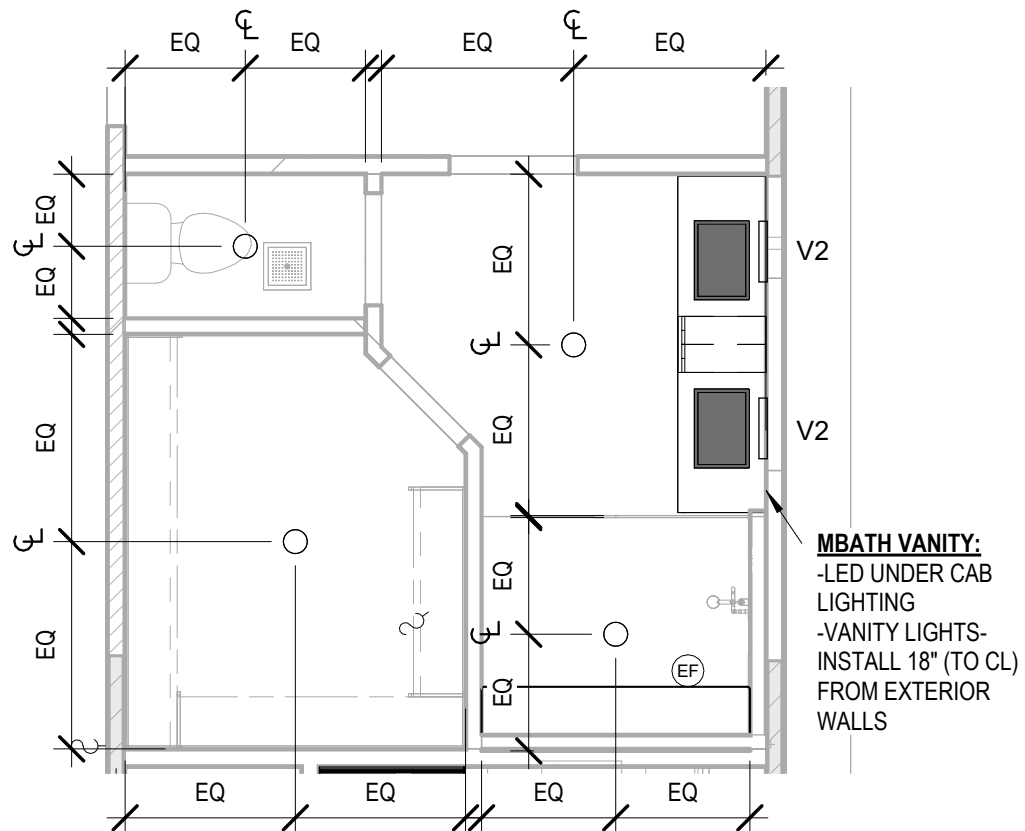
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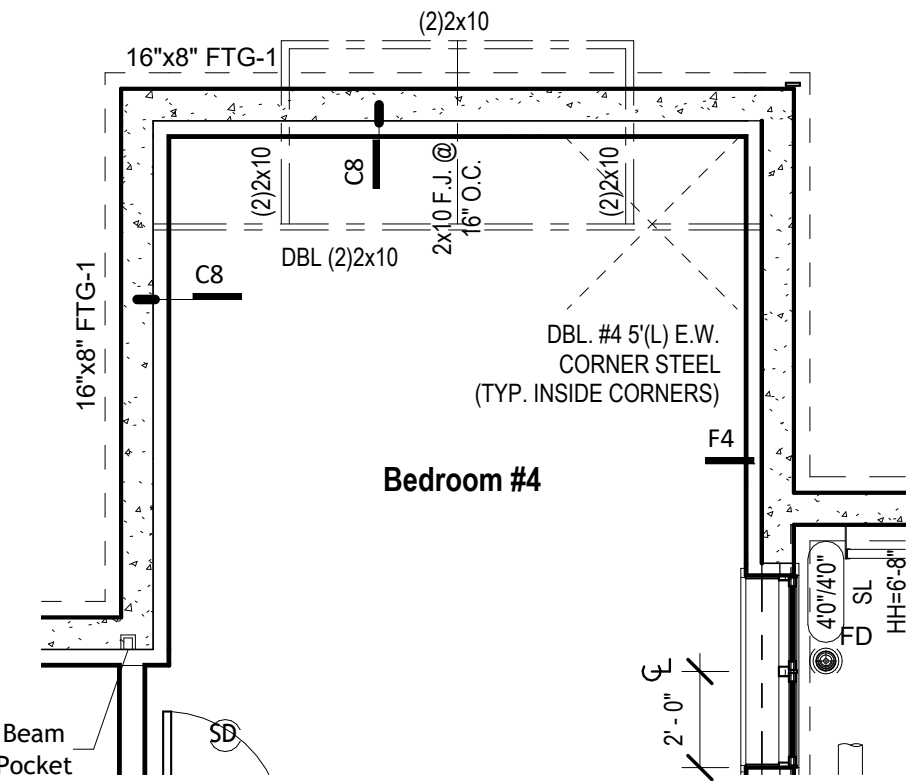
8 Main Level - Primary Bath Design + Shower
1/4" = 1'-0"



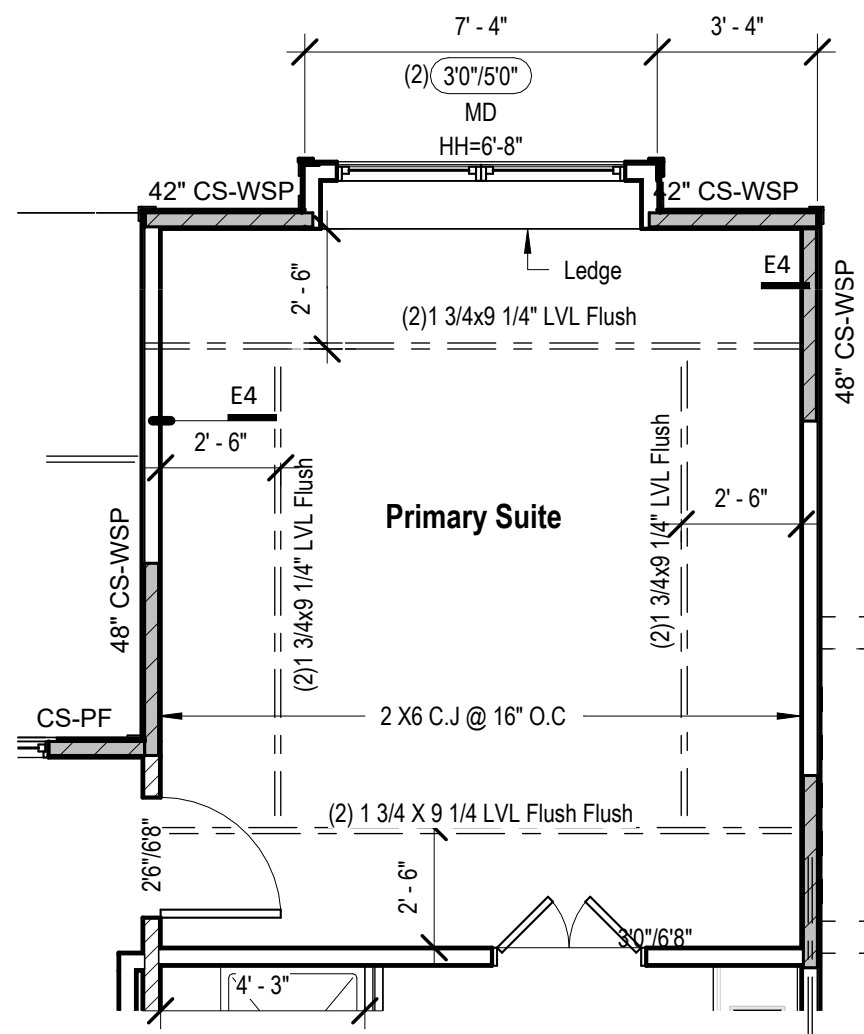
④ Floor Plan - Main Level - Living area - Box Vault & Fire Place Option
1/4" = 1'-0"



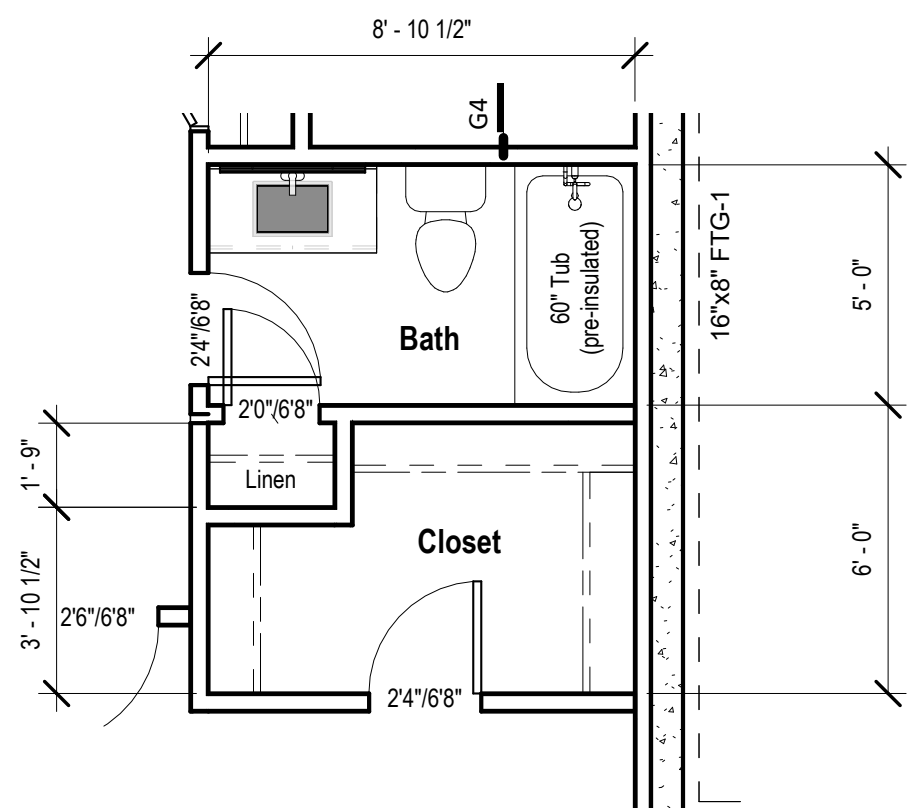
15 Main level - Primary Bath Design + Shower RCP/Electrical
1/4" = 1'-0"



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



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



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

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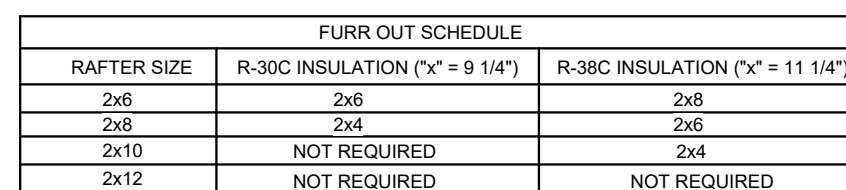
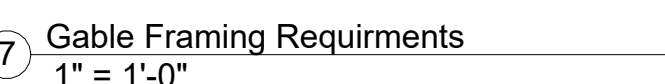
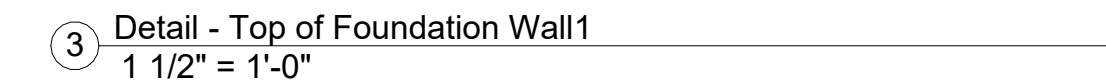
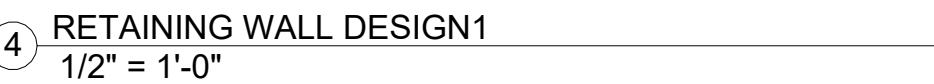
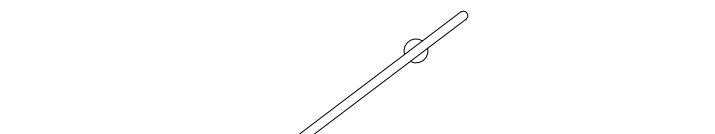
PROJECT

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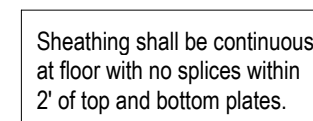
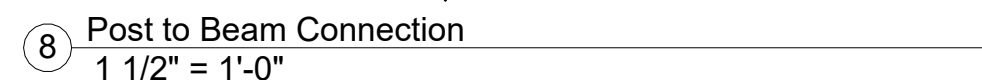
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A801

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



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

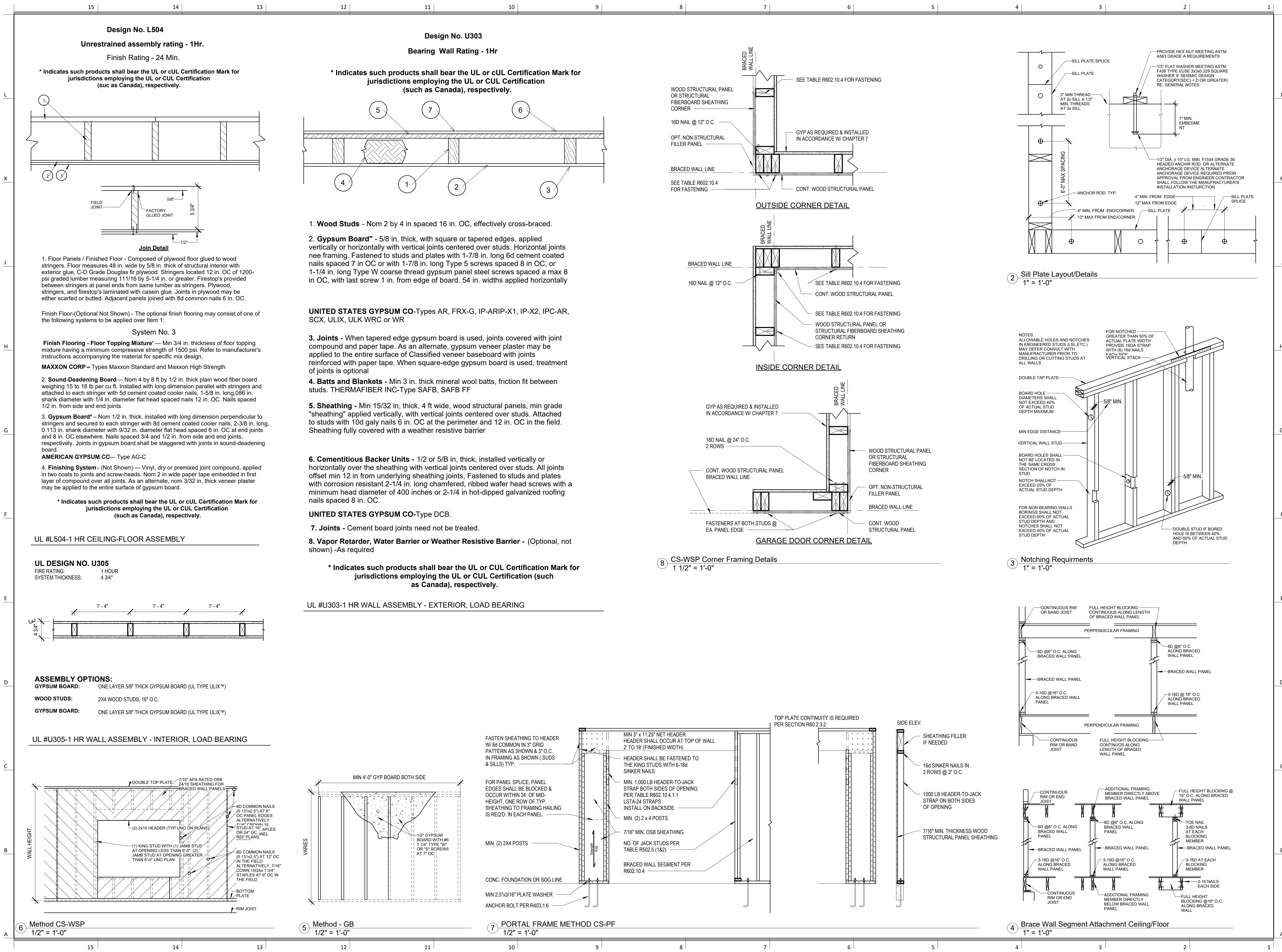
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A802

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architect:
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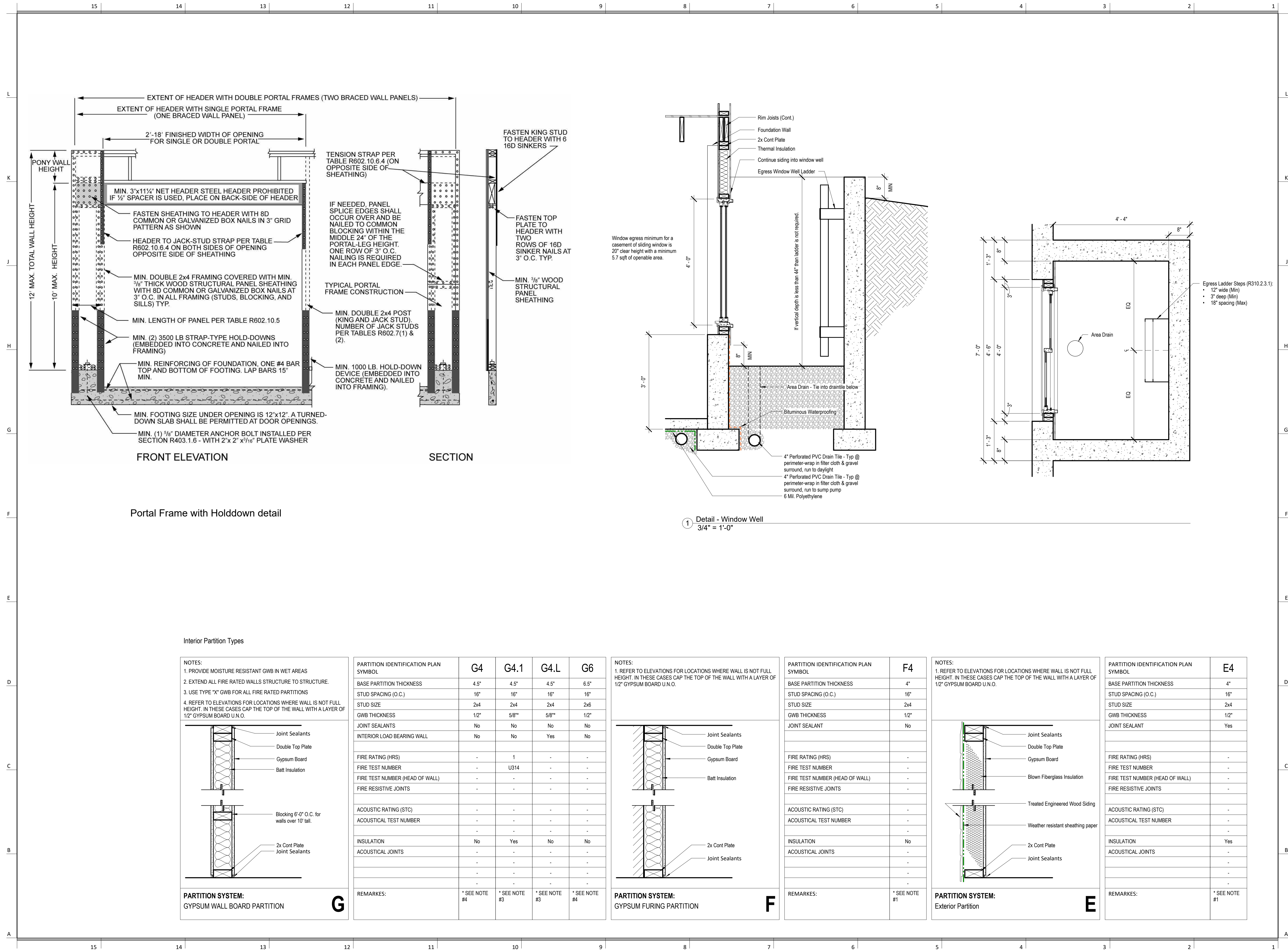
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Details

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A803



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E101

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