

RELEASE FOR CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
03/03/2026 11:10:25

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 < 500sf:	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:	

2018 IRC BUILDING CODE COMPLIANCE
THESE DRAWINGS HAVE BEEN PREPARED WITH RESPECT TO COMPLIANCE OF THE 2018 IRC AND NEC 2017 ANY REFERENCES FOUND NOT CORRECTLY IDENTIFIED TO THESE CODES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN PROFESSIONAL

- 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

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WOODLAND MASTER PLAN

ADDRESS : 2213 SW Heartland Court, Lees Summit, MO

LOT : HF 215



3 Front View

Change/Revision Log:

2025/11/25:

- Updated the kitchen header to be at 9-1 instead of 8-1, thus removing the soffit over kitchen nook.
- This header need to be upset and the rafters hanger into it. The over frame roof will go over this header.
- The second vanity in basement hall bath is replaced with a linen closet.

2026/03/03:

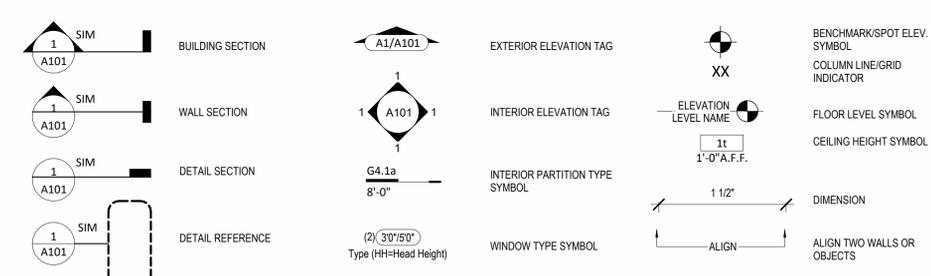
- A part of the unfinished basement has been finished to expand the Rec. Room. Page A501.1

Sheet No	Sheet Name
00	Cover
A101	Main Base Elevation
A201	Elevation options
A301	Full Basement side Elevation options
A302	Daylight Basement Side elevations
A303	Walkout Side elevations
A401	Foundation Plan
A501	Basement Floor Plan
A601	Floor Plan -Main Level
A602	Floor Plan - Extended Roof Option
A701	Floor Plan - Roof Plan
A801	POD Options - Kitchen
A802	POD Options - Kitchen
A803	<varies>
A804	POD Options - Primary Bath
A805	POD Options - Primary Bath
A901	Details
A902	Details
A903	Details
E101	RCP/Electrical Plan
E102	RCP/Electrical Plan
M101	HVAC Plans
P101	Plumbing Plans

5 Main Level Area Plan
1/16" = 1'-0"

4 Basement Area Plan
1/16" = 1'-0"

AREA	
FINISHED	
BASEMENT AREA FINISHED	1384 SF
LIVING AREA	1653 SF
UNFINISHED	
UNFINISHED STORAGE	33 SF
MECH.	51 SF
GARAGE	651 SF
PATIO	159 SF
FRONT PORCH	28 SF
STORAGE	188 SF
UNFINISHED STORAGE	33 SF
TOTAL	1110 SF



WOODLAND MASTER PLAN
ADDRESS : 2213 SW Heartland Court, Lees Summit, MO
LOT : HF 215

Original Issue Date: 24/03/27
REVISIONS



OCTOBER 28, 2025

PLAN DESCRIPTION: Cover

00

Project No.

Structural Foundation Schedule					
Type	Width	Length	Depth	Reinforcing	Comments
Footing	4'-0"	4'-0"	1'-0"	Reinf w/ (8) #4's, rebar count is each way, equal centers. (8) #4's, vertical rebar count in ped column. Hold ped down 12" Min below gar. door block-down and/or bottom of slab.	
Wall Foundation	1'-4"	<varies>	8"	Reinf w/ (2) #4 bot. eq. spaced. Dowel into wall w/ (1) #4 turned up @ 12" o.c.	

Slab Schedule	
Type	Description
S4.1	4" MIN CONC SLAB REINF. W/ #4'S E.W. @ 24" O.C. OVER COMPACTED FILL AND GRAVEL
S6.1	6" 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. @ 24" O.C. OVER COMPACTED FILL AND GRAVEL

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

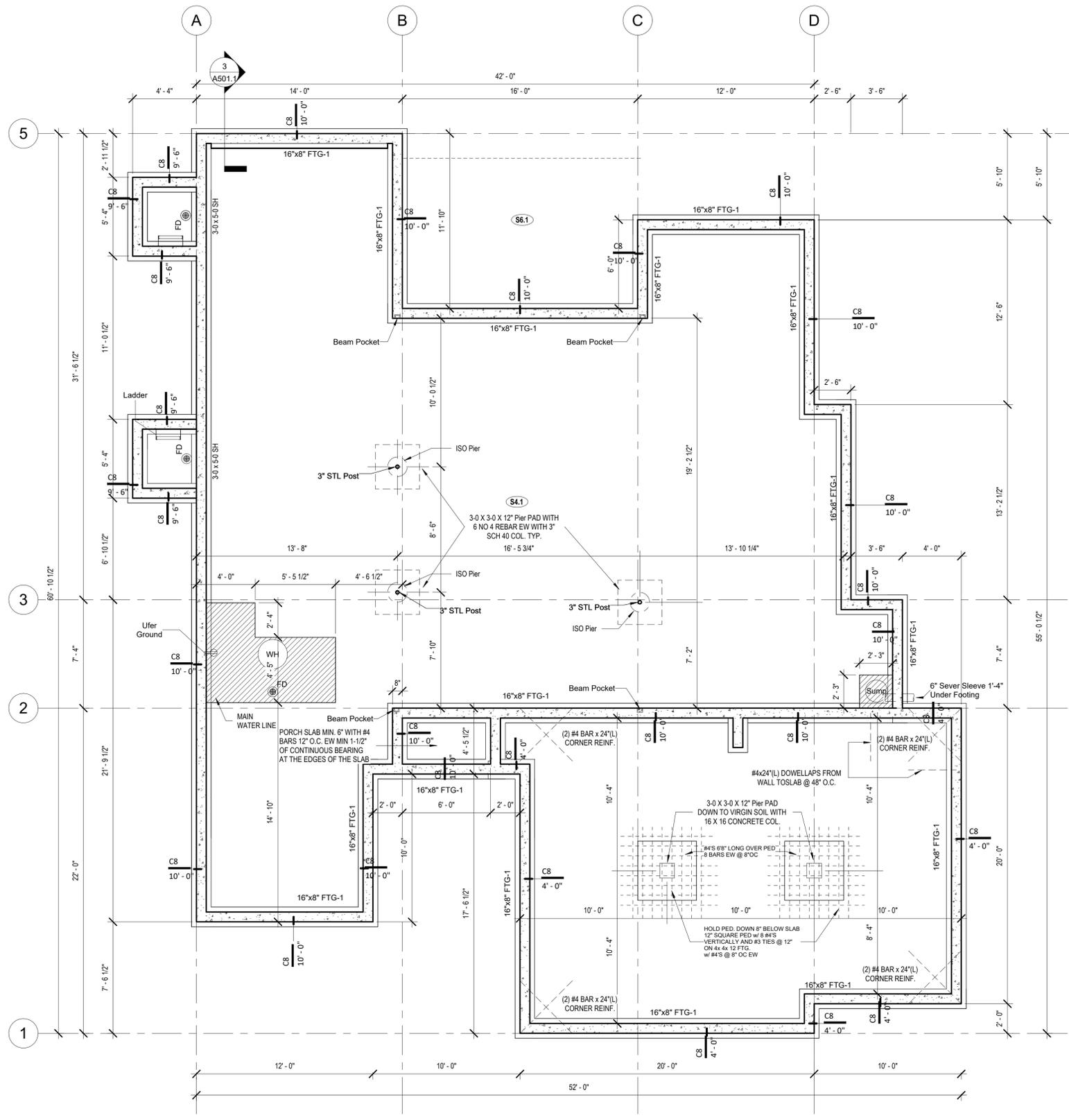
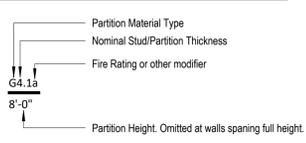
Foundation Notes:

- FOOTINGS FOUNDATION & CONCRETE NOTES
1. TO ADDRESS DIFFERENTIAL SETTLEMENT, ALL INTERIOR BEARING AND EXTERIOR FOOTINGS & PADS TO BE EXCAVATED & PLACED MIN. 18 INCHES INTO UNDISTURBED NATURAL SOIL.
2. EXT. FOOTING TO BE PLACED MIN. 36-INCHES BELOW FIN. GRADE.
3. DESIGN IS BASED ON MIN. OF 2,500 PSF. CONCRETE STRENGTHS TO ACHIEVE THE FOLLOWING BASED UPON:
 - 3,000 PSI FOR FOOTINGS, FOUND. WALLS & VERT. SUPPORTS
 - 3,500 PSI FOR GARAGE FLOOR
4. CONC. EXPOSED TO WEATHER TO HAVE (6%±) AIR ENTRAINMENT
5. PROVIDE 4" MIN CONC. SLAB REINF. W/ #4 @ 12" O.C. E.W. TOP REINF. OVER FEEDSTALS AS INDICATED W/ 1" TIES @ 8" O.C. E.W. PLACE OVER 6 MIL VAPOR BARRIER
6. REINFORCE EXTERIOR FOOTINGS W/ #4 @ 24" E.W. REINFORCE W/ (2) #4 CONT. AT BOTTOM.
7. PROVIDE #4 X 4" (L) @ 45 DEGREES @ REINFRANT CORNERS
8. 12" FULL ASTM A36 ANCHOR BOLTS @ 48" O.C. @ EXT. WALLS
9. ANCHOR PRESSURE TREATED PLATE @ INT. BEARING WALLS W/ 1/2" X 4-1/2" H/LTI WEDGE W/LTS @ 12" O.C. MAX. 12" FROM ENDS
10. PROVIDE 2" LAPS MIN. INCLUDING CORNERS
11. INSTALL HOLD-DOWN BOLT ANCHORAGE AS INDICATED ON PLAN
12. PROVIDE RETURNED DAMP-PROOFING AT FOUNDATION WALLS
13. 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

1. ALL STEEL PIPE COLUMNS TO BE 3" (OR 1 1/2" 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 @ 24 INCHES O.C. PERPENDICULAR AND HORIZONTAL TO THE WALL, MAXIMUM 4-FOOT OVERDIG.
5. AT WALKOUTS THE FOUNDATION WALL SHALL BE INSULATED W/ A MINIMUM R-6 INSULATION FOR A MIN. OF 3 FEET BELOW THE BOTTOM OF THE SLAB.
6. WHERE FLOOR JOISTS ARE PARALLEL TO THE FOUNDATION WALL, THE WALL SHALL BE SUPPORTED LATERALLY AT THE TOP BY SOIL BULK-HEADS FOR MINIMUM OF TWO JOIST SPACES, SPACED NOT MORE THAN 4 FEET O.C.

Interior Partition Naming Convention



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



WOODLAND MASTER PLAN

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



OCTOBER 28, 2025

REVISIONS		
NO.	DESCRIPTION	DATE

PROJECT
ADDRESS : 2213 SW Heartland Court, Lees Summit, MO
LOT : HF 215
DRAWING TITLE
Foundation Plan - Full Basement

DATE ISSUED
NORTH
↑

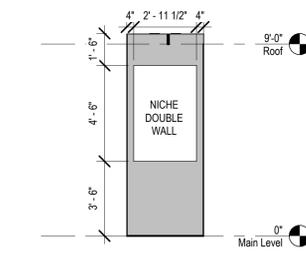
DRAWING NUMBER
A401.1

PRELIMINARY DESIGN/CONSTRUCTION AS NOTED ON PLANS REVIEW DEVELOPMENT SERVICES LEE'S SUMMIT, MISSOURI 03/03/2026 11:10:25

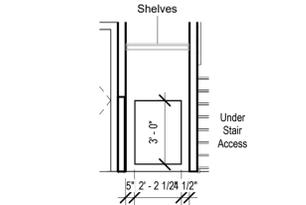
WOODLAND MASTER PLAN

General Notes:

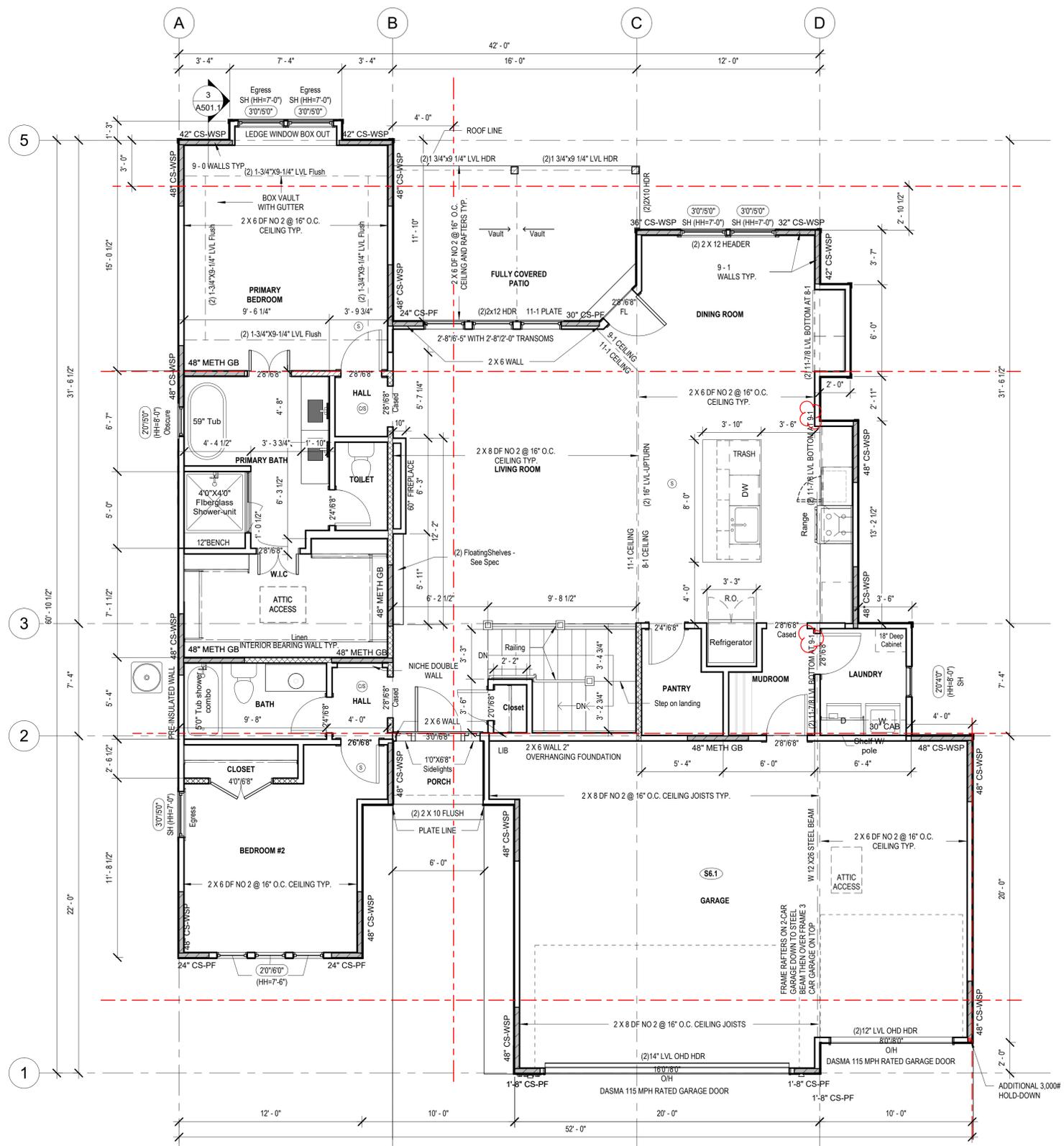
- DOORS AND WINDOWS**
- ALL GLAZING WITHIN 12" OF THE FINISHED FLOOR, ADJACENT TO DOORS - 0" AND WITH DOORS, ABOVE BATHUBS TO BE SAFETY TYPE GLASS AND LABELED SUCH AS IN COMPLIANCE WITH SECTION 208 OF THE IRC.
 - SHOWER DOORS SHALL HAVE SAFETY GLAZING. HINGED SHOWER DOORS SHALL SWING OUTWARD.
- GARAGES**
- GARAGE SEPARATION WALL TO BE 1/4" CONST. W/ MIN. 5/8" TYPE X GWS. EXTEND TO BOTTOM OF ROOF. DOOR TO BE 20" MIN. RATED, 138" C.I. & EQUIPPED W/ CLOSURE & LATCH.
 - 1/4" CONST. RECEPTACLES SHALL HAVE GFCI PROTECTION.
 - TYPE X 5/8" GB REQUIRED ON GARAGE CEILING BELOW LIVING AREAS.
- LIGHT AND VENTILATION**
- PROVIDE STARWAY ILLUMINATION PER R303.7.9.
 - CABLE VENT & MECHROCK 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 LEAVE SPACED EVENLY W/ NO MORE THAN 6" 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" SAG-RESISTANT GYP. CEILING BOARD.
- MECHANICAL SYSTEMS**
- FURNACE & WATER HEATER SHALL BE ON 18" PLAT FORMS WHEN PLACED IN A GARAGE OR ROOM W/ DIRECT ACCESS TO A GARAGE.
 - PROVIDE MIN. 75% AFUE FOR WEATHERIZED GAS HEATING EQUIP. 90% FOR NON-WEATHERIZED.
 - PROVIDE MIN. 14 SEER FOR AIR CONDITIONING EQUIPMENT.
 - SUPPLY AND RETURN DUCTS SHALL BE INSULATED TO MIN. R-8.
- ELECTRICAL SYSTEMS**
- PROVIDE GROUND ENCASED IN CONCRETE FOOTING.
 - ALL ELECTRICAL CONDUCTORS SHALL BE COPPER.
 - RECEPT. IN THE FOLLOWING LOCATIONS SHALL BE GFCI PROTECTED:
 - BEDROOM, KITCHEN (W/IN 5 FEET OF SINK), GARAGE, SHED, EXTERIOR, UNFINISHED BASEMENT & HEATED LOCATIONS.
 - ALL BRANCH CIRCUITS THAT SUPPLY 120-V. SHINGLE PHASE, 15 & 20 AMP OUTLETS INSTALLED IN:
 - BEDROOMS, SUNROOMS, REC ROOMS, CLOSETS, HALLWAYS, & SIM. ROOMS SHALL BE PROTECTED BY A COMBINATION TYPE ARC-FAULT CIRCUIT INTERRUPTER INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT.
 - ALL 15 & 20 A RECEPT. SHALL BE LISTED TAMPER-RESISTANT.
 - EXCEPTION: RECEPTACLES IN THE FOLLOWING LOCATIONS SHALL NOT BE REQUIRED TAMPER-RESISTANT:
 - RECEPTACLES LOCATED MORE THAN 5 FEET AP.
 - WHERE SUCH RECEPTACLES ARE LOCATED IN SPACES DEDICATED FOR THE APPLIANCE SERVED & UNDER CONDITIONS OF NORMAL USE, THE APPLIANCE ARE NOT EASILY MOVED. APPLIANCES TO BE CORN-PLUG CONNECTED TO RECEPT.
- EXTERIOR WALL FRAMING**
- BOTTOM SILL PLATES SHALL BE PRESSURE TREATED OR EQUAL.
 - SILL PLATES SHALL BEAR ON FOUNDATION WITH 6 INCHES ABOVE GRADE.
 - ALL EXT. STUDS TO BE SECURED TO THEIR DOUBLE TOP PLATES W/ (2) 16-G NAILS (MIN. 12" O.C. ALONG EDGES & COMMON @ 12" O.C. @ INTERMEDIATE STUDS).
- ROOF FRAMING**
- ALL ROOF EAVE OVERHANGS TO BE 16" LONG.
 - ALL JOISTS & RAFTERS TO BE ALIGNED OVER SLDS.
 - ROOF SHEATHING SHALL BE 7/16" OSB LAD W/ LONG DIMENSION PERPENDICULAR TO RAFTERS & STAGGERED 48" O.C. W/ LONG DIMENSION PERPENDICULAR TO EAVE LINE & STAGGERED 48" O.C. W/ GALLY SPACER CLIPS ALONG ALL EDGES. SECURE SHEATHING W/ 60 COMMON NAILS TO RAFTERS AT 16" O.C. ALL EDGES.
- UNFINISHED BASEMENT REQUIREMENTS**
- FIRE PROTECTION OF FLOORS: FLOOR ASSEMBLIES CONSTRUCTED W/ JOISTS LESS THAN 2X10 DIMENSIONAL LUMBER.
 - JOISTS OR OPEN WEB JOISTS OVER UNFINISHED BASEMENTS SHALL BE PROVIDED WITH 5/8" GWS.
 - UNFINISHED BASEMENTS SHALL BE MIN. R-13 INSULATED WALL OR INSULATED OH FLOORCEILING (MIN R-19).
 - ALL EXPOSED HVAC DUCTING IN UNFINISHED BASEMENTS TO BE MIN R-8 INSULATED OR ENCLOSED INSIDE A FLOORCEILING.
 - UNFINISHED BASEMENTS SHALL HAVE NO CONDITIONED AIR OUTLETS.
- EROSION CONTROL**
- EROSION CONTROL MEASURES SHALL BE IN PLACE & IN 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, RE-INSPECTION FEE & STOP WORK ORDER MAY BE ISSUED IF EROSION CONTROL IS NOT ADDRESSED. MINIMUMS INCLUDE:
 - SILT FENCE OR STRAW WATTLE 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 2 X 4 (SYP OR DPL STUD GRADE 2 OR BETTER) @ 16" O.C.
 - ROOF SHEATHING TO BE 7/16" OSB NAILED W/ 8d @ 6" O.C. PANEL INDEX 240; PROVIDE CLIPS AT UNSUPPORTED PANEL EDGES.
 - SHEATH EX. WALLS W/ 7/16" OSB NAILED W/ 8d @ 6" O.C.
 - HEADERS: PROVIDE 2 X 4 (SYP OR DPL #2 OR BETTER) LIND. CONSTRUCT HEADERS W/ 2 X 8 & 7/16" OSB BETWEEN W/ (2) ROWS OF 16d @ 16" O.C.
 - BLOODING MIN. 1.5 INCHES UTILITY GRADE LUMBER JOISTS TO BE SUPPORTED AT ENDS FULL DEPTH SOLID BLOODING NOT < 3 INCHES.
 - J.F.I. C.I. & RAFTERS TO BE SYP OR DPL GRADE #2 OR BETTER.
 - EXT. WALL STUDS & LOAD BEARING WALLS TO BE CONTINUOUS FROM FLOOR TO ROOF CEILING DIAPHRAGM PER IRC 602.3.
 - 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.



④ NICHE Elevation
1/4" = 1'-0"



⑤ Under Stair Access
1/4" = 1'-0"



⑥ Main Level Base Floor Plan
1/4" = 1'-0"

architect:
Elevate Design + Build
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OCTOBER 28, 2025

REVISIONS		
NO.	DESCRIPTION	DATE

PROJECT
ADDRESS : 2213 SW Heartland
Court, Lees Summit, MO
LOT : HF 215

DRAWING TITLE
Floor Plan -Main Level

DATE ISSUED
NORTH
↑

DRAWING NUMBER

A601.1

