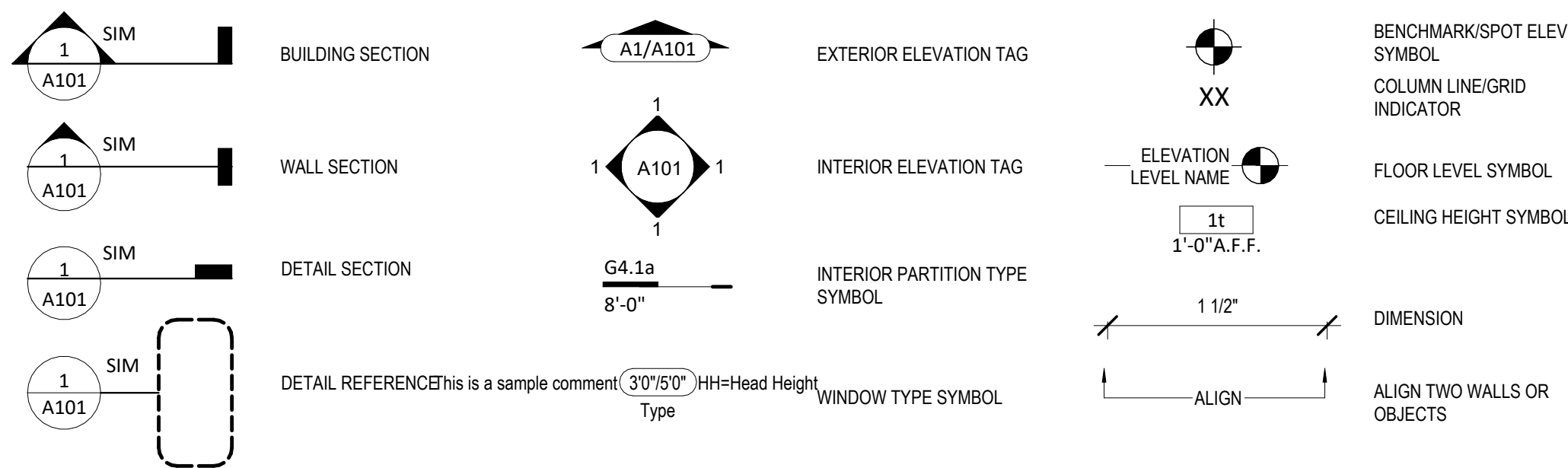
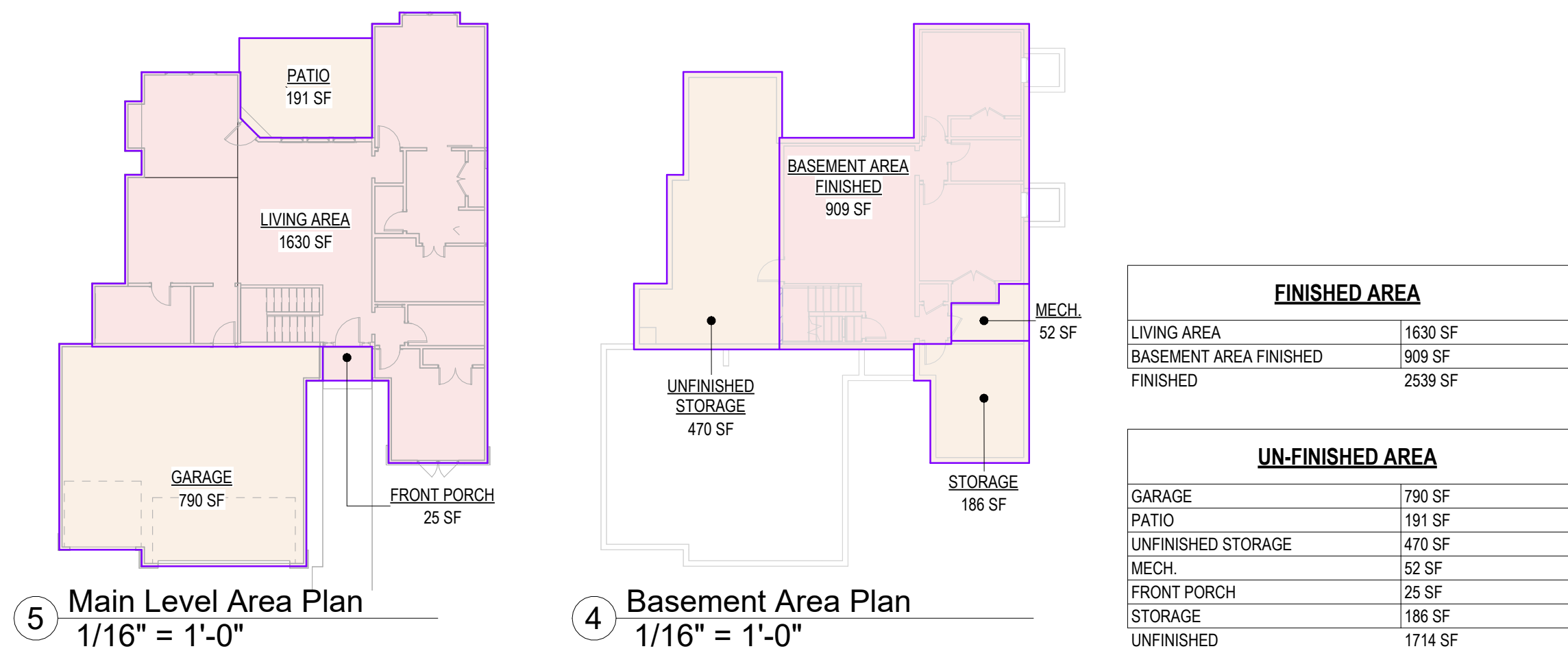


# WOODLAND MASTER PLAN

Lot 137, Hook Farms, 2627 Tracker Ln., Lees Summit, MO 64082



Sheet List	
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	Basemenet Floor Plan
A601	Floor Plan -Main Level
A602	Floor Plan -Main Level (Full Basement & Daylight Options)
A701	Floor Plan - Roof Plan
A801	POD Options
A802	POD Options
A803	POD Options
A804	POD Options
A805	POD Options
A806	POD Options
A901	Details
A902	Details
A903	Details
E101	RCP/Electrical Plan
E102	RCP/Electrical Plan
M101	HVAC Plans
P101	Plumbing Plans

## General Information

- 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 requirments and show connection as needed for roof beam, trus, rafter, and girder connections for uplift per IRC 802.11
- DASMA 115 MPH Rated Garage doors
- Compliant with the Physical Security Ordinance in the Kansas City Building and Rehabilitation Code, section 329 (Information Bulletin 161).
- Compliant with the requirements of section 308 of the 2018 IRC for safety glazing.
- Studs will be continuous from floor to ceiling diaphragm/Roof as per 2018 IRC 602.3

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 SSIONAL THE DESIGN PROFESSIONAL

### Change log:

25/07/11:

- Added a note to clarify Garage has been extended by 5'.
- Added Butlers pantry to the title for kitchen option on A802.
- Updated the note on A601 from "A804 or A805" to "A804".
- Updated page references for POD options on A601 from "A805" to "A806".
- Added door sizes from Garage to Mudroom and Kitchen.
- Added note to confirm casement window type on A101.1 if its a 4 or 6 lite window.
- Added note to confirm the sink in laundry/closet.
- Labeled pendants on island, and changed the can light in dining to a pendant on E101.



WOODLAND MASTER PLAN  
137, Hook Farms, 2627 Tracker Ln., Lees Summit, MO 64082



JUNE 11, 2025

Original Issue Date: 24/03/27

### REVISIONS

Number Description Date

PLAN DESCRIPTION: Cover

00

Project No.

RELEASE FOR CONSTRUCTION  
AS NOTED FOR PLAN REVIEW  
DEVELOPMENT SERVICES  
LEE'S SUMMIT, MISSOURI

07/14/2025



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JUNE 11, 2025

## REVISIONS

[illegible]

DRAWING TITLE

Main Elevations - Transitional

DRAWING NUMBER

## A101.1

G:\Shared drives\06 - Architecture\01 - Projects\Lees Creek\01 - Preliminary\CONST

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07/14/20

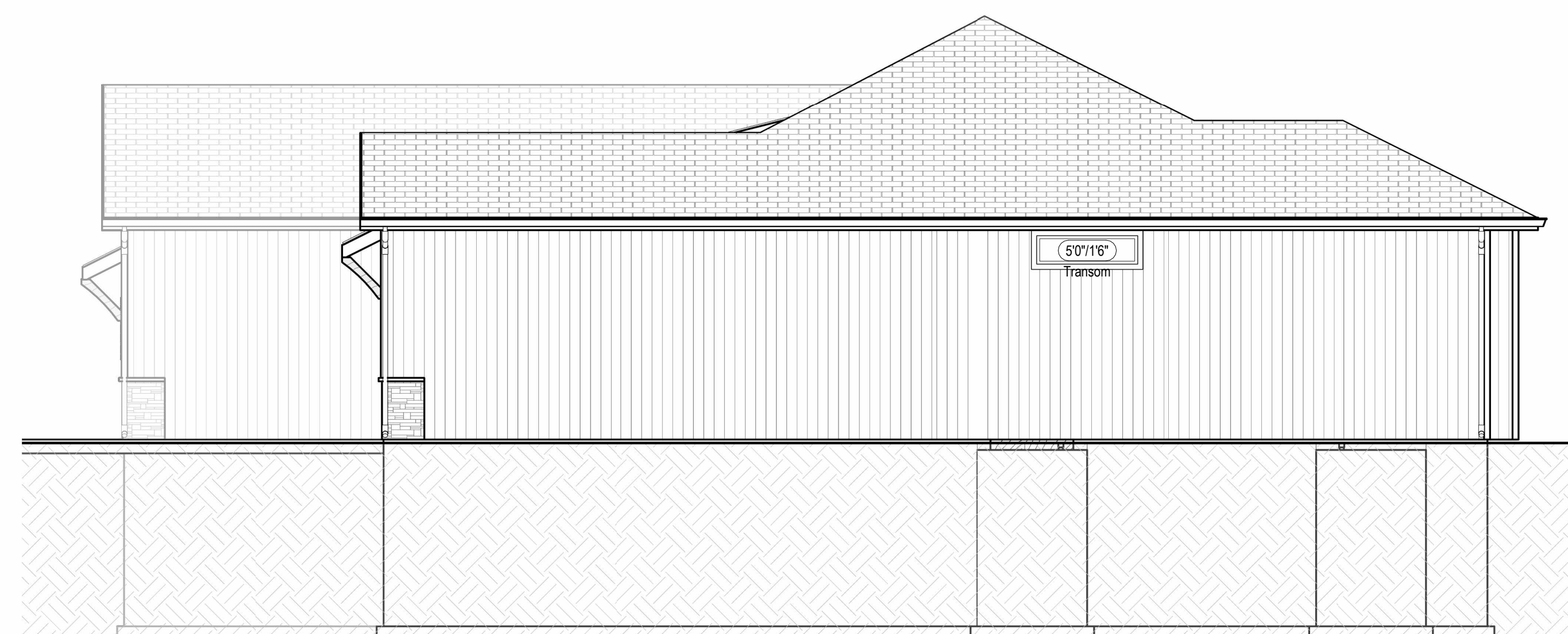


① Front Elevation - Transitional - Primary  
3/8" = 1'-0"



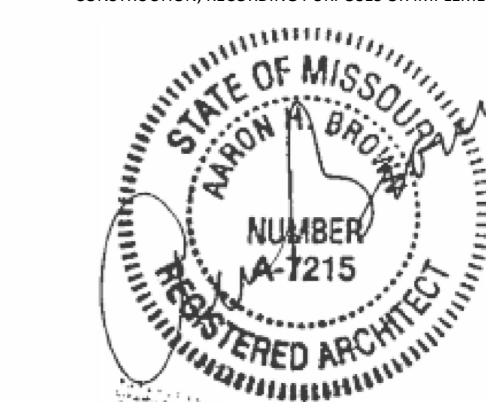
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LEE'S SUMMIT, MISSOURI  
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① Left Elevation -Transitional - Full Basement  
3/16" = 1'-0"

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DATE ISSUED \_\_\_\_\_

## A301.1



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 ALL JOISTS/SPACERS: PROVIDE ALL INTERIOR BEARING AND EXTERIOR FOOTINGS & PADS TO BE EXCAVATED MIN. 36 INCHES INTO UNDISTURBED SUBGRADE.
2. EXT. FOOTING TO BE PLACED MIN. 36 INCHES BELOW FIN. GRADE
3. DESIGN IS BASED ON COM. OF 2,500 PSI. CONCRETE. STRENGTHS TO ACHIEVE THE FOLLOWING BASED UPON:
  - A. 1,000 PSI FLOOR SLAB, FLOOR, WALLS & VERT. SUPPORTS
  - B. 1,500 PSI FOR GARAGE FLOOR
  - C. CONC. EXPOSED TO WEATHER TO HAVE 6% (+/-) AIR ENTRAINMENT
  - D. PROVIDE 4" MIN. CONC. SLAB/REIN. W/ 12" O.C. E.W. TOP REINFORM. OVER PERISTEAS AS INDICATED (MAX 7'11" @ 8" O.C. E.W. PLACE OVER E.W. VAPOR BARRIER)
4. REINFORCE EXTERIOR FOOTINGS W/ #4 @ 24" E.W. REINFORCE W/ #2 IN CONT. AT BOTTOM
5. REINFORCE #1 X 48" @ 16" 45 DEGREES @ REINFORCEMENT CORNERS
6. 12"X12"X12" ASTM #37 ANCHOR BARS @ 3' O.C. EXT. WALLS
7. ANCHORS PRESURE TREATED PLATE IN INT. BEARING WALLS W/ 12" X 4" X 1/2" HLT. ANCHORS @ 8" @ 72" O.C. MAX. 1/2" MIN. E.W.
8. PROVIDE 24" LAPS MIN. INCLUDING CORNERS
9. INSTALL WELDON BOLT ANCHORAGE AS INDICATED ON PLAN
10. PROVIDE BITUMINUM DAMP PROOFING AT FOUNDATION WALLS
11. 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 3 1/2" O.D. X 40 GAUGE
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 LEVEL, REINFORCE THE INTERIOR WALLS OF THE FOUNDATION WALL TO 2 FEET BEYOND THE OVERSIDE AREA WITH #4 BARS AT 24 INCHES O.C. PERPENDICULAR AND HORIZONTAL TO THE WALL. MAX. 12" FOOT OVERLAP
5. PROVIDE THE FOUNDATION WALLS SHOWN BE REINFORCED WITH A MINIMUM 8" INSULATION FOR A MIN OF 3 FEET BELOW THE BOTTOM OF THE SLAB
6. PROVIDE THE STEEL JOISTS ARE PERMANENTLY ATTACHED TO THE FOUNDATION WALL. THE WALL SHALL BE SUPPORTED LATERALLY AT THE TOP BY SILL BLOCKING FOR MINIMUM OF TWO JOIST SPACES, SPACED NOT MORE THAN 4 FEET O.C.

## Interior Partition Naming Convention

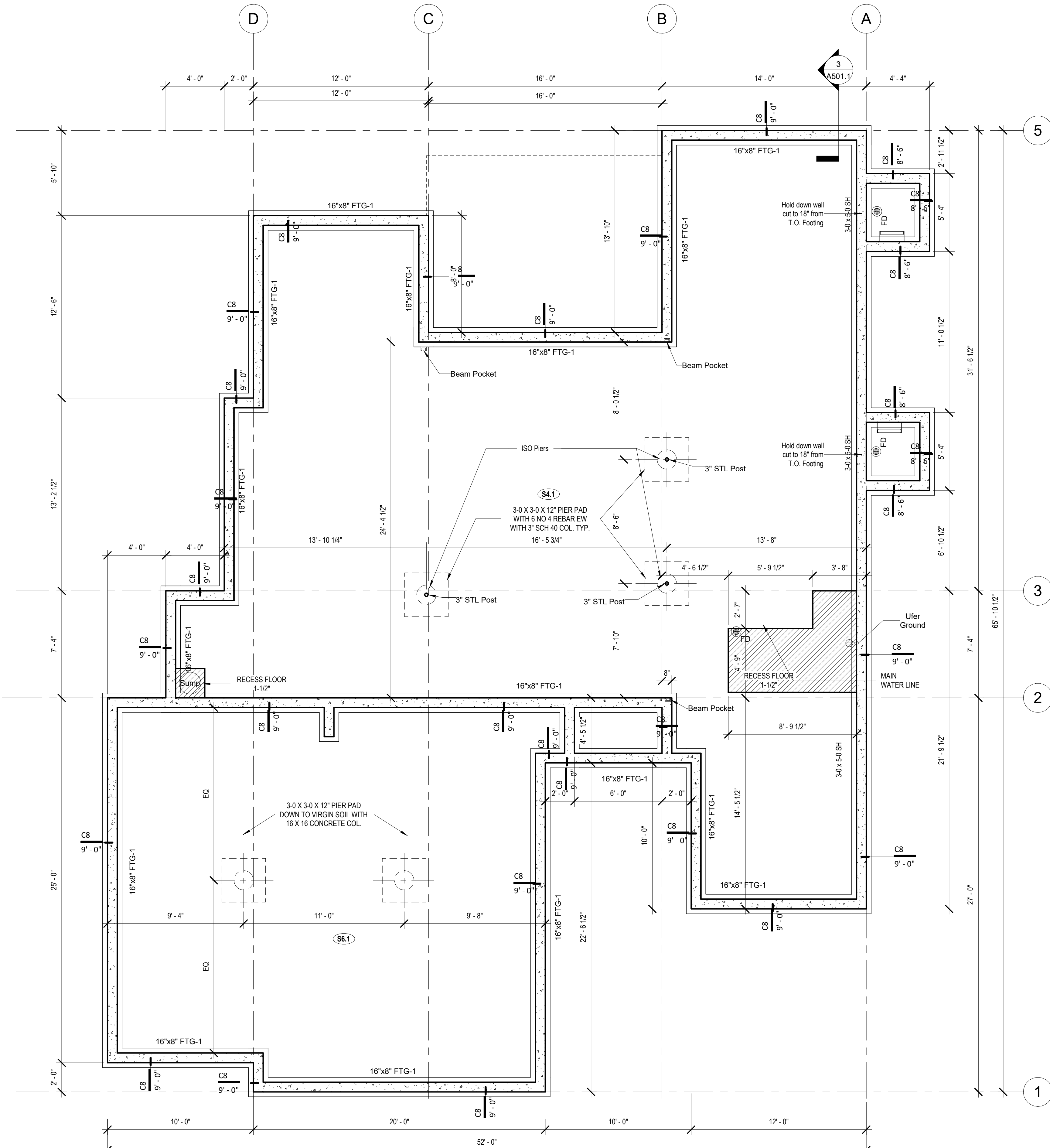
The diagram shows a vertical line representing a partition wall. To its left, several horizontal lines with arrows point to specific parts of the wall's representation:

- A line points to the top edge of the wall.
- A line points to the main body of the wall.
- A line points to a small vertical tick mark on the wall.
- A line points to the bottom edge of the wall.
- A line points to the space below the wall.

Labels for these components are as follows:

- Partition Material Type
- Nominal Stud/Partition Thickness
- Fire Rating or other modifier
- 8'-0"
- Partition Height. Omitted at walls spanning full height

Below the wall, the text "G4.1a" is written, with a line pointing to it from the "Fire Rating or other modifier" label.



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



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# WOODLAND MASTER PLAN

Lot 137, Hook Farms, 2627 Tracker Ln., Lees Summit, MO  
64082

architect:  
**Elevate Design + Build**  
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EXCLUDED ITEMS.



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DRAWING TITLE

Foundation Plan - Full Basement

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# A401.1

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## A701.1

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PROJECT  
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Tracker Ln., Lees Summit, MO  
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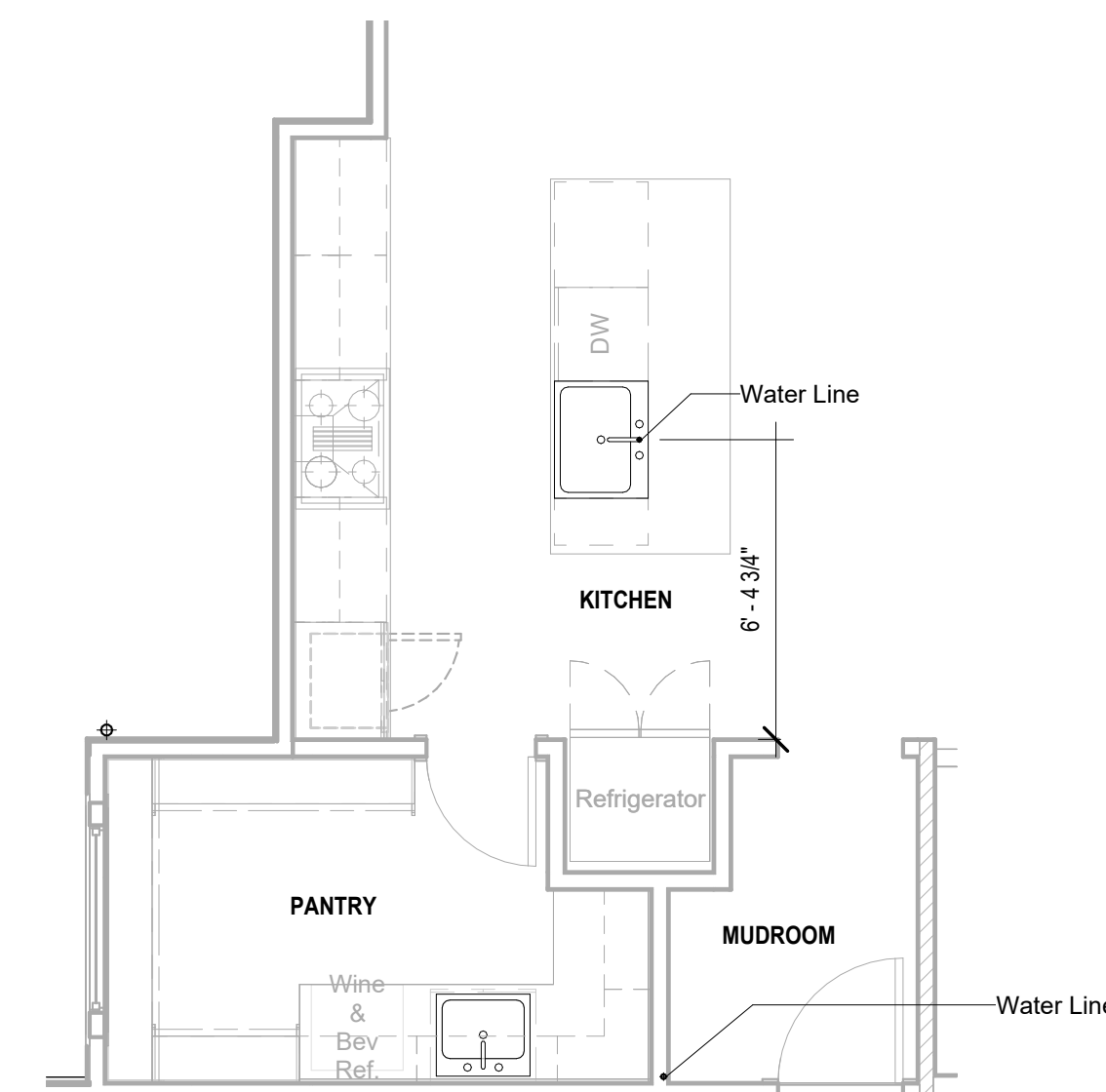
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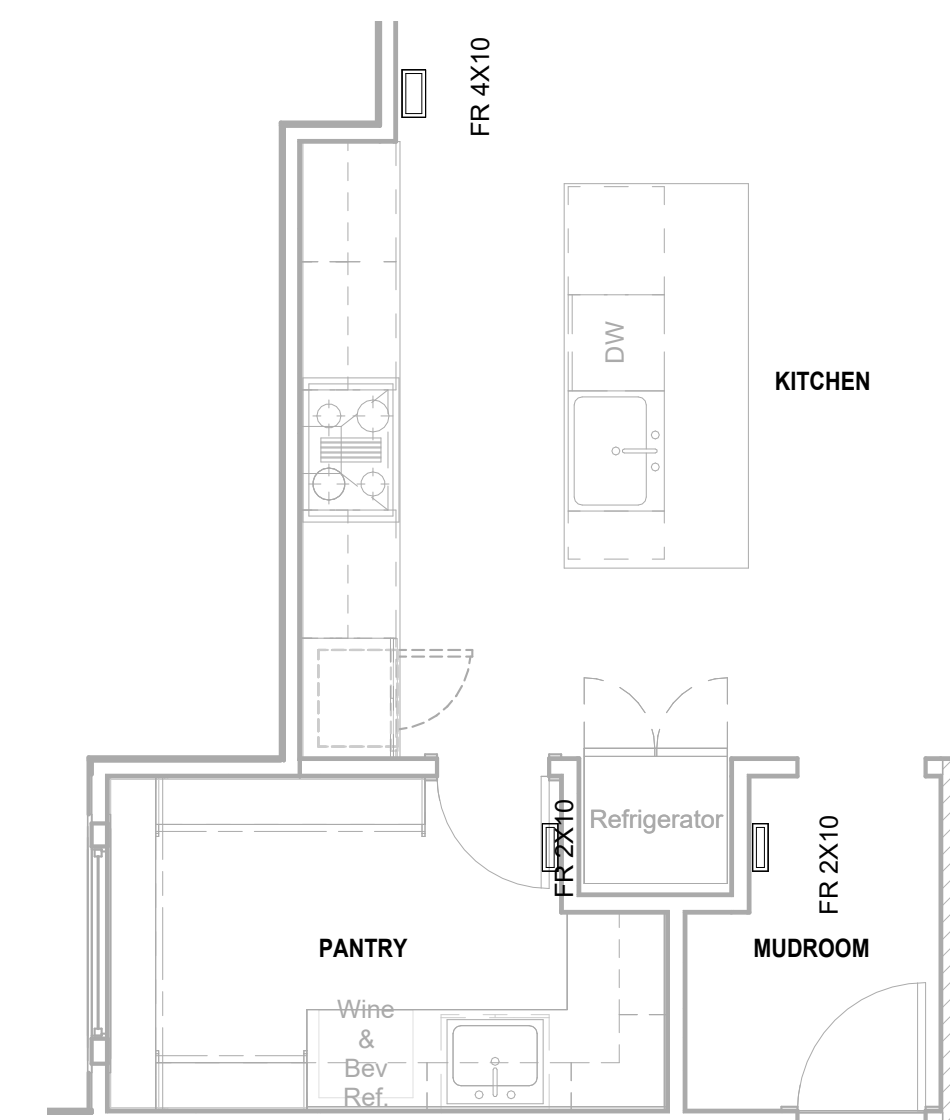
# A802

Diagram illustrating a basement floor plan with a sump pump and expanded storage area. The plan shows a room with a sump pump (labeled "Sump") and a large area labeled "EXPANDED STORAGE". The storage area is defined by a wall and a door labeled "For Upstair @6\".

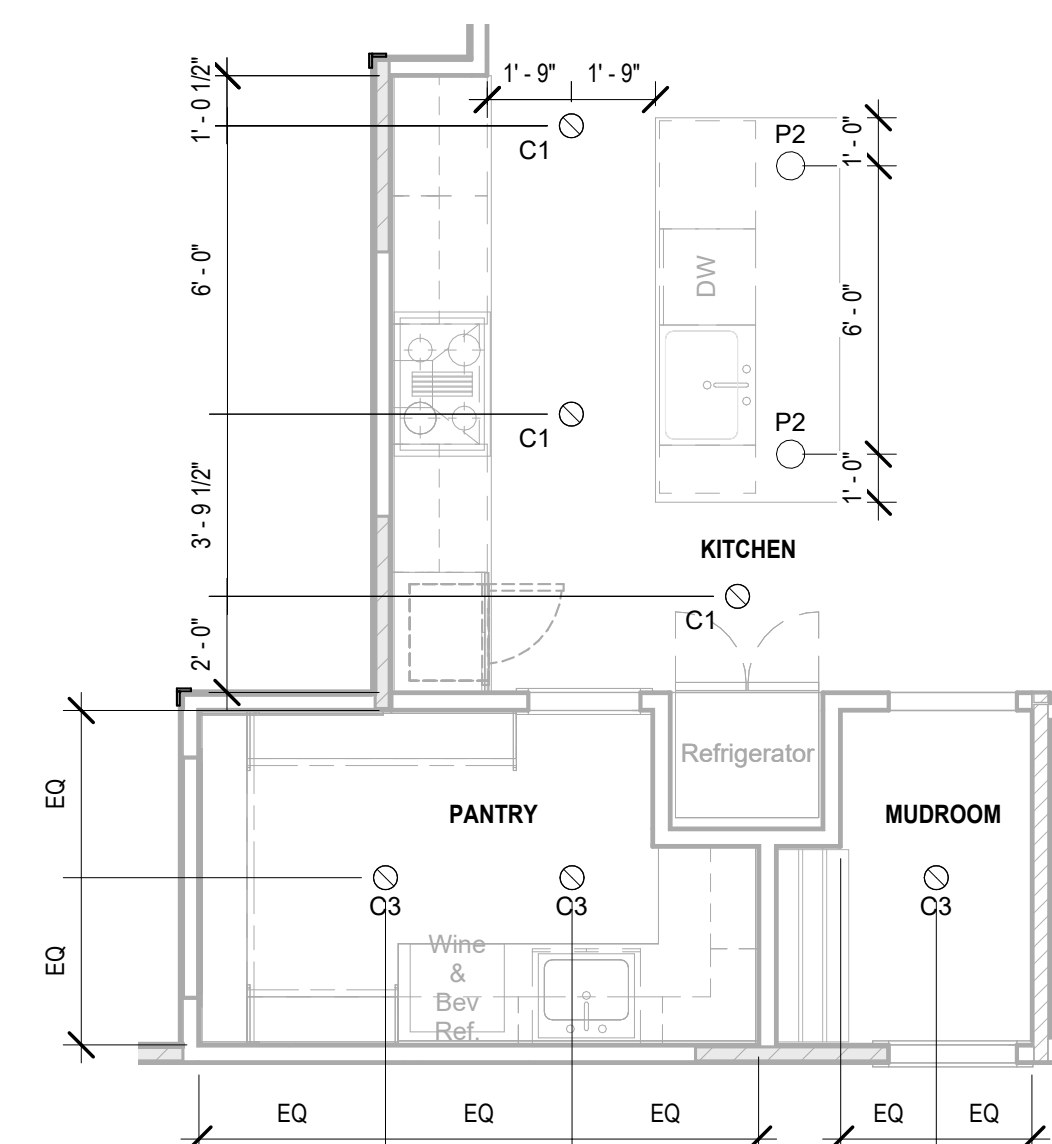
④ Kitchen - Design (+) HVAC Upstairs  
1/4" = 1'-0"



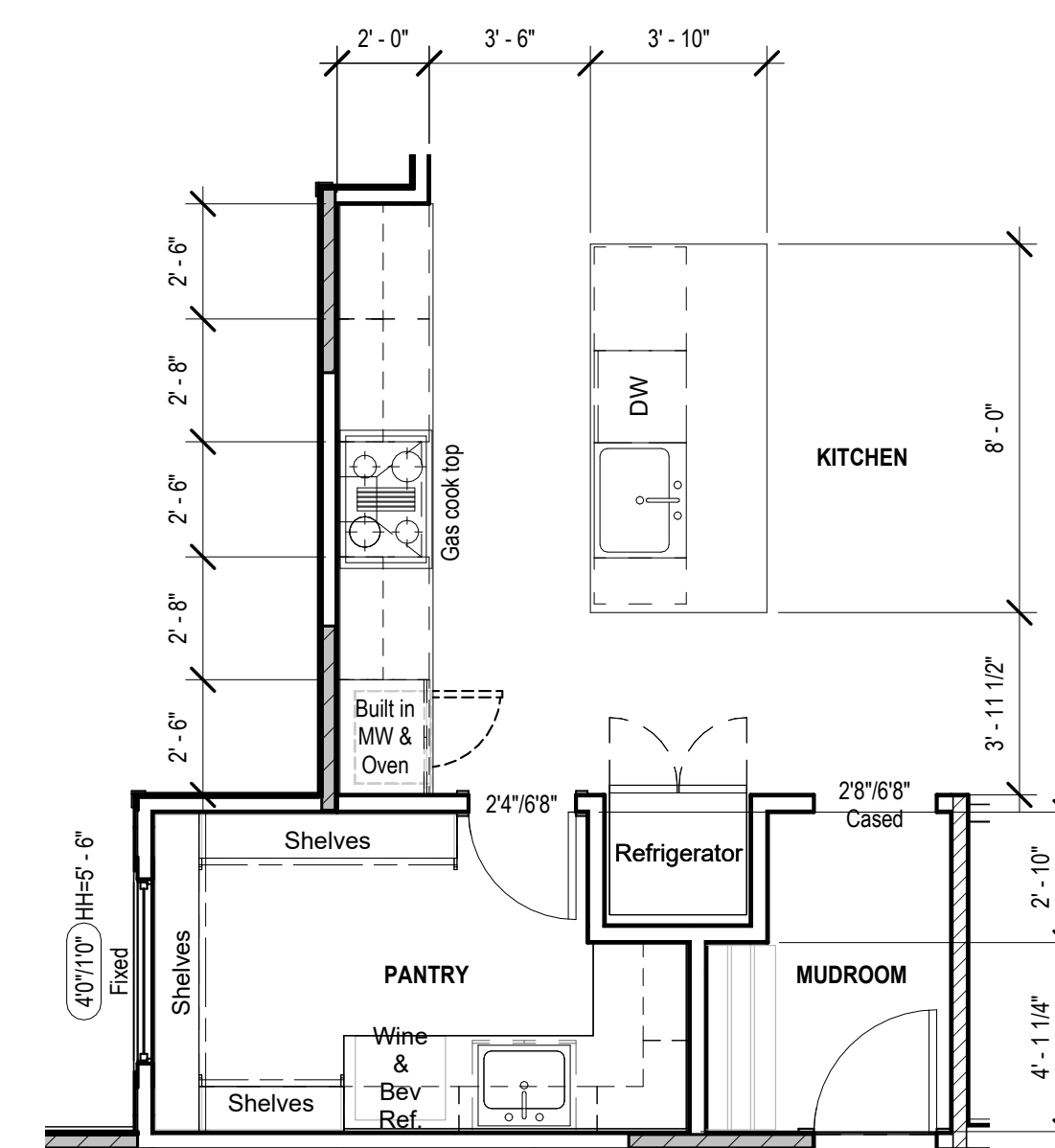
⑥ Kitchen - Design (+) Plumbing  
1/4" = 1'-0"



② Kitchen - Design (+) HVAC  
1/4" = 1'-0"



5 Kitchen - Design (+) Lighting  
1/4" = 1'-0"



① Kitchen - Design (+) W/ Butlers Pantry  
1/4" = 1'-0"



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PROJECT  
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### POD Options - Master Bath Design

11-06-2025

DRAWING NUMBER

# A804

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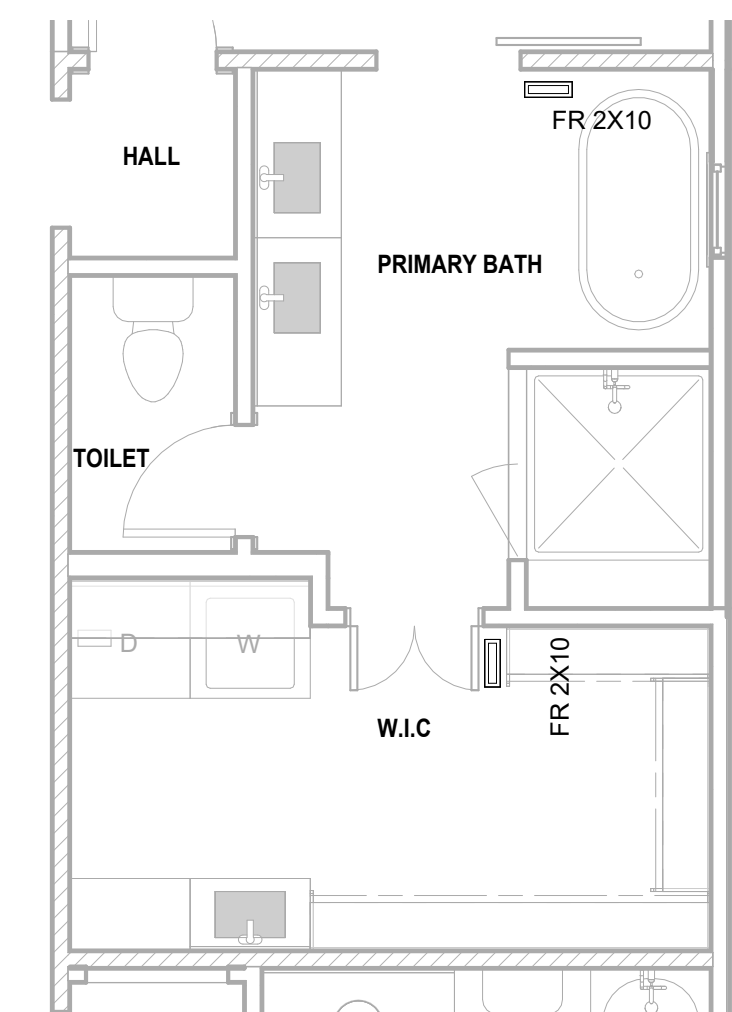
Farmhouse/01-Working Files\Revit Central File\JF 137 - Woodland farmhouse-1  
AS NOTED FOR PLAN  
DEVELOPMENT SEE

LEE'S SUMMIT, MISSISSAUGA

07/14/20

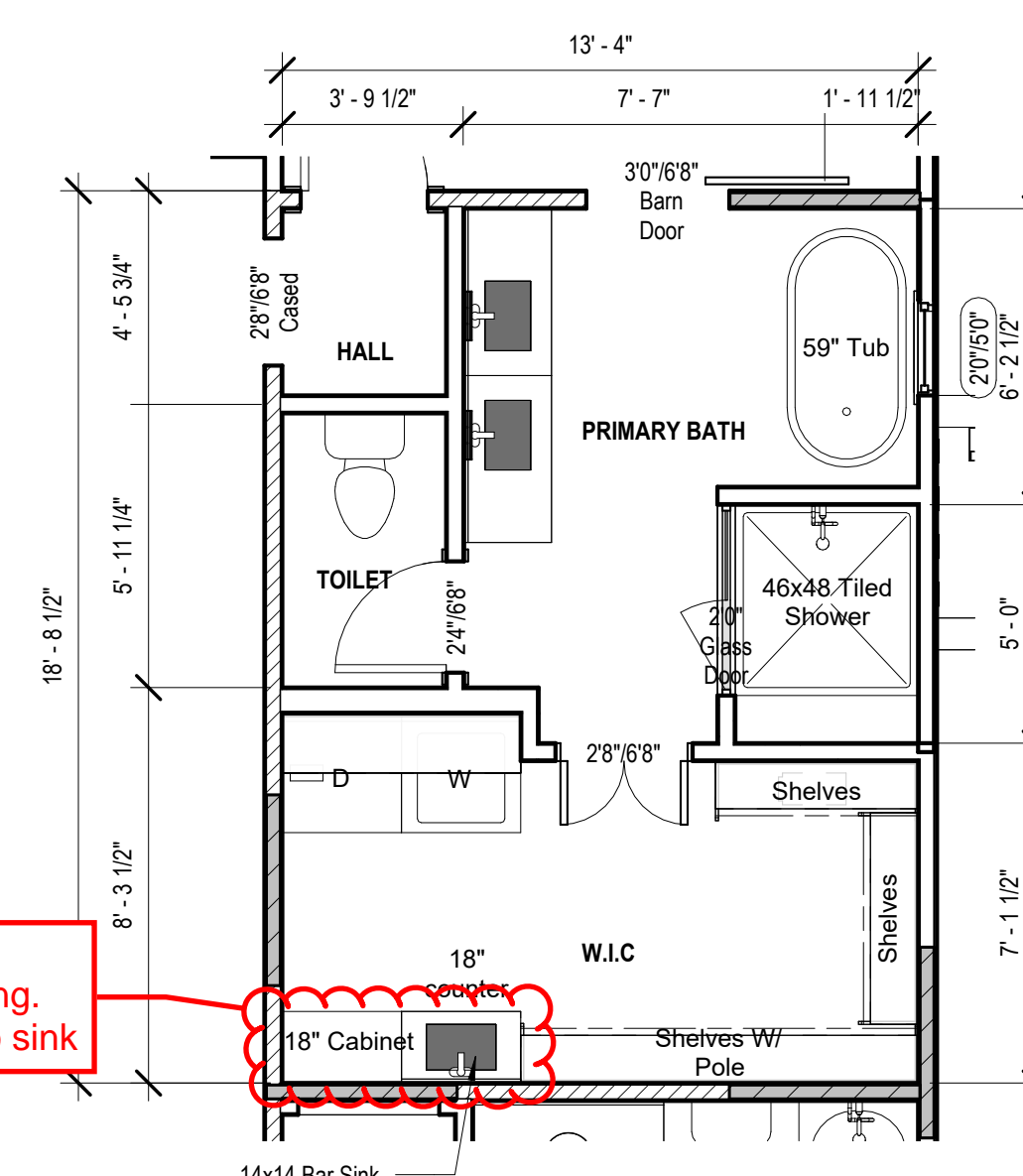
Mechanical layout for Bedroom #3. The diagram shows a vertical air flow path. On the left, a return air grille is labeled "Return Air @ 15' X 10'". On the right, a supply air grille is labeled "Supply Air @ 14' X 10'". Above the return air grille, a bathroom is labeled "BATH" with an exhaust fan labeled "Ex. Fr." and an exhaust duct labeled "Exhaust 4\" PVC @ 1\"". Below the supply air grille, a furnace is labeled "FURNACE". A supply air duct is labeled "4X10 Supply". The room is labeled "BEDROOM #3".

⑭ Primary Bath - Base(+) HVAC Upstairs  
1/4" = 1'-0"



16 Primary Bath - Base(+) Plumbing  
1/4" = 1'-0"

11 Primary Bath - Base(+) HVAC  
1/4" = 1'-0"



10 Primary Bath - Base(+) Lighting Plan  
1/4" = 1'-0"

9 Primary Bath - Base(+)  
1/4" = 1'-0"

confirm sink  
before ordering.  
Potentially no sink

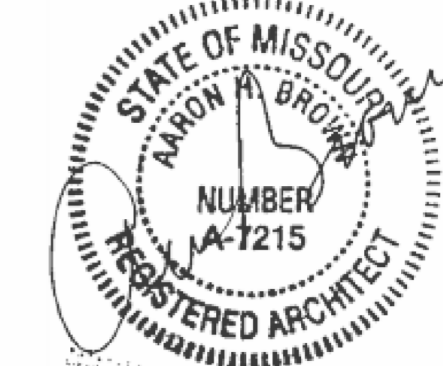
confirm sink  
before ordering.  
Potentially no sink



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DRAWING TITLE

Primery bed and Dinig Bump-out

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NORTH



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# A806



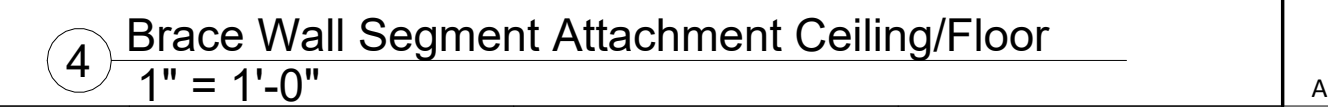






DRAWING TITLE

Details

DRAWING NUMBER



# WOODLAND MASTER PLAN

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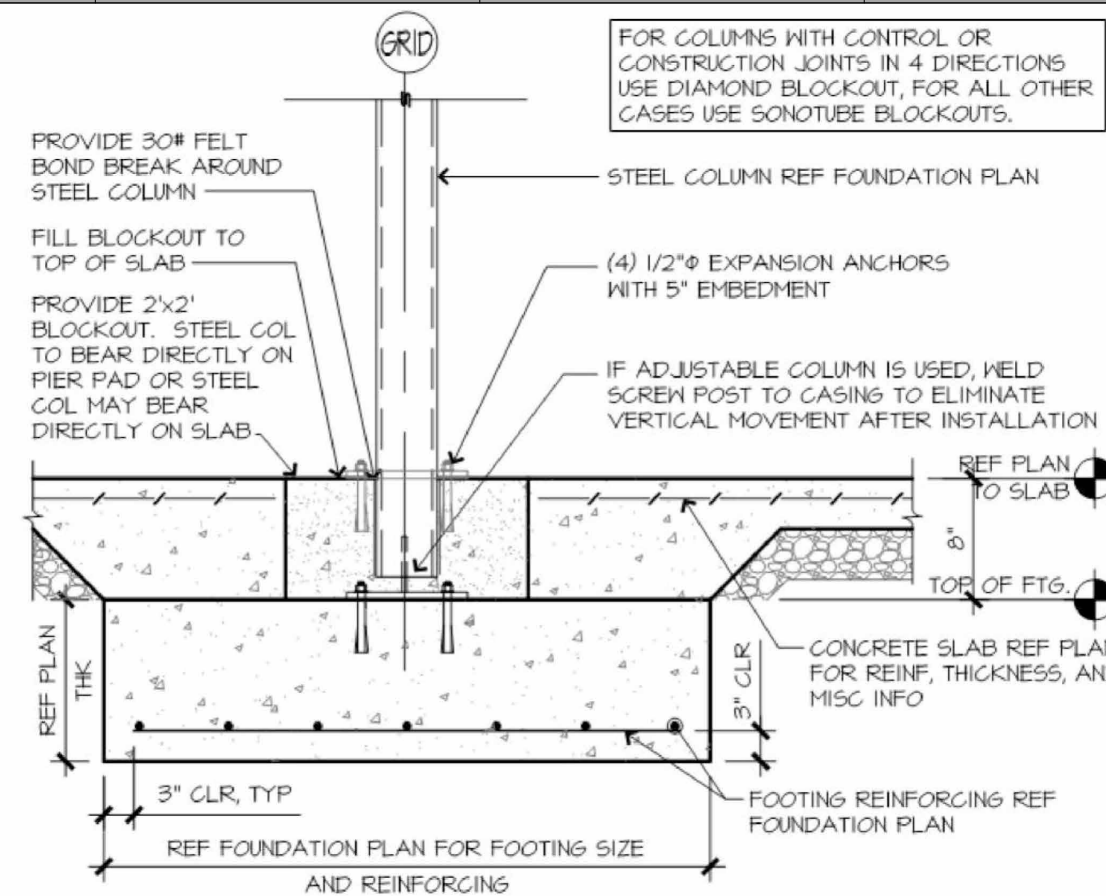
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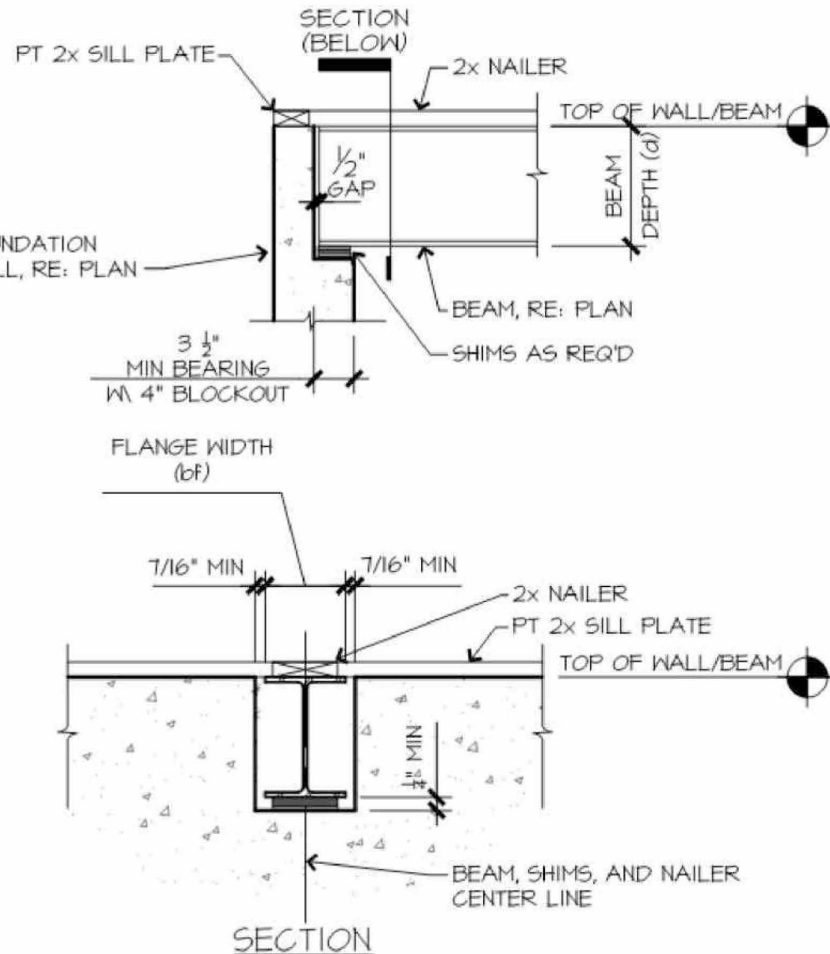
# A903

Released drawings are not to be used for construction without the written approval of the architect. This drawing is not to be used for construction without the written approval of the architect. LEES SUMMIT, MISSOURI  
07/14/2025

## A COLUMN/PAD DETAIL



## D BEAM POCKET DETAIL



ENERGY CONSERVATION CODE THE FOLLOWING VALUES ARE NEEDED.

R-15 IN WALLS

R-49 IN ATTICS

R-38 IN VAULTS

R-30 REDUCTION FOR VAULTS IS ONLY FOR 500SF PF AREA

R-19 IN FLOORS OVER UNCONDITIONED SPACES

R-10 IN CRAWL SPACE WALLS

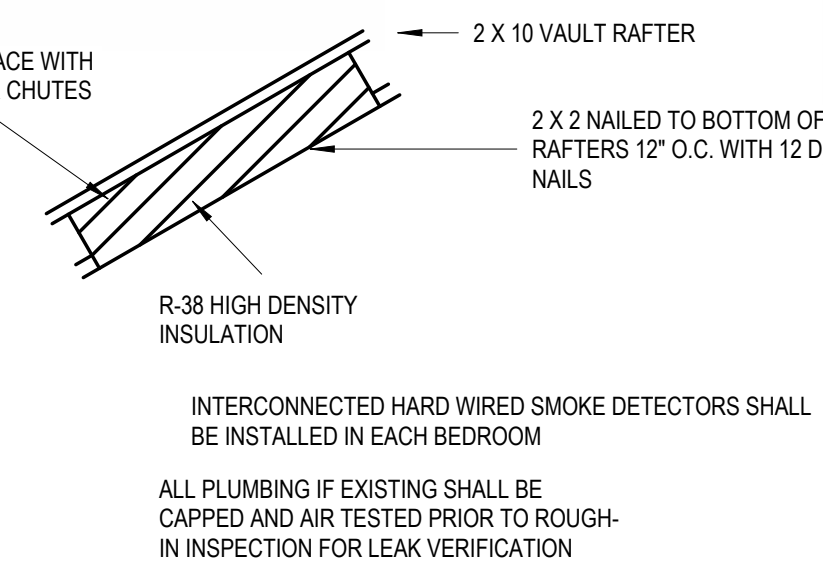
BASEMENT WALLS R-13 CAVITY OR R-10 CONTINUOUS

SLABS SHALL BE R-10 FOR A DEPTH OF 2 FEET

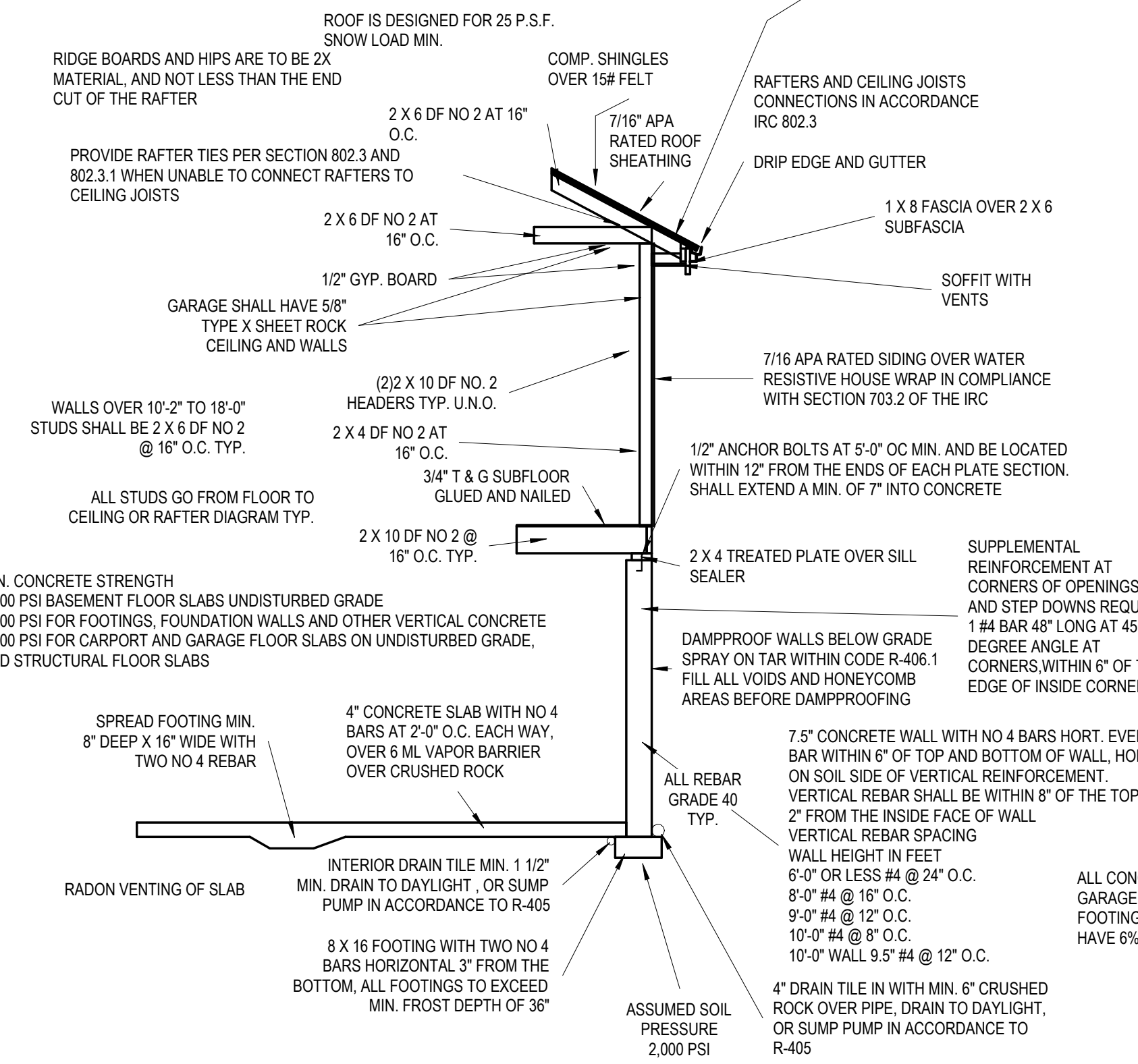
A WINDOW U-FACTOR OF .35 OR BETTER

DUCTWORK NEEDS TO HAVE AN R-8 VALUE

VAULT INSULATION DETAIL



ICE AND WATER SHIELD REQUIRED ON ALL ROOFS



TYPICAL WALL SECTION

## WINDOW EGRESS REQUIREMENTS

BEDROOM WINDOW EGRESS MINIMUM FOR A DOUBLE HUNG WINDOW IS 34" CLEAR WIDTH MIN. AND 24" CLEAR HEIGHT MIN. WITH A CLEAR OPENABLE AREA OF 5.7 SQUARE FEET MIN. A CASEMENT OR SLIDER WINDOW MIN. IS 20" CLEAR WIDTH MIN. AND 41" CLEAR HEIGHT MIN. WITH A MIN. 5.7 SQUARE FOOT OF OPENABLE AREA. OPENING OF EGRESS WINDOW NOT MORE THAN 42" FROM THE FLOOR

## WINDOW SAFETY GLAZING PER 308

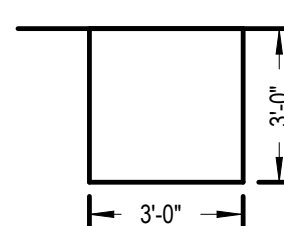
SAFETY GLAZING REQUIRED ALONG WALKING SURFACES AND STAIRS LOCATED WITHIN 36" HORIZONTALLY OF THE STEPS. SAFETY GLAZING REQUIRED IF EXPOSED SINGLE PANELS IS IN EXCESS OF 9 SQUARE FEET OR THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18 INCHES ABOVE THE FINISHED FLOOR.

SAFETY GLAZING REQUIRED WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN 24 INCHES OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE A WALKING SURFACE. SAFETY OR TEMPERED GLAZING IS REQUIRED.

WINDOWS ARE TO HAVE FALL PROTECTION PER IRC 312.2

## PIER PADS

TYP. U.N.O. 3'-0" X 3'-0" X 12" PIER PADS MIN. WITH #4 REBAR, 6 EACH WAY



EGRESS WINDOW WELL AS NEEDED PER SECTION 308 MIN. 3'-0" X 3'-0" WITH LADDER

ALL POINT LOADS SHALL HAVE A MINIMUM OF 2 STUDS UNLESS NOTED OTHERWISE

## Portal Frame with Holddown

### CEILING JOISTS AND RAFTER CONNECTIONS

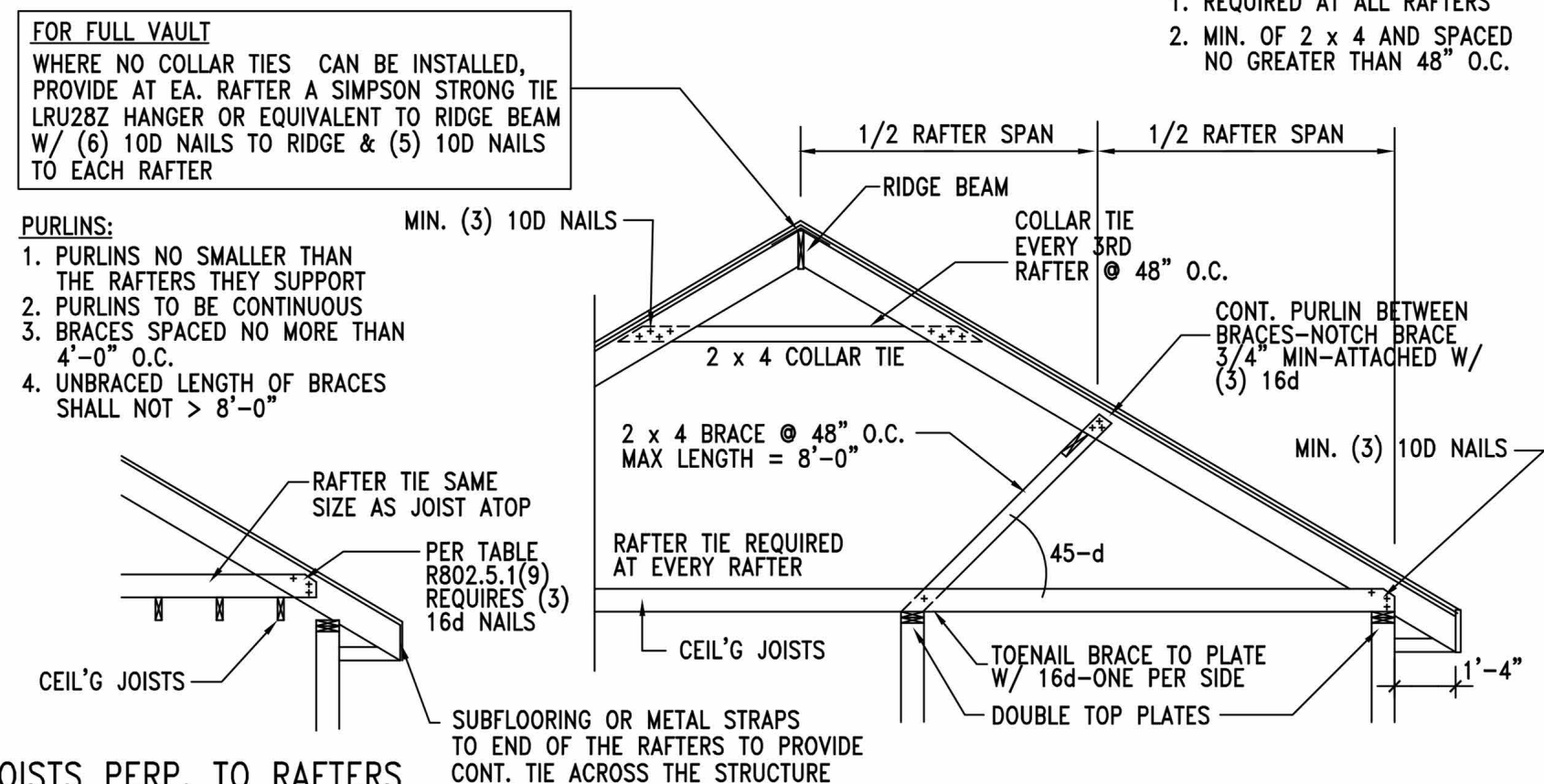
CEILING JOISTS AND RAFTERS SHALL BE TIED TO ONE ANOTHER PER TABLES R602.3(1) AND R802.5.1(9) AND THE ASSEMBLY SHALL BE NAILED TO THE TOP PLATE PER R602.3(1) CEILING JOIST NOT PARALLEL TO RAFTERS USE SUBFLOORING OR METAL STRAPS ATTACHED TO END OF THE RAFTERS TO PROVIDE A CONT. TIE ACROSS THE STRUCTURE

### TIE DOWN REQUIREMENTS (R802.11)

FOR RAFTER SPANS OVER 20'-0" INTERPOLATING TABLE 802.11 PROVIDE RATER TIE-DOWNS CAPABLE OF RESISTING OVER 226 POUNDS AT EACH RAFTER PER TABLE R802.5.1(2) THE MAX RAFTER SPAN FOR D.F.L. 2 x 6 RAFTERS #2 GRADE = 14'-1" AND IS THE BASIS OF DESIGN FOR PURLIN PLACEMENT

### RAFTER TIES:

1. REQUIRED AT ALL RAFTERS
2. MIN. OF 2 x 4 AND SPACED NO GREATER THAN 48" O.C.



RAFTER/CEILING JOIST HEEL CONNECTIONS PROVIDE (5) 16d NAILS AT EACH HEEL JOINT (RAFTER-JOIST, RAFTER-TIE) CONNECTION. ALSO DENOTED IN DETAIL FOR TYP. ROOF/ RAFTER FRAMING. THIS MEETS/EXCEEDS TABLE 802.5.1(9) FOR ROOF SPANS UP TO 28'-0" MAX. 9/12 PITCH AND RAFTERS 16" O.C.

ALL RIDGE BEAMS TO BE 2 x 12 OR 2 x 10 RAFTER TIES/COLLARS REQUIRED AT ALL LOCATIONS

ROOF FRAMING CONNECTION TO BEAMS WHERE LVL IS BE INSTALLED IN PLANE, PROVIDE SIMPSON STRONG TIE LRU28Z RAFTER HANGERS EA. RAFTER TO LVL. EACH END OF LVL TO BE SECURED TO SUPPORTING CONSTRUCTION WITH SST LSTA15 OR EQUIVALENT STRAP W/ 1100 LBS. CAPACITY. STRAPPING SHALL BE REQUIRED AT ALL NON-CONT. MEMBERS BETWEEN BEAM & TOP OF FLOOR

## B TYP. ROOF/RAFTER FRAMING

N.T.S.





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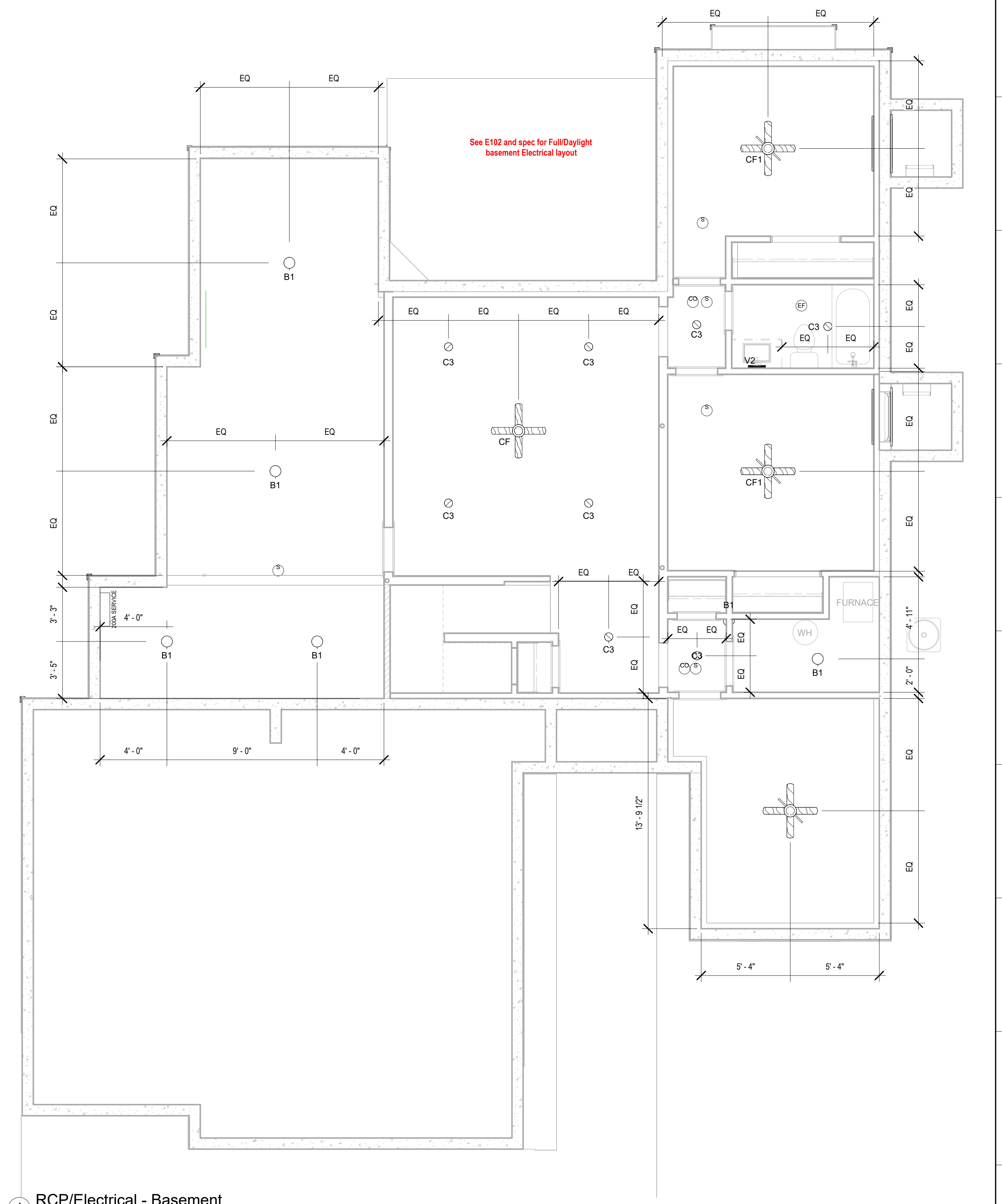
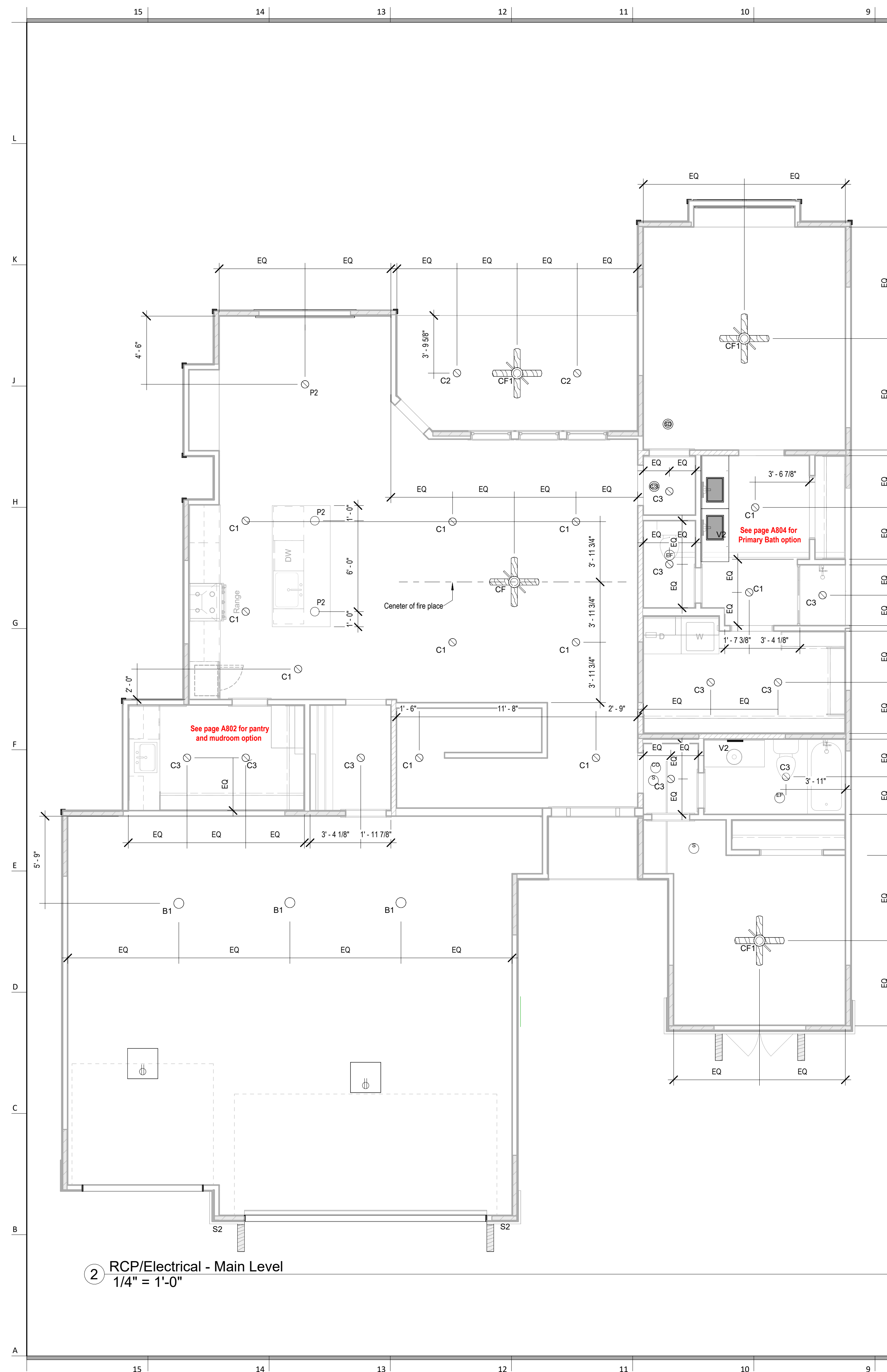
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# E101

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RELEASE FOR CONSUMERS  
AS NOTED FOR PLANNING  
DEVELOPMENT SERVICES

Lighting Fixture Schedule		
Type Mark	Description	Type Comments
B1	Ceiling Mounted Exposed Bulb	
C1	Recessed Can Light - Interior	
C2	Recessed Can Light - Exterior	
C3	LED Disk Light	
CF	Ceiling Fan	
CF1	Ceiling Fan w/ Light - Surface Mounted	
P2	Decorative Pendant Fixture	Mount bottom of fixture 84" AFF
S2	Vanity Wall Mounted	
V2	Vanity Wall Mounted	Mount bottom of fixture 84" AFF



1 RCP/Electrical - Basement  
1/4" = 1'-0"



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# M101

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LEE'S SUMMIT, MISSOURI

07/14/20

2 Main Level HVAC Plan  
1/4" = 1'-0"

1 Basement HVAC Plan  
1/4" = 1'-0"



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① Basement Plumbing Plan  
1/4" = 1'-0"