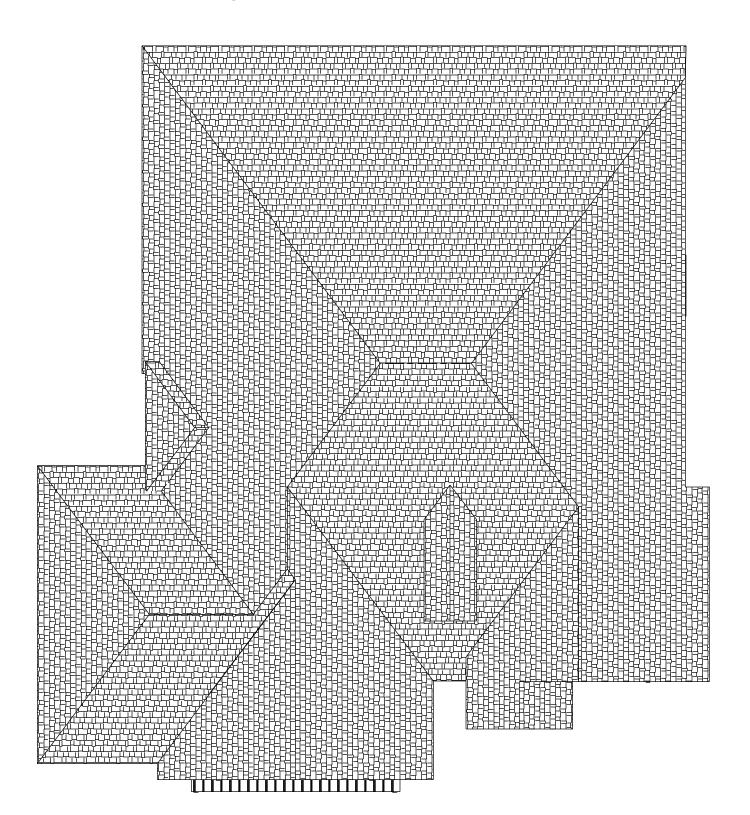
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1 OF 5



ROOF PLAN

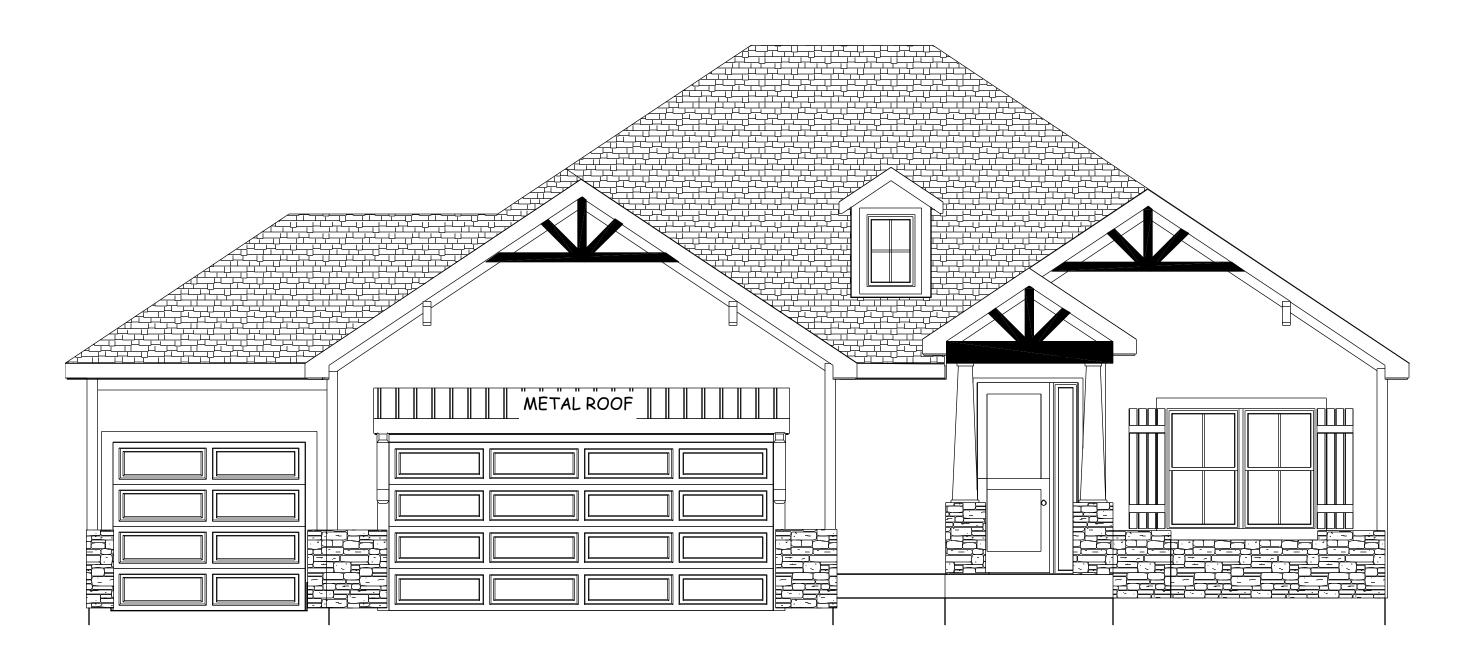
1/8 = 1-0

ROOF PITCHES SIDE TO SIDE 8/12 TYP.

ROOF PITCHES FRONT TO BACK 6/12 TYP.

RAFTERS 2 X 6 DF NO 2 @ 16" OC TYP.

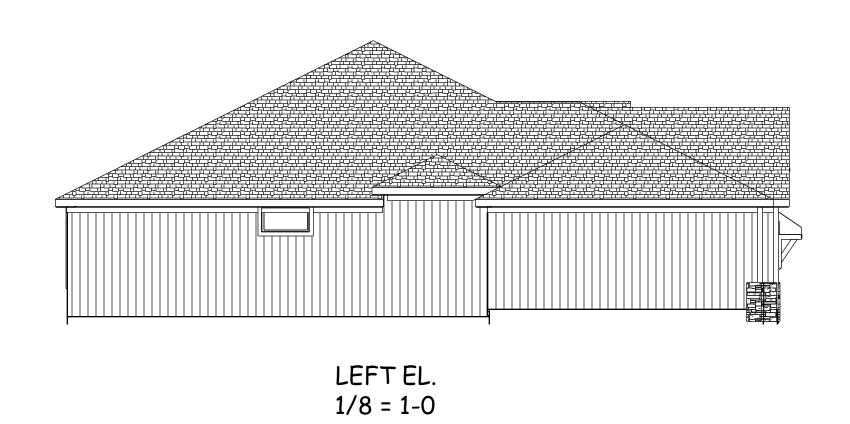
HIPS AND RIDGES 2 X 8 DF NO 2 TYP.

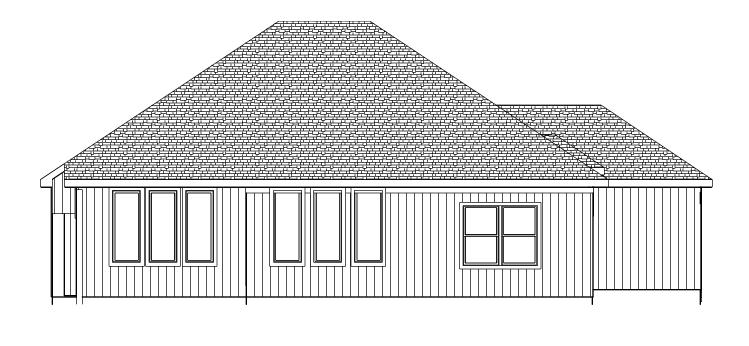


HILLCREST RECESS

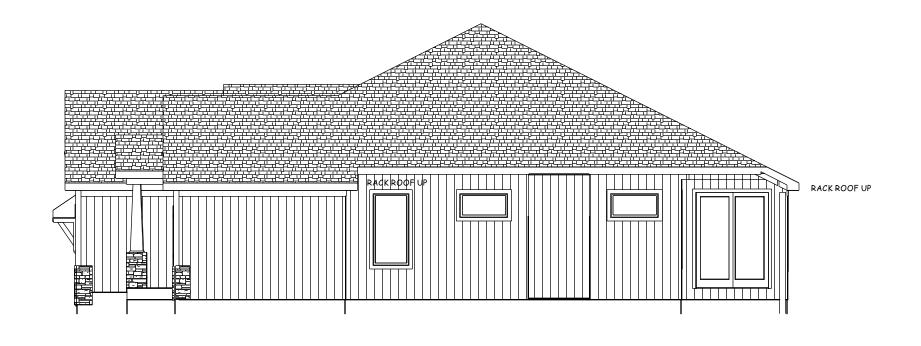
NOTE TURN CORNERS 16" WITH STONE

FRONT EL.
STUCCO AND STONE SIDING





REAR EL. 1/8 = 1-0



RIGHT EL. 1/8 = 1-0

3 SIDES LP PANEL SIDING

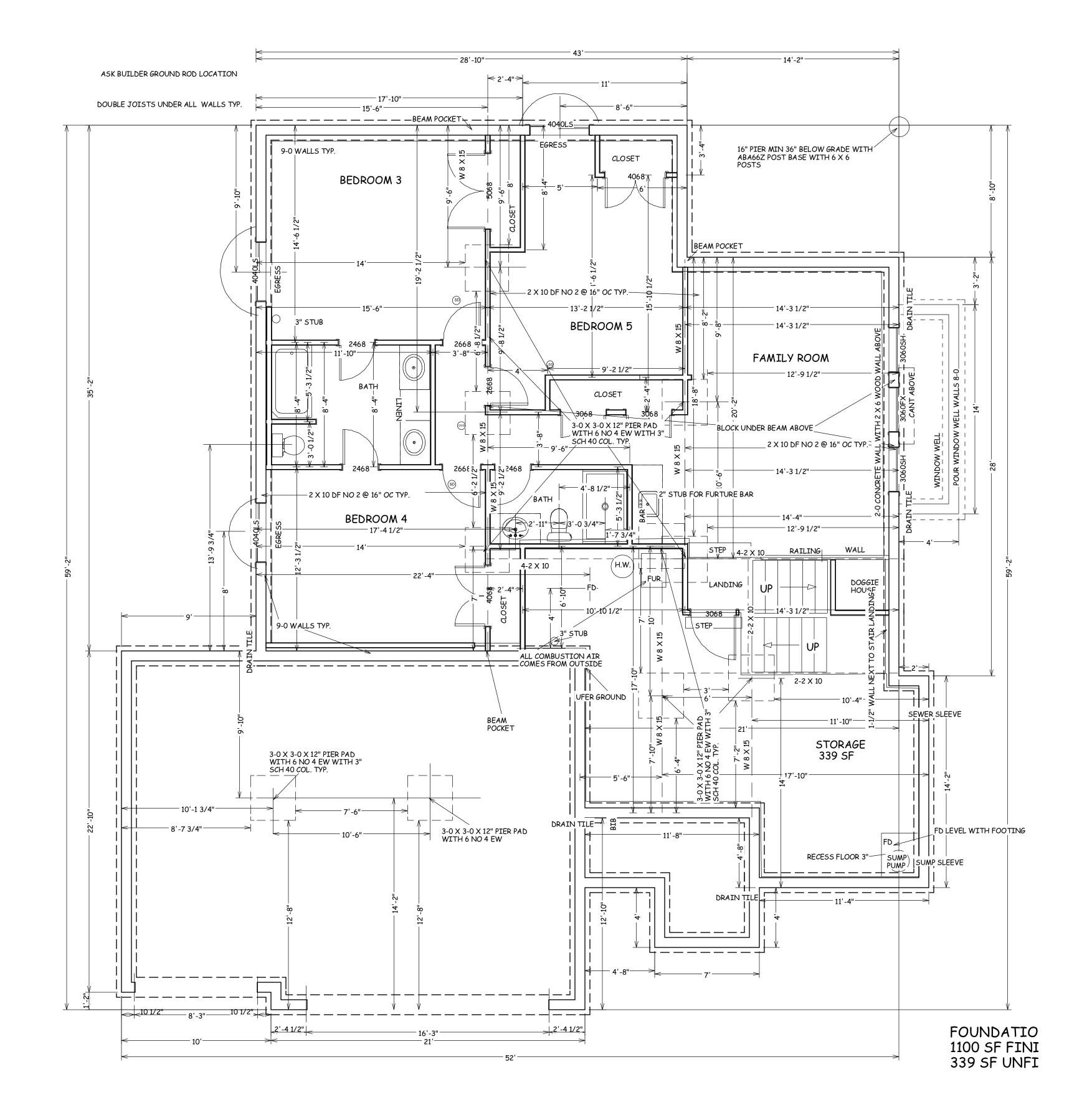
RELEASE FOR CONSTRUCTION AS NOTED ON PLANS REVIEW DEVELOPMENT SERVICES LEE'S SUMMIT, MISSOURI 09/15/2025 9:09:26

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SCALE 1/4" = 1-0

DATE

9-3-25

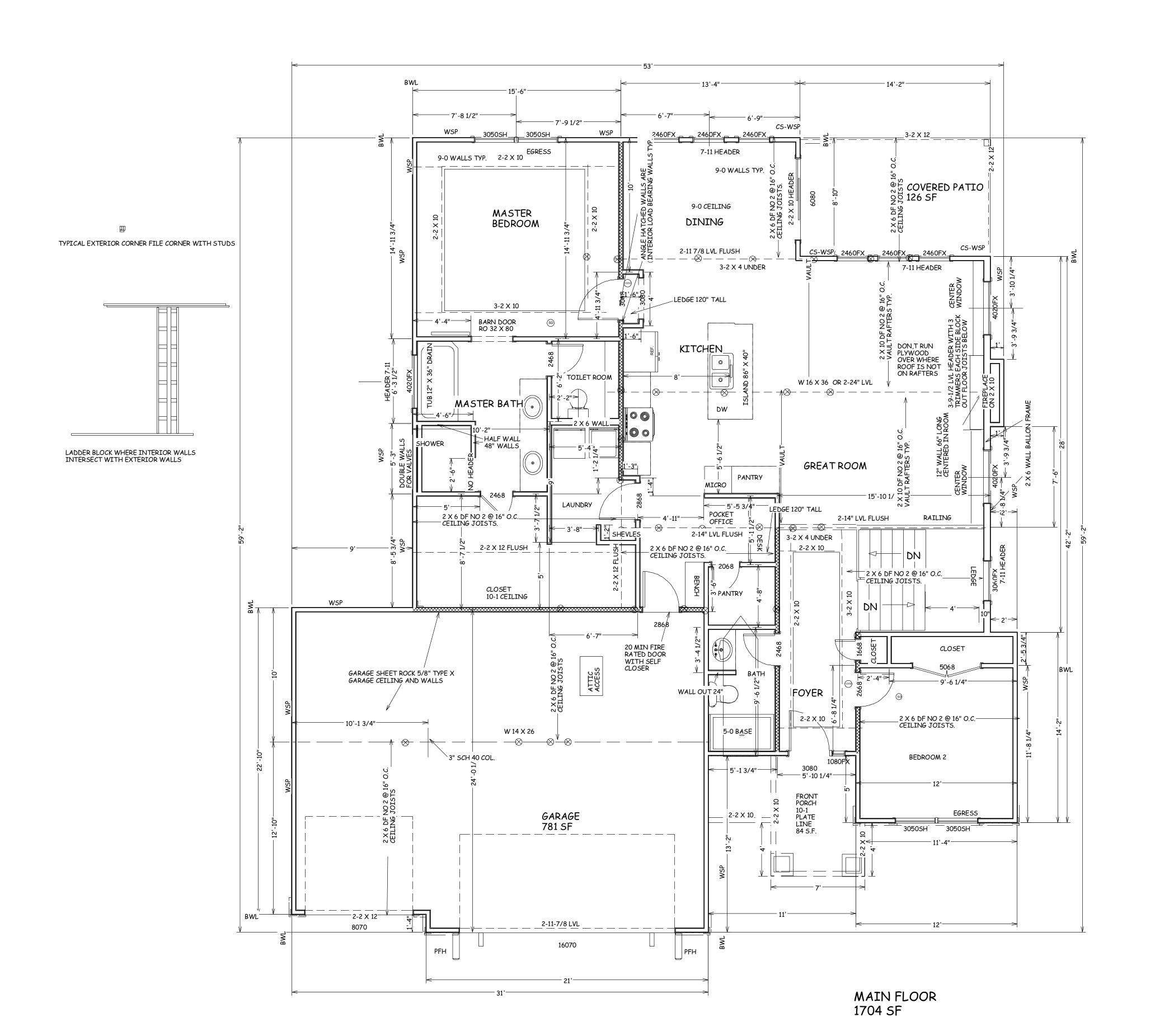
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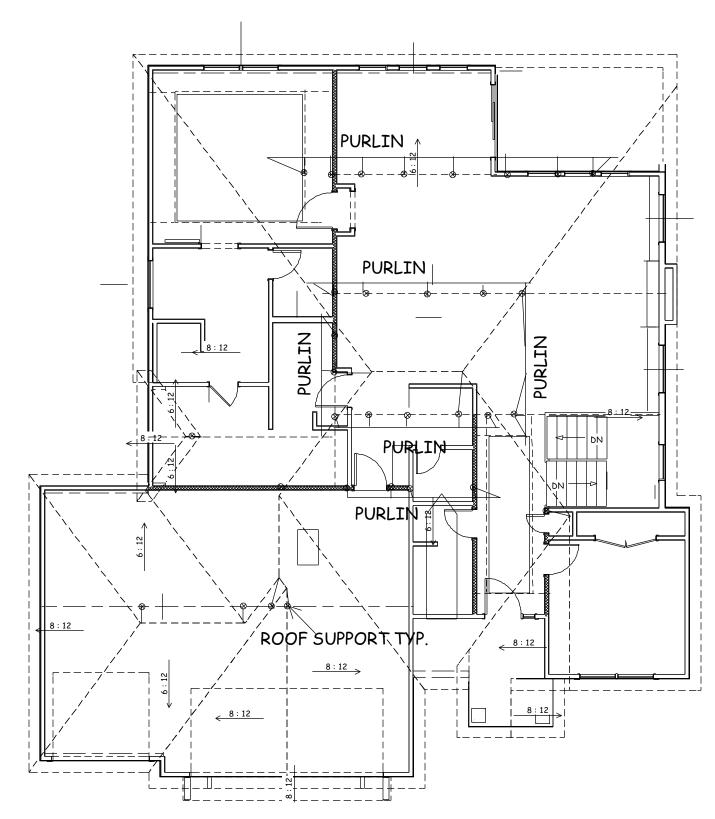
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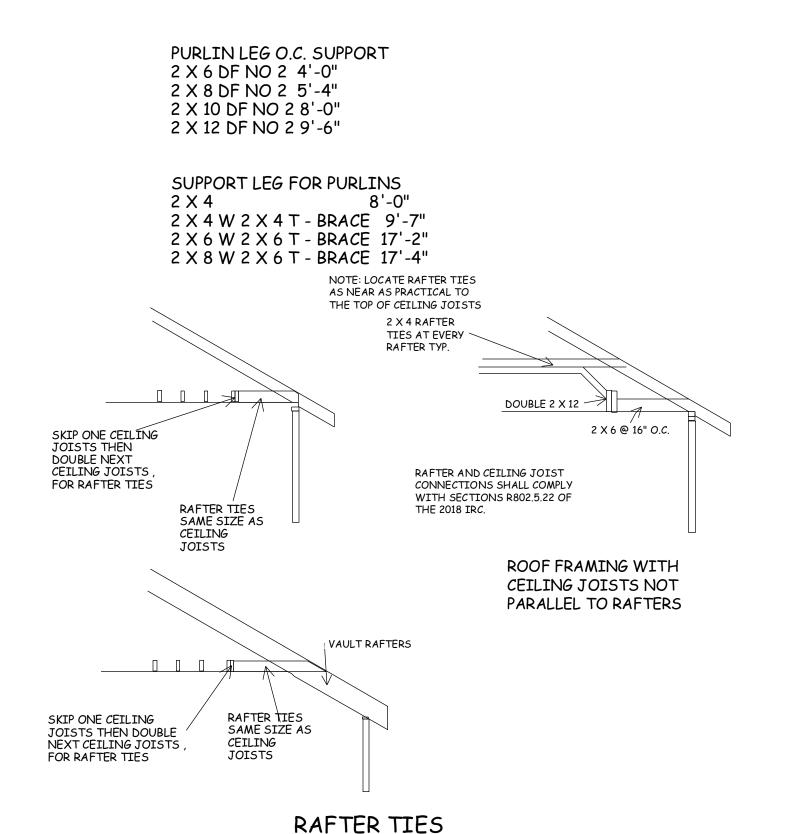
3 OF 5

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PURLIN PLAN 1/8 = 1-0 ROOF PITCHES RAFTERS 2 X 6 DF NO 2 @ 16" OC TYP. HIPS AND RIDGES 2 X 8 DF NO 2 TYP.



PURPOSES SHALL NOT BE PERMITTED. OTHER OPENINGS SHALL BE 1" AIR SPACE WITH FOAM AIR EQUIPPED WITH SOLID WOOD OR STELL DOORS NOT LESS THAN 1-3/8" ENERGY CONSERVATION CODE CHUTES 2 X 2 NAILED TO BOTTOM OF THICK OR 20 MINUTE RATED DOORS, WITH SELF CLOSING DEVICES REQUIRED FOR GARAGE / DWELLING SEPERATION DOORS R302.5.1 THE FOLLOWING VALUES ARE NEEDED. - RAFTERS 12" O.C. WITH 12 D 2. WHOLE HOUSE MECHANICAL VENTILATION SYSTEM IS REQUIRED FOR R-15 IN WALLS ANY DWELLING IN COMPLIANCE WITH IRC M 1505 3. CARBON MONOXIDE DETECTORS REQUIRED IRC R 315 R-49 IN ATTICS R-38 HIGH DENSITY 4. STEEL COLUMNS SHALL BE MINIMUM SCHEDULE 40 R407.3 INSULATION R-38 IN VAULTS R-30 REDUCTION FOR VAULTS IS ONLY FOR 500 SF 5. DECK SHALL BE BUILT PER TABLES 507.2, 507.2.1, 507.3, 507.6, INTERCONNECTED HARD WIRED SMOKE 507.5.1(1)&(2), 507.5, AND 507.6 PF AREA DETECTORS SHALL BE INSTALLED IN EACH BEDROOM AND OUTSIDE OF EACH BEDROOM 6. STUDS SHALL BE CONTINUOUS BETWEEN FLOOR, CEILING AND OR R-19 IN FLOORS OVER UNCONDITIONED SPACES ROOF DIAPHRAGMS R602.3 ALL PLUMBING IF EXISITING SHALL BE CAPPED AND AIR TESTED PRIOR TO ROUGH-IN 7. ADDED REQUIREMENTS FOR WINDOW FALL PROTECTION R312.2 R-10 IN CRAWL SPACE WALLS INSPECTION FOR LEAK VERIFICATION 8. NEW PROVISIONS FOR ATTACHMENT OF RAFTERS, TRUSSES AND BASEMENT WALLS R-13 CAVITY OR R-10 CONTINOUS ROOF BEAMS R802.3.1. R802.11 SLABS SHALL BE R-10 FOR A DEPTH OF 2 FOOT 9. INSULATION REQUIRED FOR ALL BASEMENT WALLS (INCLUDING UNFINISHED BASEMENTS) N1102.1 A WINDOW U FACTOR OF .35 OR BETTER 10. EXTERIOR WINDOWS/DOORS SHALL HAVE U-FACTOR 0.35 AND ICE & WATER SHEILD REQUIRED ON ALL GLAZING SHALL HAVE SOLAR HEIGHT GAIN FACTOR OF 0.40 N1102.1 DUCTWORK NEEDS TO HAVE AN R-8 VALUE 11. HOUSE LEAKAGE AND DUCT LEAKAGE PERFORMANCE STANDARDS EFFECTIVE JANUARY 1, 2014. A SAMPLE TESTING PROGRAM WILL BE ROOF IS DESIGNED FOR 25 IMPLEMENTED OCTOBER 1, 2012 KCBRC N1102.4.1.2 N1103.2.2 P.S.F. SNOW LOAD MIN. COMP. SHINGLES OVER 12. LIGHTING FIXTURES PENETRATING THE THERMAL ENVELOPE (E.G. RIDGE BOARDS AND HIPS ARE TO BE 2 15# FELT CAN LIGHTS IN ATTIC ) SHALL BE IC- RATED, LEAKAGE- RATED AND X MATERIAL, AND NOT LESS THAN SEALED TO THE GYPSUM WALLBOARD N1102.4.4 THE END CUT OF RAFTER RAFTERS AND CEILING 7/16" APA 2 X 6 DF NO. 2 / JOISTS CONNECTIONS IN 13.PROGRAMMABLE THERMOSTAT REQUIRED N1103.1.1 RATED ROOF ACCORDANCE IRC 802.3 SHEATHING PROVIDE RAFTER TIES PER SECTION 802.3 14. AIR HANDLERS SHALL BE RATED FOR MAXIMUM 2 % AIR LEAKAGE DRIP EDGE AND GUTER AND 802.3.1 WHEN UNABLE TO CONNECT RATE N1103.2.2.1 RAFTERS TO CEILING JOISTS 1 X 8 FASCIA OVER 2 X 6 15. BUILDING CAVITIES USED AS RETURN AIR PLENUMS SHALL BE 2 X 6 DF NO. 2 SEALED TO PREVENT LEAKAGE ACROSS THE THERMAL ENVELOPE KCBRC SUBFASCIA AT 16" OC SOFFTT 1/2 GYP. BOARD 16. CERTAIN HOT WATER PIPES SHALL BE INSULATED N1103.4 - WITH GARAGE SHALL HAVE 5/8 TYPE X VENTS 17. ALL EXHAUST FANS SHALL TERMINATE TO THE BUILDING EXTERIOR SHEET ROCK CEILING AND WALLS 7/16 APA RATED SIDING OVER 18. MAKEUP AIR SYSTEM REQUIRED FOR KITHCHEN EXHAUST HOODS 2 - 2 X 10 DF NO 2 WATER RESISTIVE HOUSE WRAP IN THAT EXCEED 400 CFM M1503.4 WALLS OVER 10-2 TO 18-0 COMPLIANCE WITH SECTION 703.2 2 X 4 DF NO. 2 STUDS SHALL BE 2 X 6 DF 19. BUILDING CAVITIES IN A THERMAL ENVELOPE WALL (INCLUDING NO 2 @ 16" O.C. TYP. THE WALL BETWEEN THE HOUSE AND GARAGE ) SHALL NOT BE USED AS 3/4" T & G SUB FLOOR RETURN AIR PLENUMS ALL STUDS GO FROM FLOOR TO 1/2 " ANCHOR BOLTS AT 5-0 OC MIN. , AND BE GLUED AND NAILED LOCATED WITHIN 12" FROM THE ENDS OF EACH 20. AN AIR HANDLING SYSTEM SHALL NOT SERVE BOTH THE LIVING CEILING OR RAFTER DIAFRAM TYP. PLATE SECTION. SHALL EXTEND A MINIMUM OF SPACE AND THE GARAGE M1601.6 2 X 10 DF NO 2 @ 7" INTO CONCRETE SUPPLEMENTAL 21. A CONCRETE- ENCASED GROUNDING ELECTRODE ( 'UFER' GROUND ) 2 X4 TREATED PLATE OVER REINFORCEMNT AT MIN. CONCRETE STRENGTH CONNECTION SHALL BE PROVIDED TO THE ELECTRICAL SERVICE E3608.1 SILL SEALER CORNERS OF OPENINGS 2,500 PSI BASEMENT FLOOR SLABS UNDISTURBED GRADE AND STEP DOWNS 3,000 PSI FOR FOOTINGS, FOUNDATION WALLS, AND OTHER VERTICAL 22. COMPLIANCE WITH THE REQUIRMENT AND SHOW CONNECTION AS - REQUIRE 1 # 4 BAR 48" NEEDED FOR ROOF BEAM, TRUS, RAFTER, AND GIRDER CONNECTION FOR LONG AT 45 DEGREE 3,500 PSI FOR CARPORT AND GARAGE FLOOR SLABS ON UNDISTURBED GRADE, DAMPPROOF WALLS BELOW GRADE UPLIFT PER IRC 802.11, ALL RAFTERS BE IN COMPLIANCE WITH IRC 502.11 FILL ALL VIODS & HONEYCOMB AREAS
BEFORE DAMPPROOFING

WITHIN 6" OF THE EDGE
OF INSIDE CORNERS ANGLE AT CORNERS. AND STRUCTURAL FLOOR SLABS 4" CONCRETE SLAB WITH NO SPREAD FOOTING 7.5" CONCRETE WALL WITH NO 4 BARS HORT. EVERY 18" OF WALL 4 BARS AT 2-0 OC EACH WAY, MIN 8" DEEP X 16" HEIGHT WITH # 4 BAR WITHIN 6" OF TOP AND BOTTOM OF WALL, OVER 6 ML VAPOR BARRIOR WIDE WITH TWO NO USE LSTA24 RIDGE STRAPS OVER CRUSHED ROCK HORT. REBAR SHALL BE INSTALLED ON SOIL SIDE OF VERTICAL 4 REBAR ON ALL VAULTS AT RIDGE REINFORCEMENT OR COLLAR TIES GRADE 40 TYP. VERTICAL REBAR SHALL BE WITHIN 8" OF THE TOP OF THE WALL, AND POSITIONED 2" FROM THE INSIDE FACE OF WALL VERTICAL REBAR SPACING WALL HEIGHT IN FEET INTERIOR DRAIN TILE MIN. 1-1/2" 6-0 OR LESS #4 @ 24" O.C. RADON VENTING OF SLAB ALL CONCRETE EXPOSED TO PUMP IN ACCORDANCE TO R-405 8-0 # 4 @ 16" O.C. 9-0 # 4 @ 12" O.C. WEATHER GARAGE SLABS 10-0 # 4 @ 8" O.C. FOOTINGS WALLS AND FLATWORK 8 X 16 FOOTING WITH TWO NO 4 10-0 WALL 9.5" #4 @ 12" O.C. MUST HAVE 6% AIR ENTRAINMENT BARS HORIZONTAL 3" FROM THE BOTTOM, ALL FOOTINGS TO 4" DRAIN TILE IN WITH MIN 6" TYP VAULT WITH STRAPS EXCEED MIN. FROST DEPTH OF 36" ASSUMED SOIL CRUSHED ROCK OVER PIPE, DRAIN TO DAYLIGHT, OR SUMP PUMP IN MIN. STAIR HEADROOM 6-8 PIER PADS ACCORDANCE TO R-405 ALL STAIRS TYP. U.N.O. 3-0 X 3-0 X 12" PEIR PADS MIN. STUDS OVER 10-0 SHALL HAVE MAX. RISE 7-3/4" TYPICAL WALL SECTION WITH # 4 REBAR, 6 EACH WAY BLOCKING ALONG WALL MAX MIN. RUN 10" OF 6-0 O.C. WINDOW EGRESS WINDOW SAFETY GLAZING PER 308 REQUIREMENTS SAFETY GLAZING REQUIRED ALONG WALKING SURFACES AND OVERHEAD GARAGE DOORS BEDROOM WINDOW EGRESS MINIMUM FOR A DOUBLE HUNG MUST MEET DASMA 115 MPH STAIRS LOCATED WITHIN 36 INCHES HORIZONTALLY OF THE STEPS. WINDOW IS 34 INCH CLEAR WIDTH MIN. AND 24 INCH CLEAR SAFETY GLAZING REQUIRED IF EXPOSED SINGLE PANEL IS IN OR IRC 2018 REQUIRMENTS HEIGHT MIN. WITH A CLEAR OPENABLE AREA OF 5.7 SQUARE FEET EXCESS OF 9 SQUARE FEET OR THE BOTTOM EDGE OF THE GLAZING LADDER 🗆 IS LESS THAN 18 INCHES ABOVE THE FINISHED FLOOR. A CASEMENT OR SLIDER WINDOW MINIMUMS ARE 20 INCH CLEAR 3'-0"→ WIDTH MINIMUM AND 41 INCH CLEAR HEIGHT MINIMUM. WITH A SAFETY GLAZING REQUIRD WHERE THE NEAREST EXPOSED EDGE OF MINIMUM 5.7 SQUARE FOOT OF OPENABLE AREA. EGRESS WINDOW WELL AS NEEDED THE GLAZING IS WITHIN 24 INCHES OF EITHER VERTICAL EDGE OF OPENING OF EGRESS WINDOW NOT MORE THAN 42" PER SECTION 308 MIN 3-0 X 3-0

FROM THE FLOOR

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

2 X 10 VAULT RAFTER

VAULT INSULATION DETAIL

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

WITH LADDER

1. DWELLING / GARAGE OPENINGS BETWEEN GARAGE AND SLEEPING

TION COD BUILD 2018 J RESID LOCAL

STATE RO MO 64401

CUSTOM HOMES SODLAND OAKS WOODLAND OAK I TRUMARK C LOT 4 WOC 2616 NE WC LEE SUMMI

SCALE 1/4" = 1-0

DATE

9-3-25

PLAN NO.

4474

SHEET NO.

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4474

SHEET NO.

09/15/2025 9:09:27

DWB, WSP, SFB, PBS, PCP, HPS, SV-WSP, ABW, PFH, PFC, CS-SFB 3,5 5.5 9.5 7.0 12.5 12.5 7.5 15.0 15.0 10.5 9.0 18.0 18.0 10.5 18.0 18.0 13.5 23.5 23.5 16.5 29.0 29.0 17.0 20.0 34.5 34.5 27.0 20.0 21.0 43.0 24.5 25.0 29.0

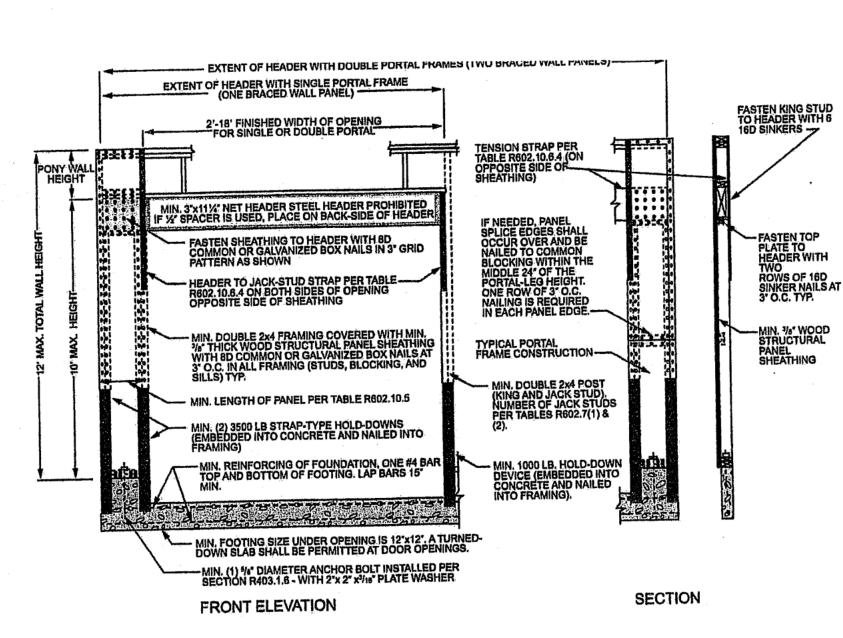
TABLE R602 10.5 MIN. 3/8' WOOD STRUCTURAL PANEL — SHEATHING ON ONE FACE ADJOINING PANEL EDGES SHALL MEET OVER AND BE FASTENED TO COMMON MIN. 2 X 4 FRAMING MIN. —— DOUBLE STUDS REQUIRED. 8D COMMON OR GALV. BOX NAILS @ 6\* O.C. AT PANEL EDGES. FOR SINGLE STORY AND @ 4\* O.C. PANEL EDGES FOR THE FIRST OF 2 STORIES (2) HOLD DOWN OR (2) STRAP-TYPE ANCHORS PER TABLE R602.10.6.1 (ONE) OF EACH SHOWN FOR CLARITY). STUDS UNDER HEADER AS REQUIRED STRAP-TYPE ANCHORS SHALL BE PERMITTED TO BE ATTACHED OVER 8D COMMON OR GALV. BOX NAILS @ 12" O.C. AT INTERIOR SUPPORTS PANEL MUST BE ATTACHED TO CONCRETE FOOTING OR CONCRETE FOUNDATION WALL CONTINUOUS OVER BRACED WALL LINE MINIMUM FOOTING SIZE UNDER OPENING IS 12' X 12' A TURNED-DOWN SLAB SHALL BE PERMITTED AT DOOR OPENINGS. (2) 1/2" DIAMETER ANCHOR BOLT'S LOCATED BETWEEN 6" AND 12" OF EACH END OF THE SEGMENT

FIGURE R602.10.6.1
METHOD ABW---ALTERNATE BRACED WALL PANEL

EXPOSURE CATEGORY B 3B-FOOT MEAN ROOF HEIGHT 10-FOOT WALL HEIGHT 2 BRACED WALL LINES

≤ 115

25.4 mm.



4 mm, 1 foot = 304.8 mm.

FIGURE R602.10.6.2 METHOD PFH-PORTAL FRAME WITH HOLD-DOWNS

TABLE R602.10.4 BRACING METHODS Wood: 2-8d common nails top and bottom plates approved metal straps  $3-8d (2^{1}/_{2}^{"} long \times 0.113^{"} dia.) nails$ at 45° to 60° angles for Let-in-bracing maximum 16" Metal strap: per manufacturer per manufacturer stud spacing 2-8d  $(2^{1}l_{2}^{"} \log \times 0.113^{"} \text{ dia.})$  nails /4" (1" nominal) for  $2 - 1^3/_4$ " long staples stud spacing wood boards Exterior sheathing per 6" edges 12" field Table R602.3(3) Interior sheathing per structural panel Varies by fastener Table R602.3(1) or R602.3(2) (See Section R604) 4" at panel edges 12" at intermediate BV-WSP Wood structural 8d common  $(2^{1}/_{2}" \times 0.131)$  nails See Figure R602.10.6.5 panels with stone supports 4" at braced or masonry veneer wall panel end posts (See Section R602.10.6.5) sheathing)  $1^3/_4$ " long × 0.12" dia. (for  $^{25}/_{32}$ " thick sheathing) 3" edges 6" field Structural fiberboard stud spacing galvanized roofing nails sheathing Nails or screws per Table R602.3(1) for For all braced wall panel locations: 7" exterior locations Nails or screws per Table R702.3.5 for and bottom plates) 7 Gypsum board interior locations For <sup>3</sup>/<sub>8</sub>", 6d common (2" long × 0.113" dia.) nails 3" edges 6" field Particleboard For 1/2", 8d common  $(2'/_2" \log \times 0.131" \text{ dia.})$  nails stud spacing (See Section R605) 12" long, 11 gage, 7/16" dia. head nails 6" o.c. on all framing See Section R703.7 for maximum 16" <sup>7</sup>/<sub>8</sub>" long, 16 gage staples cement plaster stud spacing 0.092" dia., 0.225" dia. head nails with 4" edges 8" field HPS /16" for maximum 16" length to accommodate 11/2" Hardboard stud spacing penetration into studs panel siding See Section R602.10.6.1 Section R602.10.6.1 Alternate braced wall

MINIMUM LEN METHOD			MINI	CONTRIBUTING LENGTH (Inches)			
(See Table R602.10.4)		Wali Height					
		8 feet	9 feet	10 feet 48	11 feet 53	12 feet 58	Actual <sup>b</sup>
DWB, WSP, SFB, PBS, PCP, HPS, BV-WSP		48	48		<del></del>		Double sided = Actual
GB		48	48	48	53	58	Single sided = $0.5 \times Actual$
LIB		55	62	69	NP	NP	Actual <sup>6</sup>
ABW	SDC A, B and C, ultimate design wind speed < 140 mph	28	32	34	38	42	48
	SDC D <sub>0</sub> , D <sub>1</sub> and D <sub>2</sub> , ultimate design wind speed < 140 mph	32	32	34	NP	NP	
	CS-G	24	27	30	33	36	Actual <sup>b</sup>
CS-WSP, CS-SFB	Adjacent clear opening height (inches)						
	≤ 64	24	27	30	33	36	Actual <sup>b</sup>
	68	26	27	30	33	36	
	72	27	27	30	33	36	
	76	30	29	30	33	36	
	80	32	30	30	33	36	
	84	35	32	32	33	36	
	88	38	35	33	33	36	
	92	43	37	35	35	36	
	96	48	41	38	36	36 38	
	100		44	40	38	39	
	104		49	43	40	41	
	108		54	46	45	43	
	112	<u> </u>		50	48	45	
	116			55	52	48	
	120		<u> </u>	60	56	51	
	124	1-		<u> </u>	61	54	
	128				66	58	
	132				- 00	62	
	136	<del>  -</del>		-	<u> </u>	66	
	140	-		+=	<del></del>	72	
	144	<del> </del>		ortal heade	1	J	
	METHOD able R602,10.4)	8 feet	9 feet	10 feet	11 feet	12 feet	
PFH (See 1)	Supporting roof only	16	16	16 24	Note c	Note c	48
	Supporting one story and roo	24	27	30	Note d	Note d	The second secon
PFG		16	18	20	Note e	Note e	
CS-PF	SDC A, B and C SDC D <sub>0</sub> , D <sub>1</sub> and D <sub>2</sub>	16	18	20	Note e	Note e	

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 mi NP = Not Permitted. a. Linear interpolation shall be permitted. b. Use the actual length where it is greater than or equal to the minimum length. Ose the actual length where it is greater than or equal to the imminum length.
 Maximum header height for PFH is 10 feet in accordance with Figure R602.10.6.2, but wall height shall be permitted to be increased to 12 feet with pony wall.
 Maximum header height for PFG is 10 feet in accordance with Figure R602.10.6.3, but wall height shall be permitted to be increased to 12 feet with pony wall.
 Maximum header height for CS-PF is 10 feet in accordance with Figure R602.10.6.4, but wall height shall be permitted to be increased to 12 feet with pony wall.

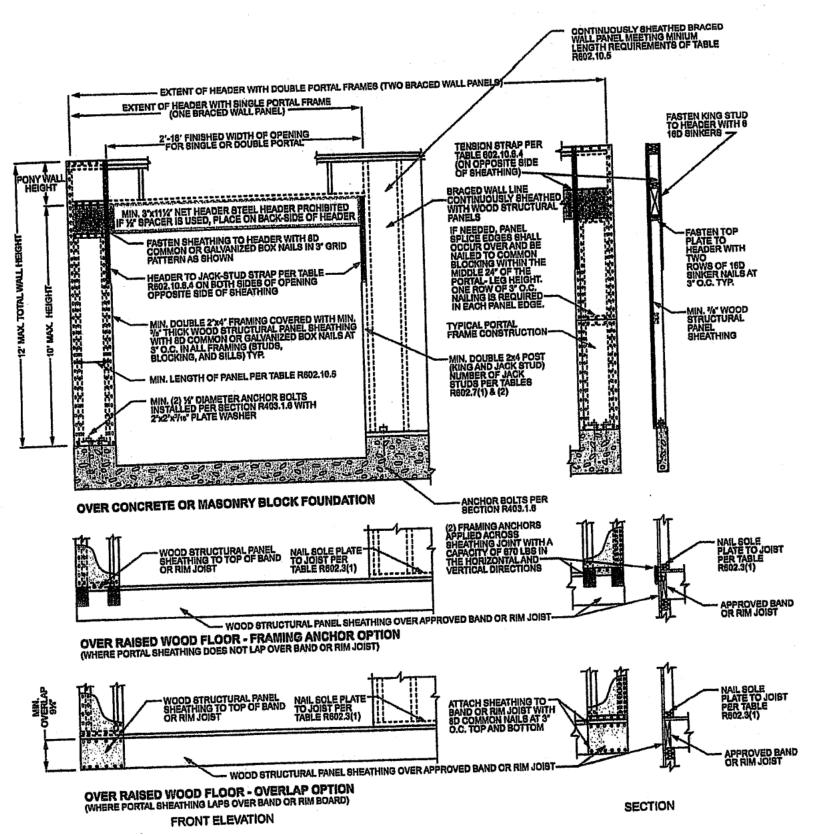
BRACE WALL DETAILS WIND SPEED 115 MPH WIND EXPOSURE A SEISMIC DESIGN CAEGORY A

			CONNECTION CRITERIA			
METHODS, MATERIAL		MINIMUM THICKNESS	FIGURE	Feateners	Specing	
Intermittent Bracing Methods	PFH Portal frame with hold-downs	3/ <sub>8</sub> "		See Section R602.10.6.2	See Section R602.10.6.2	
	PFG Portal frame at garage	7/ <sub>16</sub> "		See Section R602.10.6.3	See Section R602.10.6.3	
Continuous Sheathing Methods	CS-WSP	3/8"		Exterior sheathing per Table R602.3(3)	6" edges 12" field	
	Continuously sheathed wood structural panel			Interior sheathing per Table R602.3(1) or R602.3(2)	Varies by fastener	
	CS-G <sup>b,c</sup> Continuously sheathed wood structural panel adjacent to garage openings	3/8″		See Method CS-WSP	See Method CS-WSP	
	CS-PF Continuously sheathed portal frame	<sup>7</sup> / <sub>16</sub> "		See Section R602.10.6.4	See Section R602.10.6.	
	CS-SFB <sup>d</sup> Continuously sheathed structural fiberboard	CS-SFB <sup>a</sup> 1/ <sub>2</sub> " or <sup>25</sup> / <sub>32</sub> " for ontinuously sheathed maximum 16"		1 <sup>1</sup> / <sub>2</sub> " long × 0.12" dia. (for <sup>1</sup> / <sub>2</sub> " thick sheathing) 1 <sup>3</sup> / <sub>4</sub> " long × 0.12" dia. (for <sup>25</sup> / <sub>32</sub> " thick sheathing) galvanized roofing nails	3" edges 6" field	

For SI: 1 inch = 25.4 mm, 1 foot = 504.5 mm, 1 tegree = 0.5075 tad, 1 points per Square points of the permitted in Seismic Design Categories C, D<sub>0</sub>, D<sub>1</sub> and D<sub>2</sub>.
a. Adhesive attachment of wall sheathing, including Method GB, shall not be permitted in Seismic Design Categories C, D<sub>0</sub>, D<sub>1</sub> and D<sub>2</sub>.
b. Applies to panels next to garage door opening where supporting gable end wall or roof load only. Shall only be used on one wall of the garage. In Seismic Design Categories D<sub>0</sub>, D<sub>1</sub> and D<sub>2</sub> roof covering dead load shall not exceed 3 psf.
c. Garage openings adjacent to a Method CS-G panel shall be provided with a header in accordance with Table R602.7(1). A full-height clear opening shall not be permitted adjacent to a Method CS-G panel.

d. Method CS-SFB does not apply in Seismic Design Categories  $D_0$ ,  $D_1$  and  $D_2$ .

e. Method applies to detached one- and two-family dwellings in Seismic Design Categories  $D_0$  through  $D_2$  only.



For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

FIGURE R602.10.6.4
METHOD CS-PF—CONTINUOUSLY SHEATHED PORTAL FRAME PANEL CONSTRUCTION

RECEASE FOR CONSTRUCTION AS NOTED ON PLANS REVIEW DEVELOPMENT SERVICES