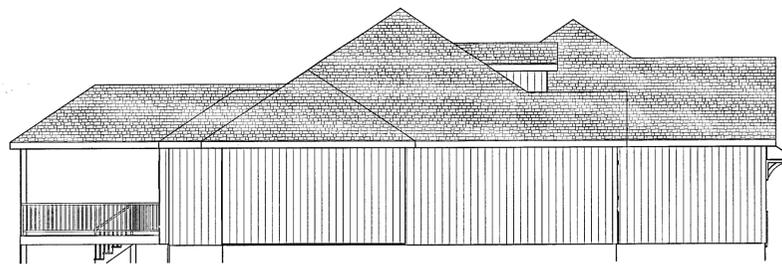


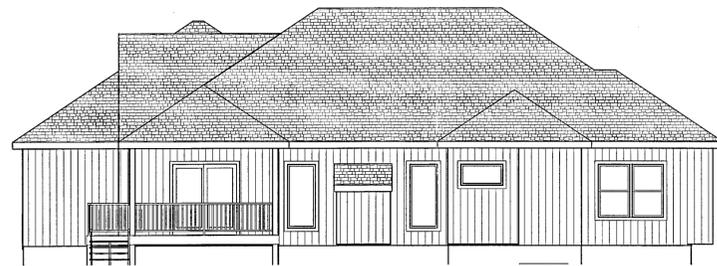
ROOF PLAN
 1/8" = 1'-0"
 ROOF PITCHES 8/12
 RAFTERS 2 X 6 DF NO 2 @ 16" OC TYP.
 HIPS AND RIDGES 2 X 8 DF NO 2 TYP.



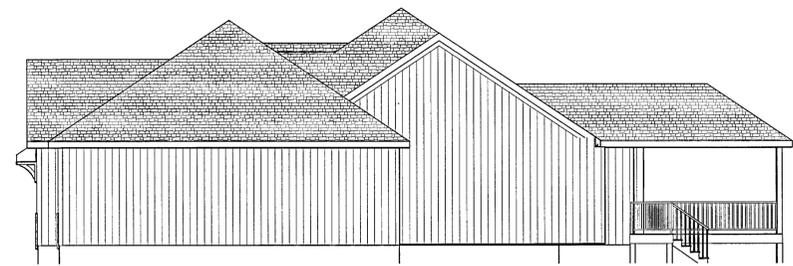
FRONT EL.
 STUCCO, STONE & SHAKE SIDING



LEFT EL.
 1/8" = 1'-0"



REAR EL.
 1/8" = 1'-0"



RIGHT EL.
 1/8" = 1'-0"

RELEASE FOR CONSTRUCTION
 AS NOTED ON PLANS REVIEW
 CODES ADMINISTRATION
 LEE'S SUMMIT, MISSOURI
 DATE 12/19/19



RELEASE FOR CONSTRUCTION
 AS NOTED ON PLANS REVIEW
 DEVELOPMENT SERVICES
 LEE'S SUMMIT, MISSOURI
 05/13/2020

BUILD IN ACCORDANCE WITH
 2018 INTERNATIONAL
 RESIDENTIAL CODE AND
 LOCAL CODES.

TRUMARK HOMES
 LOT 1466 WINTERSET VALLEY

117 NW MacKenzie
 Lee's Summit, MO

SCALE
 1/4" = 1'-0"

DATE
 11-14-19

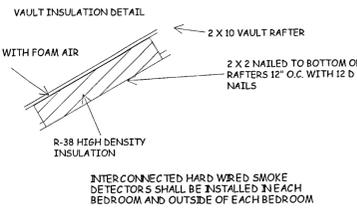
PLAN NO.
 2935

SHEET NO.

1 OF 3

ENERGY CONSERVATION CODE THE FOLLOWING VALUES ARE NEEDED.

- R-13 IN WALLS
- R-49 IN ATTICS
- R-38 IN VAULTS
- R-30 REDUCTION FOR VAULTS IS ONLY FOR 500 SF 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 FOOT
- A WINDOW U FACTOR OF .35 OR BETTER
- DUCTWORK NEEDS TO HAVE AN R-8 VALUE

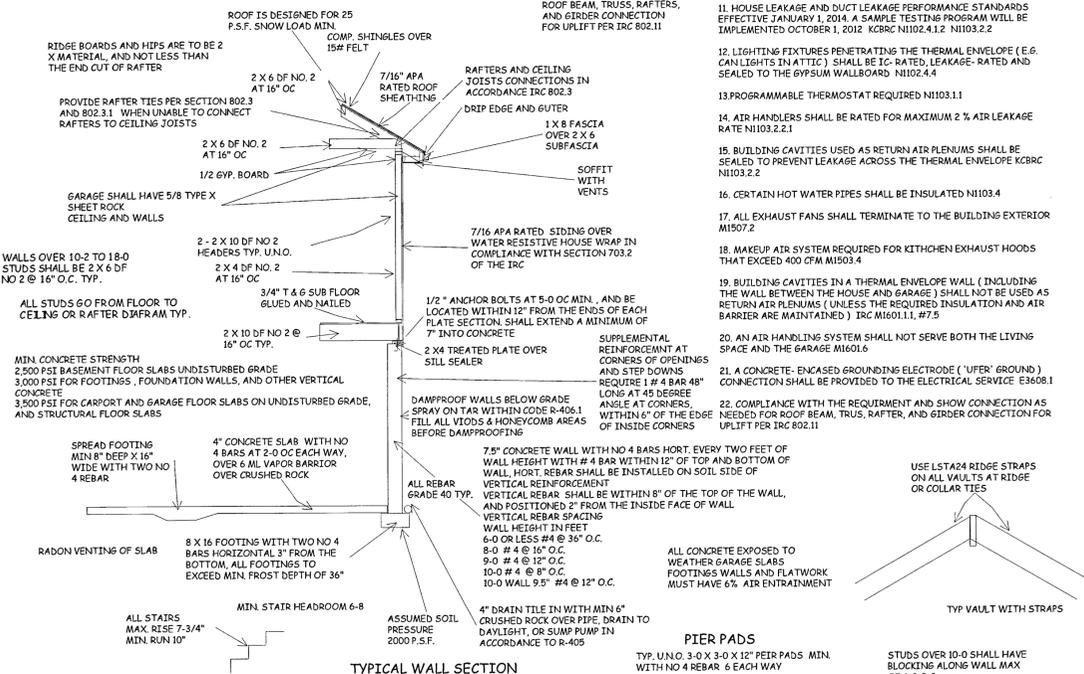


INTERCONNECTED HARD WIRED SMOKE DETECTORS SHALL BE INSTALLED IN EACH BEDROOM AND OUTSIDE OF EACH BEDROOM

ALL PLUMBING IF EXISTING SHALL BE CAPPED AND AIR TESTED PRIOR TO ROUGH-IN INSPECTION FOR LEAK VERIFICATION

POINT LOADS MIN 2 STUDS

NOTE COMPLIANCE WITH THE REQUIREMENTS AS NEEDED FOR ROOF BEAM, TRUSS, RAFTERS, AND GIRDER CONNECTION FOR UPLIFT PER IRC 802.11

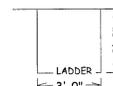


TYPICAL WALL SECTION

WINDOW EGRESS REQUIREMENTS

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

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



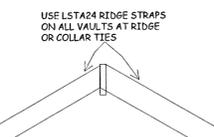
OVERHEAD GARAGE DOORS MUST MEET DASHMA 90 MPH REQUIREMENTS

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

PIER PADS TYP. UNO. 3-0 X 3-0 X 12" PEIR PADS MIN WITH NO 4 REBAR 6 EACH WAY

STUDS OVER 10-0 SHALL HAVE BLOCKING ALONG WALL MAX OF 6-0 O.C.

ALL CONCRETE EXPOSED TO WEATHER GARAGE SLABS FOOTINGS WALLS AND FLATWORK MUST HAVE 6% AIR ENTRAINMENT



DAMP PROOF WALLS BELOW GRADE SPRAY ON TAR WITHIN CODE R-408.1 FILL ALL JOISTS & HONEYCOMB AREAS BEFORE DAMPROOFING

7/8" CONCRETE WALL WITH NO 4 BARS HORT. EVERY TWO FEET OF WALL HEIGHT WITH # 4 BAR WITHIN 12" OF TOP AND BOTTOM OF WALL. HORT. REBAR SHALL BE INSTALLED ON SOIL SIDE OF WALL. VERTICAL REBAR SPACING WALL HEIGHT IN FEET 6-0 OR LESS # 4 @ 36" O.C. 8-0 # 4 @ 18" O.C. 9-0 # 4 @ 12" O.C. 10-0 # 4 @ 8" O.C. 10-0 WALL 9-5" # 4 @ 12" O.C.

1/2" ANCHOR BOLTS AT 5-0 O.C. MIN. AND BE LOCATED WITHIN 12" FROM THE ENDS OF EACH PLATE SECTION. SHALL EXTEND A MINIMUM OF 7" INTO CONCRETE

2 X 4 TREATED PLATE OVER SILL SEALER

7/16" APA RATED ROOF SHEATHING

1 X 8 FASCIA OVER 2 X 6 SUBFASCIA

RAFTERS AND CEILING JOISTS CONNECTIONS IN ACCORDANCE IRC 802.3

DRIP EDGE AND GUTTER

SOFFIT WITH VENTS

2 X 6 DF NO. 2 AT 16" O.C.

2 X 6 DF NO. 2 AT 16" O.C.

2 X 6 DF NO. 2 AT 16" O.C.

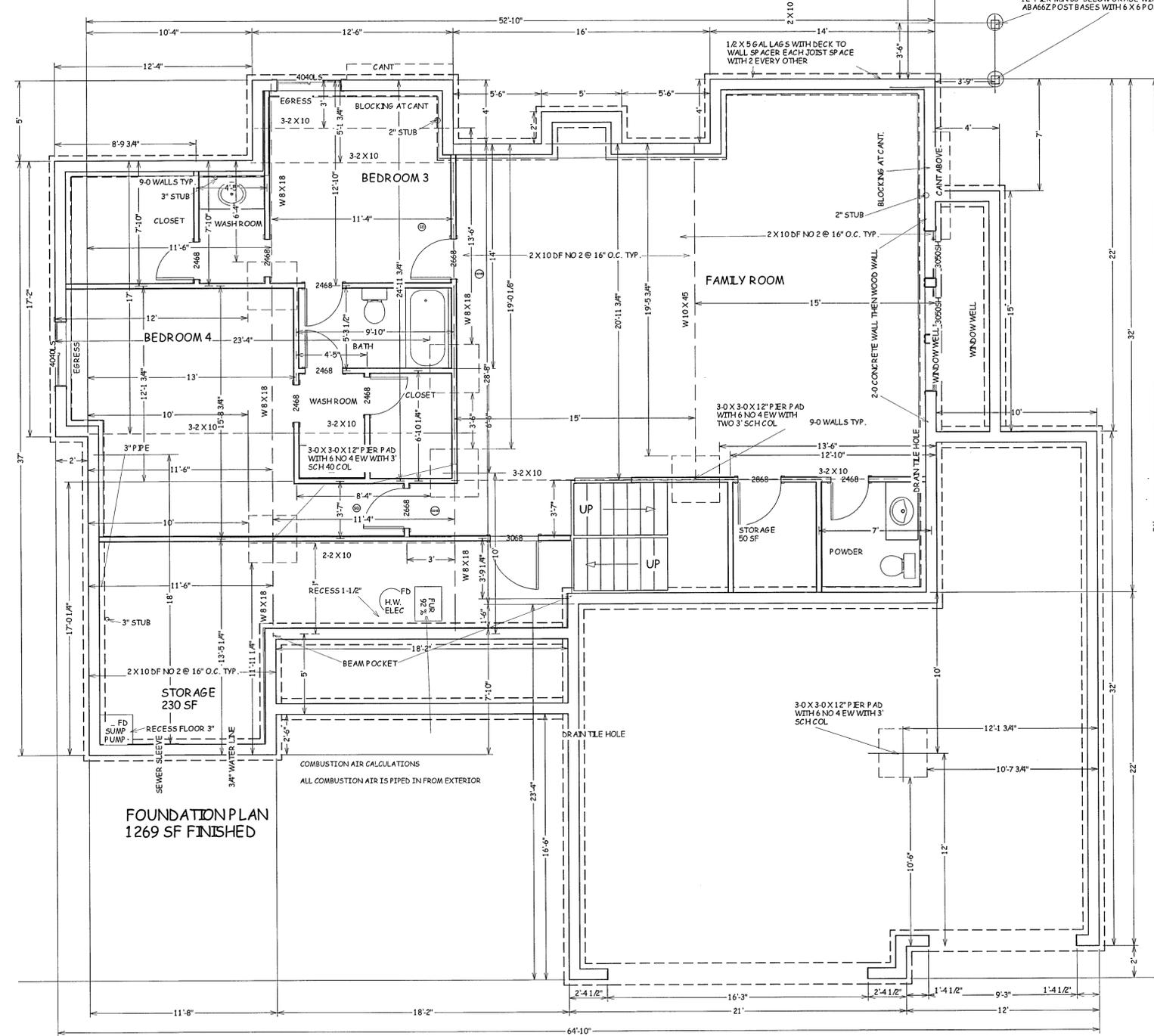
2 X 6 DF NO. 2 AT 16" O.C.

2 X 6 DF NO. 2 AT 16" O.C.

2 X 6 DF NO. 2 AT 16" O.C.

2 X 6 DF NO. 2 AT 16" O.C.

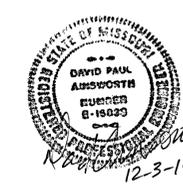
2 X 6 DF NO. 2 AT 16" O.C.



FOUNDATION PLAN 1269 SF FINISHED

RELEASE FOR CONSTRUCTION AS NOTED ON PLANS REVIEW DEVELOPMENT SERVICES LEE'S SUMMIT, MISSOURI 05/13/2020

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



BUILD IN ACCORDANCE WITH 2018 INTERNATIONAL RESIDENTIAL CODE AND LOCAL CODES.

TRUMARK HOMES LOT 1466 WINTERSET VALLEY

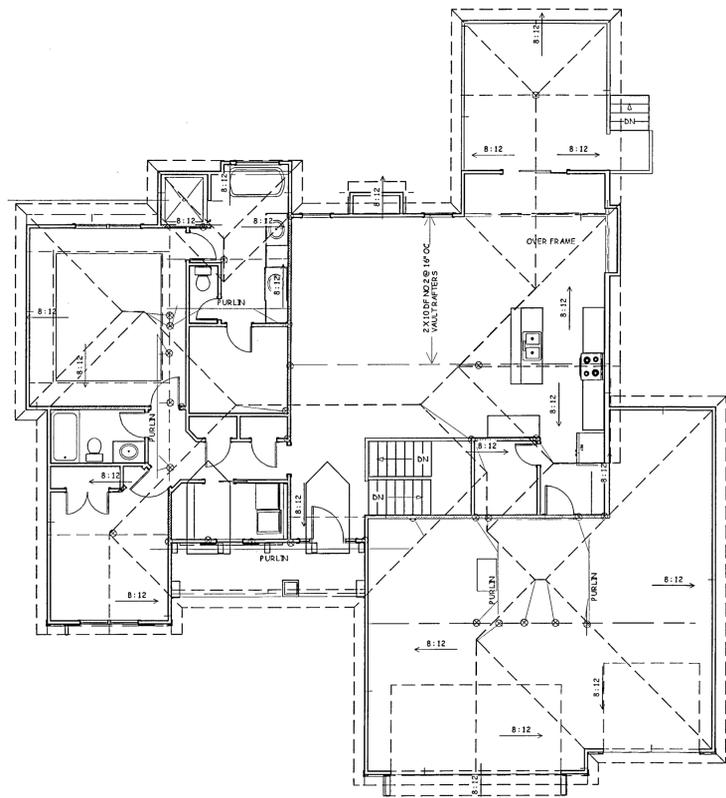
117 NW WACAZENZIE LEE'S SUMMIT, MO

SCALE 1/4" = 1-0

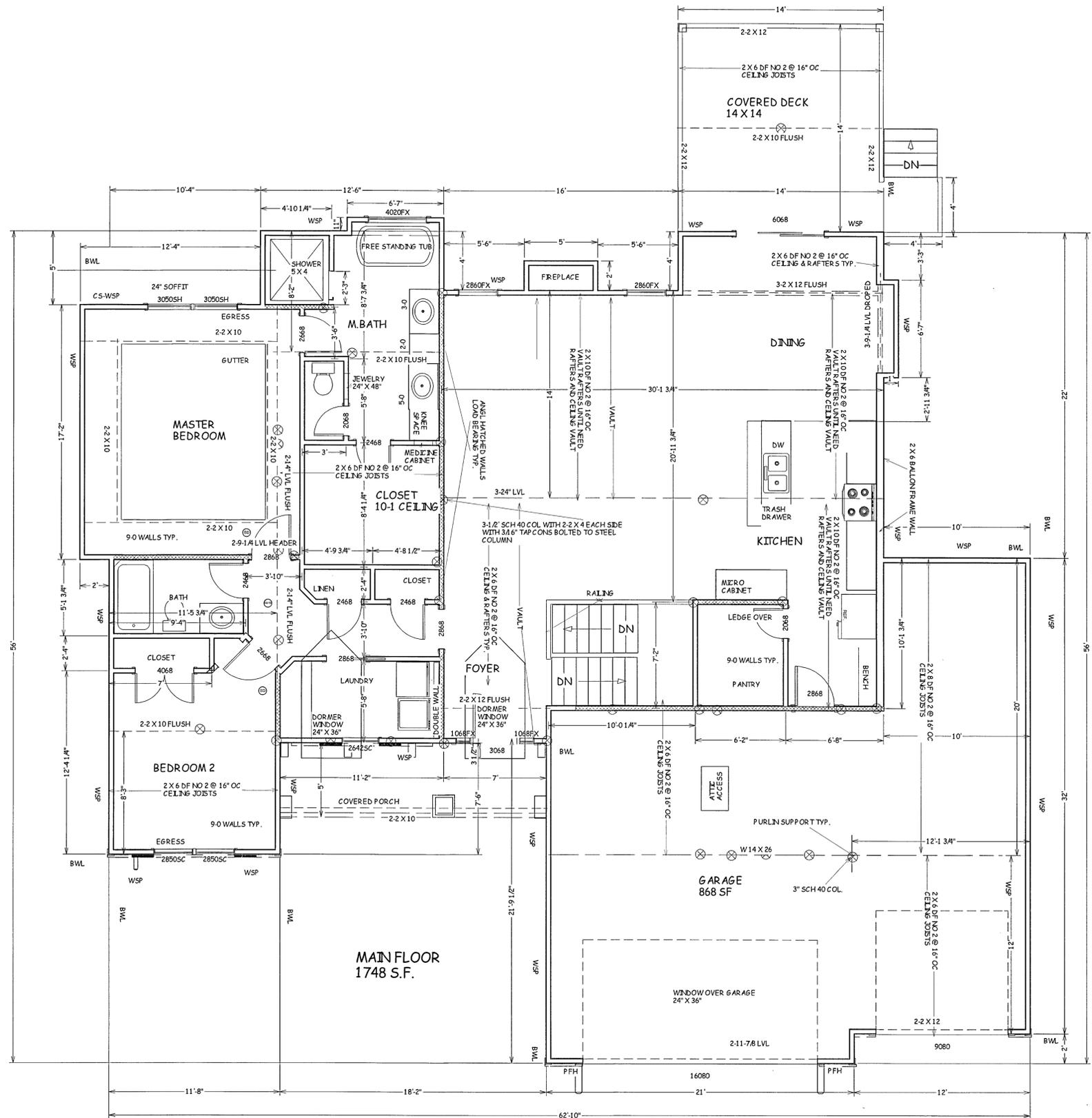
DATE 11-14-19

PLAN NO. 2935

SHEET NO. 2 OF 3



PURLIN PLAN
1/8" = 1'-0"



MAIN FLOOR
1748 S.F.

Garage
868 SF

RELEASE FOR CONSTRUCTION
AS NOTED ON PLANS REVIEW
CODES ADMINISTRATION
LEE'S SUMMIT, MISSOURI
BY _____
DATE _____



RELEASE FOR CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
05/13/2020

BUILD IN ACCORDANCE WITH
2018 INTERNATIONAL
RESIDENTIAL CODE AND
LOCAL CODES.

TRUMARK HOMES
LOT 1466 WINTERSET VALLEY

117 NW MacKenzie
Lee's Summit, MO

SCALE
1/4" = 1'-0"

DATE
11-14-19

PLAN NO.
2935

SHEET NO.
3 OF 3

TABLE R602.10.3(1)
BRACING REQUIREMENTS BASED ON WIND SPEED

Basic Wind Speed (mph)	Story Location	Braced Wall Line Spacing (feet)	MINIMUM TOTAL LENGTH (FEET) OF BRACED WALL PANELS REQUIRED ALONG EACH BRACED WALL LINE ^a			
			Method LB ^b	Method GB	Methods DWB, WSP, SFR, PBS, PCP, HPS, CS-SFB ^c	Methods CS-WSP, CS-G, CS-PP
≤ 90		10	3.5	3.5	2.0	2.0
		20	7.0	7.0	4.0	3.5
		30	9.5	9.5	5.5	5.0
		40	12.5	12.5	7.0	6.0
		50	15.5	15.5	9.0	7.5
		60	18.5	18.5	10.5	9.0
		10	7.0	7.0	4.0	3.5
		20	13.0	13.0	7.5	6.5
		30	18.5	18.5	10.5	9.0
		40	24.0	24.0	14.0	12.0
		50	29.5	29.5	17.0	14.5
		60	35.0	35.0	20.0	17.0
		10	NP	10.5	6.0	5.0
		20	NP	19.0	11.0	9.5
		30	NP	27.5	15.5	13.5
		40	NP	35.5	20.5	17.5
		50	NP	44.0	25.0	21.5
		60	NP	52.0	30.0	25.5

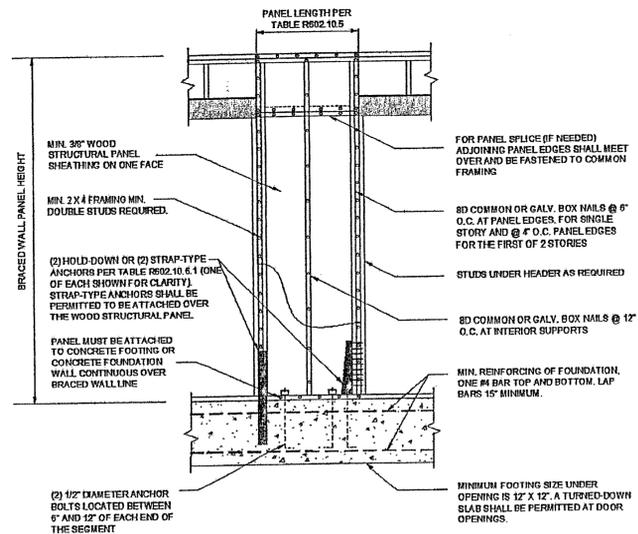


FIGURE R602.10.5.1
METHOD ABW—ALTERNATE BRACED WALL PANEL

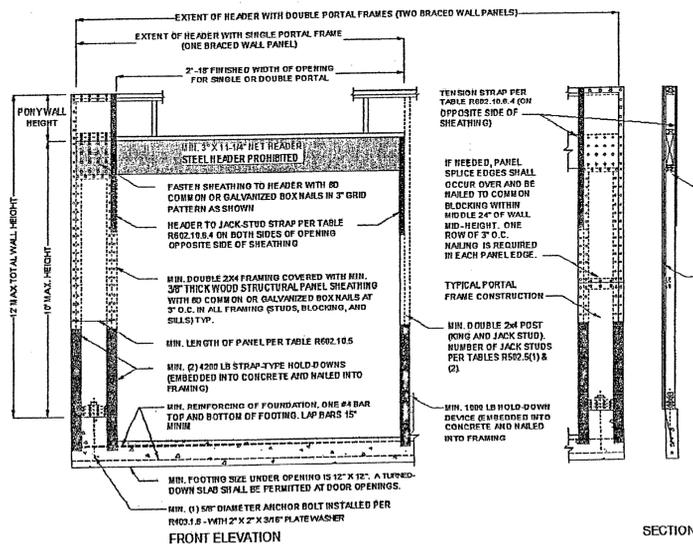


FIGURE R602.10.5.2
METHOD PFH—PORTAL FRAME WITH HOLD-DOWNS

TABLE R602.10.4
BRACING METHODS

METHODS, MATERIAL	MINIMUM THICKNESS	FIGURE	CONNECTION CRITERIA ^a	
			Fasteners	Spacing
LIB Let-in-bracing	1 x 4 wood or approved metal straps at 45° to 60° angles for maximum 16\" stud spacing		Wood: 2-8d common nails or 3-8d (2 1/2\" long x 0.113\" dia.) nails Metal strap: per manufacturer	Wood: per stud and top and bottom plates Metal: per manufacturer
DWB Diagonal wood boards	3/4\" (1\" nominal) for maximum 24\" stud spacing		2-8d (2 1/2\" long x 0.113\" dia.) nails or 2 - 1 1/2\" long staples	Per stud
WSP Wood structural panel (See Section R604)	3/4\"		Exterior sheathing per Table R602.3(1) Interior sheathing per Table R602.3(2)	6\" edges 12\" field Varies by fastener
WV-WSP ^b Wood Structural Panels with Stone or Masonry Veneer (See Section R602.10.6.5)	3/4\"	See Figure R602.10.6.5	8d common (2 1/2\" x 0.131\" dia.) nails	4\" at panel edges 12\" at intermediate supports 4\" at braced wall panel end posts
SFB Structural fiberboard sheathing	1/2\" or 3/8\" for maximum 16\" stud spacing		1 1/2\" long x 0.12\" dia. (for 1/2\" thick sheathing) 1 1/4\" long x 0.12\" dia. (for 3/8\" thick sheathing) galvanized roofing nails or 8d common (2 1/2\" long x 0.131\" dia.) nails	3\" edges 6\" field
GB Gypsum board	1/2\"		Nails or screws per Table R602.3(1) for exterior locations Nails or screws per Table R702.3.5 for interior locations	For all braced wall panel locations: 7\" edges (including top and bottom plates) 7\" field
PBS Particleboard sheathing (See Section R605)	3/8\" or 1/2\" for maximum 16\" stud spacing		For 3/8\" 6d common (2\" long x 0.113\" dia.) nails For 1/2\" 8d common (2 1/2\" long x 0.131\" dia.) nails	3\" edges 6\" field
PCP Portland cement plaster	See Section R703.6 for maximum 16\" stud spacing		1 1/2\" long, 11 gage, 7/16\" dia. head nails or 3/4\" long, 16 gage staples	6\" o.c. on all framing members
HPS Hardboard panel siding	3/4\" for maximum 16\" stud spacing		0.092\" dia., 0.225\" dia. head nails with length to accommodate 1 1/2\" penetration into studs	4\" edges 8\" field
ABW Alternate braced wall	3/4\"		See Section R602.10.6.1	See Section R602.10.6.1

TABLE R602.10.5
MINIMUM LENGTH OF BRACED WALL PANELS

METHOD (See Table R602.10.4)	MINIMUM LENGTH ^a (inches)				CONTRIBUTING LENGTH (inches)	
	Wall Height					
	8 feet	9 feet	10 feet	11 feet	12 feet	
DWB, WSP, SFR, PBS, PCP, HPS, BV-WSP	48	48	48	53	58	
GB	48	48	48	53	58	
LIB	55	62	69	NP	NP	
ABW	SDC A, B and C, wind speed < 110 mph	28	32	34	38	42
	SDC D ₁ , D ₂ and D ₃ , wind speed < 110 mph	32	32	34	NP	NP
PFH	Supporting roof only	16	16	16	18	20
	Supporting one story and roof	24	24	24	27	29
PFH	Supporting one story and roof	24	27	30	33	36
CS-G	Supporting one story and roof	24	27	30	33	36
CS-PP	Supporting one story and roof	16	18	20	22	24
CS-WSP, CS-SFB	Adjacent clear opening height (inches)					
	≤ 64	24	27	30	33	36
	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
	100	—	44	40	38	38
	104	—	49	43	40	39
	108	—	54	46	43	41
	112	—	—	50	45	43
	116	—	—	55	48	45
	120	—	—	60	52	48
124	—	—	—	56	51	
128	—	—	—	61	54	
132	—	—	—	66	58	
136	—	—	—	—	62	
140	—	—	—	—	66	
144	—	—	—	—	72	

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 mile per hour = 0.447 m/s.
NP = Not Permitted.
a. Linear interpolation shall be permitted.
b. Use the actual length when it is greater than or equal to the minimum length.
c. Maximum header height for PFH is 10 feet in accordance with Figure R602.10.6.2, but wall height may be increased to 12 feet with pony wall.
d. Maximum opening height for PFH is 10 feet in accordance with Figure R602.10.6.3, but wall height may be increased to 12 feet with pony wall.

TABLE R602.10.4—continued
BRACING METHODS

METHODS, MATERIAL	MINIMUM THICKNESS	FIGURE	CONNECTION CRITERIA ^a	
			Fasteners	Spacing
PFH Portal frame with hold-downs	3/4\"		See Section R602.10.6.2	See Section R602.10.6.2
PFH Portal frame at garage	3/4\"		See Section R602.10.6.3	See Section R602.10.6.3
CS-WSP Continuously sheathed wood structural panel	3/4\"		Exterior sheathing per Table R602.3(3) Interior sheathing per Table R602.3(1) or R602.3(2)	6\" edges 12\" field Varies by fastener
CS-G ^b Continuously sheathed wood structural panel adjacent to garage openings	3/4\"		See Method CS-WSP	See Method CS-WSP
CS-PP Continuously sheathed portal frame	3/4\"		See Section R602.10.6.4	See Section R602.10.6.4
CS-SFB ^c Continuously sheathed structural fiberboard	1/2\" or 3/8\" for maximum 16\" stud spacing		1 1/2\" long x 0.12\" dia. (for 1/2\" thick sheathing) 1 1/4\" long x 0.12\" dia. (for 3/8\" thick sheathing) galvanized roofing nails or 8d common (2 1/2\" long x 0.131\" dia.) nails	3\" edges 6\" field

For SI: 1 inch = 25.4 mm, 1 foot = 305 mm, 1 degree = 0.0175 rad, 1 pound per square foot = 47.88 N/m², 1 mile per hour = 0.447 m/s.
a. Adhesive attachment of wall sheathing, including Method GB, shall not be permitted in Seismic Design Categories C, D_s, D₁, and D₂.
b. Applies to panels next to garage door opening when supporting gable end wall or roof load only. May only be used on one wall of the garage. In Seismic Design Categories D_s, D₁ and D₂, roof covering dead load may not exceed 3 psf.
c. Garage openings adjacent to a Method CS-G panel shall be provided with a header in accordance with Table R502.5(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_s, D₁, and D₂, and in areas where the wind speed exceeds 100 mph.

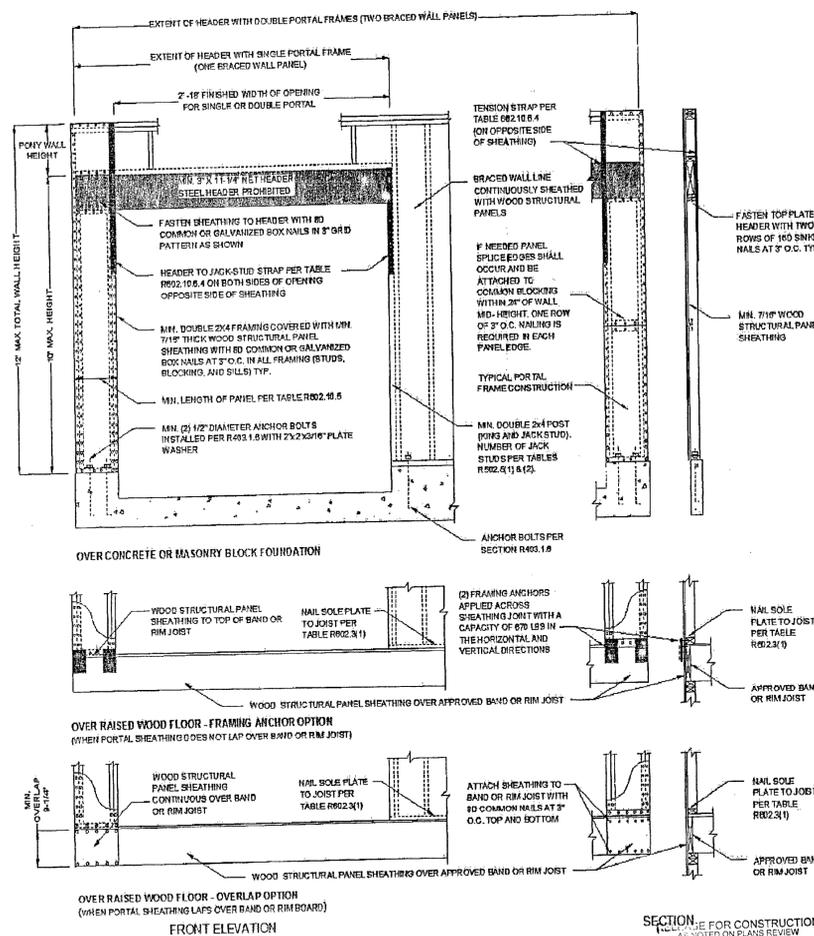


FIGURE R602.10.6.4
METHOD CS-PP—CONTINUOUSLY SHEATHED PORTAL FRAME PANEL CONSTRUCTION

BUILD IN ACCORDANCE WITH
2018 INTERNATIONAL
RESIDENTIAL CODE AND
LOCAL CODES.

BRACE WALL
DETAILS

SCALE
NO SCALE

DATE

PLAN NO.

SHEET NO.
BRACE
WALL
DETAILS

117 NW NAKAZEMIE
LEE'S SUMMIT, MO

