

1213 NE Goshen Dr
LEE'S SUMMIT, MO

**RELEASE FOR
CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
09/25/2020**

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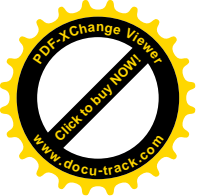
PLAN:
11-19-19
FOXERRY:
& MC-76

ELEVATIONS

SCALE: 1/4" = 1'-0"

MC-76

DRY



PANAL SIDING FRONT RETURNS SIDES AND BACK. LP
PRECISION PANEL SIDING 7/16" MUST BE INSTALLED
WITH ITS LONG DIMISION ORIENTED VERTICALLY.

FASTENER SPACING (INCHES O.C.) 6" EDGES AND 12" IN
THE FIELD

FASTER PENETRATION INTO STUD MIN. 1-1/2"

FASTENER MUST HAVE A MINIMUM HEAD DIAMETER OF
0.297 INCH. A MINIMUM SHAFT DIAMETER OF 0.113 INCH
AND A MTINTUM LFNETH OF 2-1/2" INCHES

OSB 7/16" UNDER STUCCO AND STONE ON FRONT

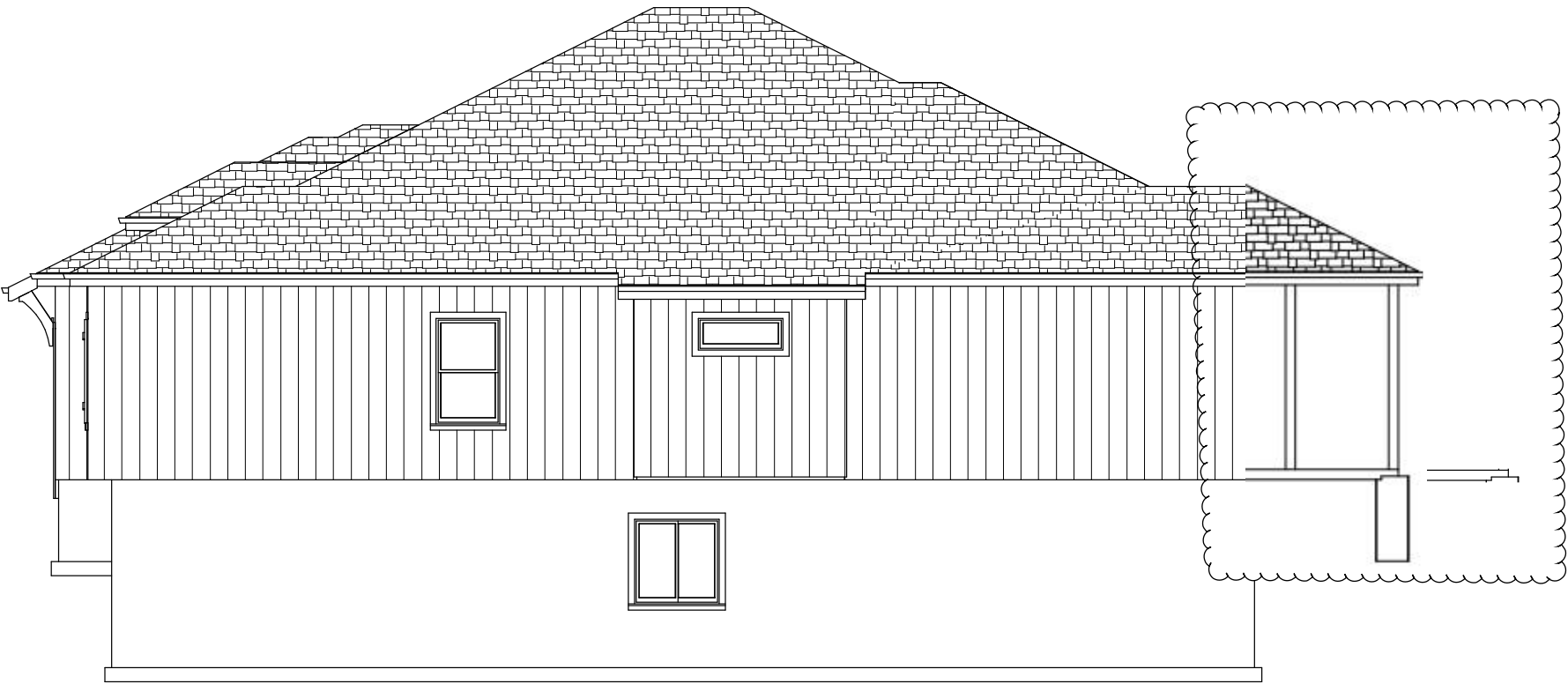
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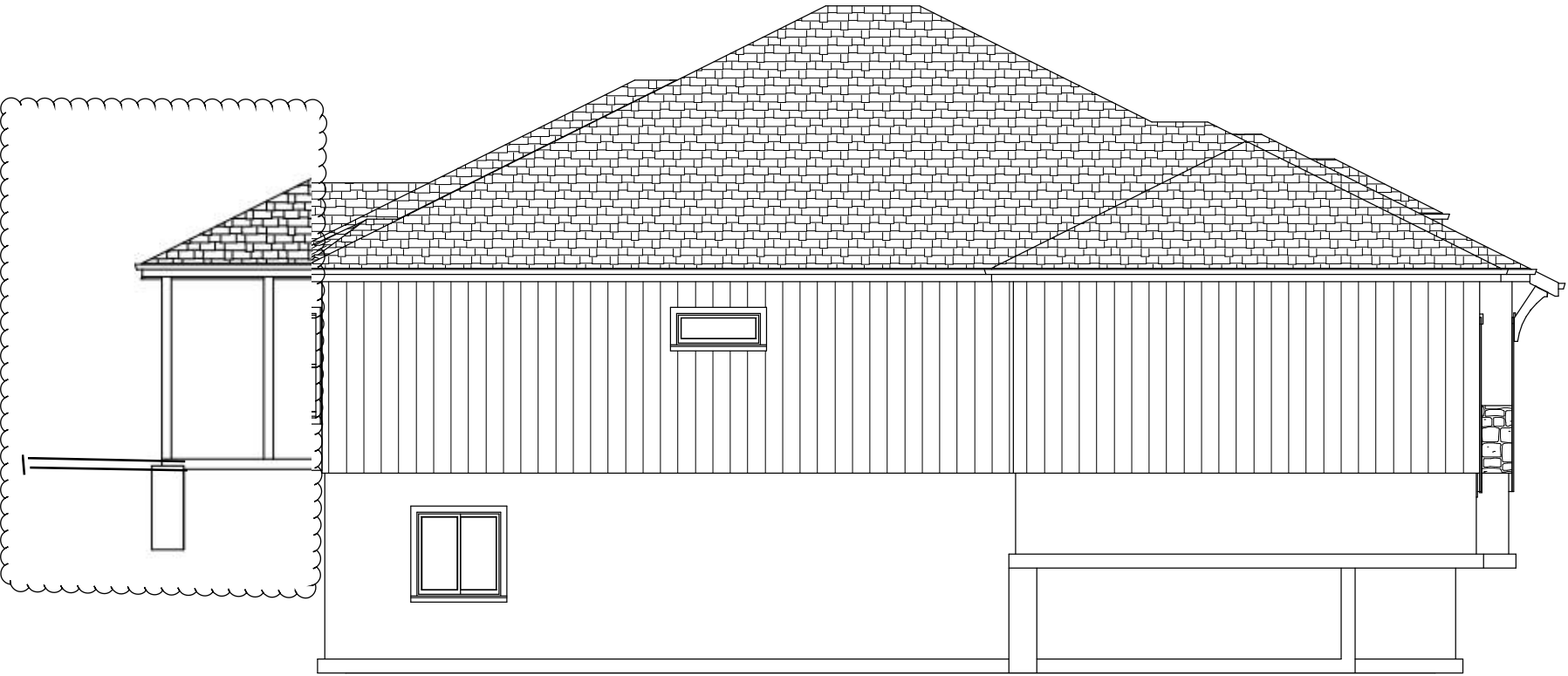
FASTENER MUST HAVE A MINIMUM HEAD DIAMETER OF
0.297 INCH. A MINIMUM SHAFT DIAMETER OF 0.113 INCH
AND A MINIMUM LENGTH OF 2-1/2" INCHES



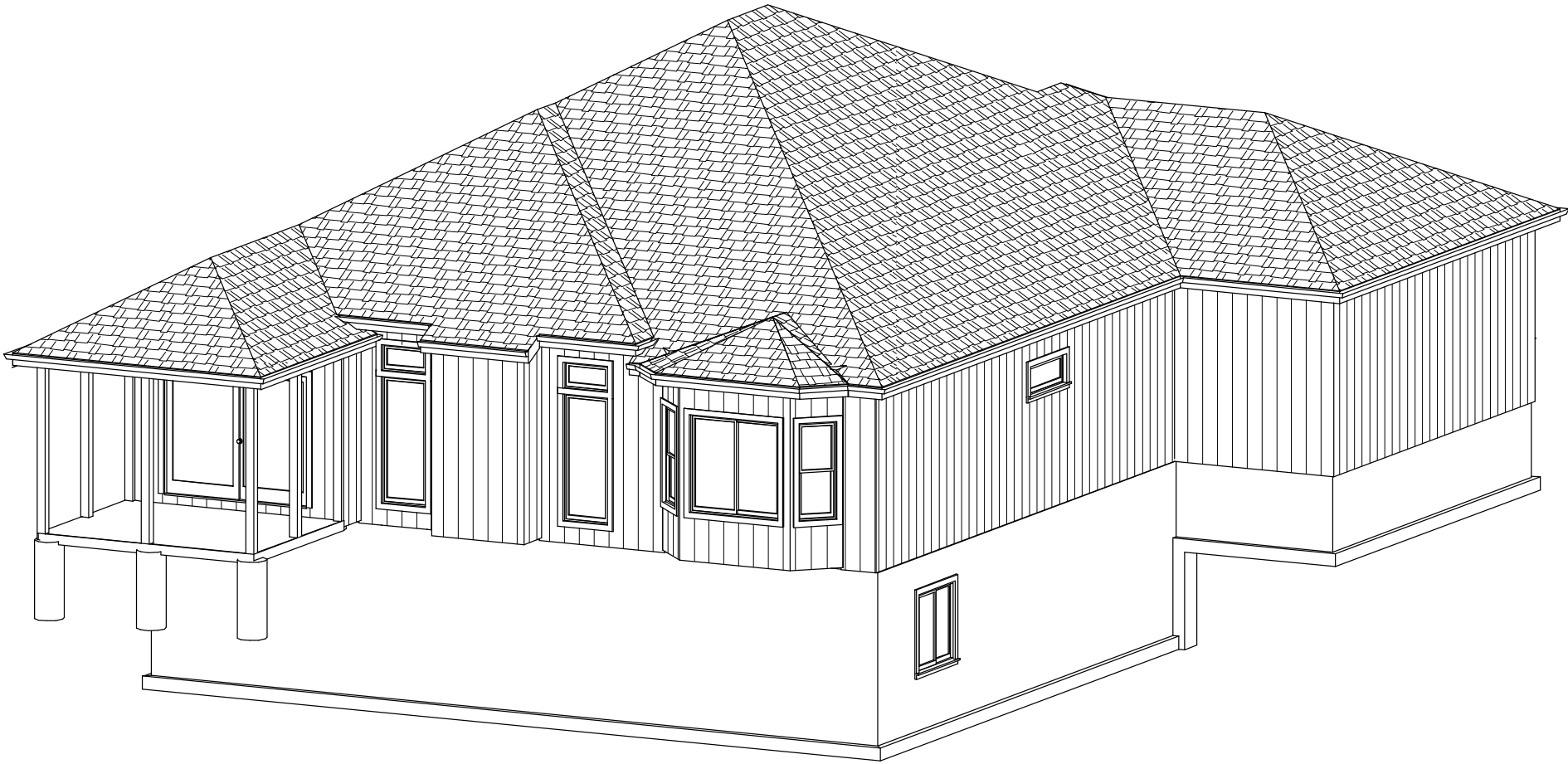
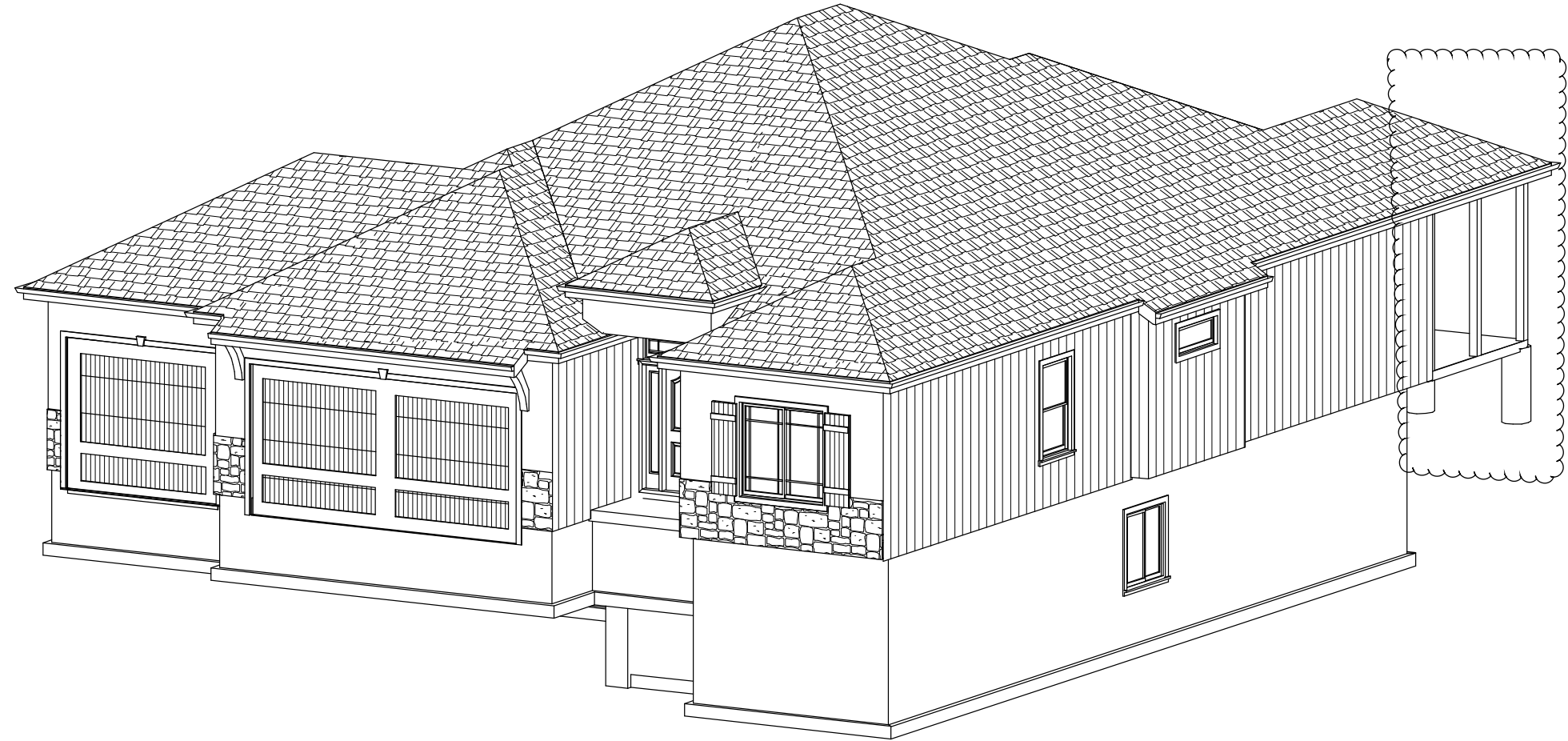
BACK



RIGHT SIDE



LEFT SIDE



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BUILDING CONTRACTOR/HOME OWNER
TO REVIEW AND VERIFY ALL DIMENSIONS,
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ELECTRICAL SYSTEM CODE: SEC.2701
MECHANICAL SYSTEM CODE: SEC.2801
PLUMBING SYSTEM CODE: SEC.2901

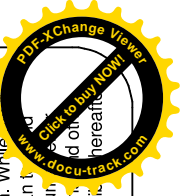
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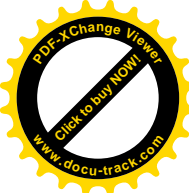
ELEVATIONS
SCALE: 1/4" = 1'-0"

MC-76

DR
Dave Richards Homebuilding, Inc.

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Combustion Air Calculations

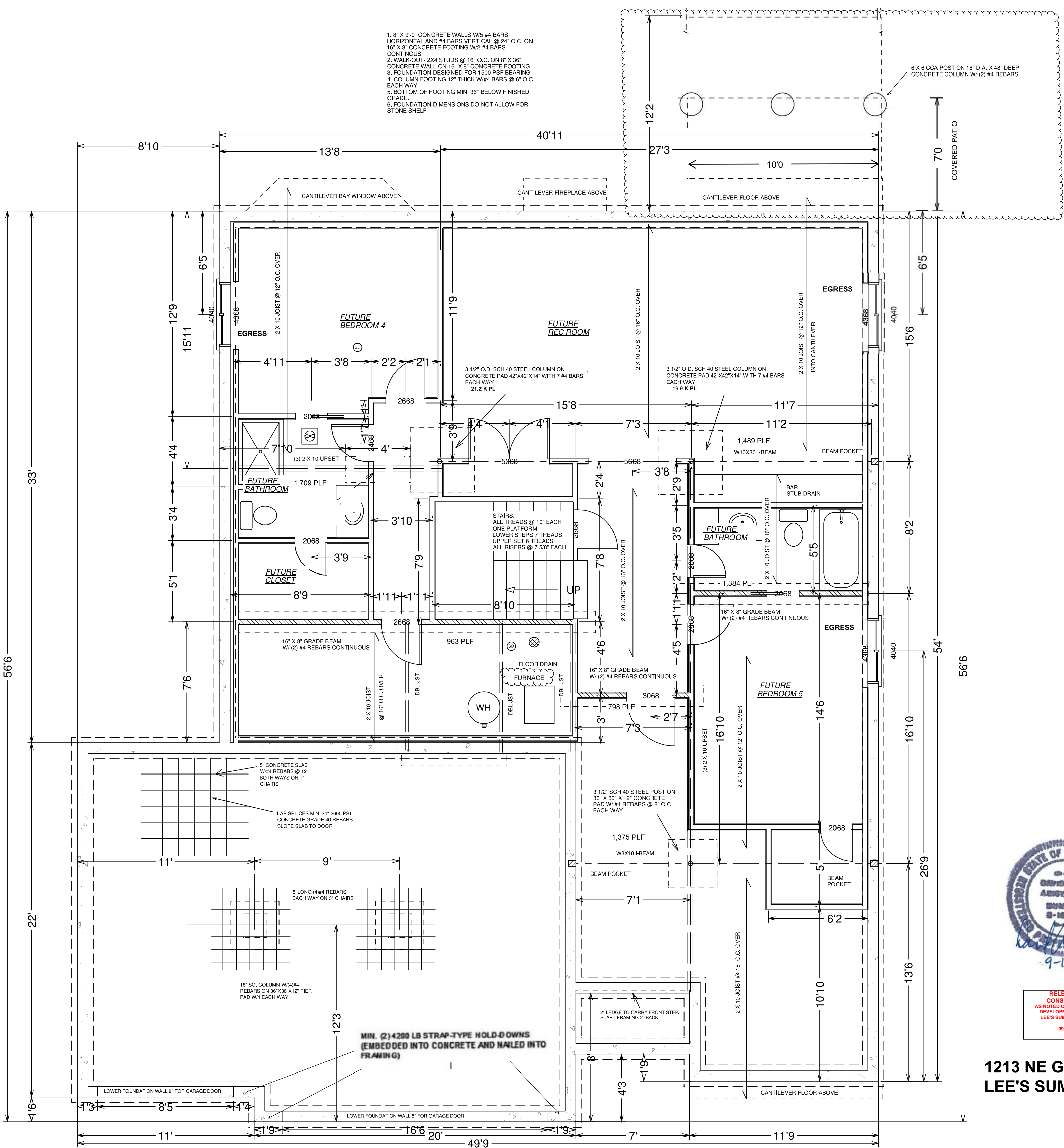
All Combustion Air Comes From Outside
so Combustion Air Calculations are not
applicable

CONCRETE

- Concrete strength shall comply with the following minimum strength requirements at 28 days [IRC R402.2]:
- 2,500 psi for basements floor slabs on undisturbed grade.
 - 3,000 psi for footings, foundation walls, and other vertical concrete.
 - 3,500 psi for carport and garage floor slabs on undisturbed grade.
 - 3,500 psi for structural floor slabs.

Concrete shall be 6% (+/- 1%) air-entrained for garage slabs and for all locations footings, walls or flatwork where exposed to weather. Rebar shall be minimum 40 ksi unless noted otherwise.

1. DWELLING / GARAGE OPENINGS BETWEEN GARAGE AND SLEEPING PURPOSES SHALL NOT BE PERMITTED. OTHER OPENINGS SHALL BE EQUIPPED WITH SOLID WOOD OR STEEL DOORS NOT LESS THAN 1-3/8" THICK OR 20 MINUTE RATED DOORS, WITH SELF CLOSING DEVICES REQUIRED FOR GARAGE / DWELLING SEPERATION DOORS R302.5.1
2. WHOLE HOUSE MECHANICAL VENTILATION SYSTEM IS REQUIRED FOR ANY DWELLING WITH AIR INFILTRATION AT A RATE OF LESS THAN 3 AIR CHANGES PER HOUR (AT ACH50 STANDARD 0 R303.4
3. CARBON MONOXIDE DETECTORS REQUIRED 9 R3150
4. STEEL COLUMNS SHALL BE MINIMUM SCHEDULE 40 R407.3
5. DECK LEDGER ATTACHMENT TO HOUSE SHALL BE PER TABLES 507.2 AND 507.2.1
6. STUDS SHALL BE CONTINUOUS BETWEEN FLOOR, CEILING AND OR ROOF DIAPHRAGMS R602.3
7. ADDED REQUIREMENTS FOR WINDOW FALL PROTECTION R312.2
8. NEW PROVISIONS FOR ATTACHMENT OF RAFTERS, TRUSSES AND ROOF BEAMS R802.3.1. R802.11
9. INSULATION REQUIRED FOR ALL BASEMENT WALLS (INCLUDING UNFINISHED BASEMENTS) N1102.1
10. EXTERIOR WINDOWS/DOORS SHALL HAVE U-FACTOR 0.35 AND GLAZING SHALL HAVE SOLAR HEIGHT GAIN FACTOR OF 0.40 N1102.1
11. HOUSE LEAKAGE AND DUCT LEAKAGE PERFORMANCE STANDARDS EFFECTIVE JANUARY 1, 2014. A SAMPLE TESTING PROGRAM WILL BE IMPLEMENTED OCTOBER 1, 2012 KCBRC N1102.4.1.2 N1103.2.2
12. LIGHTING FIXTURES PENETRATING THE THERMAL ENVELOPE (E.G. CAN LIGHTS IN ATTIC) SHALL BE IC- RATED, LEAKAGE- RATED AND SEALED TO THE GYPSUM WALLBOARD N1102.4.4
13. PROGRAMMABLE THERMOSTAT REQUIRED N1103.1.1
14. AIR HANDLERS SHALL BE RATED FOR MAXIMUM 2 % AIR LEAKAGE RATE N1103.2.2.1
15. BUILDING CAVITIES USED AS RETURN AIR PLENUMS SHALL BE SEALED TO PREVENT LEAKAGE ACROSS THE THERMAL ENVELOPE KCBRC N1103.2.3
16. CERTAIN HOT WATER PIPES SHALL BE INSULATED N1103.4
17. ALL EXHAUST FANS SHALL TERMINATE TO THE BUILDING EXTERIOR M1507.2
18. MAKEUP AIR SYSTEM REQUIRED FOR KITCHEN EXHAUST HOODS THAT EXCEED 400 CFM M1503.4
19. 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) IRC M1601.1.1, #7.5
20. AN AIR HANDLING SYSTEM SHALL NOT SERVE BOTH THE LIVING SPACE AND THE GARAGE M1601.6
21. A CONCRETE- ENCASED GROUNDING ELECTRODE ("UFER" GROUND) CONNECTION SHALL BE PROVIDED TO THE ELECTRICAL SERVICE E3608.1
22. COMPLIANCE WITH THE REQUIREMENT AND SHOW CONNECTION AS NEEDED FOR ROOF BEAM, TRUS, RAFTER, AND GIRDER CONNECTION FOR UPLIFT PER IRC 802.11



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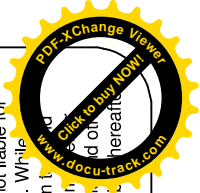
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BASEMENT

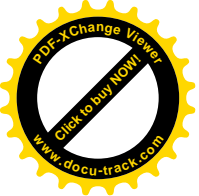
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DRAFT
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- CO DETECTOR

DRIFT
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GENERAL NOTES:

ROOF PITCHES: 6/12 FRONT TO BACK; 7/12 SIDE TO SIDE
12" SOFFITS
6" RAKES
8" FASCIA

1. RAFTER SPANS MEASURED ON HORIZONTAL PROJECTION.
2. BRACE RAFTERS TO BEARING WALLS, LEGS @ MIN. 45 DEGREE ANGLE FROM HORIZ.
3. PURLINS TO BE PERPENDICULAR TO RAFTERS.
4. ROOF LOADING:
SNOW LOAD=20 PSF
DEAD LOAD=7 PSF
5. COMPOSITION SHINGLE ROOFING

MAXIMUM RAFTER SPANS: 16" O.C.
2 X 6 DF.L. #3 = 10'-10"
2 X 6 DF.L. #2 = 14'-2"

NOTES:

ALL RAFTERS MIN. #2- 2 X 6 @ 16" O.C UNLESS OTHERWISE NOTED

ALL RIDGES, HIPs AND VALLEYS NOT MARKED SHALL BE (1) NOMINAL SIZE LARGER THAN THE INTERSECTING RAFTERS

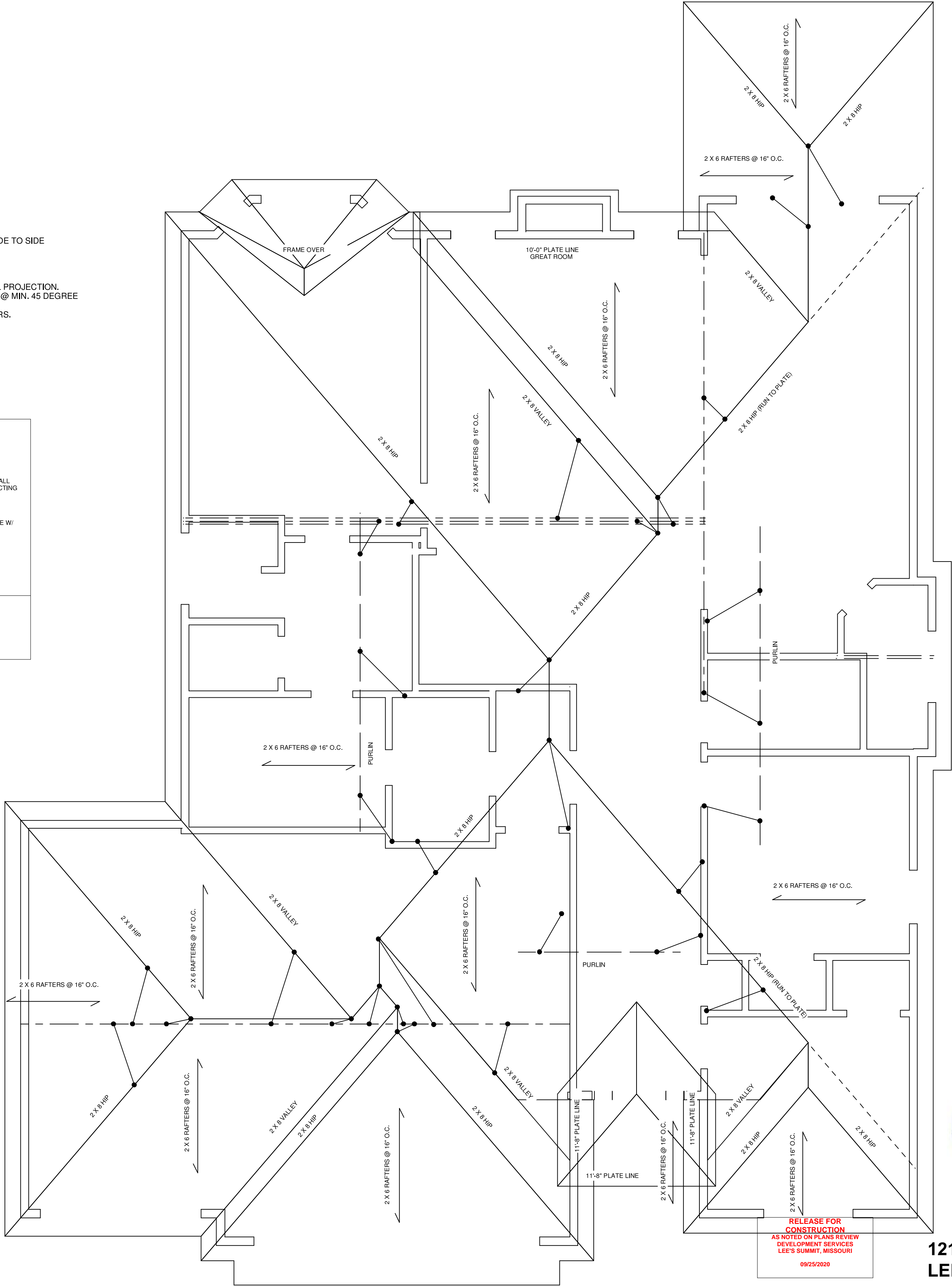
STRUTS TO BE STUD GRADE 2 X 4 WITH MAXIMUM UNBRACED LENGTH OF 8'-0" AND AT AN 45 DEGREE W/ HORIZONTAL

MAXIMUM UNBRACED LENGTH

0'-4" - 0"	#2- 2X4
4'-1" - 5'-6"	#2- 2X6
5'-7" - 6'-3"	#2- 2X8
>6'-4" - MIN.	#2-2X4

PURLINS MAX. SPAN

#2- 2X6	4'-8"
#2- 2X8	5'-9"
#2- 2X10	7'-0"
#2- 2X12	8'-2"



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ROOF DESIGNED WITH RAFTER TIES IN ACCORDANCE WITH 2012 IRC R802.3.1

R802.3.1 Ceiling joist and rafter connections. Ceiling joists and rafters shall be nailed to each other in accordance with Table R802.5.1(9), and the rafter shall be nailed to the top wall plate in accordance with Table R602.3(1). Ceiling joists shall be continuous or securely joined in accordance with Table R802.5.1(9) where they meet over interior partitions and are nailed to adjacent rafters to provide a continuous tie across the building when such joists are parallel to the rafters.

Where ceiling joists are not connected to the rafters at the top wall plate, joists connected higher in the attic shall be installed as rafter ties, or rafter ties shall be installed to provide a continuous tie. Where ceiling joists are not parallel to rafters, rafter ties shall be installed. Rafter ties shall be a minimum of 2 inches by 4 inches installed in accordance with the connection requirements in Table R802.5.1(9), or connections of equivalent capacities shall be provided. Where ceiling joists or rafter ties are not provided, the ridge formed by these rafters shall be supported by a wall or girder designed in accordance with accepted engineering practice.

Collar ties or ridge straps to resist wind uplift shall be connected in the upper third of the attic space in accordance with Table R602.3(1).

Collar ties shall be a minimum of 1 inch by 4 inches (nominal) spaced not more than 4 feet on center.

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ROOF

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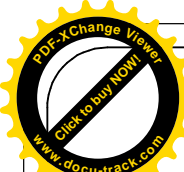
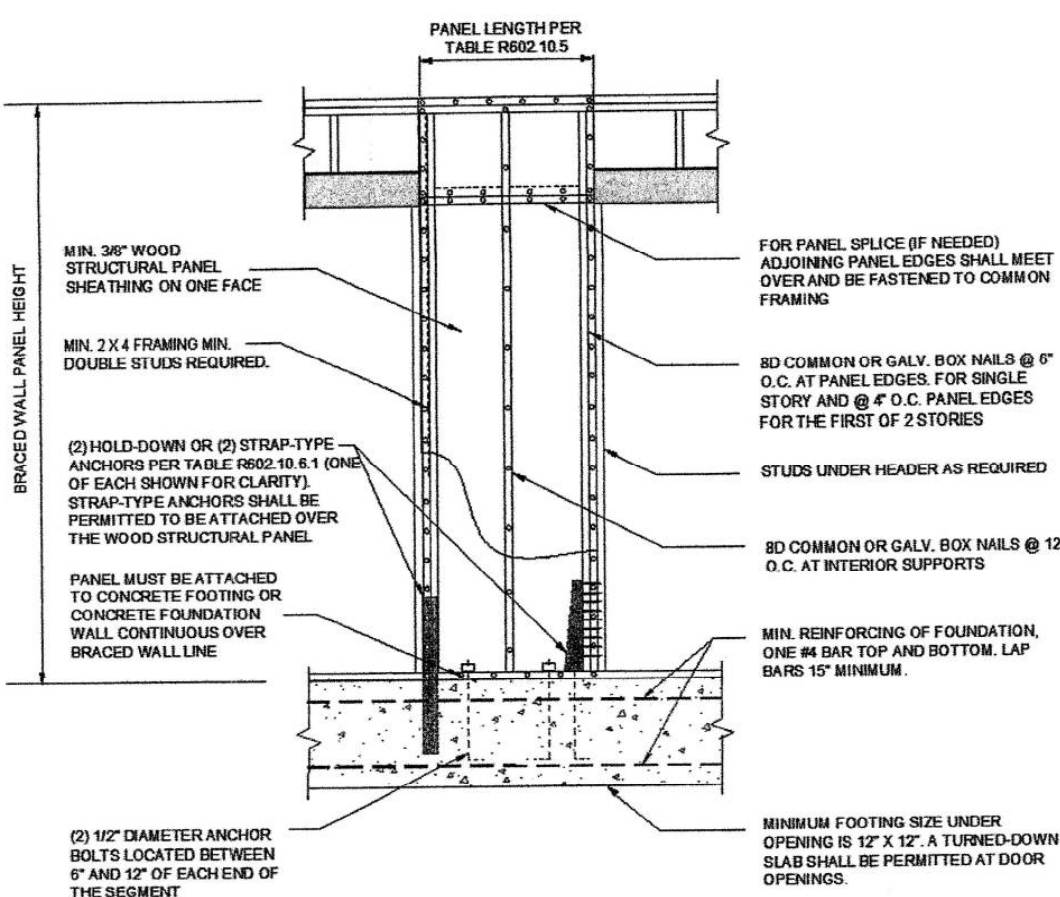


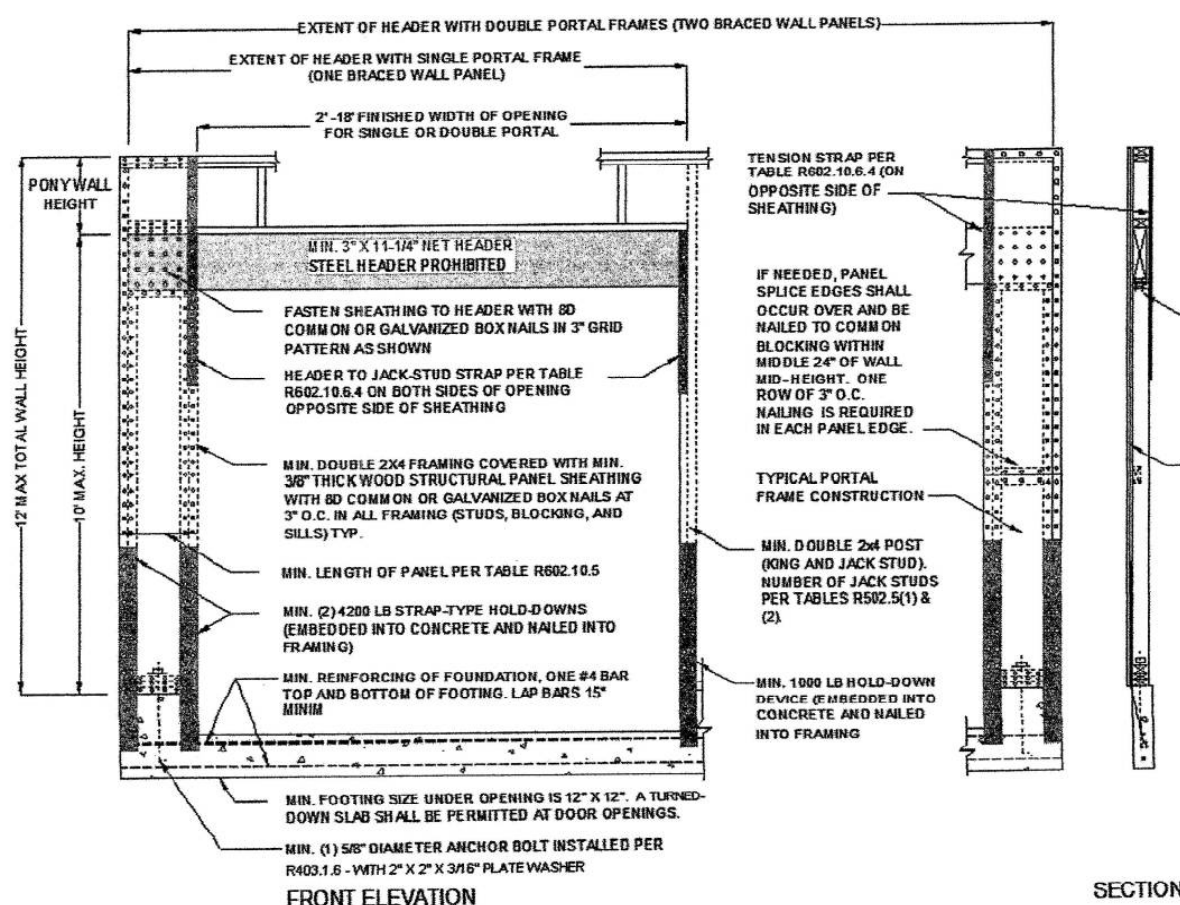
TABLE R602.10.3(1)
BRACING REQUIREMENTS BASED ON WIND SPEED

EXPOSURE CATEGORY B • 30 FOOT MEAN ROOF HEIGHT • 10 FOOT EAVE-TO-RIDGE HEIGHT • 10 FOOT WALL HEIGHT • 2 BRACED WALL LINES		MINIMUM TOTAL LENGTH (FEET) OF BRACED WALL PANELS REQUIRED ALONG EACH BRACED WALL LINE*				
Basic Wind Speed (mph)	Story Location	Braced Wall Line Spacing (feet)	Method LIB ^a	Method GB	Methods DWB, WSP, SFB, PBS, PCP, HPS, CS-SFB ^b	Methods CS-WSP, CS-G, CS-PF
≤ 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	7.5	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



For SI: 1 inch = 25.4 mm.

FIGURE R602.10.6.1
METHOD ABW—ALTERNATE BRACED WALL PANEL



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

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

2012 INTERNATIONAL RESIDENTIAL

TABLE R602.10.4
BRACING METHODS

METHODS, MATERIAL	MINIMUM THICKNESS	FIGURE	CONNECTION CRITERIA*	
			Fasteners	Spacing
LIB Let-in-bracing	1 x 4 wood or approved metal straps at 45° to 60° angles for maximum 16\"/>		Wood: 2-8d common nails or 3-8d (2 1/2\"/>	Wood: per stud and top and bottom plates Metal: per manufacturer
DWB Diagonal wood boards	3/4\"/>		2-8d (2 1/2\"/>	Per stud
WSP Wood structural panel (See Section R604)	3/8\"/>		Exterior sheathing per Table R602.3(3) Interior sheathing per Table R602.3(1) or R602.3(2)	6\"/>
BV-WSP Wood Structural Panels with Stone or Masonry Veneer (See Section R602.10.6.5)	7/16\"/>	See Figure R602.10.6.5	8d common (2 1/2\"/>	4\"/>
SFB Structural fiberboard sheathing	1/2\"/>		1 1/2\"/>	3\"/>
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\"/>
PBS Particleboard sheathing (See Section R605)	3/8\"/>		For 3/8\"/>	3\"/>
PCP Portland cement plaster	See Section R703.6 for maximum 16\"/>		1 1/2\"/>	6\"/>
HPS Hardboard panel siding	7/16\"/>		0.092\"/>	4\"/>
ABW Alternate braced wall	3/8\"/>		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* (inches)					CONTRIBUTING LENGTH (inches)
		Wall Height					
		8 feet	9 feet	10 feet	11 feet	12 feet	
DWB, WSP, SFB, PBS, PCP, HPS, BV-WSP		48	48	48	53	58	Actual ^b
GB		48	48	48	53	58	Double sided = Actual Single sided = 0.5 × Actual
LIB		55	62	69	NP	NP	Actual ^b
ABW	SDC A, B and C, wind speed < 110 mph	28	32	34	38	42	48
	SDC D, D _s and D _o , wind speed < 110 mph	32	32	34	NP	NP	
PFH	Supporting roof only	16	16	16	18 ^c	20 ^c	48
	Supporting one story and roof	24	24	24	27 ^c	29 ^c	48
PFG		24	27	30	33 ^d	36 ^d	1.5 × Actual ^b
CS-G		24	27	30	33	36	Actual ^b
CS-PF		16	18	20	22 ^c	24 ^c	Actual ^b
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 R602.10.6.3, but wall height may be increased to 12 feet with pony wall.

d. Maximum opening height for PFG 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*	
			Fasteners	Spacing
PFH Portal frame with hold-downs	3/8\"/>		See Section R602.10.6.2	See Section R602.10.6.2
PFG Portal frame at garage	7/16\"/>		See Section R602.10.6.3	See Section R602.10.6.3
CS-WSP Continuously sheathed wood structural panel	3/8\"/>		Exterior sheathing per Table R602.3(3) Interior sheathing per Table R602.3(1) or R602.3(2)	6\"/>
CS-G ^a 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	7/16\"/>		See Section R602.10.6.4	See Section R602.10.6.4
CS-SFB ^a Continuously sheathed structural fiberboard	1/2\"/>		1 1/2\"/>	3\"/>

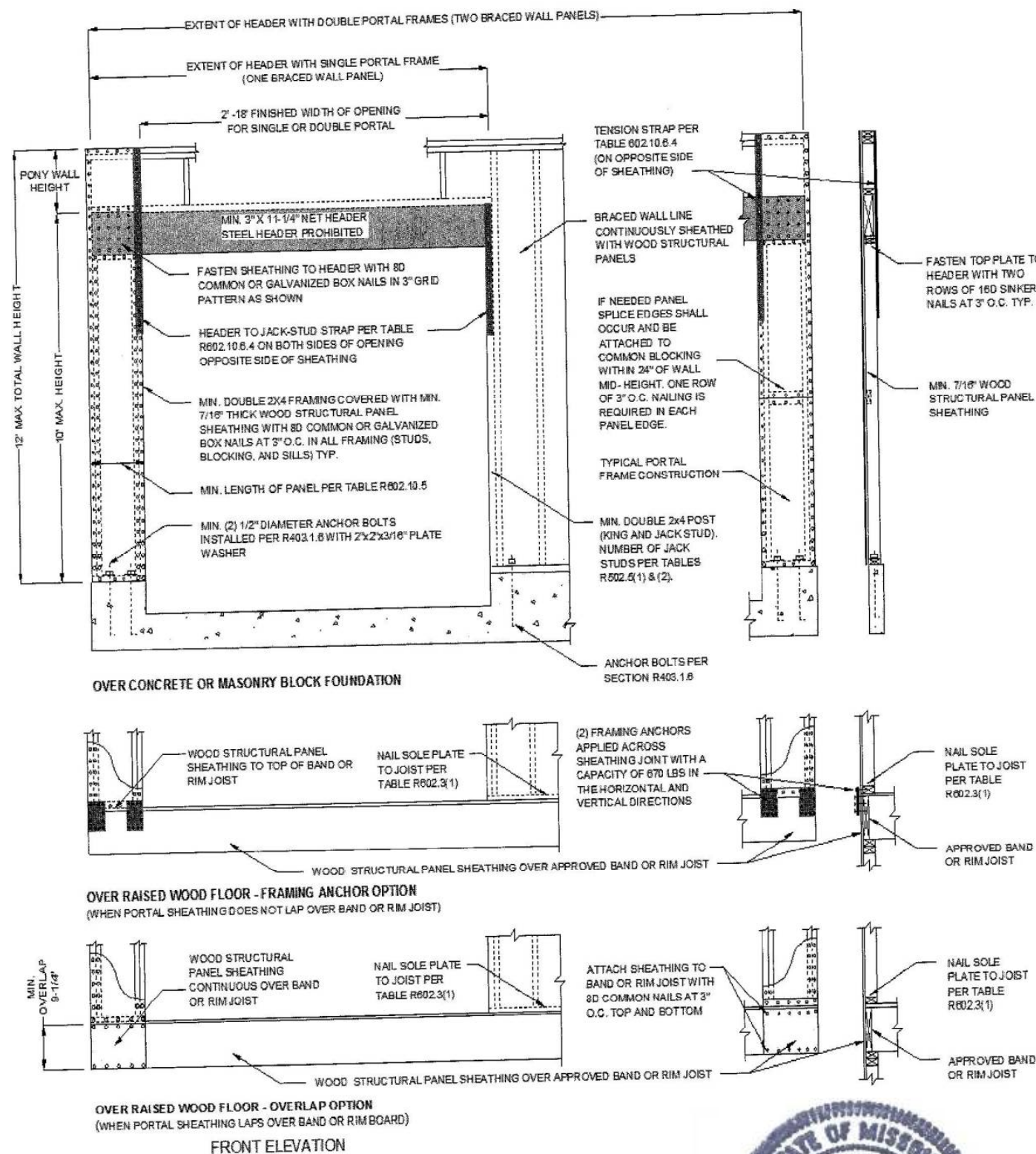
For SI: 1 inch = 25.4 mm, 1 foot = 305 mm, 1 degree = 0.0175 rad, 1 pound per square foot = 47.8 N/m², 1 mile per hour = 0.447 m/s.

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.



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



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TO THE BEST OF MY KNOWLEDGE THESE PLANS ARE DRAWN TO COMPLY WITH OWNER'S AND/OR BUILDER'S SPECIFICATIONS AND A CHANGES MADE ON THEM AFTER PRINTS ARE MADE WILL BE DONE BY THE CONTRACTOR. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS. THE MAKER OF THESE PLANS IS NOT AN ARCHITECT OR ENGINEER. WHILE EVERY EFFORT HAS BEEN MADE IN THE PREPARATION OF THESE PLANS, THE CONTRACTOR OF THE JOB MUST OBTAIN A PLAN TO AVOID MISTAKES. THE CONTRACTOR OF THE JOB MUST OBTAIN A PLAN TO AVOID MISTAKES. THE CONTRACTOR OF THE JOB MUST OBTAIN A PLAN TO AVOID MISTAKES.

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WALL BRACING
DETAILS

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