

RELEASE FOR
CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
11/03/2020



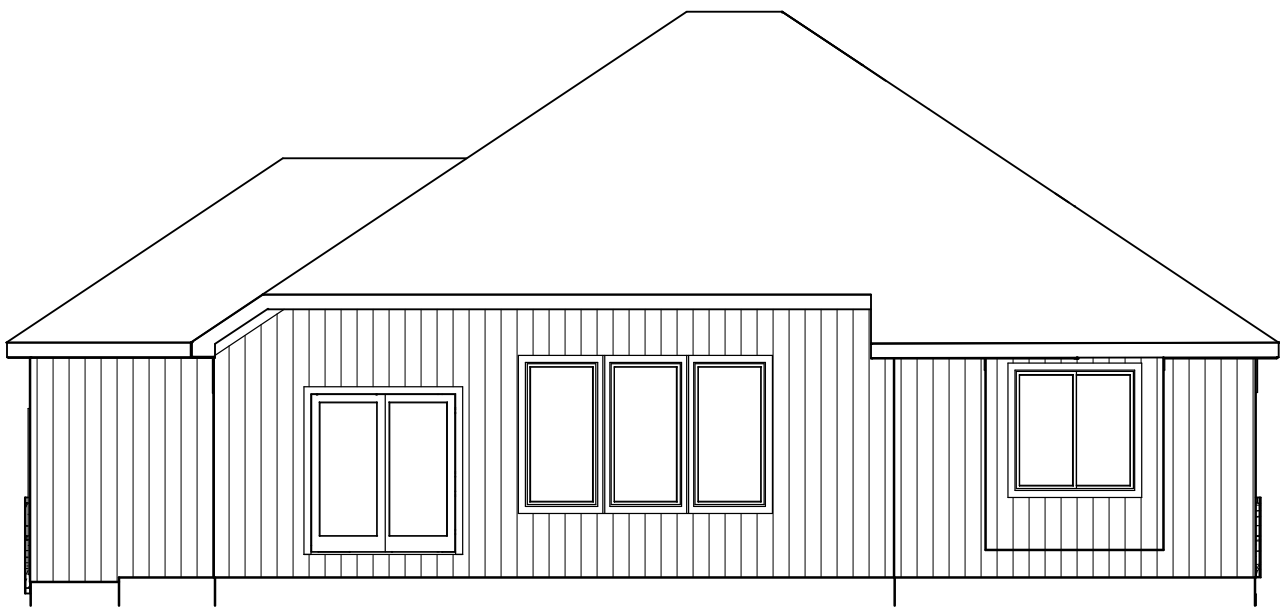
FRONT EL.

WRAP STONE 8" ON CORNERS TYP.

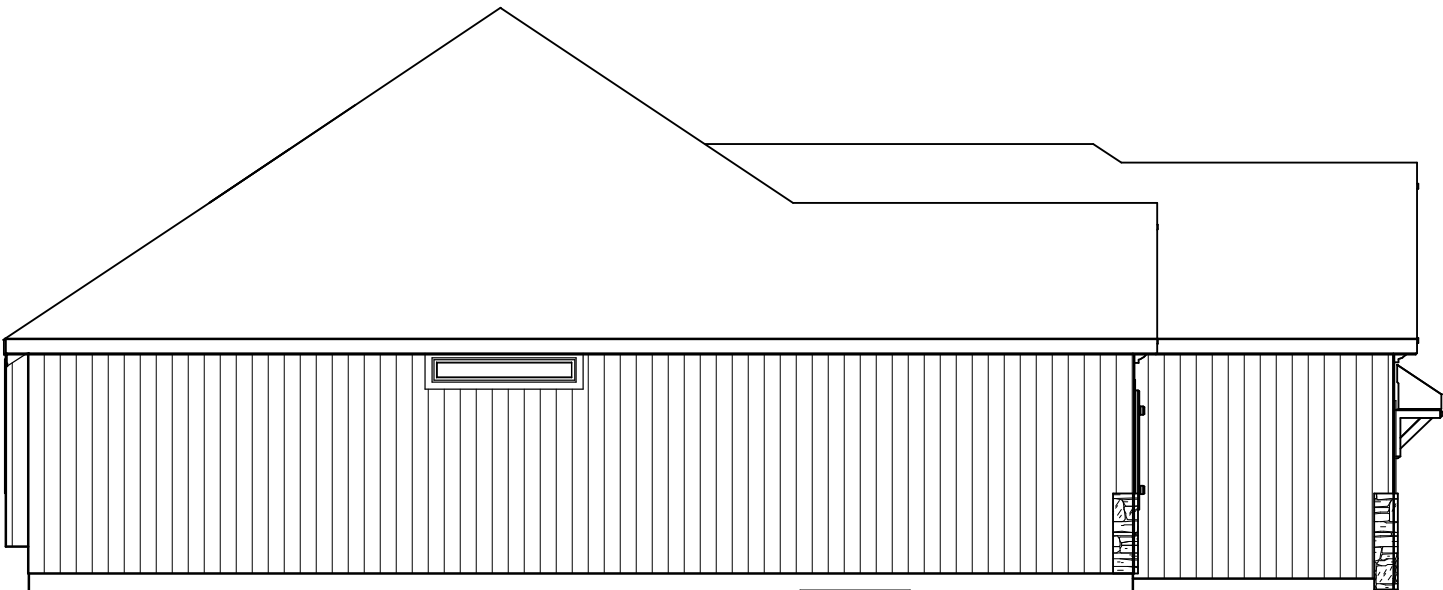
RETURNS LP SMART SIDING

ELEVATION A

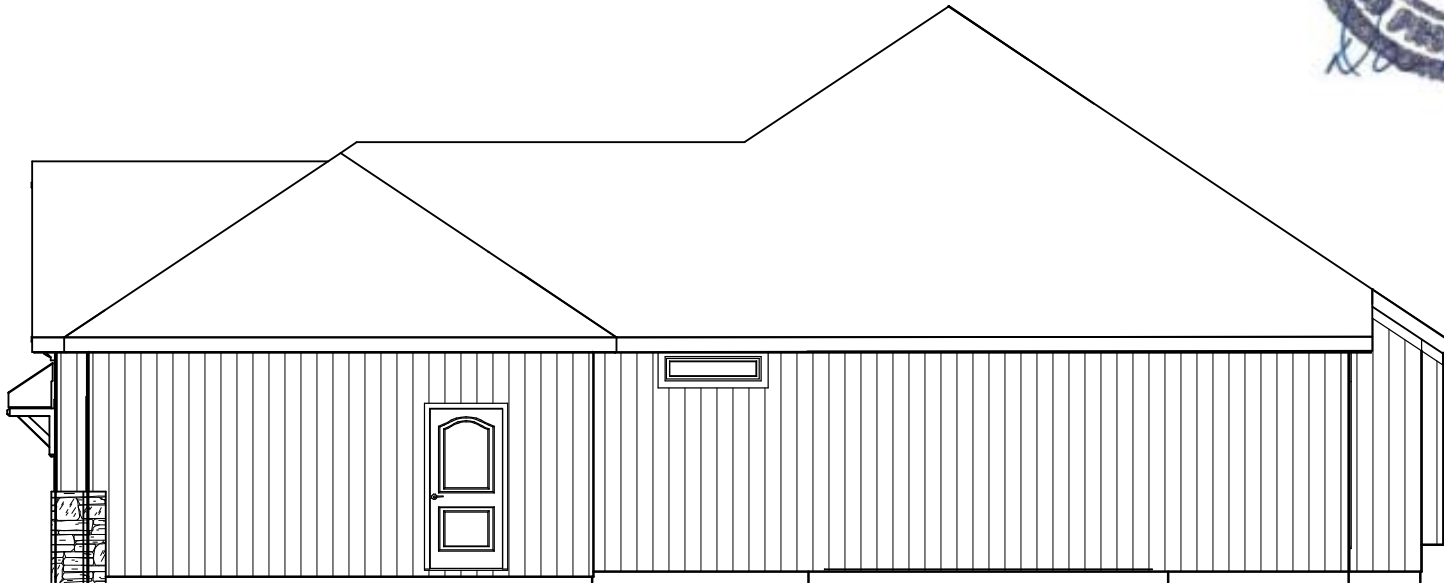
ROOF PLAN
1/8 = 1-0
ROOF PITCHES 8/12
RAFTERS 2 X 6 DF NO 2 @ 16" O.C.
HIPS AND RIDGES 2 X 8 DF NO 2



REAR EL.
1/8 = 1-0



LEFT EL.
1/8 = 1-0



RIGHT EL.
1/8 = 1-0



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

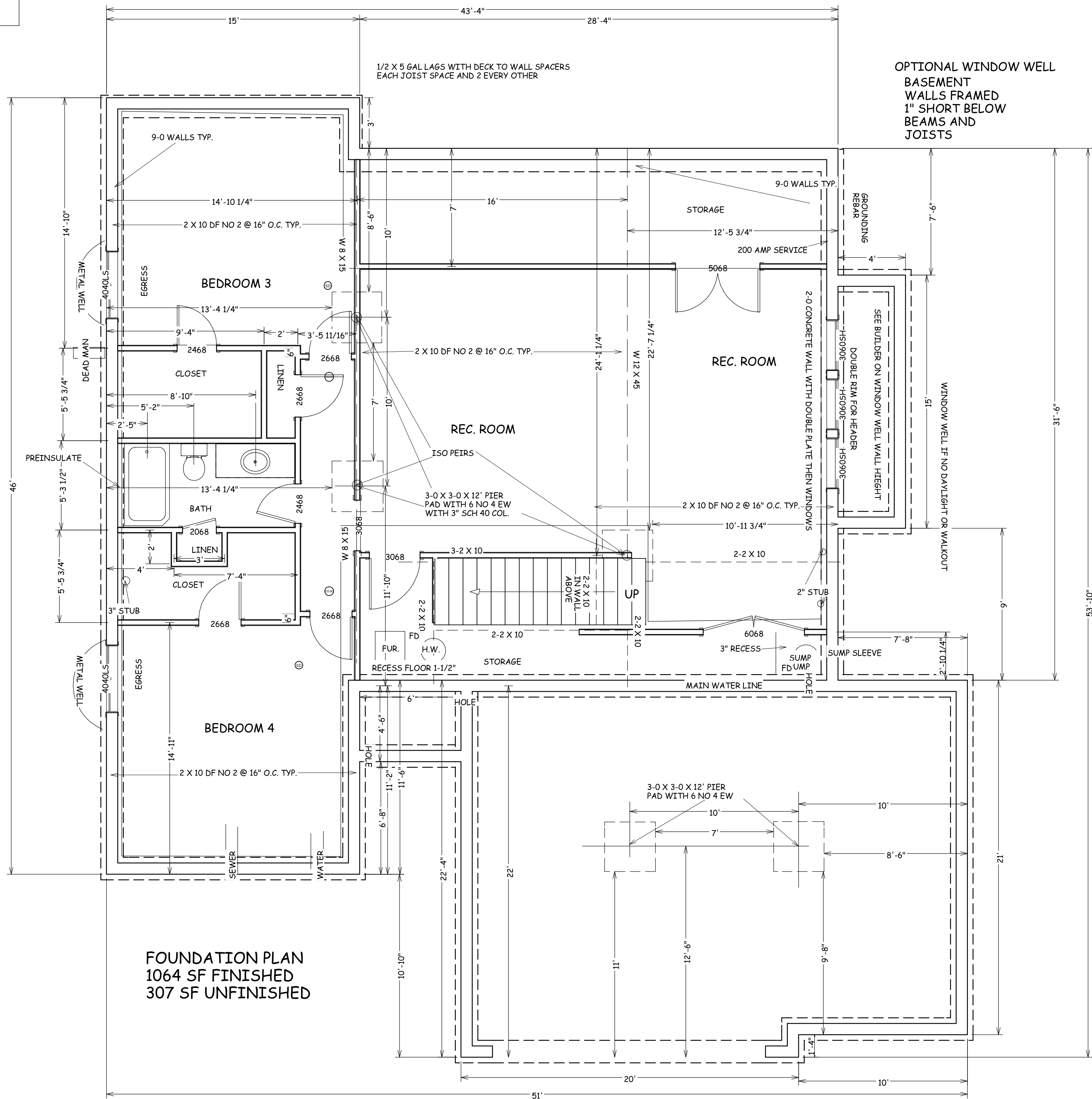
ELEVATE DESIGN & BUILD
WOOD BRIDGE VII
LOT 1436 WINTERSET
153 NW CARSON DR
LEE SUMMIT MO

SCALE
1/4" = 1-0

DATE
10-28-20

PLAN NO.
3245

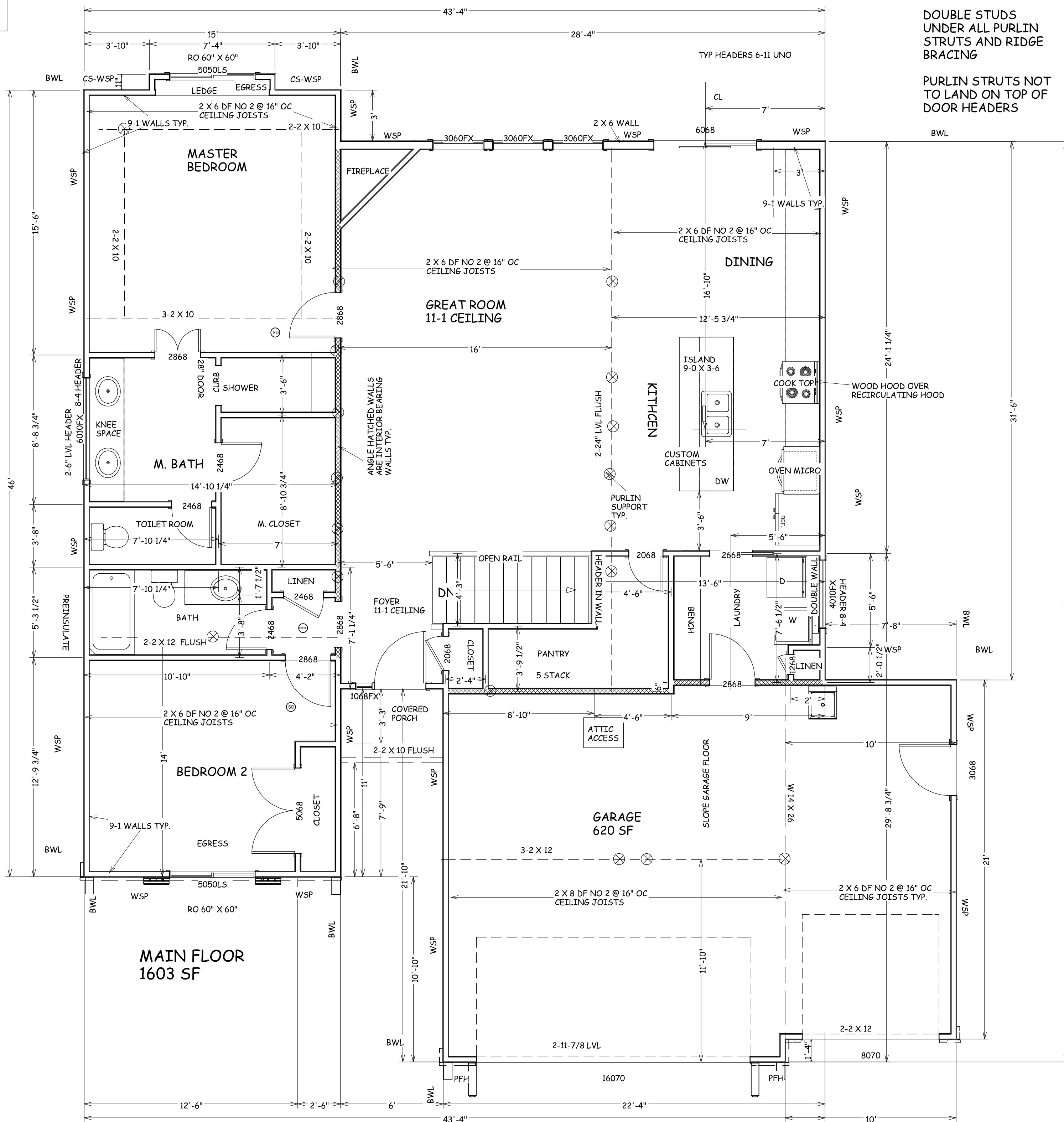
SHEET NO.
1 OF 5



ELEVATE DESIGN & BUILD
WOOD BRIDGE VII
LOT 1436 WINTERSET
153 NW CARSON DR
LEE SUMMIT MO

2 OF 5





PURLIN STRUTS NOT
TO LAND ON TOP OF
DOOR HEADERS

**BUILD IN ACCORDANCE WITH
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ELEVATE DESIGN & BUILD
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11/03/2020

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 500 SF
PF AREA

R-19 IN FLOORS OVER UNCONDITIONED SPACES

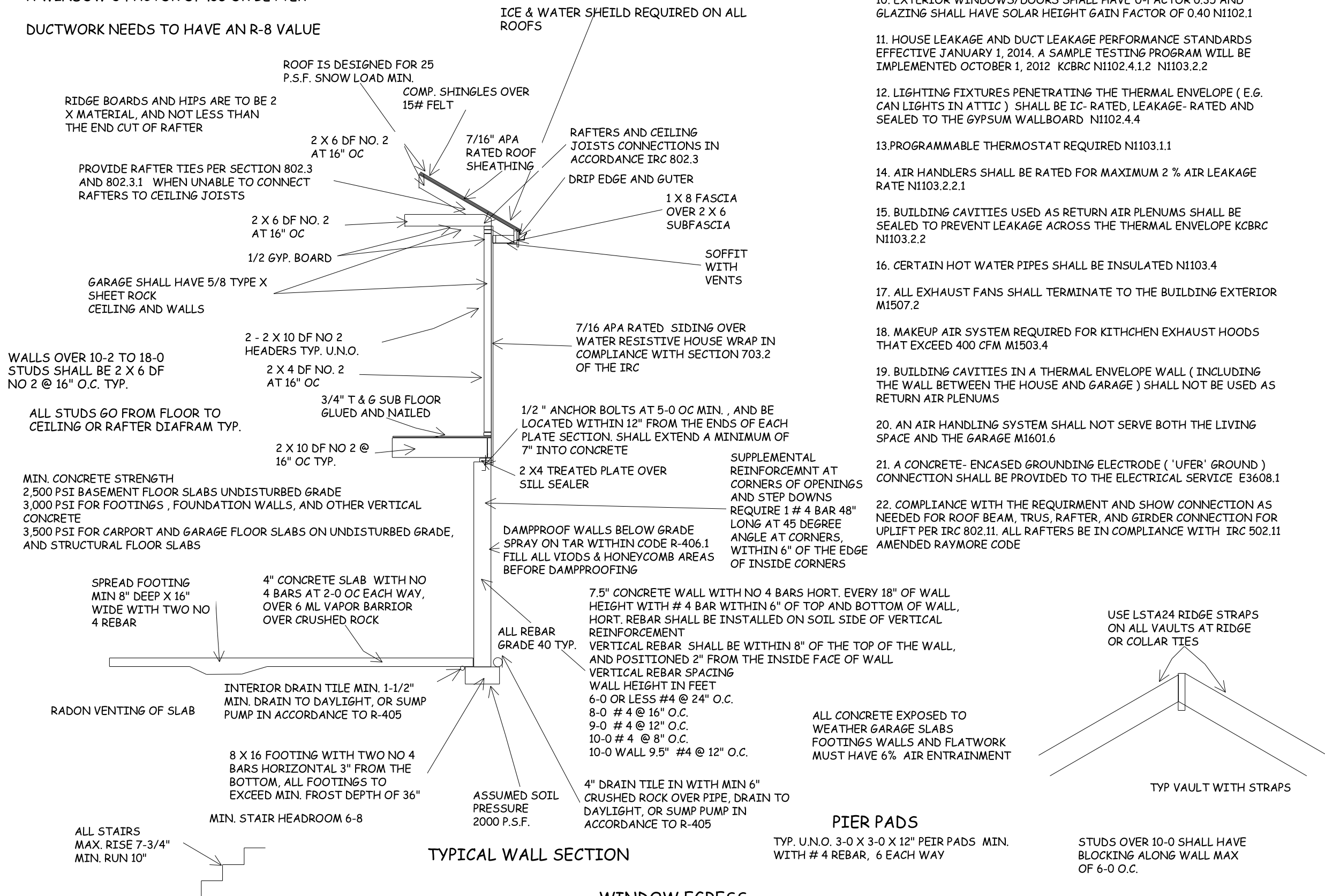
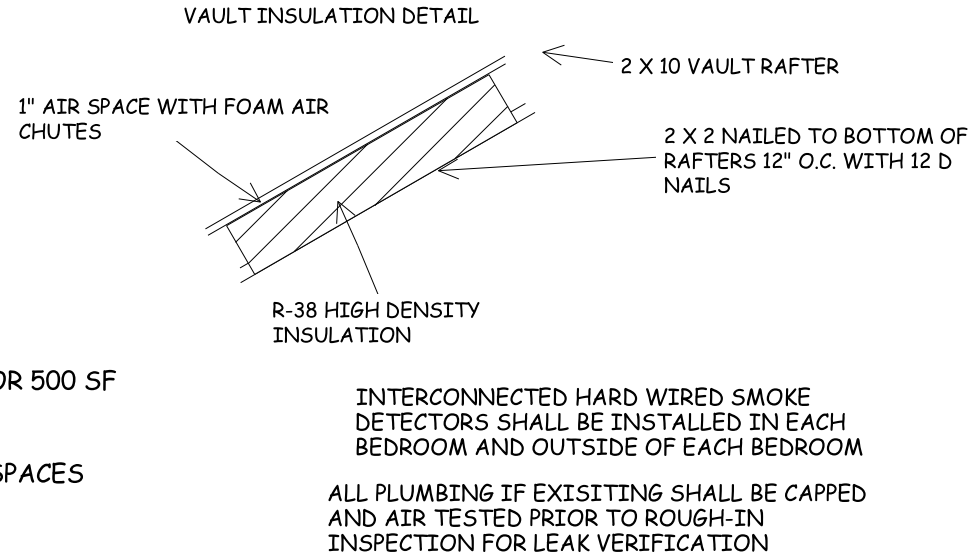
R-10 IN CRAWL SPACE WALLS

BASEMENT WALLS R-13 CAVITY OR R-10 CONTINOUS

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



WINDOW SAFETY GLAZING PER 308

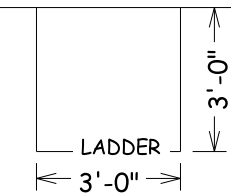
SAFETY GLAZING REQUIRED ALONG WALKING SURFACES AND STAIRS LOCATED WITHIN 36 INCHES HORIZONTALLY OF THE STEPS. SAFETY GLAZING REQUIRED IF EXPOSED SINGLE PANEL IS IN EXCESS OF 9 SQUARE FEET OR THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18 INCHES ABOVE THE FINISHED FLOOR.

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

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

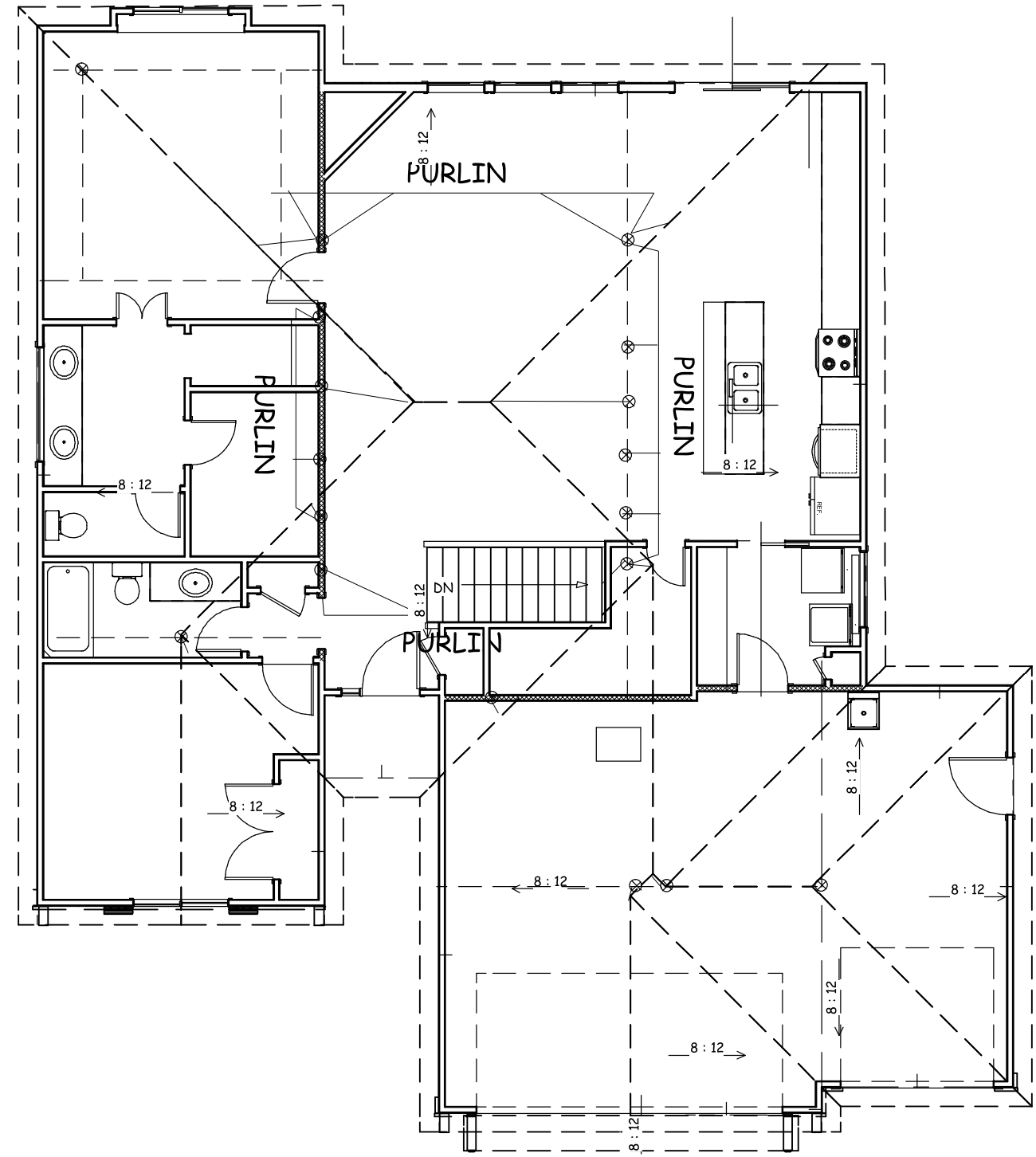
PIER PADS

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

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

OVERHEAD GARAGE DOORS
MUST MEET DASMA 115 MPH
OR IRC 2018 REQUIREMENTS

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 IN COMPLIANCE WITH IRC M 1505
3. CARBON MONOXIDE DETECTORS REQUIRED IRC R 315
4. STEEL COLUMNS SHALL BE MINIMUM SCHEDULE 40 R407.3
5. DECK SHALL BE BUILT PER TABLES 507.2 , 507.2.1, 507.3, 507.6, 507.5.1(1)&(2), 507.5, AND 507.6
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 N1103.2.2
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
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. ALL RAFTERS BE IN COMPLIANCE WITH IRC 502.11 AMENDED RAYMORE CODE



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TABLE R602.10.5

MIN. 3/8" WOOD STRUCTURAL PANEL SHEATHING ON ONE FACE

MIN. 2 X 4 FRAMING MIN. DOUBLE STUDS REQUIRED.

(2) HOLD-DOWN OR (2) STRAP-TYPE ANCHORS PER TABLE R602.10.6.1 (ONE OF EACH SHOWN FOR CLARITY). STRAP-TYPE ANCHORS SHALL BE PERMITTED TO BE ATTACHED OVER THE WOOD STRUCTURAL PANEL.

PANEL MUST BE ATTACHED TO CONCRETE FOOTING OR CONCRETE FOUNDATION WALL CONTINUOUS OVER BRACED WALL LINE

(2) 1/2" DIAMETER ANCHOR BOLTS LOCATED BETWEEN 6" AND 12" OF EACH END OF THE SEGMENT

FOR PANEL SPLICE (IF NEEDED) ADDITIONAL PANEL EDGES SHALL MEET OVER AND BE FASTENED TO COMMON FRAMING

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

STUDS UNDER HEADER AS REQUIRED

8D COMMON OR GALV. BOX NAILS @ 12" O.C. AT INTERIOR SUPPORTS

MIN. REINFORCING OF FOUNDATION. ONE #4 BAR TOP AND BOTTOM. LAP BARS 17" MINIMUM.

MINIMUM FOOTING SIZE UNDER OPENING IS 12" X 12". A TURNED-DOWN SLAB SHALL BE PERMITTED AT DOOR OPENINGS.

FRONT ELEVATION







- EXTENT OF HEADER WITH DOUBLE PORTAL FRAMES (TWO BRACED WALL PANELS)
- EXTENT OF HEADER WITH SINGLE PORTAL FRAME (ONE BRACED WALL PANEL)
- 2'-18" FINISHED WIDTH OF OPENING FOR SINGLE OR DOUBLE PORTAL
- PONY WALL HEIGHT
- 12" MAX. TOTAL WALL HEIGHT
- 10" MAX. HEIGHT
- MIN. 3"x1 1/2" NET HEADER STEEL HEADER PROHIBITED IF 1/2" SPACER IS USED, PLACE ON BACK-SIDE OF HEADER
- FASTEN SHEATHING TO HEADER WITH 8D COMMON OR GALVANIZED BOX NAILS IN 3" GRID PATTERN AS SHOWN
- HEADER TO JACK-STUD STRAP PER TABLE R602.10.6.4 ON BOTH SIDES OF OPENING OPPOSITE SIDE OF SHEATHING
- MIN. DOUBLE 2x4 FRAMING COVERED WITH MIN. 1/2" THICK WOOD STRUCTURAL SHEATHING WITH 8D COMMON OR GALVANIZED BOX NAILS AT 3" O.C. IN ALL FRAMING (STUDS, BLOCKING, AND SILL) TYP.
- MIN. LENGTH OF PANEL PER TABLE R602.10.5
- MIN. (2) 3500 LB STRAP-TYPE HOLD-DOWNS (EMBEDDED INTO CONCRETE AND NAILED INTO FRAMING)
- MIN. REINFORCING OF FOUNDATION, ONE #4 BAR TOP AND BOTTOM OF FOOTING, LAP BARS 16" MIN.
- MIN. FOOTING SIZE UNDER OPENING IS 12"x12". A TURNED-DOWN SLAB SHALL BE PERMITTED AT DOOR OPENINGS.
- MIN. (1) 1/2" DIAMETER ANCHOR BOLT INSTALLED PER SECTION R403.1.8 - WITH 2"x2"x2" PLATE WASHER

SECTION

- TENSION STRAP PER TABLE R602.10.6.4 (ON OPPOSITE SIDE OF SHEATHING)
- IF NEEDED, PANEL SIDE EDGES SHALL OCCUR OVER AND BE NAILED TO COMMON BLOCKING WITHIN THE MIDLINE 2/4" OF THE PORTAL-LEG HEIGHT. ONE ROW OF 3" O.C. NAILING IS REQUIRED IN EACH PANEL EDGE
- TYPICAL PORTAL FRAME CONSTRUCTION
- MIN. DOUBLE 2x4 POST (KING AND JACK STUD), NUMBER OF JACK STUDS PER TABLES R602.7(1) & (2)
- MIN. 1000 LB. HOLD-DOWN DEVICE (EMBEDDED INTO CONCRETE AND NAILED INTO FRAMING)
- FASTEN KING STUD TO HEADER WITH 8 16D SINKERS
- FASTEN TOP PLATE TO HEADER WITH TWO ROWS OF 16D SINKER NAILS AT 3" O.C. TYP.
- MIN. 1/2" WOOD STRUCTURAL PANEL SHEATHING

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

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, SFB, PBS, PCP, HFS, 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, ultimate design wind speed < 140 mph	28	32	34	38	42	48
	SDC D _s , D _i and D _o , ultimate design wind speed < 140 mph	32	32	34	NP	NP	
CS-G		24	27	30	33	36	Actual ^b
CS-WSP, CS-SFB	Adjacent clear opening height (Inches)						Actual ^b
	≤ 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	
METHOD (See Table R602.10.4)		Partial header height					
		8 feet	9 feet	10 feet	11 feet	12 feet	
PPH	Supporting roof only	16	16	16	Note c	Note c	48
	Supporting one story and roof	24	24	24	Note c	Note c	
PFG		24	27	30	Note d	Note d	1.5 × Actual ^b
CS-PF	SDC A, B and C	16	18	20	Note e	Note e	1.5 × Actual ^b
	SDC D _s , D _i and D _o	16	18	20	Note e	Note e	Actual ^b

METHODS, MATERIAL		MINIMUM THICKNESS	FIGURE	CONNECTION CRITERIA*	
				Fasteners	Spacing
Intermittent Bracing Methods	PFH Portal frame with hold-downs	$\frac{1}{8}$ "		See Section R602.10.6.2	See Section R602.10.6.2
	PFG Portal frame at garage	$\frac{7}{16}$ "		See Section R602.10.6.3	See Section R602.10.6.3
Continuous Sheathing Methods	CS-WSP Continuously sheathed wood structural panel	$\frac{3}{8}$ "		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 ^M Continuously sheathed wood structural panel adjacent to garage openings	$\frac{3}{8}$ "		See Method CS-WSP	See Method CS-WSP
	CS-FF Continuously sheathed portal frame	$\frac{7}{16}$ "		See Section R602.10.6.4	See Section R602.10.6.4
	CS-SFB ^a Continuously sheathed structural fiberboard	$\frac{1}{2}$ " or $\frac{3}{4}$ " _{min} for maximum 16" stud spacing		$\frac{1}{4}$ " _{min} long x 6.12" dia. (for $\frac{1}{2}$ " thick sheathing) $\frac{1}{4}$ " _{min} long x 6.12" dia. (for $\frac{3}{4}$ " thick sheathing) galvanized roofing nails	3" edges 6" field

FRONT ELEVATION

1" MAX. TOTAL HEIGHT
18" MAX. HEIGHT

EXTENT OF HEADER WITH DOUBLE PORTAL FRAMES (TWO BRACED WALL PANELS)
EXTENT OF HEADER WITH SINGLE PORTAL FRAME (ONE BRACED WALL PANEL)

2'-18" FINISHED WIDTH OF OPENING FOR SINGLE OR DOUBLE PORTAL

MIN. 2"x11/2" NET HEADER STEEL, HEADER PROHIBITED IF W/ SPACER IS USED, PLACE ON BACK-SIDE OF HEADER

FASTEN SHEATHING TO HEADER WITH #6 COMMON OR GALVANIZED BOX NAILS IN 8" GRID PATTERN AS SHOWN

HEADER TO JACK-STUD STRAP PER TABLE R602.10.6 ON BOTH SIDES OF OPENING OPPOSITE SIDE OF SHEATHING

MIN. DOUBLE 2"x4" FRAMING COVERED WITH MIN. 1/2" THICK WOOD STRUCTURAL PANEL SHEATHING WITH #6 COMMON OR GALVANIZED BOX NAILS AT 8" O.C. WALL FRAMING STUDS, BLOCKING, AND SILLS) TYP.

MIN. LENGTH OF PANEL PER TABLE R602.10.6

MIN. 1/2" DIAMETER ANCHOR BOLTS INSTALLED PER SECTION R603.1.8 WITH 2"x2" PLATE WASHER

OVER CONCRETE OR MASONRY BLOCK FOUNDATION

ANCHOR BOLTS PER SECTION R603.1.8

MIN. 1/4" WOOD STRUCTURAL PANEL SHEATHING

FASTEN KING STUD TO HEADER WITH #6 BINKERS

TENSION STRAP PER TABLE R602.10.6 (1) OPPOSITE SIDE OF SHEATHING

BRACED WALL LINE CONTAINING PLY SHEATHING WITH WOOD STRUCTURAL PANELS

IF NEEDED, PANEL SPLICE EDGES SHALL OCCUR OVER AND BE NAILED TO COMMON BLOCKING WITHIN THE MIDDLE 2/3 OF THE PORTAL 1/8" HEIGHT, ONE ROW OF 5 O.D. NAILS IS REQUIRED IN EACH PANEL EDGE.

TYPICAL PORTAL FRAME CONSTRUCTION

MIN. DOUBLE 2"x4 POST RINGS AND JACK STUD NUMBER OF JACK STUDS FOR TABLE R602.10.6 (1) & (2)

CONTINUOUSLY SHEATHED BRACED WALL PANEL MEETING MINIMUM HEIGHT REQUIREMENTS OF TABLE R602.10.6

FASTEN TOP PLATE TO HEADER WITH TWO ROWS OF 16D SINKER NAILS AT 3" O.C. TYP.

MIN. 1/4" WOOD STRUCTURAL PANEL SHEATHING

SECTION

WOOD STRUCTURAL PANEL SHEATHING TO TOP OF BAND OR RIM JOIST

NAIL SOLE PLATE TO JOIST PER TABLE R602.3(1)

WOOD STRUCTURAL PANEL SHEATHING OVER APPROVED BAND OR RIM JOIST

OVER RAISED WOOD FLOOR - FRAMING ANCHOR OPTION (WHERE PORTAL SHEATHING DOES NOT LAP OVER BAND OR RIM JOIST)

WOOD STRUCTURAL PANEL SHEATHING TO TOP OF BAND OR RIM JOIST

NAIL SOLE PLATE TO JOIST PER TABLE R602.3(1)

WOOD STRUCTURAL PANEL SHEATHING OVER APPROVED BAND OR RIM JOIST

OVER RAISED WOOD FLOOR - OVERLAP OPTION (WHERE PORTAL SHEATHING LAPS OVER BAND OR RIM BOARD)

WOOD STRUCTURAL PANEL SHEATHING TO TOP OF BAND OR RIM JOIST

NAIL SOLE PLATE TO JOIST PER TABLE R602.3(1)

WOOD STRUCTURAL PANEL SHEATHING OVER APPROVED BAND OR RIM JOIST

ATTACH SHEATHING TO BAND OR RIM JOIST WITH #6 COMMON NAILS AT 3" O.C. TOP AND BOTTOM

NAIL SOLE PLATE TO JOIST PER TABLE R602.3(1)

APPROVED BAND OR RIM JOIST

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



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