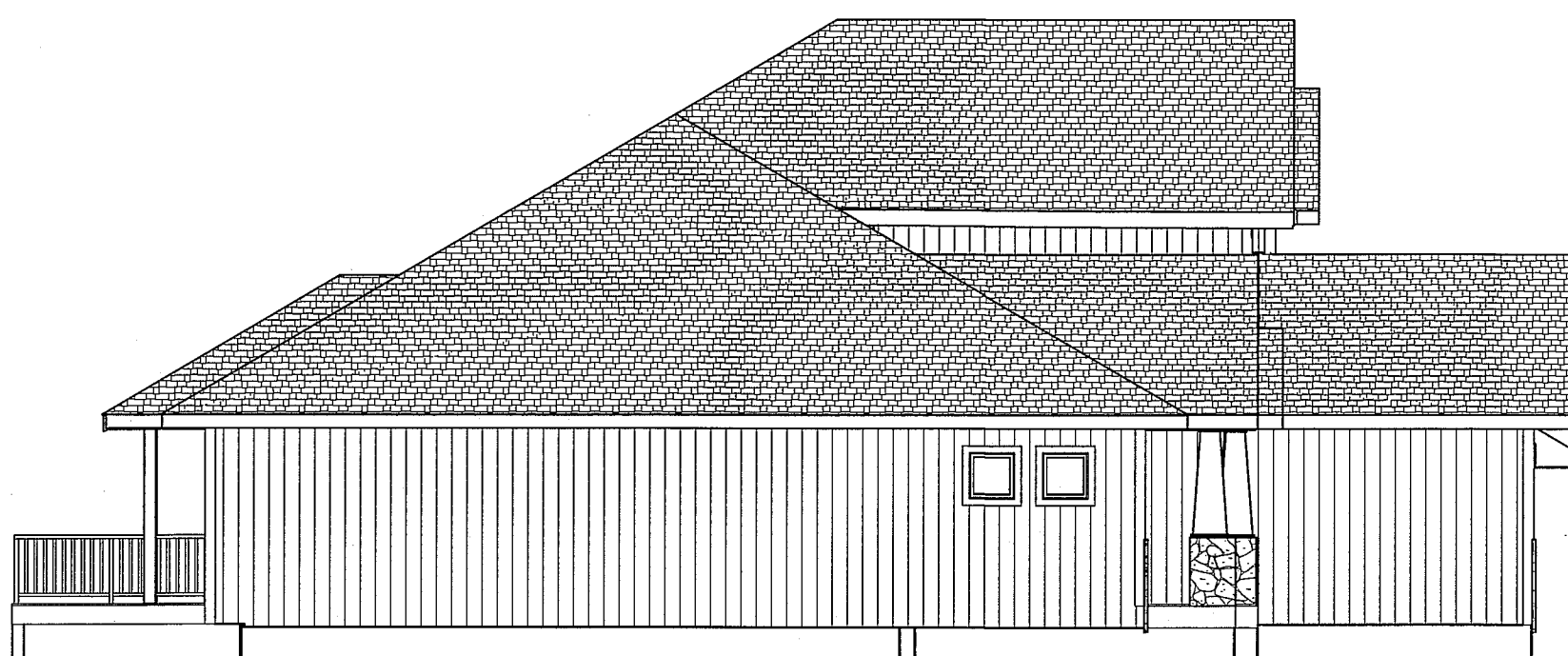
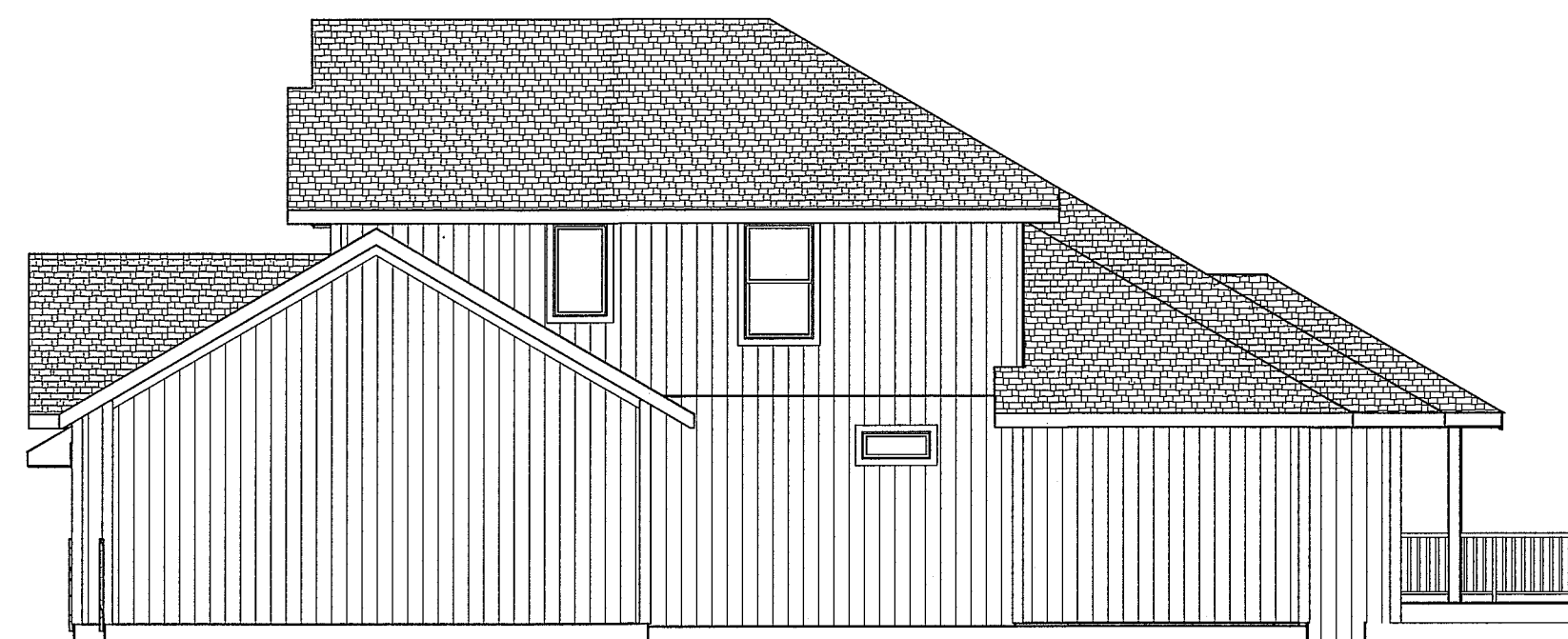




FRONT EL.
STUCCO LAP, B & B, AND STONE



LEFT EL.
1/8 = 1-0

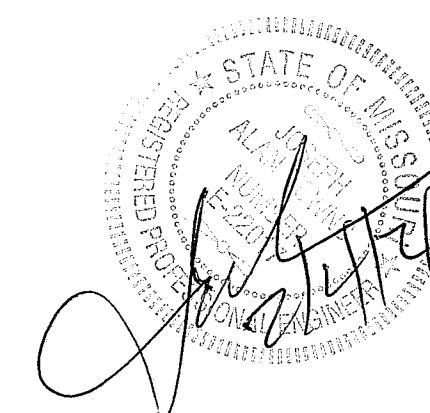


RIGHT EL.
1/8 = 1-0



REAR EL.
1/8 = 1-0

RELEASE FOR
CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
02/24/2021



JOSEPH A. TOWNS P.E.
MO, LIC E 22017
PROFESSIONAL SEAL
APPLIES TO STRUCTURAL
ELEMENTS ONLY

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

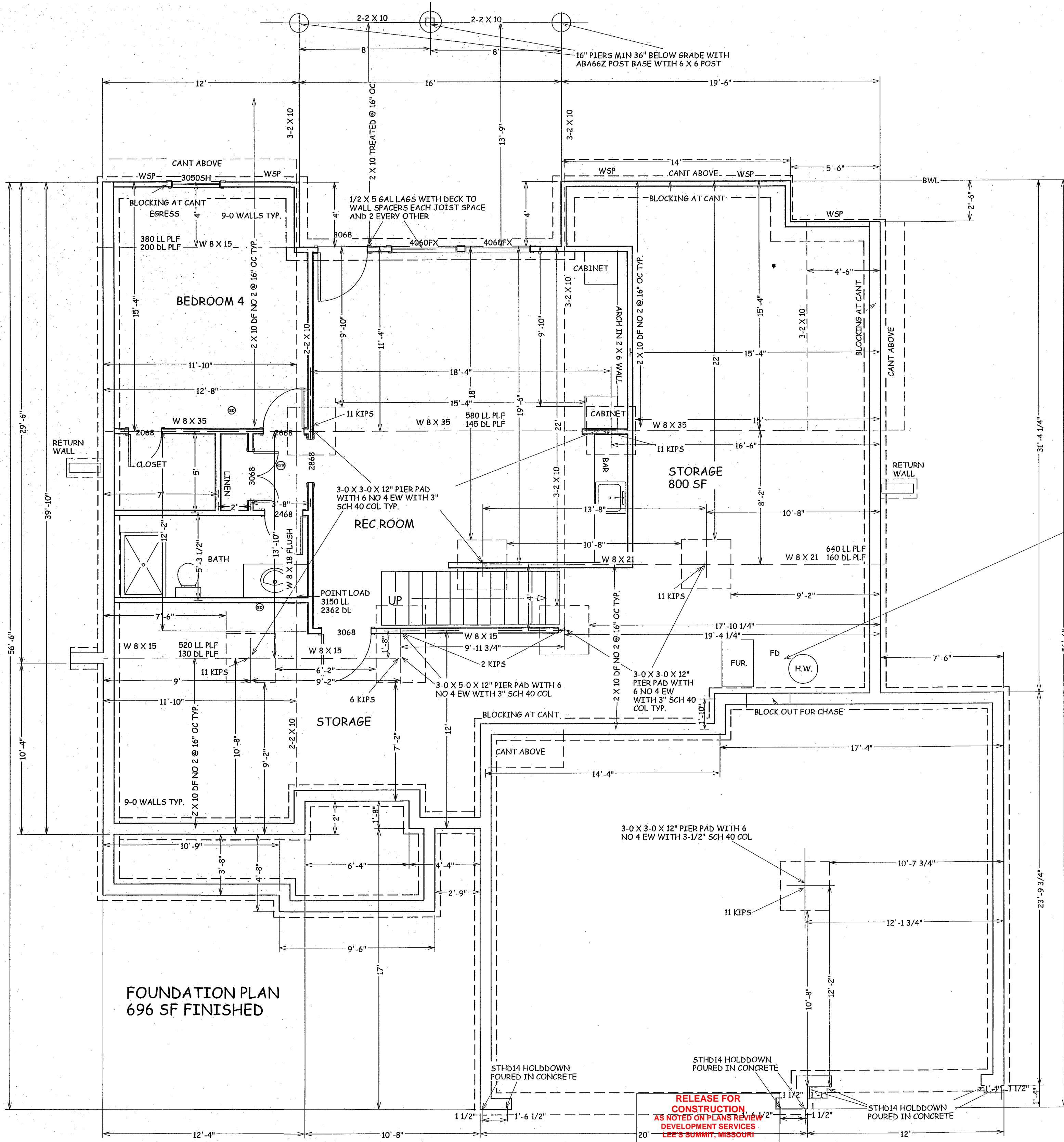
NICK ZVACEK HOMES
CARTER
LOT 52 SUMMIT VIEW FARMS
3109 SW BLUE RIBBON ST
LEE SUMMIT MO

SCALE
1/4" = 1-0

DATE
2-4-21

PLAN NO.
3389

SHEET NO.
1 OF 6



COMBUSTION AIR CALCULATIONS

INPUT CAPACITY
FURNACE = 100,000 BTU/HR
H.W. HEATER = 50,000 BTU/HR
TOTAL = 150,000 BTU/HR

50 CUBIC VOLUME REQ. PER 1,000 BTU/HR
VOLUME IN UNFINISHED
800 X 9 = 7,200 CU. FT.

SINCE UNFINISHED AREA DOES NOT
PROVIDE SUFFICIENT VOLUME FOR NORMAL
INFILTRATION, INSTALL 2 METAL LOUVER
VENTS IN WALL BETWEEN FAMILY ROOM
AND FURNACE ROOM. ONE VENT SHALL BE @
MIN. WITHIN 12" OF THE TOP OF THE WALL,
AND ONE VENT SHALL COMMENCE WITHIN
12" OF THE BOTTOM OF THE WALL. EACH
VENT SHALL PROVIDE A MINIMUM FREE
AREA OR 150 SQUARE INCHES (1" PER 1,000
BTU/HR) SINCE METAL LOUVERS HAVE 75%
FREE AREA, MINIMUM LOUVER SIZE
REQUIRED = 150/75 = 200 SQ. IN.



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LEE'S SUMMIT, MISSOURI
02/24/2021

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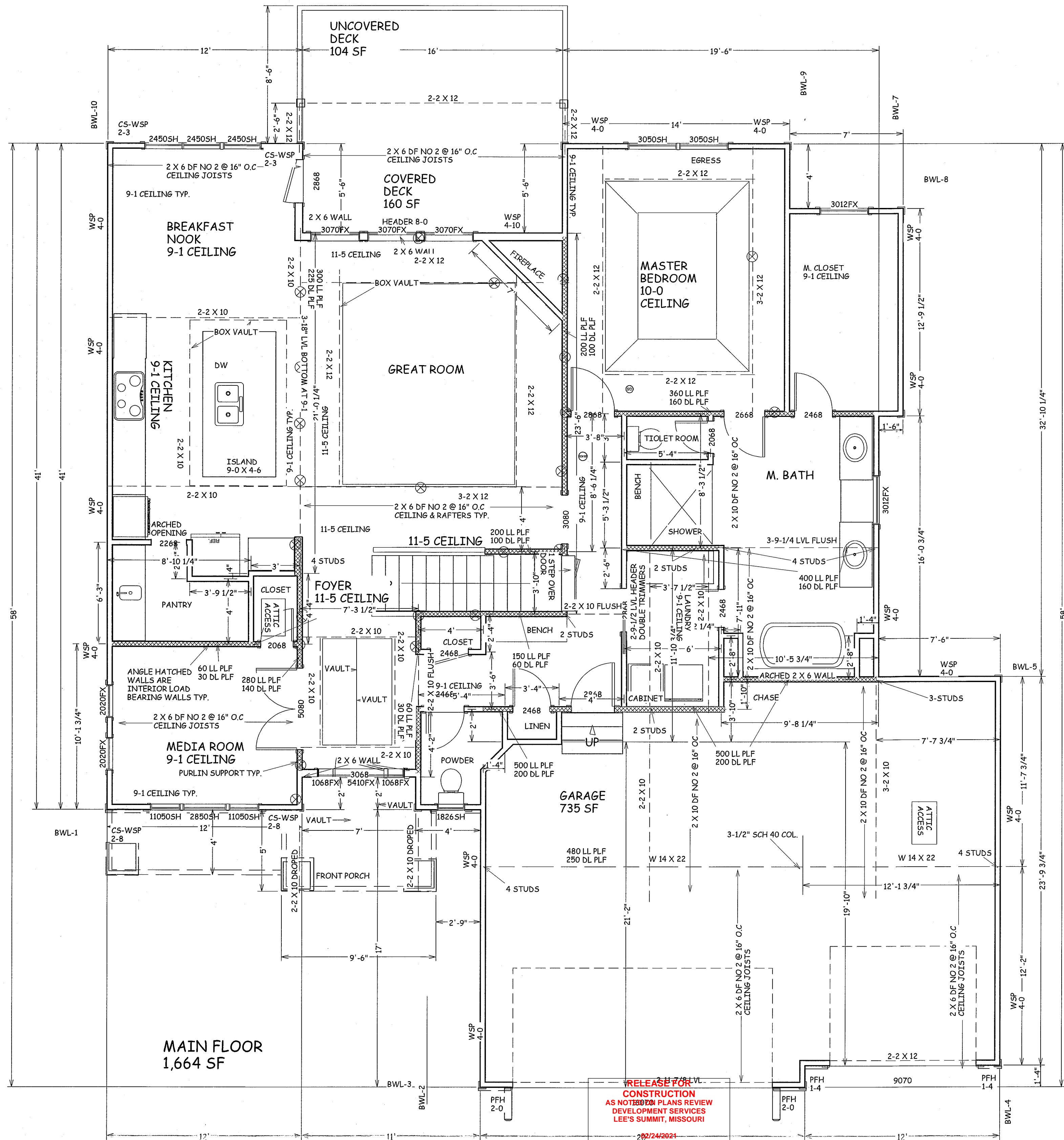
NICK ZVACEK HOMES
CARTER
LOT 52 SUMMIT VIEW FARMS
3109 SW BLUE RIBBON ST
LEE SUMMIT MO

SCALE
1/4" = 1'-0"

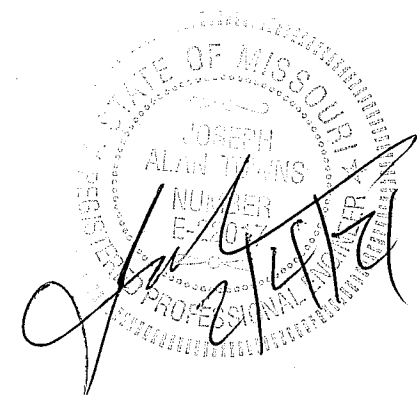
DATE
2-4-21

PLAN NO.
3389

SHEET NO.
2 OF 6



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



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LOCAL CODES.

NICK ZVACEK HOMES
CARTER
LOT 52 SUMMIT VIEW FARMS
3109 SW BLUE RIBBON ST
LEE SUMMIT MO

SCALE
1/4" = 1'-0"

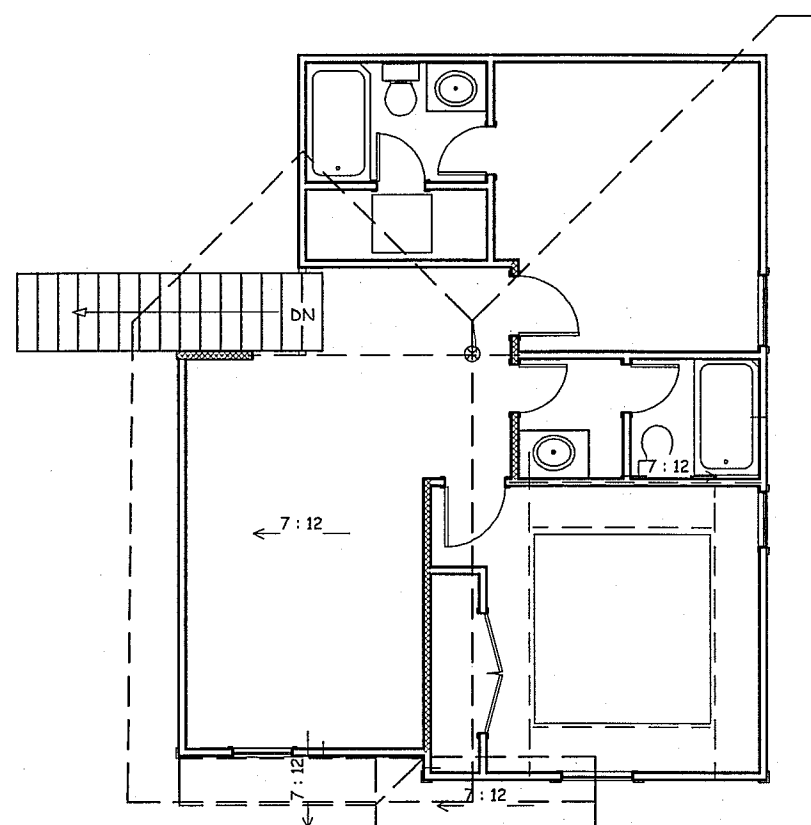
DATE
2-4-21

PLAN NO.
3389

SHEET NO.

3 OF 6

RAFTERS 2 X 6 DF NO 2 @ 16" OC TYP.
HIPS AND RIDGES 2 X 8 DF NO 2 TYP.



NO PURLINS
REQUIRED
SECOND FLOOR

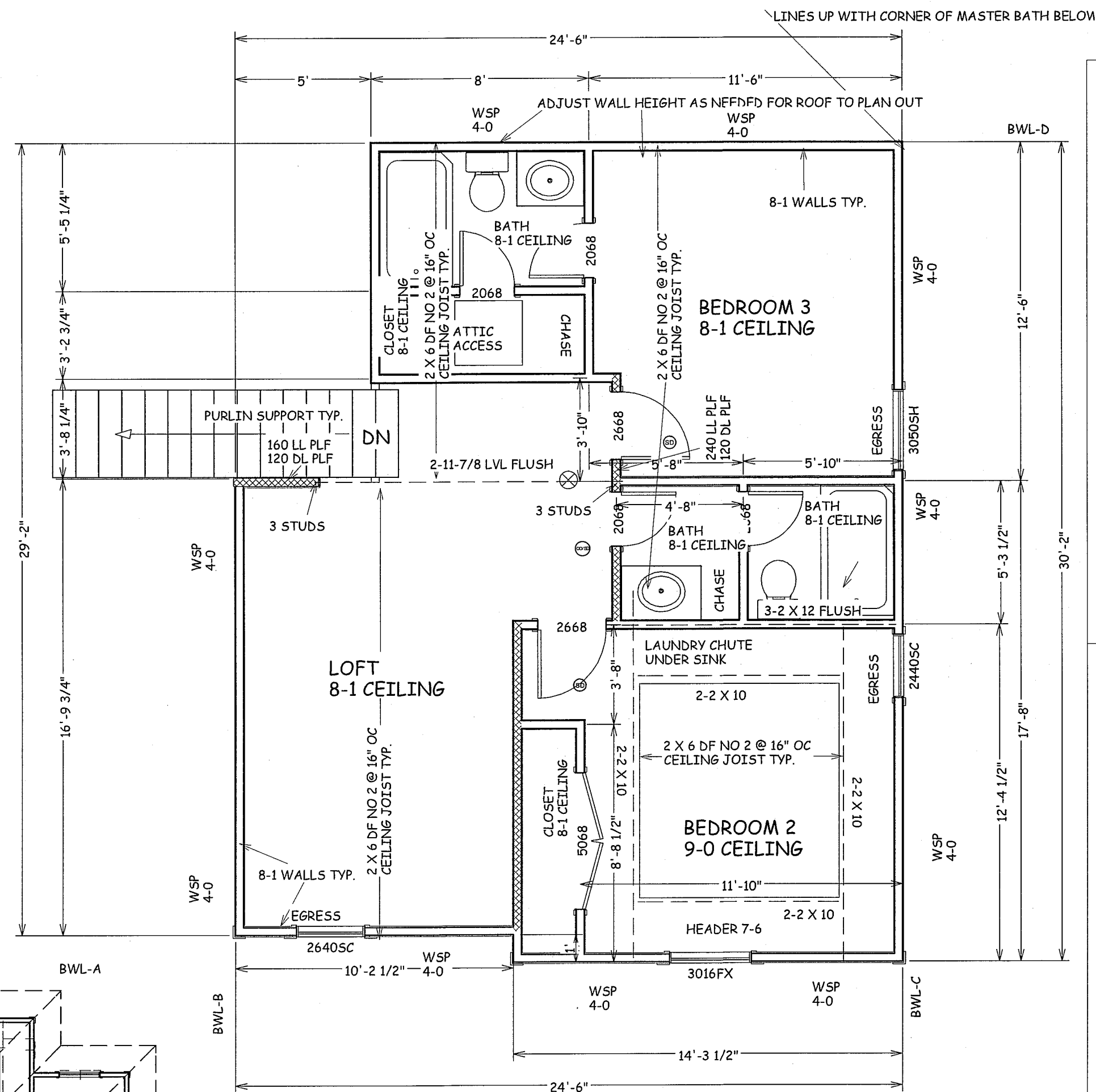
PURLIN
PLAN
MAIN
FLOOR
1/8" = 1'-0"

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

02/24/2011

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

02/24/2021



SECOND FLOOR
667 SF

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

NICK ZVACEK HOMES
CARTER
LOT 52 SUMMIT VIEW FARMS
3109 SW BLUE RIBBON ST
LEE SUMMIT MO

SCALE
1/4" = 1'-0"

DATE
2-4-21

PLAN NO.
3389

SHEET NO.

4 OF 6



JOSEPH A. TOWNS P.E.
MO. LIC E 22017
PROFESSIONAL SEAL
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ELEMENTS ONLY

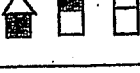


DUCTWORK NEEDS TO HAVE AN R-8 VALUE



- 02/24/2021

5 OF 6

JOSEPH A. TOWNS P.E.
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PROFESSIONAL SEAL
APPLIES TO STRUCTURAL
ELEMENTS ONLY

EXPOSURE CATEGORY B 30-FOOT MEAN ROOF HEIGHT 10-FOOT WALL HEIGHT 2 BRACED WALL LINES		MINIMUM TOTAL LENGTH (FEET) OF BRACED WALL PANELS REQUIRED ALONG EACH BRACED WALL LINE ^a				
Ultimate Design Wind Speed (mph)	Story Location	Braced Wall Line Spacing ^b (ft)	Method LIP ^a	Method GB	Methods DWB, WSP, SFB, PFB, FCP, ABW, BV-WSP, ABW, FFB, FCF, CS-SFB	Methods CS-WSP, CS-G, CS-PF
≤ 115		10	3.5	3.5	2.0	2.0
		20	6.5	6.5	3.5	3.5
		30	9.5	9.5	5.5	4.5
		40	12.5	12.5	7.0	6.0
		50	15.0	15.0	9.0	7.5
		60	18.0	18.0	10.5	9.0
		10	7.0	7.0	4.0	3.5
		20	12.5	12.5	7.5	6.5
		30	18.0	18.0	10.5	9.0
		40	23.5	23.5	13.5	11.5
		50	29.0	29.0	16.5	14.0
		60	34.5	34.5	20.0	17.0
		10	NP	10.0	6.0	5.0
		20	NP	18.5	11.0	9.0
		30	NP	27.0	15.5	13.0
		40	NP	35.0	20.0	17.0
		50	NP	43.0	24.5	21.0
		60	NP	51.0	29.0	25.0

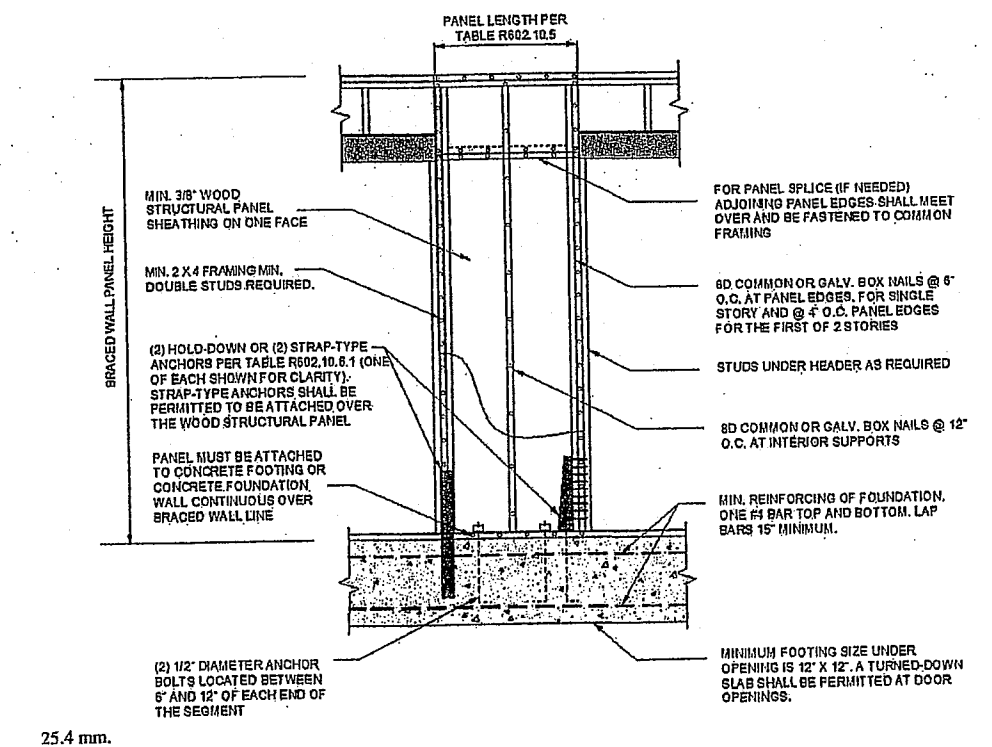


FIGURE R602.10.5.1
METHOD ABW—ALTERNATE BRACED WALL PANEL

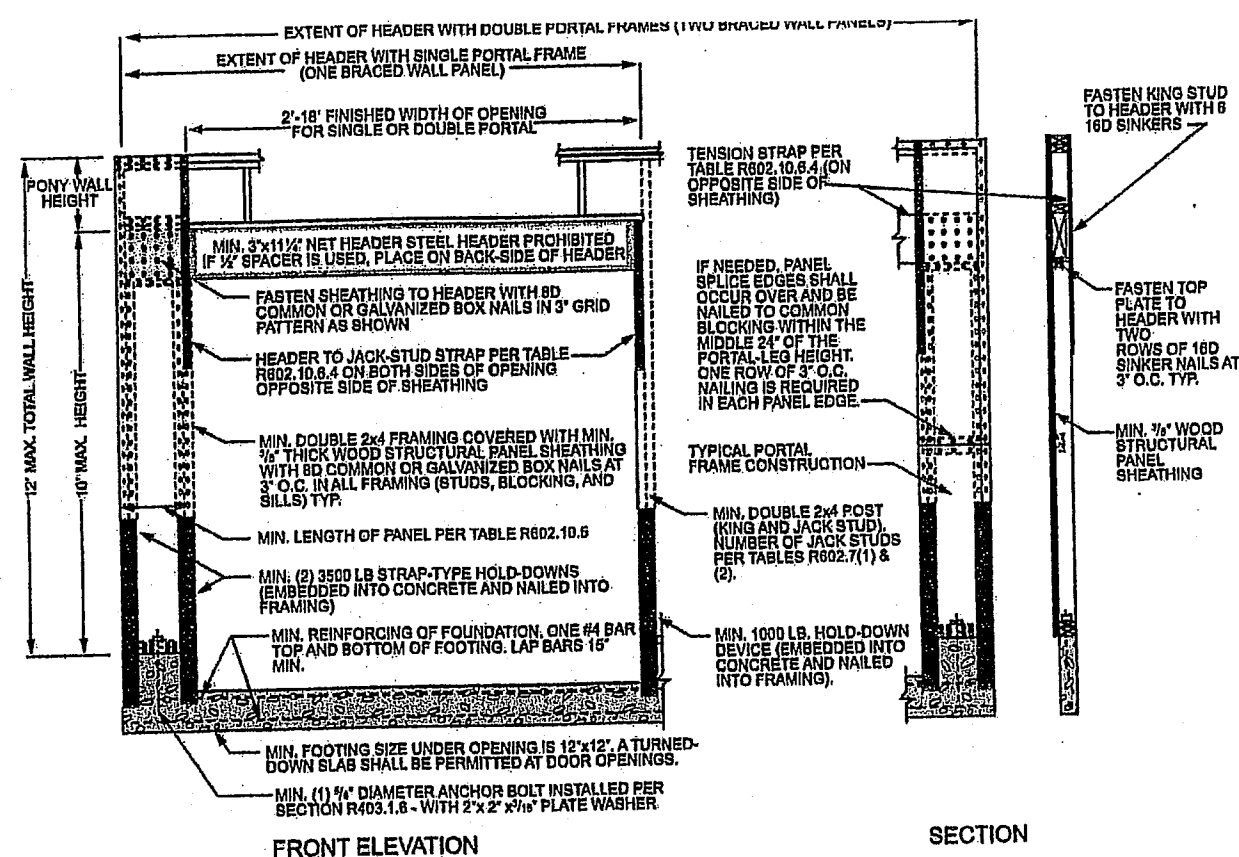


FIGURE R602.10.6.2
METHOD PFH—PORTAL FRAME WITH HOLD-DOWNS

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

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, FCP, 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 ₁ , D ₂ and D ₃ , 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)		Panel header height					48
		8 feet	9 feet	10 feet	11 feet	12 feet	
PFH	Supporting roof only	16	16	16	Note c	Note c	1.5 × Actual ^b
	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	Actual ^b
	SDC D ₁ , D ₂ and D ₃	16	18	20	Note e	Note e	

For S₁: 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 where 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 shall be permitted to be increased to 12 feet with pony wall.
d. Maximum header height for FFG 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.
e. 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.

METHODS, MATERIAL	MINIMUM THICKNESS	FIGURE	CONNECTION CRITERIA ^a
PFH Portal frame with hold-downs	3/4\"		See Section R602.10.6.2 See Section R602.10.6.2
PFG 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) Spacing: 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-PF 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 3/4\" for maximum 16\" stud spacing		1 1/2\" long x 0.12\" dia. (for 1/2\" thick sheathing) 1 3/4\" long x 0.12\" dia. (for 3/4\" thick sheathing) galvanized roofing nails Spacing: 3\" edges 6\" field

For S₁: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 degree = 0.0175 rad, 1 pound per square foot = 47.9 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, D₁, D₂, and D₃.
b. Applies to garage next to garage door opening where supporting gable and wall or roof load only. Shall only be used on one wall of the garage. In Seismic Design Categories D₁, D₂, and D₃, 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 D₁, D₂, and D₃.
e. Method applies to detached one- and two-family dwellings in Seismic Design Categories D₁ through D₃ only.

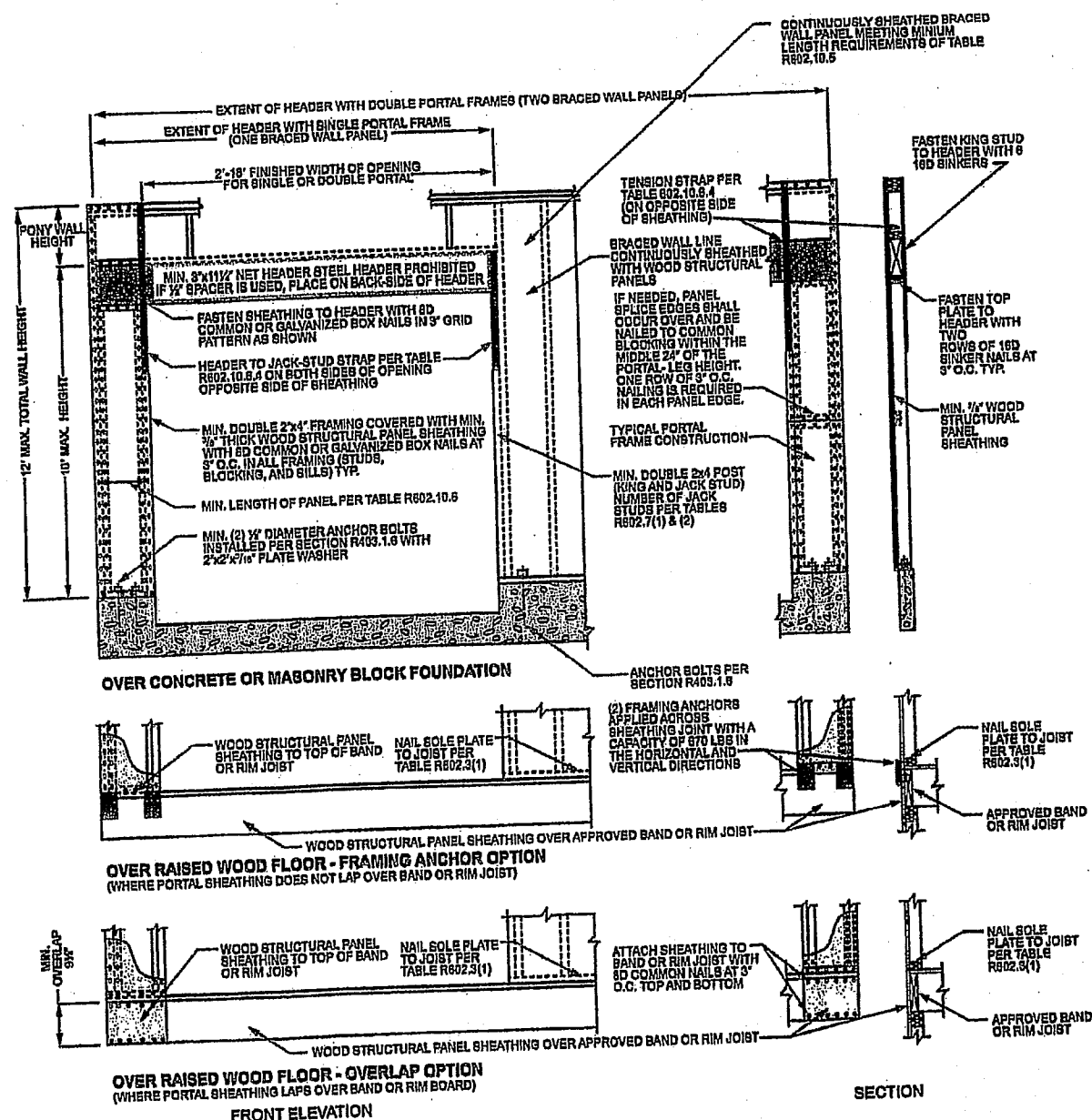


FIGURE R602.10.6.4
METHOD CS-PF—CONTINUOUSLY SHEATHED PORTAL FRAME PANEL CONSTRUCTION



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NICK ZVACEK HOMES
CARTER
LOT 52 SUMMIT VIEW FARMS
3109 SW BLUE RIBBON ST
LEE SUMMIT MO

SCALE
1/4" = 1-0

DATE
2-4-21

PLAN NO.
3389

SHEET NO.

6 OF 6

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

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

02/24/2021