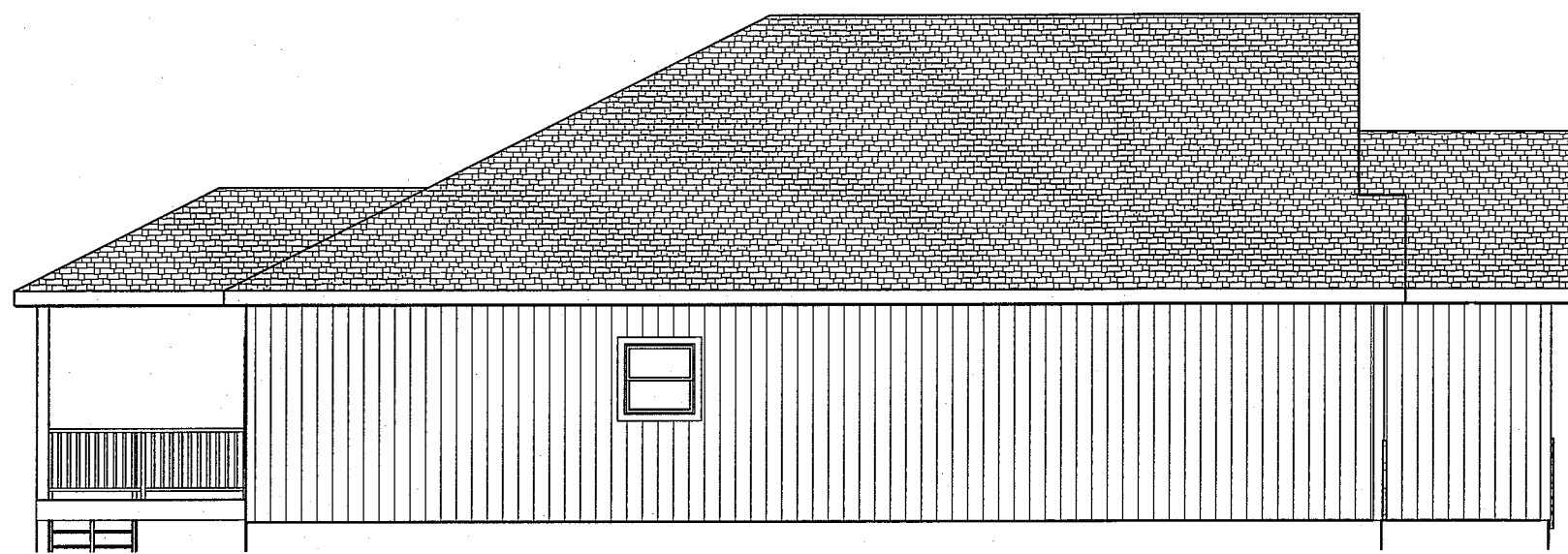


ROOF PLAN  
1/8" = 1'-0"  
ROOF PITCHES 6/12 TYP.  
RAFTERS 2 X 6 DF NO 2 @ 16" OC TYP.  
HIPS AND RIDGES 2 X 8 DF NO 2 TYP.



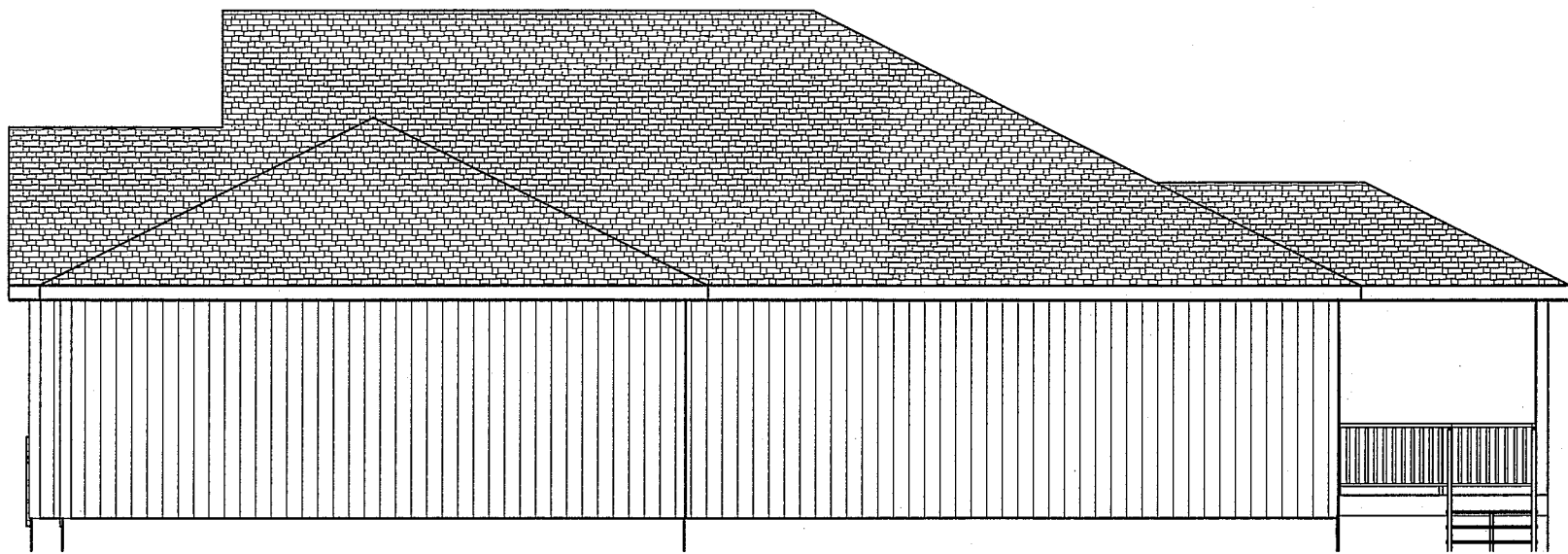
FRONT EL.



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

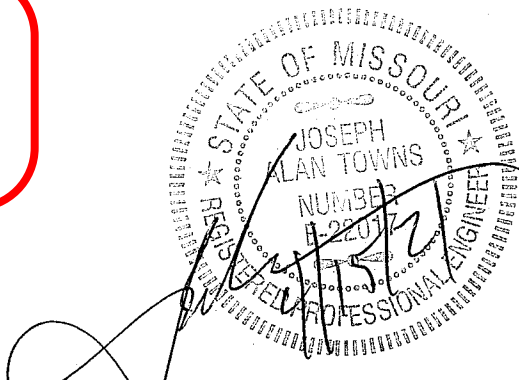


REAR EL.  
1/8" = 1'-0"



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

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



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

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

CLINT & KIM BROCATO RES.  
LOT 51 SUMMIT VIEW FARMS- 3RD PLATTE  
3105 SW BLUE RIBBON STREET  
LEE SUMMIT MO

SCALE  
1/4" = 1'-0"

DATE  
4-15-21

PLAN NO.  
3297

SHEET NO.  
1 OF 5

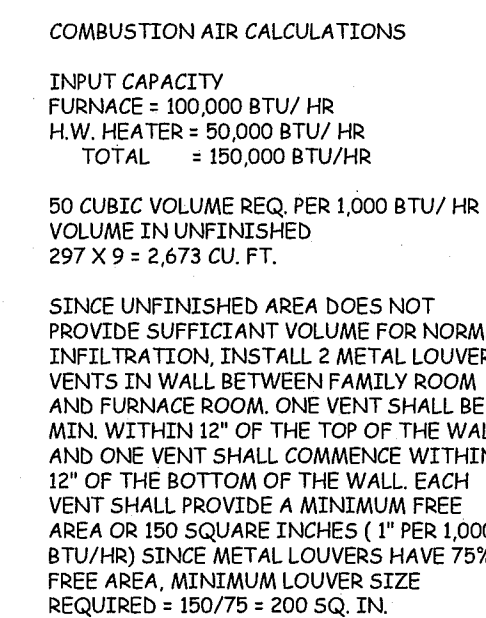


CLINT & KIM BROCATO RES.  
LOT 51 SUMMIT VIEW FARMS- 3RD PLATTE  
3105 SW BLUE RIBBON STREET  
LEE SUMMIT MO

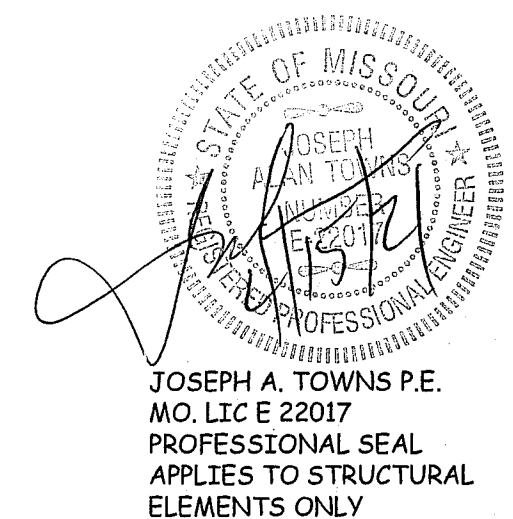
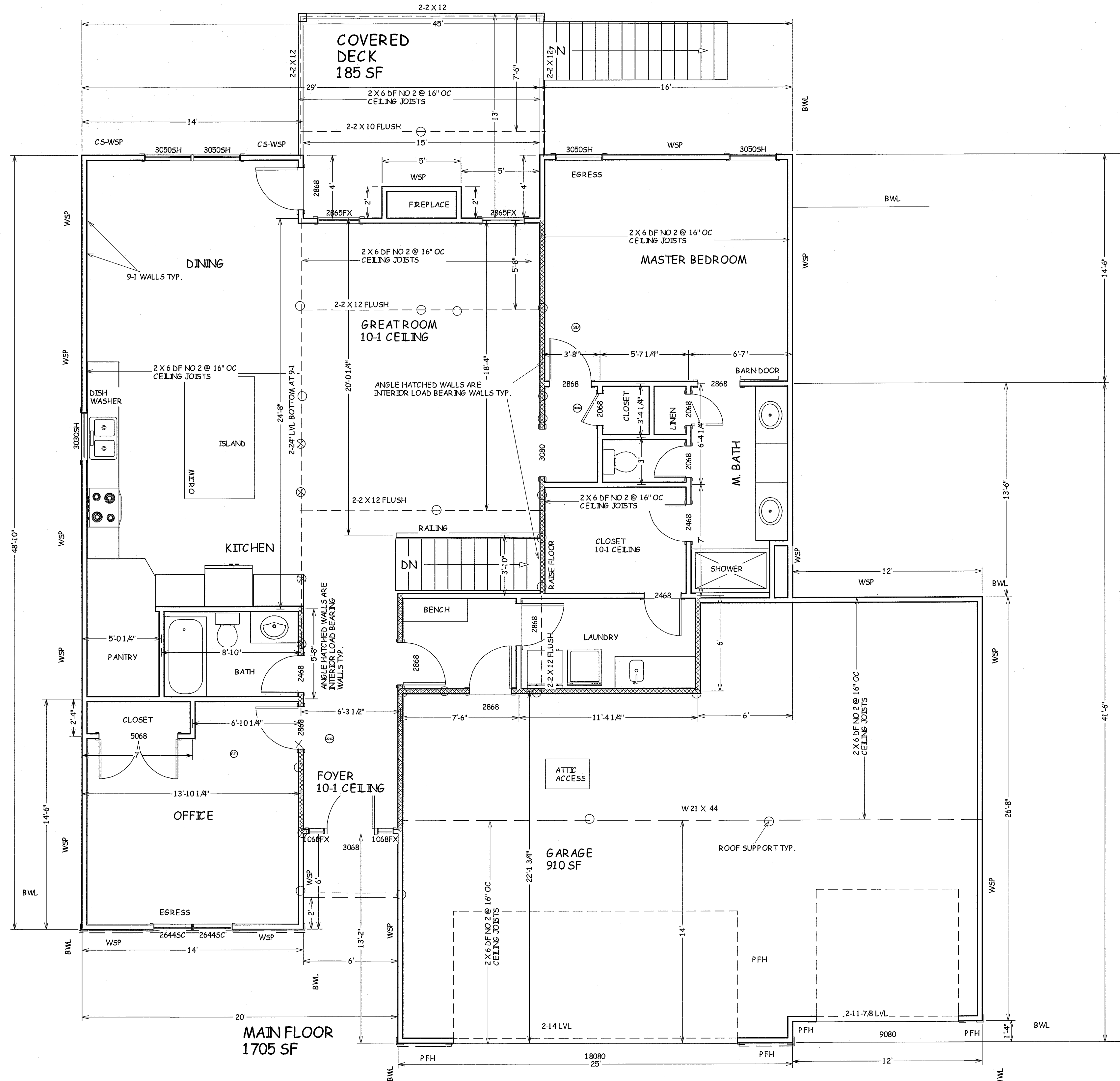
SHEET NO.

DATE \_\_\_\_\_

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



FOUNDATION PLAN  
1214 SF FINISHED



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

CLINT & KIM BROCATORES.  
LOT 51 SUMMIT VIEW FARMS- 3RD PLATTE  
3105 SW BLUE RIBBON STREET  
LEE SUMMIT MO

SCALE  
1/4" = 1'-0"

DATE  
4-15-21

PLAN NO.

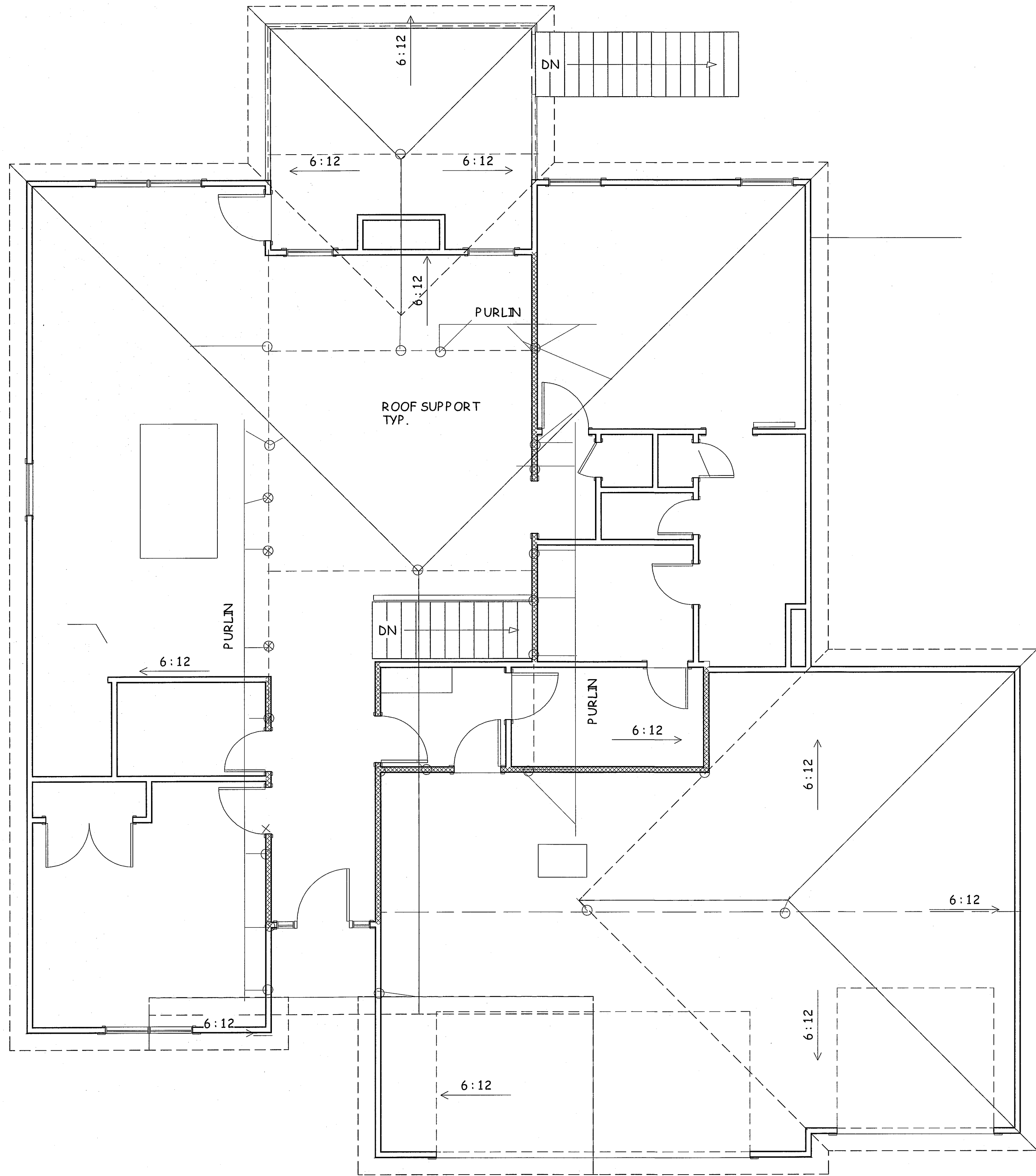
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SHEET NO.

3066  
BY  
DATE

RELEASE FOR CONSTRUCTION  
ON PLANS REVIEW  
CODES ADMINISTRATION  
LEE'S SUMMIT, MISSOURI

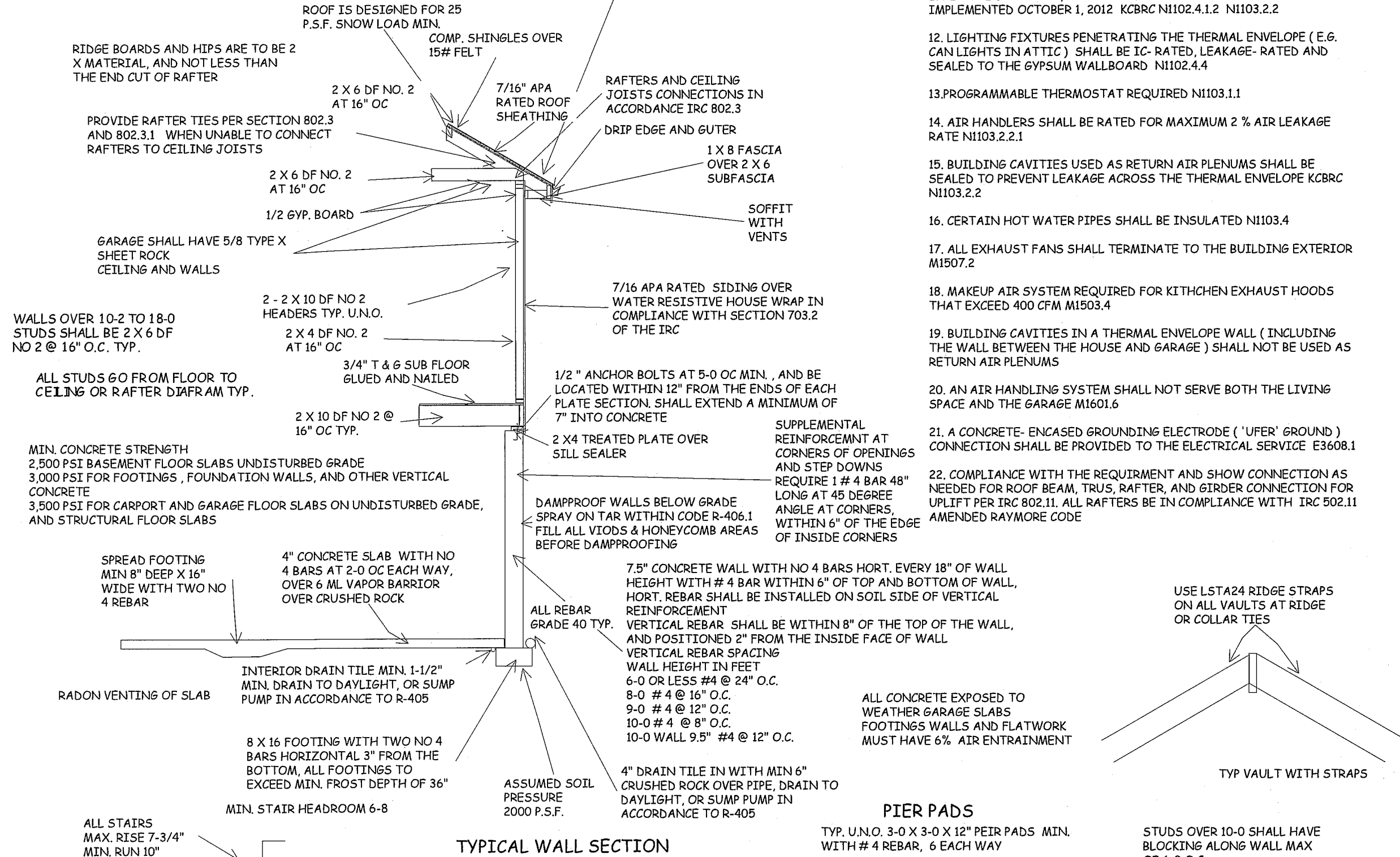




ROOF PURLIN PLAN

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 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



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.

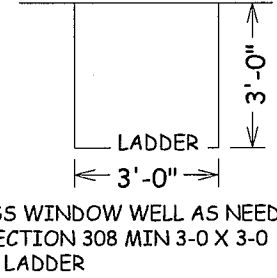
WINDOWS ARE TO HAVE FALL PROTECTION PER IRC 312.2

WINDOW EGRESS REQUIREMENTS

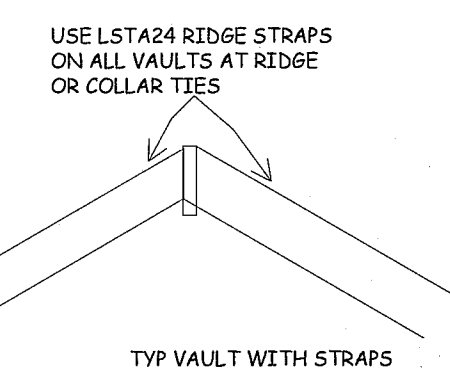
BEDROOM WINDOW EGRESS MINIMUM FOR A DOUBLE HUNG WINDOW IS 34 INCH CLEAR WIDTH MIN. AND 24 INCH CLEAR HEIGHT MIN. WITH A CLEAR OPENABLE AREA OF 5.7 SQUARE FEET MIN.

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

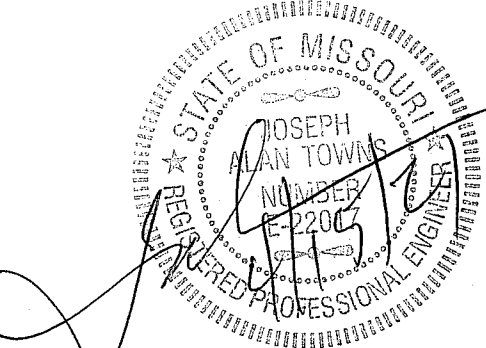


STUDS OVER 10-0 SHALL HAVE BLOCKING ALONG WALL MAX OF 6-0 O.C.

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

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

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



JOSEPH A. TOWNS P.E.  
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CLINT & KIM BROCATO RES.  
LOT 51 SUMMIT VIEW FARMS- 3RD PLATTE  
3105 SW BLUE RIBBON STREET  
LEE SUMMIT, MO

SCALE  
1/4" = 1'-0"

DATE  
4-15-21

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3297

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RELEASE FOR CONSTRUCTION  
4 OF 5  
BY  
DATE



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 <sup>a</sup>				
Ultimate Design Wind Speed (mph)	Story Location	Braced Wall Line Spacing <sup>b</sup> (feet)	Method LIB <sup>c</sup>	Method GB	Methods DWB, WSP, SFB, PBS, PCP, HPS, BV-WSP, ABW, PFH, PCF, 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

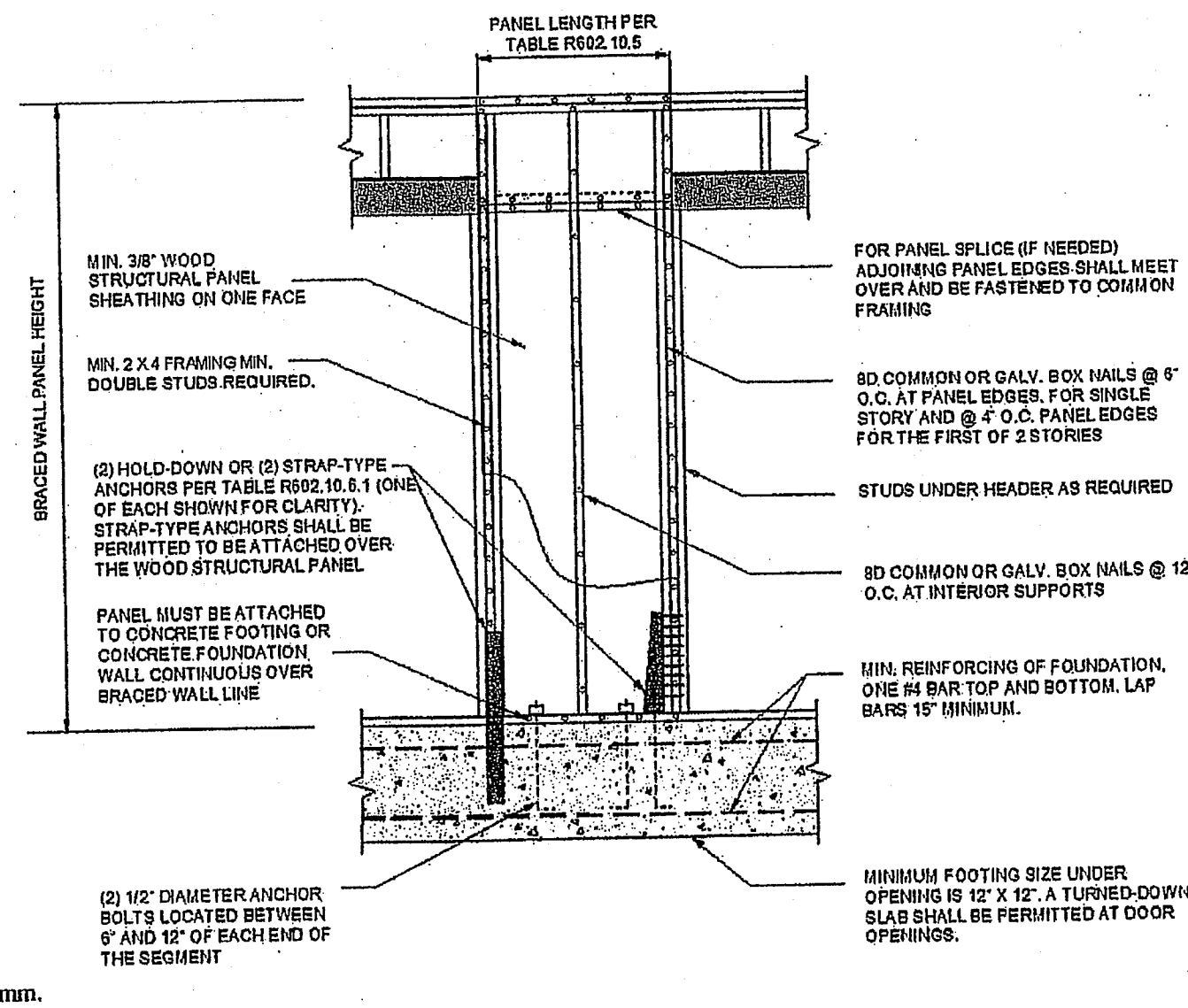
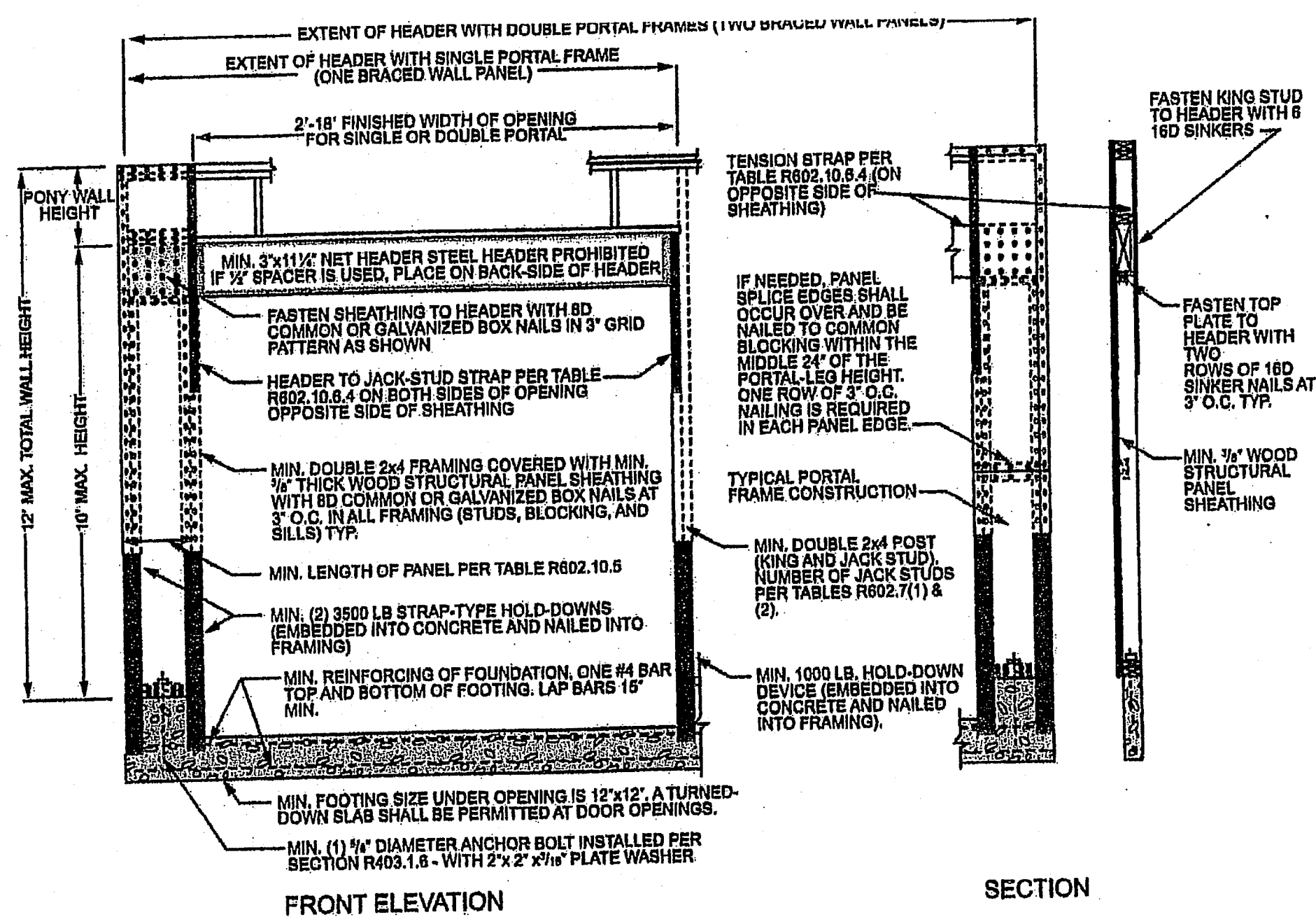


FIGURE R602.10.6.1  
METHOD ABW—ALTERNATE BRACED WALL PANEL



FRONT ELEVATION

SECTION

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

METHODS, MATERIAL	MINIMUM THICKNESS	FIGURE	CONNECTION CRITERIA <sup>a</sup>	
			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	1/2\"/>		2-8d (2 1/2\"/>	Per stud
WSP Wood structural panel (See Section R604)	3/4\"/>		Exterior sheathing per Table R602.3(3) Interior sheathing per Table R602.3(1) or R602.3(2)	6\"/>
BV-WSP <sup>b</sup> 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 1/4\"/>	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)	3/4\"/>		For 3/4\"/>	3\"/>
PCP Portland cement plaster	See Section R703.7 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

METHOD (See Table R602.10.4)	MINIMUM LENGTH <sup>a</sup> (inches)					CONTRIBUTING LENGTH (inches)
	8 feet	9 feet	10 feet	11 feet	12 feet	
DWB, WSP, SFB, PBS, PCP, HPS, BV-WSP	48	48	48	53	58	Actual <sup>b</sup>
GB	48	48	48	53	58	Double sided = Actual Single sided = 0.5 x Actual
LIB	55	62	69	NP	NP	Actual <sup>b</sup>
ABW	SDC A, B and C, ultimate design wind speed < 140 mph	28	32	34	38	42
	SDC D <sub>1</sub> , D <sub>2</sub> and D <sub>3</sub> , ultimate design wind speed < 140 mph	32	32	34	NP	NP
CS-G	Adjacent clear opening height (inches)	24	27	30	33	36
CS-WSP, CS-SFB	≤ 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	33	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	—	—	53	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)	Portal header height					Actual <sup>b</sup>
	8 feet	9 feet	10 feet	11 feet	12 feet	
PFH	Supporting roof only	16	16	16	Note c	Note c
	Supporting one story and roof	24	24	24	Note c	Note c
PFG		24	27	30	Note d	Note d
CS-PF	SDC A, B and C	16	18	20	Note e	Note e
	SDC D <sub>1</sub> , D <sub>2</sub> and D <sub>3</sub>	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 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.  
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 <sup>a</sup>	
			Fasteners	Spacing
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	7/16\"/>		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)	6\"/>
			Interior sheathing per Table R602.3(1) or R602.3(2)	Varies by fastener
CS-G <sup>b</sup> 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	7/16\"/>		See Section R602.10.6.4	See Section R602.10.6.4
CS-SFB <sup>c</sup> Continuously sheathed structural fiberboard	1/2\"/>		1 1/2\"/>	3\"/>

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/m<sup>2</sup>, 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<sub>1</sub>, D<sub>2</sub> and D<sub>3</sub>.  
b. Applies to panels 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 D<sub>2</sub>, D<sub>3</sub> and D<sub>4</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<sub>1</sub>, D<sub>2</sub> and D<sub>3</sub>.  
e. Method applies to detached one- and two-family dwellings in Seismic Design Categories D<sub>2</sub> through D<sub>4</sub> only.

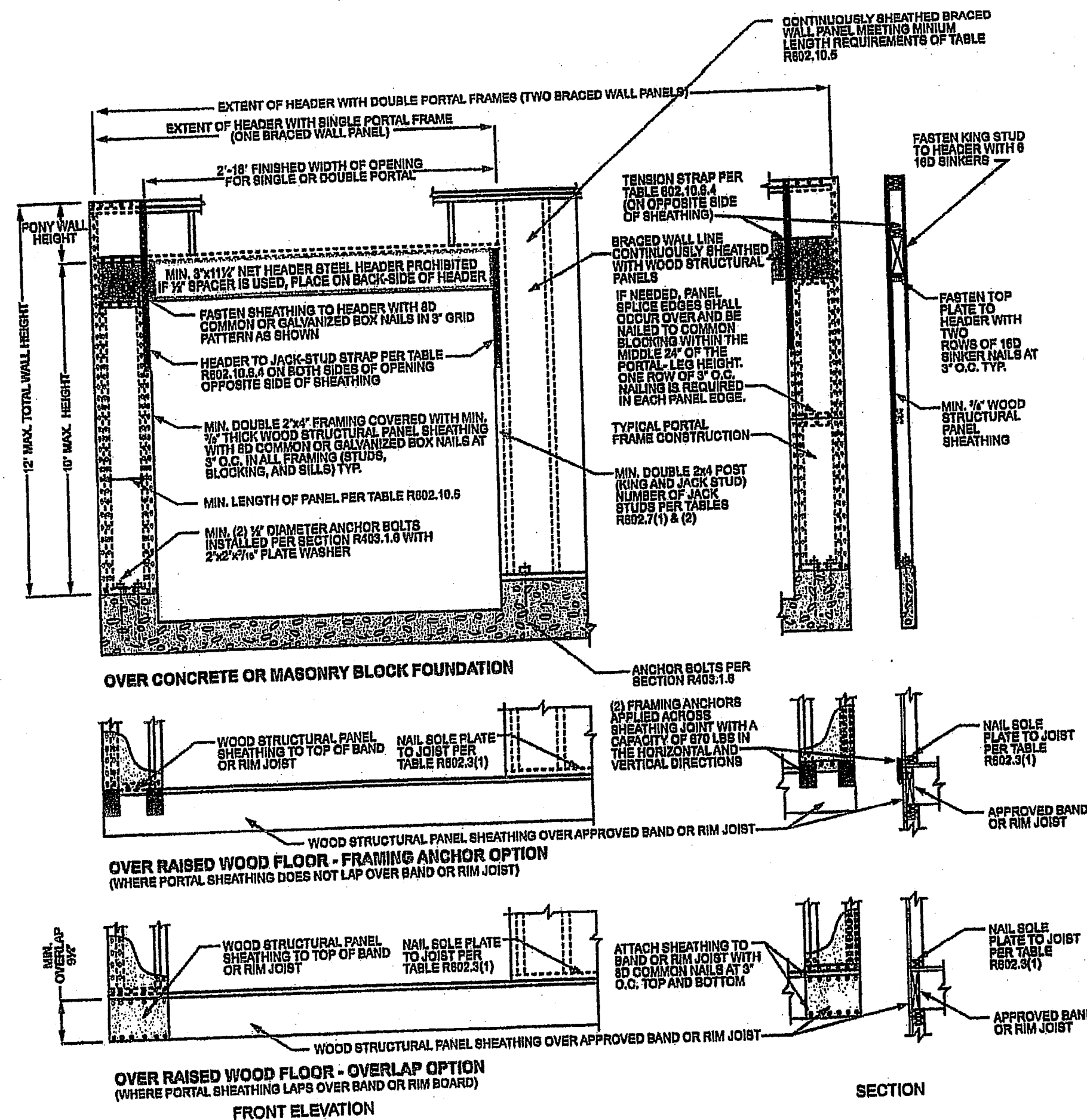


FIGURE R602.10.6.4  
METHOD CS-PF—CONTINUOUSLY SHEATHED PORTAL FRAME PANEL CONSTRUCTION

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

CLINT & KIM BROCATORES,  
LOT 51 SUMMIT VIEW FARMS- 3RD PLATTE  
3105 SW BLUE RIBBON STREET  
LEE SUMMIT MO

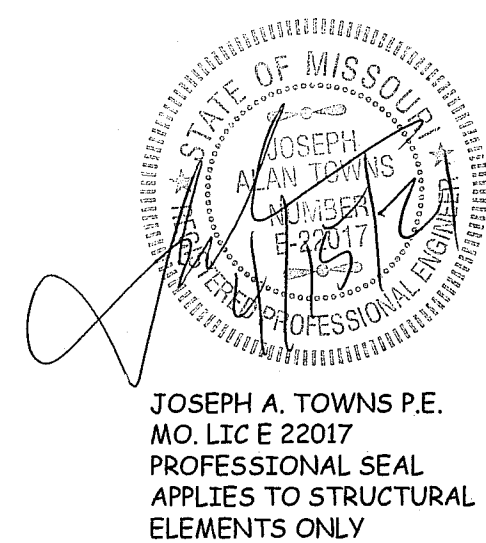
SCALE  
1/4" = 1-0

DATE  
4-15-21

PLAN NO.

3297

SHEET NO.



RELEASE FOR CONSTRUCTION  
AS NOTED ON PLANS REVIEW  
5-05-21  
BY  
DATE