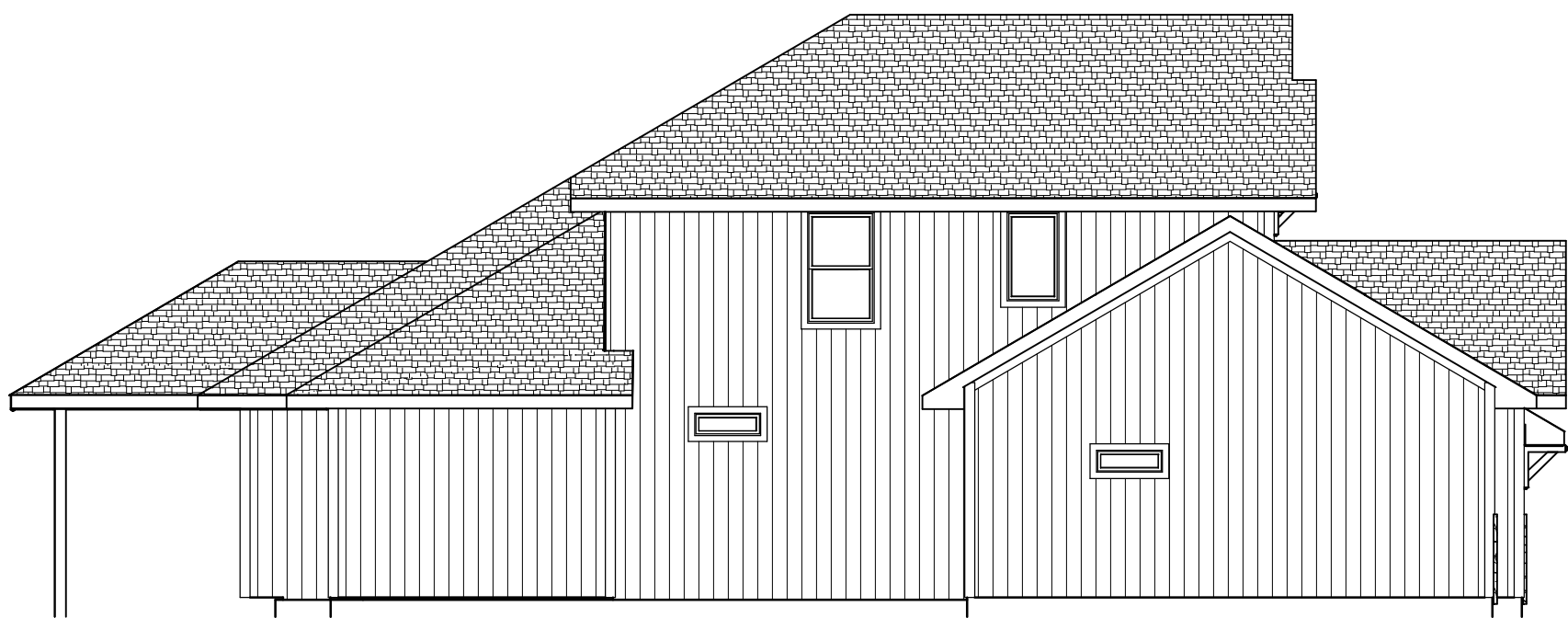


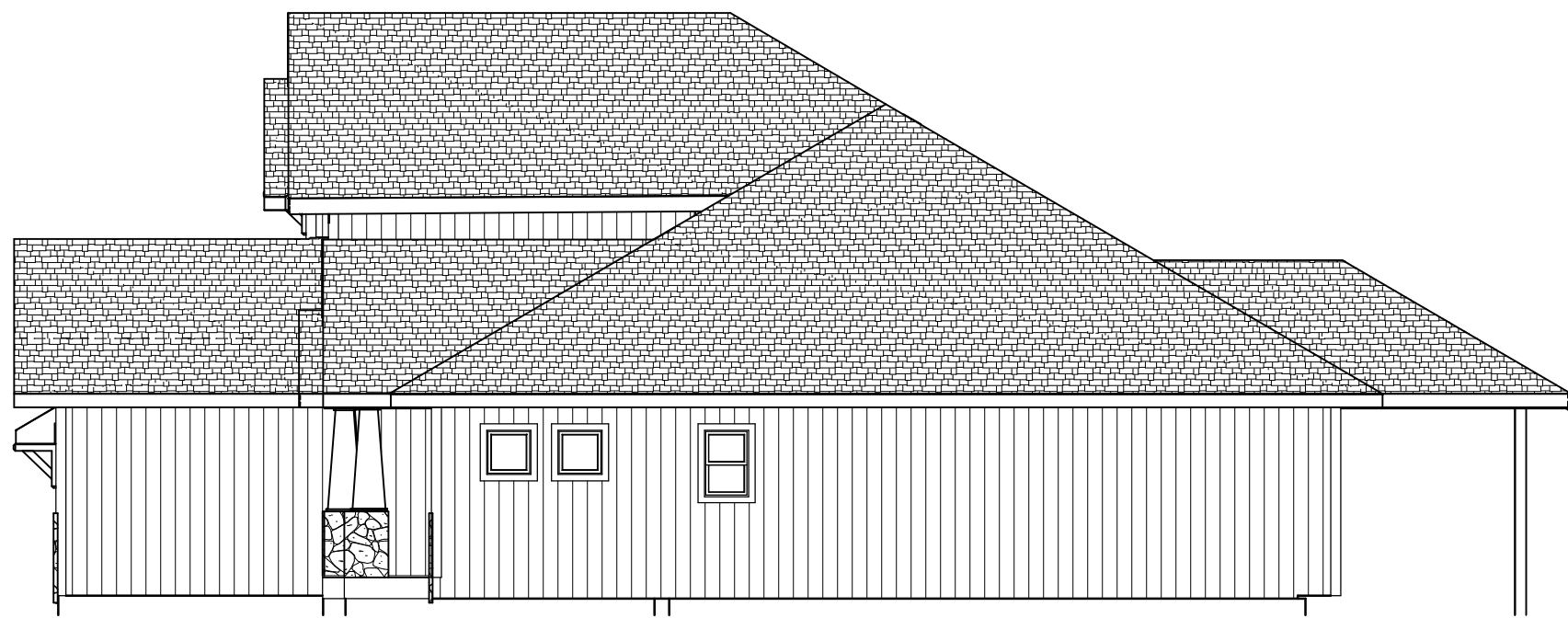
RELEASE FOR CONSTRUCTION  
AS NOTED ON PLANS REVIEW  
DEVELOPMENT SERVICES  
LEE'S SUMMIT, MISSOURI  
09/28/2021 2:42:24



FRONT EL.  
STUCCO & STONE



LEFT EL.  
1/8 = 1-0



RIGHT EL.  
1/8 = 1-0



REAR EL.  
1/8 = 1-0

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

NICK ZVACEK HOMES  
CHARTER  
LOT 145 MONTECELLO  
4721 NE JAMESTOWN DR  
LEE SUMMIT MO

SCALE  
1/4" = 1-0

DATE  
9-21-21

PLAN NO.  
3522

SHEET NO.

1 OF 6

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

[illegible]

NICK ZVACEK HOMES  
CAR TER  
LOT 145 MONTECELLO  
4721 NE JAMESTOWN DR  
LEE SUMMIT MO

2 OF 6

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

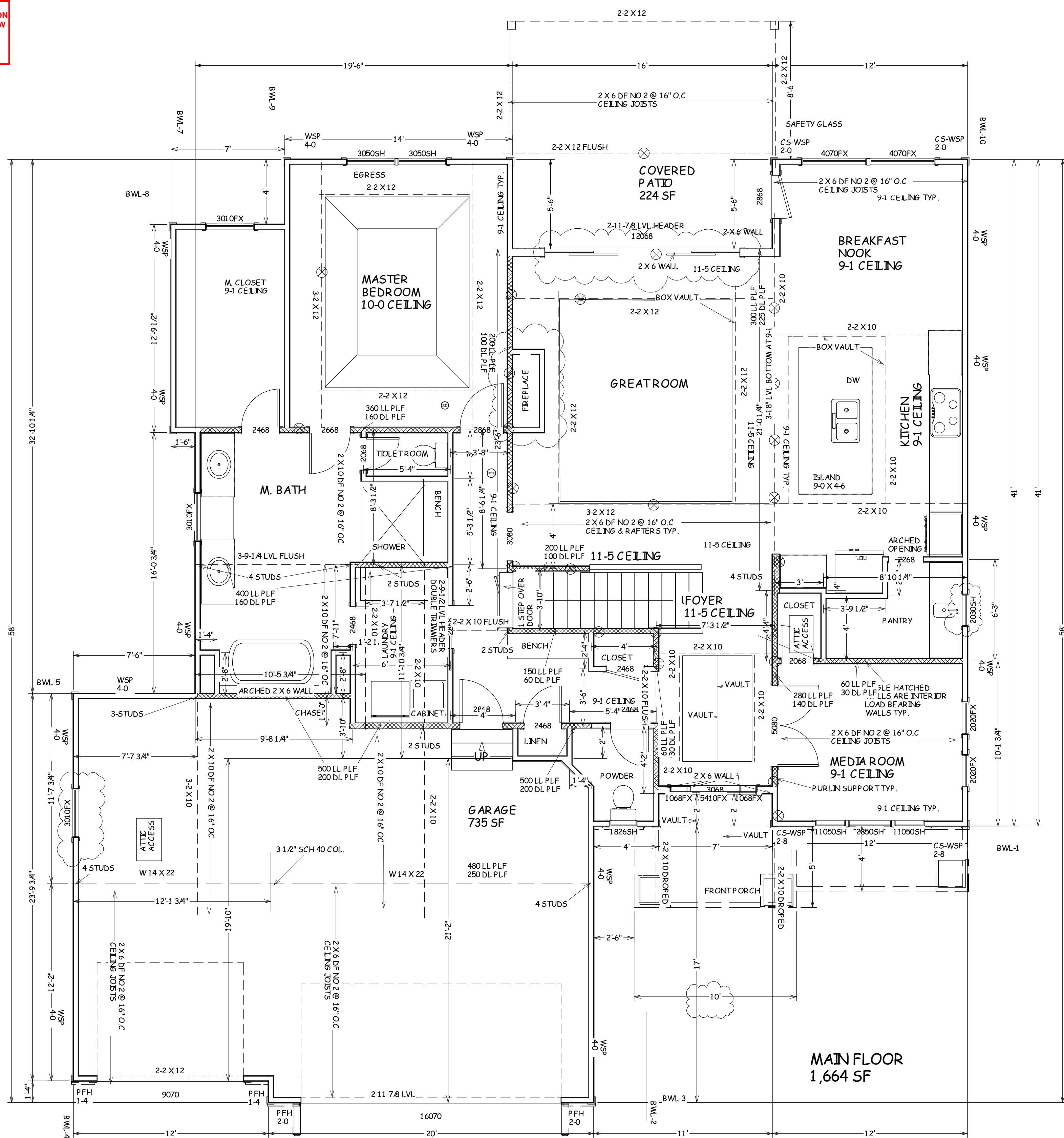


NICK ZVACEK HOMES  
CARTER  
LOT 145 MONTICELLO  
4721 NE JAMESTOWN DR  
LEE SUMMIT MO

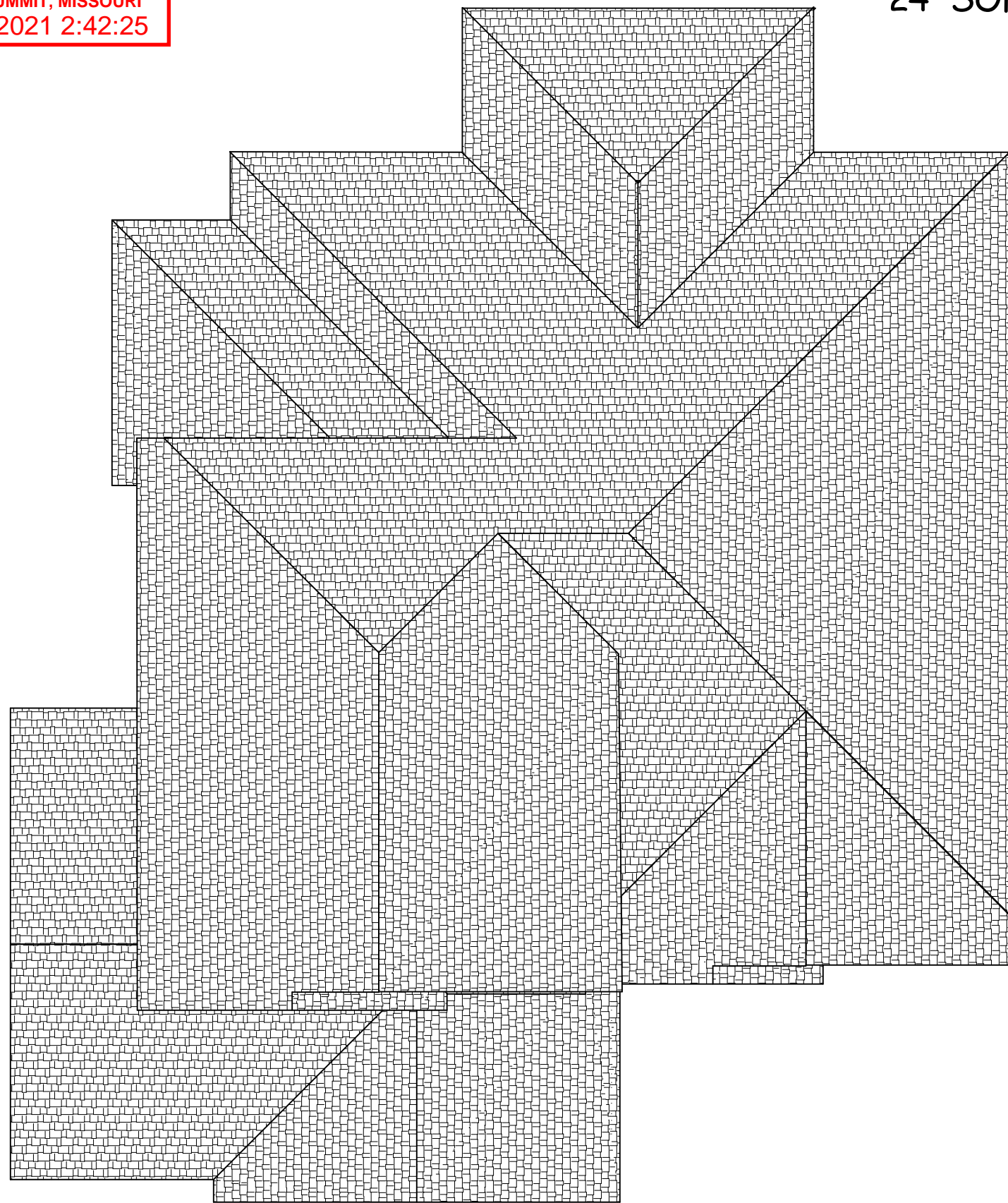
DATE  
9-21-21

SHEET NO.

3 OF 6

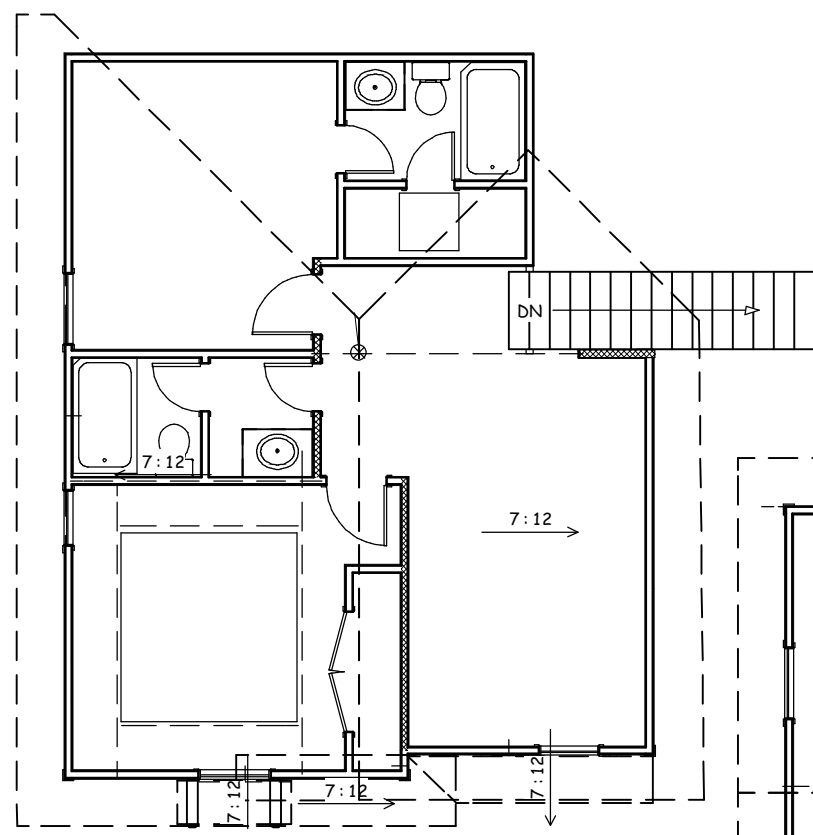


24" SOFFITS TYP.

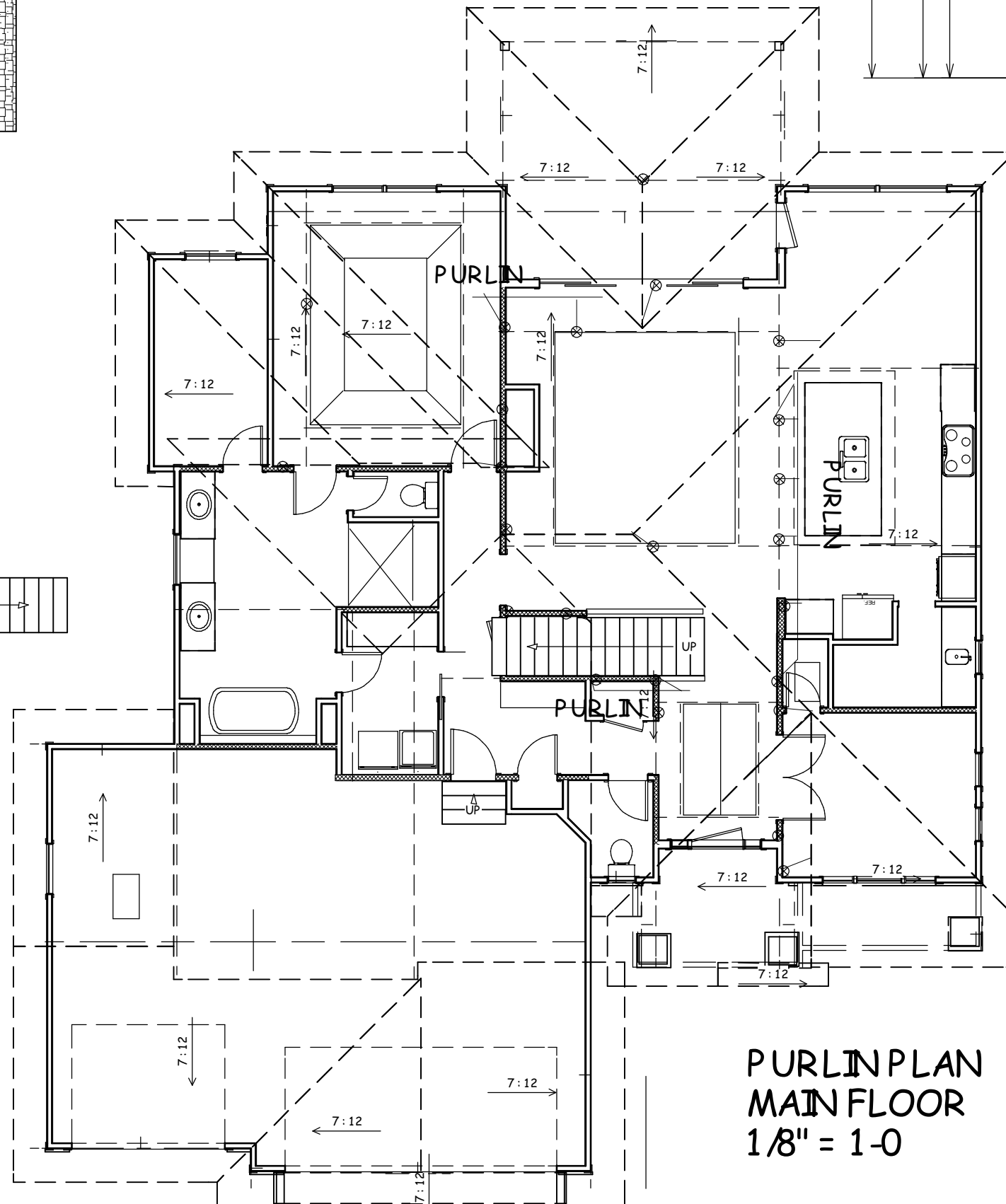


ROOF PLAN  
1/8" = 1'-0"  
ALL ROOF PITCHES 7/12

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

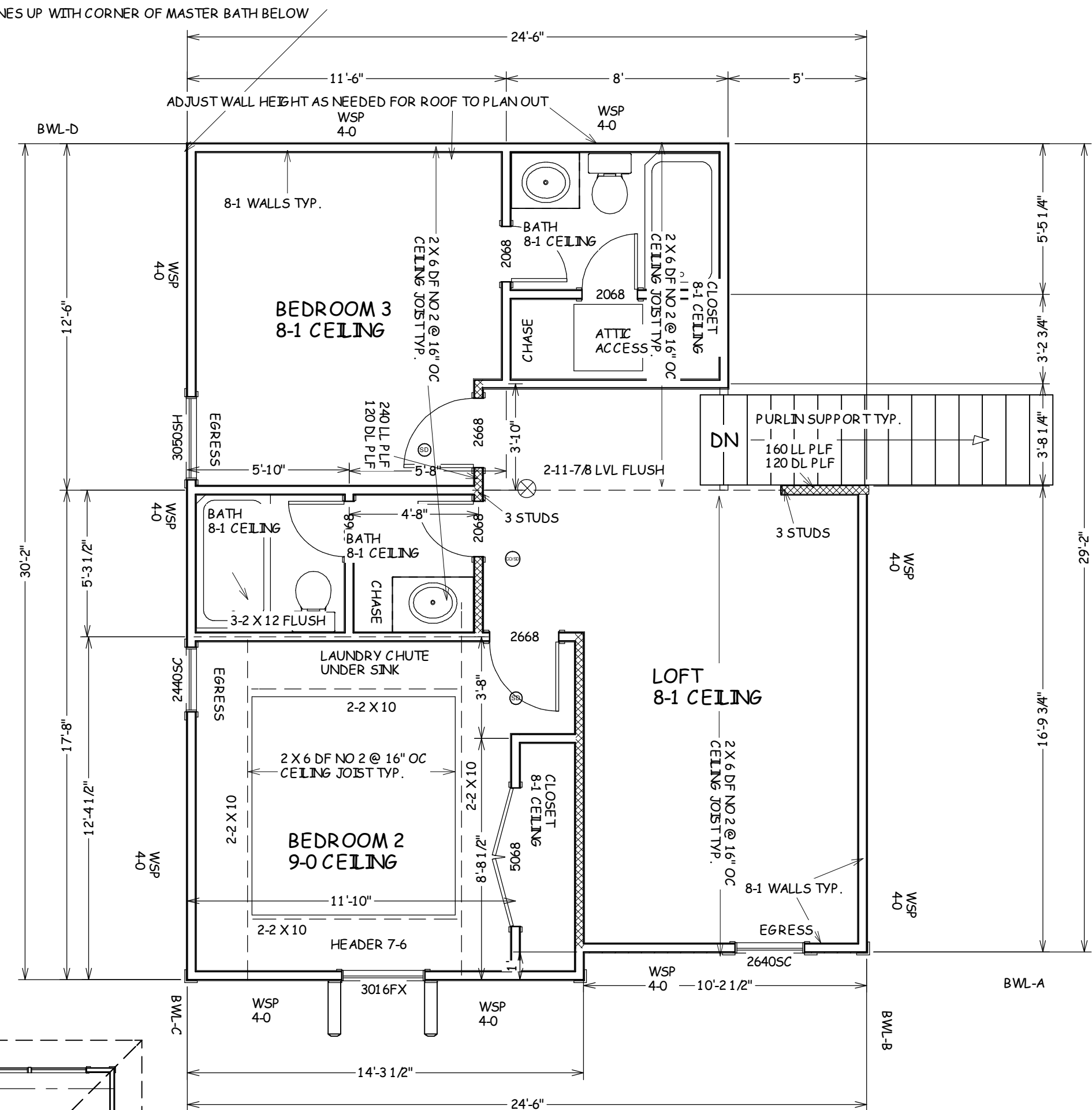


PURLIN PLAN  
SECOND FLOOR  
1/8" = 1'-0"  
NO PURLINS  
REQUIRED  
SECOND FLOOR



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

LINES UP WITH CORNER OF MASTER BATH BELOW



SECOND FLOOR  
667 SF

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

BUILD IN ACCORDANCE WITH  
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LOCAL CODES.

NICK ZVACEK HOMES  
CARTER  
LOT 145 MONTECELLO  
4721 NE JAMESTOWN DR  
LEE SUMMIT MO

SCALE  
1/4" = 1'-0"

DATE  
9-21-21

PLAN NO.  
3522

SHEET NO.  
4 OF 6



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

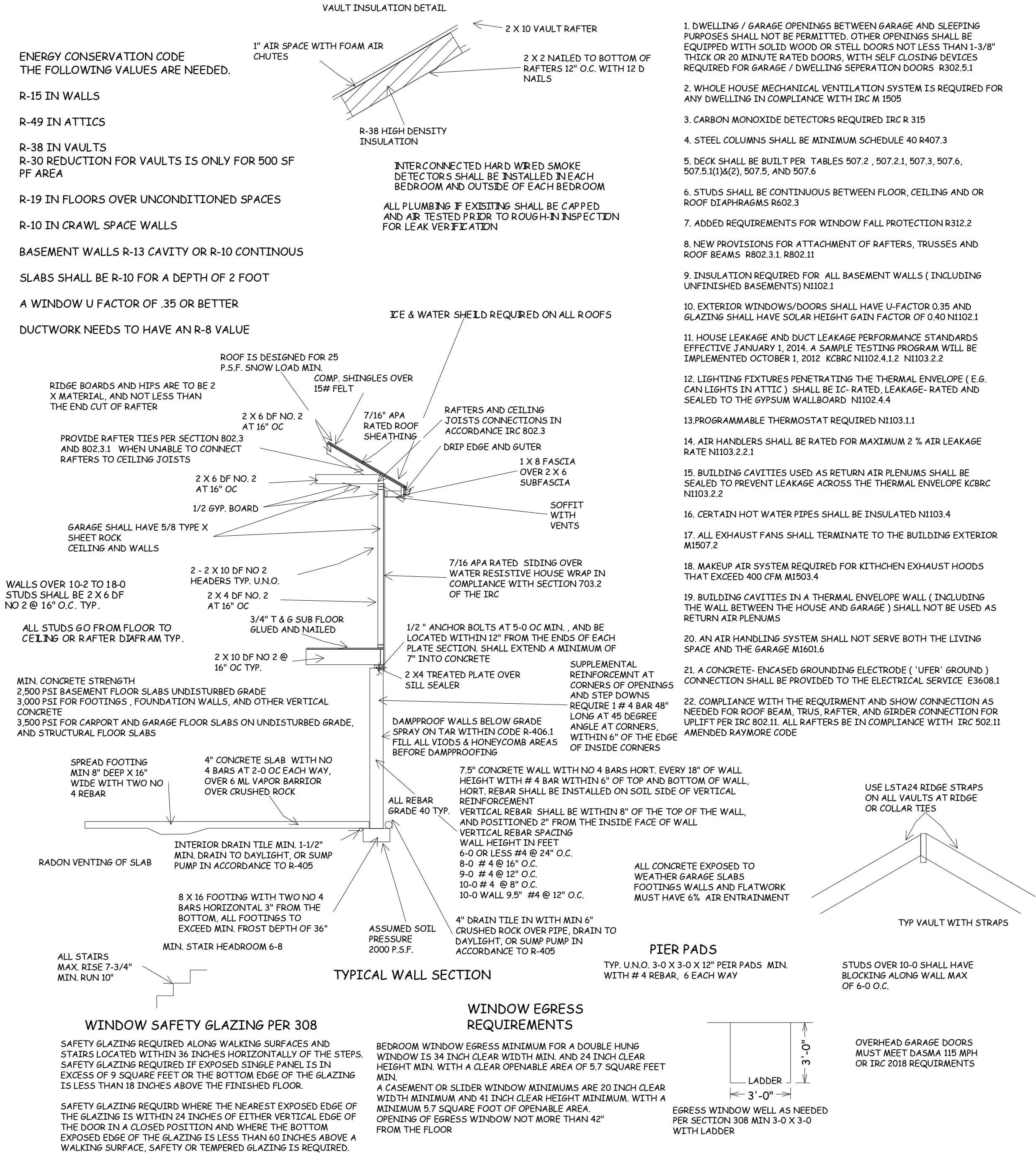
R-10 IN CRAWL SPACE WALLS

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



BUILD IN ACCORDANCE WITH  
2018 INTERNATIONAL  
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LOCAL CODES.

NICK ZVACEK HOMES  
CARTER  
LOT 145 MONTECELLO  
4721 NE JAMESTOWN DR  
LEE SUMMIT MO

SCALE

1/4" = 1-0

DATE

9-21-21

PLAN NO.

3522

SHEET NO.

5 OF 6



TABLE R602.10.3(1) BRACING REQUIREMENTS BASED ON WIND SPEED						
EXPOSURE CATEGORY B 10-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*				
Ultimate Design Wind Speed (mph)	Story Location	Braced Wall Line Spacing* (feet)	Method LIB*	Method GB	Methods DWB, WSP, SFB, PFS, PCF, ABW, PFF, PFG, 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	5.5
		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

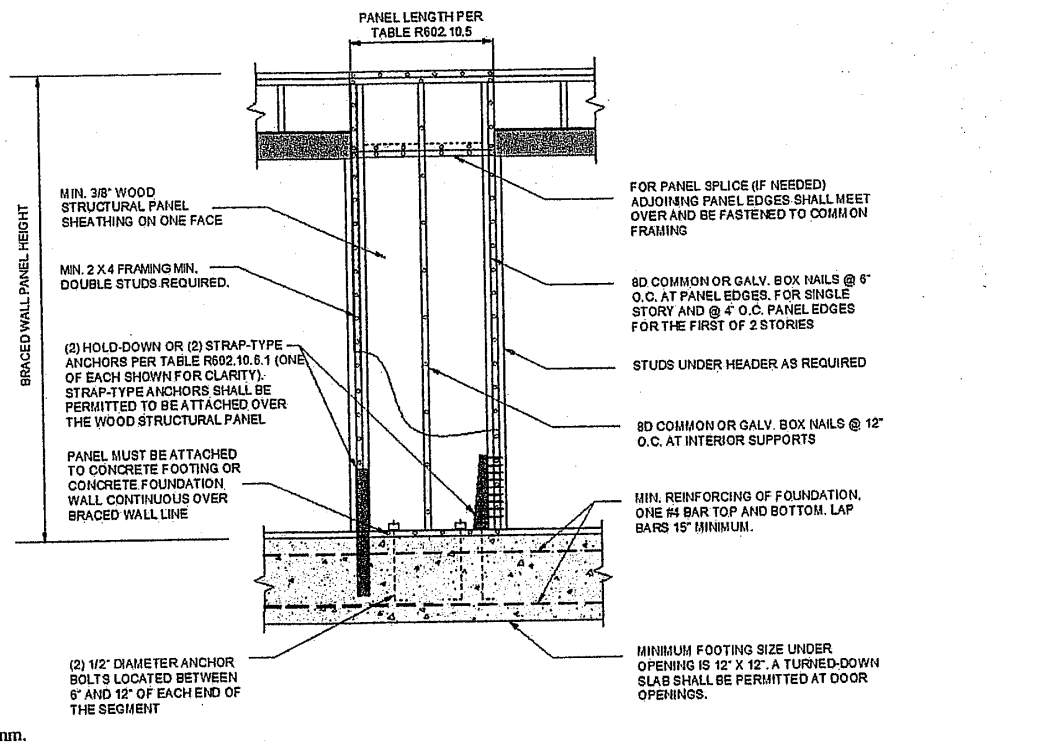
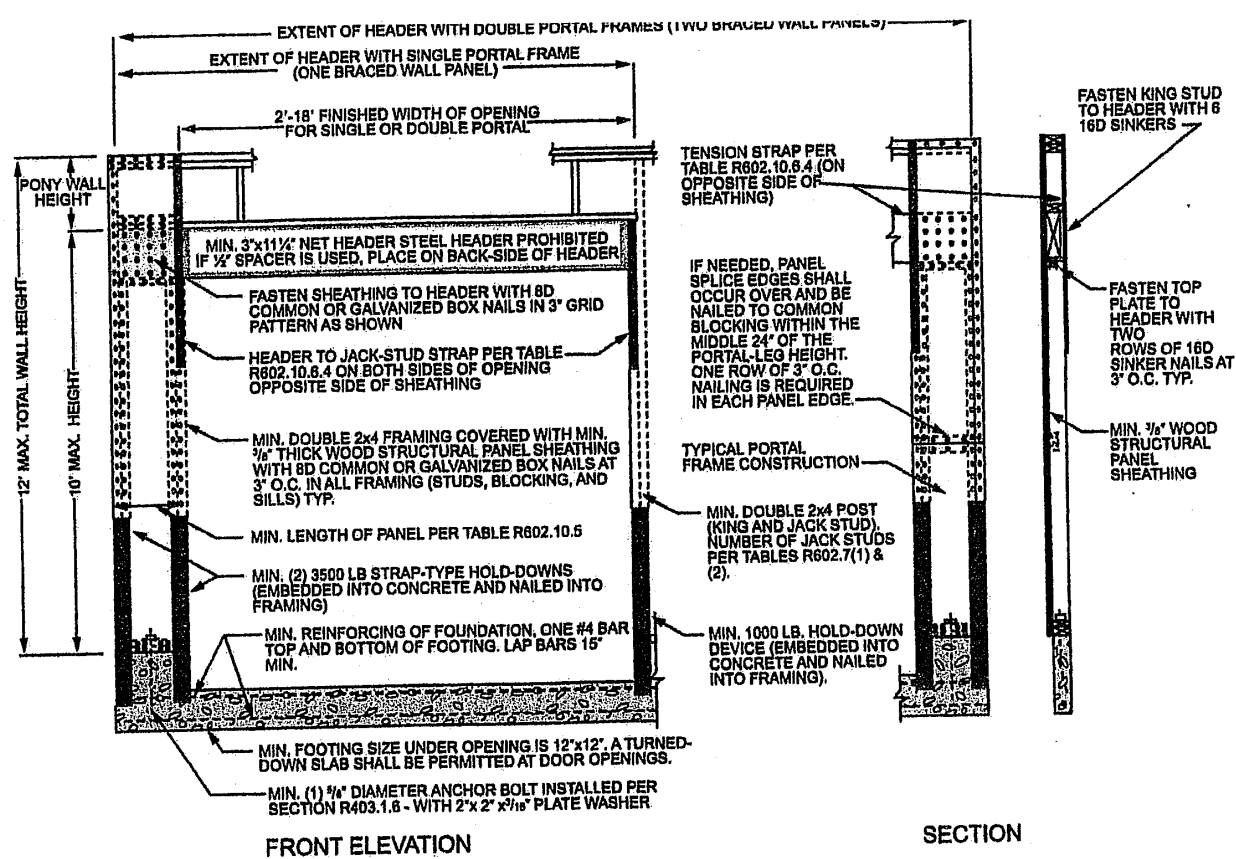


FIGURE R602.10.6.1  
METHOD ABW—ALTERNATE BRACED WALL PANEL



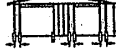





4 mm, 1 foot = 304.8 mm.

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

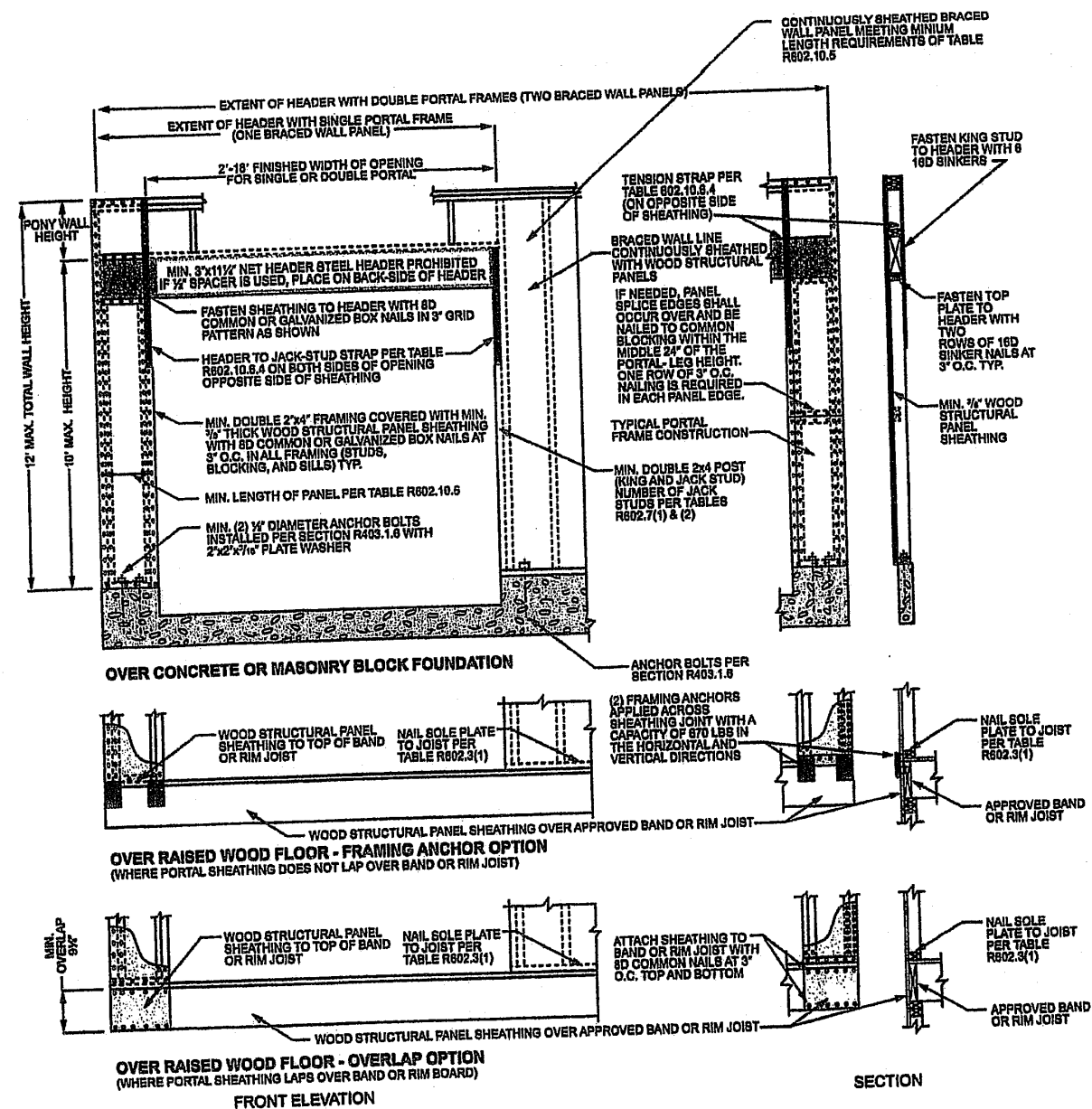
TABLE R602.10.4 BRACING METHODS				
METHODS, MATERIAL	MINIMUM THICKNESS	FIGURE	CONNECTION CRITERIA*	
			Fasteners	Spacing
LIB Let-in-bracing	1 x 4 wood or approved metal straps at 45° to 60° angles for maximum 16" stud spacing		Wood: 2-8d common nails or 3-8d (2 1/2" long x 0.113" dia.) nails Metal strap: 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 1/4" long staples	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" edges 12" field Varies by fastener
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 1/4" x 0.131) nails	4" at panel edges 12" at intermediate supports 4" at braced wall panel end posts
SFB Structural fiberboard sheathing	1/2" or 5/8" for maximum 16" stud spacing		1 1/2" long x 0.12" dia. (for 1/2" thick sheathing) 1 1/2" long x 0.12" dia. (for 5/8" thick sheathing) galvanized roofing 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 R602.3.5 for interior locations	For all braced wall panel locations: 7" edges (including top and bottom plates) 7" field
PFS Particleboard sheathing (See Section R605)	1/4" or 1/2" for maximum 16" stud spacing		For 1/4", 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
PCF Portland cement plaster	See Section R703.7 for maximum 16" stud spacing		1 1/2" long, 11 gage, 7/16" dia. head nails or 7/16" long, 16 gage staples	6" o.c. on all framing members
HFS Hardboard siding	7/16" 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* (inches)				CONTRIBUTING LENGTH (inches)	
		Wall Height					
		8 feet	9 feet	10 feet	11 feet		12 feet
DWB, WSP, SFB, PFS, PCF, HFS, BV-WSP		48	48	48	53	58	Actual <sup>B</sup>
GB		48	48	48	53	58	Double sided = Actual Single sided = 0.5 × 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	48
	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		24	27	30	33	36	Actual <sup>B</sup>
CS-WSP, CS-SFB	Adjacent clear opening height (inches)						Actual <sup>B</sup>
	≤ 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)		Portal header height					
		8 feet	9 feet	10 feet	11 feet	12 feet	
PFH	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 <sup>B</sup>
CS-PF	SDC A, B and C	16	18	20	Note e	Note e	1.5 × Actual <sup>B</sup>
	SDC D <sub>1</sub> , D <sub>2</sub> and D <sub>3</sub>	16	18	20	Note e	Note e	Actual <sup>B</sup>

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 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.

TABLE R602.10.4—continued BRACING METHODS					
METHODS, MATERIAL		MINIMUM THICKNESS	FIGURE	CONNECTION CRITERIA*	
				Fasteners	Spacing
Intermittent Bracing Methods	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
Continuous Sheathing Methods	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** 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** Continuously sheathed structural fiberboard	1/2" or 5/8" for maximum 16" stud spacing		1 1/2" long x 0.12" dia. (for 1/2" thick sheathing) 1 1/2" long x 0.12" dia. (for 5/8" thick sheathing) galvanized roofing nails	3" edges 6" field

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 degree = 0.0175 rad, 1 pound per square foot = 47.8 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 end wall or roof load only. Shall only be used on one wall of the garage. In Seismic Design Categories D<sub>1</sub>, D<sub>2</sub> and D<sub>3</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>1</sub> through D<sub>3</sub> only.



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

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

BUILD IN ACCORDANCE WITH  
2018 INTERNATIONAL  
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NICK ZVACEK HOMES  
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LOT 145 MONTICELLO  
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SCALE

1/4" = 1-0

DATE

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PLAN NO.

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SHEET NO.

6 OF 6

JOSEPH A. TOWNS P.E.  
MO. LIC E 22017  
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