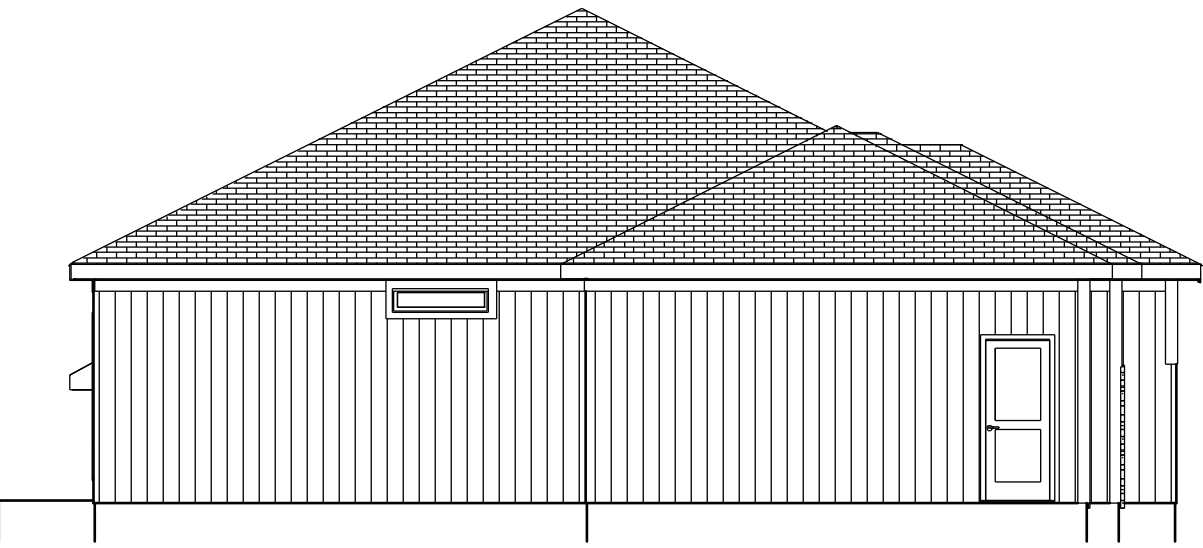


MOSAIC GARAGE DOORS

FRONT EL.  
LAP, STONE AND STUCCO SIDING

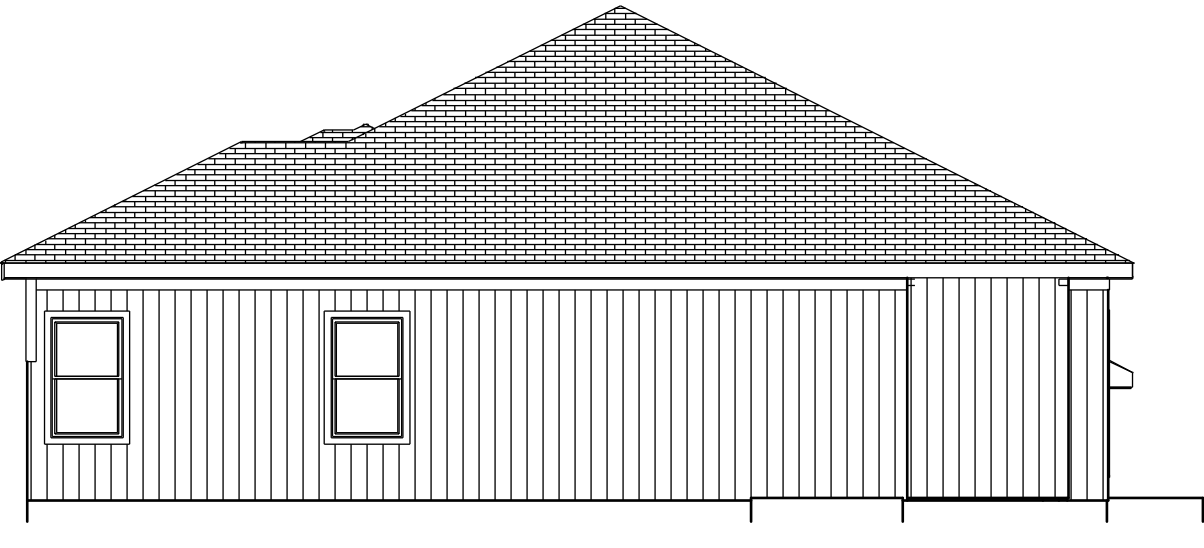
RELEASE FOR CONSTRUCTION  
AS NOTED ON PLANS REVIEW  
DEVELOPMENT SERVICES  
LEE'S SUMMIT, MISSOURI  
07/19/2024 10:33:37



LEFT EL.  
1/8 = 1-0



REAR EL.  
1/8 = 1-0



RIGHT EL.  
1/8 = 1-0

3 SIDES LP PANEL SIDING



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

TRUMARK HOMES  
LOT 70 MONTICELLO  
1237 NE GOSHEN DR  
LEE SUMMIT MO

SCALE  
1/4" = 1-0

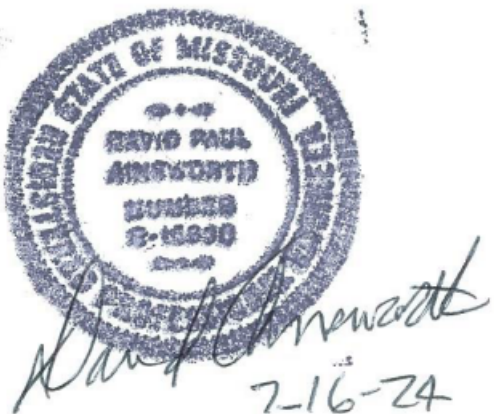
DATE  
7-15-24

PLAN NO.

4266

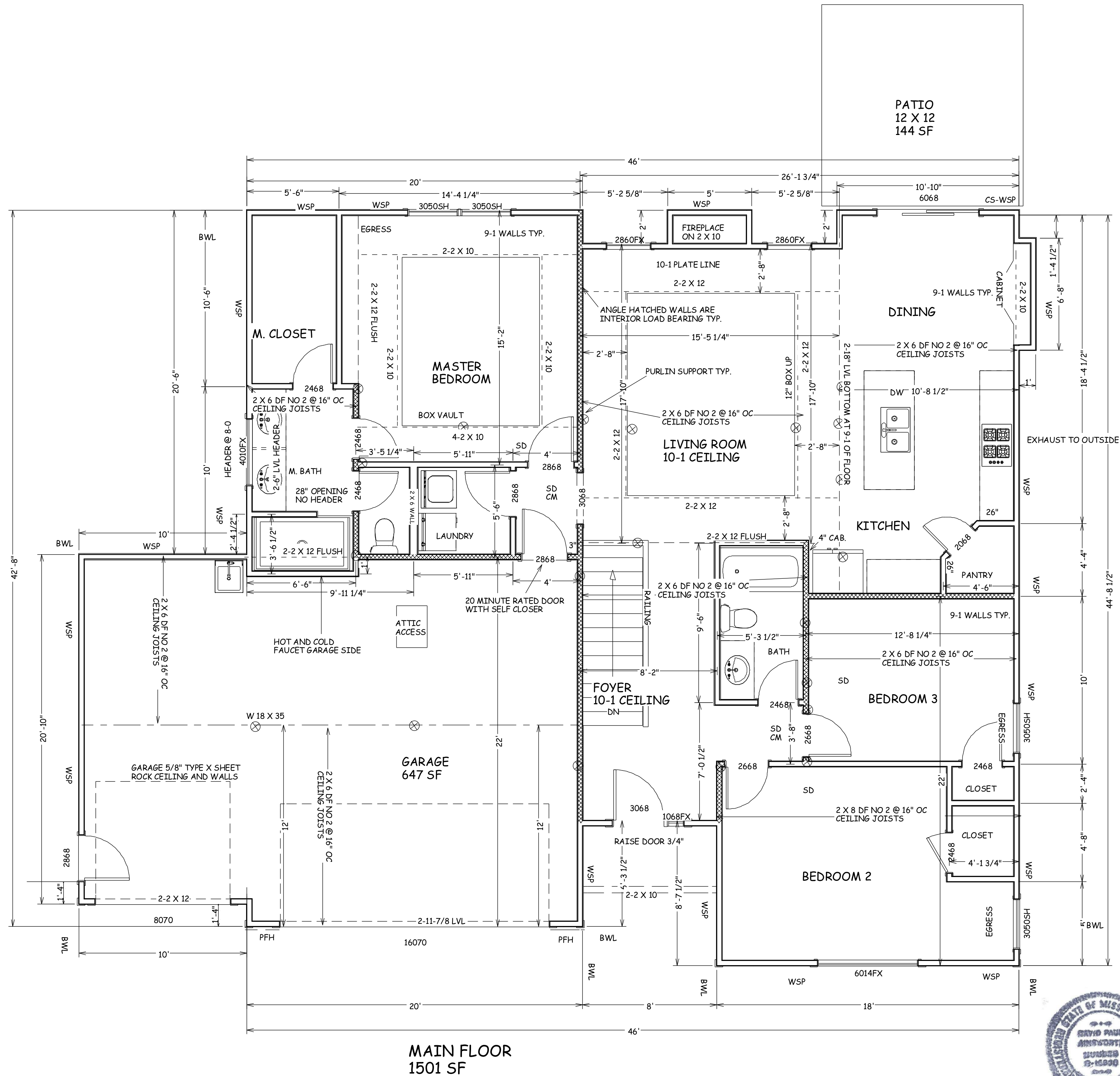
SHEET NO.

1 OF 6



2 OF 6

RELEASE FOR CONSTRUCTION  
AS NOTED ON PLANS REVIEW  
DEVELOPMENT SERVICES  
LEE'S SUMMIT, MISSOURI  
07/19/2024 10:33:38



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

TRUMARK HOMES  
LOT 70 MONTICELLO  
1237 NE GOSHEN DR  
LEE SUMMIT MO

SCALE  
1/4" = 1'-0"

DATE  
7-15-24

PLAN NO.

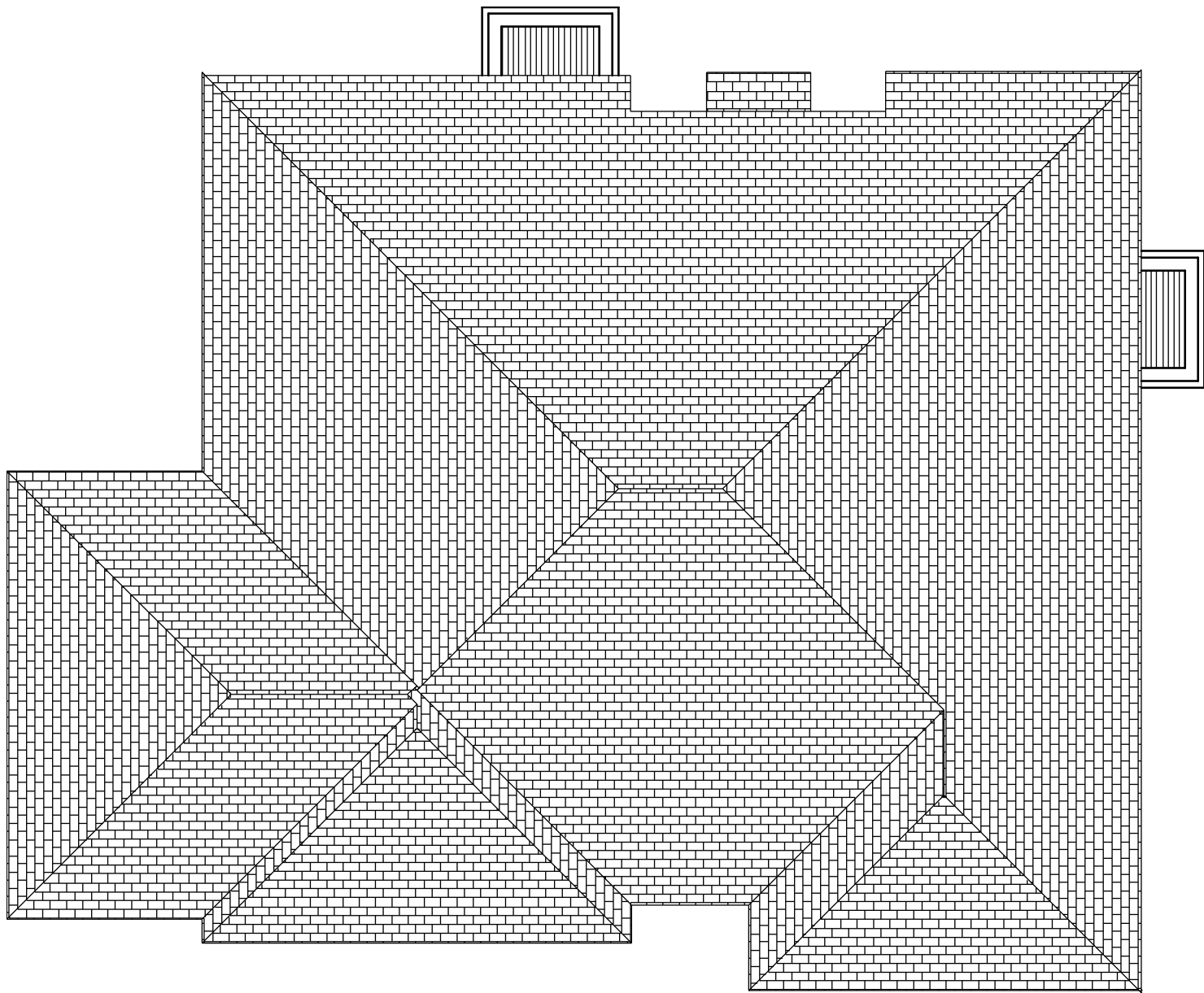
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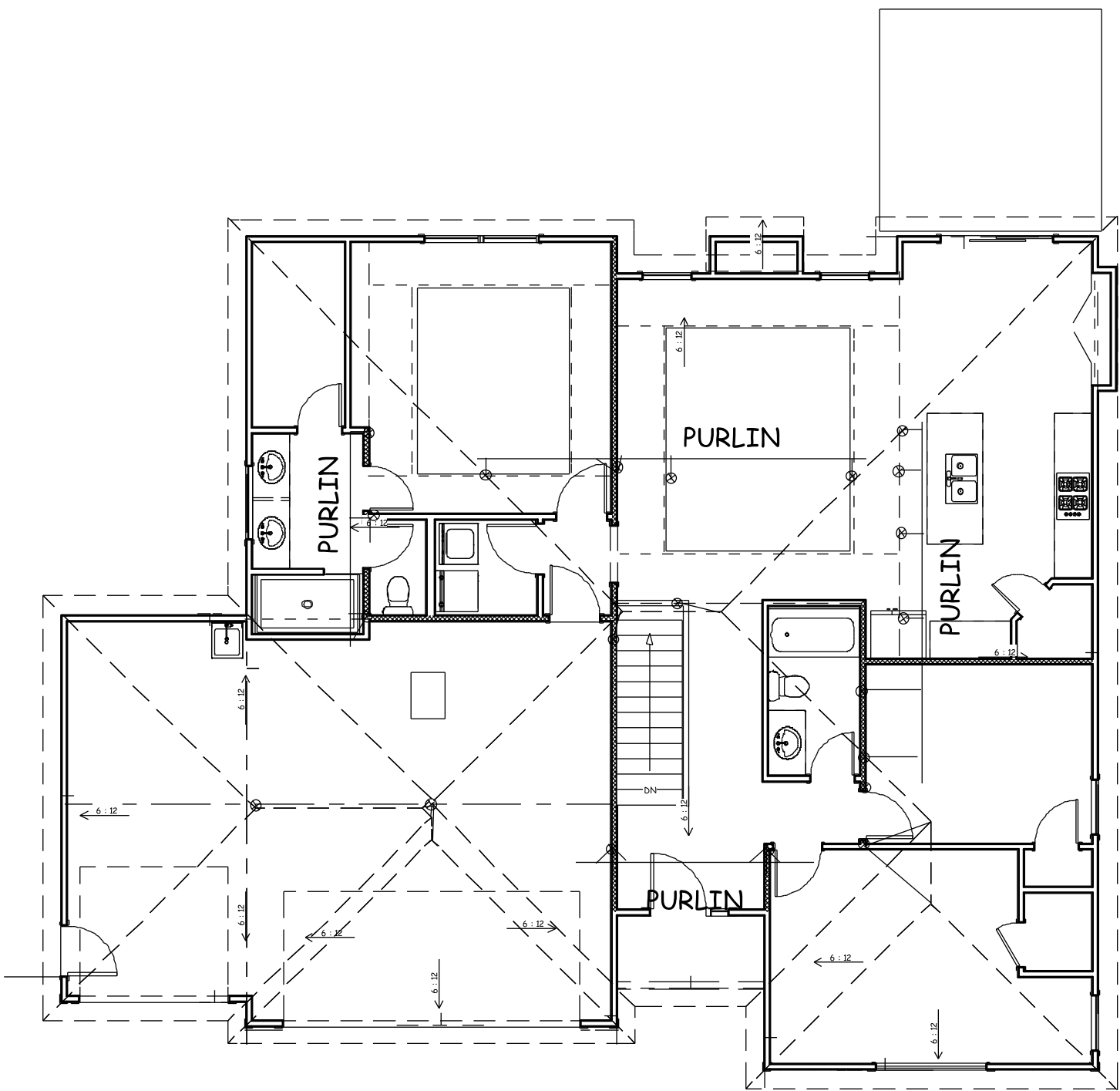
3 OF 6

RELEASE FOR CONSTRUCTION  
AS NOTED ON PLANS REVIEW  
DEVELOPMENT SERVICES  
LEE'S SUMMIT, MISSOURI  
07/19/2024 10:33:38

2 X 6 DF NO 2 RAFTERS MAX. SPAN BETWEEN SUPPORTS 14-4



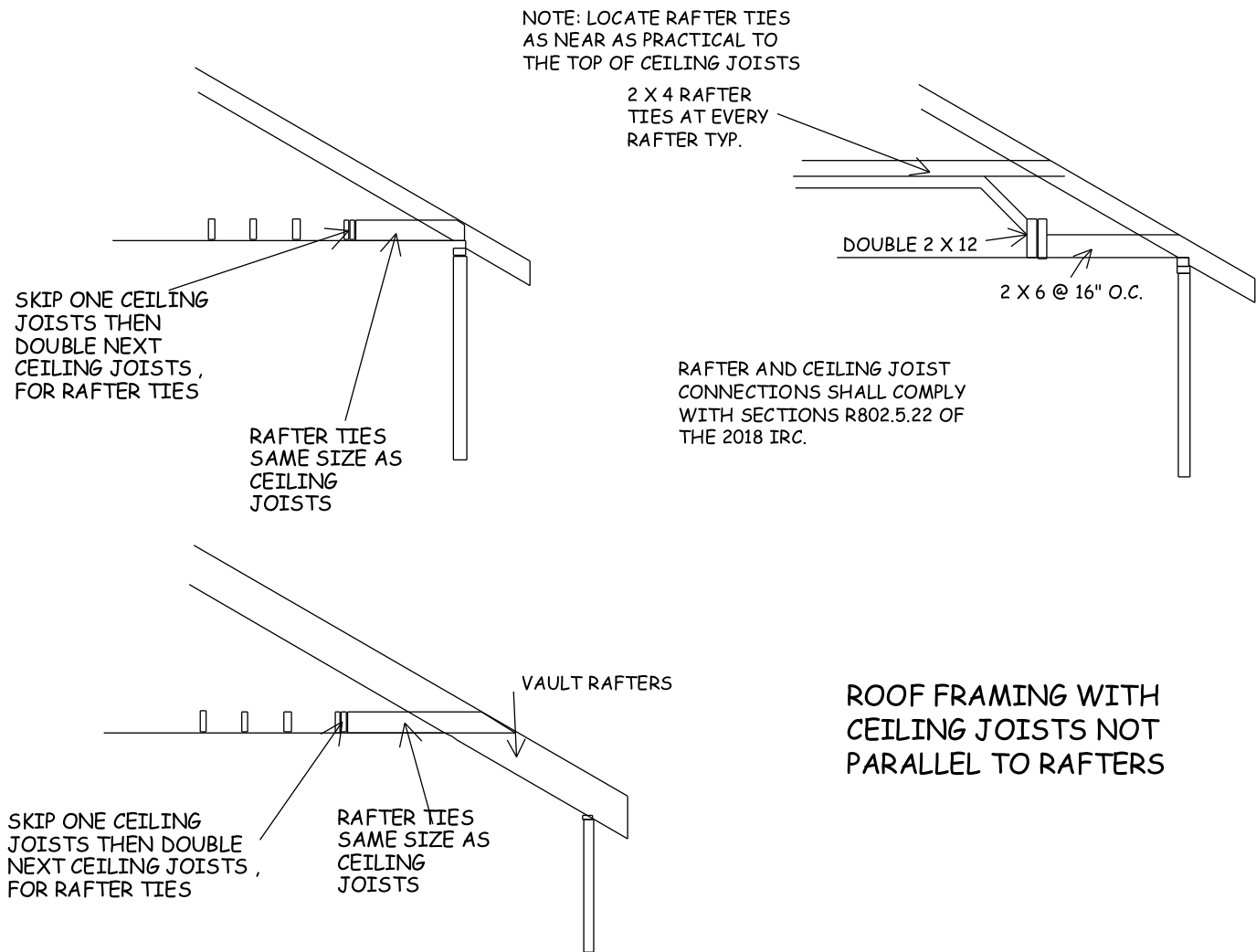
ROOF PLAN  
1/8 = 1-0  
ROOF PITCHES 6/12  
RAFTERS 2 X 6 DF NO 2 @ 16" O.C.  
HIPS AND RIDGES 2 X 8 DF NO 2



PURLIN LEG O.C. SUPPORT  
2 X 6 DF NO 2 4'-0"  
2 X 8 DF NO 2 5'-4"  
2 X 10 DF NO 2 8'-0"  
2 X 12 DF NO 2 9'-6"

SUPPORT LEG FOR PURLINS  
2 X 4 8'-0"  
2 X 4 W 2 X 4 T - BRACE 9'-7"  
2 X 6 W 2 X 6 T - BRACE 17'-2"  
2 X 8 W 2 X 6 T - BRACE 17'-4"

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



RAFTER TIES



BUILD IN ACCORDANCE WITH  
2018 INTERNATIONAL  
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LOCAL CODES.

TRUMARK HOMES  
LOT 70 MONTICELLO  
1237 NE GOSHEN DR  
LEE SUMMIT MO

SCALE  
1/4" = 1-0

DATE  
7-15-24

PLAN NO.

4266

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

VAULT INSULATION DETAIL

1" AIR SPACE WITH FOAM AIR  
CHUTES

R-38 HIGH DENSITY  
INSULATION

INTERCONNECTED HARD WIRED SMOKE  
DETECTORS SHALL BE INSTALLED IN EACH  
BEDROOM AND OUTSIDE OF EACH BEDROOM

ALL PLUMBING IF EXISTING SHALL BE CAPPED  
AND AIR TESTED PRIOR TO ROUGH-IN  
INSPECTION FOR LEAK VERIFICATION

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 HEIGTH 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

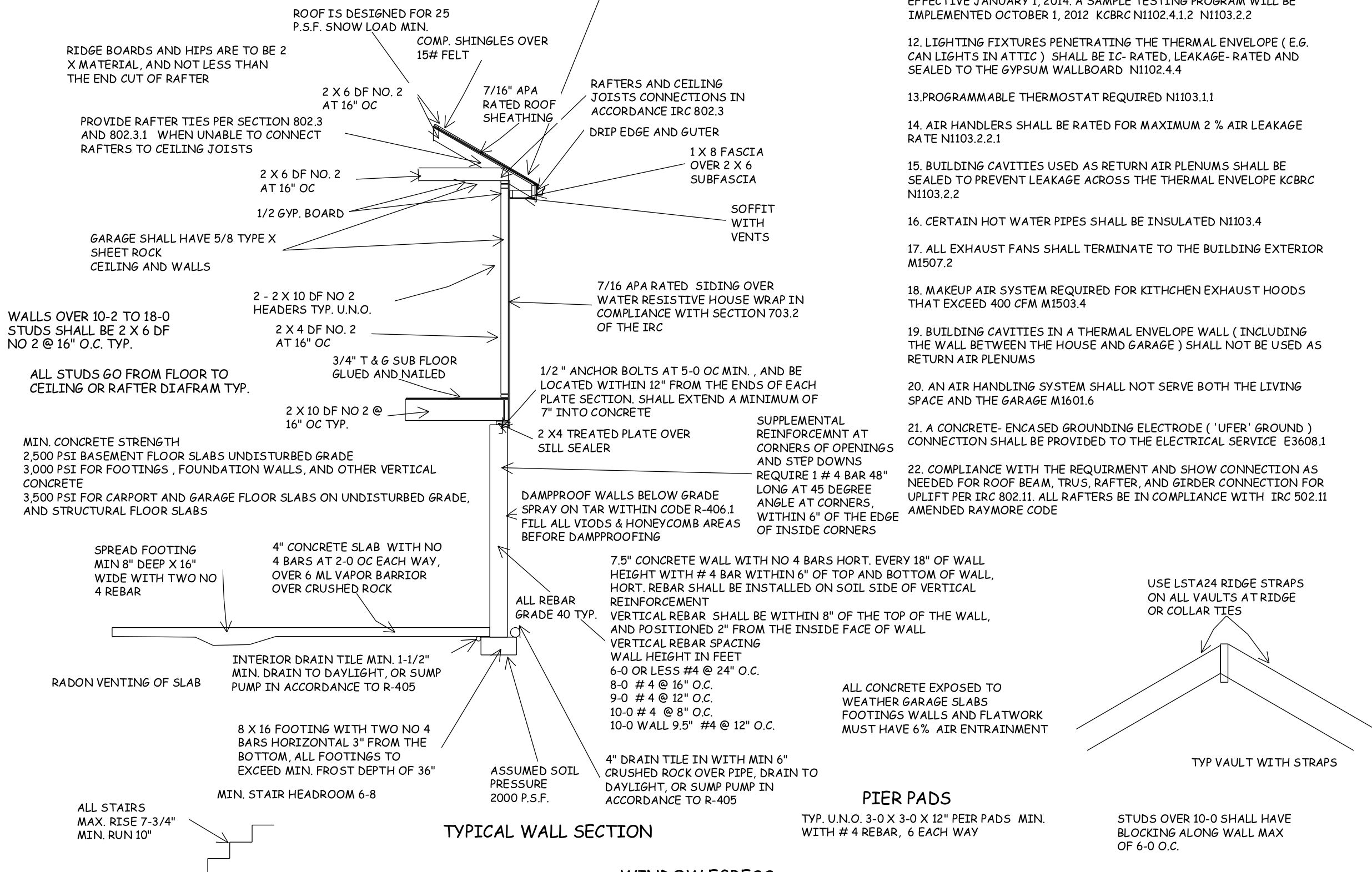
18. MAKEUP AIR SYSTEM REQUIRED FOR KITCHEN EXHAUST HOODS  
THAT EXCEED 400 CFM M1503.4

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



#### 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

#### PIER PADS

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

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

BUILD IN ACCORDANCE WITH  
2018 INTERNATIONAL  
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LOCAL CODES.

TRUMARK HOMES  
LOT 70 MONTICELLO  
1237 NE GOSHEN DR  
LEE SUMMIT MO

SCALE  
1/4" = 1-0

DATE  
7-15-24

PLAN NO.

4266

SHEET NO.

5 OF 6



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, PFB, PCP, HPS, BV-WSP, ABW, PFH, 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

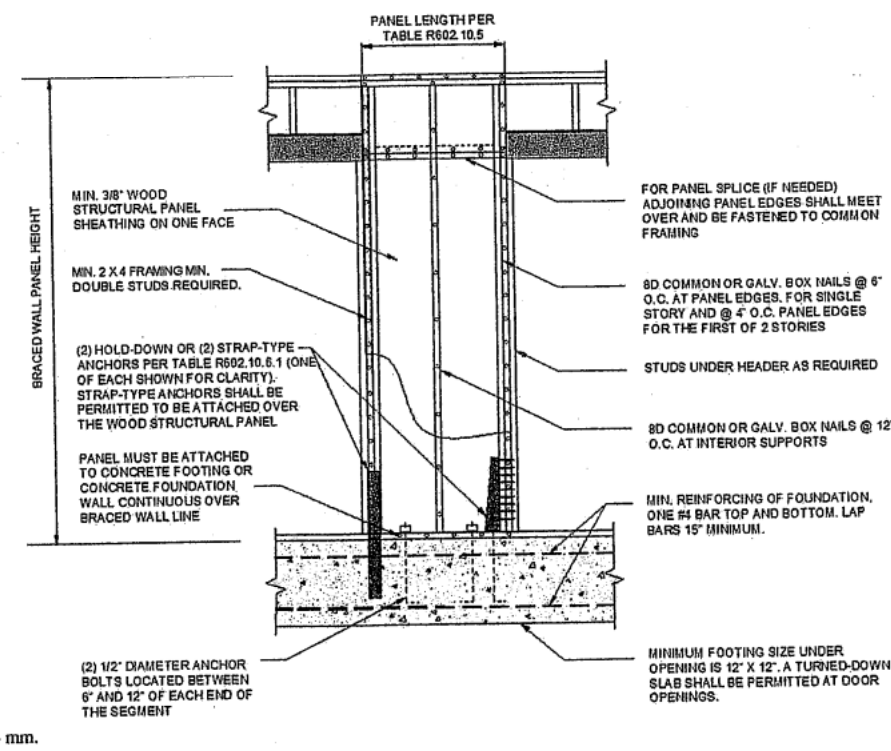


FIGURE R602.10.6.1  
METHOD ABW—ALTERNATE BRACED WALL PANEL

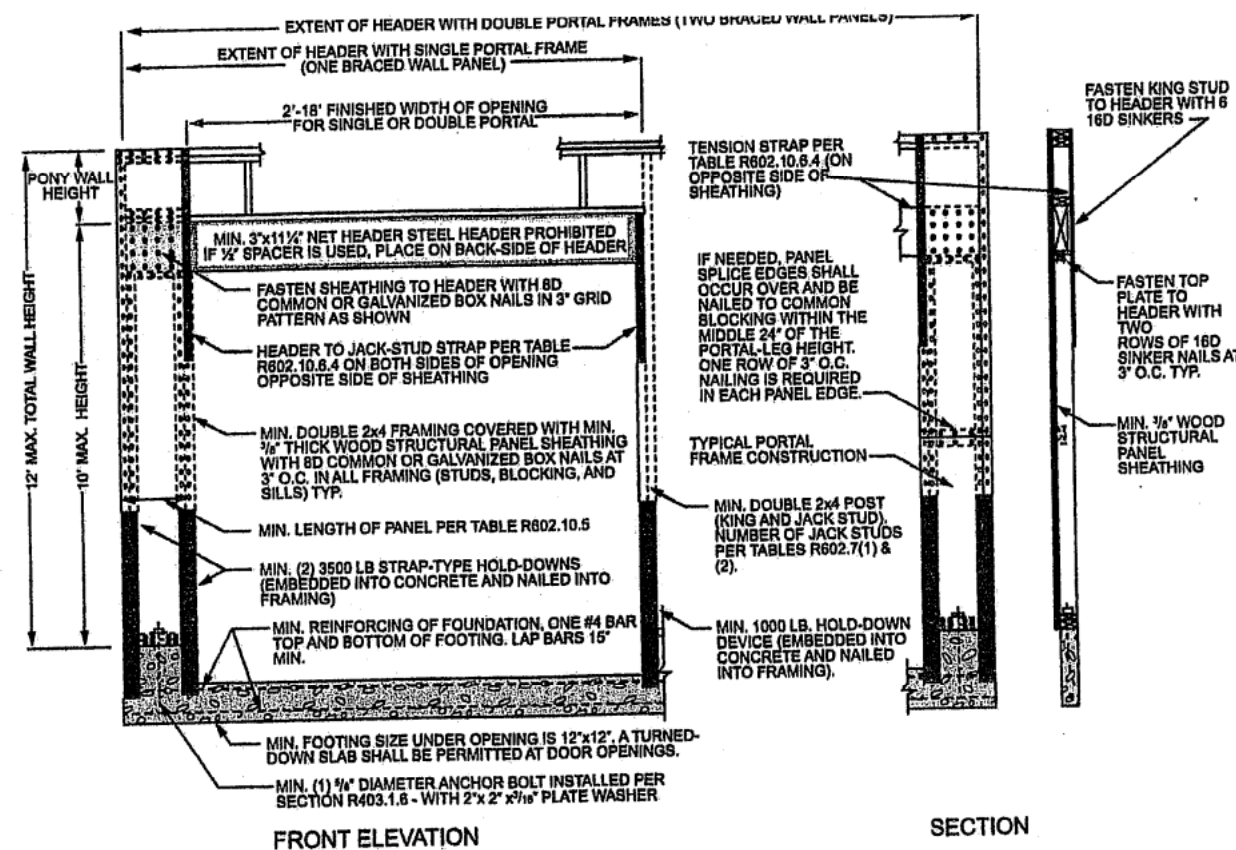


FIGURE R602.10.6.2  
METHOD PFH—PORTAL FRAME WITH HOLD-DOWNS

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" 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	1/2" (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)	1/2"		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 <sup>b</sup> Wood structural panels with stone or masonry veneer (See Section R602.10.6.5)	1/2"	See Figure R602.10.6.5	8d common (2 1/2" 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 3/4" 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 3/4" 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 R702.3.5 for interior locations	For all braced wall panel locations: 7" edges (including top and bottom plates) 7" field
PFB Particleboard sheathing (See Section R605)	3/8" or 1/2" for maximum 16" stud spacing		For 1/2", 6d common (2" long x 0.113" dia.) nails For 3/8", 8d common (2 1/2" long x 0.131" dia.) nails	3" edges 6" field
PCP Portland cement plaster	See Section R703.7 for maximum 16" stud spacing		1 1/2" long, 11 gauge, 1/8" dia. head nails or 1/2" long, 16 gauge staples	6" o.c. on all framing members
HPS Hardboard panel siding	1/2" 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	1/2"		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, PFB, 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	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					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	1.5 x Actual <sup>b</sup>
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 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.

METHODS, MATERIAL	MINIMUM THICKNESS	FIGURE	CONNECTION CRITERIA <sup>a</sup>	
			Fasteners	Spacing
PFH Portal frame with hold-downs	1/2"		See Section R602.10.6.2	See Section R602.10.6.2
PFG Portal frame at garage	1/2"		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)	6" edges 12" field Varies by fastener
CS-G <sup>b</sup> Continuously sheathed wood structural panel adjacent to garage openings	1/2"		See Method CS-WSP	See Method CS-WSP
CS-PF Continuously sheathed portal frame	1/2"		See Section R602.10.6.4	See Section R602.10.6.4
CS-SFB <sup>c</sup> 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 1/2" long x 0.12" dia. (for 3/4" 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 = 47.88 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 table 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.

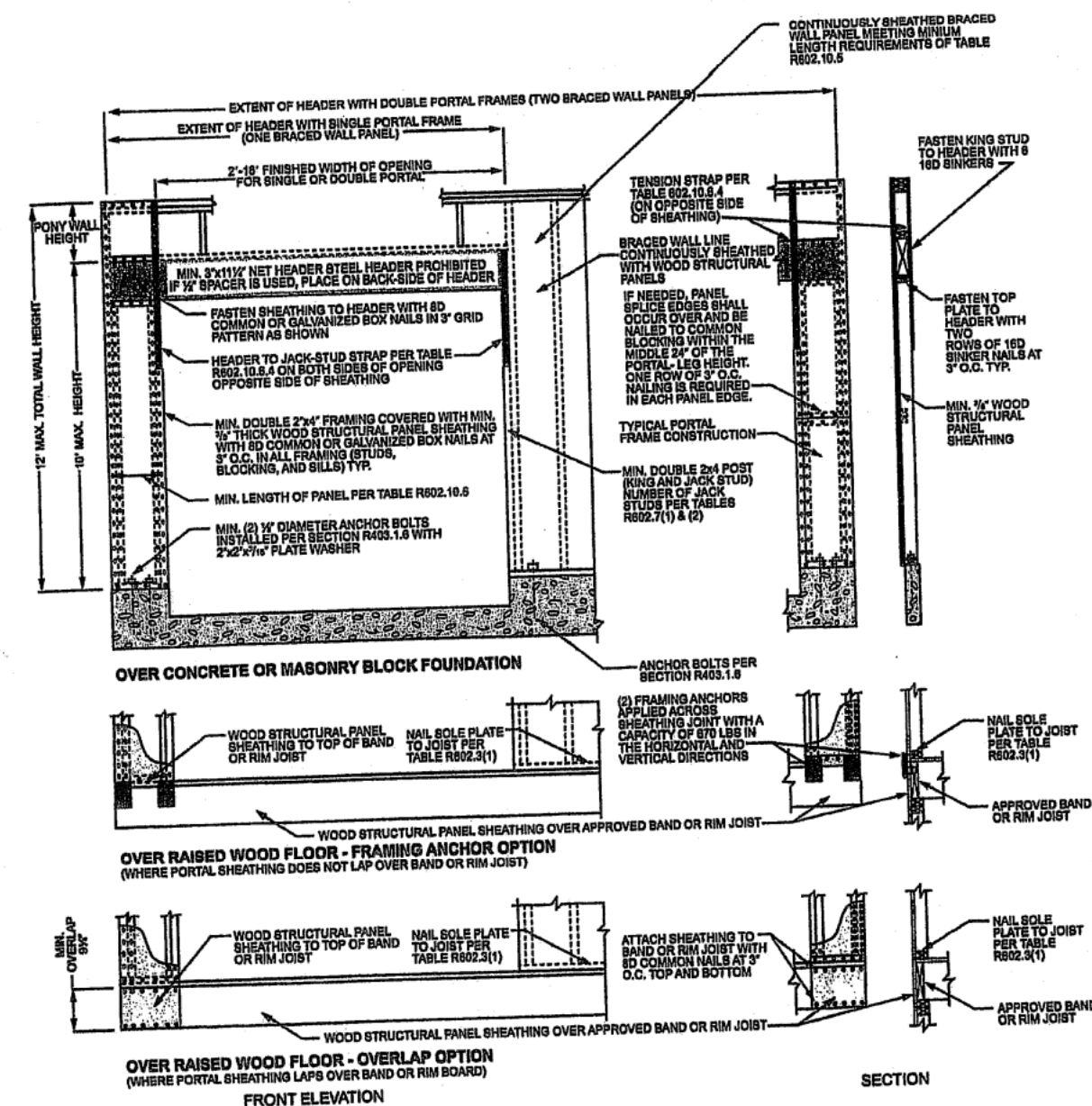


FIGURE R602.10.6.4  
METHOD CS-PF—CONTINUOUSLY SHEATHED PORTAL FRAME PANEL CONSTRUCTION

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

TRUMARK HOMES  
LOT 70 MONTICELLO  
1237 NE GOSHEN DR  
LEE SUMMIT MO

SCALE  
1/4" = 1-0

DATE  
7-15-24

PLAN NO.

4266

SHEET NO.

6 OF 6

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



David Paul Anagnost  
7-16-24