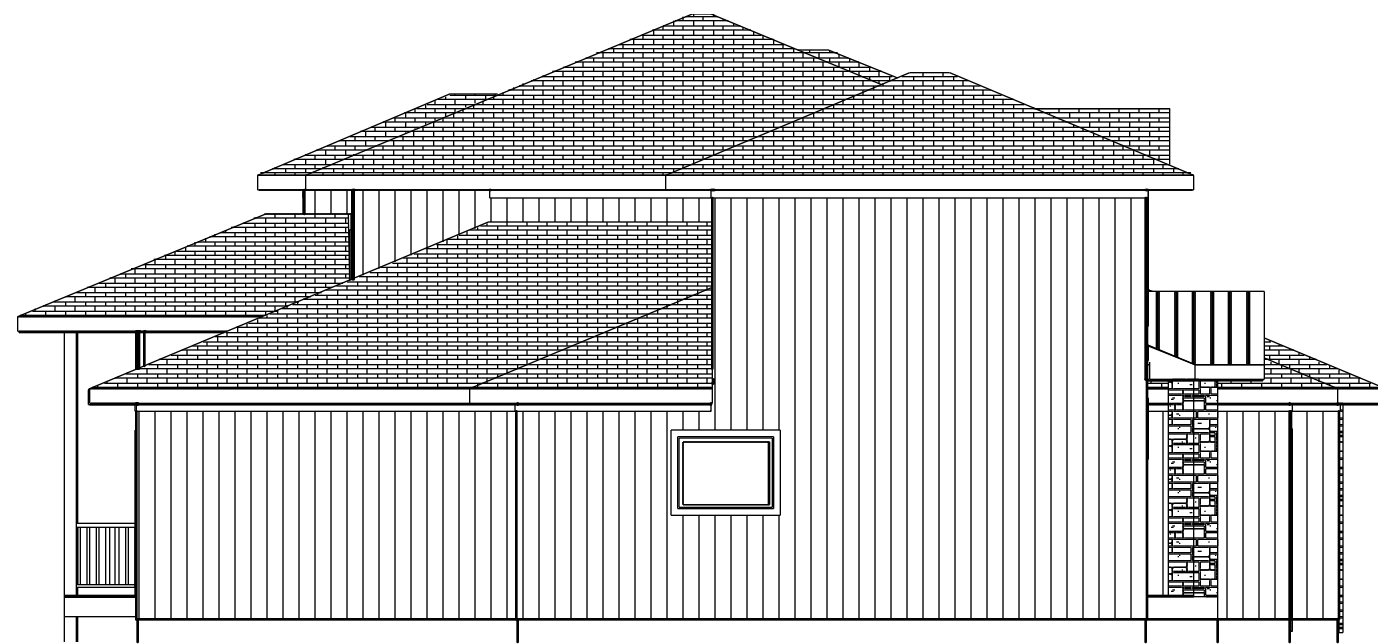




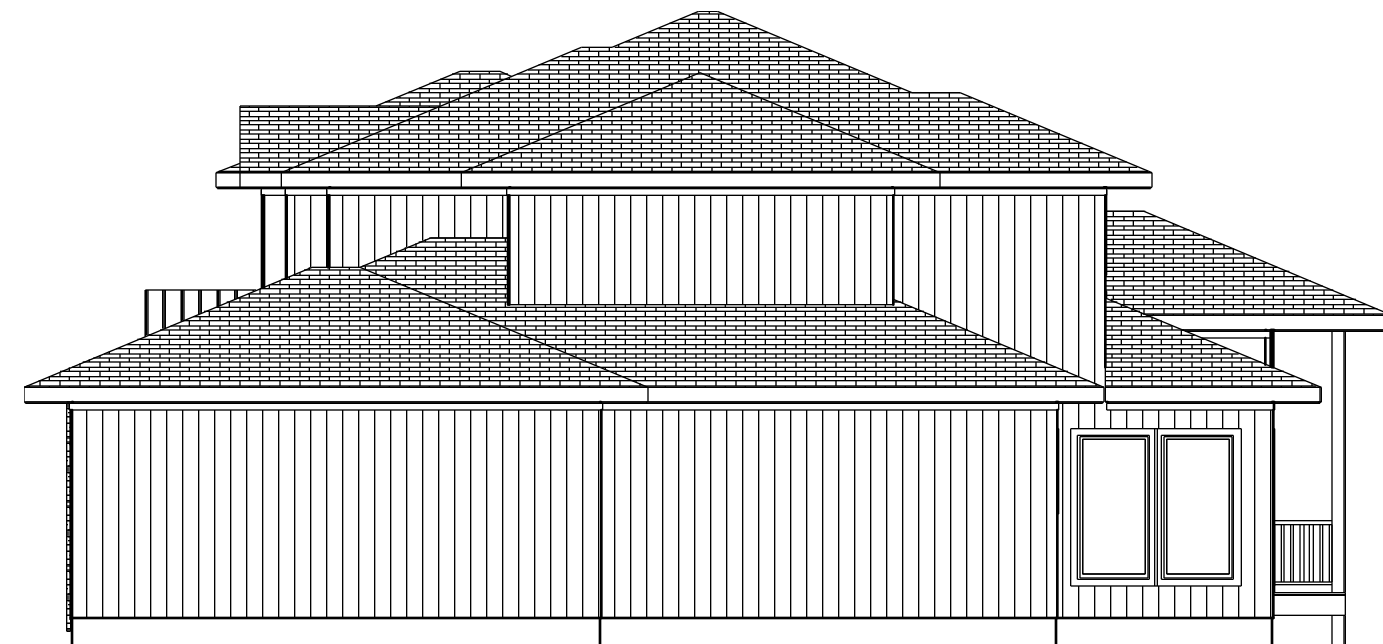
FRONT EL.
STUCCO, STONE, BOARD & BATT AND LAP



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

RELEASE FOR CONSTRUCTION
AS NOTED FOR PLAN REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
10/01/2024

3 SIDES LP PANEL SIDING



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



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



11871 SE STATE ROUTE H
AGENCY MO 64401
LEERHOAD.COM 816-244-6588
LEERHOAD@GMAIL.COM

W. LEE RHOAD AIA
ARCHITECT

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

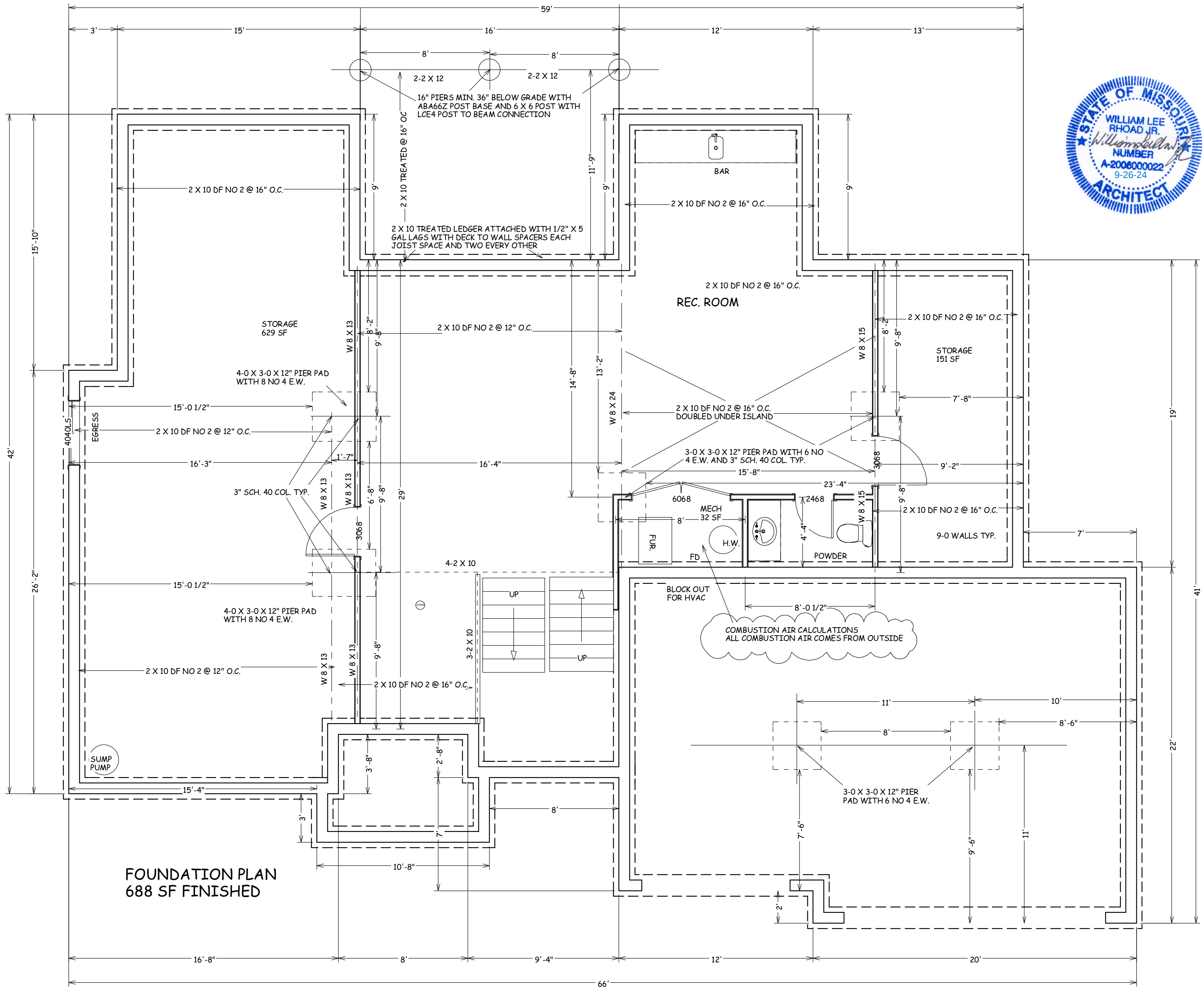
JW THOMAS
LOT 112 SUMMIT VIEW FARM
3205 SW SADDLEBRED TERR.
LEE SUMMIT MO

SCALE
1/4" = 1'-0"

DATE
9-26-24

PLAN NO.
4246

SHEET NO.
1 OF 7



FOUNDATION PLAN
688 SF FINISHED

11871 SE STATE ROUTE H
AGENCY MO 64401
LEERHOAD.COM 816-244-6588
LEERHOAD@GMAIL.COM

W. LEE RHOAD AIA
ARCHITECT

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

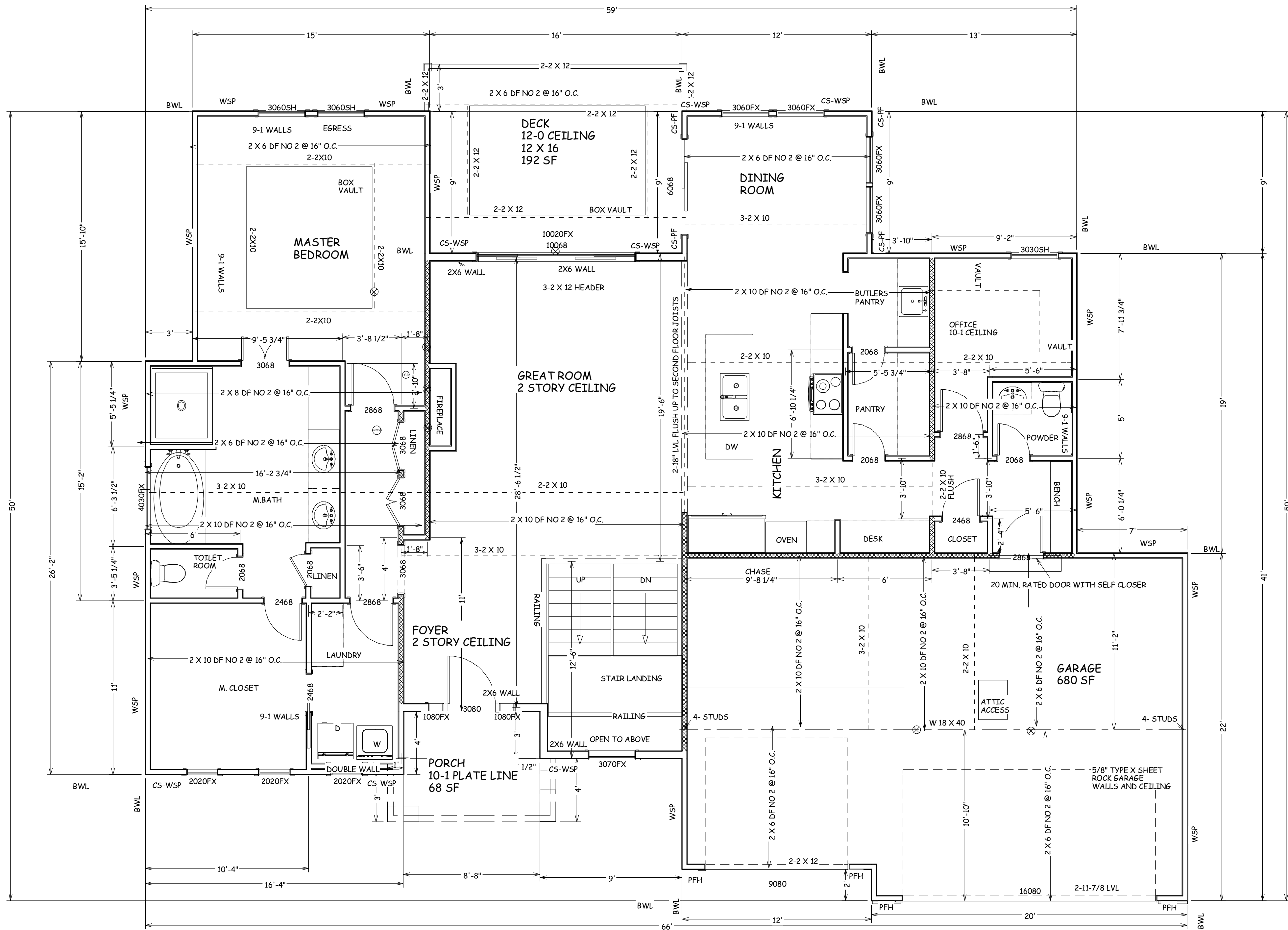
JW THOMAS
LOT 112 SUMMIT VIEW FARM
3205 SW SADDLEBRED TERR.
LEE SUMMIT MO

SCALE
1/4" = 1-0

DATE
9-26-24

PLAN NO.
4246

SHEET NO.
2 OF 7



MAIN FLOOR
1787 SF



11871 SE STATE ROUTE H
AGENCY MO 64401
LEERHOAD.COM 816-244-6588
LEERHOAD@GMAIL.COM

W. LEE RHOAD AIA
ARCHITECT

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

JW THOMAS
LOT 112 SUMMIT VIEW FARM
3205 SW SADDLEBRED TERR.
LEE SUMMIT MO

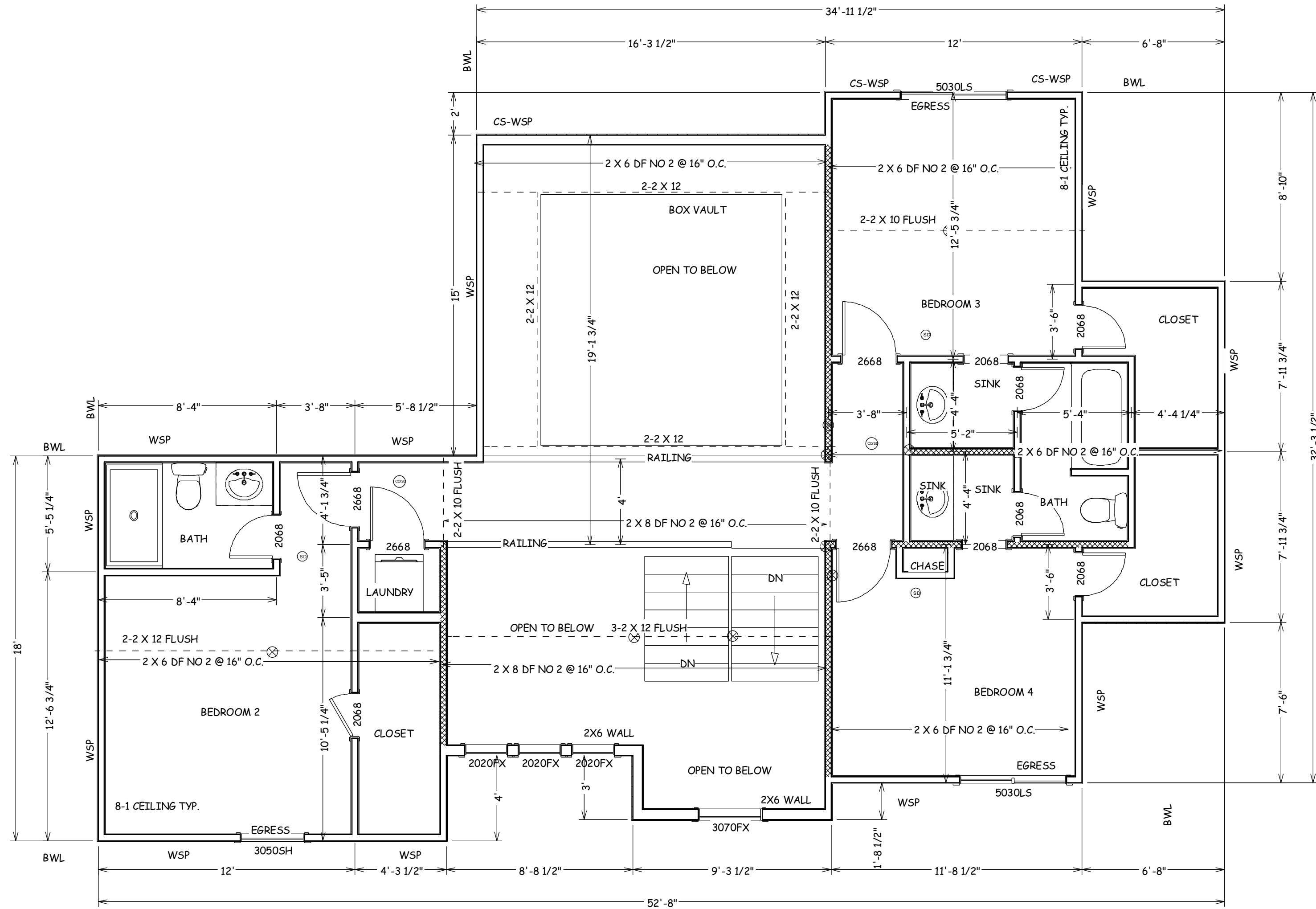
SCALE
1/4" = 1-0

DATE
9-26-24

PLAN NO.
4246

SHEET NO.
3 OF 7

RELEASE FOR CONSTRUCTION
AS NOTED FOR PLAN REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
10/01/2024



SECOND FLOOR
864 SF



11871 SE STATE ROUTE H
AGENCY MO 64401
LEERHOAD.COM 816-244-6588
LEERHOAD@GMAIL.COM

W. LEE RHOAD AIA
ARCHITECT

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

JW THOMAS
LOT 112 SUMMIT VIEW FARM
3205 SW SADDLEBRED TERR.
LEE SUMMIT MO

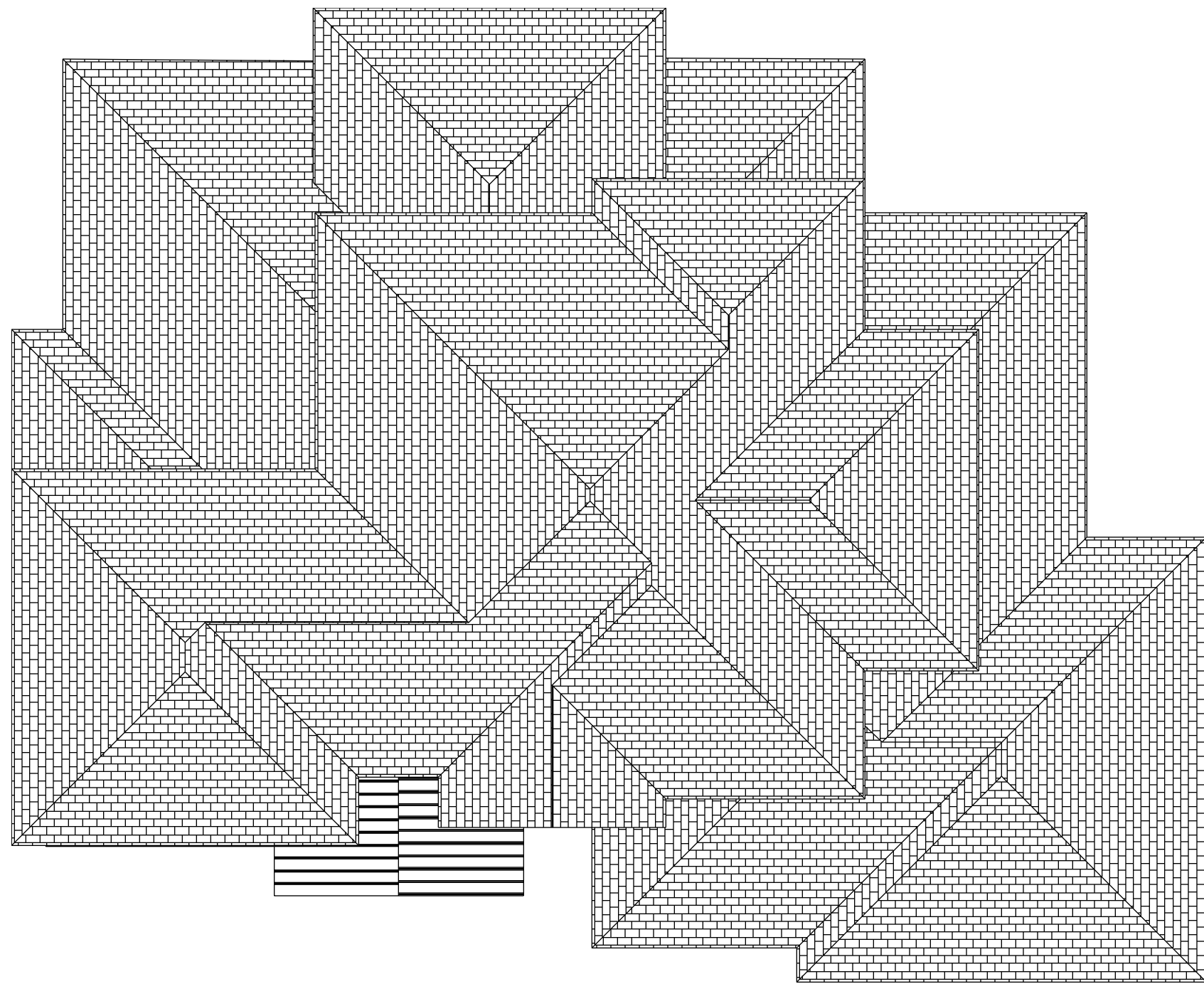
SCALE
1/4" = 1-0

DATE
9-26-24

PLAN NO.
4246

SHEET NO.
4 OF 7

RELEASE FOR CONSTRUCTION
AS NOTED FOR PLAN REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
10/01/2024



ROOF PLAN
1/8 = 1-0
ROOF PITCHES 5/12
RAFTERS 2 X 6 DF NO 2 @ 16" O.C.
HIPS AND RIDGES 2 X 8 DF NO 2
24" SOFFITS TYP.
MAX SPAN RAFTERS 14'-4" BETWEEN SUPPORTS TYP.

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"

NOTE: LOCATE RAFTER TIES
AS NEAR AS PRACTICAL TO
THE TOP OF CEILING JOISTS

2 X 4 RAFTER
TIES AT EVERY
RAFTER TYP.

SKIP ONE CEILING
JOISTS THEN
DOUBLE NEXT
CEILING JOISTS,
FOR RAFTER TIES

RAFTERS
TIES
SAME SIZE AS
CEILING
JOISTS

DOUBLE 2 X 12
2 X 6 @ 16" O.C.
RAFTERS AND CEILING JOIST
CONNECTIONS SHALL COMPLY
WITH SECTIONS R802.5.22 OF
THE 2018 IRC.

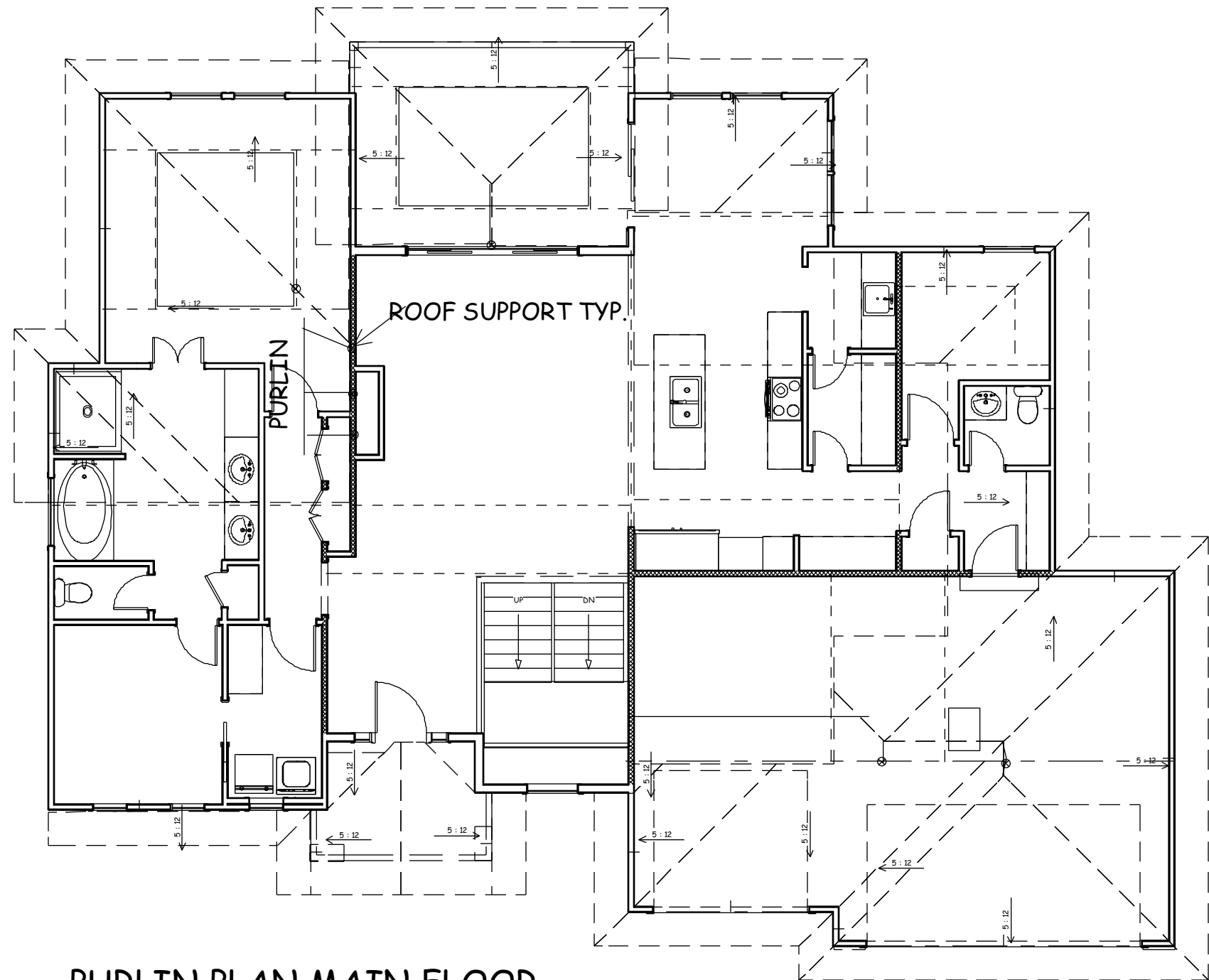
SKIP ONE CEILING
JOISTS THEN DOUBLE
NEXT CEILING JOISTS,
FOR RAFTER TIES

RAFTERS
TIES
SAME SIZE AS
CEILING
JOISTS

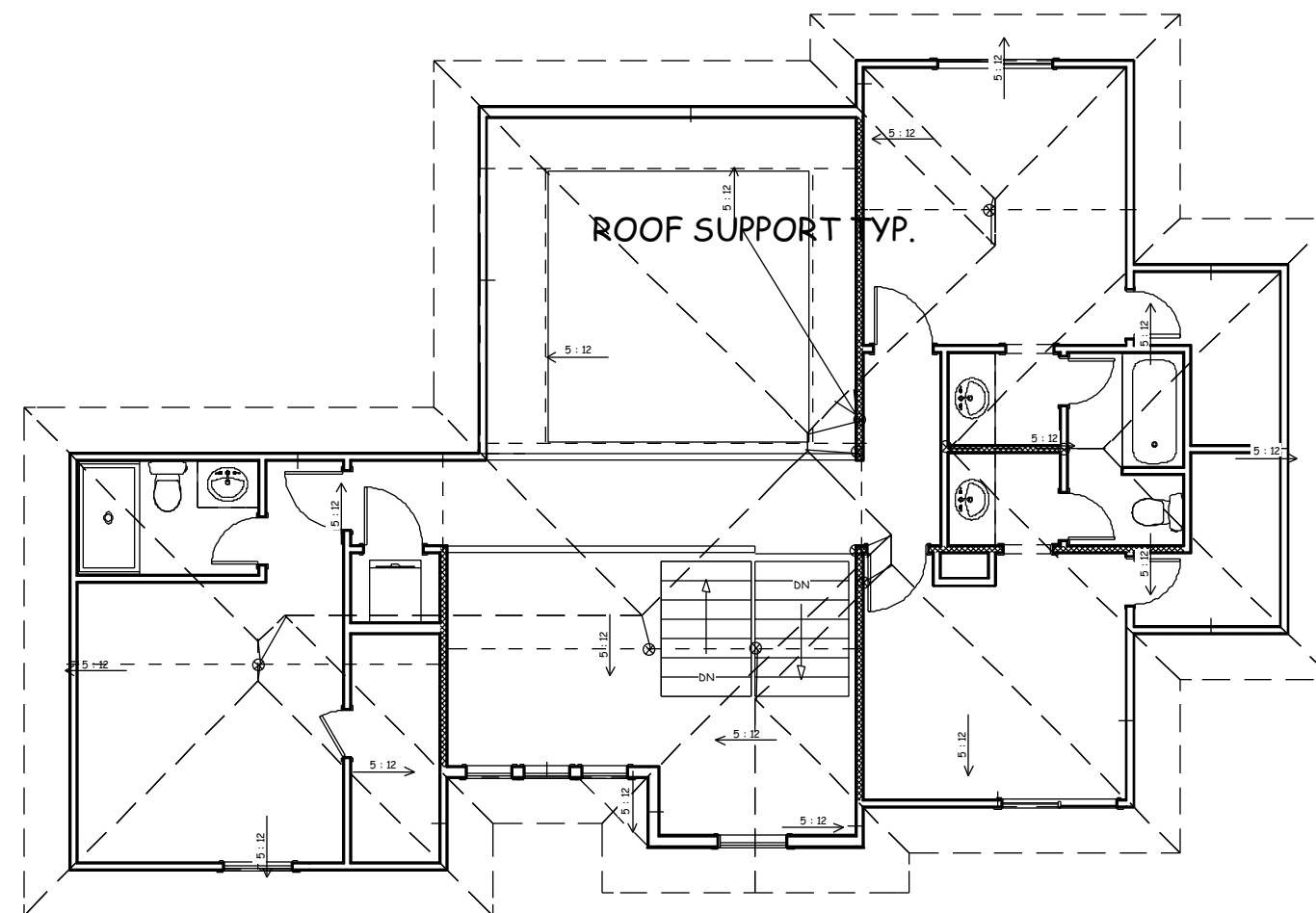
VAULT RAFTERS

ROOF FRAMING WITH
CEILING JOISTS NOT
PARALLEL TO RAFTERS

RAFTERS TIES



PURLIN PLAN MAIN FLOOR
1/8 = 1-0
ROOF PITCHES 5/12
RAFTERS 2 X 6 DF NO 2 @ 16" O.C.
HIPS AND RIDGES 2 X 8 DF NO 2
24" SOFFITS TYP.



PURLIN PLAN SECOND FLOOR
1/8 = 1-0
ROOF PITCHES 5/12
RAFTERS 2 X 6 DF NO 2 @ 16" O.C.
HIPS AND RIDGES 2 X 8 DF NO 2
24" SOFFITS TYP.

NO PURLINS
REQUIRED ON
SECOND FLOOR



11871 SE STATE ROUTE H
AGENCY MO 64401
LEERHOAD.COM 816-244-6588
LEERHOAD@GMAIL.COM
W. LEE RHOAD AIA
ARCHITECT

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

JW THOMAS
LOT 112 SUMMIT VIEW FARM
3205 SW SADDLEBRED TERR.
LEE SUMMIT MO

SCALE
1/4" = 1-0

DATE
9-26-24

PLAN NO.
4246

SHEET NO.

5 OF 7

RELEASE FOR CONSTRUCTION
AS NOTED FOR PLAN REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
10/01/2024

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

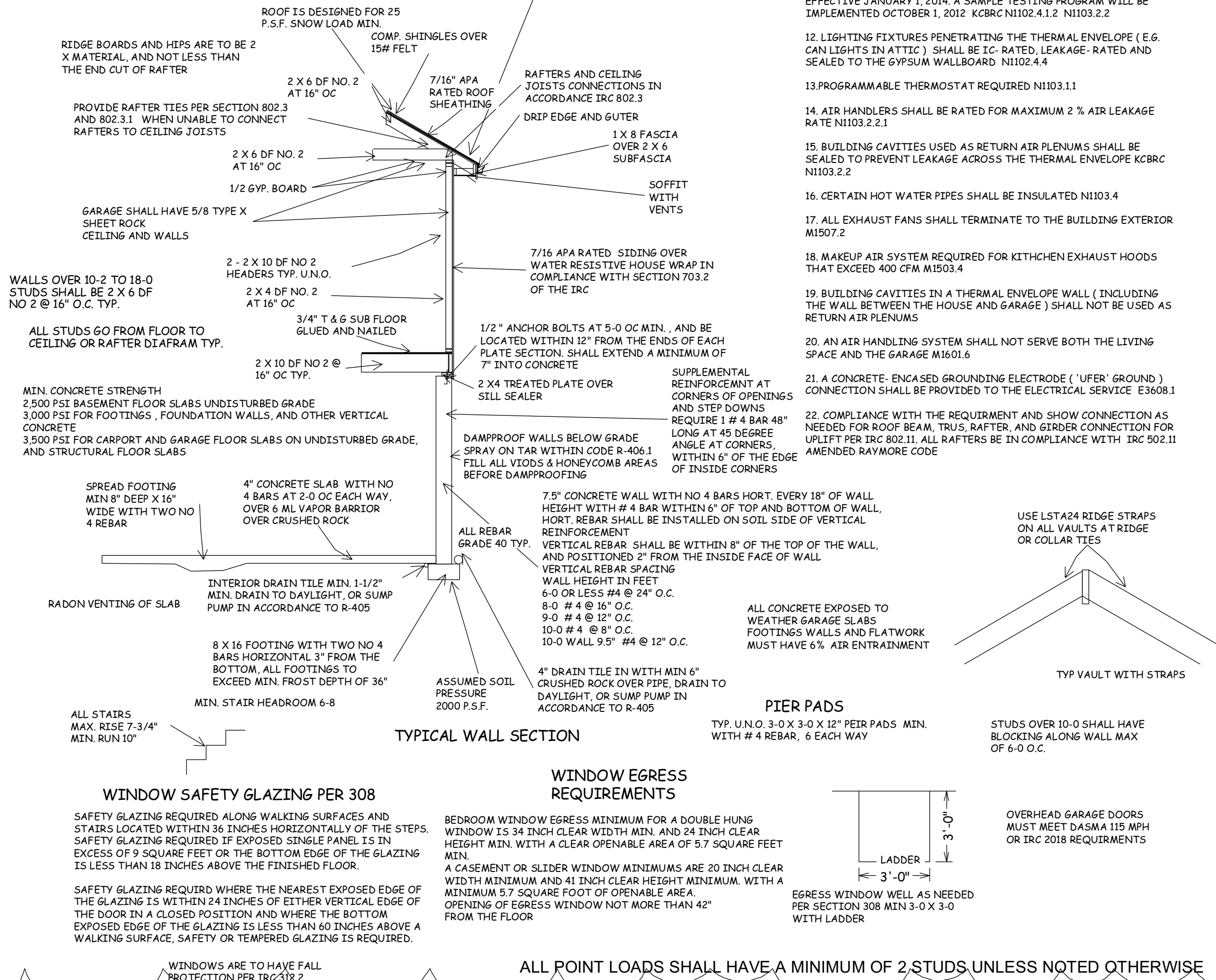
R-10 IN CRAWL SPACE WALLS

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



11871 SE STATE ROUTE H
AGENCY MO 64401

LEERHOAD.COM 816-244-6588
LEERHOAD@GMAIL.COM

W. LEE RHOAD AIA
ARCHITECT

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

JW THOMAS
LOT 112 SUMMIT VIEW FARM
3205 SW SADDLEBRED TERR.
LEE SUMMIT MO

SCALE
1/4" = 1-0

DATE
9-26-24

PLAN NO.
4246

SHEET NO.

6 OF 7

EXPOSURE CATEGORY B 35-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 (feet)	Method LIB ^c	Method GB	Methods DWB, WSP, SFB, FBS, FCP, HFS, BV-WSP, ABW, PFH, PCP, CS-SFB	Methods CS-WSP, CS-FF, 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

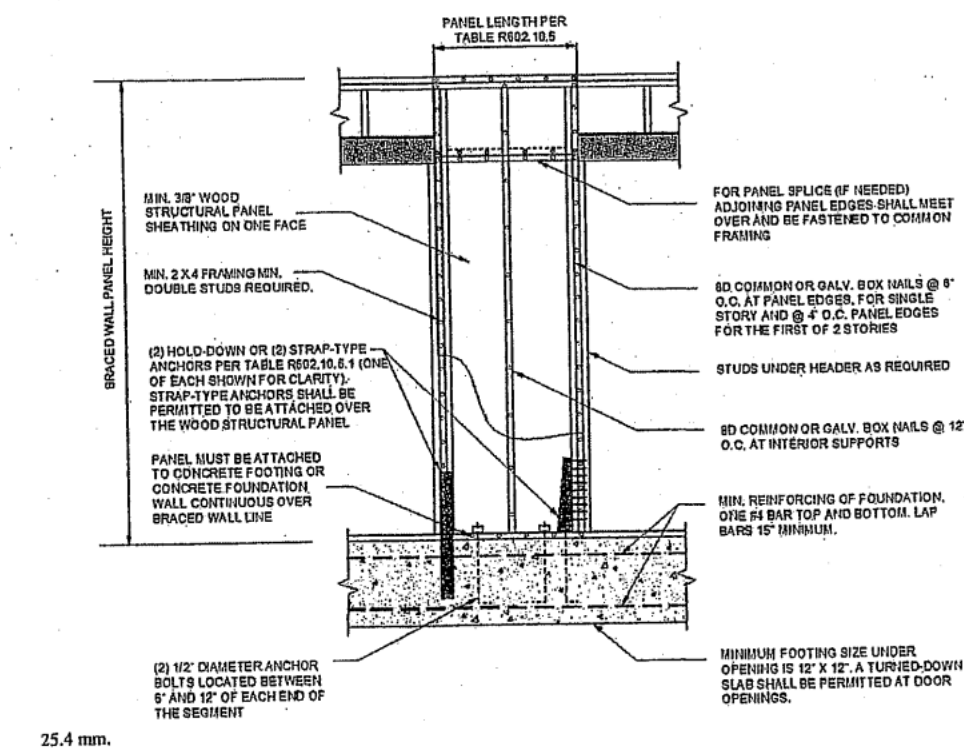


FIGURE R602.10.6.1
METHOD ABW—ALTERNATE BRACED WALL PANEL

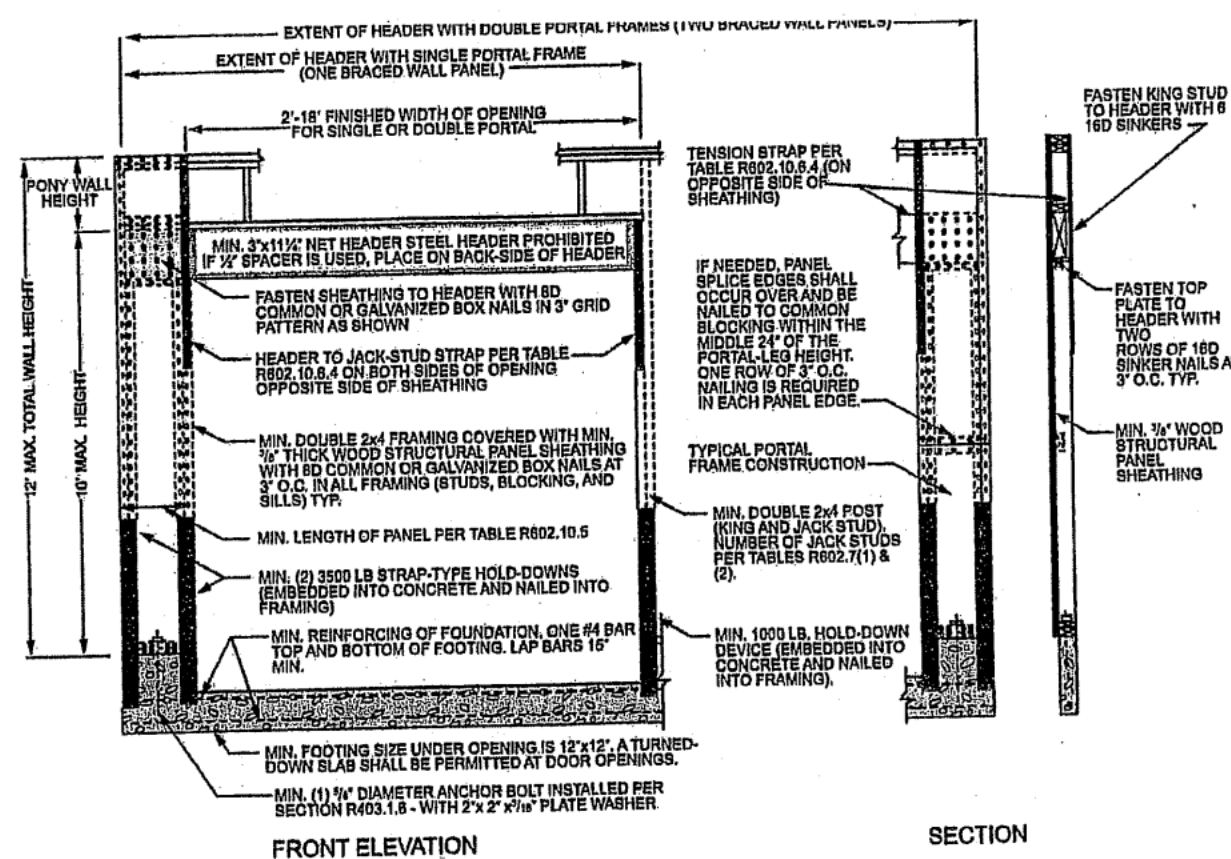


FIGURE R602.10.6.2
METHOD PFH—PORTAL FRAME WITH HOLD-DOWNS

METHODS, MATERIAL	MINIMUM THICKNESS	FIGURE	CONNECTION CRITERIA ^a
LIB 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	1/2" (1" nominal) for maximum 24" stud spacing		2-8d (2 1/2" long x 0.113" dia.) nails or 2 - 1 1/2" long staples
WSP Wood structural panel (See Section R604)	3/8"		Exterior sheathing per Table R602.3(3) Interior sheathing per Table R602.3(1) or R602.3(2)
BV-WSP ^b Wood structural panels with stone or masonry veneer (See Section R602.10.6.5)	3/8"	See Figure R602.10.6.5	8d common (2 1/2" x 0.131") nails
SFB Structural fiber-board 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 1/4" long x 0.12" dia. (for 3/4" thick sheathing) galvanized roofing nails
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
FBS Particleboard sheathing (See Section R605)	3/8" or 1/2" for maximum 16" stud spacing		For 3/8": 6d common (2" long x 0.113" dia.) nails For 1/2": 8d common (2 1/2" long x 0.131" dia.) nails
PCP Portland cement plaster	See Section R703.7 for maximum 16" stud spacing		1 1/2" long, 11 gage, 1/8" dia. head nails or 1/4" long, 16 gage staples
HFS Hardboard panel siding	3/8" for maximum 16" stud spacing		0.092" dia., 0.225" dia. head nails with length to accommodate 1 1/2" penetration into studs
ABW Alternate braced wall	3/8"		See Section R602.10.6.1

METHOD (See Table R602.10.4)	MINIMUM LENGTH ^a (inches)					CONTRIBUTING LENGTH (inches)
	8 feet	9 feet	10 feet	11 feet	12 feet	
DWB, WSP, SFB, FBS, FCP, HFS, BV-WSP ^b	48	48	48	53	58	Actual ^b
GB	48	48	48	53	58	Double sided = Actual Single sided = 0.5 x 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
	SDC D _s , D _e and D _r , 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	36
	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					48
	Supporting roof only	16	16	16	Note c	Note c
PFH	Supporting one story and roof	24	24	24	Note c	Note c
FFG		24	27	30	Note d	Note d
CS-PF	SDC A, B and C	16	18	20	Note e	Note e
	SDC D _s , D _e and D _r	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 R602.10.6.3, 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	3/8"		See Section R602.10.6.2
FFG Portal frame at garage	3/8"		See Section R602.10.6.3
CS-WSP Continuously sheathed wood structural panel	3/8"		Exterior sheathing per Table R602.3(3) Interior sheathing per Table R602.3(1) or R602.3(2)
CS-G ^b Continuously sheathed wood structural panel adjacent to garage openings	3/8"		See Method CS-WSP
CS-FF Continuously sheathed portal frame	3/8"		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 1/4" long x 0.12" dia. (for 3/4" thick sheathing) galvanized roofing nails

For SI: 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, D_s, D_e, and D_r.
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_s, D_e, and D_r, roof covering dead load shall not exceed 3 psf.
c. Change 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_s, D_e, and D_r.
e. Method applies to detached one- and two-family dwellings in Seismic Design Categories D_s through D_r only.

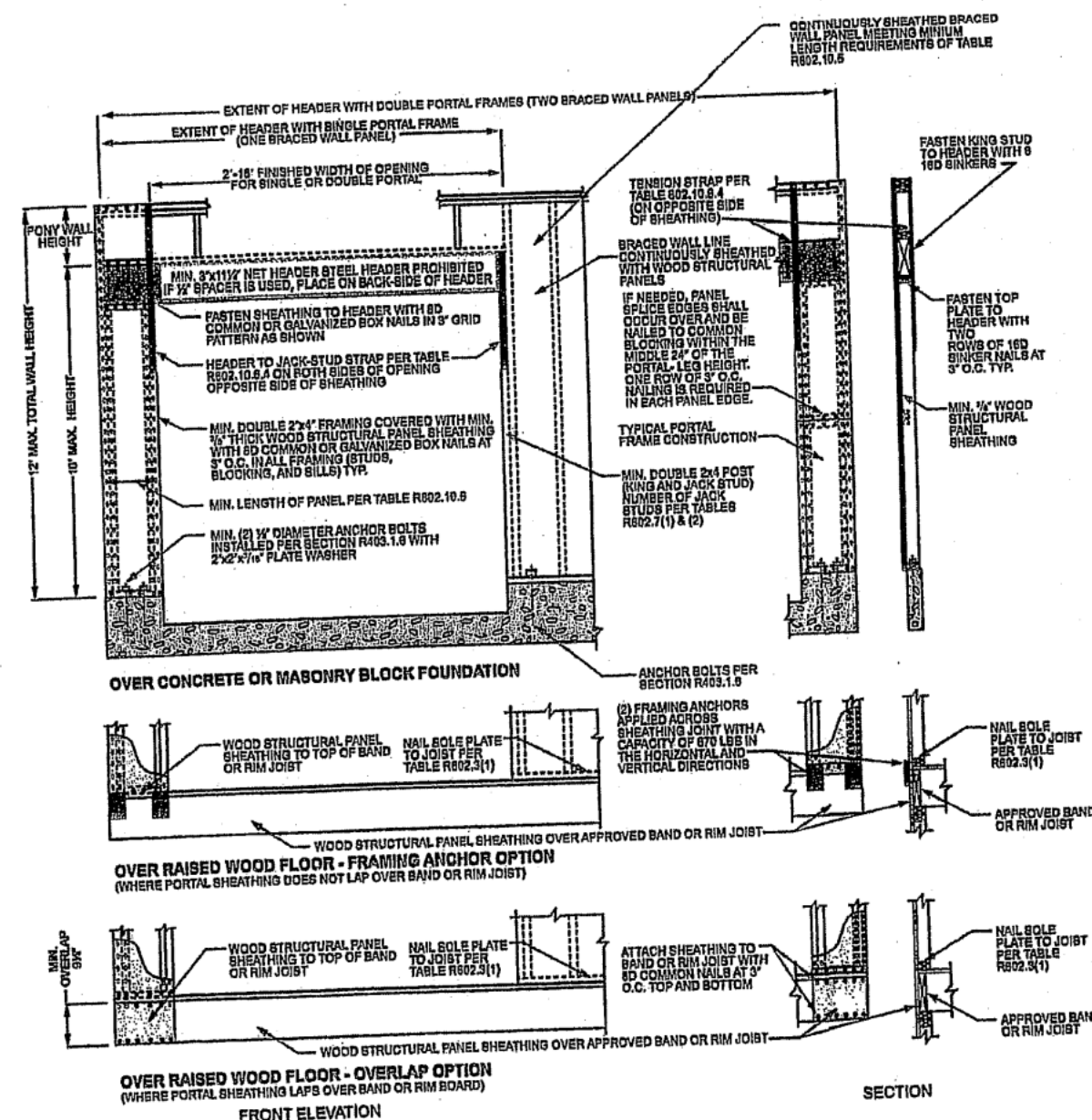
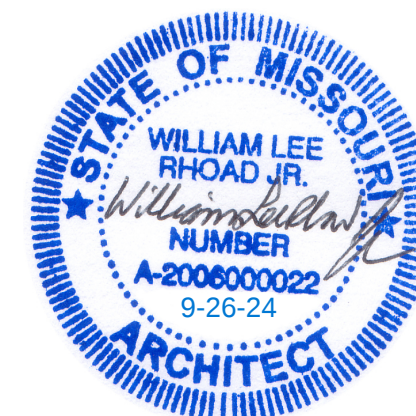


FIGURE R602.10.6.4
METHOD CS-PF—CONTINUOUSLY SHEATHED PORTAL FRAME PANEL CONSTRUCTION



11871 SE STATE ROUTE H
AGENCY MO 64401
LEERHOAD.COM 816-244-6588
LEERHOAD@GMAIL.COM

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

JW THOMAS
LOT 112 SUMMIT VIEW FARM
3205 SW SADDLEBRED TERR.
LEE SUMMIT MO

SCALE
1/4" = 1-0

DATE
9-26-24

PLAN NO.
4246

SHEET NO.
7 OF 7

RELEASE FOR CONSTRUCTION
AS NOTED FOR PLAN REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
10/01/2024