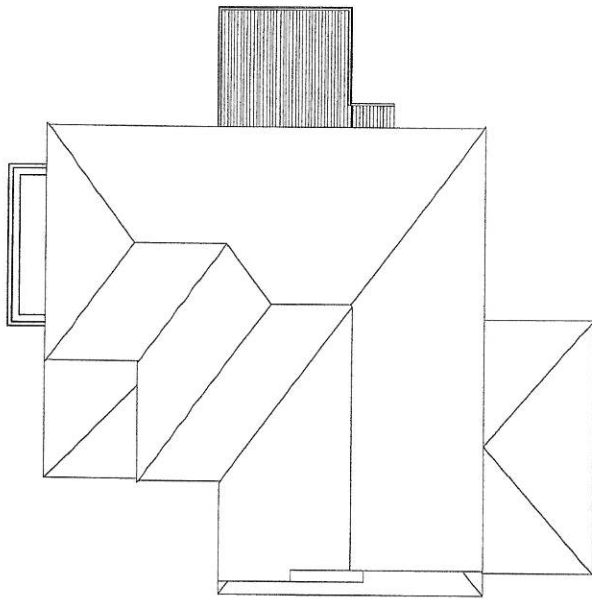




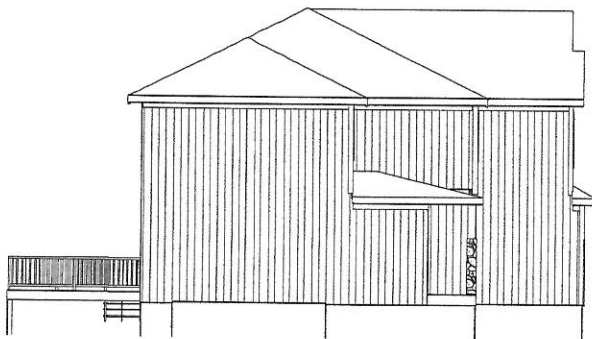
ROOF PLAN
1/8" = 1'-0"
FRONT TO BACK 6/12 U.N.O.
SIDE TO SIDE 8/12 U.N.O.
RAFTERS 2 X 6 DF NO 2 @ 16" O.C.
HIPS AND RIDGES 2 X 8 DF NO 2



FRONT EL.
STONE, BOARD & BATT, AND LAP.
ELEVATION A

HILLCREST LONG BEAD BOARD

NOTE : LAP 6" - 8" - 12"

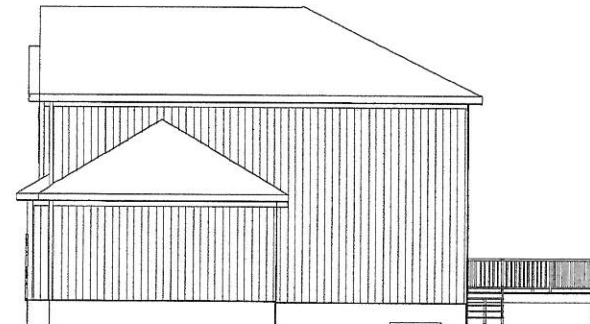


LEFT EL.
1/8" = 1'-0"

3 SIDES LP PANEL SIDING



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



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

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

W. LEE RHOD AIA
ARCHITECT

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

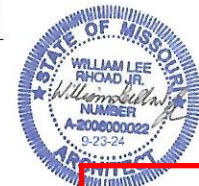
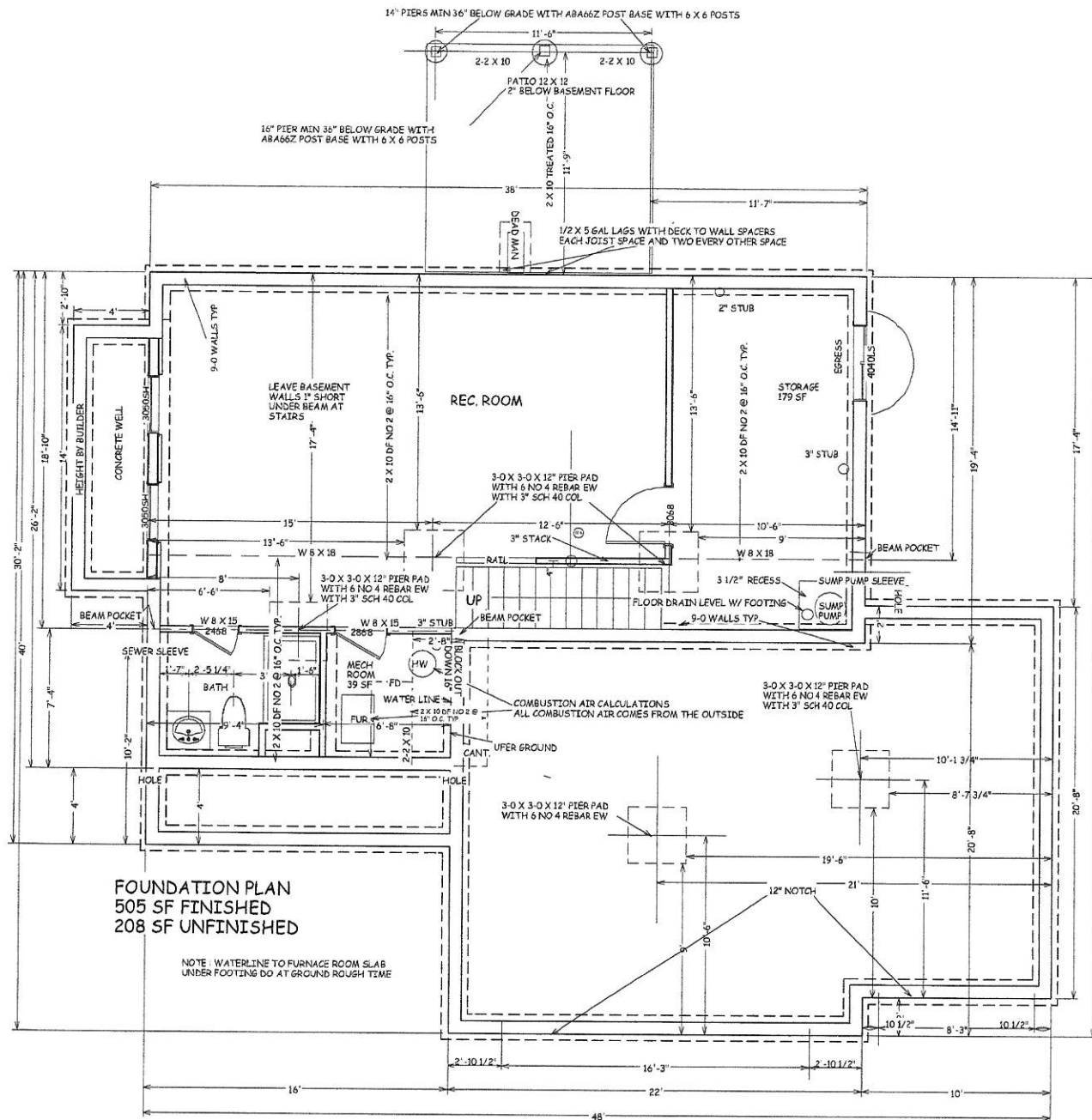
TRUMARK HOMES
SPRINGBROOK
LOT 145 HIGHLAND
MEADOWS
2786 SW 12 ST
LEE SUMMIT MO

SCALE
1/4" = 1'-0"

DATE
9-23-24

PLAN NO.
4303

SHEET NO.
1 OF 6



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LEERHOAD@GMAIL.COM

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TRUMARK HOMES
SPRINGBROOK
LOT 145 HIGHLAND
MEADOWS
2706 SW 12 ST
LEE SUMMIT MO

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TRUMARK HOMES
SPRINGBROOK
LOT 145 HIGHLAND
MEADOWS
2786 SW 12 ST
LEE SUMMIT MO

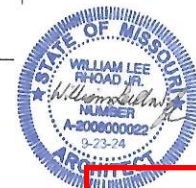
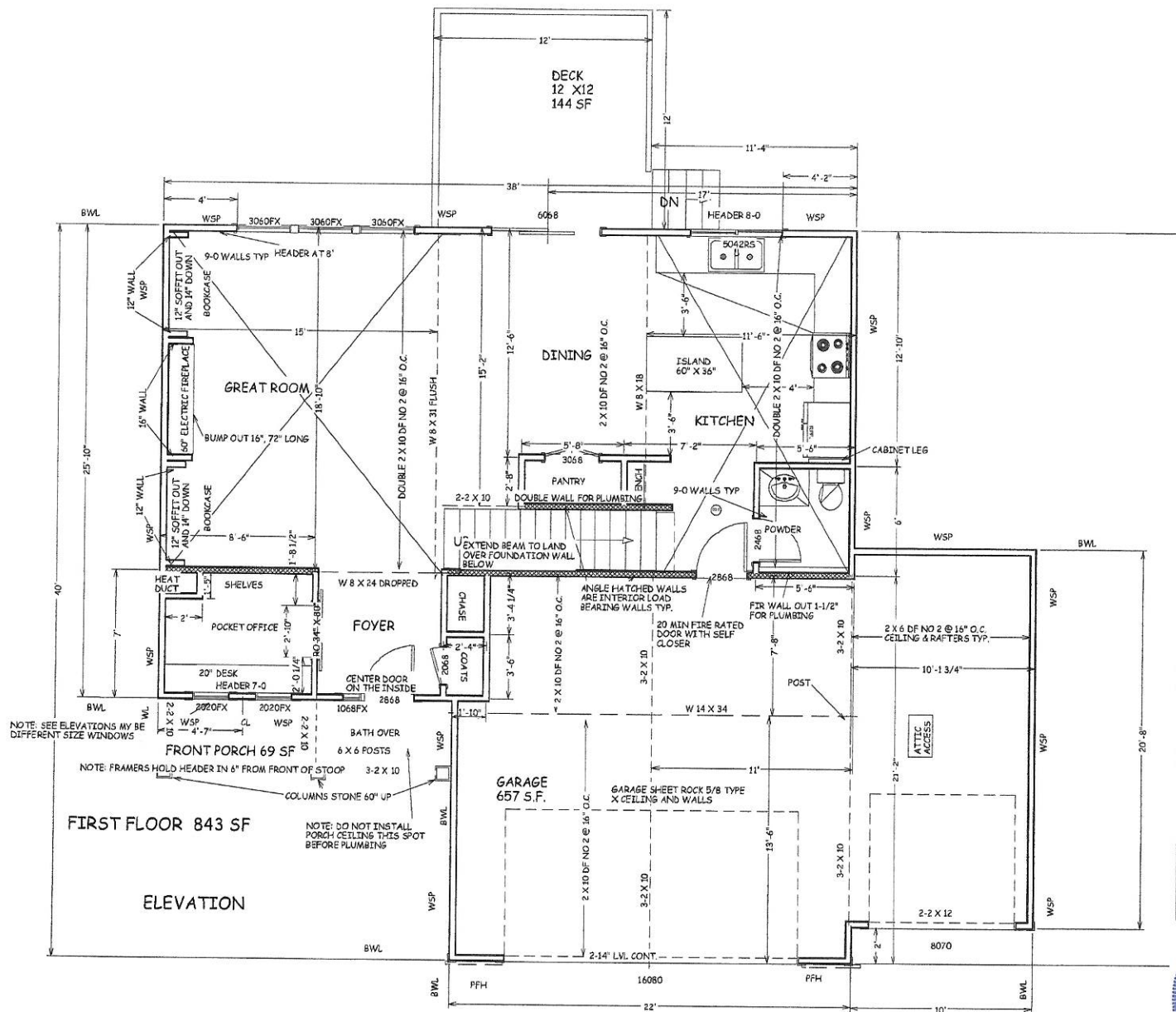
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SECOND FLOOR
1178 S.F.

ALL WINDOW HEADERS THIS FLOOR 6-8

The floor plan includes the following rooms and features:

- MASTER BEDROOM:** Features a large window with a 2-2 X 12 header, a 2 X 6 DF NO 2 @ 16" O.C. ceiling, and a 2-2 X 12 wall. It includes a sitting area and a closet.
- M. BATH:** Includes a free standing tub, a toilet room, and a 36 X 48 fiberglass shower.
- BEDROOM 4:** Features a 2 X 6 DF NO 2 @ 16" O.C. ceiling and rafters, a 2-2 X 12 wall, and a 2-2 X 12 flush door.
- BEDROOM 3:** Features a 2 X 6 DF NO 2 @ 16" O.C. ceiling and rafters, a 2-2 X 12 wall, and a 2-2 X 12 flush door.
- BEDROOM 2:** Features a 2 X 6 DF NO 2 @ 16" O.C. ceiling and rafters, a 2-2 X 12 wall, and a 2-2 X 12 flush door.
- BATH:** Includes a toilet, a sink, and a bathtub.
- LAUNDRY:** Includes a cabinet, a washer (W), and a dryer (D).
- CLOSET:** Multiple closets are shown throughout the plan.
- STAIRS:** A central staircase with a railing and a door (DN) leading down.
- Structural Details:** The plan includes various structural elements such as 2-2 X 12 headers, 2 X 6 DF NO 2 @ 16" O.C. ceilings, and 2-2 X 12 walls. It also shows a 36 X 48 fiberglass shower, a free standing tub, and a toilet room.

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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

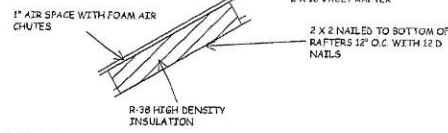
BASEMENT WALLS R-13 CAVITY OR R-10 CONTINUOUS

SLABS SHALL BE R-10 FOR A DEPTH OF 2 FOOT

A WINDOW U FACTOR OF .35 OR BETTER

DUCTWORK NEEDS TO HAVE ANR-8 VALUE

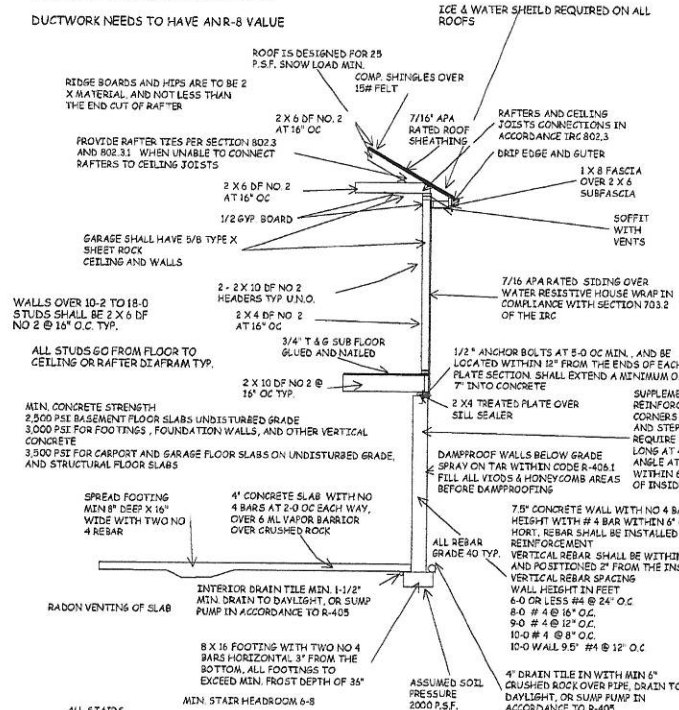
VAULT INSULATION DETAIL



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

ALL PLUMBING IF EXISTING SHALL BE CAPED
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 SEPARATION 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 319
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 HEAT 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 N1102.4.1.3 N1103.2.3
12. LIGHTING FIXTURES PENETRATING THE THERMAL ENVELOPE (E.G.
CANN LIGHTS IN ATTIC) SHALL BE TC- RATED, LEAKAGE- RATED AND
SEALED TO THE Gypsum WALLBOARD N1102.4.4
13. PROGRAMMABLE THERMOSTAT REQUIRED N1103.1.1
14. ATR 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 ATR HANDLING SYSTEM SHALL NOT SERVE BOTH THE LIVING
SPACE AND THE GARAGE M1501.6
21. A CONCRETE- ENCASED GROUNDING ELECTRODE ("UPPER" GROUND)
CONNECTION SHALL BE PROVIDED TO THE ELECTRICAL SERVICE E3608.1
22. COMPLIANCE WITH THE REQUIREMENT AND SHOW CONNECTION AS
NEEDED FOR ROOF, REAR, TRUS, RAFTER, AND OTHER CONNECTION FOR
UPLEFT PER IRC 802.11. ALL RAFTERS BE IN COMPLIANCE WITH IRC 802.11
AMENDED RAYMORE CODE



TYPICAL WALL SECTION

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 30 INCHES ABOVE A
WALKING SURFACE, SAFETY OR TEMPERED GLAZING IS REQUIRED.

WINDOWS ARE TO HAVE FALL
PROTECTION PER IRC 312.2

WINDOW EGRESS
REQUIREMENTS

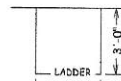
BEDROOM WINDOW EGRESS MINIMUM FOR A DOUBLE HUNG
WINDOW IS 34 INCH CLEAR WIDTH MIN. AND 24 INCH CLEAR
HEIGHT MIN. WITH A CLEAR OPENABLE AREA OF 5.7 SQUARE FEET
MIN.

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.

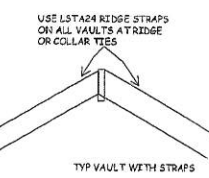
OPENING OF EGRESS WINDOW NOT MORE THAN 42"
FROM THE FLOOR

PIER PADS

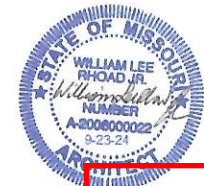
TYP. UNO. 3-0 X 3-0 X 12" FEIR PADS MIN.
WITH #4 REBAR, 6 EACH WAY



EGRESS WINDOW WELL AS NEEDED
PER SECTION 308 WITH 3-0 X 3-0
WITH LADDER.



TYP VAULT WITH STRAPS



11871 SE STATE ROUTE H
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LEERHOAD@GMAIL.COM

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TRUMARK HOMES
SPRINGBROOK
LOT 145 HIGHLAND
MEADOWS
2706 SW 12 ST
LEE SUMMIT MO

SCALE

1/4" = 1-0

DATE

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EXTENT OF MEMBER WITH DOUBLE PORTAL FRAME (1/4" MINIMUM 1/4" MINIMUM)
 EXTENT OF MEMBER WITH SINGLE PORTAL FRAME
 (DO NOT BRIDGE WALL FRAME)

2" MIN. RAISED WIDTH OF OPENING
 FOR EMBED ON DOUBLE PORTAL

MIN. 2" X 1/4" NET HEADER STEEL, HEADER REINFORCED
 BY 1/4" BRIDGE PLATE PLACED ON INSIDE OF HEADERS

JACK-STRAP TO BE ATTACHED TO EACH SIDE OF
 JACK-STRAP OR GALVANIZED FOR HALF IN. GRID
 CENTER IN EACH CASE

HEADERS TO JACK-STRAP PER
 MIN. 2" X 1/4" ON BOTH SIDES OF OPENING
 OPPOSITE SIDE OF HEADERS

MIN. DOUBLE 2" X 1/4" FRAMING CONNECTED WITH MIN.
 TWO WOOD STRUCTURAL NAIL SPACING 16"
 TO 2" X 1/4" WALL FRAMING (STUDS, BLOCKS AND
 SILL JOIST)

MIN. LENGTH OF PANEL PER TABLE SEC. 10.8

MIN. 1/4" X 1/4" STRAP-TYPE HOLD-DOWNS
 FASTENED INTO TO CONCRETE AND NAILED INTO
 FRAMING

MIN. REIN. OR ORIGIN OF FOUNDATION, ONE 6# BAR
 TOP AND BOTTOM OF FOOTING. LAP BARS 12"
 MIN.

MIN. FOOTING REIN. REIN. ORIGIN IS 12" IF TURNED
 DOWN SLAB SHALL BE PERMITTED AT ORIGIN

MIN. 1/4" X 1/4" DIAMETER ANCHOR BOLT FASTENED WITH
 MIN. 1/4" X 1/4" DIAMETER (A) WITH 2" X 1/4" PLATE NAILERS

TENSION STRAP PER
 TABLE SEC. 10.8 (A)
 (CONCRETE)

IF REINFORCED, PANEL
 SPACE EMBED SHALL
 OCCUR OVER AND BE
 NAILED TO COMMON
 JOIST OR STUDS
 IN THE MIDDLE OF THE
 EACH ROW OF 1/4" X 1/4"
 NAILERS IN EACH PANEL EMBED

TYPICAL PORTAL
 FRAME CONSTRUCTION

MIN. DOUBLE 2" X 1/4" PORT
 (WOOD AND JACK STUD)
 NUMBER OF JACK STUDS
 PER TABLE SEC. 10.8 (A)
 (7)

MIN. 100# 1/4" HOLD-DOWN
 DEVICE FASTENED INTO
 CONCRETE AND NAILED INTO
 FRAMING

FRONT ELEVATION

SECTION

4 mm, 1 foot = 304.8 mm.

TABLE RD2-10.5 MINIMUM LENGTH OF BRIDGE RAIL PANELS							
METHOD (See Table RD2-10.4)		MINIMUM LENGTH ^a (feet)				CONTRIBUTING LENGTH (feet)	
		Vest Height					
		4 feet	4 feet 6 inches	5 feet	5 feet 6 inches		
DWB, WSP, SPB, PBS, TCR, HPS, BV-WSP		48	48	48	53	As noted ^a	
CB		48	48	48	53	Discrete tapered = Actual length minus 0.5 x A	
LES		53	62	69	NP	As noted ^a	
ABW	SDC A, H and C, minimum design wind speed < 140 mph	28	32	34	NP	42	
	SDC D, E, and D ₂ , minimum design wind speed < 140 mph	32	32	34	NP	48	
	CS-G	54	27	30	33	36	As noted ^a
CS-WSP, CS-SPB	Adjacent clear opening height (feet)						
	564	24	27	30	33	36	
	68	26	27	30	33	36	
	72	27	27	30	33	36	
	76	30	29	30	33	36	
	80	31	30	30	33	36	
	84	33	32	32	33	36	
	88	38	35	33	33	36	
	92	37	35	35	35	36	
	96	48	41	38	36	36	
	100	—	44	42	38	33	
	104	—	—	40	39	39	
	108	—	54	40	43	41	
	112	—	—	30	45	43	
	116	—	—	35	48	43	
	120	—	—	60	52	48	
124	—	—	—	56	51		
128	—	—	—	61	54		
132	—	—	—	66	58		
136	—	—	—	—	63		
140	—	—	—	—	66		
144	—	—	—	—	72		
METHOD (See Table RD2-10.4)		Panel length (feet)				As noted ^a	
		8 feet	9 feet	10 feet	11 feet		12 feet
PTH	Supporting rail only	16	16	16	Note c	Note c	48
	Supporting one story and road	24	24	24	Note c	Note c	
FPG	Supporting one story and road	24	27	Note d	Note d	Note d	1.5 x Actual
	Supporting one story and road	16	11	20	Note e	Note e	
CS-PP	SDC A, B, and C	16	18	20	Note e	Note e	Actual
	SDC D, E, and D ₂	16	18	20	Note e	Note e	

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

[illegible]

^aPer SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

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