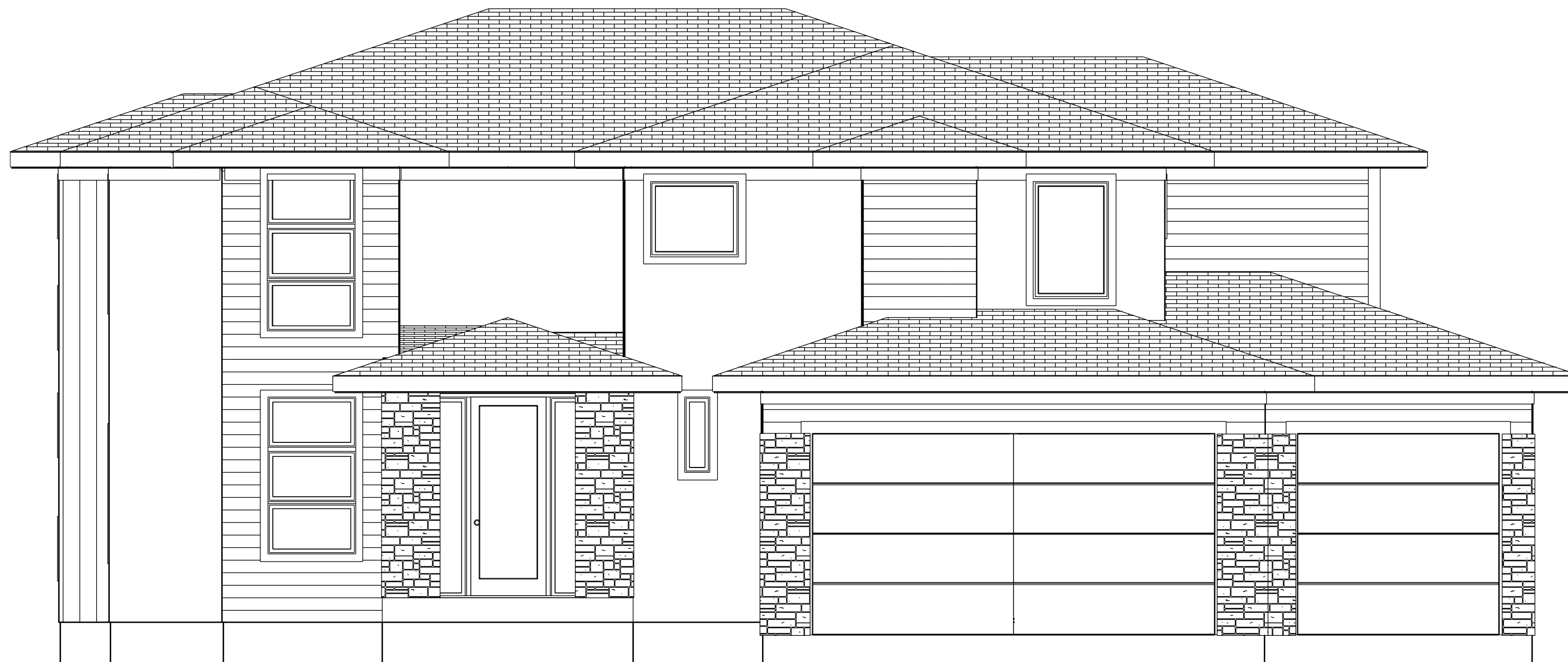
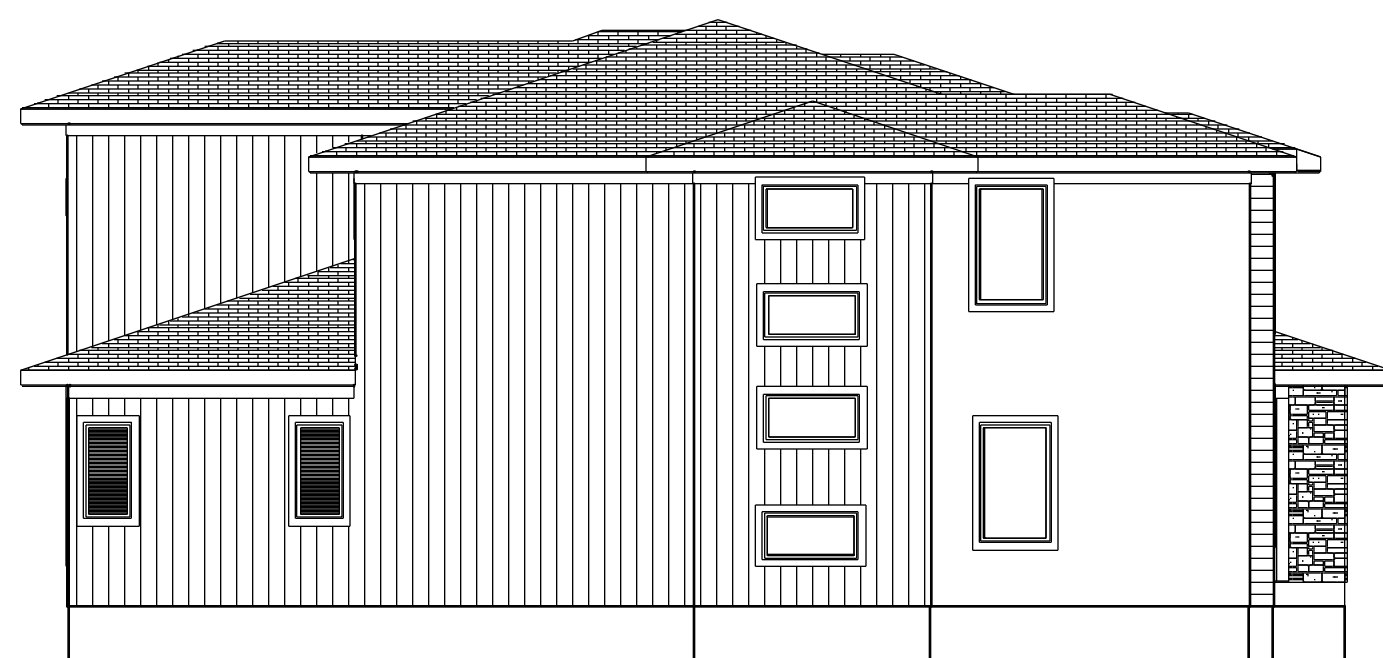


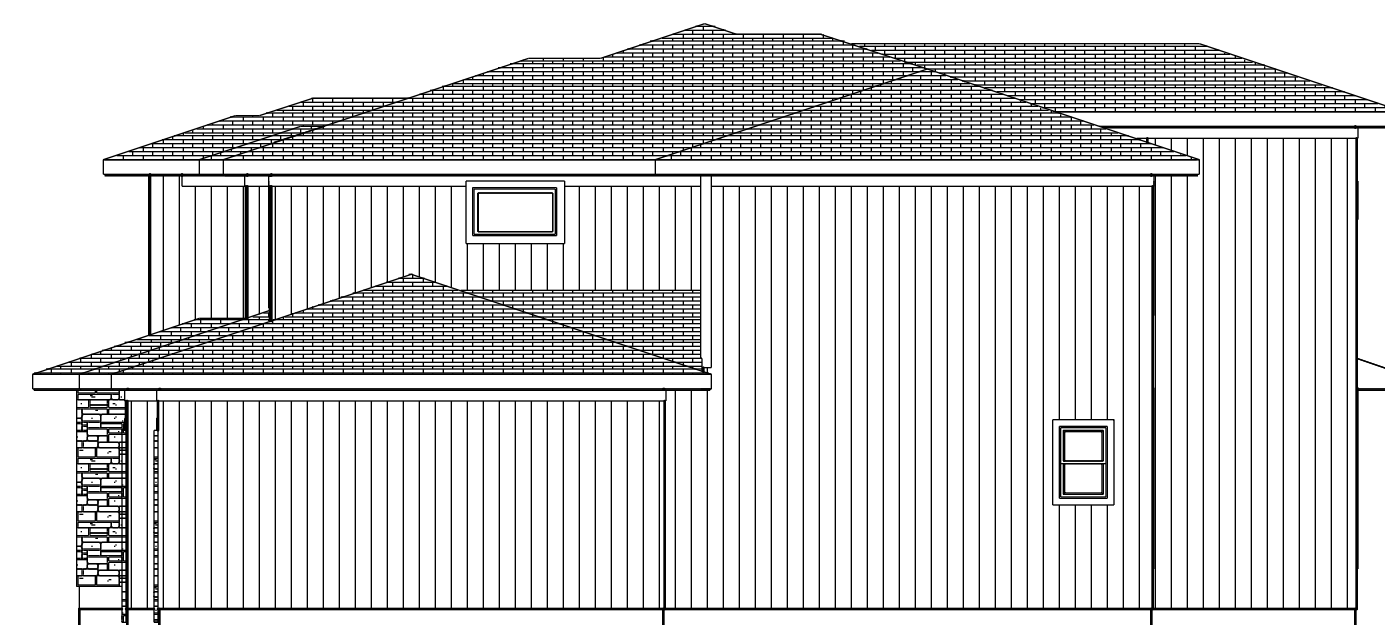


FRONT EL.
STUCCO, STONE, AND LAP



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

3 SIDES LP PANEL SIDING & STUCCO



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



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

RELEASE FOR CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
07/16/2025 8:41:08



7-15-2025

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

JW THOMAS
MONACO
LOT 21 WOODLAND OAKS
2517 NE WOODLAND OAK CIR.
LEE SUMMIT MO

SCALE
1/4" = 1'-0"

DATE
7-15-25

PLAN NO.

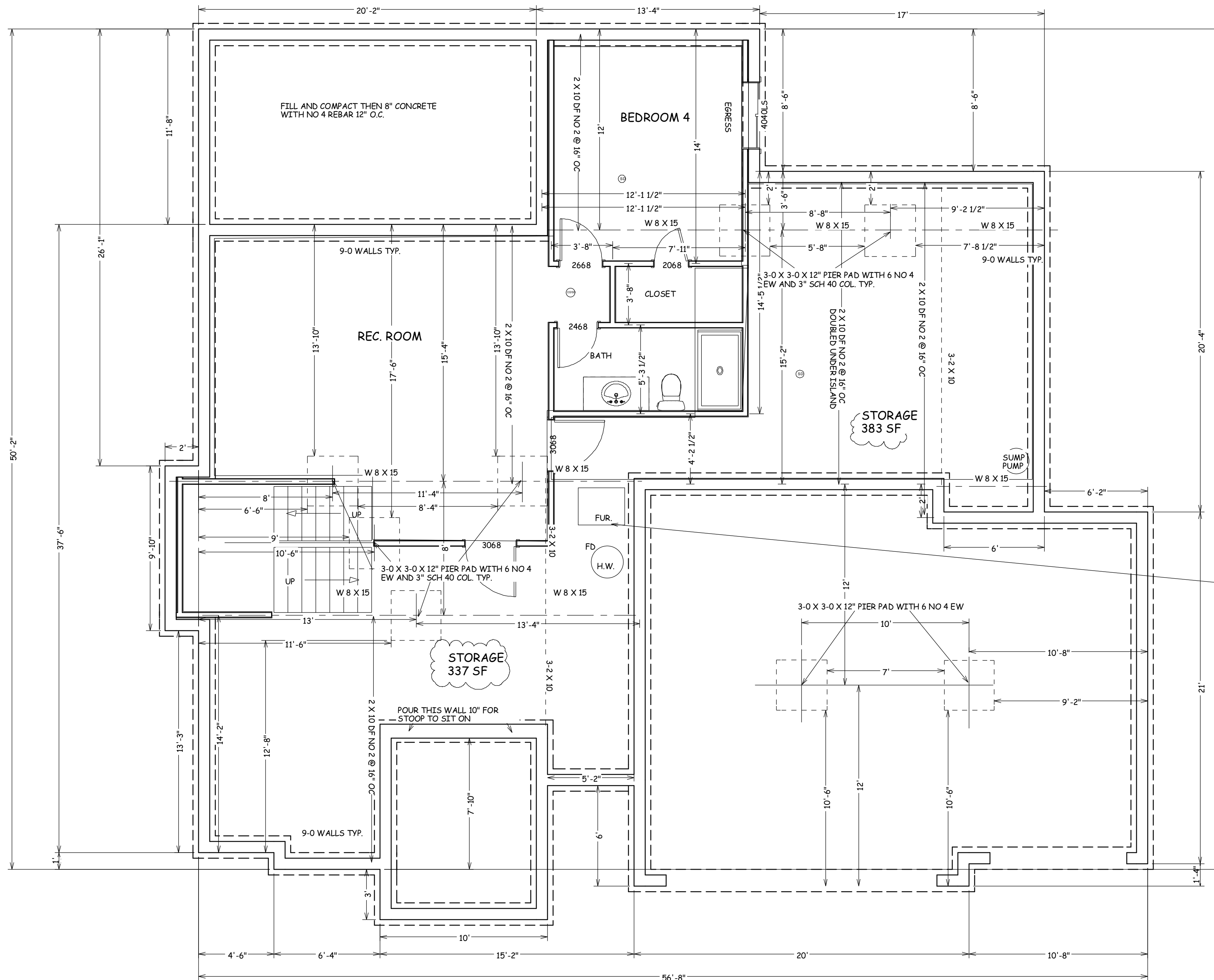
4456

SHEET NO.

1 OF 6

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

W. LEE RHOAD AIA
ARCHITECT



FOUNDATION PLAN
568 SF FINISHED

COMBUSTION AIR CALCULATIONS

INPUT CAPACITY
FURNACE = 100,000 BTU/ HR
H.W. HEATER = 50,000 BTU/ HR
TOTAL = 150,000 BTU/HR

50 CUBIC VOLUME REQ. PER 1,000 BTU/ HR
VOLUME IN UNFINISHED
768 X 9 = 6,912 CU. FT.

SINCE UNFINISHED AREA DOES NOT
PROVIDE SUFFICIENT VOLUME FOR NORMAL
INFILTRATION, INSTALL 2 METAL LOUVER
VENTS IN WALL BETWEEN FAMILY ROOM
AND FURNACE ROOM. ONE VENT SHALL BE @
MIN. WITHIN 12" OF THE TOP OF THE WALL,
AND ONE VENT SHALL COMMENCE WITHIN
12" OF THE BOTTOM OF THE WALL. EACH
VENT SHALL PROVIDE A MINIMUM FREE
AREA OR 150 SQUARE INCHES (1" PER 1,000
BTU/HR) SINCE METAL LOUVERS HAVE 75%
FREE AREA, MINIMUM LOUVER SIZE
REQUIRED = 150/75 = 200 SQ. IN.



7-15-2025

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

JW THOMAS
MONACO
LOT 21 WOODLAND OAKS
2517 NE WOODLAND OAK CIR.
LEE SUMMIT MO

SCALE
1/4" = 1-0

DATE
7-15-25

PLAN NO.

4456

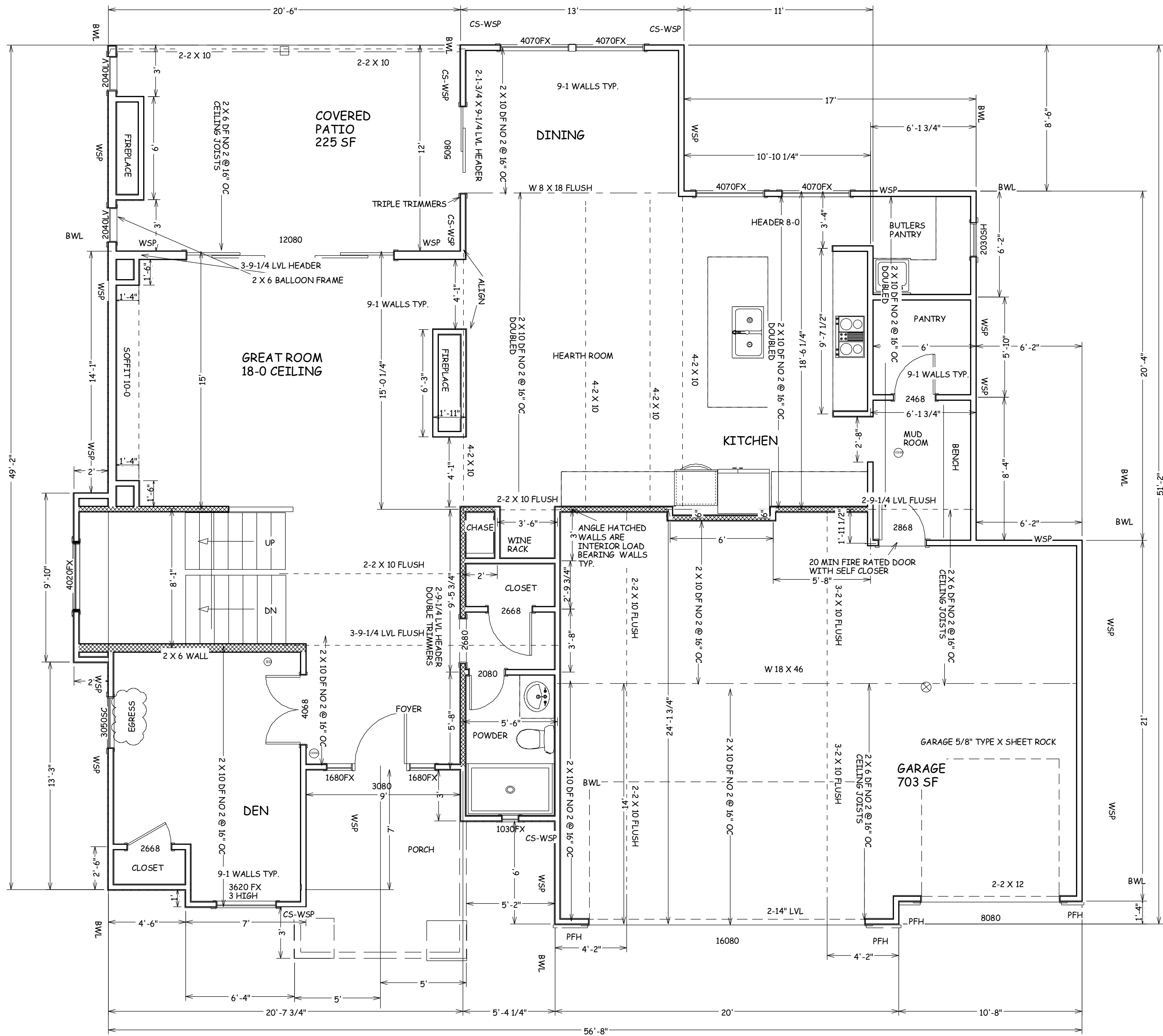
SHEET NO.

2 OF 6

W. LEE RHOD AIA
ARCHITECT

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

RELEASE FOR CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
07/16/2025 8:41:08



MAIN FLOOR
1512 SF



7-15-2025

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.

JW THOMAS
MONACO
LOT 21 WOODLAND OAKS
2517 NE WOODLAND OAK CIR.
LEE SUMMIT MO

SCALE
1/4" = 1-0

DATE
7-15-25

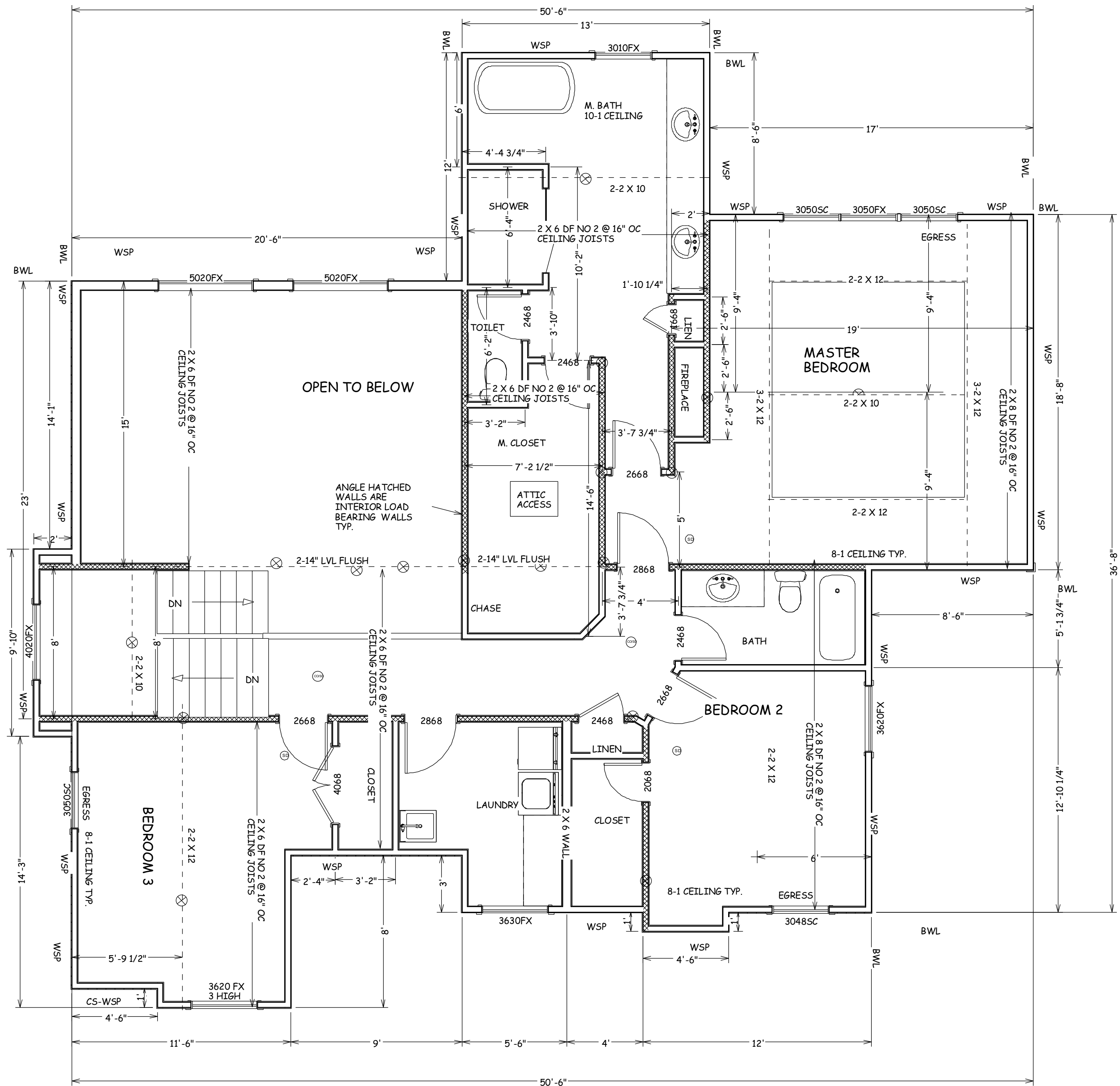
PLAN NO.

4456

SHEET NO.

3 OF 6

RELEASE FOR CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
07/16/2025 8:41:08



SECOND FLOOR
1338 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
MONACO
LOT 21 WOODLAND OAKS
2517 NE WOODLAND OAK CIR.
LEE SUMMIT MO

SCALE
1/4" = 1-0

DATE
7-15-25

PLAN NO.

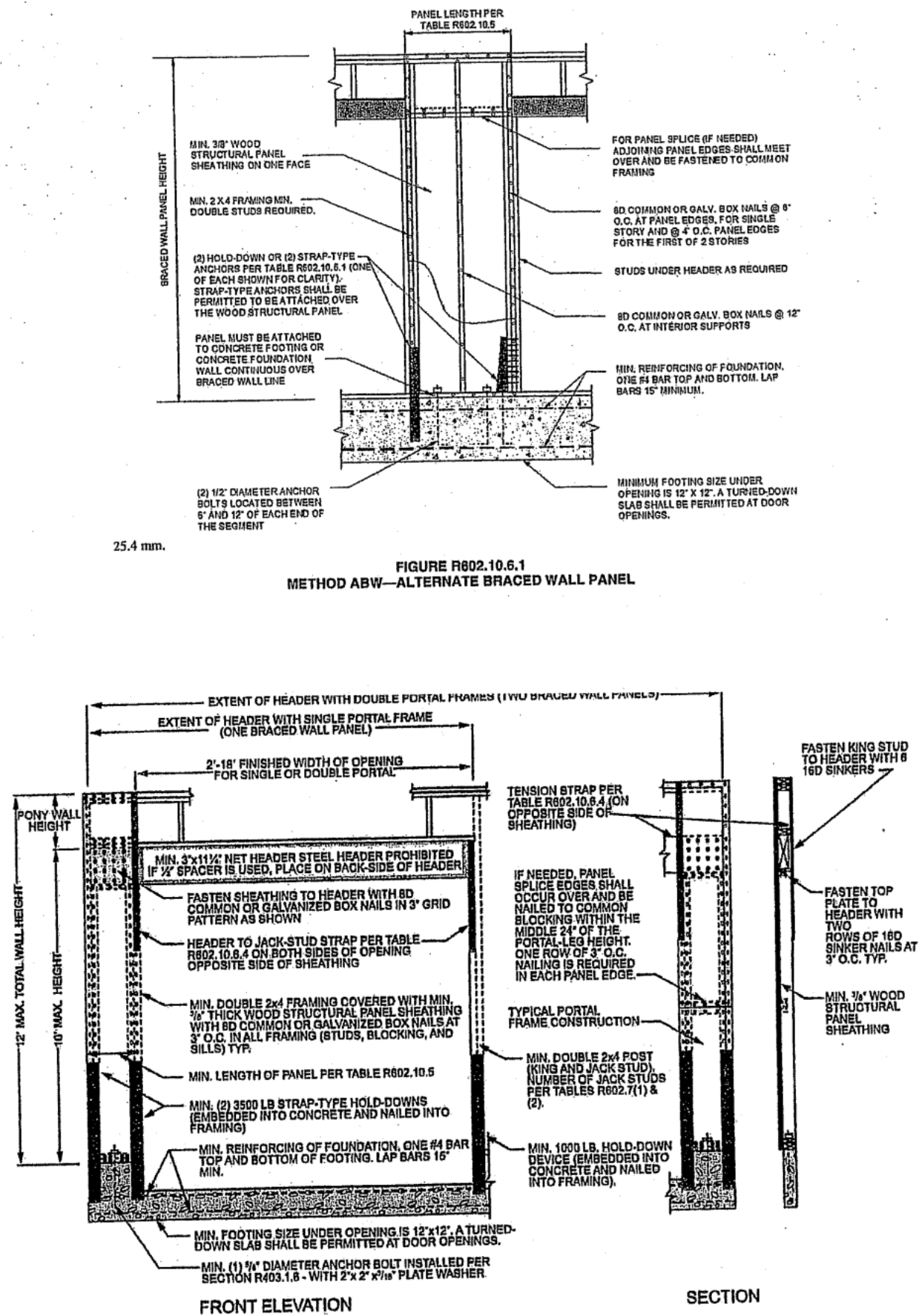
4456

SHEET NO.

4 OF 6

RELEASE FOR CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
07/16/2025 8:41:08

EXPOSURE CATEGORY B 55-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 (feet)	Method LIB ^b	Method GB	Methods DWB, WSP, SFB, FBS, FCP, HFS, BV-WSP, ABW, PFH, PFG, CS-SFB	Methods CS-WSP, CS-Q, CS-PF
≤ 115		10	3.5	3.5	3.5	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



4 mm, 1 foot = 304.8 mm.

FIGURE R602.10.5.2
METHOD PFH—PORTAL FRAME WITH HOLD-DOWNS

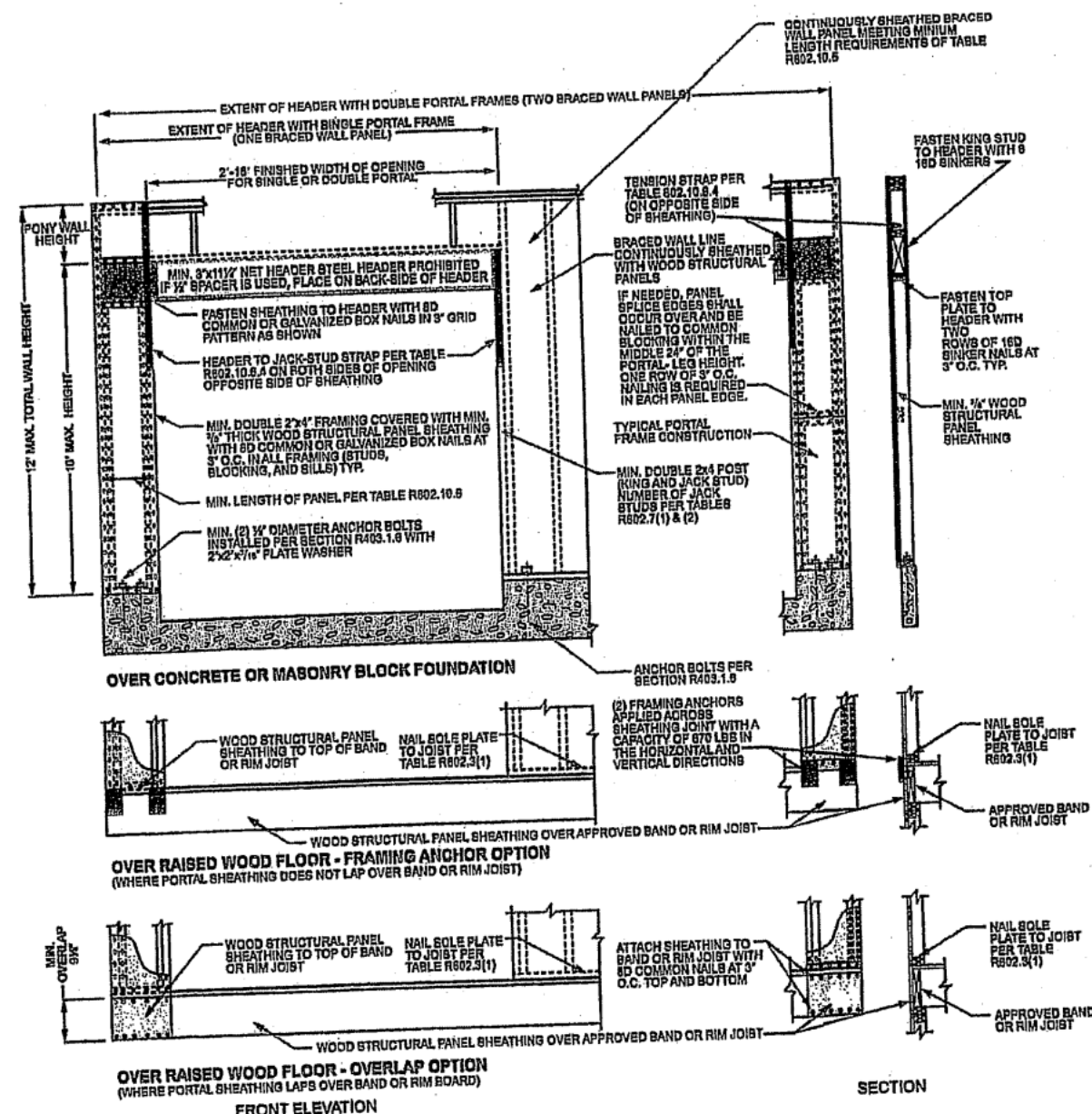
METHODS, MATERIAL	MINIMUM THICKNESS	FIGURE	CONNECTION CRITERIA ^a
LIB Lat-in-bracing	1 x 4 wood or approved metal straps at 45° to 60° angles for maximum 16" stud spacing		Fasteners: Wood: 2-8d common nails or 3-8d (2 1/2" long x 0.113" dia.) nails Metal strap: per manufacturer Spacing: Wood: per stud 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 1/4" long staples
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)
BV-WSP Wood structural panels with stone or masonry veneer (See Section R602.10.6.5)	3/4"	See Figure R602.10.6.5	8d common (2 1/2" x 0.131") nails
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 1/4" 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)	1/2" or 3/4" for maximum 16" stud spacing		For 1/2", 6d common (2" long x 0.113" dia.) nails For 3/4", 8d common (2 1/2" long x 0.131" dia.) nails
FCP 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	1/4" 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	3/4"		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	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, E and F, ultimate design wind speed < 140 mph	32	32	34	NP	NP
CS-Q	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					CONTRIBUTING LENGTH (Inches)
	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, E and F	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 when 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 ^a
FFH Portal frame with hold-downs	3/4"		See Section R602.10.6.2
PFG Portal frame at garage	3/4"		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)
CS-Q ^b Continuously sheathed wood structural panel adjacent to garage opening	3/4"		See Method CS-WSP
CS-TP Continuously sheathed portal frame	3/4"		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 = 47.88 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, D₁, and D₂.
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, D₁, and D₂ roof covering dead load shall not exceed 3 psf.
c. Garage openings adjacent to a Method CS-Q 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-Q panel.
d. Method CS-SFB does not apply in Seismic Design Categories D_s, D₁, and D₂.
e. Method applies to detached one- and two-family dwellings in Seismic Design Categories D_s through D₂ only.



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

FIGURE R602.10.5.4
METHOD CS-PF—CONTINUOUSLY SHEATHED PORTAL FRAME PANEL CONSTRUCTION



7-15-2025

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
MONACO
LOT 21 WOODLAND OAKS
2517 NE WOODLAND OAK CIR.
LEE SUMMIT MO

SCALE
1/4" = 1-0

DATE
7-15-25

PLAN NO.

4456

SHEET NO.

6 OF 6

RELEASE FOR CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
07/16/2025 8:41:08