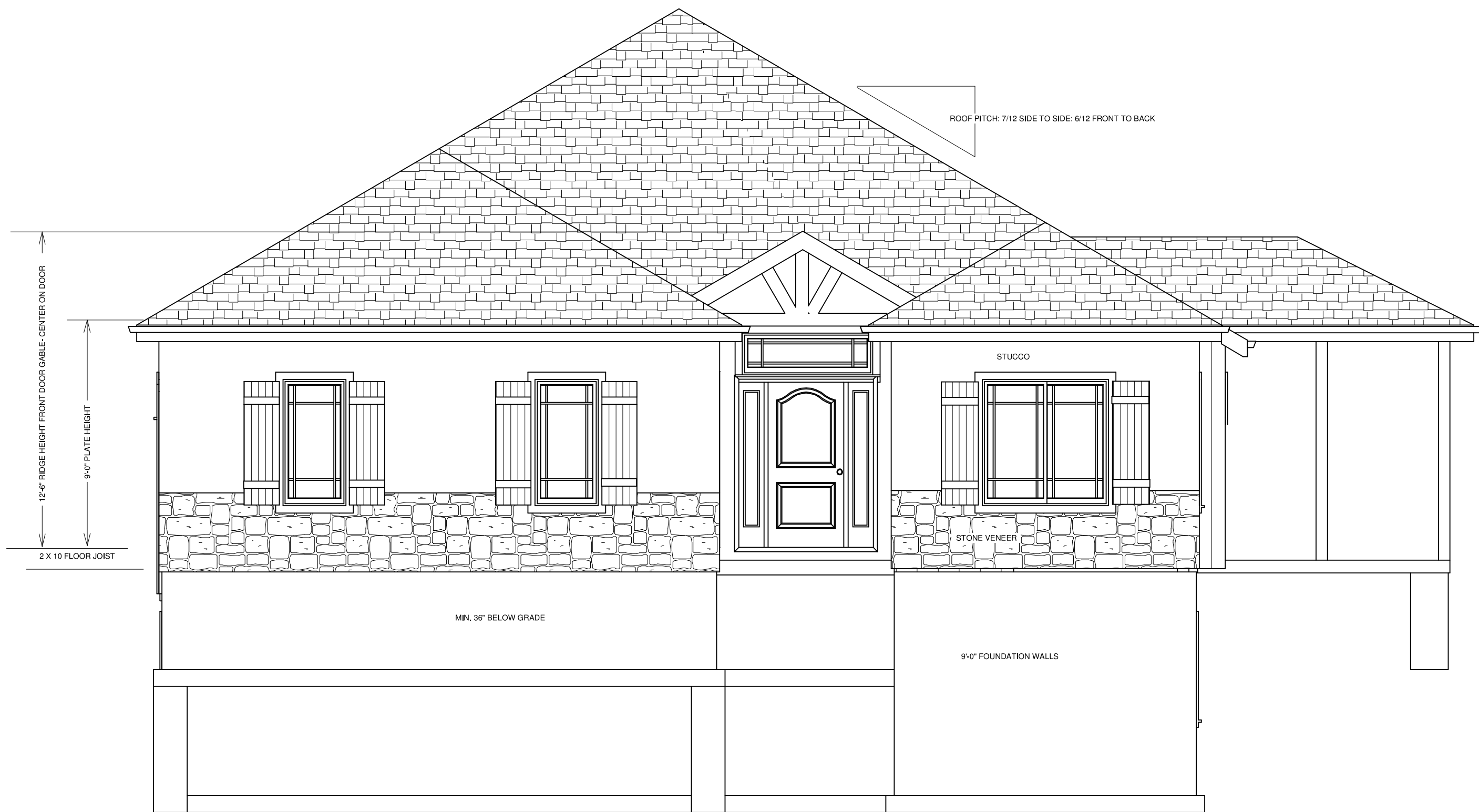


PLANS AND CONSTRUCTION TO BE IN
ACCORDANCE WITH 2018 IRC AS ADOPTED
BY THE CITY OF LEE'S SUMMIT, MO



ROOF PITCH: 7:12 SIDE TO SIDE; 6:12 FRONT TO BACK
12' GUTTERS
8" FASCIA
6" RAKES
HOUSE SQ. FT.
MAIN LEVEL: 1730 SQ. FT.
LOWER LEVEL FINISH: 1175 SQ. FT.
GARAGE: 680 SQ. FT.
PATIO: 120 SQ. FT.

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MECHANICAL SYSTEM CODE: SEC M201
PLUMBING SYSTEM CODE: SEC P2501

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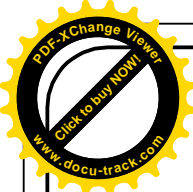
ELEVATIONS
SCALE: 1/4" = 1'-0"

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RELEASE FOR
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AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
05/05/2021

1121 NE Goshen Ct
LEE'S SUMMIT, MO



Combustion Air Calculations

92% Efficient Furnace so Combustion Air Calculations are not applicable.

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 WITH AIR INFILTRATION AT A RATE OF LESS THAN 3 AIR CHANGES PER HOUR (AT ACH50 STANDARD O R303.4
3. CARBON MONOXIDE DETECTORS REQUIRED 9 R3150
4. STEEL COLUMNS SHALL BE MINIMUM SCHEDULE 40 R407.3
5. DECK LEDGER ATTACHMENT TO HOUSE SHALL BE PER TABLES 507.2 AND 507.2.1
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 HEIGHT 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 N1103.2.3
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 (UNLESS THE REQUIRED INSULATION AND AIR BARRIER ARE MAINTAINED) IRC M1601.1.1, #7.5
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 REQUIRMENT AND SHOW CONNECTION AS NEEDED FOR ROOF BEAM, TRUS, RAFTER, AND GIRDER CONNECTION FOR UPLIFT PER IRC 802.11

CONCRETE

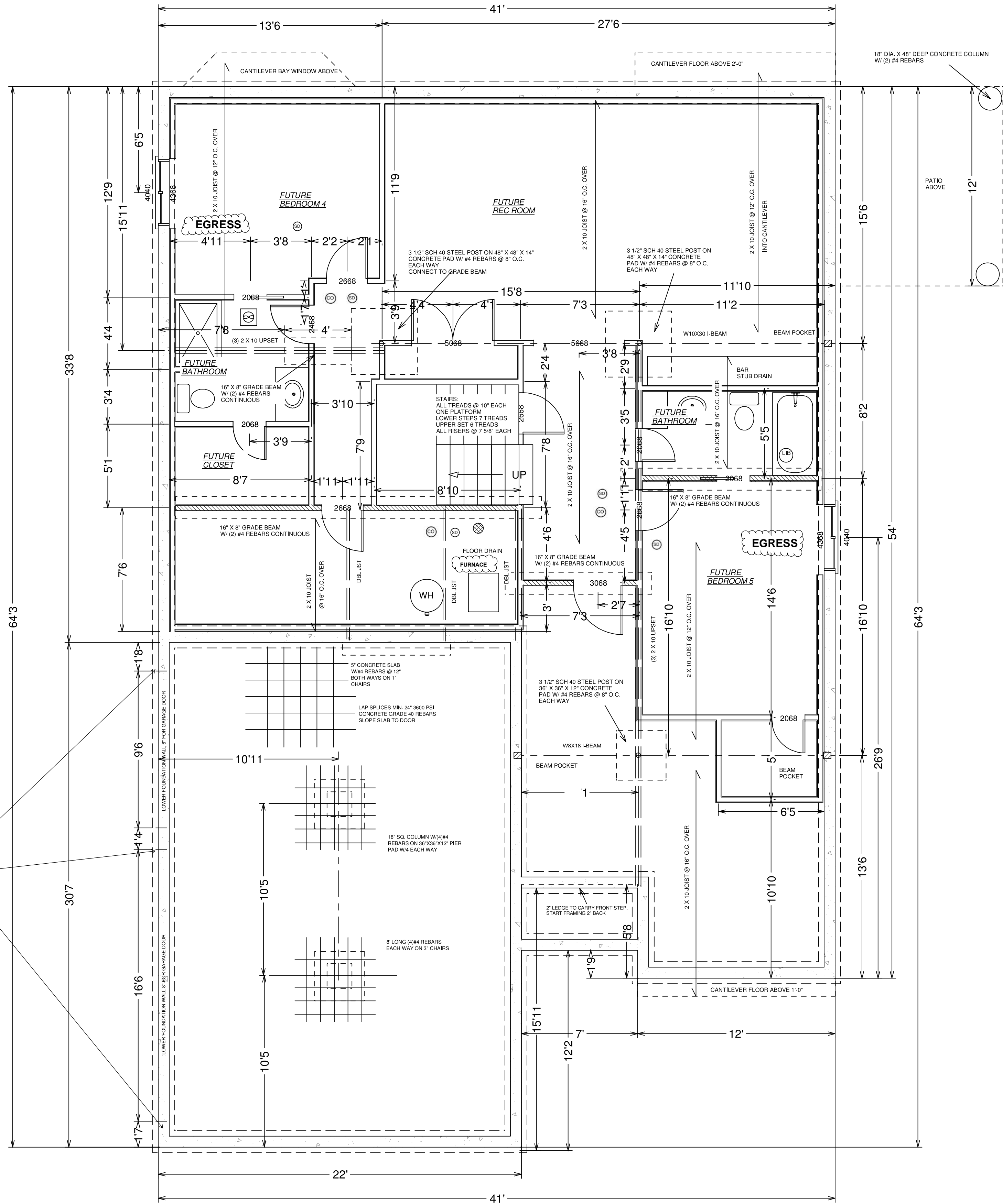
Concrete strength shall comply with the following minimum strength requirements at 28 days [IRC R402.2]:

- 2,500 psi for basements floor slabs on undisturbed grade.
- 3,000 psi for footings, foundation walls, and other vertical concrete.
- 3,500 psi for carport and garage floor slabs on undisturbed grade.
- 3,500 psi for structural floor slabs.

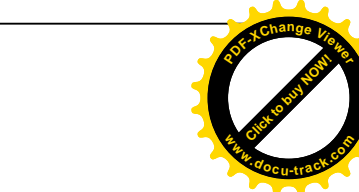
Concrete shall be 6% (+/- 1%) air-entrained for garage slabs and for all locations footings, walls or flatwork where exposed to weather. Rebar shall be minimum 40 ksi unless noted otherwise.

1. 8" X 9'-0" CONCRETE WALLS W/ #4 BARS HORIZONTAL AND #4 BARS VERTICAL @ 24" O.C. ON 16" X 8" CONCRETE FOOTING W/2 #4 BARS CONTINUOUS.
2. WALK-OUT- 2X4 STUDS @ 16" O.C. ON 8" X 36" CONCRETE WALL ON 16" X 8" CONCRETE FOOTING.
3. FOUNDATION DESIGNED FOR 1500 PSF BEARING.
4. COLUMN FOOTING 12" THICK W/4 BARS @ 6" O.C. EACH WAY.
5. BOTTOM OF FOOTING MIN. 36" BELOW FINISHED GRADE.
6. FOUNDATION DIMENSIONS DO NOT ALLOW FOR STONE SHELF

MIN. (2) 4280 LB STRAP-TYPE HOLD-DOWNS (EMBEDDED INTO CONCRETE AND NAILED INTO FRAMING)



1121 NE Goshen Ct
LEE'S SUMMIT, MO



To the best of my knowledge these plans are drawn to comply with all applicable codes and regulations. I am not responsible for any errors or omissions in these plans. Any changes made on these plans after they are issued are the responsibility of the client. The contractor shall verify all dimensions and details shown on these plans. While every effort has been made in the preparation of this plan to avoid mistakes, the user must check all dimensions and other details prior to construction and be solely responsible therefor.

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FOUNDATION

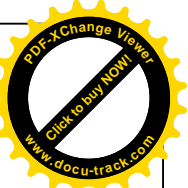
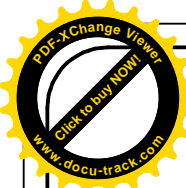
SCALE: 1/4" = 1'-0"

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DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI

05/05/2021



- 2 X 10 FLOOR JOIST AS PER LAYOUT
- FLOOR LOAD 40 PSF LL + 10 PSF DL
- ALL BEARING POINTS TO HAVE SOLID BLOCKING TO BEARING BELOW
- INTERIOR AND EXTERIOR WALLS TO BE 2X4 STUD GRADE @ 16" O.C.
- WALLS OVER 10'-0" TO HAVE SOLID BLOCKING @ MIDSPAN OR 8'-0" MAX.
- EXTERIOR WALL INSULATION TO BE R-13
- MULTI HEADERS AND JOIST TO BE GLUED AND NAILED @ 12" O.C. STAGGERED
- FLOOR TO BE NAILED AND GLUED PER APA SPEC
- 9'-0" WALLS UNLESS NOTED
- WINDOW HEADER HEIGHT @ 8'-0" ABOVE SUBFLOOR
- ALL INTERIOR DOORS AND OPENINGS 6'-8"

ELECTRICAL:

200 AMP ELECTRICAL SERVICE
COPPER WIRING USED THROUGHOUT

BRANCH CIRCUIT FOR HEATING: CENTRAL HEATING EQUIPMENT OTHER THAN
FIXED ELECTRICAL SPACE HEATERS BE SUPPLIED BY AN INDIVIDUAL BRANCH
CIRCUIT.

KITCHEN AND DINING RECEPTACLES: A MINIMUM OF TWO 20- AMPERE- RATED
BRANCH CIRCUITS SHALL BE PROVIDED TO SERVE RECEPTACLES LOCATED IN
KITCHEN, PANTRY, BREAKFAST AREA AND DINING AREA. THE KITCHEN
COUNTERTOP RECEPTACLES SHALL BE SERVED BY A MINIMUM OF TWO 20-
AMPERE- RATED BRANCH CIRCUITS, EITHER OR BOTH OF WHICH SHALL ALSO
BE PERMITTED TO SUPPLY OTHER RECEPTACLE OUTLETS IN THE KITCHEN,
PANTRY, BREAKFAST AREA AND DINING AREA.

LAUNDRY CIRCUIT: A MINIMUM OF ONE 20- AMPERE- RATED BRANCH CIRCUIT
SHALL BE PROVIDED FOR RECEPTACLE LOCATED IN THE LAUNDRY AREA AND
SHALL SERVE ONLY RECEPTACLE OUTLETS LOCATED IN THE LAUNDRY AREA.

BATHROOM BRANCH CIRCUITS: A MINIMUM OF ONE 20- AMPERE BRANCH
CIRCUIT SHALL BE PROVIDED TO SUPPLY THE BATHROOM RECEPTACLE
OUTLETS. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS. EXCEPTION:
WHERE THE 20- AMPERE CIRCUIT SUPPLIES A SINGLE BATHROOM, OUTLETS
FOR OTHER EQUIPMENT WITHIN THE SAME BATHROOM SHALL BE PERMITTED
TO BE SUPPLIED IN ACCORDANCE WITH SECTION E3602.

NUMBER OF BRANCH CIRCUITS: THE MINIMUM NUMBER OF BRANCH CIRCUITS
SHALL BE DETERMINED FROM THE TOTAL COMPUTED LOAD AND THE SIZE OR
RATING OF THE CIRCUITS USED. THE NUMBER OF CIRCUITS SHALL BE
SUFFICIENT TO SUPPLY THE LOAD DERIVED. IN NO CASE SHALL THE LOAD ON
ANY CIRCUIT EXCEED THE MAXIMUM SPECIFIED BY SECTION E3602.

BRANCH CIRCUIT LOAD PROPORTIONING: WHERE THE BRANCH CIRCUIT LOAD IS
COMPUTED ON A VOLT- AMPERES- PER- SQUARE- FOOT BASIS, THE WIRING
SYSTEM SHALL HAVE THE CAPACITY TO SERVE NOT LESS THAN THE
CALCULATED LOAD. THIS LOAD SHALL BE EVENLY PROPORTIONED AMONG
MULTIOUTLETS BRANCH CIRCUITS.

CIRCUIT CONDUCTORS: ALL CONDUCTORS OF A CIRCUIT, INCLUDING
EQUIPMENT GROUNDING CONDUCTORS, SHALL BE CONTAINED IN THE SAME
RACEWAY, TRUNK, CABLE OR CORD.

BATHROOM EXHAUST FAN:



SMOKE DETECTORS SHOWN ON PLAN AND AS REQUIRED BY CODE:



WSP METHOD 3 (7/18 APA)
W/ BRACE LENGTH

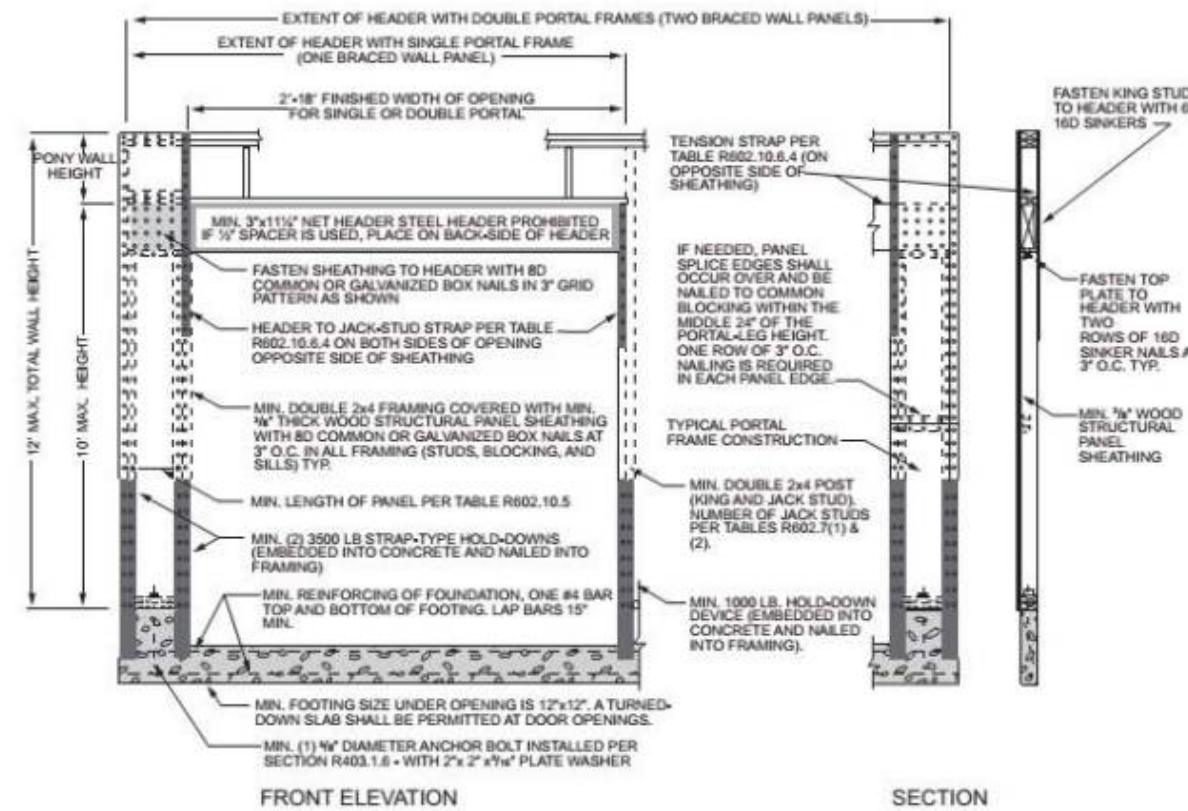
LET IN BRACE

CARBON MONOXIDE DETECTOR

TABLE N1102.1(1) ALTERNATE INSULATION VALUES			
CEILING R-VALUE	R-49	EXTERIOR WALL	R-13
CATHEDRAL CEILING R-VALUE	R-30	CRAWL SPACE WALL	R-19
FLOOR OVER UNHEATED SPACE	R-19	GLAZING	< 0.40
FLOOR OVER OUTSIDE AIR	R-30	N/A	
DUCTS OUTSIDE OF THE CONDITIONED SPACE	SUPPLY AND RETURN IN FLOOR AND CEILING ASSEMBLY		R-8
BASEMENT WALL	R-13 INSULATION CONCRETE WALLS ADJACENT TO FINISHED SPACE		
ON GRADE TRENCH FOOTING	R-10, R-15 FOR HEATED SLAB		

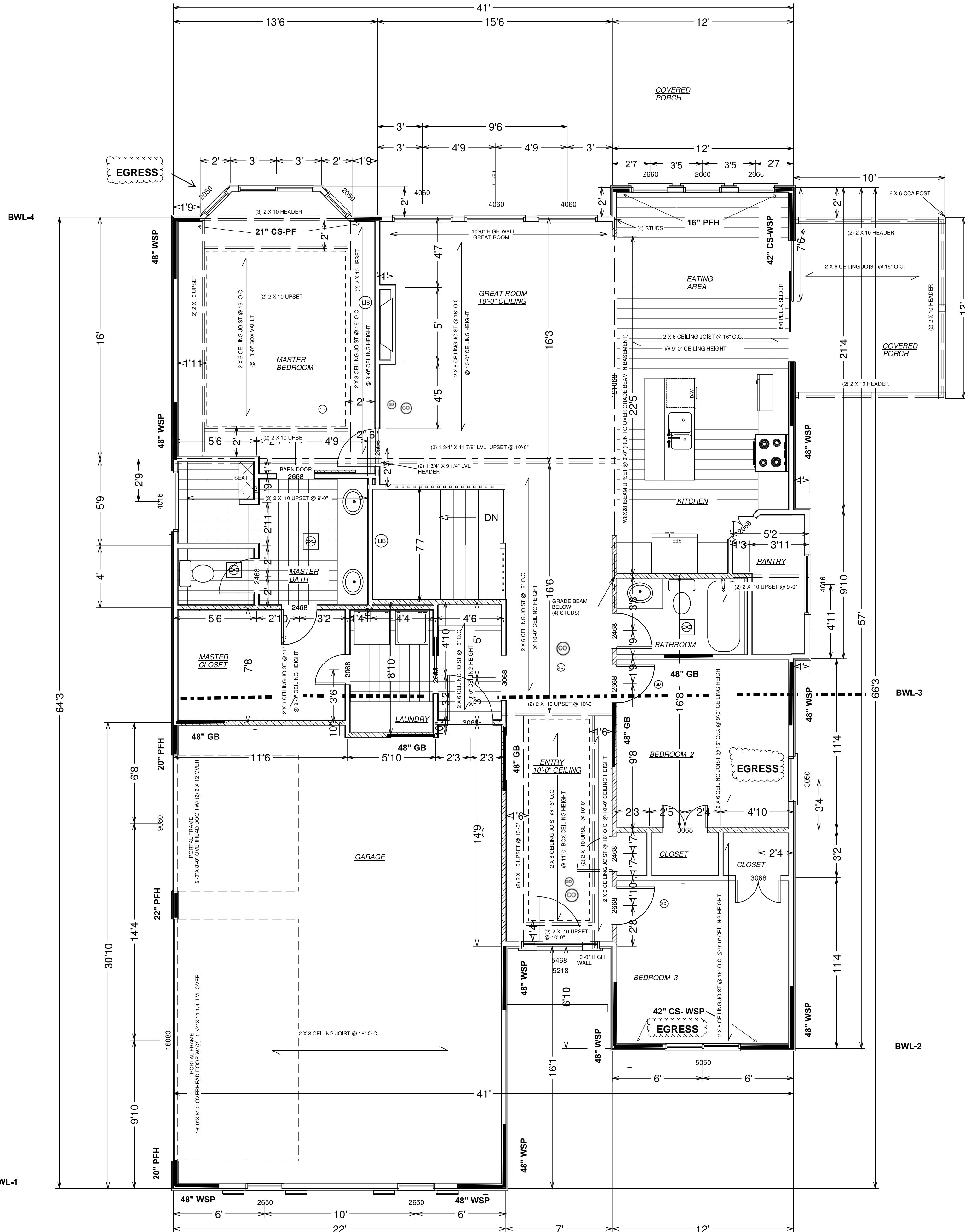
ALL CEILING AND FLOOR JOIST #2 HEM-FIR OR BETTER

THE BUILDING THERMAL ENVELOPE WILL BE SEALED
RECESSED CAN LIGHTING SHALL BE SEALED TO PREVENT LEAKAGE
BETWEEN CONDITIONED AND UNCONDITIONED SPACES
HVAC DUCTS TO BE SEALED



2018 IRC PFH DETAIL

BWL-1



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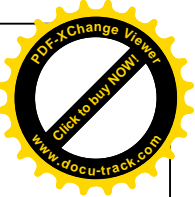
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FIRST FLOOR
SCALE: 1/4" = 1'-0"

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Where ceiling joists are not connected to the rafters at the top wall plate, joists connected higher in the attic shall be installed as rafter ties, or rafter ties shall be installed to provide a continuous tie. **Where ceiling joists are not parallel to rafters, rafter ties shall be installed.** Rafter ties shall be a minimum of 2 inches by 4 inches installed in accordance with the connection requirements in Table R802.5.1(9), or connections of equivalent capacities shall be provided. Where ceiling joists or rafter ties are not provided, the rafter formed by these rafters shall be supported by a wall or girder designed in accordance with accepted engineering practice. Collar ties or ridge straps to resist wind uplift shall be connected in the upper third of the attic space in accordance with Table R602.3(1). Collar ties shall be a minimum of 1 inch by 4 inches (nominal) spaced not more than 4 feet on center.

GENERAL NOTES:

ROOF PITCHES: 6/12 FRONT TO BACK; 7/12 SIDE TO SIDE
12" SOFFITS
6" RAKES
8" FASCIA

1. RAFTER SPANS MEASURED ON HORIZONTAL PROJECTION.
2. BRACE RAFTERS TO BEARING WALLS, LEGS @ MIN. 45 DEGREE ANGLE FROM HORIZ.
3. PURLINS TO BE PERPENDICULAR TO RAFTERS.
4. ROOF LOADING:
 SNOW LOAD=20 PSF
 DEAD LOAD=7 PSF
5. COMPOSITION SHINGLE ROOFING

MAXIMUM RAFTER SPANS: 16" O.C.
2 X 6 DF.L. #3 = 10'-10"
2 X 6 DF.L. #2 = 14'-2"

NOTES:

ALL RAFTERS MIN. #2- 2 X 6 @ 16" OC UNLESS OTHERWISE NOTED

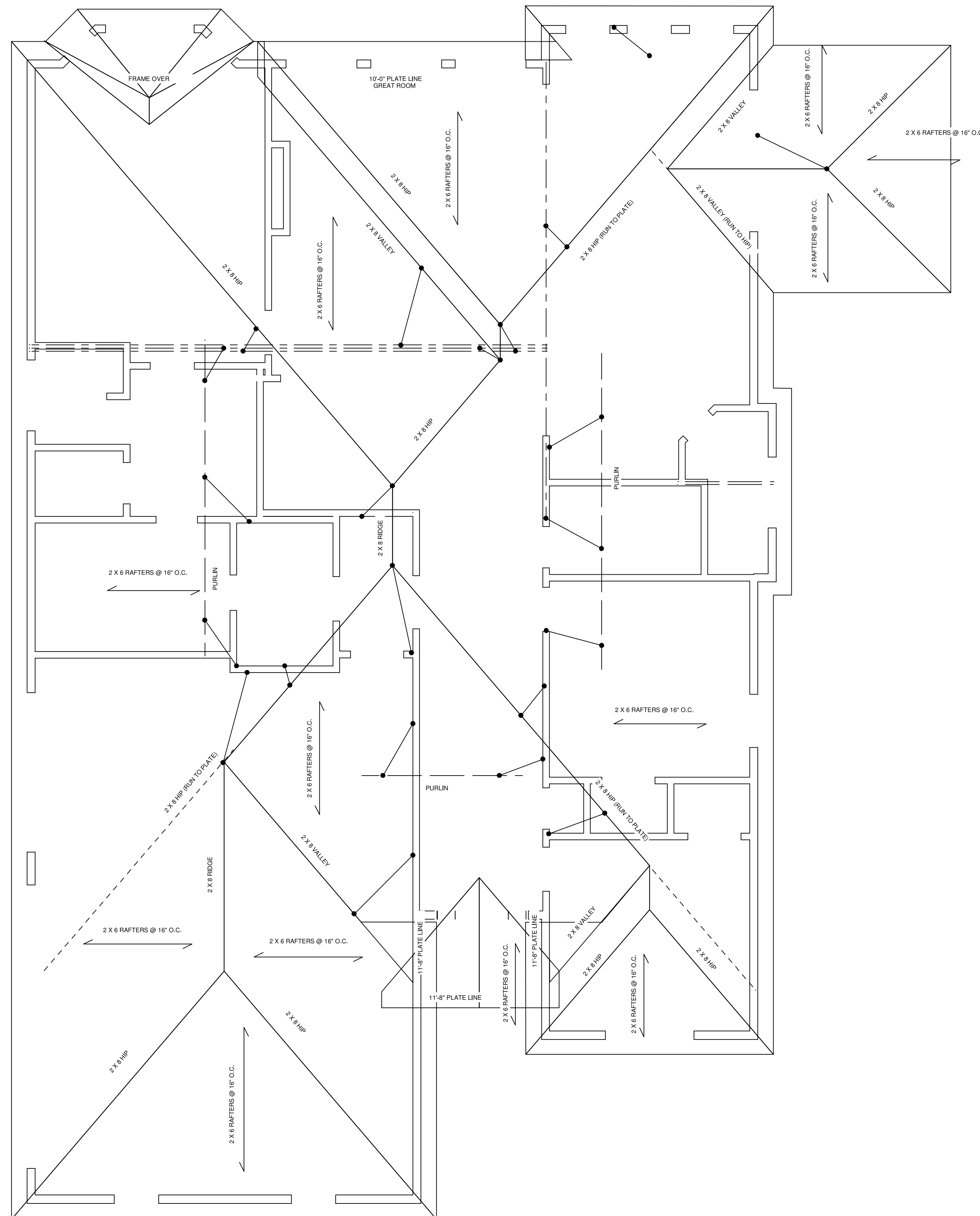
ALL RIDGES, HIPS AND VALLEYS NOT MARKED SHALL BE (1) NOMINAL SIZE LARGER THAN THE INTERSECTING RAFTERS

STRUTS TO BE STUD GRADE 2 X 4 WITH MAXIMUM UNBRACED LENGTH OF 8'-0" AND AT AN 45 DEGREE W/ HORIZONTAL

MAXIMUM UNBRASED LENGTH

0'-4" - 0" #2-2X4
4'-1" - 5'-6" #2-2X6
5'-7" - 6'-3" #2-2X8
>6'-4" - MIN. #2-2X4

PURLINS	MAX. SPAN
#2-2X6	4'-8"
#2-2X8	5'-9"
#2-2X10	7'-0"
#2-2X12	8'-2"



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ROOF

SCALE: 1/4" = 1'-0"

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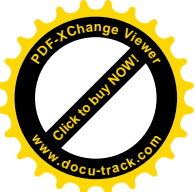
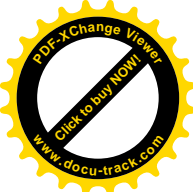
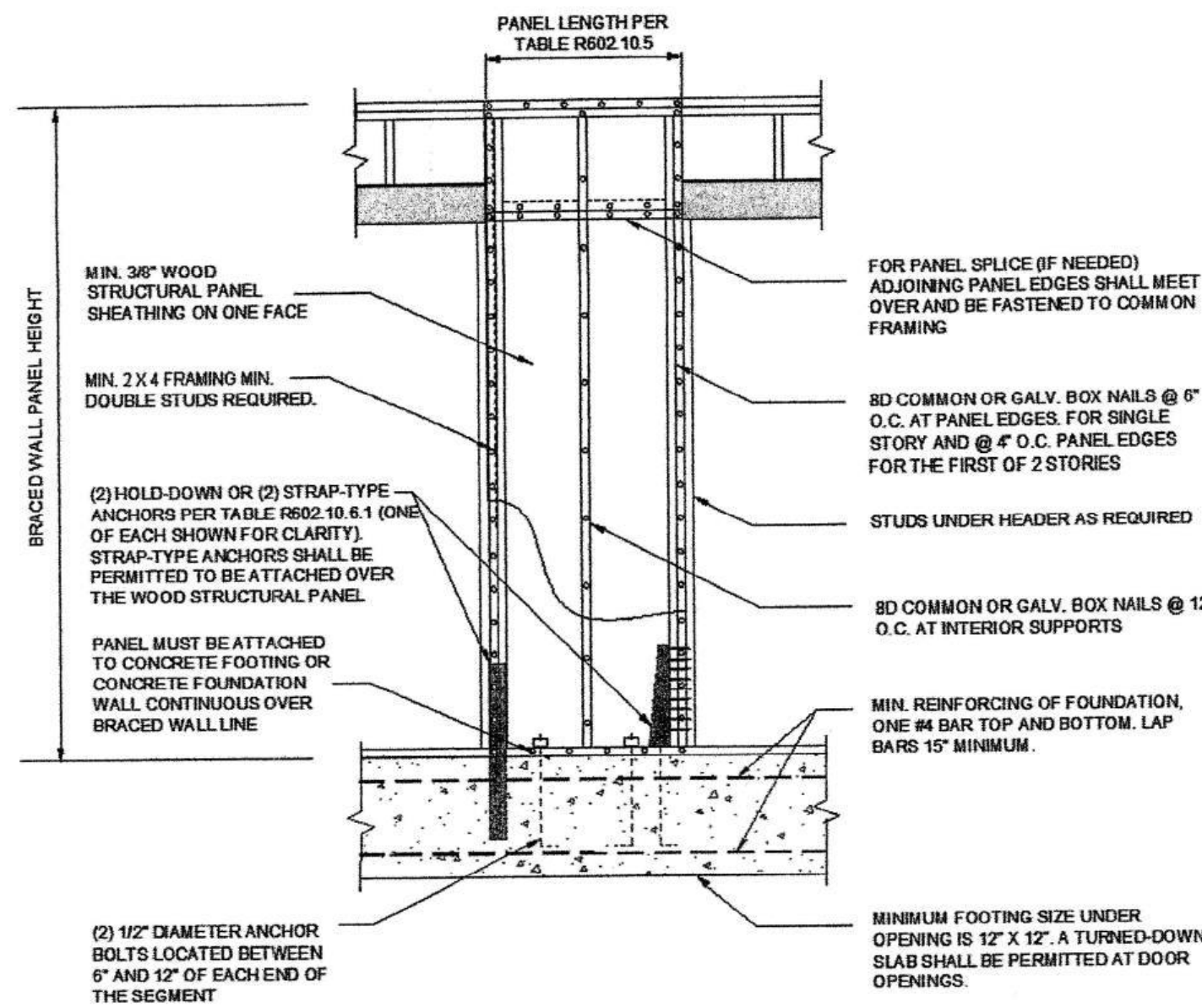
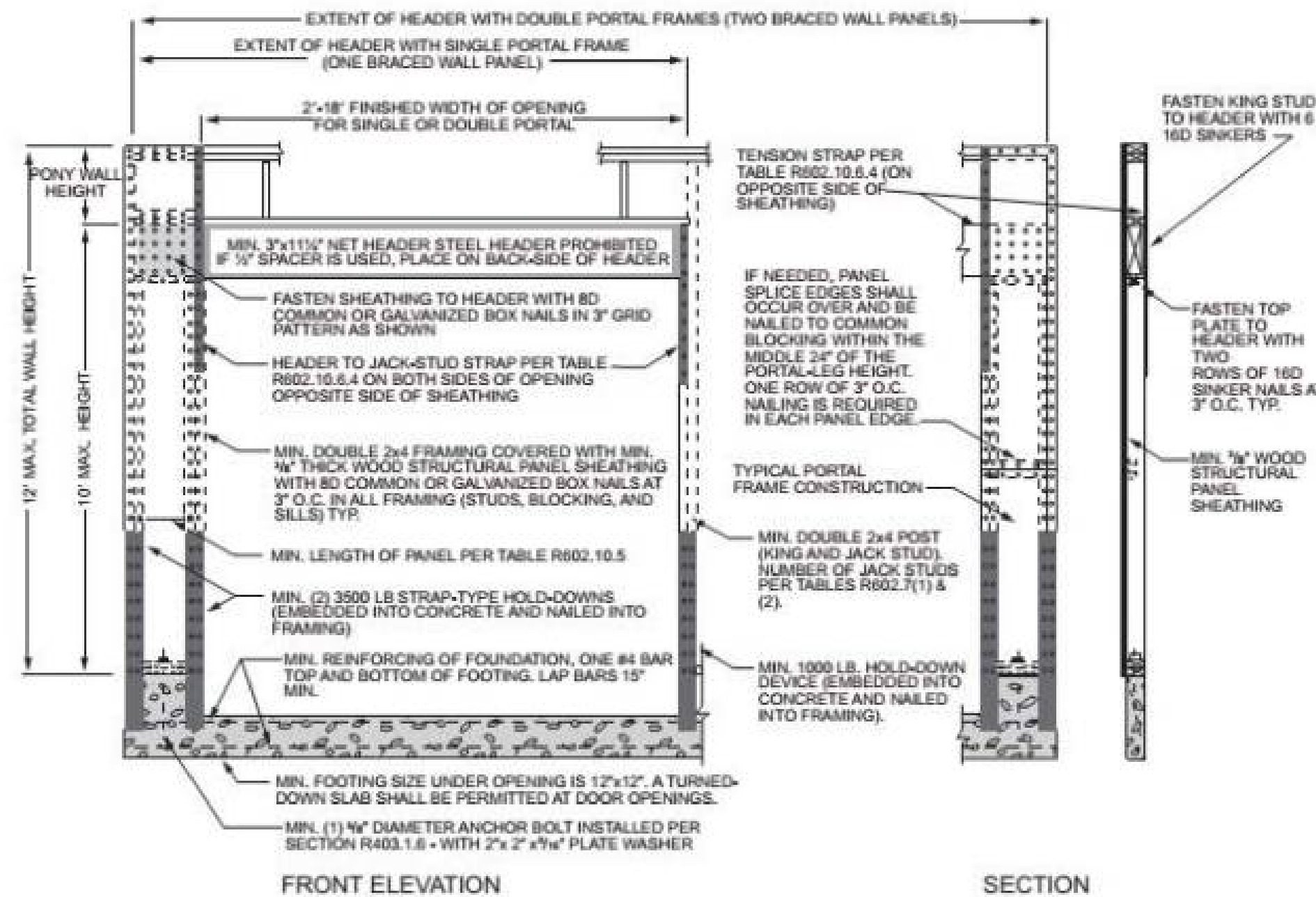


TABLE R602.10.3(1) BRACING REQUIREMENTS BASED ON WIND SPEED						
EXPOSURE CATEGORY B 30 FOOT MEAN ROOF HEIGHT 10 FOOT EAVE-TO-RIDGE HEIGHT 10 FOOT WALL HEIGHT 2 BRACED WALL LINES		MINIMUM TOTAL LENGTH (FEET) OF BRACED WALL PANELS REQUIRED ALONG EACH BRACED WALL LINE ^a				
Basic Wind Speed (mph)	Story Location	Method LIB ^b	Method GB	Methods DWB, WSP, SFB, PBS, PCP, HPS, CS-SFB ^c	Methods CS-WSP, CS-G, CS-PF ^c	
≤ 90		10	3.5	3.5	2.0	2.0
		20	7.0	7.0	4.0	3.5
		30	9.5	9.5	5.5	5.0
		40	12.5	12.5	7.5	6.0
		50	15.5	15.5	9.0	7.5
		60	18.5	18.5	10.5	9.0
		10	7.0	7.0	4.0	3.5
		20	13.0	13.0	7.5	6.5
		30	18.5	18.5	10.5	9.0
		40	24.0	24.0	14.0	12.0
		50	29.5	29.5	17.0	14.5
		60	35.0	35.0	20.0	17.0
		10	NP	10.5	6.0	5.0
		20	NP	19.0	11.0	9.5
		30	NP	27.5	15.5	13.5
		40	NP	35.5	20.5	17.5
		50	NP	44.0	25.0	21.5
		60	NP	52.0	30.0	25.5



For SF: 1 inch = 25.4 mm.

FIGURE R602.10.6.1
METHOD ABW—ALTERNATE BRACED WALL PANEL

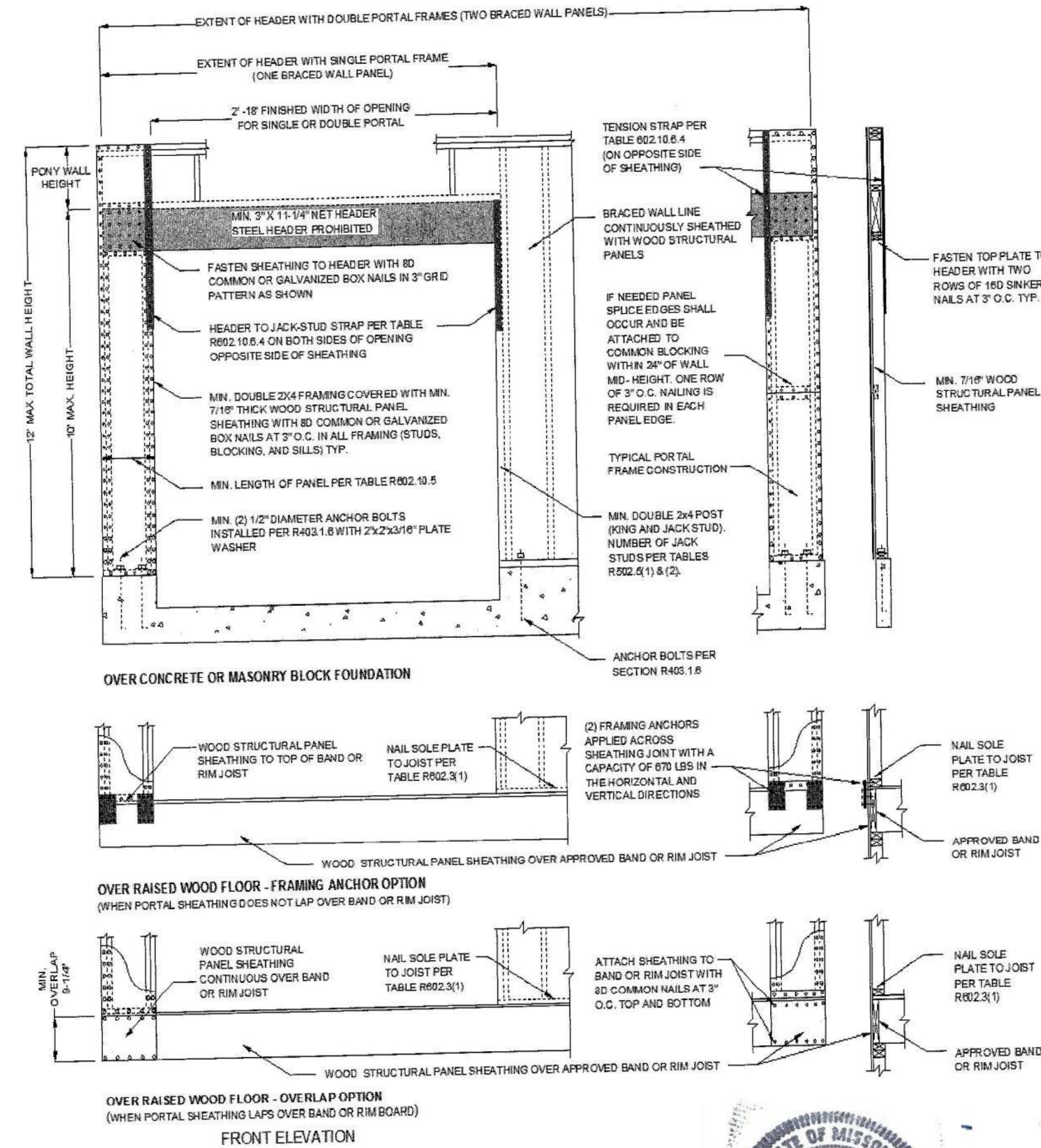


2018 IRC PFH DETAIL

TABLE R602.10.4 BRACING METHODS					
METHODS, MATERIAL	MINIMUM THICKNESS	FIGURE	CONNECTION CRITERIA ^a		Spacing
			Fasteners	Wood: per stud and top and bottom plates	
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	Wood: per stud and top and bottom plates	Per stud
DWB Diagonal wood boards	3/4" (1" nominal) for maximum 24" stud spacing		Metal strap: per manufacturer	Metal: per manufacturer	Per stud
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)	6" edges 12" field
BV-WSP ^b 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 1/2" x 0.131" dia.) nails	4" at panel edges 12" at intermediate supports 4" at braced wall panel end posts	Varies by fastener
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 or 8d common (2 1/2" long x 0.131" dia.) nails	3" edges 6" field	For all braced wall panel locations: 7" edges (including top and bottom plates) 7" 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	3" edges 6" field
PBS Particleboard sheathing (See Section R605)	3/4" or 1/2" for maximum 16" stud spacing		For 3/4": 6d common (2" long x 0.113" dia.) nails For 1/2": 8d common (2 1/2" long x 0.131" dia.) nails	1 1/2" long, 11 gage, 1/16" dia. head nails with length to accommodate 1 1/2" penetration into studs	4" edges 8" field
PCP Portland cement plaster	See Section R703.6 for maximum 16" stud spacing		1 1/2" long, 11 gage, 1/16" dia. head nails or 7/8" long, 16 gage staples	0.092" dia., 0.225" x 1/2" head nails with length to accommodate 1 1/2" penetration into studs	4" edges 8" field
HPS Hardboard panel siding	3/16"		See Section R602.10.6.1	See Section R602.10.6.1	See Section R602.10.6.1
ABW Alternate braced wall	3/8"		See Section R602.10.6.1	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 ^a (inches)					CONTRIBUTING LENGTH (inches)
		Wall Height					
8 feet	9 feet	10 feet	11 feet	12 feet			
DWB, WSP, SFB, PBS, PCP, HPS, BV-WSP		48	48	48	53	58	Actual ^b
GB		48	48	48	53	58	Double sided = Actual Single sided = 0.5 × Actual
LIB		55	62	69	NP	NP	Actual ^b
ABW	SDC A, B and C, wind speed < 110 mph	28	32	34	38	42	48
	SDC D ₁ , D ₂ and D ₃ , wind speed < 110 mph	32	32	34	NP	NP	
PFH	Supporting roof only	16	16	16	18 ^c	20 ^c	48
	Supporting one story and roof	24	24	24	27 ^c	29 ^c	48
PFH		24	27	30	33 ^d	36 ^d	1.5 × Actual ^b
CS-G		24	27	30	33	36	Actual ^b
CS-PF		16	18	20	22 ^e	24 ^e	Actual ^b
CS-WSP, CS-SFB	Adjacent clear opening height (inches)						
	≤ 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	

For SF: 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 may be increased to 12 feet with pony wall.
d. Maximum opening height for PFH is 10 feet in accordance with Figure R602.10.6.3, but wall height may be increased to 12 feet with pony wall.



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

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

To the best of my knowledge these plans are drawn to comply with owner's and/or builder's specifications and all changes made on them after prints are made will be done by the contractor. The contractor shall verify all dimensions and construction. The engineer is not liable for errors once construction has begun. While every effort has been made in the preparation of this plan to avoid mistakes, the engineer can not guarantee against error. It is the responsibility of the contractor to check all dimensions and construction prior to construction and be solely responsible therefor.

BUILDING CONTRACTOR/HOME OWNER
TO REVIEW AND VERIFY ALL DIMENSIONS,
SPECS, AND CONNECTIONS BEFORE
CONSTRUCTION BEGINS.

ELECTRICAL SYSTEM CODE: SEC.2701
MECHANICAL SYSTEM CODE: SEC.2801
PLUMBING SYSTEM CODE: SEC.2901

PAGE
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PLAN
MERRIFIELD
SIDE ENTRY

WALL BRACING
DETAILS

SCALE: 1/4" = 1'-0"

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