

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



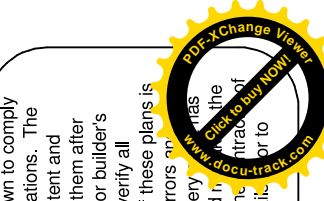
ROOF PITCH 7/12 UNLESS NOTED (FRONT TO BACK THIRD CAR GARAGE ROOF PLANES 6.1875/12)
 12" SOFFITS
 8" FASCIA
 6" RAKES

HOUSE SQ. FT.
 MAIN LEVEL 1987 SQ. FT.
 LOWER LEVEL FUTURE FINISH 1193 SQ. FT.
 LOWER LEVEL UNFINISHED 794 SQ. FT.
 DECK 217 SQ. FT.
 GARAGE 651 SQ. FT.

RELEASE FOR CONSTRUCTION
 AS NOTED FOR PLAN REVIEW
 DEVELOPMENT SERVICES
 LEE'S SUMMIT, MISSOURI
08/16/2021



4821 NE JAMESTOWN DR.
 LEE'S SUMMIT, MO



To the best of my knowledge these plans are drawn to comply with owner's and/or builder's design and specifications. The builder is solely responsible and liable for the content and originality of these plans. Any changes made on them after prints are made will be done at the owner's and/or builder's expense and responsibility. The contractor shall verify all dimensions and enclosed drawing. The maker of these plans is not an architect or engineer and is not liable for errors or omissions made in the preparation of this plan to avoid the maker can not guarantee against human error. The contractor the job must check all dimensions and other details prior to construction and be solely responsible hereafter.

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

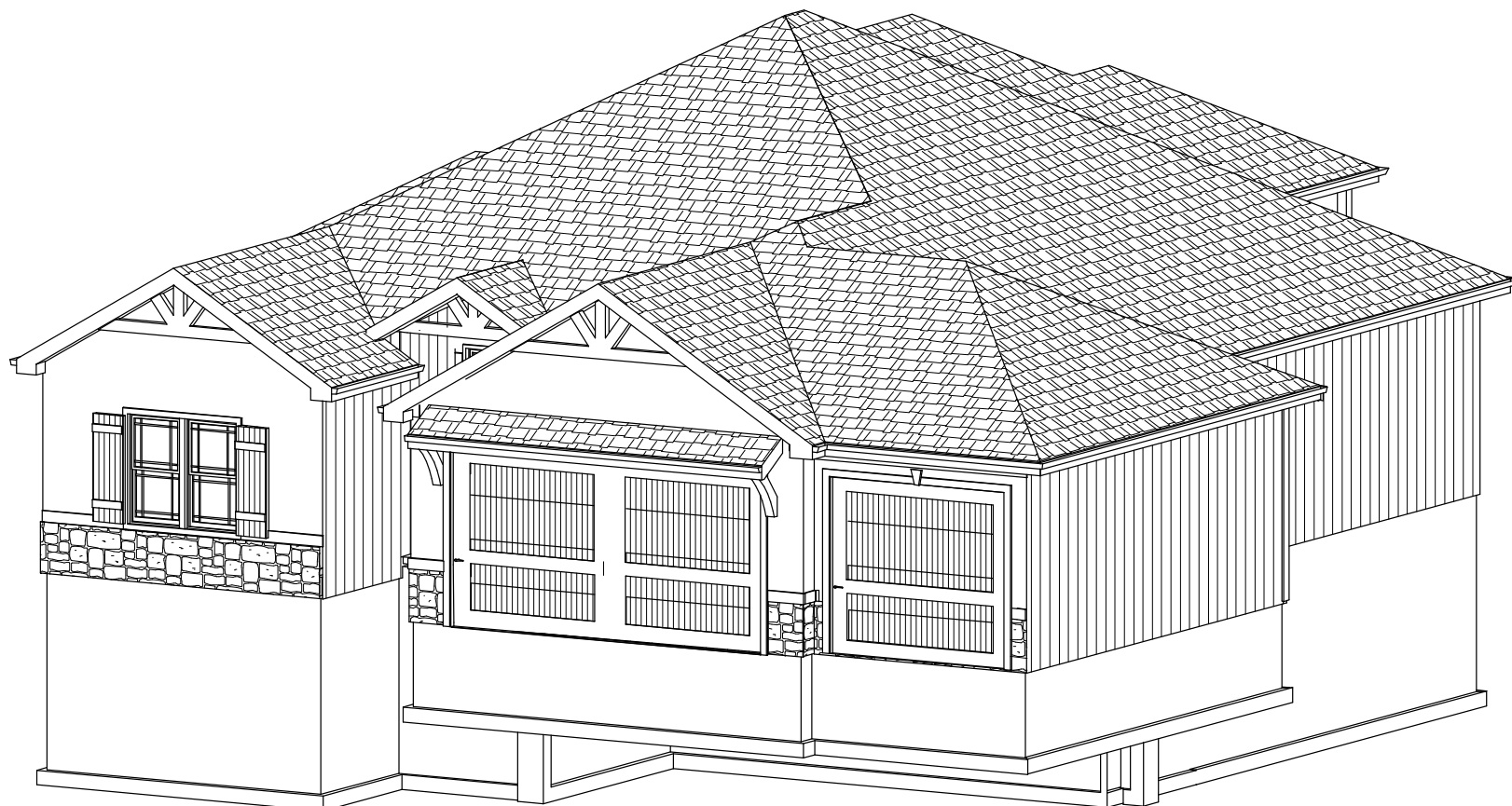
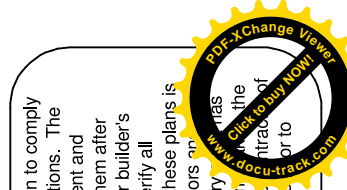
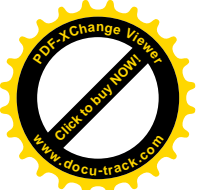
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 PLAN: **3-17-19**

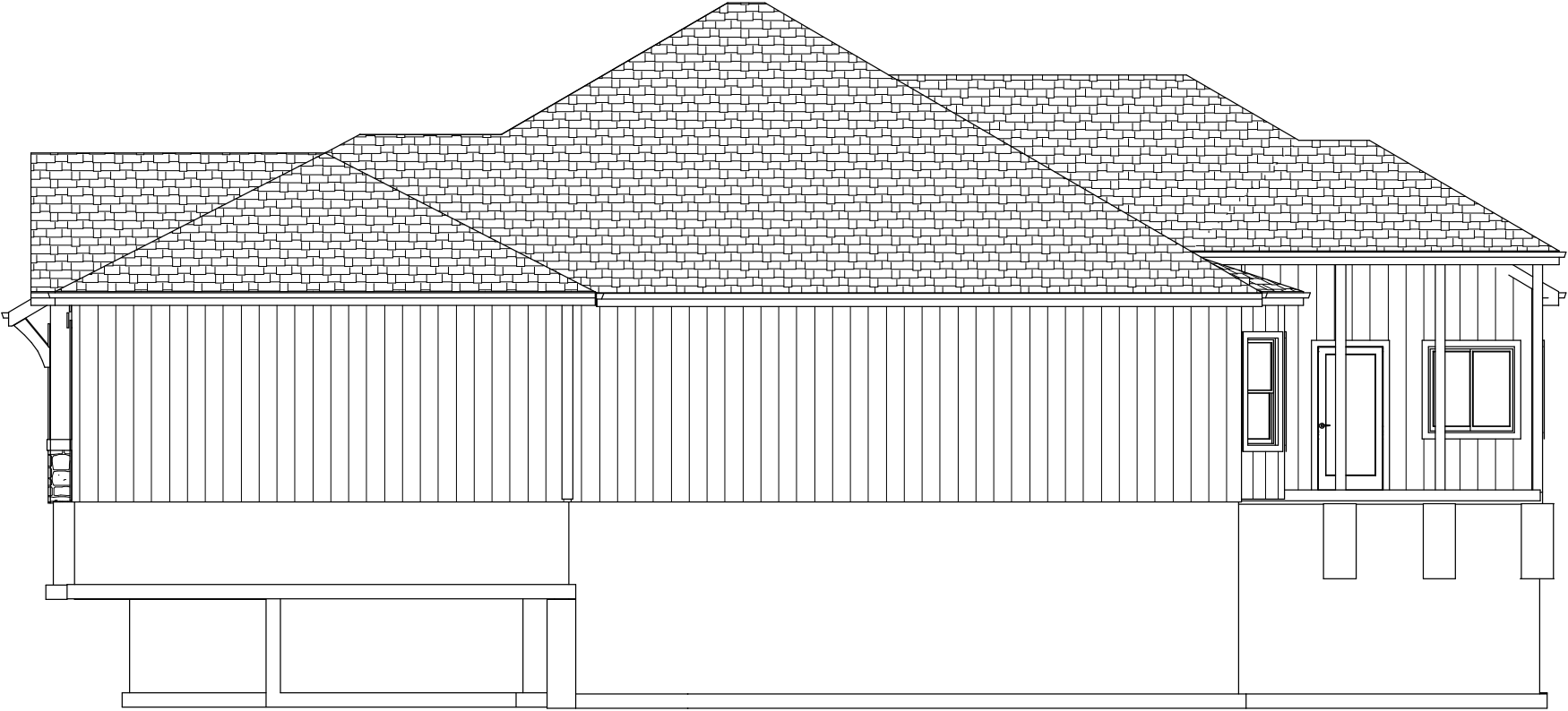
ELEVATIONS
 SCALE: 1/4" = 1'-0"

BENTLEY III

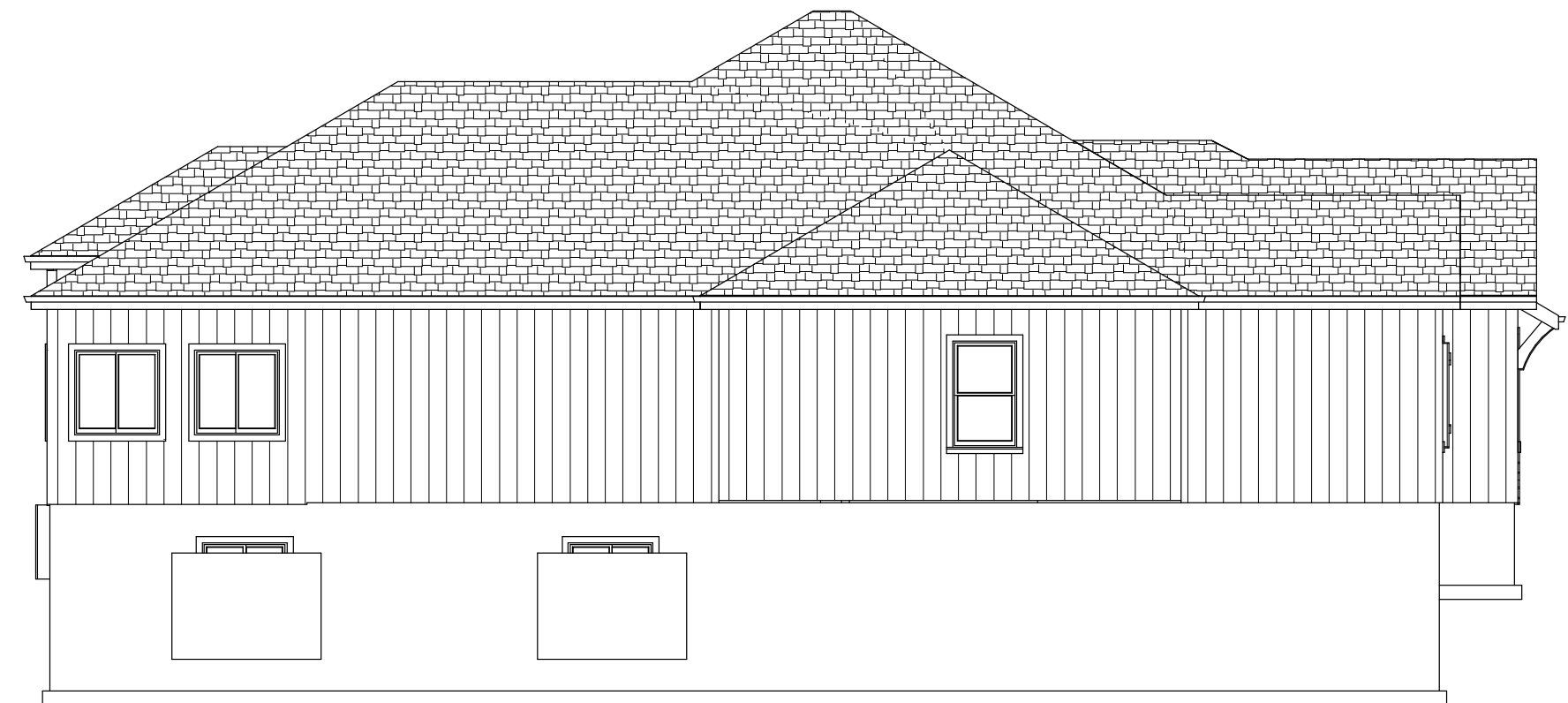
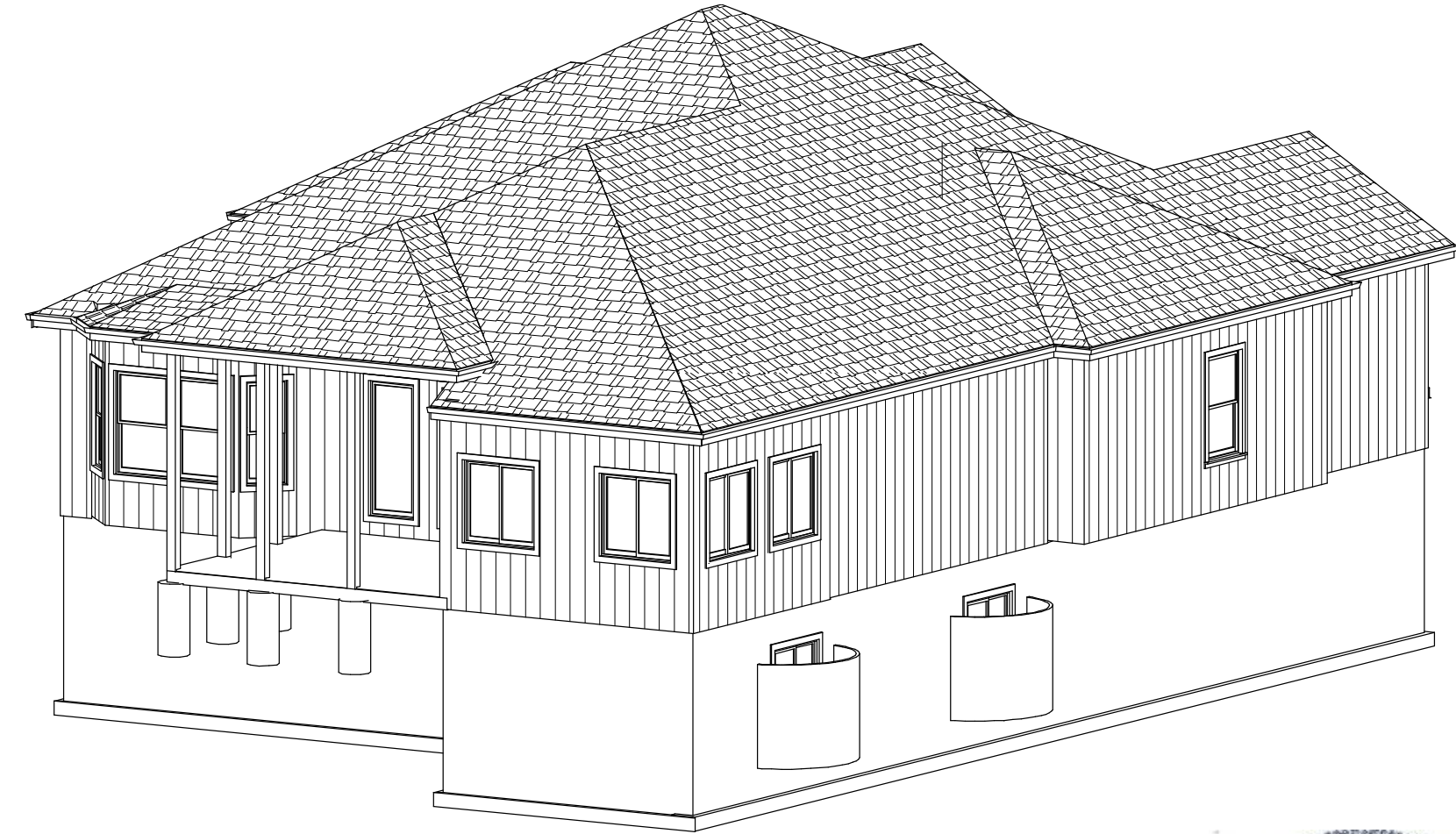
DRAMA
 Dave Richards Homebuilding, Inc.



BACK



RIGHT SIDE



LEFT SIDE

STATE OF MISSOURI
LEE'S SUMMIT
REGISTERED PROFESSIONAL ENGINEER
8-11-21

4821 NE JAMESTOWN DR.
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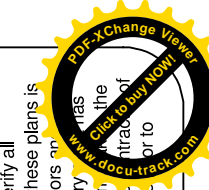
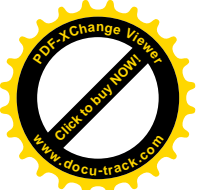
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PLAN:
3-17-19

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

**BENTLEY
III**

DRAMA
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RELEASE FOR CONSTRUCTION
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LEE'S SUMMIT, MISSOURI
08/16/2021



1. 8" X 8" O.C. 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.

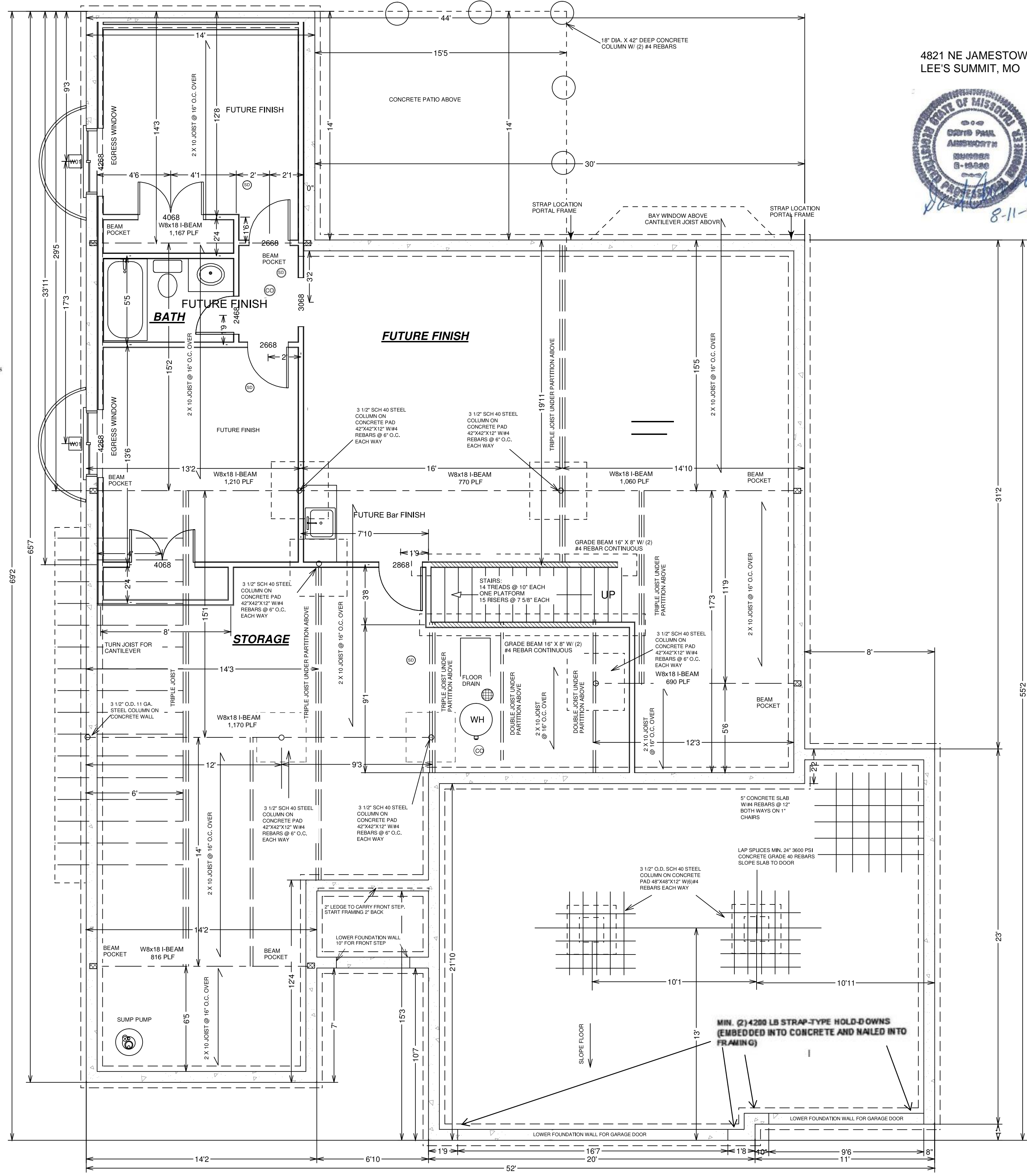
EGRESS WINDOW
 Min. openable area 5.7 sq.ft.
 Min. openable height 24 in.
 Min. openable width 20 in.
 Max. sill height above floor 4in.

Combustion Air Calculations
 90% Efficient Furnace so Combustion Air Calculations are not applicable.

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. 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



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 LEE'S SUMMIT, MO



TO THE BEST OF MY KNOWLEDGE THESE PLANS ARE DRAWN TO COMPLY WITH OWNER'S AND / OR BUILDER'S DESIGN AND SPECIFICATIONS. THE BUILDER IS SOLELY RESPONSIBLE AND LIABLE FOR THE CONTENT AND ORIGINALITY OF THESE PLANS. ANY CHANGES MADE ON THEM AFTER PRINTS ARE MADE WILL BE DONE AT THE OWNER'S AND / OR BUILDER'S EXPENSE AND RESPONSIBILITY. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ENCLOSED DRAWING. THE MAKER OF THESE PLANS IS NOT AN ARCHITECT OR ENGINEER AND IS NOT LIABLE FOR ERRORS OR OMISSIONS IN THE PREPARATION OF THIS PLAN TO AVOID THE MAKER CAN NOT GUARANTEE AGAINST HUMAN ERROR. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND OTHER DETAILS PERTAINING TO CONSTRUCTION AND BE SOLELY RESPONSIBLE THEREAFTER.

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

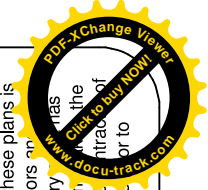
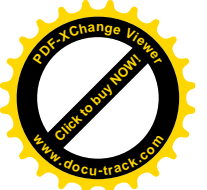
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BENTLEY III

BASEMENT

DRAWN
 Bentley Richards Homebuilding, Inc.

RELEASE FOR CONSTRUCTION AS NOTED FOR PLAN REVIEW DEVELOPMENT SERVICES LEE'S SUMMIT, MISSOURI 08/16/2021



4821 NE JAMESTOWN DR.
LEE'S SUMMIT, MO



1. 2 X 10 FLOOR JOIST AS PER LAYOUT
2. FLOOR LOAD 40 PSF LL = 10 PSF DL
3. ALL BEARING POINTS TO HAVE SOLID BLOCKING TO BEARING BELOW.
4. INTERIOR AND EXTERIOR WALLS TO BE 2X4 STUD GRADE @ 16" O.C.
5. WALLS OVER 10'-0" TO HAVE SOLID BLOCKING @ MIDSPAN OR 9'-0" MAX.
6. EXTERIOR WALL INSULATION TO BE R-13.
7. MULT. HEADERS AND JOIST TO BE GLUED AND NAILED @ 12" O.C. STAGGERED.
8. FLOOR TO BE NAILED AND GLUED PER APA SPEC.
9. 9'-0" WALLS UNLESS NOTED.
10. WINDOW HEADER HEIGHT @ 80" ABOVE SUBFLOOR.
11. 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.
EXHAUST FAN BATHROOMS

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 SERVED. 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.

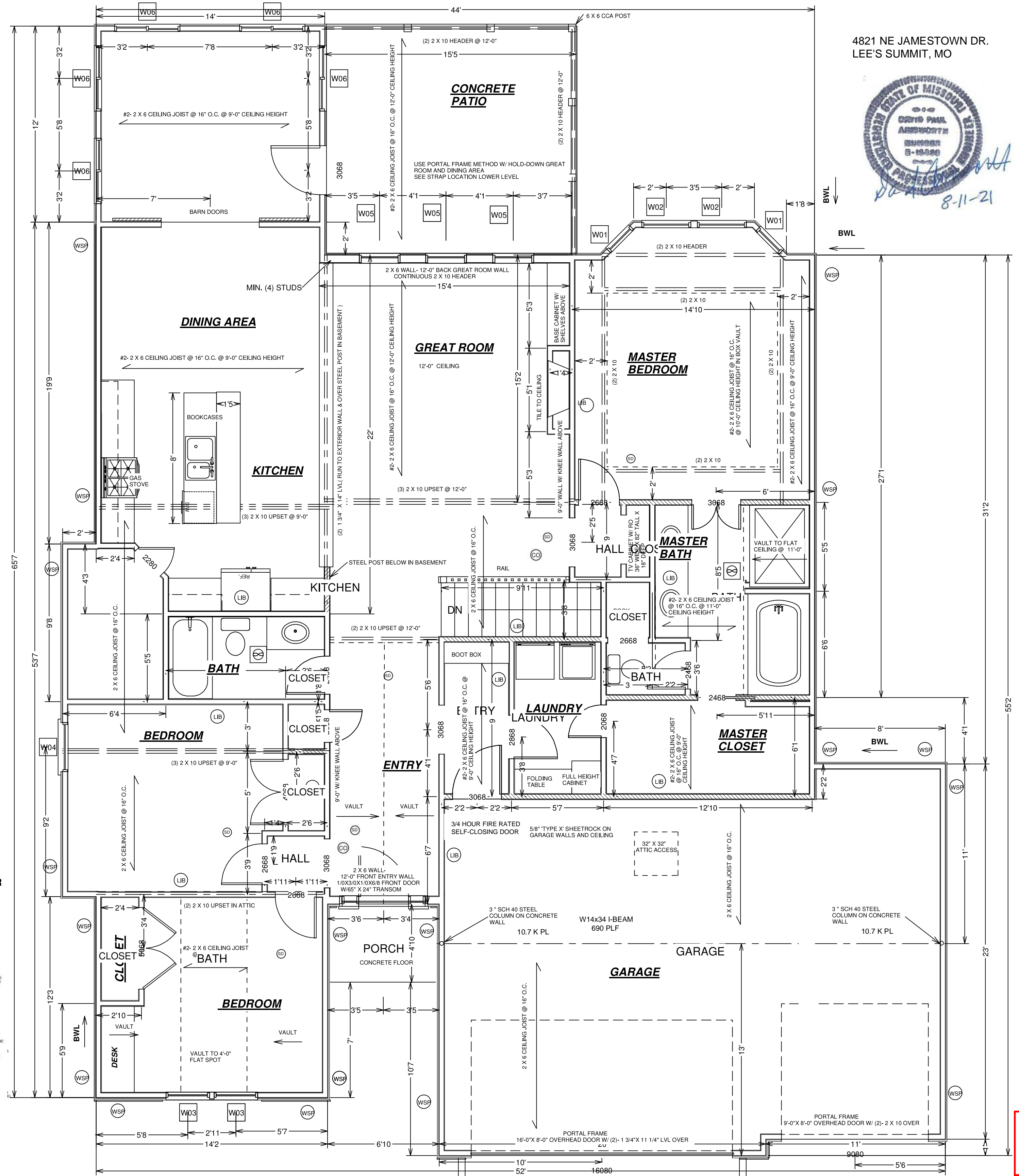
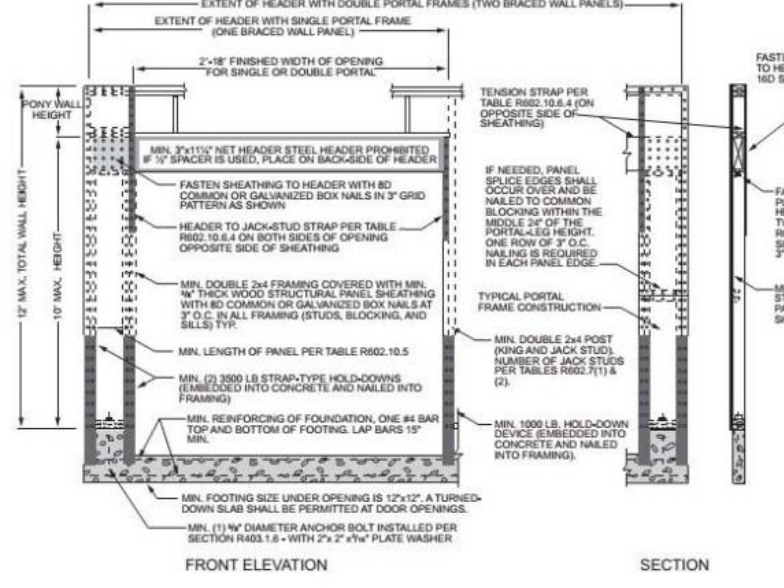
CIRCUIT CONDUCTORS: ALL CONDUCTORS OF A CIRCUIT, INCLUDING EQUIPMENT GROUNDING CONDUCTORS, SHALL BE CONTAINED IN THE SAME RACEWAY, TRENCH, CABLE OR CORD.

- BATHROOM EXHAUST FAN:**
-
- SMOKE DETECTORS SHOWN ON PLAN AND AS REQUIRED BY CODE:**
- SD SMOKE DETECTOR
 - CO CO DETECTOR
- BWL** BRACED WALL LINE
- WSF** METHOD 3 (7/16 APA) W/ BRACE LENGTH
- LIB** METHOD 1 (METAL STRAP OR LET-IN)

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 R-6
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



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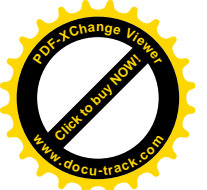
PAGE **4**
PLAN: **3-17-19**

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

BENTLEY III

DRAWING
Steve Richards Homebuilding, Inc.

RELEASE FOR CONSTRUCTION AS NOTED FOR PLAN REVIEW DEVELOPMENT SERVICES LEE'S SUMMIT, MISSOURI 08/16/2021



4821 NE JAMESTOWN DR.
LEE'S SUMMIT, MO



GENERAL NOTES:

ROOF PITCH 7/12 UNLESS NOTED (TWO ROOF PLANES 6.1875/12)
12" SOFFITS
8" FASCIA
6" RAKES

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=10 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, HIP AND VALLEYS NOT MARKED SHALL BE (1) NOMINAL SIZE LARGER THAN THE INTERSECTING RAFTERS

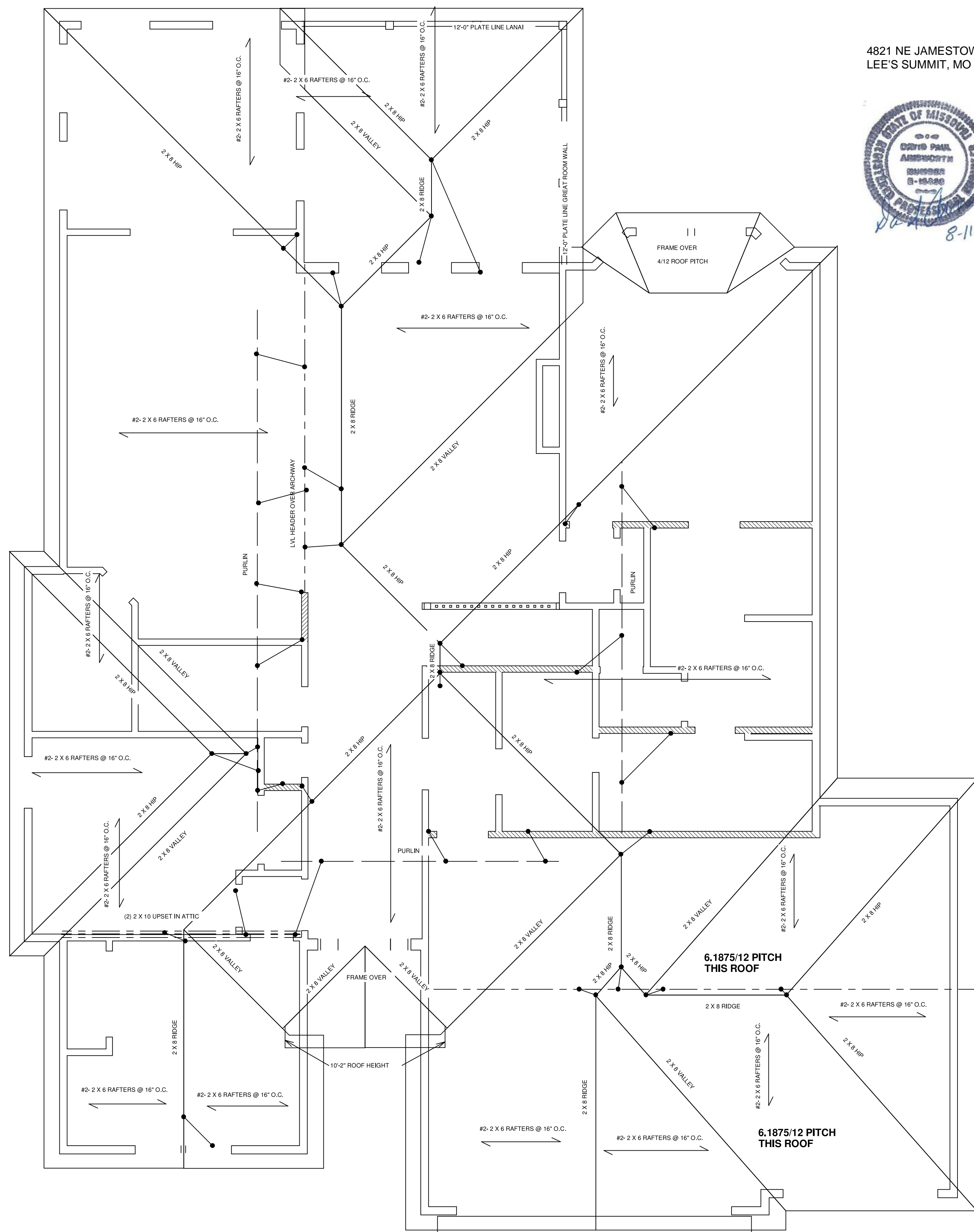
STRUTS TO BE STUD GRADE 2 X 4 WITH MAXIMUM UNBRACED LENGTH OF 8'-0" AND AT AN 45 DEGREE W/ HORIZONTAL.

MAXIMUM UNBRACED 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'-9"
#2-2X8	5'-9"
#2-2X10	7'-0"
#2-2X12	8'-2"



Roof is Designed With Rafter Ties per IRC R802.3.1 Therefore Ridge, Valley & Hip Rafters are not Structural Beams

R802.3.1 Ceiling joist and rafter connections. Ceiling joists and rafters shall be nailed to each other in accordance with Table R802.5.1(9), and the rafter shall be nailed to the top wall plate in accordance with Table R602.3(1). Ceiling joists shall be continuous or securely joined in accordance with Table R802.5.1(9) where they meet over interior partitions and are nailed to adjacent rafters to provide a continuous tie across the building when such joists are parallel to the rafters.

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 ridge 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.

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

BENTLEY III

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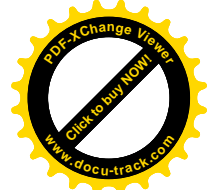
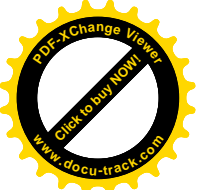
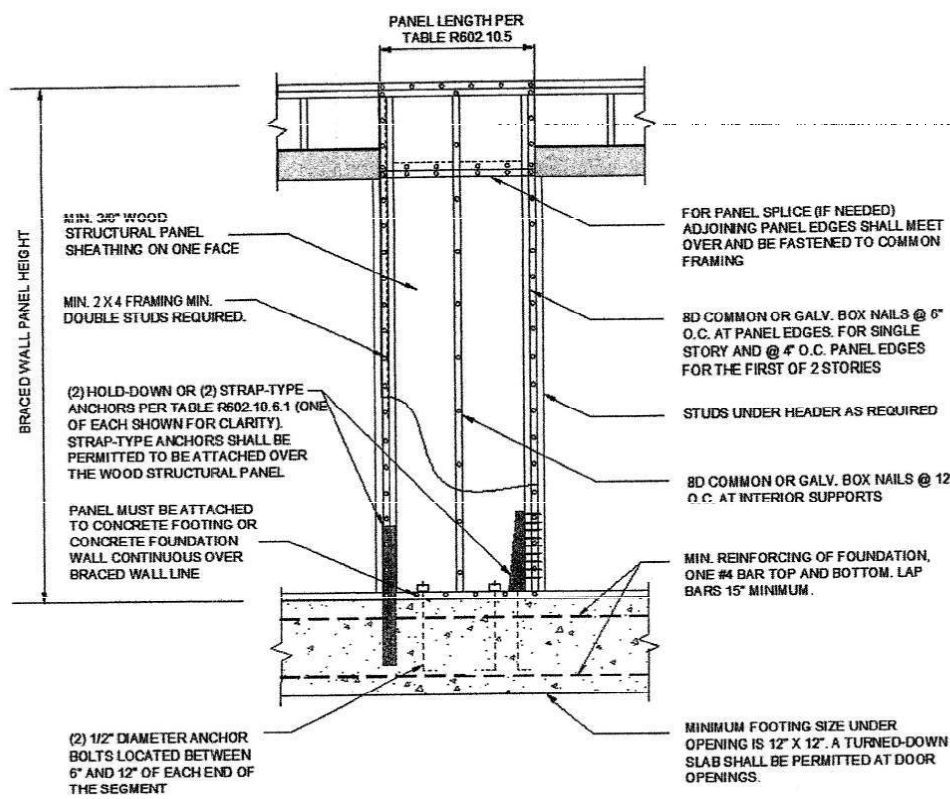


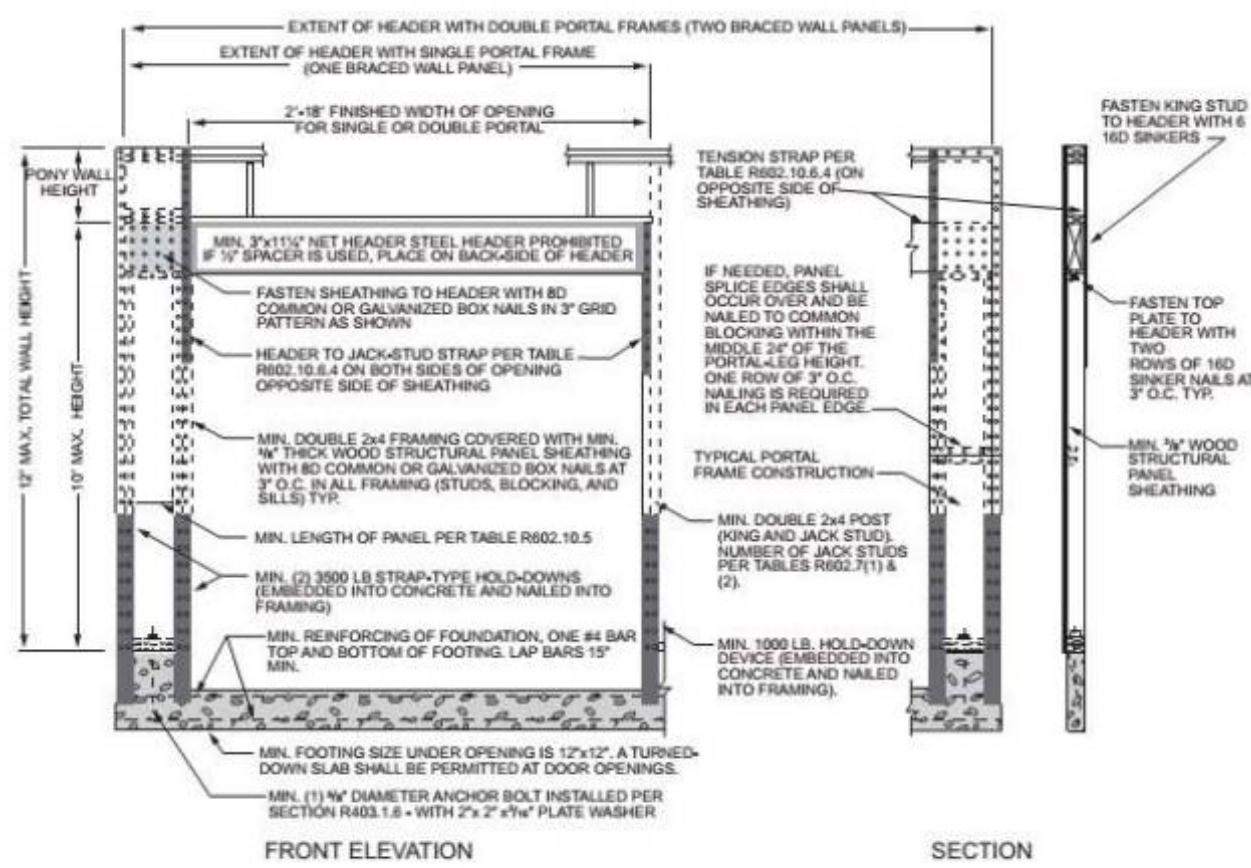
TABLE R602.10.3(1) BRACING REQUIREMENTS BASED ON WIND SPEED

Basic Wind Speed (mph)	Story Location	Braced Wall Line Spacing (feet)	MINIMUM TOTAL LENGTH (FEET) OF BRACED WALL PANELS REQUIRED ALONG EACH BRACED WALL LINE ^a			
			Method LIB ^b	Method GB	Methods DWB, WSP, SFB, PBS, PCP, HPS, CS-8FF ^c	Methods CS-WSP, CS-G, CS-PP
≤ 90	10 FOOT WALL HEIGHT 2 BRACED WALL LINES	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
	30 FOOT MEAN ROOF HEIGHT 10 FOOT WALL HEIGHT	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
	30 FOOT MEAN ROOF HEIGHT 10 FOOT WALL HEIGHT 2 BRACED WALL LINES	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 SI: 1 inch = 25.4 mm.

FIGURE R602.10.6.1 METHOD ABW—ALTERNATE BRACED WALL PANEL



FRONT ELEVATION SECTION

2018 IRC PFH DETAIL

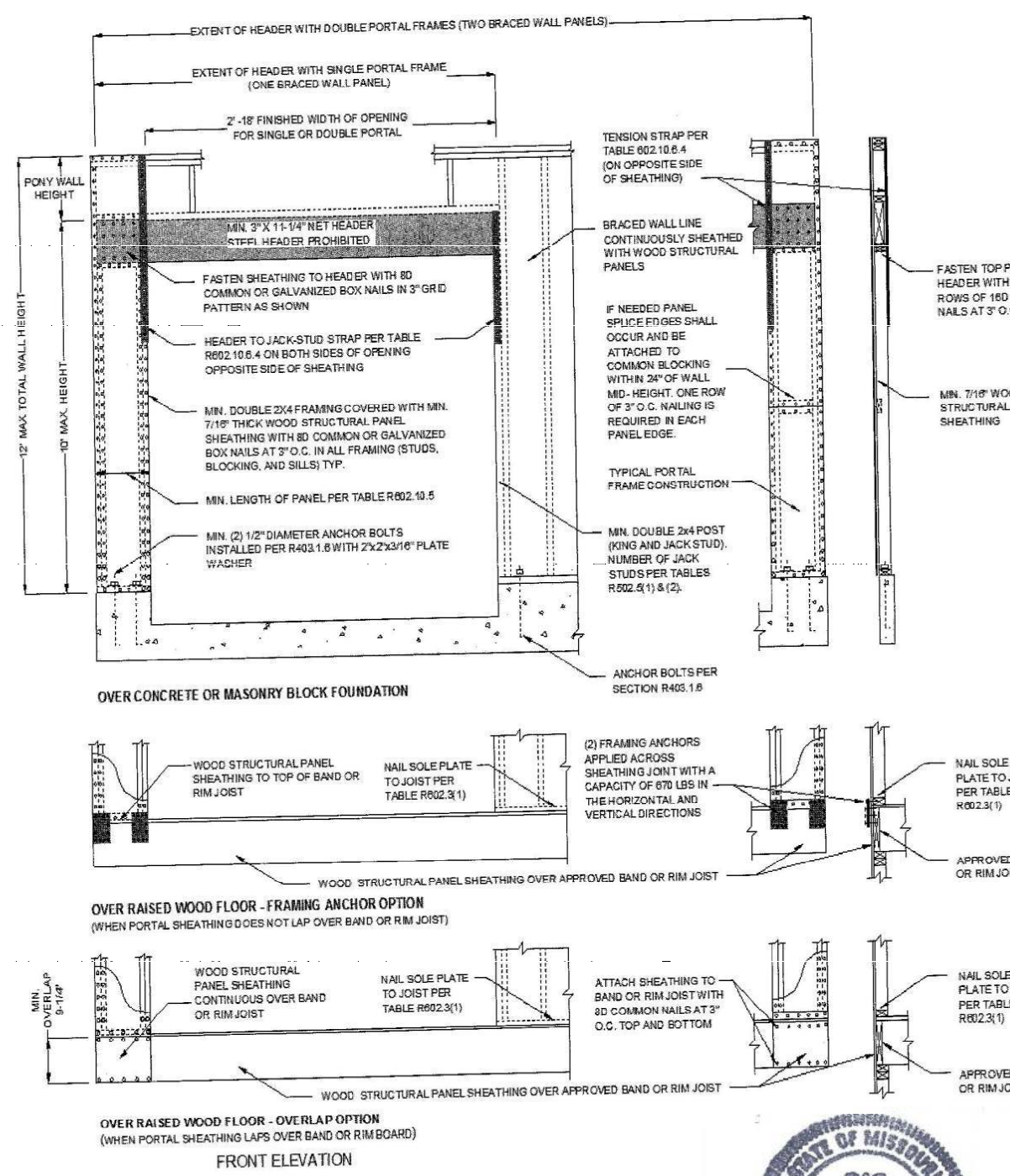
TABLE R602.10.4 BRACING METHODS

METHODS, MATERIAL	MINIMUM THICKNESS	FIGURE	CONNECTION CRITERIA ^a	
			Fasteners	Spacing
LIB Let-in bracing	1 x 4 wood or approved metal straps at 45° to 60° angles for maximum 16\"/>		Wood: 2-8d common nails or 3-8d (2 1/2\"/>	Wood: per stud and top and bottom plates Metal: per manufacturer
DWB Diagonal wood boards	1/2\"/>		2-8d (2 1/2\"/>	Per stud
WSP Wood structural panel (See Section R602.4)	3/8\"/>		Exterior sheathing per Table R602.3(3) Interior sheathing per Table R602.3(1) or R602.3(2)	6\"/>
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\"/>	4\"/>
SFB Structural fiberboard sheathing	1/2\"/>		1 1/2\"/>	3\"/>
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\"/>
PBS Particleboard sheathing (See Section R605)	3/4\"/>		For 3/4\"/>	3\"/>
PCP Portland cement plaster	See Section R703.6 for maximum 16\"/>		1 1/2\"/>	6\"/>
HPS Hardboard panel siding	3/16\"/>		0.0927\"/>	4\"/>
ABW Alternate braced wall	3/8\"/>		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 x 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, D ₁ and D ₂ , wind speed < 110 mph	32	32	34	NP	NP	
PFH	Supporting roof only	16	16	16	18	20	48
	Supporting one story and roof	24	24	24	27	29	
PFH	Supporting one story and roof	24	27	30	33	36	1.5 x Actual ^b
CS-G		24	27	30	33	36	Actual ^b
CS-PF		16	18	20	22	24	Actual ^b
CS-WSP, CS-SFB	Adjacent clear opening height (inches)						
	≤ 64	24	27	30	33	36	Actual ^b
	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 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 may be increased to 12 feet with pony wall.
 d. Maximum opening height for PFH is 10 feet in accordance with Figure R602.10.6.2, but wall height may be increased to 12 feet with pony wall.



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

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



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To the best of my knowledge these plans are drawn to comply with owner's and/or builder's specifications and a change made on them after printing are made will be done at the owner's and/or builder's expense. The contractor shall verify all dimensions and conditions drawing. The maker of these plans is not an architect or engineer. It is not liable for errors once construction has begun. While every effort has been made in the preparation of these plans, the contractor of the job must check all dimensions and other details prior to construction and be solely responsible thereafter.

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

BENTLEY III

DRY
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