

CONSTRUCTION NOTES

- GENERAL NOTES:
1. ALL DESIGN, MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE INTERNATIONAL RESIDENTIAL CODE (VIRGINIA IRC 2012)
 2. THE BUILDER SHALL BE RESPONSIBLE FOR CHECKING AND VERIFYING ALL DIMENSIONS AND DETAILS BEFORE STARTING WORK.
 3. THE BUILDER SHALL BE RESPONSIBLE FOR ENSURING COMPLIANCE WITH ALL LOCAL BUILDING CODES.
 4. THE BUILDER SHALL HIRE A PROFESSIONAL ENGINEER TO PROVIDE A SOILS REPORT, INCLUDING BORING RESULTS OF SAMPLES TAKEN ON THE BUILDING LOT. WHEN EXPANSIVE SOIL AT ANY EXTENT, OR OTHER SOIL ABNORMALITIES THAT WOULD AFFECT THE STABILITY OF THE STRUCTURE AS BE DETERMINED, THE ENGINEER SHALL DESIGN ALL FOOTINGS AND BASEMENT WALLS.
 5. THE BUILDER SHALL COORDINATE ALL ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING AND CIVIL WORK WITH THE STRUCTURAL CONTRACT DRAWINGS.
 6. THE BUILDER SHALL DETERMINE AND VERIFY THE EXISTENCE AND LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF WORK.
 7. THE BUILDER SHALL DETERMINE AND VERIFY ALL SITE CONDITIONS AND FIELD VERIFYING DIMENSIONS BEFORE THE COMMENCEMENT OF WORK. THE STRUCTURAL ENGINEER OF RECORD SHALL BE NOTIFIED OF ANY DISCREPANCIES OR DEVIATIONS FROM THE DRAWINGS.
 8. SECTIONS AND DETAILS SHOWN ON ANY STRUCTURAL DRAWINGS SHALL BE CONSIDERED TYPICAL FOR SIMILAR CONDITIONS.
 9. THE BUILDER SHALL PROVIDE ALL SHORING, BRACING, AND TEMPORARY SYSTEMS REQUIRED TO STABILIZE AND PROTECT EXISTING STRUCTURES AND SYSTEMS DURING THE COURSE OF CONSTRUCTION.
 10. THESE DRAWINGS ARE CREATED TO PROVIDE DESIGN INTENT ONLY. THESE PLANS ARE NOT INTENDED TO SHOW EVERY DETAIL OR PROVIDE ALL THE INFORMATION REQUIRED TO COMPLETE THE CONSTRUCTION OF THIS PROJECT. MUCH OF THE DETAIL INFORMATION SHOULD BE DETERMINED BY THE OWNER AND THE BUILDER JOINTLY.
 11. CUSTOM HOMES / ADDITIONS AND THEIR WORKING DRAWINGS SHOULD BE CONSIDERED EQUIVALENT TO "PROTOTYPE" MANUFACTURING AND AS SUCH THERE MAY BE SOME FIELD ADJUSTMENTS NEEDED.
 12. THE BUILDER SHALL BE RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION SHALL BE PLUMB, SQUARE & LEVEL. THE BUILDER SHALL AT THEIR EXPENSE REPAIR, REPLACE OR REBUILD ANY PORTION OF THE CONSTRUCTION THAT DOES NOT MEET THE ABOVE STANDARD.

- FOOTING NOTES:
1. ENGINEERS FOOTING DESIGNS BASED ON THE SOIL REPORT SHALL OVERRIDE THE FOOTING SIZES AND STEEL REINFORCING SHOWN ON THESE PLANS.
 2. ALL CONTINUOUS FOOTING SHALL HAVE 2 ROWS #4 REINFORCING BARS UNLESS NOTED OTHERWISE.
 3. FOOTINGS ARE DESIGNED TO BEAR ON RESIDUAL SOIL OR ENGINEERED COMPACTED FILL WITH AN ALLOWABLE BEARING PRESSURE OF 1500 PSF. VERIFY SOIL CAPACITY BEFORE BEGINNING ANY WORK.
 4. NORMAL-WEIGHT CONCRETE WITH PORTLAND CEMENT, TYPE I, OR TYPE IIA (AIR- ENTRAINING), OR TYPE II WITH THE ADDITION OF AIR-ENTRAINING ADMIXTURE. 28-DAY COMPRESSIVE STRENGTH OF 2500 PSI
- FOUNDATION NOTES:
1. MORTAR SHALL BE TYPE M OR S.
- CONCRETE SLAB NOTES:
1. CONCRETE USED IN GARAGE SLABS AND ALL EXTERIOR CONCRETE WORK SHALL BE 3500 PSI AIR ENTRAINED.
- LUMBER ,ENGINEERED PRODUCTS AND STEEL GRADES NOTES:
1. LUMBER FOR ALL BEAMS, HEADERS, JOIST, AND RAFTERS SHALL BE SOUTHERN PINE NO. 2, OR EQUAL, UNLESS NOTED OTHERWISE. (UNO)
 2. LUMBER FOR 2 X 4 AND 2 X 6 STUDS SHALL BE STUD GRADE SPRUCE-PINE-FIR, OR EQUAL, UNLESS NOTED OTHERWISE. (UNO)
 3. LUMBER FOR 2 X 4 AND 2 X 6 WALL PLATES SHALL BE SPRUCE-PINE-FIR #2 OR BETTER, UNLESS NOTED OTHERWISE. (UNO)
 4. LAMINATED VENEER LUMBER (LVL) SHALL BE 1-3/4" WIDE, 1.9 E MIN.
 5. STEEL PLATES AND ANGLES SHALL BE ASTM A36
 6. STEEL BEAMS SHALL BE ASTM A992-50

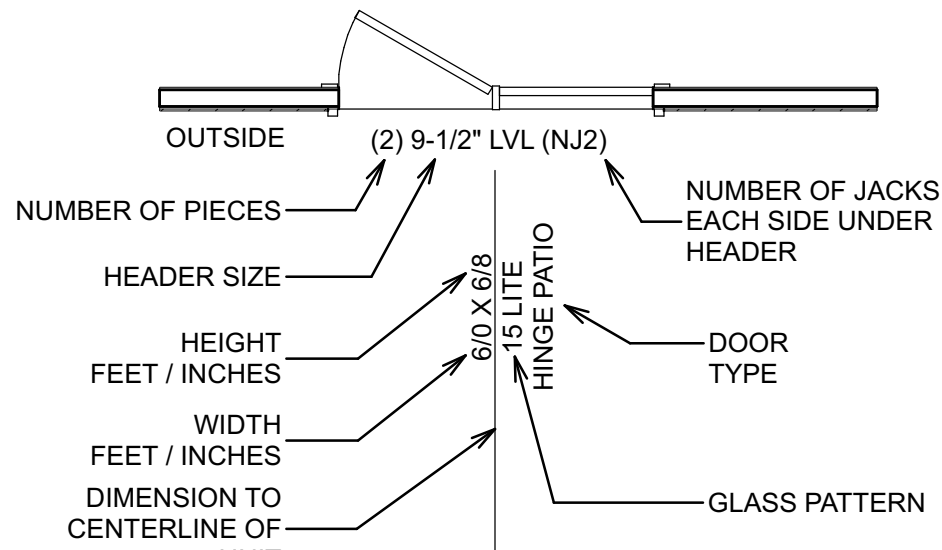
- STRUCTURAL WOOD FRAMING NOTES:
1. ALL BEAMS AND GIRDER TRUSS SHALL BE SUPPORTED BY A MINIMUM OF (3) STUDS AT EACH END OF BEAM IF NOT DESIGNATED ON THE PLANS. SUPPORT TO BE CONTINUOUS TO FOUNDATION OR OTHER SUPPORT BELOW.
 2. FLITCH PLATE BEAMS WITH (1) ONE PIECE OF STEEL SHALL BE SANDWICHED BETWEEN (2) PIECES OF LUMBER. WHEN TWO (2) PIECES OF PLATE ARE CALLED FOR THE PLACEMENT SHALL BE "LUMBER, STEEL PLATE, LUMBER,STEEL PLATE, LUMBER. EACH PIECE OF LUMBER AND STEEL SHALL BE CONTINUOUS FOR THE ENTIRE SPAN. THE BEAM SHALL BE THROUGH BOLTED WITH 1/2" DIAMETER BOLTS IN TWO ROWS, STAGGERED AT 16" ON CENTER,WITH TWO BOLTS AT EACH END.

- FLOOR FRAMING NOTES:
1. BLOCKING UNDER ALL BEAM ENDS AND GIRDER TRUSS BEARING POINTS.
 2. 2 X JOIST (SOLID SAWN LUMBER)
 - a. PROVIDE DOUBLE JOIST OR BLOCKING UNDER ALL PARALLEL PARTITIONS.
 - b. PROVIDE PRESSURE TREATED BAND AT ALL STOOPS, PORCHES AND DECKS.
 3. I-JOIST
 - a. PROVIDE BLOCKING PANELS OR SOLID BLOCKING AT UNDER ALL BEARING WALLS.
 - b. ALWAYS USE AND FOLLOW THE JOIST MANUFACTURERS INSTALLATION INSTRUCTIONS AND DETAILS.
 - c. VERIFY THE I-JOIST ARE OF THE SAME MANUFACTURER, SIZE, AND TYPE AS DESIGNATED ON THE FLOOR FRAMING PLANS BEFORE STARTING FLOOR FRAMING.

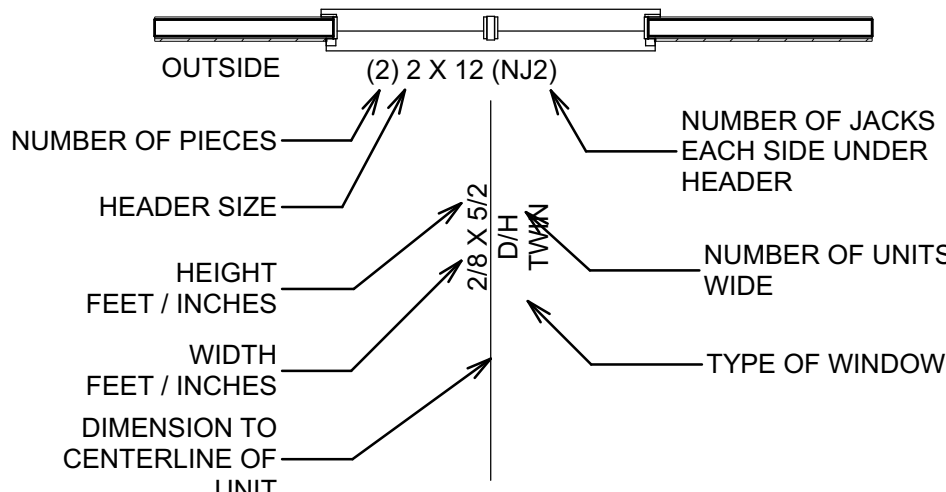
- WALL FRAMING NOTES:
1. ALL EXTERIOR WALLS ARE 4" IN THICKNESS UNLESS NOTED OTHERWISE (UNO). THE WALL IS COMPOSED OF A 3-1/2" STUD + 1/2" WALL SHEATHING. WHEN A 6" WALL IS NOTED THE WALL IS COMPOSED OF A 5-1/2" STUD + 1/2" WALL SHEATHING.
 2. ALL INTERIOR WALLS ARE 3-1/2" IN THICKNESS UNLESS NOTED OTHERWISE (UNO).
 3. HEADERS IN LOAD BEARING WALLS AND EXTERIOR WALLS WITH A SPAN OF LESS THAN 4'-0" SHALL BE 2 X 10 UNLESS NOTED OTHERWISE (UNO).
 4. HEADERS IN LOAD BEARING WALLS AND EXTERIOR WALLS WITH A SPAN OF 4'-0" OR GREATER ARE NOTED ON PLANS AT EACH OPENING. SHOULD A HEADER NOT BE DENOTED FOR SIZE, CALL SD & D DESIGNS AT (804) 768-9590 FOR HEADER SIZING.
 5. THE NUMBER JACKS UNDER HEADERS IN LOAD BEARING WALLS AND EXTERIOR WALLS SHALL BE AS FOLLOWS UNLESS NOTED OTHERWISE (UNO). UP TO 3'-6" OPENING (1) ONE JACK EACH SIDE OF HEADER OVER 3'-6" TO 6'-0" (2) JACKS EACH SIDE OF OPENING. 6'-0" AND OVER THE NUMBER OF JACKS WILL BE DENOTED ON THE PLANS. SHOULD THE JACKS NOT BE DENOTED FOR SIZE, CALL SD & D DESIGNS AT (804) 768-9590 FOR THE JACK REQUIREMENTS.

- ROOF FRAMING NOTES:
- TRUSS ROOF
1. THE MANUFACTURER OF THE PRE-ENGINEERED WOOD TRUSSES SHALL PROVIDE DRAWINGS OF EACH TRUSS SEALED BY A PROFESSIONAL ENGINEER IN THE STATE OF CONSTRUCTION. TRUSS DRAWINGS,REQUIREMENTS, INCLUDING A SEPARATE LIST OF ITEMS REQUIRING SPECIAL ATTENTION BY THE BUILDING DESIGNER AND ITEMS LISTED BELOW AS 2(B) SHALL BE PROVIDED TO SD & D DESIGNS FOR REVIEW AND APPROVAL PRIOR TO HAVING THE THE DRAWINGS APPROVED BY THE BUILDER , SEALED OR FABRICATED.
 2. THE TRUSS MANUFACTURER IS RESPONSIBLE FOR PROVIDING INSTALLATION DETAILS FOR ALL TRUSSES;
 - (A) INCLUDING THE DESIGN AND LOCATION OF ALL TEMPORARY AND PERMANENT BRACING.
 - (B) INCLUDING THE DESIGN AND LOCATION ALL TRUSS HANGERS, BEARING ENHANCER'S AND OR CONNECTORS AS NEEDED FOR ALL TRUSS SUPPLIED.

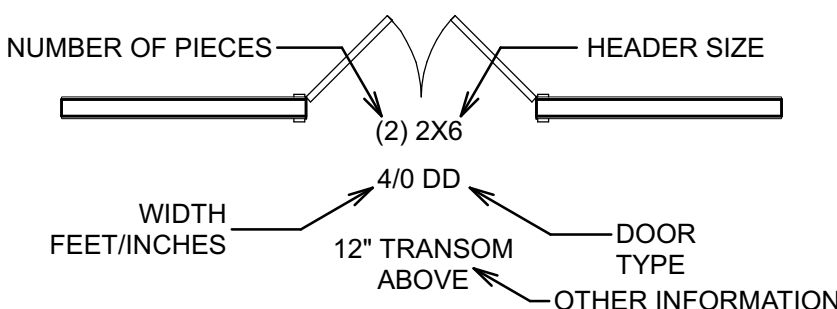
BUILDING INFORMATION									
BUILDING CODE: VIRGINIA IRC 2012									
BUILDING CLASSIFICATION				SINGLE FAMILY					
GROUND SNOW LOAD	WIND SPEED (MPH)	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			ICE BARRIER UNDERLAYMENT REQUIRED			
			Weathering	Frost line depth	Termite				
20	90	A	SEVERE	24	MOD-HVY	YES			
DESIGN LOADS									
				LIVE	DEAD	MAX DEFLECTION			
FLOOR LOADS ALL ROOMS EXCEPT THOSE USED FOR SLEEPING AREAS AND ATTIC FLOORS				40 P.S.F.		10 P.S.F.		L / 360	
				ALL ROOMS USED FOR SLEEPING AREAS AND ATTIC FLOORS		30 P.S.F.		10 P.S.F.	
CEILING LOADS				20 P.S.F.		10 P.S.F.		L / 240	
ROOF LOADS NO FINISHED CEILING LIGHT ROOF COVERING				20 P.S.F.		10 P.S.F.		L / 180	
				SUPPORTING GYPSUM CEILING LIGHT ROOF COVERING		20 P.S.F.		10 P.S.F.	
DECK LOADS				40 P.S.F.		10 P.S.F.		L / 360	
TRUSS DESIGN CRITERIA									
WIND	HEIGHT	EXPOSURE CLASS							
90 MPH	25'	B							
INSULATION R-VALUES									
ELEMENT		NEW HOMES , ADDITIONS				SUNROOMS			
CEILINGS		R-38				R-38			
WALLS (WOOD FRAMED)		R-15 (2 X 4) / R-19 (2 X 6)				R-15 (2 X 4) / R-19 (2 X 6)			
FLOORS (WOOD FRAMED)		R-19 / R-38 @ CANTILEVER				R-19			
SLAB ON GRADE		R-10				R-10			
CONDITIONED CRAWL SPACE WALLS		R-10 / R-13(2)							
U-FACTORS									
WINDOWS / DOORS		0.35				0.50			
SKYLIGHTS		0.60				0.75			



EXTERIOR DOOR INFORMATION



WINDOW INFORMATION



INTERIOR DOOR INFORMATION

STRUCTURAL NOTE	
	THE NUMBER IS POUNDS IN KIPS 11300 POUNDS 1 KIP = 1000 LBS

LAYOUT PAGES	
PAGE #	TITLE
1	PROJECT INFORMATION
2	ELEVATIONS
3	FOUNDATION
4	MAIN LIVING LEVEL & DECK DETAILS
5	ROOF PLAN & TYPICAL SECTIONS
6	SECTIONS
7	BWP LAYOUTS & CALCS

The Design Guy
Residential Design Specialists

Chester, VA 23836
Phone **768-9590**
Ken Latham, AIBD
Certified Professional Building Designer
E-MAIL - **Ken@TheDesignGuyVa.com**
Member VBCCA
Virginia Building & Code Officials Association

www.TheDesignGuyVa.com

THIS PLAN SET COPYRIGHT BY
THE DESIGN GUY
THE INFORMATION AND DESIGNS
CANNOT BE USED OR REPRODUCED
IN
WHOLE OR PART WITHOUT EXPRESS
WRITTEN CONSENT
© 2016 ALL RIGHTS RESERVED

THIS PLAN HAS BEEN LICENSED TO:

VERTICAL BUILDERS

FOR A ONE (1) TIME BUILD AT LOCATION INDICATED AT LEFT

OLD TAVERN

PERMIT PLAN
RELEASED FOR
CONSTRUCTION

SQUARE FOOTAGE	
REVISED 10/25/2016	
1ST FLOOR	2001 SF
BONUS	326 SF

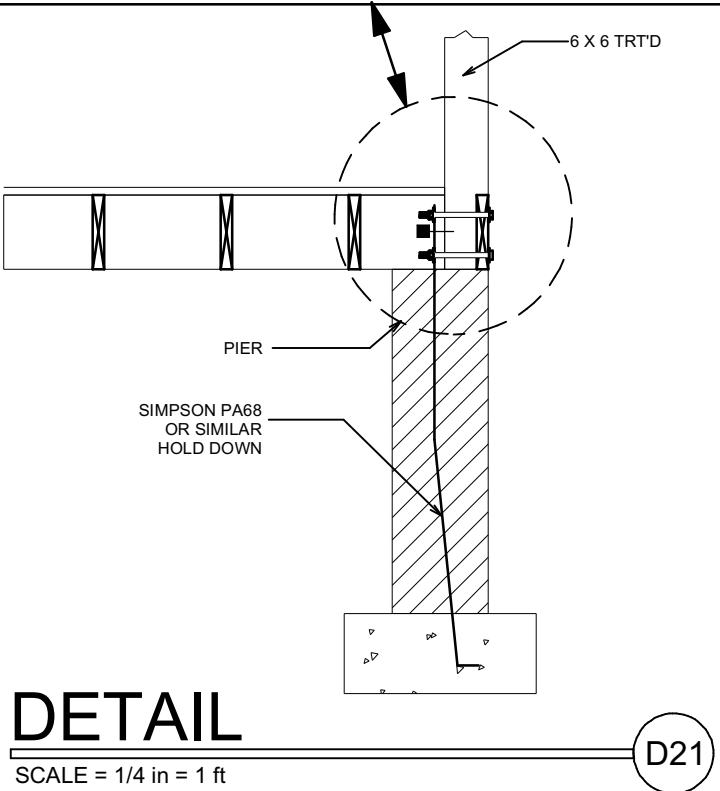
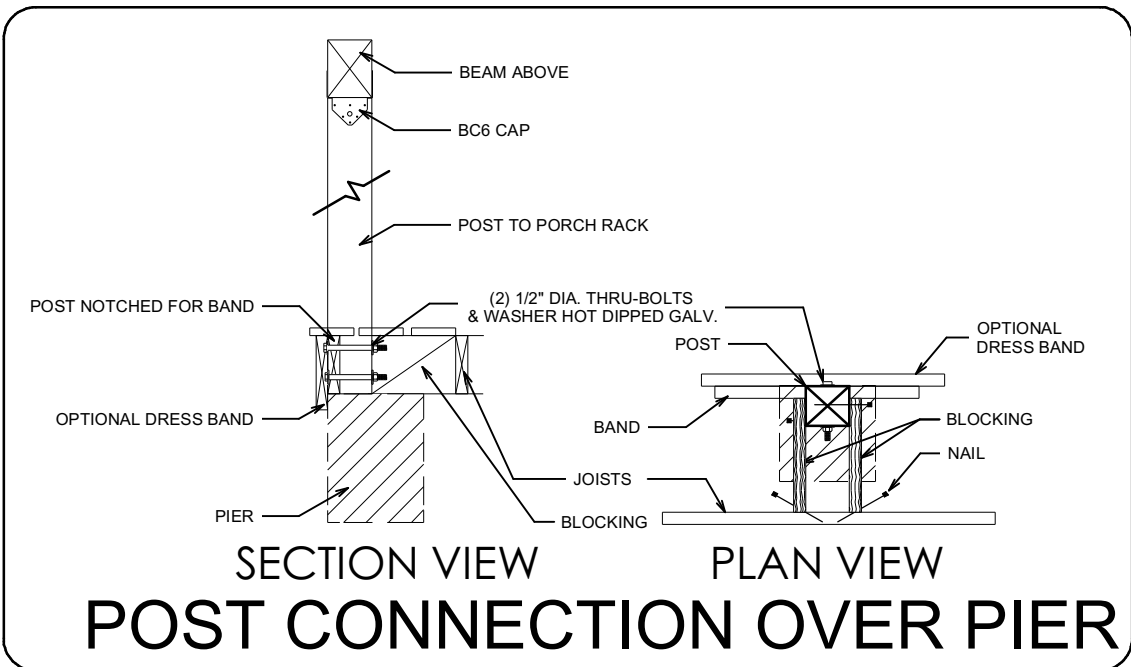
GARAGE	554 SF
REAR PORCH	248 SF
FRONT PORCH	130 SF

DATE: 11/23/2016
SCALE: 1/4" = 1'
BY: K.A.L.
PLAN #: 24013

PROJECT INFORMATION

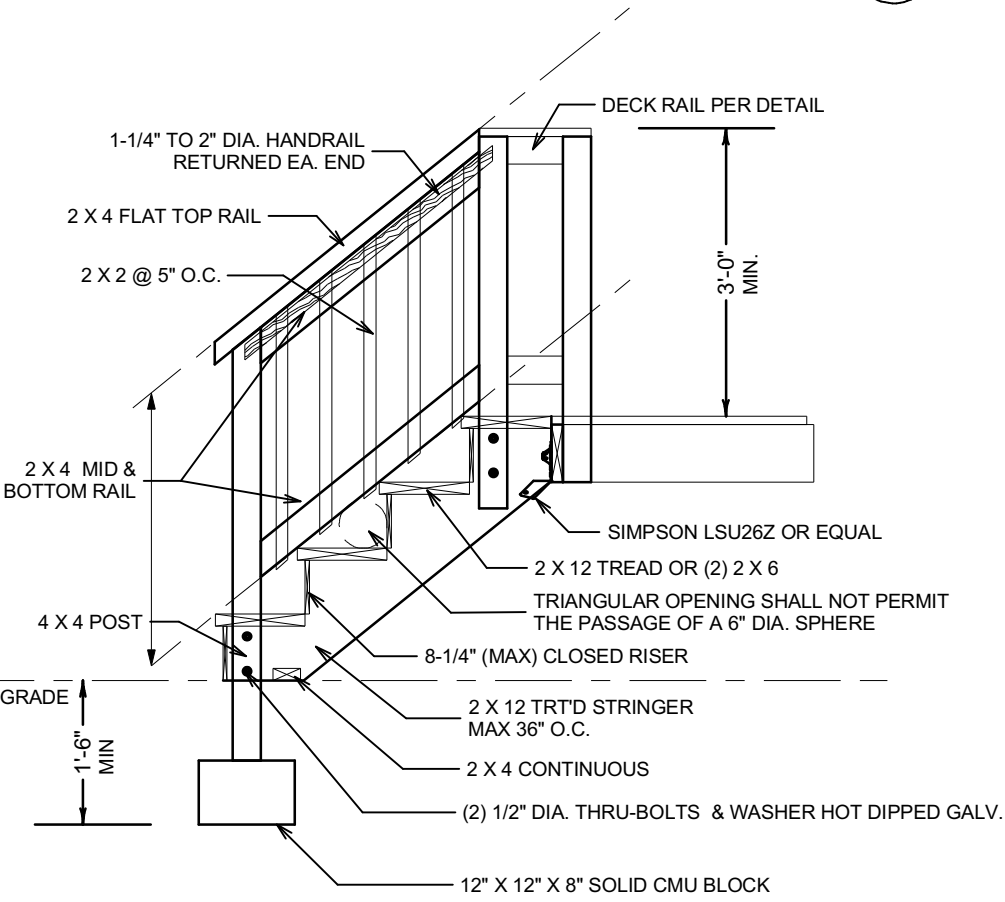
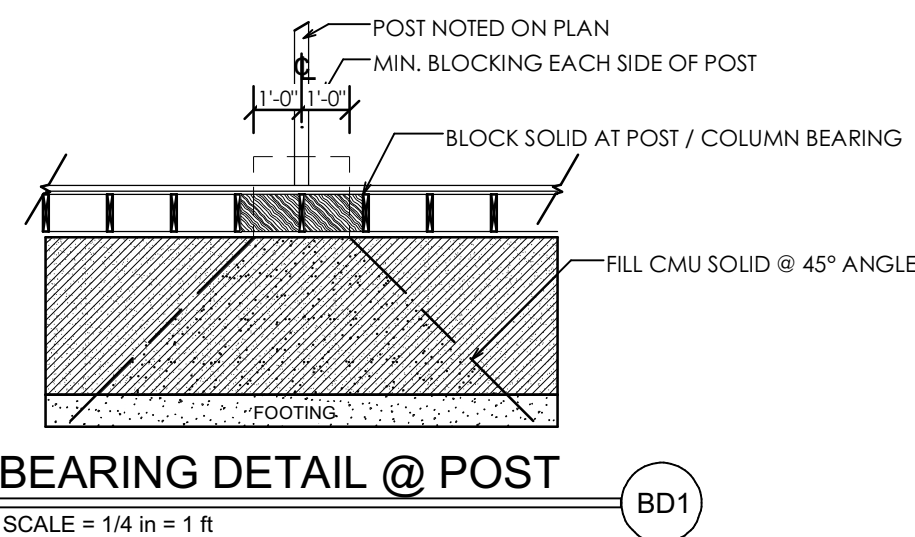
PAGE 1 of 7





FOOTING SCHEDULE			
LABEL	LOAD CAPACITY	FOOTING SIZE	REINFORCING
F12	1500#	12X12"x10"	NONE
F16	2600#	16X16"x10"	#4 @ 10" EW
F24	6000#	24"x24"x10"	#4 @ 8" EW
F30	9300#	30"x30"x10"	#4 @ 7" EW
F34	10000#	34"x34"x12"	#4 @ 7" EW
F36	12000#	36"x36"x12"	#4 @ 7" EW
F42	16000#	42"x42"x12"	#4 @ 7" EW
F48	21000#	48"x48"x12"	(4)#4 @ 7" EW
F54	26000#	54"x54"x12"	(4)#4 @ 7" EW
F60	31000#	60"x60"x12"	(4)#4 @ 7" EW

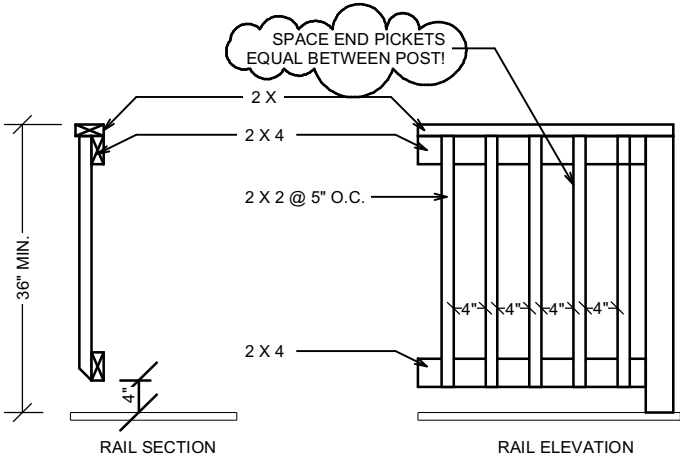
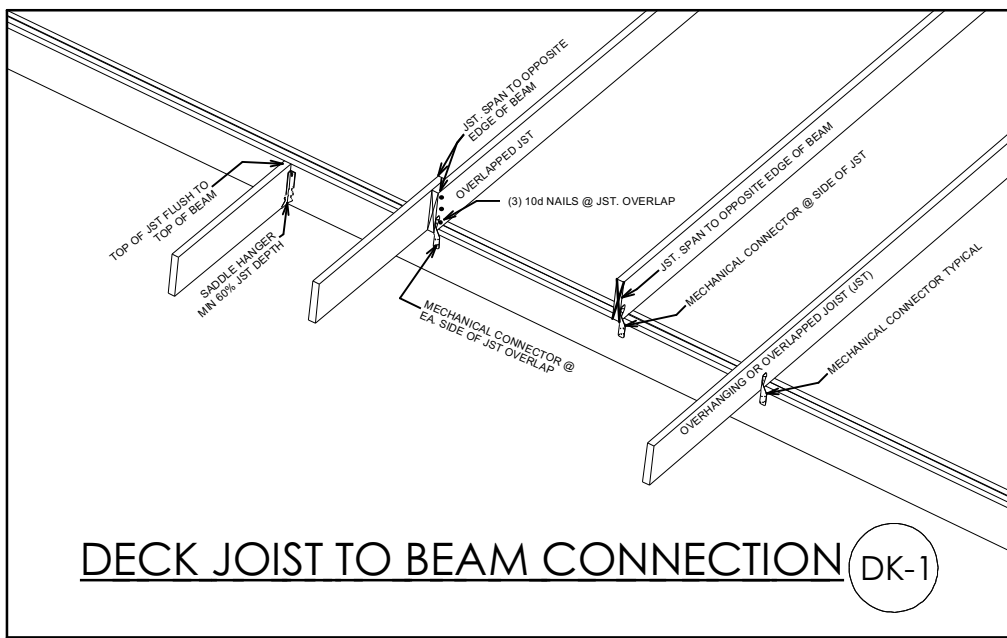
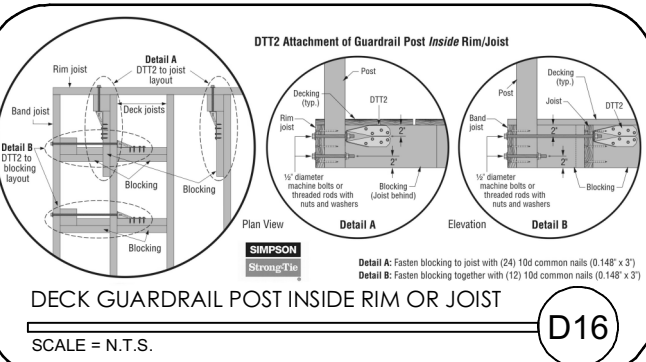
- NOTES:
- 1) CONC STRENGTH TO BE 2500 PSI @ 28 DAYS
 - 2) RNFC STEEL SHALL BE A-615 GRADE 40 PLACED 3" FROM BOTTOM OF FOOTING
 - 3) SOIL BEARING PRESSURE 1500 PSF
 - 4) BOTTOM OF ALL EXTERIOR FOOTINGS SHALL BE BELOW FROST DEPTH LISTED IN DESIGN CRITERIA
 - 5) ENGINEERS REPORT OVERRIDES ALL FOOTING SIZES



TREATED STEP DETAIL
SCALE: 1/2" = 1'
SECTION THRU TREADS

MAXIMUM ALLOWED JOIST SPANS (DECK)	
SIZE	MAXIMUM SPAN
2 X 8 @ 16\" O.C.	11'-10\" EQUALS 13'-10\" INCLUDING 24\" CANTILEVER
2 X 10 @ 16\" O.C.	14'-0\" EQUALS 16'-0\" INCLUDING 24\" CANTILEVER

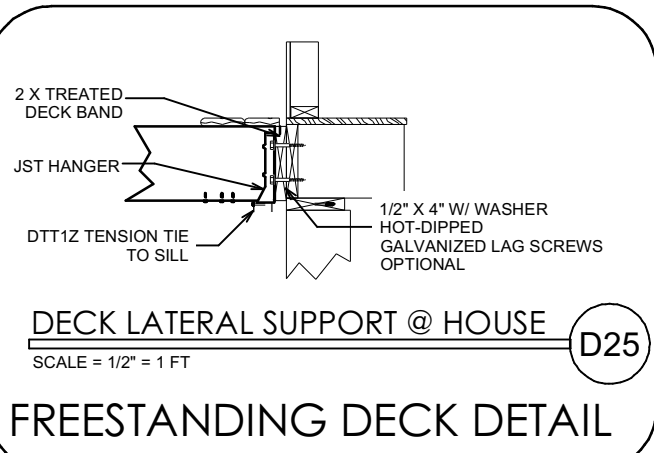
DECK LEDGER CONNECTION TO BAND JOIST	
JOIST SPAN (ft)	6\" and LESS TO 8\" TO 10\" TO 12\" TO 14\" TO 16\" TO 18\"
ON-CENTER SPACING OF FASTENERS	
1/2\" X 4\" LAG SCREW	30 23 18 15 13 11 10
1/2\" BOLT WITH WASHERS	36 36 34 29 24 21 19



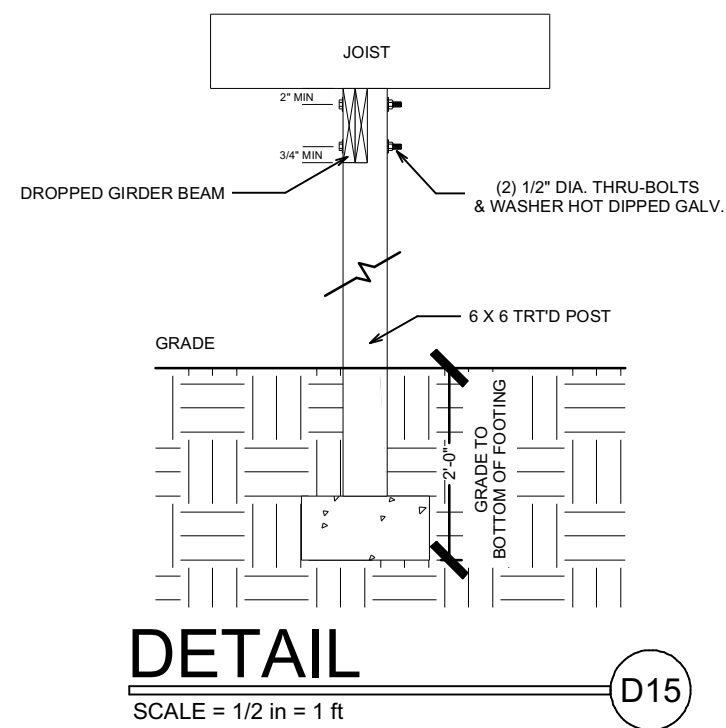
DECK RAIL DETAILS
SCALE: 1/2" = 1'



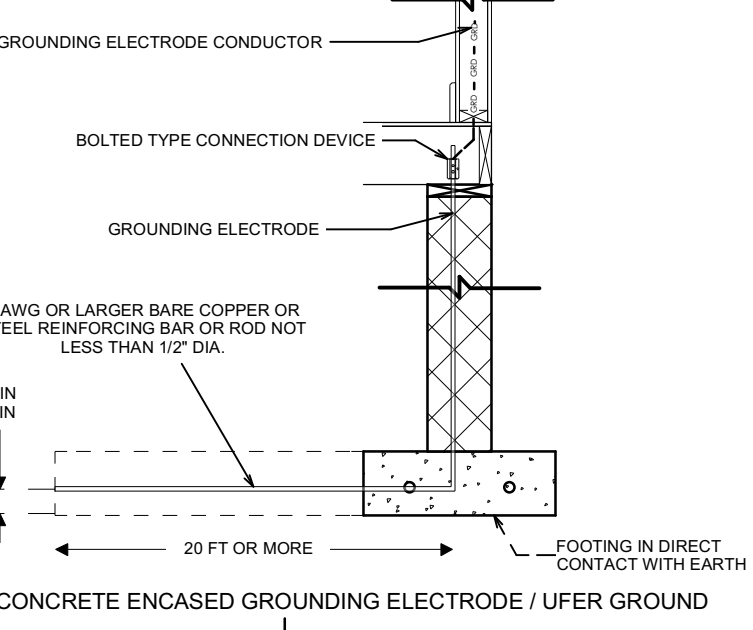
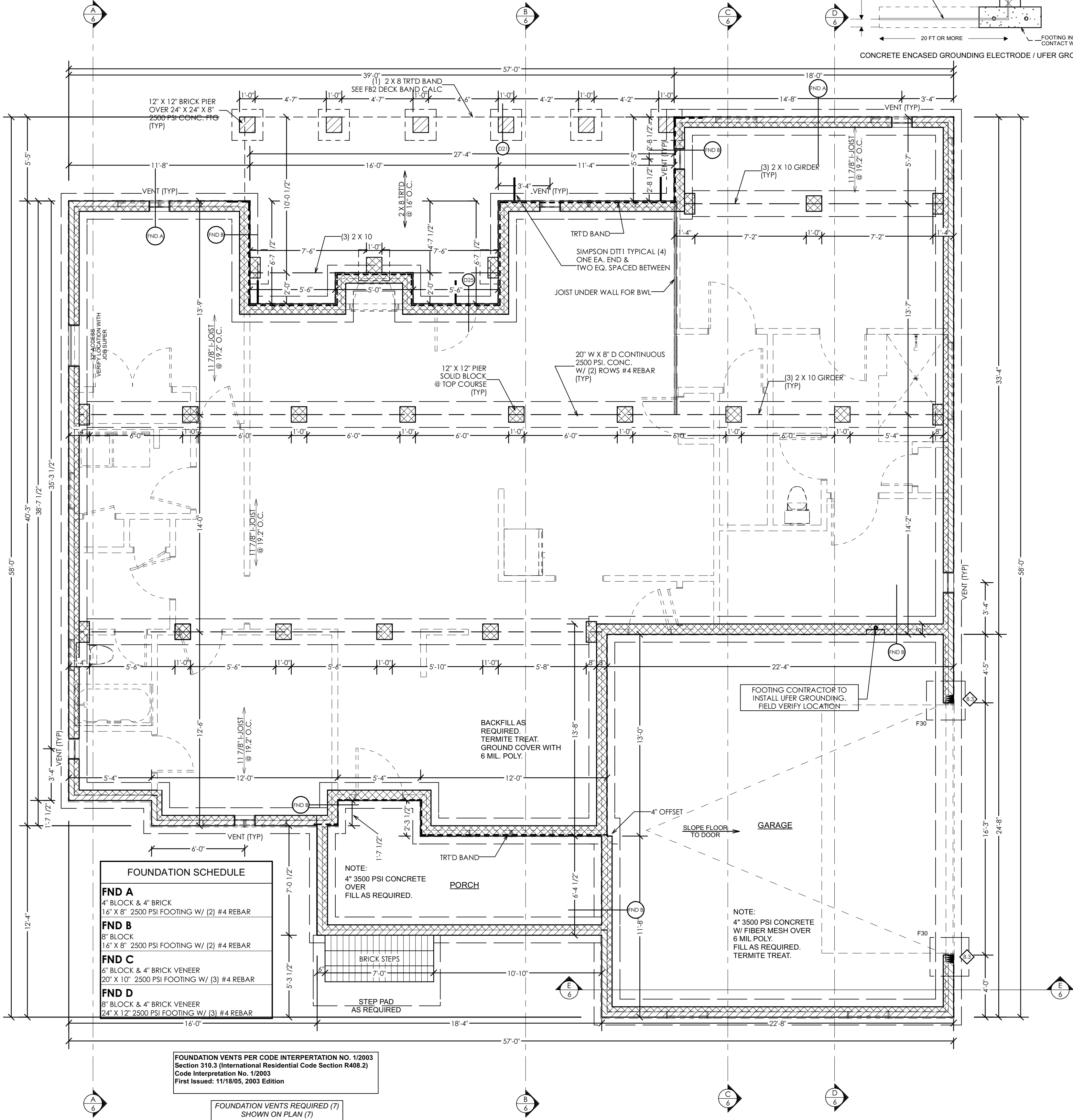
SIMPSON DTT12 TENSION TIE



DECK LATERAL SUPPORT @ HOUSE
SCALE: 1/2" = 1 FT
FREESTANDING DECK DETAIL



DETAIL
SCALE: 1/2 in = 1 ft
D15



The Design Guy
Residential Design Specialists

www.TheDesignGuyVa.com

THIS PLAN SET COPYRIGHT BY THE DESIGN GUY
THE INFORMATION AND DESIGNS CANNOT BE USED OR REPRODUCED IN WHOLE OR PART WITHOUT EXPRESS WRITTEN CONSENT
© 2016 ALL RIGHTS RESERVED

Ken Latham, AIBD
Certified Professional Building Designer
E-MAIL - Ken@TheDesignGuyVa.com
Member VBCOA
Virginia Building & Code Officials Association

Chester, VA 23836
Phone 768-9590

THIS PLAN HAS BEEN LICENSED TO:

VERTICAL BUILDERS

FOR A ONE (1) TIME BUILD AT LOCATION INDICATED AT LEFT

OLD TAVERN

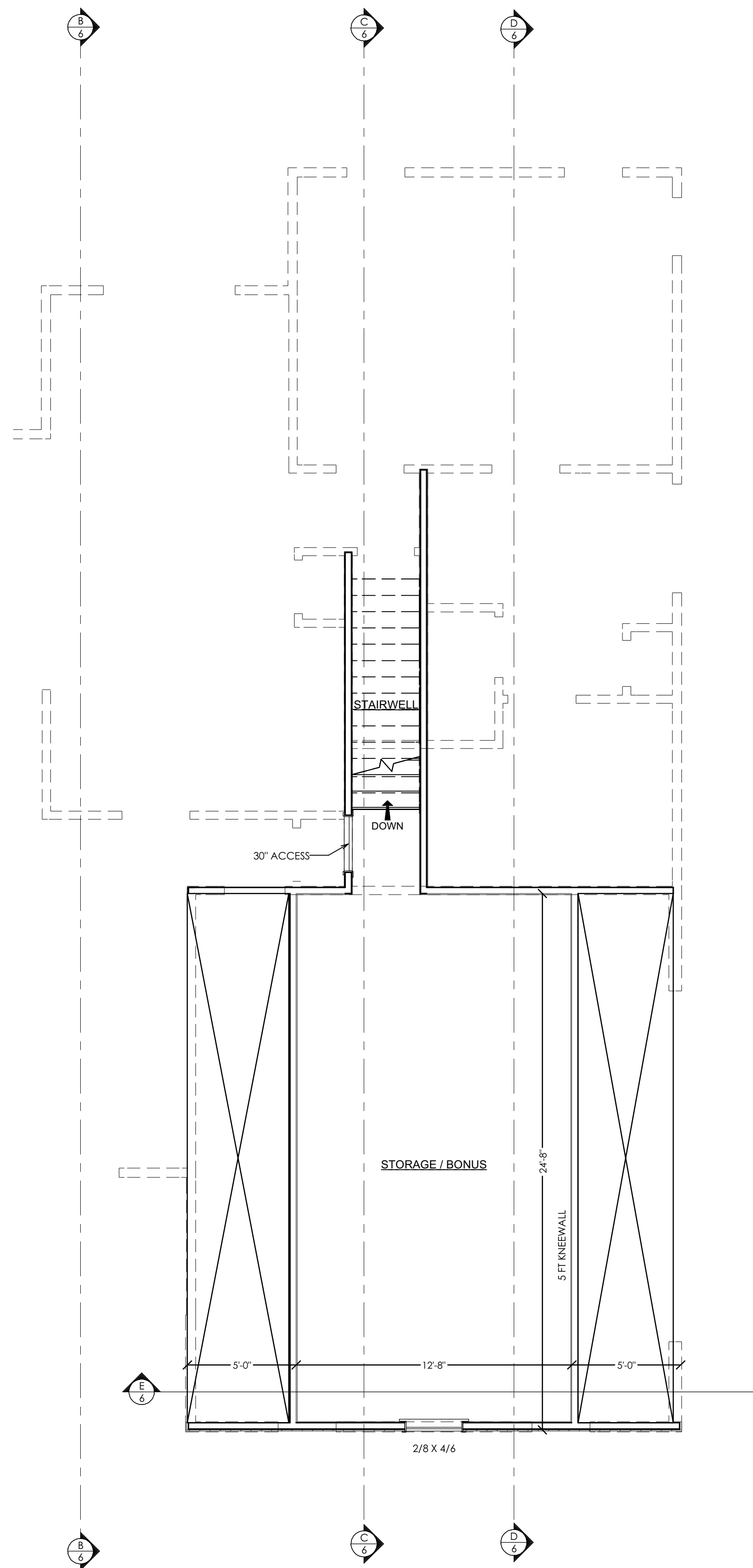
PERMIT PLAN
RELEASED FOR CONSTRUCTION

SQUARE FOOTAGE REVISED 10/25/2016	
1ST FLOOR	2001 SF
BONUS	326 SF
GARAGE	554 SF
REAR PORCH	248 SF
FRONT PORCH	130 SF

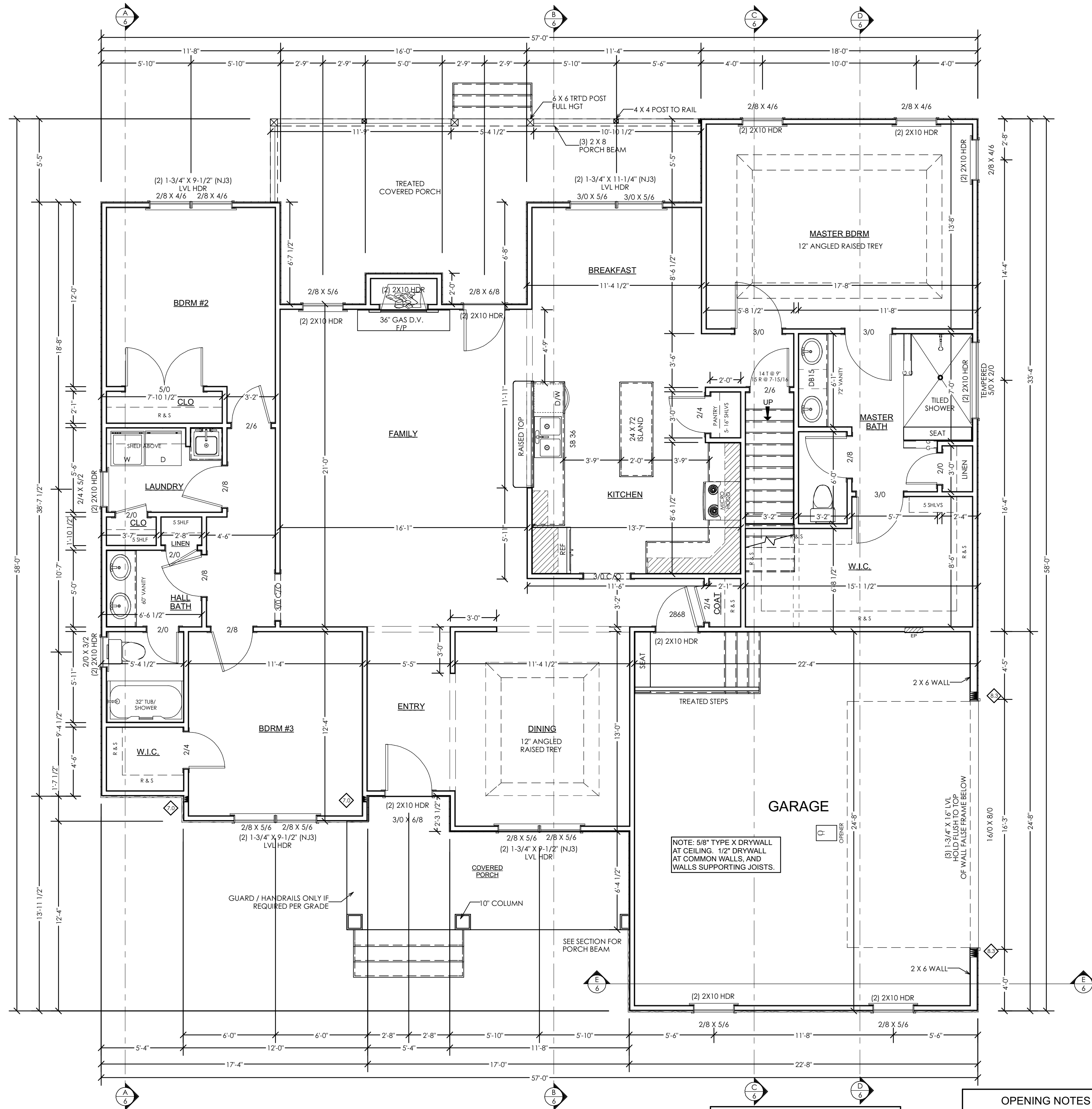
DATE: 11/23/2016
SCALE: 1/4" = 1'
BY: K.A.L.
PLAN #: 24013

FOUNDATION

PAGE 3 of 7



2ND FLOOR PLAN



1ST FLOOR PLAN

SCALE = 1/4 in = 1 ft

STRUCTURAL NOTE

THIS NUMBER IS
POUNDS IN KIPS.
11300 POUNDS.
1 KIP = 1000 POUNDS

11.3

OPENING NOTES	
1.	7'-0" TO TOP OF 1ST LEVEL WINDOWS WINDOW HEADER HEIGHTS ARE 7'-0" U.N.O.
2.	ALL INTERIOR OPENINGS ARE 6'-8" TALL U.N.O.
3.	BUILDER RESPONSIBLE FOR SPECIFYING ALL TEMPERED GLASS.

THIS PLAN SET COPYRIGHT BY
THE DESIGN GUY
 THE INFORMATION AND DESIGNS
 CANNOT BE USED OR REPRODUCED
 IN
 WHOLE OR PART WITHOUT EXPRESS
 WRITTEN CONSENT.
 © 2016 ALL RIGHTS RESERVED

THIS PLAN HAS BEEN LICENSED TO:

VERTICAL BUILDERS



FOR A ONE (1) TIME BUILD AT LOCATION INDICATED AT LEFT

OLD TAVERN

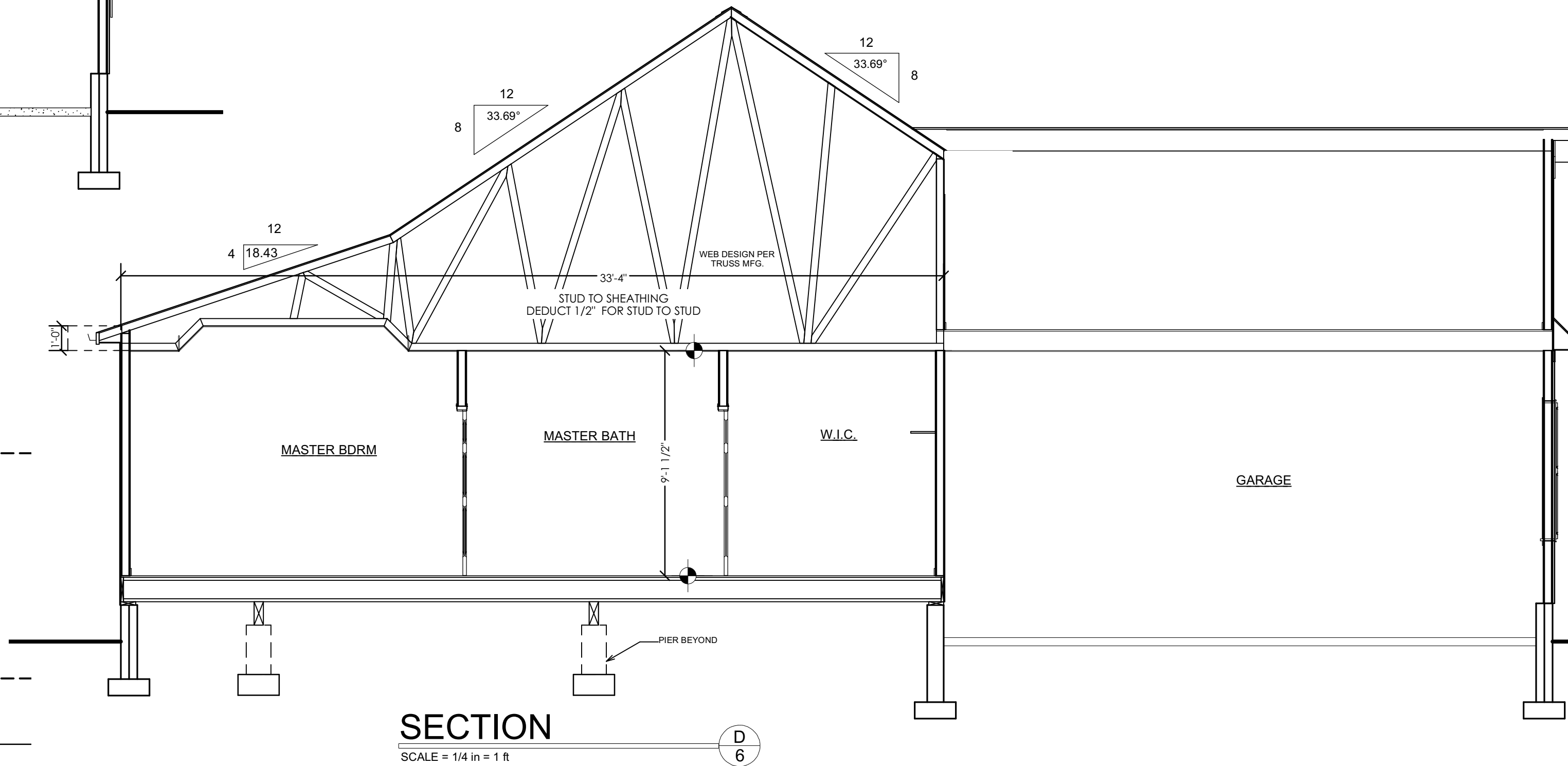
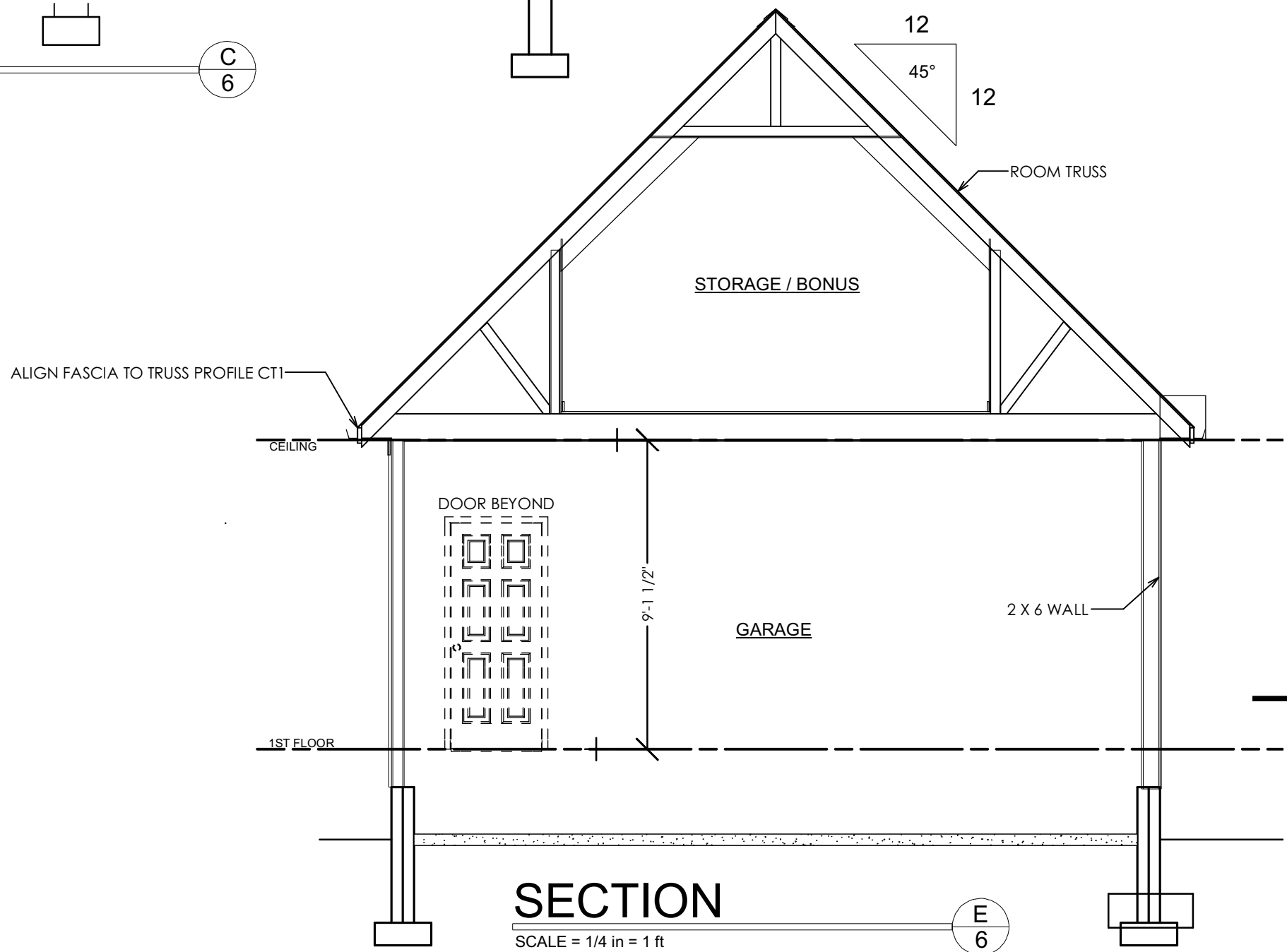
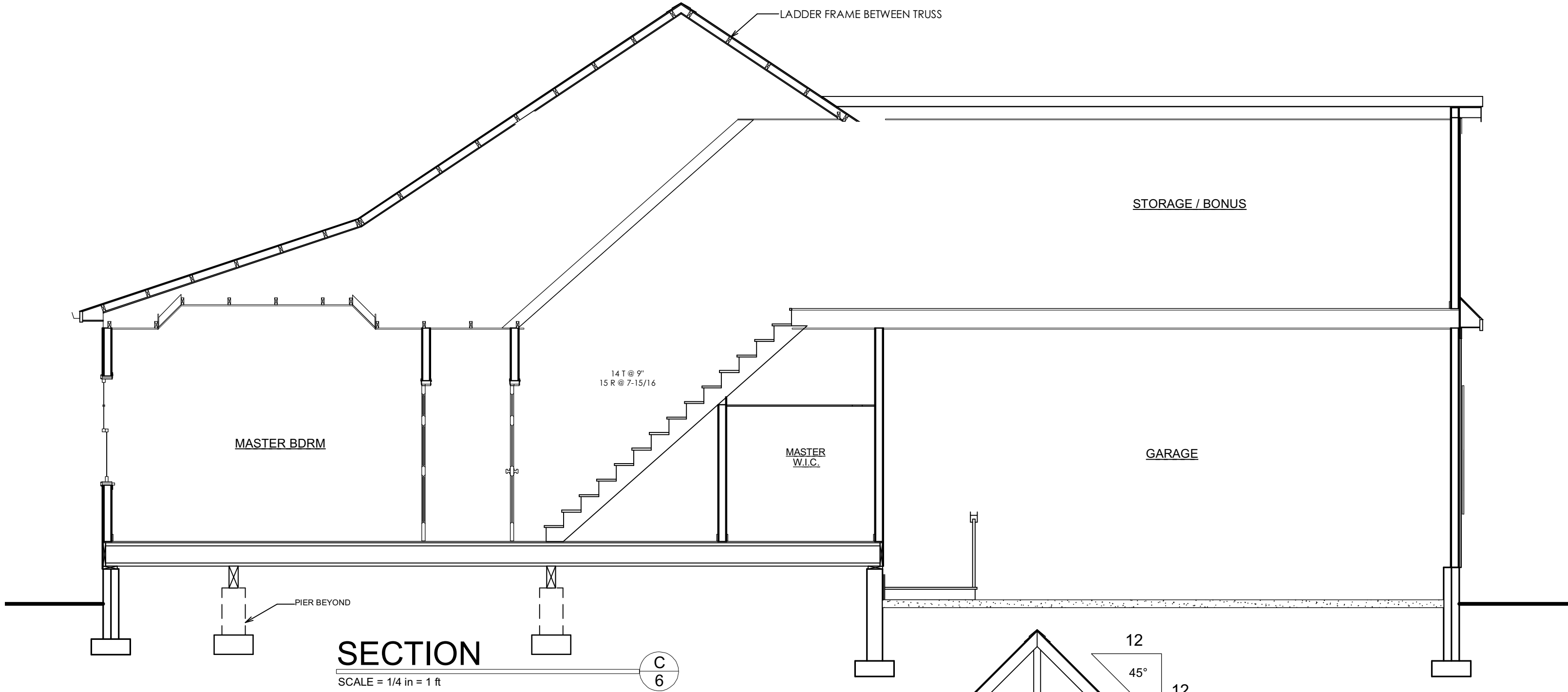
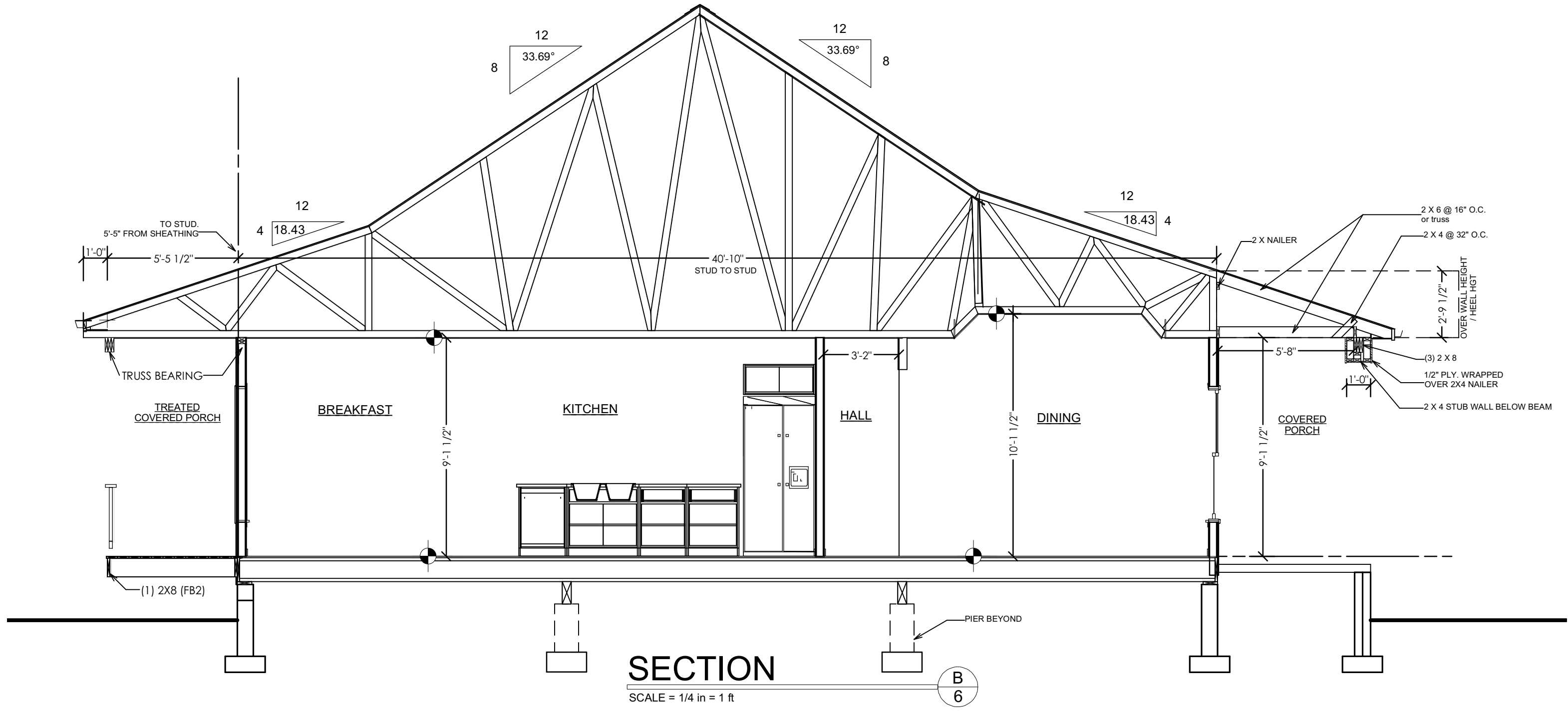
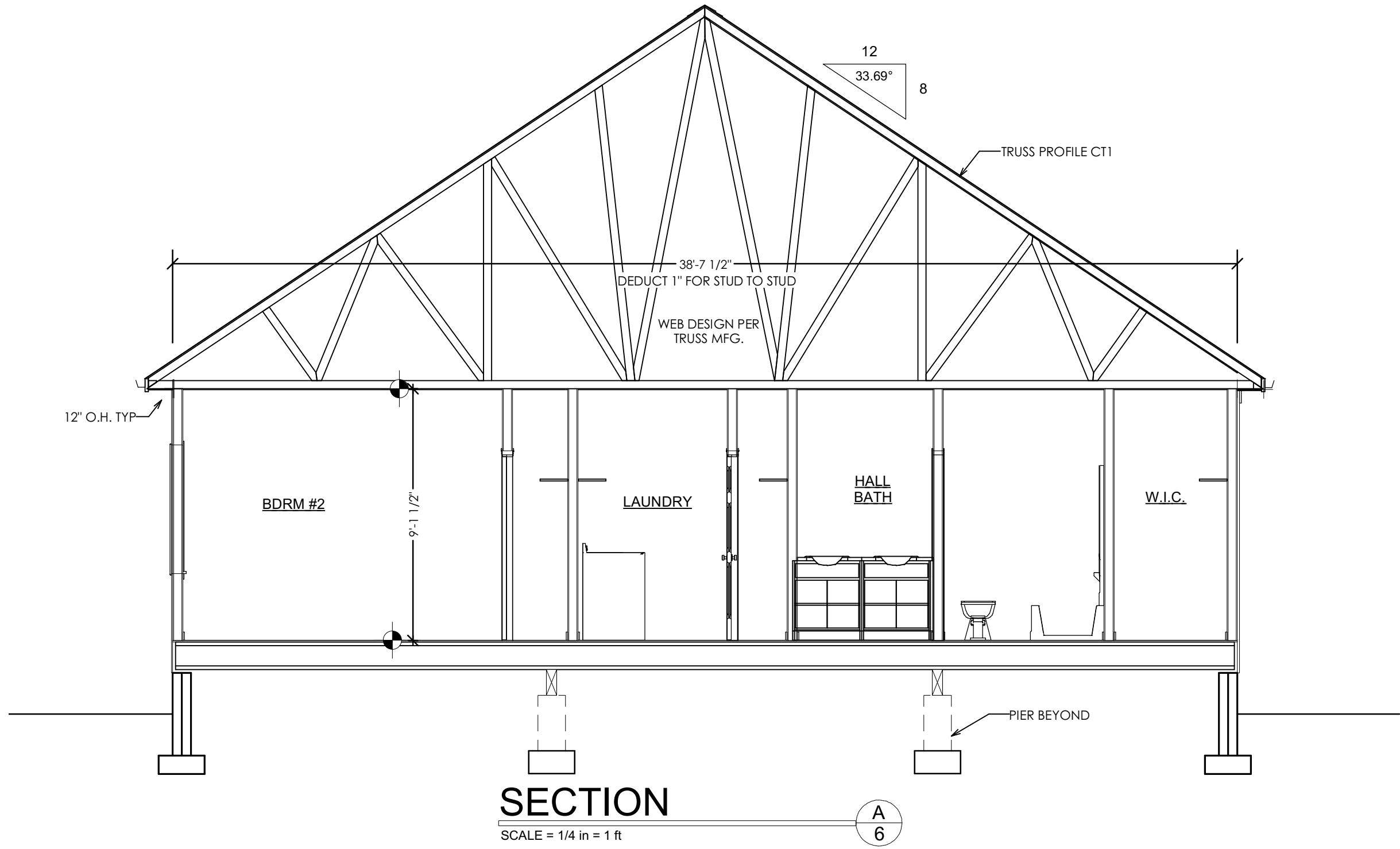
PERMIT PLAN
RELEASED FOR
CONSTRUCTION

SQUARE FOOTAGE	
REVISED 10/25/2016	
1ST FLOOR	2001 SF
BONUS	326 SF
GARAGE	554 SF
REAR PORCH	248 SF
FRONT PORCH	130 SF

DATE: 11/23/2016
SCALE: 1/4" = 1'
BY: K.A.L.
PLAN #: 24013

MAIN LIVING LEVEL & DECK DETAILS

DATE PRINTED: 11/23/2016 : Ver 8 : File Name: 24013, Vertical, Old Tavern, Old Tavern



The Design Guy

Residential Design Specialists

Chester, VA 23836

Phone **768-9590**

Ken Latham, AIA
Certified Professional Building Designer
E-MAIL - **Ken@TheDesignGuyVa.com**
Member VBCOA
Virginia Building & Code Officials Association

www.TheDesignGuyVa.com

THIS PLAN SET COPYRIGHT BY
THE DESIGN GUY
THE INFORMATION AND DESIGNS
CANNOT BE USED OR REPRODUCED
IN
WHOLE OR PART WITHOUT EXPRESS
WRITTEN CONSENT
© 2016 ALL RIGHTS RESERVED

THIS PLAN HAS BEEN LICENSED TO:

VERTICAL BUILDERS

FOR A ONE (1) TIME BUILD AT LOCATION INDICATED AT LEFT

OLD TAVERN

PERMIT PLAN
RELEASED FOR
CONSTRUCTION

SQUARE FOOTAGE	
REVISED 10/25/2016	
1ST FLOOR	2001 SF
BONUS	326 SF
GARAGE	554 SF
REAR PORCH	248 SF
FRONT PORCH	130 SF

DATE: 11/23/2016
SCALE: 1/4" = 1'
BY: K.A.L.
PLAN #: 24013

"CLASSIC" WALL BRACING WORKSHEET PER THE 2012 VIRGINIA RESIDENTIAL CODE																			
WIND SPEED (MPH)		90																	
BWL DESIGNATION		1		2		3		4		5									
NUMBER OF FLOORS ABOVE BWL		0		0		0		0		0									
BWP METHOD		CS-WSP		CS-WSP		CS-WSP		CS-WSP		CS-WSP									
AVERAGE BWL SPACING (ft)		18.5		24		25.5		21.75		23									
TABULAR REQUIREMENT (ft)		3.28		4.10		4.33		3.76		3.95									
ADJUSTMENT	EXPOSURE	B 1.00		B 1.00		B 1.00		B 1.00		B 1.00									
	EAVE-TO-RIDGE HT (ft)	14.00 1.24		14.00 1.24		14.00 1.24		14.00 1.24		14.00 1.24									
	MAXIMUM WALL HEIGHT (ft)	9.00 0.95		9.00 0.95		9.00 0.95		9.00 0.95		9.00 0.95									
	NUMBER OF BWLS	≥5 1.60		≥5 1.60		≥5 1.60		≥5 1.60		≥5 1.60									
	OMIT INTERIOR FINISH	No 1.00		No 1.00		No 1.00		No 1.00		No 1.00									
	ADD PAIR BOOF# HOLD DOWNS	No 1.00		No 1.00		No 1.00		No 1.00		No 1.00									
	HORIZONTAL JOINTS BLOCKED	Yes 1.00		Yes 1.00		Yes 1.00		Yes 1.00		Yes 1.00									
	REDUCED FASTENER SPACING	No 1.00		No 1.00		No 1.00		No 1.00		No 1.00									
	REQUIRED BWP LENGTH (ft)	6.17		7.73		8.15		7.09		7.44									
	CONTRIBUTING LENGTH (feet)	BWP 1 CS-WSP 4.00		GR (4s) 18.25		CS-WSP 2.67		CS-WSP 8.50		CS-WSP 3.00									
ACTUAL BWP	WSP, SFR = actual	CS-WSP 9.00				CS-WSP 7.25		CS-WSP 3.25		CS-WSP 3.00									
	GR (4s) = 0.5 x actual	CS-WSP 4.00				CS-WSP 2.67		CS-WSP 3.00		CS-WSP 5.00									
	CS-PF = 1.5 x actual							CS-WSP ###		CS-WSP 2.67									
	PF6 = 1.5 x actual							CS-WSP		2.50									
	PF6, ABW = 4 feet																		
	ACTUAL BWP LENGTH (ft)	17.00		18.25		12.59		3181.75		16.17									
	ACTUAL ≥ REQUIRED?	PASS		PASS		PASS		PASS		PASS									
BWPs ≤ 20' APART?		Yes		Yes		Yes		Yes		Yes									
≥ 2 PANELS IN BWL?		Yes		Yes		Yes		Yes		Yes									
BWP BEGINS ≤ 10' FROM ENDS?		Yes		Yes		Yes		Yes		Yes									
CONTINUOUS SHEATHING END CONDITIONS		END 1	END 2	END 1	END 2	END 1	END 2	END 1	END 2	END 1	END 2	END 1	END 2	END 1	END 2	END 1	END 2	END 1	END 2
BWL COMPLIANCE		PASS		PASS		PASS		PASS		PASS									

JOB#: 24013 Vertical Builders
11/21/2016
BY KEN LATHAM
of
The Design Guy

"CLASSIC" WALL BRACING WORKSHEET PER THE 2012 VIRGINIA RESIDENTIAL CODE																			
WIND SPEED (MPH)		90																	
BWL DESIGNATION		1		2		3		4		5									
NUMBER OF FLOORS ABOVE BWL		0		0		0		0		0									
BWP METHOD		CS-WSP		CS-WSP		CS-WSP		CS-WSP		CS-WSP									
AVERAGE BWL SPACING (ft)		18.5		24		25.5		21.75		23									
TABULAR REQUIREMENT (ft)		3.28		4.10		4.33		3.76		3.95									
ADJUSTMENT	EXPOSURE	B 1.00		B 1.00		B 1.00		B 1.00		B 1.00									
	EAVE-TO-RIDGE HT (ft)	14.00 1.24		14.00 1.24		14.00 1.24		14.00 1.24		14.00 1.24									
	MAXIMUM WALL HEIGHT (ft)	9.00 0.95		9.00 0.95		9.00 0.95		9.00 0.95		9.00 0.95									
	NUMBER OF BWLS	≥5 1.60		≥5 1.60		≥5 1.60		≥5 1.60		≥5 1.60									
	OMIT INTERIOR FINISH	No 1.00		No 1.00		No 1.00		No 1.00		No 1.00									
	ADD PAIR BOOF# HOLD DOWNS	No 1.00		No 1.00		No 1.00		No 1.00		No 1.00									
	HORIZONTAL JOINTS BLOCKED	Yes 1.00		Yes 1.00		Yes 1.00		Yes 1.00		Yes 1.00									
REDUCED FASTENER SPACING	No 1.00		No 1.00		No 1.00		No 1.00		No 1.00										
REQUIRED BWP LENGTH (ft)		6.17		7.73		8.15		7.09		7.44									
ACTUAL BWP	CONTRIBUTING LENGTH (feet)	BWP 1	METHOD LENGTH		METHOD LENGTH		METHOD LENGTH		METHOD LENGTH		METHOD LENGTH		METHOD LENGTH		METHOD LENGTH		METHOD LENGTH		
	WSP, SFR = actual GR (4s) = 0.5 x actual CS-PF = 1.5 x actual PFH, ABW = 4 feet	1	CS-WSP 4.00		6R (4s) 18.25		CS-WSP 2.67		CS-WSP 8.50		CS-WSP 3.00								
		2	CS-WSP 9.00				CS-WSP 7.25		CS-WSP 3.25		CS-WSP 3.00								
		3	CS-WSP 4.00				CS-WSP 2.67		CS-WSP 3.00		CS-WSP 5.00								
		4							CS-WSP 3.17		CS-WSP 2.67								
		5									CS-WSP 2.50								
		6																	
		7																	
	ACTUAL BWP LENGTH (ft)	17.00		18.25		12.59		17.92		16.17									
	ACTUAL ≥ REQUIRED?	PASS		PASS		PASS		PASS		PASS									
BWPs ≤ 20' APART?	Yes		Yes		Yes		Yes		Yes										
≥ 2 PANELS IN BWL?	Yes		Yes		Yes		Yes		Yes										
BWPs ≤ 10' FROM ENDS?	Yes		Yes		Yes		Yes		Yes										
CONTINUOUS SHEATHING END CONDITIONS	END 1 END 2		END 1 END 2		END 1 END 2		END 1 END 2		END 1 END 2		END 1 END 2		END 1 END 2		END 1 END 2		END 1 END 2		
BWL COMPLIANCE	PASS		PASS		PASS		PASS		PASS										

JOB#: 24013 Vertical Builders
1/12/2016
BY KEN LATHAM
of
The Design Guy