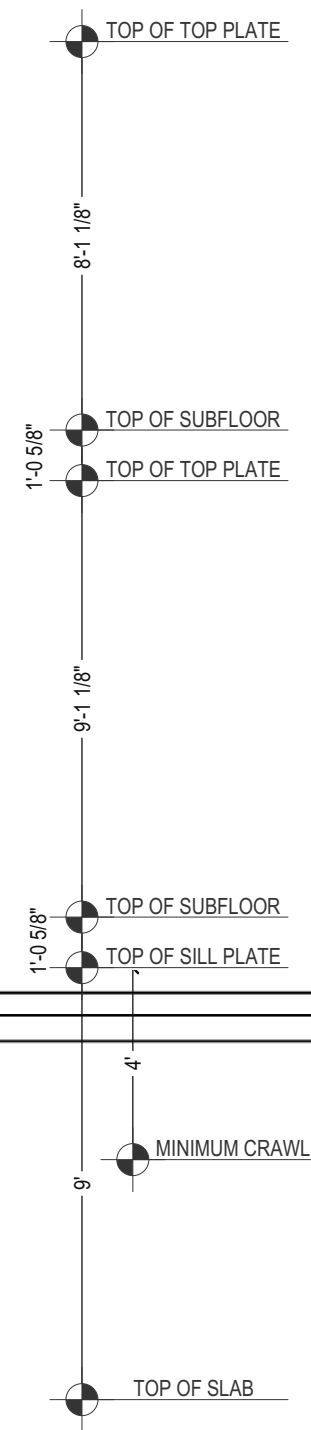


11/30/2021



Exterior Elevation Front

Label	Title
1	ELEVATIONS
2	ELEVATIONS
3	FOUNDATION PLAN
4	1st FLOOR PLAN
5	2nd FLOOR PLAN
6	1st FLOOR WIND BRACING
7	2ND FLOOR WIND BRACING



Exterior Elevation Back

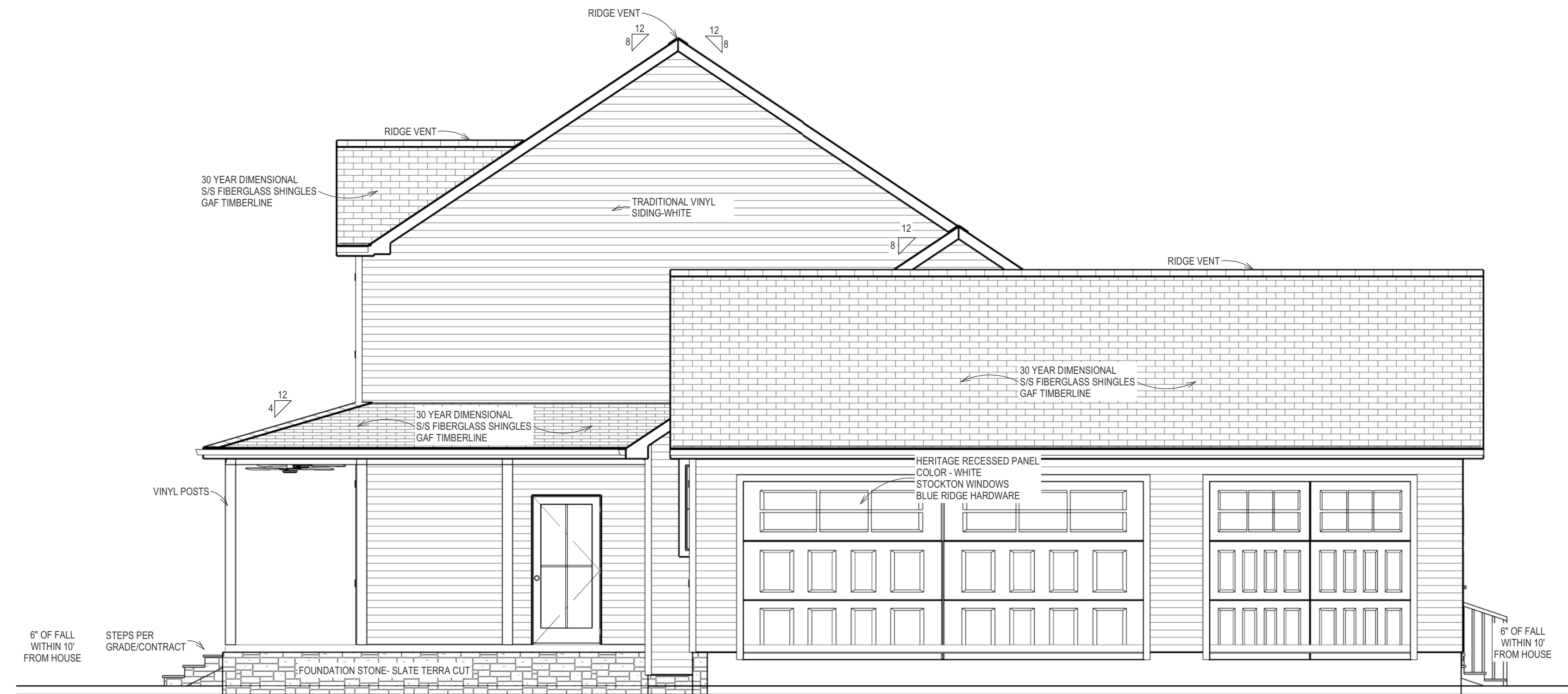


Brandon Serbay  
 1810 Stafford Avenue  
 Fredericksburg, Va. 22401  
 Ph: 540-215-2288

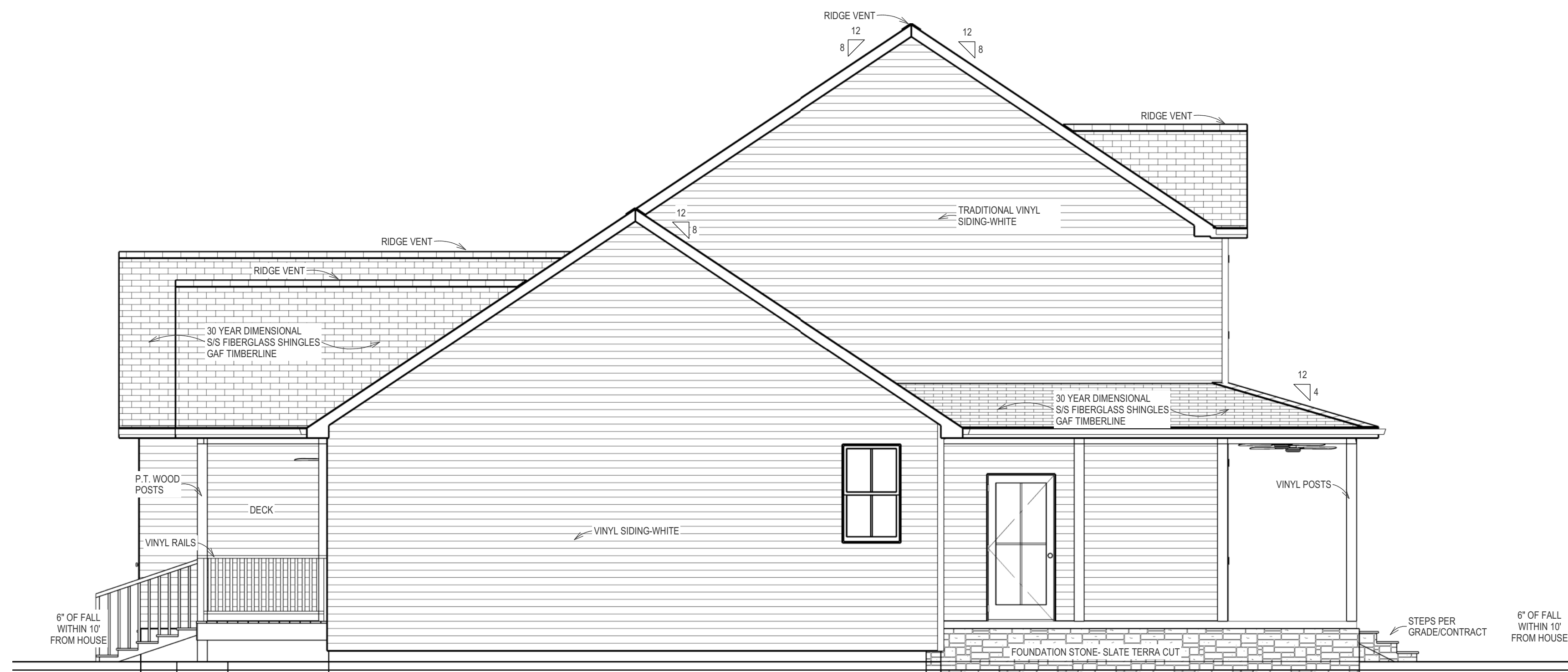
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CLIENT SIGNATURE _____	DATE _____

MINOR MODIFICATIONS PENDING ENGINEERING, PERMITTING, ETC.

11/30/2021



Exterior Elevation Left



Exterior Elevation Right

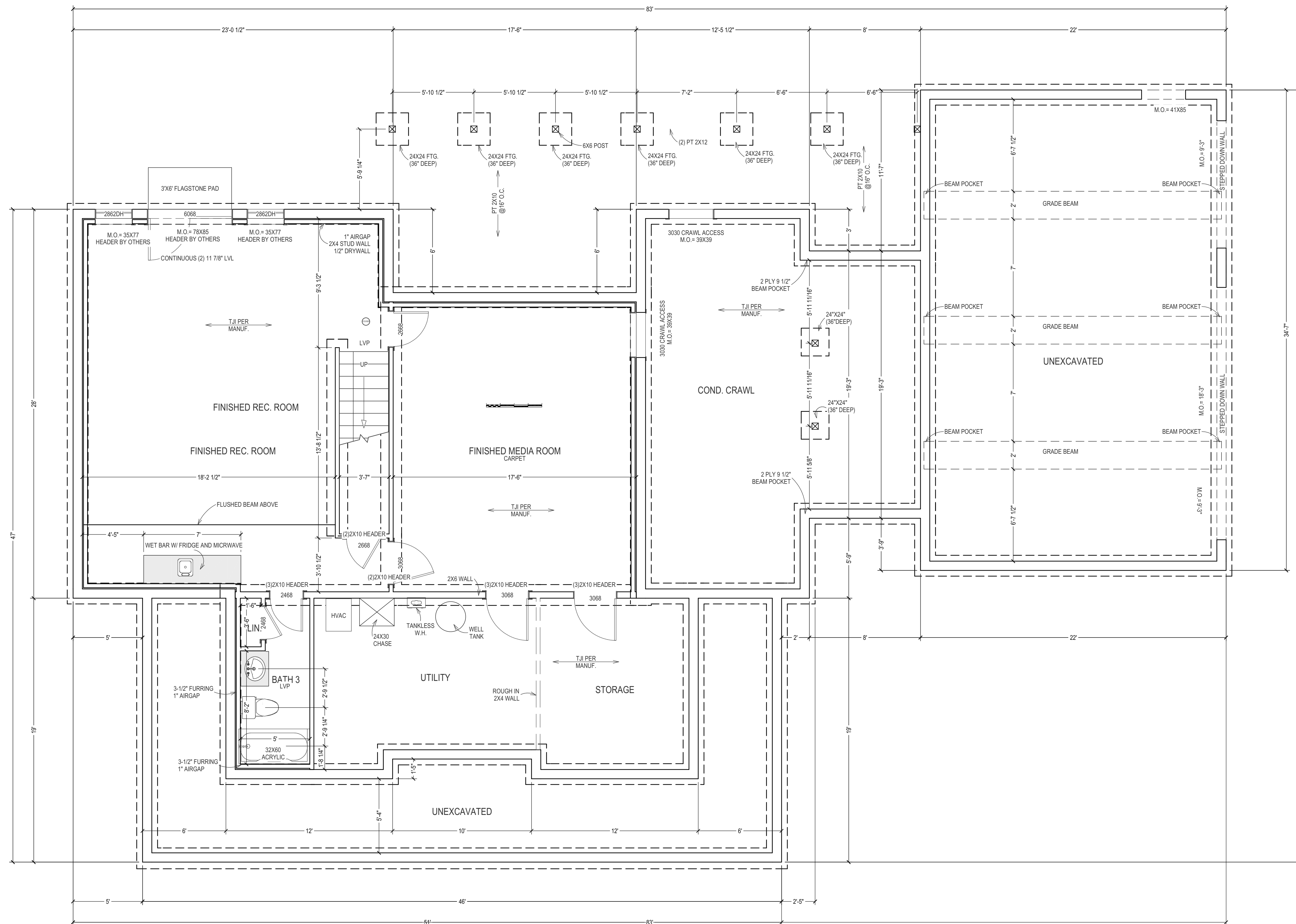
Layout Page Table	
Label	Title
1	ELEVATIONS
2	ELEVATIONS
3	FOUNDATION PLAN
4	1st FLOOR PLAN
5	2nd FLOOR PLAN
6	1st FLOOR WIND BRACING
7	2ND FLOOR WIND BRACING



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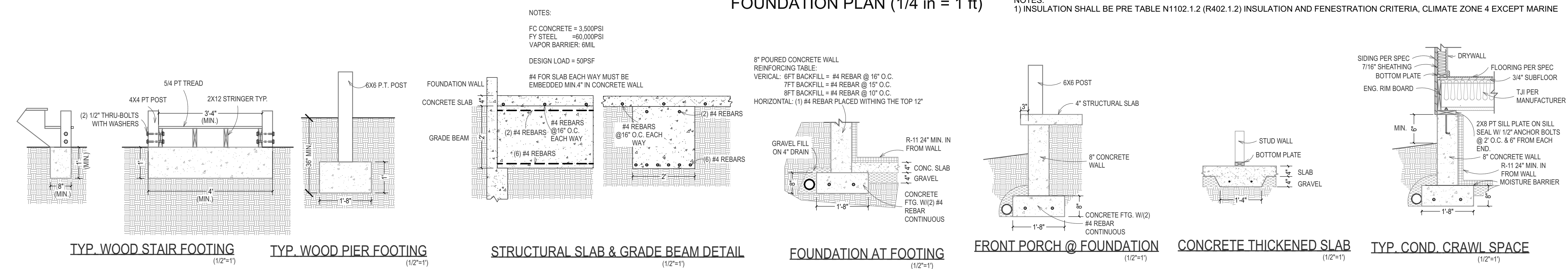
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THIS PROJECT IS DESIGNED TO MEET 2015 VIRGINIA RESIDENTIAL CODE REQUIREMENTS.  
IN INSTANCES OF A GARAGE, THE FOLLOWING ARE TO BE PROVIDED: 20-MINUTE FIRE-RATED DOOR ACCESSING THE ADJACENT LIVING SPACE, 5/8" TYPE-X GYPSUM BOARD APPLIED TO CEILINGS BELOW ALL LIVING SPACES.  
ALL ENCLOSED ACCESSIBLE SPACE UNDER STAIRS FINISHED WITH 1/2" GYPSUM BOARD.  
IN INSTANCES OF BATHROOMS & WATER CLOSETS, THE FOLLOWING ARE TO BE PROVIDED: MIN. GLAZING AREA OF 3 SQFT OF WHICH 1/2 IS OPERABLE, WHERE REQ'D GLAZING IS NOT PROVIDED, PROVIDE ARTIFICIAL LIGHT & MIN. 50 CFM MECH. VENTILATION, SCALD LIMITING VALVES AT ALL FIXTURES.  
THE FOLLOWING EGRESS OPENINGS ARE TO BE PROVIDED FOR THE MAIN ENTRY AND IN INSTANCES OF A BASEMENT A 32"x78" CLEAR OPENING THROUGH A DOOR ACCESSIBLE FROM GENERAL LIVING SPACE. IN BEDROOMS ON ALL FLOORS INCLUDING BASEMENTS, A CLEAR OPENING OF AT LEAST 5.7 SQFT (MIN. WIDTH OF 20" & MIN. HEIGHT OF 24") WITH SILL HEIGHT OF NOT MORE THAN 44" ABOVE FINISHED FLOOR. DOUBLE HUNG WINDOWS TO HAVE TILT-OUT SASH.  
SAFETY GLAZING IS TO BE PROVIDED IN ALL HAZARDOUS LOCATIONS AS SPECIFIED IN SECTION R308.4 BY MEANS OF MANUF. TEMPERED GLASS UNITS OR APPROVED WINDOW FILM AS AN AFTER-MARKET PRODUCT. THESE UNITS HAVE BEEN LABELED "TEMP." SEE FLOOR PLAN AND/OR WINDOW & DOOR SCHEDULE.  
HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF STAIR TREADS (FLIGHT) WITH OR MORE RISERS. SUGGESTED HANDRAIL TYPE HAS A CIRCULAR CROSS SECTION WITH AN OUTSIDE DIA. BETWEEN 1-1/4" TO 2", SPACED MIN. 1-1/2" ADJACENT TO WALL AND LOCATED 34" TO 38" VERTICALLY ABOVE THE SLOPED PLANE ADJOINING TREAD NOSINGS. HANDRAILS SHALL BE CONTINUOUS OR FULL LENGTH OF THE FLIGHT OF STAIRS FROM A POINT DIRECTLY ABOVE THE TOP RISER TO A POINT DIRECTLY ABOVE THE LOWEST RISER, RETURNED AND TERMINATED INTO NEVEL POST OR WALL.  
**FLOOR PLAN LEGEND:**

**FOUNDATION DETAILS:**  
NO FOOTINGS SHALL BE POURED ON LOOSE OR UNSUITABLE SOIL, IN WATER OR ON FROZEN GROUND.  
ALL EXTERIOR FOOTINGS SHALL BE MIN. 24" BELOW FINISHED GRADE FOR FROST PROTECTION, UNLESS OTHERWISE NOTED.  
ALL CONCRETE WALLS, FOOTINGS & INTERIOR SLABS SHALL HAVE A MIN. COMPRESSIVE STRENGTH OF AT LEAST 3,000 PSI @ 28 DAYS. FOR EXTERIOR SLABS ON GRADE & GARAGE SLABS, 3,500 PSI @ 28 DAYS SHALL BE PROVIDED.  
\*2-PLY LVL BEAMS, FASTEN TOGETHER W/2 ROWS 3-3/8" TRUSSLOK STAGGERED @24" O.C. & (2) ON EACH END  
\*\*3-PLY LVL BEAMS, FASTEN TOGETHER W/2 ROWS 3-3/8" TRUSSLOK STAGGERED @16" O.C. EACH SIDE & (2) ON EACH END, EACH SIDE  
**WALL FRAMING DETAILS:**  
BEARING STUDS SHALL BE A MIN. NO.2 STD. OR STUD GRADE LUMBER.  
WOOD STUD WALLS SHALL BE CAPPED WITH A DOUBLE TOP PLATE INSTALLED TO PROVIDE OVERLAPPING AT CORNERS AND INTERSECTIONS WITH BEARING PARTITIONS. END JOINTS IN TOP PLATES SHALL BE OFFSET MIN. 24". JOINTS IN TOP PLATES NEED NOT OCCUR OVER STUDS. THE TOP PLATE MAY BE OMITTED OVER LINTELS THAT ARE ADEQUATELY TIED TO ADJACENT WALL SECTIONS WITH STEEL PLATES OR EQUIVALENT.  
STUDS SHALL HAVE FULL BEARING ON A 2X BOTTOM PLATE EQUAL TO THE WIDTH OF THE STUDS.  
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IN INSTANCES OF A MASONRY CHIMNEY, MAINTAIN MIN. 2" OF CLEARANCE TO ALL WOOD FRAMING.  
ALL ENGINEERED WOOD PRODUCTS INSTALLED PER MANUF. SPECS.  
WHERE POSTS ARE BEARING ABOVE, PROVIDE SOLID BLOCKING EQUAL TO THE WIDTH OF POST TO THE FOUNDATION OR BEARING POINT BELOW.

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5	2nd FLOOR PLAN
6	1ST FLOOR WIND BRACING
7	2ND FLOOR WIND BRACING

**FOUNDATION PLAN (1/4 in = 1 ft)**

**NOTES:**  
1) INSULATION SHALL BE PRE TABLE N1102.1.2 (R402.1.2) INSULATION AND FENESTRATION CRITERIA, CLIMATE ZONE 4 EXCEPT MARINE



**DESIGN LOAD CRITERIA**

USE	LIVE LOAD (PSF)
ATTICS WITHOUT STORAGE	10
ATTICS WITH LIMITED STORAGE	20
HABITABLE ATTICS & ATTICS WITH FIXED STAIRS	30
EXTERIOR BALCONIES & DECKS	40
GUARDRAILS & HANDRAILS (CONCENTRATED LOAD)	200
GUARDRAIL IN-FILL COMPONENTS	50
GARAGES	50
ROOMS, OTHER THAN SLEEPING ROOMS	40
SLEEPING ROOMS	30
STAIRS	40
	DEAD LOAD(PSF)
ROOFS	10
ALL ROOMS	10
	GROUND SNOW(PSF)
ROOFS	30
	WIND (MPH)
STRUCTURE	115
SOIL BEARING CAPACITY:	1,500 PSF
LATERAL EARTH PRESSURE:	60 PCF

**ENERGY COMPLIANCE INFORMATION**

CEILINGS/ROOFS	R-45
WOOD FRAMED WALLS	R-15
WOOD FRAMED FLOORS	R-21
BASEMENT WALLS (SEE WALL FRAMING DETAILS)	R-10 OR R-13
SLAB ON GRADE (SEE FOUNDATION DETAILS)	R-10 OR R-13
CRAWL SPACE WALLS (SEE FOUNDATION DETAILS)	R-10 OR R-13

FINISHED= 1,030 SQFT  
UNFINISHED= 340 SQFT  
COND. CRAWL= 482 SQFT

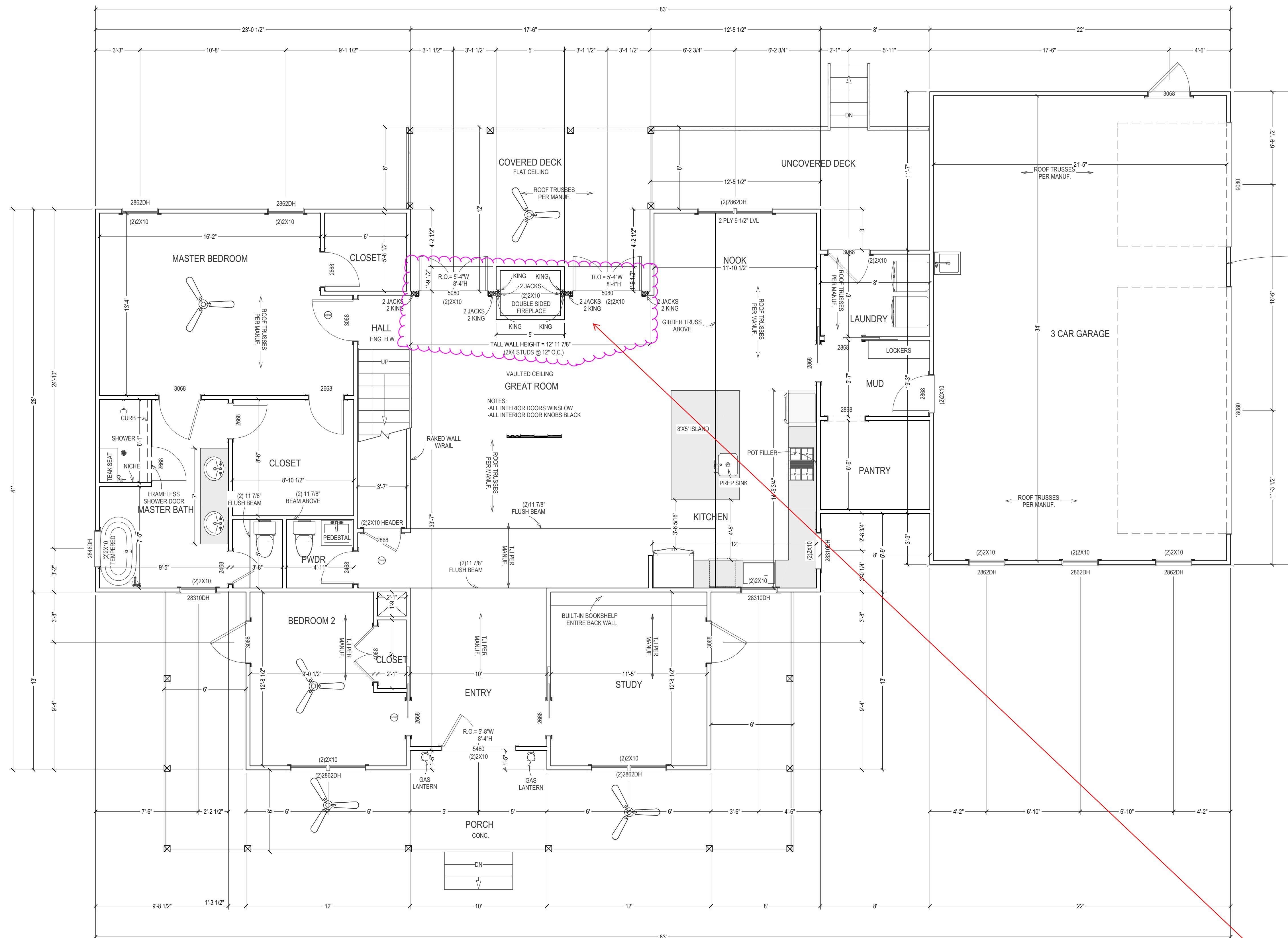
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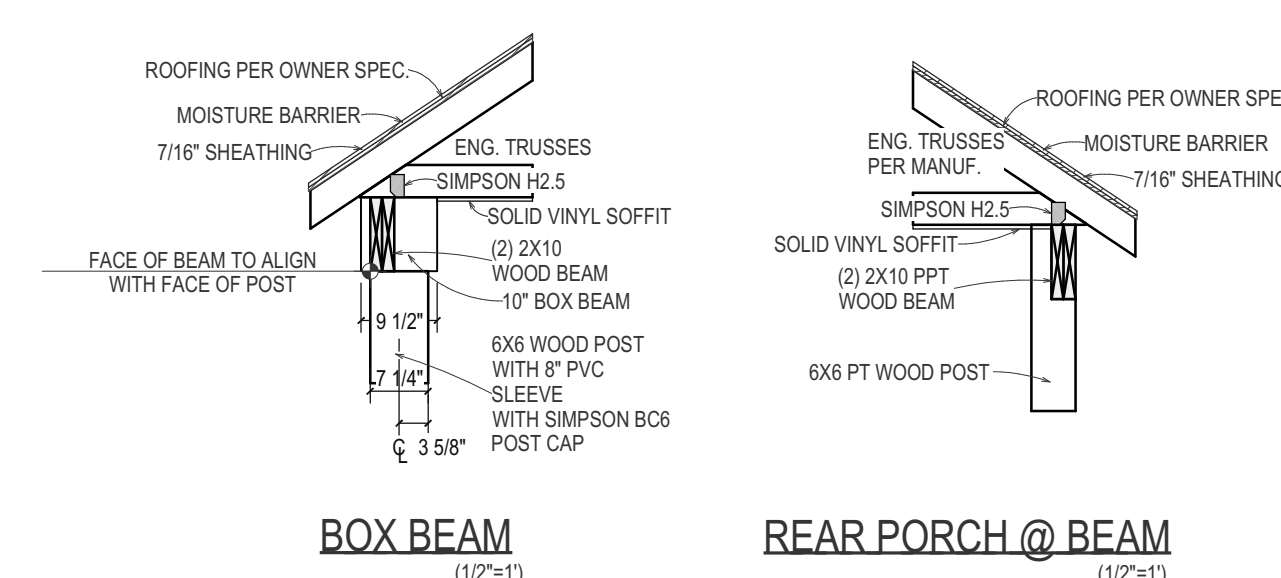
MINOR MODIFICATIONS PENDING ENGINEERING, PERMITTING, ETC.

11/30/2021

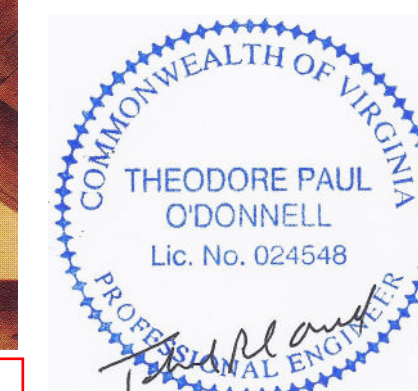


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IN INSTANCES OF A GARAGE, THE FOLLOWING ARE TO BE PROVIDED: 20-MINUTE FIRE-RATED DOOR ACCESSING THE ADJACENT LIVING SPACE, 9/8" TYPE-X GYPSUM BOARD APPLIED TO CEILINGS BELOW ALL LIVING SPACES.  
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**WALL FRAMING DETAILS:**  
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O'Donnell Structural Consulting, LLC  
Theodore O'Donnell, P.E. 540.335.7488  
507 Alum Springs Rd. Bayso, VA 22810  
ted@odonnellsc.com odonnellsc.com

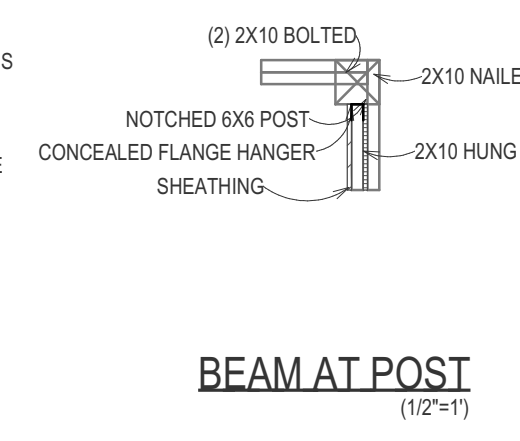
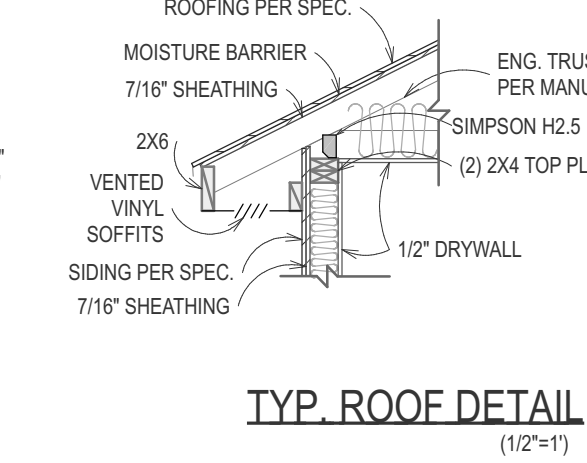
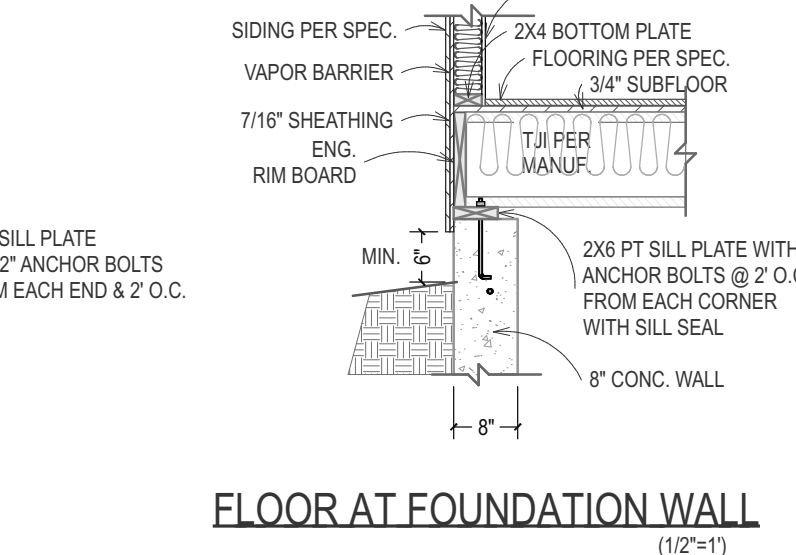
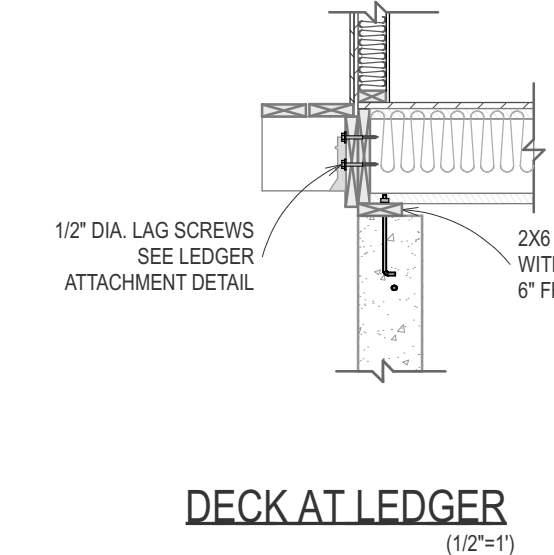
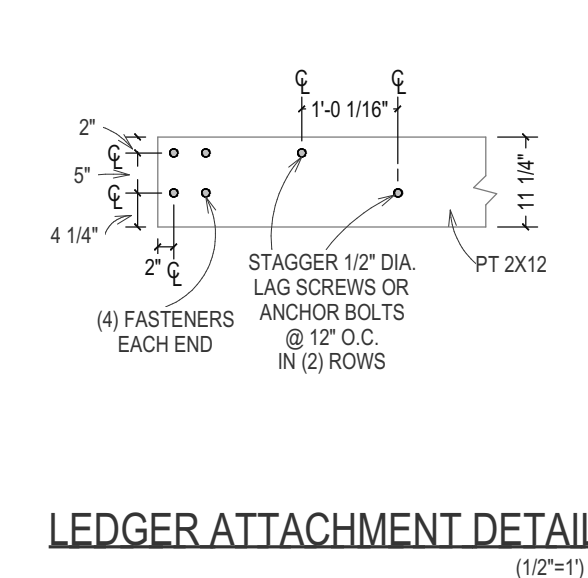
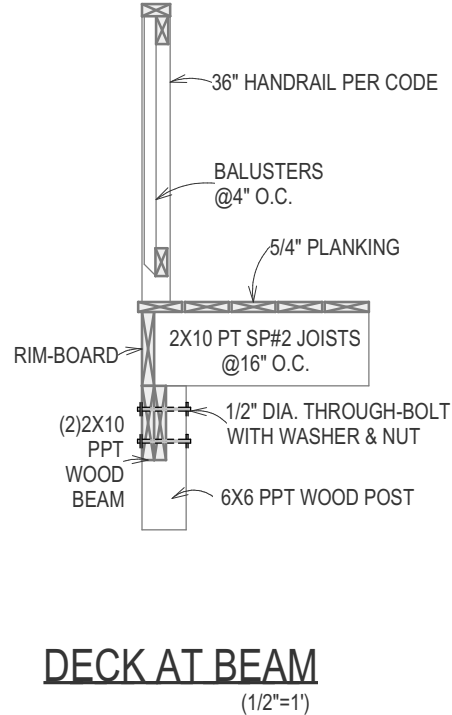


**SCOPE OF P.E. SEAL: THE SEAL ON THIS SHEET IS FOR THE DESIGN OF THE TALL WALL IN CLOUDED AREA. WALL IS NOT PART OF THE WALL BRACING PLAN. ALL OTHER DESIGN IS BY OTHERS**

11-30-2021

1ST FLOOR PLAN (1/4 in = 1 ft)

NOTES:  
1) INSULATION SHALL BE PRE TABLE N1102.1.2 (R402.1.2) INSULATION AND FENESTRATION CRITERIA, CLIMATE ZONE 4 EXCEPT MARINE



FINISHED= 1,978 SQFT  
GARAGE= 755 SQFT  
PORCH= 651 SQFT  
DECK=148 SQFT

WINDOW DESIGNATIONS = ROUGH OPENING

CLIENT SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_  
CLIENT SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

MINOR MODIFICATIONS PENDING ENGINEERING, PERMITTING, ETC.



Brandon Serbay  
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11/30/2021

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**FLOOR PLAN LEGEND:**

- = TYP. COMBINATION SMOKE DETECTOR AND CO DETECTOR, MULTIPLE DEVICES INTERCONNECTED.
- = EDGE OF FOOTING
- = CONCRETE WALL
- = STUD WALL
- = BEAM/HEADER BELOW, SEE WALL FRAMING PLAN

**ROOF FRAMING DETAILS:**

IN INSTANCES OF A MASONRY CHIMNEY, MAINTAIN MIN. 2" OF CLEARANCE TO ALL WOOD FRAMING.

ALL ENGINEERED WOOD PRODUCTS INSTALLED PER MANUF. SPECS. WHERE MANUF. ROOF TRUSSES ARE PROVIDED, RAFTERS, COLLAR TIES, CEILING JOISTS, RAFTER TIES ARE NOT REQUIRED.

PROVIDE METAL CONNECTOR AT ALL RAFTER OR TRUS-TO-WALL TOP PLATE CONNECTIONS, USE SIMPSON "H2.5" (OR SIMILAR)

**WALL FRAMING DETAILS:**

BEARING STUDS SHALL BE A MIN. NO.2 STD. OR STUD GRADE LUMBER.

WOOD STUD WALLS SHALL BE CAPPED WITH A DOUBLE TOP PLATE INSTALLED TO PROVIDE OVERLAPPING AT CORNERS AND INTERSECTIONS WITH BEARING PARTITIONS. END JOINTS IN TOP PLATES SHALL BE OFFSET MIN. 24". JOINTS IN TOP PLATES NEED NOT OCCUR OVER STUDS. THE TOP PLATE MAY BE OMITTED OVER LINTELS THAT ARE ADEQUATELY TIED TO ADJACENT WALL SECTIONS WITH STEEL PLATES OR EQUIVALENT.

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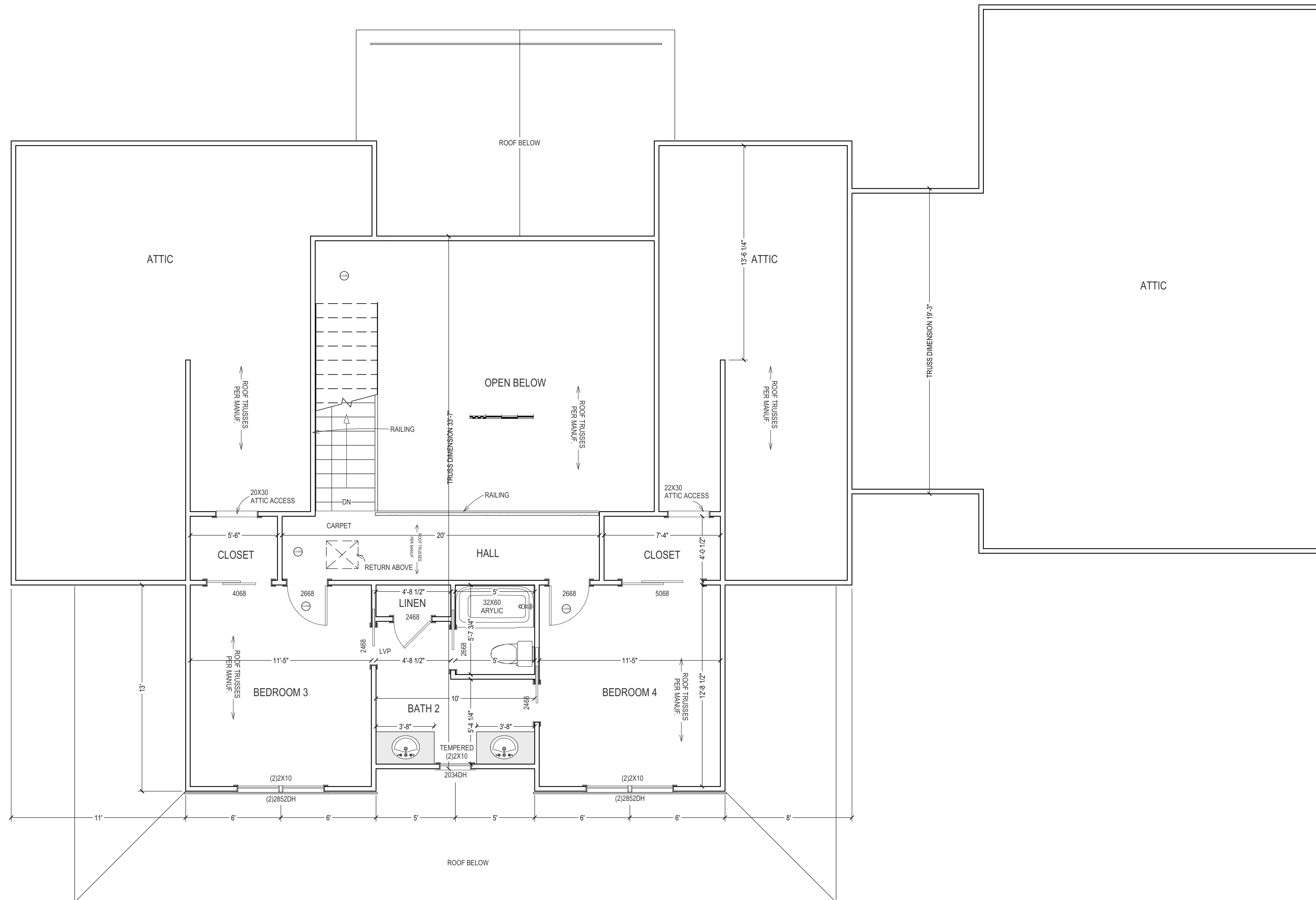
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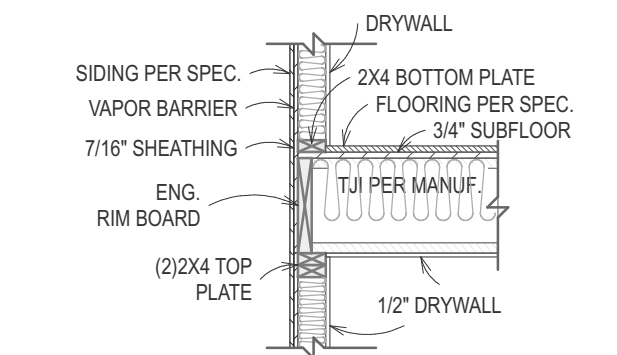
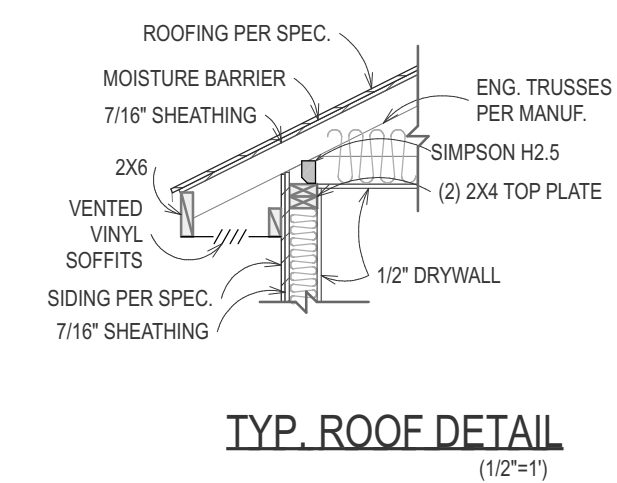
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NOTES:  
1) INSULATION SHALL BE PRE TABLE N1102.1.2 (R402.1.2) INSULATION AND FENESTRATION CRITERIA, CLIMATE ZONE 4 EXCEPT MARINE

2ND FLOOR PLAN (1/4 in = 1 ft)



FLOOR AT STUD WALL DETAIL (1/2"=1')

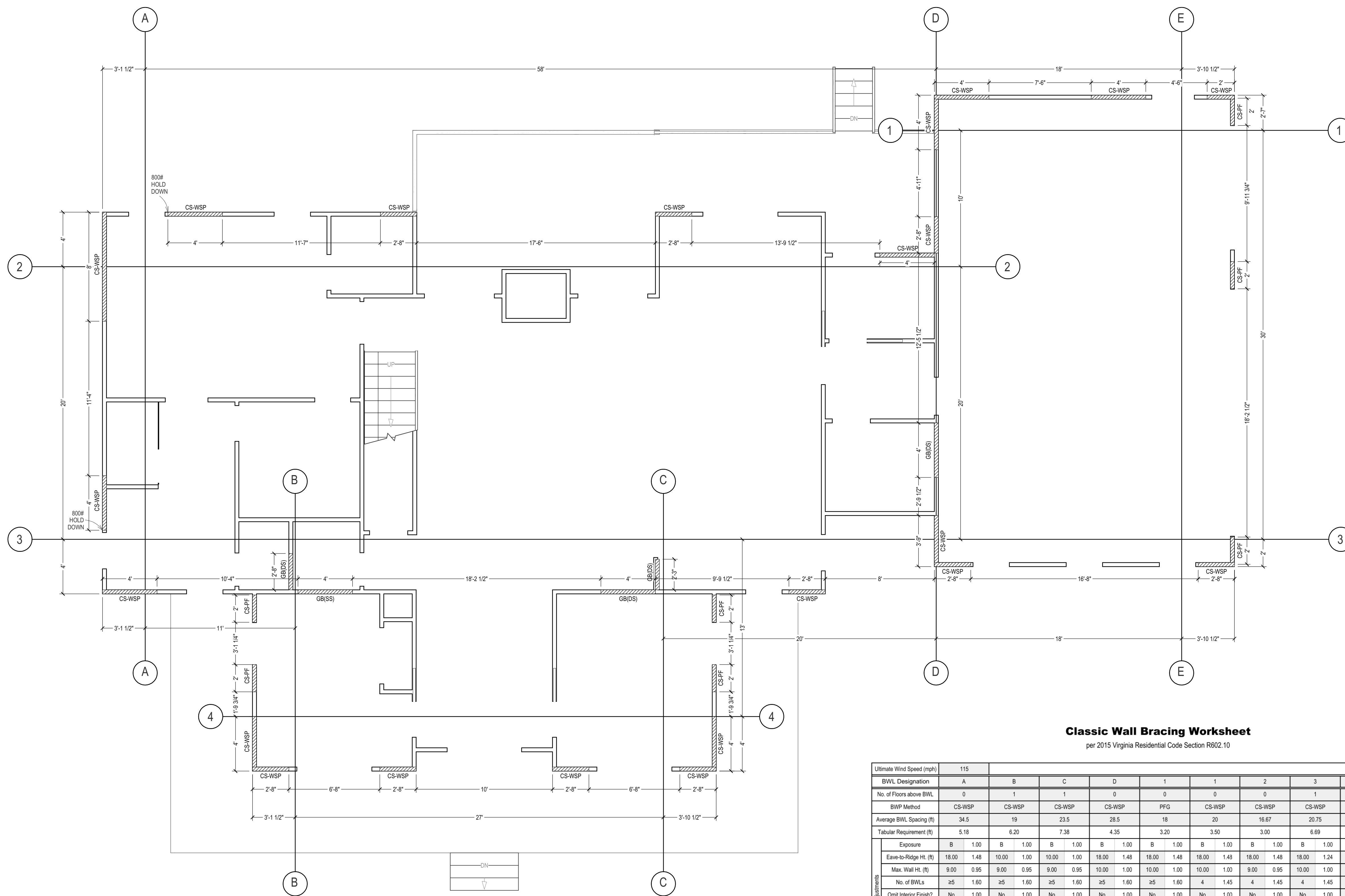
FINISHED= 891 SQFT  
ATTIC= 1,775 SQFT UNFINISHED/ NO STORAGE  
WINDOW DESIGNATIONS = ROUGH OPENING

CLIENT SIGNATURE _____	DATE _____
CLIENT SIGNATURE _____	DATE _____

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1ST FLOOR WIND BRACING (1/4 in = 1 ft)

**WALL BRACING DETAILS:**

ALL BRACING REQUIREMENTS PER VRC 2015 SECTION R602.10, "CLASSIC METHOD". 115MPH WIND SPEED.

BWP = BRACED-WALL-PANEL (E.G. WSP, GB, CS-WSP, CS-PF). INT. SIDE OF A BWP MUST BE FINISHED WITH 1/2" GB OR EQUIVALENT MATERIALS SUCH AS PANELING. A BWP IS NOT REQUIRED TO BE CONSTRUCTED WITH A SINGLE SHEET OF PRESCRIBED MATERIAL (E.G. OSB, PLYWOOD, GB, ETC). VERT. & HORIZ. JOINTS ARE PERMITTED. JOINTS MUST BE FASTENED USING EDGE NAILING REQUIREMENTS & VERT. JOINTS MUST OCCUR AT STUDS.

BWL = BRACED-WALL-LINE

WSP = WOOD STRUCTURAL PANEL (OSB OR PLYWOOD). MIN. 3/8". USE 8d COMMON NAILS @ 6" O.C. EDGES, @ 12" O.C. FIELD.

GB = GYPSUM BOARD. MIN. 1/2". FOR NAILS USE 13-GA X 1-1/4" LONG OR 5d COOLER NAILS @ 4" O.C. FOR SCREWS USE TYPE W OR S @ 4" O.C.

CS-WSP = CONTINUOUSLY SHEATHED STRUCTURAL WOOD PANEL. MIN. 3/8". USE 8d COMMON NAILS @ 6" O.C. EDGES, @ 12" O.C. FIELD.

CS-PF = CONTINUOUSLY SHEATHED PORTAL FRAME. SEE "FIGURE R602.10.6.4". SEE "TABLE R602.10.6.4" IN INSTANCES OF A PORTAL FRAME WITH PONY WALL.

= 800LBS CAPACITY HOLD-DOWN DEVICE. FASTEN TO EDGE OF BRACED WALL PANEL CLOSEST TO THE CORNER & TO FOUNDATION OR FLOOR FRAMING BELOW. USE SIMPSON "L57A" (OR SIMILAR) FOR WALL-TO-FLOOR & SIMPSON "LTT" (OR SIMILAR) FOR WALL TO FOUNDATION.

Chickos Residence  
TAX MAP ID 4-A-4U  
Spotsylvania  
Virginia  
22553

11/30/2021

Label	Title
1	ELEVATIONS
2	ELEVATIONS
3	FOUNDATION PLAN
4	1ST FLOOR PLAN
5	2ND FLOOR PLAN
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**Classic Wall Bracing Worksheet**  
per 2015 Virginia Residential Code Section R602.10

Ultimate Wind Speed (mph)		115																	
BWL Designation		A		B		C		D		1		1		2		3		4	
No. of Floors above BWL		0		1		1		0		0		0		0		1		1	
BWP Method		CS-WSP		CS-WSP		CS-WSP		CS-WSP		PFG		CS-WSP		CS-WSP		CS-WSP		CS-WSP	
Average BWL Spacing (ft)		34.5		19		23.5		28.5		18		20		16.67		20.75		13	
Tabular Requirement (ft)		5.18		6.20		7.38		4.35		3.20		3.50		3.00		6.69		4.40	
Exposure		B 1.00		B 1.00		B 1.00		B 1.00		B 1.00		B 1.00		B 1.00		B 1.00		B 1.00	
Eave-to-Ridge Ht. (ft)		18.00 1.48		10.00 1.00		10.00 1.00		18.00 1.48		18.00 1.48		18.00 1.48		18.00 1.48		18.00 1.24		18.00 1.24	
Max. Wall Ht. (ft)		9.00 0.95		9.00 0.95		9.00 0.95		10.00 1.00		10.00 1.00		10.00 1.00		9.00 0.95		10.00 1.00		9.00 0.95	
No. of BWLs		≥5 1.60		≥5 1.60		≥5 1.60		≥5 1.60		≥5 1.60		4 1.45		4 1.45		4 1.45		4 1.45	
Omit Interior Finish?		No 1.00		No 1.00		No 1.00		No 1.00		No 1.00		No 1.00		No 1.00		No 1.00		No 1.00	
Added Hold-downs?		No 1.00		No 1.00		No 1.00		No 1.00		No 1.00		No 1.00		No 1.00		No 1.00		No 1.00	
Joints Blocked?		Yes 1.00		Yes 1.00		Yes 1.00		Yes 1.00		Yes 1.00		Yes 1.00		Yes 1.00		Yes 1.00		Yes 1.00	
Fasteners @ 4" o.c.?		No 1.00		No 1.00		No 1.00		No 1.00		No 1.00		No 1.00		No 1.00		No 1.00		No 1.00	
Required BWP Length (ft)		11.64		9.42		11.21		10.30		7.58		7.51		6.12		12.02		7.52	
Actual BWP Length (ft)		12.00		12.67		12.25		14.42		9.00		8.00		13.34		18.01		10.68	
Actual ≥ Required?		PASS		PASS		PASS		PASS		PASS		PASS		PASS		PASS		PASS	
BWPs ≤ 20' Apart?		Yes		Yes		Yes		Yes		Yes		Yes		Yes		Yes		Yes	
≥ 2 Panels in BWL?		Yes		Yes		Yes		Yes		Yes		Yes		Yes		Yes		Yes	
BWP 10' from Ends?		Yes		Yes		Yes		Yes		Yes		Yes		Yes		Yes		Yes	
Continuous Sheathing End Conditions		End 1 3		End 2 5		End 1 1		End 2 1		End 1 1		End 2 2		End 1 1		End 2 4		End 1 5	
BWL Compliance		PASS		PASS		PASS		PASS		PASS		PASS		PASS		PASS		PASS	

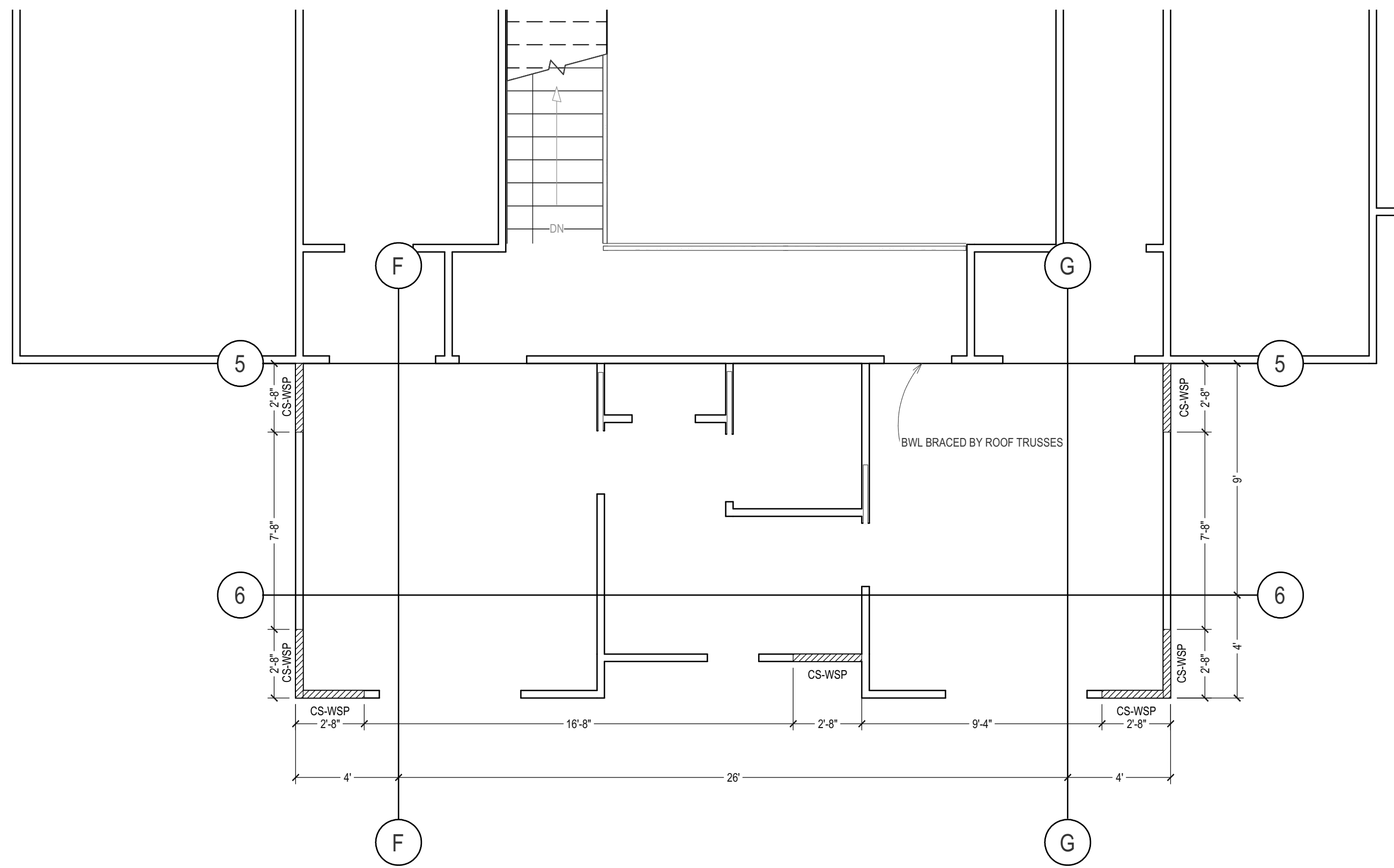
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MINOR MODIFICATIONS PENDING ENGINEERING, PERMITTING, ETC.



2ND FLOOR WIND BRACING

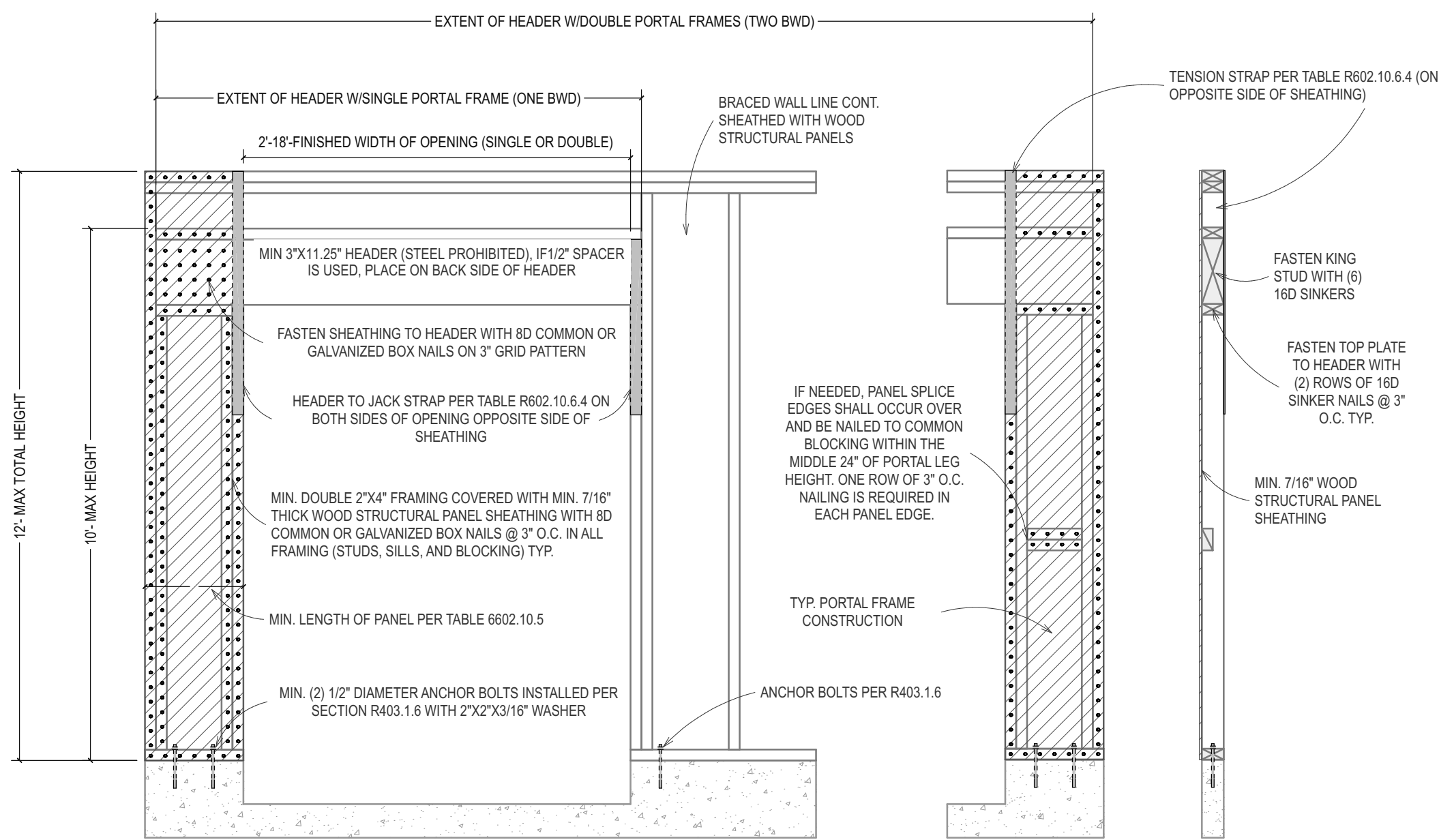
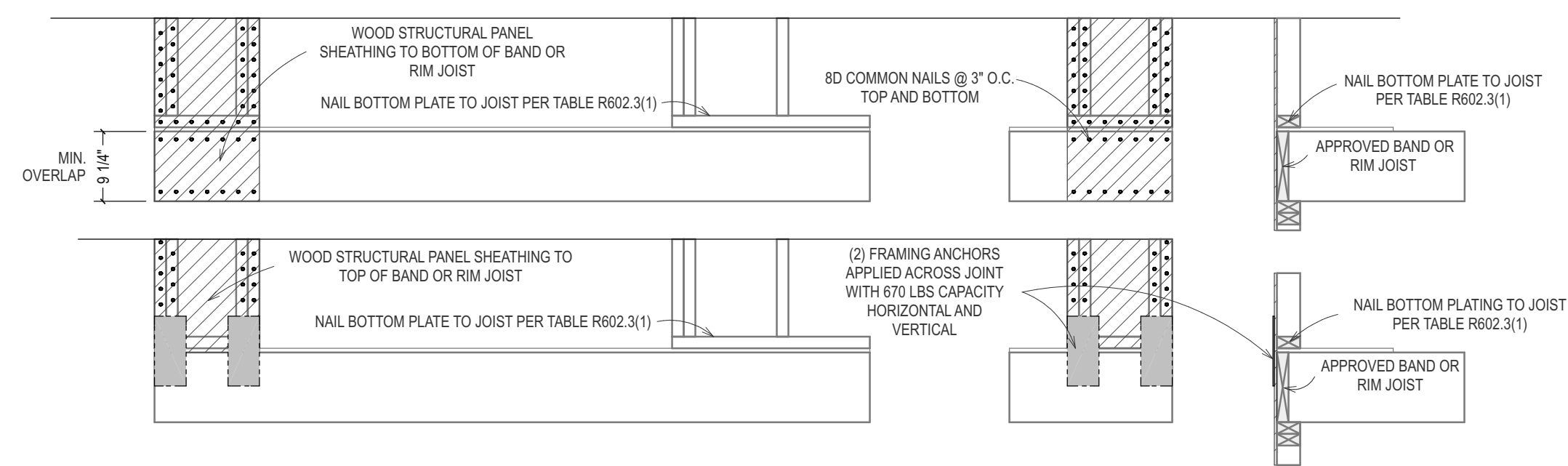


FIGURE R602.10.6.4  
METHOD CS-PF: CONTINUOUSLY SHEATHED PORTAL FRAME PANEL CONSTRUCTION



MINOR MODIFICATIONS PENDING ENGINEERING, PERMITTING, ETC.

WALL BRACING DETAILS:

ALL BRACING REQUIREMENTS PER VRC 2015 SECTION R602.10, "CLASSIC METHOD", 115MPH WIND SPEED.

BWP = BRACED-WALL-PANEL (E.G. WSP, GB, CS-WSP, CS-PF). INT. SIDE OF A BWP MUST BE FINISHED WITH 1/2" GB OR EQUIVALENT MATERIALS SUCH AS PANELING. A BWP IS NOT REQUIRED TO BE CONSTRUCTED WITH A SINGLE SHEET OF PRESCRIBED MATERIAL (E.G. OSB, PLYWOOD, GB, ETC). VERT. & HORIZ. JOINTS ARE PERMITTED. JOINTS MUST BE FASTENED USING EDGE NAILING REQUIREMENTS & VERT. JOINTS MUST OCCUR AT STUDS.

BWL = BRACED-WALL-LINE

WSP = WOOD STRUCTURAL PANEL (OSB OR PLYWOOD), MIN. 3/8". USE 8d COMMON NAILS @ 6" O.C. EDGES, @ 12" O.C. FIELD.

GB = GYPSUM BOARD, MIN. 1/2". FOR NAILS USE 13-GA X 1-1/4" LONG OR 5d COOLER NAILS @ 4" O.C. FOR SCREWS USE TYPE W OR S @ 4" O.C.

CS-WSP = CONTINUOUSLY SHEATHED STRUCTURAL WOOD PANEL, MIN. 3/8". USE 8d COMMON NAILS @ 6" O.C. EDGES, @ 12" O.C. FIELD.

CS-PF = CONTINUOUSLY SHEATHED PORTAL FRAME. SEE FIGURE R602.10.6.4. SEE TABLE R602.10.6.4 IN INSTANCES OF A PORTAL FRAME WITH PONY WALL.

= 800LBS CAPACITY HOLD-DOWN DEVICE, FASTEN TO EDGE OF BRACED WALL PANEL CLOSEST TO THE CORNER & TO FOUNDATION OR FLOOR FRAMING BELOW. USE SIMPSON "L57A" (OR SIMILAR) FOR WALL-TO-FLOOR & SIMPSON "LTT" (OR SIMILAR) FOR WALL TO FOUNDATION.

Chickos Residence  
TAX MAP ID 4-A-4U

Spotsylvania  
Virginia  
22553

11/30/2021

Label	Title
1	ELEVATIONS
2	ELEVATIONS
3	FOUNDATION PLAN
4	1st FLOOR PLAN
5	2nd FLOOR PLAN
6	1st FLOOR WIND BRACING
7	2ND FLOOR WIND BRACING

Classic Wall Bracing Worksheet  
per 2015 Virginia Residential Code Section R602.10

Ultimate Wind Speed (mph)		115		F		G		6													
BWL Designation		F		G		6															
No. of Floors above BWL		0		0		0															
BWP Method		CS-WSP		CS-WSP		CS-WSP															
Average BWL Spacing (ft)		26		26		9															
Tabular Requirement (ft)		4.10		4.10		2.00															
Exposure		B 1.00		B 1.00		B 1.00															
Eave-to-Ridge Ht. (ft)		10.00		1.00		10.00		1.00		10.00		1.00									
Max. Wall Ht. (ft)		8.00		0.90		8.00		0.90		8.00		0.90									
No. of BWLs		2		1.00		2		1.00		2		1.00									
Omit Interior Finish?		No		1.00		No		1.00		No		1.00									
Added Hold-downs?		No		1.00		No		1.00		No		1.00									
Joints Blocked?		Yes		1.00		Yes		1.00		Yes		1.00									
Fasteners @ 4" o.c.?		No		1.00		No		1.00		No		1.00									
Required BWP Length (ft)		3.69		3.69		1.80															
Actual BWPs	Contributing Length (ft)		1		2		3		4		5		6		7						
	Method		CS-WSP		CS-WSP		CS-WSP														
	Length		5.34		5.34		8.01														
	WSP=Actual		5.34		5.34		8.01														
	GB=Actual																				
	CS-PF=Actual																				
	PF=Actual																				
	ABW=Actual																				
Actual BWP Length (ft)		5.34		5.34		8.01															
Actual ≥ Required?		PASS		PASS		PASS															
BWPs ≤ 20' Apart?		Yes		Yes		Yes															
≥ 2 Panels in BWL?		Yes		Yes		Yes															
BWP 10' from Ends?		Yes		Yes		Yes															
Continuous Sheathing		End 1		End 2		End 1		End 2		End 1		End 2		End 1		End 2		End 1		End 2	
End Conditions		NA		1		1		1		1		1		1		1		1		1	
BWL Compliance		PASS		PASS		PASS															

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