1408

1408
BAD-RR

Street Elevation

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

RIGHT ELEVATION

REAR ELEVATION

LEFT ELEVATION

Revisions :

Drawn by:
D.C. Moore
1936 General Booth Blvd
Va Beach, VA 23454

Construction plans for:

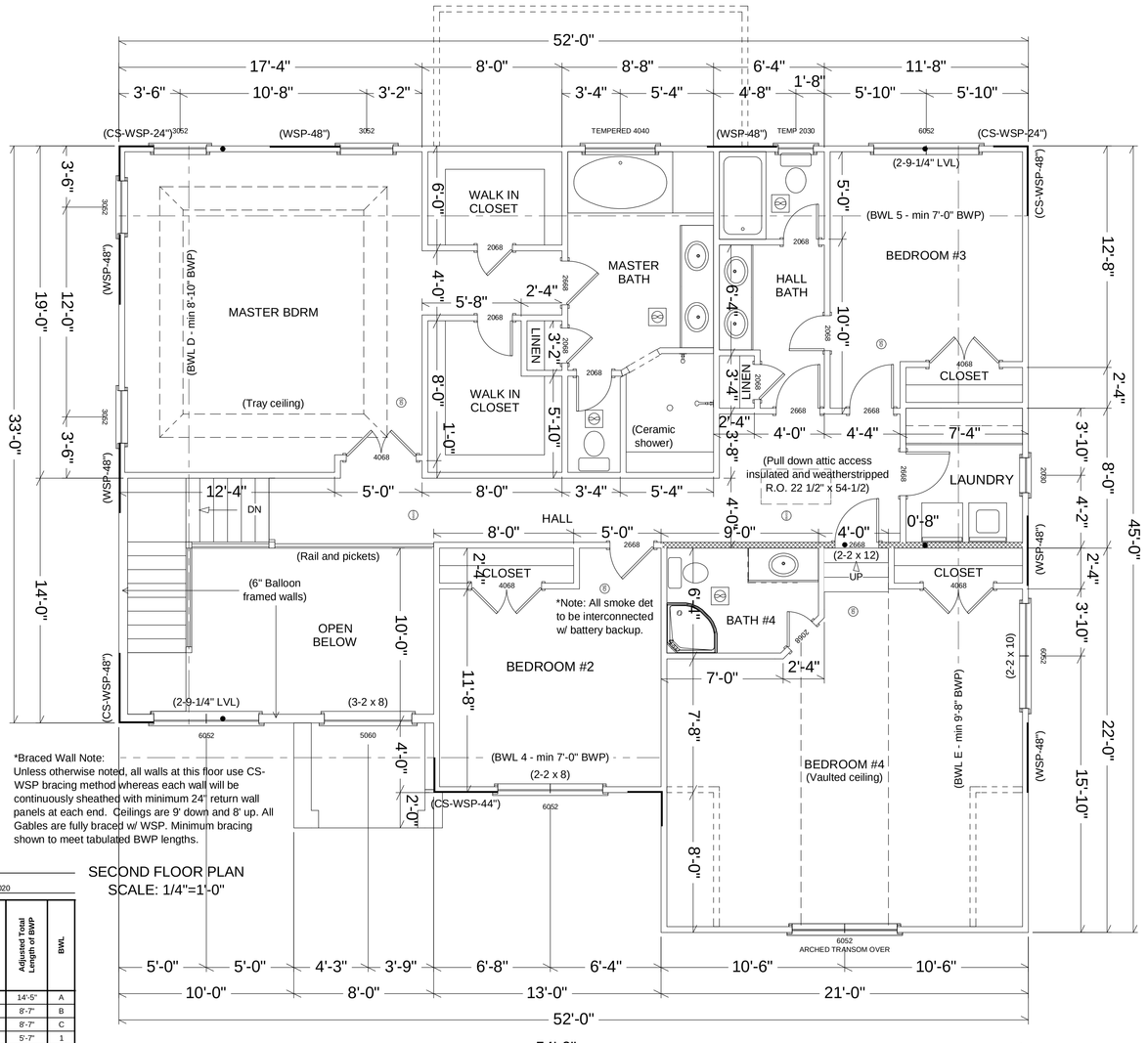
Elevations

F&F Homes LLC

Model:
Emerald

Date: 01-07-20

Sheet #
3 of 6



*Braced Wall Note:
Unless otherwise noted, all walls at this floor use CS-WSP bracing method whereas each wall will be continuously sheathed with minimum 24" return wall panels at each end. Ceilings are 9' down and 8' up. All Gables are fully braced w/ WSP. Minimum bracing shown to meet tabulated BWP lengths.

SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"

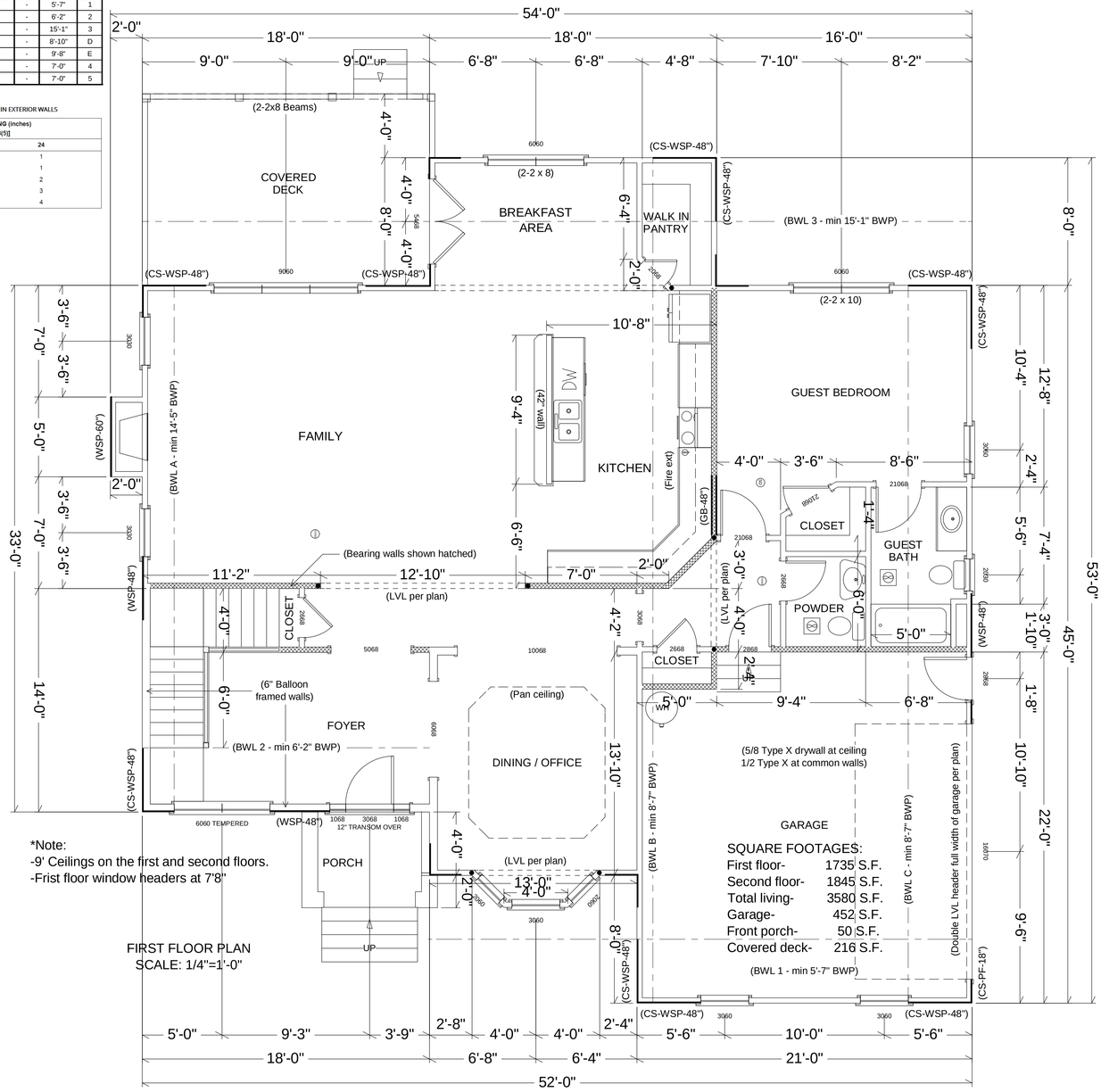
2015 IRC Braced Wall Line lengths table

Date: 1/3/2020

BWL	Minimum Total Length of BWP (per table R602.10.3(1)	Adjustment Factors per table R602.10.3(2) (All BWL's use Exposure Category B = Adj Factor x1.0) (All BWL use Gypsum board for interior finsh)								Adjusted Total Length of BWP	BWL
		Roof eave-to-ridge height	<==========>	Wall height adjustment (Cripple height)	<==========>	# of BWL (per plan direction)	<==========>	Inclusion of BWL to hold-downs	<==========>		
A	11'	12'-3"	1.06	9'	0.95	3	1.30	-	-	14'-5"	A
B	6.25'	13'-7"	1.11	9'	0.95	3	1.30	-	-	8'-7"	B
C	6.25'	13'-7"	1.11	9'	0.95	3	1.30	-	-	8'-7"	C
1	4.5'	10'-2"	1.00	9'	0.95	3	1.30	-	-	5'-7"	1
2	4.5'	13'-7"	1.11	9'	0.95	3	1.30	-	-	6'-2"	2
3	11'	13'-7"	1.11	9'	0.95	3	1.30	-	-	15'-1"	3
D	8.3'	12'-3"	1.12	9'	0.95	2	1.00	-	-	8'-10"	D
E	8.3'	13'-7"	1.22	9'	0.95	2	1.00	-	-	9'-8"	E
4	6'	13'-7"	1.22	9'	0.95	2	1.00	-	-	7'-0"	4
5	6'	13'-7"	1.22	9'	0.95	2	1.00	-	-	7'-0"	5

TABLE R602.7.5
MINIMUM NUMBER OF FULL HEIGHT STUDS AT EACH END OF HEADERS IN EXTERIOR WALLS

HEADER SPAN (feet)	MAXIMUM STUD SPACING (inches) [per Table R602.3(5)]	
	16	24
≤ 3'	1	1
4'	2	1
8'	3	2
12'	5	3
16'	6	4



*Note:
-9' Ceilings on the first and second floors.
-Frist floor window headers at 7'8"

SQUARE FOOTAGES:

First floor-	1735 S.F.
Second floor-	1845 S.F.
Total living-	3580 S.F.
Garage-	452 S.F.
Front porch-	50 S.F.
Covered deck-	216 S.F.

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

Sheet # 2 of 6	Date: 01-07-20	Model: Emerald	F&F Homes LLC	Construction plans for:	Drawn by: D.C. Moore 1936 General Booth Blvd Va Beach, VA 23454

Floor Plans

Revisions :