BIND LEFT

FOR REVIEW, NOT FOR CONSTRUCTION

KEY TO ABBREVIATIONS:

ABV = Above
ADH = Adhesive
AHJ = Authority Having Jurisdiction
BC = Bottom Chord
BEF = BEFore
BEL = BELow
BET = BETween
BM = BeaM
BOF = Bottom Of Face
CDD = Cooling Degree Days
CLG = CeLinG
CNR = CorNeR
CONC = CONCrete
CONT = CONTinuous
DBL = DoubBLe
DL = DeaD Load
DN = DowN
DR = DoOR
DRN = DRaIN
DS = DownSpout
E. = East
EQV = EQuValent
EXT = EXTerior
FDN = FounDatioN
FIN = FINish
FL = Floor Level
FLR = FLoOR
FSN = FaSteN
FTG = FooTiNG
GC = General Contractor
GL = Grade Level
GT = Greater Than
H = Height
HDD = Heating Degree Days
HOR = HORizontal
INS = INSulate
INT = INTerior
JST = JoIST
L = Length
LF = Linear Foot/Feet
LI = Linear Inch(es)
LL = Live Load
LVL = Laminated Veneer Lumber
MAX = MAXimum
MIN = MINimum
MSRY = MaSonRy
NGT = Not Greater Than
N. = North
NL = NoL
NLT = Not Less Than
NTS = Not To Scale
OA = Over ALL
OC = On Center
OFL = Over FL Level
OFFL = Over FINed FL Level
OGL = Over Grade Level
OSB = Oriented Strand Board
PL = PLate
PRM = PeRMeter
PSF = Per SF
PSL = Parallel Strand Lumber
PT = Pressure-Treated
RF = RooF
RFR = RafteR
RNF = ReINForced
RR = ReBaR
S. = South
SF = Square Foot (Feet)
SHTG = SHeaTHing
SD = See Dawns
SDG = Slab-On-Grade
STRC = STRucture
SYP = Southern Yellow Pine
T&G = Tongue & Groove
TL = Total Load
TDF = Top Of Face
TP = Top Plate
UON = Unless Otherwise Noted
VERT = VERTical
W = WidTh
W. = West
WB = WalBoard
WDW = WinDow
WL = WaLl
X = eXcept

A. DESIGN STANDARDS:

Seismic Design Category = B
Basic Wind Speed = 90mph; S=13mph (1-second acceleration, 2% probability of exceedance in 50 years); S=42.8mph (0.2-second acceleration, 2% probability of exceedance in 50 years).
Ground Snow Load = 5#/SF
Rainfall Intensity = 7"/hour w/in 5-minute duration; I= 10"/hour w/in 5-minute duration.
Decay probability = Moderate to severe.
Termite infestation = Very heavy.
FL truss deflection limit = L/480.
HDD = 3000
CDD = 16800

B. NOTES DA:

1. All work - a) shall comply w/ effective building code(s) of any AHJ in any and all aspects; b) shall be executed in a neat and workmanlike manner.
2. The GC - a) shall recognize data herein/ in this plan set as approximate; b) shall be responsible in all manner for the plans herein/, and c) shall notify the designer, Before The Architect, 2985 Heatherwyn Way, Cumming, GA 30040, 770-889-6964, http://www.beforethearchitect, jrp2n2000@hotmail.com, of any errors or omissions prior to start of construction, and a) having not acted on 2.c) herein and having started construction, shall be solely responsible in all manner for the plans herein/.
3. Precedence of authority in contradictions: AHJ over engineer over text over drawing.
4. Design Loads (#/SF):
See Span Table for hand-framed.
Garage FL: 2000# PL
Attic (hand-framed): 30#LL, 20#DL
*Shall be regarded as MIN; may be built over, and shall be adjusted only upwards if indicated by qualified engineering determination, local atmospheric and other environmental conditions, AHJ, other professional judgments, etc.
5. Sealing to elements. Certain building envelope areas shall be sealed to air, moisture, and vapor penetration: a) joints around WDW and DR frames; b) joints BET WL cavity and a WDW or DR frame; c) joints BET WL (plates) and FTN; d) joints BET WL panels in panelized applications; e) utility penetrations through a FL, WL, or RF.
6. Thermal Insulation Limits (MIN): See Thermal Table.
7. Thermal Transmittance Limits (MIN): See Thermal Table.
8. Moisture INSTAN. TYVEK or GLV, sleeves lapped upper over lower, wrapped and FSNed at WL penetrations, e.g., WDW, DR, before FIN clad is applied.
9. Moisture and Vapor INSTAN. Cross-laminated poly sheeting shall be applied in lieu of any other moisture and vapor INSTAN, except InsulTarp or EDV BEL SDG and as additional isolation joint material.
10. Each sleeping area, designated or proposed, shall have NLT 2 ways for occupants to egress, 1 of which may be - a) a WDW NLT 5.75SF OPENABLE surface area, b) NLT 44" OFFL unless sill NGT 44" OFL, then the 5.75F area shall be reduced to 5.0SF, c) if the openable area is lockable, then the locking mechanism shall be operable from the INT w/out tools or keys and be clearly identifiable, d) if the openable area is obstructed by WDW guards, security bars, grilles, or grates, then these obstructions shall be releasable to completely clear the openable surface w/out use of tools or keys, e) the release mechanisms in d) shall be maintained operable and the WDW shall be maintained openable, and f) the WDW shall be clearly identifiable from both EXT and INT.
11. Air, or vapor, INSTAN shall be applied according to mfr. specifications, most vapor/air lapped upper over lower DA. VaproShield shall be considered in lieu of common house wraps.
12. Framing STRC shall be supported by foundation, STRC and not toe-NLs.
13. Furnaces and water heaters shall be direct or power vent.

C. SPAN TABLE - Hand-framing

JST:	FLR		CLG		RFR***	+Tile	+Comp/
	60#LL/20#DL L/480#LL		20#LL/10#DL L/240LL		40#LL L/240LL	20#DL	Wood 10#DL
NLT #2 SYP	Spaced OC	MAX Clearspan	MAX Clearspan	Spaced OC	MAX Clearspan	MAX Clearspan	MAX Clearspan
2"x4*	12"	-----	9'-10"	12"	-----	-----	-----
	16"	-----	8'-11"	16"	-----	-----	-----
2"x6*	12"	8'-5"	15'-6"	12"	11'-9"	12'-3"	
	16"	7'-5"	13'-6"	16"	10'-2"	11'-2"	
2"x8*	12"	10'-4"	20'-1"	12"	15'-3"	16'-2"	
	16"	9'-6"	17'-5"	16"	13'-2"	14'-5"	
2"x10*	12"	13'-4"	23'-1"	12"	18'-2"	19'-11"	
	16"	11'-5"	20'-9"	16"	15'-9"	17'-3"	
2"x12*	12"	15'-7"	-----	12"	21'-3"	23'-4"	
	16"	13'-6"	-----	16"	18'-5"	20'-2"	

#L/360 span table times 0.91 >= L/480.
**CD (a duration factor) = 1.15
Source: Southern Pine Council, #2 visually graded SYP or EQV w/ selective assistance of F. Woeste, P.E., Ph.D., Professor at Virginia Tech University.
Note 1: For build-up girders, apply NLT L/600 deflection limit and apply clearspans NGT 10'; 2) members OC shall be NGT 16" DA w/out appropriate bracing, doubles, etc.; 3) WL framing shall be w/ 2"x4" DA; 4) Members shall be spaced NGT 16" OC.

D. SPAN TABLE - Engineered Materials

FLR trusses: NLT L/480 at hand-framed loads. Apply 2"x6" strongbacks at mid-spans, FSNing to web member and BC, scabbing at right angles for not in-line situations.
Roof trusses: NLT L/240 at NLT TL 55 PSF, Duration factor = 115
Gu-Lam Bms (Dry ADH): Fb = 2400
PSL Materials: Fb = 2900; E = 2.0; Fv = 290
LVL Materials: Fb = 2900; E = 1.8; Fv = 285
NOTE well that - 1) wood composite I-beams, rim boards, and all other OSB-component materials shall be prohibited; 2) wood materials in a truss - floor and roof - shall be of NLT #2 grade; 3) members shall be space NGT 16" OC.

E. AREA SCHEDULE:

	CONDITIONED (SF)*		
SPACE	YES	NO	TOTAL
Open#	--	693	693
Closed##			
L0	2770	--	2770
L1	2965	842	3807
L2##	1690	504	2194
TOTAL	7425	2039	9464

* To atmosphere
Area NLT 7' OFL (+ walls)

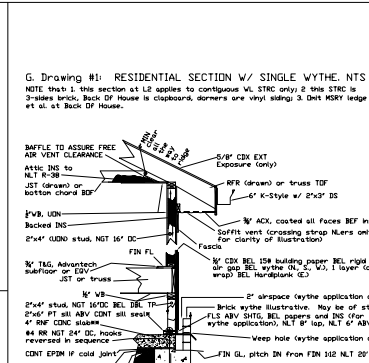
F. THERMAL TABLE

Space	R-Value MIN
CLG	38
WLs to unheated space	19
INT WLs of unvented crawlspace	19
SDG	8
FLs ABV unvented crawlspace	0

Source Adapted from information provided by Department of Energy, Oak Ridge National Laboratory, Oak Ridge, TN

G. Drawing #1: RESIDENTIAL SECTION W/ SINGLE WYTHE. NTS

NOTE that 1. this section at L2 applies to contiguous WL STRC only; 2 this STRC is 3-sides brick, Back OF House is clapboard, dormers are vinyl siding; 3. Omit MSRY ledge at at Back OF House.



FIN WL	FIN FTG
MSRY shelf 15"W#	27"Wx10"H
No shelf 8"W	20"Wx10"H

#7"x1" INS + 2" air gap + 4" brick. May vary w/ INS and MSRY material.

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DISCLAIMER: Before The Architect tried to do its best on this design plan based on knowledge, experience, standards, and instructions. However, Before The Architect is not responsible for constructions supervision and quality of construction, and no one on the planet can ever possibly know all the codes, requirements, means, materials, and other conditions for a job, and things change, and mistakes happen, and Before The Architect makes no warranties with respect to the contents or use of this plan, including but not limited to any warranties of merchantability or fitness of construction, durability, function, safety, or habitable use; or post-construction; or any liability for any errors or omissions due to incorrect information shown on this plan. Use of this plan is acceptance that it's your own risk.

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Errors & Omissions

Title: PLAN DETAILS - 2 OF 2
Project: "La Maison"
For: Clients in the Southeast U.S.
Residence: French Country style
Date: June 7, 2004

Description New story-and-a-half detached, single owner-occupied residence: French Country style

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2003, 2004

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