

Prepared for -
Custom Home
Builder/Remodeler
Northeast U.S.

FLOOR PLAN - L1, Annotated

Prepared by -
Before The Architect
Cunning, GA
December 1, 2003
SHEET 10 of 17

NOTES TO FLOOR PLAN - L1:

- Lumber shall be SYP or EQV, #2 graded or better, solid and not jointed or spliced, w/o regard to application; EXT SHTG shall be plywood rated EXT Exposure (not EX Exposure Number 1 or EXT Exposure Number 2) on WLS at 1/2". NLS shall a) be not applied as permanent FSNS in w/drawal-critical FSNGs on any vector, e.g., to CLG as in WBing, to ledgers, subFloor to JSTs, JSTs into ledgers (note in this latter case that MTL connectors NLED are not to be confused w/ members solely NLED) and b) shall be spaced NLT 1/2 their L BET any 2) and c) shall be spaced NLT 1/2 their L to the edge of materials FSNG; and d) shall penetrate NLT 10 DIAS into the end-material; and e) shall be toe-NLED for only for temporary placement of material and not for permanent FSNG of STRC, all JSTs FSNd to BMs w/ Simpson Strong-Tie connectors or EQV; and f) shall be only deformed shank in unseasoned wood applications; and g) shall be preferably deformed shank in applications DA.
- MTL connectors shall be Simpson Strong-Tie, driven to STRC w/ NLT 10d CDM GLV for 1-member hangs and NLT 16d CDM GLV for 2-member hangs.
- A HDR shall be a) blocked tight to plates' BDF or under cripples of stud DIM and orientation on running centers plus 1 at each butt face-NLED to king studs, NLED(s) included; and b) assembled w/ 1 CDNT 1/2" CDX EQ to L & W of that HDR's members; and c) the flitch shall be plated BET the HDR members for STRC in x4' WLS, 3 members and 2 flitches in x6' WLS; d) if NLT 4' clearspan shall be supported by 2 jack, or trimmer, or jamb studs on each end and held by 2 king studs, e) shall be face-NLED from the INT pair of king studs into HDR butts with NLT 4 NLT 16d GLV CDM NLS; and f) shall be supported by jack, or trimmer, or jamb studs which shall run w/out interruption from butt at HDR BDF and SDP TDF and not be severed at SIP.
- JSTs - a) shall be DBLd PRL to and BEL WLS, and blocked 16" DC PERP to and BEL WLS, and b) shall be full-D solid blocked at halves, staggered.
- TPs, always DBLd, shall be fully supported from BEL at a butt w/o regard to whether the plate is high or low.
- WLS a) shall be built of 2"x4" studs at NGT 16" DC, b) in any case over PT mudsill, c) shall be on CNRs DA built of 4 studs, 3 plated and 1 PERP, and e) shall be full-D solid blocked at halves, staggered.
- MSRY FIN FLs shall be ABV 1/2" cementitious board ABV vapor and moisture barrier w/ penetrations silicone-sealed ABV 3/4" T&G glued and screwed NGT 6" in field and 4" at full edges and 2x at crossings; ABV JSTs NGT 12" DC and solid, full-D blocked at NGT 12" DC.
- Wood FIN FLs shall be placed drop-shipped in rooms of their application for NLT 7 days after NLT 7 days house enclosure and air management to common temperature and humidity levels; on subfloor over red paper as silencer, UDN noted by mfr.
- Glazes shall be tempered - a) NGT 80' DFLL and NGT 5' on the HDR from a DR or walkable area shall be tempered; b) in INT enclosures, e.g., shower, bathtub, etc.
- EXT DR shall be - a) solid core; and b) weather-stripped DA; and c) secured by NLT 1 1/2" dead bolt; and d) shall be FSNd through jambs and threshold securely into STRC on all 4 sides at NGT 6" from CNRs.
- CLG H shall be 8' DA, X Family Room and Kitchen at 9'.
- Water supply pipe, gas pipe, and MTL DRNpipe shall be thermal and moisture INSd to a D of NLT 1" CDNT.
- The General Contractor: a) shall be responsible for all measurements, methods, and materials in terms of quality, suitability, building code compliance, manufacturers' instructions, and orders of authorities having jurisdiction; and b) shall notify the designer, Before The Architect, 2985 Heatherwyn Way, Cumming, GA 30040, <http://www.btaf.com>, jrp2h2000@yahoo.com, 770-889-6964, of any deficiencies, omissions, or errors before using these plans for other than professional review.

KEY TO SPACES:

| | |
|------------|--------|
| 3. G | 7. FR |
| 4. Pantry | 8. CLD |
| 6. Bedroom | 9. K |
| | 10. DK |

SPACE SCHEDULE:

| Space | FL | CLG | H |
|-------|-----|-----|------|
| 3 | BC | 8' | 8' |
| 4 | BC | 8' | 8' |
| 5 | CPT | 8' | 8' |
| 6 | CPT | 8' | 8' |
| 7 | CT | 9' | 9' |
| 8 | CT | 9' | 9' |
| 9 | CT | 9' | 9' |
| 10 | PT | | Open |

AREA SCHEDULE (SF):

| | |
|---------------|-----|
| SITE | L1 |
| CONDITIONED | 782 |
| UNCONDITIONED | 294 |
| TOTAL | 976 |

KEY TO ABBREVIATIONS:

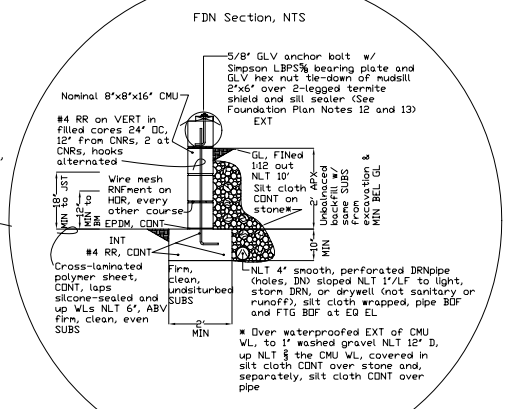
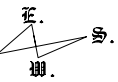
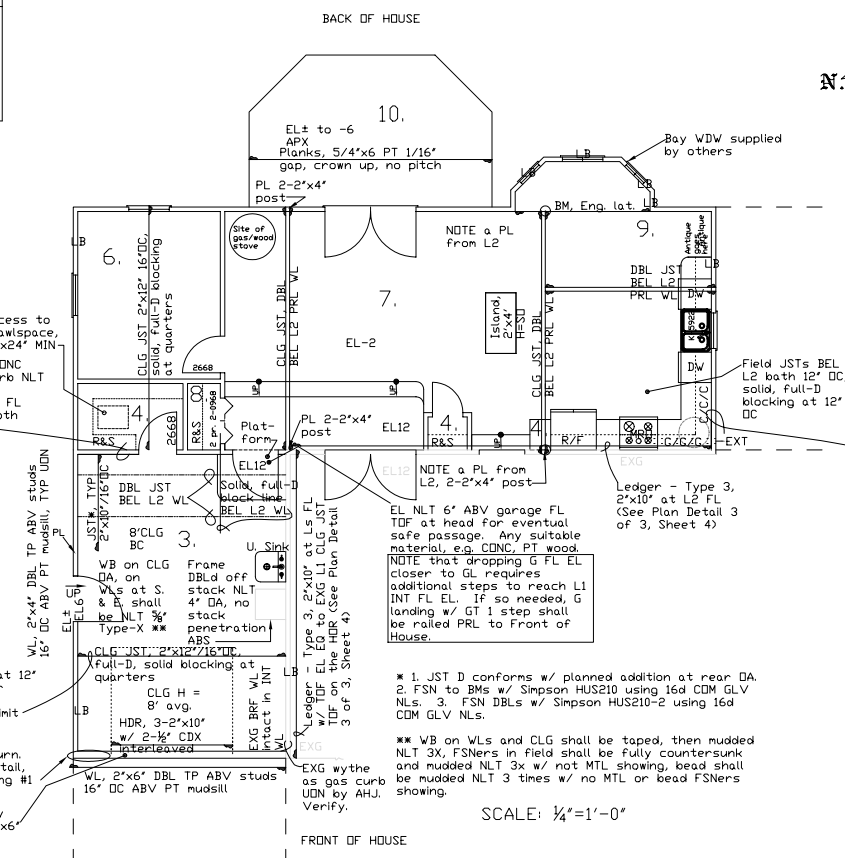
| | |
|---|-------------------|
| APX = Approximately | CL = CenterLine |
| ABS = ABSolute | CLD = Closet |
| ABV = ABove | CLG = CeILing |
| AHJ = Authority Having Jurisdiction | CNR = CorNeR |
| BC = Bare CDNC | CDM = CDmmon |
| BEL = BELow | CDNC = CDNCrete |
| BET = BEtween | CDNT = CDNTinuous |
| BM = BeAM | CPT = CarPet |
| BDF = Bottom DF Face | CT = Ceramic Tile |
| BRF = BRick Face | CVD = CoVeRed |
| CB = Carriage Bolt | D = Depth |
| C/C/C = Cabinet ABV Counter ABV Cabinet | DBL = Double |
| | DIA = DIAMeter |
| | DIM = DIMension |

| | |
|-------------------|-----------------------------------|
| DK = Deck | FSN = FaStEN |
| DN = Down | G = Garage |
| DR = Door | GLV = Grade Level |
| DRN = DRain | GLV = GALVAnized |
| DW = DishWasher | H = Height |
| E. = East | HDR = HeaDeR |
| EL = Elevation | HDR = HDRizontal |
| EQV = EQual | INS = INSulation |
| EQV = EQUIValent | INT = INTerior |
| EXG = EXistinG | JST = JOiST, CLG only |
| EXT = EXTerior | K = Kitchen |
| FDN = Foundation | L = Length |
| FIN = FINish | LF = Linear Foot (Feet) |
| FL = Floor | MIN = MINimum |
| FPD = Front PDrch | MWD = Microwave, Rangetop, & Oven |
| FR = Family Room | |

| | |
|----------------------------------|----------------------------|
| MTL = MeTaL | RNF = ReINForce |
| N. = North | RR = RebaR |
| NL = NaLL | S. = South |
| NGT = Not Greater Than | SF = Square Feet |
| NLT = Not Less Than | SHTG = SheATing |
| DA = OverAll | SIP = SiLL Plate |
| DC = On Center | SDP = SDle Plate |
| DFL = DVer FL Level | SS = Single-Swing (DR) |
| DFLL = DVer Finished Floor Level | STRC = STRucture |
| DHD = OverHead DR | SUBS = SUBstrate |
| PERP = PERPendicular | SYP = Southern Yellow Pine |
| PRL = PaRAlleL | TOP = Top Of Face |
| PSG = PoSSaGe | TP = Top Plate |
| PT = Pressure-Treated | TYP = TYPical |
| R/F = RefReigerator/Freezer | U. = Utility |

| | |
|-----------------|----------------|
| UDN = UnLess | VERT = |
| Otherwise Noted | VerHacL |
| | W. = Width |
| | WB = WaLLBoaRd |
| | WL = WaLL |

BIND LEFT



- * 1. JST D conforms w/ planned addition at near DA.
- * 2. FSN to BMs w/ Simpson HUS210 using 16d CDM GLV NLS.
- * 3. FSN DBLs w/ Simpson HUS210-2 using 16d CDM GLV NLS.
- ** WB on WLS and CLG shall be taped, then mudded NLT 3x, FSNS in field shall be fully countersunk and mudded NLT 3x w/ not MTL showing, head shall be mudded NLT 3 times w/ no MTL or bead FSNS showing.

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

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Errors & Omissions

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