

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

# FLOOR PLAN - L2, Dimensioned

Prepared by -  
 Before The Architect  
 Cumming, GA  
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 SHEET 11 of 17

### NOTES TO FLOOR PLAN - L2:

- Lumber shall be SYP or EGV, #2 grade or better, solid and not jointed or spliced, w/o regard to application; EXT SHTG shall be plywood rated EXT Exposure (not EXT Exposure Number 1 or EXT Exposure Number 2) on WLS at 1/2".
- NLS shall: a) be not applied as permanent FSners in w/drawal-critical FSnings on any vector, e.g., to CLG as in W8ing, 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 SIP 1/2 their L BET any 2, and c) shall be spaced NLT 1/2 their L to the edge of materials FSned; 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 FSning of STRC; all JSTs FSnd to BMS w/ Simpson Strong-Tie connectors or EDV; 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, Nler(s) include; and b) assembled w/ 1 CNT 1/2" CDX EQ to L & W of that HDR's members; and c) the Fitches shall be placed BET the HDR members for STRC in x4' WLS, 3 members and 2 fitches 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' OC 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 2x4' studs at NGT 16' OC, b) in any case over PT mudsills, c) shall be on CNRs DA built of 4 studs, 3 plated and 1 PERP, and d) 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 crossing edges ABV JSTs NGT 12" OC and solid, full-D blocked at NGT 12" OC.
- 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' OFFL and NGT 5' on the HDR from a DR or walkable area shall be tempered; b) in INT enclosures, e.g., shower, bathtub, etc.
- CLG H shall be 8' DA, X vaulted to GT 8' H in the Master Bedroom. SD.
- Water supply pipe, gas pipe, and MTL DRNpipe shall be thermal and moisture INSD to a D of NLT 1' CNT.
- 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.beforethearchitect.com>, [jrp2h2000@yahoo.com](mailto:jrp2h2000@yahoo.com), 770-889-6964, of any deficiencies, omissions, or errors before using these plans for other than professional review.

### KEY TO SPACES:

- |            |                     |
|------------|---------------------|
| 5. WIC     | 10. Sitting Room    |
| 6. Bedroom | 11. Master Bedroom  |
| 8. CLO     | 12. Master Bathroom |
| 9. Hall    |                     |

### AREA SCHEDULE (SF):

SITE	L2
CONDITIONED	976
UNCONDITIONED	---
TOTAL	976

### KEY TO ABBREVIATIONS:

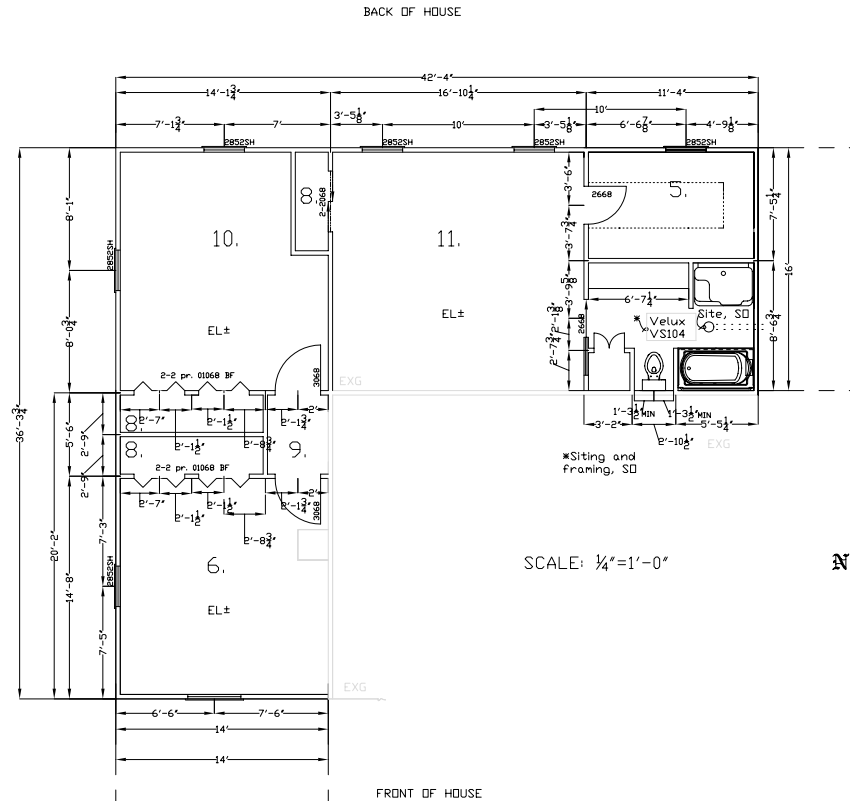
- |                      |                         |
|----------------------|-------------------------|
| ABS = ABSolute       | CVD = Covered           |
| ABV = ABove          | CWE = Consistent W/ EXG |
| BC = Bare CDNG       | D = Depth               |
| BEL = BELow          | DBL = DouBLE            |
| BET = BETWEEN        | DIA = DIAMeter          |
| BF = BIFold (DR)     | DIM = DIMension         |
| BM = BeAM            | DR = Door               |
| BDF = Bottom Df Face | DRN = DRIN              |
| BP = By-Pass (DR)    | E. = East               |
| CLG = CeLIing        | EL = Elevation          |
| CLO = CLoSet         | EQ = Equal              |
| CNR = CorNer         | EGV = EQUIVlent         |
| CDM = CDMon          | EXG = EXistinG          |
| CDNT = CDNTinuouS    | EXT = EXTERior          |

- |                      |                                  |
|----------------------|----------------------------------|
| FIN = FINish         | N. = North                       |
| FL = Floor           | NL = Nail                        |
| FDH = Front Df House | NGT = Not Greater Than           |
| FPD = Front Porch    | NLT = Not Less Than              |
| FSN = FaSten         | DA = OverAll                     |
| GLV = GALVAnized     | OC = On Center                   |
| GT = Greater Than    | OFFL = Over Finished Floor Level |
| H = Height           | PRL = PaRaLlel                   |
| HDR = HeaDeR         | PT = Pressure-Treated            |
| HOR = HORIZontal     | S. = South                       |
| INS = INSulate       | SF = Square Feet                 |
| INT = INTERior       | SH = Single-Hung (WDW)           |
| JST = JoIST          | SHTG = SHeaTing                  |
| L = Length           | SIP = SItI Plate                 |
| MSRY = MaSonRY       | SDP = SDle Plate                 |
| MTL = MeTaL          | SS = Single-Swing (DR)           |

- |                            |
|----------------------------|
| STRC = STRUCture           |
| SYP = Southern Yellow Pine |
| T&G = Tongue & Groove      |
| TDF = Top Df Face          |
| TP = Top Plate             |
| TYP = TYPical              |
| VERT = VERTical            |
| VF = Vinyl Floor           |
| W = Width                  |
| W. = Vest                  |
| WB = WalBoard              |
| WDW = WinDoW               |
| WIC = Walk-In CLO          |
| WL = WalL                  |

BIND LEFT

Note that DIMS are to roughed, WLS are 3/8" true.



HDR SCHEDULE: See 4 ABV

### WDW SCHEDULE\*:

#	5	1 WDW omitted 6, FDH, CVE
Call Out	2852	1 WDW unsure: 8, shuttered
Type	SH	*See owners in re make and model

### DR SCHEDULE\*:

#	2	1	2	Bpr. 2.	*See owners
Call Out	1068	2668	2468	3068	10168 2068 in re make
Form	DD	PD	SS	PD	SS
Type	INT	INT	INT	INT	INT

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 Errors & Omissions

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