

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

FLOOR PLAN - L2, Annotated

Prepared by -
 Before The Architect
 Cumming, GA
 December 11, 2003
 SHEET 12 of 17

1. Lumber shall be SYP or EQV, #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 2'.

2. NLS shall: a) be not applied as permanent FSners in w/drawal-critical FSnings on any vector, e.g., to CLG as in WBlng, 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 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 EQV; and e) shall be only deformed shank in unseasoned wood applications; and f) shall be preferably deformed shank in applications DA.

3. 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.

4. 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) included; and b) assembled w/ 1 CDNT 1/2' CDX EQ to L & W of that HDR's members; and c) the fitch shall be plated 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.

5. 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.

6. TRs, always DBLD, shall be fully supported from BEL at a butt w/o regard to whether the plate is high or low.

7. WLS - a) shall be built of 2"x4" studs at NGT 16" DC, b) in any case over PT mudsills, c) shall be on CHRc DA built of 4 studs, 3 plated and 1 PERP, and d) shall be full-D solid blocked at halves, staggered.

8. 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" DC and solid, full-D blocked at NGT 12" DC.

9. 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.

10. Glazes shall be tempered - a) NGT 80" DFFL and NGT 5' on the HDR from a DR or walkable area shall be tempered; b) in INT enclosures, e.g., shower, bathtub, etc.

11. CLG H shall be 8' DA, X vaulted to GT 8' H in the Master Bedroom, SD.

12. Water supply pipe, gas pipe, and MTL DRNpipe shall be thermal and moisture INsd to a D of NLT 1" CDNT.

13. 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, 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, Master Bedroom
 8. CLD 12 Master Bathroom
 9. Hall

SPACE SCHEDULE:

Space	FL	CLG	H
6	CPT	8'	
8	CPT	8'	
9	CPT	8'	
10	HWD	8'	
11	HWD	Vault	
12	CT	8'	

AREA SCHEDULE (SF):

SITE	L2
CONDITIONED	976
UNCONDITIONED	
TOTAL	976

KEY TO ABBREVIATIONS:

ABS = Absolute
 ABV = ABove
 APX = APproximately
 BEL = BELow
 BET = BETween
 BF = BIFold (DR)
 BM = BeAM
 BDF = BottoM Df Face
 CLG = CeilInG
 CNR = CorNer
 CDM = CDMon
 CDNT = CDNTinuouS
 CPT = CarPet
 CT = Ceramic Tile
 CVD = Covered

CWE = Consistent
 W/ EXG
 D = Depth
 DBL = DouBle
 DIA = DIAMeter
 DIM = DIMension
 DR = DooR
 DRN = DRaIn
 E. = East
 EL = Elevation
 EQV = EQuiVient
 EXG = EXistinG
 EXT = EXTERior
 FSN = FaStEN

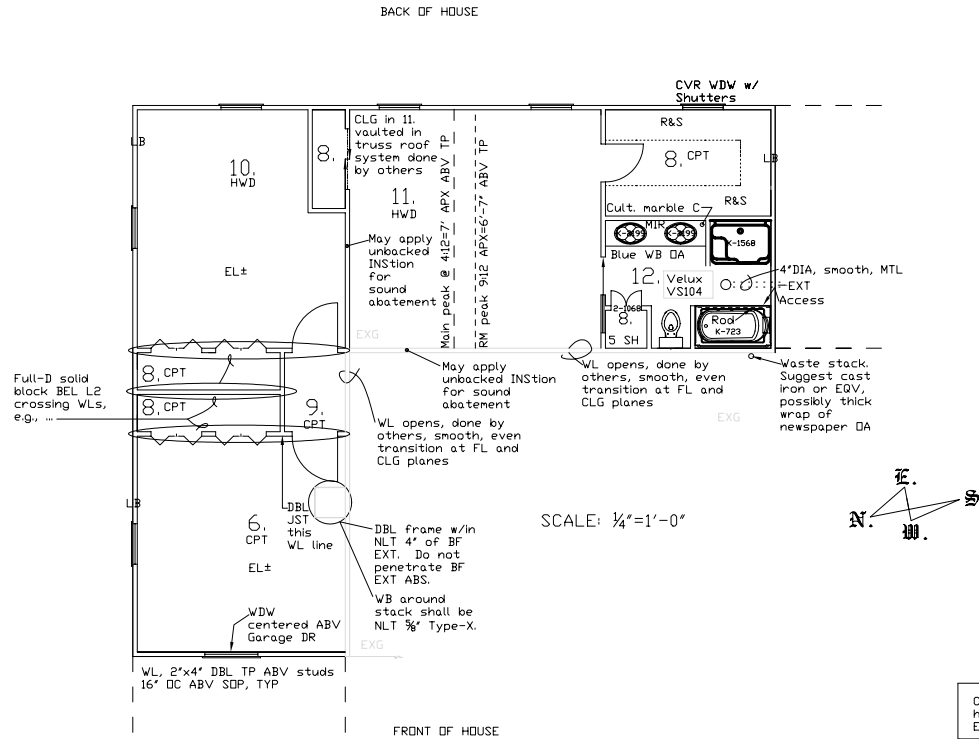
GLV = GALVvanized
 H = Height
 HDR = HeaDeR
 HDR = HDRizontal
 INS = INSulate
 INT = INTERior
 JST = JoiST
 L = Length
 MIR = MIRror
 MTL = MeTaL
 N. = North
 NL = Nail
 NGT = Not Greater Than
 NLT = Not Less Than
 DA = OverAll
 DC = Dn Center
 DFL = Over Floor Level

DFFL = Over Finished Floor Level
 PERP = PERPendicular
 PRL = PaRallel
 PT = Pressure-Treated
 R&S = Racks & Storage
 RF = Roof
 RFR = RaFteR
 S. = South
 SF = Square Feet
 SH = Shelves
 SHTG = SHeaTInG
 SIP = Sill Plate
 SD = See Dwners'
 SDP = SDle Plate
 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. = West
 WB = WallBoard
 WDW = WinDow
 WL = WALL
 X = eXcept

BIND LEFT

Note that DIMS are to roughed, WLS are 3/4" true.



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 Errors & Omissions

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