

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

# FLOOR PLAN - FPO

Prepared by -  
 Before The Architect  
 Cumming, GA  
 December 1, 2003  
 SHEET 7 of 17

## NOTES TO FLOOR PLAN - FPO:

- 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 1/2" and on RFRs at 3/8"; and INT SHTG shall be 3/4" T&G or EQV from Advantech, Weyerhaeuser, etc.) and ply SHTG DA shall be applied w/ face grain PERP to members.
- NLS shall a) be not applied as permanent FSners in w/drawal-critical FSnings 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 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 (thereby, RFR tails shall be strapped to plates, all JSTs FSned 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, NLER(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, X at the 1-car garage DR where at 2 king studs and 2 jack, or trimmer, or jamb studs shall be applied w/ the INT Jack studs FSned to the HDR similarly as follows; 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 shall be full-D solid blocked at halves, staggered. 6" FPS, always DBL, shall be fully supported from BEL at a butt w/o regard to whether the plate is high or low.
- WLS - a) on N and W side shall be built of 2"x4" studs at NGT 16" OC, b) on E shall be built of 2"x6" studs at L1 only, c) in any case over PT mudsills, d) 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. See special treatment of garage return on Plan Details 2 of 3, Detail Drawing #2.
- Gazes 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.
- EXT DRs shall be - a) solid core; and b) weather-stripped (DA) and c) secured by NLT 1 1/2" dead bolt; and d) shall be FSned through jngts and threshold securely into STRC on all 4 sides at NGT 6" from CNRs.
- CLG H shall be B' DA.
- Water supply pipe, gas pipe, and MTL DRNpipe shall be thermal and moisture INSA 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, 2905 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:

- Vestibule
- EXT CVRed stoop

## AREA (SF):

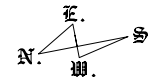
SITE	FPO*
CONDITIONED	35
UNCONDITIONED	21
TOTAL	56

\* Includes CVD stoop and open step.

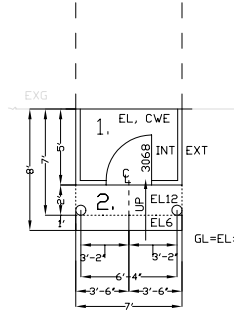
## KEY TO ABBREVIATIONS:

ABV = ABoVe	DBL = DouBLE	FPO = Front PDrch	NGT = Not Greater Than	SS = Single-Swing (DR)
BEL = BELOw	DIA = DIAMeter	FSN = FoStEN	NLT = Not Less Than	STRC = STRUCture
BET = BETWEn	DIM = DIMension	GL = Grade Level	DA = OverAll	SYP = Southern Yellow Pine
BM = BeAM	DR = Door	GLV = GALVarized	DC = Dn Center	T&G = Tongue & Groove
BDF = Botom Of Face	DRN = DRain	HDR = HeaDeR	OFFL = Over Finished Floor Level	TDF = Top Of Face
CB = Carriage Bolt	E = East	HDR = HDRizontal	PERP = PERpendicular	TP = Top Plate
CLG = CeLLING	EL = ELEvation	INS = INSulate	PT = Pressure-Treated	TYP = TYPical
CL = CenterLine	EQ = EQual	RFR = RofteR	INT = INTERior	VERT = VERTical
CNR = CorNeR	EQV = EQuiVlent	S = South	JST = JoIST	VF = Vinyl FL
CDM = CDMmon	EXG = EXistinG	SF = Square Feet	L = Length	W = Width
CDNT = CDNTinuous	EXT = EXTERior	SHTG = SHeaTing	LB = Load Bearing	W = West
CVD = Coverd	FIN = FINish	SIP = SIP Plate	MTL = MeTAl	WB = WalBoard
CWE = Consistent W/ EXG	FL = FLOOR	N = North	NL = Nail	WL = WALL
				X = eXcept

FLOOR PLAN - FPO (to L1), DIMed



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



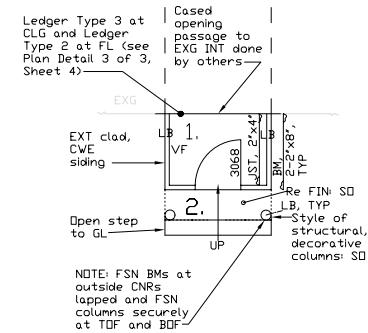
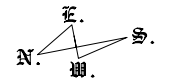
Note that ELs are approximate. FIN risers' EL from GL to INT FL TDF shall be EQ in DIM on the VERT

Note that rectilinear structure is DIMed on edges and centers, curvilinear structure on centerpoints

FRONT OF HOUSE

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

FLOOR PLAN - FPO (to L1), ANNOTATED



NOTE: Apply Simpson Face mount hangers at ledger as follows: BMs = HUSC28-2, JSTs = U24

NOTE: FSN BMs at outside CNRs lapped and FSN columns securely at TDF and BDF

FRONT OF HOUSE

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

HDR SCHEDULE:  
 See Note 4. ABV

WDW SCHEDULE:  
 None

## DR SCHEDULE:

#	Call Out	Form	Type	Comment
1	3068	EXT	SS	Front, main entry

\*See owners in re make and model.

Copyright 2003 Before The Architect  
 http://www.beforethearchitect.com  
 Errors & Omissions

DISCLAIMER: Before The Architect tried to do its best on this design plan based on knowledge, experience, statements, and instructions. However, others will provide on-site consulting, supervise and control construction, and no one on the planet can ever possibly know all the codes, requirements, means, materials, and other conditions involved in this project; therefore, there cannot be any warranty, express or implied, or respect to the content or use of this plan, including but not limited to any warranty of merchantability or fitness of construction, durability, function, safety, or hazards pre- or post-construction, or any liability for any errors or omissions due to incorrect information shown on this print. Use of this print is absolutely 100% at your own risk.

BIND LEFT