BIND LEFT

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

FLOOR PLAN - L1, Dimensioned

Prepared by -
Before The Architect
Cumming, GA
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NOTES TO FLOOR PLAN - L1:

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 ½".
2. 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 ⅛ their L BET any 2; and c) shall be spaced NLT ¼ 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 COM GLV for 1-member hangs and NLT 16d COM GLV for 2-member hangs.
4. A HDR shall be: a) blocked tight to plates' BOF 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 CONT ½" 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 COM NLs; and f) shall be supported by jack, or trimmer, or jamb studs which shall run w/out interruption from butt at HDR BOF and SOP TOF and not be severed at SIP.
5. 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.
6. TPs, 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 of 2"x4" 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.
8. MSRY FIN FLs shall be ABV ½" cementitious board ABV vapor and moisture barrier w/ penetrations silicone-sealed ABV ¾" 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.
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 managment to common temperature and humidity levels; on subfloor over red paper as silencer, UON noted by mfr.
10. 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.
11. EXT DR shall be - a) solid core; and b) weatherstripped DA; and c) secured by NLT 1 ½" dead bolt; and d) shall be FSN'd through jambs and threshold securely into STRC on all 4 sides at NGT 6" from CNRs; e) if 2 slabs, then each slab shall be lockable separately to STRC in one among forms of leading style interlock or throw-bolt.
12. CLG H shall be 8' DA, X 9' in H for Family Room and in Kitchen.
13. Water supply pipe, gas pipe, and MTL DRNpipe shall be thermal and moisture INSd to a D of NLT 1" CONT.
14. 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.

HDR SCHEDULE:

See Note 4. ABV

WDW SCHEDULE*:

#	2	2	1	1	See owners re make and model
Call Out	1852	2852	2430	2840	
Type	SH	SH	SH	SH	

DR SCHEDULE*:

#	1pr.	1	1pr.	1	1	1	1	
Call Out	6068	2068	6068	3068	2668	3068	8070	*See owners
Form	DD	SS	DD	SS	SS	SS	DHD	in re make
Type	F, EXT	INT	F, INT	FR	INT	EXT	EXT	and model.

KEY TO SPACES:

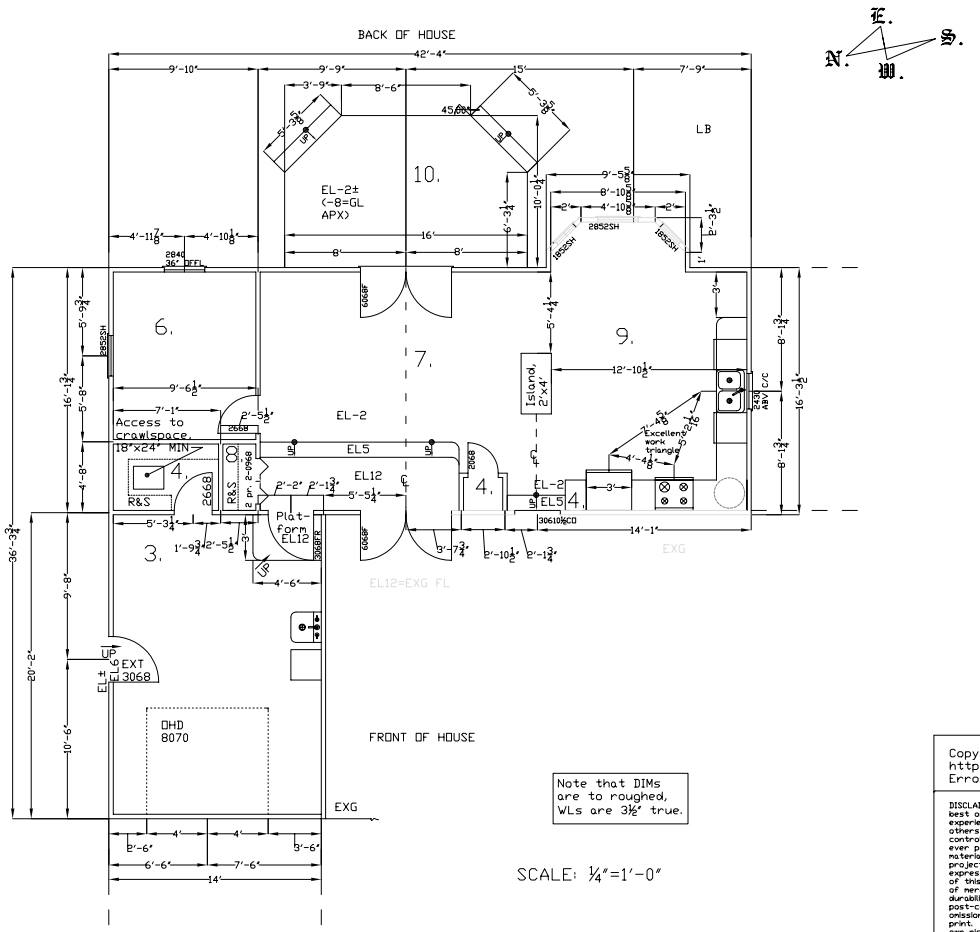
3. G	7. Family Room
4. Pantry	8. CLO
6. Bedroom	9. K
	10. DK

AREA (SF):

SITE	L1
CONDITIONED	682
UNCONDITIONED	294
TOTAL	976

KEY TO ABBREVIATIONS:

ABS = ABSolute
ABV = ABoVe
APX = APproXimately
BEL = BELow
BET = BETween
BM = BeaM
BOF = Bottom Of Face
C/C = Counter ABV Cabinet
CL = CenterLine
CLG = CeiLinG
CLO = CLOset
CNR = CorNeR
CO = Cased Opening
COM = COMmon
CONC = CONCrete
CONT = CONTinuous
CVD = CoVereD
D = Depth
DBL = DouBLe
DD = Double DR
DIA = DIAmeter
DIM = DIMension
DK = DecK
DR = DooR
DRN = DRaiN
E. = East
EL = ELevation
EQ = EQual
EQV = EQuiVlent
EXG = EXistinG
EXT = EXTerior
F = French
FIN = FINish
FL = FLoor
FPO = Front POrch
FR = Fire-Rated
FSN = FaSteN
G = Garage
GL = Grade Level
GLV = GALVanized
H = Height
HDR = HeaDeR
HOR = HORizontal
INS = INSulation
INT = INTerior
JST = JoiST
K = Kitchen
L = Length
LB = Load Bearing
MSRY = MaSonRY
MTL = MeTaL
N. = North
NL = NaiL
NGT = Not Greater Than
NLT = Not Less Than
OA = OverAll
OC = On Center
OFFL = Over Finished Floor Level
OHD = OverHead DR
PERP = PERPendicular
PRL = PaRaLlel
PT = Pressure-Treated
R&S = Racks & Shelves
S. = South
SF = Square Feet
SH = Single-Hung (WDW)
SHTG = SHeaTinG
SIP = SIll Plate
SOP = SOle Plate
SS = Single-Swing
(DR)STRC = STRuCture
SYP = Southern Yellow Pine
T&G = Tongue & Groove
TOF = Top Of Face
TP = Top Plate
TYP = TYPical
U. = Utility
UON = Unless Otherwise Noted
W = Width
W. = West
WB = WallBoard
WL = WaLl



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Errors & Omissions

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