



UPPER FLOOR PLAN

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

PLEASE NOTE:

ALL CURRENT FEDERAL, STATE AND LOCAL CODES, ORDINANCES AND REGULATIONS, ETC. SHALL BE CONSIDERED AS PART OF THE SPECIFICATIONS OF THIS BUILDING AND ARE TO BE ADHERED TO EVEN IF THEY ARE IN VARIANCE WITH THE PLAN. THE ASSISTANCE OF A LOCAL ENGINEER MAY BE NECESSARY TO COMPLY WITH CODES AND/OR BUILDING SITE CONDITIONS. DESIGNER ASSUMES NO RESPONSIBILITY OVER ANY PHASE OF CONSTRUCTION OR COMPLETED BUILDING. OWNER ASSUMES RESPONSIBILITY FOR ALL STRUCTURAL ENGINEERING REQUIRED TO COMPLETE DESIGN OF STRUCTURE.

ROOM	FINISH	SCHEDULE	REMARKS*
LIVING ROOM	WOOD	CARPET	1/2" GYP. BD. - TEXT & PAINT
HALLS			
BEDROOMS			
CLOSETS			
DINING RM.			
DEN/OFFICE			
LAUNDRY	SHEET VINYL		
ENTRY			
KITCHEN			
BATHS			
MECH. RM.	NONE	CONC.	1/2" GYP. BD. - TEXT & PAINT
GARAGE	NONE	CONC.	1/2" GYP. BD. - TEXT & PAINT

NO.	SIZE (NOM. OPENING)	DESCRIPTION	GLAZED AREA (S.F.)	VENT AREA (S.F.)	JACK STUDS EA. END	ANDERSEN MODEL NO.	REMARKS	QUAN.
1	4'-0" x 5'-0"	SINGLE HUNG WINDOW	14.6	8.0	2	5040	SCREENED/EGRESS	7
2	4'-0" x 3'-0"	SINGLE HUNG WINDOW	7.8	4.3	2	4030	SCREENED	2
3	4'-0" x 1'-6"	TRANSOM WINDOW	3.2	-	2	4016 FX		1
4	3'-0" x 4'-0"	SINGLE HUNG WINDOW	7.9	4.5	2	3040	SCREENED	2
5	2'-6" x 3'-0"	SINGLE HUNG WINDOW	4.4	2.5	2	2630	SCREENED	1
6	4'-0" x 2'-0"	FIXED WINDOW	4.9	-	2	4020 FX		1
7	4'-0" x 5'-0"	FIXED WINDOW	15.3	-	2	4050 FX		1
8	5'-0" x 6'-8"	HINGED PATIO DOOR w/ SIDELIGHT	15.6	16.7	2	FWHD9168AR w/FWSLDT168	SCREENED	1

LETTER	SIZE (NOMINAL)	DESCRIPTION	REMARKS	JACK STUDS EA. END	FINISH	QUAN.
A	3'-0" x 6'-8" x 1 3/4"	SOLID CORE RAISED PANEL	w/ ADJ. TEMPERED PLATE SIDELITE	2	AS SELECTED	1
B	2'-8" x 6'-8" x 1 3/4"	SOLID CORE RAISED PANEL	20 MIN. RATED	2	AS SELECTED	1
C	2'-8" x 6'-8" x 1 3/4"	RAISED PANEL		2	AS SELECTED	1
D	2'-6" x 6'-8" x 1 3/4"	RAISED PANEL		2	AS SELECTED	11
E	PR. 2'-6" x 6'-8" x 1 3/4"	RAISED PANEL BIFOLD		2	AS SELECTED	4

GENERAL NOTES:

- ALL EXTERIOR WALLS TO BE 2x6 STUDS AT 16" O/C TYPICAL. CONTRACTOR MAY USE 2x6 AT 24" O/C IF ALL HORIZONTAL FRAMING MEMBERS ARE STACKED OVER VERTICAL MEMBERS AND 3/8" GYP. BD. IS USED INSIDE. REGARDLESS OF FRAMING METHOD CHOSEN, ALL WALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CHAPTER 6 OF 2006 IRC CODE. INTERIOR WALLS TO BE 2x4 AT 16" O/C UNLESS NOTED OTHERWISE. ALL EXTERIOR WALLS TO RECEIVE MINIMUM R-21 INSULATION.
- ALL PLUMBING TO CONFORM TO U.P.C. (LATEST EDITION) AND HIGHEST STANDARDS OF THE TRADE. ALL WATER LINES TO BE COPPER OR PLASTIC AND ALL SEWER LINES TO BE MIN. SCH 40 PVC. GAS LINES SHALL BE BLACK IRON PER CODE. FIXTURES SHALL BE AS SELECTED BY THE OWNER. PLUMBING CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS. PLUMBER SHALL VERIFY LOCATION OF SEWER AND WATER MAINS AND MAKE SERVICE CONNECTIONS AS REQUIRED. BURIED WATER SERVICE TO BE HDPE PIPE.
- ALL ELECTRICAL SHALL CONFORM TO N.E.C. (LATEST EDITION) AND ALL APPLICABLE STATE CODES. ALL SERVICES SHALL BE COPPER AND ALL WIRING TO BE MIN. 14-2 COPPER W/ GRD. ELEC. CONTRACTOR SHALL OBTAIN NECESSARY STATE PERMITS. FIXTURES SHALL BE AS SELECTED BY OWNER.
- HEATING SHALL BE INSTALLED BY CERTIFIED HEATING CONTRACTOR AND SHALL BE OF TYPE SPECIFIED BY OWNER AND INSTALLED AT LOCATION SPECIFIED BY OWNER. CONTRACTOR SHALL PROVIDE A PLAN, PRIOR TO INSTALLATION, SHOWING LOCATIONS OF ALL HEAT REGISTERS AND RETURNS FOR OWNER'S APPROVAL.
- WINDOWS TO BE ANDERSEN OR EQUAL CLAD DOUBLE PANE HIGH PERFORMANCE. COLOR AS SELECTED BY OWNER. FRAMER TO VERIFY ROUGH OPENING DIMENSIONS OF ALL WINDOWS AND DOORS PRIOR TO START OF WORK. FLASH ALL EXTERIOR OPENINGS w/ SISAL KRAFT BUILDING FELT, TYVEK OR OTHER APPROVED MATERIAL. STANDARD HEAD HEIGHT FOR DOORS AND WINDOWS SHALL BE 6'-8" ABOVE FLOOR. WINDOWS ARE LOCATED BY DIMENSION TO CENTER.
- CONTRACTOR SHALL VERIFY ALL CABINETRY REQUIREMENTS WITH OWNER PRIOR TO SUBMITTING BID. ALL INTERIOR MOLDINGS AND WOODWORK SHALL BE OF MATERIAL SELECTED BY OWNER. BASEBOARDS AND CASINGS SHALL BE OF THE TYPE AND SHAPE AS SELECTED BY OWNER.
- THIS RESIDENCE MUST MEET THE MINIMUM REQUIREMENTS OF THE 2009 INTERNATIONAL ENERGY CONSERVATION CODE (2009 IECC) WITH MONTANA AMENDMENTS.
- ALL DIMENSIONS SHOWN ON THIS PLAN ARE TO FACE OF STUD OR POST UNLESS NOTED OTHERWISE.

CODE NOTES:

- FIREBLOCKING THROUGHOUT TO COMPLY WITH R 602.8.
- FLOOR DRAINS REQUIRE TRAP SEAL PROTECTION PER UPC 1007.
- WATER HEATER TP VALVE TO TERMINATE PER UPC 608.5 & 508.5. SEE ALSO A.R.M.
- WATER HEATER SEISMIC STRAPS REQUIRED PER UPC 508.2.
- WATER HEATER TO BE 50 GAL. GAS FIRED.
- BACKWATER VALVE MAY BE REQUIRED PER UPC 710.1. PLUMBER TO VERIFY.
- ALL CONCENTRATED FRAMING LOADS TO TRANSFER TO FOUNDATION.
- PROVIDE PROPERLY SIZED WALLS TO ALLOW DRILLING & NOTCHING COMPLIANCE PER R 602.6.

VERIFY SCALE! THESE PRINTS MAY BE INFLUENCED BY MEASUREMENTS ON ORIGINAL DRAWING. MODIFY SCALE ACCORDINGLY!

NO.	DESCRIPTION	DATE	BY

DESIGN & DRAFTING SERVICES, LLC
HELENA, MONTANA
458-5193

DRAWN BY: JMH
CHK'D BY: []
APPR. BY: []
DATE: 1/20/14

A CUSTOM DESIGNED RESIDENCE
427 ANDESITE AVENUE
FOR
JACK HAMLIN CONSTRUCTION

SHEET NUMBER
4
OF 7 SHEETS