

FIRST FLOOR - FLOOR PLAN

1/4" = 1'-0"

MECHANICAL NOTES:
 R303.4.1 INTAKE OPENINGS: Mechanical and gravity outdoor air intake openings shall be located a minimum of 10 feet (3048 mm) from any hazardous or noxious contaminant, such as vents, chimneys, plumbing vents, streets, alleys, parking lots and loading docks, except as otherwise specified in this code. Where a source of contaminant is located within 10 feet of an intake opening, such opening shall be located a minimum of 2 feet below the contaminant source. For the purpose of this section, the exhaust from dwelling unit toilet rooms, bathrooms and kitchens shall be considered as hazardous.

R302.2 OPENINGS: Openings shall not be permitted in the exterior wall of a dwelling or accessory building with a fire separation distance less than 3 feet. This distance shall be measured perpendicular to the line used to determine the fire separation distance.

R302.3 PENETRATIONS: Penetrations located in the exterior wall of a dwelling with a fire separation distance less than 3 feet shall be protected in accordance with section R317.3

SMOKE ALARMS: Shall be installed in the following location. In each sleeping room. Outside each separate sleeping area in the immediate vicinity of the bedroom. On each additional story of the dwelling, including basements but not including crew spaces and uninhabitable attics. In dwellings or dwelling units with split-levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level. When more than one smoke alarm is required to be installed within an individual dwelling unit the alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual unit. In new construction, the required smoke alarms shall receive their primary power from the building wiring when such wiring is served from a commercial source, and when primary power is interrupted shall receive power from a battery. R313.1 R313.2

FRAMING NOTES
 Stud shall be a minimum of #3, standard or stud grade. (R602.2 and Table R602.3 (5)) Any stud in an exterior wall or bearing partition may be cut or notched to a depth not exceeding 25% of its width. Studs in nonbearing partitions may be notched to a depth not to exceed 40% of a single stud width. Any stud may be bored or drilled, provided that the diameter of the resulting hole is no closer than 6/8" to edge of the stud, and the hole is not located in the same section as a cut or notch. R602.8 Notches exceeding 500A require a 18ga x 1.5" min. metal lites across to each side of the notch w/ (8) 16d nails each side R602.6.1

FIRE BLOCKING REQUIRED: Fire blocking shall be provided to cut off all concealed draft openings (both vertical & horizontal) and to form an effective fire barrier between a top story and the roof space. Fire blocking shall be provided in wood-frame construction in the following locations. (1) In concealed spaces of stud walls and partitions, including furred spaces and parallel rows of studs of staggered studs: as follows: 1.1. Vertical at ceiling and floor levels. 1.2. Horizontally at intervals not exceeding 10 feet (2) At all interconnections between concealed vertical and horizontal spaces such as occur at soffits, drop ceilings and cove ceilings. (3) In concealed spaces between stairs stringers at the top and bottom of the run. Enclosed spaces under stairs shall have 1/2" gyp board. (4) At openings around vents, pipes, and ducts at ceiling and floor levels, with an approved material to resist the free passage of flames and products of combustion. Fire stop shall consist of 2" nominal lumber or two thicknesses of 1" nominal lumber with broken lap joints or one thickness of 3/4" particle board with joints backed by the same or 1/2" cement-based millboard. Unfaced fiberglass batt insulation where used as fire stopping shall fill the entire cross section of the wall cavity to a minimum of 16" measured vertically. Insulation shall be packed tightly around pipe, conduit or similar obstructions. (R602.6) Gable ends are to be braced to prevent hinging at plate line.

R401.2 FOUNDATIONS: Foundation construction shall be capable of accommodating all loads according to section R501 and of transmitting the resulting loads to the supporting soil. Fill soils that support footings and foundations shall be designed, treated and tested in accordance with accepted engineering practice. Concrete foundations shall comply with the minimum compressive strength of concrete for severe weathering potential: basement walls and foundations not exposed to weather 2,500 psi; basement walls, foundation walls, exterior walls and other vertical concrete exposed to the weather 3,000 psi with 5-7% air entrainment Batch tickets shall be maintained with job site records. (R402.2 and Table 402.2) All footings shall be no less than 4" below grade of protected from frost Minimum footing size and refer to comply with R402.1

CONCRETE SLABS: Concrete slab-on-grade floors shall be a minimum 3.5" thick with a compressive strength of 2500psi for basement and interior. Porches, carport, steps and garage slabs shall have 3500psi with fiber mesh and control joints. R506.1 R506.2.2 and table 402.2

VAPOR RETARDER: A 6 mil polyethylene or approved vapor retarded the joints lapped not less than 6" shall be placed between slab and base course, except under garage, and other untreated slab areas. R506.2.3

509.2 SEPARATION REQUIRED: The garage shall be separated from the residence and its attic area by not less than 1/2" gypsum board applied to the garage side. Garages beneath habitable rooms shall be separated from all habitable rooms above by not less than 5/8" type X gypsum board or equivalent. Where the separation is a floor ceiling assembly, the structure supporting the separation shall also be protected by not less than 1/2" gypsum board or equivalent.

R316.1 MOISTURE CONTROL: In all framed walls, floors and roof/ceilings comprising elements of the building thermal envelope, a vapor retarded shall be installed on the warm-in winter side of the insulation. Except where the framed cavity or space is ventilated to allow moisture to escape.

SHEAR WALL SCHEDULES

LOCATION	MIN. SHEATHING REQ'D	FRAMING MEMBER & SPACING	FASTENERS	MAX FASTENER SPACING @ PANEL EDGES	MAX FASTENER SPACING ALONG INTERMEDIATE FRAMING MEMBERS
▲	7/16" OSB	2x4 OR 2x6 @ 16" OC	8d COMMON NAILS	6" OC	12" OC
▲	7/16" OSB	2x4 OR 2x6 @ 16" OC	8d COMMON NAILS	3" OC	12" OC
ROOF	15/32" OSB	ENG ROOF TRUSS @ 24" OC	10d COMMON NAILS	3" OC	6" OC

WINDOW SCHEDULE

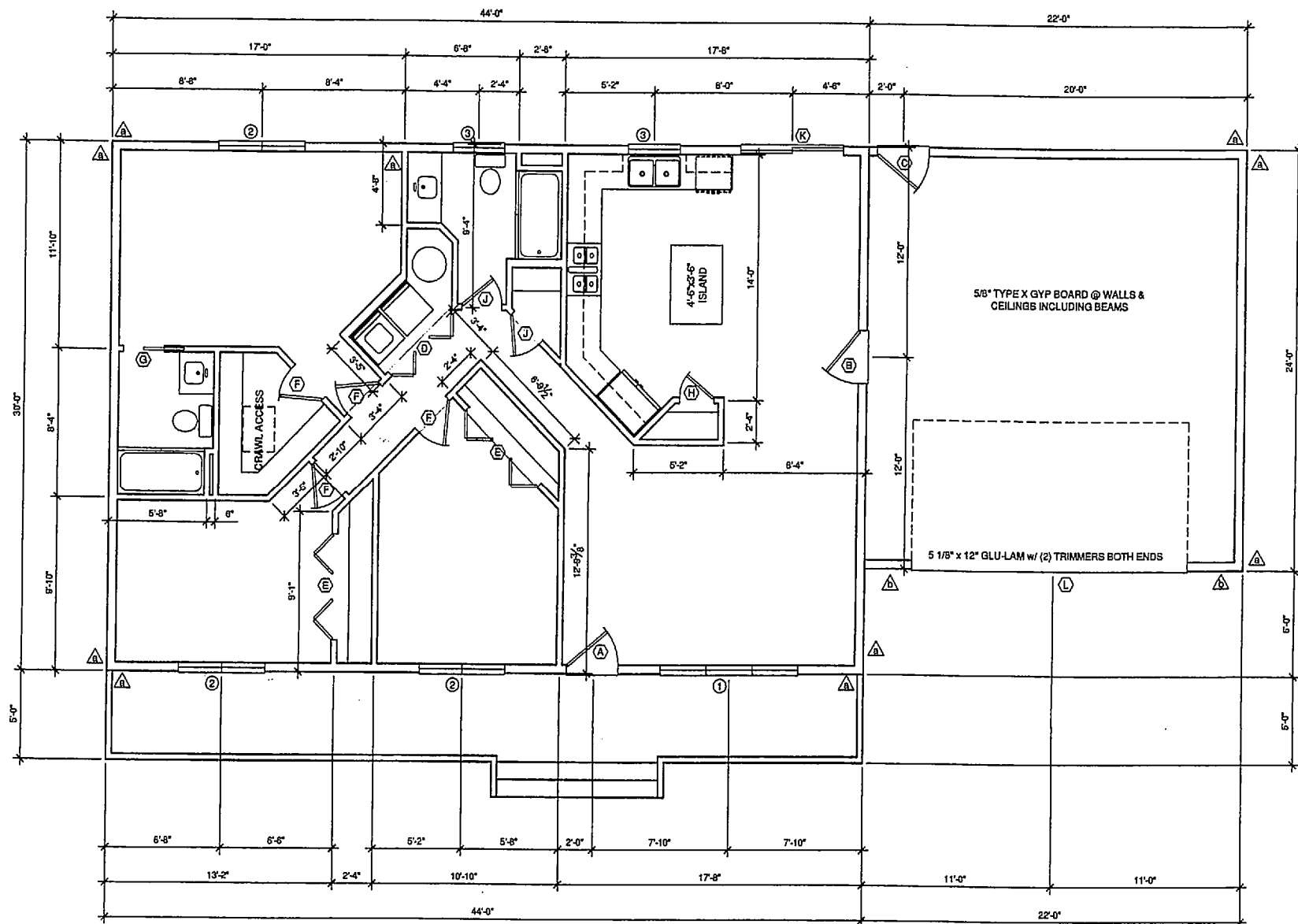
SYM	ROUGH OPENING	UNIT SIZE	DESCRIPTION	MODEL	QUAN
1		8'-0" x 4'-6"			1
2		5'-0" x 4'-0"			3
3		3'-0" x 3'-6"			2
4		2'-6" x 3'-6"			2

DOOR SCHEDULE

SYM	SIZE	TYPE	QUAN.
A	3'-0" x 6'-8"	SOLID CORE, RAISED PANEL, TEMPERED GLASS	1
B	3'-0" x 6'-8"	SOLID CORE, RAISED PANEL, 20 MINUTE RATED	1
C	3'-0" x 6'-8"	SOLID CORE, RAISED PANEL	1
D	5'-0" x 6'-8"	HOLLOW CORE, BI-FOLD	1
E	8'-0" x 6'-8"	HOLLOW CORE, BI-FOLD	2
F	2'-6" x 6'-8"	HOLLOW CORE	4
G	2'-6" x 6'-8"	HOLLOW CORE, POCKET	1
H	2'-0" x 6'-8"	HOLLOW CORE	1
J	2'-4" x 6'-8"	HOLLOW CORE	2
K	6'-0" x 6'-8"	SLIDING GLASS DOOR	1
L	16'-0" x 7'-0"	GARAGE DOOR	1

BUILDING INFORMATION

FIRST FLOOR LIVING AREA	1320 SQUARE FEET
COVERED DECK	220 SQUARE FEET
GARAGE	528 SQUARE FEET
TOTAL LIVING AREA	1320 SQUARE FEET
TOTAL LOT COVERAGE	2068 SQUARE FEET



FIRST FLOOR - FRAMING PLAN

1/4" = 1'-0"

A Residence for
 Jack Hamlin Construction
 Glacie Point Loop

AUTOMATED DESIGN SERVICES
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Floor Plan - First Floor - Floor & Framing Plan

REVISIONS

SCALE VERIFICATION
 BAR IS ONE INCH ON
 ORIGINAL DRAWING
 0 1
 IF NOT ONE INCH ON
 THIS SHEET, ADJUST
 SCALES ACCORDINGLY

SHEET NO.

2

4