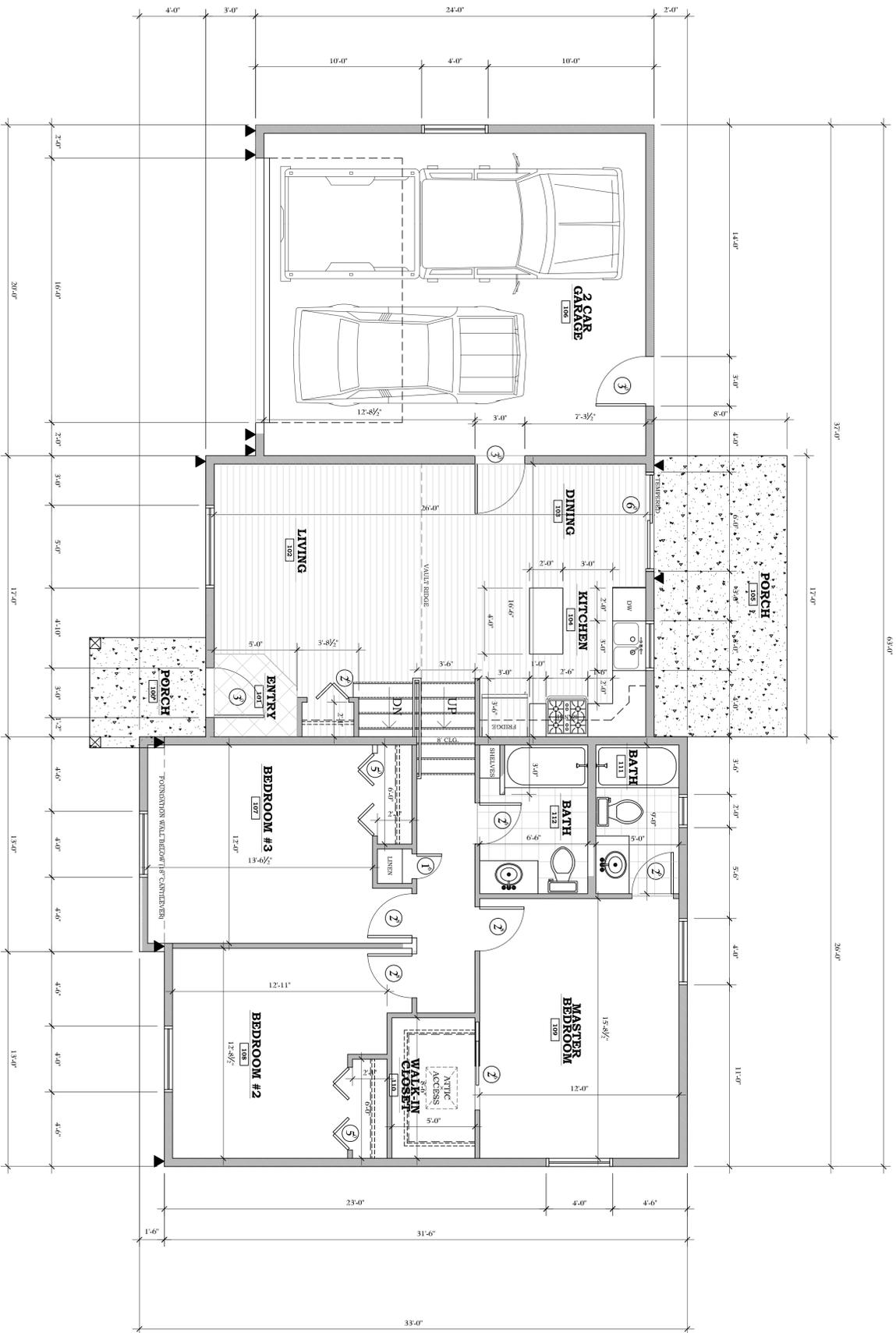




MAIN/UPPER FLOOR PLAN

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

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- ▲ DENOTES HOLD DOWN (SIMPSON STD14 OR HTT 2) W/ 3/8" DIA. X 12" ANCHOR BOLTS CAST IN CONCRETE (EPOXY OR EMBEDDED)
- DENOTES STRAP SIMPSON M5T4S (OR EQ/UM)

FRAMING NOTES:

- LINE EXTERIOR SHEATHING WITH OUTSIDE OF FOUNDATION WALL
- EXTERIOR WALLS DRAWN AS 6" WITH SHEATHING LINING UP WITH THE FOUNDATION WALL
- BEARING WALLS DRAWN AS 5 1/2"
- PLUMBING WALLS DRAWN AS 5 1/2"
- PARTITION WALLS DRAWN AS 3 1/2"
- SOLID BEARING REQUIRED FOR ALL GIRDER TRUSSES AND BEAMS
- GIRDER TRUSSES TO BE ATTACHED AT THE TOP PLATE W/ SIMPSON HURRICANE STRAPS THAT ARE EQUAL TO OR EXCEED THE UPLIFT CALCS PER TRUSS MANUFACTURER'S ENGINEERING DRAWINGS - SEE TRUSS PLANS UNDER SEPARATE COVER FROM MANUFACTURER
- FLASHING REQUIRED AT THE FOLLOWING LOCATIONS:
 - CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM
 - AT ALL WALL AND ROOF INTERSECTIONS
 - WHERE PORCHES, DECKS, OR EXTERIOR STAIRS ATTACH TO WOOD FRAMING

GENERAL NOTES:

- WINDOW AND DOOR SIZES ARE NOMINAL, REFER TO INDIVIDUAL SUPPLIER CUT SHEETS.
- CEMENT, FIBER CEMENT, OR GLASS MAT GYPSUM BACKER BOARD REQ'D FOR WALL TILE IN SHOWERS AND TUB SURROUNDS, AND BEHIND SHOWER WALL PANELS.
- DUCTING:
 - DUCTS IN GARAGE AND PENETRATING WALLS & CEILINGS MIN. 26 GA. NO OPENINGS IN GARAGE.
- ELECTRICAL:
 - AN ELECTRICAL PLAN IS NOT SUPPLIED WITH THESE DRAWINGS. COORDINATE WITH GENERAL CONTRACTOR
- FOUNDATION:
 - ALL BELOW GRADE LEVEL CONCRETE TO BE COVERED
 - W/ APPROVED FOUNDATION COATING.
- PLUMBING:
 - ALL TOILETS TO HAVE ELONGATED BOWLS AND PRESSURE ASSIST TANKS UNLESS OTHERWISE NOTED.

WINDOW/GLAZING NOTES:

- TEMPERED GLASS REQ'D IN THE FOLLOWING AREAS:
 - IN SWINGING, HINGED, SLIDING OR BI-FOLD DOORS.
 - ENCLOSURES FOR SHOWERS, HOT TUBS, SAUNAS, WHIRLPOOLS, STEAM ROOMS & BATHTUBS,
 - INCLUDING WINDOWS IN EXTERIOR OR INTERIOR WALLS IN THESE AREAS.
 - ANY GLASS IN RAILINGS.
 - WINDOWS WITHIN 24" OF A DOOR & WITHIN 60" OF THE FLOOR.
 - WINDOWS WITH AN INDIVIDUAL PANE SIZE OF GREATER THAN 9 SQ. FT.
 - GLASS WITHIN 18" OF THE FLOOR
 - EXPOSED TOP EDGE GREATER THAN 36" ABOVE THE FLOOR.
 - ONE OR MORE WALKING SURFACES WITHIN 36" HORIZONTALLY.

ADDRESS TBD

Nistler Columbia Garden #1 - Butte, MT

Updated: November 17, 2010 - CLIENT REVIEW SET



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