

General Specifications

1. CONTRACTOR TO VERIFY ALL DIMENSIONS & CONDITIONS PRIOR TO THE START OF CONSTRUCTION.
2. COMPLY WITH ALL APPLICABLE CODES, ORDINANCES & INSPECTIONS.WETHER THESE REQUIREMENTS ARE SPECIFICALLY NOTED ON PLANS OR NOT.
3. CONTRACTOR TO PROVIDE ALL NECESSARY SHORING, GUYING, OR BRACING NECESSARY TO HOLD STRUCTURAL ELEMENTS IN PLACE IN ORDER TO AVOID ANY UNDUE STRESSES DURING CONSTRUCTION.
4. HORIZONTAL WIND MUNTINS TO BE 1 1/2" TYPICAL @ ALL WINDOWS LESS THAN 18" FROM FLOOR.
5. MAXIMUM SILL HEIGHT SHALL BE 44".
6. ALL GLASS IN HAZARDOUS AREA & ALL GLASS WITHIN 18" OF FLOOR OR 40" OF JAMBS SHALL BE TEMPERED, LAMINATED OR SAFETY GLASS.
7. BACKING BOARD USED AS A BACKING FOR CERAMIC TILE AND AROUND TUBS & SHOWERS SHALL BE TYPE W.R. (GREENBOARD) I.C.B.O. # 1874 "a" "DUROCK," "WONDERBOARD" OR OTHER CODE APPROVED CEMENT BACKER BOARD
8. SHOWER ENCLOSURES TO BE SHOWER ROD, TEMPERED GLASS, OR AN APPROVED EQUAL.
9. WATER CLOSETS TO BE A MINIMUM OF 1'-3" FROM VERTICAL SIDE SURFACES TO CENTERLINE OF WATER CLOSET.
10. SHOWER WALLS TO BE FINISHED WITH MOISTURE RESISTANT GYPSUM BOARD TO A HEIGHT OF 6'-0" MINIMUM ABOVE DRAIN. OMIT IF FIBERGLASS TUB/SHOWER IS USED. (SEE ALSO NOTE #7).
11. PROVIDE WINDOW AREAS EQUAL TO 1/10TH OF FLOOR AREA.
12. PROVIDE OPENABLE WINDOW OR DOOR AREA EQUAL TO 1/10TH OF FLOOR AREA.
13. IN ALL SLEEPING AREAS PROVIDE OPENABLE WINDOW OR DOOR AREA EQUAL TO 5.7 SQUARE FEET DIRECTLY TO THE EXTERIOR OF BUILDING. (5.0 Sq. Ft. @ GROUND FLOOR)
14. MINIMUM NET OPENABLE AREA OF EGRESS WINDOWS SHALL BE:  
WIDTH-20"  
HEIGHT-24"  
(DEDUCT 2" FROM NOMINAL)
15. INSULATION-MEET REQUIREMENT OF 2003 INTERNATIONAL ENERGY CODE  
PROVIDE MINIMUM INSULATION AS FOLLOWS:  
a) FRAME WALLS R-21  
b) CEILINGS R-49  
c) PLUMBING WALLS (SOUND BATTS) R-13  
d) CRAWL SPACE R-21
16. ADDRESS MARKING  
A HOUSE NUMBER SHALL BE DISPLAYED IN A PROMINENT MANNER SO THAT IT IS REASONABLY VISIBLE TO ENABLE EMERGENCY VEHICLES TO LOCATE THE RESIDENCE.
17. COORDINATE LOCATION OF GROUND UNDER WITH ELECTRICAL SERVICE ENTRANCE PRIOR TO THE START OF CONSTRUCTION.
18. GROUNDING CONDUCTOR:  
A MINIMUM OF 20'-0" OF #4 COPPER WIRE EMBEDDED IN CONCRETE FOOTING.
19. PROVIDE BONDING CONDUCTOR:  
A MINIMUM OF 1 - #4 COPPER WIRE CONNECTING THE BUILDING METAL WATER PIPING SYSTEM TO THE SERVICE EQUIPMENT BUSS.
20. ALL ABS OF PVC PIPING USED IN DRAIN LINES, WASTE LINES, & VENT LINES SHALL BE SCHEDULE 40.
21. COPPER TUBING USED IN WATERPIPING SHALL BE TYPE "M" MINIMUM WEIGHT IN THE BUILDING ABOVE SLABS & SHALL BE TYPE "L" MINIMUM WEIGHT IN WATERPIPING INSTALLED BELOW SLABS. INSTALLED WITHOUT JOINTS.
22. PROVIDE RELIEF VALVE AND PIPING FROM THE WATER HEATER TO THE EXTERIOR OF THE BUILDING. PIPING SHALL BE FULL SIZE STEEL PIPE OR HARD DRAWN COPPER TUBING AND SHALL VENT TO THE EXTERIOR IN A DOWNWARD POSITION NOT MORE THAN 1'-6" NOR LESS THAN 6" ABOVE FINISH GRADE.
24. SMOKE DETECTORS SHALL BE PERMANENTLY WIRED & INTERCONNECTED & SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING ELECTRICAL WITHOUT INTERRUPT OTHER THAN CIRCUIT PROTECTION AAND SHALL HAVE BATTERY BACK UP.
25. PROVIDE APPROVED SIESMIC ANCHORAGE @ WATER HEATER.

General Framing Notes:

1. ALL LUMBER MUST BEAR AN APPROVED GRADING STAMP.
2. ALL TRUSSES (WHERE USED) ARE TO BE MANUFACTURED BY AN APPROVED FABRICATOR.
3. MINIMUM 22" X 30" ATTIC SCUTTLE/CRAWL SPACE ACCESS DOOR TO BE PROVIDED-SEE FLOOR PLAN FOR LOCATIONS.
4. USE ONLY APPROVED BUILDING PAPER.
5. ALL LUMBER SIZES GIVEN ARE MINIMUM.
6. TYPICAL WALL SHEATHING SHALL BE:  
1/2" X 4" X 8' PLYWOOD OR OSB SHEATHING BACKSTAMPED WITH AMERICAN PLYWOOD ASSOCIATION SPAN RATING 3216 FOR STRUCTURAL 1 RATED SHEATHING & CONFORMING TO NATIONAL EVALUATION REPORT NER# Q4397 OR HUD/HFA MATERIAL RELEASE 1060 STRUCTURAL REQUIREMENTS.

INSTALLATION & WORKMANSHIP SHALL CONFORM TO MANUFACTURERS INSTRUCTIONS IN THE UNIT & TO THE AMERICAN PLYWOOD ASSOCIATIONS DESIGN/CONSTRUCTION GUIDE "RESIDENTIAL & COMMERCIAL PROCEDURES".

NAILING SHALL BE AS FOLLOWS:  
8d COMMON NAILS @ 6" O.C. @ BOUNDARY & EDGES.  
8d COMMON NAILS @ 12" O.C. @ INTERMEDIATE FRAMING MEMBERS.

\*ALL BRACE PANELS SHALL BE NAILED W/ 8D @ 3' O.C. EDGES & FIELD. SOLID BLOCK ALL PANEL EDGES

7. TYPICAL ROOF SHEATHING SHALL BE:  
15/32" X 4' X 8' APA RATED PLYWOOD OR OSB SHEATHING EXTERIOR (INDEX 3216) INSTALL WITH THE LONG DIMENSION OR STRENGTH AXIS OF THE PANEL ACROSS SUPPORTS AND WITH PANEL CONTINUOUS OVER TWO OR MORE SPANS. SUITABLE EDGE SUPPORTS SHALL BE PROVIDED PER RECOMMENDATIONS AMERICAN PLYWOOD ASSOCIATION BY USE OF PANEL CLIPS, TONGUE & GROOVE EDGES OR LUMBER BLOCKING BETWEEN THE JOISTS. PANEL END JOINTS SHALL OCCUR OVER FRAMING. ALLOW 1/8" SPACING @ PANEL ENDS & EDGES.

NAILING SHALL BE AS FOLLOWS:  
8d COMMON NAILS @ 6" O.C. @ BOUNDARY & EDGES.  
8d COMMON NAILS @ 12" O.C. @ INTERMEDIATE SUPPORTS.

8. TYPICAL FLOOR SHEATHING SHALL BE:  
3/4" X 4' X 8' APA RATED PLYWOOD OR OSB EXPOSURE 1 T & G INSTALL WITH TH LONG DIMENSION OR STRENGTH AXIS OF THE PANEL ACROSS SUPPORTS AND WITH PANEL CONTINUOUS OVER TWO OR MORE SPANS. PANEL EDGES SHALL BE TONGUE & GROOVE. PROTECT AGAINST DAMAGE UNTIL FINISH FLOOR IS INSTALLED. STAGGER PANEL END JOINTS. PANEL END JOINTS SHALL OCCUR OVER FRAMING. ALLOW 1/8" SPACING @ PANEL ENDS & EDGES.

GLUING & NAILING SHALL BE AS FOLLOWS:  
USE ADHESIVES MEETING APA SPECIFICATIONS AFG-01, APPLIED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS. APPLY CONTINUOUS LINE OF GLUE ON JOISTS, AND CONTINUOUS OR SPACED LINE OF GLUE IN GROOVE OF TONGUE & GROOVE PANELS USE 8d RING OR SCREW SHANKED NAILS @ 6" O.C. @ INTERMEDIATE SUPPORTS  
FILL & THOROUGHLY SAND EDGE JOINTS. LIGHT SAND ANY SURFACE ROUGHNESS, PARTICULARLY AROUND FASTENERS.

9. UNDERLAYMENT OVER SUBFLOORING (VINYL AREAS-WHERE USED)  
PLYWOOD UNDERLAYMENT SHALL BE 1/2" X 4' X 8' APA RATED UNDERLAYMENT INTERIOR. APPLY UNDERLAYMENT JUST PRIOR TO LAYING FINISH FLOOR AND PROTECT AGAINST DAMAGE UNTIL FINISH FLOOR IS INSTALLED.

FOR MAXIMUM STIFFNESS, INSTALL UNDERLAYMENT WITH THE FACE GRAIN ACROSS SUPPORTS. STAGGER PANEL END JOINT WITH RESPECT TO EACH OTHER & OFFSET ALL JOINTS BY AT LEAST TWO INCHES FROM JOINTS IN THE SUBFLOOR PANELS. BUT PANEL ENDS & EDGES TO A CLOSE BUT NOT TIGHT FIT (ALLOW 1/32" SPACE)

NAILING AS FOLLOWS:  
3d RING-SHANK NAILS @ 6" O.C. @ PANEL EDGES  
3d RING-SHANK NAILS @ 8" O.C. @ REMAINDER OF PANEL

FILL & THOROUGHLY SAND EDGE JOINTS. LIGHTLY SAND ANY SURFACE ROUGHNESS, PARTICULARLY AROUND FASTENERS.

10. SOFFIT SHEATHING SHALL BE:  
GROOVED VENTED LP SMARTSIDE SOFFIT

11. AIR INFILTRATION BARRIER TO BE TYVEK "HOUSEWRAP," "BARRIER", 15# FELT OR EQUAL.

12. ALL TIMBER CONNECTIONS TO BE SIMPSON STRONG-TIE AS DETAILED OR EQUAL.

13. EAVE VENTING SHALL BE PROVIDED TO 1/10TH OF AREA TO BE VENTILATED BY MEANS OF A CONTINUOUS RIDGE/SOFFIT VENT SYSTEM AND/OR GABLE END VENTING.

14. CRAWL SPACE SHALL HAVE VENTING EQUAL TO 1/10TH OF AREA PROVIDED AN APPROVED VAPOR BARRIER IS USED AND 1 VENT IS LOCATED WITHIN 3'-0" OF EACH CORNER. UNVENTED CRAWL SPACE MAY BE USED IF COMPLYING WITH SECTION R408.3- 2006 INTERNATION BUILDING CODE.

15. THESE GENERAL NOTES APPLY TO ALL FRAMING PLANS SHOWN ON THESE DRAWINGS.

Structural Material Specifications

GENERAL STRUCTURAL NOTES: (2023 International Residential Code)  
ROOF L.L. VERIFY W/ LOCAL AUTHORITIES) =66 P.S.F. (SNOW)  
SOIL BEARING = 1500 P.S.I. (ASSUMED)  
WIND SPEED = 90 M.P.H. EXPOSURE B  
SEISMIC ZONE = D1  
GLU-LAMS = SIMPLE SPAN BEAMS 24F-V4  
CONTINUOUS OR CANTILEVER BEAMS 24F-V8

PREFABRICATED WOOD TRUSSES

MAXIMUM TRUSS SPACING: 24" O/C  
TRUSS LOADING:

TOP CHORD LIVE LOAD =66 P.S.F.  
TOP CHORD DEAD LOAD =10 P.S.F.  
BOTTOM CHORD LIVE LOAD = 0 P.S.F.  
BOTTOM CHORD DEAD LOAD = 7 P.S.F.

TRUSSES TO FABRICATED BY A CERTIFIED MEMBER OF THE TRUSS PLATE INSTITUTE. DESIGN, FABRICATION AND ERECTION SHALL CONFORM TO THE TRUSS PLATE INSTITUTE STANDARDS. CONNECTORS PLATES SHALL BE I.C.B.O. APPROVED WITH A MINIMUM SIZE OF 8" X 5". ALL CHORD MEMBERS SHALL HAVE LUMBER GRADE STAMPS: ALL WEB MEMBERS SHALL HAVE GRADE STAMPS OR ALL WEB MEMBERS FOR A GIVEN TRUSS, SHALL BE MADE FROM THE SAME LUMBER GRADE WITH AT LEAST 50% OF THE WEB MEMBERS BEARING A GRADING STAMP. TRUSS DESIGNS & ERECTION PLANS SHALL BE BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF MONTANA. ERECTION PLANS SHALL SHOW TRUSS SPACING, TRUSS MARK NUMBERS (CORRESPONDING TO THE DESIGN CALCULATIONS), CONCENTRATED LOADS, PERMANENT BRACING/BRIDGING AS REQUIRED BY THE TRUSS DESIGN AND ERECTION BRACING. SHOP DRAWINGS SHALL INCLUDE, FOR EACH TYPE OF TRUSS, DIMENSIONS AND CONFIGURATIONS. LOCATION OF EACH CONNECTOR AT EACH JOINT AND AMOUNT OF CAMBER IF REQUIRED. DESIGN CALCULATIONS, SHOP DRAWINGS AND ERECTION PLANS SHALL BE SUBMITTED FOR REVIEW BY THE CONTRACTOR PRIOR TO FABRICATIONS.

MINIMUM COLUMN SIZES  
PROVIDE MINIMUM OF 3-2 X 4 (OR 4 X 4) FOR 2 X 4 WALLS OR 3-2 X 6 (OR 4 X 4) FOR 2 X 6 WALLS SUPPORTING G.L. BEAMS UNLESS OTHERWISE SHOWN ON PLANS.

CONNECTION SUMMARY- TYPICAL WETHER SPECIFICALLY NOTED ON PLANS OR NOT.  
ALL CONNECTORS TO BE MANUFACTURED BY SIMPSON  
COLUMN BASES CB SERIES  
G.L. BEAM TO COLUMN CC SERIES (ROTATE STRAPS AS REQUIRED TO BOLT THRU FACE OF COL. RATHER THAN THE SIDE IF USING MULTIPLE STUDS)

G.L. BEAM TO G.L. BEAM HW, GLT/HLT SERIES AS REQUIRED  
JOIST HANGERS STANDARD LUS OR LUT SERIES (SINGLE, DOUBLE OR TRIPLE, SLOPED OR SKEWED AS REQUIRED)  
HURRICANE TIES H SERIES (H2.5, H3, ETC.)  
FRAMING ANCHORS A35 OR EQUAL  
BEAM SEATS GLB SERIES

\*CONNECTIONS TYPICAL @ LVL TYPE BEAMS TO COLUMNS & BEAM TO BEAM CONNECTIONS

REINFORCING STEEL GRADE 40  
MACHINE BOLTS A307, Fy=33 K.S.I.  
EXPANSION BOLTS WEJIT, DYNABOLT, OR PHILLIPS  
ANCHOR BOLTS A307 Fy=33 K.S.I.  
CONCRETE  
SLABS ON GRADE, WALKS, STEM WALLS  
WALLS & FOOTINGS Fc=3000 P.S.I. @ 28 DAYS  
COMBINATION 24F 2400F, 1.8 E  
SIMPSON OR EQUAL  
GLU-LAM BEAMS Fb=1000 P.S.I. Ft=475 Fv=95, 1.7E  
ROUGH HARDWARE  
ROOF JOISTS, FLOOR JOISTS, BEAMS & JOISTS TO BE DOUGLAS-FIR/LARCH #2 OR BETTER  
STUDS TO BE DOUGLAS-FIR/LARCH  
CONSTRUCTION GRADE Fb=1000 P.S.I. Ft=475 Fv=95, 1.5E  
PREFABRICATED WOOD TRUSSES I.C.B.O. #2403  
ROOF/FLOOR/WALL SHEATHING \*SEE GENERAL FRAMING NOTES

SEE SHEAR PANEL DETAILS & REQUIREMENTS SHEET A1 FOR HOLLOWDOWN LOCATION REQUIREMENTS AS TO LOCATION & TYPE PROVIDE SUITABLE EMBEDMENTS AS REQUIRED FOR SEISMIC ZONE 3

NAILING SCHEDULE

JOIST TO SILL OR GIRDER, TOE NAIL 3-8d  
BRIDGING TO JOIST, TOENAIL EACH END 2-8d  
1" X 6" SUBFLOOR OR LESS EACH JOIST, FACE NAIL 2-8d  
WIDER THAN 1" X 6" SUBFLOOR TO EACH JOIST, FACE NAIL 3-8d  
2" SUBFLOOR TO JOIST OR GIRDER, BLIND AND FACE NAIL 2-16d  
SOLE PLATE TO JOIST OR BRUOKING-FACE NAIL 16d @ 18" O.C.  
TOP PLATE TO STUD, END NAIL 2-16d  
STUD TO SOLE PLATE 4-8d TOENAIL  
or 2-16d TOENAIL  
DOUBLE STUDS 16d @ 24" O.C.  
DOUBLED TOP PLATES, FACE NAIL 16d @ 18" O.C.  
TOP PLATES, LAPS & INTERSECTIONS, FACE NAIL 2-16d  
CONTINUOUS HEADER, TWO PIECES 16d @ 18" O.C.  
CONTINUOUS HEADER TO STUD, TOENAIL 4-8d  
CEILING JOISTS TO TOP PLATE, TOENAIL 3-8d  
CEILING JOISTS, LAP OVER PARTITIONS, FACE NAIL 3-16d  
CEILING JOISTS PARALLEL TO RAFTERS, FACE NAIL 3-8d  
RAFTER TO PLATE, TOE NAIL 2-8d  
1" BRACE TO EACH STUD AND PLATE, FACE NAIL 2-8d  
1" X 8" SHEATHING OR LESS TO EACH BEARING, FACE NAIL 3-8d  
WIDER THAN 1" X 8" SHEATHING TO EACH BEARING, FACE NAIL 16d @ 24" O.C.  
BUILT-UP CORNER STUDS 20d @ 32" O.C.  
BUILT-UP GIRDER & BEAMS @ TOP & BOTTOM & STAGGERED 2-20d @ ENDS & EACH SPLICE  
2-16d @ BEARING  
8D @ 6" O.C. TOP & 8D @ 6" O.C. BOTTOM TO TOP PLATE

2' PLANKS  
SHEAR BLOCKING-BETWEEN ALL TRUSSES & RAFTERS  
FULL DEPTH FROM BOTTOM OF ROOF SHEATHING TO TOP OF PLATE  
2 X MIN. MATERIAL OR CUT FROM LVL MATERIAL

SEE GENERAL FRAMING NOTES FOR ROOF/WALL, FLOOR SHEATHING ATTACHMENTS

Security Provisions

1. SWINGING DOORS  
a) WOOD FLUSH-TYPE DOORS SHALL BE 1 3/4" THICK MINIMUM  
b) WOOD PANEL-TYPE DOORS 1 3/4" THICK MINIMUM WITH ALL PANELS FABRICATED FROM MATERIALS NOT LESS THAN 3/8" IN THICKNESS.  
PROVIDED ALL SHAPED PORTIONS OF PANELS ARE NOT LESS THAN 1/4" THICK.  
c) FERROUS METAL DOORS OF SOLID CORE OR HOLLOW CORE CONSTRUCTION WITH SURFACES NOT LESS THAN 24 GAUGE IN THICKNESS.  
d) METAL DOORS WITH SURFACES NOT LESS THAN THE EQUIVALENT OF 16 GAUGE SHEET METAL, 0.007 IN THICKNESS.  
e) THE INACTIVE LEAF OF A PAIR OF DOORS SHALL BE EQUIPPED WITH CANE BOLTS, EDGE OR SURFACE MOUNTED FLUSH BOLTS TOP & BOTTOM WITH 1/2" MINIMUM PROJECTION TO HOLD FIRM THIS PORTION OF THE DOOR.  
f) THE INACTIVE LEAF OF A PAIR OF DOORS SHALL BE EQUIPPED WITH A DEADBOLT, AND THE LOCK SHALL BE KEY OPERATED FROM THE EXTERIOR. LOCKS SHALL ENGAGE OR DISENGAGE FROM THE INTERIOR SIDE OF THE DOOR BY A DEVICE NOT REQUIRING A KEY OR SPECIAL KNOWLEDGE OR EFFORT.

2. HINGES  
PIN-TYPE HINGES WHICH ARE ACCESSIBLE FROM THE OUTSIDE OF THE SECURED AREA WHEN DOOR IS CLOSED SHALL:  
a) HAVE NON-REMOVABLE HINGE PINS, OR  
b) HINGES SHAPED TO PREVENT REMOVAL OF THE DOOR, OR  
c) TOP & BOTTOM HINGES SHALL BE 1/4" STEEL JAMB STUDS WHICH PROJECT A MINIMUM OF 1/4".

3. DEADBOLTS  
a) STRAIGHT DEADBOLTS SHALL HAVE A MINIMUM THROW OF 1" AND AN EMBEDMENT OF NOT LESS THAN 5/8".  
b) A HOOK-SHAPED OR AN EXPANDING-LUG DEADBOLT SHALL HAVE A MINIMUM THROW OF 3/4".  
c) DEADBOLTS SHALL BE MADE OF CASE HARDENED STEEL, POWERED STAINLESS STEEL, BAR BRASS, BRONZE, OR ZINC ALLOY.

4. CYLINDER GUARDS SHALL BE INSTALLED ON ALL CYLINDER LOCKS WHENEVER THE CYLINDER PROJECTS BEYOND THE FACE OF THE DOOR OR IS OTHERWISE ACCESSIBLE TO GRIPPING TOOLS.

5. SLIDING DOORS AND WINDOWS SHALL BE PROVIDED WITH A LOCKING DEVICE AND SHALL BE CONSTRUCTED AND INSTALLED OR EQUIPPED WITH A DEVICE SO AS TO PROHIBIT THE RAISING AND REMOVING OF THE MOVING PANEL FROM THE TRACK WHILE IN THE CLOSED POSITION.

6. STRIKE PLATE SHALL BE SECURED TO THE JAMB WITH A MINIMUM OF TWO SCREWS NOT LESS THAN 1 1/2" IN LENGTH.

7. UPWARD ACTING DOORS AND SLIDING DOORS OTHER THAN GLASS SHALL BE SECURED WITH A CYLINDER LOCK, PADLOCK WITH A HARDENED STEEL SHACKLE AND HARDENED STEEL HASP, METAL SLED BAR, BOLT OR EQUIVALENT DEVICE, UNLESS SECURED BY ELECTRIC POWER OPERATION.

8. CYLINDER GUARDS SHALL BE CONSTRUCTED OF SOLID METAL, NOT A HOLLOW SHELL.

Project Data

Address: 304 Skyles Place  
Whitefish, Montana 59937

Legal Description: Lot 2, Wheatley Subdivision

Zoning: WR-2

Setbacks: 25' Front/20' Rear/10' Sides

Lot Area: 7540 Sq.Ft.

Lot Coverage: 2855 Sq.Ft. (37.86%) 40% Allowed

Proposed Height: 27'-7" Proposed Above Natural Grade (35'-0" Allowed)

Erosion Control Notes

1. Erosion Control Measures to be Installed Prior to the Start of Construction  
2. Vehicle Tracking Pad to be Maintained Throughout Construction.  
3. Erosion Control Measures to Remain in Place Until Final Stabilization.  
4. Additional Erosion Control Measure May be Required Based on Site Inspection.  
5. Control Concrete Cleanup to Prevent Runoff Onto City Street or Alley.  
6. Any Material Tracked Onto Street or Alley Must Be Cleaned Up Within 24 Hours.  
7. Seed,Soil or Mulch Soil As Soon As Possible.

Addition/Remodel to:

304 Skyles Place

Whitefish, MT 59937

Sheet Index  
Sht. No.

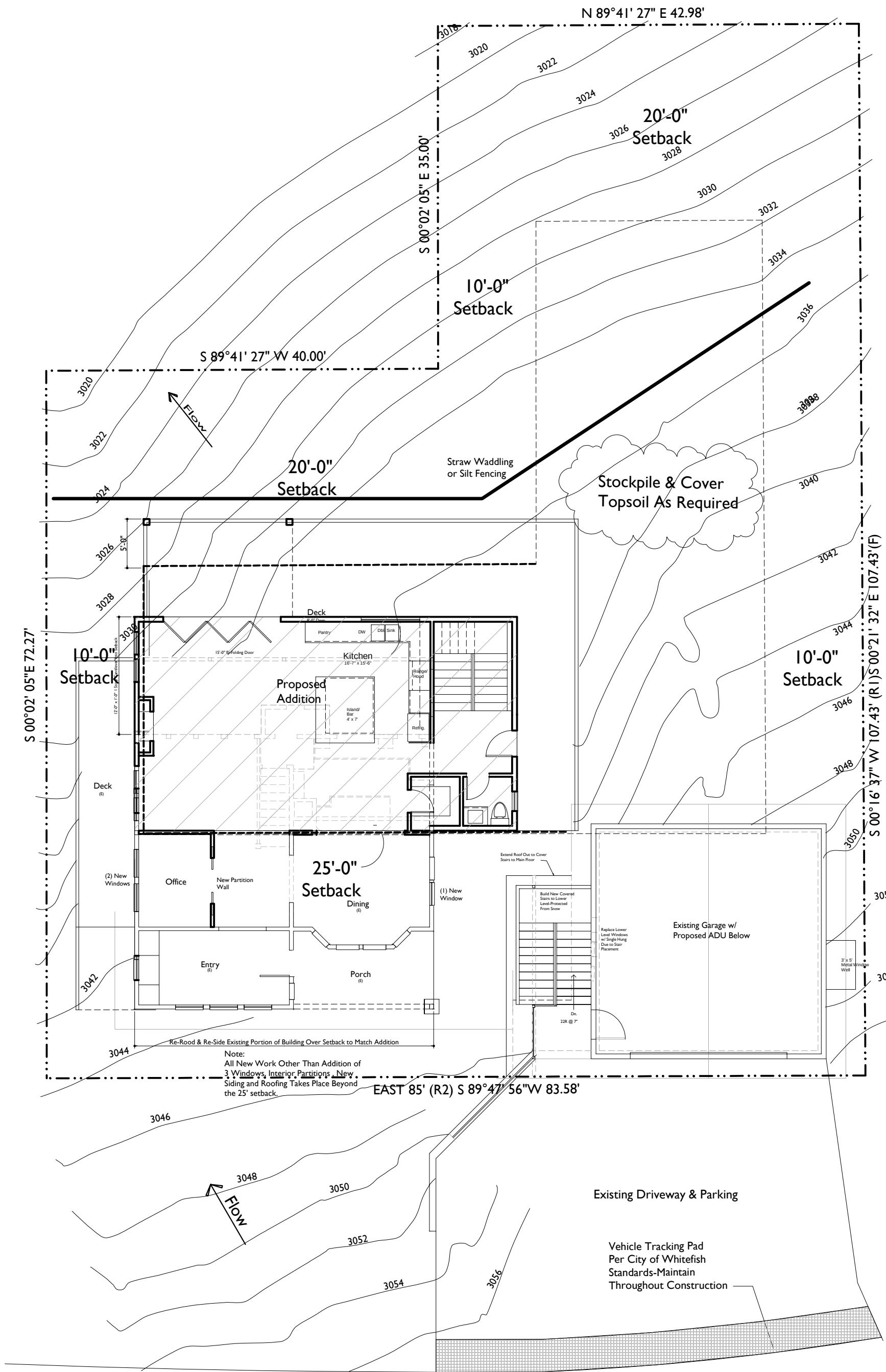
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A4  
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E1

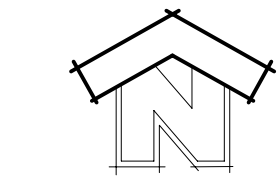
Sht. Title

Site/Erosion Control Plan/General Specifications  
As Built Floor Plans  
Foundation Plan/First Floor Framing Plan  
Basement Floor/Electrical Plans  
First/Second Floor Plans  
Second Floor/Roof Framing Plans  
Cross Section  
Exterior Elevations  
Exterior Elevations

First/Second Floor Electrical Plans



Site Plan/Erosion Control Plan

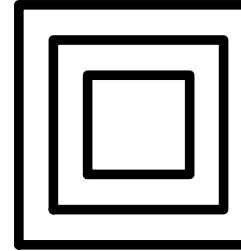


Scale: 1" = 10'-0"

Do Not Scale Drawings!

Revisions:

Lyndon L. Steinmetz  
Design Studio, LLC  
Kalispell, Montana (406) 257-5463



All draftsman & trades shall verify all levels, datums and dimensions prior to commencement of the work, and shall be responsible for any errors or omissions. The Designer shall not be responsible for any errors or omissions resulting from the work. Do Not Scale these Drawings. This drawing must not be used for construction unless it is marked ISSUED FOR CONSTRUCTION.

Addition to:  
304 Skyles Place  
Whitefish, MT 59937

Site Plan  
● Issued for Pricing  
● Issued for Construction  
● Date Printed 07/19/26

Drawing Data:

Drawn: L.L.S.

Date: 07/19/26

Scale: 1/4"

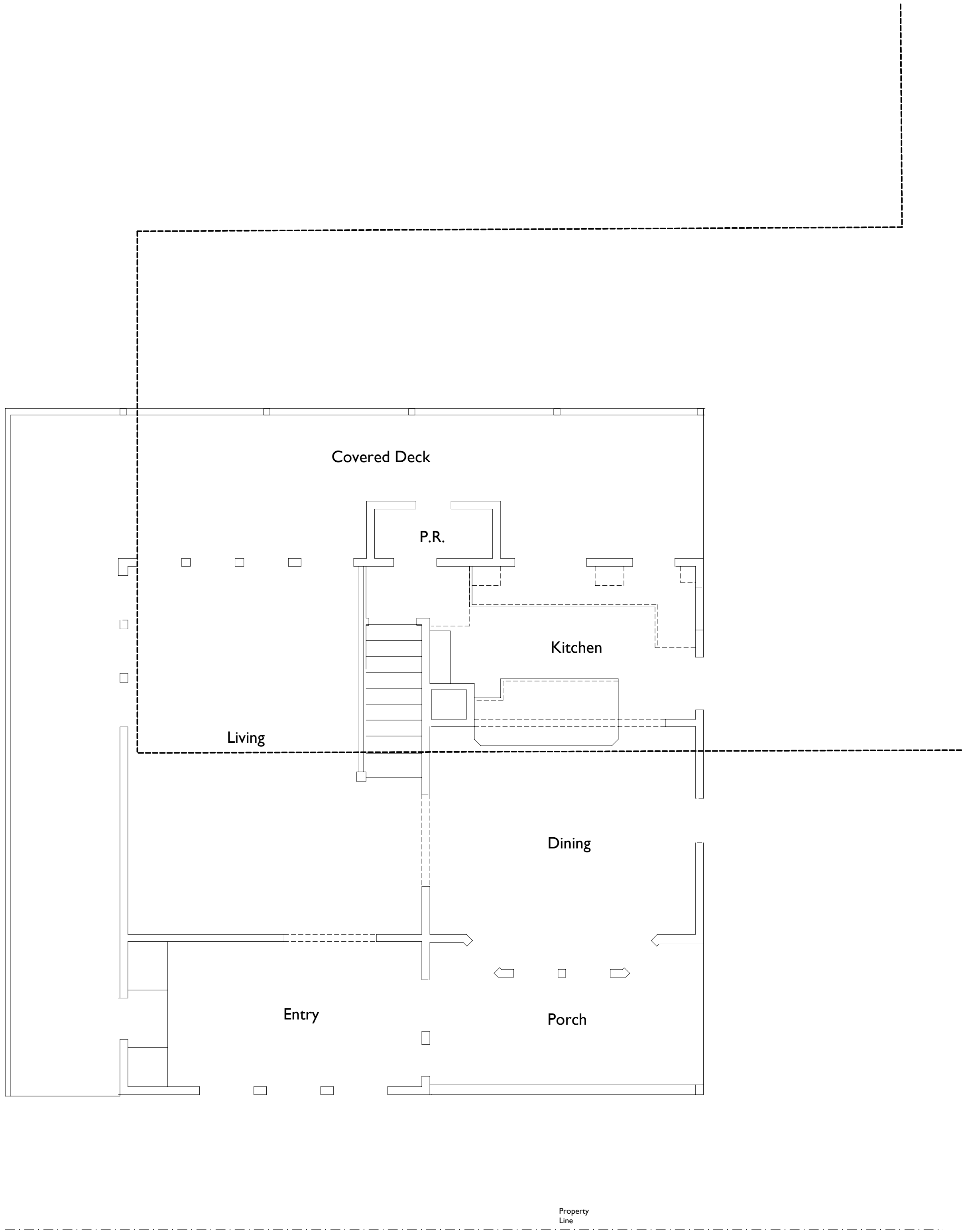
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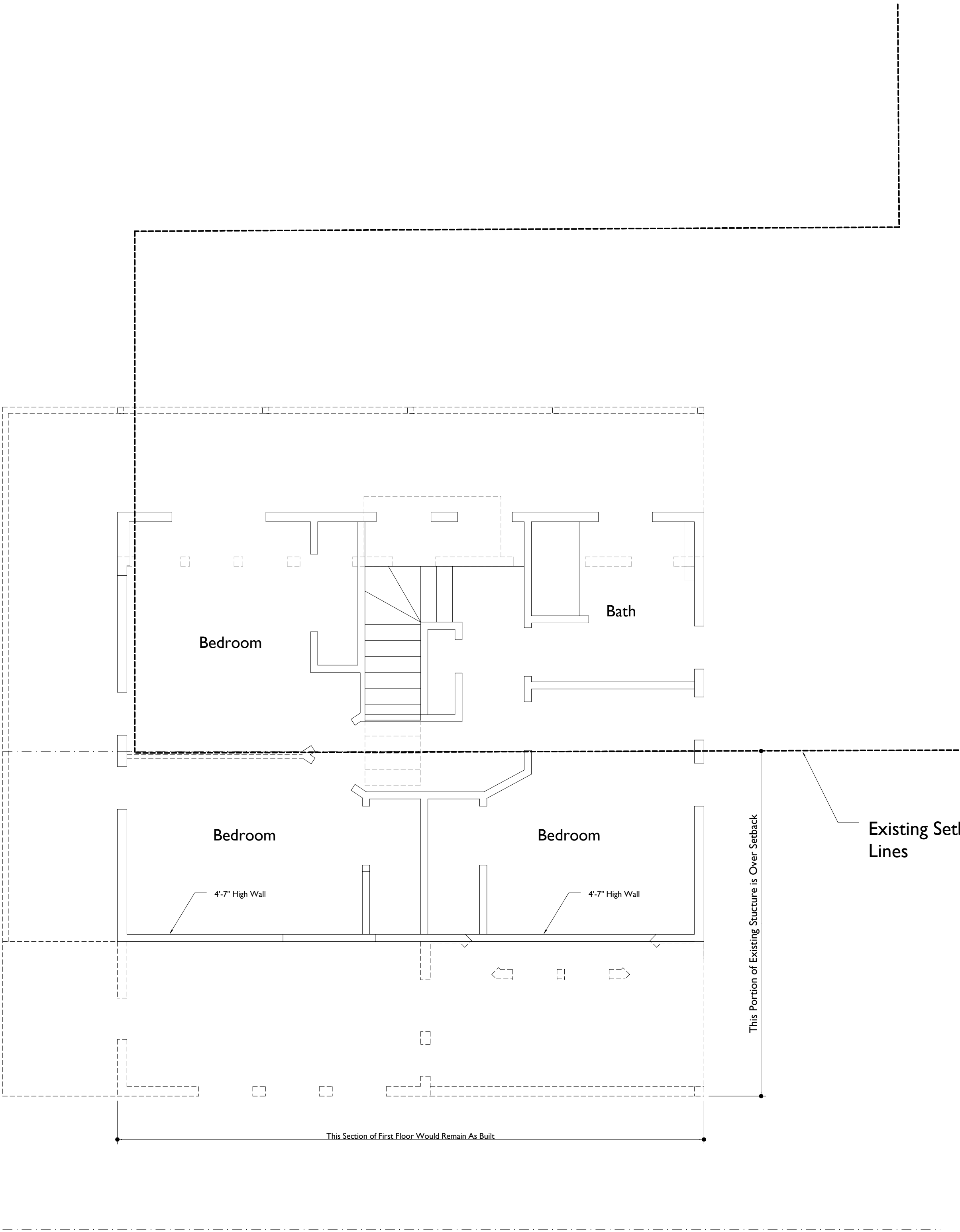
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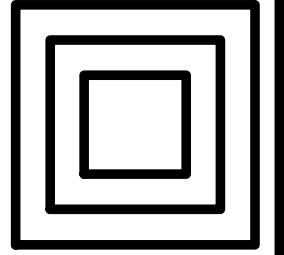
First Floor Plan-As Built 1/4"



Second Floor Plan As Built 1/4"

Revisions:

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Addition/Remodel to:  
304 Skyles Place  
Whitefish, MT

- As-Built Floor Plans
- Issued for Pricing
  - Issued for Construction
  - Date Printed 07/19/26

Drawing Data:

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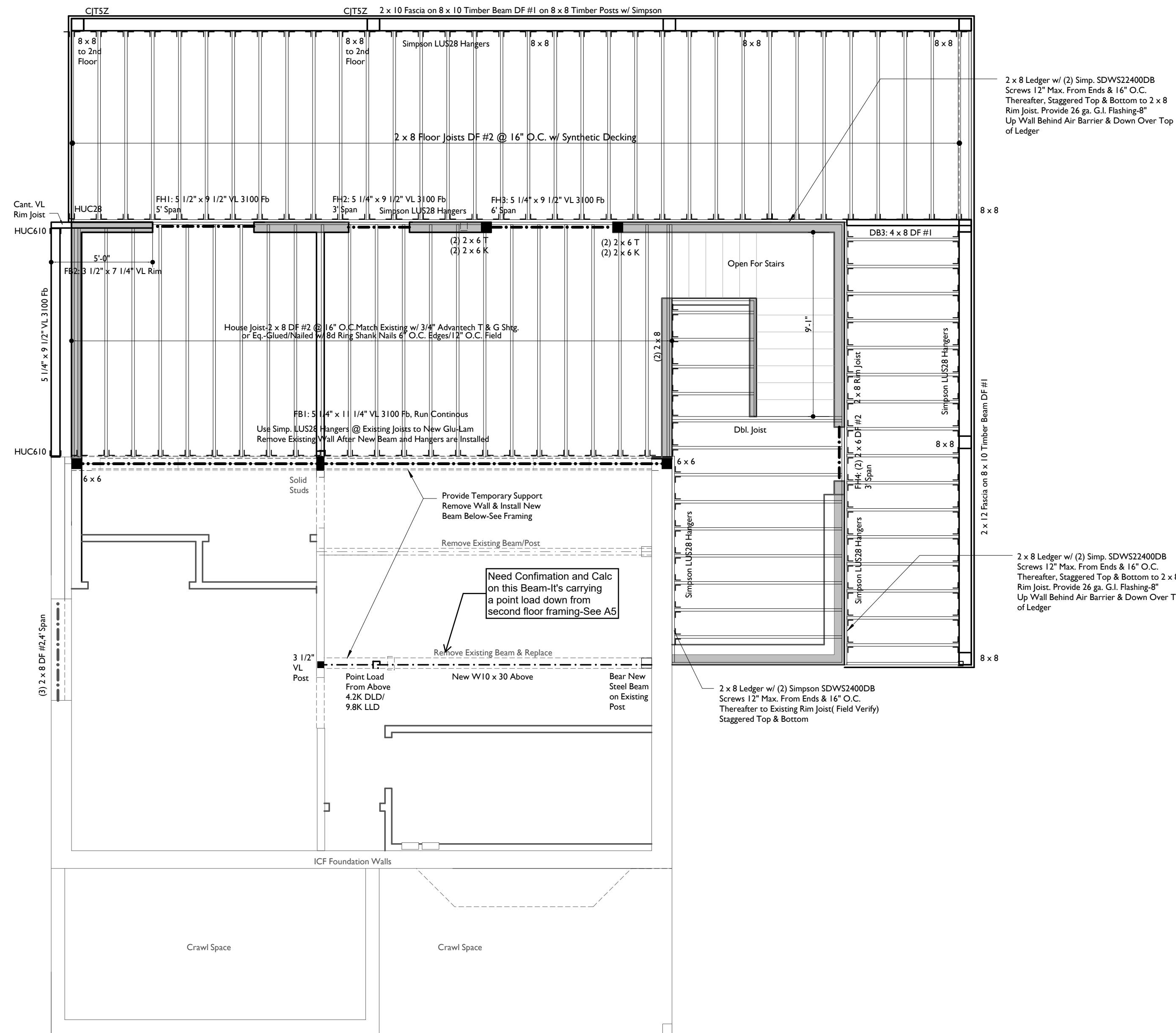
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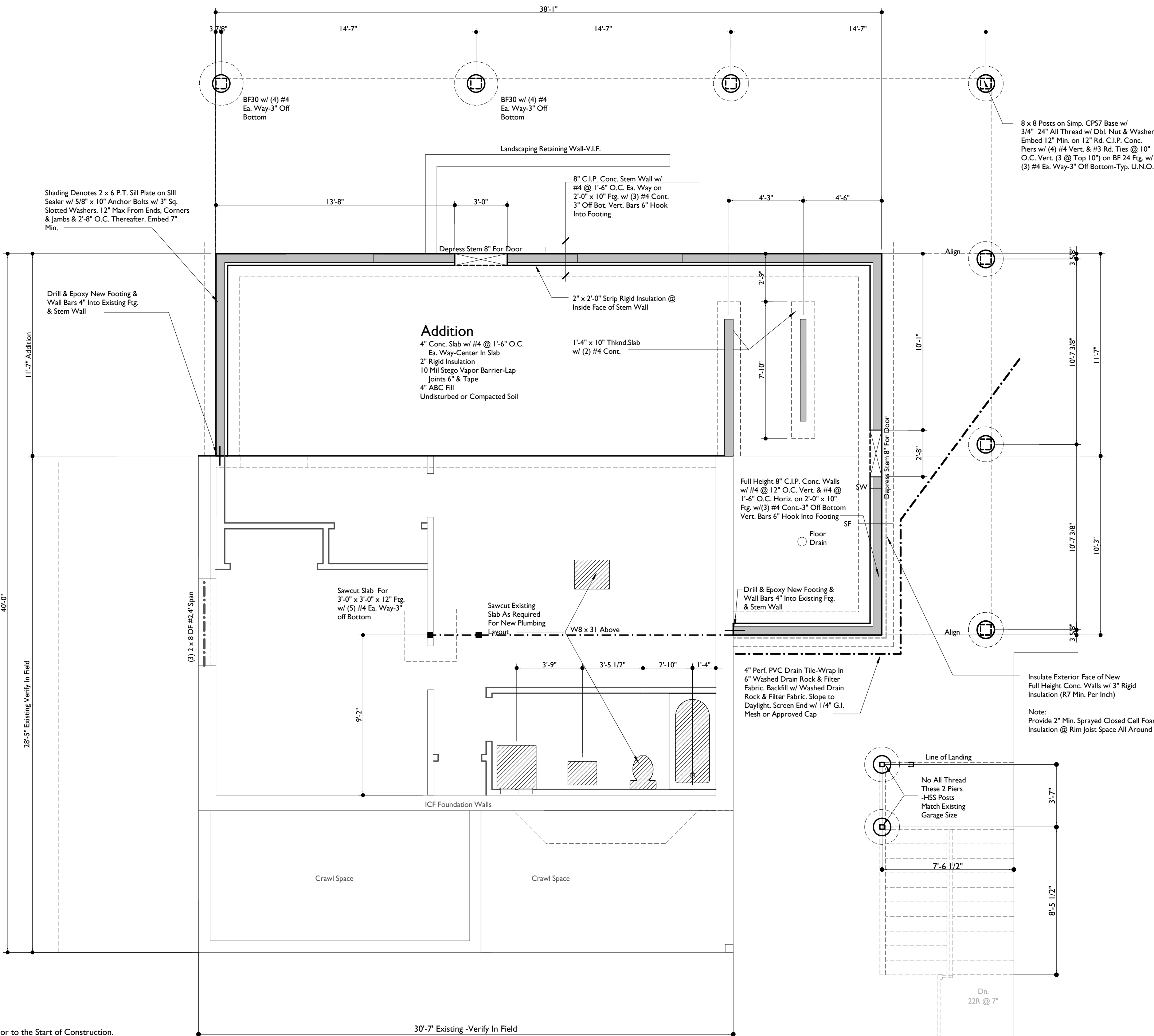
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First Floor Framing Plan

1/4"



Foundation Plan

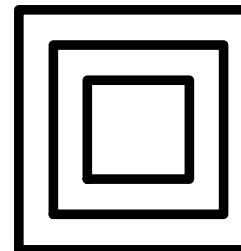
1/4"

General Foundation Notes

- Do Not Scale Drawings! Verify All Dimensions & Conditions Prior to the Start of Construction. Notify Designer In Writing if any Discrepancies or Inconsistencies are Found For Clarification Prior to Proceeding With The Work.
- Bottom Plates Shall Be Brown Treated Douglas Fir. Sill to have 5/8" x 12" Anchor Bolts (Or Per Detail) 12" Max. From Ends Corners and Jamb's & @ 2'-8" O.C. Thereafter U.N. O. Embed Anchor Bolts 7" Minimum. Provide 3" x 3" x 1/4" Slotted Washer and Nut At Each Bolt. Countersink Where Required
- Contractor to Verify Native Soil is Compactable and Free of Organic Material. Refuse or Voids. If Any Clay or Unusual Soil is Encountered Contact The Engineer of Record. If Bedrock is Present, Ensure All Loose Material is Removed and Concrete is Placed On Solid Rock.
- Contractor Responsible to Construct All Footings and Stem Walls Plumb, Square, True and Per Dimensions Shown. Cross Check Against Architectural Plans Before Proceeding. Cease Work and Rectify Any Situations Where Discrepancies are Found.
- Establish & Verify All Openings & Insert For Mechanical, Electrical, Plumbing, Structural or Millwork w/ Appropriate Trades & Drawings Prior to the Start of Construction.
- Bottom of All Footings Shall Bear On Undisturbed Native Soil or Structural Fill Compacted to 98% Proctor. 3'-0" Below Finish Grade or Per Plans Minimum.
- Foundation & Interior Slabs  
3000 PSI @ 28 Days  
4" Slump Max. Plasticizer if Needed  
1" max Aggregate Well Graded  
Rebar: 60KSI U.N.O.
- Garage Slabs:  
4000 PSI @ 28 Days, 3-5% Air Entrainment  
4" Slump Max. Plasticizer if Needed  
1" max Aggregate Well Graded  
Rebar: 60KSI U.N.O. Do Not Overwork
- Exterior Slabs:  
4500 PSI @ 28 Days, 5-7% Air Entrainment  
4" Slump Max. Plasticizer if Needed  
1" Max. Aggregate Well Graded  
Rebar: 60 KSI U.N.O. Do No Overwork
- Any Dimensions Marked TBD Shall Be Determined From Architectural Drawings.
- Finish Grade Shall Slope A Minimum of 1" Per 4'-0" Away From Building and Provide Positive Drainage.

Revisions:

Lyndon L. Steinmetz  
Design Studio, LLC  
Kalispell, Montana (406) 257-5463



All craftsman & trades shall verify all levels, datums and dimensions prior to commencement of the work. If any discrepancies or inconsistencies are found, they shall be reported to the DESIGNER for clarification prior to proceeding with the work.  
Do Not Scale these Drawings  
This drawing must not be used for construction unless it is marked ISSUED FOR CONSTRUCTION.

Proposed Remodel/Addition to  
304 Skyles Place  
Whitefish, MT

Foundation/First Floor Framing  
● Issued for Pricing  
● Issued for Construction  
● Date Printed 07/19/26

Drawing Data:

Drawn: L.L.S.

Date: 07/19/26

Scale: 1/4"

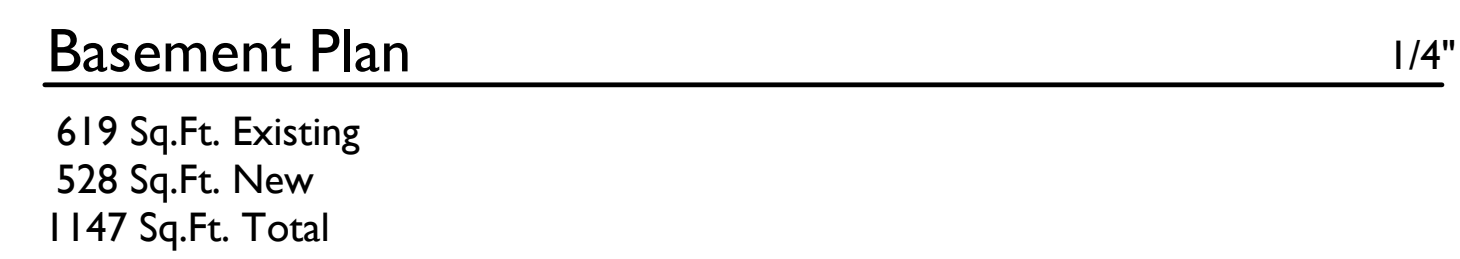
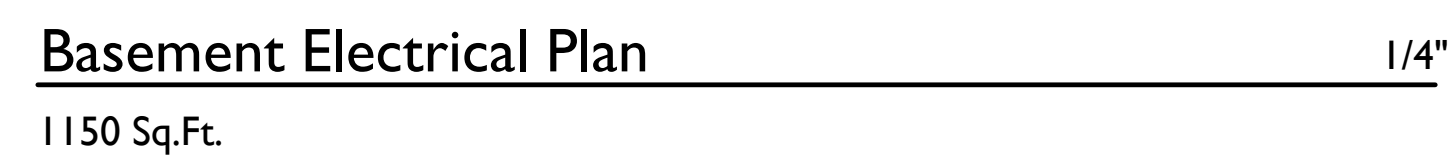
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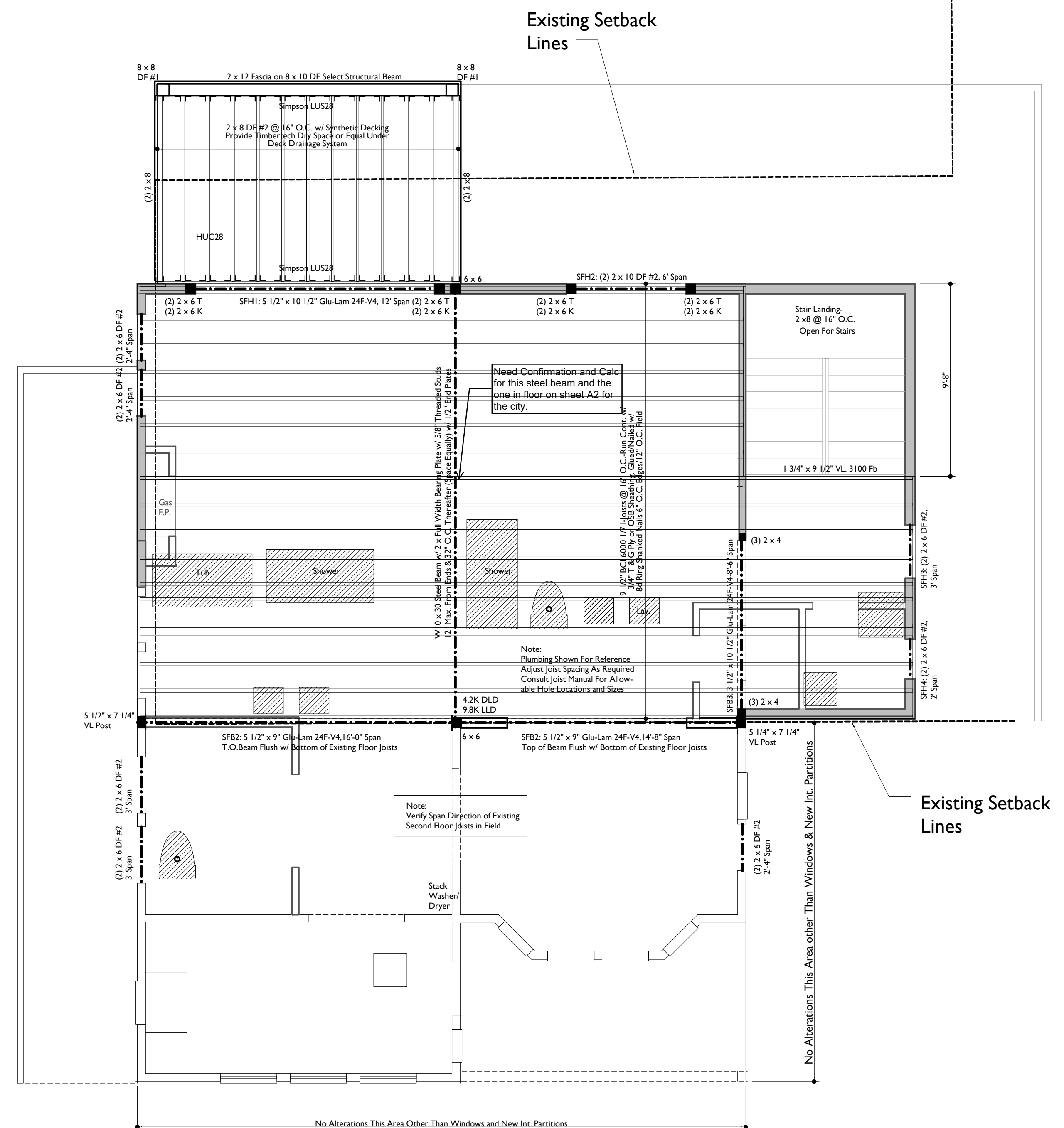
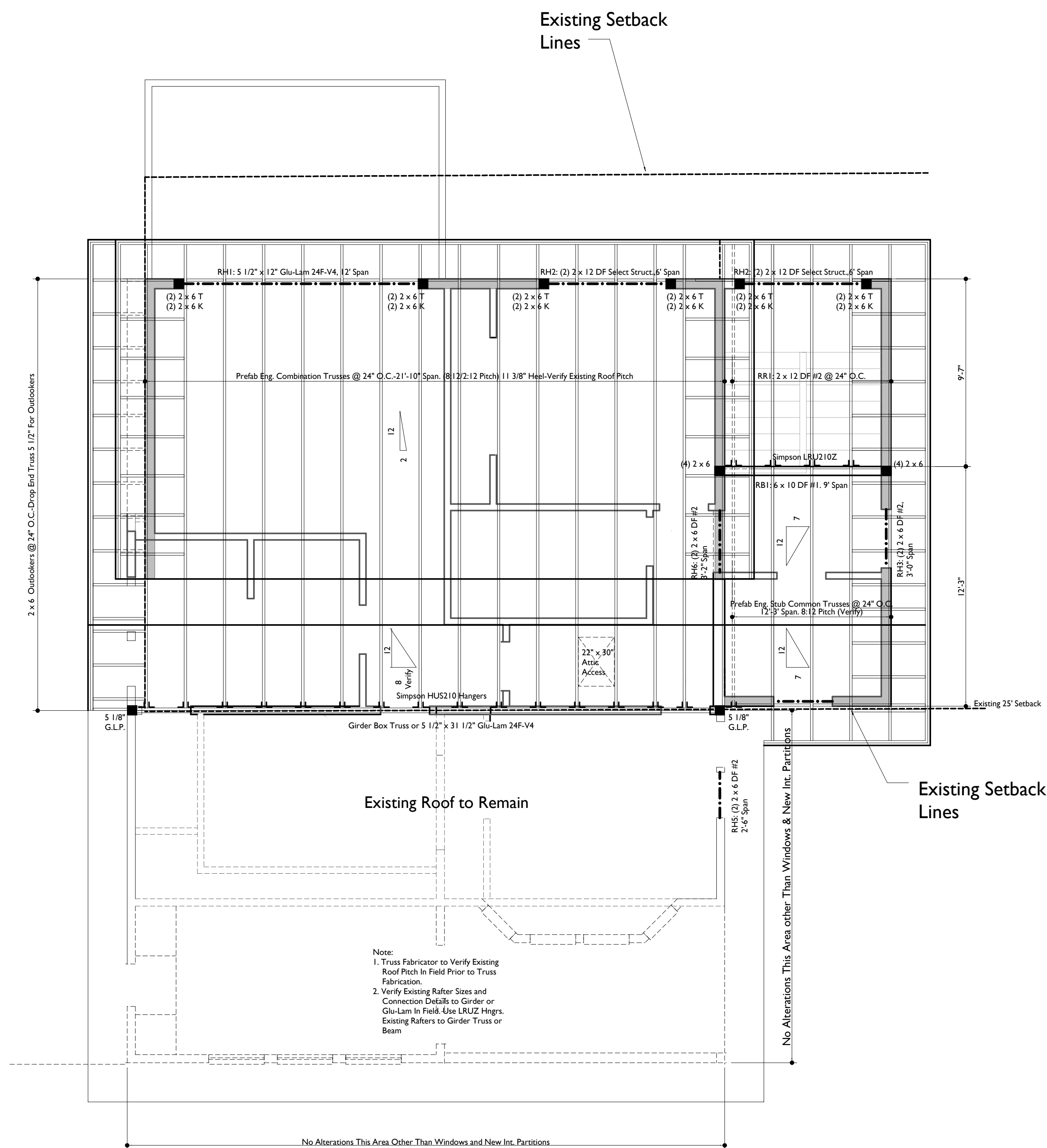
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Revisions:

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Proposed Remodel/Addition to  
**304 Skyles Place**  
Whitefish, MT

- ***Issued for Pricing***
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Date: 07/19/26

**Scale:** 1/4"

Job: MTOXXXX

Sheet

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Noted Thusly \_\_\_\_\_ RI, FI, WI, Etc. on Plan

R1: Architectural Grade Asphalt Shingles-  
30 Year Guaranteed  
30ft Building Felt  
5/8" CDX Plywood or OSB Sheathing (Index 32/1)  
Prefab Eng. Combination Trusses @ 24" O.C.  
2" Sprayed Closed Cell Foam Bot. of Sheathing  
R49 Insulation  
5 Mil Poly Vapor Barrier  
5/8" Gypsum Board  
\* Unvented Assembly

WI: LP Smartside or Fiber Cement Lap Siding  
6" Exposure  
Air Infiltration Barrier  
1 1/2" Continuous Rigid Insulation  
1/2" Ply or OSB Sheathing  
2 x 6 Studs @ 16" O.C.  
2" Sprayed Closed Cell Foam Insul.  
R15 Insulation  
5 Mil Poly Vapor Barrier  
1/2" Gypsum Board

Fl: 4" Conc. Slab w/ #4 @ 16" O.C.  
Center In Slab  
2" Rigid Insulation  
10 Mil Stego Vapor Barrier  
-Lap Joints 6" & Tape  
4" ABC Fill  
Undisturbed or Compacted Soil  
\*Control Joints @ 10' O.C. Max. 1/4"  
Dp. For Each 1" of Slab Thickness,  
Cut Within 24 Hours of Slab Pour

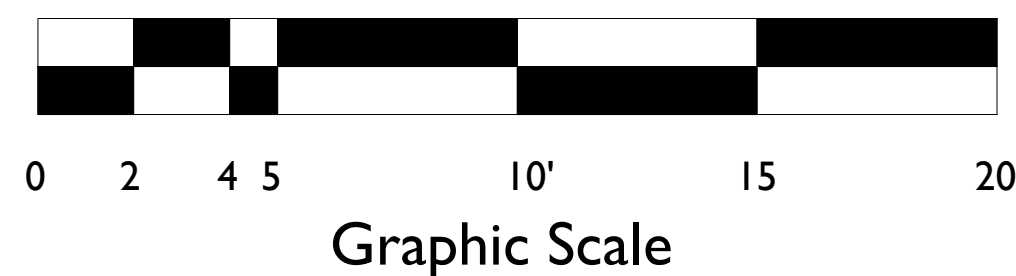
F3: Finish Flooring  
3/4" T & G Ply. Sheathing-Glued and Nailed  
2 x 8 Floor Joists @ 16" O.C.  
5/8" Gypsum Board

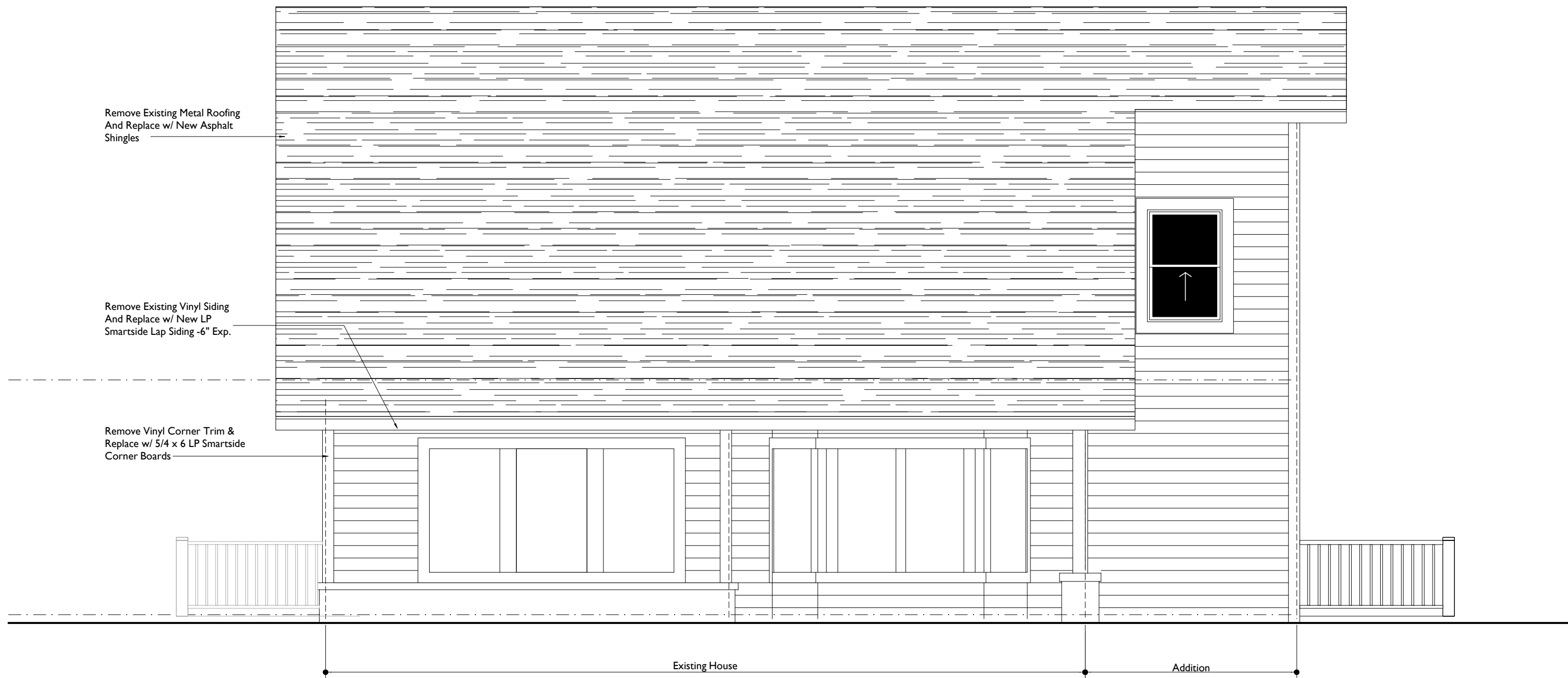
F3: Finish Flooring  
3/4" T & G Ply. Sheathing-Glued and Nailed  
2 x 8 Floor Joists @ 16" O.C.  
5/8" Gypsum Board

F4: Finish Flooring  
3/4" T & G Ply. Sheathing-Glued and Nailed  
9 1/2" BCI 6000 1.7 I-Joists @ 16" O.C.-Run Cont  
5/8" Gypsum Board

F5: Synthetic Decking  
2 x 8 DF #2 Joists @ 16" O.C.

F6: Existing Slab





South Elevation

1/4"

- Notes:
1. Slope Finish Grade 5% for a Distance of 10'-0" Away From Building (6" in 10'-0") To An Approved Water Disposal Area.
  2. Provide Cutters & Downspouts w/ Splashblocks w/ Discharge A Min. of 6'-0" Away From Foundation-Verify w/ Owner.
  3. Provide Address Marking
  4. ALL Exterior Walls to have 1 1/2" Cont. Rigid Insulation Under Air Barrier & Siding.

E Denotes Egress Windows

Architectural Grade Asphalt Shingles  
30 Year Guaranteed w/ Ice & Water Shield 2'-0" Min. Up Roof Beyond Inside Face of Wall & 24" Ea. Side of Valleys

24 ga. Standing Seam Metal Roofing Over 2 Layers Full Ice & Water Shield

26 ga. Prefinished Drip Edge Over 5/4 x 8 LP Smartside or Fiber Cement Fascia

LP Smartside or Fiber Cement "Shingle" Panel Siding

5/4 x 6 LP Smartside or Fiber Cement Door/Window Head Casing w/ 26 ga. Head Flashing-2" Up Wall Behind Air Barrier w/ 3/4" x 4 LP Smartside or Fiber Cement Jamb Casings

5/4 x 6 LP Smartside or Fiber Cement Corner Boards

+36" Powder Coated Metal Railing w/ 1" Sq. Metal Pickets @ 4" O.C. Max. w/ 6 x 6 Newel Posts w/ Metal Cap

LP Smartside or Fiber Cement Lap Siding 6" Exposure

5/4 x 12 Fiber Cement or LP Smartside Deck Fascia

8 x 8 Posts w/ 8 x 10 Beam-See Plans

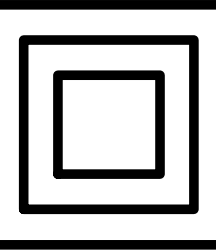


North Elevation

1/4"

Revisions:

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Addition/Remodel to:

304 Skyles Place  
Whitefish, Montana

Exterior Elevations

- Issued for Pricing
- Issued for Construction
- Date Printed 07/17/26

Drawing Data:

Drawn: L.L.S.

Date: 07/17/26

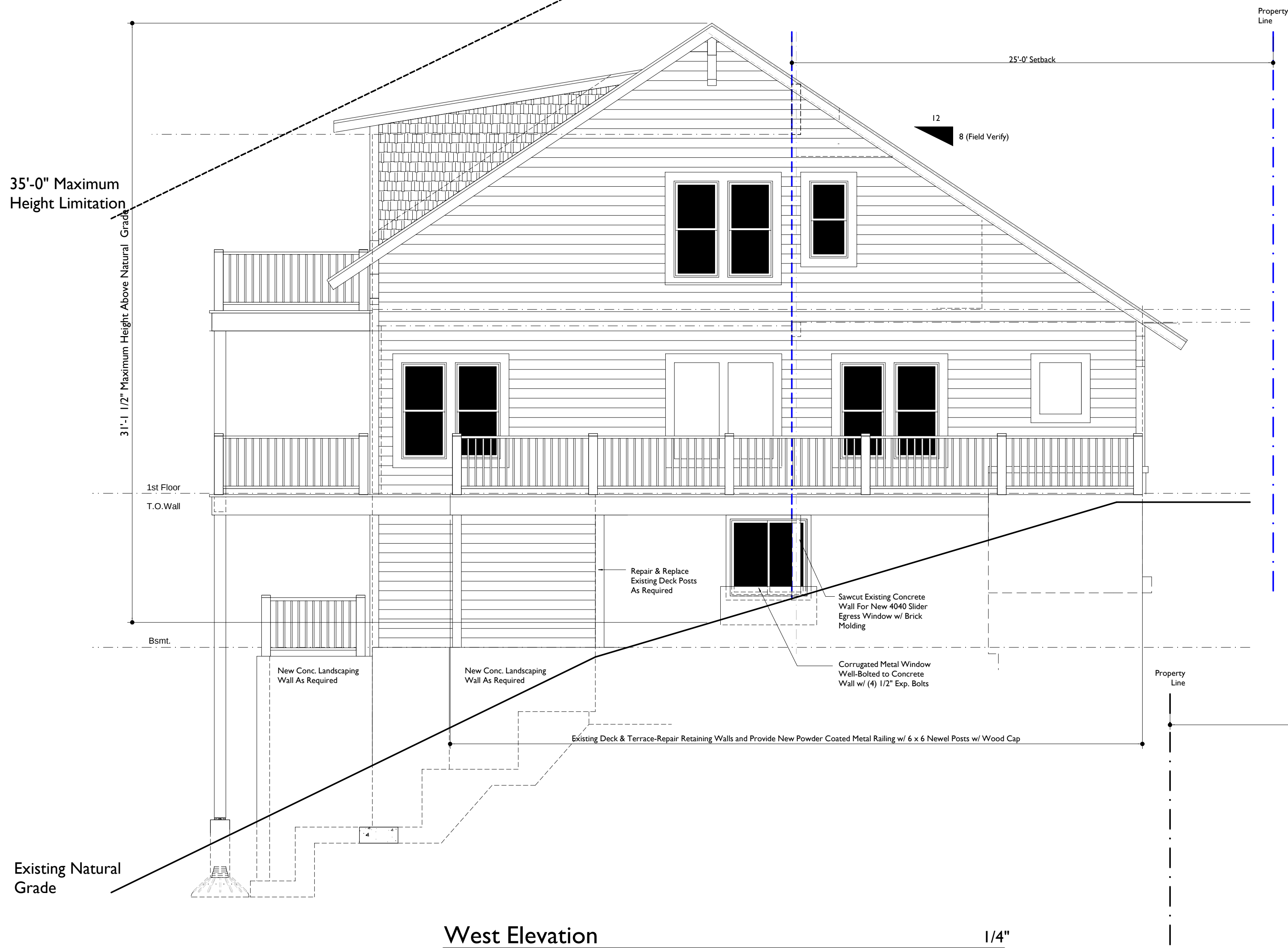
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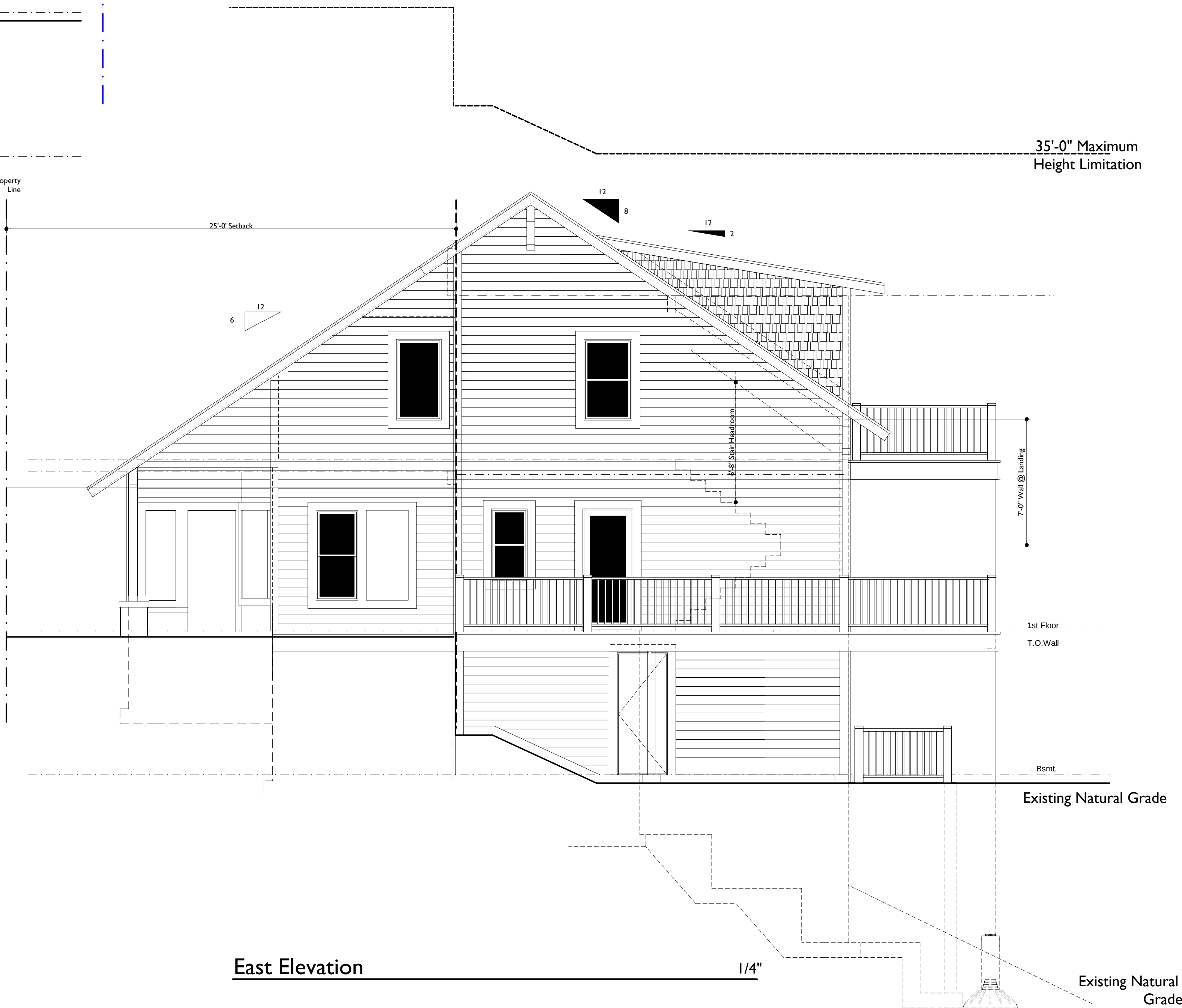
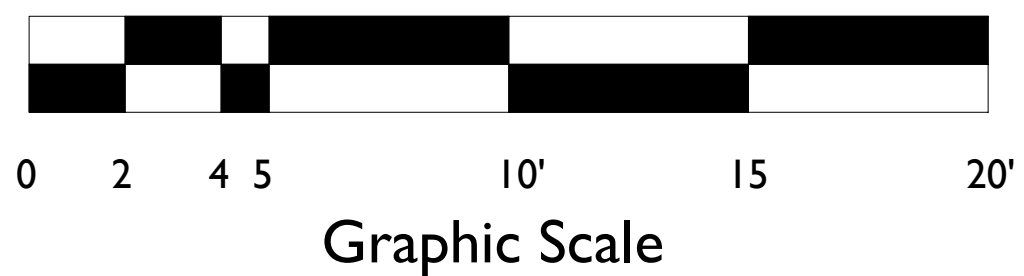
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West Elevation

1/4"



East Elevation

1/4"

Revisions:

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Addition/Remodel to:  
**304 Skyles Place**  
Whitefish, Montana

Exterior Elevations

- Issued for Pricing
- Issued for Construction
- Date Printed 07/19/26

Drawing Data:

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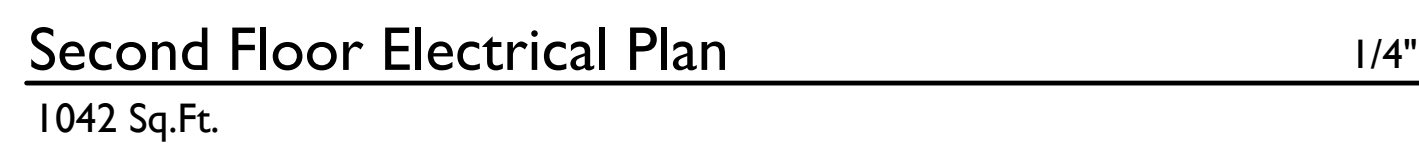
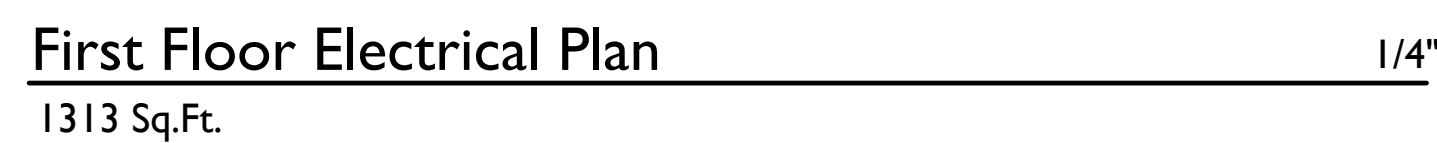
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Job: MT05817

Sheet

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- # General Electrical Notes:
1. All electrical work shall be performed in accordance with all applicable state, local & national codes.
  2. The Contractor shall furnish all materials, labor, and materials and labor necessary for a complete & operable electrical system whether these items are specifically noted on these plans/drawings or not.
  3. Contractor & Electrical Contractor to provide work with Owner prior to any electrical work performed for the benefit of all electrical work shown on these plans.
  4. Smoke/Carbon Monoxide detectors shall be permanently wired & interconnected and are to get their primary power from the building electrical network without interrupt other than circuit protection and shall have battery backup. Locate in all sleeping rooms and outside in the direct vicinity of bedrooms, each floor at top and bottom of stairs and near door from house to garage.
  5. All Bath, Kitchen and Garage outlets are to be G.F.C.I. Protected.
  6. Provide minimum of 2-20amp circuit breakers.
  7. All Bath outlets to be mounted @ "+44" to bottom of box.
  8. All Kitchen outlets to be mounted @ "+44" to bottom of box. (18" max. above counter)
  9. All switches to be mounted @ "+48" to bottom of box.
  10. All receptacles shall be mounted @ "+12" to bottom of box.
  11. Verify location of all floor outlets, telephone jacks and cable TV outlets w/ Owner.
  12. Verify location of all electrical work with mechanical duct & control locations so as not to interfere with this work.
  13. Coordinate locations of all electrical work with plumbing so as not to interfere with this work.
  14. Provide grounding and ground fault protection for all applicable state & local codes & ordinances  
#4 UFER Ground; (Optional) 2/12" x 8" Ground Rod w/ #4  
#4 Water Bond for 20amp Service
  15. Verify all electrical work to be done with Owner to verify placement of all electrical switches & fixtures.
  16. All phone lines to be Cat5e or equiv.
  17. All Satellite or Cable outlets to be RG60 or equiv.
  18. Verify all pre-requisites for the Audio/Video System w/ Owner
  19. Provide Private System for Future Security System
  20. All bedroom receptacles shall be circuit-separate protection.
  21. Bathrooms to have One 20 amp circuit-no other circuits.
  22. Laundry to have One 20 amp circuit-circuit-separate for dryer.
  23. One circuit for each major appliance or dedicated load used per "in use" name plate rating.
  24. Exterior Outlets to be WeatherProof Ground Fault Interrupt type w/ "In Use" Covers.
  25. Provide Smoke Detectors In All Sleeping Rooms And In The Direct Vicinity of Sleeping Rooms.
  26. All Exterior Lighting to be Dark Sky Compliant
  27. Provide Bid Allowance For All Lighting Fixtures/Installation.

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