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.

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 1/20TH 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
    PROVIDE MINIMUM INSULATION AS FOLLOWS:
    a) FRAME WALLS R-19
    b) CEILINGS R-38
    c) PLUMBING WALLS (SOUND BATTS) R-11
    d) CRAWL SPACE R-19

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 UFER 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.

23. PROVIDE SMOKE DETECTORS FOR ALL SLEEPING AREA, DO NOT LOCATED CLOSER THAN 3'-0" FROM DUCT OPENINGS.

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' INNERSEAL OSB SHEATHING AS MANUFACTURED BY LOUISIANA-PACIFIC CORPORATION, PORTLAND, OREGON AND BACKSTAMPED WITH AMERICAN PLYWOOD ASSOCIATION SPAN RATING 32/16 FOR STRUCTURAL 1 RATED SHEATHING & CONFORMING TO NATIONAL EVALUATION REPORT NER# QA397 OR HUD/FHA 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.

7. TYPICAL ROOF SHEATHING SHALL BE:
   5/8" X 4' x 8' APA RATED SHEATHING EXTERIOR (INDEX 32/16) INSTALL WITH THE LONG DIMENSION OR STRENGTH AXIS OF THE PANEL ACROSS SUPPORTS, AND WITH PANEL CONTINUOUS OVER TOW 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 STURD-I-FLOOR 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)
   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. BUTT 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:
    LP SMARTSIDE VENTED SOFFIT OR EQUAL

11. AIR INFILTRATION BARRIER TO BE TYVEK "HOUSEWRAP" OR EQUAL.

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

13. EAVE ATTIC VENTING SHALL BE PROVIDED EQUAL TO 1/150TH OF AREA TO BE VENTILATED BY MEANS OF A CONTINUOUS RIDGE/SOFFIT VENT SYSTEM AND OR GABLE END VENTING.

14. REFER TO INDICATED DETAILS & SECTIONS FOR ADDITIONAL INFORMATION.

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

Structural Material Specifications

GENERAL STRUCTURAL NOTES: (2021 International Residential Code)

ROOF L.L. (VERIFY W/ LOCAL AUTHORITIES)	= 120 P.S.F. (SNOW)
SOIL BEARING	= 2000 P.S.I. (ASSUMED)
WIND SPEED	=115 M.P.H. EXPOSURE B
SEISMIC ZONE	= 3, I=1.0
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	=120 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 3" 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,HGLT SERIES AS REQUIRED
JOIST HANGERS	-STANDARD LUS OR IUT SERIES (SINGLE, DOUBLE OR TRIPLE, SLOPED OR SKEWED AS REQUIRED)
HURRICANE TIES	-H SERIES (H2.5; H3, ETC.)
FRAMING ANCHORS	ASS 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
GLU-LAM BEAMS	COMBINATION 24F-2400F, 1.8 E
ROUGH HARDWARE	SIMPSON OR EQUAL
ROOF JOISTS, FLOOR JOISTS, BEAMS & JOISTS	
TO BE DOUGLAS-FIR/LARCH #2 OR BETTER	Fb=1000 P.S.I. Ft=475 Fv=95, 1.7E
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. & T.P.I. STANDARDS
ROOF/FLOOR/WALL SHEATHING	I.C.B.O. #2403
	*SEE GENERAL FRAMING NOTES

SEE SHEAR PANEL DETAILS & REQUIREMENTS SHEET A1 FOR HOLDOWN LOCATION REQUIREMENTS AS TO LOCATION & TYPE-PROVIDE SUITABLE EMBEDMENTS AS REQUIRED FOR SIESMIC ZONE 3

NAILING SCHEDULE

JOIST TO SILL OR GIRDER	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 BLOCKING,FACE NAIL	16d 16" 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 @ 16" O.C.
TOP PLATES, LAPS & INTERSECTIONS, FACE NAIL	2-16d
CONTINOUS HEADER, TWO PIECES	16d @ 16" O.C. ALONG EACH EDGE
CONTINOUS 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	3-16d
RAFTER TO PLATE, TOE NAIL	3-8d
1" BRACE TO EACH STUD AND PLATE, FACE NAIL	2-8d
1" X 8" SHEATHING OR LESS TO EACH BEARING, FACE NAIL	2-8d
WIDER THAN 1" X 8" SHEATHING TO EACH BEARING, FACE NAIL	3-8d
BUILT-UP CORNER STUDS	16d @ 24" O.C.
BUILT-UP GIRDERS & BEAMS	20d @ 32" O.C. @ TOP & BOTTOM & STAGGERED 2-20d @ ENDS & EACH SPLICE
2" PLANKS	2-16D @ BEARING
SHEAR BLOCKING-BETWEEN ALL TRUSSES & RAFTERS	8D @ 6" O.C. TOP &
FULL DEPTH FROM BOTTOM OF ROOF SHEATHING TO TOP OF PLATE	8D @ 6" O.C. BOTTOM TO TOP 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 (0.06") 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.

Anker Guest House

622 Wild Swan Trail, Bigfork, MT

Sheet Index

Construction Set Issued 11/30/22

Do Not Scale Drawings!

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. All errors and omissions must be reported immediately to the DESIGNER for clarification prior to proceeding with the work.

Do Not Scale these Drawings

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Anker Guest House
622 Wild Swan Trail, Bigfork, MT

General Specifications

- Issued for Pricing
- Issued for Construction 11/30/22
- Date Printed

Drawing Data:

Drawn: L.L.S.

Date: 11/30/22

Scale: 1/4"

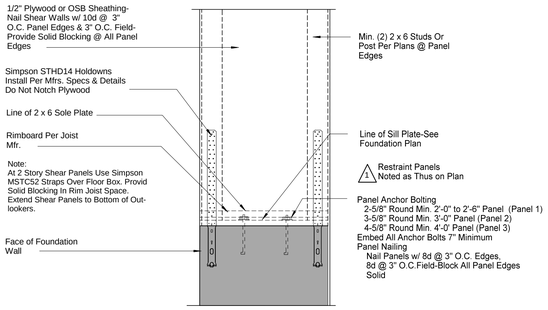
Job: MT08422

Sheet

A1

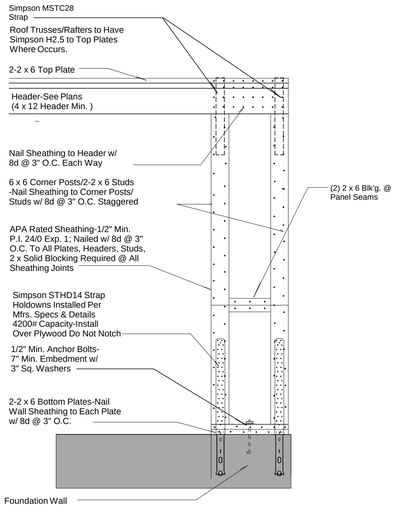
General Foundation Notes

1. Do Not Scale Drawings! Verify All Dimenstions & Conditions Prior to the Start of Construction. Notify Designer In Writing if any Discrepencies or Inconsistencies are Found For Clarification Prior to Proceeding With The Work.
2. 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 Jambs & @ 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
3. 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.
4. 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 Discrepencies are Found.
5. Establish & Verify All Openings & Inserst For Mechanical, Electrical , Plumbing, Structural or Millwork w/ Appropriate Trades & Drawings Prior to the Start of Construction.
6. 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.
7. Foundation & Interior Slabs
   3000 PSI @ 28 Days
   4" Slump Max. Pasticizer if Needed
   1" max Aggregate Well Graded
   Rebar: 60KSI U.N.O.
8. Garage Slabs:
   4000 PSI @ 28 Days, 3-5% Air Entrainment
   4" Slump Max. Pasticizer if Needed
   1" max Aggregate Well Graded
   Rebar: 60KSI U.N.O. Do Not Overwork
9. Exterior Slabs:
   5000 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
10. Any Dimensions Marked TBD Shall Be Determined From Architectural Drawings.
11. Finish Grade Shall Slope A Minimum of 5% For 10'-0" Away From Foundation (6" Min.) Provide Positive Drainage.



1 A2 **Lateral Restraint Panel**

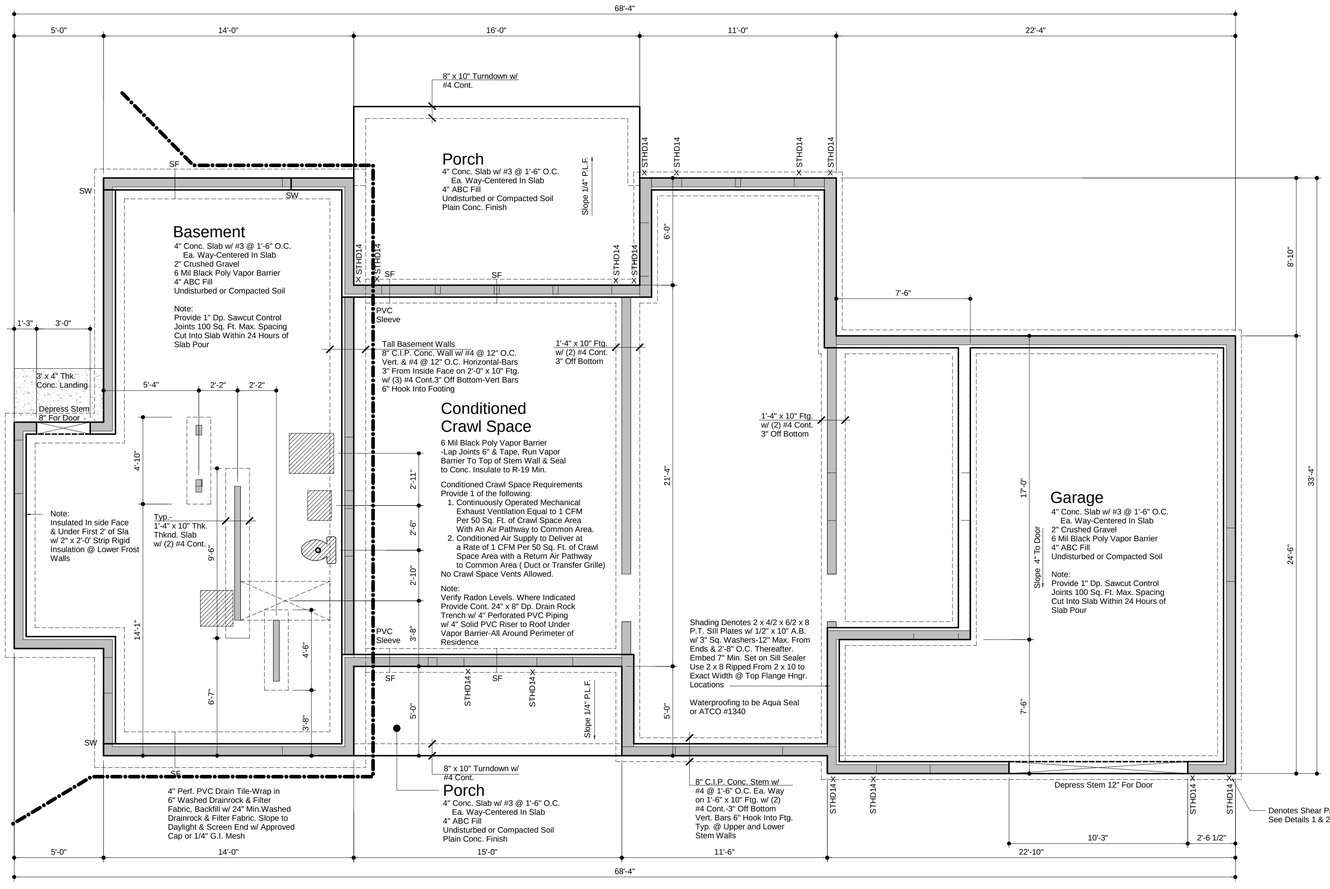
N.T.S.



Note:
See Notes Detail 1 This Sheet For Additional Information.

2 A2 **Lateral Restraint Panel-Garage**

N.T.S.



Foundation Plan

1305 Sq. Ft. Livable + 461 Sq. Ft. Garage

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

Revisions:

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

All craftsmen & trades shall verify all levels, datums and dimensions prior to commencement of this work. All errors and omissions must be reported immediately to the DESIGNER for clarification prior to proceeding with the work.
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Anker Guest House
622 Wild Swan Trail, Bigfork, MT

Foundation Plan

- ***Issued for Pricing***
- ***Issued for Construction*** 11/30/22
- ***Date Printed*** 11/30/22

Drawing Data:

Drawn: L.L.S.

Date: 11/30/22

Scale: 1/4"

Job: MT08422

Sheet

A2

2 *of* 9

Floor Framing Plan

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

Revisions:

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

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Anker Guest House

622 Wild Swan Trail, Bigfork, MT

Floor Framing Plan

- ***Issued for Pricing***
- ***Issued for Construction***
- ***Date Printed*** 11/30/22

Drawing Data:

Drawn: L.L.S.

Date: 11/30/22

Scale: 1/4"

Job: MT08422

Sheet

A3

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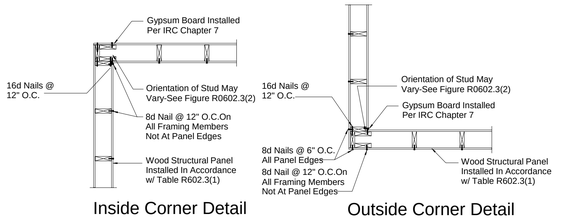
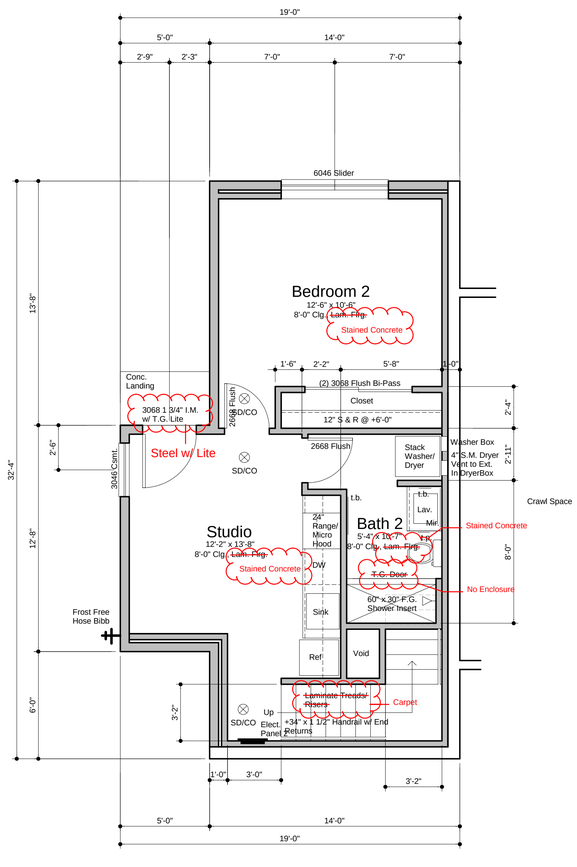


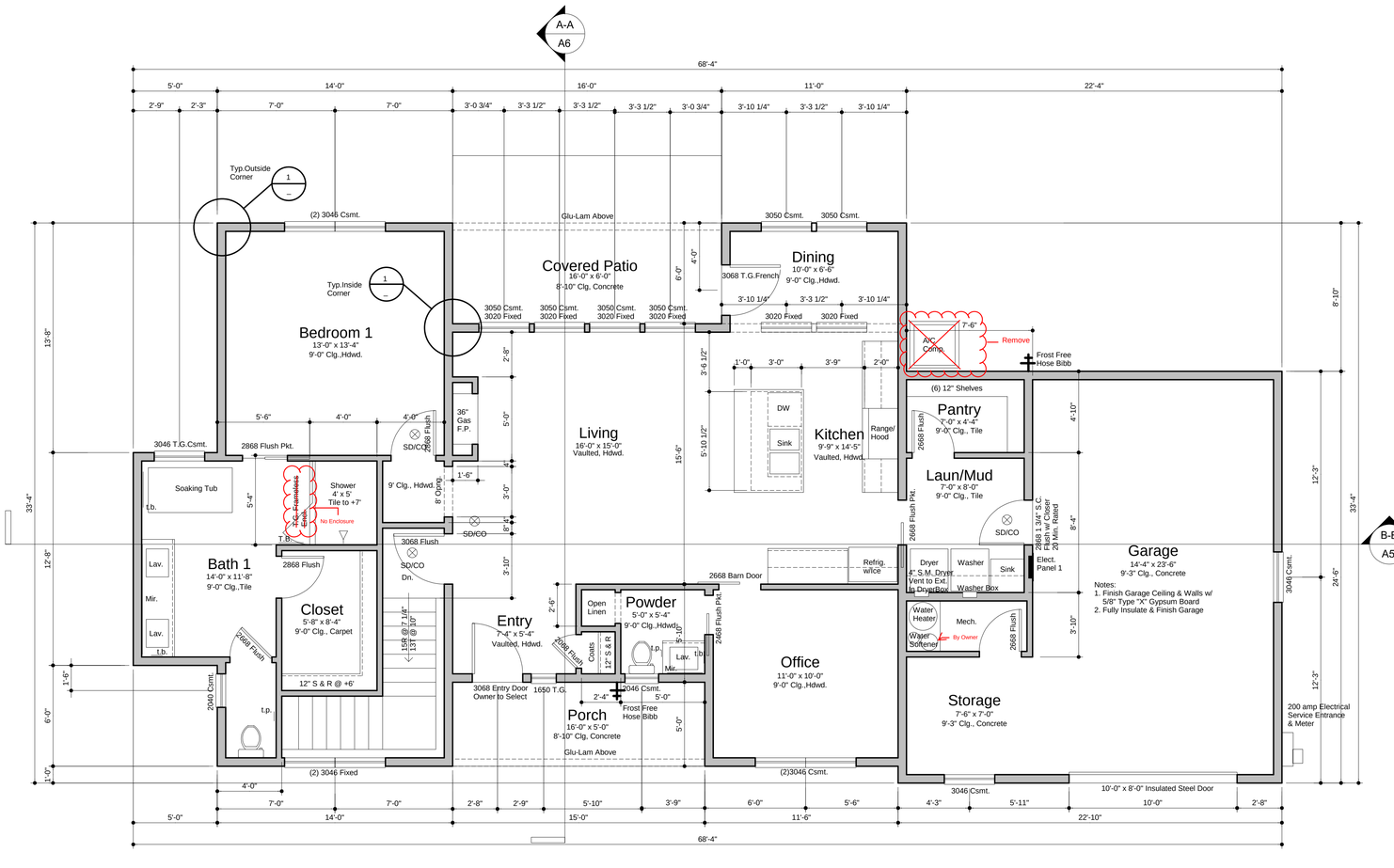
1 / – Exterior Corner Framing Detail

1/2"

General Specifications

1. Do not scale drawings! Verify All dimensions and conditions prior to the start of construction. Report any discrepencies or inconsistencies to the contractor for clarification prior to proceeding with the work.
2. Exterior dimensions are to face of sheathing/conc. walls.
3. Interior dimensions are to face of studs.
4. All Windows to be Dual Panel Low E Insulated Fiberglass-Black Color In Configurations & Types Shown On Plans and ELEvations. U=.35 or Better Andersen 100 Series or Equal-Verify w/ Contractor.
5. Mechanical system shall be Gas Forces Air w/ A/C. Locate In Crawl Space .Verify w/ Contractor. Mech. Contractor to provide heat gain/loss calculations for appropriately sized units. Provide Wall Space heater @ Bath-Verify w/ Contractor. Contractor to provided verification from manufacturer specified unit and design meets code requirements
6. Interior Doors to be as selected by Owner. Prehung 1 3/4" Thick, 6'-8" High 1 Flush Stained Wood w/ Lever Hardware. Verify Design w/ Owner. Stained Finish
7. Verify all interior finish materials shown on these plans & notes w/Owner
8. Plumbing fixtures shall be as Selected by Owner. Verify All Rough Opening & Drain Requirements w/ Manufacturers Cut Sheets. Provide Bid Allowance
9. Interior cabinetry to be melamine boxes w/ overlay solid wood doors. & drawers w/ full extension drawer glides & concealed hinges. Provide bid allowance. Provide shop drawings for all cabinetry for Owners review & approval . Cabinttrey to be Stained, Verify Door Design w/ Owner. Provide Bid Allowance. Coordinate Cabinet Installation, Delivery and Dimensional Requirements w/ Owners Cabinet Supplier
10. Owner shall select appliances. Provide Bid Allowance.
11. Owner shall select lighting fixtures, Provide allowance.
12. All Kitchen & Bath Countertops to be 3 cm Granite or Quartz w/ 4" Backsplash Countertops to be +36"
13. Drywall shall have hand textured finish. Provide sample for Owners approval. Interior Surfaces to receive 1 coat primer, 2 coats premium washable latex paint. Verify Color Selections w/ Contractor.
14. Provide solid backing in walls as required at all closet built-in locations, shelf & rod location , bath hardware locations and millwork & trim locations as required.
15. Landscaping Design by Others- Provide allowance.
16. Provide 52 Elect. Water Heater w/ Water Softener-Locate on +18" Platform w/ Floor Drain to Building Waste-Locate Per Plans
17. Provide 4" Sheet Metal Dryer Vent to Exterior in DryerBox.
18. Exterior LP Surfaces to be Prefinished-Verify Colors w/ Owner. Prime/Paint All Cut Edges Prior to Installation.
19. Roofing to be Architectural Grade Asphalt Shingle-30 Year Guaranteed Over 2 Layers Full Ice & Water Shield-Low Slope Application per Mfrs Specs.
20. Laminate/Hardood Flooring to be selected by Owner. Provide Allowance.
21. Verify All Finishes Shown These Plans w/ Contractor.
22. Exterior Glu-Lams to be Ext. Glue, Stained in Sizes Shown
23. At Tub/Shower Insert Locations Next to Exterior Walls, Finish & Insulate Walls w/ 1/2" W.R. Gypsum Board Prior to Insert Installation.
24. Baseboard to be 1/2" x 4" Stained Wood Verify Profile w/ Owner. Door Casings to be 1/2" x 3 1/2" Stained Wood, Picture Framed Windows to be Drywall Wrapped w/ 3/4" Painted MDF Sill
25. Max. Sill Height for Egress Windows to be 44" to Bottom of Opening.
26. Provide Carbon Monoxide Detection System.
27. Provide Whole House Ventilation Per Code Requirements.
28. Verify Radon Gas Level Through Testing, When Required Provide Radon Mitigation System-24" Wide x 8" Dp Gravel Trench w/ Perforate 4" PVC Line Under Slab Vapor Barrier. Extend Around Entire Perimeter of Residence and Provide 4" Vertical Riser Through Roof for In Line Fan..
29. Provide Gutters & Downspouts At All Eaves Except Entry Shed Roof. Discharge Downspouts Min. 6'-0" Away From Building to Approved Water Disposal Area.
30. The blower door test requirement is in effect per IECC R402.4.1.2 MT Amended. Indicate test results on the energy code sticker.
31. Whole house mechanical ventilation shall be installed according to IECC R403.5, IRC R303.4, & IRC M1507.3. Completion of the whole house mechanical ventilation system shall be indicated on the energy code sticker.
32. Contractor to Provide Truss Calculations from an Approved Manufacturer.
33. Exterior Lighting to be Dark Skies Compliant.
34. All Water Lines to be located under slab per code requirements.





Revisions:

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

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Anker Guest House

622 Wild Swan Trail, Bigfork, MT

Floor Plans

- *Issued for Pricing*
- *Issued for Construction*
- *Date Printed* 11/30/22

Drawing Data:

Drawn: L.L.S.

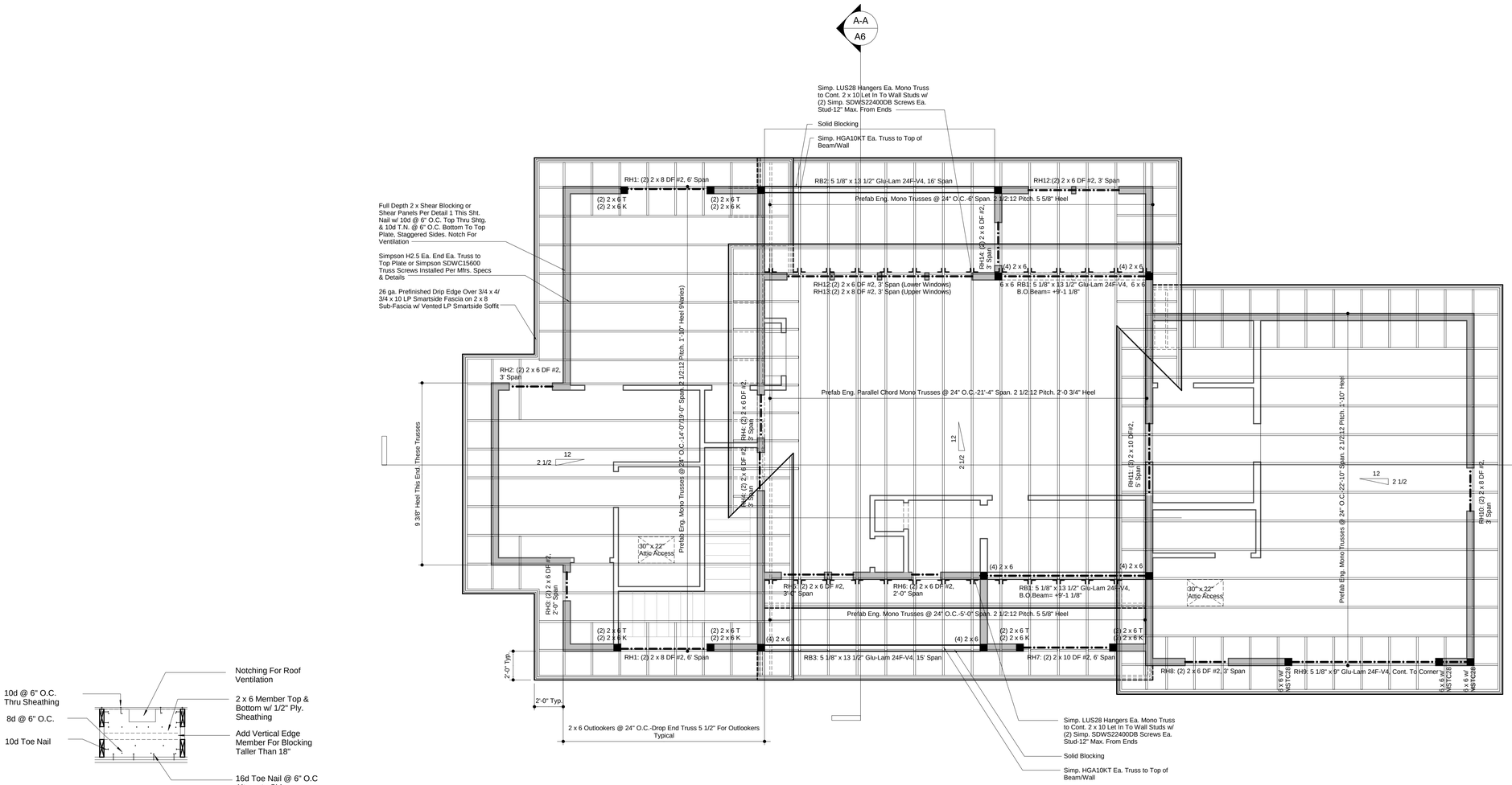
Date: 11/30/22

Scale: 1/4"

Job: MT08422

Sheet

A4



1 Truss Blocking Detail

N.T.S.

Roof Framing Plan

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

Notes:
1. Provide Insulation Baffles All Eaves.
2. Provide (2) Layers Ice & Water Shield Under All Roofing
3. Provide Closed Cell Foam Insulation For First 12" Of Eaves @ Mono Trusses @ Dining and Office Areas.
4. Verify Gutter & Downspout Requirements w/ Contractor. Discharge Downspouts Min. 6' Away From Building Foundation.
5. Snow Load= 120 PSF (LLD)

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Anker Guest House

622 Wild Swan Trail, Bigfork, MT

Roof Framing Plan

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5 of 9

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Roof/Floor/Wall Types

Noted Thusly R1, F1, W1, Etc. on Plans

Roof Types

R1: Architectural Grade Asphalt Shingles-
30 Year Guaranteed
2 Layers Ice & Water Shield
5/8" CDX Plywood or OSB Sheathing (Index 32/16)
Prefab Engineered Parallel Chord Mono Trusses
@ 24" O.C.
R60 Insulation
5 Mil Poly Vapor Barrier
5/8" Gypsum Board

R2: 26 ga. Standing Seam Metal Roofing
2 Layers Ice & Water Shield
5/8" CDX Plywood or OSB Sheathing (Index 32/16)
Prefab Engineered Mono Trusses @ 24" O.C.
3/8" A-C Plywood or LP Smartside Panels

R3: Architectural Grade Asphalt Shingles-
30 Year Guaranteed
30# Building Felt
5/8" CDX Plywood or OSB Sheathing (Index 32/16)
Prefab Engineered Mono Trusses @ 24" O.C.
R60 Insulation
5 Mil Poly Vapor Barrier
5/8" Gypsum Board (Type "X" Over Garage)

Floor Types

F1: 4" Conc. Slab w/ #3 @ 18" O.C.
Center In Slab
2" Crushed Gravel
6 Mil Black Poly 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

F2: 4" Conc. Slab w/ #3 @ 1'-6" O.C.
Each Way-Center In Slab
4" ABC Fill
Undisturbed or Compacted Soil
Plain Concrete Finish

F3: Finish Flooring
3/4" T & G Plywood Or OSB Sheathing
-Glued & Nailed
11 7/8" BCI 6500 1.8 I-Joists @ 16" O.C.
-Install Per Mfrs. Specs & Details
R15 Sound Batts
5/8" Gypsum Board

F4: Finish Flooring
3/4" T & G Plywood Or OSB Sheathing
-Glued & Nailed
11 7/8" BCI 6500 1.8 I-Joists @ 16" O.C.
-Install Per Mfrs. Specs & Details.-See Plans

Wall Types

W1: LP Smartside Lap Siding-6" Exposure
30# Building Felt or Tyvek
1/2" Plywood or OSB Sheathing
2 x 6 Studs @ 16" O.C.
R21 Insulation
5 Mil Poly Vapor Barrier
1/2" Gypsum Board (5/8" Type "X" @ Garage)

W2: ATCO#1340 Waterproofing
C.I.P. Conc. Wall-See Plans
6 Mil Poly Vapor Barrier to Top of
Stem-Sealed to Concrete
R21 Insulation

W3: 1/2" Gypsum Board
2 x 4/2 x 6 Studs @ 16" O.C.
1/2" Gypsum Board

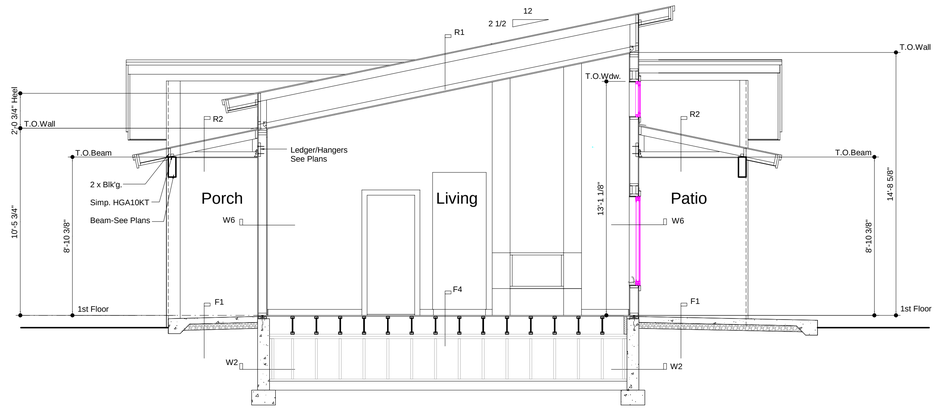
W4: 5/8" Type "X" Gypsum Board-Garage Side
2 x 4/2 x 6 Studs @ 16" O.C.
R21 Insulation
5 Mil Poly Vapor Barrier
1/2" Gypsum Board

W5: ATCO#1340 Waterproofing
C.I.P. Conc. Wall-See Plans
1/2" Air Space
2 x 4 Furring @ 16" O.C.
R21 Insulation
5 Mil Poly Vapor Barrier
1/2" Gypsum Board

W6: LP Smartside Board & Batten w/ 5/4 x 4 Battens
@ 12" O.C.
Air Infiltration Barrier
1/2" Plywood or OSB Sheathing
2 x 6 Studs @ 16" O.C.
R21 Insulation
5 Mil Poly Vapor Barrier
1/2" Gypsum Board

W7: 2 x 6 Pony Wall @ 16" O.C.-Align
Studs w/ Joists. Provide 1/2" x 4'-0" Ply
Shear Panels Ea. End & 25' O.C. Nailed
w/10d @ 6" O.C. Edge/12" O.C. Field
Min. (2) 2 x 6 Studs @ Panel Edges

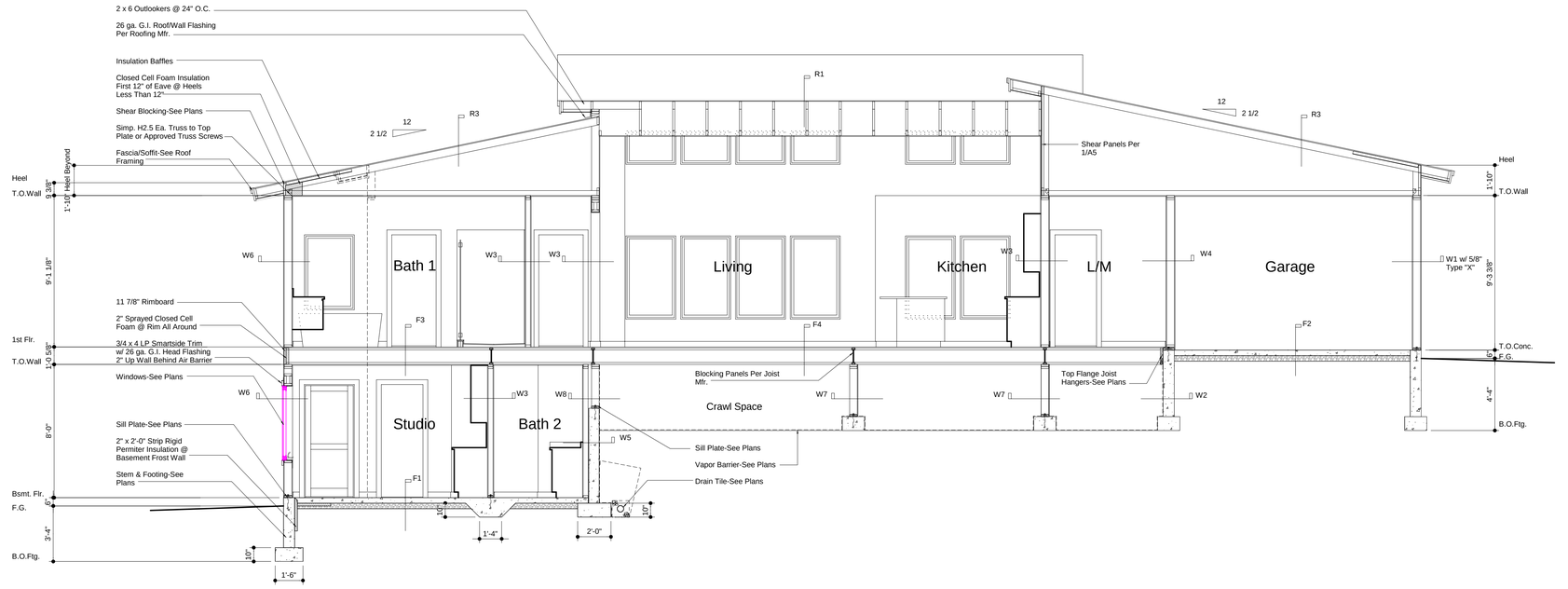
W8: 1/2" Gypsum Board
5 Mil Poly Vapor Barrier
2 x 4 Studs @ 16" O.C.
R21 Insulation
Air Space
2 x 6 Pony Wall @ 16" O.C.-See W7



A-A / A6 Cross Section

A-A

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



B-B / A6 Cross Section

B-B

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

Revisions:

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Design Studio, LLC
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Anker Guest House
622 Wild Swan Trail, Bigfork, MT

Cross Sections

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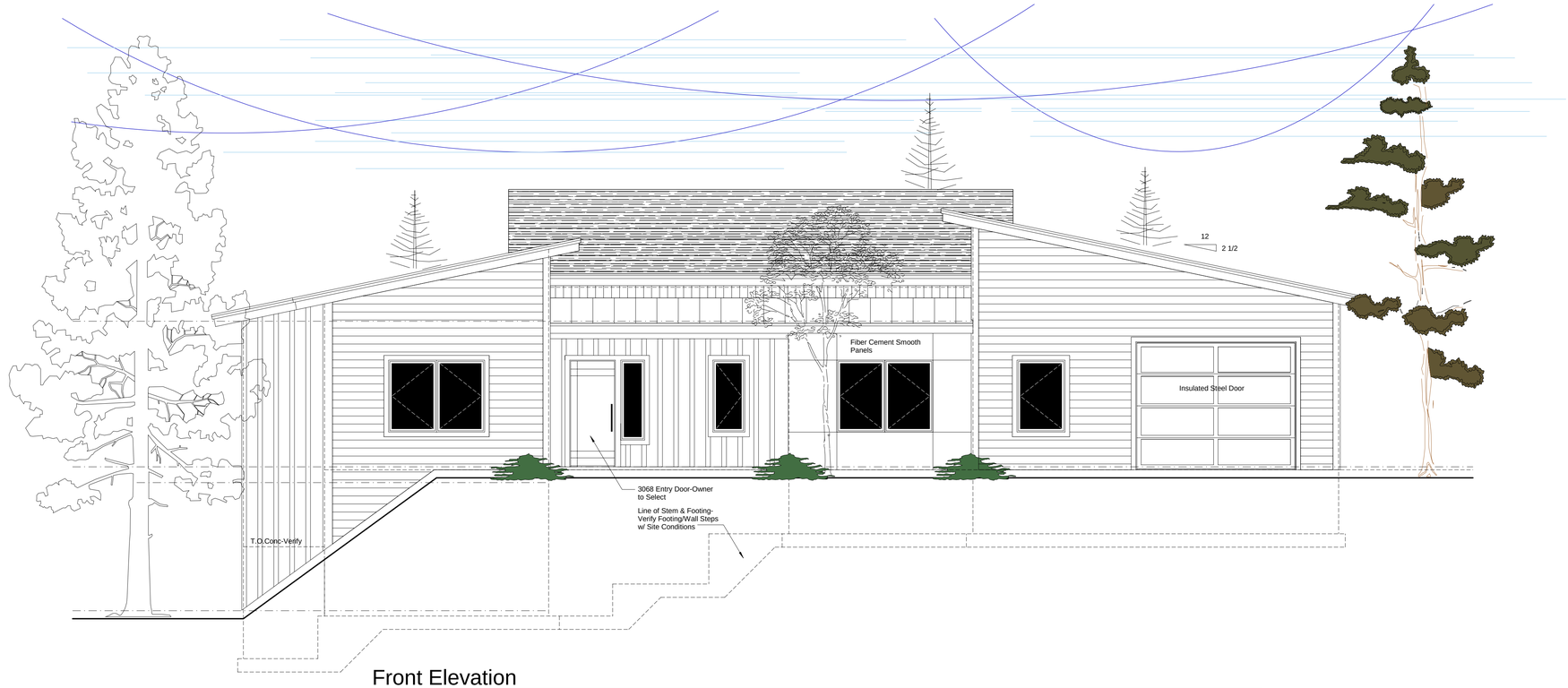
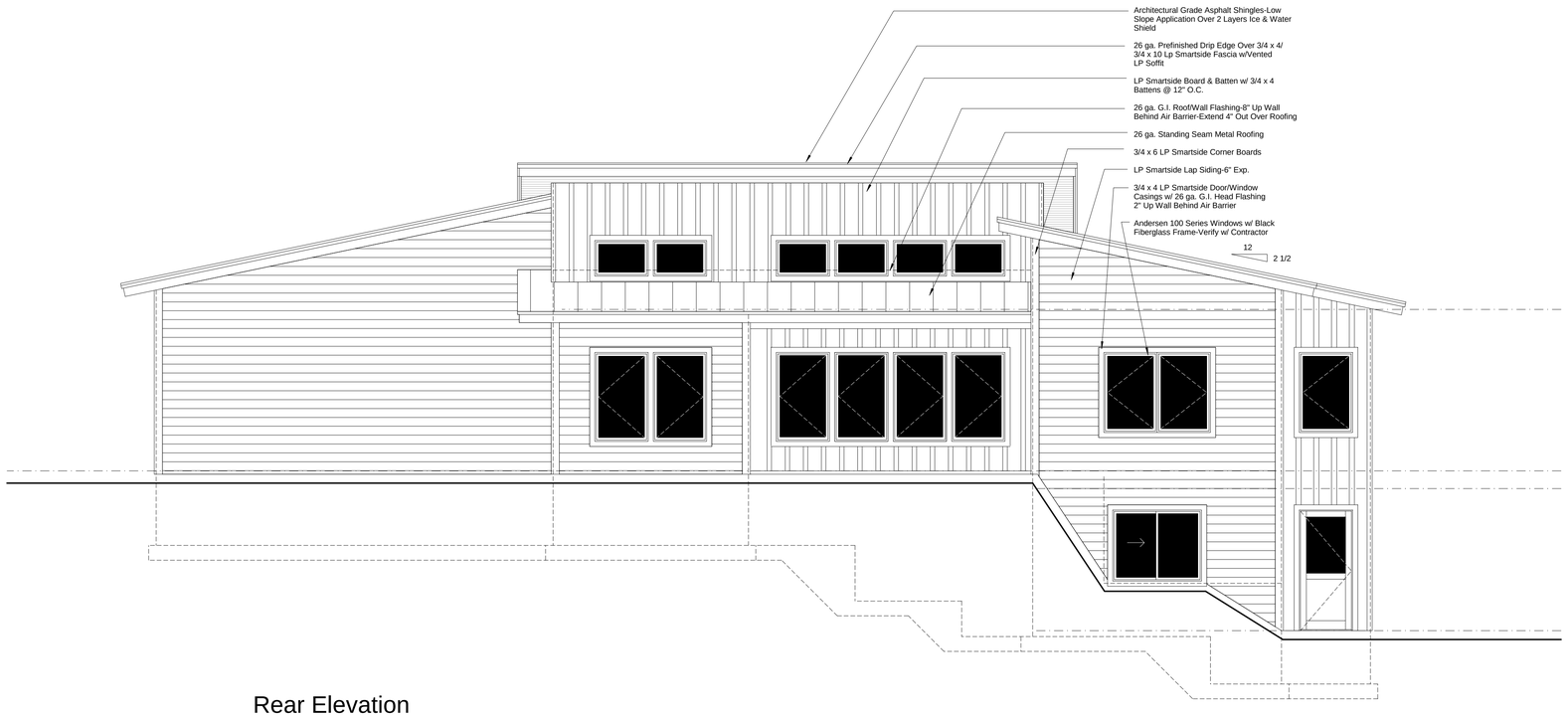


Front Elevation

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



Rear Elevation

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

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Anker Guest House

622 Wild Swan Trail, Bigfork, MT

Exterior Elevations

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Scale: 1/4"

Job: MT08422

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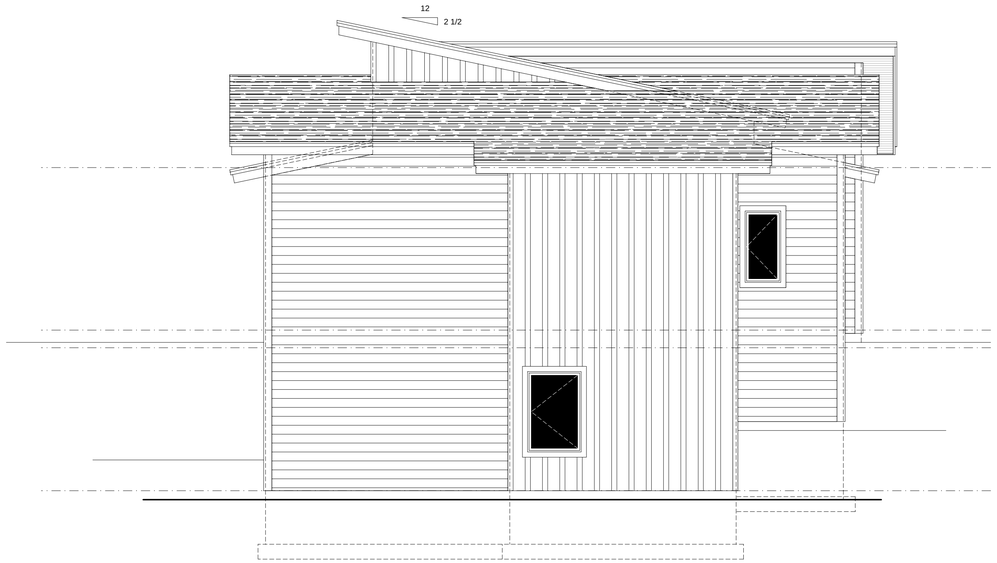
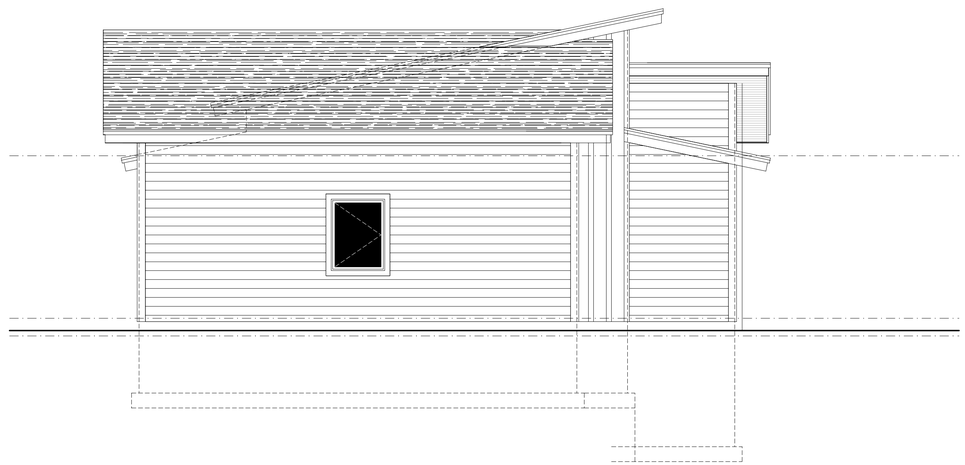


Left Side Elevation

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



Right Side Elevation

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

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Anker Guest House

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Exterior Elevations

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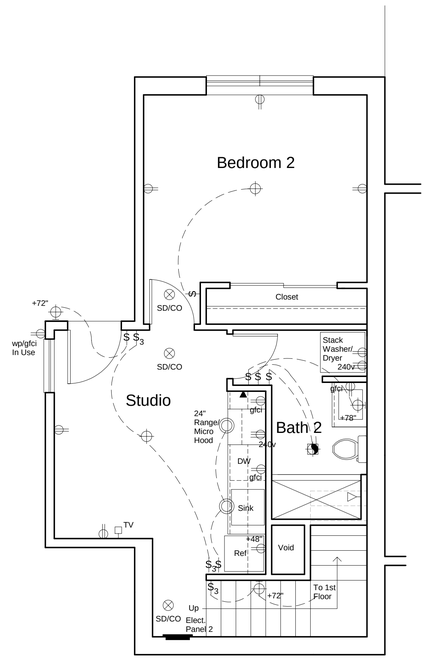
Electrical Symbols

- Single Pole Switch
- 3 Way Switch
- 4 Way Switch
- Dimmer Switch
- 3 Way Dimmer Switch
- Duplex Receptacle
- Duplex Receptacle-1/2 Hot
- 240V Outlet
- Floor Outlet-Verify Location
- Duplex Receptacle w/ USB Plug
- Smoke Carbon Monoxide Detector-Ceiling Mounted
- Smoke/Carbon Monoxide Detector Wall Mount
- Cable/Satellite TV Outlet
- Exhaust Fan
- Exhaust Fan/Light
- Heat Lamp
- Incandescent Fixture-Ceiling Mount
- Incandescent Fixture-Wall Mount
- Ceiling Fan
- Ceiling Fan w/ Light
- Junction Box
- Recessed Can Light
- Recessed Directional Can
- Wall Washer
- Speaker Volume Control
- Eave Lighting
- Electrical Panel
- Pinhole Spot
- Fluorescent Lighting
- Telephone Jack
- Push Button
- Electrical Service Entrance & Meter
- Speaker Location
- Track Lighting
- 4 Plex Receptacle
- Under Cabinet Dimmable LED Strip Lighting
- LED Ceiling Light
- Keyless Fixture

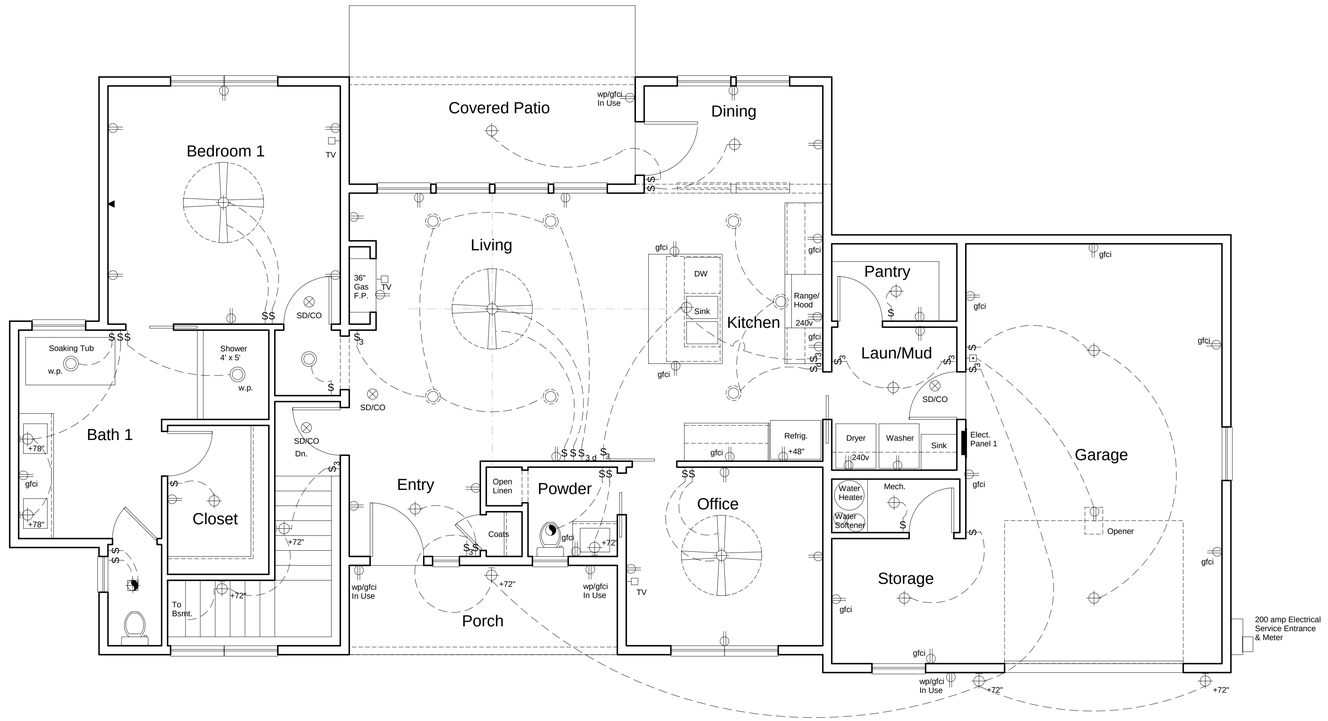
General Electrical Notes:

1. All electrical work shall be performed in accordance with all applicable state, local & national codes.
2. Electrical contractor shall furnish & install all equipment, materials and labor necessary for a complete & operable electrical system whether these items are specifically noted on these plans/drawings or not. Contractor & Electrical Contractor to provide walk thru with Owner prior to any electrical work performed to verify placement of all electrical work shown on this plan.
3. Smoke/Carbon Monoxide detectors shall be permanently wired & interconnected and are to get their primary power from the building electrical without interrupt other than circuit protection and shall have battery back-up. Locate in all sleeping rooms and outside in the general vicinity of bedrooms, each floor at top and bottom of stairs and near door from house to garage.
4. All Bath, Kitchen and Garage outlets are to be G.F.C.I. Protected.
5. Provide minimum of 2-20amp circuits @ Kitchen,
6. All Bath outlets to be mounted @ +36" to bottom of box.
7. All Kitchen outlets to be mounted @ +44" to bottom of box. (18" max. above counter)
8. All switches to be mounted @ +48" to bottom of box.
9. All receptacles shall be mounted @+12" to bottom of box.
10. Verify location of all floor outlets, telephone jacks and cable TV outlets w/ Owner.
11. Coordinate location of all electrical work with mechanical duct & control locations so as not to interfere with this work.
12. Coordinate locations of all electrical work with plumbing so as not to interfere with this work.
13. Provide grounding rod or ground UFER per N.E.C. and all other applicable state & local codes & ordinances.
    #4 UFER Ground; Optional (2)1/2" x 8' Ground Rod w/ #4
    #4 Water Bond for 200 amp Service
14. Electrical contractor to provide walk thru with Owner to verify placement of all electrical switches & fixtures.
15. All phone lines to be Cat5e or equal.
16. All Satellite or Cable outlets to be RG69 or equal.
17. Verify all prewire requirements for Audio/Video System w/ Owner
18. Provide Prewire for Future Security System.
19. All bedroom receptacles shall have arc-fault protection.
20. Bathrooms to have One 20 amp circuit-no other outlets.
21. Laundry to have One 20 amp circuit-seperate circuit for dryer.
22. One circuit for each major appliance or dedicated load size per name plate rating.
23. Exterior Outlets to be Weatherproof Ground Fault Interrupted w/ "In Use" Covers.
24. Provide Smoke Detectors In All Sleeping Rooms And In The Direct Vicinity of Sleeping Rooms.
25. All Exterior Lighting to be Dark Skies Compliant.
26. Provide Bid Allowance For All Lighting Fixtures/Installation.



Lower Floor Electrical Plan

459 Sq.Ft. Scale: 1/4" = 1'-0"



Main Floor Electrical Plan

1305 Sq. Ft. Livable + 461 Sq. Ft. Garage Scale: 1/4" = 1'-0"

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Electrical Plans

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