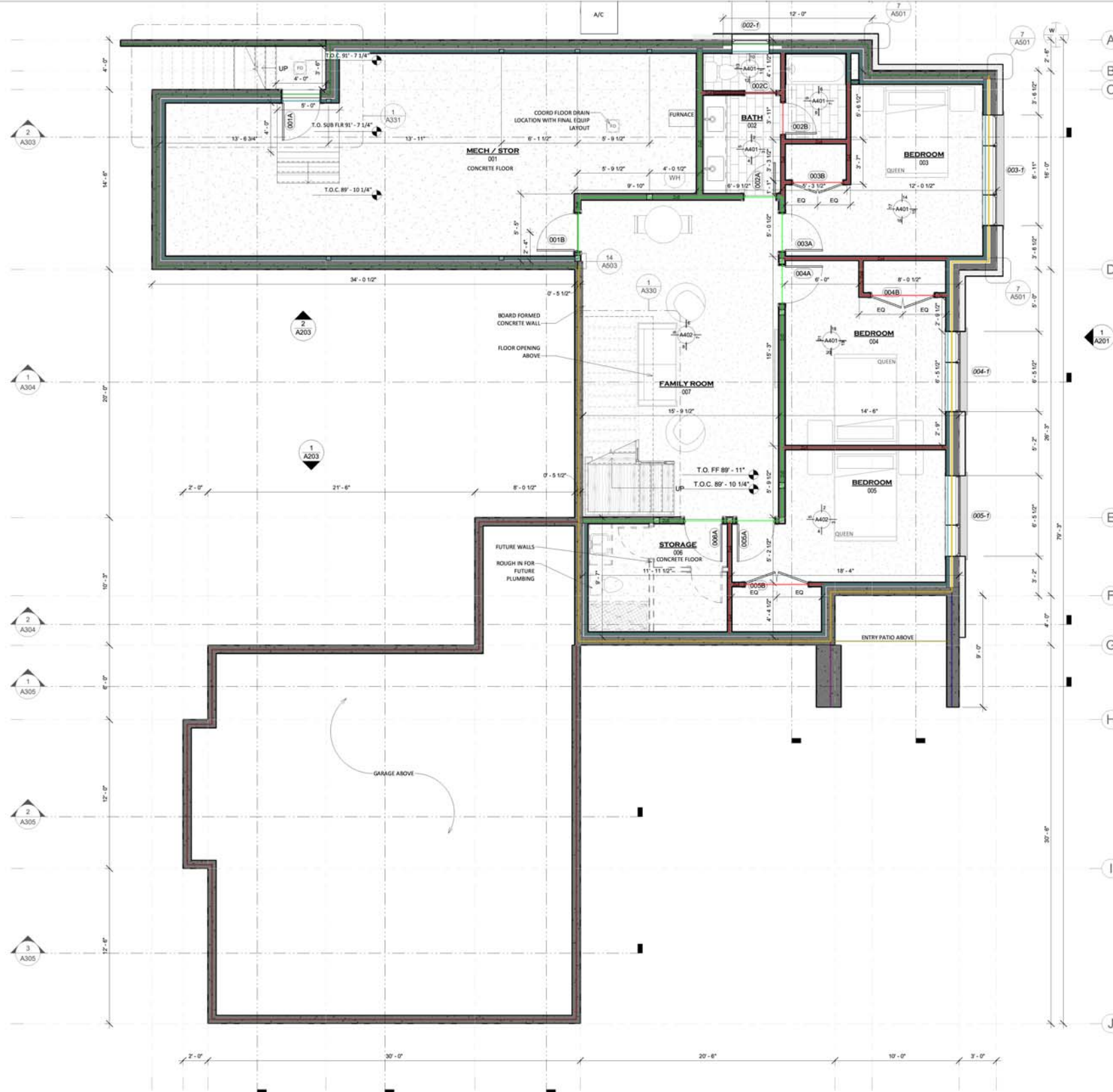


- (6" THK) CONCRETE WALL (4'H)
- (8" THK) CONCRETE WALL (5'H)
- (8" THK) CONCRETE WALL (10'3"H)
- (12" THK) CONCRETE WALL (4'H)
- (24" THK) CONCRETE WALL (4'H)
- (2x4) GWB INTERIOR FURRING WALL (9'1"H)
- (2x4) GWB INTERIOR WALL (9'1"H)
- (2x6) GWB INTERIOR WALL (9'1"H)
- (2x6) GWB EXTERIOR WALL (6'2"H)

9.8 FT	D
242.0 FT	EE
138.4 FT	SIGN
9.3 FT	
5.3 FT	
207.8 FT	
90.4 FT	
75.2 FT	
108.8 FT	



AREA SCHEDULE - GROSS	
LOWER LEVEL	1243 SF
MAIN LEVEL	1978 SF
INVALE	3221 SF
MECH / STOR	710 SF
STORAGE	131 SF
GARAGE	1022 SF
NON INVALE	1863 SF
UNFINISHED STORAGE	569 SF
UNFINISHED	569 SF
GROSS SQUARE FOOT	5653 SF

- FLOOR PLAN NOTES**
- ALL DIMENSIONS TO FACE OF STUD, CONCRETE, OR GRIDLINE
 - ALL DIMENSIONS TO WINDOWS & EXTERIOR DOORS ARE TO ROUGH OPENING
 - INTERIOR DOORS ROUGH OPENING TO BE LOCATED 4 1/2" FROM ADJACENT WALL UNLESS NOTED OTHERWISE
 - PROVIDE RADON MITIGATION IN ACCORDANCE TO IRC
 - ALL INTERIOR WALLS TO RECEIVE R-11 OR R-55 BATT INSULATION EXCEPT CLOSET WALLS
 - WATER HEATERS TO BE STRAPPED TO WALL AT UPPER AND LOWER THIRDS OF VERTICAL DIMENSION
 - ALL FLOOR FINISH TRANSITIONS TO FALL BELOW DOOR LEAF
 - ALL FLOOR FINISH TRANSITIONS TO BE FLUSH
 - RE: ADD FOR INTERIOR FINISHES

- FLOOR PLAN LEGEND**
- ARCHITECTURAL WALL FINISH, RE: INTERIOR ELEVATIONS
 - CENTERLINE
 - DWELLING TO GARAGE SEPARATION, 5/8" TYPE X GWB REQ.
 - WOOD FRAMED WALL, RE: STR
 - CONCRETE WALL, RE: STR
 - STONE, RE: ELEVATIONS & ASOT
 - WOOD COLUMN OR STUD PACK, RE: STR
 - OVERHEAD ELEMENT, RE: RCP

1 LOWER LEVEL PLAN
1/4" = 1'-0"

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SUNSPPEAR FARMHOUSE
CUSHING LANE
MANHATTAN, MT



ISSUE | DATE
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PROJECT: 22-08
PHASE: CD
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- (2x4) GWB INTERIOR WALL (9'1"H)
- (2x6) GWB INTERIOR WALL (9'1"H)
- (2x6) GWB EXTERIOR WALL (9'1"H)
- (2x4) GWB FIREPLACE WALL (18'H)
- (2x6) GWB FIREPLACE WALL (3'H)
- (2x6) GWB FIREPLACE WALL (18'H)
- (10"Wx48"L) TREAD

80.1 FT
99.8 FT
355.8 FT
8.6 FT
24.1 FT
17.8 FT
27.0

**D
E
E
SIGN**



AREA SCHEDULE - GROSS

LOWER LEVEL	1243 SF
MAIN LEVEL	1978 SF
UNLAB	3225 SF
Mech / Stor	710 SF
Storage	131 SF
Garage	1023 SF
NON UNLAB	1863 SF
UNFINISHED STORAGE	569 SF
UNFINISHED	569 SF
GROSS SQUARE FOOT	5853 SF

- FLOOR PLAN NOTES**
1. ALL DIMENSIONS TO FACE OF STUD, CONCRETE, OR GRIDLINE
 2. ALL DIMENSIONS TO WINDOWS & EXTERIOR DOORS ARE TO ROUGH OPENING
 3. INTERIOR DOORS ROUGH OPENING TO BE LOCATED 4 1/2" FROM ADJACENT WALL UNLESS NOTED OTHERWISE
 4. PROVIDE RADON MITIGATION IN ACCORDANCE TO IRC
 5. ALL INTERIOR WALLS TO RECEIVE R-11 OR R-5 BATT INSULATION EXCEPT CLOSET WALLS
 6. WATER HEATERS TO BE STRAPPED TO WALL AT UPPER AND LOWER THIRDS OF VERTICAL DIMENSION
 7. ALL FLOOR FINISH TRANSITIONS TO FALL BELOW DOOR LEAF
 8. ALL FLOOR FINISH TRANSITIONS TO BE FLUSH
 9. RE: ADD FOR INTERIOR FINISHES

- FLOOR PLAN LEGEND**
- ARCHITECTURAL WALL FINISH, RE: INTERIOR ELEVATIONS
 - CENTERLINE
 - DWELLING TO GARAGE SEPARATION, 5/8" TYPE X GWB REQ.
 - WOOD FRAMED WALL, RE: STR
 - CONCRETE WALL, RE: STR
 - STONE, RE: ELEVATIONS & ASOT
 - WOOD COLUMN OR STUD PACK, RE: STR
 - OVERHEAD ELEMENT, RE: RCP

1 MAIN LEVEL PLAN
1/4" = 1'-0"

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SUNSPPEAR FARMHOUSE
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A111
 MAIN LEVEL PLAN

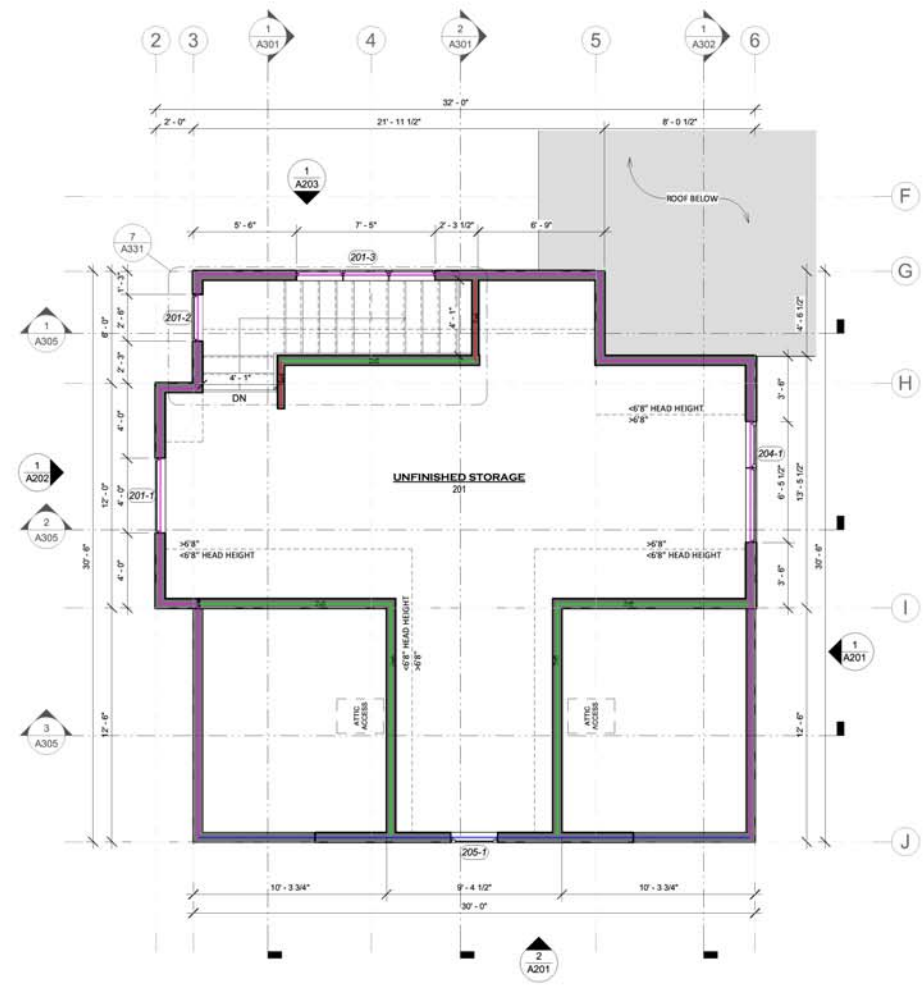


- (2x4) GWB INTERIOR WALL (9'1"H)
- (2x6) GWB INTERIOR WALL (9'1"H)
- (2x6) GWB EXTERIOR WALL (9'1"H)
- (2x6) GWB EXTERIOR WALL (5'H)

6.9 FT		D E E SIGN
55.8 FT		
29.5 FT		
93.7 FT		

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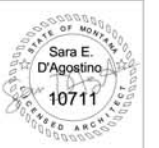
SUNSPEAR FARMHOUSE
CUSHING LANE
MANHATTAN, MT



AREA SCHEDULE - GROSS	
LOWER LEVEL	1243 SF
MAIN LEVEL	1978 SF
LIVABLE	3221 SF
MECH / STOR	710 SF
STORAGE	131 SF
GARAGE	1022 SF
NON LIVABLE	1863 SF
UNFINISHED STORAGE	569 SF
UNFINISHED	569 SF
GROSS SQUARE FOOT	5653 SF

- FLOOR PLAN NOTES**
- ALL DIMENSIONS TO FACE OF STUD, CONCRETE, OR GRIDLINE
 - ALL DIMENSIONS TO WINDOWS & EXTERIOR DOORS ARE TO ROUGH OPENING
 - INTERIOR DOORS ROUGH OPENING TO BE LOCATED 4 1/2" FROM ADJACENT WALL UNLESS NOTED OTHERWISE
 - PROVIDE RADON MITIGATION IN ACCORDANCE TO IRC
 - ALL INTERIOR WALLS TO RECEIVE R-11 OR R-55 BATT INSULATION EXCEPT CLOSET WALLS
 - WATER HEATERS TO BE STRAPPED TO WALL AT UPPER AND LOWER THIRDS OF VERTICAL DIMENSION
 - ALL FLOOR FINISH TRANSITIONS TO FALL BELOW DOOR LEAF
 - ALL FLOOR FINISH TRANSITIONS TO BE FLUSH
 - RE: ADD FOR INTERIOR FINISHES

- FLOOR PLAN LEGEND**
- ARCHITECTURAL WALL FINISH, RE: INTERIOR ELEVATIONS
 - CENTERLINE
 - DWELLING TO GARAGE SEPARATION, 5/8" TYPE X GWB REQ.
 - WOOD FRAMED WALL, RE: STR
 - CONCRETE WALL, RE: STR
 - STONE, RE: ELEVATIONS & ASOT
 - WOOD COLUMN OR STUD PACK, RE: STR
 - OVERHEAD ELEMENT, RE: RCP



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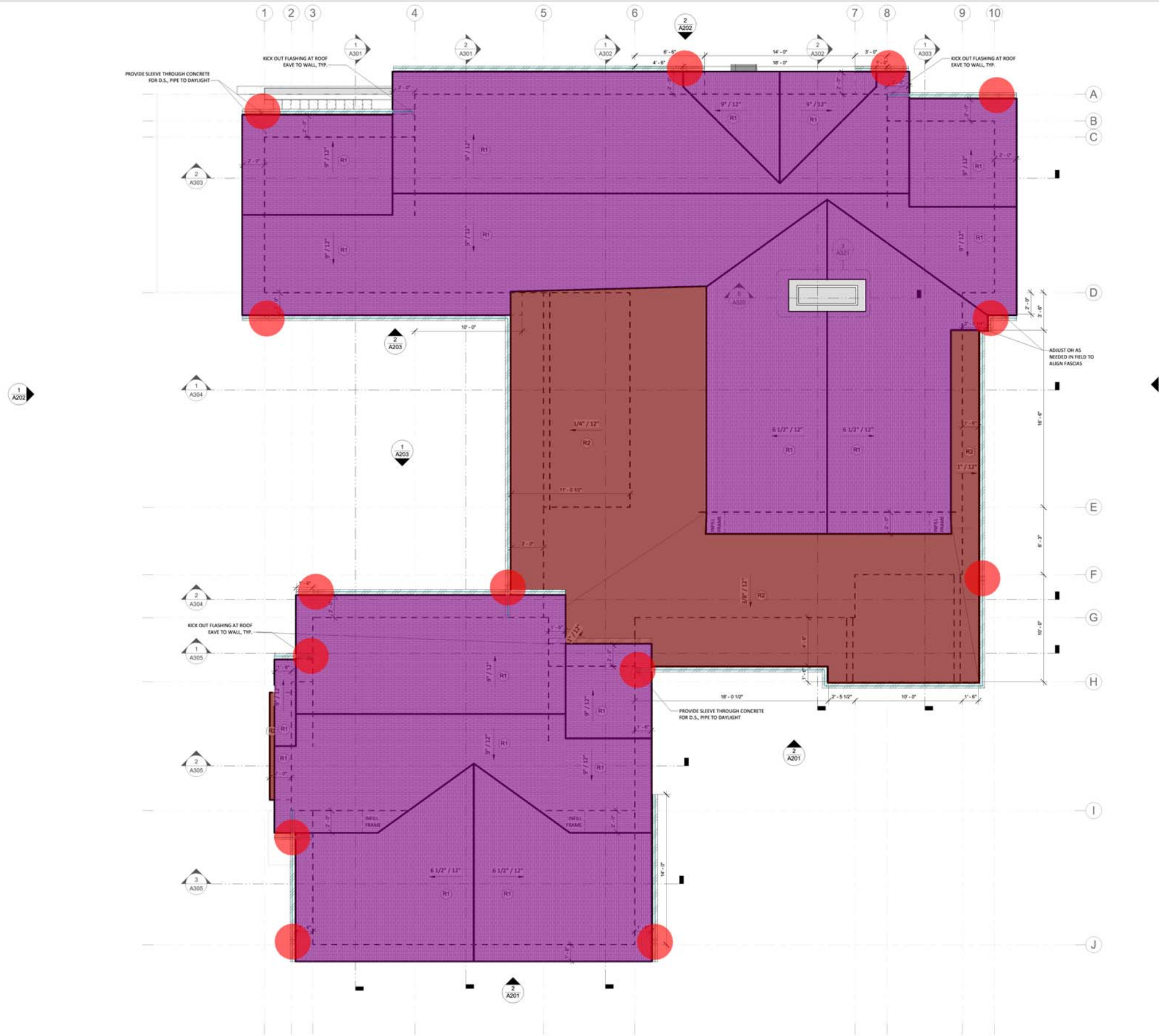
PROJECT: 22-08
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DATE: 06.16.2023

A112
UPPER LEVEL PLAN

1 UPPER LEVEL PLAN
1/4" = 1'-0"

- EPDM ROOFING
- ASPHALT SHINGLE ROOFING
- GUTTER
- DOWNSPOUT (12'H)

983.5 SQ FT
 3,865.3 SQ FT
 247.5 FT
 14.0



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SUNSPEAR FARMHOUSE
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- EXTERIOR MATERIALS LEGEND**
- ROOFING MATERIALS**
- R1 ASPHALT SHINGLE
 COLOR: MIDNIGHT BLACK
 RE: 1/A132
 MFR: MALARKY
 - R2 EPDM
 COLOR: BLACK
 RE: 2/A132
- SIDING MATERIALS**
- S1 1X6 HORIZONTAL WOOD SHIP LAP SIDING
 FINISH: RANCHWOOD YELLOWSTONE
 TYPE: CEDAR
 MFR: MONTANA TIMBER PRODUCTS
 RE: 1/A501
 - S2 BOARD & BATT
 FINISH: RANCHWOOD YELLOWSTONE
 TYPE: CEDAR
 MFR: MONTANA TIMBER PRODUCTS
 RE: 3/A501
 - S3 6" STONE
 TYPE: MONTANA MOSS ROCK
 SUPPLIER: QUARRY WORKS
 RE: 7/A501
- ROOF NOTES**
1. RE: BUILDING SECTIONS FOR PLATE HEIGHTS & SOFFIT/FASCIA DETAIL CALLOUTS
 2. VALLEYS SHALL BE COVERED WITH 28 GA METAL LINE VALLEY WITH 1 LAYER OF ICE AND WATER, 40" WIDE EAVES SHALL BE COVERED WITH ICE & WATER, TO EXTEND FROM ROOF EDGE TO 24" PASSED INSIDE FACE OF CONDITIONED WALL
 3. USE 1 LAYER TITANIUM UNDERLAYMENT ENTIRE ROOF, ROOF SHEATHING PER SFR
 4. FLASHING FINISH AS SPECIFIED ON A201
 5. ALL ROOF EXHAUSTS NOT LOCATED WITHIN CHIMNEY TO BE FINISHED TO MATCH ROOF
 6. DOWNSPOUTS MUST BE DIRECTED TO SPLASH BLOCKS THAT DEFLECT WATER AWAY FROM BUILDING
- ROOF LEGEND**
- 5" SQUARE D.S. UND, PREFINISHED BLACK
 - 5" SQUARE GUTTER, PREFINISHED BLACK
 - EXTERIOR WALL OR BEAM BELOW

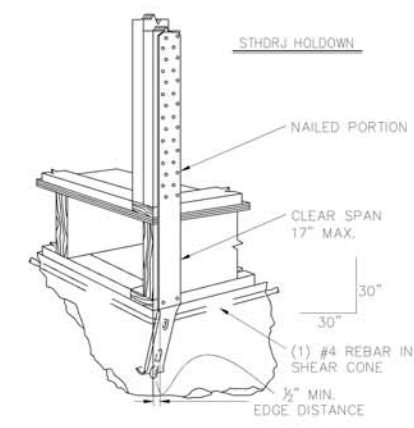
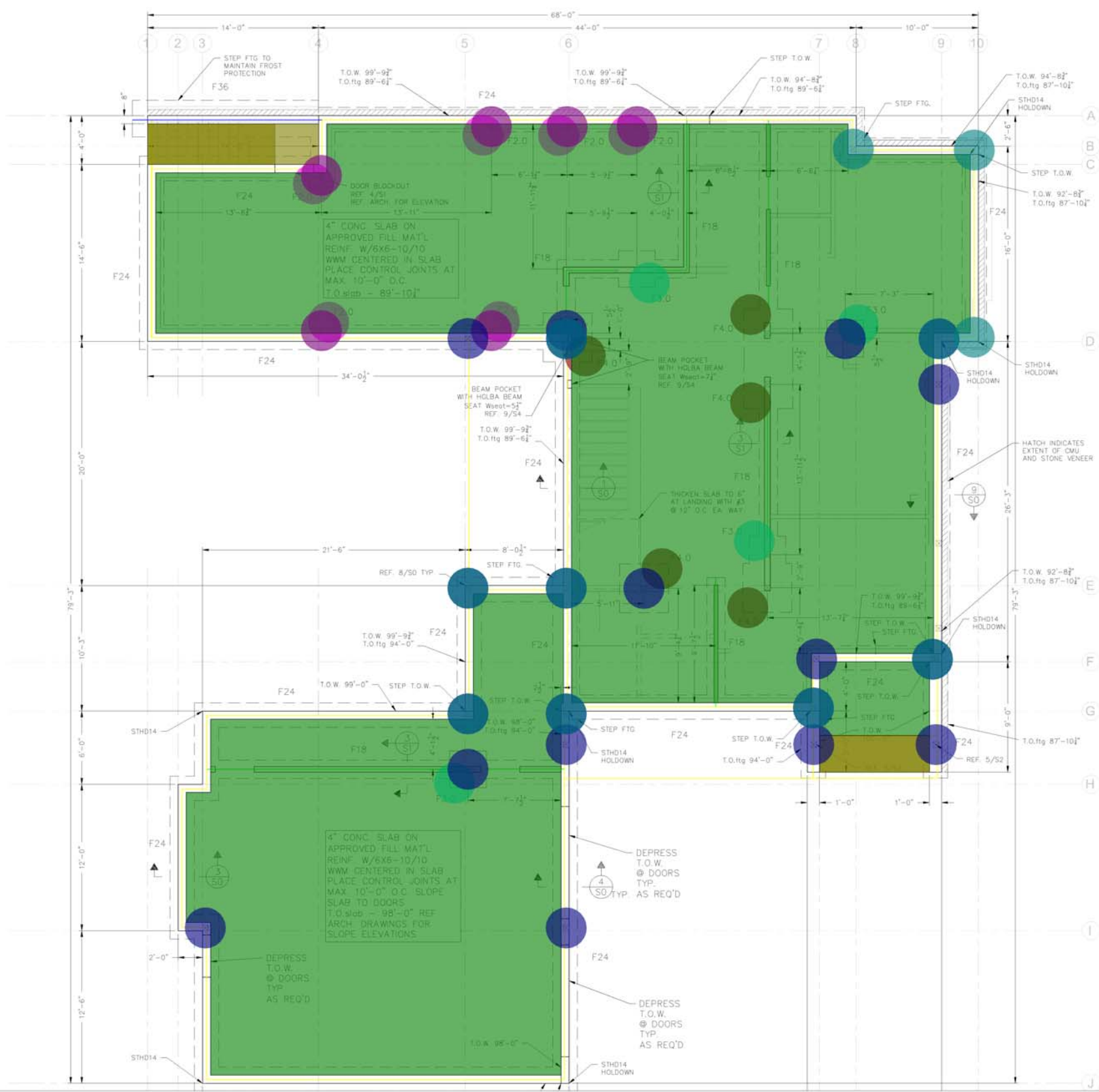


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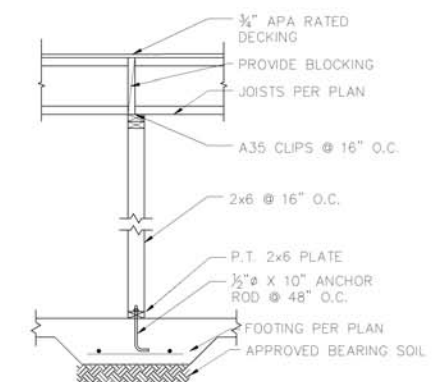
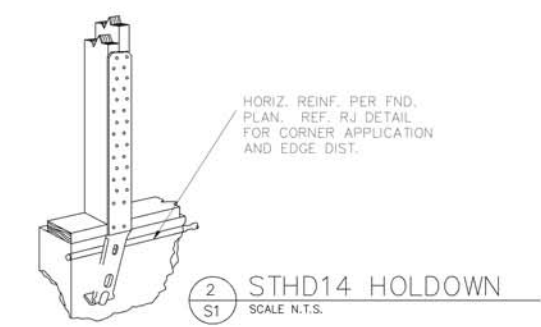
PROJECT: 22-08
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 DATE: 06.16.2023

A131
 ROOF PLAN

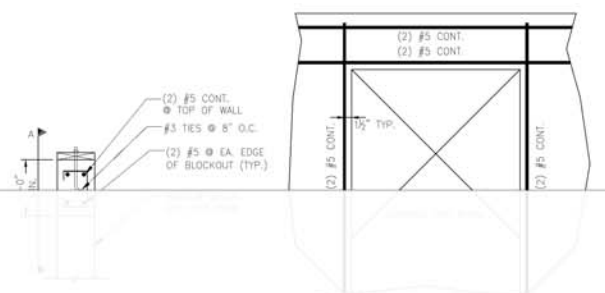
1 ROOF LEVEL
 1/4" = 1'-0"



- NOTES:**
1. PROVIDE 16ga X 36\"/>



3 FRAME WALL
SCALE N.T.S.



4 DOOR BLOCKOUT
SCALE N.T.S.

- (1'6"Wx8"H) CONCRETE FOOTING
- (2'Wx10"H) CONCRETE FOOTING
- (3'Wx1'H) CONCRETE FOOTING
- (2' SQ.x10"H) CONCRETE FOOTING PAD
- (3' SQ.x1'H) CONCRETE FOOTING PAD
- (4' SQ.x1'H) CONCRETE FOOTING PAD
- (4" THK) SLAB ON GRADE
- (6" THK) CONCRETE STAIR & STEPS
- (4x4) P.T WOOD POST (9'H)
- (6x6) P.T WOOD POST (9'H)
- SIMPSON STHD14

MARK	SIZE	REINFORCING
F18	18" x 18" x 12" sp.	(1) #4 CONT. @ 8" O.C.
F24	24" x 24" x 12" sp.	(1) #4 CONT. @ 8" O.C.
F36	36" x 36" x 12" sp.	(1) #4 CONT. @ 8" O.C.
F40	40" x 40" x 12" sp.	(1) #4 CONT. @ 8" O.C.
F48	48" x 48" x 12" sp.	(1) #4 CONT. @ 8" O.C.

NOTE: SOME HANDERS SHIPPED ARE SPECIAL ORDER - CHECK HANDERS TO ALLOW FOR ADEQUATE TIME FOR DELIVERY

NOTE: VERIFY ALL DIMENSIONS WITH ARCH/STRUCTURAL DRAWINGS PRIOR TO ANY CONSTRUCTION

NOTE: ALL FOOTING ELEVATIONS TO MAINTAIN FROST PROTECTION, TYP.

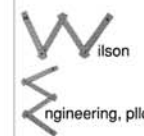
NOTE: ALL STAIR WALL HEIGHT = 48" MIN. HORIZ. BETWEEN WALL STEPS

- 85.6 FT
- 447.3 FT
- 15.6 FT
- 6.0
- 4.0
- 5.0
- 2,907.4 SQ FT
- 135.9 SQ FT
- 6.0
- 20.0
- 11.0



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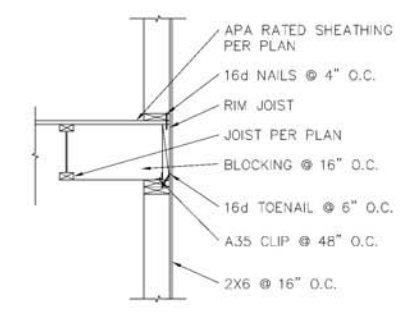
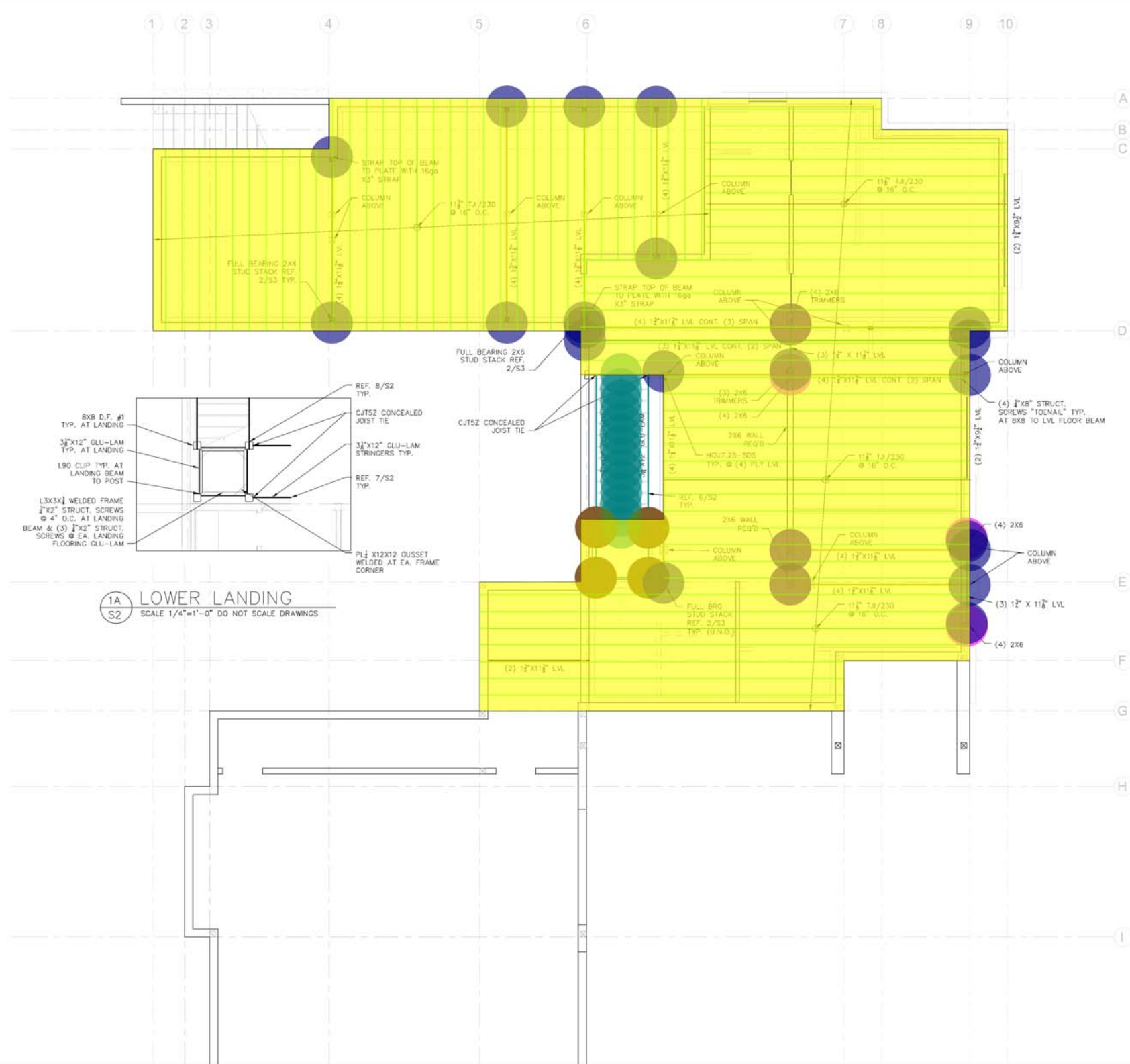
SUNSPEAR FARMHOUSE
CUSHING LANE
MANHATTAN, MT



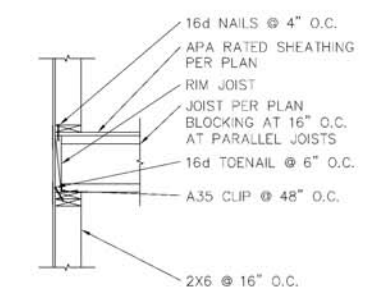
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PROJECT: 22-08
PHASE: CD
DATE: 05.30.2023

S2
MAIN FLOOR
FRAMING

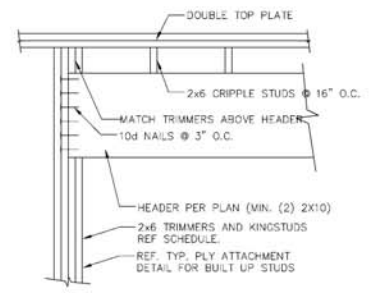


2 FLOOR PARALLEL
SCALE N.T.S.



3 FLOOR BEARING
SCALE N.T.S.

TRIMMER & KINGSTUD SCHEDULE (U.N.O.)	
ROUGH OPENING WIDTH	TRIMMERS & (TYP. U.N.O. KING STUDS ON PLAN)
LESS THAN 4'-0"	(1) 2x6 TRIMMER, (1) 2x6 KINGSTUD
4'-0" TO 7'-6"	(2) 2x6 TRIMMERS, (2) 2x6 KINGSTUDS
GREATER-7'-6"	(3) 2x6 TRIMMERS, (3) 2x6 KINGSTUDS



4 HEADER DETAIL
SCALE N.T.S.

- (4) (2x6) P.T WOOD POST (9'H)
- (8x8) DF#1 P.T WOOD POST (8'H)
- (2) (1-3/4"x9-1/2") LVL BEAM
- (2) (1-3/4"x11-7/8") LVL BEAM
- (3) (1-3/4"x11-7/8") LVL BEAM
- (4) (1-3/4"x11-7/8") LVL BEAM
- (3-1/8"x12") GLU-LAM STAIR STRINGER
- L3x3x1/4
- L2x2x3/16 9"L
- L6x3-1/2x5/16 7"L
- SIMPSON CJT5Z
- SIMPSON HGU7.25
- 11-7/8" TJI230 FLOOR JOISTS
- (3/4") T&G APA RATED STURD-I-FLOOR SHEATHING

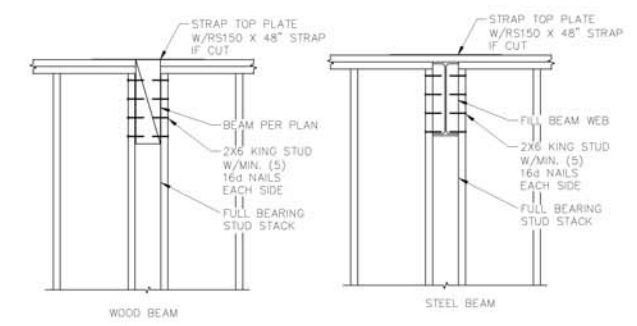
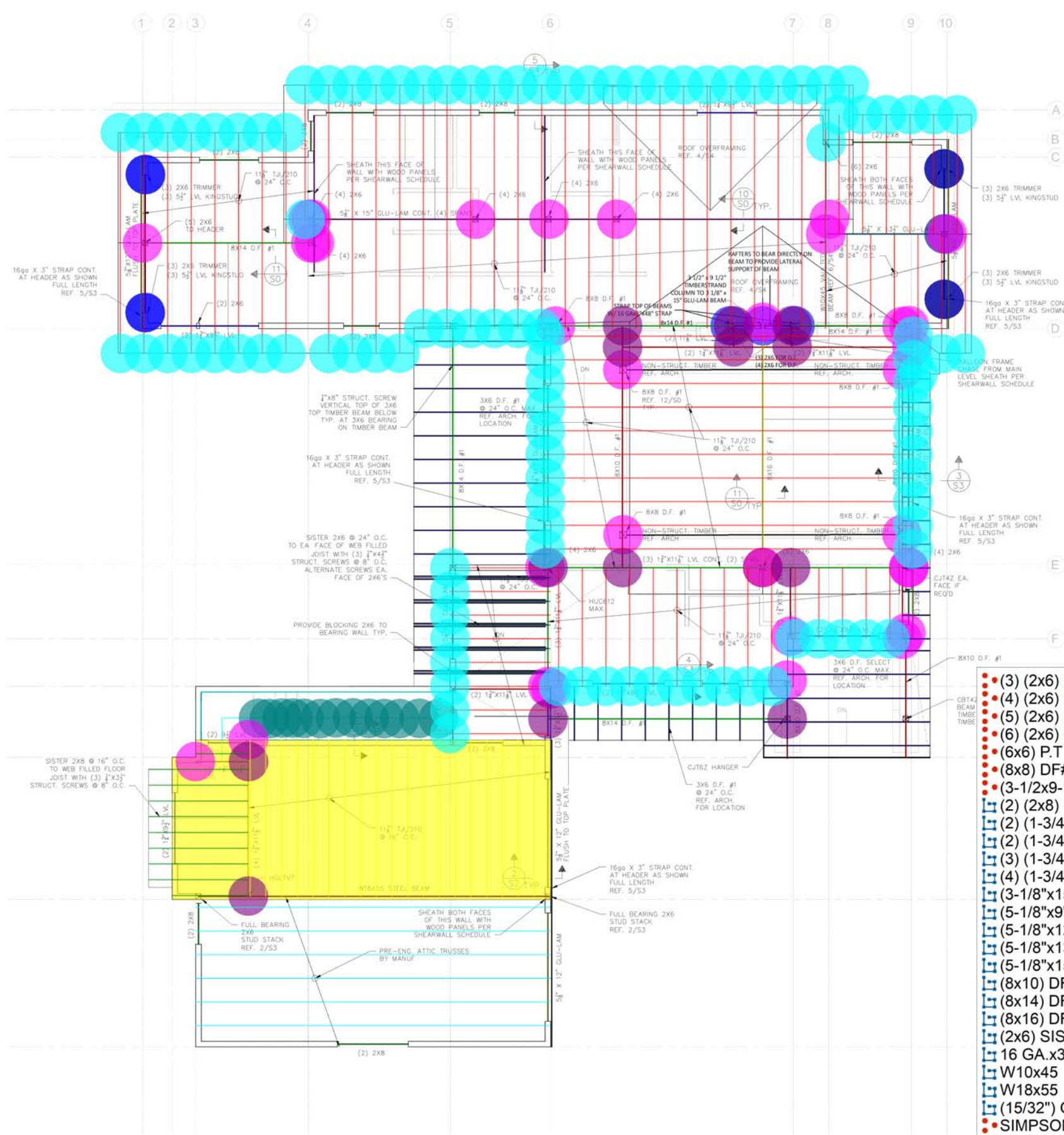
1 STAIR TREAD CONN. SCALE N.T.S.

2 STAIR STRINGER CONN. SCALE N.T.S.

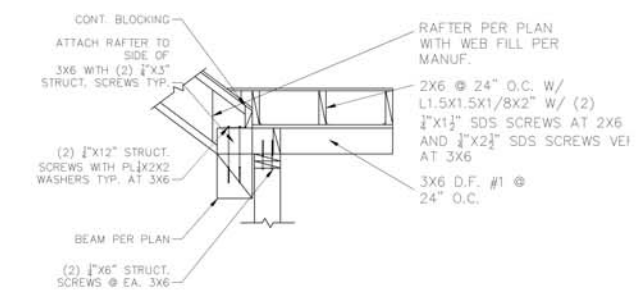
3 STAIR STRINGER AT LANDING SCALE N.T.S.

4 POST BASE SCALE N.T.S.

- 6.0
- 4.0
- 24.5 FT
- 8.1 FT
- 40.7 FT
- 166.9 FT
- 52.9 FT
- 16.3 FT
- 14.0
- 4.0
- 4.0
- 23.0
- 1,520.0 FT
- 2,081.2 SQ FT



2 FRAME BEAM POCKET
SCALE N.T.S.



3 3X6 ROOF
SCALE N.T.S.

- (3) (2x6) P.T WOOD POST (9'H)
- (4) (2x6) P.T WOOD POST (9'H)
- (5) (2x6) P.T WOOD POST (9'H)
- (6) (2x6) P.T WOOD POST (9'H)
- (6x6) P.T WOOD POST (9'H)
- (8x8) DF#1 P.T WOOD POST (9'H)
- (3-1/2x9-1/2) P.T TIMBERSTRAND POST (9'H)
- (2) (2x8) HEADER BEAM
- (2) (1-3/4"x9-1/2") LVL BEAM
- (2) (1-3/4"x11-7/8") LVL BEAM
- (3) (1-3/4"x11-7/8") LVL BEAM
- (4) (1-3/4"x11-7/8") LVL BEAM
- (3-1/8"x15") GLU-LAM BEAM
- (5-1/8"x9") GLU-LAM BEAM
- (5-1/8"x12") GLU-LAM BEAM
- (5-1/8"x13-1/2") GLU-LAM BEAM
- (5-1/8"x15") GLU-LAM BEAM
- (8x10) DF #1 BEAM
- (8x14) DF #1 BEAM
- (8x16) DF #1 BEAM
- (2x6) SISTER JOISTS
- 16 GA.X3" STRAP
- W10x45
- W18x55
- (15/32") OSB SHEARWALL SHEATHING (9'H)
- SIMPSON CJT5Z
- SIMPSON HCU612
- (2x8) FLOOR JOISTS
- 11-7/8" TJI210 FLOOR JOISTS
- 11-7/8" TJI210 ROOF JOISTS
- PRE-ENGINEERED ROOF TRUSS
- (3x6) DF #1 ROOF RAFTER
- (3/4") T&G APA RATED STURD-I-FLOOR SHEATHING
- SIMPSON VPA CONNECTOR
- (3-1/8"x12") GLU-LAM STAIR STRINGER
- L2x3/16 9'L

8.0	8.0
6.0	6.0
1.0	1.0
1.0	1.0
3.0	3.0
6.0	6.0
1.0	1.0
42.0 FT	42.0 FT
41.6 FT	41.6 FT
51.4 FT	51.4 FT
40.8 FT	40.8 FT
13.2 FT	13.2 FT
4.9 FT	4.9 FT
18.1 FT	18.1 FT
30.0 FT	30.0 FT
10.3 FT	10.3 FT
44.1 FT	44.1 FT
60.7 FT	60.7 FT
88.3 FT	88.3 FT
20.8 FT	20.8 FT
41.5 FT	41.5 FT
77.6 FT	77.6 FT
15.6 FT	15.6 FT
29.8 FT	29.8 FT
26.6 FT	26.6 FT
20.0	20.0
13.0	13.0
78.1 FT	78.1 FT
265.0 FT	265.0 FT
1,575.1 FT	1,575.1 FT
179.9 FT	179.9 FT
317.3 FT	317.3 FT
429.6 SQ FT	429.6 SQ FT
103.0	103.0
69.9 FT	69.9 FT
13.0	13.0

1 UPPER FLOOR LOWER ROOF
SCALE 1/4"=1'-0" DO NOT SCALE FRAMING DRAWINGS

- MIN. (3) 2X6 STUD STACK UNDER ALL POINT LOADS (U.N.O.)
- FLOOR SHEATHING - 3/8" APA STURD-I-FLOOR, T&G GLUED AND NAILED WITH 8d NAILS @ 6" EDGE & 12" FIELD
- ROOF SHEATHING - 1/2" CDX OR 1 1/2" OSB (3/4") APA RATED, NAILED WITH 10d NAILS AT 6" EDGE & 12" FIELD
- WALL SHEATHING - 1/2" CDX OR 3/4" OSB (7/8") APA RATED, NAILED WITH 8d NAILS AT 6" EDGE & 12" FIELD ALL EDGES BLOCKED
- FRAME WALLS ARE TO BE BROKEN ONLY AT FLOOR/ROOF LINES. ALL OTHER WALLS ARE TO BE BALLOON FRAMED FROM POINTS OF LATERAL SUPPORT
- LAYOUT JOISTS TO AVOID PLUMBING AND OTHER FLOOR PENETRATIONS

WALL STUD SCHEDULE
UNSUPPORTED HEIGHT

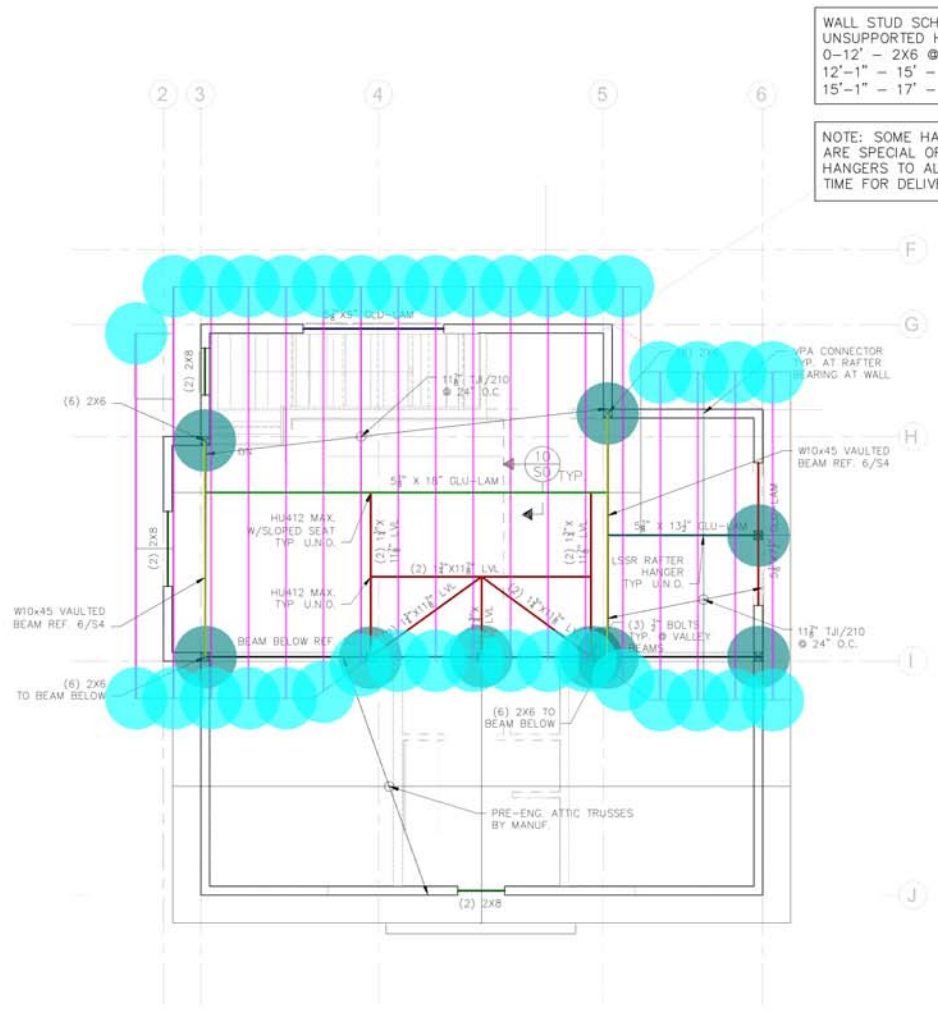
0-12' - 2X6 @ 16" O.C.
12'-1" - 15' - 2X6 @ 12" O.C.
15'-1" - 17' - (2) 2X6 @ 16" O.C.

NOTE: SOME HANGERS SPECIFIED ARE SPECIAL ORDER. ORDER HANGERS TO ALLOW FOR ADEQUATE TIME FOR DELIVERY.



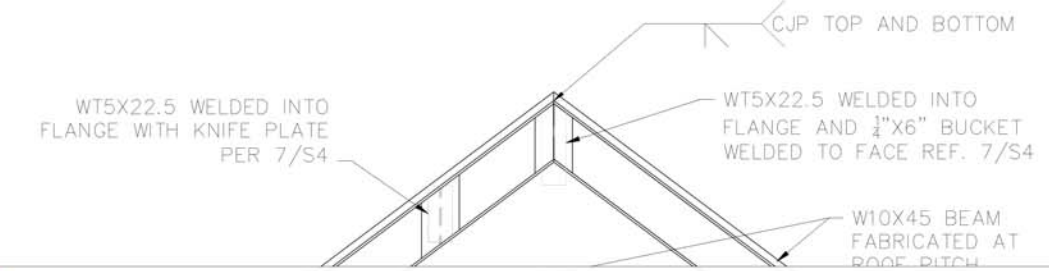
WALL STUD SCHEDULE
UNSUPPORTED HEIGHT
0-12' - 2X6 @ 16" O.C.
12'-1" - 15' - 2X6 @ 12" O.C.
15'-1" - 17' - (2) 2X6 @ 16" O.C.

NOTE: SOME HANGERS SPECIFIED ARE SPECIAL ORDER. ORDER HANGERS TO ALLOW FOR ADEQUATE TIME FOR DELIVERY.

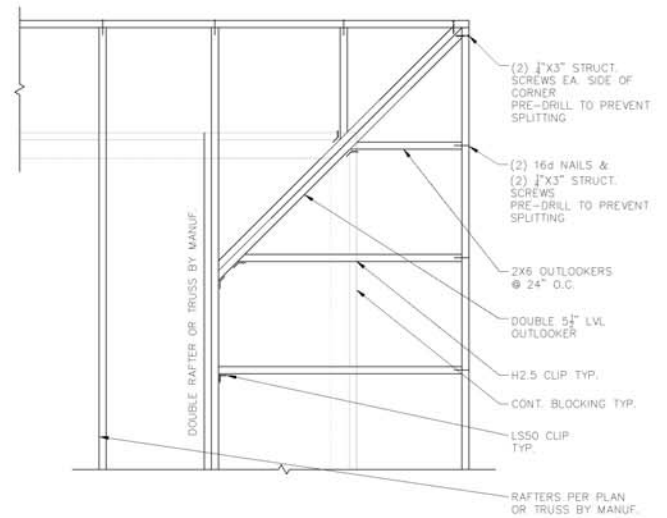


1 UPPER ROOF FRAMING
S4 SCALE 1/4"=1'-0" DO NOT SCALE FRAMING DRAWINGS

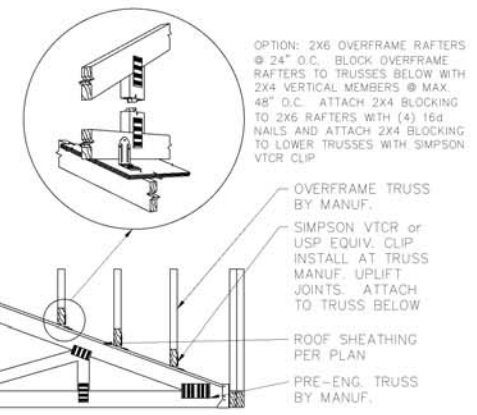
- MIN. (3) 2X6 STUD STACK UNDER ALL POINT LOADS (U.N.O.)
- FLOOR SHEATHING - 3/4" APA STURD-I-FLOOR, T&G GLUED AND NAILED WITH 8d NAILS @ 6" EDGE & 12" FIELD
- ROOF SHEATHING - 1/2" CDX OR 1/2" OSB (3/4") APA RATED, NAILED WITH 10d NAILS AT 6" EDGE & 12" FIELD
- WALL SHEATHING - 1/2" CDX OR 1/2" OSB (3/4") APA RATED, NAILED WITH 8d NAILS AT 6" EDGE & 12" FIELD ALL EDGES BLOCKED
- FRAME WALLS ARE TO BE BROKEN ONLY AT FLOOR/ROOF LINES. ALL OTHER WALLS ARE TO BE BALLOON FRAMED FROM POINTS OF LATERAL SUPPORT
- LAYOUT JOISTS TO AVOID PLUMBING AND OTHER FLOOR PENETRATIONS



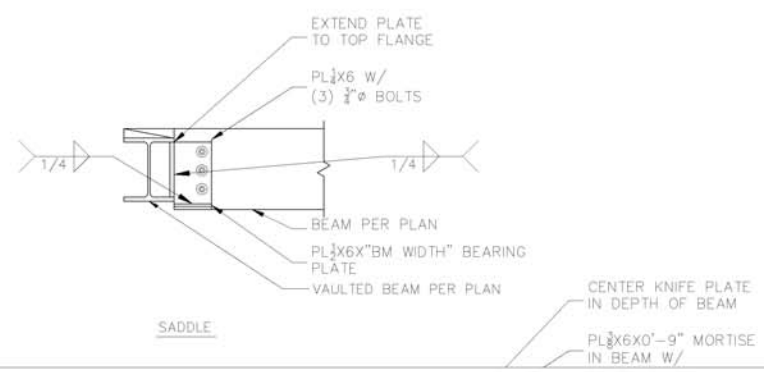
- (6) (2x6) WOOD POST (5'H)
- (2) (2x8) HEADER BEAM
- (2) (1-3/4"x11-7/8") LVL BEAM
- (5-1/8"x7-1/2") GLU-LAM BEAM
- (5-1/8"x9") GLU-LAM BEAM
- (5-1/8"x13-1/2") GLU-LAM BEAM
- (5-1/8"x18") GLU-LAM BEAM
- W10x45
- 11-7/8" TJI210 ROOF JOISTS
- SIMPSON VPA CONNECTOR



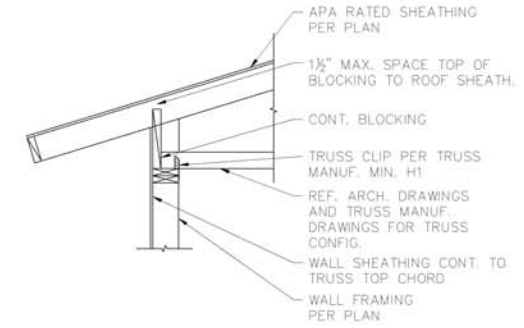
2 ROOF OVERHANG CORNER
S4 SCALE N.T.S.



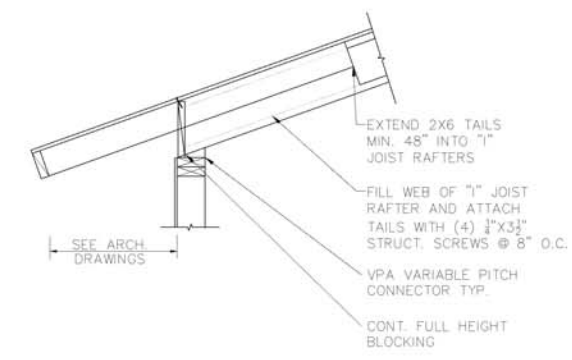
4 ROOF OVERFRAMING
S4 SCALE N.T.S.



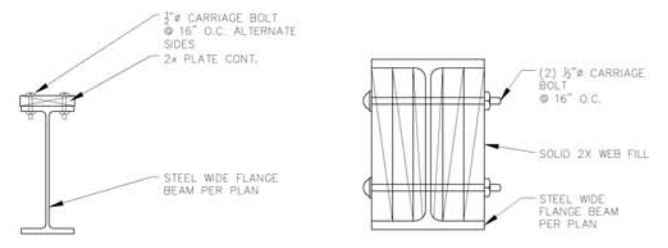
7 RIDGE BEAM CONNECTION
S4 SCALE N.T.S.



3 TRUSS BEARING
S4 SCALE N.T.S.



5 RAFTER BEARING
S4 SCALE N.T.S.



8 STEEL TOP PLATE AND WEB FILL
S4 SCALE N.T.S.

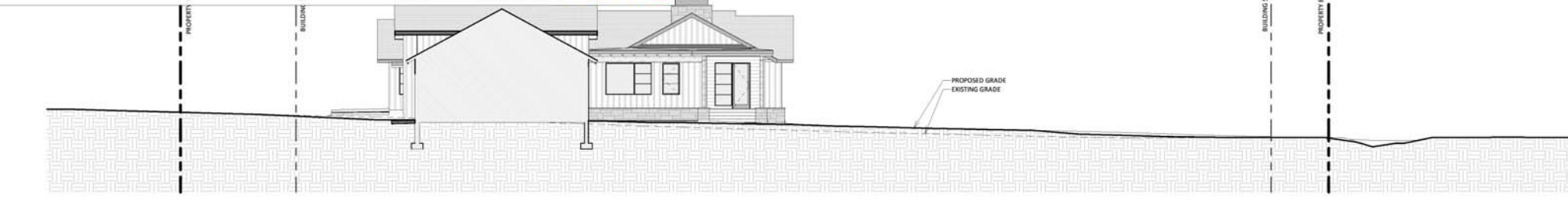


9 BEAM POCKET
S4 SCALE N.T.S.

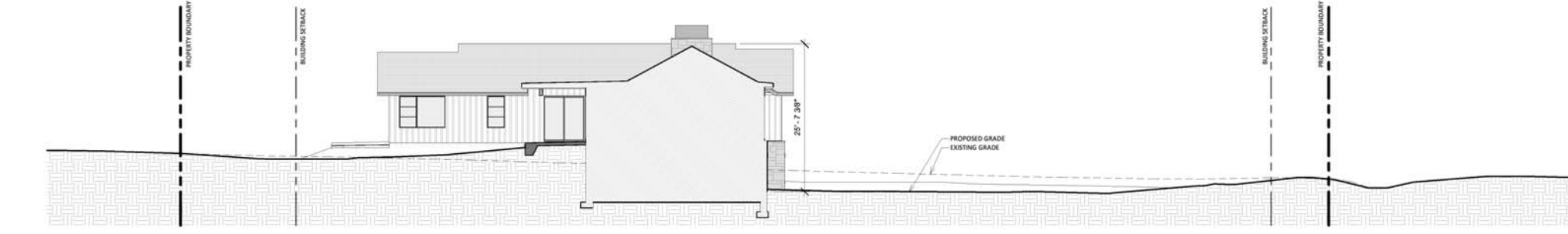
- 9.0
- 9.3 FT
- 48.1 FT
- 7.7 FT
- 7.6 FT
- 8.3 FT
- 21.5 FT
- 24.6 FT
- 451.1 FT
- 36.0

- RETAINING WALL
- (6") SEWER LINE
- WATER WELL
- CONC. WALK

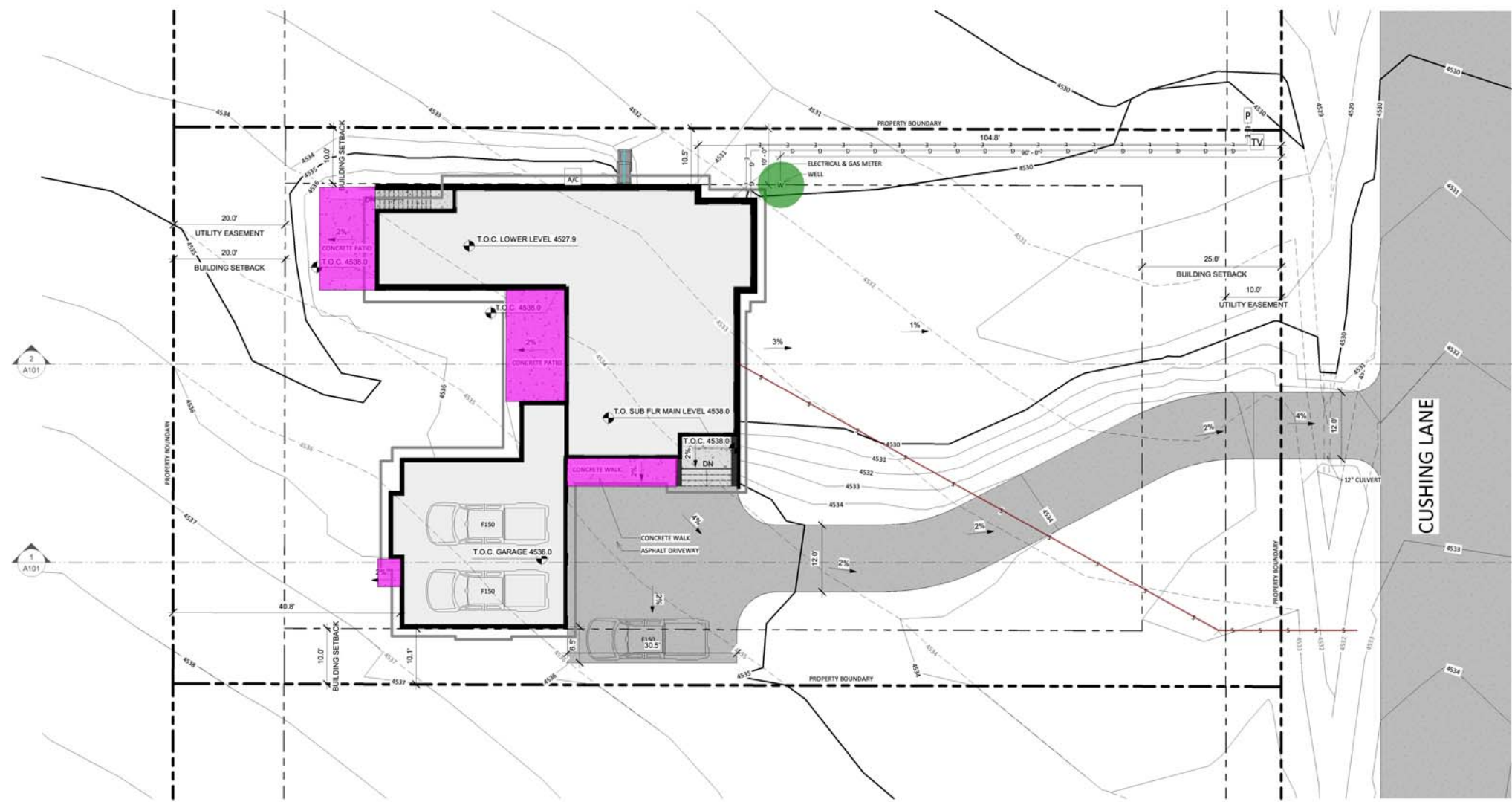
6.3 FT
124.3 FT
1.0
521.1 SQ FT



1 SITE SECTION AT GARAGE
1" = 10'-0"



2 SITE SECTION AT GREAT ROOM
1" = 10'-0"



3 SITE PLAN
1" = 10'-0"

LEGEND

	PROPERTY BOUNDARY
	BUILDING SETBACK
	BUILDING ENVELOPE
	CONSTRUCTION EXTENTS
	DRIVEWAY CENTERLINE
	PRIMARY CONTOUR (5')
	SECONDARY CONTOUR (1')
	EXISTING CONTOUR
	G G G G G GAS LINE
	E E E E E UNDERGROUND POWER
	W W W W W WATER LINE
	S S S S S SEWER LINE
	ROOF OUTLINE
	RETAINING WALL
	SNOW STORAGE
	ASPHALT
	CONCRETE

- GENERAL SITE NOTES**
- POSITIVE DRAINAGE AWAY FROM THE STRUCTURE SHALL BE IMPLEMENTED TO PREVENT WATER BUILD-UP BENEATH THE FOOTINGS. MIN 2% SLOPE AWAY FROM BUILDING.
 - PROVIDE PERIMETER DRAINAGE PER GOTTCH.
 - ROOF DOWNSPUTS TO BE DIRECTED AWAY FROM BUILDING &/OR PIPED TO DAYLIGHT WHERE NECESSARY.
 - SEE ELEVATIONS & SECTIONS FOR PROPOSED GRADES AT BUILDING DIMENSIONS TO BUILDING ARE TO EXTERIOR OF CONCRETE/ EXTERIOR OF STUD.
 - RE: A303 FOR SITE DETAILS.

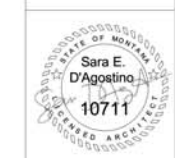
SITE INFO

ELEVATIONS:
T.O. SUB FLR MAIN LEVEL: 4538.0 ± 100' 0"
T.O. GARAGE SLAB: 4536.0 ± 88' 0"
T.O. LOWER LEVEL SLAB: 4527.9 ± 88' 10 1/4"

LOT COVERAGE:
IMPERVIOUS SURFACES: 6,219 SF
LOT SIZE: 33,385 SF
LOT COVERAGE: 31.2%

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SUNSPEAR FARMHOUSE
CUSHING LANE
MANHATTAN, MT



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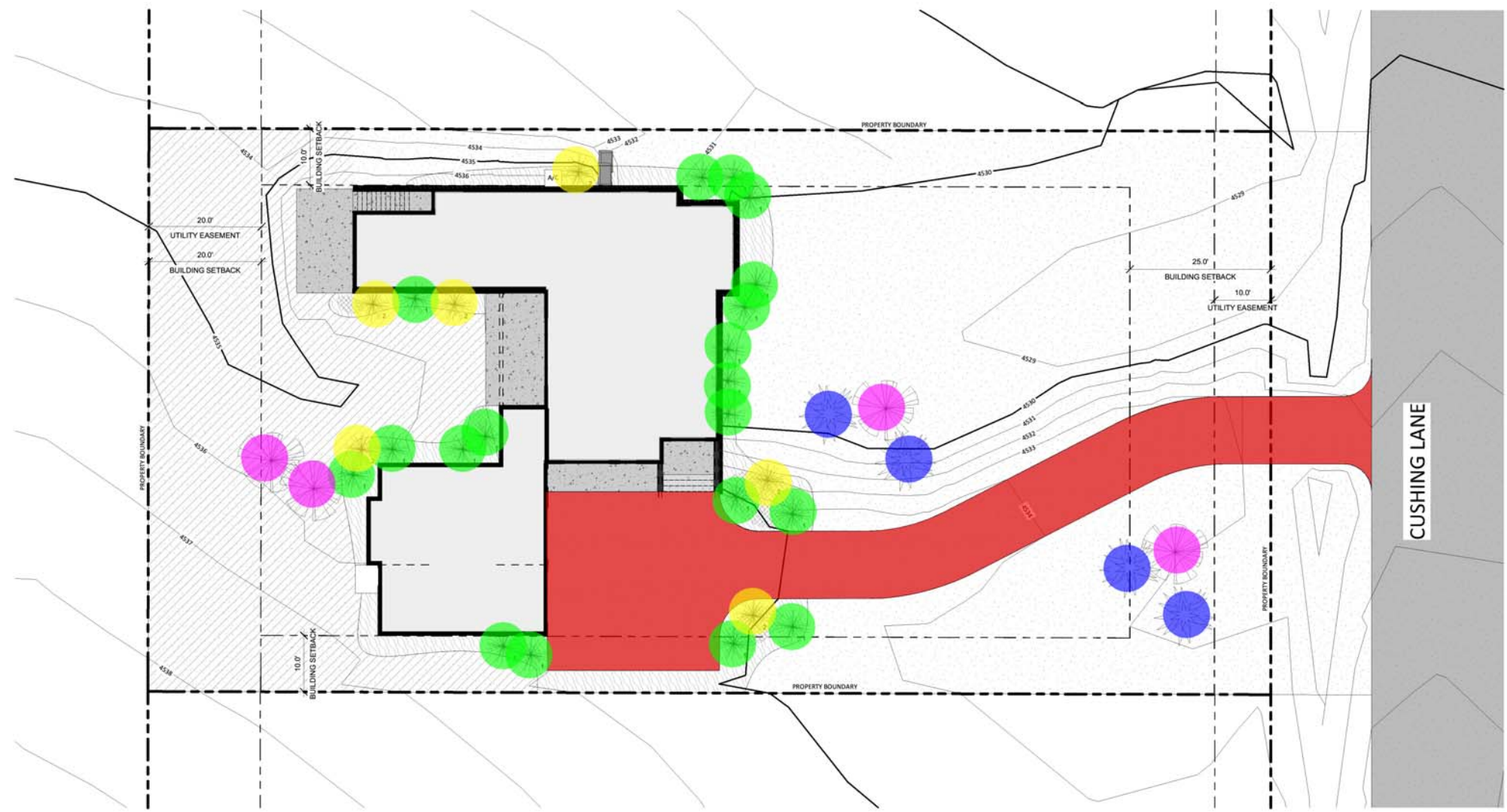
PROJECT: 22-08
PHASE: CD
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A101
ARCHITECTURAL SITE PLAN

ASPHALT PAVEMENT	2,455.9 SQ FT
SHRUB: - KARL FORESTER	19.0
SHRUB: - GLOBE BLUE SPRUCE	6.0
EVERGREEN TREE - DOUGLAS FIR	4.0
DECIDUOUS TREE: - 2" CALIPER QUAKING ASPEN	4.0

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SUNSPEAR FARMHOUSE
CUSHING LANE
MANHATTAN, MT



LEGEND

	ASPHALT
	CONCRETE
	REVEGETATE WITH NATIVE GRASS: 9,932 SF; SPRINKLER HEAD LAYOUT BY INSTALLER
	SOD: 4,132 SF (5,000 SF MAX ALLOWED); SPRINKLER HEAD LAYOUT BY INSTALLER
	ROCK BED: 1,384 SF
	NATIVE PERENNIAL MIX IN ROCK BED; PROVIDE DRIP IRRIGATION
	SHRUB MIX: PROVIDE DRIP IRRIGATION, MIN. 2 GAL SHRUB KEY TYPES: 1. DECORATIVE GRASS: KARL FORESTER 2. DWARF GLOBE BLUE SPRUCE
	DECIDUOUS TREE: PROVIDE DRIP IRRIGATION, MIN. 2" CALIPER QUAKING ASPEN
	EVERGREEN TREE: PROVIDE DRIP IRRIGATION, MIN. 10' TALL DOUGLAS FIR

- LANDSCAPE NOTES
1. ALL LANDSCAPED AREAS TO BE IRRIGATED
 2. PROVIDE TREE PROTECTION & BRACING AS REQUIRED
 3. GC TO CONFIRM FINAL PLANTS & PLANT LOCATIONS WITH OWNER PRIOR TO INSTALL
 4. PROVIDE MIN. 2" SLEEVING UNDER ALL PAVED SURFACES
 5. LANDOWNER TO MAINTAIN PROPER WEED CONTROL

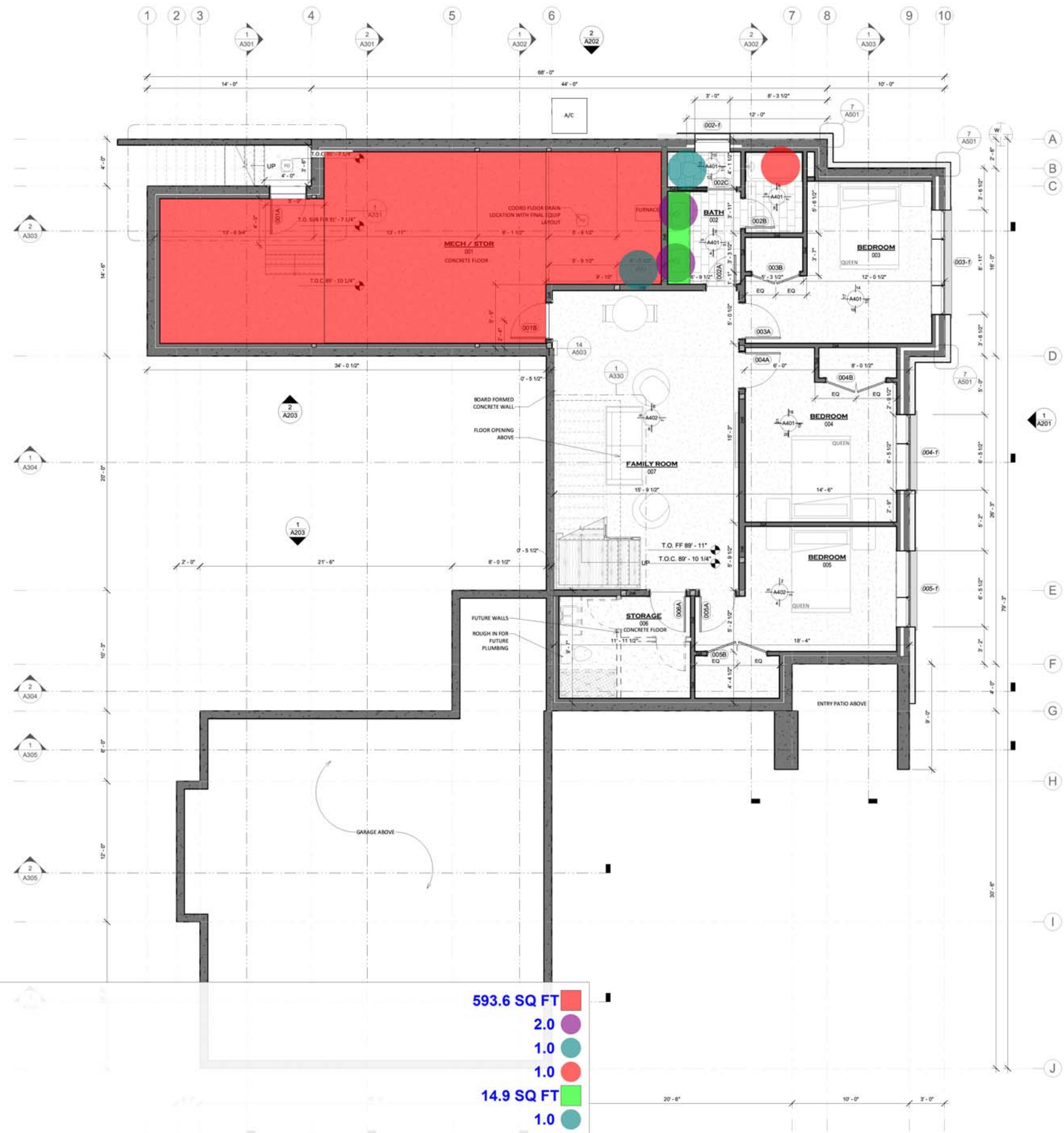


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A102
LANDSCAPE PLAN





■ SEALED CONCRETE
● LAVATORY
● WATER CLOSET
● BATH TUB
■ QUARTZ COUNTERTOP
● WATER HEATER

■ 593.6 SQ FT
● 2.0
● 1.0
● 1.0
■ 14.9 SQ FT
● 1.0

AREA SCHEDULE - GROSS	
LOWER LEVEL	1243 SF
MAIN LEVEL	1978 SF
UNFINISHED	3221 SF
MECH / STOR	710 SF
STORAGE	131 SF
GARAGE	1022 SF
NON UNFINISHED	1863 SF
UNFINISHED STORAGE	569 SF
UNFINISHED	569 SF
GROSS SQUARE FOOT	5653 SF

- FLOOR PLAN NOTES**
- ALL DIMENSIONS TO FACE OF STUD, CONCRETE, OR GRIDLINE
 - ALL DIMENSIONS TO WINDOWS & EXTERIOR DOORS ARE TO ROUGH OPENING
 - INTERIOR DOORS ROUGH OPENING TO BE LOCATED 4 1/2" FROM ADJACENT WALL UNLESS NOTED OTHERWISE
 - PROVIDE RADON MITIGATION IN ACCORDANCE TO IRC
 - ALL INTERIOR WALLS TO RECEIVE R-11 OR R-15 BATT INSULATION EXCEPT CLOSET WALLS
 - WATER HEATERS TO BE STRAPPED TO WALL AT UPPER AND LOWER THIRDS OF VERTICAL DIMENSION
 - ALL FLOOR FINISH TRANSITIONS TO FALL BELOW DOOR LEAF
 - ALL FLOOR FINISH TRANSITIONS TO BE FLUSH
 - RE: ADD FOR INTERIOR FINISHES

- FLOOR PLAN LEGEND**
- ARCHITECTURAL WALL FINISH, RE: INTERIOR ELEVATIONS
 - CENTERLINE
 - DWELLING TO GARAGE SEPARATION, 5/8" TYPE X GWB RE.
 - WOOD FRAMED WALL, RE: STR
 - CONCRETE WALL, RE: STR
 - STONE, RE: ELEVATIONS & ASIT
 - WOOD COLUMN OR STUD PACK, RE: STR
 - OVERHEAD ELEMENT, RE: RCP



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A110
LOWER LEVEL PLAN



- SEALED CONCRETE
- VINYL TILE
- (6") WD BASE
- (2"x12") STONE CAP
- (2"x7") STONE CAP
- QUARTZ COUNTERTOP
- WATER CLOSET
- LAVATORY
- BATH TUB
- SHOWER HEAD W/ VALVE & TRIM SET
- SS COUNTERTOP
- COOKING RANGE W/ HOOD
- REFRIGERATOR
- UNDERCOUNTER REFRIGERATOR
- WASHER
- DRYER
- (8'X8') HOT TUB (OPTION)
- MICROWAVE

	746.7 SQ FT
	333.6 SQ FT
	109.1 FT
	5.0 FT
	9.3 FT
	21.5 SQ FT
	2.0
	3.0
	1.0
	1.0
	114.2 SQ FT
	1.0
	1.0
	1.0
	1.0
	1.0
	1.0
	1.0
	1.0
	1.0

AREA SCHEDULE - GROSS

LOWER LEVEL	1243 SF
MAIN LEVEL	1978 SF
UNLAB	3225 SF
Mech / Stor	710 SF
STORAGE	131 SF
GARAGE	1022 SF
NON UNLAB	1863 SF
UNFINISHED STORAGE	569 SF
UNFINISHED	569 SF
GROSS SQUARE FOOT	5853 SF

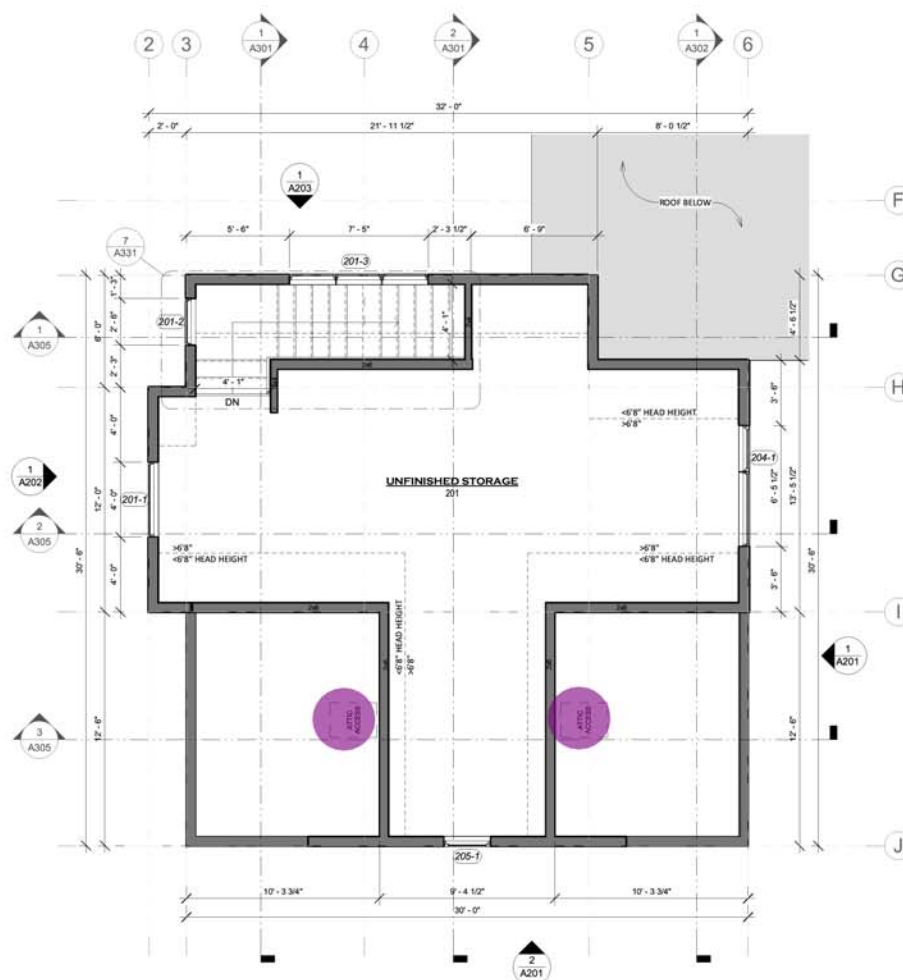
- FLOOR PLAN NOTES
1. ALL DIMENSIONS TO FACE OF STUD, CONCRETE, OR GRIDLINE
 2. ALL DIMENSIONS TO WINDOWS & EXTERIOR DOORS ARE TO ROUGH OPENING
 3. INTERIOR DOORS ROUGH OPENING TO BE LOCATED 4 1/2" FROM ADJACENT WALL UNLESS NOTED OTHERWISE
 4. PROVIDE RADON MITIGATION IN ACCORDANCE TO IRC
 5. ALL INTERIOR WALLS TO RECEIVE R-11 OR R-5 BATT INSULATION EXCEPT CLOSET WALLS
 6. WATER HEATERS TO BE STRAPPED TO WALL AT UPPER AND LOWER THIRDS OF VERTICAL DIMENSION
 7. ALL FLOOR FINISH TRANSITIONS TO FALL BELOW DOOR LEAF
 8. ALL FLOOR FINISH TRANSITIONS TO BE FLUSH
 9. RE: ADD FOR INTERIOR FINISHES

- FLOOR PLAN LEGEND
- ARCHITECTURAL WALL FINISH, RE: INTERIOR ELEVATIONS
 - CENTERLINE
 - DWELLING TO GARAGE SEPARATION, 5/8" TYPE X GWS RE.
 - WOOD FRAMED WALL, RE: STR
 - CONCRETE WALL, RE: STR
 - STONE, RE: ELEVATIONS & ASOT
 - WOOD COLUMN OR STUD PACK, RE: STR
 - OVERHEAD ELEMENT, RE: RCP

1 MAIN LEVEL PLAN
1/4" = 1'-0"

••• (1'10"x2'6") ATTIC ACCESS

2.0



AREA SCHEDULE - GROSS	
LOWER LEVEL	1245 SF
MAIN LEVEL	1978 SF
LIVABLE	3221 SF
MECH / STOR	710 SF
STORAGE	131 SF
GARAGE	1022 SF
NON LIVABLE	1863 SF
UNFINISHED STORAGE	569 SF
UNFINISHED	569 SF
GROSS SQUARE FOOT	5653 SF

FLOOR PLAN NOTES

- ALL DIMENSIONS TO FACE OF STUD, CONCRETE, OR GRIDLINE
- ALL DIMENSIONS TO WINDOWS & EXTERIOR DOORS ARE TO ROUGH OPENING
- INTERIOR DOORS ROUGH OPENING TO BE LOCATED 4 1/2" FROM ADJACENT WALL UNLESS NOTED OTHERWISE
- PROVIDE RADON MITIGATION IN ACCORDANCE TO IRC
- ALL INTERIOR WALLS TO RECEIVE R-11 OR R-15 BATT INSULATION EXCEPT CLOSET WALLS
- WATER HEATERS TO BE STRAPPED TO WALL AT UPPER AND LOWER THIRDS OF VERTICAL DIMENSION
- ALL FLOOR FINISH TRANSITIONS TO FALL BELOW DOOR LEAF
- ALL FLOOR FINISH TRANSITIONS TO BE FLUSH
- RE: ADD FOR INTERIOR FINISHES

FLOOR PLAN LEGEND

- ARCHITECTURAL WALL FINISH, RE: INTERIOR ELEVATIONS
- CENTERLINE
- DWELLING TO GARAGE SEPARATION, 5/8" TYPE X GWS REQ.
- WOOD FRAMED WALL, RE: STR
- CONCRETE WALL, RE: STR
- STONE, RE: ELEVATIONS & ASOT
- WOOD COLUMN OR STUD PACK, RE: STR
- OVERHEAD ELEMENT, RE: RCP

SUNSPPEAR FARMHOUSE
CUSHING LANE
MANHATTAN, MT



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A112
UPPER LEVEL PLAN





 C1 - (5/8") GWB

1,754.8 SQ FT 

CEILING MATERIALS LEGEND

- C1  5/8" GWB, PAINTED
RE: ID FOR PAINT COLOR & TEXTURE
- C2  3/4" ROUGH SAWN CEDAR PLYWOOD
FINISH: STAINED TO MATCH SIDING
TYPE: CEDAR

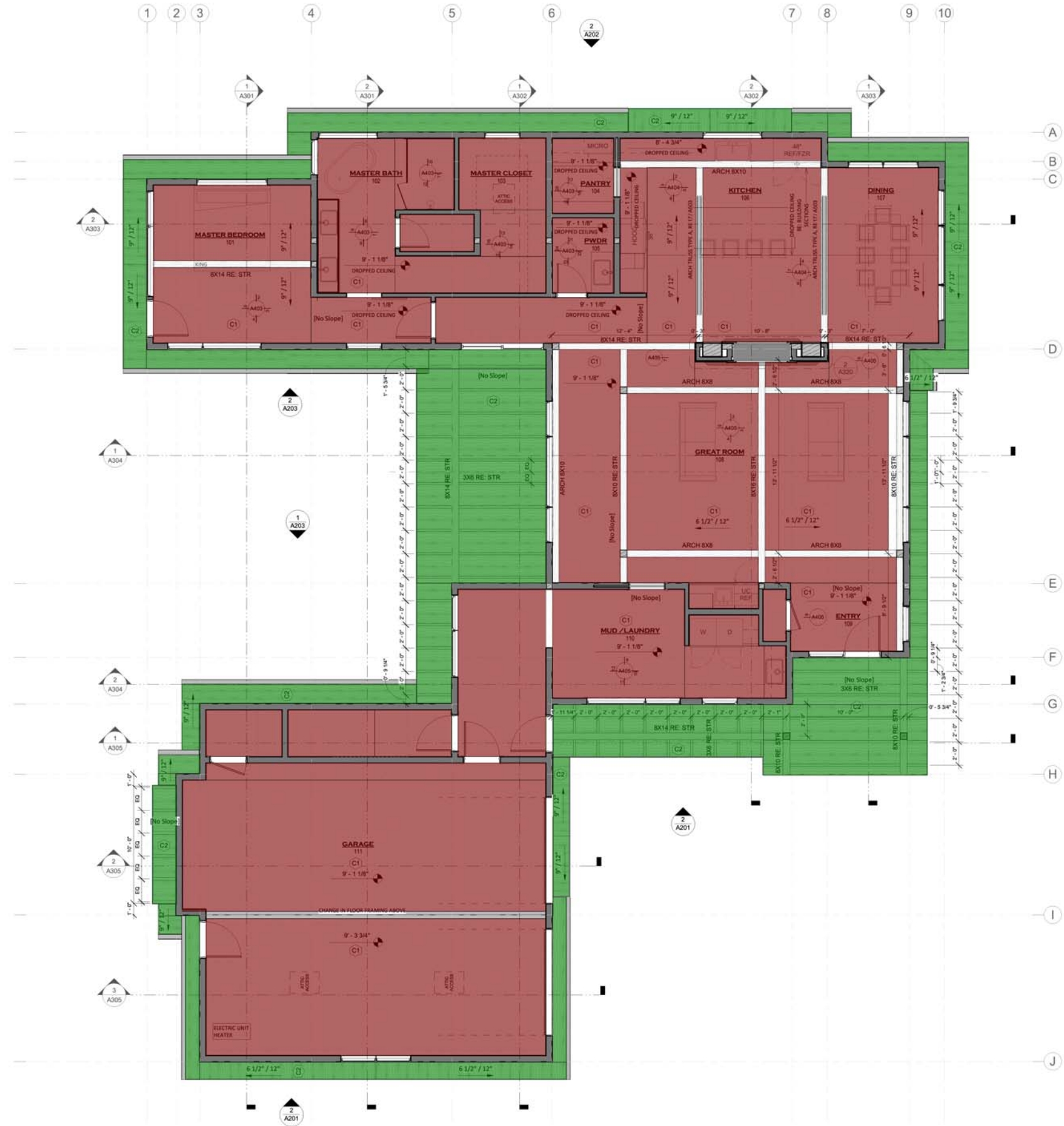
RCP NOTES

- BEAM TAGS:
ARCH BXB ARCHITECTURAL BEAM
BXS, BE: STR STRUCTURAL BEAM, RE: STR
1. ALL ELEVATIONS SHOWN FROM TOP OF CONCRETE OR SUB FLOOR TO BOTTOM OF CEILING FRAMING
 2. RE: STRUCTURAL FOR TRIMMER & COLUMN SIDING
 3. RE: BUILDING SECTIONS FOR PLATE HEIGHTS



1 LOWER LEVEL RCP
1/4" = 1'-0"







 C1 - (5/8") GWB
 C2 - SOFFIT

2,664.2 SQ FT
915.1 SQ FT

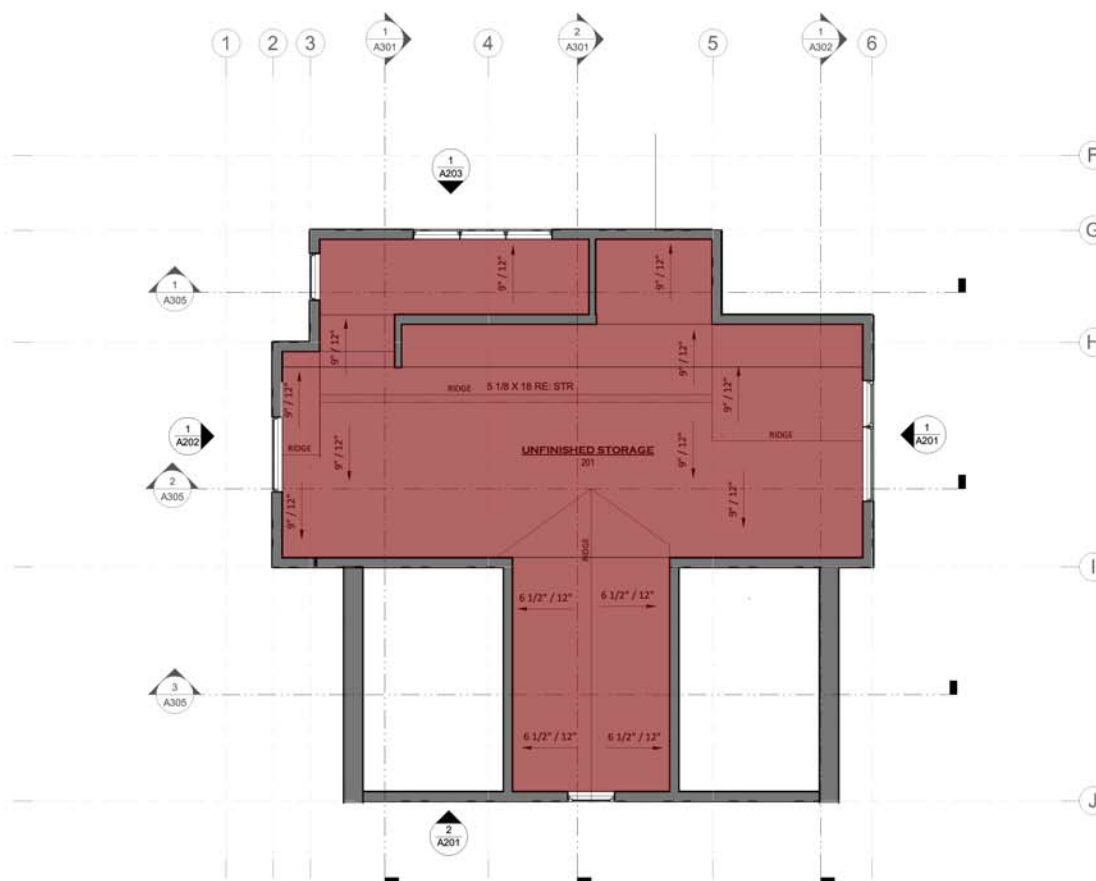
CEILING MATERIALS LEGEND


- C1  5/8" GWB, PAINTED
RE: ID FOR PAINT COLOR & TEXTURE
- C2  3/4" ROUGH SAWN CEDAR PLYWOOD
FINISH: STAINED TO MATCH SIDING
TYPE: CEDAR

RCP NOTES

- BEAM TAGS:
- ARCH BX# ARCHITECTURAL BEAM
 - BX#0, RE: STR STRUCTURAL BEAM, RE: STR
1. ALL ELEVATIONS SHOWN FROM TOP OF CONCRETE OR SUB FLOOR TO BOTTOM OF CEILING FRAMING
 2. RE: STRUCTURAL FOR TRIMMER & COLUMN SIDING
 3. RE: BUILDING SECTIONS FOR PLATE HEIGHTS





 C1 - (5/8") GWB

577.5 SQ FT 

① UPPER LEVEL RCP
1/4" = 1'-0"

CEILING MATERIALS LEGEND

C1		5/8" GWB, PAINTED RE: ID FOR PAINT COLOR & TEXTURE
C2		1/4" ROUGH SAWN CEDAR PLYWOOD FINISH: STAINED TO MATCH SIDING TYPE: CEDAR

RCP NOTES

- BEAM TAGS:
- | | |
|---------------|--------------------------|
| ARCH BXB | ARCHITECTURAL BEAM |
| BX10, RE: STR | STRUCTURAL BEAM, RE: STR |
- ALL ELEVATIONS SHOWN FROM TOP OF CONCRETE OR SUB FLOOR TO BOTTOM OF CEILING FRAMING
 - RE: STRUCTURAL FOR TIMBER & COLUMN SIZING
 - RE: BUILDING SECTIONS FOR PLATE HEIGHTS










1 EAST
1/4" = 1'-0"

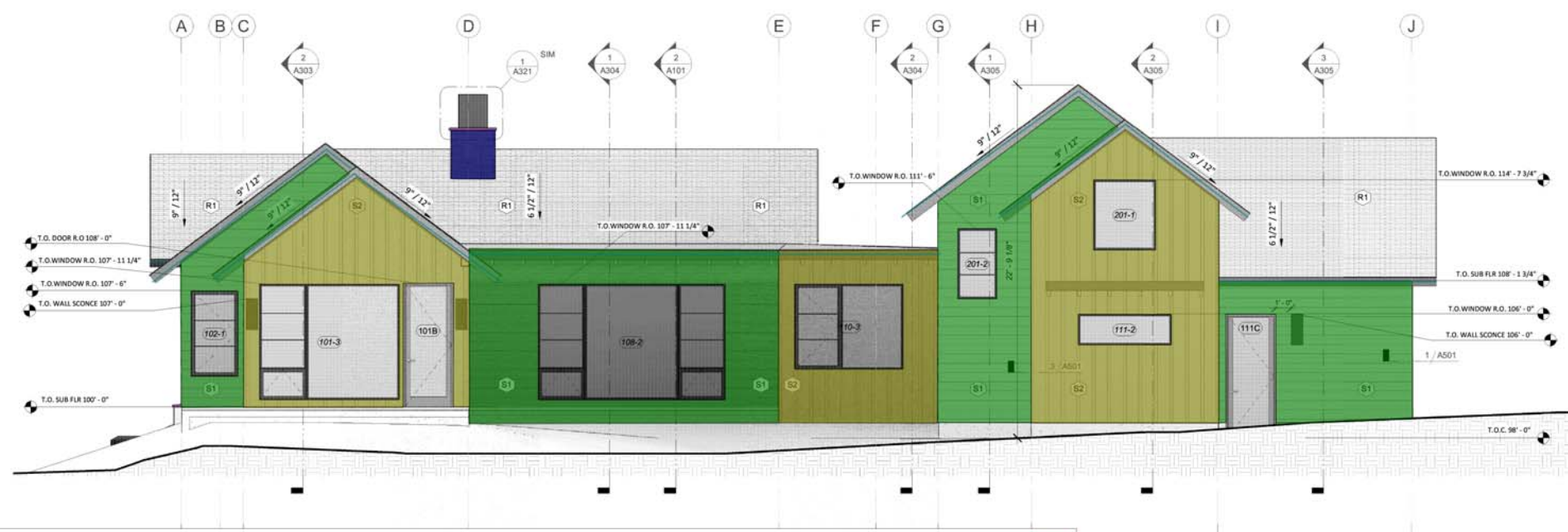
	S1 - SIDING	759.3 SQ FT
	S2 - SIDING	529.6 SQ FT
	S3 - SIDING	409.5 SQ FT
	STONE CAP	81.3 FT
	(1X8) FASCIA	232.4 FT
	(1X6) FASCIA	24.1 FT



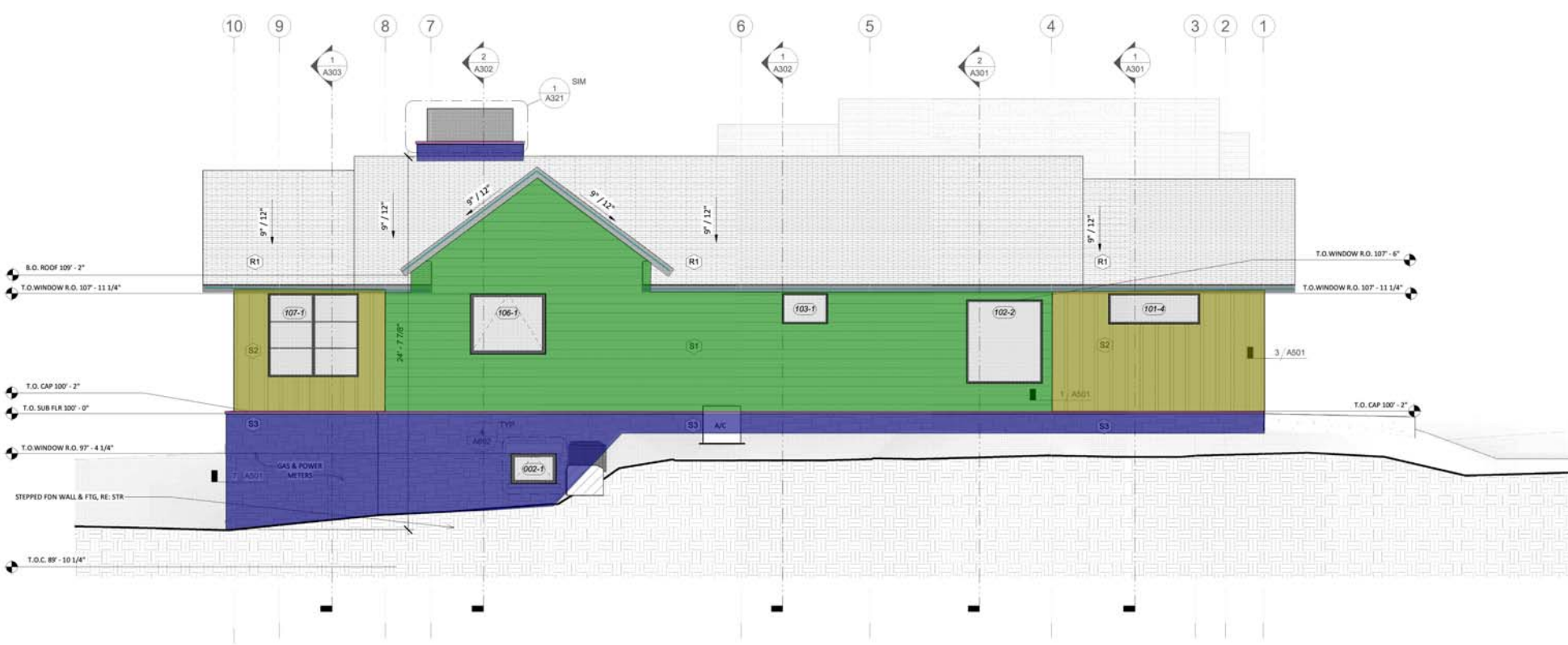
2 SOUTH
1/4" = 1'-0"

EXTERIOR MATERIALS LEGEND

ROOFING MATERIALS	
	ASPHALT SHINGLE COLOR: MIDSIGHT BLACK RE: 1/A132 MFR: MALARKY
	EPDM COLOR: BLACK RE: 2/A132
SIDING MATERIALS	
	1X8 HORIZONTAL WOOD SHIPLAP SIDING FINISH: RANCHWOOD YELLOWSTONE TYPE: CEDAR MFR: MONTANA TIMBER PRODUCTS RE: 1/A501
	BOARD & BATT FINISH: RANCHWOOD YELLOWSTONE TYPE: CEDAR MFR: MONTANA TIMBER PRODUCTS RE: 3/A501
	6" STONE TYPE: MONTANA MOSS ROCK SUPPLIER: QUARRY WORKS RE: 7/A501



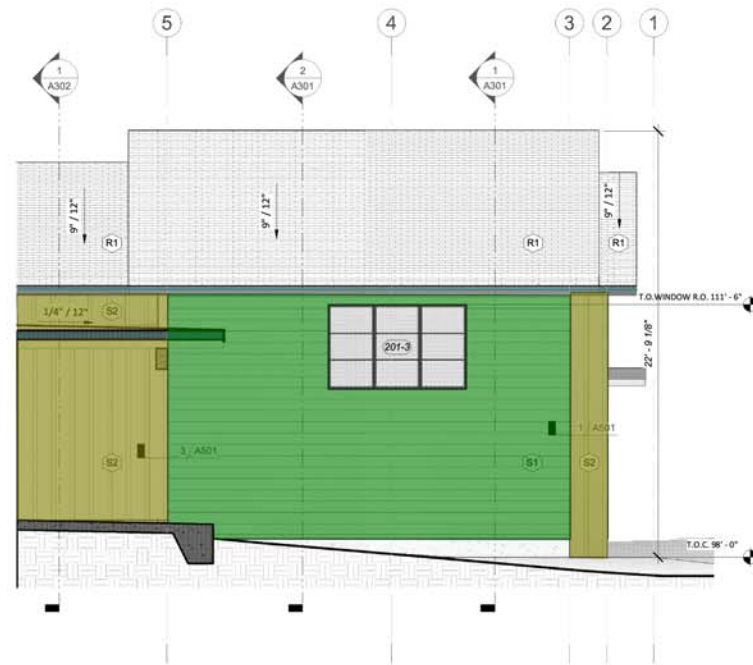
S1 - SIDING	743.9 SQ FT
S2 - SIDING	481.1 SQ FT
S3 - SIDING	230.7 SQ FT
STONE CAP	79.6 FT
(1X8) FASCIA	202.6 FT



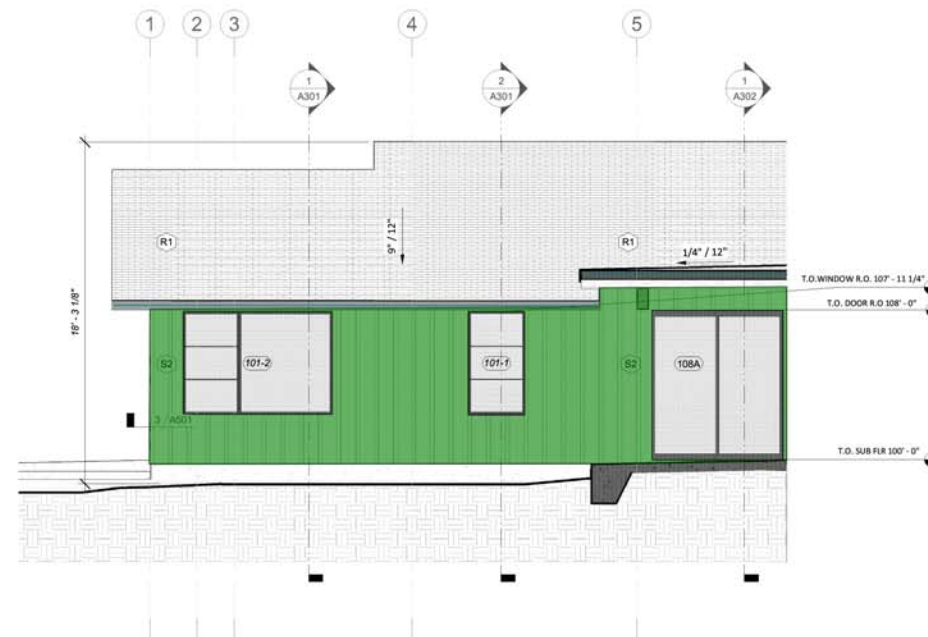
2 NORTH
1/4" = 1'-0"

EXTERIOR MATERIALS LEGEND

ROOFING MATERIALS	
R1	ASPHALT SHINGLE COLOR: MIDSIGHT BLACK RE: 1/A132 MFR: MALARKY
R2	EPDM COLOR: BLACK RE: 2/A132
SIDING MATERIALS	
S1	1X8 HORIZONTAL WOOD SHIPLAP SIDING FINISH: RANCHWOOD YELLOWSTONE TYPE: CEDAR MFR: MONTANA TIMBER PRODUCTS RE: 1/A501
S2	BOARD & BATT FINISH: RANCHWOOD YELLOWSTONE TYPE: CEDAR MFR: MONTANA TIMBER PRODUCTS RE: 3/A501
S3	6" STONE TYPE: MONTANA MOSS ROCK SUPPLIER: QUARRY WORKS RE: 7/A501



1 NORTH ELEVATION - GARAGE
1/4" = 1'-0"



2 SOUTH ELEVATION - MASTER WING
1/4" = 1'-0"

-  S2 - SIDING
-  S1 - SIDING
-  (1X8) FASCIA

122.9 SQ FT 

424.9 SQ FT 

81.1 FT 

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SUNSPEAR FARMHOUSE
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


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A203
ELEVATIONS - HIDDEN

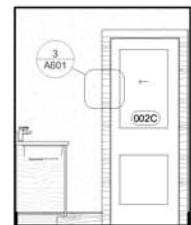


EXTERIOR MATERIALS LEGEND

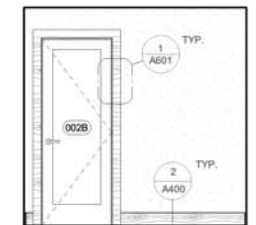
ROOFING MATERIALS	
	ASPHALT SHINGLE COLOR: MIDSIGHT BLACK RE: 1/A132 MFR: MALARKY
	EPDM COLOR: BLACK RE: 2/A132
SIDING MATERIALS	
	1X8 HORIZONTAL WOOD SHIPLAP SIDING FINISH: RANCHWOOD YELLOWSTONE TYPE: CEDAR MFR: MONTANA TIMBER PRODUCTS RE: 1/A501
	BOARD & BATT FINISH: RANCHWOOD YELLOWSTONE TYPE: CEDAR MFR: MONTANA TIMBER PRODUCTS RE: 3/A501
	6" STONE TYPE: MONTANA MOSS ROCK SUPPLIER: QUARRY WORKS RE: 7/A501



1 LOWER LEVEL PLAN
1/4" = 1'-0"



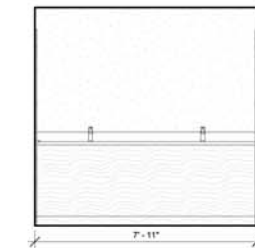
2 002 BATH NORTH
3/8" = 1'-0"



3 002 BATH EAST
3/8" = 1'-0"



4 002 BATH SOUTH
3/8" = 1'-0"



5 002 BATH WEST
3/8" = 1'-0"



6 002 SHOWER NORTH
3/8" = 1'-0"



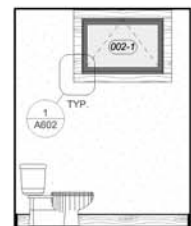
7 002 SHOWER EAST
3/8" = 1'-0"



8 002 SHOWER SOUTH
3/8" = 1'-0"



9 002 SHOWER WEST
3/8" = 1'-0"



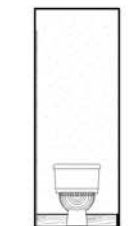
10 002 WC NORTH
3/8" = 1'-0"



11 002 WC EAST
3/8" = 1'-0"



12 002 WC SOUTH
3/8" = 1'-0"



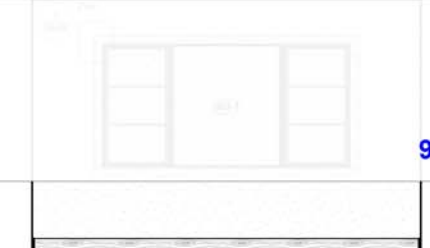
13 002 WC WEST
3/8" = 1'-0"

- SEALED CONCRETE
- CERAMIC TILE
- (6") WD BASE
- CARPET

95.8 SQ FT
90.6 SQ FT
300.8 FT
977.1 SQ FT



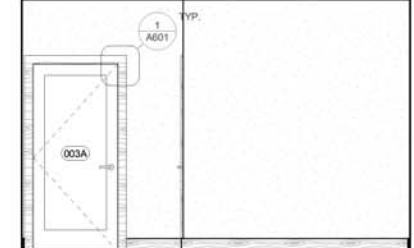
14 003 BEDROOM NORTH
3/8" = 1'-0"



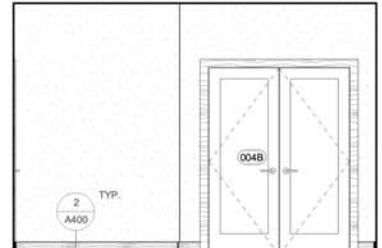
15 003 BEDROOM EAST
3/8" = 1'-0"



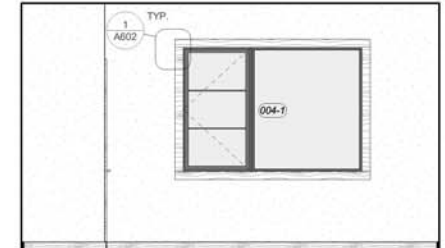
16 003 BEDROOM SOUTH
3/8" = 1'-0"



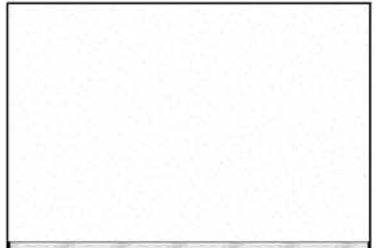
17 003 BEDROOM WEST
3/8" = 1'-0"



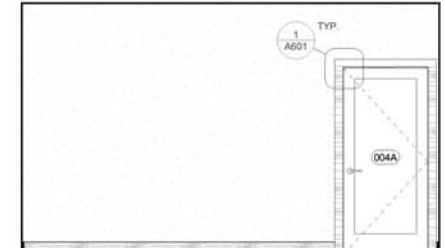
18 004 BEDROOM NORTH
3/8" = 1'-0"



19 004 BEDROOM EAST
3/8" = 1'-0"



20 004 BEDROOM SOUTH
3/8" = 1'-0"



21 004 BEDROOM WEST
3/8" = 1'-0"

- INTERIOR ELEVATION NOTES**
1. RE: RCP FOR CEILING HEIGHT, FINISH & BEAM SIZING
 2. RE: ELECTRICAL PLANS FOR SCONCE LOCATIONS
 3. RE: A601 & A602 FOR INTERIOR DOOR & WINDOW TRIM DETAILS
 4. RE: A400 FOR WALL & FLOOR FINISH
 5. ALL DIMENSIONS ON INTERIOR ELEVATIONS ARE TAKEN FROM FINISH FACE
 6. CABINETRY IS SHOWN AS GRAPHIC REPRESENTATION ONLY, RE: ID FOR FINAL CABINET DESIGN
 7. RE: ID FOR WINDOW COVERINGS

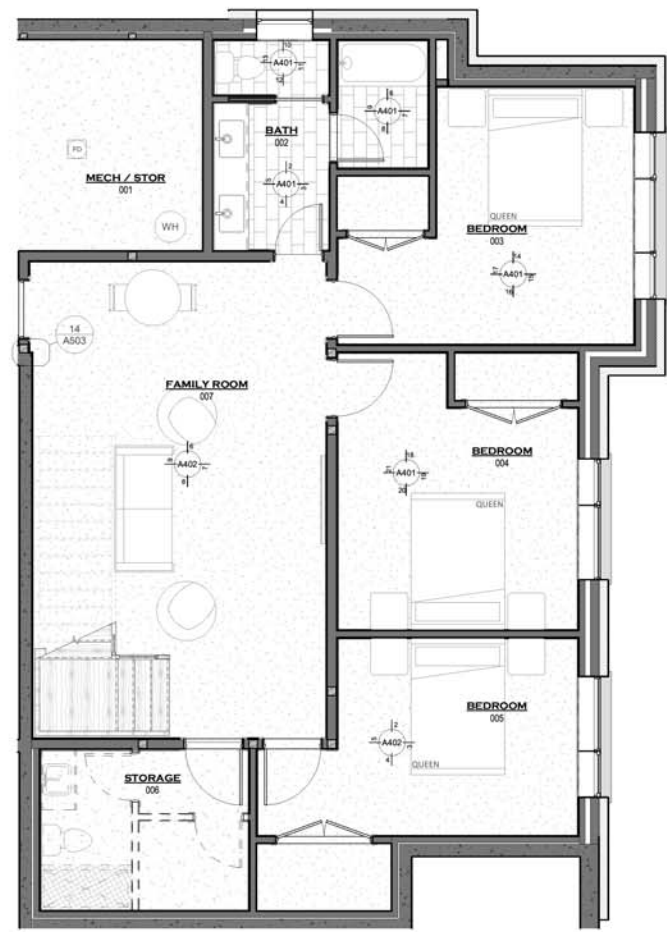


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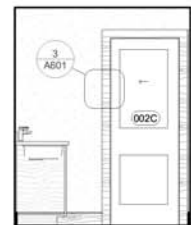
PROJECT: 22-08
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A401
INTERIOR ELEVATIONS

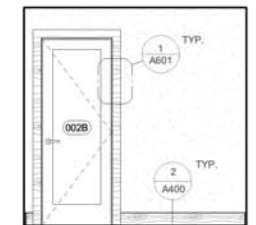




1 LOWER LEVEL PLAN
1/4" = 1'-0"



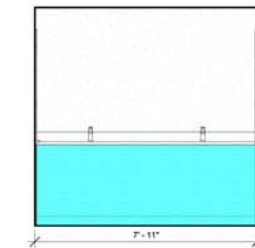
2 002 BATH NORTH
3/8" = 1'-0"



3 002 BATH EAST
3/8" = 1'-0"



4 002 BATH SOUTH
3/8" = 1'-0"



5 002 BATH WEST
3/8" = 1'-0"



6 002 SHOWER NORTH
3/8" = 1'-0"



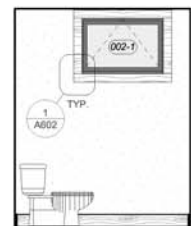
7 002 SHOWER EAST
3/8" = 1'-0"



8 002 SHOWER SOUTH
3/8" = 1'-0"



9 002 SHOWER WEST
3/8" = 1'-0"



10 002 WC NORTH
3/8" = 1'-0"



11 002 WC EAST
3/8" = 1'-0"



12 002 WC SOUTH
3/8" = 1'-0"



13 002 WC WEST
3/8" = 1'-0"

CERAMIC WALL TILE
 VANITY BASE CABINET

57.0 SQ FT
22.6 SQ FT



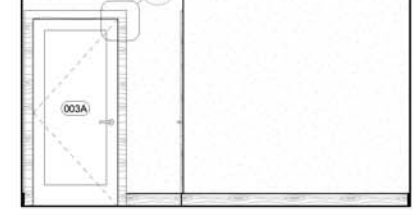
14 003 BEDROOM NORTH
3/8" = 1'-0"



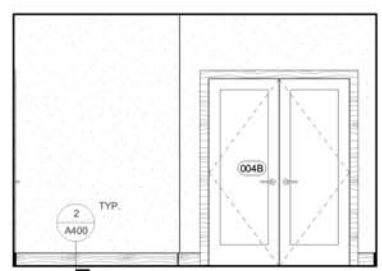
15 003 BEDROOM EAST
3/8" = 1'-0"



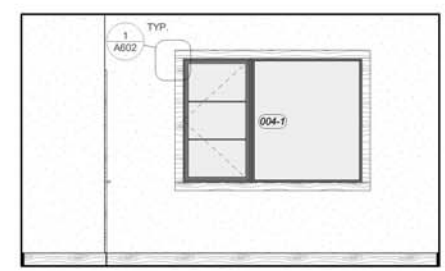
16 003 BEDROOM SOUTH
3/8" = 1'-0"



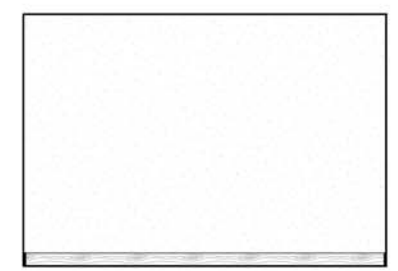
17 003 BEDROOM WEST
3/8" = 1'-0"



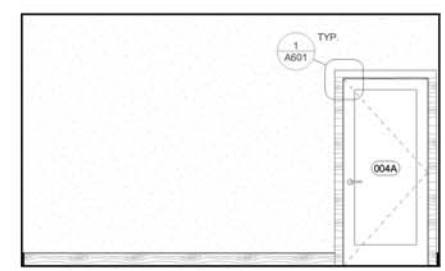
18 004 BEDROOM NORTH
3/8" = 1'-0"



19 004 BEDROOM EAST
3/8" = 1'-0"



20 004 BEDROOM SOUTH
3/8" = 1'-0"



21 004 BEDROOM WEST
3/8" = 1'-0"

- INTERIOR ELEVATION NOTES**
- RE: RCP FOR CEILING HEIGHT, FINISH & BEAM SIZING
 - RE: ELECTRICAL PLANS FOR SCONCE LOCATIONS
 - RE: A601 & A602 FOR INTERIOR DOOR & WINDOW TRIM DETAILS
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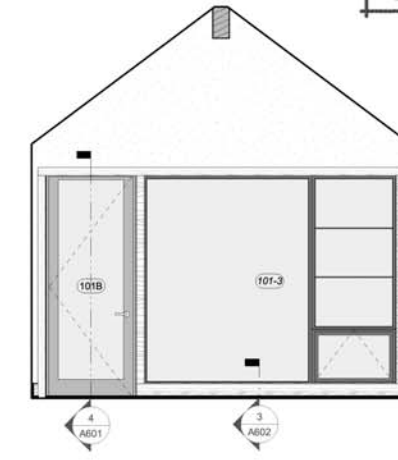
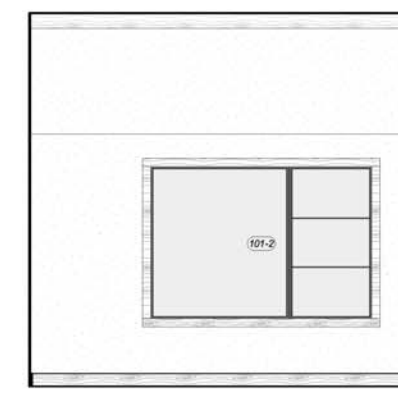
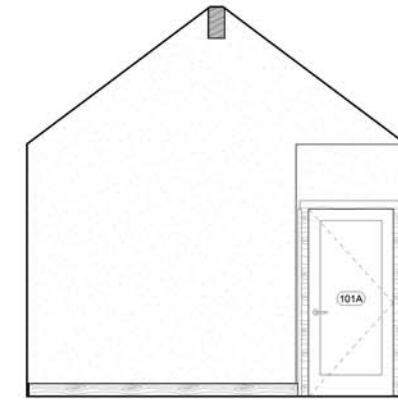
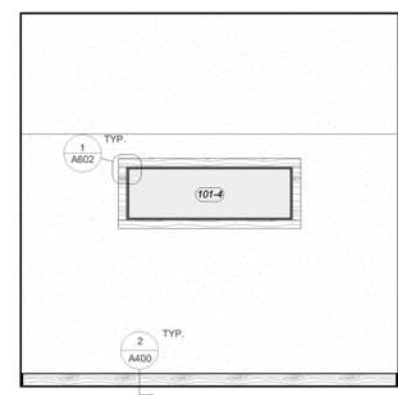
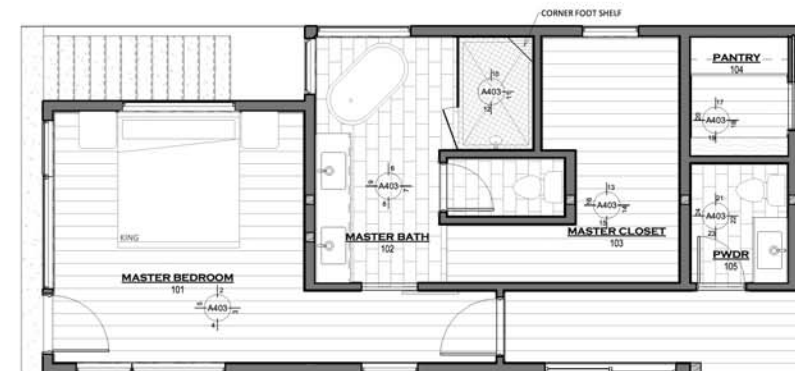


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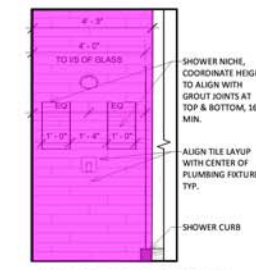
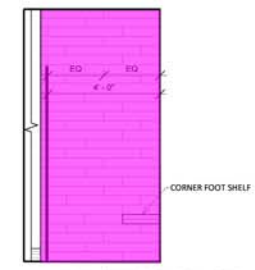
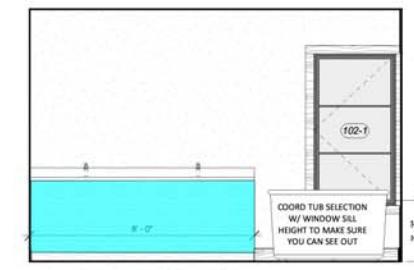
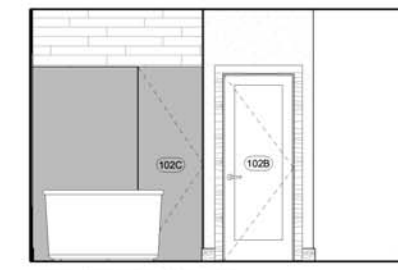
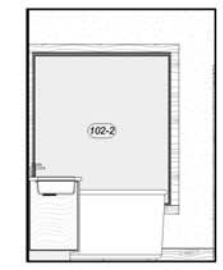
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A401
INTERIOR ELEVATIONS





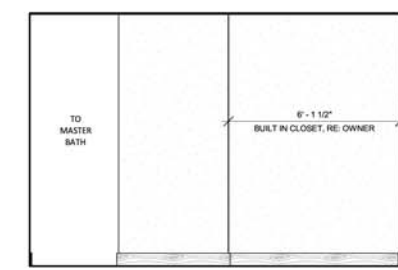
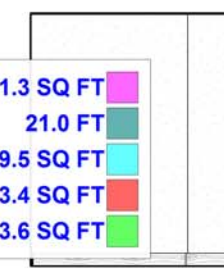
1 MASTER SUITE 1/4" = 1'-0"
2 101 MASTER BEDROOM NORTH 3/8" = 1'-0"
3 101 MASTER BEDROOM EAST 3/8" = 1'-0"
4 101 MASTER BEDROOM SOUTH 3/8" = 1'-0"
5 101 MASTER BEDROOM WEST 3/8" = 1'-0"



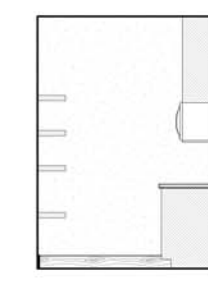
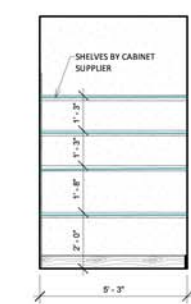
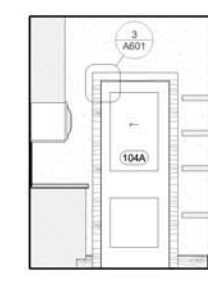
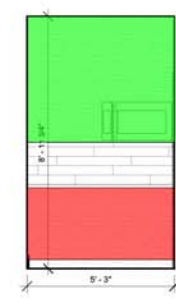
6 102 MASTER BATHROOM NORTH 3/8" = 1'-0"
7 102 MASTER BATHROOM EAST 3/8" = 1'-0"
8 102 MASTER BATHROOM SOUTH 3/8" = 1'-0"
9 102 MASTER BATHROOM WEST 3/8" = 1'-0"
10 102 MASTER SHOWER NORTH 3/8" = 1'-0"
11 102 MASTER SHOWER EAST 3/8" = 1'-0"
12 102 MASTER SHOWER SOUTH 3/8" = 1'-0"

- CERAMIC WALL TILE
- (1'D) PANTRY SHELVES
- VANITY BASE CABINET
- PANTRY BASE CABINET
- PANTRY WALL CABINET

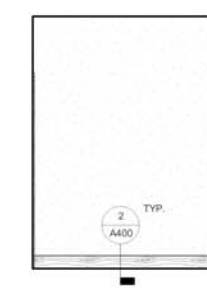
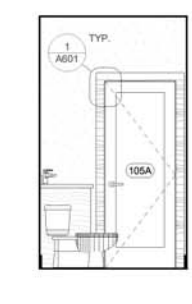
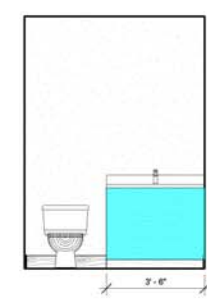
- 131.3 SQ FT
- 21.0 FT
- 29.5 SQ FT
- 13.4 SQ FT
- 23.6 SQ FT



13 103 MASTER CLOSET NORTH 3/8" = 1'-0"
14 103 MASTER CLOSET EAST 3/8" = 1'-0"
15 103 MASTER CLOSET SOUTH 3/8" = 1'-0"
16 103 MASTER CLOSET WEST 3/8" = 1'-0"



17 104 PANTRY NORTH 3/8" = 1'-0"
18 104 PANTRY EAST 3/8" = 1'-0"
19 104 PANTRY SOUTH 3/8" = 1'-0"
20 104 PANTRY WEST 3/8" = 1'-0"



21 105 PWDR NORTH 3/8" = 1'-0"
22 105 PWDR EAST 3/8" = 1'-0"
23 105 PWDR SOUTH 3/8" = 1'-0"
24 105 PWDR WEST 3/8" = 1'-0"

INTERIOR ELEVATION NOTES

1. RE: RCP FOR CEILING HEIGHT, FINISH & BEAM SIZING
2. RE: ELECTRICAL PLANS FOR SCONCE LOCATIONS
3. RE: A601 & A602 FOR INTERIOR DOOR & WINDOW TRIM DETAILS
4. RE: A400 FOR WALL & FLOOR FINISH
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7. RE: ID FOR WINDOW COVERINGS

SUNSPEAR FARMHOUSE
CUSHING LANE
MANHATTAN, MT

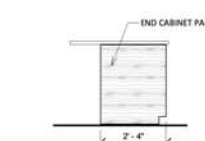
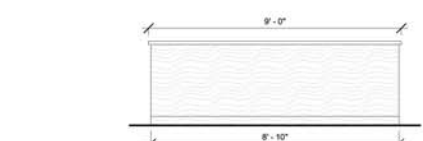
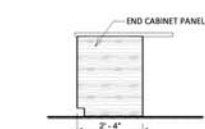
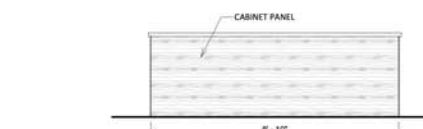
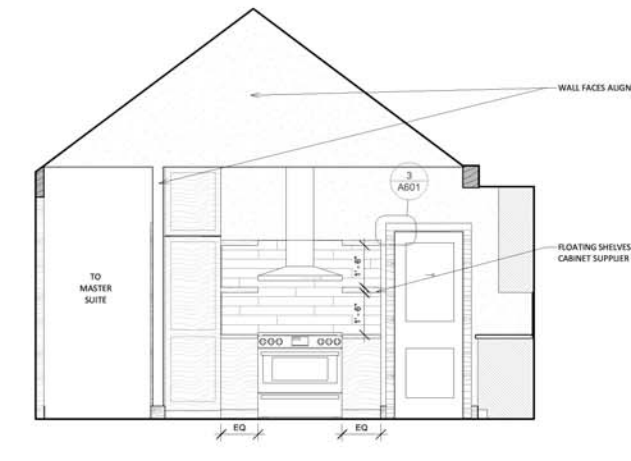
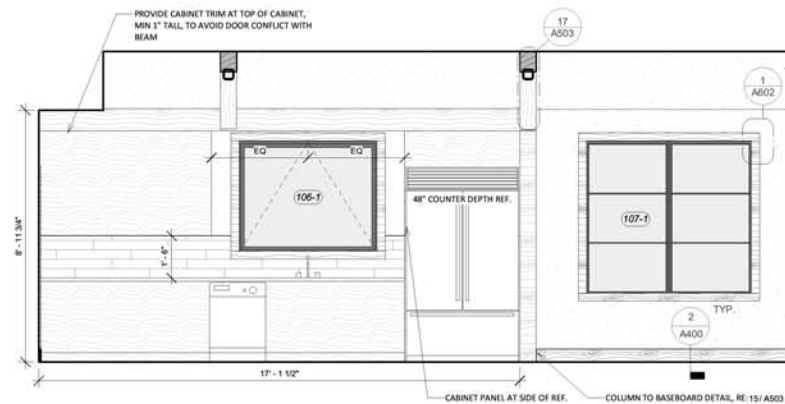


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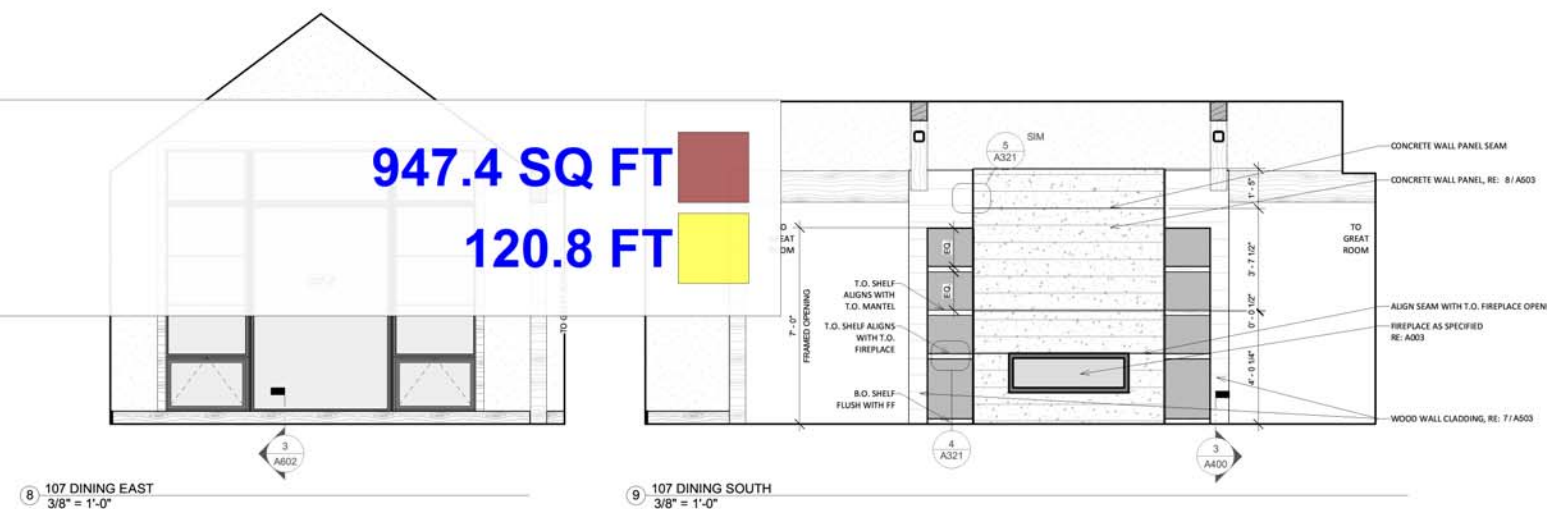
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A403
INTERIOR ELEVATIONS





(3/4") WD FLOOR
 (6") WD BASE



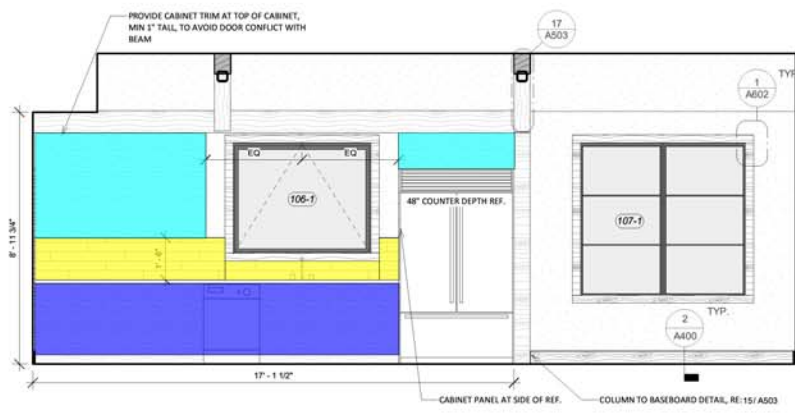
947.4 SQ FT
120.8 FT

INTERIOR ELEVATION NOTES

- RE: RCP FOR CEILING HEIGHT, FINISH & BEAM SIZING
- RE: ELECTRICAL PLANS FOR SCONCE LOCATIONS
- RE: ID FOR SCONCE HEIGHTS
- RE: A401 & A402 FOR INTERIOR DOOR & WINDOW TRIM DETAILS
- RE: A400 FOR WALL & FLOOR FINISH
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- CABINETRY IS SHOWN AS GRAPHIC REPRESENTATION ONLY, RE: ID FOR FINAL CABINET DESIGN
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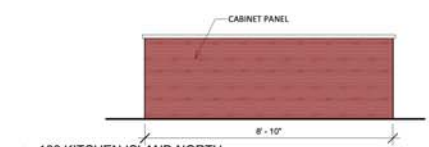
1 MAIN LEVEL
1/4" = 1'-0"



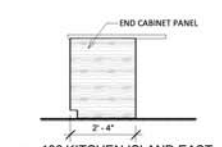
2 106 KITCHEN NORTH
3/8" = 1'-0"



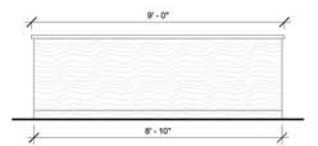
3 106 KITCHEN WEST
3/8" = 1'-0"



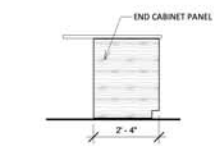
4 106 KITCHEN ISLAND NORTH
3/8" = 1'-0"



5 106 KITCHEN ISLAND EAST
3/8" = 1'-0"



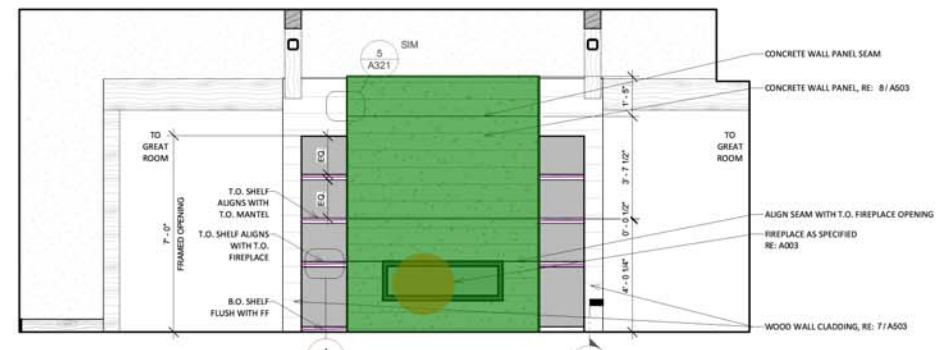
6 106 KITCHEN ISLAND SOUTH
3/8" = 1'-0"



7 106 KITCHEN ISLAND WEST
3/8" = 1'-0"



8 107 DINING EAST
3/8" = 1'-0"

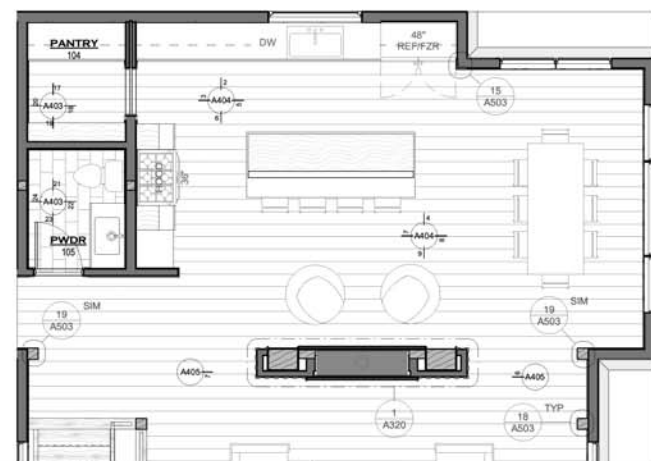


9 107 DINING SOUTH
3/8" = 1'-0"

- KITCHEN BACKSPLASH
- BASE CABINET
- WALL CABINET
- ISLAND BASE CABINET
- CONCRETE WALL PANEL
- FIREPLACE
- (1'2"D) WALL SHELVES

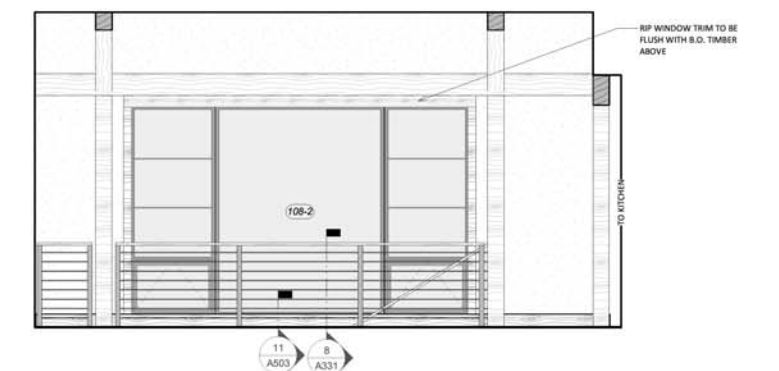
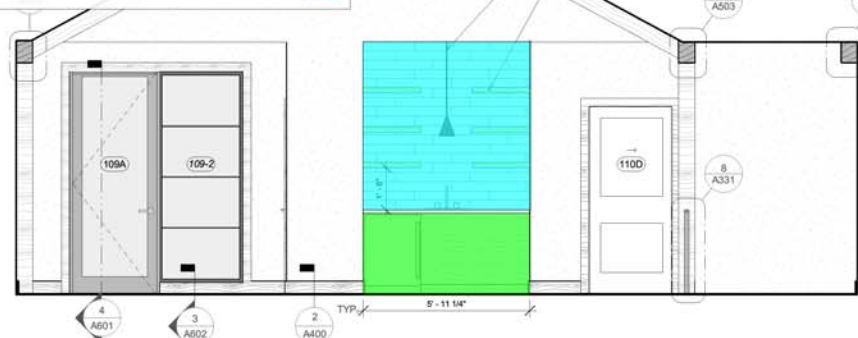
	34.3 SQ FT
	47.6 SQ FT
	28.1 SQ FT
	25.4 SQ FT
	63.0 SQ FT
	1.0
	11.4 FT

- INTERIOR ELEVATION NOTES**
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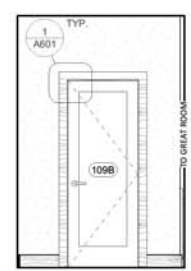
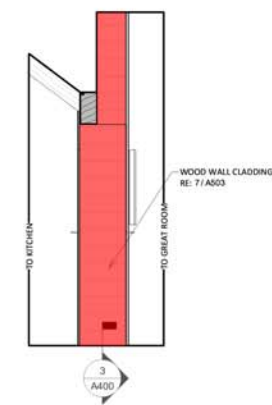
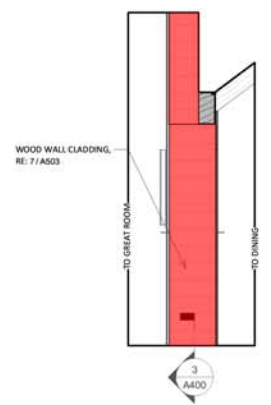
- CONCRETE WALL PANEL
- WOOD WALL CLADDING
- GREAT ROOM BASE CABINET
- (14"D) SHELVES
- LAUNDRY BASE CABINET
- GREAT ROOM WALL CABINET
- GREAT ROOM WALL TILE

	82.6 SQ FT
	101.5 SQ FT
	17.1 SQ FT
	12.4 FT
	33.1 SQ FT
	43.8 SQ FT
	35.8 SQ FT



4 108 GREAT ROOM SOUTH
3/8" = 1'-0"

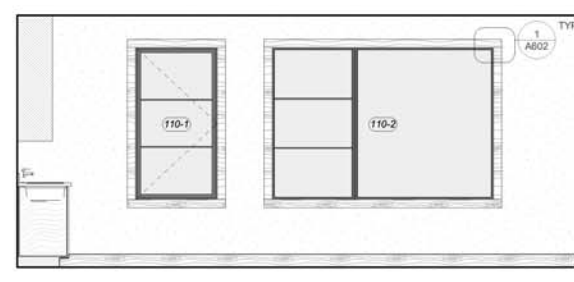
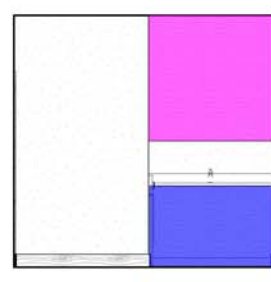
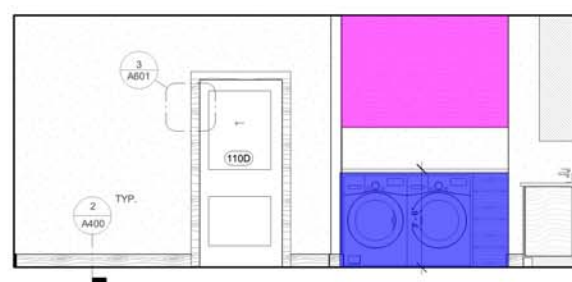
5 108 GREAT ROOM WEST
3/8" = 1'-0"



6 FIREPLACE EAST
3/8" = 1'-0"

7 FIREPLACE WEST
3/8" = 1'-0"

8 109 ENTRY WEST
3/8" = 1'-0"



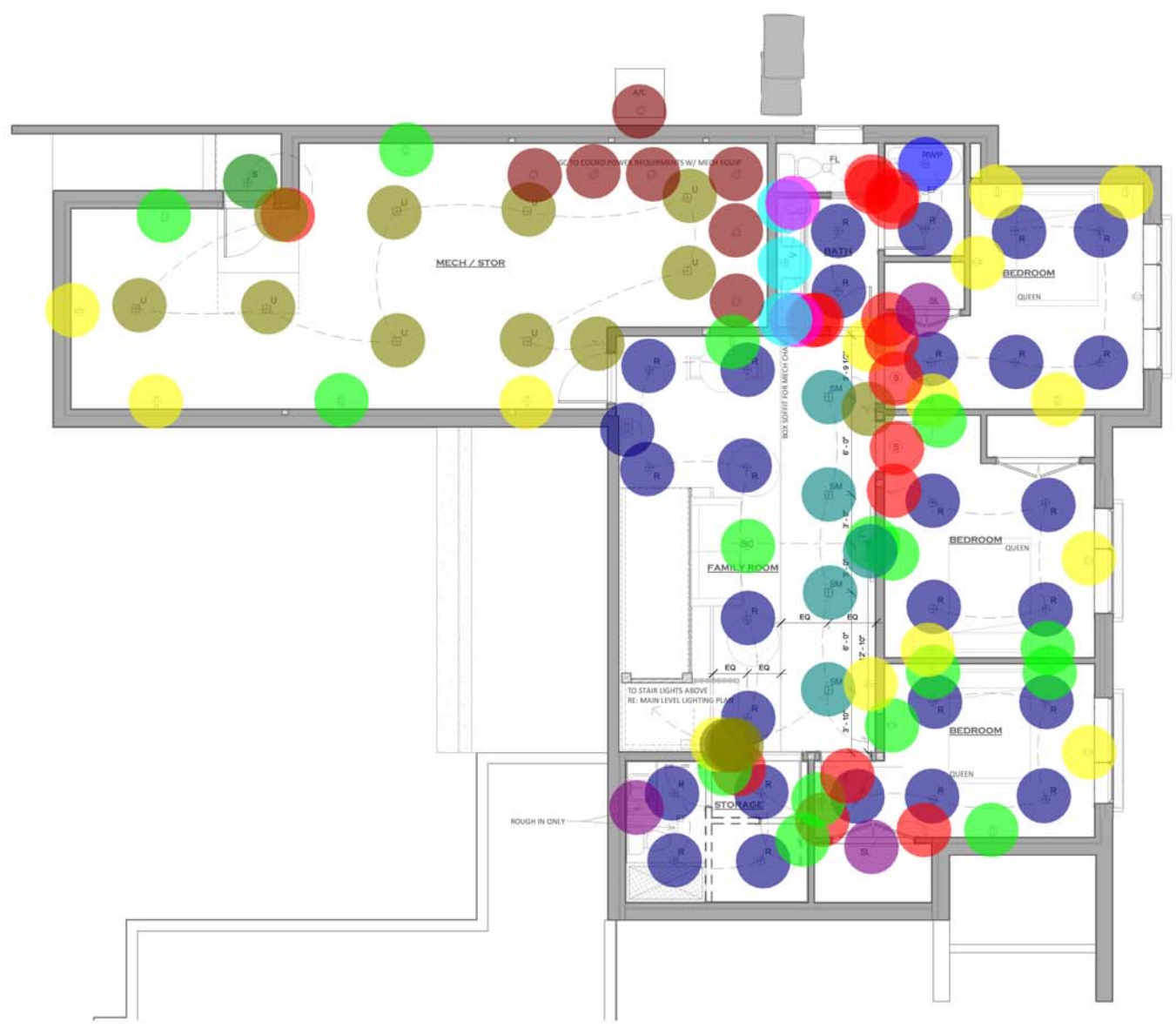
9 110 MUD/LAUNDRY NORTH
3/8" = 1'-0"

10 110 MUD/LAUNDRY EAST
3/8" = 1'-0"

11 110 MUD/LAUNDRY SOUTH
3/8" = 1'-0"

12 110 MUD/LAUNDRY WEST
3/8" = 1'-0"

- INTERIOR ELEVATION NOTES**
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 - RE: ELECTRICAL PLANS FOR SCONCE LOCATIONS
 - RE: ID FOR SCONCE HEIGHTS
 - RE: A401 & A402 FOR INTERIOR DOOR & WINDOW TRIM DETAILS
 - RE: A400 FOR WALL & FLOOR FINISH
 - ALL DIMENSIONS ON INTERIOR ELEVATIONS ARE TAKEN FROM FINISH FACE
 - CABINETRY IS SHOWN AS GRAPHIC REPRESENTATION ONLY, RE: ID FOR FINAL CABINET DESIGN
 - RE: ID FOR WINDOW COVERINGS



- U - LED
- R - LED
- P - VANITY WALL SCONCE
- SM - LED
- SINGLE POLE SWITCH
- DUPLEX RECEPTACLE
- SIMPLEX RECEPTACLE
- RWP - LED
- GFI DUPLEX RECEPTACLE
- V - LED
- CEILING MTD RECEPTACLE
- S - EXTERIOR WALL SCONCE
- THREE POLE SWITCH
- FLOOR BOX DUPLEX RECEPTACLE
- SL - LED
- TV OUTLET
- SMOKE DETECTOR
- COMBINATION SMOKE/CARBONMONOXIDE DETECTOR

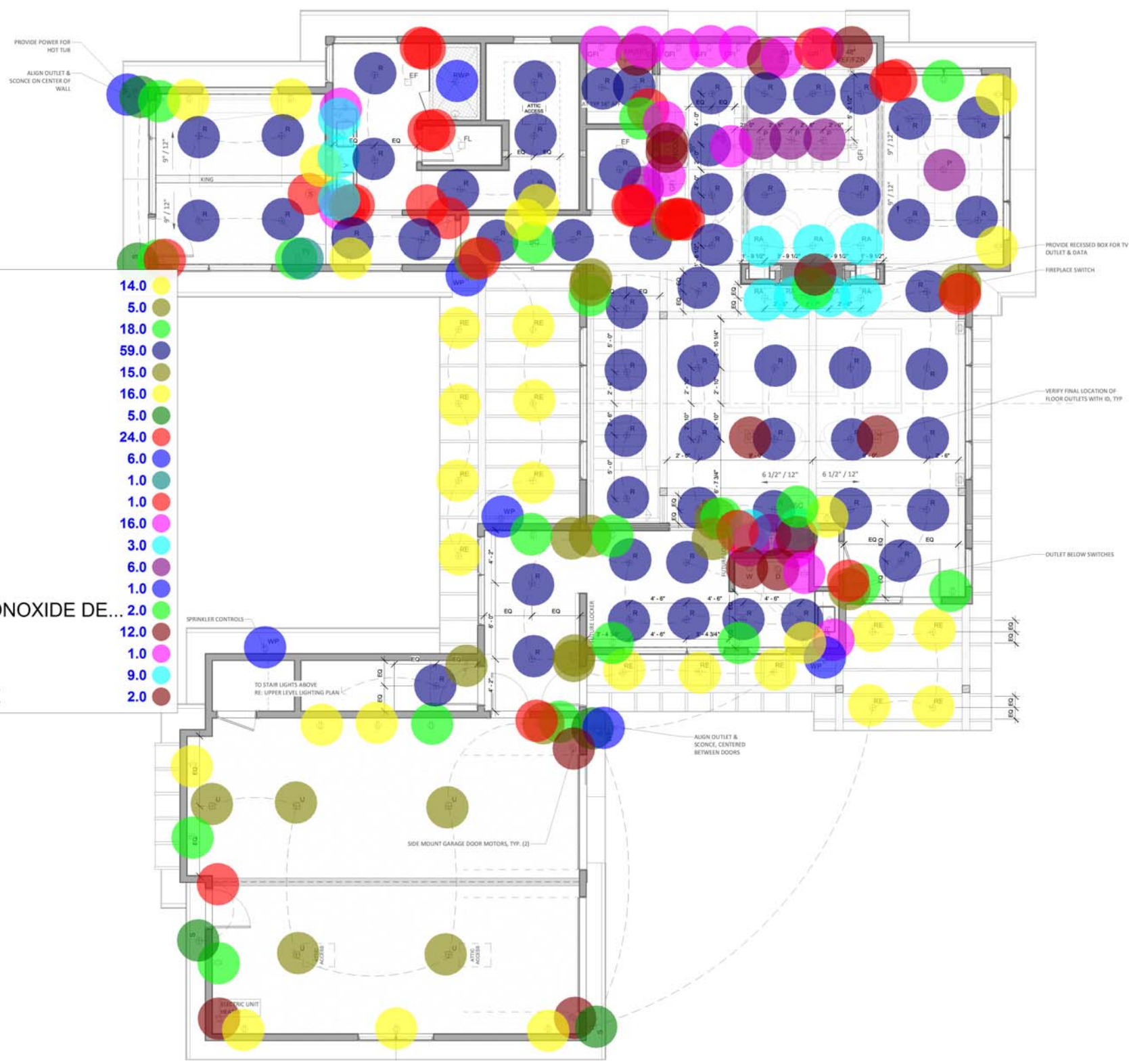
- 8.0
- 27.0
- 1.0
- 4.0
- 13.0
- 15.0
- 14.0
- 1.0
- 2.0
- 3.0
- 7.0
- 1.0
- 6.0
- 1.0
- 2.0
- 1.0
- 3.0
- 1.0

ELECTRICAL LEGEND

S	SWITCH	WHITE, DECORA STYLE
S _{3W}	SWITCH, THREE WAY	WHITE, DECORA STYLE
S _D	SWITCH, DIMMER	WHITE, DECORA STYLE
RE	RECESSED CAN, EXTERIOR	4" ROUND, BLACK TRIM
R	RECESSED CAN	4" ROUND, WHITE TRIM
RWP	RECESSED CAN, WATERPROOF	4" ROUND, WHITE TRIM
RA	RECESSED CAN, DIRECTIONAL	4" ROUND, WHITE TRIM
S	EXTERIOR WALL SCONCE	DARK SKY COMPLIANT
V	VANITY	RE: ID
M	WALL MOUNTED LIGHTED MIRROR	RE: ID, SWITCH AT FIXTURE
EF	EXHAUST FAN	WHITE, PROVIDE TIMER SWITCH
FL	EXHAUST FAN LIGHT COMBO	WHITE, PROVIDE TIMER SWITCH
SM	SURFACE MOUNT	RE: ID
P	PENDANT	RE: ID
SL	STRIP LIGHT	WHITE
U	UTILITY	WHITE
NL	NIGHT LIGHT	WHITE
FL	FAN LIGHT COMBO	RE: ID
GFI	GFCI OUTLET	WHITE
WP	WATERPROOF & GFCI OUTLET	BLACK
OUTLET	OUTLET	WHITE
OUTLET FOR EQUIP.	OUTLET FOR EQUIP., COORD WITH EQUIP SPECS	WHITE
FLOOR OUTLET	FLOOR OUTLET, FULLY RECESSED VERIFY FINAL LOCATION WITH ID	RE: ID
TV	TV LOCATION, PROVIDE REQUIRED DATA & POWER	WHITE
USBC	USBC OUTLET	WHITE
S	SMOKE ALARM	WHITE
SC	SMOKE & CARBON MONOXIDE ALARM	WHITE

ELECTRICAL NOTES

1. RE: E100 FOR SPECIFICATIONS
2. SMOKE & CO ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS
3. AFCI PROTECTION SHALL BE PROVIDED FOR ALL 120 VOLT, SINGLE PHASE 15 AND 20 AMP BRANCH CIRCUITS SUPPLYING OUTLETS OR DEVICES INSTALLED IN DWELLING UNIT KITCHENS, FAMILY ROOMS, DINING ROOMS, BEDROOMS, CLOSETS, HALLWAYS, LAUNDRY ROOMS, OR SIMILAR ROOMS OR AREAS. TAMPER RESISTANT (TR) RECEPTABLES SHALL BE PROVIDED FOR ALL LOCATIONS DESCRIBED IN 210.52 & 500.13 NEC PER ARTICLE 406.12 NEC
4. COORD POWER OUTLETS FOR EQUIPMENT W/ EQUIP SPECS
5. VERIFY ALL FINISHES WITH OWNER & ID
6. COORD LENGTH OF ALL STRIP LIGHTS (SL) WITH CABINERY
7. GARBAGE DISPOSAL AT KITCHEN



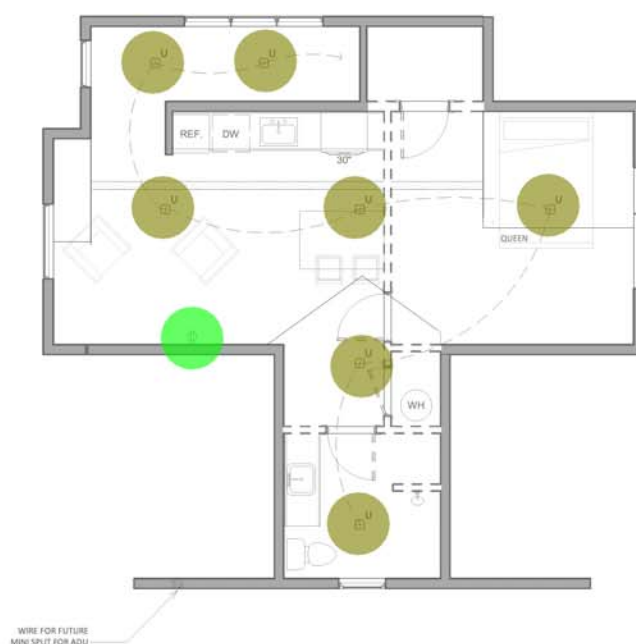
- RE - LED 14.0
- U - LED 5.0
- DUPLEX RECEPTACLE 18.0
- R - LED 59.0
- THREE POLE SWITCH 15.0
- SIMPLEX RECEPTACLE 16.0
- S - EXTERIOR WALL SCENCE 5.0
- SINGLE POLE SWITCH 24.0
- DUPLEX RECEPTACLE, WP 6.0
- TV OUTLET 1.0
- SMOKE DETECTOR 1.0
- GFI DUPLEX RECEPTACLE 16.0
- V - LED 3.0
- P - VANITY WALL SCENCE 6.0
- RWP - LED 1.0
- COMBINATION SMOKE/CARBONMONOXIDE DE... 2.0
- CEILING MTD RECEPTACLE 12.0
- SM - LED 1.0
- RA - LED 9.0
- FLOOR BOX DUPLEX RECEPTACLE 2.0

ELECTRICAL LEGEND		
SW	SWITCH	WHITE, DECORA STYLE
SW3	SWITCH, THREE WAY	WHITE, DECORA STYLE
SWD	SWITCH, DIMMER	WHITE, DECORA STYLE
RE	RECESSED CAN, EXTERIOR	4" ROUND, BLACK TRIM
R	RECESSED CAN	4" ROUND, WHITE TRIM
REWP	RECESSED CAN, WATERPROOF	4" ROUND, WHITE TRIM
RA	RECESSED CAN, DIRECTIONAL	4" ROUND, WHITE TRIM
S	EXTERIOR WALL SCENCE	DARK SKY COMPLIANT
V	VANITY	RE: ID
M	WALL MOUNTED LIGHTED MIRROR	RE: ID, SWITCH AT FIXTURE
EF	EXHAUST FAN	WHITE, PROVIDE TIMER SWITCH
FL	EXHAUST FAN LIGHT COMBO	WHITE, PROVIDE TIMER SWITCH
SM	SURFACE MOUNT	RE: ID
P	PENDANT	RE: ID
SL	STRIP LIGHT	WHITE
U	UTILITY	WHITE
NL	NIGHT LIGHT	WHITE
FL	FAN LIGHT COMBO	RE: ID
GFI	GFCI OUTLET	WHITE
WP	WATERPROOF & GFCI OUTLET	BLACK
OUTLET	OUTLET	WHITE
OUTLET FOR EQUIP.	COORD WITH EQUIP SPECS	WHITE
FLOOR OUTLET, FULLY RECESSED	VERIFY FINAL LOCATION WITH ID	RE: ID
TV	TV LOCATION, PROVIDE REQUIRED DATA & POWER	WHITE
USBC	USBC OUTLET	WHITE
S	SMOKE ALARM	WHITE
SC	SMOKE & CARBON MONOXIDE ALARM	WHITE

- ELECTRICAL NOTES**
- RE: E300 FOR SPECIFICATIONS
 - SMOKE & CO ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS
 - AFCI PROTECTION SHALL BE PROVIDED FOR ALL 120 VOLT, SINGLE PHASE 15 AND 20 AMP BRANCH CIRCUITS SUPPLYING OUTLETS OR DEVICES INSTALLED IN DWELLING UNIT KITCHENS, FAMILY ROOMS, DINING ROOMS, BEDROOMS, CLOSETS, HALLWAYS, LAUNDRY ROOMS, OR SIMILAR ROOMS OR AREAS. TAMPER RESISTANT (TR) RECEPTABLES SHALL BE PROVIDED FOR ALL LOCATIONS DESCRIBED IN 210.52 & 550.13 NEC PER ARTICLE 406.12 NEC
 - COORD POWER OUTLETS FOR EQUIPMENT W/ EQUIP SPECS
 - VERIFY ALL FINISHES WITH OWNER & ID
 - COORD LENGTH OF ALL STRIP LIGHTS (SL) WITH CABINetry
 - GARBAGE DISPOSAL AT KITCHEN

U - LED
DUPLIX RECEPTACLE

7.0
1.0



ELECTRICAL LEGEND

SW	SWITCH	WHITE, DECORA STYLE
SW3	SWITCH, THREE WAY	WHITE, DECORA STYLE
SWD	SWITCH, DIMMER	WHITE, DECORA STYLE
RE	RECESSED CAN, EXTERIOR	4" ROUND, BLACK TRIM
R	RECESSED CAN	4" ROUND, WHITE TRIM
RWVP	RECESSED CAN, WATERPROOF	4" ROUND, WHITE TRIM
RA	RECESSED CAN, DIRECTIONAL	4" ROUND, WHITE TRIM
S	EXTERIOR WALL SCONCE	DARK SKY COMPLIANT
V	VANITY	RE: ID
M	WALL MOUNTED LIGHTED MIRROR	RE: ID, SWITCH AT FIXTURE
EF	EXHAUST FAN	WHITE, PROVIDE TIMER SWITCH
FL	EXHAUST FAN LIGHT COMBO	WHITE, PROVIDE TIMER SWITCH
SM	SURFACE MOUNT	RE: ID
P	PENDANT	RE: ID
SL	STRIP LIGHT	WHITE
U	UTILITY	WHITE
NL	NIGHT LIGHT	WHITE
FL	FAN LIGHT COMBO	RE: ID
GFI	GFCI OUTLET	WHITE
WP	WATERPROOF & GFCI OUTLET	BLACK
OUTLET	OUTLET	WHITE
OUTLET FOR EQUIP.	OUTLET FOR EQUIP., COORD WITH EQUIP SPECS	WHITE
FLOOR OUTLET	FLOOR OUTLET, FULLY RECESSED VERIFY FINAL LOCATION WITH ID	RE: ID
TV	TV LOCATION, PROVIDE REQUIRED DATA & POWER	WHITE
USBC	USBC OUTLET	WHITE
S	SMOKE ALARM	WHITE
SC	SMOKE & CARBON MONOXIDE ALARM	WHITE

ELECTRICAL NOTES

- RE: E300 FOR SPECIFICATIONS
- SMOKE & CO ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS
- AFCI PROTECTION SHALL BE PROVIDED FOR ALL 120 VOLT, SINGLE PHASE 15 AND 20 AMP BRANCH CIRCUITS SUPPLYING OUTLETS OR DEVICES INSTALLED IN DWELLING UNIT KITCHENS, FAMILY ROOMS, DINING ROOMS, BEDROOMS, CLOSETS, HALLWAYS, LAUNDRY ROOMS, OR SIMILAR ROOMS OR AREAS. TAMPER RESISTANT (TR) RECEPTABLES SHALL BE PROVIDED FOR ALL LOCATIONS DESCRIBED IN 210.52 & 550.13 NEC PER ARTICLE 406.12 NEC
- COORD POWER OUTLETS FOR EQUIPMENT W/ EQUIP SPECS
- VERIFY ALL FINISHES WITH OWNER & ID
- COORD LENGTH OF ALL STRIP LIGHTS (SL) WITH CABINETRY
- GARBAGE DISPOSAL AT KITCHEN

SUNSPEAR FARMHOUSE
CUSHING LANE
MANHATTAN, MT



ISSUE | DATE
100% SD | 03.09.2023
100% DD | 05.01.2023
100% CD | 06.16.2023
REV |

PROJECT: 22-08
PHASE: CD
DATE: 06.16.2023

E112

UPPER LEVEL
ELECTRICAL

