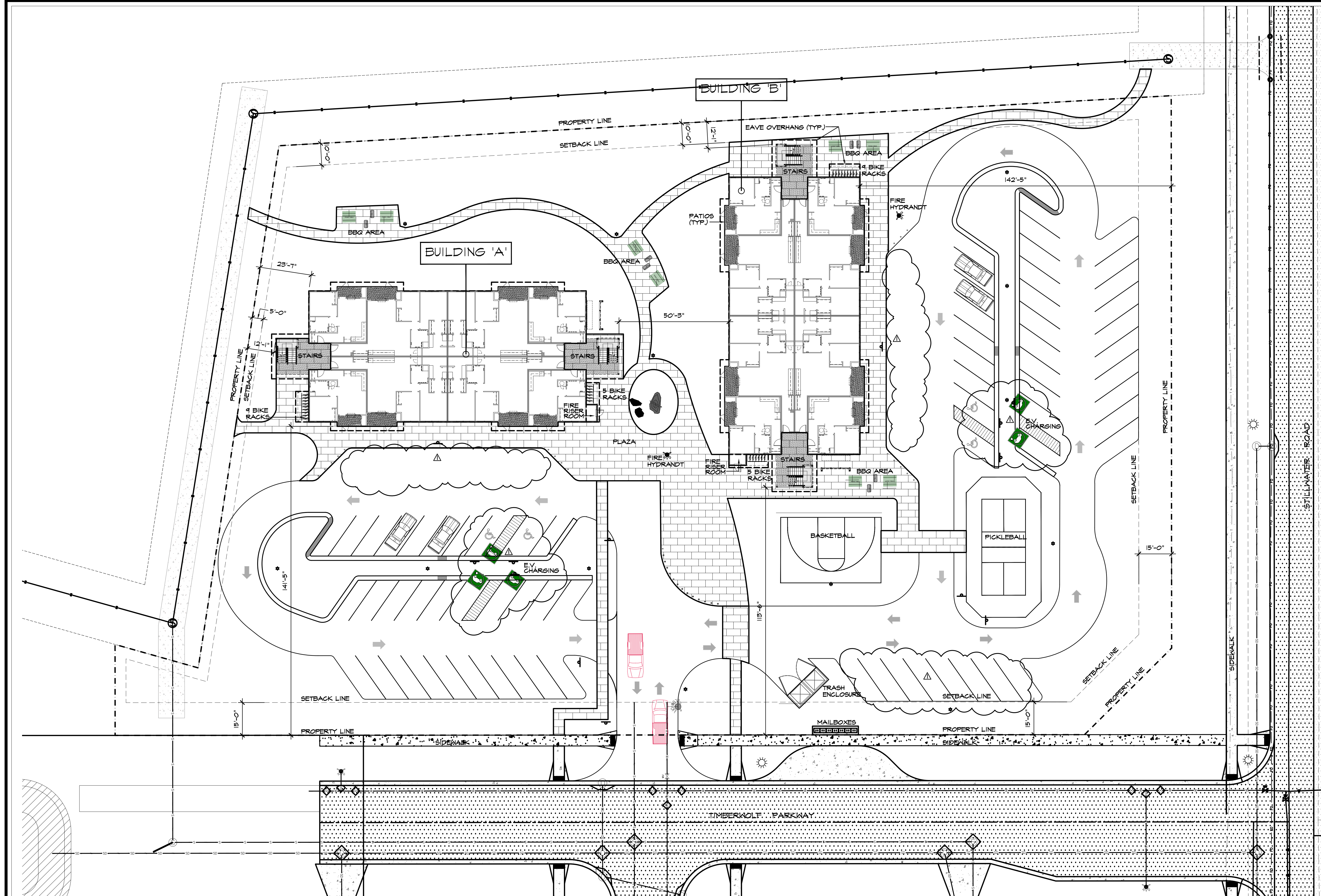


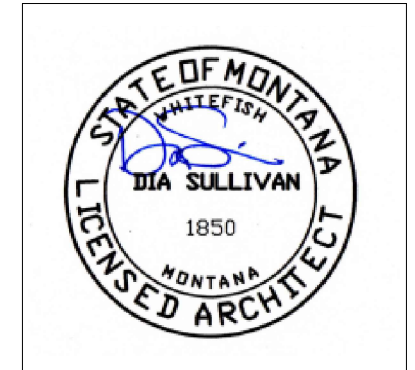
PERMIT SET



1
A1.3
ARCHITECTURAL SITE PLAN
SCALE: 1" = 20'-0"

NOTES:
1. REFER TO CIVIL DRAWINGS FOR UTILITIES,
PARKING LAYOUT, GRADING AND DRAINAGE.
2. REFER TO LANDSCAPE DRAWINGS FOR PLANTING,
IRRIGATION AND SITE AMENITIES.

PERMIT SET



Copyright Reserved. All parts of this drawing are the exclusive property of the ARCHITECT and shall not be used without the ARCHITECT'S permission.
This drawing must not be used for construction purposes unless marked ISSUED FOR CONSTRUCTION.

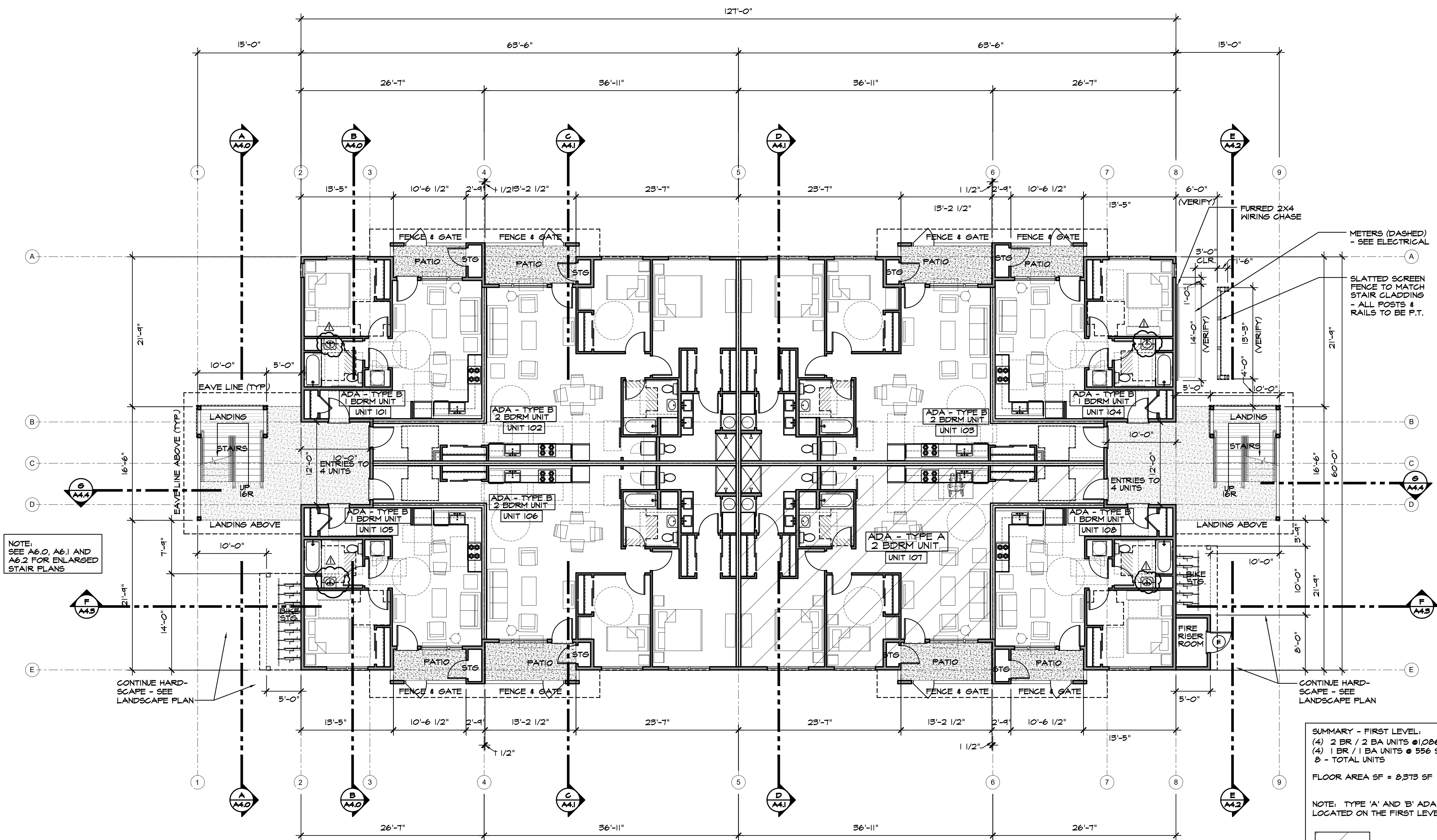
Preliminary design
Final design
Issued for pricing
Submit for plan check
Issued for construction
Date Printed:

DIA SULLIVAN
ARCHITECT
P.O. BOX 233
WHITEFISH, MONTANA 59937
dsas@cybertop.net
ph. (408) 280-1016

HARVEST FLATS
48 UNIT APARTMENT PROJECT
LANDSTAR DEVELOPMENT, LLC
STARLING LOT 1, PHASE 3, KALISPELL, MT
CDD NO. 2022-9

REVISIONS	
DATE	COMMENTS
5-11-23	NO. 12 4 13
CAD FILE:	DATE:
PERMIT SET	3-10-23
SCALE:	AS NOTED

ARCH'L
SITE PLAN
PAGE:
A1.3



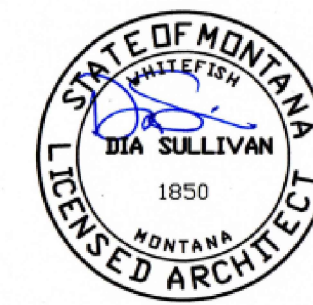
BUILDING 'A'
FIRST LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"



SUMMARY - FIRST LEVEL:
(4) 2 BR / 2 BA UNITS @ 1,086 SF EA.
(4) 1 BR / 1 BA UNITS @ 556 SF EA.
8 - TOTAL UNITS
FLOOR AREA SF = 8,373 SF
NOTE: TYPE 'A' AND 'B' ADA UNITS ARE
LOCATED ON THE FIRST LEVEL ONLY.

TYPE 'A' ADA UNIT

NOTE: SEE ALSO SHEETS A2.6-A2.11
FOR ENLARGED UNIT PLANS.



Copyright Reserved. All parts of this drawing are the exclusive property of the ARCHITECT and shall not be used without the ARCHITECT'S permission.
This drawing must not be used for construction purposes unless marked ISSUED FOR CONSTRUCTION.

- Preliminary design
 - Final design
 - Issued for pricing
 - Submit for plan check
 - Issued for construction
- Date Printed:

DIA SULLIVAN
ARCHITECT
P.O. BOX 293
WHITEFISH, MONTANA 59837
dsas@cybertport.net
ph (406) 280-1016

HARVEST FLATS
48 UNIT APARTMENT PROJECT
LANDSTAR DEVELOPMENT, LLC
STARLING LOT 1, PHASE 3, KALISPELL, MT
dsd no. 2022-9

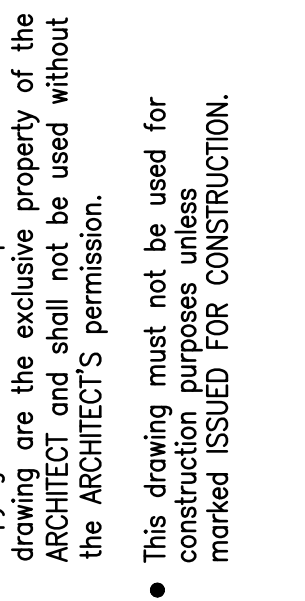
REVISIONS	
DATE	COMMENTS
4-24-23	PLAN REVIEW COMMENT NO. 3

CAD FILE: PERMIT SET
DATE: 3-10-23
SCALE: AS NOTED

BUILDING 'A'
1ST LEVEL
FLOOR PLAN

PAGE:
A2.0

PERMIT SET



- Final design
 - Issued for pricing
 - Submit for plan check
 - Issued for construction

Date Printed:

DIA SULLIVAN
A R C H I T E C T

P.O. BOX 233
WHITEFISH, MONTANA 59937
dsa@cyberport.net
ph. (406) 250-1016

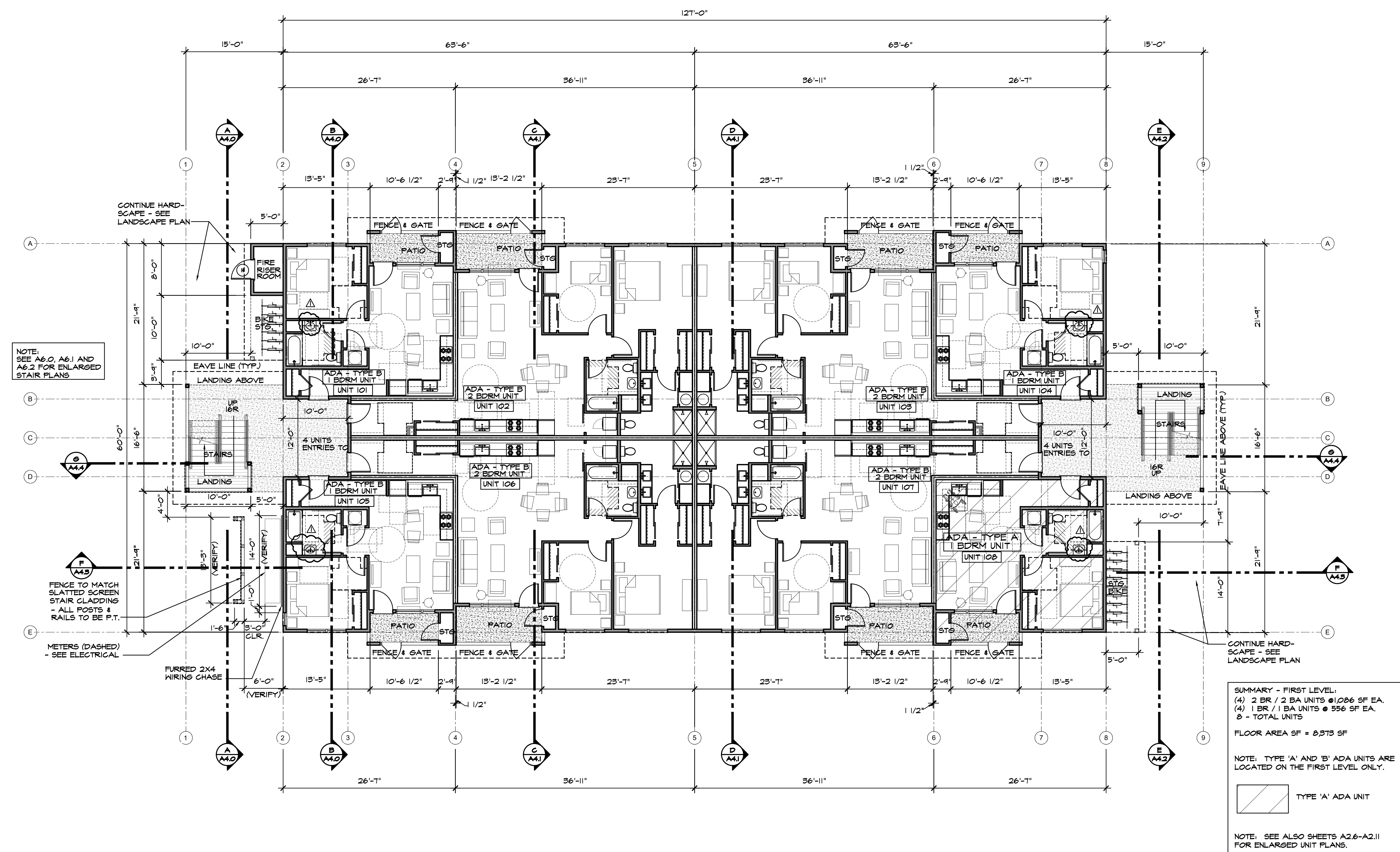
48 UNIT APARTMENT PROJECT
LANDSTAR DEVELOPMENT, LLC
STARLING LOT 1, PHASE 3, KALISPELL, MT
doc no. 2022-9

REVISIONS	
DATE	COMMENTS
24-23	PLAN REVIEW COMMENT NO. 3

FILE: MIT SET	DATE: 3-10-23
FILE: AS NOTED	

BUILDING 'B' 1ST LEVEL FLOOR PLAN

PAGE:
A2.3



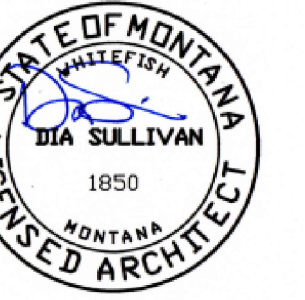
BUILDING 'B'
FIRST LEVEL FLOOR PLAN

1
A2.3

SCALE: 1/8" = 1'-0"


NORTH

PERMIT SET



Copyright Reserved. All parts of this drawing are the exclusive property of the ARCHITECT and shall not be used without the ARCHITECT'S permission.
This drawing must not be used for construction purposes unless marked ISSUED FOR CONSTRUCTION.

- Preliminary design
 - Final design
 - Issued for pricing
 - Submit for plan check
 - Issued for construction
- Date Printed:

DIA SULLIVAN
ARCHITECT
P.O. BOX 293
WHITEFISH, MONTANA 59837
dsas@cybertport.net
ph (406) 280-1016

HARVEST FLATS
48 UNIT APARTMENT PROJECT
LANDSTAR DEVELOPMENT, LLC
STARLING LOT 1, PHASE 3, KALISPELL, MT
CDD no. 2022-9

REVISIONS	
DATE	COMMENTS
4-24-25	PLAN REVIEW COMMENT NO. 3

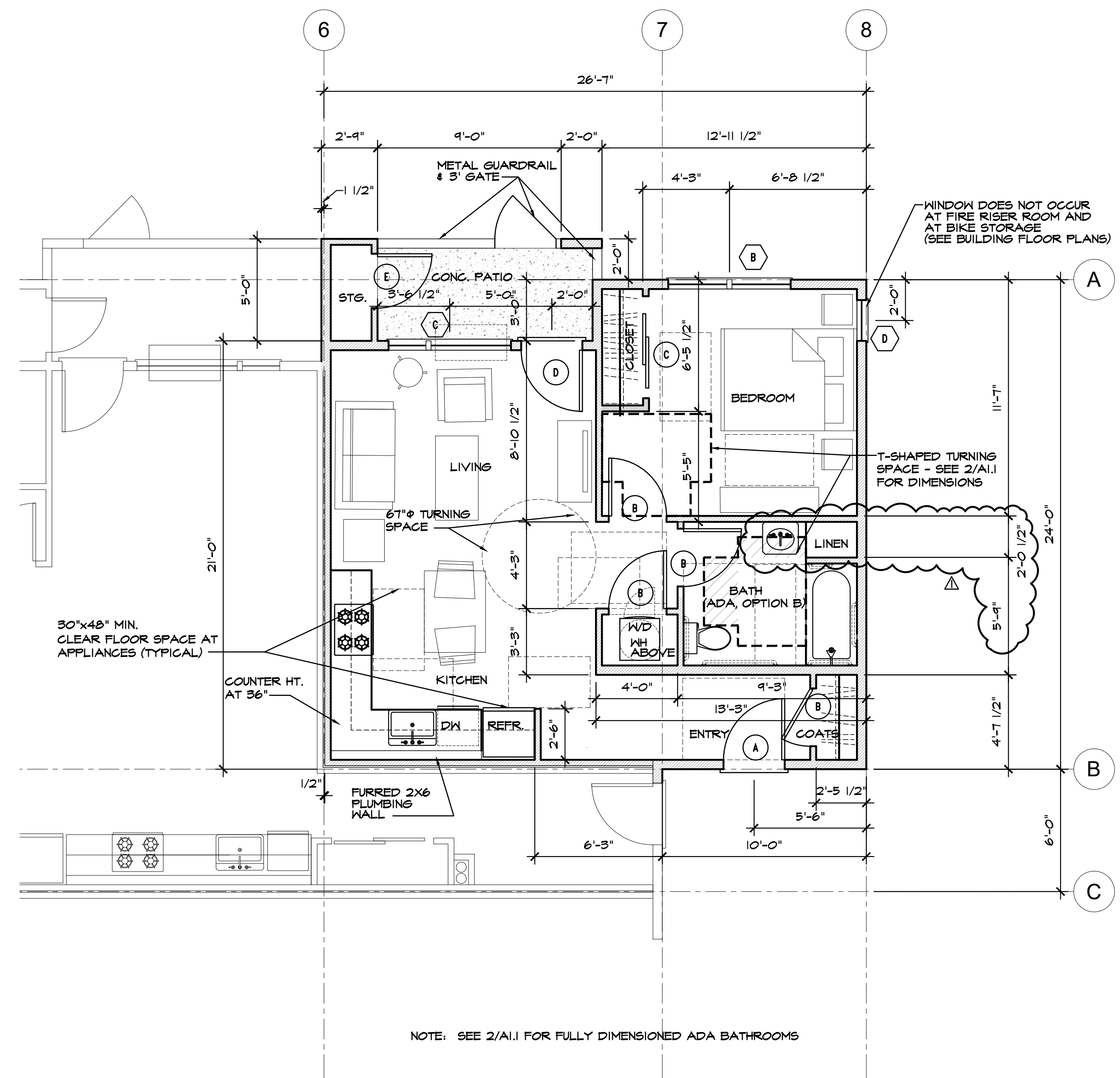
CAD FILE: DATE:
PERMIT SET: 3-10-23

SCALE: AS NOTED

BLDG'S 'A' & 'B'
ADA 1 BR
FLOOR PLANS

PAGE:
A2.6

PERMIT SET



NOTE: SEE 2/A.I FOR FULLY DIMENSIONED ADA BATHROOMS

~ BUILDINGS 'A' & 'B' ~

ADA TYPE B UNIT, OPTION B BATH AND LAUNDRY CLOSET AT 1 BEDROOM UNIT:

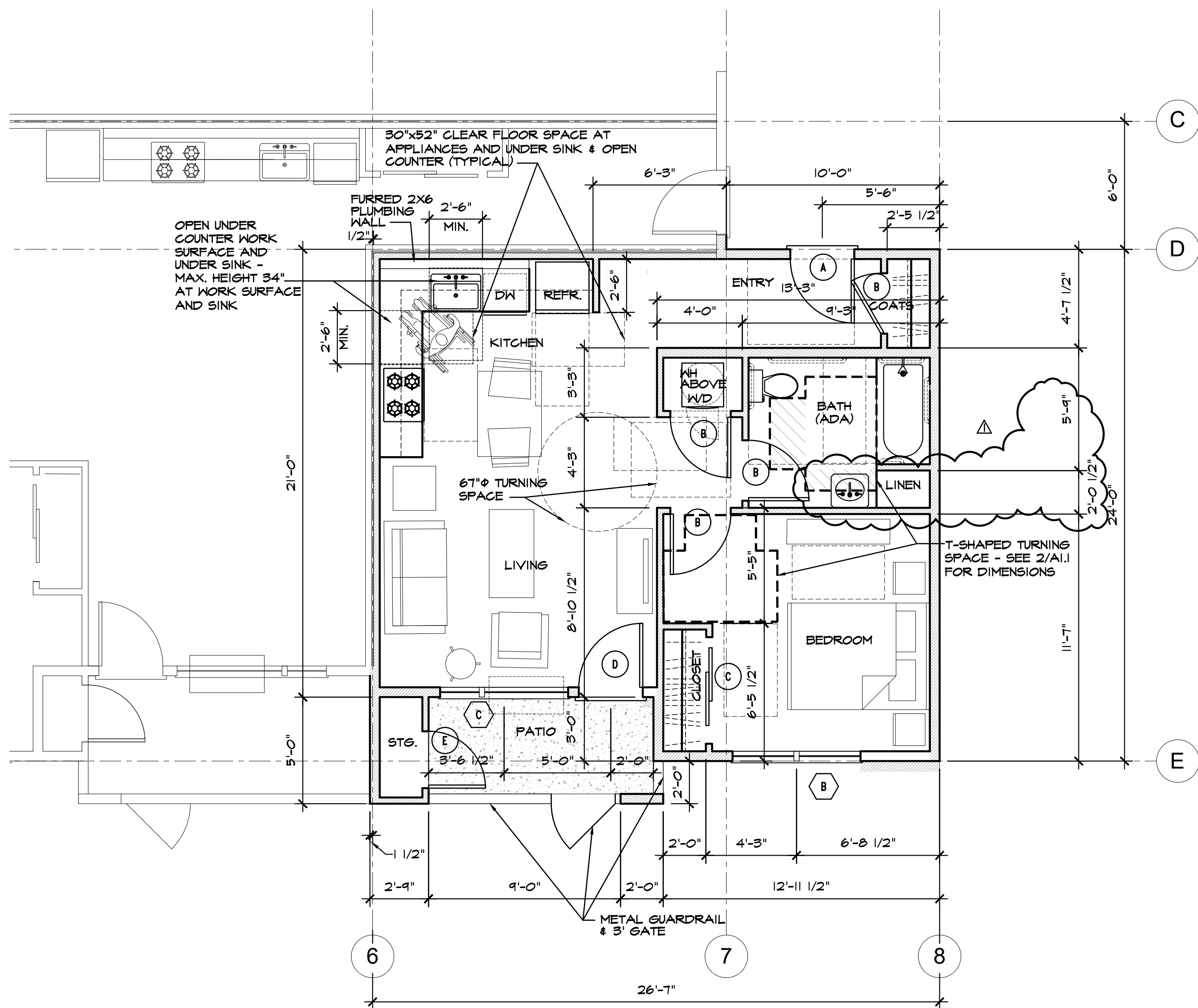
1. INSTALL GRAB BAR BACKING PER DETAIL, CODE ANALYSIS ON SHEET A.I.I
2. ADA COMPLIANT PEDESTAL LAVATORY HEIGHT AT 34" MAX. WITH CLEAR KNEE AT 27" MIN. VALVES AND F-TRAP TO BE CONCEALED IN PEDESTAL OR REMOVABLE CABINET W/FLOORING EXTENDED & WALL BEHIND FINISHED.
3. WASHER/DRYER- UNVENTED ALL-IN-ONE FRONT LOAD WASHER/CONDENSER DRYER - GE MODEL #GAF140SSNWM

1 BEDROOM - ADA TYPE B UNITS

BLDG 'A' UNITS 101, 104, 105 & 108 / BLDG 'B' UNITS 101, 104 & 105

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

SEE BUILDING PLANS FOR MIRRORED LOCATION



NOTE: SEE 2/A.I FOR FULLY DIMENSIONED ADA BATHROOMS

~ BUILDING 'B' ~

ADA TYPE A, 1 BEDROOM UNIT NOTES:

1. INSTALL GRAB BAR BACKING PER DETAIL, CODE ANALYSIS ON SHEET A.I.I
2. ADA COMPLIANT PEDESTAL LAVATORY HEIGHT AT 34" MAX. WITH CLEAR KNEE AT 27" MIN. VALVES AND F-TRAP TO BE CONCEALED IN PEDESTAL OR REMOVABLE CABINET W/FLOORING EXTENDED & WALL BEHIND FINISHED.
3. WASHER/DRYER- UNVENTED ALL-IN-ONE FRONT LOAD WASHER/CONDENSER DRYER - GE MODEL #GAF140SSNWM (W/ADA 4" RISER AND DRIP PAN REQ'D IN TYPE A ONLY)

1 BEDROOM - ADA TYPE A UNIT
BUILDING 'B', UNIT 108 ONLY

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



WALL LEGEND:

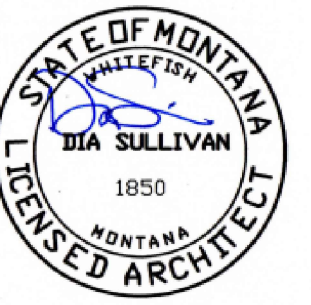
2X STUD WALLS, SEE STRUCTURAL FOR LOCATION OF BEARING OR SHEAR WALLS

SYMBOL LEGEND:

- (A) DOOR TYPE & SIZE, SEE SCHEDULE A2.6
- (A) WINDOW TYPE & SIZE, SEE SCHEDULE A2.6
- (A) STRUCTURAL GRID

PLAN NOTES:

1. SEE BUILDING PLANS FOR MIRRORED LOCATIONS.
2. SEE SHEET A2.II FOR DOOR AND WINDOW SCHEDULES.
3. TYPE 'A' AND 'B' ADA UNITS ARE LOCATED ON FIRST LEVEL ONLY. NO GRAB BAR BLOCKING REQUIRED, NOR LOWER COUNTER/VANITY TOPS REQUIRED, NOR OPEN KNEE SPACE AT SINK REQUIRED IN ANY UNIT LOCATED ON THE SECOND OR THIRD LEVELS.



Copyright Reserved. All parts of this drawing are the exclusive property of the ARCHITECT and shall not be used without the ARCHITECT'S permission.

This drawing must not be used for construction purposes unless marked ISSUED FOR CONSTRUCTION.

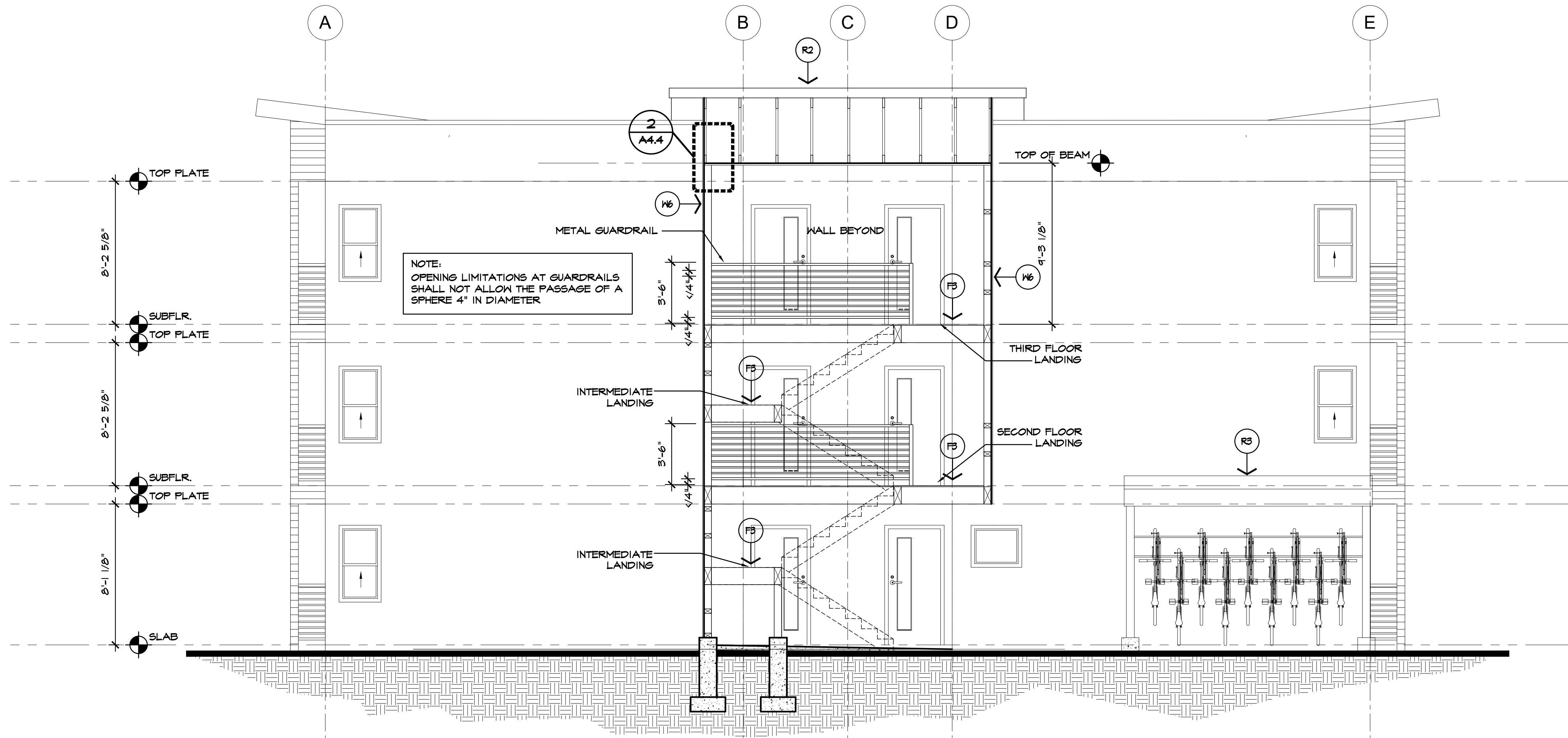
☐	Preliminary design
☒	Final design
☒	Issued for pricing
☒	Submit for plan check
☐	Issued for construction
Date Printed:	

DIA SULLIVAN
ARCHITECT
P.O. BOX 293
WHITEFISH, MONTANA 59837
dsas@cybertport.net
ph. (406) 280-1016

HARVEST FLATS
48 UNIT APARTMENT PROJECT
LANDSTAR DEVELOPMENT, LLC
STARLING LOT 1, PHASE 3, KALISPELL, MT
cso no. 2022-9

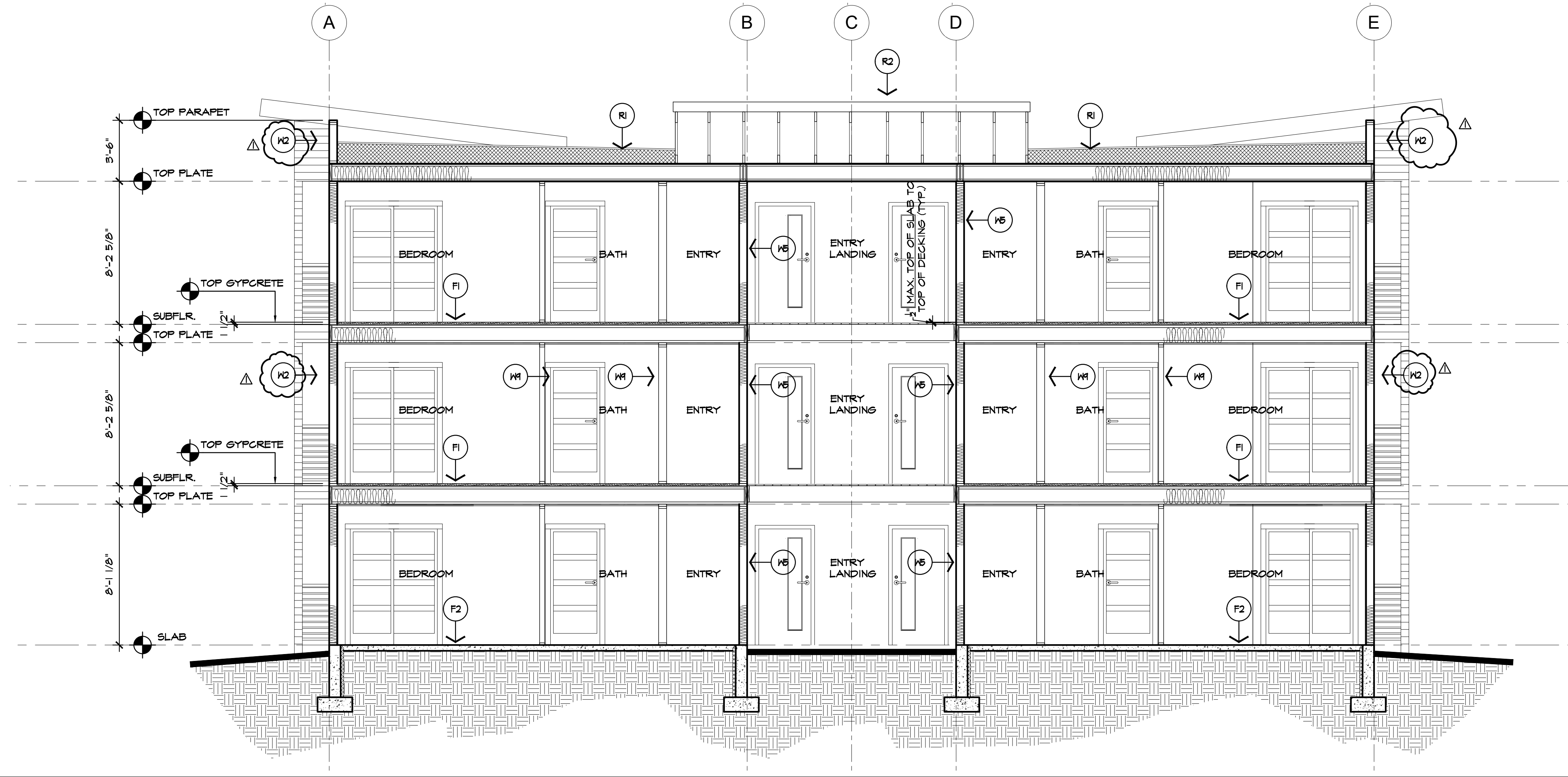
REVISIONS	
DATE	COMMENTS
4-24-23	PLAN REVIEW COMMENT NO. 3
CAD FILE: PERMIT SET	DATE: 3-10-23
SCALE: AS NOTED	

BUILDING SECTIONS
PAGE:
A4.0



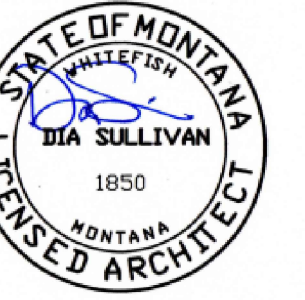
A-A BUILDING 'A' SECTION
SCALE: 1/4" = 1'-0" BUILDING 'B' SIMILAR

NOTE: SEE ALSO SHEETS A6.0, A6.1 & A6.2 FOR ENLARGED PLAN OF STAIRS AND STAIR ENCLOSURE INTERIOR ELEVATIONS



B-B BUILDING 'A' SECTION
SCALE: 1/4" = 1'-0" BUILDING 'B' SIMILAR

PERMIT SET



Copyright Reserved. All parts of this drawing are the exclusive property of the ARCHITECT and shall not be used without the ARCHITECT'S permission.

This drawing must not be used for construction purposes unless marked ISSUED FOR CONSTRUCTION.

☐ Preliminary design
☒ Final design
☒ Issued for pricing
☒ Submit for plan check
☐ Issued for construction
Date Printed:

DIA SULLIVAN
ARCHITECT
P.O. BOX 293
WHITEFISH, MONTANA 59937
dsas@cybertport.net
ph (406) 280-1016

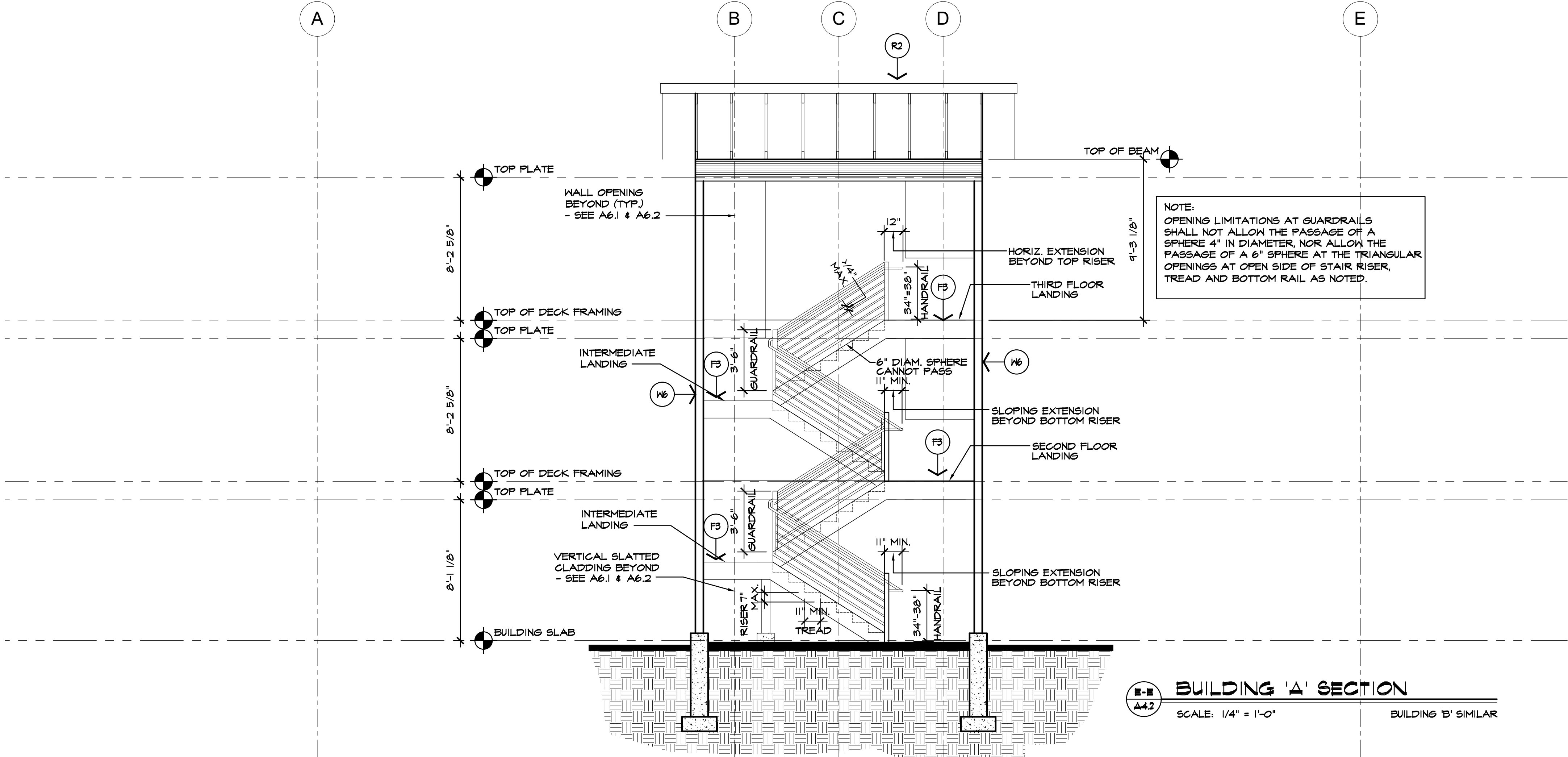
HARVEST FLATS
48 UNIT APARTMENT PROJECT
LANDSTAR DEVELOPMENT, LLC
STARLING LOT 1, PHASE 3, KALISPELL, MT
dso no. 2022-9

REVISIONS	
DATE	COMMENTS
4-24-23	PLAN REVIEW COMMENT NO. 6

CAD FILES: PERMIT SET	DATE: 3-10-23
SCALE:	AS NOTED

BUILDING
SECTIONS
& KEYNOTES

PAGE:
A4.2



NOTE:
OPENING LIMITATIONS AT GUARDRAILS
SHALL NOT ALLOW THE PASSAGE OF A
SPHERE 4\"/>

NOTE: SEE ALSO SHEETS A6.0, A6.1 & A6.2
FOR ENLARGED PLAN OF STAIRS AND
STAIR ENCLOSURE INTERIOR ELEVATIONS

KEY NOTES

INCLUDES PROPERTIES REQUIRED OF THE PRESCRIPTIVE R-VALUE COMPLIANCE METHOD PER TABLE R402.1.2 OF THE 2021 INTERNATIONAL ENERGY CONSERVATION CODE FOR RESIDENTIAL DWELLINGS, R2 OCCUPANCIES <4 STORIES, AMENDED PER MONTANA ADMINISTRATIVE RULE 24.301.161. *CONTINUOUS EXTERIOR INSULATION NOT REQUIRED IN GROUP R2 BUILDINGS 3 STORIES OR LESS ABOVE THE GRADE PLANE WHEN R21 IS USED.*

ROOF ASSEMBLIES:

- R-1
- 50 MIL. MIN. CLASS B MECHANICALLY FASTENED MEMBRANE, FIBERTITE OR APPROVED EQUAL - COLOR, WHITE
 - 1/4\"/>
- R-2
- 50 MIL. MIN. CLASS B MECHANICALLY FASTENED MEMBRANE, FIBERTITE OR APPROVED EQUAL - COLOR, WHITE
 - 1/4\"/>
- R-3
- CORRUGATED METAL ROOFING, 24 GAUGE, COLOR AS SELECTED
 - ICE & WATER SHIELD ENTIRE ROOF
 - PLYWOOD ROOF SHEATHING, SEE STRUCTURAL
 - ENGINEERED TRUSSES OR FRAMING, SEE STRUCTURAL
 - SOFFIT MATERIAL AS SELECTED
 - PAINT OR STAIN, COLOR AS SELECTED
- R-4
- CORRUGATED METAL ROOFING, 24 GAUGE, COLOR AS SELECTED
 - ICE & WATER SHIELD ENTIRE ROOF
 - PLYWOOD ROOF SHEATHING, SEE STRUCTURAL
 - ENGINEERED TRUSSES OR FRAMING, SEE STRUCTURAL
 - CLOSED CELL POLYURETHANE SPRAY FOAM INSULATION, MIN. R49
 - 5/8\"/>

WALL ASSEMBLIES - EXTERIOR:
(MATERIALS LISTED FROM EXTERIOR TO INTERIOR)

- W-1
- CORRUGATED METAL SIDING, 24 GAUGE, COLOR AS SELECTED
 - AIR INFILTRATION WEATHER BARRIER ('TYVEK' OR EQ.)
 - 1\"/>
- W-2
- COMPOSITE HORIZONTAL SHIPLAP SIDING AS SELECTED
 - PAINT, COLOR AS SELECTED
 - INFILTRATION RAINSCREEN BARRIER ('TYVEK' OR EQ.)
 - PLYWOOD SHEATHING, SEE STRUCTURAL FOR SHEAR NAILING WHERE OCCURS
 - 2x6 STUDS @ 16\"/>
- W-3
- NOT USED

W-4

NOT USED

- W-5
- COMPOSITE HORIZONTAL SHIPLAP SIDING AS SELECTED
 - PAINT, COLOR AS SELECTED
 - INFILTRATION RAINSCREEN BARRIER ('TYVEK' OR EQ.)
 - 5/8\"/>
- W-6
- COMPOSITE CLADDING APPLIED VERTICALLY W/ 1/2\"/>
 - GLU-LAM POST AND BEAM FRAMING - SEE STRUCTURAL

WALL ASSEMBLIES - INTERIOR:

- W-7
- PAINT, COLOR AS SELECTED
 - 5/8\"/>
 - 2x4 STUDS @ 16\"/>
 - MIN. 1\"/>

WALL ASSEMBLY - 1 HR. FIRE PARTITION BETWEEN DWELLING UNIT AND FIRE PUMP ROOM. (USE DETAIL GA FILE NO. WP 3661)

- W-8
- PAINT, COLOR AS SELECTED
 - 5/8\"/>
 - 2x6 STUDS @ 16\"/>
 - MINERAL OR GLASS FIBER NON-COMBUSTIBLE INSULATION, MIN. R21
 - 6 MIL POLY VAPOR BARRIER
 - 1/2\"/>
 - PAINT, COLOR AS SELECTED

FLOOR ASSEMBLIES -

- F-1
- FLOORING MATERIAL AND FINISH AS SELECTED
 - 1 1/2\"/>
 - 3/4\"/>
 - FLOOR JOISTS / TRUSSES PER STRUCTURAL
 - R30 ECO-BATT INSULATION OR SOUND ATTENUATING BATT INSULATION
 - 2 LAYERS 1/2\"/>
- F-2
- CONCRETE SLAB ON GRADE, SEE STRUCTURAL
 - R-10 RIGID INSULATION INSIDE FOUNDATION WALL VERTICALLY
 - 48\"/>
 - 6\"/>
 - RUFCO VAPORBLOCK-10 VAPOR BARRIER OR EQUAL
 - UNDISTURBED SOIL OR COMPACTED 90% PROCTOR GRAVEL FILL
- F-3
- COMPOSITE 2X DECKING AS SELECTED
 - FLOOR JOISTS PER STRUCTURAL, PAINTED OR STAINED AS SELECTED

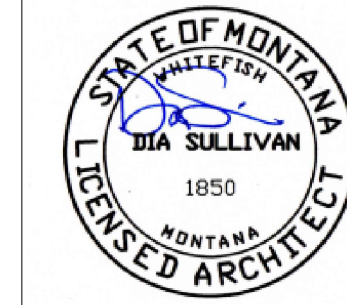
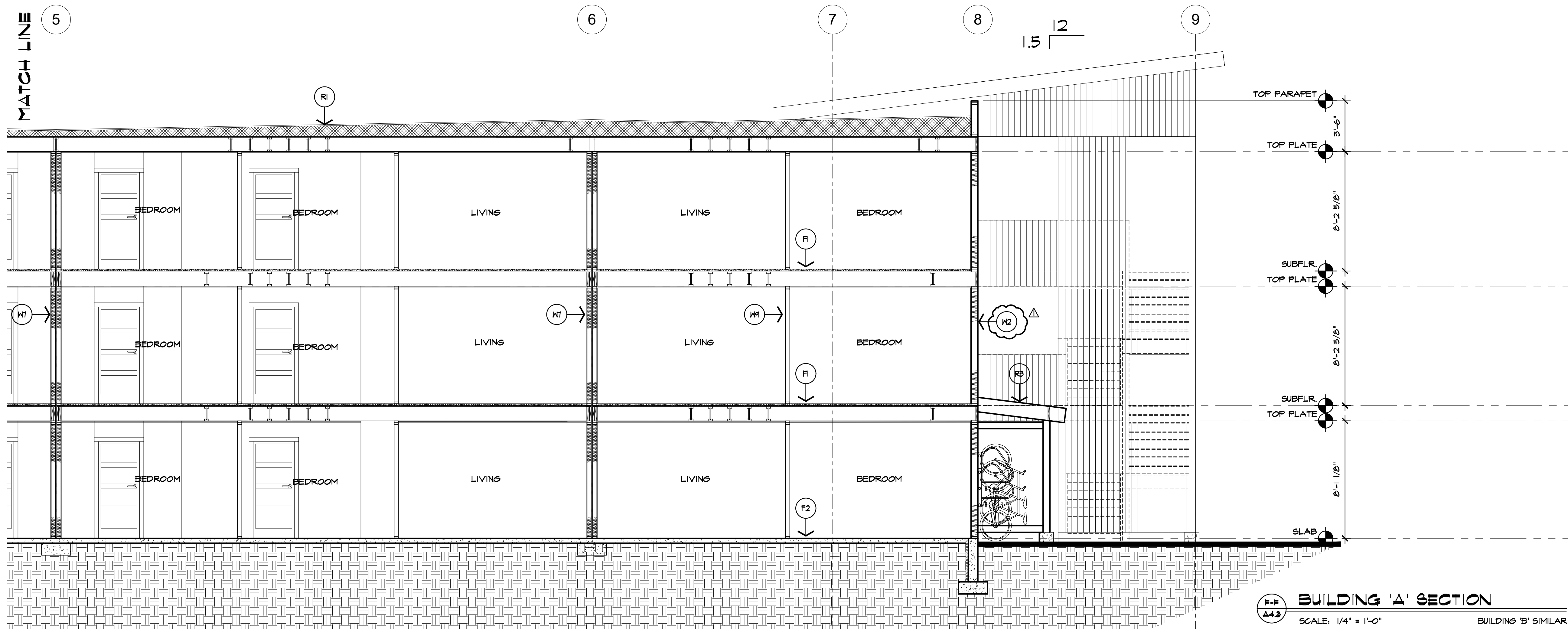
NOTES:

- REFER TO STRUCTURAL DRAWINGS FOR INTERIOR SHEAR WALLS THAT REQUIRE PLYWOOD SHEATHING.
- SUBSTITUTE CEMENT FIBERBOARD FOR GYPBD. ON WALLS TO RECEIVE TILE OR STONE.
- ALL INTERIOR WALLS SURROUNDING BATHROOMS AND BEDROOMS SHALL RECEIVE MIN. 3 1/2\"/>

KEYNOTES

SCALE: 1/4\"/>

PERMIT SET



Copyright Reserved. All parts of this drawing are the exclusive property of the ARCHITECT and shall not be used without the ARCHITECT'S permission.
This drawing must not be used for construction purposes unless marked ISSUED FOR CONSTRUCTION.

- Preliminary design
 - Final design
 - Issued for pricing
 - Submit for plan check
 - Issued for construction
- Date Printed:

DIA SULLIVAN
ARCHITECT
P.O. BOX 293
WHITEFISH, MONTANA 59837
dsas@cybertport.net
ph. (408) 280-1016

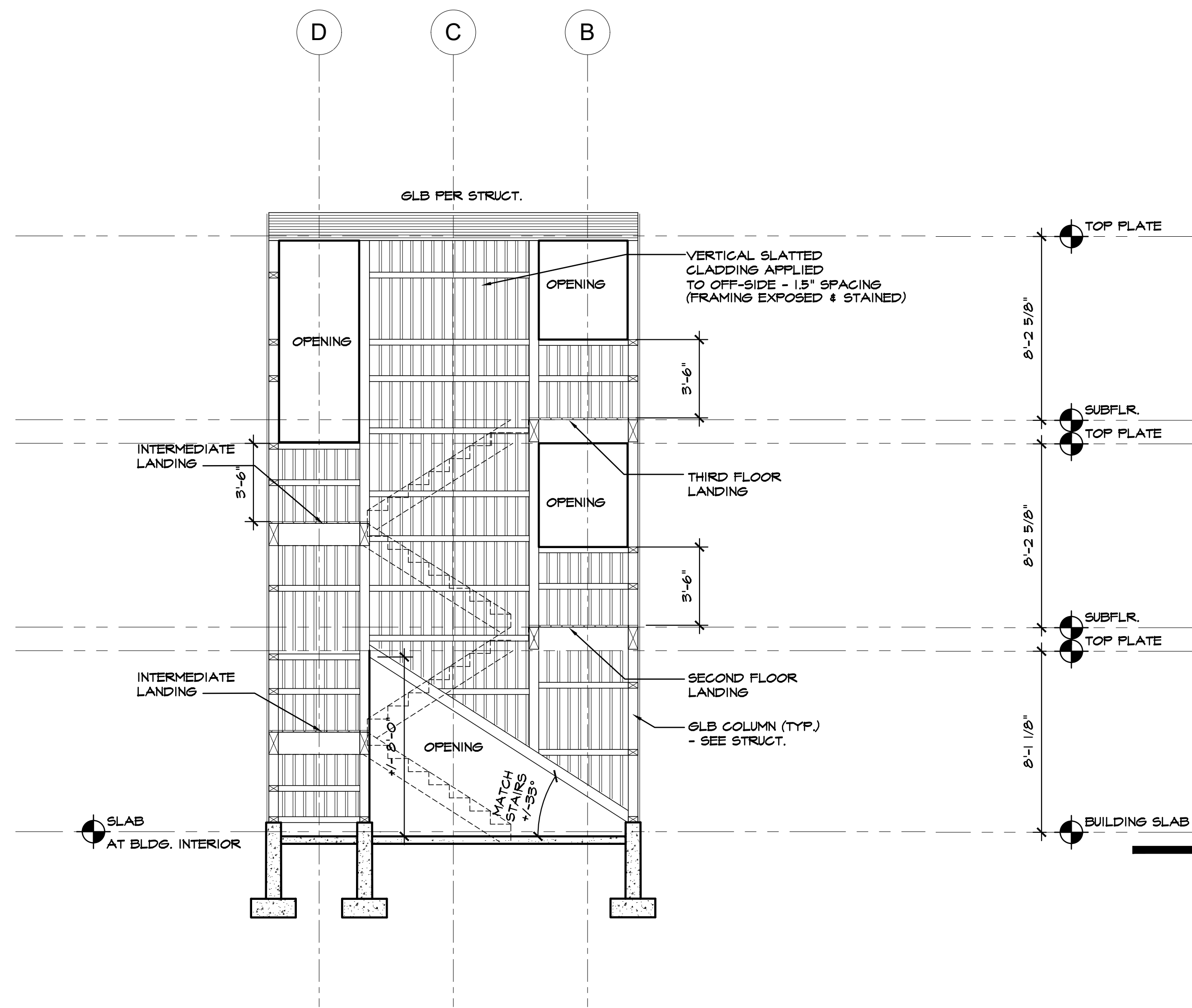
HARVEST FLATS
48 UNIT APARTMENT PROJECT
LANDSTAR DEVELOPMENT, LLC
STARLING LOT 1, PHASE 3, KALISPELL, MT
cda no. 2022-9

REVISIONS	
DATE	COMMENTS
4-24-23	PLAN REVIEW COMMENT NO. 5

CAD FILE: DATE: 3-10-23
PERMIT SET: SCALE: AS NOTED

BUILDING SECTIONS
PAGE: **A4.3**

PERMIT SET



2
A6.1 **INTERIOR ELEVATION - STAIRS**
SCALE: 1/4" = 1'-0" BUILDING 'B' SHOWN - SOUTH STAIR, NORTH MIRRORRED & FLIPPED (BUILDING 'A' SIMILAR - VERIFY ORIENTATION)

NOTE: VERIFY ALL STAIR ORIENTATIONS WITH BUILDING PLANS

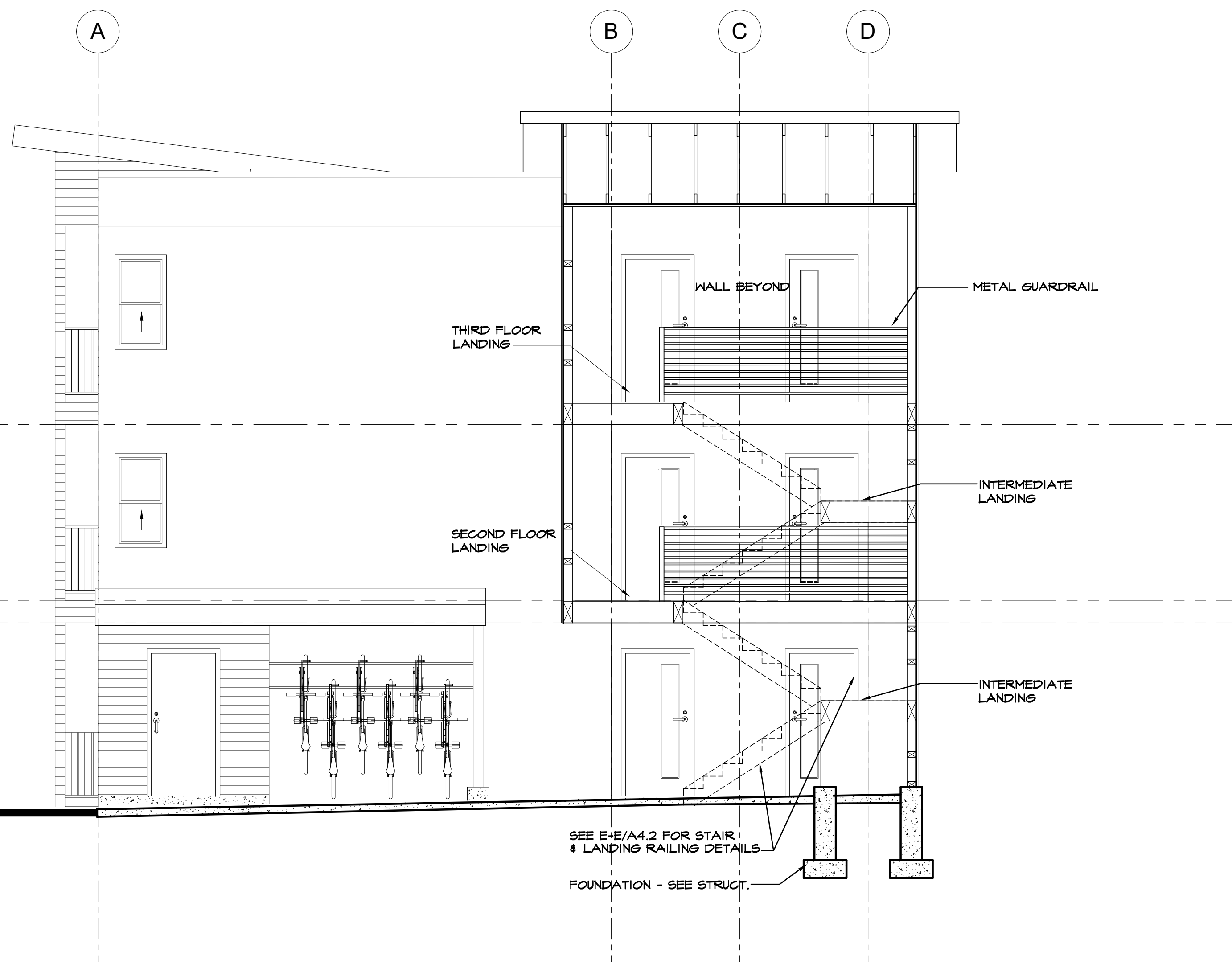
NOTES ON PRESERVATIVE TREATED WOOD

SEE ALL STRUCTURAL DRAWINGS WHERE 'PRESERVATIVE WOOD' IS INDICATED IN CERTAIN LOCATIONS.

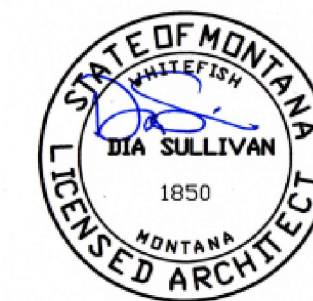
AN ALTERNATIVE AT GLU-LAM BEAM LOCATIONS AT EXTERIOR STAIRS IS AS FOLLOWS:

1. STAIN ALL EXPOSED SURFACES OF STAIR FRAMING WITH *SHERWIN-WILLIAMS' OIL-BASED SEMI-TRANSPARENT WOOD STAIN-550 PER MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS.
2. COVER ALL EXPOSED HORIZONTAL AND SLOPING (STAIR STRINGER) SURFACES OF THE STRUCTURAL GLU-LAM MEMBERS LOCATED ON THE OUTSIDE ENVELOPE OF THE STAIRWELL AS WELL AS ALL OTHER STAIR STRINGERS WITH A PROTECTIVE ADHESIVE TAPE, COVERING ENTIRE TOP SURFACE AND TURN DOWN 1" AT EDGES. USE *MITSUBISHI' G-TAPE 3040BK.
3. COVER ALL AREAS OF TAPE WITH COMPOSITE CLADDING MATERIAL OR 2X FIR, STAINED WITH ABOVE STAIN, TO PROTECT TAPE FROM WEAR AND TEAR.

* SEE MANUFACTURER'S SPECIFICATIONS



1
A6.1 **INTERIOR ELEVATION - STAIRS**
SCALE: 1/4" = 1'-0" BUILDING 'B' SHOWN - SOUTH STAIR, NORTH MIRRORRED & FLIPPED (BUILDING 'A' SIMILAR - VERIFY ORIENTATION)



Copyright Reserved. All parts of this drawing are the property of the ARCHITECT and shall not be used without the ARCHITECT'S permission.
This drawing must not be used for construction purposes unless marked ISSUED FOR CONSTRUCTION.

Preliminary design	
Final design	
Issued for pricing	
Submit for plan check	
Issued for construction	
Date Printed:	

DIA SULLIVAN
ARCHITECT
P.O. BOX 293
WHITEFISH, MONTANA 59837
dsaa@berport.net
ph: (408) 280-1016

HARVEST FLATS
48 UNIT APARTMENT PROJECT
LANDSTAR DEVELOPMENT, LLC
STARLING LOT 1, PHASE 3, KALISPELL, MT
dsaa no. 2022-9

REVISIONS	
DATE	COMMENTS
4-24-23	PLAN REVIEW COMMENT NO. 2
CAD FILE:	DATE:
PERMIT SET	3-10-23
SCALE:	AS NOTED

INTERIOR ELEVATIONS STAIRS