

STRUCTURAL NOTES

- DESIGN LIVE LOADS (L.L.): FLOOR - 40 P.S.F. & DEAD LOADS (D.L.) 15 P.S.F. ROOF L.L. SHALL BE BASED ON STRUCTURE LOCATION WITH NOMINAL L.L. OF 30 P.S.F.
- LUMBER: ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES AND IN CONFORMANCE WITH THE BEST TRADE PRACTICES.
- ALL STRUCTURAL LUMBER SHALL HAVE A MINIMUM BENDING STRESS OF 1200-Fb E 1.6 x 10 TO THE 6TH P.S.I.
- ALL LUMBER IN CONTACT WITH MASONRY OR CONCRETE SHALL BE REDWOOD OR PRESSURE TREATED. ALL LUMBER SHALL BE FASTENED AND SEALED IN ACCORDANCE WITH ALL APPLICABLE CODES.
- ALL LUMBER SHALL BE 5/4S WITH A MOISTURE CONTENT NOT TO EXCEED 15%.
- FOLLOW NAILING AND FASTENING SCHEDULES ACCORDING TO THE CURRENT IRC.
- DOUBLE ALL STUDS, RAFTERS AND JOISTS AROUND ALL OPENINGS, AND PROVIDE DOUBLE HEADERS ABOVE ALL WINDOW, STAIR AND DOOR OPENINGS. REFER TO LINTEL SCHEDULE BELOW.
- USE JOIST HANGERS AND FRAMING CONNECTORS WHERE SHOWN IN THE DRAWINGS AND/OR WHERE REQUIRED TO INSURE A PROPER STRUCTURAL CONNECTION.
- ALL LUMBER FOR FRAMING SHALL BE DOUGLAS FIR/LARCH, HEMLOCK, SPRUCE-PINE-FIR OR SOUTHERN PINE WITH A COMMERCIAL GRADE OF #2 OR BETTER & A MINIMUM BENDING STRESS AS LISTED ABOVE.
- PROVIDE CROSS-BRACING AT MID-SPAN AND UNDER PARTITIONS RUNNING PERPENDICULAR TO JOISTS.
- PREFABRICATED WOOD TRUSSES SHALL BE DESIGNED BY THE MANUFACTURER FOR THE SPANS AND CONDITIONS SHOWN ON THE PLANS.
- WOOD TRUSSES SHALL UTILIZE APPROVED CONNECTOR PLATES (GANGRAIL OR EQUAL). FURNISH SHOP DRAWINGS AND DESIGN CALCULATIONS (COMPLETE WITH STRESS DIAGRAMS) FOR APPROVAL PRIOR TO FABRICATION. SUBMITTED DOCUMENTS SHALL BEAR THE STAMP OF A REGISTERED PROFESSIONAL ENGINEER. PROVIDE FOR SHAFES, BEARING POINTS, HIP FRAMING, ETC. SHOWN ON THE DRAWINGS. PROVIDE FOR ALL TEMPORARY AND PERMANENT TRUSS BRACING AND BRIDGING. TRUSS SHALL CARRY MANUFACTURERS STAMP. CONTRACTOR SHALL HAVE DESIGN DETAILS AND DRAWINGS ON SITE FOR FRAME INSPECTION. NO TRUSS SHALL BE FIELD MODIFIED WITHOUT PRIOR APPROVAL OF THE TRUSS ENGINEER.
- TOP PLATES SHALL BE DOUBLED ON ALL STUD WALLS. CRIPPLES UNDER HEADERS SHALL BE CONTINUOUS TO SOLE PLATE. BLOCK ALL STUD WALLS AS REQUIRED FOR SHEATHING. BLOCKING (2" WIDE OF EQUAL DEPTH OF THE MEMBERS) SHALL BE PROVIDED BETWEEN ALL JOISTS AND RAFTERS AND THEIR SUPPORT UNLESS MEMBERS ARE NAILED TO RIM JOIST.
- BEAMS, GIRDERS, AND JOISTS SUPPORTING BEARING WALLS OR OTHER CONCENTRATED LOADS SHALL NOT BE NOTCHED. JOISTS EXCEPT AS ABOVE MAY BE NOTCHED NO DEEPER THAN 1/4 THE DEPTH, AT TOP EDGE ONLY, PROVIDED SUCH NOTCH IS LOCATED WITHIN 1/8 TO 1/4 OF SPAN FROM FACE OF SUPPORT. SAW CUTS FOR NOTCHES SHALL NOT OVERRUN DEPTH OF NOTCH. HOLES IN JOISTS, BEAMS, AND GIRDERS SHALL NOT BE LARGER IN DIAMETER THAN 1/10 THE DEPTH OF MEMBER AND SHALL BE LOCATED WITHIN CENTER HALF OF THE SPAN. ALL HOLES SHALL BE CENTERED WITHIN DEPTH OF MEMBER. HOLES AND NOTCHES IN STUDS SHALL BE LOCATED WITHIN 1/3 OF HEIGHT FROM EITHER TOP OR BOTTOM BUT NO CLOSER THAN 8" FROM PLATES. HOLES AND NOTCHES IN STUDS SHALL NOT EXCEED 1" IN DIAMETER OR DEPTH. STUDS IN EXTERIOR WALLS SHALL NOT BE NOTCHED.
- JOISTS, RAFTERS, HEADERS, AND DECKING SHALL NOT BE CUT OR SPACED TO PROVIDE FOR OPENINGS IN ROOFS OR FLOORS, EXCEPT AS DETAILED ON DRAWINGS. INSTALL ALL HORIZONTAL MEMBERS WITH CROWN UP. ALL MEMBERS IN BEARING SHALL BE ACCURATELY CUT AND ALIGNED SO THAT FULL BEARING IS PROVIDED WITHOUT USE OF SHIMS. BEARING POSTS SHALL HAVE FULL BLOCKING OR SUPPORT UNDER. ALL RAFTERS SHALL BE NOTCHED FOR FULL BEARING AT ALL SUPPORTS. ALL JOISTS SHALL HAVE A MINIMUM OF 1 1/2" BEARING ON WOOD OR METAL SUPPORTS.
- LEDGERS AND STUD WALL FOUNDATION SILL PLATES SHALL BE BOLTED TO CONCRETE WITH ANCHOR BOLTS OF SIZE AND MINIMUM SPACING AS SHOWN ON DRAWINGS. AT LEAST TWO BOLTS SHALL BE PROVIDED FOR EACH PIECE WITH ONE BOLT WITHIN 12" OF EACH END.
- ALL PLYWOOD WALL SHEATHING SHALL BE APPLIED AS FOLLOWS: CENTER VERTICAL JOINTS OVER STUDS AND CENTER HORIZONTAL JOINTS OVER 2" BLOCKING OR PLATE. NAIL TOP OF PANELS TO DOUBLE TOP PLATE AND NAIL BOTTOM OF PANELS TO ANCHORED SILL PLATE. APPLY GYPSUM BOARDS SO THAT END JOINTS OF ADJACENT COURSES DO NOT OCCUR OVER THE SAME STUD.
- PLYWOOD SUB-FLOOR AND ROOF SHEATHING: INSTALL WITH FACE GRAIN AT RIGHT ANGLES TO SUPPORTS CONTINUOUS OVER TWO OR MORE SPANS. ALLOW MINIMUM SPACE 1/16" BETWEEN END JOINTS AND 1/8" AT EDGE JOINTS FOR EXPANSION AND CONTRACTION OF PANELS.
- SOIL VALUE: SOIL BEARING VALUE IS ASSUMED TO BE 2000 psf. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT 3 DAYS PRIOR TO PLACING CONCRETE FOR FOOTINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFICATION OF ALL REVIEW AGENCIES FOR THEIR INSPECTION AT ALL PROPER AND REQUIRED TIMES.
- CONCRETE: ALL CONCRETE SHALL BE 3000 P.S.I. AIR ENTRAINMENT CONCRETE WITH THIS STRENGTH BEING REACHED IN 28 DAYS. CAREFULLY CURE AND PROTECT BOTH FOOTING AND SLAB CONCRETE FROM RAPID DRYING. COVER SLAB CONCRETE TO ENSURE PROPER DRYING.
- SLABS ON GRADE: UNLESS OTHERWISE NOTED ON DRAWINGS, SLABS ON GRADE SHALL BE 4" THICK POURED CONCRETE AND REINFORCED WITH #4S WITH 4" X 4" WELDED WIRE FABRIC. PLACING, LAP, ETC. SHALL CONFORM TO IRC STANDARDS. FILLING UNDER SLABS ON GRADE SHALL BE MADE WITH MATERIAL APPROVED BY THE ARCHITECT AND SHALL BE COMPACTED IN A MANNER THAT WILL NOT DAMAGE FOUNDATION WALLS. IT SHOULD BE WELL TAMPED IN 2" LAYERS IN ROUGH THICKNESS, TO 45% MAXIMUM DRY DENSITY PER ASTM D-698. CONCRETE SHALL BE PLACED OVER 4" MINIMUM COURSE GRAVEL BASE.
- BACKFILL COMPACTION: THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO BRACE FOUNDATION WALLS WHEN BACKFILLING. BACKFILLING AGAINST SUCH WALLS SHALL BE DONE IN A MANNER THAT WILL NOT DAMAGE WALLS BUT SHOULD BE WELL TAMPED IN 2" LAYERS IN ROUGH THICKNESS TO 45% MAXIMUM DRY DENSITY. ALL PRECAUTIONS SHOULD BE TAKEN FOR ADEQUATE DRAINAGE PRIOR TO AND AFTER SUCH BACKFILLING TO ENSURE WATER RUN OFF AWAY FROM THE BUILDING.
- FOOTINGS: BOTTOMS OF ALL FOOTINGS SHALL EXTEND 1'-0" MINIMUM INTO UNDISTURBED SOIL AND A MINIMUM 3/8" BELOW FINISHED GRADE. FOOTINGS SHALL BE EXTENDED BELOW ELEVATIONS SHOWN WHERE NECESSARY TO REACH THE ABOVE SOIL BEARING VALUE. CONCRETE SLAB FOOTINGS SHALL EXTEND NOT LESS THAN
- REINFORCING STEEL: REINFORCING STEEL SHALL BE NEW BILLET DEFORMED BARS, ACCURATELY PLACED AND ADEQUATELY SUPPORTED BY CONCRETE, METAL, OR OTHER APPROVED CHAIRS, SPACERS, OR TIES AND SECURED AGAINST DISPLACEMENT DURING CONCRETE PLACEMENT. TACK WELDING NOT ALLOWED EXCEPT WHERE SHOWN.

IMPORTANT PLEASE READ:

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WRITTEN DIMENSIONS ALWAYS TAKE PRECEDENCE OVER SCALE.

THESE PLANS ARE NOT FOR RESALE. ANY REPRODUCTION OF THESE PLANS MUST HAVE THE WRITTEN CONSENT OF JM DESIGNS LLC.

GENERAL NOTES

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE FIELD MEASUREMENTS PRIOR TO ORDERING MATERIALS & PREFABRICATING ITEMS. ANY NECESSARY ADJUSTMENTS IN FIELD DRAWINGS SHALL BE MADE IN ACCORDANCE WITH THE DECISION OF THE ARCHITECT.
- CONTRACTOR SHALL PROVIDE BACKING/BLOCKING AS REQUIRED FOR ALL WALL MOUNTED EQUIPMENT, FURNISHINGS, ETC.
- ALL PARTITION DIMENSIONS ARE TO FACE OF FRAMING OR TO CENTERLINE OF PARTITIONS, STRUCTURAL COLUMNS, AND BEAMS U.N.O.
- ALL COMBUSTIBLE MATERIALS TO BE A MINIMUM OF 1" CLEAR OF ALL HEAT TRANSFERRING VENT STACKS.
- BE A MINIMUM OF 1" CLEAR OF ALL HEAT TRANSFERRING VENT STACKS.
- STAIRWAYS: MEET CURRENT IRC R311.5. MINIMUM HEADROOM 6'8", MINIMUM WIDTH 36", HANDRAIL TO HAVE ENDS RETURNED AND PLACED MINIMUM 34" AND MAXIMUM 36" ABOVE TREAD NOSING. THE HANDGRIP PORTION OF HANDRAIL SHALL NOT BE LESS THAN 1 1/2" NOR MORE THAN 2" IN CROSS SECTION DIMENSION. HANDRAIL PROJECTING FROM A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 1/2" BETWEEN THE WALL AND THE HANDRAIL. INSTALL FIRE BLOCKING AT TOP AND BOTTOM OF STAIR RUN. USEABLE SPACE UNDER STAIRS TO BE SURFACED WITH 5/8" TYPE "X" GYP.BD., TAFED & FINISHED ONE HOUR CONSTRUCTION. ALL GUARDRAILS TO MEET IRC STANDARDS. MIN. 3" TALL W/ NO OPENING LARGER THAN 4".
- REGARDLESS OF OCCUPANT LOAD, THERE SHALL BE A FLOOR OR LANDING ON EACH SIDE OF DOOR WHEN ACCESS FOR PHYSICALLY HANDICAPPED IS REQUIRED SEE: IRC R311.4.3, THE FLOOR OR LANDING SHALL BE NOT MORE THAN 1/2" LOWER THAN THE THRESHOLD OF THE DOORWAY. WHEN SUCH ACCESS IS NOT REQUIRED, SUCH DIMENSION SHALL NOT EXCEED 1".
- EXITS SHALL BE ILLUMINATED AT ANY TIME THE BUILDING IS OCCUPIED WITH LIGHT OF NOT LESS INTENSITY THAN 1 FOOTCANDLE AT FLOOR LEVEL.
- ATTIC VENTILATION: THE NET FREE VENTILATING AREA SHALL BE NOT LESS THAN 1/150 OF THE AREA OF THE SPACE VENTILATED, EXCEPT THAT THE AREA MAY BE 1/300, PROVIDED AT LEAST 50% OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATOR LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3' ABOVE EAVES OR CORNICE VENTS WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVES OR CORNICE VENTS. RAFTER SPACES ENCLOSED BY CEILINGS DIRECTLY APPLIED TO UNDERSIDE OF RAFTERS SHALL BE SIZED TO ALLOW A MINIMUM 1" CLEAR VENTED AIR SPACE ABOVE THE INSULATION. ATTICS WITH A MAXIMUM CLEAR HEIGHT OF LESS THAN 30" NEED NOT BE PROVIDED WITH ACCESS OPENING SEE: IRC R307.1.
- APPROVED FLASHING TO BE INSTALLED AT ALL CHIMNEYS, WALL-TO-ROOF INTERSECTIONS, AROUND ALL ROOF PENETRATIONS AND ABOVE ALL EXTERIOR DOOR AND WINDOW OPENINGS.
- EXTERIOR JOINTS AROUND WINDOWS AND DOOR FRAMES, OPENINGS BETWEEN WALLS AND FOUNDATIONS, BETWEEN WALLS AND ROOF, AND BETWEEN WALLS AND PANELS, OPENINGS AT PENETRATIONS OF UTILITY SERVICES THROUGH WALLS, FLOORS, AND ROOFS, AND ALL OTHER SUCH OPENINGS IN THE BUILDING ENVELOPE, INCLUDING ACCESS PANELS INTO HEATED SPACES SHALL BE SEALED, CAULKED, GASKETED, OR WEATHER-STRIPPED TO LIMIT AIR LEAKAGE. ALL EXTERIOR DOORS, OTHER THAN FIRE-RATED DOORS, SHALL BE DESIGNED TO LIMIT AIR LEAKAGE AROUND THEIR PERIMETER WHEN IN CLOSED POSITION.
- PROVIDE GYPSUM WALL BOARD OF THE TYPE AND THICKNESS INDICATED ON DRAWINGS. GYPSUM BOARD WORK AND MATERIALS SHALL MEET ALL REQUIREMENTS OF ANSI NO. A-91.1 FOR THE APPLICATION AND FINISHING OF WALLBOARD JOINT COMPOUND SYSTEM MIXED, APPLIED, AND FINISHED IN COMPLIANCE WITH MANUFACTURERS PRINTED DIRECTIONS, TO BE INVISIBLE AFTER FINISHED, INCLUDING ALL METAL CORNER BEADS AND TRIM.
- COVER SURFACES BEHIND SHINGLES AND WHERE INDICATED ON DRAWINGS WITH ASPHALT SATURATED NON-PERFORATED, FELT WITHOUT WRINKLES OR BUCKLES. LAP HORIZONTAL JOINTS 3", 6" AT VERTICAL JOINTS AND CARRY INTO CRG'S.

**BALD EAGLE LAND INC. (PLAN 401.1)
210 KARNEL CT, EAST HELENA, MT, 59635**

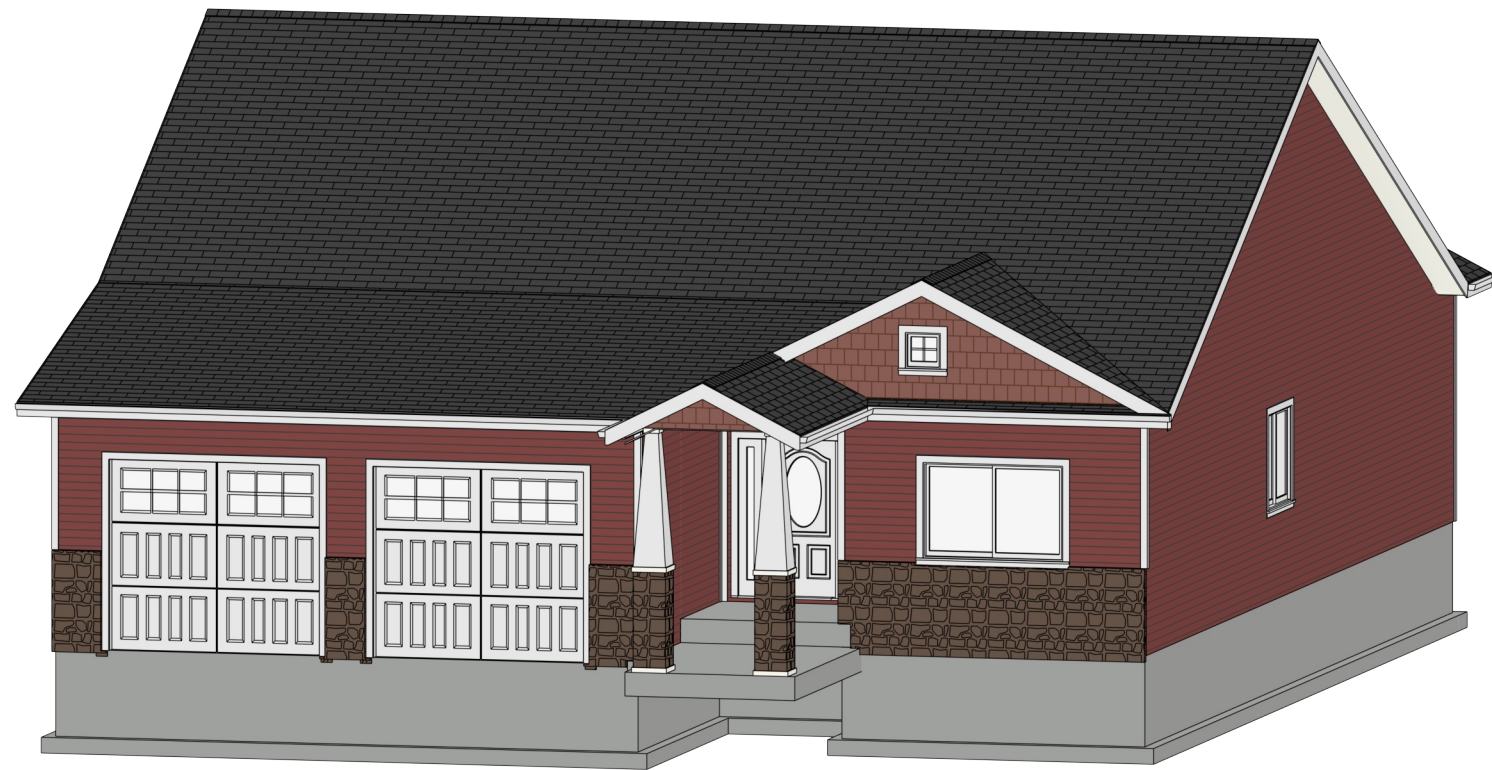
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STRUCTURE DATA

**3 BEDROOM
2 BATH**

**FINISHED LIVING SPACE = 1,697 SF
2 CAR GARAGE**

**PLANS PREPARED FOR:
BALD EAGLE LAND INC.
406-439-0669**



FLOOR PLAN NOTES:

- ALL EXTERIOR DIMENSIONS ARE TO THE MAIN LAYER. DIMENSIONS TO OPENINGS ARE TO THE FRAMING, ROUGH OPENING. INTERIOR DIMENSIONS ARE TO THE FINISHED WALL.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS).

INSPECTION NOTES:

- PROVIDE SPECIAL INSPECTION, SPECIAL TESTING, REPORTING AND COMPLIANCE PROCEDURES ACCORDING TO THE LOCAL BUILDING CODE.
- SPECIAL INSPECTOR QUALIFICATIONS: DEMONSTRATE COMPETENCE, TO THE SATISFACTION OF THE BUILDING OFFICIAL, FOR INSPECTION OF THE PARTICULAR TYPE OF CONSTRUCTION OR OPERATION IN QUESTION. PRIOR TO THE BEGINNING OF CONSTRUCTION, REVIEW THE SPECIAL INSPECTION REQUIREMENTS WITH THE ARCHITECT, ENGINEER, BUILDING OFFICIAL, GENERAL CONTRACTOR AND SPECIAL INSPECTORS. DUTIES OF THE SPECIAL INSPECTOR INCLUDE, BUT ARE NOT LIMITED TO:
 - OBSERVE THE WORK FOR CONFORMANCE WITH THE APPROVED PERMIT DRAWINGS AND SPECIFICATIONS. BRING DISCREPANCIES TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR BUILDING OFFICIAL.
 - FURNISH INSPECTION REPORTS FOR EACH INSPECTION TO THE BUILDING OFFICIAL, ARCHITECT, ENGINEER, GENERAL CONTRACTOR AND OWNER IN A TIMELY MANNER.
 - SUBMIT A FINAL REPORT STATING WHETHER THE WORK REQUIRING SPECIAL INSPECTION WAS INSPECTED, AND WHETHER THE WORK IS IN CONFORMANCE WITH THE APPROVED PERMIT DRAWINGS AND SPECIFICATIONS.

DUTIES OF THE CONTRACTOR INCLUDE, BUT ARE NOT LIMITED TO:

- NOTIFY SPECIAL INSPECTOR THAT WORK IS READY FOR INSPECTION AT LEAST 24 HOURS BEFORE THE INSPECTION IS REQUIRED. *
- MAINTAIN ACCESS TO WORK REQUIRING SPECIAL INSPECTION UNTIL IT HAS BEEN OBSERVED AND INDICATED TO BE IN CONFORMANCE BY THE SPECIAL INSPECTOR AND APPROVED BY THE BUILDING OFFICIAL.
- PROVIDE THE SPECIAL INSPECTOR WITH ACCESS TO APPROVED PERMIT DRAWINGS AND SPECIFICATIONS AT THE JOB SITE.
- MAINTAIN JOB-SITE COPIES OF ALL REPORTS SUBMITTED BY THE SPECIAL INSPECTOR.

SHEET NUMBER
1 OF 11
REVISION #

DATE: 10/1/2023
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TITLE PAGE

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210 KARNEL CT,
EAST HELENA, MT, 59635

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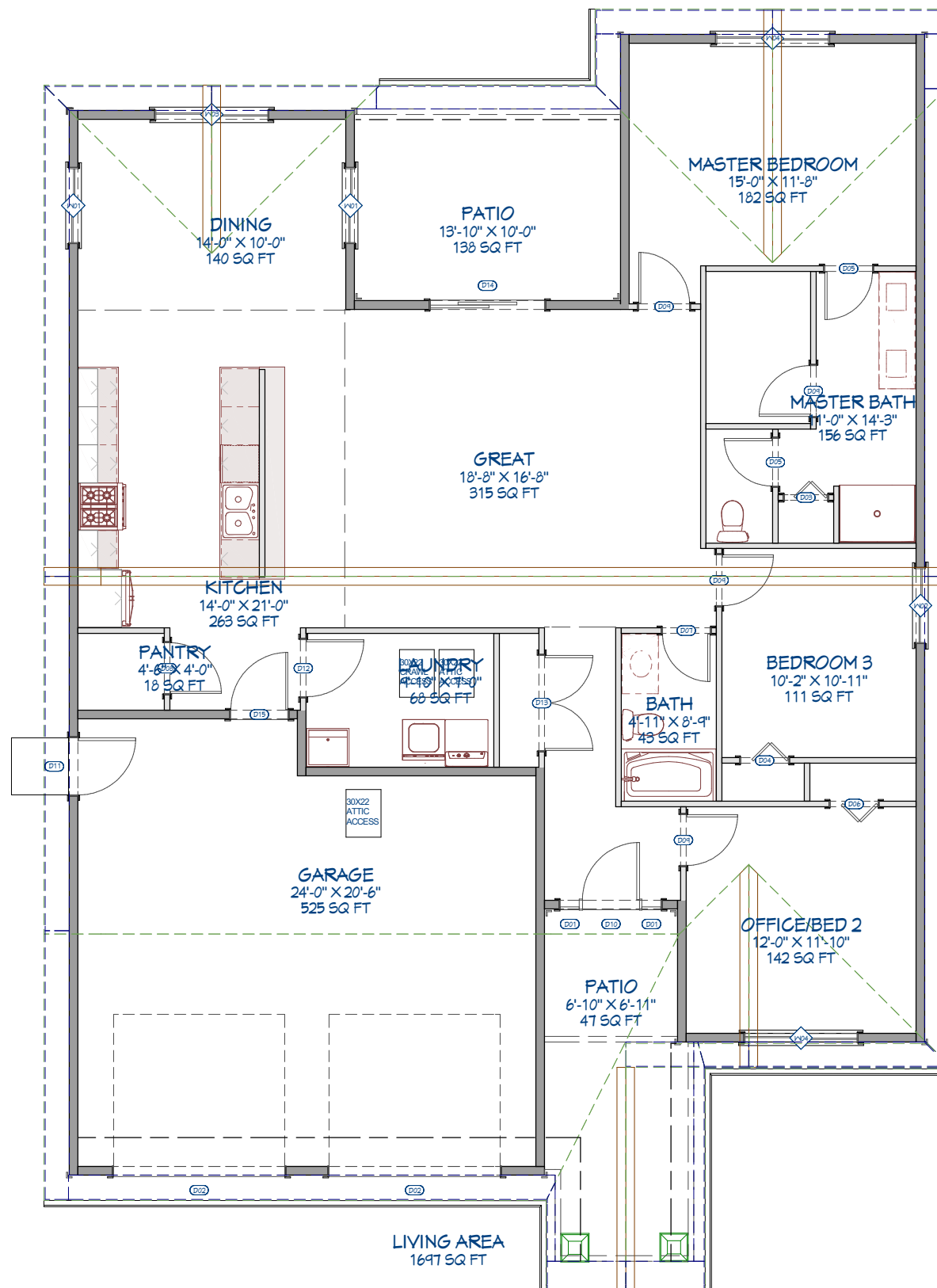
GENERAL NOTES:

THE FOLLOWING NOTES ARE MINIMUM REQUIREMENTS ONLY. CHECK LOCAL BUILDING CODES FOR COMPLIANCE.

1. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO JM DESIGN CENTER FOR JUSTIFICATION AND/OR REVISIONS BEFORE PROCEEDING WITH WORK. CONTRACTORS SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED.
2. ALL WOOD, CONCRETE, AND STEEL STRUCTURAL MEMBERS SHALL BE OF A GOOD GRADE AND QUALITY AND MEET ALL NATIONAL, STATE, AND LOCAL BUILDING CODES WHERE APPLICABLE.
3. IT IS THE CONTRACTORS RESPONSIBILITY FOR ADJUSTING AND VERIFYING ALL STRUCTURAL DETAILS AND CONDITIONS TO MEET OR EXCEED ALL LOCAL CODES AND INSURE A QUALITY AND SAFE STRUCTURE.
4. THESE PLANS ARE NOT FOR RESALE. ANY REPRODUCTION OF THESE PLANS MUST HAVE THE WRITTEN CONSENT OF JM DESIGNS LLC.

DOOR SCHEDULE						
NUMBER	LABEL	QTY	FLOOR	SIZE	R/O	DESCRIPTION
D01	1068	2	1	1068 EX	14"X83"	EXT. FIXED-GLASS PANEL
D02	4080	2	1	4080	110"X99"	GARAGE-GARAGE DOOR CHD05
D03	2368	1	1	2368 R	29 1/16"X82 1/2"	2 DR. BIFOLD-LOUVERED
D04	2668	1	1	2668 R	32"X82 1/2"	2 DR. BIFOLD-LOUVERED
D05	2668	2	1	2668 R IN	32"X82 1/2"	HINGED-DOOR P04
D06	2668	1	1	2668 L	32"X82 1/2"	2 DR. BIFOLD-LOUVERED
D07	2668	1	1	2668 L IN	32"X82 1/2"	HINGED-DOOR P04
D08	2868	1	1	2868 R IN	34"X82 1/2"	HINGED-DOOR P04
D09	2868	4	1	2868 L IN	34"X82 1/2"	HINGED-DOOR P04
D10	3068	1	1	3068 R EX	38"X83"	EXT. HINGED-DOOR E19
D11	3068	1	1	3068 L EX	38"X83"	EXT. HINGED-DOOR E01
D12	3068	1	1	3068 L IN	38"X82 1/2"	HINGED-DOOR P04
D13	5068	1	1	5068 L/R IN	62"X82 1/2"	DOUBLE HINGED-DOOR P04
D14	6068	1	1	6068 R EX	74"X83"	EXT. SLIDER-GLASS PANEL
D15	3068	1	1	3068 R EX	38"X83"	EXT. HINGED-DOOR E21

WINDOW SCHEDULE						
NUMBER	LABEL	QTY	FLOOR	SIZE	R/O	DESCRIPTION
W01	4040LS	2	1	4040LS	49"X49"	LEFT SLIDING
W02	4040LS	1	1	4040LS	49"X49"	YES LEFT SLIDING
W03	6040LS	1	1	6040LS	73"X49"	LEFT SLIDING
W04	6040LS	2	1	6040LS	73"X49"	YES LEFT SLIDING
W05	1616FX	1	2	1616FX	19"X19"	FIXED GLASS

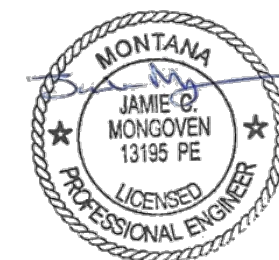


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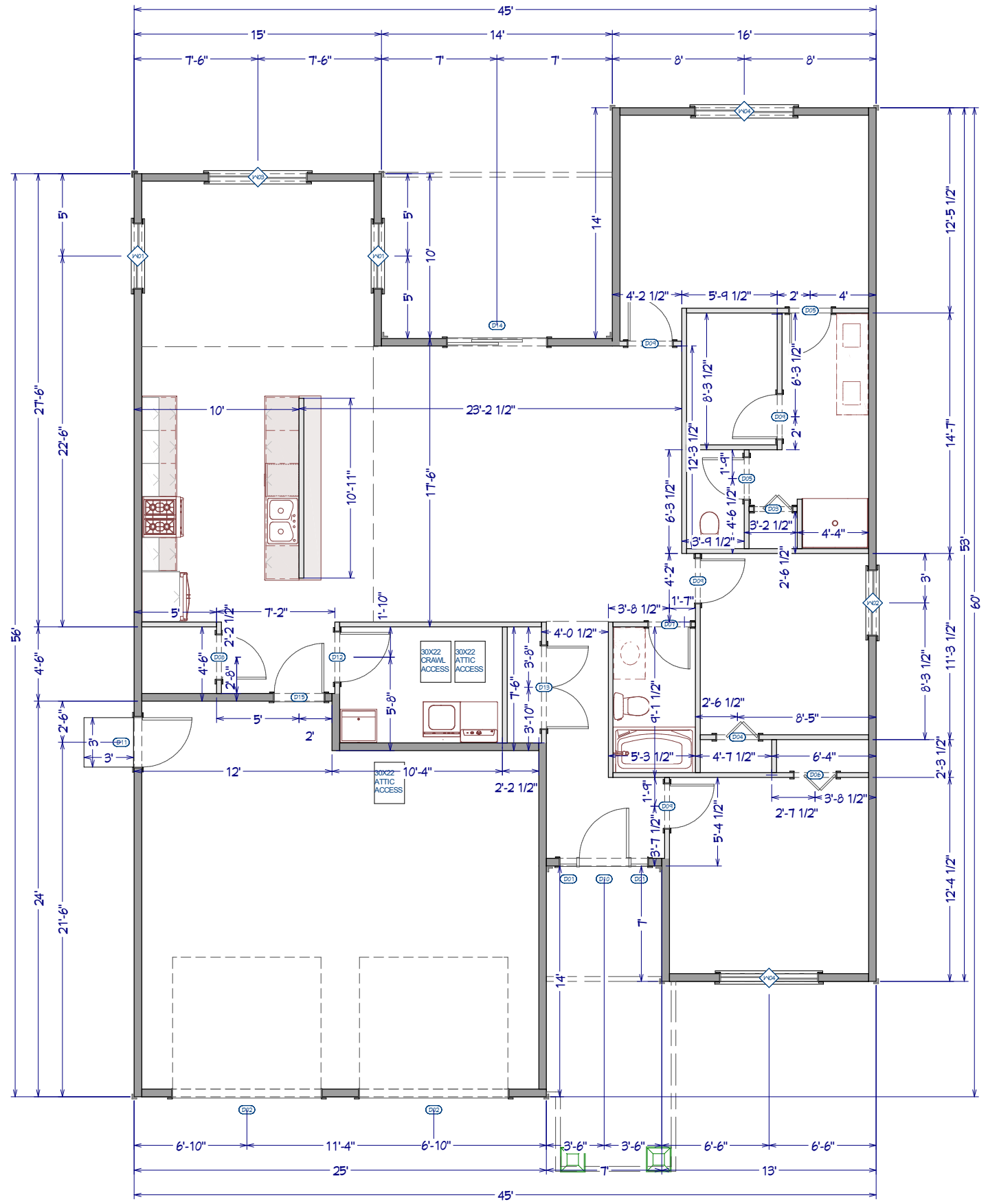
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SHEET TITLE:
LAYOUT
SCALE: 1/8" = 1'

PREPARED FOR:
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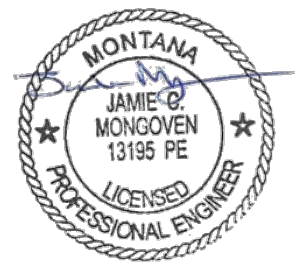


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FLOOR PLAN NOTES:

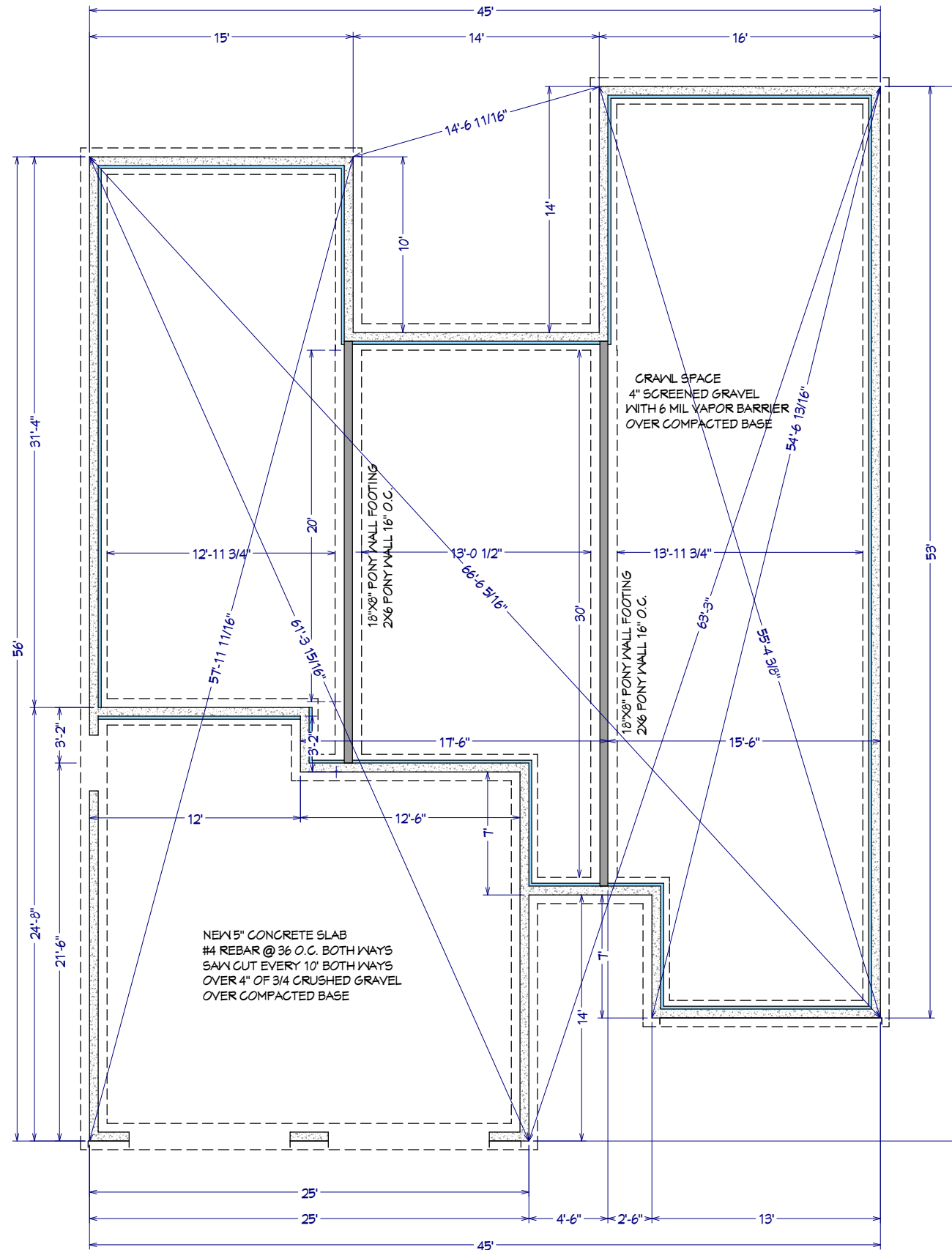
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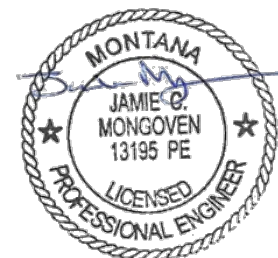


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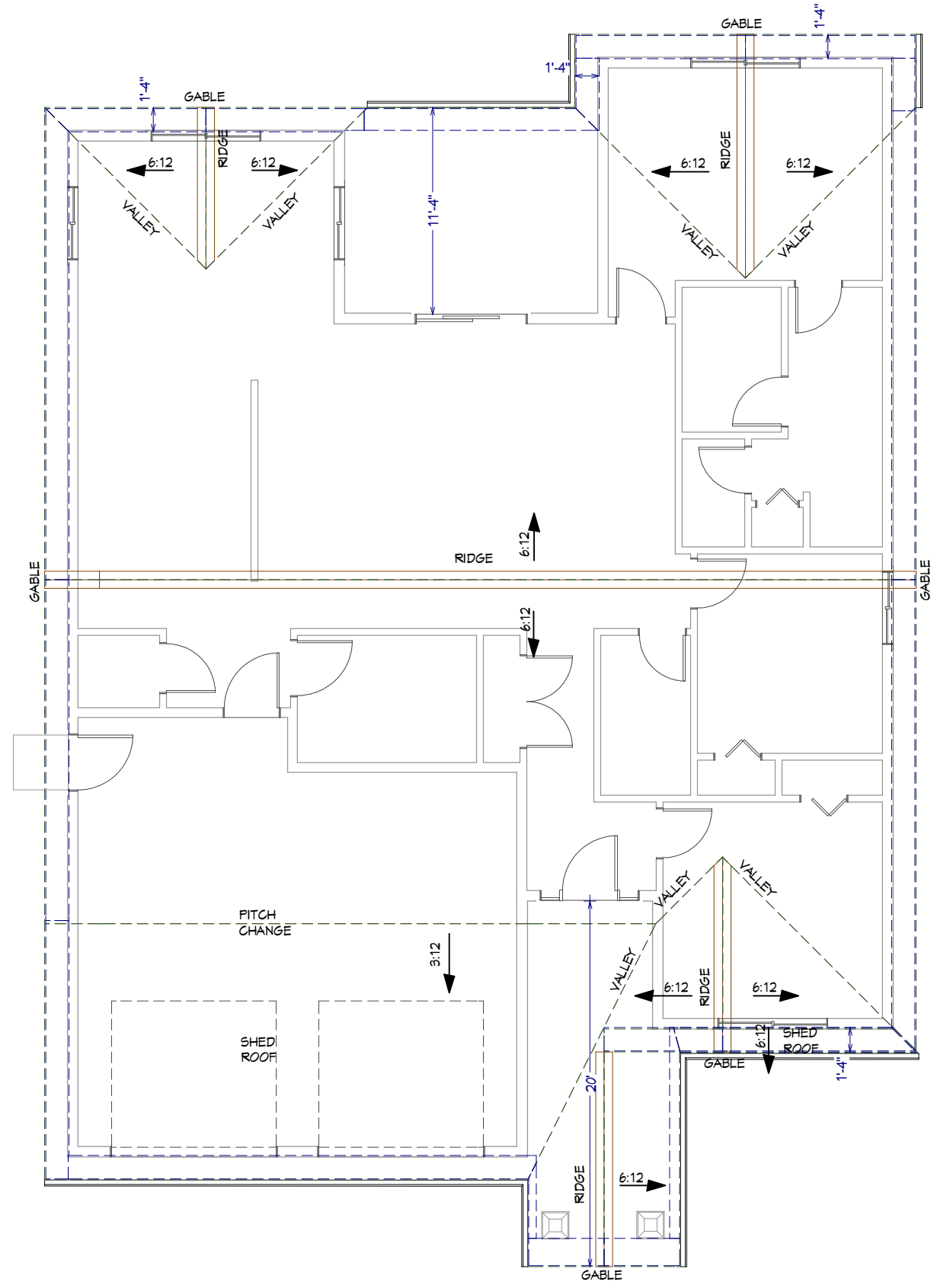
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SHEET TITLE:
FOUNDATION LAYOUT
SCALE: 1/8" = 1'

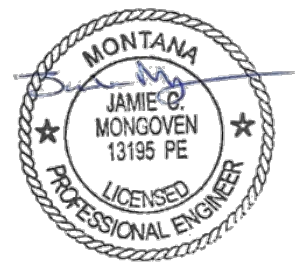
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ROOF INFORMATION:
 ROOF PITCH = 6:12 and 8:12
 OVERHANG = 16"
 GABLE OVERHANG = 16"



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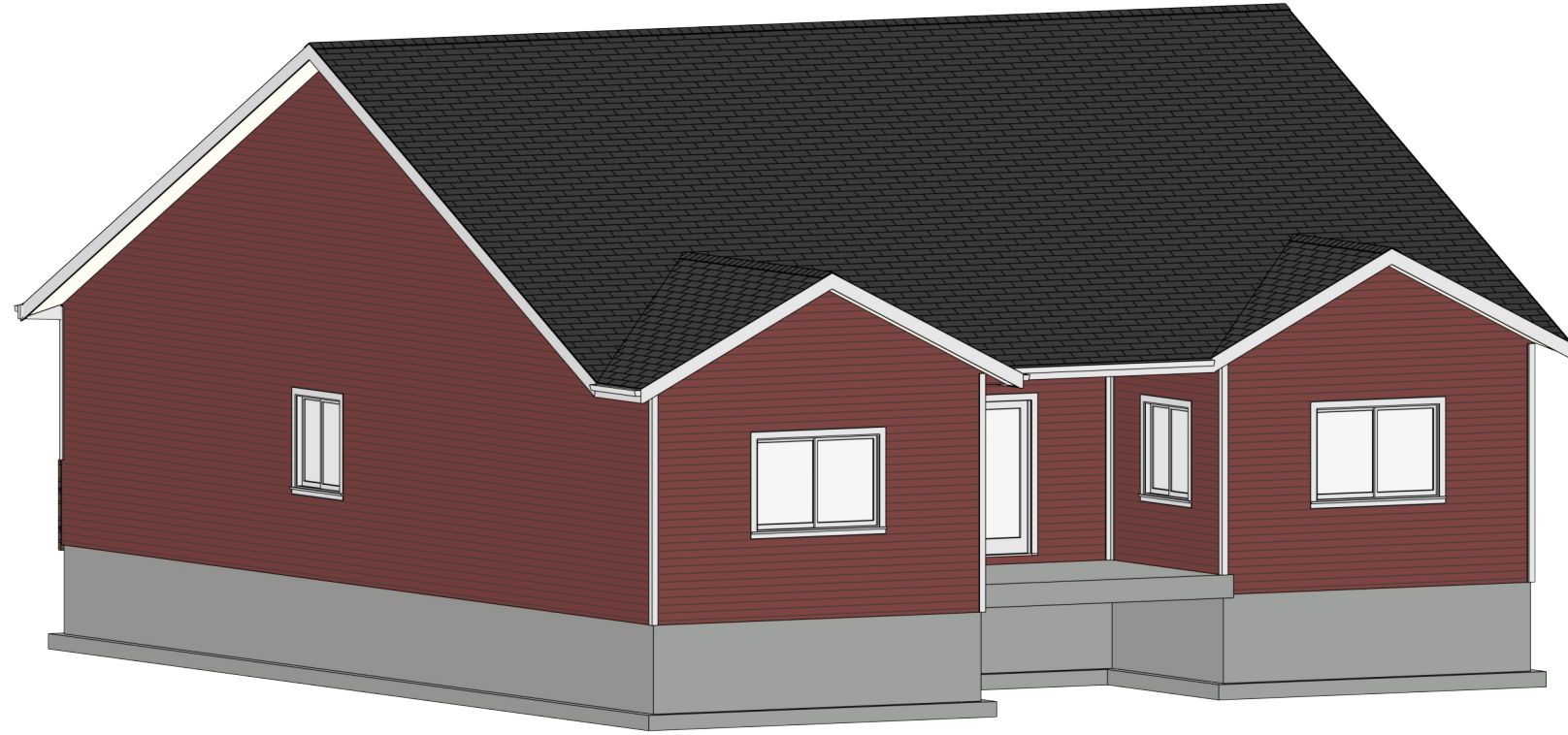
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SHEET TITLE: **ROOF PLAN**
 SCALE: 1/8" = 1'

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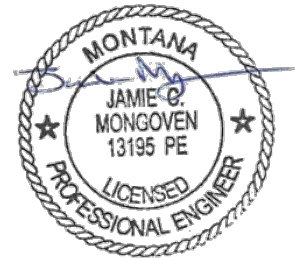


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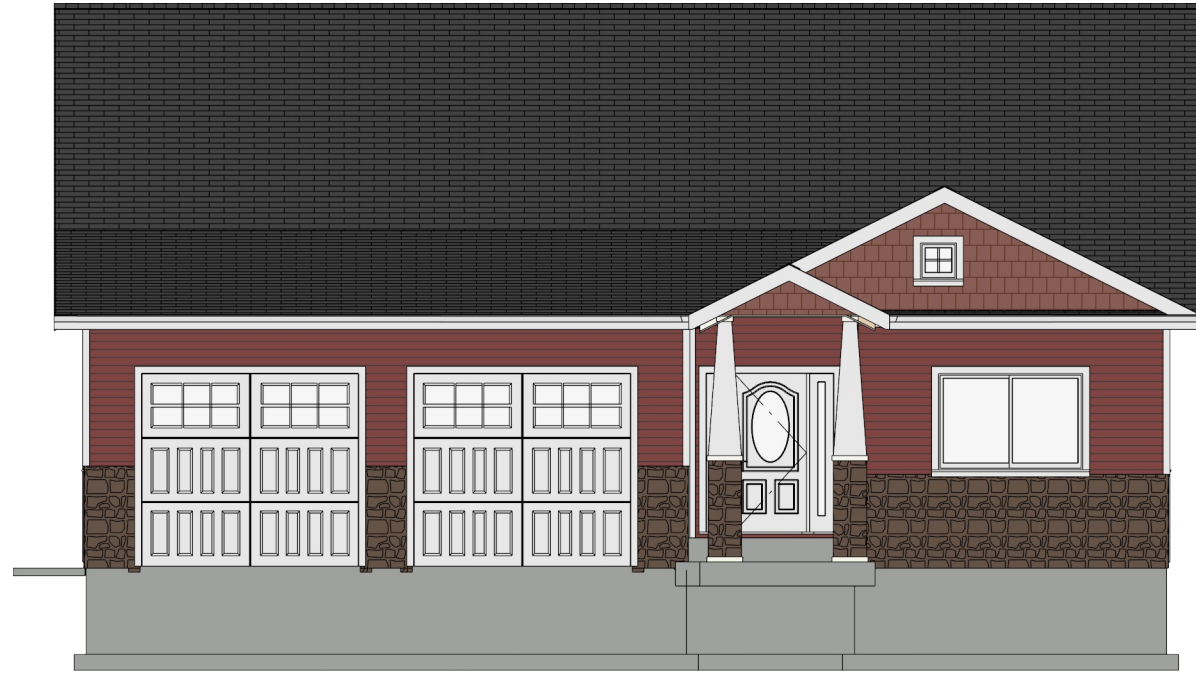
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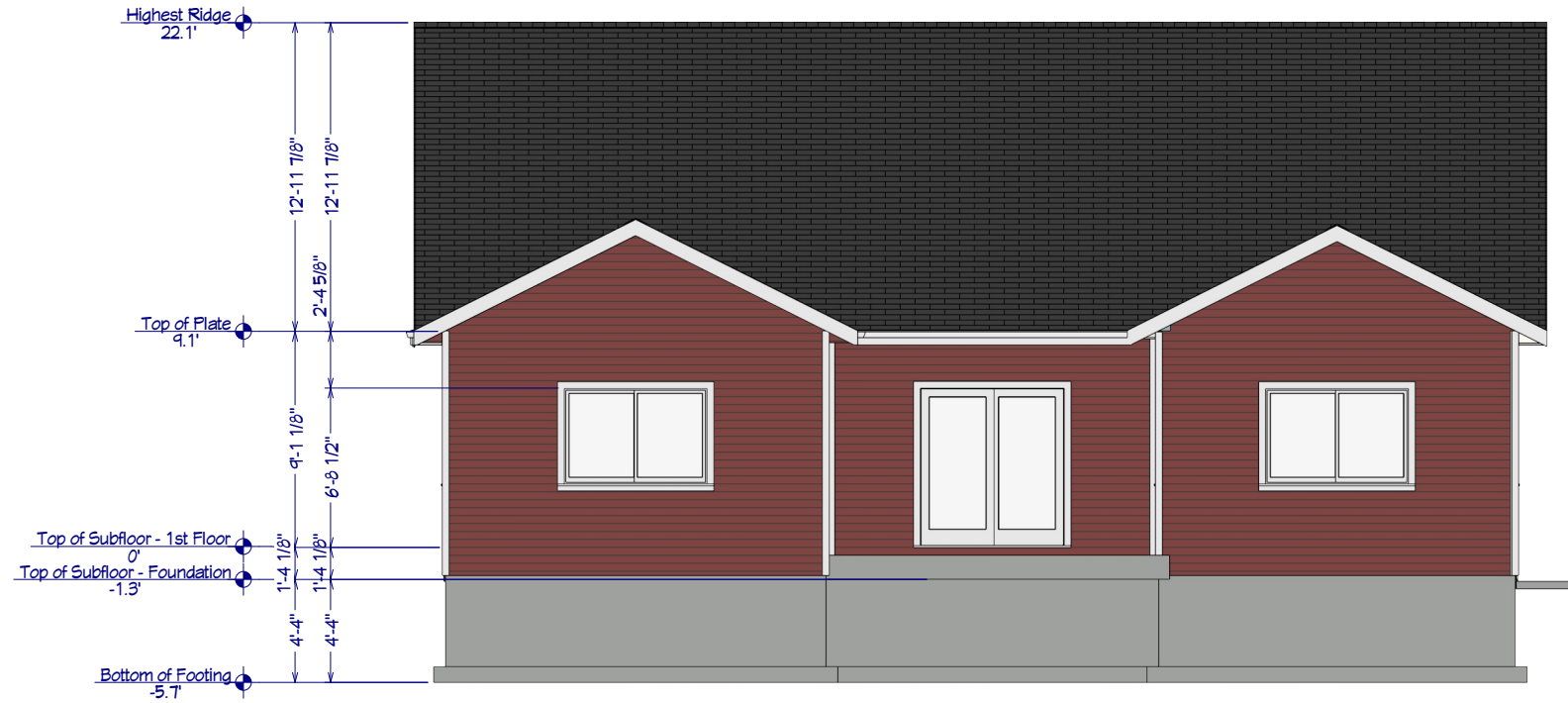
SHEET TITLE:
ORTHO VIEW
SCALE: 1/8" = 1'

DATE: 10/1/2023
DRAWN BY: JCM

SHEET NUMBER
6 OF **11**
Revision #:



FRONT ELEVATION



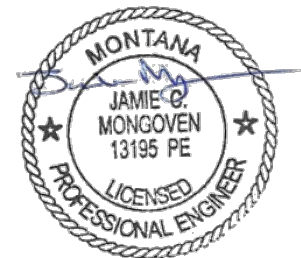
REAR ELEVATION

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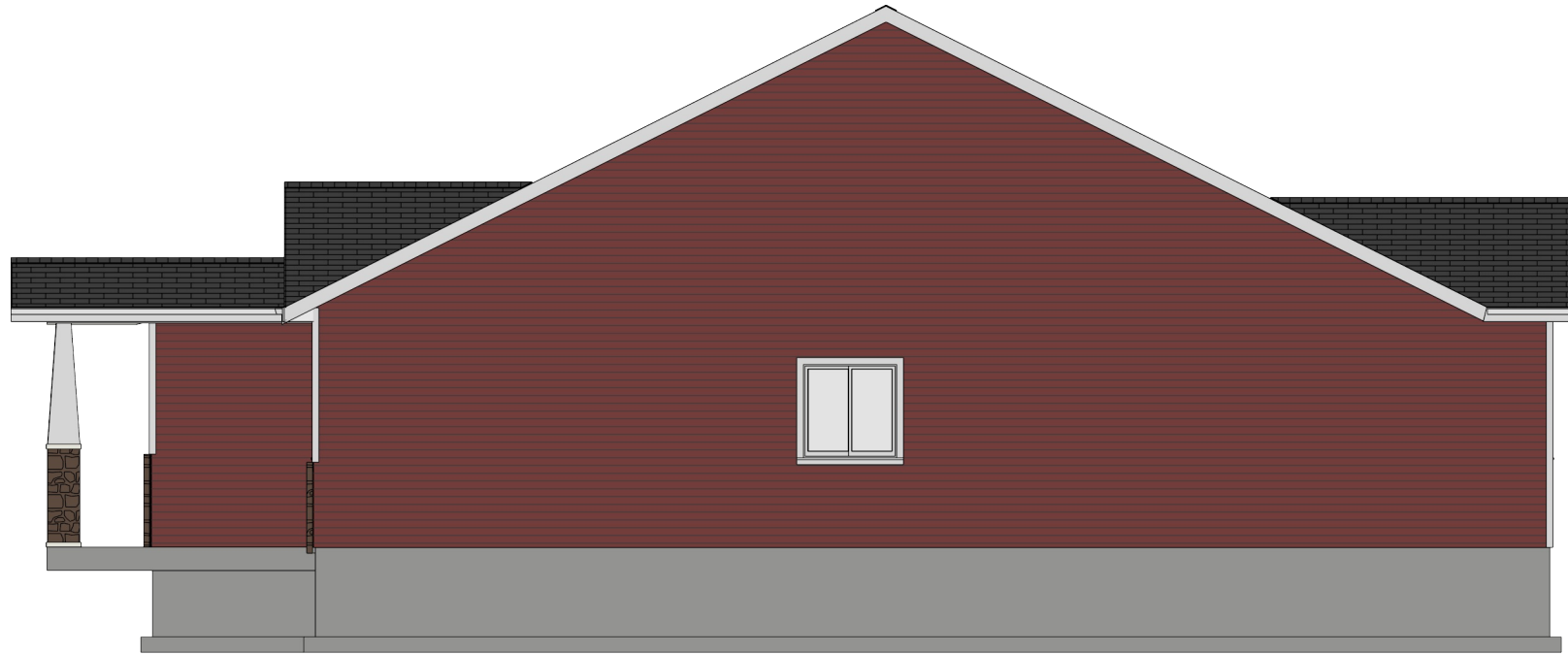
SHEET TITLE:
ELEVATIONS
SCALE: 1/8" = 1'

DATE: 10/1/2023
DRAWN BY: JCM

SHEET NUMBER
7 OF **11**
Revision #



LEFT ELEVATION



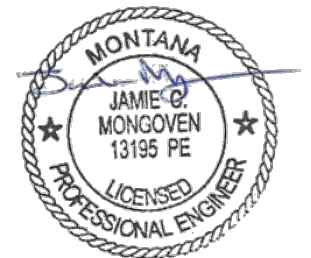
RIGHT ELEVATION

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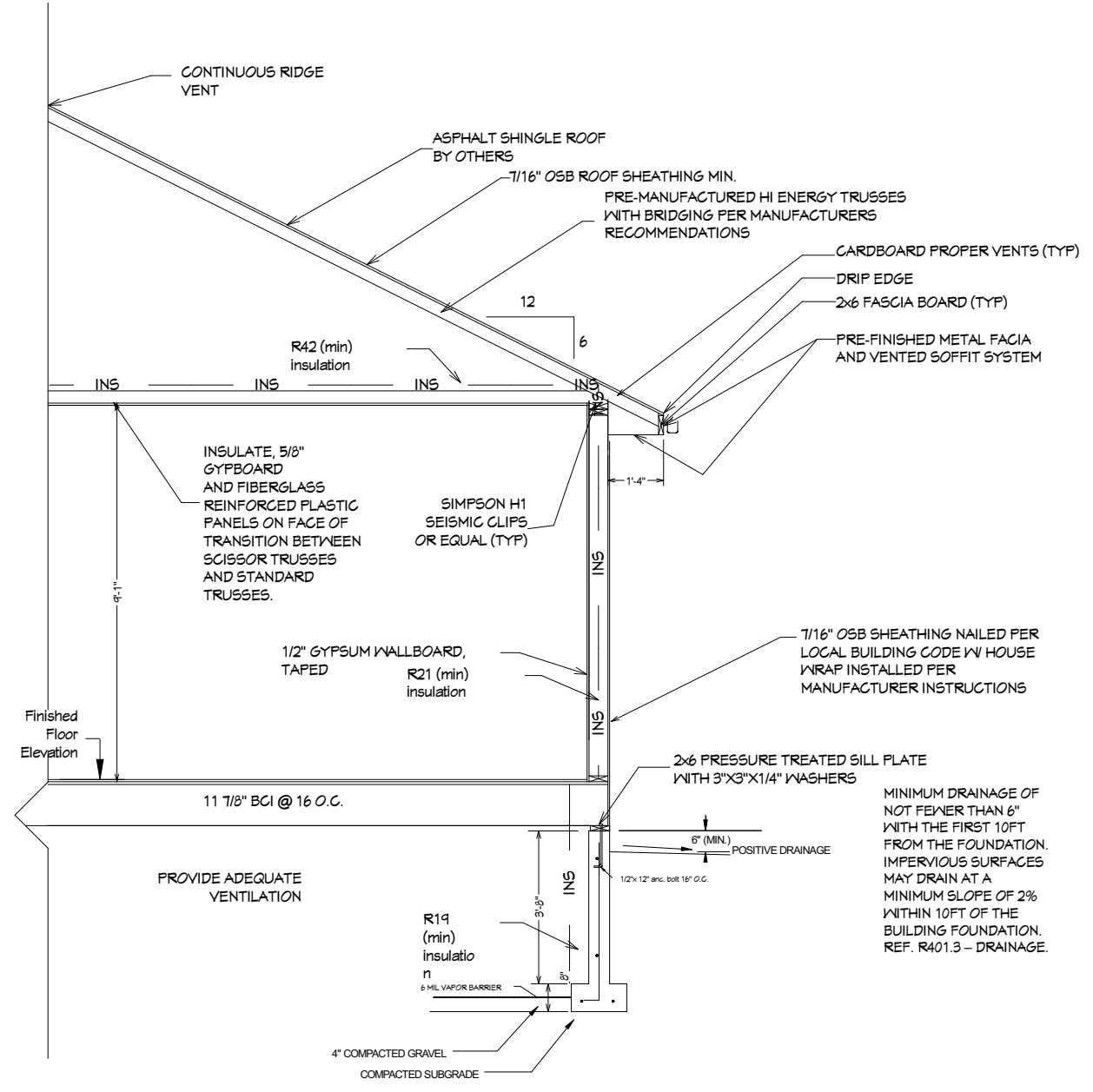
SHEET TITLE:
ELEVATIONS
SCALE: 1/8" = 1'

DATE: 10/1/2023
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SHEET NUMBER
8 OF 11
Revision #

FRAMING NOTES:

1. THE FOLLOWING NOTES ARE MINIMUM REQUIREMENTS ONLY. CHECK LOCAL BUILDING CODES FOR COMPLIANCE.
2. PROVIDE FIRE BLOCKING IN ALL WALLS 10'-0" IN HEIGHT OR OVER. BLOCK ALL SEAMS IN SHEATHING.
3. ALL JOINTS IN RAFTERS SHALL BE ALIGNED OVER STUDS BELOW.
4. ALL EXTERIOR BEARING WALL HEADERS LESS THAN 66" IN LENGTH SHALL BE 2-2"x10" WITH 2"x6" FLITCH PLATE UNLESS OTHERWISE NOTED. INTERIOR HEADERS SHALL BE 2-2"x6" WITH 2"x4" FLITCH PLATE UNLESS OTHERWISE NOTED.
5. FRAMING TO INSTALL DOUBLE FLOOR JOISTS UNDER PARTITION WALLS PARALLEL TO JOIST DIRECTION.
6. ALL COLUMNS OR SOLID FRAMING SHALL EXTEND DOWN THRU ALL LEVELS AND TERMINATE AT THE BASEMENT FLOOR AND BE SUPPORTED BY THICKED SLAB, GRADE BEAM OR FOOTING DESIGNED TO CARRY LOAD.
7. ROOF SHEATHING SHALL BE 7/16" O.S.B. MIN.
8. PROVIDE COLLAR TIES @ UPPER 1/3 OF VERTICAL DISTANCE BETWEEN RIDGE BOARD AND CEILING JOISTS @ 4'-0" O.C. MAX.
9. ALL CEILING JOISTS AND RAFTER BRACING TO BEAR ON LOAD BEARING WALLS DESIGNED TO CARRY LOAD THRU ALL LEVELS AND TERMINATE AT THE LOWEST FLOOR AND BE SUPPORTED BY THICKED SLAB, GRADE BEAM OR FOOTING DESIGNED TO CARRY LOAD.
10. ALL SOLID FRAMING, COLUMNS AND BEAMS TO MEET 2018 IRC AND LOCAL CODES.
11. WHERE PRE-ENGINEERED ROOF TRUSSES ARE USED TRUSS MANUFACTURER MUST PROVIDE SHOP DRAWINGS WHICH BEAR THE SEAL OF REGISTERED ENGINEER IN STATE WHERE WORK IS BEING PERFORMED.
12. METAL ROOF MANUFACTURER'S INSTALLATION INSTRUCTIONS SHALL BE ON SITE FOR INSPECTION.

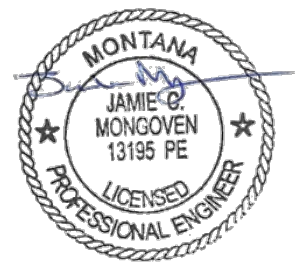


TYPICAL WALL SECTION WITH CRAWL SPACE

MINIMUM DRAINAGE OF NOT FEWER THAN 6" WITH THE FIRST 10FT FROM THE FOUNDATION. IMPERVIOUS SURFACES MAY DRAIN AT A MINIMUM SLOPE OF 2% WITHIN 10FT OF THE BUILDING FOUNDATION. REF. R401.3 - DRAINAGE.

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9 OF 11
REVISION #

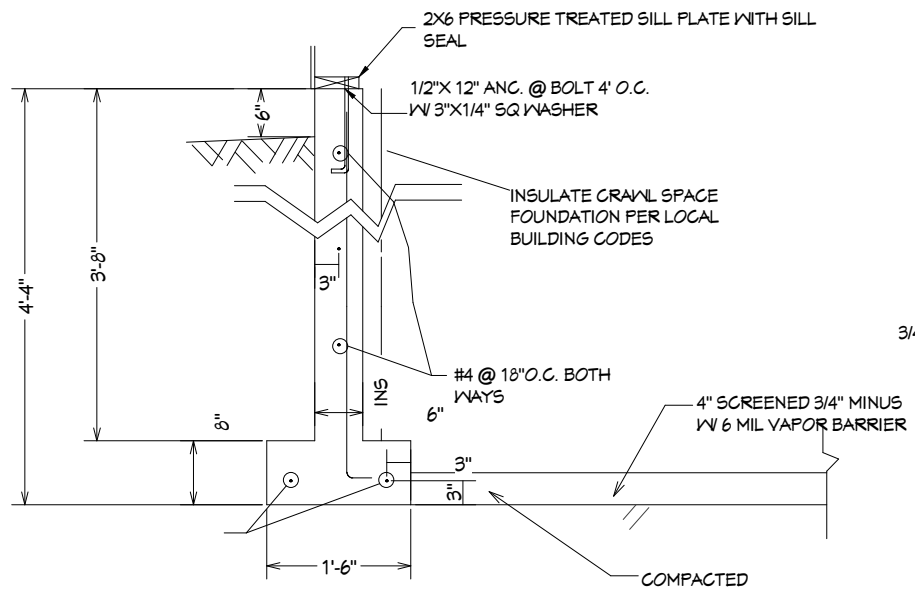
DATE: 10/1/2023
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SHEET TITLE:
TYPICAL WALL SECTION
 SCALE: 1/4" = 1'

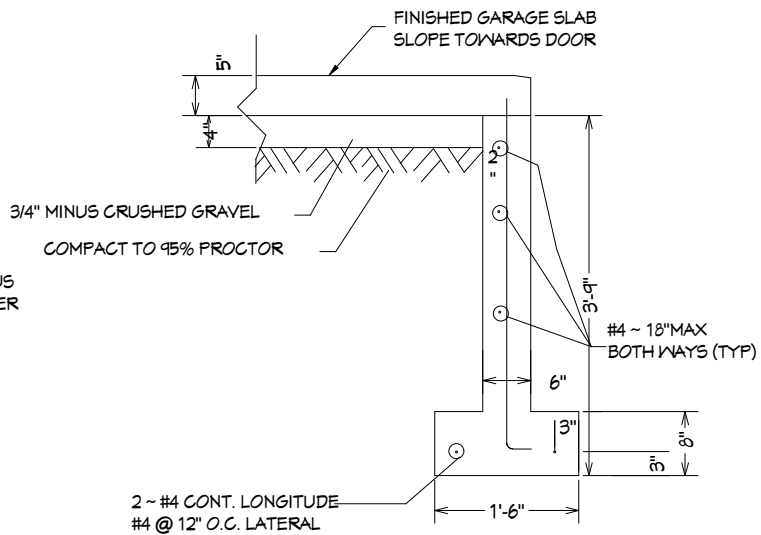
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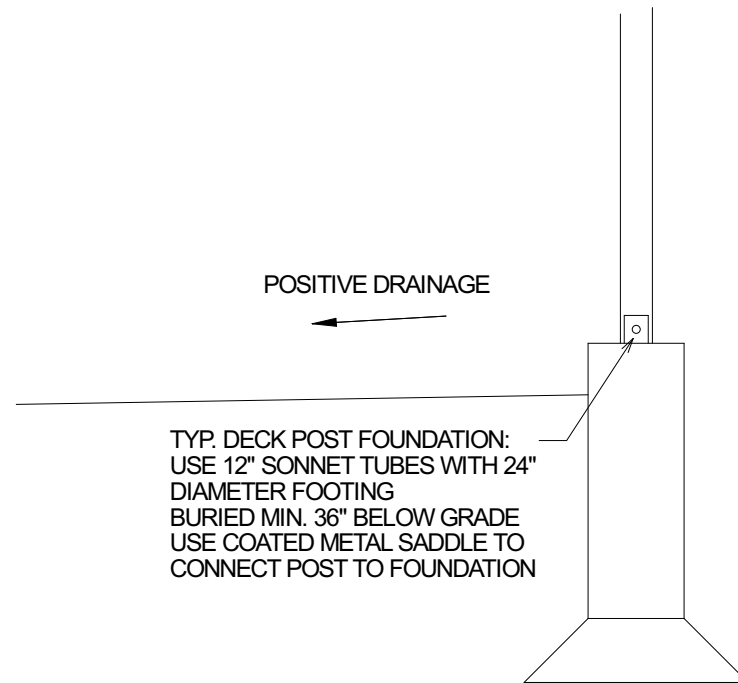
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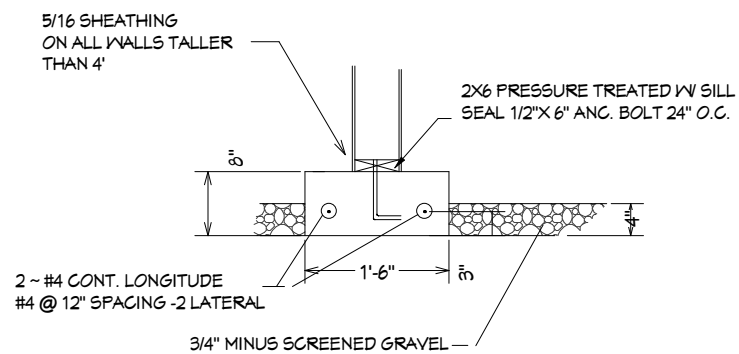
TYPICAL WALL SECTION



GARAGE DOOR FOUNDATION TYP.

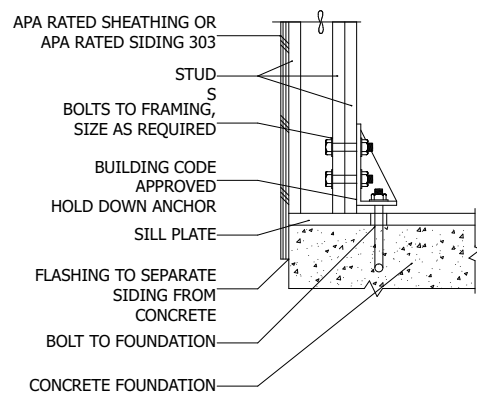


TYPICAL POST FOUNDATION

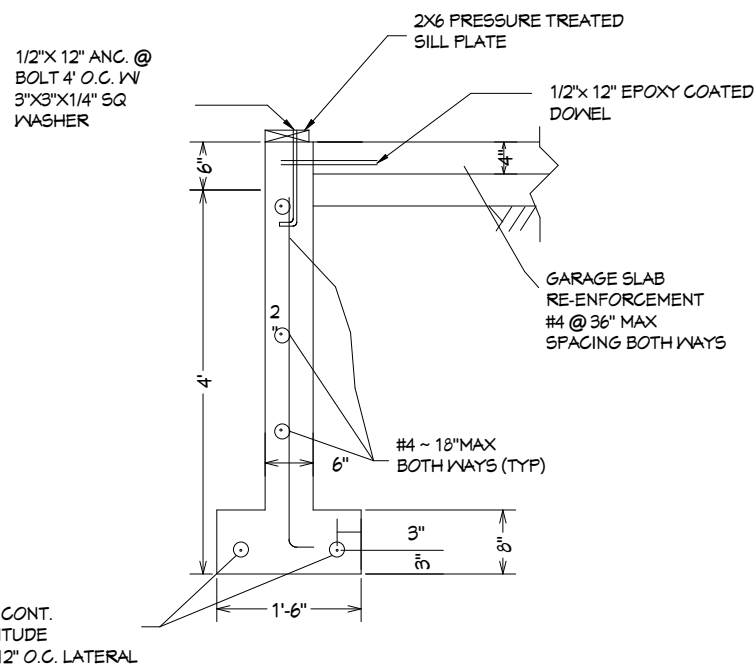


PONY WALL FOOTING

SHEAR WALL FOUNDATION ANCHOR
HIGH SHEAR WALL OVERTURNING MOMENTS MAY BE TRANSFERRED BY A FABRICATED STEEL BRACKET SUCH AS THIS. REGULAR FOUNDATION BOLTS MAY BE ALL THAT IS REQUIRED IN SOME CASES.



HOLD DOWN INSTALLATION TYP.



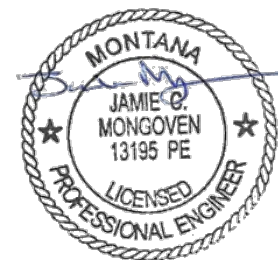
GARAGE FOUNDATION TYP.

IMPORTANT PLEASE READ:

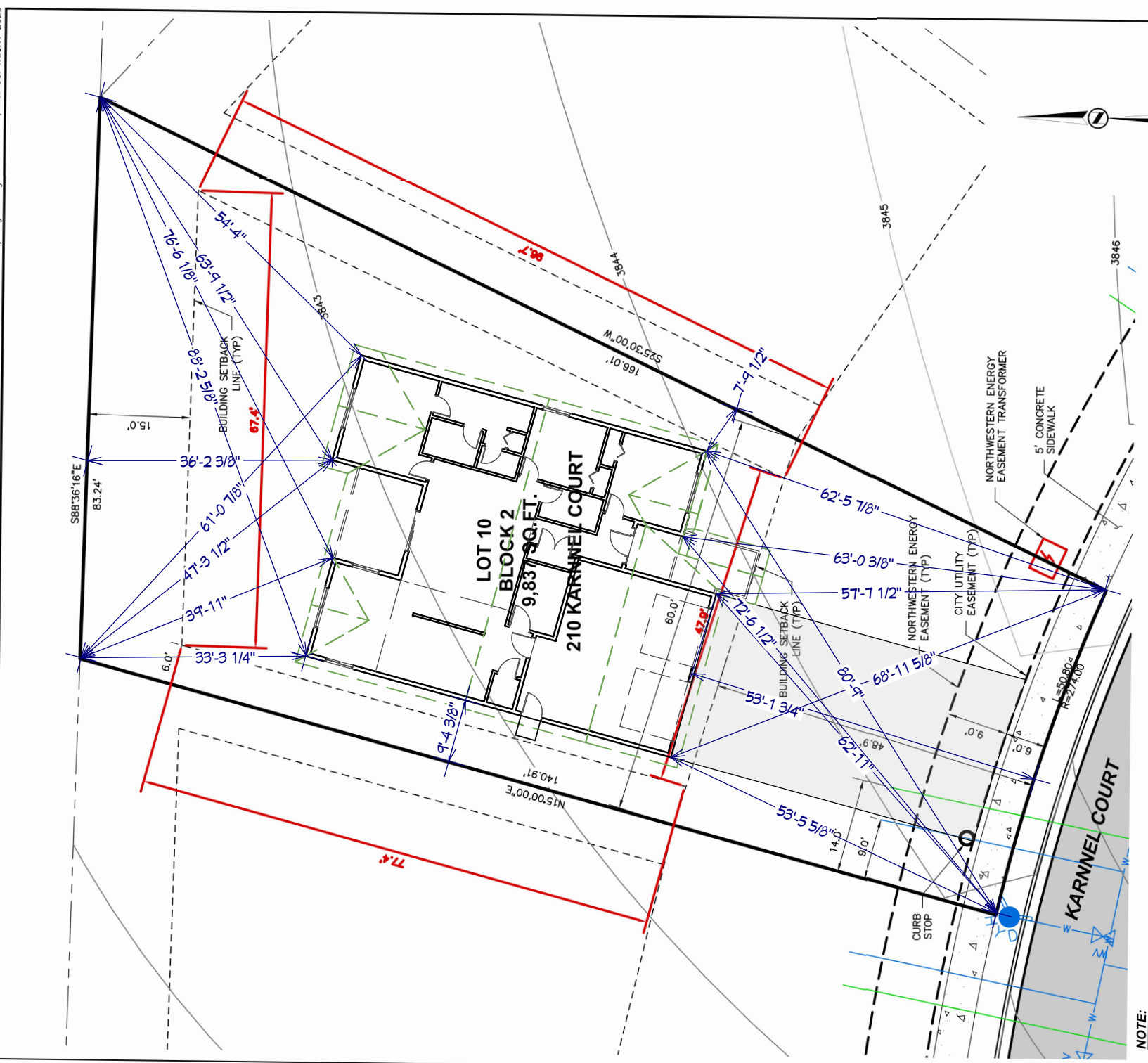
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L:\2821-Highland Meadows LLC\00721_Phase_3\DWG\Plan_Sets\Lot_Layout_Plans\2821-00721_B2L10.dwg, B2L10_Plot1.dwg, Aug 17, 2023 - 10:32am, jfrench, Stahly Engineering & Associates, Inc. COPYRIGHT 2020



NOTE:
 1. THIS IS AN EXHIBIT INTENDED TO SHOW LOT SETBACKS AND STREET FEATURES AND IS NOT A PLAT OF LEGAL REPRESENTATION OF LOT BOUNDARIES. REFER TO THE FINAL PLAT FOR LEGAL BOUNDARIES.
 2. PLAT RECORDING #
 3. SITE DRAINAGE TO CONFORM TO PROPOSED CONTOURS SHOWN AND TO BE DIRECTED AWAY FROM RESIDENTIAL STRUCTURES TOWARD APPROVED DRAINAGE INFRASTRUCTURE SUCH AS STREET CURBS, SWALES & PONDS.
 4. LOT WIDTH SHOWN IS AT THE MINIMUM FRONT BUILDING SETBACK LINE.



STAHLY ENGINEERING & ASSOCIATES
 PROFESSIONAL ENGINEERS & SURVEYORS
 www.seaeng.com
 2223 MONTANA AVE. STE. 201 BILLINGS, MT 59101
 Phone: (406)601-4055

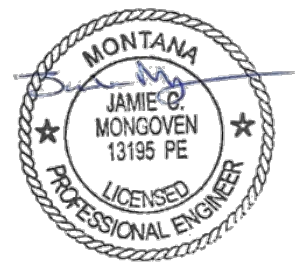
851 BRIDGER DR. STE. 1 BOZEMAN, MT 59715
 Phone: (406)522-8596

210 KARNNEL COURT
 LOT LAYOUT
 HIGHLAND MEADOWS SUBDIVISION; PHASE 3
 CITY OF EAST HELENA, MT

DESIGNED: GOW
 DRAWN: JTF
 CHECKED: JDM
 DATE: 12/2022

SHEET
1 of 1

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SHEET TITLE:
SITE PLAN
 SCALE: 1" = 200'

SHEET NUMBER
11 OF **11**
 DATE: 10/1/2023
 DRAWN BY: JCM