

RESIDENCE EMIGRANT, MT

COVER SHEET

RESIDENCE

102 CAPRICORN DR
EMIGRANT, MT 59027

PROJECT #

PROJECT SPECIFIC NOTES

1. DIMENSIONS ARE SHOWN ON THE DRAWINGS. DO NOT SCALE THE DRAWINGS.
2. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL NEW MATERIALS (U.N.O.) & QUALIFIED CRAFTPERSONS TO COMPLETE THE WORK.
3. CONSTRUCTION DOCUMENTS SHOW THE DESIGN INTENT OF THE PROJECT & MAY NOT SHOW MINOR DETAILS OF PROPOSED INSTALLATION. THE INCLUSION OF THESE MINOR DETAILS IS IMPLIED TO PROVIDE A COMPLETE PROJECT & ARE TO BE INCLUDED AS A PART OF A BID.
4. ALL HEIGHTS ARE DIMENSIONED FROM THE TOP OF FINISHED FLOOR (A.F.F.) UNLESS NOTED OTHERWISE.
5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSPECT EXISTING CONDITIONS PRIOR TO PROCEEDING WITH EACH INSTALLATION OR PART OF THE WORK. DISCREPANCIES MUST BE REPORTED TO THE ARCHITECT PRIOR TO PROCEEDING.
6. THE CONTRACTOR IS TO COORDINATE THE INSTALLATION OF MATERIALS & WORK OF OTHERS WHO ARE NOT SUB-CONTRACTORS TO THE G.C., YET ARE REQUIRED IN PROVIDING A COMPLETED PROJECT. AREAS OF WORK REQUIRING COORDINATION INCLUDE BUT ARE NOT LIMITED TO THOSE INDICATED AS N.I.C. ON THE CONSTRUCTION DOCUMENTS.
7. REFER TO STRUCTURAL, MECHANICAL & ELECTRICAL DRAWINGS FOR COORDINATION OF WORK.
8. ALL DIMENSIONS ARE FROM FACE OF STUD UNLESS NOTED OTHERWISE. THE CONTRACTOR SHALL VERIFY ALL DIMENSION CONDITIONS PRIOR TO CONSTRUCTION.
9. IN THE CASE OF CONTRADICTIONS BETWEEN DRAWINGS OR BETWEEN DRAWINGS & SPECIFICATIONS, ASSUME THE MORE COSTLY APPROACH FOR BIDDING PURPOSES. BRING ALL CONTRADICTIONS TO THE ATTENTION OF THE ARCHITECT
10. THE CONSTRUCTION DOCUMENTS CONSIST OF THE CONSTRUCTION DRAWINGS & SPECIFICATIONS INCLUSIVELY. SOME ITEMS MAY BE SHOWN ONLY ON THE DRAWINGS OR INDICATED ONLY IN THE SPECIFICATIONS. FOR EXAMPLE, THE SPECIFICATIONS MAY SAY TO PAINT ALL EXPOSED STRUCTURAL STEEL, BUT THIS WILL NOT BE CALLED OUT ON ALL OF THE DRAWINGS.
11. 3-D VIEWS MAY BE USED THROUGHOUT THE CONSTRUCTION DOCUMENTS. 3-D VIEWS ARE SHOWN TO CLARIFY CONDITIONS THAT CANNOT BE SHOWN IN OTHER VIEWS. 3-D VIEWS MAY NOT SHOW ALL DETAILS REQUIRED TO COMPLETE THE AREA. REFER TO DETAILS AT ADJACENT AREAS AS NECESSARY OR ASK THE ARCHITECT PRIOR TO BIDDING.



CODE REQUIREMENTS

THIS PROJECT SHALL COMPLY WITH THESE CODES, OR LATER EDITIONS AS REQUIRED BY THE STATE OF MONTANA:

2012	INTERNATIONAL RESIDENTIAL CODE
2012	INTERNATIONAL MECHANICAL CODE
2012	UNIFORM PLUMBING CODE
2012	NATIONAL ELECTRIC CODE
2014	INTERNATIONAL ENERGY CONSERVATION CODE

ALL DRAWINGS AND DESIGN INFORMATION:
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SHEET LIST

A0.1	COVER SHEET
A1.1	SITE INFORMATION
A1.2	ENLARGED SITE PLAN
A2.1	DEMO. FIRST FLOOR PLAN
A3.1	FIRST FLOOR PLAN
A3.2	GARAGE FLOOR PLAN
A3.3	ROOF PLAN
A4.1	EXTERIOR ELEVATIONS
A4.2	EXTERIOR ELEVATIONS
A4.3	EXTERIOR ELEVATIONS
A4.4	EXTERIOR ELEVATIONS
A4.5	3-D VIEWS
A5.1	BUILDING SECTIONS
A5.2	BUILDING SECTIONS
A6.1	BUILDING DETAILS
A7.1	INTERIOR ELEVATIONS
E1.1	ELECTRICAL PLAN
S1.1	HOUSE STRUCTURAL
S1.2	GARAGE STRUCTURAL

HOA REVIEW

DATE

DESCRIPTION

REV

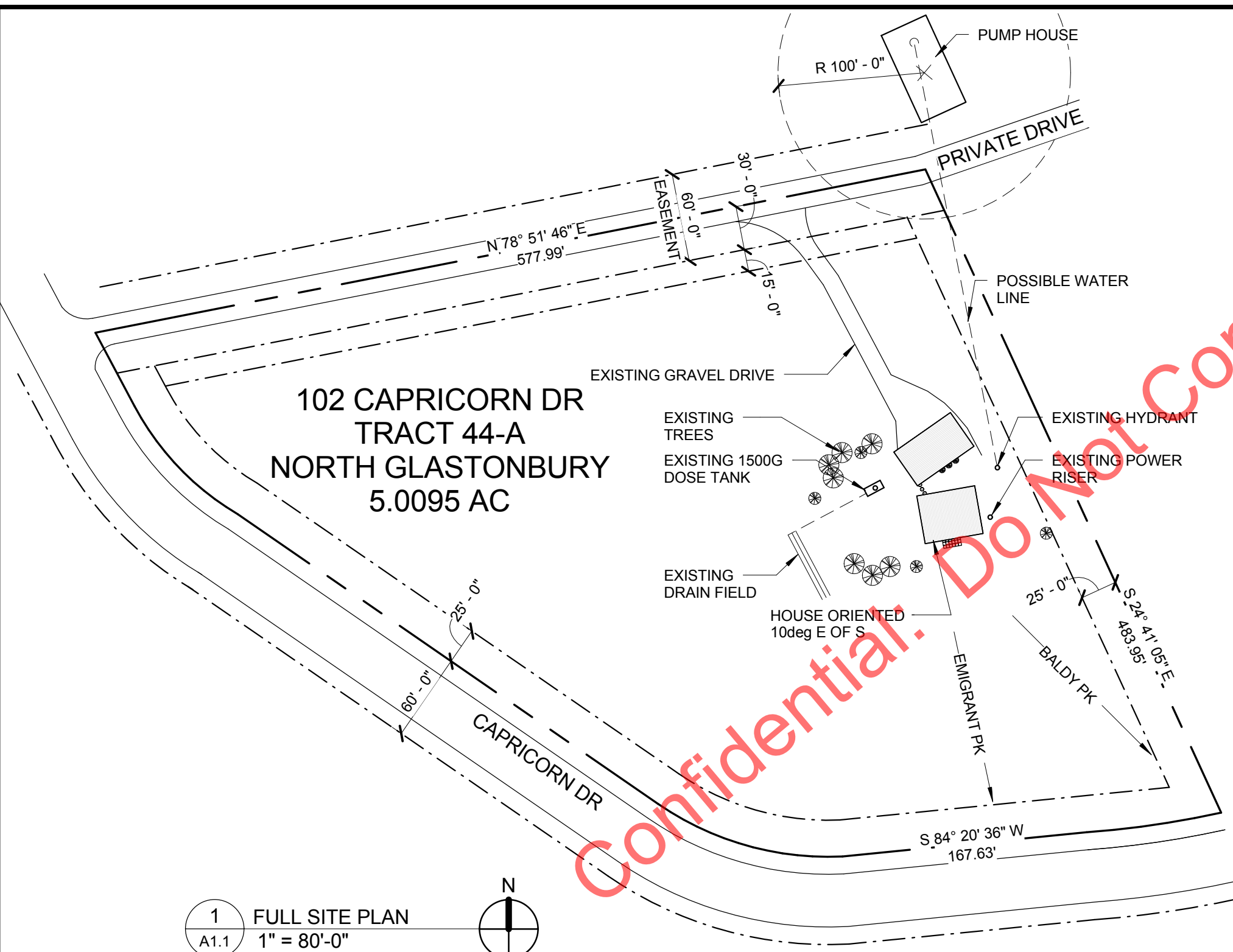
A0.1

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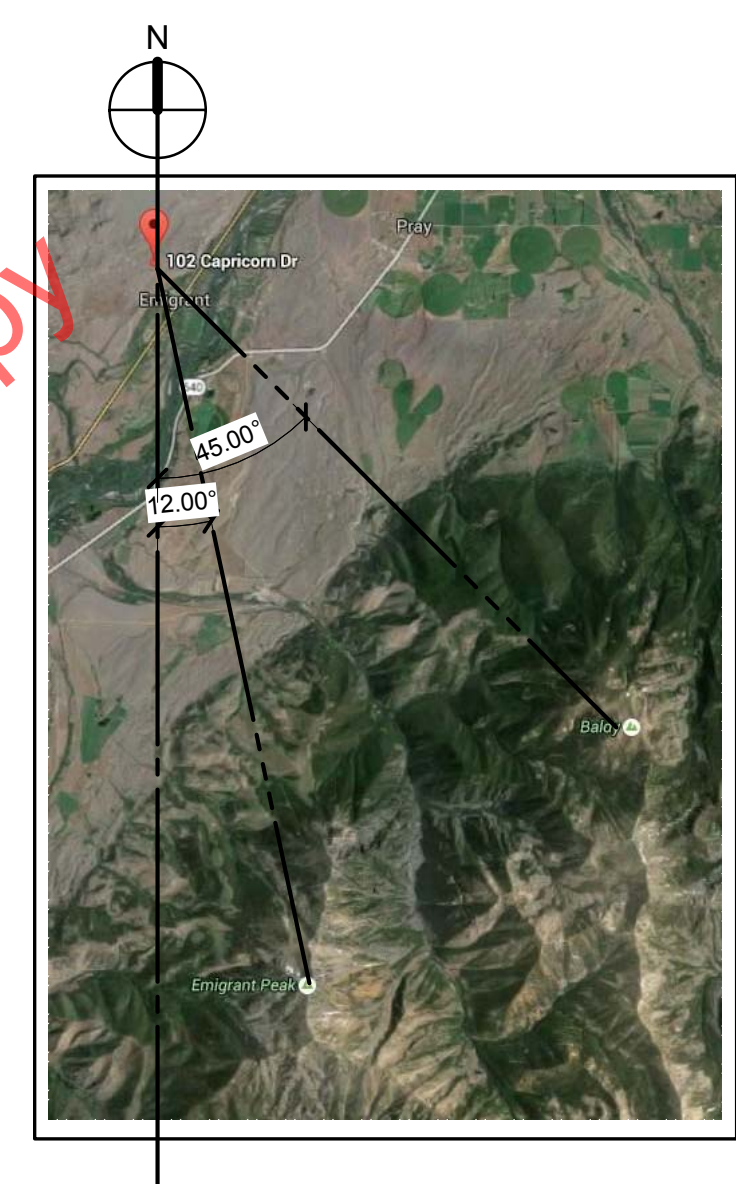


1001 W Oak St, #107, BOZEMAN, MT 59715
406 404-1560

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1 FULL SITE PLAN
A1.1 1" = 80'-0"



2 VIEW ANGLES
A1.1 1" = 20'-0"

SITE INFORMATION

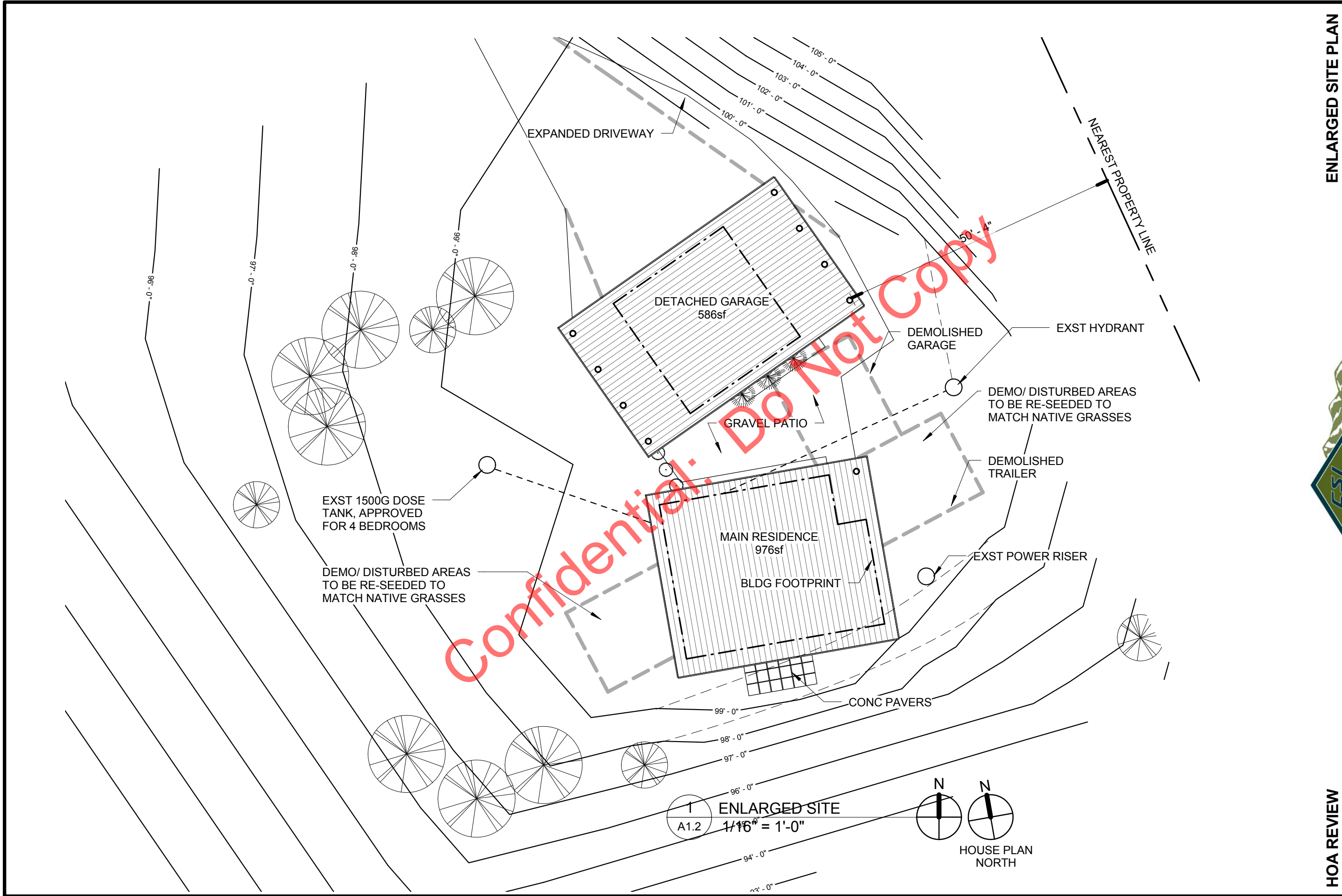
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HOA REVIEW

REV	DESCRIPTION	DATE
A1.1		
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ENLARGED SITE PLAN

RESIDENCE

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HOA REVIEW

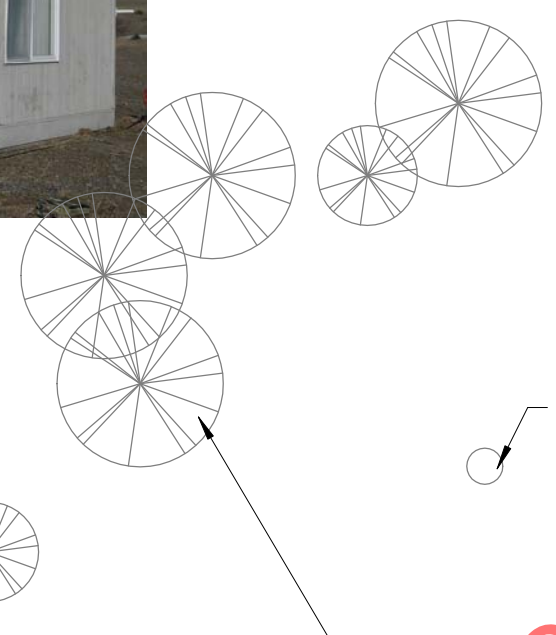
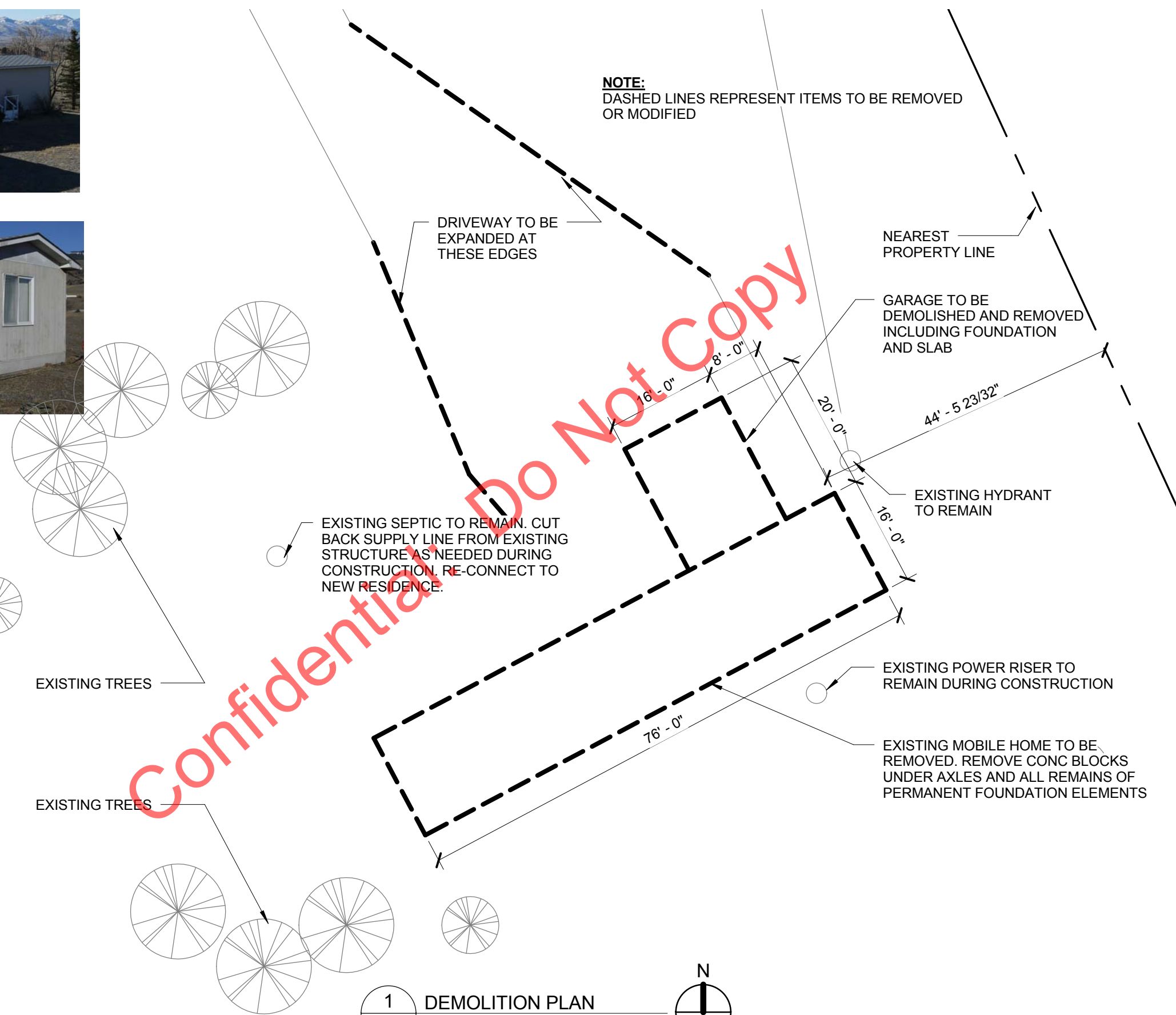
REV	DESCRIPTION	DATE
A1.2		
4-8-16		



HYDRANT TO REMAIN



METER TO REMAIN

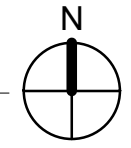


EXISTING TREES

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1 DEMOLITION PLAN
A2.1 1/16" = 1'-0"



DEMO. FIRST FLOOR PLAN

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HOA REVIEW

REV	DESCRIPTION	DATE
A2.1		
4-8-16		

Application for Preliminary Project Approval

FORM A: RESIDENCE / ADDITION / OTHER STRUCTURE

Parcel/Tract No. 44A North South Applicant Name:

Residence Addition Other Structure (specify) _____

Brief description of project remove current structures and replace with single story home and detached 2-car garage

- Setback from property line is 50 feet or greater (per Master Plan Section 2.0).
- Setback from any easement is at least 15 feet (per Covenants Section 6.02).
- Setback from any creek is at least 20 feet (per Covenants Section 7.02).
- Pipelines are at least 6 feet below the surface.
- Gas lines are at least 18 inches below the surface.
- Power and telephone lines are at least 24 inches below the surface (per State Electrical Code).

Structural total sq. ft. 976 Width 28' Length 36'

Basement Yes No Number of stories 1 Height 13'-3 1/2"

Setback from nearest property line 50'-4" feet (See Master Plan Section 2.0)

Method of construction: Concrete Wood frame Adobe Other _____

Materials to be used wood & metal siding, metal roofing

Describe your foundation plan slab on grade

Electrical permit number TBD Copy of permit attached

Plumbing permit number TBD Copy of permit attached

Planned begin date July 2016 Estimated time to complete 5 months

Architect/Engineer/Designer Constructive Solutions, Inc. Phone 404-1560

Address 1001 W. Oak, ^{slc 107} Bozeman, MT 59715

Contractor Constructive Solutions, Inc Phone 404-1560

Address 1001 W. Oak, slc 107 Bozeman, MT 59715

Glastonbury Landowners Association, Inc.
Application for Preliminary Project Approval

FORM A: RESIDENCE / ADDITION / OTHER STRUCTURE

Parcel/Tract No. 44A North South Applicant Name: _____

Residence Addition Other Structure (specify) Detached garage

Brief description of project Application for detached garage as part of new construction of small residence

- Setback from property line is 50 feet or greater (per Master Plan Section 2.0).
- Setback from any easement is at least 15 feet (per Covenants Section 6.02).
- Setback from any creek is at least than 20 feet (per Covenants Section 7.02).
- Pipelines are at least 6 feet below the surface.
- Gas lines are at least 18 inches below the surface.
- Power and telephone lines are at least 24 inches below the surface (per State Electrical Code).

Structural total sq. ft. 1067 Width 44' Length 24'

Basement Yes No Number of stories 1 Height 15'

Setback from nearest property line 50'-4" feet (See Master Plan Section 2.0)

Method of construction: Concrete Wood frame Adobe Other _____

Materials to be used Wood and metal siding, metal roofing, exposed wood posts & beams

Describe your foundation plan stem wall foundation with slab

Electrical permit number TBD Copy of permit attached

Plumbing permit number TBD Copy of permit attached

Planned begin date July 2016 Estimated time to complete 5 Months

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