

Existing South





Existing Mest

Existing North

New Entry Addition and

2nd Level Deck

603 North Bozeman Avenue

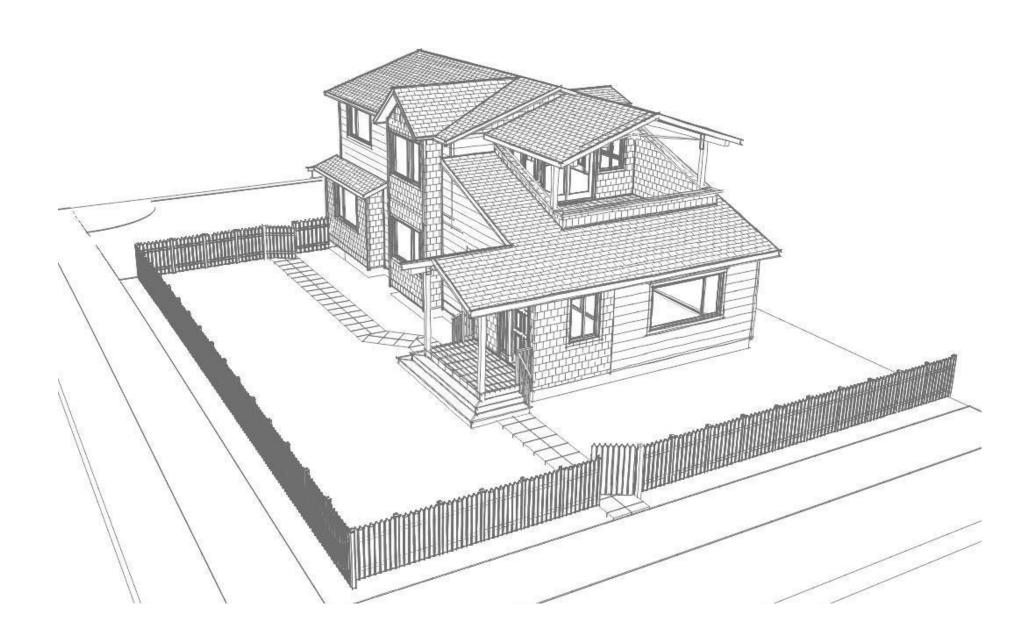
Lot size 5440 sq ft

Existing footprint 1013

Proposed footprint 1181

Lot coverage (proposed) 22%

Zoning R-4



SHEET INDEX



Bozeman Avenue

New 2nd story covered deck

603 North Bozeman

Covered Parking

Plot Plan

Scale 1/8" = 1'

New white picket fence (36" tall)

<--NORTH-

Existing asphalt parking area

Page 6 Perspective Framing Views

Page 7 Foundation, Deck frame, Section S1

Page & Roof Frame, Section S2, Rafter Connection Detail

Page 9 Stair Roof Framing

Page 2 Existing and Proposed Perspective Views

Page 3 Existing Floor Plan

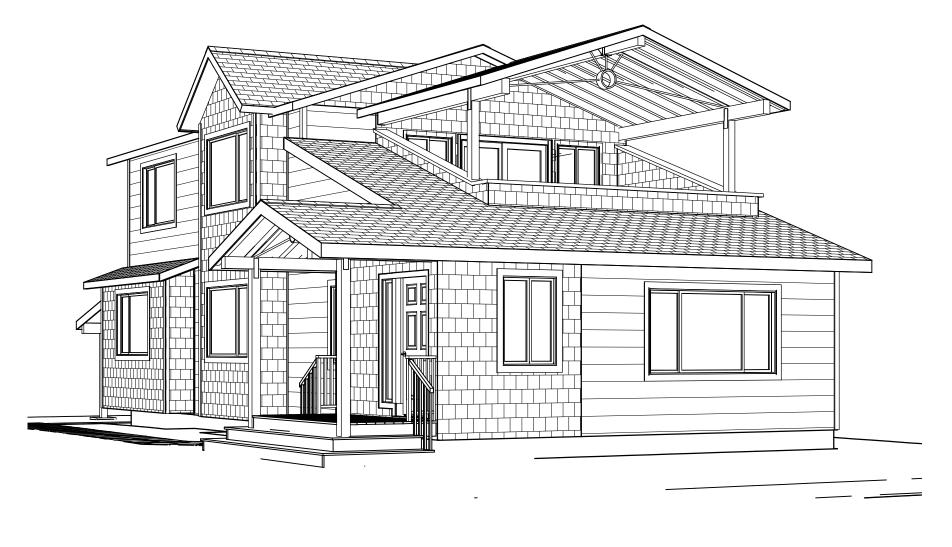
Page 4 Proposed Floor Plan

Page 5 Existing and Proposed Elevations

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Page 12 Parking Roof Framing, Drainage Plan



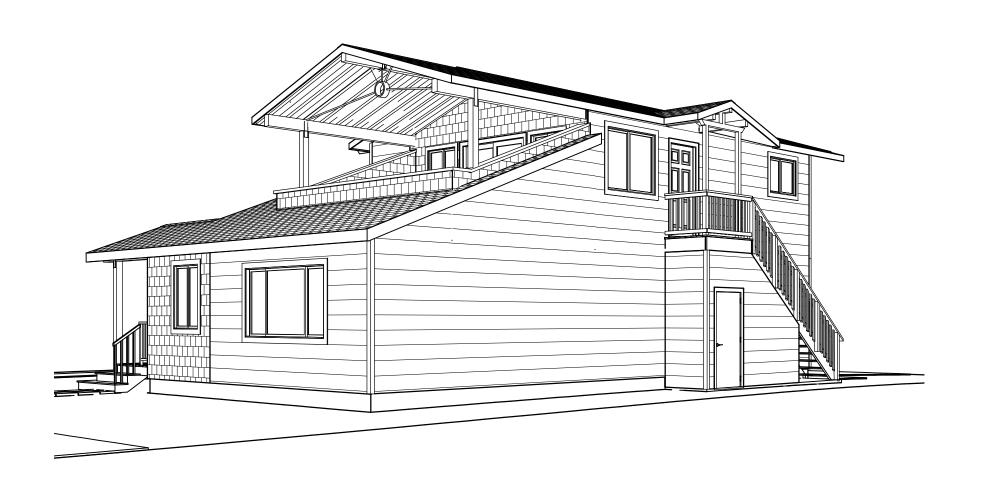
South East Perspective

Proposed



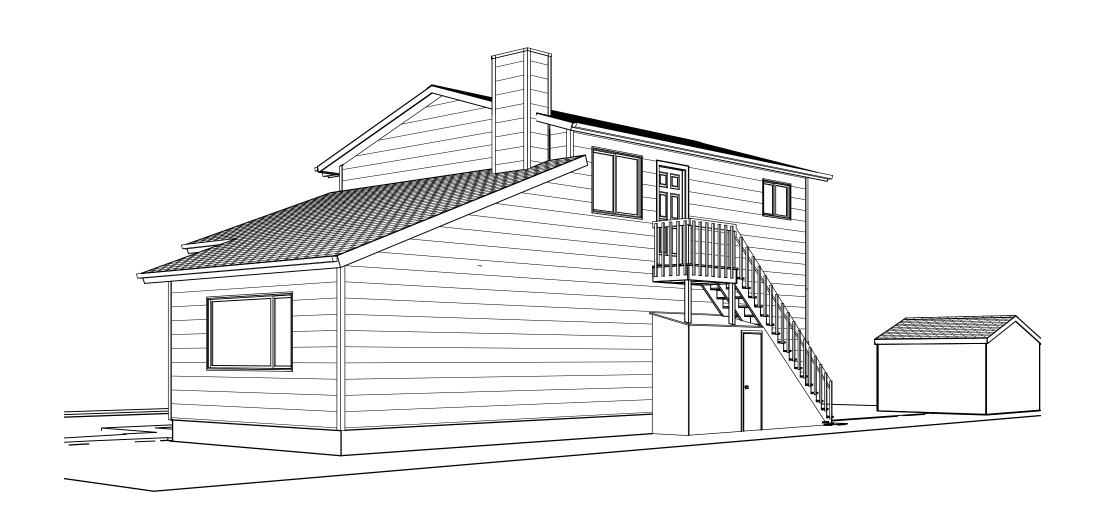
South East Perspective

Existing



North East Perspective

Proposed

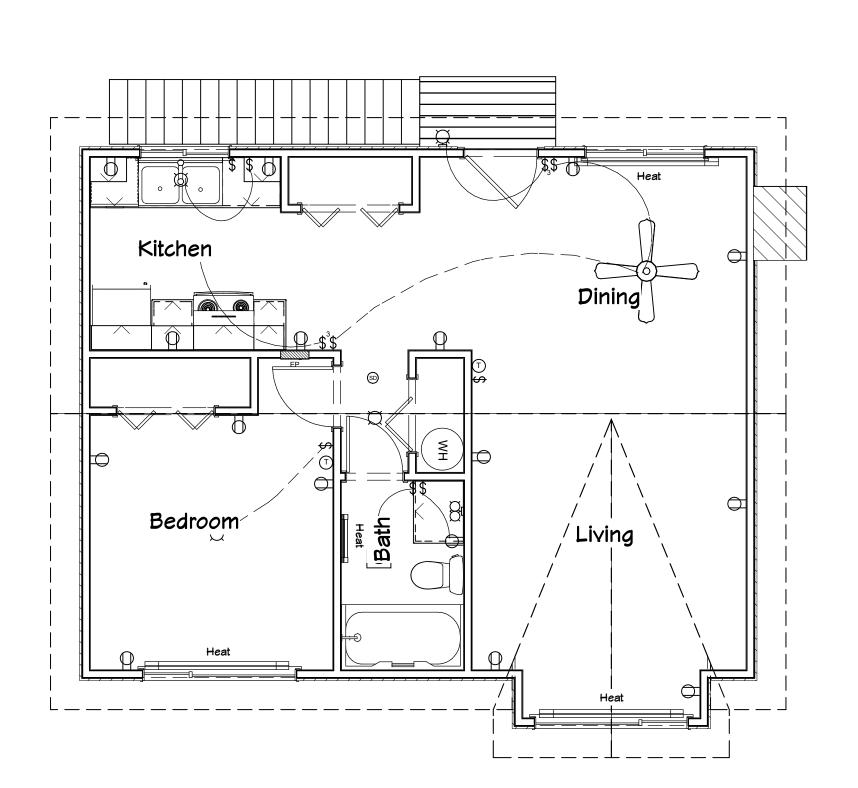


North East Perspective

Existing

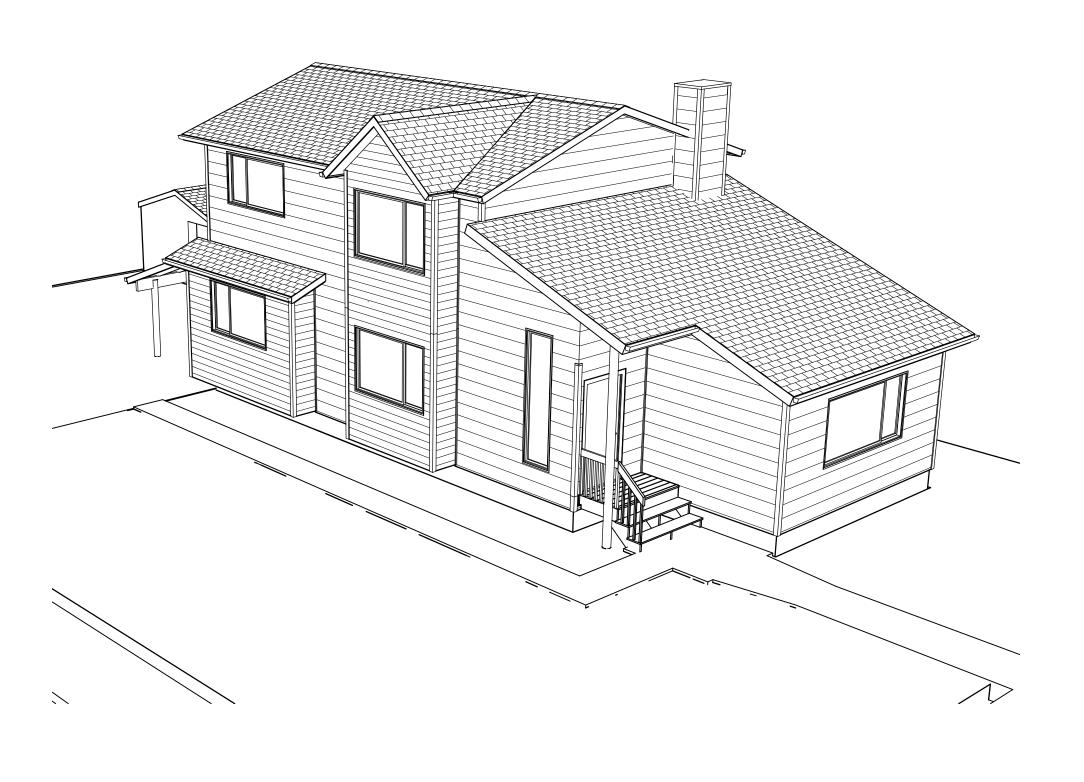
Existing First Level

Scale 1/4" = 1'



Existing Second Level

Scale 1/4" = 1'



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WINDOW SCHEDULE

20R SIZE WIDTH HEIGHT EGRESS

210LS 36 " 48 " 48 " 50 1" R SIZE | MIDTH | HEIGHT | EGRE | 3040L5 | 36 " | 48 " | 3040RS | 36 " | 48 " | 3043DC | 36 " | 50 1/2 " | 310210RS | 46 " | 34 1/8 " | 40310LS | 47 1/8 " | 46 1/8 " | YES | 5243RS | 62 " | 50 1/2 " | 6043LS | 71 7/8 " 50 1/2 " | 6043RS | 71 7/8 " 50 1/2 " | YES | 6043RS | 71 7/8 " 50 1/2 " | YES | 8043TS | 95 1/2 " | 50 1/2 " | YES | 8043TS | 95 1/2 " | 50 1/2 " | YES |

Proposed Material Changes

Replace 6" wood shiplap with yellow stained wood shingles

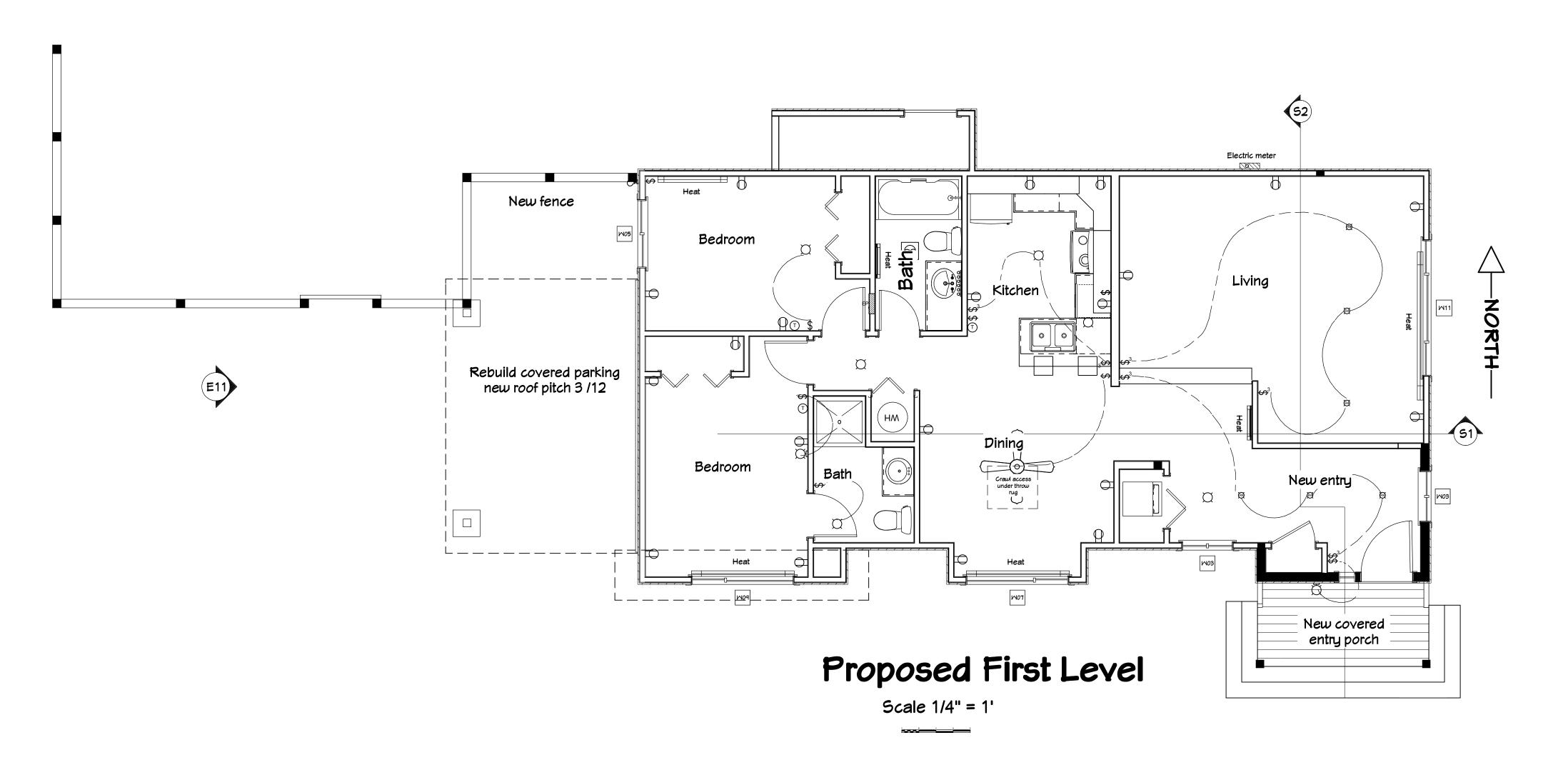
• Replace existing windows with Cascade vinyl windows

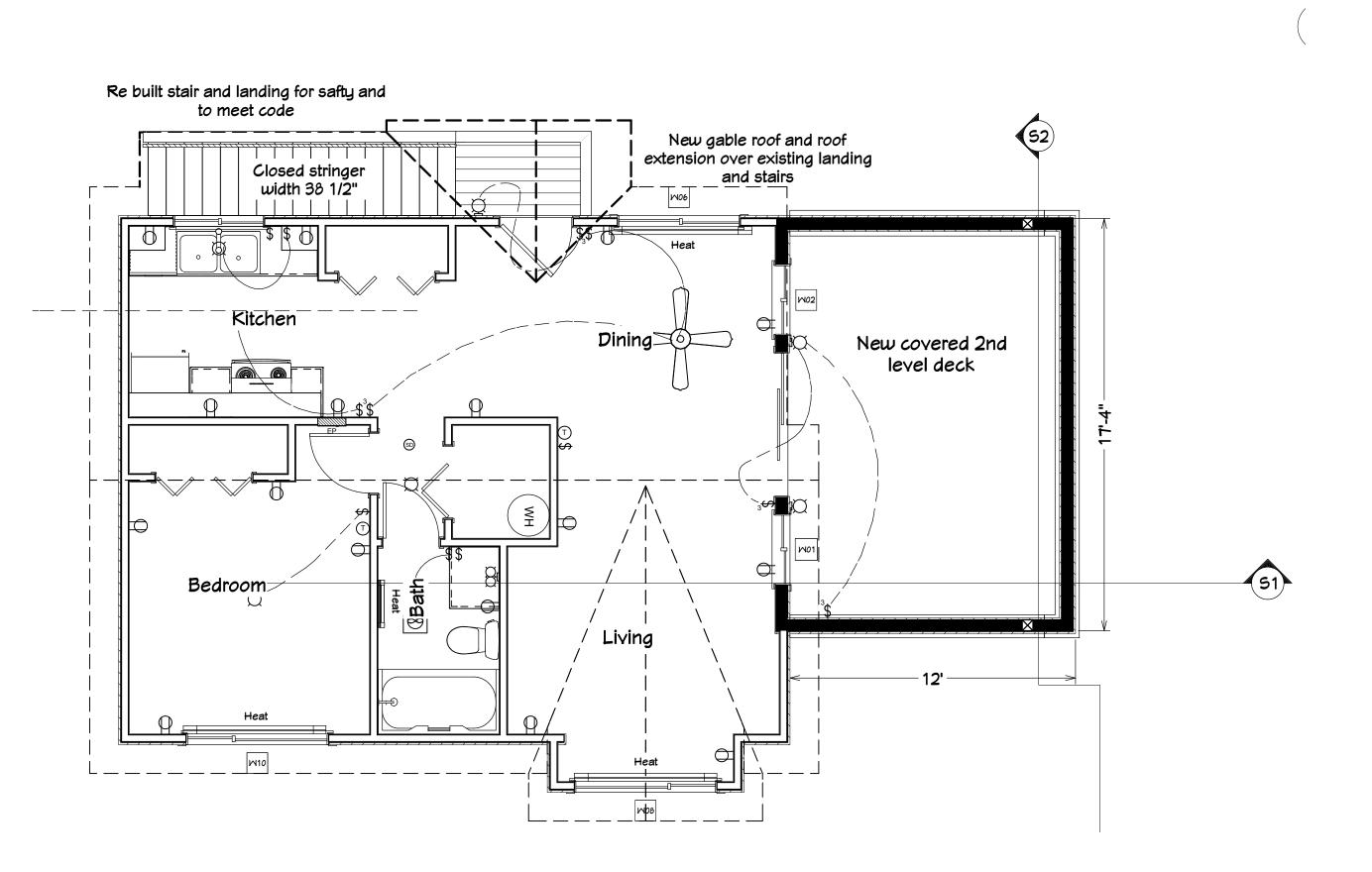
Exterior window and door trim 1x4 white

New deck door Cascade slider white vinyl

Exterior wall body color barn yellow

New front door metal insulated white or yellow





Proposed Second Level

Scale 1/4" = 1'

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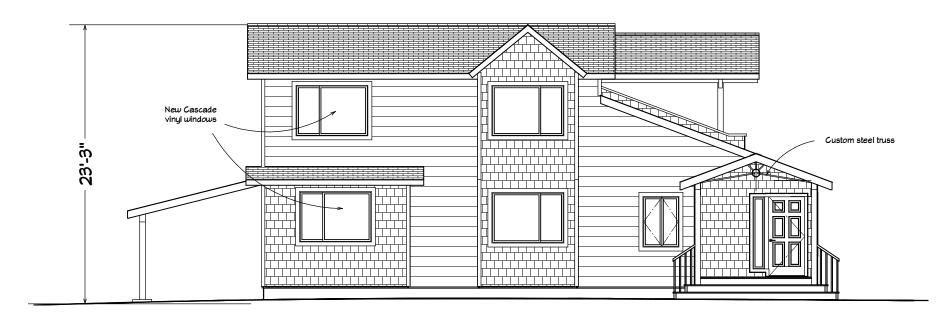
Existing South



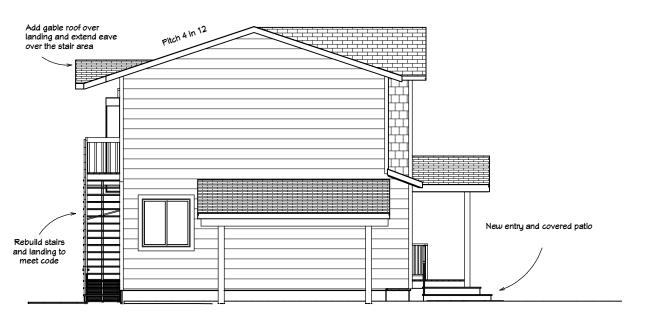
Existing Mest



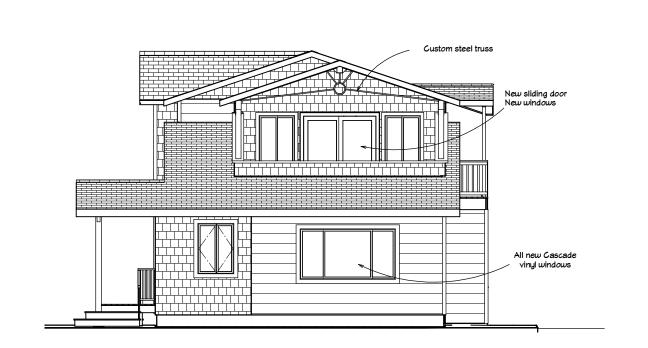
Existing North



Proposed South



Proposed West



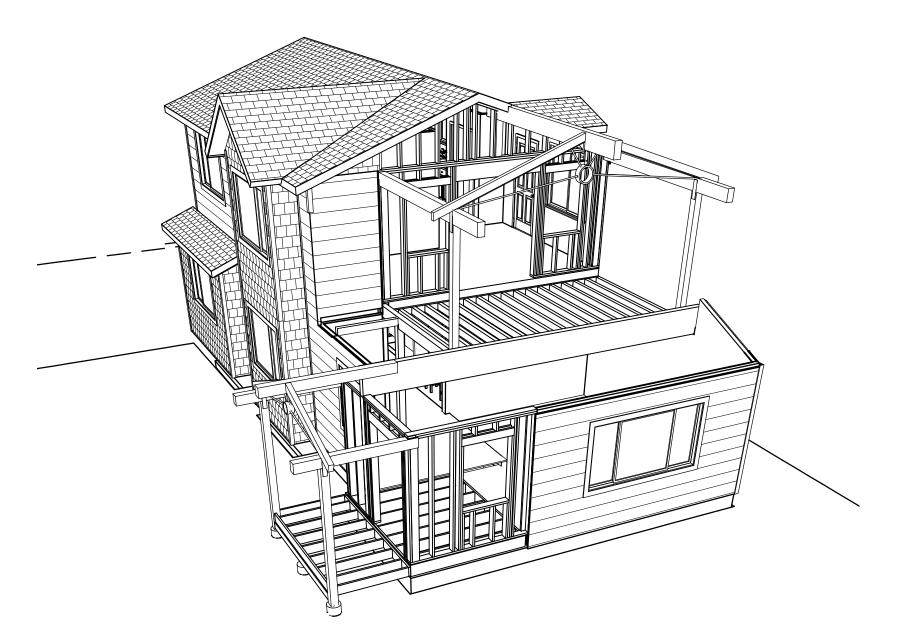
Proposed East

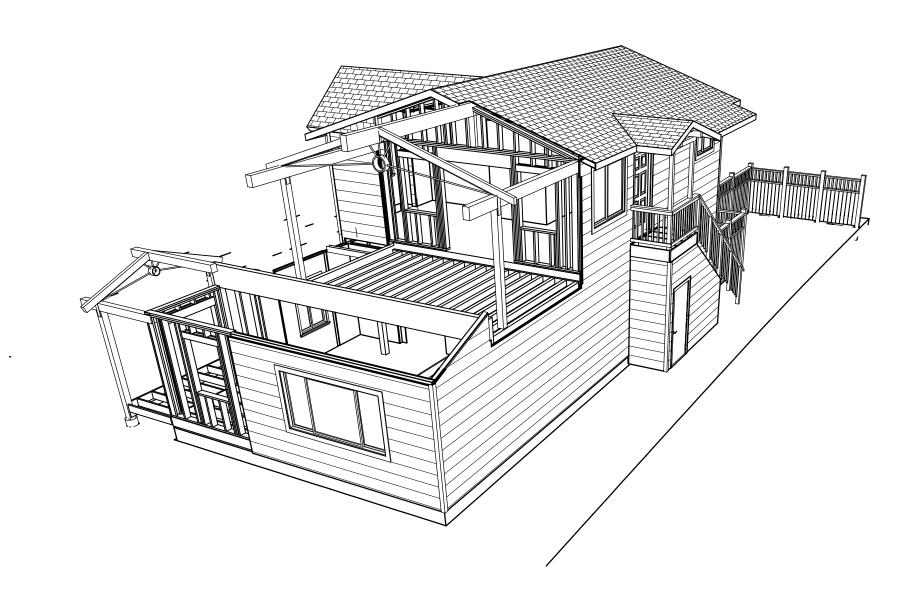


Proposed North

Elevations

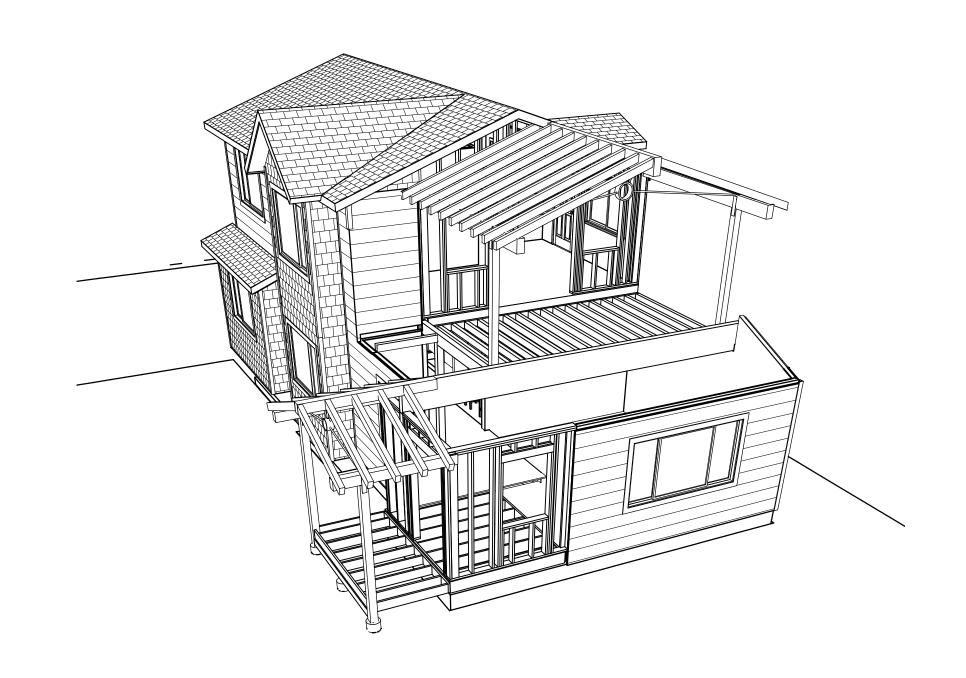


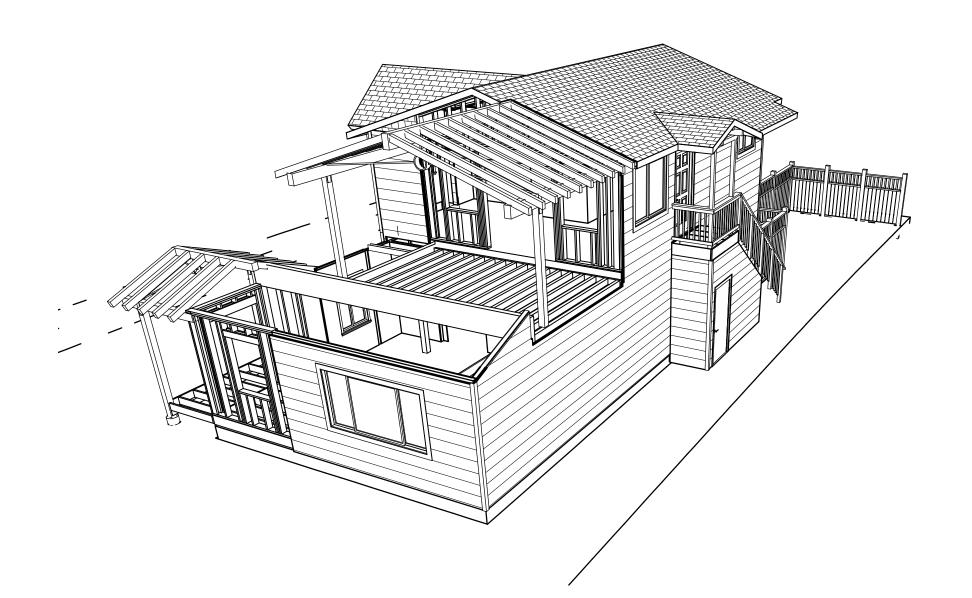




Perspective Framing Yiews

NOTE: These views are not an actual frame plan. Framing views are not to scale and are approximations for visual conceptual reference only.





The information and specifications in these plans are a result of site measurements, sub-contractor recommendations, and client wishes. The contractor of the job shall verify that site conditions are consistent with these plans and must check all dimensions and other details prior to and during construction and be solely responsible thereafter.

Questions arising over the intent of the plans, or any unforeseen pre-existing conditions exposed during demolition must be brought to the attention of the designer and engineer.

Questions arising over the intent of the plans, or any unforeseen pre-existing conditions exposed during demolition must be brought to the attention of the designer and engineer. The designer has made no structural calculations and takes no responsibility for the final sizing and connection design of the components in this plan

The contractor must verify relative floor heights and the accessibility of areas to run new ducting and plumbing in relation to new and existing framing.

Mork not specifically detailed will be constructed to the same quality as similar work that is detailed. All work shall be done in accordance with international building codes and local codes.

Deck Framing Plan

6x6 post above with mst 27 strap

6x6 post below with mst 27 strap both sides

4×6 DF #1 @ 12" OC

in hangers

5 1/8" × 21" Glulam (flush to bottom of framing)

Simpson LUS 46 hanger

2x Ripped sloping to

scupper drain (3/16" per ft final slope)

6x6 post above with

mst 27 strap both sides

_ 5 1/8" × 9" Glulam (flush to bottom of framing)

6x6 post below with mst 27 strap both sides

Simpson LEG 5 hgr

Scale 1/4" = 1'

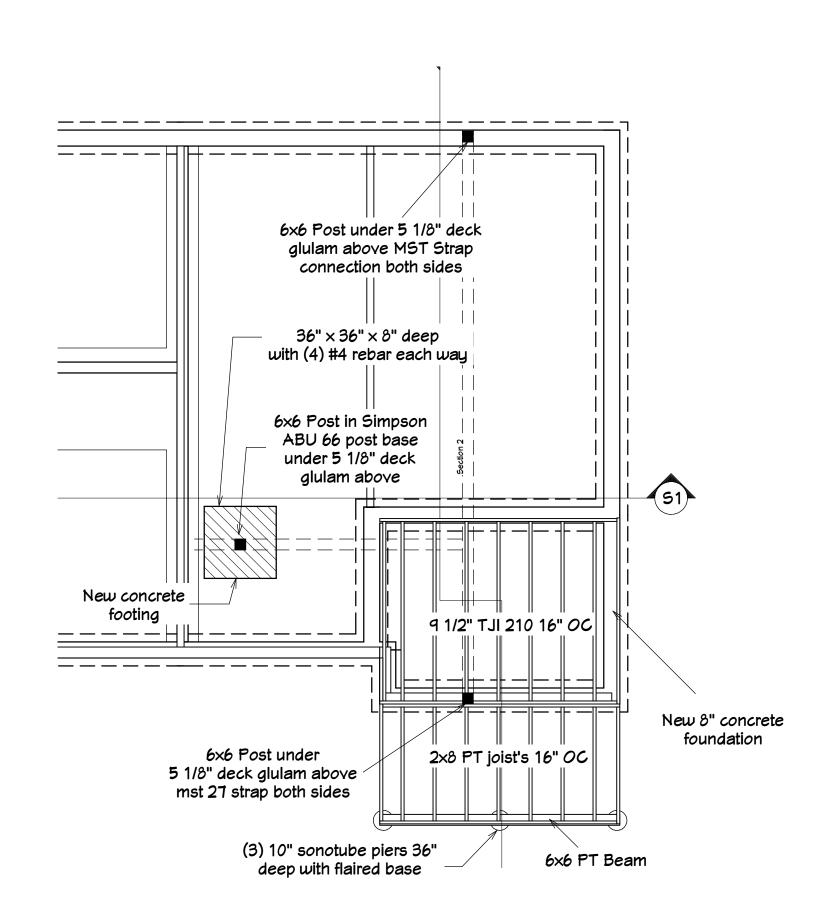
3/4" plywood

Duradek waterproofing membrane

6x6 post below with

mst 27 strap both sides

Scupper drain

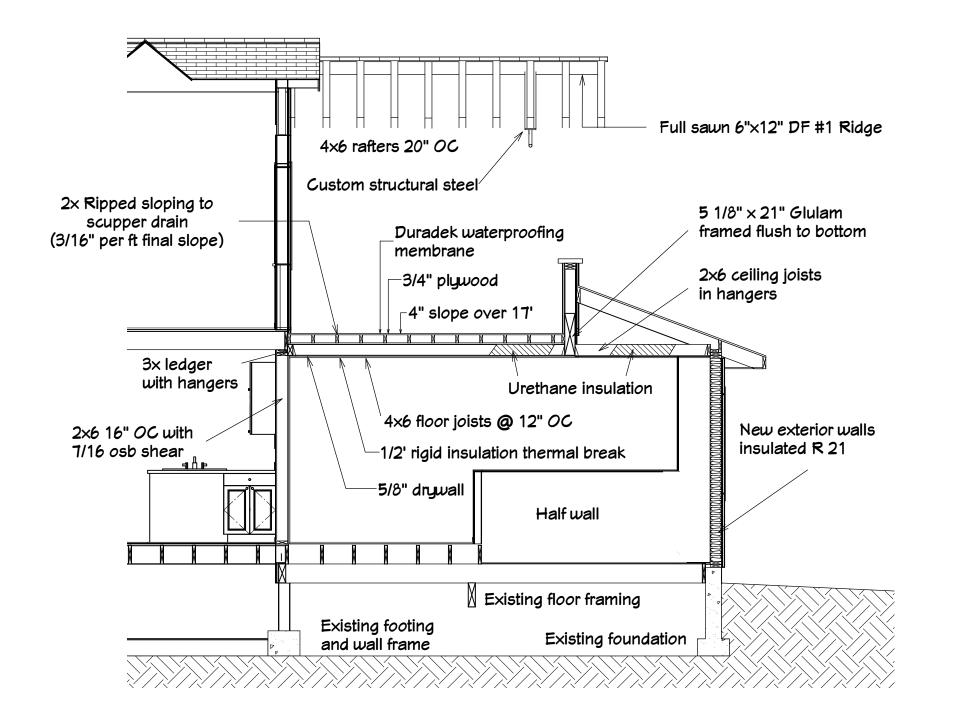


Foundation Plan

Scale 1/4" = 1'

Foundation detail

Scale 1/2" = 1'



SECTION 51

Scale 1/4" = 1'

Peter & Brown Design And Seeman, MT 54715
406-549-7369

Build

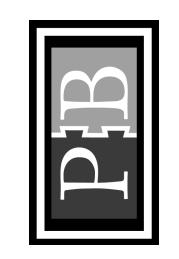
BB

603 North Bozeman Project

Montana L 15870 Bric

Page

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ridge morticed 3/8" deep to receive rafter ends No Hangers or pressure blocking needed გ" × 3/4" Lag screw through each rafter into ridge 36" framing strap CS 16 with teco nails over each pair of rafters 6"×12" DF #1 Ridge Rafter connection detail

(Same connection detail

at entry roof assembly)

Scale 1" = 1'

Asphalt shingles match existing
over 5/8" osb
over 1x T&G material TBD

6"×10" DF #1 purlin

shaped to seat rafters

(2) 8" structural screws each rafter

with solid blocking

Deck Roof Framing Plan

4x6 rafters 20" OC

4x6 post under ridge

4×12 header over door (2) trimmers each end

6×6 post under 6"×10" DF#1 purlin

See rafter connection detail

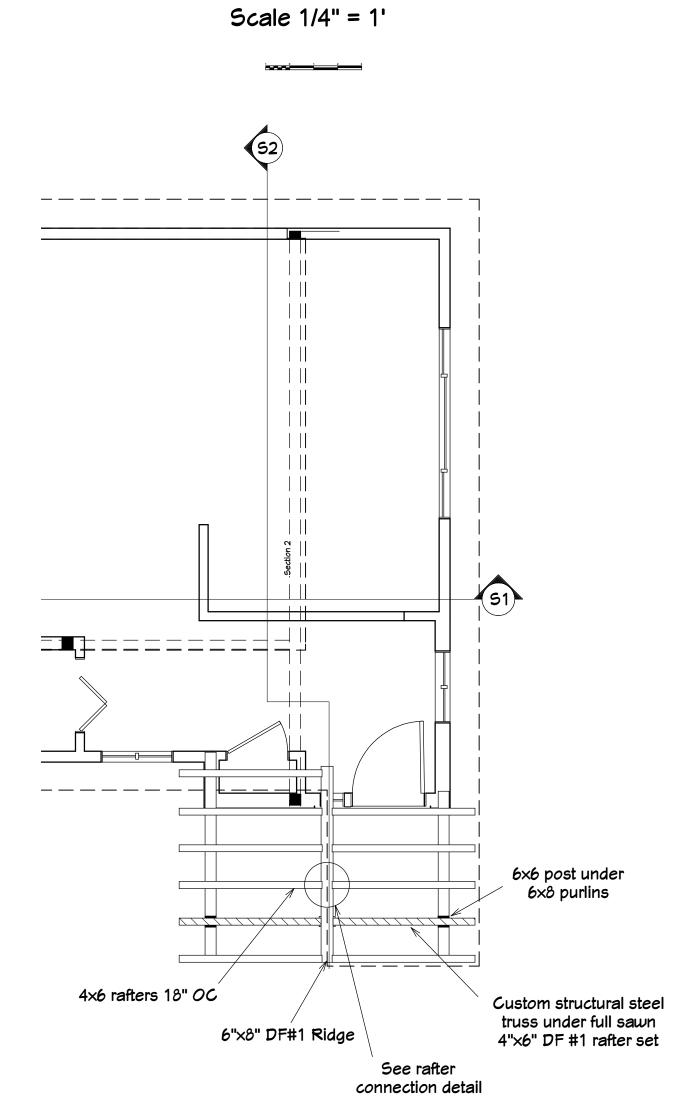
6"×12" DF #1 Ridge

Custom structural steel truss

under 4"x6" DF#1 rafter set

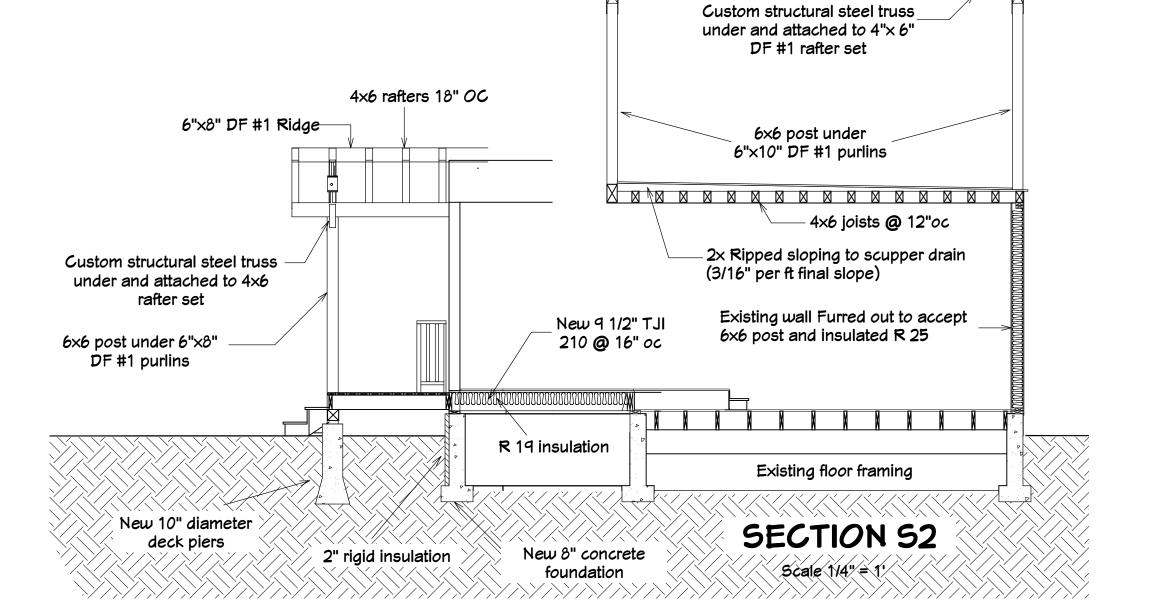
-6×6 post under 6"×10" DF #1 purlin

NOTE: Post / Steel truss position critical to equidistant rafter layout



Entry Roof Framing Plan

Scale 1/4" = 1'



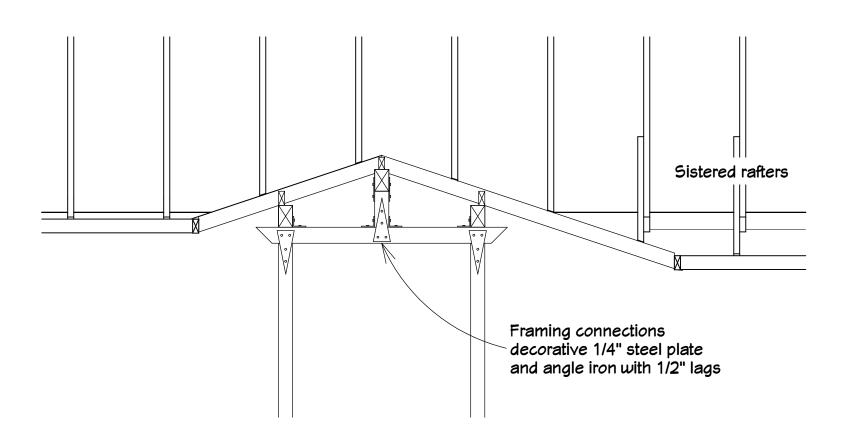
GENERAL NOTES:

THE BUILDER SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED. ALL WORK SHALL BE DONE IN ACCORDANCE WITH INTERNATIONAL BUILDING CODES AND LOCAL CODES.

THE ENGINEER/DESIGNER SHALL BE CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN, IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES. CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS).

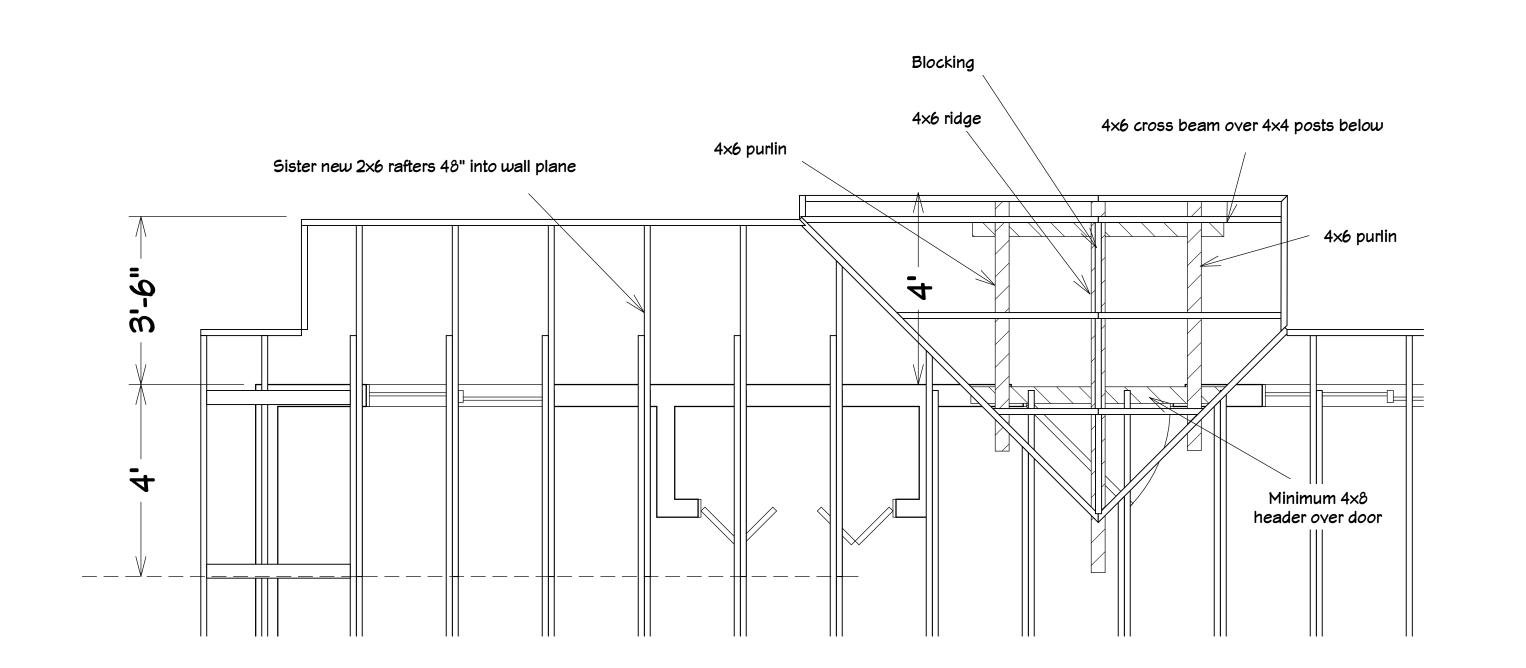
Stair Roof Extension Elevation

Scale 1/4" = 1'



Stair Roof Framing Detail

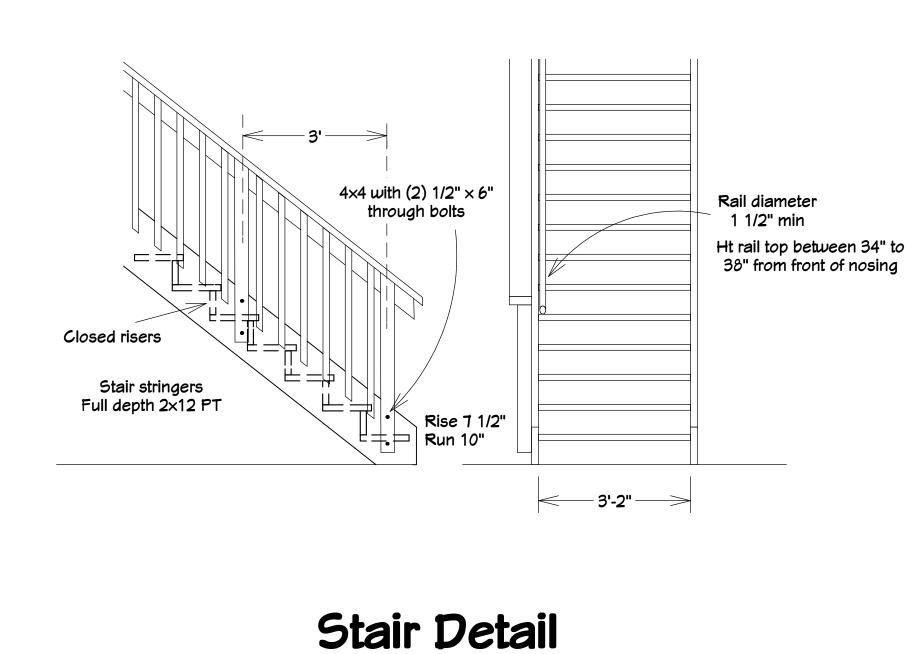
Scale 1/4" = 1'



Stair Roof Extension Framing

Scale 1/2" = 1'

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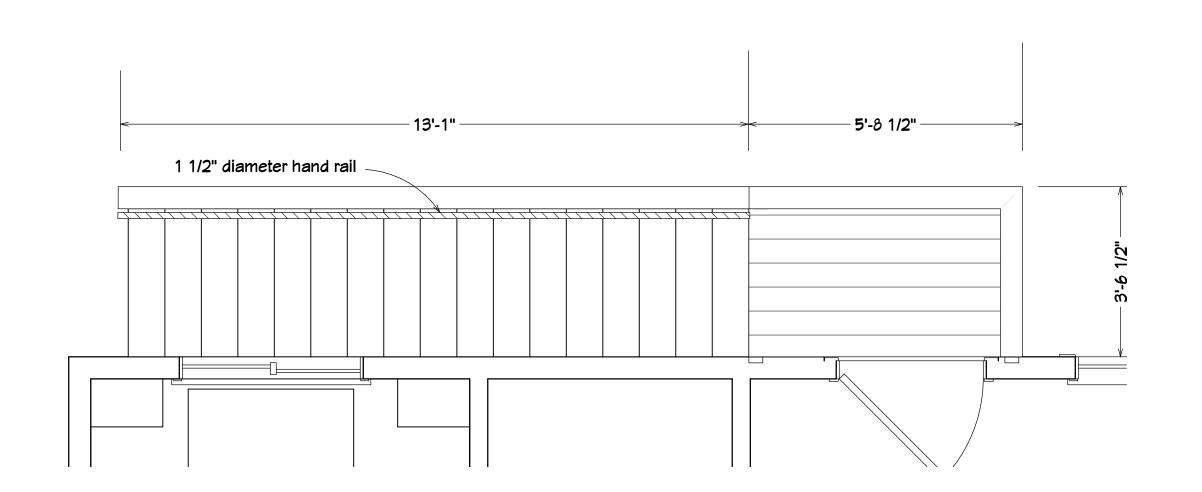


Scale 1/2" = 1'

1 0 1 2

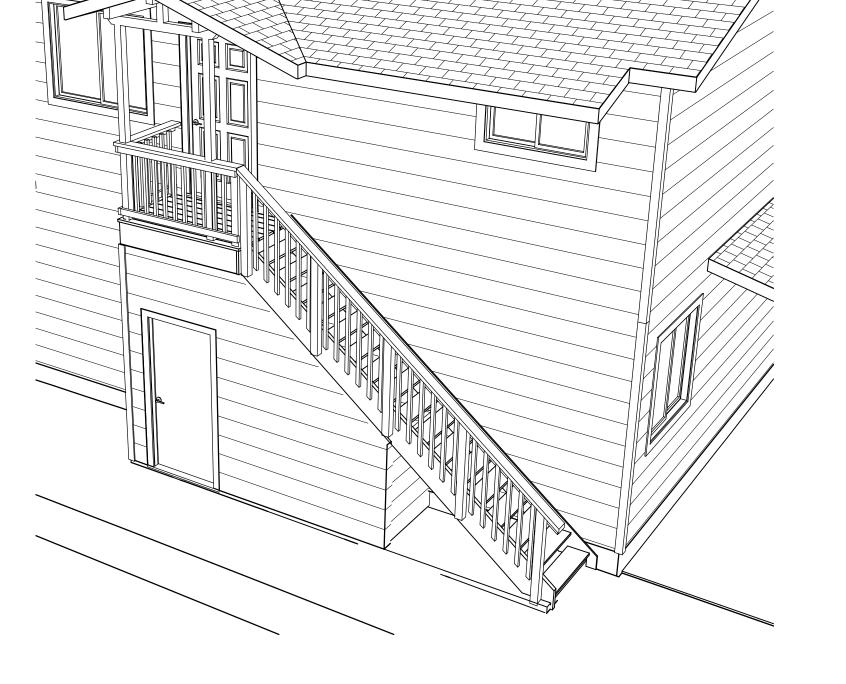
Add gable roof over landing and extend eave over the stair area Rebuild stairs and landing to meet code Stair Rebuild Mest Elevation Stair Rebuild North Elevation





Stairs to the Second Level

Scale 1/2" = 1'



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