WGMGROUP
Community Values. Inspired Futures.

February 18, 2022

Cassie Tripard
City of Missoula
Development Services
435 Ryman Street
Missoula MT 59802

Re: Conditional Use Application – Hellgate Village West Townhomes

Dear Cassie:

As you are aware, in 2020, we submitted two phases of Townhome Conditional Use (TED) requests to Community Planning, Innovation and Development, the first phase, TED East, and the second phase, TED West. TED East was deemed sufficient and was approved and is nearly built out. This application is to provide the necessary information to allow for the completion of review of the TED West. The application and copy of the review fee check are from the original application of TED East and TED West. The new exhibits are the site plan and building plans and elevations. Lastly, when the application was made in 2020, we were under the jurisdiction of the 2015 Our Missoula Growth Policy. This has been augmented with the adoption of the Mullan Road Area Master Plan (Sxwtpqyen).

The goal of Hellgate Village West Townhomes is to provide market rate housing that is affordable for Missoula residents. The actual price of the dwelling units will be a function of the cost of labor and materials at the time the dwelling units come on the market. Affordability is also a function of design. The design for Hellgate Village accommodates a diverse range of housing types in a walkable neighborhood with connectivity to the adjoining neighborhoods. The proposed density falls within the recommendation of the City Growth Policy 2035 (adopted November 23, 2015) and aligns with the concept of “Build Inward.”

The project received preliminary plat approval on October 7, 2019, and the final plat was filed on on July 16, 2020.

The conditional use complies with all applicable standards of the zoning ordinace B2-1 Community Business including the townhome development standards Ordinance 3609. The attached Conditional Use Application Packet serves to update and replace the placeholder application packet submitted previously, on July 31, 2020. Please contact us if you have any questions, 406-728-4611.

Sincerely,
WGM Group, Inc.

Kate Dinsmore

Kate Dinsmore
Landscape Architect

Encl.

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MISSOULA
DEVELOPMENT SERVICES
435 RYMAN • MISSOULA, MT 59802 - 4297 • (406) 552-6630 • FAX: (406) 552-6053

CITY CONDITIONAL USE APPLICATION

A. GENERAL INFORMATION

1. One submittal packet is required for Completeness/Sufficiency Review.

2. Once the application is deemed complete by Development Services (DS), 2 submittal packets and the appropriate fee shall be submitted.

3. Name of Conditional Use Request: **Hellgate Village West Townhomes**

4. Name(s) of Applicant: **HEH LLC**
   Mailing Address: **C/O Hoyt Homes PO Box 2727 Missoula MT 59806**
   Telephone Number: **406-728-5642**
   Email Address: **wade@hoythomes.com**

5. Name(s) of all Owners of Record: **HEH LLC**
   Mailing Address(es): **C/O Hoyt Homes PO Box 2727 Missoula MT 59806**
   Telephone Number(s): **406-728-5642**
   Email Address(es): **wade@hoythomes.com**

6. Name and Company of Representative: **WGM Group, Inc. - Nick Kaufman**
   Mailing Address: **1111 E Broadway Missoula MT 59802**
   Telephone Number: **406-728-4611**
   Email Address: **nkaufman@wgmgroup.com**

7. If the applicant is someone other than the property owner, the owner must also sign the application in the space provided below.

Certification: I hereby certify that the foregoing information contained or accompanied in this application is true and correct to the best of my knowledge.

Applicant's Signature	6/10/2020 Date
Owner's Signature	6/10/2020 Date
Representative's Signature	6/10/2020 Date

B. SUBJECT PROPERTY INFORMATION

General location of subject property and address (if address has been assigned): East of Flynn Lane, south of Pleasant View Homes #3 and west of Hellgate Meadows

Legal Description - complete and unabbreviated: Lot 5, Hellgate Village Subdivision, S18, T13 North, R19 West, P.M.M.

Township, Range, Section(s): **Section 18, Township 13 North, Range 19 West**

Subdivision, Lot(s), Block(s): **Hellgate Village Subdivision, Lot 5**

Tract(s), COS#: **COS 4490**

Bearings & Distances Descriptions (if boundaries of proposed Conditional Use are not exactly the same as the boundaries of the property legally described above):

Geocode: **04-2200-18-2-02-02-0000**

C. ZONING AND GROWTH POLICY INFORMATION

1. Complete the following table (where applicable, indicate Unzoned):

	Zoning	Current Land Use
Adjacent (North)	**RT10 - Residential 10 (two-unit townhouse)**	**Residential**
Adjacent (South)	**B2-1 - Community Business**	**Undeveloped**
Adjacent (East)	**B2-1 Community Business**	**Residential**
Adjacent (West)	**C-RR3 - Residential**	**Residential**

2. What is the current zoning of the property? **B2-1 Community Business**

3. What is the applicable comprehensive plan and land use designation for the property? **This property is within the Neighborhood Mixed Use designation of Our Missoula Growth Policy 2035. This designation supports a mix of neighborhood-serving commerical uses and medium-high density. Within Our Missoula Growth Policy, residential medium-high describes a density in the range of 12 dwelling units per acre to 23 dwelling units per acre. Current relatable zoning districts to B2-1 (Community Business) are B1-1(Community Business), and M1R-2(Limited Industrial-Residential),**

4. What is the conditional use requested? **A conditional use is requested for Hellgate Village West Townhomes because there are ten or more total dwelling units. The property is currently zoned B2-1, Community Business. The City of Missoula Zoning Ordinance #3609, an amendment to the Municipal Zoning Code, Title 20, states that conditional use review and approval are required for Townhome Exemption Developments containing ten or more dwelling units in a 'B' District.**

D. RESPONSES TO TITLE 20 ZONING ORDINANCE CONDITIONAL USE REVIEW CRITERIA

1. **Review Criteria.** Describe how the proposal meets the following review criteria. (Not all review criteria will apply in every case. Only the applicable review criteria need to be met.)

   a. Whether the conditional use complies with all applicable standards of the zoning ordinance.

The conditional use is proposed to comply with all applicable standards of the zoning ordinance including the townhome development standards. The maximum number of dwelling units permitted within a B2-1 Community Business district is one dwelling unit per 1,000 square feet. A Development Agreement has been formalized with the City of Missoula which limits the residential development to a maximum of 14 dwelling units per acre with a maximum building height of 35 feet. There are 33 units proposed with Townhome Exemption Development #2.

which per the Development Agreement, would allow for 41 units. Each townhome unit is proposed to comply with the parcel and building standards and the more restrictive building height per the Development Agreement. As part of the overall site design, the development is proposed to be compliant with the road, pedestrian connections, and parkland area established with the Development Agreement.

A conceptual design has been provided as an attachment.

b. Whether the conditional use is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of the neighborhood or community.

The proposed development promotes urban growth with a variety of housing types, including small lot single-family homes, carriage houses, and row houses, very similar to the neighboring developments. The Mullan Road area is one of the many active growth areas for housing and services in Missoula. The proposed density will be similar to that of the surrrounding neighborhoods. With a "build inward" focus, this development intends on providing affordable housing, with the option for owner occupied units.

Hellgate Elementary School serves as the social, educational, and activity focal point of the neighborhood. Several commercial businesses are located on or near Mullan Road. Both the school and the commercial businesses can be accessed via, walking, biking, or driving. A bus route is also accessible with the closest stops on Connery Way, in the Hellgate Meadows Subdivision.

The proposed development will extend Mary Jane Boulevard. Mary Jane Boulevard has been planned as an Urban Collector roadway, appropriate to serve the dense compact development supported by the Neighborhood Mixed Use land use designation in the the Our Missoula City Growth Policy 2035 and the B2-1 Community Business zoning district. This development will have a minimal impact on the Flynn Lane, Mary Jane Boulevard, England Boulevard, O'Leary Street and American Way corridors. With the road system in a grid pattern, traffic will be distributed onto multiple streets.

Sidewalks and common areas will also be provided within the development. The dwelling units will be oriented toward the street where applicable and when not fronting a street, the units will be oriented toward the common area.

c. Whether the conditional use is compatible with the character of the surrounding area in terms of site planning, building scale, and project design.

The proposed development will be compatibable with the character of the surrounding area. Pleasant View, to the north, exhibits a traditional neighborhood design with grid system roads, small parks and a large central neighborhood park. Pleasant View has both front loaded and alley loaded lots and consists of single-family dwellings, two-family and multi-family dwellings. Hellgate Meadows to the east is a traditional neighborhood with a range of uses, from single-family home to high-density multiple family homes, and commercial uses. The Hellgate Elementary School Area is located west, across Flynn Lane. New developments are currently being built south of the school which allow for higher density single-family housing. The development pattern proposed with this TED will be similar to that of the existing neighborhood by including single-family and two-family housing units, centralized common areas, on-street parking, boulevards with street trees, and sidewalks. Unit design will be similar to that found within Hellgate Meadows and Pleasant View. Lots adjacent to the common area will face the common area to provide a community connection.

d. Whether the conditional use has operating characteristics that are compatible with the surrounding area in terms of hours of operation, outdoor lighting, noise, and traffic generation.

The development proposed is residential. Surrounding developments are residential with commercial uses beyond those developments. All outdoor lighting will comply with the Missoula Outdoor Lighting Ordinance and be compatable with the Pleasant View and Hellgate Meadows developments.

Noise generated by the TED is expected to be within a normal residential character. With this TED located at the end of Mary Jane Boulevard, increased traffic is only expected to be from the residents or their invited guests. Residents in the surrounding neighborhoods may experience decreased traffic generated by this development once Mary Jane Boulevard connects to Mullan Road. The continuance and availabilty of the non-motorized system will also help alleviate traffic generated with this development.

e. Whether the conditional use will not have a significant adverse impact on traffic safety or comfort, including all modes of transport (non-motorized and motorized).

The TED development is not expected to have adverse impacts on traffic safety. Mary Jane Boulevard, a collector street will be extended with alley access to individual units. Sidewalk extensions will be provided on both sides of Mary Jane Boulevard. Common areas have been provided within the development. Each common area is connected to a public right of way via a sidewalk. The motorized and non-motorized improvements will connect to the neighboring developments and provide access to Hellgate Elementary and shopping and services along North Reserve. There is also bus service within a quarter of a mile. As mentioned above, adjacent developments may experience decreased traffic generated from this subdivision once Mary Jane Boulevard connects to Mullan Road.

2. **Factors to be Considered.**

Section 20.85.070(I) includes factors that City Council may consider in determining whether all applicable review criteria have been satisfied. These are listed below for reference.

a. That new buildings and structures are located to create a positive relationship with their environment, both urban and natural.
b. That the site design properly addresses building orientation, open space, light, sun exposure, views, and protection of natural features.
c. That buildings, structures, and uses are compatible with adjacent properties and uses in terms of physical design elements, such as volume and mass management, building materials, color, open space design, screening, and other design elements.
d. That the overall project will be functional, attractive, and safe in terms of pedestrian, bicycle, and vehicular access, parking, loading, and servicing.

E. ATTACHMENTS

As separate attachments (8.5” x 11” or 11” x 17”), provide the following materials with the site clearly identified. Where appropriate, required information may be combined as long as the information is clearly presented. Please check the box if the material is included in the packet. If the material is not included in the submittal packet, please note "N/A".

☒ **A cover letter** describing the purpose of the proposed project, existing site conditions, and a brief description of the proposal.
☒ **A vicinity map** showing the subject property and the area within 300 feet of the subject property.
☒ **A Zoning map** of the subject property and vicinity (showing the existing zoning district), extending at least 300 feet from the property boundaries.
☒ **An aerial photo** of the subject property and vicinity extending at least 300 feet from the property boundaries.

☒ **A Growth Policy/Comprehensive Plan map** of the subject property and vicinity extending at least 300 feet from the property boundaries for the applicable comprehensive plan, clearly showing the land use designation of the subject property and surrounding properties.

☒ **The current plat** of the subject property.

☒ **A site plan**, including existing and proposed landscaping, parking, streets/access, sidewalks, bike lanes, and any other improvements to the property.

☒ **Building elevation drawings** of all proposed structures and/or photos of existing structures.

☒ **Floor plans** of all existing and proposed buildings.

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N

0 250 500
1 inch = 500 feet

VICINITY MAP EXHIBIT
HELLGATE VILLAGE TOWNHOME EXEMPTION DEVELOPMENT
MISSOULA, MONTANA

Disclaimer This map is net her a legally recorded map nor a survey and is not intended to be used as such. WGM Group does not guarantee the accuracy, current status, or completeness of the material contained herein and is not responsible for any misuse or misrepresentation of this information or its derivatives. This map is a graphic representation and is to be used for general planning purposes only.

PROJECT: 18-05-15
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DRAFT: CEG
APPROVE: DH
DATE:
JANUARY 2020

SHEET **1** OF **1**

60 0 60 120
SCALE – FEET

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AERIAL PHOTOGRAPH EXHIBIT
HELLGATE VILLAGE TOWNHOME EXEMPTION DEVELOPEMENT
MISSOULA, MONTANA

REVISIONS:

NO.	DESCRIPTION	DATE

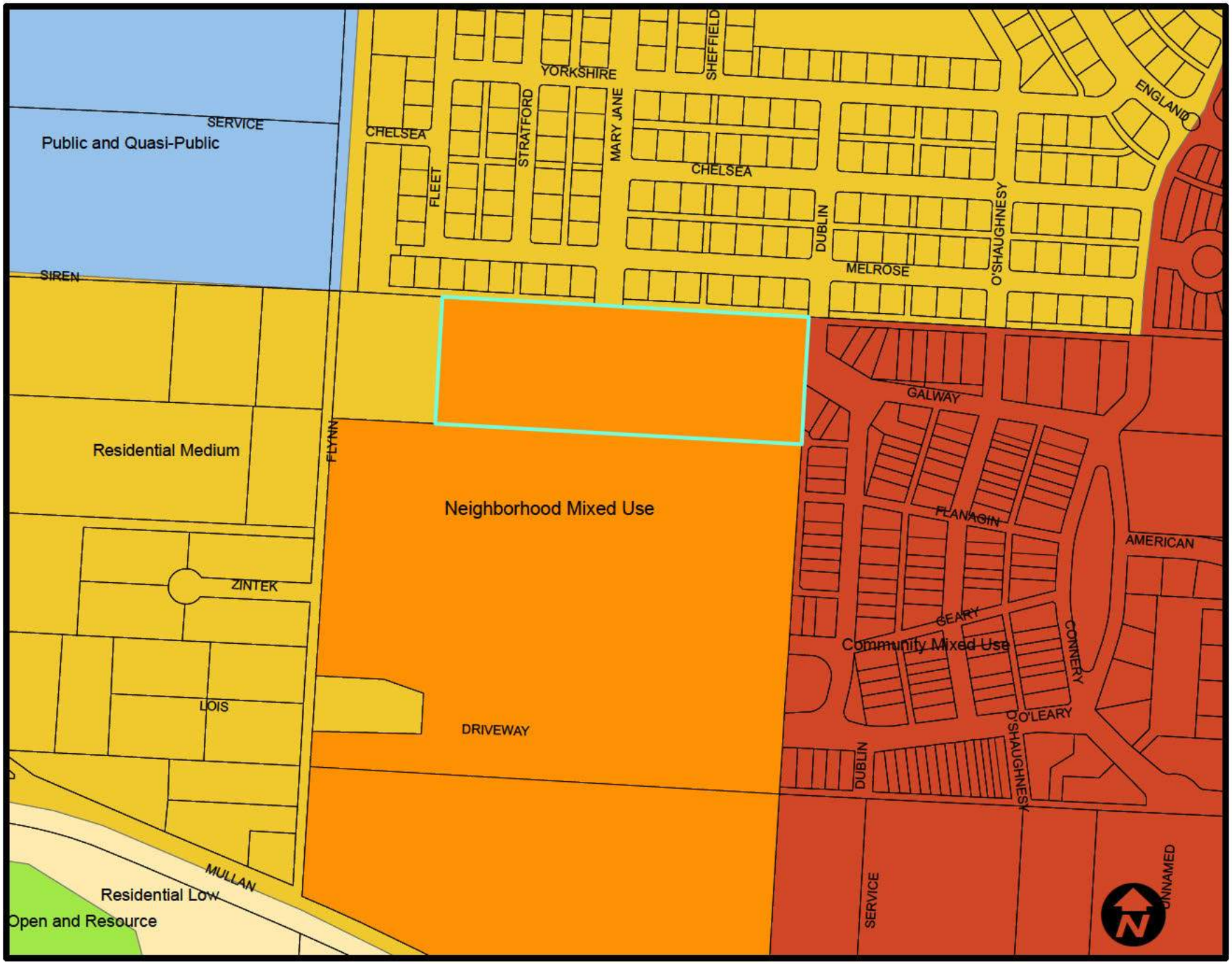
PROJECT: 18-05-15
LAYOUT: Layout1
SURVEYED: ---
DESIGN: ---
DRAFT: CEG
APPROVE: DH
DATE:

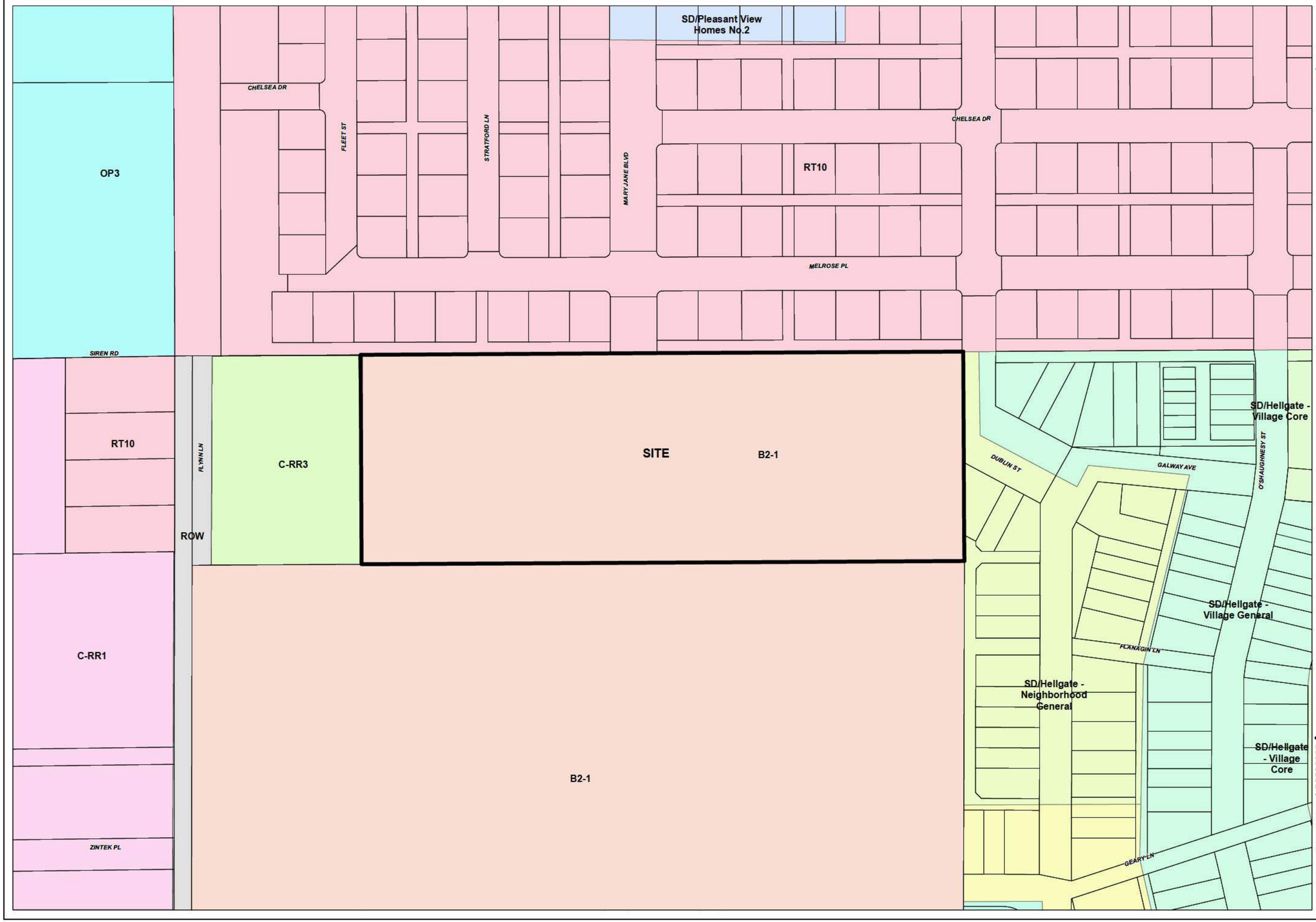
JUNE 2020

SHEET 1 OF 1

FILE: W:\Projects\180515\CAD Data\Fire Plat\180515_aerial photo-TED.dwg

Land Use Designation - Hellgate Village





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1 inch = 150 feet

CURRENT ZONING EXHIBIT
HELLGATE VILLAGE TOWNHOME EXEMPTION DEVELOPMENT
MISSOULA, MONTANA

Disclaimer This map is neither a legally recorded map nor a survey and is not intended to be used as such. WGM Group does not guarantee the accuracy, current status, or completeness of the material contained herein and is not respons ble for any misuse or misrepresentation of this information or its derivatives. This map is a graphic representation and is to be used for general planning purposes only.

PROJECT: 18-05-15
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APPROVE: DH
DATE:

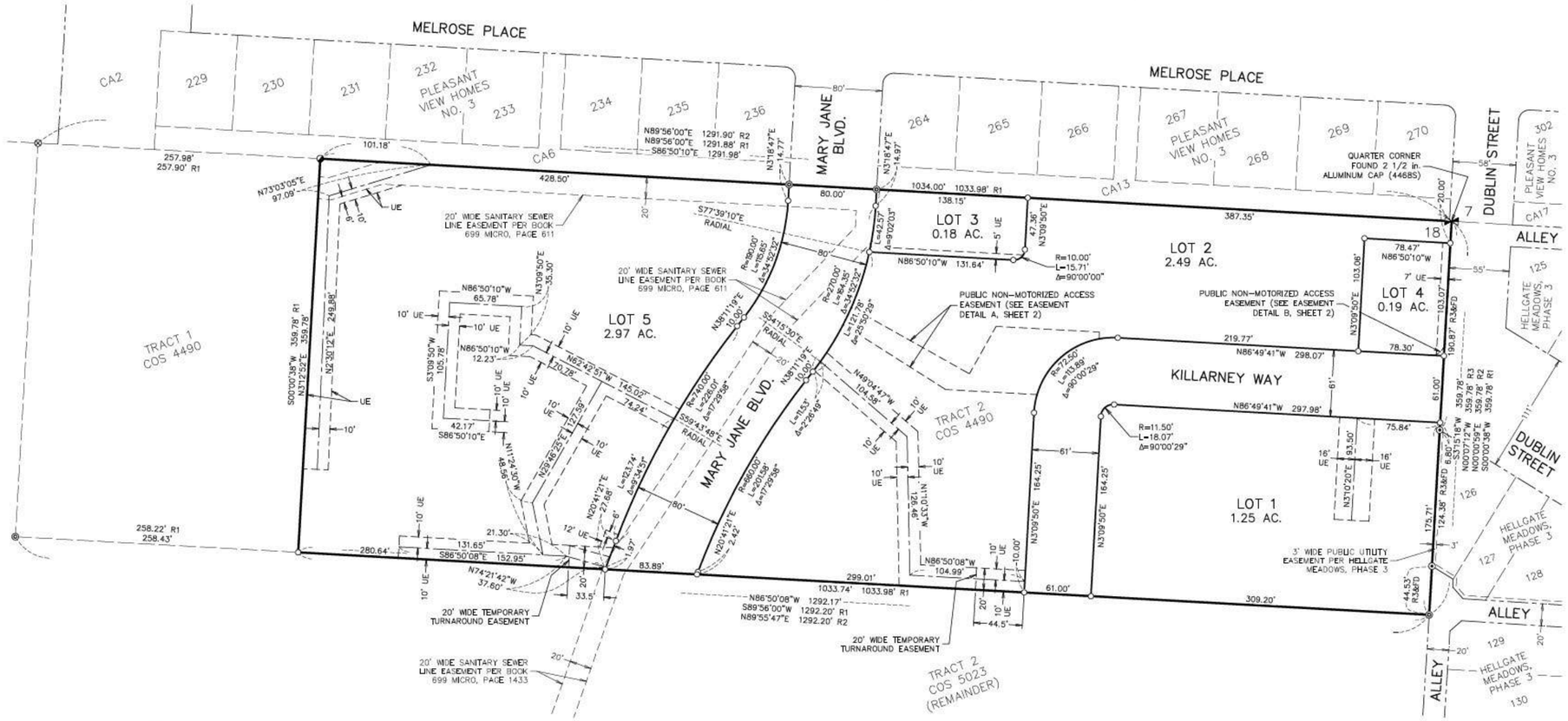
JANUARY 2020

SHEET **1** OF **1**

PLAT OF

HELLGATE VILLAGE SUBDIVISION

A SUBDIVISION OF THE CITY OF MISSOULA, COUNTY OF MISSOULA, MONTANA
LOCATED IN THE NW 1/4 OF SECTION 18,
T. 13 N., R. 19 W., PRINCIPAL MERIDIAN, MONTANA


MELROSE PLACE
MELROSE PLACE
MARY JANE BLVD.
MARY JANE BLVD.
DUBLIN STREET
DUBLIN STREET
ALLEY
ALLEY
KILLARNEY WAY
LOT 1
1.25 AC.
LOT 2
2.49 AC.
LOT 3
0.18 AC.
LOT 4
0.19 AC.
LOT 5
2.97 AC.
TRACT 1
COS 4490
TRACT 2
COS 4490
TRACT 2
COS 5023
(REMAINDER)
HELLGATE MEADOWS, PHASE 3
PLEASANT VIEW HOMES NO. 3
20' WIDE SANITARY SEWER LINE EASEMENT PER BOOK 699 MICRO, PAGE 611
20' WIDE SANITARY SEWER LINE EASEMENT PER BOOK 699 MICRO, PAGE 611
20' WIDE SANITARY SEWER LINE EASEMENT PER BOOK 699 MICRO, PAGE 1433
PUBLIC NON-MOTORIZED ACCESS EASEMENT (SEE EASEMENT DETAIL A, SHEET 2)
PUBLIC NON-MOTORIZED ACCESS EASEMENT (SEE EASEMENT DETAIL B, SHEET 2)
3' WIDE PUBLIC UTILITY EASEMENT PER HELLGATE MEADOWS, PHASE 3
20' WIDE TEMPORARY TURNAROUND EASEMENT
20' WIDE TEMPORARY TURNAROUND EASEMENT
QUARTER CORNER FOUND 2 1/2 in. ALUMINUM CAP (4468S)
257.98'
257.90' R1
428.50'
1034.00'
1033.98' R1
387.35'
219.77'
N86°49'41"W 298.07'
N86°49'41"W 297.98'
309.20'
299.01'
1033.74'
1033.98' R1
258.22' R1
258.43'
280.64'
131.65'
S86°50'08"E 152.95'
83.89'
61.00'
N86°50'08"W 1292.17'
S89°56'00"W 1292.20' R1
N89°55'47"E 1292.20' R2
N89°56'00"E 1291.90' R2
N89°56'00"E 1291.88' R1
S86°50'10"E 1291.98'
N86°50'10"W 131.64'
N86°50'10"W 65.78'
N86°50'10"W 12.23'
S86°50'10"E
S86°50'08"W 104.99'
N74°21'42"W 37.60'
S62°42'51"W 145.07'
74.24'
42.17'
21.30'
78.47'
N86°50'10"W
78.30'
75.84'
93.50'
N3°10'20"E
N3°09'50"E 164.25'
N3°09'50"E 387.35'
N3°09'50"E 103.06'
N3°09'50"E 103.07'
S3°09'50"W 105.78'
S3°09'50"W 35.30'
N3°09'50"E 35.30'
S00°00'38"W 359.78' R1
S00°00'38"W 359.75'
N2°30'12"E 249.86'
N3°18'47"E 14.77'
N3°18'47"E 14.97'
N38°11'19"E 10.00'
S54°15'30"E
S59°43'48"E
N49°04'47"W 104.56'
N20°41'21"E 2.42'
N30°41'21"E 21.68'
N11°24'30"W 48.56'
N25°46'25"E 127.59'
N10°33'14"W 126.46'
N00°00'59"E 359.78' R3
N00°00'59"E 359.78' R2
S00°00'38"W 359.78' R1
N89°57'16"W 6.80'
R=760.00'
L=113.89'
Δ=8°35'29"
R=11.50'
L=18.07'
Δ=90°00'29"
R=10.00'
L=15.71'
Δ=90°00'00"
R=270.00'
L=84.35'
Δ=17°53'32"
R=740.00'
L=226.00'
Δ=17°29'58"
R=660.00'
L=201.08'
Δ=17°29'58"
R=890.00'
L=155.65'
Δ=9°58'32"
L=42.57'
Δ=9°02'03"
L=121.78'
Δ=25°30'29"
L=153'
Δ=2°28'49"
R=270.00'
L=121.78'
Δ=25°30'29"
R=740.00'
L=113.89'
Δ=8°49'29"
47.36'
44.53'
R3&4FD
6.80'
R3&4FD
124.38' R3&4FD
175.71'
180.87' R3&4FD
61.00'
61'
61'
55'
20.00'
20'
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44.5'
97'
80'
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N3°18'47"E
N38°11'19"E
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S54°15'30"E
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N3°09'50"E
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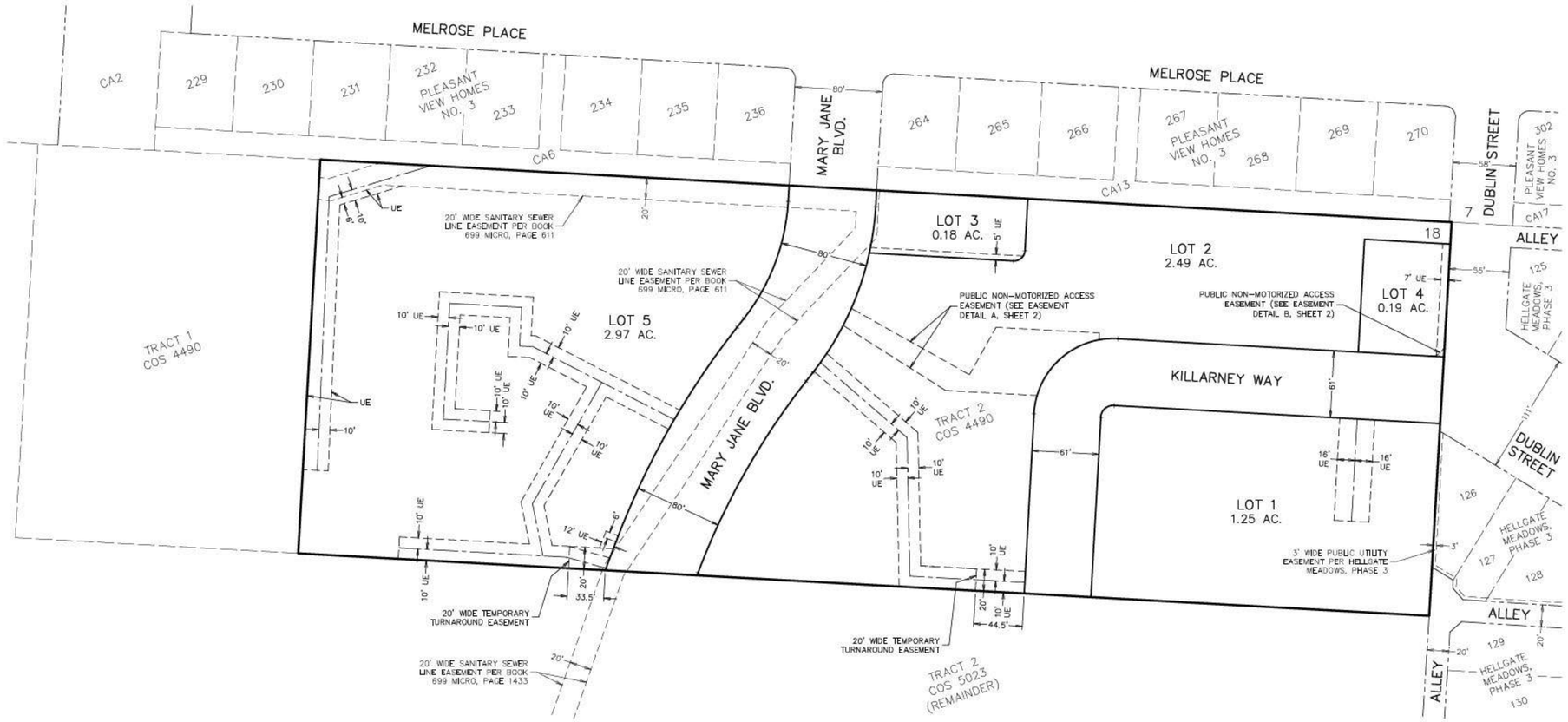
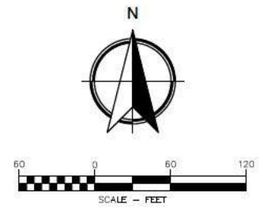
L=153'
Δ=2°28'49"
R=760.00'
L=113.89'
Δ=8°35'29"
47.36'
44.53'
R3&4FD
6.80'
R3&4FD
124.38' R3&4FD
175.71'
180.87' R3&4FD
61.00'
61'
61'
55'
20.00'
20'
33.5'
44.5'
97'
80'
80.00'
N3°18'47"E
N38°11'19"E
S77°39'10"E
RADIAL
S54°15'30"E
RADIAL
S59°43'48"E
RADIAL
N20°41'21"E
RADIAL
N3°09'50"E
RADIAL
S3°09'50"W
RADIAL
N86°50'08"W
N3°09'50"E
N86°50'10"W
S86°50'10"E
S86°50'08"W
N3°09'50"E
N3°09'50"E
N3°09'50"E
S3°09'50"W
S00°00'38"W
N2°30'12"E

CONDITIONS OF APPROVAL OF

HELLGATE VILLAGE SUBDIVISION

A SUBDIVISION OF THE CITY OF MISSOULA, COUNTY OF MISSOULA, MONTANA
LOCATED IN THE NW 1/4 OF SECTION 18,
T. 13 N., R. 19 W., PRINCIPAL MERIDIAN, MONTANA





LEGEND

UE UTILITY EASEMENT

COS CERTIFICATE OF SURVEY

CERTIFICATE OF LANDOWNER:

THE UNDERSIGNED HEREBY CERTIFIES THAT THE TEXT AND/OR GRAPHICS SHOWN ON THE CONDITIONS OF APPROVAL SHEET (SHEET 2 OF 2 OF THIS PLAT) REPRESENT REQUIREMENTS BY THE GOVERNING BODY FOR FINAL PLAT APPROVAL AND THAT ALL CONDITIONS OF SUBDIVISION APPLICATION FOR THIS SUBDIVISION HAVE BEEN SATISFIED; AND THE INFORMATION SHOWN IS CURRENT AS OF THE DATE OF THE CERTIFICATION REQUIRED IN ARM 24.183.1107(4)(b), AND THAT CHANGES TO ANY LAND USE RESTRICTIONS OR ENCUMBRANCES MAY BE MADE BY AMENDMENTS TO COVENANTS, ZONING REGULATIONS, EASEMENTS, OR OTHER DOCUMENTS AS ALLOWED BY LAW OR BY LOCAL REGULATIONS.

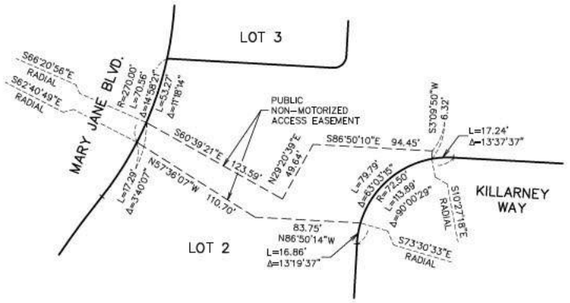
_____
AUTHORIZED MEMBER
HEH, LLC

ACKNOWLEDGEMENT*****

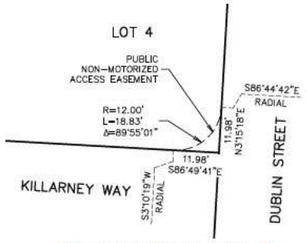
STATE OF _____
COUNTY OF _____

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 20____, BY _____, ACTING IN THE CAPACITY OF AUTHORIZED MEMBER ON BEHALF OF HEH, LLC.

SS_____



EASEMENT DETAIL A



EASEMENT DETAIL B

THE FOLLOWING NOTE IS PLACED HEREON AS REQUIRED BY THE CITY/COUNTY OF MISSOULA:

1) ACCEPTANCE OF A DEED FOR A LOT WITHIN THIS SUBDIVISION SHALL CONSTITUTE THE ASSENT OF THE OWNERS TO ANY FUTURE SID, BASED ON BENEFIT, FOR FUTURE IMPROVEMENTS AND MAINTENANCE TO MARY JANE BOULEVARD AND KILLARNEY WAY, INCLUDING BUT NOT LIMITED TO PAVING, CURBS AND GUTTERS, NON-MOTORIZED FACILITIES, STREET WIDENING AND DRAINAGE FACILITIES, AND MAY BE USED IN LIEU OF THEIR SIGNATURES ON AN SID PETITION.

2) THIS PROPERTY IS IN THE AIRPORT INFLUENCE AREA AND LOT OWNERS SHOULD BE AWARE OF THE POSSIBILITY OF INCREASED NOISE AND SAFETY RISK RESULTING FROM THE PROXIMITY TO APPROACHING AND DEPARTING AIRCRAFT. LOT OWNERS SHOULD CONSULT THE AIRPORT AUTHORITY AND ANY RELEVANT DOCUMENTS AT THE TIME OF PURCHASE.

1/4	SEC.	T.	R.
☒	18	13N.	19W.
☐	___	___	___

SHEET 2 OF 2
DATE: MAY 2020
DRAFT: CEG
PROJECT NO.: 18-05-15
FILE NO.: 180515_FPLAT.DWG
LAYOUT TAB: SHT2

WGM GROUP
WWW.WGMGROUP.COM

PRELIMINARY
PLOTTED: 5/19/20
SAVED: 5/19/20

19-00231

N

20 0 20 40

SCALE – FEET

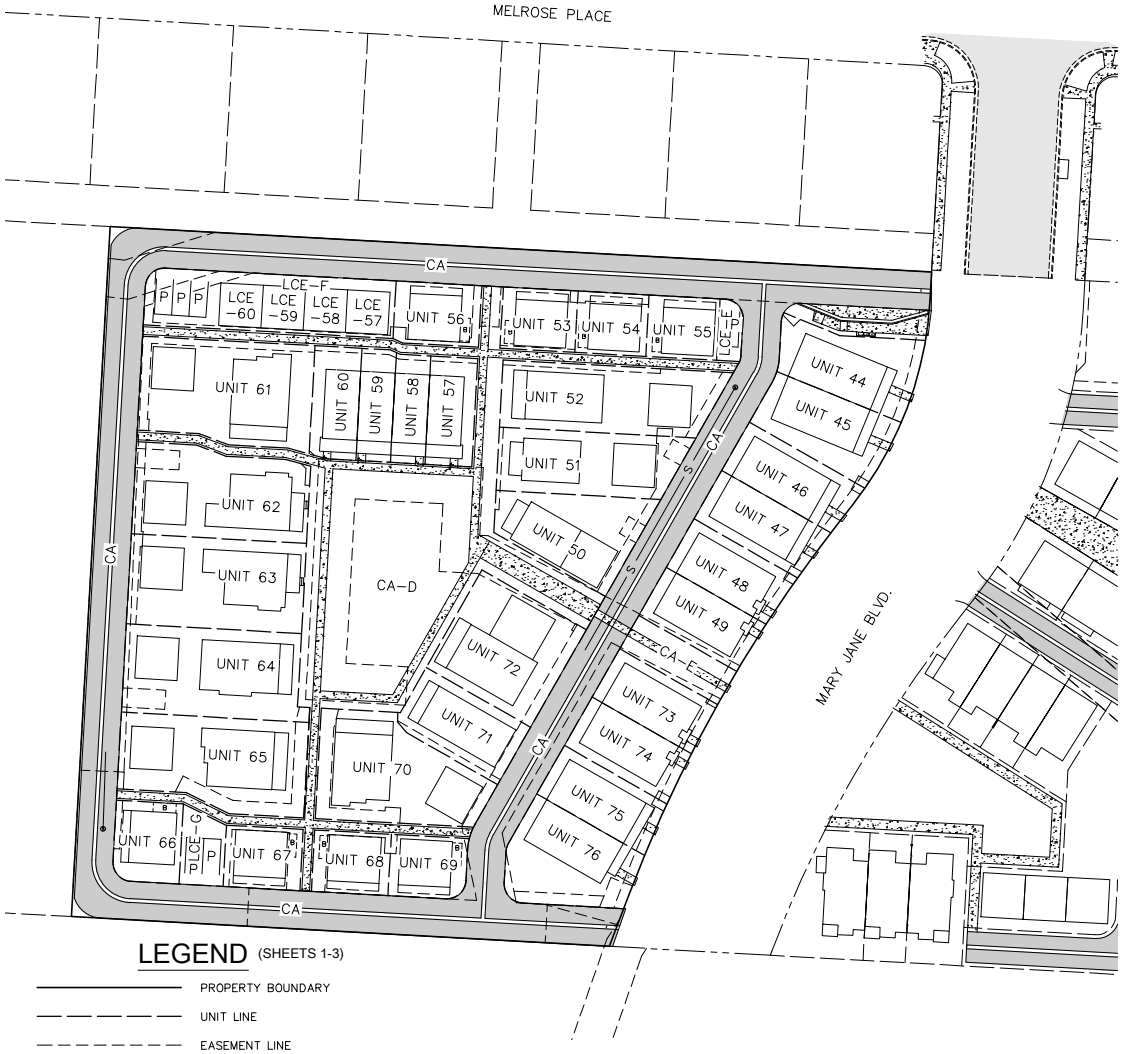
HELLGATE VILLAGE

WEST TOWNHOMES

November 4, 2022

Illustrative Site Plan

WGMGROUP



UNIT NO.	AREA (S.F.)
44	2,523
45	2,417
46	1,957
47	1,848
48	1,767
49	1,712
50	2,889
51	3,110
52	3,892
53	1,250
54	1,184
55	1,184
56	1,426
57	1,384
58	1,017
59	1,050
60	1,423
61	4,677
62	4,107
63	4,296
64	4,257
65	4,409
66	1,440
67	1,280
68	1,280
69	1,262
70	4,132
71	2,150
72	3,663
73	1,706
74	1,755
75	1,829
76	2,929
CA-D	17,182
CA-E	1,173
LCE-E	378
LCE-F	3,887
LCE-G	847
CA	28,771

LEGEND (SHEETS 1-3)

- PROPERTY BOUNDARY
- UNIT LINE
- EASEMENT LINE
- SECOND STORY FOOTPRINT (DASHED)
- B — BALCONY
- P — PARKING SPACE
- CA — COMMON AREA
- LCE — LIMITED COMMON ELEMENT
- UE — UTILITY EASEMENT
- AE — PUBLIC ACCESS EASEMENT AND UTILITY EASEMENT
- EUE — UTILITY EASEMENT PER HELLGATE VILLAGE SUBDIVISION
- PRWE — PUBLIC RIGHT-OF-WAY EASEMENT PER BOOK ___ MICRO, PAGE ___
- HARDSCAPE/CONCRETE SIDEWALK
- ASPHALT
- CURB AND GUTTER
- CURB AND GUTTER W/DRIVEWAY OPENING
- MAILBOX CLUSTER
- ADA RAMP

SEE SHEETS 7 & 8 FOR EASEMENT DIMENSIONS

N

50 0 50 100

SCALE – FEET

BASIS OF BEARINGS:
MONTANA 2500 SPCS NAD83 (2011)
(EPOCH: 2010.0000) @ GROUND

PRELIMINARY

PLOTTED: 11/29/22
SAVED: 11/29/22

EXHIBIT "B" – OVERALL UNIT DIMENSIONS
HELLGATE VILLAGE TOWNHOMES, WEST PHASE
(LOT 5, HELLGATE VILLAGE SUBDIVISION)
LOCATED IN THE NW 1/4 OF SECTION 18,
T. 13 N., R. 19 W., P.M., M.
MISSOULA, MONTANA

WGM GROUP
WWW.WGMGROUP.COM

PROJECT:	18-05-15.5
FILE No:	180515_townhomes2.dwg
FILE PATH	W:\Projects\180515\CAD Data\Exhibits
LAYOUT:	Sht1
SURVEYED:	---
DESIGN:	---
DRAFT:	CEG
APPROVE:	KFA/KD
DATE:	NOVEMBER 2022
SHEET	1 OF 8 SHEETS

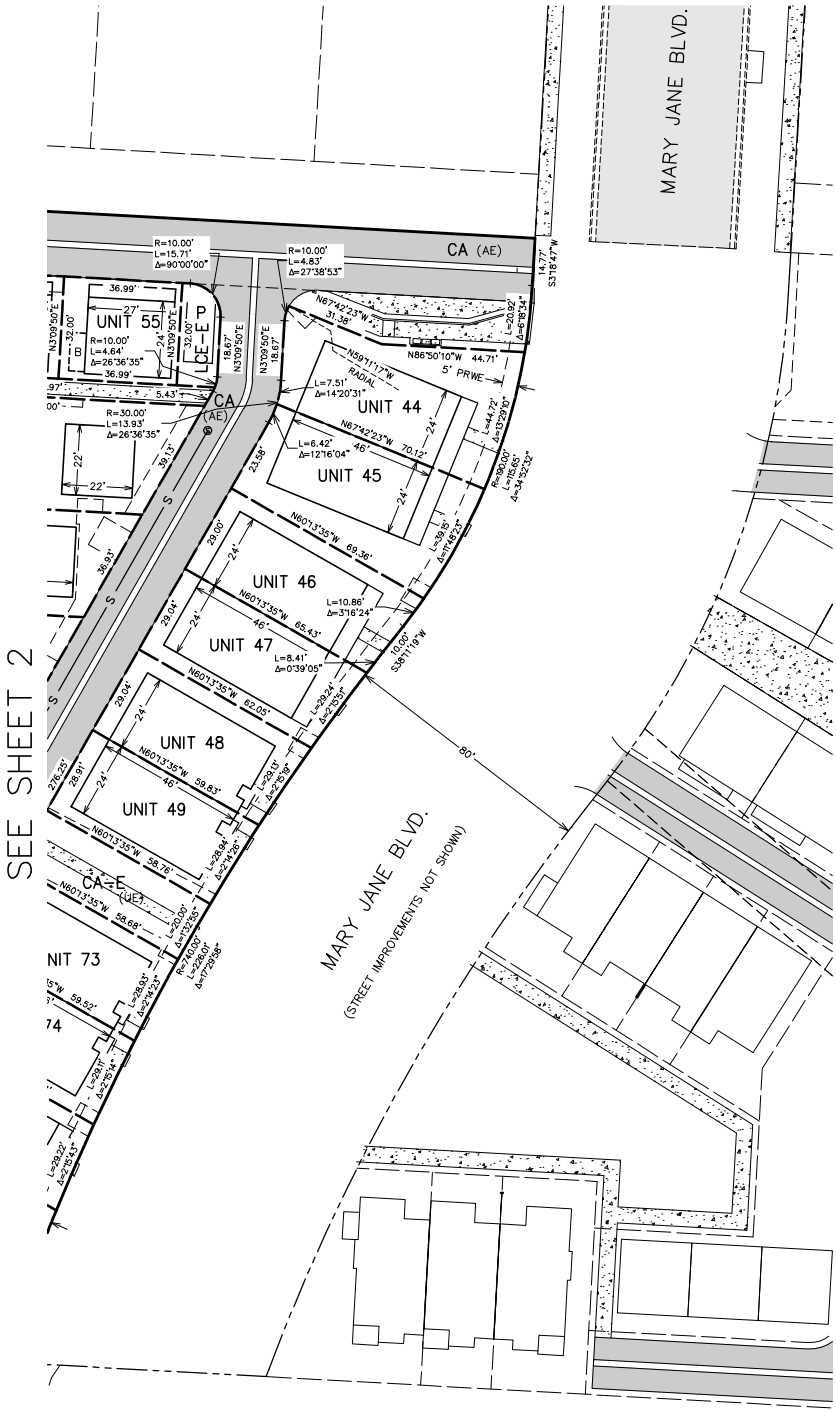
PRELIMINARY

PLOTTED: 11/29/22
SAVED: 11/29/22

EXHIBIT "B" – UNIT DIMENSIONS
HELLGATE VILLAGE TOWNHOMES, WEST PHASE
(LOT 5, HELLGATE VILLAGE SUBDIVISION)
LOCATED IN THE NW 1/4 OF SECTION 18,
T. 13 N., R. 19 W., P.M., M.
MISSOULA, MONTANA

WGM GROUP
WWW.WGMGROUP.COM

PROJECT:	18-05-15.5
FILE No:	180515_townhomes2.dwg
FILE PATH	
W:\Projects\180515\CAD Data\Exhibits	
LAYOUT:	Sht2
SURVEYED:	---
DESIGN:	---
DRAFT:	CEG
APPROVE:	KFA/KD
DATE:	NOVEMBER 2022
SHEET	2 OF 8 SHEETS



SEE SHEETS 7 & 8 FOR
EASEMENT DIMENSIONS

PRELIMINARY

PLOTTED: 11/29/22
SAVED: 11/29/22

EXHIBIT "B" – UNIT DIMENSIONS
HELLGATE VILLAGE TOWNHOMES, WEST PHASE
(LOT 5, HELLGATE VILLAGE SUBDIVISION)
LOCATED IN THE NW 1/4 OF SECTION 18,
T. 13 N., R. 19 W., P.M., M.
MISSOULA, MONTANA

WGM GROUP
WWW.WGMGROUP.COM

PROJECT:	18-05-15.5
FILE No:	180515_townhomes2.dwg
FILE PATH	
W:\Projects\180515\CAD Data\Exhibits	
LAYOUT:	Sht3
SURVEYED:	---
DESIGN:	---
DRAFT:	CEG
APPROVE:	KFA/KD
DATE:	NOVEMBER 2022
SHEET	3 OF 8 SHEETS

HELLGATE VILLAGE

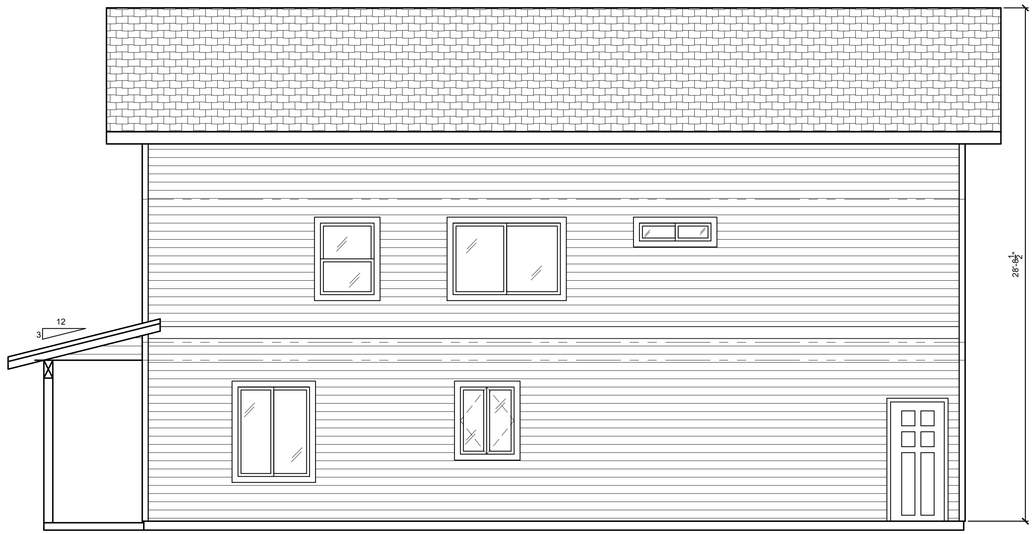
WEST TOWNHOMES

Units 47, 46, 45, 44

WGMGROUP

FRONT ELEVATION

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

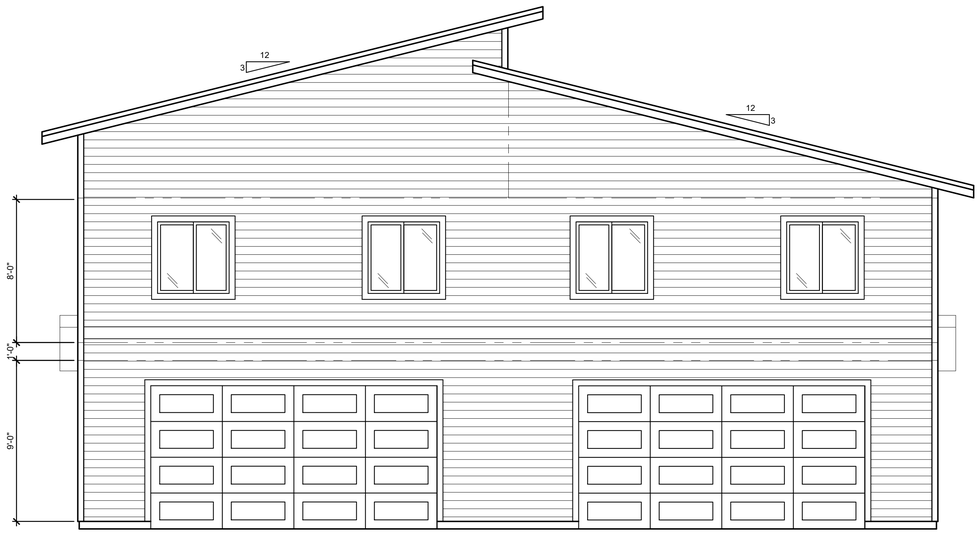


RIGHT ELEVATION

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

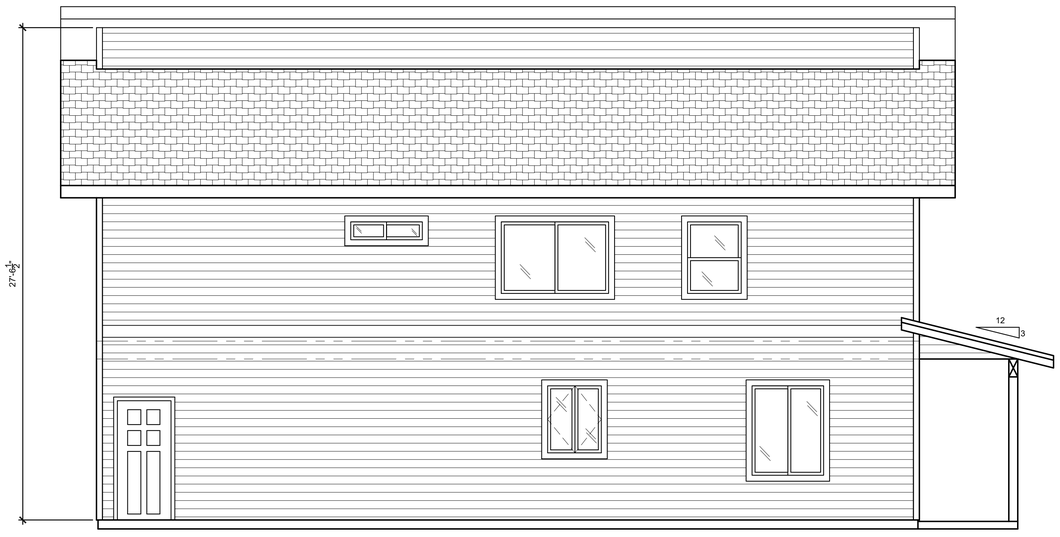
ELEVATION NOTES

1. ROOF TO BE ARCHITECTURAL STYLE ASPHALT SHINGLES.
2. PROVIDE ATTIC ROOF VENTING (S.F./150) AS REQUIRED PER I.R.C.
3. ALL EXPOSED FLASHING SHALL BE GALVANIZED AND SHALL BE PAINTED TO MATCH ADJACENT SURFACES (TYPICAL).
4. VERIFY TRIM AROUND WINDOWS AND DOORS W/CONTRACTOR.
5. EXTERIOR FINISH TO BE A COMBINATION OF BOARD & BATTEN & PLANK LAP SIDING SYSTEMS. VERIFY COLORS, PATTERNS & LOCATIONS W/CONTRACTOR.
6. VERIFY SOFFIT & EAVE FINISH W/CONTRACTOR.



REAR ELEVATION

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



LEFT ELEVATION

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

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MISSOULA, MONTANA 59808
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REVISIONS

DRAWN BY:	CHECKED BY:
BG	KD

Hellgate VIllage West Townhomes
Units 47, 46 & 45, 44

Hoyt Homes, Inc.
226 SOUTH 3RD STREET WEST
MISSOULA, MONTANA 59801
Phone: (406) 728-5262
www.troyt-homes.com

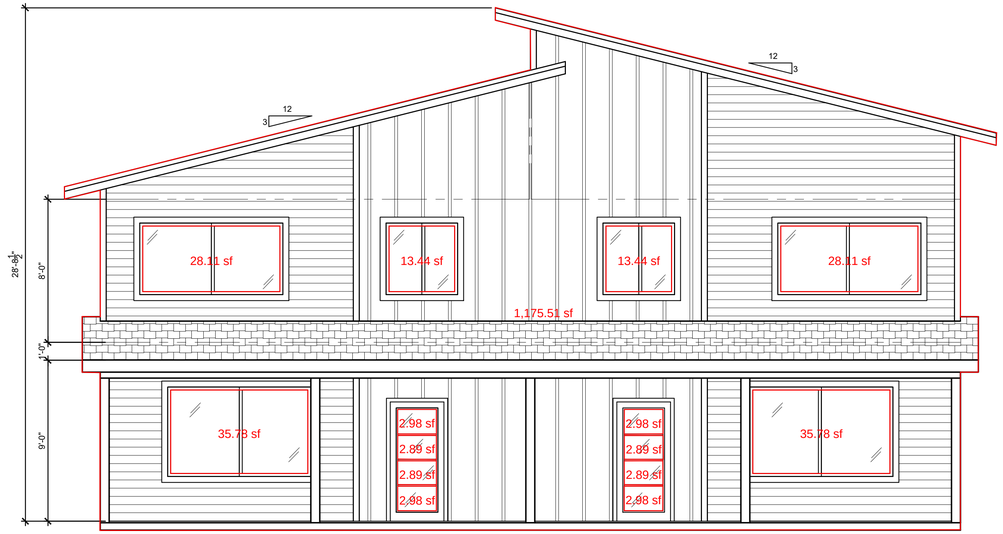
SHEET TITLE

ELEVATIONS

DATE: 10-20-22

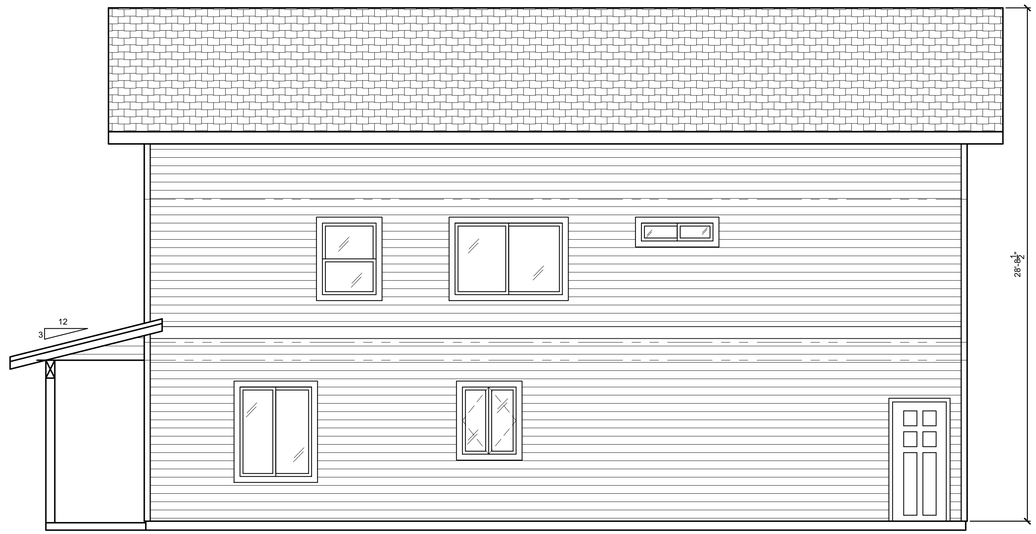
SHEET NO.

A-3



FRONT ELEVATION

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



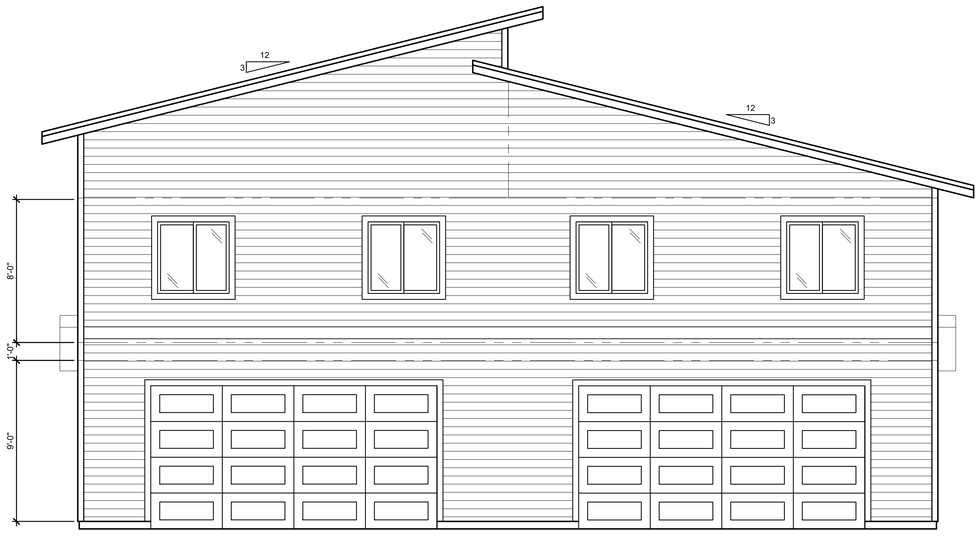
RIGHT ELEVATION

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

Total Facade Area = 1,176 SF
15% x 1,176 SF = 176 SF
Glazing Provided = 178 SF

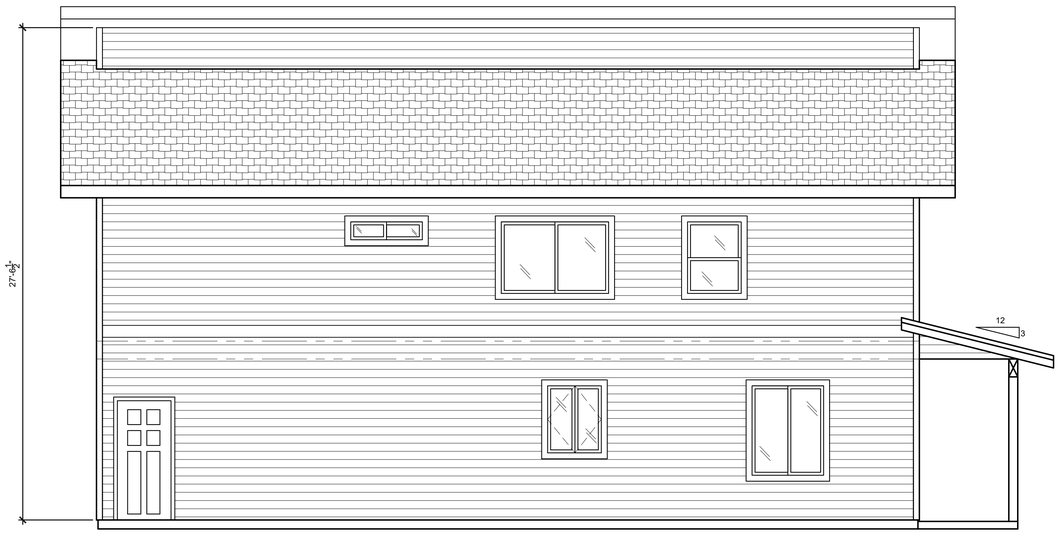
ELEVATION NOTES

1. ROOF TO BE ARCHITECTURAL STYLE ASPHALT SHINGLES.
2. PROVIDE ATTIC ROOF VENTING (S.F./150) AS REQUIRED PER I.R.C.
3. ALL EXPOSED FLASHING SHALL BE GALVANIZED AND SHALL BE PAINTED TO MATCH ADJACENT SURFACES (TYPICAL).
4. VERIFY TRIM AROUND WINDOWS AND DOORS W/CONTRACTOR.
5. EXTERIOR FINISH TO BE A COMBINATION OF BOARD & BATTEN & PLANK LAP SIDING SYSTEMS. VERIFY COLORS, PATTERNS & LOCATIONS W/CONTRACTOR.
6. VERIFY SOFFIT & EAVE FINISH W/CONTRACTOR.



REAR ELEVATION

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



LEFT ELEVATION

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

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REVISIONS

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Hellgate VIllage West Townhomes
Units 47, 46 & 45, 44

Hoyt Homes, Inc.
226 SOUTH 3RD STREET WEST
MISSOULA, MONTANA 59801
Phone: (406) 728-5262
www.troyt homes.com

SHEET TITLE

ELEVATIONS

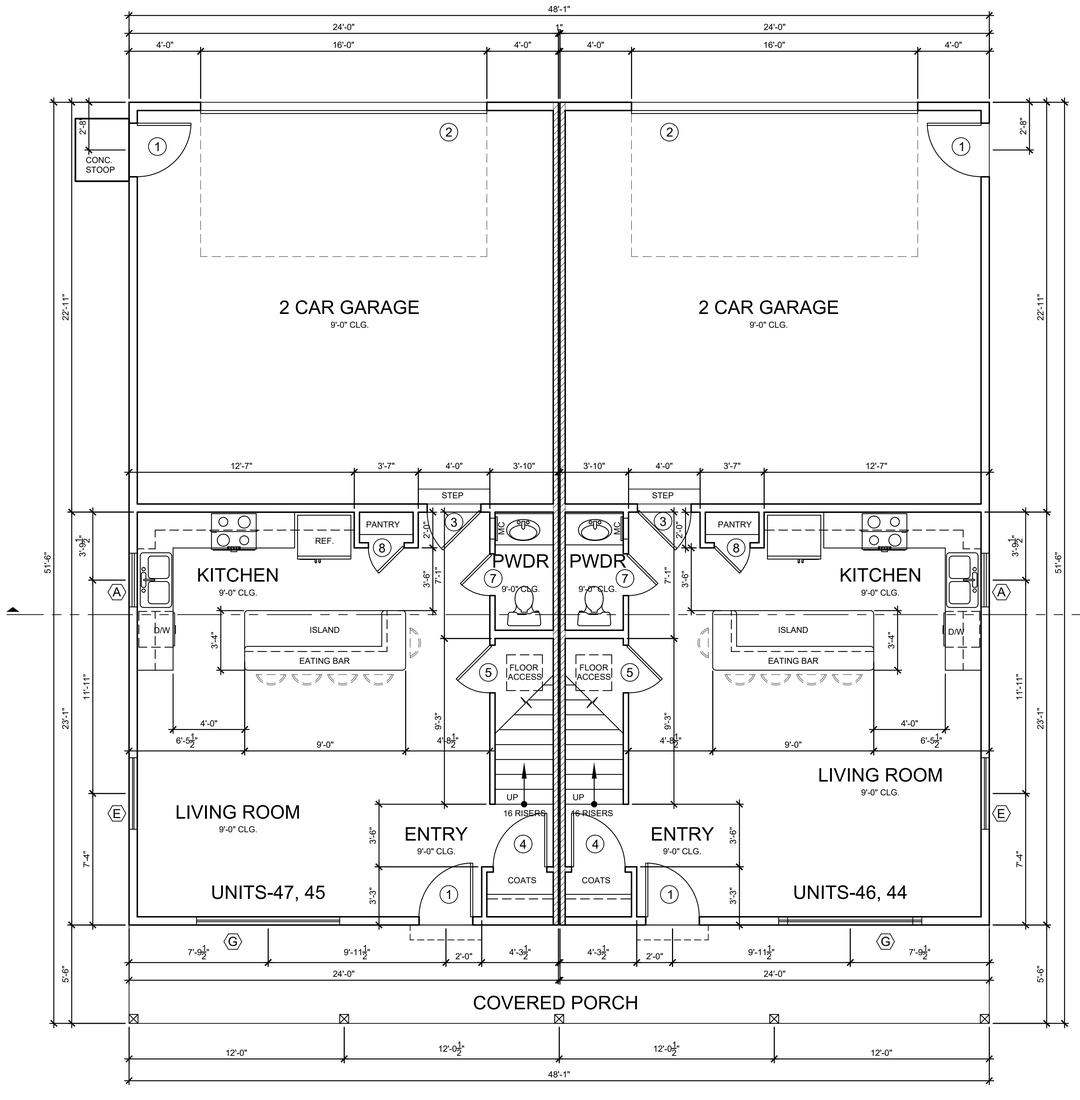
DATE: 10-20-22

SHEET NO.

A-3

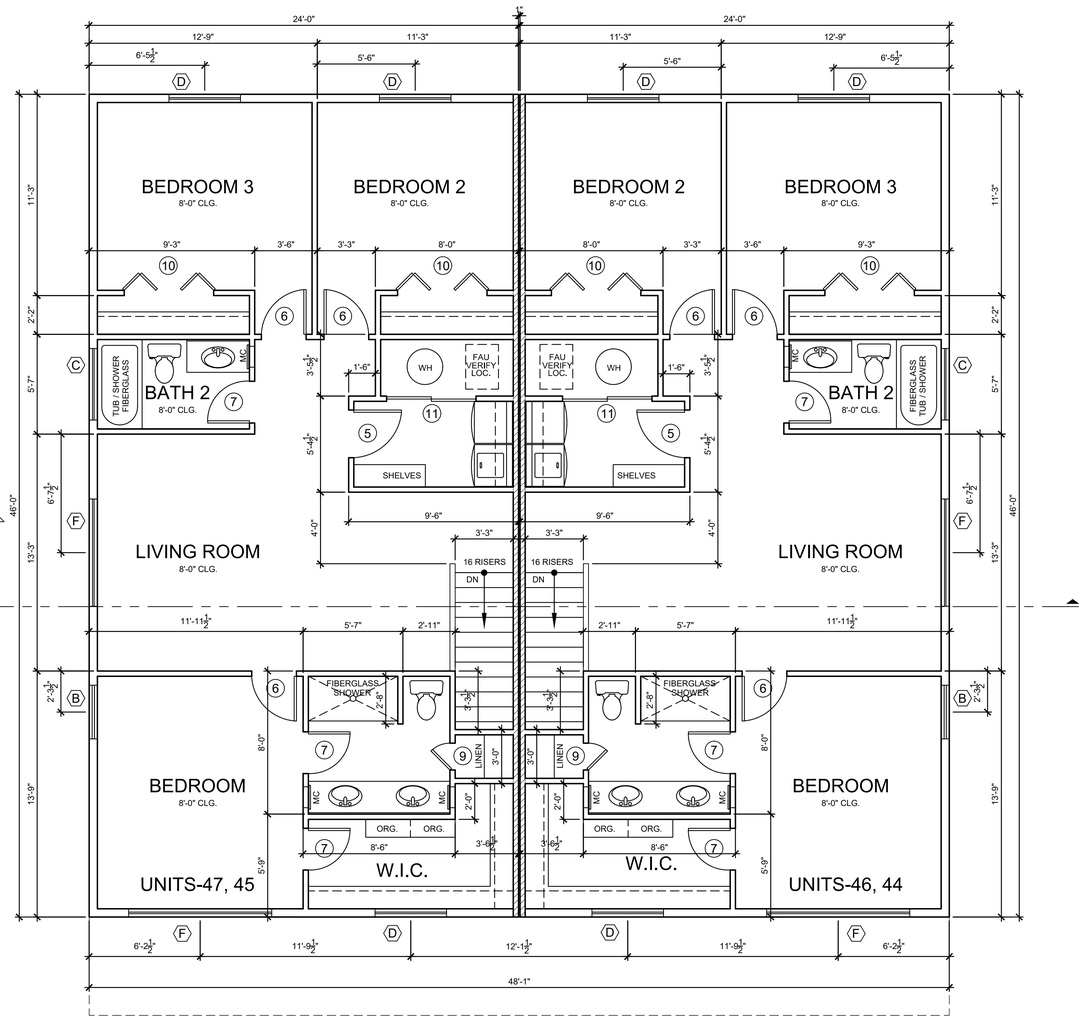
INDICATES FIRE SEPERATION WALL

AREA TABULATION PER UNIT	
LIVING AREA 1st FLOOR	554 S.F.
LIVING AREA 2nd FLOOR	1076 S.F.
TOTAL LIVING AREA	1630 S.F.
GARAGE AREA	550 S.F.
FRONT DECK	144 S.F.



1ST FLOOR PLAN

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



2ND FLOOR PLAN

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

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Units 47, 46 & 45, 44

Hoyt Homes, Inc.
246 SOUTH 3RD STREET WEST
MISSOULA, MONTANA 59801
Phone: (406) 728-5681
www.hoythomes.com

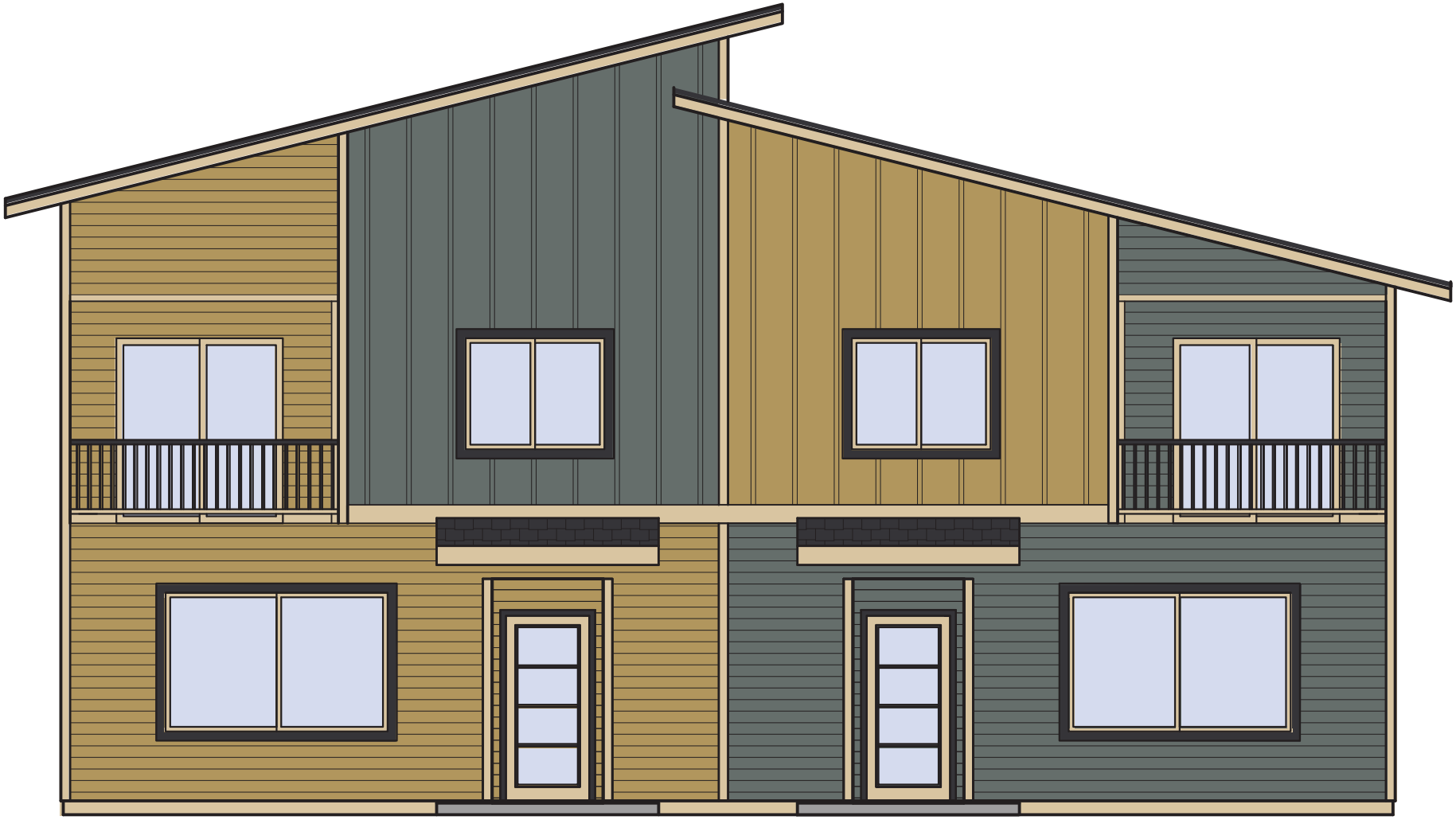
SHEET TITLE

FLOOR PLAN

DATE: 10-20-22

SHEET NO.

A-2



HELLGATE VILLAGE

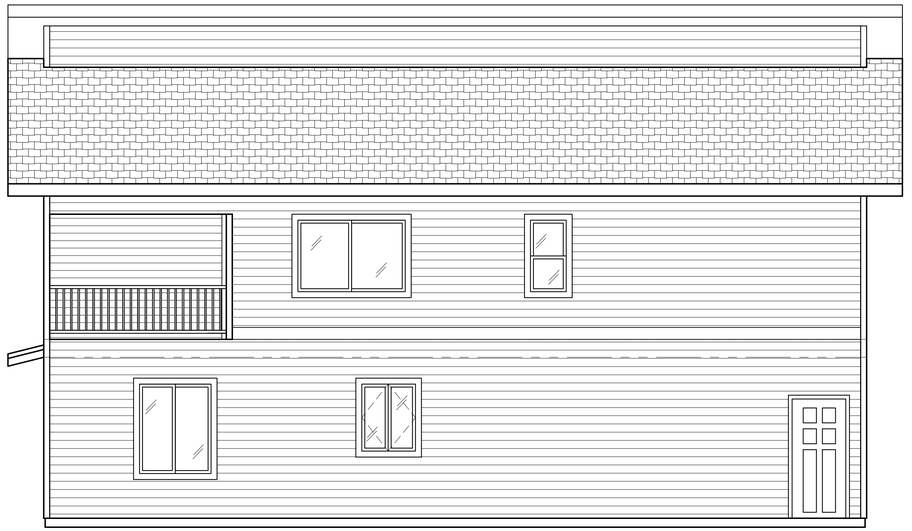
WEST TOWNHOMES

Units 74, 73, 49, 48

WGMGROUP

FRONT ELEVATION

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

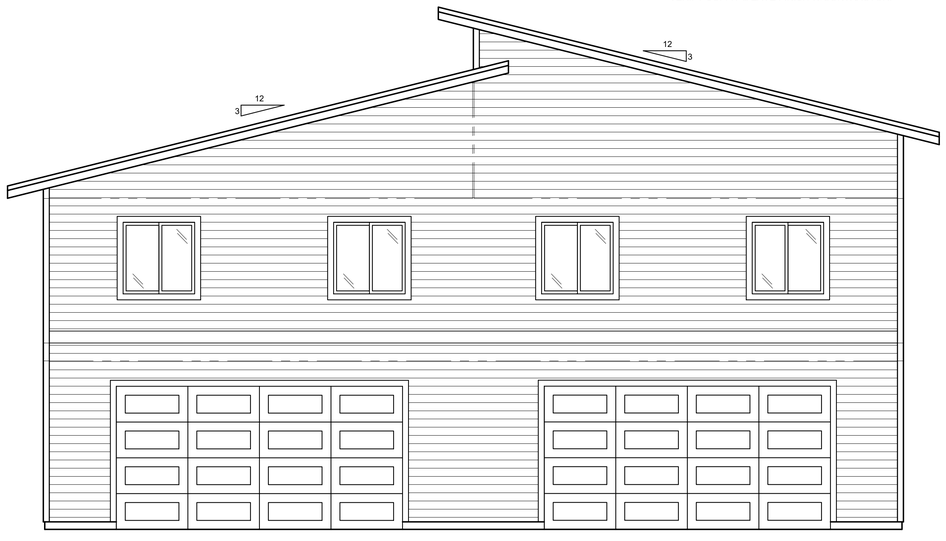


RIGHT ELEVATION

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

ELEVATION NOTES

1. ROOF TO BE ARCHITECTURAL STYLE ASPHALT SHINGLES.
2. PROVIDE ATTIC ROOF VENTING (S.F./150) AS REQUIRED PER I.R.C.
3. ALL EXPOSED FLASHING SHALL BE GALVANIZED AND SHALL BE PAINTED TO MATCH ADJACENT SURFACES (TYPICAL).
4. VERIFY TRIM AROUND WINDOWS AND DOORS W/CONTRACTOR.
5. EXTERIOR FINISH TO BE A COMBINATION OF BOARD & BATTEN & PLANK LAP SIDING SYSTEMS. VERIFY COLORS, PATTERNS & LOCATIONS W/CONTRACTOR.
6. VERIFY SOFFIT & EAVE FINISH W/CONTRACTOR.



REAR ELEVATION

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

LEFT ELEVATION

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

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Hellgate Village West Townhomes
Units 74, 73 & 49, 48

Hoyt Homes, Inc.
1246 SOUTH 3RD STREET WEST
MISSOULA, MONTANA 59801
Phone: (406) 728-5422
www.hoythomes.com

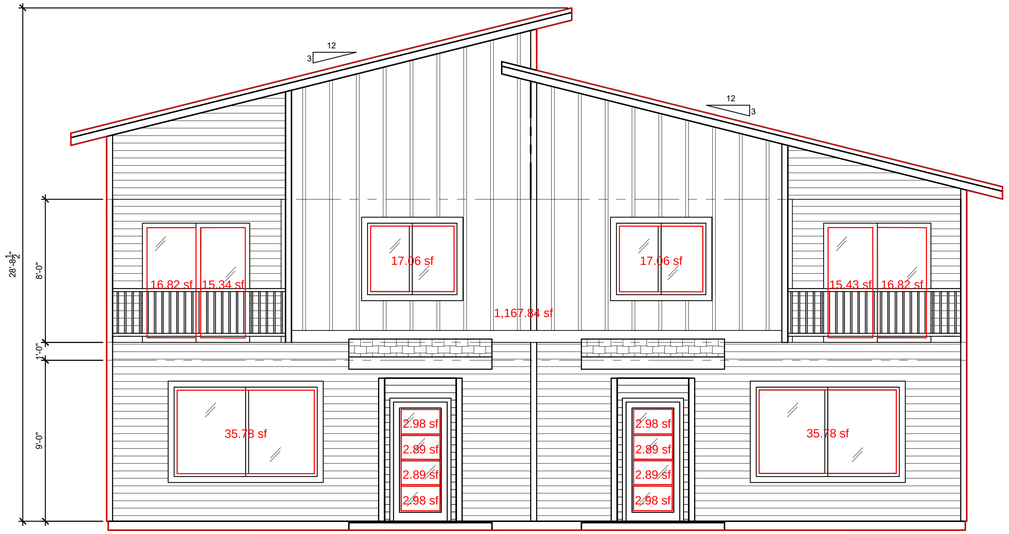
SHEET TITLE

ELEVATIONS

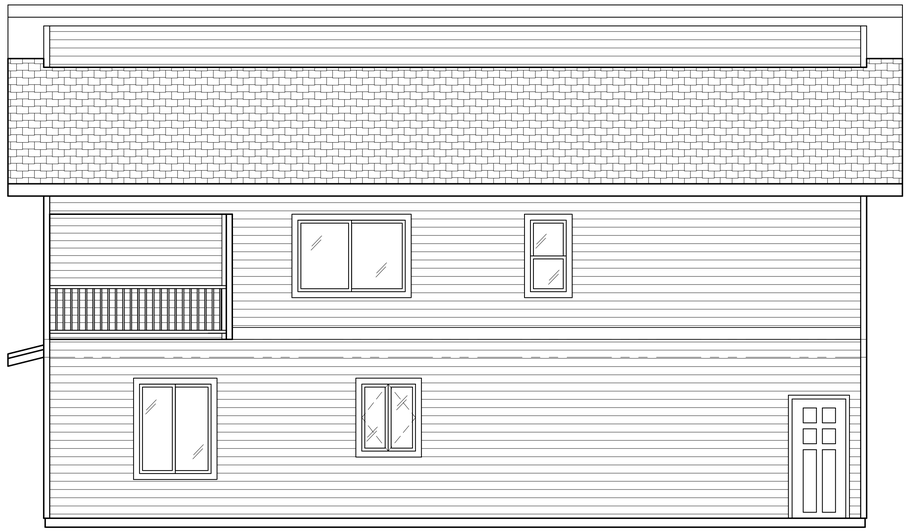
DATE: 1-18-22

SHEET NO.

A-3



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



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

Total Facade Area = 1,168 SF
15% x 1,168 SF = 175 SF
Glazing Provided = 194 SF

ELEVATION NOTES

1. ROOF TO BE ARCHITECTURAL STYLE ASPHALT SHINGLES.
2. PROVIDE ATTIC ROOF VENTING (S.F./150) AS REQUIRED PER I.R.C.
3. ALL EXPOSED FLASHING SHALL BE GALVANIZED AND SHALL BE PAINTED TO MATCH ADJACENT SURFACES (TYPICAL).
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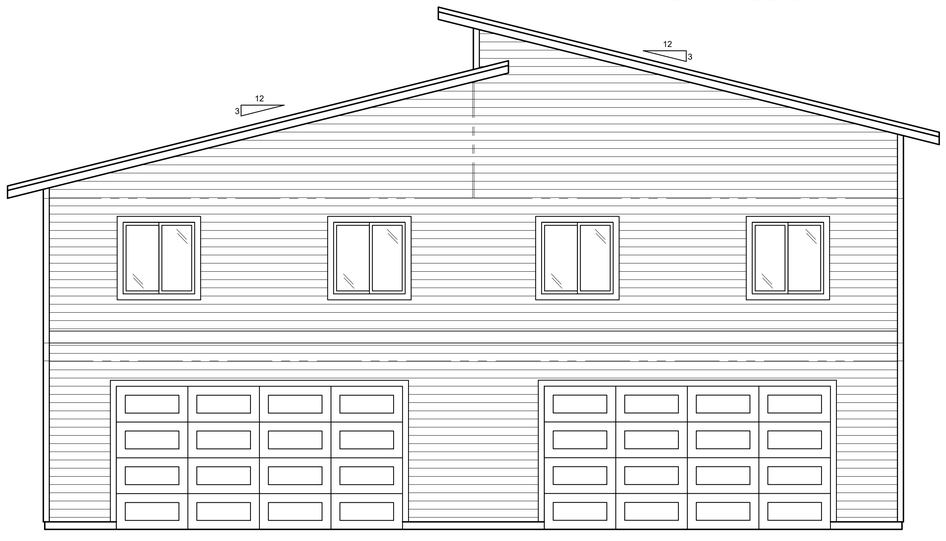

REAR ELEVATION
SCALE: 1/4" = 1'-0"

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

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REVISIONS

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Units 74, 73 & 49, 48

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MISSOULA, MONTANA 59801
Phone: (406) 728-5442
www.hoythomes.com

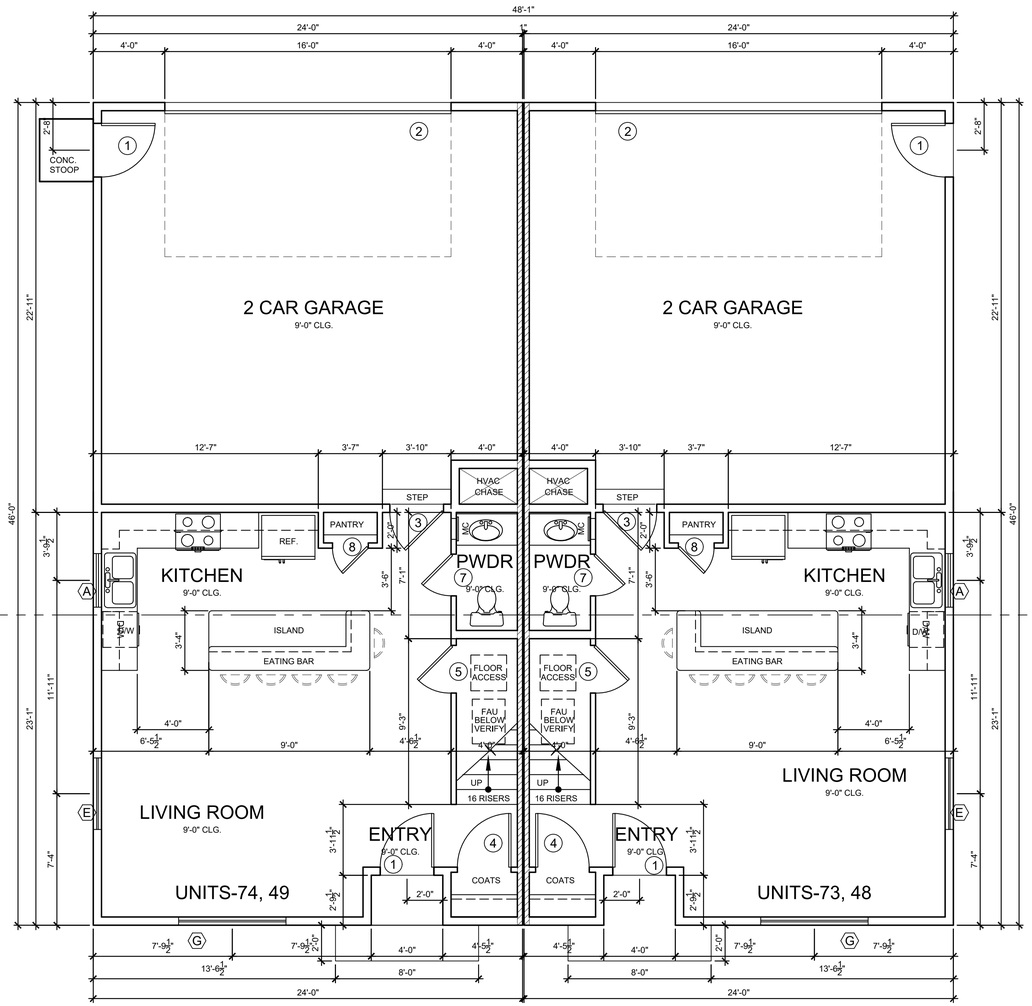
SHEET TITLE
ELEVATIONS

DATE: 1-18-22

SHEET NO.
A-3

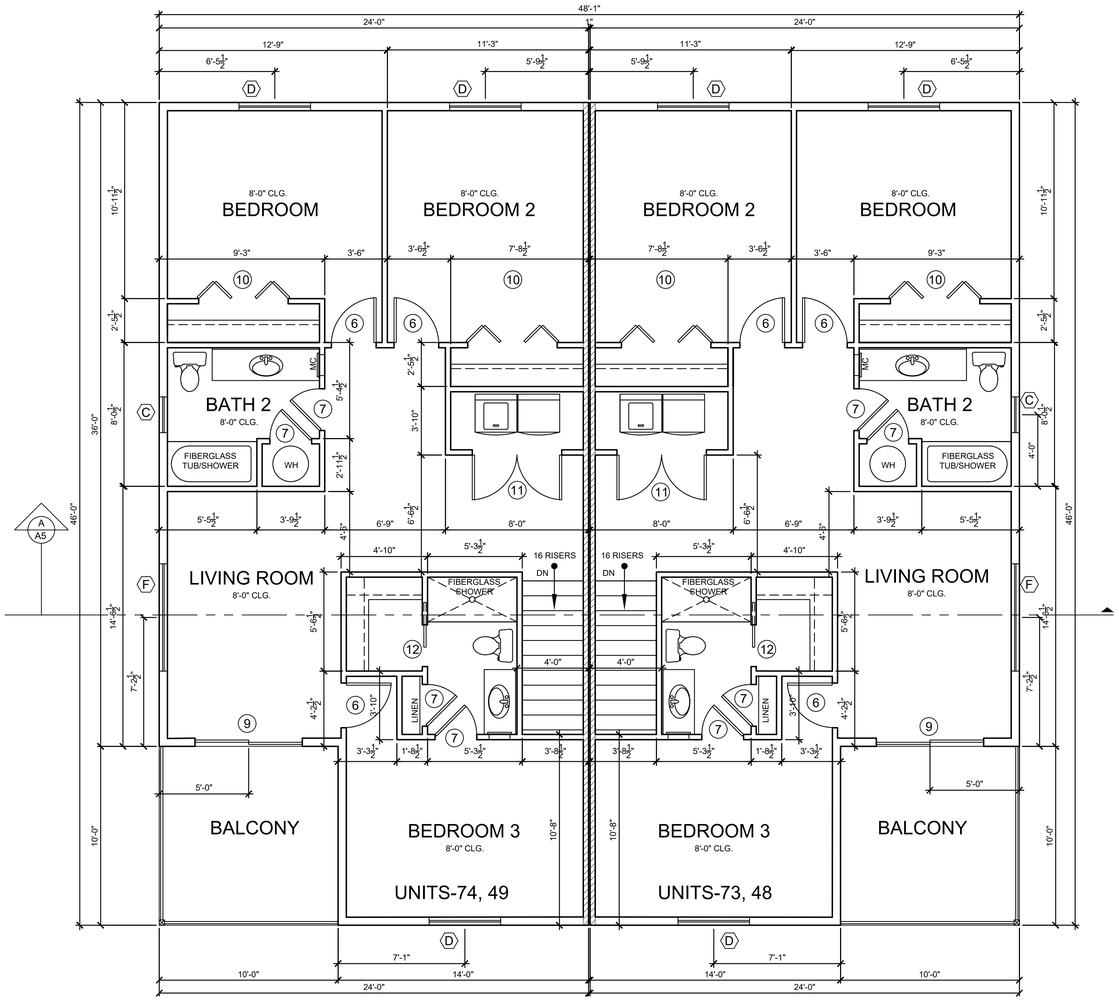
INDICATES FIRE SEPERATION WALL

AREA TABULATION PER UNIT	
LIVING AREA 1st FLOOR	542 S.F.
LIVING AREA 2nd FLOOR	975 S.F.
TOTAL LIVING AREA	1515 S.F.
GARAGE AREA	550 S.F.
BALCONY	100 S.F.



1ST FLOOR PLAN

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



2ND FLOOR PLAN

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

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REVISIONS

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Hellgate VIllage West Townhomes
Units 74, 73 & 49, 48

Hoyt Homes, Inc.
2140 SOUTH 3RD STREET WEST
MISSOULA, MONTANA 59801
Phone: 406.721.5641
www.hoythomes.com

SHEET TITLE

FLOOR PLAN

DATE: 1-18-22

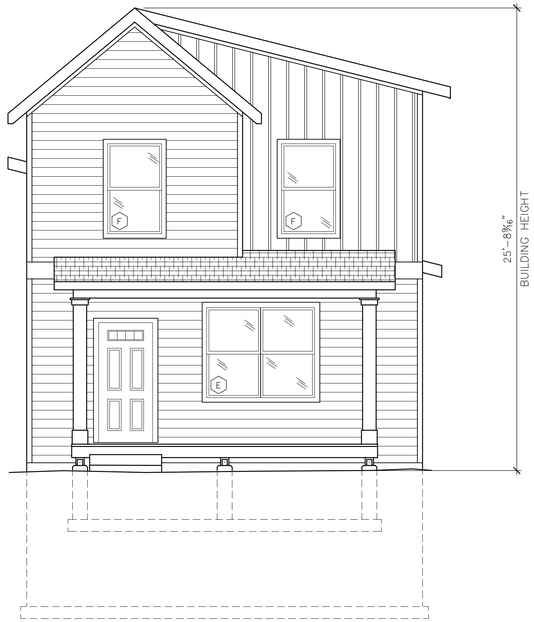
SHEET NO.

A-2

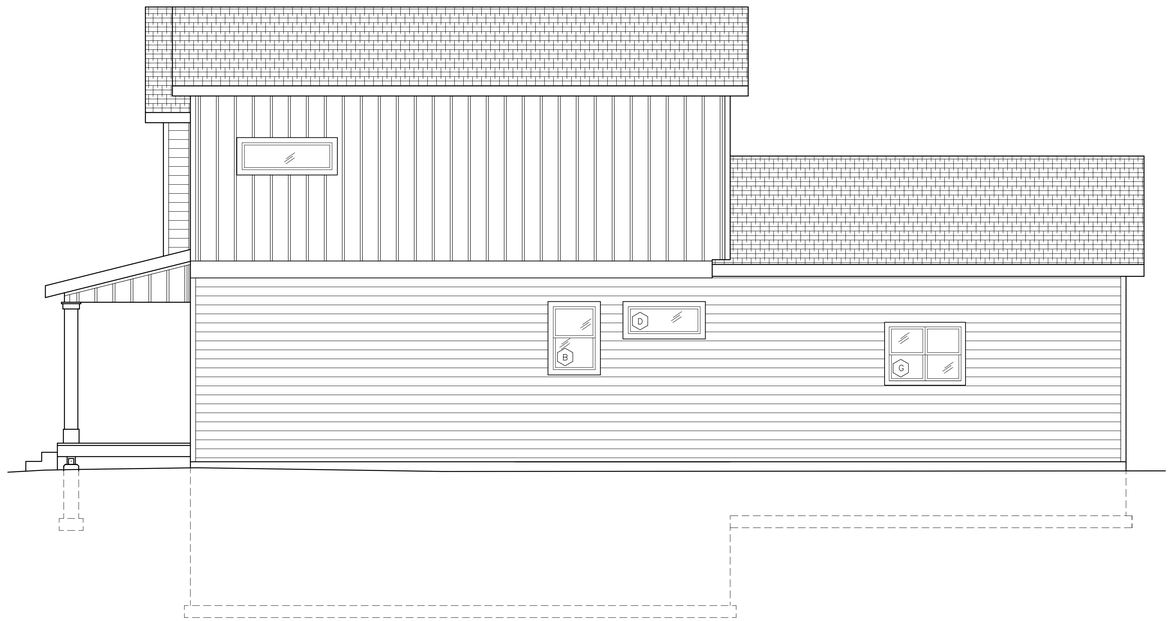
HELLGATE VILLAGE
WEST TOWNHOMES

Unit 50

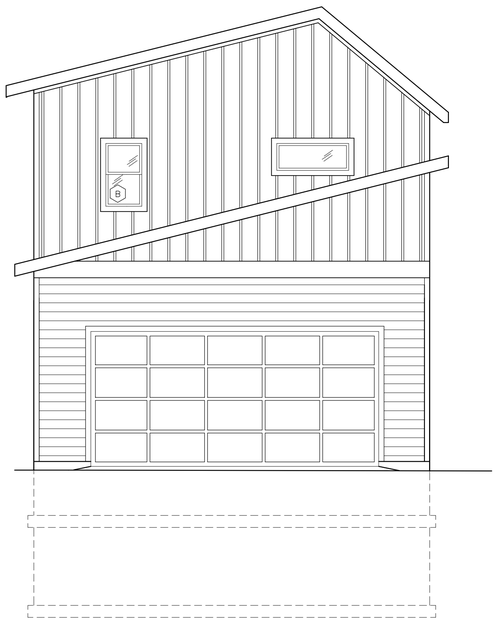
WGMGROUP



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



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



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

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

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E-MAIL: www.edgellbuilding.com

HELLGATE VILLAGE EAST AND WEST

UNIT 50 - THE TUSCANY
3 BEDROOM - 1 1/2 BATH
MISSOULA, MONTANA

PLAN #

CONSTRUCTION DRAWINGS

DATE: 10/21/21

JOB NO: HGV-U50

REV:

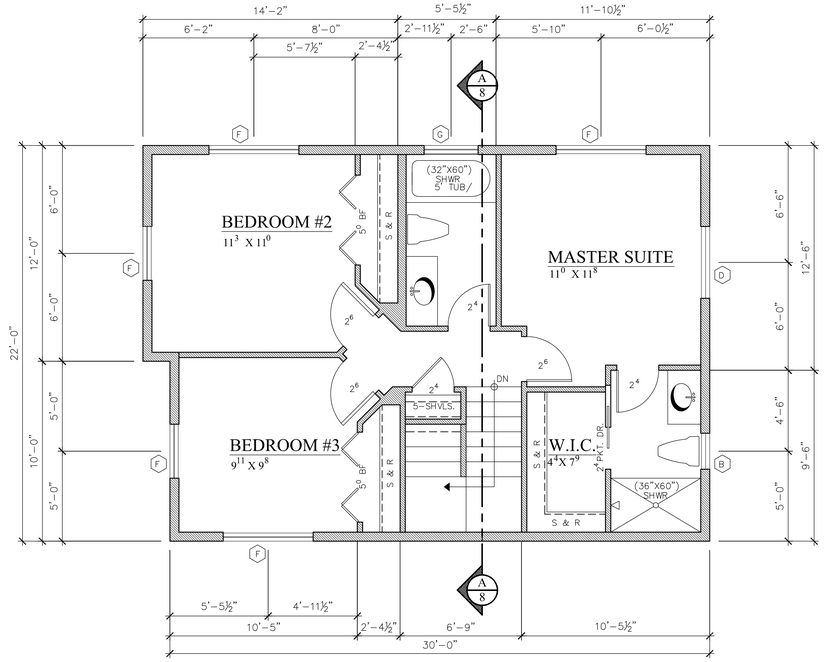
REV:

REV:

REV:

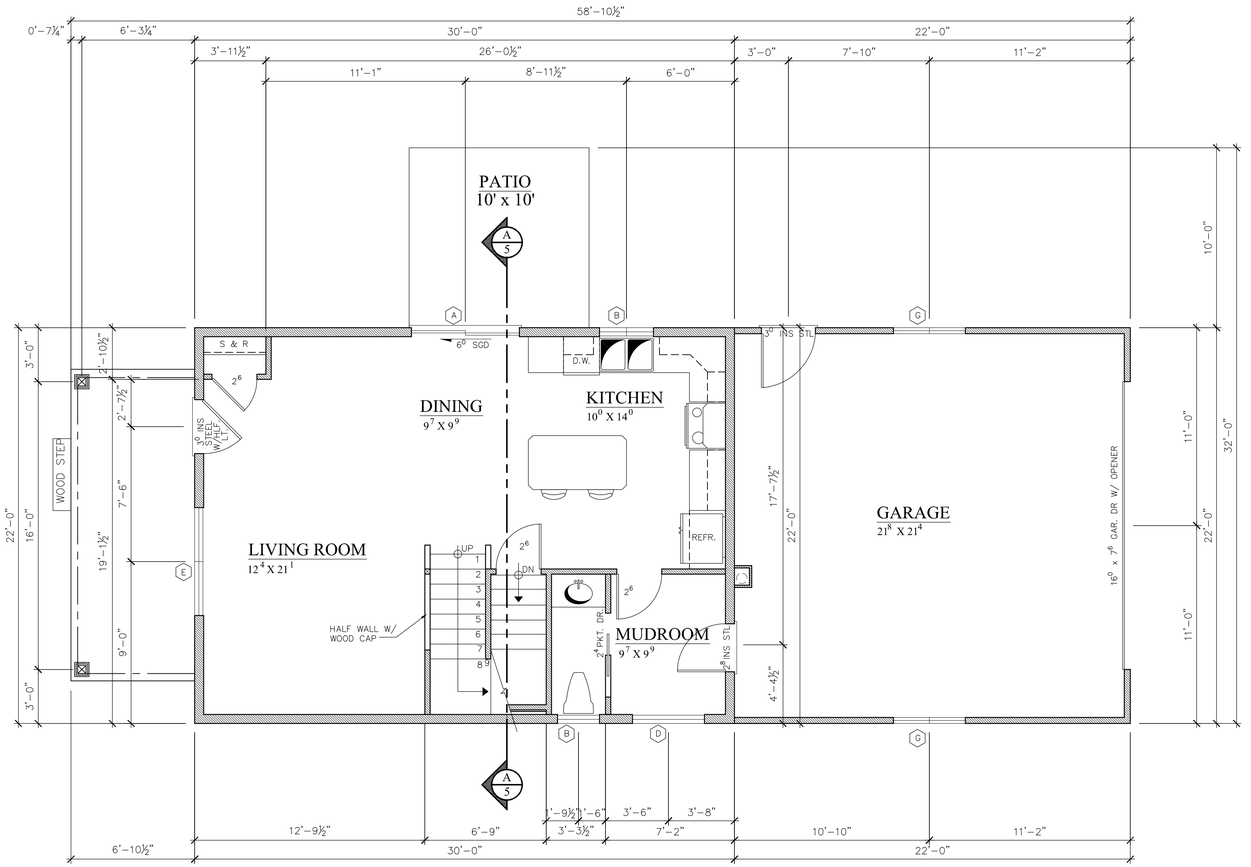
ELEV/SECT

SHEET 5
OF 5



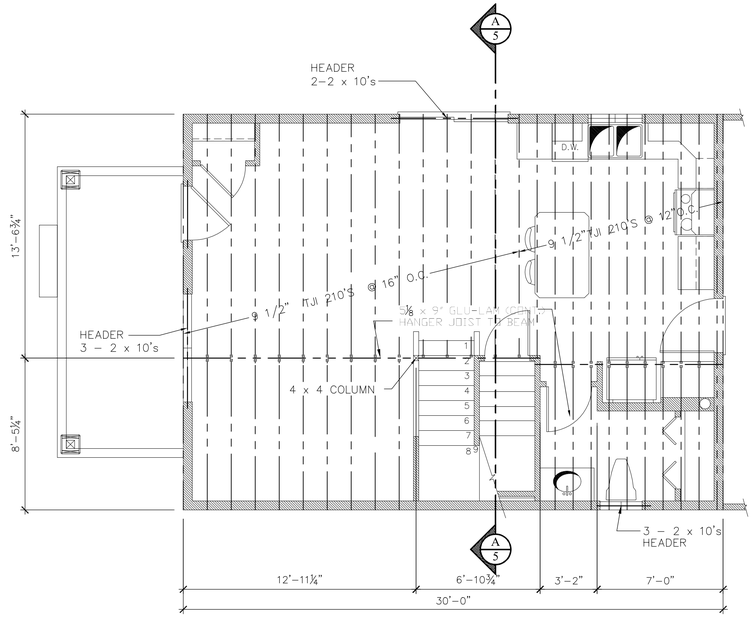
UPPER FLOOR PLAN

SCALE: 1/4" = 1'-0" 678 SQ. FT.



MAIN FLOOR PLAN

SCALE: 1/4" = 1'-0" 660 SQ. FT.



UPPER FLOOR FRAMING

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

WINDOW SCHEDULE

	SIZE	R.O.W.	R.O.H.	TYPE	MATERIAL	MFGR.	REMARKS
A	1	6'-0"	6'-8"	SGD	VINYL	WINDOW PROD.	SGD
B	1	3'-0"	3'-0"	SNG HNG	VINYL	WINDOW PROD.	
C	1	3'-0"	3'-0"	CSMNT	VINYL	WINDOW PROD.	DBL. UNIT
D	1	3'-0"	2'-0"	SNG HNG	VINYL	WINDOW PROD.	
E	1	6'-0"	5'-0"	SNG HNG	VINYL	WINDOW PROD.	DBL. UNIT
F	4	3'-0"	5'-0"	SNG HNG	VINYL	WINDOW PROD.	EGRESS
G	2	4'-0"	3'-0"	SNG HNG	VINYL	WINDOW PROD.	DBL. UNIT
H	1	4'-6"	3'-6"	SLIDER	VINYL	WINDOW PROD.	EGRESS
J	1	3'-0"	1'-4"	SLIDER	VINYL	WINDOW PROD.	–

FRAMING NOTES:

- ALL LUMBER SHALL BE NO. 2 OR BETTER FIR & LARCH.
- HEADERS SHALL BE DBL. 2x10 OVER EXTERIOR OR LOAD BEARING DOORS & WINDOWS (UNLESS NOTED OTHERWISE)
- ALL DIMENSIONS FROM THE EXTERIOR FACE OF A WALL, ARE FROM THE FACE OF THE SHEETING (WHICH ALSO EQUALS THE FACE OF THE CONCRETE FOUNDATION WALL).
- ALL INTERIOR DIMENSIONS ARE FROM THE FACE OF STUD AND USING ACTUAL DIMENSIONS OF 3 1/2" & 5 1/2" AS REQUIRED.
- PROVIDE ALL BLOCKING AND BACKING AS NECESSARY FOR CABINETS, HANDRAILS, DRAPERIES, AND ACCESSORIES.
- VERIFY ALL WALL HEIGHTS PER FLOORPLAN AND ELEVATIONS.
- SEE FRAMING PLANS FOR BEARING WALLS AND HEADER/ BEAM SIZES AND LOCATIONS.
- ROOF FRAMING AND TRUSS LAYOUT WILL BE PER FINAL SHOP DRAWINGS (BY MFGR.)
- ALL CONSTRUCTION SHALL CONFORM TO IBC REQUIREMENTS.

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HELLGATE VILLAGE
EAST AND WEST
UNIT 50 - THE TUSCANY
3 BEDROOM - 1 1/2 BATH
MISSOULA, MONTANA

PLAN #

CONSTRUCTION DRAWINGS
DATE: 10/21/21
JOB NO: HGV-U50
REV:
REV:
REV:
REV:
FLR PLAN/FRMNG

SHEET 3
OF 5

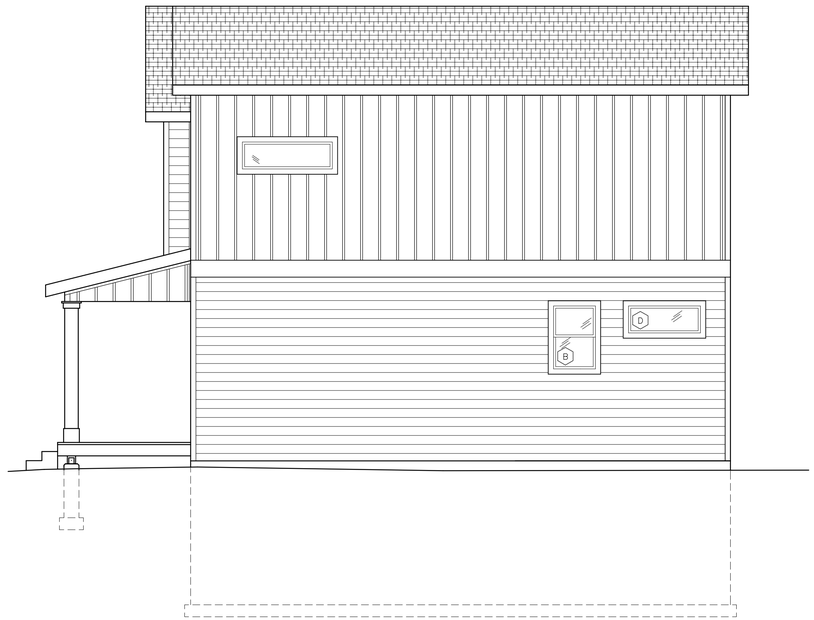
HELLGATE VILLAGE

WEST TOWNHOMES

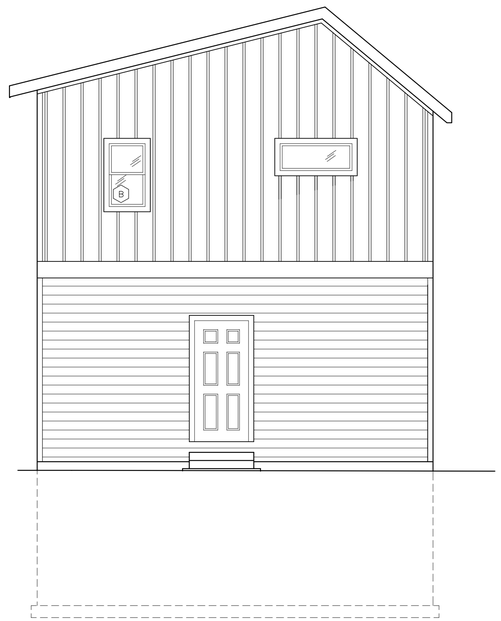
Unit 51

WGMGROUP

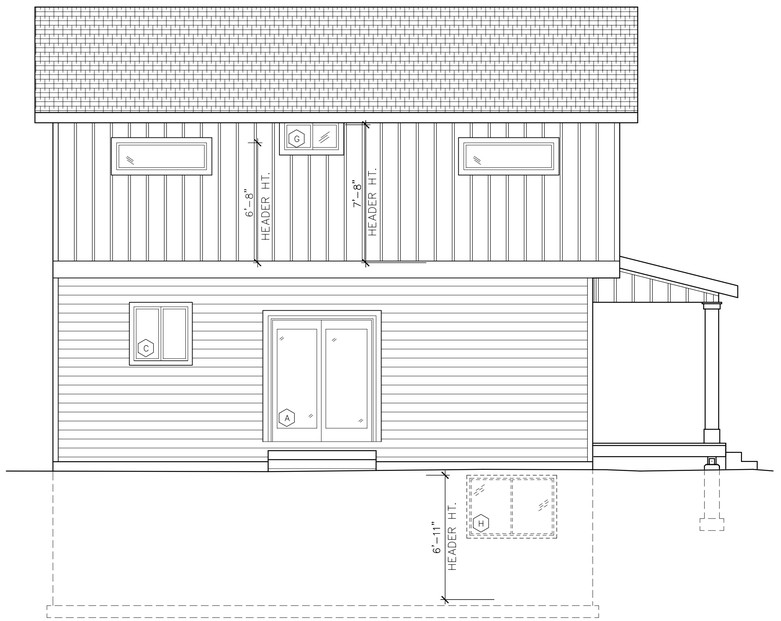
FRONT ELEVATION
SCALE: 1/4"=1'-0"



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



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



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

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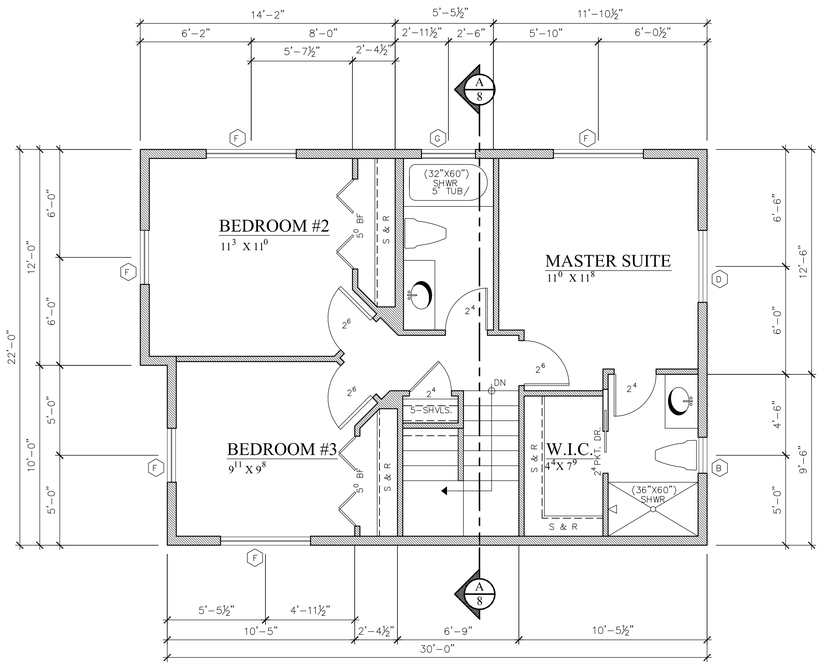
HELLGATE VILLAGE
EAST AND WEST
UNIT 51 - THE TUSKANY
3 BEDROOM - 1 1/2 BATH
MISSOULA, MONTANA

PLAN #

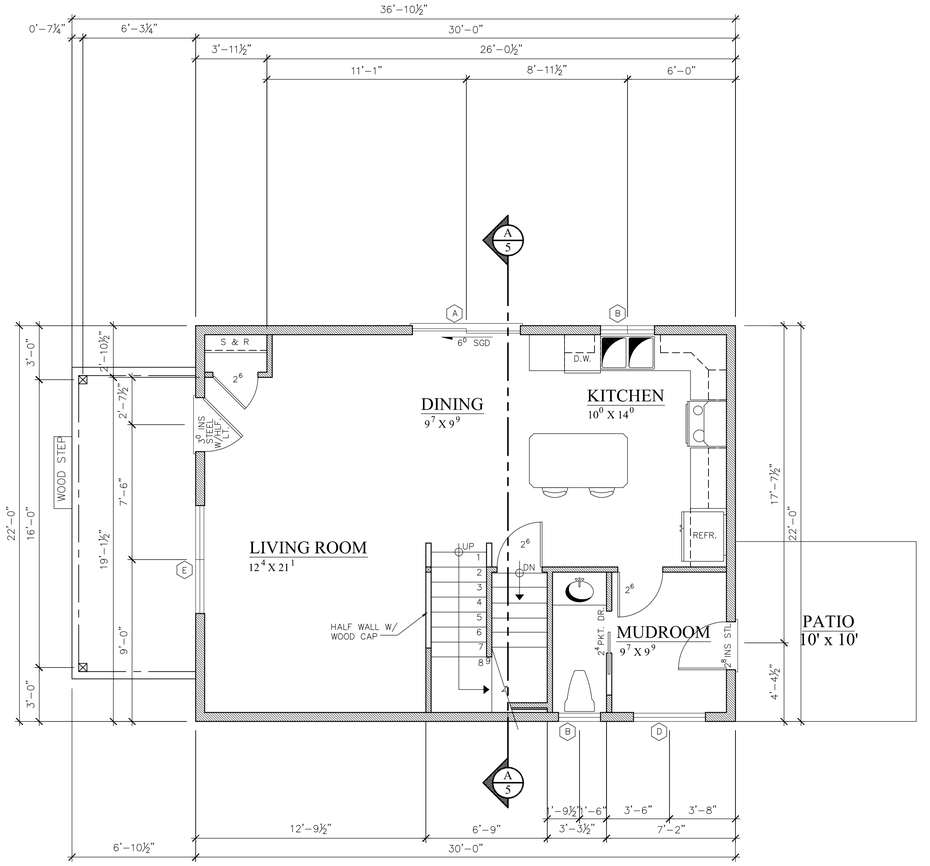
CONSTRUCTION DRAWINGS
DATE: 10/22/21
JOB NO: HGV-U51
REV:
REV:
REV:
REV:
ELEV/SECT

SHEET 5
OF 5



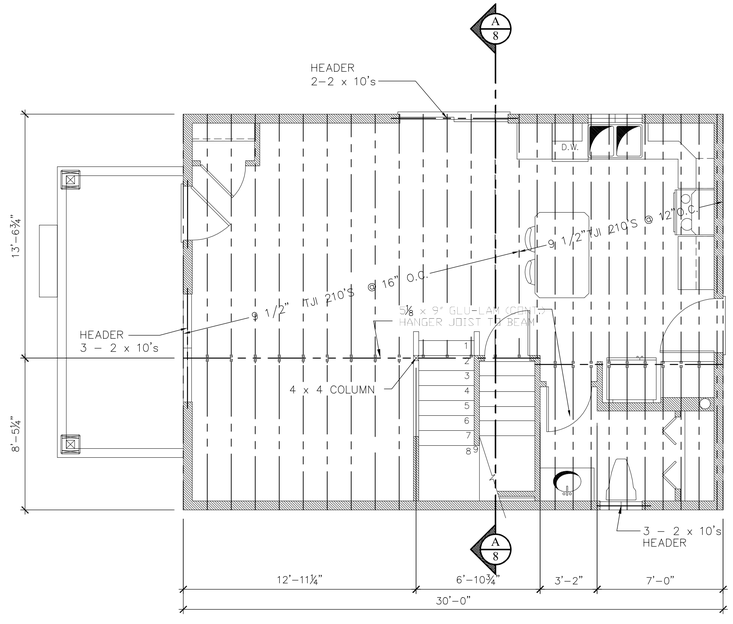
UPPER FLOOR PLAN

SCALE: 1/4" = 1'-0" 660 SQ. FT.



MAIN FLOOR PLAN

SCALE: 1/4" = 1'-0" 660 SQ. FT.



UPPER FLOOR FRAMING

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

WINDOW SCHEDULE

	QTY.	R.O.W.	R.O.H.	TYPE	MATERIAL	MFGR.	REMARKS
A	1	6'-0"	6'-8"	SGD	VINYL	WINDOW PROD.	SGD
B	1	3'-0"	3'-0"	SNG HNG	VINYL	WINDOW PROD.	
C	1	3'-0"	3'-0"	CSMNT	VINYL	WINDOW PROD.	DBL. UNIT
D	0	–	–	SNG HNG	VINYL	WINDOW PROD.	
E	1	6'-0"	5'-0"	SNG HNG	VINYL	WINDOW PROD.	DBL. UNIT
F	5	3'-0"	5'-0"	SNG HNG	VINYL	WINDOW PROD.	EGRESS
G	1	3'-0"	1'-0"	SLIDER	VINYL	WINDOW PROD.	
H	1	4'-6"	3'-6"	SLIDER	VINYL	WINDOW PROD.	EGRESS
J	0	–	–	SLIDER	VINYL	WINDOW PROD.	–

FRAMING NOTES:

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HELLGATE VILLAGE
EAST AND WEST
UNIT 51 - THE TUSKANY
3 BEDROOM - 1 1/2 BATH
MISSOULA, MONTANA

PLAN #

CONSTRUCTION DRAWINGS

DATE: 10/22/21

JOB NO: HGV-U51

REV:

REV:

REV:

REV:

FLR PLAN/FRMNG

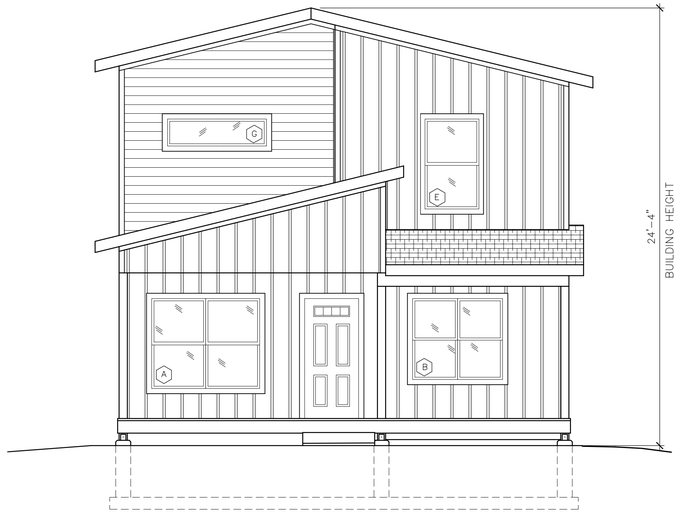
SHEET 3 OF 5

HELLGATE VILLAGE

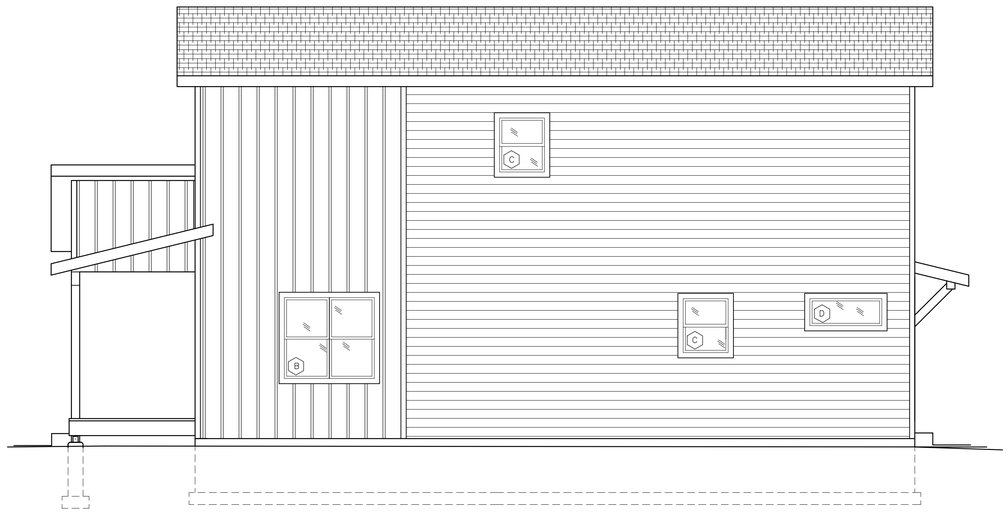
WEST TOWNHOMES

Unit 52

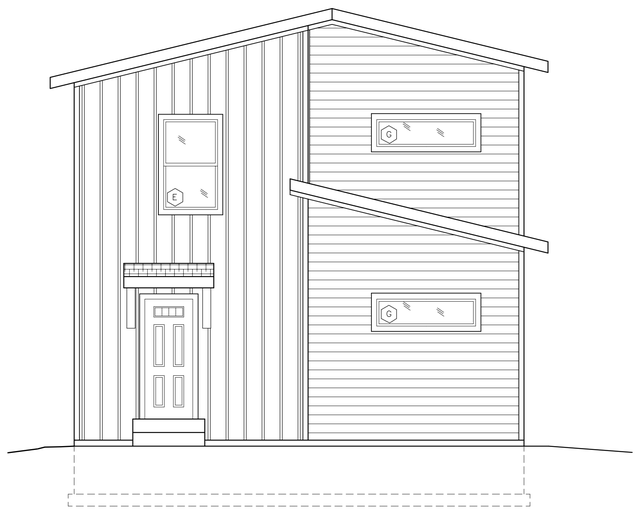
WGMGROUP



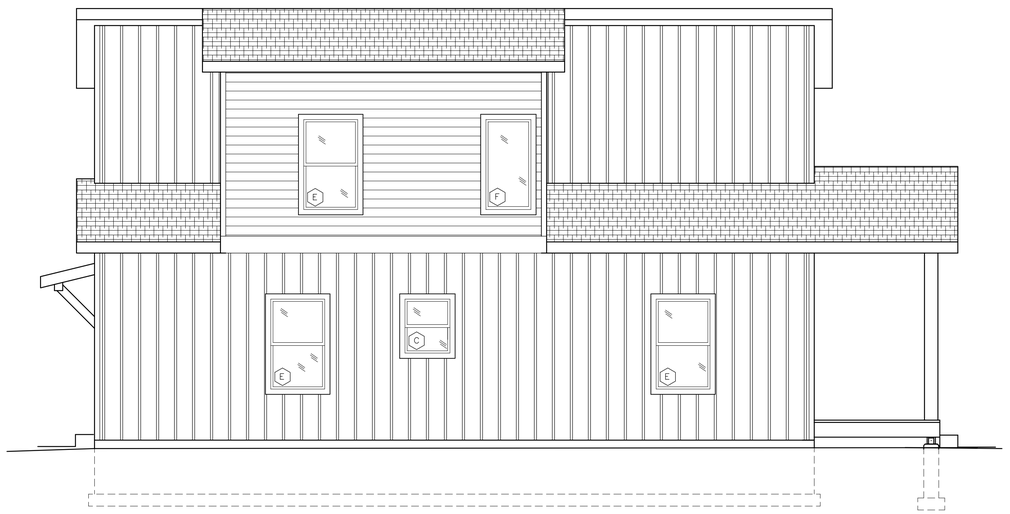
FRONT ELEVATION
SCALE: 1/4"=1'-0"



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



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



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

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HELLGATE VILLAGE
EAST AND WEST

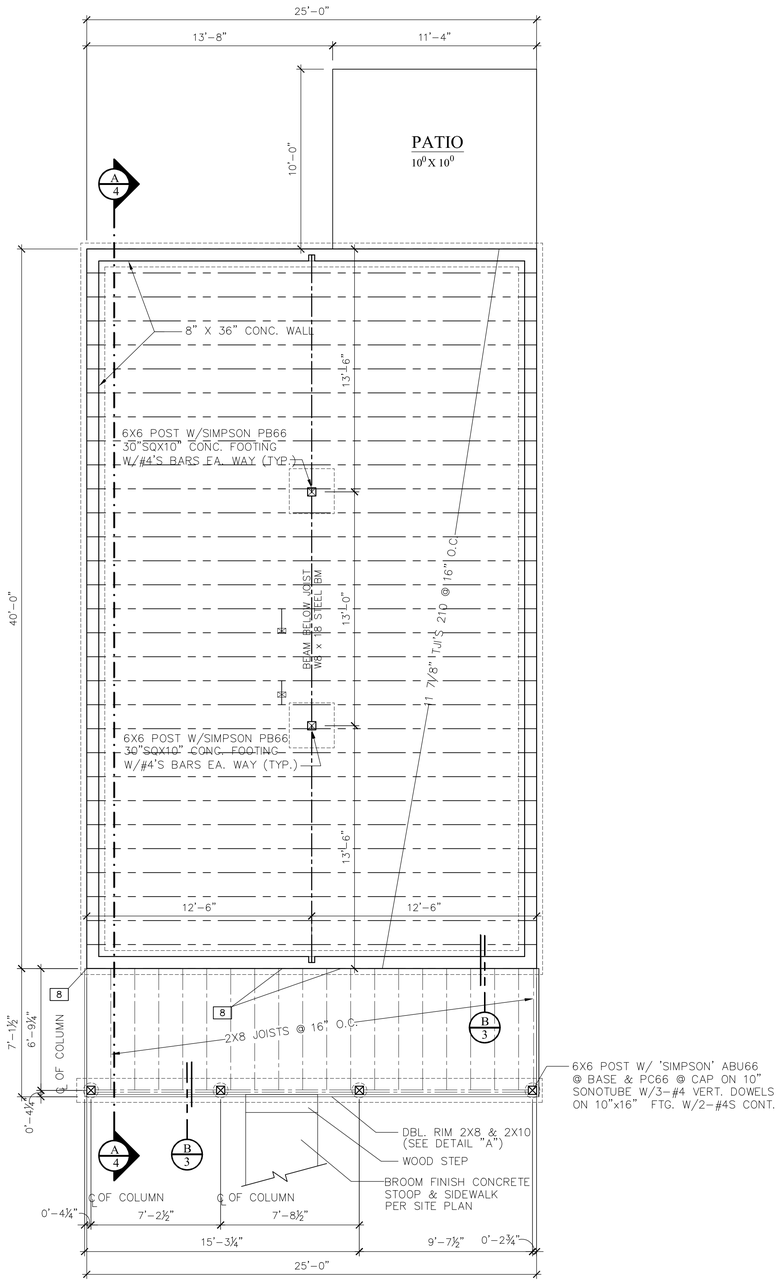
UNIT 52 - THE ASPEN
3 BEDROOM - 2 1/2 BATH
MISSOULA, MONTANA

PLAN #

CONSTRUCTION DRAWINGS
DATE: 10/21/21
JOB NO:
REV:
REV:
REV:
REV:

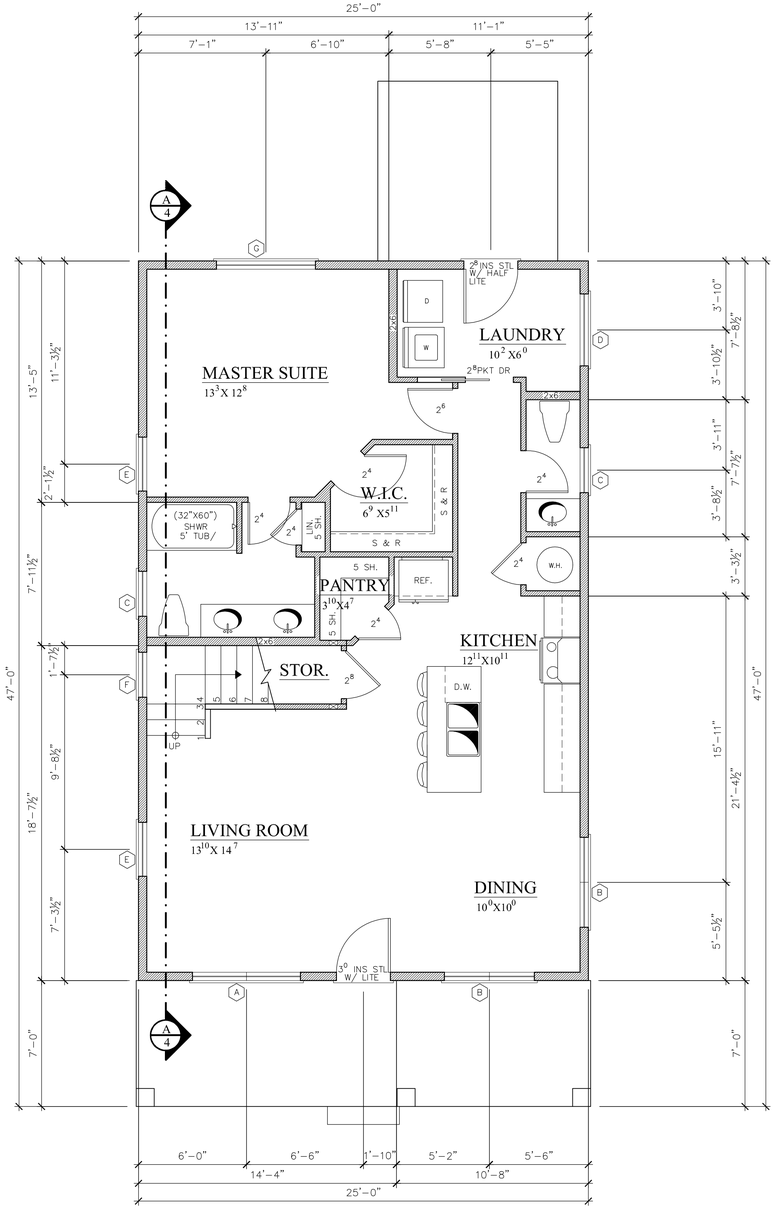
ELEVATIONS

SHEET 7
OF 7



FOUNDATION PLAN

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



MAIN FLOOR PLAN

SCALE: 1/4" = 1'-0" 1000 SQ. FT.

WINDOW SCHEDULE

	QTY.	R.O.W.	R.O.H.	TYPE	MATERIAL	MFGR.	REMARKS
A	1	6'-0"	5'-0"	SNG HNG	VINYL	WINDOW PROD.	DBL. UNIT
B	2	5'-0"	4'-6"	SNG HNG	VINYL	WINDOW PROD.	DBL. UNIT
C	2	2'-6"	3'-0"	SNG HNG	VINYL	WINDOW PROD.	–
D	1	1'-6"	4'-0"	PIC	VINYL	WINDOW PROD.	1-D WINDOW NEEDS TO BE TEMPERED
E	4	3'-0"	5'-0"	SNG HNG	VINYL	WINDOW PROD.	EGRESS
F	1	2'-6"	6'-6"	SNG HNG	VINYL	WINDOW PROD.	TEMPERED
G	1	5'-6"	1'-6"	PIC	VINYL	WINDOW PROD.	–
H	0	3'-0"	3'-0"	SNG HNG	VINYL	WINDOW PROD.	–

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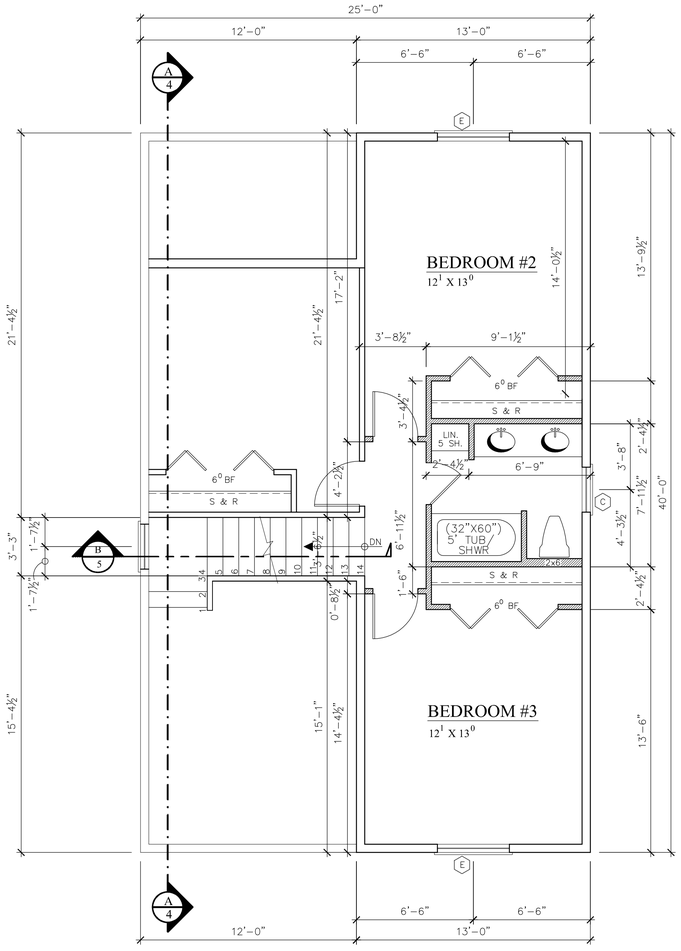
HELLGATE VILLAGE
EAST AND WEST
UNIT 52 - THE ASPEN
3 BEDROOM - 2 1/2 BATH
MISSOULA, MONTANA

PLAN #

CONSTRUCTION DRAWINGS
DATE: 10/21/21
JOB NO:
REV:
REV:
REV:
REV:

FDN/FLR PLAN

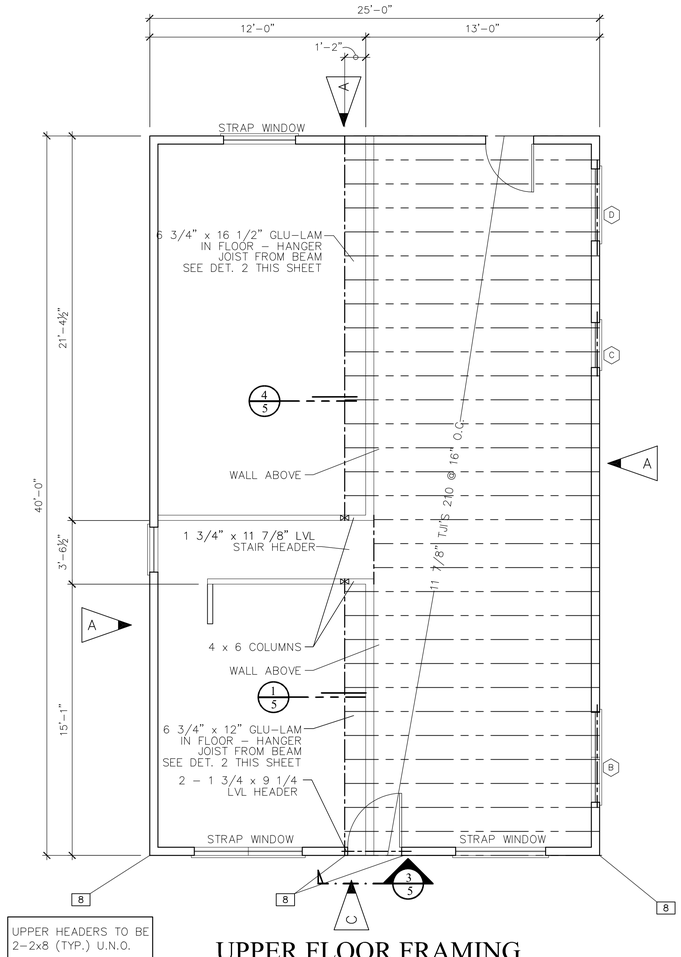
SHEET 2
OF 7



UPPER FLOOR PLAN

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

520 SQ. FT.



UPPER HEADERS TO BE
2-2x8 (TYP.) U.N.O.

UPPER FLOOR FRAMING

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

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HELLGATE VILLAGE EAST AND WEST

UNIT 52 - THE ASPEN
3 BEDROOM - 2 1/2 BATH
MISSOULA, MONTANA

PLAN #

CONSTRUCTION DRAWINGS

DATE: 10/21/21

JOB NO:

REV:

REV:

REV:

REV:

UPPER FLOOR

SHEET 3

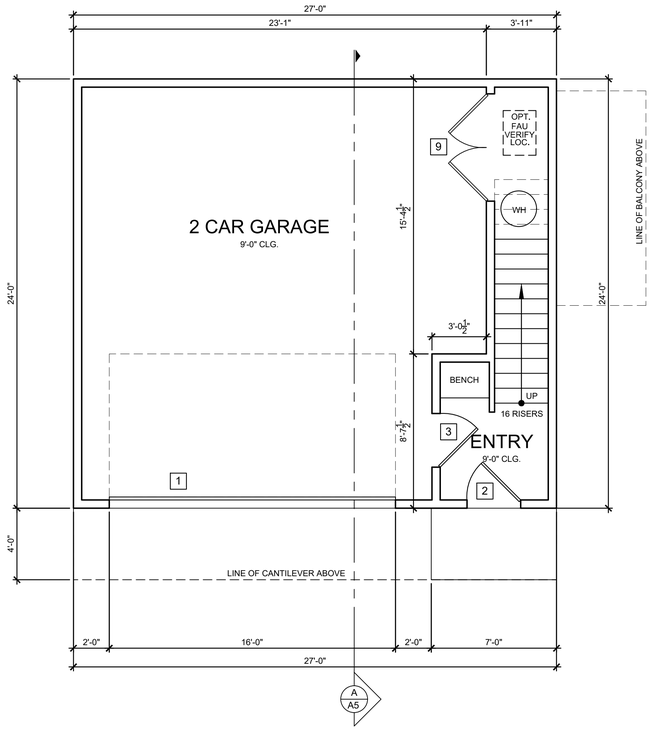
OF 7

HELLGATE VILLAGE
WEST TOWNHOMES

Unit 53, 54, 55, 67, 69

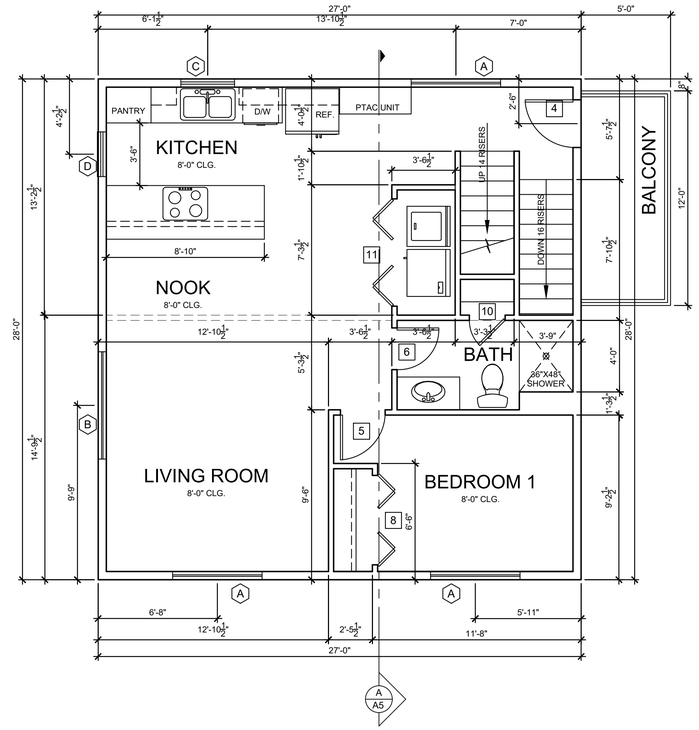
WGMGROUP

AREA TABULATION	
2ND FLOOR	735 S.F.
LOFT AREA	400 S.F.
TOTAL LIVING	1135 S.F.
GARAGE AREA	527 S.F.
ENTRY / STAIRS	120 S.F.



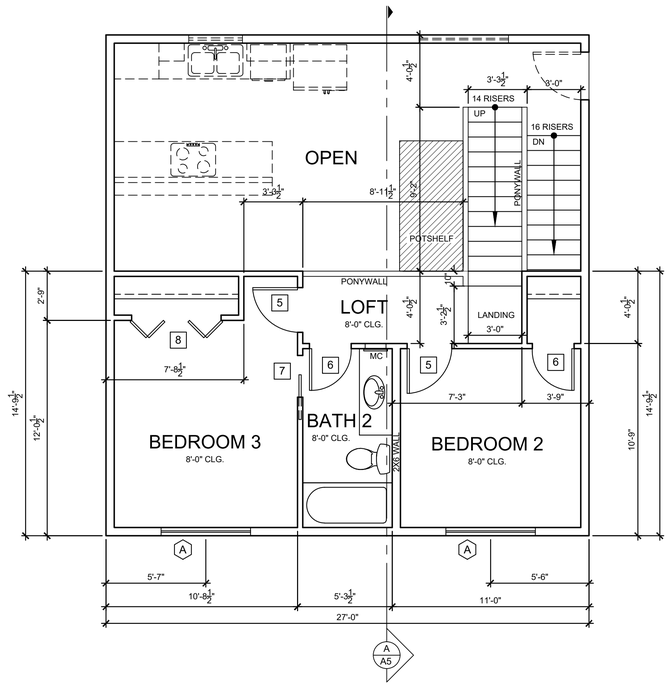
1ST FLOOR PLAN

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



2ND FLOOR PLAN

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



LOFT FLOOR PLAN

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

DraftTech Technical Services, llc
the only limitation is imagination
1488 CLINTON CT. UNIT-A
MISSOULA, MONTANA 59808
Phone: 406-728-3295
www.drafttechcad.com

REVISIONS

DRAWN BY:	CHECKED BY:
BG	KD

Hellgate Village West Townhomes
Carriage Plan 3

Hoyt Homes, Inc.
2246 SOUTH 3RD STREET WEST
MISSOULA, MONTANA 59801
Phone: 406-728-2288
www.hoythomes.com

SHEET TITLE

FLOOR PLAN

DATE: 1-12-22

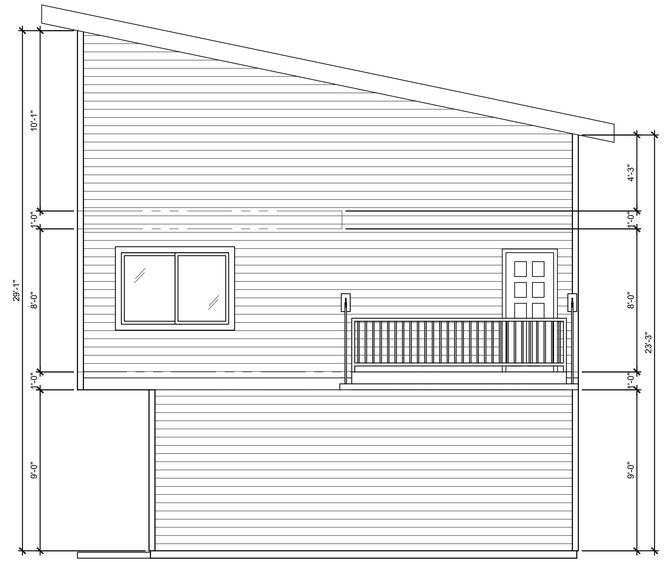
SHEET NO.

A-2

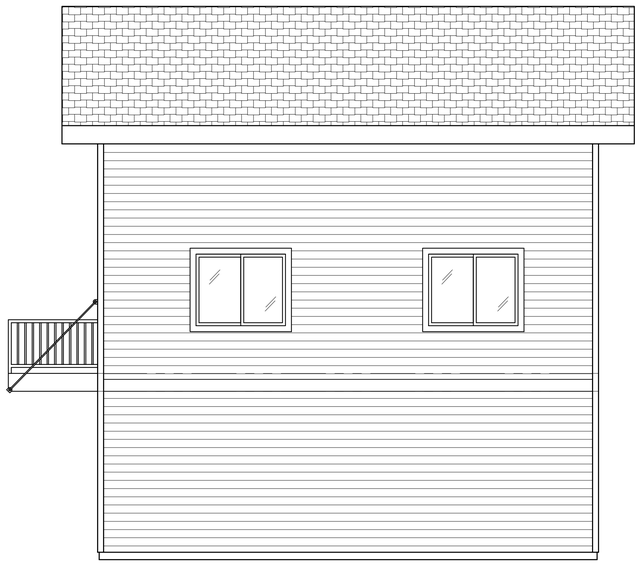
FRONT ELEVATION
SCALE: 1/4" = 1'-0"

ELEVATION NOTES

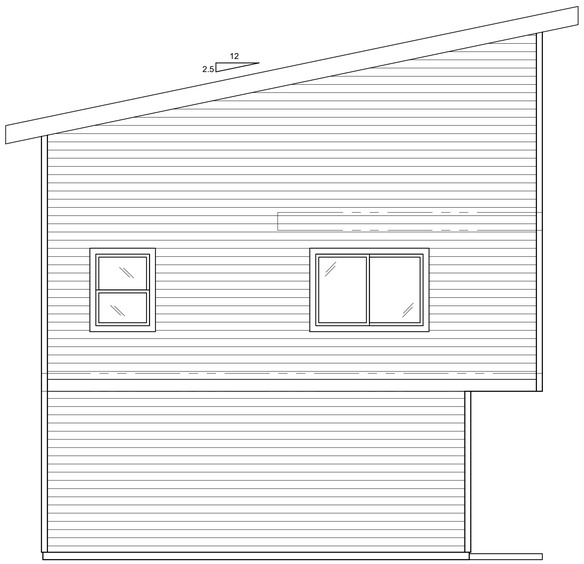
1. ROOF TO BE ARCHITECTURAL STYLE ASPHALT SHINGLES.
2. PROVIDE ATTIC ROOF VENTING (S.F./150) AS REQUIRED PER I.R.C.
3. ALL EXPOSED FLASHING SHALL BE GALVANIZED AND SHALL BE PAINTED TO MATCH ADJACENT SURFACES (TYPICAL).
4. VERIFY TRIM AROUND WINDOWS AND DOORS W/CONTRACTOR.
5. EXTERIOR FINISH TO BE A COMBINATION OF BOARD & BATTEN & PLANK LAP SIDING SYSTEMS. VERIFY COLORS, PATTERNS & LOCATIONS W/CONTRACTOR.
6. VERIFY SOFFIT & EAVE FINISH W/CONTRACTOR.



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



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



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

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Phone: 406-728-3205
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REVISIONS

DRAWN BY:	CHECKED BY:
BG	KD

Hellgate Village West Townhomes
Carriage Plan 3

Hoyt Homes, Inc.
2149 SOUTH 3RD STREET WEST
MISSOULA, MONTANA 59801
Phone: 406-728-5481
www.hoythomes.com

SHEET TITLE
ELEVATIONS

DATE: 1-12-22

SHEET NO
A-3

HELLGATE VILLAGE

WEST TOWNHOMES

Unit 56, 66, 68

WGMGROUP

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

ELEVATION NOTES

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3. ALL EXPOSED FLASHING SHALL BE GALVANIZED AND SHALL BE PAINTED TO MATCH ADJACENT SURFACES (TYPICAL).
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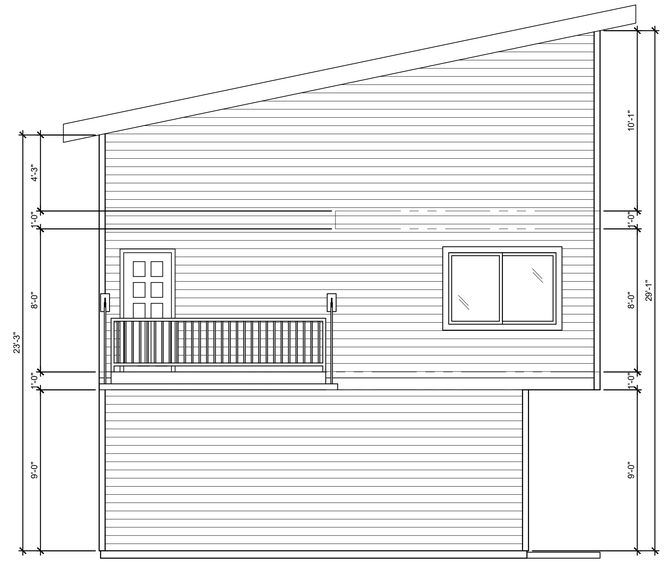
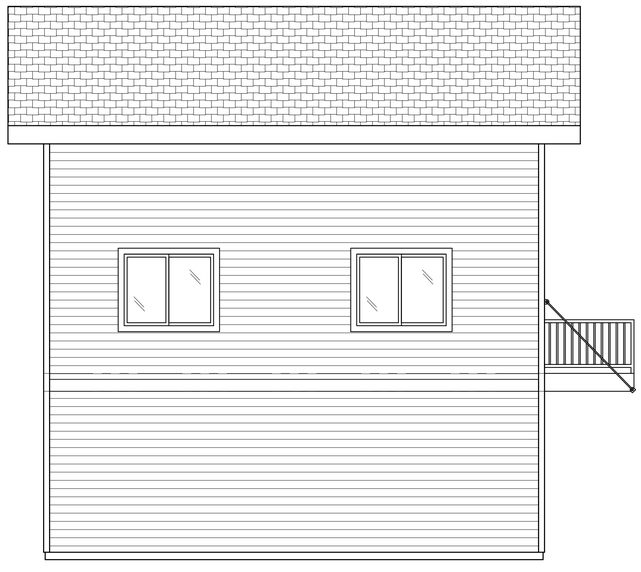
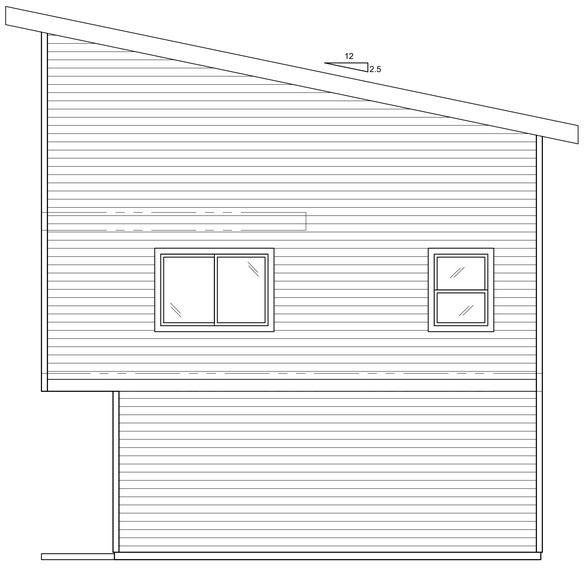
6. VERIFY SOFFIT & EAVE FINISH W/CONTRACTOR.



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



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



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

DrafTech Technical Services, llc
the only limitation is imagination
1488 CLINTON CT. UNIT-A
MISSOULA, MONTANA 59808
Phone: (406) 728-3228
www.draftechcad.com

REVISIONS

DRAWN BY:	CHECKED BY:
BG	KD

Hellgate Village West Townhomes
Carriage Plan 3 Reversed

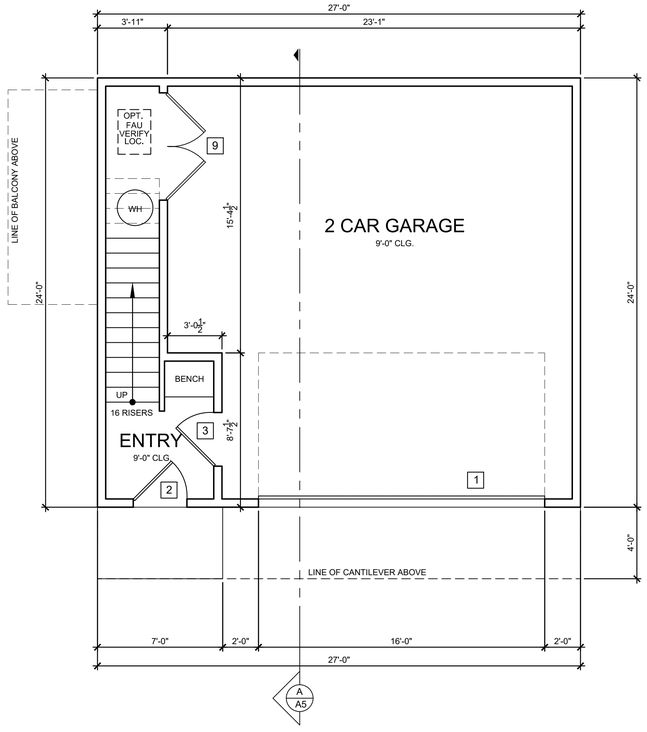
Hoyt Homes, Inc.
1246 SOUTH 3RD STREET WEST
MISSOULA, MONTANA 59801
Phone: (406) 728-3482
www.hoythomes.com

SHEET TITLE
ELEVATIONS

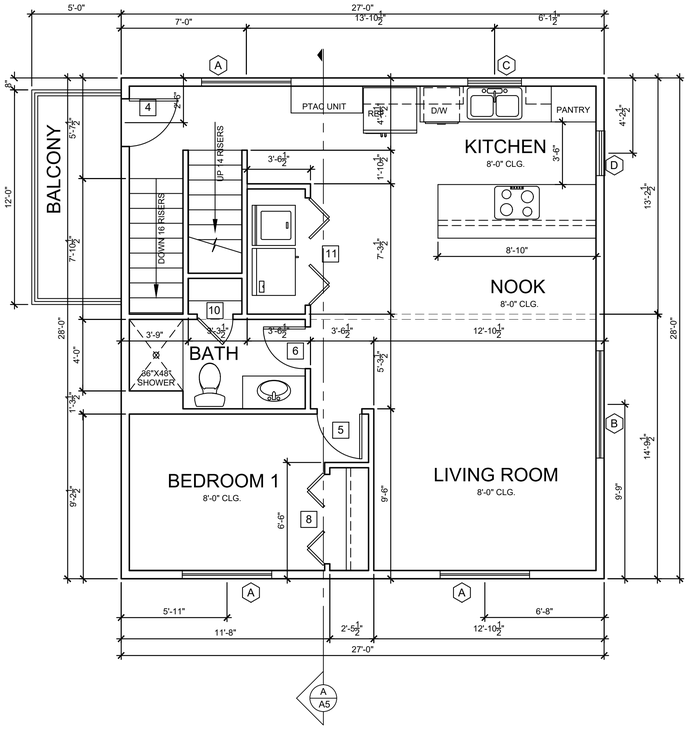
DATE: 1-12-22

SHEET NO.
A-3

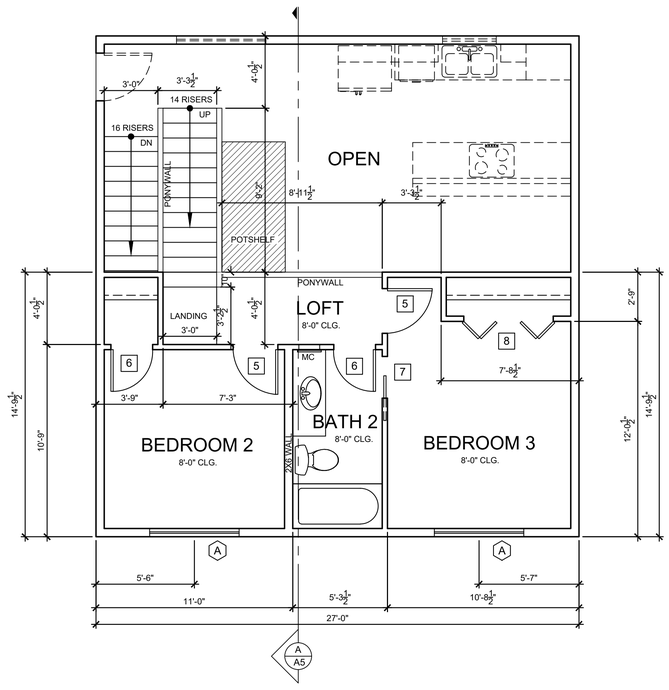
AREA TABULATION	
2ND FLOOR	735 S.F.
LOFT AREA	400 S.F.
TOTAL LIVING	1135 S.F.
GARAGE AREA	527 S.F.
ENTRY / STAIRS	120 S.F.



1ST FLOOR PLAN
SCALE: 1/4" = 1'-0"



2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"



LOFT FLOOR PLAN
SCALE: 1/4" = 1'-0"

DraftTech Technical Services, llc
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1488 CANYON CT. UNIT-A
MISSOULA, MONTANA 59808
Phone: 406.240.7295
www.drafttechcad.com

REVISIONS

DRAWN BY:	CHECKED BY:
BG	KD

Hellgate Village West Townhomes
Carriage Plan 3 Reversed

Hoyt Homes, Inc.
2246 SOUTH 3RD STREET WEST
MISSOULA, MONTANA 59801
Phone: (406) 728-5262
www.hoythomes.com

SHEET TITLE
FLOOR PLAN

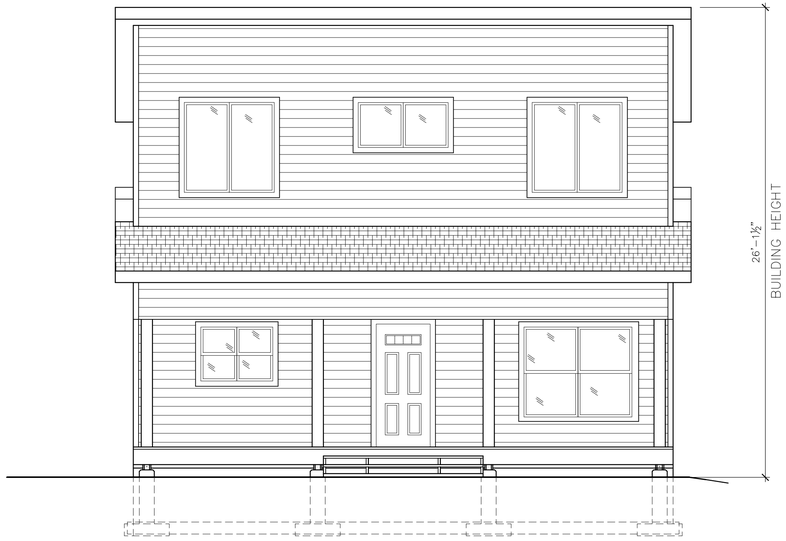
DATE: 1-12-22

SHEET NO.
A-2

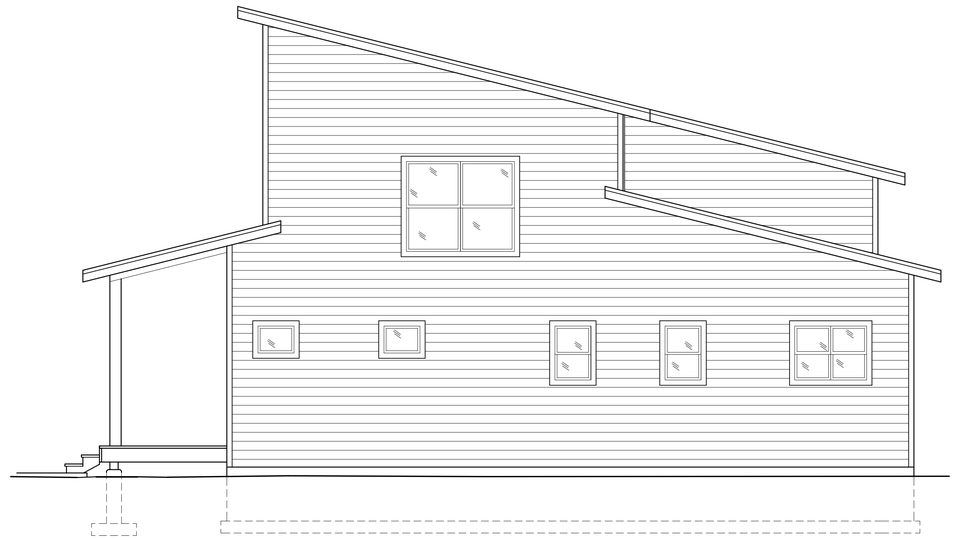
HELLGATE VILLAGE
WEST TOWNHOMES

Unit 61, 65, 70

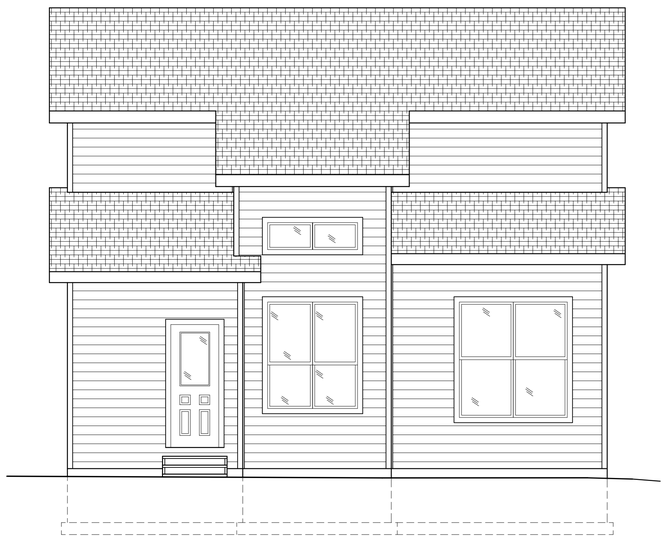
WGMGROUP



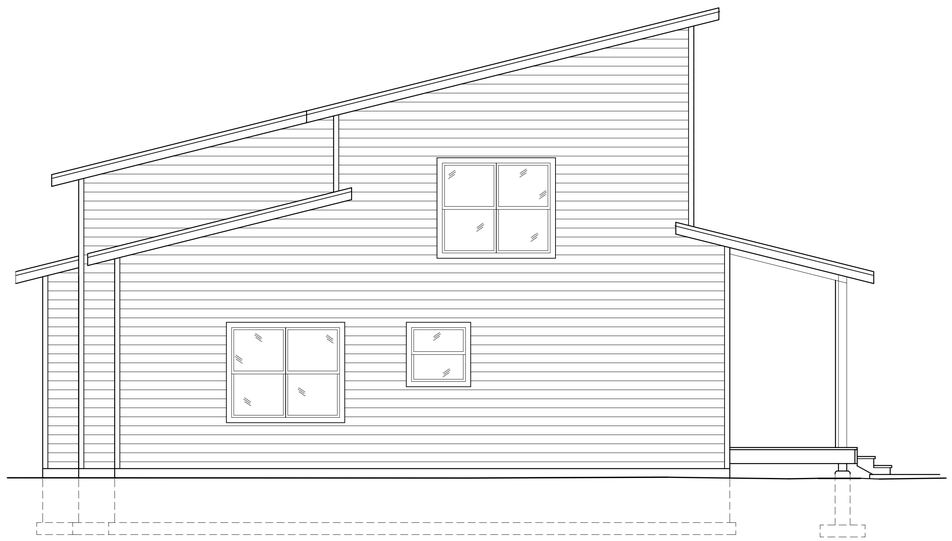
FRONT ELEVATION
SCALE: 1/4"=1'-0"



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



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



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

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HELLGATE VILLAGE
EAST AND WEST

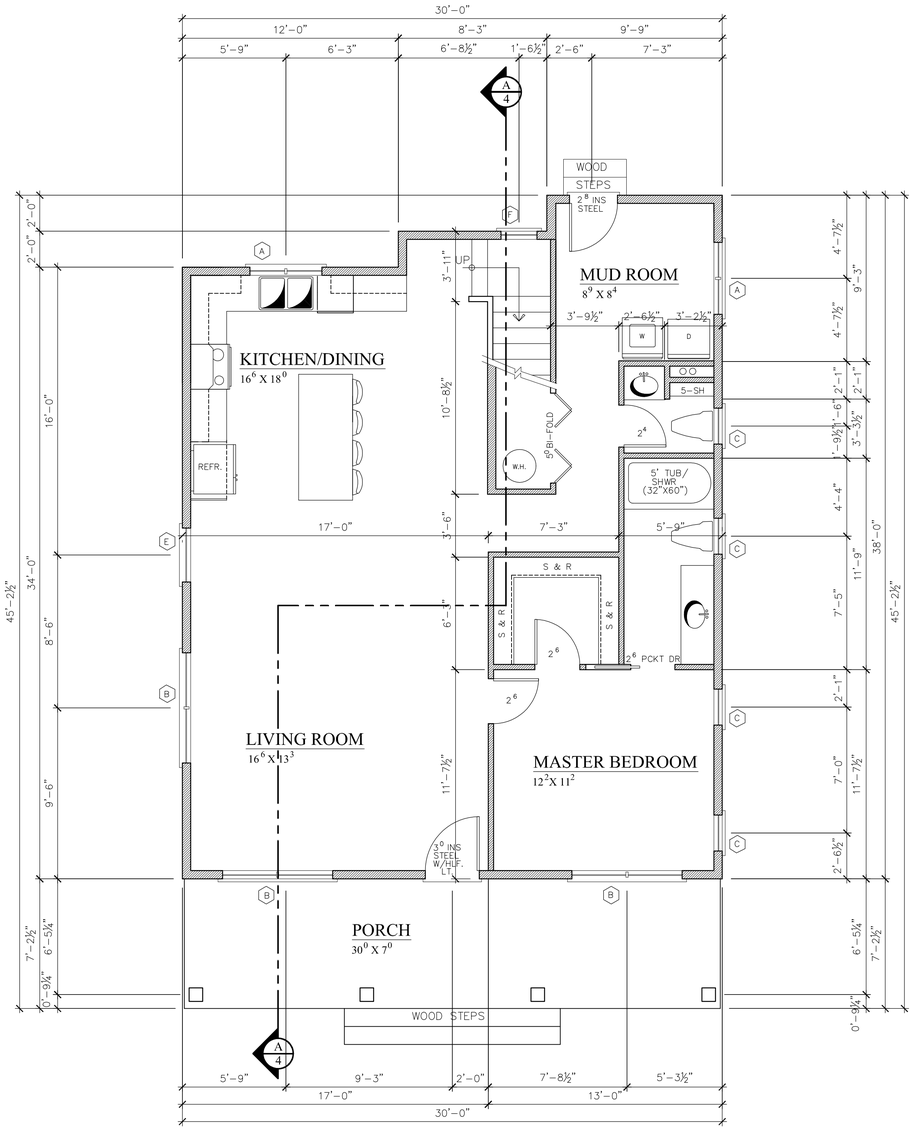
UNIT 61 - THE PAISLEY
3 BEDROOM - 2 1/2 BATH
MISSOULA, MONTANA

PLAN #

CONSTRUCTION DRAWINGS
DATE: 1/13/22
JOB NO: U61
REV:
REV:
REV:
REV:

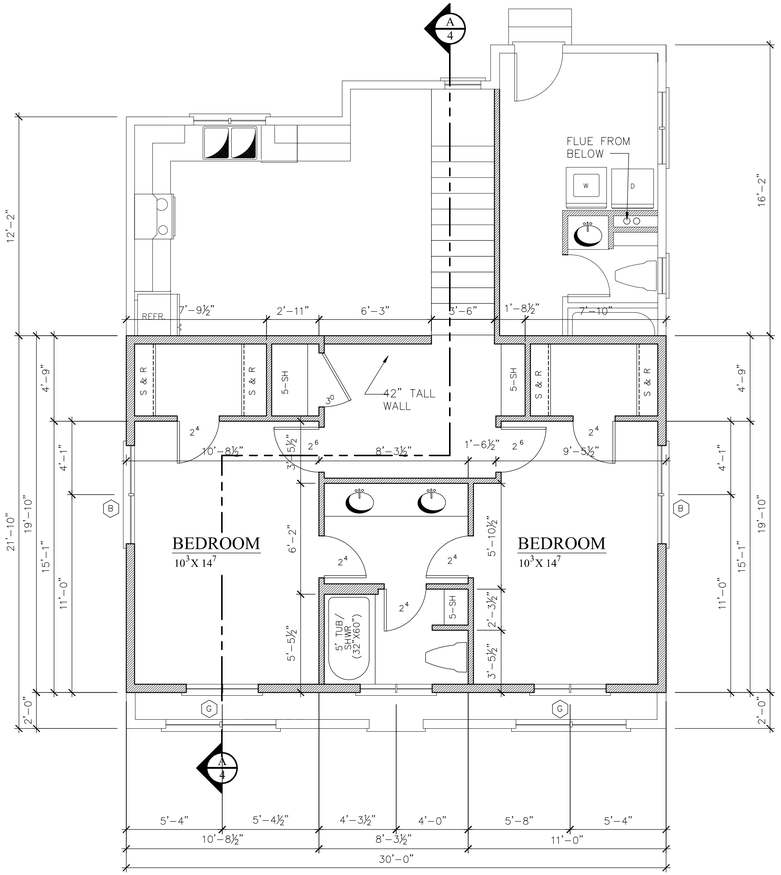
BSMT PLAN

SHEET 6
OF 6



MAIN FLOOR PLAN

SCALE: 1/4" = 1'-0" 960 SQ. FT.



UPPER FLOOR PLAN

SCALE: 1/4" = 1'-0" 516 SQ. FT.

GENERAL NOTES:

- ALL CONSTRUCTION SHALL CONFORM TO IBC REQUIREMENTS.
- SET BACKS AND YARDS SHALL CONFORM TO LOCAL REGULATIONS.
- ALL POURED CONCRETE FOOTINGS, COLUMNS AND WALLS SHALL REST ON UNDISTURBED VIRGIN SOIL.
- ALL LUMBER SHALL BE NO. 2 OR BETTER FIR & LARCH.
- HEADERS SHALL BE DBL. 2x10 OVER EXTERIOR OR LOAD BEARING DOORS & WINDOWS (UNLESS NOTED OTHERWISE)
- ALL WINDOWS TO BE STANDARD INSULATED GLASS OR BETTER.
- WATER LINES TO BE COPPER AND DRAIN LINES PVC.
- HOSE BIBS TO BE FROST PROOF.
- ALL EXTERIOR, KITCHEN, BATHROOM, GARAGE AND BASEMENT OUTLETS SHALL BE ON GFI CIRCUIT PER UEC REQUIREMENTS.
- SMOKE DETECTORS SHALL BE CONNECTED TO ALL OTHERS AND ON A DEDICATED CIRCUIT.
- ALL DIMENSIONS FROM THE EXTERIOR FACE OF A WALL, ARE FROM THE FACE OF THE SHEETING (WHICH ALSO EQUALS THE FACE OF THE CONCRETE FOUNDATION WALL).
- ALL INTERIOR DIMENSIONS ARE FROM THE FACE OF STUD AND USING ACTUAL DIMENSIONS OF 3 1/2" & 5 1/2" AS REQUIRED.
- MECHANICAL LAYOUT IS ONLY TO INDICATE A BASIC LAYOUT AND IS NOT INTENDED TO IDENTIFY REQUIREMENTS. A COMPLETE AND ADEQUATE SYSTEM SHALL BE DESIGNED AND INSTALLED TO FIT WITH ALL NECESSARY REQUIREMENTS.
- PROVIDE ALL BLOCKING AND BACKING AS NECESSARY FOR CABINETS, HANDRAILS, DRAPERIES, AND ACCESSORIES.

WINDOW SCHEDULE

	SIZE	R.O.W.	R.O.H.	TYPE	MATERIAL	MFGR.	REMARKS
A		4'-0"	3'-0"	SNG HNG	VINYL	WINDOW PROD.	DBL. UNIT W/ GRIDS
B		6'-0"	5'-0"	SNG HNG	VINYL	WINDOW PROD.	DBL. UNIT W/ GRIDS
C		2'-0"	1'-6"	AWNING	VINYL	WINDOW PROD.	W/ GRIDS
D		–	–	SNG HNG	VINYL	WINDOW PROD.	DBL. UNIT W/ GRIDS
E		3'-0"	3'-0"	SNG HNG	VINYL	WINDOW PROD.	W/ GRIDS
F		2'-0"	6'-6"	SNG HNG	VINYL	WINDOW PROD.	W/ GRIDS TEMPERED
G		2'-6"	2'-11"	SNG HNG	VINYL	WINDOW PROD.	W/ GRIDS
H		4'-6"	3'-6"	SLIDER	VINYL	WINDOW PROD.	W/ GRIDS

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HELLGATE VILLAGE EAST AND WEST

UNIT 61 - THE PAISLEY
3 BEDROOM - 2 1/2 BATH
MISSOULA, MONTANA

PLAN #

CONSTRUCTION DRAWINGS

DATE: 1/13/22

JOB NO: U61

REV:

REV:

REV:

REV:

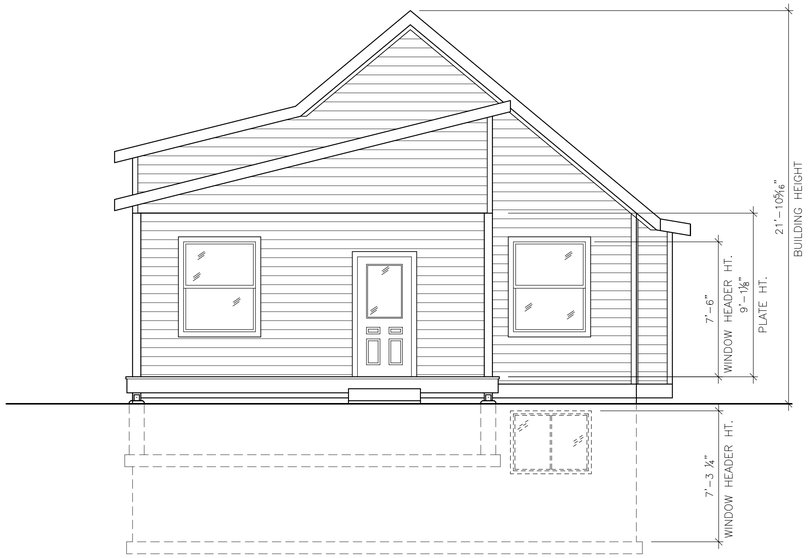
UPPER PLAN/SECT.

SHEET 3 OF 6

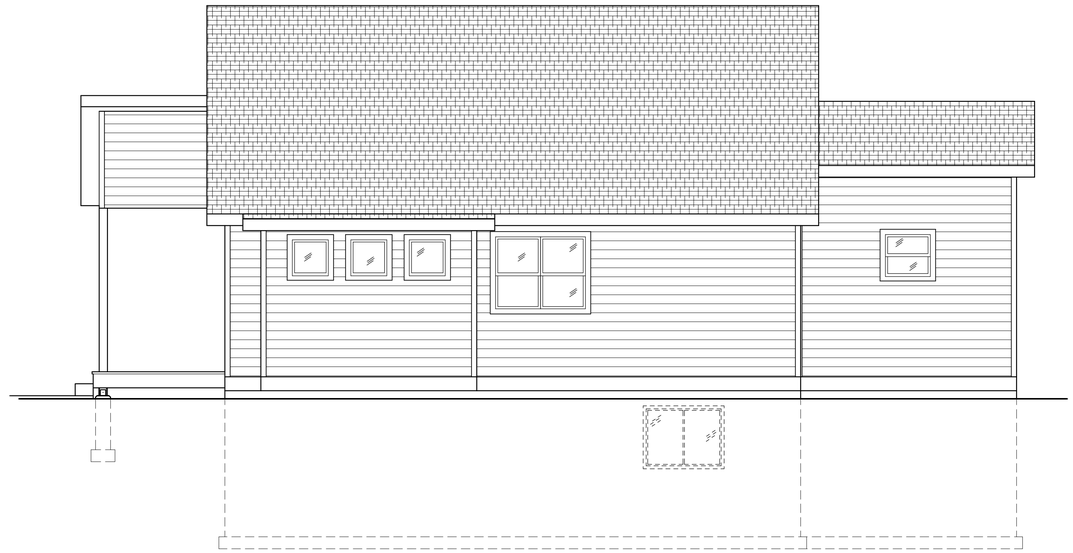
HELLGATE VILLAGE
WEST TOWNHOMES

Unit 62

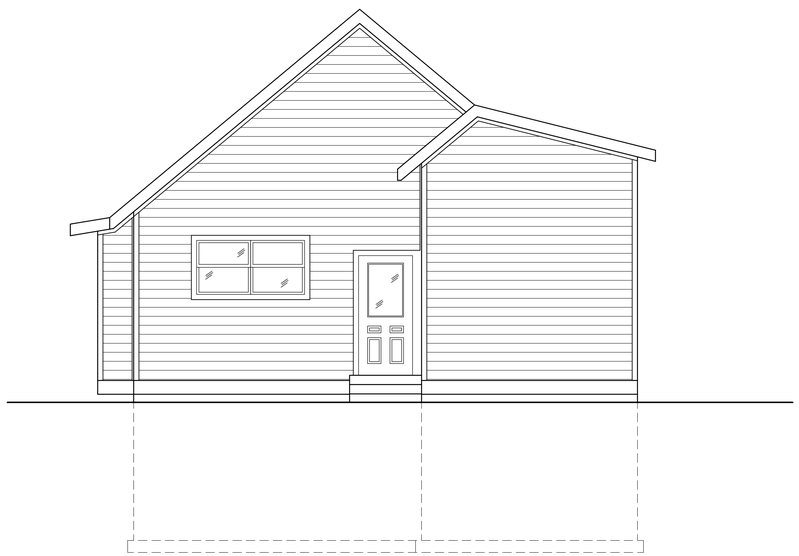
WGMGROUP



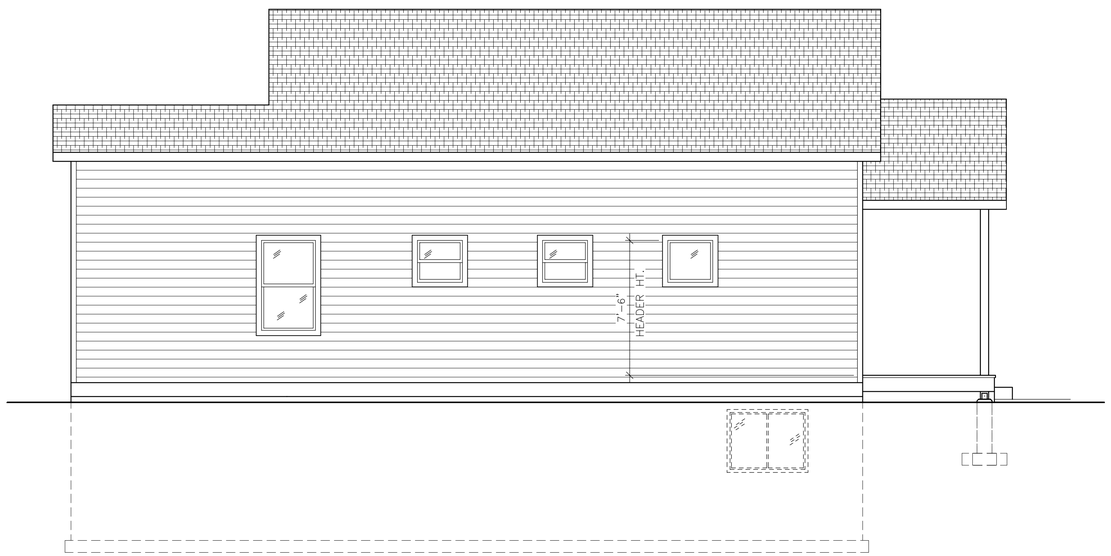
FRONT ELEVATION
SCALE: 1/4"=1'-0"



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



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



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

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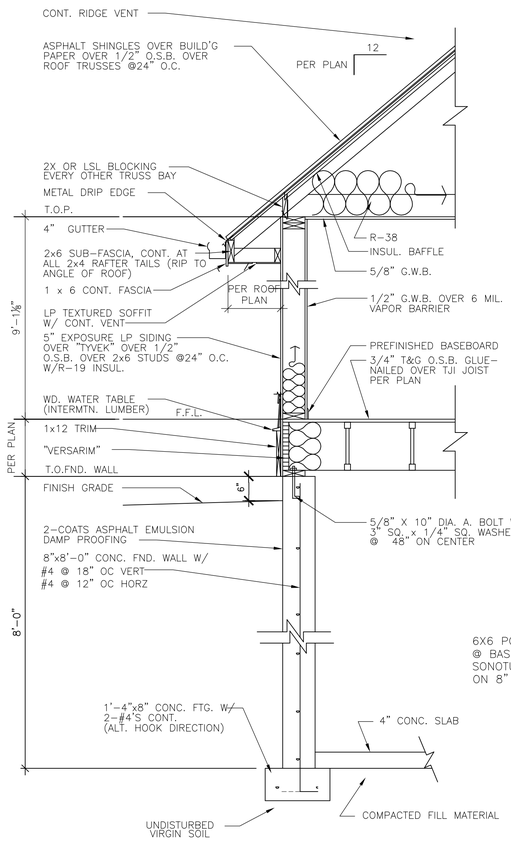
HELLGATE VILLAGE
EAST AND WEST

UNIT 62 - THE PRESCOTT
2 BEDROOM - 2 BATH
MISSOULA, MONTANA

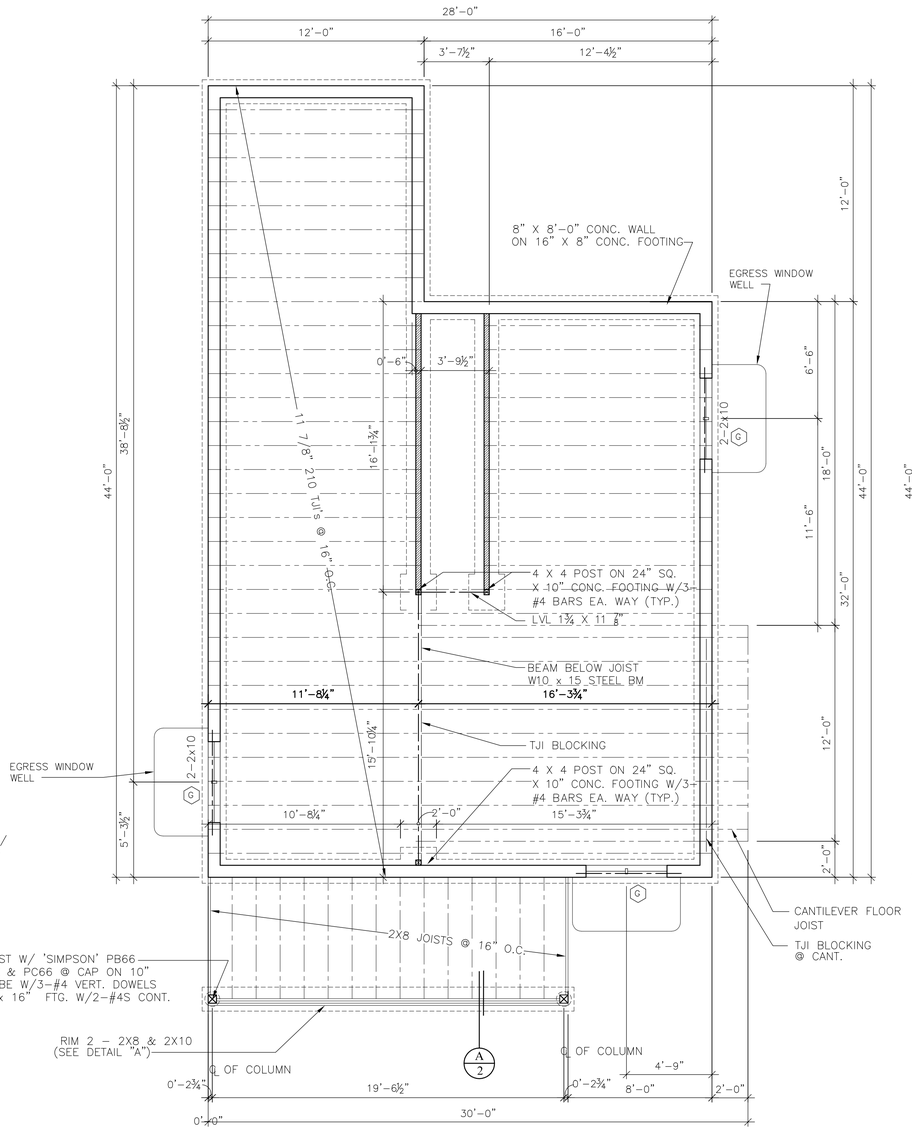
PLAN #

CONSTRUCTION DRAWINGS
DATE: 10/29/21
JOB NO: HGVU62
REV:
REV:
REV:
REV:
ROOF/SECTION

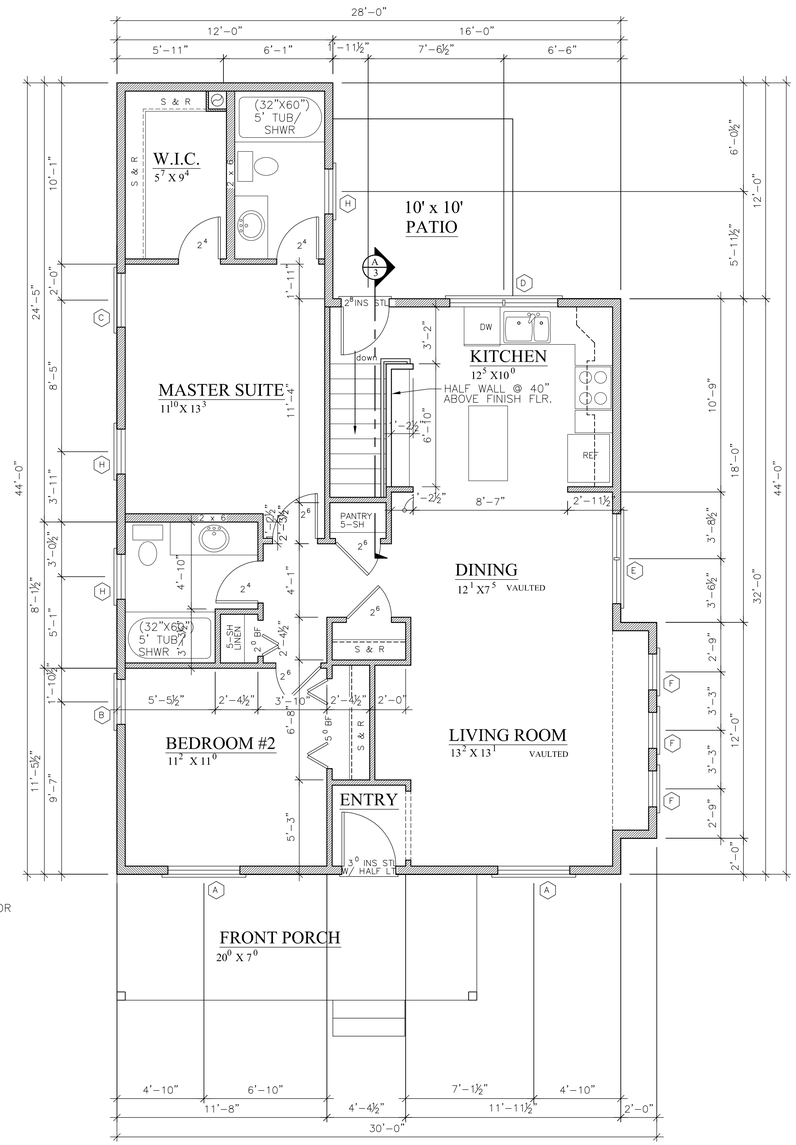
SHEET 4
OF 7



C TYPICAL WALL SECTION
N.T.S.



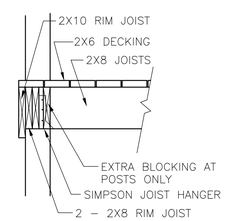
FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0" 1064 SQ. FT.

WINDOW SCHEDULE

	SIZE	R.O.W.	R.O.H.	TYPE	MATERIAL	MFGR.	REMARKS
A		4'-0"	5'-0"	SNG HNG	VINYL	WINDOW PROD.	–
B		2'-6"	2'-6"	PIC	VINYL	WINDOW PROD.	–
C		3'-0"	5'-0"	SNG HNG	VINYL	WINDOW PROD.	EGRESS UNIT
D		6'-0"	3'-0"	SNG HNG	VINYL	WINDOW PROD.	DOUBLE UNIT
E		5'-0"	4'-0"	SNG HNG	VINYL	WINDOW PROD.	DOUBLE UNIT
F		2'-0"	2'-0"	PIC	VINYL	WINDOW PROD.	–
G		4'-6"	3'-6"	SLIDER	VINYL	WINDOW PROD.	EGRESS –
H		2'-6"	2'-6"	SNG HNG	VINYL	WINDOW PROD.	



A DETAIL
SCALE: 3/4" = 1'-0"

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HELLGATE VILLAGE EAST AND WEST

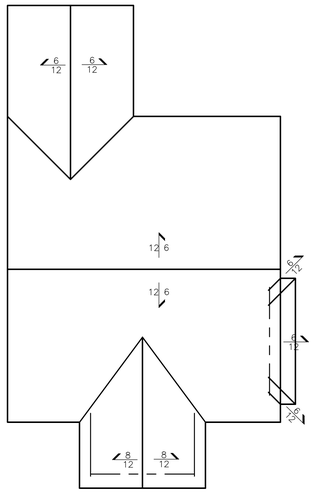
UNIT 62 - THE PRESCOTT
2 BEDROOM - 2 BATH
MISSOULA, MONTANA

PLAN #

CONSTRUCTION DRAWINGS
DATE: 10/29/21
JOB NO: HGVU62
REV:
REV:
REV:
REV:

FDN/FLR PLAN

SHEET 2
OF 7



ROOF SLOPE PLAN

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

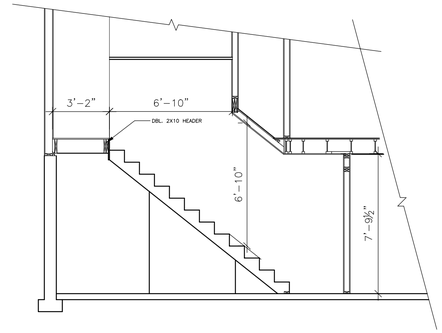
ELECTRICAL SCHEDULE

SYMBOL	DESC	SYMBOL	DESC
	OVERHEAD LIGHT		SINGLE POLE SW.
	WALL LIGHT		THREE-WAY SW.
R	RECESSED LIGHT	S	SMOKE DETECTOR
	LITE/FAN	T	THERMOSTAT
	DUPLEX OUTLET		TELEPHONE
	220 OUTLET	TV	CABLE OUTLET
	CEILING OUTLET	HEAT	HEATING VENT
	FLOOR OUTLET		METER BASE
	HALF-SW. OUTLET	ELEC. PANEL	CIRCUIT BREAKER PANEL
GFI	GND. FAULT CIR. INTERRUPTER		FAN ONLY
	FAN		FAN & LIGHT

NOTES:

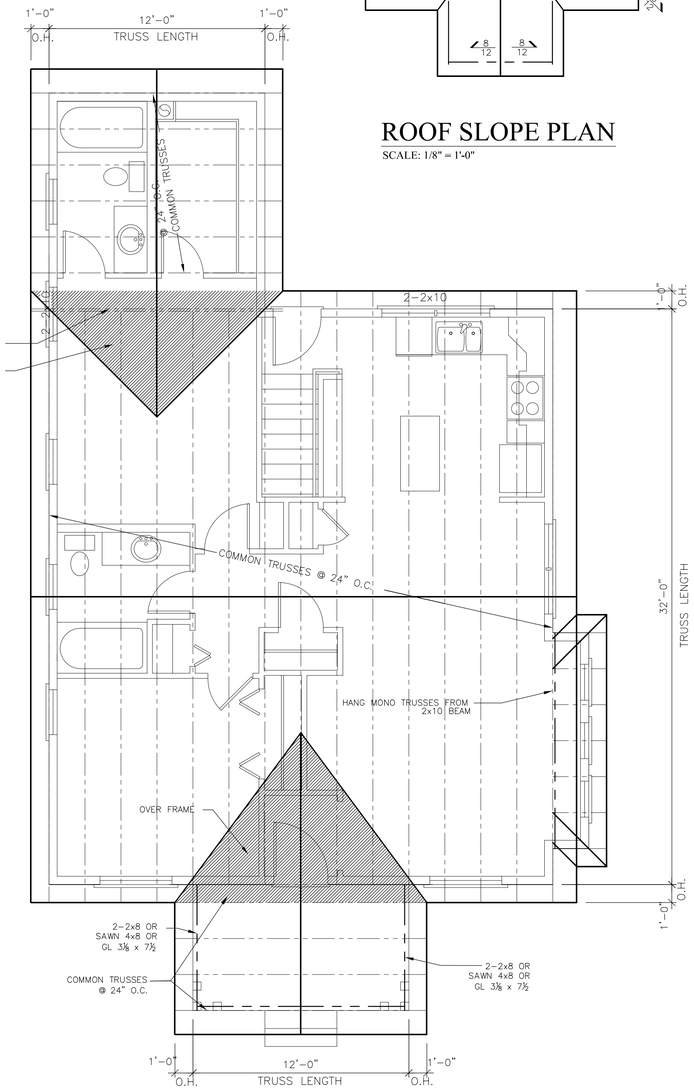
ALL ELECTRICAL TO BE PER CODE WHETHER INDICATED ON PLAN OR NOT

PROVIDE MIN. 1 LIGHT IN CRAWLSPACE



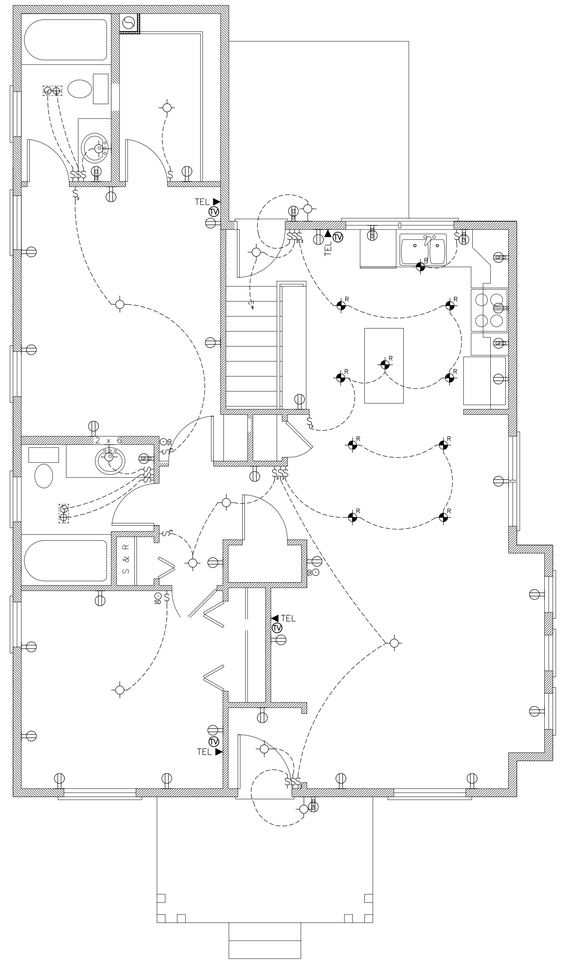
A STAIR SECTION

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



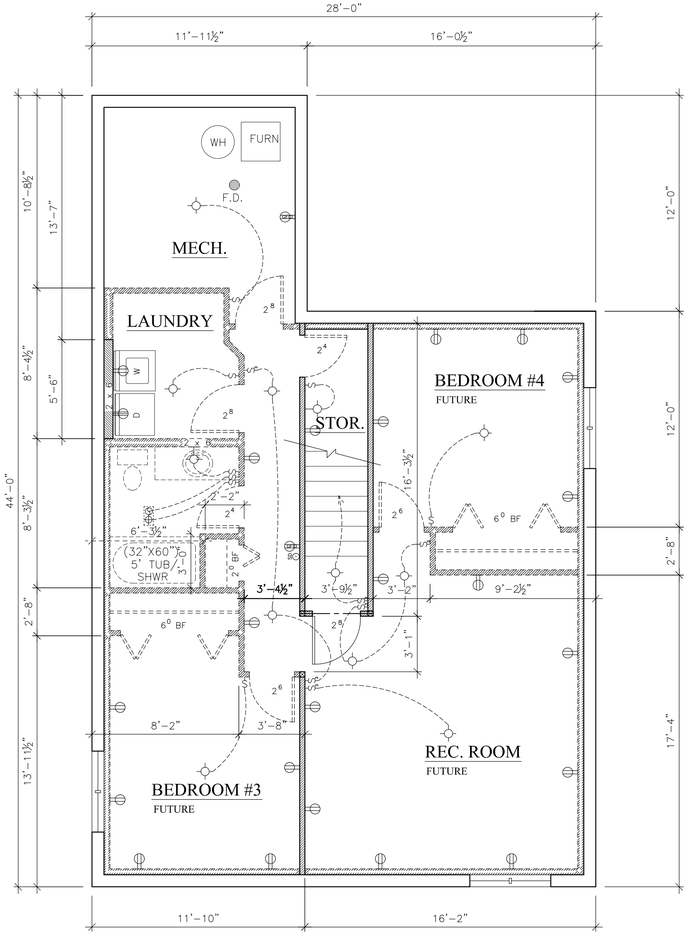
ROOF FRAMING PLAN

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



MAIN FLOOR ELEC. PLAN

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



BASEMENT PLAN

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

▨ – FRAMED WALLS

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HELLGATE VILLAGE EAST AND WEST

UNIT 62 - THE PRESCOTT
2 BEDROOM - 2 BATH
MISSOULA, MONTANA

PLAN #

CONSTRUCTION DRAWINGS

DATE: 10/29/21

JOB NO: HGVU62

REV:

REV:

REV:

REV:

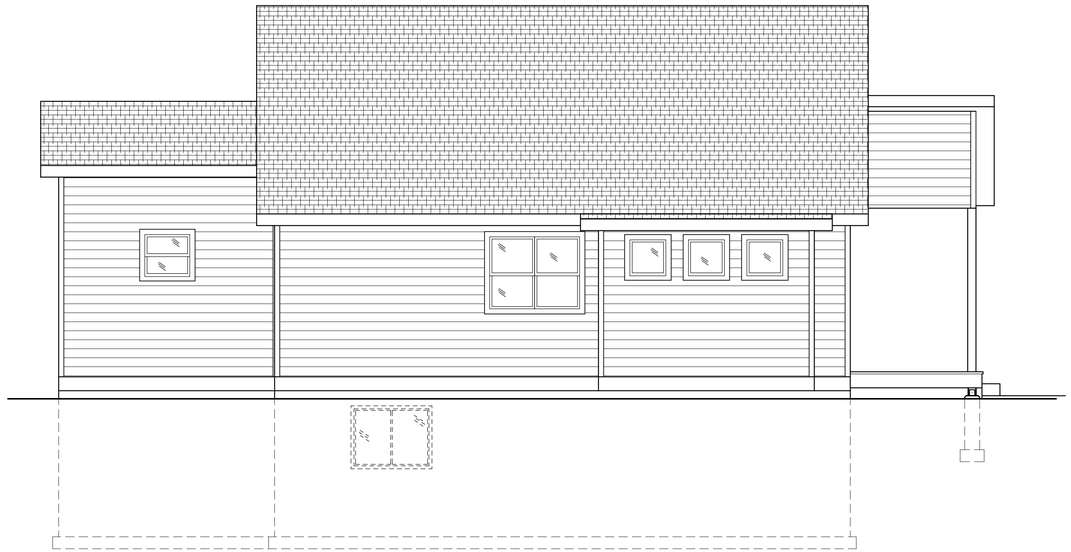
UPPER FLOOR

SHEET 3 OF 7

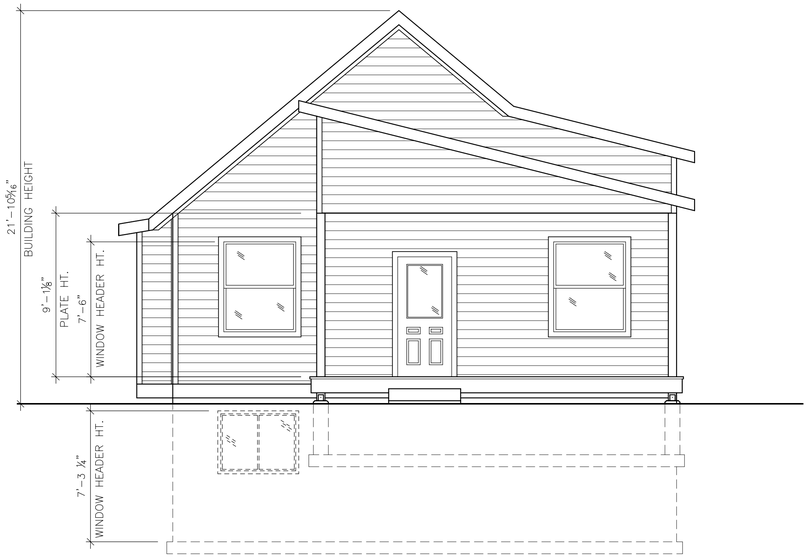
HELLGATE VILLAGE
WEST TOWNHOMES

Unit 63

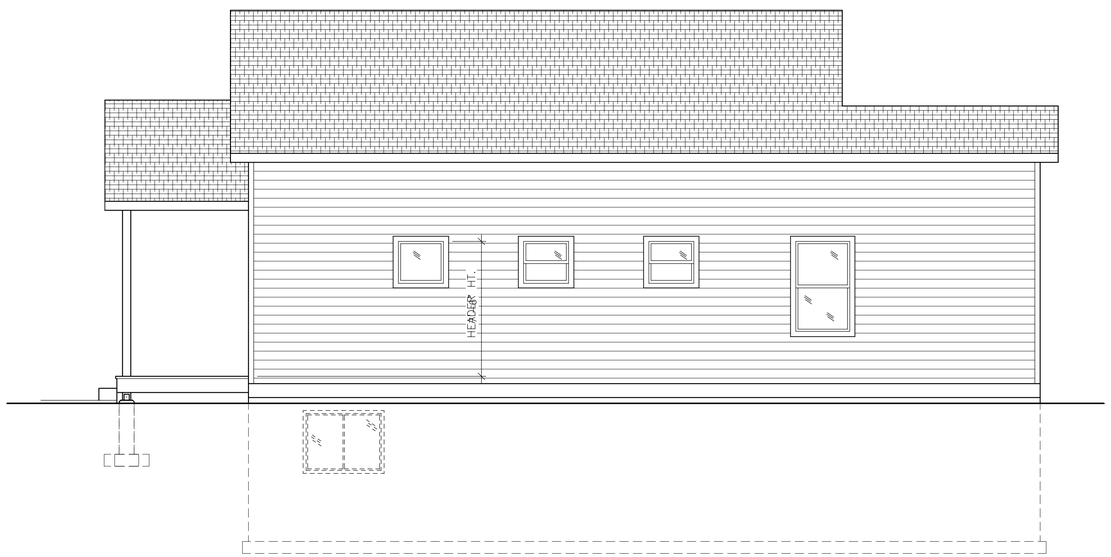
WGMGROUP



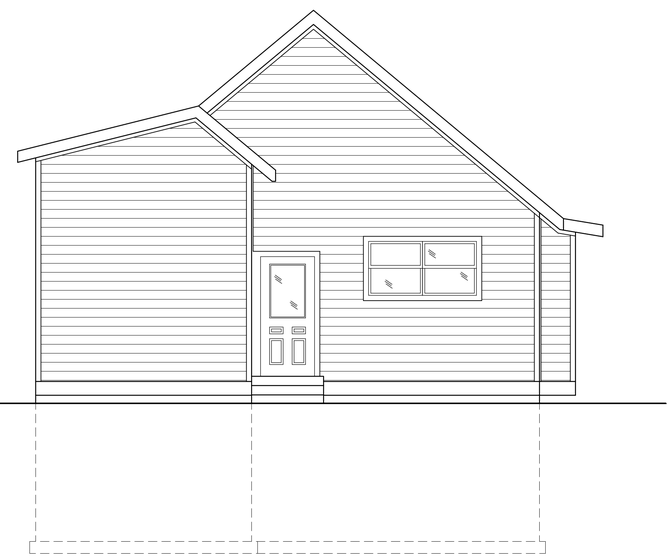
RIGHT ELEVATION
SCALE: 1/4"=1'-0"



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



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



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

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HELLGATE VILLAGE
EAST AND WEST

UNIT 63 - THE PRESCOTT
2 BEDROOM - 2 BATH
MISSOULA, MONTANA

PLAN #

CONSTRUCTION DRAWINGS
DATE: 10/29/21
JOB NO: HGVU63
REV:
REV:
REV:
REV:

ROOF/SECTION

SHEET 4
OF 7

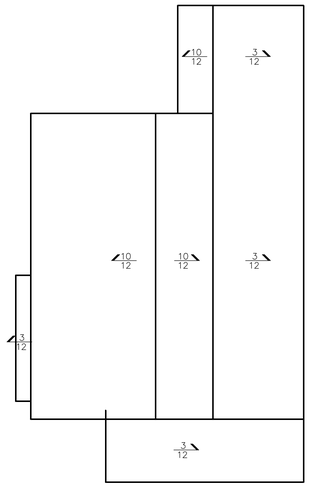
ELECTRICAL SCHEDULE

DESC	SYMBOL	DESC	SYMBOL
SINGLE POLE SW.		OVERHEAD LIGHT	
THREE-WAY SW.		WALL LIGHT	
SMOKE DETECTOR	S	RECESSED LIGHT	
THERMOSTAT	T	LITE/FAN	
TELEPHONE		DUPLEX OUTLET	
CABLE OUTLET	TV	220 OUTLET	
HEATING VENT	HEAT	CEILING OUTLET	
METER BASE		FLOOR OUTLET	
CIRCUIT BREAKER PANEL	ELEC. PANEL	HALF-SW. OUTLET	
FAN ONLY		GND. FAULT CIR. INTERRUPTER	GFI
FAN & LIGHT		FAN	

NOTES:

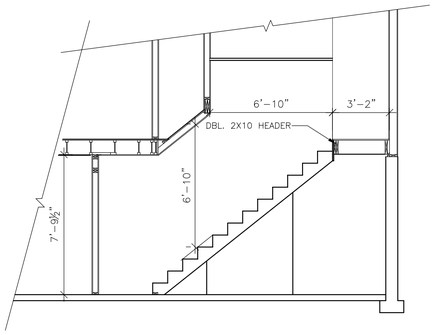
ALL ELECTRICAL TO BE PER CODE WHETHER INDICATED ON PLAN OR NOT

PROVIDE MIN. 1 LIGHT IN CRAWLSPACE



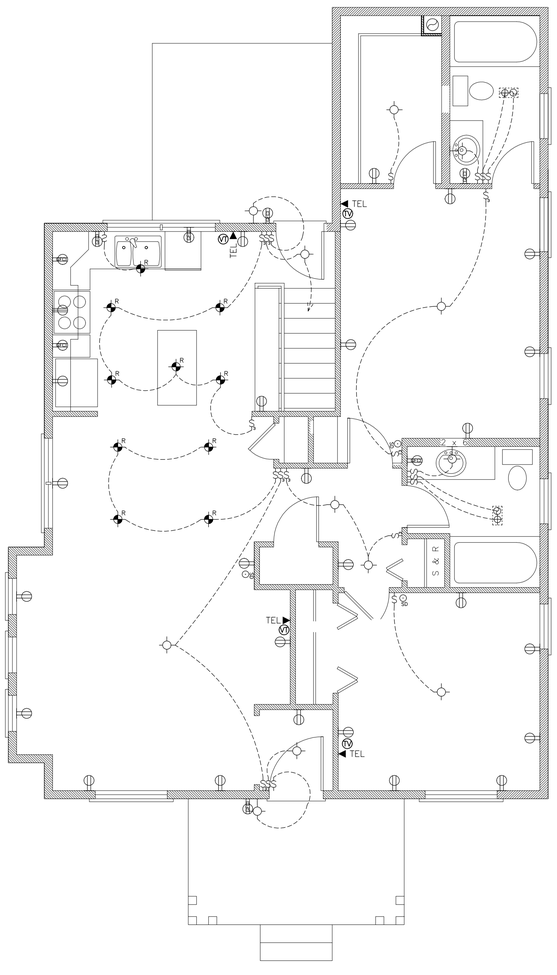
ROOF SLOPE PLAN

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



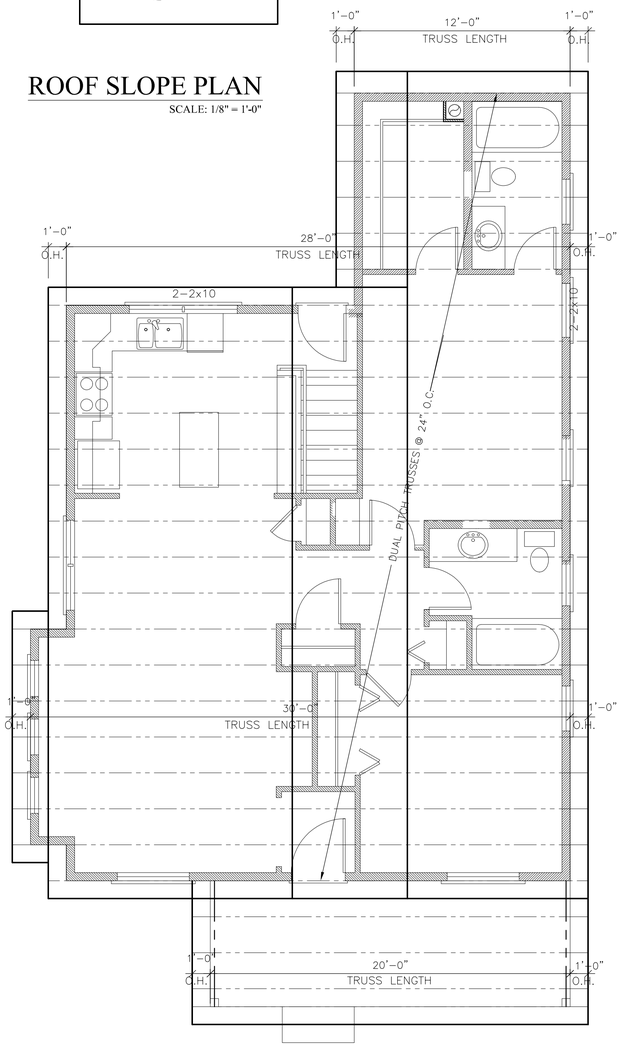
A STAIR SECTION

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



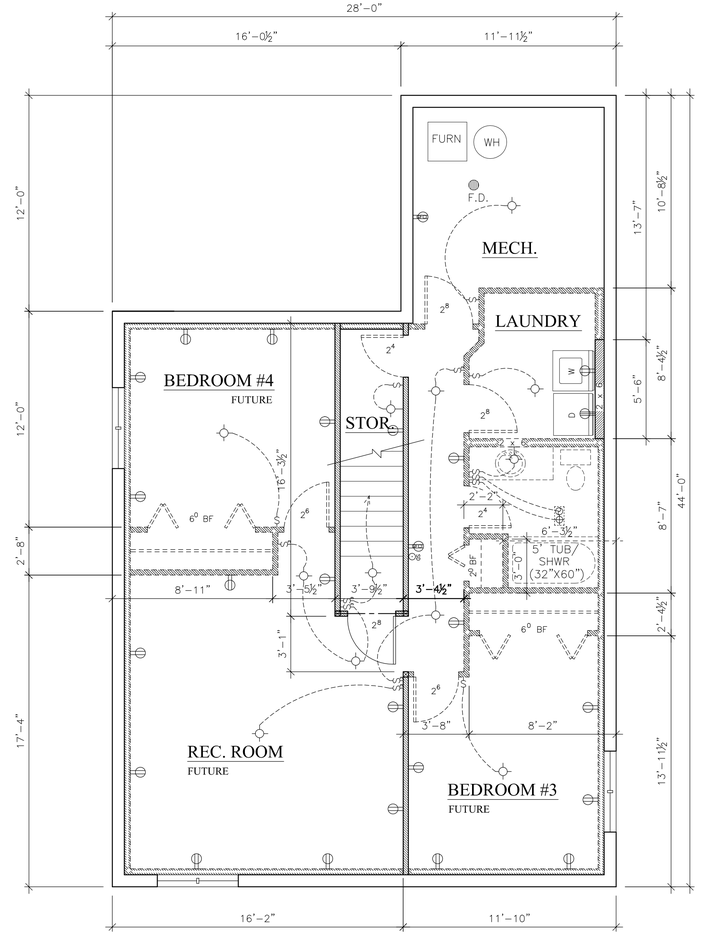
MAIN FLOOR ELEC. PLAN

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



ROOF FRAMING PLAN

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



BASEMENT PLAN

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

▨ – FRAMED WALLS

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E-MAIL: www.edgellbuilding.com

HELLGATE VILLAGE EAST AND WEST

UNIT 63 - THE PRESCOTT
2 BEDROOM - 2 BATH
MISSOULA, MONTANA

PLAN #

CONSTRUCTION DRAWINGS

DATE: 10/29/21

JOB NO: HGVU63

REV:

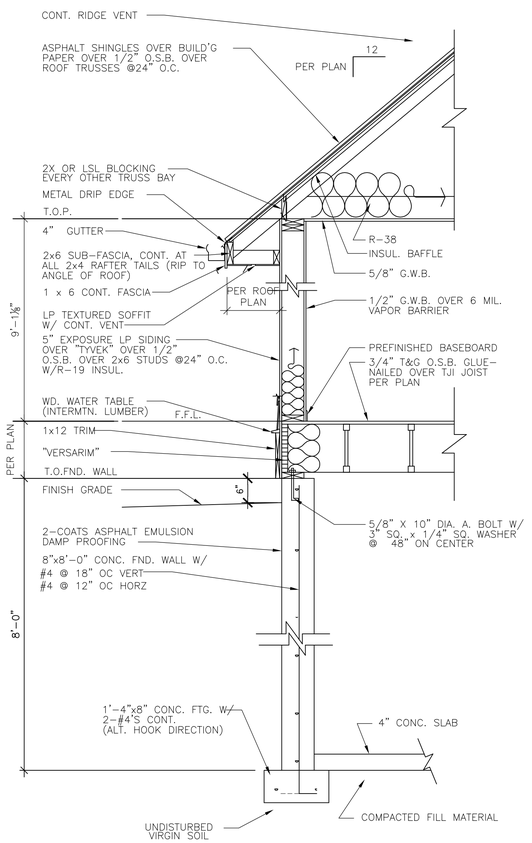
REV:

REV:

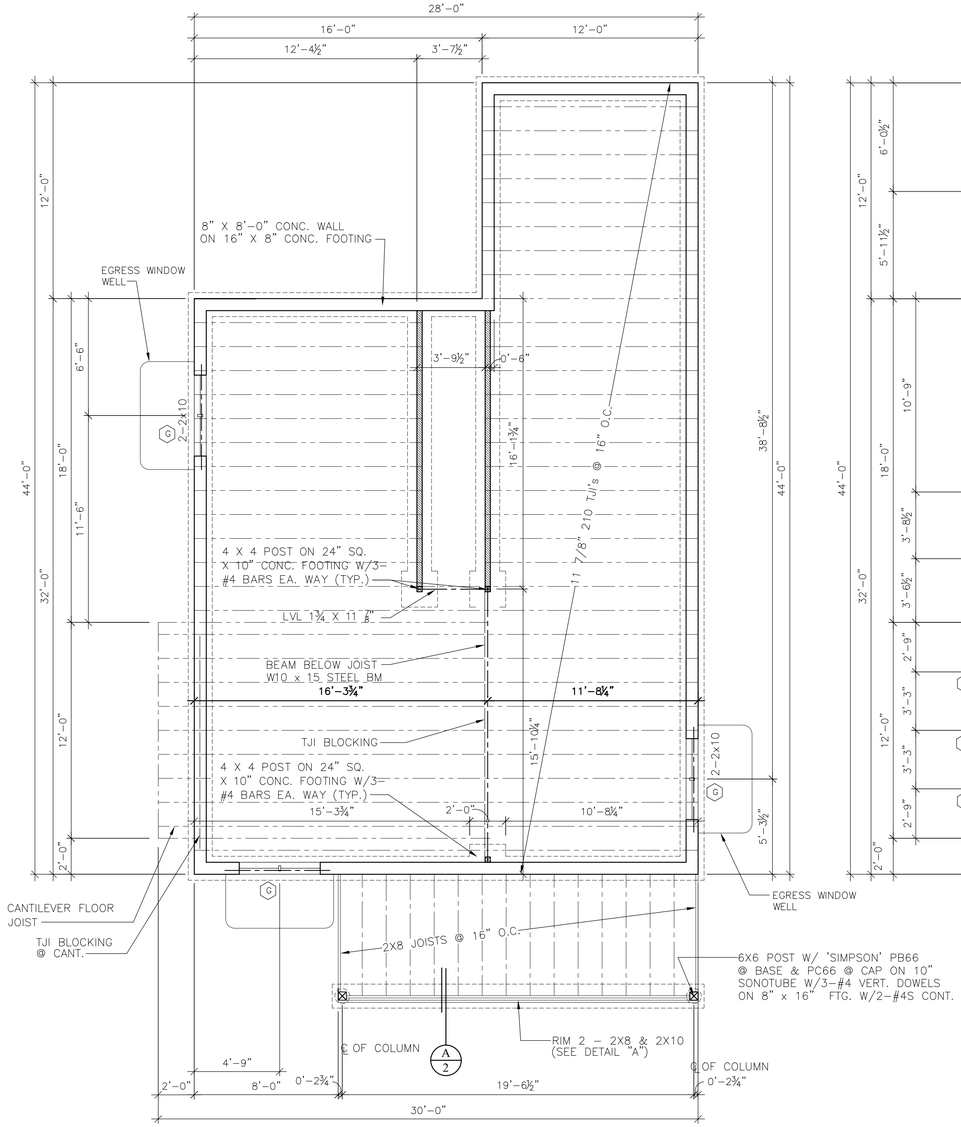
REV:

UPPER FLOOR

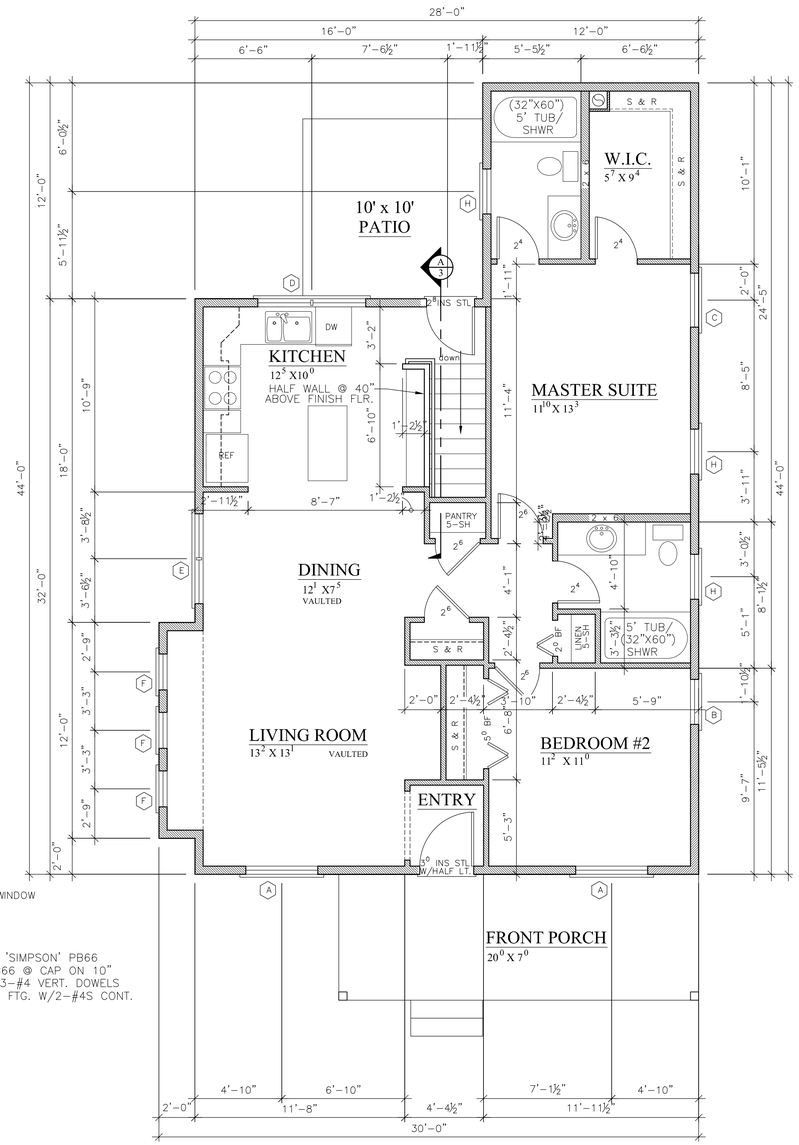
SHEET 3 OF 7



C TYPICAL WALL SECTION
N.T.S.

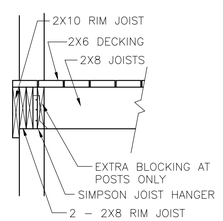


FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0" 1064 SQ. FT.

WINDOW SCHEDULE							
⬡	SIZE	R.O.W.	R.O.H.	TYPE	MATERIAL	MFGR.	REMARKS
A		4'-0"	5'-0"	SNG HNG	VINYL	WINDOW PROD.	–
B		2'-6"	2'-6"	PIC	VINYL	WINDOW PROD.	–
C		3'-0"	5'-0"	SNG HNG	VINYL	WINDOW PROD.	EGRESS UNIT
D		6'-0"	3'-0"	SNG HNG	VINYL	WINDOW PROD.	DOUBLE UNIT
E		5'-0"	4'-0"	SNG HNG	VINYL	WINDOW PROD.	DOUBLE UNIT
F		2'-0"	2'-0"	PIC	VINYL	WINDOW PROD.	–
G		4'-6"	3'-6"	SLIDER	VINYL	WINDOW PROD.	EGRESS –
H		2'-6"	2'-6"	SNG HNG	VINYL	WINDOW PROD.	



A DETAIL
SCALE: 3/4" = 1'-0"

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HELLGATE VILLAGE EAST AND WEST

UNIT 63 - THE PRESCOTT
2 BEDROOM - 2 BATH
MISSOULA, MONTANA

PLAN #

CONSTRUCTION DRAWINGS
DATE: 10/29/21
JOB NO: HGVU63
REV:
REV:
REV:
REV:

FDN/FLR PLAN

SHEET 2
OF 7

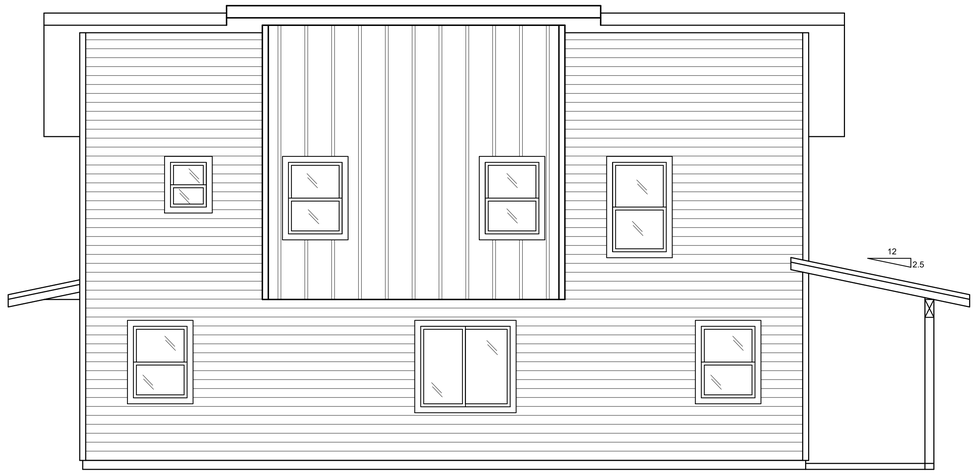
HELLGATE VILLAGE
WEST TOWNHOMES

Unit 64

WGMGROUP

FRONT ELEVATION

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

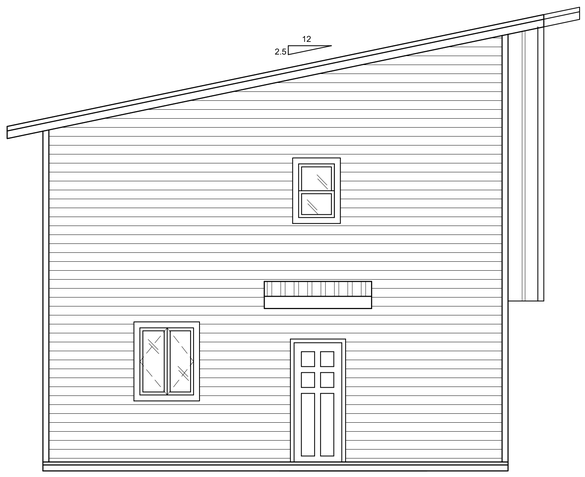


RIGHT ELEVATION

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

ELEVATION NOTES

1. ROOF TO BE ARCHITECTURAL STYLE ASPHALT SHINGLES.
2. PROVIDE ATTIC ROOF VENTING (S.F./150) AS REQUIRED PER I.R.C.
3. ALL EXPOSED FLASHING SHALL BE GALVANIZED AND SHALL BE PAINTED TO MATCH ADJACENT SURFACES (TYPICAL).
4. VERIFY TRIM AROUND WINDOWS AND DOORS W/CONTRACTOR.
5. EXTERIOR FINISH TO BE A COMBINATION OF BOARD & BATTEN & PLANK LAP SIDING SYSTEMS. VERIFY COLORS, PATTERNS & LOCATIONS W/CONTRACTOR.
6. VERIFY SOFFIT & EAVE FINISH W/CONTRACTOR.



REAR ELEVATION

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

LEFT ELEVATION

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

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Phone: (406) 728-5444
www.hoythomes.com

SHEET TITLE

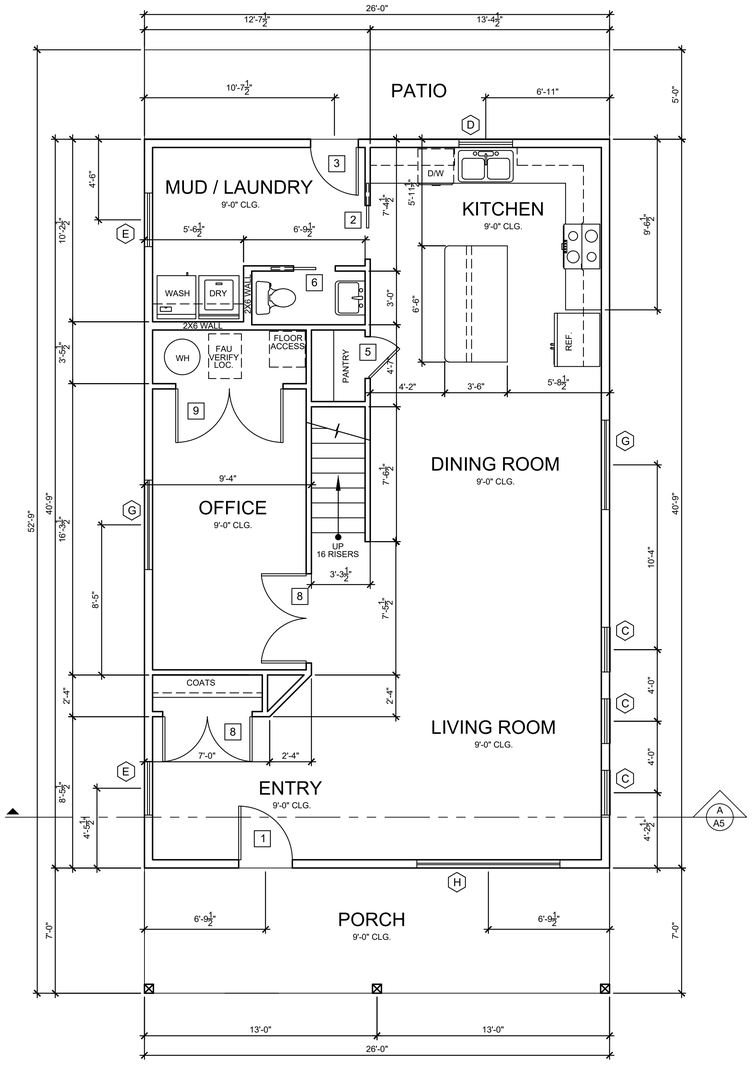
ELEVATIONS

DATE: 11-17-21

SHEET NO.

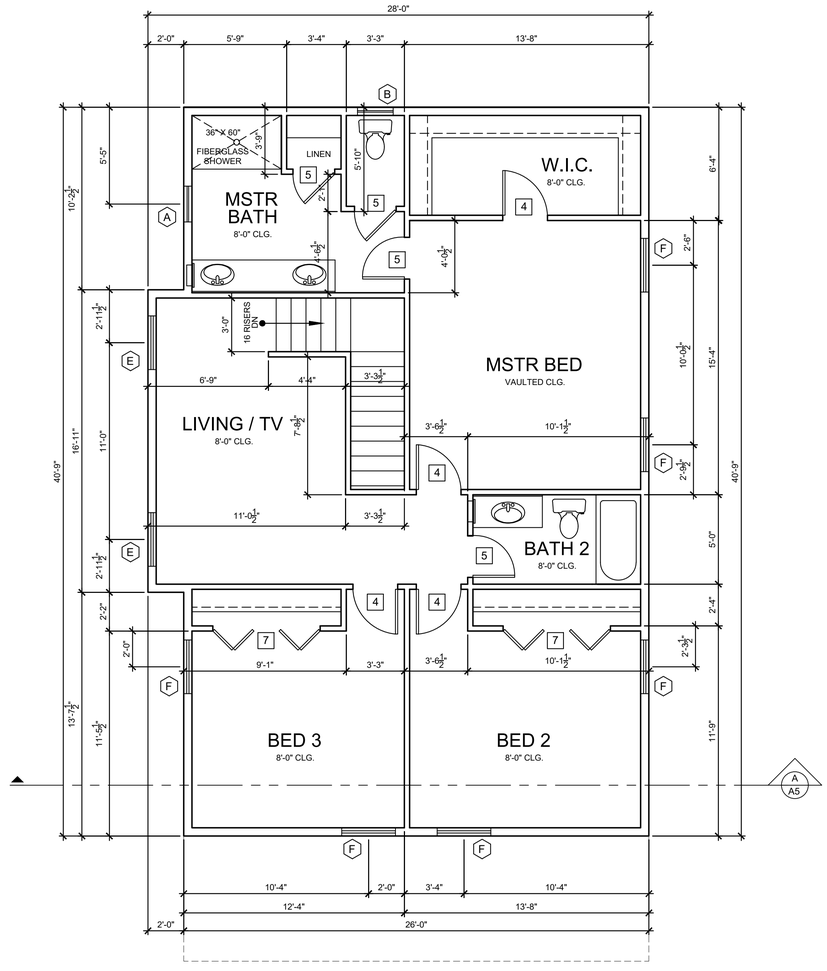
A-3

AREA TABULATION	
1st FLOOR AREA	= 1059 S.F.
2nd FLOOR AREA	= 1040 S.F.
TOTAL LIVING AREA	= 2065 S.F.
PORCH AREA	= 182 S.F.
PATIO AREA	= 130 S.F.



1ST FLOOR PLAN

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



2ND FLOOR PLAN

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

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www.hoythomes.com

SHEET TITLE

FLOOR PLAN

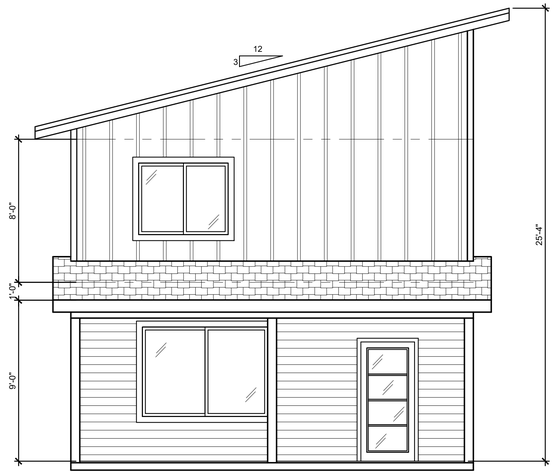
DATE: 11-17-21

SHEET NO:

A-2

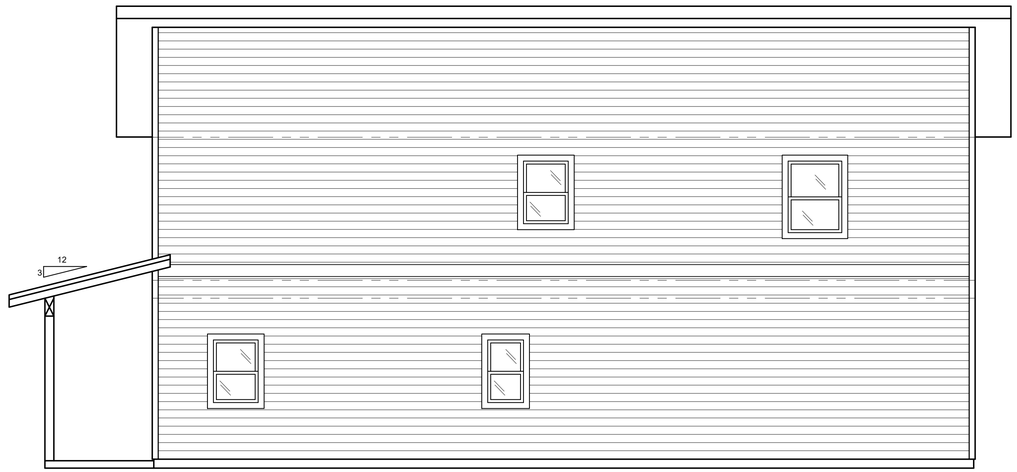
HELLGATE VILLAGE
WEST TOWNHOMES

WGMGROUP



FRONT ELEVATION

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



RIGHT ELEVATION

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

ELEVATION NOTES

1. ROOF TO BE ARCHITECTURAL STYLE ASPHALT SHINGLES.
2. PROVIDE ATTIC ROOF VENTING (S.F./150) AS REQUIRED PER I.R.C.
3. ALL EXPOSED FLASHING SHALL BE GALVANIZED AND SHALL BE PAINTED TO MATCH ADJACENT SURFACES (TYPICAL).
4. VERIFY TRIM AROUND WINDOWS AND DOORS W/CONTRACTOR.
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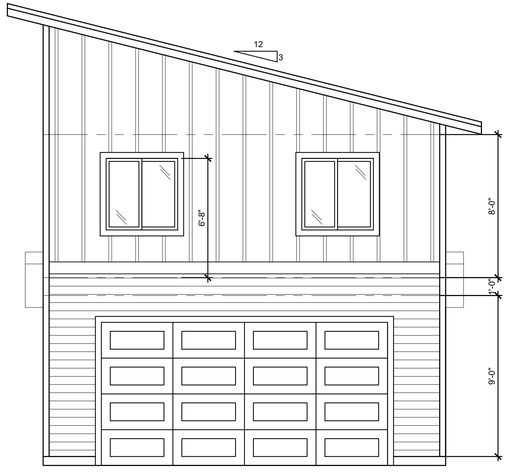
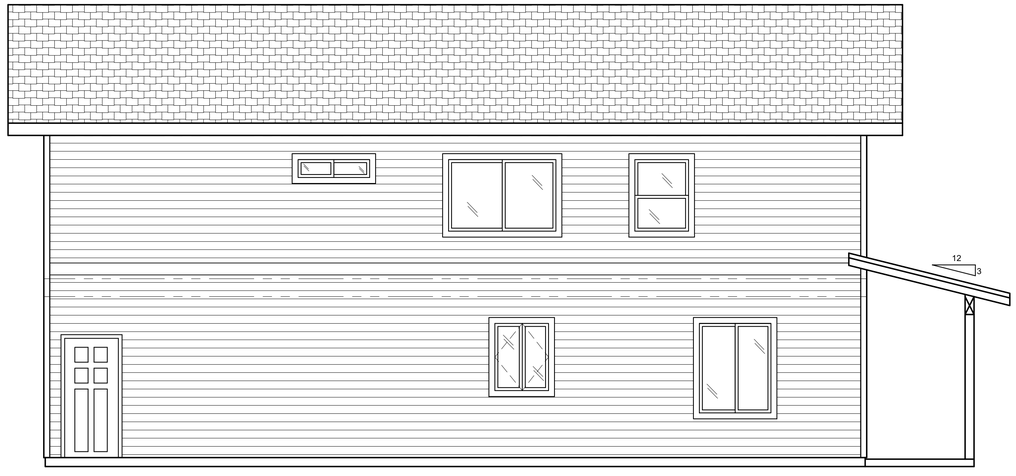
6. VERIFY SOFFIT & EAVE FINISH W/CONTRACTOR.



REAR ELEVATION

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



LEFT ELEVATION

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

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Unit- 71

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www.hoythomes.com

SHEET TITLE

ELEVATIONS

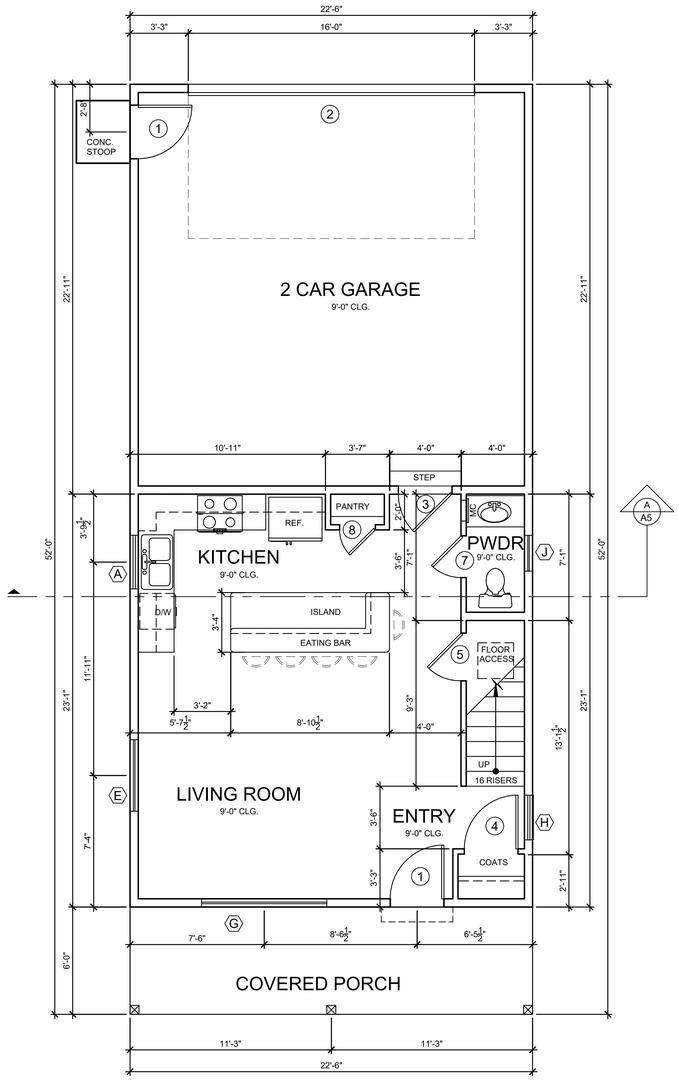
DATE: 1-18-22

SHEET NO.

A-3

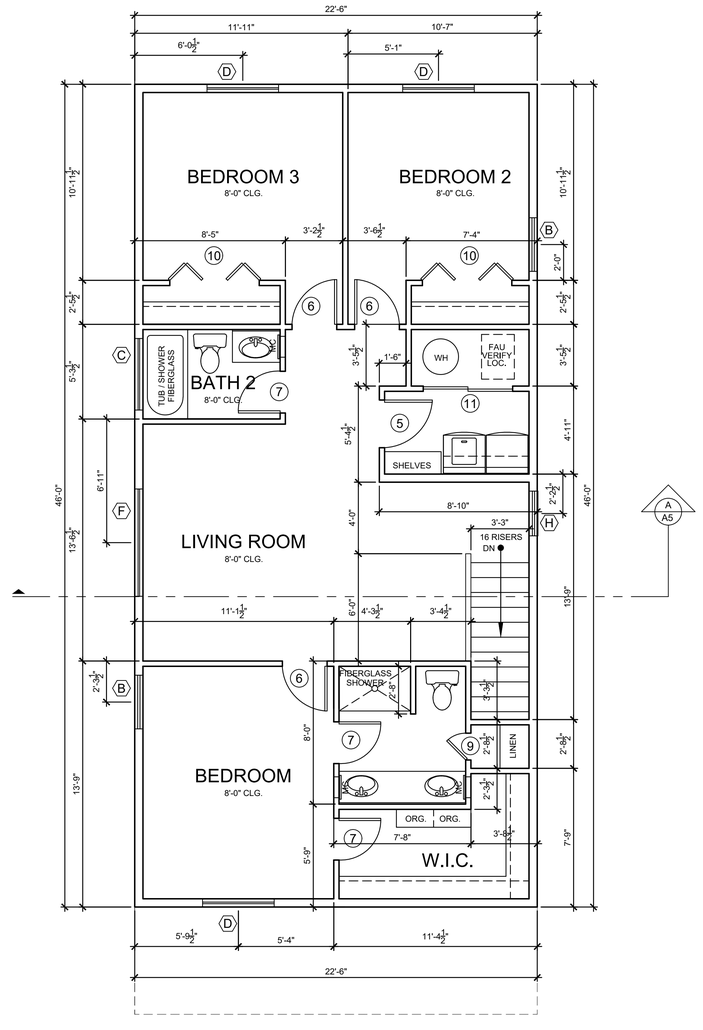
INDICATES FIRE SEPERATION WALL

AREA TABULATION PER UNIT	
LIVING AREA 1st FLOOR	519 S.F.
LIVING AREA 2nd FLOOR	1015 S.F.
TOTAL LIVING AREA	1,534 S.F.
GARAGE AREA	515 S.F.
FRONT PORCH	135 S.F.



1ST FLOOR PLAN

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



2ND FLOOR PLAN

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

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www.hoythomes.com

SHEET TITLE

FLOOR PLANS

DATE: 1-18-22

SHEET NO.

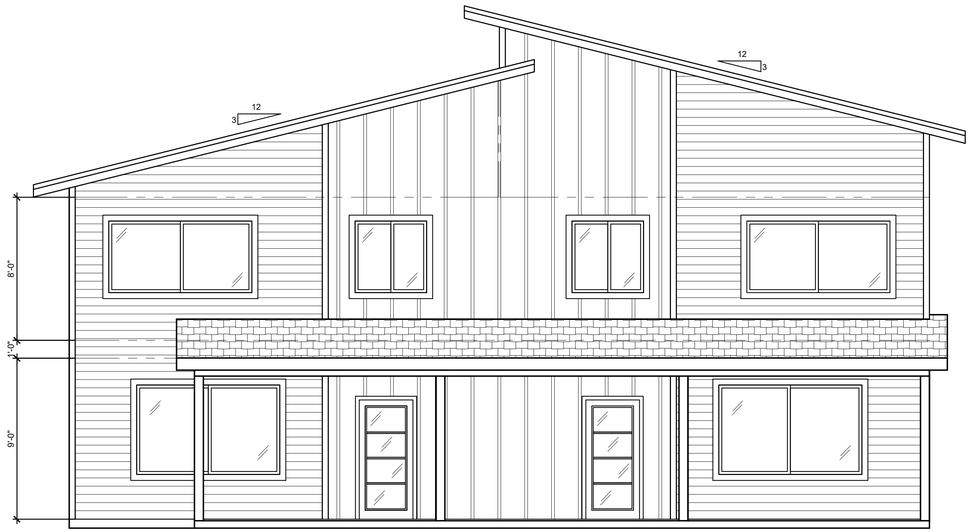
A-2

HELLGATE VILLAGE

WEST TOWNHOMES

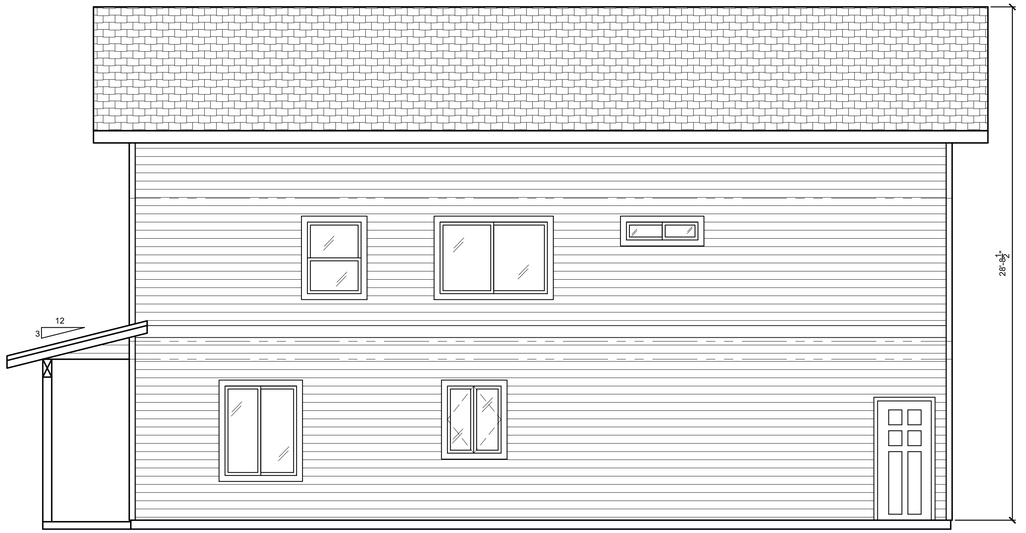
Units 76, 75

WGMGROUP



FRONT ELEVATION

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



RIGHT ELEVATION

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

ELEVATION NOTES

1. ROOF TO BE ARCHITECTURAL STYLE ASPHALT SHINGLES.
2. PROVIDE ATTIC ROOF VENTING (S.F./150) AS REQUIRED PER I.R.C.
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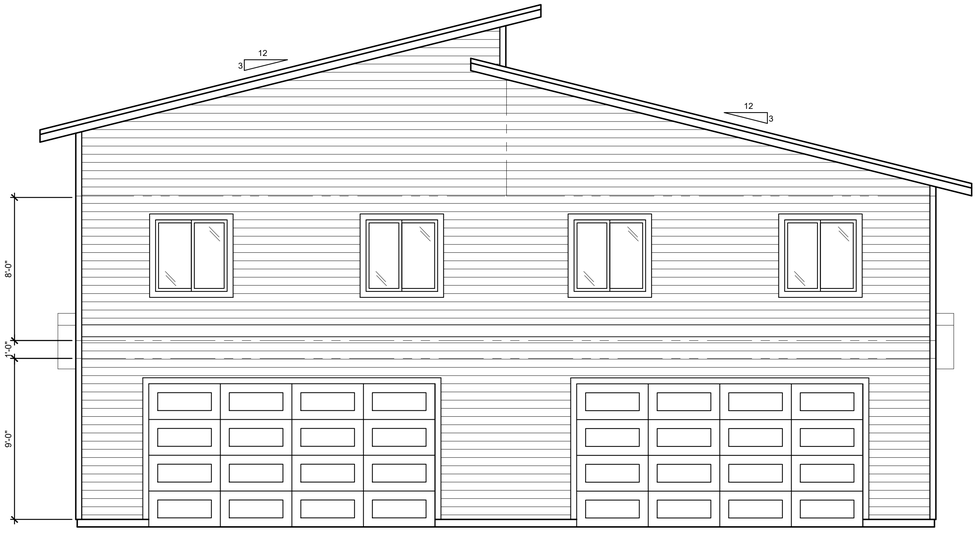
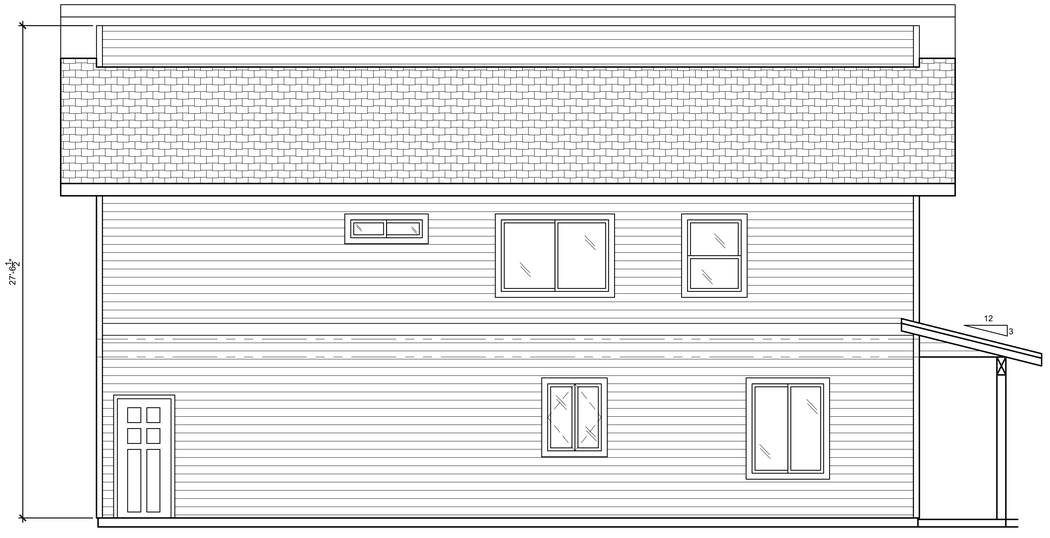


REAR ELEVATION

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



LEFT ELEVATION

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

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Units 76 & 75

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Phone: (406)728-5422
www.hoythomes.com

SHEET TITLE

ELEVATIONS

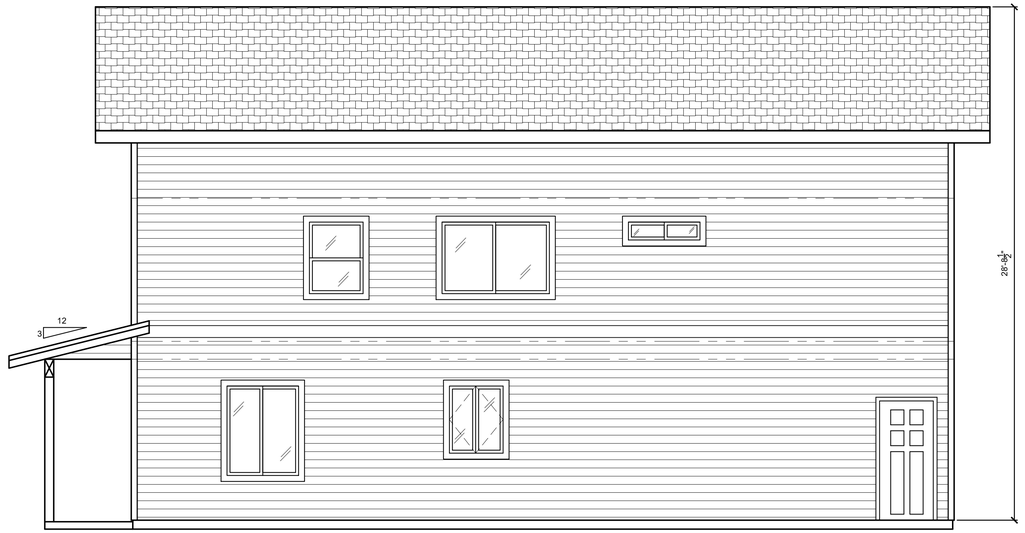
DATE: 10-20-22

SHEET NO.

A-3

FRONT ELEVATION

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



RIGHT ELEVATION

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

Total Facade Area = 1,172 SF
15% x 1,172 SF = 176 SF
Glazing Provided = 178 SF

ELEVATION NOTES

1. ROOF TO BE ARCHITECTURAL STYLE ASPHALT SHINGLES.
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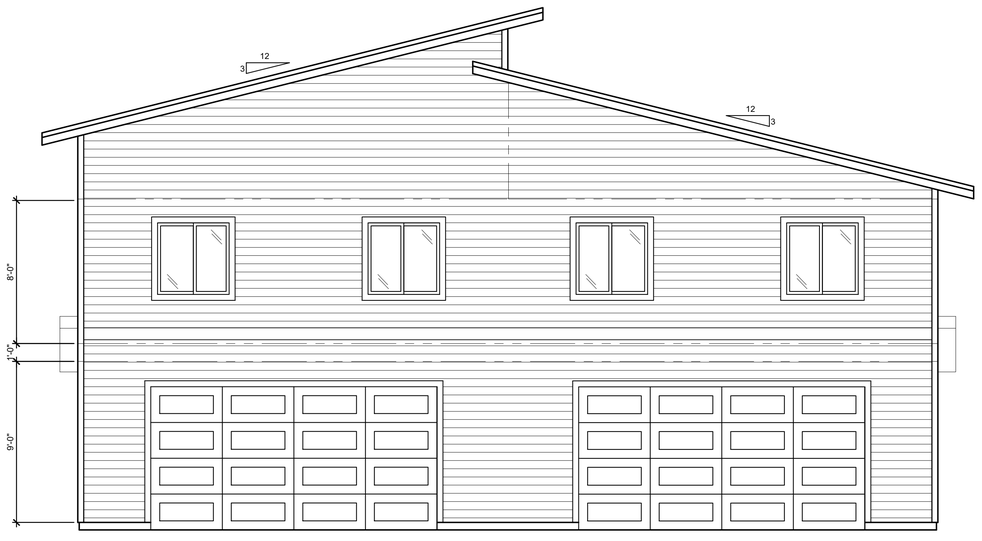
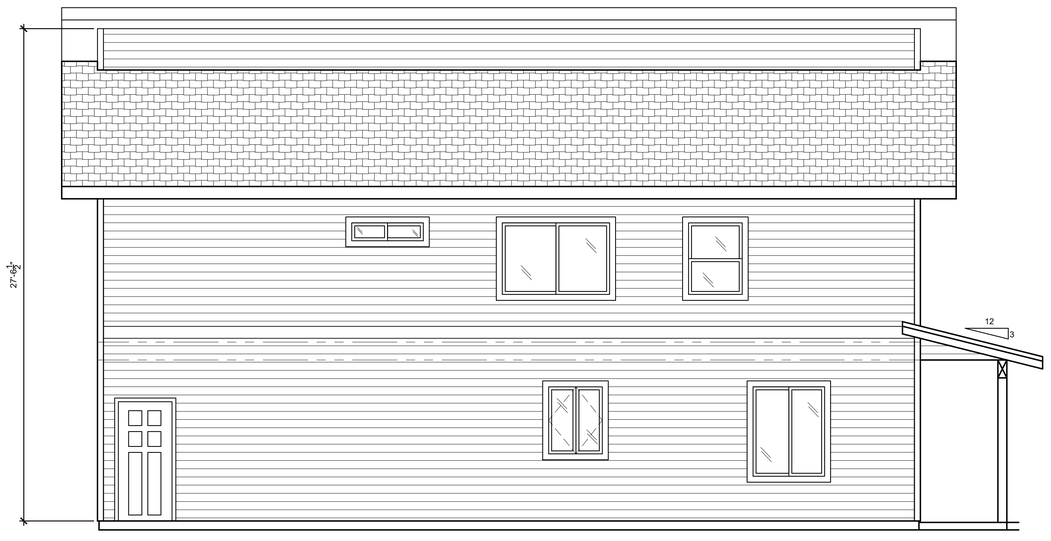


REAR ELEVATION

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



LEFT ELEVATION

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

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Units 76 & 75

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www.hoythomes.com

SHEET TITLE

ELEVATIONS

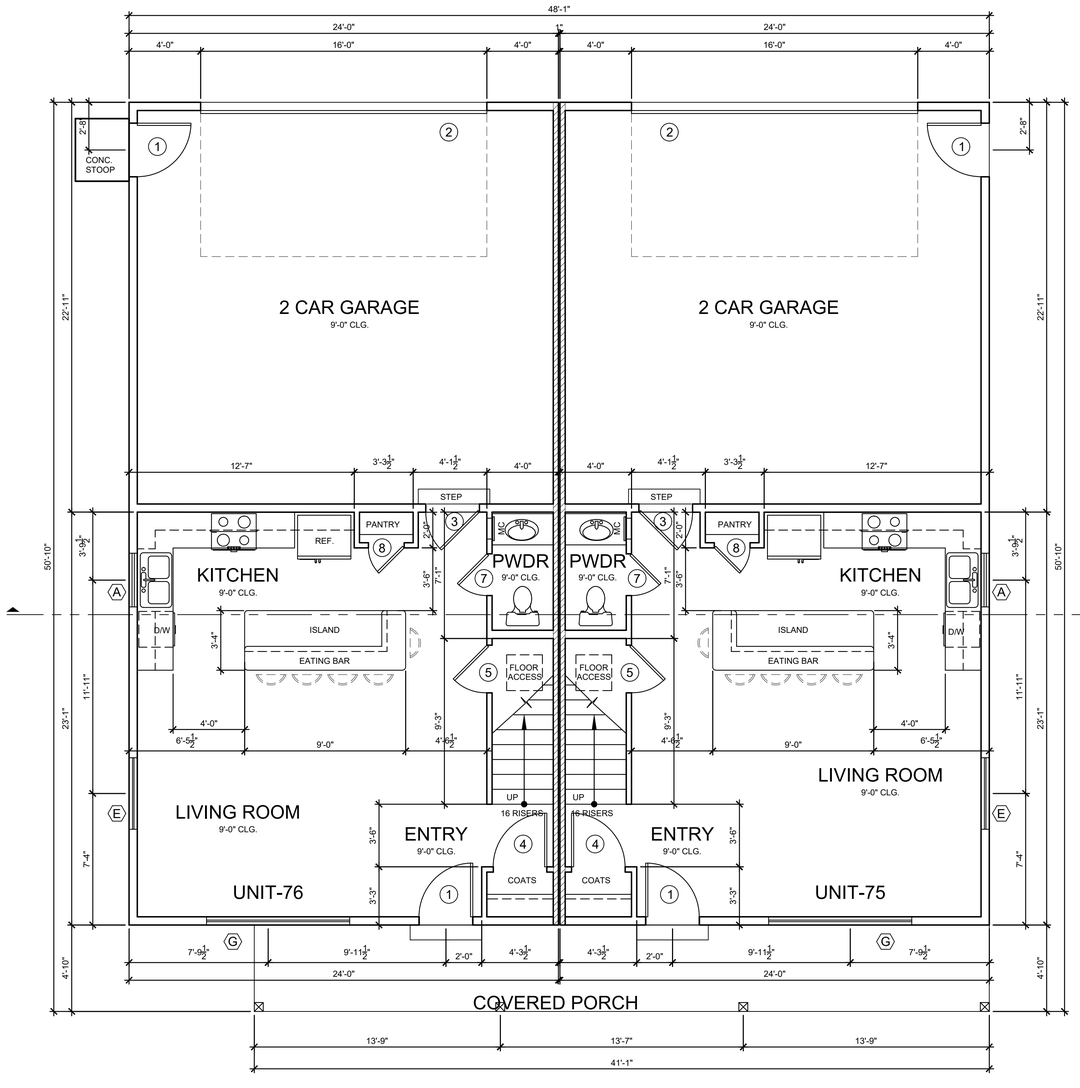
DATE: 10-20-22

SHEET NO.

A-3

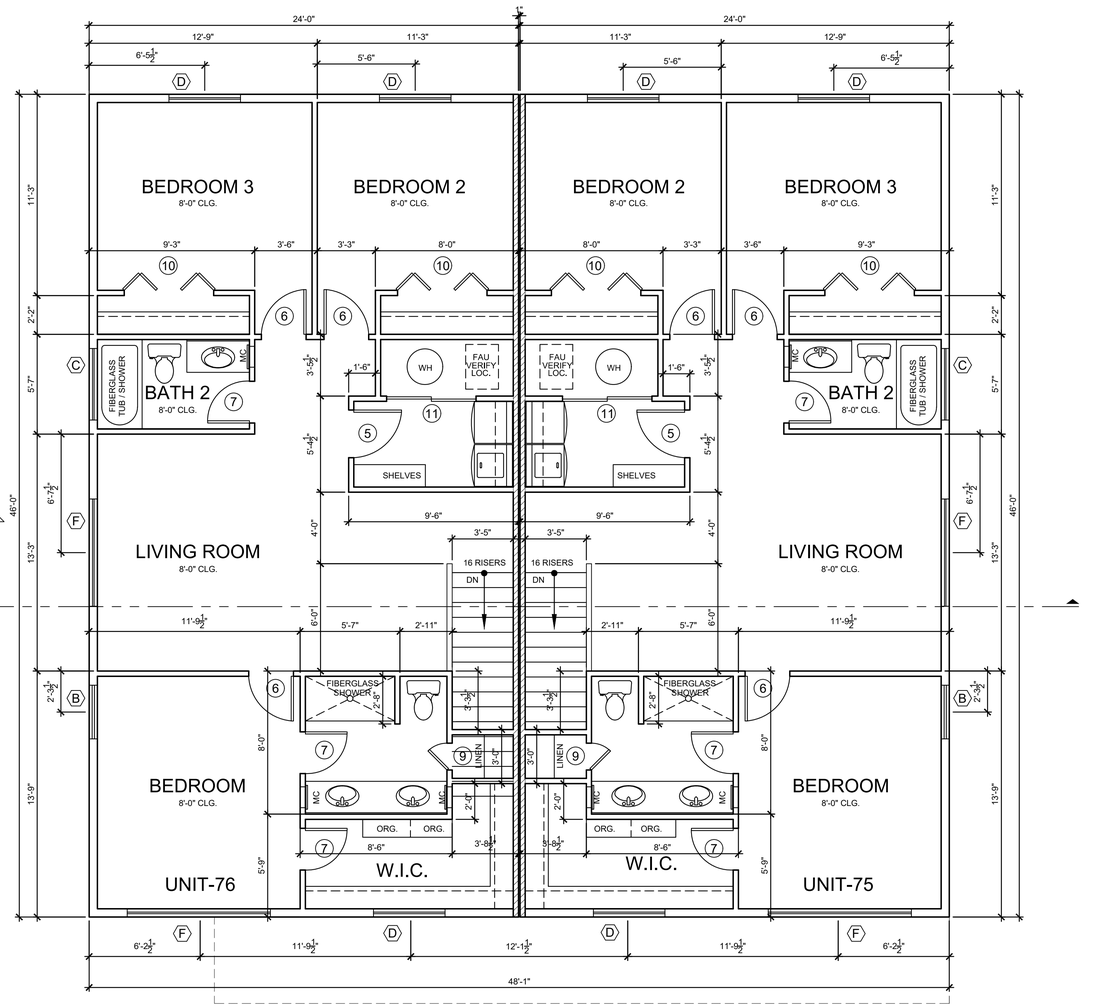
INDICATES FIRE SEPERATION WALL

AREA TABULATION PER UNIT	
LIVING AREA 1st FLOOR	554 S.F.
LIVING AREA 2nd FLOOR	1076 S.F.
TOTAL LIVING AREA	1630 S.F.
GARAGE AREA	550 S.F.
FRONT DECK	144 S.F.



1ST FLOOR PLAN

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



2ND FLOOR PLAN

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

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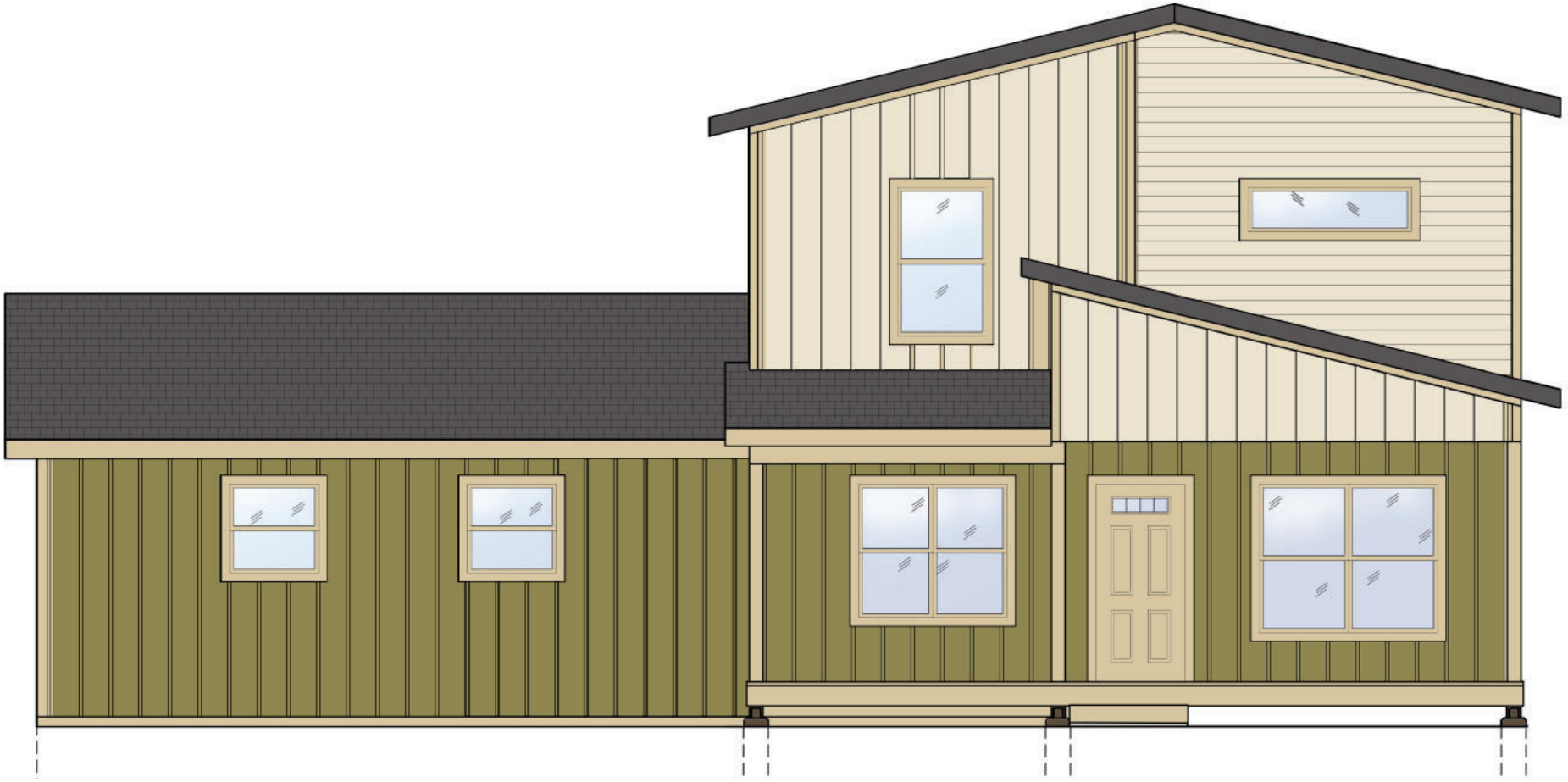
SHEET TITLE

FLOOR PLAN

DATE: 10-20-22

SHEET NO.

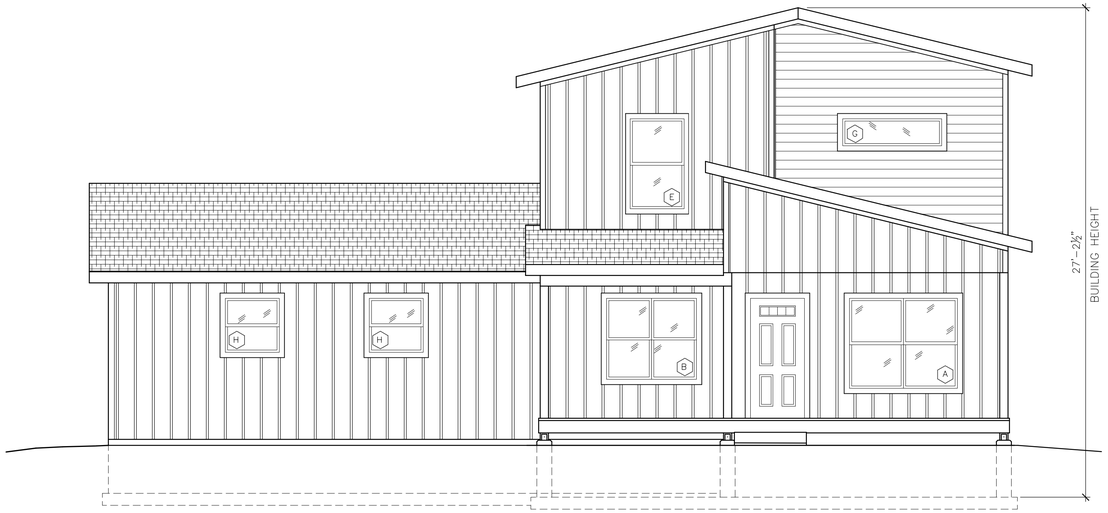
A-2



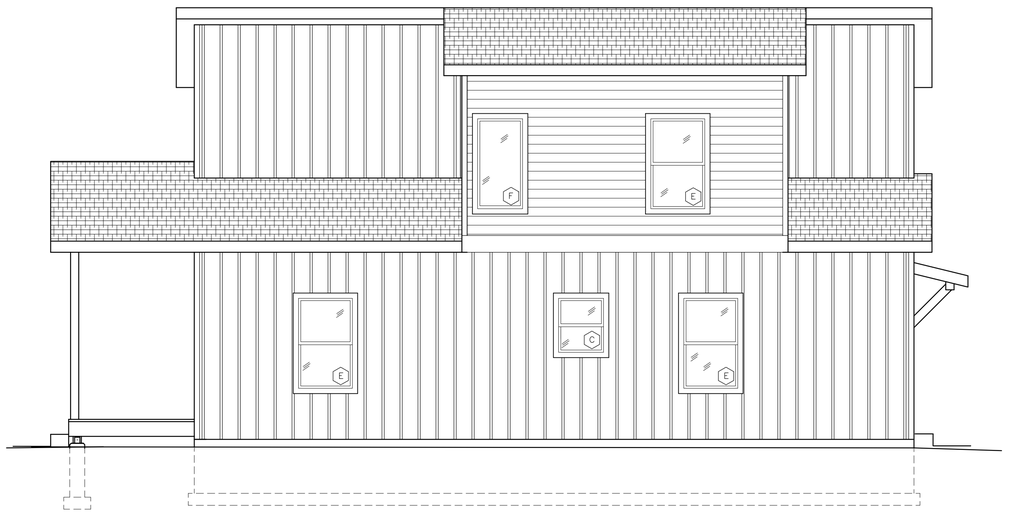
HELLGATE VILLAGE
WEST TOWNHOMES

Unit 72

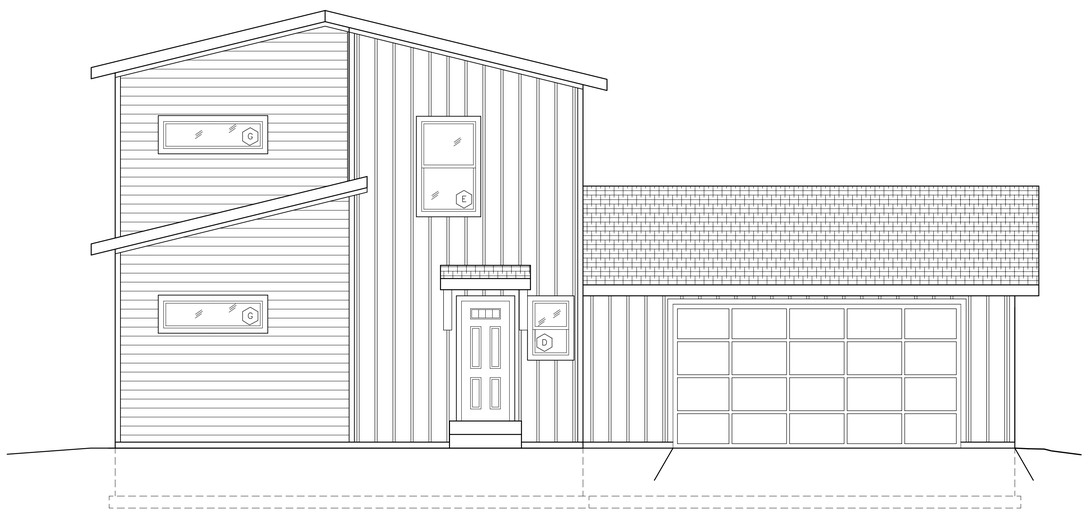
WGMGROUP



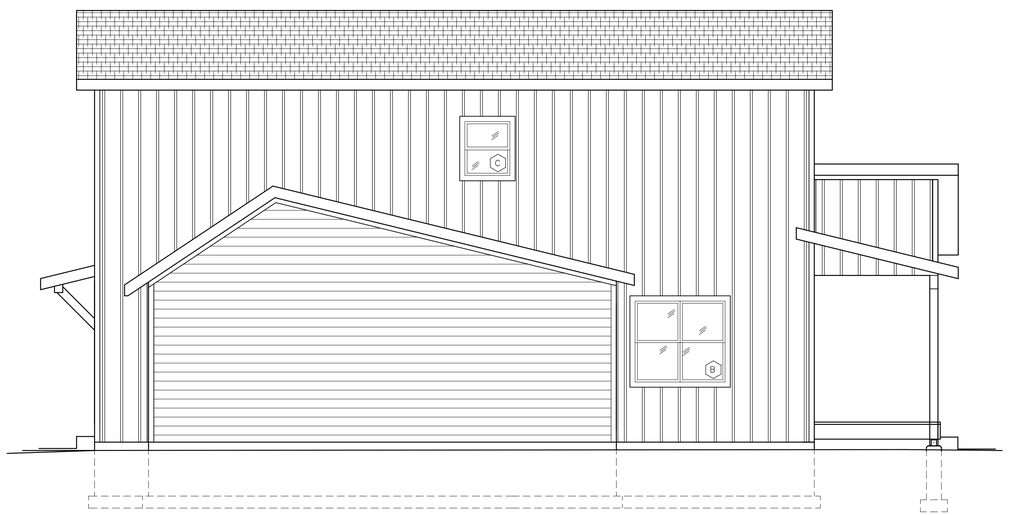
FRONT ELEVATION
SCALE: 1/4"=1'-0"



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



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



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

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HELLGATE VILLAGE
EAST AND WEST

UNIT 72 - THE ASPEN
3 BEDROOM - 1 1/2 BATH
MISSOULA, MONTANA

PLAN #

CONSTRUCTION DRAWINGS

DATE: 10/21/21

JOB NO: HGV-U72

REV:

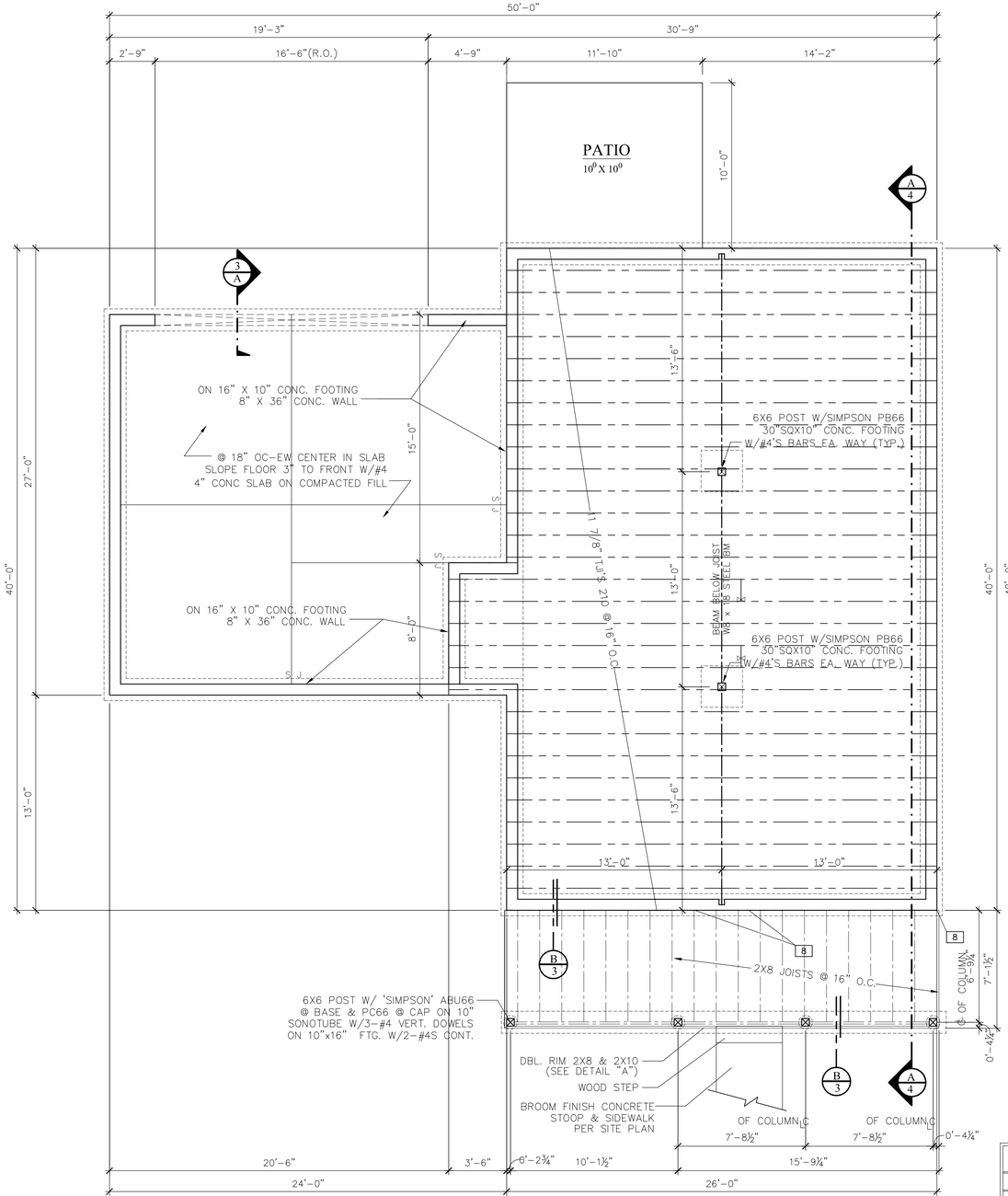
REV:

REV:

REV:

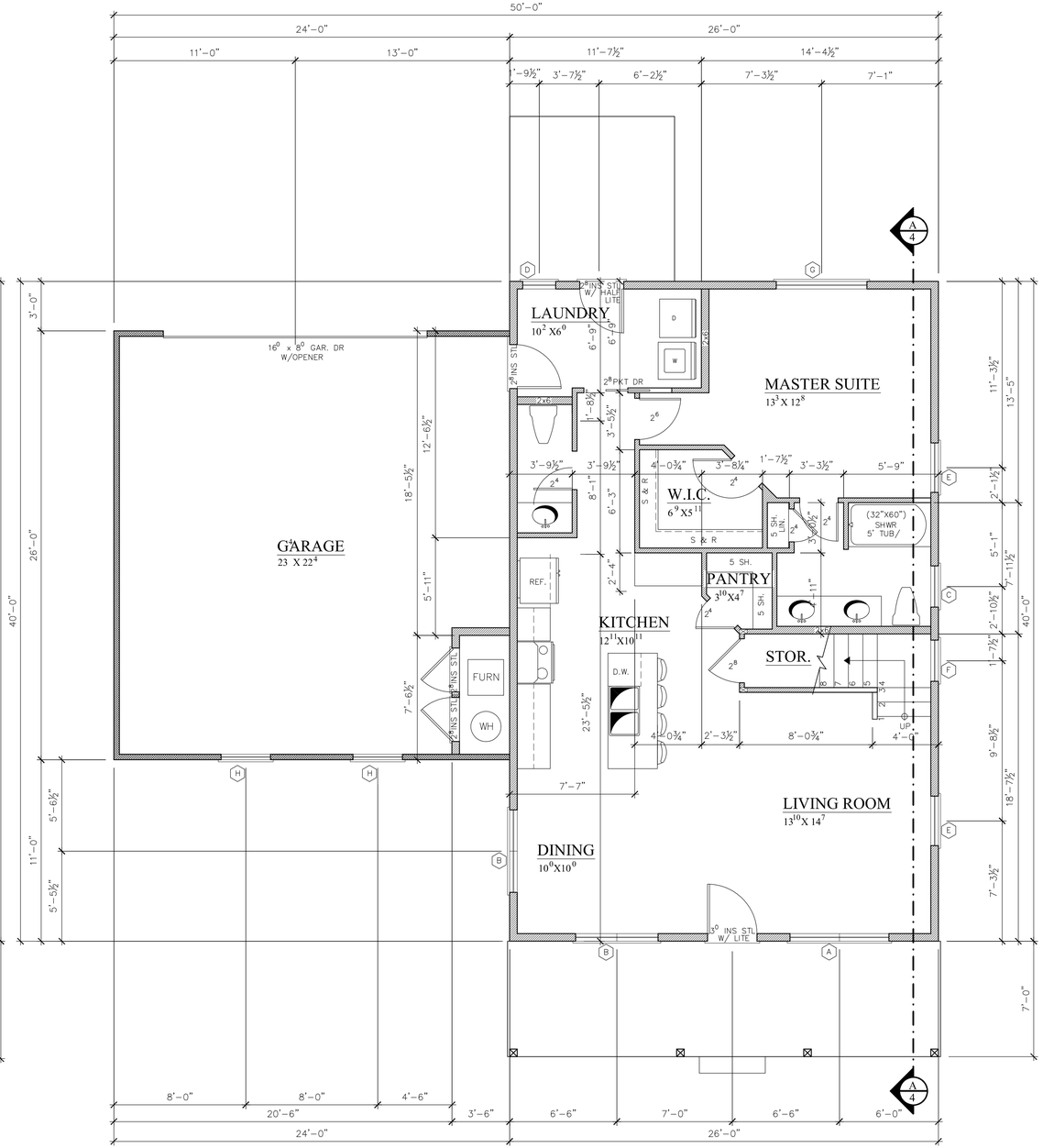
ELEVATIONS

SHEET 7
OF 7



MAIN FLOOR PLAN

SCALE: 1/4" = 1'-0" 1064 SQ. FT.



FOUNDATION PLAN

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

WINDOW SCHEDULE

	QTY.	R.O.W.	R.O.H.	TYPE	MATERIAL	MFGR.	REMARKS
A	1	6'-0"	5'-0"	SNG HNG	VINYL	WINDOW PROD.	DBL. UNIT
B	2	5'-0"	4'-6"	SNG HNG	VINYL	WINDOW PROD.	DBL. UNIT
C	2	2'-6"	3'-0"	SNG HNG	VINYL	WINDOW PROD.	–
D	1	2'-0"	3'-0"	SNG HNG	VINYL	WINDOW PROD.	1-D WINDOW NEEDS TO BE TEMPERED
E	3	3'-0"	5'-0"	SNG HNG	VINYL	WINDOW PROD.	EGRESS
F	1	2'-6"	6'-6"	SNG HNG	VINYL	WINDOW PROD.	TEMPERED
G	1	5'-6"	1'-6"	PIC	VINYL	WINDOW PROD.	–
H	2	3'-0"	3'-0"	SNG HNG	VINYL	WINDOW PROD.	–

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HELLGATE VILLAGE
EAST AND WEST

UNIT 72 - THE ASPEN
3 BEDROOM - 1 1/2 BATH
MISSOULA, MONTANA

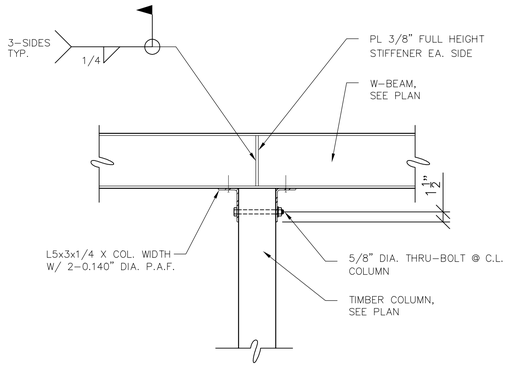
PLAN #

CONSTRUCTION DRAWINGS

DATE: 10/21/21
JOB NO: HGV-U72
REV:
REV:
REV:
REV:

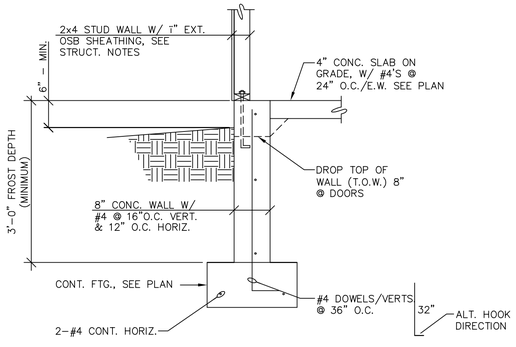
FDN/FLR PLAN

SHEET 2
OF 7



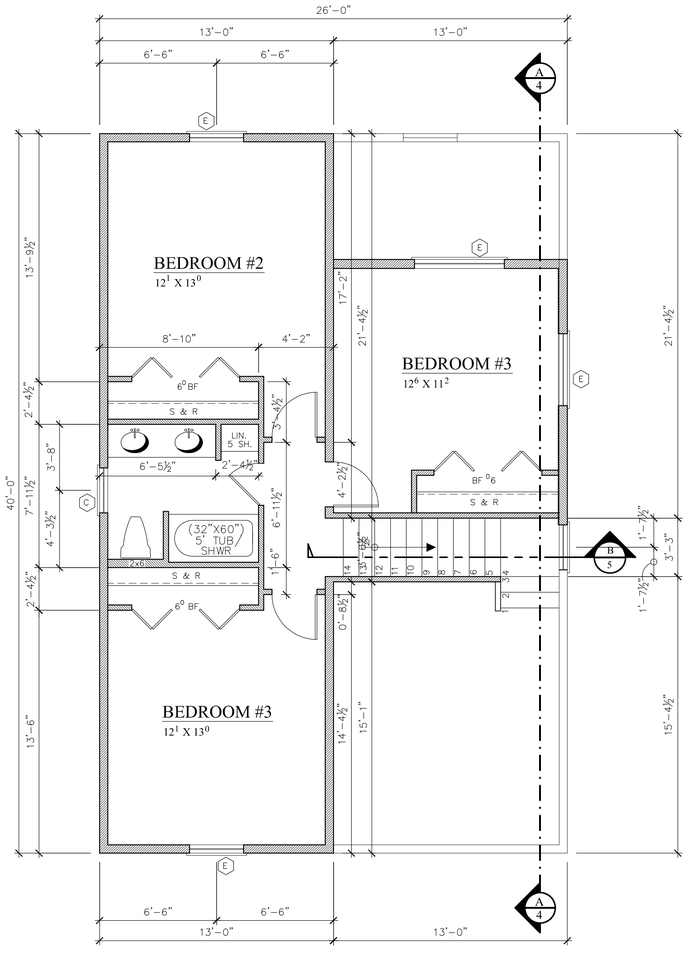
- COLUMN TO BEAM DEATAIL

N.T.S.



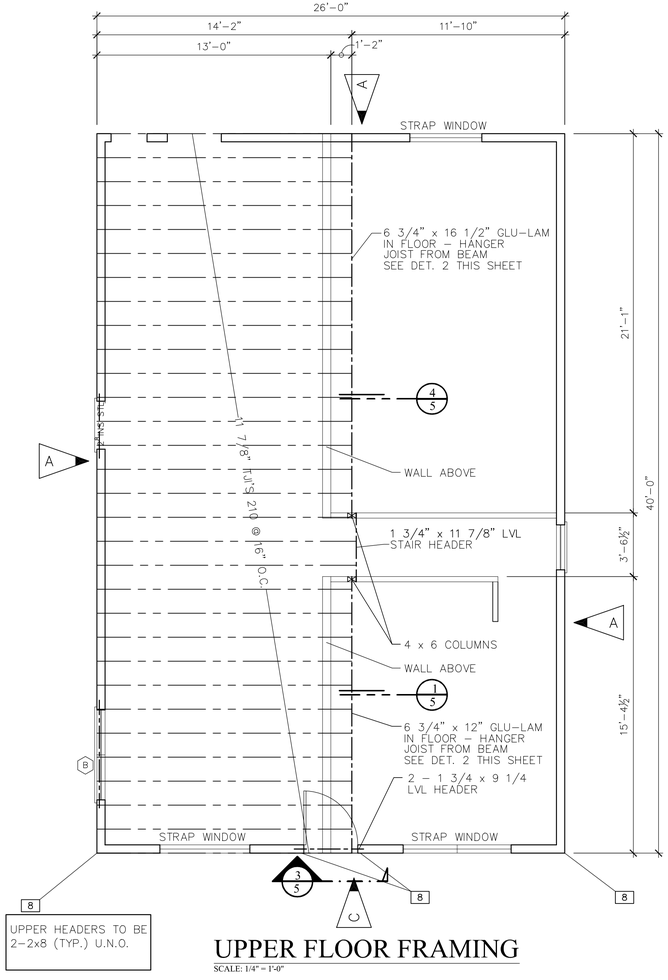
A BUILDING SECTION

3/4" = 1'-0"



UPPER FLOOR PLAN

SCALE: 1/4" = 1'-0" 520 SQ. FT.



UPPER FLOOR FRAMING

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

SHEAR WALL SCHEDULE				
A	7/16" O.S.B. ON ONE SIDE OF THE WALL	8d @ 6" O.C.	8d @ 12" O.C.	5/8"x10" A.R. @ 48" O.C.
B	7/16" O.S.B. ON ONE SIDE OF THE WALL	8d @ 4" O.C.	8d @ 12" O.C.	5/8"x10" A.R. @ 24" O.C.
C (7)	7/16" O.S.B. ON ONE SIDE OF THE WALL	8d @ 3" O.C.	8d @ 12" O.C.	5/8"x10" A.R. @ 24" O.C.

NOTES:

1) ▷ INDICATES SPECIAL SHEAR WALL TYPE. ALL EXTERIOR WALLS ARE TO BE NAILED W/ 8d @ 6" O.C. @ EDGES & 12" O.C. FIELD W/ 3/8" A.R. @ 48" O.C. UNLESS DESIGNATED SPECIAL, SEE 3/-.

2) ALL WD. SHEATHED WALLS SHALL BE BLOCKED AT ALL SHTG. EDGES, EDGE NAILING APPLIES TO ALL TOP & BOTTOM I'S, VERTICAL JOINTS, HORIZ. BLOCKED JOINTS, WALL CORNERS, AND HOLD DOWN ANCHOR STUDS.

3) PROVIDE 3x3x 1/4" PL WASHERS @ ALL ANCHOR RODS.

4) EMBED ALL ANCHOR RODS 7" MIN. U.N.O.

5) FOR HOLDOWN LOCATIONS, SEE PLAN.

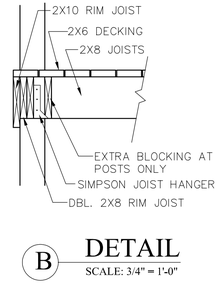
6) ANCHOR RODS & WASHERS IN CONTACT W/ P.T. I'S SHALL BE GALVANIZED OR STAINLESS STEEL.

7) PROVIDE 2-2x OR 3x MEMBERS @ ALL ABUTTING PANEL EDGES AT WALLS MARKED "7" ONLY.

HOLDOWN SCHEDULE			
MARK	HOLDOWN	ANCHORAGE	REQ'D COL.
8	'SIMPSON' STHD8RJ	CAST IN PLACE	2-2x
37	'SIMPSON' MST37	CENTER ON RIM SEE DETAIL 3	2-2x
62	'SIMPSON' ST6215	CENTER ON RIM SEE DETAIL 3	2-2x

NOTES:

1) INSTALL HOLDOWN PER MFR. RECOMMENDATIONS



B DETAIL

SCALE: 3/4" = 1'-0"

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HELLGATE VILLAGE
EAST AND WEST
UNIT 72 - THE ASPEN
3 BEDROOM - 1 1/2 BATH
MISSOULA, MONTANA

PLAN #

CONSTRUCTION DRAWINGS
DATE: 10/21/21
JOB NO: HGV-U72
REV:
REV:
REV:
REV:

UPPER FLOOR

SHEET 3
OF 7

HELLGATE VILLAGE
WEST TOWNHOMES

Unit 57, 58, 59, 60

WGMGROUP

FRONT ELEVATION

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

RIGHT ELEVATION

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

LEFT ELEVATION

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

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HELLGATE VILLAGE
EAST AND WEST

2 BEDROOM - 2 BATH
MISSOULA, MONTANA

PLAN #

CONSTRUCTION DRAWINGS

DATE: 10/12/21

JOB NO: HGV2

REV:

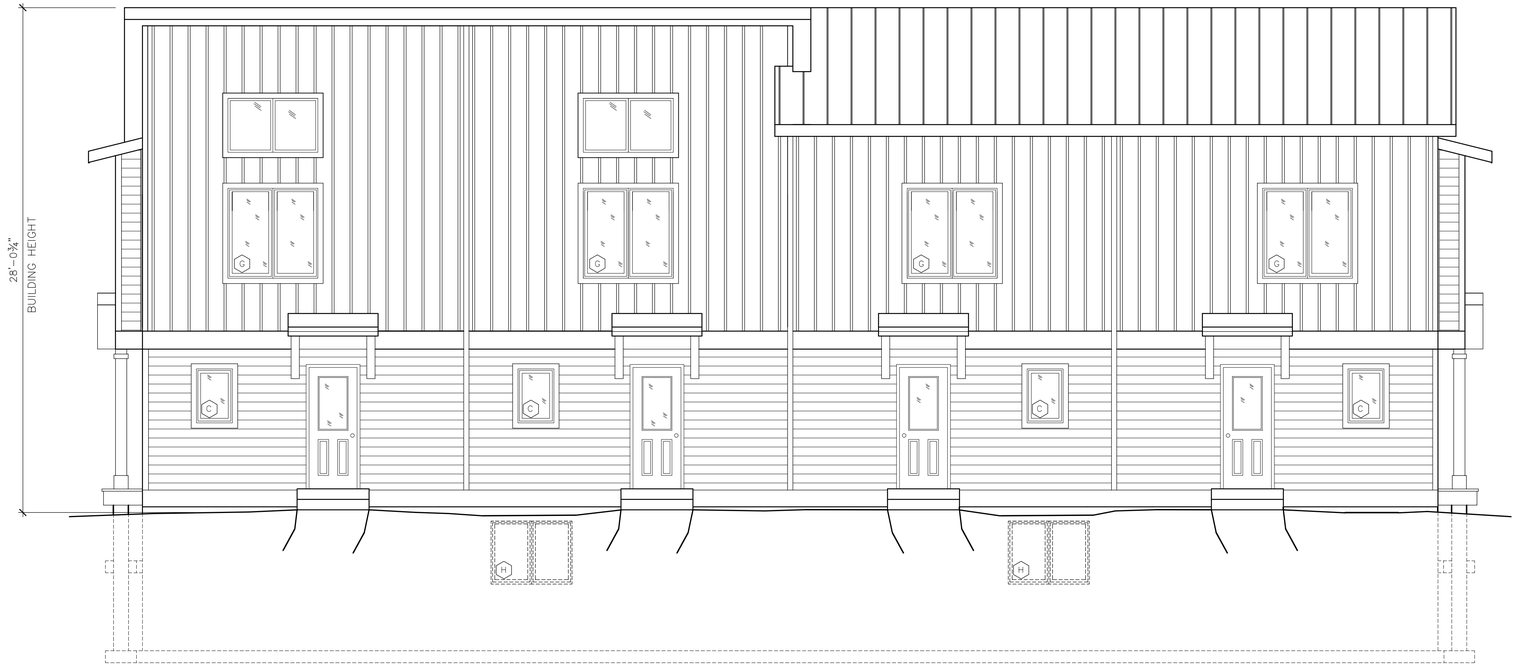
REV:

REV:

REV:

ELEVATIONS

SHEET 8 OF 12



REAR ELEVATION

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

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HELLGATE VILLAGE
EAST AND WEST

2 BEDROOM - 2 BATH
MISSOULA, MONTANA

PLAN #

CONSTRUCTION DRAWINGS

DATE: 10/12/21

JOB NO: HGV2

REV:

REV:

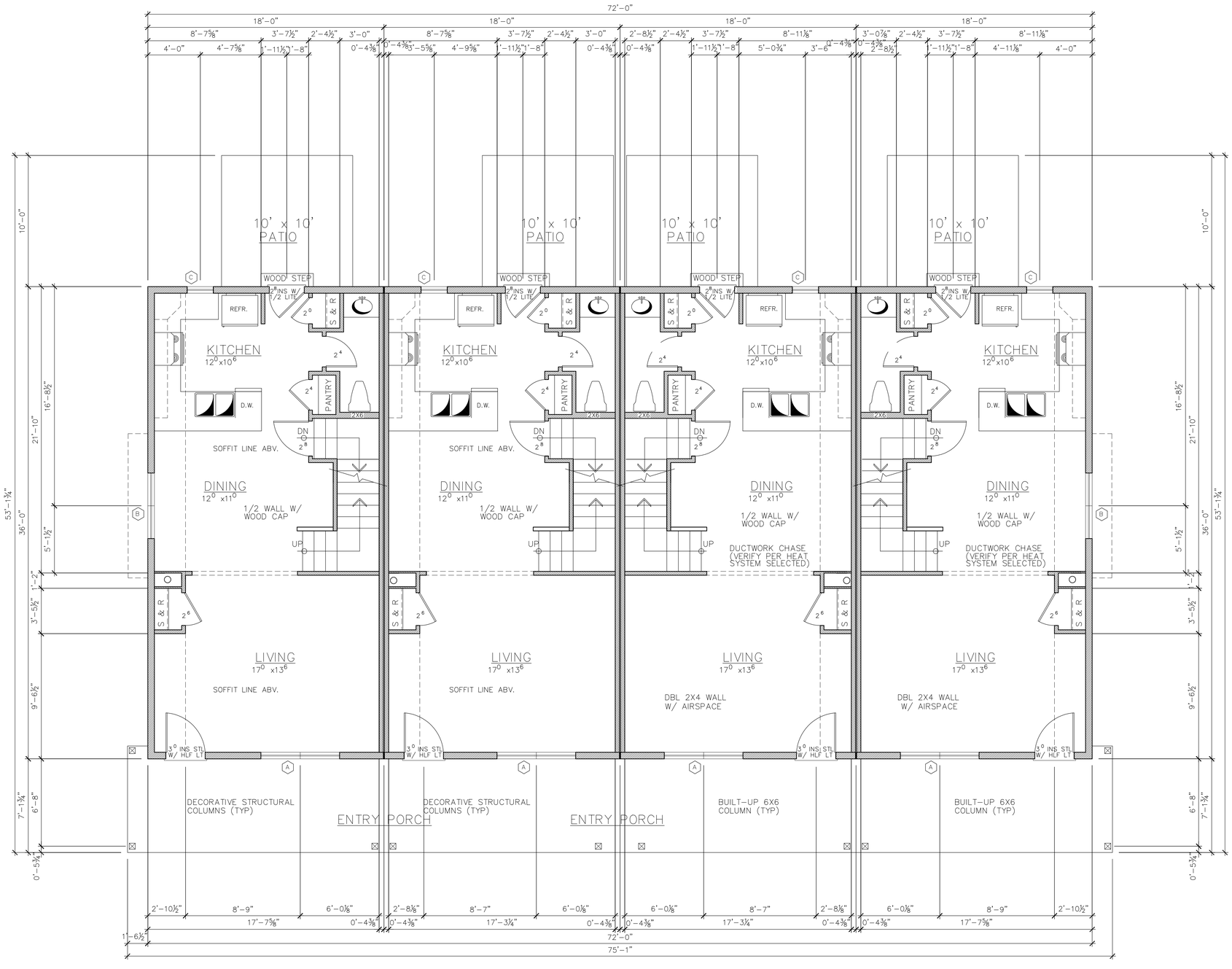
REV:

REV:

ELEVATIONS

SHEET 9

OF 12



MAIN FLOOR PLAN UNIT A
SCALE: 1/4"=1'-0" — 647 SQ.FT. (EA. SIDE)

MAIN FLOOR PLAN UNIT B
SCALE: 1/4"=1'-0" — 645 SQ.FT. (EA. SIDE)

MAIN FLOOR PLAN UNIT C
SCALE: 1/4"=1'-0" — 645 SQ.FT. (EA. SIDE)

MAIN FLOOR PLAN UNIT D
SCALE: 1/4"=1'-0" — 647 SQ.FT. (EA. SIDE)

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HELLGATE VILLAGE EAST AND WEST

2 BEDROOM - 2 BATH
MISSOULA, MONTANA

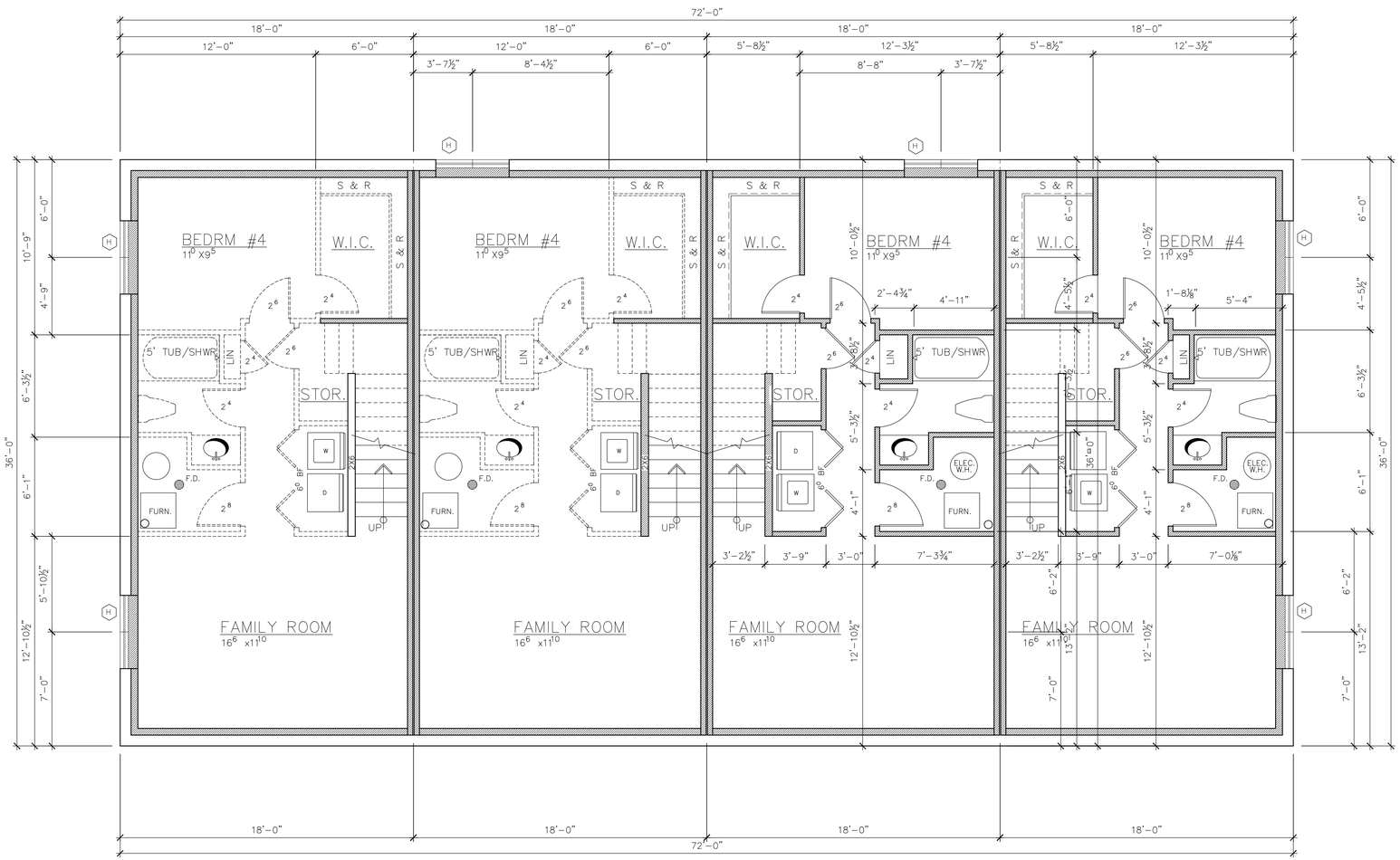
PLAN #

CONSTRUCTION DRAWINGS
DATE: 10/12/21
JOB NO: HGV2
REV:
REV:
REV:
REV:

FLOOR PLANS

SHEET 3 OF 12

FOR PERMITTING THIS WILL BE BUILT WITH AN UNFINISHED BASEMENT



BASEMENT PLAN UNIT A
SCALE: 1/4"=1'-0" 663 SQ.FT. (EA. SIDE)

BASEMENT PLAN UNIT B
SCALE: 1/4"=1'-0" 645 SQ.FT. (EA. SIDE)

BASEMENT PLAN UNIT C
SCALE: 1/4"=1'-0" 645 SQ.FT. (EA. SIDE)

UPPER FLR PLAN UNIT D
SCALE: 1/4"=1'-0" 663 SQ.FT. (EA. SIDE)

— REQUIRED WALLS TO BE FRAMED IN THE BASEMENT

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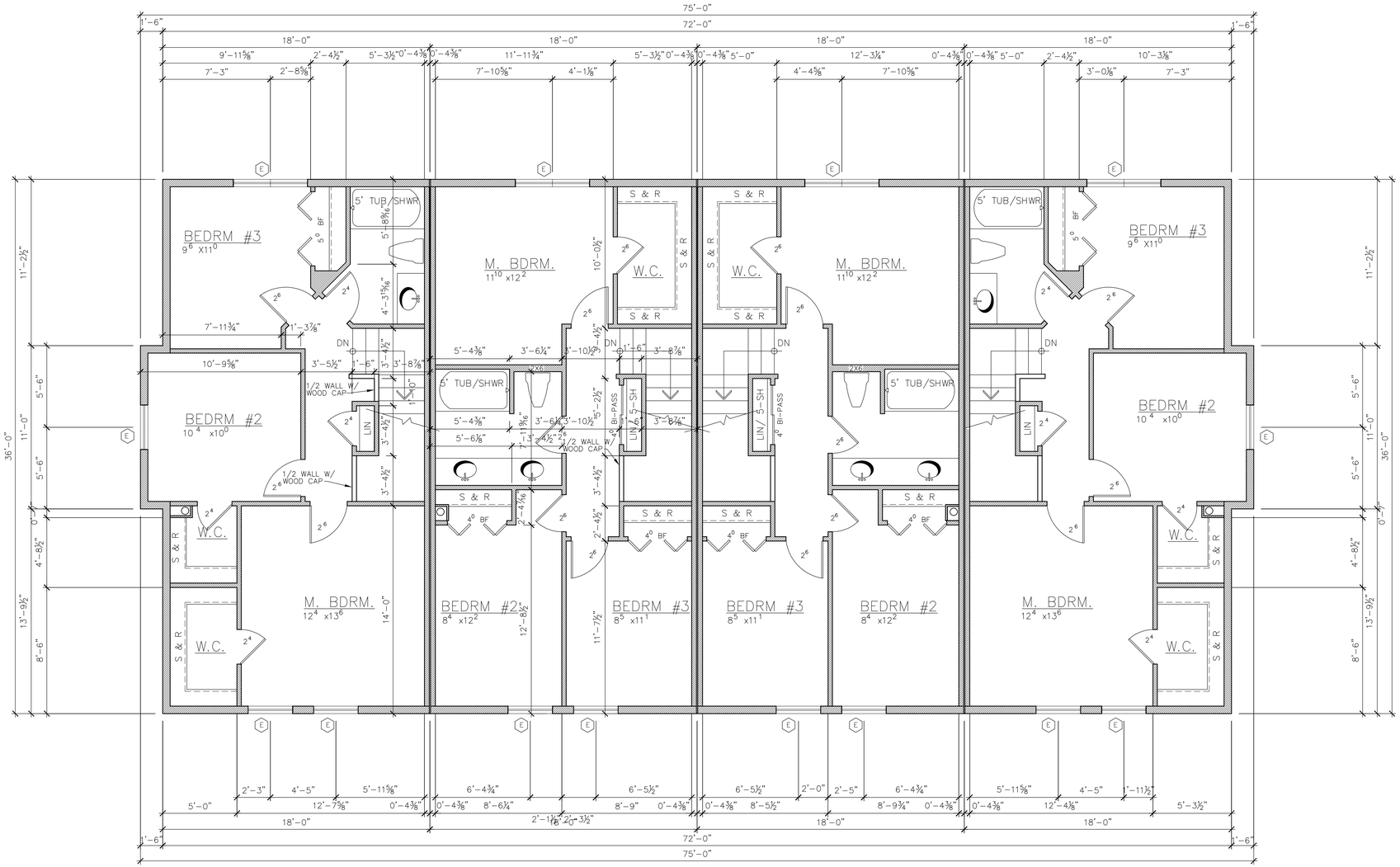
HELLGATE VILLAGE
EAST AND WEST
2 BEDROOM - 2 BATH
MISSOULA, MONTANA

PLAN #

CONSTRUCTION DRAWINGS
DATE: 10/12/21
JOB NO: HGV2
REV:
REV:
REV:
REV:

ROOF/ELEC PLAN

SHEET 5
OF 12



UPPER FLR PLAN UNIT A

SCALE: 1/4"=1'-0" 663 SQ.FT. (EA. SIDE)

UPPER FLR PLAN UNIT B

SCALE: 1/4"=1'-0" 645 SQ.FT. (EA. SIDE)

UPPER FLR PLAN UNIT C

SCALE: 1/4"=1'-0" 645 SQ.FT. (EA. SIDE)

UPPER FLR PLAN UNIT D

SCALE: 1/4"=1'-0" 663 SQ.FT. (EA. SIDE)

WINDOW SCHEDULE

	QTY. PER UNIT	R.O.W.	R.O.H.	TYPE	MATERIAL	MFGR.	REMARKS
A	5	6'-0"	5'-0"	SNG HNG	VINYL	WINDOW PROD.	DBL. UNIT
B	2	5'-0"	4'-0"	SNG HNG	VINYL	WINDOW PROD.	DBL. UNIT
C	4	2'-0"	3'-0"	SNG HNG	VINYL	WINDOW PROD.	–
D	2	5'-0"	4'-6"	SNG HNG	VINYL	WINDOW PROD.	EGRESS (SEE ELEV)
E	4	3'-0"	4'-6"	SNG HNG	VINYL	WINDOW PROD.	EGRESS
F	4	3'-0"	5'-0"	SNG HNG	VINYL	WINDOW PROD.	EGRESS
G	2	5'-0"	5'-0"	SNG HNG	VINYL	WINDOW PROD.	EGRESS
H	6	4'-6"	3'-6"	SLDR.	VINYL	WINDOW PROD.	EGRESS
J	0	4'-6"	3'-6"	SLDR.	VINYL	WINDOW PROD.	–
K	0	4'-6"	3'-6"	SLDR.	VINYL	WINDOW PROD.	–

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HELLGATE VILLAGE
EAST AND WEST

2 BEDROOM - 2 BATH
MISSOULA, MONTANA

PLAN #

CONSTRUCTION DRAWINGS

DATE: 10/12/21

JOB NO: HGV2

REV:

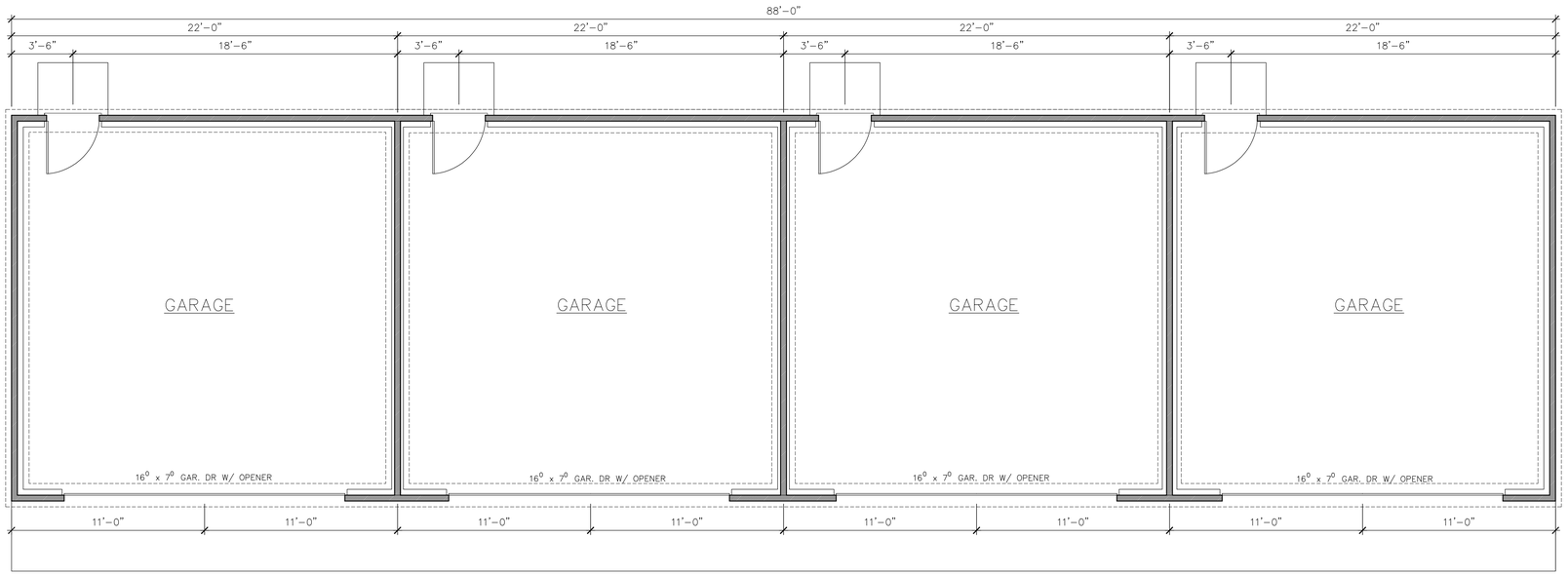
REV:

REV:

REV:

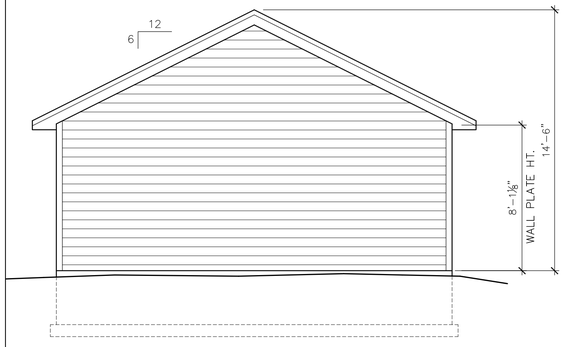
BASEMENT

SHEET 4
OF 12



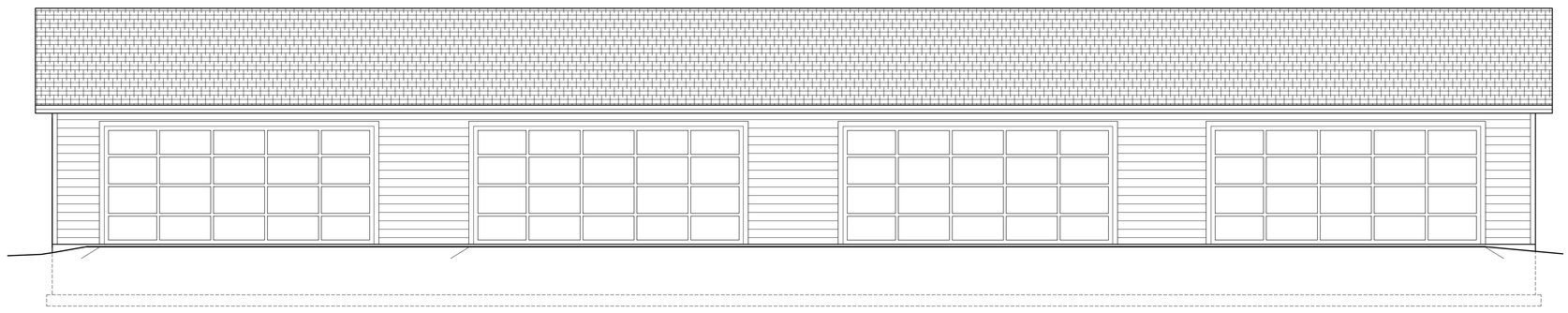
GARAGE FLOOR PLAN

SCALE: 1/4"=1'-0" 484 SQ.FT. (EA. SIDE)



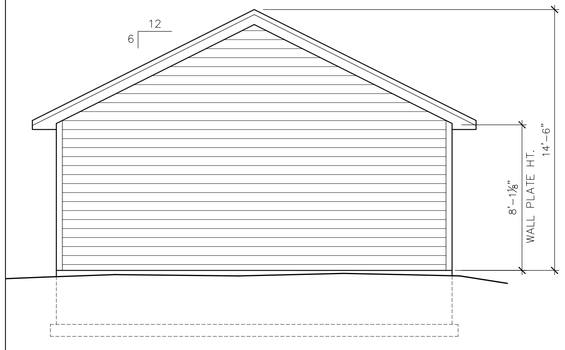
RIGHT ELEVATION

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



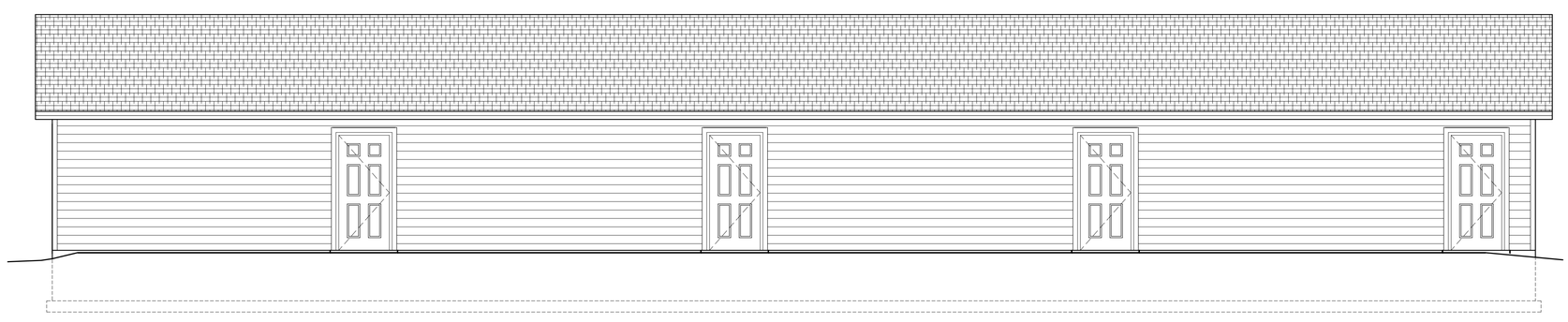
FRONT ELEVATION

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



LEFT ELEVATION

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



REAR ELEVATION

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

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HELLGATE VILLAGE EAST AND WEST

FOUR CAR GARAGE
MISSOULA, MONTANA

PLAN #

CONSTRUCTION DRAWINGS

DATE: 6/29/22

JOB NO: HGV-UDG

REV:

REV:

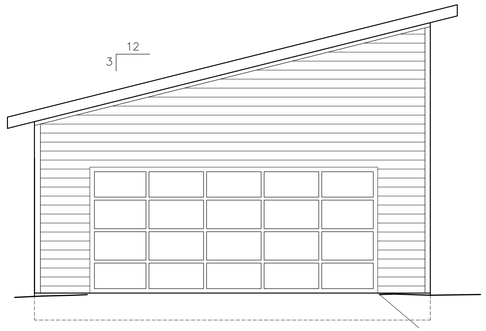
REV:

REV:

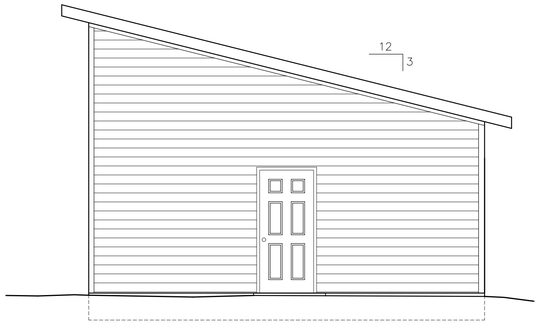
GARAGE PLAN

SHEET

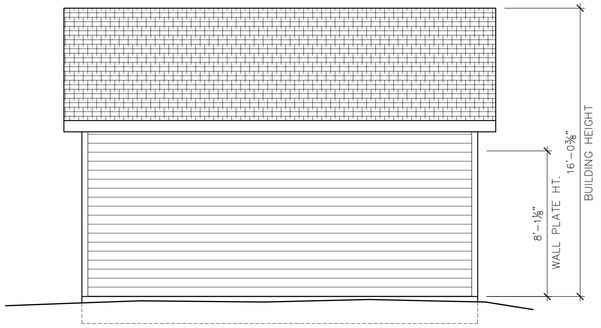
OF



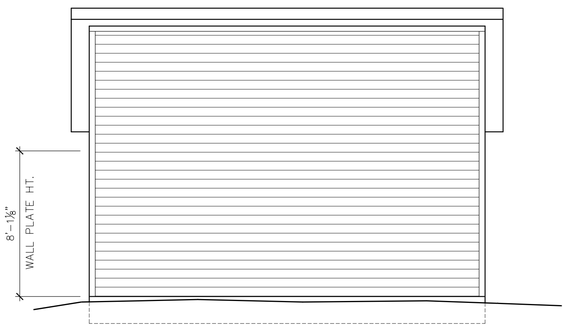
FRONT ELEVATION
SCALE: 1/4"=1'-0"



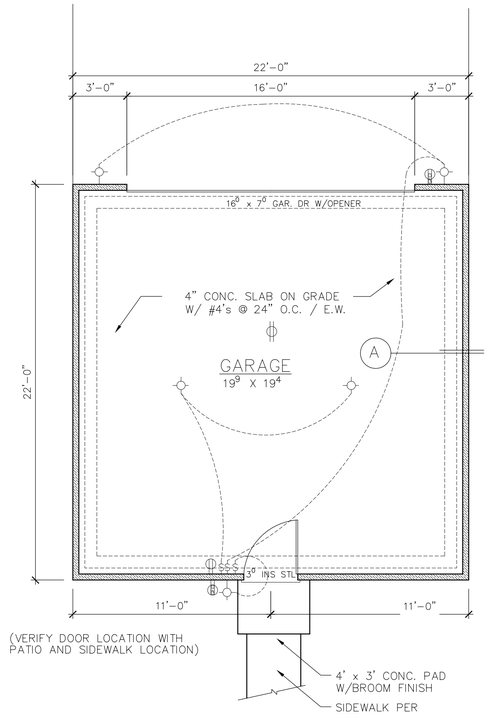
REAR ELEVATION
SCALE: 1/4"=1'-0"



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



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



GARAGE FLOOR PLAN
SCALE: 1/4"=1'-0"

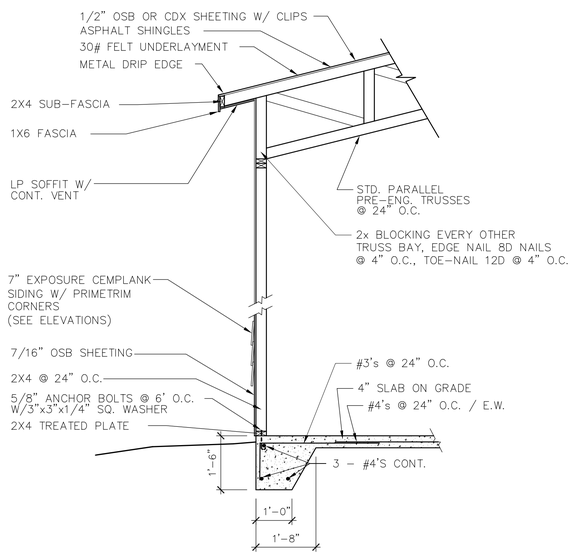
ELECTRICAL SCHEDULE

SYMBOL	DESC	SYMBOL	DESC
	OVERHEAD LIGHT		SINGLE POLE SW.
	WALL LIGHT		THREE-WAY SW.
R	RECESSED LIGHT	SD	SMOKE DETECTOR
	LITE/FAN	T	THERMOSTAT
	DUPLEX OUTLET		TELEPHONE
	220 OUTLET	TV	CABLE OUTLET
	CEILING OUTLET	HEAT	HEATING VENT
	FLOOR OUTLET		METER BASE
	HALF-SW. OUTLET	ELEC. PANEL	CIRCUIT BREAKER PANEL
GFI	GND. FAULT CIR. INTERRUPTER		FAN ONLY
	FAN		FAN & LIGHT

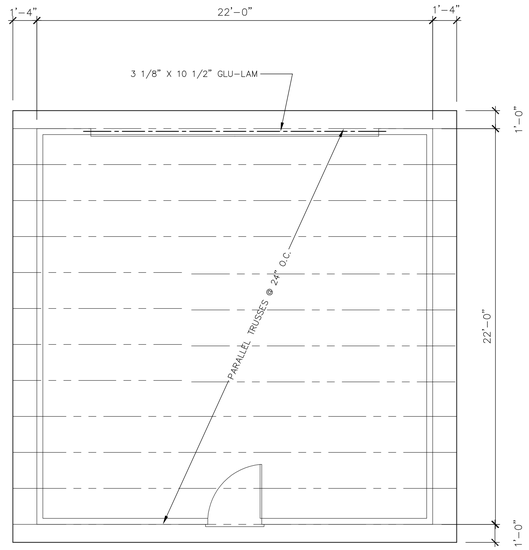
NOTES:

ALL ELECTRICAL TO BE PER CODE WHETHER INDICATED ON PLAN OR NOT

PROVIDE MIN. 1 LIGHT IN CRAWLSPACE



A GARAGE WALL SECTION
SCALE: 1/2"=1'-0"



ROOF FRAMING PLAN
SCALE: 1/4"=1'-0"

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HELLGATE VILLAGE
EAST AND WEST
FOR UNITS 51,52,61,62,63,64,65 AND 70
DOUBLE CAR GARAGE
MISSOULA, MONTANA

PLAN #

CONSTRUCTION DRAWINGS
DATE: 2/18/22
JOB NO: HGV-UDG
REV:
REV:
REV:
REV:
GARAGE PLAN

SHEET
OF