



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 ordinance 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
Landscape Architect

Encl.

W:\Projects\180515\Docs\Misc\TED Process\Ted - West\2021\Resubmittal\Conditional Use Cover Letter.docx



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.

	6/10/2020
Applicant's Signature	Date
	6/10/2020
Owner's Signature	Date
	6/10/2020
Representative's Signature	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 commercial 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 surrounding 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 compatible 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 compatible 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 availability 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(l) 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.

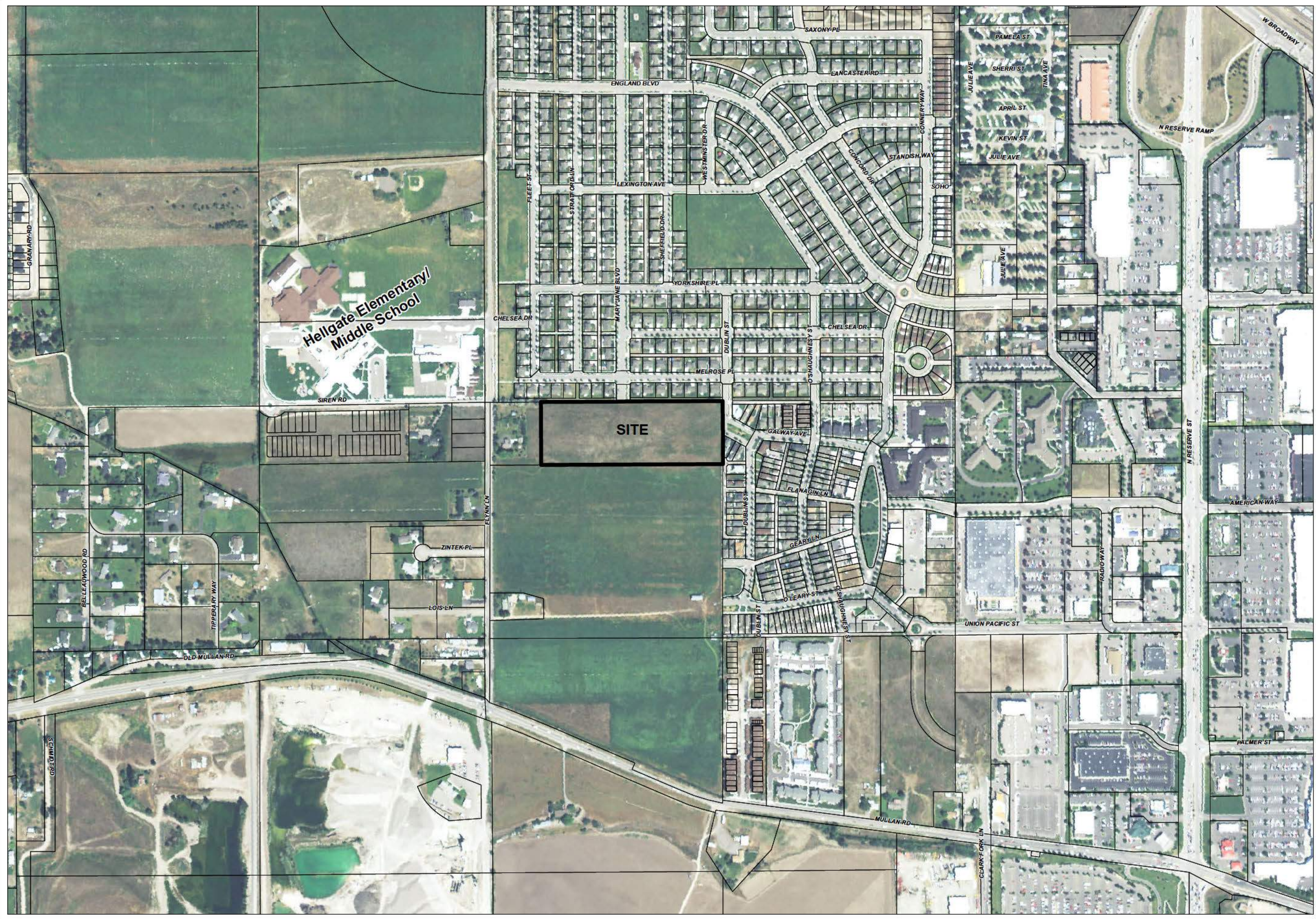
- ☒ **A Growth Policy/Comprehensive Plan map** of the subject property and vicinity extending at least 300 feet from the property boundaries for the applicable comprehensive plan, clearly showing the land use designation of the subject property and surrounding properties.
- ☒ **The current plat** of 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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0 250 500
1 inch = 500 feet

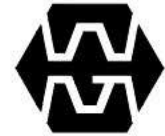


VICINITY MAP EXHIBIT
HELLGATE VILLAGE TOWNHOME
EXEMPTION DEVELOPMENT
MISSOULA, MONTANA

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 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.

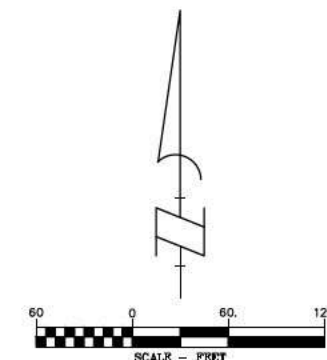
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DRAFT: CEG
APPROVE: DH
DATE:

JANUARY 2020



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AERIAL PHOTOGRAPH EXHIBIT
HELLGATE VILLAGE TOWNHOME EXEMPTION DEVELOPEMENT
MISSOULA, MONTANA

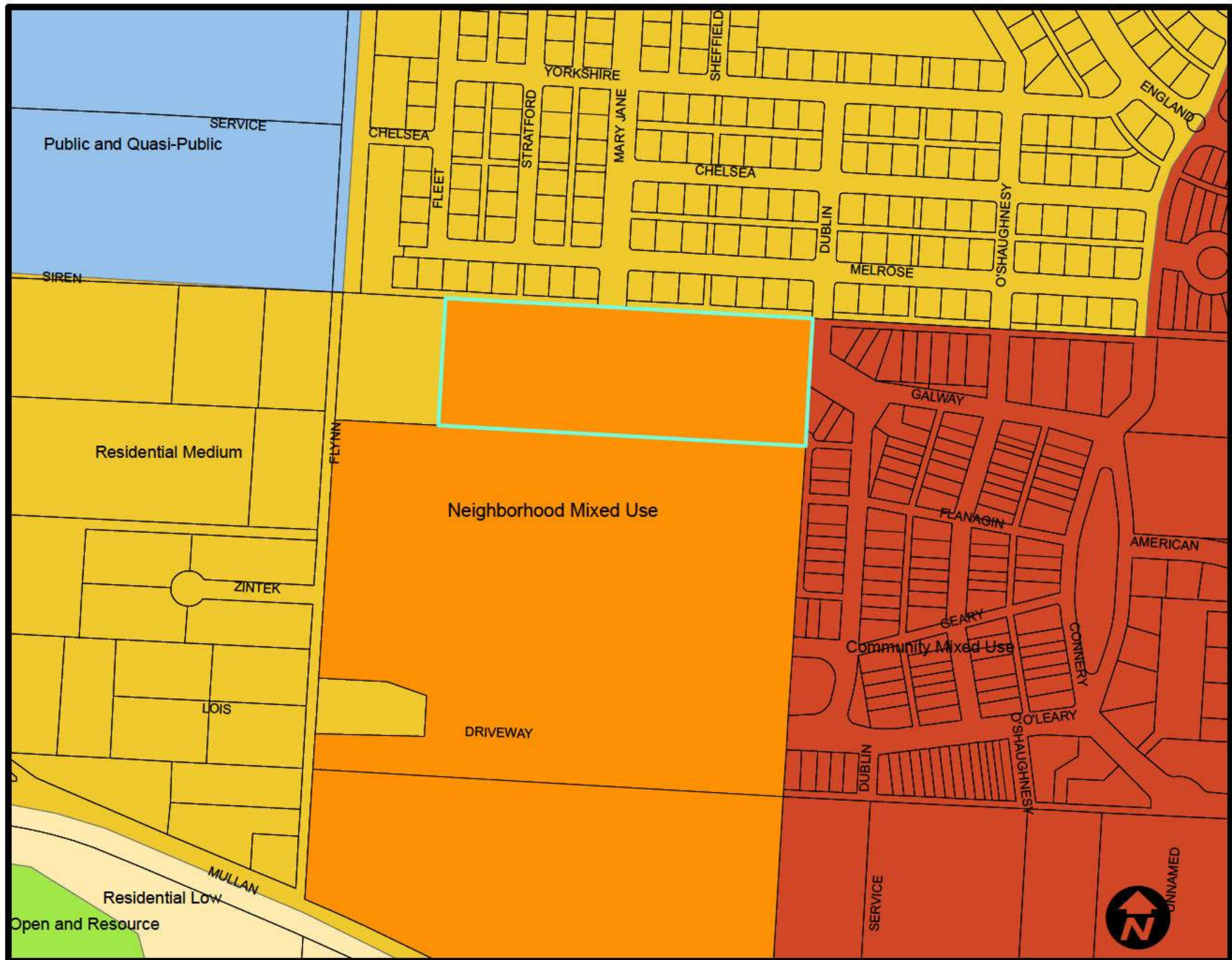


REVISIONS:		
NO.	DESCRIPTION	DATE

PROJECT: 18-05-15
LAYOUT: Layout1
SURVEYED: ---
DESIGN: ---
DRAFT: CEG
APPROVE: DH
DATE: JUNE 2020

FILE: W:\Projects\180515\CAD Data\Pre Plot\180515_aerial_photo-ED.dwg

Land Use Designation - Hellgate Village

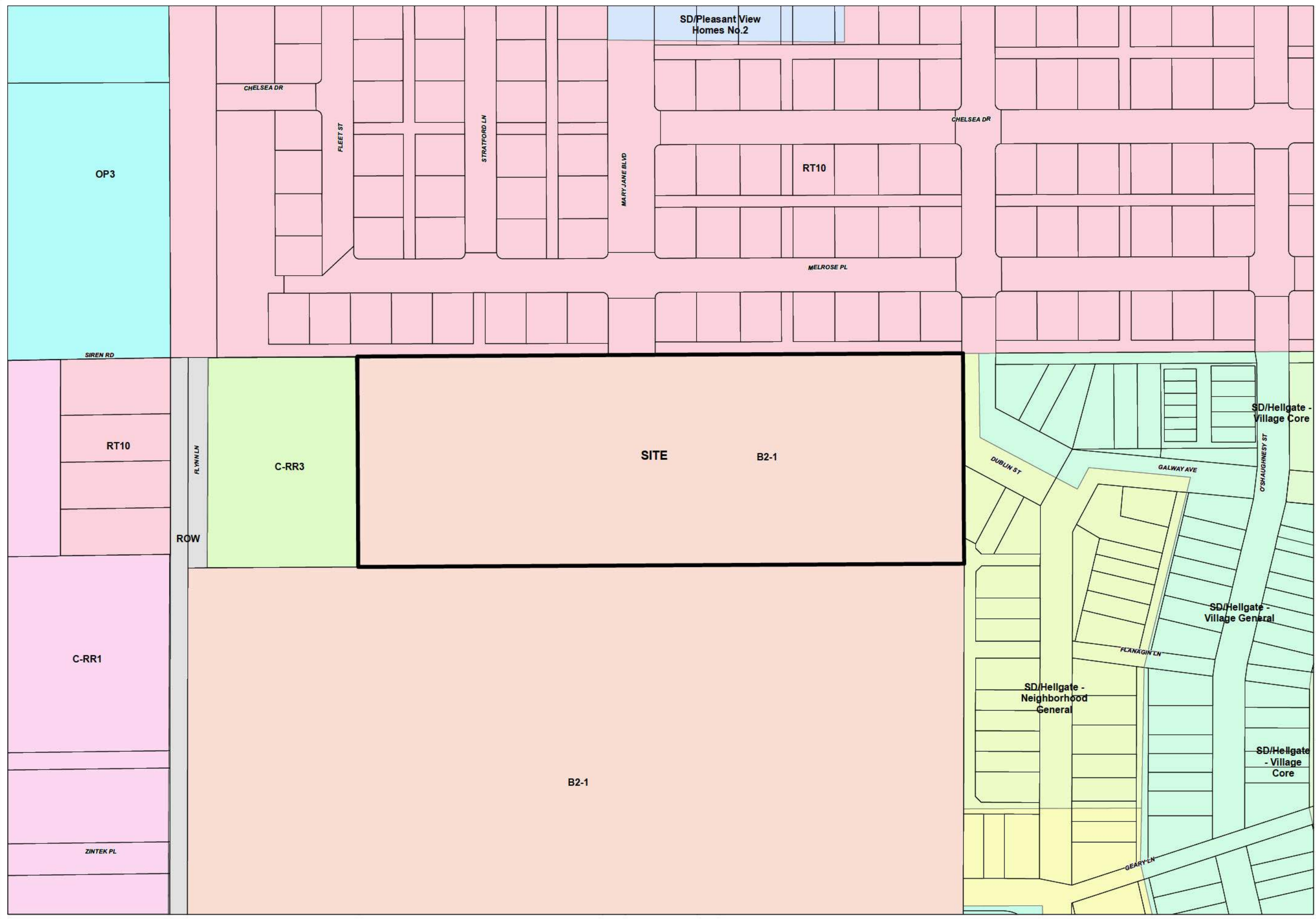




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0 75 150
1 inch = 150 feet



**CURRENT ZONING EXHIBIT
HELLGATE VILLAGE TOWNHOME
EXEMPTION DEVELOPMENT
MISSOULA, MONTANA**

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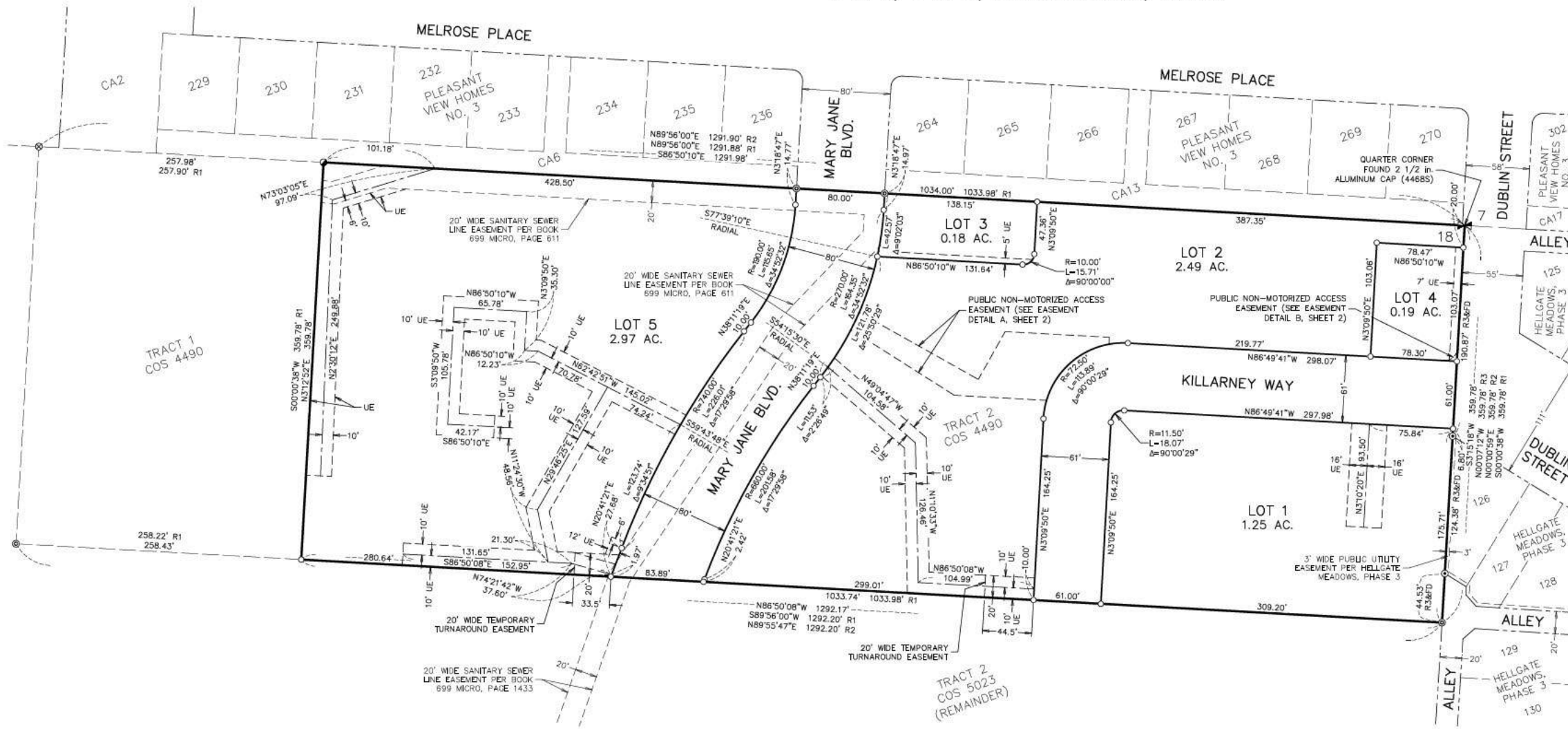
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APPROVE: DH
DATE:

JANUARY 2020

SHEET
1 OF 1

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

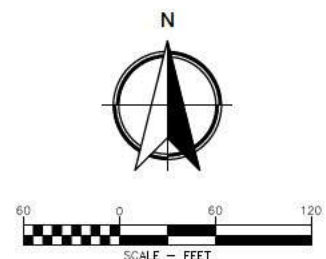


LEGEND

- SET 5/8 in. X 24 in. REBAR WITH 1 1/4 in. YELLOW PLASTIC CAP (WGM GROUP JAD 19133LS)
- ⊙ FOUND 1 1/4 in. YELLOW PLASTIC CAP (WGM GROUP LIS 14519LS)
- ⊙ FOUND 1 1/4 in. YELLOW PLASTIC CAP (ELI SM 9328LS)
- ⊙ FOUND 1 1/4 in. YELLOW PLASTIC CAP (ELI 3713LS)
- ⊙ FOUND 1 1/2 in. BRASS CAP (MED 2518S)
- UE UTILITY EASEMENT
- COS CERTIFICATE OF SURVEY
- R1 RECORD OR COMPUTED RECORD DATA PER CERTIFICATE OF SURVEY NO. 4490
- R2 RECORD OR COMPUTED RECORD DATA PER CERTIFICATE OF SURVEY NO. 5023
- R3 RECORD DATA PER HELLGATE MEADOWS, PHASE 3

NOTES:

- 1) ALL BEARINGS, DISTANCES, AND CURVE DATA SHOWN ARE FOUND OR SET, UNLESS OTHERWISE NOTED.
- 2) THIS SURVEY DOES NOT PURPORT TO SHOW ALL ENCUMBRING OR APPURTENANT EASEMENTS FOR THE REAL PROPERTY SHOWN HEREON.



BASIS OF BEARINGS

GRID NORTH OF MONTANA 2500 STATE PLANE
 COORDINATE SYSTEM - NORTH AMERICAN
 DATUM 1983 (2011) (EPOCH: 2010.0000)

OWNER
 HEH, LLC

AREAS

LOT AREA = 7.08 ACRES
 STREET AREA = 1.46 ACRES
 TOTAL AREA = 8.54 ACRES

SURVEY COMMISSIONED BY:
 HEH, LLC

SHEET 1 OF 2
 DATE: MAY 2020
 DRAFT: CEG
 PROJECT NO.: 18-05-15
 FILE NO.: 180515_FPLAT.DWG
 LAYOUT TAB: SHT1

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

SURVEYOR'S CERTIFICATE*****

I, JEFFREY A. DUNCAN, PROFESSIONAL LAND SURVEYOR, MONTANA LICENSE NO. 19133LS, HEREBY CERTIFY THOSE ITEMS SHOWN ON THIS PLAT PERTAINING TO THE PRACTICE OF LAND SURVEYING AS DEFINED IN TITLE 37, CHAPTER 67, MONTANA CODE ANNOTATED, REPRESENT A SURVEY MADE UNDER MY DIRECT SUPERVISION, AND FURTHER THIS SURVEY WAS COMPLETED ON THE DATE SHOWN HEREON ACCORDING TO THE PROVISIONS OF TITLE 76, CHAPTER 3, MONTANA CODE ANNOTATED.

JEFFREY A. DUNCAN, P.L.S. DATE
 MONTANA LICENSE NO. 19133LS
 FOR WGM GROUP, INC.

UNLESS SIGNED, SEALED, AND DATED, THIS IS A PRELIMINARY OR UNOFFICIAL DOCUMENT AND CANNOT BE RELIED UPON IN WHOLE OR PART.

CERTIFICATE OF DEDICATION:

THE UNDERSIGNED HEREBY CERTIFIES THAT IT HAS CAUSED TO BE SURVEYED, SUBDIVIDED AND PLATTED INTO LOTS AND STREET AS SHOWN ON THIS PLAT, THE FOLLOWING DESCRIBED TRACT OF LAND, TO-WIT:

LEGAL DESCRIPTION: PERIMETER

TRACT 2 OF CERTIFICATE OF SURVEY NO. 4490, ON FILE AND OF RECORD IN MISSOULA COUNTY, MONTANA; LOCATED IN THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 13 NORTH, RANGE 19 WEST, PRINCIPAL MERIDIAN, MONTANA; CONTAINING 8.54 ACRES, MORE OR LESS; BEING SURVEYED AND MONUMENTED ACCORDING TO THIS PLAT.

FURTHER THAT THE ABOVE PARCEL IS TO BE KNOWN AND DESIGNATED AS HELLGATE VILLAGE SUBDIVISION; AND THE LANDS INCLUDED IN ALL STREETS SHOWN ON SAID PLAT ARE HEREBY DEDICATED, GRANTED, AND DONATED TO THE PUBLIC FOREVER; AND THE USE OF THE LANDS INCLUDED IN ALL PUBLIC NON-MOTORIZED ACCESS EASEMENTS SHOWN ON SAID PLAT ARE HEREBY DEDICATED, GRANTED, AND DONATED TO THE USE OF THE PUBLIC FOREVER.

FURTHERMORE, THIS SURVEY IS EXEMPT FROM REVIEW BY THE DEPARTMENT OF ENVIRONMENTAL QUALITY PURSUANT TO SECTION 76-4-125(1)(d) M.C.A. TO-WIT: AS CERTIFIED PURSUANT TO 76-4-127; (i) NEW DIVISIONS SUBJECT TO REVIEW UNDER THE MONTANA SUBDIVISION AND PLATTING ACT; (ii) DIVISIONS OR PREVIOUSLY DIVIDED PARCELS RECORDED WITH SANITARY RESTRICTIONS; OR (iii) DIVISIONS OR PARCELS OF LAND THAT ARE EXEMPT FROM THE MONTANA SUBDIVISION AND PLATTING ACT REVIEW UNDER 76-3-203 OR 76-3-207(1)(a), (1)(b), (1)(d), (1)(e), OR (1)(f).

FURTHERMORE, FEDERAL, STATE, AND LOCAL PLANS, POLICIES, REGULATIONS, AND/OR CONDITIONS OF SUBDIVISION APPROVAL, AS REQUIRED BY THE REVIEWING AGENCY, THAT MAY LIMIT THE USE OF THE PROPERTY, INCLUDING THE LOCATION, SIZE, AND USE ARE SHOWN ON THE CONDITIONS OF APPROVAL SHEET OR OTHERWISE STATED.

FURTHERMORE, BUYERS OF PROPERTY SHOULD ENSURE THAT THEY HAVE OBTAINED AND REVIEWED ALL SHEETS OF THE PLAT AND ALL DOCUMENTS RECORDED AND FILED IN CONJUNCTION WITH THE PLAT, AND THAT BUYERS OF PROPERTY ARE STRONGLY ENCOURAGED TO CONTACT THE LOCAL PLANNING DEPARTMENT AND BECOME INFORMED OF ANY LIMITATIONS ON THE USE OF THE PROPERTY PRIOR TO CLOSING.

FURTHERMORE, ALL OR PART OF THE REQUIRED PUBLIC IMPROVEMENTS HAVE BEEN INSTALLED AND/OR SECURITY REQUIREMENTS, PURSUANT TO 76-3-507, MCA, SECURE THE FUTURE CONSTRUCTION OF ANY REMAINING PUBLIC IMPROVEMENTS TO BE INSTALLED.

FURTHERMORE, THE UNDERSIGNED CERTIFIES THAT PARKLAND DEDICATION HAS BEEN MET BY PAYMENT OF CASH-IN-LIEU OF PARKLAND.

THE UNDERSIGNED HEREBY GRANTS TEMPORARY TURNAROUND EASEMENTS ON AND ACROSS PORTIONS OF LOTS 2 AND 5 OF THIS SUBDIVISION, AS SHOWN ON THIS PLAT, FOR THE USE AND BENEFIT OF ANY EMERGENCY VEHICLE; SAID EASEMENTS ARE TO BE PERMANENTLY AND FOREVER TERMINATED AT THE TIME THE TURNAROUNDS ARE REMOVED AND THE STREET IMPROVEMENTS ARE CONTINUED.

THE UNDERSIGNED HEREBY GRANTS UNTO EACH AND EVERY PERSON, FIRM, OR CORPORATION, WHETHER PUBLIC OR PRIVATE, PROVIDING OR OFFERING TO PROVIDE TELEPHONE, TELEGRAPH, ELECTRIC POWER, GAS, CABLE TELEVISION, WATER, OR SEWER SERVICE TO THE PUBLIC, THE RIGHT TO THE JOINT USE OF AN EASEMENT FOR THE CONSTRUCTION, MAINTENANCE, REPAIR, AND REMOVAL OF THEIR LINES AND OTHER FACILITIES, IN, OVER, UNDER, AND ACROSS EACH AREA DESIGNATED ON THIS PLAT AS "UTILITY EASEMENT" TO HAVE AND TO HOLD FOREVER.

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 _____

EXAMINED & APPROVED*****

CERTIFICATE OF CITY PLANNER
 DATED THIS _____ DAY OF _____ 20____ LAND USE PLANNER _____

CERTIFICATE OF MISSOULA CITY/COUNTY HEALTH DEPARTMENT
 DATED THIS _____ DAY OF _____ 20____ MISSOULA CITY/COUNTY HEALTH DEPARTMENT _____

CERTIFICATE OF CITY ENGINEER
 I, _____ CITY ENGINEER OF THE CITY OF MISSOULA, MISSOULA COUNTY, MONTANA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND I FIND THAT IT CONFORMS TO THE SURVEYING AND ROADWAY REQUIREMENTS OF STATE AND LOCAL REGULATIONS ENACTED PURSUANT THERETO.
 DATED THIS _____ DAY OF _____ 20____ CITY ENGINEER _____

CERTIFICATE OF CITY ATTORNEY
 I, _____ CITY ATTORNEY OF THE CITY OF MISSOULA, MISSOULA COUNTY, MONTANA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE CERTIFICATE OF TITLE OF THIS PLAT AND FIND THAT IT CONFORMS TO THE REQUIREMENTS OF SECTION 76-3-612, M.C.A., AND STATE AND LOCAL REGULATIONS ENACTED PURSUANT THERETO.
 DATED THIS _____ DAY OF _____ 20____ CITY ATTORNEY _____

EXAMINED AND APPROVED THIS _____ DAY OF _____ 20____, AND IT HAVING BEEN MADE TO APPEAR THAT THIS PLAT, BEING THE PLATTED AREA HEREIN CONTAINED, AND IT SO APPEARING THAT IT IS IN THE PUBLIC INTEREST TO ACCEPT AND APPROVE FOR THE PUBLIC, ALL STREET RIGHTS-OF-WAY, PUBLIC NON-MOTORIZED ACCESS EASEMENTS, AND UTILITY EASEMENTS WITHIN SAID TRACT, THEREFORE, HAVING BEEN DULY APPROVED BY THE COUNCIL OF THE CITY OF MISSOULA, MONTANA ON THIS DATE, IT IS HEREBY CERTIFIED APPROVED BY THE UNDERSIGNED.

DATED THIS _____ DAY OF _____ 20____ MAYOR, CITY OF MISSOULA, MONTANA _____

CLERK, CITY OF MISSOULA, MONTANA _____



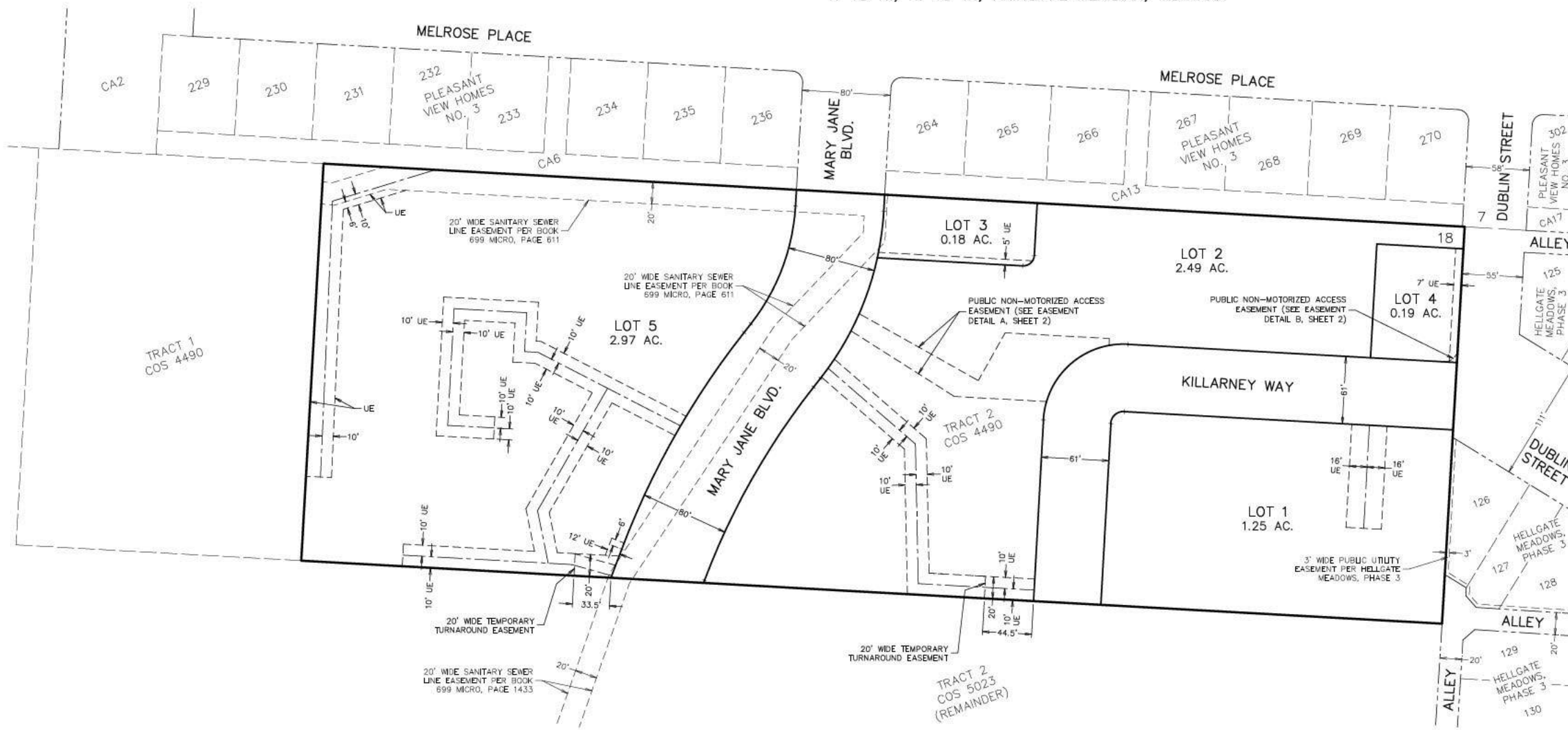
WGM GROUP
 WWW.WGMGROUP.COM

PRELIMINARY

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

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.

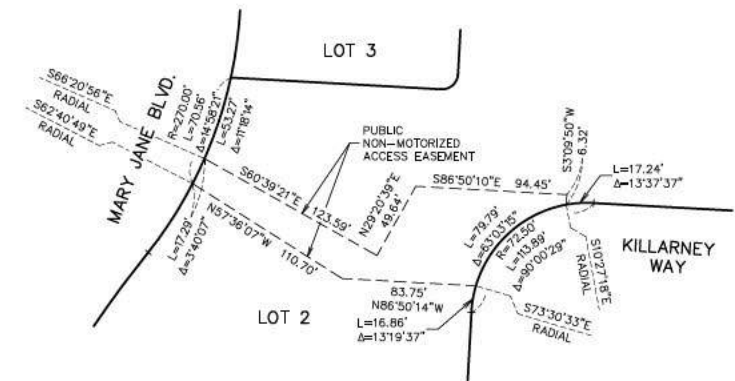
AUTHORIZED MEMBER
 HEH, LLC

ACKNOWLEDGEMENT *****

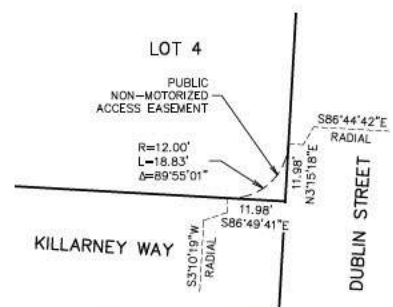
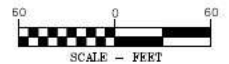
STATE OF _____
 COUNTY OF _____
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY
 OF _____ 20____ BY _____ ACTING
 IN THE CAPACITY OF AUTHORIZED MEMBER ON BEHALF OF HEH, LLC.
 SS _____

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

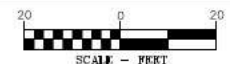
- 1) ACCEPTANCE OF A DEED FOR A LOT WITHIN THIS SUBDIVISION SHALL CONSTITUTE THE ASSENT OF THE OWNERS TO ANY FUTURE SID, BASED ON BENEFIT, FOR FUTURE IMPROVEMENTS AND MAINTENANCE TO MARY JANE BOULEVARD AND KILLARNEY WAY, INCLUDING BUT NOT LIMITED TO PAVING, CURBS AND GUTTERS, NON-MOTORIZED FACILITIES, 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.



EASEMENT DETAIL A



EASEMENT DETAIL B



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



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 WWW.WGMGROUP.COM

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



4-PLEX, TYP.

SIDEWALK, TYP.

COMMON AREA

SINGLE-FAMILY HOME, TYP.

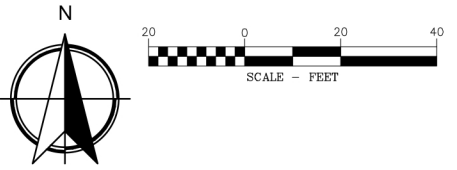
BALCONY, TYP.

CARRIAGE HOUSE, TYP.

2nd STORY FOOTPRINT, TYP.

DUPLEX, TYP.

MARY JANE BOULEVARD IMPROVEMENTS TO BE INSTALLED PER SEPTEMBER 2, 2021 AMENDED RIGHT-OF-WAY AGREEMENT.



HELLGATE VILLAGE
WEST TOWNHOMES
 November 4, 2022

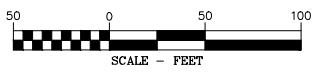
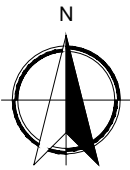


UNIT NO.	AREA (S.F.)
44	2,523
45	2,417
46	1,957
47	1,848
48	1,767
49	1,712
50	2,889
51	3,110
52	3,892
53	1,250
54	1,184
55	1,184
56	1,426
57	1,384
58	1,017
59	1,050
60	1,423
61	4,677
62	4,107
63	4,296
64	4,257
65	4,409
66	1,440
67	1,280
68	1,280
69	1,262
70	4,132
71	2,150
72	3,663
73	1,706
74	1,755
75	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 ____
- [Pattern] HARDSCAPE/CONCRETE SIDEWALK
- [Pattern] ASPHALT
- [Pattern] CURB AND GUTTER
- [Pattern] CURB AND GUTTER W/DRIVEWAY OPENING
- [Symbol] MAILBOX CLUSTER
- [Symbol] ADA RAMP

SEE SHEETS 7 & 8 FOR EASEMENT DIMENSIONS



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

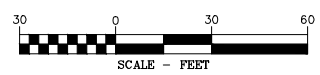


WGM GROUP
WWW.WGMGROUP.COM

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



SEE SHEETS 7 & 8 FOR EASEMENT DIMENSIONS



20' WIDE SEWER LINE EASEMENT PER BOOK 699 MICRO, PAGE 1433

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

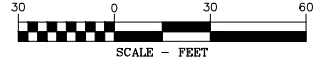
EXHIBIT "B" - UNIT DIMENSIONS
 HELLGATE VILLAGE TOWNHOMES, WEST PHASE
 (LOT 5, HELLGATE VILLAGE SUBDIVISION)
 LOCATED IN THE NW 1/4 OF SECTION 18,
 T. 13 N., R. 19 W., P.M., M.
 MISSOULA, MONTANA



WGM GROUP
 WWW.WGMGROUP.COM

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

SEE SHEET 2



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: Sh13
 SURVEYED: ---
 DESIGN: ---
 DRAFT: CEG
 APPROVE: KFA/KD
 DATE: NOVEMBER 2022
 SHEET 3 OF 8 SHEETS



HELLGATE VILLAGE

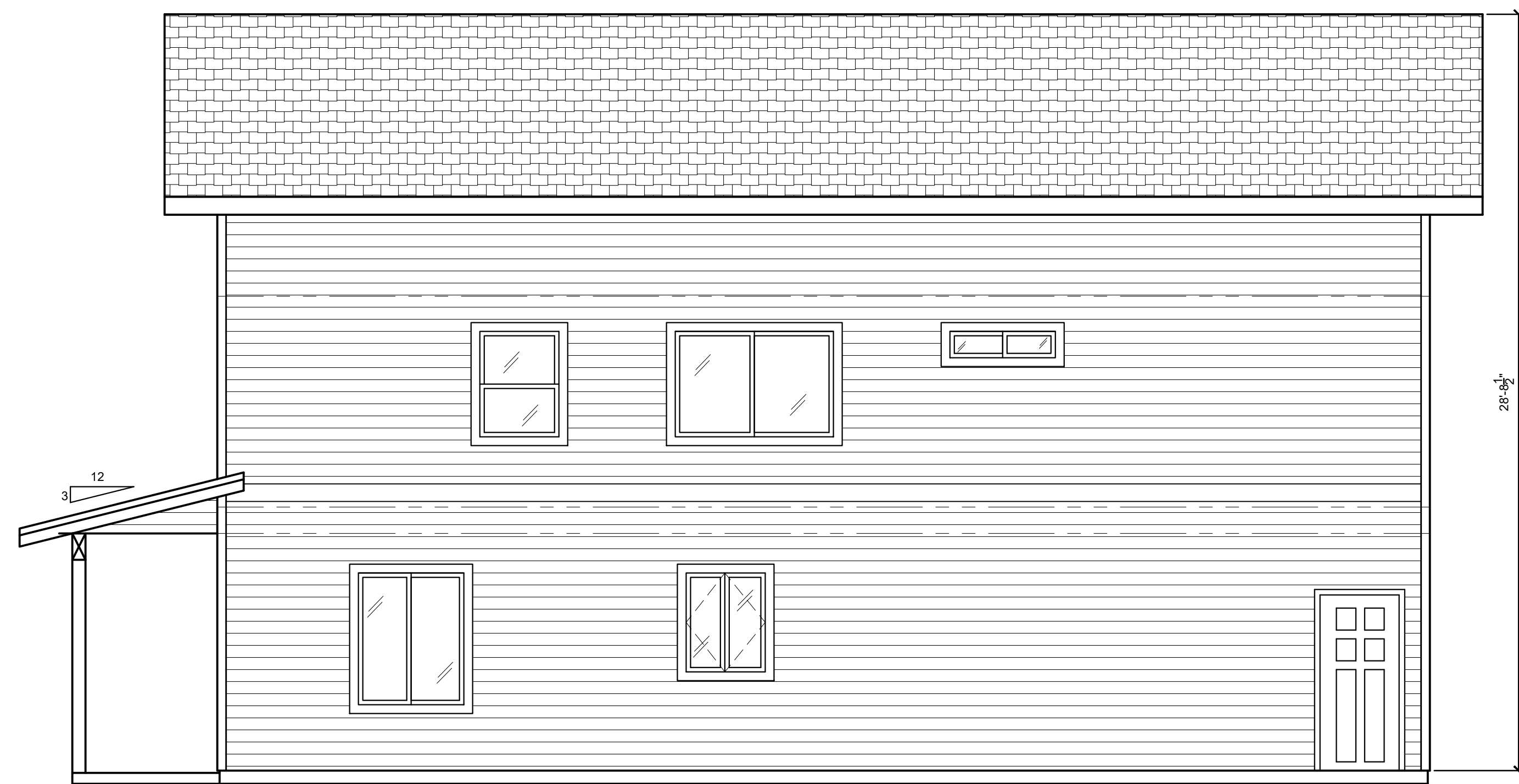
WEST TOWNHOMES

Units 47, 46, 45, 44





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



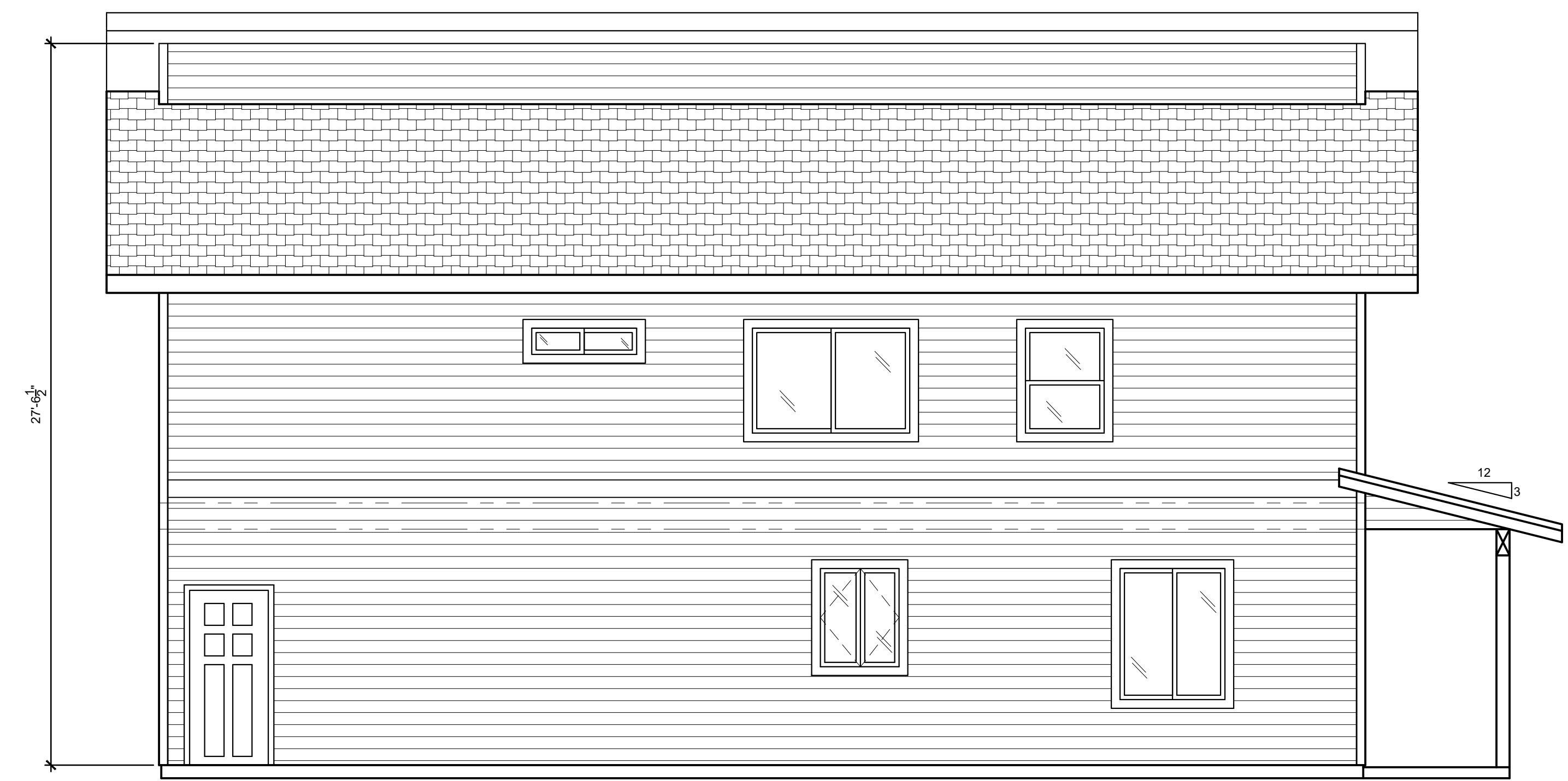
RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

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"

REVISIONS	

DRAWN BY: **DS** CHECKED BY: **KD**

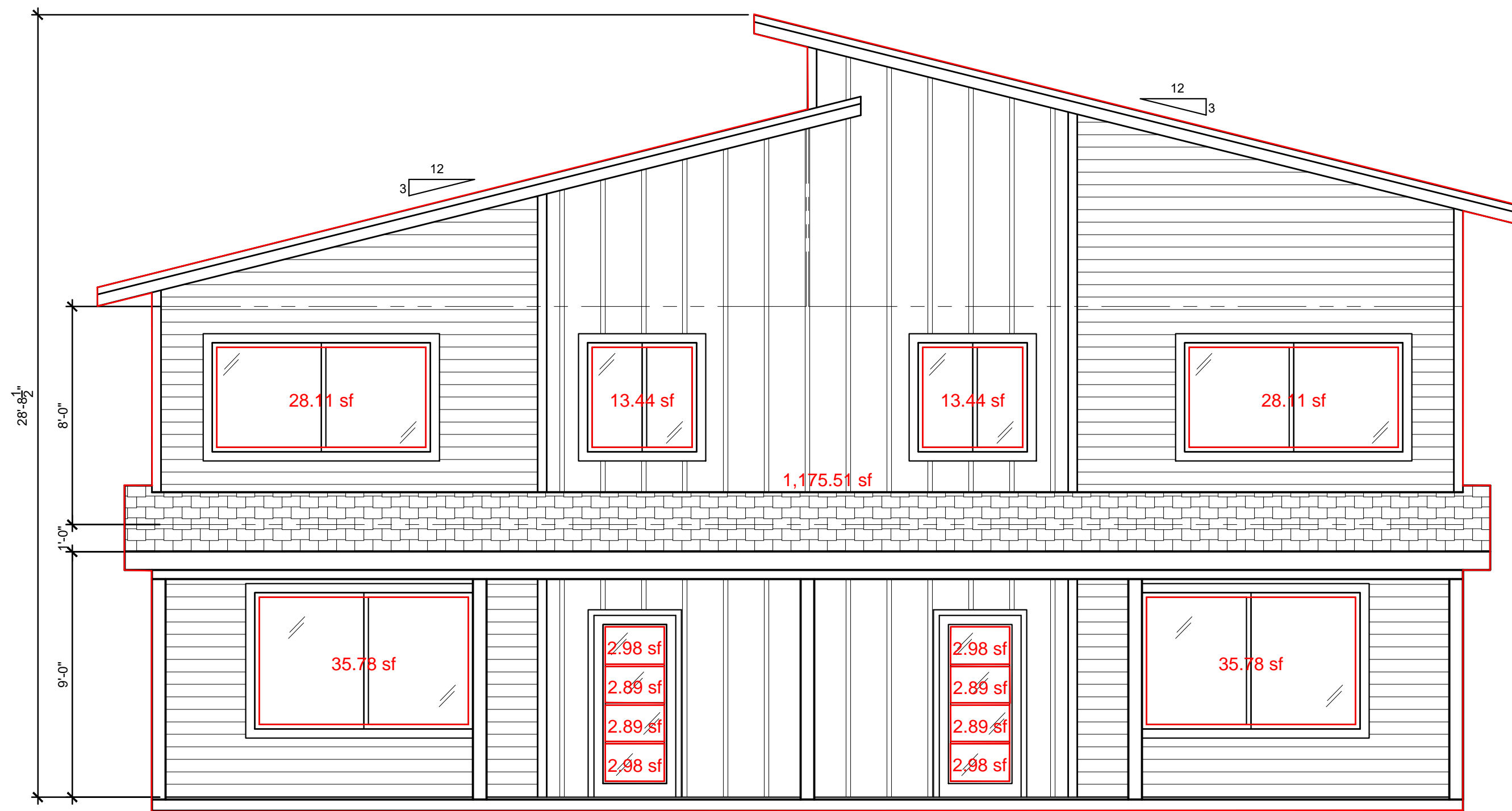
Hellgate Village West Townhomes
Units 47, 46 & 45, 44

SHEET TITLE
ELEVATIONS

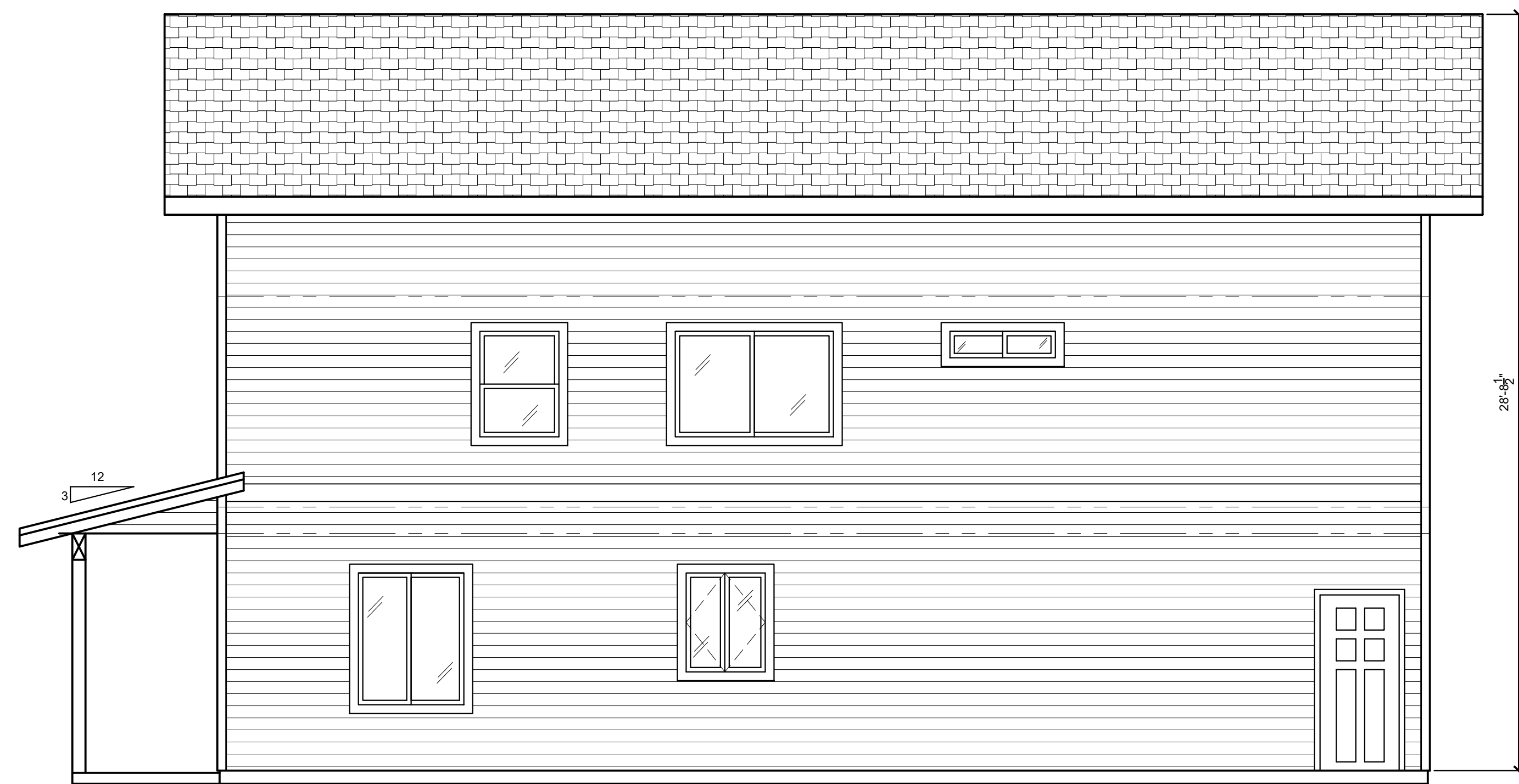
DATE: 10-20-22

SHEET NO:

A-3



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



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

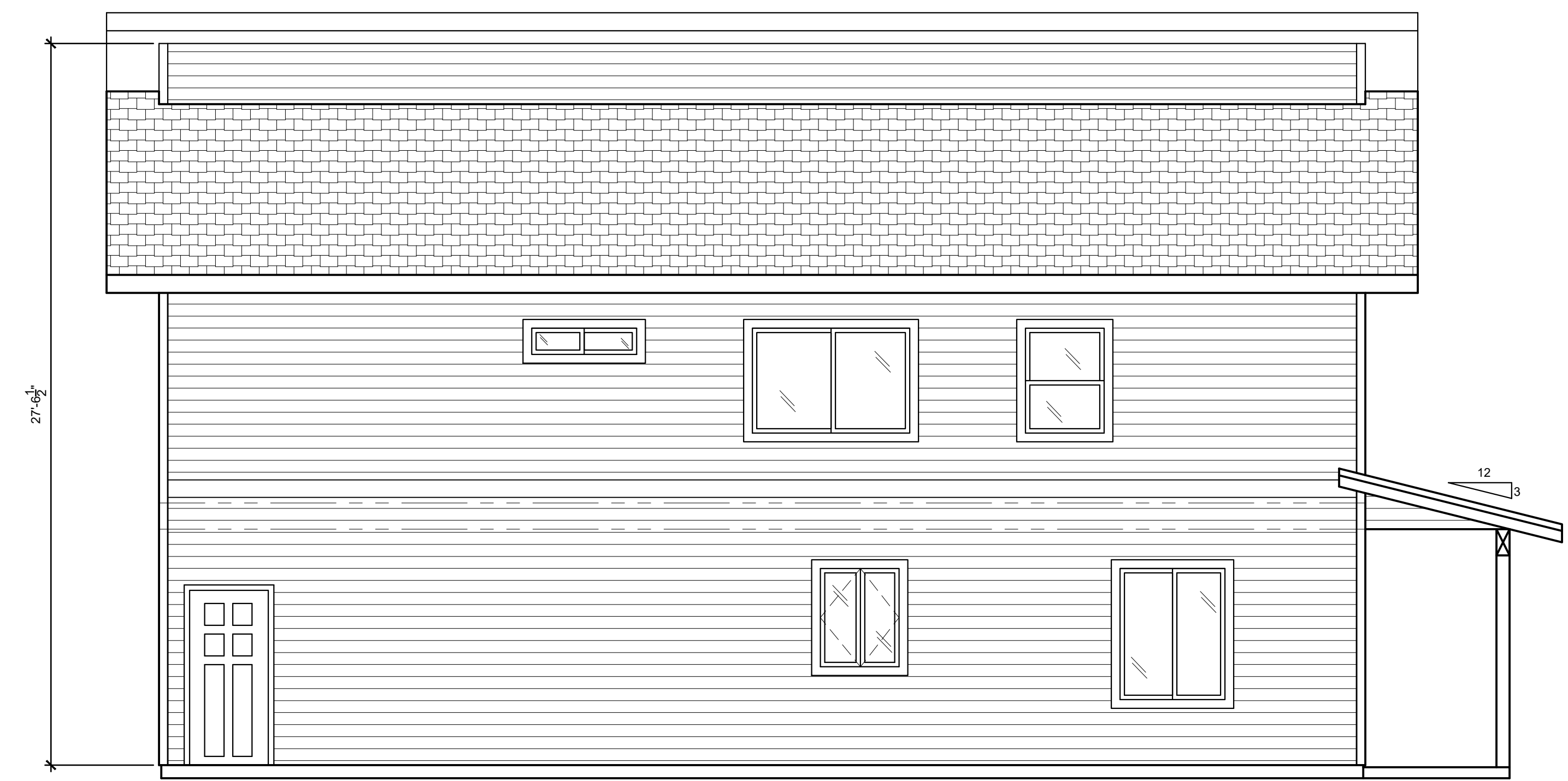
Total Facade Area = 1,176 SF
15% x 1,176 SF = 176 SF
Glazing Provided = 178 SF

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"

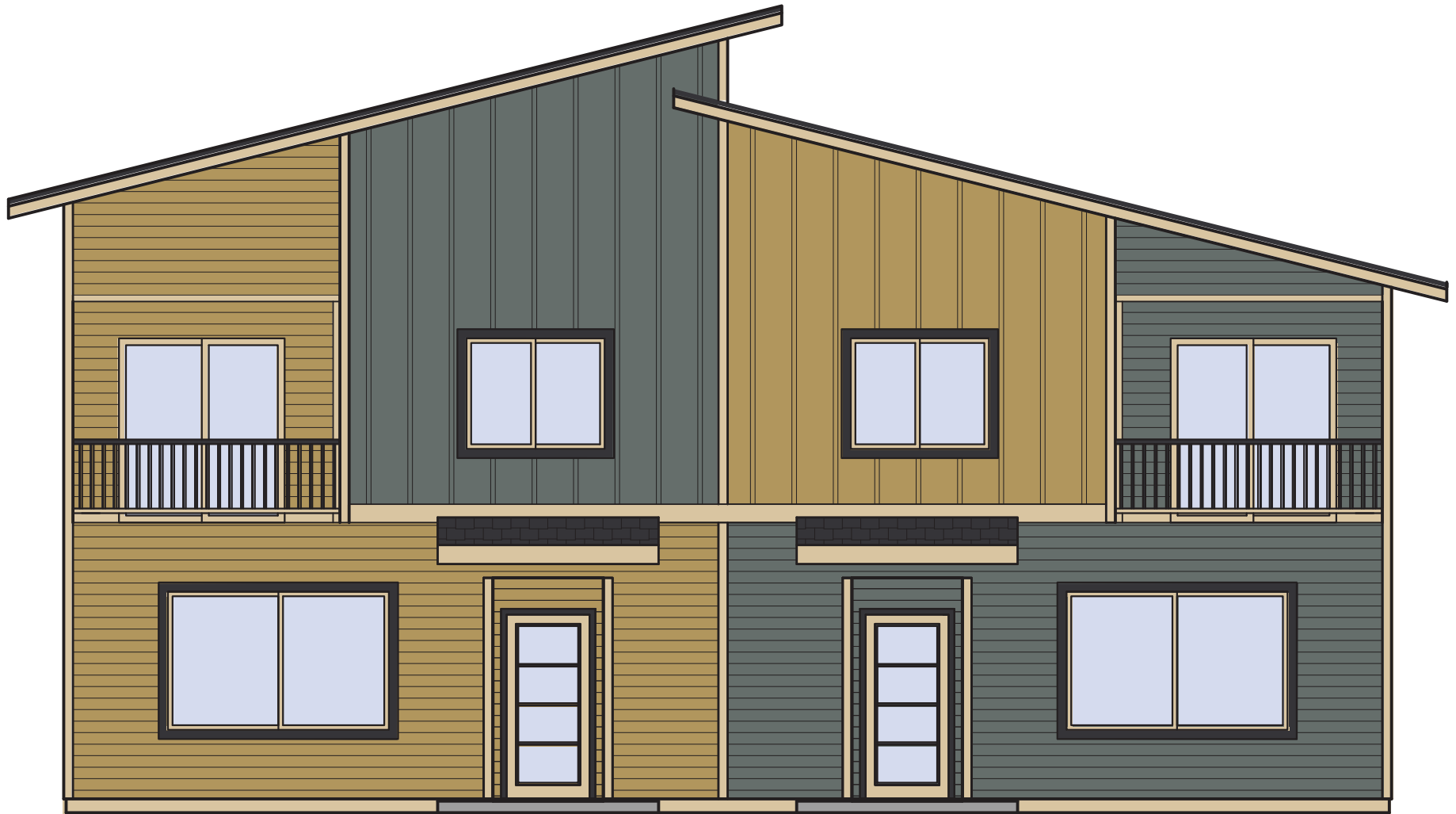


LEFT ELEVATION
SCALE: 1/4" = 1'-0"

REVISIONS

DRAWN BY: **DP** CHECKED BY: **KP**

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



HELLGATE VILLAGE

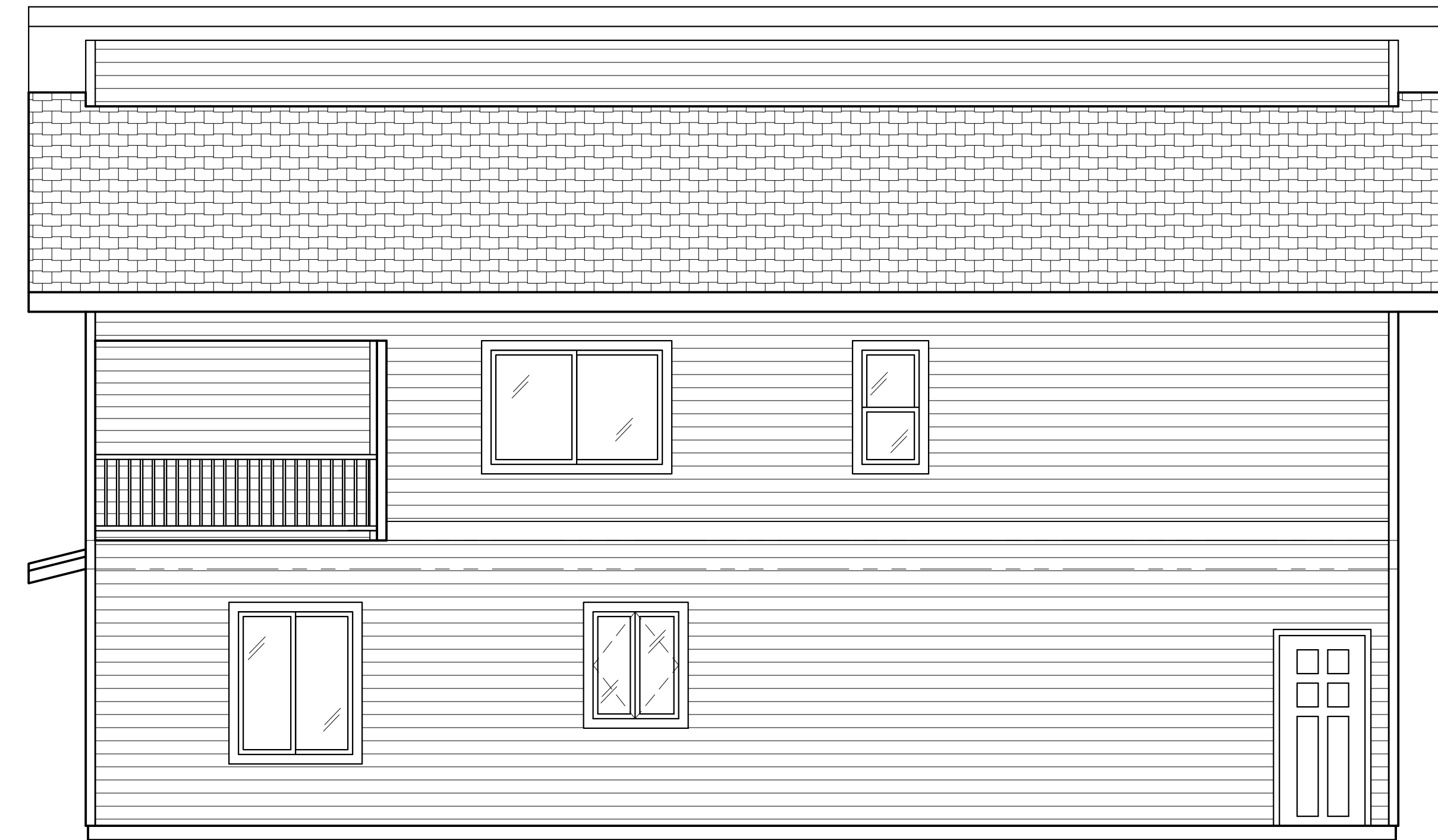
WEST TOWNHOMES

Units 74, 73, 49, 48

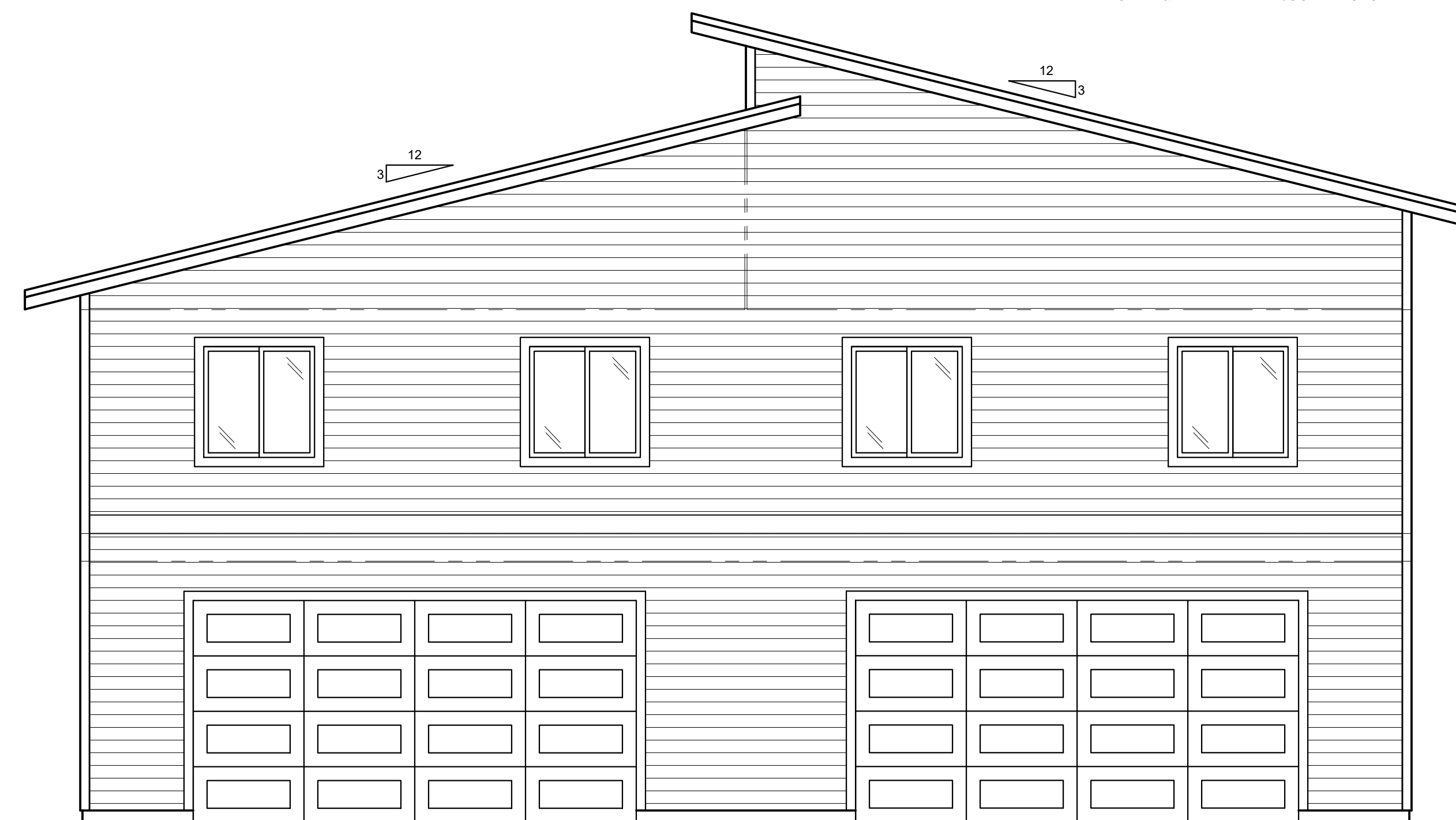




FRONT ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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

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.

REVISIONS	

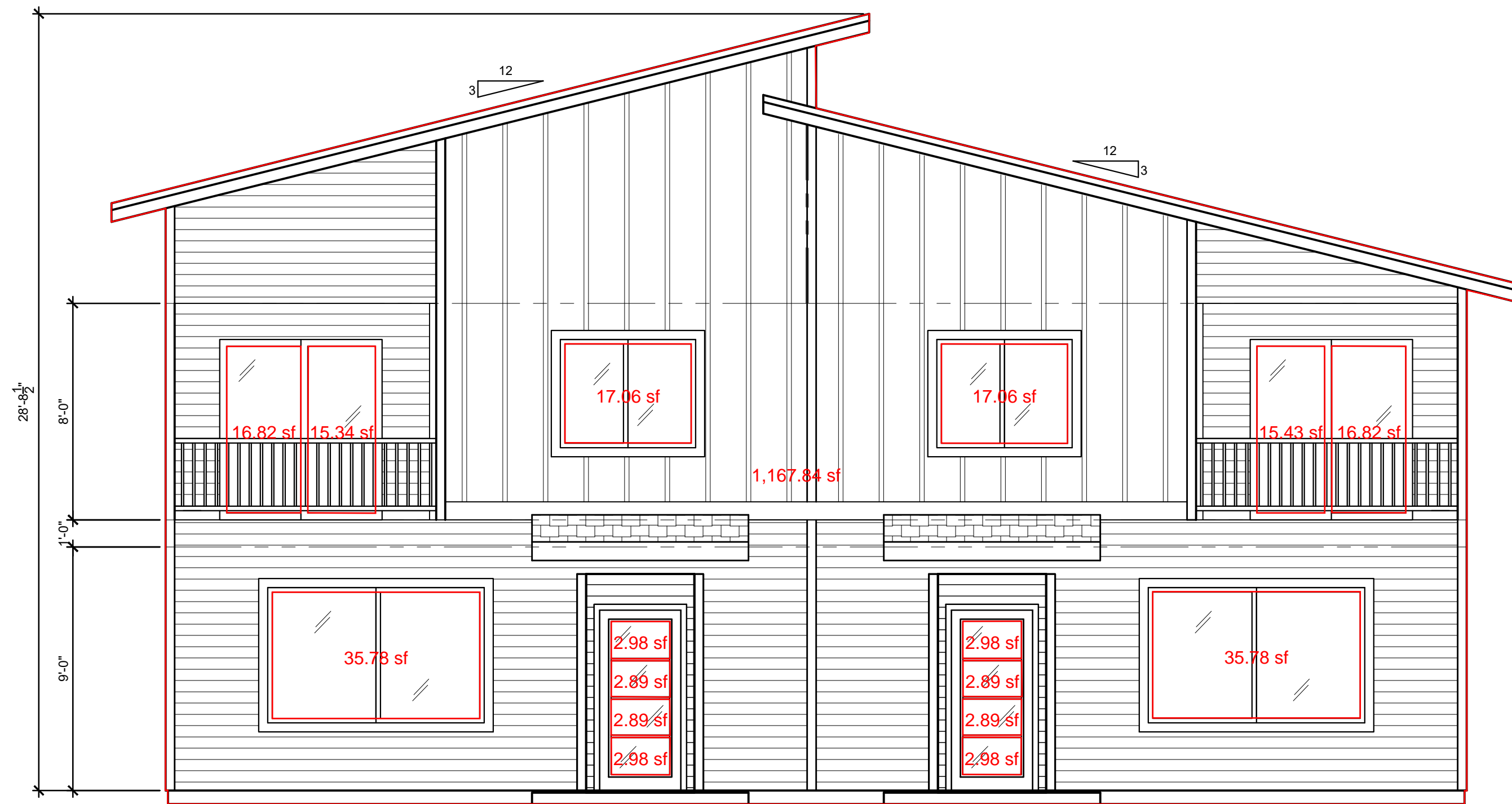
DRAWN BY: **PG** CHECKED BY: **KP**

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

SHEET TITLE
ELEVATIONS

DATE: 1-18-22
SHEET NO:

A-3

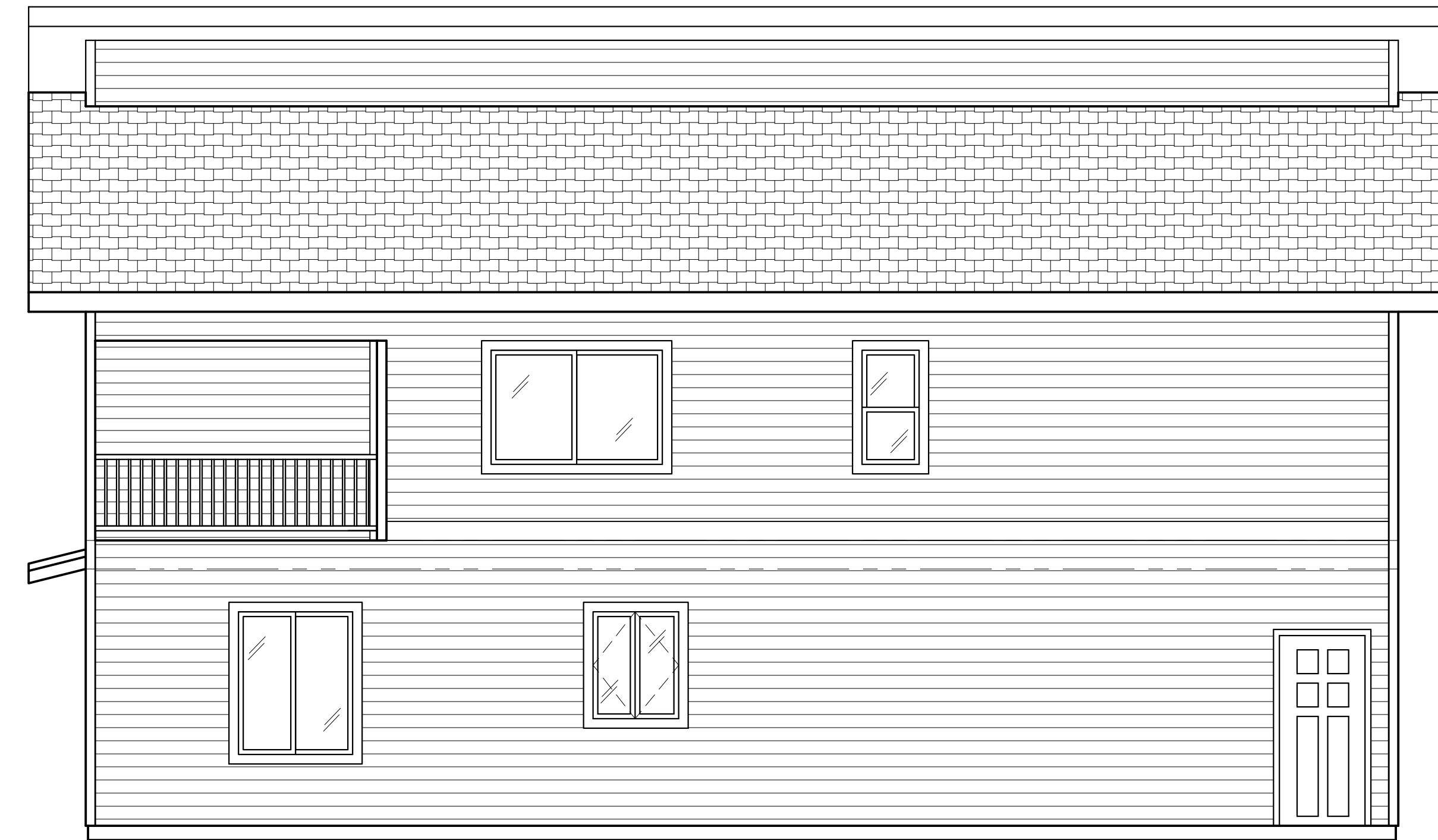


FRONT ELEVATION
SCALE: 1/4" = 1'-0"

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).
4. VERIFY TRIM AROUND WINDOWS AND DOORS W/CONTRACTOR.
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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"

REVISIONS	

DRAWN BY: PG
CHECKED BY: KP

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

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.



REVISIONS	

DRAWN BY: **PG** CHECKED BY: **KD**

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

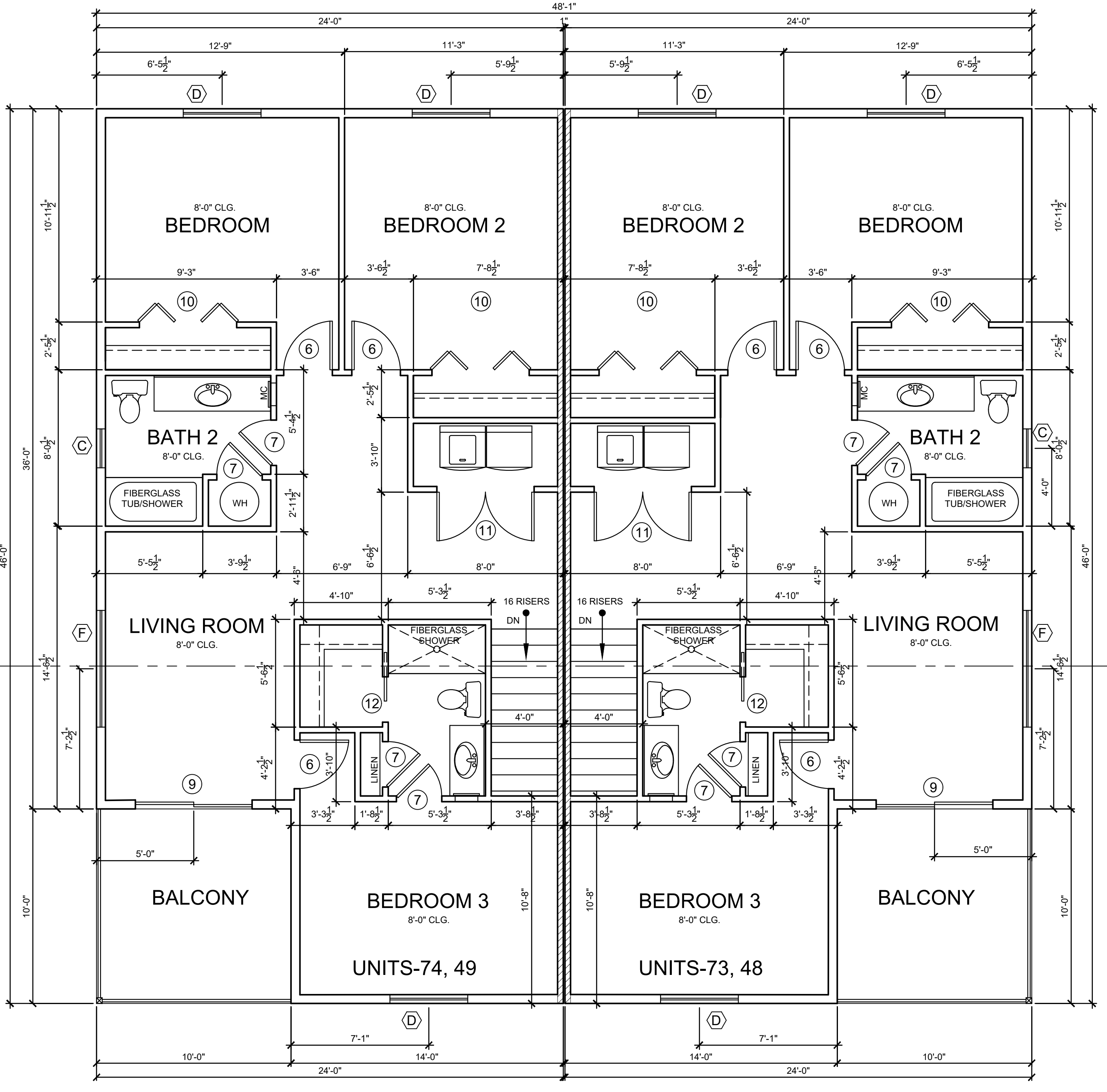
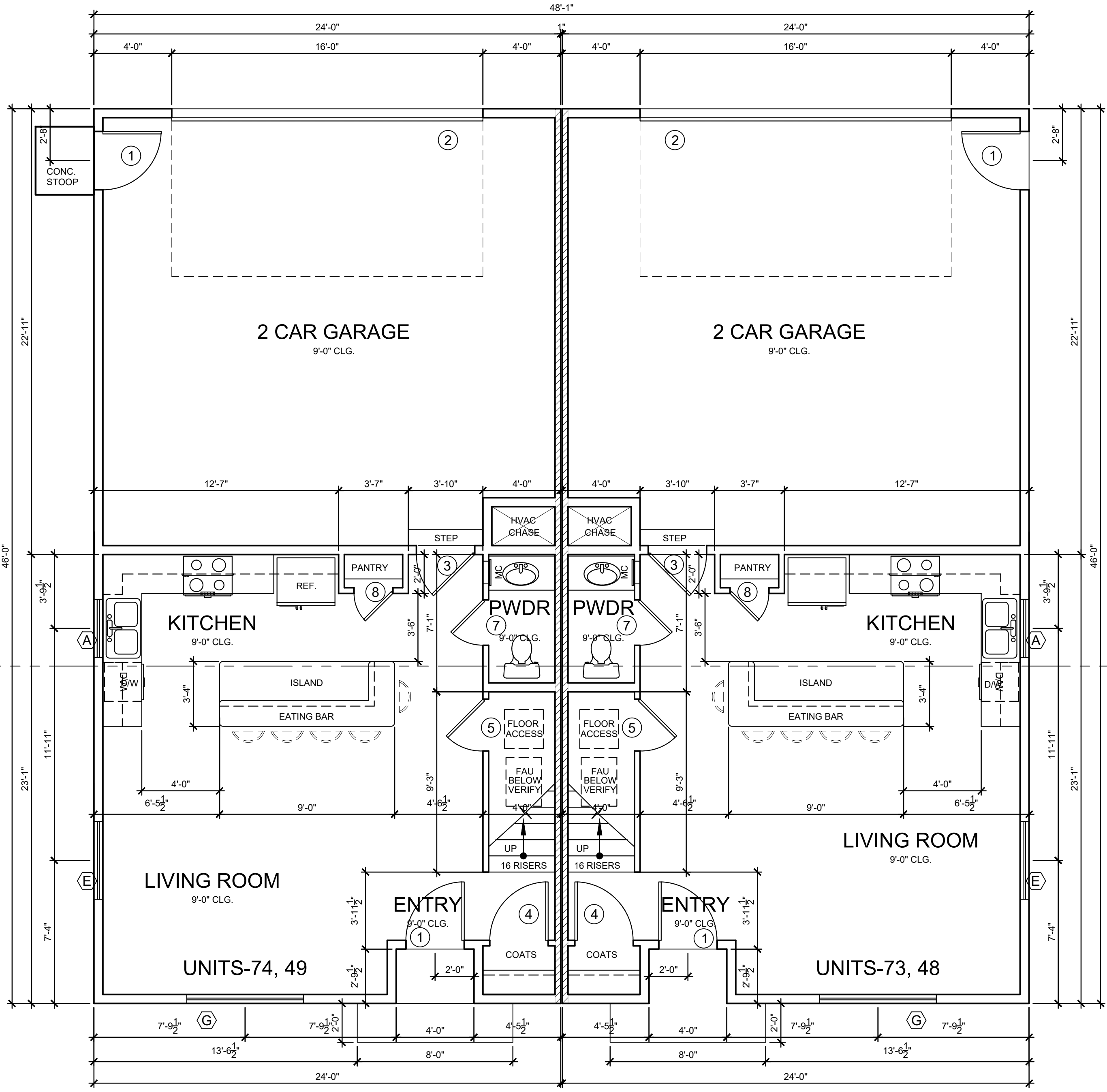


SHEET TITLE
FLOOR PLAN

DATE: 1-18-22

SHEET NO.

A-2

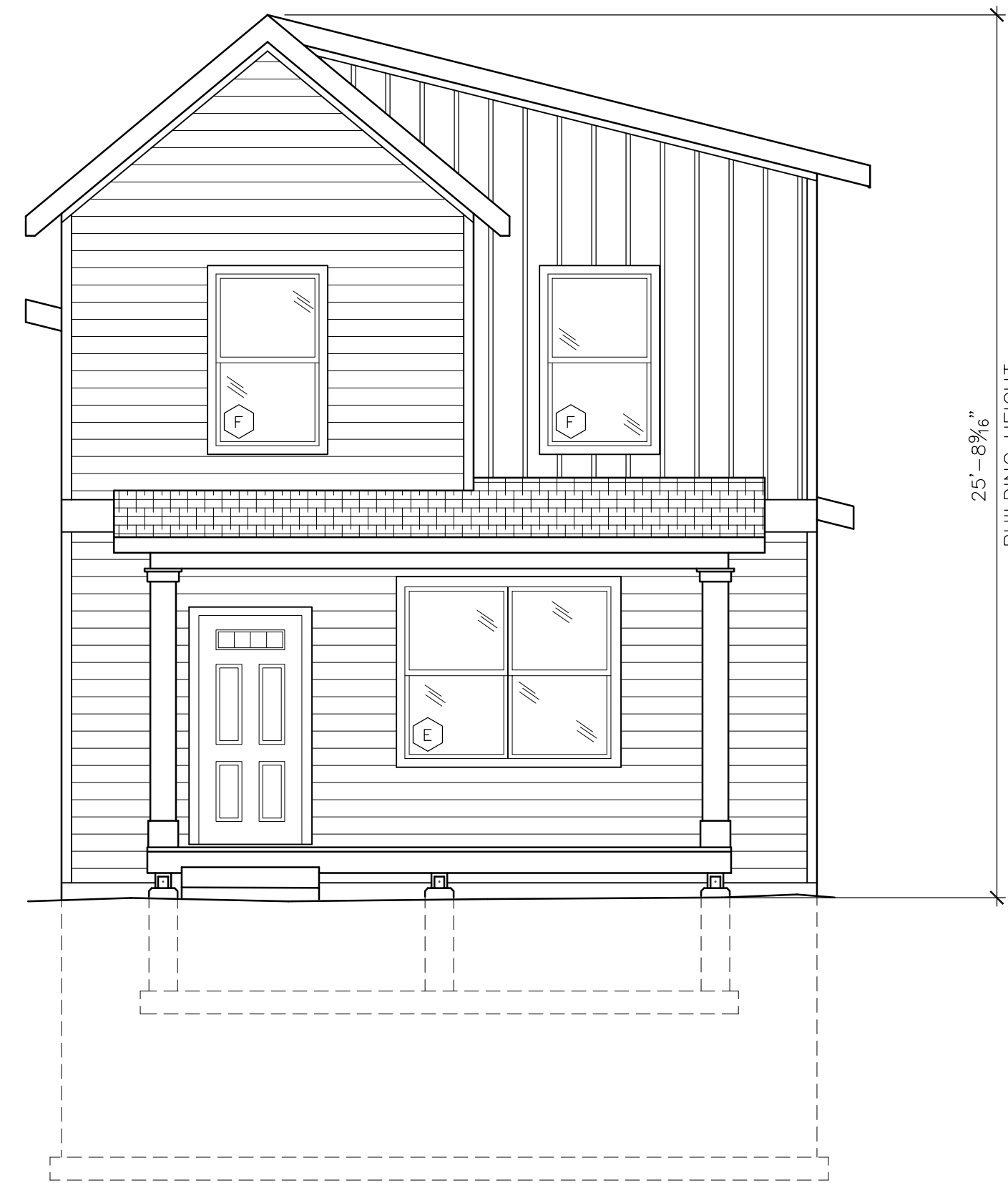




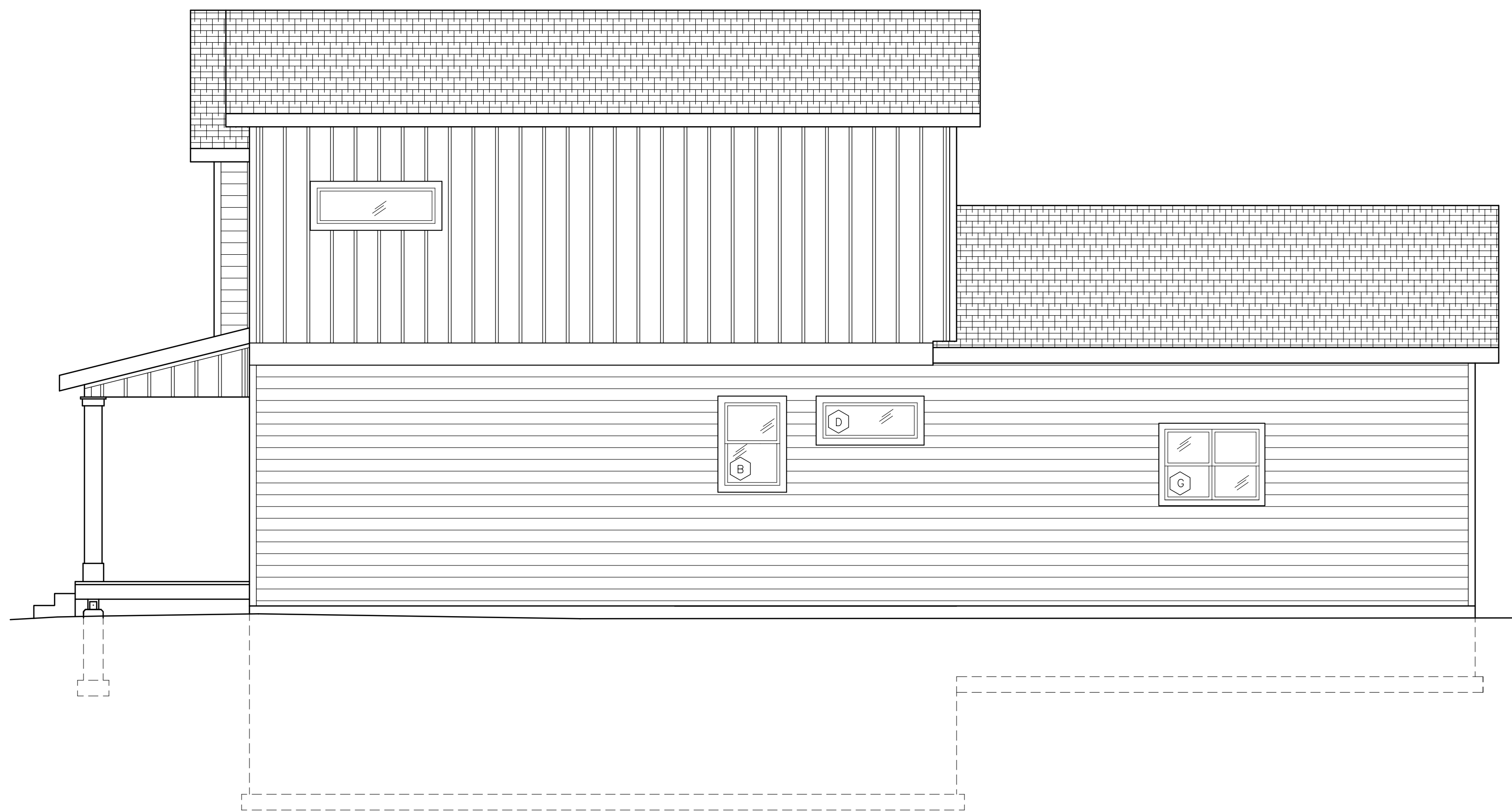
HELLGATE VILLAGE
WEST TOWNHOMES

Unit 50

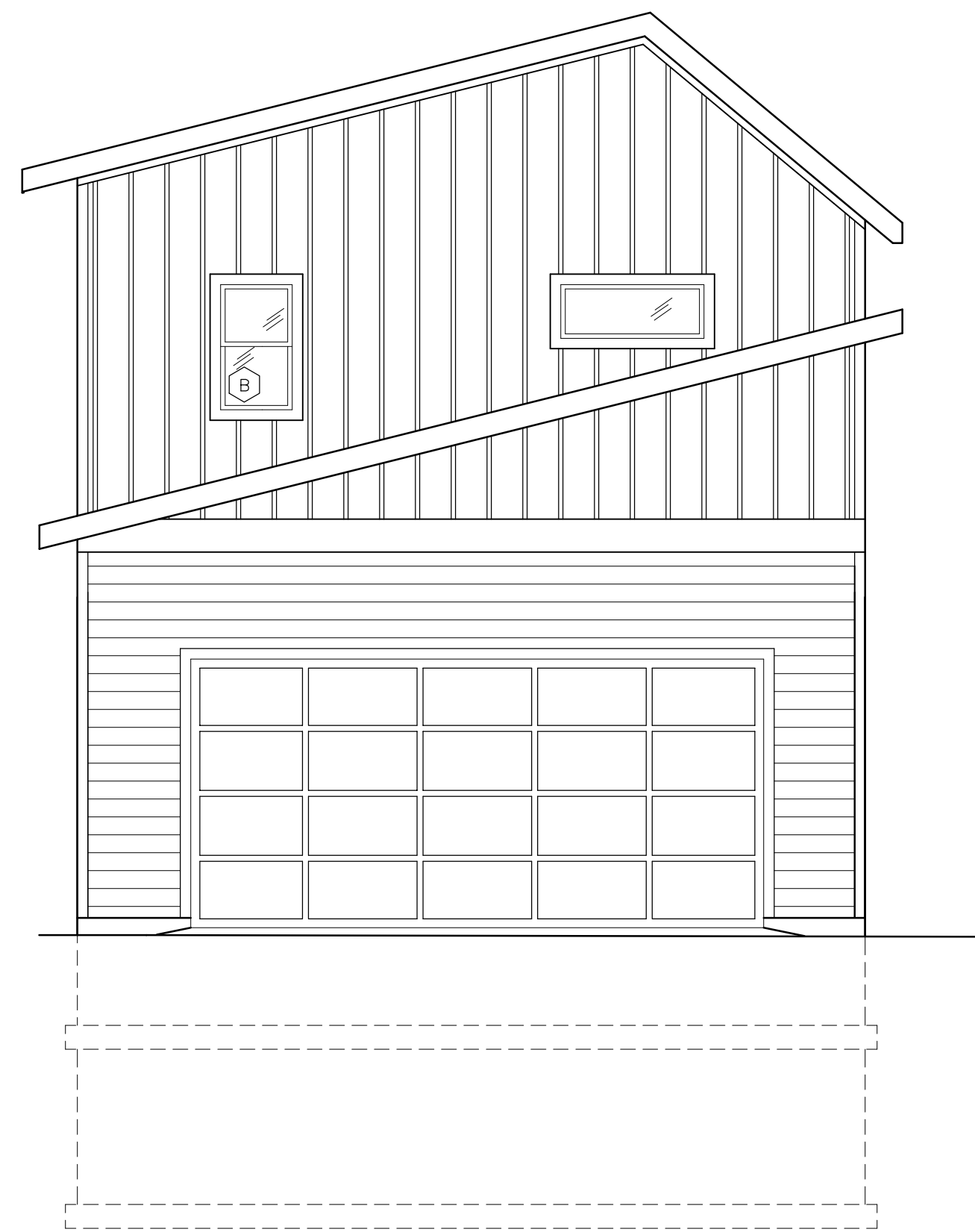




FRONT ELEVATION
SCALE: 1/4"=1'-0"



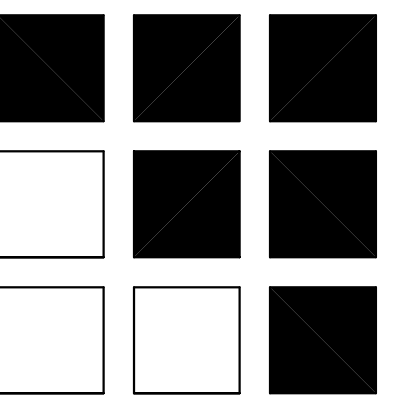
RIGHT ELEVATION
SCALE: 1/4"=1'-0"



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

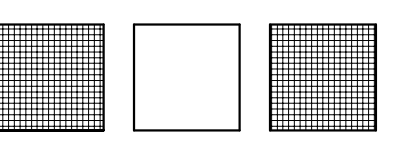


LEFT ELEVATION
SCALE: 1/4"=1'-0"

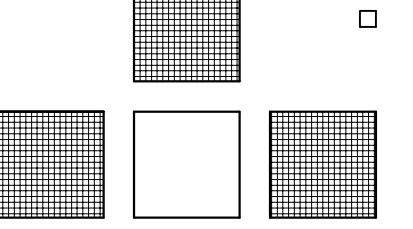


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EDGELL
BUILDING & DEVELOPMENT, INC.
316 EXPRESSWAY, MISSOULA, MT. 59808
TEL: 406-721-1826, FAX: 406-721-4500
E-MAIL: www.edgellbuilding.com



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



PLAN #

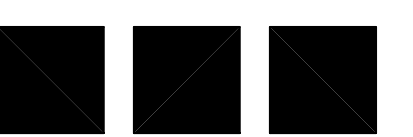
CONSTRUCTION DRAWINGS

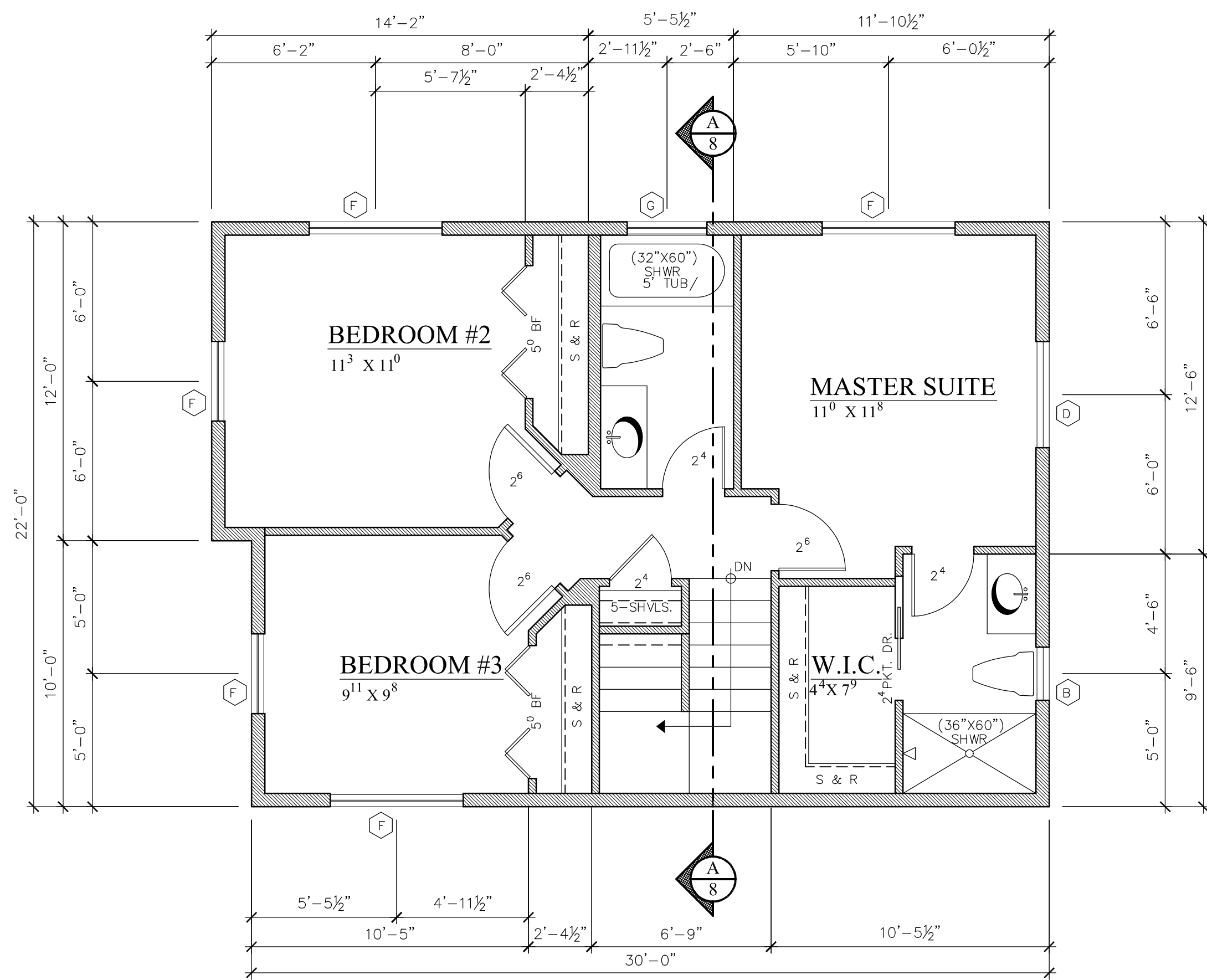
DATE: 10/21/21
JOB NO: HGV-U50
REV:
REV:
REV:
REV:

ELEV/SECT

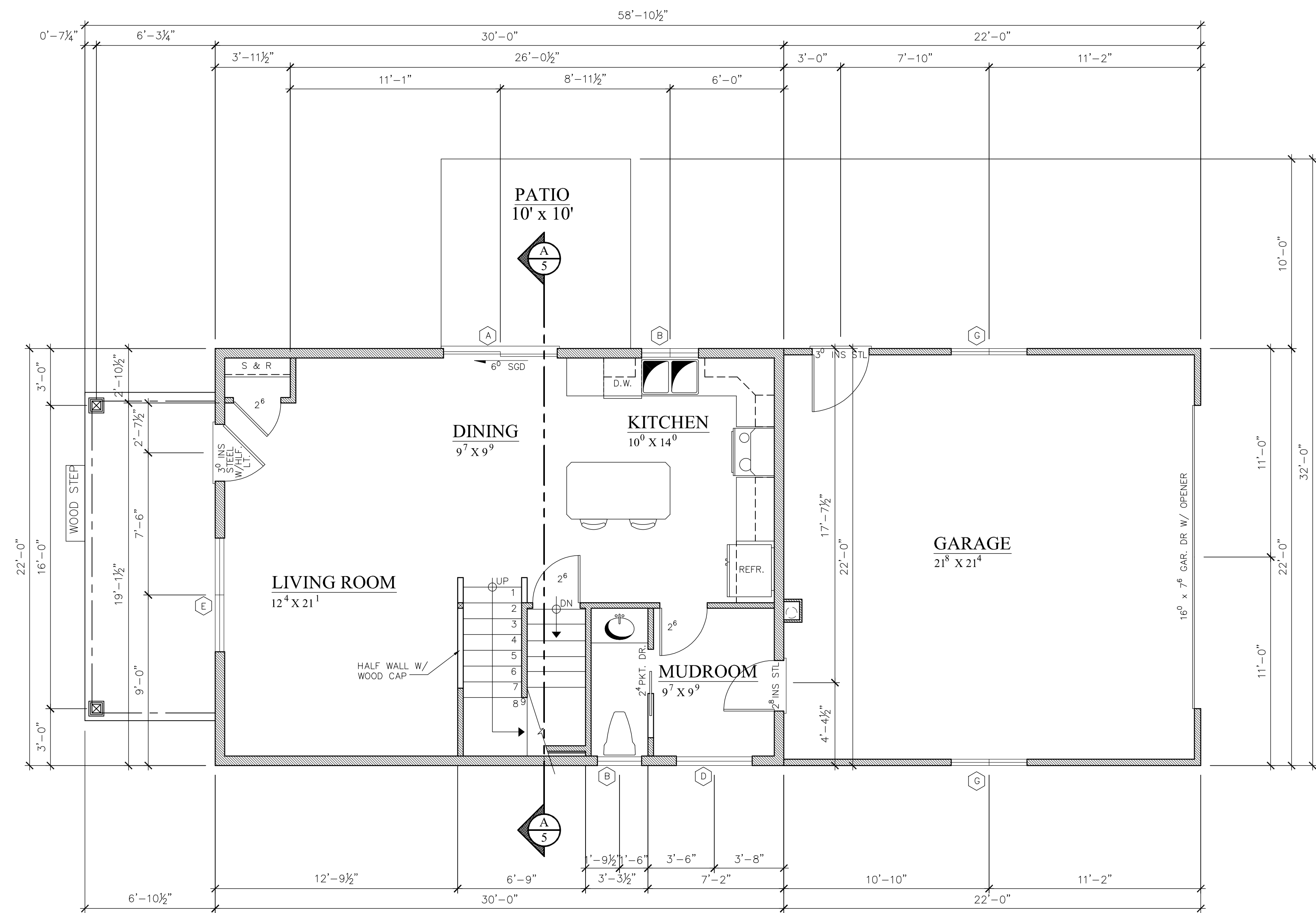
SHEET **5**

OF **5**

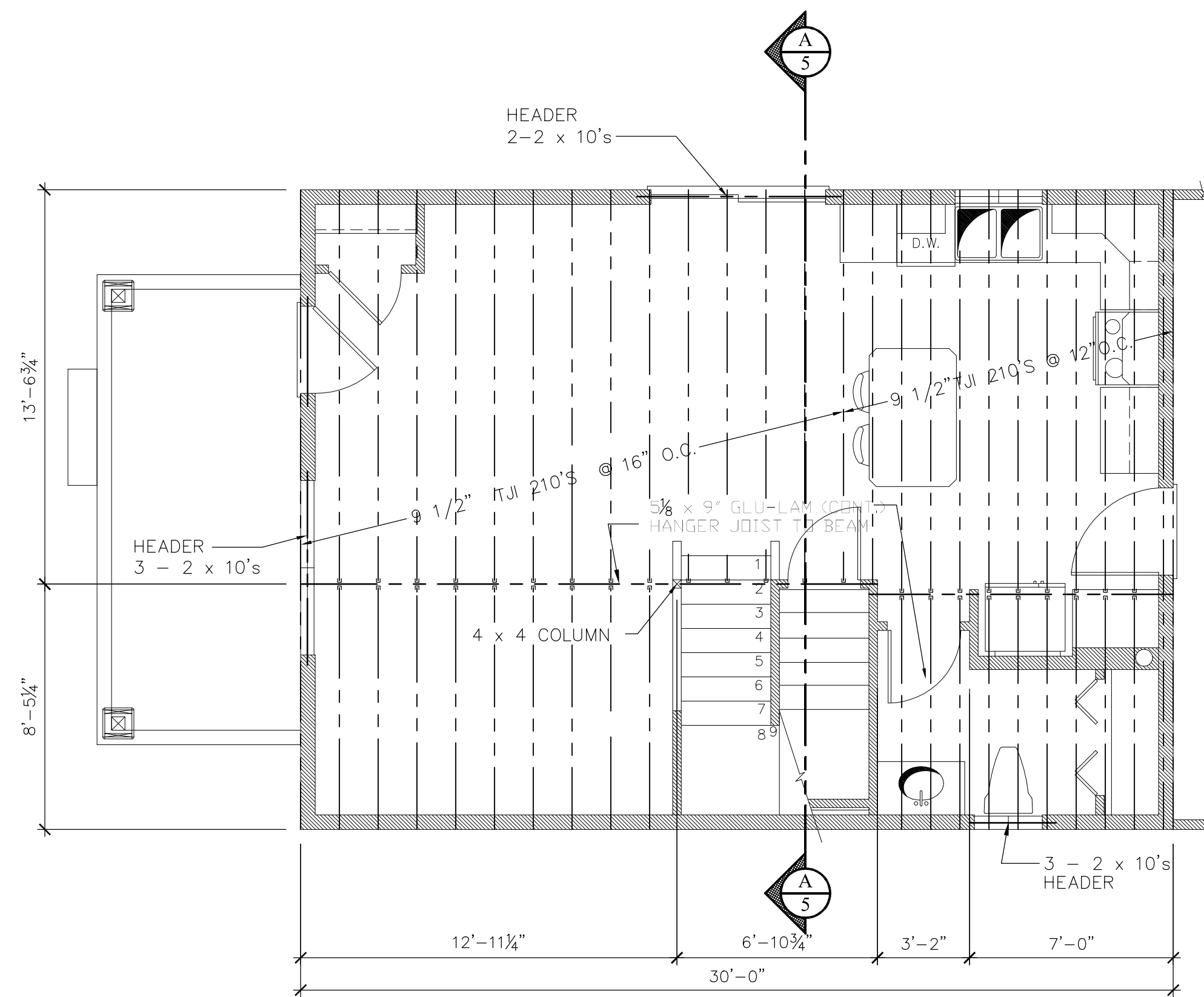




UPPER FLOOR PLAN
SCALE: 1/4" = 1'-0" 678 SQ. FT.



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

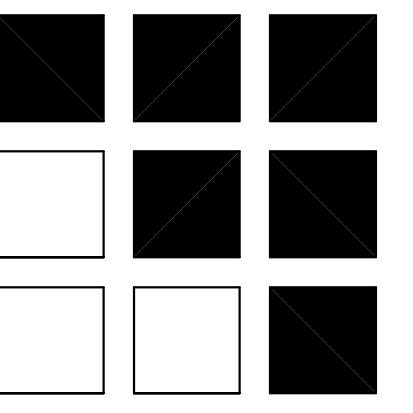


UPPER FLOOR FRAMING
SCALE: 1/4" = 1'-0"

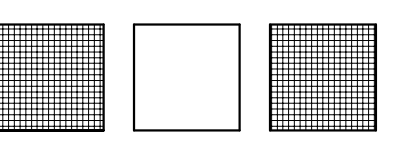
WINDOW SCHEDULE							
NO.	SIZE	R.O.W.	R.O.H.	TYPE	MATERIAL	MFGR.	REMARKS
A	1	6'-0"	6'-8"	SGD	VNYL	WINDOW PROD.	SGD
B	1	3'-0"	3'-0"	SNG HNG	VNYL	WINDOW PROD.	
C	1	3'-0"	3'-0"	CSMNT	VNYL	WINDOW PROD.	DBL. UNIT
D	1	3'-0"	2'-0"	SNG HNG	VNYL	WINDOW PROD.	
E	1	6'-0"	5'-0"	SNG HNG	VNYL	WINDOW PROD.	DBL. UNIT
F	4	3'-0"	5'-0"	SNG HNG	VNYL	WINDOW PROD.	EGRESS
G	2	4'-0"	3'-0"	SNG HNG	VNYL	WINDOW PROD.	DBL. UNIT
H	1	4'-6"	3'-6"	SLIDER	VNYL	WINDOW PROD.	EGRESS
J	1	3'-0"	1'-4"	SLIDER	VNYL	WINDOW PROD.	-

FRAMING NOTES:

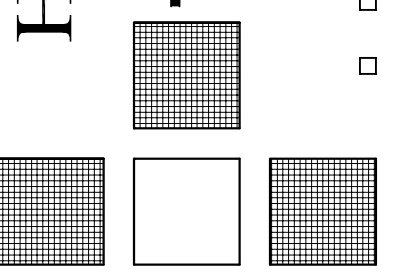
- ALL LUMBER SHALL BE NO. 2 OR BETTER FIR & LARCH.
- HEADERS SHALL BE DBL. 2x10 OVER EXTERIOR OR LOAD BEARING DOORS & WINDOWS (UNLESS NOTED OTHERWISE)
- ALL DIMENSIONS FROM THE EXTERIOR FACE OF A WALL, ARE FROM THE FACE OF THE SHEETING (WHICH ALSO EQUALS THE FACE OF THE CONCRETE FOUNDATION WALL).
- ALL 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

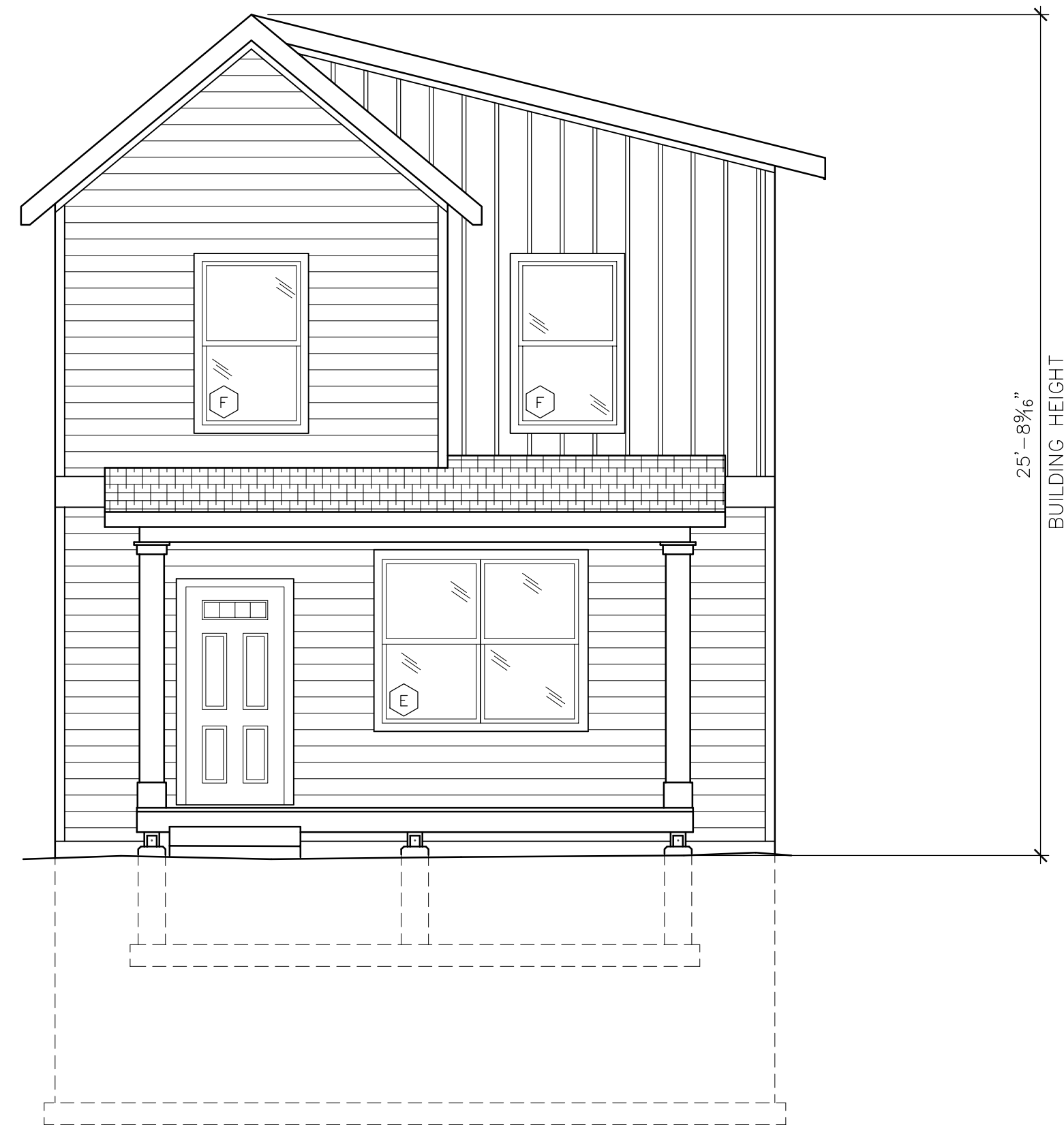




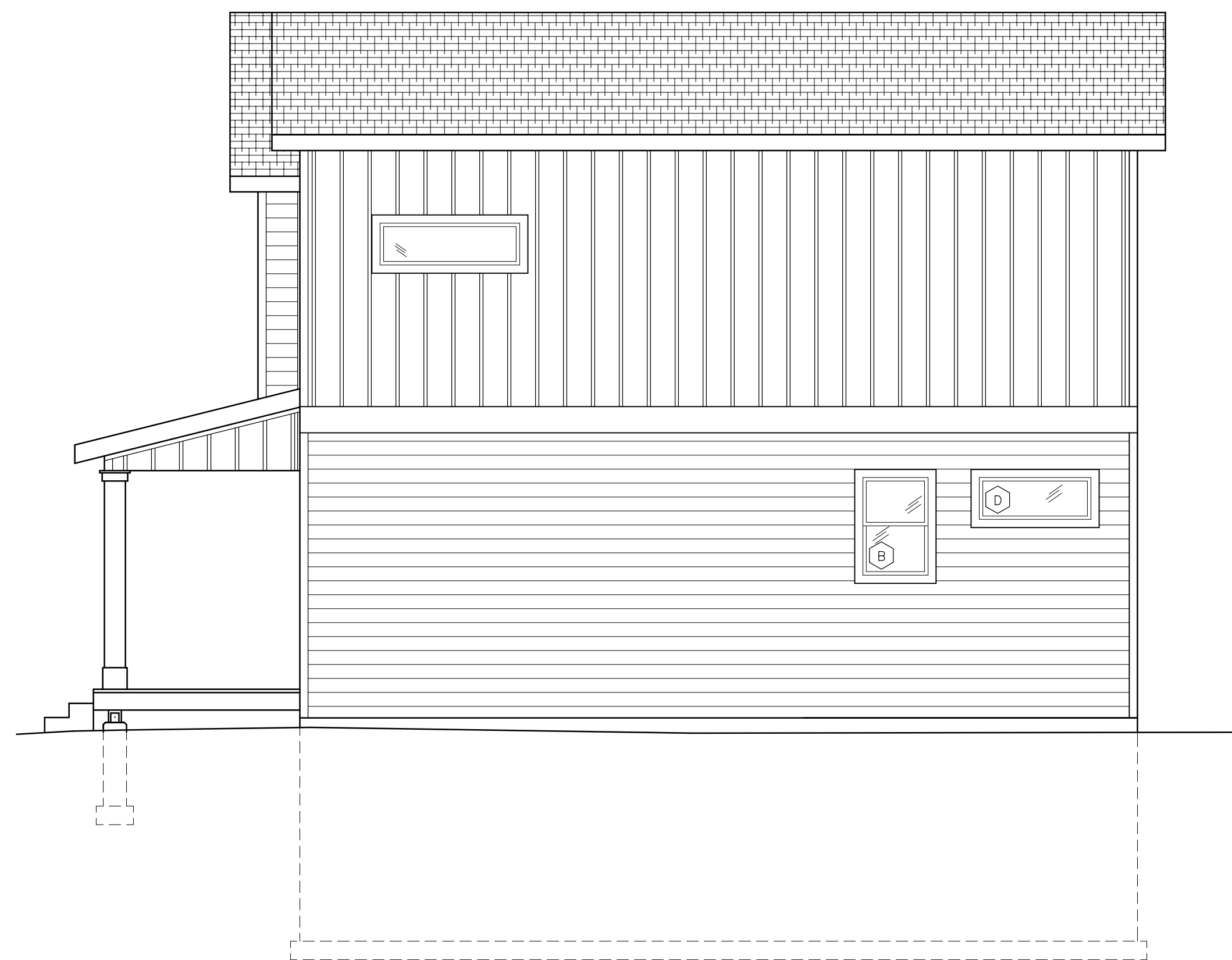
HELLGATE VILLAGE
WEST TOWNHOMES

Unit 51

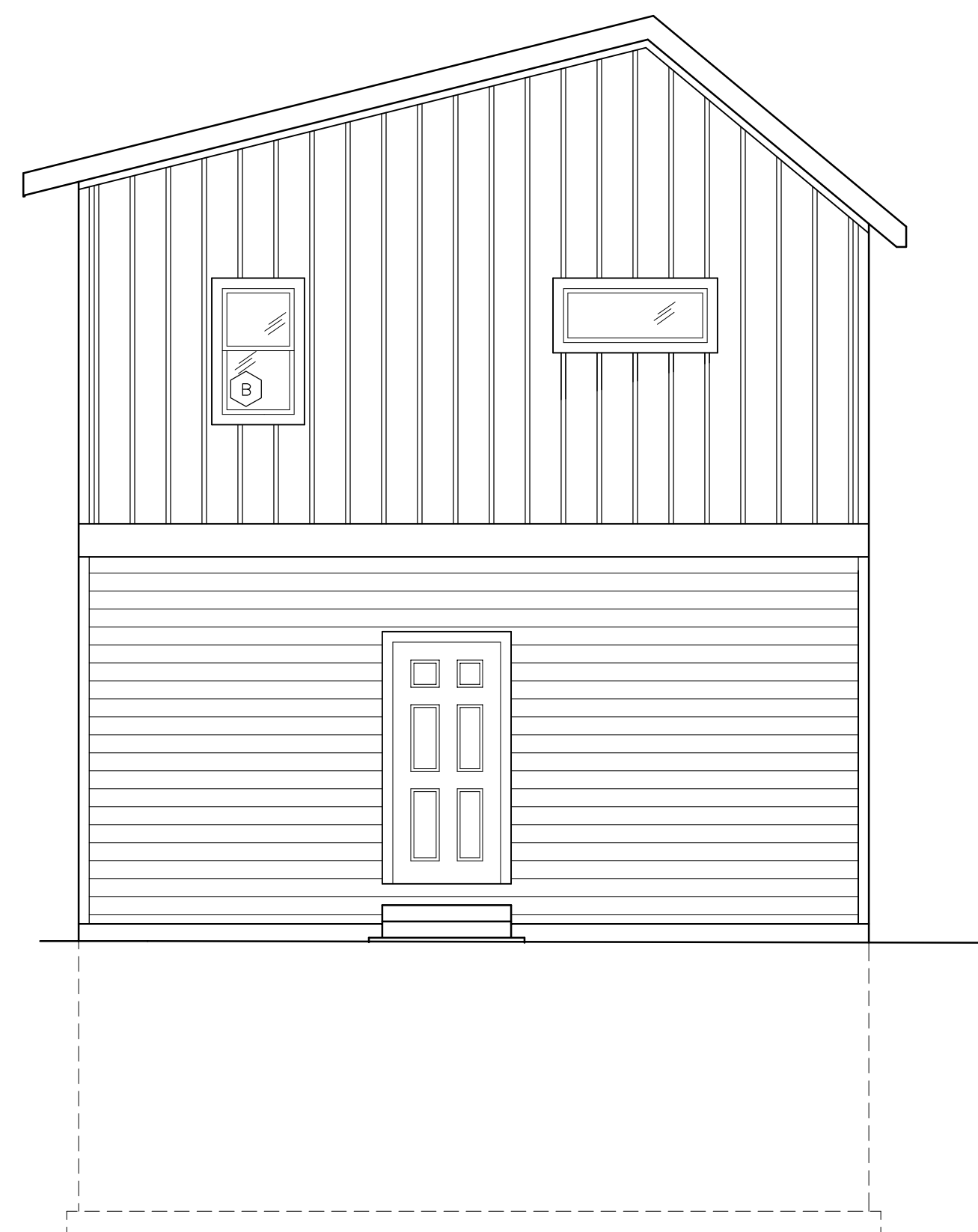




FRONT ELEVATION
SCALE: 1/4"=1'-0"



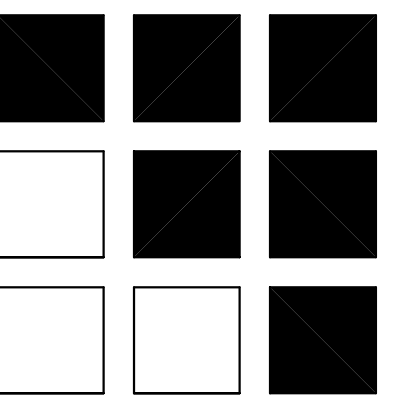
RIGHT ELEVATION
SCALE: 1/4"=1'-0"



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

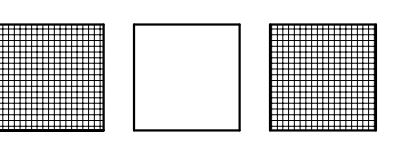


LEFT ELEVATION
SCALE: 1/4"=1'-0"

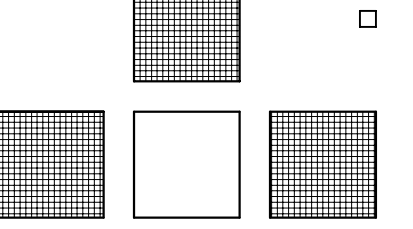


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BUILDING & DEVELOPMENT, INC.
316 EXPRESSWAY, MISSOULA, MT. 59808
TEL: 406-721-1826, FAX: 406-721-4500
E-MAIL: www.edgellbuilding.com



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



PLAN #

CONSTRUCTION DRAWINGS

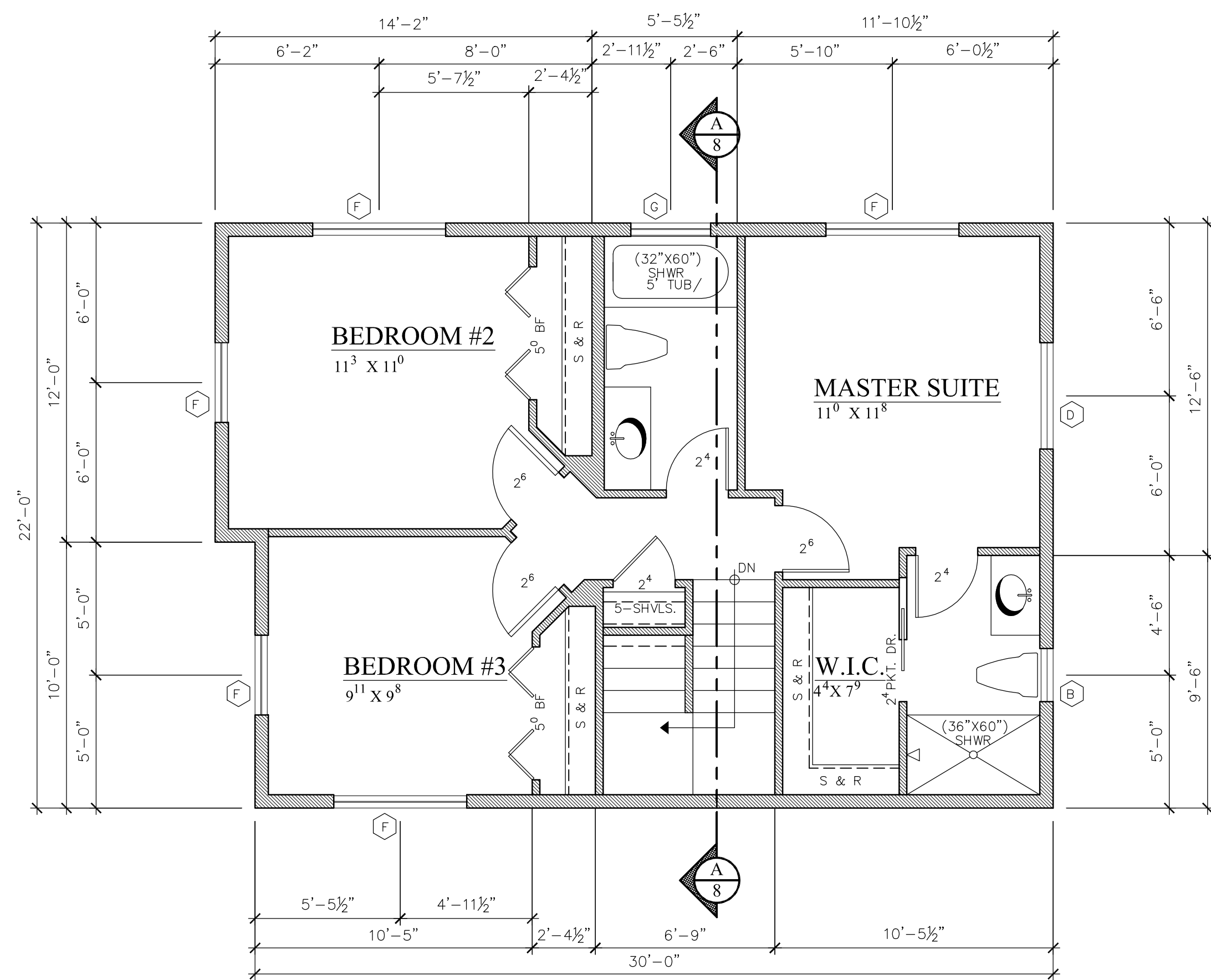
DATE: 10/22/21
JOB NO: HGV-U51
REV:
REV:
REV:
REV:

ELEV/SECT

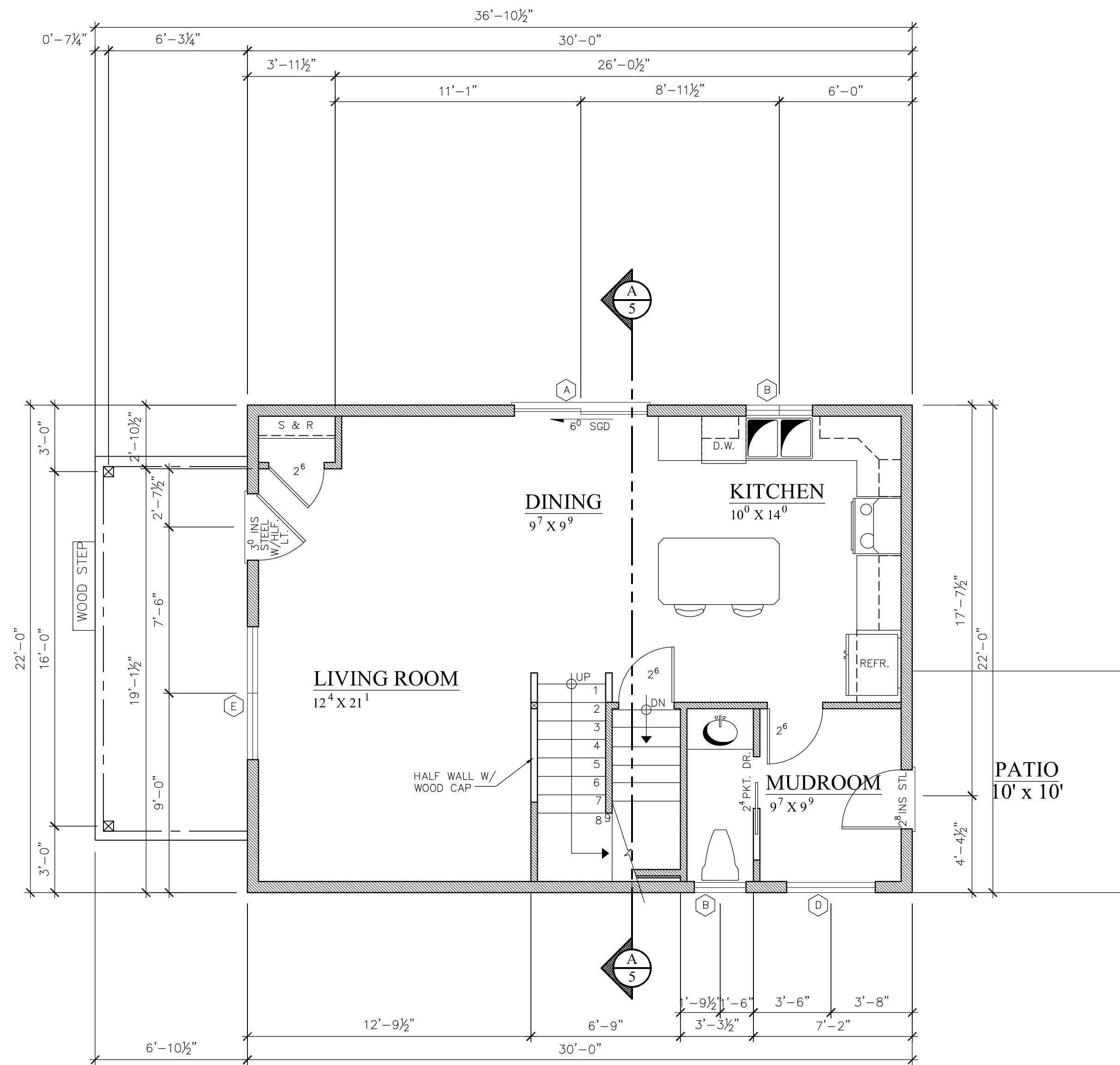
SHEET **5**

OF **5**

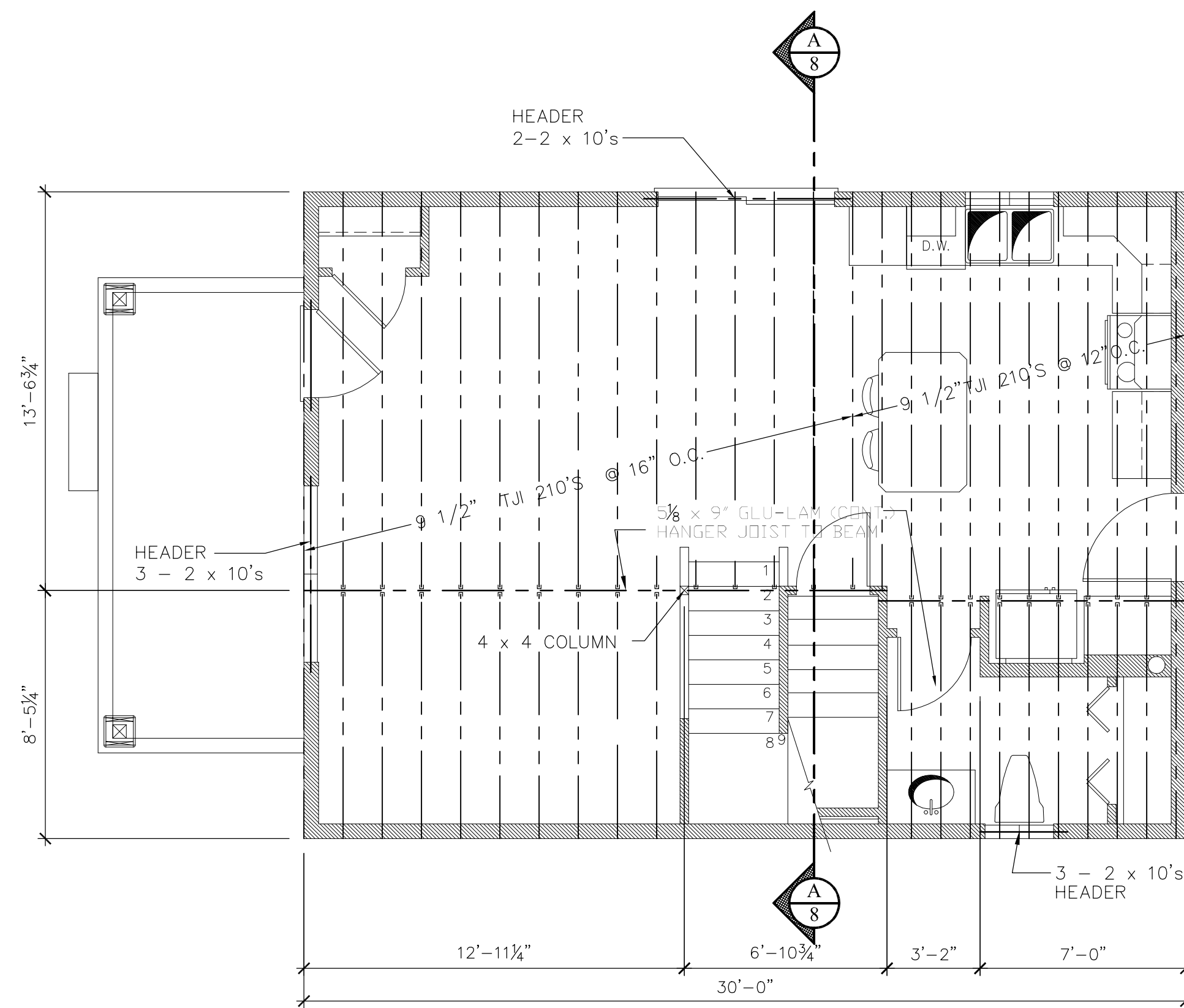




UPPER FLOOR PLAN
SCALE: 1/4" = 1'-0" 660 SQ. FT.



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

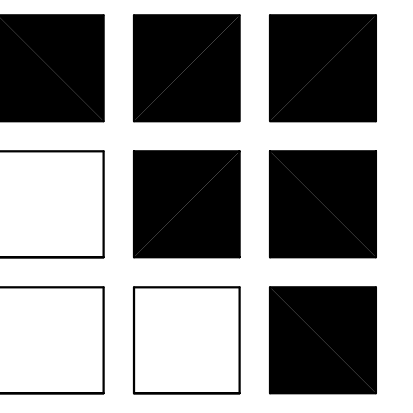


UPPER FLOOR FRAMING
SCALE: 1/4" = 1'-0"

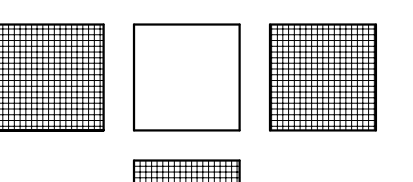
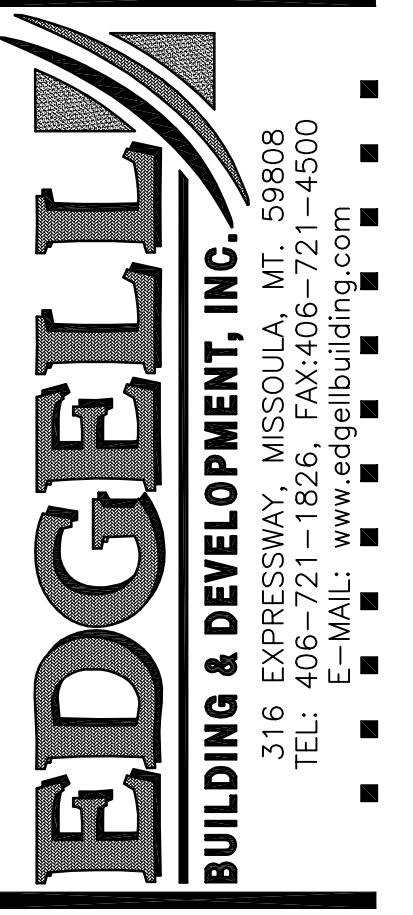
WINDOW SCHEDULE							
NO.	QTY.	R.O.W.	R.O.H.	TYPE	MATERIAL	MFGR.	REMARKS
A	1	6'-0"	6'-8"	SGD	VINYL	WINDOW PROD.	SGD
B	1	3'-0"	3'-0"	SNG HNG	VINYL	WINDOW PROD.	
C	1	3'-0"	3'-0"	CSMNT	VINYL	WINDOW PROD.	DBL. UNIT
D	0	-	-	SNG HNG	VINYL	WINDOW PROD.	
E	1	6'-0"	5'-0"	SNG HNG	VINYL	WINDOW PROD.	DBL. UNIT
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:

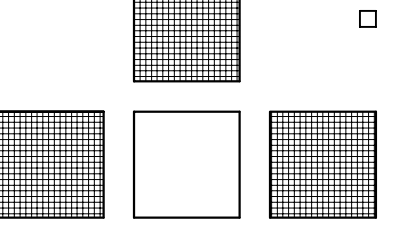
- ALL LUMBER SHALL BE NO. 2 OR BETTER FIR & LARCH.
- HEADERS SHALL BE DBL. 2x10 OVER EXTERIOR OR LOAD BEARING DOORS & WINDOWS (UNLESS NOTED OTHERWISE)
- ALL DIMENSIONS FROM THE EXTERIOR FACE OF A WALL, ARE FROM THE FACE OF THE SHEETING (WHICH ALSO EQUALS THE FACE OF THE CONCRETE FOUNDATION WALL).
- ALL 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 MFR.)
- ALL CONSTRUCTION SHALL CONFORM TO IBC REQUIREMENTS.



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



PLAN #

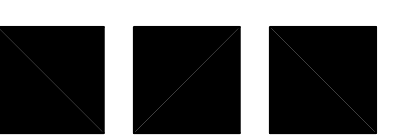
CONSTRUCTION DRAWINGS

DATE: 10/22/21
JOB NO: HGV-U51
REV:
REV:
REV:
REV:

FLR PLAN/FRMNG

SHEET 3

OF 5

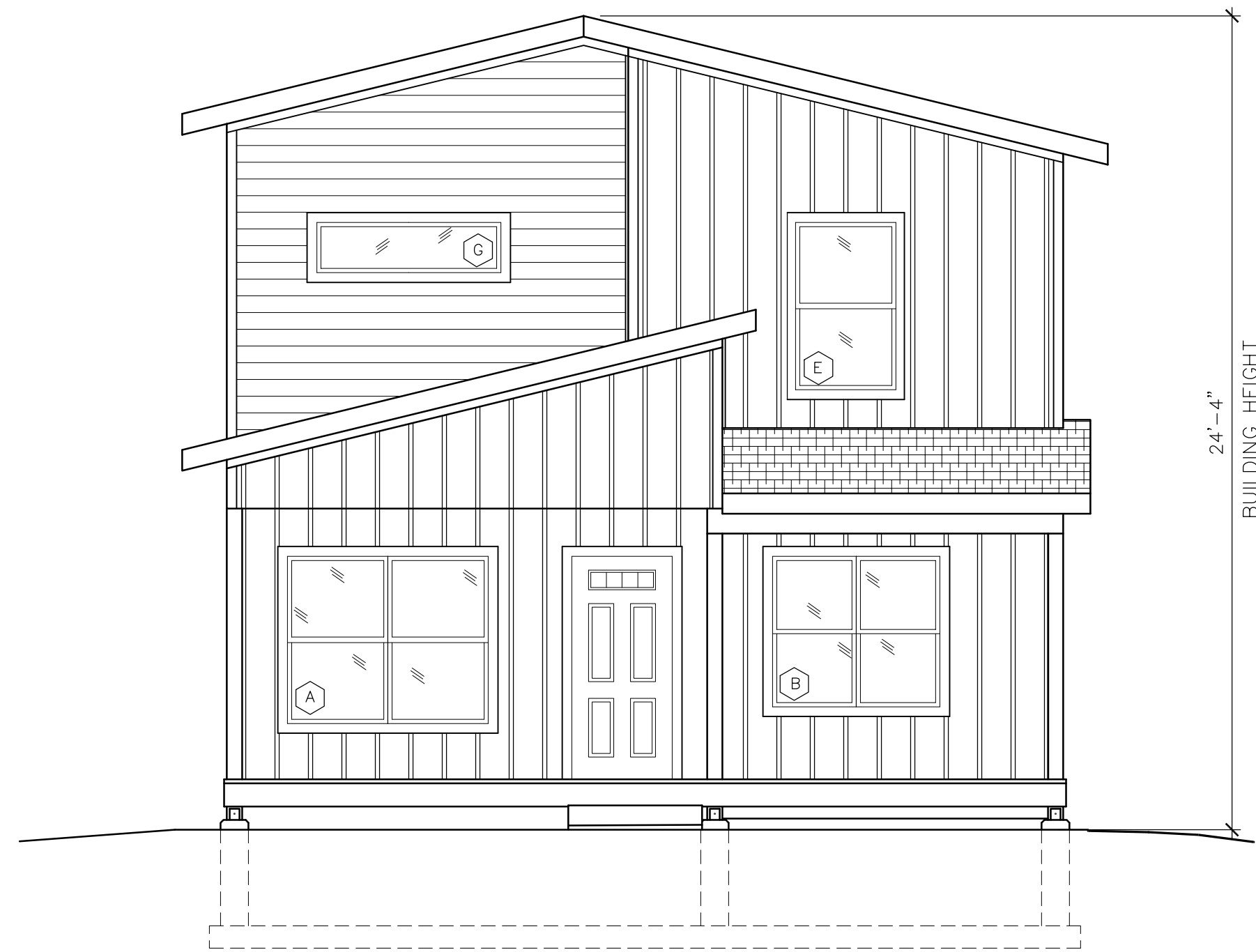




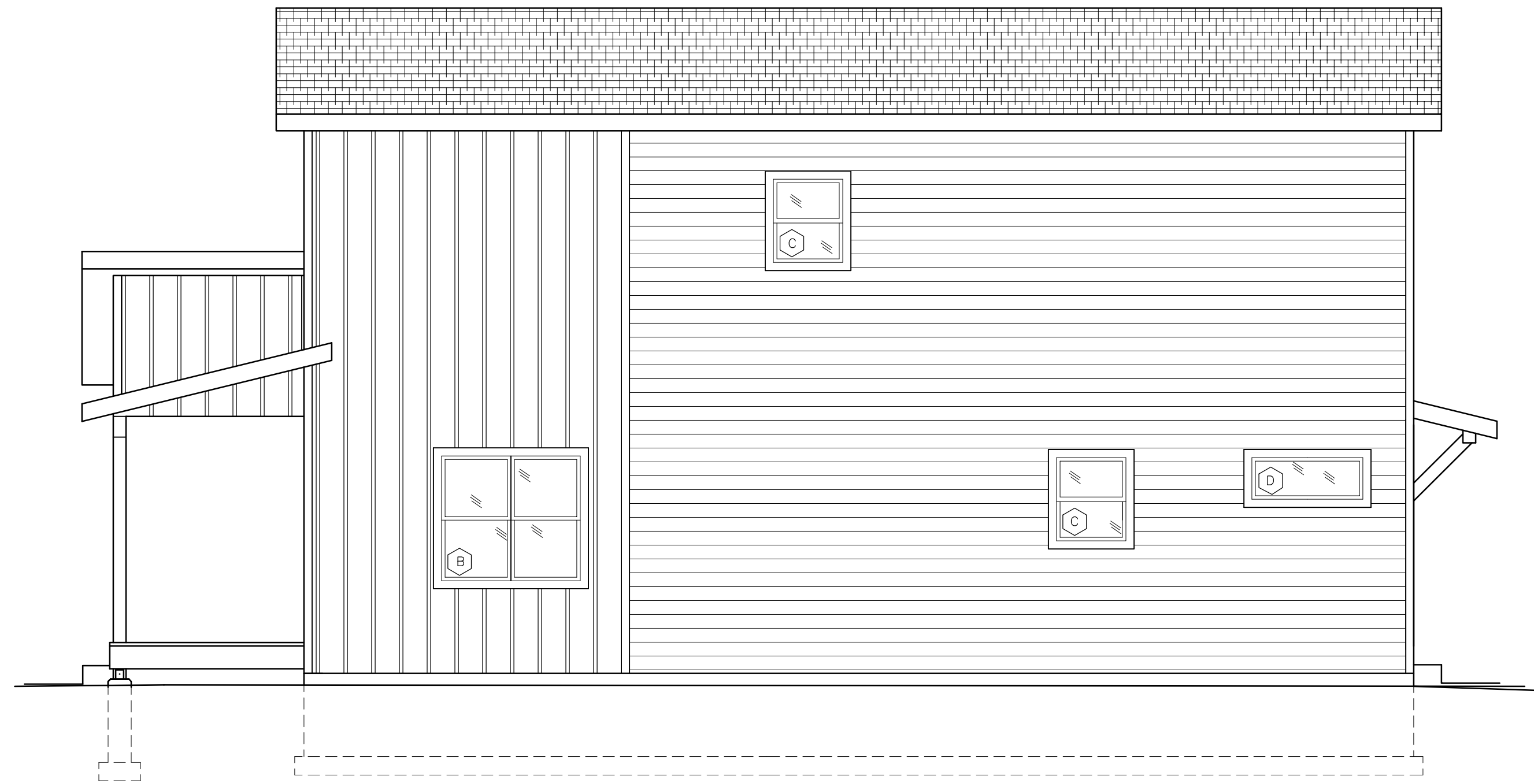
HELLGATE VILLAGE
WEST TOWNHOMES

Unit 52

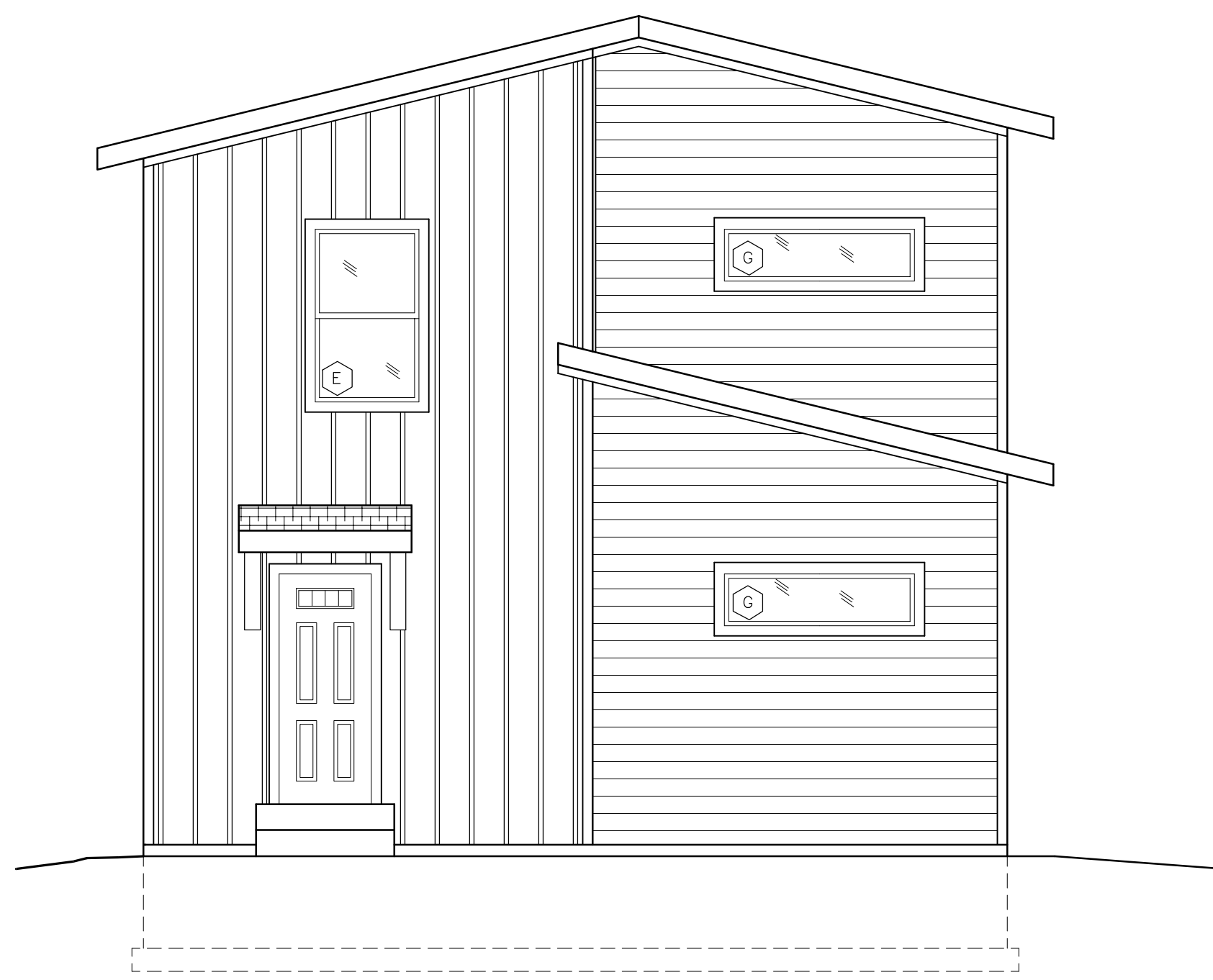




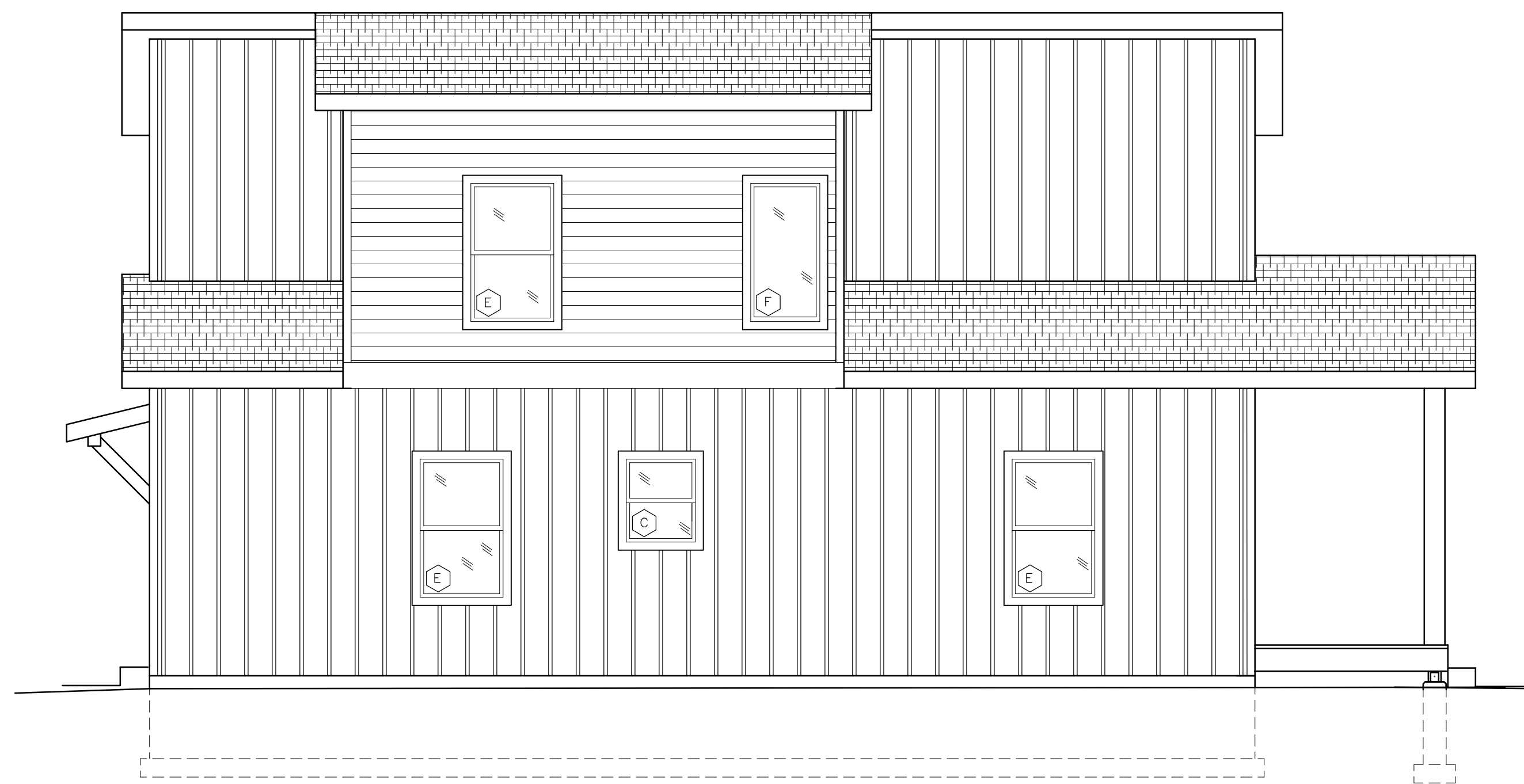
FRONT ELEVATION
SCALE: 1/4"=1'-0"



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:

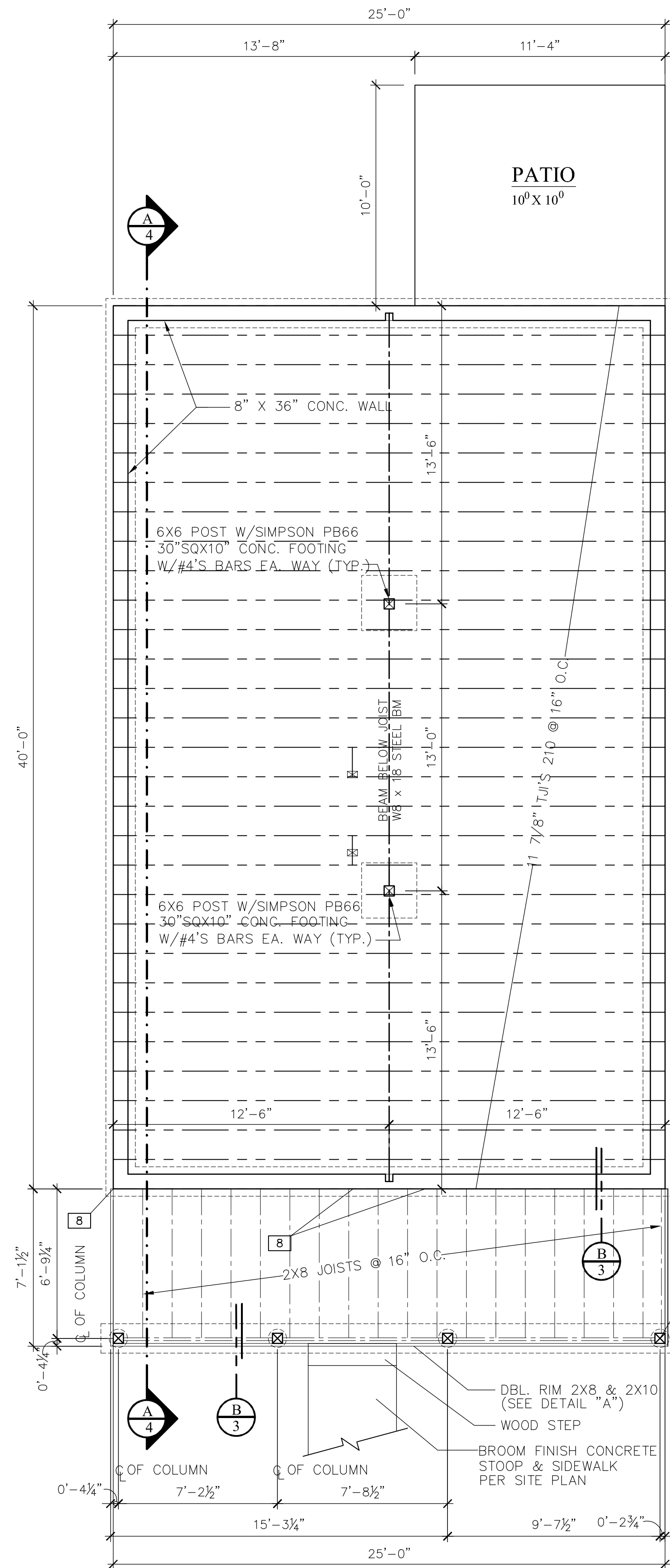
REV:

REV:

ELEVATIONS

SHEET **7**

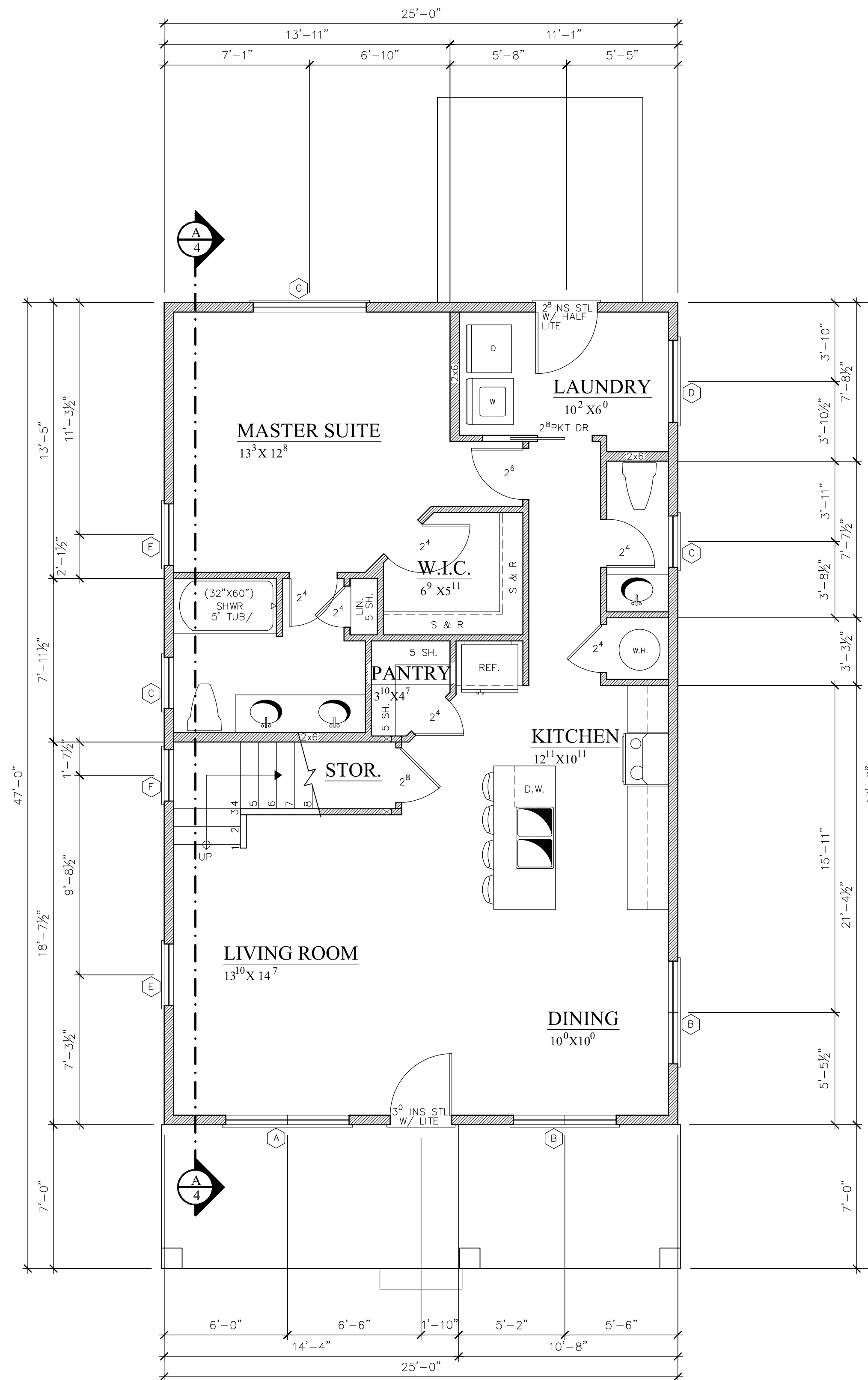
OF **7**



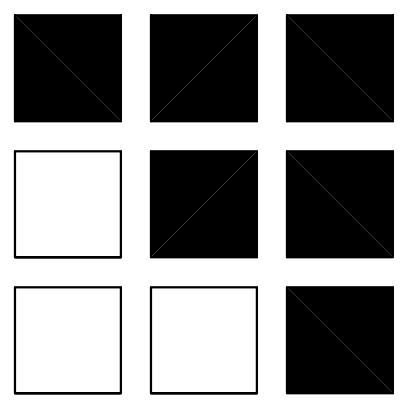
FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

6X6 POST W/ 'SIMPSON' ABU66
@ BASE & PC66 @ CAP ON 10"
SONOTUBE W/ #3-#4 VERT. DOWELS
ON 10"X16" FTG. W/ #4S CONT.

WINDOW SCHEDULE							
NO.	QTY.	R.O.W.	R.O.H.	TYPE	MATERIAL	MFR.	REMARKS
A	1	6'-0"	5'-0"	SNG HNG	VNYL	WINDOW PROD.	DBL. UNIT
B	2	5'-0"	4'-6"	SNG HNG	VNYL	WINDOW PROD.	DBL. UNIT
C	2	2'-6"	3'-0"	SNG HNG	VNYL	WINDOW PROD.	-
D	1	1'-6"	4'-0"	PIC	VNYL	WINDOW PROD.	1-D WINDOW NEEDS TO BE TEMPERED
E	4	3'-0"	5'-0"	SNG HNG	VNYL	WINDOW PROD.	EGRESS
F	1	2'-6"	6'-6"	SNG HNG	VNYL	WINDOW PROD.	TEMPERED
G	1	5'-6"	1'-6"	PIC	VNYL	WINDOW PROD.	-
H	0	3'-0"	3'-0"	SNG HNG	VNYL	WINDOW PROD.	-

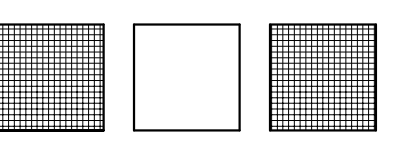


MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0" 1000 SQ. FT.

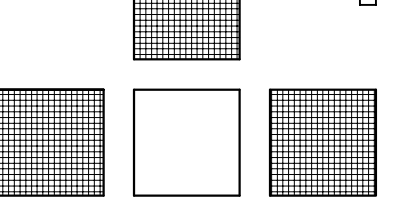


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HELLGATE VILLAGE
EAST AND WEST
UNIT 52 - THE ASPEN
3 BEDROOM - 2 1/2 BATH
MISSOULA, MONTANA



PLAN #

CONSTRUCTION DRAWINGS

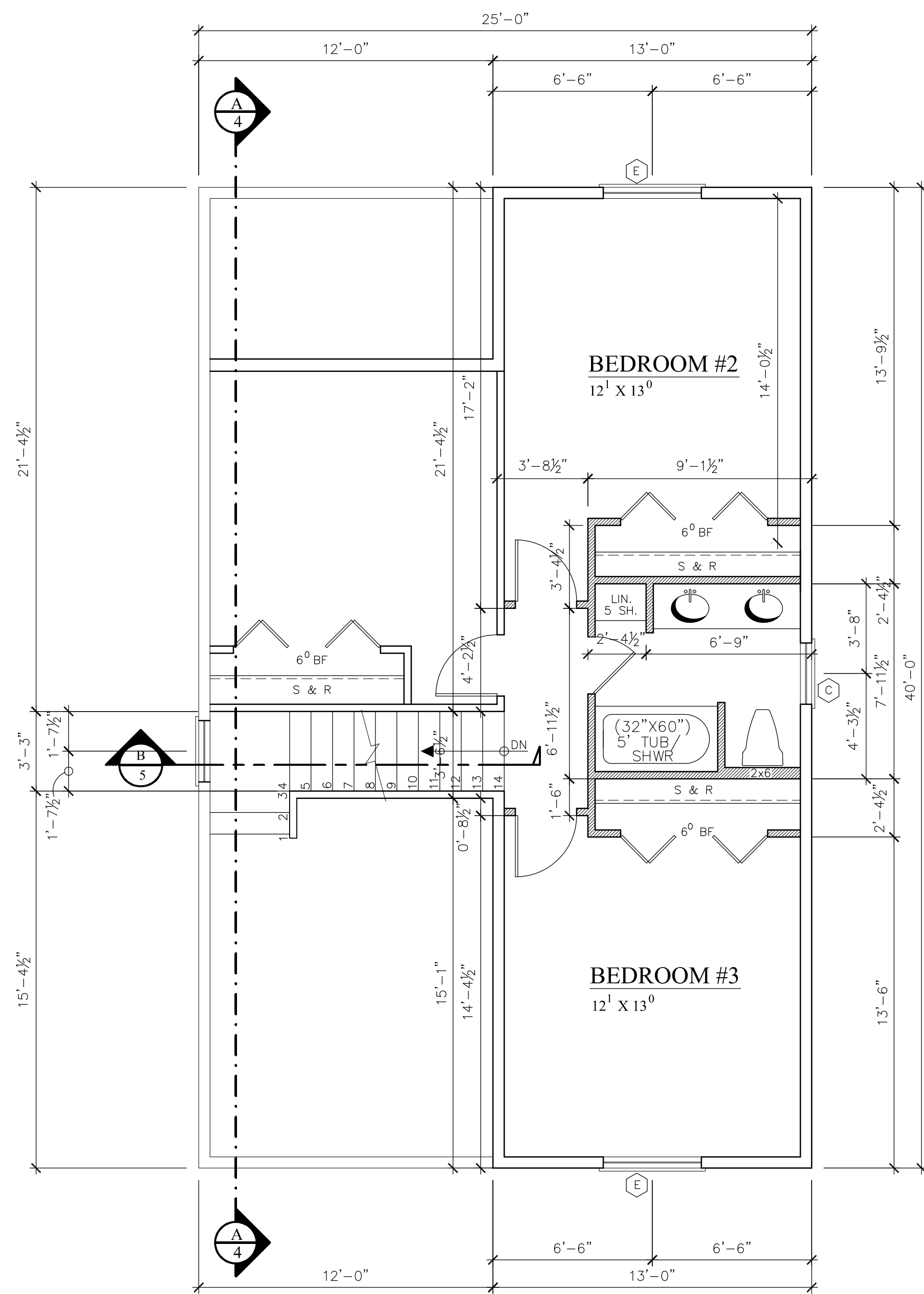
DATE: 10/21/21
JOB NO:
REV:
REV:
REV:
REV:

FDN/FLR PLAN

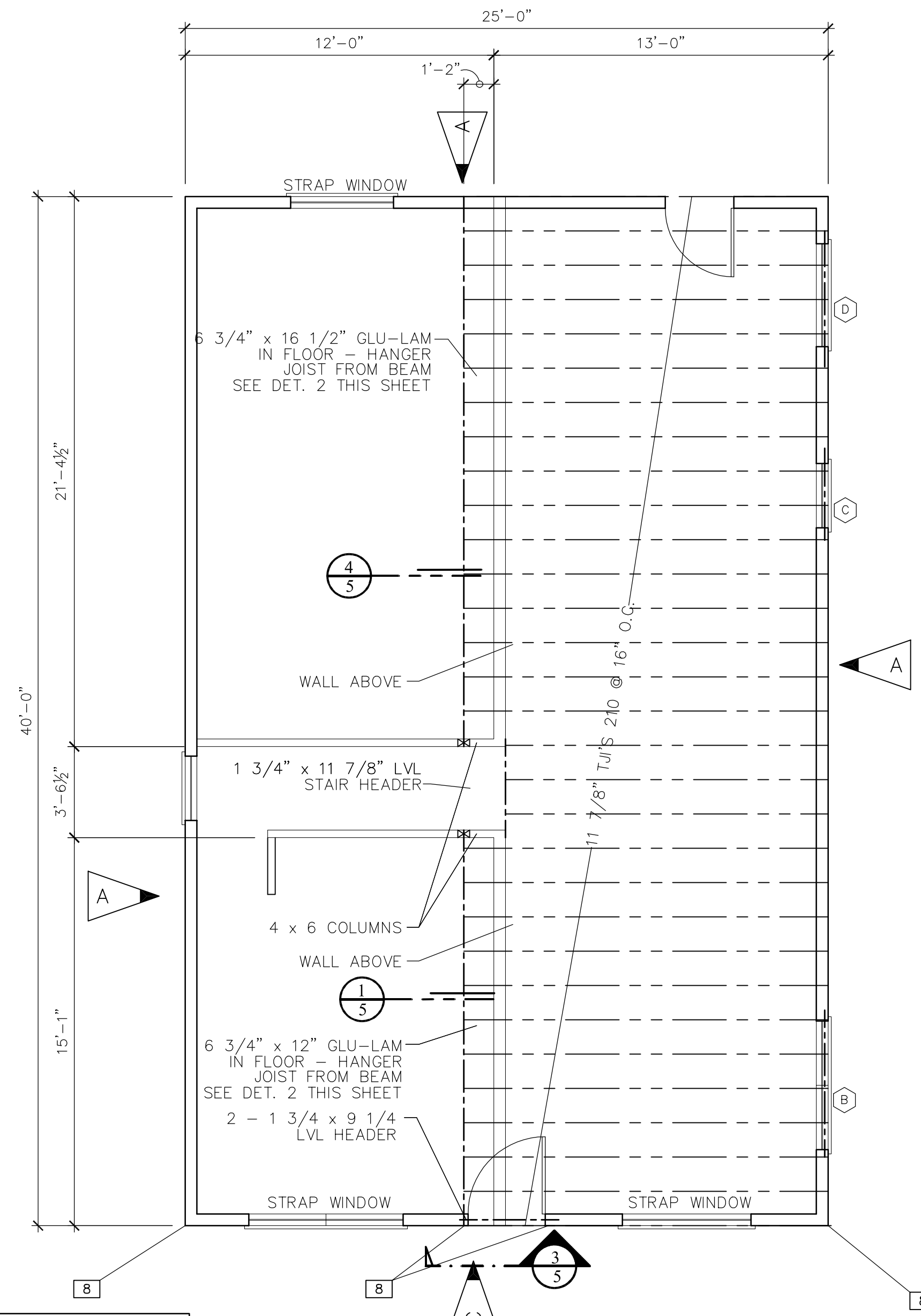
SHEET 2

OF 7

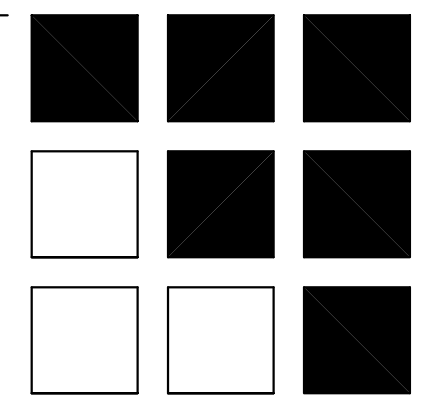




UPPER FLOOR PLAN
SCALE: 1/4" = 1'-0"
520 SQ. FT.

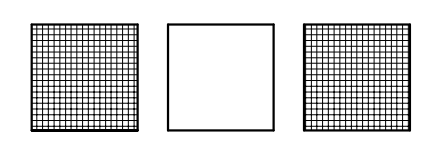


UPPER FLOOR FRAMING
SCALE: 1/4" = 1'-0"
UPPER HEADERS TO BE 2-2x8 (TYP.) U.N.O.

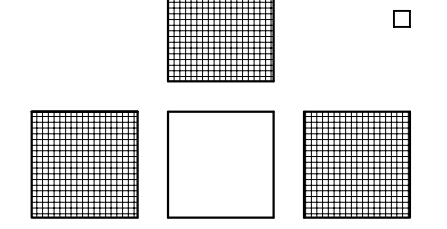


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HELLGATE VILLAGE
EAST AND WEST
UNIT 52 - THE ASPEN
3 BEDROOM - 2 1/2 BATH
MISSOULA, MONTANA



PLAN #

CONSTRUCTION DRAWINGS

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

UPPER FLOOR

SHEET **3**

OF **7**





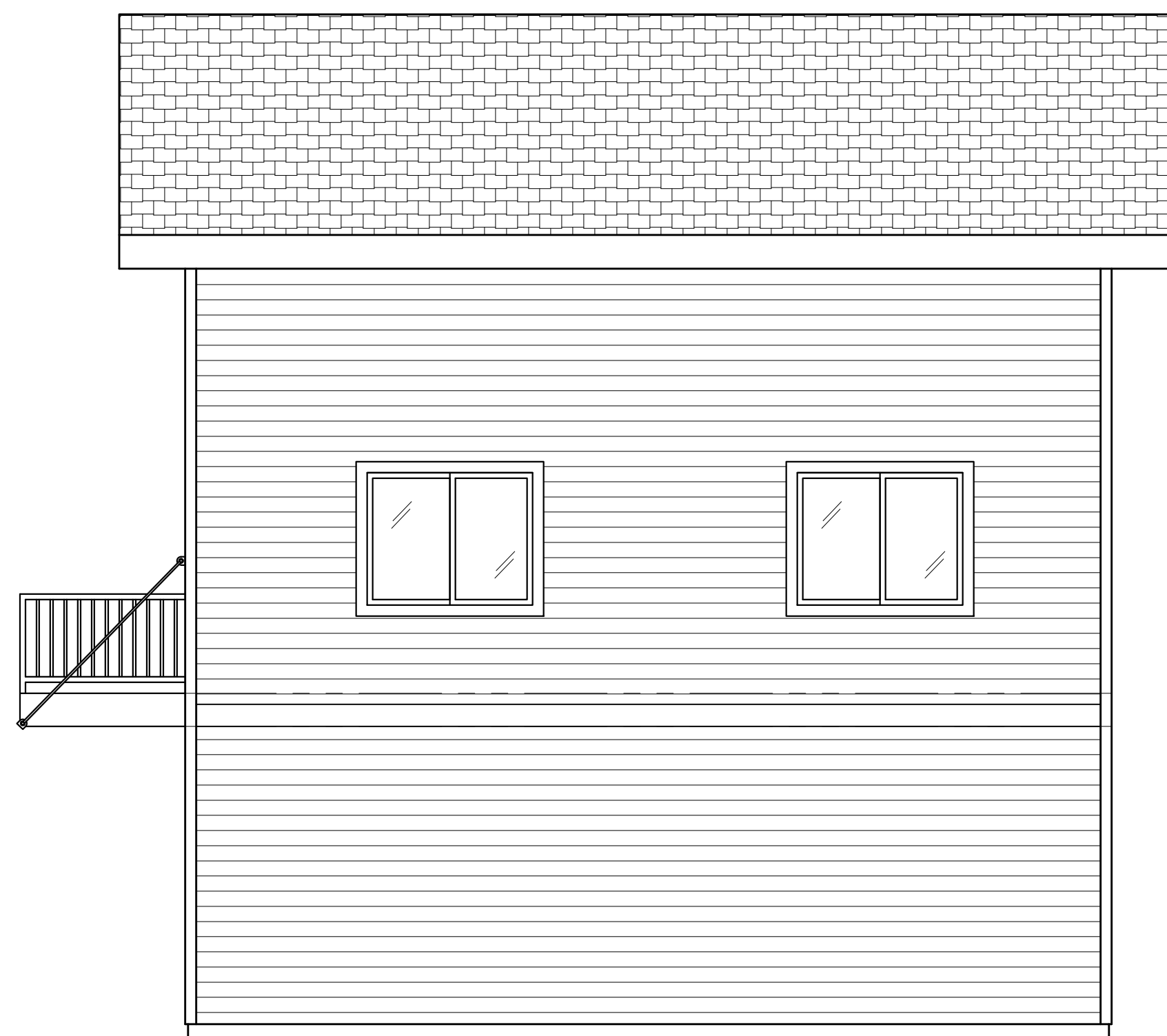
HELLGATE VILLAGE
WEST TOWNHOMES

Unit 53, 54, 55, 67, 69





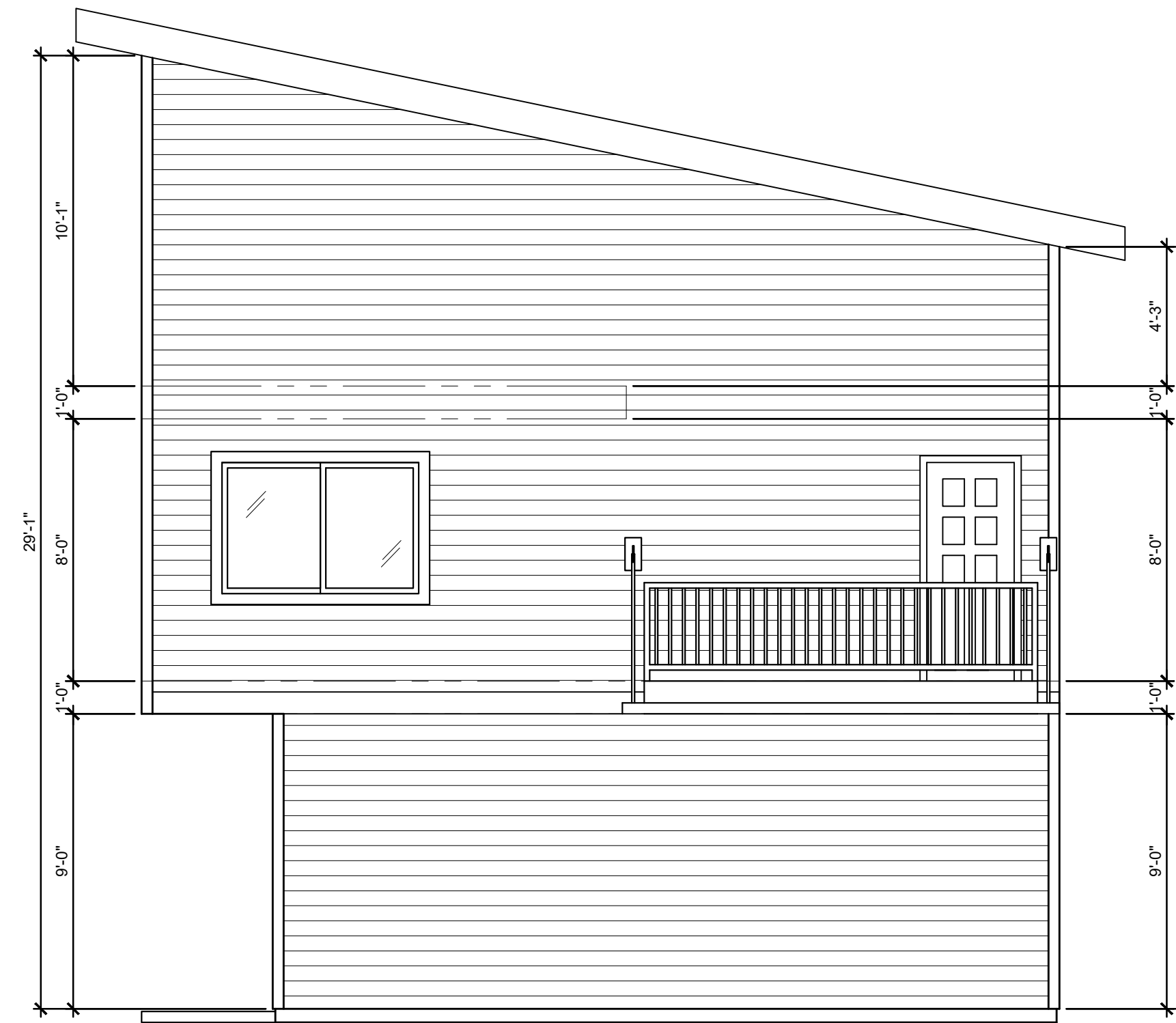
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



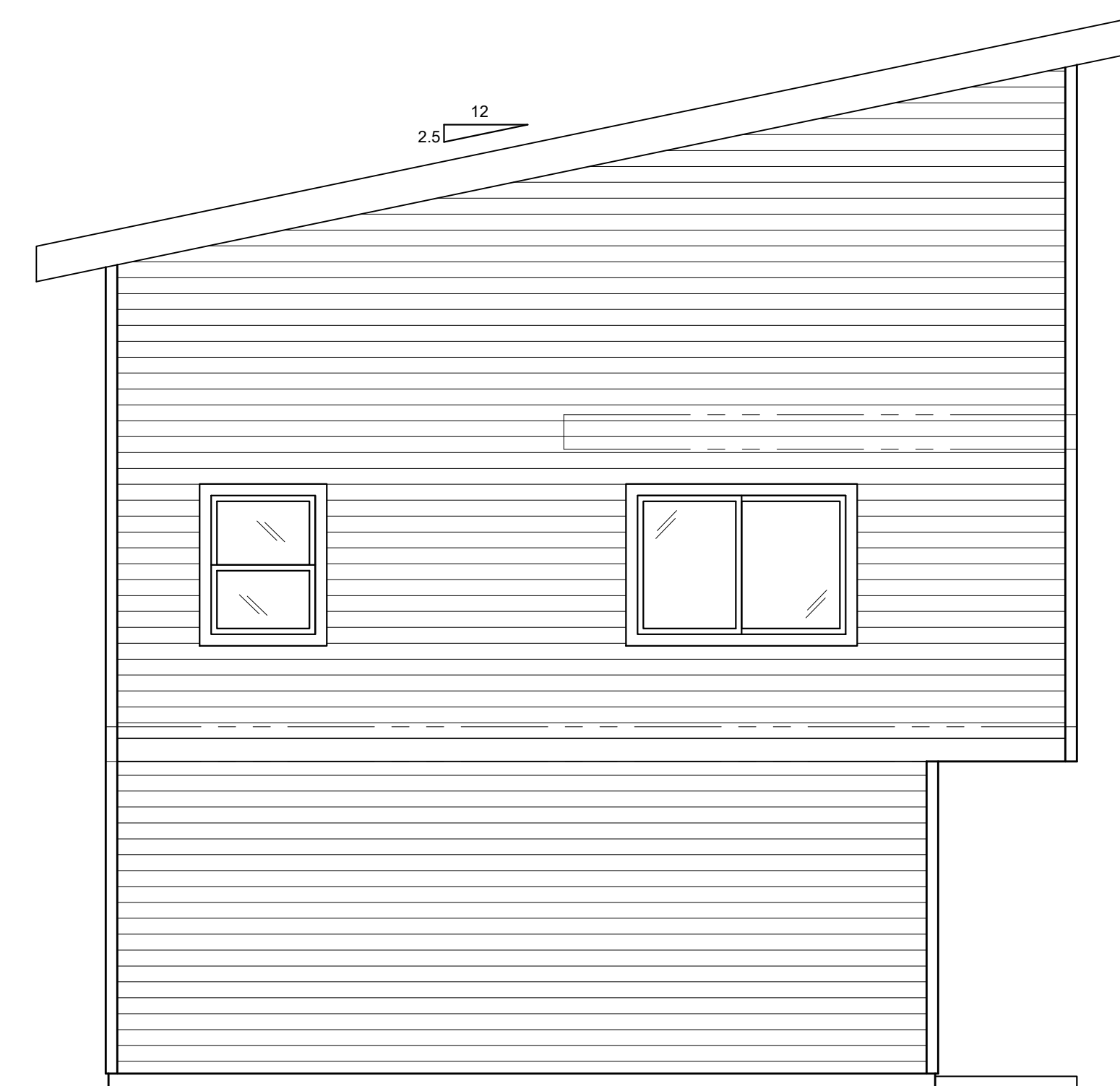
REAR ELEVATION
SCALE: 1/4" = 1'-0"

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"



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



1488 GANTON CT. UNIT-A
MESA, MONTANA 59608
Phone: (406)-728-7075
www.drafttech.com

REVISIONS	

DRAWN BY: **DS** CHECKED BY: **KD**

**Hellgate Village West Townhomes
Carriage Plan 3**



SHEET TITLE
ELEVATIONS

DATE: 1-12-22
SHEET NO:

A-3



HELLGATE VILLAGE
WEST TOWNHOMES

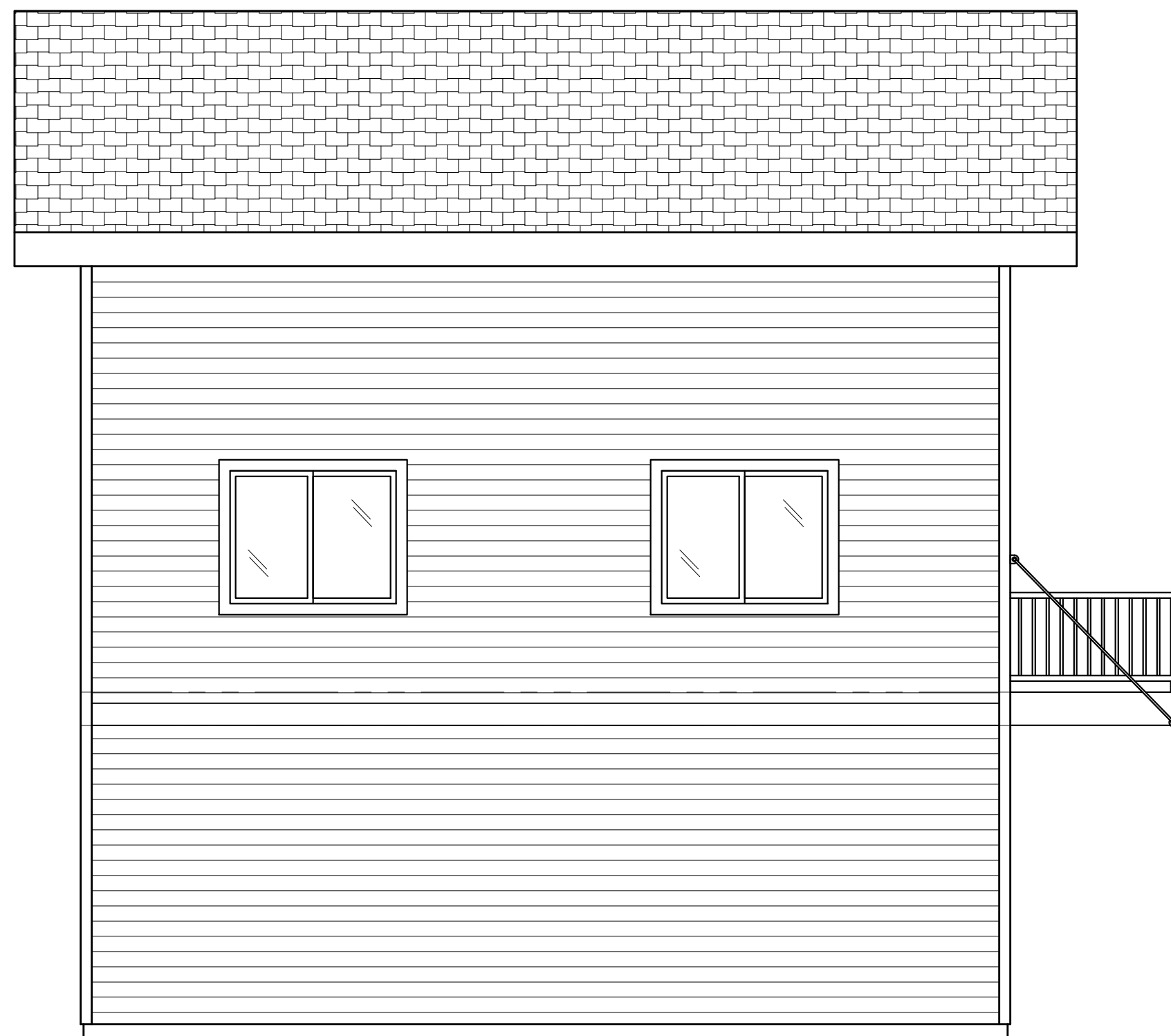
Unit 56, 66, 68





FRONT ELEVATION

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

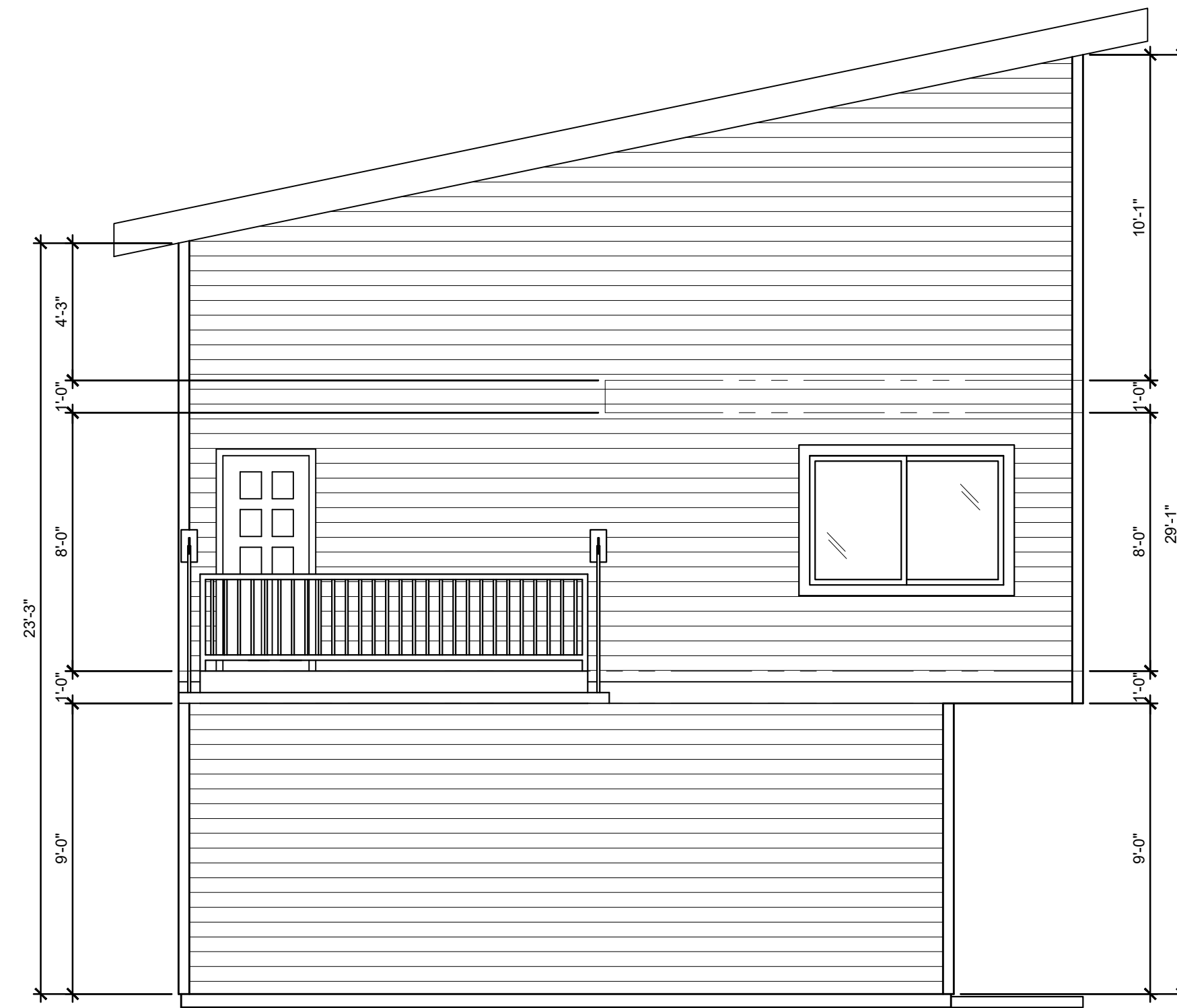


REAR ELEVATION

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

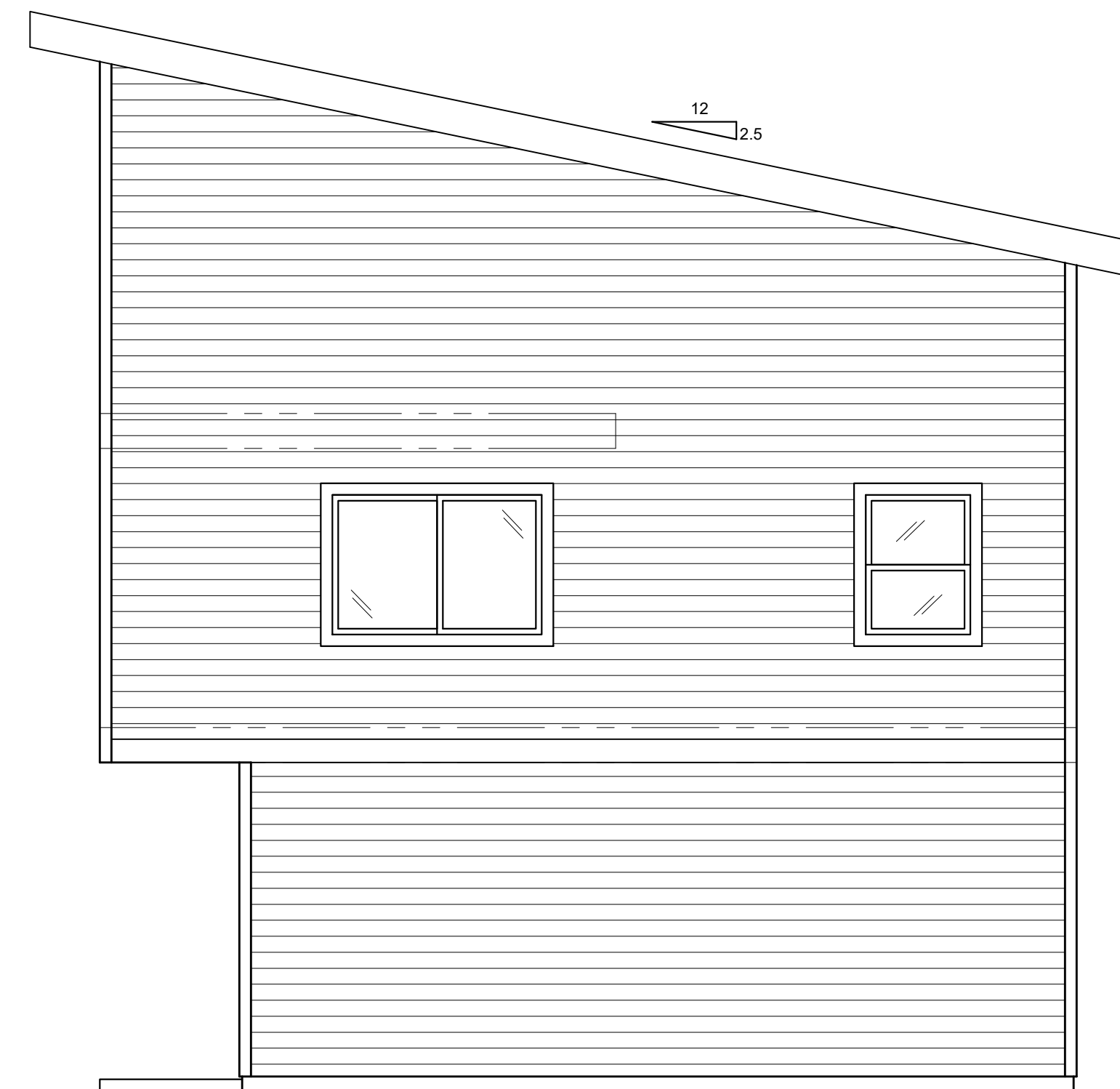
ELEVATION NOTES

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.



LEFT ELEVATION

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



RIGHT ELEVATION

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



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 MISSOULA, MONTANA 59808
 Phone: (409)-782-7075
 www.drafttechcad.com

REVISIONS

NO.	DESCRIPTION

DRAWN BY: **DS** CHECKED BY: **KD**

**Hellgate Village West Townhomes
 Carriage Plan 3 Reversed**



2145 SOUTH 900 STREET WEST
 MISSOULA, MONTANA 59801
 Phone: (409)-782-5442
 www.royhomes.com

SHEET TITLE
ELEVATIONS

DATE: 1-12-22
 SHEET NO:

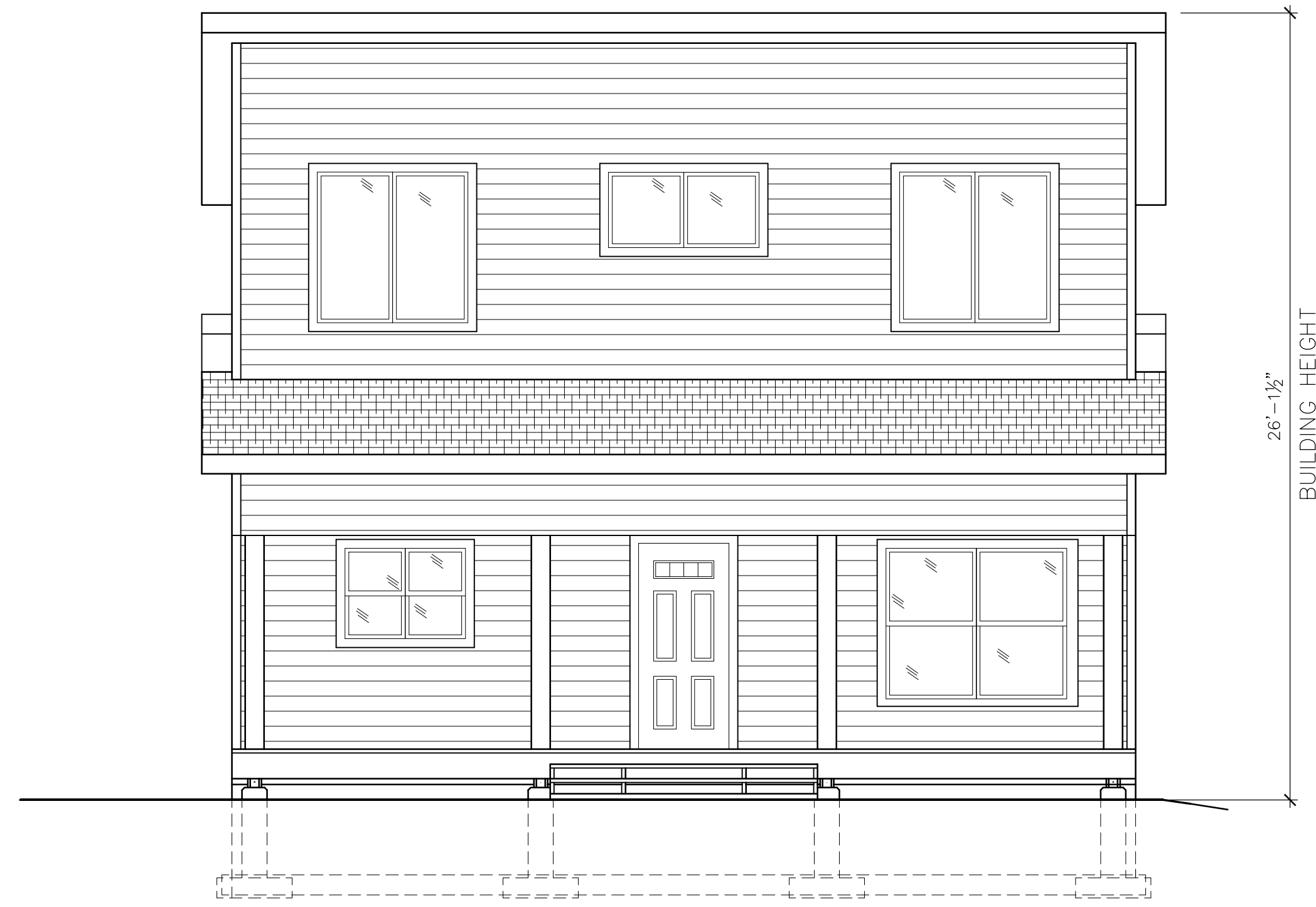
A-3



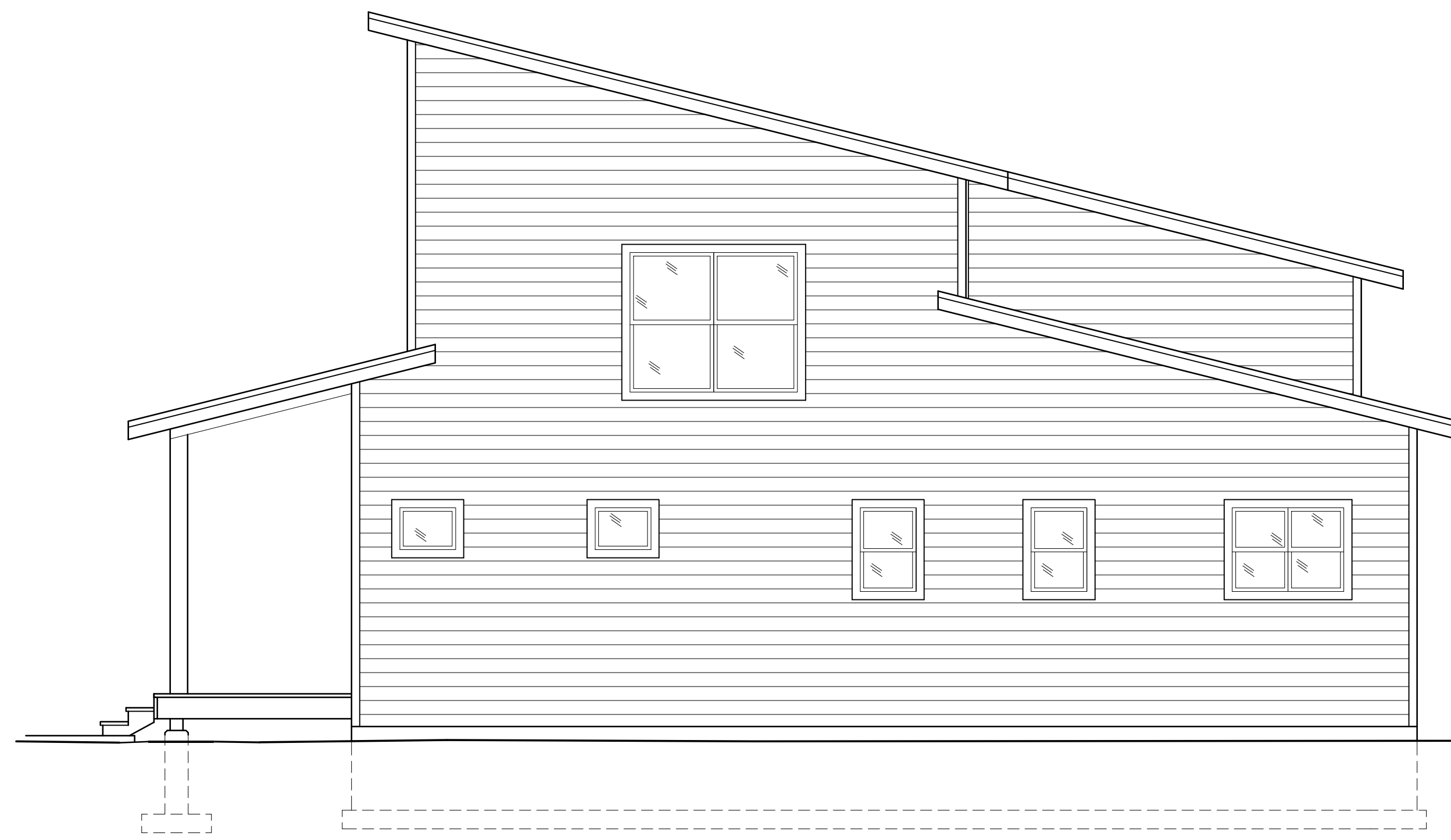
HELLGATE VILLAGE
WEST TOWNHOMES

Unit 61, 65, 70





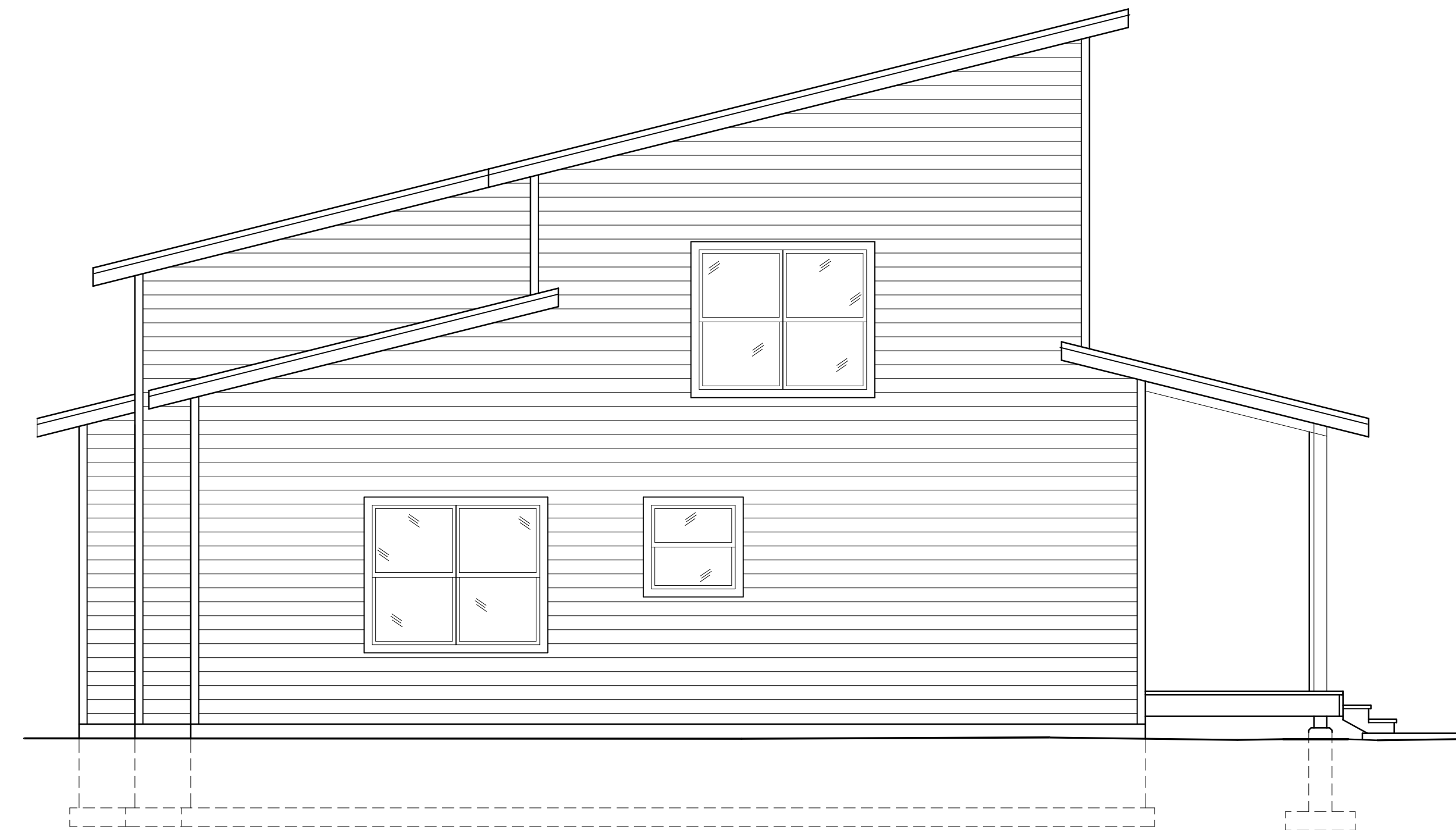
FRONT ELEVATION
SCALE: 1/4"=1'-0"



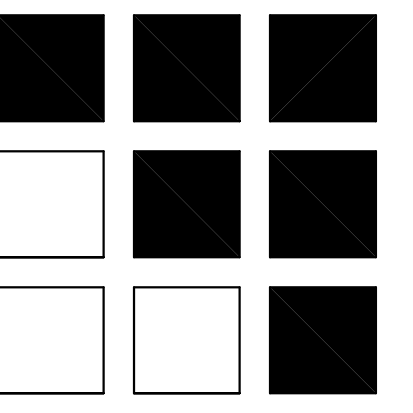
RIGHT ELEVATION
SCALE: 1/4"=1'-0"



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

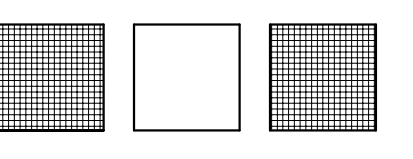


LEFT ELEVATION
SCALE: 1/4"=1'-0"

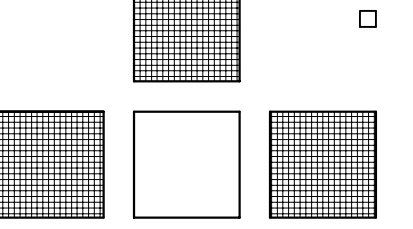


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**HELLGATE VILLAGE
EAST AND WEST**
UNIT 61 - THE PAISLEY
3 BEDROOM - 2 1/2 BATH
MISSOULA, MONTANA



PLAN #

CONSTRUCTION DRAWINGS

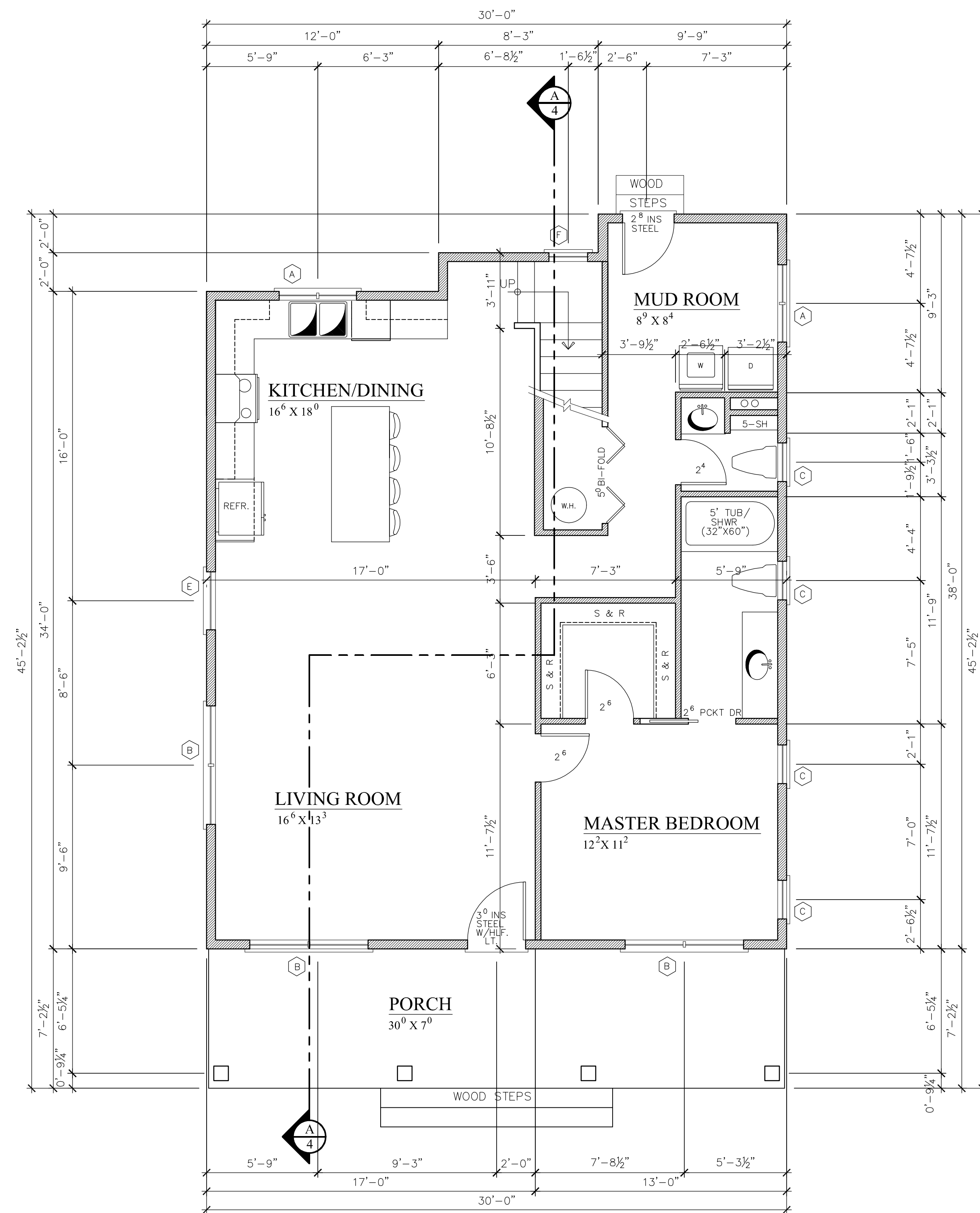
DATE: 1/13/22
JOB NO: U61
REV:
REV:
REV:
REV:

BSMT PLAN

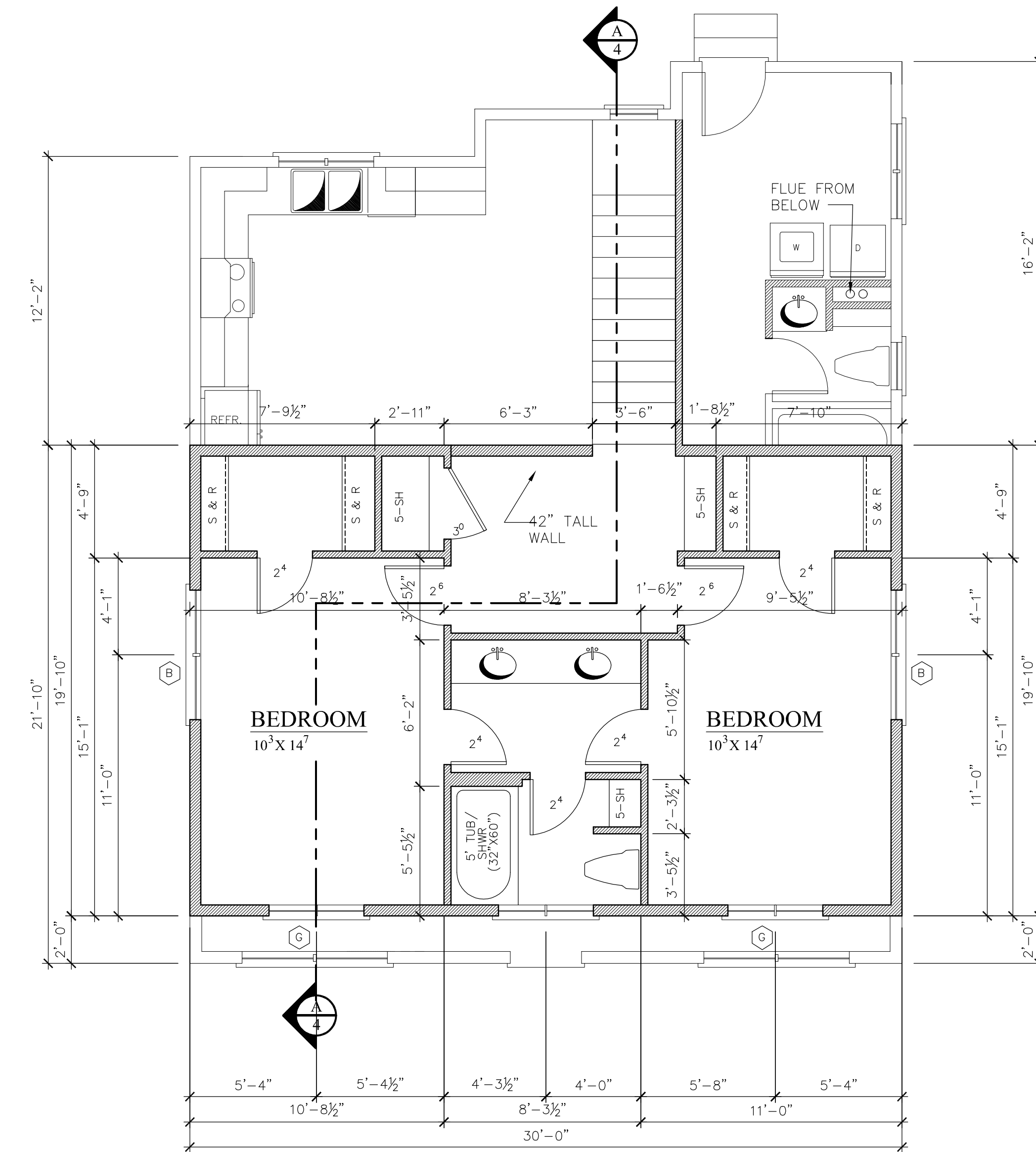
SHEET **6**

OF **6**

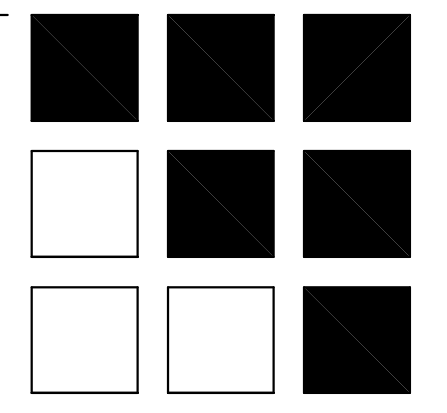




- GENERAL NOTES:**
- ALL CONSTRUCTION SHALL CONFORM TO IBC REQUIREMENTS.
 - SET BACKS AND YARDS SHALL CONFORM TO LOCAL REGULATIONS.
 - ALL POURED CONCRETE FOOTINGS, COLUMNS AND WALLS SHALL REST ON UNDISTURBED VIRGIN SOIL.
 - ALL LUMBER SHALL BE NO. 2 OR BETTER FIR & LARCH.
 - HEADERS SHALL BE DBL. 2x10 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.

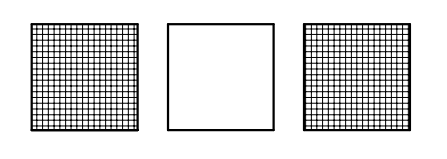


WINDOW SCHEDULE							
NO.	SIZE	R.O.W.	R.O.H.	TYPE	MATERIAL	MFGR.	REMARKS
A	4'-0"	4'-0"	3'-0"	SNG HNG	VINYL	WINDOW PROD.	DBL. UNIT W/ GRIDS
B	6'-0"	5'-0"	5'-0"	SNG HNG	VINYL	WINDOW PROD.	DBL. UNIT W/ GRIDS
C	2'-0"	1'-6"	1'-6"	AWNING	VINYL	WINDOW PROD.	W/ GRIDS
D	-	-	-	SNG HNG	VINYL	WINDOW PROD.	DBL. UNIT W/ GRIDS
E	3'-0"	3'-0"	3'-0"	SNG HNG	VINYL	WINDOW PROD.	W/ GRIDS
F	2'-0"	6'-6"	6'-6"	SNG HNG	VINYL	WINDOW PROD.	W/ GRIDS TEMPERED
G	2'-6"	2'-11"	2'-11"	SNG HNG	VINYL	WINDOW PROD.	W/ GRIDS
H	4'-6"	3'-6"	3'-6"	SLIDER	VINYL	WINDOW PROD.	W/ GRIDS

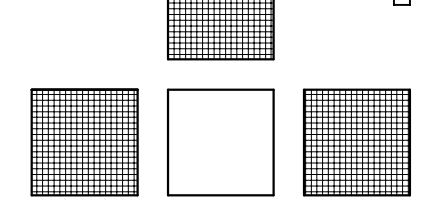


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HELLGATE VILLAGE EAST AND WEST
 UNIT 61 - THE PAISLEY
 3 BEDROOM - 2 1/2 BATH
 MISSOULA, MONTANA



PLAN #

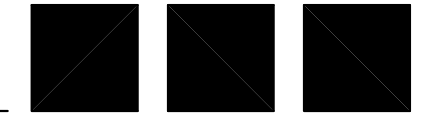
CONSTRUCTION DRAWINGS

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

UPPER PLAN/SECT.

SHEET 3

OF 6

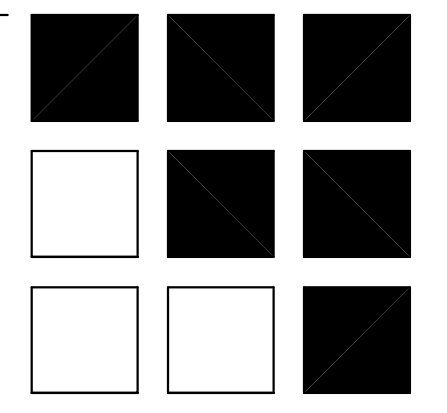




HELLGATE VILLAGE
WEST TOWNHOMES

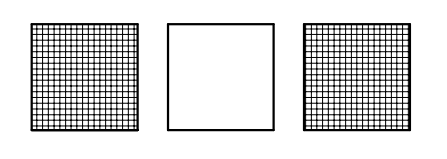
Unit 62



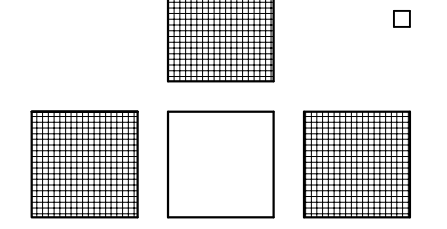


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**HELLGATE VILLAGE
EAST AND WEST**
UNIT 62 - THE PRESCOTT
2 BEDROOM - 2 BATH
MISSOULA, MONTANA



PLAN #

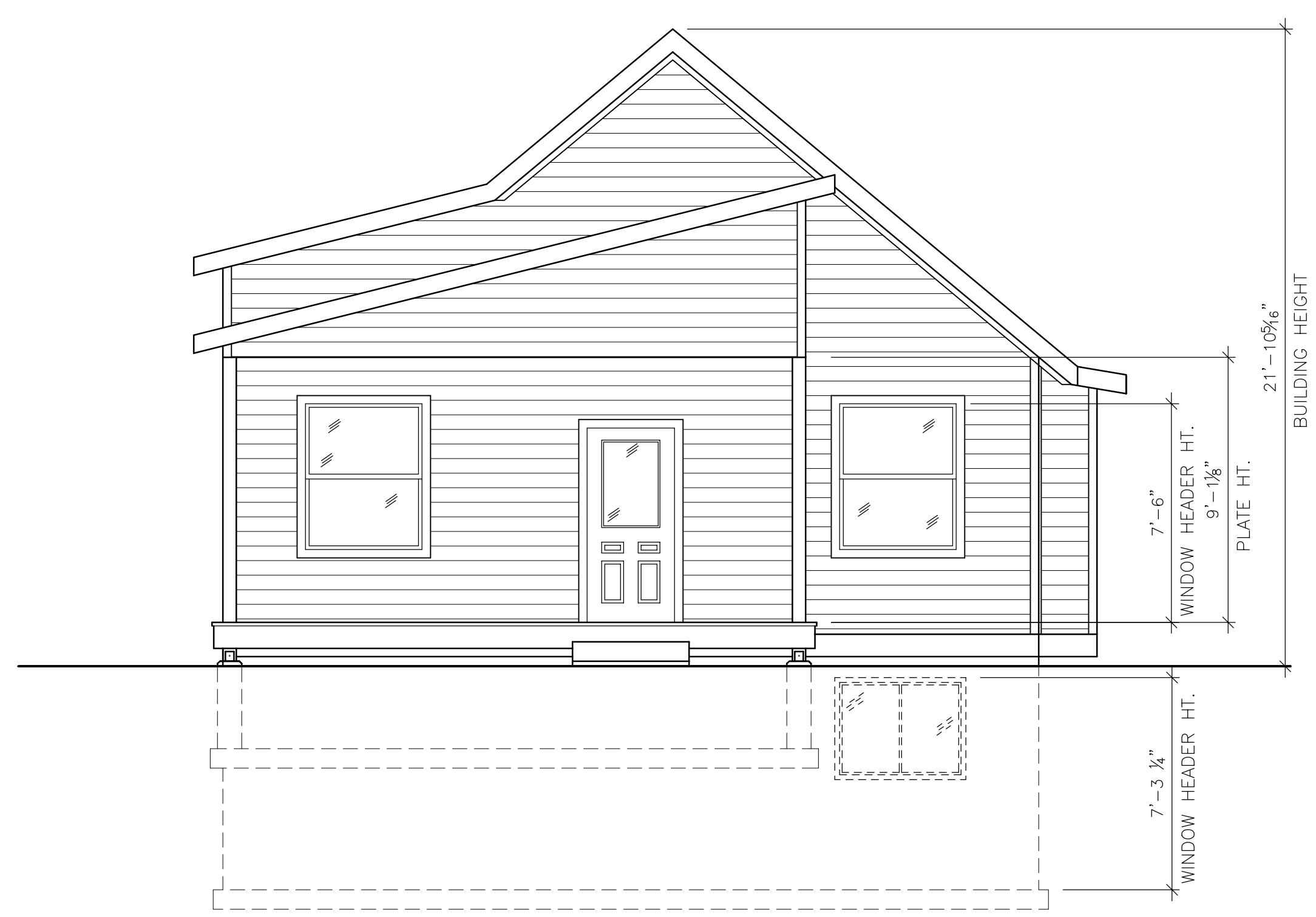
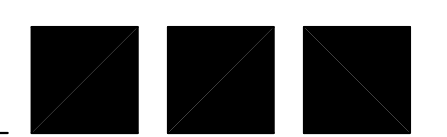
CONSTRUCTION DRAWINGS

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

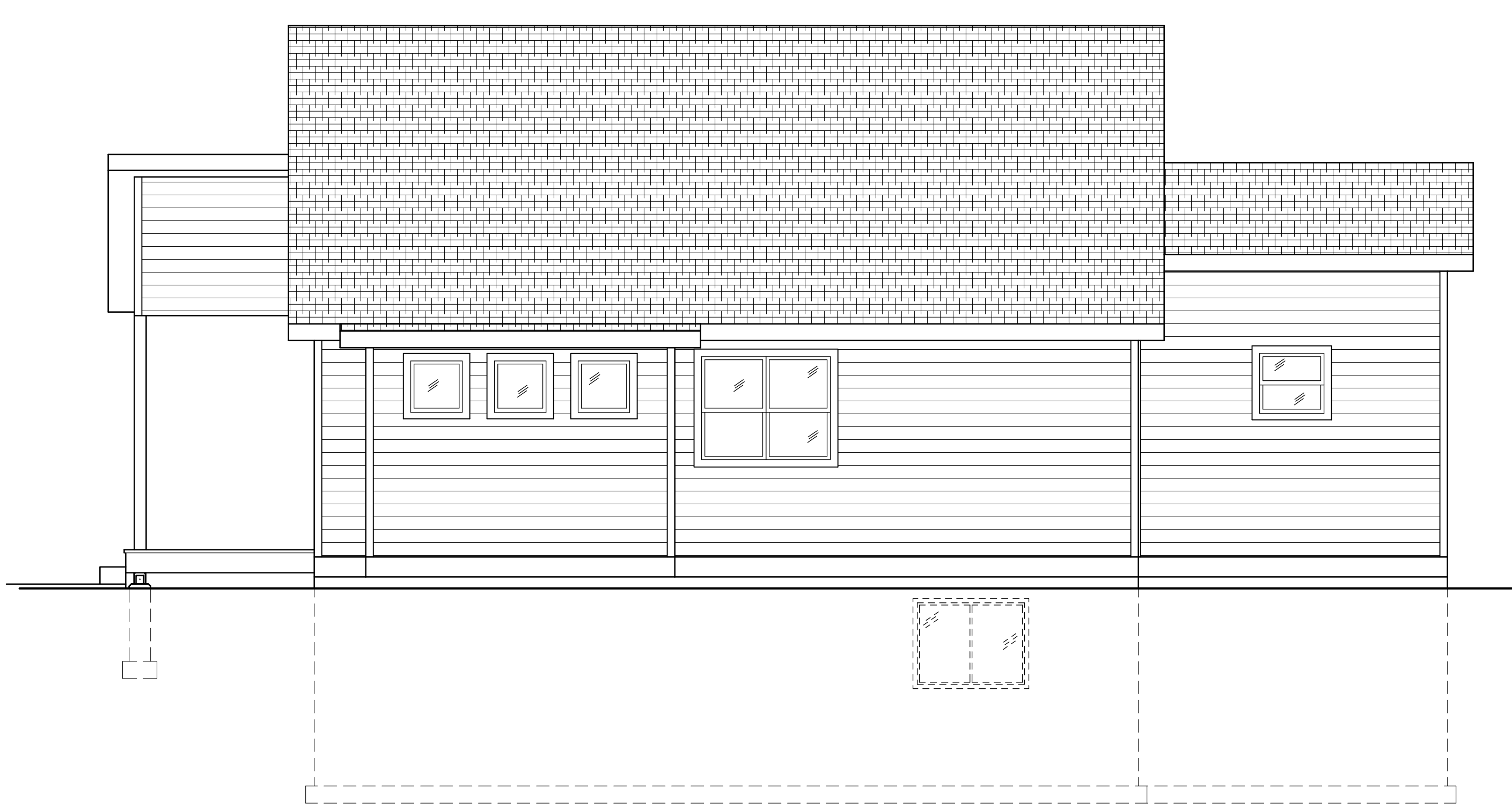
ROOF/SECTION

SHEET 4

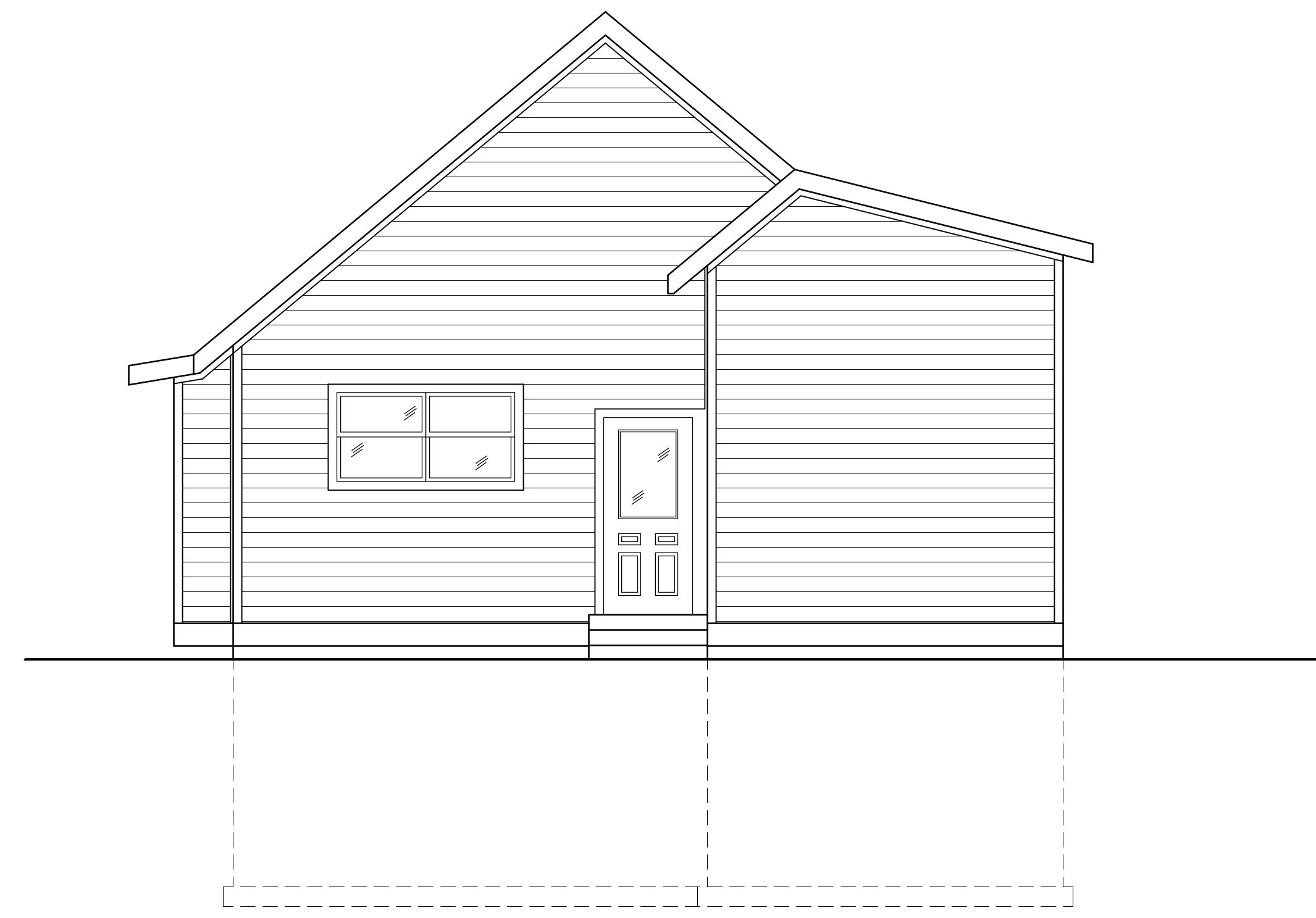
OF 7



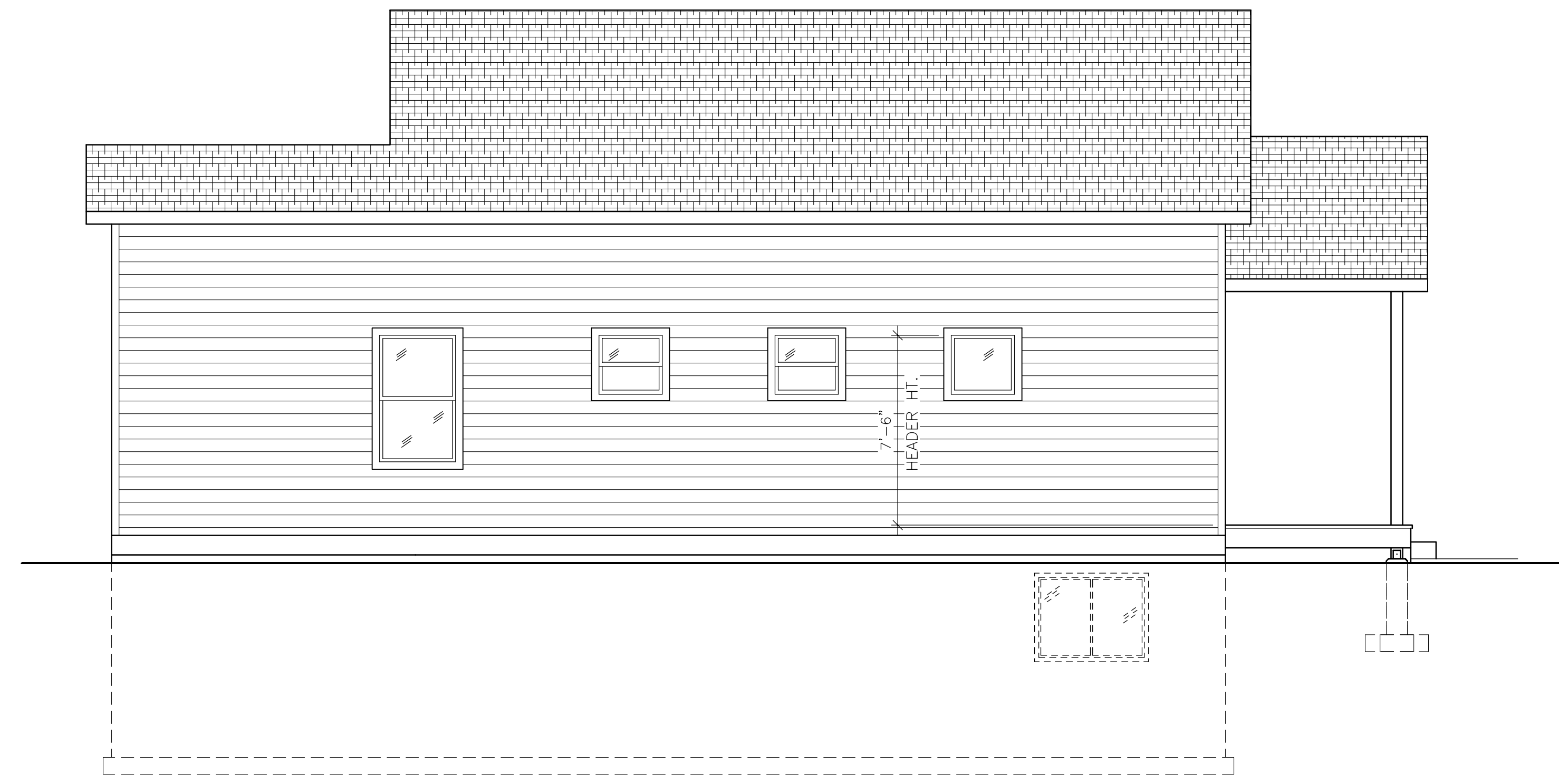
FRONT ELEVATION
SCALE: 1/4"=1'-0"



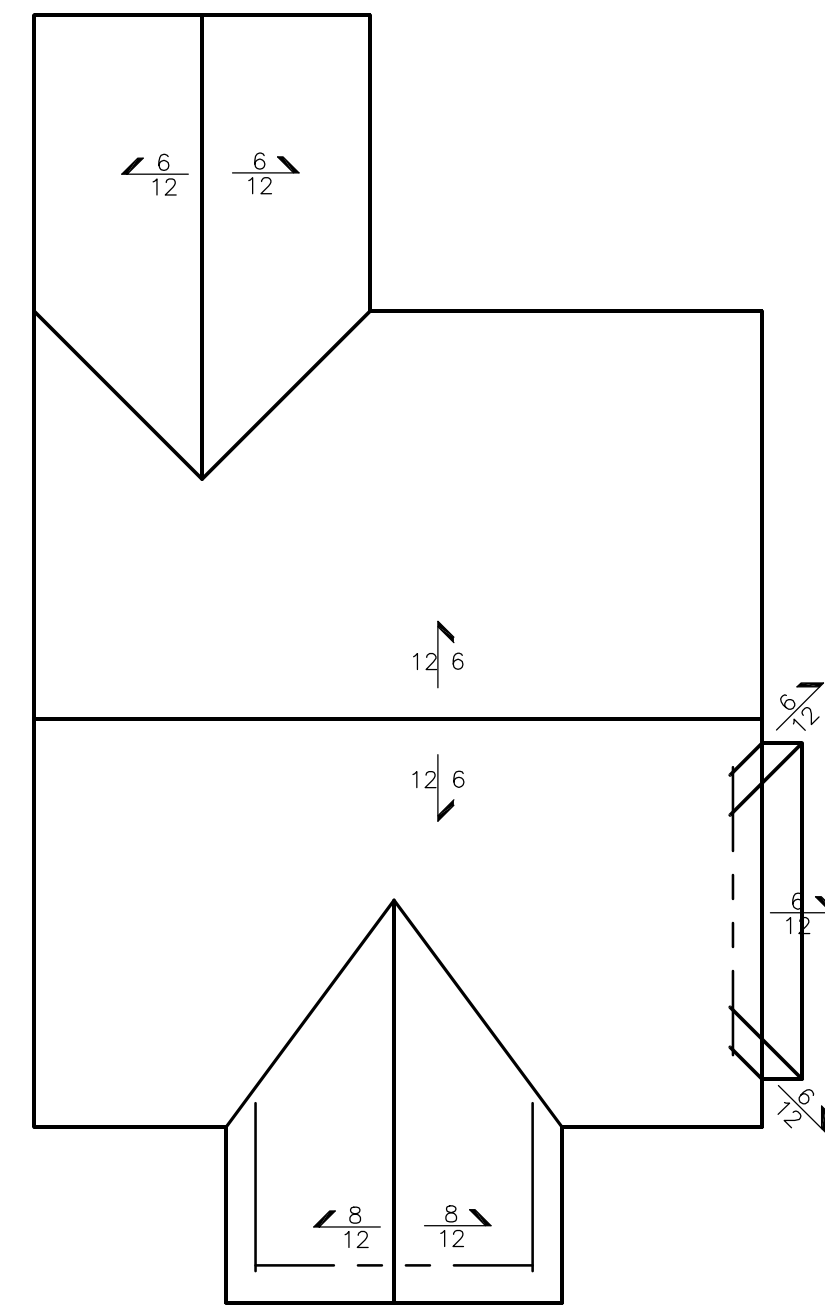
RIGHT ELEVATION
SCALE: 1/4"=1'-0"



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



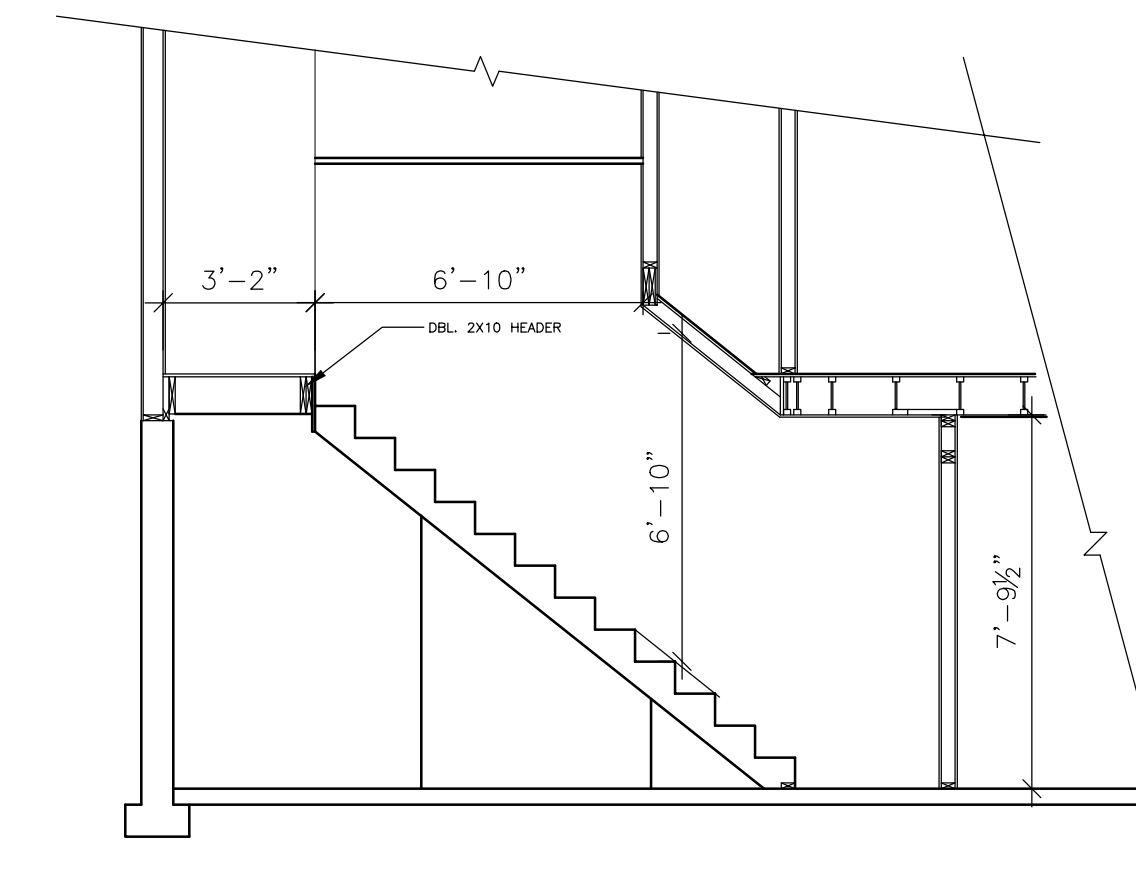
LEFT ELEVATION
SCALE: 1/4"=1'-0"



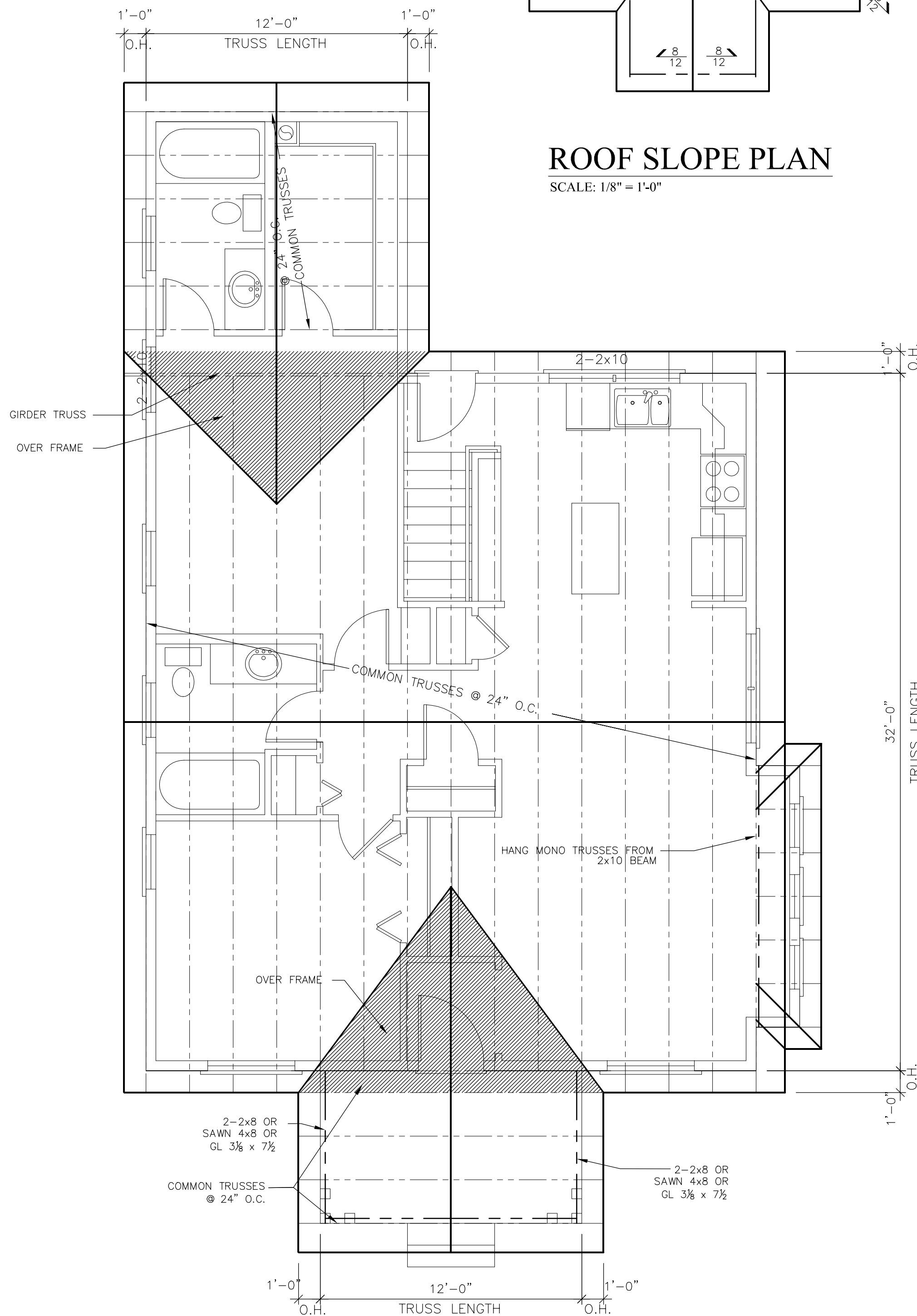
ROOF SLOPE PLAN
SCALE: 1/8" = 1'-0"

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

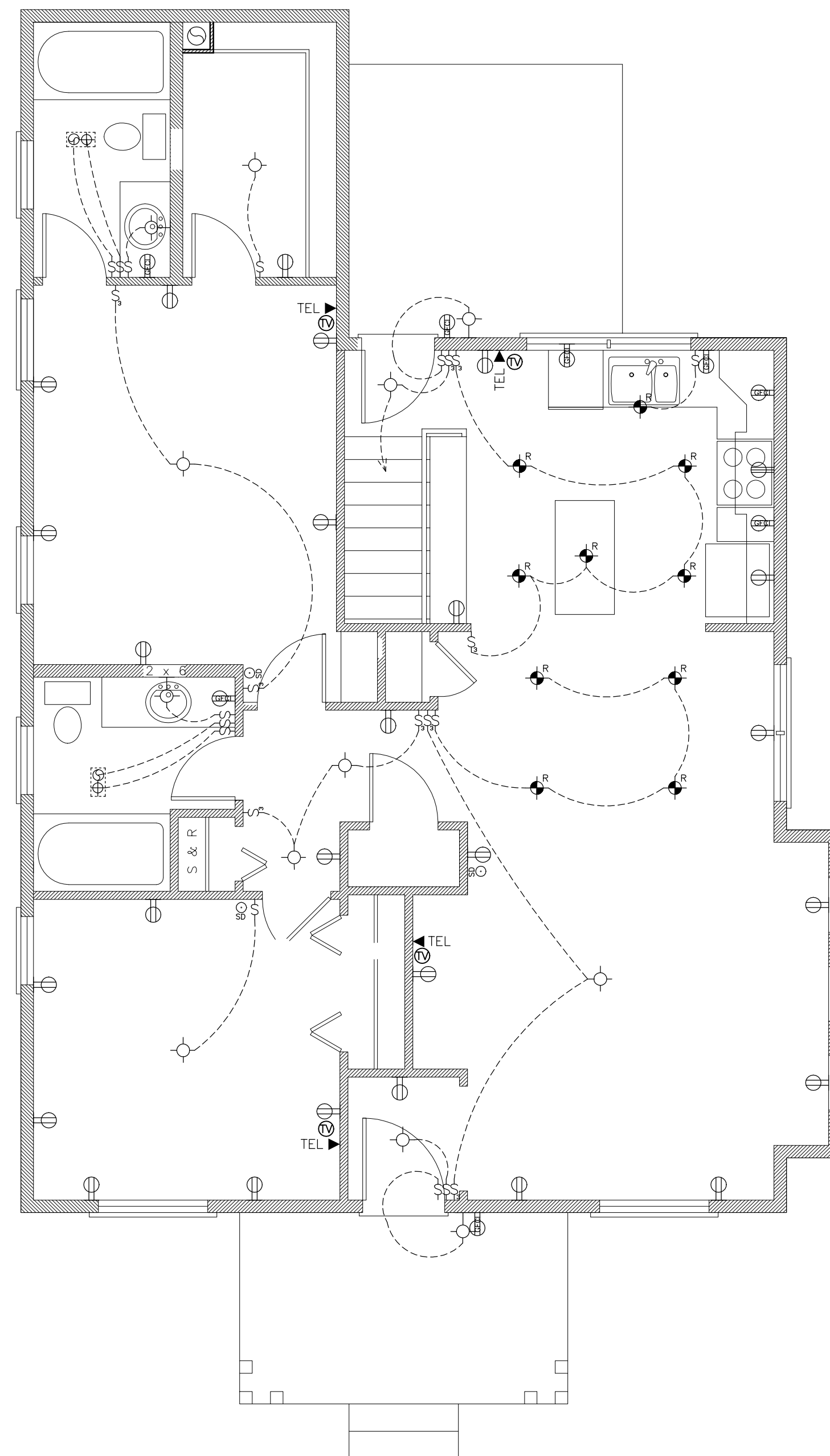
NOTES:
ALL ELECTRICAL TO BE PER CODE WHETHER INDICATED ON PLAN OR NOT
PROVIDE MIN. 1 LIGHT IN CRAWLSPACE



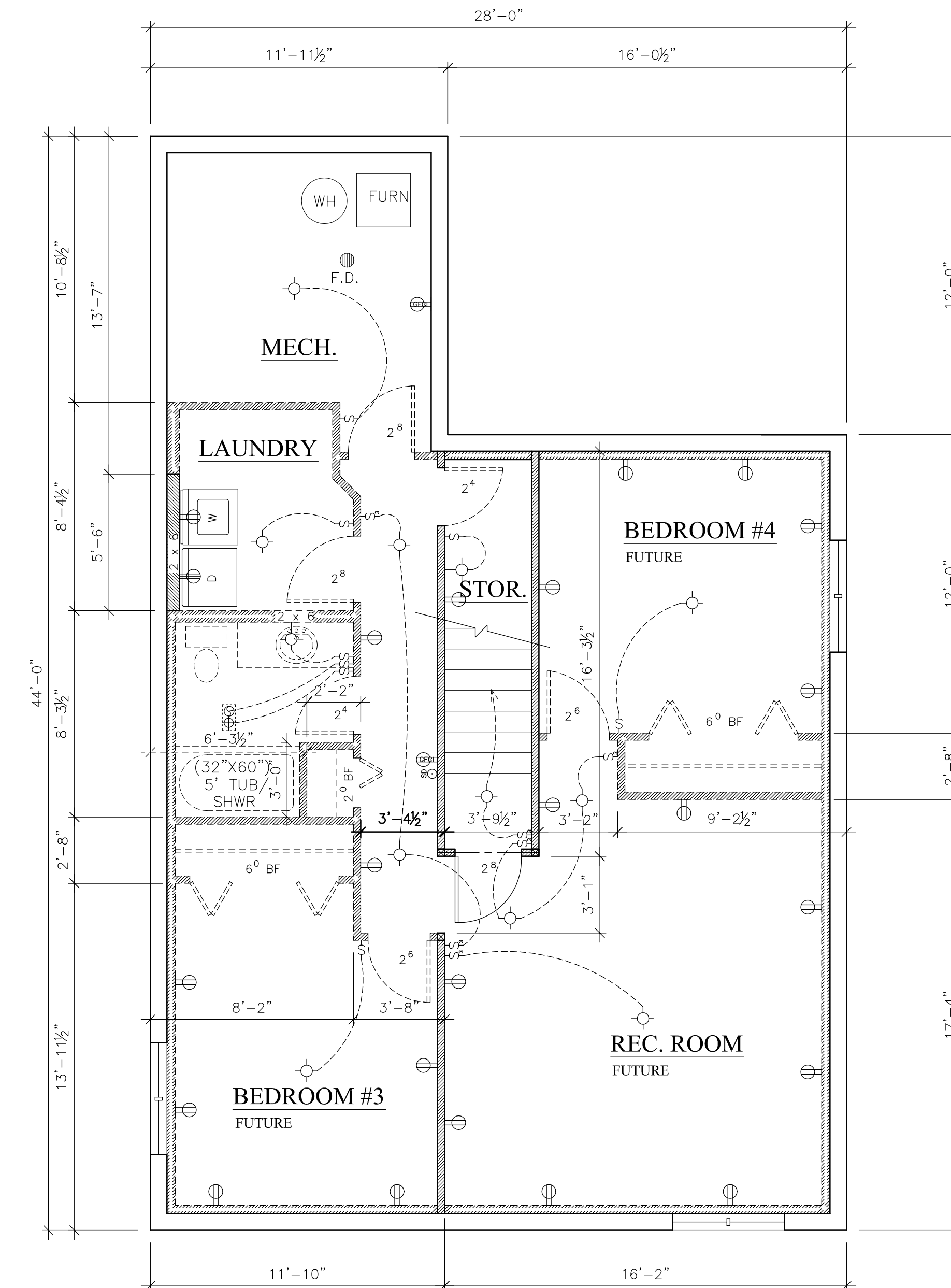
A STAIR SECTION
SCALE: 1/4" = 1'-0"



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

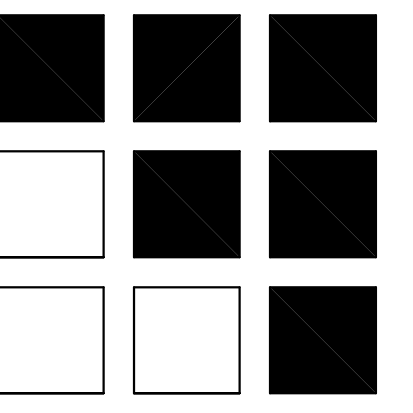


MAIN FLOOR ELEC. PLAN
SCALE: 1/4" = 1'-0"



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**

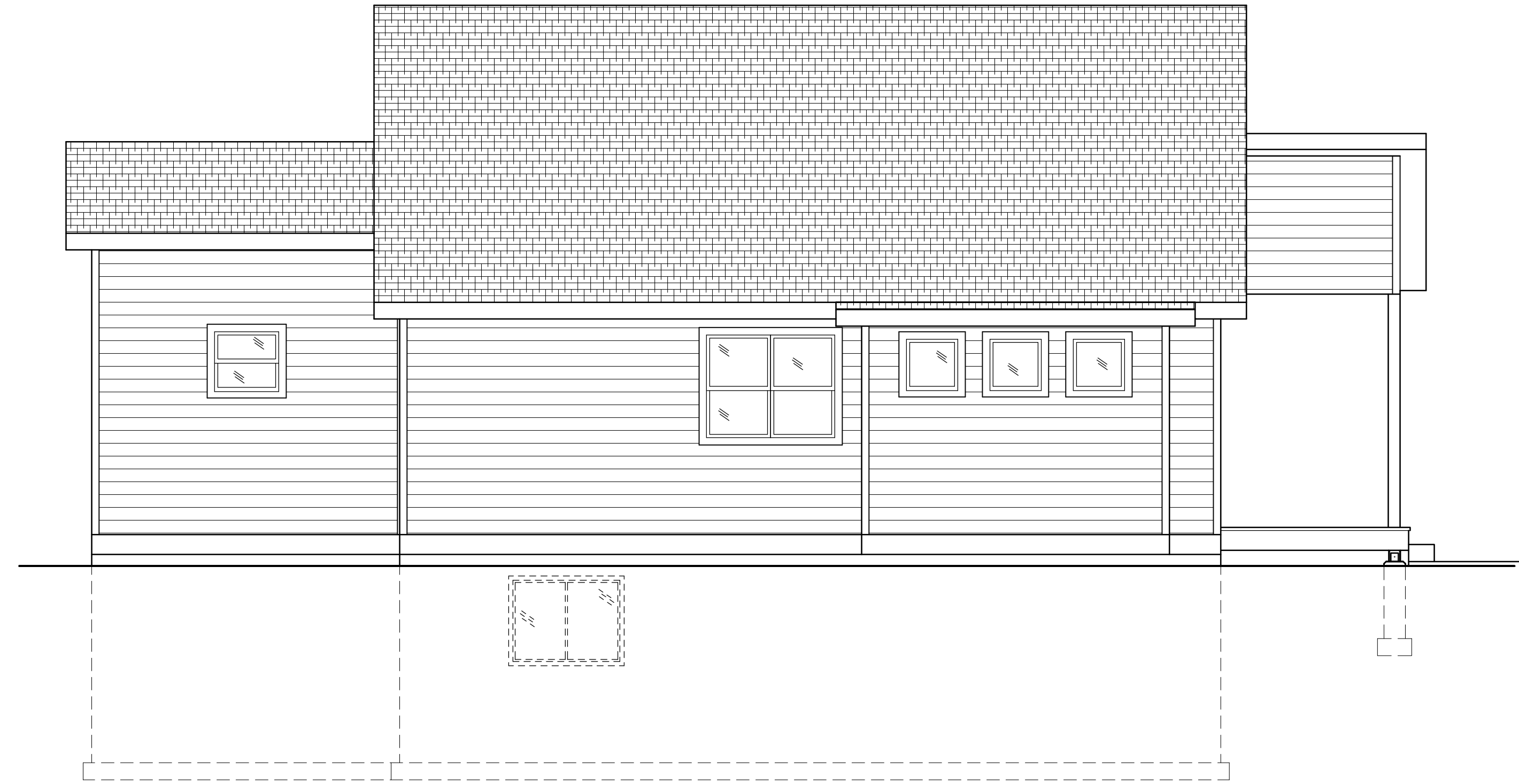




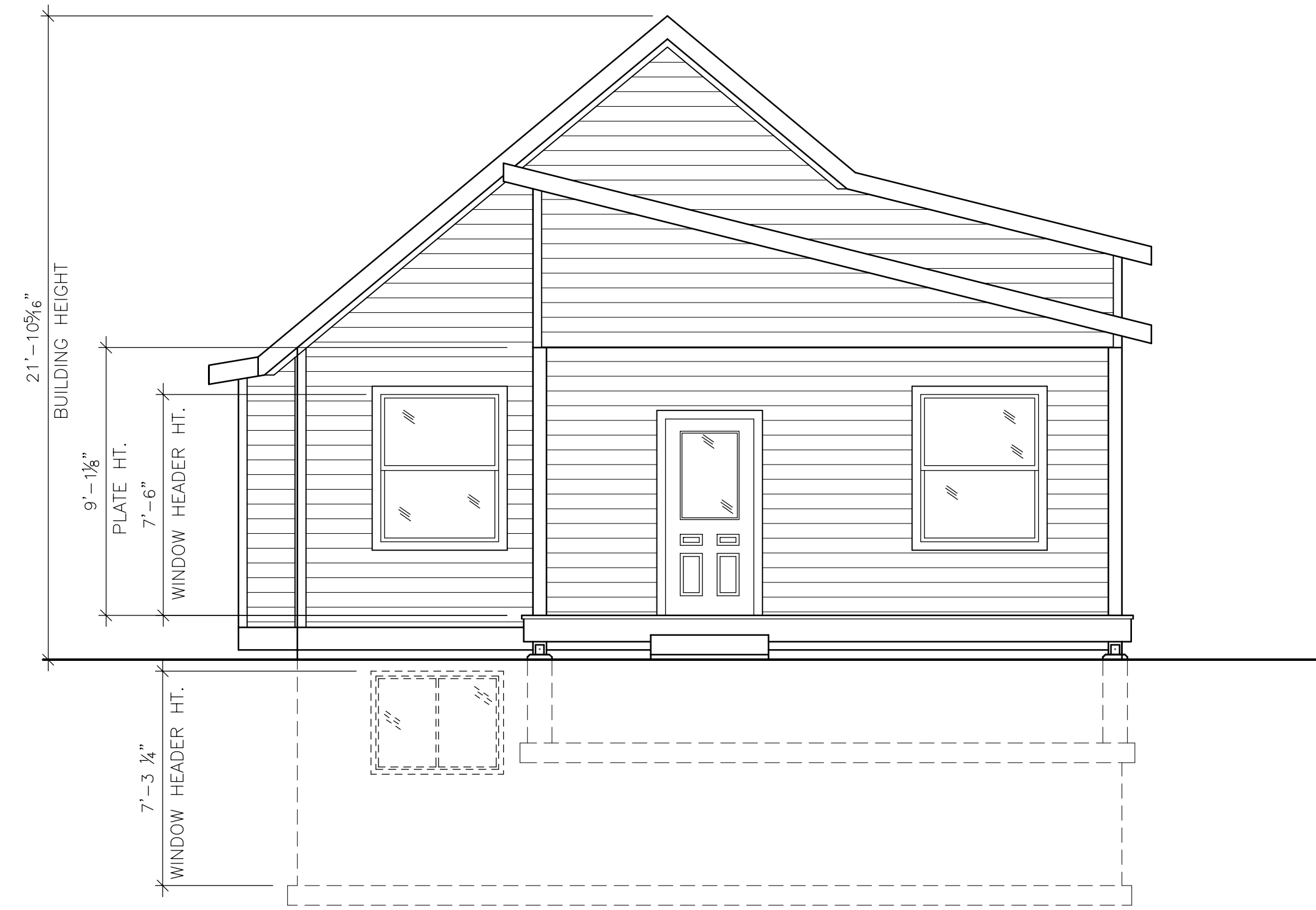
HELLGATE VILLAGE
WEST TOWNHOMES

Unit 63

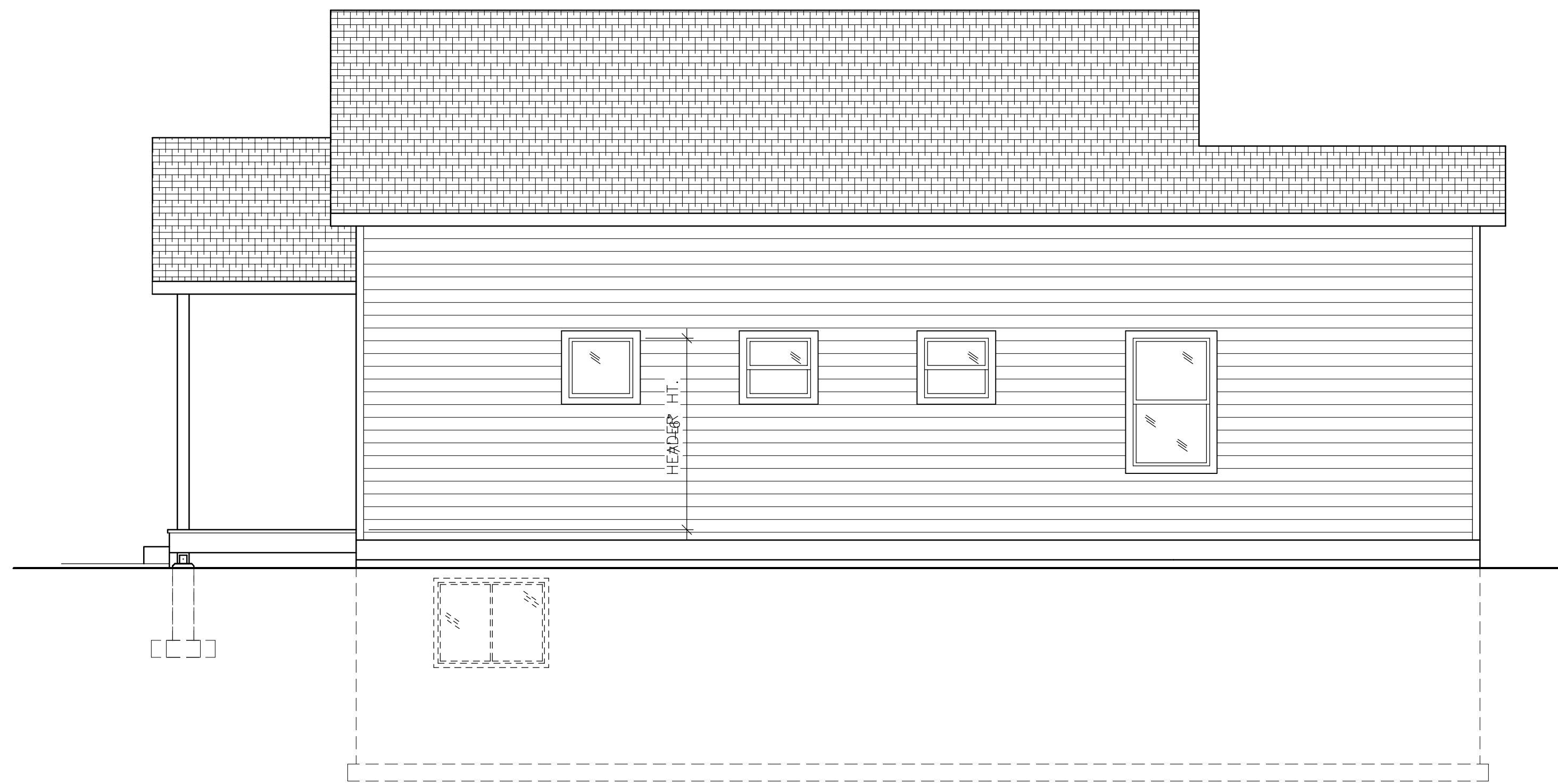




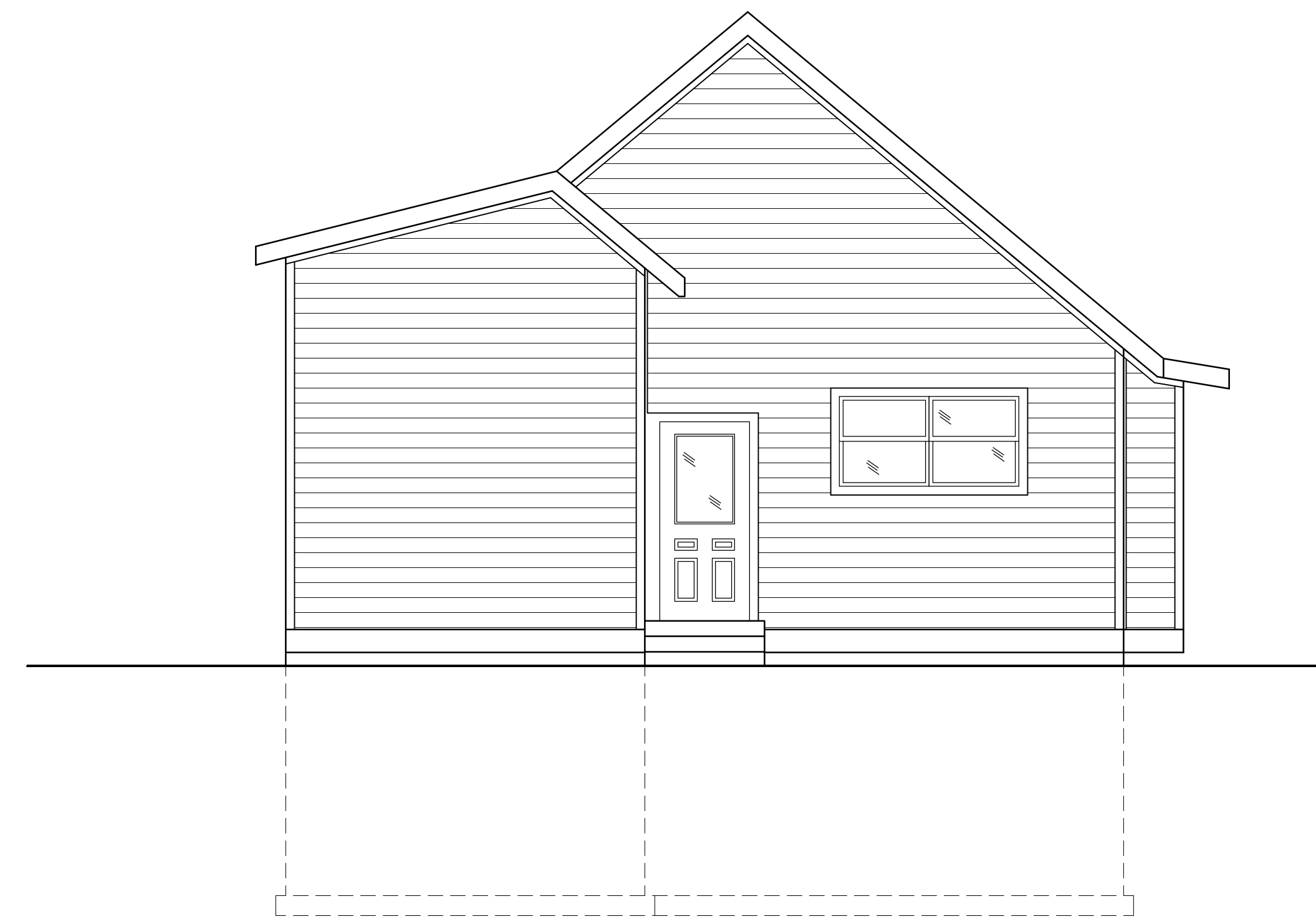
RIGHT ELEVATION
SCALE: 1/4"=1'-0"



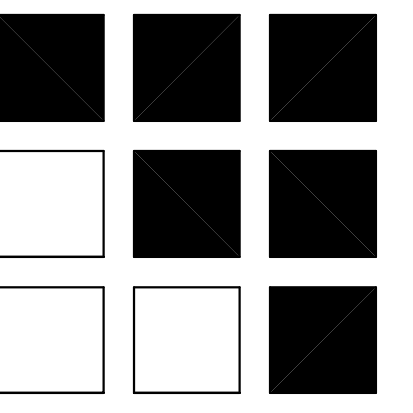
FRONT ELEVATION
SCALE: 1/4"=1'-0"



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

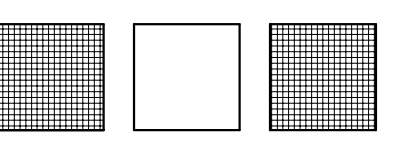


REAR ELEVATION
SCALE: 1/4"=1'-0"

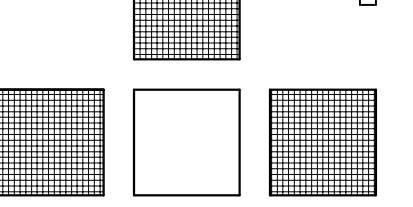


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**HELLGATE VILLAGE
EAST AND WEST**
UNIT 63 - THE PRESCOTT
2 BEDROOM - 2 BATH
MISSOULA, MONTANA



PLAN #

CONSTRUCTION DRAWINGS

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

ROOF/SECTION

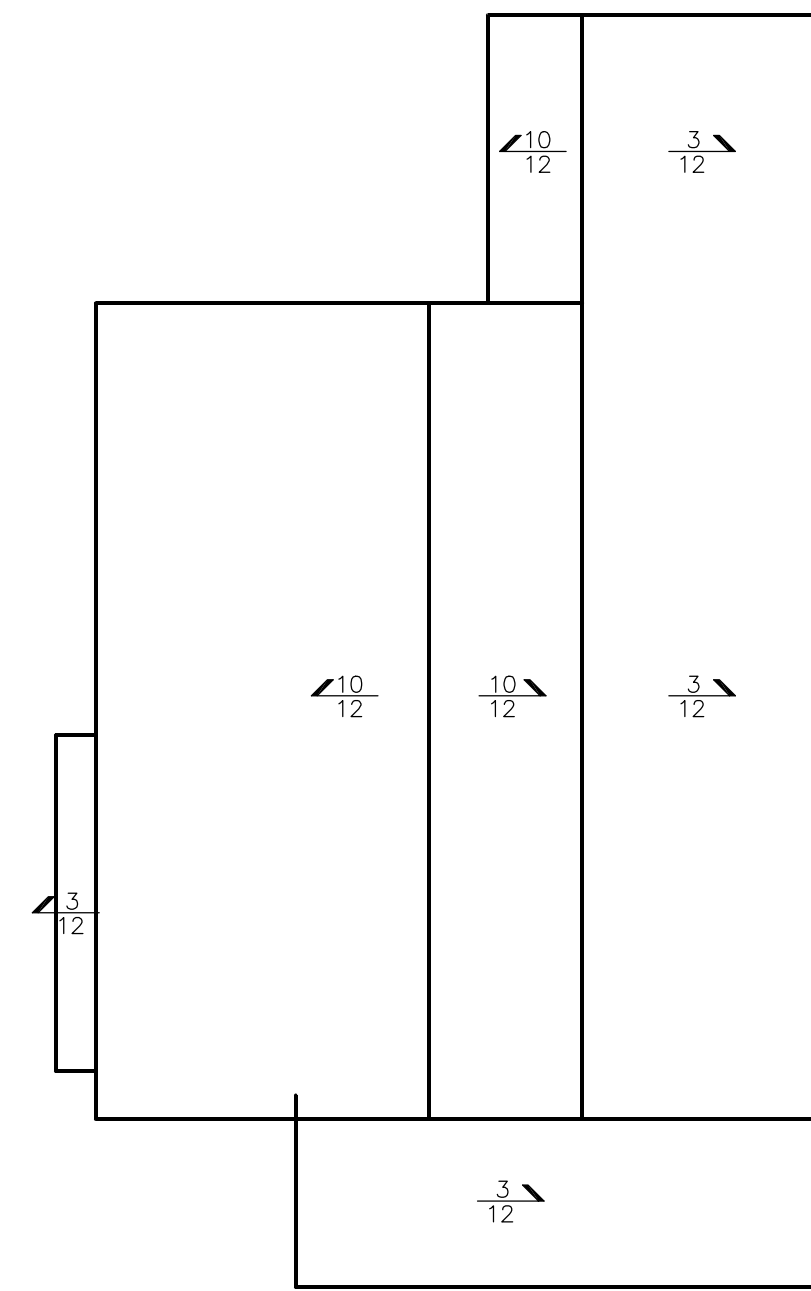
SHEET **4**

OF **7**

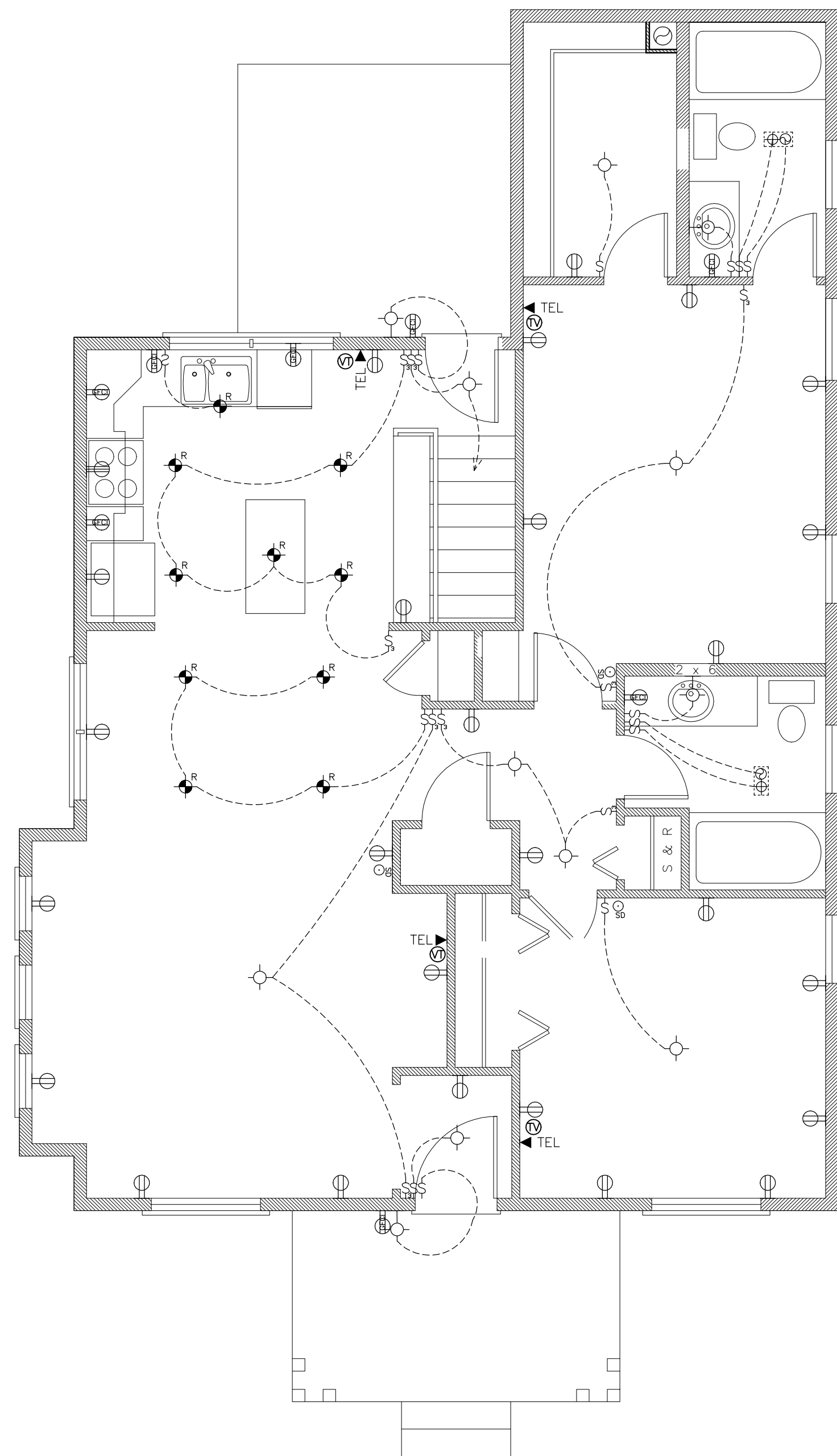


ELECTRICAL SCHEDULE			
DESC	SYMBOL	DESC	SYMBOL
SINGLE POLE SW.		OVERHEAD LIGHT	
THREE-WAY SW.		WALL LIGHT	
SMOKE DETECTOR		RECESSED LIGHT	
THERMOSTAT		LITE/FAN	
TELEPHONE		DUPLEX OUTLET	
CABLE OUTLET		220 OUTLET	
HEATING VENT		CEILING OUTLET	
METER BASE		FLOOR OUTLET	
CIRCUIT BREAKER PANEL		HALF-SW.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

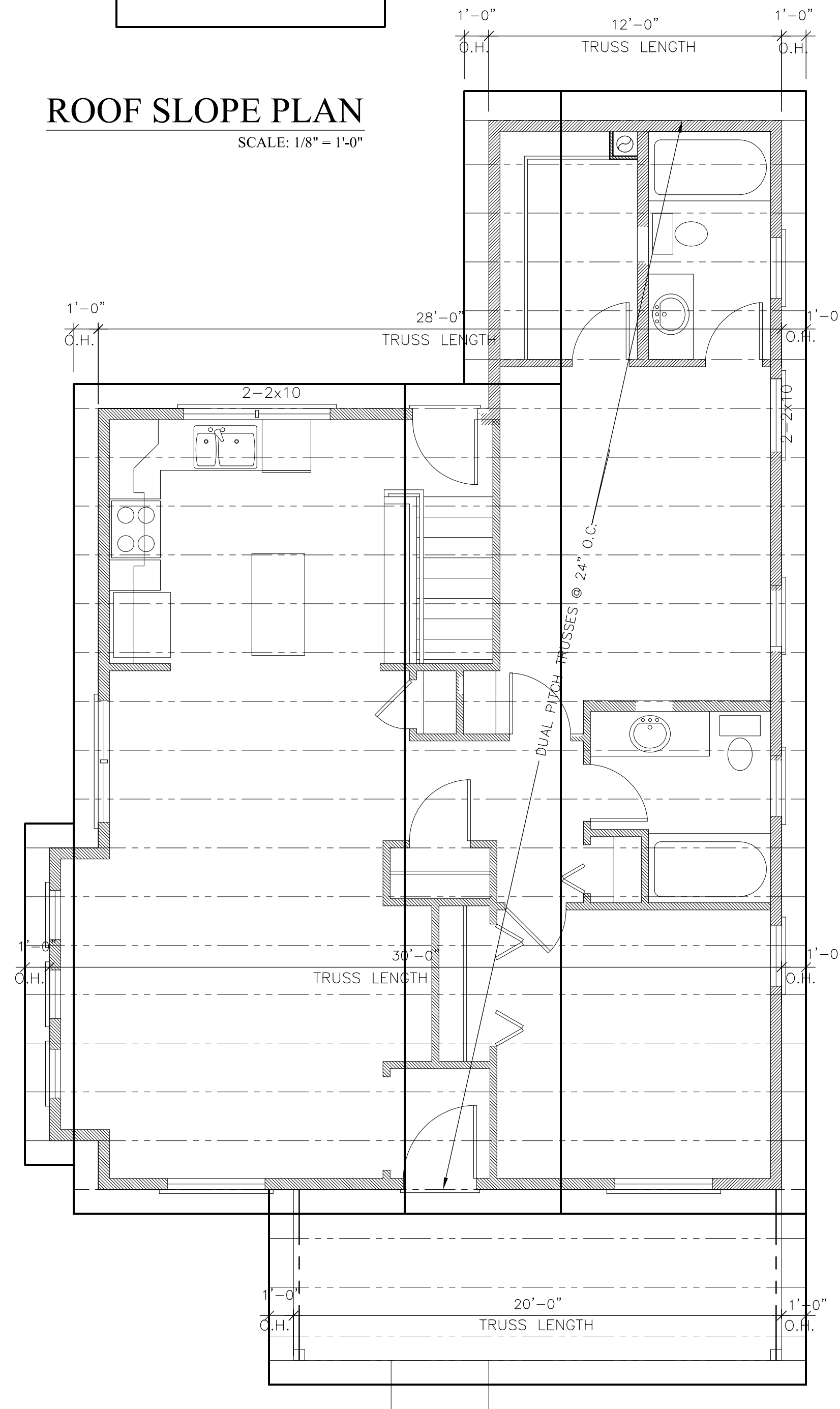
NOTES:
 ALL ELECTRICAL TO BE PER CODE WHETHER INDICATED ON PLAN OR NOT
 PROVIDE MIN. 1 LIGHT IN CRAWLSPACE



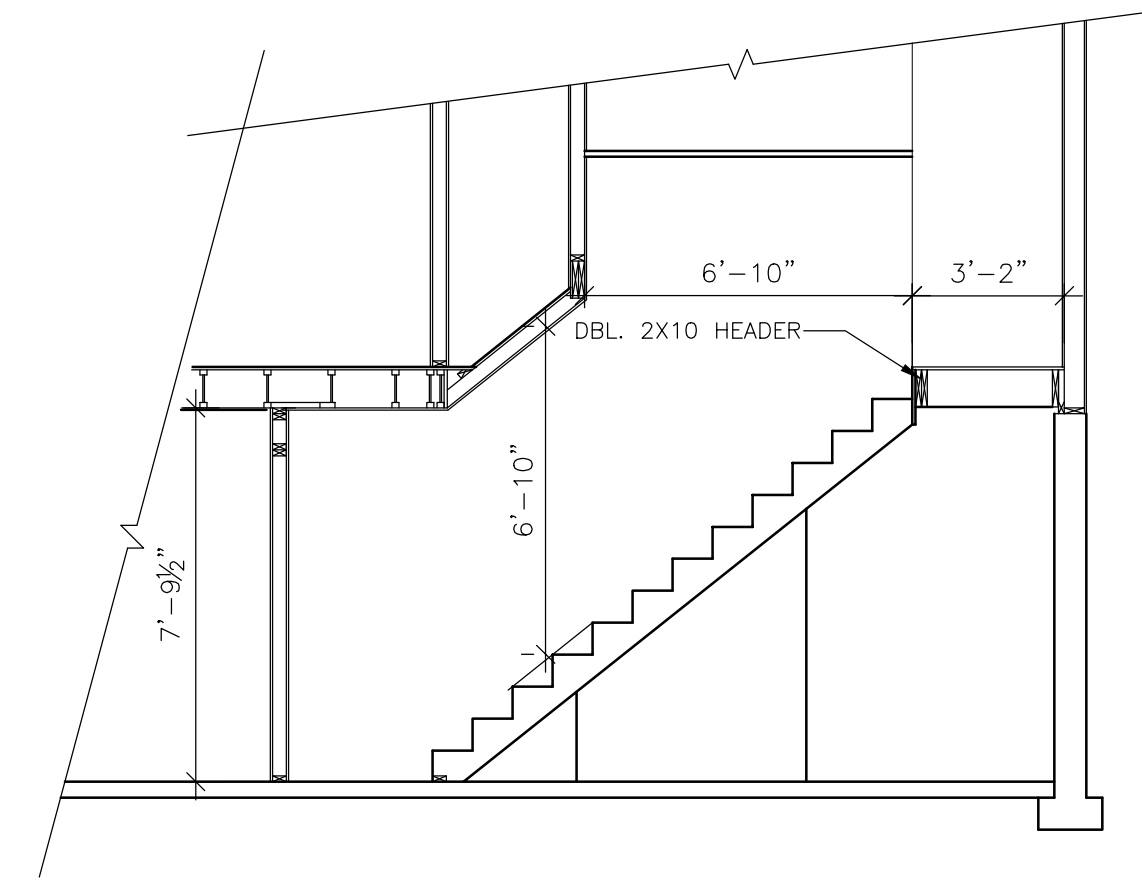
ROOF SLOPE PLAN
 SCALE: 1/8" = 1'-0"



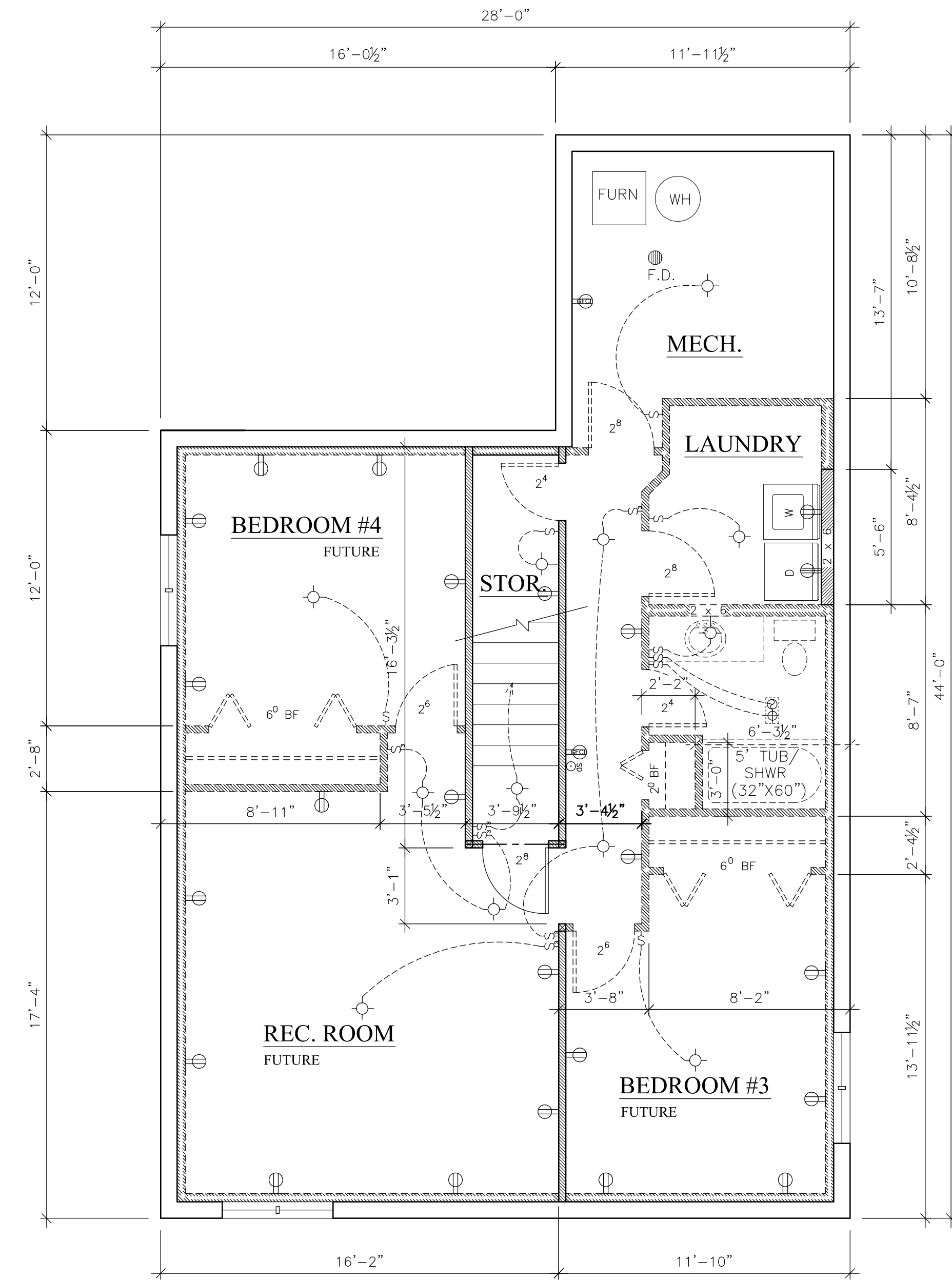
MAIN FLOOR ELEC. PLAN
 SCALE: 1/4" = 1'-0"



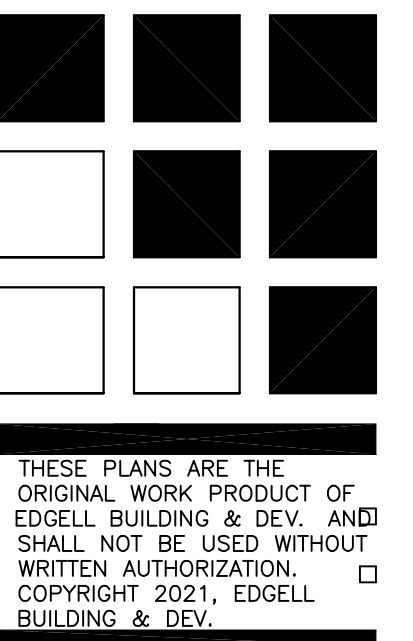
ROOF FRAMING PLAN
 SCALE: 1/4" = 1'-0"



A STAIR SECTION
 SCALE: 1/4" = 1'-0"



BASEMENT PLAN
 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:

UPPER FLOOR

SHEET 3

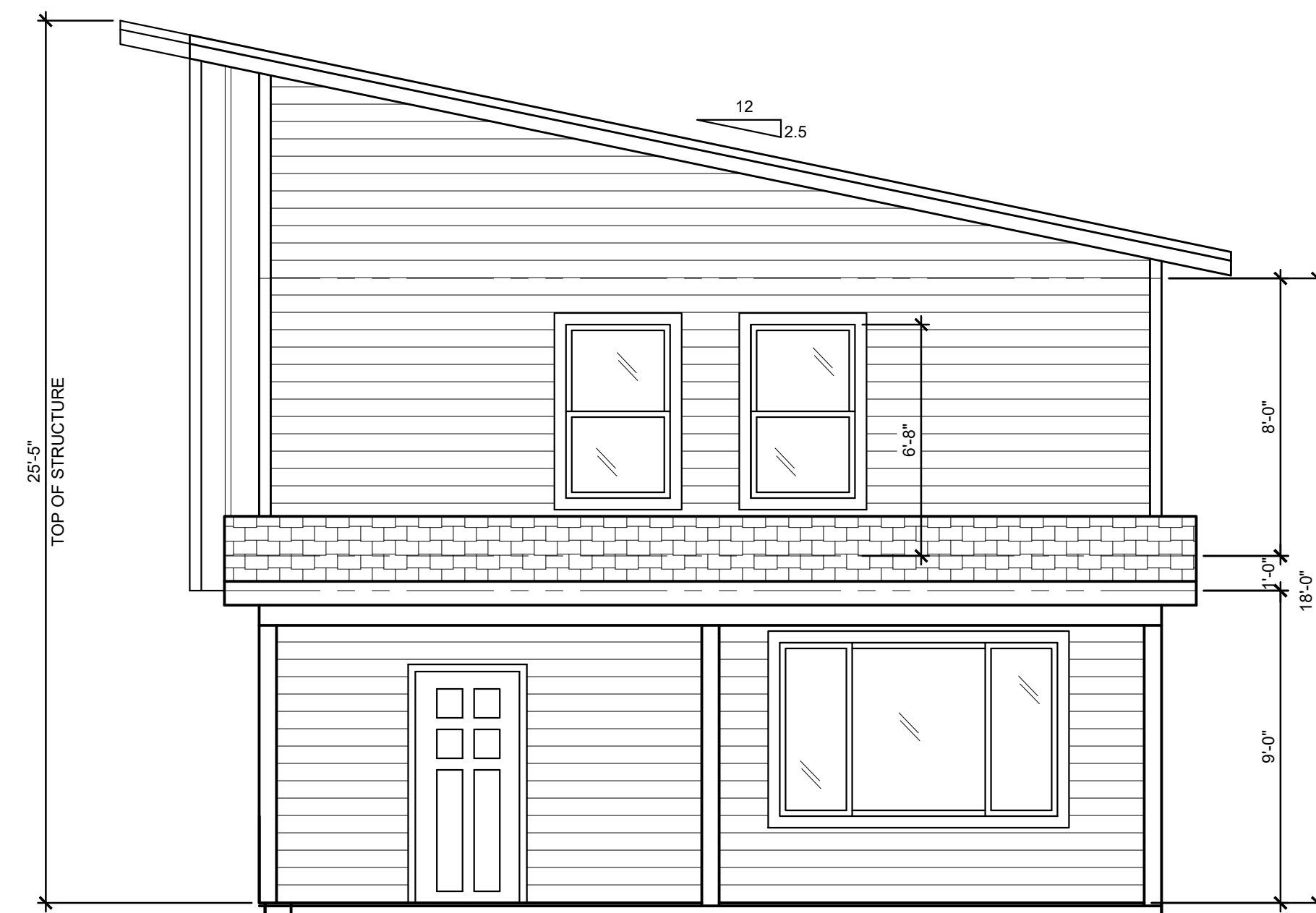
OF 7



HELLGATE VILLAGE
WEST TOWNHOMES

Unit 64





FRONT ELEVATION

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

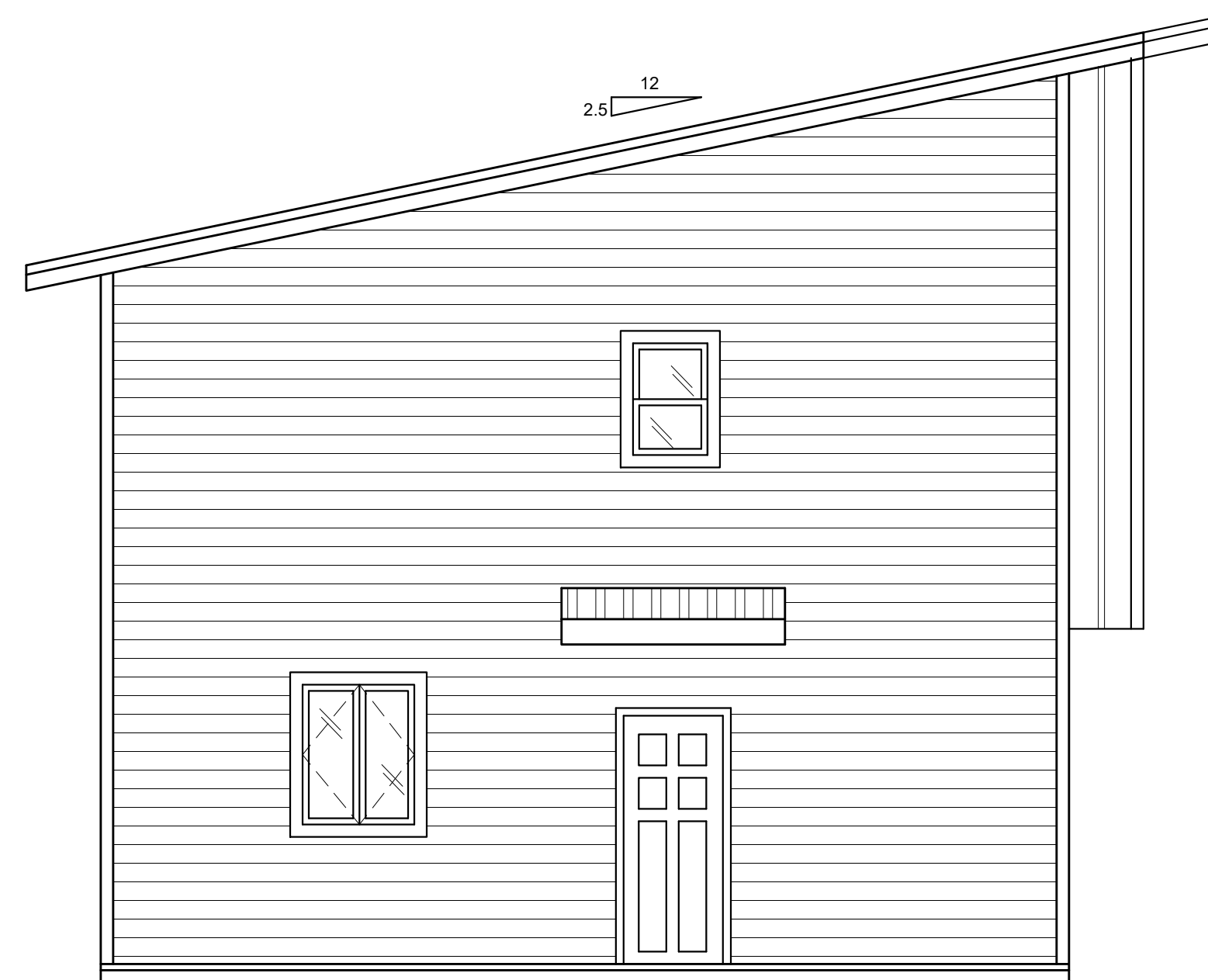


RIGHT ELEVATION

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

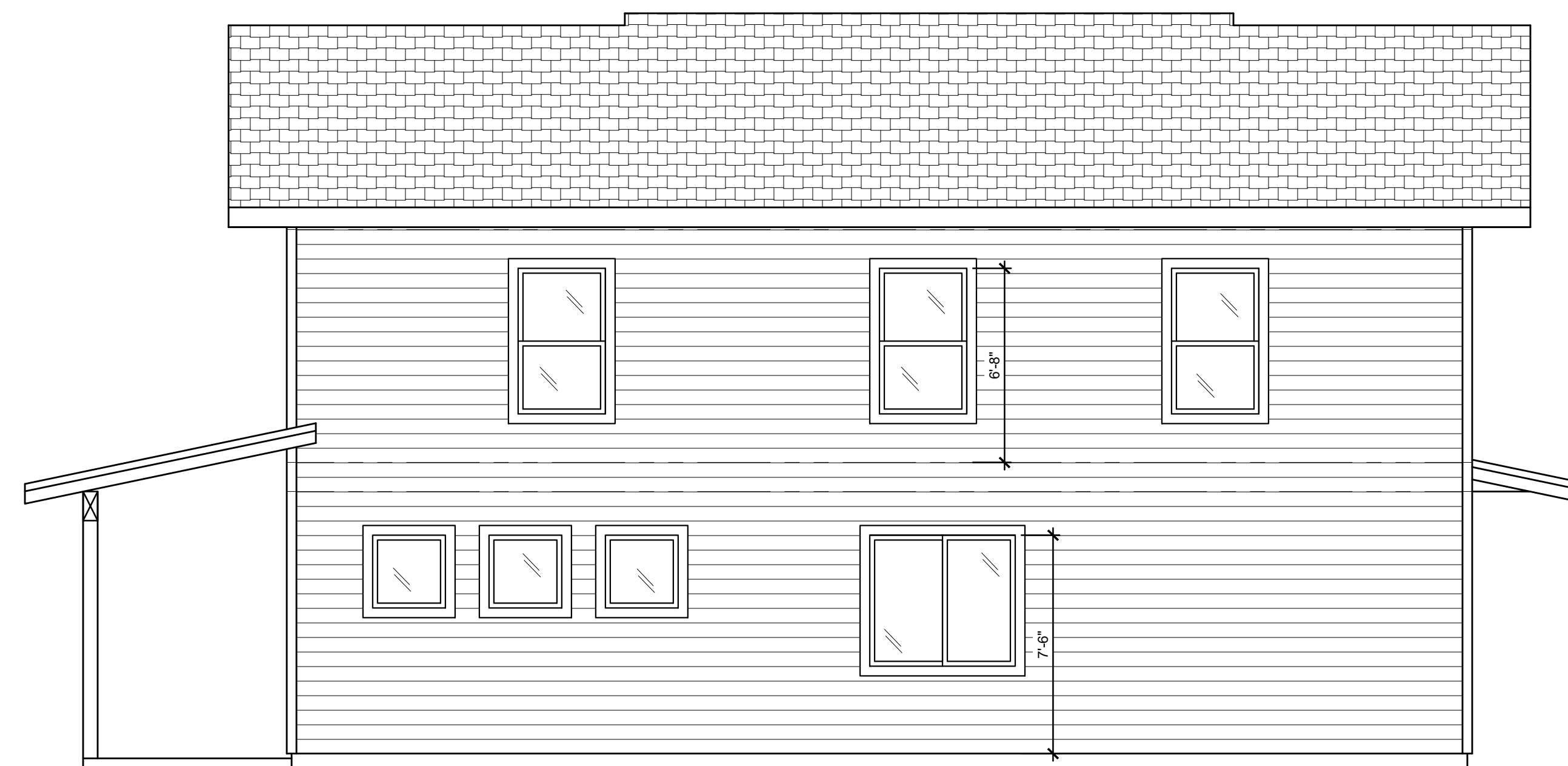
ELEVATION NOTES

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"



4438 GUNTON CT UNIT-A
 MISSOULA, MONTANA 59808
 Phone: (907)-728-7025
 www.drafttech.com

REVISIONS

DRAWN BY: DG

CHECKED BY: KP

**Hellgate Village West Townhomes
 Unit 64**



2245 SOUTH 400 STREET WEST
 MISSOULA, MONTANA 59801
 Phone: (404)-728-5444
 www.hoythomes.com

SHEET TITLE

ELEVATIONS

DATE: 11-17-21

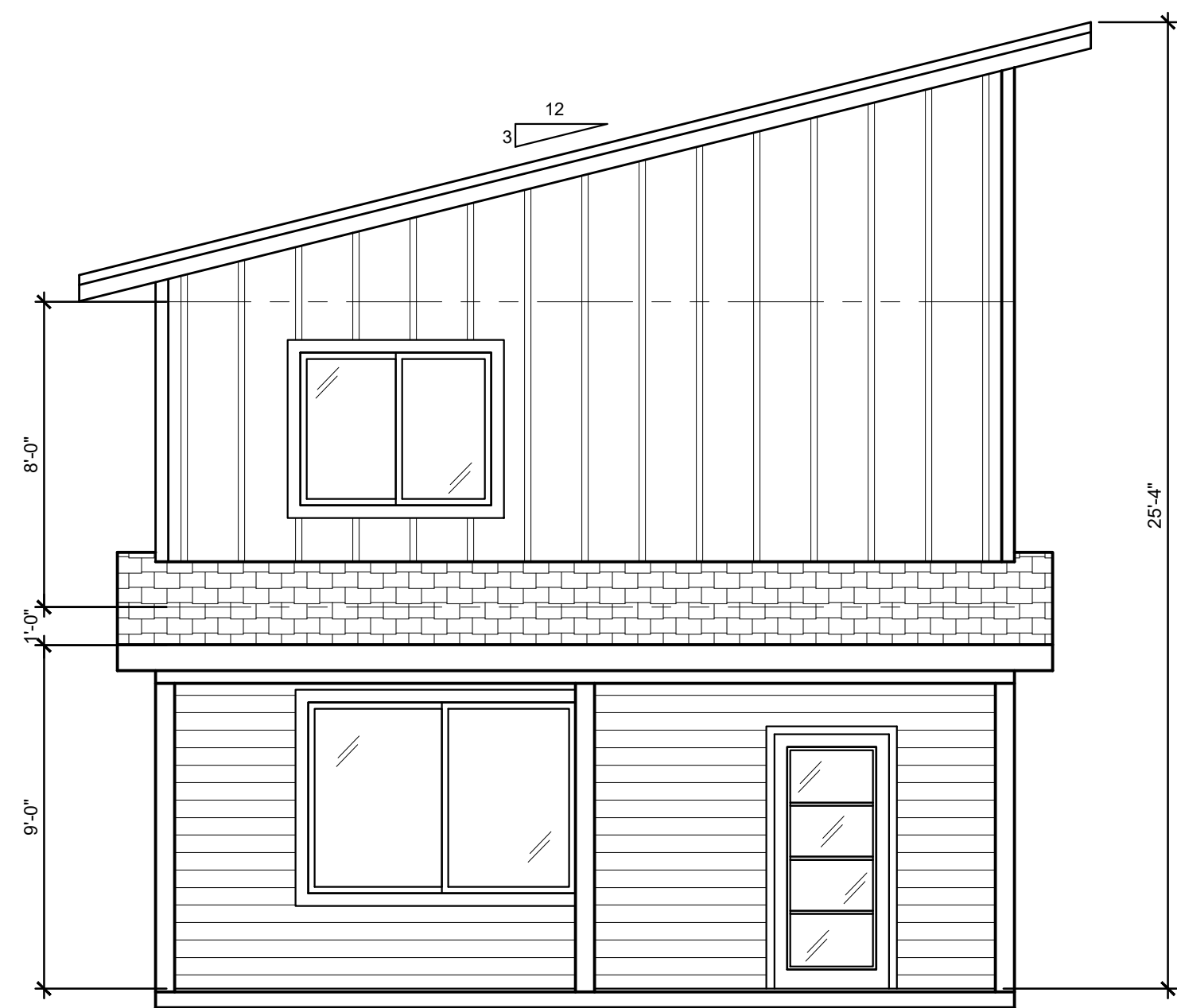
SHEET NO:

A-3



HELLGATE VILLAGE
WEST TOWNHOMES

Unit 71



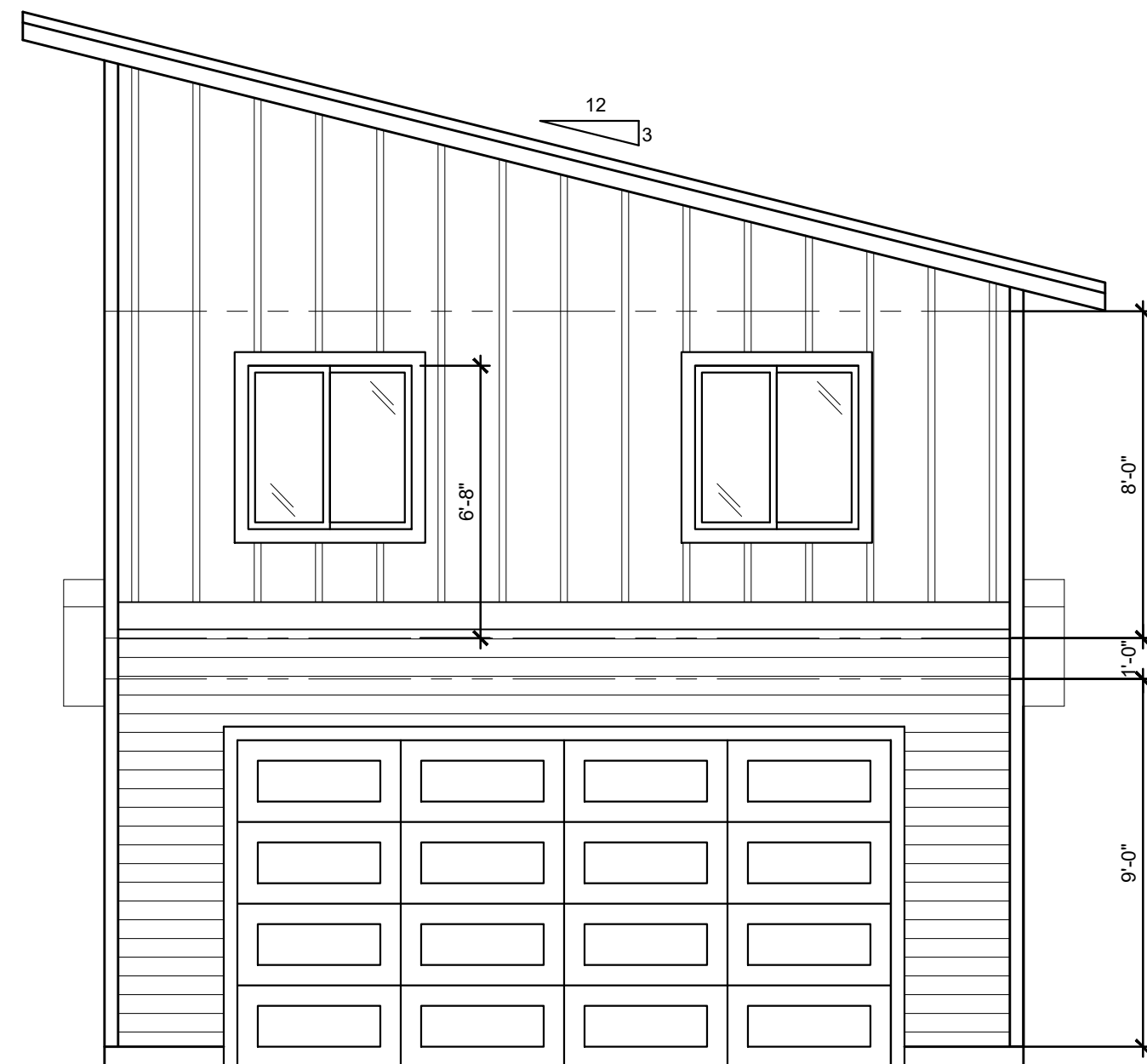
FRONT ELEVATION
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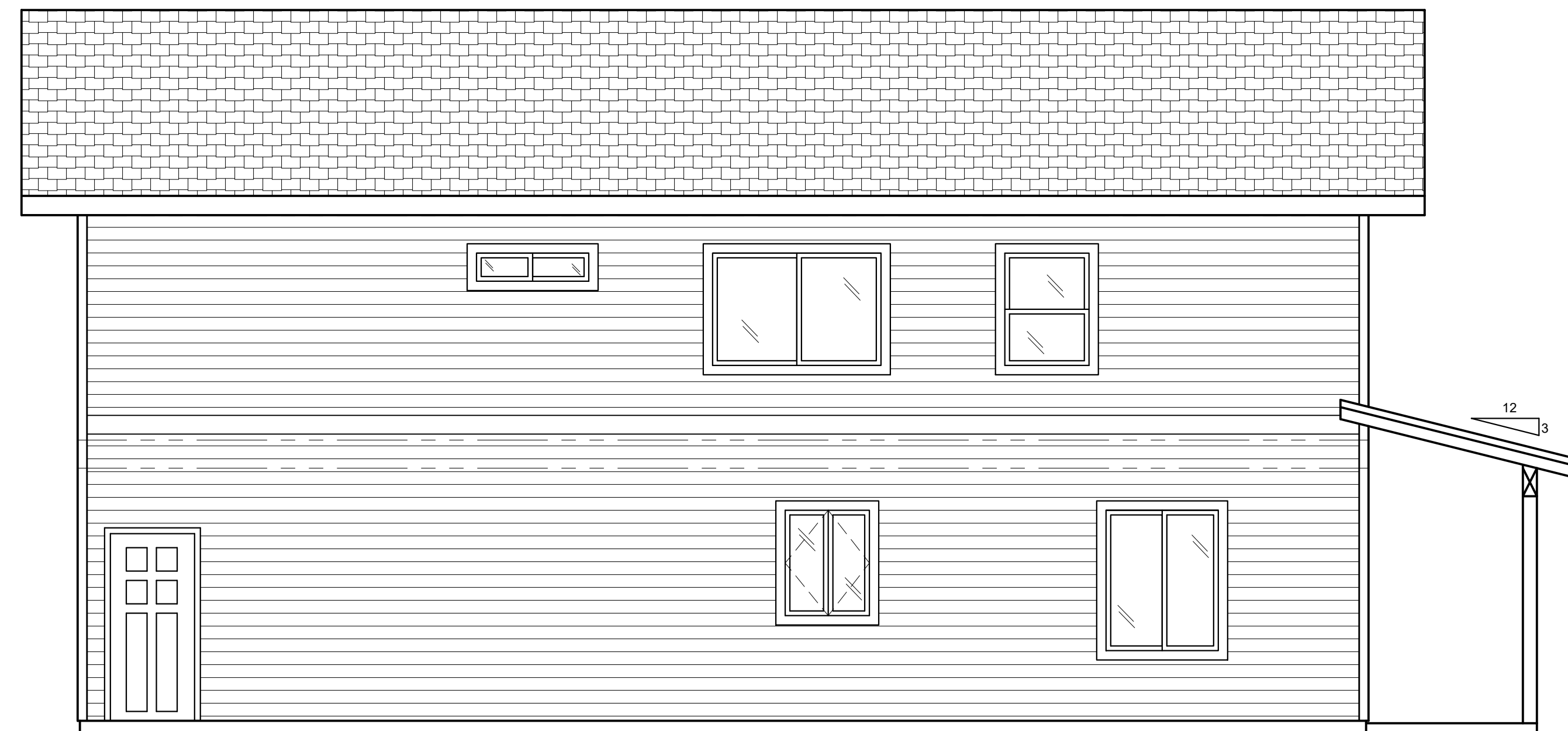
RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

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"

REVISIONS	

DRAWN BY: **DS** CHECKED BY: **KD**

**Hellgate Village West Townhomes
Unit- 71**

SHEET TITLE
ELEVATIONS

DATE: 1-18-22

SHEET NO.
A-3



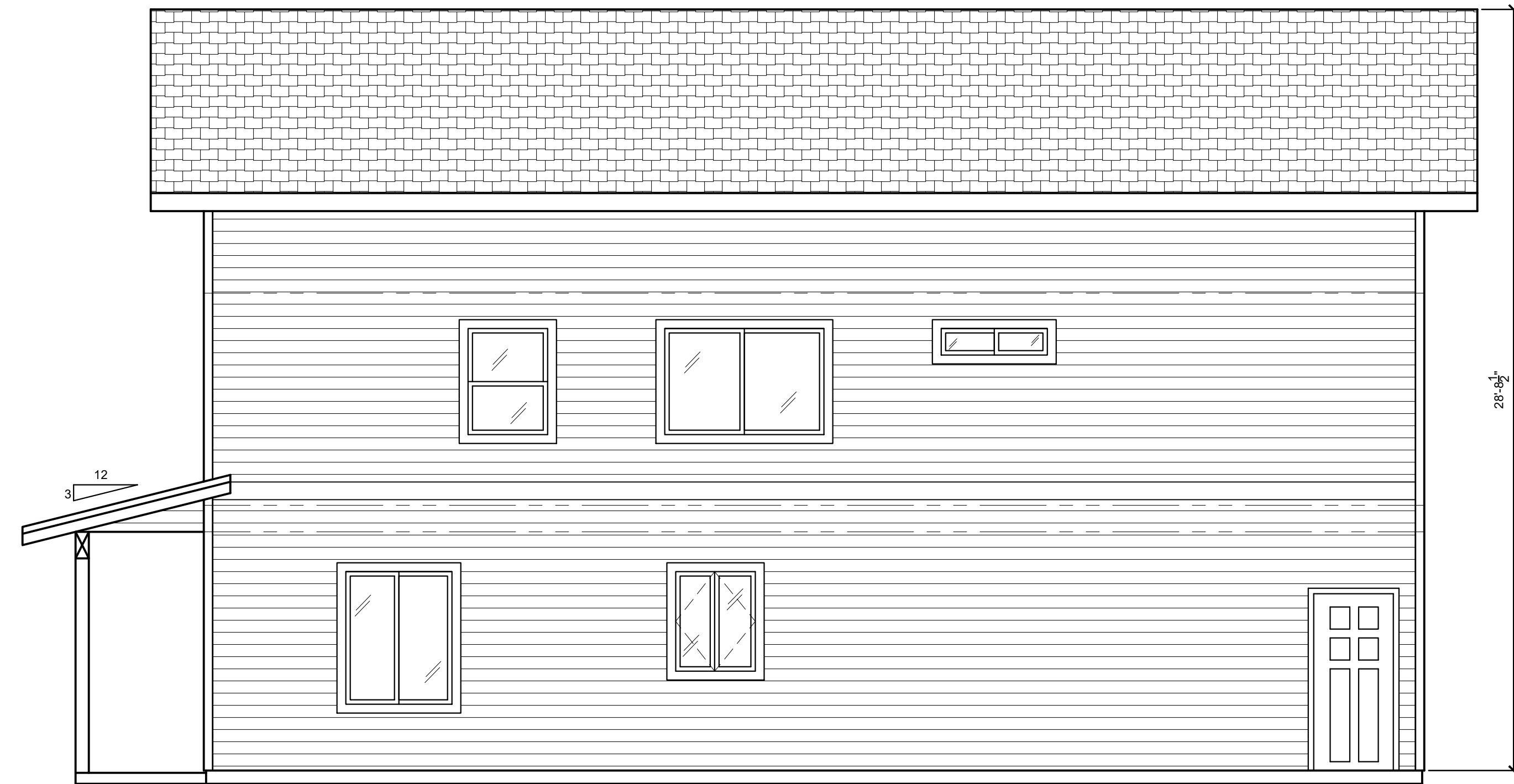
HELLGATE VILLAGE

WEST TOWNHOMES

Units 76, 75



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



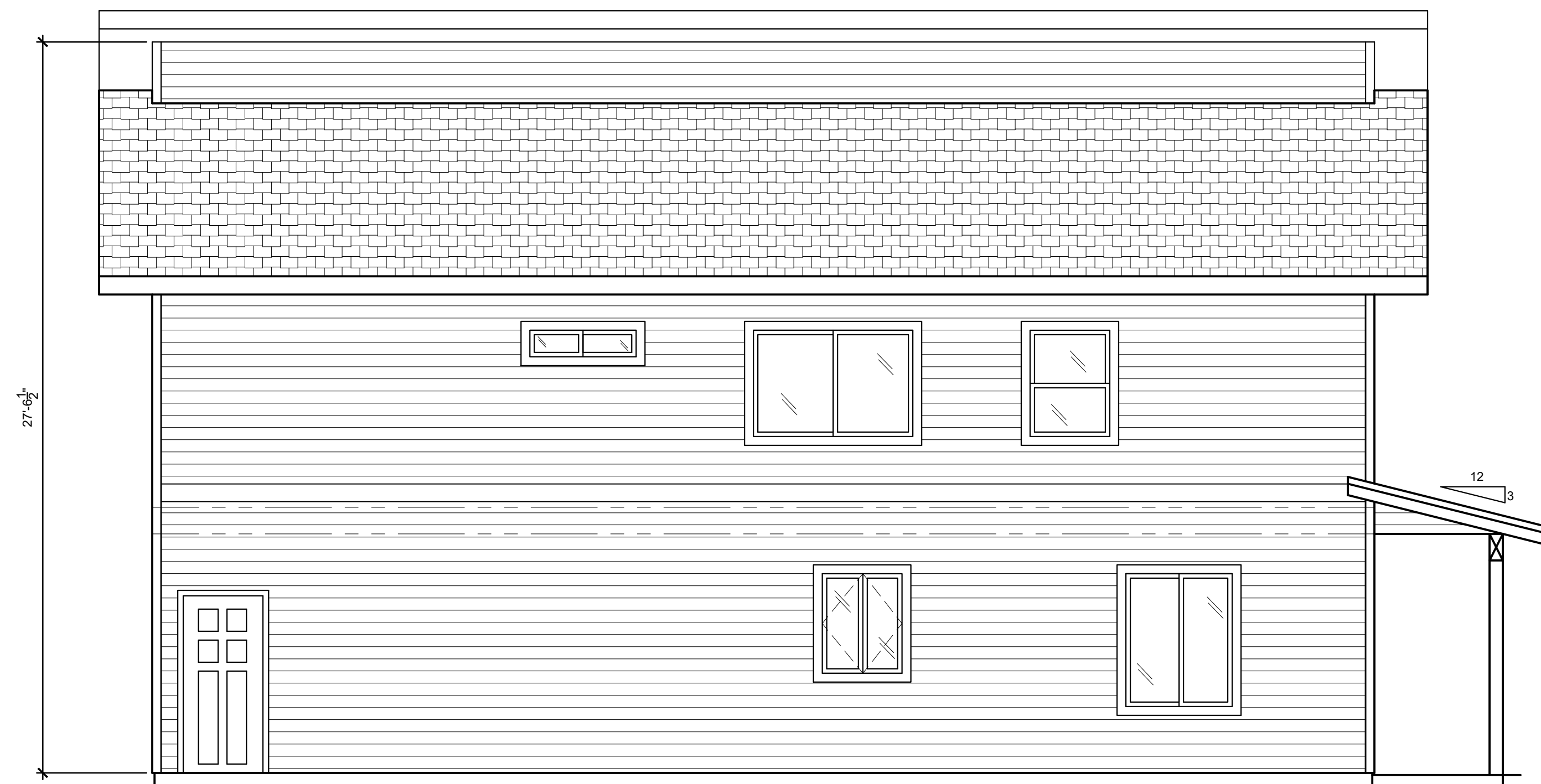
RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

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"

REVISIONS

NO.	DESCRIPTION

DRAWN BY: **DS** CHECKED BY: **KD**

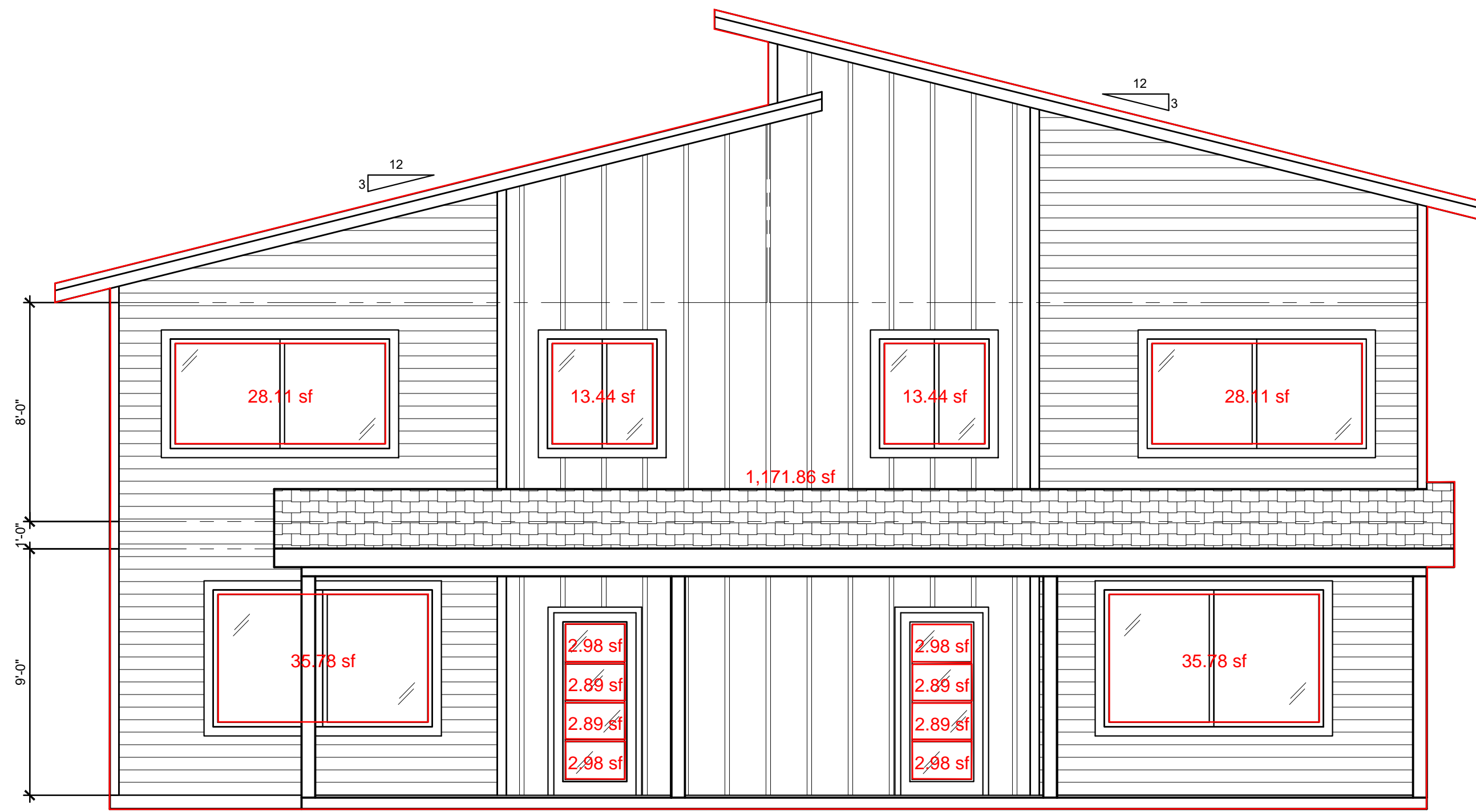
**Hellgate Village West Townhomes
Units 76 & 75**

SHEET TITLE
ELEVATIONS

DATE: 10-20-22

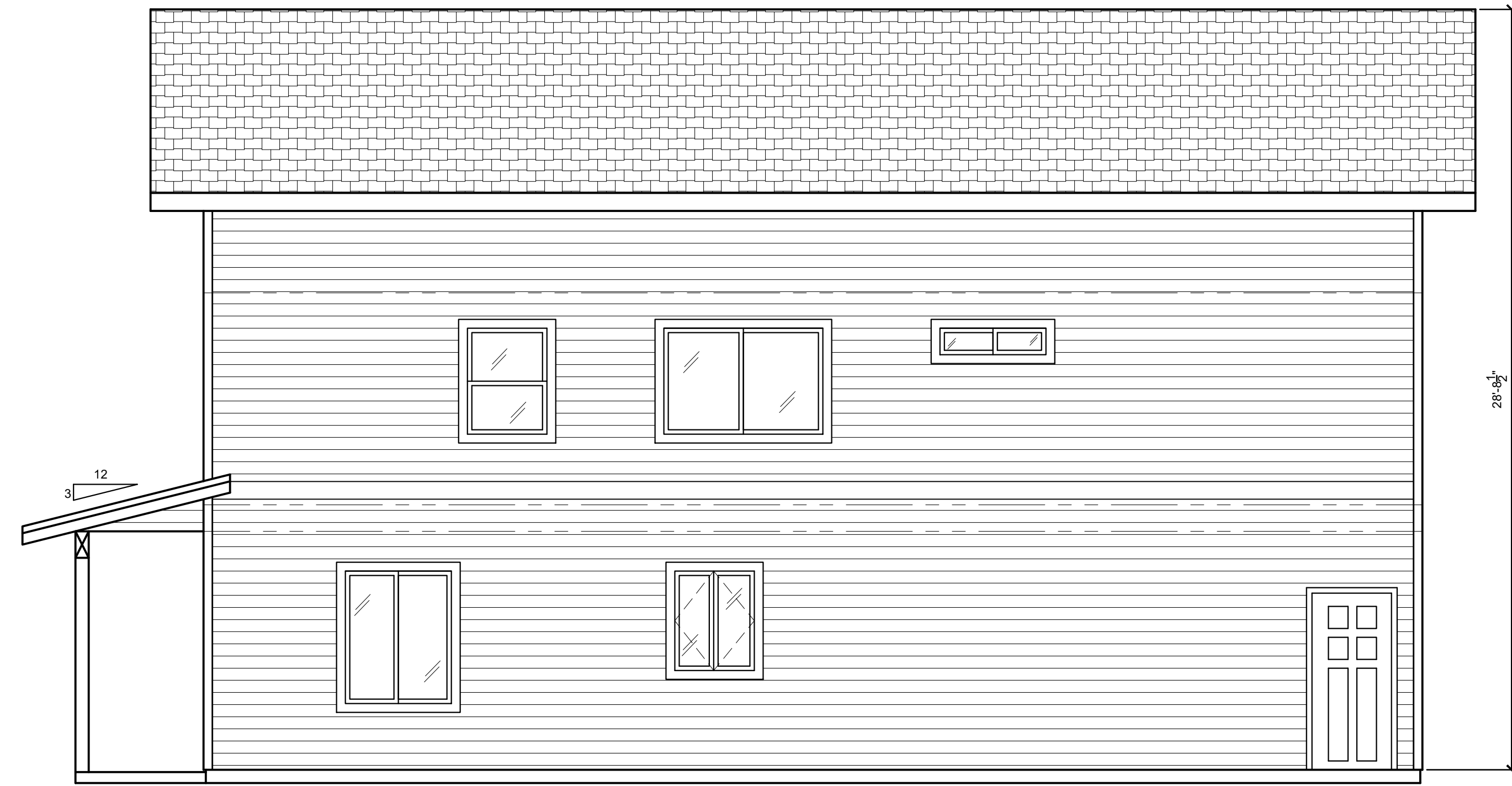
SHEET NO.

A-3



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

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



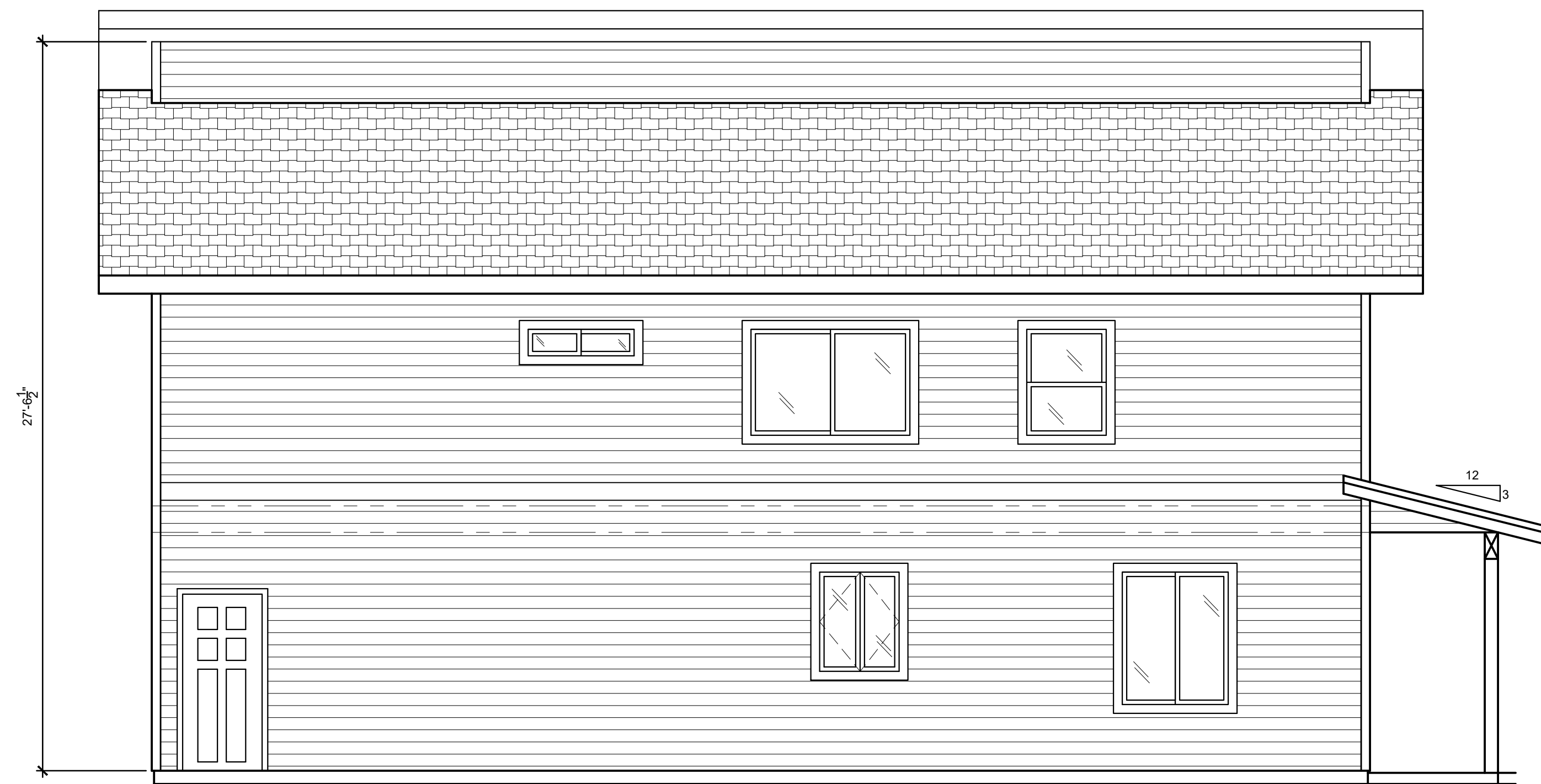
RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

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
Phone: (406) 728-1025
www.drafttech.com

REVISIONS	

DRAWN BY: **DP** CHECKED BY: **KP**

**Hellgate Village West Townhomes
Units 76 & 75**



SHEET TITLE
ELEVATIONS

DATE: 10-20-22

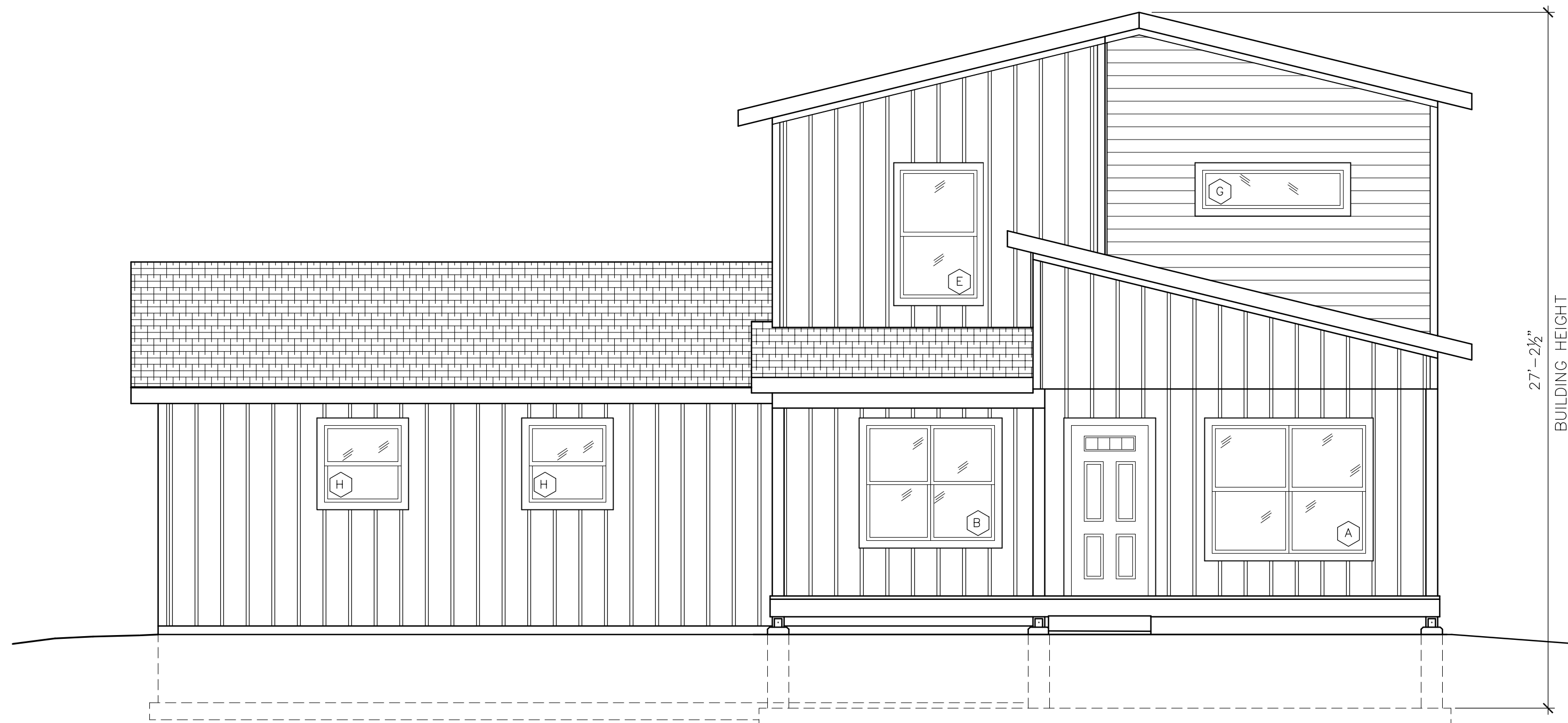
SHEET NO.
A-3



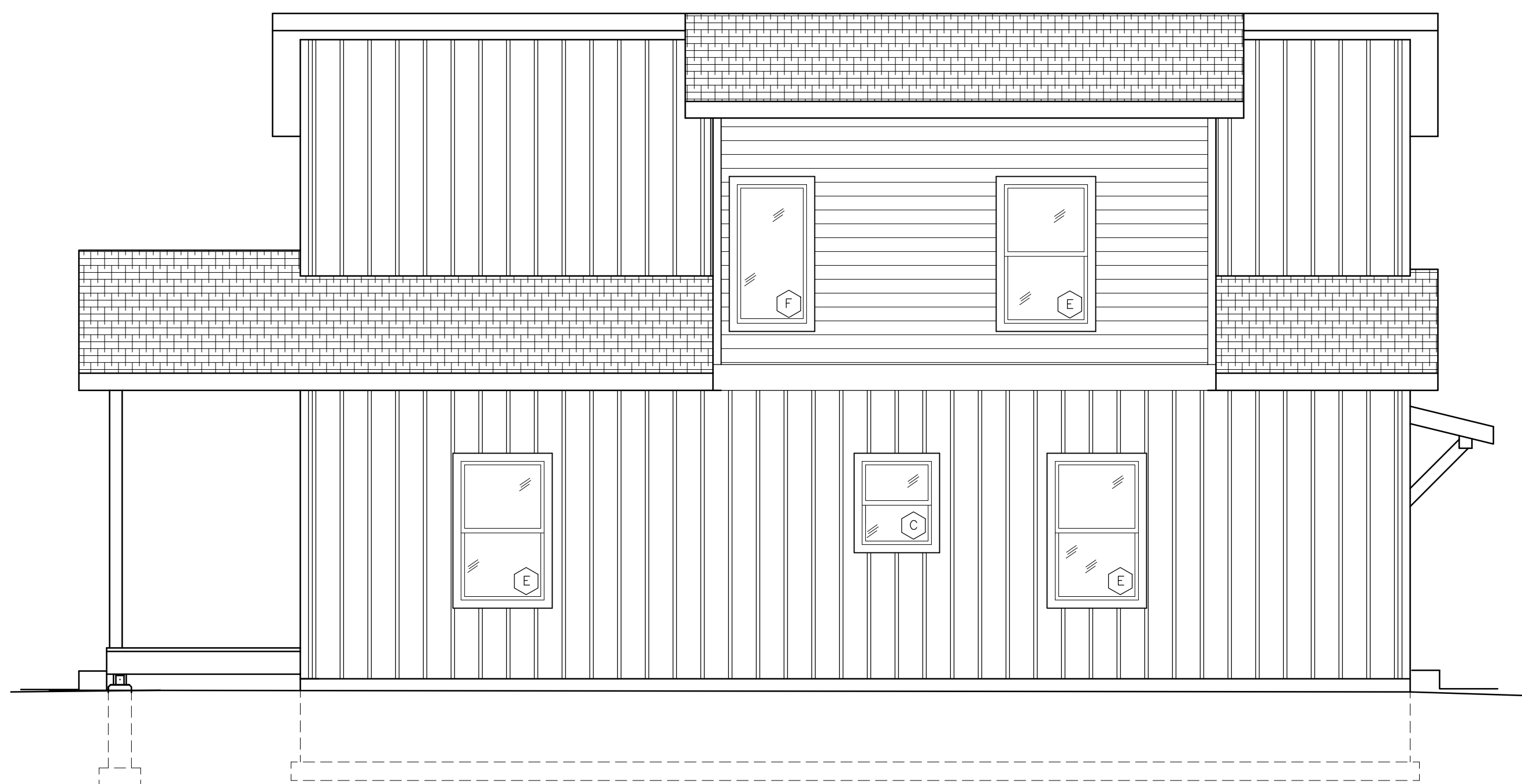
HELLGATE VILLAGE
WEST TOWNHOMES

Unit 72





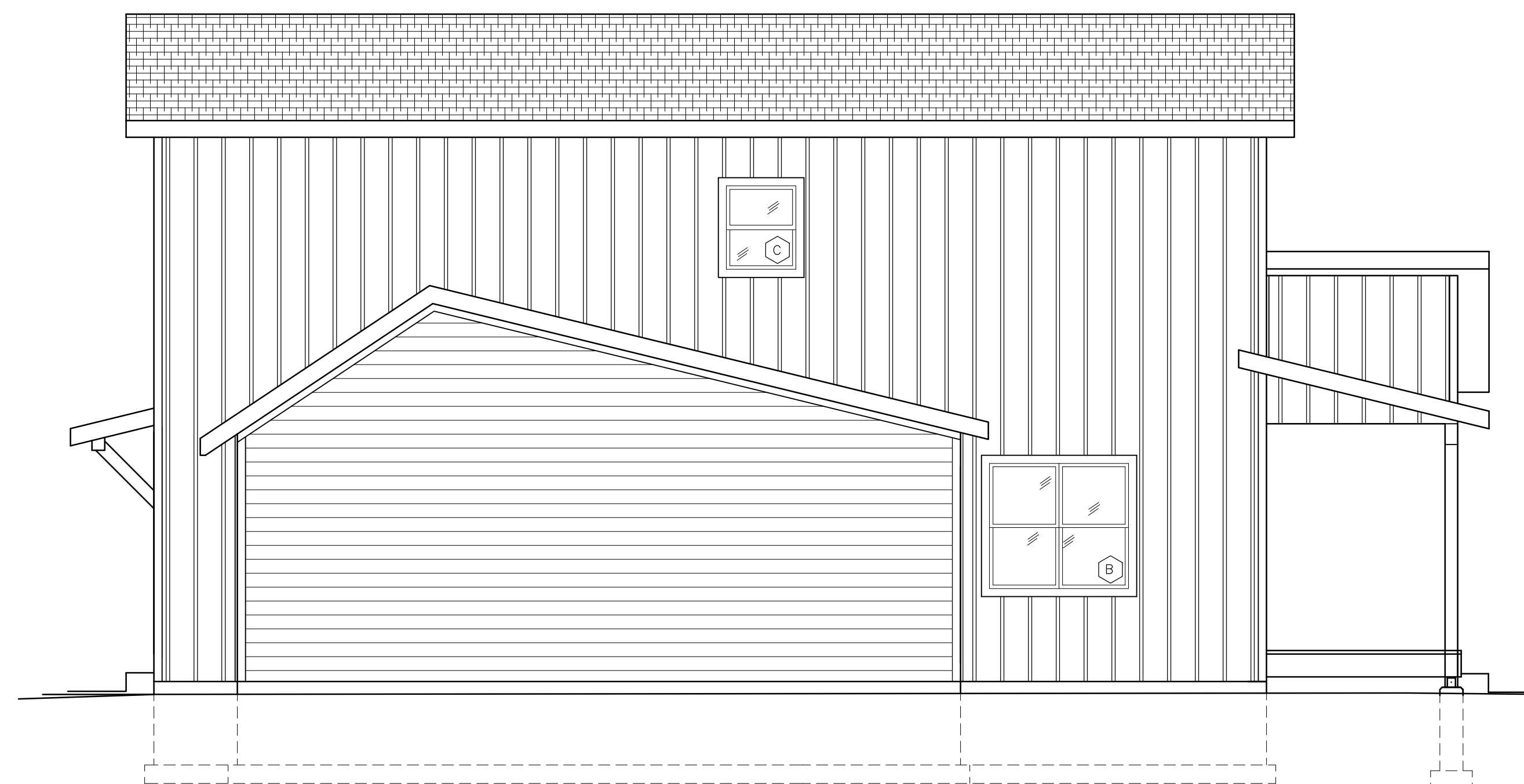
FRONT ELEVATION
SCALE: 1/4"=1'-0"



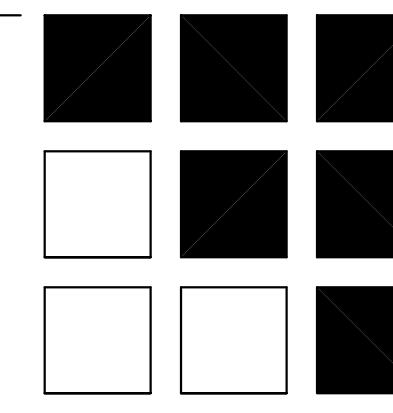
RIGHT ELEVATION
SCALE: 1/4"=1'-0"



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

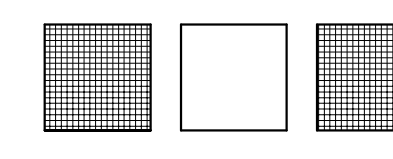


LEFT ELEVATION
SCALE: 1/4"=1'-0"

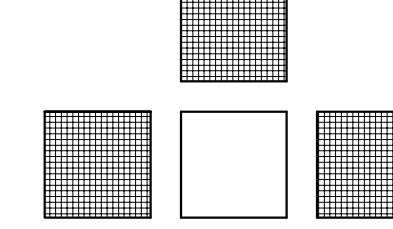


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**HELLGATE VILLAGE
EAST AND WEST**
UNIT 72 - THE ASPEN
3 BEDROOM - 1 1/2 BATH
MISSOULA, MONTANA



PLAN #

CONSTRUCTION DRAWINGS

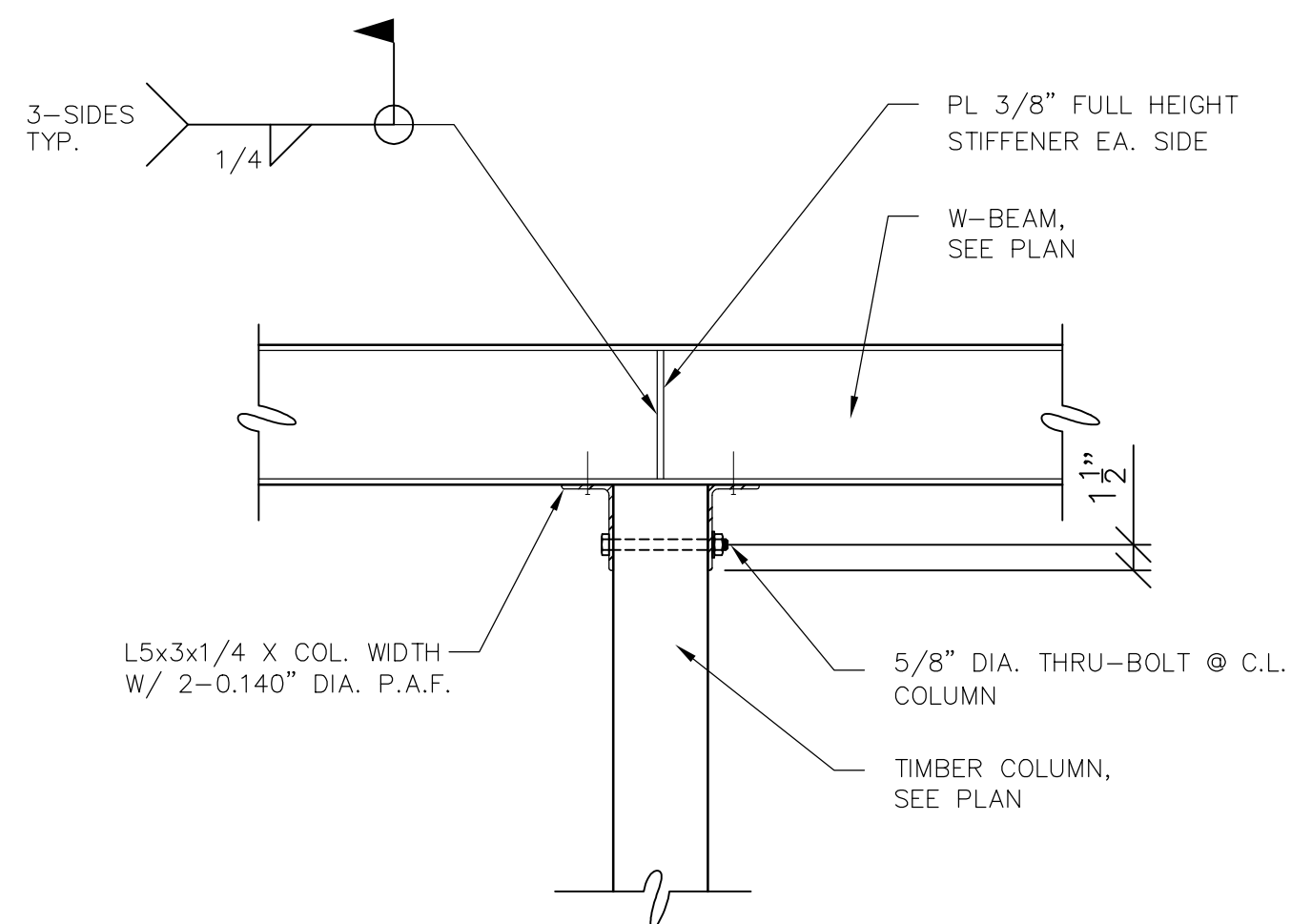
DATE: 10/21/21
JOB NO: HGV-U72
REV:
REV:
REV:
REV:

ELEVATIONS

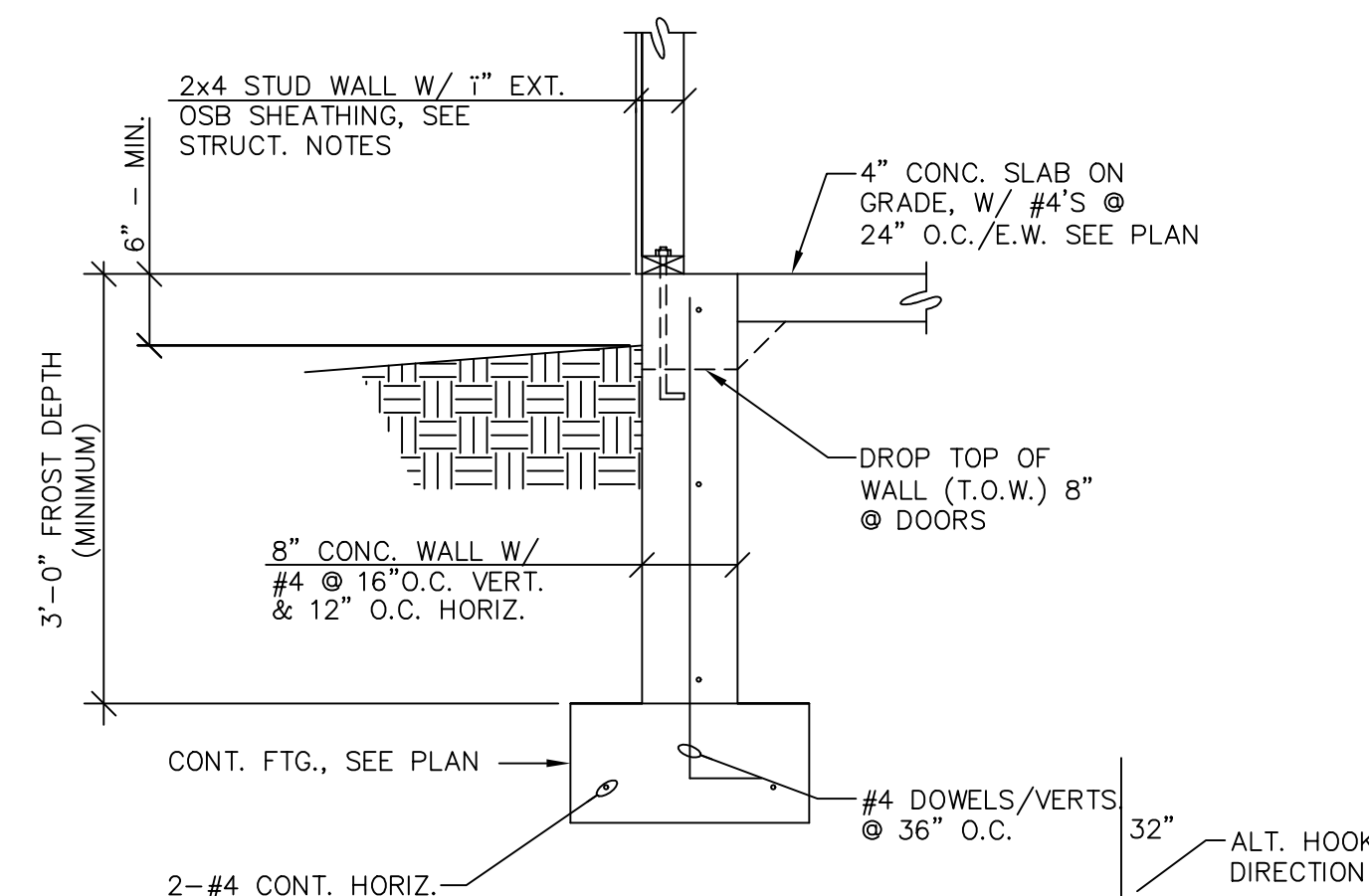
SHEET 7

OF 7

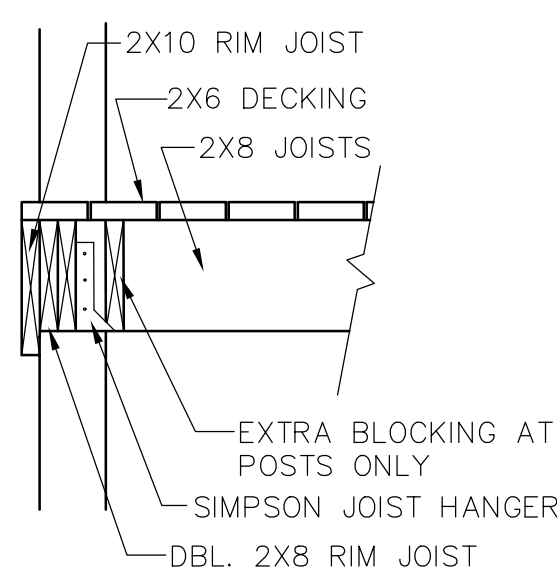




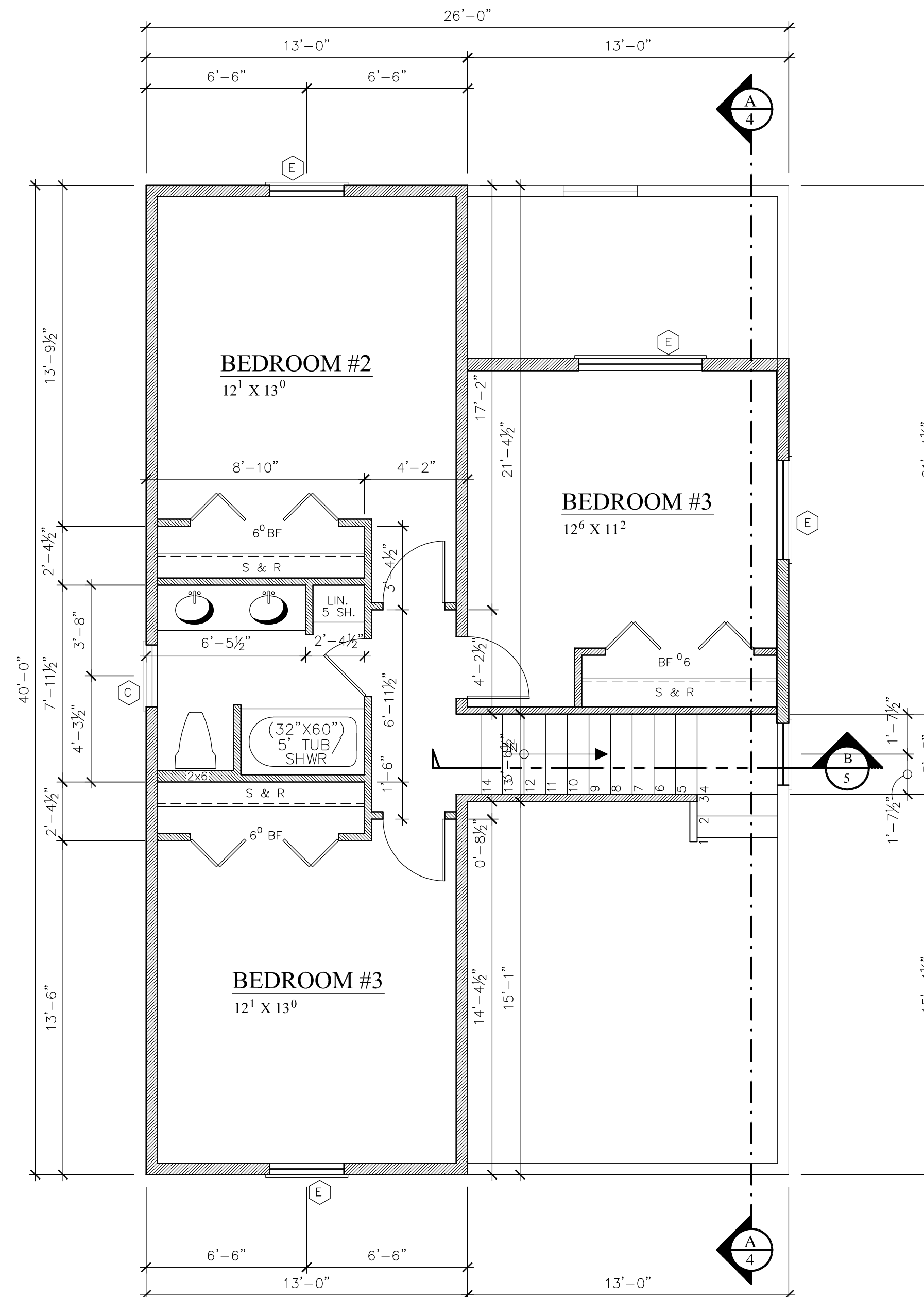
COLUMN TO BEAM DETAIL
N.T.S.



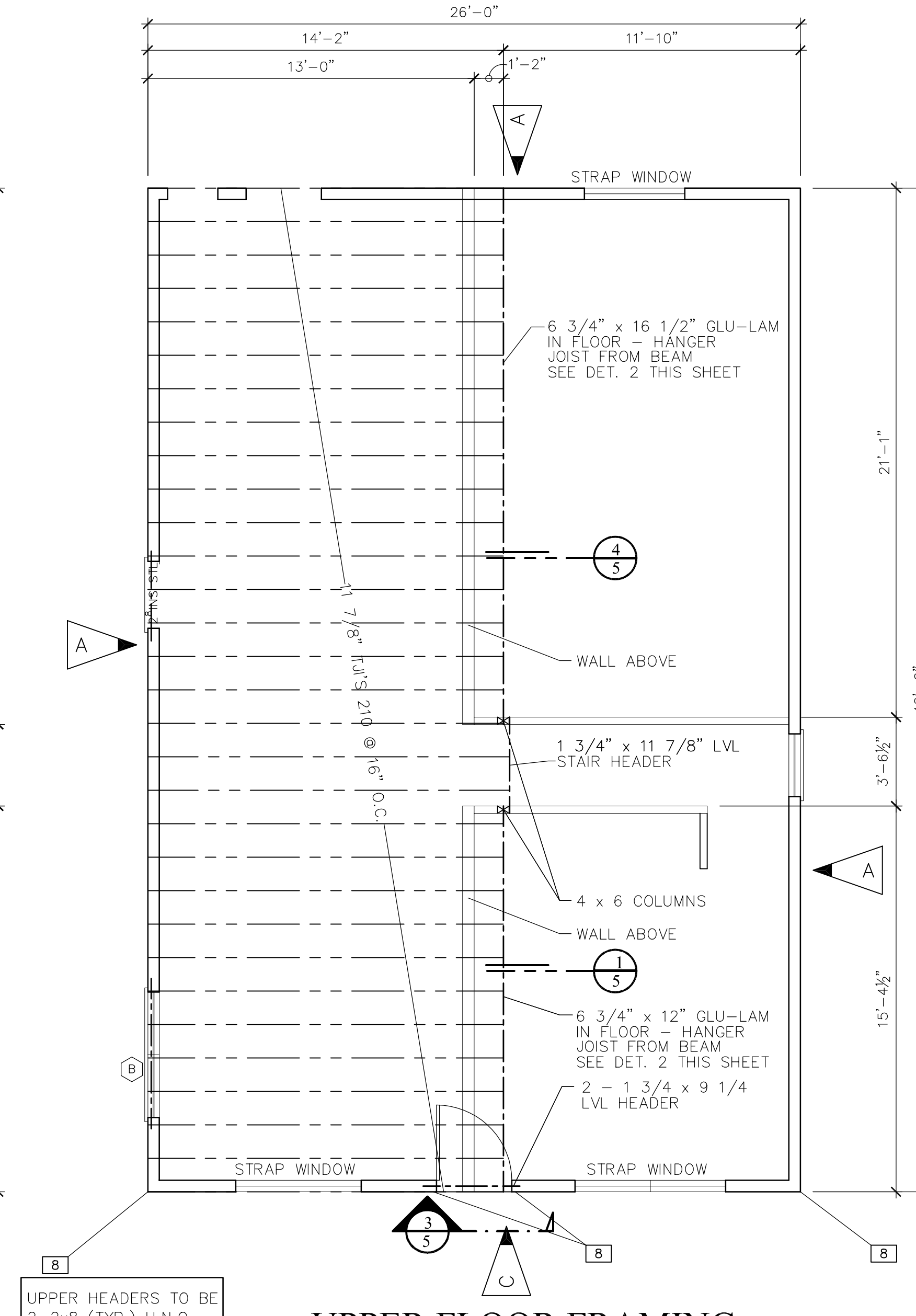
BUILDING SECTION
3/4" = 1'-0"



DETAIL
SCALE: 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	7/16" 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.

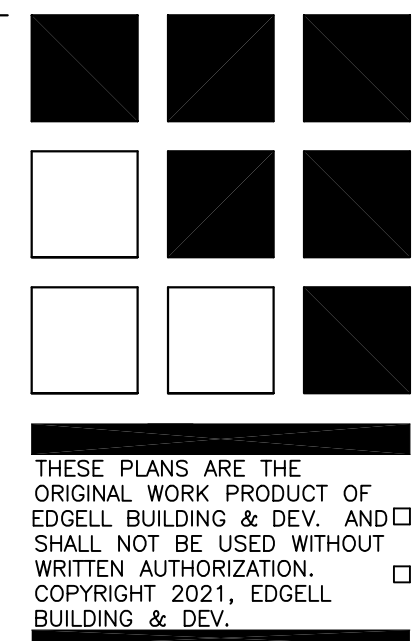
NOTES:

- INDICATES SPECIAL SHEAR WALL TYPE. ALL EXTERIOR WALLS ARE TO BE NAILED W/ 8d @ 6" O.C. @ EDGES & 12" O.C. FIELD W/ 8" A.R. @ 48" O.C. UNLESS DESIGNATED SPECIAL, SEE 3/-.
- 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.
- PROVIDE 3x3x 1/4" PL WASHERS @ ALL ANCHOR RODS.
- EMBED ALL ANCHOR RODS 7" MIN. U.N.O.
- FOR HOLDOWN LOCATIONS, SEE PLAN.
- ANCHOR RODS & WASHERS IN CONTACT W/ P.T. I'S SHALL BE GALVANIZED OR STAINLESS STEEL.
- 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' STHDBRJ	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:

- INSTALL HOLDOWN PER MFR. RECOMMENDATIONS



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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





FRONT ELEVATION

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



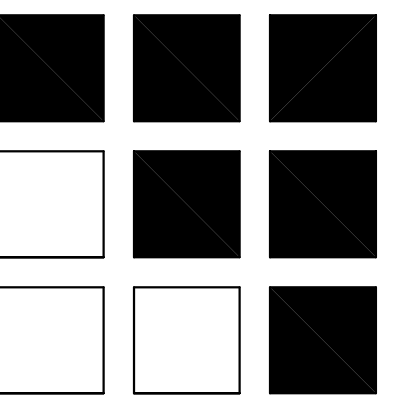
RIGHT ELEVATION

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



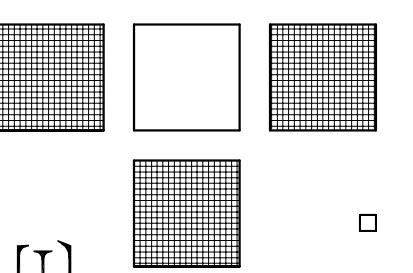
LEFT ELEVATION

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



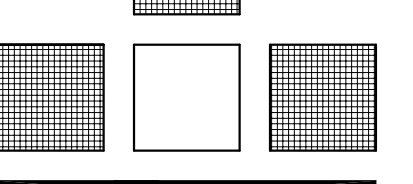
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**HELLGATE VILLAGE
EAST AND WEST**

2 BEDROOM - 2 BATH
MISSOULA, MONTANA



PLAN #

CONSTRUCTION DRAWINGS

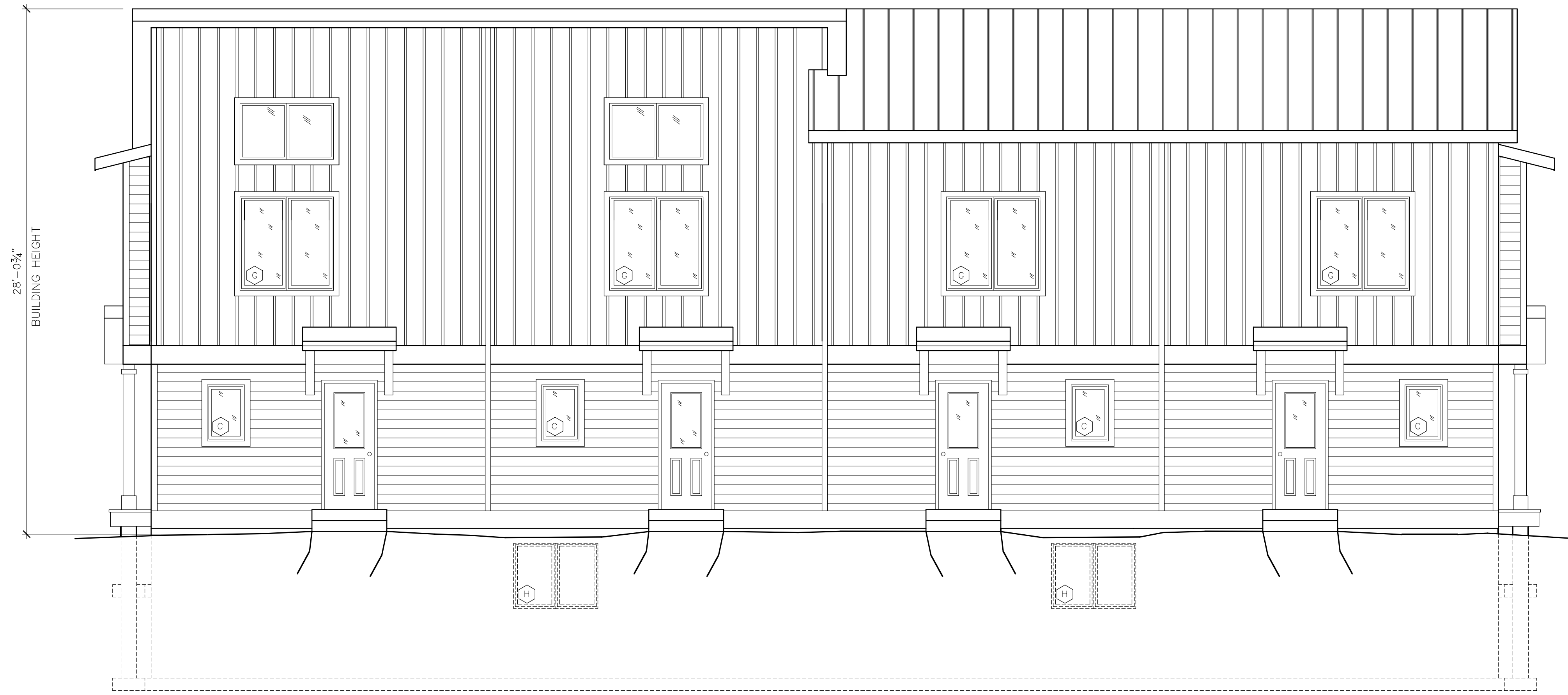
DATE: 10/12/21
JOB NO: HGV2
REV:
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REV:

ELEVATIONS

SHEET **8**

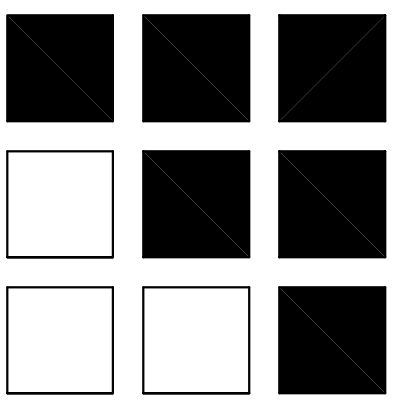
OF 12





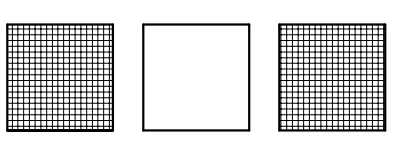
REAR ELEVATION

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

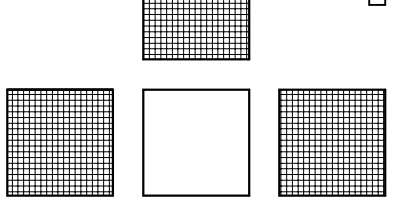


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HELLGATE VILLAGE
 EAST AND WEST
 2 BEDROOM - 2 BATH
 MISSOULA, MONTANA



PLAN #

CONSTRUCTION DRAWINGS

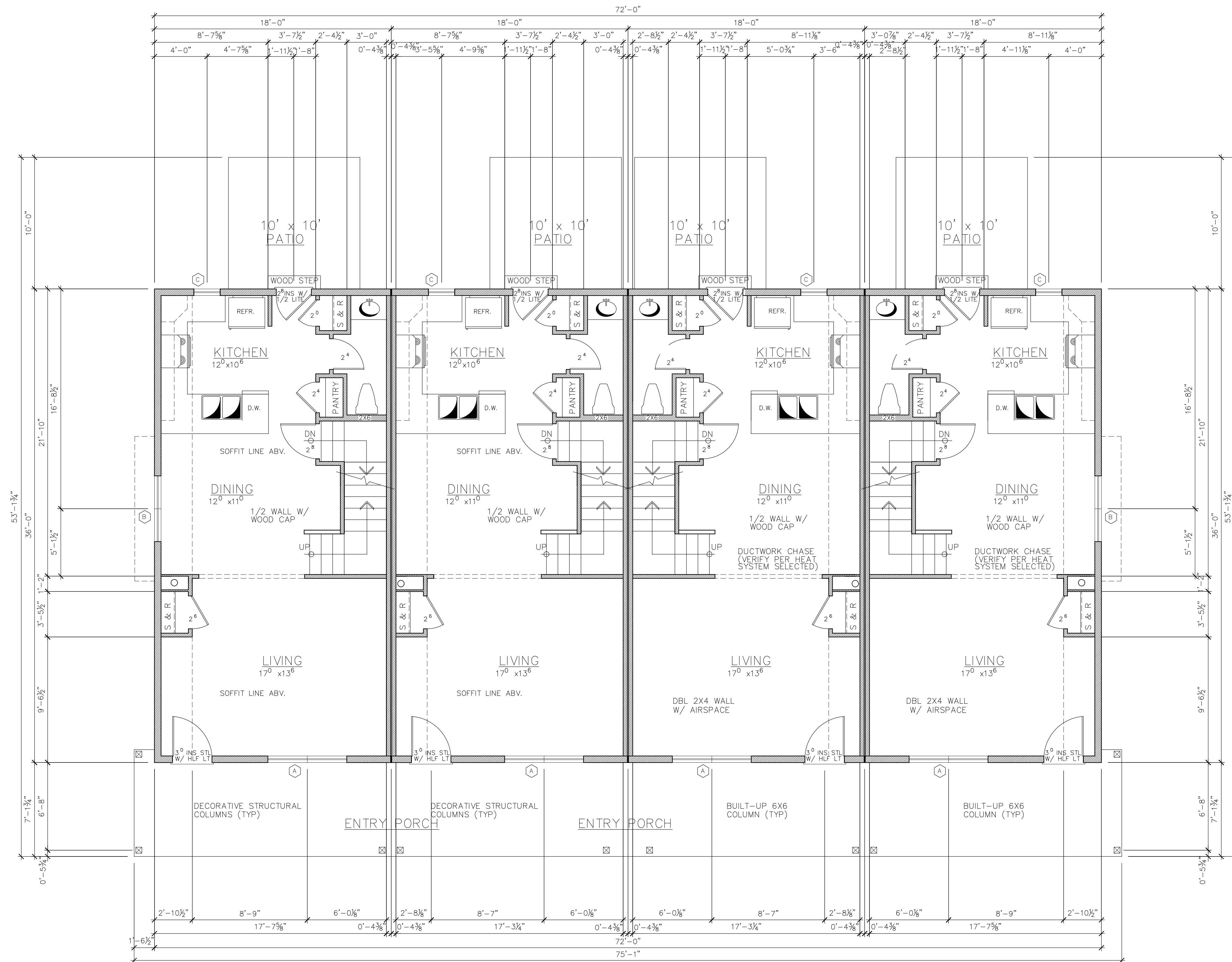
DATE: 10/12/21
 JOB NO: HGV2
 REV:
 REV:
 REV:
 REV:

ELEVATIONS

SHEET 9

OF 12





MAIN FLOOR PLAN UNIT A 647 SQ.FT. (EA. SIDE) **MAIN FLOOR PLAN UNIT B** 647 SQ.FT. (EA. SIDE) **MAIN FLOOR PLAN UNIT C** 645 SQ.FT. (EA. SIDE) **MAIN FLOOR PLAN UNIT D** 647 SQ.FT. (EA. SIDE)
 SCALE: 1/4"=1'-0"

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

PLAN #

CONSTRUCTION DRAWINGS

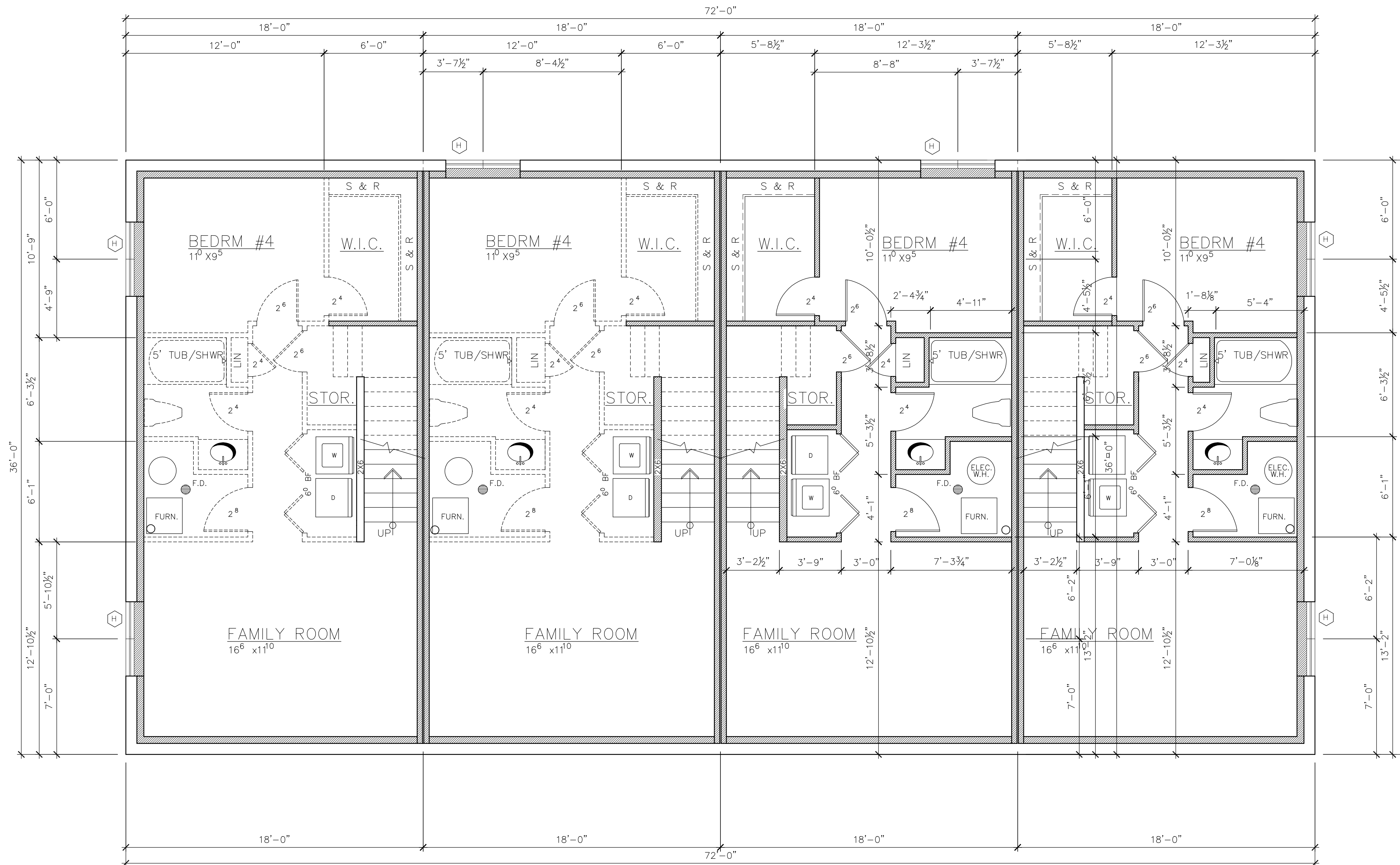
DATE: 10/12/21
 JOB NO: HGV2
 REV:
 REV:
 REV:
 REV:

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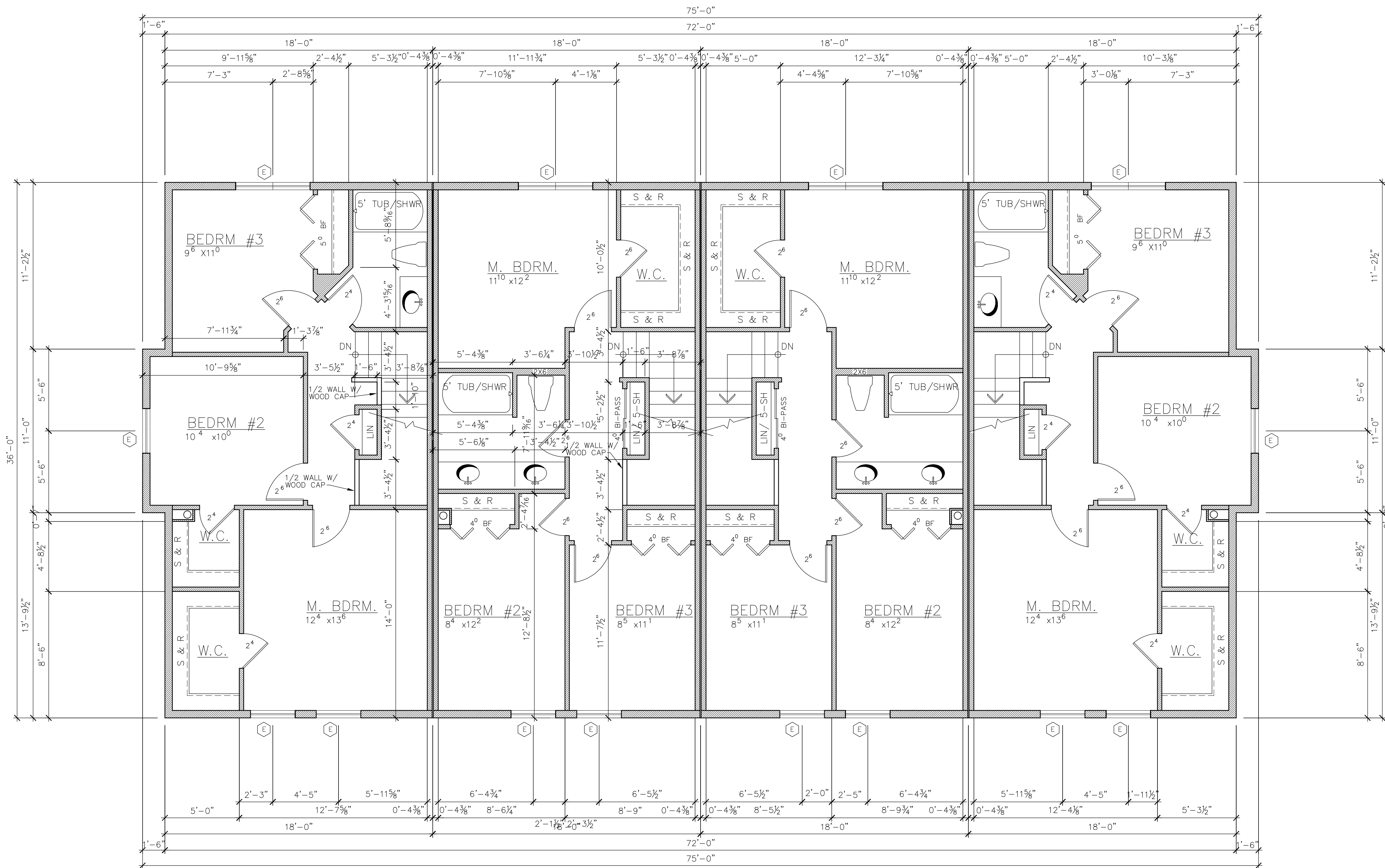
HELLGATE VILLAGE EAST AND WEST
 2 BEDROOM - 2 BATH
 MISSOULA, MONTANA

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	MFG.	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 #

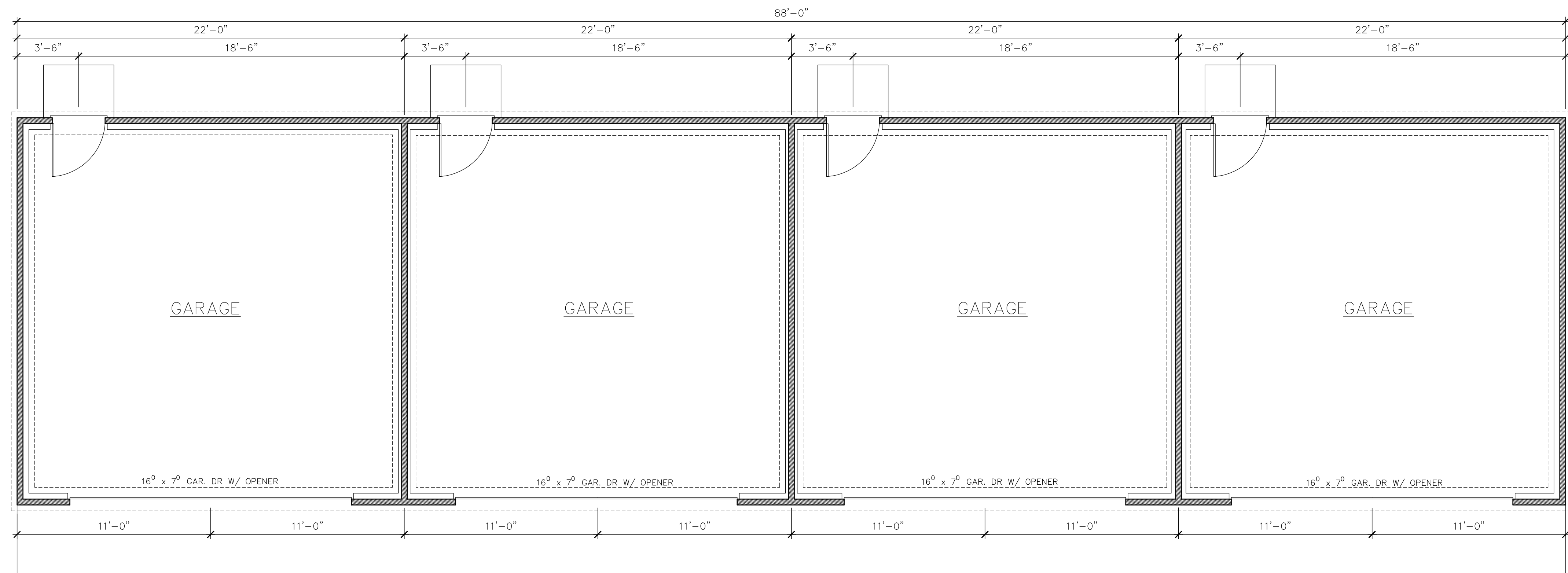
CONSTRUCTION DRAWINGS

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

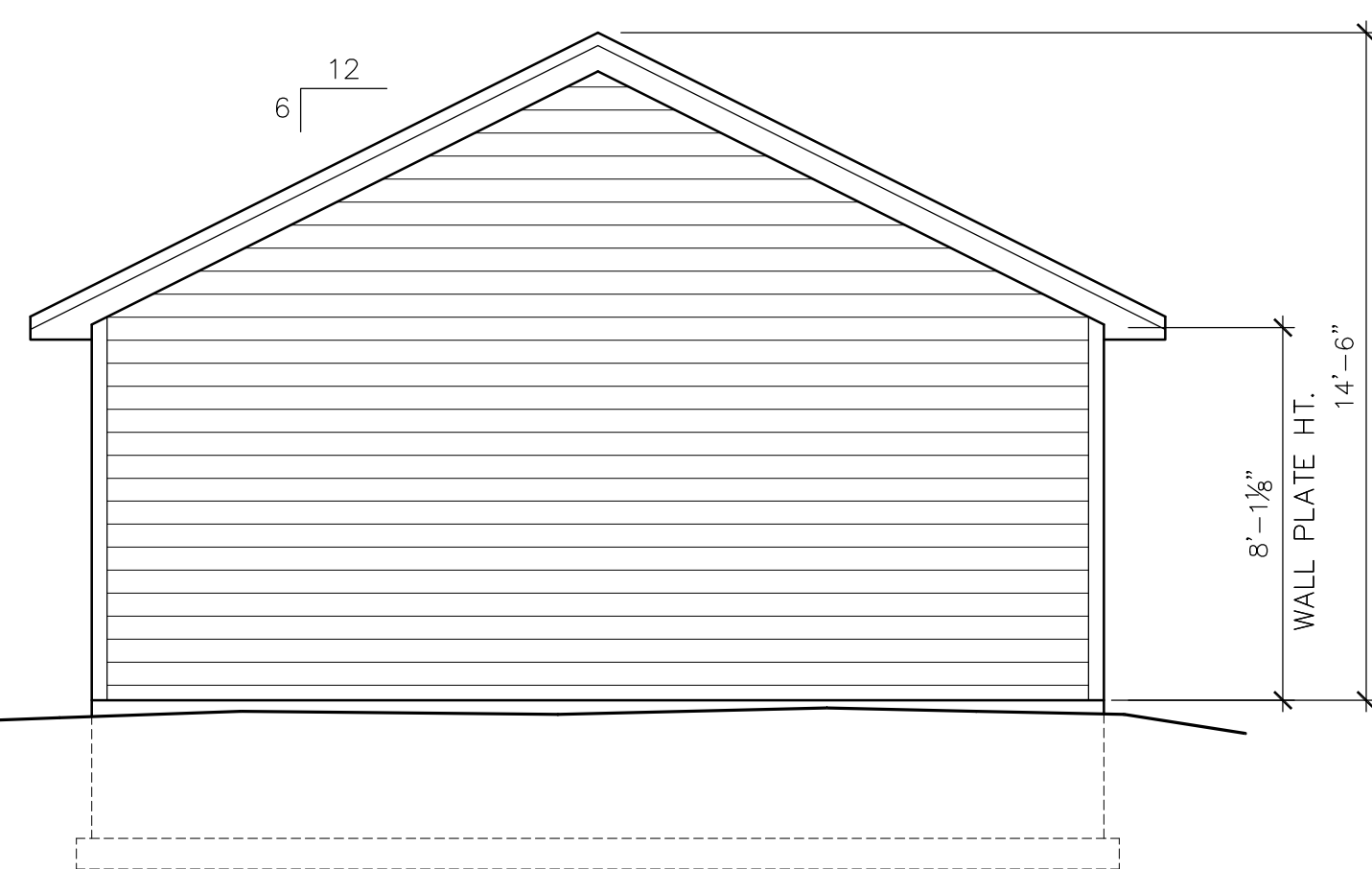
BASEMENT

SHEET 4

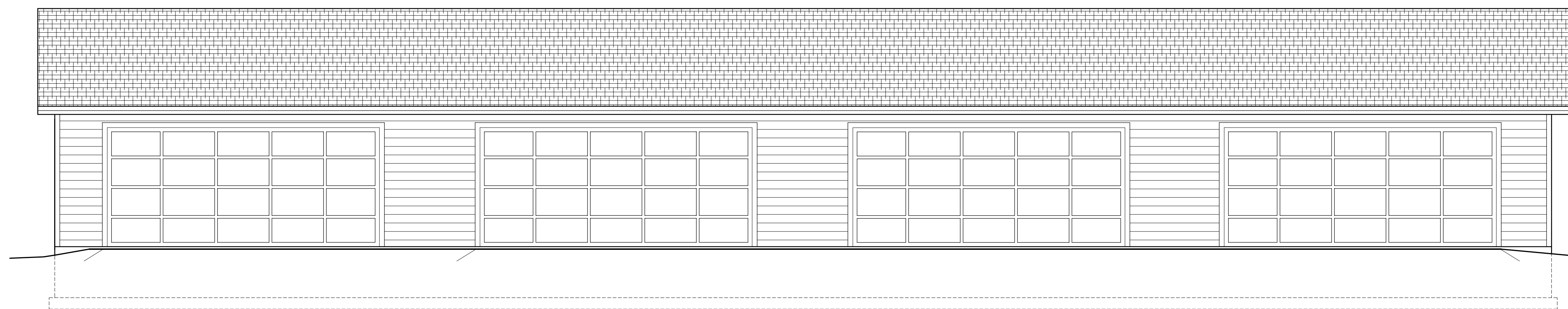
OF 12



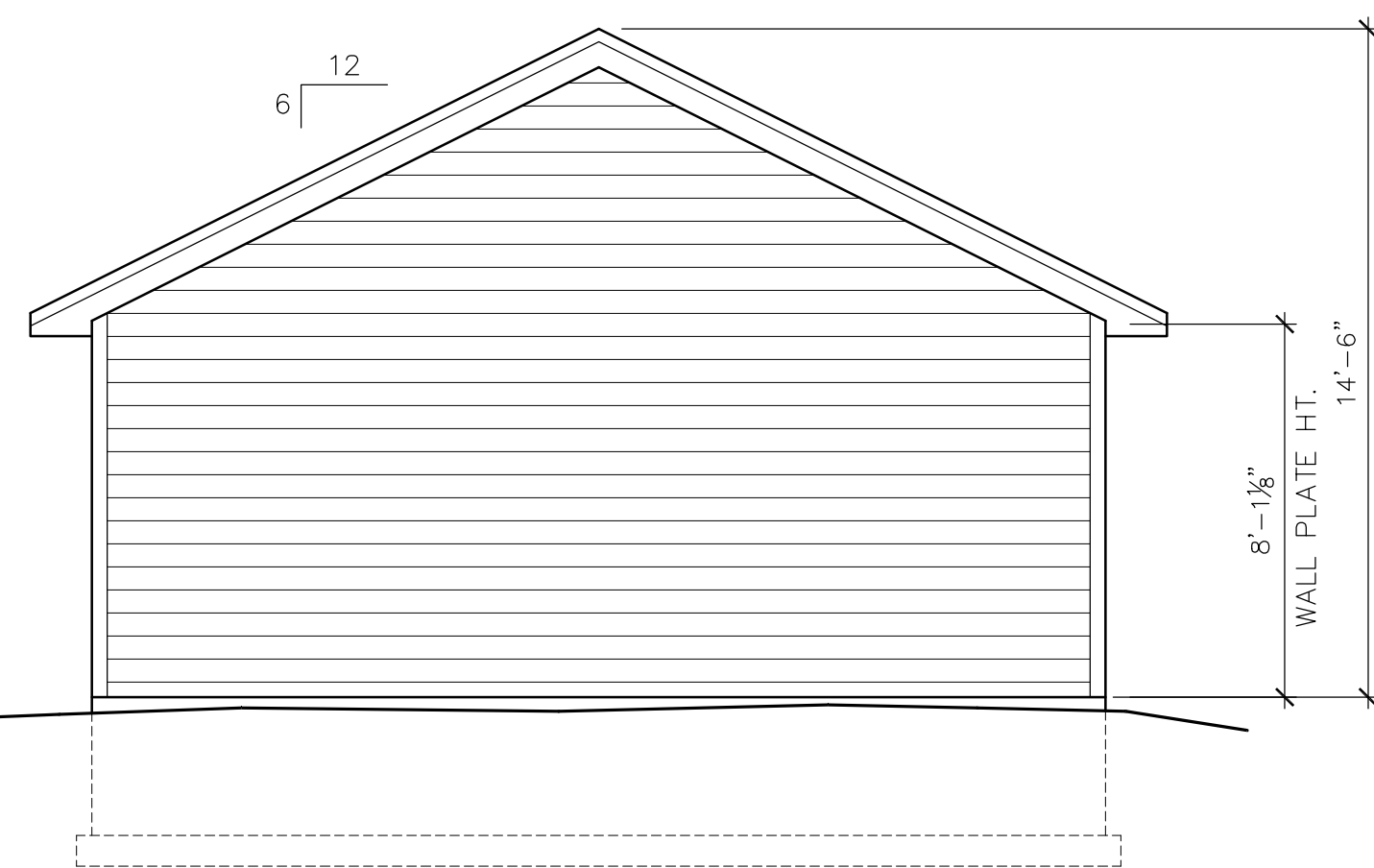
GARAGE FLOOR PLAN
SCALE: 1/4"=1'-0" 484 SQ.FT. (EA. SIDE)



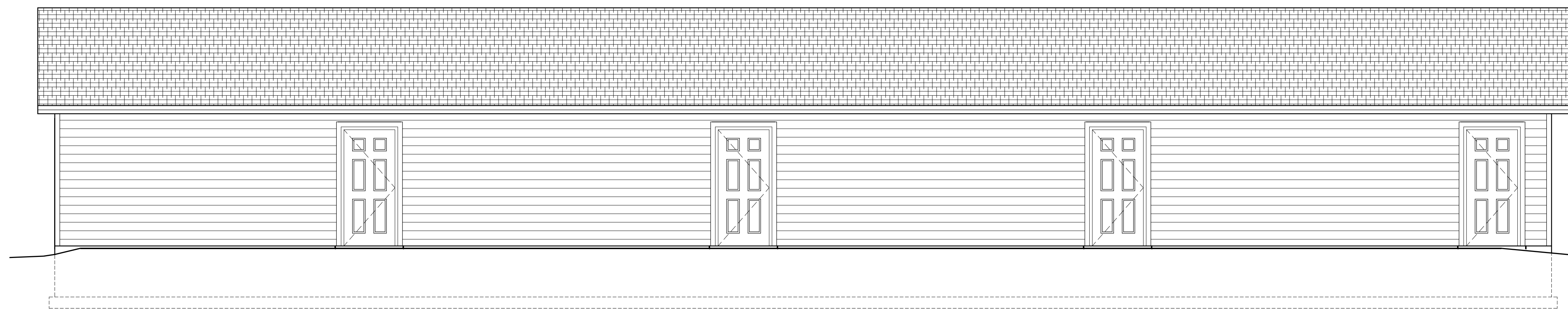
RIGHT ELEVATION
SCALE: 1/4"=1'-0"



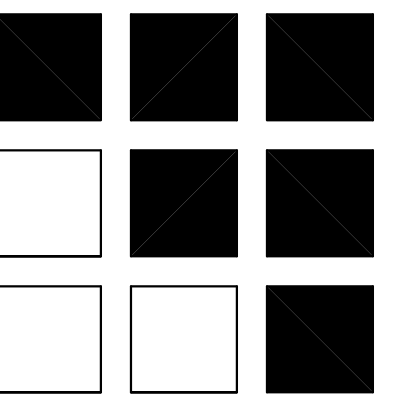
FRONT ELEVATION
SCALE: 1/4"=1'-0"



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

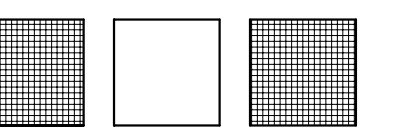


REAR ELEVATION
SCALE: 1/4"=1'-0"

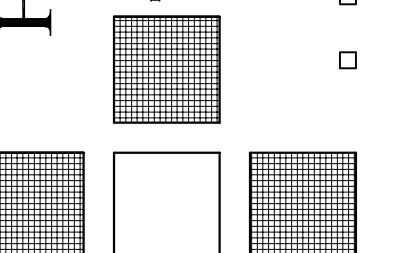


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HELLGATE VILLAGE
EAST AND WEST
FOUR CAR GARAGE
MISSOULA, MONTANA



PLAN #

CONSTRUCTION DRAWINGS

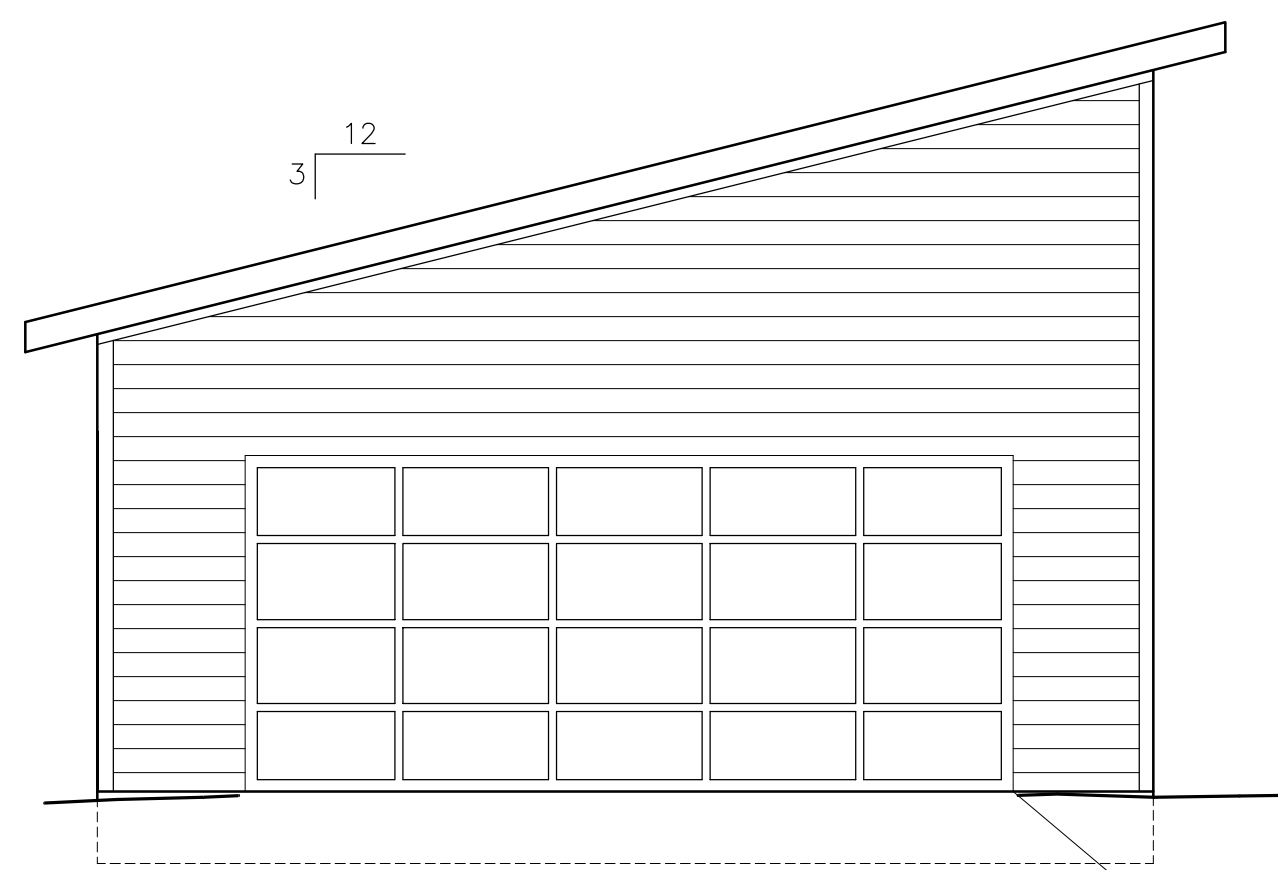
DATE: 6/29/22
JOB NO: HGV-UDG
REV:
REV:
REV:

GARAGE PLAN

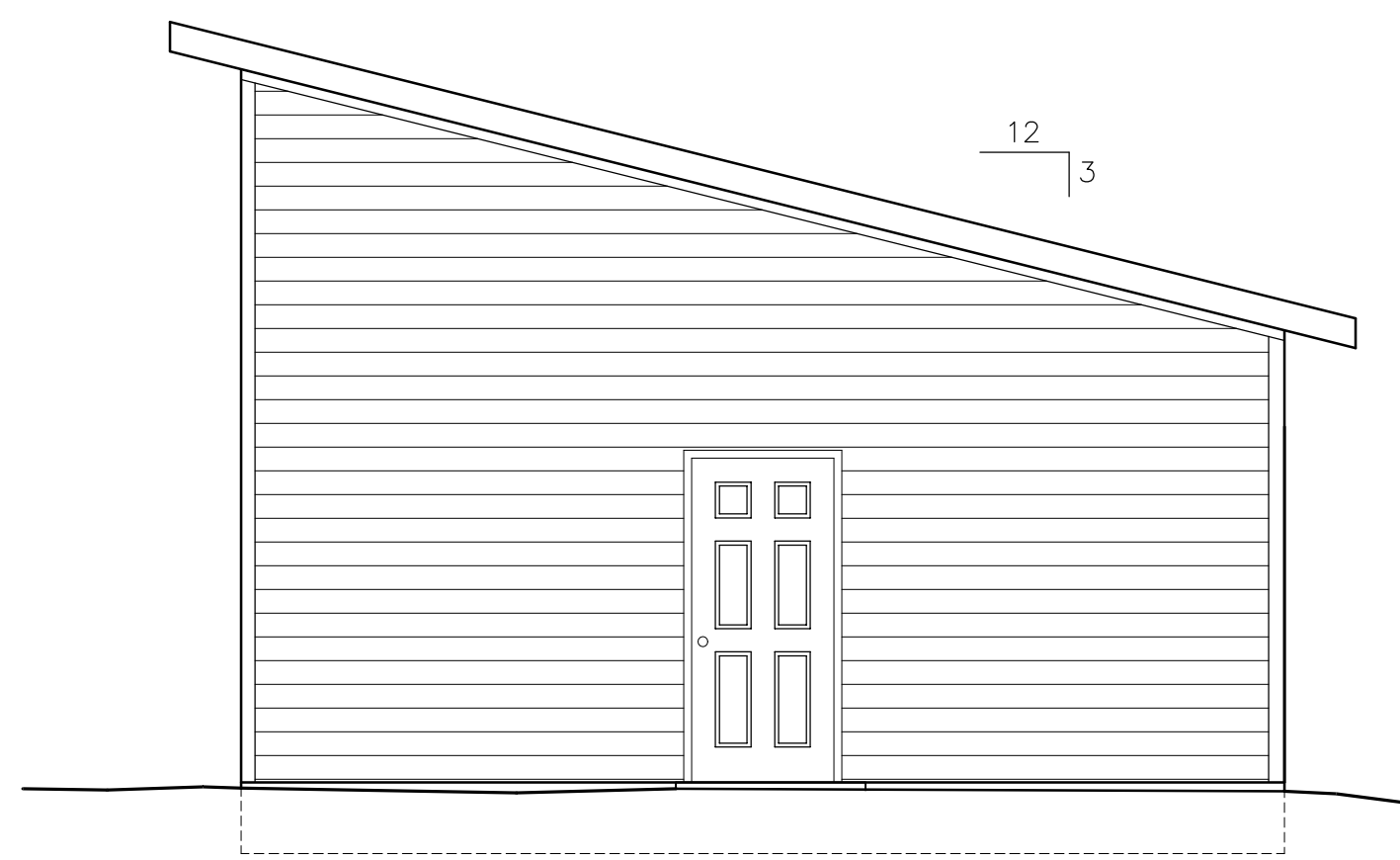
SHEET

OF

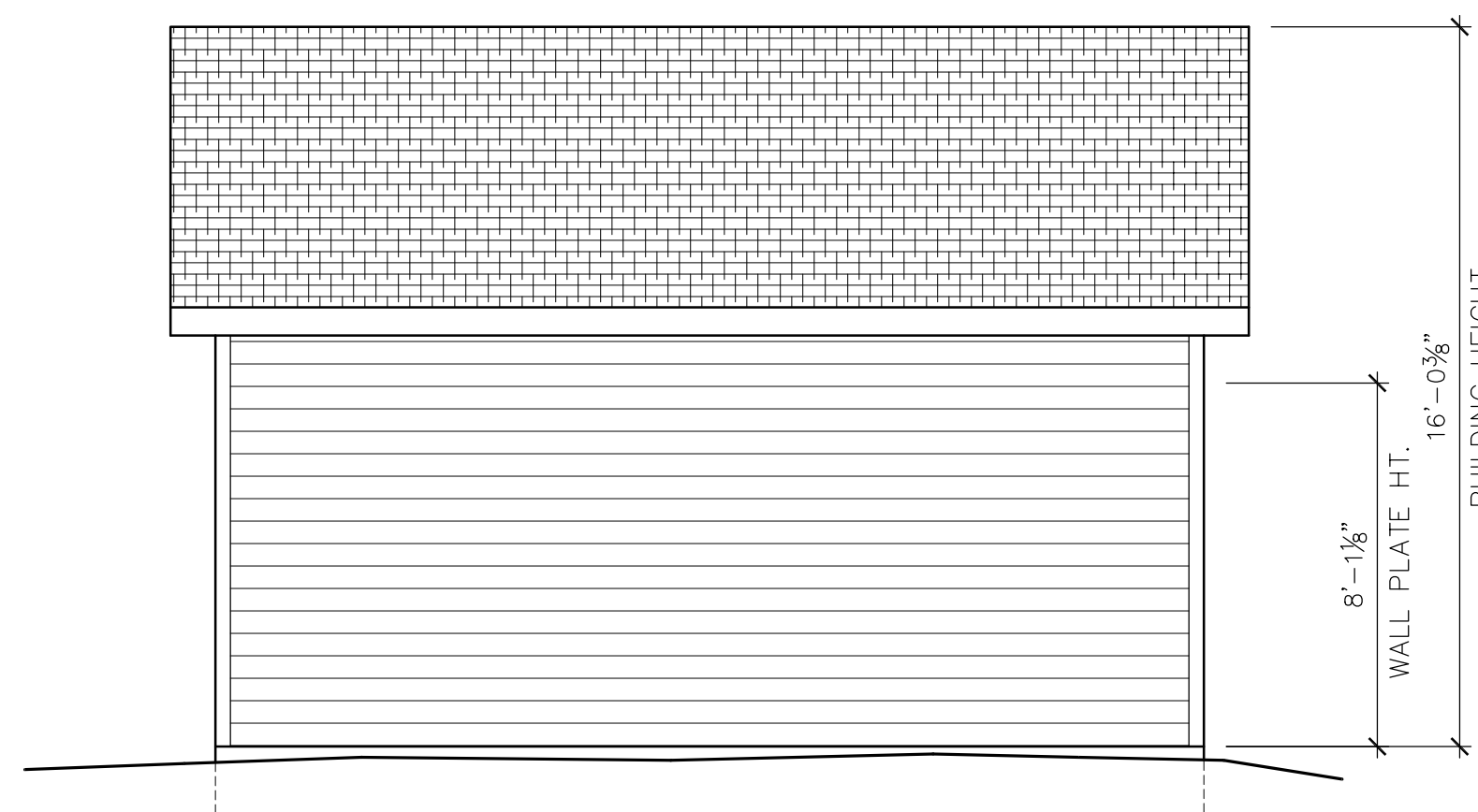




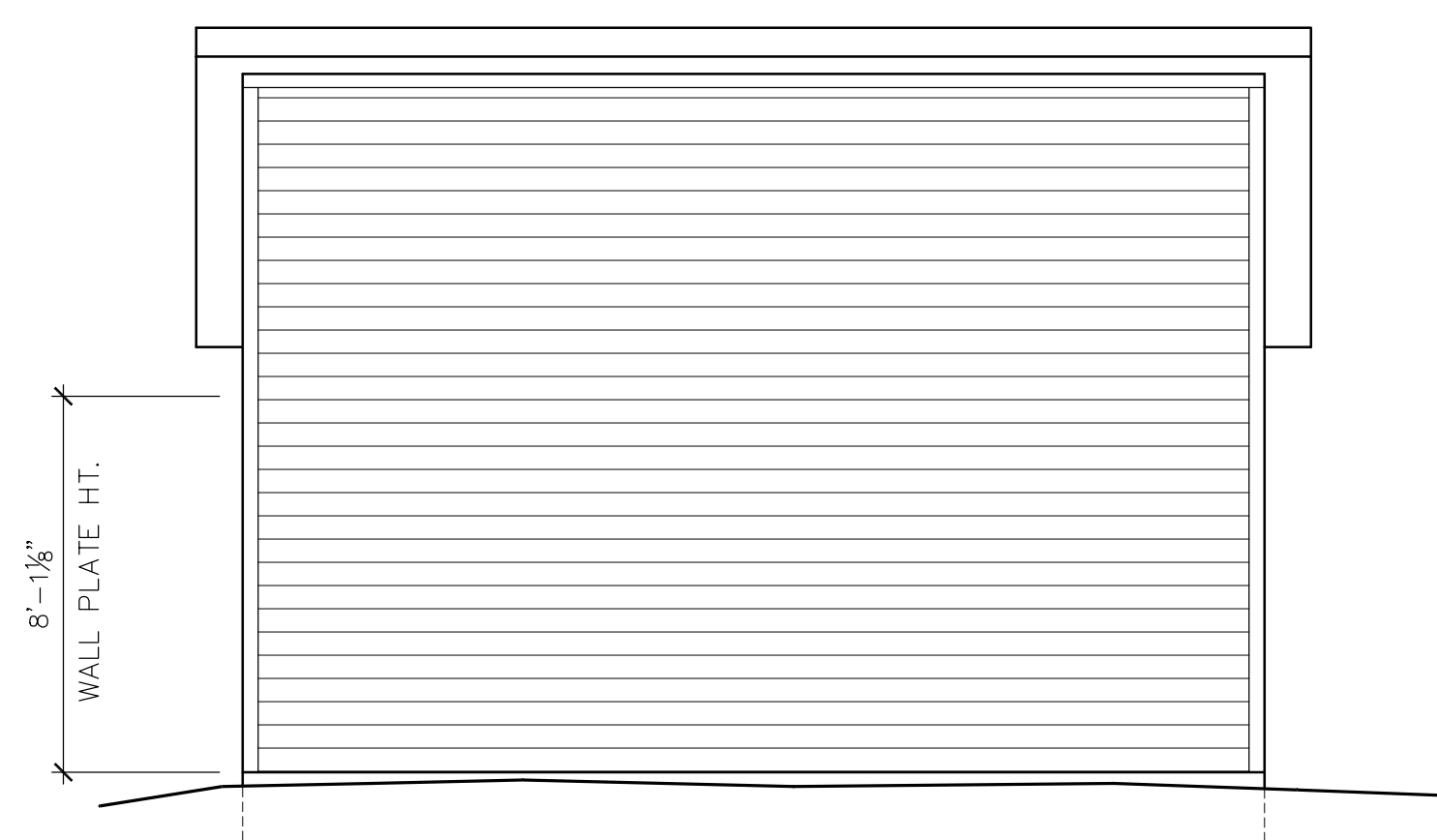
FRONT ELEVATION
SCALE: 1/4"=1'-0"



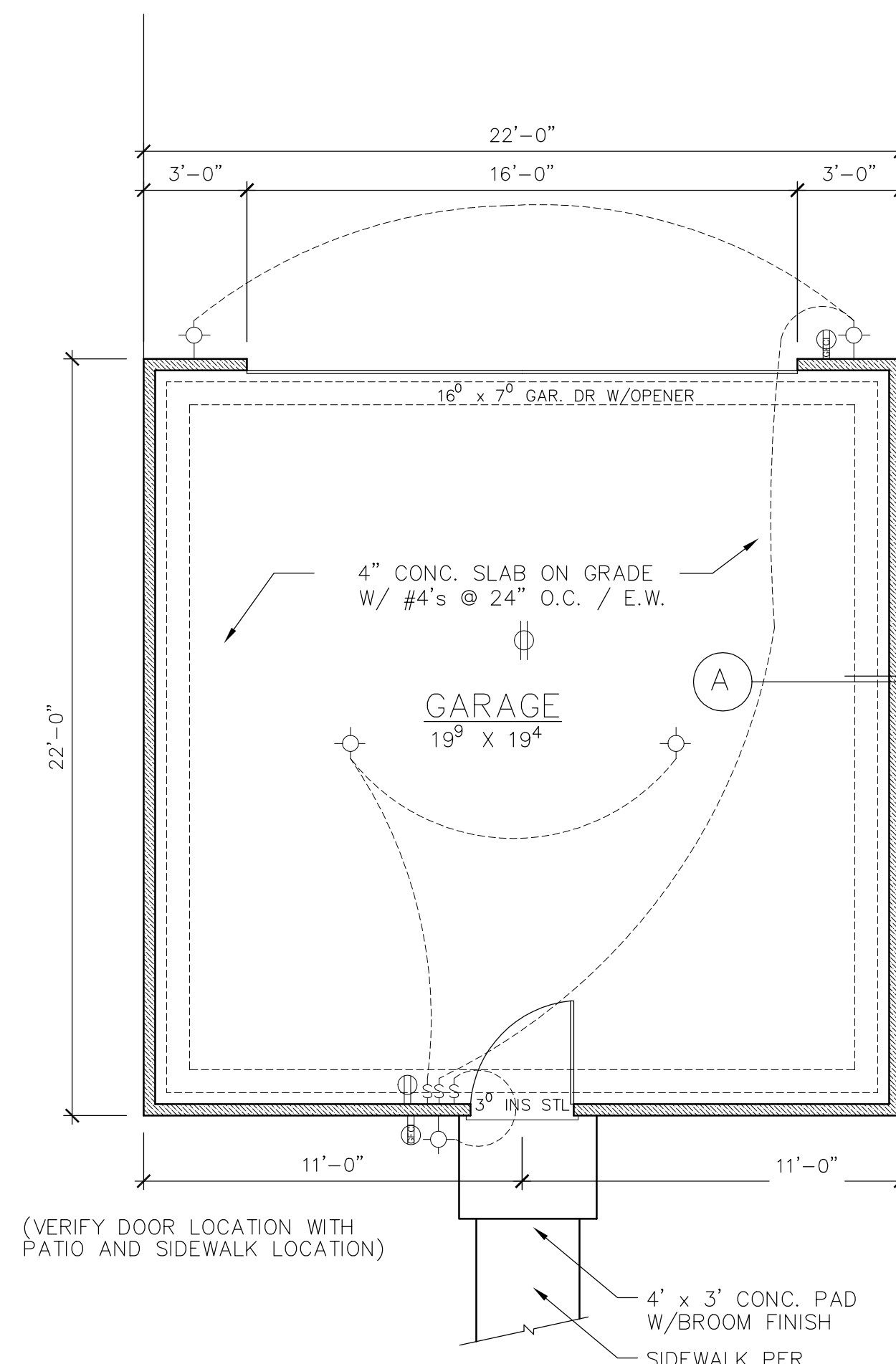
REAR ELEVATION
SCALE: 1/4"=1'-0"



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

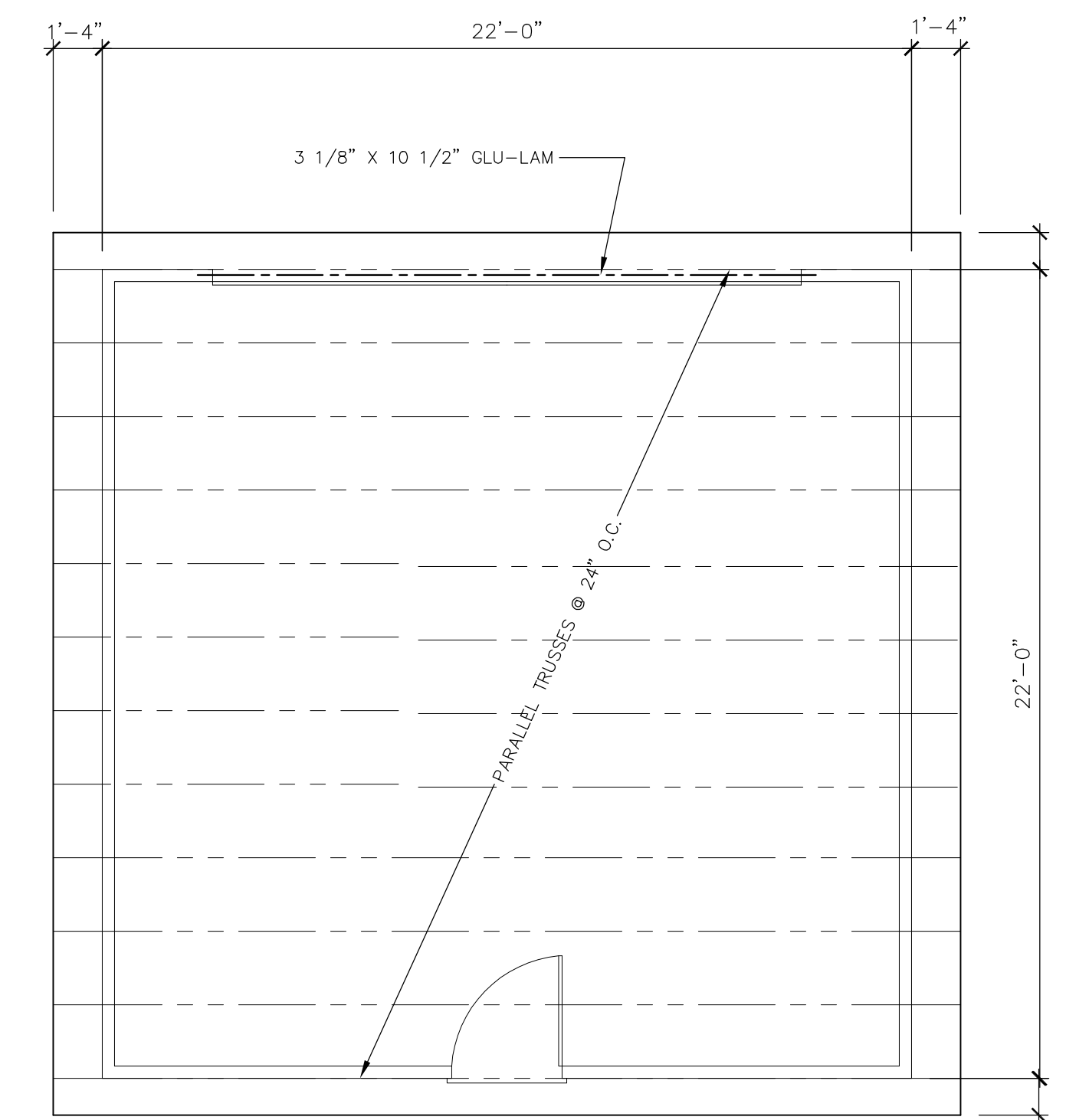


RIGHT ELEVATION
SCALE: 1/4"=1'-0"

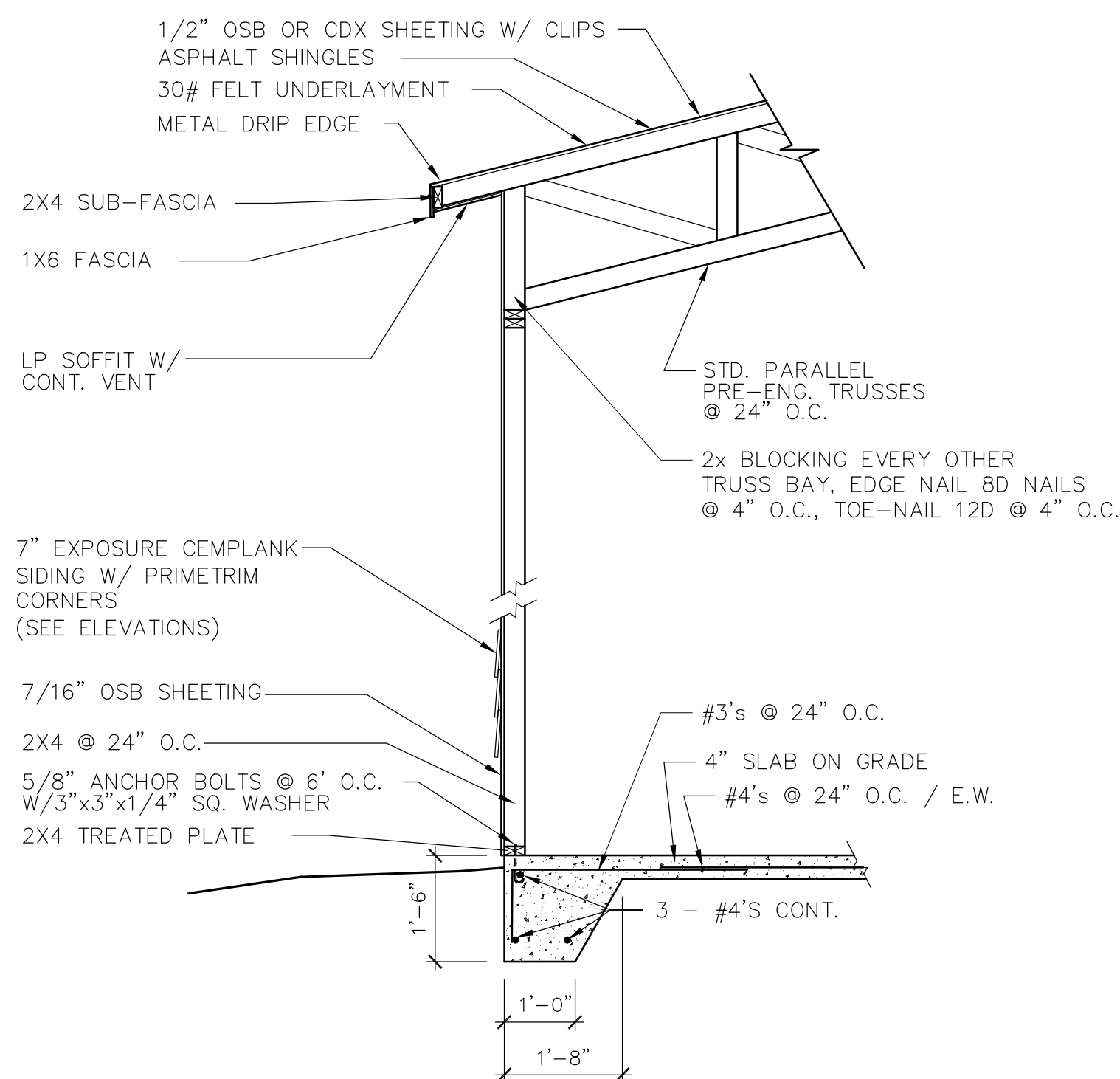


(VERIFY DOOR LOCATION WITH PATIO AND SIDEWALK LOCATION)

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



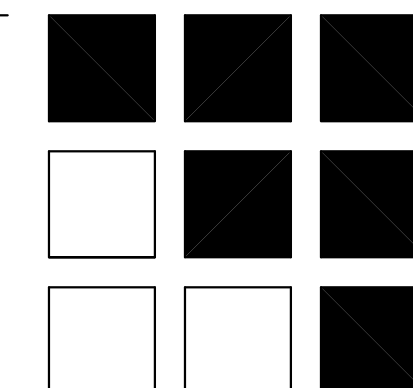
ROOF FRAMING PLAN
SCALE: 1/4"=1'-0"



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

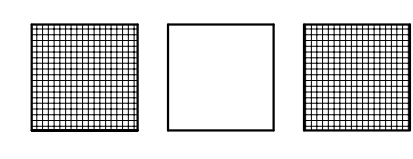
ELECTRICAL SCHEDULE			
SYMBOL	DESC	SYMBOL	DESC
	OVERHEAD LIGHT		SINGLE POLE SW.
	WALL LIGHT		THREE-WAY SW.
	RECESSED LIGHT		SMOKE DETECTOR
	LITE/FAN		THERMOSTAT
	DUPLEX OUTLET		TELEPHONE
	220 OUTLET		CABLE OUTLET
	CEILING OUTLET		HEATING VENT
	FLOOR OUTLET		METER BASE
	HALF-SW. OUTLET		CIRCUIT BREAKER PANEL
	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

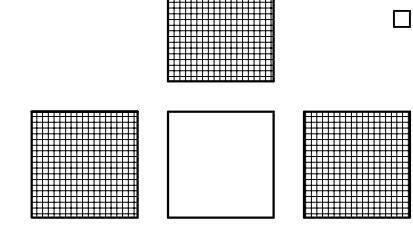


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HELLGATE VILLAGE
EAST AND WEST
FOR UNITS 51, 52, 61, 62, 63, 64, 65 AND 70
DOUBLE CAR GARAGE
MISSOULA, MONTANA



PLAN #

CONSTRUCTION DRAWINGS

DATE: 2/18/22
JOB NO: HGV-UDG
REV:
REV:
REV:
REV:

GARAGE PLAN

SHEET

OF

