

# 2016 HABITAT HOUSE

## A NEW VISITABLE RESIDENCE

2217 BURLINGTON AVENUE  
MISSOULA, MONTANA 59801

46° 51' 17.7" NORTH -114° 1' 48" WEST Elev: 3181'  
S29 T13 N R19 W Geocode: 04-2200-29-3-69-52-0000



### DRAWING INDEX

CVR COVER SHEET / SITE PLAN

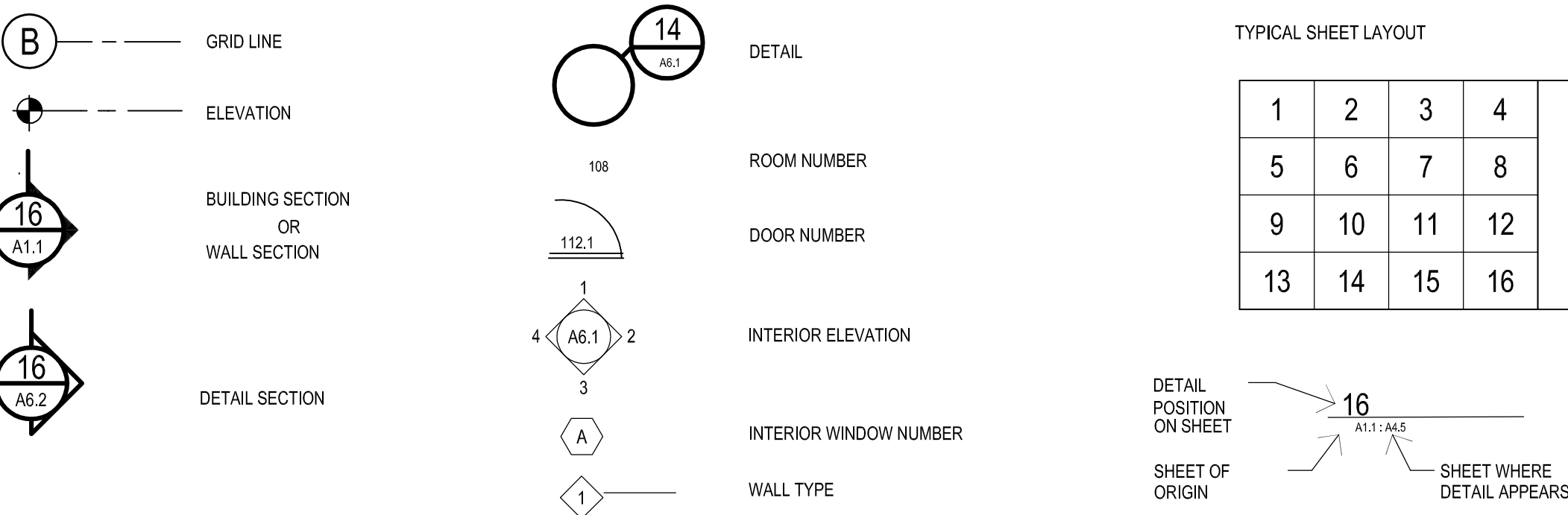
A2.1 FOUNDATION / MAIN FLOOR PLAN  
A4.1 EXTERIOR ELEVATIONS  
A5.1 BUILDING SECTIONS / DETAILS  
A9.1 DOOR SCHEDULE / WINDOW SCHEDULE / FINISH SCHEDULE

S2.1 MAIN FLOOR / ROOF FRAMING PLAN  
E2.1 MAIN FLOOR ELECTRICAL PLAN

### SECTION INDICATIONS

	EARTH		WOOD, FINISH CARPENTRY
	CONCRETE		WOOD, BLOCKING
	GRAVEL		PLYWOOD
	CONCRETE MASONRY UNIT		METAL
	RIGID INSULATION		GYPSUM BOARD
	FACE BRICK		VAPOR BARRIER
	WOOD, ROUGH CARPENTRY		GLAZED MASONRY UNIT

### EXPLANATION OF SYMBOLS



### GENERAL PROJECT NOTES

- EVERY ATTEMPT HAS BEEN MADE TO ENSURE THE ACCURACY OF THE DRAWINGS THROUGH EXISTING AS-BUILT DATA AND FIELD VERIFICATION. CONTRACTOR RESPONSIBLE TO VERIFY EXISTING CONDITIONS BEFORE CONSTRUCTION / ORDERING / INSTALLATION & NOTIFY ARCHITECT IMMEDIATELY IF ANY DISCREPANCY EXISTS FOR WRITTEN CLARIFICATION.
- DRAWINGS CONTAINED WITHIN THESE DOCUMENTS ARE ABBREVIATED IN NATURE. CONTRACTOR IS EXPECTED TO USE QUALITY, ACCEPTABLE STANDARD CONSTRUCTION PRACTICES & TECHNIQUES.
- ALL CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE STANDARDS & REGULATIONS AS PRESCRIBED BY THE 2012 INTERNATIONAL RESIDENTIAL CODE, ALL APPLICABLE PLUMBING CODES, ALL APPLICABLE MECHANICAL CODES, ALL APPLICABLE ELECTRICAL CODES. ADDITIONALLY, ALL CONSTRUCTION SHALL MEET OR EXCEED THE REQUIREMENTS SET FORTH BY THE 2012 INTERNATIONAL ENERGY CONSERVATION CODE. (2012 IECC).
- MECHANICAL / PLUMBING / ELECTRICAL SHALL BE COORDINATED AND INSTALLED BY CONTRACTOR TO BE CONSISTENT WITH THE INTENT OF THE DRAWINGS AND SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CODES.
- CONTRACTOR RESPONSIBLE FOR DOCUMENTATION OF ACCURATE AS-BUILTS INFORMATION / DRAWINGS AT THE CONCLUSION OF THE PROJECT FOR SUBMITTAL TO THE ARCHITECT AND OWNER.
- CONTRACTOR TO MAINTAIN INTEGRITY OF EXISTING BUILDING / SYSTEMS AT ALL TIMES. NOTIFY OWNER BEFORE COMPROMISING ANY SYSTEM DUE TO THE NEW CONSTRUCTION. SOME DEMOLITION / CONSTRUCTION MAY BE REQUIRED TO BE PERFORMED AFTER BUSINESS HOURS - COORDINATE W/ OWNER & ADMINISTRATOR.
- DO NOT SCALE FROM DRAWINGS. IF A DIMENSION DOES NOT EXIST OR IS IN ERROR, CONTACT THE ARCHITECT IMMEDIATELY FOR WRITTEN CLARIFICATION.
- CONTRACTOR(S) SHALL GUARANTEE THEIR WORK FOR A PERIOD OF NO LESS THAN ONE YEAR FROM THE DATE SUBSTANTIAL COMPLETION. CONTRACTOR(S) SHALL REPLACE ALL DEFECTIVE PARTS & SUPPLIES AT THEIR COST.
- CONTRACTOR SHALL SUPPLY ALL PARTS, MATERIALS & LABOR ASSOCIATED WITH COMPLETING THIS PROJECT, UNLESS OTHERWISE NOTED.
- CONTRACTOR TO REFER TO ALL STRUCTURAL NOTES WITHIN DOCUMENTS

### PROJECT TEAM

#### OWNER

HABITAT FOR HUMANITY OF MISSOULA  
P.O. BOX 7187  
MISSOULA, MONTANA 59807

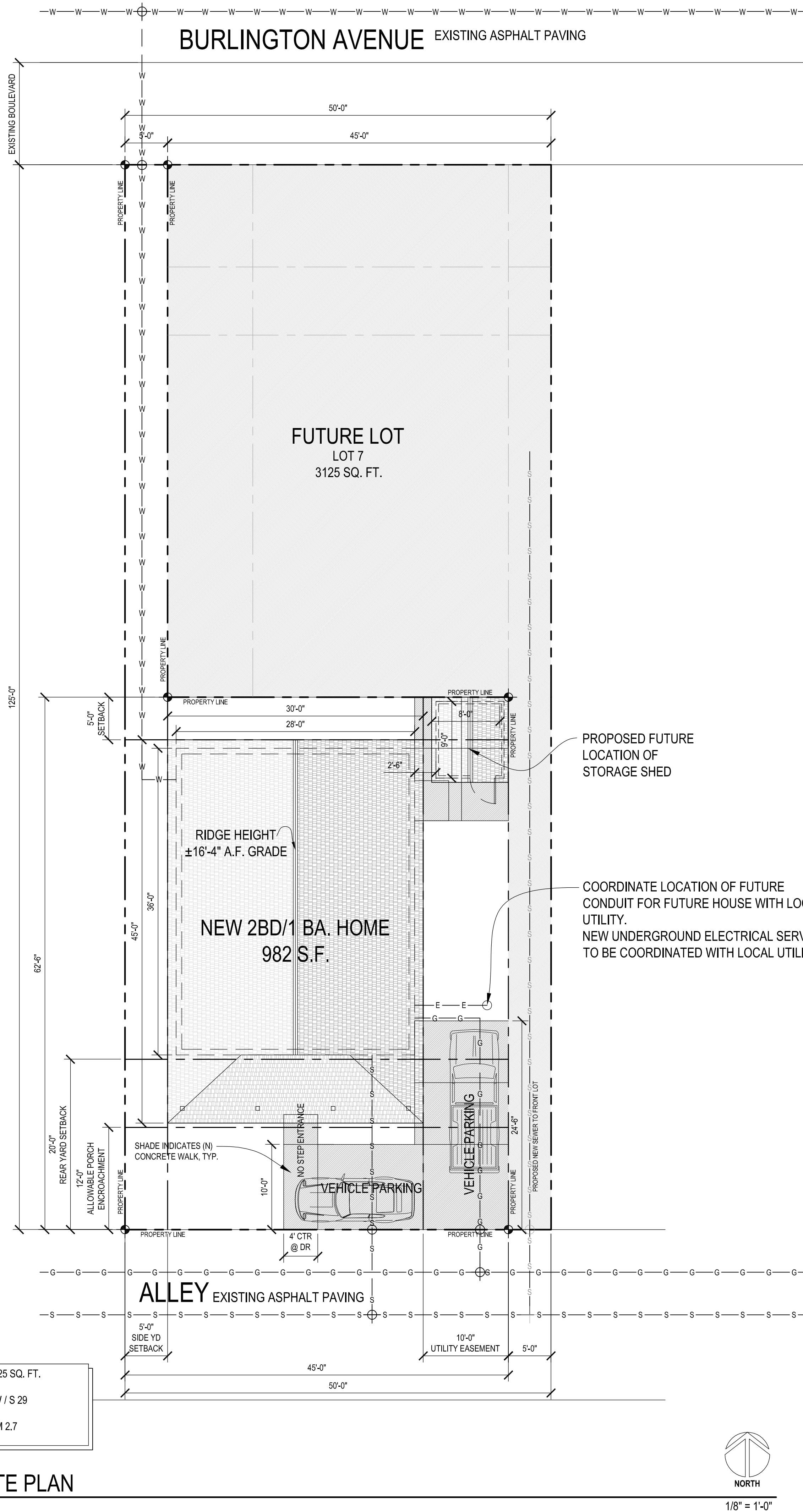
CONTACT:  
MIKE SEHORN  
406.544.9596

#### ARCHITECT

A&E ARCHITECTS, P.C.  
222 N. HIGGINS  
MISSOULA, MT 59802  
p. 406. 721.5643

DATE: 03.14.16  
ISSUED FOR: CONSTRUCTION  
PROJECT NO. 16005.00

SET NO. \_\_\_\_\_



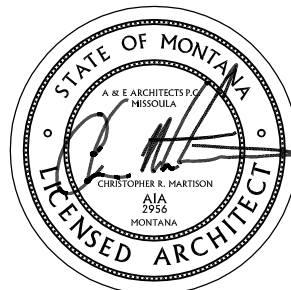
NEW LOT 8 - 3125 SQ. FT.  
T 13N / R 19W / S 29  
ZONED RM 2.7

15 SITE PLAN

COVER : COVER



1/8" = 1'-0"



COVER AND SITE PLAN  
sheet  
project  
owner  
NEW SINGLE FAMILY RESIDENCE  
2217 BURLINGTON AVE - 2 BED, 1 BATH 982 SQ. FT.  
HABITAT FOR HUMANITY 2016

project # 16005.00  
revision \_\_\_\_\_ date \_\_\_\_\_

phase \_\_\_\_\_

FOR CONSTRUCTION

a&e  
ARCHITECTS

issue date  
03.14.2016

COVER



1. Contractor shall verify all dimensions and job site conditions before commencing work and shall report any discrepancies to the owner.
2. Use written dimensions. Do not use scaled dimensions. Where no dimension is provided, consult the owner for clarification before proceeding with the work.

1. CODE: International Residential Code, 2012 Edition (IRC).  
2. VERTICAL LIVE LOADS:  
ROOF - 30 PSF  
FLOOR - 40 PSF  
LATERAL LOADS:  
WIND - 115 MPH, Exp. C.  
SEISMIC- Sds = 0.734, Sd1 = .354  
Seismic Design Category = D1, Wood Shear Walls  
FOOTINGS:  
ALLOWABLE SOIL BEARING - 1500 PSF (ASSUMED)\*  
\*Note: For purpose of design and engineering, calculations are  
this assumed bearing. No soils report has been completed. An  
weak soils, fill material, buried tanks or any other conditions not  
appropriate for a foundation system shall be reported to the owner  
immediately.

The building is supported on continuous footings and isolated pad footings bearing in undisturbed natural soils.

The bottom of all footings and slabs to bear on native, inorganic, undisturbed soil. Bottom of all exterior footings to bear 3'-6" min. below finished grade.

Contractor shall provide temporary shoring to prevent movement of walls if backfill is placed before the floor system or slab is in place.

There shall be a minimum of 95% compaction (ASTM D1557 Modified Proctor Density) of all backfill soils under slabs on grade.

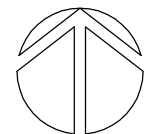
1. CONCRETE:  $f_c = 3000$  PSI at 28 days, normal weight.  
Max. slump = 3" for slabs and footings.  
4" for walls, columns and beams.  
Curing compound: ASTM C309, Type 2, Class B.  
Construction to be in accordance with ACI 318-05.  
Location of construction or pour joints must be approved by the engineer if different from those shown on these drawings.

Slab to be reinforced with flat sheets of welded wire fabric or #4 bar at 24" o.c. Saw contraction joints at 15'-0" o.c. max.  
Concrete shall be air-entrained and shall conform to section 3.4.1 of ACI 301-84 for durability.

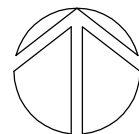
**2. REINFORCING STEEL:** ASTM A615 - Grade 40 for #3, Grade 60 for #4 and larger. Provide clear embedment of rebar as designated in ACI-318.

1. Sawn Lumber: No. 2 & better Doug. Fir-Larch, WWPA  
Glu-Lams: Continuous or cantilevered members - 24F-V8  
Simple span members - 24F-V4.
2. Sheathing: APA rated sheathing with span rating as called out on these drawings.
3. Walls: 7/16" - 24/0, OSB - Nail: 8d @ 4" o.c. - edges  
8d @ 12" o.c. - field
4. Roof: 5/8" - 32/16, OSB - Nail: 8d @ 6" o.c. - edges  
8d @ 12" o.c. - field
5. Floor: 3/4" - 48/24,T&G, OSB - Glue & Nail:  
10d @ 6" o.c. - edges  
10d @ 10" o.c. - field
6. Provide blocking at panel edges as designated on these drawings.
7. Lags: ANSI B-18.2.1
8. Screws: ANSI B-18-6.1
9. Nails: FS FF-N-105
10. Powder Driven Fasteners: NER - 272
11. Framing Anchors: "Simpson" or approved equal. Install as per manufacturer's recommendations.
12. For nailing not shown on these drawings, use IBC nailing schedule, Table 23-I-Q.
13. Structural members shall not be cut for pipes, ducts, etc., unless specifically noted, detailed or approved in writing by the engineer.

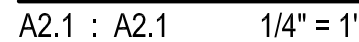
1. Joist types and sizes shall be as indicated on these drawings as manufactured by Truss Joist MacMillan Corp., Boise Cascade Corp. or written approved equals.
2. Joist shall have load carrying capacity in accordance with the manufacturers published load tables. Installation shall be as per manufacturers recommendations or as detailed.
3. Submit shop drawings of layout and required connection details for review by the engineer prior to fabrication.



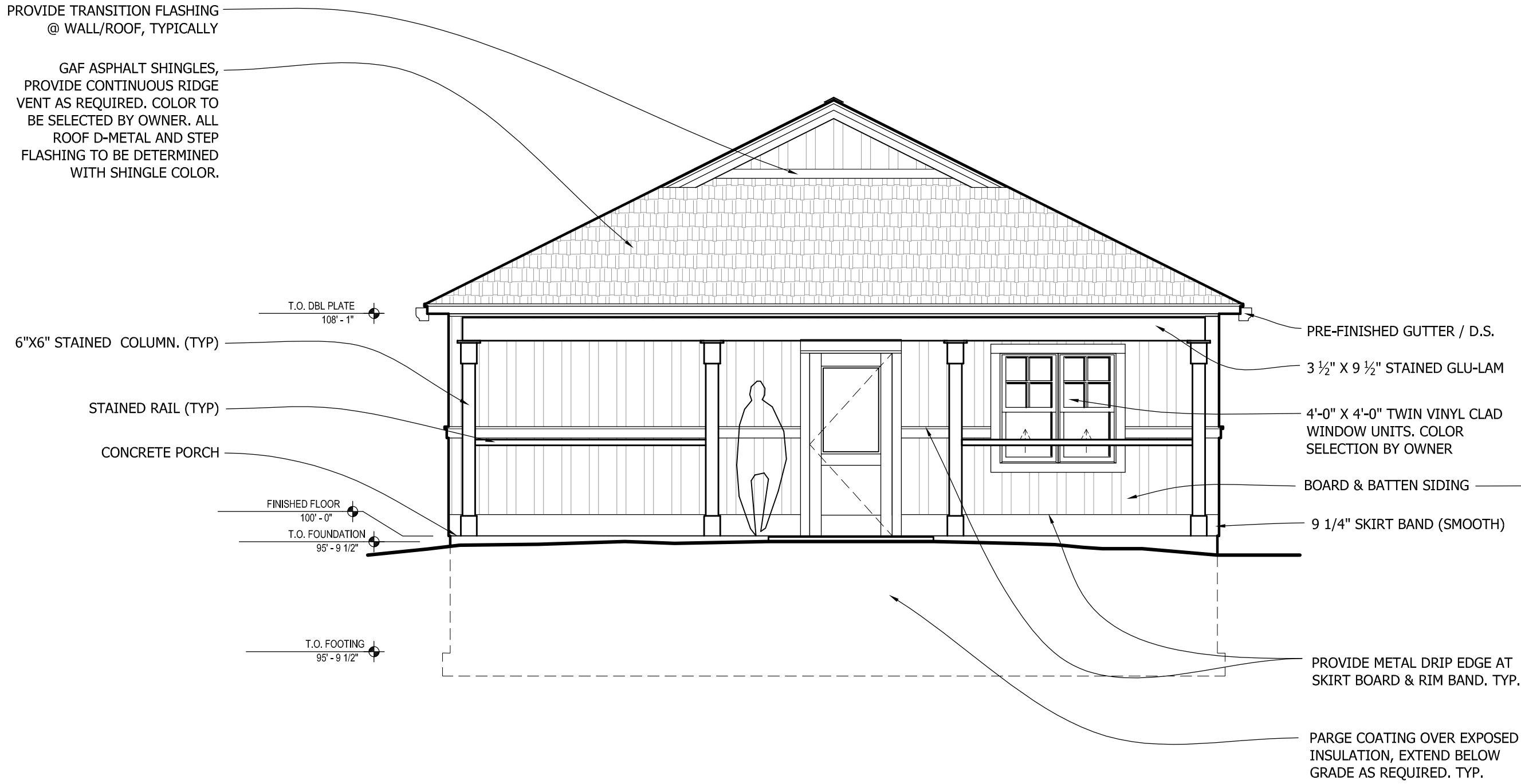
A2.1 : A2.1      1/4" = 1'



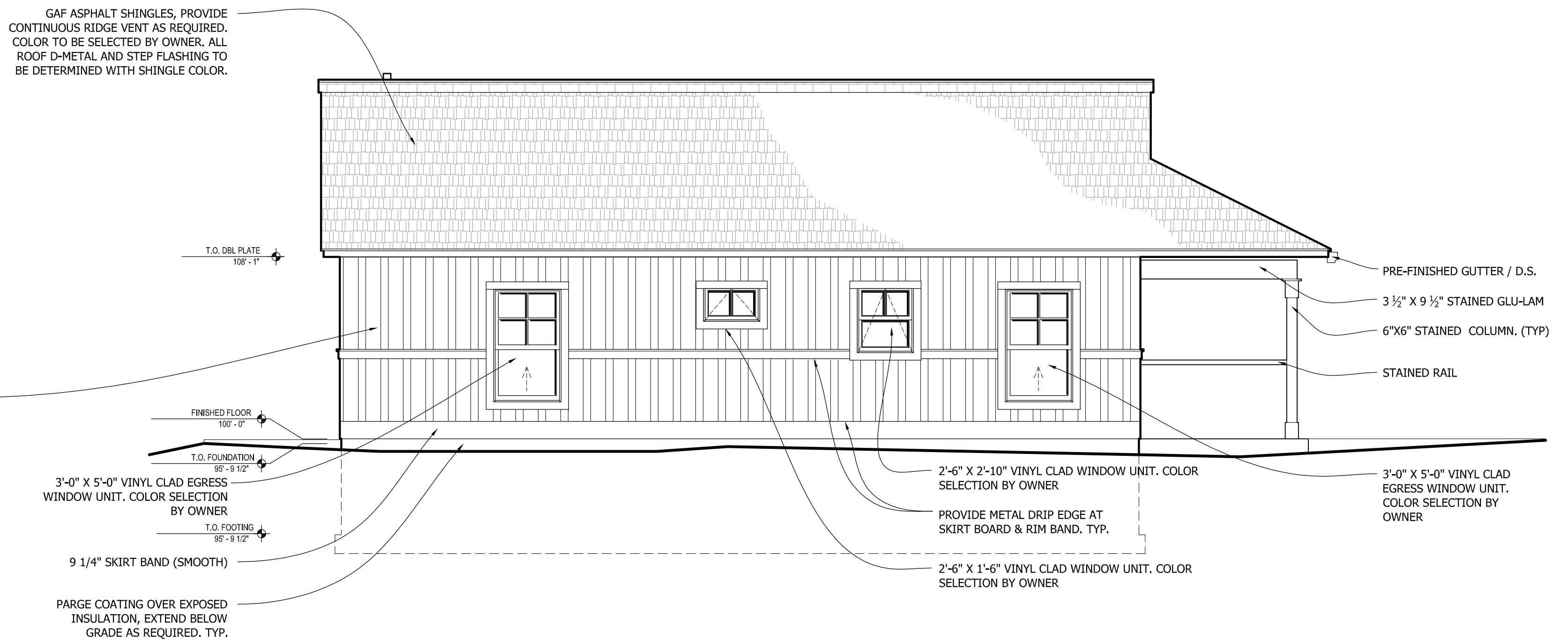
1. REFER TO STRUCTURAL AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION. NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICT PRIOR TO COMMENCING WORK.	5. CONTRACTOR SHALL COORDINATE ALL ASPECTS OF THE PROJECT.
2. FIELD VERIFY ALL DIMENSIONS. DO NOT SCALE DRAWINGS. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS AND THE CONTRACT DOCUMENTS PRIOR TO COMMENCING WORK.	6. COORDINATE ALL ELECTRICAL WITHIN LIGHT FRAME 2X WALL SYSTEMS.
3. COORDINATE MILLWORK INSTALLATION AND PROVIDE BLOCKING IN PARTITIONS AS REQUIRED FOR SUPPORT OR BLOCKING FOR SUCH MILLWORK.	8. PROVIDE A SMOOTH, LEVEL, FINISH FLOOR, TYP. PATCH AND REPAIR ALL INCONSIDERABLES IN FLOOR ELEVATIONS.
4. ALL DIMENSIONS ARE FROM STRUCTURAL OR UNFINISHED FACE OF STUDS OR INSULATED PANELS. UNLESS NOTED OTHERWISE.	9. ALL CONSTRUCTION COMPONENTS, INCLUDING BUT NOT LIMITED TO, INSULATION AND AIR AND THERMAL BARRIERS, TO BE INSTALLED PER MANUFACTURER'S INSTALLATION INSTRUCTIONS.
	10. ALL CONSTRUCTION SHALL MEET OR EXCEED THE REQUIREMENTS SET FORTH BY THE 2012 INTERNATIONAL ENERGY CONSERVATION CODE. (2012 IECC).
	11. UPON COMPLETION OF CONSTRUCTION A BLOWER DOOR TEST @ 50 PA. MUST TEST THE ASSEMBLY TO PERFORM AT MAX. 3 ACH IN CLIMATE ZONE 6.



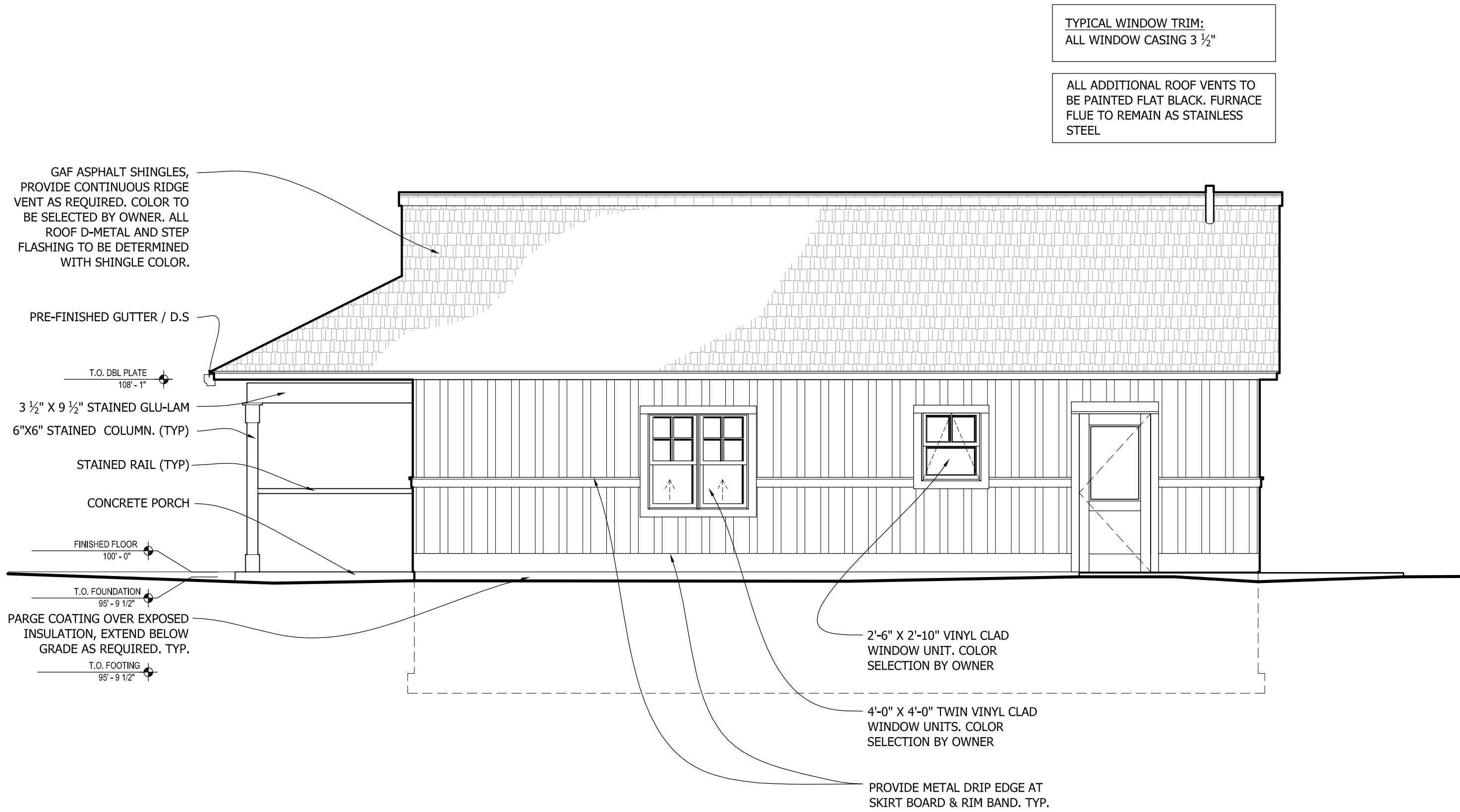




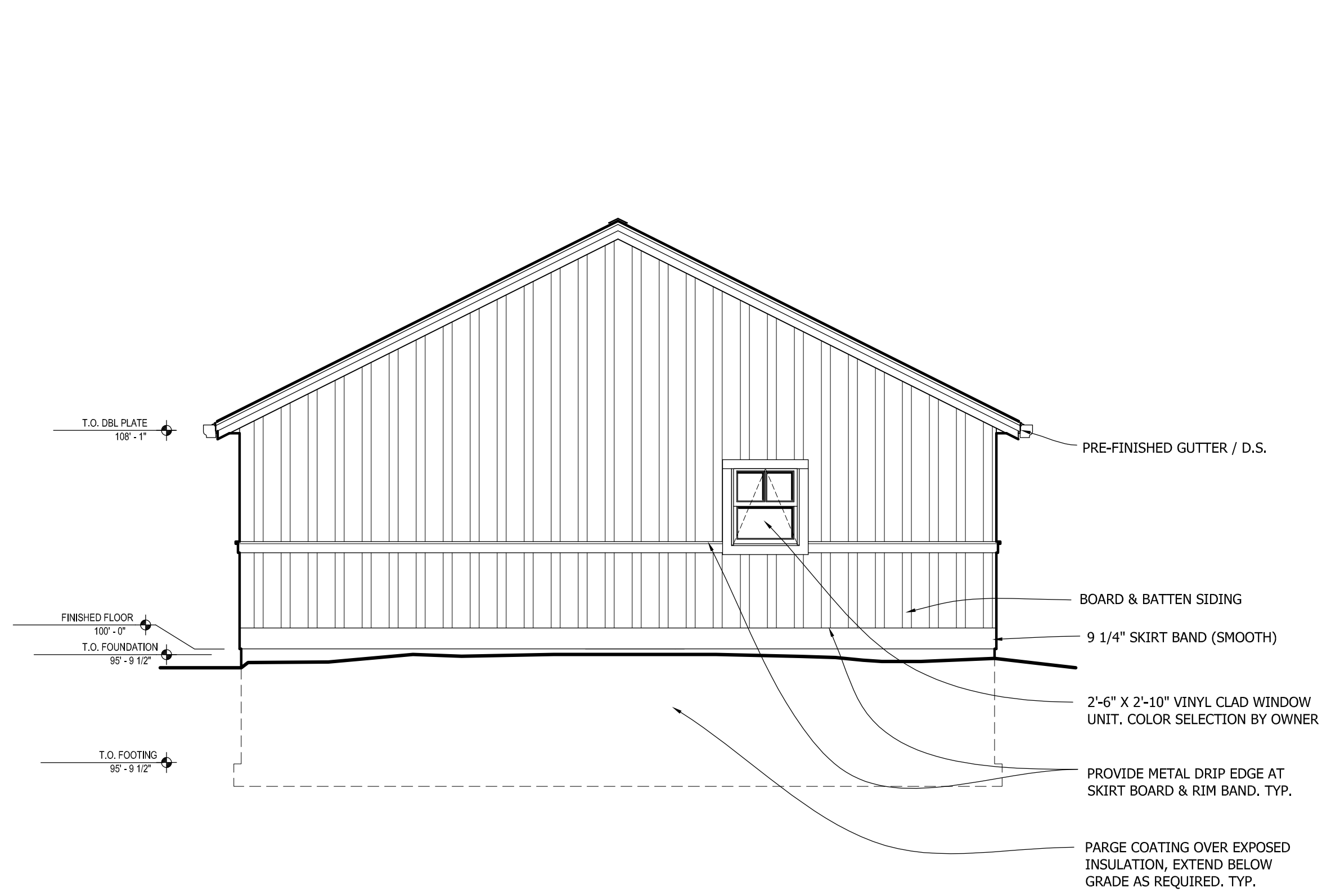
**5** SOUTH ELEVATION  
A2.1 : A4.1 1/4" = 1'



**7** WEST ELEVATION  
A2.1 : A4.1 1/4" = 1'



**13** EAST ELEVATION  
A2.1 : A4.1 1/4" = 1'



**15** NORTH ELEVATION  
A2.1 : A4.1 1/4" = 1'

TYPICAL WINDOW TRIM:  
ALL WINDOW CASING 3 1/2"

ALL ADDITIONAL ROOF VENTS TO  
BE PAINTED FLAT BLACK. FURNACE  
FLUE TO REMAIN AS STAINLESS  
STEEL



**BUILDING ELEVATIONS**  
**NEW SINGLE FAMILY RESIDENCE**  
**2217 BURLINGTON AVE - 2 BED, 1 BATH 982 SQ. FT.**  
owner HABITAT FOR HUMANITY 2016

sheet	project	owner
project #	16005.00	
revision	date	
phase		
FOR CONSTRUCTION		



issue date  
**03.14.2016**

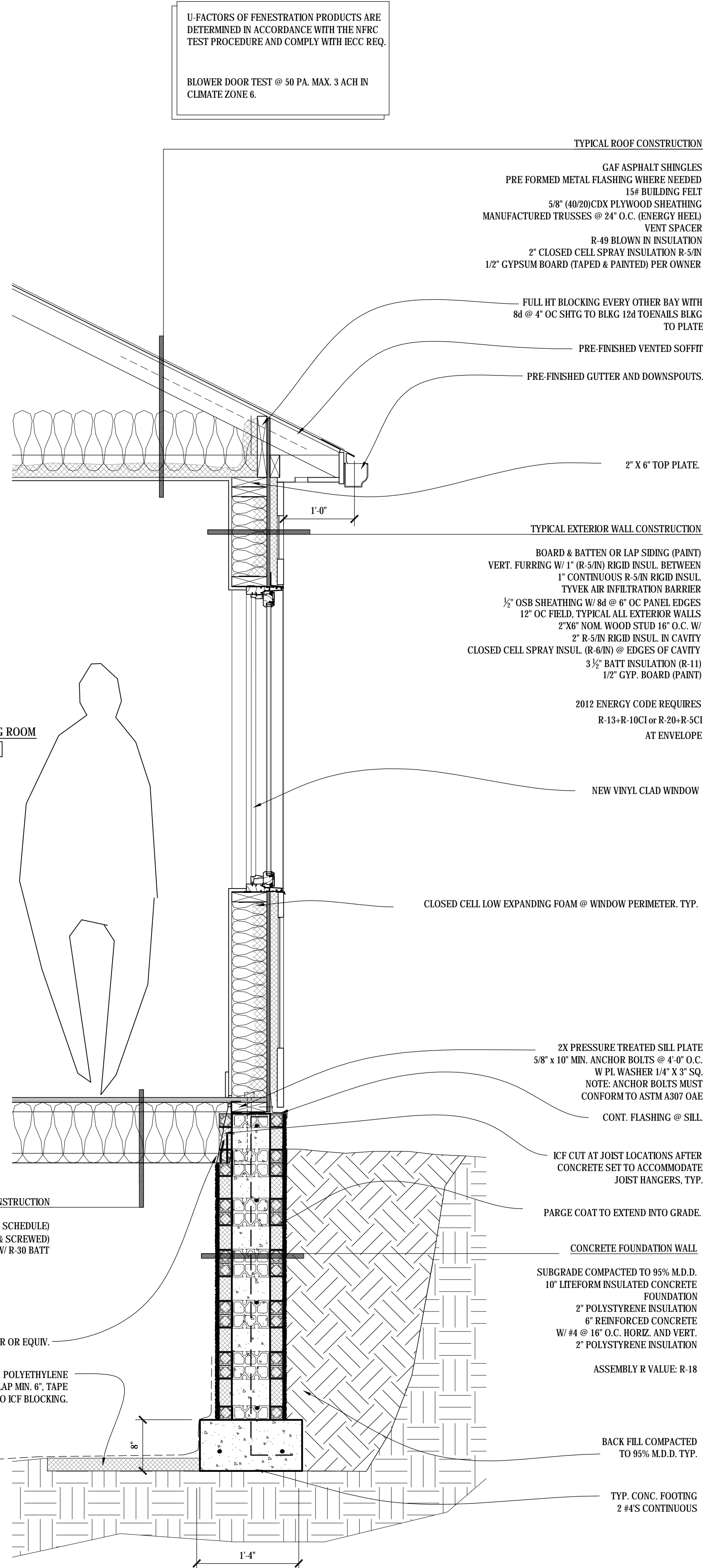
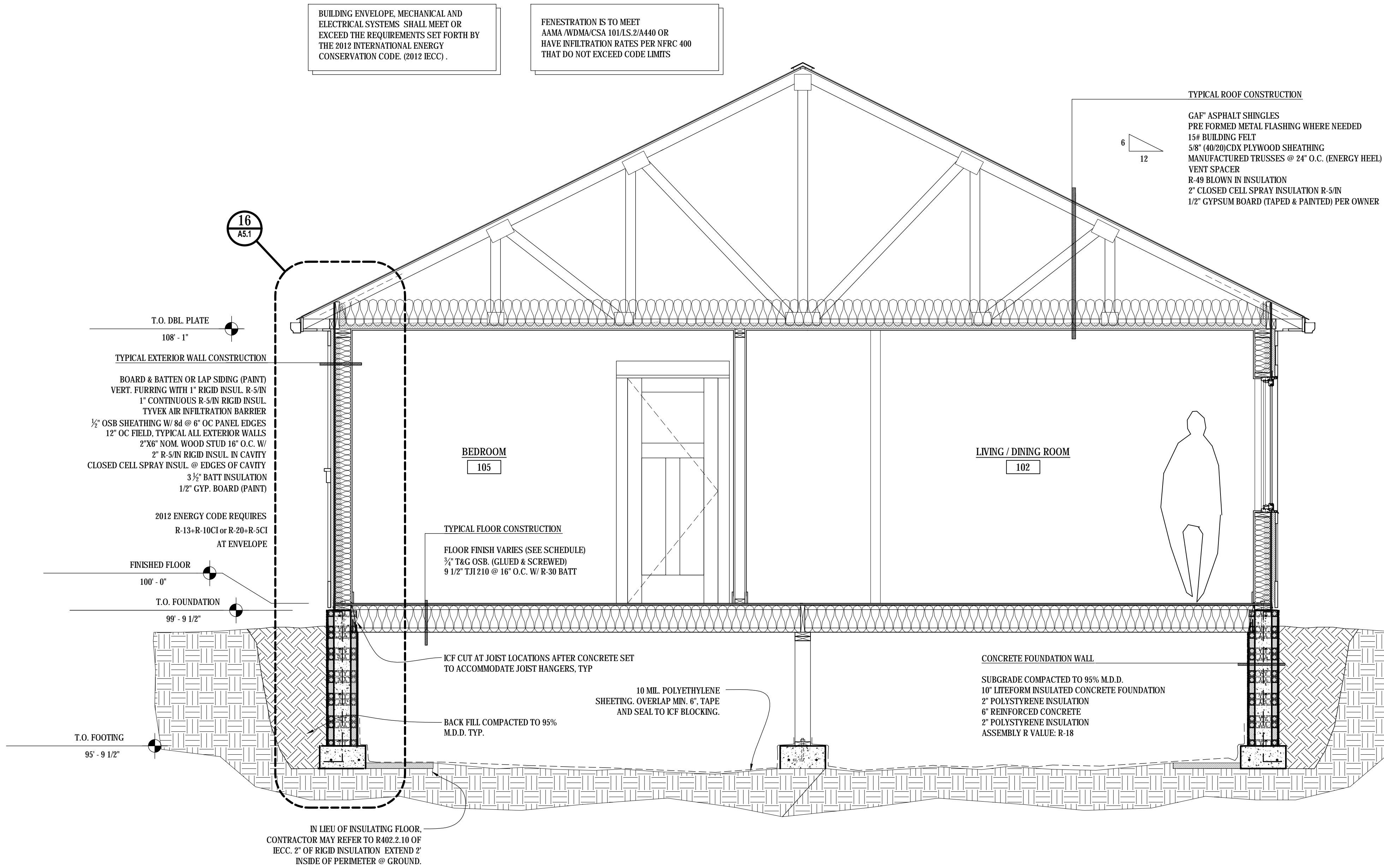
**A4.1**



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# 13 BUILDING SECTION

A2.1 : A5.1 1/2" = 1'



# 16 WALL SECTION

A5.1 : A5.1 1" = 1'



BUILDING SECTION / DETAILS  
sheet  
project  
owner

NEW SINGLE FAMILY RESIDENCE

2217 BURLINGTON AVE - 2 BED, 1 BATH 982 SQ. FT.

HABITAT FOR HUMANITY 2016

project # 16005.00  
revision date  
03.24.2016

phase  
FOR CONSTRUCTION

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ARCHITECTS

issue date  
03.14.2016

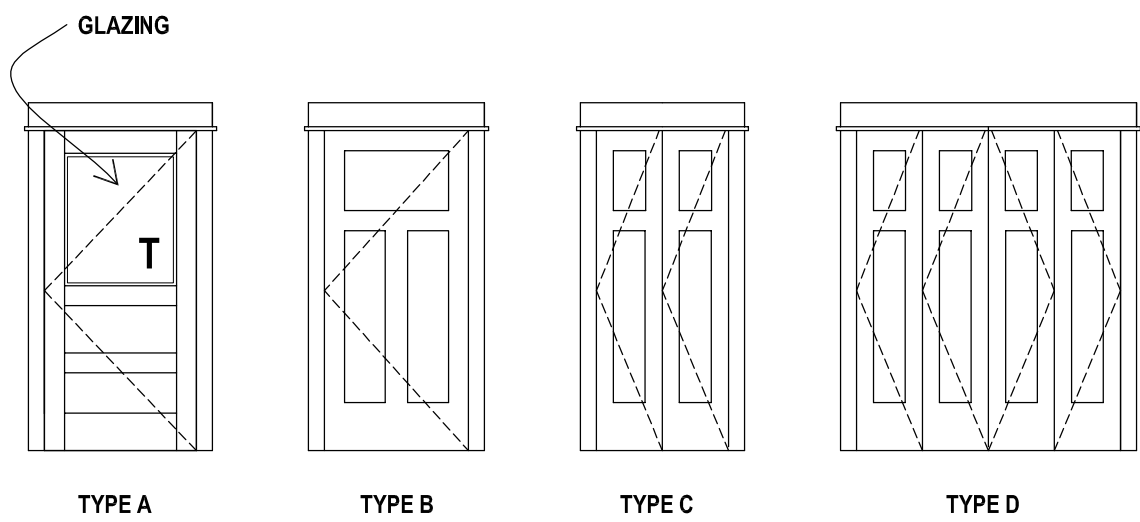
A5.1



DOOR SCHEDULE									
DOOR #	DESCRIPTION	DOOR SIZE	THICKNESS	DOOR TYPE	MATERIAL	DOOR FINISH	FRAME MATERIAL	HARDWARE GROUP	REMARKS
102.1	FRONT ENTRY	3'-0" X 6'-8"	1 3/4"	A	HM / INSUL.	PAINT	WOOD	1	NO- STEP ENTRY DOOR, THRESHOLD RAMPED OR BEVELED
102.2	ENTRY CLOSET	2'-0" X 6'-8" BIFOLD	1 3/8"	C	WOOD	PAINT	WOOD		BI-FOLD
104.1	HALL CLOSET	1'-6" X 6'-8"	1 3/8"	B	WOOD	PAINT	WOOD		
105.1	BEDROOM	2'-8" X 6'-8"	1 3/8"	B	WOOD	PAINT	WOOD	2	
105.2	BEDROOM CLOSET	(2) 3'-0" X 6'-8" BIFOLD	1 3/8"	D	WOOD	PAINT	WOOD		BI-FOLD CLOSET
106.1	BATHROOM	3'-0" X 6'-8"	1 3/8"	B	WOOD	PAINT	WOOD	2	2'-8" CLEAR SPACE, THRESHOLD REMOVED, RAMPED, OR BEVELED
107.1	BEDROOM	2'-8" X 6'-8"	1 3/8"	B	WOOD	PAINT	WOOD	2	
107.2	BEDROOM CLOSET	(2) 2'-6" X 6'-8" BIFOLD	1 3/8"	D	WOOD	PAINT	WOOD		BI-FOLD CLOSET
108.1	MUD / LAUNDRY ENTRANCE	3'-0" X 6'-8"	1 3/4"	A	HM / INSUL.	PAINT	WOOD	1	ENTRY DOOR - BACK
109.1	UTILITY CLOSET	(2) 2'-0" X 6'-8"	1 3/8"	D	WOOD	PAINT	WOOD		BI-FOLD CLOSET

NOTE: PAINT COLORS TO BE DETERMINED BY OWNER

INTERIOR DOORS TO BE HOLLOW CORE - WOOD DOORS, OWNER TO MAKE FINAL DETERMINATION



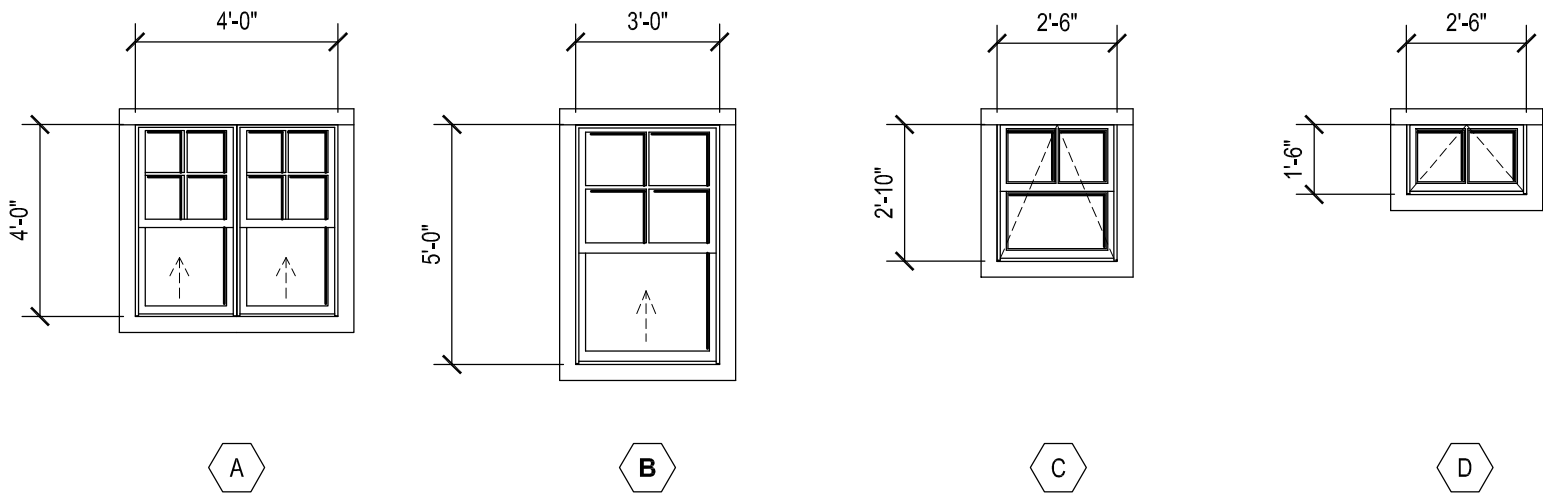
- GROUP #1:**  
BUTTS: US10B, DARK BRONZE; FULL MORTISE HINGE; 1 1/2 PAIR  
KNOB: US10B, DARK BRONZE; ENTRANCE SET  
THRESHOLD: ALUMINUM THRESHOLD / WEATHERSTRIPPING
- GROUP #2:**  
BUTTS: US10B, DARK BRONZE; FULL MORTISE HINGE; 1 1/2 PAIR  
KNOB: US10B, DARK BRONZE; PRIVACY SET

## 5 DOOR AND CASING ELEVATIONS

A9.1 : A9.1 1/4" = 1'

## 6 DOOR HARDWARE SCHEDULE

A9.1: A9.1



## 3 WINDOW TYPES - ELEVATIONS

A9.1 : A9.1 1/4" = 1'

WINDOW SCHEDULE			
UNIT #	MANUFACTURER SIZE W" X H"	ROUGH OPENING (W X H)	NOTES:
A	4'X4' TWIN	BY MANUFACTURER	FACTORY MULLED
B	DH 3660	BY MANUFACTURER	SILL TO BE NO HIGHER THAN 44". WINDOW MUST MEET EGRESS REQUIREMENTS.
C	AWN 3034	BY MANUFACTURER	AWNING
D	AWN 3018	BY MANUFACTURER	AWNING

### WINDOW SCHEDULE NOTES

- ALL NEW VINYL CLAD WINDOWS. COLOR TO BE SELECTED BY OWNER. ALL WINDOW HARDWARE SELECTED BY OWNER.
- DIVIDED LIGHTS AS SHOWN
- PROVIDE FACTORY JAMB AT FACTORY.
- PROVIDE UNITS WITH LOW E16, (U 0.26) GLASS
- CONTRACTOR SHALL VERIFY & CONFIRM ALL R.O. WITH WINDOW SUPPLIER.
- SUPPLIER SHALL VERIFY ALL EGRESS REQUIREMENTS. PROVIDE ALL TEMPERED GLAZING
- INTERIOR GYP BOARD SHALL RETURN TO ALL FRAMES. TYPICAL.

NOTE: BUILDING ENVELOPE AND ITS COMPONENTS SHALL MEET OR EXCEED THE MINIMUM REQUIREMENTS SET FORTH BY THE 2012 INTERNATIONAL ENERGY CONSERVATION CODE, (2012 IECC) .

## 7 WINDOW SCHEDULE

A9.1 : A9.1

ROOM FINISH SCHEDULE									
	ROOM NAME #	FLOOR	WALLS				BASE	CEILING	REMARKS
		FLOOR	NORTH	EAST	SOUTH	WEST	WALL BASE	CEILING HEIGHT	
MAIN FLOOR	PORCH 101	F1	W3	-	-	-	-	C2	8'-0 3/4" -
	LIVING / DINING ROOM 102	F3	W1	W1	W1	W1	B2	C1	8'- 0 5/8" -
	KITCHEN 103	F3	W1	W1	W1	W1	B2	C1	8'- 0 5/8" -
	HALL 104	F3	W1	W1	W1	W1	B2	C1	8'- 0 5/8" -
	BEDROOM 105	F3	W1	W1	W1	W1	B1	C1	8'- 0 5/8" -
	BATHROOM 106	F3	W1	W1	W1	W1	B2	C1	8'- 0 5/8" -
	BEDROOM 107	F3	W1	W1	W1	W1	B2	C1	8'- 0 5/8" -
	MUD ROOM / LAUNDRY 108	F3	W1	W1	W1	W1	B2	C1	8'- 0 5/8" -
	UTILITY 109	F3	W1	W1	W1	W1	B2	C1	8'- 0 5/8" -

FINISHES LEGEND							
	FLOOR		WALLS		BASE		CEILING
F1	2X6 BOARD	W1	NEW GYPSUM BOARD / PAINT	B1	NO BASE	C1	1/2" GYP. BD. / PNT
F2	SHEET VINYL	W2	NEW GYPSUM BOARD / PAINT	B2	4 1/4" MDF, PAINT	C2	1/4" HARDIE / BATTEN PAINT
F3	CARPET /LAMINATE WOOD	W3	SIDING - PAINT				
F4	PLYWOOD						

## 15 ROOM FINISHES SCHEDULE AND LEGEND

A9.1 : A9.1



DOOR, WINDOW, AND FINISH SCHEDULES  
NEW SINGLE FAMILY RESIDENCE  
2217 BURLINGTON AVE - 2 BED, 1 BATH 982 SQ. FT.  
HABITAT FOR HUMANITY 2016

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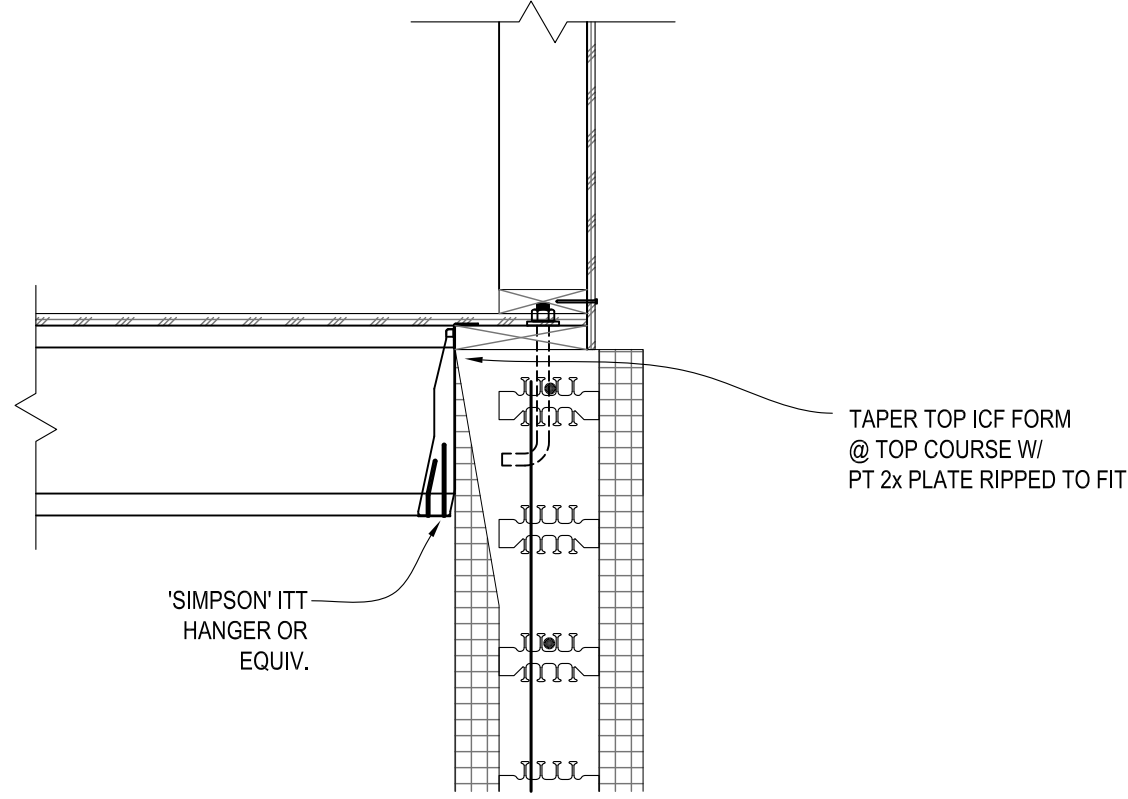
phase  
FOR CONSTRUCTION



issue date  
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A9.1





## 1 TYP. ICF / JOIST HANGER CONNECTION

S2.1 : S2.1 1" = 1'

### GENERAL NOTES

- Contractor shall verify all dimensions and job site conditions before commencing work and shall report any discrepancies to the owner.
- Use written dimensions. Do not use scaled dimensions. Where no dimension is provided, consult the owner for clarification before proceeding with the work.

### DESIGN CRITERIA

- CODE: International Residential Code, 2012 Edition (IBC).
- VERTICAL LIVE LOADS:  
ROOF - 30 PSF  
FLOOR - 40 PSF  
LATERAL LOADS:  
WIND - 115 MPH, Exp. C.  
SEISMIC- Sds = 0.734, Sd1 = .354  
Seismic Design Category = D1, Wood Shear Walls

### FOOTINGS:

ALLOWABLE SOIL BEARING - 1500 PSF (ASSUMED)\*

\*Note: For purpose of design and engineering, calculations are based on this assumed bearing. No soils report has been completed. Any obvious weak soils, fill material, buried tanks or any other conditions not deemed appropriate for a foundation system shall be reported to the owner immediately.

### FOUNDATION

The building is supported on continuous footings and isolated pad footings bearing in undisturbed natural soils.  
The bottom of all footings and slabs to bear on native, inorganic, undisturbed soil. Bottom of all exterior footings to bear 3'-6" min. below finished grade.  
Contractor shall provide temporary shoring to prevent movement of walls if backfill is placed before the floor system or slab is in place.  
There shall be a minimum of 95% compaction (ASTM D1557 Modified Proctor Density) of all backfill soils under slabs on grade.

### CAST-IN-PLACE CONCRETE

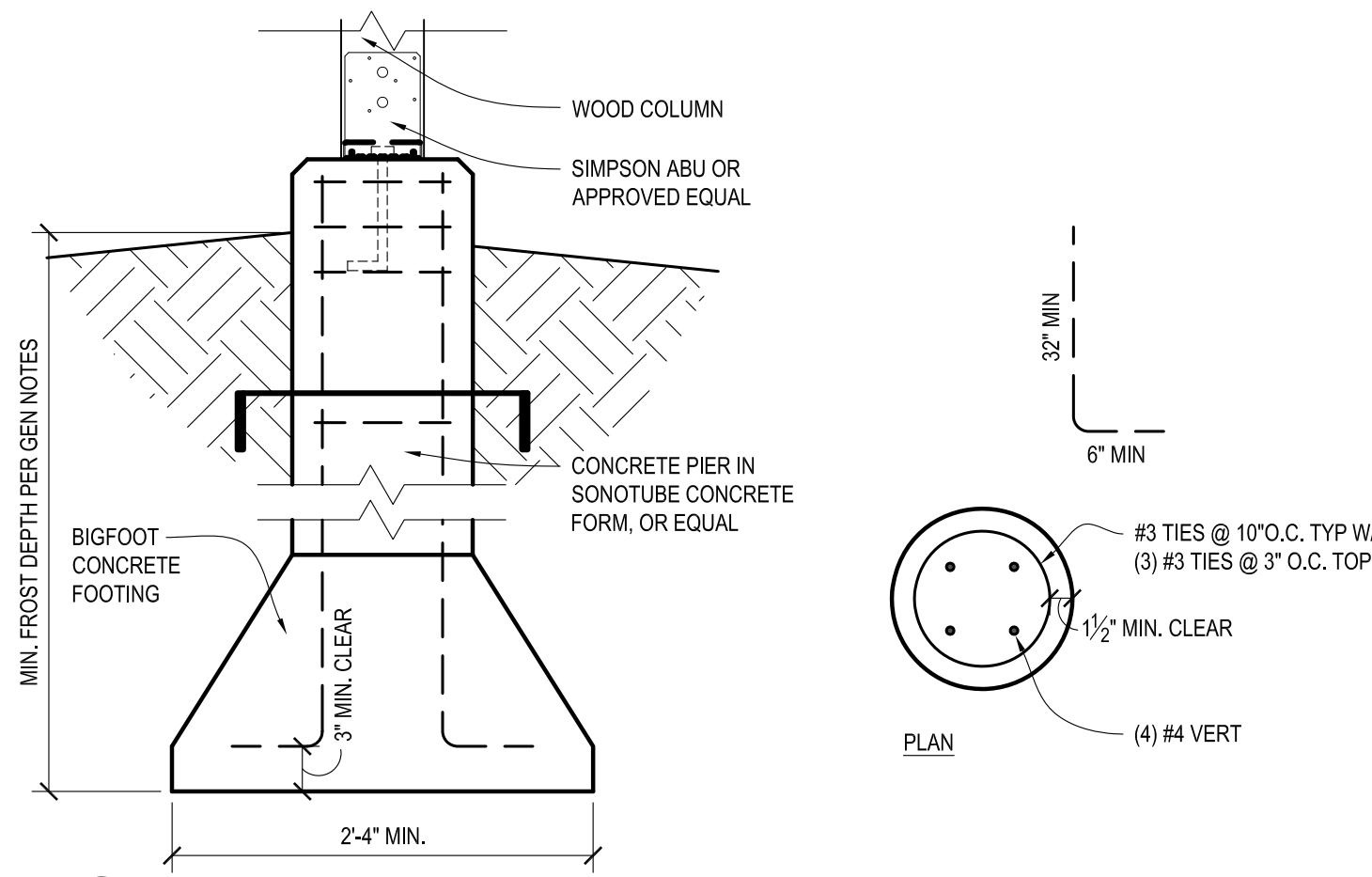
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Max. slump = 3" for slabs and footings.  
4" for walls, columns and beams.  
Curing compound: ASTM C309, Type 2, Class B.  
Construction to be in accordance with ACI 318-05.  
Location of construction or pour joints must be approved by the engineer if different from those shown on these drawings.  
Slab to be reinforced with flat sheets of welded wire fabric or #4 bar at 24" o.c. Saw contraction joints at 15'-0" o.c. max.  
Concrete shall be air-entrained and shall conform to section 3.4.1 of ACI 301-84 for durability.
- REINFORCING STEEL: ASTM A615 - Grade 40 for #3, Grade 60 for #4 and larger. Provide clear embedment of rebar as designated in ACI-318.

### WOOD

- Sawn Lumber: No. 2 & better Doug. Fir-Larch, WWPA  
Glu-Lams.: Continuous or cantilevered members - 24F-V8  
Simple span members - 24F-V4.  
Sheathing: APA rated sheathing with span rating as called out on these drawings.  
Walls: 7/16" - 24/0, OSB - Nail: 8d @ 4" o.c. - edges  
8d @ 12" o.c. - field  
Roof: 5/8" - 32/16, OSB - Nail: 8d @ 6" o.c. - edges  
8d @ 12" o.c. - field  
Floor: 3/4" - 48/24, T&G, OSB - Glue & Nail:  
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- Structural members shall not be cut for pipes, ducts, etc., unless specifically noted, detailed or approved in writing by the engineer.

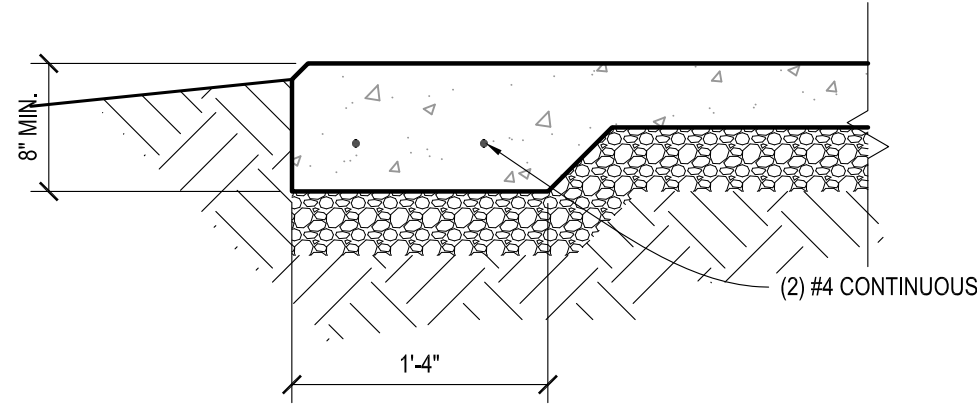
### PROPRIETARY PRODUCTS

- Joist types and sizes shall be as indicated on these drawings as manufactured by Truss Joist MacMillan Corp., Boise Cascade Corp. or written approved equals.
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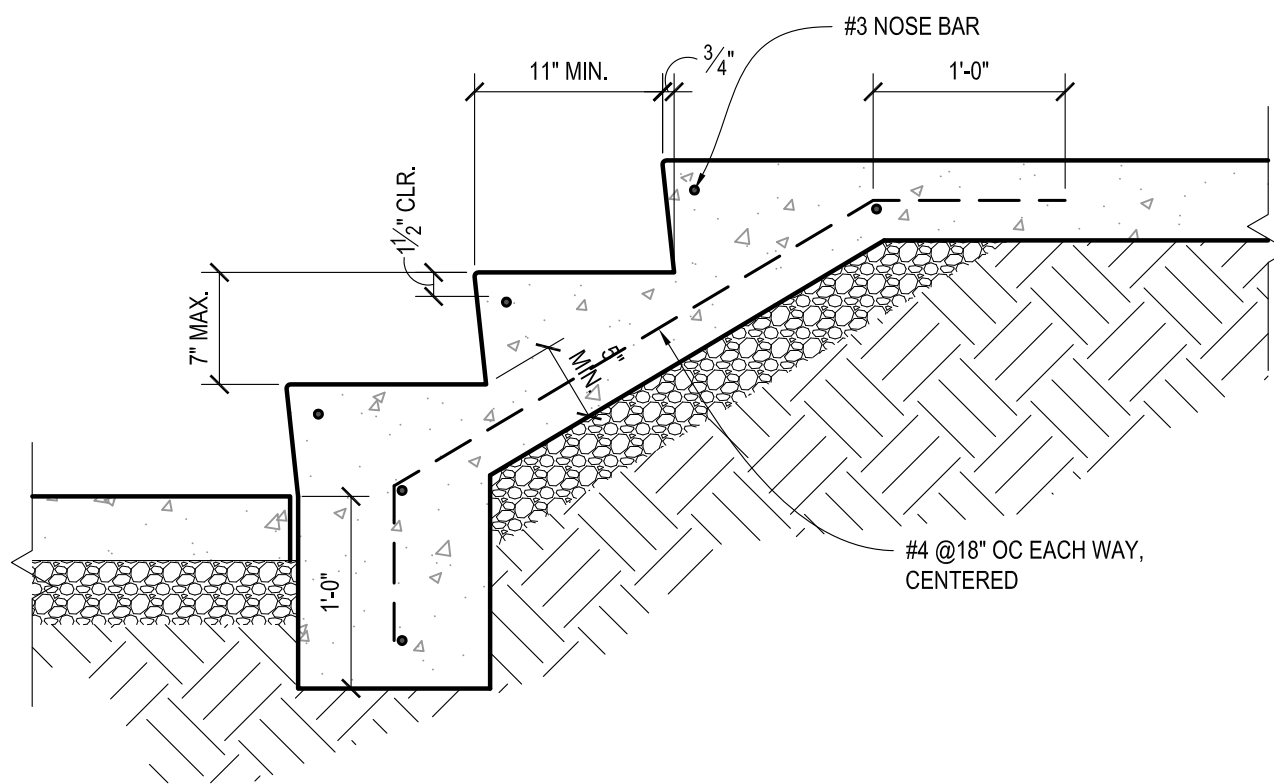
## 2 TYP. COLUMN FOOTING

S2.1 : S2.1 1" = 1'



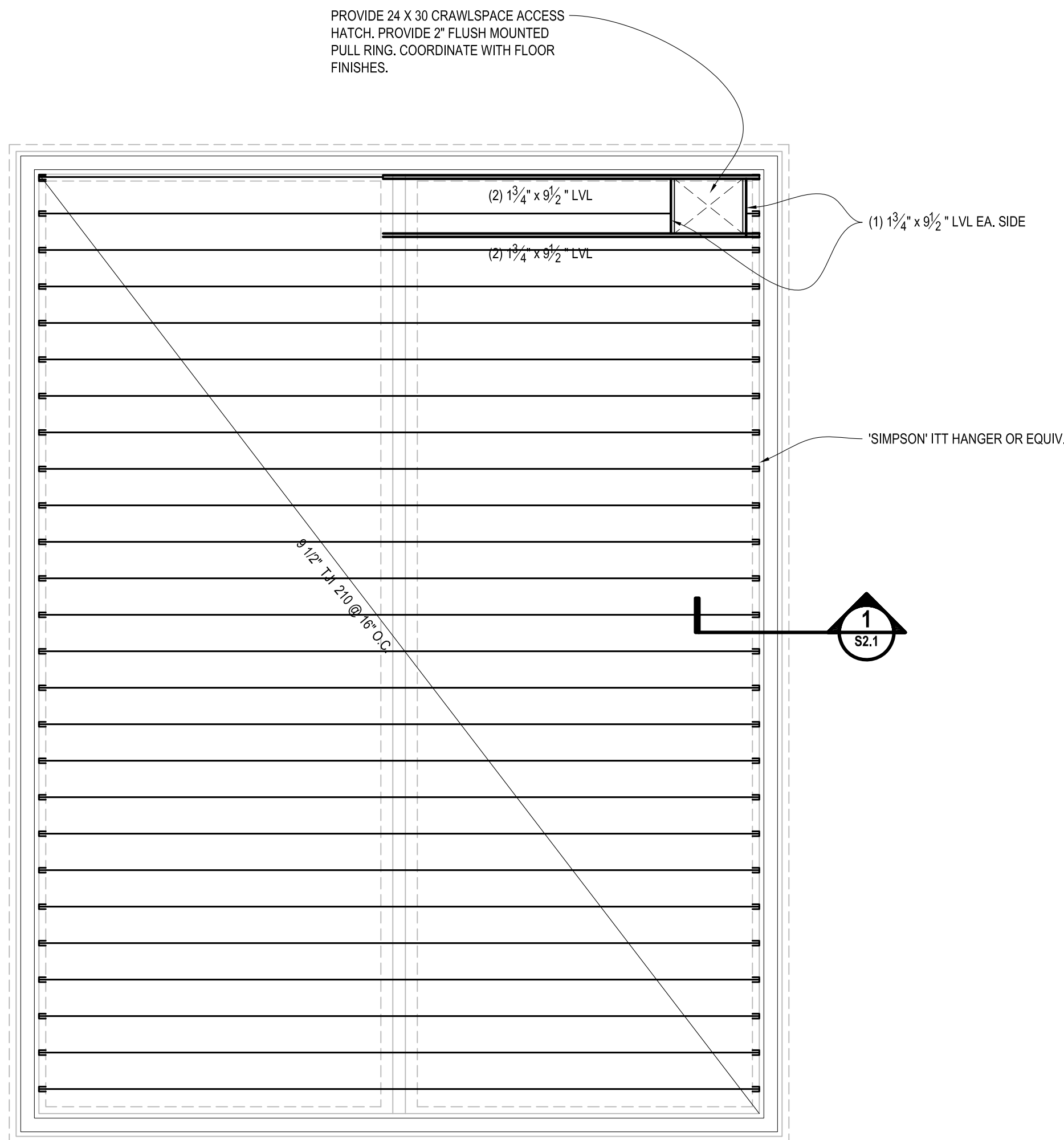
## 3 TYP. SIDEWALK / APRON EDGE

A2.1 : S2.1 1" = 1'



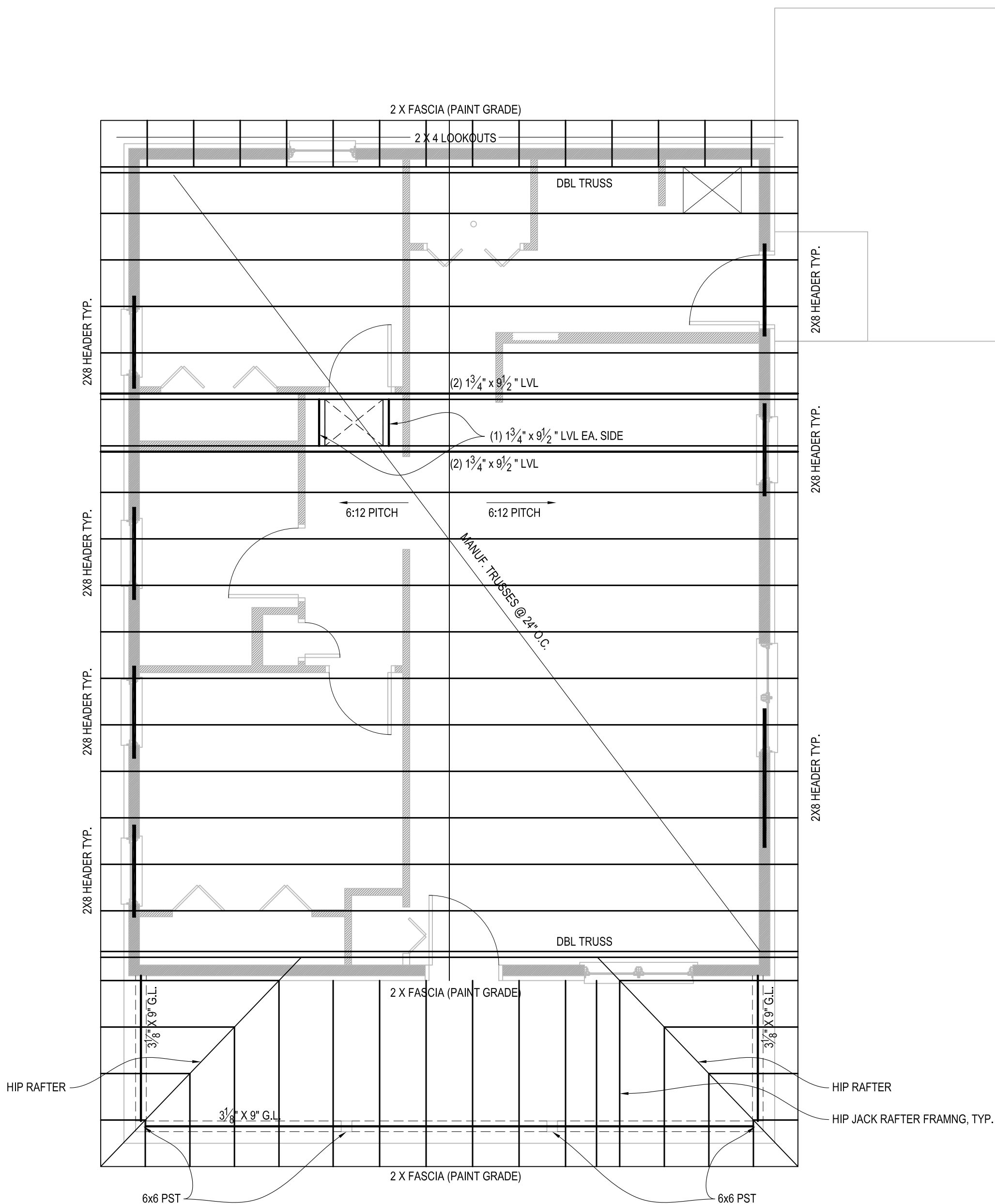
## 4 TYP. CONCRETE STAIR ON GRADE

A2.1 : S2.1 1" = 1'



## 13 FLOOR FRAMING PLAN

S2.1 : S2.1 1/4" = 1'



## 15 ROOF FRAMING PLAN

S2.1 : S2.1 1/4" = 1'



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FLOOR AND ROOF FRAMING PLANS  
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02.26.2016

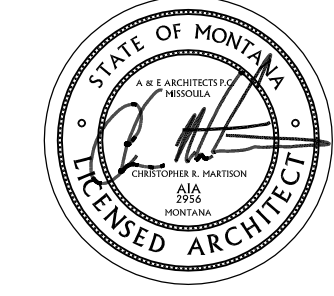
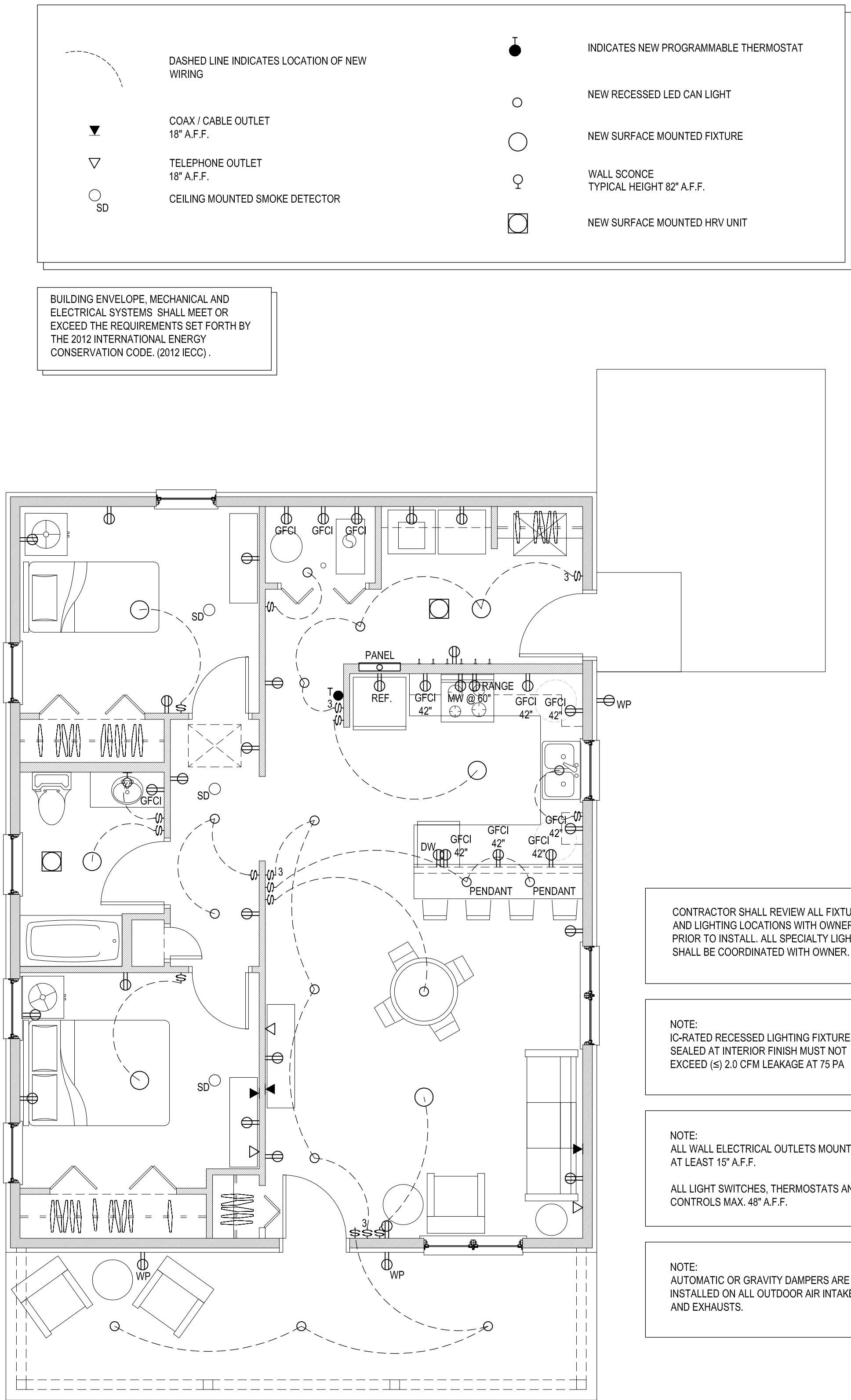
S2.1



P:\16005.00\Drawings\AutoCAD\E2.1.dwg Mar 14, 2016 - 5:38pm

15 MAIN FLOOR ELECTRICAL PLAN

A2.1 : E2.1 1/4" = 1'



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E2.1

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