ADDISON PLACE CONDOS

1242 THOMAS DRIVE BOZEMAN, MT 59715



719 W. Mendenhall, Bozeman, MT 59715 Phone: 406-556-8080 jesse@jdsarchitectsbozeman.com jdsarchitectsbozeman.com

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	***********	(m	************	
DESCRIPTION		AREA	PERCENT (OF TOTAL
TOTAL LOT AREA		39,609 S.F.	100%	
TOTAL BUILDING FOOTPRINT		5,848 S.F.	15%	
TOTAL AREA OF LANDSCAPING		23,374 S.F.	59%	
TOTAL AREA OF	HARDSCAPING	10,387 S.F.	26%	

PARKING CALCULATIONS

	USE	PARKING RATIO		REQ'D PARKING	
٠.	(7) EFFICIENCY APARTMENTS	1.25 PER UNIT		8.75 SPACES	
٠	(10) 1 BEDROOM APARTMENTS	1.5 PER UNIT	La restriction	15 SPACES	
	(3) 2 BEDROOM APARTMENTS	2 PER UNIT		6 SPACES	
٠	PARKING REQUIRED		Terrary.	29 SPACES · · · · · · · ·	
	PARKING REQUIRED W/ TRANSIT STOP	10% REDUCTION		26.7 SPACES	
	SURFACE PARKING PROVIDED			28 SPACES	
	ADA PARKING REQUIRED				

NET	RESIDENTIA
*****	DENICITY
	DENSITY

ADA PARKING PROVIDED

BICYCLE PARKING CALCULATIONS

PARKING SPACES REQUIRED BICYCLE PARKING REQUIRED (10%) 3 SPACES MIN. DENSITY ALLOWED = 6 BICYCLE PARKING PROVIDED D = du/(A-(c+i+s+a+d))

OPEN SPACE

TOTAL BUILDING AREA - 17,544 S.F. TOTAL LOT AREA = 39,609 S.F. FAR = GROSS BLDG AREA/LOT AREA FAR = 17,544/39,609 = 0.44

GROUND LEVEL OPEN SPACE PROVIDED BY PATIOS. 50% OF 2ND AND 3RD FLOOR UNITS OPEN SPACE PROVIDED BY

2ND AND 3RD LEVEL UNITS: (4) EFFICIENCY X 100 = 400 S.F. 7) 1 BEDROOM X 100 = 700 S.F. (2) 2 BED X 150 = 300 S.F. 1,400 S.F./2 = 700 S.F. COMMON OPEN SPACE REQUIRED

PARKLAND DEDICATION REQUIREMENTS

ZONING DISTRICT	REQ. DEDICATION PER DWELLING	MAX. DEDICATON PER ACRE	CASH IN LIEU AREA REQUIRED	CASH IN LIEU DEDICATION AT \$1.72
R-4	0.03 ACRE	12	30,579 S.F. (LOT) = 0.7020 ACRE (12) 0.7020 = 8.424 UNITS 8.424 UNITS X 0.03 = 0.25272 ACRE	0.25272 (ACRE) = 11,008.4 S.F 11,008.4 S.F. X \$1.72 = \$18,934.44

NOTE: SITE AREA EXCLUDES STREET ROW

ACT OF 1988. TITLE 49. CHAPTER 2. COMMONLY KNOWN AS THE MONTANA HUMAN RIGHTS ACT. OR OTHER SIMILIAR HOUSING.

PROJECT INFORMATION

LEGAL DESCRIPTION LOT 4, 0.91 ACRES, LOUIS ANNEX TO

BOZEMAN PLAT H-15

STREET ADDRESS

1242 THOMAS DRIVE BOZEMAN, MT 59715

OWNER

389 FERGUSON AVE. BOZEMAN, MT 59718

OCCUPANCY: CONSTRUCTION TYPE:

APPLICABLE CODES 2021 UPC 2021 IECC 2021 IMC

GENERAL CONTRACTOR

jim@applebeeinc.com

CONSULTANTS

CIVIL ENGINEERS

C&H ENGINEERING 1091 STONERIDGE DR. BOZEMAN, MT 59718 PHONE: 406-587-1115 per@chengineers.com

STRUCTURAL ENGINEERS

1091 STONERIDGE DR. BOZEMAN, MT 59718 PHONE: 406-587-1115

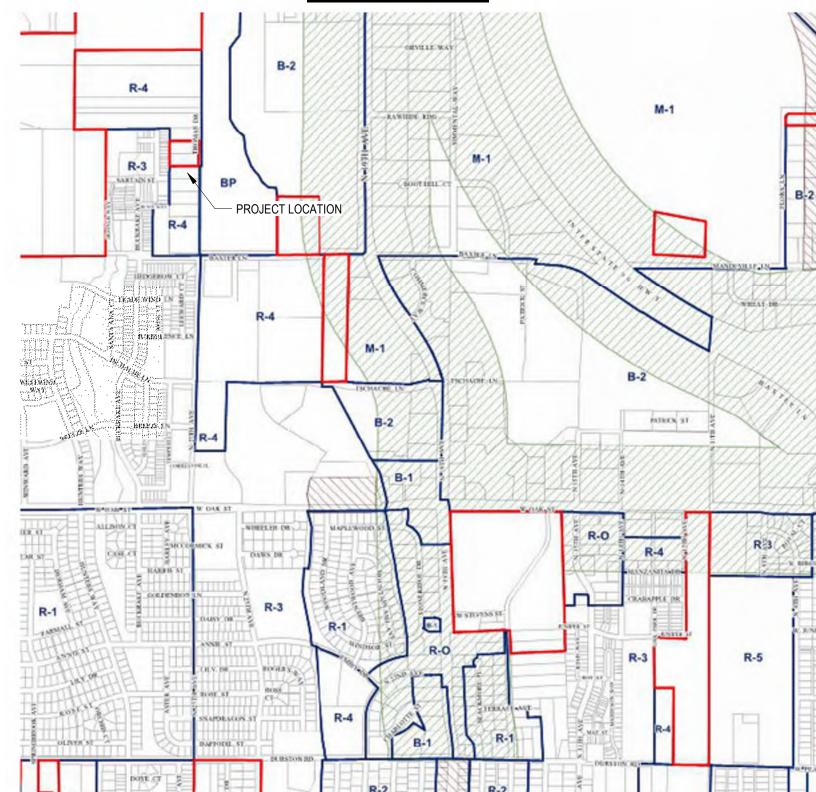
LANDSCAPE DESIGN

109 E OAK ST SUITE 1F BOZEMAN, MT 59715 PHONE: (406) 624-9111 essa@incontour.com

ME ENGINEERS

24 S WILSON AVENUE BOZEMAN, MT 59715 406-582-8288 john@tremt.com

VICINITY MAP



BUILDING INFORMATION

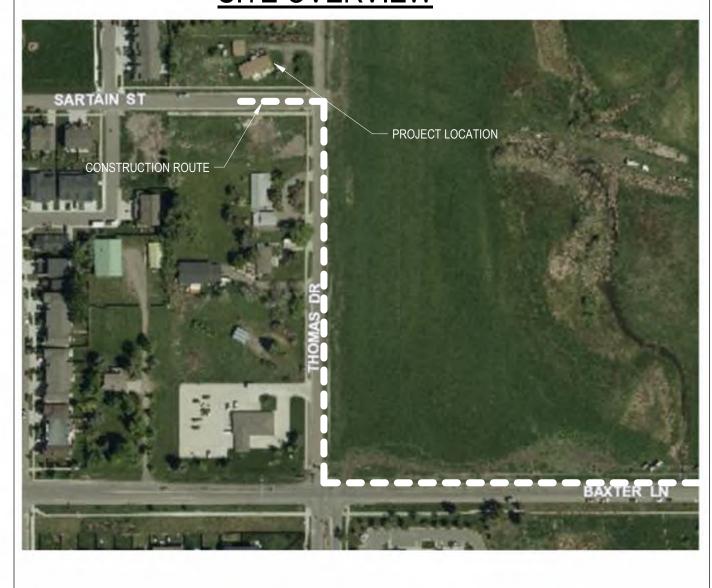
SQUARE FOOTAGES 5,848 S.F. 17,544 S.F.

ARM Modifications to the Adopted 2021 Building Codes

ENLARGED VICINITY/ZONING MAP



SITE OVERVIEW



INDEX OF DRAWINGS

C1.0 CIVIL COVER SHEET

C2.0 CIVIL SITE PLAN

C2.1 DEMO PLAN

C3.0 DEMO PLAN C4.0 SITE GRADING & DRAINAGE

C5.0 CIVIL DETAILS C5.1 CIVIL DETAILS

LANDSCAPE L1.1 PLANTING PLAN

L1.2 PLANT SCHEDULE L1.3 PLANTING DETAILS

L2.1 PLANT SCHEDULE L2.2 IRRIGATION SHCEDULE

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A2.0 FLOOR AND ROOF TYPES A2.1 FIRST FLOOR PLAN

A2.2 SECOND FLOOR PLAN

A2.3 THIRD FLOOR PLAN A2.4 ROOF PLAN A2.5 STAIR PLANS

A3.0 EXTERIOR ELEVATIONS A3.1 EXTERIOR ELEVATIONS

A3.5 PERSPECTIVES A4.0 SCHEDULES

A5.0 BUILDING SECTIONS A5.1 BUILDING SECTIONS A5.2 WALL SECTIONS

A7.0 INTERIOR ELEVATIONS

A5.3 WALL SECTIONS A6.0 DETAILS

STRUCTURAL

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S1.1 HELICAL PIER PLAN

S3.0 STRUCTURAL NOTES

S3.2 STRUCTURAL DETAILS

E100 FIRST FLOOR ELECTRICAL PLAN E101 SECOND FLOOR ELECTRICAL PLAN E102 THIRD FLOOR ELECTRICAL PLAN **E2.1 FIRST FLOOR ELECTRICAL** E2.2 SECOND FLOOR ELECTRICAL

E4.1 ELECTRICAL SCHEDULES

MECHANICAL

M1.0 MECHANICAL FOUNDATION M1.1 FIRST LEVEL MECHANICAL M1.2 SECOND LEVEL MECHANICAL M1.3 THIRD LEVEL MECHANICAL M2.1 PLUMBING SCHEDULES & DETAILS

S2.0 MAIN FLOOR FRAMING PLAN S2.1 SECOND & LOWER ROOF FRAMING

S2.2 THIRD FLOOR FRAMING PLAN

S2.3 UPPER ROOF FRAMING PLAN

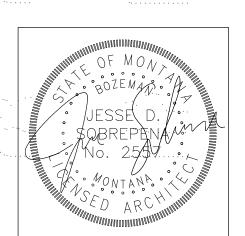
S3.1 STRUCTURAL DETAILS

S3.3 STRUCTURAL DETAILS

E2.3 THIRD FLOOR ELECTRICAL E3.1 ELECTRICAL DETAILS

JOB NO.: 20-051

STATUS: PERMIT REVIEW



06/10/2022

G100

COVER SHEET

ADDISON