

PARKLAND MEADOWS APTS

LOT 7, BLDGS A/B

KALISPELL, MT



FOR CONSTRUCTION

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AIRPORT ROAD LLC- PARKLAND MEADOWS APTS - LOT 7, BLDGS A/B
 AIRPORT ROAD
 KALISPELL, MT

GENERAL CONDITIONS

1. THE GENERAL CONTRACTOR IS TO GUARANTEE ALL WORK INCLUDING WORK DONE BY SUBCONTRACTORS FOR A PERIOD OF ONE (1) YEAR COMMENCING WITH THE SUBSTANTIAL COMPLETION OF THE CONTRACT.
2. ALL WORK IS TO BE PERFORMED IN ACCORDANCE WITH ALL GOV. ERNING CODES, ORDINANCES AND AUTHORITIES HAVING JURISDICTION. GENERAL CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL REQUIRED BUILDING PERMITS.
3. THE GENERAL CONTRACTOR IS TO HAVE A FULL TIME QUALIFIED SUPERVISOR ON THE SITE AT ALL TIMES WHILE WORK IS BEING PERFORMED.
4. ALL MATERIAL SPECIFIED IS TO BE NEW & INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS. GENERAL CONTRACTOR IS TO CONSTRUCT PROJECT IN ACCORDANCE WITH THE DOCUMENTS. ANY DEVIATION FROM THE INTENT OF THE DOCUMENTS, WITHOUT ARCHITECT OR ENGINEER'S APPROVAL, ARE AT THE CONTRACTOR'S OWN RISK AND MAY RESULT IN THE WORK BEING DONE OVER AT CONTRACTOR'S EXPENSE (MATERIALS AND LABOR).

GENERAL NOTES

1. CONTRACTOR TO REVIEW AND BECOME FAMILIAR WITH ALL EXISTING CONDITIONS PRIOR TO COMMENCING WORK. ANY CONDITIONS NOT INDICATED ON CONTRACT DOCUMENTS ARE TO BE REPORTED TO THE ARCHITECT PRIOR TO BEGINNING WORK.
2. CONTRACTOR TO CONTACT LOCAL UTILITIES, IF NECESSARY. SUBMIT ALL APPLICABLE PERMIT DOCUMENTS, QUALIFICATIONS, ETC., AND BE RESPONSIBLE FOR ALL FEES ASSOCIATED WITH PERMITS, UTILITY EXTENSIONS, TAP-INS, ETC.
3. THE CONTRACTOR SHALL REMOVE ALL DEBRIS AS A RESULT OF THIS PROJECT. THE CONTRACTOR WILL REMOVE EXISTING EQUIPMENT, FIXTURES, ETC. IN THE SPACE PRIOR TO CONSTRUCTION AND RELOCATE PER OWNER.
4. THE CONTRACTOR SHALL SCHEDULE HIS WORK AND MATERIAL AND EQUIPMENT DELIVERIES SO AS NOT TO INTERFERE WITH THE DAILY OPERATIONS OF THE REMAINDER OF THE FACILITY.
5. THE CONTRACTOR SHALL PROTECT EXISTING FACILITIES, EQUIPMENT, FIXTURES, ETC. FROM DAMAGE DURING THE COURSE OF CONSTRUCTION.
6. ALL SURFACES AND/OR FINISHES DAMAGED AS A RESULT OF AND ADJACENT TO THE WORK SHALL BE REPAIRED AND FINISHED TO THEIR ORIGINAL CONDITION.
7. EACH SUBCONTRACTOR IS RESPONSIBLE TO COORDINATE AND SCHEDULE HIS WORK WITH THE GENERAL CONTRACTOR AND ALL OTHER SUBCONTRACTORS WHOSE WORK WILL BE AFFECTED.
8. USE DETAILS MARKED "TYPICAL" (TYP) WHEREVER APPLICABLE.

9. ALL ITEMS REQUIRED BY THE DRAWINGS AND SPECIFICATIONS SHALL BE PERFORMED IN A WORKMANLIKE MANNER BY PERSONS SKILLED IN THEIR RESPECTIVE TRADE AND WHO NORMALLY PARTICIPATE IN THE WORK OF THAT TRADE.
10. WORDS WHICH HAVE WELL KNOWN TECHNICAL OR TRADE MEANINGS ARE USED IN THE DRAWINGS AND SPECIFICATIONS IN ACCORDANCE WITH SUCH RECOGNIZED MEANINGS.
11. WITHIN THE DRAWINGS AND RELATED SPECIFICATIONS THERE SHALL BE THE FOLLOWING PRECEDENCE:
 - A) ADDENDA OR MODIFICATIONS TO THE DRAWINGS AND SPECIFICATIONS TAKE PRECEDENCE OVER THE ORIGINAL, WHEN ISSUED BY THE ARCHITECT.
 - B) SPECIFICATIONS SHALL TAKE PRECEDENCE OVER DRAWINGS.
 - C) WITHIN THE DRAWINGS THE LARGER SCALE TAKES PRECEDENCE OVER THE SMALLER, FIGURED DIMENSIONS OVER SCALED AND NOTED MATERIALS OVER GRAPHIC INDICATIONS.
 12. THE ARCHITECT OR ENGINEER SHALL BE IN THE FIRST INSTANCE THE SOLE INTERPRETER OF THE DRAWINGS AND SPECIFICATIONS WITH REGARD TO THEIR MEANING OR INTENT.
 13. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES AND PROCEDURES.
 14. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASPECTS OF SAFETY DURING BUILDING CONSTRUCTION.

PROJECT INFORMATION:

OWNER / DEVELOPER

G23 PROPERTIES, LLC
 8600 HWY 88 SOUTH
 ATTN: NAME
 EMAIL: GREGG.BARRETT@WATERSTREETCOMPANY.COM
 TEL: (406) 270-5436

DESIGN PROFESSIONAL

JACKOLA ENGINEERING & ARCHITECTURE, P.C.
 220 WEST HWY 88 SOUTH
 PO BOX 1134
 KALISPELL, MT 59903
 TEL: (406) 755-3208
 FAX: (406) 755-3218

BUILDING DEPARTMENT

201 251 AVENUE EAST
 KALISPELL, MT 59901
 EMAIL:
 TEL: (406) 758-7730
 916@bp@kalispell.com

ARCHITECT: NED HALLING
 STRUCTURAL ENGINEER: KARL HENSHAW
 MECHANICAL ENGINEER: TYLER TONJUM
 ELECTRICAL ENGINEER: JON RUONAVARA

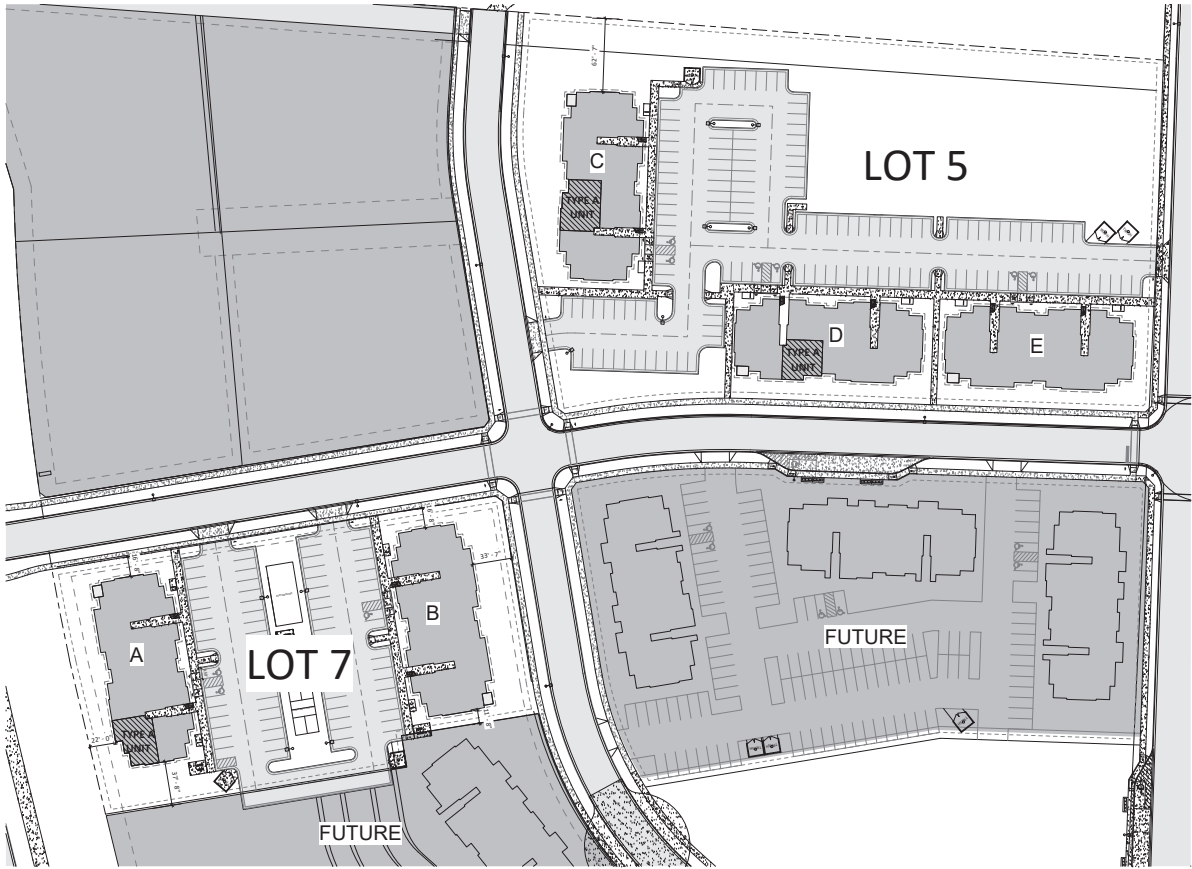
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TITLE SHEET

T0.00



① SITE PLAN
1" = 50'-0"



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AIRPORT ROAD
KALISPELL, MT

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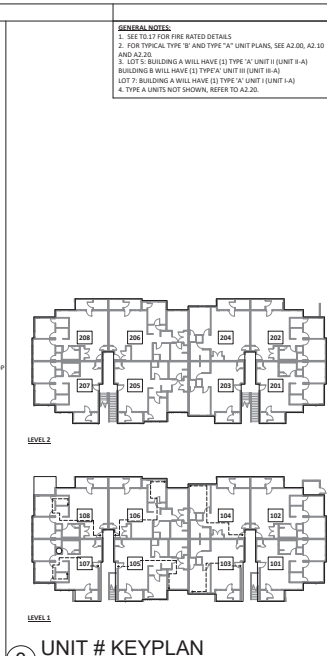
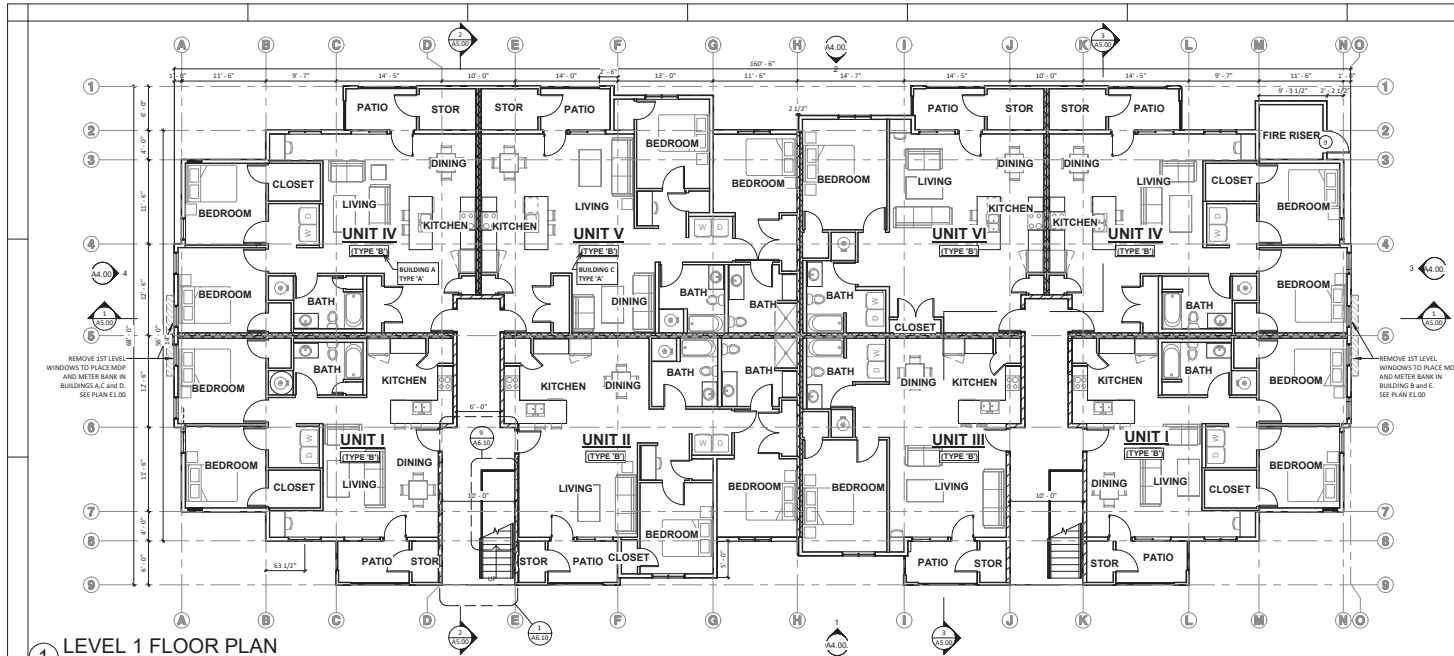
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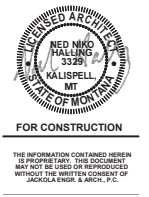
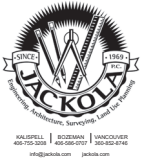
NO.	DATE	DESCRIPTION

CODE SITE PLAN

T0.02



GENERAL NOTES:
 1. SEE E1.17 FOR FIRE RATED DETAILS.
 2. FOR TYPICAL TYPE 'B' AND TYPE 'A' UNIT PLANS, SEE A2.00, A2.10 AND A2.20.
 3. LOT 5: BUILDING A WILL HAVE (1) TYPE 'A' UNIT (UNIT B-A) BUILDING B WILL HAVE (1) TYPE 'A' UNIT (UNIT B-A).
 LOT 7: BUILDING A WILL HAVE (1) TYPE 'A' UNIT (UNIT 1A) LOT 7: BUILDING B WILL HAVE (1) TYPE 'A' UNIT (UNIT 1A).
 4. TYPE A UNITS NOT SHOWN. REFER TO A2.30.



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AIRPORT ROAD
KALISPELL, MT

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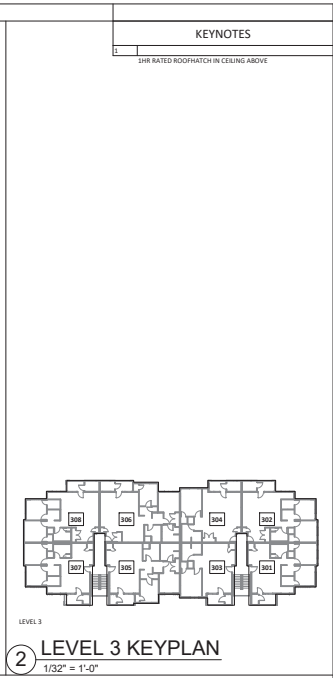
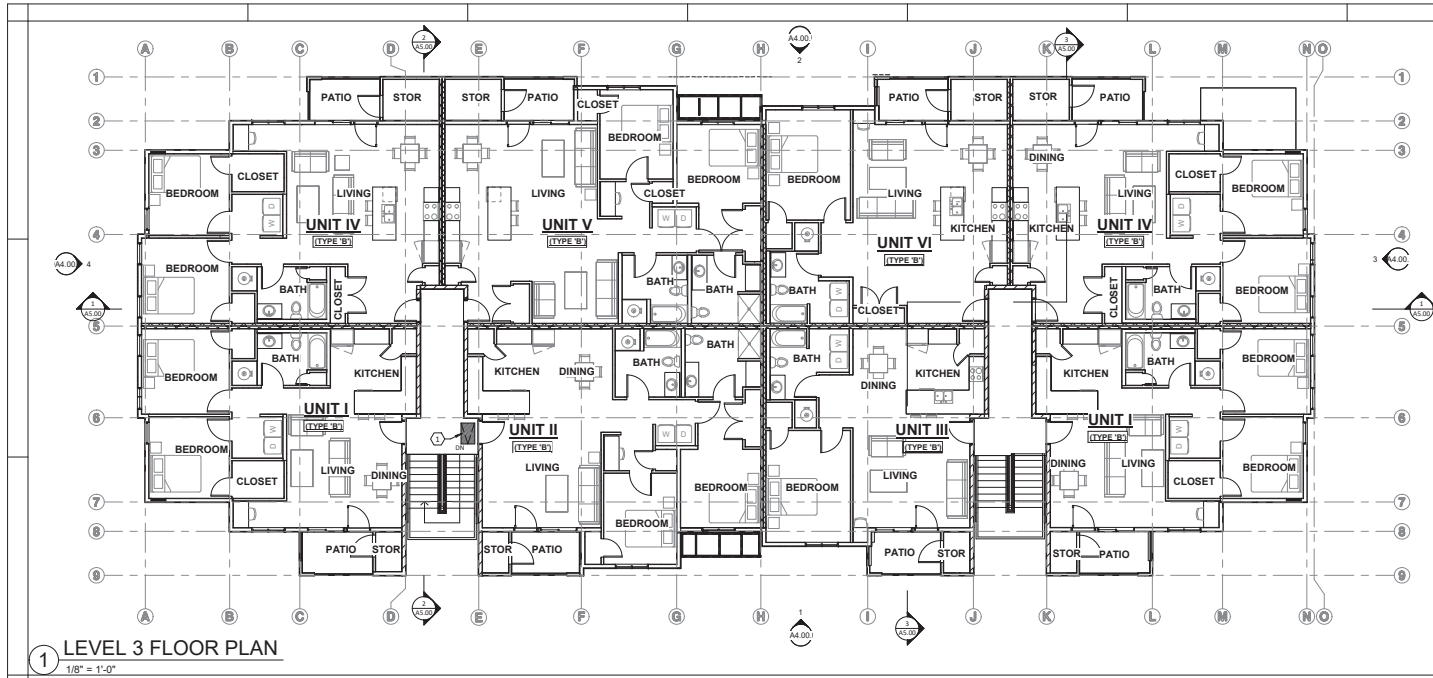
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FLOOR PLAN

A1.00

PROJECT # P19241-0000



KEYNOTES
1. 1HR RATED ROOFPATCH IN CEILING ABOVE



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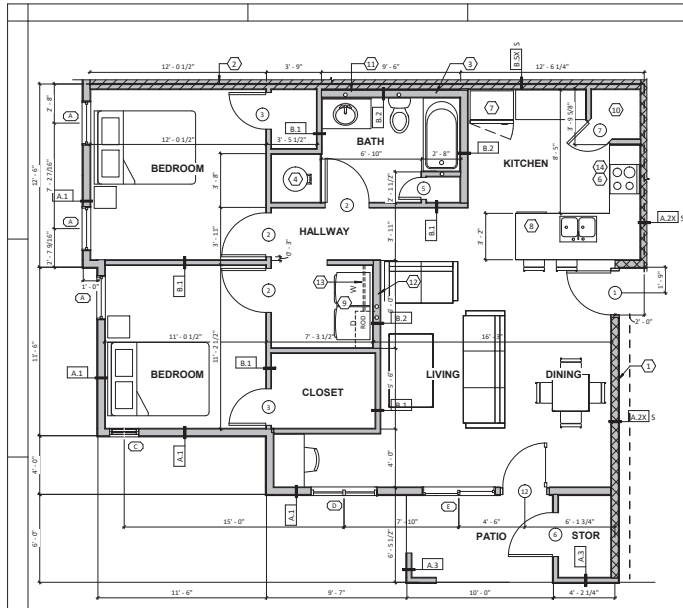
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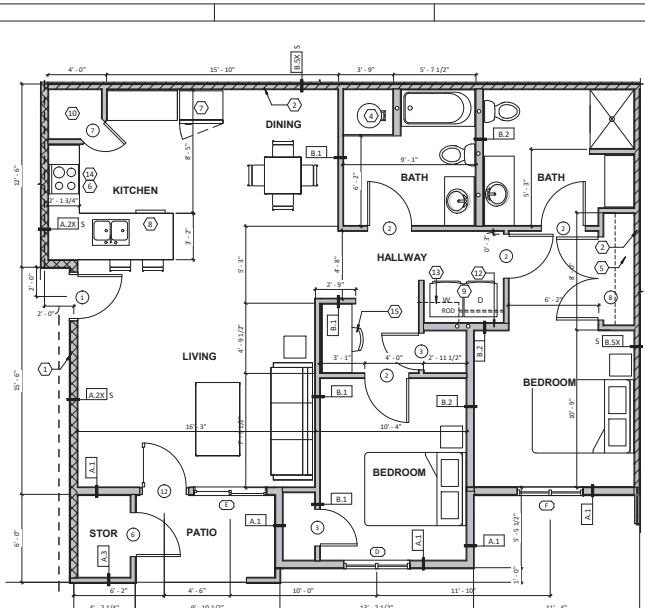
FLOOR PLAN

A1.10

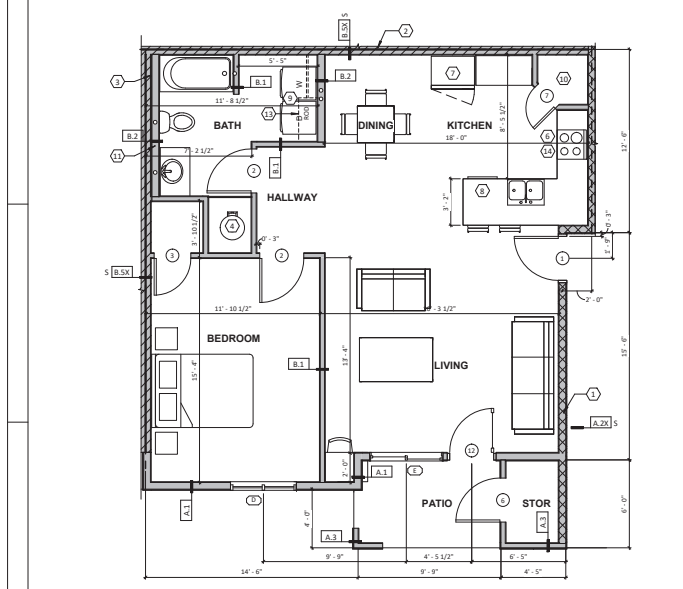
PROJECT: Airport Meadows



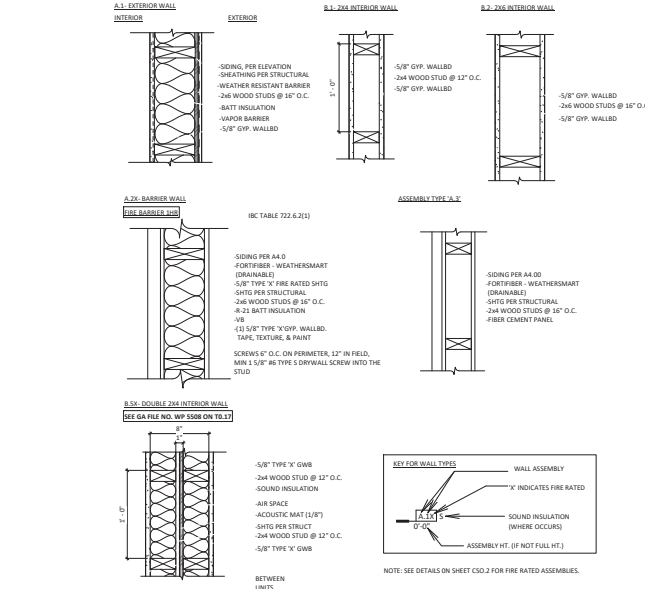
1 UNIT I (TYPE 'B' UNIT)
1/4" = 1'-0"



3 UNIT II (TYPE 'B' UNIT)
1/4" = 1'-0"



2 UNIT III (TYPE 'B' UNIT)
1/4" = 1'-0"



4 WALL TYPES
1 1/2" = 1'-0"

KEYNOTES	
1	1 HR FIRE BARRIER, TYPICAL AROUND STAIR
2	5 HR FIRE PARTITION TYPICAL BETWEEN UNITS
3	GOVS TO HORN POST EXHIBIT TUB TOP @ FIRE PARTITION, TYP. ALL LOCNS
4	WATER HEATER, SEE MEET DWGS.
5	TYPICAL CLOSET SHELF W/ HANGING ROD. (B) TYPE 'A' UNIT, TOP OF SHELF @ 46" AFF MAX.
6	RANGE
7	REFRIGERATOR
8	DISHWASHER
9	WASHER AND DRYER (TYPE 'A' UNIT REQUIRED TO HAVE FRONT LOADING WASHER AND DRYER)
10	1/2" SHELVING @ PANTRY, TOP, ALL
11	1/2" FURRED WALL AT PARTITION WALL BATHROOM
12	1/2" FURRED WALL @ WASHER/DRYER LOCATIONS AS NOTED.
13	15" DEEP UPPER CABINET & ROOF, TYP. (B) TYPE 'A' UNIT, TOP OF SHELF 46" AFF MAX.
14	RANGE HOOD/MICROWAVE COMBO (NOT IN TYPE 'A' UNIT)



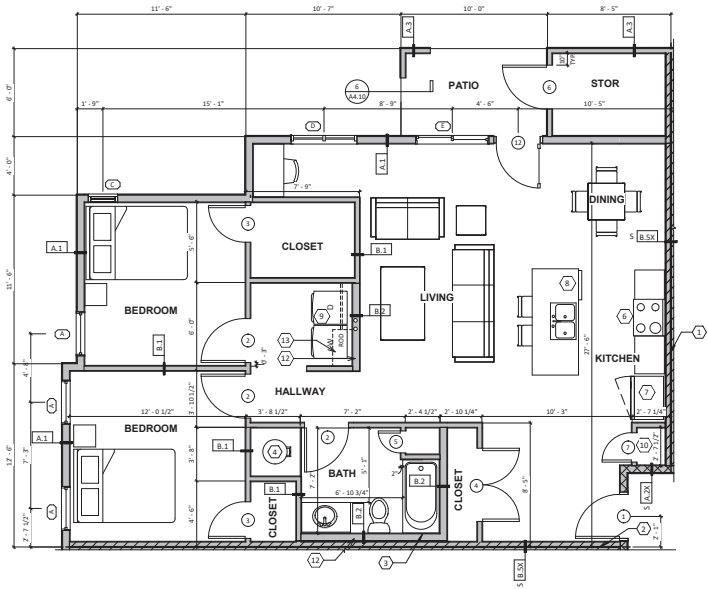
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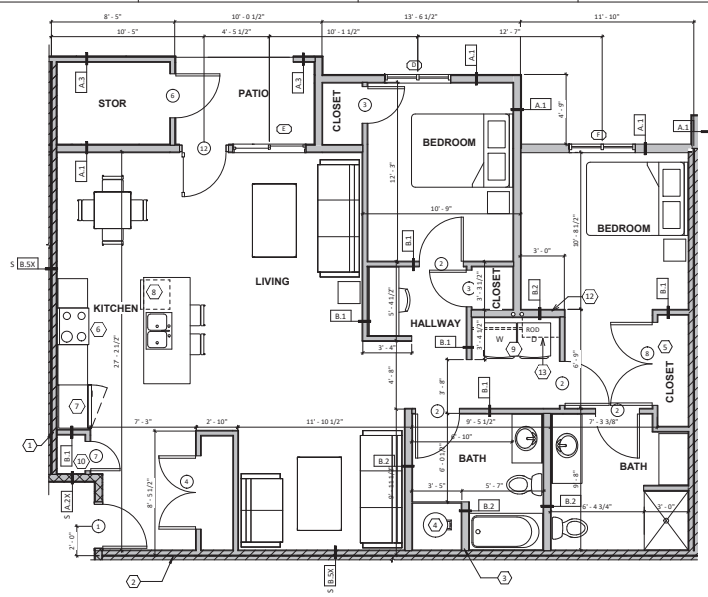
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TYPICAL UNIT PLANS

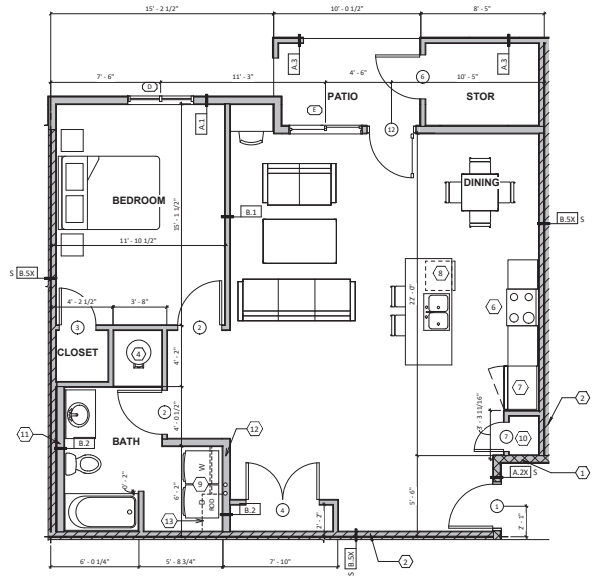
A2.00



1 UNIT IV (TYPE 'B' UNIT)
1/4" = 1'-0"



3 UNIT V (TYPE 'B' UNIT)
1/4" = 1'-0"



2 UNIT VI (TYPE 'B' UNIT)
1/4" = 1'-0"



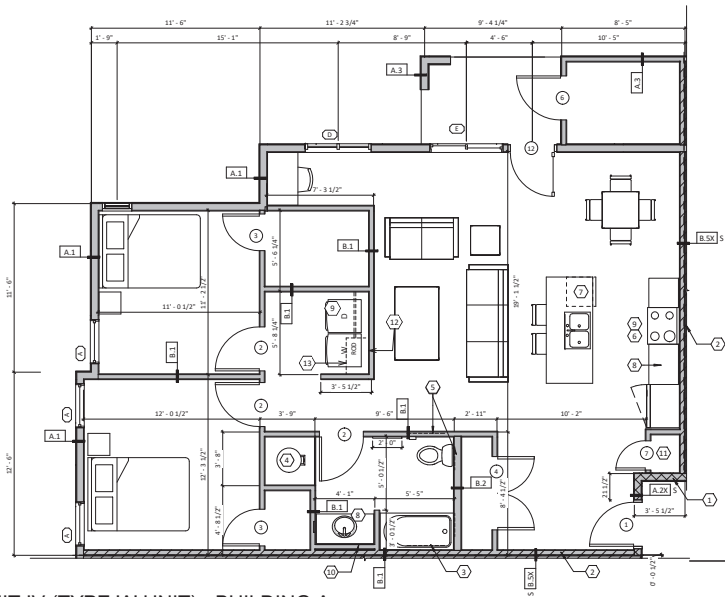
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TYPICAL UNIT PLANS

A2.10



1 UNIT IV (TYPE 'A' UNIT) - BUILDING A
1/4" = 1'-0"

KEYNOTES	
1	1/2 HR FIRE BARRIER, TYPICAL AROUND STAIR
2	2 HR FIRE PARTITION TYPICAL BETWEEN UNITS
3	COVER TO HUB PAST EXISTING TUB TYP. @ FIRE PARTITION, TYP. ALL LOCUS
4	WATER HEATER, SEE MEP DWGS.
5	TYP. BACKING @ ALL TYPE 'A' TYPE 'B' UNITS, SEE 9/ A7.00 FOR LOCATIONS/ REQUIREMENTS
6	RANGE HOOD, TYPE 'A' UNIT ONLY
7	DISHWASHER
8	COUNTERTOP @ 13 1/2" HT, TYP. ALL TYPE 'A' UNITS
9	RANGE
10	1/2" FURRED WALL AT PARTITION WALL BATHROOM
11	116" SHELVING @ PANTRY, TYP. ALL



REGISTERED PROFESSIONAL ARCHITECTS
STATE OF MONTANA
JACKOLA ARCHITECTS, INC.
400-155-2208 | 400-681-6745 | 406-842-6748
info@jackola.com | jackola.com



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TYPICAL UNIT PLANS

A2.20



1 FRONT ELEVATION L7
1/8" = 1'-0"



2 BACK ELEVATION L7
1/8" = 1'-0"



3 EAST ELEVATION L7
1/8" = 1'-0"

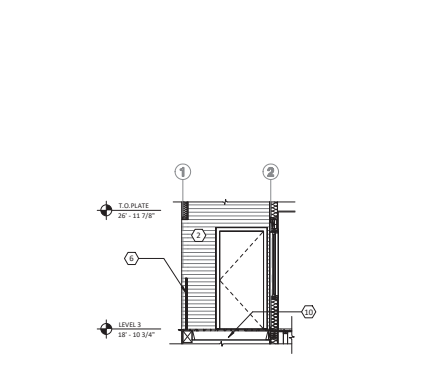


4 WEST ELEVATION L7
1/8" = 1'-0"

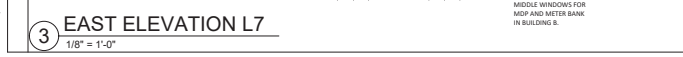
KEYNOTES	
1	WESTERN STATES ANTIQUE RUSTIC BROWN BACKER, METAL PANEL
2	LP SMOOTH LAP SIDING - PAINTED RODDA WESTERN JUNIPER CASES, WOOD PANELS
3	LP SMOOTH LAP SIDING - PAINTED RODDA SLATE CARRU, WOOD PANELS
4	LP 38 SERIES SMOOTH FINISH PANEL, PAINTED RODDA CAD79 FOSSIL, WOOD PANELS
5	ACCENT METAL C CHANNEL AT DECKS, WHERE SHOWN, METAL BLACK, METAL PANELS
6	BLACK POWDER COATED STEEL RAILING SYSTEM BY FORTELL, 42" HIGH MINIMUM
7	LP 38 SERIES SMOOTH FINISH PANEL, PAINTED RODDA FOOHILLS, WOOD PANEL, CASES
8	METAL FASCIA - COLOR CLAY
9	LP SMOOTH LAP SIDING - PAINTED RODDA CAD79 FOSSIL
10	TREX SELECT DECKING - COLOR: HAWANA GOLD
11	BUILDING CORNER TRIM AT LAP SIDING: XOLCP3A
12	MINI TRIM AT LAP SIDING: RL AT TOP, RL2 AT BOTTOM
13	ATTIC VENTS 4 TYP. PER ROOF, 11.5 SQ. IN. OF FREE AREA EACH
14	METAL RAILING - POWDER COATED WHITE FINE TEXTURE - RAL 9003 R92 S1000
15	METAL CAP - PREFINISHED BLACK

* FOR LAP SIDING: INSIDE CORNER: XIC, HORIZ. STARTER STRIP: XSM OUTSIDE CORNER: XOLCP3A.

* FOR PANEL SIDING: VERTICAL JOINTS: RV716, HORIZONTAL JOINTS: PH716, OUTSIDE CORNER: XOLCP716, INSIDE CORNER: XICLP716, TERMINATION: FR716



5 TYP. ELEVATION INSIDE BALCONIES.
1/4" = 1'-0"



6 TYP. ELEVATION INSIDE STAIRWELL
1/8" = 1'-0"



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EXTERIOR ELEVATIONS BUILDING LOT 7

A4.00.