

# 2021 IRC

REVISED EDITION  
9-15-2020  
Steve Hawk



FOUNDATION CONDITION:  
SLAB

**BUILDER:**



1536 Mullowney Lane, Suite 100 Billings, MT 59101  
(406) 651-5354

**BIM SERVICES:**



3990 S.R. 38 East Suite 8 Lafayette, IN 47905  
(765) 471-8020 (765) 471-8065 fax

**CIVIL ENGINEER:**



1300 North Transtech Way Billings, MT 59102  
(406) 656-5255 (406) 656-0967 fax

**STRUCTURAL:**



1004 Division St, 3rd Floor Billings, MT 59101  
(406) 259-1184 (406) 256-1659 fax

## CARRIAGE RIVER

### TABLE OF CONTENTS

CS-00.00	Cover Sheet
A-00.00	Foundation & Finished Basement Plan
A-10.00	First & Second Floor Plan
A-20.00	Roof Plan
A-30.00	Rear & Left Elevation
A-30.01	Front & Right Elevation
A-40.00	Sections
D-00.00	Details-00.00
D-00.01	Details-00.01
D-00.02	Details-00.02
C-00.00	Cabinetry Plans
C-00.01	Cabinetry Plans
C-00.02	Cabinetry Plans
E-10.00	First & Second Floor Electrical Plan
S-12.00	First Floor Structural & Second Floor Truss Layout
S-20.00	Second Floor Structural & Roof Truss Layout

**GENERAL NOTES:**

- THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONARY MEASURES TO PROTECT THE PUBLIC AND ADJACENT PROPERTIES FROM DAMAGE THROUGHOUT CONSTRUCTION
- VERIFY ALL EXISTING CONDITIONS, ELEVATIONS, AND DIMENSIONS BEFORE PROCEEDING WITH ANY PORTION OF ANY WORK.
- NO CHANGES, MODIFICATIONS OR DEVIATIONS SHALL BE MADE FROM THE DRAWINGS OR SPECIFICATIONS WITHOUT FIRST SECURING WRITTEN PERMISSION FROM MCCALL HOMES
- WHERE LACK OF INFORMATION, OR ANY DISCREPANCY SHOULD APPEAR IN THE DRAWINGS OR SPECIFICATIONS, REQUEST WRITTEN INTERPRETATION FROM MCCALL HOMES BEFORE PROCEEDING WITH THAT PORTION OF THE WORK
- ALL WORK AS OUTLINED IN THESE DOCUMENTS, SHALL STRICTLY CONFORM TO ALL APPLICABLE CODES AND ORDINANCES. IN THE EVENT OF A CONFLICT, THE MORE STRINGENT REQUIREMENT SHALL GOVERN AND BE MET.
- THE CONTRACTOR SHALL OBTAIN ALL PERMITS, LICENCES, ETC., NECESSARY FOR PROPER COMPLETION OF THE WORK. THE CONTRACTOR SHALL GUARANTEE ALL WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION OR AS OTHERWISE REQUIRED IN THE SPECIFICATIONS.
- WHEN A SYSTEM OR ASSEMBLY IS CALLED OUT FOR, ALL NECESSARY PARTS AND MATERIALS REQUIRED FOR A COMPLETE INSTALLATION SYSTEM SHALL BE AND INSTALLED ACCORDING TO THE MANUFACTURERS INSTRUCTIONS
- UNLESS OTHERWISE NOTED, ELECTRICAL CONDUITS, PLUMBING LINES, ETC., SHALL BE RUN CONCEALED AND FRAMING SHALL BE ADEQUATE SIZE TO ACCOMPLISH RESULT WITHOUT CAUSING ANY CHANGES IN THE WALL PLANE
- DIMENSIONS ARE SHOWN FROM FACE TO FACE OF STUD AND EDGE OF ROUGH OPENING UNLESS NOTED OTHERWISE
- IF THE CONTRACTOR OR SUBCONTRACTOR SHOULD FIND ANY DISCREPANCY IN AND/OR OMISSIONS FROM THESE DRAWINGS OR IF THE CONTRACTOR SHOULD BE IN QUESTION AS TO THEIR MEANING OR INTENT, THE CONTRACTOR SHOULD CONTACT MCCALL HOMES AT ONCE FOR INTERPRETATION OR CLARIFICATION
- EACH BEDROOM SHALL HAVE ONE EXTERIOR WINDOW OR DOOR THAT IS OPENABLE FROM INTERIOR WITHOUT THE USE OF A KEY OR SPECIAL TOOLS, KNOWLEDGE, OR EFFORT.

- GARAGE/HOUSE DOORS SHALL BE 20-MINUTE FIRE-RATED SMOOTH STAR THERMA-TRU DOORS EQUIPPED WITH A SELF-CLOSING DEVICE PER SECTION R302.5.1 OF IRC2021
- SMOKE ALARMS SHALL BE INSTALLED IN EACH SLEEPING ROOM, OUTSIDE EACH SEPARATE SLEEPING AREA, AND ON EACH ADDITIONAL STORY OF THE DWELLING, PER SECTION R314.3 OF IRC2021.
- CARBON MONOXIDE ALARMS (MODEL BRK SC9120B) SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS PER SECTION R315.1 OF IRC2021
- THE DWELLING UNIT SHALL BE PROVIDED WITH WHOLE HOUSE MECHANICAL VENTILATION FOLLOWING SECTION M1507.3 OF IRC2021 THROUGH PANASONIC FV-0510V1 FANS(A)JUSTABLE TO 50, 80 OR 100 CFM). ALL BATHROOM FANS WILL OPERATE AUTOMATICALLY FROM A HUMIDISTAT OR MANUALLY FROM A WALL SWITCH. UNFINISHED BASEMENT BATHROOMS AND CRAWLSPACE WILL INCLUDE THESE FANS SET TO RUN CONTINUOUSLY. ALL KITCHENS WILL HAVE AT LEAST 100 CFM INTERMITTENT MECHANICAL EXHAUST VENTILATION PER IMC TABLE 403.3
- GIRDER TRUSSES TO BE ATTACHED TO THE TOP PLATE WITH SIMPSON HURRICANE STRAPS THAT ARE EQUAL TO OR EXCEED UPLIFT CALCULATIONS PER TRUSS MANUFACTURER ENGINEERING DRAWINGS (SEE TRUSS PLANS BY OTHERS)
- GARAGE BENEATH HABITABLE ROOMS: SHALL NOT HAVE LESS THAN 5/8" TYPE X GYP WALL BOARD ON CEILING AND THE SUPPORTING STRUCTURE SHALL BE PROTECTED BY NOT LESS THAN 1/2" GYP BOARD.
- EVERY SLEEPING ROOM MUST HAVE A MEANS FOR EMERGENCY ESCAPE AND RESCUE. WINDOWS SHALL NOT BE MORE THAN 44" ABOVE THE FLOOR TO THE FINISHED SILL AND SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SF, MIN CLEAR HEIGHT 24", MIN CLEAR WIDTH 20"
- TEMPERED SAFETY GLAZING (IRC 308.4) IS REQUIRED IN THE FOLLOWING LOCATIONS:
  - IN SWINGING, HINGED, OR BIFOLD DOORS
  - ENCLOSURES FOR SHOWERS, HOT TUBS, SAUNAS, AND BATH TUBS
  - GLASS IN RAILING SYSTEMS
  - WINDOWS WITHIN 24" OF A DOOR AND WITHIN 60" OF THE FLOOR.
- OR - ALL OF THE FOLLOWING:
  - WINDOWS WITH AN INDIVIDUAL PANE SIZE GREATER THAN 9SF
  - GLASS WITHIN 18" OF THE FLOOR.
  - EXPOSED TOP EDGE GREATER THAN 36" ABOVE THE FLOOR.
  - ONE OR MORE WALKING SURFACES WITHIN 36" HORIZONTALLY.
- CONTRACTOR AND WINDOW MANUFACTURE ARE EXPRESSLY RESPONSIBLE FOR WINDOWS MEETING ALL CODES, INCLUDING EGRESS REQUIREMENTS.

### PROJECT INFORMATION

1st. FLOOR (ABOVE GRADE)	0	SQ. FT.
2nd. FLOOR (ABOVE GRADE)	922	SQ. FT.
Total Heated: _____	922	SQ. FT.
GARAGE	922	SQ. FT.
FRONT PORCH	0	SQ. FT.
BACK PORCH	0	SQ. FT.

\*FINISHED SQUARE FOOTAGE CALCULATIONS FOR THIS HOUSE WERE MADE BASED ON PLAN DIMENSIONS AND MAY VARY FROM THE FINISHED SQUARE FOOTAGE OF THE HOUSE AS BUILT.\*

CITY STAMPED PLANS ARE TO BE ON THE JOBSITE  
NOTE: ALL FEDERAL, STATE, AND LOCAL CODES,  
SPECIFICATIONS FOR THIS BUILDING PROJECT  
SHALL TAKE PRECEDENCE OVER ANYTHING SHOWN  
HEREIN. PLEASE CHECK ANY APPLICABLE LOCAL  
ORDINANCES FOR CODE COMPLIANCE.

DATE \_\_\_\_\_  
DATE \_\_\_\_\_

DATE

DATE

DATE

DATE

1536 Mullowney Lane, Suite 100  
Billings, Montana 59101  
(406) 651-5354



ANNAFIELD

AN020110-CRG-SLB

FOR  
McCall Homes

LOCATION:  
1536 St. George

PRINT SET

SHEET NUMBER

CS-00.00

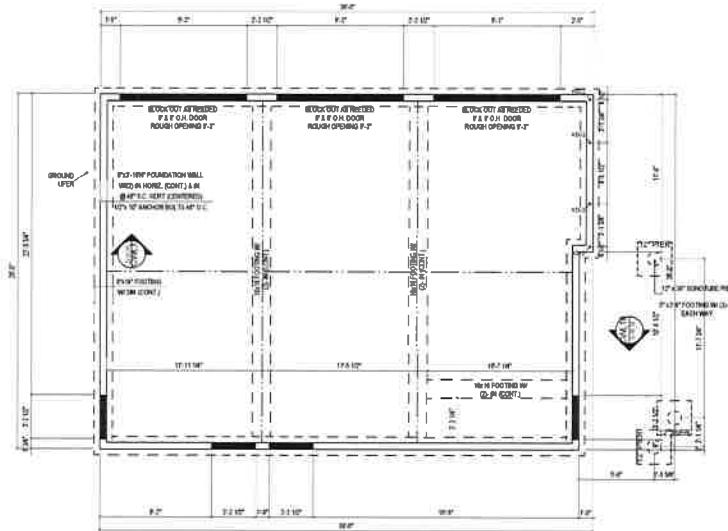
A concrete-encased electrode (Ufer ground) is required in the footing.

11/11/2022 8:29:38 AM  
 00 2/2/2022  
 Steve Heak

CITY STAMPED PLANS ARE TO BE ON THE JOBSITE  
 NOTE: ALL FEDERAL, STATE, AND LOCAL CODES,  
 REGULATIONS, ORDINANCES, AND SPECIFICATIONS SHALL BE  
 AS PART OF SPECIFICATION FOR THIS BUILDING. NO  
 SHALL TAKE PRECEDENCE OVER ANYTHING SHOWN  
 OR IMPLIED WHERE VARIANCES OCCUR.  
 REVIEWED FOR CODE COMPLIANCE

DATE \_\_\_\_\_  
 BUYER \_\_\_\_\_  
 DATE \_\_\_\_\_  
 SELLER \_\_\_\_\_

Please provide site drainage of 10% for at least 10' from perimeter walls in accordance with the geotechnical report.



FOUNDATION PLAN

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



1536 Mullowney Lane, Suite 100  
 Billings, Montana 59101  
 (406) 651-5354  
**MCCALL HOMES**  
**ANNAFELD**

PRINT DATE:  
 11/11/2022

**AN020110-CRG-SLB**

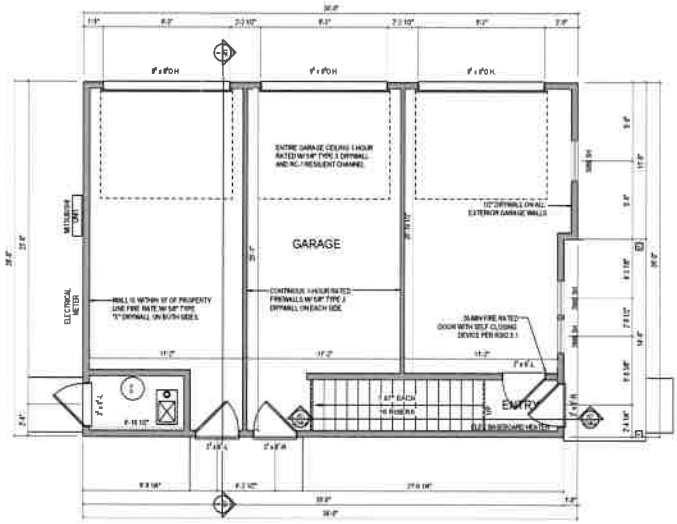
FOR:  
**McCall Homes**  
 1536 St George  
 BILLINGS, MT 59101

SHEET NUMBER  
**A-00.00**

**BEDROOM ESCAPE WINDOW**  
 Net openable area 5.7 sq. ft. clear  
 in open position (or per Sec. R310.1)  
 Min. Width 20"  
 Min. Height 24"  
 Fin. Sill to fin. Floor 44" max.

11/11/2022 4:11:25 AM  
 10/12/2022  
 Steve Haak

CITY STAMPED PLANS ARE TO BE ON THE JOB SITE.  
 NOTE: ALL FEDERAL, STATE, AND LOCAL CODES.  
 REVISIONS TO BE PART OF THE SET. NO CHANGES SHALL TAKE PRECEDENCE OVER ANYTHING SHOWN, DESCRIBED, OR SPECIFIED HEREIN.  
 REVIEWED FOR CODE COMPLIANCE



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



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

BUYER: \_\_\_\_\_ DATE: \_\_\_\_\_  
 SELLER: \_\_\_\_\_ DATE: \_\_\_\_\_

1536 Muldowney Lane, Suite 100  
 Billings, Montana 59101  
 (406) 651-5354  
  
**MCCALL HOMES**  
**ANNAFELD**

PRINT DATE:  
 11/11/2022  
**AN020110-CRG-SLB**  
 FOR: **McCall Homes**  
 LOCATION: **1585 St George**  
 SHEET NUMBER: \_\_\_\_\_  
 PRINT SET: \_\_\_\_\_  
**A-10.00**



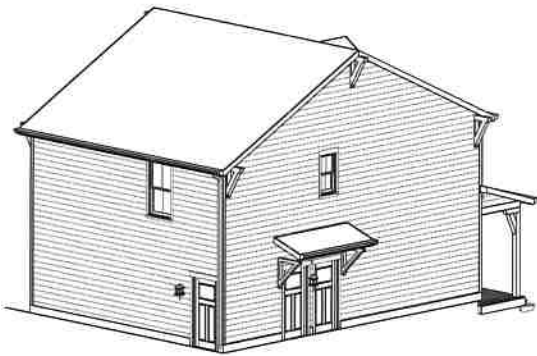


FRONT-LEFT



LEFT ELEVATION

SCALE 1/8"=1'-0"



REAR-LEFT



REAR ELEVATION

SCALE 1/8"=1'-0"

CITY STAMPED PLANS ARE TO BE IN THE JOBSITE NOTE: ALL FEDERAL, STATE, AND LOCAL CODES, ORDINANCES, AND REGULATIONS SHALL BE REVIEWED FOR COMPLIANCE. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

DATE \_\_\_\_\_ DATE \_\_\_\_\_

BY: \_\_\_\_\_ BY: \_\_\_\_\_

1536 Mullowney Lane, Suite 100  
 Billings, Montana 59101  
 (406) 651-5354

**MCCALL HOMES** **ANNAFELD**

PRINT DATE:  
10/21/2022

AN020110-CRG-SLB

FOR: McCall Homes  
 LOCATION: 1585 St George  
 SHEET NUMBER: PRINT SET 7

A-30.00

CITY STAMPED PLANS ARE TO BE ON THE JOBSITE  
 NOTE: ALL FEDERAL, STATE, AND LOCAL CODES,  
 AS PART OF SPECIFICATION FOR THIS BUILDING, SHALL TAKE PRECEDENCE OVER ANY TERMS SHOWN OR DESCRIBED HEREIN.  
 REVIEWED FOR CODE COMPLIANCE

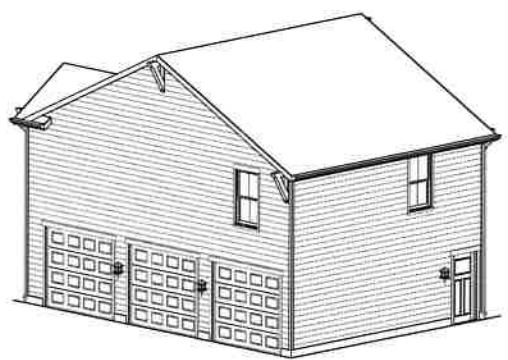


FRONT-RIGHT



RIGHT ELEVATION

SCALE 1/4"=1'-0"



REAR-RIGHT



FRONT ELEVATION

SCALE 1/4"=1'-0"

1536 Muldowney Lane, Suite 100  
 Billings, Montana 59101  
 (406) 651-5354

McCALL HOMES

ANNAFELD

PRINT DATE:  
 11/11/2022

AN020110-CRG-SLB

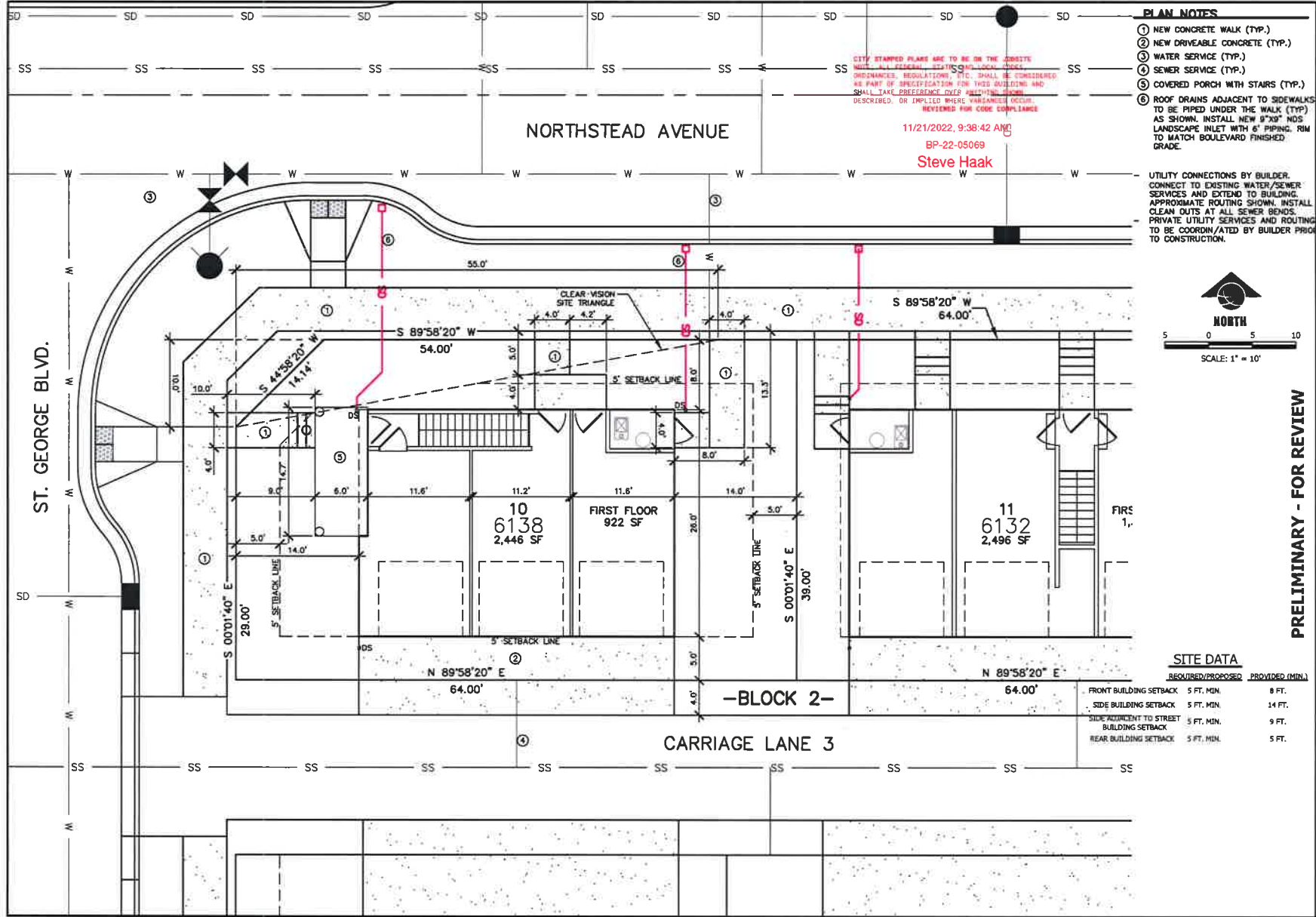
FOR: McCall Homes

LOCATION: 1585 St George

SHEET NUMBER

PRINT SET

A-30.01

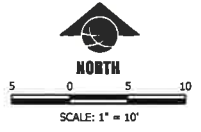


- PLAN NOTES**
- ① NEW CONCRETE WALK (TYP.)
  - ② NEW DRIVEABLE CONCRETE (TYP.)
  - ③ WATER SERVICE (TYP.)
  - ④ SEWER SERVICE (TYP.)
  - ⑤ COVERED PORCH WITH STAIRS (TYP.)
  - ⑥ ROOF DRAINS ADJACENT TO SIDEWALKS TO BE PIPED UNDER THE WALK (TYP.) AS SHOWN. INSTALL NEW 8"x8" NDS LANDSCAPE INLET WITH 6" PIPING. RIM TO MATCH BOULEVARD FINISHED GRADE.

CITY STAMPED PLANS ARE TO BE ON THE JOB SITE. ALL FEDERAL, STATE AND LOCAL CODES, ORDINANCES, REGULATIONS, ETC. SHALL BE CONSIDERED AS PART OF SPECIFICATION FOR THIS BUILDING AND SHALL TAKE PRECEDENCE OVER PREVIOUS EDITIONS DESCRIBED, OR IMPLIED WHERE AMENDMENTS OCCUR. REVIEWER FOR CODE COMPLIANCE

11/21/2022, 9:38:42 AM  
 BP-22-05069  
 Steve Haak

UTILITY CONNECTIONS BY BUILDER. CONNECT TO EXISTING WATER/SEWER SERVICES AND EXTEND TO BUILDING. APPROXIMATE ROUTING SHOWN. INSTALL CLEAN OUTS AT ALL SEWER BENDS. PRIVATE UTILITY SERVICES AND ROUTING TO BE COORDINATED BY BUILDER PRIOR TO CONSTRUCTION.



**PRELIMINARY - FOR REVIEW**

**SITE DATA**

	REQUIRED/PROPOSED	PROVIDED (MIN.)
FRONT BUILDING SETBACK	5 FT. MIN.	8 FT.
SIDE BUILDING SETBACK	5 FT. MIN.	14 FT.
SIDE ADJACENT TO STREET BUILDING SETBACK	5 FT. MIN.	9 FT.
REAR BUILDING SETBACK	5 FT. MIN.	5 FT.



**DRAWING HISTORY**

DATE	DESCRIPTION
10/20/22 PERMIT	

**FILE**  
 FILE NO.: 10-22-05069  
 PROJECT NO.: 10001.142  
 CAD: BMS  
 QUALITY ASSURANCE:

**6-20 NORTHSTEAD AVENUE**

LOT 10, BLOCK 2  
 ANNAPOLIS NORTH SUBDIVISION, FIRST FILING  
 BILLINGS, MT  
 SITE PLAN

