



WALLACE WORKS

801 N. WALLACE AVE

BOZEMAN MT

NEST PARTNERS

MAY 10, 2024

100% CONSTRUCTION DOCUMENTS - PHASE 1
BUILDING D

LAKE | FLATO
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311 THIRD STREET
SAN ANTONIO, TEXAS 78205
P210.227.3335 F210.224.9515
www.lakeflato.com

ARCHITECTS INC.



05-10-2024

WALLACE WORKS

801 N. WALLACE AVE
BOZEMAN MT

NEST PARTNERS
113 E. OAK STREET 4B
BOZEMAN, MT 59715

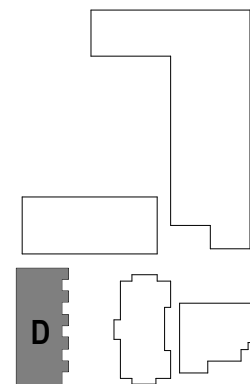
CIVIL: TD&H ENGINEERING
234 E. BARCOCK, SUITE 3
BOZEMAN, MT 59715

LANDSCAPE: DESIGN 5
111 N. TRACY ST.
BOZEMAN, MT 59715

STRUCTURAL: IMEG
108 WEST BARCOCK ST
BOZEMAN, MT 59715

MEP: ENERGY1
2042 STADIUM DRIVE, SUITE 2
BOZEMAN, MT 59715

KEY PLAN



THIS SQUARE APPEARS 1/2"x1/2"
ON FULL SIZE SHEETS

MAY 10, 2024 LIF PROJ. NO. 21043

PROJ. ARCHITECT AM DRAWN BY: SO/AH

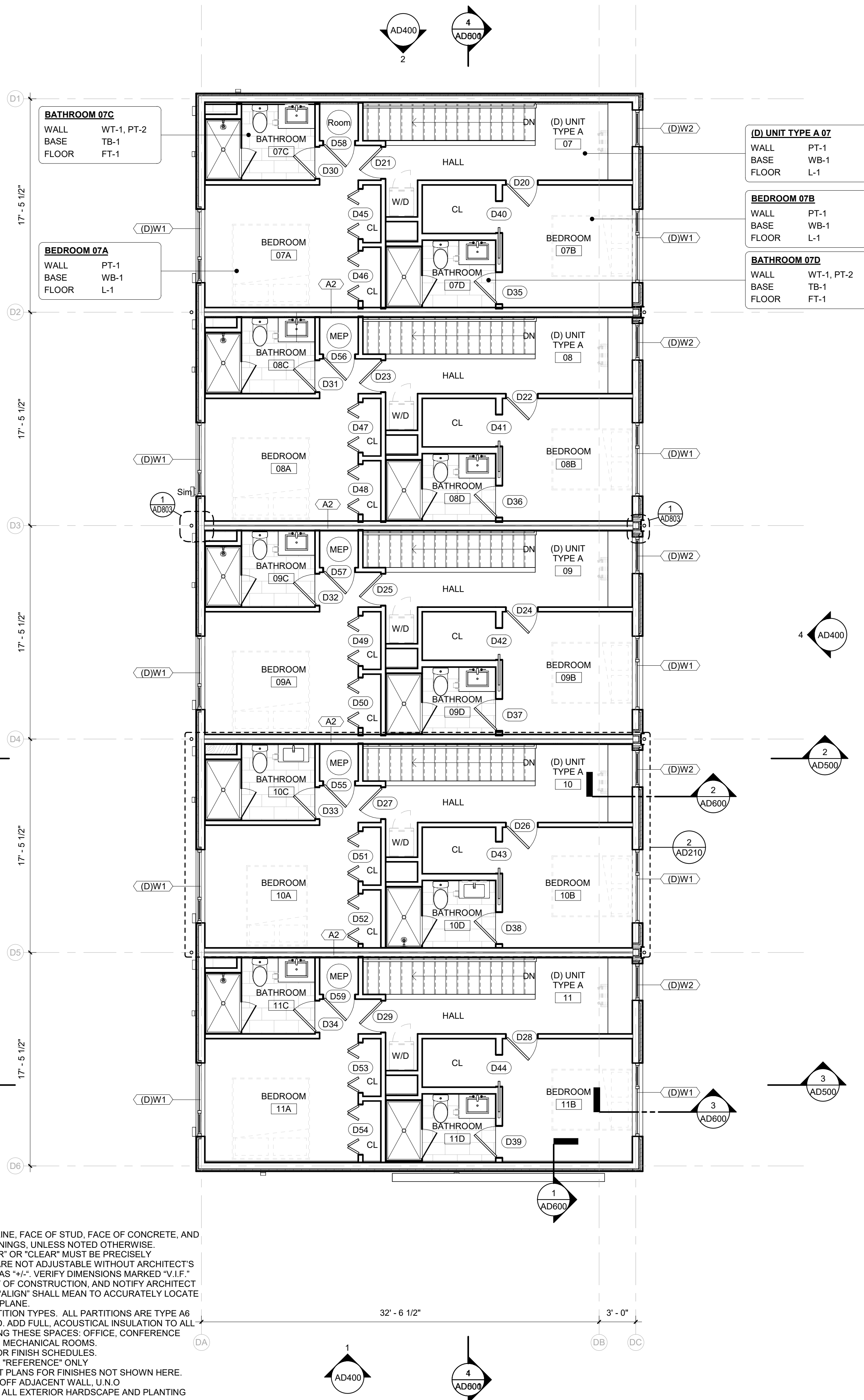
SET ISSUE DATES	
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04/10/23	50% CONSTRUCTION DOCUMENTS
05/06/23	75% CONSTRUCTION DOCUMENTS
06/16/23	100% CONSTRUCTION DOCUMENTS
01/26/24	100% DESIGN DEVELOPMENT - BLDG D
05/10/24	100% CONSTRUCTION DOCUMENTS - P1

REVISIONS		
NO.	DATE	DESCRIPTION

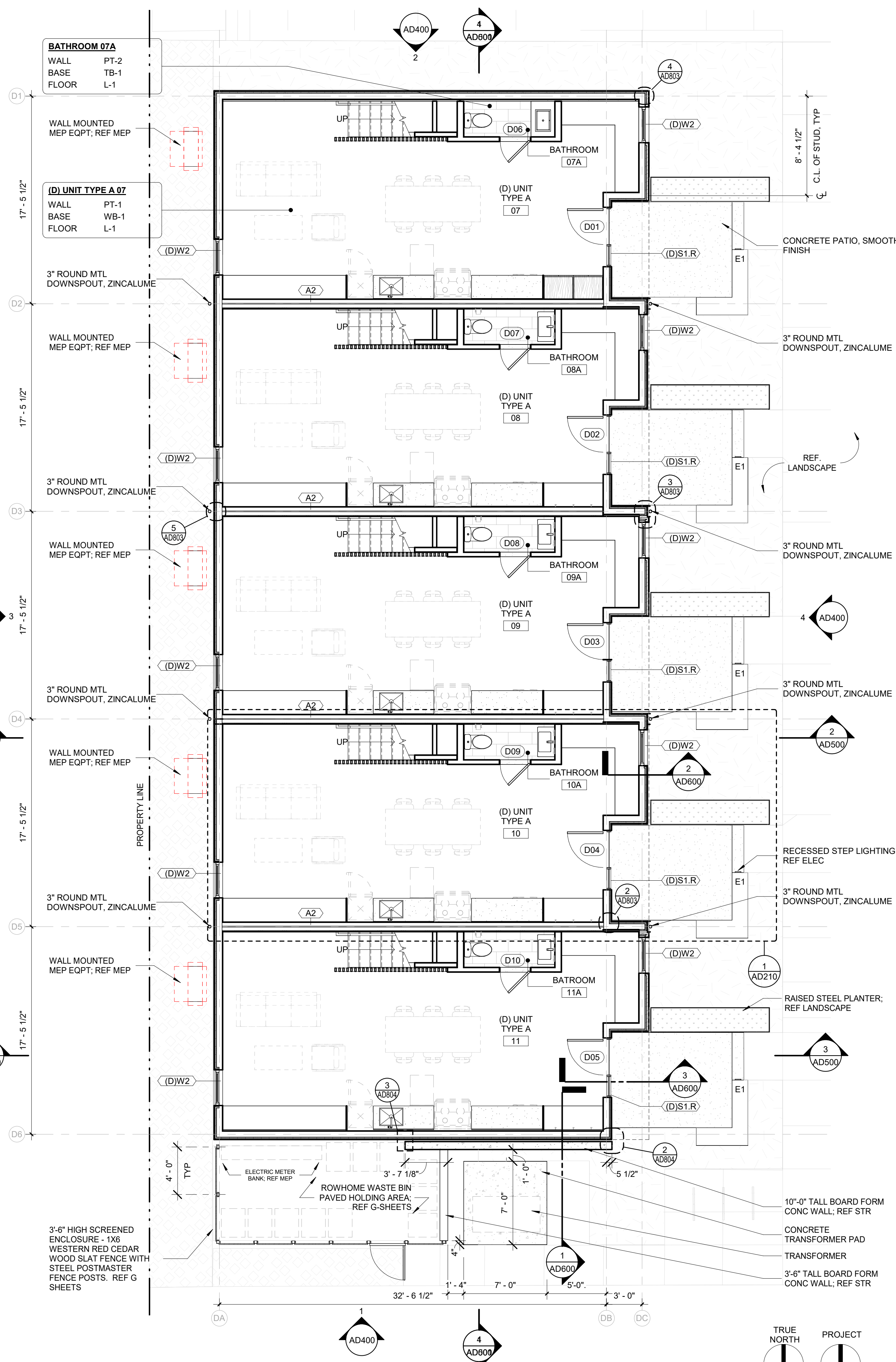
100% CONSTRUCTION
DOCUMENTS - PHASE 1

FLOOR PLANS

AD200



2 (D) FLOOR PLAN - LEVEL 2
SCALE: 3/16" = 1'-0"

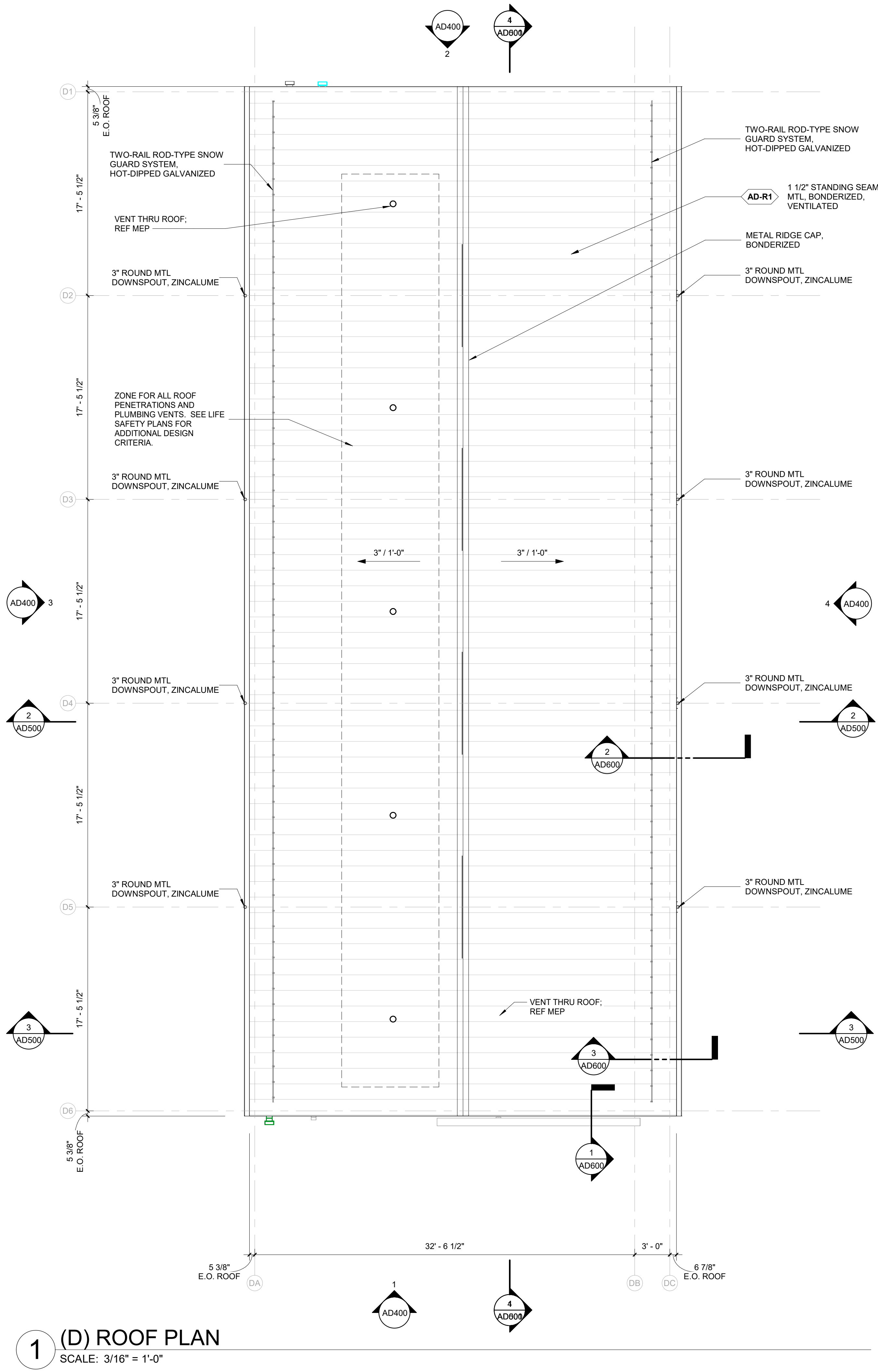


1 (D) FLOOR PLAN - LEVEL 1
SCALE: 3/16" = 1'-0"

FLOOR PLAN GENERAL NOTES

- DIMENSIONS ARE TO GRID LINE, FACE OF STUD, FACE OF CONCRETE, AND CENTERLINE OF DOOR OPENINGS, UNLESS NOTED OTHERWISE. DIMENSIONS NOTED AS "CLR" OR "CLEAR" MUST BE PRECISELY MAINTAINED. DIMENSIONS ARE NOT ADJUSTABLE WITHOUT ARCHITECT'S APPROVAL UNLESS NOTED AS "+/-". VERIFY DIMENSIONS MARKED "V.I.F." PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND NOTIFY ARCHITECT OF ANY INCONSISTENCIES. "ALIGN" SHALL MEAN TO ACCURATELY LOCATE FINISH FACES IN THE SAME PLANE.
- REFERENCE A603 FOR PARTITION TYPES. ALL PARTITIONS ARE TYPE A6 UNLESS OTHERWISE NOTED. ADD FULL, ACOUSTICAL INSULATION TO ALL PARTITION TYPES ENCLOSING THESE SPACES: OFFICE, CONFERENCE ROOM, TOILET ROOMS, AND MECHANICAL ROOMS.
- REFERENCE SHEET G304 FOR FINISH SCHEDULES.
- FURNITURE LAYOUT IS FOR "REFERENCE" ONLY.
- SEE ENLARGED APARTMENT PLANS FOR FINISHES NOT SHOWN HERE.
- ALL DOORS ARE PLACED 4" OFF ADJACENT WALL, U.N.O.
- REFER TO LANDSCAPE FOR ALL EXTERIOR HARDSCAPE AND PLANTING INFORMATION.

Autodesk Docs\\Neil Bozeman\\Neil Bozeman-L\\A\\Arch\\Bozeman-1221-14



ROOF PLAN NOTES

1. ALL GRIDLINE DIMENSIONS SHOWN TO BE VERIFIED IN FIELD.
2. SLOPE ALL GUTTERS MIN 1/8" PER FOOT U.N.O.
3. REFER TO MECHANICAL, PLUMBING AND ELECTRICAL FOR LOCATIONS OF PIPING, CURES, VENTS, DUCTS, FANS, AND OTHER ITEMS ON THE ROOF SURFACE.
4. PAINT EXPOSED ROOF MOUNTED EQUIPMENT, PIPING, ETC., EXCEPT THOSE ITEMS WHICH ARE ALUMINUM OR STAINLESS STEEL COLORED AS SELECTED BY ARCHITECT.
5. ALL ROOF FLASHING TO BE ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
6. REFER TO PLUMBING DRAWINGS FOR ROOF DRAIN SIZES.
7. OVERFLOW ROOF DRAIN INLETS SHALL BE 2" ABOVE THE PRIMARY ROOF DRAIN INLETS.
8. REFER TO ASSEMBLY SHEETS FOR ALL ROOF ASSEMBLIES.
9. PROVIDE CRICKETS AT ALL EQUIPMENT TO BE LOCATED ON SLOPED ROOFS.
10. ALL ROOF SLOPES TO BE 1/4" PER FOOT MINIMUM



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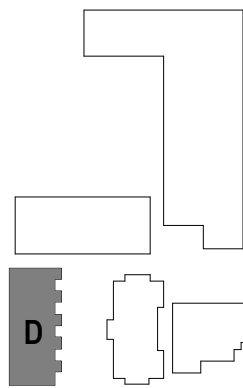
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KEY PLAN



THIS SQUARE APPEARS 1/2"x1/2"
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PROJ. ARCHITECT AM DRAWN BY: SO/AH

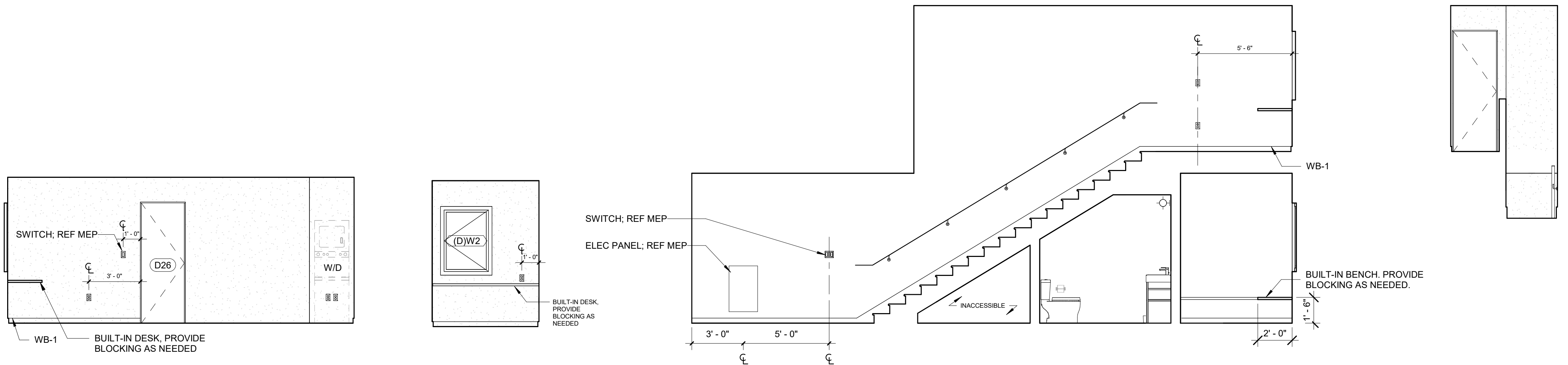
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100% CONSTRUCTION
DOCUMENTS - PHASE 1

ROOF PLAN

AD201



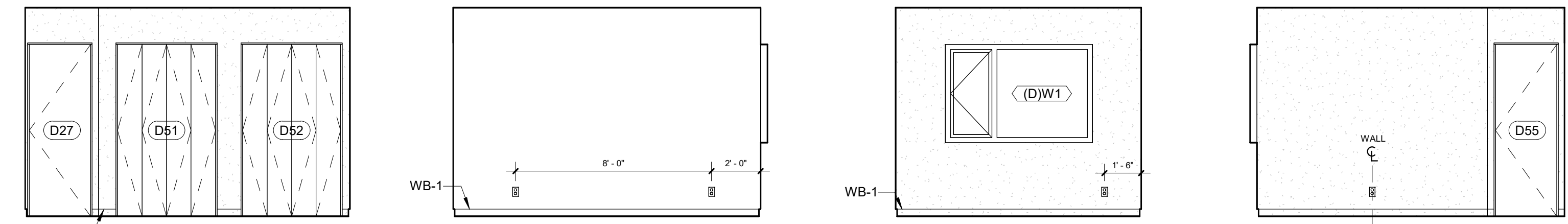
- ENLARGED PLAN GENERAL NOTES**
1. DIMENSIONS ARE TO GRID LINE, FACE OF STUD, FACE OF CONCRETE, AND CENTERLINE OF DOOR OPENINGS, UNLESS NOTED OTHERWISE. VERIFY DIMENSIONS MARKED "V.I.F." PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND NOTIFY ARCHITECT OF ANY INCONSISTENCIES.
 2. "FLOOR MOUNTED" TOILETS SHALL HAVE A 6" MIN STUD WALL BEHIND THEM.
 3. CENTER MIRRORS AND LIGHT FIXTURES OVER THE LAVATORY.
 4. ALL LIGHT FIXTURE DIMENSIONS TO CENTERLINE OF FIXTURE U.N.O.
 5. FURNITURE OR EQUIPMENT IS SHOWN DASHED FOR REFERENCE ONLY.
 6. MILLWORK TO BE COORDINATED WITH OWNER'S EQUIPMENT SELECTIONS.
 7. B.O.D. FOR ALL WASHER/DRYERS = 24" WIDE STACKED WASHER & DRYER BY OWNER.
 8. CL OF ALL ELECTRICAL OUTLETS TO BE MOUNTED 1'-0" AFF U.N.O.
 9. CL OF ALL LIGHT SWITCHES TO BE MOUNTED 4'-0" AFF U.N.O.
 10. PROVIDE POWER FOR ALL OWNER FURNISHED/OWNER INSTALLED APPLIANCES PER ELECTRICAL DRAWINGS.
 11. AT PARTIAL HEIGHT WALLS, PROVIDE REINFORCING STEEL POSTS AT FREE ENDS AND AT 4'-0" O.C. BASIS-OF-DESIGN: CLARK DIETRICH PONY WALL HEAVY (PW), 12 GA., 36" TALL.

18 (D) L2 HALL SOUTH SCALE: 1/4" = 1'-0"

17 (D) L2 HALL EAST SCALE: 1/4" = 1'-0"

16 (D) L2 HALL NORTH SCALE: 1/4" = 1'-0"

15 (D) L2 HALL WEST SCALE: 1/4" = 1'-0"

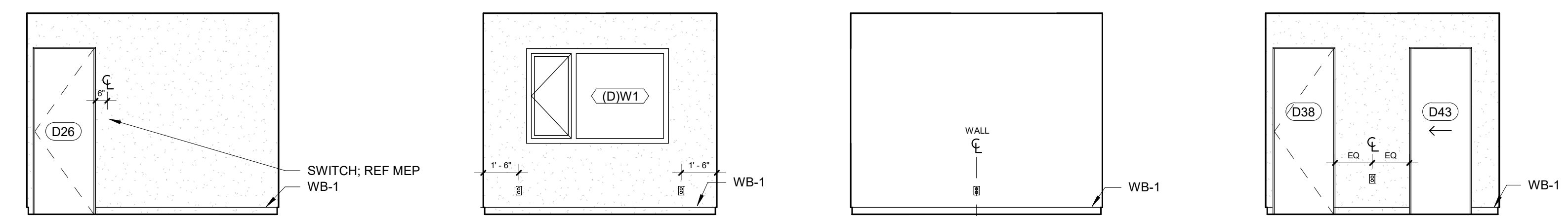


14 (D) RM 10A EAST SCALE: 1/4" = 1'-0"

13 (D) RM 10A SOUTH SCALE: 1/4" = 1'-0"

12 (D) RM 10A WEST SCALE: 1/4" = 1'-0"

11 (D) RM 10A NORTH SCALE: 1/4" = 1'-0"

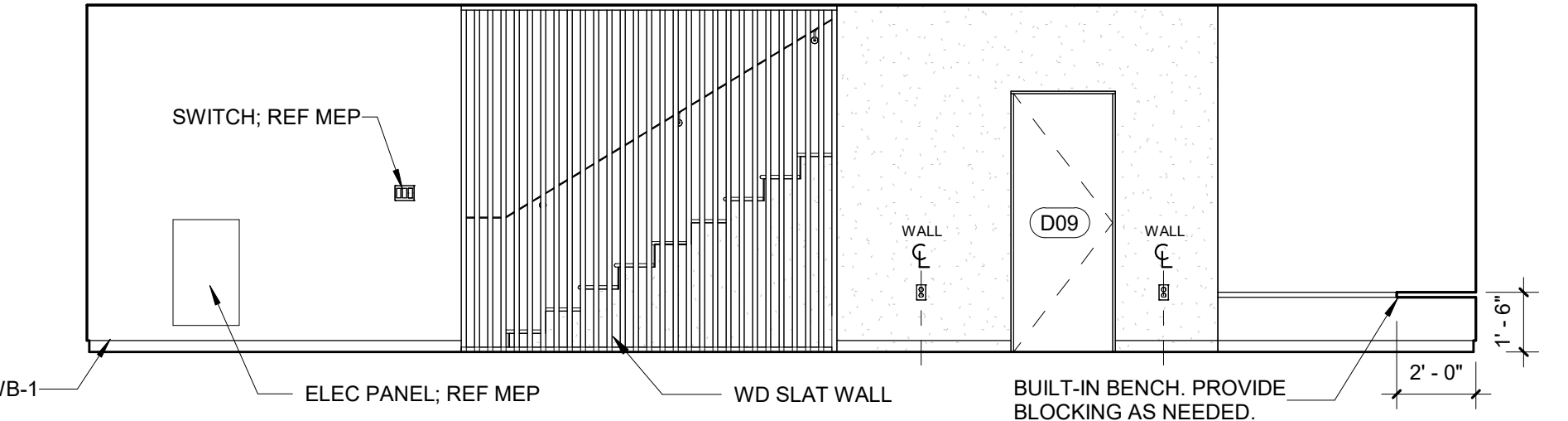


10 (D) RM 10B NORTH SCALE: 1/4" = 1'-0"

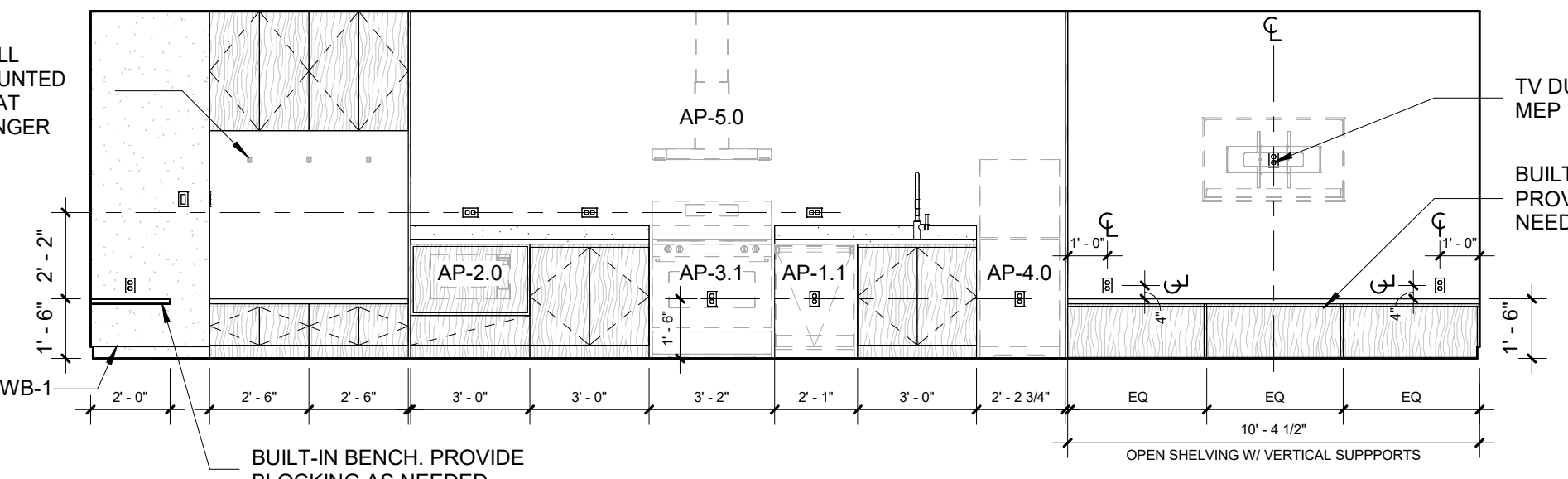
9 (D) RM 10B EAST SCALE: 1/4" = 1'-0"

8 (D) RM 10B SOUTH SCALE: 1/4" = 1'-0"

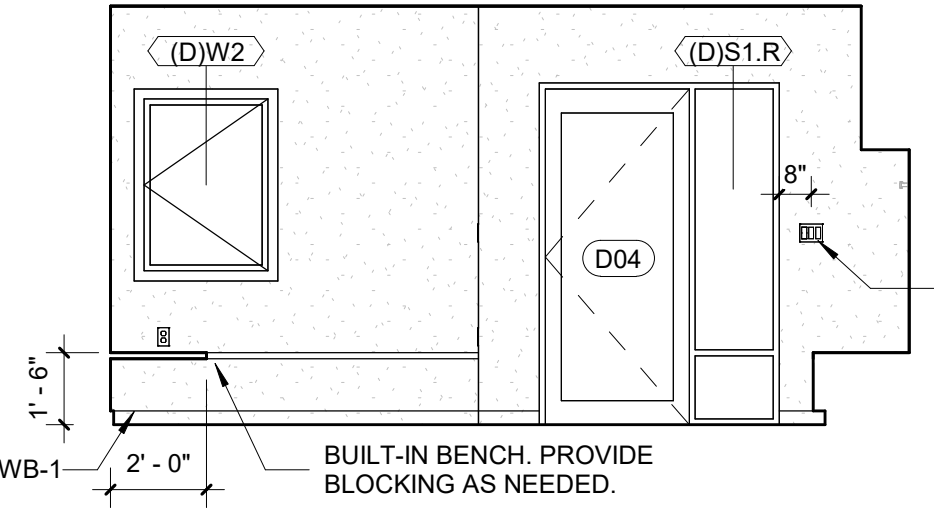
7 (D) RM 10B WEST SCALE: 1/4" = 1'-0"



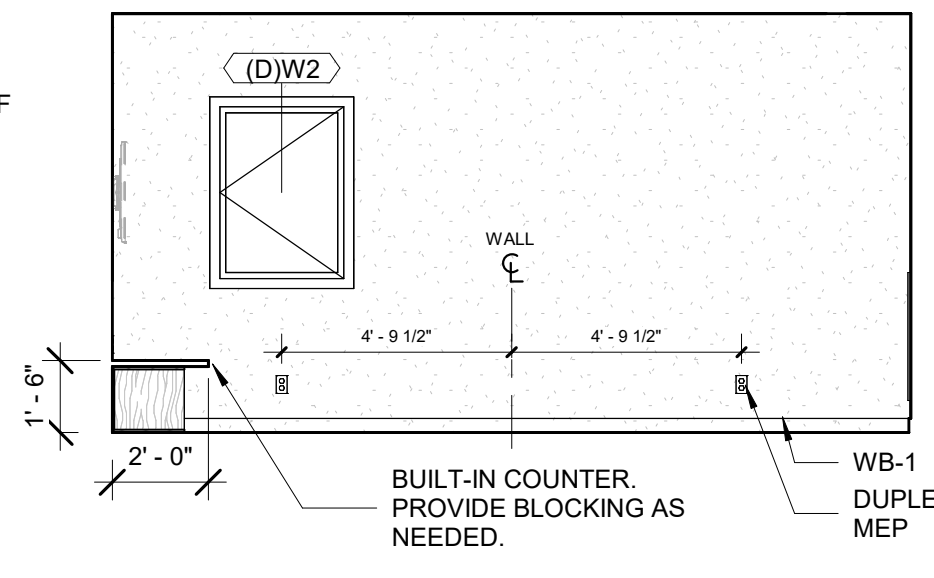
6 (D) TYPE A - L1 NORTH SCALE: 1/4" = 1'-0"



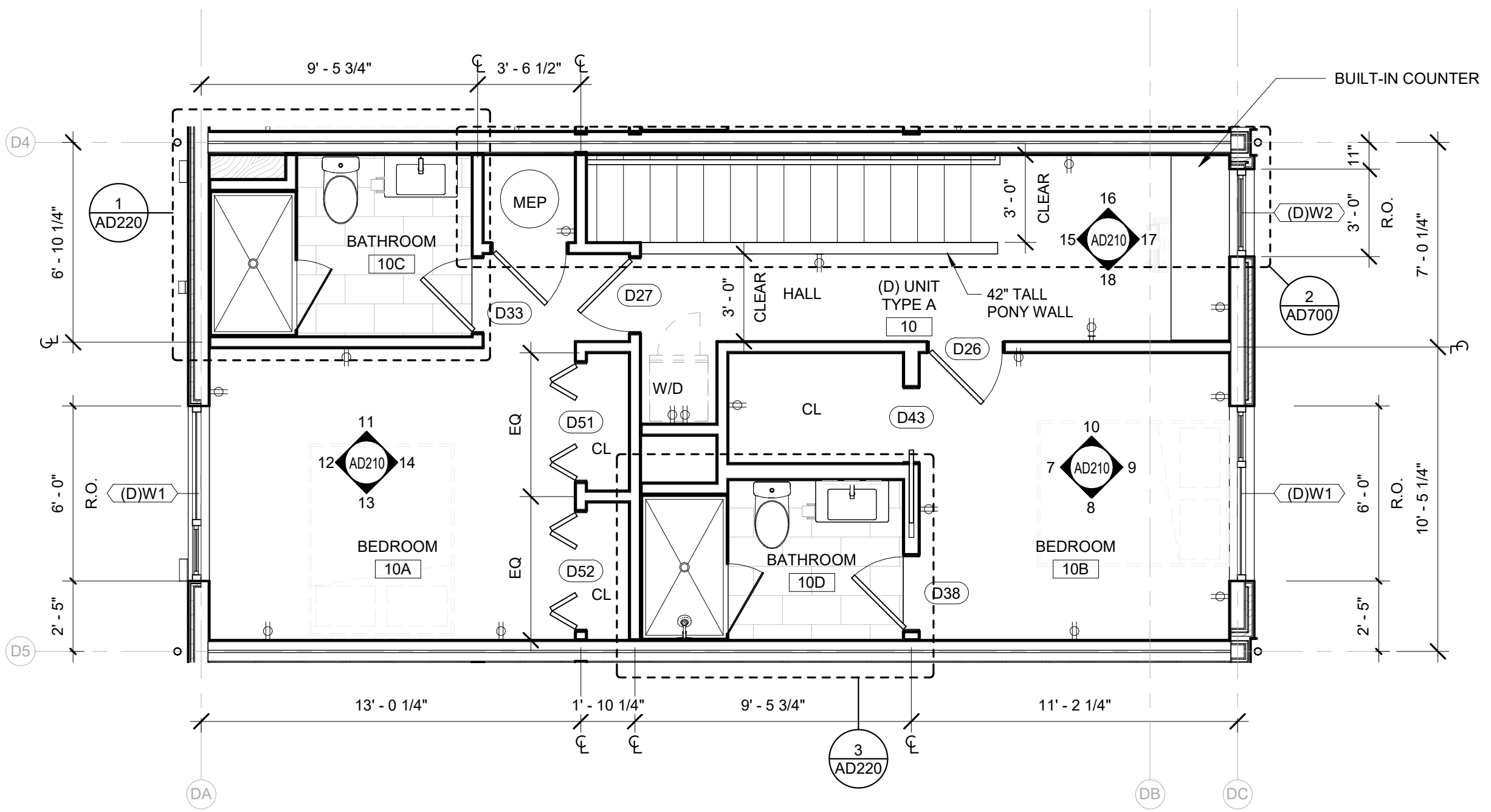
4 (D) TYPE A - L1 SOUTH SCALE: 1/4" = 1'-0"



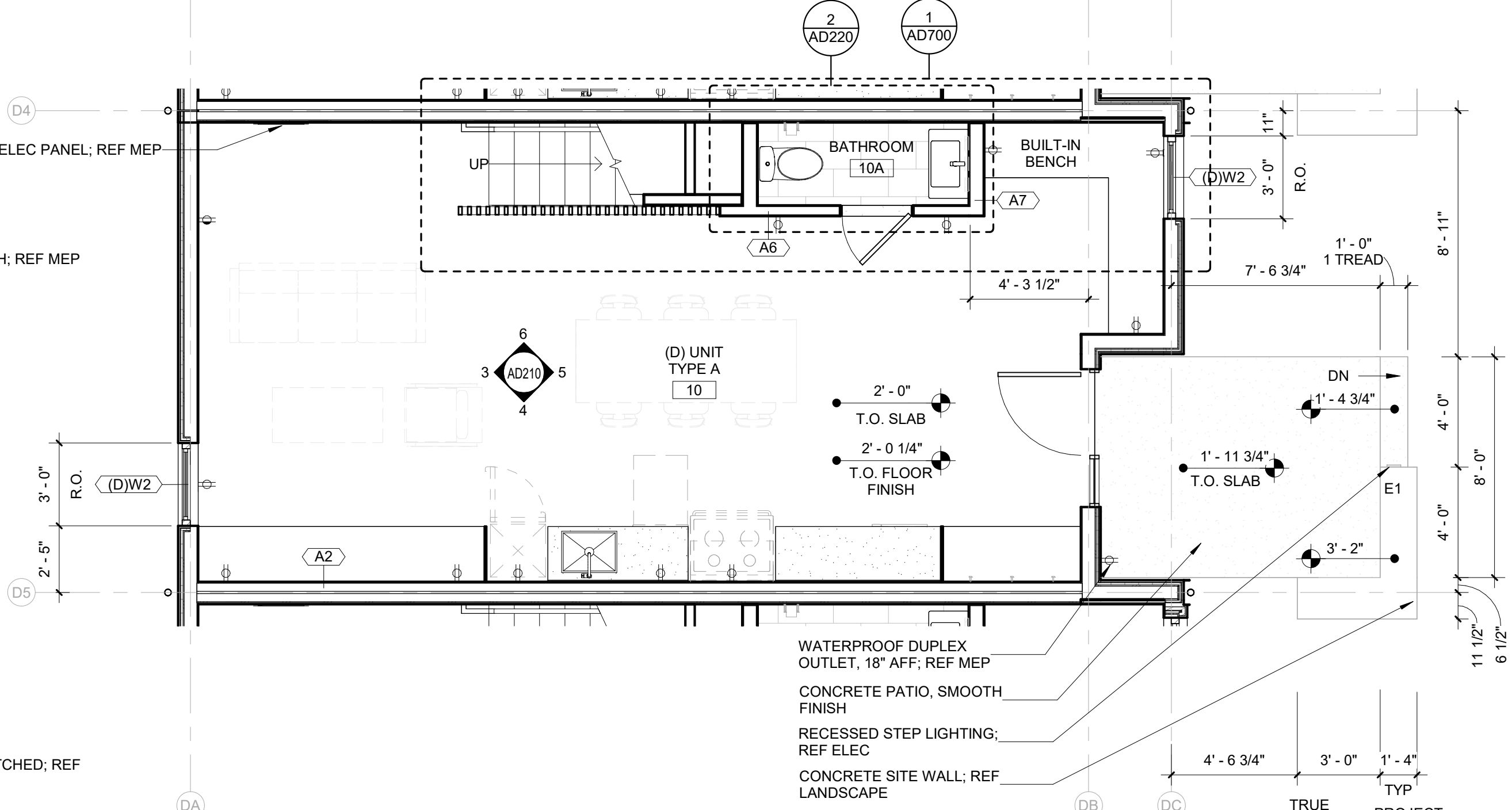
5 (D) TYPE A - L1 EAST SCALE: 1/4" = 1'-0"



3 (D) TYPE A - L1 WEST SCALE: 1/4" = 1'-0"



2 (D) ENLARGED PLAN - ROWHOME TYPE A L2 SCALE: 1/4" = 1'-0"



1 (D) ENLARGED PLAN - ROWHOME TYPE A L1 SCALE: 1/4" = 1'-0"

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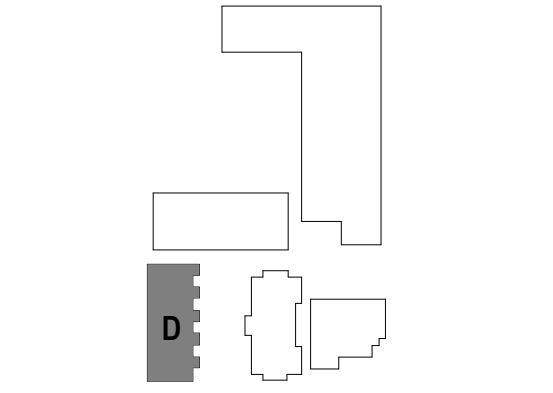
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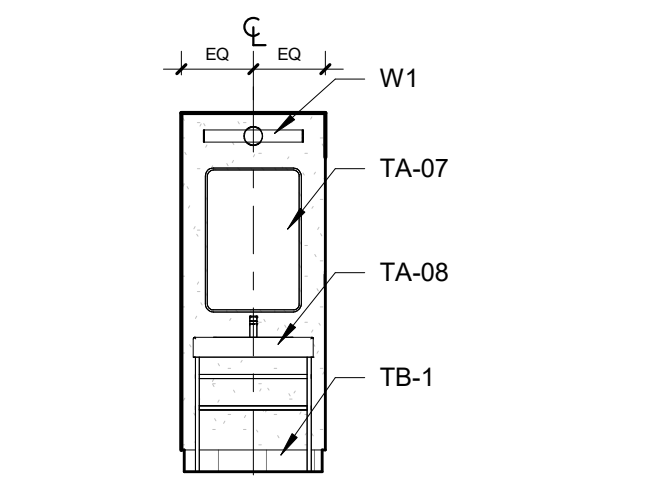
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DOCUMENTS - PHASE 1

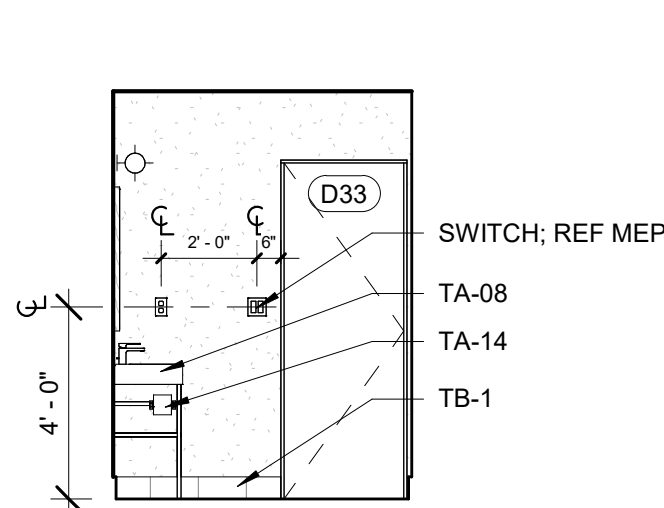
ENLARGED PLANS
- UNITS

AD210

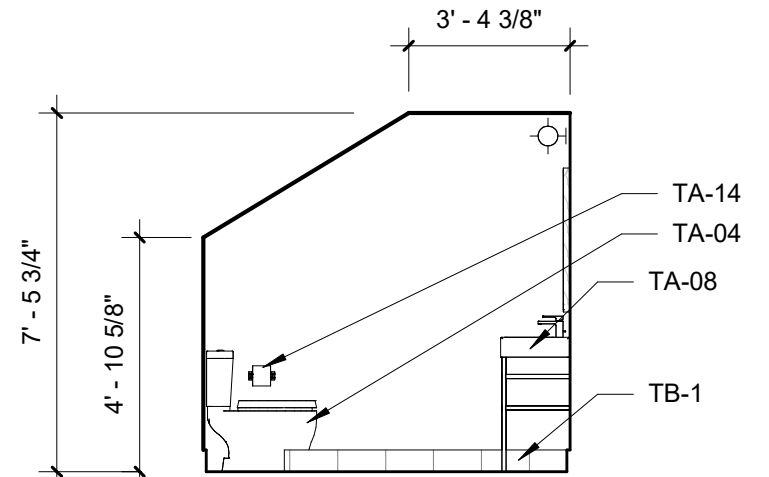
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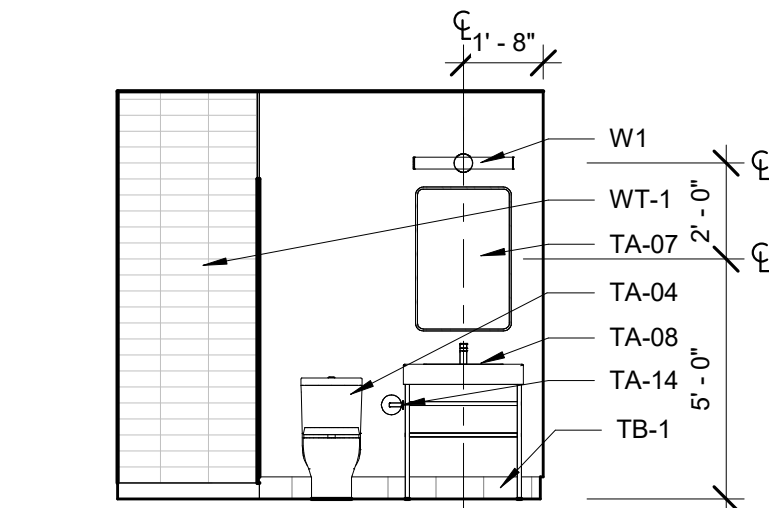
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SCALE: 1/4" = 1'-0"



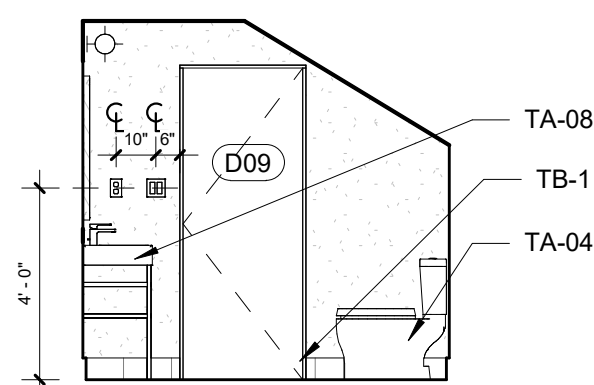
10 BATH 10C E
SCALE: 1/4" = 1'-0"



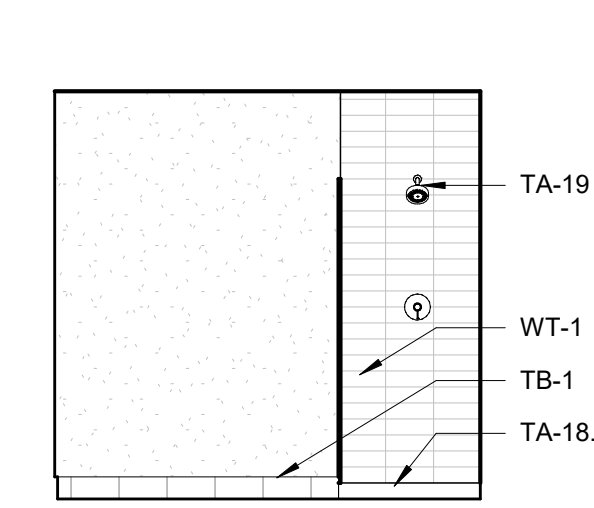
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SCALE: 1/4" = 1'-0"



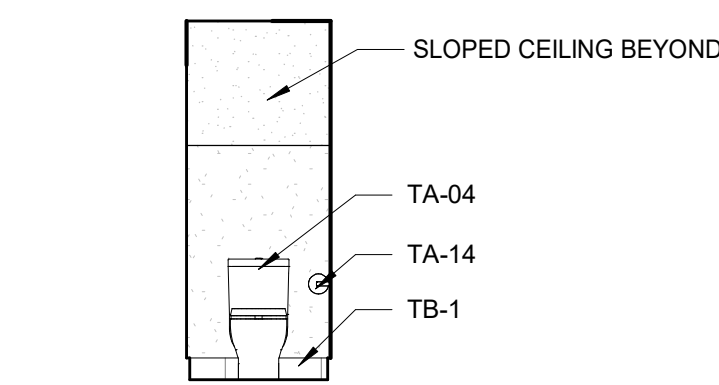
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SCALE: 1/4" = 1'-0"



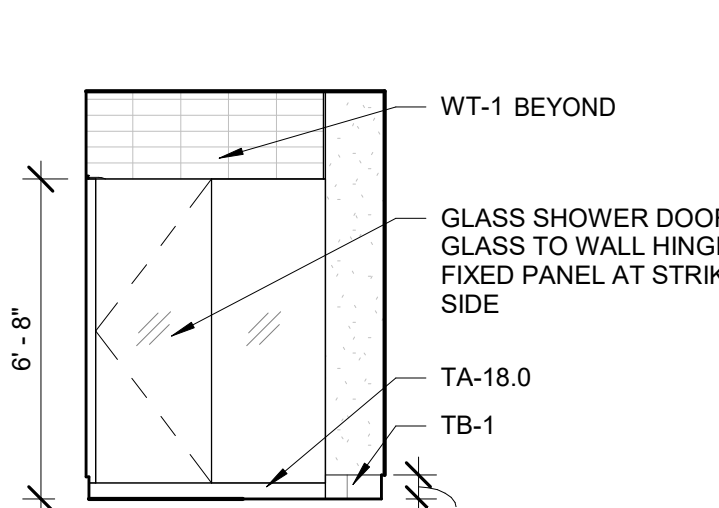
7 BATH 10A S
SCALE: 1/4" = 1'-0"



6 BATH 10C S
SCALE: 1/4" = 1'-0"

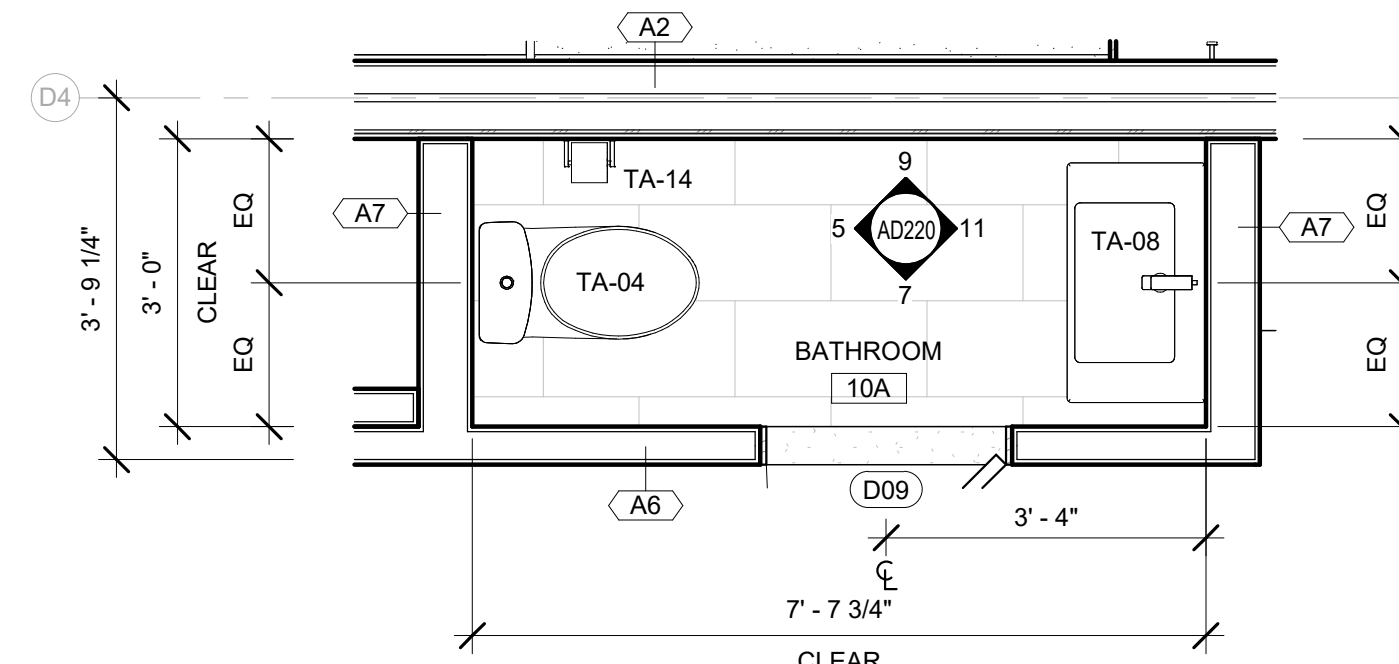


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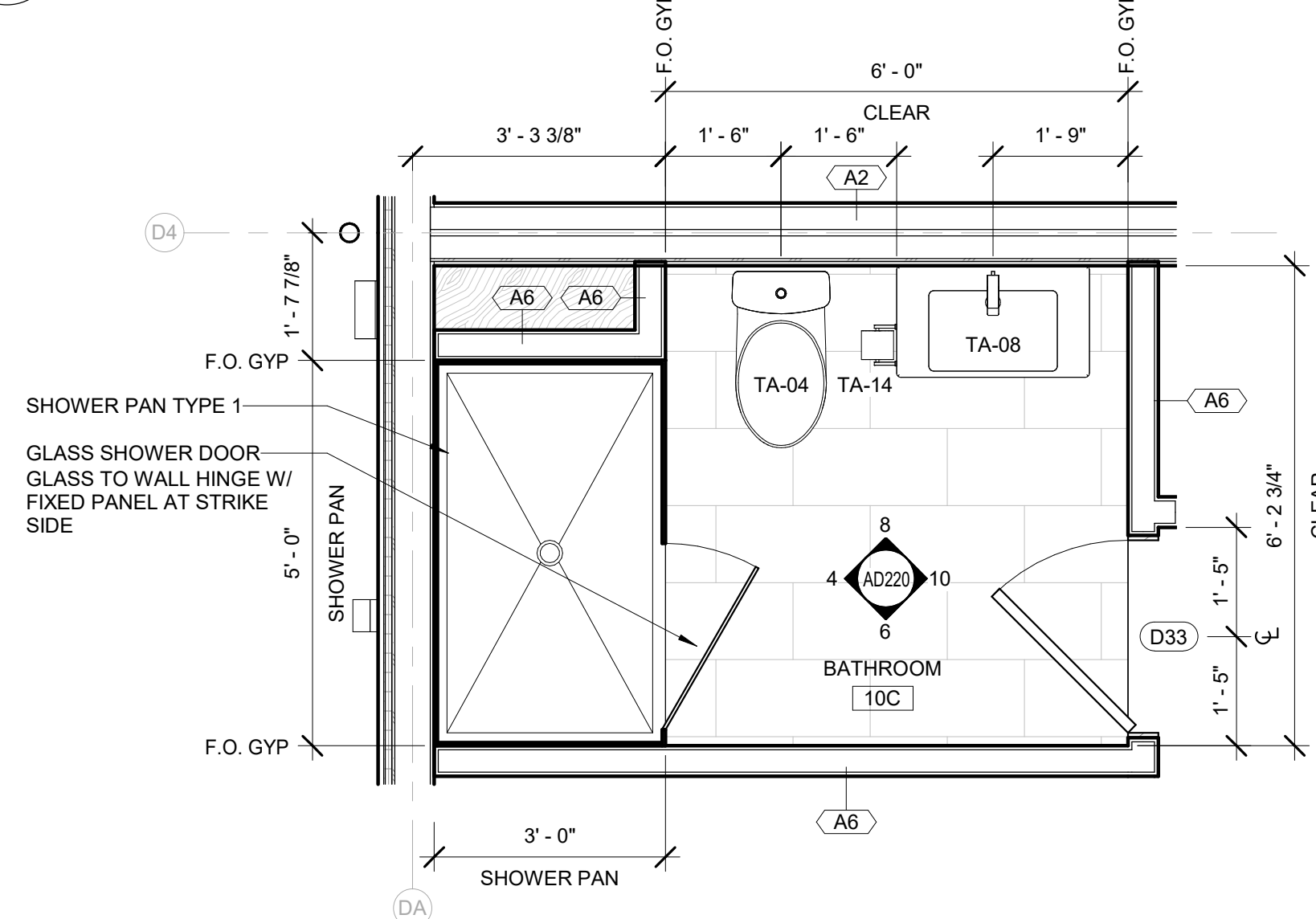


4 BATH 10C W
SCALE: 1/4" = 1'-0"

3 ENLARGED PLAN - BATH 10B
SCALE: 1/2" = 1'-0"



2 ENLARGED PLAN - BATH 10A
SCALE: 1/2" = 1'-0"



1 ENLARGED PLAN - BATH 10C
SCALE: 1/2" = 1'-0"

ENLARGED PLAN GENERAL NOTES

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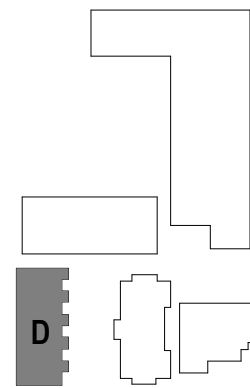
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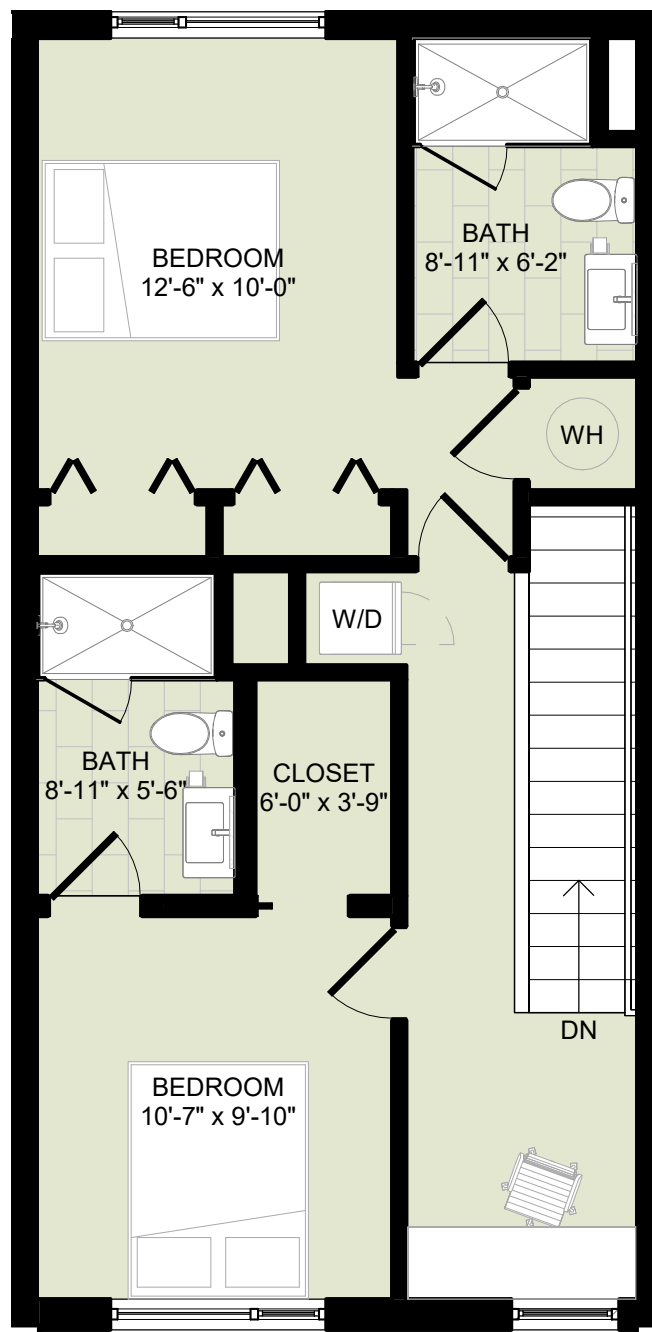
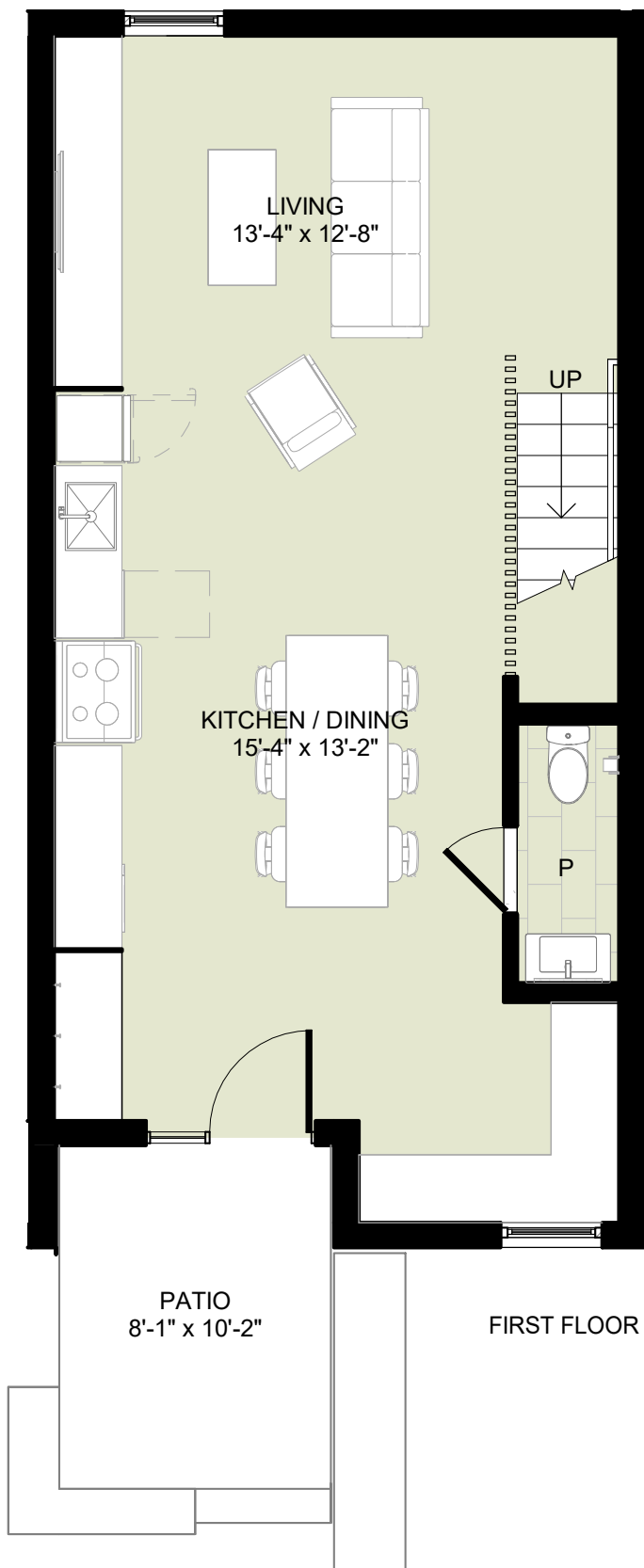
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ENLARGED PLANS
- BATHS

AD220

Autodesk Docs://Nest-Bozeman/Nest-Bozeman LFA Arch-Rowhomes R22.rvt



UNITS A THRU E
TWO BEDROOM

FIRST FLOOR	561 SQ. FT.
SECOND FLOOR	545 SQ. FT.
TOTAL	1,106 SQ. FT.

LAKE FLATO

311 THIRD STREET
SAN ANTONIO, TEXAS 78205
P210.227.3335 F210.224.9515
www.lakeflato.com

DESCRIPTION: BUILDING D - UNIT PLANS

L/F PROJECT NO.	21043
DATE:	09/25/24
DRAWN BY:	A. MARTIN

**UNITS
A-E**