Town of West Yellowstone

Tuesday, May 21, 2019
West Yellowstone Town Hall, 440 Yellowstone Avenue
TOWN COUNCIL MEETING
7:00 PM

Pledge of Allegiance
Purchase Orders #6799 to J & V Restaurant Supply, Hobart Commercial Dishwasher, $6028.26 + freight
#6800 to Overhead Door Co of SW MT, Countertop locking door, Install, $2910.00
#6801 to Ambient Air Solutions, 2 Modine heaters, Installation, $13,500.00

Treasurer's Report & Securities Report
Claims ∞
Consent Agenda: **Minutes of May 7, 2019 Town Council Meeting** ∞
Business License Applications ∞

- Drupastyle LLC
- KW Corporation, Residential Rental, 408 Gibbon Avenue

Advisory Board Report(s)
Town Manager & Department Head Reports
Comment Period

- **Public Comment**
- **Council Comments**

Presentation: Energy Efficiency, Fall River Electric

Presentation: Yellowstone Nature Connection

Presentation: Annual Marketing Report, WY Chamber of Commerce∞

NEW BUSINESS

Recycling Bin Proposal, Green Up West Yellowstone	Discussion/Action ∞
Partouch, & Erlich Lot Subdivision, Block 27, Lot 1	Discussion/Action ∞
HRDC – Lot Subdivision, Madison Addition Block 22, Lot 15	Discussion/Action ∞
Ranger Lodging – Hermanson, 316 Dunraven	Discussion/Action ∞
Forever West – 127 Yellowstone Avenue	Discussion/Action ∞
Town Manager Evaluation, Executive Session if Requested	
Town Manager Compensation	Discussion/Action
Correspondence/FYI/Meeting Reminders	

If viewing the agenda electronically, click the "∞" symbol to link to the associated documentation in the Town Council Packet.

Policy No. 16 (Abbreviated)

Policy on Public Hearings and Conduct at Public Meetings

Public Hearing/Public Meeting

A public hearing is a formal opportunity for citizens to give their views to the Town Council for consideration in its decision making process on a specific issue. At a minimum, a public hearing shall provide for submission of both oral and written testimony for and against the action or matter at issue.

Oral Communication

It is the Council's goal that citizens resolve their complaints for service or regarding employees' performance at the staff level. However, it is recognized that citizens may from time to time believe it is necessary to speak to Town Council on matters of concern. Accordingly, Town Council expects any citizen to speak in a civil manner, with due respect for the decorum of the meeting, and with due respect for all persons attending.

- No member of the public shall be heard until recognized by the presiding officer.
- Public comments related to non-agenda items will only be heard during the Public Comment portion of the meeting unless the issue is a Public Hearing. Public comments specifically related to an agenda item will be heard immediately prior to the Council taking up the item for deliberation.
- Speakers must state their name for the record.
- Any citizen requesting to speak shall limit him or herself to matters of fact regarding the issue of concern.
- Comments should be limited to three (3) minutes unless prior approval by the presiding officer.
- If a representative is elected to speak for a group, the presiding officer may approve an increased time allotment.
- If a response from the Council or Board is requested by the speaker and cannot be made verbally at the Council or Board meeting, the speaker's concerns should be addressed in writing within two weeks.
- Personal attacks made publicly toward any citizen, council member, or town employees are not allowed. Citizens are encouraged to bring their complaints regarding employee performance through the supervisory chain of command.

Any member of the public interrupting Town Council proceedings, approaching the dais without permission, otherwise creating a disturbance, or failing to abide by these rules of procedure in addressing Town Council, shall be deemed to have disrupted a public meeting and, at the direction of the presiding officer, shall be removed from the meeting room by Police Department personnel or other agent designated by Town Council or Operations Manager.

General Town Council Meeting Information

- Regular Town Council meetings are held at 7:00 PM on the first and third Tuesdays of each month at the West Yellowstone Town Hall, 440 Yellowstone Avenue, West Yellowstone, Montana.
- Presently, informal Town Council work sessions are held at 12 Noon on Tuesdays and occasionally on other mornings and evenings. Work sessions also take place at the Town Hall located at 440 Yellowstone Avenue.
- The schedule for Town Council meetings and work sessions is detailed on an agenda. The agenda is a list of business items to be considered at a meeting. Copies of agendas are available at the entrance to the meeting room.
- Agendas are published at least 48 hours prior to Town Council meetings and work sessions. Agendas are posted at the Town Offices and at the Post Office. In addition, agendas and packets are available online at the Town's website: www.townofwestyellowstone.com. Questions about the agenda may be directed to the Town Clerk at 646-7795.
- Official minutes of Town Council meetings are prepared and kept by the Town Clerk and are reviewed and approved by the Town Council. Copies of approved minutes are available at the Town Clerk's office or on the Town's website: www.townofwestyellowstone.com.

P.O. BOX 1570

TOWN OF WEST YELLOWSTONE
MONTANA

PHONE: 406-646-7795
FAX: 406-646-7511

info@townofwestyellowstone.com

PURCHASE ORDER

Date 5/14/19

Ship Via Freight

Order No. 006799

Department UPDL - Buildings

TO: J & V Restaurant Supply

ADDRESS: 544 E Mendenhall PO BOX 250
Bozeman, MT 59771

PLEASE FURNISH THE TOWN OF WEST YELLOWSTONE WITH:

Quantity	Description
1	Hobart Model No. LT1-1
	dishwasher

Authorized By

Estimated Cost $ 6028.26 + freight

Requested By:

VENDOR COPY - White OFFICE COPY - Canary

J&V

Quote

05/10/2019

Project:
David Arnado

From:
J & V Restaurant Supply
Brian Schrumpf
544 East Mendenhall St.
PO Box 250, Bozeman, MT, 59771-0250
Bozeman, MT 59715-3729
406-587-9303
406-587-9303 (Contact)

Job Reference Number: 4723

Item	Qty	Description	Sell	Sell Total
1	1 ea	**DISHWASHER, DOOR TYPE**	$3,625.00	$3,625.00
		American Dish Service Model No. AF-3D-S Dishmachine, door type, low temp chemical sanitizing, straight-thru design, convertible to corner, (37) racks/hour, 1-1/2 HP pump, 20-1/2" door opening, auto start, air-gap fill, built-in chemical dispensing, built-in scrap accumulator		
	1 ea	Contact factory for lower freight quote		
	1 ea	115v/60/1-ph, standard		
			ITEM TOTAL:	**$3,625.00**
2	1 ea	**DISHWASHER, DOOR TYPE**	$6,028.26	$6,028.26
		Hobart Model No. LT1-1 Dishwasher, door type, low temp., fill & dump chemical sanitizing, field adjustable straight-thru/corner type, approx 37 racks/hour cap, detergent-sanitizer-rinse agent pump, deliming cycle, stainless steel construction, 120/60/1 (installation beyond 50 miles will be charged at the quoted rate by the local Hobart service office)		
	1 ea	Standard warranty - 1-Year parts, labor & travel time during normal working hours		
			ITEM TOTAL:	**$6,028.26**

This one please? ☺ KJ

Merchandise	$9,653.26
Freight	$291.84
Total	$9,945.10

Acceptance: _____ Date: _____

Printed Name: _____

Project Grand Total: $9,945.10

P.O. BOX 1570

TOWN OF WEST YELLOWSTONE
MONTANA

PHONE: 406-646-7795
FAX: 406-646-7511

info@townofwestyellowstone.com

PURCHASE ORDER

Date 5/16/19

Ship Via

Order No. 006800

Department

TO: Overhead Door Co. of SW MT

ADDRESS: 60 Bearcat Loop
Belgrade, MT 59714

PLEASE FURNISH THE TOWN OF WEST YELLOWSTONE WITH:

Quantity	Description
1	Countertop locking door
	Installation

Authorized By

Estimated Cost $ 2910 00

Requested By:

VENDOR COPY - White OFFICE COPY - Canary

The Genuine. The Original.

Overhead Door Co. of SW MT
60 Bearcat Loop
Belgrade, MT 59714 US
(406) 388-2767
blossombros@ohdswmt.com
ohdmontana.com

ADDRESS
Dan Hoskins
Town of West Yellowstone
PO Box 1570
West Yellowstone, MT 59758

SHIP TO
Town Hall

ESTIMATE 8985

DATE 03/15/2019

ACTIVITY	QTY	RATE	AMOUNT
Miscellaneous Materials 3'4.5"x3'7" 650. RD Counter top door, sheetrock-wood mount, face mount --tan/brown --best core lock both sides --installed	1	2,910.00	2,910.00

This quotation is subject to change if not accepted within 30 days. Cancellations are subject to a 25% restocking fee.
All electrical to be done by others
Installation excludes any additional framing unless noted otherwise. Verification of headroom requirements are the customers responsibility. All jobs are COD unless prior arrangements are made. No taxes are included in this estimate unless otherwise noted. I, the signer and client, understand that I will be responsible for all collection costs, including, but not limited to, the principal amount, collection, attorney fees and court costs. To start the work order, please sign and fax to 406-388-7884.
Thank you for the opportunity to quote your project.

TOTAL $2,910.00

Accepted By

Accepted Date 5/17/19

Daniel Sabolsky, Town Manager

P.O. BOX 1570

TOWN OF WEST YELLOWSTONE
MONTANA

PHONE: 406-646-7795
FAX: 406-646-7511

info@townofwestyellowstone.com

PURCHASE ORDER

Date 5/16/19

Ship Via

Order No. 006801

Department UPDL, Buildings

TO: Ambient Air Solutions

ADDRESS: 2304 N. 7th Ave
Bozeman, MT 59715

PLEASE FURNISH THE TOWN OF WEST YELLOWSTONE WITH:

Quantity	Description
2	Modine Model PTP150 heaters
2	Honeywell programmable thermostats
	Installation

Authorized By [signature]

Estimated Cost $ 13,500.00

Requested By: Kaitlin Johnson

VENDOR COPY - White OFFICE COPY - Canary

AMBIENT
Air Solutions, Inc.

May 16, 2019

Yellowstone Historic Center Museum
PO Box 1299
West Yellowstone, MT 59758

RE: *Modine* Unit Heater Installation – Yellowstone Historic Center Museum – West Yellowstone, Montana

Dear Kaitlin,

Ambient Air Solutions, Inc. proposes install unit heaters within the operation shop located at 104 Yellowstone Avenue in West Yellowstone, Montana.

This proposal **includes** all material and labor cost for the following work:

- Removal and disposal of existing equipment.
- Installation of two (2) *Modine* model *PTP150* unit heaters - 150K BTUh.
- Installation of two (2) *Honeywell* T6 programmable thermostats.
- Duct modification to accommodate new unit heaters.
- Gas plumbing modifications to accommodate new unit heaters.
- Electrical modifications to accommodate new unit heaters.
- Start up and testing of units after installation is complete.
- All local utility codes to be followed, i.e. electrical, gas and building codes.

Ambient Air Solutions would like to proceed based upon the following proposal

$13,500.00

* Terms of payment are ½ down, ½ upon completion*
Pricing valid for 30 days from date of proposal

Please let me know if you have any questions or concerns.

Sincerely,

Jimmy Stafford
Operations Manager
jimmy@ambientairsolutions.com

* ... Over spent expenditure

Claim / Check	Vendor #/Name/ Invoice #/Inv Date/Description	Document $/ Line $	Disc $	PO #	Fund	Org	Acct	Object	Proj	Cash Account
45585	2845 Kasting, Kauffman & Mersen, PC	4,006.15								
05/05/19	legal services	3,810.00		LEGAL	1000		411100	352		101000
05/05/19	postage/copies	7.19		LEGAL	1000		411100	870		101000
05/05/19	phone/fax	0.00		LEGAL	1000		411100	345		101000
05/05/19	travel	188.96		LEGAL	1000		411100	373		101000
45586	1089 Gallatin County Treasurer	1,623.00								
March 2019	03/31/19 Tech surcharge	135.00		COURT	7458		212200			101000
March 2019	03/31/19 MLEA	170.00		COURT	7467		212200			101000
March 2019	03/31/19 Public Defender	244.00		COURT	7468		212200			101000
March 2019	03/31/19 Victims Assistance	210.00		COURT	7699		212200			101000
April 2019	04/30/19 Tech surcharge	380.00		COURT	7458		212200			101000
April 2019	04/30/19 MLEA	425.00		COURT	7467		212200			101000
April 2019	04/30/19 Victims Assistance	59.00		COURT	7699		212200			101000
45588	95 Energy West-Montana	1,813.97								
04/30/19	nat gas 210361788 updl	231.66		UPDH	1000		411252	344		101000
04/30/19	nat gas 210360293 Police	25.84		POLBLD	1000		411258	344		101000
04/30/19	nat gas 210361746 Pub Services	322.90*		STREET	1000		430200	344		101000
04/30/19	nat gas 210361811 old firehall	135.60		PARK	1000		460430	344		101000
04/30/19	nat gas 210363966 old bld ins	66.81*		STREET	1000		430200	344		101000
04/30/19	nat gas 210360540 library	188.28*		LIBBLD	1000		411259	344		101000
04/30/19	nat gas 210364599 Povah	372.55		POVAH	1000		411255	344		101000
04/30/19	nat gas 210361697 Iris Lift St	31.70*		PUBSVC	1000		430200	344		101000
04/30/19	nat gas 210365425 Twn Hall	408.40		TWNHAL	1000		411250	344		101000
04/30/19	nat gas 210361655 Mad Add Sewe	30.23		SEWER	5310		430600	344		101000
45592	2546 Century Link QCC	21.31								
04/23/19	long dist chg 406-646-7600	21.31		DISPAT	1000		420160	345		101000
45594	2558 Hebgen Basin Fire District	53,517.41								
05/01/19	July 2018	46,184.08		FIRE	1000		420400	357		101000
05/01/19	employee grant July 2018	7,333.33		FIRE	1000		420471	140		101000
45596	2789 WEX Bank	3,601.00								
05/01/19	07 Ford Expedition 6-54563A	38.15		SS	1000		450135	231		101000
05/01/19	06 Dodge Durango 6-1374	92.58*		PUBSER	1000		430200	231		101000
05/01/19	17 Dodge Ram #1	254.32		POLICE	1000		420100	231		101000
05/01/19	17 Dodge Ram #2	281.17		POLICE	1000		420100	231		101000
05/01/19	19 Dodge Durango	345.13		POLICE	1000		420100	231		101000
05/01/19	11 Ford Expedition 6-21425A	50.30		POLICE	1000		420100	231		101000
05/01/19	10 JD Backhoe	0.00*		STREET	1000		430200	231		101000
05/01/19	77 Int'l Dumptruck	0.00*		STREET	1000		430200	231		101000
05/01/19	Snow Blower	11.49*		STREET	1000		430200	231		101000

* ... Over spent expenditure

Claim	Check	Vendor #/Name/ Invoice #/Inv Date/Description	Document $/ Line $	Disc $	PO #	Fund	Org	Acct	Object	Proj	Cash Account
		05/01/19 02 Freightliner	0.00*		STREET	1000		430200	231		101000
		05/01/19 140 G Grader	0.00*		STREET	1000		430200	231		101000
		05/01/19 CAT 936 Loader	71.13*		STREET	1000		430200	231		101000
		05/01/19 91 Ford 6-582	183.57*		STREET	1000		430200	231		101000
		05/01/19 15 Sweeper	96.88*		STREET	1000		430200	231		101000
		05/01/19 SS Snow Blower Green	150.00*		STREET	1000		430200	231		101000
		05/01/19 14 Water Truck	0.00*		STREET	1000		430200	231		101000
		05/01/19 00 Freightliner Dump 6-60700A	149.64*		STREET	1000		430200	231		101000
		05/01/19 2010 JD 772 Grader	327.79		POLICE	1000		420100	231		101000
		05/01/19 02 Freightliner Dump 6-54564A	0.00*		STREET	1000		430200	231		101000
		05/01/19 08 Ford Pickup 6-1450	60.24*		STREET	1000		430200	231		101000
		05/01/19 08 GMC Pickup 6-1484	74.03*		STREET	1000		430200	231		101000
		05/01/19 08 CAT 938H Loader	366.68*		STREET	1000		430200	231		101000
		05/01/19 08 904B MiniLoader	121.15*		STREET	1000		430200	231		101000
		05/01/19 01 Freightliner	130.73*		STREET	1000		430200	231		101000
		05/01/19 01 Freightliner	96.57*		STREET	1000		430200	231		101000
		05/01/19 08 Ford Escape (multi-use)	37.46		DISPAT	1000		450135	370		101000
		05/01/19 14 Police Interceptor	72.21		POLICE	1000		420100	231		101000
		05/01/19 15 Ford F-250	124.75*		STREET	1000		430200	231		101000
		05/01/19 18 Dodge Ram-PW	217.03*		STREET	1000		430200	231		101000
		05/01/19 18 Dodge Ram-Police	248.00			1000		420100	231		101000
45597		2952 DIS Technologies	1,298.50								
	34552	05/05/19 Email accounts/managed IT	703.50		IT	1000		410580	355		101000
	34545	05/05/19 managed IT, Police	595.00		DISPAT	1000		420160	398		101000
45647	E	2964 CITI CARDS	7,980.74								
		04/17/19 Apple trade in, Ipad	-130.00		LEGIS	1000		410100	212		101000
		04/04/19 Wheat MT, meals	31.63		ADMIN	1000		410210	370		101000
		04/04/19 Hampton, Helena, D Sabolsky	132.54		ADMIN	1000		410210	370		101000
		04/04/19 Amazon, BB supplies	108.83		REC	1000		460440	220		101000
		04/12/19 Global 4 outdoor bulletin bds	732.02		PARKS	1000		411253	366		101000
		04/13/19 Amazon, Easter hunt stuff	27.99		REC	1000		460440	220		101000
		04/13/19 Amazon, Easter hunt stuff	35.94		REC	1000		460440	220		101000
		04/13/19 Delta hotels, M DesRochers	414.60*		LIB	2220		460100	370		101000
		04/24/19 Costco, supplies	83.97		TWNHAL	1000		411250	220		101000
		04/25/19 Copper King, R Gibson	304.74*		COURT	1000		410360	370		101000
		04/29/19 USPS postage	30.00		FINADM	1000		410510	311		101000
		05/01/19 Amazon, printer	624.56		REC	1000		460440	212		101000
		05/01/19 Amazon, printer	624.56		ADMIN	1000		410210	212		101000
		05/01/19 Amazon, medical kits	113.94		SUMREC	1000		460449	220		101000
		05/03/19 Terrabound, water fountain	3,683.00		PARKS	4000		460430	936		101000
		05/03/19 Amazon, medical kits	86.85		SUMREC	1000		460449	220		101000
		04/08/19 Compliance signs, lagoon	144.50*		SEWER	5310		430600	220		101000
		04/07/19 Amazon, Easter hunt stuff	48.97		REC	1000		460440	220		101000

* ... Over spent expenditure

Claim	Check	Vendor #/Name/ Invoice #/Inv Date/Description	Document $/ Line $	Disc $	PO #	Fund	Org	Acct	Object	Proj	Cash Account
		04/09/19 USPs, postage	6.30		FINADM	1000		410510	311		101000
		04/12/19 Global, desks x 2	875.80		ADMIN	1000		410210	364		101000
45648		60 Westgate Station	25.00								
		050919/01 05/09/19 help fund voucher	25.00		HELP	7010		450135	231		101000
45649		851 Northern Energy	1,138.01								
		3092006793 05/04/19 propane-new generator	1,138.01*		911	2850		420750	344		101000
45650		2537 Balco Uniform Co., Inc.	14.00								
		53549-1 04/26/19 Maehrer, balance of 53549-1	14.00		POLICE	1000		420100	226		101000
45651	E	2673 First Bankcard	2,140.48								
		04/06/19 Positive Promotions, 4th, Driv	859.33		POLICE	1000		420100	327		101000
		04/12/19 Galls, vest for SN	1,005.89		POLICE	1000		420100	226		101000
		04/17/19 Nat'l Sail Supply, credit	-65.35		POLICE	1000		420100	220		101000
		04/17/19 Home Depot, traffic paddles	108.66		POLICE	1000		420100	220		101000
		04/25/19 JC Billion, battery	173.00		STREET	1000		430200	361		101000
		04/25/19 JC Billion, oil/filter	58.95		STREET	1000		430200	361		101000
45652		2999 Michael Coffin	4,815.00								
		05/14/19 refund bond tk-110-2018-662	4,815.00		COURT	7469		212401			101000
45653		999999 BARBARA ANN MASON	250.00								
		05/14/19 bond refund, TK-110-2018-361	250.00		COURT	7469		212401			101000
45654		1446 Yellowstone Historic Center	250.00								
		05/15/19 business sponsorship	250.00*		ADMIN	1000		410210	335		101000
45655		3180 Nina Santillan	350.00								
		05/13/19 refund Povah deposit 5/11/19	350.00		POVAH	2210		214001			101000
45656		2897 Radar Shop, The	315.00								
		12238 05/11/19 radar units	315.00		POLICE	1000		420100	220		101000
45657		3207 Oldcastle Infrastructure	1,861.00								
		230201316 05/08/19 concrete blocks	1,861.00		SEWER	5320		430640	934		101000
45658		2991 West Yellowstone Star	24.00								
		2019-12932 05/07/19 legal ad, Ord 268	24.00		ADMIN	1000		410210	327		101000

* ... Over spent expenditure

Claim / Check	Vendor #/Name/ Invoice #/Inv Date/Description	Document $/ Line $	Disc $	PO #	Fund	Org	Acct	Object	Proj	Cash Account
45659	171 Montana Food Bank Network	647.09								
	AIV-0838 04/29/19 annual agency fee	75.00		HELP	7010		450135	335		101000
	AOR-15994- 05/09/19 commodities	572.09		HELP	7010		450135	220		101000
45660	135 Food Roundup	70.59								
	05/02/19 xmas gift cert	50.00		LEGIS	1000		410100	220		101000
	05/02/19 food bank supplies	20.59		HELP	7010		450135	220		101000
45661	3085 Buffalo Services, LLC	3,000.00								
	42019 05/08/19 consulting services	3,000.00		WATER	5210		430500	354		101000
45662	40 Jerry's Enterprises	46.55								
	041719/01 04/25/19 help fund voucher	24.05		HELP	7010		450135	231		101000
	041219/01 04/25/19 help fund voucher	22.50		HELP	7010		450135	231		101000
45663	999999 MARTHA PEREZ	300.00								
	05/06/19 refund Povah deposit 5/5/19	300.00		POVAH	2210		214001			101000
45664	2562 West Yellowstone School District	350.00								
	04/29/19 Jr Class Prom deposit, Povah C	350.00		POVAH	2210		214001			101000
45665	999999 BRIEANNE VERMIERE	350.00								
	04/29/19 refund Povah deposit	350.00		POVAH	2210		214001			101000
45666	2751 Gallatin County Justice Court	1,085.00								
	05/08/19 Bond #A050746 C. Heid	1,085.00		COURT	7469		213000			101000
45667	1140 Sagebrush Floral	19.95								
	528185 04/26/19 easter lily	19.95		LIB	2220		460100	357		101000
45668	E 2673 First Bankcard	3,080.02								
	04/10/19 Costco, TV + mounts	1,219.96		TWNHAL	1000		411250	364		101000
	04/19/19 Amazon	299.98		STREET	1000		430200	220		101000
	04/20/19 Costco, Galaxy Tab S4	707.98		TWNHAL	1000		411250	364		101000
	04/23/19 Barco,	852.10		STREET	1000		430200	220		101000
45669	2264 MORNING GLORY COFFEE & TEA	33.75								
	826290 04/30/19 supplies	33.75		DISPAT	1000		420160	220		101000

* ... Over spent expenditure

Claim / Check	Vendor #/Name/ Invoice #/Inv Date/Description	Document $/ Line $	Disc $	PO #	Fund	Org	Acct	Object	Proj	Cash Account
45670	2221 Thomson Reuters-West	491.40								
6127735941	05/03/19 MT court rules	491.40		COURT	1000		410360	215		101000
45673	3008 Liz Roos	93.60								
05/16/19	mileage for Institute Training	93.60		FINADM	1000		410510	370		101000
45674	1940 Pierre Martineau	46.80								
05/16/19	Mileage for Elected Officials	46.80		LEGIS	1000		410100	370		101000
1										
45675	1770 Melanie Gospodarek	140.40								
05/16/19	mileage training in BZn	140.40		FINADM	1000		410510	370		101000
45676	2586 Waxie Sanitary Supply	5,651.68								
78250295	05/03/19 dispensers, 4	799.60		PARKS	1000		460430	220		101000
78250943	05/03/19 garbage bags	4,852.08		PARKS	1000		460430	220		101000
45677	65 T & E	408.50								
439014	04/30/19 2 pins	408.50*		STREET	1000		430200	369		101000
45678	3004 Partsmaster	190.15								
23411811	04/24/19 solder	36.69*		STREET	1000		430200	369		101000
23412984	04/26/19 sorbent pad	57.58*		STREET	1000		430200	369		101000
23412985	04/26/19 diode fuse	95.88*		STREET	1000		430200	369		101000
45679	764 General Distributing Co.	52.20								
00750925	04/30/19 cylinder rental	52.20		STREET	1000		430200	533		101000
45680	254 Firehole Fill Up/Economart	130.99								
174509	04/09/19 diesel fuel	130.99*		STREET	1000		430200	231		101000
45681	40 Jerry's Enterprises	99.06								
04/25/19	fuel	99.06*		STREET	1000		430200	231		101000
45682	3121 Department of Environmental	70.00								
5R1900917	04/29/19 water renewal fee	30.00*		WATER	5210		430500	335		101000
5R1900917	04/29/19 wastewater renewal fee	40.00*		SEWER	5310		430600	335		101000
45683	2099 Quick Print of West Yellowstone	90.34								
7864260356	04/04/19 wastewater testing	29.88		SEWER	5310		430600	357		101000
7865658044	04/11/19 water testing	13.06		WATER	5210		430500	357		101000
1Z5R8E7503	04/15/19 parts return, antenna	11.81		WATER	5210		430500	357		101000
7866582694	04/16/19 water testing	35.59		WATER	5210		430500	357		101000

* ... Over spent expenditure

Claim / Check	Vendor #/Name/ Invoice #/Inv Date/Description	Document $/ Line $	Disc $	PO #	Fund	Org	Acct	Object	Proj	Cash Account
45684	151 Gallatin County WY TS/Compost	423.70								
	04/30/19 trash disposal	423.70		PARKS	1000		460430	534		101000
45685	313 Mike Coffin	140.00								
	05/16/19 travel, seminars	140.00		ADMIN	1000		410800	370		101000
45686	3194 Taylor Luther Group, PLLC	8,927.38								
	1408 05/15/19 legislative meals	177.38		LEGIS	1000		410100	356		101000
	1407 05/01/19 contract fee for enacted bill	8,750.00		LEGIS	1000		410100	356		101000
45687	1940 Pierre Martineau	46.80								
	05/16/19 travel, training	46.80		LEGIS	1000		410100	370		101000
45688	2654 Community Health Partners	170.00								
	304804608 04/25/19 med exam, law enforcement	170.00*		POLICE	1000		420100	351		101000
45689	2 Forsgren Associates P.A.	20,055.00								
	119124 04/25/19 water model work	12,500.00		WATER	5210		430500	354		101000
	119124 04/25/19 Wastewater model	4,500.00		SEWER	5320		430640	934		101000
	119123 04/25/19 Wastewater short Term	2,822.50		SEWER	5320		430640	934		101000
	119123 04/25/19 Moonrise Meadows Review	232.50		PLANN	1000		411000	398		101000
45690	1061 Lane and Associates	350.33								
	7051 05/13/19 random drug test 2nd qtr	350.33		ADMIN	1000		410210	356		101000
45691	2998 Stahly Engineering & Associates,	100.50								
	2 05/07/19 Water GIS consult	50.25		WATER	5210		430550	355		101000
	2 05/07/19 Sewer GIS consult	50.25		SEWER	5310		430630	355		101000
45692	3191 Miller Law, PLLC	850.00								
	1071 05/10/19 water rights, well permit	850.00		LEGAL	1000		411100	352		101000

# of Claims 51 Total: 132,556.35

Total Electronic Claims 13,201.24 Total Non-Electronic Claims 119355.11

Fund/Account	Amount
1000 General Fund	
101000 CASH	$92,319.49
2210 Parks & Recreation	
101000 CASH	$1,350.00
2220 Library	
101000 CASH	$434.55
2850 911 Emergency	
101000 CASH	$1,138.01
4000 Capital Projects/Equipment	
101000 CASH	$3,683.00
5210 Water Operating Fund	
101000 CASH	$15,640.71
5310 Sewer Operating Fund	
101000 CASH	$294.86
5320 Sewer Replacement Depreciation Fund	
101000 CASH	$9,183.50
7010 Social Services/Help Fund	
101000 CASH	$739.23
7458 Court Surcharge HB176	
101000 CASH	$515.00
7467 MT Law Enforcement Academy (MLEA)	
101000 CASH	$595.00
7468 Public Defender Fee	
101000 CASH	$244.00
7469 City Court - Judge Gibson	
101000 CASH	$6,150.00
7699 Victims Assistance Program	
101000 CASH	$269.00
Total:	**$132,556.35**

WEST YELLOWSTONE TOWN COUNCIL
Town Council Work Session
May 7, 2019

COUNCIL MEMBERS PRESENT: Jerry Johnson, Brad Schmier, Chris Burke, Greg Forsythe, Pierre Martineau

OTHERS PRESENT: Town Manager Daniel Sabolsky, Social Services Director Kathi Arnado, Chief of Police Scott Newell, Finance Director Lanie Gospodarek

Sheriff Deputy Mike Gavagan and Gayle Gavagan, WY Star Editor, Pam Mitic, US District Ranger Jason Brey, Rich Jehle, Gus Tureman, Agata Morrill, Travis & Liz Watt, Fire Chief Shane Grube, Anthony Kearney, Grant Jackson, Mary Davis, Glen Loomis, Greg Johnson, Zach Martin, Jenny Jordan, Jeff Schoenhard, Katie Ostberg, Giselle Hansen

The meeting is called to order by Mayor Brad Schmier 7:00 PM in the Town Hall, 440 Yellowstone Avenue, West Yellowstone, Montana.

Portions of the meeting are being recorded.

The Treasurer's Report with corresponding banking transactions is on file at the Town Offices for public review during regular business hours.

ACTION TAKEN

1) Motion carried to approve the purchase order to Frontline AG Solution to purchase a 2018 Z930R John Deer Mower for $14,000. (Martineau, Burke)

2) Motion carried to approve the claims, which total $150,792.08. (Martineau, Forsythe) Forsythe abstains from claim #45644 to the Westmart Building Center for $1429.60.

3) Motion carried to approve the Consent Agenda, which includes the minutes of the April 16, 2019 Town Council meeting and the May 1, 2019 Special Town Council Meeting. (Burke, Martineau)

4) Motion carried to approve the 2nd reading of Ordinance No. 268, an ordinance establishing a curfew for minors under the age of 16 between the hours of 12 AM (midnight) and 5 AM within the corporate limits of the Town of West Yellowstone. (Forsythe, Burke)

5) Motion carried to approve the revised staffing plan, dated May 7, 2019, to also include the two Recreation Specialists positions. (Martineau, Burke) Johnson is opposed.

6) Motion carried to approve the bond waiver request for the West Yellowstone Farmers Market. (Burke, Martineau) Martineau is in favor, Johnson, Burke, Schmier and Forsythe are opposed, motion fails.

7) Motion carried to approve the Application to Maintain an Encroachment to the Westmart Building Center to allow the erection of a greenhouse that partially extends onto Town property for a period of 90 days. (Burke, Martineau) Forsythe abstains.

8) Motion carried to approve Resolution No. 728, a resolution requesting distribution of Bridge and Road Safety and Accountability Program Funds to be used to fund the installation of ADA ramps on sidewalks in Town. (Forsythe, Martineau)

Public Comment Period
Glen Loomis addresses the Council regarding the recent passage of the bill through the legislature that authorizes resort tax communities to levy an additional 1% of resort tax for infrastructure needs if approved by the electorate. He summarizes that the new law requires the town to identify the projects and establish the rate and duration of the additional tax. Loomis suggests that the Council establish a list of projects and points out that they actually only have five years left under the current resort tax authority. Loomis distributes a page that suggests, assuming an addition $1,400,000 is collected per year, a method for distributing the additional money to four projects over the next five years.

Travis Watt, co-chair for the WY Chamber of Commerce, addresses the Council as the Chair for the WY Snowmobile Events Committee. He reports that the Snowmobile Expo and SnowShoot events this year were successful and they really appreciated the help and support from the Town. He says the bills and costs are still being tallied and they will come back with a finance report at a later date.

Council Comments
Martineau reports that the recent Easter Egg hunt appeared to be fun and successful. He says the Earth Day event at the Holiday Inn was also a good event and they estimated that they had 80-100 people attend. Martineau also reports that his great-grandson Bentley has been attending the Tai Kwon Do classes and appeared in Pocatello last week and earned his yellow belt.

Forsythe comments that the Council needs to realize that when they pass variances they are setting a precedent. He also comments on signage. He says he doesn't mind the American Flag signs but thinks the sale signs are getting to be too much. He says that public works has a lot to do and they should contract out any projects that they can.

Johnson reminds everyone that this Thursday there will be a small event to recognize Mike and Elaine White for their service to the community for over 30 years as veterinarians.

Public Hearing-Ordinance No. 268, Curfew Ordinance
Mayor Schmier opens the hearing and invites public comment. The hearing was advertised in the April 26, 2019 and May 3, 2019 editions of the West Yellowstone Star. No public comment is received.

DISCUSSION

4) Mayor Schmier reads Ordinance No. 268 to the occupants of the room. The purpose of the ordinance is to establish a curfew for minors between the hours of 12 AM (midnight) and 5 AM of any day within the corporate limits of the Town. Johnson asks Officer Mike Gavagan if a police officer picks up a juvenile and takes that juvenile home, can they enter the residence. Gavagan says they do not have a clear answer to that question but he believes that a juvenile does not have the authority to allow an officer into the home.

5) Town Manager Dan Sabolsky distributes a final draft of the proposed staffing plan. He explains that they have made a couple minor changes since the draft that was sent out in the packet. He explains that this version includes a Recreation Director and a Recreation Coordinator. They just filled the Recreation Coordinator position, but they don't anticipate filling the Recreation Director position at this time. It is also pointed out that the final version doesn't include the Recreation specialist positions, which is an error. He explains that last year they have had 3 full-time recreation counselors and one ¾ time counselor, but they want to increase that to 4 full-time counselors. He also explains that the Police Sergeant position will be filled at a future date. The Water & Sewer Superintendent position is also a new position. Johnson asks if they have calculated the financial impact of all these new positions. Sabolsky says they have not calculated that specifically and will work on that as they put the budget together this year. He says that they have a lot of changes coming in the future and he feels strongly that they are going to need someone to oversee the water/sewer system. He says he would like to get that

position filled in this budget cycle and get that person trained to operate the plant they will build in the near future. He cites examples of other locations where the engineering firm had to operate the plant until the city was able to get someone trained to operate the plant. Johnson questions the language in the job descriptions that stipulate minimum qualifications but then allows any combination of education and experience and he disagrees with that. Christine Couch questions the necessity of a Recreation Director and Recreation Coordinator. Schmier asks how long it would take to assign wages to the new positions. Sabolsky answers that they will work on it during the budget, so over the next several weeks. He says he would like to get the four Recreation Counselors hired right away so they can offer them employment for the summer. He would also like to get the Water/Waste Water Superintendent hired soon, too. Schmier agrees that it is hard to approve a new staffing plan without knowing what it will cost to add these positions. Sabolsky estimates the additional of the 4th full time Recreation Counselor will only cost about $1000. The Finance Clerk is already budgeted. He estimates that the Water/Wastewater superintendent will be around $60,000 plus benefits. Newell estimates the Police Sergeant will cost $60,000 plus 43% benefits, so close to $100,000. Schmier asks the Department Heads how they feel about the staffing plan. Newell says he has some questions about it and wonders if there are too many department heads. He suggests combining Recreation, Finance, and Social Services into one department. Kathi Arnado says it's a good plan but agrees they should know the entire cost of the plan. Gospodarek says it is going to be a transition because they've done it one way for a long time, but it can be done. Johnson says that he doesn't think it is responsible to approve the plan without knowing what it will cost. Schmier agrees with Johnson.

6) Mayor Schmier reads a letter of request from Pamala Mitic, a local resident that is looking to organize and start a farmers market. Town Clerk Liz Roos explains that the applicant is requesting a waiver of the resort tax bond prior to going through the permit process to ensure they can afford it. The permit can be approved administratively. Mitic says that they are proposing to hold the event every Thursday from 5-8 PM and add additional days in conjunction with the Music in the Park events. She explains that the money collected as vendor fees will be used for advertising and promotions of the event. Johnson suggests that rather than allowing vendors to sign up by the event, requiring them to commit to the entire season. The Council discusses whether it is appropriate to waive the bond and possible liability risk to the Town. Travis Watt says the event is a great idea, but recommends against waiving the bond. He points out that WYED will pay the bond on behalf of the event for payment of a fee to WYED. Schmier encourages Mitic to proceed with the event, even if it is determined that they can't waive the bond. The Council agrees and encourages her to fund-raise or contact WYED to pay the bond.

A) **Advisory Board Reports:** Bruce McPherson addresses the Town Council on behalf of the **Library**. He says they are working on some updates and refurbishing at the library over the next couple of months. Their intention is to create more space for meetings, conferences, and learning opportunities. He says that the cost of the improvements will be around $35,000 and he says that he has raised that money over the last couple of years. McPherson also reports on the **Little Rangers Learning Center**. He says they moved into the new building almost a year ago. He says that they are running at a deficit of approximately $20,000 due to collecting less than their costs. He says they have been fund raising to cover that deficit. He says they intend to start a fund-raising event this summer and solicit support from the businesses that benefit from the center. He says they are committed to balancing the budget every year. They have approximately 60 families using the center and they have 9 full-time teachers and 2 part-time teachers. They have a couple kids on local and state scholarships. They also have 9 kids on the waiting list and are sending 17 kids to kindergarten next year. He says that the center is going to succeed and they get calls from small towns all over the state seeking information about how they did it.

B) **Town Manager & Department Head Reports:** Town Manager Dan Sabolsky reports that they have gone through a lighting audit with Fall River Electric, looking for ways to improve efficiency throughout the town. A group met last week to discuss the casting pond with Justin Spence as well as Town Engineer Dave Noel. The group has raised approximately $20,000 for the project and the Town is contributing $15,000 plus money for the lighting and trail in that area. The Moonrise Meadows project will be postponed tonight due to the amount of information the Town still needs to review. He reports that they met this morning to develop a schedule to how and when to address the project details. The zoning permit process is underway, approximately half of the projects that are complete or almost complete have been submitted to the engineer for review. The temporary upgrades for the sewer lagoon are underway and equipment is arriving. They are getting bids for the electrical work and following the progress of the manufacturing of the evaporators. They interviewed six individuals for Summer Recreation Counselors yesterday. They are also interviewing one applicant for the Finance Clerk position. There will also be a structural review of the Union Pacific Dining Lodge in May that will help them plan the next budget.

Chief of **Police** reports that the Police Department has been busy, four DUIs and several MIPs in the last couple of weeks. They are still recruiting for a new dispatcher and have received no applications. He says the new officer, Brian Maehrer, is doing well. They are also working on the generator. Johnson asks if they are running into a lot of overtime in dispatch and Newell answers that they are since they are short one person and have another away in training. Johnson suggests using the light-duty officer, Anthony Kearney, to help out with that. **Social Services** Director Kathi Arnado reports that she is missing having Vely Vazquez in her office. The Social Services Assistant position has been listed and they hope to get some good applicants. She also mentions home buying training from HRDC that she recently attended. **Finance** Director Lanie Gospodarek reports on attending the Montana Municipal Institute in Bozeman today. She reports on working on the budget for next year, setting up new software for collecting and tracking recreation fees, hiring a new Finance Clerk, and renewing business licenses. Martineau mentions that the Public Services personnel have been installing the new climbing wall in the Povah Center and it is really neat.

CORRESPONDENCE

Smokey Waters Day Camp 2019 Brochure

The meeting is adjourned. (9:30 PM)

_____
Mayor

ATTEST:

_____
Town Clerk

Town of West Yellowstone
Business License Application

check parking 5/9/19

RECEIVED
MAY 09 2019

Business Name: Drupastyle LLC
Applicant: Jill Drupa
Contact Person: Jill Drupa
Mailing Address: 433 Foxridge Dr SW, Leesburg, VA 20175
Physical Address of Business: 321 N Electric St #5, West Yellowstone, MT 59758
Phone Number: 703-915-7709 Fax Number: _____
Email Address: roamwys@gmail.com Website: _____

Signature of Property Owner of Record: _____

Subdivision: Homestead Old Town
Block: 3 Lot: 2

Zoning District, please mark one:

- [x] B-3 Central Business District (Old Town)
- [ ] B-4 Expanded Business District (Grizzly Park)
- [ ] E-2 Entertainment District (Grizzly Park)
- [ ] PUD Planned Unit Development (Grizzly Park)
- [ ] Residential Districts, Home Occupations Only (Mad Add)

- [x] New Business
- [ ] Change of Location
- [ ] Transfer of Ownership
- [ ] Name Change

- Is this business licensed by the State of Montana? [x] Yes [ ] No
- Appropriate City/County/Health Dept approvals (if applicable) [x] Yes [ ] No (please attach)
- If this business is located in Grizzly Park, has the business been approved by the Grizzly Park Architectural Committee (GPAC)? [ ] Yes [ ] No

Type of Business Please explain in detail the following: number of units, seating capacity, etc. Contractors should list trailers and equipment and where these items will be stored.

We have a townhome in Homestead. It can hold up to 8 renters (both by preference and by HOA regulation).
We will be doing short term (vacation type) rentals.

Business License Fee: $ 53.00
Resort Tax Bond: $ 500.00

Total Amount Due: $_____

_____
Signature of Applicant

_____
Signature of Applicant

5/9/19
Date

FOR OFFICE USE ONLY

Date Approved by Town Council: _____

Date _____ Check # _____ Amount $ _____ License # _____

SCN ____ BLP ____ STX ____ BLC ____ RDX ____

#4
parking
#5
#6
#7
Gibbon Avenue
N. Electric Street

HEALTHY
GALLATIN

A RESOURCE FOR HEALTHY LIVING FROM THE
GALLATIN CITY-COUNTY HEALTH DEPARTMENT

HUMAN SERVICES • 406.582.3100, hs@gallatin.mt.gov
ENVIRONMENTAL HEALTH • 406.582.3120, ehs@gallatin.mt.gov
WIC • 406.582.3115, wic@gallatin.mt.gov

healthygallatin.org

April 29, 2019

This document is **not a license.** Please contact GCCHD to schedule an inspection and formal

Buffalo's Roam
ATTN: Jill Drupa
433 Foxridge Drive SW
Leesburg, VA 20175

RE: Conditional Approval Letter for Buffalo's Roam Tourist Home Located at 321 North Electric Street, West Yellowstone, MT

The Gallatin City-County Health Department (GCCHD) has performed an initial review of your submitted plan review application for the above referenced establishment. GCCHD identified that the plans submitted are thus approved with the following conditions:

- **37.111.107 (7)** Handwashing sinks and bathing facilities must be provided with water at a temperature of at least 100°F (38°C) and not more than 120°F (49°C);
- **37.111.121 (2)** Clean laundry must be kept protected from contamination from soiled laundry and other sources by the following:
  (c) washing hands between touching soiled and clean laundry
- **37.111.122 (2)** Clean bed sheets, pillow covers, towels, and washcloths must be provided to each guest <u>at least weekly</u>. They may be provided more frequently as requested by a guest or according to establishment policy.
- **37.111.130 (2)** Guest registration must be kept available for at least one year for communicable disease investigations or other public health reasons.

Once the above conditions are satisfied, please notify this office in order to schedule a pre-operational inspection and to complete licensure of your establishment with the Montana Department of Public Health and Human Services (MDPHHS).

In addition, regulations specific to the operation of a Public Accommodation, such as a tourist home, are referenced in the Administrative Rules of Montana (ARM's) Title 37, Chapter 110, Subchapter 1, and the Gallatin City-County (GCCHD) Health Code Chapter 2. For further assistance or any additional questions, please contact me at 582-3120.

Jera Samuelson

Jera Samuelson, S.I.T
Environmental Health Specialist
Gallatin City-County Health Department

CERTIFICATE OF OCCUPANCY

Facility Information

Occupant Name: Homestead Town Homes
Street Number: 321
Street Name: Electric
Street Type: Street
Inspector: Jessop, James

Inspection Date: 4/23/2019
ISG: R-1
City: Town of West Yellowstone
Postal Code: 59758
State: MT
Occupant Suite: 5
Building Number: 5

Inspection Information

Inspection Type: Certificate Of Occupancy
Passed: Yes

Signatures

Type	First Name	Last Name	Signature Date	Signature Graphic
Inspector	James	Jessop	4/23/2019	

Inspection Notes

Requirements have been met.
I some concern on the amount of 90 degree turns on the Dryer Vent. The Owner or Manager will need to monitor flow and lint build up during the next few months to determine proper flow.

Town of West Yellowstone
Business License Application

Business Name: KW Corp
Applicant: Shiping Wang
Contact Person: Shiping Wang
Mailing Address: 2674 E Village Cir
Physical Address of Business: ~~233 & 221 Faithful Ave.~~ 408 Gibbon Ave.
Phone Number: 801-230 4233 Fax Number:
Email Address: wagonwheelyellowstone@gmail.com Website:

Signature of Property Owner of Record: Shiping Wang

Subdivision: B3 Central Business District (old town)
Block: 10 Lot: 1

Zoning District, please mark one:

- [x] B-3 Central Business District (Old Town)
- [ ] B-4 Expanded Business District (Grizzly Park)
- [ ] E-2 Entertainment District (Grizzly Park)
- [ ] PUD Planned Unit Development (Grizzly Park)
- [ ] Residential Districts, Home Occupations Only (Mad Add)

- [x] New Business
- [ ] Change of Location
- [ ] Transfer of Ownership
- [ ] Name Change

- Is this business licensed by the State of Montana? [ ] Yes [x] No
- Appropriate City/County/Health Dept approvals (if applicable) [ ] Yes [x] No (please attach)
- If this business is located in Grizzly Park, has the business been approved by the Grizzly Park Architectural Committee (GPAC)? [ ] Yes [x] No

Type of Business Please explain in detail the following: number of units, seating capacity, etc. Contractors should list trailers and equipment and where these items will be stored.

Accomendation monthly rental unit
~~9 Apart units on Faithful Ave~~
1 unit on 408 Gibbon Ave.

Business License Fee: $_____
Resort Tax Bond: $_____

Total Amount Due: $_____

Shiping Wang
Signature of Applicant

Signature of Applicant

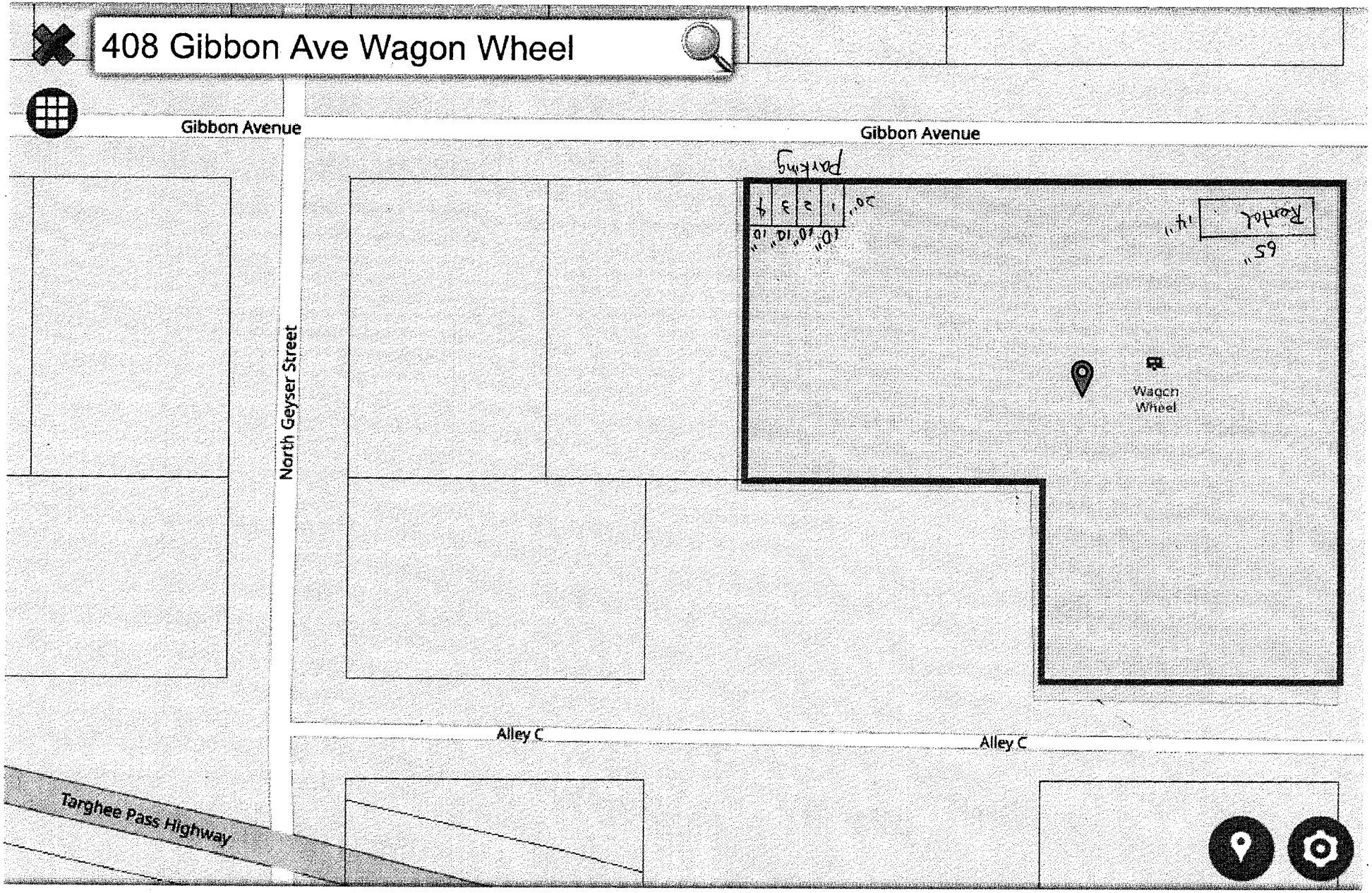
Date

FOR OFFICE USE ONLY

Date Approved by Town Council: _____

Date _____ Check # _____ Amount $ _____ License # _____

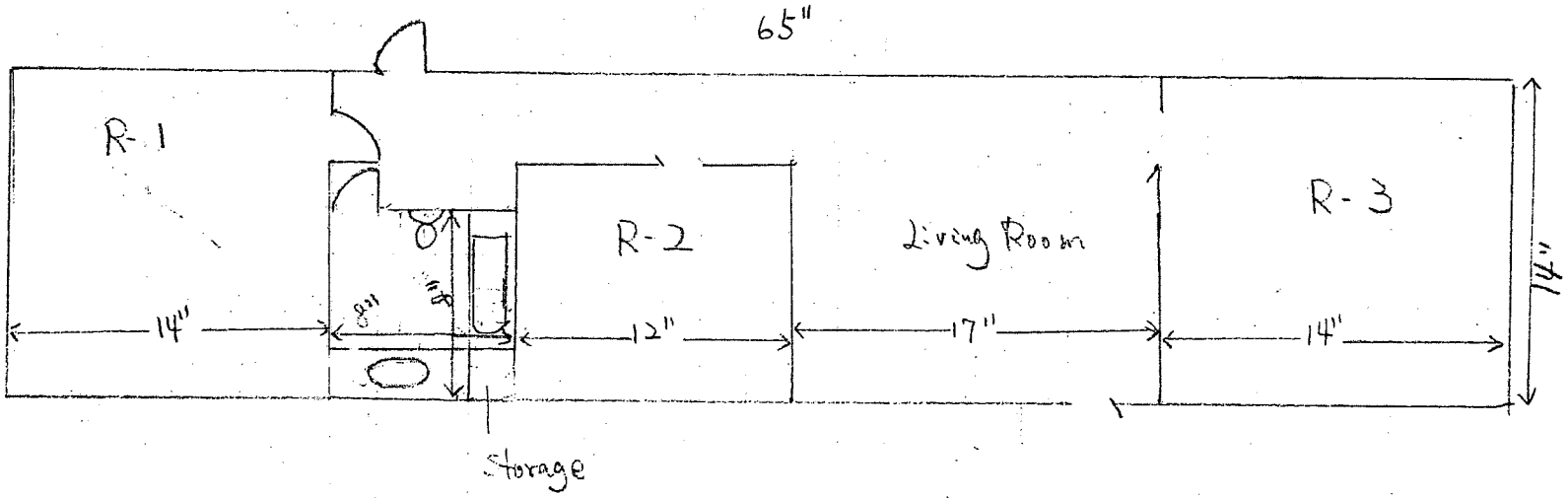
SCN_____ BLP_____ STX_____ BLC_____ RDX_____



06-0062-34-2-20-06-0000

408 GIBBON AVE, WEST YELLOWSTONE, MT 59758

KW CORP



Gibbon Ave

408 Gibbon Ave
Wagon Wheel

West Yellowstone Chamber/CVB Marketing Committee

FY19 Report & FY20Preview

West Yellowstone Chamber/CVB

Lodging Facilities Use Tax Collections

How the Bed/Lodging Tax Amount is Determined (EXAMPLE)

2018 COLLECTIONS:

1/1 - 3/31 = $136,292 (+8%)

4/1 - 6/30 = $781,608 (+7%)

7/1 - 9/30 = $1,406,470 (+0%)

10/1 -12/31 = $196,116 (-1%)

Total: $2,520,486 (+3%) ***- 4th in collections statewide.***

FY18 funds collected (returned to W. Yell. for marketing) = $285,459.00

Portion goes into the Montana General Fund. Balance split out to various segments: MT Historical Society for roadside historical signs and sites; University System for travel & recreation research; Fish, Wildlife & Parks for maintenance of facilities in State Parks, the Yellowstone Country Tourism Region, West Yellowstone and Travel Montana.

Geographic Markets

Countries

- United States
- Canada
- UK
- France
- Germany
- Australia
- India
- Netherlands
- China
- Italy

States

- Utah
- Montana
- California
- Washington
- Texas
- Idaho
- Minnesota
- Colorado
- Pennsylvania
- Oregon

Demographics

50/50 Male/Female

- Ages: 35-64 yrs
- Bucket Listers: Culture; breath-taking
- Experience Seekers: Leisure, culture; Me time
- Dream Trippers: Leisure, culture; story-telling
- Adventure Seekers: Culture, adventure; Motivation
- Go For It Families: Leisure, culture, and adventure; excitement

- **Includes our main groups of Family Travelers, International Visitors & Active Mature**
- **Message:**
  - Unique activities/events & authentic experiences, unspoiled natural beauty – access to YNP
  - "Heart of"

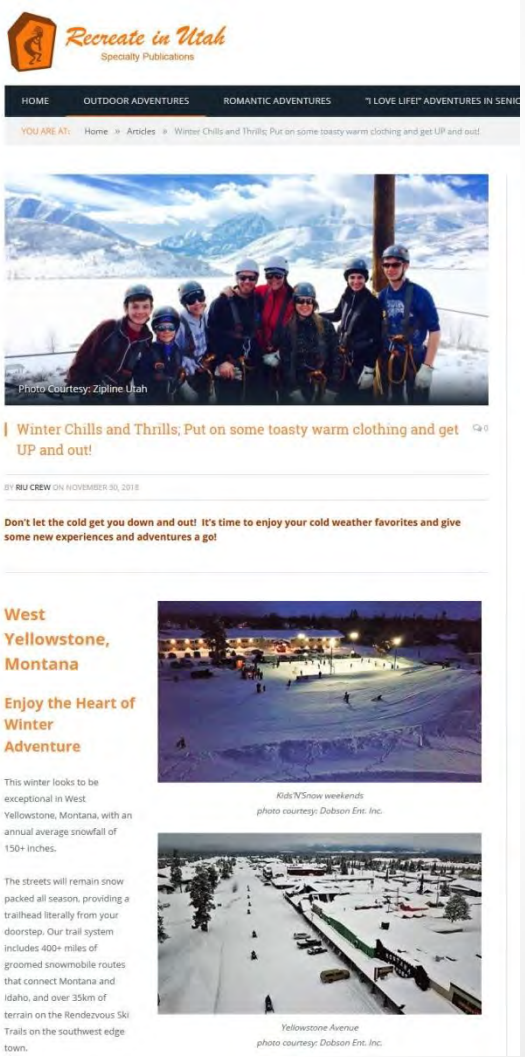
FY19 Campaign Highights

Out there Colorado

- Winter & Spring Influencer story & social posts
- Print ad in Colorado Springs Gazette
- **Winter Results:** 842,969 impressions, .24% CTR
- **Spring Results:** 393,410 impressions, 1,532 clicks, .39% CTR
- Ranked high in Google – showed up in alerts

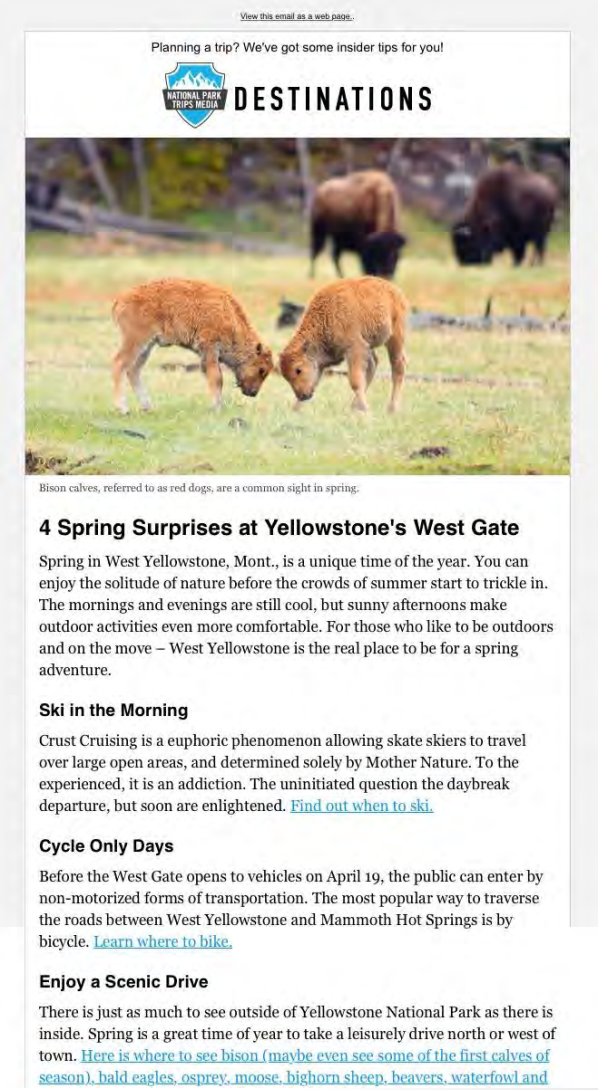
FY19 Campaign Highights

- **Recreate in Utah**
  - Influencer Story and ad
  - **Winter Results:** 42,000 post clicks
  - **Spring Cycling Results:** 28,000 post clicks (just after launch)
  - Cycle Group partnered with 3 Bear for spring



FY19 Campaign Highights

- **National Park Trips/Journal (w/TBID)**
  - Winter and Summer print ads, editorial, social, eblast, lead generation
  - Winter eblast: 16.4% open rate, 1.5% CTR
  - Email Leads to date: 6,863



View this email as a web page.

Planning a trip? We've got some insider tips for you!

NATIONAL PARK TRIPS MEDIA DESTINATIONS

Bison calves, referred to as red dogs, are a common sight in spring.

4 Spring Surprises at Yellowstone's West Gate

Spring in West Yellowstone, Mont., is a unique time of the year. You can enjoy the solitude of nature before the crowds of summer start to trickle in. The mornings and evenings are still cool, but sunny afternoons make outdoor activities even more comfortable. For those who like to be outdoors and on the move – West Yellowstone is the real place to be for a spring adventure.

Ski in the Morning

Crust Cruising is a euphoric phenomenon allowing skate skiers to travel over large open areas, and determined solely by Mother Nature. To the experienced, it is an addiction. The uninitiated question the daybreak departure, but soon are enlightened. Find out when to ski.

Cycle Only Days

Before the West Gate opens to vehicles on April 19, the public can enter by non-motorized forms of transportation. The most popular way to traverse the roads between West Yellowstone and Mammoth Hot Springs is by bicycle. Learn where to bike.

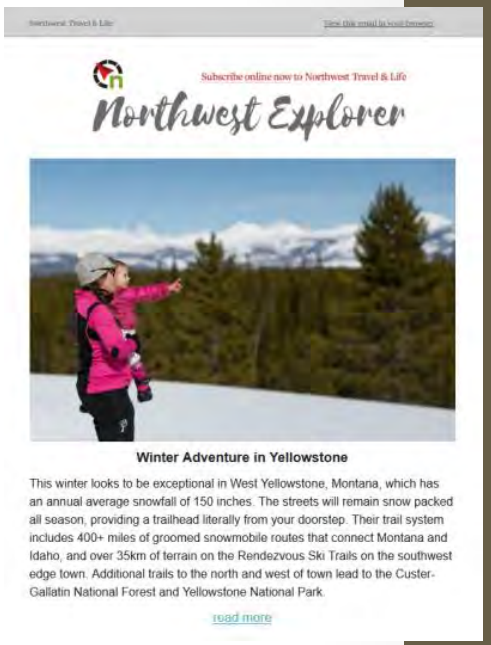
Enjoy a Scenic Drive

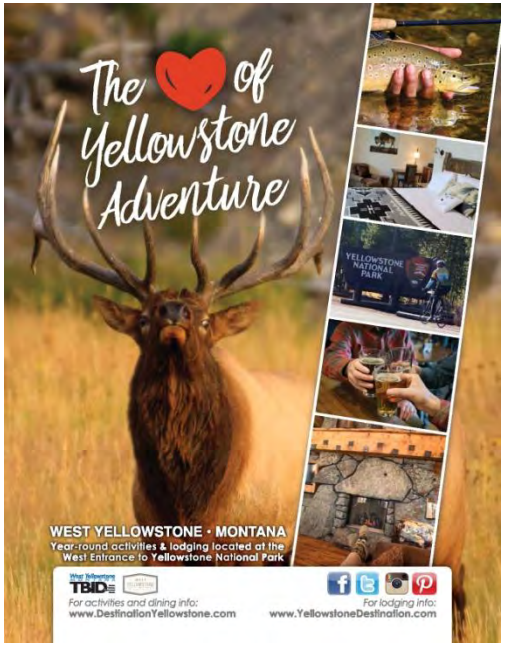
There is just as much to see outside of Yellowstone National Park as there is inside. Spring is a great time of year to take a leisurely drive north or west of town. Here is where to see bison (maybe even see some of the first calves of season), bald eagles, osprey, moose, bighorn sheep, beavers, waterfowl and

FY19 Campaign Highights

NW Travel & Life/Meetings (w/TBID)

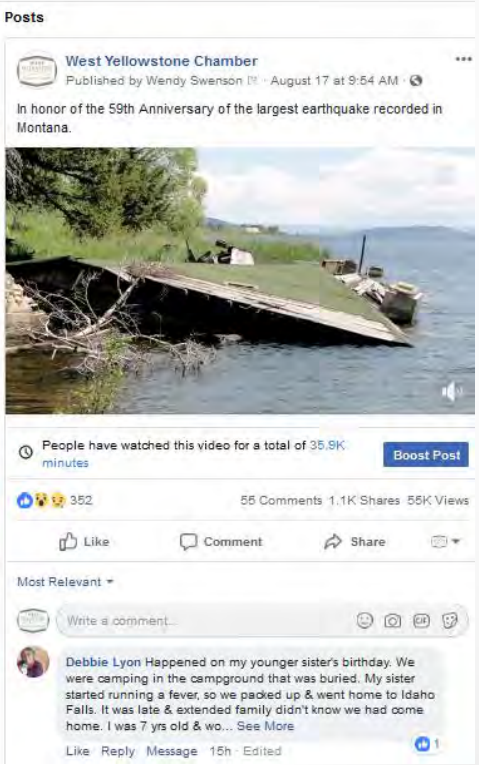
- Seasonal print ads, e-newsletters, digital & social posts
- Exclusive Invite to Travel & Words Conference
- 263 email leads from travel planner listing
- High social engagement and ranking
- Over 540,000 digital impressions
- Eblasts, 8,400 opt-in subscribers –
  - 18.66% open rate, 2% CTR
  - 22% open rate, 12% CTR





FY19 Social Media

- **Followers are up 7%**
- **Engagements rates as high as 45%**
- **Developing "Heart of" Content with dedicated hashtag and call to action**



Skywest/Yellowstone Airport

Launched April 2019 – 2 Year Camapign

- **Digital Banner Ads/SEM/Facebook/Local Campaign**

Digital:

- Impressions – 480,326
- Clicks – 381
- CTR - .08% against industry average of .06%!
- Total Exposure – 1,088h 16m

Facebook:

- Impressions – 146,102
- Clicks – 1,750
- CTR – 1.20% against industry average of .06%!
- Engagements (likes, comments, shares) - 2,230

Search Engine Marketing/Remessaging:

- Impressions – 12,486
- Clicks – 1,862
- CTR – 14.9%
- Impression Share – 32.4%

FY19 Texting Program

- Soft Launched December 2018
- Moving to Dedicated Number & Updating Keywords for Summer 2019
- Will have posters, table tents and business cards

FY20 Budget Preview (Prelim)

INCOME		
WYM estimate bed tax revenue: (95% of estimated collection)	$281,854.00*	
WYM estimated funds not expended from FY19	$100,000.00*	
WYM estimated additional earnings beyond estimate above	$0.00	
Total	**$381,854.00**	
Administration (up to 20% of estimated new revenue)	$51,108.00	
MARKETING SUPPORT	**Bed Tax**	**Non-Bed Tax***
TAC Meetings/Gov. Conf/Partner Meetings	$3,000.00	
Marketing/PR Position (includes training and travel)	$63,262.00	
Fullfillment: Guide Distribution	$5,000.00	
Educational Outreach	$2000.00	
VIC Staffing/Support	$25,000.00	Y
Crisis Communication	$100.00	

FY19 Budget Preview (Prelim)

CONSUMER MARKETING	Bed Tax	Non-Bed Tax*
Website (WYCC & Subsites)	$40,000.00	
Joint Ventures (MTOTBD, YC and Community)	$20,000.00	Y
Print Advertising – Newspaper, Magazine, Specialty Publications	$48,000.00	Y
Online Advertising – Mobile, Websites, SEM, Adwords	$58,000.00	Y
Social Media – Contest, Paid Ads, Development	$10,000.00	Y
Electronic Advertising – Eblasts, Enewsletters	$12,000.00	Y
Radio/TV	$3,500.00	Y
Printed Materials – Maps, Calendars, Posters, Flyers	$4,500.00	Y
Publicity (FAM/Press Tours)	$7,500.00	Y
Photo/Video Library – Paid, Contest	$13,384.00	Y
Consumer Shows	$10,000.00	Y
Research	$5,000.00	
Opportunity Marketing (up to 10% of estimated new revenue)	$500.00	
TOTAL	**$381,854.00**	

*Non-bed tax funds come from a combination of local TBID, WYED, WYSEF, Foundation; grants; private business support and sponsorships for events.

- Winter Marketing includes Destination & Events - Nordic Ski, Snowmobile, Ice Fishing, Sled Dog, Kids'N'Snow, YNP
- Warm & Shoulder Season includes Destination & Events like Concerts, Holidays, YNP, Outdoor Recreation

The current outline of the proposal:

1. The project is a pilot project to be run for one year and evaluate thereafter;
2. H.B. Solid Waste Board committed to covering the cost of first 9 pulls from both bins - the bin currently located at the Transfer Station and new bin in Town
3. The Town would cover the cost of the additional pulls from both locations at $ 475.00 a pull . We estimate it might be possibly 9 additional pulls
4. The Town would rent the bin - $ 3,500.00/ a year
5. Four Corner Recycling waived the maintenance fee for us (500.00 annually)
6. There is now a charge for plastic processing which would add around $28.00 to each pull
7. There is small payout for the commodities that the Town can collect to offset the cost but it's not substantial
8. The new bin would be located on city property (Public Works) Please talk to James Patterson - he was supportive and had an idea for the location.
9. If there is any signage needed QuickPrint will cover that

Gallatin County
West Yellowstone Compost Facility/Transfer Station
PO Box 226•West Yellowstone•MT•59758
(406) 646-9298•f (406) 646-9301
john.burns@gallatin.mt.gov

To: West Yellowstone Town Council

Re: Green Up West Yellowstone Recycling Initiative

Dear Sirs,

At the April 18, 2019 Board meeting of the West Yellowstone/Hebgen Basin Solid Waste District, the members met with representatives of the Green Up West Yellowstone group and members of the Town Council. The discussion centered on providing combined financial and logistical support to place a triple bin-recycling container at a location within the Town limits.

Currently, the Solid Waste District has a triple bin-recycling container located at the Transfer Station and pays for the recycling services associated with this container. If an additional container is located at a location in West Yellowstone, the Board has agreed to the following:

- The Solid Waste District will pay for the first nine (9) combined pulls of the two (2) recycling containers.
- After the Solid Waste District's maximum of nine (9) pulls has been met, the Town of West Yellowstone will be responsible for paying for any additional pulls of the two (2) containers.
- The Town of West Yellowstone will be responsible for paying for the monthly rent and annual maintenance fees associated with the recycling container located in Town.
- The Town of West Yellowstone will be responsible for monitoring and maintaining the site on which the recycling container is located in Town.
- The term of this agreement will be one (1) year from inception.

The members of the Solid Waste Board hope these combined efforts will help in providing an additional recycling opportunity for the members of the community and visitors alike.

greenup
WEST YELLOWSTONE

To:
West Yellowstone City Council

West Yellowstone, April 11, 2019

Dear Sirs,

GreenUp West Yellowstone members are seeking your support in bringing back recycling solutions to the Town of West Yellowstone. During the February 21st Solid Waste District Board meeting we presented an the idea of placing a recycle bin within the city limits in order to make it more accessible and convenient to locals and visitors alike. We have received a letter of support from the Solid Waste Board (please see attached) with the conditional commitment based on the future support for this project coming from the Town of West Yellowstone.

During the meeting the SWD Board members entertained the idea of running a 1 year pilot program in order to determine the actual costs and benefits of such endeavor.

GreenUp would like to propose the following cost sharing solution between the Town and the District: Based on the data from the Transfer Station the District now sees an average of 9 pulls per annum at the approximate cost of $475.00 a pull. We would suggest adding a new triple bin in West Yellowstone (in addition to the ones currently located at the Transfer station) and having the District cover the cost of the first 9 pulls at both locations combined. The Town of West Yellowstone would commit to covering the cost of the remaining pulls at both locations. The Town would also cover the cost of renting the triple bin at $300.00/month and provide a secure location for the bin. This scenario is just one possible solution, and regardless of the specifics, the project's success rests on cooperation between the Town of West Yellowstone and the Solid Waste District. In their letter, the SWBD board members suggest a meeting with the Town of West Yellowstone representatives. We would appreciate the presence of the West Yellowstone Town Council representatives at the next SWBD meeting scheduled for Thursday, April 18th at 1:30 pm at the Povah Center. For your convenience we have included Town representatives on the SWBD agenda.

In closing we would like to thank you for the support and encouragement we have received so far from the Town Council members, managers and employees and we look forward to working together in the future to the benefit of all. We see a wide range of benefits to this endeavor - from promoting sustainability and protecting resources, to educating the public and cultivating stewardship of our planet.

Sincerely,
Members of GreenUp West Yellowstone

FOUR CORNERS RECYCLING

357 Recycle Way
Bozeman, MT 59718
WeRecycleMT.com
406-220-6701

Scope of work

City of West Yellowstone

May 9, 2019

Scope of Work

1) Four Corners Recycling will provide a 34 or 44-yard recycling roll-off container to be placed within the fenced area on the West Yellowstone Public Works.
2) There will be $3500 per for three compartment per year rent.
3) Four Corners Recycling will pull bin with in 48 hours of notification of need.
4) The container will have a separate compartments to allow the public to recycle newsprint/paper, #1 & #2 plastic bottles, and steel/aluminum cans.
5) Four Corners Recycling will haul the full container to its recycling facility for the price of $475.00 per pull.
6) The West Yellowstone will receive a credit for the recyclables at the prevailing commodity prices.
    a. A charge of .07 cents charge for plastic processing.
    b. Payout for currently for plastic rate, which is currently .01 cents per lb. or $20 per ton
    c. Payout for currently for newspaper is at .005 or $10 per ton
    d. Payout for currently for mixed cans are .08 or $160 per ton

7) Four Corners Recycling will pay or invoice on the 15th of the month following the month of service.

Thank you,

David Leverett
Four Corners Recycling

Subdivision Pre-Application Request Form

Town of West Yellowstone *406-646-7795* *440 Yellowstone Avenue* *PO Box 1570* *West Yellowstone, MT 59758*	**Administrative Use Only** Date: 4/10/19 Accepted by: GR Fee: $300.00 Cash/Check #: 1048

Submit this application and all required information to the Town Offices.

Fees shall be paid according to the current fee schedule.

1. **OWNER(S) OF RECORD:**

   Name: Partouch & Erlich LLC

   Mailing Address: PO Box 2015

   City/State/Zip: West Yellowstone MT 59758-2015 Phone: (305) 731-6725

   Email: talpartouch@icloud.com

2. **APPLICANT** *[person(s) authorized to represent the owner(s) of record and to whom copies of all correspondence are to be sent]:*

   Name: Tal Partouch

   Mailing Address: PO Box 2015

   City/State/Zip: West Yellowstone MT 59758-2015 Phone: (305) 731-6725

   Email: talpartouch@icloud.com

3. **AGENT/REPRESENTATIVE** *[list all agents to whom copies of all correspondence are to be sent]:*

   Name: Daniel B. Sharp

   Mailing Address: 1680 Woodruff Park

   City/State/Zip: Idaho Falls Idaho 83401 Phone: (208) 932-2720

   Email: dsharp@noesis.us

4. **LEGAL DESCRIPTION OF PROPERTY:**

   Street Address: 40 Canyon St Section 34 Township 13s Range 5e

   Subdivision/Survey: West Yellowstone Lot/Tract 1 Block 27

   Assessor's Number or Geocode: 06006234101080000 Lot Size: 0.43 Acres/Square Feet (circle)

5. **PROPOSAL:**

   Working Title of Subdivision Amended Plat of Lot 1, Block 27 West Yellowstone

   Number of Lots or Units 3

   Check if any of following apply: Condominiums or Townhouses RV or Mobile Home Park

   Uses:

   ____Single-family ____Townhouse ____ Duplex ____Multifamily X Commercial ____ Industrial

6. **ATTACHMENTS:** Please attach the following when applicable to the subdivision:

_____ Vicinity map showing site location

_____ Sketch map or drawing showing:

- ☐ Approximate boundaries of the existing tract of record proposed for subdivision
- ☐ Proposed lot boundaries
- ☐ General description of terrain and vegetation
- ☐ Natural features including water bodies, wetlands and slopes
- ☐ Existing structures and improvements pertinent to the proposed subdivision
- ☐ Existing utility lines and facilities serving the area to be subdivided
- ☐ Existing easements and rights-of-way
- ☐ Proposed parks, open space, and conservation easements related to the proposed subdivision

_____ Provide information on:

- ☐ Existing covenants, deed restrictions and conservation easements
- ☐ Documentation on the current status of the site, including:
  - Ownership information, such as a deed and any buy-sell agreements or similar contracts
  - A copy of the effective certificate of survey or subdivision plat(s) pertaining to the subject parcel
  - Water rights
  - Any special improvement districts
- ☐ Proposed public improvements, private improvements, utility lines, easements and rights-of-way proposed to serve the subdivision
- ☐ Proposed parks, open space, and conservation easements related to the proposed subdivision

****

I hereby certify that the information submitted herein and all other submitted forms, documents, plans or any other information submitted as a part of this application, to be true, complete, and accurate to the best of my knowledge. The signing of this application signifies permission for the Town of West Yellowstone officials and representatives to visit the property prior to the pre-application meeting.

_____ 4/10/19

Applicant Signature Date

_____ 4/10/19

Owner(s) Signature (at least one owner must sign) Date

AMENDED PLAT OF LOT 1, BLOCK 27, PLAT OF THE TOWNSITE OF WEST YELLOWSTONE

LOCATED IN THE NW 1/4 OF SECTION 34, TOWNSHIP 13 SOUTH, RANGE 5 EAST, P.M.M., GALLATIN COUNTY, MONTANA

CERTIFICATE OF OWNERS

WE THE UNDERSIGNED PROPERTY OWNERS, DO HEREBY CERTIFY THAT WE HAVE CAUSE TO BE SURVEYED, AND PLATTED INTO LOTS, AND BLOCKS, AS SHOWN BY THIS PLAT HEREUNTO INCLUDED, THE FOLLOWING DESCRIBED TRACT OF LAND, TO WIT:

LEGAL DESCRIPTION

SITUATED IN THE STATE OF MONTANA, COUNTY OF GALLATIN, BEING ALL OF LOT 1, BLOCK 27, ORIGINAL TOWNSITE OF WEST YELLOWSTONE, IN NW 1/4 OF SECTION 34, TOWNSHIP 13 SOUTH, RANGE 5 EAST, P.M.M.,

SAID LOT CONTAINS 0.34 ACRES OF LAND, MORE OR LESS.

THE ABOVE DESCRIPTION WAS PREPARED BY JEFFREY M. ROWE, PLS 20215 IN NOVEMBER 2018, AND IS SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

THE ABOVE DESCRIBED TRACT OF LAND IS TO BE KNOWN AND DESIGNATED AS "AMENDED PLAT OF LOT 1 BLOCK 27, PLAT OF THE TOWNSITE OF WEST YELLOWSTONE", TOWN OF WEST YELLOWSTONE, GALLATIN COUNTY, MONTANA.

DATED THIS _____ DAY OF _____, 20___

IN WITNESS WHEREOF, WE HEREUNTO SUBSCRIBE OUR NAME:

PARTOUCH & ERUCH LLC

BY:
TAL PARTOUCH – MANAGING MEMBER OF PARTOUCH ERUCH, LLC

STATE OF MONTANA)
:SS
COUNTY OF)

ON THIS _____ DAY OF _____, 20___, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED, TAL PARTOUCH, KNOWN TO ME TO BE THE THE SAME PERSON WHO IS DESCRIBED IN THE ABOVE INSTRUMENT, WHO EXECUTED THE SAME AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME.

NOTARY PUBLIC
RESIDING AT
MY COMMISSION EXPIRES _____

CERTIFICATE OF EXCLUSION FROM MONTANA DEPARTMENT OF ENVIRONMENTAL QUALITY REVIEW

THE AMENDED PLAT OF LOT 1, BLOCK 27, PLAT OF THE TOWNSITE OF WEST YELLOWSTONE, GALLATIN COUNTY, MONTANA, IS WITHIN THE TOWN OF WEST YELLOWSTONE AND WITHIN THE PLANNING AREA OF THE TOWN OF WEST YELLOWSTONE GROWTH POLICY WHICH WAS ADOPTED PURSUANT TO SECTION 76-1-601 ET. SEQ., M.C.A., AND CAN BE PROVIDED WITH ADEQUATE WATER DRAINAGE AND ADEQUATE MUNICIPAL FACILITIES. MORE FURTHER, UNDER THE PROVISIONS OF SECTION 76-4-125(2)(D), M.C.A., THE SUBDIVISION IS EXCLUDED FROM THE REQUIREMENT FOR MONTANA DEPARTMENT OF ENVIRONMENTAL REVIEW.

76-4-125 (2) (D) DIVISIONS LOCATED WITHIN JURISDICTIONAL AREAS THAT HAVE ADOPTED GROWTH POLICIES PURSUANT TO CHAPTER 1 OR WITHIN FIRST-CLASS OR SECOND-CLASS MUNICIPALITIES FOR WHICH THE GOVERNING BODY CERTIFIES, PURSUANT TO 76-1-121, THAT ADEQUATE STORM WATER DRAINAGE AND ADEQUATE MUNICIPAL FACILITIES WILL BE PROVIDED;

MAYOR – TOWN OF WEST YELLOWSTONE _____ DATE _____

CLERK – TOWN OF WEST YELLOWSTONE _____ DATE _____

CERTIFICATE OF FINAL PLAT

THE COUNCIL OF THE TOWN OF WEST YELLOWSTONE, MONTANA, DOES HEREBY CERTIFY THAT IT HAS EXAMINED THE SUBDIVISION PLAT AND, HAVING FOUND THE SAME TO CONFORM TO LAW, APPROVED IT, AND HEREBY ACCEPTS THE DEDICATION TO PUBLIC USE OF ANY AND ALL LANDS SHOWN ON THIS PLAT AS BEING DEDICATED TO SUCH USE.

MAYOR – TOWN OF WEST YELLOWSTONE _____ DATE _____

CLERK – TOWN OF WEST YELLOWSTONE _____ DATE _____

CERTIFICATE OF COUNTY TREASURER

I _____ TREASURER OF GALLATIN COUNTY, MONTANA, DO HEREBY CERTIFY THAT THE ACCOMPANYING PLAT OF CERTIFICATE OF SURVEY HAS BEEN DULY EXAMINED AND THAT ALL REAL PROPERTY TAXES AND SPECIAL ASSESSMENTS ASSESSED AND LEVIED ON THE LAND TO BE SUBDIVIDED HAVE BEEN PAID.

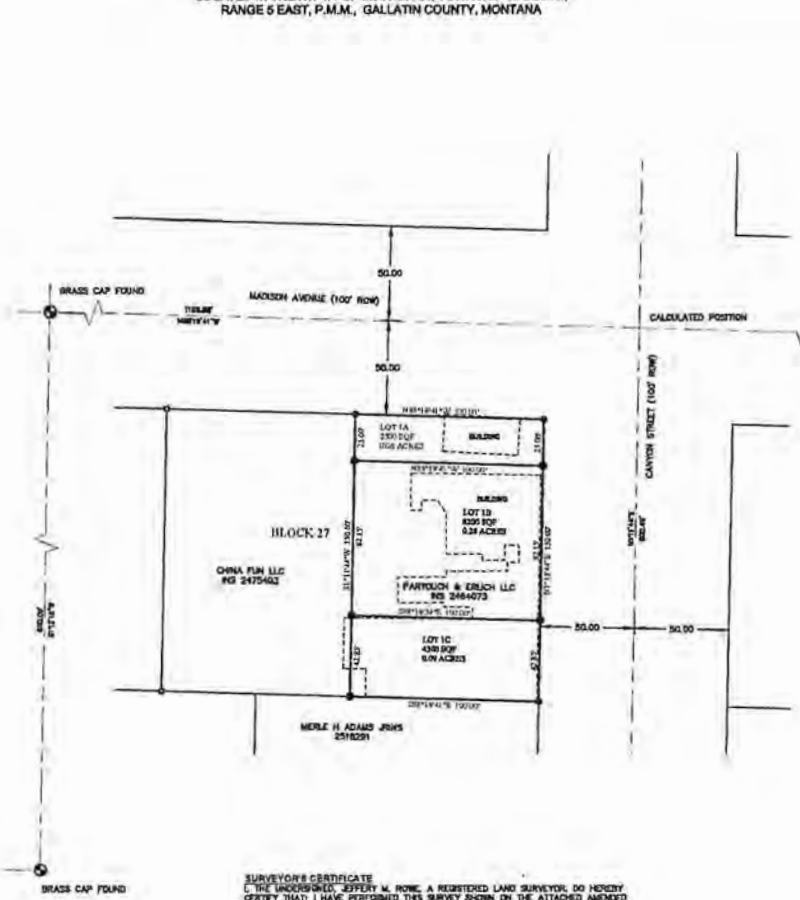
TREASURER OF GALLATIN COUNTY _____ DATE _____

CERTIFICATE OF CLERK AND RECORDER

I, _____ THE CLERK AND RECORDER OF GALLATIN COUNTY, MONTANA, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WAS FILED IN MY OFFICE AT _____ O'CLOCK ___M. THIS _____ DAY OF _____ A.D. _____ AND RECORDED AS AMENDED PLAT NO. _____, RECORDS OF THE CLERK AND RECORDER, GALLATIN COUNTY, MONTANA.

DOCUMENT NUMBER _____

CLERK & RECORDER OF GALLATIN COUNTY _____ _____



NOTES:
ALL IRON PINS SET ARE 5/8" x 24" REBAR WITH A PLASTIC CAP STAMPED "PLS 20215".

SURVEY WAS COMPLETED FOR TAL PARTOUCH. THE REASON FOR THIS SURVEY WAS TO DIVIDE AN EXISTING LOT INTO THREE LOTS.

SURVEYOR'S CERTIFICATE

I, THE UNDERSIGNED, JEFFERY M. ROWE, A REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT: I HAVE PERFORMED THIS SURVEY SHOWN ON THE ATTACHED AMENDED PLAT OF LOT 1, BLOCK 27, OF THE ORIGINAL TOWNSITE OF WEST YELLOWSTONE AND PLATTED THE SAME AS SHOWN ON THE ACCOMPANYING PLAT AND AS DESCRIBED IN ACCORDANCE WITH THE PROVISIONS OF THE MONTANA SUBDIVISION AND PLATTING ACT, SECTION 76-3-101 THROUGH 76-3-625, M.C.A. AND THE TOWN OF WEST YELLOWSTONE SUBDIVISION REGULATIONS. THIS AMENDED PLAT WAS MADE IN JUNE 2018, THAT SAID AMENDED PLAT IS TRUE AND COMPLETE AS SHOWN AND THAT THE MONUMENTS FOUND AND SET ARE OF THE CHARACTER AND OCCUPY THE POSITIONS SHOWN THEREON.

DATE THIS ____DAY OF _____, 20____

JEFFERY M. ROWE #20215

Sheet No:	1 OF 1	Date:	12/17/2018	Drawn By:	JGR	Reviewed By:	JGR

AMENDED PLAT of LOT 1, BLOCK 27, PLAT OF THE TOWNSITE OF WEST YELLOWSTONE

LOT 1, BLK. 27, SEC. 34, T 13S, R 5 E, P.M.M.

TETON VIEW SURVEYING
2587 East 700 North
St. Anthony, Id. 83445
P: 208.514.6977

"Committed to the protection and promotion of public health"

Gallatin City-County Health Department

Environmental Health Services
215 W. Mendenhall, Rm 108
Bozeman, MT 59715-3478
406-582-3120 ehs@gallatin.mt.gov

Health Department comments related to surveys, plats and other Planning related issues

Shared File No 1978 Date Checked 3/5/2019

PLAN File No Planning Staff Steve Anderson, Surveyor

Owner/Dev Name HRDC of District IX, Inc.

Section 27 Township 13S Range 5E

Amended Plat of Lot 15 in Block 22 of the AP of the Madison Addition

Purpose To create three additional tracts of land resulting in 4 Townhouse lots, one of which is encumbered in its en

Surveyor steve.anderson@tdhengineering.com

GCCHD EHS Comments on Proposal: EHS Staff Jeremy Jenks

This is an amended plat of the Madison Addition Subdivision, J-160-A. Lot 15 is getting split from 0.310acres to four lots. They are citing exemption 76-4-125(1)(d). This is a valid exemption as this lot is located in the city of West Yellowstone and will be served by municipal water, sewer, and stormwater facilities. This does not need to undergo Sanitation Act review and no COSA will need to be filed with the plat at the C&R office. However, a Municipal Facilities Exemption letter must be obtained from DEQ prior to filing.

MUNICIPAL FACILITIES EXCLUSION CHECKLIST
Required under § 76-4-127 MCA
(formerly called master plan exclusion)

1. Does this subdivision affect property with an existing Title 76-4 Approval? Yes ____ No x
   If yes, then you may not use the Municipal Facilities Exclusion for this subdivision
2. Name of Subdivision: Amended Plat of Lot 15 in Block 22 of the Amended Plat of the Madison Addition Filed in Book J of Plats on Page 160-A
3. Name and address of the applicant: Human Resource Development Council of District IX, Inc.
   32 S Tracy Ave, Bozeman, MT 59715
4. Name and address of engineer: Kyle Scarr, TD&H Engineering, 234 E Babcock
   Bozeman, MT 59715
5. Location of the subdivision to the city or town, vicinity map attached: Yes x No ____
6. Copy of the Plat or Certificate of Survey or Unit Declaration and floor plan with exemption citation: Attached x.
7. Number of parcels or units in the subdivision: 4
8. A copy of any applicable zoning ordinances in effect: On file
9. Copy of Growth Policy, if applicable: On file Yes Attached: ____
10. Will an extension of the existing sewer main(s) be necessary to serve this subdivision? Yes ____ No x
11. Will an extension of the existing water main(s) be necessary to serve this subdivision? Yes ____ No x
12. How construction of the sewage disposal and water supply systems or extensions will be financed. : By the Owner
13. Has the governing body reviewed and approved plans to ensure adequate storm water drainage Yes x No ____.
14. Exclusion Checklist review fee, ($100) included: Yes x No ____

I certify that the subdivision or division is within an area covered by a growth policy pursuant to Title 76, chapter 1, MCA, or within a first-class or second-class municipality, as described in Section 7-1-4111, MCA.

I certify that adequate storm water drainage and adequate municipal facilities will be provided for the subdivision. I further certify that the governing body has reviewed and approved plans to ensure adequate storm water drainage.

For subdivisions subject to the Montana Subdivision and Platting Act, I certify that adequate municipal facilities for the supply of water and disposal of sewage and solid waste are available or will be provided within the time provided in Section 76-3-507, MCA.

I further certify that I am authorized to sign this form on behalf of the governing body.

Name _____ Signature _____

Dept _____ Title _____

City _____ Zip_____ Phone _____

Please sign and send with the $100.00 review fee to:

MONTANA DEPARTMENT OF ENVIRONMENTAL QUALITY
SUBDIVISION REVIEW SECTION, PERMITTING AND COMPLIANCE DIVISION
PO BOX 200901
HELENA, MT 59620
Revised 06/17

Steve Anderson - West Yellowstone Subdivision MFE

From: Kyle Scarr
To: bguyer@thehrdc.org
Date: 4/26/2019 3:29 PM
Subject: West Yellowstone Subdivision MFE
Cc: Susan Riggs; Steve Anderson; Henri Foch
Attachments: masterplancitylst.docx; Health Department Memo.pdf

Brian,

Attached is the MFE statement from the County Health Department and the information from DEQ I received showing West Yellowstone is able to sign.

Kyle Scarr, P.E. | Regional Manager
TD&H Engineering
234 E. Babcock Street, Suite 3 | Bozeman, MT 59715
p: 406.586.0277 | c: 406.461.8465 | d: 406.602.4067
www.tdhengineering.com

>>> "Clark, Rachel" <rclark@mt.gov> 11/28/2017 9:44 AM >>>
HI Kyle. West Yellowstone is eligible for MFE's.

Rachel Clark, PE
Montana Department of Environmental Quality
Engineering Bureau
(406) 444-6722

From: Kingery, Barbara
Sent: Tuesday, November 28, 2017 9:37 AM
To: Clark, Rachel
Subject: FW: West Yellowstone Subdivision

From: Kyle Scarr [mailto:Kyle.Scarr@tdhengineering.com]
Sent: Tuesday, November 28, 2017 8:11 AM
To: Kingery, Barbara
Subject: West Yellowstone Subdivision

Barb,

We are working on a three lot minor subdivision in the Town of West Yellowstone. I'm fairly certain the Town of West Yellowstone is not capable of internal subdivision review using a municipal facilities exclusion but I wanted to check and verify. Will a subdivision in the Town of West Yellowstone require Montana DEQ Subdivision review?

Thanks,
Kyle

LIST OF MASTER PLANNED AREAS

Anaconda
Baker---no check with Sanitarian
Beaverhead County
Belgrade
Big Timber
Billings
Bozeman
Butte-Silver Bow
Carbon County
Cascade
Choteau
Columbia Falls
Columbus
Conrad
Cut Bank
Dawson Co
Dillon
East Helena
Ennis
Fairfield
Glendive
Great Falls
Hamilton
Havre
Helena
Kalispell
Lake County
Laurel
Lincoln County
Livingston
Lewistown
Libby
Malta
Manhattan
Miles City
Missoula County
Plains
Polson
Red Lodge
Ronan
Roosevelt County
Shelby
Sheridan
Sidney
Stevensville
Three Forks
Twin Bridges
Toole County
Townsend
West Yellowstone
Whitefish
White Sulphur Springs

AMENDED PLAT OF

LOT 15 IN BLOCK 22 OF THE AMENDED PLAT OF THE MADISON ADDITION FILED IN BOOK J OF PLATS ON PAGE 160–A

LOCATED IN THE SW 1/4 OF SECTION 27, T13S, R5E, P.M.M.,
TOWN OF WEST YELLOWSTONE, GALLATIN COUNTY, MONTANA

TOTAL AREA: 0.311 ACRES

THIS PLAT IS TO BE CONSIDERED FINAL ONLY IF SIGNED & SEALED BY THE SURVEYOR.

SURVEY PURPOSE: TO CREATE THREE ADDITIONAL TRACTS OF LAND RESULTING IN 4 TOWNHOUSE LOTS, ONE OF WHICH IS ENCUMBERED IN ITS ENTIRETY BY A COMMON OPEN SPACE EASEMENT.

THE COMMISSIONER OF THIS SURVEY IS HRDC.

THE OWNER OF LOT 15 IS HUMAN RESOURCE DEVELOPMENT COUNCIL OF DISTRICT IX, INC.

BEARING BASIS: EAST LINE OF WASHBURN CIRCLE AS SHOWN ON PLAT J–160–A.

CERTIFICATE OF SURVEYOR

I, the undersigned, Steven C. Anderson, Professional Land Surveyor, do hereby certify that between June 30, 2017 and July 5, 2017, this Subdivision or Certificate of Survey, was surveyed by me or under my direct supervision, and platted the same as is described and shown on the accompanying plat in accordance with the provisions of the Montana Subdivision and Platting Act, Sections 76–3–101 et seq., M.C.A. as applicable. I further certify that all monuments will be set upon or prior to completion of construction or when reasonable weather–related site conditions exist, but no later than October 31, 2021.

Dated this ___ day of _____, 20___

Steven C. Anderson
Montana License No. 12251 LS

CERTIFICATE OF CONSENT

I (we), the undersigned property owner(s), do hereby certify that I (we) have caused to be surveyed, subdivided and platted into lots, parcels, blocks, roads and alleys, and other divisions and dedications, as shown by this plat hereunto included, the following described tract of land, to wit:

LEGAL DESCRIPTION:

A tract of land, said tract being Lot 15 in Block 22 of the amended plat of the Madison Addition filed in Book J on Page 160–A, said tract being located in the Southwest Quarter of Section 27, Township 13 South, Range 5 East, Principal Meridian Montana, Town of West Yellowstone, Gallatin County, Montana.

The describe tract is as shown on the attached plat and contains 0.311 acres, more or less. The described tract is along with and subject to any existing easements.

The above described tract of land is to be known and designated as the AMENDED PLAT OF LOT 15 IN BLOCK 22 OF THE AMENDED PLAT OF THE MADISON ADDITION FILED IN BOOK J OF PLATS ON PAGE 160–A, Town of West Yellowstone, Gallatin County, Montana.

UTILITY EASEMENT NOTE

Lot 15D is subject to an easement for utilities to benefit Lots 15A, 15B and 15C.

CERTIFICATE OF EXEMPTION

We certify that the purpose of this survey is to create 4 townhouse lots. Therefore this survey is exempt from review as a subdivision pursuant to Section 76–3–203(2), MCA.

Dated this ___ day of _____, 20___

Owner: HUMAN RESOURCE DEVELOPMENT COUNCIL OF DISTRICT IX, INC.

By: _____ Name & Title _____ Signature

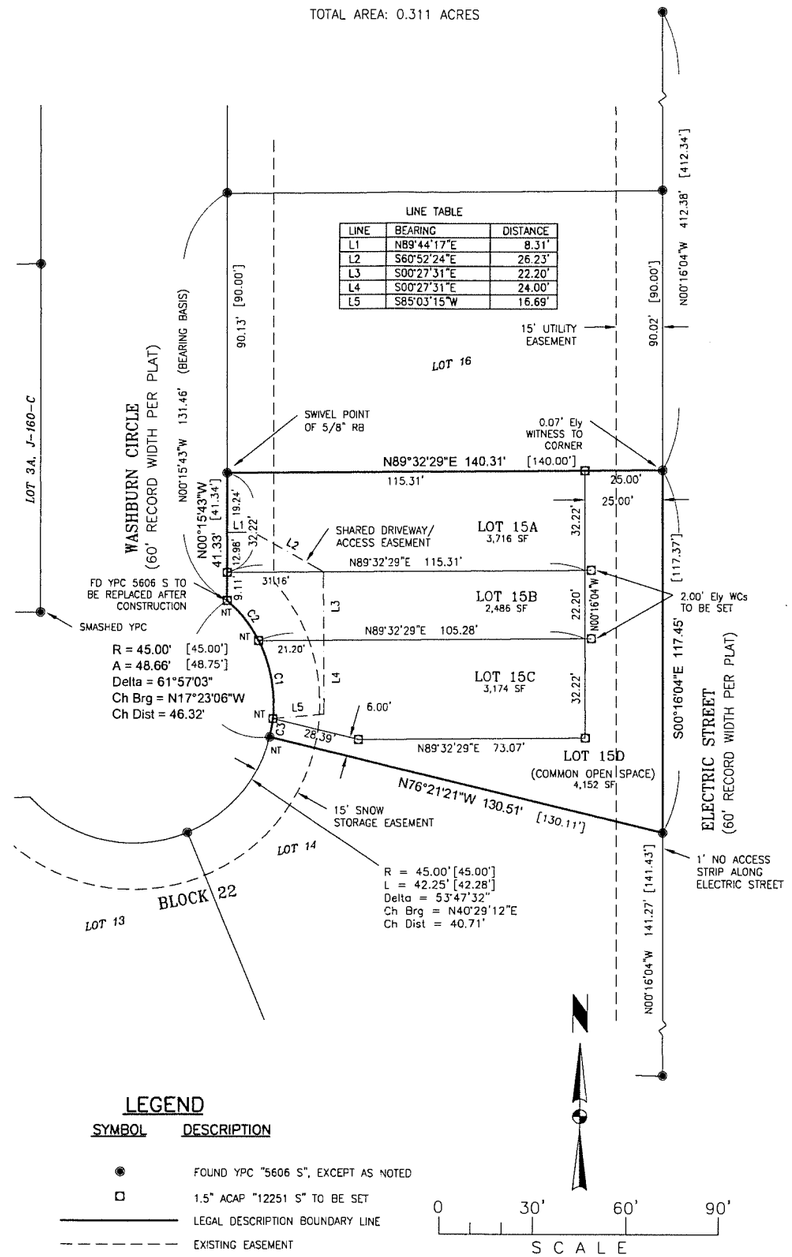
STATE OF MONTANA
County of Gallatin

On this _____ day of _____, 20___, before me the undersigned Notary Public for the State of Montana, personally appeared _____, known to me to be the _____ of HUMAN RESOURCE DEVELOPMENT COUNCIL OF DISTRICT IX, INC., and the person whose name is subscribed to the within instrument and acknowledged to me that he executed the within instrument for and on behalf of HUMAN RESOURCE DEVELOPMENT COUNCIL OF DISTRICT IX, INC.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notorial Seal the day and year first above written.

(SEAL)

Notary Public for the State of MONTANA
Printed Name _____
Residing at _____
My Commission Expires _____



LINE TABLE

LINE	BEARING	DISTANCE
L1	N89°44'17"E	8.31'
L2	S60°52'24"E	26.23'
L3	S00°27'31"E	22.20'
L4	S00°27'31"E	24.00'
L5	S85°03'15"W	16.69'

LEGEND

SYMBOL	DESCRIPTION
●	FOUND YPC "5606 S", EXCEPT AS NOTED
□	1.5" ACAP "12251 S" TO BE SET
———	LEGAL DESCRIPTION BOUNDARY LINE
– – – – –	EXISTING EASEMENT
— – — – —	SHARED DRIVEWAY/ACCESS EASEMENT
ACAP	ALUMINUM CAP
YPC	YELLOW PLASTIC CAP
RB	REBAR
[100.00']	PLATTED OR RECORD DIMENSION
"12251 S"	MONUMENT CAP INFORMATION
NT	POINT OF NON–TANGENCY
WC	WITNESS TO CORNER

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	45.00'	26.08'	N10°40'23"W	25.71'	33°12'07"
C2	45.00'	16.56'	N37°49'02"W	16.47'	21°05'11"
C3	45.00'	6.02'	N09°45'33"E	6.01'	7°39'46"

COMPUTED AREAS IN SQUARE FEET

Lot	Outside of Open Space	Open Space	Total
Lot 15A	3716	0	3716
Lot 15B	2486	0	2486
Lot 15C	3174	0	3174
Lot 15D	0	4152	4152
Total	9376	4152	13528

CERTIFICATE OF COUNTY TREASURER

I, Jennifer Blossom, Treasurer of Gallatin County, Montana, do hereby certify that the accompanying plat or certificate of survey has been duly examined and that all real property taxes and special assessments assessed and levied on the land to be subdivided are paid.

Dated this ___ day of _____, 20___

Treasurer of Gallatin County

CERTIFICATE OF EXCLUSION FROM MONTANA DEPARTMENT OF ENVIRONMENTAL QUALITY REVIEW

The AMENDED PLAT OF LOT 15 IN BLOCK 22 OF THE AMENDED PLAT OF THE MADISON ADDITION FILED IN BOOK J OF PLATS ON PAGE 160–A, Gallatin County, Montana, is within the Town of West Yellowstone, Montana, and within the planning area of a growth policy which was adopted pursuant to §76–1–601 et seq., MCA, and can be provided with adequate storm water drainage and adequate municipal facilities. Therefore, under the provisions of §76–4–125(1)(d) MCA, this subdivision is excluded from the requirement for Montana Department of Environmental Quality review.

Dated this ___ day of _____, 20___.

James Patterson
Director of Public Works
Town of West Yellowstone, Montana

CERTIFICATE OF GOVERNING BODY

The Council of the Town of West Yellowstone does hereby certify that the use of the exemption claimed on the accompanying amended plat has been duly reviewed, and has been found to conform to the requirements of the Subdivision and Platting Act, Sections 76–3–101 et. seq., M.C.A. and the West Yellowstone Subdivision Regulations.

Dated this ____ day of _____, 20___.

Mayor – Town of West Yellowstone Clerk – Town of West Yellowstone

CERTIFICATE OF CLERK AND RECORDER

I, Eric Semerad, Clerk and Recorder of Gallatin County, Montana, do hereby certify that the foregoing instrument was filed in my office at _____ o'clock, _.M., this ____ day of _____, 20___, and recorded in Book ____ of Plats, on Page _____, as Document No. _____, Records of the Clerk and Recorder, Gallatin County, Montana.

Clerk and Recorder

TD&H Engineering
406.586.0277 • tdhengineering.com
234 E. BABCOCK ST., SUITE 3 • BOZEMAN, MONTANA 59715

DRAWN BY:	SA
SURVEYED BY:	BT
FIELD BOOK	160/67
DATE:	4/26/19
JOB NO.	B17-046
CAD NO.	17046C7

SHEET 1/1

HERMANSON CABIN PLAN A,
WEST YELLOWSTONE,
GALLATIN COUNTY, MONTANA

PROJECT DATA

1. GOVERNING BUILDING CODE: IRC 2015

2. OCCUPANCY AND GROUP: R-3

3. TYPE OF CONSTRUCTION: TYPE V-B

4. LOCATION ON PROPERTY:

   EXTERIOR WALLS: NON-RATED

   EXTERIOR OPENINGS: NON-RATED

5. OCCUPANCY SEPARATION : NOT REQUIRED

   SPRINKLED: NO

   NUMBER OF STORIES: 1.0

6. FIRE RESISTIVE REQUIREMENTS:

   SEE ARCHITECTURAL DWGS

PROJECT INFORMATION

BUILDING DEPARTMENT:

GALLATIN COUNTY, MONTANA

DRAWING INDEX

A0 COVER SHEET
A1 ELEVATIONS
A2 MAIN FLOOR PLAN AND DOOR AND WINDOW SCHEDULE AND SECTION AA AND MAIN FLOOR ELECTRICAL
C1 SITE PLAN (BY OTHERS)
S0 GENERAL NOTES
S1.0 CONNECTION DETAILS
S1.1 CONNECTION DETAILS
S2 FOUNDATION PLAN AND MAIN FLOOR FRAMING AND ROOF FRAMING
S3 MAIN FLOOR SHEAR WALLS

BUILDING SQ. FT.

LIVING SPACE :

MAIN FLOOR = 720 SQ. FT.

TOTAL = 720 SQ. FT.

NON LIVING SPACE :

COVERED PORCH = 128 SQ. FT.

DESIGN NOTES

GROUND SNOW LOAD - 200 PSF
FLAT ROOF SNOW LOAD - 140 PSF
SNOW LOAD IMPORTANCE FACTOR - 1.0
SNOW EXPOSURE FACTOR - 1.0
THERMAL FACTOR - 1.0

OCCUPANCY CATEGORY - II
BEARING PRESSURE - 2500 PSF

ULTIMATE WIND SPEED - 115 MPH, EXP B
WIND IMPORTANCE FACTOR - 1.0

SEISMIC DESIGN CATEGORY - D
SEISMIC SITE CLASS - D
RISK CATEGORY - II
SEISMIC COEFFICIENTS -
Sds: 0.783g Sd1: 0.393g Cs: 0.12 R: 6.5
SEISMIC ANALYSIS PROCEDURE -
EQUIVALANT LATERAL FORCE METHOD

FLOOR LIVE LOAD - 40 PSF
FLOOR DEAD LOAD - 15 PSF
ROOF DEAD LOAD - 15 PSF

CONTRACTOR'S RESPONSIBILITY

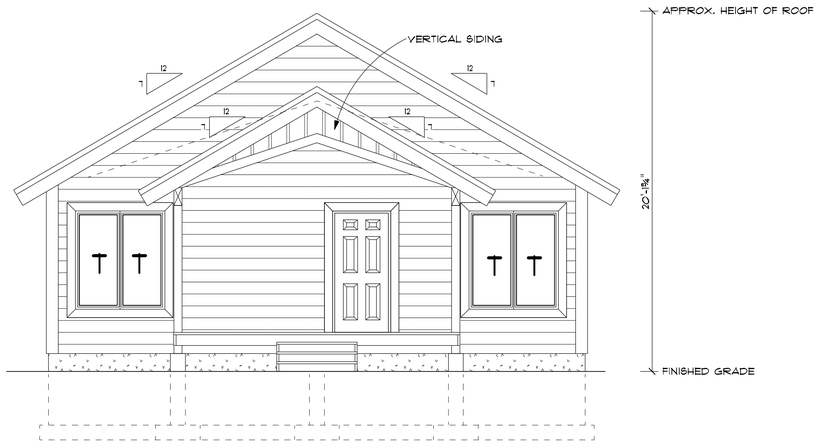
IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW ALL ASPECTS OF THESE DRAWINGS, ARCHITECTURAL AND STRUCTURAL, PRIOR TO CONSTRUCTION. ANY CONFLICTS SHALL BE REPORTED TO THE ENGINEER FOR CORRECTION. CHANGES MAY BE PROPOSED BY THE CONTRACTOR IF HE FEELS THE CHANGE IS IN THE BEST INTEREST OF THE OWNER. CHANGES SHALL BE FORWARDED TO THE ENGINEER IN WRITING FOR APPROVAL PRIOR TO CONSTRUCTION.

DRAWINGS & SPECIFICATIONS, AS INSTRUMENTS OF PROFESSIONAL SERVICE ARE AND SHALL REMAIN PROPERTY OF DESIGN INTELLIGENCE, LLC. THESE DOCUMENTS ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY PROJECT OR PURPOSE WHATSOEVER, WITHOUT THE PRIOR SPECIFIC WRITTEN AUTHORIZATION OF DESIGN INTELLIGENCE, LLC.

DESIGN INTELLIGENCE, LLC
1037 ERICKSON DR.
REXBURG, IDAHO
83440
PHONE: (208) 359-1461
FAX: (208) 359-0740
EMAIL: JOSH@DESIGNINTEL.COM

SCALE AS NOTED
DRAWN BY JON
2018-151
DESIGN INTELLIGENCE LLC THE RIGHT FIT
DATE 9/13/2018
A0

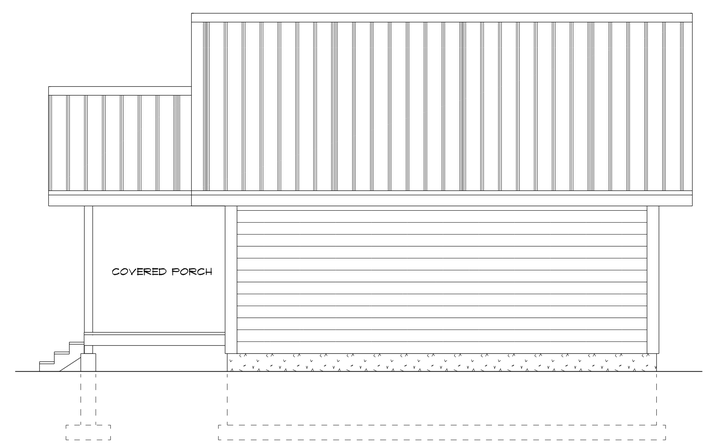
A0 HERMANSON CABIN PLAN A
WEST YELLOWSTONE, GALLATIN COUNTY, MONTANA



FRONT ELEVATION

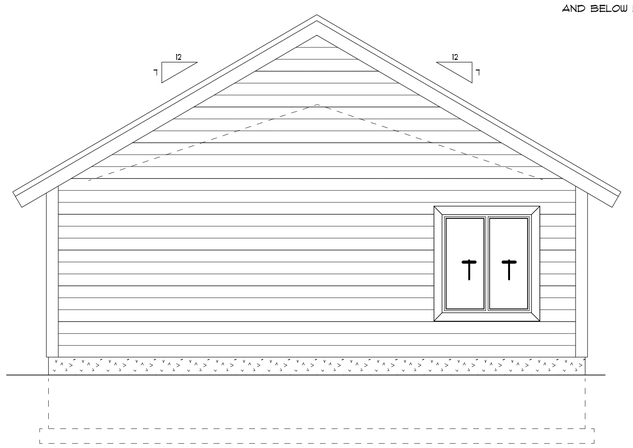
1/4" = 1'-0"

STEP FOOTING AS REQUIRED
BOTTOM OF FOOTING SHALL BE
3'-0" BELOW FINISHED GRADE
AND BELOW LOCAL FROST



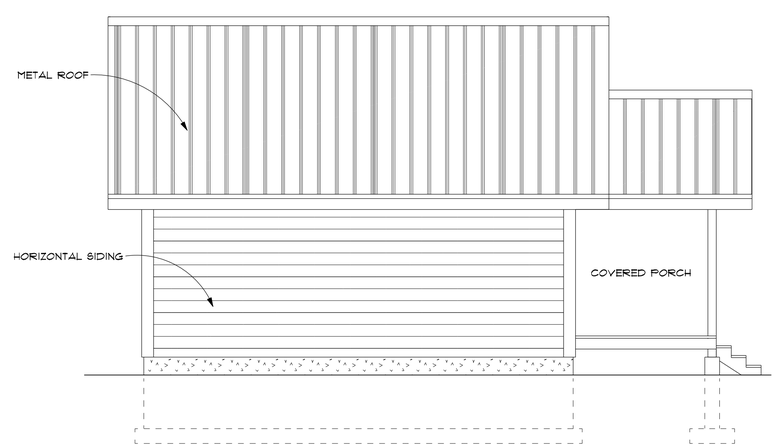
RIGHT ELEVATION

1/4" = 1'-0"



REAR ELEVATION

1/4" = 1'-0"



LEFT ELEVATION

1/4" = 1'-0"

CONTRACTOR'S RESPONSIBILITY

IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW ALL ASPECTS OF THESE DRAWINGS, ARCHITECTURAL AND STRUCTURAL, PRIOR TO CONSTRUCTION. ANY CONFLICTS SHALL BE REPORTED TO THE ENGINEER FOR CORRECTION. CHANGES MAY BE PROPOSED BY THE CONTRACTOR IF HE FEELS THE CHANGE IS IN THE BEST INTEREST OF THE OWNER. CHANGES SHALL BE FORWARDED TO THE ENGINEER IN WRITING FOR APPROVAL PRIOR TO CONSTRUCTION.

DRAWINGS & SPECIFICATIONS, AS INSTRUMENTS OF PROFESSIONAL SERVICE ARE AND SHALL REMAIN PROPERTY OF DESIGN INTELLIGENCE, LLC. THESE DOCUMENTS ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY PROJECT OR PURPOSE WHATSOEVER, WITHOUT THE PRIOR SPECIFIC WRITTEN AUTHORIZATION OF DESIGN INTELLIGENCE, LLC.

A1

DATE 9/13/2018

DESIGN INTELLIGENCE LLC — THE RIGHT FIT

SCALE AS NOTED
DRAWN BY JON
2018-151

DESIGN INTELLIGENCE, LLC
1037 ERIKSON DR.
REXBURG, IDAHO
83440
PHONE: (208) 359-1461
FAX: (208) 359-0740
EMAIL: JOSH@DESIGNINTEL.COM

HERMANSON CABIN PLAN A

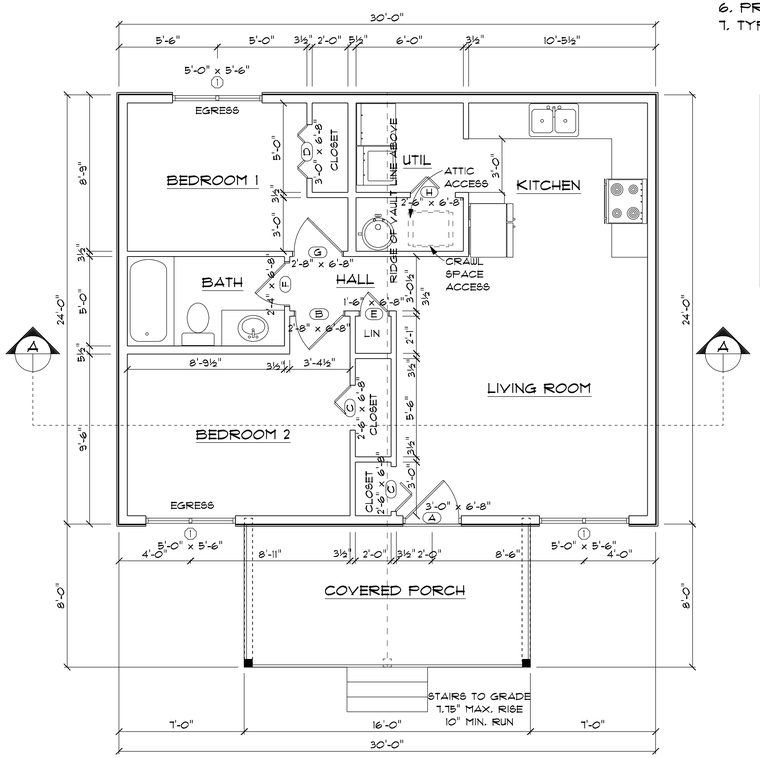
WEST YELLOWSTONE, GALLATIN COUNTY, MONTANA

A1

THE MECHANICAL IS NOT ENGINEERED. IT IS THE OWNERS RESPONSIBILITY TO HAVE THE MECHANICAL DESIGNED BY A MECHANICAL CONTRACTOR PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY POTENTIAL PROBLEMS.

NOTES

1. A SMOKE DETECTOR IS REQUIRED IN ALL ROOMS USED FOR SLEEPING, AND IN THE IMMEDIATE VICINITY OUTSIDE THE SLEEPING AREA, AND ON EACH LEVEL, HARD WIRED TOGETHER WITH BATTERY BACKUP. PROVIDE CO DETECTOR ON EACH LEVEL.
2. ALL BATHROOMS SHALL HAVE A PROGRAMMABLE CEILING VENTILATION FAN WITH A MINIMUM CAPACITY OF 50 CFM AND A PASSIVE MAKE UP AIR INLET.
3. PROVIDE SEISMIC RESTRAINT STRAPPING FOR ALL WATER HEATERS.
4. SEE SHEET S2 FOR STRUCTURAL POST SIZES.
5. PROVIDE CRAWL SPACE ACCESS (18"x24" MIN).
6. PROVIDE ATTIC ACCESS (22"x30" MIN).
7. TYPICAL HEADER HEIGHT 6'-9 1/2" UNO.



MAIN FLOOR PLAN

1/4" = 1'-0"

LIVING SPACE = 720 SQ. FT.
COVERED PORCH = 128 SQ. FT.

DOOR SCHEDULE				
SYMBOL	QTY	SIZE	HINGE	TYPE
A	1	3'-0" x 6'-8"	L	Exterior Door\Colonial
B	1	2'-8" x 6'-8"	L	Interior Door\Colonial
C	2	2'-6" x 6'-8"	R	Interior Door\Bifold
D	1	3'-0" x 6'-8"	LR	Interior Door\Bifold
E	1	1'-6" x 6'-8"	R	Interior Door\Colonial
F	1	2'-4" x 6'-8"	R	Interior Door\Colonial
G	1	2'-8" x 6'-8"	R	Interior Door\Colonial
H	1	2'-6" x 6'-8"	L	Interior Door\Bifold

WINDOW SCHEDULE			
SYMBOL	QTY	SIZE	TYPE
1	3	5'-0" x 5'-6"	Window\Casement (T) (2) Egress

WINDOW AND DOOR NOTE:

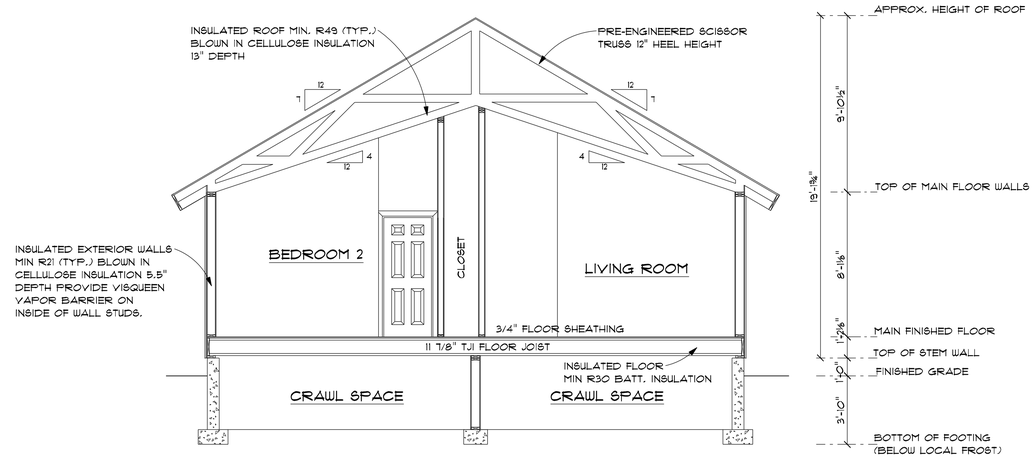
CONTRACTOR SHALL VERIFY ALL WINDOW AND DOOR ROUGH OPENING SIZES AND LOCATIONS AS SIZES VARY BY MANUFACTURER.

U-FACTOR OF 0.29 FOR ALL EXTERIOR OPENINGS UNO.

(T) TEMPERED GLASS

LEGEND

■ STRUCTURAL POST
● STRUCTURAL LOG POST



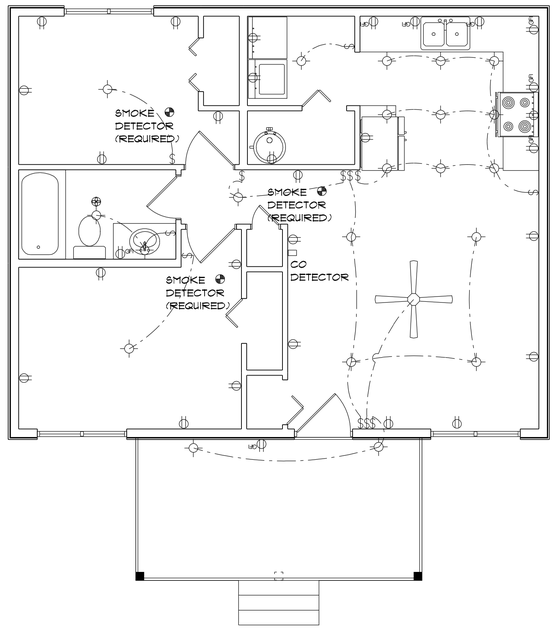
SECTION AA

1/4" = 1'-0"

THIS BASIC ELECTRICAL PLAN IS INTENDED TO REPRESENT THE OWNERS INTENT AND DOES NOT REPRESENT AN ENGINEERED SYSTEM. ALL FEATURES SHALL BE VERIFIED WITH THE OWNER.

NOTES

1. A SMOKE DETECTOR IS REQUIRED IN ALL ROOMS USED FOR SLEEPING, AND IN THE IMMEDIATE VICINITY OUTSIDE THE SLEEPING AREA, AND ON EACH LEVEL, HARD WIRED TOGETHER WITH BATTERY BACKUP. PROVIDE CO DETECTOR ON EACH LEVEL.
2. THE LOCATION OF SMOKE DETECTORS AS NOTED ON THIS DWG IS APPROXIMATE AND MAY BE ADJUSTED WITHIN THE PARAMETERS ALLOWED BY THE APPLICABLE CODES.



MAIN FLOOR ELECTRICAL

1/4" = 1'-0"

CONTRACTOR'S RESPONSIBILITY

IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW ALL ASPECTS OF THESE DRAWINGS, ARCHITECTURAL AND STRUCTURAL, PRIOR TO CONSTRUCTION. ANY CONFLICTS SHALL BE REPORTED TO THE ENGINEER FOR CORRECTION. CHANGES MAY BE PROPOSED BY THE CONTRACTOR IF HE FEELS THE CHANGE IS IN THE BEST INTEREST OF THE OWNER. CHANGES SHALL BE FORWARDED TO THE ENGINEER IN WRITING FOR APPROVAL PRIOR TO CONSTRUCTION.

DRAWINGS & SPECIFICATIONS, AS INSTRUMENTS OF PROFESSIONAL SERVICE ARE AND SHALL REMAIN PROPERTY OF DESIGN INTELLIGENCE, LLC. THESE DOCUMENTS ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY PROJECT OR PURPOSE WHATSOEVER, WITHOUT THE PRIOR SPECIFIC WRITTEN AUTHORIZATION OF DESIGN INTELLIGENCE, LLC.

A2

DATE 9/13/2018

DESIGN INTELLIGENCE LLC — THE RIGHT FIT

SCALE AS NOTED
DRAWN BY JON
2018-151

DESIGN INTELLIGENCE, LLC
1031 ERIKSON DR.
REXBURG, IDAHO
83440
PHONE: (208) 359-1461
FAX: (208) 359-0740
EMAIL: JOSH@DESIGNINTEL.COM

HERMANSON CABIN PLAN A
WEST YELLOWSTONE, GALLATIN COUNTY, MONTANA

A2

GENERAL STRUCTURAL NOTES

REFERENCED CODES

A. International Building Code
B. ACI 318 Building Code Requirements for Reinforced Concrete

GENERAL STRUCTURAL NOTES

1. The Structural drawing shall be used in conjuction with the drawings of all other disciplines and the project specifications. The contractor shall verify the requirements of the other trades as to sleeves, chases, hangers, inserts, anchors, holes and other items to be placed or set in the structural work.

2. The contactor shall be responsible for complying with all safety precautions and regulations during the work. The engineer will not advise on nor issue direction as to safety precautions and programs.

3. The structural drawings herein represent the finished structure. The contractor shall provide all temporary bracing required to erect and hold the structure in proper alignment until all structural work and connections have been completed. The investigation, design, safety, adequacy and inspection of erection bracing, shoring, temporary supports, etc. is the sole responsibility of the contractor.

4. The engineer shall not be responsible for the methods, techniques and sequences of procedures to perform the work. The supervision of the work is the sole responsibility of the contractor.

5. Drawings indicate general and typical details of construction. Where conditions are not specifically shown, similar details of construction shall be used, subject to approval by the engineer.

6. All structural systems which are to be composed of components to be field erected shall be supervised by the supplier during manufacturing, delivery, handling, storage and erection in accordance with the supplier's instructions and requirements.

7. Loading applied to the structure during the process of construction shall not exceed the safe load-carrying capacity of the structural members. The live loadings used in the design of the structure are indicated in the "Design Criteria Notes". Do not apply any construction loads until structural framing is properly connected together and until all temporary bracing is in place.

8. All ASTM and other references are per the latest editions of these standards, unless otherwise noted.

9. Shop drawings and other items shall be submitted to the engineer for review prior to fabrication . All shop drawings shall be reviewed by the general contractor before submittal. The engineer's review is to be for conformance with the design concept and general compliance with the relevant contract documents. The engineer's review does not relieve the contractor of the sole respoisibility to review, check and coordinate the shop drawings prior to submission. The contractor remains solely responsible for errors and omissions associated with the preparation of the shop drawings as they pertain to member sizes, details, dimensions, etc.

10. Submit shop drawings to the Engineer. In no case shall reproduction of the contract drawings be used as shop drawings. Submit the following items for review:

    A. Concrete mix design(s) - NOT REQUIRED.
    B. Reinforcing steel shop drawings - NOT REQUIRED
    C. Structural steel shop drawings - NOT REQUIRED
    D. Steel Joist / Girder shop drawings - NOT REQUIRED
    E. Metal decking shop drawings - NOT REQUIRED
    F. Pre-manuf. wood system / truss shop drawings - NOT REQUIRED
    G. Pre-engineered metal building system - NOT REQUIRED

Other submittals may be required per the "Schedule of Special Inspections" or the separate notes contained herein.

11. Special inspections will be required for this project as noted below:

    A. Concrete - NOT REQUIRED
    B. Bolts Installed in Concrete - NOT REQUIRED
    C. Structural Welding - Field Welds - NOT REQUIRED
    D. High Strength Bolting - NOT REQUIRED
    E. Structural Masonry - NOT REQUIRED

12. Unless otherwise indicated, all items noted to be demolished shall become the contractor's property and be removed from the site.

13. Contractors shall visit the site prior to bid to ascertain conditions which may adversely affect the work or cost thereof.

14. Ducts, plumbing and openings through engineered shear walls shall not exceed 6" in diameter except as noted on drawings. No perforations exceeding 3/4" in diameter shall be made in structural members except as noted on drawings. Perforations with 3/4" diameter and smaller shall be made in the center 1/3rd of the beam height and length. A maximum of (2) perforations per beam are allowed. Contact the engineer if additional perforations are required. A minimum of 6" horizontal distance between perforations is required.

DESIGN CRITERIA

Design Gravity Loads:

Roof DL - SEE COVER SHEET
Floor DL - SEE COVER SHEET

Design Live Loads:

Roof LL - 20 psf min
Snow - SEE COVER SHEET
Commercial Floor LL - 50 psf + 15 psf Partition
Residential LL - 40 psf

Lateral Live Loads:

Wind - SEE COVER SHEET
Seismic - SEE COVER SHEET
Equivalent Fluid Pressure - 35 pcf

CAST-IN-PLACE CONCRETE NOTES

1. Concrete mixes shall be designed per ACI 301, using Portland Cement conforming to ASTM C-150 or C-595, aggregate conforming to ASTM C-33, and admixtures conforming to ASTM C-494, C-1017, C-618, C-989 and C-260. Concrete shall be ready-mixed in accordance with ASTM C-94.

2. Concrete shall conform to the following compressive strength, slump and water/cement ratio requirements unless specifically approved by the Engineer in writing:

Concrete	Min f'c (28 days)	Slump	W/C Ratio
Columns	4000 psi	2" - 4"	0.46
Elevated Slabs	3000 psi	2" - 4"	0.46
Concrete not Noted	3000 psi	2" - 4"	0.50
Foundations	3000 psi	2" - 4"	0.50
Slabs on Grade	4000 psi	2" - 5"	0.50

3. All concrete work shall conform to the requirements of ACI 301, "Specification for Structural Concrete Buildings". Hot weather concreting shall be in accordance with ACI 305. Cold weather concreting shall be in accordance with ACI 306.

4. All reinforcing steel shall conform to ASTM A-615, Grade 60. All welding of reinforcing steel shall be in accordance with AWS D1.4. Epoxy coated reinforcing shall conform to ASTM A-775.

5. All welded wire fabric (WWF) shall conform to ASTM A-185.

6. All reinforcing steel shall be set and tied in place prior to pouring of concrete, except that vertical dowels for masonry wall reinforcing may be "floated" in place. Do not field bend bars partially embedded in hardened concrete unless specifically indicated or approved by the Engineer.

7. Reinforcing steel, including hooks and bends, shall be detailed in accordance with ACI 315. All reinforcing steel indicated as being continuous (Cont.) shall be lapped 30" for #4 bars, 38" for #5 bars and 45" for #6 bars.

8. Unless noted otherwise, the following minimum concrete cover shall be provided for reinforcement:

    A. Concrete cast against & permanently exposed to earth - 3"
    B. Concrete w/ removable forms exposed to earth or weather:
        #6 through #18 bars - 2"
        #5 bar, W31, D31 wire & smaller - 1 1/2"
    C. Concrete not exposed to earth or weather:
        Walls, elevated slabs - 3/4"
        Beams and columns - 1 1/2"

9. Bar supports and holding bars shall be provided for all reinforcing steel to ensure minimum concrete cover. Bar supports shall be plastic tipped or stainless steel.

10. Unless noted otherwise, all concrete walls (other than retaining walls) shall be reinforced as follows:

Wall Thickness	Horizontal	Vertical	Location
6" - 8"	#4 @ 24" o.c.	#4 @ 12" o.c.	Centered
10" - 12"	#4 @ 24" o.c.	#4 @ 12" o.c	Each Face

11. All edges of permanently exposed concrete surfaces shall be chamfered 3/4" unless otherwise noted.

12. In order to avoid concrete shrinkage cracking, place concrete slabs in an alternating lane pattern. The maximum length of slab cast in any one continuous pour shall be limited to 80 feet. The maximum spacing of joints shall be 25 feet.

13. Formwork shall remain in place until concrete has obtained at least 90% of its 28 day compressive strength. The Contractor shall provide all shoring and reshoring.

14. Concrete to be permanently exposed to weather shall be air entrained to 5% (+/- 1%) with an admixture that conforms to ASTM C-260.

FOUNDATION NOTES

1. See Cast-in-Place Concrete notes for additional requirements.

2. The building official shall determine whether to require a soil test to determine the soil's characteristics at a particular location.

3. Unless noted otherwise on the drawings, all footings shall bear on undisturbed, firm natural soil or compacted fill capable of supporting a minimum design bearing pressure as noted on the cover sheet. All foundation excavations shall be evaluated by a qualified geotechical engineer/testing agency prior to pouring foundation concrete if required by the building official.

4. Top of footing elevations shall be as shown on elevation drawings and sections. Unless noted otherwise, the bottom of all exterior footings shall be placed 6" below local frost depth. The bottom of all interior footings shall be placed 8" below interior finished grade.

5. No unbalanced backfilling over 4'-0" shall be done against foundation walls unless walls are securely braced against overturning either by temporary bracing or by permanent construction.

6. Prior to commencing any foundation work, coordinate work with any existing utilities. Foundations shall be lowered where required to avoid utilities.

7. Unless noted otherwise, the centerlines of column foundations shall be located on column centerlines.

8. All retaining walls shall have at least 12" of free draining granular backfill, full height of wall. Provide control joints in retaining walls at approximately equal intervals not to exceed 25 feet nor 3 times the wall height. Provide expansion joints at every fourth control joint, unless otherwise indicated.

SLAB ON GRADE NOTES

1. See Cast-in-Place Concrete notes for additional requirements.

2. Provide concrete slabs over a 6 mil polyethylene vapor barrier and 4" of porous fill. Maximum slump for concrete slabs shall be 5", using Type II cement.

3. All porus fill material shall be a clean granular material with 100% passing a 1-1/2" sieve and no more than 5% passing a No. 4 sieve. Porous fill shall be compacted to 95% max. dry density per ASTM D-698.

4. Slab joints shall be filled with approved material. This should take place as late as possible, preferably 4 to 6 weeks after the slab has been cast. Prior to filling, remove all debris from the joints, then fill in accordance with the manufacturer's recommendations or as follows:

    6" slabs - fill with Epoxy resin
    Other slabs - fill with field molded of elastomeric sealant.

5. Unless approved otherwise, all reinforcing shall be blocked into the center of the slab with precast concrete blocks having a compressive strength equal to that of the slab.

6. Walk ways and other exterior slabs are not shown on the structural drawings. See the site plan and architectural drawings for location, dimensions, elevations, jointing details and finish details. Provide 4" walks reinforced with 6x6 - W1.4W1.4 WWF unless otherwise noted.

7. See architectural drawings for exact locations of depressed slab areas and drains. Slope slab to drains where shown.

8. The finish tolerance of all slabs shall be in accordance with ACI 301, Type A.

9. Floor flatness and levelness tests shall be conducted if deemed necessary by the owner in accordance with ASTM E 1155. Results, including acceptance or rejection of the work will be provided to the contractor within 48 hours after data collection. Remedies for out of tolerance work may include removal and reconstruction at the contractors expense. Any other remediation requires the approval of the owner.

RADON CONTROL

1. A minimum 6-mil (or 3-mil cross laminated) polyethylene or equivalent flexible sheeting material shall be placed on top of the gas permeable layer prior to pouring the slab. The sheeting should cover the entire floor area, and separate sections of sheeting should be overlapped at least 12 inches.

2. To retard soil gas entry, large openings through concrete slabs, wood, and other floor assemblies in contact with the soil, such as spaces around bathtub, shower, or toilet drains, shall be filled or closed with materials that provide a permanent airtight seal such as non-shrink mortar, grouts, expanding foam, or similar materials designed for such application.

3. A minimum 3-inch diameter PVC or other gas-tight pipe shall be embedded vertically into the sub slab aggregate or other permeable material before the slab is poured. A "T" fitting or other support on the bottom of the pipe shall be used to ensure that the pipe opening remains within the sub-slab permeable material. This gas tight pipe shall be extended vertically through the building floors, terminate at least 12 inches above the surface of the roof, in a location at least 10 feet away from any window or other opening into the conditioned spaces of the building that is less than 2 feet below the exhaust point, and 10 feet from any adjoining or adjacent buildings.

WOOD FRAMING NOTES

1. All wood framing material shall be surfaced dry and used at 19% maximum moisture content.

2. All wall framing shall be No. 2 grade Doug Fir unless noted otherwise.

3. All joist, rafter, headers & misc. framing shall be Select Str. grade Doug Fir. Provide full depth or metal bridging at midspan and at a maximum spacing of 8 ft o.c. between.

4. All framing within 6" of grade or in contact with masonry or concrete shall be pressure treated in accordance with the American Wood Preservers Association Specifications where possible. All cuts and holes should be completed before treatment. Cuts and holes due to on-site fabrication shall be brushed with 2 coats of copper naphthenate solution containing a minimum of 2% metallic copper in solution (per AWPA STD. M4).

7. Provide double joists under all partitions which run parallel with joists and solid blocking the width of the post under all concentrated loads from framing above.

8. Provide header beams of the same size as joists or rafters to frame around openings in the plywood deck unless otherwise indicated.

9. Structural steel plate connectors shall conform to ASTM A-36 specifications and be 1/4" thick unless noted otherwise. Bolts connecting wood members shall be ASTM A-307 and be 3/4" diameter unless otherwise indicated. Provide washers for all bolt heads and nuts in contact with wood surfaces.

10. Bolt holes shall be carefully centered and drilled not more than 1/16" larger than the bolt diameter. Bolted connections shall be snugged tight but not to the extent of crushing wood under washers.

11. Prefabricated metal joist hangers, hurricane clips, hold-down anchors and other accessories shall be as manufactured by "Simpson Strong-Tie Company", or approved equal. Install all accessories per the manufacturer's requirements. All steel shall have a minimum thickness of 0.04 inches (per ASTM A446, Grade A) and be galvanized (coating G60).

12. Holes and notches drilled or cut into wood framing shall not exceed the requirements of the referenced building code or the manufacturers specifications.

13. All plates, anchors, nails, bolts, washers and other miscellaneous hardware permanentaly exposed to weather or in treated wood shall be hot dip galvanized.

14. All 8d nails shall have a minimum shank diameter of 0.113". All 10d & 12d nails shall have a minimum shank diameter of 0.120". All 16d nails shall have a minimum shank diameter of 0.131".

PLYWOOD/GYPBOARD SHEATHING NOTES

1. All plywood construction shall be in accordance with the American Plywood Association (APA) specifications.

2. All roof panel sheathing shall be 5/8" (nom.) OSB 1 APA rated sheathing unless noted otherwise. Suitable edge support shall be provided by use of panel clips or 2x blocking between framing. 2x blocking shall be installed between outlookers over exterior walls. Unless otherwise noted connect roof sheathing with 8d common nails at 6" o.c. at supported panel edges and 6" o.c. at intermediate supports. At gable ends provide 8d nails at 6" o.c. from rafter or blocking to top plate of wall.

3. All floor sheathing shall be 3/4" (nom.) APA rated STURD-I-FLOOR Exp. 1, with tongue and groove edge. Unless noted otherwise connect floor sheathing with 8d common nails spaced 6" o.c. at supported edges and 12" o.c. at intermediate supports. Field glue using adhesives meeting APA specification AFG-01, applied in accordance with the manufacturer's recommendations.

4. All wall sheathing shall be 1/2" (nom.) OSB APA rated sheathing. Unless noted otherwise, connect wall sheathing with 8d common nails spaced at 6" o.c. at supported panel edges and 12" o.c at intermediate supports.

5. Install wall sheathing either vertically or horizontally with panel continuous over two or more spans. All other sheathing shall have long edges spanning over supports. Stagger panel end joints.

6. All nailing shall be carefully driven and not over-driven.

7. Provide 2x blocking at all unsupported panel edges at walls.

FIRE BLOCKING

Fire blocking shall be provided in wood-frame construction in the following locations:

1. In concealed spaces of stud walls and partitions, including furred spaces and parallel rows of studs or staggered studs, as follows:
    1.1 Vertically at the ceiling and floor levels.
    1.2 Horizontally in intervals not exceeding 10 feet
2. At all intersections between concealed vertical and horizontal spaces such as occur at soffits, drop ceilings and cove ceilings.
3. In concealed spaces between stair stringers at the top and bottom of the run.
4. At openings around vents, pipes, ducts, cables and wires at ceiling and floor level, with an approved material to resist the free passage of flame and products of combustion.

PRE-ENGINEERED TRUSS NOTES

1. Wood trusses shall be designed by the manufacturer to support the loads dictated by the governing jurisdiction.

2. Wood trusses shall be designed by the mafucturer in accordance with the applicable provisions of the latest edition of the National Design Specification of the National Forest Products Association and the design specification for metal plate connected wood trusses of the Truss Plate Institute.

3. Wood materials shall be Douglas Fir and shall be kiln dried and used at 19% maximum moisture content. Provide grade required to meet stress requirements.

4. Connector plates shall be not less than 0.036 inches (20 gage) in coated thickness, shall meet or exceed ASTM Grade A or higher and shall be hot dipped galvanized according to ASTM A-525 (coating G60). Minimum steel yield stress shall be 33,000 psi.

5. Trusses shall be fabricated in a properly equipped manufacturing facility of a permanent nature. Trusses shall be manufactured by experienced workmen, using precision cutting, jigging and pressing equipment under the requirements in quality control standard QST-88 of the Truss Plate Institute.

6. Secondary bending stresses in truss top and bottom chords due to dead, live and wind loads shall be considered in the design. Load duration factors shall be per the "National Design Specification for Wood Construction" per referenced codes.

7. Wood trusses shall be erected in accordance with the truss manufacturer's requirements. This work shall be done by a qualified and experienced contractor.

8. The Contractor shall provide all temporary and permanent bracing as required for safe erection and performance of the trusses. The guidelines set forth by the Truss Plate Institute publication "HIB-91, Commentary and Recommendations for Handling, Installing and Bracing Metal Plate Connected Wood Trusses" shall be a minimum requirement.

9. Truss member and components shall not be cut, notched drilled nor otherwise altered in any way without the written approval of the Engineer.

10. Submit complete shop drawings for all wood trusses as specified in General Structural Notes section 10.F. Drawings shall show member sizes, species, grade, moisture content, span, camber, dimensions, chord pitch, bracing requirements and loadings. Shop drawings shall be submitted to the Engineer and shall bear the seal of a Professional Engineer in the appropriate jurisdiction.

NOTE TO CONTRACTOR

1. TRUSS DRAWINGS SHALL BE ON SITE AT THE TIME OF FRAMING INSPECTION.
2. JOIST/RAFTER MANUFACTURER'S INSTALLATION MANUAL OF INSTRUCTIONS TO BE ON SITE AT THE TIME OF FRAMING INSPECTION.

MASONRY VENEER

1. Wood Stud Backing - a 2 inch by 2 inch 0.0625" zinc-coated or not-metallic coated wire mesh with two layers of water-resistant barrier in accordance with the referenced code shall be applied directly to wood studs spaced a maximum of 16" o.c. On studs, the mesh shall be attached with 2" long corrosion-resistant steel wire furring nails at 4" o.c. providing a minimum 1.125" penetration into each stud and with 8d annular threaded nails at 8" o.c. into top and bottom plates or with equivalent wire ties. There shall be not less than a 0.1055" zinc-coated or nonmetallic coated wire, or approve equal , attached to the stud with a minimum of an 8d (0.120" diameter) annular threaded nail for every 2 square feet of stone veneer. This tie shall be a loop having legs not less than 15" in length, so bent that it will lie in the stone veneer mortar joint. The last 2" of each wire leg shall have a right-angle bend. One-inch minimum thickness of cement grout shall be placed between the backing and the stone veneer.

STRUCTURAL STEEL NOTES

1. All structural steel shall conform to the latest edition of the "Manual of Steel Construction" of the AISC.

2. Unless noted otherwise, all materials shall be in conformance with the following ASTM specifications:

MEMBER	ASTM	MIN. STRENGTH
Structural Tubing	A500 Grade B	46 ksi
Steel Pipe	A53 (Type E or Grade B)	35 ksi
Other Rolled Shapes and Plates	A36	36 ksi
Connection Bolts	A325	92 ksi
Anchor Bolts	F1554	36 ksi
Threaded Rods	A36	36 ksi
Non-Shrink Grout	C1107	8000 psi

3. Minimum bolt diameter shall be 3/4" unless noted otherwise. All bolts shall be shear/bearing type bolts and be snug-tight.

4. All welding shall be in accordance with AWS D1.1 using E70XX electrodes. Unless noted otherwise, provide cont. min. sized fillet welds per AISC requirements. All filler material shall have a minimum yield strength of 58 ksi.

5. Where "Continuous Chord" angles are indicated, provide a continuous butt weld or full penetration weld at the splice connection detail for approval.

6. Moment connections are denoted thus ( ) on the plan.

7. Where steel beams bear across building expansion joints or at wall control joints, provide a "slip" connection.

8. Holes in steel shall be drilled or punched. All slotted holes shall be provided with smooth edges. Burning of holes and torch cutting at the site is not permitted.

9. Unless otherwise noted, all structural steel permanently exposed to view shall be shop painted with one coat of SSPC 15-68, Type 1 (Red Oxide) paint.

10. Steel fabricators shall be an AISC certified shop for Category 1 steel structures and maintain detailed quality control procedures as required to satisfy the special inspection requirements of the International Building Code.

11. Unless otherwise noted, all structural steel permanently exposed to the weather, including all brick shelf angles shall be hot-dipped galvanized in accordance with ASTM A153.

12. Protective coatings damaged during the transporting, erecting and field welding processes shall be repaired in the field to match the shop applied coating.

13. The contractor shall hire an independent testing agency to provide special inspections of bolting, welding and other items in accordance with the International Building Code.

SITE PREPARATION NOTES

1. Excavate a minimum of 4" of existing soil for a minimum of 5 feet beyond the building limits. Remove all organics, pavement, roots, debris and otherwise unsuitable material.

2. The surface of the exposed subgrade shall be inspected by probing or testing to check for pockets of soft or unsuitable material. Excavate unsuitable soil as directed by the engineer.

3. Proof roll the surface of the exposed subgade with a loaded tandem axle dump truck. Remove all soils which pump or does not compact properly as directed by the engineer.

4. Fill all excavated areas with approved controlled fill. Place in 8" loose lifts and compact to a minimum of 95% of the maximum dry density in accordance with ASTM D-698.

5. All controlled fill material shall be a select granular material free from all organics or otherwise deleterious material with not more than 20% by weight passing a no. 200 sieve and with a plasticity index not to exceed 6%.

6. Provide field density tests for each 3,000 SF of building area for each lift of controlled fill.

CONTRACTOR'S RESPONSIBILITY

IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW ALL ASPECTS OF THESE DRAWINGS, ARCHITECTURAL AND STRUCTURAL, PRIOR TO CONSTRUCTION. ANY CONFLICTS SHALL BE REPORTED TO THE ENGINEER FOR CORRECTION. CHANGES MAY BE PROPOSED BY THE CONTRACTOR IF HE FEELS THE CHANGE IS IN THE BEST INTEREST OF THE OWNER. CHANGES SHALL BE FORWARDED TO THE ENGINEER IN WRITING FOR APPROVAL PRIOR TO CONSTRUCTION.

DRAWINGS & SPECIFICATIONS, AS INSTRUMENTS OF PROFESSIONAL SERVICE ARE AND SHALL REMAIN PROPERTY OF DESIGN INTELLIGENCE, LLC. THESE DOCUMENTS ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY PROJECT OR PURPOSE WHATSOEVER WITHOUT THE PRIOR SPECIFIC WRITTEN AUTHORIZATION OF DESIGN INTELLIGENCE, LLC.

SO

DATE 9/13/2018

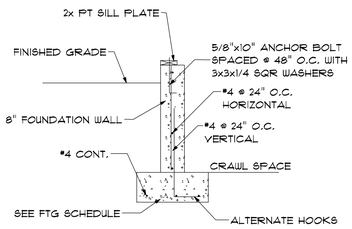
DESIGN INTELLIGENCE LLC
THE RIGHT FIT

SCALE AS NOTED
DRAWN BY JON
2018-151

DESIGN INTELLIGENCE, LLC
PHONE: (208) 359-1461
FAX: (208) 359-0740
EMAIL: JOSH@DESIGNINTEL.COM
1031 ERICSON DR.
REXBURG, IDAHO
83440

HERMANSON CABIN PLAN A
WEST YELLOWSTONE, GALLATIN COUNTY, MONTANA

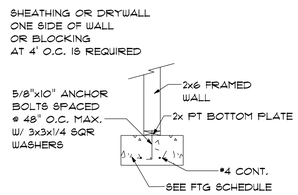
SO



MAX WALL HEIGHT = 7'-0"

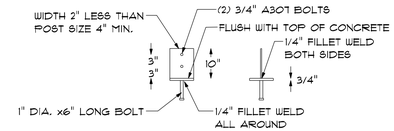
STEM WALL DETAIL WITH CRAWL SPACE

1
S1.0



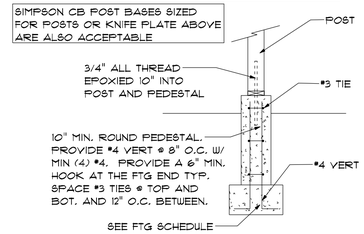
WALL TO INTERIOR FOOTING

2
S1.0



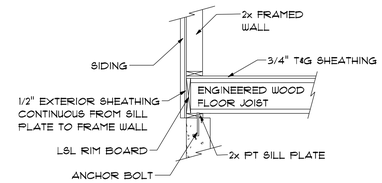
ALTERNATE KNIFE PLATE DETAIL

SIMPSON CB POST BASES SIZED FOR POSTS OR KNIFE PLATE ABOVE ARE ALSO ACCEPTABLE



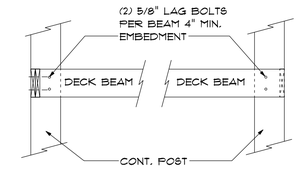
POST TO DECK PEDESTAL

3
S1.0



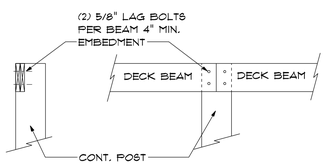
FLOOR JOIST TO STEM WALL

4
S1.0



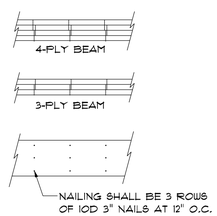
DECK BEAM TO POST

5
S1.0



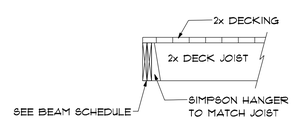
DECK BEAM TO POST

6
S1.0



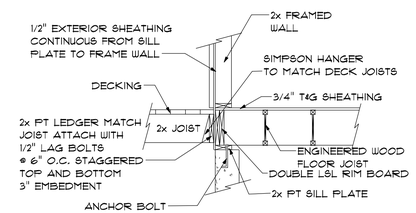
BUILT UP BEAM

7
S1.0



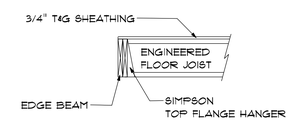
BEAM DECK JOIST SUPPORT

8
S1.0



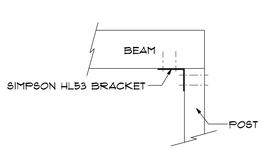
DECK ATTACHMENT

9
S1.0



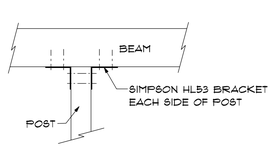
EDGE BEAM
FLOOR JOIST SUPPORT

10
S1.0



POST TO BEAM

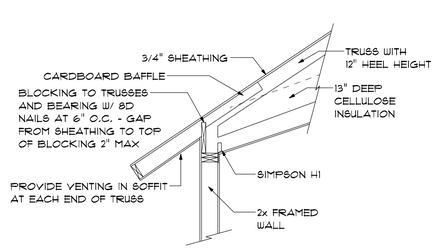
11
S1.0



POST TO BEAM

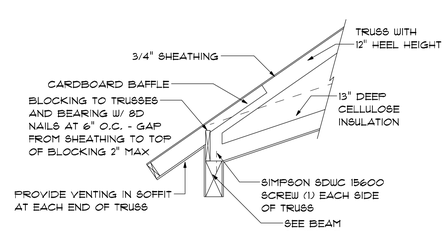
12
S1.0

ROOF CONSTRUCTION
ROOFING OVER ICE AND WATER SHIELD
OVER 3/4" OSB SHEATHING
OVER SCISSOR TRUSS WITH 1 1/2" AIR SPACE
FOR VENTILATION AND CARDBOARD BAFFLE
AND R49 INSULATION
OVER 6 MIL VAPOR BARRIER
OVER 5/8" DRYWALL



TRUSS TO FRAMED WALL

13
S1.0



TRUSS TO BEAM

14
S1.0

15
S1.0

CONTRACTOR'S RESPONSIBILITY

IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW ALL ASPECTS OF THESE DRAWINGS, ARCHITECTURAL AND STRUCTURAL, PRIOR TO CONSTRUCTION. ANY CONFLICTS SHALL BE REPORTED TO THE ENGINEER FOR CORRECTION. CHANGES MAY BE PROPOSED BY THE CONTRACTOR IF HE FEELS THE CHANGE IS IN THE BEST INTEREST OF THE OWNER. CHANGES SHALL BE FORWARDED TO THE ENGINEER IN WRITING FOR APPROVAL PRIOR TO CONSTRUCTION.

DRAWINGS & SPECIFICATIONS, AS INSTRUMENTS OF PROFESSIONAL SERVICE ARE AND SHALL REMAIN PROPERTY OF DESIGN INTELLIGENCE, LLC. THESE DOCUMENTS ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY PROJECT OR PURPOSE WHATSOEVER, WITHOUT THE PRIOR SPECIFIC WRITTEN AUTHORIZATION OF DESIGN INTELLIGENCE, LLC.

S1.0

DATE 9/13/2018

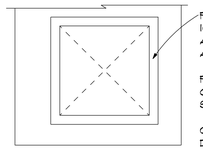
DESIGN INTELLIGENCE LLC — THE RIGHT FIT

SCALE AS NOTED
DRAWN BY JON
2018-151

DESIGN INTELLIGENCE, LLC
1031 ERICKSON DR.
REXBURG, IDAHO
83440
PHONE: (208) 359-1461
FAX: (208) 359-0140
EMAIL: JOSH@DESIGNINTEL.COM

HERMANSON CABIN PLAN A
WEST YELLOWSTONE, GALLATIN COUNTY, MONTANA

S1.0



PROVIDE WEATHER RESISTIVE ICE AND WATER SHIELD 6" AROUND ALL WINDOWS AND DOORS IN FRAMED WALLS

PROVIDE TYVEK HOUSE WRAP OR EQUIVALENT ON EXTERIOR SIDE OF ALL FRAMED EXTERIOR WALLS

CAULK AROUND ALL WINDOWS AND DOORS.

WINDOWS AND DOORS SHALL BE INSTALLED PER MANUFACTURERS APPROVED INSTALLATION DETAILS.

WEATHER RESISTIVE BARRIER FLASHING

1 / S1.1

2 / S1.1

3 / S1.1

4 / S1.1

5 / S1.1

6 / S1.1

7 / S1.1

8 / S1.1

9 / S1.1

10 / S1.1

11 / S1.1

12 / S1.1

13 / S1.1

14 / S1.1

15 / S1.1

CONTRACTOR'S RESPONSIBILITY

IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW ALL ASPECTS OF THESE DRAWINGS, ARCHITECTURAL AND STRUCTURAL, PRIOR TO CONSTRUCTION. ANY CONFLICTS SHALL BE REPORTED TO THE ENGINEER FOR CORRECTION. CHANGES MAY BE PROPOSED BY THE CONTRACTOR IF HE FEELS THE CHANGE IS IN THE BEST INTEREST OF THE OWNER. CHANGES SHALL BE FORWARDED TO THE ENGINEER IN WRITING FOR APPROVAL PRIOR TO CONSTRUCTION.

DRAWINGS & SPECIFICATIONS, AS INSTRUMENTS OF PROFESSIONAL SERVICE ARE AND SHALL REMAIN PROPERTY OF DESIGN INTELLIGENCE, LLC. THESE DOCUMENTS ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY PROJECT OR PURPOSE WHATSOEVER WITHOUT THE PRIOR SPECIFIC WRITTEN AUTHORIZATION OF DESIGN INTELLIGENCE, LLC.

S1.1

DATE 9/13/2018

DESIGN INTELLIGENCE LLC — THE RIGHT FIT

SCALE AS NOTED

DRAWN BY JON

2018-151

DESIGN INTELLIGENCE, LLC
1031 ERICKSON DR.
REXBURG, IDAHO
83440
PHONE: (208) 359-1461
FAX: (208) 359-0740
EMAIL: JOSH@DESIGNINTEL.COM

HERMANSON CABIN PLAN A

WEST YELLOWSTONE, GALLATIN COUNTY, MONTANA

S1.1

BLOCKOUTS

CONTRACTOR SHALL VERIFY ALL WINDOW AND DOOR ROUGH OPENING SIZES BEFORE FORMING BLOCKOUTS. SEE ARCHITECTURAL DRAWINGS FOR ALL WINDOW AND DOOR SIZES AND LOCATIONS.

FOUNDATION NOTES

1. SEE SHEET S0 FOR ADDITIONAL GENERAL NOTES.
2. BOTTOM OF FOOTING SHALL BE BELOW LOCAL FROST LINE.
3. CONTRACTOR SHALL PROVIDE CRAWL SPACE VENTILATION, MIN. 1 SQ FT VENTILATION FOR EACH 1500 SQ FT OF CRAWL SPACE AREA. PROVIDE VENTS WITHIN 3 FEET OF CORNERS AND SPACED EQUALLY BETWEEN CORNERS.
4. MIN. 18"x24" CRAWL SPACE ACCESS.

ALTERNATE BIG FOOT FOOTING SCHEDULE:

FOR SPREAD FOOTINGS:
UP TO 18"x18" USE BF20
UP TO 21"x21" USE BF24
UP TO 24"x24" USE BF28
UP TO 30"x30" USE BF36

SEE SHEETS S3 FOR SHEAR WALLS AND HOLD DOWNS.

BOTTOM OF FOOTINGS & TOP OF STEM WALL HEIGHT MAY VARY SEE ARCHITECTURAL DRAWINGS

NOTE: UP TO (3) 2x6 GANGSTUD POSTS EMBEDDED IN WALLS DO NOT REQUIRE POST BASES.

POST SCHEDULE

P1-P3 = (1) DF #1 6x6
P4-P5 = (3) DF #2 2x6

FOOTING SCHEDULE

F1 = 20X10 CONT. FTG WITH (2) #4 CONT.
F2 = 16X10 CONT. FTG WITH (2) #4 CONT.
F3 = 12X10 CONT. FTG WITH (2) #4 CONT.
F4 = 27X27X10 FTG WITH (3) #4 EACH WAY
F5 = 18X18X10 FTG WITH (2) #4 EACH WAY

FLOOR FRAMING NOTES

1. INSTALL JOISTS PER MANUFACTURER'S RECOMMENDATIONS INCLUDING ALL BRIDGING AND BRACING.
2. PROVIDE DBL JOISTS UNDER ALL BEARING WALLS THAT RUN PARALLEL TO FLOOR JOISTS.
3. FRAME AROUND STAIRS USING (2) 1.75x11.875 LVL.
4. ALL BEARING WALL HEADERS SHALL BE (2) DF 2x10, OR (3) 1.5x5.5 LVL UNO.
5. ALL EXTERIOR WALLS ARE BEARING WALLS.
6. JOIST COUNT SHOULD BE DETERMINED FROM JOIST SPACING NOT FROM DRAWING LAYOUT.
7. PROVIDE CRAWL SPACE ACCESS MIN. 18"x24".

TJI JOISTS SHALL BE
11 7/8" TJI 110
OR EQUIVALENT
SPACED @ 16" O.C.

TRUSS FRAMED ROOF NOTES:

1. INSTALL TRUSSES PER MANUFACTURER'S RECOMMENDATIONS INCLUDING ALL BRIDGING AND BRACING.
2. PROVIDE SIMPSON H1 OR EQUAL AT BRG ENDS OF EACH TRUSS.
3. BEARING WALL HEADERS SHALL BE (2) DF 2x10, OR (3) 1.5x5.5 LVL UNO.
4. ALL ROOF OVERHANGS SHALL BE AS NOTED.
5. PROVIDE ATTIC ACCESS (22"x30" MIN).
6. TRUSSES HAVE A TYPICAL 12" HEEL HEIGHT UNO.

ICE BARRIER NOTES:

PROVIDE ICE AND WATER SHIELD TO COVER ENTIRE ROOF.

ROOF VENTILATION:

PROVIDE ROOF VENTILATION 1 SF FOR EVERY 300 SF OF ATTIC SPACE, 1/2 HIGH AND 1/2 LOW.

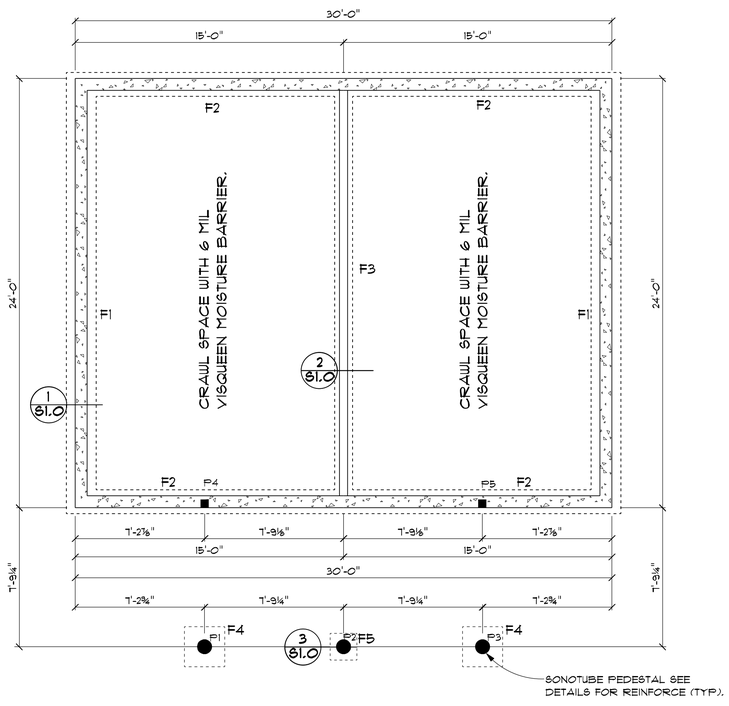
VALLEY FLASHING NOTES:

PROVIDE VALLEY FLASHING MINIMUM 28 GAUGE, GALVANIZED OR CORROSION RESISTANT METAL EXTENDING 10" FROM THE CENTER LINE EACH WAY.

BEAM GRADING SHALL BE AS FOLLOWS UNO:
DF - SELECT STRUCTURAL
GLB - 24F-V4 DF/DF
LVL - 2.0, 2600Fb

BEAM SCHEDULE

WB1 = DF #1 6x12
OR 5.125x9 GLB
WB2 = DF 2x8 AT 24" O.C.
WB3 = (2) DF 2x8

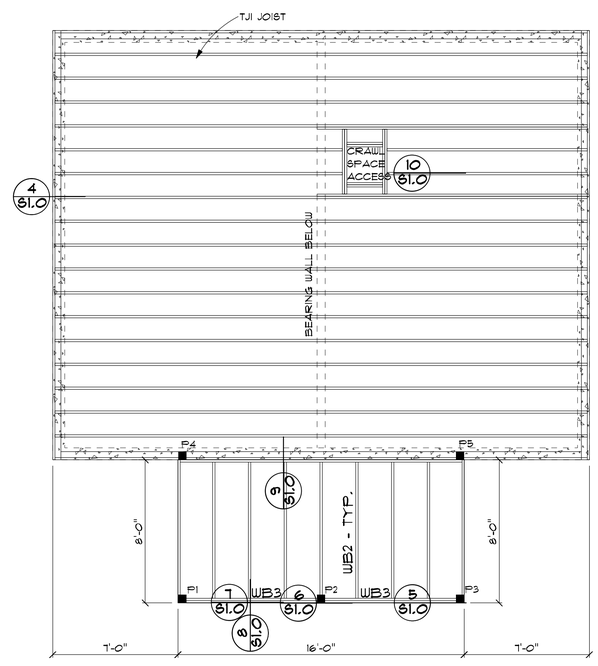


FOUNDATION PLAN

1/4" = 1'-0"

LEGEND

■ STRUCTURAL POST
● SONOTUBE

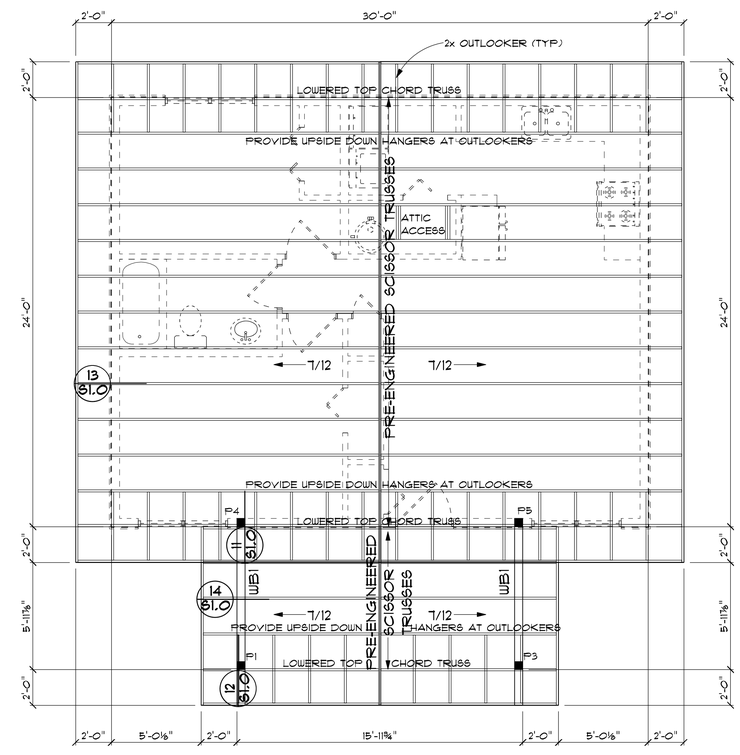


MAIN FLOOR FRAMING

1/4" = 1'-0"

LEGEND

■ STRUCTURAL POST



ROOF FRAMING

1/4" = 1'-0"

LEGEND

■ STRUCTURAL POST

CONTRACTOR'S RESPONSIBILITY

IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW ALL ASPECTS OF THESE DRAWINGS, ARCHITECTURAL AND STRUCTURAL, PRIOR TO CONSTRUCTION. ANY CONFLICTS SHALL BE REPORTED TO THE ENGINEER FOR CORRECTION. CHANGES MAY BE PROPOSED BY THE CONTRACTOR IF HE FEELS THE CHANGE IS IN THE BEST INTEREST OF THE OWNER. CHANGES SHALL BE FORWARDED TO THE ENGINEER IN WRITING FOR APPROVAL PRIOR TO CONSTRUCTION.

DRAWINGS & SPECIFICATIONS, AS INSTRUMENTS OF PROFESSIONAL SERVICE ARE AND SHALL REMAIN PROPERTY OF DESIGN INTELLIGENCE, LLC. THESE DOCUMENTS ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY PROJECT OR PURPOSE WHATSOEVER, WITHOUT THE PRIOR SPECIFIC WRITTEN AUTHORIZATION OF DESIGN INTELLIGENCE, LLC.

S2

DATE 9/13/2018

DESIGN INTELLIGENCE LLC — THE RIGHT FIT

SCALE AS NOTED
DRAWN BY JON
2018-151

DESIGN INTELLIGENCE, LLC
1031 ERIKSON DR.
REXBURG, IDAHO
83440
PHONE: (208) 359-1461
FAX: (208) 359-0140
EMAIL: JOSH@DESIGNINTEL.COM

HERMANSON CABIN PLAN A

WEST YELLOWSTONE, GALLATIN COUNTY, MONTANA

S2

NOTE: 1 1/2" 16 GAGE STAPLES MAY BE USED INSTEAD OF 8D NAILS AS FOLLOWS:

8D NAILS @ 6" O.C. = 1 1/2" 16 GA. STAPLES AT 4" O.C.
8D NAILS @ 4" O.C. = 1 1/2" 16 GA. STAPLES AT 3" O.C.
8D NAILS @ 3" O.C. = 1 1/2" 16 GA. STAPLES AT 2" O.C

ALTERNATE HOLD DOWN SCHEDULE

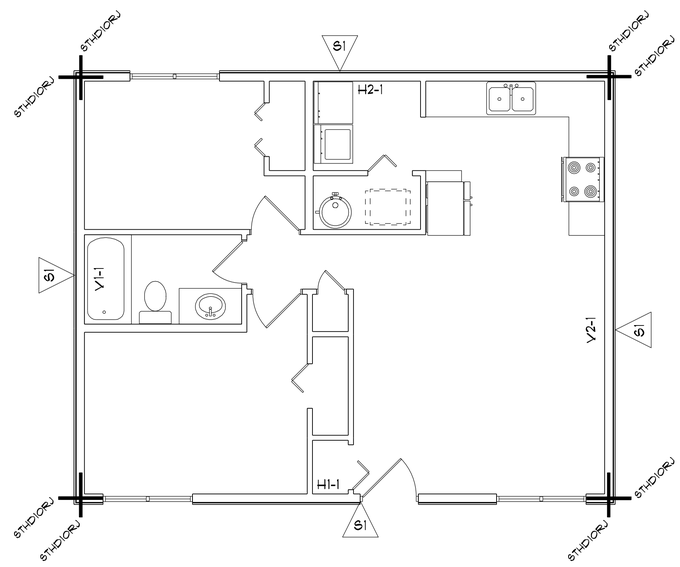
STHD10 OR STHD10RJ USE HDU4-SDS2.5 W/ 5/8" ALL-THREAD EPOXIED IN PLACE - 8" EMBEDMENT.

STHD14 OR STHD14RJ USE HDU5-SDS2.5 W/ 5/8" ALL-THREAD EPOXIED IN PLACE - 8" EMBEDMENT.

WOOD SIDE MEMBER THICKNESS - 3" MIN.

ALL HOLD DOWNS ARE SIMPSON BRAND AND SHALL BE INSTALLED PER THE MANUFACTURER'S REQUIREMENTS.

ALL EXTERIOR WALLS SHALL BE NAILED PER UNO. S1



SHEAR WALL NOTES

1. ALL EXTERIOR WALLS ARE DESIGNATED SHEAR WALLS.
2. ALL FRAMED SHEAR WALLS SHALL BE 2x6 @ 16" O.C. UNO
3. ALL FRAMED WALLS SHALL BE SUPPORTED AT TOP AND BOTTOM BY FLOOR OR ROOF SYSTEMS. SPLICING WALLS AT UNSUPPORTED LOCATIONS IS NOT PERMITTED.
4. PROVIDE 7/16" APA RATED SHEATHING WITH 8D NAILS @ 6" O.C. AT PANEL EDGES AND 12" O.C. IN THE FIELD. BLOCKING IS REQUIRED AT ALL PANEL EDGES. (392 PLF) S1

MAIN FLOOR SHEAR WALLS

1/4" = 1'-0"

CONTRACTOR'S RESPONSIBILITY

IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW ALL ASPECTS OF THESE DRAWINGS, ARCHITECTURAL AND STRUCTURAL, PRIOR TO CONSTRUCTION. ANY CONFLICTS SHALL BE REPORTED TO THE ENGINEER FOR CORRECTION. CHANGES MAY BE PROPOSED BY THE CONTRACTOR IF HE FEELS THE CHANGE IS IN THE BEST INTEREST OF THE OWNER. CHANGES SHALL BE FORWARDED TO THE ENGINEER IN WRITING FOR APPROVAL PRIOR TO CONSTRUCTION.

DRAWINGS & SPECIFICATIONS, AS INSTRUMENTS OF PROFESSIONAL SERVICE ARE AND SHALL REMAIN PROPERTY OF DESIGN INTELLIGENCE, LLC. THESE DOCUMENTS ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY PROJECT OR PURPOSE WHATSOEVER, WITHOUT THE PRIOR SPECIFIC WRITTEN AUTHORIZATION OF DESIGN INTELLIGENCE, LLC.

DESIGN INTELLIGENCE, LLC
1031 ERICKSON DR.
REXBURG, IDAHO
83440
PHONE: (208) 359-1461
FAX: (208) 359-0740
EMAIL: JOSH@DESIGNINTEL.COM

DESIGN INTELLIGENCE LLC
THE RIGHT FIT

DATE	9/13/2018
SCALE	AS NOTED
DRAWN BY	JON
	2018-151

HERMANSON CABIN PLAN A
WEST YELLOWSTONE, GALLATIN COUNTY, MONTANA

S3

S3

FOREVER WEST

CIVIL SITE PLAN
WEST YELLOWSTONE, MT

MAY, 2019

GENERAL

1. CONTRACTOR SHALL FOLLOW THE TOWN OF WEST YELLOWSTONE PUBLIC WORKS STANDARDS FOR ANY WORK DONE WITH IN THE PUBLIC RIGHTS OF WAY.
2. CONTRACTOR SHALL FOLLOW MONTANA PUBLIC WORKS STANDARD SPECIFICATIONS (MPWSS).
3. THIS SITE PLAN SET IS INTENDED TO SHOW PROPOSED SITE IMPROVEMENTS ASSOCIATED WITH THE PAVING OF THE EXISTING PARKING LOT AT 27 CANYON, WEST YELLOWSTONE, MONTANA.
4. CONTRACTOR SHALL NOTIFY "DIG LINE" AT LEAST 72 HOURS BEFORE EXCAVATING.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SECURITY AND JOB SAFETY; CONSTRUCTION ACTIVITIES SHALL BE IN ACCORDANCE WITH OSHA STANDARDS AND LOCAL REQUIREMENTS.
6. ACCESSIBLE ROUTES, PARKING SPACES, RAMPS, SIDEWALKS AND WALKWAYS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE FEDERAL AMERICANS WITH DISABILITIES ACT AND WITH STATE AND LOCAL LAWS AND REGULATIONS.
7. AREAS DISTURBED DURING CONSTRUCTION AND NOT RESTORED WITH IMPERVIOUS SURFACES SHALL BE STABILIZED WITH PLANTINGS OF OTHERWISE RECEIVE 6 INCHES ON MULCH OR LOAM AND SEED AS DIRECTED BY THE ENGINEER OF RECORD.
8. WORK WITHIN THE RIGHT OF WAY SHALL CONFORM TO THE LATEST EDITION OF THE MONTANA DEPARTMENT OF TRANSPORTATION (MDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
9. UPON AWARD OF CONTRACT, CONTRACTOR SHALL MAKE NECESSARY CONSTRUCTION NOTIFICATIONS AND APPLY FOR AND OBTAIN NECESSARY PERMITS, PAY FEES, AND POST BONDS ASSOCIATED WITH THE WORK INDICATED ON THE DRAWINGS, IN THE SPECIFICATIONS, AND IN THE CONTRACT DOCUMENTS. DO NOT CLOSE OR OBSTRUCT ROADWAYS, SIDEWALKS, AND FIRE HYDRANTS, WITHOUT APPROPRIATE PERMITS.
10. TRAFFIC SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
11. AREA OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.
12. IN THE EVENT THAT SUSPECTED CONTAMINATED SOIL, GROUNDWATER, AND OTHER MEDIA ARE ENCOUNTERED DURING EXCAVATION AND CONSTRUCTION ACTIVITIES BASED ON VISUAL, OLFACTORY, OR OTHER EVIDENCE, THE CONTRACTOR SHALL STOP WORK IN THE VICINITY OF THE SUSPECT MATERIAL TO AVOID FURTHER SPREADING OF THE MATERIAL AND SHALL NOTIFY THE OWNER IMMEDIATELY SO THAT THE APPROPRIATE TESTING AND SUBSEQUENT ACTION CAN BE TAKEN.
13. CONTRACTOR SHALL PREVENT DUST, SEDIMENT, AND DEBRIS FROM EXITING THE SITE AND SHALL BE RESPONSIBLE FOR CLEANUP, REPAIRS AND CORRECTIVE ACTION IF SUCH OCCURS.
14. DAMAGE RESULTING FROM CONSTRUCTION LOADS SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO OWNER.
15. CONTRACTOR SHALL CONTROL STORM WATER RUNOFF DURING CONSTRUCTION TO PREVENT ADVERSE IMPACTS TO OFFSITE AREA, AND SHALL BE RESPONSIBLE TO REPAIR RESULTING DAMAGES, IF ANY, AT NO COST TO OWNER.
16. THE CONTRACTOR SHALL EVALUATE ANY DEWATERING REQUIRED BY THE WORK TO DETERMINE IF COVERAGE UNDER THE ENVIRONMENTAL PROTECTION AGENCY (EPA) DEWATERING GENERAL PERMIT (DGP) IS REQUIRED FOR DEWATERING DISCHARGES. IF COVERAGE IS REQUIRED UNDER THE DGP, PRIOR TO THE START OF CONSTRUCTION, CONTRACTOR SHALL FILE A DGP NOTICE OF INTENT WITH THE EPA FOR CONSTRUCTION DEWATERING ACTIVITIES AND COMPLY WITH ALL PERMIT REQUIREMENTS THEREIN. CONTRACTOR SHALL CONFIRM THE OWNER HAS ALSO FILED A NOTICE OF INTENT.

UTILITIES

2. THE LOCATIONS, SIZES, AND TYPES OF EXISTING UTIILITIES IF SHOWN ARE APPROXIMATE REPRESENTATION ONLY. THE OWNER OR ITS REPRESENTATIVES HAVE NOT INDEPENDENTLY VERIFIED THIS INFORMATION AS SHOWN ON THE PLANS. THE UTILITY INFORMATION SHOWN DOES NOT GUARANTEE THE ACTUAL EXISTENCE, SERVICEABILITY, OR OTHER DATA CONCERNING THE UTILITIES, NOR DOES IT GUARANTEE AGAINST THE POSSIBILITY THAT ADDITIONAL UTILITIES MAY BE PRESENT THAT ARE NOT SHOWN ON THE PLANS. PRIOR TO ORDERING MATERIALS AND BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY AND DETERMINE THE EXACT LOCATIONS, SIZES, AND ELEVATIONS OF THE POINTS OF CONNECTIONS TO EXISTING UTILITIES AND, SHALL CONFIRM THAT THERE ARE NO INTERFERENCES WITH EXISTING UTILITIES AND THE PROPOSED UTILITY ROUTES, INCLUDING ROUTES WITHIN THE PUBLIC RIGHTS OF WAY.
3. WHERE EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, OR EXISTING CONDITIONS DIFFER FROM THOSE SHOWN SUCH THAT THE WORK CANNOT BE COMPLETED AS INTENDED, THE LOCATION, ELEVATION, AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED IN WRITING TO THE OWNERS REPRESENTATIVE FOR THE RESOLUTION OF THE CONFLICT AND CONTRACTORS FAILURE TO THE NOTIFY PRIOR TO PERFORMING ADDITIONAL WORK RELEASES OWNER FROM OBLIGATION FOR ADDITIONAL PAYMENTS WHICH OTHERWISE MAY BE WARRANTED TO RESOLVE THE CONFLICT.
4. SET INVERTS OF STORMWATER, SEWERS, DRAINS, AND DITCHES IN ACCORDANCE WITH ELEVATIONS ON THE SITE PLANS.
5. RIM ELEVATIONS FOR MANHOLES AND SEWER CLEANOUTS, WATER VALVE COVERS, ELECTRIC AND TELEPHONE PULL BOXES AND OTHER SUCH ITEMS, ARE APPROXIMATE AND SHALL BE SET/RESET AS FOLLOWS:
   a. PAVEMENTS AND CONCRETE SURFACES: FLUSH
   b. ALL SURFACES ALONG ACCESSIBLE ROUTES: FLUSH
   c. LANDSCAPE, LOAD AND SEED, AND OTHER EARTH SURFACE AREAS: ONE INCH ABOVE SURROUNDING AREA AND TAPER EARTH TO THE RIM ELEVATION
6. THE LOCATION, SIZE, DEPTH, AND SPECIFICATIONS FOR CONSTRUCTION OF PROPOSED PRIVATE UTILITY SERVICES SHALL BE INSTALLED ACCORDING TO THE REQUIREMENTS PROVIDED BY, AND APPROVED BY, THE RESPECTIVE UTILITY COMPANY (GAS, TELEPHONE, ELECTRIC, FIRE ALARM, ETC). FINAL DESIGN LOADS AND LOCATIONS TO BE COORDINATED WITH OWNER AND ARCHITECT.
7. CONTRACTOR SHALL MAKE ARRANGEMENTS FOR AND SHALL BE RESPONSIBLE FOR PAYING FEES FOR POLE RELOCATION AND FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE, FIRE ALARM, AND ANY OTHER PRIVATE UTILITIES, WHETHER WORK IS PERFORMED BY CONTRACTOR OR BY THE UTILITIES COMPANY.
8. UTILITY PIPE MATERIALS SHALL BE AS FOLLOWS, UNLESS OTHERWISE NOTED ON THE PLAN:
   a. STORMWATER PIPE, SEE C-601
9. CONTRACTOR SHALL COORDINATE WITH ELECTRICAL CONTRACTOR AND SHALL FURNISH EXCAVATION, INSTALLATION, AND BACKFILL OF ELECTRICAL FURNISHED SITEWORK RELATED ITEMS SUCH AS PULL BOXES, CONDUITS, DUCT BANKS, LIGHT POLE BASES, AND CONCRETE PADS, SITE CONTRACTOR SHALL FURNISH CONCRETE ENCASEMENT OF DUCT BANKS IF REQUIRED BY THE UTILITY COMPANY AND AS INDICATED ON THE DRAWINGS.

LAYOUT AND MATERIALS

1. DIMENSIONS ARE FROM THE FACE OF CURB, FACE OF BUILDING, FACE OF WALL, AND CENTER LINE OF PAVEMENT MARKING, UNLESS OTHERWISE NOTED.
2. CURB RADII ARE 3 FEET UNLESS OTHERWISE NOTED.
3. SEE OWNER FOR EXACT BUILDING DIMENSIONS AND DETAILS CONTIGUOUS TO THE BUILDING, INCLUDING SIDEWALKS, RAMPS, BUILDING ENTRANCES, STAIRWAYS, UTILITY PENETRATIONS, CONCRETE DOOR PADS, COMPACTOR PAD, LOADING DOCKS, ETC.
4. PROPOSED BOUNDS AND ANY EXISTING PROPERTY LINE MONUMENTATION DISTURBED DURING CONSTRUCTION SHALL BE SET OR RESET BY A LICENSED LAND SURVEYOR.
5. PRIOR TO START OF CONSTRUCTION, CONTRACTOR SHALL VERIFY EXISTING PAVEMENT, SIDEWALK AND BUILDING FLOOR & DOOR ELEVATIONS AT INTERFACE WITH PROPOSED PAVEMENTS, AND EXISTING GROUND ELEVATIONS ADJACENT TO DRAINAGE OUTLETS TO ASSURE PROPER TRANSITIONS BETWEEN EXISTING AND PROPOSED FACILITIES.
6. SYMBOLS AND LEGENDS OF PROJECT FEATURES ARE GRAPHIC REPRESENTATIONS AND ARE NOT NECESSARILY SCALED TO THEIR ACTUAL DIMENSIONS OR LOCATIONS ON THE DRAWINGS. THE CONTRACTOR SHALL REFER TO THE DETAIL SHEET DIMENSIONS, MANUFACTURERS LITERATURE, SHOP DRAWINGS AND FIELD MEASUREMENTS OF SUPPLED PRODUCTS FOR LAYOUT OF THE PROJECT FEATURES.
7. CONTRACTOR SHALL NOT RELY SOLELY ON ELECTRONIC VERSIONS OF PLAN. SPECIFICATIONS, AND DATA FILES THAT ARE OBTAINED FROM THE DESIGNERS. BUT SHALL VERIFY LOCATION OF PROJECT FEATURES IN ACCORDANCE WITH THE PAPER COPIES OF THE PLANS AND SPECIFICATIONS THAT ARE SUPPLIED AS PART OF THE CONTRACT DOCUMENTS.

CONSTRUCTION SEQUENCE (IF APPLICABLE)

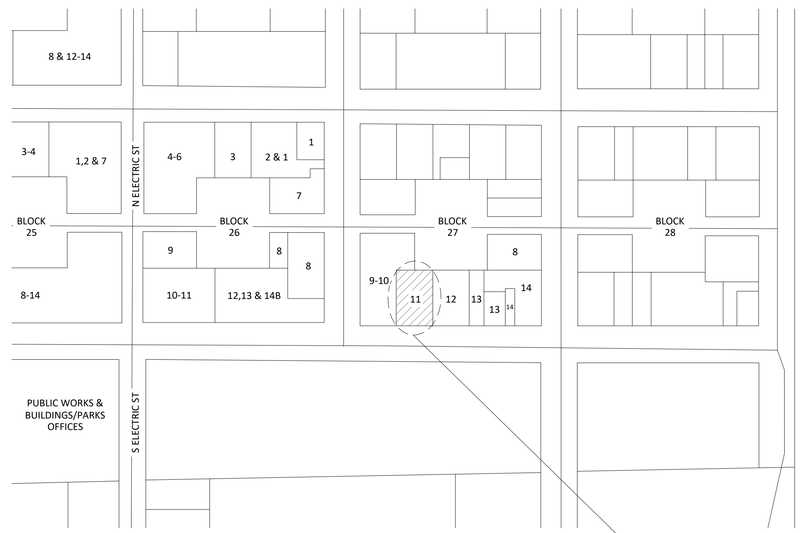
1. SURVEY AND STAKE LIMITS OF DISTURBANCE.
2. INSTALL EROSION CONTROL CARRIERS, CONSTRUCTION EXITS, PRIOR TO START OF CONSTRUCTION, TO BE MAINTAINED UNTIL COMPLETION OF CONSTRUCTION AND ESTABLISHMENT OF PERMANENT GROUND COVER.
3. CLEAR ALL AREAS TO BE DISTURBED BY CONSTRUCTION AND PERFORM DEMOLITION OPERATIONS.
4. REPAIR, CLEAN, AND REPLACE AND SEDIMENT CONTROLS DAMAGED DURING AND/OR AFTER RAINFALL EVENTS.
5. STRIP LOAM AND PAVEMENT, OR RECLAIM PAVEMENT WITHIN LIMITS OF WORK AND STOCKPILE EXCESS MATERIAL.
6. CONSTRUCT TEMPORARY SEDIMENTATION BASINS AS REQUIRED.
7. PERFORM PRELIMINARY SITE GRADING AND CONSTRUCT TEMPORARY DIVERSION SWALES AS REQUIRED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSURING THAT THE PRELIMINARY GRADING ALLOWS SURFACE WATER RUN-OFF FROM UNSTABILIZED AREA TO FLOW TOWARDS THE TEMPORARY SEDIMENTATION BASINS.
8. PREPARE BUILDING PAD TO ENABLE BUILDING CONSTRUCTION TO BEGIN.
9. INSTALL SEWER SERVICE, WATER SERVICE, AND OTHER UTILITIES IN ACCORDANCE WITH THE PLANS AND DETAILS.
10. PERFORM FINAL/FINE GRADING INCLUDING SLOPE STABILIZATION BLANKETS WHERE REQUIRED.
11. PERFORM ALL REMAINING SITE CONSTRUCTION.
12. LOAM AND SEED OR PLANT ALL REMAINING DISTURBED AREA.
13. REMOVE TEMPORARY EROSION CONTROL MEASURES, SILT FENCE, UPON COMPLETION OF CONSTRUCTION AND ESTABLISHMENT OF STABILIZED PERMANENT GROUND COVER.
14. CLEAN ALL DRAINAGE WAYS AND PIPES WITHIN THE PROJECT LIMITS OF ALL SILT AND DEBRIS.

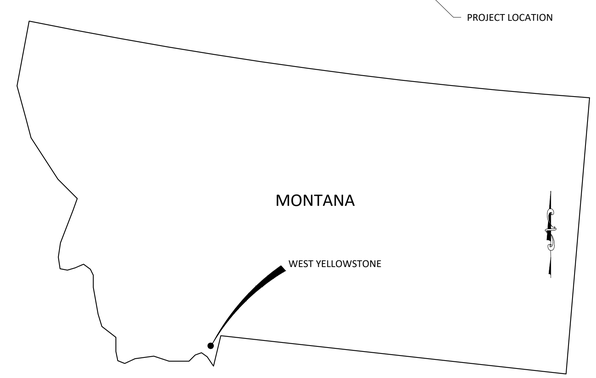
INSPECTIONS

ALL WORK DONE IN TOWN PUBLIC RIGHTS AWAY INCLUDING TRENCHING, BACKFILL, COMPACTION, WATER CONNECTION, SEWER CONNECTION, WATER METER INSTALLATION, STORM SEWER CONNECTION, ETC. WILL BE INSPECTED BY EITHER A REPRESENTATIVE FROM ENGINEER OF RECORD, OR THE TOWN PUBLIC WORKS DIRECTOR.

LEGAL DESCRIPTION
WEST YELLOWSTONE ORIGINAL PLAT, S34, T13 S, R05 E, BLOCK 27, Lot 11

BLOCK MAP





CIVIL ABBREVIATIONS

AND	&	MINIMUM	MIN.
APPROXIMATE	APPROX	STANDARD SPECIFICATION	
AT	@	NOT TO SCALE	NTS
BENCH MARK	BM	NORTH/NORTHING	N
CLEAR	CLR.	NUMBER	NO. OR #
COMMUNICATION	COM	OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION	O.S.H.A
CONCRETE	CONC.	ON CENTER	O.C.
CONTROL POINT	CP	POLYVINYL CHLORIDE	PVC
DEGREE	DEG OR °	PROPERTY LINE	PL
DIAMETER	DIA OR Ø	RIGHT	RT
DUCTILE IRON	D.I.	SOUTH	S
DEMOLITION	DEMO	SQUARE FEET	S.F.
EAST/EASTING	E	SQUARE YARD	SY
ELEVATION	EL OR ELEV	STATION	STA
EXCAVATION	EXC	STAINLESS STEEL	S.S.
EXISTING	EXIST	STANDARD	STD
FEET/FOOT	FT	TYPICAL	TYP
INVERT ELEVATION	I.E OR INV	WEST	W
IRRIGATION	IRR	WITH	W/
LINEAR FEET	L.F.	TOWN OF WEST YELLOWSTONE	TWY
MANHOLE	MH		
MAXIMUM	MAX.		

LEGEND

- BUILDING
- CONCRETE
- CURB & GUTTER - CATCH
- ELECTRICAL BOX
- FENCE - WOOD
- GAS
- GAS METER
- MANHOLE
- SEWER MANHOLE
- OVERHEAD ELECTRIC
- POWER POLE
- PROPERTY LINE
- PROPERTY MARKER
- STORM WATER
- IN CURB STORM WATER CATCH BASIN
- IN ASPHALT STORM WATER CATCH BASIN
- IN GRASS STORM WATER CATCH BASIN
- SEWER
- SEWER CONNECTION
- UNDERGROUND POWER
- WATER VALVE
- WATER LINE
- WATER METER
- FIRE HYDRANT
- CONTOUR LINE
- RXX' RADIUS OF CURB
- IRRIGATION LINE
- EDGE OF PAVEMENT
- RIGHT OF WAY
- QUARTER SECTION LINE
- SECTION LINE

CLIENT

HAIM FARTUSH
127 YELLOWSTONE AVE
WEST YELLOWSTONE, MT
(305) 747-8047

NOESIS ENGINEERING
1680 WOODRUFF PARK
IDAHO FALLS, IDAHO 83401
(208) 932-2720 (PHONE)

DRAWN BY	DATE
QT	5/15/19
REVIEWED BY	**DATE**
DB	5/15/19
TECHNICAL APPROVAL	**DATE**
DS	5/15/19

ALWAYS THINK SAFETY

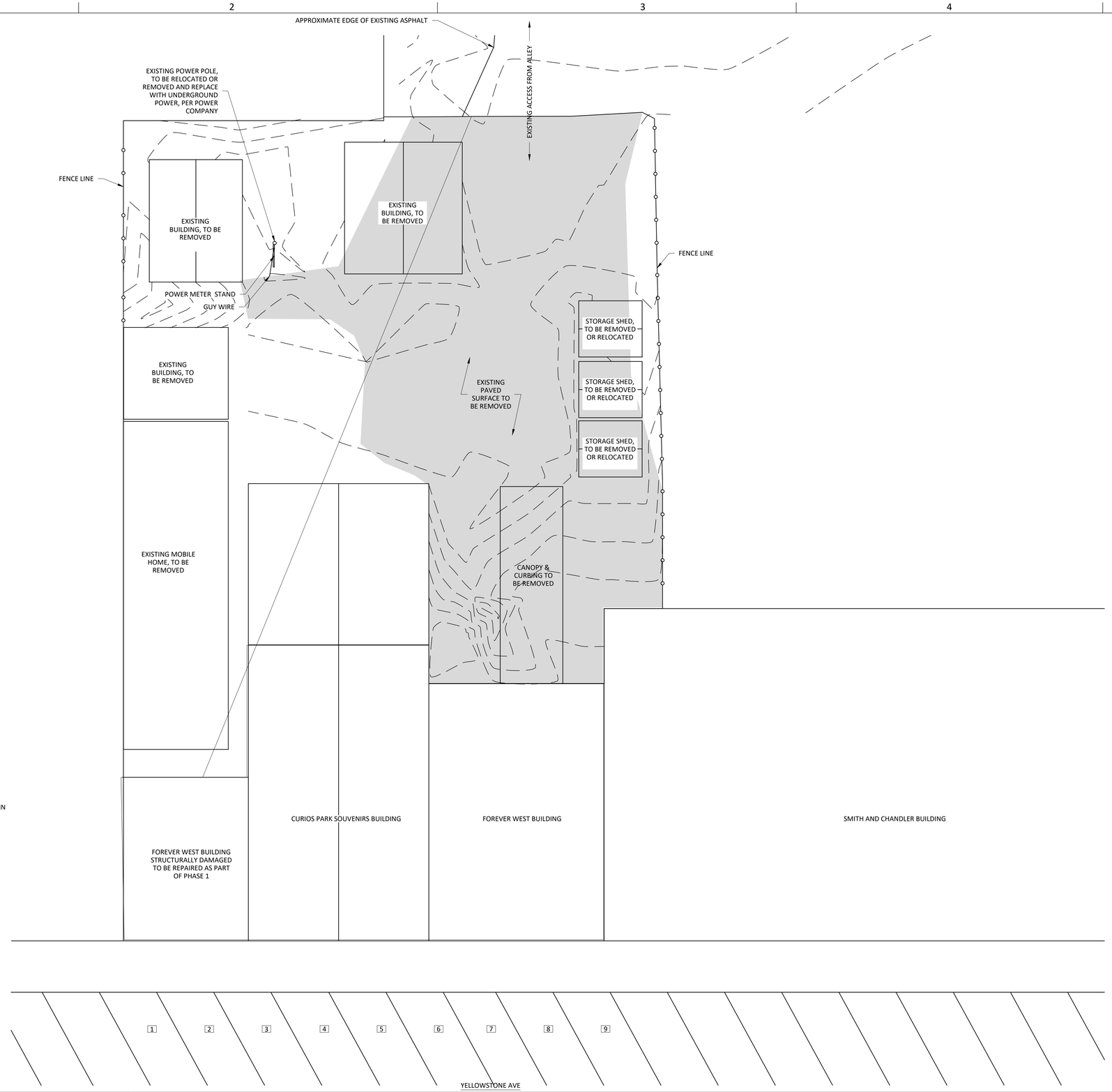
FOREVER WEST

MONTANA DANIEL SCHMIDT 30872 5-15-2019 LICENSED PROF. ENGINEER

COVER SHEET

C-001

Plot Date: 5/15/2019 4:19 PM
Saved: 5/15/2019 12:10 PM
File Info: C:\Users\M6700_Bend3\Noesis\Northwest Engineering Team Site - Documents\Active\Projects\A18133 Forever West\5.0 DRAWINGS\20190515 FOREVER WEST SITE PLAN.dwg



LEGEND

- BUILDING
- CONCRETE
- CURB & GUTTER - CATCH
- ELECTRICAL BOX
- FENCE - WOOD
- G — GAS
- GAS METER
- MANHOLE
- SEWER MANHOLE
- E — OVERHEAD ELECTRIC
- POWER POLE
- PROPERTY LINE
- PROPERTY MARKER
- SD — STORM WATER
- IN CURB STORM WATER CATCH BASIN
- IN ASPHALT STORM WATER CATCH BASIN
- IN GRASS STORM WATER CATCH BASIN
- S — SEWER
- SEWER CONNECTION
- UP — UNDERGROUND POWER
- WATER VALVE
- W — WATER LINE
- WATER METER
- FIRE HYDRANT
- CONTOUR LINE
- RXX' — RADIUS OF CURB
- IRR — IRRIGATION LINE
- EP — EDGE OF PAVEMENT
- R/W — RIGHT OF WAY
- QUARTER SECTION LINE
- SECTION LINE
- E — OVERHEAD POWER

1 - EXISING PLAN VIEW

SCALE: 1"=10'

CLIENT

HAIM FARTUSH
127 YELLOWSTONE AVE
WEST YELLOWSTONE, MT
(305) 747-8047

NOESIS ENGINEERING
1680 WOODRUFF PARK
IDAHO FALLS, IDAHO 83401
(208) 932-2720 (PHONE)

QT	5/15/19
DRAWN BY	DATE
DB	5/15/19
REVIEWED BY	DATE
DS	5/15/19
TECHNICAL APPROVAL	DATE

ALWAYS THINK **SAFETY**

FOREVER WEST

MONTANA DANIEL STRAND 30872 5-15-2019 LICENSED PROF. ENGINEER

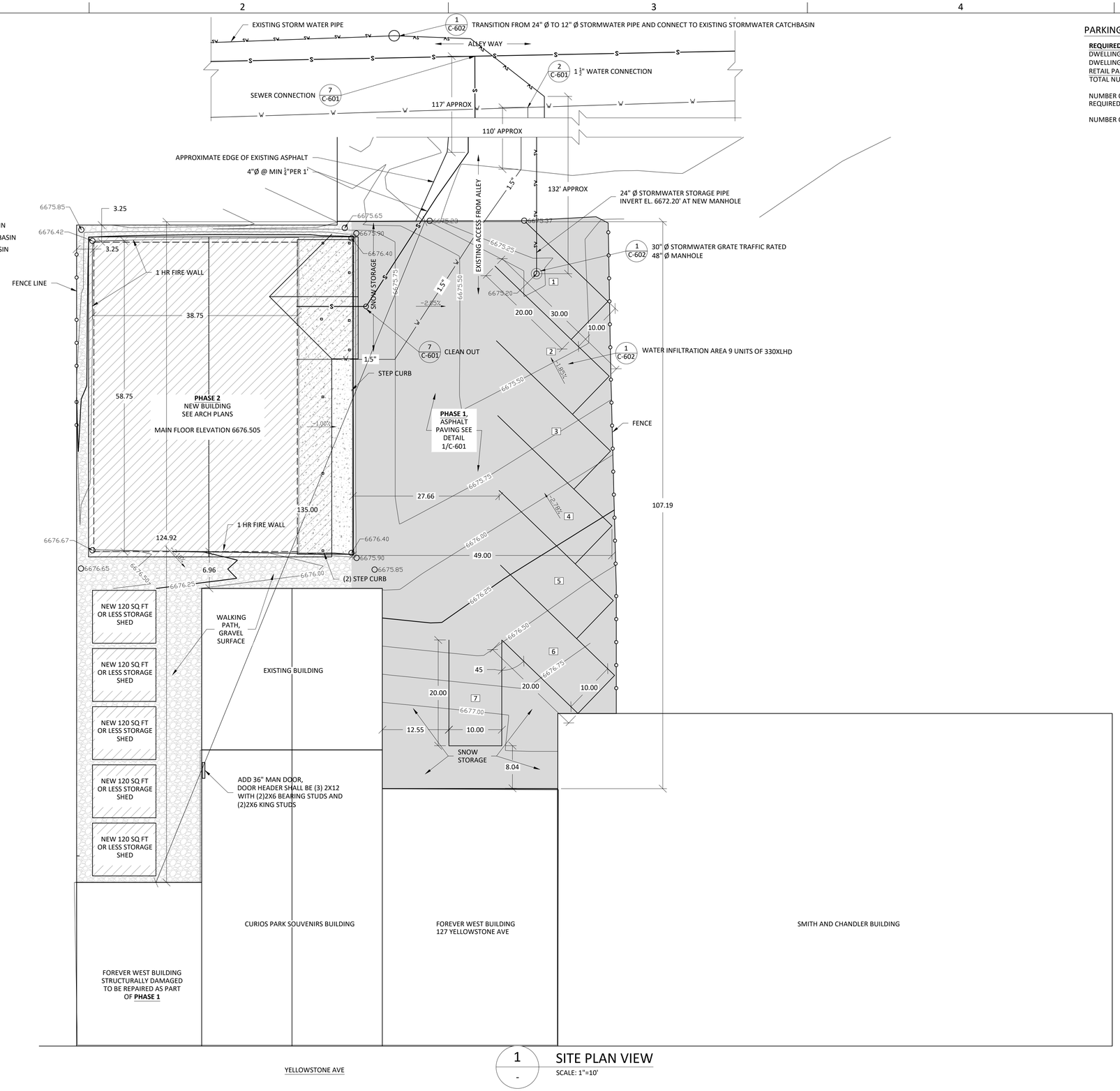
EXISTING CONDITIONS

C-101

Plot Date: 5/15/2019 4:19 PM
Saved: 5/15/2019 12:10 PM
File Info: C:\Users\M6700_Bend3\Noesis\Northwest Engineering Team Site - Documents\Active Projects\118133 Forever West\5.0 DRAWINGS\20190515 FOREVER WEST SITE PLAN.dwg

LEGEND

- BUILDING
- CONCRETE
- CURB & GUTTER - CATCH
- ELECTRICAL BOX
- FENCE - WOOD
- GAS
- GAS METER
- MANHOLE
- SEWER MANHOLE
- OVERHEAD ELECTRIC
- POWER POLE
- PROPERTY LINE
- PROPERTY MARKER
- STORM WATER
- IN CURB STORM WATER CATCH BASIN
- IN ASPHALT STORM WATER CATCH BASIN
- IN GRASS STORM WATER CATCH BASIN
- SEWER
- SEWER CONNECTION
- UNDERGROUND POWER
- WATER VALVE
- WATER LINE
- WATER METER
- FIRE HYDRANT
- CONTOUR LINE
- RXX' RADIUS OF CURB
- IRR IRRIGATION LINE
- EP EDGE OF PAVEMENT
- R/W RIGHT OF WAY
- QUARTER SECTION LINE
- SECTION LINE
- E OVERHEAD POWER



1 - SITE PLAN VIEW
SCALE: 1"=10'

PARKING SPACES:

REQUIRED OFF STREET PARKING	QUANTITY	RATE	# OF PARKING SPACES
DWELLING PARKING (EXISTING)	2	1.07	2.14
DWELLING PARKING (PHASE 2)	7	1.07	7.49
RETAIL PARKING (EXISTING):	3750	2.5/1000	9.38
TOTAL NUMBER OF PARKING SPACES			19 (19.01)

NUMBER OF NEW OFF-STREET PARKING PROVIDED (PHASE 1)	7
REQUIRED NUMBER OF IN-LIEU PARKING SPACES	12
NUMBER OF HISTORICAL RETAIL PARKING SPACES ON STREET	9

CLIENT

HAIM FARTUSH
127 YELLOWSTONE AVE
WEST YELLOWSTONE, MT
(305) 747-8047

NOESIS ENGINEERING
1680 WOODRUFF PARK
IDAHO FALLS, IDAHO 83401
(208) 932-2720 (PHONE)

QT	5/15/19
DRAWN BY	DATE
DB	5/15/19
REVIEWED BY	DATE
DS	5/15/19
TECHNICAL APPROVAL	DATE

ALWAYS THINK SAFETY

FOREVER WEST

MONTANA DONIE B. SHARP 30872 5-15-2019 LICENSED PROF. ENGINEER

PROPOSED SITE PLAN

C-102

Plot Date: 5/15/2019 4:19 PM
Saved: 5/15/2019 12:10 PM
File Info: C:\Users\M6700_Bend3\Noesis\Northwest Engineering Team Site - Documents\Active\Projects\A18133 Forever West\5.0 DRAWINGS\20190515 FOREVER WEST SITE PLAN.dwg

ASPHALT DETAIL NOTES:

1. COMPILE WITH LOCAL BUILDING DEPARTMENT REQUIREMENTS.
2. NATURAL GROUND SURFACE SHALL BE CLEARED OF ALL VEGETATION AND OTHER OBJECTIONABLE MATERIALS.
3. EXISTING ASPHALT PAVEMENT SHALL BE REMOVED TO A CLEAN, STRAIGHT LINES WITH VERTICAL FACES (SAW CUT AS NEEDED).
4. SUBMITTALS:
   - 4.1. TEST RESULTS - GRADATION, SAND EQUIVALENT, PERCENT WEAR, LIQUID LIMIT, PLASTICITY INDEX, FRACTURED FACES.
   - 4.2. MATERIALS FROM AN APPROVED THE LOCAL STATE'S TRANSPORTATION DEPARTMENT MATERIALS SOURCE WILL NOT REQUIRE PROJECT SPECIFIC SUBMITTAL FOR SOURCE QUALITY.
5. STOCKPILE, LOAD, HAUL AND PLACE MATERIAL IN A MANNER WHICH MIN SEGREGATION AND DEGRADATION.
6. SUBGRADE WILL BE NATURAL EARTHEN SURFACE, IF BACKFILL IS REQUIRED PLACE GRANULAR BORROW MATERIAL(1" TO 6") WITH TOP 12" COMPACTED TO A MIN 95% DENSITY MODIFIED PROCTOR DENSITY.
7. BASE AND SUBBASE LAYERS SHALL BE APPLIED IN LAYERS LESS THAN 6". EACH LAYER SHALL BE SPREAD AND COMPACTED IN A SIMILAR MANNER. COMPACTION TO 95% MODIFIED PROCTOR
8. CRUSHED AGGREGATE BASE GRADATION:

SIEVE SIZE	2 IN (TYPE II)	3/4 IN (TYPE I)
2 1/2"	100%	
2"	90-100%	
1 1/2"		
1"	55-83%	100%
3/4"		90-100%
3/8"		
NO. 4	30-60%	40-65%
NO. 8		30-50%
NO. 30	10-25%	
NO. 200	0-8%	3-9%

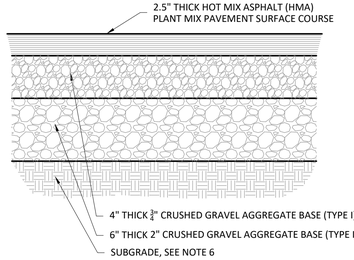
9. ASPHALT CEMENT SHALL BE PG 64-28 OR BETTER GRADE UNLESS OTHERWISE APPROVED BY LOCAL GOVERNMENT ENGINEER AND DESIGN ENGINEER. BINDER SHALL MEET AASHTO M 320 STANDARD SPECIFICATIONS.
10. LIQUID ASPHALTS SHALL MEET THE FOLLOWING:
    - 10.1. RAPID CURING ASPHALTS — AASHTO M 81
    - 10.2. MEDIUM CURING ASPHALTS — AASHTO M 82
    - 10.3. SLOW CURING ASPHALTS — ASTM D 2026
11. EMULSIFIED ASPHALTS:
    - 11.1. ANIONIC EMULSIFIED ASPHALT MEET AASHTO M 140
    - 11.2. CATIONIC EMULSIFIED ASPHALT MEET AASHTO M 208, EXCEPT SAYBOLT VISCOSITY OF CRS-2 TO BE IN RANGE OF 150 MIN TO 400 MAX
    - 11.3. ENSURE RAPID SETTING EMULSION GRADES ARE HOMOGENOUS AFTER THOROUGH MIXING WITHIN 15 DAYS OF DELIVERY
    - 11.4. CRS-2L EMULSIFIED ASPHALT MEET AASHTO M 316 FOR POLYMER MODIFIED CATIONIC EMULSIFIED ASPHALT
    - 11.5. CRS-2R EMULSIFIED ASPHALT INCLUDES ASPHALT CEMENT WITH AT LEAST 1.5% TOTAL RUBBER SOLIDS WITH THE FOLLOWING REQUIREMENTS

PROPERTY	MIN	MAX	AASHTO TEST #
VISCOSITY, SAYBOLT FUROL @122F	150s	400s	T-59
STORAGE STABILITY, 24HR	---	1.0%	T-59
DEMULSIBILITY 35ML, .8% D.S.S.	40%	---	T-59
PARTICLE CHARGE TEST	---	POSITIVE	T-59
SIEVE TEST	---	0.10%	T-59
OIL DISTILLAGE BY DISTILLATION BY VOL OF EMULSION	---	3.0%	T-59
RESIDUE BY EVAPORATION	65%	---	T-59 (METH. B)
TEST ON RESIDUE FROM DISTILLATION PENETRATION, 77F, 100g, 5s	80	150	T-59,T-49

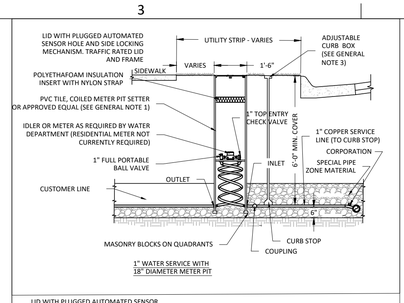
    - 11.5. CRS-2P POLYMERIZED CATIONIC EMULSIFIED ASPHALT, MILL POLYMER INTO ASPHALT OR EMULSION AND INCLUDES THE FOLLOWING REQUIREMENTS

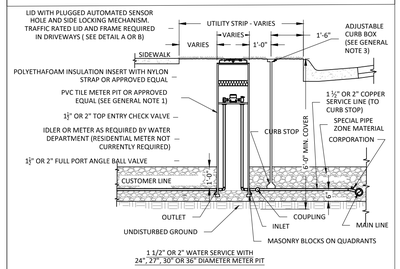
PROPERTY	MIN	MAX	AASHTO TEST #
VISCOSITY, SAYBOLT FUROL @122F	100s	400s	T-59
STORAGE STABILITY, 24HR	---	1.0%	T-59
DEMULSIBILITY 35ML, .8% D.S.S.	40%	---	T-59
PARTICLE CHARGE TEST	---	POSITIVE	T-59
SIEVE TEST	---	0.30%	T-59
OIL DISTILLAGE BY DISTILLATION BY VOL OF EMULSION	---	3.0%	T-59
RESIDUE BY EVAPORATION	65%	---	T-59 (METH. B)
TEST ON RESIDUE FROM DISTILLATION PENETRATION, 77F, 100g, 5s	100	250	T-59,T-49
TORSIONAL RECOVERY	18%(A)	---	CA DOT#332
OR ELASTIC RECOVERY @ 25C	45%	---	T 301

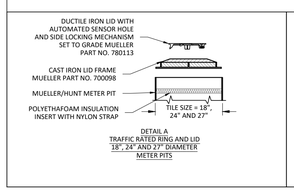
12. ASPHALT APPLICATION:
    - 12.1. PROTECT ALL PRIVATE PROPERTY, BRIDGES, SIGNS POSTS, GUARDRAILS AND OTHER STRUCTURES FROM DISCOLORED BY ASPHALT.
    - 12.2. REMOVE ASPHALT FROM ANY SURFACES THAT ARE DISCOLORED AND REPAINT IF NEEDED.
    - 12.3. SPREADING BASE AND SURFACE COURSES:
      - 12.3.1. FOR AREAS >1,000YD^2 USE PAVER. ANY IRREGULARITIES IN THE SURFACE OF THE PAVEMENT COURSE SHALL BE CORRECTED DIRECTLY BEHIND THE PAVER. EXCESS MATERIAL FORMING HIGH SPOTS SHALL BE REMOVED WITH A SHOVEL OR A LUTE. INDENTED AREAS SHALL BE FILLED WITH HOT MIX AND SMOOTHED WITH A LUTE OR THE EDGE OF A SHOVEL BEING PULLED OVER THE SURFACE. CASTING OF MIX OVER SUCH AREAS SHALL NOT BE PERMITTED.
      - 12.3.2. IF IMPRACTICAL OR USE A PAVER IN AREAS 1,000 YD^2 OR LESS ASPHALT BASE AND SURFACES COURSES MAY BE SPREAD AND FINISHED BY HAND. WOOD OR STEEL FORMS, RIGIDLY SUPPORTED TO ASSURE COORECT GRADE ADN CROSS-SECTION, MY BE USED. PLACING BY SHALL SHALL BE PERFOMRED CAREFULLY TO AVOID SEGREGATION OF THE MIX. BROADCASTING OF THE MATERIAL SHALL NOT BE PERMITTED. ANY LUMPS THAT DO NOT BREAK DOWN READILY SHALL BE REMOVED
    - 12.4. COMPACTION BASE AND SURFACE
      - 12.4.1. ROLLING SHALL START AS SOON AS THE HOT MIX MATERIAL CAN BE COMPACTED WITHOUT DISPLACEMENT. ROLLING SHALL CONTINUE UNTIL THOROUGHLY COMPACTED AND ALL ROLLERS MARKS HAVE DISAPPEARED. IN AREAS TOO SMALL FOR THE ROLLER A VIBRATING PLATE COMPACTOR OR HAND TAMPER SHALL BE USED TO ACHIEVE THOROUGH COMPACTION.
13. ONLY ONE SUPPLIER OR GRADE OF ASPHALT TO BE USED AT ANY ONE TIME.

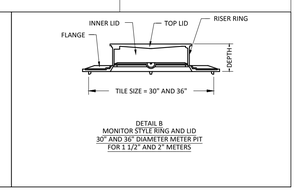


1 PARKING LOT ASPHALT DETAIL





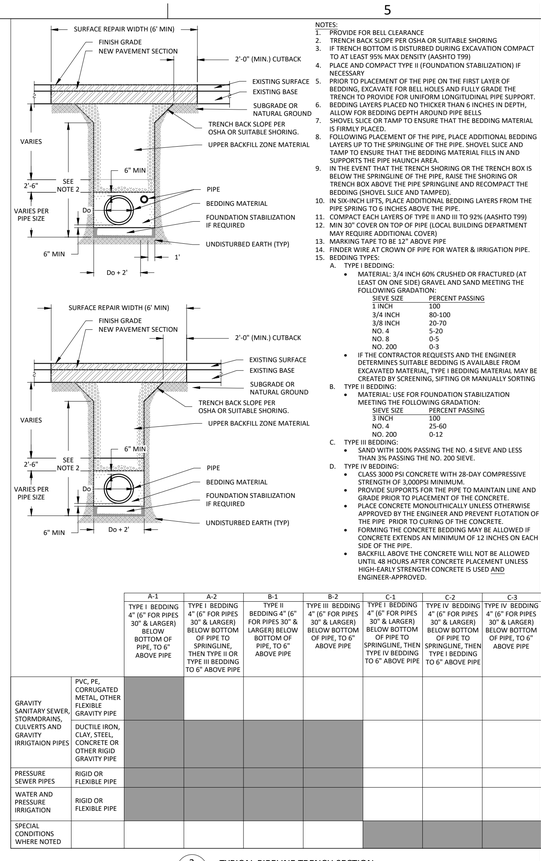




2 WATER CONNECTION

GENERAL NOTES:

1. ALL BRASS FITTINGS AND VALVES FOR METER PIT AND SERVICE LINE SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR AND CONFORM TO AWWA C800 AND NSF 61.
2. BACKING WREMCH REQUIRED FOR CONNECTION OF METER PIT TO THE CITY SERVICE LINE AND CUSTOMER SERVICE LINE TO PREVENT DAMAGE TO PIT AND ASSOCIATED PIPING.
3. METER PIT LIDS SHALL BE SET WITHIN VERTICAL RANGE OF 0" TO 5" ABOVE TOP BACK OF CURB (-1" TO 4" OF FINISHED GRADE) IN UTILITY STRIP AND LANDSCAPING AREAS. LIDS SHALL BE SET TO GRADE IN CONCRETE AND ASPHALT SURFACES.
4. METER PITS AND CURB STOPS SHALL BE LOCATED IN LANDSCAPED AREAS WHERE POSSIBLE.
5. METER PITS LOCATED IN ASPHALT, CONCRETE, OR OTHER DRIVABLE SURFACES, SHALL BE EQUIPPED WITH TRAFFIC RATED LIDS AND FRAMES (SEE DETAIL A OR B).
6. 1" AND 2" METER PITS MAY BE ORDERED WITH BY-PASS LINES WITH WRITTEN APPROVAL FROM WATER DEPARTMENT. FOR APPROVAL CONTACT WATER DEPARTMENT.



NOTES:

1. PROVIDE FOR BELL CLEARANCE
2. TRENCH BACK SLOPE PER OSHA OR SUITABLE SHORING
3. IF TRENCH BOTTOM IS DISTURBED DURING EXCAVATION COMPACT TO AT LEAST 95% MAX DENSITY (AASHTO T99)
4. PLACE AND COMPACT TYPE II (FOUNDATION STABILIZATION) IF NECESSARY
5. PRIOR TO PLACEMENT OF THE PIPE ON THE FIRST LAYER OF BEDDING, EXCAVATE FOR BELL HOLES AND FULLY GRADE THE TRENCH TO PROVIDE FOR UNIFORM LONGITUDINAL PIPE SUPPORT.
6. BEDDING LAYERS PLACED NO THICKER THAN 6 INCHES IN DEPTH, ALLOW FOR BEDDING DEPTH AROUND PIPE BELLS
7. SHOVEL SLICE OR TAMP TO ENSURE THAT THE BEDDING MATERIAL IS FIRMLY PLACED.
8. FOLLOWING PLACEMENT OF THE PIPE, PLACE ADDITIONAL BEDDING LAYERS UP TO THE SPRINGLINE OF THE PIPE. SHOVEL SLICE AND TAMP TO ENSURE THAT THE BEDDING MATERIAL FILLS IN AND SUPPORTS THE PIPE HAUNCH AREA.
9. IN THE EVENT THAT THE TRENCH SHORING OR THE TRENCH BOX IS BELOW THE SPRINGLINE OF THE PIPE, RAISE THE SHORING OR TRENCH BOX ABOVE THE PIPE SPRINGLINE AND RECOMPACT THE BEDDING (SHOVEL SLICE AND TAMPEDD).
10. IN SIX-INCH LIFTS, PLACE ADDITIONAL BEDDING LAYERS FROM THE PIPE SPRING TO 6 INCHES ABOVE THE PIPE.
11. COMPACT EACH LAYERS OF TYPE II AND III TO 92% (AASHTO T99)
12. MIN 30" COVER ON TOP OF PIPE (LOCAL BUILDING DEPARTMENT MAY REQUIRE ADDITIONAL COVER)
13. MARKING TAPE TO BE 12" ABOVE PIPE
14. FINDER WIRE AT CROWN OF PIPE FOR WATER & IRRIGATION PIPE.
15. BEDDING TYPES:
    - A. TYPE I BEDDING:
      - MATERIAL: 3/4 INCH 60% CRUSHED OR FRACTURED (AT LEAST ON ONE SIDE) GRAVEL AND SAND MEETING THE FOLLOWING GRADATION:

SIEVE SIZE	PERCENT PASSING
1 INCH	100
3/4 INCH	80-100
3/8 INCH	20-70
NO. 4	5-20
NO. 8	0-5
NO. 200	0-3

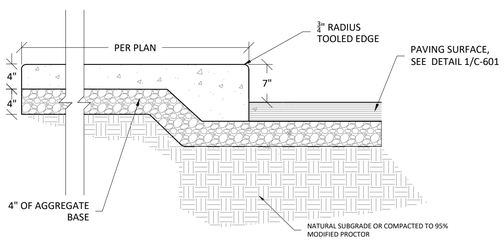
      - IF THE CONTRACTOR REQUESTS AND THE ENGINEER DETERMINES SUITABLE BEDDING IS AVAILABLE FROM EXCAVATED MATERIAL, TYPE I BEDDING MATERIAL MAY BE CREATED BY SCREENING, SIFTING OR MANUALLY SORTING
    - B. TYPE II BEDDING:
      - MATERIAL: USE FOR FOUNDATION STABILIZATION MEETING THE FOLLOWING GRADATION:

SIEVE SIZE	PERCENT PASSING
3 INCH	100
NO. 4	25-60
NO. 200	0-12

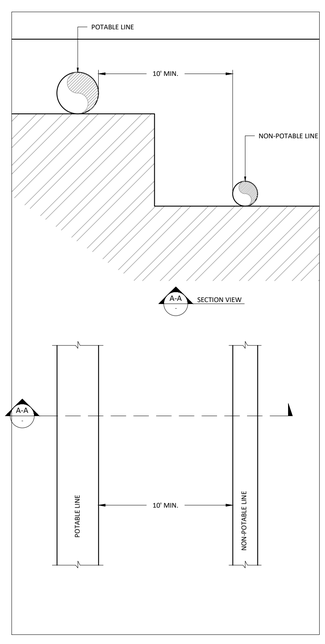
    - C. TYPE III BEDDING:
      - SAND WITH 100% PASSING THE NO. 4 SIEVE AND LESS THAN 3% PASSING THE NO. 200 SIEVE.
    - D. TYPE IV BEDDING:
      - CLASS 3000 PSI CONCRETE WITH 28-DAY COMPRESSIVE STRENGTH OF 3,000PSI MINIMUM.
      - PROVIDE SUPPORTS FOR THE PIPE TO MAINTAIN LINE AND GRADE PRIOR TO PLACEMENT OF THE CONCRETE.
      - PLACE CONCRETE MONOLITHICALLY UNLESS OTHERWISE APPROVED BY THE ENGINEER AND PREVENT FLOTATION OF THE PIPE PRIOR TO CURING OF THE CONCRETE.
      - FORMING THE CONCRETE BEDDING MAY BE ALLOWED IF CONCRETE EXTENDS AN MINIMUM OF 12 INCHES ON EACH SIDE OF THE PIPE.
      - BACKFILL ABOVE THE CONCRETE WILL NOT BE ALLOWED UNTIL 48 HOURS AFTER CONCRETE PLACEMENT UNLESS HIGH-EARLY STRENGTH CONCRETE IS USED AND ENGINEER-APPROVED.

		A-1	A-2	B-1	B-2	C-1	C-2	C-3
		TYPE I BEDDING 4" (6" FOR PIPES 30" & LARGER) BELOW BOTTOM OF PIPE, TO 6" ABOVE PIPE	TYPE I BEDDING 4" (6" FOR PIPES 30" & LARGER) BELOW BOTTOM OF PIPE TO SPRINGLINE, THEN TYPE II OR TYPE III BEDDING TO 6" ABOVE PIPE	TYPE II BEDDING 4" (6" FOR PIPES 30" & LARGER) BELOW BOTTOM OF PIPE, TO 6" ABOVE PIPE	TYPE III BEDDING 4" (6" FOR PIPES 30" & LARGER) BELOW BOTTOM OF PIPE, TO 6" ABOVE PIPE	TYPE I BEDDING 4" (6" FOR PIPES 30" & LARGER) BELOW BOTTOM OF PIPE TO SPRINGLINE, THEN TYPE IV BEDDING TO 6" ABOVE PIPE	TYPE IV BEDDING 4" (6" FOR PIPES 30" & LARGER) BELOW BOTTOM OF PIPE TO SPRINGLINE, THEN TYPE I BEDDING TO 6" ABOVE PIPE	TYPE IV BEDDING 4" (6" FOR PIPES 30" & LARGER) BELOW BOTTOM OF PIPE, TO 6" ABOVE PIPE
GRAVITY SANITARY SEWER, STORMDRAINS, CULVERTS AND GRAVITY IRRIGTAION PIPES	PVC, PE, CORRUGATED METAL, OTHER FLEXIBLE GRAVITY PIPE							
	DUCTILE IRON, CLAY, STEEL, CONCRETE OR OTHER RIGID GRAVITY PIPE							
PRESSURE SEWER PIPES	RIGID OR FLEXIBLE PIPE							
WATER AND PRESSURE IRRIGATION	RIGID OR FLEXIBLE PIPE							
SPECIAL CONDITIONS WHERE NOTED								

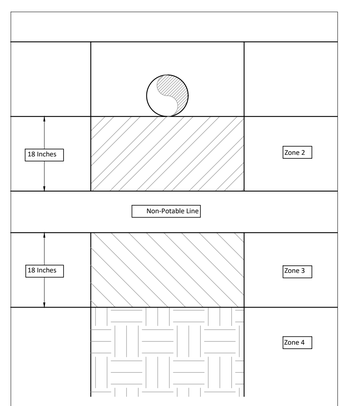
3 TYPICAL PIPELINE TRENCH SECTION



4 SIDEWALK CURB DETAIL



5 WATER LINE CROSSING



Zone 1:
A)Potable Water and Non-Potable Mains and Service Lines separated by at least 18 inches **and**

B) One full, uncut length of Potable pipe must be centered on the crossing so that the joints are as far as possible from the crossing.

Zone 2: Potable line <18 inches over top of Non-Potable line.
A) One full, uncut length of Potable Water pipe must be centered on the crossing so that the joints are as far as possible from the Non-Potable line **and**

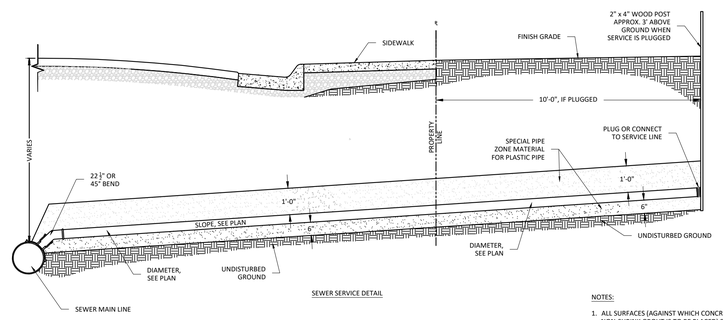
either B) Non-Potable line must be constructed to Potable water pipe standards and pressure tested for water tightness for a horizontal distance of 10 feet on both sides of the crossing,
or C) Non-Potable or potable line must be cased in a larger diameter carrier pipe for a horizontal distance of 10 feet on both sides of the crossing, with no joints.

Zone 3: Same requirements as Zone 2 and the Non-Potable line must also be supported above the crossing to prevent settling.

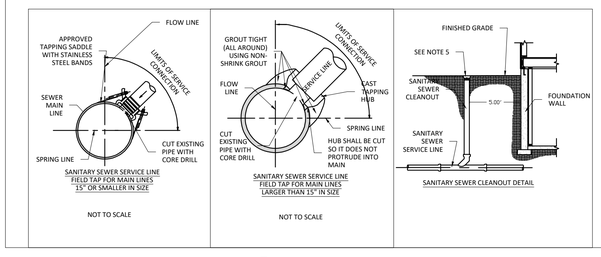
Zone 4: Same requirements as Zone 2 (item A) only, and the Non-Potable line must also be supported above the crossing to prevent settling.

Sewege force mains shall have at least eighteen inches of clearance from Potable Water mains and Zone 2 and 3 placements are prohibited. Separation requirements also apply to Potable and Non-Potable service lines controlled by the system owner and extending to the property line, service meter, or cleanout. Refere to IDAPA 58.01.08.542.07 : Idaho Rules for Public Drinking Water Systems and IDAPA 58.01.16.430" Idaho Wastewater Rules.

6 WATER LINE CROSSING



SEWER SERVICE DETAIL



NOTES:

1. ALL SURFACES (AGAINST WHICH CONCRETE OR NON-SHRINK GROUT IS TO BE PLACED) SHALL FIRST BE COATED WITH AN EPOXY BONDING AGENT SUCH AS SONNO BOND (SONNE BORN CO.), PROBOND EPOXY ET-150 (PROTEX INDUSTRIES CO.) OR EQUAL.
2. JOINTS, ETC., THAT MUST BE GOUTED, SHALL BE "DRY PACKED" WITH A NON-SHRINKING, NON-METALLIC TYPE GROUT SUCH AS THORITE (STANDARD DRY WALL PRODUCTS, INC.) OR EQUAL.
3. ALL BROKEN FACES TO BE SMOOTHED OFF WITH NON-SHRINK GROUT.
4. ALL CONNECTIONS SHALL BE LOCATED WITHIN THE LIMITS OF SERVICE CONNECTION SHOWN ON THESE DRAWINGS.
5. CLEANOUTS SHALL BE INSTALLED PER CURRENT LOCAL CITY ADOPTED PLUMBING CODE. CLEANOUTS SHALL NOT BE LOCATED IN PUBLIC RIGHT-OF-WAY WITHOUT WRITTEN PERMISSION OF THE CITY ENGINEER.
6. ALL SEWER TAPS SHALL BE CAST IN PLACE BY THE MANUFACTURER OF THE MAIN LINE OR SHALL BE FIELD INSTALLED AS SPECIFIED IN THE STANDARD SPECIFICATIONS AND THESE DRAWINGS.

7 SEWER CONNECTION AND CLEANOUT

CLIENT

HAIM FARTUSH
127 YELLOWSTONE AVE
WEST YELLOWSTONE, MT
(305) 747-8047

NOESIS ENGINEERING
1680 WOODRUFF PARK
IDAHO FALLS, IDAHO 83401
(208) 932-2720 (PHONE)

DRAWN BY: DB	DATE: 5/15/19
REVIEWED BY: DS	DATE: 5/15/19
TECHNICAL APPROVAL: DS	DATE: 5/15/19

ALWAYS THINK SAFETY

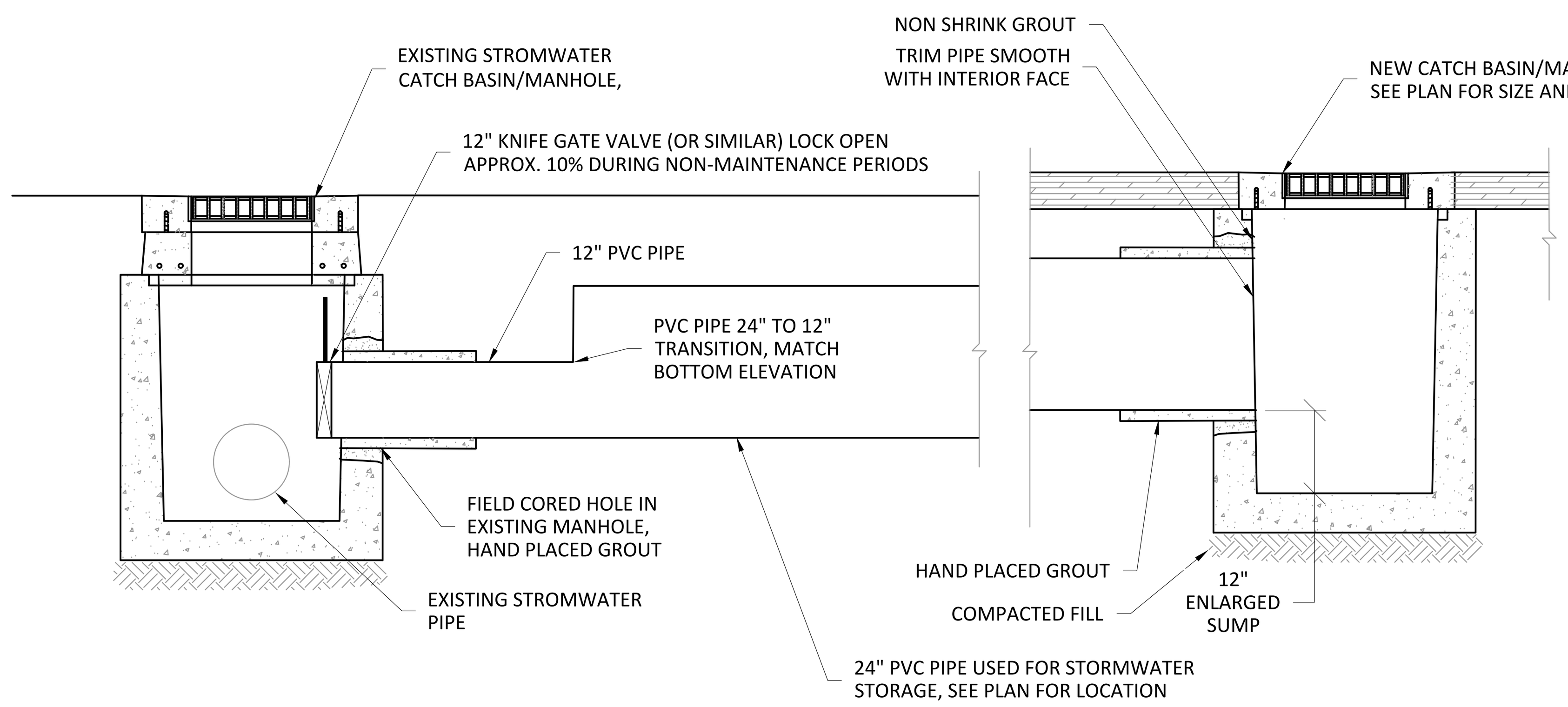
FOREVER WEST

MONTANA DANIEL SHEPHERD 30872 5-15-2019 LICENSED PROF. ENGINEER

CIVIL DETAILS

C-601

Plot Date: 5/15/2019 4:19 PM
Saved: 5/15/2019 4:19 PM
File info: C:\Users\M6700_Bend3\Noesis\Northwest Engineering Team Site - Documents\Active Projects\418133 Forever West\5.0 DRAWINGS\20190515 FOREVER WEST SITE PLAN.dwg



NOTES:
1. PVC PIPE SHALL HAVE A MIN BURIAL OF 1FT (2FT OR MORE IS PREFERRED)
2. FIELD VERIFY THAT A MIN. 0.5% SLOPE CAN BE ACHIEVED FOR THE NEW PVC PIPE AND STILL CONNECT TO THE EXISTING STORMWATER CATCH BASIN. IF A MIN 0.5% SLOPE CANNOT BE ACHIEVED THEN NOTIFY THE ENGINEER FOR APPROVAL OF A REDUCED SLOPE OR AN INFILTRATION SYSTEM SHALL BE DESIGN AND APPROVAL REQUIRED FROM THE TOWN.
3. THE LAST MANHOLE/CATCH BASIN BEFORE RETENTION FACILITY SHALL HAVE AN ENLARGED SUMP DEPTH (12" MIN) TO CATCH DEBRIS BEFORE RETENTION FACILITY.
4. ALL CATCH BASINS SHALL BE CLEANED AT THE END OF CONSTRUCTION BY CONTRACTOR. OWNER SHALL MONITORED AND CLEANED AS NEEDED BY AFTER CONSTRUCTION.

1 / - WATER RETENTION DETAIL

STORMWATER PIPE NOTES:

1. THE FOLLOWING PIPE MATERIAL CAN BE SELECTED BY THE CONTRACTOR UNLESS PROHIBITED BY THE LOCAL JURISDICTION OR OWNER:
   - A. SOLID WALL PVC PIPE SIZES 4"-15": ASTM D 3034
     - A.1. MINIMUM WALL THICKNESS: SDR 35
     - A.2. JOINTS: ELASTOMERIC GASKET JOINTS WITH ASTM F 477 ELASTOMERIC GASKETS.
   - B. SOLID WALL PVC PIPE SIZES 18"-36": ASTM F 679
     - B.1. MINIMUM WALL THICKNESS: T-1 (OR T-2 WITH ENGINEER APPROVAL)
   - C. RIBBED PVC PIPE SIZES 8"-48": ASTM F 794, PS46
     - C.1. MINIMUM PIPE STIFFNESS: 46 PSI
     - C.2. RIBS TO BE PERPENDICULAR TO THE AXIS OF THE PIPE, UNLESS OTHERWISE APPROVED BY ENGINEER.
   - D. LARGE DIAMETER CLOSED PROFILE PVC PIPE SIZES 18"-60": ASTM F 1803
     - D.1. MINIMUM PIPE STIFFNESS: 46 PSI
   - E. POLYVINYL CHLORIDE PROFILE WALL DRAIN PIPE AND FITTINGS, 15" TO 48" AASHTO M 304
     - E.1. MINIMUM PIPE STIFFNESS: SUFFICIENT TO ACCOMMODATE HS-25 TRAFFIC LOADING CONSIDERING DEPTH OF BURY, SOIL CONDITIONS, AND APPLICATION.
   - F. CORRUGATED POLYPROPYLENE PIPE: 12"-30": ASTM F 2736
     - F.1. MINIMUM PIPE STIFFNESS: 46 PSI
     - F.2. JOINTS: WATERTIGHT PER ASTM D 3212 WITH ASTM F 477 GASKETS
   - G. REINFORCED CONCRETE PIPE 12"-144": ASTM C 76
     - G.1. MINIMUM CLASS:
     - G.2. JOINTS: ASTM C 443, RUBBER GASKET JOINTS
     - G.3. LINER: PLASTIC LINER
   - H. NON-REINFORCED CONCRETE PIPE: 4"-36": ASTM C 14
     - H.1. MINIMUM CLASS: CLASS 3
     - H.2. JOINTS: ASTM C 443, RUBBER GASKET JOINTS
     - H.3. LINER: PLASTIC LINER
   - I. CORRUGATED GALVANIZED STEEL METAL PIPE, RIBBED PIPE AND PIPE ARCHES: AASHTO M 036
     - I.1. TYPE, THICKNESS AND CORRUGATION: AASHTO M 218
     - I.2. EXTERIOR COATING: AASHTO M 190, TYPE A OR ALUMINIZED TYPE 2 COATING PER AASHTO M 274
     - I.3. JOINTS: CONSISTENT WITH CORRUGATIONS
     - I.4. TO BE USED ONLY WITH APPROVAL OF THE CITY OR LOCAL JURISDICTION'S ENGINEER
2. COUPLING FOR DISSIMILAR PIPE OR TWO PLAIN ENDS OF SIMILAR PIPE
   - A. COUPLING FOR TWO PIPES OF DISSIMILAR TYPE OR SIZE: FLEX SEAL COUPLERS MADE BY MISSION CLAY PRODUCTS OF CORONA, CALIFORNIA OR APPROVED SUBSTITUTION PROVIDING FOR A WATERTIGHT CONNECTION AND A CONSISTENT PIPE INVERT.
   - B. COUPLING FOR TWO PIPES WHERE FACTORY BELL AND SPIGOT ARE NOT AVAILABLE: FLEX SEAL COUPLERS MADE BY MISSION CLAY PRODUCTS OF CORONA, CALIFORNIA OR APPROVED SUBSTITUTION PROVIDING FOR A WATERTIGHT CONNECTION AND A CONSISTENT PIPE INVERT.
   - C. COUPLING OF PVC PLAIN END TO PVC PLAIN END: BELL-BY-BELL CONNECTION
3. VERIFY UTILITY LOCATIONS, REQUIRED SEPARATIONS PER DETAILS 2 & 3 OF C-602, EXISTING PIPING LOCATIONS AND STRUCTURES PRIOR TO BEGINNING WORK. NOTIFY THE ENGINEER IF FIELD CONDITIONS ARE DIFFERENT.
4. PROVIDE PIPE BEDDING AND INITIAL BACKFILL PER DETAIL 5/C-602
5. FOR BELL AND SPIGOT INSTALLATION, INSTALL PIPE UPGRADE WITH THE BELL-END UPGRADE.
6. REMOVE DIRT AND OTHER FOREIGN MATERIAL FROM PIPE.
7. INSTALL PIPE PER MANUFACTURER'S RECOMMENDATION FOR ALL JOINT GAP, LUBRICANT, TOOLS, AND FITTINGS.

CONCRETE NOTES

1. MATERIALS, UNLESS NOTED OTHERWISE:
   - A. NORMAL WEIGHT AGGREGATES — ASTM C33
   - B. REINFORCED STEEL — ASTM A615 GRADE60 (FY=60 KSL) USE GRADE 40 (FY=40 KSL) FOR BENT DOWELS WITH SPACING INDICATED REDUCED BY 1/3.
   - C. ADMIXTURES:
     - I. AIR-ENTRAINING ADMIXTURES COMPLY WITH ASTM C260 (WHEN USED).
     - II. CALCIUM CHLORIDE SHALL NOT BE ADDED TO THE CONCRETE MIX.
   - D. TYPE I/II CEMENT COMPLYING WITH ASTM C150 SHALL BE USED FOR ALL CONCRETE.
   - E. THE WATER/CEMENT RATIOS SHALL MEET THE REQUIREMENTS OF ACI 318.
   - F. PROVIDE AIR ENTRAINING AS RECOMMENDED BY ACI 318.
   - G. NO ALUMINUM CONDUIT OR PRODUCT CONTAINING ALUMINUM OR ANY OTHE MATERIAL INJURIOUS TO CONCRETE SHALL BE EMBEDDED IN CONCRETE.
2. COMPRESSIVE STRENGTHS OF CONCRETE AT 28 DAYS SHALL BE AS FOLLOWS:
   - A. ALL SITE CONCRETE — 4,000 PSI
3. ONLY ONE GRADE OR TYPE OF CONCRETE SHALL BE POURED ON THE SITE AT ANY GIVEN TIME.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN, DETAILING, CARE PLACEMENT AND REMOVAL OF ALL FORM WORK AND SHORING.
   - A. SUPPORTING FORMS AND SHORING SHALL NOT BE REMOVED UNTIL STRUCTURAL MEMBERS HAVE ACQUIRED SUFFICIENT STRENGTH TO SAFELY SUPPORT THEIR OWN WEIGHT AND ANY CONSTRUCTION LOAD TO WHICH THEY MAY BE SUBJECTED. IN NO CASE, HOWEVER, SHALL FORMS AND SHORING BE REMOVED IN LESS THAN 24 HOURS AFTER CONCRETE PLACEMENT.
5. REINFORCEMENT SHALL HAVE THE FOLLOWING CONCRETE COVER:

CAST-IN-PLACE CONCRETE:	CLEAR COVER
A. CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH	3"
B. FORMED CONCRETE EXPOSED TO EARTH OR WEATHER:	
#6 THRU #18 CARS	2"
#5 AND SMALLER BARS	1-1/2"
C. CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND:	
SLABS, WALLS, JOISTS, #11 BARS AND SMALLER	3/4"
BEAMS, COLUMNS: PRIMARY REINF. TIES, STIRRUPS, SPIRALS	1-1/2"

6. CONSTRUCTION JOINTS AND CONTROL JOINTS:
   - A. CONTROL JOINTS SHALL BE INSTALLED IN SLABS ON GRADE SO THE LENGTH TO WIDTH RATIO OF THE SLAB IS NO MORE THAN 1.25:1. CONTROL JOINTS SHALL BE COMPLETED WITHIN 12 HOURS OF CONCRETE PLACEMENT. CONTROL JOINTS MAY BE INSTALLED BY:
     - I. SAW CUT A DEPTH OF 1/4 THE THICKNESS OF THE SLAB
     - II. TOOLED JOINTS A DEPTH OF 1/4 THE THICKNESS OF THE SLAB
   - B. INSTALL CONSTRUCTION OR CONTROL JOINTS IN SLABS ON GRADE AT A SPACING NOT TO EXCEED 30 TIMES THE SLAB THICKNESS IN ANY DIRECTION FOR UN-REINFORCED SLABS AND 75 TIMES THE SLAB THICKNESS IN ANY DIRECTION FOR REINFORCED SLABS, UNLESS NOTED OTHERWISE. CONSTRUCTION JOINTS SHALL NOT EXCEED A DISTANCE OF 125'-0" O.C. IN ANY DIRECTION.
7. CONSTRUCTION
   - A. USE CHAIRS OR OTHER SUPPORT DEVICES RECOMMENDED BY THE CRSI TO SUPPORT AND TIE REINFORCEMENT BARS AND WWF PRIOR TO PLACING CONCRETE. WWF SHALL BE CONTINUOUSLY SUPPORTED AT 36" O.C. MAXIMUM. REINFORCING STEEL FOR SLABS ON GRADE SHALL BE ADEQUATELY SUPPORTED ON PRECAST CONCRETE UNITS. LIFTING THE REINFORCING OFF THE GRADE DURING PLACEMENT OF CONCRETE IS NOT PERMANENT.
   - B. CONCRETE TO BE MECHANICALLY CONSOLIDATED DURING PLACEMENT PER ACI STANDARDS.
   - C. CONTRACTOR SHALL COORDINATE PLACEMENT OF ALL OPENINGS, CURBS, DOWELS, SLEEVES, CONDUITS, BOLTS, INSERTS AND OTHER EMBEDDED ITEMS PRIOR TO CONCRETE PLACEMENT.
   - D. ALL EMBEDS AND DOWELS SHALL BE SECURELY TIED TO FORM WORK OR TO ADJACENT REINFORCING PRIOR TO THE PLACEMENT OF CONCRETE.
   - E. NO PIPES, DUCTS, SLEEVES, ETC. SHALL BE PLACES IN STRUCTURAL CONCRETE UNLESS SPECIFICALLY DETAILED OR APPROVED BY THE STRUCTURAL ENGINEER. PENETRATIONS THROUGH WALLS WHEN APPROVED SHALL BE BUILT INTO THE WALL PRIOR TO CONCRETE PLACEMENT. PENETRATIONS WILL NOT BE ALLOWED IN FOOTINGS OR GRADE BEAMS UNLESS DETAILED. PIPING SHALL BE ROUTED AROUND THESE ELEMENTS AND FOOTINGS STEPPED TO AVOID PIPING.
   - F. REINFORCING BARS SHALL NOT BE WELDED. DO NOT SUBSTITUTE REINFORCING BARS FOR DBAS OR HSAS.
8. DETAILING:
   - A. LAP LENGTHS SHALL BE AS FOLLOWS:
     - I. 30 BAR DIAMETERS FOR #3 AND #4 BARS
     - II. 40 BAR DIAMETERS FOR #5 THROUGH #8 BARS
     - III. DO NOT SPLICE STIRRUPS AND TIES.
     - IV. DO NOT SPLICE VERTICAL BARS IN RETAINING WALL UNLESS SPECIFICALLY SHOWN.
   - B. AT JOINTS PROVIDE REINFORCING DOWELS TO MATCH THE MEMBER REINFORCING, UNLESS NOTED OTHER WISE.
   - C. AT ALL DISCONTINUOUS CONTROL OR CONSTRUCTION SLAB ON GRADE JOINTS, PROVIDE 2-#4x48".
   - D. PROVIDE CORNER BARS AT INTERSECTING WALL CORNERS USING THE SAME BAR SIZE AND SPACING AS THE HIRIZONTAL WALL REINFORCING.
   - E. ALL VERTICAL REINFORCING SHALL BE DOWELED TO FOOTINGS, OR TO THE STRUCTURE BELOW WITH THE SAME SIZE AND SPACING AS THE VERTICAL REINFORCING FOR THE ELEMENT ABOVE. DOWELS EXTENDING INTO FOOTINGS SHALL TERMINATE WITH A 90 DEGREE STANDARD HOOK AND SHALL EXTEND TO WITHIN 4" OF THE BOTTOM OF THE FOOTING. FOOTING DOWELS (#8 BARS AND SMALLER) WITH HOOKS NEED NOT EXTEND MORE THAN 20" INTO FOOTINGS.
   - F. HORIZONTAL WALL REINFORCING SHALL TERMINATE AT ENDS OF WALLS AND OPENINGS INTO THE FAR END OF THE JAMB COLUMN WITH A 90 DEGREE STANDARD HOOK PLUS A 6 BAR DIAMETER EXTENSION. HORIZONTAL WALL REINFORCING SHALL BE CONTINUOUS THROUGH CONSTRUCTION AND CONTROL JOINTS.

CLIENT

HAIM FARTUSH
127 YELLOWSTONE AVE
WEST YELLOWSTONE, MT
(305) 747-8047

NOESIS ENGINEERING
1680 WOODRUFF PARK
IDAHO FALLS, IDAHO 83401
(208) 932-2720 (PHONE)

DB	5/15/19
DRAWN BY	DATE
DS	5/15/19
REVIEWED BY	DATE
DS	5/15/19
TECHNICAL APPROVAL	DATE

ALWAYS THINK SAFETY

FOREVER WEST

MONTANA DANIEL B SHARP 30872 5-15-2019 LICENSED PROF. ENGINEER

CIVIL DETAILS

C-602

HERMANSON CABIN PLAN B,
WEST YELLOWSTONE,
GALLATIN COUNTY, MONTANA

PROJECT DATA

1. GOVERNING BUILDING CODE: IRC 2015

2. OCCUPANCY AND GROUP: R-3

3. TYPE OF CONSTRUCTION: TYPE V-B

4. LOCATION ON PROPERTY:

   EXTERIOR WALLS: NON-RATED

   EXTERIOR OPENINGS: NON-RATED

5. OCCUPANCY SEPARATION : NOT REQUIRED

   SPRINKLED: NO

   NUMBER OF STORIES: 1.0

6. FIRE RESISTIVE REQUIREMENTS:

   SEE ARCHITECTURAL DWGS

PROJECT INFORMATION

BUILDING DEPARTMENT:

GALLATIN COUNTY, MONTANA

DRAWING INDEX

A0 COVER SHEET
A1 ELEVATIONS
A2 MAIN FLOOR PLAN AND DOOR AND WINDOW SCHEDULE AND SECTION AA AND MAIN FLOOR ELECTRICAL
C1 SITE PLAN (BY OTHERS)
S0 GENERAL NOTES
S1.0 CONNECTION DETAILS
S1.1 CONNECTION DETAILS
S2 FOUNDATION PLAN AND MAIN FLOOR FRAMING AND ROOF FRAMING
S3 MAIN FLOOR SHEAR WALLS

BUILDING SQ. FT.

LIVING SPACE :

MAIN FLOOR = 600 SQ. FT.

TOTAL = 600 SQ. FT.

NON LIVING SPACE :

COVERED PORCH = 160 SQ. FT.

DESIGN NOTES

GROUND SNOW LOAD - 200 PSF
FLAT ROOF SNOW LOAD - 140 PSF
SNOW LOAD IMPORTANCE FACTOR - 1.0
SNOW EXPOSURE FACTOR - 1.0
THERMAL FACTOR - 1.0

OCCUPANCY CATEGORY - II
BEARING PRESSURE - 2500 PSF

ULTIMATE WIND SPEED - 115 MPH, EXP B
WIND IMPORTANCE FACTOR - 1.0

SEISMIC DESIGN CATEGORY - D
SEISMIC SITE CLASS - D
RISK CATEGORY - II
SEISMIC COEFFICIENTS -
Sds: 0.783g Sd1: 0.393g Cs: 0.12 R: 6.5
SEISMIC ANALYSIS PROCEDURE -
EQUIVALANT LATERAL FORCE METHOD

FLOOR LIVE LOAD - 40 PSF
FLOOR DEAD LOAD - 15 PSF
ROOF DEAD LOAD - 15 PSF

CONTRACTOR'S RESPONSIBILITY

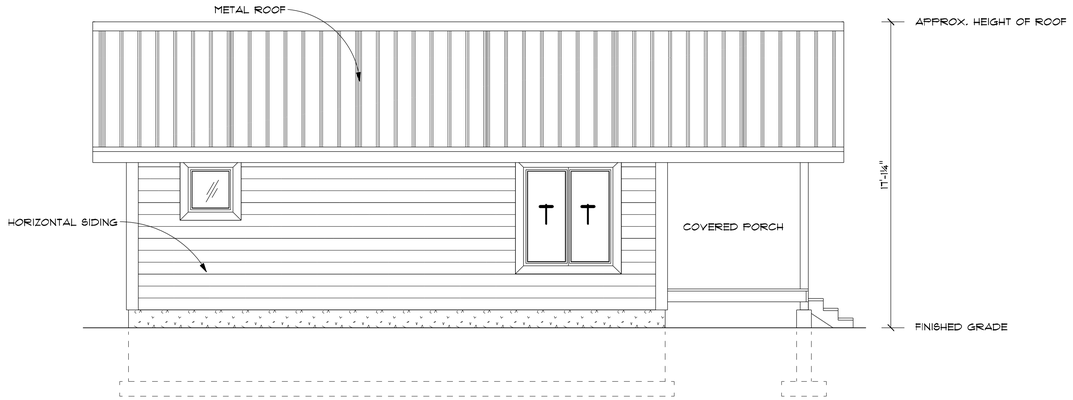
IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW ALL ASPECTS OF THESE DRAWINGS, ARCHITECTURAL AND STRUCTURAL, PRIOR TO CONSTRUCTION. ANY CONFLICTS SHALL BE REPORTED TO THE ENGINEER FOR CORRECTION. CHANGES MAY BE PROPOSED BY THE CONTRACTOR IF HE FEELS THE CHANGE IS IN THE BEST INTEREST OF THE OWNER. CHANGES SHALL BE FORWARDED TO THE ENGINEER IN WRITING FOR APPROVAL PRIOR TO CONSTRUCTION.

DRAWINGS & SPECIFICATIONS, AS INSTRUMENTS OF PROFESSIONAL SERVICE ARE AND SHALL REMAIN PROPERTY OF DESIGN INTELLIGENCE, LLC. THESE DOCUMENTS ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY PROJECT OR PURPOSE WHATSOEVER, WITHOUT THE PRIOR SPECIFIC WRITTEN AUTHORIZATION OF DESIGN INTELLIGENCE, LLC.

DESIGN INTELLIGENCE, LLC
1037 ERICKSON DR.
REXBURG, IDAHO
83440
PHONE: (208) 359-1461
FAX: (208) 359-0740
EMAIL: JOSH@DESIGNINTEL.COM

SCALE AS NOTED
DRAWN BY JON
2018-152
DESIGN INTELLIGENCE LLC THE RIGHT FIT
DATE 9/13/2018
A0

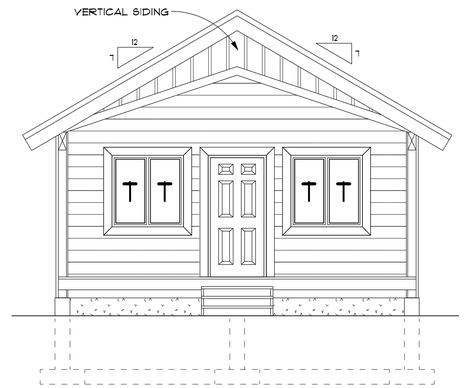
A0 HERMANSON CABIN PLAN B
WEST YELLOWSTONE, GALLATIN COUNTY, MONTANA



FRONT ELEVATION

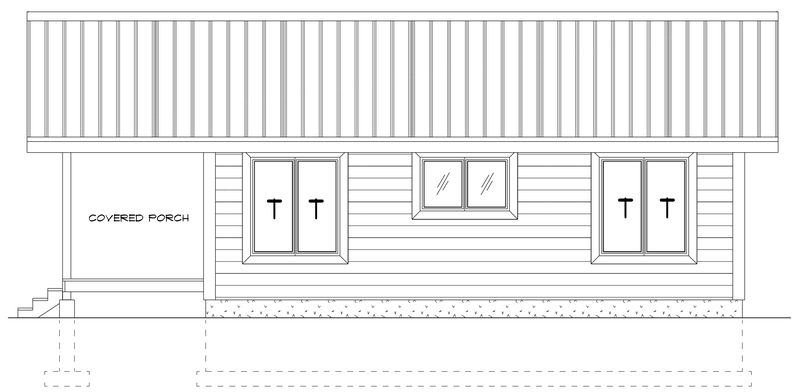
1/4" = 1'-0"

STEP FOOTING AS REQUIRED
BOTTOM OF FOOTING SHALL BE
3'-0" BELOW FINISHED GRADE
AND BELOW LOCAL FROST



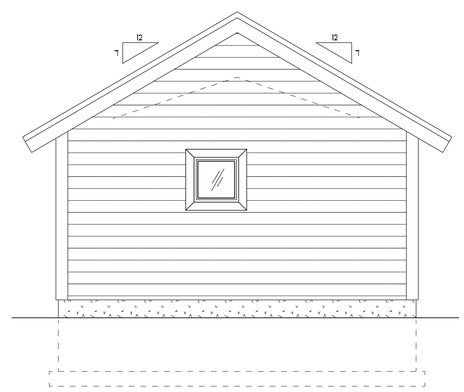
RIGHT ELEVATION

1/4" = 1'-0"



REAR ELEVATION

1/4" = 1'-0"



LEFT ELEVATION

1/4" = 1'-0"

CONTRACTOR'S RESPONSIBILITY

IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW ALL ASPECTS OF THESE DRAWINGS, ARCHITECTURAL AND STRUCTURAL, PRIOR TO CONSTRUCTION. ANY CONFLICTS SHALL BE REPORTED TO THE ENGINEER FOR CORRECTION. CHANGES MAY BE PROPOSED BY THE CONTRACTOR IF HE FEELS THE CHANGE IS IN THE BEST INTEREST OF THE OWNER. CHANGES SHALL BE FORWARDED TO THE ENGINEER IN WRITING FOR APPROVAL PRIOR TO CONSTRUCTION.

DRAWINGS & SPECIFICATIONS, AS INSTRUMENTS OF PROFESSIONAL SERVICE ARE AND SHALL REMAIN PROPERTY OF DESIGN INTELLIGENCE, LLC. THESE DOCUMENTS ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY PROJECT OR PURPOSE WHATSOEVER, WITHOUT THE PRIOR SPECIFIC WRITTEN AUTHORIZATION OF DESIGN INTELLIGENCE, LLC.

A1

DATE 9/13/2018

DESIGN INTELLIGENCE LLC — THE RIGHT FIT

SCALE AS NOTED
DRAWN BY JON
2018-152

DESIGN INTELLIGENCE, LLC
1037 ERIKSON DR.
REXBURG, IDAHO
83440
PHONE: (208) 359-1461
FAX: (208) 359-0140
EMAIL: JOSH@DESIGNINTEL.COM

HERMANSON CABIN PLAN B

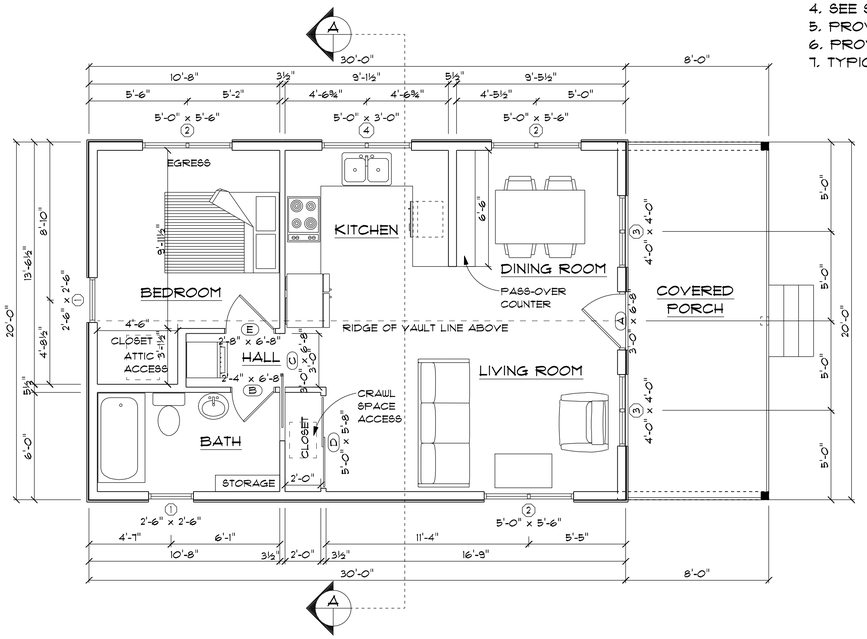
WEST YELLOWSTONE, GALLATIN COUNTY, MONTANA

A1

THE MECHANICAL IS NOT ENGINEERED. IT IS THE OWNERS RESPONSIBILITY TO HAVE THE MECHANICAL DESIGNED BY A MECHANICAL CONTRACTOR PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY POTENTIAL PROBLEMS.

NOTES

1. A SMOKE DETECTOR IS REQUIRED IN ALL ROOMS USED FOR SLEEPING, AND IN THE IMMEDIATE VICINITY OUTSIDE THE SLEEPING AREA, AND ON EACH LEVEL, HARD WIRED TOGETHER WITH BATTERY BACKUP. PROVIDE CO DETECTOR ON EACH LEVEL.
2. ALL BATHROOMS SHALL HAVE A PROGRAMMABLE CEILING VENTILATION FAN WITH A MINIMUM CAPACITY OF 50 CFM AND A PASSIVE MAKE UP AIR INLET.
3. PROVIDE SEISMIC RESTRAINT STRAPPING FOR ALL WATER HEATERS.
4. SEE SHEET S2 FOR STRUCTURAL POST SIZES.
5. PROVIDE CRAWL SPACE ACCESS (18"x24" MIN).
6. PROVIDE ATTIC ACCESS (22"x30" MIN).
7. TYPICAL HEADER HEIGHT 6'-9 1/2" UNO.



MAIN FLOOR PLAN

1/4" = 1'-0"

LIVING SPACE = 600 SQ. FT.
COVERED PORCH = 160 SQ. FT.

DOOR SCHEDULE				
SYMBOL	QTY	SIZE	HINGE DIR	TYPE
A	1	3'-0" x 6'-8"	L	Exterior Door\Colonial
B	1	2'-4" x 6'-8"	L	Interior Door\Colonial
C	1	3'-0" x 6'-8"	N	Interior Door\Pocket
D	1	5'-0" x 5'-8"	NN	Interior Door\Sliding
E	1	2'-8" x 6'-8"	R	Interior Door\Colonial

WINDOW SCHEDULE			
SYMBOL	QTY	SIZE	TYPE
1	2	2'-6" x 2'-6"	Window\Casement
2	3	5'-0" x 5'-6"	Window\Casement (T) (1) Egress
3	2	4'-0" x 4'-0"	Window\Casement (T)
4	1	5'-0" x 3'-0"	Window\Casement

WINDOW AND DOOR NOTE:

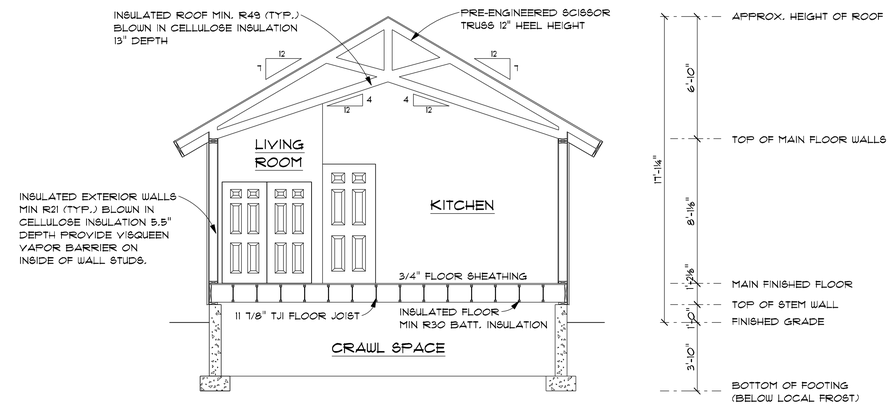
CONTRACTOR SHALL VERIFY ALL WINDOW AND DOOR ROUGH OPENING SIZES AND LOCATIONS AS SIZES VARY BY MANUFACTURER.

U-FACTOR OF 0.29 FOR ALL EXTERIOR OPENINGS UNO.

(T) TEMPERED GLASS

LEGEND

- ■ STRUCTURAL POST
- ● STRUCTURAL LOG POST



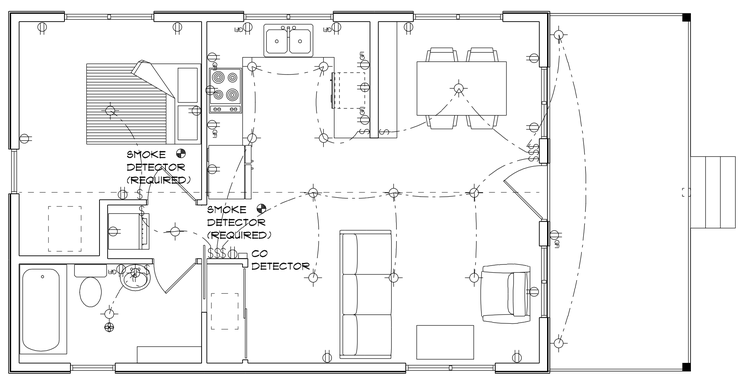
SECTION AA

1/4" = 1'-0"

THIS BASIC ELECTRICAL PLAN IS INTENDED TO REPRESENT THE OWNERS INTENT AND DOES NOT REPRESENT AN ENGINEERED SYSTEM. ALL FEATURES SHALL BE VERIFIED WITH THE OWNER.

NOTES

1. A SMOKE DETECTOR IS REQUIRED IN ALL ROOMS USED FOR SLEEPING, AND IN THE IMMEDIATE VICINITY OUTSIDE THE SLEEPING AREA, AND ON EACH LEVEL, HARD WIRED TOGETHER WITH BATTERY BACKUP. PROVIDE CO DETECTOR ON EACH LEVEL.
2. THE LOCATION OF SMOKE DETECTORS AS NOTED ON THIS DWG IS APPROXIMATE AND MAY BE ADJUSTED WITHIN THE PARAMETERS ALLOWED BY THE APPLICABLE CODES.



MAIN FLOOR ELECTRICAL

1/4" = 1'-0"

CONTRACTOR'S RESPONSIBILITY

IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW ALL ASPECTS OF THESE DRAWINGS, ARCHITECTURAL AND STRUCTURAL, PRIOR TO CONSTRUCTION. ANY CONFLICTS SHALL BE REPORTED TO THE ENGINEER FOR CORRECTION. CHANGES MAY BE PROPOSED BY THE CONTRACTOR IF HE FEELS THE CHANGE IS IN THE BEST INTEREST OF THE OWNER. CHANGES SHALL BE FORWARDED TO THE ENGINEER IN WRITING FOR APPROVAL PRIOR TO CONSTRUCTION.

DRAWINGS & SPECIFICATIONS, AS INSTRUMENTS OF PROFESSIONAL SERVICE ARE AND SHALL REMAIN PROPERTY OF DESIGN INTELLIGENCE, LLC. THESE DOCUMENTS ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY PROJECT OR PURPOSE WHATSOEVER, WITHOUT THE PRIOR SPECIFIC WRITTEN AUTHORIZATION OF DESIGN INTELLIGENCE, LLC.

A2

DATE 9/13/2018

DESIGN INTELLIGENCE LLC — THE RIGHT FIT

SCALE AS NOTED
DRAWN BY JON
2018-152

DESIGN INTELLIGENCE, LLC
1031 ERIKSON DR.
REXBURG, IDAHO
83440
PHONE: (208) 359-1461
FAX: (208) 359-0740
EMAIL: JOSH@DESIGNINTEL.COM

HERMANSON CABIN PLAN B

WEST YELLOWSTONE, GALLATIN COUNTY, MONTANA

A2

GENERAL STRUCTURAL NOTES

REFERENCED CODES

A. International Building Code
B. ACI 318 Building Code Requirements for Reinforced Concrete

GENERAL STRUCTURAL NOTES

1. The Structural drawing shall be used in conjuction with the drawings of all other disciplines and the project specifications. The contractor shall verify the requirements of the other trades as to sleeves, chases, hangers, inserts, anchors, holes and other items to be placed or set in the structural work.

2. The contactor shall be responsible for complying with all safety precautions and regulations during the work. The engineer will not advise on nor issue direction as to safety precautions and programs.

3. The structural drawings herein represent the finished structure. The contractor shall provide all temporary bracing required to erect and hold the structure in proper alignment until all structural work and connections have been completed. The investigation, design, safety, adequacy and inspection of erection bracing, shoring, temporary supports, etc. is the sole responsibility of the contractor.

4. The engineer shall not be responsible for the methods, techniques and sequences of procedures to perform the work. The supervision of the work is the sole responsibility of the contractor.

5. Drawings indicate general and typical details of construction. Where conditions are not specifically shown, similar details of construction shall be used, subject to approval by the engineer.

6. All structural systems which are to be composed of components to be field erected shall be supervised by the supplier during manufacturing, delivery, handling, storage and erection in accordance with the supplier's instructions and requirements.

7. Loading applied to the structure during the process of construction shall not exceed the safe load-carrying capacity of the structural members. The live loadings used in the design of the structure are indicated in the "Design Criteria Notes". Do not apply any construction loads until structural framing is properly connected together and until all temporary bracing is in place.

8. All ASTM and other references are per the latest editions of these standards, unless otherwise noted.

9. Shop drawings and other items shall be submitted to the engineer for review prior to fabrication . All shop drawings shall be reviewed by the general contractor before submittal. The engineer's review is to be for conformance with the design concept and general compliance with the relevant contract documents. The engineer's review does not relieve the contractor of the sole respoisibility to review, check and coordinate the shop drawings prior to submission. The contractor remains solely responsible for errors and omissions associated with the preparation of the shop drawings as they pertain to member sizes, details, dimensions, etc.

10. Submit shop drawings to the Engineer. In no case shall reproduction of the contract drawings be used as shop drawings. Submit the following items for review:

    A. Concrete mix design(s) - NOT REQUIRED.
    B. Reinforcing steel shop drawings - NOT REQUIRED
    C. Structural steel shop drawings - NOT REQUIRED
    D. Steel Joist / Girder shop drawings - NOT REQUIRED
    E. Metal decking shop drawings - NOT REQUIRED
    F. Pre-manuf. wood system / truss shop drawings - NOT REQUIRED
    G. Pre-engineered metal building system - NOT REQUIRED

Other submittals may be required per the "Schedule of Special Inspections" or the separate notes contained herein.

11. Special inspections will be required for this project as noted below:

    A. Concrete - NOT REQUIRED
    B. Bolts Installed in Concrete - NOT REQUIRED
    C. Structural Welding - Field Welds - NOT REQUIRED
    D. High Strength Bolting - NOT REQUIRED
    E. Structural Masonry - NOT REQUIRED

12. Unless otherwise indicated, all items noted to be demolished shall become the contractor's property and be removed from the site.

13. Contractors shall visit the site prior to bid to ascertain conditions which may adversely affect the work or cost thereof.

14. Ducts, plumbing and openings through engineered shear walls shall not exceed 6" in diameter except as noted on drawings. No perforations exceeding 3/4" in diameter shall be made in structural members except as noted on drawings. Perforations with 3/4" diameter and smaller shall be made in the center 1/3rd of the beam height and length. A maximum of (2) perforations per beam are allowed. Contact the engineer if additional perforations are required. A minimum of 6" horizontal distance between perforations is required.

DESIGN CRITERIA

Design Gravity Loads:

Roof DL - SEE COVER SHEET
Floor DL - SEE COVER SHEET

Design Live Loads:

Roof LL - 20 psf min
Snow - SEE COVER SHEET
Commercial Floor LL - 50 psf + 15 psf Partition
Residential LL - 40 psf

Lateral Live Loads:

Wind - SEE COVER SHEET
Seismic - SEE COVER SHEET
Equivalent Fluid Pressure - 35 pcf

CAST-IN-PLACE CONCRETE NOTES

1. Concrete mixes shall be designed per ACI 301, using Portland Cement conforming to ASTM C-150 or C-595, aggregate conforming to ASTM C-33, and admixtures conforming to ASTM C-494, C-1017, C-618, C-989 and C-260. Concrete shall be ready-mixed in accordance with ASTM C-94.

2. Concrete shall conform to the following compressive strength, slump and water/cement ratio requirements unless specifically approved by the Engineer in writing:

Concrete	Min f'c (28 days)	Slump	W/C Ratio
Columns	4000 psi	2" - 4"	0.46
Elevated Slabs	3000 psi	2" - 4"	0.46
Concrete not Noted	3000 psi	2" - 4"	0.50
Foundations	3000 psi	2" - 4"	0.50
Slabs on Grade	4000 psi	2" - 5"	0.50

3. All concrete work shall conform to the requirements of ACI 301, "Specification for Structural Concrete Buildings". Hot weather concreting shall be in accordance with ACI 305. Cold weather concreting shall be in accordance with ACI 306.

4. All reinforcing steel shall conform to ASTM A-615, Grade 60. All welding of reinforcing steel shall be in accordance with AWS D1.4. Epoxy coated reinforcing shall conform to ASTM A-775.

5. All welded wire fabric (WWF) shall conform to ASTM A-185.

6. All reinforcing steel shall be set and tied in place prior to pouring of concrete, except that vertical dowels for masonry wall reinforcing may be "floated" in place. Do not field bend bars partially embedded in hardened concrete unless specifically indicated or approved by the Engineer.

7. Reinforcing steel, including hooks and bends, shall be detailed in accordance with ACI 315. All reinforcing steel indicated as being continuous (Cont.) shall be lapped 30" for #4 bars, 38" for #5 bars and 45" for #6 bars.

8. Unless noted otherwise, the following minimum concrete cover shall be provided for reinforcement:

    A. Concrete cast against & permanently exposed to earth - 3"
    B. Concrete w/ removable forms exposed to earth or weather:
        #6 through #18 bars - 2"
        #5 bar, W31, D31 wire & smaller - 1 1/2"
    C. Concrete not exposed to earth or weather:
        Walls, elevated slabs - 3/4"
        Beams and columns - 1 1/2"

9. Bar supports and holding bars shall be provided for all reinforcing steel to ensure minimum concrete cover. Bar supports shall be plastic tipped or stainless steel.

10. Unless noted otherwise, all concrete walls (other than retaining walls) shall be reinforced as follows:

Wall Thickness	Horizontal	Vertical	Location
6" - 8"	#4 @ 24" o.c.	#4 @ 12" o.c.	Centered
10" - 12"	#4 @ 24" o.c.	#4 @ 12" o.c	Each Face

11. All edges of permanently exposed concrete surfaces shall be chamfered 3/4" unless otherwise noted.

12. In order to avoid concrete shrinkage cracking, place concrete slabs in an alternating lane pattern. The maximum length of slab cast in any one continuous pour shall be limited to 80 feet. The maximum spacing of joints shall be 25 feet.

13. Formwork shall remain in place until concrete has obtained at least 90% of its 28 day compressive strength. The Contractor shall provide all shoring and reshoring.

14. Concrete to be permanently exposed to weather shall be air entrained to 5% (+/- 1%) with an admixture that conforms to ASTM C-260.

FOUNDATION NOTES

1. See Cast-in-Place Concrete notes for additional requirements.

2. The building official shall determine whether to require a soil test to determine the soil's characteristics at a particular location.

3. Unless noted otherwise on the drawings, all footings shall bear on undisturbed, firm natural soil or compacted fill capable of supporting a minimum design bearing pressure as noted on the cover sheet. All foundation excavations shall be evaluated by a qualified geotechical engineer/testing agency prior to pouring foundation concrete if required by the building official.

4. Top of footing elevations shall be as shown on elevation drawings and sections. Unless noted otherwise, the bottom of all exterior footings shall be placed 6" below local frost depth. The bottom of all interior footings shall be placed 8" below interior finished grade.

5. No unbalanced backfilling over 4'-0" shall be done against foundation walls unless walls are securely braced against overturning either by temporary bracing or by permanent construction.

6. Prior to commencing any foundation work, coordinate work with any existing utilities. Foundations shall be lowered where required to avoid utilities.

7. Unless noted otherwise, the centerlines of column foundations shall be located on column centerlines.

8. All retaining walls shall have at least 12" of free draining granular backfill, full height of wall. Provide control joints in retaining walls at approximately equal intervals not to exceed 25 feet nor 3 times the wall height. Provide expansion joints at every fourth control joint, unless otherwise indicated.

SLAB ON GRADE NOTES

1. See Cast-in-Place Concrete notes for additional requirements.

2. Provide concrete slabs over a 6 mil polyethylene vapor barrier and 4" of porous fill. Maximum slump for concrete slabs shall be 5", using Type II cement.

3. All porus fill material shall be a clean granular material with 100% passing a 1-1/2" sieve and no more than 5% passing a No. 4 sieve. Porous fill shall be compacted to 95% max. dry density per ASTM D-698.

4. Slab joints shall be filled with approved material. This should take place as late as possible, preferably 4 to 6 weeks after the slab has been cast. Prior to filling, remove all debris from the joints, then fill in accordance with the manufacturer's recommendations or as follows:

    6" slabs - fill with Epoxy resin
    Other slabs - fill with field molded of elastomeric sealant.

5. Unless approved otherwise, all reinforcing shall be blocked into the center of the slab with precast concrete blocks having a compressive strength equal to that of the slab.

6. Walk ways and other exterior slabs are not shown on the structural drawings. See the site plan and architectural drawings for location, dimensions, elevations, jointing details and finish details. Provide 4" walks reinforced with 6x6 - W1.4W1.4 WWF unless otherwise noted.

7. See architectural drawings for exact locations of depressed slab areas and drains. Slope slab to drains where shown.

8. The finish tolerance of all slabs shall be in accordance with ACI 301, Type A.

9. Floor flatness and levelness tests shall be conducted if deemed necessary by the owner in accordance with ASTM E 1155. Results, including acceptance or rejection of the work will be provided to the contractor within 48 hours after data collection. Remedies for out of tolerance work may include removal and reconstruction at the contractors expense. Any other remediation requires the approval of the owner.

RADON CONTROL

1. A minimum 6-mil (or 3-mil cross laminated) polyethylene or equivalent flexible sheeting material shall be placed on top of the gas permeable layer prior to pouring the slab. The sheeting should cover the entire floor area, and separate sections of sheeting should be overlapped at least 12 inches.

2. To retard soil gas entry, large openings through concrete slabs, wood, and other floor assemblies in contact with the soil, such as spaces around bathtub, shower, or toilet drains, shall be filled or closed with materials that provide a permanent airtight seal such as non-shrink mortar, grouts, expanding foam, or similar materials designed for such application.

3. A minimum 3-inch diameter PVC or other gas-tight pipe shall be embedded vertically into the sub slab aggregate or other permeable material before the slab is poured. A "T" fitting or other support on the bottom of the pipe shall be used to ensure that the pipe opening remains within the sub-slab permeable material. This gas tight pipe shall be extended vertically through the building floors, terminate at least 12 inches above the surface of the roof, in a location at least 10 feet away from any window or other opening into the conditioned spaces of the building that is less than 2 feet below the exhaust point, and 10 feet from any adjoining or adjacent buildings.

WOOD FRAMING NOTES

1. All wood framing material shall be surfaced dry and used at 19% maximum moisture content.

2. All wall framing shall be No. 2 grade Doug Fir unless noted otherwise.

3. All joist, rafter, headers & misc. framing shall be Select Str. grade Doug Fir. Provide full depth or metal bridging at midspan and at a maximum spacing of 8 ft o.c. between.

4. All framing within 6" of grade or in contact with masonry or concrete shall be pressure treated in accordance with the American Wood Preservers Association Specifications where possible. All cuts and holes should be completed before treatment. Cuts and holes due to on-site fabrication shall be brushed with 2 coats of copper naphthenate solution containing a minimum of 2% metallic copper in solution (per AWPA STD. M4).

7. Provide double joists under all partitions which run parallel with joists and solid blocking the width of the post under all concentrated loads from framing above.

8. Provide header beams of the same size as joists or rafters to frame around openings in the plywood deck unless otherwise indicated.

9. Structural steel plate connectors shall conform to ASTM A-36 specifications and be 1/4" thick unless noted otherwise. Bolts connecting wood members shall be ASTM A-307 and be 3/4" diameter unless otherwise indicated. Provide washers for all bolt heads and nuts in contact with wood surfaces.

10. Bolt holes shall be carefully centered and drilled not more than 1/16" larger than the bolt diameter. Bolted connections shall be snugged tight but not to the extent of crushing wood under washers.

11. Prefabricated metal joist hangers, hurricane clips, hold-down anchors and other accessories shall be as manufactured by "Simpson Strong-Tie Company", or approved equal. Install all accessories per the manufacturer's requirements. All steel shall have a minimum thickness of 0.04 inches (per ASTM A446, Grade A) and be galvanized (coating G60).

12. Holes and notches drilled or cut into wood framing shall not exceed the requirements of the referenced building code or the manufacturers specifications.

13. All plates, anchors, nails, bolts, washers and other miscellaneous hardware permanentaly exposed to weather or in treated wood shall be hot dip galvanized.

14. All 8d nails shall have a minimum shank diameter of 0.113". All 10d & 12d nails shall have a minimum shank diameter of 0.120". All 16d nails shall have a minimum shank diameter of 0.131".

PLYWOOD/GYPBOARD SHEATHING NOTES

1. All plywood construction shall be in accordance with the American Plywood Association (APA) specifications.

2. All roof panel sheathing shall be 5/8" (nom.) OSB 1 APA rated sheathing unless noted otherwise. Suitable edge support shall be provided by use of panel clips or 2x blocking between framing. 2x blocking shall be installed between outlookers over exterior walls. Unless otherwise noted connect roof sheathing with 8d common nails at 6" o.c. at supported panel edges and 6" o.c. at intermediate supports. At gable ends provide 8d nails at 6" o.c. from rafter or blocking to top plate of wall.

3. All floor sheathing shall be 3/4" (nom.) APA rated STURD-I-FLOOR Exp. 1, with tongue and groove edge. Unless noted otherwise connect floor sheathing with 8d common nails spaced 6" o.c. at supported edges and 12" o.c. at intermediate supports. Field glue using adhesives meeting APA specification AFG-01, applied in accordance with the manufacturer's recommendations.

4. All wall sheathing shall be 1/2" (nom.) OSB APA rated sheathing. Unless noted otherwise, connect wall sheathing with 8d common nails spaced at 6" o.c. at supported panel edges and 12" o.c at intermediate supports.

5. Install wall sheathing either vertically or horizontally with panel continuous over two or more spans. All other sheathing shall have long edges spanning over supports. Stagger panel end joints.

6. All nailing shall be carefully driven and not over-driven.

7. Provide 2x blocking at all unsupported panel edges at walls.

FIRE BLOCKING

Fire blocking shall be provided in wood-frame construction in the following locations:

1. In concealed spaces of stud walls and partitions, including furred spaces and parallel rows of studs or staggered studs, as follows:
    1.1 Vertically at the ceiling and floor levels.
    1.2 Horizontally in intervals not exceeding 10 feet
2. At all intersections between concealed vertical and horizontal spaces such as occur at soffits, drop ceilings and cove ceilings.
3. In concealed spaces between stair stringers at the top and bottom of the run.
4. At openings around vents, pipes, ducts, cables and wires at ceiling and floor level, with an approved material to resist the free passage of flame and products of combustion.

PRE-ENGINEERED TRUSS NOTES

1. Wood trusses shall be designed by the manufacturer to support the loads dictated by the governing jurisdiction.

2. Wood trusses shall be designed by the mafucturer in accordance with the applicable provisions of the latest edition of the National Design Specification of the National Forest Products Association and the design specification for metal plate connected wood trusses of the Truss Plate Institute.

3. Wood materials shall be Douglas Fir and shall be kiln dried and used at 19% maximum moisture content. Provide grade required to meet stress requirements.

4. Connector plates shall be not less than 0.036 inches (20 gage) in coated thickness, shall meet or exceed ASTM Grade A or higher and shall be hot dipped galvanized according to ASTM A-525 (coating G60). Minimum steel yield stress shall be 33,000 psi.

5. Trusses shall be fabricated in a properly equipped manufacturing facility of a permanent nature. Trusses shall be manufactured by experienced workmen, using precision cutting, jigging and pressing equipment under the requirements in quality control standard QST-88 of the Truss Plate Institute.

6. Secondary bending stresses in truss top and bottom chords due to dead, live and wind loads shall be considered in the design. Load duration factors shall be per the "National Design Specification for Wood Construction" per referenced codes.

7. Wood trusses shall be erected in accordance with the truss manufacturer's requirements. This work shall be done by a qualified and experienced contractor.

8. The Contractor shall provide all temporary and permanent bracing as required for safe erection and performance of the trusses. The guidelines set forth by the Truss Plate Institute publication "HIB-91, Commentary and Recommendations for Handling, Installing and Bracing Metal Plate Connected Wood Trusses" shall be a minimum requirement.

9. Truss member and components shall not be cut, notched drilled nor otherwise altered in any way without the written approval of the Engineer.

10. Submit complete shop drawings for all wood trusses as specified in General Structural Notes section 10.F. Drawings shall show member sizes, species, grade, moisture content, span, camber, dimensions, chord pitch, bracing requirements and loadings. Shop drawings shall be submitted to the Engineer and shall bear the seal of a Professional Engineer in the appropriate jurisdiction.

NOTE TO CONTRACTOR

1. TRUSS DRAWINGS SHALL BE ON SITE AT THE TIME OF FRAMING INSPECTION.
2. JOIST/RAFTER MANUFACTURER'S INSTALLATION MANUAL OF INSTRUCTIONS TO BE ON SITE AT THE TIME OF FRAMING INSPECTION.

MASONRY VENEER

1. Wood Stud Backing - a 2 inch by 2 inch 0.0625" zinc-coated or not-metallic coated wire mesh with two layers of water-resistant barrier in accordance with the referenced code shall be applied directly to wood studs spaced a maximum of 16" o.c. On studs, the mesh shall be attached with 2" long corrosion-resistant steel wire furring nails at 4" o.c. providing a minimum 1.125" penetration into each stud and with 8d annular threaded nails at 8" o.c. into top and bottom plates or with equivalent wire ties. There shall be not less than a 0.1055" zinc-coated or nonmetallic coated wire, or approve equal , attached to the stud with a minimum of an 8d (0.120" diameter) annular threaded nail for every 2 square feet of stone veneer. This tie shall be a loop having legs not less than 15" in length, so bent that it will lie in the stone veneer mortar joint. The last 2" of each wire leg shall have a right-angle bend. One-inch minimum thickness of cement grout shall be placed between the backing and the stone veneer.

STRUCTURAL STEEL NOTES

1. All structural steel shall conform to the latest edition of the "Manual of Steel Construction" of the AISC.

2. Unless noted otherwise, all materials shall be in conformance with the following ASTM specifications:

MEMBER	ASTM	MIN. STRENGTH
Structural Tubing	A500 Grade B	46 ksi
Steel Pipe	A53 (Type E or Grade B)	35 ksi
Other Rolled Shapes and Plates	A36	36 ksi
Connection Bolts	A325	92 ksi
Anchor Bolts	F1554	36 ksi
Threaded Rods	A36	36 ksi
Non-Shrink Grout	C1107	8000 psi

3. Minimum bolt diameter shall be 3/4" unless noted otherwise. All bolts shall be shear/bearing type bolts and be snug-tight.

4. All welding shall be in accordance with AWS D1.1 using E70XX electrodes. Unless noted otherwise, provide cont. min. sized fillet welds per AISC requirements. All filler material shall have a minimum yield strength of 58 ksi.

5. Where "Continuous Chord" angles are indicated, provide a continuous butt weld or full penetration weld at the splice connection detail for approval.

6. Moment connections are denoted thus ( ) on the plan.

7. Where steel beams bear across building expansion joints or at wall control joints, provide a "slip" connection.

8. Holes in steel shall be drilled or punched. All slotted holes shall be provided with smooth edges. Burning of holes and torch cutting at the site is not permitted.

9. Unless otherwise noted, all structural steel permanently exposed to view shall be shop painted with one coat of SSPC 15-68, Type 1 (Red Oxide) paint.

10. Steel fabricators shall be an AISC certified shop for Category 1 steel structures and maintain detailed quality control procedures as required to satisfy the special inspection requirements of the International Building Code.

11. Unless otherwise noted, all structural steel permanently exposed to the weather, including all brick shelf angles shall be hot-dipped galvanized in accordance with ASTM A153.

12. Protective coatings damaged during the transporting, erecting and field welding processes shall be repaired in the field to match the shop applied coating.

13. The contractor shall hire an independent testing agency to provide special inspections of bolting, welding and other items in accordance with the International Building Code.

SITE PREPARATION NOTES

1. Excavate a minimum of 4" of existing soil for a minimum of 5 feet beyond the building limits. Remove all organics, pavement, roots, debris and otherwise unsuitable material.

2. The surface of the exposed subgrade shall be inspected by probing or testing to check for pockets of soft or unsuitable material. Excavate unsuitable soil as directed by the engineer.

3. Proof roll the surface of the exposed subgade with a loaded tandem axle dump truck. Remove all soils which pump or does not compact properly as directed by the engineer.

4. Fill all excavated areas with approved controlled fill. Place in 8" loose lifts and compact to a minimum of 95% of the maximum dry density in accordance with ASTM D-698.

5. All controlled fill material shall be a select granular material free from all organics or otherwise deleterious material with not more than 20% by weight passing a no. 200 sieve and with a plasticity index not to exceed 6%.

6. Provide field density tests for each 3,000 SF of building area for each lift of controlled fill.

CONTRACTOR'S RESPONSIBILITY

IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW ALL ASPECTS OF THESE DRAWINGS, ARCHITECTURAL AND STRUCTURAL, PRIOR TO CONSTRUCTION. ANY CONFLICTS SHALL BE REPORTED TO THE ENGINEER FOR CORRECTION. CHANGES MAY BE PROPOSED BY THE CONTRACTOR IF HE FEELS THE CHANGE IS IN THE BEST INTEREST OF THE OWNER. CHANGES SHALL BE FORWARDED TO THE ENGINEER IN WRITING FOR APPROVAL PRIOR TO CONSTRUCTION.

DRAWINGS & SPECIFICATIONS, AS INSTRUMENTS OF PROFESSIONAL SERVICE ARE AND SHALL REMAIN PROPERTY OF DESIGN INTELLIGENCE, LLC. THESE DOCUMENTS ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY PROJECT OR PURPOSE WHATSOEVER WITHOUT THE PRIOR SPECIFIC WRITTEN AUTHORIZATION OF DESIGN INTELLIGENCE, LLC.

SO

DATE 9/13/2018

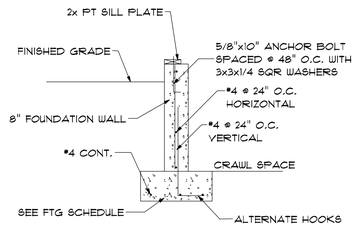
DESIGN INTELLIGENCE LLC
THE RIGHT FIT

SCALE AS NOTED
DRAWN BY JON
2018-152

DESIGN INTELLIGENCE, LLC
PHONE: (208) 359-1461
FAX: (208) 359-0140
EMAIL: JOSH@DESIGNINTEL.COM
1031 ERICSON DR.
REXBURG, IDAHO
83440

HERMANSON CABIN PLAN B
WEST YELLOWSTONE, GALLATIN COUNTY, MONTANA

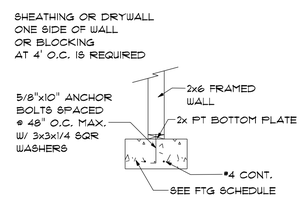
SO



MAX WALL HEIGHT = 7'-0"

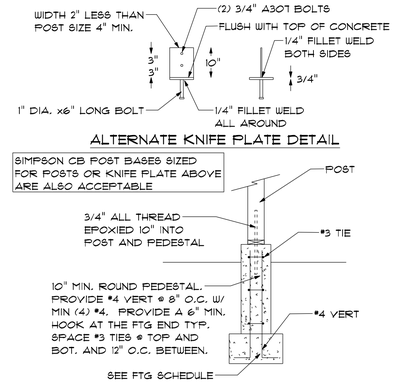
STEM WALL DETAIL WITH CRAWL SPACE

1 / S1.0



WALL TO INTERIOR FOOTING

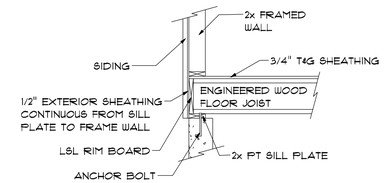
2 / S1.0



ALTERNATE KNIFE PLATE DETAIL

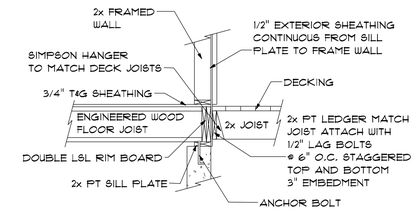
POST TO DECK PEDESTAL

3 / S1.0



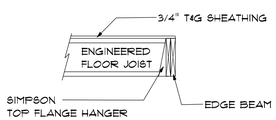
FLOOR JOIST TO STEM WALL

4 / S1.0



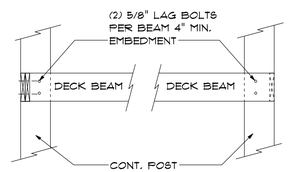
DECK ATTACHMENT

5 / S1.0



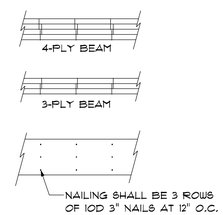
EDGE BEAM FLOOR JOIST SUPPORT

6 / S1.0



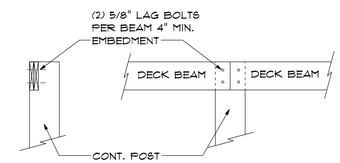
DECK BEAM TO POST

7 / S1.0



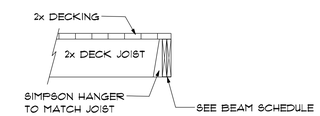
BUILT UP BEAM

8 / S1.0



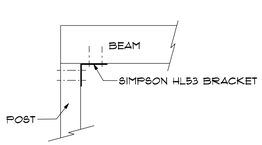
DECK BEAM TO POST

9 / S1.0



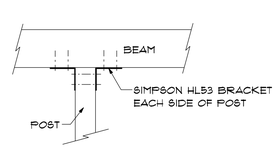
BEAM DECK JOIST SUPPORT

10 / S1.0



POST TO BEAM

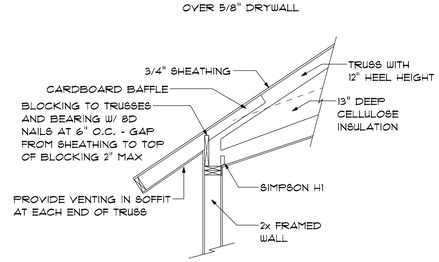
11 / S1.0



POST TO BEAM

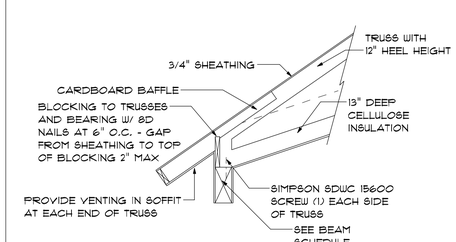
12 / S1.0

ROOF CONSTRUCTION
ROOFING OVER ICE AND WATER SHIELD
OVER 3/4" OSB SHEATHING
OVER SCISSOR TRUSS WITH 1 1/2" AIR SPACE
FOR VENTILATION AND CARDBOARD BAFFLE
AND R49 INSULATION
OVER 6 MIL VAPOR BARRIER
OVER 5/8" DRYWALL



TRUSS TO FRAMED WALL

13 / S1.0



TRUSS TO BEAM

14 / S1.0

15 / S1.0

CONTRACTOR'S RESPONSIBILITY

IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW ALL ASPECTS OF THESE DRAWINGS, ARCHITECTURAL AND STRUCTURAL, PRIOR TO CONSTRUCTION. ANY CONFLICTS SHALL BE REPORTED TO THE ENGINEER FOR CORRECTION. CHANGES MAY BE PROPOSED BY THE CONTRACTOR IF HE FEELS THE CHANGE IS IN THE BEST INTEREST OF THE OWNER. CHANGES SHALL BE FORWARDED TO THE ENGINEER IN WRITING FOR APPROVAL PRIOR TO CONSTRUCTION.

DRAWINGS & SPECIFICATIONS, AS INSTRUMENTS OF PROFESSIONAL SERVICE ARE AND SHALL REMAIN PROPERTY OF DESIGN INTELLIGENCE, LLC. THESE DOCUMENTS ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY PROJECT OR PURPOSE WHATSOEVER, WITHOUT THE PRIOR SPECIFIC WRITTEN AUTHORIZATION OF DESIGN INTELLIGENCE, LLC.

S1.0

DATE 9/13/2018

DESIGN INTELLIGENCE LLC — THE RIGHT FIT

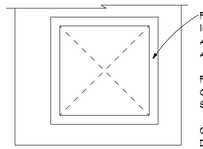
SCALE AS NOTED
DRAWN BY JON
2018-152

DESIGN INTELLIGENCE, LLC
1031 ERIKSON DR.
REXBURG, IDAHO
83440
PHONE: (208) 359-1461
FAX: (208) 359-0140
EMAIL: JOSH@DESIGNINTEL.COM

HERMANSON CABIN PLAN B

WEST YELLOWSTONE, GALLATIN COUNTY, MONTANA

S1.0



PROVIDE WEATHER RESISTIVE ICE AND WATER SHIELD 6" AROUND ALL WINDOWS AND DOORS IN FRAMED WALLS

PROVIDE TYVEK HOUSE WRAP OR EQUIVALENT ON EXTERIOR SIDE OF ALL FRAMED EXTERIOR WALLS

CAULK AROUND ALL WINDOWS AND DOORS.

WINDOWS AND DOORS SHALL BE INSTALLED PER MANUFACTURERS APPROVED INSTALLATION DETAILS.

WEATHER RESISTIVE BARRIER FLASHING

1 / S1.1

2 / S1.1

3 / S1.1

4 / S1.1

5 / S1.1

6 / S1.1

7 / S1.1

8 / S1.1

9 / S1.1

10 / S1.1

11 / S1.1

12 / S1.1

13 / S1.1

14 / S1.1

15 / S1.1

CONTRACTOR'S RESPONSIBILITY

IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW ALL ASPECTS OF THESE DRAWINGS, ARCHITECTURAL AND STRUCTURAL, PRIOR TO CONSTRUCTION. ANY CONFLICTS SHALL BE REPORTED TO THE ENGINEER FOR CORRECTION. CHANGES MAY BE PROPOSED BY THE CONTRACTOR IF HE FEELS THE CHANGE IS IN THE BEST INTEREST OF THE OWNER. CHANGES SHALL BE FORWARDED TO THE ENGINEER IN WRITING FOR APPROVAL PRIOR TO CONSTRUCTION.

DRAWINGS & SPECIFICATIONS, AS INSTRUMENTS OF PROFESSIONAL SERVICE ARE AND SHALL REMAIN PROPERTY OF DESIGN INTELLIGENCE, LLC. THESE DOCUMENTS ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY PROJECT OR PURPOSE WHATSOEVER, WITHOUT THE PRIOR SPECIFIC WRITTEN AUTHORIZATION OF DESIGN INTELLIGENCE, LLC.

S1.1

DATE 9/13/2018

DESIGN INTELLIGENCE LLC — THE RIGHT FIT

SCALE AS NOTED

DRAWN BY JON

2018-152

DESIGN INTELLIGENCE, LLC
1031 ERICKSON DR.
REXBURG, IDAHO
83440
PHONE: (208) 359-1461
FAX: (208) 359-0740
EMAIL: JOSH@DESIGNINTEL.COM

HERMANSON CABIN PLAN B

WEST YELLOWSTONE, GALLATIN COUNTY, MONTANA

S1.1

BLOCKOUTS

CONTRACTOR SHALL VERIFY ALL WINDOW AND DOOR ROUGH OPENING SIZES BEFORE FORMING BLOCKOUTS. SEE ARCHITECTURAL DRAWINGS FOR ALL WINDOW AND DOOR SIZES AND LOCATIONS.

FOUNDATION NOTES

1. SEE SHEET S0 FOR ADDITIONAL GENERAL NOTES.
2. BOTTOM OF FOOTING SHALL BE BELOW LOCAL FROST LINE.
3. CONTRACTOR SHALL PROVIDE CRAWL SPACE VENTILATION, MIN. 1 SQ FT VENTILATION FOR EACH 1500 SQ FT OF CRAWL SPACE AREA. PROVIDE VENTS WITHIN 3 FEET OF CORNERS AND SPACED EQUALLY BETWEEN CORNERS.
4. MIN. 18"x24" CRAWL SPACE ACCESS.

ALTERNATE BIG FOOT FOOTING SCHEDULE:

FOR SPREAD FOOTINGS:
UP TO 18"x18" USE BF20
UP TO 21"x21" USE BF24
UP TO 24"x24" USE BF28
UP TO 30"x30" USE BF36

SEE SHEETS S3 FOR SHEAR WALLS & HOLD DOWNS.

BOTTOM OF FOOTINGS & TOP OF STEM WALL HEIGHT MAY VARY SEE ARCHITECTURAL DRAWINGS

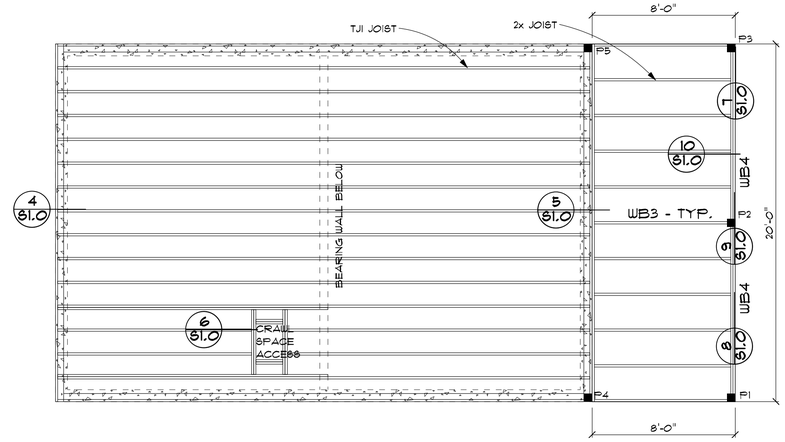
NOTE: UP TO (3) 2x6 GANGSTUD POSTS EMBEDDED IN WALLS DO NOT REQUIRE POST BASES.

POST SCHEDULE

P1-P3 = (1) DF #1 6x6
P4-P5 = (3) DF #2 2x6

FOOTING SCHEDULE

F1 = 16X10 CONT. FTG WITH (2) #4 CONT.
F2 = 12X10 CONT. FTG WITH (2) #4 CONT.
F3 = 30X30X10 FTG WITH (4) #4 EACH WAY
F4 = 18X18X10 FTG WITH (2) #4 EACH WAY



MAIN FLOOR FRAMING

1/4" = 1'-0"

LEGEND
■ STRUCTURAL POST
● STRUCTURAL LOG POST

TRUSS FRAMED ROOF NOTES:

1. INSTALL TRUSSES PER MANUFACTURER'S RECOMMENDATIONS INCLUDING ALL BRIDGING AND BRACING.
2. PROVIDE SIMPSON H1 OR EQUAL AT BRG ENDS OF EACH TRUSS.
3. BEARING WALL HEADERS SHALL BE (2) DF 2x10, OR (3) 1.5x5.5 LVL UNO.
4. ALL ROOF OVERHANGS SHALL BE AS NOTED.
5. PROVIDE ATTIC ACCESS (22"x30" MIN).
6. TRUSSES HAVE A TYPICAL 12" HEEL HEIGHT UNO.

ICE BARRIER NOTES:

PROVIDE ICE AND WATER SHIELD TO COVER ENTIRE ROOF.

ROOF VENTILATION:

PROVIDE ROOF VENTILATION 1 SF FOR EVERY 300 SF OF ATTIC SPACE, 1/2 HIGH AND 1/2 LOW.

FLOOR FRAMING NOTES

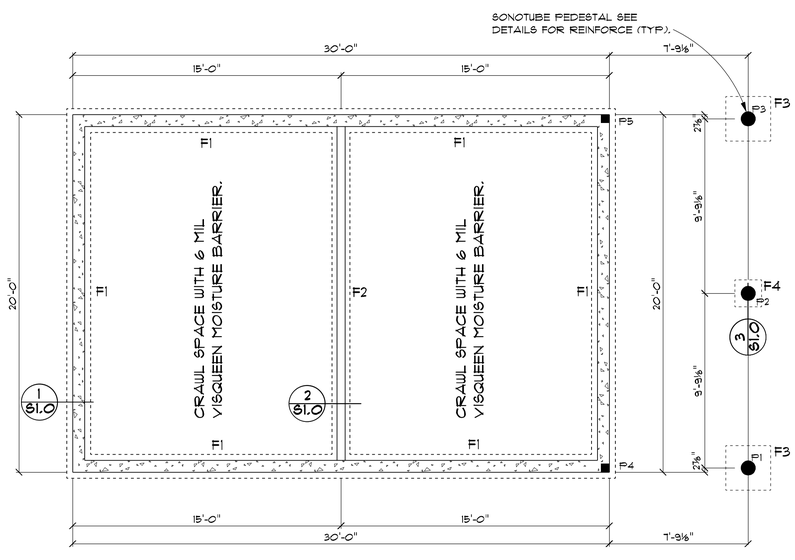
1. INSTALL JOISTS PER MANUFACTURER'S RECOMMENDATIONS INCLUDING ALL BRIDGING AND BRACING.
2. PROVIDE DBL JOISTS UNDER ALL BEARING WALLS THAT RUN PARALLEL TO FLOOR JOISTS.
3. FRAME AROUND STAIRS USING (2) 1.75x11.875 LVL.
4. ALL BEARING WALL HEADERS SHALL BE (2) DF 2x10, OR (3) 1.5x5.5 LVL UNO.
5. ALL EXTERIOR WALLS ARE BEARING WALLS.
6. JOIST COUNT SHOULD BE DETERMINED FROM JOIST SPACING NOT FROM DRAWING LAYOUT.
7. PROVIDE CRAWL SPACE ACCESS MIN. 18"x24".

TJI JOISTS SHALL BE 11 7/8" TJI 110 OR EQUIVALENT SPACED @ 16" O.C.

BEAM GRADING SHALL BE AS FOLLOWS UNO:
DF - SELECT STRUCTURAL
GLB - 24F-V4 DF/DF
LVL - 2.0, 2600Fb

BEAM SCHEDULE

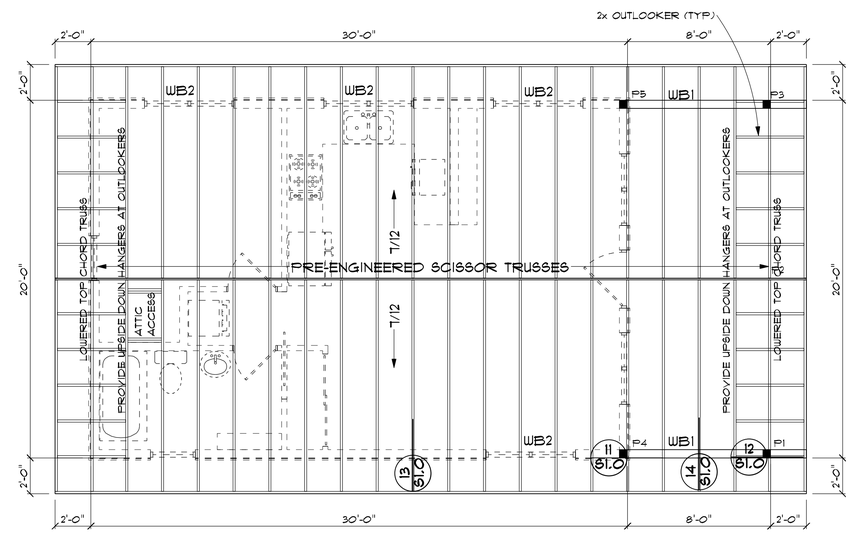
WB1 = DF #1 6x14
OR 5.125x9 GLB
WB2 = (3) DF 2x10
WB3 = DF 2x8 AT 24" O.C.
WB4 = (2) DF 2x10



FOUNDATION PLAN

1/4" = 1'-0"

LEGEND
■ STRUCTURAL POST
● SONOTUBE



ROOF FRAMING

1/4" = 1'-0"

LEGEND
■ STRUCTURAL POST
● STRUCTURAL LOG POST

CONTRACTOR'S RESPONSIBILITY

IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW ALL ASPECTS OF THESE DRAWINGS, ARCHITECTURAL AND STRUCTURAL, PRIOR TO CONSTRUCTION. ANY CONFLICTS SHALL BE REPORTED TO THE ENGINEER FOR CORRECTION. CHANGES MAY BE PROPOSED BY THE CONTRACTOR IF HE FEELS THE CHANGE IS IN THE BEST INTEREST OF THE OWNER. CHANGES SHALL BE FORWARDED TO THE ENGINEER IN WRITING FOR APPROVAL PRIOR TO CONSTRUCTION.

DRAWINGS & SPECIFICATIONS, AS INSTRUMENTS OF PROFESSIONAL SERVICE ARE AND SHALL REMAIN PROPERTY OF DESIGN INTELLIGENCE, LLC. THESE DOCUMENTS ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY PROJECT OR PURPOSE WHATSOEVER, WITHOUT THE PRIOR SPECIFIC WRITTEN AUTHORIZATION OF DESIGN INTELLIGENCE, LLC.

S2

DATE 9/13/2018

DESIGN INTELLIGENCE LLC — THE RIGHT FIT

SCALE AS NOTED
DRAWN BY JON
2018-152

DESIGN INTELLIGENCE, LLC
1031 ERICKSON DR.
REXBURG, IDAHO
83440
PHONE: (208) 359-1461
FAX: (208) 359-0740
EMAIL: JOSH@DESIGNINTEL.COM

HERMANSON CABIN PLAN B
WEST YELLOWSTONE, GALLATIN COUNTY, MONTANA

S2

NOTE: 1 1/2" 16 GAGE STAPLES MAY BE USED INSTEAD OF 8D NAILS AS FOLLOWS:

8D NAILS @ 6" O.C. = 1 1/2" 16 GA. STAPLES AT 4" O.C.
8D NAILS @ 4" O.C. = 1 1/2" 16 GA. STAPLES AT 3" O.C.
8D NAILS @ 3" O.C. = 1 1/2" 16 GA. STAPLES AT 2" O.C

ALTERNATE HOLD DOWN SCHEDULE

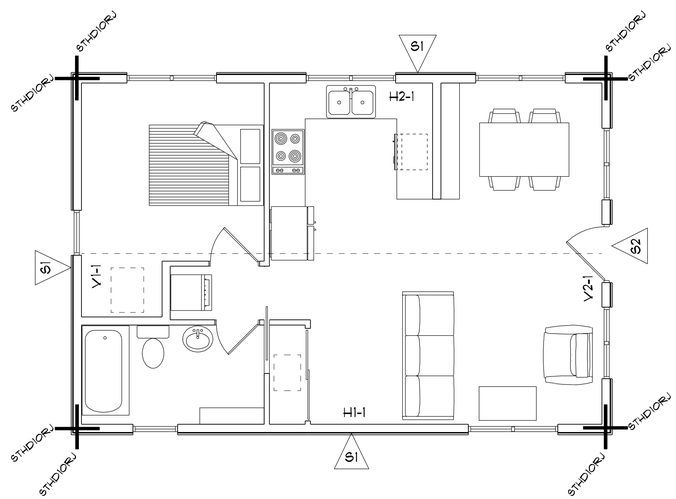
STHD10 OR STHD10RJ USE HDU4-SDS2.5 W/ 5/8" ALL-THREAD EPOXIED IN PLACE - 8" EMBEDMENT.

STHD14 OR STHD14RJ USE HDU5-SDS2.5 W/ 5/8" ALL-THREAD EPOXIED IN PLACE - 8" EMBEDMENT.

WOOD SIDE MEMBER THICKNESS - 3" MIN.

ALL HOLD DOWNS ARE SIMPSON BRAND AND SHALL BE INSTALLED PER THE MANUFACTURER'S REQUIREMENTS.

ALL EXTERIOR WALLS SHALL BE NAILED PER UNO. S1



MAIN FLOOR SHEAR WALLS

1/4" = 1'-0"

SHEAR WALL NOTES

1. ALL EXTERIOR WALLS ARE DESIGNATED SHEAR WALLS.
2. ALL FRAMED SHEAR WALLS SHALL BE 2x6 @ 16" O.C. UNO
3. ALL FRAMED WALLS SHALL BE SUPPORTED AT TOP AND BOTTOM BY FLOOR OR ROOF SYSTEMS. SPLICING WALLS AT UNSUPPORTED LOCATIONS IS NOT PERMITTED.

S1 4. PROVIDE 7/16" APA RATED SHEATHING WITH 8D NAILS @ 6" O.C. AT PANEL EDGES AND 12" O.C. IN THE FIELD. BLOCKING IS REQUIRED AT ALL PANEL EDGES. (392 PLF)

S2 5. PROVIDE 7/16" APA RATED SHEATHING WITH 8D NAILS @ 4" O.C. AT PANEL EDGES AND 12" O.C. IN THE FIELD. BLOCKING IS REQUIRED AT ALL PANEL EDGES. (602 PLF)

CONTRACTOR'S RESPONSIBILITY

IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW ALL ASPECTS OF THESE DRAWINGS, ARCHITECTURAL AND STRUCTURAL, PRIOR TO CONSTRUCTION. ANY CONFLICTS SHALL BE REPORTED TO THE ENGINEER FOR CORRECTION. CHANGES MAY BE PROPOSED BY THE CONTRACTOR IF HE FEELS THE CHANGE IS IN THE BEST INTEREST OF THE OWNER. CHANGES SHALL BE FORWARDED TO THE ENGINEER IN WRITING FOR APPROVAL PRIOR TO CONSTRUCTION.

DRAWINGS & SPECIFICATIONS, AS INSTRUMENTS OF PROFESSIONAL SERVICE ARE AND SHALL REMAIN PROPERTY OF DESIGN INTELLIGENCE, LLC. THESE DOCUMENTS ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY PROJECT OR PURPOSE WHATSOEVER, WITHOUT THE PRIOR SPECIFIC WRITTEN AUTHORIZATION OF DESIGN INTELLIGENCE, LLC.

DESIGN INTELLIGENCE, LLC
1031 ERIKSON DR.
REXBURG, IDAHO
83440
PHONE: (208) 359-1461
FAX: (208) 359-0740
EMAIL: JOSH@DESIGNINTEL.COM

HERMANSON CABIN PLAN B
WEST YELLOWSTONE, GALLATIN COUNTY, MONTANA

SCALE AS NOTED
DRAWN BY JON
2018-152

DESIGN INTELLIGENCE LLC
THE RIGHT FIT

DATE 9/13/2018

S3

S3

1 ABRIVIATIONS

AB	ANCHOR BOLT(S)
ABV	ABOVE
ALT	ALTERNATE
APPROX	APPROXIMATE
ARCH	ARCHITECT(URAL)
BLDG	BUILDING
BLW	BELOW
BM	BEAM
BOT	BOTTOM
BRG	BEARING
BTWN	BETWEEN
C.J.	CONST/CONTROL JOINT
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONST	CONSTRUCTION
CTR	CENTER
DB	DECK BEARING
DBL	DOUBLE
DET	DETAIL
DIA	DIAMETER
DIM	DIMENSION
DN	DOWN
DWG	DRAWING
DWL	DOWEL
EA	EACH
E.F.	EACH FACE
E.J.	EXPANSION JOINT
ELEC	ELECTRICAL
ELEV	ELEVATION
EQUIP	EQUIPMENT
EQ	EQUAL
E.W.	EACH WAY
EXST	EXISTING
(E)	EXISTING
EXP	EXPANSION
EXT	EXTERIOR
FC-x	CONTINUOUS FOOTING MARK
F.D.	FLOOR DRAIN
FDN	FOUNDATION
FS-x	SQUARE FOOTING MARK
FT	FOOT
FTG	FOOTING
FTS-x	THICKEN SLAB MARK
GA	GAUGE
GALV	GALVANIZED
GLB	GLULAM BEAM
GSN	GENERAL STRUCTURAL NOTES
HB	HORIZONTAL BRIDGING
HORIZ	HORIZONTAL
HSA	HEADED STUD ANCHOR
HT	HEIGHT
IBC	INTERNATIONAL BUILDING CODE
I.F.	INSIDE FACE
IN.	INCH
INT	INTERIOR
JT	JOINT
JST	JOIST
k	KIP(S) = 1000 POUNDS
KLF	KIPS PER LINEAL FOOT
KSF	KIPS PER SQUARE FOOT
LBS	POUNDS
LF	LINEAL FOOT
LVL	LAMINATED VENEER LUMBER
MAS	MASONRY
MAX	MAXIMUM
MECH	MECHANICAL
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
O.C.	ON CENTER
O.F.	OUTSIDE FACE
OPNG	OPENING
OPP	OPPOSITE
PCF	POUNDS PER CUBIC FOOT
PL	PLATE
PLF	POUNDS PER LINEAL FOOT
PNL	PANEL
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	POINT
REINF	REINFORCING
REQD	REQUIRED
R.D.	ROOF DRAIN
RS	ROUGH SAWN LUMBER
RTU	ROOF TOP UNITS
SCW	SEISMIC CRITICAL WELD
SHT	SHEET
SI	SPECIAL INSPECTION
SIM	SIMILAR
SMU	SUSPENDED MECHANICAL UNITS
SOG	SLAB-ON-GRADE
SQ	SQUARE
STAG	STAGGERED
STD	STANDARD
STL	STEEL
STR	STRUCTURAL
STS	SELF TAPPING SCREWS
T&B	TOP AND BOTTOM
TEMP	TEMPERATURE
THDS	THREADS
T.O.	TOP OF
TOC	TOP OF CONCRETE
TOD	TOP OF DECK
TOF	TOP OF FOOTING
TOS	TOP OF STEEL
TOW	TOP OF WALL
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VERT	VERTICAL
W/	WITH
WD	WOOD

2 GENERAL NOTES

1. TYPICAL DETAILS AND SECTIONS SHALL APPLY WHERE SPECIFIC DETAILS ARE NOT SHOWN.
2. THE CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS AND DIMENSIONS. IF ACTUAL CONDITIONS DIFFER FROM THOSE SHOWN IN THE CONTRACT DRAWINGS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER BEFORE PROCEEDING WITH THE FABRICATION OR CONSTRUCTION OF ANY EFFECTED ELEMENTS.
3. THE CONTRACTOR SHALL SUBMIT A WRITTEN REQUEST TO THE ENGINEER BEFORE PROCEEDING WITH ANY CHANGES, SUBSTITUTIONS OR MODIFICATIONS. ANY WORK DONE BY THE CONTRACTOR BEFORE RECEIVING WRITTEN APPROVAL WILL BE AT THE RISK OF THE CONTRACTOR.
4. IN CASE OF A CONFLICT BETWEEN THE CONTRACT DRAWINGS AND THE SPECIFICATIONS, FOLLOW THE MOST STRINGENT REQUIREMENT OR DIRECTIONS PROVIDED BY THE ENGINEER AT NO ADDITIONAL COST TO THE OWNER.
5. THE CONTRACTOR SHALL COORDINATE WITH ALL TRADES ANY ITEMS THAT ARE TO BE INTEGRATED IN THE STRUCTURAL SYSTEM SUCH AS OPENINGS, PENETRATIONS, MECHANICAL, ELECTRICAL EQUIPMENT, ETC. SIZES AND LOCATIONS OF MECHANICAL AND OTHER EQUIPMENT THAT DIFFERS FROM THOSE SHOWN ON THE CONTRACT DRAWINGS SHALL BE REPORTED TO THE ENGINEER.
6. THE CONTRACTOR SHALL PROVIDE ADEQUATE SHORING AND BRACING AS REQUIRED FOR HIS METHOD OF ERECTION. SHORING AND BRACING SHALL REMAIN IN PLACE UNTIL FINAL CONNECTIONS FOR THE PERMANENT MEMBERS ARE COMPLETED. THE BUILDING SHALL NOT BE CONSIDERED STABLE UNTIL ALL CONNECTIONS ARE COMPLETED. WALLS SHALL NOT BE CONSIDERED SELF-SUPPORTING AND SHALL BE BRACED UNTIL THE FLOOR/ROOF SYSTEM IS COMPLETED.

3 WOOD NOTES

1. MATERIALS:
   - A. FRAMING LUMBER SHALL BE # 1-2 DOUGLAS FIR-LARCH OR BETTER UNLESS NOTED OTHERWISE.
   - B. WOOD SHEATHING SHALL BE INTERIOR GRADE WITH GLUE, SPAN INDEX RATIO, UNLESS NOTED OTHERWISE,
     - 24/0 WALLS
     - 48/24 ROOF
   - C. NAILS: STANDARD COMMON WITH THE FOLLOWING PROPERTIES:

NAIL SIZE	SHANK DIAMETER	MIN. PENETRATION INTO SUPPORT MEMBER
6D	0.113"	1.25"
8D	0.131"	1.50"
10D	0.148"	1.63"
12D	0.148"	1.63"
16D	0.162"	1.75"

     FASTENERS OTHER THAN COMMON NAILS ARE NOT PERMITTED WITHOUT PRIOR WRITTEN APPROVAL FROM THE ENGINEER.
   - D. BOLTS SHALL BE ASTM A36 OR EQUAL WITH ASTM A563 HEAVY HEX NUTS AND HARDENED WASHERS, GRADE A, UNLESS NOTED OTHERWISE.
   - E. ALL LAMINATED VENEER LUMBER (LVL) SHALL BE FURNISHED BY TRUS-JOIST CORPORATION OR VERSA-LAM BY BOISE CASCADE CORPORATION.
2. ALL WOOD IN CONTACT WITH CONCRETE, MASONRY OR SOIL SHALL BE PRESSURE TREATED OR BE REDWOOD.
3. GENERAL FRAMING AND CARPENTRY SHALL BE CONNECTED AS PER "MINIMUM NAILING SCHEDULE" ON SHEET S- 601 UNLESS NOTED OTHERWISE.
4. ALL FRAMING ANCHORS, POST CAPS, HOLD DOWNS, COLUMN BASES, ETC. SHALL BE PROVIDED BY SIMPSON STRONG-TIE OR APPROVED EQUAL.
5. BUILT-UP BEAMS OF 2X-MEMBER 12 IN. OR LESS IN DEPTH SHALL BE SPIKED TOGETHER WITH NOT LESS THAN 16-D SPIKES AT TWELVE-INCH (12 IN.) CENTERS, STAGGERED. IF THE DEPTH OF BEAM IS MORE THAN TWELVE INCHES (12 IN.), THE MEMBERS SHALL BE CONNECTED TOGETHER WITH 1/2" Ø BOLTS @ 24 IN. O.C. STAGGERED. BOLTS SHALL BE PLACED 1/4 THE DEPTH OF THE MEMBER FROM THE TOP AND BOTTOM OF THE MEMBER.
6. ALL WALLS SHALL HAVE A MINIMUM OF TWO TOP PLATES. SPLICES IN TOP PLATES SHALL BE STAGGERED A MINIMUM OF FOUR FEET FROM THE NEAREST SPLICE IN ADJOINING TOP PLATE.
7. ROUGH SAWN LUMBER BEAMS AND POSTS TO BE DOUGLAS FIR DENSE NO. 1

4 STATEMENT OF SPECIAL INSPECTIONS

SPECIAL INSPECTION AND QUALITY ASSURANCE

SPECIAL INSPECTION AND QUALITY ASSURANCE, AS REQUIRED BY SECTION 1704 OF THE IBC, SHALL BE PROVIDED BY AN INDEPENDENT AGENCY EMPLOYED BY THE OWNER UNLESS WAIVED BY THE BUILDING OFFICIAL. THE CONTRACTOR SHALL COORDINATE AND COOPERATE WITH THE REQUIRED INSPECTIONS. ALL TESTING AND INSPECTION REPORTS SHALL BE SENT TO THE ENGINEER FOR REVIEW. ITEMS REQUIRING SPECIAL INSPECTION AND QUALITY ASSURANCE ARE:

1. CONCRETE FORMWORK (IBC SECTION 1705.3-12)
2. CONCRETE REINFORCING STEEL PLACEMENT (IBC SECTION 1705.3-1)
3. INSTALLATION OF GLULAM BEAM END CONNECTIONS AND POST CONNECTIONS
4. EPOXY ANCHORS (IBC SECTION 1705.3-4)

DEFERRED SUBMITTALS

FOR THE PURPOSE OF THIS SECTION, DEFERRED SUBMITTALS ARE DEFINED AS PER SECTION 106.3.4.2 OF THE IBC. SUBMITTAL DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE ENGINEER/ARCHITECT FOR THEIR REVIEW FOR GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING. DEFERRED STRUCTURAL SUBMITTALS FOR THIS PROJECT ARE:

1. WOOD ROOF TRUSS

5 FIRE WALL NOTES

1. FIRE WALLS SHALL BE DESIGNED AND CONSTRUCTED TO ALLOW COLLAPSE OF THE STRUCTURE ON EITHER SIDE WITHOUGHT COLLAPSE OF THE WALL UNDER FIRE CONDITIONS
2. FIRE WALLS SHALL BE OF ANY APPROVED NO-COMBUSTIBLE MATERIALS
   - A. EXEPTION: BUILDING OF TYPE V CONSTRUCTION
   - B. TABEL 706.4 A. IN TYPE V CONSTRUCTION. WALLS SHALL BE PERMITTED TO HAVE A 2-HOUR FIRE- RESISTANCE RATING
3. SECTION 706.5 HORIZIONTAL CONTINUITY EXCEPTIONS:
   - A. FIRE WALLS SHALL BE PERMITTED TO TERMINATE AT THE INTERIOR SURFACE OF COMBUSTIBLE EXTERIOR SHEATHING OR SIDING PROVIDED THAT THE EXTERIOR WALL HAS A FIRE- RESISTANCE RATING OF NOT LESS THAN 1 HOUR FOR A HORIZONTAL DISTANCE OF NOT LESS THAN 4 FEET ON BOTH SIDES OF THE FIRE WALLS. OPENINGS WITHIN SUCH EXTERIOR WALLS SHALL BE PROTECTED B OPENINGS PROTECTIVE HAVING A FIRE PROTECTION RATING OF NOT LESS THAN 3/4 HOUR.
4. SECTION 706.6 VERTICAL CONTINUITY
   - A. FIRE WALLS SHALL EXTEND FROM THE FOUNDATION TO A TERMINATION POINT NOT LESS THAN 30 INCHES ABOVE BOTH ADJACENT ROOFS
5. SECTION 708 FIRE PARTITION
   - A. WALL SEPERATING TENANT SPACES IN COVERD AND OPEN MALL BUILDINGS
6. SECTION 708.4 CONTINUITY
   - A. FIRE PARTITIONS SHALL EXTEND FROM THE TOP OF THE FOUNDATION OR FLOOR/ CEILING ASSEMBLY BELOW TO THE UNDERISDE OF THE FLOOR OR ROOF SHEATHING SLAB OR DECK ABOVE
7. OPENINGS SHALL COMPLY WITH SECTION 716
8. PENETRATIONS SHALL COMPLY WITH SECTION 714
9. JOINTS PER SECTION 715
10. DUCTING AND AIR TRANSFER OPENINGS PER 717

6 CONCRETE NOTES

1. MATERIALS, UNLESS NOTED OTHERWISE:
   - A. NORMAL WEIGHT AGGREGATES — ASTM C33
   - B. REINFORCING STEEL — ASTM A615 GRADE 60 (FY = 60 KSI) USE GRADE 40 (FY = 40 KSI) FOR FIELD BENT DOWELS WITH SPACINGS INDICATED REDUCED BY 1/3.
   - C. DEFORMED BAR ANCHORS (DBA) — ASTM A496
   - D. HEADED STUD ANCHORS (HSA) — ASTM A108
   - E. ANCHOR RODS — ASTM F1554 GRADE 36 WITH ASTM A563 HEAVY HEX NUTS WITH HARDENED WASHERS
   - F. ADMIXTURES:
     - I. AIR-ENTRAINING ADMIXTURES COMPLY WITH ASTM C260 (WHEN USED).
     - II CALCIUM CHLORIDE SHALL NOT BE ADDED TO THE CONCRETE MIX.
   - G. TYPE I/II CEMENT COMPLYING WITH ASTM C150 SHALL BE USED FOR ALL CONCRETE.
   - H. THE WATER/CEMENT RATIOS SHALL MEET THE REQUIREMENTS OF ACI 318.
   - I. PROVIDE AIR ENTRAINING AS RECOMMENDED BY ACI 318.
   - J. NO ALUMINUM CONDUIT OR PRODUCT CONTAINING ALUMINUM OR ANY OTHER MATERIAL INJURIOUS TO CONCRETE SHALL BE EMBEDDED IN CONCRETE.
2. COMPRESSIVE STRENGTHS OF CONCRETE AT 28 DAYS SHALL BE AS FOLLOWS:
   - A. FOOTINGS — 3,000 PSI
   - B. INTERIOR SLABS ON GRADE — 3,000 PSI
   - C. WALLS — 3,000 PSI
   - D. ALL SITE CONCRETE — 4,000 PSI
3. ONLY ONE GRADE OR TYPE OF CONCRETE SHALL BE POURED ON THE SITE AT ANY GIVEN TIME.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN, DETAILING, CARE, PLACEMENT AND REMOVAL OF ALL FORMWORK AND SHORING.
   - A. SUPPORTING FORMS AND SHORING SHALL NOT BE REMOVED UNTIL STRUCTURAL MEMBERS HAVE ACQUIRED SUFFICIENT STRENGTH TO SAFELY SUPPORT THEIR OWN WEIGHT AND ANY CONSTRUCTION LOAD TO WHICH THEY MAY BE SUBJECTED. IN NO CASE, HOWEVER, SHALL FORMS AND SHORING BE REMOVED IN LESS THAN 24 HOURS AFTER CONCRETE PLACEMENT.
5. REINFORCEMENT SHALL HAVE THE FOLLOWING CONCRETE COVER:

CAST-IN-PLACE CONCRETE:	CLEAR COVER
A. CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH	3"
B. FORMED CONCRETE EXPOSED TO EARTH OR WEATHER:	
#6 THRU #18 BARS	2"
#5 AND SMALLER BARS	1-1/2"
C. CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND:	
SLABS, WALLS, JOISTS; #11 BARS AND SMALLER	3/4"
BEAMS, COLUMNS: PRIMARY REINF., TIES, STIRRUPS, SPIRALS	1-1/2"

6. CONSTRUCTION JOINTS AND CONTROL JOINTS:
   - A. PROVIDE A FORMED AND BEVELED 2 X 4 X CONTINUOUS KEYWAY IN ALL HORIZONTAL AND VERTICAL CONSTRUCTION JOINTS, UNLESS NOTED OTHERWISE. IN ADDITION, ALL JOINTS SHALL BE INTENTIONALLY ROUGHENED TO A FULL AMPLITUDE OF APPROXIMATELY 1/4-INCH.
   - B. CONTROL JOINTS SHALL BE INSTALLED IN SLABS ON GRADE SO THE LENGTH TO WIDTH RATIO OF THE SLAB IS NO MORE THAN 1.25:1. CONTROL JOINTS SHALL BE COMPLETED WITHIN 12 HOURS OF CONCRETE PLACEMENT. CONTROL JOINTS MAY BE INSTALLED BY:
     - I. SAW CUT A DEPTH OF 1/4 THE THICKNESS OF THE SLAB
     - II. TOOLED JOINTS A DEPTH OF 1/4 THE THICKNESS OF THE SLAB
   - C. INSTALL CONSTRUCTION OR CONTROL JOINTS IN SLABS ON GRADE AT A SPACING NOT TO EXCEED 30 TIMES THE SLAB THICKNESS IN ANY DIRECTION FOR UNREINFORCED SLABS AND 75 TIMES THE SLAB THICKNESS IN ANY DIRECTION FOR REINFORCED SLABS, UNLESS NOTED OTHERWISE. CONSTRUCTION JOINTS SHALL NOT EXCEED A DISTANCE OF 125'-0" O.C. IN ANY DIRECTION.
7. CONSTRUCTION
   - A. USE CHAIRS OR OTHER SUPPORT DEVICES RECOMMENDED BY THE CRSI TO SUPPORT AND TIE REINFORCEMENT BARS AND WWF PRIOR TO PLACING CONCRETE. WWF SHALL BE CONTINUOUSLY SUPPORTED AT 36" O.C. MAXIMUM. REINFORCING STEEL FOR SLABS ON GRADE SHALL BE ADEQUATELY SUPPORTED ON PRECAST CONCRETE UNITS. LIFTING THE REINFORCING OFF THE GRADE DURING PLACEMENT OF CONCRETE IS NOT PERMITTED.
   - B. CONCRETE TO BE MECHANICALLY CONSOLIDATED DURING PLACEMENT PER ACI STANDARDS.
   - C. CONTRACTOR SHALL COORDINATE PLACEMENT OF ALL OPENINGS, CURBS, DOWELS, SLEEVES, CONDUITS, BOLTS, INSERTS AND OTHER EMBEDDED ITEMS PRIOR TO CONCRETE PLACEMENT.
   - D. ALL EMBEDS AND DOWELS SHALL BE SECURELY TIED TO FORMWORK OR TO ADJACENT REINFORCING PRIOR TO THE PLACEMENT OF CONCRETE.
   - E. NO PIPES, DUCTS, SLEEVES, ETC. SHALL BE PLACED IN STRUCTURAL CONCRETE UNLESS SPECIFICALLY DETAILED OR APPROVED BY THE STRUCTURAL ENGINEER. PENETRATIONS THROUGH WALLS WHEN APPROVED SHALL BE BUILT INTO THE WALL PRIOR TO CONCRETE PLACEMENT. PENETRATIONS WILL NOT BE ALLOWED IN FOOTINGS OR GRADE BEAMS UNLESS DETAILED. PIPING SHALL BE ROUTED AROUND THESE ELEMENTS AND FOOTINGS STEPPED TO AVOID PIPING.
   - F. REINFORCING BARS SHALL NOT BE WELDED. DO NOT SUBSTITUTE REINFORCING BARS FOR DBAS OR HSAS.
8. DETAILING:
   - A. LAP LENGTHS SHALL BE AS FOLLOWS:
     - I. 30 BAR DIAMETERS FOR #3 AND #4 BARS
     - II. 40 BAR DIAMETERS FOR #5 THROUGH #8 BARS
     - III. DO NOT SPLICE STIRRUPS AND TIES.
     - IV. DO NOT SPLICE VERTICAL BARS IN RETAINING WALLS UNLESS SPECIFICALLY SHOWN.
   - B. AT JOINTS PROVIDE REINFORCING DOWELS TO MATCH THE MEMBER REINFORCING, UNLESS NOTED OTHERWISE.
   - C. AT ALL DISCONTINUOUS CONTROL OR CONSTRUCTION SLAB ON GRADE JOINTS, PROVIDE 2 - #4 X 48 INCHES.
   - D. PROVIDE CORNER BARS AT INTERSECTING WALL CORNERS USING THE SAME BAR SIZE AND SPACING AS THE HORIZONTAL WALL REINFORCING.
   - E. ALL VERTICAL REINFORCING SHALL BE DOWELED TO FOOTINGS, OR TO THE STRUCTURE BELOW WITH THE SAME SIZE AND SPACING AS THE VERTICAL REINFORCING FOR THE ELEMENT ABOVE. DOWELS EXTENDING INTO FOOTINGS SHALL TERMINATE WITH A 90 DEGREE STANDARD HOOK AND SHALL EXTEND TO WITHIN 4" OF THE BOTTOM OF THE FOOTING. FOOTING DOWELS (#8 BARS AND SMALLER) WITH HOOKS NEED NOT EXTEND MORE THAN 20" INTO FOOTINGS.
   - F. HORIZONTAL WALL REINFORCING SHALL TERMINATE AT ENDS OF WALLS AND OPENINGS INTO THE FAR END OF THE JAMB COLUMN WITH A 90-DEGREE STANDARD HOOK PLUS A 6 BAR DIAMETER EXTENSION. HORIZONTAL WALL REINFORCING SHALL BE CONTINUOUS THROUGH CONSTRUCTION AND CONTROL JOINTS.

7 DESIGN CRITERIA

1. BUILDING CODE — International Building Code (IBC) 2012
2. WIND
   - a. 3 Second Gust Velocity — 90 mph
   - b. Exposure Category — B:
3. SNOW
   - a. Ground Snow Load — 122.5 psf
   - b. Roof Snow Load — $P_f = 0.7*C_e*I_s*P_g = 139$ psf min.
   - c. Drift — N/A
4. SEISMIC
   - a. Occupancy — II
   - b. Seismic Design Category — C
   - c. Soil Site Class — D
   - d. Mapped Spectral Response Accel — $S_s = 1.136$
   - e. Site Coefficients — $F_a = 1.046$
   - f. Design Spectral Response Accel — $S_{DS} = 0.792$
   - g. Response Modification Factor — R=6.5
   - h. System Overstrength Factor — $\Omega_o = 3.0$
   - i. Deflection Amplification Factor — $C_d = 4$
   - j. Seismic Response Coefficient — $C_s = 4.0*S_{DS}*I_e/R = 0.387$
   - k. W — Dead Load of Structure
   - l. Base Shear — V = Cs*W = 0.387 W
5. ROOF LOAD
   - a. Live Load — 20 psf
   - b. Dead Load
     - i. Roofing & Insulation — 5 psf
     - ii. Metal Deck — 3 psf
     - iii. Framing — 2 psf
     - iv. M&E — 5 psf
     - v. Total — 15 psf
6. FLOOR LOAD (Mezzanine)
   - a. Live Load — 100 psf
   - b. Dead Load
     - ii. Framing — 10 psf
     - iii. M&E — 5 psf
     - iv. Total — 15 psf

No.	Description	Date

HAIM FARTUSH
REPAIR AT FOREVER WEST

NOESIS ENGINEERING SERVICES, P.C.

1680 WOODRUFF PARK
IDAHO FALLS, IDAHO 83401
(208) 932-2720
WWW.NOESIS.US

KC	3-21-18
DRAWN BY	DATE
DB	3-21-18
REVIEWED BY	DATE
DS	3-21-18
TECHNICAL APPROVAL	DATE

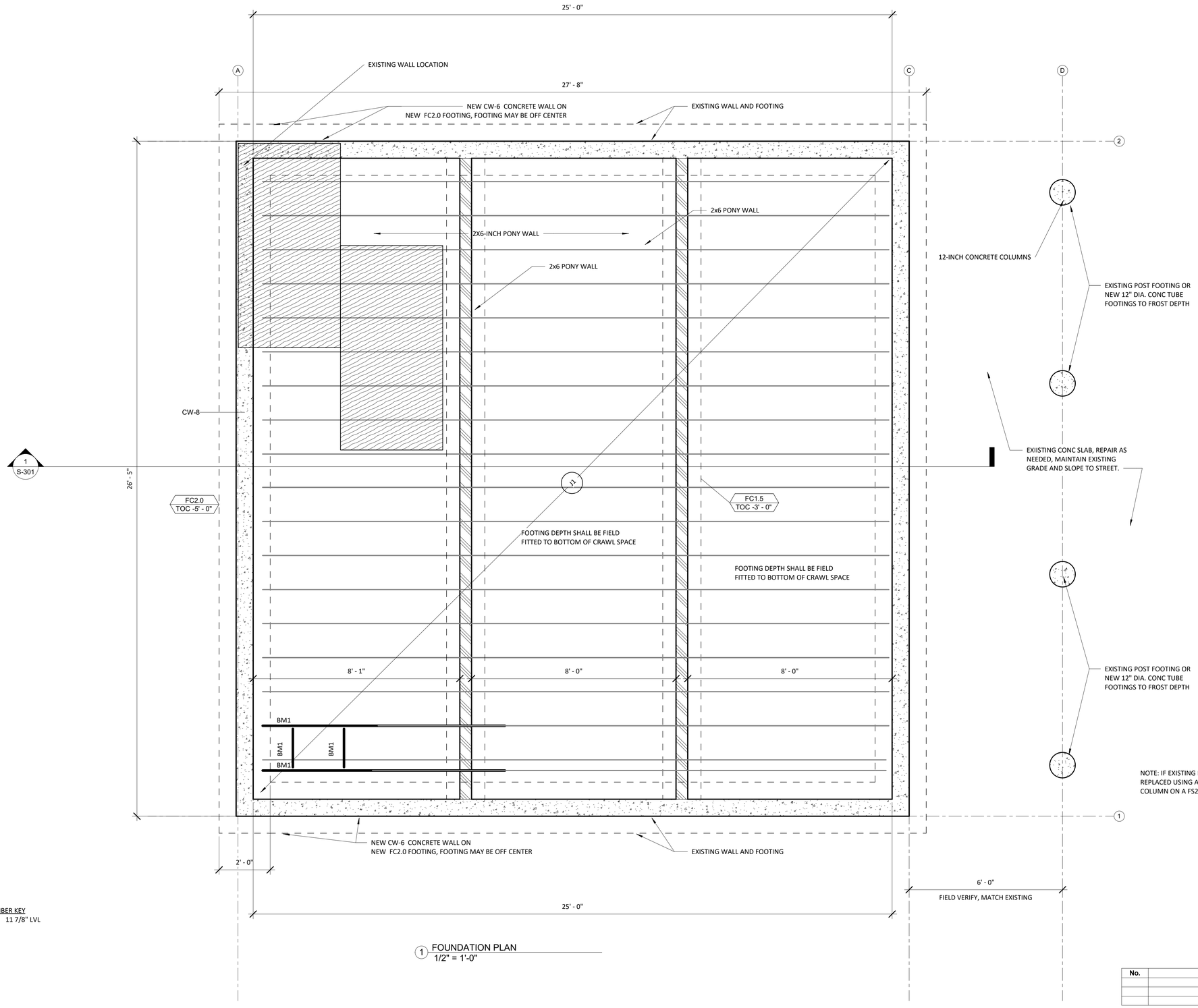
ALWAYS THINK SAFETY

REPAIR AT FOREVER WEST

MONTANA DANIEL B. SHARPE 30872 4-30-2019 LICENSED PROF. ENGINEER

GENERAL STRUCTURAL NOTES

S-001



MEMBER KEY
BM1 11 7/8" LVL

1 FOUNDATION PLAN
1/2" = 1'-0"

NOTE: IF EXISTING POSTS ARE TO BE REPLACED, THEY ARE REQUIRED TO BE REPLACED USING A 30-INCH CONCRETE COLUMN OR A 12-INCH CONCRETE COLUMN ON A FS2.5 SQUARE SPOT FOOTING

MARKS AND SYMBOLS LEGEND

	SECTION MARK SHEET NUMBER
	INDICATES WOOD SHEATHING. SEE GSN AND SCHEDULE ON SHEET S-601
SW-x	INDICATES SHEAR WALL TYPE, SEE S-601
F__X_ TOC ____	INDICATES FOOTING AND TOP OF CONC. FOOTING (TOC), SEE PLAN AND SCHEDUAL ON S-601
HD-___	HOLD DOWN, SEE SCH ON S-601
S ——— S	INDICATES STEP IN FOOTING ELEVATION, SEE DETAIL 5/S-501

FLOOR FRAMING PLAN NOTES

1. VERIFY ALL FLOOR OPENINGS FOR MECHANICAL SHAFTS, WITH OWNER
2. FIELD VERIFY ALL DIMENSIONS.
3. ALL WALLS TO BE SW-1 UNLESS NOTED OTHERWISE.

FOUNDATION PLAN NOTES

1. FIELD VERIFY ALL DIMENSIONS.
2. OWNER TO VERIFY REQUIRED BEAM CLEARANCE
3. COORDINATE LOCATION OF DEPRESSED SLABS, SLOPED SLABS, AND FLOOR DRAINS
4. ALL SPOT SOTTINGS SHALL BE CENTERED UNDER COLUMNS (UNO).
5. SEE DETAIL 4/S-501 FOR TYPICAL CONTROL/CONSTRUCTION JOINTS IN CONCRETE SLAB ON GRADE.
6. SEE DETAIL 3/S-501 FOR SLAB REINFORCING WHERE CONTROL JOINTS ARE DISCONTINUOUS.
7. SEE DETAIL 7/S-501 FOR ADDITIONAL REINFORCING AT MISCELLANEOUS OPENINGS IN CONCRETE WALLS.
8. ALL WALLS TO BE 2X6 NO. 2 STUDS @ 16" O.C. U.N.O.

No.	Description	Date

HAIM FARTUSH
REPAIR AT FOREVER WEST

NOESIS ENGINEERING SERVICES, P.C.
1680 WOODRUFF PARK
IDAHO FALLS, IDAHO 83401
(208) 932-2720
WWW.NOESIS.US

KC	3-21-18
DRAWN BY	DATE
DB	3-21-18
REVIEWED BY	DATE
DS	3-21-18
TECHNICAL APPROVAL	DATE

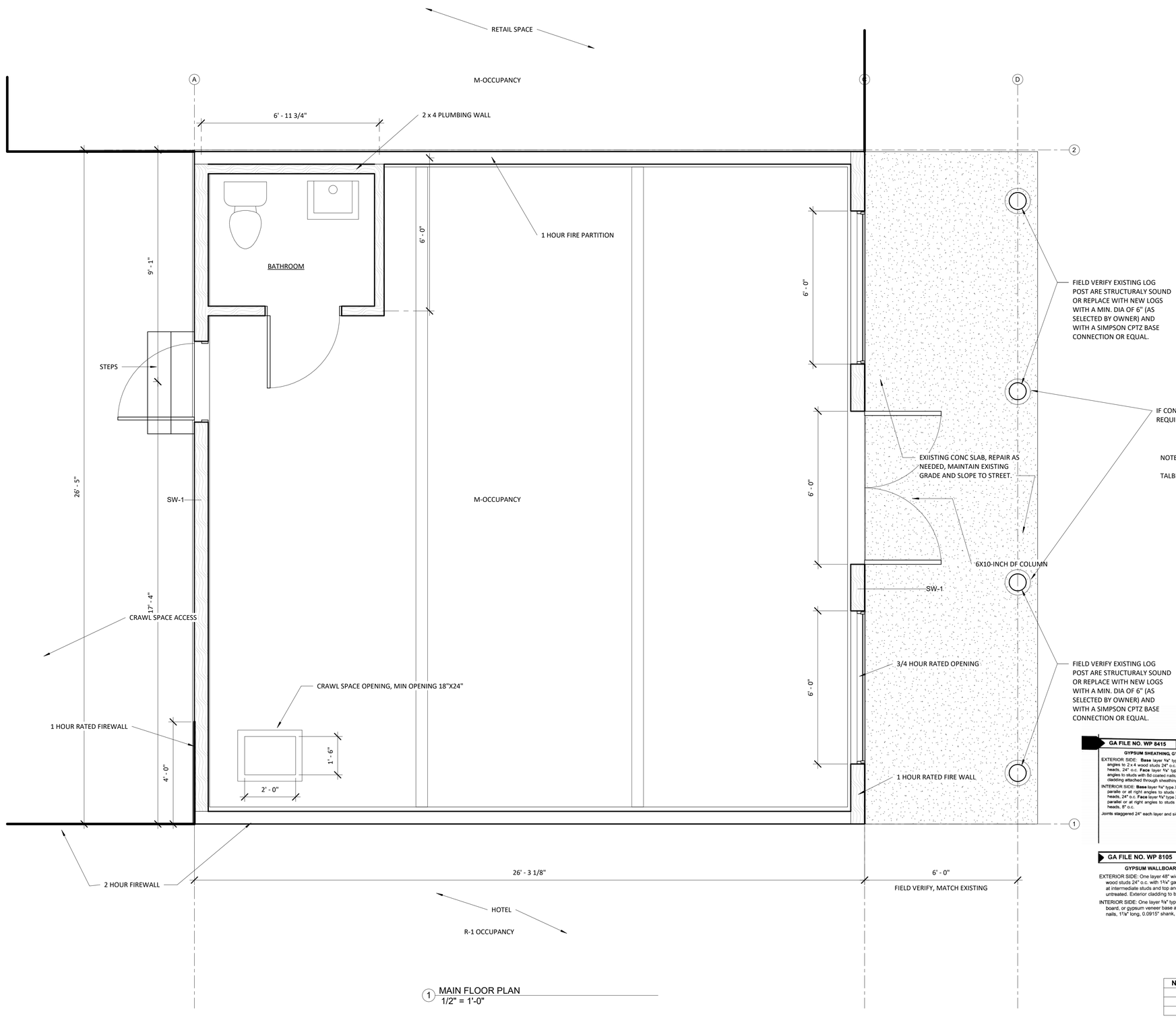
ALWAYS THINK SAFETY

REPAIR AT FOREVER WEST

MONTANA
DANIEL SCHARF
30872
4-20-2018
LICENSED
PROF. ENGINEER

FOUNDATION PLAN

S-101



1 MAIN FLOOR PLAN
1/2" = 1'-0"

MARKS AND SYMBOLS LEGEND

- SECTION MARK
- SHEET NUMBER
- INDICATES WOOD SHEATHING. SEE GSN AND SCHEDULE ON SHEET S-601
- SW-x — INDICATES SHEAR WALL TYPE, SEE NOTES
- W_X_ — INDICATES STEEL BEAM, SEE PLAN AND GSN
- SC-X — INDICATES STEEL COLUMN, SEE SCHEDULE ON SHEET S-601

FLOOR FRAMING PLAN NOTES

1. VERIFY ALL FLOOR OPEINGS FOR MECHANICAL SHAFTS WITH OWNER.
2. FIELD VERIFY ALL DIMENSIONS.
3. OWNER TO VERIFY REQUIRED BEAM CLEARANCE

FLOOR LOADING

DEAD LOAD	12 PSF
LIVE LOAD	100 PSF

NOTE: TYPE VB 9000 SF ALLOWED IN NO SPRINKLED BUILDING

TALBE 508.4 R & M OCCUPANCEY IN NON SPRINKLED BUIDLING 2 HR SEPARATION REQUIRED

GA FILE NO. WP 8415 | **GENERIC** | **2 HOUR FIRE**

GYPSUM SHEATHING, GYPSUM WALLBOARD, WOOD STUDS

EXTERIOR SIDE: **Base** layer ⅝" type X gypsum sheathing applied parallel or at right angles to 2 x 4 wood studs 24" o.c. with 6d coated nails, 1⅞" long, 0.085" shank, ¼" heads, 24" o.c. **Face** layer ⅝" type X gypsum sheathing applied parallel or at right angles to studs with 8d coated nails, 2⅜" long, 0.100" shank, ¼" heads, 8" o.c. Exterior cladding attached through sheathing to studs.

INTERIOR SIDE: **Base** layer ⅝" type X gypsum wallboard or gypsum veneer base applied parallel or at right angles to studs with 6d coated nails, 1⅞" long, 0.085" shank, ¼" heads, 24" o.c. **Face** layer ⅝" type X gypsum wallboard or gypsum veneer base applied parallel or at right angles to studs with 8d coated nails, 2⅜" long, 0.100" shank, ¼" heads, 8" o.c.

Joints staggered 24" each layer and side. (LOAD-BEARING)

Thickness: 6⅛" willhout exterior cladding
Fire Test: See WP 4135 (FM WP 360, 9-27-74)

GA FILE NO. WP 8105 | **GENERIC** | **1 HOUR FIRE**

GYPSUM WALLBOARD, GYPSUM SHEATHING, WOOD STUDS

EXTERIOR SIDE: One layer 48" wide ⅝" type X gypsum sheathing applied parallel to 2 x 4 wood studs 24" o.c. with 1¼" galvanized roofing nails 4" o.c. at vertical joints and 7" o.c. at intermediate studs and top and bottom plates. Joints of gypsum sheathing may be left untreated. Exterior cladding to be attached through sheathing to studs.

INTERIOR SIDE: One layer ⅝" type X gypsum wallboard, water-resistant gypsum backing board, or gypsum veneer base applied parallel or at right angles to studs with 6d coated nails, 1⅞" long, 0.0915" shank, ¼" heads, 7" o.c. **(LOAD-BEARING)**

Thickness: Varies
Approx. Weight: 7 psf
Fire Test: See WP 3510 (UL R3501-47, -48, 9-17-65, UL Design U309; UL R1319-129, 7-22-70, UL Design U314)

No.	Description	Date

HAIM FARTUSH
REPAIR AT FOREVER WEST

NOESIS ENGINEERING SERVICES, P.C.
1680 WOODRUFF PARK
IDAHO FALLS, IDAHO 83401
(208) 932-2720
WWW.NOESIS.US

KC	3-21-18
DRAWN BY	DATE
DB	3-21-18
REVIEWED BY	DATE
DS	3-21-18
TECHNICAL APPROVAL	DATE

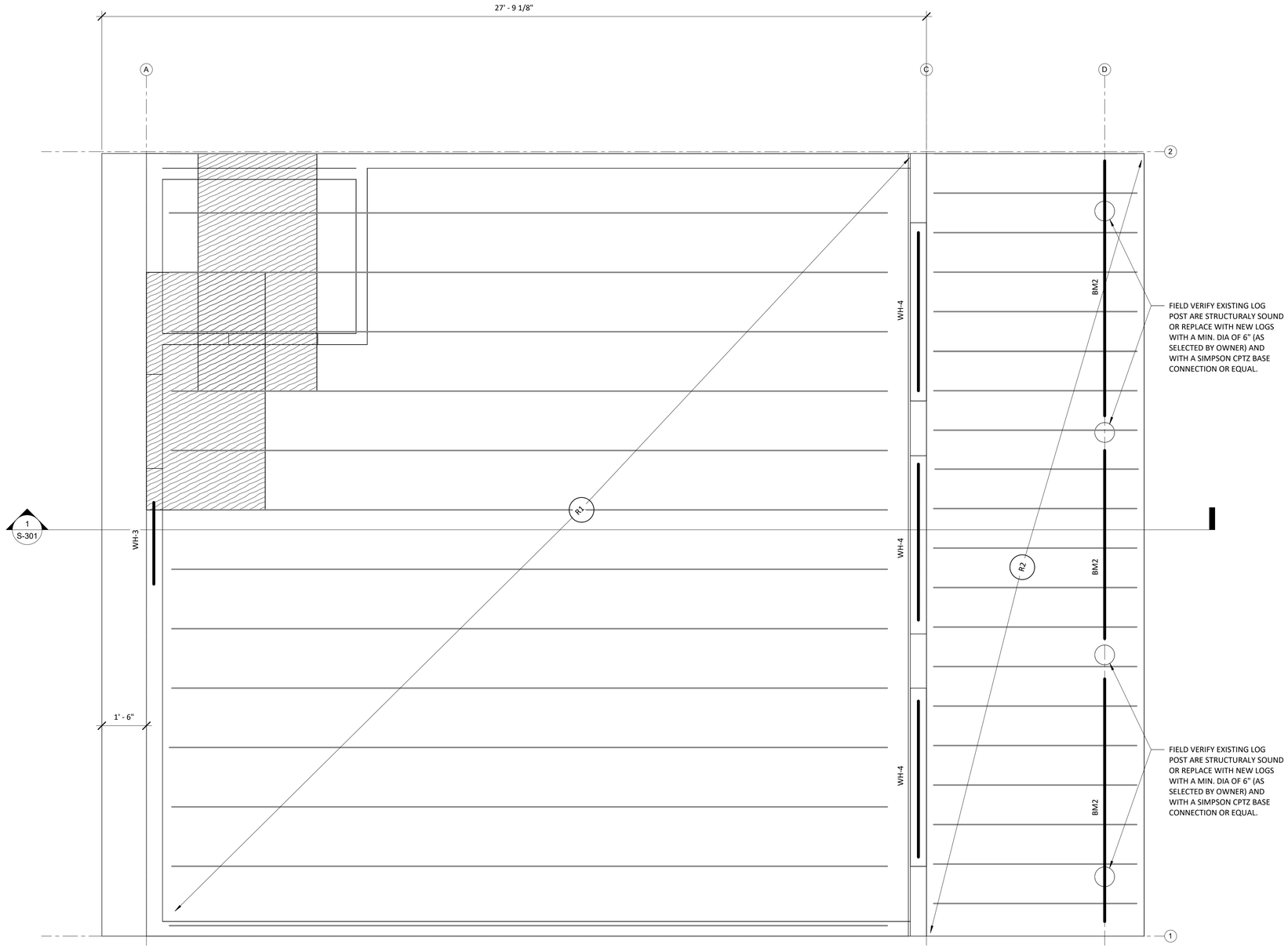
ALWAYS THINK SAFETY

REPAIR AT FOREVER WEST

MONTANA DANIEL B SHARP 30872 4-20-2018 LICENSED PROF ENGINEER

MAIN FLOOR PLAN

S-102



MEMBER KEY

R1	PRE-FABRICATED ROOF TRUSS, SEE SECTION 1
R2	2X8 ROOF RAFTERS INSTALLED TO BUILDING WITH LRU28 TO 2X10 LEDGER, LEDGER ATTACHED W/ (3) 3" SCREWS PER STUD.
BM1	8" DIAMETER LOG

1 ROOF FRAMING PLAN
1/2" = 1'-0"

MARKS AND SYMBOLS LEGEND

SECTION MARK
SHEET NUMBER

INDICATES WOOD SHEATHING. SEE GSN AND SCHEDULE ON SHEET S-601

WH-X — INDICATES HEADER, KING AND BEARING STUDS @ OPENING SEE 1/S-601

GT — INDICATES GIRDER TRUSS BY OTHERS

ROOF LOADING

DEAD LOAD	20 PSF
SNOW LOAD	139 PSF
ROOF LIVE LOAD	20 PSF

ROOF FRAMING PLAN NOTES

1. VERIFY ALL FLOOR OPEINGS FOR MECHANICAL SHAFTS WITH OWNER
2. FIELD VERIFY ALL DMENSIONS
3. SEE 6/S-602 FOR TOP PLATE SPLICE AND 2/S-520 AT PIPES.

HAIM FARTUSH
REPAIR AT FOREVER WEST

NOESIS ENGINEERING SERVICES, P.C.
1680 WOODRUFF PARK
IDAHO FALLS, IDAHO 83401
(208) 932-2720
WWW.NOESIS.US

KC	3-21-18
DRAWN BY	DATE
DB	3-21-18
REVIEWED BY	DATE
DS	3-21-18
TECHNICAL APPROVAL	DATE

ALWAYS THINK SAFETY

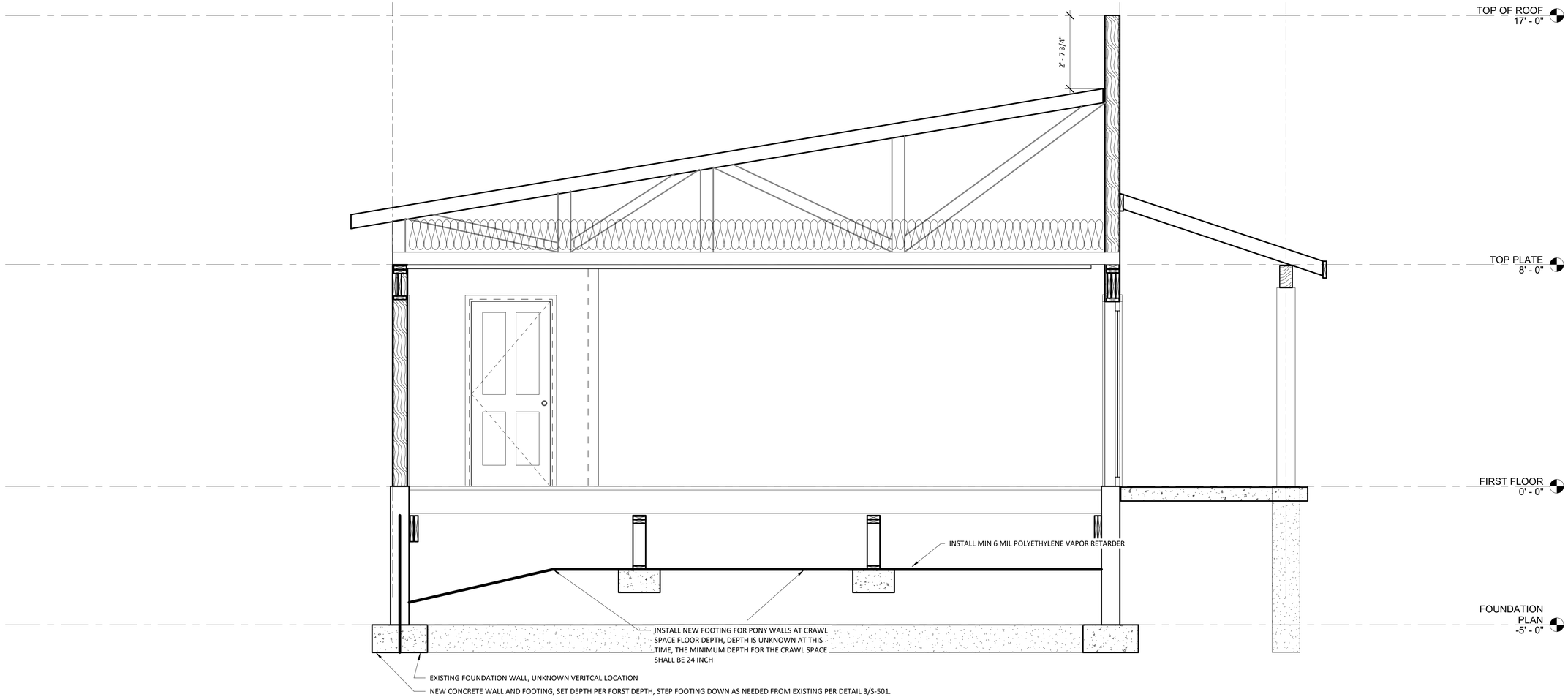
REPAIR AT FOREVER WEST

MONTANA
DANIEL B. STARR
30872
4-20-2018
LICENSED PROF. ENGINEER

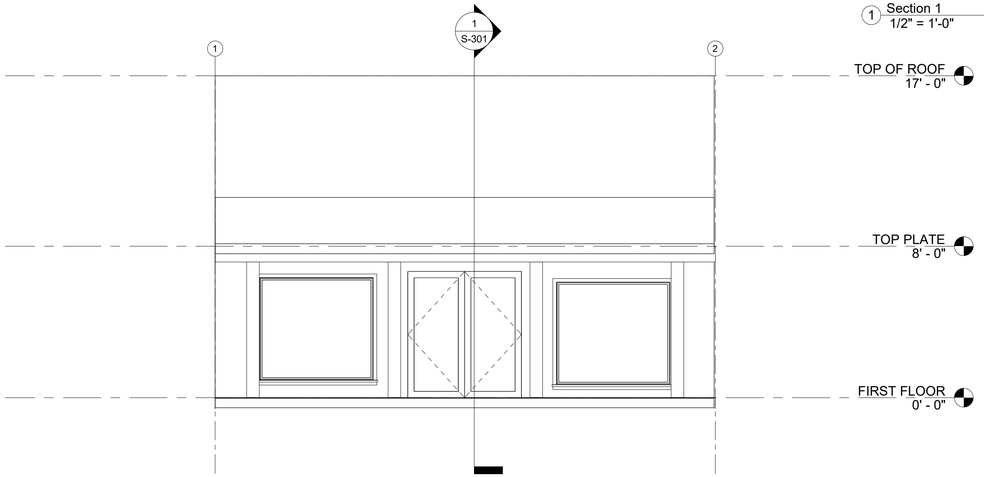
ROOF FRAMING PLAN

S-103

No.	Description	Date



1 Section 1
1/2" = 1'-0"



2 FRONT ELEVATION
1/4" = 1'-0"

No.	Description	Date

HAIM FARTUSH
REPAIR AT FOREVER WEST

NOESIS ENGINEERING SERVICES, P.C.
1680 WOODRUFF PARK
IDAHO FALLS, IDAHO 83401
(208) 932-2720
WWW.NOESIS.US

KC	3-21-18
DRAWN BY	DATE
DB	3-21-18
REVIEWED BY	DATE
DS	3-21-18
TECHNICAL APPROVAL	DATE

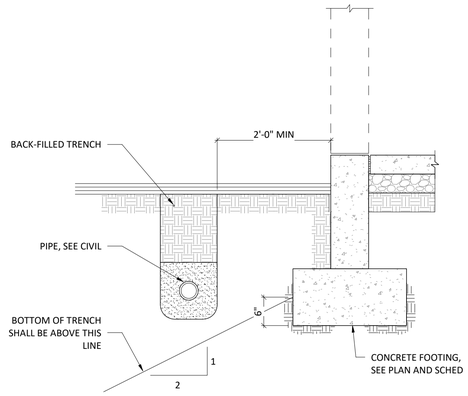
ALWAYS THINK SAFETY

REPAIR AT FOREVER WEST

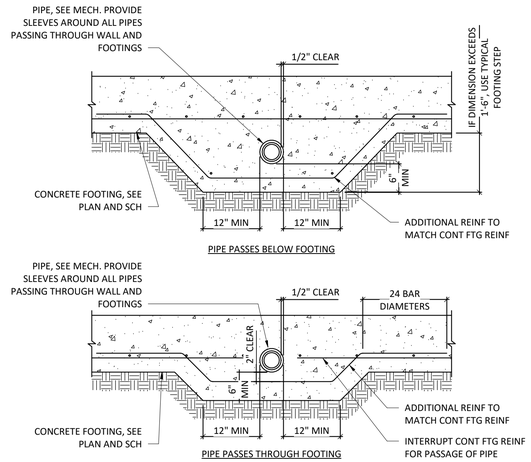
MONTANA
DANIEL B. SHARP
30872
4-30-2018
LICENSED PROF. ENGINEER

SECTION

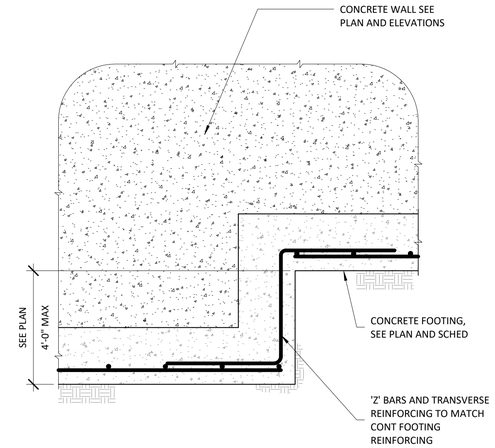
S-301



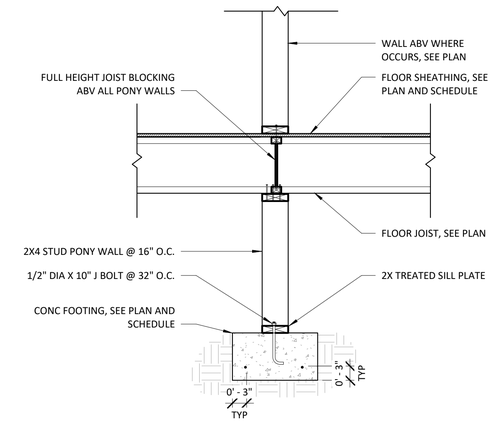
1 CONDITION AT PIPE PARALLEL TO CONCRETE FOOTING



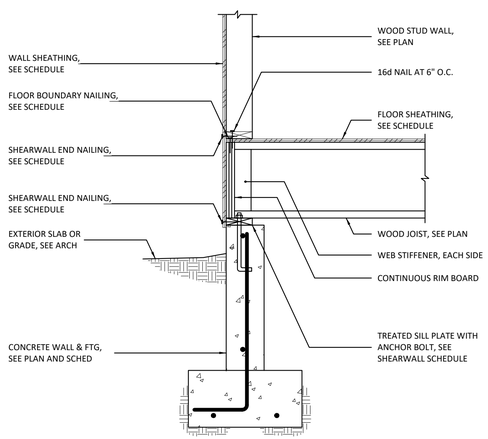
2 CONDITION AT PIPE PERP. TO CONC. FTG.



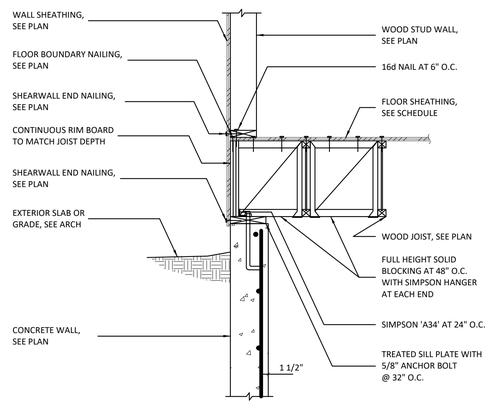
3 TYPICAL FOOTING STEP AT CONCRETE



4 PONY WALL DETAIL



5 WOOD I JOIST AT CRAWL SPACE



6 WOOD I JOIST PARALLEL TO FDN

HAIM FARTUSH
REPAIR AT FOREVER WEST

NOESIS ENGINEERING SERVICES, P.C.
1680 WOODRUFF PARK
IDAHO FALLS, IDAHO 83401
(208) 932-2720
WWW.NOESIS.US

KC	3-21-18
DRAWN BY	DATE
DB	3-21-18
REVIEWED BY	DATE
DS	3-21-18
TECHNICAL APPROVAL	DATE

ALWAYS THINK SAFETY

REPAIR AT FOREVER WEST

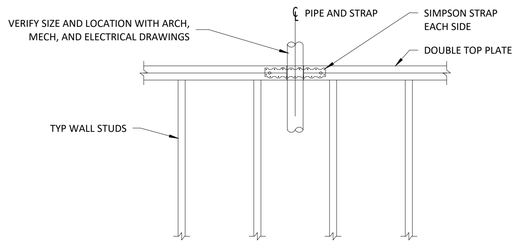
MONTANA
DANIEL BSHARA
30872
4-20-2018
LICENSED
PROF. ENGINEER

FOUNDATION DETAILS

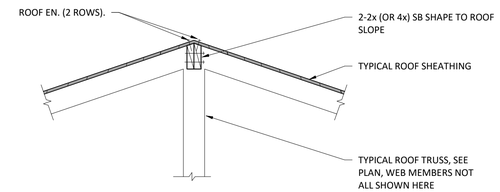
S-501

No.	Description	Date

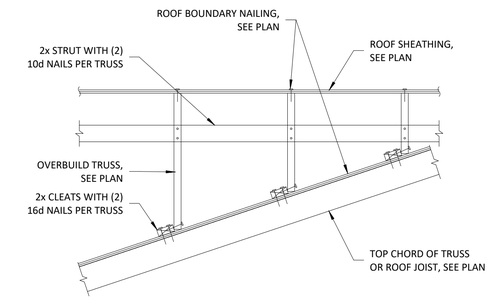
TOP PLATE SPLICE	
HOLE SIZE	STRAPS
LESS THAN OR EQUAL TO 1/3 STUD WIDTH	NONE REQUIRED
GREATER THAN 1/3 AND LESS THAN OR EQUAL TO 2/3 STUD WIDTH	ST2122 WITH (4) 16d NAILS EACH END
GREATER THAN STUD WIDTH	ST2215 WITH (6) 16d NAILS EACH END



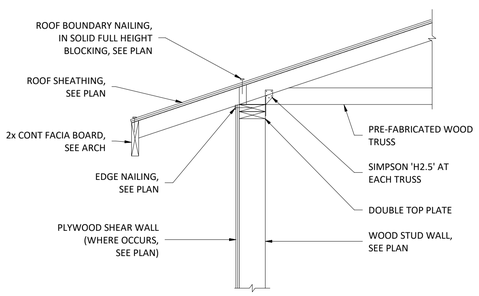
2 TOP PLATE SPLICE AT PIPE



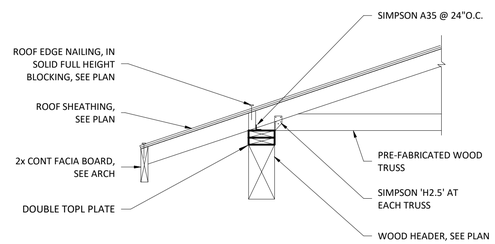
3 RIDGE BLOCKING



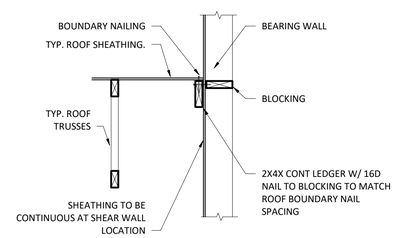
4 TRUSS OVERBUILD DETAIL



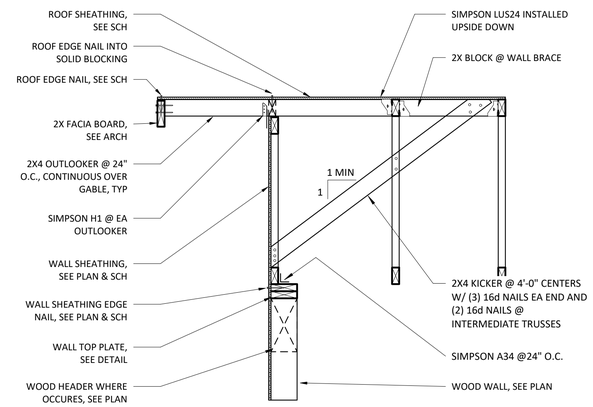
5 WOOD TRUSS BEARING AT WOOD STUD WALL



6 WOOD TRUSS BEARING AT WOOD BEAM



7 ROOF / WALL CONNECTION



8 GABLE END FRAMING

No.	Description	Date

HAIM FARTUSH
REPAIR AT FOREVER WEST

NOESIS ENGINEERING SERVICES, P.C.

1680 WOODRUFF PARK
IDAHO FALLS, IDAHO 83401
(208) 932-2720
WWW.NOESIS.US

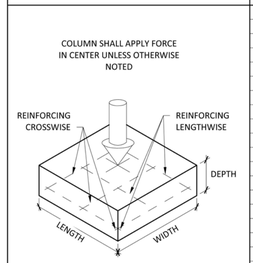
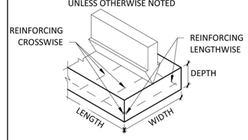
KC	3-21-18
DRAWN BY	DATE
DB	3-21-18
REVIEWED BY	DATE
DS	3-21-18
TECHNICAL APPROVAL	DATE

ALWAYS THINK SAFETY

REPAIR AT FOREVER WEST

ROOF FRAMING DETAILS

S-520

CONCRETE FOOTING SCHEDULE													MAX. DESIGN LOAD @ T.O.F.
DIAGRAM	MARK	WIDTH	LENGTH	DEPTH	REINFORCING CROSSWISE				REINFORCING LENGTHWISE				
					No.	SIZE	LENGTH	SPACING	No.	SIZE	LENGTH	SPACING	
	FS1.5	1'-6"	1'-6"	10"	2	#4	1'-0"	EQ	2	#4	1'-0"	EQ	2,700 LB
	FS1.75	1'-9"	1'-9"	10"	2	#4	1'-3"	EQ	2	#4	1'-3"	EQ	3,675 LB
	FS2.0	2'-0"	2'-0"	10"	3	#4	1'-6"	EQ	3	#4	1'-6"	EQ	4,800 LB
	FS2.25	2'-3"	2'-3"	10"	3	#4	1'-9"	EQ	3	#4	1'-9"	EQ	6,075 LB
	FS2.5	2'-6"	2'-6"	10"	3	#4	2'-0"	EQ	3	#4	2'-0"	EQ	7,500 LB
	FS2.75	2'-9"	2'-9"	10"	3	#4	2'-3"	EQ	3	#4	2'-3"	EQ	9,075 LB
	FS3.0	3'-0"	3'-0"	10"	4	#4	2'-6"	EQ	4	#4	2'-6"	EQ	10,800 LB
	FS3.25	3'-3"	3'-3"	10"	4	#4	2'-9"	EQ	4	#4	2'-9"	EQ	12,675 LB
	FS3.5	3'-6"	3'-6"	10"	4	#4	3'-0"	EQ	4	#4	3'-0"	EQ	14,700 LB
	FS3.75	3'-9"	3'-9"	10"	5	#4	3'-3"	EQ	5	#4	3'-3"	EQ	16,875 LB
	FS4.0	4'-0"	4'-0"	10"	5	#4	3'-6"	EQ	5	#4	3'-6"	EQ	19,200 LB
	FS4.25	4'-3"	4'-3"	10"	5	#4	3'-9"	EQ	5	#4	3'-9"	EQ	21,675 LB
	FS4.5	4'-6"	4'-6"	12"	5	#5	4'-0"	EQ	5	#5	4'-0"	EQ	24,300 LB
	FS4.75	4'-9"	4'-9"	12"	5	#5	4'-3"	EQ	5	#5	4'-3"	EQ	27,075 LB
	FS5.0	5'-0"	5'-0"	12"	5	#5	4'-6"	EQ	5	#5	4'-6"	EQ	30,000 LB
	FS5.25	5'-3"	5'-3"	12"	5	#5	4'-9"	EQ	5	#5	4'-9"	EQ	33,075 LB
	FS5.5	5'-6"	5'-6"	12"	5	#5	5'-0"	EQ	5	#5	5'-0"	EQ	36,300 LB
	FS5.75	5'-9"	5'-9"	14"	6	#5	5'-3"	EQ	6	#5	5'-3"	EQ	39,675 LB
	FS6.0	6'-0"	6'-0"	14"	6	#5	5'-6"	EQ	6	#5	5'-6"	EQ	43,200 LB
	FC1.3	1'-4"	CONT	8"	1	#4	1'-0"	12" O.C.	2	#4	CONT	EQ	1,800 LB/FT
	FC1.5	1'-6"	CONT	8"	1	#5	1'-2"	12" O.C.	2	#4	CONT	EQ	2,000 LB/FT
	FC1.75	1'-9"	CONT	8"	1	#5	1'-3"	12" O.C.	2	#4	CONT	EQ	2,400 LB/FT
	FC2.0	2'-0"	CONT	8"	1	#5	1'-6"	12" O.C.	2	#4	CONT	EQ	2,700 LB/FT
	FC2.25	2'-3"	CONT	10"	1	#5	1'-9"	12" O.C.	2	#4	CONT	EQ	3,000 LB/FT
	FC2.5	2'-6"	CONT	10"	1	#5	2'-0"	12" O.C.	2	#4	CONT	EQ	3,300 LB/FT
	FC2.75	2'-9"	CONT	10"	1	#5	2'-3"	12" O.C.	2	#4	CONT	EQ	3,700 LB/FT
	FC3.0	3'-0"	CONT	12"	1	#5	2'-6"	12" O.C.	2	#4	CONT	EQ	4,000 LB/FT
	FC3.25	3'-3"	CONT	12"	1	#5	2'-9"	12" O.C.	2	#4	CONT	EQ	4,300 LB/FT
	FC3.5	3'-6"	CONT	12"	1	#5	3'-0"	12" O.C.	2	#4	CONT	EQ	4,600 LB/FT

CONCRETE FOOTING NOTES:

1. COMPRESSIVE STRENGTHS OF CONCRETE AT 28 DAYS SHALL BE 3,000 PSI
2. PLACE ALL FOOTING REINFORCING IN THE BOTTOM OF THE FOOTING WITH 3" CLEAR CONCRETE COVER (UNO).
3. TOP REINFORCING, WHERE OCCURS, SHALL BE PLACED IN THE TOP OF THE FOOTING WITH 2" MINIMUM CONCRETE COVER.
4. IF FOOTINGS ARE EARTH-FORMED, FOOTINGS SHALL BE 6" LONGER AND WIDER THAN SCHEDULED.
5. SEE GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.
6. SOME SCHEDULED FOOTINGS MAY NOT BE USED, SEE FOOTING AND FOUNDATION PLAN FOR FOOTING MARKS.
7. THIS SCHEDULE ASSUMES A SOIL BEARING PRESSURE OF 1,500 PSF
8. INFORMATION PROVIDED HERE IS DESIGNED BY NES AND MAY ONLY BE USED BY PERMISSION.
9. THIS SCHEDULE WAS ADOPTED AS PART OF NES STANDARDS IN JULY 2018, FULL CALCULATION PACKAGE ON FILE IN NES MAIN OFFICE.

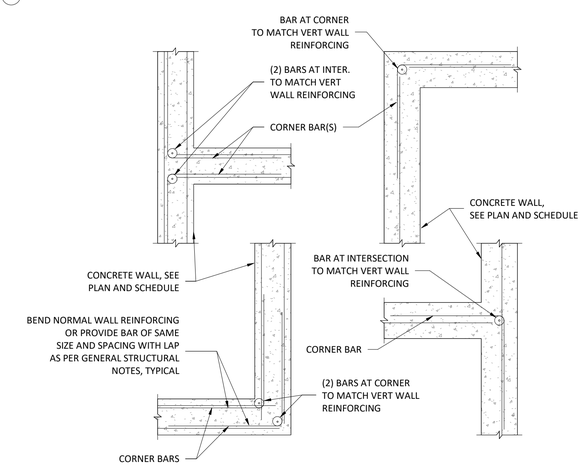
1 CONC. FOOTING SCHEDULE

HOLDDOWN SCHEDULE					
MARK	HOLDDOWN TYPE	FASTENERS	NOTE:	ALLOWABLE TENSION LOADS PER MANUFACTURER (DF)	NES RANKING
HD-1	SIMPSON HDU2-SDS2.5	CONC.: 5/8" Ø J OR L ANCHOR BOLT, MIN 7" EMBEDMENT WOOD: (6) 1/4" X 2 1/2" SDS (MIN 3" WOOD THICKNESS)		3,075 LBF	20
HD-2	SIMPSON LSTHD8	CONC.: HOLDDOWN WOOD: (16) 16d SINKERS	LSTHD8J FOR RIM JOIST	2,230 LBF @ ENDWAL W/ 8" CONC. WALL	10
HD-3	SIMPSON STHD10	CONC.: HOLDDOWN WOOD: (20) 16d SINKERS	STHD10J FOR RIM JOIST	3,145 LBF @ ENDWAL W/ 8" CONC. WALL	13
HD-4	SIMPSON STHD14	CONC.: HOLDDOWN WOOD: (24) 16d SINKERS	STHD14J FOR RIM JOIST	4,210 LBF @ ENDWAL W/ 8" CONC. WALL	13
HD-5	SIMPSON HDU4-SDS2.5	CONC.: 5/8" Ø HEAVY HEX BOLT, MIN 7" EMBEDMENT WOOD: (10) 1/4" X 2 1/2" SDS (MIN 3" WOOD THICKNESS)		4,565 LBF	24
HD-6	SIMPSON HDU5-SDS2.5	CONC.: 5/8" Ø HEAVY HEX BOLT, MIN 12" EMBEDMENT WOOD: (14) 1/4" X 2 1/2" SDS (MIN 3" WOOD THICKNESS)		5,645 LBF	26
HD-7	SIMPSON HDU8-SDS2.5	CONC.: 7/8" Ø HEAVY HEX BOLT, MIN 12" EMBEDMENT WOOD: (20) 1/4" X 2 1/2" SDS (MIN 4.5" WOOD THICKNESS)	FOR FULL LOAD CAPACITY MIN 8" CONC. WALL	7,870 LBF	43
HD-8	SIMPSON HDU11-SDS2.5	CONC.: 1" Ø HEAVY HEX BOLT, MIN 18" EMBEDMENT WOOD: (30) 1/4" X 2 1/2" SDS (MIN 7.25" WOOD THICKNESS)	FOR FULL LOAD CAPACITY MIN 8" CONC. WALL	11,175 LBF	45
HD-9	SIMPSON HDU14-SDS2.5	CONC.: HEAVY HEX ANCHOR NUT IN HOLDDOWN KIT WOOD: (36) 1/4" X 2 1/2" SDS (MIN 7.25" WOOD THICKNESS)		14,445 LBF	51

NOTES:

1. ALLOWABLE LOADS HAVE BEEN INCREASED FOR EARTHQUAKE OR WIND LOAD DURATIONS WITH NO FURTHER INCREASE ALLOWED. REDUCE WHERE OTHER LOADS GOVERN.
2. USE ALL MANUFACTURER SPECIFIED FASTENERS.
3. SEE GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.
4. SOME SCHEDULED HOLDDOWNS MAY NOT BE USED, SEE FOOTING AND FOUNDATION PLAN FOR HOLDDOWN MARKS.
5. INFORMATION PROVIDED HERE IS DESIGNED BY NES AND MAY ONLY BE USED BY PERMISSION.
6. THIS SCHEDULE WAS ADOPTED AS PART OF NES STANDARDS IN JULY 2018, FULL CALCULATION PACKAGE ON FILE IN NES MAIN OFFICE.

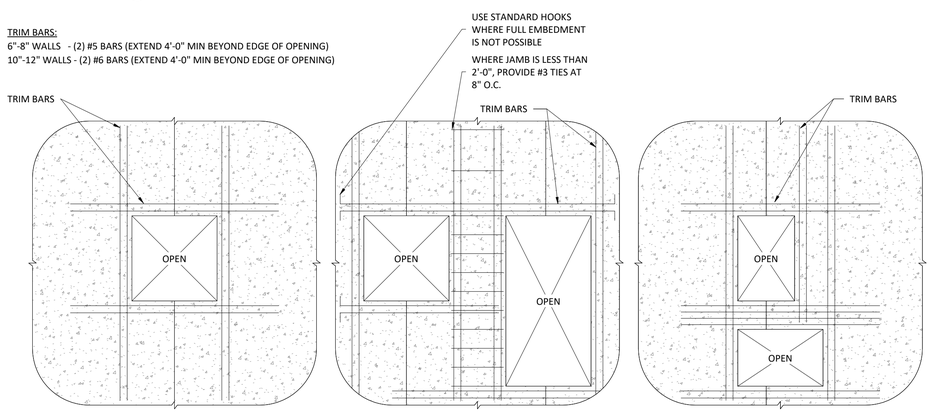
2 HOLDDOWN SCHEDULE



CONCRETE WALLS

4 TYP CORNER WALL REINFORCING

TRIM BARS:
6"-8" WALLS - (2) #5 BARS (EXTEND 4'-0" MIN BEYOND EDGE OF OPENING)
10"-12" WALLS - (2) #6 BARS (EXTEND 4'-0" MIN BEYOND EDGE OF OPENING)



SINGLE OPENING | SIDE-BY-SIDE OPENINGS | STACKED OPENINGS

6 TYP REINFORCING FOR MISC OPENINGS IN CONC WALLS LESS THAN 3'-0"

CONCRETE WALL SCHEDULE						
MARK	THICKNESS	REINFORCING			WALL TYPE	COMMENTS
		VERTICAL	HORIZONTAL	TOP AND BOTTOM		
CW-6	6"	#4 BARS AT 18" O.C.	#4 BARS AT 16" O.C.	(1) #4 BAR	'A'	.
CW-8	8"	#4 BARS AT 18" O.C.	#4 BARS AT 12" O.C.	(1) #4 BAR	'A'	
CW-10	10"	#4 BARS AT 16" O.C.	#5 BARS AT 15" O.C.	(1) #5 BAR	'A'	

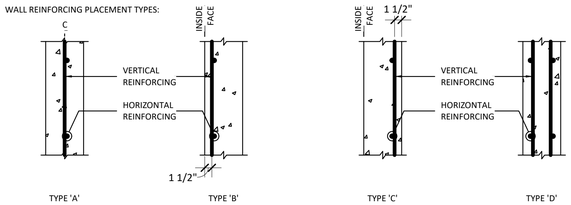
CONCRETE FOUNDATION WALL NOTES:

1. SEE GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.
2. CONCRETE FOUNDATION WALLS NOT DESIGNATED ON PLANS SHALL BE REINFORCED AS FOLLOWS:

THICKNESS	VERTICAL REINFORCING	HORIZONTAL REINFORCING
6"	#4 BARS AT 18" O.C.	#4 BARS AT 16" O.C.
8"	#4 BARS AT 18" O.C.	#4 BARS AT 12" O.C.
10"	#4 BARS AT 16" O.C.	#5 BARS AT 15" O.C.
12"	#4 BARS AT 18" O.C. E.F.	#4 BARS AT 16" O.C. E.F.

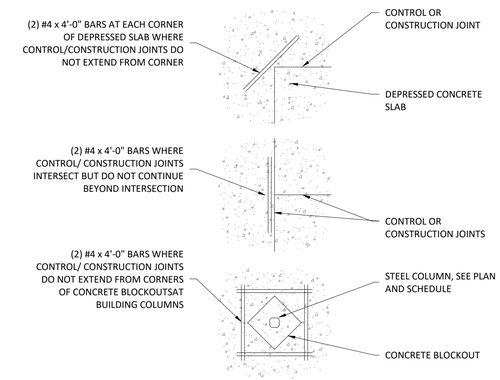
ABBREVIATIONS:
E.F. EACH FACE
I.F. INSIDE FACE
O.F. OUTSIDE FACE

WALL REINFORCING PLACEMENT TYPES:

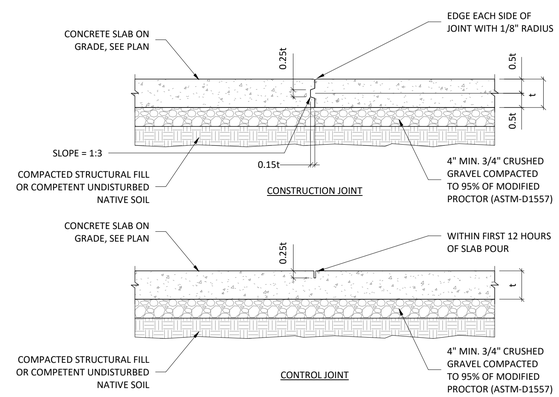


TYPE 'A' | TYPE 'B' | TYPE 'C' | TYPE 'D'

3 CONC. WALL SCHEDULE



5 LOCATIONS REQUIRING ADDITIONAL SLAB REINFORCING1



7 TYP SLAB ON GRADE JOINT DETAIL

No.	Description	Date

HAIM FARTUSH
REPAIR AT FOREVER WEST

NOESIS ENGINEERING SERVICES, P.C.
1680 WOODRUFF PARK
IDAHO FALLS, IDAHO 83401
(208) 932-2720
WWW.NOESIS.US

KC	3-21-18
DRAWN BY	DATE
DB	3-21-18
REVIEWED BY	DATE
DS	3-21-18
TECHNICAL APPROVAL	DATE

ALWAYS THINK SAFETY

REPAIR AT FOREVER WEST

MONTANA DANIEL B. SHARP 30872 4-30-18 LICENSED PROF. ENGINEER

SCHEDULES

S-601

MINIMUM NAILING SCHEDULE

CONNECTION	NAILING
SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL	16d AT 16"O.C.
BRIDGING TO JOIST, TOENAIL EACH END	(2) 8d
BLOCKING BETWEEN JOIST OR RAFTERS TO TOP PLATE, TOE NAIL	(3) 8d
RIM JOIST TO TOP PLATE, TOE NAIL	8d AT 6" O.C.
COLLAR TIE TO RAFTER, FACE NAIL	(3) 10d
JACK RAFTER TO HIP, TOE NAIL	(3) 10d
FACE NAIL	(2) 16d
ROOF RAFTER TO 2x RIDGE BEAM, TOE NAIL	(2) 16d
FACE NAIL	(2) 16d
JOIST TO BAND JOIST, FACE NAIL	(3) 16d
LEDGER STRIP, FACE NAIL	(3) 16d
TOP PLATE TO STUD, END NAIL	(2) 16d
DOUBLE STUDS, FACE NAIL	16d AT 24" O.C.
DOUBLED TOP PLATES, FACE NAIL	16d AT 16" O.C.
TOP PLATES, LAPS & INTERSECTION, FACE NAIL	(2) 16d
CONTINUOUS HEADER, TWO PIECES	16d AT 16" O.C. ALONG EACH EDGE
CEILING JOISTS TO PLATE, TOE NAIL	(3) 8d
CONTINUOUS HEADER TO STUD, TOENAIL	(4) 8d
CEILING JOISTS, LAPS OVER PARTITIONS, FACE NAIL	(3) 16d
CEILING JOISTS TO PARALLEL RAFTERS, FACE NAIL	(3) 16d
RAFTER TO PLATE, TOENAIL	(3) 8d
1" BRACE TO EACH STUD & PLATE, FACE NAIL	(2) 8d
BUILT-UP CORNER STUDS	16d AT 24" O.C.
BUILT-UP GIRDER & BEAMS	20d AT 32" O.C. AT TOP, BOTTOM, AND STAGGERED. (2) 20d AT ENDS AND AT EACH SPLICE.
PLYWOOD & PARTICLEBOARD:	
SUBFLOOR, ROOF & WALL SHEATHING (TO FRAMING)*	
1/2" AND LESS	8d
19/32" - 3/4"	8d OR 10d
7/8" -1"	8d
1 1/8" - 1 1/4"	8d OR 10d
COMBINATION SUBFLOOR-UNDERLAYMENT (TO FRAMING)*	
3/4" AND LESS	6d
7/8" - 1"	8d
1 1/8" - 1 1/4"	8d OR 10d

*NAILS SPACED AT 6" O.C. AT EDGES, 12" O.C. AT INTERMEDIATE SUPPORTS (EXCEPT WHERE SPANS ARE 48" OR MORE, THEN SPACE AT 6" O.C. AT SUPPORTS). FOR NAILING OF DIAPHRAGMS AND SHEAR WALLS, REFER TO SHEARWALL SCHEDULE.

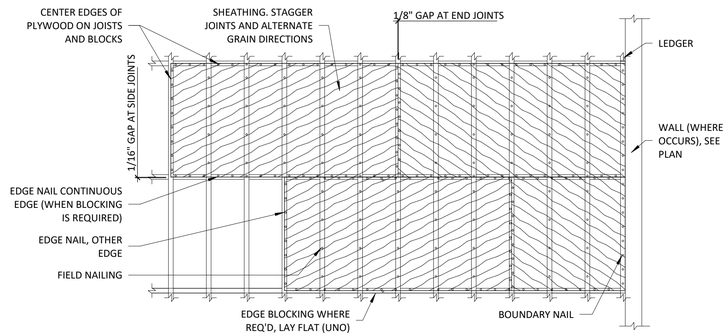
MINIMUM NAILING NOTES:
1. NAILING SCHEDULE IS PER TABLE 2304.10.1 OF THE I.B.C. 2015.
2. NAILING REQUIREMENTS SHOWN HERE DO NOT REPLACE HARDWARE SHOWN ON
3. THE PLANS OR DETAILS.
4. ALL NAILS USED ARE COMMON NAILS.
5. SEE GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.

1 MINIMUM NAILING SCHEDULE

SHEATHING SCHEDULE AT ROOF AND FLOOR

LOCATION	WOOD SHEATHING THICKNESS	NAIL SIZE	EDGE NAIL		FIELD NAIL	BOUNDARY NAIL	EDGE BLOCK	COMMENTS
			CONT EDGE	OTHER EDGE				
ROOF	7/16" 24/0	8d	6 IN	6 IN	12 IN	6 IN	NO	
FLOOR	23/32" OSB (48/24)	10d	6 IN	6 IN	12 IN	6 IN	NO	

SHEATHING NOTES:
1. MINIMUM NAIL PENETRATION INTO FTAMING: 8d-1 1/2", 10d- 1 5/8".
2. USE COMMON NAILS (8d DIAMETER = 0.131", 10d DIAMETER = 0.148".
3. SEE GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.

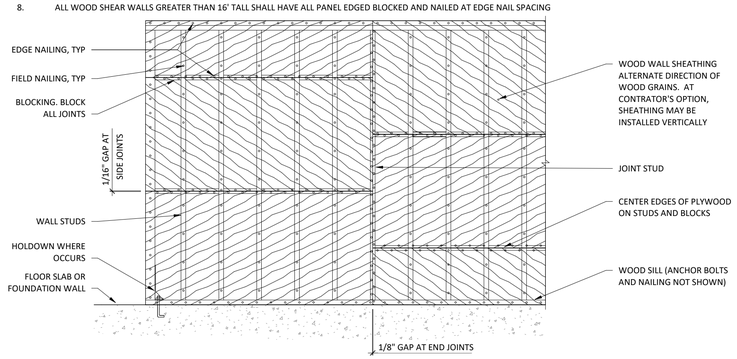


2 SHEATHING SCHEDULE AT ROOF AND FLOOR

WOOD SHEATHING SHEARWALL SCHEDULE

MARK	WALL FRAMING					WALL SHEATHING					COMMENTS
	STUDS	TOP PLATE	BOTTOM PLATE	BOTTOM PLATE ANCHORS	STUD & BLOCK AT JOINTS	THICKNESS	FASTENER TYPE	FASTENER SIZE	EDGE NAIL	FIELD NAIL	
SW-1	2x6 AT 16" O.C.	(2) 2x6	2x6	5/8"∅ A.B. AT 48" O.C.	2x	7/16"	STAPLES	1 1/2" 16ga	6" O.C.	12" O.C.	NOTE 8
SW-2	2x6 AT 16" O.C.	(2) 2x6	2x6	5/8"∅ A.B. AT 48" O.C.	2x	7/16"	STAPLES	1 1/2" 16ga	4" O.C.	12" O.C.	NOTE 8
SW-3	2x6 AT 16" O.C.	(2) 2x6	2x6	5/8"∅ A.B. AT 48" O.C.	2x	7/16"	STAPLES	1 1/2" 16ga	3" O.C.	12" O.C.	NOTE 8
SW-4	2x6 AT 16" O.C.	(2) 2x6	2x6	5/8"∅ A.B. AT 48" O.C.	(2) 2x	7/16"	STAPLES	1 1/2" 16ga	2" O.C.	12" O.C.	NOTE 8

WOOD SHEATHING SHEARWALL NOTES:
1. PROVIDE 3/16"x2"x0'-2" WASHER PLATES AT BOLTS.
2. WHERE CALLED FOR ON SCHEDULE, USE COMMON NAILS. GALVANIZED NAILS SHALL BE HOT-DIPPED OR TUMBLED.
3. ANCHOR BOLTS SHALL HAVE A 7" MINIMUM EMBEDMENT INTO CONCRETE AND TERMINATE WITH A 3" STANDARD 90° HOOK.
4. WHERE STUDS ARE CUT FOR PLACEMENT OF ANCHOR BOLTS OR OTHER ELEMENTS, AN ADJACENT STUD SHALL BE ADDED.
5. WHERE WOOD SHEATHING IS APPLIED TO BOTH SIDES OF A WALL AND NAIL SPACING IS LESS THAN 6" O.C. ON EITHER SIDE, PANEL JOINTS SHALL BEOFFSET TO FALL ON DIFFERENT FRAMING MEMBERS, OR FRAMING MEMBER SHALL BE 3" OR THICKER AND NAILS ON EITHER SIDE SHALL BE STAGGERED.
6. PRE-DRILLED HOLES ARE REQUIRED AT 20d NAILS.
7. SEE GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.
8. ALL WOOD SHEAR WALLS GREATER THAN 16' TALL SHALL HAVE ALL PANEL EDGED BLOCKED AND NAILED AT EDGE NAIL SPACING

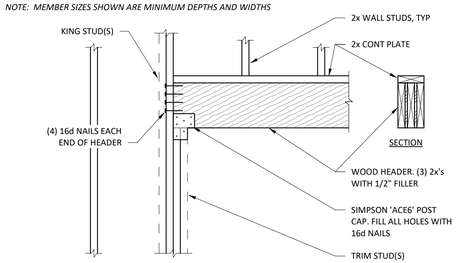


4 WOOD SHEATHING SHEARWALL SCHEDULE

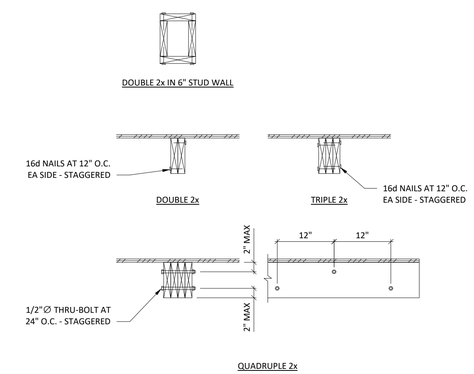
HEADER BEARING SCHEDULE FOR 2x STUD WALL

MARK	HEADER	MAXIMUM HEADER SPAN	JAMB		COMMENTS
			BEARING STUDS	KING STUDS	
WH-1	(2) 2X10 OR 5.5"X9.5" LVL	----	(1) 2X6	(1) 2X6	
WH-2	(3) 2X10 OR 5.5"X9.5" LVL	----	(1) 2X6	(1) 2X6	
WH-3	(3) 2X12 OR 5.5"X9.5" LVL	----	(2) 2X6	(2) 2X6	
WH-4	(2) 1 3/4 X 11 7/8" LVL	----	(2) 2X6	(3) 2X6	

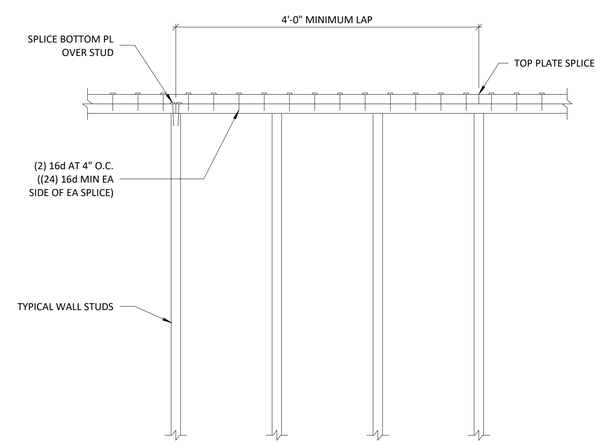
NOTE: MEMBER SIZES SHOWN ARE MINIMUM DEPTHS AND WIDTHS



3 WOOD HEADER SCHEDULE



5 WOOD BUILT-UP BEAM DETAILS



6 TOP PLATE SPLICE

No.	Description	Date

HAIM FARTUSH
REPAIR AT FOREVER WEST

NOESIS ENGINEERING SERVICES, P.C.

1680 WOODRUFF PARK
IDAHO FALLS, IDAHO 83401
(208) 932-2720
WWW.NOESIS.US

KC	3-21-18
DRAWN BY	DATE
DB	3-21-18
REVIEWED BY	DATE
DS	3-21-18
TECHNICAL APPROVAL	DATE

ALWAYS THINK SAFETY

REPAIR AT FOREVER WEST

MONTANA DANIEL B SHARP 30872 4-30-18 LICENSED PROF. ENGINEER

SCHEDULES

S-602

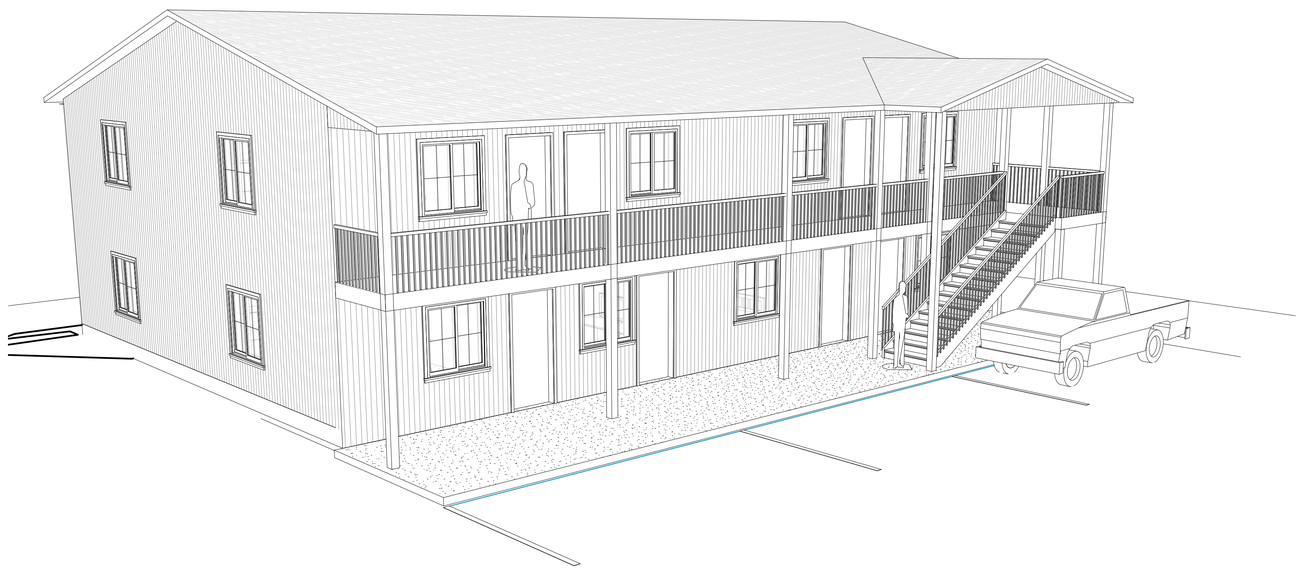
A NEW FACILITY FOR:

FOREVER WEST
RENTAL STRUCTURAL

WEST YELLOWSTONE, MT

ABBREVIATIONS

AC	ACOUSTICAL CEILING
ADJ	ADJUSTABLE - ADJACENT
AFF	ABOVE FINISH FLOOR
AL	ALUMINUM
ALT	ALTERNATE
ANOD	ANODIZED
AP	ACOUSTICAL WALL PANEL
APPROX	APPROXIMATE
ARCH	ARCHITECT (-URAL)
AW	ACOUSTICAL WALL
AWF	ACOUSTICAL WALL FABRIC
BLDG	BUILDING
BM	BEAM
BOD	BOTTOM OF DECK
BOT	BOTTOM
BTWN	BETWEEN
CB	CATCH BASIN
CBT	CABINET
CG	CORNER GUARD
CJ	CONTROL JOINT
CL	CENTERLINE
CLG	CEILING
CLR	CLEAR (-ANCE)
CMT	CERAMIC MOSAIC TILE
CMU	CONCRETE MASONRY UNIT
CO	CLEAN OUT
COL	COLUMN
CONC	CONCRETE
CONT	CONTINUOUS, CONTINUE
CORR	CORRIDOR
CP	CARPET
CS	CONCRETE SLAB, SEALED
CT	CERAMIC TILE
CTJ	CONTROL JOINT
CTR	COUNTER (-TOP)
DBL	DOUBLE
DET	DETAIL
DIA	DIAMETER
DIM	DIMENSION
DF	DRINKING FOUNTAIN
DP	DEEP
DR	DOOR
DS	DOWNSPOUT
DWG	DRAWING
E	EAST
EA	EACH
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ECLECTRIC (-AL)
EP	ENAMEL PAINT
EQ	EQUAL
EW	EACH WAY
EXG	EXISTING
EXP	EXPANSION
EXT	EXTERIOR
FA	FIRE ALARM
FD	FLOOR DRAIN
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FF	FACTORY FINISH, FINISH FLOOR
FIN	FINISH (-ED)
FLR	FLOOR (-ING)
FND	FOUNDATION
FOC	FACE OF CONCRETE
FRP	FIBERGLASS REINFORCED PLASTIC PANEL
FRVR	FLAME RESISTANT VAPOR BARRIER
FT	FOOT, FEET
FTG	FOOTING
FWC	FABRIC WALL COVERING
GA	GAUGE
GALV	GALVANIZED
GH	GARMENT HOOK
GMM	GLASS MESH MORTAR BOARD
GYP BD	GYPSUM BOARD
HB	HOSE BIB
HC	HANDICAPPED
HDR	HEADER
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HT	HEIGHT
HVAC	HEATING/VENTILATING/ AIR CONDITIONING
ILO	IN LIEU OF
INSUL	INSULATION
INT	INTERIOR
JNT	JOINT
KD	KNOCK DOWN
LAV	LAVATORY
MCFP	MULTI-COLORED FINISH PAINT SYSTEM
MDO	MEDIUM DENSITY OVERLAY PLYWOOD
MECH	MECHANIC (-AL)
MFR	MANUFACTURE (-R)
MIN	MINIMUM
MISC	MISCELLANEOUS
MRGB	MOISTURE RESISTANT GYPSUM BOARD
MTL	METAL
N	NORTH
NA, N/A	NOT APPLICABLE
NIC	NOT IN CONTRACT
NDU	SANITARY NAPKIN DISPOSAL UNIT
NOM	NOMINAL
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
OPP	OPPOSITE
PCMU	PRE-FACED CMU
PL	PLATE, PLASTIC LAMINATE
P-LAM	PLASTIC LAMINATE
PLWD	PLYWOOD
PNL	PANEL
PORC. TILE	PORCELAIN TILE
PR	PAIR
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	PAINT, PRESSURE TREATED
PTD	PAPER TOWEL DISPENSER
QT	QUARTZ TILE
R	RISER, RADIUS
RB	RESILIENT BASE
RD	ROOF DRAIN
RO	ROUGH OPENING
RR	RESTROOM
RSF	RUBBER SHEET FLOORING
S	SOUTH
SC	SOLID CORE
SCU	STRUCTURAL CLAY UNIT
SD	SOAP DISPENSER
SDSV	STATIC DISIPATIVE SHEET VINYL
SF	SPECIALTY FINISH
SFGL	SAFETY GLASS
SHTG	SHEATHING
SIM	SIMILAR
SL	SLOPE
SND	SANITARY NAPKIN DISPENSER
SP	SPACE (-S)
SPEC	SPECIFICATION
SQ	SQUARE
S/S	STAINLESS STEEL
ST	STAIN
STL	STEEL
STR	STRUCTURE (-AL)
STRG	STORAGE
SV	SHEET VINYL FLOORING
T	THREAD
TBB	TILE BACKER BOARD
T&G	TONGUE AND GROOVE
TO	TO OF
TOW	TOP OF WALL
TPD	TOILET PAPER DISPENSER
TSCD	TOILET SEAT COVER DISPENSER
TT	TIRE TREAD
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
U/S	UNDERSIDE
VB	VAPOR BARRIER
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
VGF	VINYL GYM FLOORING
VIF	VINYL INDUSTRIAL FLOORING
VR	VAPOR RETARDER
VT	VINYL TILE
VWF	VINYL WALL FABRIC
W	WEST
W/C	WATER CLOSET
WD	WOOD
W/D	WASHER & DRYER
WDO	WINDOW
WF	WALL FABRIC
WFV	WOOD FACE VENEER
WG	WIRE GUARD
WGL	WIRED GLASS
WM	WIRE MESH
W/O	WITHOUT
WOC	WALK-OFF CARPET
WP	WATERPROOFING
WPS	WALL PROTECTION SYSTEM
WR	WATER RESISTANT
WRGB	WATER RESISTANT GYPSUM WALLBOARD
WWF	WELDED WIRE FABRIC
W/	WITH



1 3D View 1

GENERAL NOTES:

1. ALL WORK SHALL MEET CURRENT STATE, LOCAL CODES, ORDINANCES, & 2015 IBC
2. ALL MECHANICAL, ELECTRICAL, & PLUMBING WORK SHALL MEET ALL CURRENT APPLICABLE STATE & LOCAL CODES.
3. ALL UTILITIES SHALL BE PROPERLY IDENTIFIED & LOCATED BEFORE WORK BEGINS ON PROJECT.
4. CONTRACTOR SHALL VERIFY ALL CONDITIONS & DIMENSIONS AT THE JOB SITE & NOTIFY THE ENGINEER OF ANY DIMENSIONAL ERRORS, OMISSIONS, OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK.
5. DO NOT SCALE DRAWINGS.

SHEET INDEX:

A-001	COVER SHEET
A-002	GENERAL NOTES
A-101	MAIN FLOOR PLAN
A-102	SECOND FLOOR PLAN
A-201	ELEVATIONS
A-202	ELEVATIONS
A-301	SECTION
C-001	GENERAL CIVIL NOTES
C-101	EXISTING SITE & DEMO PLAN
C-102	SITE AND UTILITY PLAN
C-601	CIVIL DETAILS
C-602	CIVIL DETAILS
S-001	GENERAL STRUCTURAL NOTES
S-101	FOUNDATION PLAN
S-102	SECOND FLOOR FRAMING PLAN
S-103	ROOF FRAMING PLAN
S-501	FOUNDATION DETAILS
S-520	FRAMING DETAILS
S-601	CONCRETE SCHEDULES & GENERAL DETAILS
S-602	FRAMING SCHEDULES & GENERAL DETAILS

FOREVER WEST

RENTAL STRUCTURAL

1680 WOODRUFF PARK
IDAHO FALLS, IDAHO 83401
(208) 932-2720
WWW.NOESIS.US

DRAWN BY	DB	DATE 2/12/2019 5:41:43 PM
REVIEWED BY	DS	DATE 2/12/2019 5:41:43 PM
TECHNICAL APPROVAL	DS	DATE 2/12/2019 5:41:43 PM

ALWAYS THINK SAFETY

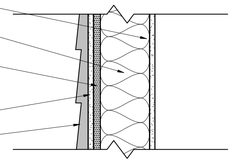
A NEW RESIDENCE FOR:
RENTAL STRUCTURAL
COVER SHEET

STATUS

MONTANA
DANIEL B. SHARP
30872
2-25-2019
LICENSED PROF. ENGINEER

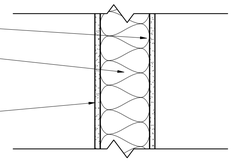
COVER SHEET

A-001



NOTE: EQUALIVANT FIRE RATED EXTERIOIR FINISH MUST BE PRESENTED BY CONTRACTOR AND APPROVED BY ENGINEER OF RECORD AND LOCAL BUILDING OFFICAL PRIOR TO INSTALLATION.

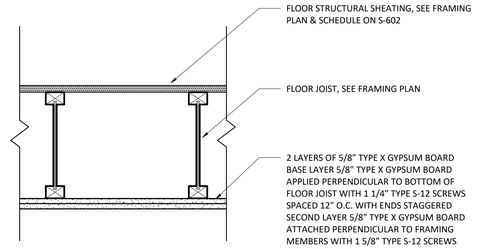
EXTERIOR WALLS



INTERIOR WALLS BETWEEN DWELLINGS

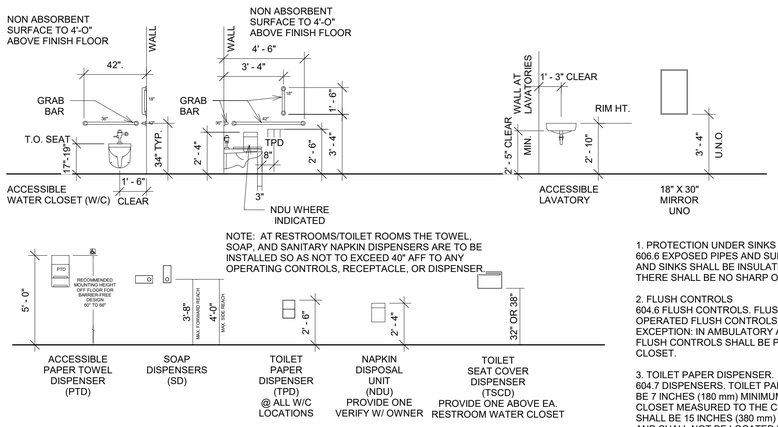
FIRE PROTECTION NOTES:

1. SMOKE ALARMS SHALL BE IN EACH SLEEPING AREA/ROOM. ALSO IN EACH HALL AND ROOM BETWEEN SLEEPING AREA/ROOM TO EXIT.
2. INSTALL SMOKE ALARMS PER MANIFACTURE INSTALLATION REQUIREMENTS AND LOCAL AND IBC 2015 CODES.
3. CARBON MONOIXDE ALARM SHALL BE INSTALLED PER MANIFACTURE INSTALLATION REQUIREMENTS IN EACH DWELLING UNIT, SHALL BE HARDWIRED WITH BATTERY BACKUP.
4. 5/8" TYPE X GYPSUM BOARD SHALL BE USED IN ON BOTHS SIDES OF ALL WALLS AND CEILINGS BETWEEN DWELLING UNITS AND MECH/LANUDRY ROOMS.
5. CHECK WITH LOCAL BUILDING DEPARTMENT FOR ADDITIONAL FIRE PROTECTION REQUIREMENTS.



INTERIOR CEILING BETWEEN 1ST FLOOR AND 2ND FLOOR DWELLINGS

1 1 HR WALL AND CEILING ASSEMBLIES
1 1/2" = 1'-0"



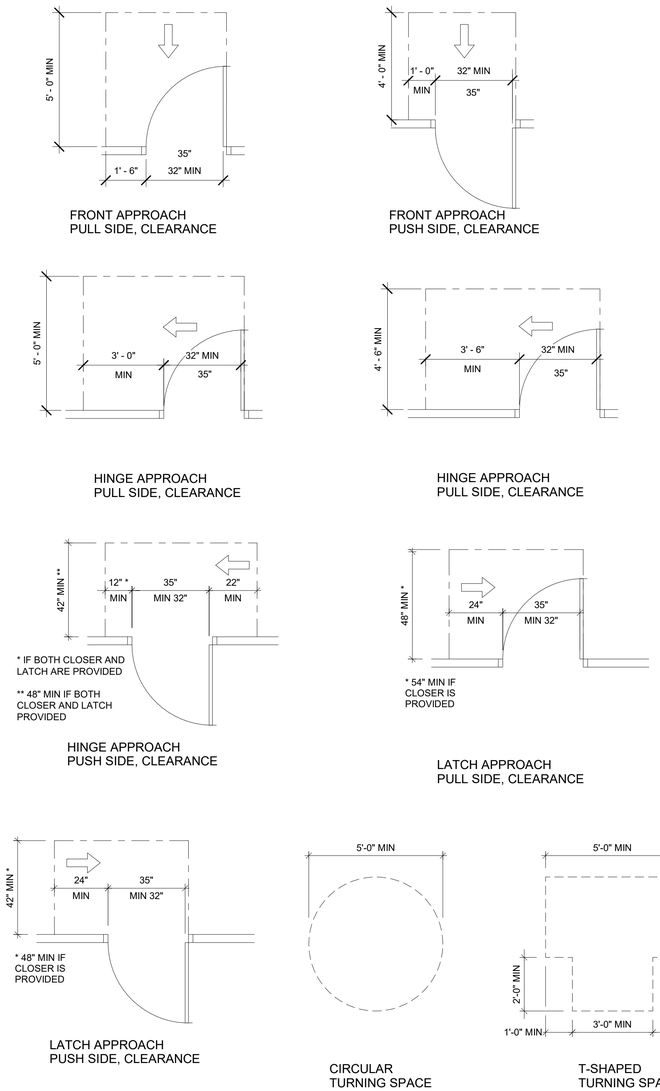
NOTE: AT RESTROOMS/TOILET ROOMS THE TOWEL, SOAP, AND SANITARY NAPKIN DISPENSERS ARE TO BE INSTALLED SO AS NOT TO EXCEED 40" AFF TO ANY OPERATING CONTROLS, RECEPTACLE, OR DISPENSER.

1. PROTECTION UNDER SINKS
606.6 EXPOSED PIPES AND SURFACES. WATER SUPPLY AND DRAINPIPES UNDER LAVATORIES AND SINKS SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES AND SINKS.

2. FLUSH CONTROLS
604.6 FLUSH CONTROLS. FLUSH CONTROLS SHALL BE HAND OPERATED OR AUTOMATIC. HAND OPERATED FLUSH CONTROLS SHALL BE LOCATED ON THE OPEN SIDE OF THE WATER CLOSET. EXCEPTION: IN AMBULATORY ACCESSIBLE COMPARTMENTS COMPLYING WITH SECTION 604.9, FLUSH CONTROLS SHALL BE PERMITTED TO BE LOCATED ON EITHER SIDE OF THE WATER CLOSET.

3. TOILET PAPER DISPENSER.
604.7 DISPENSERS. TOILET PAPER DISPENSERS SHALL COMPLY WITH SECTION 309.4 AND SHALL BE 7 INCHES (180 mm) MINIMUM AND 9 INCHES (230 mm) MAXIMUM IN FRONT OF THE WATER CLOSET MEASURED TO THE CENTERLINE OF THE DISPENSER. THE OUTLET OF THE DISPENSER SHALL BE 15 INCHES (380 mm) MINIMUM AND 48 INCHES (1220 mm) MAXIMUM ABOVE THE FLOOR, AND SHALL NOT BE LOCATED BEHIND THE GRAB BARS. DISPENCERS SHALL NOT BE OF A TYPE THAT CONTROL DELIVERY, OR DO NOT ALLOW CONTINUOUS PAPER FLOW.

GENERAL- FIXTURE MOUNTING HEIGHTS
2 1/4" = 1'-0"



3 DOOR CLEARANCE REQUIREMENTS
3/8" = 1'-0"

FOREVER WEST

RENTAL STRUCTURAL

1680 WOODRUFF PARK
IDAHO FALLS, IDAHO 83401
(208) 932-2720
WWW.NOESIS.US

DRAWN BY	Author	DATE 2/12/2019 5:41:45 PM
REVIEWED BY	Checker	DATE 2/12/2019 5:41:45 PM
TECHNICAL APPROVAL	Approver	DATE 2/12/2019 5:41:45 PM

ALWAYS THINK SAFETY

A NEW RESIDENCE FOR:
RENTAL STRUCTURAL

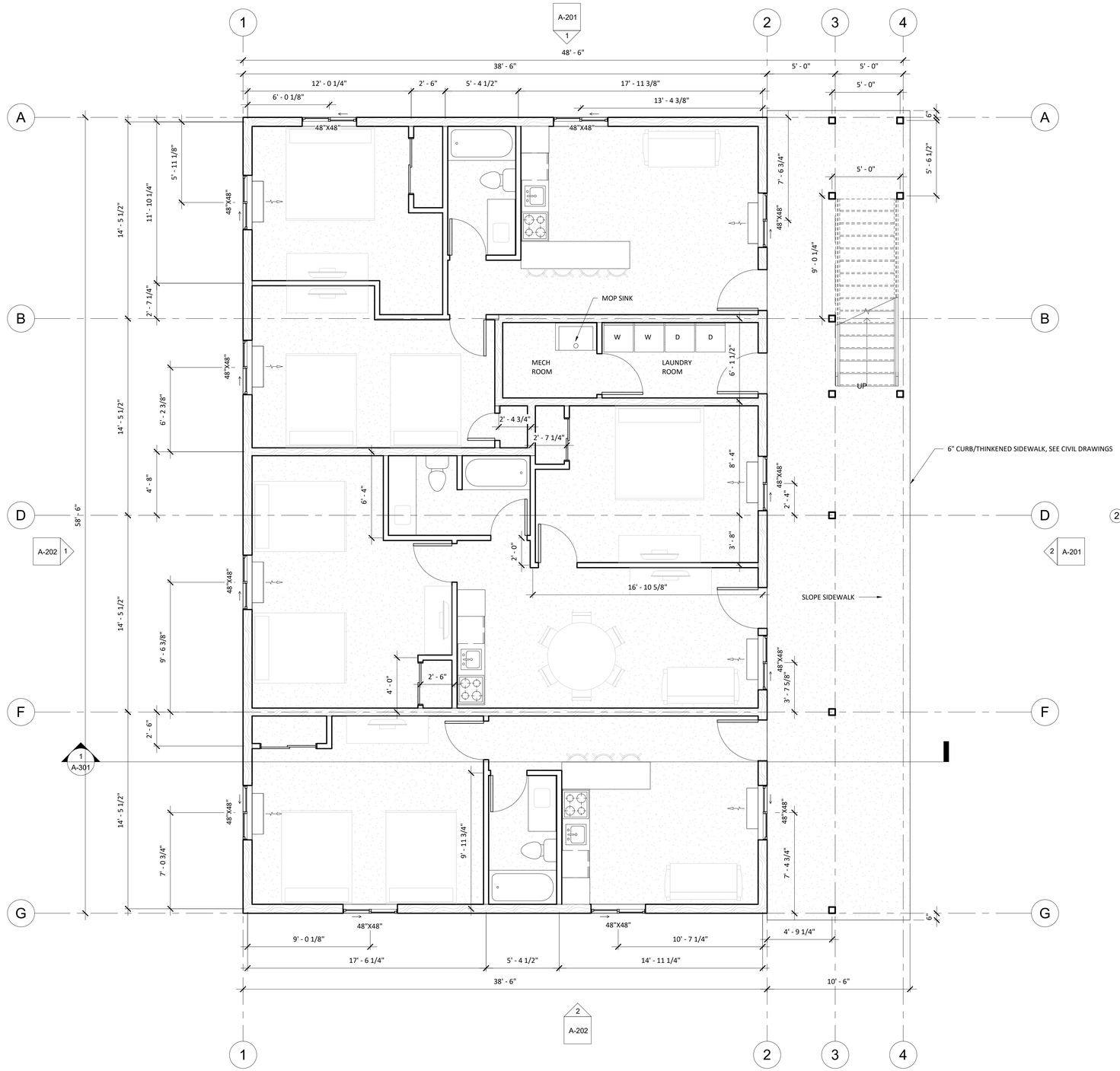
GENERAL NOTES

STATUS

MONTANA
DANIEL BUSHART
30872
2-25-2019
LICENSED PROFESSIONAL ENGINEER

GENERAL NOTES

A-002



1 MAIN FLOOR PLAN
1/4" = 1'-0"

PLAN ANALYSIS
Based on 2015 Edition of I.B.C

Architect or Engineer of Record: NOESIS ENGINEERING SERVICES, PC

Job Address: 127 YELLOWSTONE AVE

Legal Description: WEST YELLOWSTONE ORIGINAL PLAT, S34, T13 S, R05 E, BLOCK 27, LOT 11

Occupancy Classification: R1 Occupant Load Per Area: _____

Number of Stories: 2 Vestibule Req'd: Yes: ____ No: X Total: _____

Floor Area: 1st: 2,252 sq ft 2nd: 2,252 sq ft Exits Required: Basement: ____ 1st: ____

Mezzanine: ____ 3rd: ____ 4th: ____ 2nd: ____ 3rd: ____ 4th: ____

Actual furthest travel distance to exit: _____ (IBC Table 1017.2 & 1006.2.1)

Type of Construction: V-B Allowable Area Calc's: 14,000 SQ FT

Area Increase: _____

Sprinkler System: Yes: ____ No: X Exit Signs: Yes: ____ No: X

Maximum Floor Area Allowed: 14,000 SQ FT Emergency Lights: Yes: ____ No: X

Special Inspections Required? Yes: ____ No: X

Firewalls Required? Yes: X No: ____ (See detail 1/A-002)

Occupancy Separation Required? Yes: ____ No: X (If yes, please provide cross section & UL listing)

Area Separation Required? Yes: ____ No: X (If yes, please Provide cross section & UL listing)

Classified Areas? Yes: ____ No: X

Comments: _____

2 PLAN ANALYSIS
1/4" = 1'-0"

FINISHING NOTES:

1. WATER HEATING OPTIONS SHALL BE PREPARED BY CONTRACTOR. OPTIONS SHALL INCLUDE TANKLESS WATER HEATERS PER DWELLING OR LOCALIZED WATER HEATER IN THE MECH ROOM SHALL BE PREPARED AND PRESENTED TO THE OWNER FOR SELECTION.
2. PACKAGED TERMINAL AIR CONDITIONER (PTAC) ARE SHOWN AS THE ASSUMED HEATING AND COOLING HVAC OPTION. HOWEVER, THIS AND ADDITIONAL HVAC OPTIONS SHALL BE PREPARED BY CONTRACTOR AND PRESENTED TO THE OWNER FOR SELECTION.
3. EXTERIOIR WALL AND ROOF FINISH MATERIAL AND COLOR SHALL BE SELECTED BY THE OWNER WITH OPTIONS PRESENTED BY THE CONTRACTOR.
4. INTERIOR FINISH (WALL, FLOORING, CABINENTS, FIXTURES, ECT) SHALL BE SELECTED BY THE OWNER WITH OPTIONS PRESENTED BY THE CONTRACTOR.

FOREVER WEST

RENTAL STRUCTURAL

1680 WOODRUFF PARK
IDAHO FALLS, IDAHO 83401
(208) 932-2720
WWW.NOESIS.US

DRAWN BY DB	DATE 2/12/2019 5:41:48 PM	
REVIEWED BY DS	DATE 2/12/2019 5:41:48 PM	
TECHNICAL APPROVAL DS	DATE 2/12/2019 5:41:48 PM	

ALWAYS THINK SAFETY

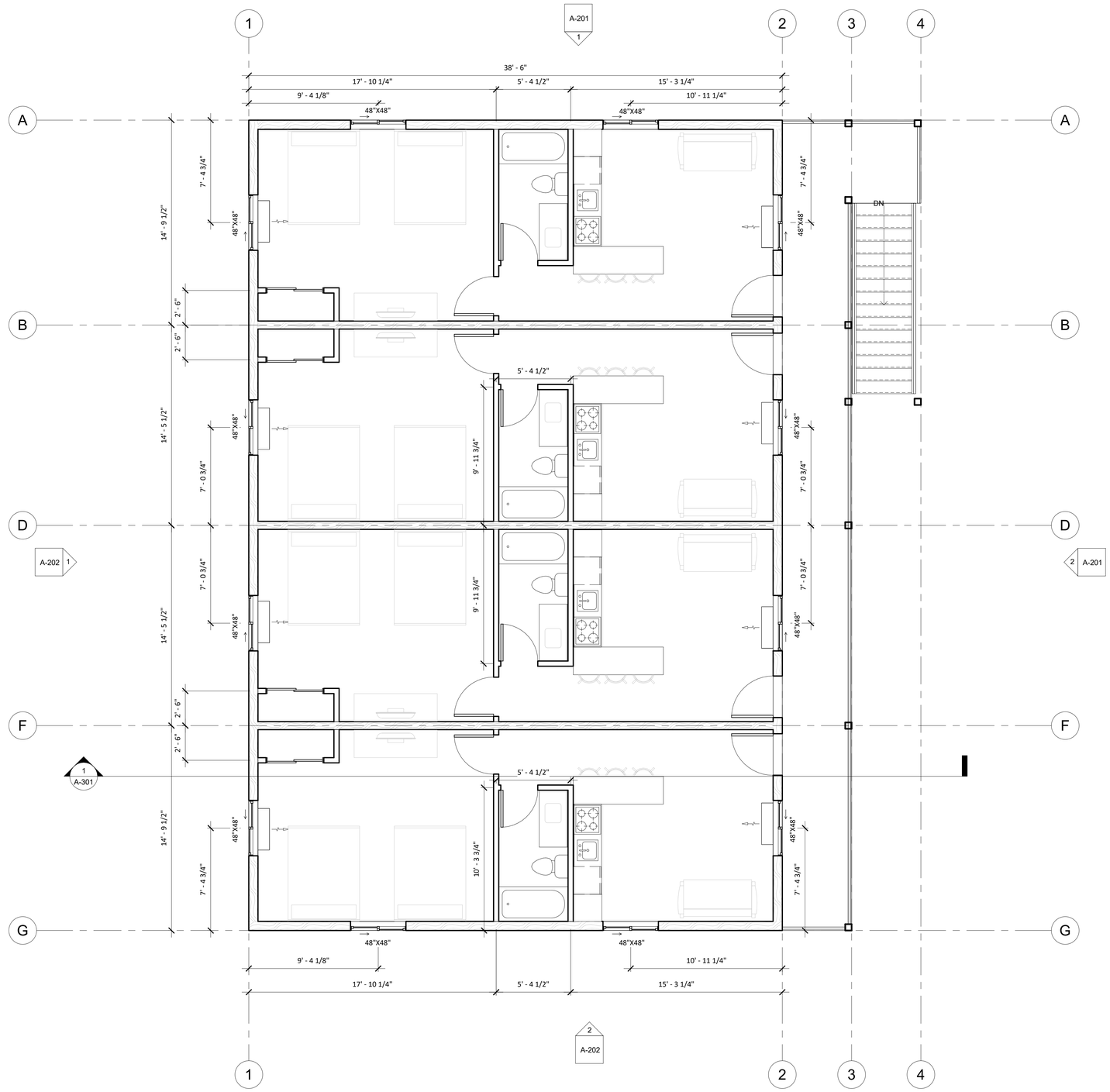
A NEW RESIDENCE FOR:
RENTAL STRUCTURAL
MAIN FLOOR PLAN

STATUS

MONTANA
DANIEL B. SHARP
30872
2-23-2019
LICENSED PROF. ENGINEER

MAIN FLOOR PLAN

A-101



1 2ND FLOOR PLAN
1/4" = 1'-0"

FINISHING NOTES:

1. WATER HEATING OPTIONS SHALL BE PREPARED BY CONTRACTOR. OPTIONS SHALL INCLUDE TANKLESS WATER HEATERS PER DWELLING OR LOCALIZED WATER HEATER IN THE MECH ROOM SHALL BE PREPARED AND PRESENTED TO THE OWNER FOR SELECTION.
2. PACKAGED TERMINAL AIR CONDITIONER (PTAC) ARE SHOWN AS THE ASSUMED HEATING AND COOLING HVAC OPTION. HOWEVER, THIS AND ADDITIONAL HVAC OPTIONS SHALL BE PREPARED BY CONTRACTOR AND PRESENTED TO THE OWNER FOR SELECTION.
3. EXTERIOIR WALL AND ROOF FINISH MATERIAL AND COLOR SHALL BE SELECTED BY THE OWNER WITH OPTIONS PRESENTED BY THE CONTRACTOR.
4. INTERIOR FINISH (WALL, FLOORING, CABINENTS, FIXTURES, ECT) SHALL BE SELECTED BY THE OWNER WITH OPTIONS PRESENTED BY THE CONTRACTOR.

FOREVER WEST

RENTAL STRUCTURAL

1680 WOODRUFF PARK
IDAHO FALLS, IDAHO 83401
(208) 932-2720
WWW.NOESIS.US

DRAWN BY DB	DATE 2/12/2019 5:41:50 PM	
REVIEWED BY DS	DATE 2/12/2019 5:41:50 PM	
TECHNICAL APPROVAL DS	DATE 2/12/2019 5:41:50 PM	

ALWAYS THINK SAFETY

A NEW RESIDENCE FOR:
RENTAL STRUCTURAL
SECOND FLOOR PLAN

STATUS

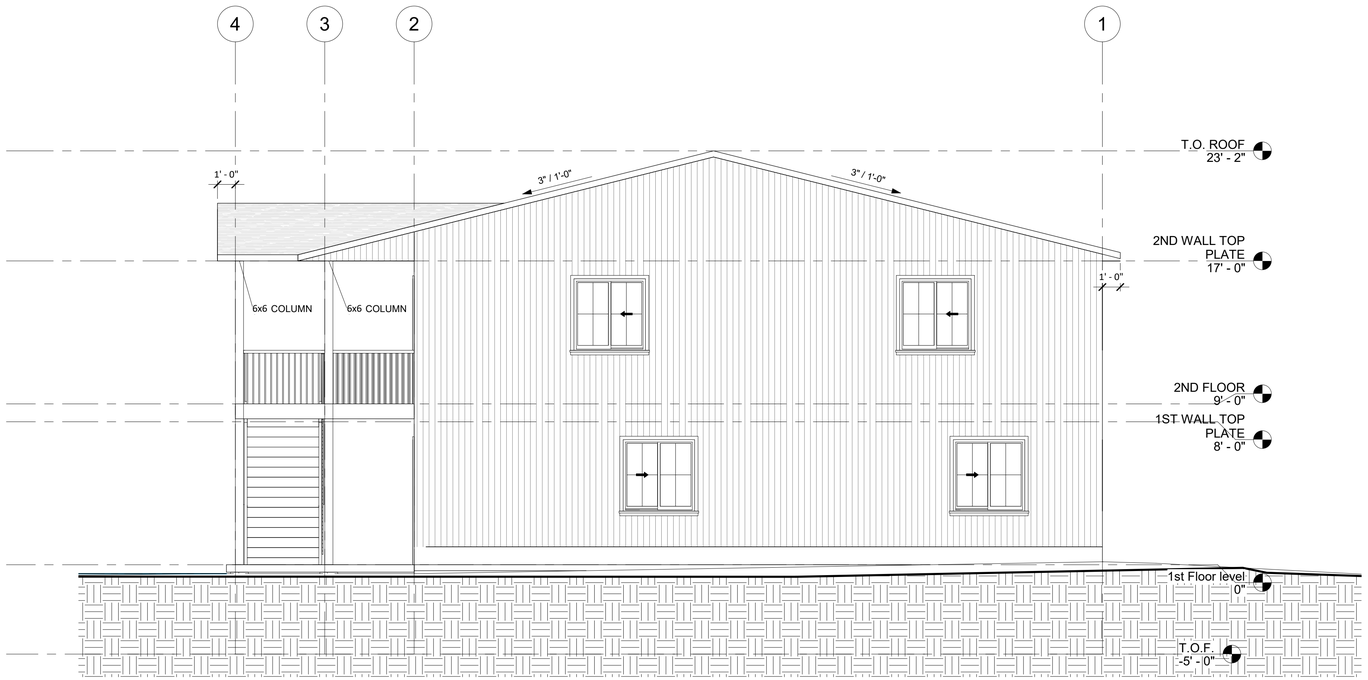
MONTANA
DANIEL B. SHARP
30872
2-12-2019
LICENSED
PROF. ENGINEER

SECOND FLOOR PLAN

A-102

2 East
1/4" = 1'-0"

FINISHING NOTES:
1. EXTERIOR WALL, ROOF, DECKING, HANDRAILS, ECT FINISH MATERIAL AND COLOR SHALL BE SELECTED BY THE OWNER WITH OPTIONS PRESENTED BY THE CONTRACTOR.



1 North
1/4" = 1'-0"

FINISHING NOTES:
1. EXTERIOR WALL, ROOF, DECKING, HANDRAILS, ECT FINISH MATERIAL AND COLOR SHALL BE SELECTED BY THE OWNER WITH OPTIONS PRESENTED BY THE CONTRACTOR.

FOREVER WEST

RENTAL STRUCTURAL

1680 WOODRUFF PARK
IDAHO FALLS, IDAHO 83401
(208) 932-2720
WWW.NOESIS.US

DRAWN BY	DB	DATE 2/12/2019 5:41:53 PM
REVIEWED BY	DS	DATE 2/12/2019 5:41:53 PM
TECHNICAL APPROVAL	DS	DATE 2/12/2019 5:41:53 PM

ALWAYS THINK SAFETY

A NEW RESIDENCE FOR:
RENTAL STRUCTURAL

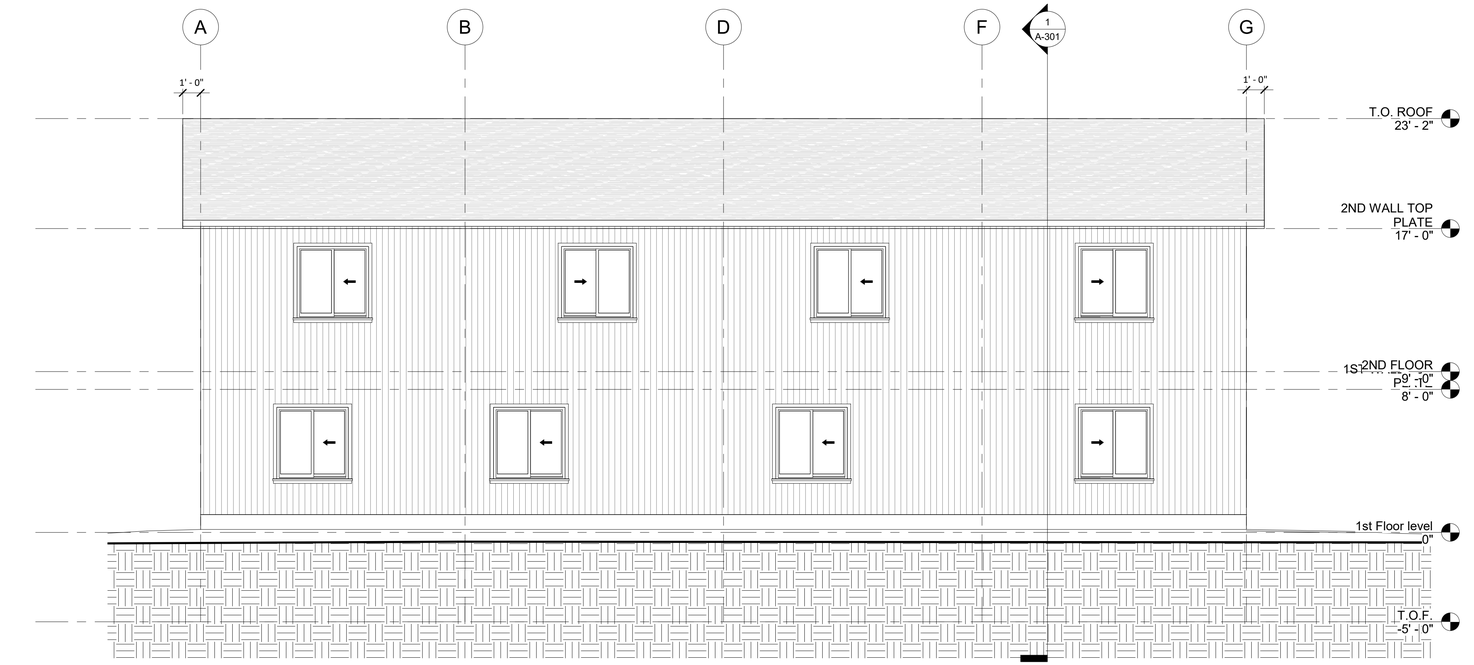
ELEVATIONS

STATUS

MONTANA
DANIEL B. HARR
30872
2-23-2019
LICENSED
PROF. ENGINEER

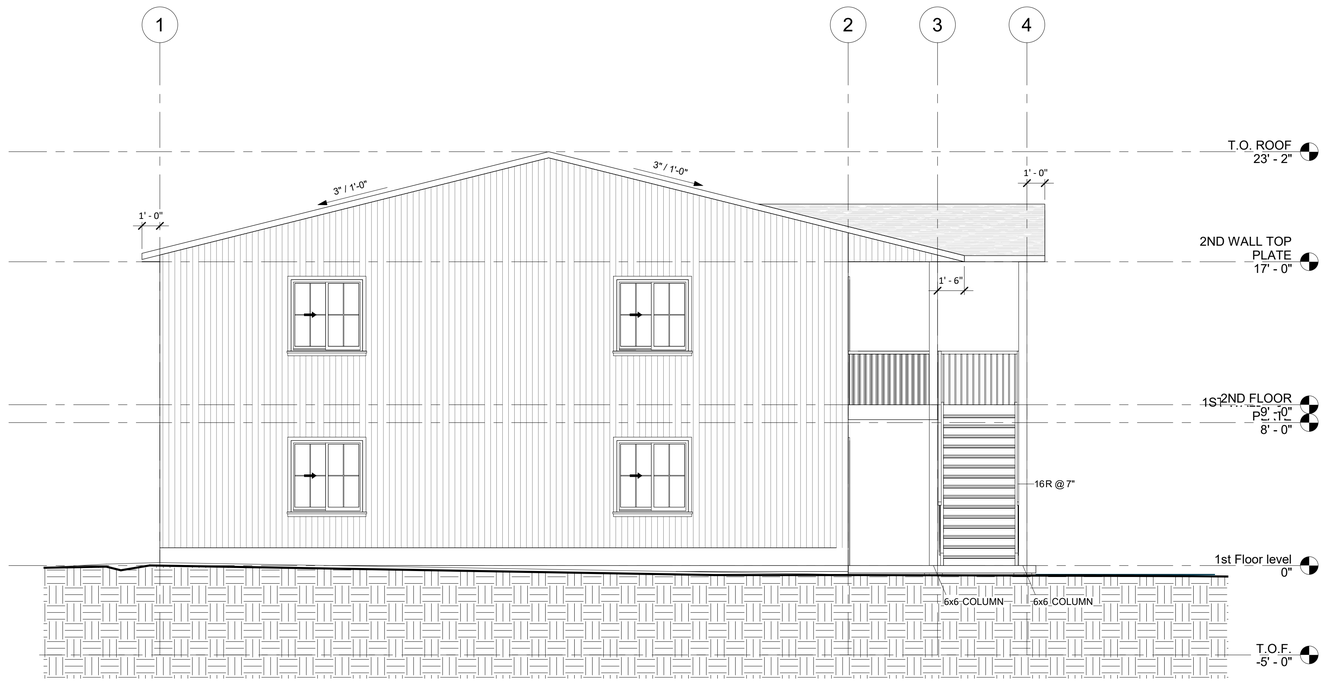
ELEVATIONS

A-201



1 West
1/4" = 1'-0"

FINISHING NOTES:
1. EXTERIOIR WALL, ROOF, DECKING, HANDRAILS, ECT FINISH MATERIAL AND COLOR SHALL BE SELECTED BY THE OWNER WITH OPTIONS PRESENTED BY THE CONTRACTOR.



2 South
1/4" = 1'-0"

FINISHING NOTES:
1. EXTERIOIR WALL, ROOF, DECKING, HANDRAILS, ECT FINISH MATERIAL AND COLOR SHALL BE SELECTED BY THE OWNER WITH OPTIONS PRESENTED BY THE CONTRACTOR.

FOREVER WEST

RENTAL STRUCTURAL

1680 WOODRUFF PARK
IDAHO FALLS, IDAHO 83401
(208) 932-2720
WWW.NOESIS.US

DRAWN BY DB	DATE 2/12/2019 5:41:56 PM	
REVIEWED BY DS	DATE 2/12/2019 5:41:56 PM	
TECHNICAL APPROVAL DS	DATE 2/12/2019 5:41:56 PM	

ALWAYS THINK SAFETY

A NEW RESIDENCE FOR:
RENTAL STRUCTURAL

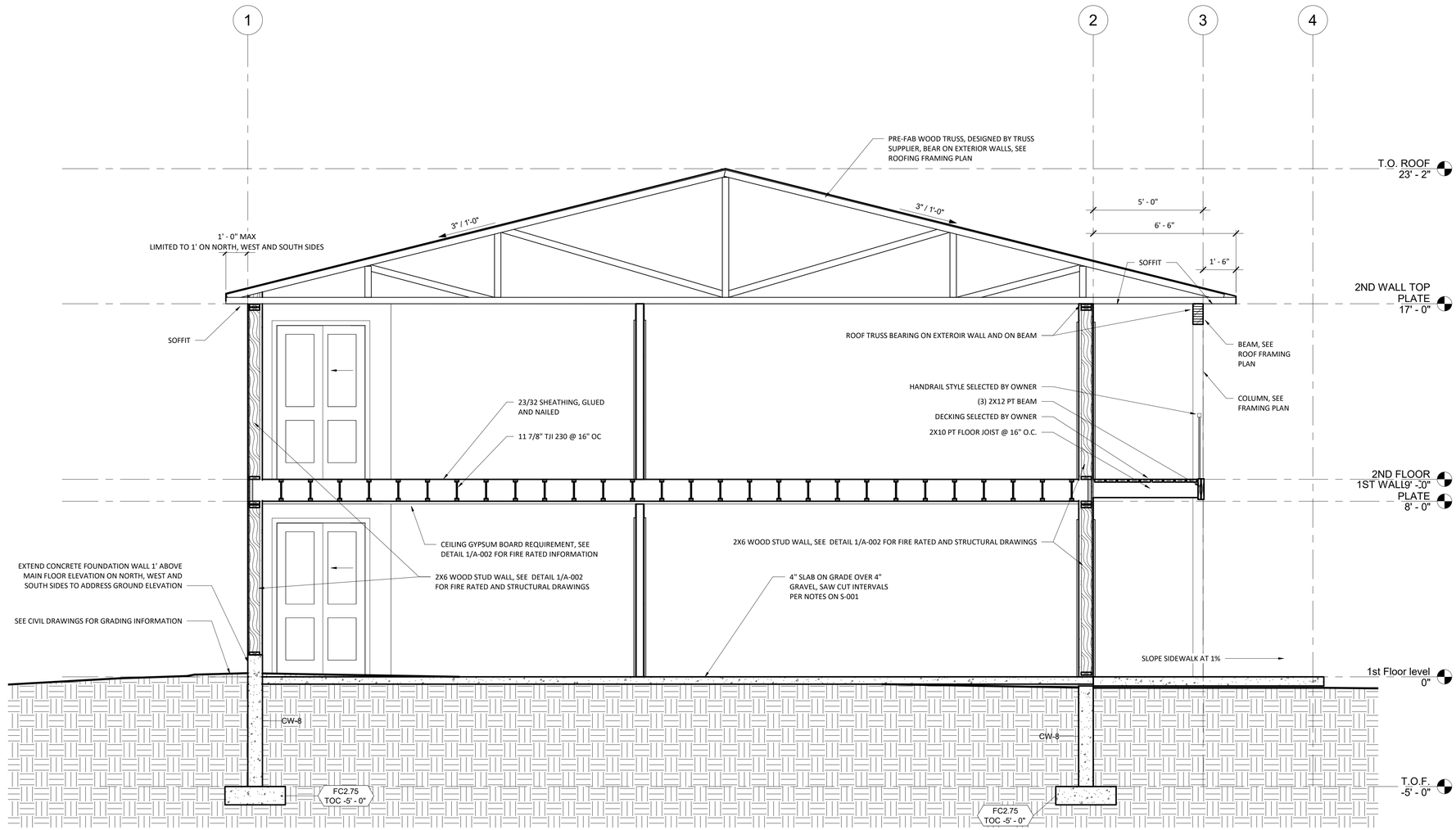
ELEVATIONS

STATUS

MONTANA
DANIEL B. SHARP
30872
2-23-2019
LICENSED
PROF. ENGINEER

ELEVATIONS

A-202



1 Section 1
3/8" = 1'-0"

FOREVER WEST

RENTAL STRUCTURAL

1680 WOODRUFF PARK
IDAHO FALLS, IDAHO 83401
(208) 932-2720
WWW.NOESIS.US

DRAWN BY	DB	DATE 2/12/2019 5:41:58 PM
REVIEWED BY	DS	DATE 2/12/2019 5:41:58 PM
TECHNICAL APPROVAL	DS	DATE 2/12/2019 5:41:58 PM

ALWAYS THINK SAFETY

A NEW RESIDENCE FOR:
RENTAL STRUCTURAL
SECTIONS

STATUS

MONTANA
DANIEL B. HARP
30872
2-25-2019
LICENSED
PROF. ENGINEER

SECTIONS

A-301

1 ABRIVIATIONS

AB	ANCHOR BOLT(S)
ABV	ABOVE
ALT	ALTERNATE
APPROX	APPROXIMATE
ARCH	ARCHITECT(URAL)
BLDG	BUILDING
BLW	BELOW
BM	BEAM
BOT	BOTTOM
BRG	BEARING
BTWN	BETWEEN
C.J.	CONST/CONTROL JOINT
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONST	CONSTRUCTION
CTR	CENTER
DB	DECK BEARING
DBL	DOUBLE
DET	DETAIL
DIA	DIAMETER
DIM	DIMENSION
DN	DOWN
DWG	DRAWING
DWL	DOWEL
EA	EACH
E.F.	EACH FACE
E.J.	EXPANSION JOINT
ELEC	ELECTRICAL
ELEV	ELEVATION
EQUIP	EQUIPMENT
EQ	EQUAL
E.W.	EACH WAY
EXST	EXISTING
(E)	EXISTING
EXP	EXPANSION
EXT	EXTERIOR
FC-x	CONTINUOUS FOOTING MARK
F.D.	FLOOR DRAIN
FDN	FOUNDATION
FS-x	SQUARE FOOTING MARK
FT	FOOT
FTG	FOOTING
FTS-x	THICKEN SLAB MARK
GA	GAUGE
GALV	GALVANIZED
GLB	GLULAM BEAM
GSN	GENERAL STRUCTURAL NOTES
HB	HORIZONTAL BRIDGING
HORIZ	HORIZONTAL
HSA	HEADED STUD ANCHOR
HT	HEIGHT
IBC	INTERNATIONAL BUILDING CODE
I.F.	INSIDE FACE
IN.	INCH
INT	INTERIOR
JT	JOINT
JST	JOIST
k	KIP(S) = 1000 POUNDS
KLF	KIPS PER LINEAL FOOT
KSF	KIPS PER SQUARE FOOT
LBS	POUNDS
LF	LINEAL FOOT
LVL	LAMINATED VENEER LUMBER
MAS	MASONRY
MAX	MAXIMUM
MECH	MECHANICAL
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
O.C.	ON CENTER
O.F.	OUTSIDE FACE
OPNG	OPENING
OPP	OPPOSITE
PCF	POUNDS PER CUBIC FOOT
PL	PLATE
PLF	POUNDS PER LINEAL FOOT
PNL	PANEL
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	POINT
REINF	REINFORCING
REQD	REQUIRED
R.D.	ROOF DRAIN
RS	ROUGH SAWN LUMBER
RTU	ROOF TOP UNITS
SCW	SEISMIC CRITICAL WELD
SHT	SHEET
SI	SPECIAL INSPECTION
SIM	SIMILAR
SMU	SUSPENDED MECHANICAL UNITS
SOG	SLAB-ON-GRADE
SQ	SQUARE
STAG	STAGGERED
STD	STANDARD
STL	STEEL
STR	STRUCTURAL
STS	SELF TAPPING SCREWS
T&B	TOP AND BOTTOM
TEMP	TEMPERATURE
THDS	THREADS
T.O.	TOP OF
TOC	TOP OF CONCRETE
TOD	TOP OF DECK
TOF	TOP OF FOOTING
TOS	TOP OF STEEL
TOW	TOP OF WALL
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VERT	VERTICAL
W/	WITH
WD	WOOD

2 GENERAL NOTES

1. TYPICAL DETAILS AND SECTIONS SHALL APPLY WHERE SPECIFIC DETAILS ARE NOT SHOWN.
2. THE CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS AND DIMENSIONS. IF ACTUAL CONDITIONS DIFFER FROM THOSE SHOWN IN THE CONTRACT DRAWINGS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER BEFORE PROCEEDING WITH THE FABRICATION OR CONSTRUCTION OF ANY EFFECTED ELEMENTS.
3. THE CONTRACTOR SHALL SUBMIT A WRITTEN REQUEST TO THE ENGINEER BEFORE PROCEEDING WITH ANY CHANGES, SUBSTITUTIONS OR MODIFICATIONS. ANY WORK DONE BY THE CONTRACTOR BEFORE RECEIVING WRITTEN APPROVAL WILL BE AT THE RISK OF THE CONTRACTOR.
4. IN CASE OF A CONFLICT BETWEEN THE CONTRACT DRAWINGS AND THE SPECIFICATIONS, FOLLOW THE MOST STRINGENT REQUIREMENT OR DIRECTIONS PROVIDED BY THE ENGINEER AT NO ADDITIONAL COST TO THE OWNER.
5. THE CONTRACTOR SHALL COORDINATE WITH ALL TRADES ANY ITEMS THAT ARE TO BE INTEGRATED IN THE STRUCTURAL SYSTEM SUCH AS OPENINGS, PENETRATIONS, MECHANICAL, ELECTRICAL EQUIPMENT, ETC. SIZES AND LOCATIONS OF MECHANICAL AND OTHER EQUIPMENT THAT DIFFERS FROM THOSE SHOWN ON THE CONTRACT DRAWINGS SHALL BE REPORTED TO THE ENGINEER.
6. THE CONTRACTOR SHALL PROVIDE ADEQUATE SHORING AND BRACING AS REQUIRED FOR HIS METHOD OF ERECTION. SHORING AND BRACING SHALL REMAIN IN PLACE UNTIL FINAL CONNECTIONS FOR THE PERMANENT MEMBERS ARE COMPLETED. THE BUILDING SHALL NOT BE CONSIDERED STABLE UNTIL ALL CONNECTIONS ARE COMPLETED. WALLS SHALL NOT BE CONSIDERED SELF-SUPPORTING AND SHALL BE BRACED UNTIL THE FLOOR/ROOF SYSTEM IS COMPLETED.

3 WOOD NOTES

1. MATERIALS:
   - A. FRAMING LUMBER SHALL BE # 1-2 DOUGLAS FIR-LARCH OR BETTER UNLESS NOTED OTHERWISE.
   - B. WOOD SHEATHING SHALL BE INTERIOR GRADE WITH GLUE, SPAN INDEX RATIO, UNLESS NOTED OTHERWISE,
     - 24/0 WALLS
     - 48/24 ROOF
   - C. NAILS: STANDARD COMMON WITH THE FOLLOWING PROPERTIES:

NAIL SIZE	SHANK DIAMETER	MIN. PENETRATION INTO SUPPORT MEMBER
6D	0.113"	1.25"
8D	0.131"	1.50"
10D	0.148"	1.63"
12D	0.148"	1.63"
16D	0.162"	1.75"

   FASTENERS OTHER THAN COMMON NAILS ARE NOT PERMITTED WITHOUT PRIOR WRITTEN APPROVAL FROM THE ENGINEER.
   - D. BOLTS SHALL BE ASTM A36 OR EQUAL WITH ASTM A563 HEAVY HEX NUTS AND HARDENED WASHERS, GRADE A, UNLESS NOTED OTHERWISE.
   - E. ALL LAMINATED VENEER LUMBER (LVL) SHALL BE FURNISHED BY TRUS-JOIST CORPORATION OR VERSA-LAM BY BOISE CASCADE CORPORATION.
2. ALL WOOD IN CONTACT WITH CONCRETE, MASONRY OR SOIL SHALL BE PRESSURE TREATED OR BE REDWOOD.
3. GENERAL FRAMING AND CARPENTRY SHALL BE CONNECTED AS PER "MINIMUM NAILING SCHEDULE" ON SHEET S- 601 UNLESS NOTED OTHERWISE.
4. ALL FRAMING ANCHORS, POST CAPS, HOLD DOWNS, COLUMN BASES, ETC. SHALL BE PROVIDED BY SIMPSON STRONG-TIE OR APPROVED EQUAL.
5. BUILT-UP BEAMS OF 2X-MEMBER 12 IN. OR LESS IN DEPTH SHALL BE SPIKED TOGETHER WITH NOT LESS THAN 16-D SPIKES AT TWELVE-INCH (12 IN.) CENTERS, STAGGERED. IF THE DEPTH OF BEAM IS MORE THAN TWELVE INCHES (12 IN.), THE MEMBERS SHALL BE CONNECTED TOGETHER WITH 1/2" Ø BOLTS @ 24 IN. O.C. STAGGERED. BOLTS SHALL BE PLACED 1/4 THE DEPTH OF THE MEMBER FROM THE TOP AND BOTTOM OF THE MEMBER.
6. ALL WALLS SHALL HAVE A MINIMUM OF TWO TOP PLATES. SPLICES IN TOP PLATES SHALL BE STAGGERED A MINIMUM OF FOUR FEET FROM THE NEAREST SPLICE IN ADJOINING TOP PLATE.
7. ROUGH SAWN LUMBER BEAMS AND POSTS TO BE DOUGLAS FIR DENSE NO. 1

4 STATEMENT OF SPECIAL INSPECTIONS

SPECIAL INSPECTION AND QUALITY ASSURANCE

SPECIAL INSPECTION AND QUALITY ASSURANCE, AS REQUIRED BY SECTION 1704 OF THE IBC, SHALL BE PROVIDED BY AN INDEPENDENT AGENCY EMPLOYED BY THE OWNER UNLESS WAIVED BY THE BUILDING OFFICIAL. THE CONTRACTOR SHALL COORDINATE AND COOPERATE WITH THE REQUIRED INSPECTIONS. ALL TESTING AND INSPECTION REPORTS SHALL BE SENT TO THE ENGINEER FOR REVIEW. ITEMS REQUIRING SPECIAL INSPECTION AND QUALITY ASSURANCE ARE:

1. CONCRETE FORMWORK (IBC SECTION 1705.3-12)
2. CONCRETE REINFORCING STEEL PLACEMENT (IBC SECTION 1705.3-1)
3. INSTALLATION OF GLULAM BEAM END CONNECTIONS AND POST CONNECTIONS
4. EPOXY ANCHORS (IBC SECTION 1705.3-4)

DEFERRED SUBMITTALS

FOR THE PURPOSE OF THIS SECTION, DEFERRED SUBMITTALS ARE DEFINED AS PER SECTION 106.3.4.2 OF THE IBC. SUBMITTAL DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE ENGINEER/ARCHITECT FOR THEIR REVIEW FOR GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING. DEFERRED STRUCTURAL SUBMITTALS FOR THIS PROJECT ARE:

1. WOOD ROOF TRUSS

5 CONCRETE NOTES

1. MATERIALS, UNLESS NOTED OTHERWISE:
   - A. NORMAL WEIGHT AGGREGATES — ASTM C33
   - B. REINFORCING STEEL — ASTM A615 GRADE 60 (FY = 60 KSI) USE GRADE 40 (FY = 40 KSI) FOR FIELD BENT DOWELS WITH SPACINGS INDICATED REDUCED BY 1/3.
   - C. DEFORMED BAR ANCHORS (DBA) — ASTM A496
   - D. HEADED STUD ANCHORS (HSA) — ASTM A108
   - E. ANCHOR RODS — ASTM F1554 GRADE 36 WITH ASTM A563 HEAVY HEX NUTS WITH HARDENED WASHERS
   - F. ADMIXTURES:
     - I. AIR-ENTRAINING ADMIXTURES COMPLY WITH ASTM C260 (WHEN USED).
     - II CALCIUM CHLORIDE SHALL NOT BE ADDED TO THE CONCRETE MIX.
   - G. TYPE I/II CEMENT COMPLYING WITH ASTM C150 SHALL BE USED FOR ALL CONCRETE.
   - H. THE WATER/CEMENT RATIOS SHALL MEET THE REQUIREMENTS OF ACI 318.
   - I. PROVIDE AIR ENTRAINING AS RECOMMENDED BY ACI 318.
   - J. NO ALUMINUM CONDUIT OR PRODUCT CONTAINING ALUMINUM OR ANY OTHER MATERIAL INJURIOUS TO CONCRETE SHALL BE EMBEDDED IN CONCRETE.
2. COMPRESSIVE STRENGTHS OF CONCRETE AT 28 DAYS SHALL BE AS FOLLOWS:
   - A. FOOTINGS — 3,000 PSI
   - B. INTERIOR SLABS ON GRADE — 3,000 PSI
   - C. WALLS — 3,000 PSI
   - D. ALL SITE CONCRETE — 4,000 PSI
3. ONLY ONE GRADE OR TYPE OF CONCRETE SHALL BE POURED ON THE SITE AT ANY GIVEN TIME.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN, DETAILING, CARE, PLACEMENT AND REMOVAL OF ALL FORMWORK AND SHORING.
   - A. SUPPORTING FORMS AND SHORING SHALL NOT BE REMOVED UNTIL STRUCTURAL MEMBERS HAVE ACQUIRED SUFFICIENT STRENGTH TO SAFELY SUPPORT THEIR OWN WEIGHT AND ANY CONSTRUCTION LOAD TO WHICH THEY MAY BE SUBJECTED. IN NO CASE, HOWEVER, SHALL FORMS AND SHORING BE REMOVED IN LESS THAN 24 HOURS AFTER CONCRETE PLACEMENT.
5. REINFORCEMENT SHALL HAVE THE FOLLOWING CONCRETE COVER:

CAST-IN-PLACE CONCRETE:	CLEAR COVER
A. CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH	3"
B. FORMED CONCRETE EXPOSED TO EARTH OR WEATHER:	
#6 THRU #18 BARS	2"
#5 AND SMALLER BARS	1-1/2"
C. CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND:	
SLABS, WALLS, JOISTS; #11 BARS AND SMALLER	3/4"
BEAMS, COLUMNS: PRIMARY REINF., TIES, STIRRUPS, SPIRALS	1-1/2"

6. CONSTRUCTION JOINTS AND CONTROL JOINTS:
   - A. PROVIDE A FORMED AND BEVELED 2 X 4 X CONTINUOUS KEYWAY IN ALL HORIZONTAL AND VERTICAL CONSTRUCTION JOINTS, UNLESS NOTED OTHERWISE. IN ADDITION, ALL JOINTS SHALL BE INTENTIONALLY ROUGHENED TO A FULL AMPLITUDE OF APPROXIMATELY 1/4-INCH.
   - B. CONTROL JOINTS SHALL BE INSTALLED IN SLABS ON GRADE SO THE LENGTH TO WIDTH RATIO OF THE SLAB IS NO MORE THAN 1.25:1. CONTROL JOINTS SHALL BE COMPLETED WITHIN 12 HOURS OF CONCRETE PLACEMENT. CONTROL JOINTS MAY BE INSTALLED BY:
     - I. SAW CUT A DEPTH OF 1/4 THE THICKNESS OF THE SLAB
     - II. TOOLED JOINTS A DEPTH OF 1/4 THE THICKNESS OF THE SLAB
   - C. INSTALL CONSTRUCTION OR CONTROL JOINTS IN SLABS ON GRADE AT A SPACING NOT TO EXCEED 30 TIMES THE SLAB THICKNESS IN ANY DIRECTION FOR UNREINFORCED SLABS AND 75 TIMES THE SLAB THICKNESS IN ANY DIRECTION FOR REINFORCED SLABS, UNLESS NOTED OTHERWISE. CONSTRUCTION JOINTS SHALL NOT EXCEED A DISTANCE OF 125'-0" O.C. IN ANY DIRECTION.
7. CONSTRUCTION
   - A. USE CHAIRS OR OTHER SUPPORT DEVICES RECOMMENDED BY THE CRSI TO SUPPORT AND TIE REINFORCEMENT BARS AND WWF PRIOR TO PLACING CONCRETE. WWF SHALL BE CONTINUOUSLY SUPPORTED AT 36" O.C. MAXIMUM. REINFORCING STEEL FOR SLABS ON GRADE SHALL BE ADEQUATELY SUPPORTED ON PRECAST CONCRETE UNITS. LIFTING THE REINFORCING OFF THE GRADE DURING PLACEMENT OF CONCRETE IS NOT PERMITTED.
   - B. CONCRETE TO BE MECHANICALLY CONSOLIDATED DURING PLACEMENT PER ACI STANDARDS.
   - C. CONTRACTOR SHALL COORDINATE PLACEMENT OF ALL OPENINGS, CURBS, DOWELS, SLEEVES, CONDUITS, BOLTS, INSERTS AND OTHER EMBEDDED ITEMS PRIOR TO CONCRETE PLACEMENT.
   - D. ALL EMBEDS AND DOWELS SHALL BE SECURELY TIED TO FORMWORK OR TO ADJACENT REINFORCING PRIOR TO THE PLACEMENT OF CONCRETE.
   - E. NO PIPES, DUCTS, SLEEVES, ETC. SHALL BE PLACED IN STRUCTURAL CONCRETE UNLESS SPECIFICALLY DETAILED OR APPROVED BY THE STRUCTURAL ENGINEER. PENETRATIONS THROUGH WALLS WHEN APPROVED SHALL BE BUILT INTO THE WALL PRIOR TO CONCRETE PLACEMENT. PENETRATIONS WILL NOT BE ALLOWED IN FOOTINGS OR GRADE BEAMS UNLESS DETAILED. PIPING SHALL BE ROUTED AROUND THESE ELEMENTS AND FOOTINGS STEPPED TO AVOID PIPING.
   - F. REINFORCING BARS SHALL NOT BE WELDED. DO NOT SUBSTITUTE REINFORCING BARS FOR DBAS OR HSAS.
8. DETAILING:
   - A. LAP LENGTHS SHALL BE AS FOLLOWS:
     - I. 30 BAR DIAMETERS FOR #3 AND #4 BARS
     - II. 40 BAR DIAMETERS FOR #5 THROUGH #8 BARS
     - III. DO NOT SPLICE STIRRUPS AND TIES.
     - IV. DO NOT SPLICE VERTICAL BARS IN RETAINING WALLS UNLESS SPECIFICALLY SHOWN.
   - B. AT JOINTS PROVIDE REINFORCING DOWELS TO MATCH THE MEMBER REINFORCING, UNLESS NOTED OTHERWISE.
   - C. AT ALL DISCONTINUOUS CONTROL OR CONSTRUCTION SLAB ON GRADE JOINTS, PROVIDE 2 - #4 X 48 INCHES.
   - D. PROVIDE CORNER BARS AT INTERSECTING WALL CORNERS USING THE SAME BAR SIZE AND SPACING AS THE HORIZONTAL WALL REINFORCING.
   - E. ALL VERTICAL REINFORCING SHALL BE DOWELED TO FOOTINGS, OR TO THE STRUCTURE BELOW WITH THE SAME SIZE AND SPACING AS THE VERTICAL REINFORCING FOR THE ELEMENT ABOVE. DOWELS EXTENDING INTO FOOTINGS SHALL TERMINATE WITH A 90 DEGREE STANDARD HOOK AND SHALL EXTEND TO WITHIN 4" OF THE BOTTOM OF THE FOOTING. FOOTING DOWELS (#8 BARS AND SMALLER) WITH HOOKS NEED NOT EXTEND MORE THAN 20" INTO FOOTINGS.
   - F. HORIZONTAL WALL REINFORCING SHALL TERMINATE AT ENDS OF WALLS AND OPENINGS INTO THE FAR END OF THE JAMB COLUMN WITH A 90-DEGREE STANDARD HOOK PLUS A 6 BAR DIAMETER EXTENSION. HORIZONTAL WALL REINFORCING SHALL BE CONTINUOUS THROUGH CONSTRUCTION AND CONTROL JOINTS.

6 DESIGN CRITERIA

1. BUILDING CODE	International Building Code (IBC) 2015
2. WIND	
a. 3 Second Gust Velocity	120 mph
b. Exposure Category	C
3. SNOW	
a. Roof Snow Load	P_f = 139 psf min.
4. SEISMIC	
a. Occupancy	III
b. Seismic Design Category	D
c. Soil Site Class	D
d. Mapped Spectral Response Accel	S_s = 1.132
e. Site Coefficients	F_a= 1.047
f. Design Spectral Response Accel	S_{DS} = 0.79
g. Response Modification Factor	R=6.5
h. System Overstrength Factor	Ω_o = 3.0
i. Deflection Amplification Factor	C_d = 4
j. Seismic Response Coefficient	$C_s = S_{DS}*I_e/R = 0.152$
k. W	Dead Load of Structure
l. Base Shear	V = Cs*W = 0.152W
5. ROOF LOAD	
a. Live Load	20 psf
b. Dead Load	15 psf

No.	Description	Date

FOREVER WEST RENTAL STRUCTURE

NOESIS ENGINEERING SERVICES, P.C.

1680 WOODRUFF PARK
IDAHO FALLS, IDAHO 83401
(208) 932-2720
WWW.NOESIS.US

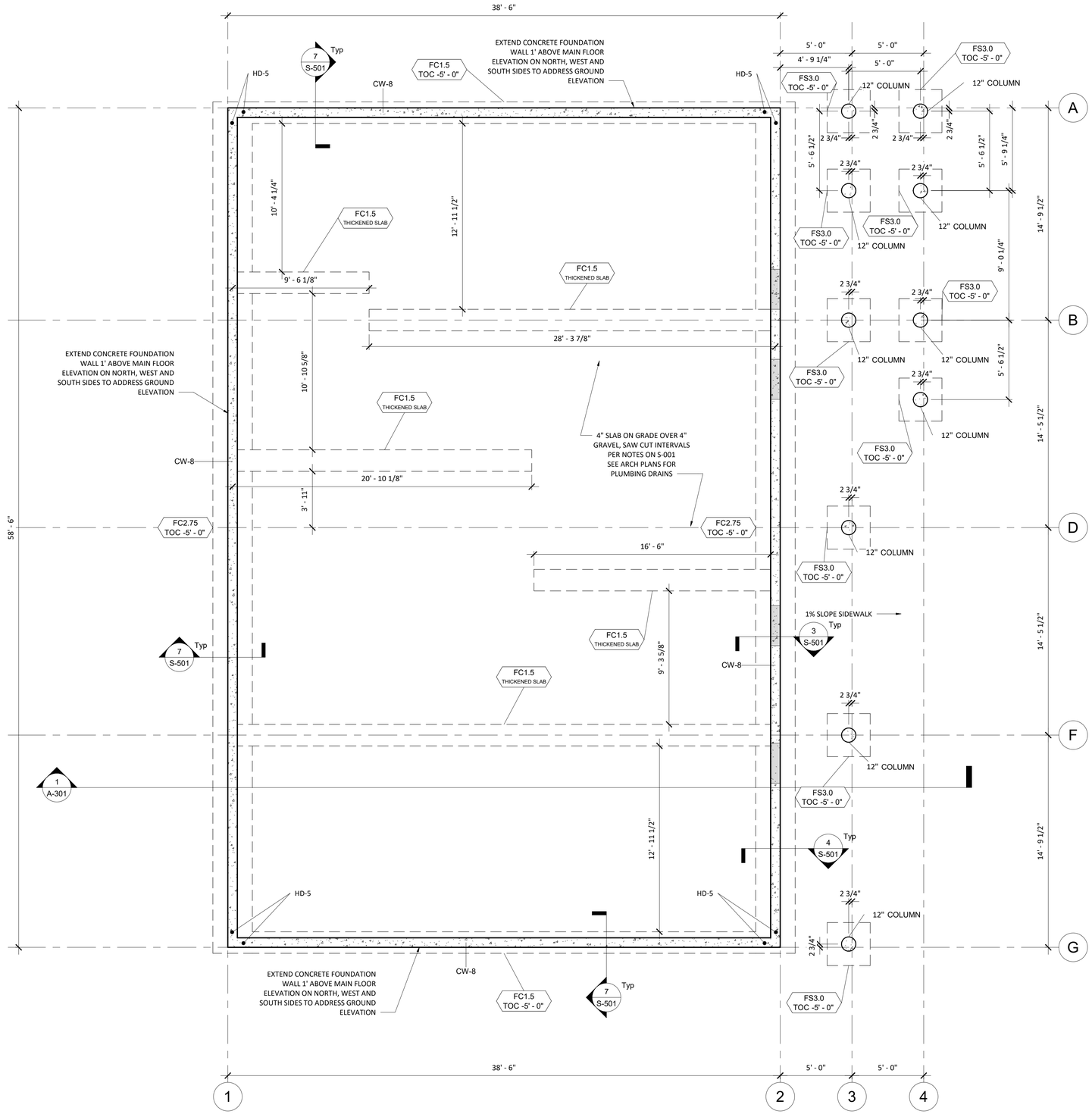
DB	2/12/2019 5:39:41 PM
DRAWN BY	DATE
DS	2/12/2019 5:39:41 PM
REVIEWED BY	DATE
DS	2/12/2019 5:39:41 PM
TECHNICAL APPROVAL	DATE

ALWAYS THINK SAFETY

MONTANA DANIEL B. HARR 30872 LICENSED PROF. ENGINEER 2-25-2019

GENERAL STRUCTURAL NOTES

S-001



1 FOUNDATION PLAN
1/4" = 1'-0"

MARKS AND SYMBOLS LEGEND

SECTION MARK
SHEET NUMBER

F__X__ / TOC ____ — INDICATES FOOTING AND TOP OF CONC. FOOTING (TOC), SEE PLAN AND SCHEDUAL ON S-601

HD-___ — HOLD DOWN, SEE SCH ON S-601

FOUNDATION PLAN NOTES

1. VERIFY ALL FLOOR OPEINGS FOR MECHANICAL SHAFTS, STAIRS, ETC. WITH ARCHITECTURAL AND MECHANICAL DRAWINGS.
2. SEE ARCHITECTURAL DRAWINGS FOR COLUMN WALLS AND OPENING DIMENSIONS.
3. FIELD VERIFY ALL DIMENSIONS.
4. ARCHITECT TO VERIFY REQUIRED BEAM CLEARANCE
5. COORDINATE LOCATION OF DEPRESSED SLABS, SLOPED SLABS, AND FLOOR DRAINS ARCHITECTURAL AND MECHANICAL DRAWINGS.
6. SEE ARCHITECTURAL AND CIVIL DRAWINGS FOR EXTERIOR CONCRETE WORK AT DOORS, SIDEWALKS, ETC.
7. SEE ARCHITECTURAL DRAWINGS FOR CONTROL JOINT LOCATION.
8. ALL SPOT SOTTINGS SHALL BE CENTERED UNDER COLUMNS (UNO).
9. SEE DETAILS 1&2/S-501 FOR CONDITION WHERE BURIED PIPES RUN PARALLEL AND PERPENDICULAR TO FOOTINGS.
10. SEE DETAIL 4/S-501 FOR TYPICAL CONTROL/CONSTRUCTION JOINTS IN CONCRETE SLAB ON GRADE.
11. SEE DETAIL 3/S-501 FOR SLAB REINFORCING WHERE CONTROL JOINTS ARE DISCONTINUOUS.
12. SEE DETAIL 7/S-501 FOR ADDITIONAL REINFORCING AT MISCELLANEOUS OPENINGS IN CONCRETE WALLS.
13. SEE ARCHITECTURAL DRAWINGS FOR DIMENSIONS FOR ALL WALLS AND OPENINGS.
14. ALL WALLS TO BE 2X6 NO. 2 STUDS @ 16" O.C. U.N.O.

No.	Description	Date

FOREVER WEST RENTAL STRUCTURE

NOESIS ENGINEERING SERVICES, P.C.

1680 WOODRUFF PARK
IDAHO FALLS, IDAHO 83401
(208) 932-2720
WWW.NOESIS.US

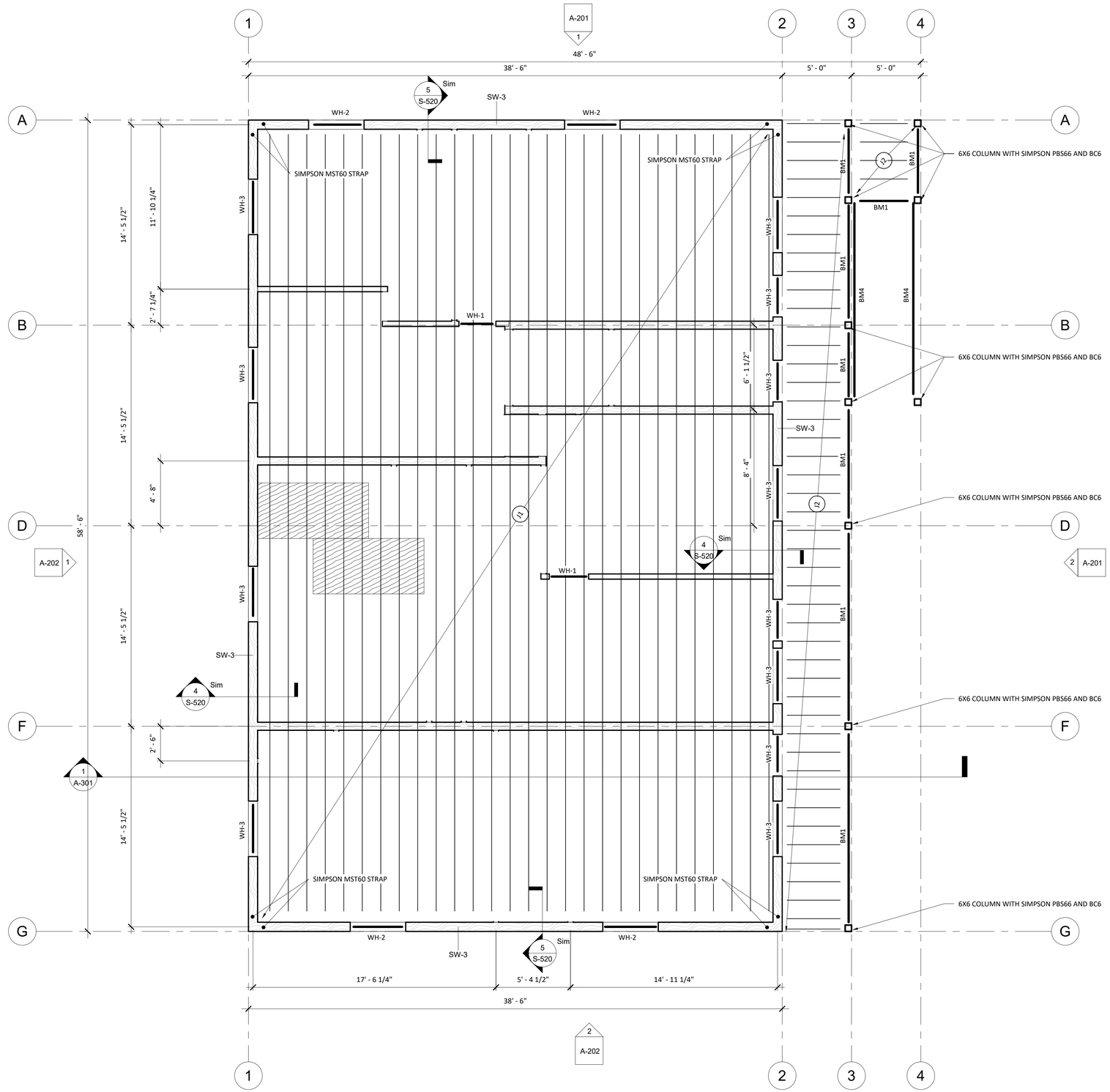
DB	2/12/2019 5:39:45 PM
DRAWN BY	DATE
DS	2/12/2019 5:39:45 PM
REVIEWED BY	DATE
DS	2/12/2019 5:39:45 PM
TECHNICAL APPROVAL	DATE

ALWAYS THINK SAFETY

MONTANA
DANIEL B. SHARP
30872
2-23-2019
LICENSED PROF. ENGINEER

FOUNDATION PLAN

S-101



2 SECOND FLOOR FRAMING PLAN
1/4" = 1'-0"

MARKS AND SYMBOLS LEGEND

SECTION MARK
SHEET NUMBER

INDICATES WOOD SHEATHING. SEE GSN AND SCHEDULE ON SHEET S-602

SW-x — INDICATES SHEAR WALL TYPE, SEE NOTES

WH-X — INDICATES HEADER, KING AND BEARING STUDS @ OPENING SEE 3/S-602

FLOOR FRAMING PLAN NOTES

1. VERIFY ALL FLOOR OPEINGS FOR MECHANICAL SHAFTS, STAIRS, ETC. WITH ARCHITECTURAL AND MECHANICAL DRAWINGS.
2. SEE ARCHITECTURAL DRAWINGS FOR COLUMN WALLS AND OPENING DIMENSIONS.
3. FIELD VERIFY ALL DIMENSIONS.
4. ARCHITECT TO VERIFY REQUIRED BEAM CLEARANCE

FLOOR LOADING

DEAD LOAD	15 PSF
LIVE LOAD FLOOR	40 PSF
LIVE LOAD DECK	100 PSF

NOTES:

1. INTERIOR WALLS ARE EITHER 2X6 @16"O.C. 1-HR FIRE WALL OR 2X4 @16"O.C. TYPICAL WALL. ALL WALLS DEVIDING LIVING UNITS SHALL BE 2X6 @16"O.C. 1-HR FIRE WALL SEE DETAIL 1/A-002.
2. NOT ALL INTERIOR WALLS ARE SHOWN ON FRAMING PLAN, ONLY BEARING WALLS.

MEMBER NOTES:

J1 — 11 7/8" TJI 230 @ 16" O.C.

J2 — 2X10 DF PT @ 16" O.C. CONNECTED W/ SIMPSON LUS210, CONNECT TO 2X10 LEDGER ON WALL. FINISH WITH COMPOSITE DECKING OPTIONS PREPARED BY CONTRACTOR, SELECTED BY OWNER

BM1 — (3)2X12 DF PT, CONNECTED W/ SIMPSON HUC212-3

BM4 — 4"X12" DF PT STAIR STRINGER, CONNECTED TO CONCRETE WITH SIMPSON ABA46RZ AND CONNECT TO BEAM WITH SIMPSON HU412

No.	Description	Date

FOREVER WEST
RENTAL STRUCTURE

NOESIS ENGINEERING SERVICES, P.C.
1680 WOODRUFF PARK
IDAHO FALLS, IDAHO 83401
(208) 932-2720
WWW.NOESIS.US

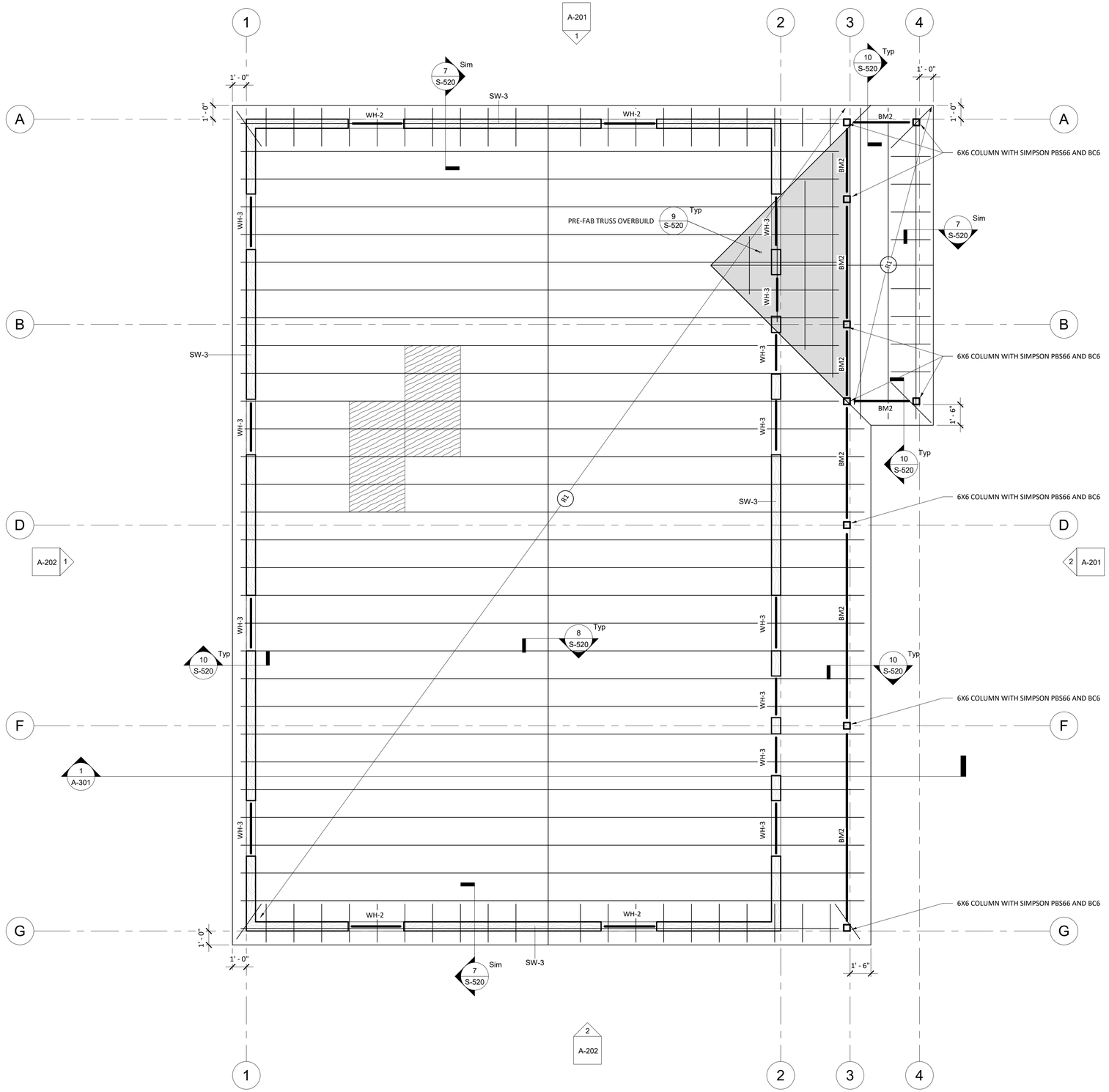
DB	2/12/2019 5:39:49 PM
DRAWN BY	DATE
DS	2/12/2019 5:39:49 PM
REVIEWED BY	DATE
DS	2/12/2019 5:39:49 PM
TECHNICAL APPROVAL	DATE

ALWAYS THINK SAFETY

MONTANA
DANIEL B. SHARP
30872
2-25-2019
LICENSED
PROF. ENGINEER

SECOND FLOOR FRAMING PLAN

S-102



1 ROOF FRAMING PLAN
1/4" = 1'-0"

MARKS AND SYMBOLS LEGEND

	SECTION MARK
	SHEET NUMBER
	INDICATES WOOD SHEATHING. SEE GSN AND SCHEDULE ON SHEET S-601
BM-X	INDICATES BEAM, SEE PLAN NOTE
SW-X	INDICATES SHEAR WALL, SEE PLAN & SCHEDULE ON SHEET S-601

ROOF LOADING

DEAD LOAD	15 PSF
SNOW LOAD	139 PSF
LIVE LOAD	20 PSF
TOTAL	45 PSF

ROOF FRAMING PLAN NOTES

1. VERIFY ALL FLOOR OPEINGS FOR MECHANICAL SHAFTS, STAIRS, ETC. WITH ARCHITECTURAL AND MECHANICAL DRAWINGS.
2. SEE DETAIL 1/S-502 FOR TYP SPLICE AT TOP PLATE.
3. SEE DETAIL 2/S-502 FOR STRAPS REQUIRED AT PIPES THROUGH TOP PLATE
4. SEE DETAIL 3/S-502 FOR TYP BUILT UP BEAM DETAILS
5. SEE ARCHITECTURAL DRAWINGS FOR DIMENSIONS.
6. FIELD VERIFY ALL DMENSIONS
7. MSTI STRAP ACROSS TOP OF BEAM WHERE DOUBLE TOP PLATE IS NOT CONTINUOUS. PROVIDE SPECIAL INSPECTION TO VERIFY INSTALLATION

MEMBER NOTES:

R1 PRE-FAB WOOD TRUSSES @ 24" O.C. WITH 2X4 OUTRIGGERS, CONNECT TO WALLS AND BEAMS WITH SIMPSON H2.5

BM2 GLULAM 5.5"X14"

No.	Description	Date

FOREVER WEST
RENTAL STRUCTURE

NOESIS ENGINEERING SERVICES, P.C.
1680 WOODRUFF PARK
IDAHO FALLS, IDAHO 83401
(208) 932-2720
WWW.NOESIS.US

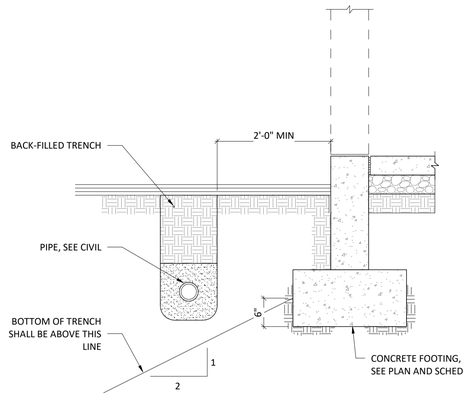
DB	2/12/2019 5:39:50 PM
DRAWN BY	DATE
DS	2/12/2019 5:39:50 PM
REVIEWED BY	DATE
DS	2/12/2019 5:39:50 PM
TECHNICAL APPROVAL	DATE

ALWAYS THINK SAFETY

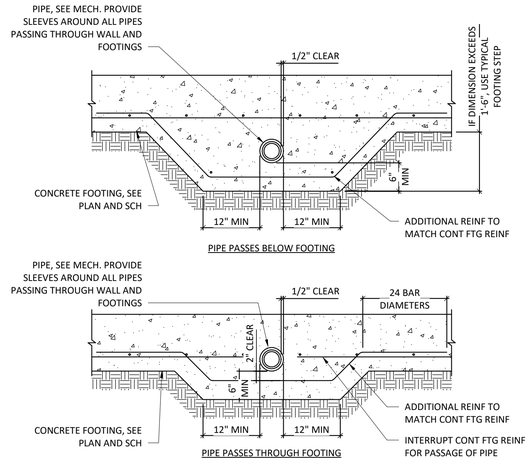
MONTANA
DANIEL B. SHARP
30892
2-25-2019
LICENSED PROF. ENGINEER

ROOF FRAMING PLAN

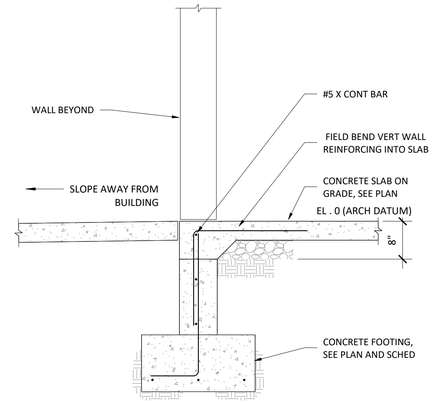
S-103



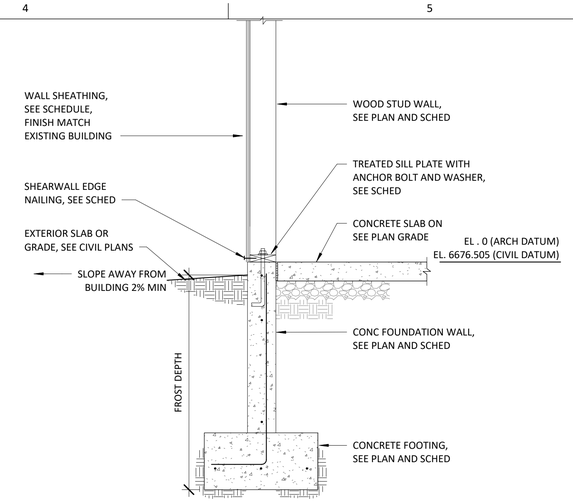
1 CONDITION AT PIPE PARALLEL TO CONCRETE FOOTING



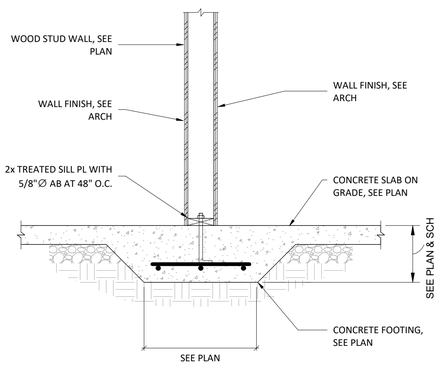
2 CONDITION AT PIPE PERP. TO CONC. FTG.



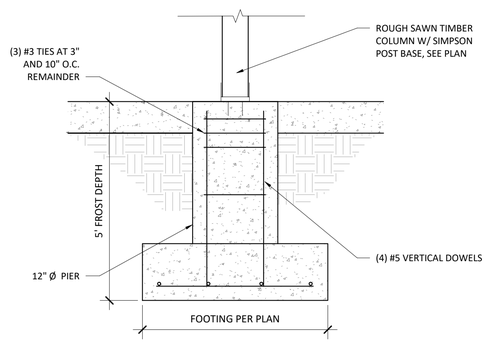
3 CONCRETE FOUNDATION AT WOOD WALL OPENING



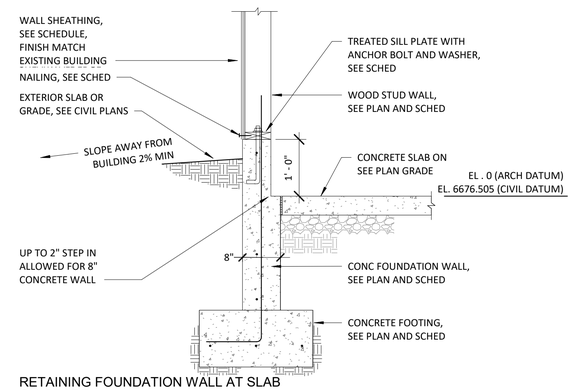
4 FOUNDATION WALL AT SLAB ON GRADE
3/4" = 1'-0"



5 THICKENED SLAB FOOTING AT INTERIOR STUD WALL
3/4" = 1'-0"



6 COLUMN DETAIL
1" = 1'-0"



7 RETAINING FOUNDATION WALL AT SLAB ON GRADE
3/4" = 1'-0"

No.	Description	Date

FOREVER WEST RENTAL STRUCTURE

NOESIS ENGINEERING SERVICES, P.C.
1680 WOODRUFF PARK
IDAHO FALLS, IDAHO 83401
(208) 932-2720
WWW.NOESIS.US

DB	2/12/2019 5:39:54 PM
DRAWN BY	DATE
DS	2/12/2019 5:39:54 PM
REVIEWED BY	DATE
DS	2/12/2019 5:39:54 PM
TECHNICAL APPROVAL	DATE

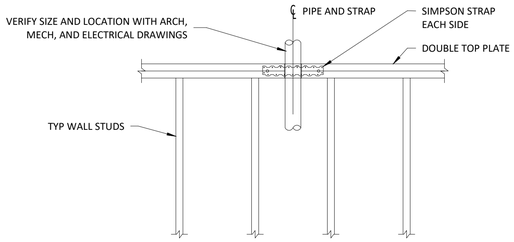
ALWAYS THINK SAFETY

MONTANA
DANIEL B. SHARP
30872
2-25-2019
LICENSED
PROF. ENGINEER

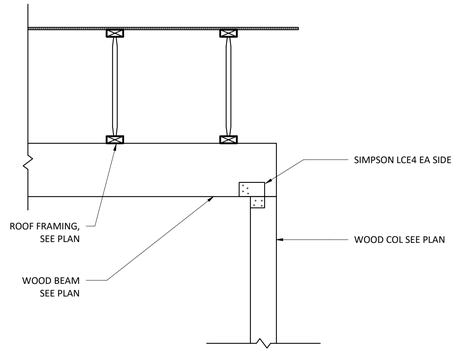
FOUNDATION DETAILS

S-501

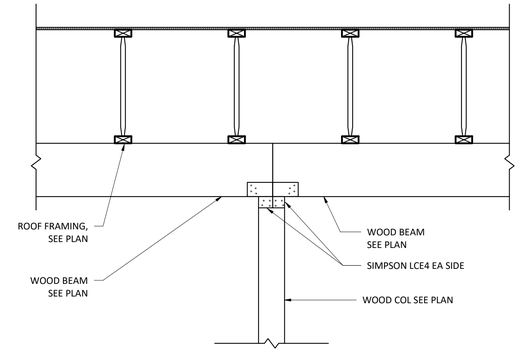
TOP PLATE SPLICE	
HOLE SIZE	STRAPS
LESS THAN OR EQUAL TO 1/3 STUD WIDTH	NONE REQUIRED
GREATER THAN 1/3 AND LESS THAN OR EQUAL TO 2/3 STUD WIDTH	ST2122 WITH (4) 16d NAILS EACH END
GREATER THAN STUD WIDTH	ST2215 WITH (6) 16d NAILS EACH END



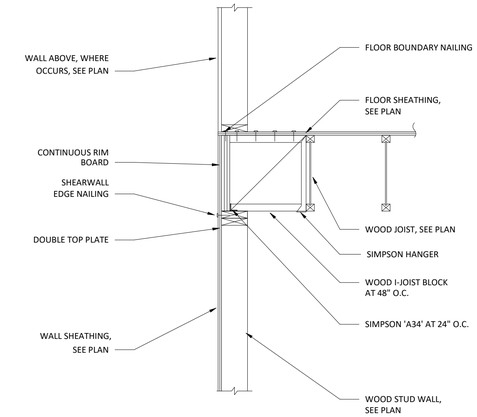
1 TOP PLATE SPLICE AT PIPE



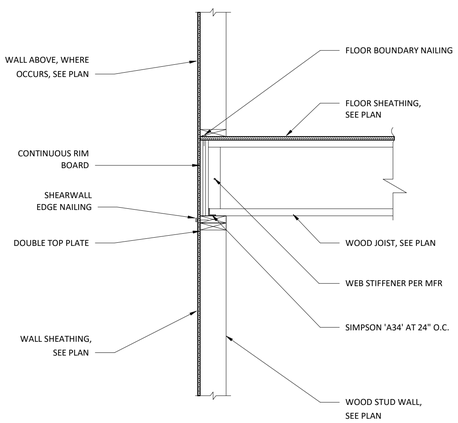
2 BEAM TO COLUMN CONNECTION
3/4" = 1'-0"



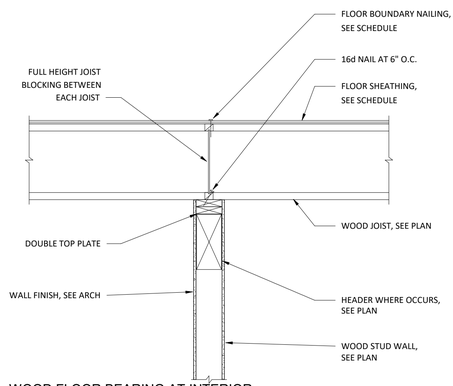
3 BEAM TO COLUMN CONNECTION 2
3/4" = 1'-0"



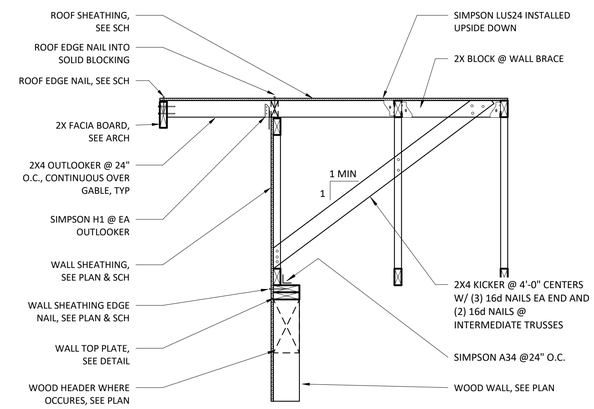
4 WOOD FLOOR BEARING PARRALLEL TO EXT. WOOD STUD WALL
3/4" = 1'-0"



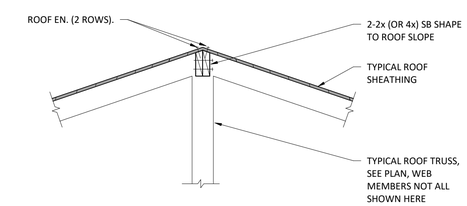
5 WOOD FLOOR BEARING PREP. TO EXT. WOOD STUD WALL
3/4" = 1'-0"



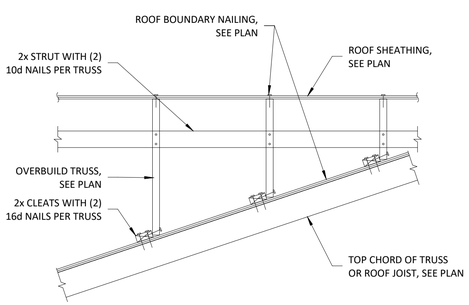
6 WOOD FLOOR BEARING AT INTERIOR WOOD STUD WALL
3/4" = 1'-0"



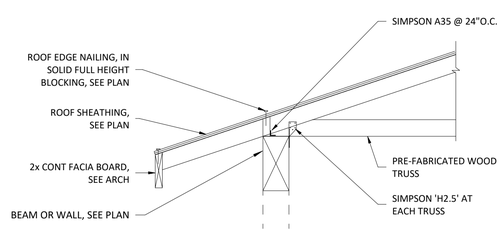
7 GABLE END FRAMING
3/4" = 1'-0"



8 RIDGE BLOCKING
3/4" = 1'-0"



9 TRUSS OVERBUILD DETAIL
3/4" = 1'-0"



10 WOOD TRUSS BEARING AT WOOD BEAM OR WALL
3/4" = 1'-0"

No.	Description	Date

FOREVER WEST
RENTAL STRUCTURE

NOESIS ENGINEERING SERVICES, P.C.

1680 WOODRUFF PARK
IDAHO FALLS, IDAHO 83401
(208) 932-2720
WWW.NOESIS.US

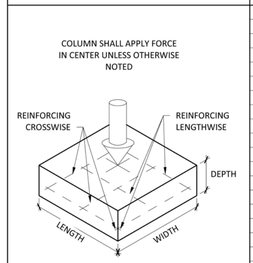
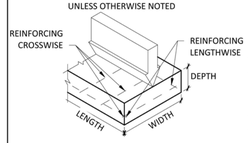
DB	2/12/2019 5:39:57 PM
DRAWN BY	DATE
DS	2/12/2019 5:39:57 PM
REVIEWED BY	DATE
DS	2/12/2019 5:39:57 PM
TECHNICAL APPROVAL	DATE

ALWAYS THINK SAFETY

MONTANA
DANIEL B. SHARP
30872
2-25-2019
LICENSED PROF ENGINEER

FRAMING DETAILS

S-520

CONCRETE FOOTING SCHEDULE													MAX. DESIGN LOAD @ T.O.F.
DIAGRAM	MARK	WIDTH	LENGTH	DEPTH	REINFORCING CROSSWISE				REINFORCING LENGTHWISE				
					No.	SIZE	LENGTH	SPACING	No.	SIZE	LENGTH	SPACING	
	FS1.5	1'-6"	1'-6"	10"	2	#4	1'-0"	EQ	2	#4	1'-0"	EQ	2,700 LB
	FS1.75	1'-9"	1'-9"	10"	2	#4	1'-3"	EQ	2	#4	1'-3"	EQ	3,675 LB
	FS2.0	2'-0"	2'-0"	10"	3	#4	1'-6"	EQ	3	#4	1'-6"	EQ	4,800 LB
	FS2.25	2'-3"	2'-3"	10"	3	#4	1'-9"	EQ	3	#4	1'-9"	EQ	6,075 LB
	FS2.5	2'-6"	2'-6"	10"	3	#4	2'-0"	EQ	3	#4	2'-0"	EQ	7,500 LB
	FS2.75	2'-9"	2'-9"	10"	3	#4	2'-3"	EQ	3	#4	2'-3"	EQ	9,075 LB
	FS3.0	3'-0"	3'-0"	10"	4	#4	2'-6"	EQ	4	#4	2'-6"	EQ	10,800 LB
	FS3.25	3'-3"	3'-3"	10"	4	#4	2'-9"	EQ	4	#4	2'-9"	EQ	12,675 LB
	FS3.5	3'-6"	3'-6"	10"	4	#4	3'-0"	EQ	4	#4	3'-0"	EQ	14,700 LB
	FS3.75	3'-9"	3'-9"	10"	5	#4	3'-3"	EQ	5	#4	3'-3"	EQ	16,875 LB
	FS4.0	4'-0"	4'-0"	10"	5	#4	3'-6"	EQ	5	#4	3'-6"	EQ	19,200 LB
	FS4.25	4'-3"	4'-3"	10"	5	#4	3'-9"	EQ	5	#4	3'-9"	EQ	21,675 LB
	FS4.5	4'-6"	4'-6"	12"	5	#5	4'-0"	EQ	5	#5	4'-0"	EQ	24,300 LB
	FS4.75	4'-9"	4'-9"	12"	5	#5	4'-3"	EQ	5	#5	4'-3"	EQ	27,075 LB
	FS5.0	5'-0"	5'-0"	12"	5	#5	4'-6"	EQ	5	#5	4'-6"	EQ	30,000 LB
	FS5.25	5'-3"	5'-3"	12"	5	#5	4'-9"	EQ	5	#5	4'-9"	EQ	33,075 LB
	FS5.5	5'-6"	5'-6"	12"	5	#5	5'-0"	EQ	5	#5	5'-0"	EQ	36,300 LB
	FS5.75	5'-9"	5'-9"	14"	6	#5	5'-3"	EQ	6	#5	5'-3"	EQ	39,675 LB
	FS6.0	6'-0"	6'-0"	14"	6	#5	5'-6"	EQ	6	#5	5'-6"	EQ	43,200 LB
	FC1.3	1'-4"	CONT	8"	1	#4	1'-0"	12" O.C.	2	#4	CONT	EQ	1,800 LB/FT
	FC1.5	1'-6"	CONT	8"	1	#5	1'-2"	12" O.C.	2	#4	CONT	EQ	2,000 LB/FT
	FC1.75	1'-9"	CONT	8"	1	#5	1'-3"	12" O.C.	2	#4	CONT	EQ	2,400 LB/FT
	FC2.0	2'-0"	CONT	8"	1	#5	1'-6"	12" O.C.	2	#4	CONT	EQ	2,700 LB/FT
	FC2.25	2'-3"	CONT	10"	1	#5	1'-9"	12" O.C.	2	#4	CONT	EQ	3,000 LB/FT
	FC2.5	2'-6"	CONT	10"	1	#5	2'-0"	12" O.C.	2	#4	CONT	EQ	3,300 LB/FT
	FC2.75	2'-9"	CONT	10"	1	#5	2'-3"	12" O.C.	2	#4	CONT	EQ	3,700 LB/FT
	FC3.0	3'-0"	CONT	12"	1	#5	2'-6"	12" O.C.	2	#4	CONT	EQ	4,000 LB/FT
	FC3.25	3'-3"	CONT	12"	1	#5	2'-9"	12" O.C.	2	#4	CONT	EQ	4,300 LB/FT
	FC3.5	3'-6"	CONT	12"	1	#5	3'-0"	12" O.C.	2	#4	CONT	EQ	4,600 LB/FT

CONCRETE FOOTING NOTES:

1. COMPRESSIVE STRENGTHS OF CONCRETE AT 28 DAYS SHALL BE 3,000 PSI
2. PLACE ALL FOOTING REINFORCING IN THE BOTTOM OF THE FOOTING WITH 3" CLEAR CONCRETE COVER (UNO).
3. TOP REINFORCING, WHERE OCCURS, SHALL BE PLACED IN THE TOP OF THE FOOTING WITH 2" MINIMUM CONCRETE COVER.
4. IF FOOTINGS ARE EARTH-FORMED, FOOTINGS SHALL BE 6" LONGER AND WIDER THAN SCHEDULED.
5. SEE GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.
6. SOME SCHEDULED FOOTINGS MAY NOT BE USED, SEE FOOTING AND FOUNDATION PLAN FOR FOOTING MARKS.
7. THIS SCHEDULE ASSUMES A SOIL BEARING PRESSURE OF 1,500 PSF
8. INFORMATION PROVIDED HERE IS DESIGNED BY NES AND MAY ONLY BE USED BY PERMISSION.
9. THIS SCHEDULE WAS ADOPTED AS PART OF NES STANDARDS IN JULY 2018, FULL CALCULATION PACKAGE ON FILE IN NES MAIN OFFICE.

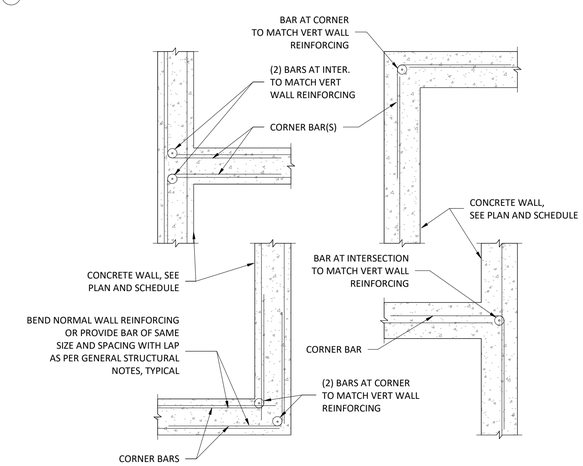
1 CONC. FOOTING SCHEDULE

HOLDDOWN SCHEDULE					
MARK	HOLDDOWN TYPE	FASTENERS	NOTE:	ALLOWABLE TENSION LOADS PER MANUFACTURER (DF)	NES RANKING
HD-1	SIMPSON HDU2-SDS2.5	CONC.: 5/8" Ø J OR L ANCHOR BOLT, MIN 7" EMBEDMENT WOOD: (6) 1/4" X 2 1/2" SDS (MIN 3" WOOD THICKNESS)		3,075 LBF	20
HD-2	SIMPSON LSTHD8	CONC.: HOLDDOWN WOOD: (16) 16d SINKERS	LSTHD8J FOR RIM JOIST	2,230 LBF @ ENDWAL W/ 8" CONC. WALL	10
HD-3	SIMPSON STHD10	CONC.: HOLDDOWN WOOD: (20) 16d SINKERS	STHD10J FOR RIM JOIST	3,145 LBF @ ENDWAL W/ 8" CONC. WALL	13
HD-4	SIMPSON STHD14	CONC.: HOLDDOWN WOOD: (24) 16d SINKERS	STHD14J FOR RIM JOIST	4,210 LBF @ ENDWAL W/ 8" CONC. WALL	13
HD-5	SIMPSON HDU4-SDS2.5	CONC.: 5/8" Ø HEAVY HEX BOLT, MIN 7" EMBEDMENT WOOD: (10) 1/4" X 2 1/2" SDS (MIN 3" WOOD THICKNESS)		4,565 LBF	24
HD-6	SIMPSON HDU5-SDS2.5	CONC.: 5/8" Ø HEAVY HEX BOLT, MIN 12" EMBEDMENT WOOD: (14) 1/4" X 2 1/2" SDS (MIN 3" WOOD THICKNESS)		5,645 LBF	26
HD-7	SIMPSON HDU8-SDS2.5	CONC.: 7/8" Ø HEAVY HEX BOLT, MIN 12" EMBEDMENT WOOD: (20) 1/4" X 2 1/2" SDS (MIN 4.5" WOOD THICKNESS)	FOR FULL LOAD CAPACITY MIN 8" CONC. WALL	7,870 LBF	43
HD-8	SIMPSON HDU11-SDS2.5	CONC.: 1" Ø HEAVY HEX BOLT, MIN 18" EMBEDMENT WOOD: (30) 1/4" X 2 1/2" SDS (MIN 7.25" WOOD THICKNESS)	FOR FULL LOAD CAPACITY MIN 8" CONC. WALL	11,175 LBF	45
HD-9	SIMPSON HDU14-SDS2.5	CONC.: HEAVY HEX ANCHOR NUT IN HOLDDOWN KIT WOOD: (36) 1/4" X 2 1/2" SDS (MIN 7.25" WOOD THICKNESS)		14,445 LBF	51

NOTES:

1. ALLOWABLE LOADS HAVE BEEN INCREASED FOR EARTHQUAKE OR WIND LOAD DURATIONS WITH NO FURTHER INCREASE ALLOWED. REDUCE WHERE OTHER LOADS GOVERN.
2. USE ALL MANUFACTURER SPECIFIED FASTENERS.
3. SEE GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.
4. SOME SCHEDULED HOLDDOWNS MAY NOT BE USED, SEE FOOTING AND FOUNDATION PLAN FOR HOLDDOWN MARKS.
5. INFORMATION PROVIDED HERE IS DESIGNED BY NES AND MAY ONLY BE USED BY PERMISSION.
6. THIS SCHEDULE WAS ADOPTED AS PART OF NES STANDARDS IN JULY 2018, FULL CALCULATION PACKAGE ON FILE IN NES MAIN OFFICE.

2 HOLDDOWN SCHEDULE



CONCRETE WALLS

4 TYP CORNER WALL REINFORCING

CONCRETE WALL SCHEDULE						
MARK	THICKNESS	REINFORCING			WALL TYPE	COMMENTS
		VERTICAL	HORIZONTAL	TOP AND BOTTOM		
CW-6	6"	#4 BARS AT 18" O.C.	#4 BARS AT 16" O.C.	(1) #4 BAR	'A'	.
CW-8	8"	#4 BARS AT 18" O.C.	#4 BARS AT 12" O.C.	(1) #4 BAR	'A'	
CW-10	10"	#4 BARS AT 16" O.C.	#5 BARS AT 15" O.C.	(1) #5 BAR	'A'	

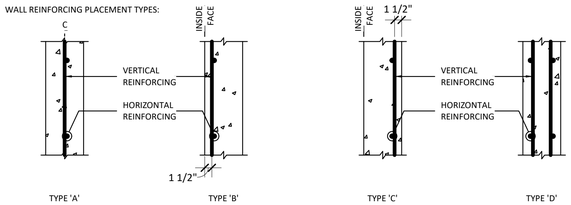
CONCRETE FOUNDATION WALL NOTES:

1. SEE GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.
2. CONCRETE FOUNDATION WALLS NOT DESIGNATED ON PLANS SHALL BE REINFORCED AS FOLLOWS:

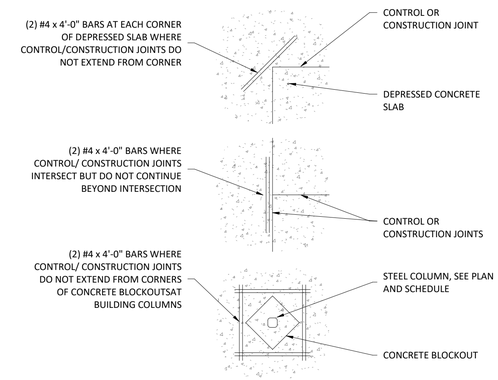
THICKNESS	VERTICAL REINFORCING	HORIZONTAL REINFORCING
6"	#4 BARS AT 18" O.C.	#4 BARS AT 16" O.C.
8"	#4 BARS AT 18" O.C.	#4 BARS AT 12" O.C.
10"	#4 BARS AT 16" O.C.	#5 BARS AT 15" O.C.
12"	#4 BARS AT 18" O.C. E.F.	#4 BARS AT 16" O.C. E.F.

ABBREVIATIONS:
E.F. EACH FACE
I.F. INSIDE FACE
O.F. OUTSIDE FACE

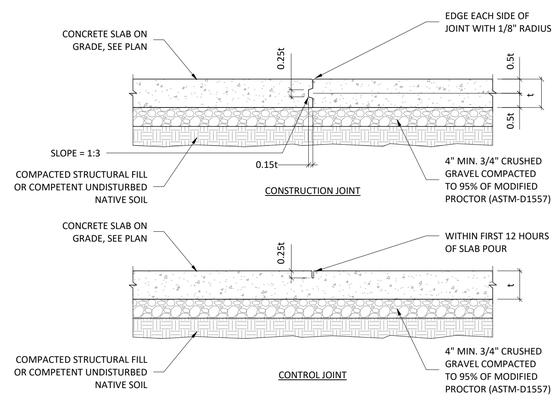
WALL REINFORCING PLACEMENT TYPES:



3 CONC. WALL SCHEDULE

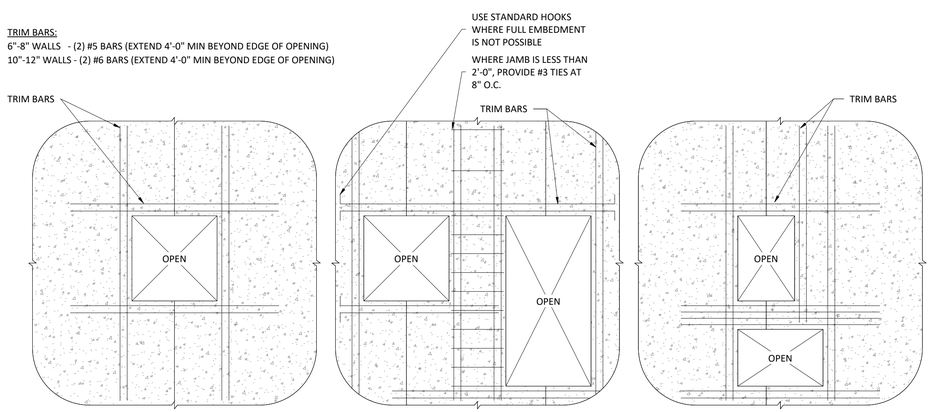


5 LOCATIONS REQUIRING ADDITIONAL SLAB REINFORCING



7 TYP SLAB ON GRADE JOINT DETAIL

TRIM BARS:
6"-8" WALLS - (2) #5 BARS (EXTEND 4'-0" MIN BEYOND EDGE OF OPENING)
10"-12" WALLS - (2) #6 BARS (EXTEND 4'-0" MIN BEYOND EDGE OF OPENING)



6 TYP REINFORCING FOR MISC OPENINGS IN CONC WALLS LESS THAN 3'-0"

No.	Description	Date

FOREVER WEST RENTAL STRUCTURE

NOESIS ENGINEERING SERVICES, P.C.
1680 WOODRUFF PARK
IDAHO FALLS, IDAHO 83401
(208) 932-2720
WWW.NOESIS.US

DB	2/12/2019 5:40:07 PM
DRAWN BY	DATE
DS	2/12/2019 5:40:07 PM
REVIEWED BY	DATE
DS	2/12/2019 5:40:07 PM
TECHNICAL APPROVAL	DATE

ALWAYS THINK SAFETY

MONTANA DANIEL B. SHARP 30872 LICENSED PROF. ENGINEER 2-25-2019

SCHEDULES

S-601

MINIMUM NAILING SCHEDULE

CONNECTION	NAILING
SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL	16d AT 16"O.C.
BRIDGING TO JOIST, TOENAIL EACH END	(2) 8d
BLOCKING BETWEEN JOIST OR RAFTERS TO TOP PLATE, TOE NAIL	(3) 8d
RIM JOIST TO TOP PLATE, TOE NAIL	8d AT 6" O.C.
COLLAR TIE TO RAFTER, FACE NAIL	(3) 10d
JACK RAFTER TO HIP, TOE NAIL	(3) 10d
FACE NAIL	(2) 16d
ROOF RAFTER TO 2x RIDGE BEAM, TOE NAIL	(2) 16d
FACE NAIL	(2) 16d
JOIST TO BAND JOIST, FACE NAIL	(3) 16d
LEDGER STRIP, FACE NAIL	(3) 16d
TOP PLATE TO STUD, END NAIL	(2) 16d
DOUBLE STUDS, FACE NAIL	16d AT 24" O.C.
DOUBLED TOP PLATES, FACE NAIL	16d AT 16" O.C.
TOP PLATES, LAPS & INTERSECTION, FACE NAIL	(2) 16d
CONTINUOUS HEADER, TWO PIECES	16d AT 16" O.C. ALONG EACH EDGE
CEILING JOISTS TO PLATE, TOE NAIL	(3) 8d
CONTINUOUS HEADER TO STUD, TOENAIL	(4) 8d
CEILING JOISTS, LAPS OVER PARTITIONS, FACE NAIL	(3) 16d
CEILING JOISTS TO PARALLEL RAFTERS, FACE NAIL	(3) 16d
RAFTER TO PLATE, TOENAIL	(3) 8d
1" BRACE TO EACH STUD & PLATE, FACE NAIL	(2) 8d
BUILT-UP CORNER STUDS	16d AT 24" O.C.
BUILT-UP GIRDER & BEAMS	20d AT 32" O.C. AT TOP, BOTTOM, AND STAGGERED. (2) 20d AT ENDS AND AT EACH SPLICE.
PLYWOOD & PARTICLEBOARD:	
SUBFLOOR, ROOF & WALL SHEATHING (TO FRAMING)*	
1/2" AND LESS	8d
19/32" - 3/4"	8d OR 10d
7/8" -1"	8d
1 1/8" - 1 1/4"	8d OR 10d
COMBINATION SUBFLOOR-UNDERLAYMENT (TO FRAMING)*	
3/4" AND LESS	6d
7/8" - 1"	8d
1 1/8" - 1 1/4"	8d OR 10d

*NAILS SPACED AT 6" O.C. AT EDGES, 12" O.C. AT INTERMEDIATE SUPPORTS (EXCEPT WHERE SPANS ARE 48" OR MORE, THEN SPACE AT 6" O.C. AT SUPPORTS). FOR NAILING OF DIAPHRAGMS AND SHEAR WALLS, REFER TO SHEARWALL SCHEDULE.

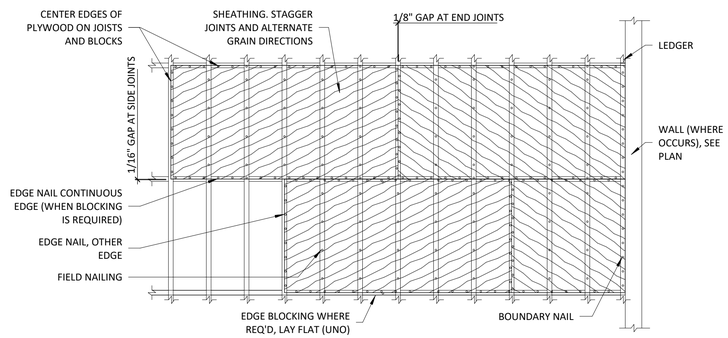
MINIMUM NAILING NOTES:
1. NAILING SCHEDULE IS PER TABLE 2304.10.1 OF THE I.B.C. 2015.
2. NAILING REQUIREMENTS SHOWN HERE DO NOT REPLACE HARDWARE SHOWN ON
3. THE PLANS OR DETAILS.
4. ALL NAILS USED ARE COMMON NAILS.
5. SEE GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.

1 MINIMUM NAILING SCHEDULE

SHEATHING SCHEDULE AT ROOF AND FLOOR

LOCATION	WOOD SHEATHING THICKNESS	NAIL SIZE	EDGE NAIL		FIELD NAIL	BOUNDARY NAIL	EDGE BLOCK	COMMENTS
			CONT EDG	OTHER EDGE				
ROOF	3/4" 48/24	8d	6 IN	6 IN	12 IN	6 IN	NO	GF 215 PLF
FLOOR	23/32" OSB (48/24)	10d	6 IN	6 IN	12 IN	6 IN	NO	GF 735 PLF

SHEATHING NOTES:
1. MINIMUM NAIL PENETRATION INTO FTAMING: 8d-1 1/2", 10d- 1 5/8".
2. USE COMMON NAILS (8d DIAMETER = 0.131", 10d DIAMETER = 0.148".
3. SEE GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.

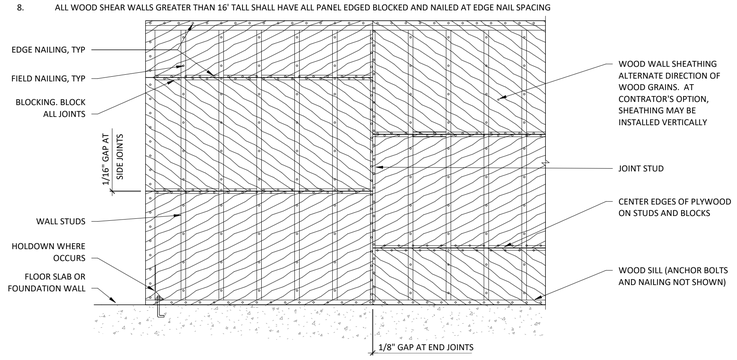


2 SHEATHING SCHEDULE AT ROOF AND FLOOR

WOOD SHEATHING SHEARWALL SCHEDULE

MARK	WALL FRAMING						WALL SHEATHING					COMMENTS
	STUDS	TOP PLATE	BOTTOM PLATE	BOTTOM PLATE ANCHORS	STUD & BLOCK AT JOINTS	STUDS AT WALL CORNERS	THICKNESS	FASTENER TYPE	FASTENER SIZE	EDGE NAIL	FIELD NAIL	
SW-1	2x6 AT 16" O.C.	(2) 2x6	2x6	5/8"∅ A.B. AT 48" O.C.	(2) 2x	6x	7/16"	STAPLES	1 1/2" 16ga	2.5" O.C.	12" O.C.	NOTE 8
SW-2	2x6 AT 16" O.C.	(2) 2x6	2x6	5/8"∅ A.B. AT 48" O.C.	2x	6x	7/16"	STAPLES	1 1/2" 16ga	4" O.C.	12" O.C.	NOTE 8
SW-3	2x6 AT 16" O.C.	(2) 2x6	2x6	5/8"∅ A.B. AT 48" O.C.	2x	6x	7/16"	STAPLES	1 1/2" 16ga	6" O.C.	12" O.C.	NOTE 8
SW-4	2x8 AT 16" O.C.	(2) 2x8	2x8	5/8"∅ A.B. AT 48" O.C.	2x	6x	7/16"	STAPLES	1 1/2" 16ga	6" O.C.	12" O.C.	NOTE 8
SW-5	(2) 2x8 AT 16" O.C.	(2) 2x8	2x8	5/8"∅ A.B. AT 48" O.C.	2x	6x	7/16"	STAPLES	1 1/2" 16ga	6" O.C.	12" O.C.	NOTE 8

WOOD SHEATHING SHEARWALL NOTES:
1. PROVIDE 3/16"x2"x0'-2" WASHER PLATES AT BOLTS.
2. WHERE CALLED FOR ON SCHEDULE, USE COMMON NAILS. GALVANIZED NAILS SHALL BE HOT-DIPPED OR TUMBLED.
3. ANCHOR BOLTS SHALL HAVE A 7" MINIMUM EMBEDMENT INTO CONCRETE AND TERMINATE WITH A 3" STANDARD 90° HOOK.
4. WHERE STUDS ARE CUT FOR PLACEMENT OF ANCHOR BOLTS OR OTHER ELEMENTS, AN ADJACENT STUD SHALL BE ADDED.
5. WHERE WOOD SHEATHING IS APPLIED TO BOTH SIDES OF A WALL AND NAIL SPACING IS LESS THAN 6" O.C. ON EITHER SIDE, PANEL JOINTS SHALL BEOFFSET TO FALL ON DIFFERENT FRAMING MEMBERS, OR FRAMING MEMBER SHALL BE 3" OR THICKER AND NAILS ON EITHER SIDE SHALL BE STAGGERED.
6. PRE-DRILLED HOLES ARE REQUIRED AT 20d NAILS.
7. SEE GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.
8. ALL WOOD SHEAR WALLS GREATER THAN 16' TALL SHALL HAVE ALL PANEL EDGED BLOCKED AND NAILED AT EDGE NAIL SPACING

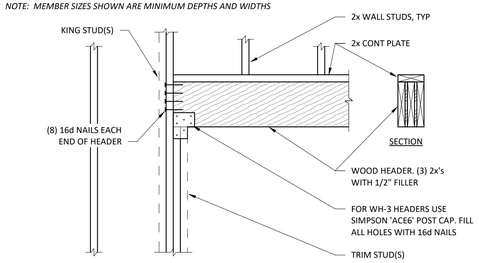


4 WOOD SHEATHING SHEARWALL SCHEDULE

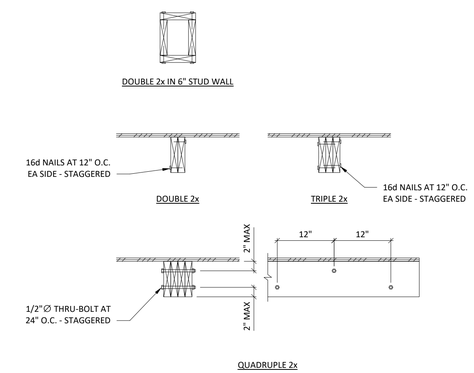
HEADER BEARING SCHEDULE FOR 2x STUD WALL

MARK	HEADER	MAXIMUM HEADER SPAN	JAMB		COMMENTS
			BEARING STUDS	KING STUDS	
WH-1	(2) 2X10	----	(1) 2X6	(1) 2X6	
WH-2	(2) 2X12	----	(2) 2X6	(2) 2X6	
WH-3	(3) 2X12	----	(2) 2X6	(3) 2X6	

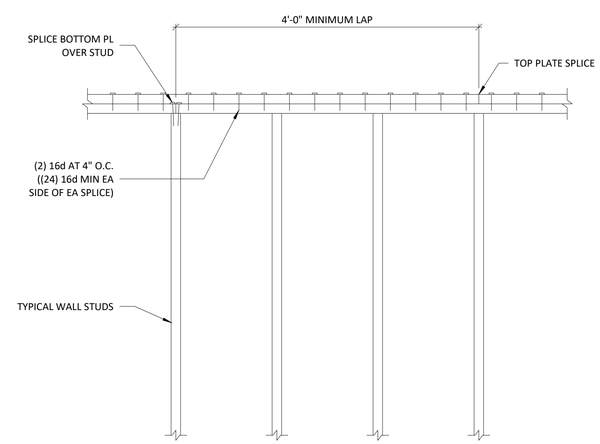
NOTE: MEMBER SIZES SHOWN ARE MINIMUM DEPTHS AND WIDTHS



3 WOOD HEADER SCHEDULE



5 WOOD BUILT-UP BEAM DETAILS



6 TOP PLATE SPLICE

No.	Description	Date

FOREVER WEST RENTAL STRUCTURE

NOESIS ENGINEERING SERVICES, P.C.

1680 WOODRUFF PARK
IDAHO FALLS, IDAHO 83401
(208) 932-2720
WWW.NOESIS.US

DB	2/12/2019 5:40:13 PM
DRAWN BY	DATE
DS	2/12/2019 5:40:13 PM
REVIEWED BY	DATE
DS	2/12/2019 5:40:13 PM
TECHNICAL APPROVAL	DATE

ALWAYS THINK SAFETY

MONTANA DANIEL B. SHARP 30872 2-25-2019 LICENSED PROF. ENGINEER

SCHEDULES

S-602