



DOWNTOWN URBAN RENEWAL ASSISTANCE

APPLICATION FORM FOR GRANTS AND REVOLVING LOAN FUND LOANS

VALID THROUGH 6/30/2018

BUSINESS CONTACT INFORMATION

Contact Name	Steve WAWALICH	Date business commenced:	APR. 1 1967
Title	Managing Member	Number of Employees:	80
Company name	Best Western Plus Clocktower INN	<input type="checkbox"/> Sole proprietorship	
Phone/#	406-325-1732	<input type="checkbox"/> Partnership	
E-mail	SW@bwclocktowerinn.com	<input type="checkbox"/> Corporation	
Company mailing address City, State ZIP Code	2511 13 th AVE N. BILLINGS, MT. 59101	<input checked="" type="checkbox"/> Other EIN or Soc. S # 81-0296977	

CHECK THE MAP ON THE LINKS PAGE (4) BEFORE CONTINUING

Check all that apply: I am a property owner inside the District I own and operate a business within the District
 I plan to purchase property in District I plan to move a business into the District

If your proposed project has a different physical address than the mailing address, please fill in the street address, below:

Street Address: _____, 59101

Check all that apply: I am interested in a low rate loan I am interested in a reimbursement grant (RG)

What is the total cost of the project, including property acquisition, if applicable?

How much are you wanting to borrow from the Loan Fund (RLF)?

How much do you need to make the project "pencil out" (RG and/or RLF)?

Briefly describe your proposed project:

SEE ATTACHED.

Exterior Renovation:

Best Western Plus ClockTower Inn

November 15, 2019

Narrative Summary:

The hotel and restaurant were built in 1966 and since that time very little has done to change the exterior of the hotel. This project is geared to do several items:

1. As guests drive in – either hotel or restaurant, is their first visual would be more of a park like setting, complete with fireplace, sitting areas and landscaping. These are the 6 spots in front of Stella’s Kitchen and Bakery.
2. Then as they look to the rear of the parking lot, the “motel” look would be updated to include:
 - a. Breaking up the parking and adding landscape islands – we do not lose any parking just modify what we have.
 - b. Redo the roof line – We’ll be removing about 8’ of the existing roof on the entry door side, creating a gutter/trough, and adding back the 8’ of roof but tilting upward vs. the old motel look. This roof line will entail a fair amount of support columns – very similar to the steel work we completed on 26th street about 6 years ago.
 - c. The final aspect of this is to provide of softening of the rooms with a screening detail.

The best example of what we’re looking at doing the is the Lark in Bozeman – www.larkbozeman.com. Not the addition but the original Imperial 400 motel.

Sources and Uses Budget: Cost of the project \$650,000 - \$700,000. We’ve received two bids in this range. We are currently have plans into the city for a building permit and of the bids we have selected a preliminary local contractor. Detailed costs will be provided once we are under contract.

Timeline: - Our goal is to complete this project prior to our busy season. We anticipate breaking ground/demolition mid-late January and complete the project in 64-76 days. The only item not anticipated to be completed is the additional landscape, which will be completed once the weather is appropriate.

ARCHITECTURAL ABBREVIATIONS

AB	ANCHOR BOLT	FTNG	FOOTING	RD	ROOF DRAIN
ABV	ABOVE	GA	GAUGE OR GAGE	RECY	RECYCLE(D)
A/C	AIR CONDITIONING	GALV	GALVANIZED	REF	REFERENCE
ACT	ACOUSTICAL CEILING TILE	GB	GYP SUM BOARD	REFRIG	REFRIGERATOR OR REFRIGERATION
AD	AREA DRAIN	GC	GENERAL CONTRACTOR	REINF	REINFORCE
ADDL	ADDITIONAL	GL	GLASS, GLAZING	REQD	REQUIRED
ADJ	ADJUSTABLE	GWB	GYP SUM WALL BOARD	RM	ROOM
AFF	ABOVE FINISH FLOOR	GYP	GYP SUM	RO	ROUGH OPENING
ALT	ALTERNATE	HC	HANDICAP	ROW	RIGHT OF WAY
ALUM	ALUMINUM	HDR	HEADER	S	SOUTH
ARCH	ARCHITECT(URAL)	HDW	HARDWARE	SC	SOLID CORE
AWN	AWNING	HM	HOLLOW METAL	SCHED	SCHEDULE
B/	BOTTOM OF	HORIZ	HORIZONTAL	SECT	SECTION
BD	BOARD	HR	HOUR	SFRM	SPRAY APPLIED FIRE RESISTIVE MATERIAL
BLDG	BUILDING	HT	HEIGHT	SGL	SINGLE
BKG	BLOCKING	HTD	HEATED	SHT	SHEET
BM	BEAM OR BENCHMARK	HVAC	HEATING/VENTILATION & AIR CONDITIONING	SIM	SIMILAR
BRG	BEARING	ID	INSIDE DIAMETER	SPECS	SPECIFICATIONS
BTWN	BETWEEN	INFO	INFORMATION	SOD	SLAB ON DECK
BUR	BUILT UP ROOF	ISO	ISOCYANURATE	SOL	SLAB ON GRADE
CAB	CABINET	INSUL	INSULATE / INSULATED / INSULATION	SOH	SAME OPPOSITE HAND
CJ	CONTROL JOINT	INT	INTERIOR	SS	STAINLESS STEEL
CL	CENTERLINE	INV	INVERT	ST	STONE TILE
CLG	CEILING	JOINT	JOINT	STND	STANDARD
CMU	CONCRETE MASONRY UNIT	KIT	KITCHEN	STL	STEEL
CO	CLEAN OUT	L	LONG / LENGTH	STRUCT	STRUCTURAL
COL	COLUMN	LAM	LAMINATE(D)	TEMP	TEMPERED
CONC	CONCRETE	LAV	LAVATORY	THK	THICK
CONT	CONTINUOUS	LF	LINEAR FEET	THRESH	THRESHOLD
CONST	CONSTRUCTION	LP	LOW POINT	T.O.	TOP OF
CG	CORNERGUARD	LT	LIGHT	TOBM	TOP OF BEAM
CPT	CARPET	MAS	MASONRY	T.O.P.	TOP OF PLATE
CSMT	CASEMENT	MATL	MATERIAL	T.O.S.	TOP OF STEEL
CT	CERAMIC TILE	MAX	MAXIMUM	T/	TOP OF
D	DEEP	MECH	MECHANICAL	T&G	TONGUE AND GROOVE
DF	DRINKING FOUNTAIN	MEZZ	MEZZANINE	TEL	TELEPHONE
DH	DOUBLE HUNG	MFR	MANUFACTURER	THK	THICK
DIM(S)	DIMENSIONS	MH	MANHOLE	TRANS	TRANSOM
DISP	DISPENSER	MIN	MINIMUM	TV	TELEVISION
DN	DOWN	MISC	MISCELLANEOUS	TYP	TYPICAL
DR	DOOR	MO	MASONRY OPENING	UL	UNDERWRITERS LABORATORY
DS	DOWNSPOUT	MTL	METAL	UNO	UNLESS NOTED OTHERWISE
DTL	DETAIL	N	NORTH	VB	VINYL BASE
DWG	DRAWING	NOT	NOT IN CONTRACT	VCT	VINYL COMPOSITION TILE
E	EAST	NOM	NOMINAL	VERT	VERTICAL
EA	EACH	NTS	NOT TO SCALE	VEST	VESTIBULE
EC	EXISTING COLUMN	OC	ON CENTER	VIF	VERIFY IN FIELD
EJ	EXPANSION JOINT	OD	OUTSIDE DIAMETER OR OVERFLOW DRAIN	VP	VENER PLASTER
ELEC	ELECTRICAL	OPNG	OPENING	VR	VAPOR RETARDER
EL	ELEVATION	OPP	OPPOSITE	VT	VINYL TILE
ELEV	ELEVATOR	OVHD	OVERHEAD	WVC	VINYL WALL TILE
EQ	EQUAL	PL	PLATE	W	WIDE OR WEST
EQUIP	EQUIPMENT	PLAM	PLASTIC LAMINATE	W/	WITH
EW	ELECTRIC WATER COOLER	PLYWD	PLYWOOD	WC	WATER CLOSET
EXH	EXHAUST	PNL	PANEL	WD	WOOD
EXIST	EXISTING	PNT	PAINT	WDW	WINDOW
EXP	EXPANSION OR EXPOSED	POLY	POLYESTER OR POLYOLEFIN	WG	WALL GUARD
EXT	EXTERIOR	PSF	POUNDS PER SQUARE FOOT	WH	WATER HEATER
FACP	FIRE ALARM CONTROL PANEL	PSI	POUNDS PER SQUARE INCH	W/IN	WITHIN
FD	FLOOR DRAIN	PT	PRESSURE TREATED OR POINT	W/O	WITHOUT
FE	FIRE EXTINGUISHER	PVMT	PAVEMENT	WP	WATERPROOF
FEC	FIRE EXTINGUISHER CABINET	QTR	QUARTER	WR	WATER RESISTANT
FIN	FINISH	QTY	QUANTITY	WT	WEIGHT
FIXT	FIXTURE	R	RADIUS	WWF	WELDED WIRE FABRIC
FLR	FLOOR	RA	RETURN AIR	#	NUMBER OR POUND
FND	FOUNDATION	RB	RUBBER BASE	@	AT
FR	FRAME				
FT	FEET/FOOT OR FIRE TREATED				

CLOCK TOWER INN COURTYARD IMPROVEMENTS

2511 1st AVENUE NORTH
BILLINGS, MONTANA

INFORMATIONAL DRAWINGS:

COVER

CIVIL DRAWINGS

- C1.0 CIVIL COVER SHEET
- C1.1 EXISTING PLANS & DEMOLITION
- C1.2 NORTHEAST PARKING LOT SITE PLAN
- C1.3 NEW PATIO SITE PLAN
- C1.4 NORTHEAST PARKING LOT GRADING PLAN
- C1.5 NEW PATIO GRADING PLAN

LANDSCAPE DRAWINGS

- L1.0 PARKING IRRIGATION PLAN
- L1.1 PARKING PLANTING PLAN
- L2.0 COURTYARD IRRIGATION PLAN
- L2.1 COURTYARD PLANTING PLAN
- L3.0 DETAILS
- L3.1 DETAILS

ARCHITECTURAL DRAWINGS

- D2.1 DEMOLITION PLANS- MAIN LEVEL
- D2.2 DEMOLITION PLANS - UPPER LEVEL
- D2.3 DEMOLITION PLANS- ROOF LEVEL
- A2.1 MAIN LEVEL FLOOR PLAN
- A2.2 UPPER LEVEL FLOOR PLAN
- A2.3 ROOF PLAN
- A3.1 ENLARGED COURTYARD PLAN- GROUND LEVEL
- A3.2 ENLARGED COURTYARD PLAN- UPPER LEVEL
- A3.3 ROOF FRAMING DETAILS
- A4.1 BUILDING EXTERIOR ELEVATIONS- DETAILS
- A4.2 BUILDING EXTERIOR ELEVATIONS
- A4.3 BUILDING EXTERIOR ELEVATIONS- DETAILS
- A5.1 BUILDING SECTIONS / DETAILS
- A5.2 BUILDING SECTIONS / DETAILS
- A5.3 BUILDING SECTIONS / DETAILS
- A7.1 ENLARGED COURTYARD PLAN- MAIN LEVEL SOFFIT RCP
- A7.2 ENLARGED COURTYARD PLAN- UPPER LEVEL SOFFIT RCP

PROJECT SUMMARY:

THE PROJECT CONSISTS OF AN SURFACE REPAIRS TO PARKING LOT, SITE DRAINAGE IMPROVEMENTS, EXTERIOR RAILING REPLACEMENT, AND REPLACEMENT OF BALCONY ROOF OVERHANG.

THE PROJECT ALSO INCLUDES THE PARTIAL RE-ROOFING OF THE FACILITY, WITH THE INCORPORATION OF ADDITIONAL ROOF INSULATION TO COUNTERACT CHRONIC ICE-DAM PROBLEMS.

GENERAL PROJECT NOTES:

1. DRAWINGS CONTAINED WITHIN THESE DOCUMENTS ARE ABBREVIATED IN NATURE. CONTRACTOR IS EXPECTED TO USE QUALITY, ACCEPTABLE STANDARD CONSTRUCTION PRACTICES & TECHNIQUES.
2. CONTRACTOR TO SUBMIT SHOP DRAWINGS, PRODUCT & FIXTURE EXAMPLES / LITERATURE, MATERIALS SAMPLES & FINISH SAMPLES TO THE ARCHITECT FOR WRITTEN CONFIRMATION OF APPROVAL BEFORE ORDERING / INSTALLATION. ALTERNATIVES ARE ACCEPTABLE ON ARCHITECTS APPROVAL.
3. DO NOT SCALE FROM DRAWINGS. IF A DIMENSION DOES NOT EXIST OR IS IN ERROR, CONTACT THE ARCHITECT IMMEDIATELY FOR WRITTEN CLARIFICATION.
4. CONTRACTOR(S) SHALL GUARANTEE THEIR WORK FOR A PERIOD OF NO LESS THAN ONE YEAR FROM THE DATE SUBSTANTIAL COMPLETION. CONTRACTOR(S) SHALL REPLACE ALL DEFECTIVE PARTS & SUPPLIES AT THEIR COST.
5. CONTRACTOR SHALL SUPPLY ALL PARTS, MATERIALS & LABOR ASSOCIATED WITH COMPLETING THIS PROJECT, UNLESS OTHERWISE NOTED.
6. ALL INSULATION SHALL HAVE A FLAME SPREAD RATING NOT TO EXCEED 25 AND A SMOKE DEVELOPMENT RATING NOT TO EXCEEDING 50.

PROJECT TEAM:

OWNER

CLOCK TOWER INN

CONTRACTOR

ARCHITECT

2NORTH
128 CLARK AVENUE
BILLINGS, MT 59101
p. 406.254-7328
c. 406.855-1529

SITE

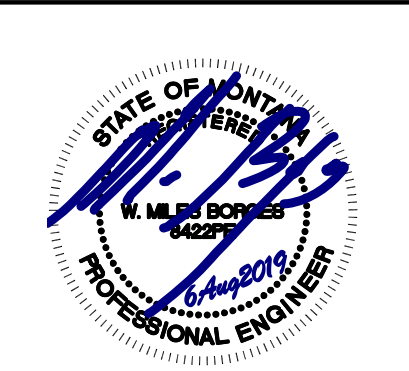
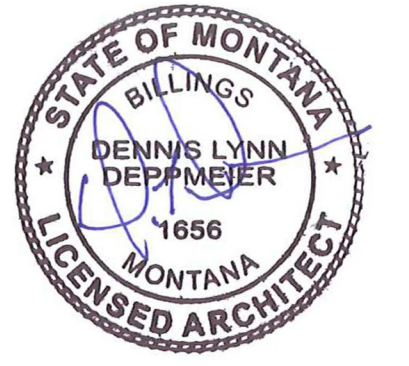
FOLEY GROUP
100 N. 27TH STREET, SUITE 450
BILLINGS, MT 59101
p. 406.294-4477
c. 406.861-4380

STRUCTURAL

WHITTEN & BORGES, P.C.
645 GRAND AVENUE, SUITE H
BILLINGS, MT 59101
p. 406.248-5449
c. 406.672-6408

CIVIL

SANDERSON STEWART
1300 TRANSTECH WAY
BILLINGS, MT 59102
p. 406.869.3366
c. 406.580.1043



DRAWING COVER
PROJECT CLOCK TOWER INN COURTYARD IMPROVEMENTS
BILLINGS, MONTANA
OWNER CLOCK TOWER INN

PROJECT N 0 14001
ISSUE DATE 8/02/2019
REVISIONS



128 CLARK AVE., BILLINGS, MT 59101
MOB 406-855-1529 TEL 406-254-7328

blueboy@bresnan.net

COVER

CP#201

CP#200

2ND. AVE. NORTH
(80.0' CITY R/W)

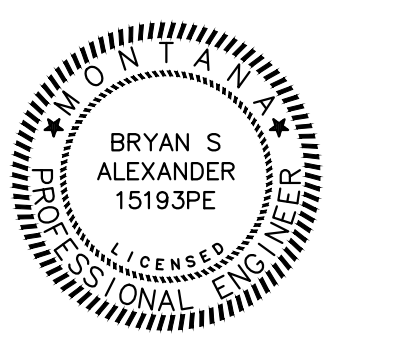
NORTH 26TH STREET
(80.0' CITY R/W)

ALLEY (20' CITY R/W)

1ST. AVE. NORTH
(80.0' CITY R/W)

PROJECT SURVEY CONTROL				
Point #	Northing	Easting	Elevation	Description
1	164194.52	633992.45	3124.28	CP /MAG NAIL
2	164391.97	634305.77	3122.62	CP /MAG NAIL
3	164397.35	634314.52	3123.04	CP /MAG NAIL
200				
201				

PROJECT DATUM: LOW DISTORTION PROJECTION
COORDINATE SYSTEM (LDP MT83-BLGS-1F) NORTH
AMERICAN DATUM OF 1983
SURVEYED: 7/13/17 BY: MC



DATE	DESCRIPTION
06/02/19	REVIEW SET

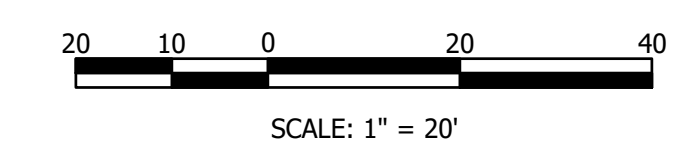
FILE: 77213_01_EX.DEMO.PROD.DWG
PROJECT NO: 77213.01
CAD: BVB/EJG
QUALITY ASSURANCE: BSA

SITE DEMOLITION NOTES:

1. ALL LOCATIONS AND DIMENSIONS OF EXISTING AND PROPOSED FEATURES ARE APPROXIMATE AND THE PROJECT DRAWINGS MAY NOT INCLUDE ALL EXISTING FEATURES WITHIN THE PROJECT BOUNDARIES. THE CONTRACTOR SHALL THOROUGHLY REVIEW THE SITE PRIOR TO BIDDING AND CONSTRUCTION TO BECOME FAMILIAR WITH THE EXISTING SITE FEATURES AND CONDITIONS. IF DISCREPANCIES ARE FOUND BETWEEN THE PROJECT DRAWINGS AND FIELD CONDITIONS THE CONTRACTOR SHALL CONTACT THE PROJECT ENGINEER FOR CLARIFICATION.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING AND PAYING FOR ALL PERMITS NECESSARY TO COMPLETE THE PROPOSED WORK INCLUDING DEMOLITION, RIGHT-OF-WAY AND ENVIRONMENTAL PERMITS.
3. ALL EXISTING BUILDINGS, ASPHALT, CONCRETE AND OTHER EXISTING FACILITIES WITHIN THE "DEMO. AREA" TO BE REMOVED AND PROPERLY DISPOSED IN ACCORDANCE TO ALL FEDERAL, STATE AND LOCAL REGULATIONS. ALL BUILDING BASEMENTS TO BE FILLED IN PER THE PROJECT GEOTECHNICAL REQUIREMENTS.
4. ALL REMOVED, DISTURBED OR DAMAGED EXISTING ASPHALT, CURB AND GUTTER, PUBLIC SIDEWALK AND PAVEMENT MARKINGS WITHIN THE PUBLIC RIGHT-OF-WAY TO BE RESTORED IN ACCORDANCE TO CITY STANDARDS. ALL ASPHALT MATCH LINES SHALL BE SAW CUT TO PROVIDE FLUSH TRANSITION.
5. ALL EXCAVATIONS OR VOIDS CREATED DURING DEMOLITION SHALL BE BACKFILLED AND COMPACTED IN A CONTROLLED MANNER PER THE PROJECT GEOTECHNICAL REQUIREMENTS. INCLUDES BUILDING BASEMENT AREAS. SEE REQUIREMENTS FOR "PAVEMENT SUBGRADE AREAS" IN TABLE 1 OF THE GEOTECHNICAL REPORT.

LEGEND

- ⊙ SANITARY SEWER CLEAN OUT
- ⊕ CATCH BASIN
- ⊠ GAS METER
- ⊞ POWER METER
- ⊗ BOLLARD
- ⊘ CLEAN-OUT
- 3157 (TYP.) EXISTING GRADE CONTOURS
- ⊙ TYPICAL
- ⊙ DECIDUOUS TREE
- ⊙ BUSH
- ▨ DEMO AREA

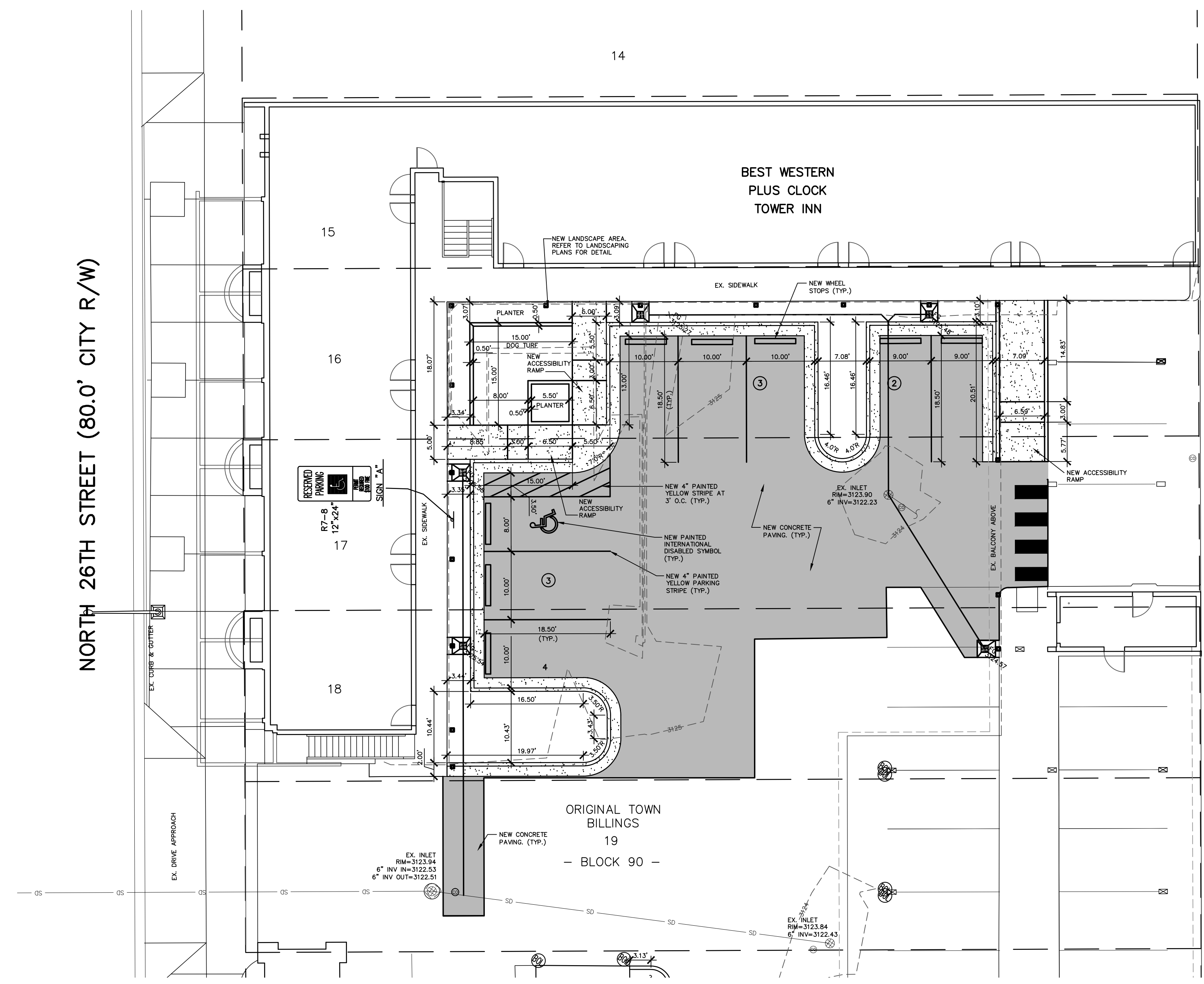
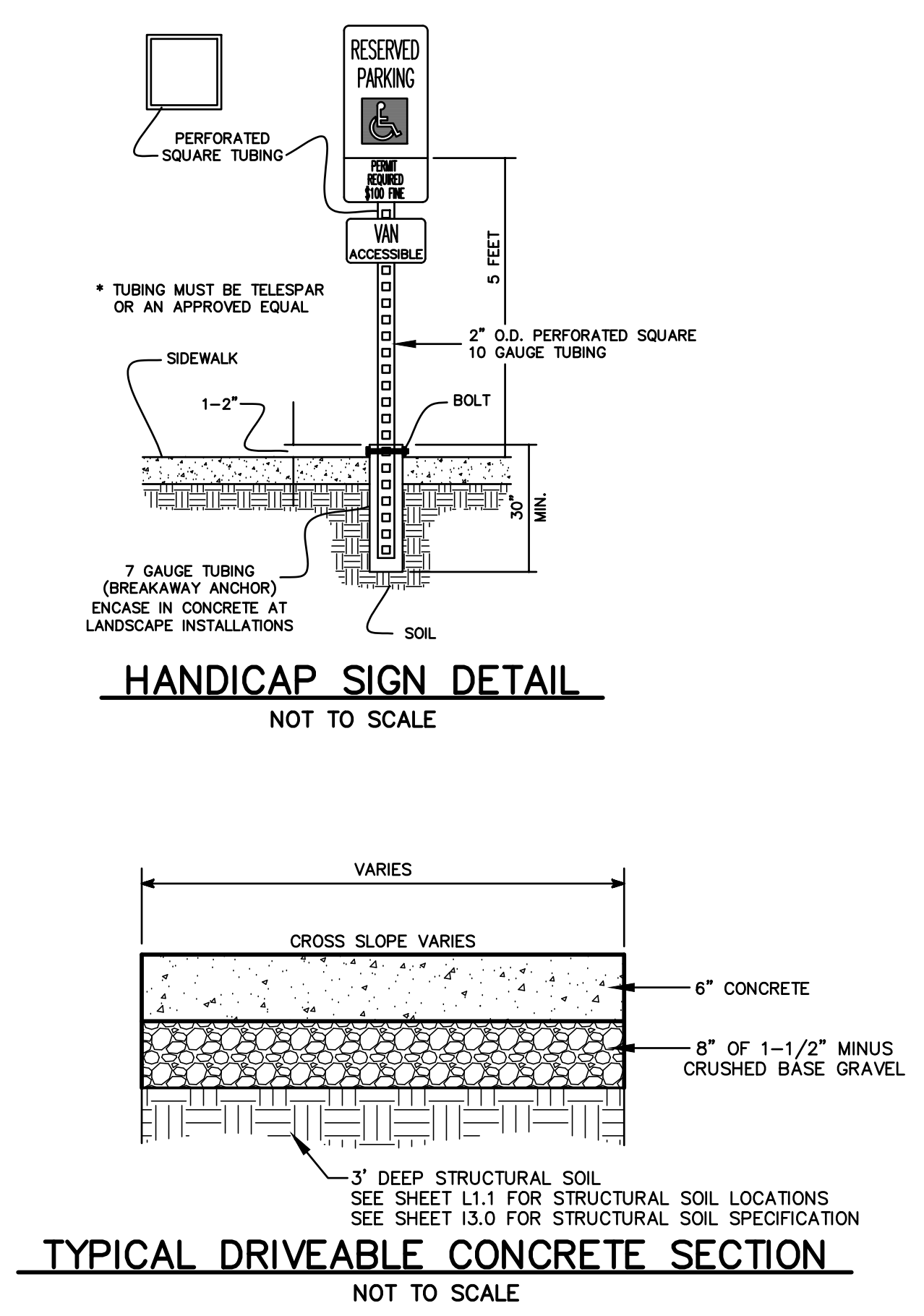


NOTE:
-EXISTING UNDERGROUND INSTALLATIONS & PRIVATE UTILITIES SHOWN ARE INDICATED ACCORDING TO THE BEST INFORMATION AVAILABLE TO THE ENGINEER. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF SUCH INFORMATION. SERVICE LINES (WATER, POWER, GAS, STORM, SEWER, TELEPHONE & TELEVISION) MAY NOT BE STRAIGHT LINES OR AS INDICATED ON THE PLANS. STATE LAW REQUIRES CONTRACTOR TO CALL ALL UTILITY COMPANIES BEFORE EXCAVATION FOR EXACT LOCATIONS.
-ALL IMPROVEMENTS SHALL BE PERFORMED IN ACCORDANCE WITH MONTANA PUBLIC WORKS STANDARD SPECIFICATIONS 6TH EDITION, APRIL, 2010, AND THE CITY OF BILLINGS STANDARD MODIFICATIONS, DATED FEBRUARY, 2015.
-UNLESS OTHERWISE SPECIFIED, ALL CONSTRUCTION LAYOUT AND STAKING SHALL BE PERFORMED UNDER THE RESPONSIBLE CHARGE OF A LAND SURVEYOR LICENSED IN THE STATE OF MONTANA AND BY A PARTY CHIEF OR ENGINEERING TECHNICIAN EXPERIENCED IN CONSTRUCTION LAYOUT AND STAKING TECHNIQUES AS ARE REQUIRED BY THE SPECIFIC TYPE OF WORK BEING PERFORMED.

PRELIMINARY - FOR REVIEW

BEST WESTERN PLUS CLOCKTOWER INN
PARKING LOT IMPROVEMENTS BILLINGS ORIGINAL TOWNSITE
LOTS 13-24, BLOCK 90, SECTION 3, TOWNSHIP 1 SOUTH, RANGE 26E
BILLINGS, MONTANA

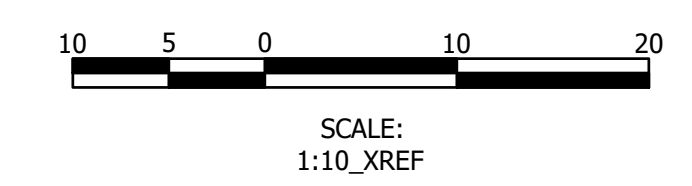
EXISTING SITE PLAN AND DEMOLITION



NORTH 26TH STREET (80.0' CITY R/W)

ALLEY (20.0' CITY R/W)

- LEGEND**
- ⊙ SANITARY SEWER CLEAN OUT
 - ⊕ CATCH BASIN
 - ⊗ GAS METER
 - ⊞ POWER METER
 - 3157 --- EXISTING GRADE CONTOURS (TYP.)
 - TYPICAL ---



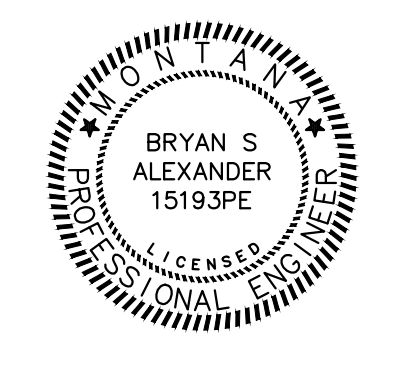
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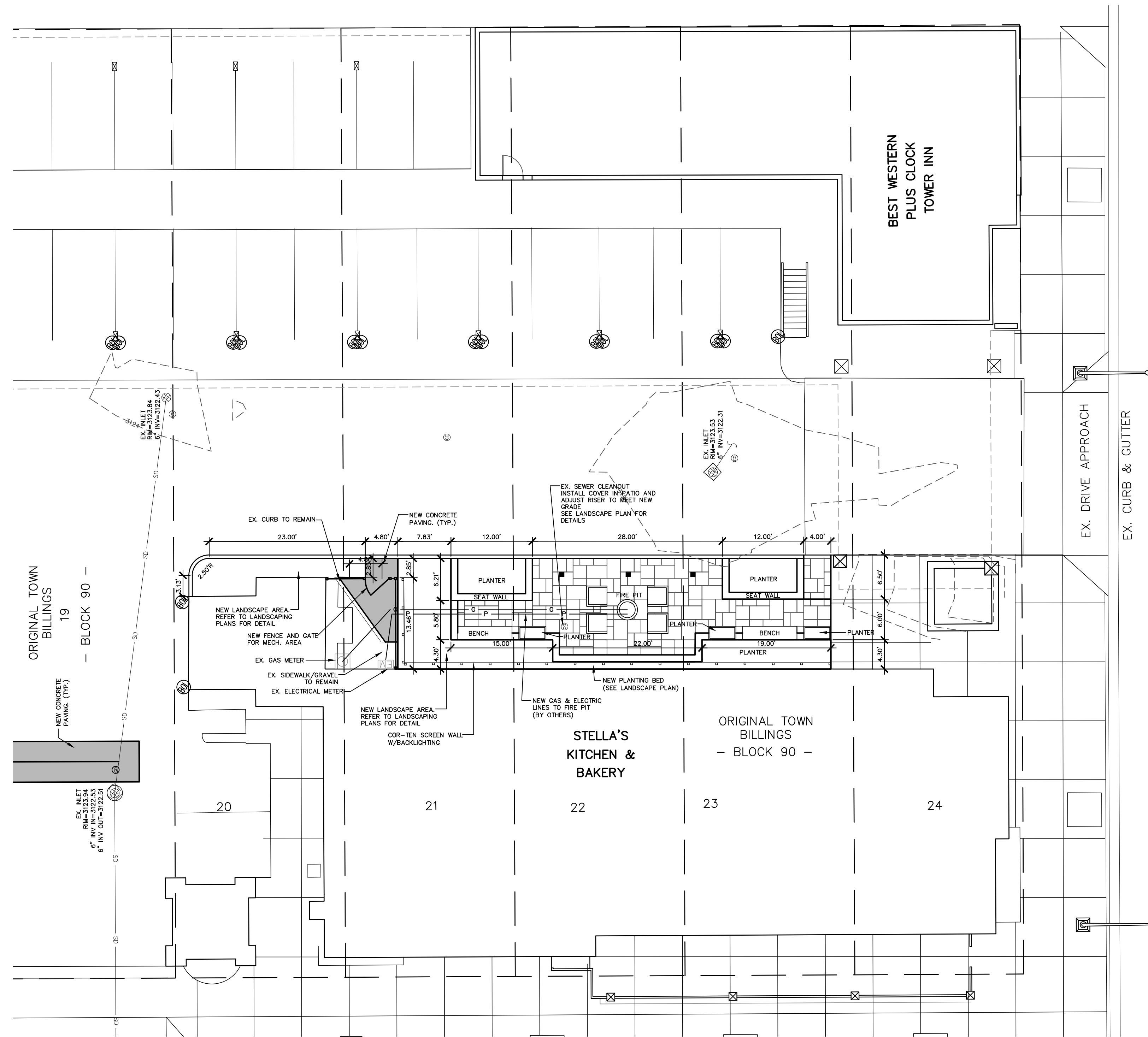
PRELIMINARY - FOR REVIEW



DATE	DESCRIPTION
06/02/19	REVIEW SET

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PROJECT NO.:	77213.01
CAD:	BNB/EJG
QUALITY ASSURANCE:	BSA

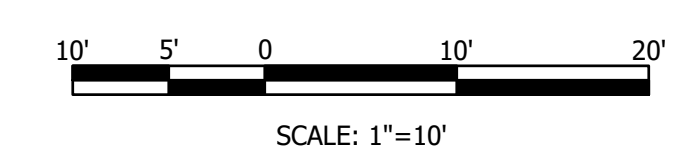
BEST WESTERN PLUS CLOCKTOWER INN
PARKING LOT IMPROVEMENTS BILLINGS ORIGINAL TOWNSITE
LOTS 13-24, BLOCK 90, SECTION 3, TOWNSHIP 1 SOUTH, RANGE 26E
BILLINGS, MONTANA
NORTHEAST PARKING LOT SITE PLAN



ORIGINAL TOWN BILLINGS - BLOCK 90 -

LEGEND

- ⊙ SANITARY SEWER CLEAN OUT
- ⊕ CATCH BASIN
- ⊠ GAS METER
- ⊞ POWER METER
- 3157 --- EXISTING GRADE CONTOURS (TYP.)
- TYPICAL



NOTE:

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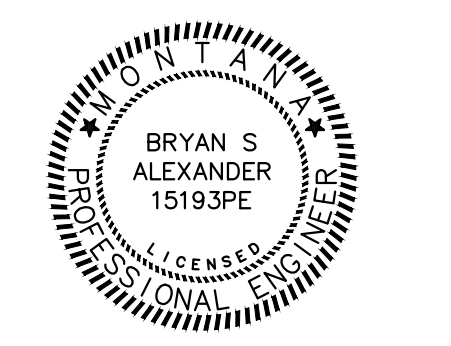
PRELIMINARY - FOR REVIEW

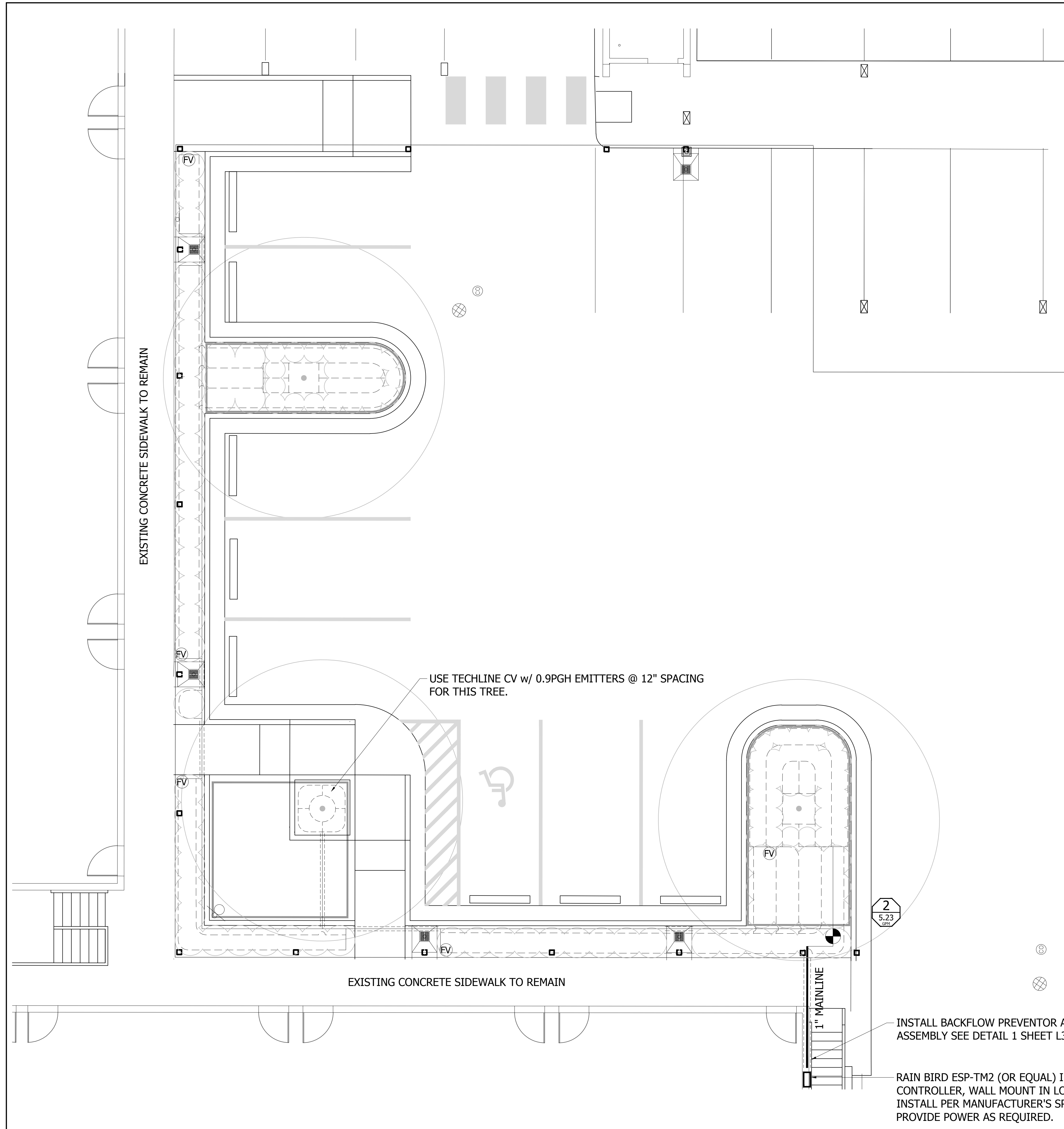
BEST WESTERN PLUS CLOCKTOWER INN
 PARKING LOT IMPROVEMENTS BILLINGS ORIGINAL TOWNSITE
 LOTS 13-24, BLOCK 90, SECTION 3, TOWNSHIP 1 SOUTH, RANGE 26E
 BILLINGS, MONTANA
 NEW PATIO SITE PLAN



FILE:	77213_01_SITE_PLAN_PROD.DWG
PROJECT NO.:	77213.01
CAD:	BNB/EJG
QUALITY ASSURANCE:	BSA

DRAWING HISTORY	DESCRIPTION
DATE	REVIEW SET
06/02/19	

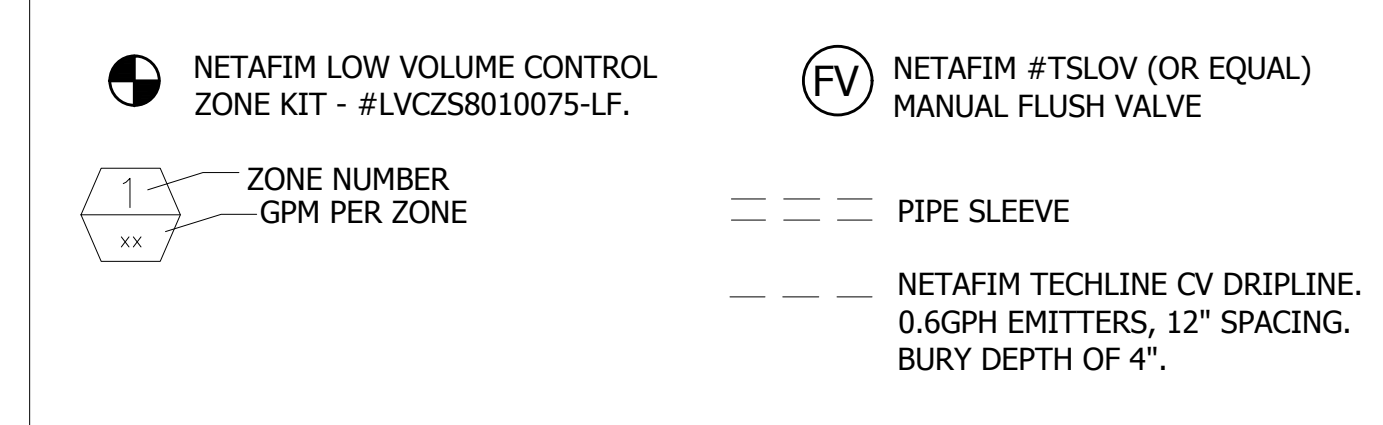





IRRIGATION NOTES

1. NEW IRRIGATION SYSTEM TO CONNECT TO EXISTING WATER SOURCE, CONTRACTOR TO VERIFY IRRIGATION SYSTEM PRESSURE AND FLOW (GPM) AND ADD TO OR ADJUST THE IRRIGATION SYSTEM AS REQUIRED.
2. INSTALL BACKFLOW PREVENTOR AND WINTERIZATION ASSEMBLY AT WATER SUPPLY CONNECTION. SEE DETAIL 1 SHEET L3.1.
3. DO NOT INSTALL THE IRRIGATION SYSTEM WHEN OBVIOUS OBSTRUCTIONS, GRADE CHANGES OR OTHER DETRIMENTAL SITE GEOMETRY EXISTS
4. THE PLAN IS DIAGRAMMATIC FOR PIPING. ADJUST PIPE LOCATION AS NECESSARY. ALL VALVES AND PIPING ARE TO BE INSTALLED IN PLANTING BEDS.
5. MAINLINE SHALL BE 1" SOLVENT WELDED SCH 40 PVC PIPE.
6. LATERAL PIPE SHALL BE AS FOLLOWS: SIZE ALL LATERAL LINES & SUPPLY AND EXHAUST HEADERS UNDER THE FOLLOWING GUIDELINES: 0-4 GPM=BLANK NETAFIM TUBING, 4-10 GPM=3/4" CL 200 PVC PIPE. LARGER PIPE SIZES MAY BE SUBSTITUTED WITHOUT APPROVAL OF THE LANDSCAPE ARCHITECT.
7. ALL PIPES MUST BE TRENCHED. MAINLINE IS TO HAVE 18" OF COVER, LATERAL PIPE IS TO HAVE 12" OF COVER.
8. ALL PIPE SLEEVING TO BE 4" SCH 40 PVC PIPE.
9. NETAFIM LOW VOLUME CONTROL ZONE KIT SHALL BE INSTALLED IN NDS VALVE BOXES. USE A 12" STANDARD BOX FOR ONE KIT.
10. USE ONE 10" ROUND NDS VALVE BOX FOR MANUAL FLUSH VALVE.
11. ALL VALVE BOXES TO HAVE BOLT DOWN COVERS. PROVIDE VALVE BOX EXTENSIONS AS REQUIRED.
12. ALL VALVE CONTROL WIRES MAY BE INSTALLED IN TRENCHES WITH PIPE AS LONG AS THE WIRES ARE INSTALLED UNDER THE PIPE.
13. DBY DRY SPlice WIRE CONNECTORS SHALL BE USED FOR WIRE TO VALVE CONNECTION.
14. 24 VOLT CONTROL WIRING SHALL CONSIST OF THE FOLLOWING, 14-1 PE RED FOR CONTROL VALES, 12/1 PE WHITE FOR COMMON AND 14/1 PE BLUE FOR A SPARE
15. CONNECTION OF QUICK COUPLERS SHALL USE LASCO G13S212 SWING JOINT
16. IRRIGATION CONTROLLER IS LOCATED NEXT TO THE WATER SOURCE UNDER THE STAIRS IN A LOCKING BOX.
17. MAINTENANCE PERIOD - THE CONTRACTOR SHOULD MAINTAIN ALL PLANTINGS AND IRRIGATION FOR A PERIOD OF NOT LESS THAN 3 MONTHS FROM THE TIME OF SUBSTANTIAL COMPLETION. THE CONTRACTOR SHOULD PROVIDE A COMPLETE MAINTENANCE MANUAL TO THE OWNER THAT COVERS ALL IRRIGATION OPERATIONS AND PLANT MAINTENANCE INCLUDING PRUNING, FERTILIZATION AND ANY SPECIAL NEEDS.
18. FOR DETAILS SEE SHEETS L3.0 & L3.1

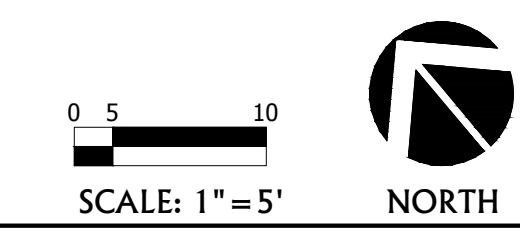
IRRIGATION KEY

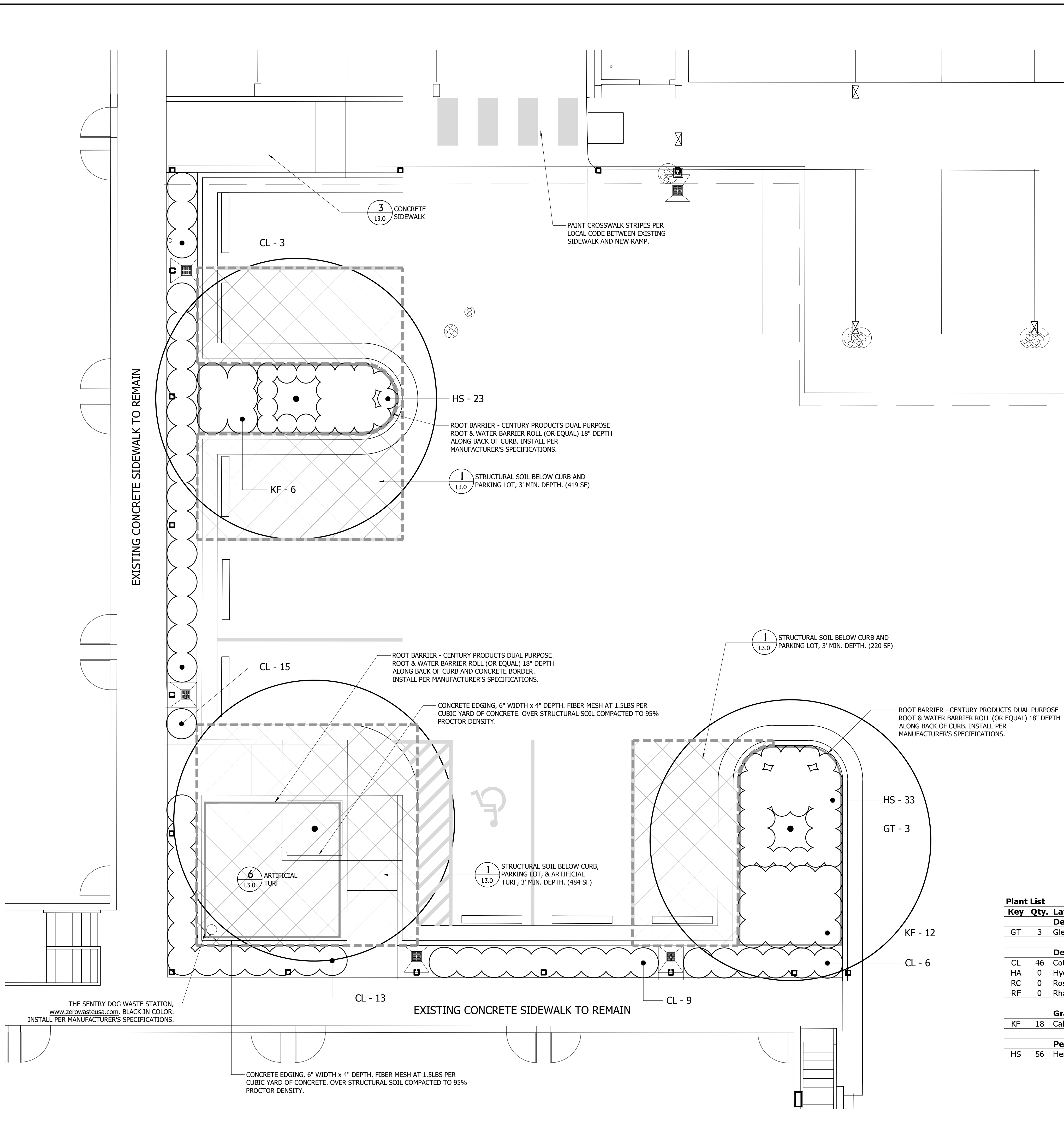


DRAWING PARKING IRRIGATION PLAN
 PROJECT **CLOCK TOWER INN COURTYARD IMPROVEMENTS**
 BILLINGS, MONTANA
 OWNER **CLOCK TOWER INN**

PROJECT N 14001
 ISSUE DATE 8/2/2019
 REVISIONS

NORTH
 DENNIS LYNN DEPPMEIER, AIA
 PRINCIPAL
 128 CLARK AVE., BILLINGS, MT 59101
 MOB 406-855-1529 TEL 406-254-7328

L1.0





PLANTING NOTES

1. PLANT LOCATION LAYOUT - ALL PLANTS SHALL BE PLACED IN BEDS BY THE CONTRACTOR FOR REVIEW BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING. A MINIMUM OF 3 DAYS NOTICE SHALL BE PROVIDED TO THE LANDSCAPE ARCHITECT PRIOR TO THIS OPERATION.
2. DISCREPANCIES - PLANT MATERIALS SHALL BE FURNISHED IN THE QUANTITIES AND/OR SPACING AS NOTED. IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE.
3. SUBSTITUTIONS - ANY SUBSTITUTIONS, OR SUGGESTED PLAN CHANGES MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO COMMENCING WORK.
4. PLANT QUALITY - ANY PLANT NOT IN EXCELLENT CONDITION SHALL BE REJECTED BY THE LANDSCAPE ARCHITECT. ALL PLANTS THAT ARE REJECTED SHALL BE IMMEDIATELY REMOVED FROM THE JOB SITE AND BE REPLACED AT THE CONTRACTOR'S EXPENSE. ALL PLANTS ARE TO MEET OR EXCEED THE AMERICAN STANDARDS FOR NURSERY STOCK, 2014 EDITION AS SET FORTH BY AMERICANHORT.
5. PLANTING BEDS - BEDS TO HAVE 18" MIN. PLANTING MIX. SEE DETAIL 1 SHEET L3.0 AND DETAIL 9 SHEET L3.1.
6. PLANT GUARANTEE - THE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL INCLUDING TREES, SHRUBS, PERENNIALS AND FLOWERS FOR A PERIOD OF ONE YEAR AFTER THE DATE OF SUBSTANTIAL PROJECT COMPLETION.
7. ROOT BARRIER - INSTALL ROOT BARRIER AS INDICATED ON PLAN, UTILIZE CENTURY PRODUCTS DUAL PURPOSE ROOT & WATER BARRIER ROLL (OR EQUAL) 24" DEPTH. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
8. MULCH - ALL BEDS TO HAVE +/-3" ROCK MULCH OVER WEED FABRIC.
9. MAINTENANCE PERIOD - THE CONTRACTOR SHOULD MAINTAIN ALL PLANTINGS AND IRRIGATION FOR A PERIOD OF NOT LESS THAN 3 MONTHS FROM THE TIME OF SUBSTANTIAL COMPLETION. THE CONTRACTOR SHOULD PROVIDE A COMPLETE MAINTENANCE MANUAL TO THE OWNER THAT COVERS ALL IRRIGATION OPERATIONS AND PLANT MAINTENANCE INCLUDING PRUNING, FERTILIZATION AND ANY SPECIAL NEEDS.
10. SEE SHEET L3.1 FOR PLANTING DETAILS.

Plant List

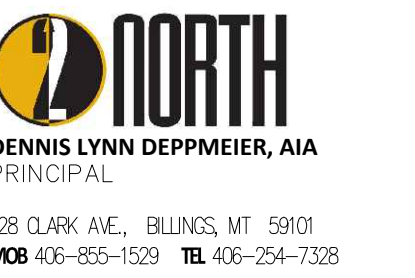
Key	Qty.	Latin Name	Common Name	Size	Cond.	Remarks
Deciduous Trees						
GT	3	Gleditsia triacanthos 'Impcole'	Imperial Honeylocust	3" cal.	B&B	full & upright, symmetrical
Deciduous Shrubs						
CL	46	Cotoneaster lucidus	Cotoneaster Hedge	5 gal.	cont. grown	full, matching
HA	0	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	5 gal.	cont. grown	matching
RC	0	Rosa 'Champlain'	Champlain Shrub Rose	5 gal.	cont. grown	full, matching
RF	0	Rhamnus frangula 'Ron Williams'	Fine Line Buckthorn	5 gal.	cont. grown	full, matching
Grasses						
KF	18	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 gal.	cont.	full
Perennials						
HS	56	Hemerocallis 'Stella de Oro'	Stella de Oro Daylily	1 gal.	cont.	24" O.C.



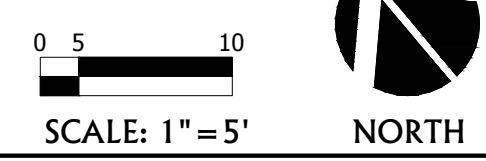
100 North 27th Street, Suite 401
Billings, MT 59101
ph: 406-294-4477 fax: 406-294-4478
email: jim@foleygroupinfo.com

DRAWING PARKING PLANTING PLAN
PROJECT **CLOCK TOWER INN COURTYARD IMPROVEMENTS**
BILLINGS, MONTANA
OWNER **CLOCK TOWER INN**

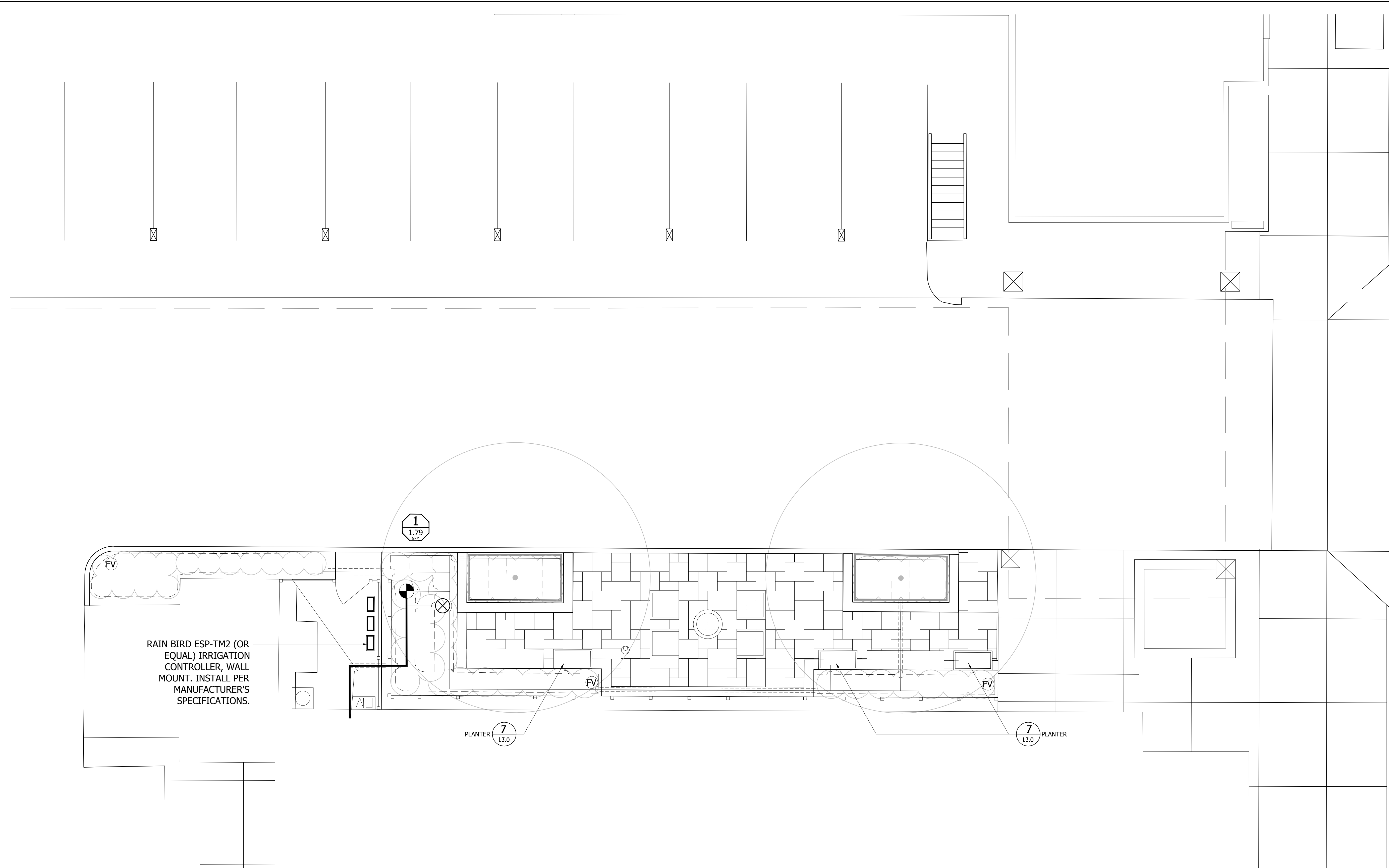
PROJECT N^o 14001
ISSUE DATE 8/2/2019
REVISIONS



128 CLARK AVE., BILLINGS, MT 59101
MOB 406-855-1529 TEL 406-254-7328



L1.1



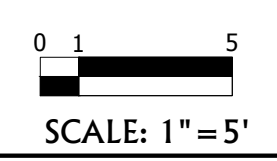
RAIN BIRD ESP-TM2 (OR EQUAL) IRRIGATION CONTROLLER, WALL MOUNT. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

IRRIGATION NOTES

1. NEW IRRIGATION SYSTEM TO CONNECT TO EXISTING WATER SOURCE, CONTRACTOR TO VERIFY IRRIGATION SYSTEM PRESSURE AND FLOW (GPM) AND ADD TO OR ADJUST THE IRRIGATION SYSTEM AS REQUIRED.
2. INSTALL BACKFLOW PREVENTOR AND WINTERIZATION ASSEMBLY AT WATER SUPPLY CONNECTION. SEE DETAIL SHEET L3.1.
3. DO NOT INSTALL THE IRRIGATION SYSTEM WHEN OBVIOUS OBSTRUCTIONS, GRADE CHANGES OR OTHER DETRIMENTAL SITE GEOMETRY EXISTS
4. THE PLAN IS DIAGRAMMATIC FOR PIPING. ADJUST PIPE LOCATION AS NECESSARY. ALL VALVES AND PIPING ARE TO BE INSTALLED IN PLANTING BEDS.
5. MAINLINE SHALL BE 1" SOLVENT WELDED SCH 40 PVC PIPE.
6. LATERAL PIPE SHALL BE AS FOLLOWS: SIZE ALL LATERAL LINES & SUPPLY AND EXHAUST HEADERS UNDER THE FOLLOWING GUIDELINES: 0-4 GPM=BLANK NETAFIM TUBING, 4-10 GPM=3/4" CL 200 PVC PIPE. LARGER PIPE SIZES MAY BE SUBSTITUTED WITHOUT APPROVAL OF THE LANDSCAPE ARCHITECT.
7. ALL PIPES MUST BE TRENCHED. MAINLINE IS TO HAVE 18" OF COVER, LATERAL PIPE IS TO HAVE 12" OF COVER.
8. ALL PIPE SLEEVING TO BE 4" SCH 40 PVC PIPE.
9. NETAFIM LOW VOLUME CONTROL ZONE KIT SHALL BE INSTALLED IN NDS VALVE BOXES. USE A 12" STANDARD BOX FOR ONE KIT.
10. USE ONE 10" ROUND NDS VALVE BOX FOR MANUAL FLUSH VALVE.
11. ALL NDS VALVE BOXES TO HAVE BOLT DOWN COVERS. PROVIDE VALVE BOX EXTENSIONS AS REQUIRED.
12. ALL VALVE CONTROL WIRES MAY BE INSTALLED IN TRENCHES WITH PIPE AS LONG AS THE WIRES ARE INSTALLED UNDER THE PIPE.
13. DBY DRY SPLICE WIRE CONNECTORS SHALL BE USED FOR WIRE TO VALVE CONNECTION.
14. 24 VOLT CONTROL WIRING SHALL CONSIST OF THE FOLLOWING, 14-1 PE RED FOR CONTROL VALES, 12/1 PE WHITE FOR COMMON AND 14/1 PE BLUE FOR A SPARE
15. CONNECTION OF QUICK COUPLERS SHALL USE LASCO G13S212 SWING JOINT
16. IRRIGATION CONTROLLER IS LOCATED IN MECHANICAL AREA.
17. MAINTENANCE PERIOD - THE CONTRACTOR SHOULD MAINTAIN ALL PLANTINGS AND IRRIGATION FOR A PERIOD OF NOT LESS THAN 3 MONTHS FROM THE TIME OF SUBSTANTIAL COMPLETION. THE CONTRACTOR SHOULD PROVIDE A COMPLETE MAINTENANCE MANUAL TO THE OWNER THAT COVERS ALL IRRIGATION OPERATIONS AND PLANT MAINTENANCE INCLUDING PRUNING, FERTILIZATION AND ANY SPECIAL NEEDS.
18. FOR DETAILS SEE SHEETS L3.0 & L3.1

IRRIGATION KEY

NETAFIM LOW VOLUME CONTROL ZONE KIT - #LVCZS8010075-LF.	NETAFIM #TSLOV (OR EQUAL) MANUAL FLUSH VALVE
RAINBIRD 44LRC QUICK COUPLER WITH KEY OR EQUAL.	PIPE SLEEVE
ZONE NUMBER GPM PER ZONE	NETAFIM TECHLINE CV DRIPLINE. 0.4GPH EMITTERS, 12" SPACING. BURY DEPTH OF 4".



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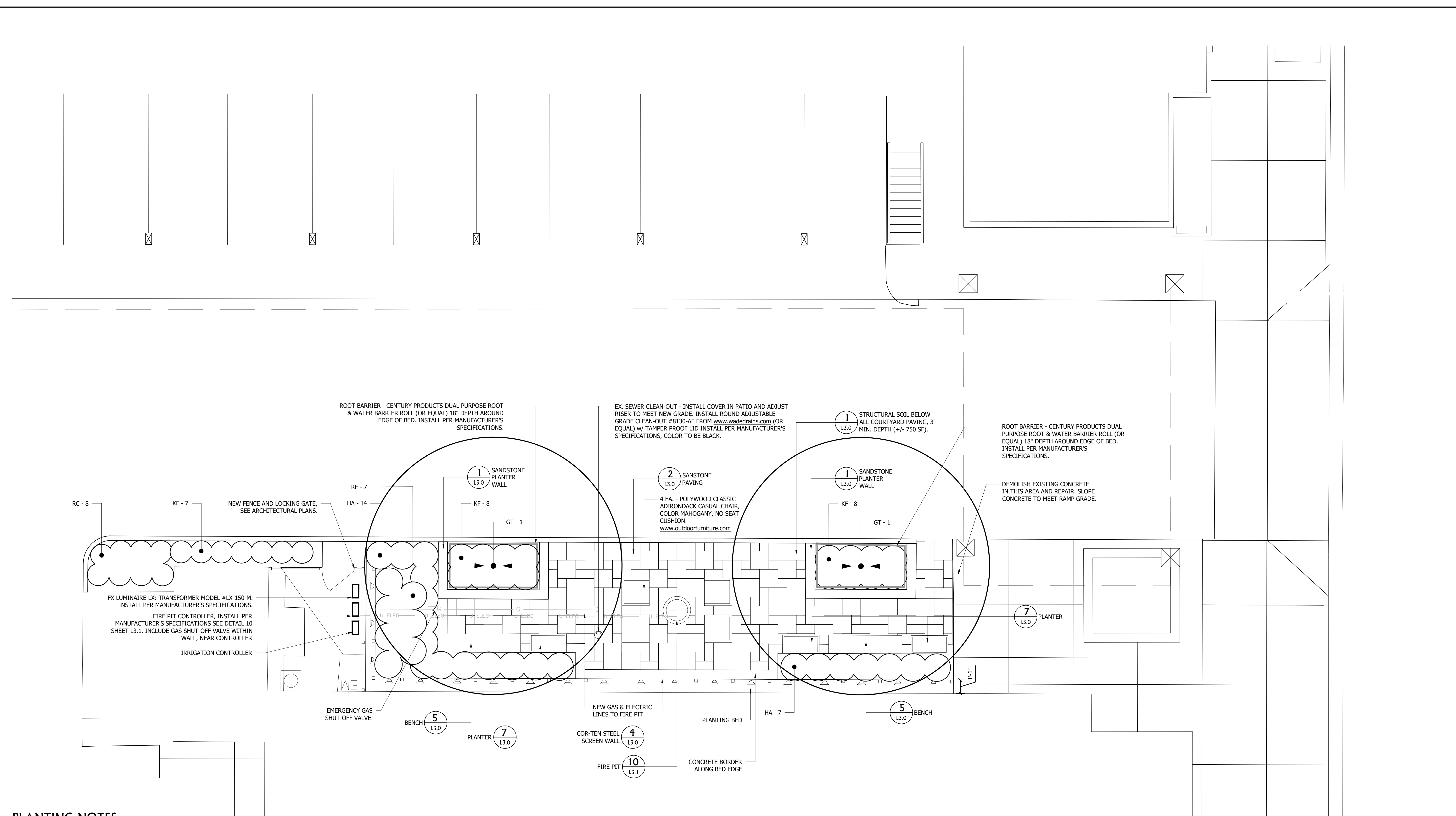
DRAWING COURTYARD IRRIGATION PLAN
 PROJECT **CLOCK TOWER INN COURTYARD IMPROVEMENTS**
 BILLINGS, MONTANA
 OWNER **CLOCK TOWER INN**

PROJECT N 14001
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 MOB 406-855-1529 TEL 406-254-7328

blueboy@bresnan.net

L2.0

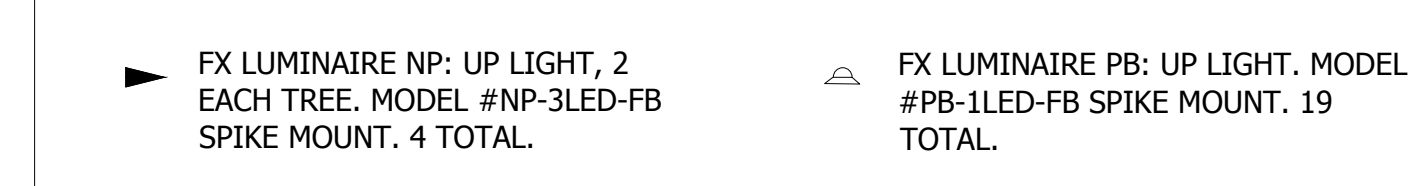


PLANTING NOTES

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2. DISCREPANCIES - PLANT MATERIALS SHALL BE FURNISHED IN THE QUANTITIES AND/OR SPACING AS NOTED. IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE.
3. SUBSTITUTIONS - ANY SUBSTITUTIONS, OR SUGGESTED PLANT CHANGES MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO COMMENCING WORK.
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5. PLANTING BEDS - BEDS TO HAVE 18" MIN. PLANTING MIX. SEE DETAIL 1 SHEET L3.0 AND DETAIL 9 SHEET L3.1. UTILIZE STRUCTURAL SOIL UNDER COURTYARD PAVING, SEE DETAIL 1 SHEET L3.0.
6. PLANT GUARANTEE - THE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL INCLUDING TREES, SHRUBS, PERENNIALS AND FLOWERS FOR A PERIOD OF ONE YEAR AFTER THE DATE OF SUBSTANTIAL PROJECT COMPLETION.
7. ROOT BARRIER - INSTALL ROOT BARRIER ALONG BACK OF CURB, UTILIZE CENTURY PRODUCTS DUAL PURPOSE ROOT & WATER BARRIER ROLL (OR EQUAL) 24" DEPTH. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
8. MULCH - ALL BEDS TO HAVE +/- 3" ROCK MULCH OVER WEED FABRIC.

9. MAINTENANCE PERIOD - THE CONTRACTOR SHOULD MAINTAIN ALL PLANTINGS AND IRRIGATION FOR A PERIOD OF NOT LESS THAN 3 MONTH FROM THE TIME OF SUBSTANTIAL COMPLETION. THE CONTRACTOR SHOULD PROVIDE A COMPLETE MAINTENANCE MANUAL TO THE OWNER THAT COVERS ALL IRRIGATION OPERATIONS AND PLANT MAINTENANCE INCLUDING PRUNING, FERTILIZATION AND ANY SPECIAL NEEDS.
10. SEE SHEET L3.1 FOR PLANTING DETAILS.

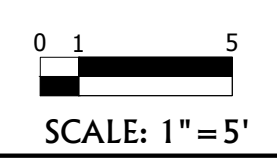
LIGHTING KEY

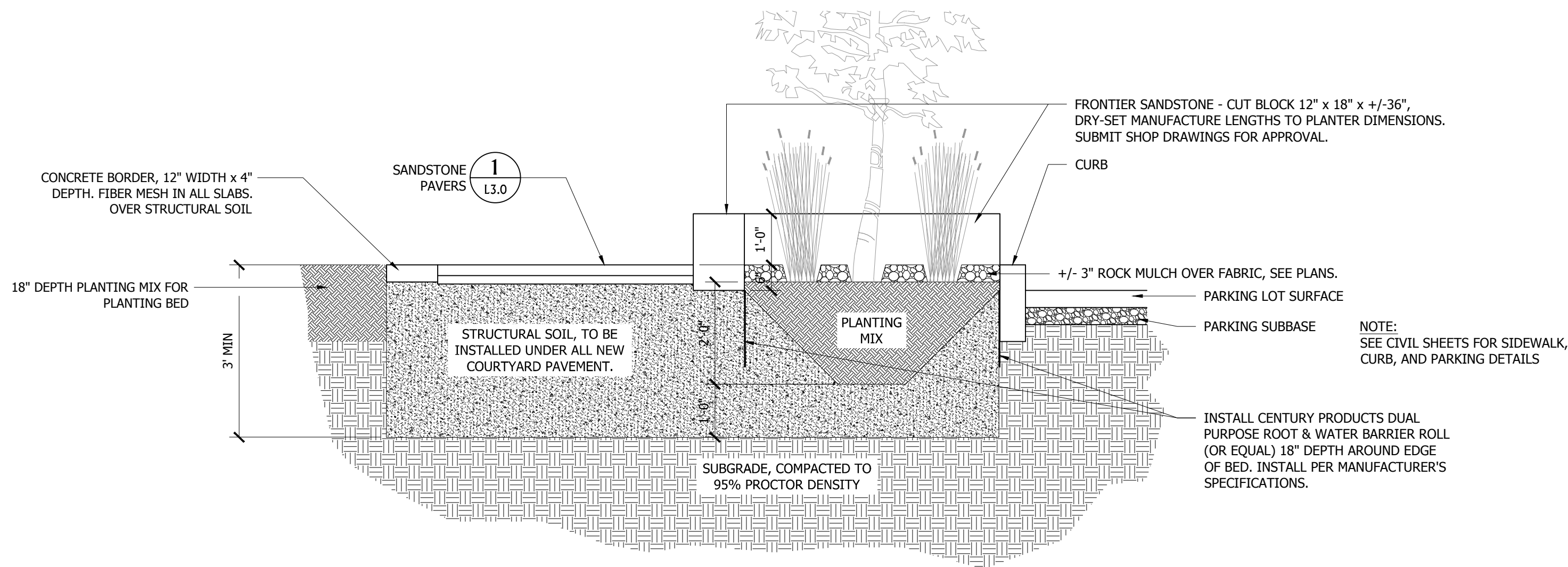


INSTALL LIGHT FIXTURES PER MANUFACTURER'S SPECIFICATIONS.
LED COLOR TEMPERATURE TO BE IN THE 2700K TO 3000K RANGE.

Plant List

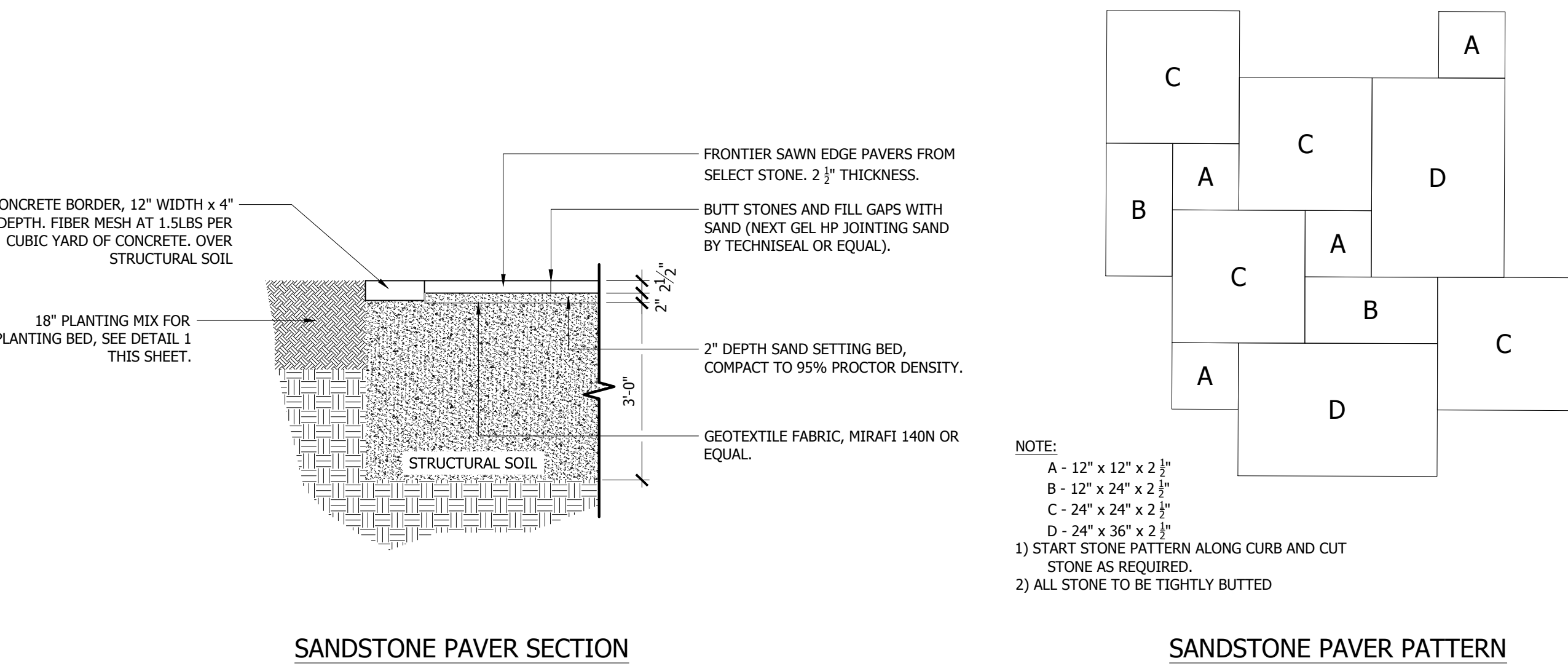
Key	Qty.	Latin Name	Common Name	Size	Cond.	Remarks
Deciduous Trees						
GT	2	Gleditsia triacanthos 'Impcole'	Imperial Honeylocust	3" cal.	B&B	full & upright, symmetrical
Deciduous Shrubs						
CL	0	Cotoneaster lucidus	Cotoneaster Hedge	5 gal.	cont. grown	full, matching
HA	21	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	5 gal.	cont. grown	matching
RC	8	Rosa 'Champlain'	Champlain Shrub Rose	5 gal.	cont. grown	full, matching
RF	7	Rhamnus frangula 'Ron Williams'	Fine Line Buckthorn	5 gal.	cont. grown	full, matching
Grasses						
KF	23	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 gal.	cont.	full
Perennials						
HS	0	Hemerocallis 'Stella de Oro'	Stella de Oro Daylily	1 gal.	cont.	24" O.C.





1 SANDSTONE PLANTER WALLS & STRUCTURAL SOIL

L2.1 : L3.0



2 SANDSTONE PAVERS

L2.1 : L3.0

STRUCTURAL SOIL SPECIFICATION

STRUCTURAL SOIL MATERIAL IS DESIGNED AS FOLLOWS. THE THREE COMPONENTS OF THE STRUCTURAL SOIL ARE MIXED IN THE FOLLOWING PROPORTIONS BY WEIGHT, CRUSHED STONE: 80%; CLAY LOAM: 19.97%; HYDROGEL: 0.03%. TOTAL MOISTURE AT MIXING SHOULD BE 10% (AASHTO T-99 OPTIMUM MOISTURE).

CRUSHED STONE (GRANITE OR LIMESTONE) SHOULD BE UNIFORMLY GRADED FROM 3/4\"/>

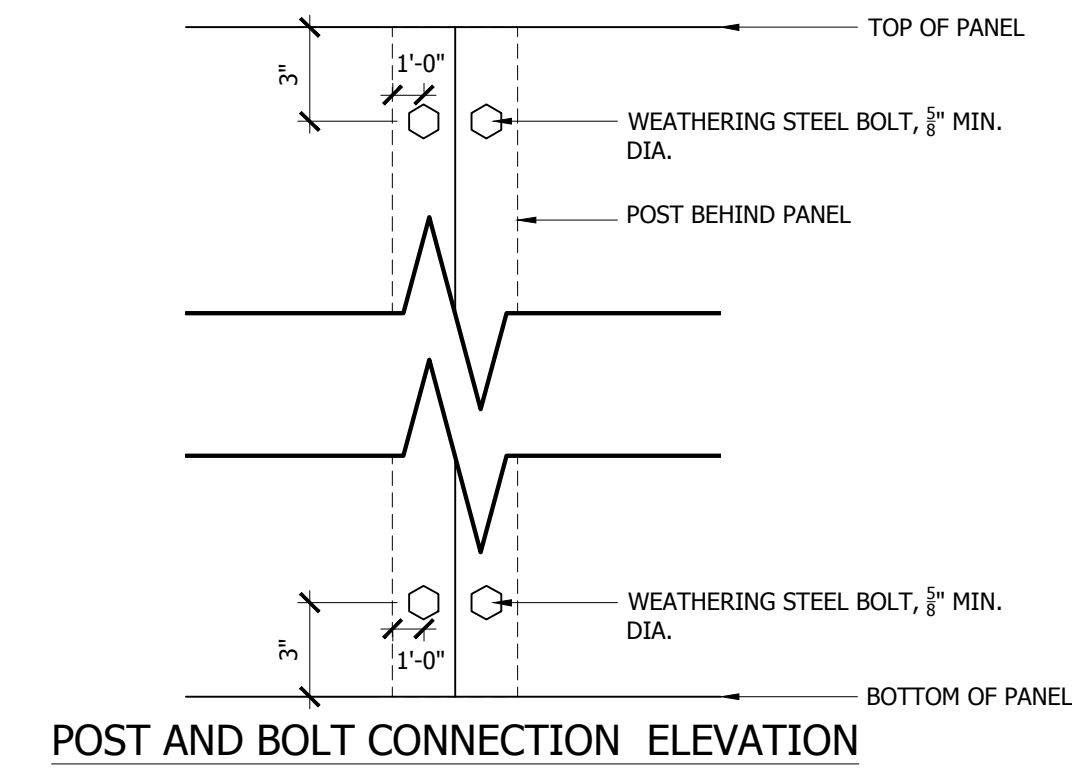
MIXING CAN BE DONE ON A PAVED SURFACE USING FRONT-END LOADERS. TYPICALLY THE STONE IS SPREAD IN A LAYER, THE DRY HYDROGEL OR A SLURRY OF HYDROGEL IS ADDED TO THE STONE AND SCREENED MOIST LOAM IS SPREAD EVENLY ON TOP. THE ENTIRE PILE IS TURNED AND MIXED UNTIL A UNIFORM BLEND IS PRODUCED. THE STRUCTURAL SOIL IS THEN INSTALLED AND COMPACTED IN 6\"/>

THIS MATERIAL IS TO BE COMPACTED TO NOT LESS THAN 95% PROCTOR DENSITY (AASHTO T-99).

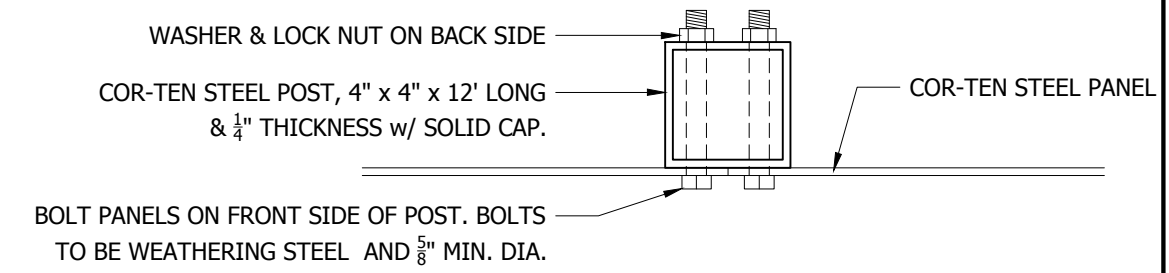
PLANTING MIX SPECIFICATION

PROVIDE IMPORTED TOPSOIL OR MANUFACTURED TOPSOIL FROM OFF-SITE SOURCES; DO NOT OBTAIN FROM AGRICULTURAL LAND, BOGS OR MARSHES. VERIFY SUITABILITY OF SOIL TO PRODUCE VIABLE PLANTING SOIL. CLEAN SOIL OF ROOTS, PLANTS, SOD, STONES, CLODS, CLAY LUMPS, POCKETS OF COARSE SAND, CONCRETE SLURRY, CONCRETE LAYERS OR CHUNKS, CEMENT, PLASTER, BUILDING DEBRIS, AND OTHER EXTRANEOUS MATERIALS HARMFUL TO PLANT GROWTH.

PROVIDE NUTRIENT AND PLANTING SUITABILITY ANALYSIS FROM A LOCAL CERTIFIED TESTING LABORATORY. AMEND TOPSOIL AS RECOMMENDED BY LAB. PROVIDE ALL LAB RESULTS TO LANDSCAPE ARCHITECT FOR APPROVAL BEFORE PLACING TOPSOIL ON SITE.

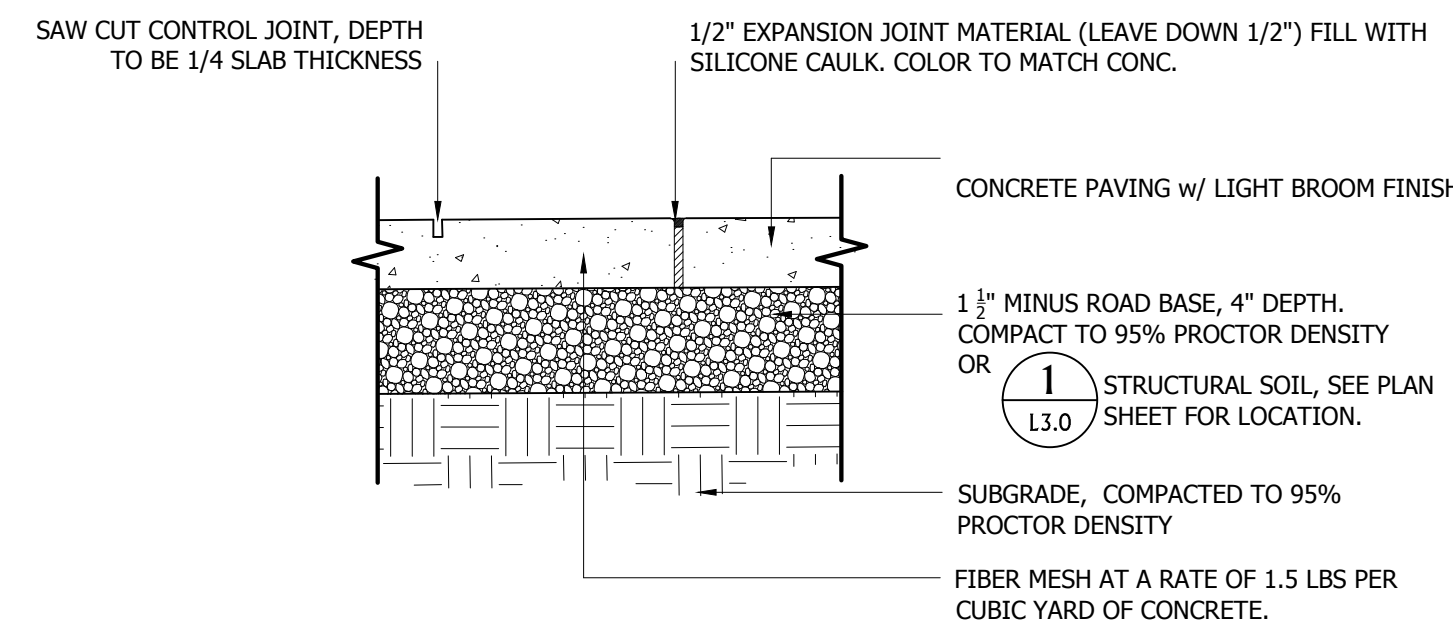


POST AND BOLT CONNECTION ELEVATION



POST AND BOLT CONNECTION PLAN

- NOTE: CONCRETE SPECIFICATIONS
1. ALL CONCRETE TO BE A MINIMUM OF A 4\"/>
 2. FIBERMESH IS TO BE MIXED AT A RATE OF 1.5 POUNDS PER CUBIC YARD OF CONCRETE. UTILIZE FIBERMESH 300 BY PROPEX FIBERMESH OR EQUAL.
 3. ANY DEVIATION FROM THE PLAN MUST BE APPROVED BY THE OWNERS REPRESENTATIVE PRIOR TO CONSTRUCTION

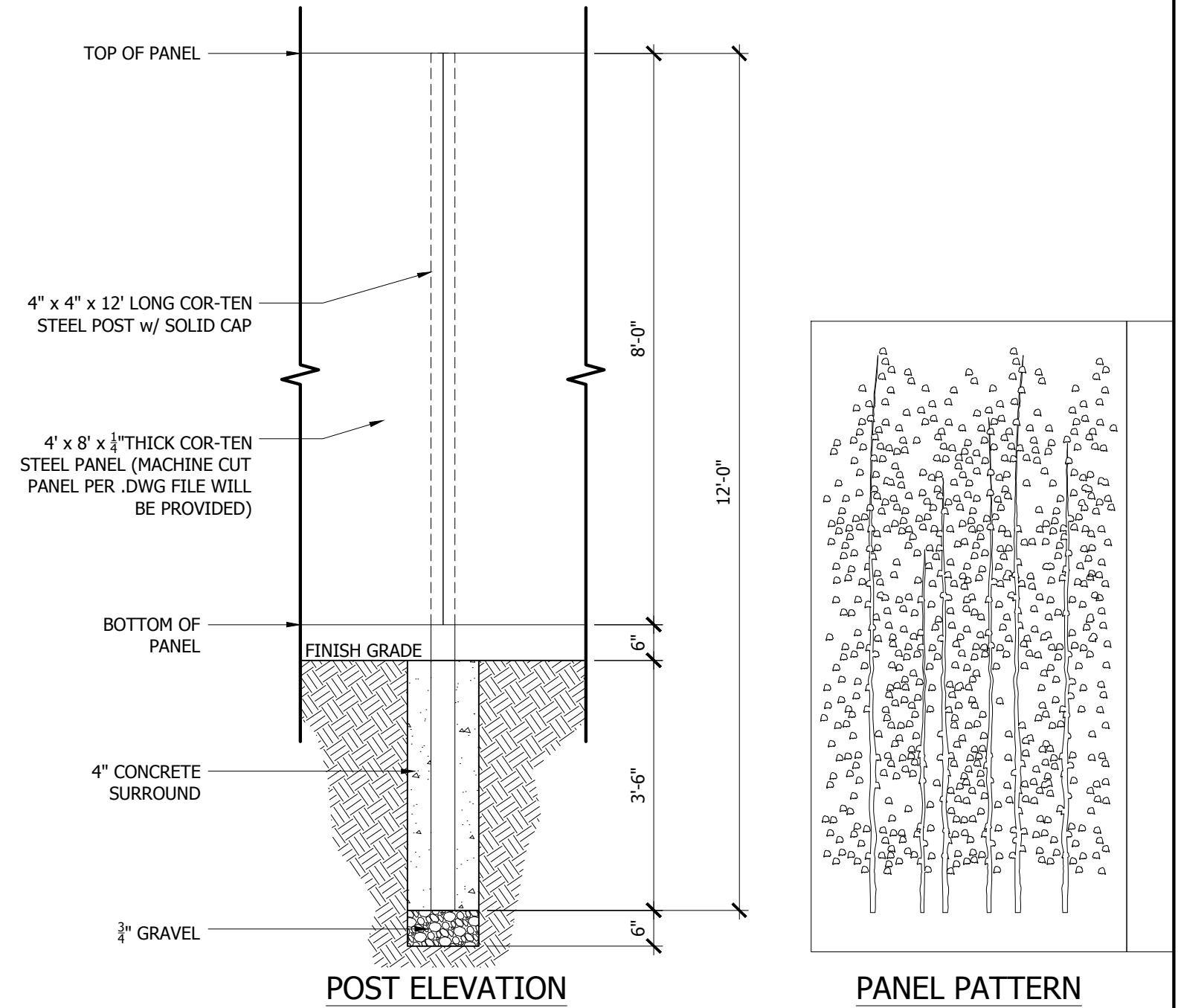


3 CONCRETE SIDEWALK

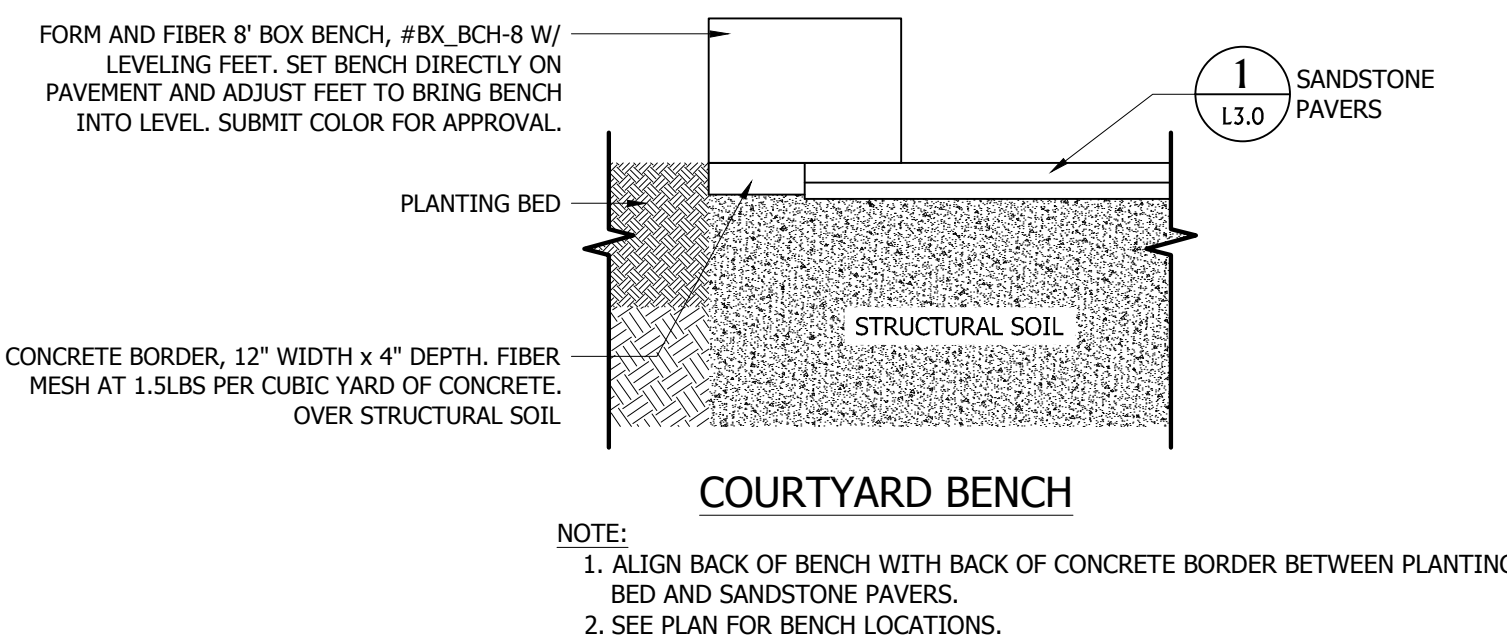
L1.1 : L3.0

4 POSTS FOR COR-TEN PANELS

L2.1 : L3.0



PANEL PATTERN

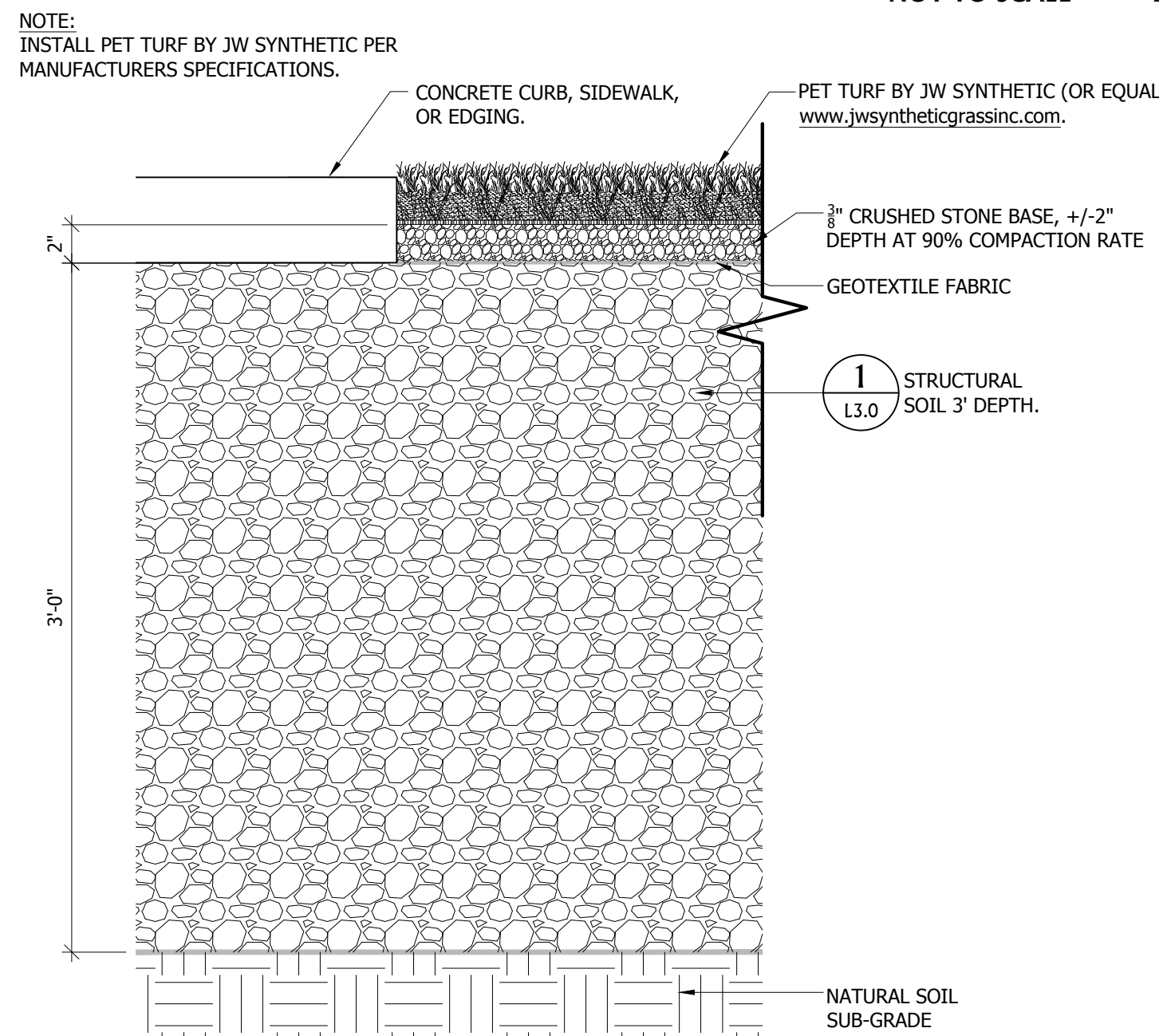


COURTYARD BENCH

- NOTES:
1. ALIGN BACK OF BENCH WITH BACK OF CONCRETE BORDER BETWEEN PLANTING BED AND SANDSTONE PAVERS.
 2. SEE PLAN FOR BENCH LOCATIONS.

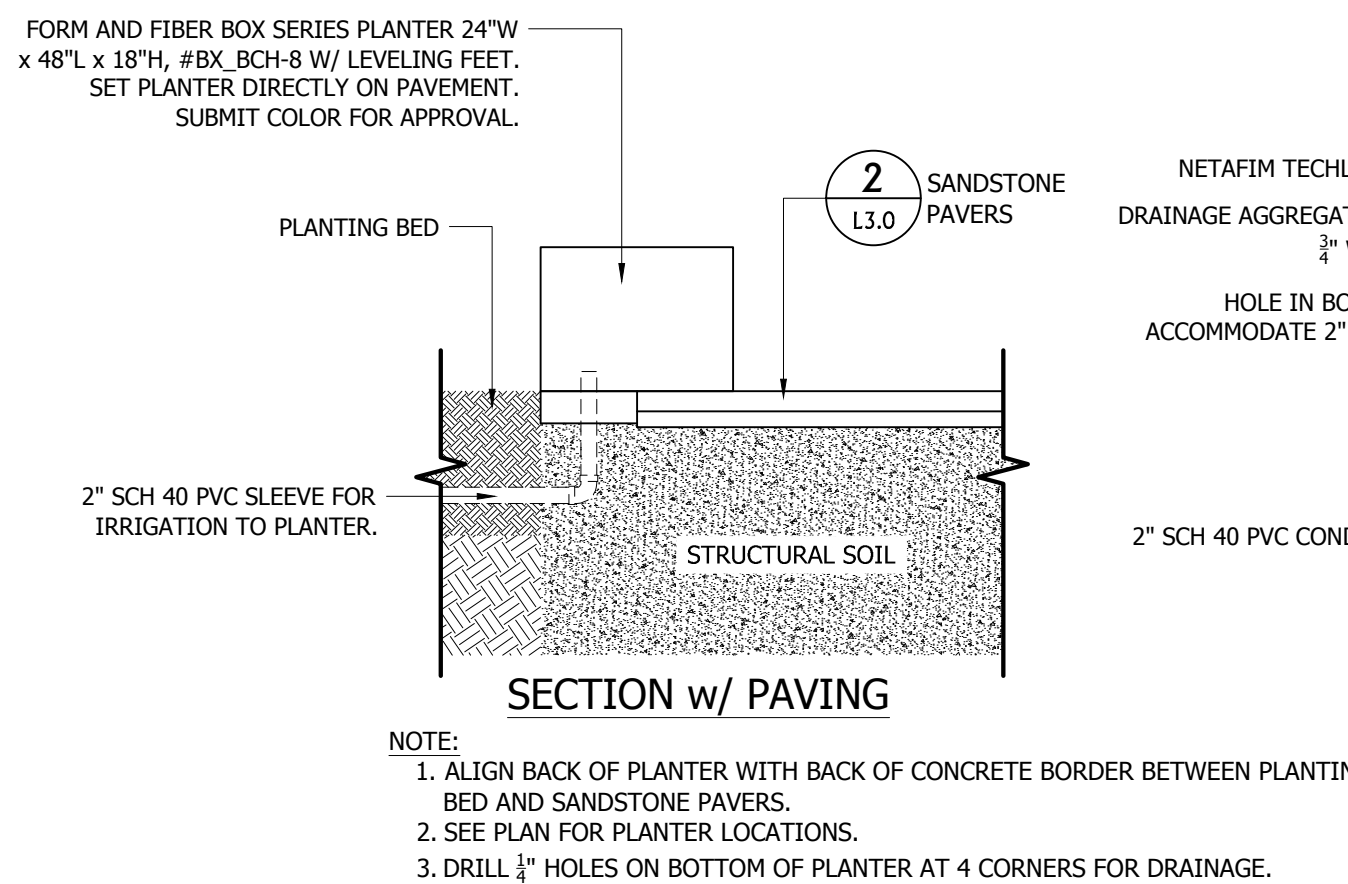
5 BENCH

L1.1, L2.1 : L3.0



6 ARTIFICIAL TURF

L1.1 : L3.0

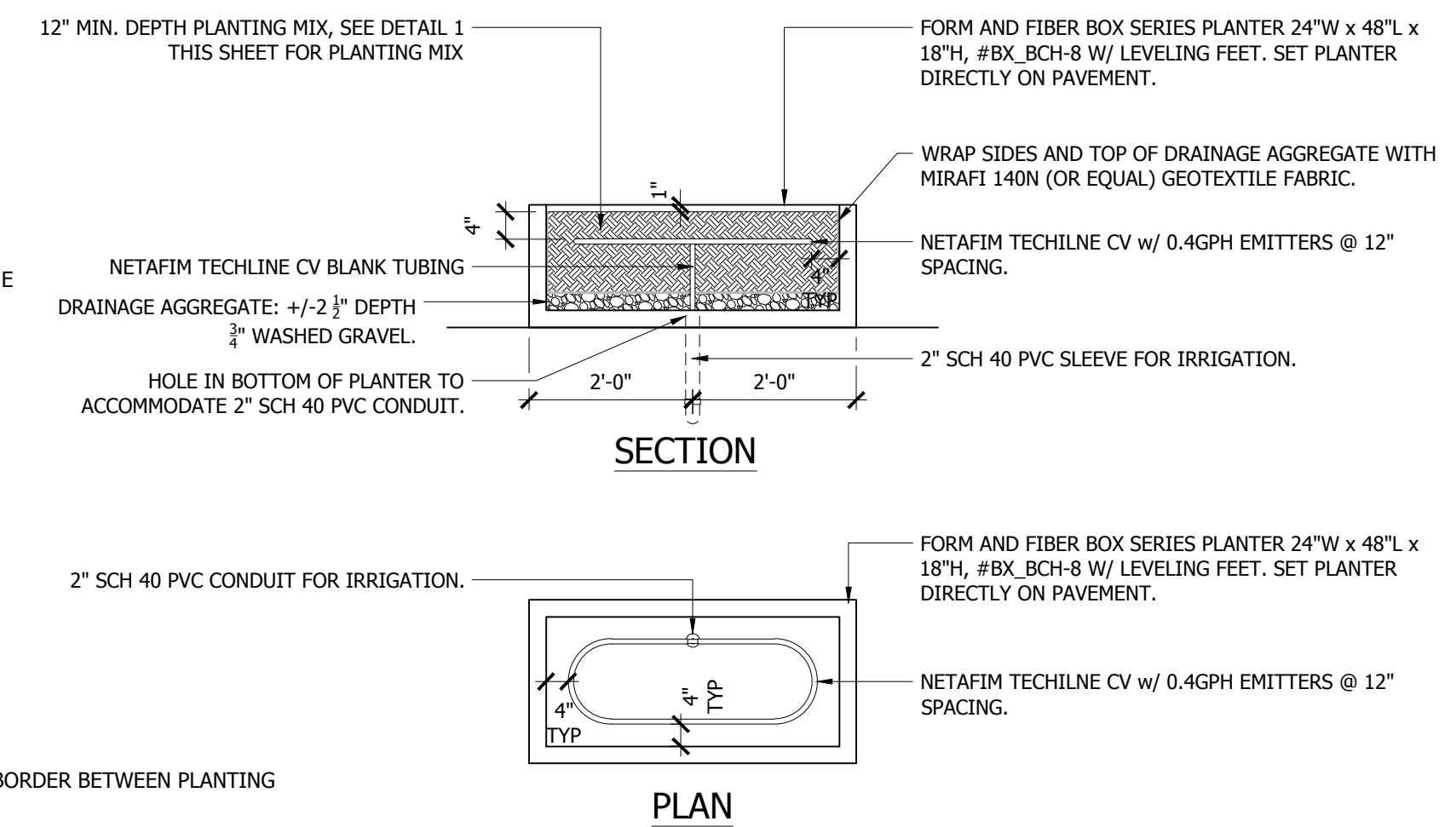


SECTION W/ PAVING

- NOTE:
1. ALIGN BACK OF PLANTER WITH BACK OF CONCRETE BORDER BETWEEN PLANTING BED AND SANDSTONE PAVERS.
 2. SEE PLAN FOR PLANTER LOCATIONS.
 3. DRILL 1/4\"/>

7 PLANTERS

L2.0, L2.1 : L3.0



SECTION

PLAN

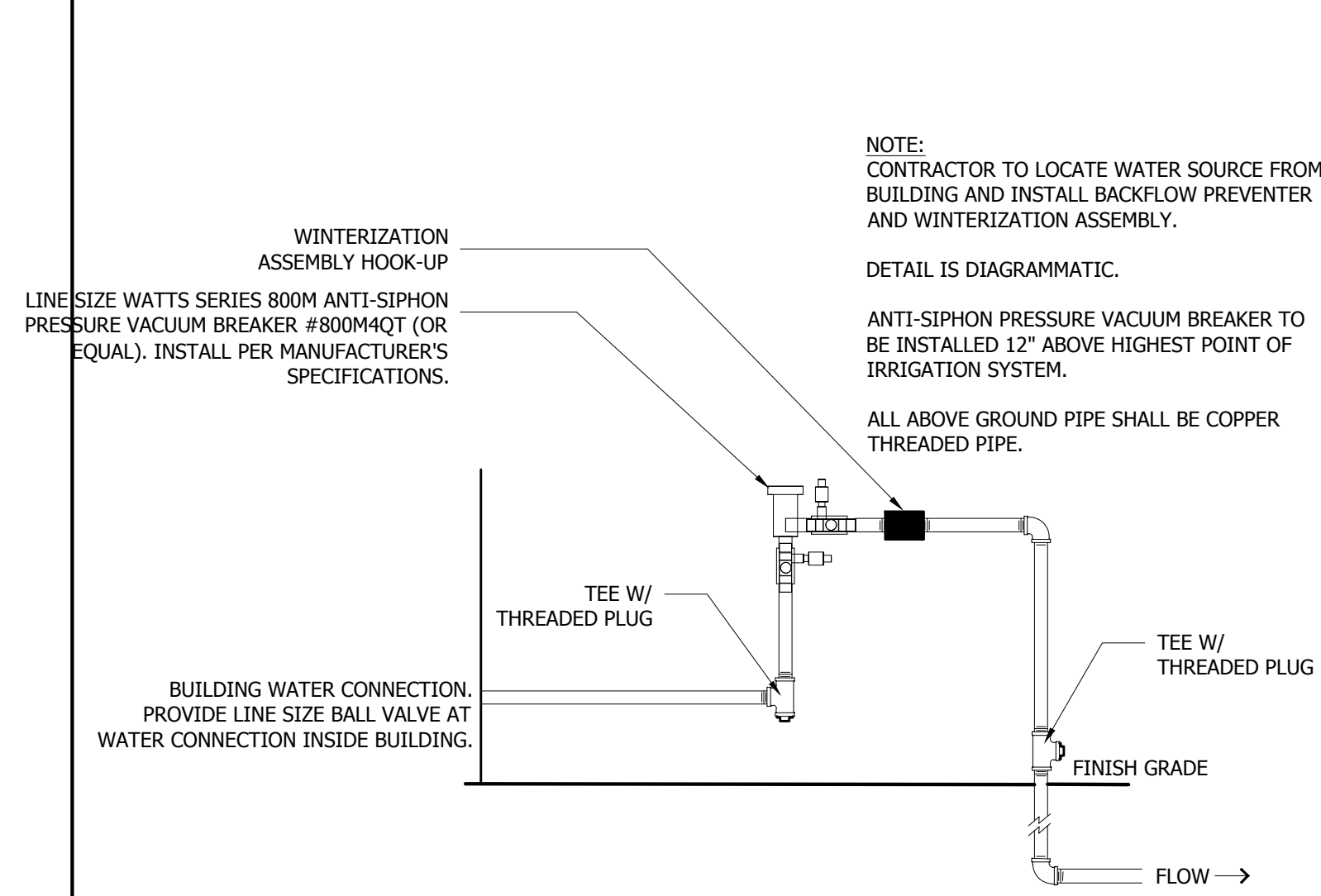
FOLEY GROUP
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DRAWING DETAILS
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 BILLINGS, MONTANA
 OWNER CLOCK TOWER INN

PROJECT N^o 14001
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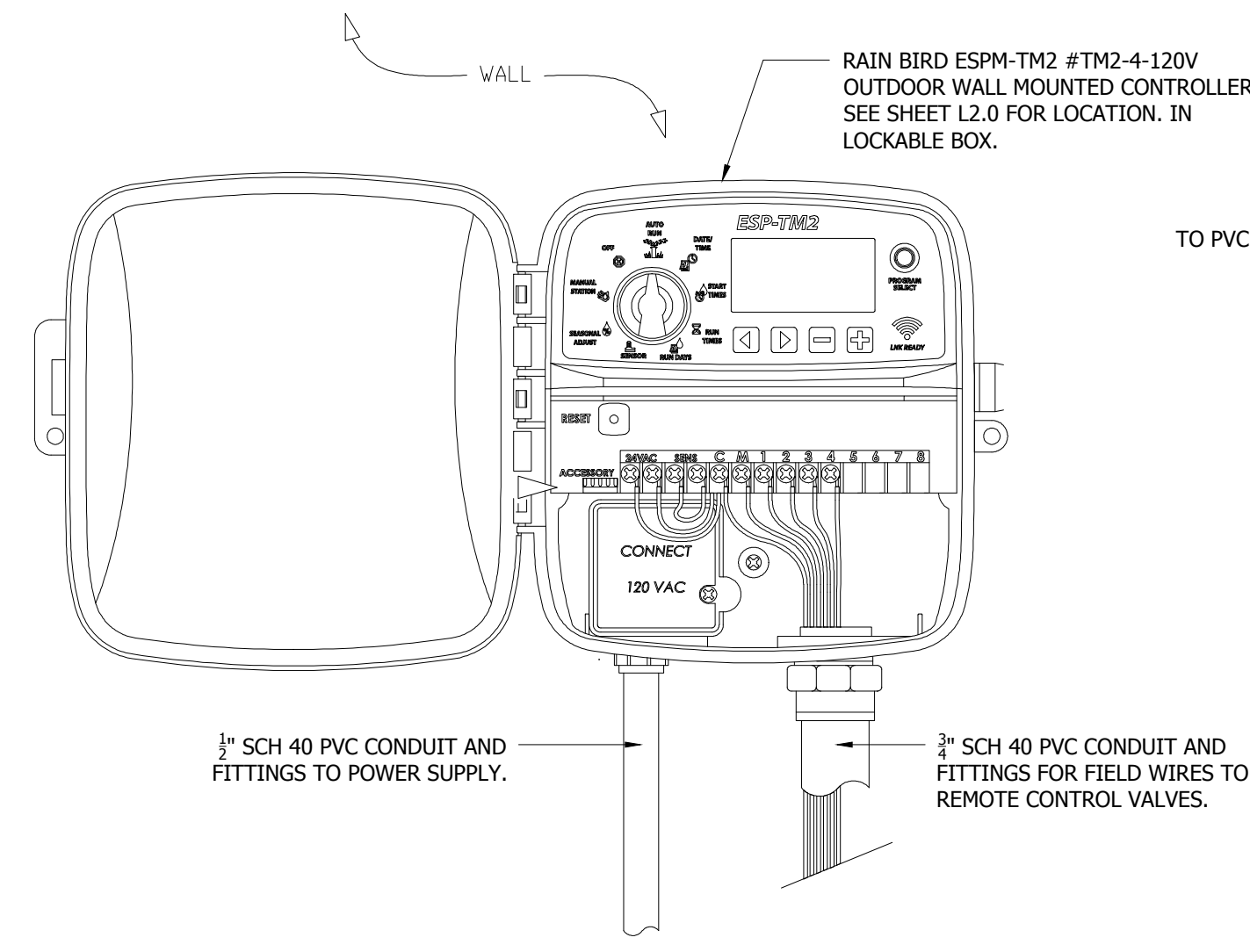
NORTH
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L3.0



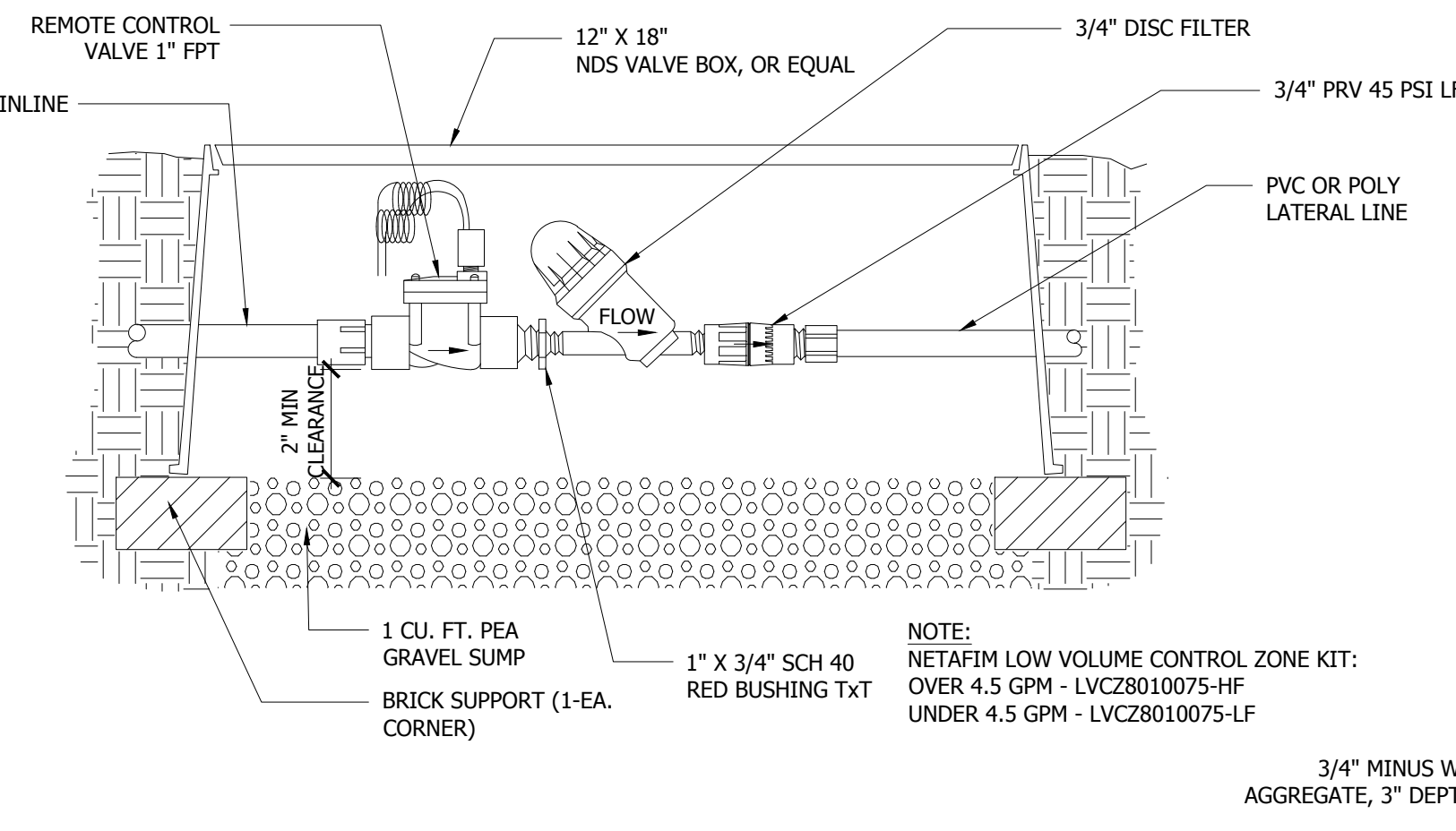
1 IRRIGATION WATER SUPPLY

L1.0, L2.0 : L3.1 NOT TO SCALE



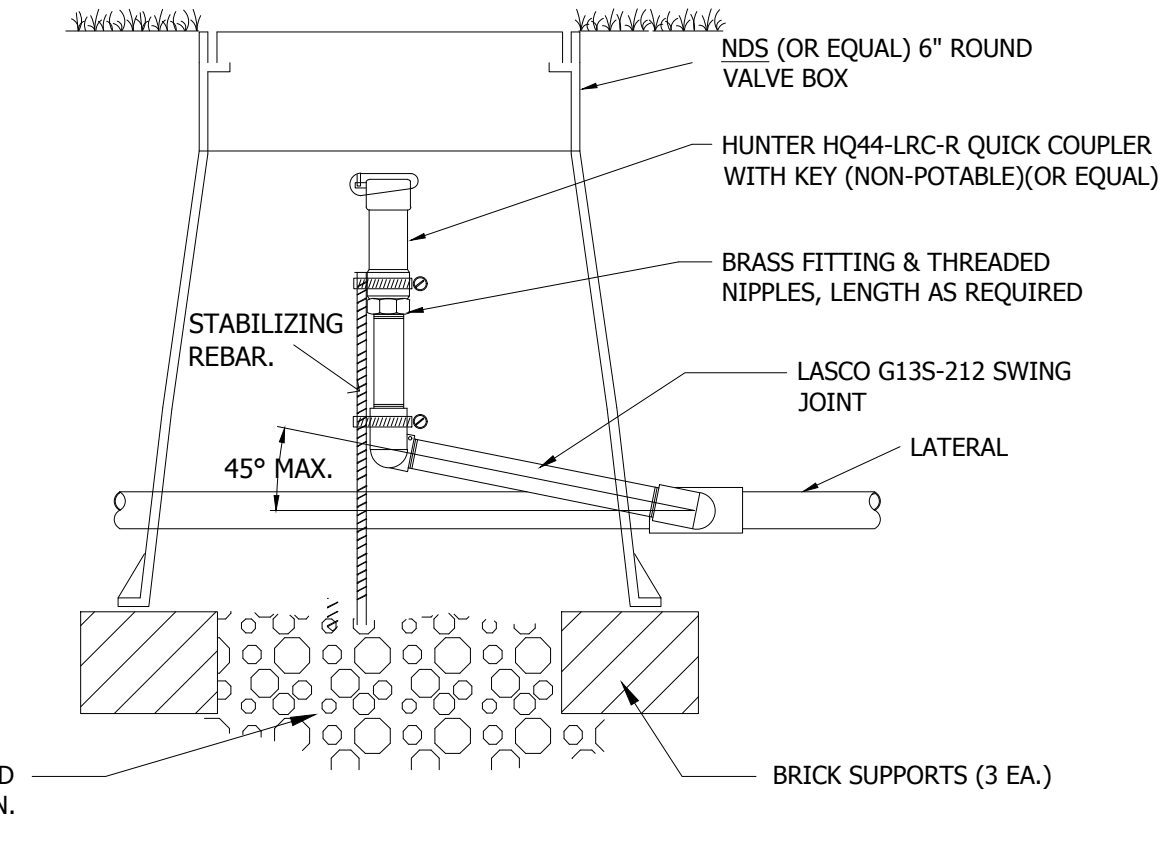
2 IRRIGATION CONTROLLER

L1.0, L2.0 : L3.1 NOT TO SCALE



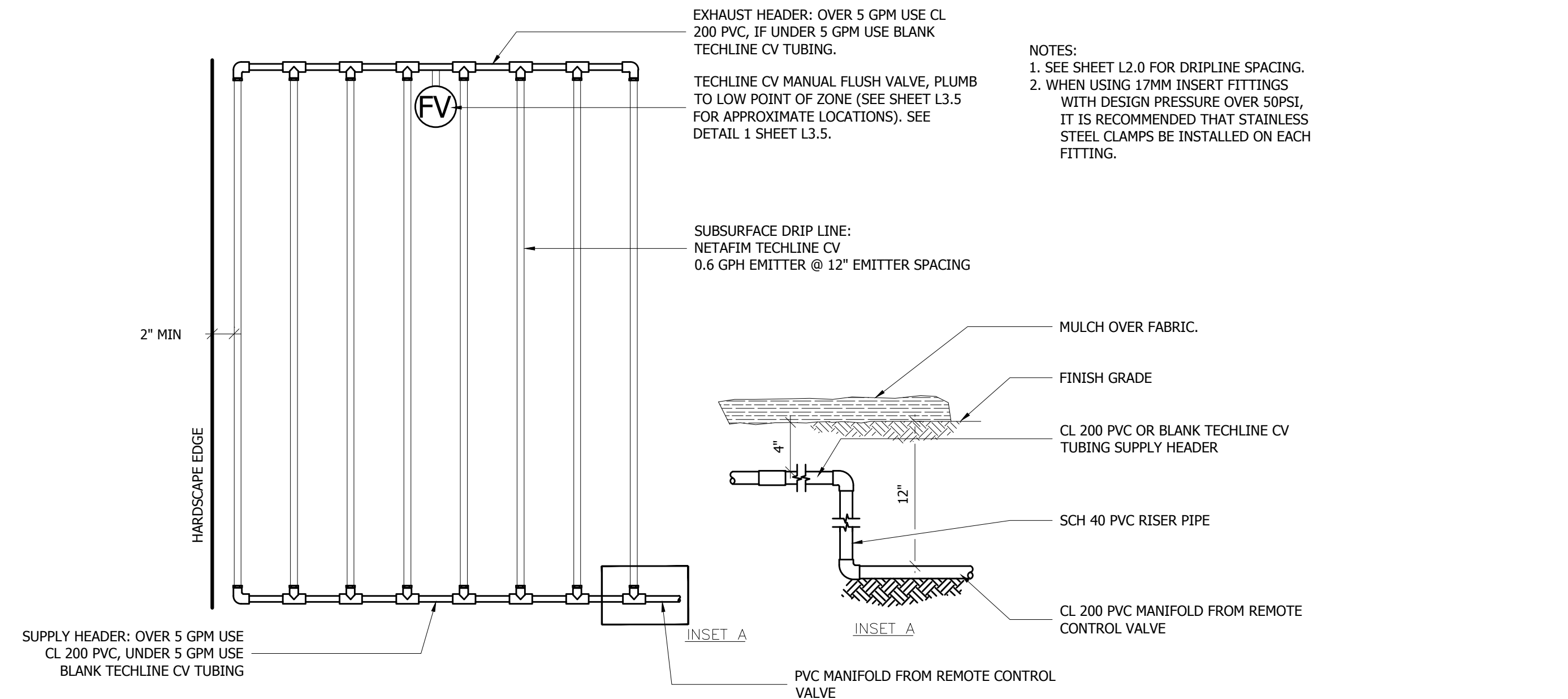
3 NETAFIM LOW VOLUME CONTROL ZONE KIT

L1.0, L2.0 : L3.1 NOT TO SCALE



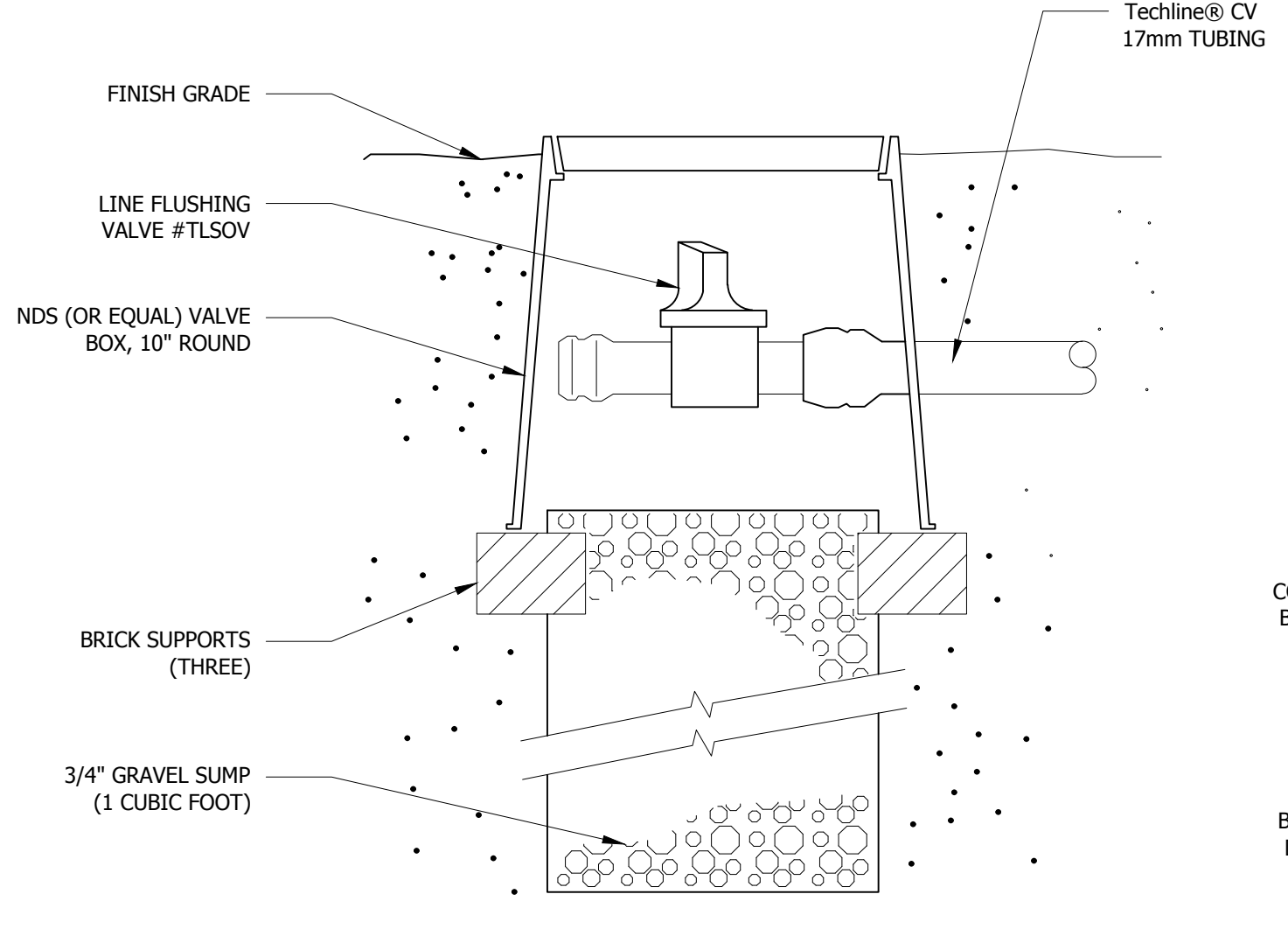
4 QUICK COUPLER

L1.0, L2.0 : L3.1 NOT TO SCALE



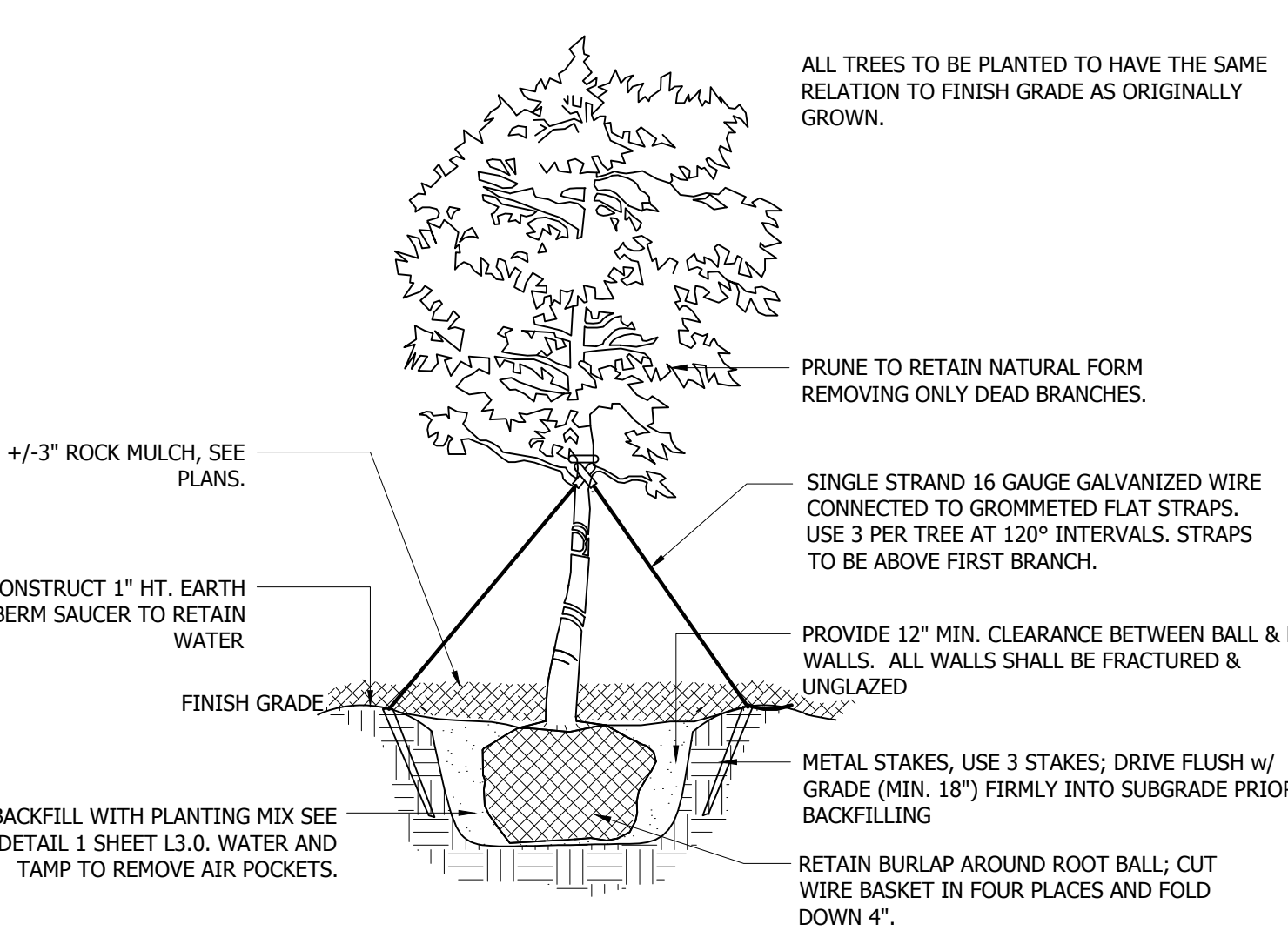
5 NETAFIM LAYOUT

L1.0, L2.0 : L3.1 NOT TO SCALE



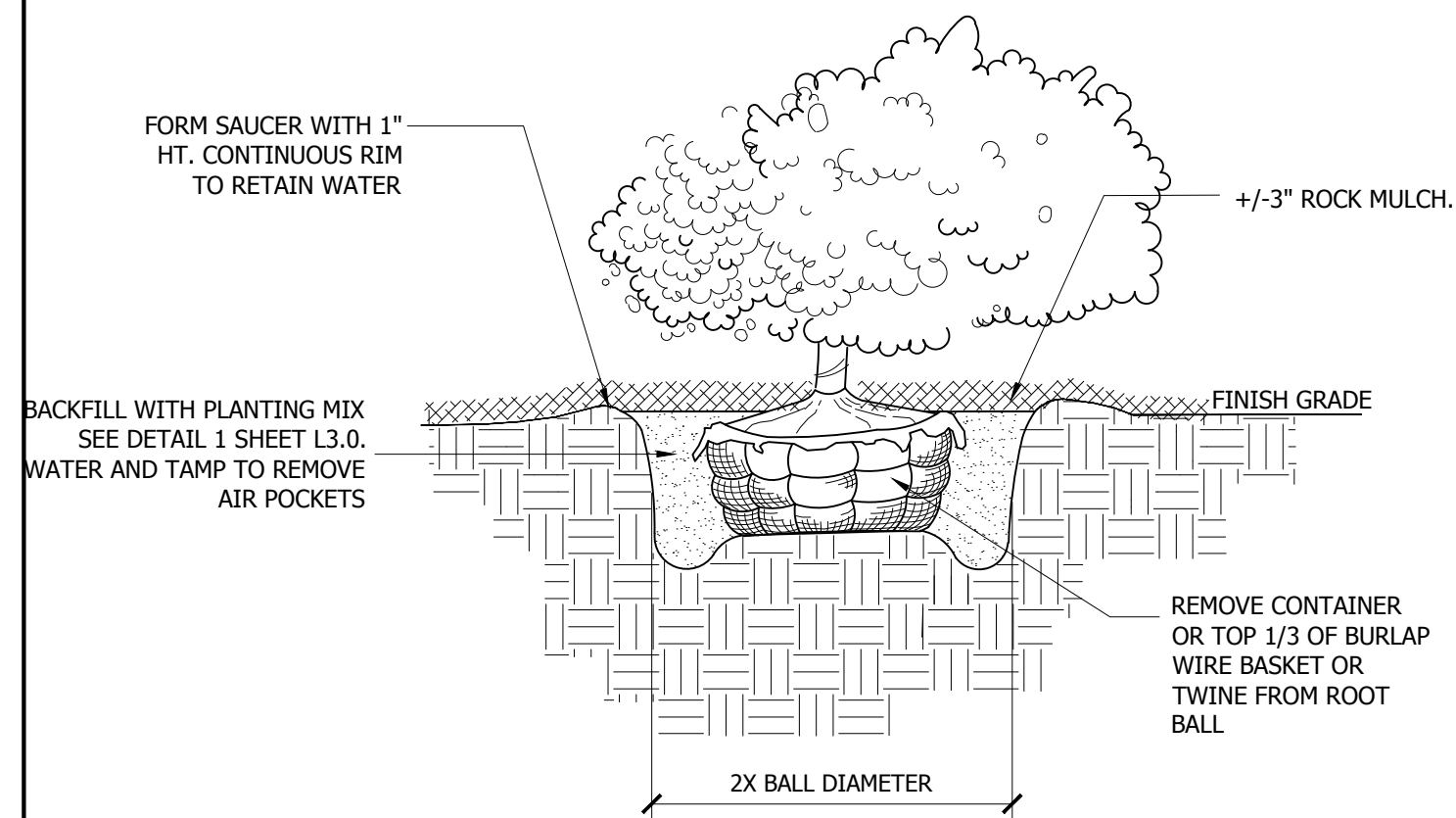
6 MANUAL FLUSH VALVE

L2.3 : L3.1 NOT TO SCALE



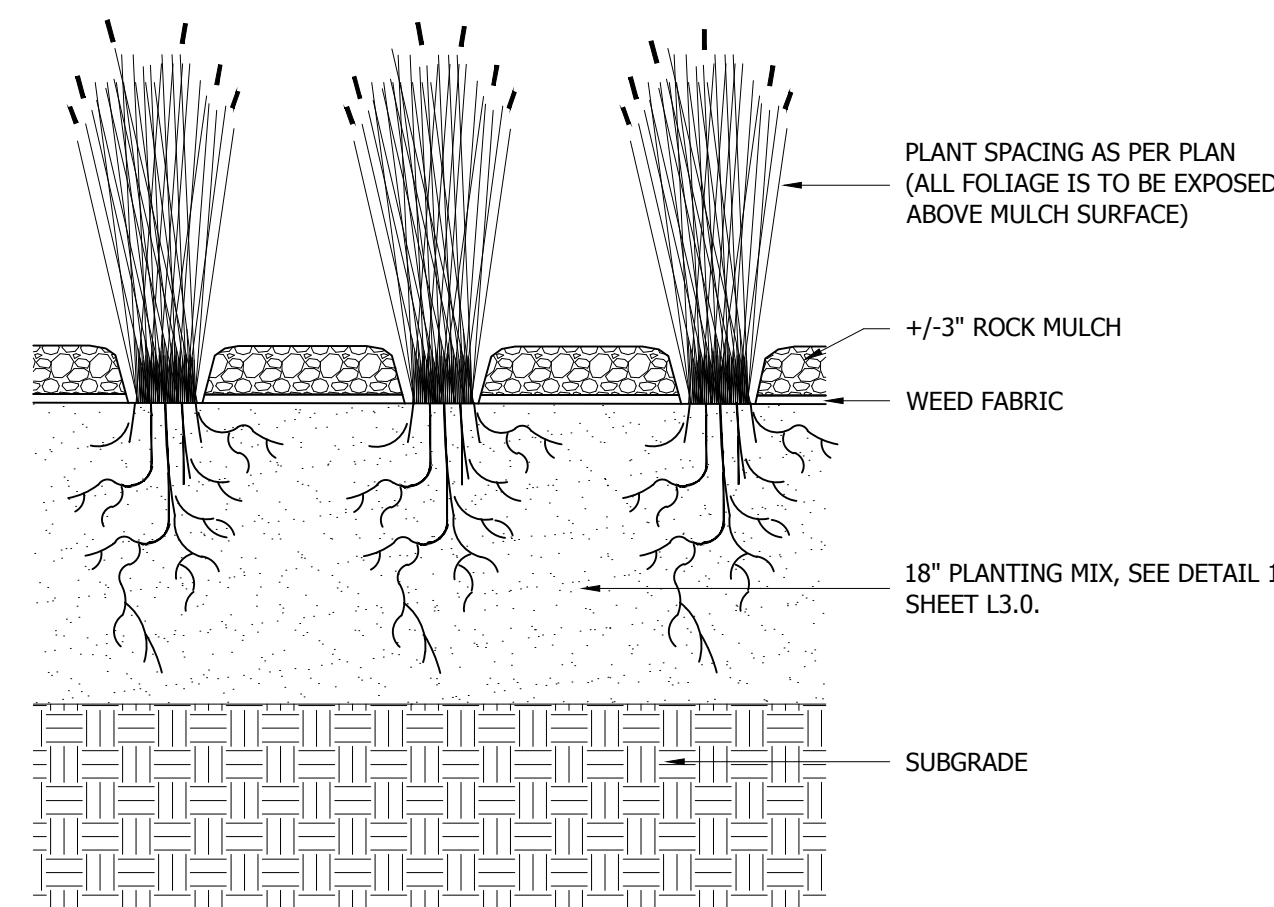
7 DECIDUOUS TREE - 3 WIRE

L1.1, L2.1 : L3.1 NOT TO SCALE



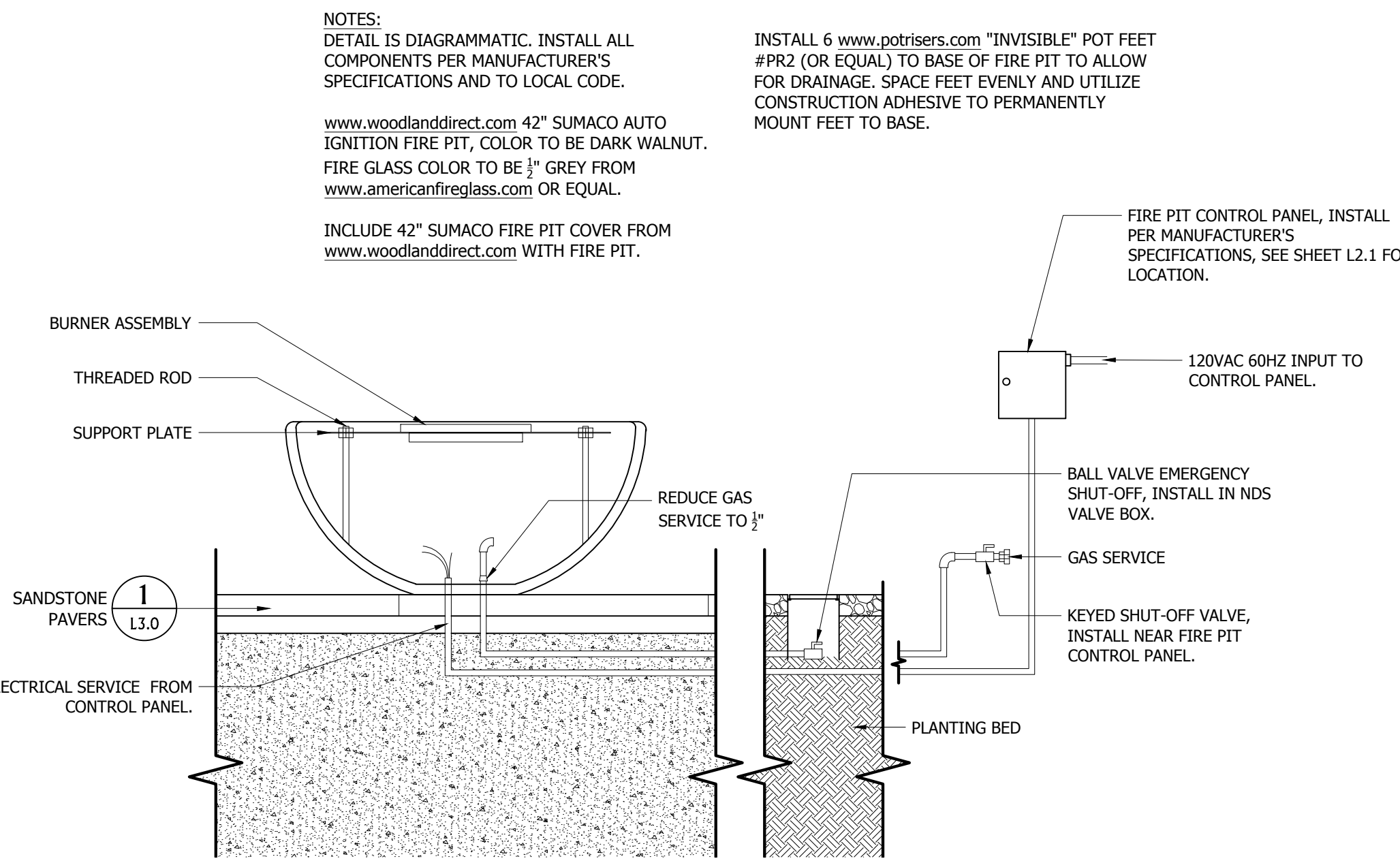
8 SHRUB

L1.1, L2.1 : L3.1 NOT TO SCALE



9 ORNAMENTAL GRASSES / PERENNIALS

L1.1, L2.1 : L3.1 NOT TO SCALE

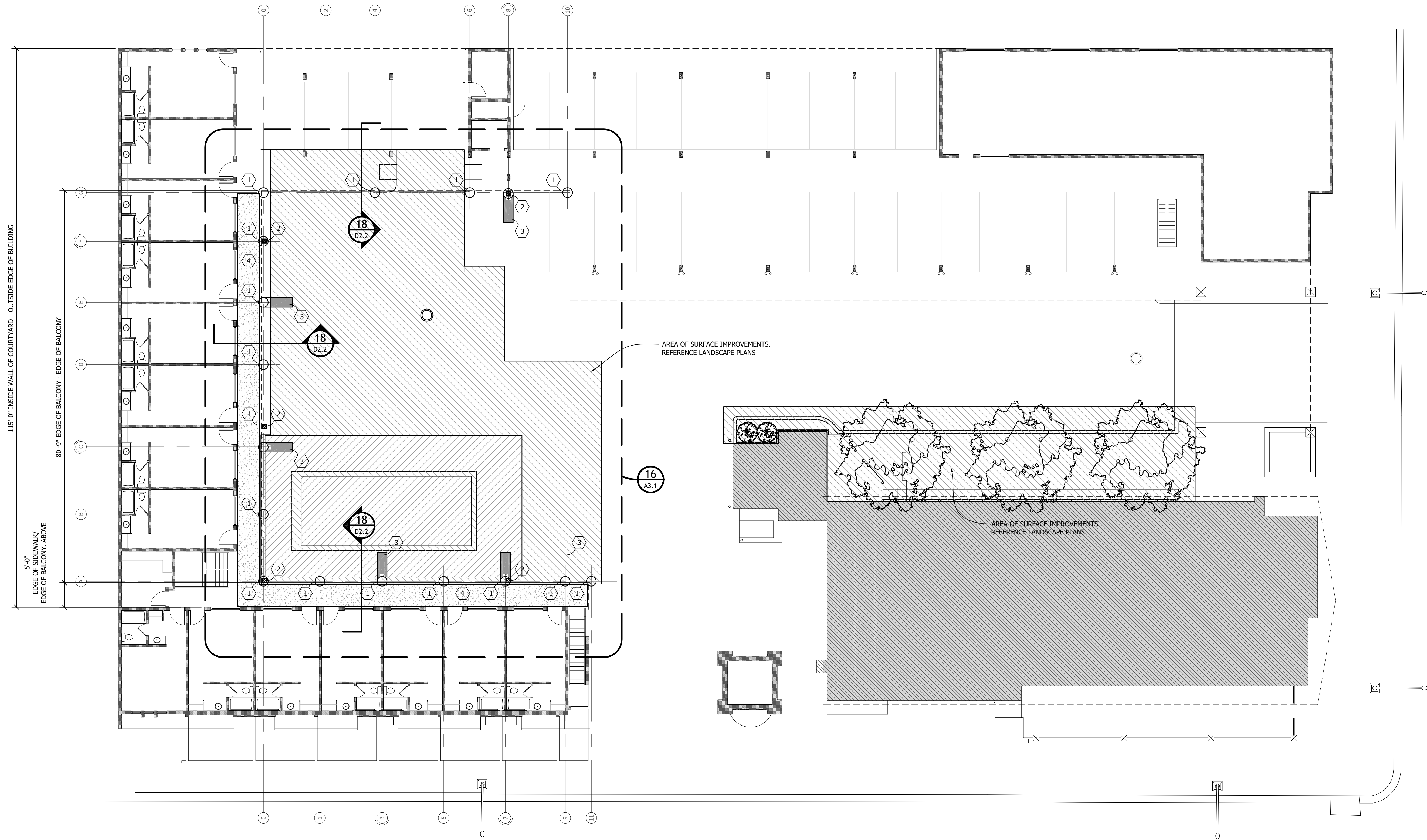


10 FIRE PIT

L2.1 : L3.1 NOT TO SCALE

DEMOLITION PLAN LEGEND

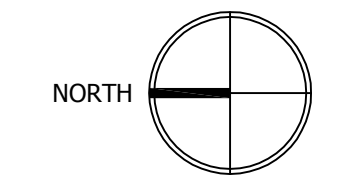
SYMBOL	DESCRIPTION
DEMO: MAIN LEVEL NOTES	
1	EXCAVATE FOR NEW POST FOOTING. REF: 16/A3.1
2	REMOVE EXISTING DOWNSPOUT/ BOX COLUMN ASSEMBLY. REF: 18/D2.2
3	EXCAVATE FOR NEW STORM DRAIN CONNECTIONS. COORDINATE W LANDSCAPE PLAN
4	DEMO SOFFIT FOR ACCESS TO CEILING LIGHTS. INSPECT BALCONY FRAMING & RIM JOIST TO ENSURE SOUND STRUCTURE.



DRAWING DEMOLITION PLAN: MAIN LEVEL
CLOCK TOWER INN COURTYARD IMPROVEMENTS
 BILLINGS, MONTANA
 PROJECT
 OWNER CLOCK TOWER INN

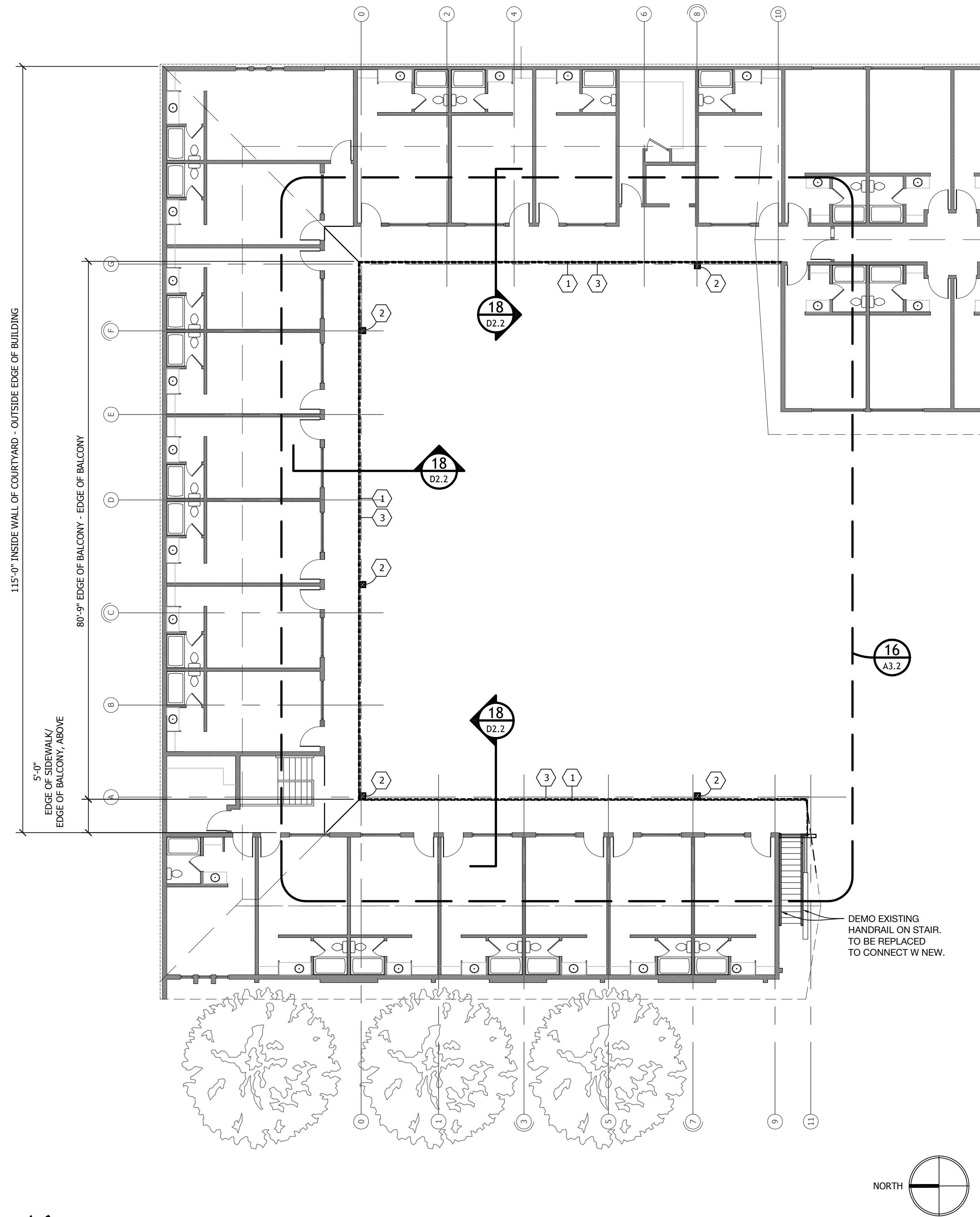
PROJECT N 14001
 ISSUE DATE 8/02/2019
 REVISIONS

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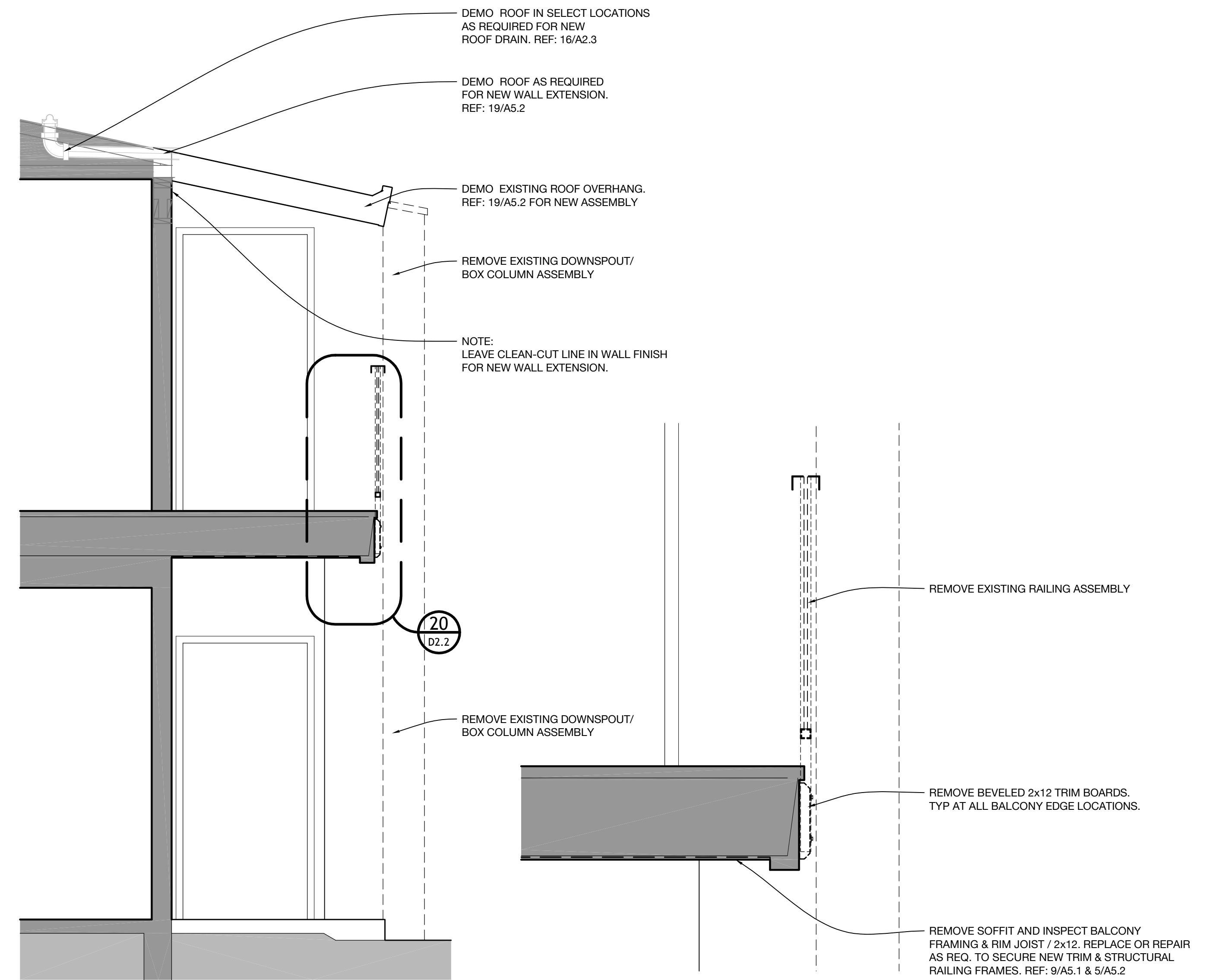


DEMOLITION PLAN LEGEND

SYMBOL	DESCRIPTION
DEMO: SECOND LEVEL NOTES	
1	REMOVE ALL EXISTING RAILING ASSEMBLY. REF: 20/D2.2
2	REMOVE EXISTING DOWNSPOUT/ BOX COLUMN ASSEMBLY. REF: 18/D2.2
3	REMOVE BEVELED 2x12 TRIM BOARDS. TYP AT ALL BALCONY EDGE. REF: 20/D2.2

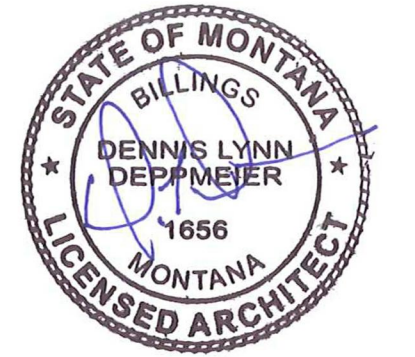


16 DEMOLITION PLAN: SECOND LEVEL
D2.2 : D2.2 3/32" = 1'-0"



18 DEMOLITION SECTION
D2.2 : D2.2 1/2" = 1'-0"

20 DEMOLITION SECTION
D2.2 : D2.2 1" = 1'-0"



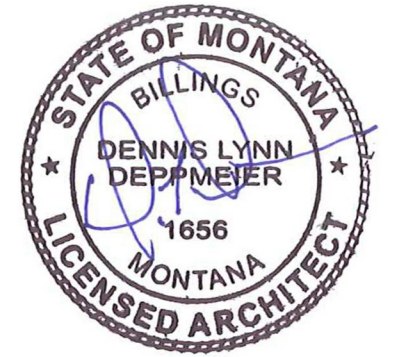
DEMOLITION PLAN: SECOND LEVEL
CLOCK TOWER INN COURTYARD IMPROVEMENTS
 BILLINGS, MONTANA
 PROJECT: CLOCK TOWER INN
 OWNER: CLOCK TOWER INN

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D2.2

DEMOLITION PLAN LEGEND

SYMBOL	DESCRIPTION
	DEMO: ROOF LEVEL NOTES
1	DEMO AS REQ. FOR NEW ROOF DRAINS. REF: 19/A5.2
2	REMOVE EXISTING DOWNSPOUT/ BOX COLUMN ASSEMBLY. REF: 18/D2.2
3	DEMO EXISTING ROOF OVERHANG. REF: 18/D2.2



DEMOLITION PLAN: ROOF
CLOCK TOWER INN COURTYARD IMPROVEMENTS
 BILLINGS, MONTANA
 PROJECT
 OWNER
 CLOCK TOWER INN

PROJECT N^o 14001
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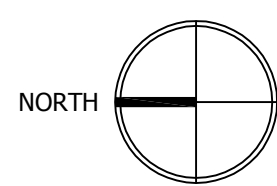
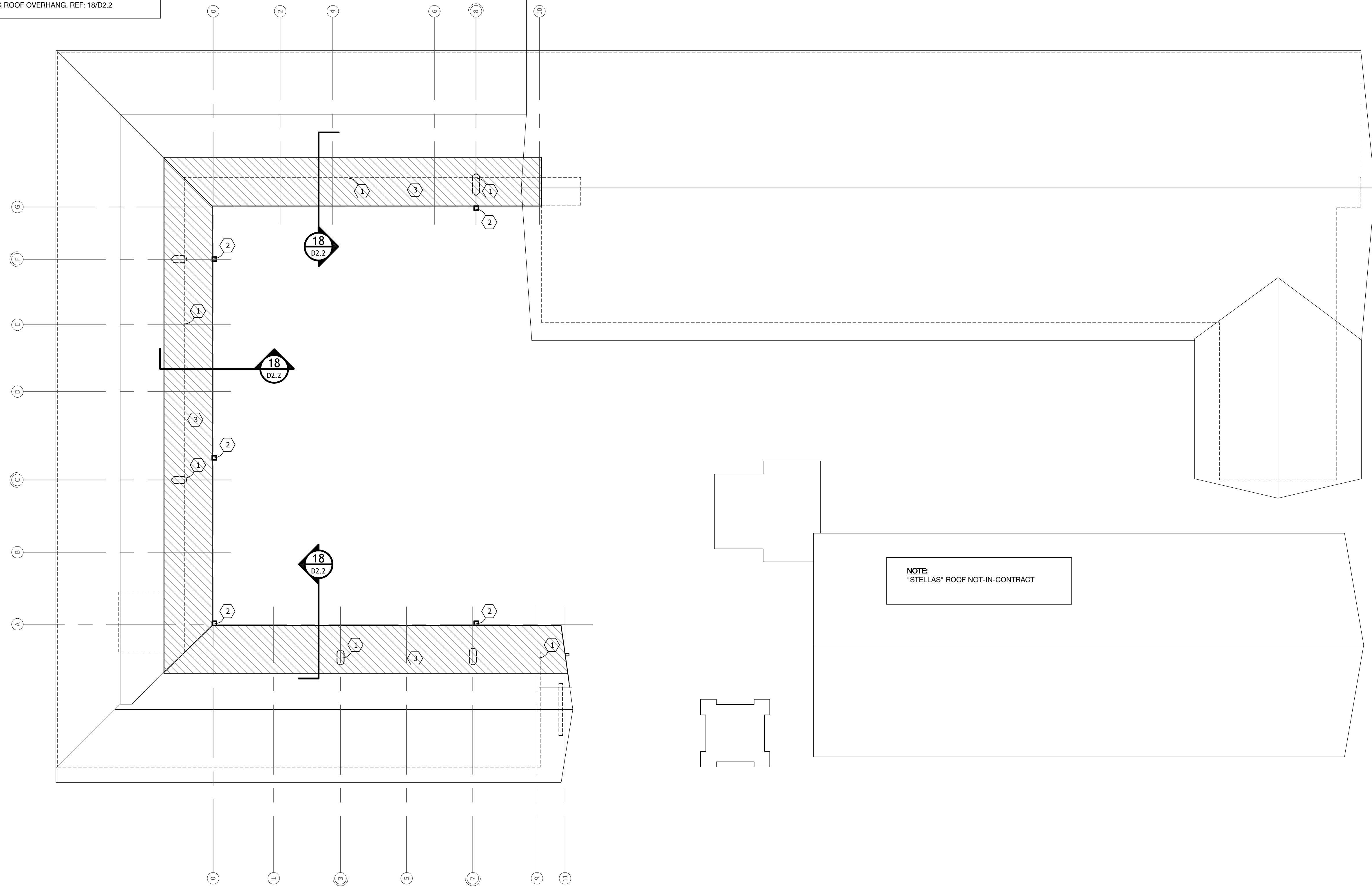
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D2.3

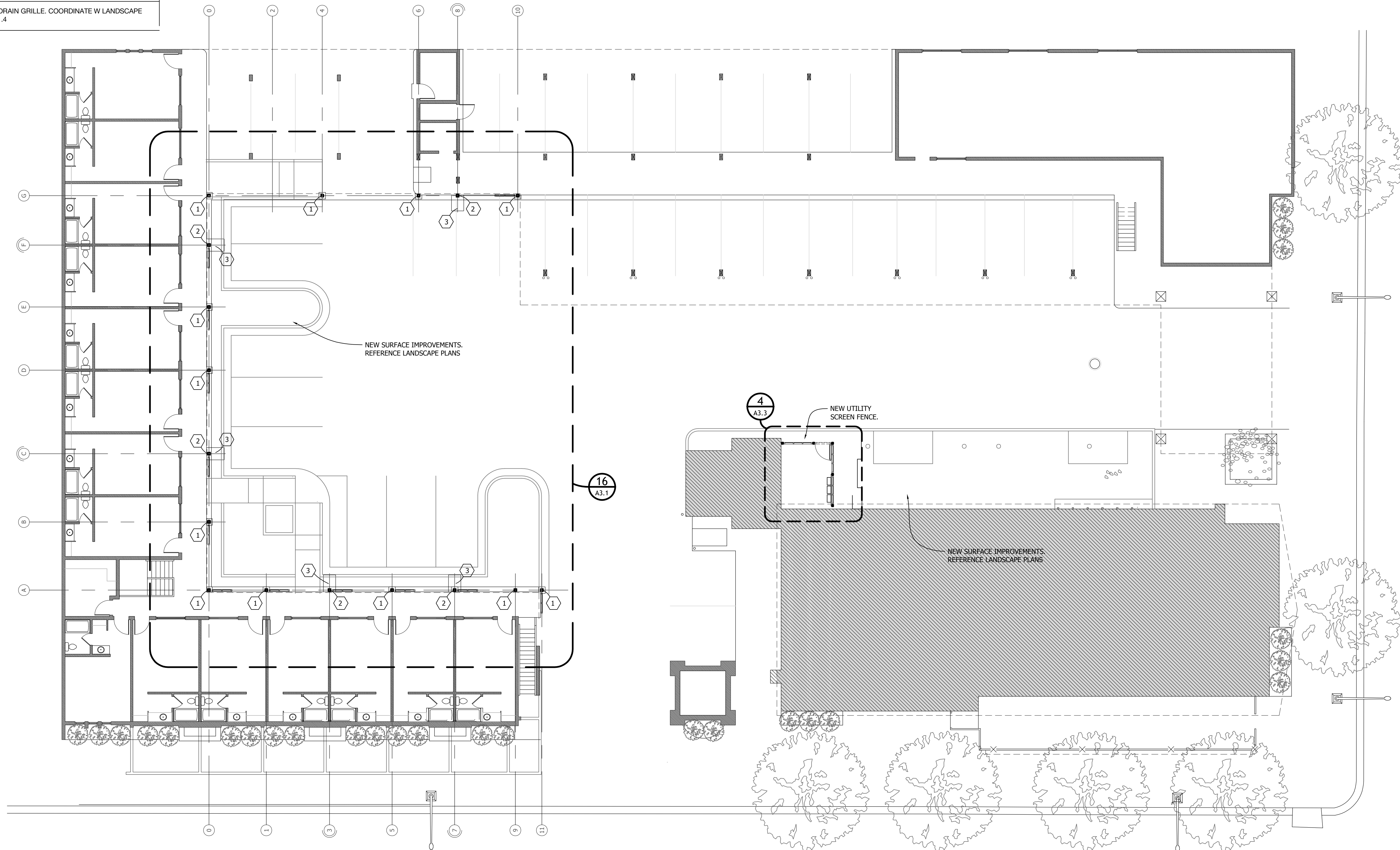
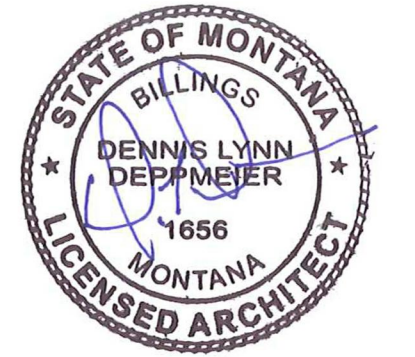
NOTE:
 ROOF NORTH OF BREAK LINE TO BE RECOVERED W ADDITIONAL INSULATION & NEW ROOF MEMBRANE. ADDITIONAL DEMO/PREP AS REQUIRED.

NOTE:
 ROOF SOUTH OF BREAK LINE TO REMAIN AS-IS. ADDITIONAL INSULATION LAYERS TO BE CONSIDERED FOR FUTURE PHASE.



REMODEL PLAN LEGEND

SYMBOL	DESCRIPTION
MAIN LEVEL REMODEL NOTES	
①	NEW 6x6 TUBE STEEL COLUMN REF: 16 / A5.3
②	NEW 6x6 DOUBLE CHANNEL STEEL DRAIN COLUMN. REF: 16 / A5.3
③	NEW STORM DRAIN GRILLE. COORDINATE W LANDSCAPE PLAN. REF: C1.4

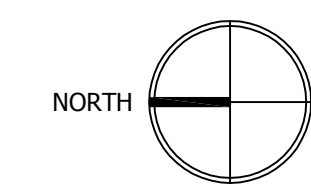


DRAWING MAIN LEVEL PLAN
 PROJECT **CLOCK TOWER INN COURTYARD IMPROVEMENTS**
 BILLINGS, MONTANA
 OWNER CLOCK TOWER INN

PROJECT N 14001
 ISSUE DATE 8/02/2019
 REVISIONS

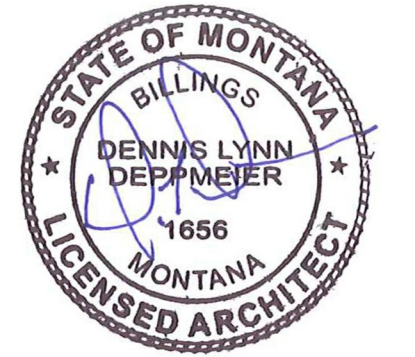
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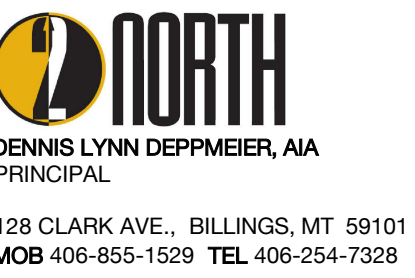
REMODEL PLAN LEGEND

SYMBOL	DESCRIPTION
UPPER LEVEL REMODEL NOTES	
①	NEW 6x6 TUBE STEEL COLUMN. REF: 16 / A5.3
②	NEW 6x6 DOUBLE CHANNEL STEEL DRAIN COLUMN. REF: 16 / A5.3
③	NEW RAILING PANEL. REF: 6&8/A4.3
④	NEW RAILING. REF: 9/A4.3



DRAWING UPPER LEVEL FLOOR PLAN
 PROJECT **CLOCK TOWER INN COURTYARD IMPROVEMENTS**
 BILLINGS, MONTANA
 OWNER CLOCK TOWER INN

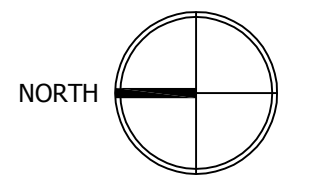
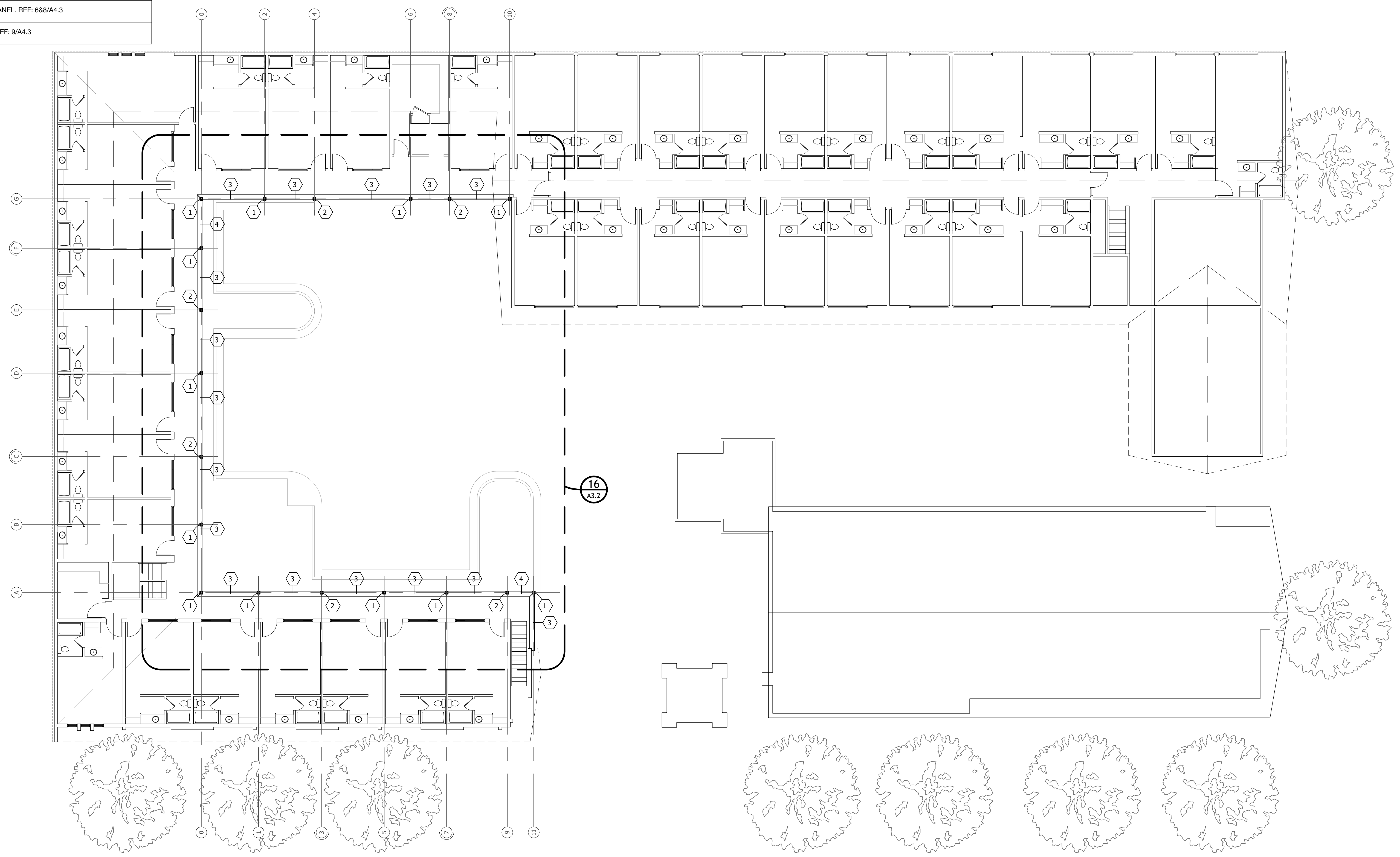
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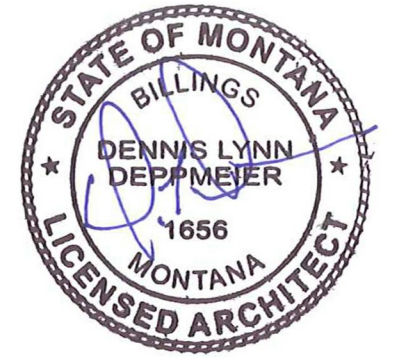
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A2.2



REMODEL PLAN LEGEND

SYMBOL	DESCRIPTION
ROOF LEVEL REMODEL NOTES	
①	NEW STRUCTURAL STEEL BEAM SECTION: TYP 10" x 6" STEEL TUBE, TYP. 3/8" WALL THICKNESS
②	NEW ROOF DRAIN LOCATION. REF: 19/A5.2
③	NEW ROOF FRAMING & SHEATHING. REF: 18/A3.3
④	NEW STRUCTURAL STEEL BEAM SECTION: TYP 10" x 6" STEEL TUBE, 1/2" WALL THICKNESS



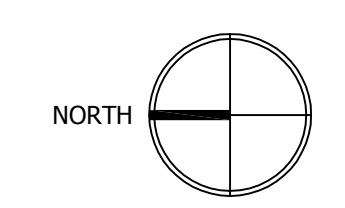
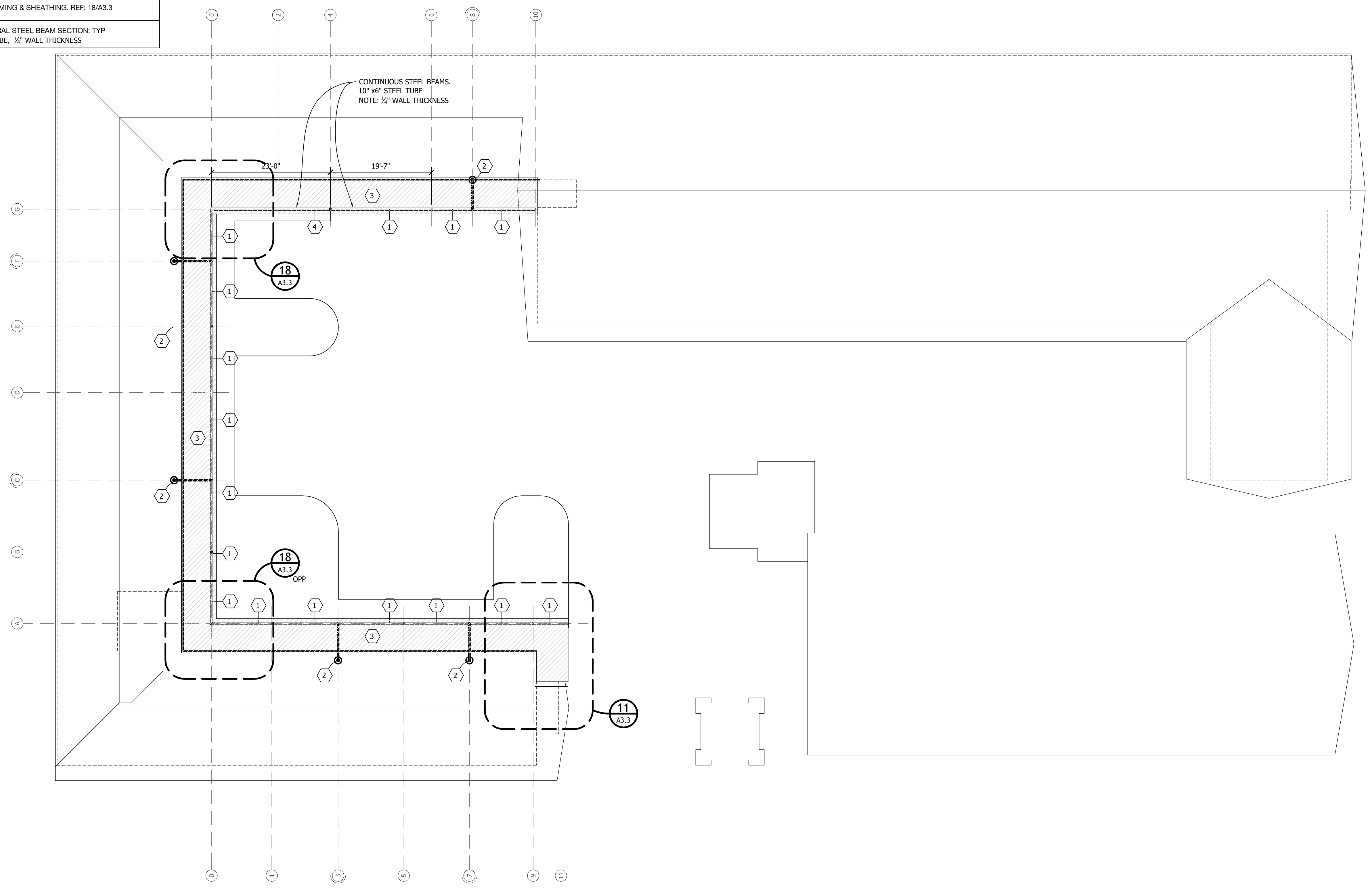
DRAWING: ROOF PLAN
 PROJECT: CLOCK TOWER INN COURTYARD IMPROVEMENTS
 BILLINGS, MONTANA
 OWNER: CLOCK TOWER INN

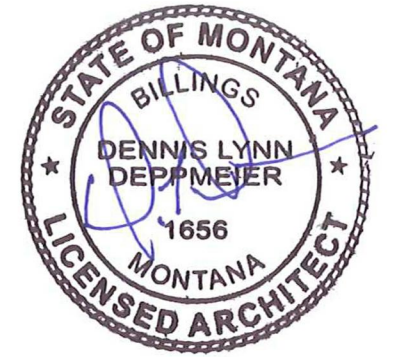
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A2.3





ENLARGED COURTYARD PLAN- GROUND LEVEL

CLOCK TOWER INN COURTYARD IMPROVEMENTS

BILLINGS, MONTANA

CLOCK TOWER INN

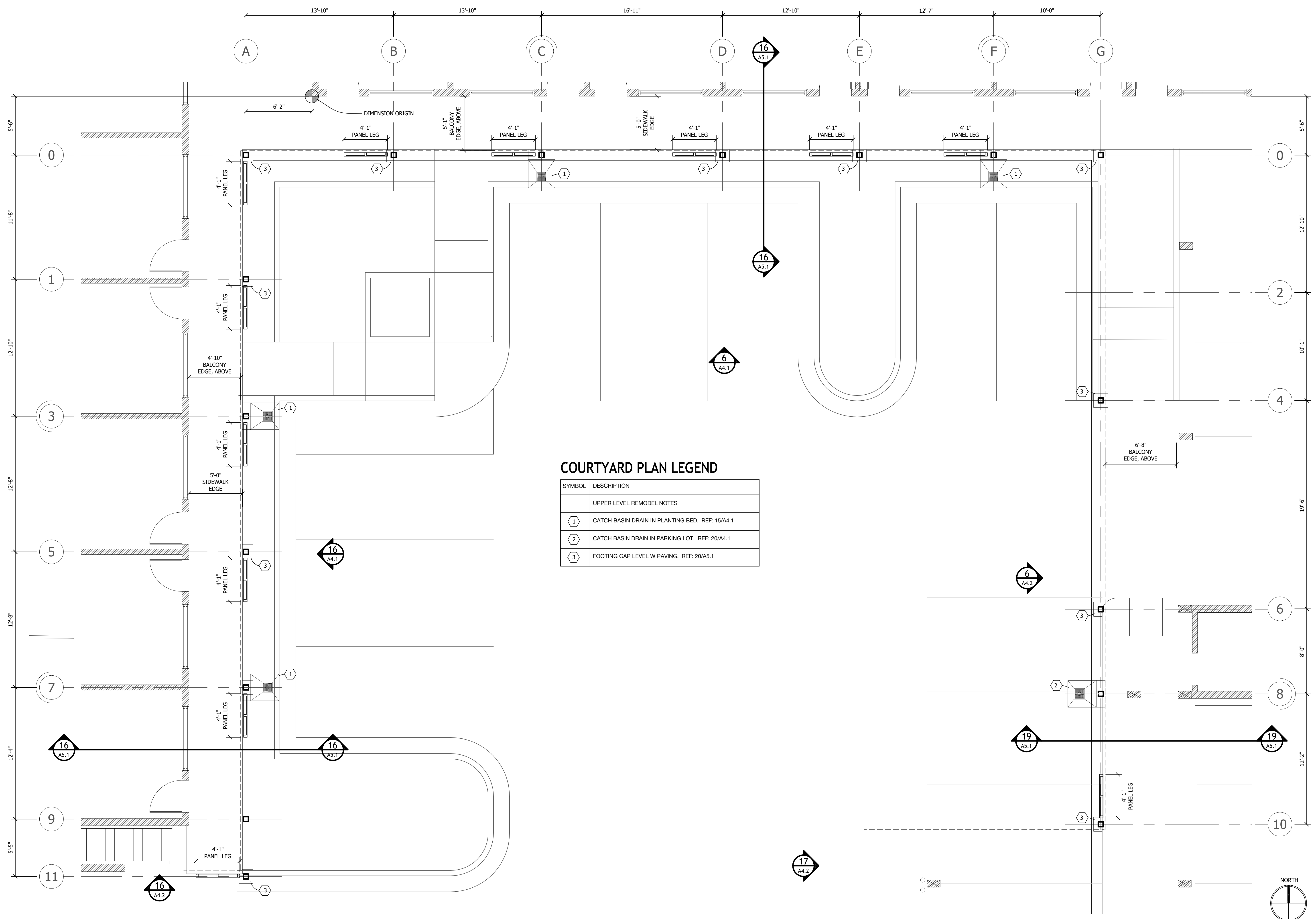
DRAWING PROJECT OWNER

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A3.1



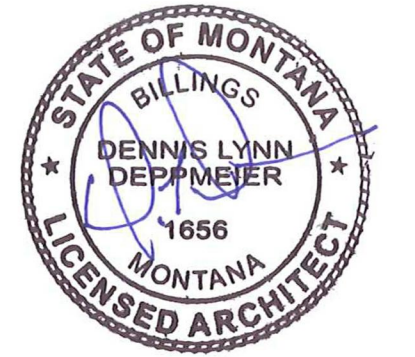
COURTYARD PLAN LEGEND

SYMBOL	DESCRIPTION
UPPER LEVEL REMODEL NOTES	
①	CATCH BASIN DRAIN IN PLANTING BED. REF: 15/A4.1
②	CATCH BASIN DRAIN IN PARKING LOT. REF: 20/A4.1
③	FOOTING CAP LEVEL W PAVING. REF: 20/A5.1

16 ENLARGED COURTYARD PLAN- GROUND LEVEL

A2.1 : A3.1

1/4" = 1' - 0"



ENLARGED COURTYARD PLAN- SECOND LEVEL

CLOCK TOWER INN COURTYARD IMPROVEMENTS

BILLINGS, MONTANA

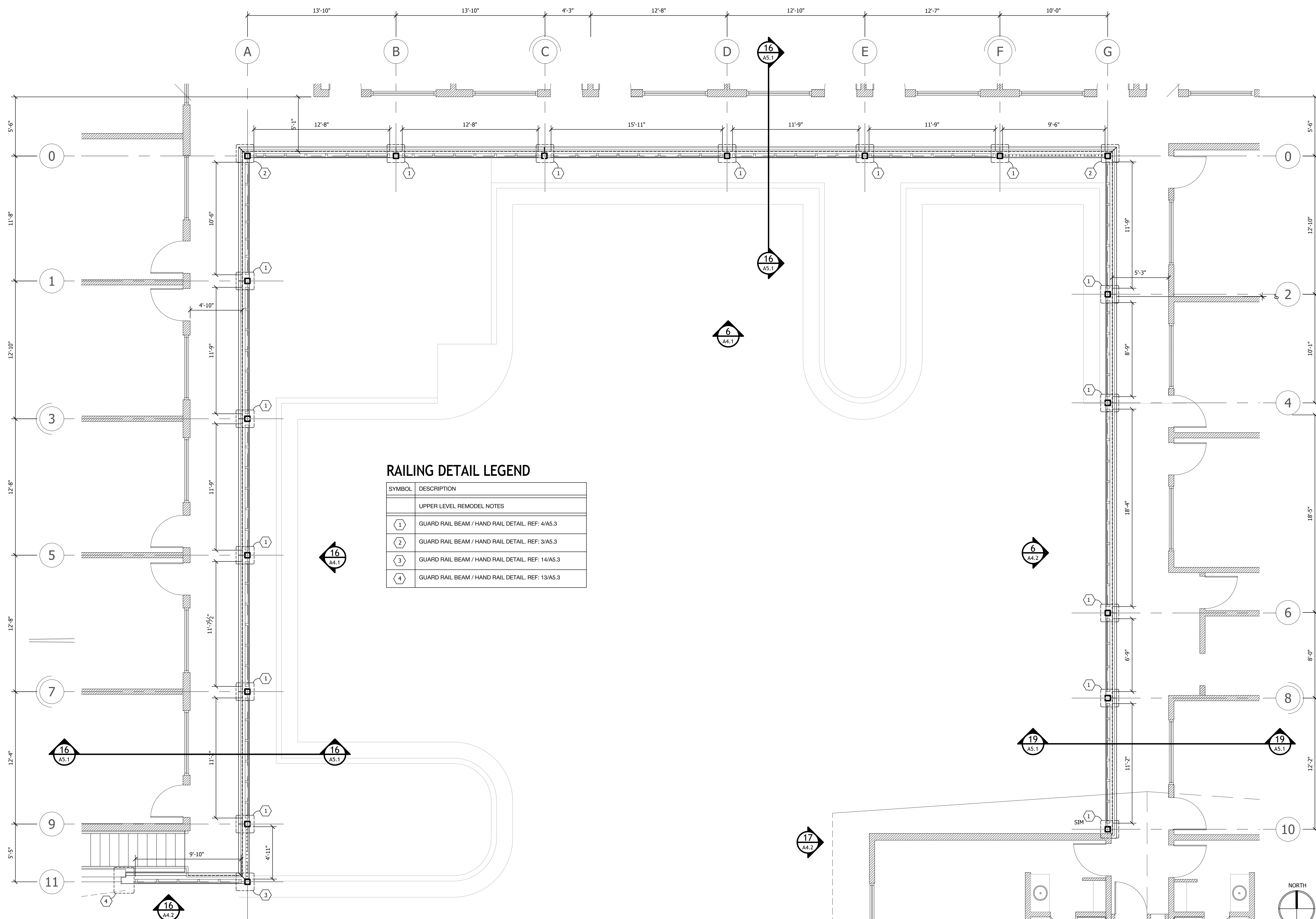
CLOCK TOWER INN

DRAWING PROJECT OWNER

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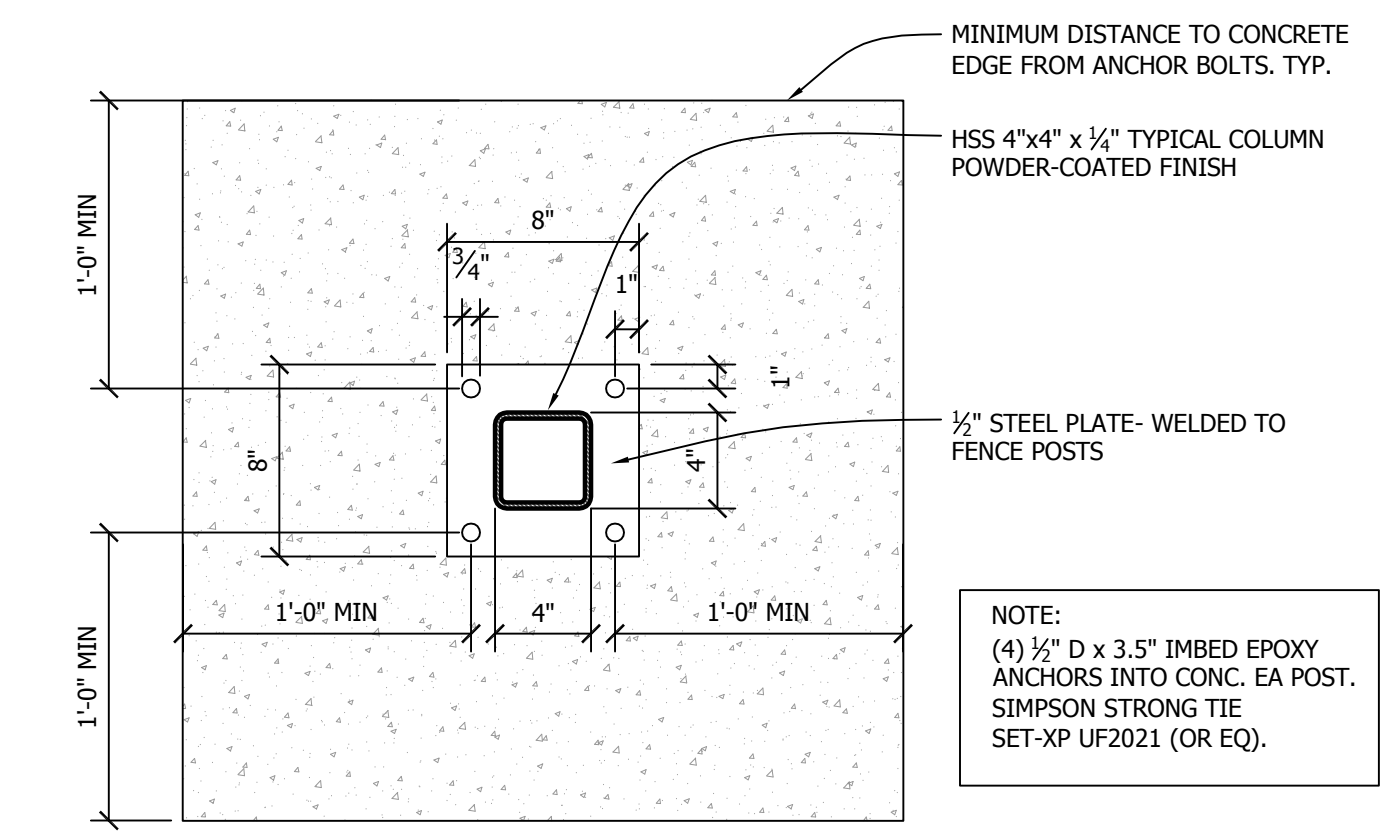
blueboy@bresnan.net



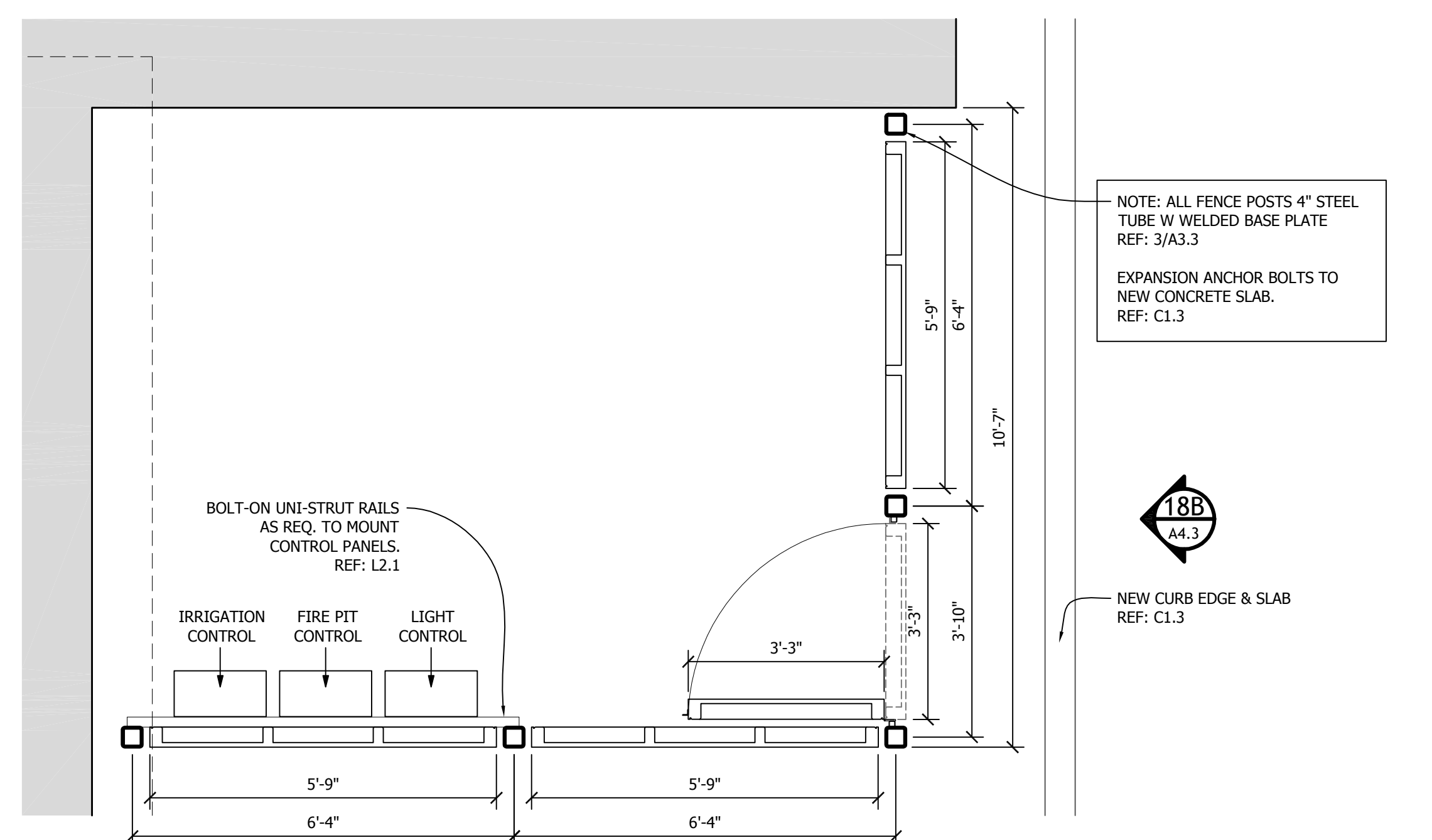
RAILING DETAIL LEGEND

SYMBOL	DESCRIPTION
UPPER LEVEL REMODEL NOTES	
①	GUARD RAIL BEAM / HAND RAIL DETAIL. REF: 4/A5.3
②	GUARD RAIL BEAM / HAND RAIL DETAIL. REF: 3/A5.3
③	GUARD RAIL BEAM / HAND RAIL DETAIL. REF: 14/A5.3
④	GUARD RAIL BEAM / HAND RAIL DETAIL. REF: 13/A5.3

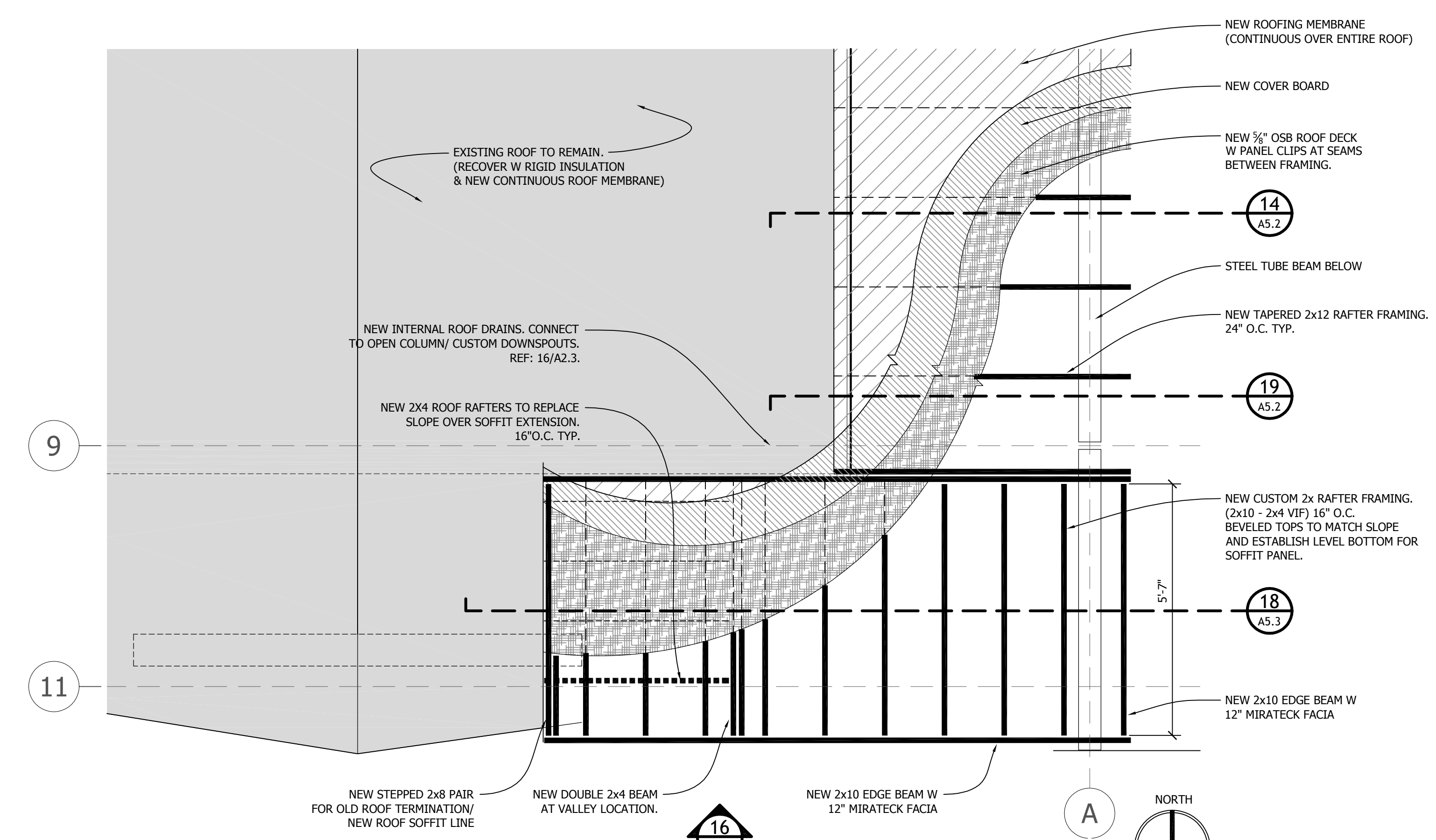
16 ENLARGED COURTYARD PLAN- SECOND LEVEL



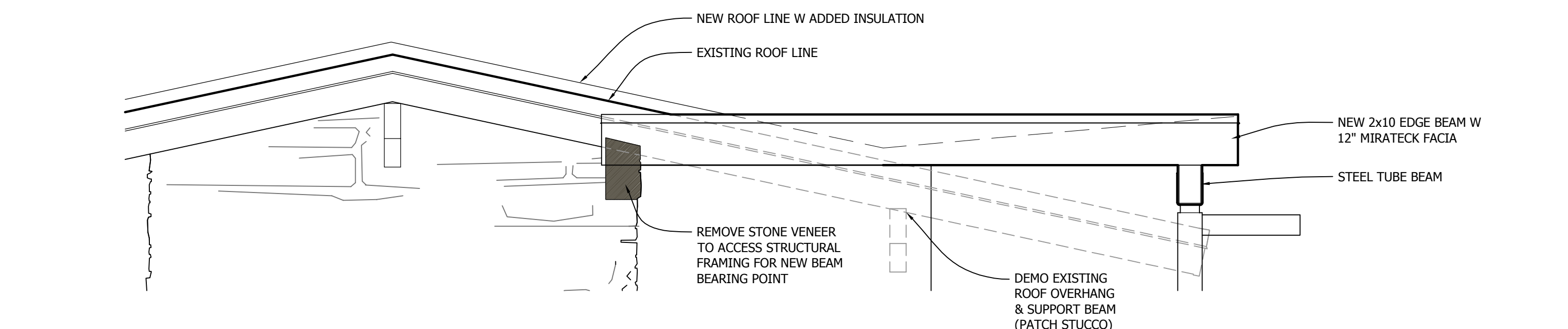
3 FENCE POST BASE PLATE
A4.3 : A3.2 3" = 1' - 0"



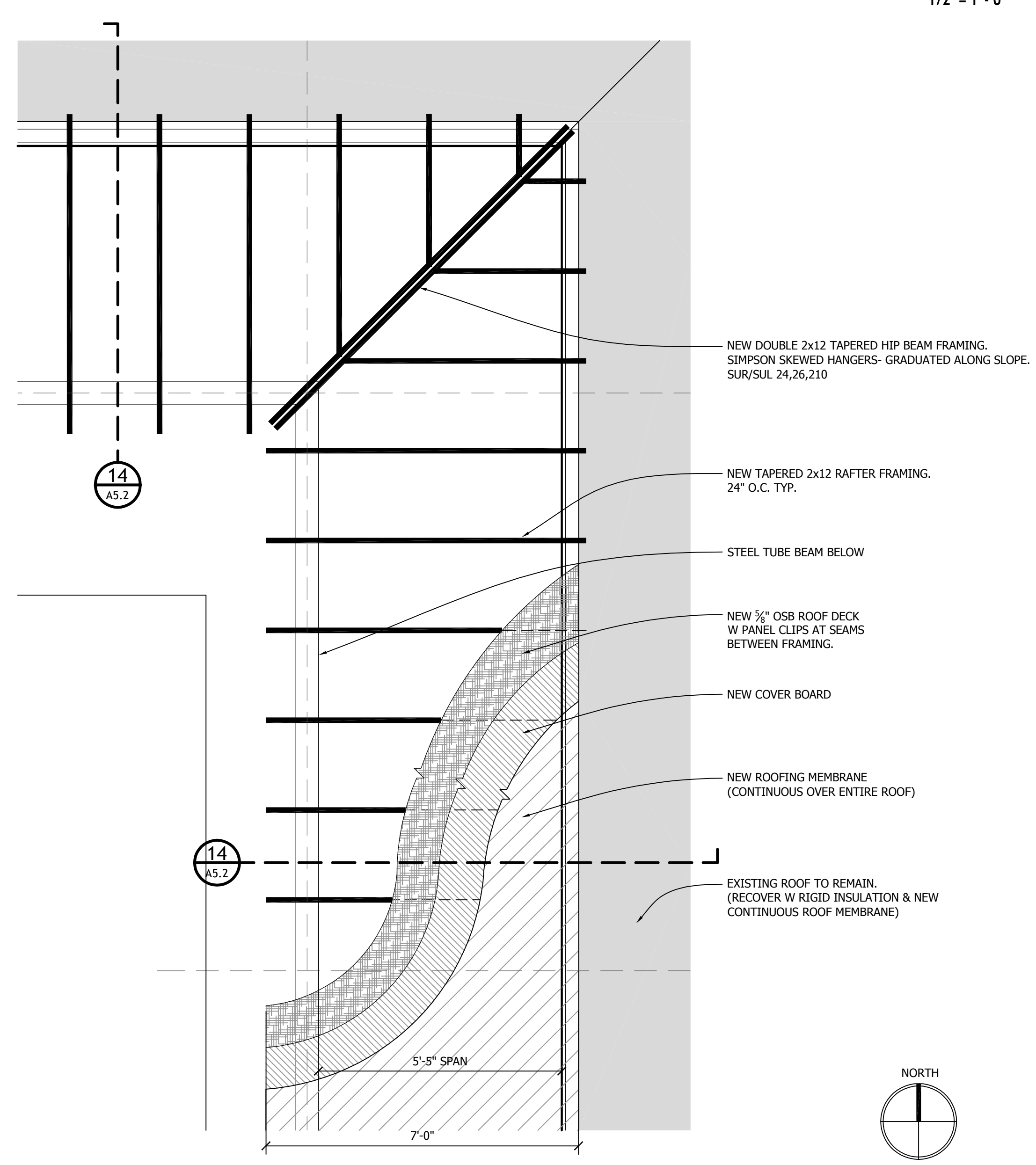
4 ENLARGED EQUIPMENT YARD PLAN
A2.1 : A3.2 1/2" = 1' - 0"



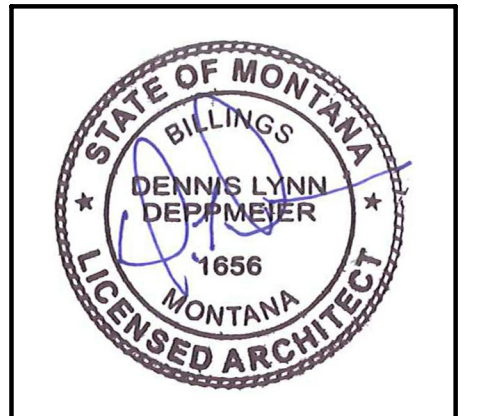
11 ENLARGED ROOF FRAMING PLAN
A2.3 : A3.2 1/2" = 1' - 0"



16 ENLARGED ROOF FRAMING REFERENCE ELEVATION
A2.3 : A3.2 1/2" = 1' - 0"



18 ENLARGED COURTYARD ROOF PLAN- VALLEY HIP FRAMING
A2.3 : A3.2 1/2" = 1' - 0"



DRAWING PROJECT OWNER
 ROOF FRAMING DETAILS
CLOCK TOWER INN COURTYARD IMPROVEMENTS
 BILLINGS, MONTANA
 CLOCK TOWER INN

PROJECT N^o 14001
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A3.3

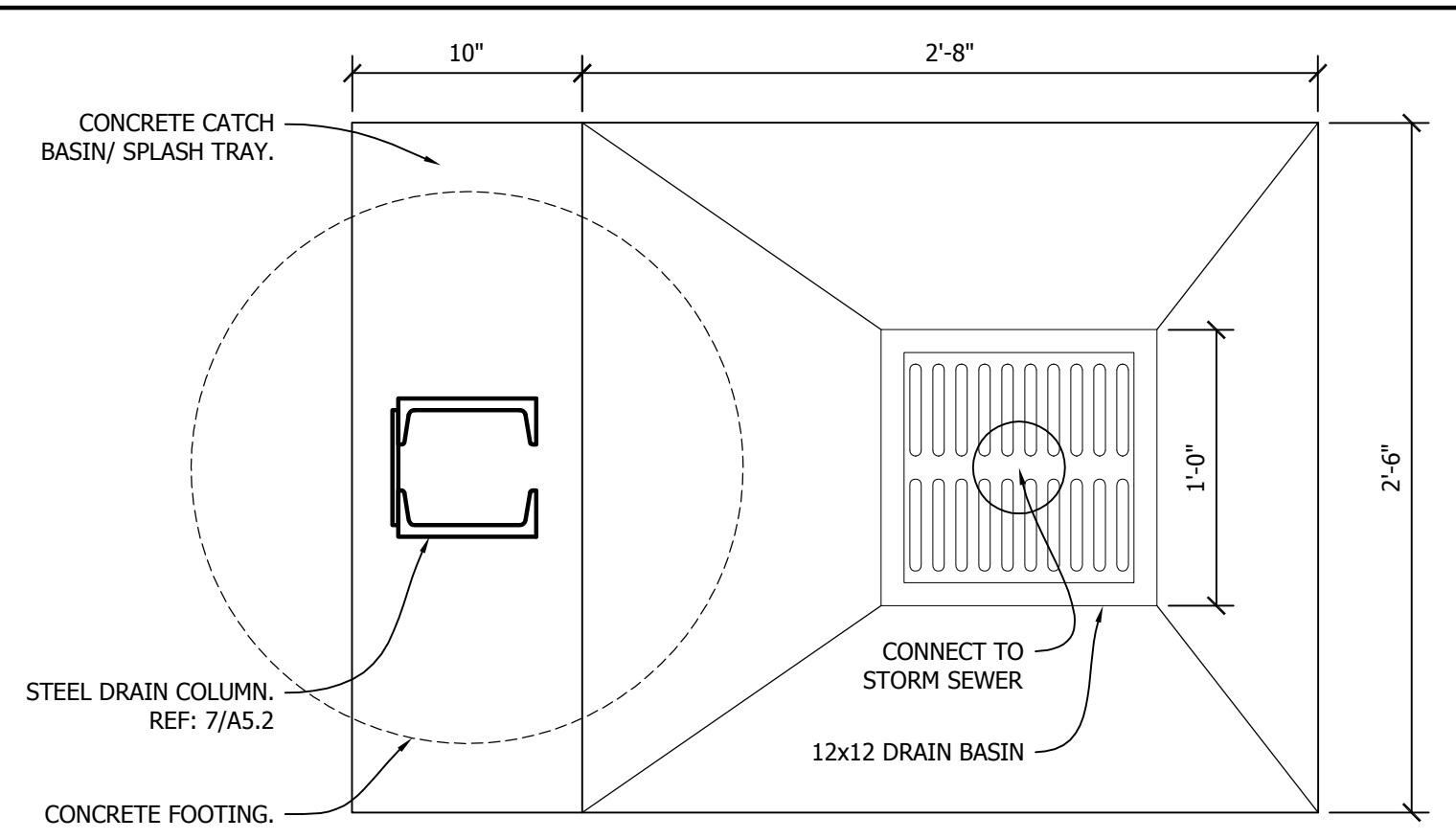


6 NORTH WING- SOUTH EXTERIOR ELEVATION

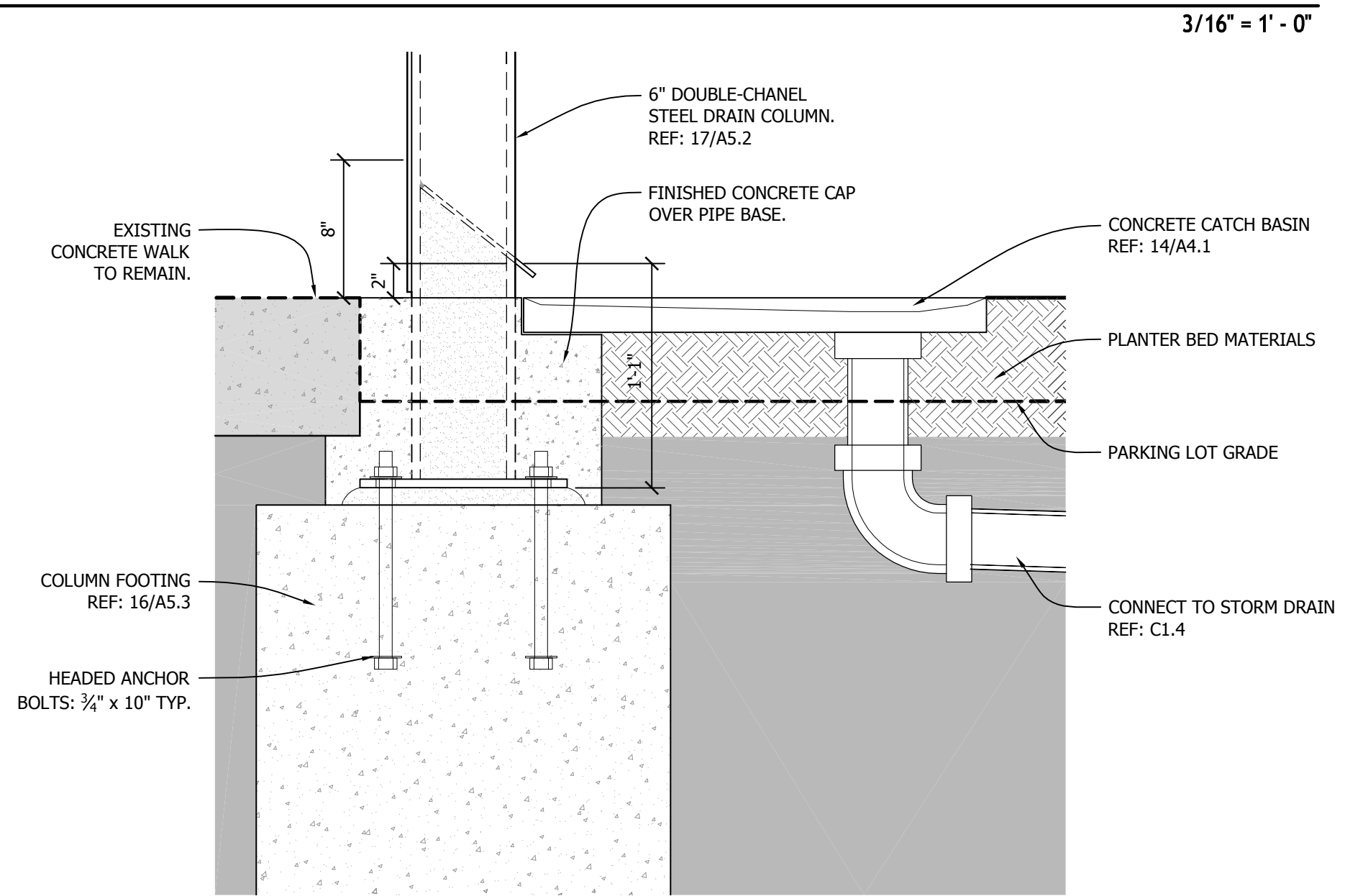
A2.1 : A4.1

GENERAL NOTES

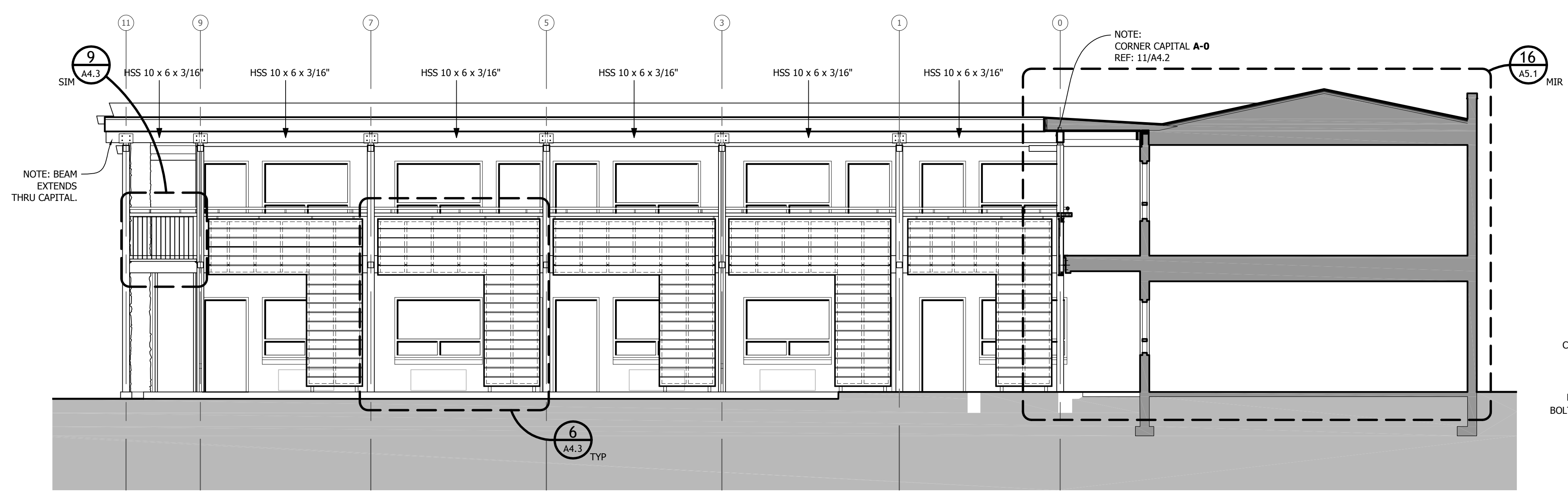
1. NEW STEEL STRUCTURE TO BE POWDER COATED TO MATCH EXISTING STEEL, ON SITE.
2. EXISTING CONCRETE SLAB TO REMAIN IN-TACT. LIMITED SAW CUTS FOR NEW COLUMN FOOTING FORMS TO BE REVIEWED & APPROVED BY ARCHITECT PRIOR TO EXECUTION.
3. SPRINKLER LINES FOR HANGING BASKETS TO BE INSTALLED BY OWNER, NIC.
- 4.



14 CATCH BASIN- PLANTER DTL
A4.1 : A4.1 1-1/2" = 1' - 0"

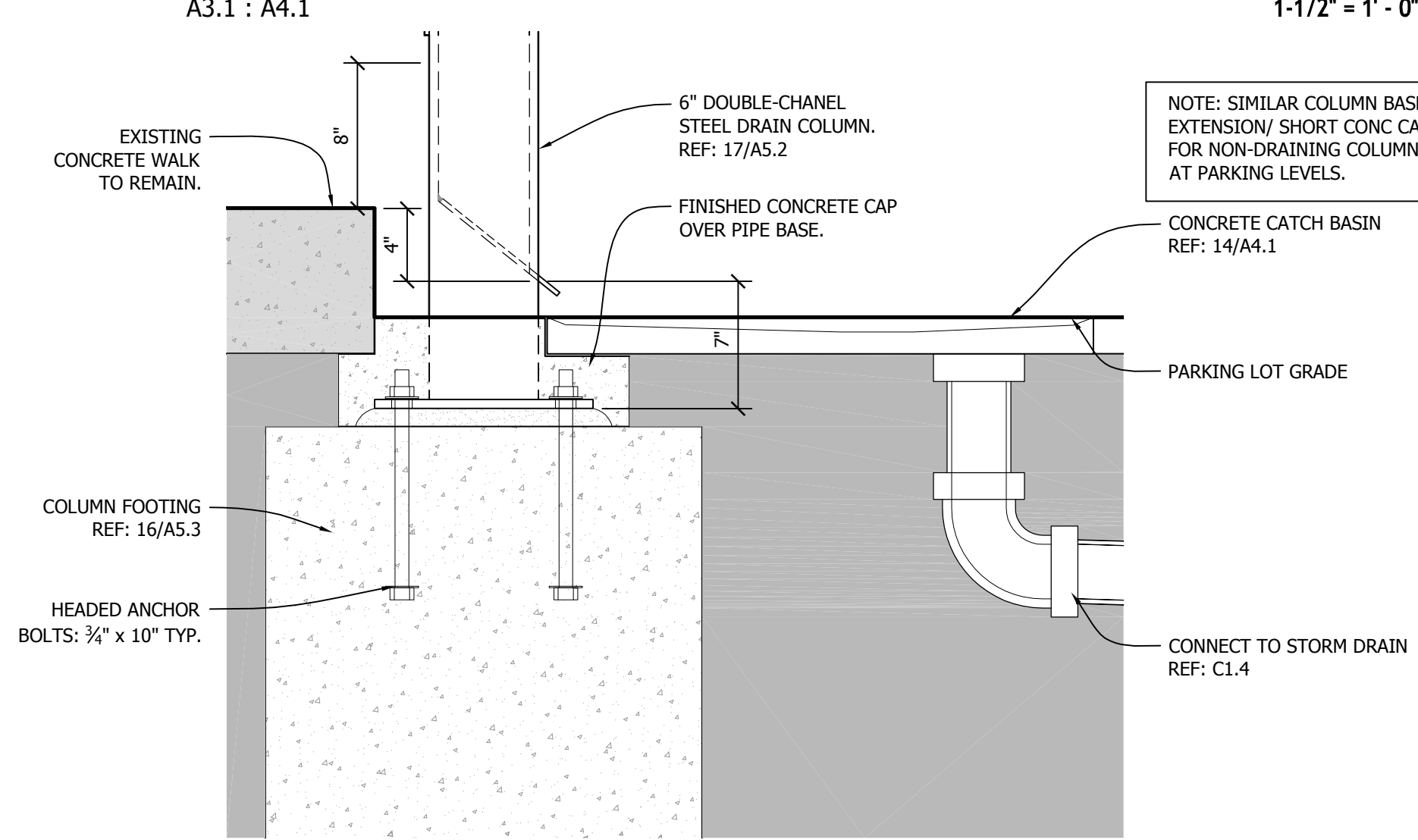


15 CATCH BASIN- COLUMN BASE: PLANTER DTL
A3.1 : A4.1 1-1/2" = 1' - 0"

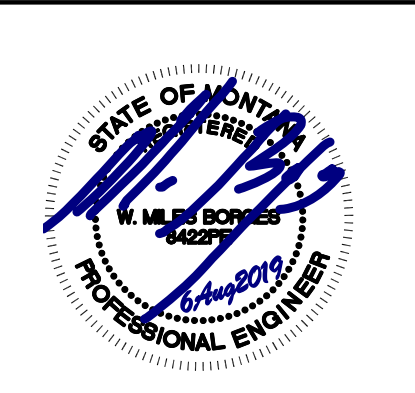


16 WEST WING- EAST EXTERIOR ELEVATION

A2.1 : A4.1



20 CATCH BASIN- COLUMN BASE: PAVING DTL
A3.1 : A4.1 1-1/2" = 1' - 0"

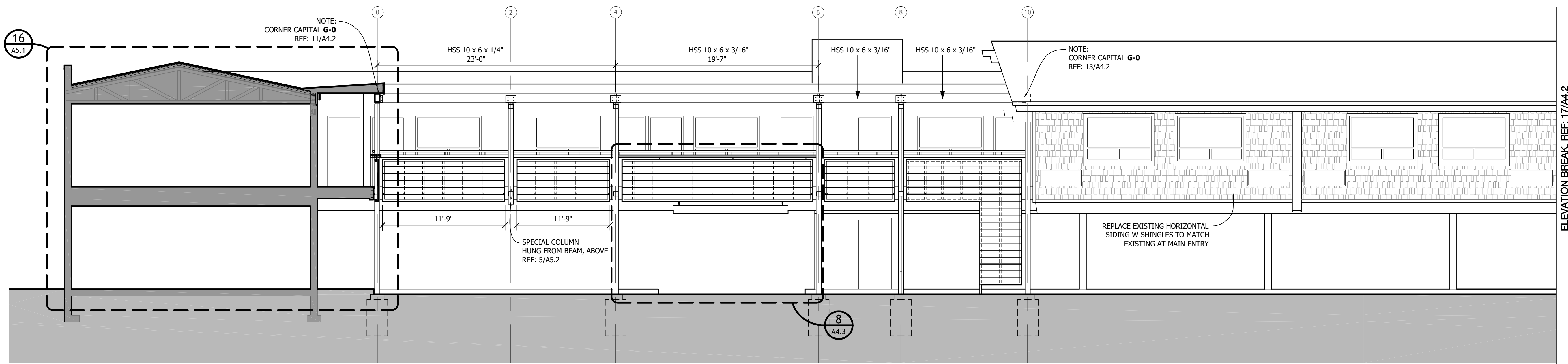


DRAWING: EXTERIOR ELEVATIONS
 PROJECT: CLOCK TOWER INN COURTYARD IMPROVEMENTS
 BILLINGS, MONTANA
 OWNER: CLOCK TOWER INN

PROJECT N^o: 14001
 ISSUE DATE: 8/02/2019
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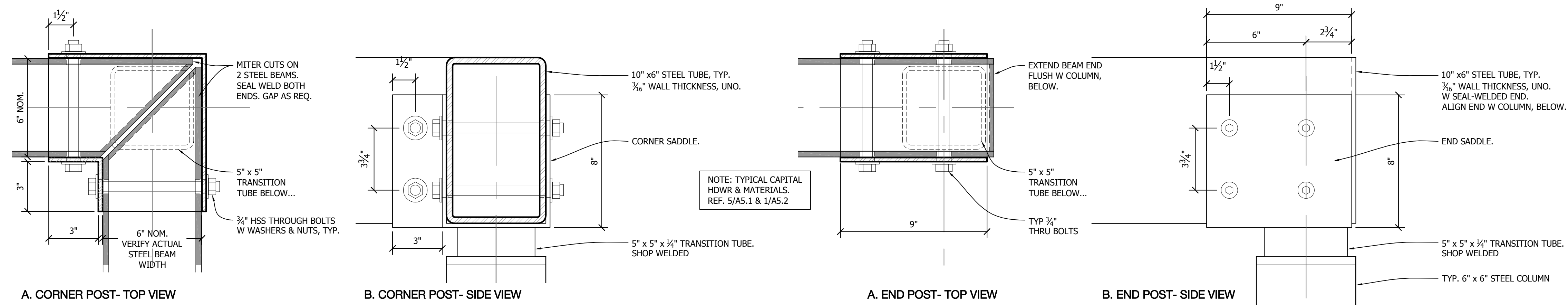
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A4.1



6 EAST WING- PARTIAL WEST EXTERIOR ELEVATION

A2.1 : A4.2 3/16" = 1' - 0"

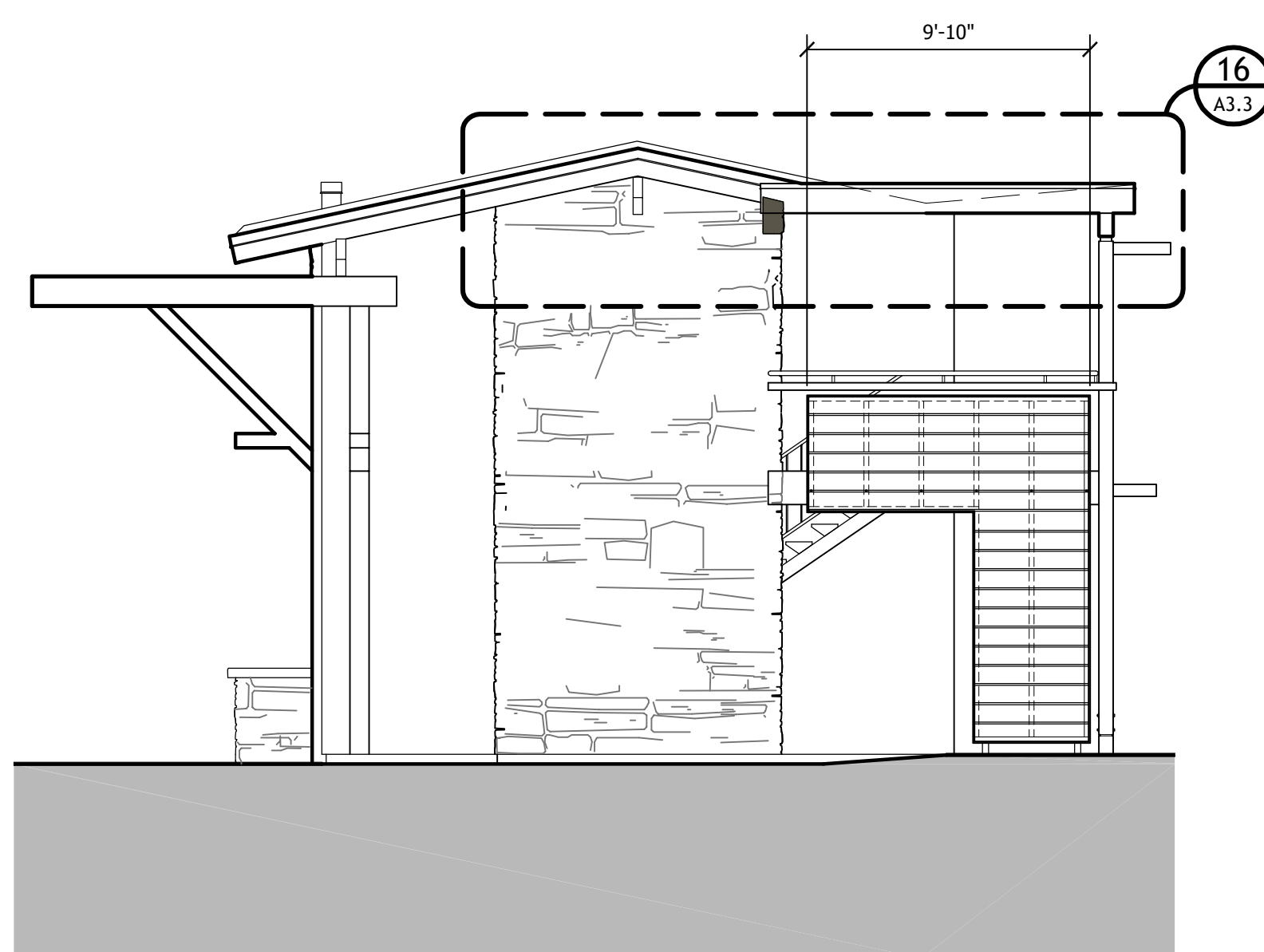


11 ATYPICAL COLUMN CAPITALS: CORNER POST

A2.1 : A4.2 3" = 1' - 0"

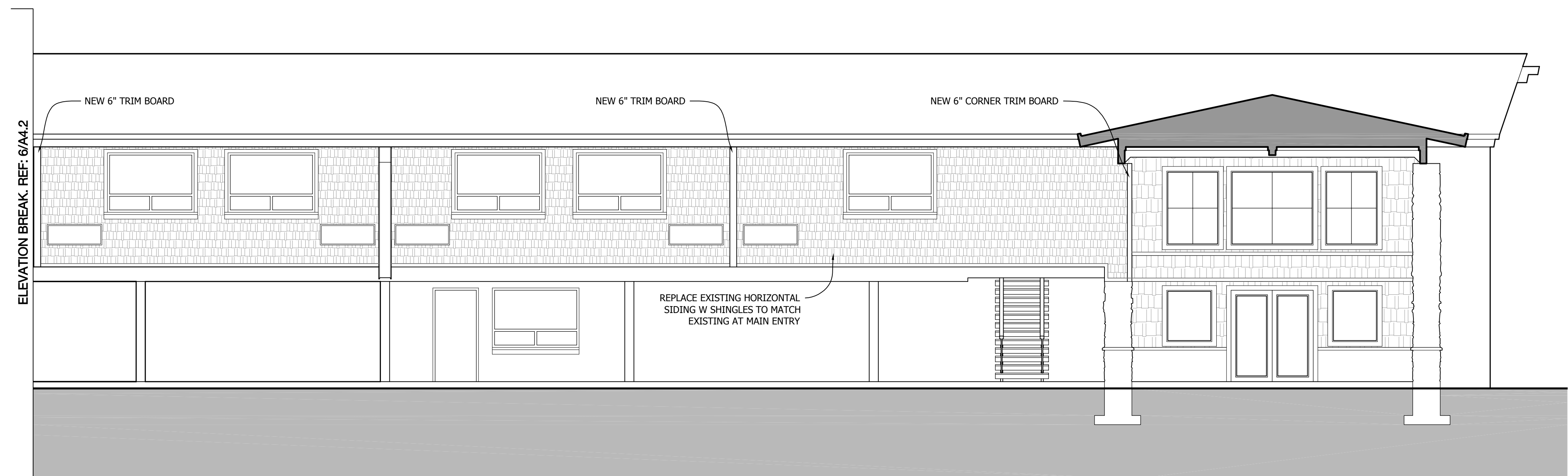
13 ATYPICAL COLUMN CAPITALS: END POST

A2.1 : A4.2 3" = 1' - 0"



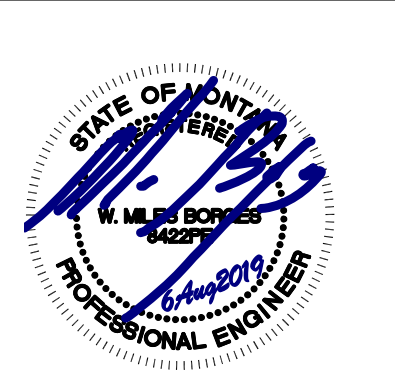
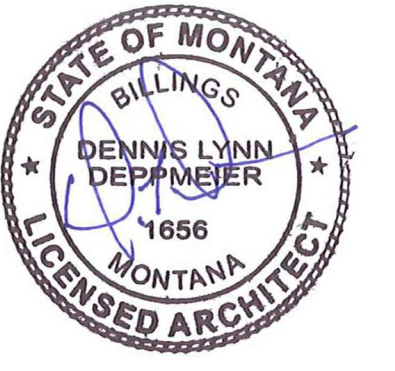
16 WEST WING- SOUTH EXTERIOR ELEVATION

A2.1 : A4.2 3/16" = 1' - 0"



17 EAST WING- PARTIAL WEST EXTERIOR ELEVATION

A2.1 : A4.2 3/16" = 1' - 0"



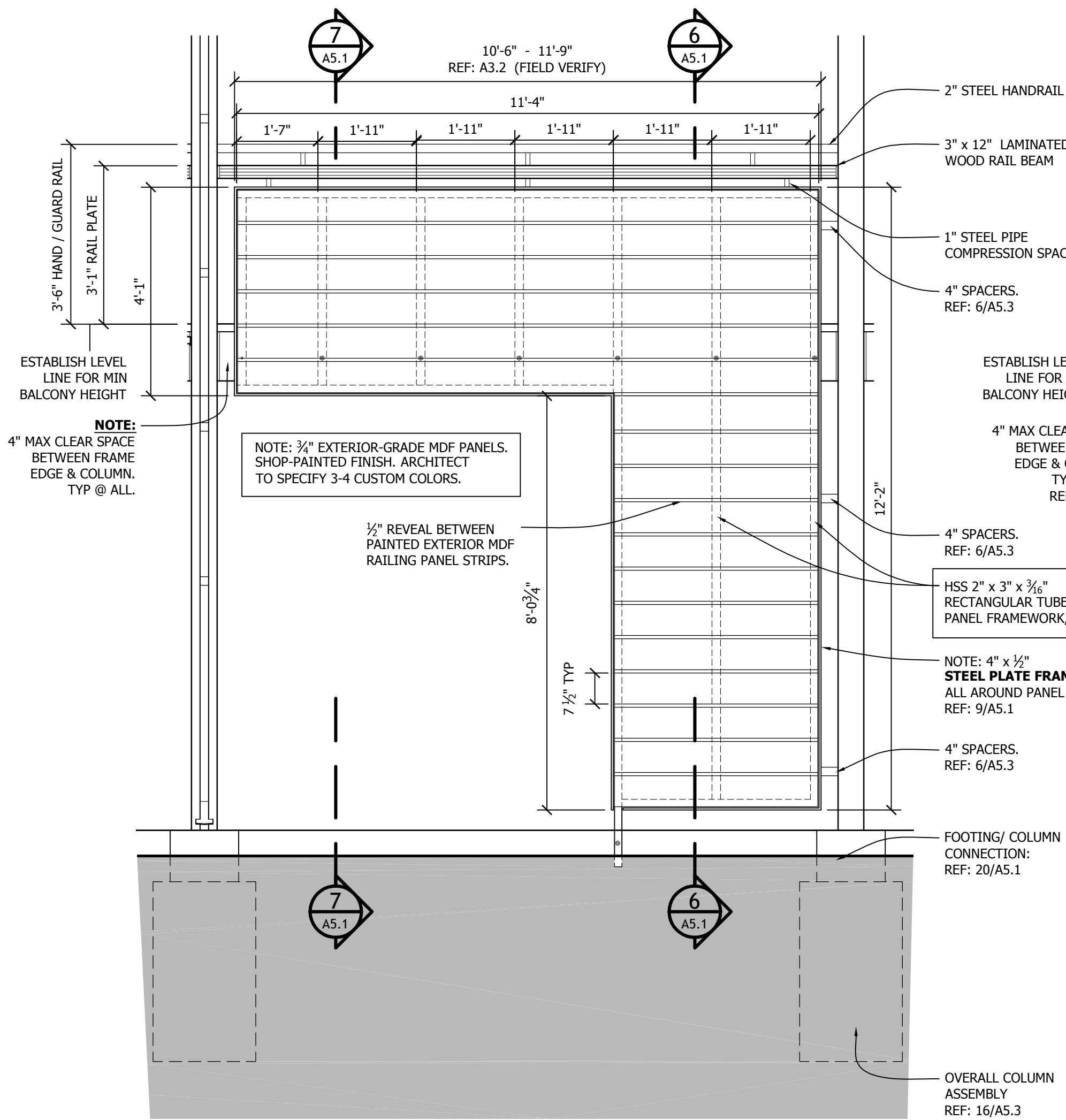
EXTERIOR ELEVATIONS
CLOCK TOWER INN COURTYARD IMPROVEMENTS
 BILLINGS, MONTANA
 PROJECT
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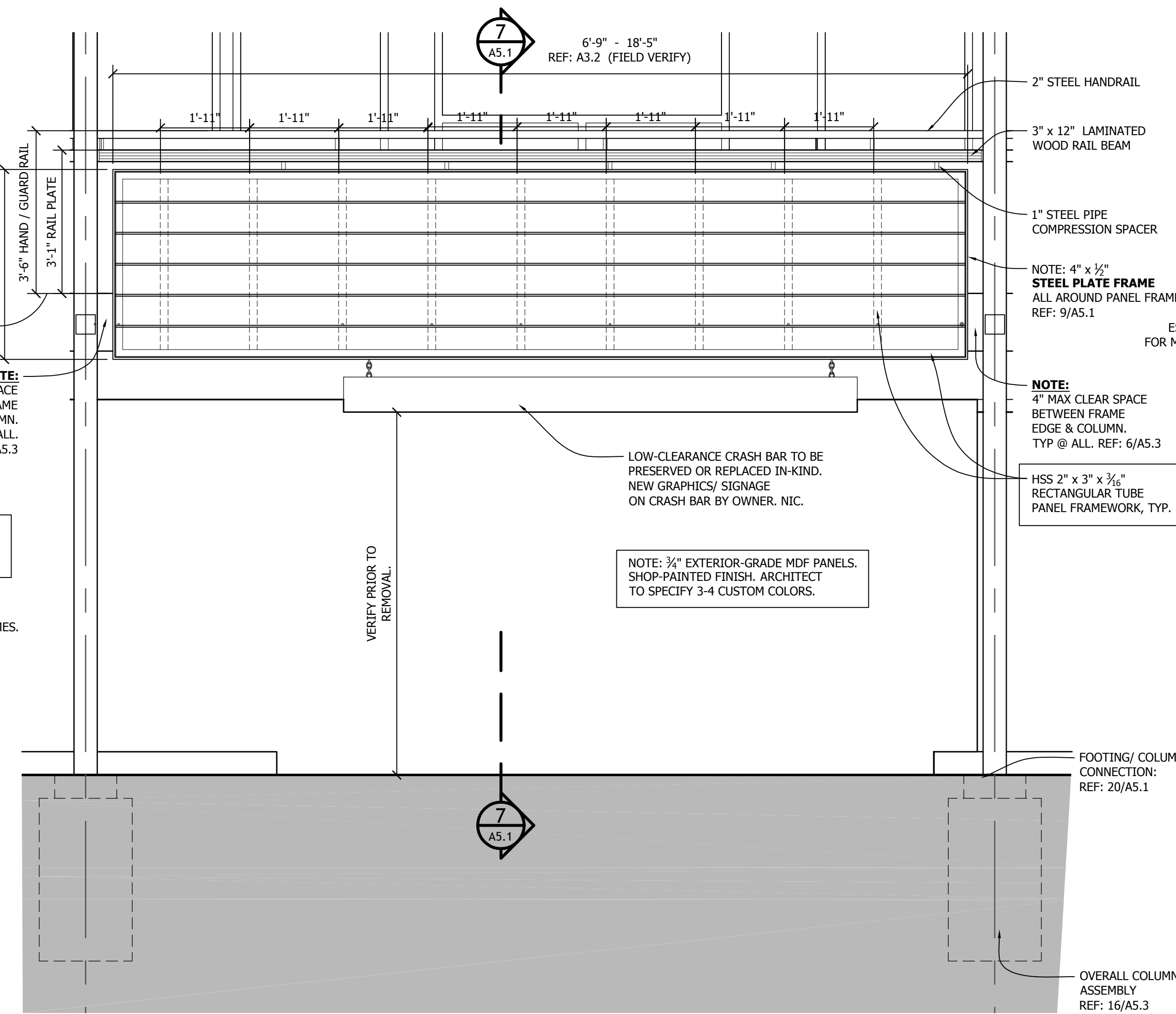
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A4.2



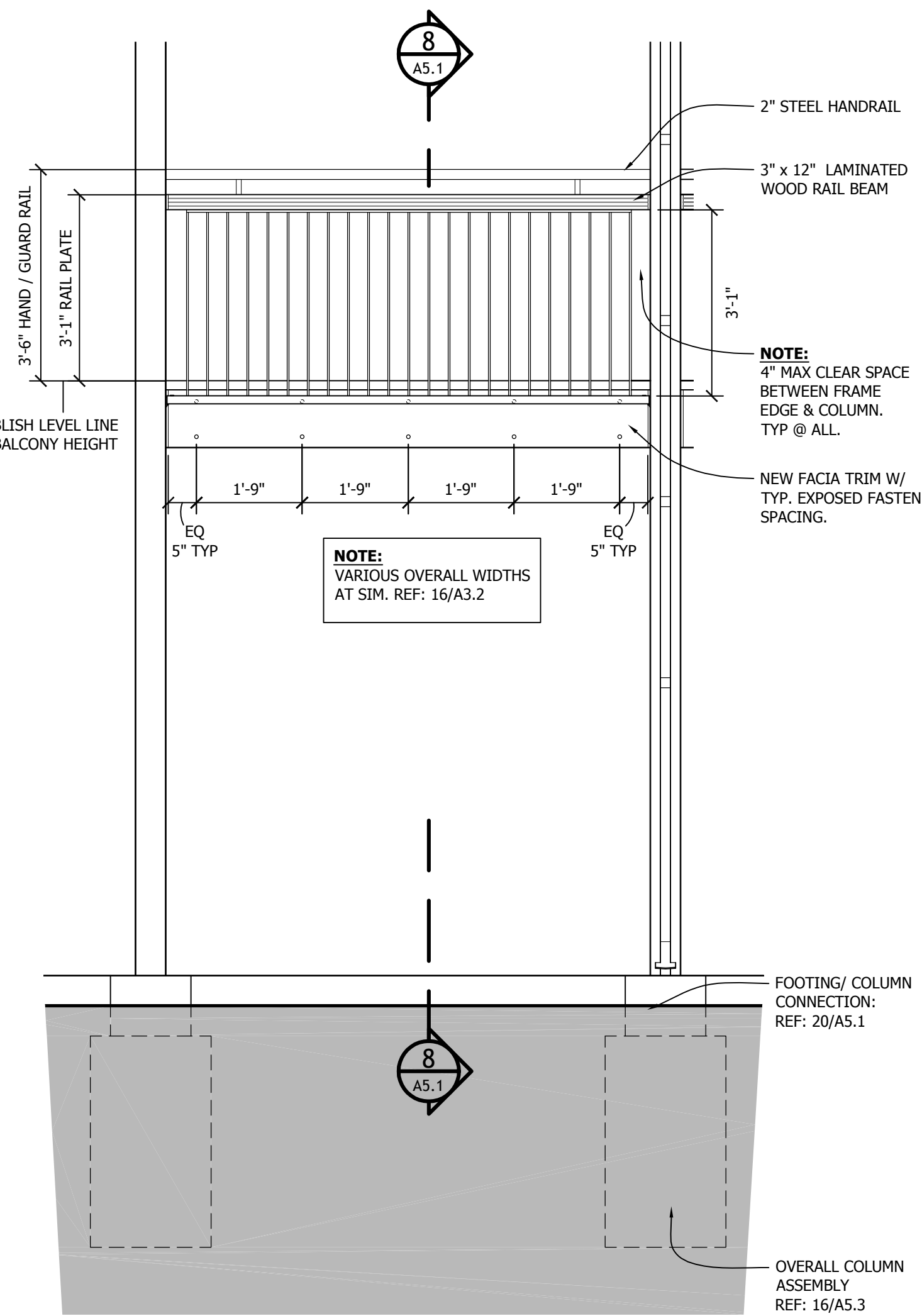
6 TYPICAL "L" PANEL FRAME MODULE
A4.2 : A4.3

1/2" = 1' - 0"



8 RECTANGULAR PANEL FRAME
A4.2 : A4.3

1/2" = 1' - 0"



9 RAILING SECTION
A4.2 : A4.3

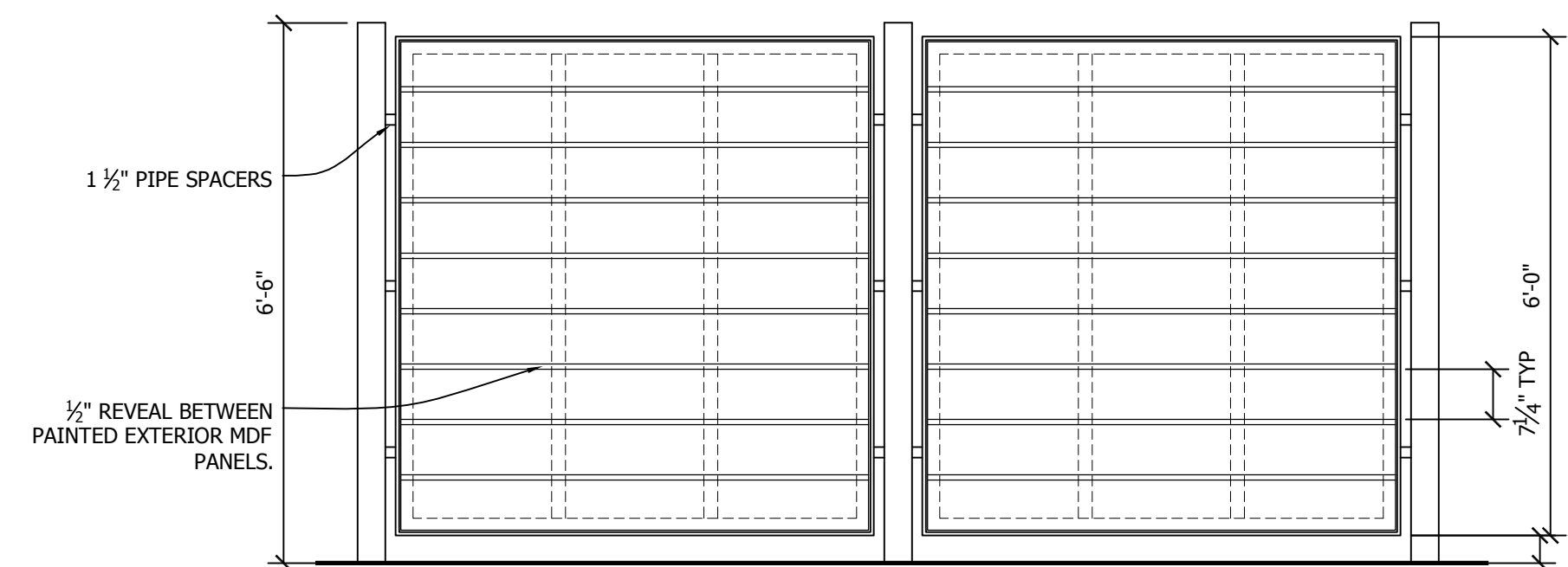
1/2" = 1' - 0"

EXISTING / NEW POWDER-COATED RED STEEL FRAMES	EXISTING STUCCO/SIDING	WINDOW FRAMES / BALCONY EDGE
EXISTING STONEMWORK	EXISTING CEDAR SHINGLES / NEW RAIL PANELS	NEW DOOR PAINT / BALCONY EDGE FACIA BOARDS

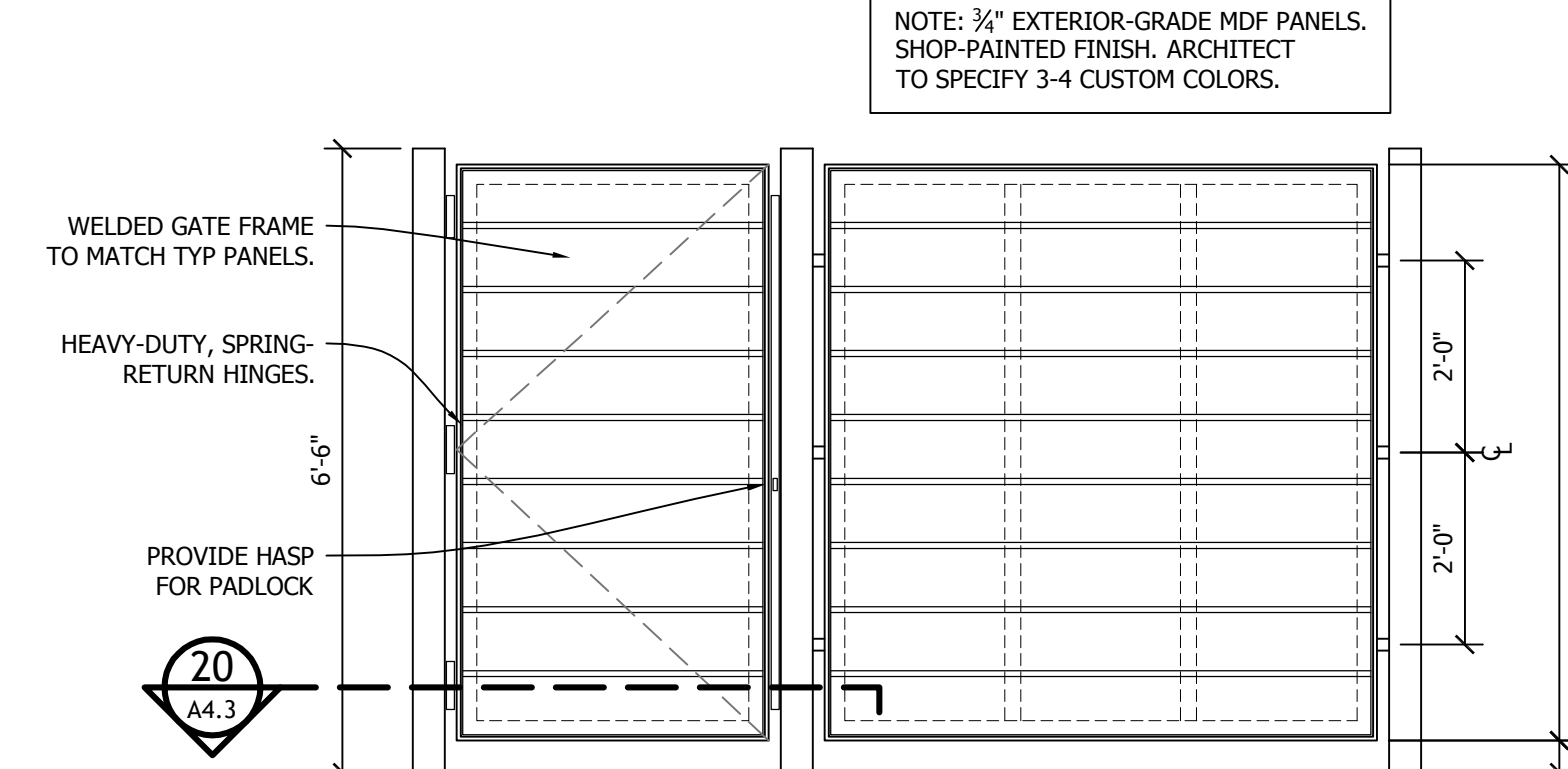


16 ELEVATION COLOR KEY
A4.1 : A4.3

1/8" = 1' - 0"



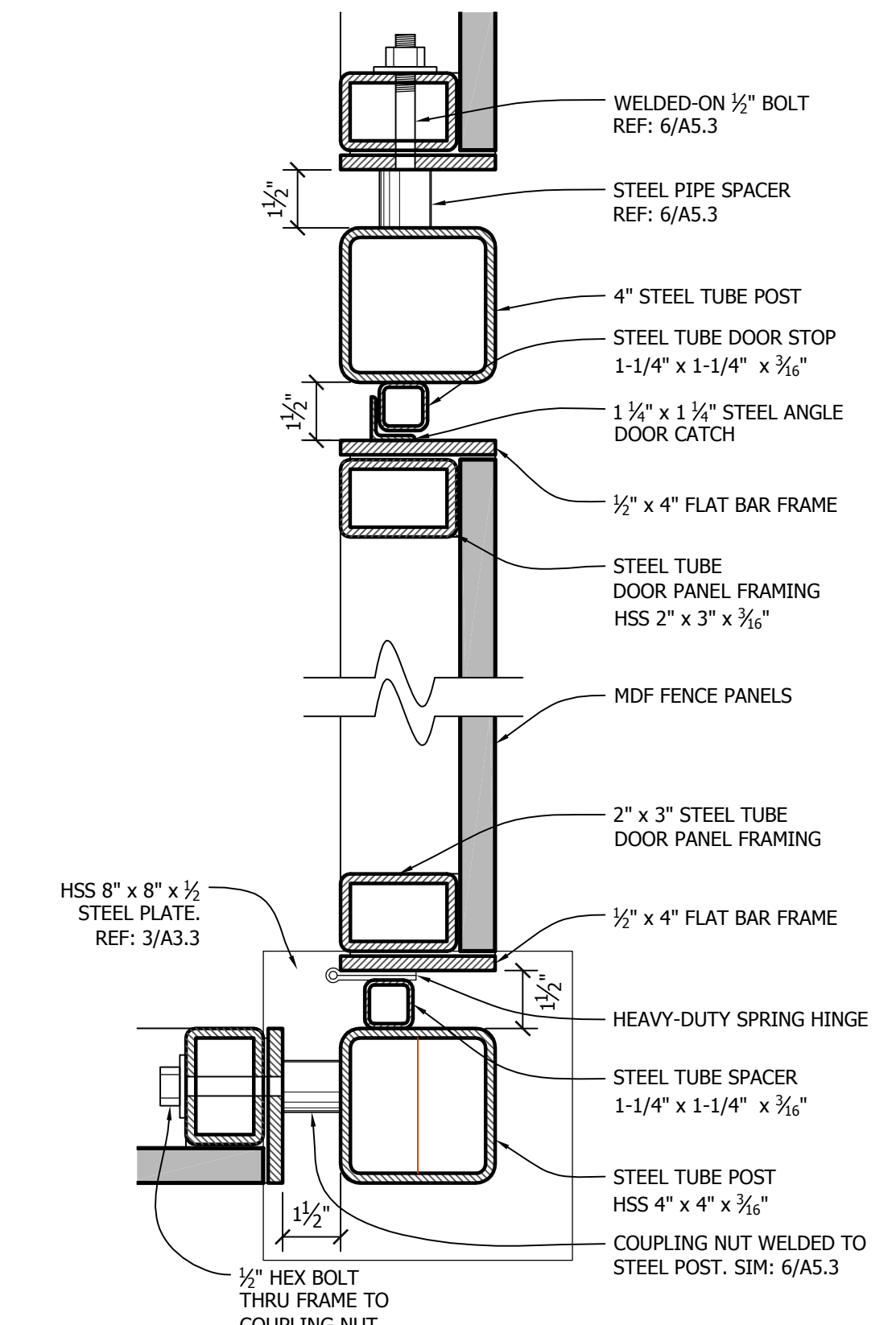
A. SOUTH ELEVATION



B. EAST ELEVATION

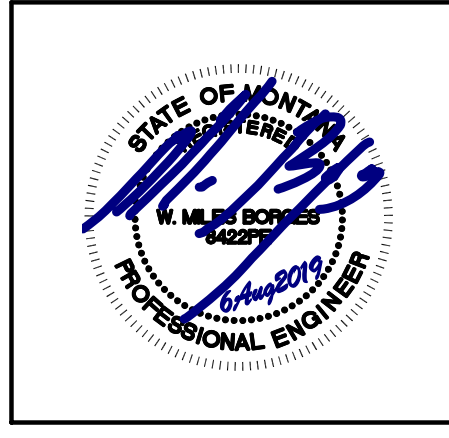
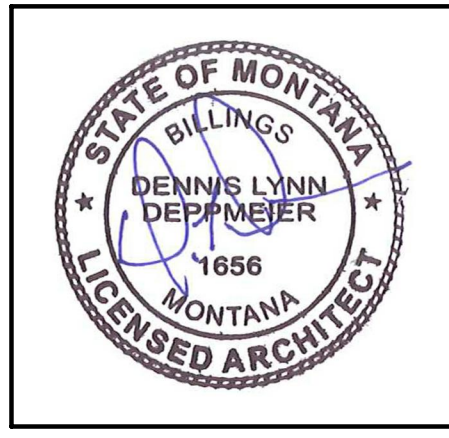
18 UTILITY FENCE ELEVATIONS
A3.3 : A4.3

1/2" = 1' - 0"



20 FENCE DETAILS
A3.3 : A4.3

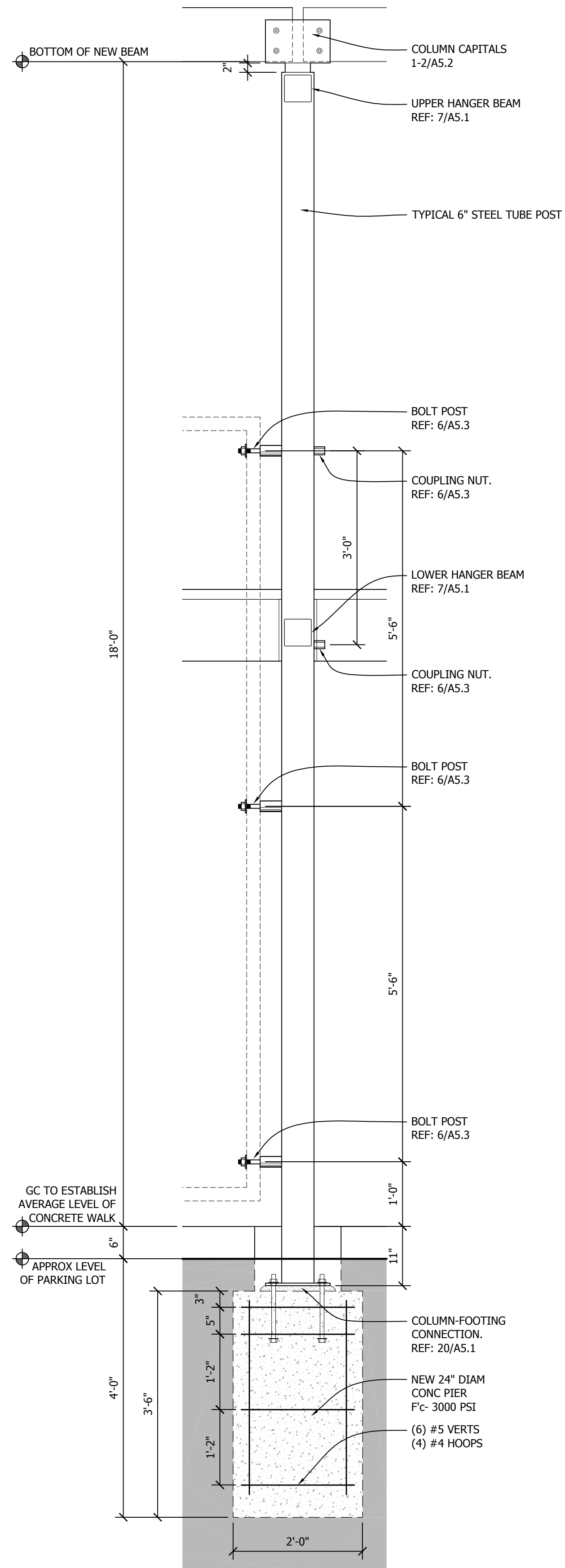
3" = 1' - 0"



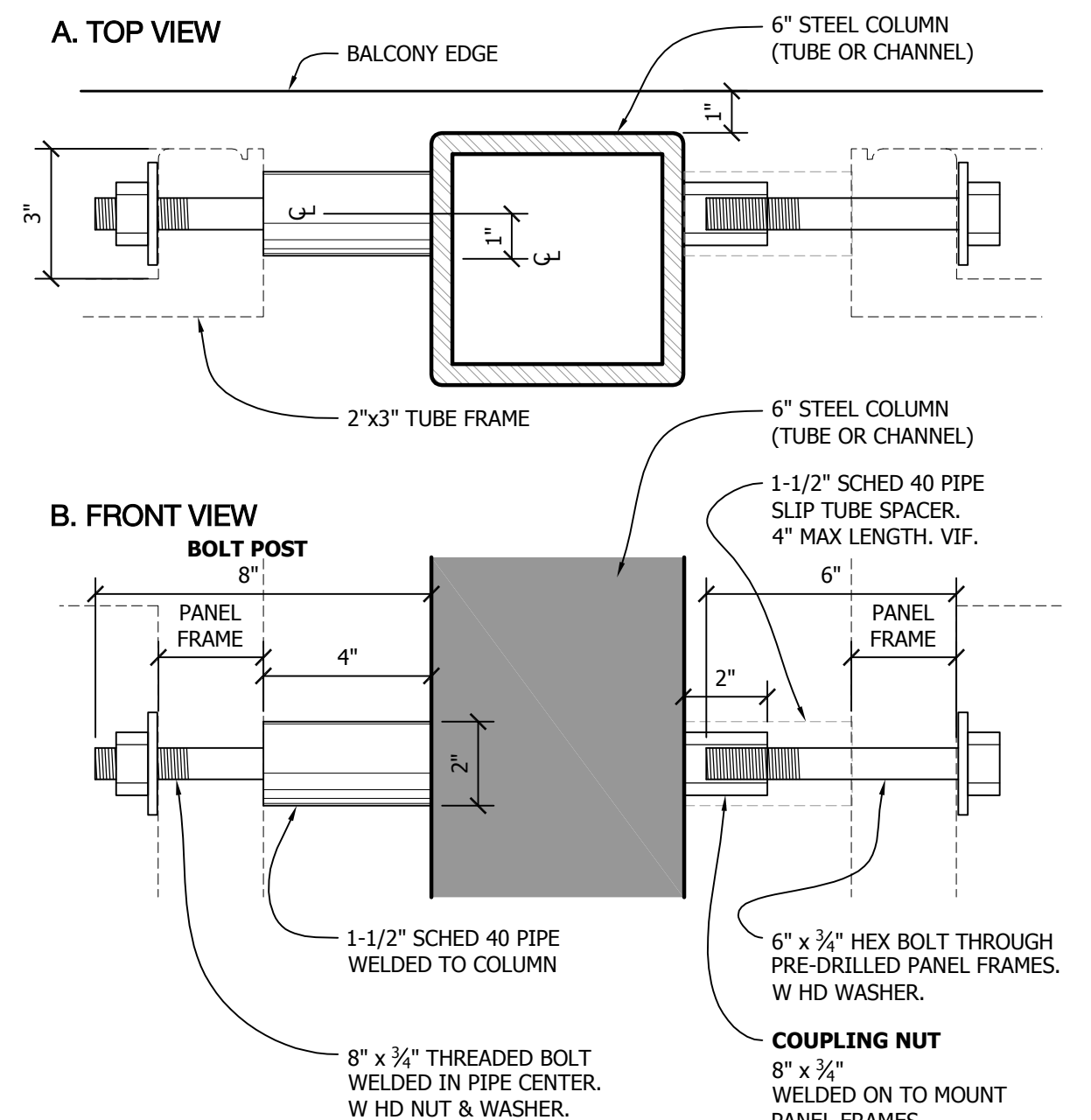
ELEVATION DETAILS
CLOCK TOWER INN COURTYARD IMPROVEMENTS
 BILLINGS, MONTANA
 DRAWING PROJECT OWNER
 CLOCK TOWER INN

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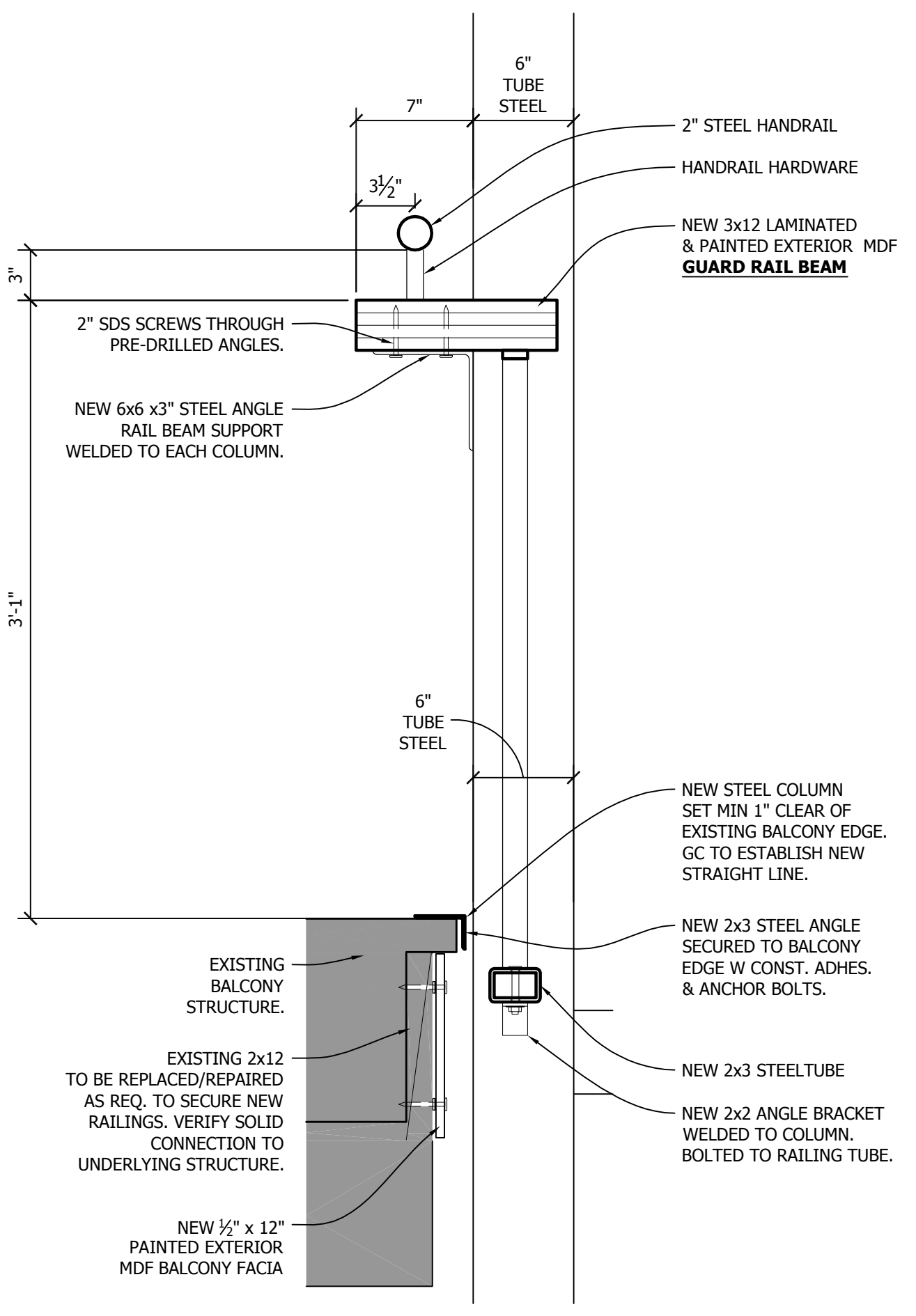
A4.3



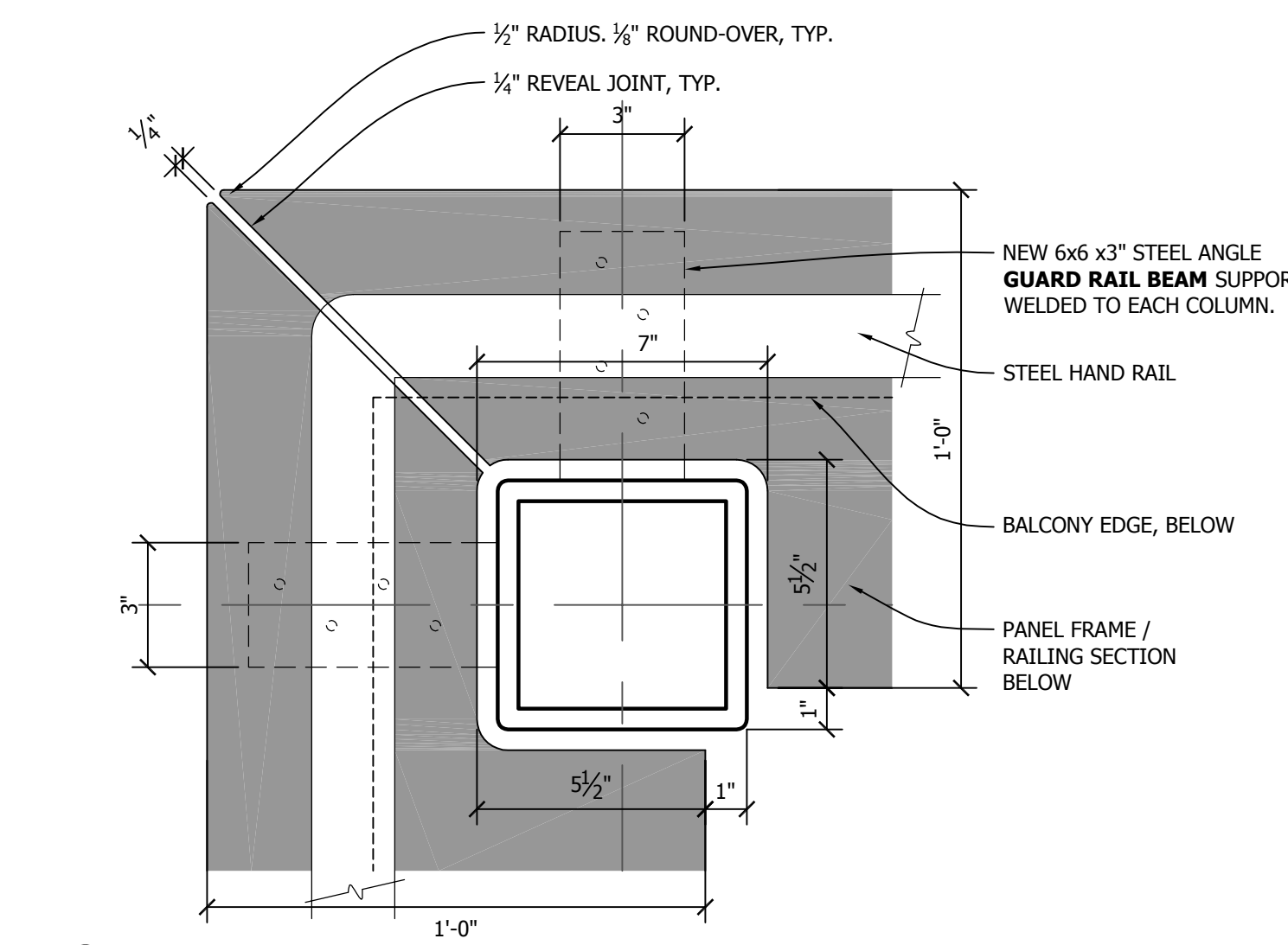
16 COLUMN CONNECTION DETAILS
A4.1 : A5.3 1/2" = 1' - 0"



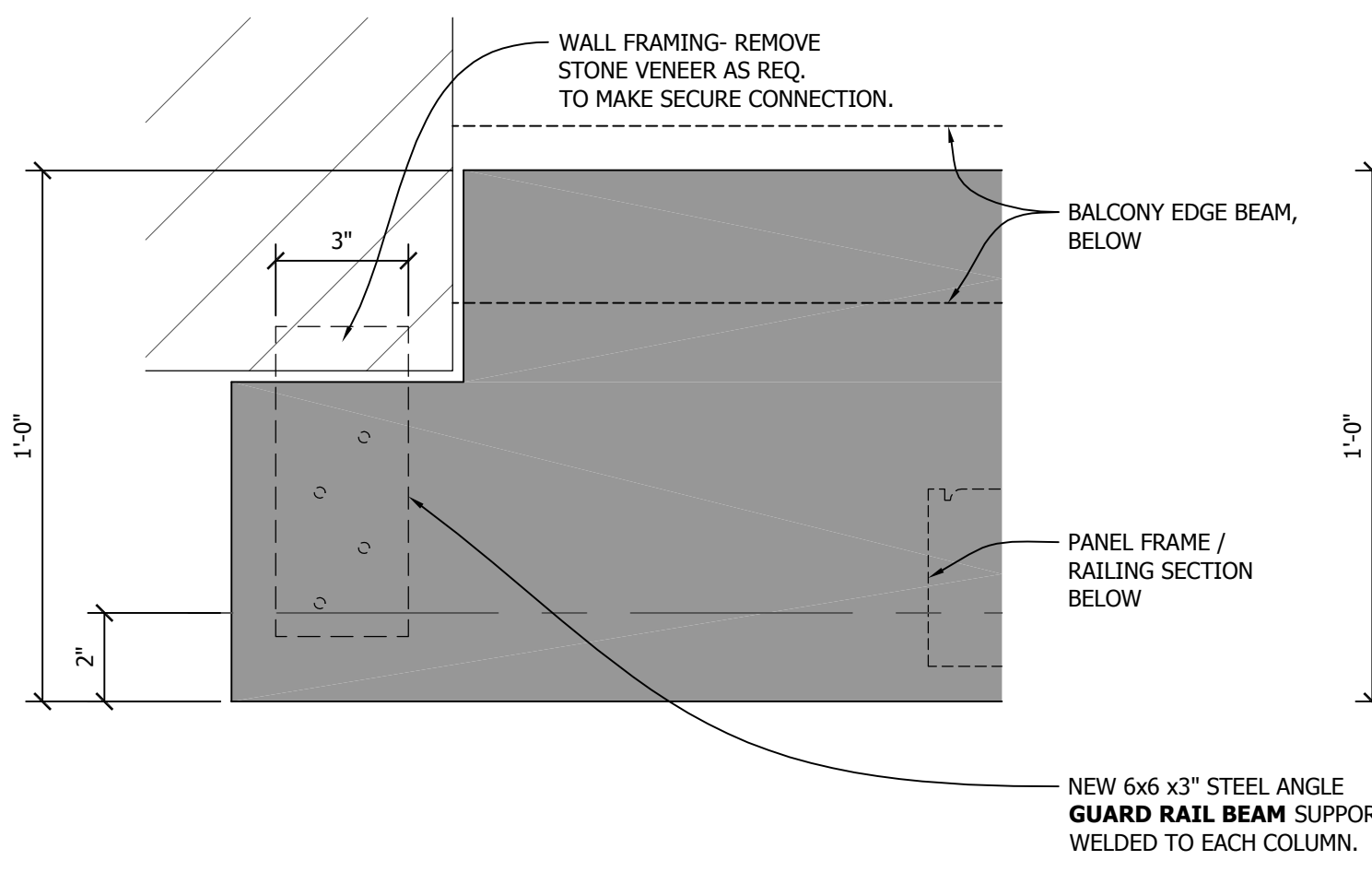
6 PANEL FRAME CONNECTION DTL
A5.3 : A5.3 1/2" = 1' - 0"



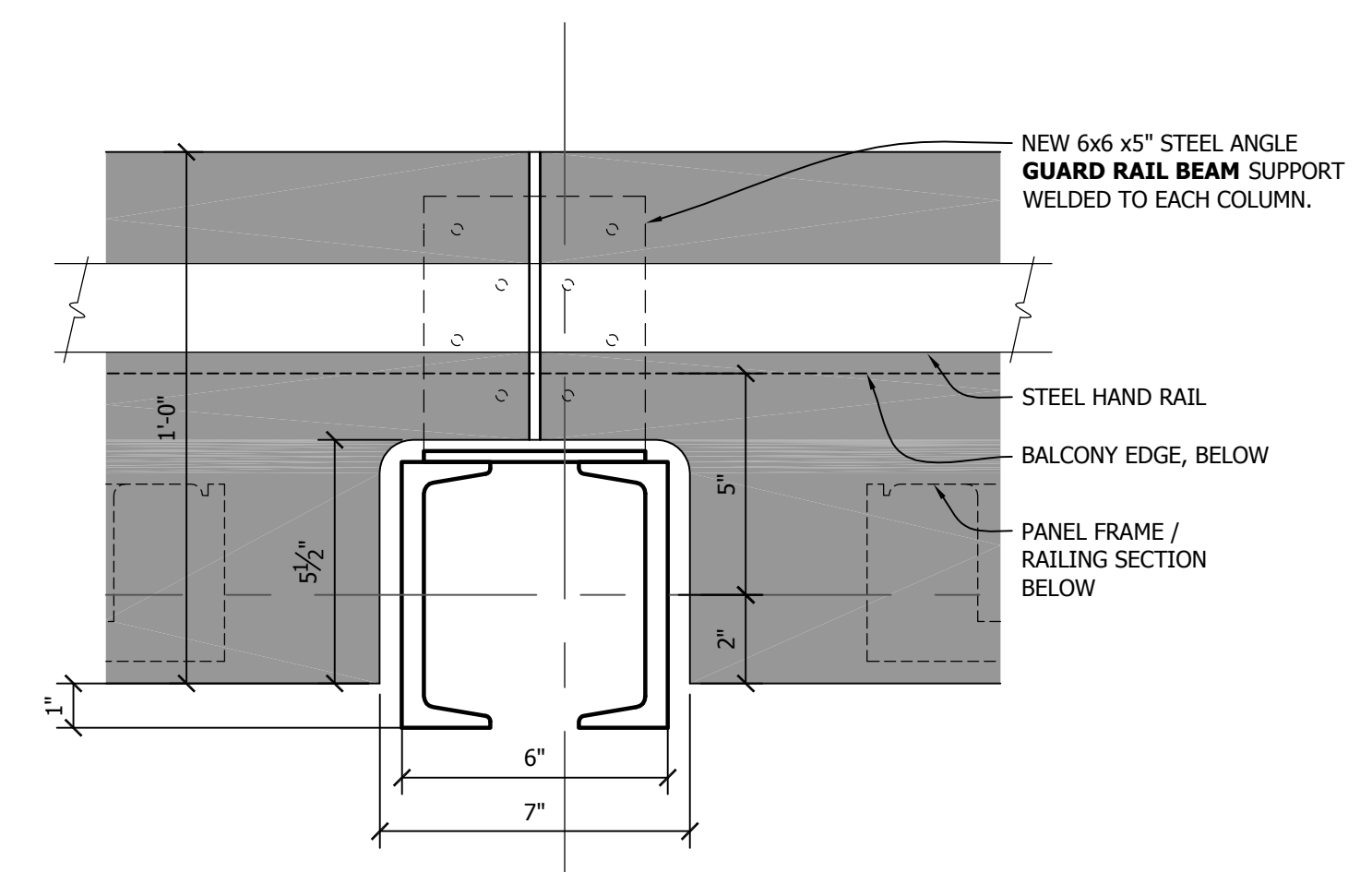
17 BALCONY-RAIL CONNECTION DTL.
A5.1 : A5.3 1" = 1' - 0"



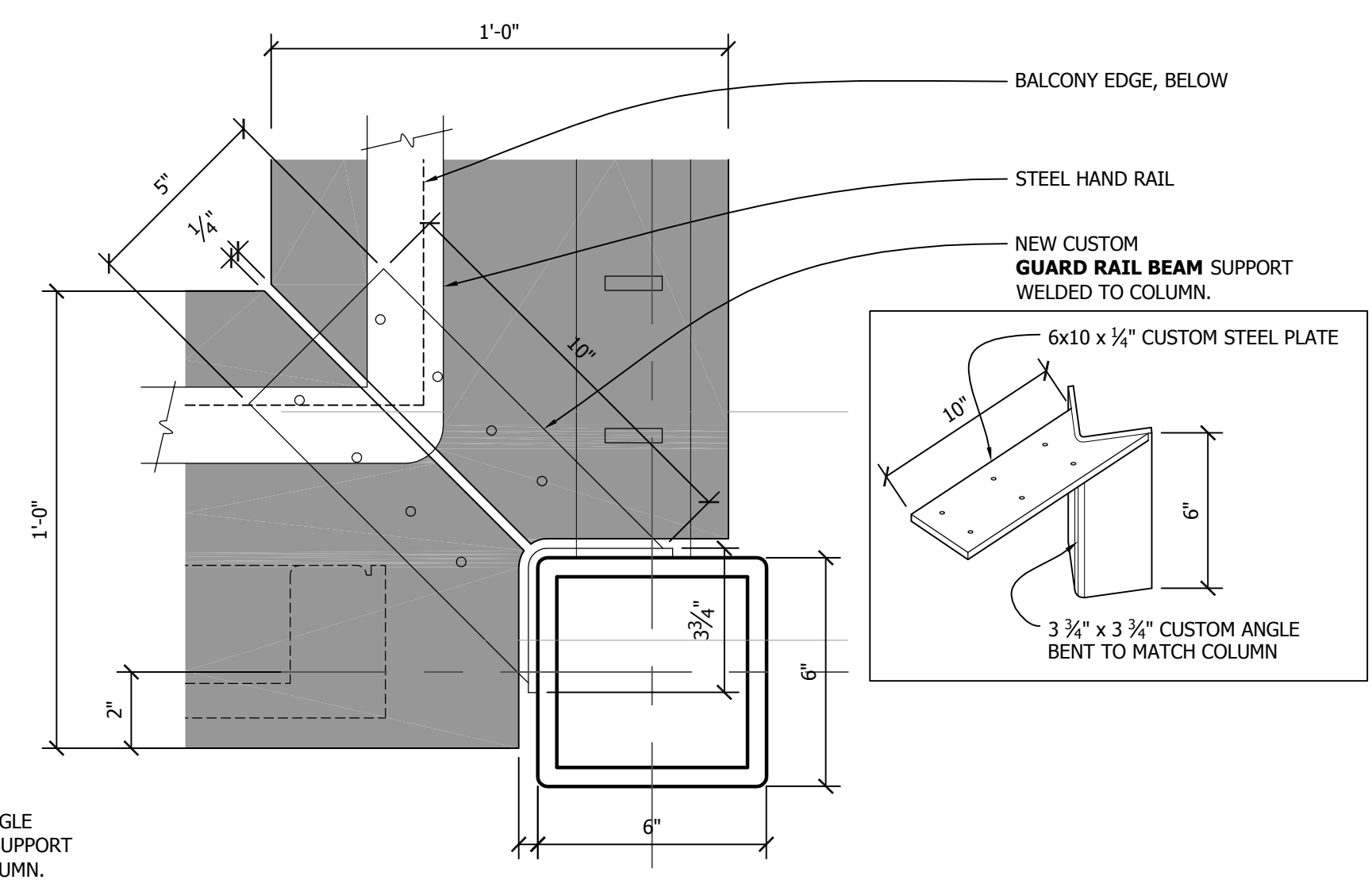
3 RAILING BEAM PLAN DETAIL
A3.2 : A5.3 3" = 1' - 0"



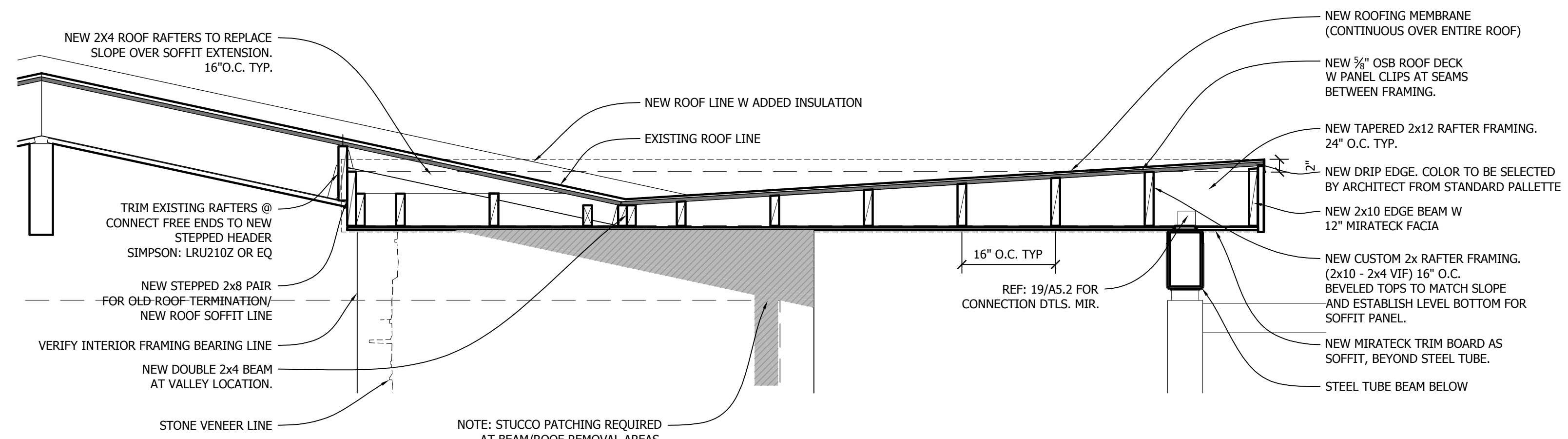
13 RAILING BEAM PLAN DETAIL
A3.2 : A5.3 3" = 1' - 0"



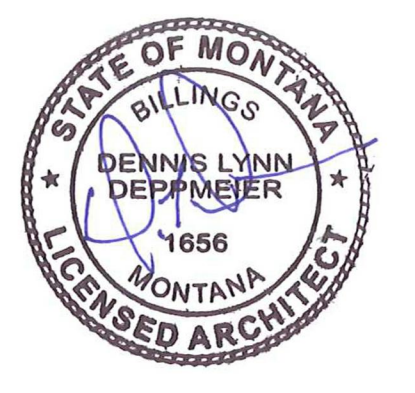
4 RAILING BEAM PLAN DETAIL
A3.2 : A5.3 3" = 1' - 0"



14 RAILING BEAM PLAN DETAIL
A3.2 : A5.3 3" = 1' - 0"



18 ENLARGED ROOF FRAMING DETAIL SECTION
A3.3 : A5.3 3/4" = 1' - 0"



BUILDING SECTIONS
PROJECT
OWNER

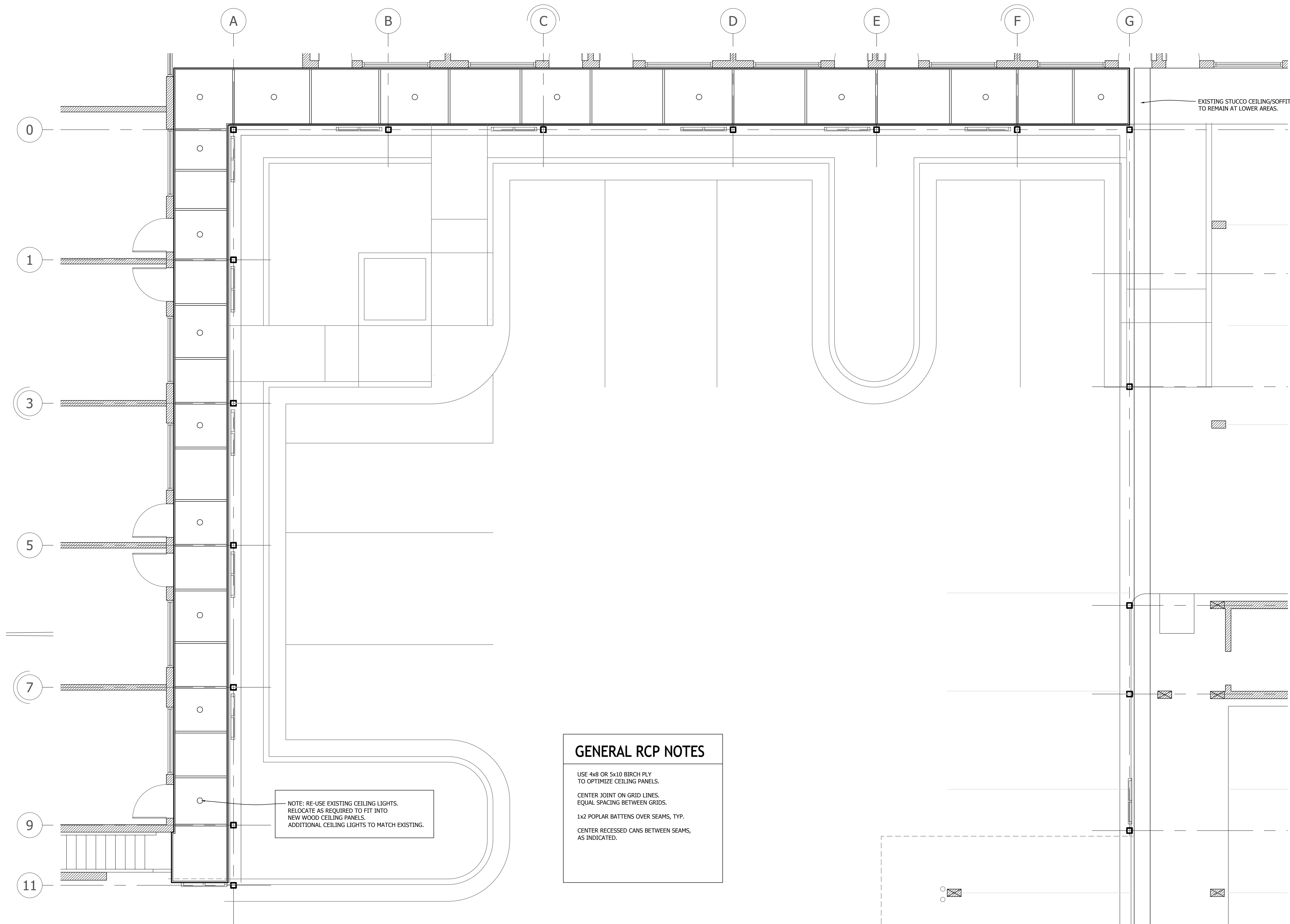
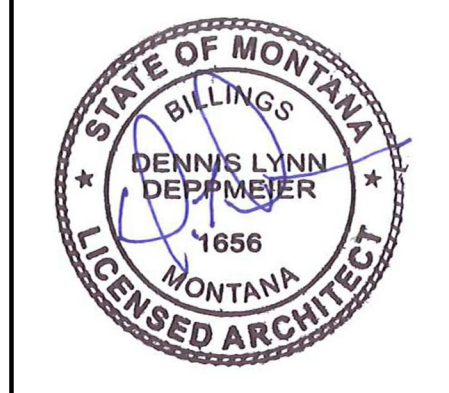
CLOCK TOWER INN COURTYARD IMPROVEMENTS
BILLINGS, MONTANA
CLOCK TOWER INN

PROJECT N^o 14001
ISSUE DATE 8/02/2019
REVISIONS

NORTH
DENNIS LYNN DEPFMEIER, AIA
PRINCIPAL
128 CLARK AVE., BILLINGS, MT 59101
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blueboy@bresnan.net

A5.3



NOTE: RE-USE EXISTING CEILING LIGHTS.
 RELOCATE AS REQUIRED TO FIT INTO
 NEW WOOD CEILING PANELS.
 ADDITIONAL CEILING LIGHTS TO MATCH EXISTING.

GENERAL RCP NOTES

USE 4x8 OR 5x10 BIRCH PLY
 TO OPTIMIZE CEILING PANELS.

CENTER JOINT ON GRID LINES.
 EQUAL SPACING BETWEEN GRIDS.

1x2 POPLAR BATTENS OVER SEAMS, TYP.

CENTER RECESSED CANS BETWEEN SEAMS,
 AS INDICATED.

EXISTING STUCCO CEILING/SOFFIT
 TO REMAIN AT LOWER AREAS.

DRAWING ENLARGED COURTYARD PLAN- GROUND LEVEL SOFFIT RCP

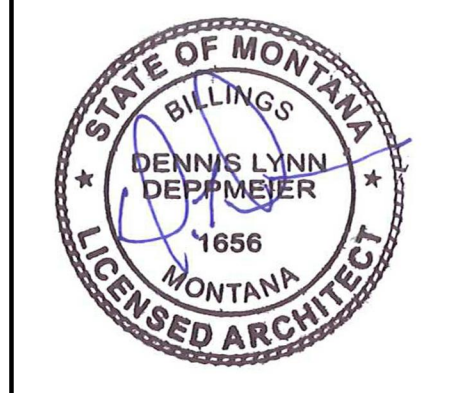
CLOCK TOWER INN COURTYARD IMPROVEMENTS
 BILLINGS, MONTANA

OWNER
 CLOCK TOWER INN

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ENLARGED COURTYARD PLAN- UPPER LEVEL SOFFIT RCP

CLOCK TOWER INN COURTYARD IMPROVEMENTS
BILLINGS, MONTANA

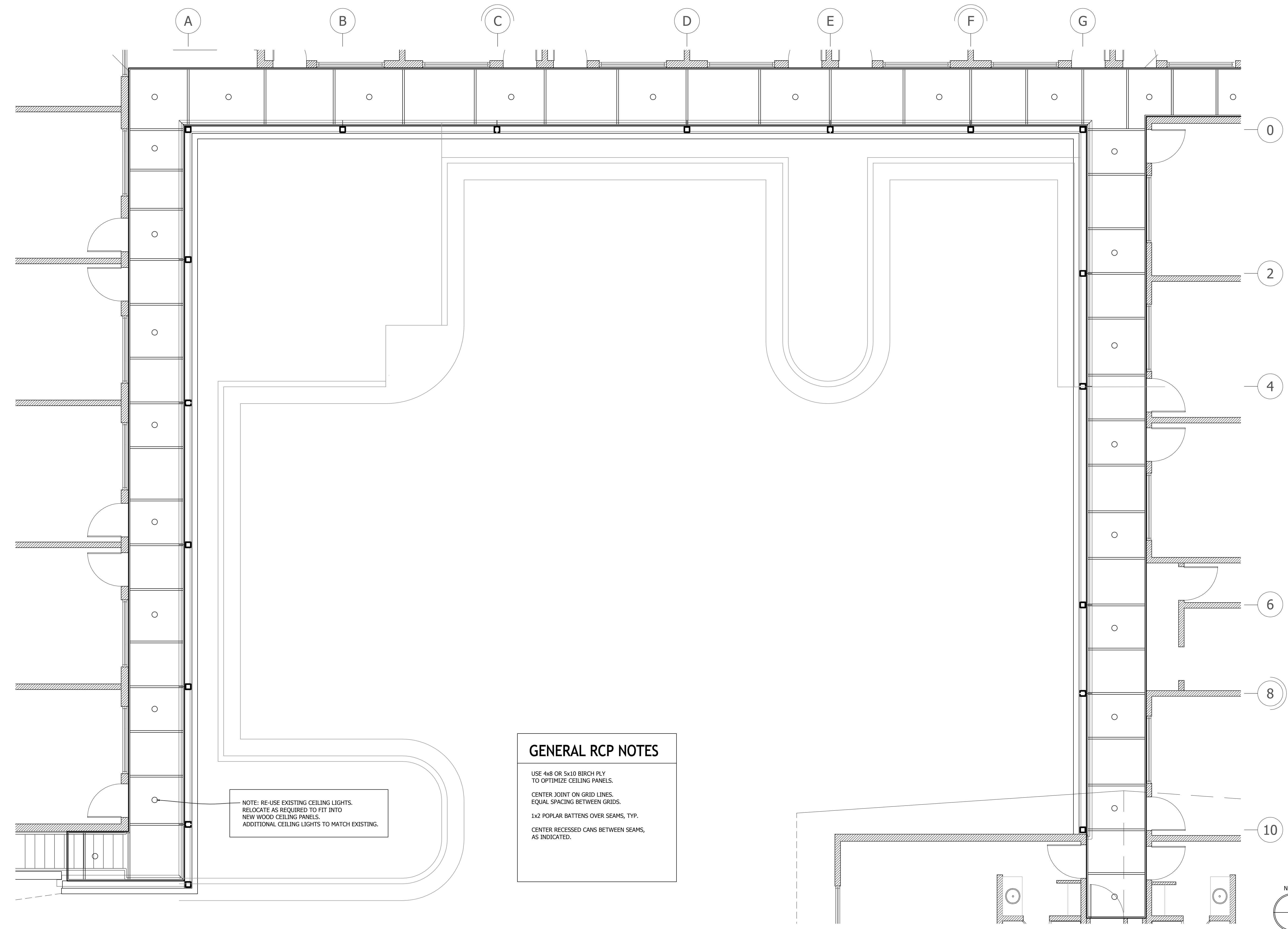
DRAWING PROJECT OWNER
CLOCK TOWER INN

PROJECT N^o 14001
ISSUE DATE 8/02/2019
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A7.2



NOTE: RE-USE EXISTING CEILING LIGHTS.
RELOCATE AS REQUIRED TO FIT INTO
NEW WOOD CEILING PANELS.
ADDITIONAL CEILING LIGHTS TO MATCH EXISTING.

GENERAL RCP NOTES

USE 4x8 OR 5x10 BIRCH PLY
TO OPTIMIZE CEILING PANELS.

CENTER JOINT ON GRID LINES.
EQUAL SPACING BETWEEN GRIDS.

1x2 POPLAR BATTENS OVER SEAMS, TYP.

CENTER RECESSED CANS BETWEEN SEAMS,
AS INDICATED.

16 ENLARGED COURTYARD PLAN- UPPER LEVEL SOFFIT RCP

A3.2 : A7.2

1/4" = 1' - 0"