

downtown *Billings*

City of Billings Expanded North 27th Street Urban Renewal District

**Tax Increment Financing Assistance
Information & Application**

Updated 2/25/2022

**Applications must be submitted to the DBP and
approved by the City prior to the start of
construction**

**Downtown Billings Partnership, Inc.
116 N. 29th St, Billings, MT 59101 - Tel. 406-294-5060
www.downtownbillings.com**

Large Project Incentive Grant

Purpose:

The purpose of this program is to provide financial and practical assistance to develop or redevelop buildings within the boundaries of the Expanded North 27th Street Urban Renewal District (URD) in downtown Billings. This program will:

- 1) Assist in the economic revitalization and stabilization of the URD;
- 2) Attract and retain a stable clientele population within the URD;
- 3) Stimulate private investment within the URD;
- 4) Generate additional property tax revenues within the URD; and
- 5) Encourage and facilitate the remodeling and restoration of historically significant structures within the URD.

Large projects **must support** the goals of the [Downtown Billings Strategic Plan](#) and the [Urban Renewal Plan of the North 27th St. TIFD](#). Applicants are encouraged to consider the design aesthetic of the surrounding neighborhood when submitting a design for review.

Applicants are reminded that grant awards made by the Downtown Billings Partnership (DBP) are discretionary in nature and should not be considered an entitlement by the applicant. All grant criteria contained herein are guidelines for awards and successful applicants may receive any amount up to the maximum award. Should an applicant meet all grant criteria, a grant may or may not be awarded at the DBP and Billings City Council's discretion due to funding limitation, competing applications, and/or competing priorities of the DBP.

Eligible Expenses:

Section One: All public governments as well as public corporations (501c3) inherently have a public benefit purpose. Even though public business normally is not subject to property tax, if their projects, programs, or activities can show blight remediation, as defined by the Urban Renewal Plan, they qualify for up to 100% TIFD assistance. [MCA 35-1-1402 Definitions](#).

Section Two: Pursuant to [MCA 7-15-4208](#), private enterprise and private projects are encouraged and enabled to receive TIFD support for qualified expenditures/costs.

Section Three: Qualified Expenditures - [MCA 7-15-4282](#) through [7-15-4294](#). Ordinance [08-5483](#).

- a. Remediation or diminishing blight {[MCA 7-15-4206\(2\)](#)} affecting buildings and structures that negatively impact the residents of the city due to:
 - i. Substantial deterioration especially roofs in serious need of repair or replacement
 - ii. Obsolete uses that require a change of use
 - iii. Defective and lack of compliance with current Building and Fire Codes
 1. Electrical service upgrades
 2. plumbing upgrades
 - iv. Unsanitary and/or unsafe structures
 - v. Vacant and unused spaces

- b. Relocation of displaced people and/or businesses
- c. Enhancement of infrastructure, public or private, that improve the pedestrian experience
 - i. Streetlights, sidewalks, curbs, gutters, wayfinding, and placemaking
 - ii. Repair and stabilization of vault caps in the public right of way
 - iii. Building and business signage
 - iv. Facade stabilization and/or improvement
 - v. Outdoor patios
 - vi. Landscaping
 - vii. Green spaces
- d. Mixed use redevelopment containing
 - i. Parking
 - ii. Conference facilities
 - iii. Housing
 - 1. Market rate
 - 2. Workforce
 - iv. Street level retail and dining
- e. Improvements that lead to stabilized and/or increased taxable valuation
- f. Relocation of utility wires, inefficient land use, and/or problems of access and circulation
- g. Increased use of public transit
- h. Increased Crime Prevention and Public Safety
 - i. Increased energy efficiencies
 - i. Exterior windows, and doors
 - ii. HVAC upgrades
- j. Change of ownership through property acquisition

Section Four: Qualified Expenditures - [MCA 7-15-4282](#) through [7-15-4294](#). Ordinance [12-5590](#).

- k. Remediation or diminishing blight {MCA 7-15-4206(2)} at sidewalk/street level that negatively impacts the residents of the city due to:
 - i. Vacant storefronts
 - 1. Business Retention and Recruitment projects
 - a. Business plan program/contest (e.g. Battle of the Plans)
 - b. Retail coordinator staff or consultant
 - c. Strategic planning
 - d. Marketing and promotion
 - e. Commercial rent assistance
 - f. Public art
 - g. Pocket parks

Timeframe and application process:

Applications will be accepted and reviewed quarterly. Applications must be received by the 15th day of the first month of each quarter. Each complete application will be reviewed by the DBP staff, Development Committee, and the DBP Board of Directors and, if recommended, will go to the Billings City Council for final approval within each quarterly grant cycle.

Application Due to DBP	Application Reviewed by Development Committee and DBP Board	Application Presented to City Council for Final Approval
July 1	2 nd Thursday of July – Dev. Com 4 th Friday of August – DBP Board	September Council Business Meeting
October 1	2 nd Thursday of October – Dev. Com 4 th Friday of November – DBP Board	December Council Business Meeting
January 1	2 nd Thursday of January – Dev. Com 4 th Friday of February – DBP Board	March Council Business Meeting
April 1	2 nd Thursday of April – Dev. Com 4 th Friday of May – DBP Board	June Council Business Meeting
Every effort will be made to facilitate every complete application through the entire process within each quarterly grant cycle. Incomplete applications may extend the process		

Grading Criteria:

<p>The purpose of this program is to provide financial and practical assistance to develop or redevelop buildings within the boundaries of the Expanded North 27th Street Urban Renewal District (URD) in downtown Billings. This program will:</p> <ul style="list-style-type: none"> - Assist in the economic revitalization and stabilization of the URD; - Attract and retain a stable clientele population within the URD; - Stimulate private investment within the URD; - Generate additional property tax revenues within the URD; and - Encourage and facilitate the remodeling and restoration of historically significant structures within the URD. 	<p>Grant adjustment based upon contributions to the Downtown Billings Strategic Plan; project must score 12 points or more to receive maximum funding;</p> <p>maximum grant is reduced 10% for each point less than 12;</p> <p>Projects receiving 0 or 1 point do not qualify for a grant</p>
<p>All applications are considered at the sole discretion of the DBP & Council per URD’s priorities/objectives/availability of funds</p> <p>Current priorities primarily encourage mixed-use developments with housing and street level business activity - priorities are reviewed annually and may evolve depending on the landscape</p>	

Tier 1		
Does it eliminate blight?	Blight may include but is not limited to conditions which represent a risk to public health, morals, safety, and welfare in its present condition. Examples range from physical dilapidation to improper or inefficient layout. For a more complete list of factors, refer to MCA 7-15-4206.	3 points Y/N
Does it add/keep/improve housing?	Construction or rehabilitation of housing is a priority in the downtown area. Quantity, quality, and projected rental or sale rates of units are to be considered.	3 points Y/N
Does it improve the overall design/aesthetic (facade, signage, historic preservation, alleyscapes)?	Structural restoration, wayfinding, activation of alleys, and celebration of downtown's historical character are priorities as well as indicators of a strong town/city.	3 points Y/N
Does it promote economic growth (increasing taxable value, maximizing opportunities for shoppers & visitors)?	Activating vacant buildings or improving its operations in terms of safety contribute positively to the taxable value. Eliminating vacancies and adding density of populations enhance the vitality, vibrancy, resiliency, and connectivity of the neighborhood.	3 points Y/N
Is it energy efficient (environmentally and/or sustainably)?	Obtaining LEED certification, rehabilitating an existing building, and maintaining up-to-date utilities not only ensure the safety of tenants but also enhance their health while keeping costs low.	3 points Y/N

Tier 2		
Does it add/maintain/enhance landscaping (trees, boulevards, nativescaping)?	City Centers are often places of gatherings for cultural events, musical concerts, and artisan eateries and shopping in addition to being a place to work, live, and play. Greenery is essential in maintaining a healthy positive environment where inhabitants have access to natural elements.	2 points Y/N
Does it activate an inactive building/space (abandoned, empty, unoccupied)?	Vacancies lead to stagnating or declining taxable value. They also tend to be dark, which attracts undesired activities, which impacts the perception of safety.	2 points Y/N
Does it provide an improved pedestrian experience (seasonal decor, ambiance lighting, sidewalk activations)?	Robust storefronts and sidewalk furniture/amenities engage with pedestrians and offer a compelling invitation to continue exploring businesses.	2 points Y/N

Does it add public art?	Public art can be a mural, storefront paint, signalbox wraps, sculptures, artistic installations of benches and bike racks.	2 points Y/N
Does it promote creation of jobs?	New businesses or business growth often mean new jobs and/or more human presence, which contribute to the economy and safety.	2 points Y/N
Tier 3		
Does it connect/improve walkways and/or parks?	Colorful walkways, pavement, or cobblestones that are ADA compliant and well lit.	1 point Y/N
Does it encourage business development (recruitment, retention, diversification)?	Businesses offer jobs as well as a place for the community to come to as a destination. Businesses provide natural surveillance with eyes on the street. Businesses contribute to our local economy.	1 point Y/N
Does it offer/maintain off-street parking?	Parking can be convenient for those who own vehicles and for visitors who live elsewhere or from out of town/state.	1 point Y/N
Does it support public safety (Crime Prevention Through Environmental Design)?	Active spaces, well lit environments, and densely populated neighborhoods.	1 point Y/N
Does it reinforce safe pedestrian crossings?	ADA entrances, exits, sidewalks, bulbouts, signage.	1 point Y/N

Tier 4 - Bonus		
Does it provide a new or improved green/public space?	Whether it's a dog park, pocket park, playground, or a picnic haven, greenery contributes positively to the livelihood or residents.	3 point Y/N
Does it drive visitations?	Catalyst or one-of-a-kind attractions, activities, or anchor businesses increase visitations from other parts of the City or State.	3 point Y/N
Does it pave the way to the creation of a convention/conference center or facility?	Convention centers bring in events, tourism, professional conferences, all of which contributes to the local business and economy.	3 point Y/N
Does it promote traffic calming?	Sidewalk widening or parklets that slow car traffic.	3 point Y/N

Tier 5 - Disadvantage		
Does it demolish a historically significant landmark	Historical artifacts showcase architectural marvels and characteristics of the neighborhood's identity.	Minus 6 Y/N
Does it demolish a structure that could otherwise be salvaged?	Salvaging a building may not contribute to historical significance but it promotes longevity of energy efficiency practices and may create interesting architectural marvels when mixing the old with the new.	Minus 3 Y/N

At the sole discretion of the DBP Board of Directors, applicants are required to seek endorsement from the TIF Development Committee, which shall consist of design professionals, business or property owners, community members with an interest in downtown vitality, and members of the DBP Board. Applications will be reviewed by the DBP staff under supervision of the Development Committee. The DBP shall review applications on a first come, first served basis for the duration of funding availability. Quarterly, all projects that are recommended for approval by the Committee shall be submitted to the DBP Board of Directors for recommendation to Billings City Council for final approval or disapproval of funding the project.

All applicants will be apprised of the status of their application by written communication from the DBP staff. Award recipients shall receive a Development Agreement indicating the amount of the incentive funds awarded and any conditions deemed necessary by the DBP Board for receipt of the award. Applicants are required to return a signed copy of the Development Agreement to the DBP staff before funds will be committed to the project.

Release of Funds:

It is the responsibility of the award recipient to maintain proper documentation of funds expended in the course of completing the project. Release of funds is subject to submission of this documentation to the DBP by the award recipient. The project must be completed essentially as presented to the Committee and DBP Board in order to receive payment.

Incentive funds will be paid out according to the following criteria:

1. Applicants must submit copies of all required building permits.
2. Payment documentation must be submitted to the DBP office at 116 N 29th St.
3. Incentive awards will be paid upon **completion** of the project.

Acceptable documentation is defined as PAID invoices, statements, or schedule of values from vendors, contractors, or consultants clearly detailing the work completed for the project

Encumbrance Policy:

Applicants receiving funding under this program during the course of a given fiscal year (July 1 through June 30) are eligible to carry forward/encumber unexpended funds for a **maximum of one additional fiscal year** if all effort has been made to begin the project in the initial year; and/or when circumstances related to weather, construction season, etc. prohibit the completion of the project. Applicants must advise the DBP by June 1st if they will be requesting an extension of their project schedule.

Disclaimer:

The Downtown Billings Partnership, Inc., its committees, partners and or affiliates are not responsible for the planning, design, or construction of improvements to property that is owned by the applicant. No warranties or guarantees are expressed or implied by the description of, application for, or participation in the Urban Renewal Project Program. The applicant is advised to consult with licensed architects, engineers, or building contractors before proceeding with final plans or construction.

downtown *Billings*

Expanded North 27th Street Urban Renewal District TIF Application

Project Name: _____ Date Submitted: _____

Applicant Information

Name: _____

Address: _____

City/State/Zip: _____

Phone: _____

Email: _____

If the applicant is not an individual conducting business under their own name, the applicant has the status indicated below and is organized or operating under the law of:

Corporation/LLC	Nonprofit or charitable institution/corporation	Partnership	Other
Date of organization:			

Project Information

Building name (if applicable): _____

Address: _____

City/State/Zip: _____

Legal Description (obtained from Orion via County records):

Property owner (if property is not owned by the applicant)

Property Owner (name or entity): _____

Property owner contact: _____

Lessor's Address: _____

City/State/Zip: _____

Phone: _____

Email: _____

Employment

Existing FTEs: _____

New permanent FTEs created by the project: _____

Construction FTEs: _____

Architectural Firm

Firm name: _____

Address: _____

City/State/Zip: _____

Phone: _____

Email: _____

Contractor

Business Name: _____

Address: _____

City/State/Zip: _____

Phone: _____

Email: _____

Financial lending institution

Business name: _____

Address: _____

City/State/Zip: _____

Phone: _____

Email: _____

Project Information

Description of Project:

Attach a narrative explaining the project and any other design information. Use this section to pitch your project and explain how it will eliminate blight and/or provide a benefit to the public.

Rehabilitation Plans:

Attach schematic design drawings and/or completed construction document plans - including site, landscaping, and other engineering design information.

Project Schedule:

Attach a timeline or schedule through completion.

Project Details

Land and site improvements (itemized)

1.	_____	\$ _____
2.	_____	\$ _____
3.	_____	\$ _____
4.	_____	\$ _____
	Subtotal	\$ _____

Construction/rehabilitation costs (use general construction trade divisions)

1.	_____	\$ _____
2.	_____	\$ _____
3.	_____	\$ _____
4.	_____	\$ _____
5.	_____	\$ _____
6.	_____	\$ _____
7.	_____	\$ _____
8.	_____	\$ _____
	Subtotal	\$ _____

Fees

1.	Architectural/engineering	\$ _____
2.	Permits	\$ _____
3.	_____	\$ _____
	Subtotal	\$ _____
	Total Project Development Costs	\$ _____

Project Financing

A. Applicant equity

Cash invested \$ _____

Land & buildings \$ _____

(if value is more than State of Montana
Valuation, a current appraisal must be
submitted)

Other \$ _____

_____ \$ _____

Subtotal \$ _____

B. Lender commitments (attach bank loan commitment letter, letters of credit or other documentation)

Lender	Loan Amount	Interest	Term	Payment/Period
--------	-------------	----------	------	----------------

_____	\$ _____	____%	____yrs	\$ ____/Month
-------	----------	-------	---------	---------------

_____	\$ _____	____%	____yrs	\$ ____/Month
-------	----------	-------	---------	---------------

Subtotal \$ _____

C. TIF assistance - eligible expenses

MCA

citation (Office use only)

_____	\$ _____	_____
-------	----------	-------

_____	\$ _____	_____
-------	----------	-------

_____	\$ _____	_____
-------	----------	-------

_____	\$ _____	_____
-------	----------	-------

_____	\$ _____	_____
-------	----------	-------

_____	\$ _____	_____
-------	----------	-------

_____	\$ _____	_____
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_____	\$ _____	_____
-------	----------	-------

_____	\$ _____	_____
-------	----------	-------

_____	\$ _____	_____
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Subtotal \$ _____

D. Other sources of funding

_____ \$ _____

_____ \$ _____

Sources of funds summary (post totals from above)

A. Applicant equity \$ _____

B. Lender commitments \$ _____

C. TIF assistance \$ _____

D. Other funds \$ _____

Total Project financing \$ _____

Certification

I (we), _____ (please print),
 the APPLICANT, certify that the statements and estimates within this application as well as any and all
 documentation submitted as attachments to this application or under separate are true and correct to the
 best of my (our) knowledge and belief.

Signature: _____

Signature: _____

Title: _____

Title: _____

Address: _____

Address: _____

Date: _____

Date: _____

Description of Project:

The project aims to breathe new life into this completely vacant building that has sat empty for several years on a prime corner of downtown Billings. The building will be remodeled at the ground level to reinvigorate retail storefront shop spaces that bring interest to the downtown streetscape. New entrances to each space will follow the patterns of the original ground floor entries and storefront windows to sympathetically reinterpret the inviting retail areas. The second floor will be re-envisioned to convert vacant office space into 10 market rate studio and one-bedroom apartments. The third floor will be remodeled to house the Downtown Billings Association, Downtown Billings Partnership and Downtown Billings Business Improvement District. The remaining area will be remodeled for a yoga studio.

Other work will rehabilitate the mechanical, plumbing and electrical infrastructure in the building as well as exterior historic masonry preservation work including joint patching, stone consolidation, patching and limited replacement of deteriorated classical elements; cleaning of all masonry to remove graffiti and pollution; and sealing the exterior stone and brick masonry with a penetrating sealer to limit damaging water intrusion, ensuring the revitalized building will stand and remain a vibrant historic downtown building

Rehabilitation Plans:

The rehabilitation plans for the Masonic Building that is listed on the National Register of Historic Places are included as a separate document with this Application. Plans include architectural, mechanical, plumbing, electrical drawings for the rehabilitation, historic preservation, and reuse of the building.

Masonic Temple

2804 3rd Avenue North
Billings, Montana

Project Schedule:

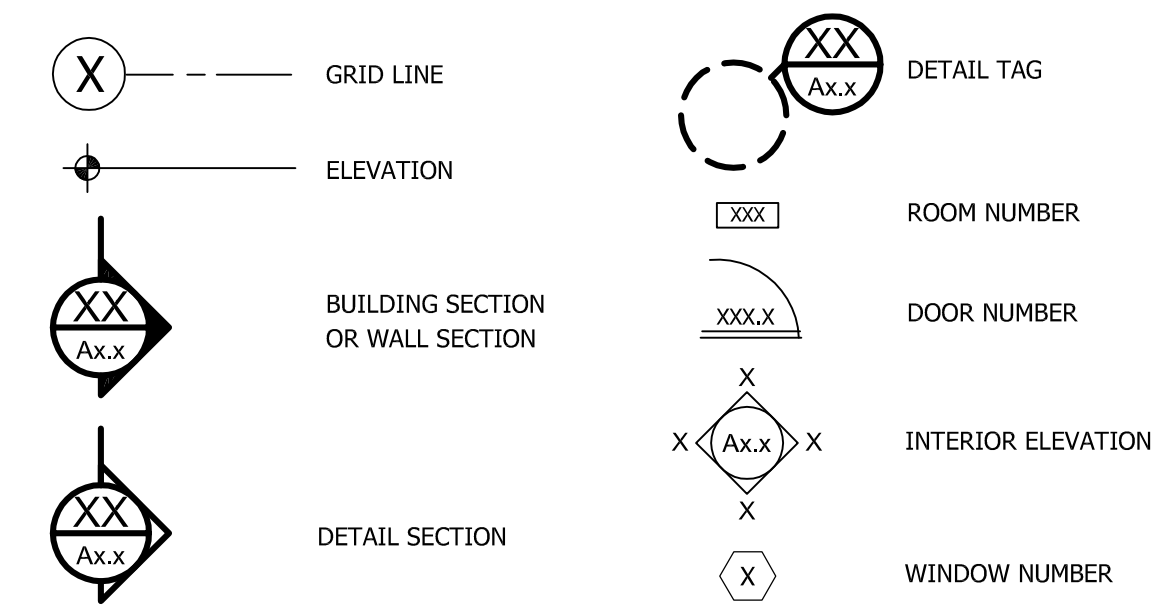
June 6:	Project Pricing from Bauer Construction to Owner Submit TIF Application to Expanded North 27 th Street Urban Renewal District
TBD:	TIF application and city approval (to be confirmed)
June 27	Construction Documents Complete
July 1	Submit Construction Documents to City of Billings for Building Permit
Final Pricing:	July 1-August 8
Anticipated Permit:	August 8-6 weeks; Aug 22-8 weeks (this date may vary depending on corrections or questions from the city)
Demo start:	July 15 Starts with securing a demolition permit secured from City of Billings Building Department.
Construction Start:	August 11-25 depending on permitting
Construction length:	11 months-Anticipated Completion: July 15, 2026

SCHEDULE OF VALUES

Masonic Building Renovations - 3rd Floor Apartments Option

Division	Description	Amount
01	GENERAL REQUIREMENTS	\$345,378.00
02	EXISTING CONDITIONS	\$85,285.00
03	CONCRETE	\$18,200.00
04	MASONRY	\$265,000.00
05	METALS	\$106,628.00
06	WOOD, PLASTICS, AND COMPOSITES	\$301,325.00
07	THERMAL AND MOISTURE PROTECTION	\$154,577.00
08	OPENINGS	\$552,150.00
09	FINISHES	\$977,790.00
10	SPECIALTIES	\$28,070.00
11	EQUIPMENT	\$49,900.00
12	FURNISHINGS	\$0.00
13	SPECIAL CONSTRUCTION	\$0.00
14	CONVEYING EQUIPMENT	\$103,000.00
21	FIRE SUPPRESSION	\$98,000.00
22	PLUMBING	\$484,600.00
23	HVAC	\$780,000.00
25	INTEGRATED AUTOMATION	\$0.00
26	ELECTRICAL	\$455,613.00
27	COMMUNICATIONS	\$0.00
28	ELECTRONIC SAFETY AND SECURITY	\$0.00
31	EARTHWORK	\$0.00
32	EXTERIOR IMPROVEMENTS	\$0.00
33	UTILITIES	\$0.00
34	BOND	\$0.00
35	OWNER DIRECTED ALLOWANCES	\$0.00
36	FEE (8 %)	\$384,441.28
BASE BID COST OF WORK:		\$5,189,957.28

SYMBOL LEGEND



ARCHITECTURAL ABBREVIATIONS

AB ANCHOR BOLT	FT FEET/FOOT OR FIRE TREATED	RA RETURN AIR
ABV ABOVE	FTG FOOTING	RB RUBBER BASE
A/C AIR CONDITIONING	FRP FIBERGLASS REINFORCED PANEL	RD ROOF DRAIN
ACT ACOUSTICAL CEILING TILE	GA GAUGE OR GAGE	REF REFERENCE
ADDL ADDITIONAL	GALV GALVANIZED	REFRG REFRIGERATOR OR REFRIGERATION
ADJ ADJUSTABLE	GB GYPSUM BOARD	REINF REINFORCE
AFF ABOVE FINISH FLOOR	GC GENERAL CONTRACTOR	REQD REQUIRED
ALT ALTERNATE	GL GLASS, GLAZING	RM ROOM
ALUM ALUMINUM	GWB GYPSUM WALL BOARD	RO ROUGH OPENING
ARCH ARCHITECT(URAL)	GYP GYPSUM	ROW RIGHT OF WAY
AWN AWNING	HC HANDICAP	SC SOLID CORE
B/ BOTTOM OF	HDR HEADER	SCHED SCHEDULE
BD BOARD	HDWR HARDWARE	SECT SECTION
BLDG BUILDING	HM HOLLOW METAL	SF SQUARE FEET
BLKG BLOCKING	HORIZZ HORIZONTAL	SFRM SPRAY APPLIED FIRE RESISTIVE MATERIAL
BM BEAM	HR HOUR	SGL SINGLE
BRG BEARING	HT HEIGHT	SHT SHEET
BTWN BETWEEN	HTD HEATED	SHTG SHEATHING
BUR BUILD UP ROOF	HVAC HEATING/VENTILATION & AIR CONDITIONING	SIM SIMILAR
CAB CABINET	ID INSIDE DIAMETER	SPECS SPECIFICATIONS
CG CORNER GUARD	INFO INFORMATION	SOD SLAB ON DECK
CJ CONTROL JOINT	ISO ISOCYANURATE	SOG SLAB ON GRADE
CL OR CENTERLINE	INSUL INSULATE / INSULATED / INSULATION	SOH SAME OPPOSITE HAND
CLG CEILING	INT INTERIOR	SS STAINLESS STEEL
CMU CONCRETE MASONRY UNIT	INV INVERT	ST STONE TILE
CO CLEAN OUT	JT JOINT	STD STANDARD
COL COLUMN	J BOX JUNCTION BOX	STL STEEL
CONC CONCRETE	KIT KITCHEN	STRUCT STRUCTURAL
CONT CONTINUOUS	L LONG / LENGTH	TEMP TEMPERED
CONST CONSTRUCTION	LAM LAMINATE(D)	THK THICK
CPT CASSET	LAV LAVATORY	THRESH THRESHOLD
CSMT CASEMENT	LF LINEAR FEET	TPO THERMOPLASTIC OLEFIN=ROOFING
CT CERAMIC TILE	LVL LAMINATED VENEER LUMBER	TOBM TOP OF BEAM
D DEEP	LVP LUXURY VINYL PLANK=FLOORING	T.O.P. TOP OF PLATE
DF DRINKING FOUNTAIN	LVT LUXURY VINYL TILE = FLOORING	T.O.S. TOP OF STEEL
DH DOUBLE HUNG	LT LIGHT	T&G TONGUE AND GROOVE
DIM(S) DIMENSIONS	MSNRY MASONRY	TEL TELEPHONE
DISP DISPENSER	MATL MATERIAL	THK THICK
DN DOWN	MAX MAXIMUM	TRANS TRANSOM
DR DOOR	MECH MECHANIC(AL)	TV TELEVISION
DS DOWNSPOUT	MEZZ MEZZANINE	TYP TYPICAL
DTL DETAIL	MFGR MANUFACTURER	UL UNDERWRITERS LABORATORY
DWG DRAWING	MH MANHOLE	UNO UNLESS NOTED OTHERWISE
E EAST	MIN MINIMUM	VB VINYL BASE
EA EACH	MISC MISCELLANEOUS	VCT VINYL COMPOSITION TILE
EC EXISTING COLUMN	MO MASONRY OPENING	VERT VERTICAL
EJ EXPANSION JOINT	MTL METAL	VEST VESTIBULE
ELEC ELECTRICAL	NIC NOT IN GENERAL CONTRACT	VIF VERIFY IN FIELD
ELEV ELEVATION	NOM NOMINAL	VR VAPOR RETARDER
EPDM ETHYLENE PROPYLENE DIENE TERPOLYMER=ROOFING	NTS NOT TO SCALE	VT VINYL TILE
EQ EQUIP	OC ON CENTER	VWC VINYL WALL COVERING
EWC ELECTRIC WATER COOLER	OD OPENING	W/ WITH
EXH EXHAUST	OPP OPPOSITE	WC WATER CLOSET
EXIST EXISTING	OSB ORIENTED STRAND BOARD	WD WOOD
EXP EXPANSION OR EXPOSED	OVHD OVERHEAD	WDW WINDOW
EXT EXTERIOR	PL PLATE	WG WALL GUARD
FACP FIRE ALARM CONTROL PANEL	PLM PLASTIC LAMINATE	WH WATER HEATER
FD FLOOR DRAIN	PLNG PLUMBING	W/IN WITHIN
FE FIRE EXTINGUISHER	PLYWD PLYWOOD	W/O WITHOUT
FEC FIRE EXTINGUISHER CABINET	PNL PANEL	WP WATERPROOF
F.F. FINISH FLOOR	PNT PAINT	WR WATER RESISTANT
FIN FINISH	POLY POLYESTER OR POLYOLEFIN	WRB WEATHER RESISTANT BARRIER
FLR FLOOR	PSF POUNDS PER SQUARE FOOT	WT WEIGHT
FNDN FOUNDATION	PT PRESSURE TREATED OR POINT	WWF WELDED WIRE FABRIC
FR FRAME	PVMT PAVEMENT	# NUMBER OR POUND
FRMG FRAMING	QT QUARRY TILE	@ AT
FRP FIBERGLASS REINFORCED PANEL	QTR QUARTER	
	QTY QUANTITY	
	RAD RADIUS	

CODE SUMMARY DATA

ADDRESS:
2806 3RD AVE N
BILLINGS, MT 59101

OWNER:
STEVE WIDMYER

LEGAL DESCRIPTION:
-

ZONING:
-

LOT AREA:
-

BUILDING AREA:
7100 SF; TOTAL FOOTPRINT
ALLOWED: -

BUILDING CONSTRUCTION TYPE:
TYPE V-B; SPRINKLED
ALLOWABLE HEIGHT: 3 STORIES

OCCUPANT TYPE:
B OCCUPANCY, EXISTING
MIXED USE; REF 0.1 CODE SHEET

MASONIC BUILDING RENOVATION

2806 3RD AVE N
BILLINGS, MONTANA 59101

PROJECT TEAM

OWNER:
STEVE WIDMYER

GENERAL CONTRACTOR:
BAUER CONSTRUCTION

ARCHITECT:
SIMONSEN ARCHITECT
ERIC SIMONSEN
PO BOX 2132
BILLINGS, MT 59103-2132
406-256-9060

STRUCTURAL ENGINEER:
MATT KRIVONEN

CIVIL ENGINEER:
N/A

MPE ENGINEER:
CONVEER ENGINEERING, INC
JEFF GRUIZENGA, PE
1629 AVENUE D, SUITE C7
BILLINGS, MT 59102
406-252-3237

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A4.1 EXTERIOR ELEVATIONS		M2.1 TYPE A UNITS - HVAC
A7.0 REFLECTED CEILING PLANS - 1ST FLOOR & 2ND FLOOR		M3.1 LEGEND, SPECIFICATION, & SCHEDULES
A7.1 REFLECTED CEILING PLANS - 3RD FLOOR & MEZZANINE		M3.2 DETAILS
A9.0 WINDOW ELEVATIONS		M3.3 DETAILS
A9.1 WINDOW ELEVATIONS & DETAILS		

SPECIAL INSPECTIONS

SELECTED INSPECTORS AS NOTED ON SPECIAL INSPECTION FORM.
REF S0.1 FOR ADDITIONAL DETAILS ON SPECIAL INSPECTIONS



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PROJECT: MASONIC BLDG

DRAWING: COVER
PROJECT NUMBER: 2430
DATE: 2025/06/02

A0.0

CODE GENERAL:

APPLICABLE CODE:
 MONTANA, EXISTING BUILDING CODE [IEBC] 2021
 - FOLLOWING WORK AREA COMPLIANCE METHOD: **ALTERATION, LEVEL 3**
 - APPLICABLE IEBC CHAPTERS: 3, 6, 7, 8, 9, 10, & 12
 MONTANA, ACCESSIBILITY CODE [A117.1] 2017
 - AS APPLICABLE BY IEBC
 - WITH EXCEPTIONS FOR EXISTING BUILDING CONDITIONS
 MONTANA, BUILDING CODE [IBC] 2021
 - ONLY WHERE REQUIRED BY IEBC SPECIFICATIONS

REGISTERED HISTORIC BUILDING:
 - [IEBC 12]

RESIDENTIAL UNIT ACCESSIBILITY:
 13 TOTAL APARTMENT UNITS
 - TYPE A: 0 REQUIRED [IEBC 306.7.10.2]
 - TYPE B: ALL REQUIRED [IEBC 306.7.10.3 = IBC 1108.6.2.2.2]

ELEVATOR REQUIREMENTS: REF IBC, PER IEBC CHANGE-OF-USE ON 2ND FLOOR
 - EXISTING ELEVATOR MEETS [A117.1, 407.4.1] MINIMUM REQUIREMENTS WITH SIDE DOOR LOCATION - 36" DOOR OPENING, 68" SIDE TO SIDE, 51" BACK WALL TO FRONT RETURN, 54" BACK WALL TO INSIDE FACE OF DOOR
 - EXISTING PROVIDED - 36" DOOR OPENING, 69" SIDE TO SIDE, 52" BACK WALL TO FRONT RETURN, 55" BACK WALL TO INSIDE FACE OF DOOR
 - AMBULANCE STRETCHER DIMENSIONS NOT REQUIRED PER [IBC 3002.4]

CHANGE OF OCCUPANCY TYPE:

OCCUPANT LOAD:
 B, PRIMARY OCCUPANCY TYPE
 MIXED USE: ALL OCCUPANCIES = B, A-2, M, & R-2
 321 TOTAL OCCUPANT LOAD
 OCCUPANCY FUNCTIONS: REF INDIV. FLOOR DIAGRAMS

FIRE PROTECTION:
 - EXISTING BUILDING IS SPRINKLED
 - EXISTING SYSTEM TO BE UPDATED, PROVIDING SPRINKLER PROTECTION THROUGHOUT NEW LAYOUT
 - EXTERIOR WALL FIRE RATING [IEBC 1011.7.2]
 - "EXISTING EXTERIOR WALLS, INCLUDING OPENINGS, SHALL BE ACCEPTED"
 - INTERIOR STAIRWAY [IEBC 1011.8.2]
 - INTERIOR STAIRWAY TO BE ENCLOSED AS REQ'D BY IBC
 - OTHER VERTICAL SHAFTS [IEBC 1011.8.3]
 - REF IBC OR EXCEPTION = N/A, DUE TO SPRINKLED + <6STORIES + NOT GROUP-1 OCCUPANCY
 - SEPARATED MIXED USE REQUIREMENTS:
 - NEW OCCUPANCIES - R-2, M, & S-1 TO COMPLY W/ IBC FIRE-RATINGS FOR SEPARATION [IEBC 1011.6.3]

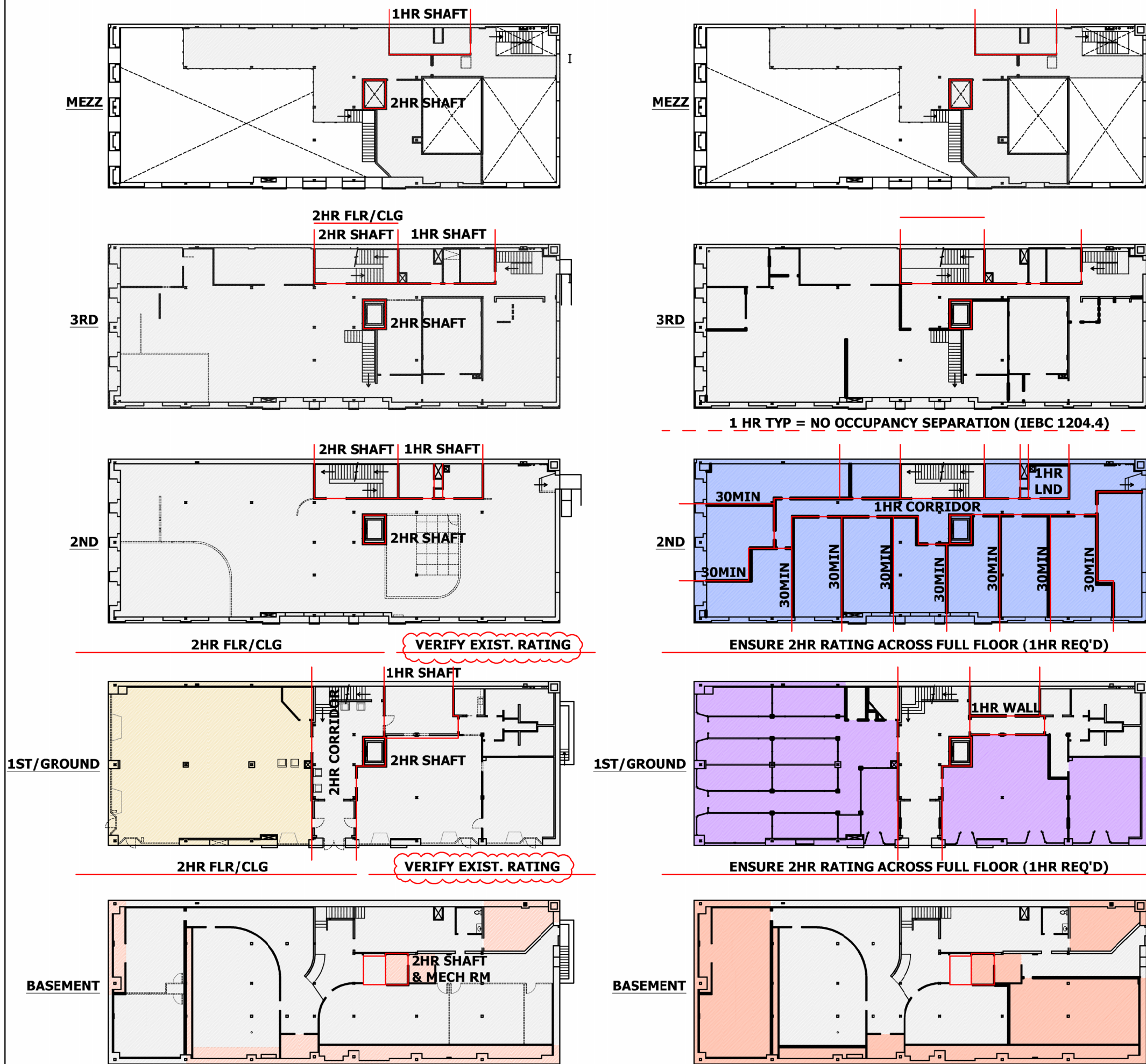
MEANS OF EGRESS:
 - LEVEL 3 ALTERATION [IEBC 905.1] REFERS TO [IEBC 804] [IEBC 804.2] EXCEPTION = COMPLIANCE WITH THE BUILDING CODE AT THE TIME OF CONSTRUCTION SHALL BE CONSIDERED TO BE COMPLIANT MEANS OF EGRESS
 - CHANGE OF OCCUPANCY [IEBC 1011.5]
 - R-2 & M: EGRESS COMPLY W/ [IBC 10], WITH EXCEPTIONS
 - EXISTING FIRE ESCAPE ACCEPTED AS MEANS OF EGRESS [IEBC 804.4.1.2]
 - HANDRAILS: REQ'D = (1) W/ STAIR WD <66" [IEBC 804.10.1] PROVIDED AS EXISTING
 - R-2, EMERGENCY ESCAPE & RESCUE: NOT REQUIRED PER SPRINKLER SYSTEM & DUAL EXITS PER STORY [IBC 1031.2]

OCCUPANCY TYPE:

[Light Blue Box]	B, BUSINESS
[Light Green Box]	A-2, ASSEMBLY
[Light Yellow Box]	A-3, ASSEMBLY
[Light Purple Box]	M, MERCANTILE
[Light Blue Box]	R-2, RESIDENTIAL
[Light Orange Box]	S-1, STORAGE

EXISTING OCCUPANCY TYPES & FIRE SEPARATION:

PROPOSED OCCUPANCY TYPES & ADD'L FIRE SEPARATION:

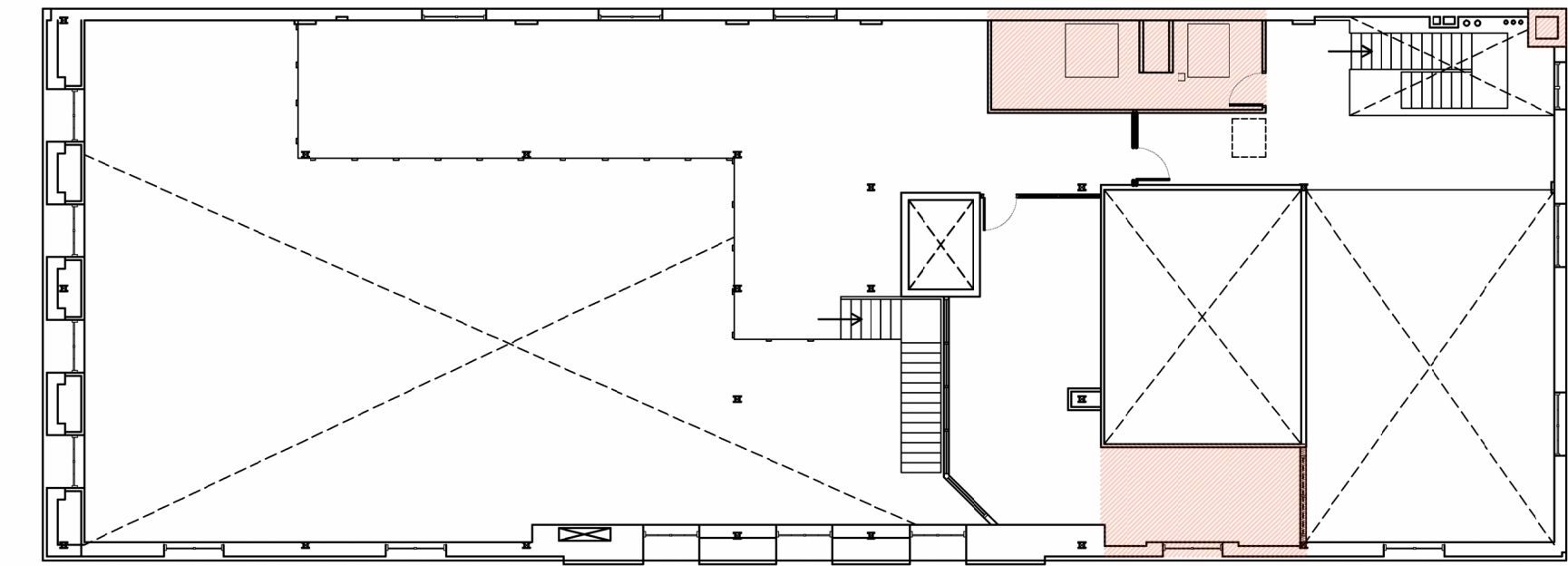


OCCUPANCY FUNCTION:

OCCUPANCY FUNCTION:

[White Box]	BUSINESS
[Light Green Box]	ASSEMBLY, UNCONCENTRATED
[Light Purple Box]	MERCANTILE
[Light Blue Box]	RESIDENTIAL
[Light Orange Box]	ACCESSORY, STORAGE/MECH
[Light Yellow Box]	KITCHEN, COMMERCIAL
[Grey Box]	EXERCISE ROOM

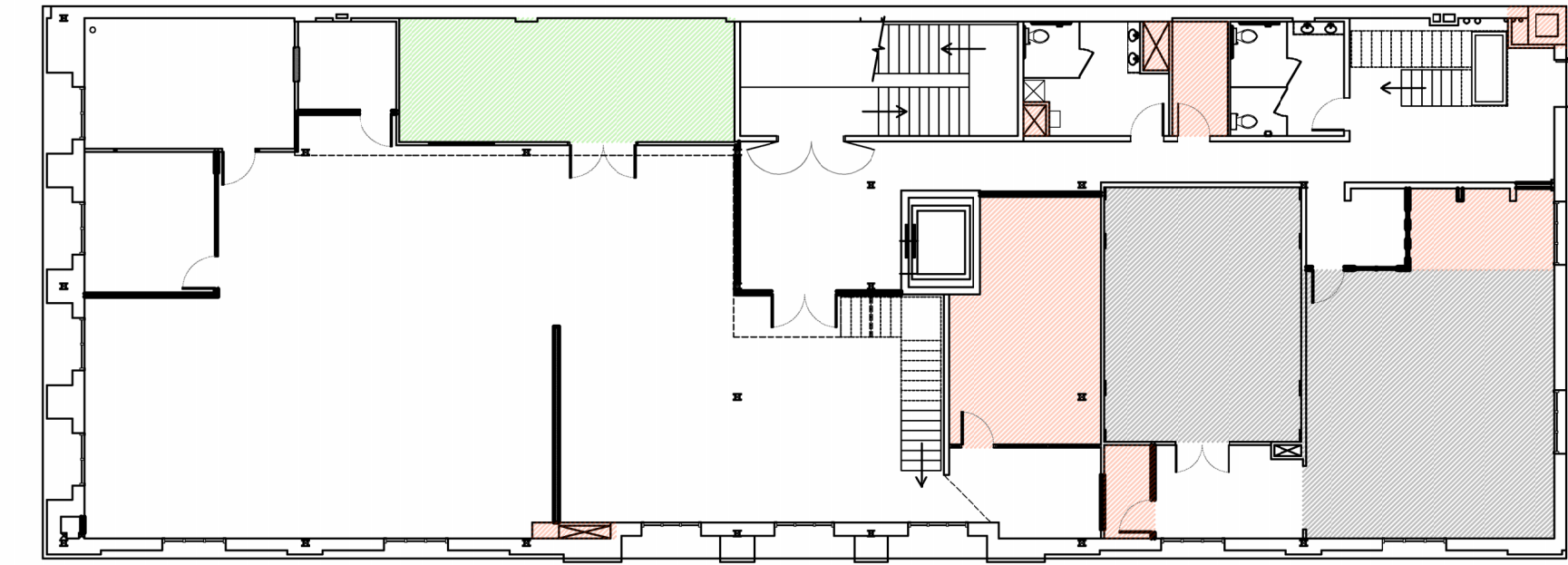
OCCUPANT LOAD - MEZZANINE:
 BUSINESS, 1 PER 150 GROSS
 2094 SF = 14 OCCUPANTS
 ACCESSORY, STORAGE, 1 PER 300 GROSS
 438 SF = 2 OCCUPANTS
TOTAL, 2532 SF = 16 OCCUPANTS



PLUMBING CALCS:

[IEBC 1009.1] INCREASED PLUMBING DEMAND:
 "ONLY WHERE THE OCCUPANT LOAD OF THE STORY IS INCREASED BY MORE THAN 20%, PLUMBING FIXTURES FOR THE STORY SHALL BE PROVIDED IN QUANTITIES SPECIFIED IN THE INTERNATIONAL PLUMBING CODE"

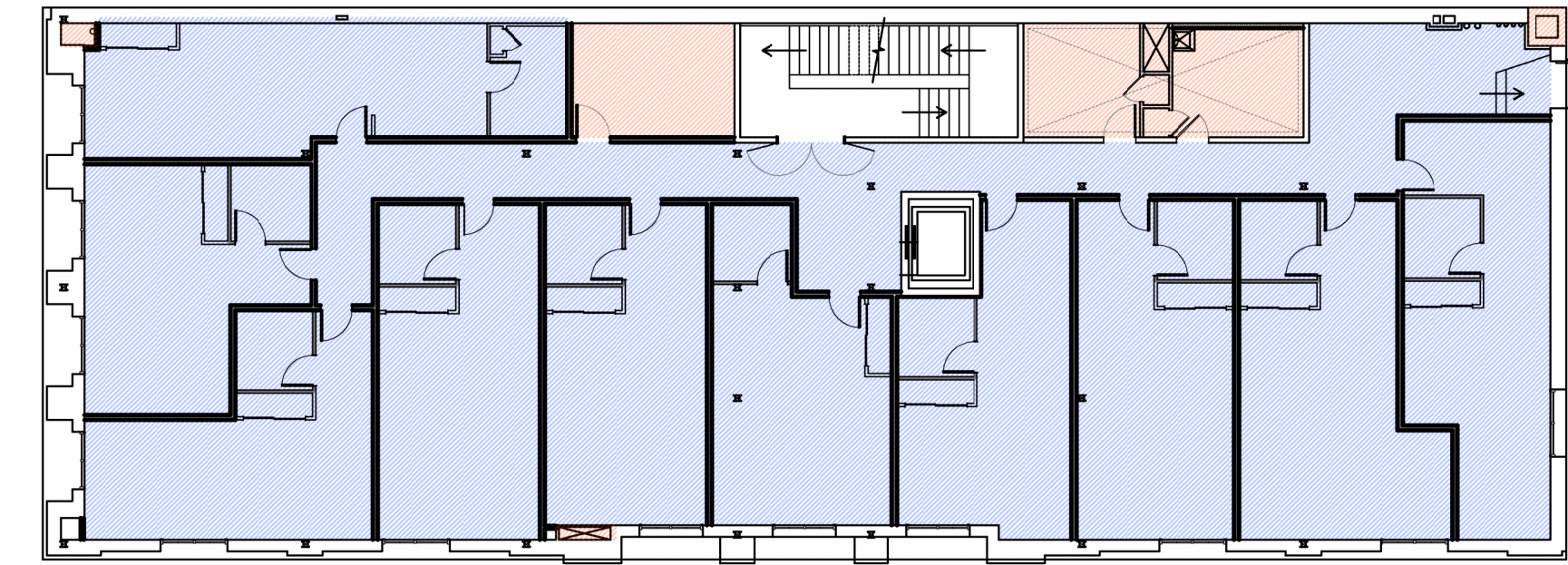
OCCUPANT LOAD - 3RD FLOOR:
 BUSINESS, 1 PER 150 GROSS
 4921 SF = 33 OCCUPANTS
 ACCESSORY, STORAGE, 1 PER 300 GROSS
 534 SF = 2 OCCUPANTS
 ASSEMBLY, UNCONCEN., 1 PER 15 GROSS
 350 SF = 24 OCCUPANTS
 EXERCISE, 1 PER 50 GROSS
 995 SF = 20 OCCUPANTS
TOTAL, 6800 SF = 82 OCCUPANTS



3RD FLR & MEZZANINE:
 - EXISTING = 72 OCC.
 - MENS: (1) TOILET, (1) URINAL & (0) LAV
 - WOMENS: (2) TOILETS & (0) LAV
 - (1) SERVICE SINK
 - +20% = 86 OCC.
 - **PLMG UPDATE REQ'D**
 - PROPOSED = 98 OCC.
 - REQ'D TOILETS/URINAL:
 - 1 PER 25, 50 OCC = (2) MN, (2) WN
 - EXISTING
 - REQ'D LAVATORIES:
 - 1 PER 40, 50 OCC = (2) MN, (2) WN
 - NEW
 - REQ'D DRINKING FOUNTAIN:
 - 1 PER 100, 100 OCC = (1) - NEW
 - SERVICE SINK:
 - 1 REQ'D - EXISTING

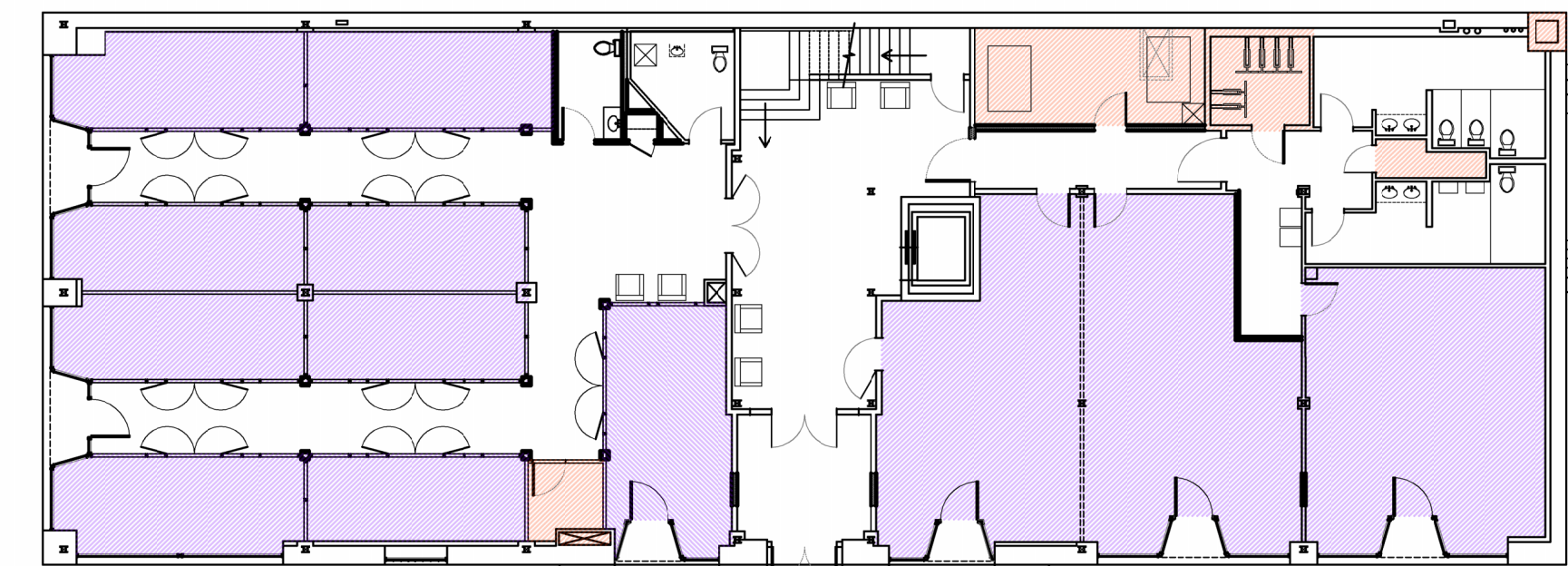
2ND FLR:
 - PROPOSED = 36 OCC.
 - REQ. (1) TOILET/LAV/SHOWER & KITCHEN SINK PER UNIT
 - REQ. (1) CLOTHES WASHER CONNECTION
 - PROVIDED: (3 EA) WASHER & DRYER & UTILITY SINK IN COMMON LAUNDRY RM

OCCUPANT LOAD - 2ND FLOOR:
 BUSINESS, 1 PER 150 GROSS
 535 SF = 4 OCCUPANTS
 RESIDENTIAL, 1 PER 200 GROSS
 5812 SF = 30 OCCUPANTS
 ACCESSORY, 1 PER 300 GROSS
 453 SF = 2 OCCUPANTS
TOTAL, 6800 SF = 36 OCCUPANTS



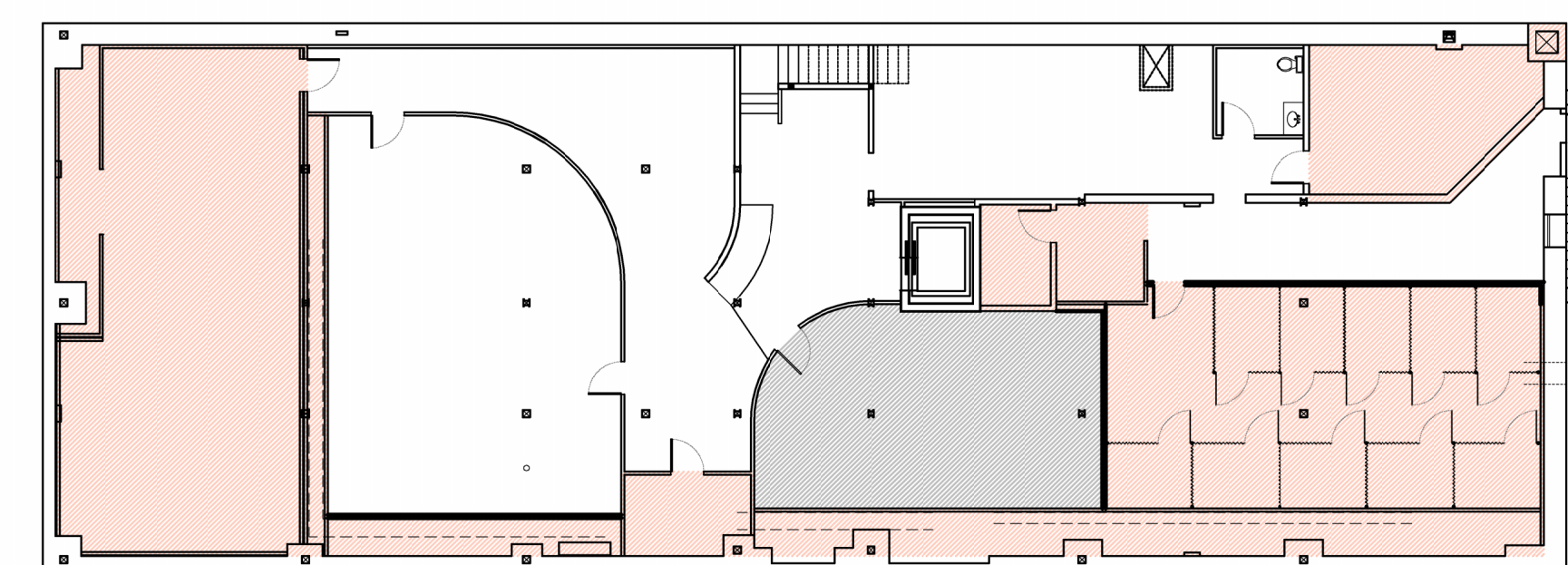
1ST FLR:
 - EXISTING = 302 OCC.
 - (1) SINGLE USER + MOP SINK
 - (3) TOILET, (2) LAV - WOMEN
 - (1) TOILET, (2) URINAL, (2) LAV - MEN
 - (2) SERVICE SINKS
 - +20% = 362
 - PROPOSED = 82 OCC.
 - **NO CHANGE TO FIXTURES REQ'D**
 - ADDING ADD'L SINGLE USER

OCCUPANT LOAD - 1ST FLOOR:
 BUSINESS, 1 PER 150 GROSS
 3356 SF = 23 OCCUPANTS
 MERCANTILE, 1 PER 60 GROSS
 3364 SF = 57 OCCUPANTS
 ACCESSORY, 1 PER 300 GROSS
 380 SF = 2 OCCUPANTS
TOTAL, 7100 SF = 82 OCCUPANTS



BASEMENT:
 - EXISTING = 52 OCC.
 - (1) SINGLE USER TOILET/LAV
 - +20% = 62 OCC.
 - PROPOSED = 46 OCC.
 - **NO CHANGE TO FIXTURES REQ'D**

OCCUPANT LOAD - BASEMENT:
 ACCESSORY, 1 PER 300 GROSS
 2953 SF = 10 OCCUPANTS
 BUSINESS, 1 PER 150 GROSS
 3583 SF = 24 OCCUPANTS
 EXERCISE, 1 PER 50 GROSS
 564 SF = 12 OCCUPANTS
TOTAL, 7100 SF = 46 OCCUPANTS

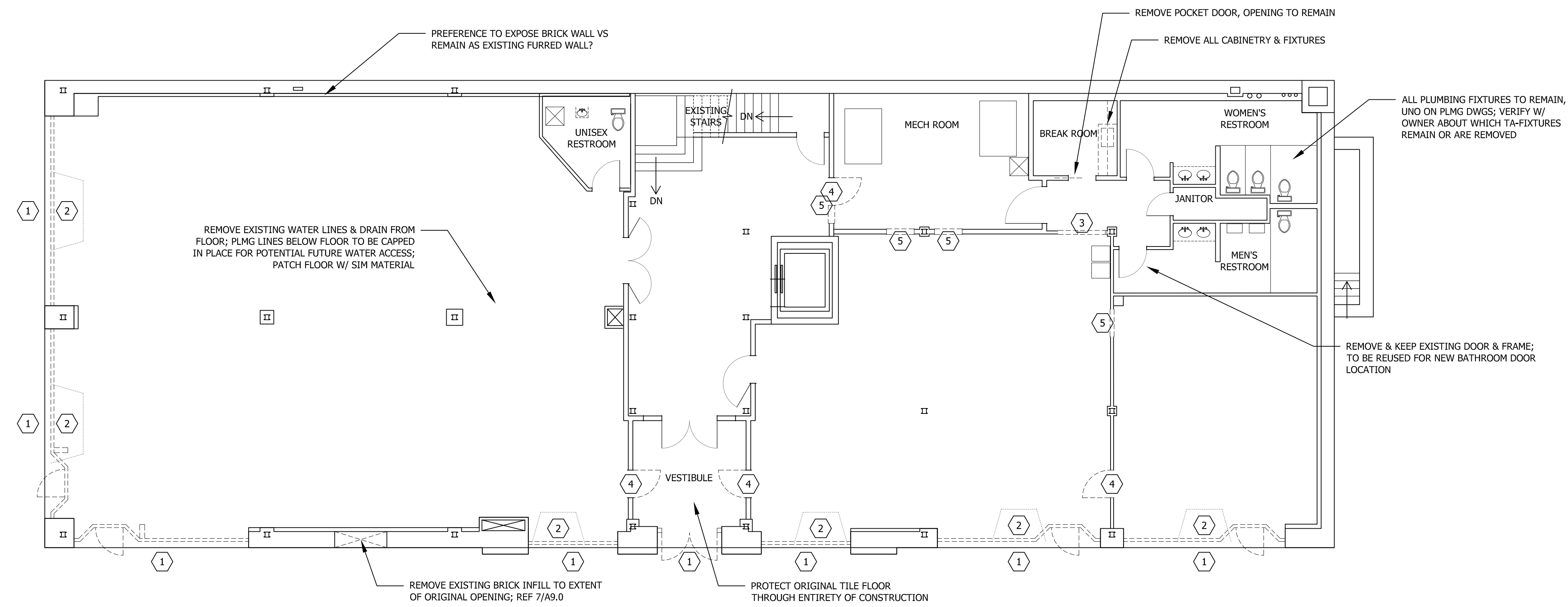


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DEMO NOTES:

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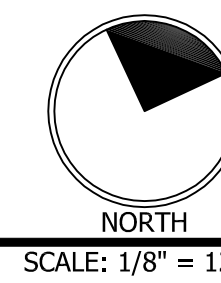
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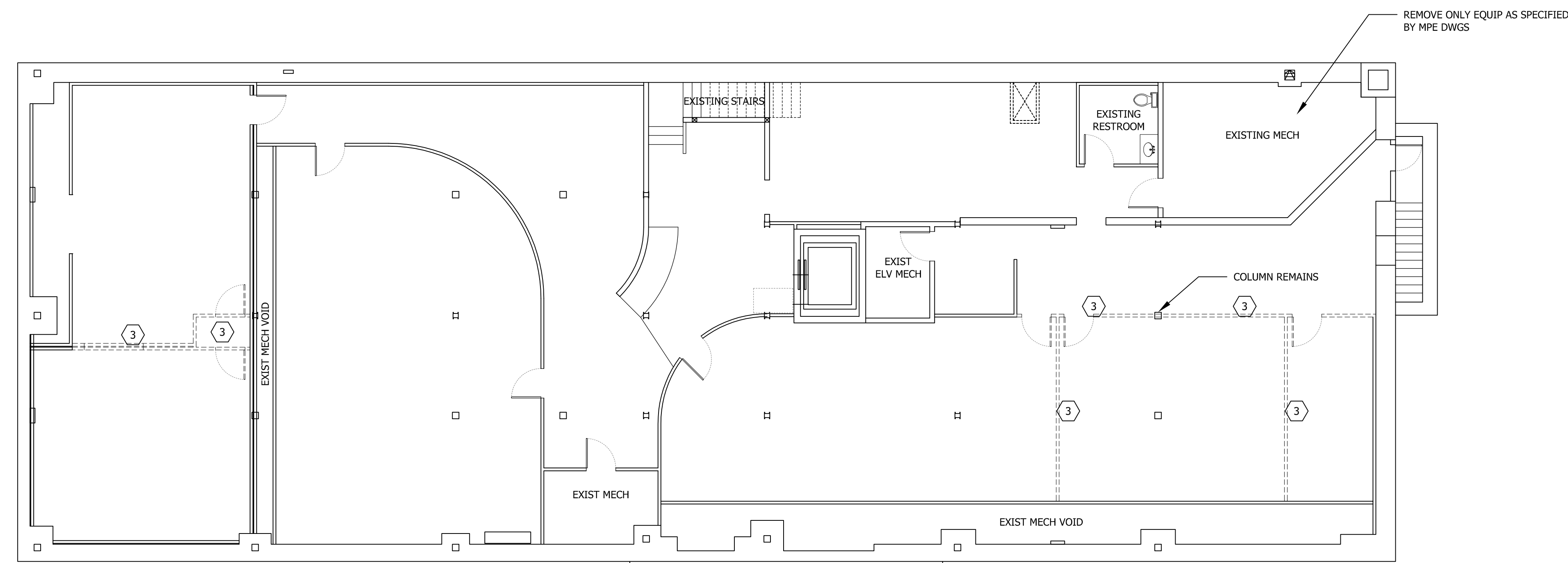
DEMO PLAN KEY:

- 1 REMOVE EXISTING STOREFRONT WINDOW, TILE, & WOOD FRAMED INFILL; TO EXTENT OF EXISTING BRICK MASONRY OPENING, ALL BRICK/STONE AND EXISTING STEEL LINTEL TO ALL REMAIN
- 2 PRIOR TO REMOVAL OF EXISTING STOREFRONT, INVESTIGATIVE DEMO IN FLOOR TO DETERMINE IF ORIGINAL ENTRY ALCOVES REMAIN UNDER EXISTING FLOORS AND EXTENT OF ALTERATION REQ'D TO BECOME EXTERIOR SURFACES; UPON FULL DEMO OF FLOOR FOR NEW ENTRIES, PRESERVE AS MUCH OF FLOOR MATERIAL AS POSSIBLE TO USE FOR PATCH/REPAIR WORK
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- 5 REMOVE WALL SECTION TO EXTENT OF NEW OPENING; REF A2 FLOOR PLANS
- 6

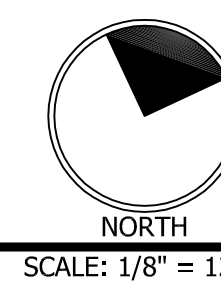
1 DEMO PLAN, 1ST FLOOR



SCALE: 1/8" = 12"



2 DEMO PLAN, BASEMENT



SCALE: 1/8" = 12"



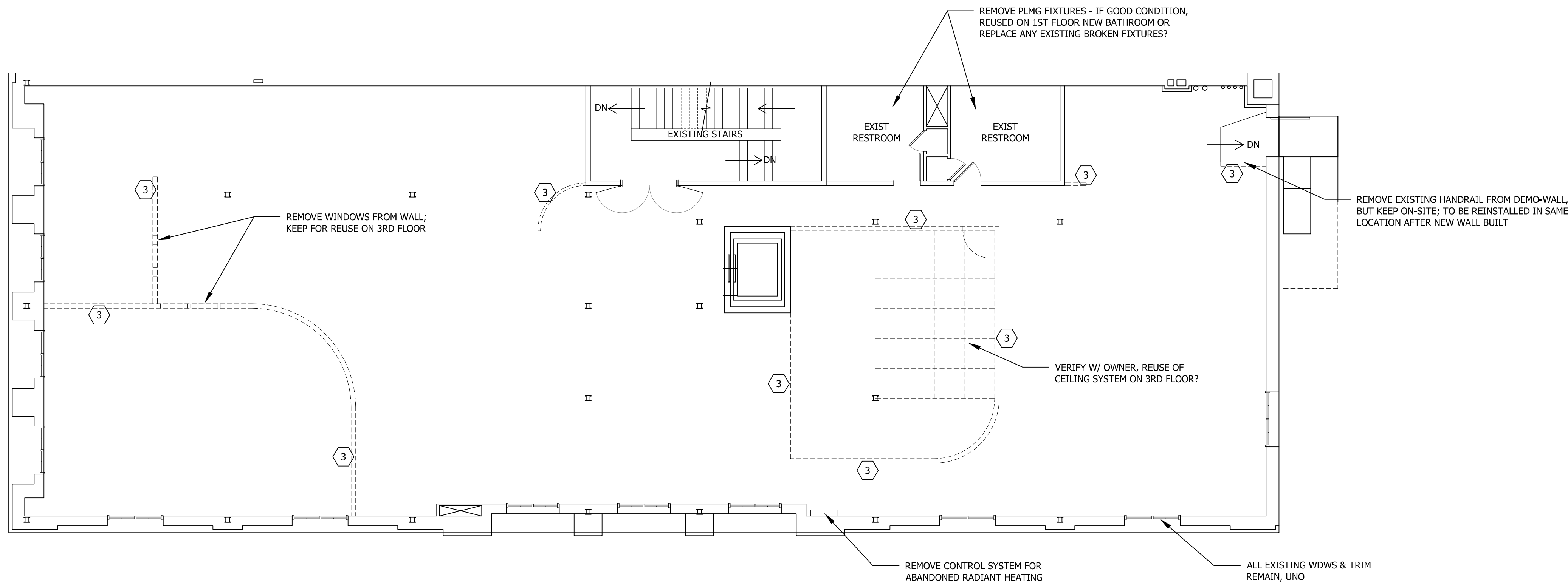
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D2.0



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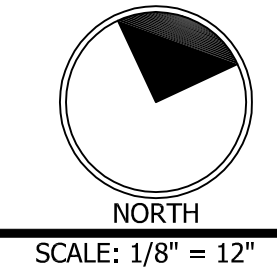
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- 5 REMOVE WALL SECTION TO EXTENT OF NEW OPENING; REF A2 FLOOR PLANS
- 6

1 DEMO PLAN, 2ND FLOOR

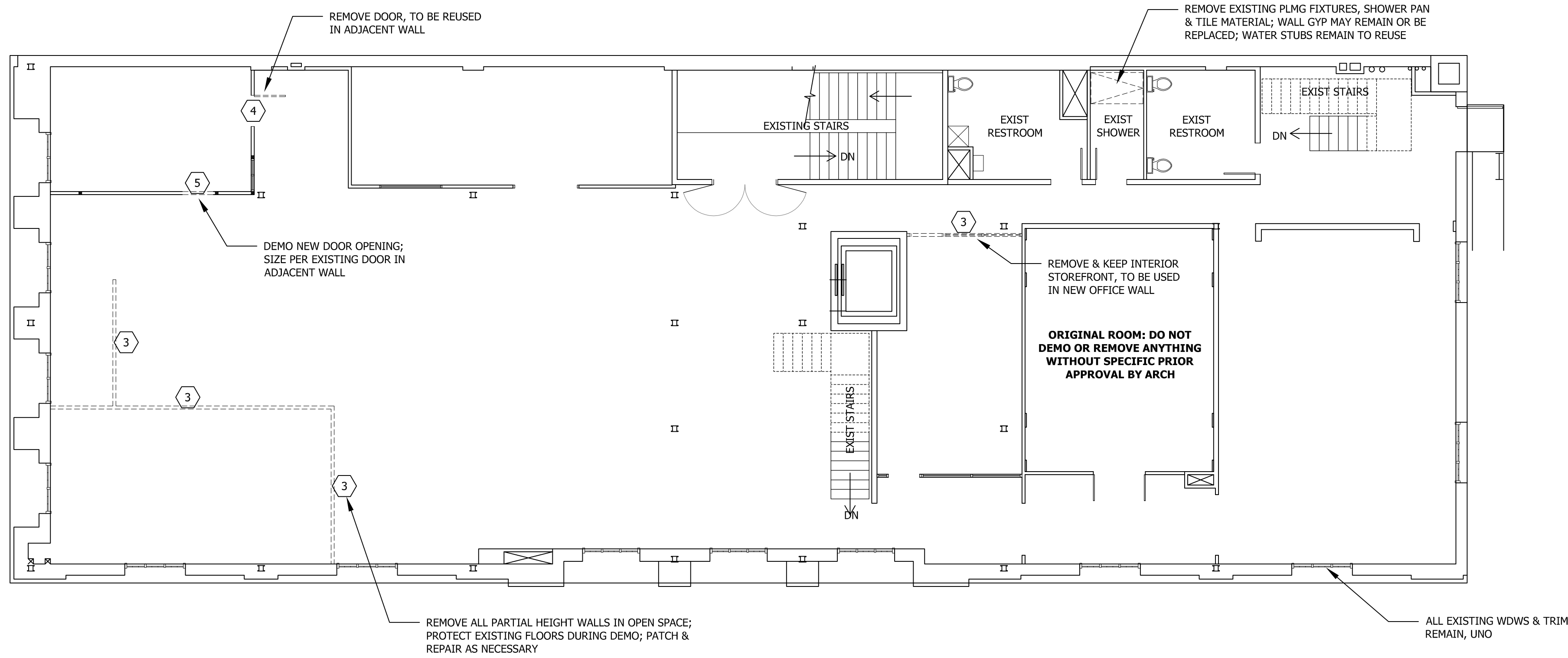


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 DRAWING: DEMO PLANS
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D2.1



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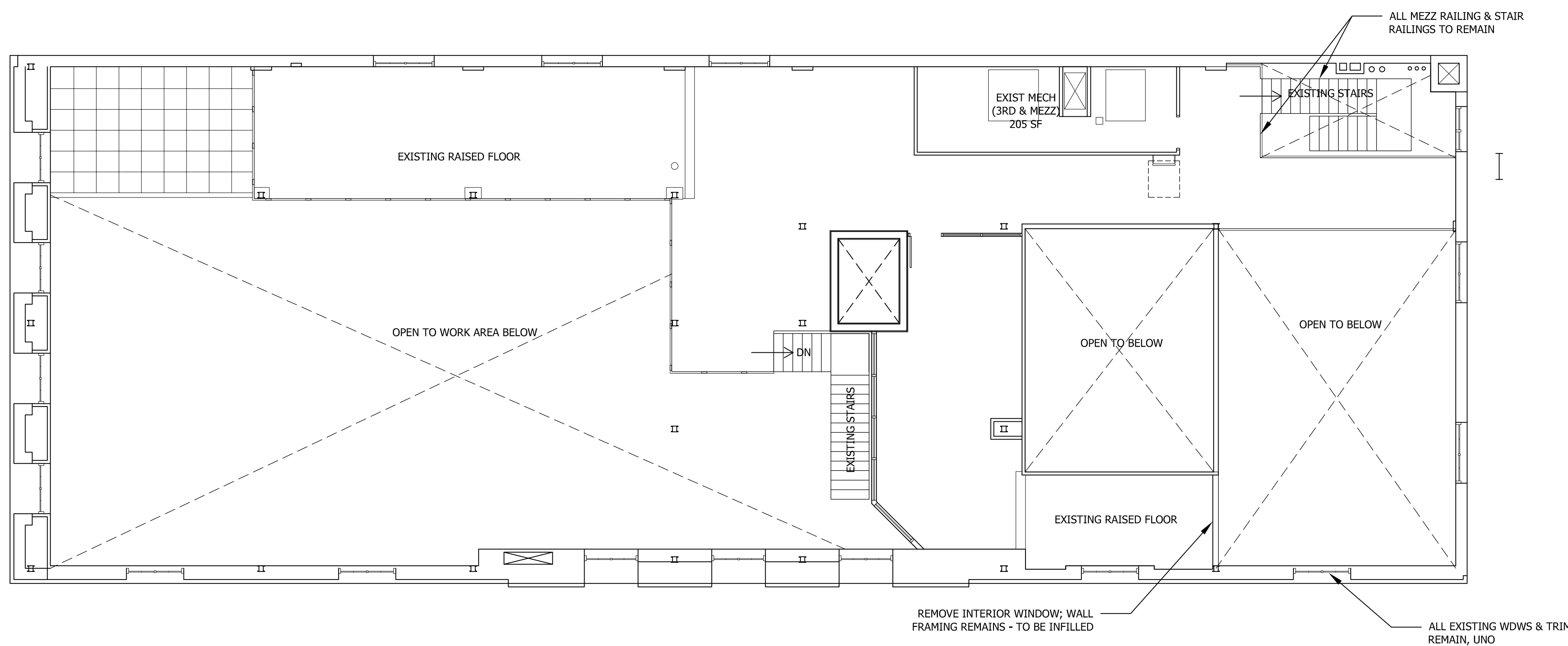
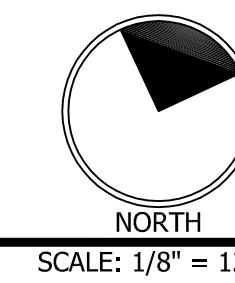
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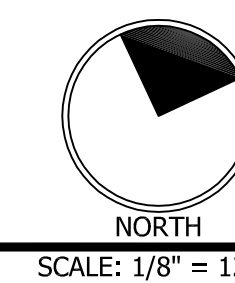
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- 4 REMOVE EXISTING DOOR & FRAME; OPENING TO BE INFILLED W/ EQ FRAMING MATERIAL & FINISH MATERIAL THICKNESS; REF A2 FLOOR PLANS FOR DTLs
- 5 REMOVE WALL SECTION TO EXTENT OF NEW OPENING; REF A2 FLOOR PLANS
- 6

1 DEMO PLAN, 3RD FLOOR



2 DEMO PLAN, 3RD MEZZANINE



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A2.5

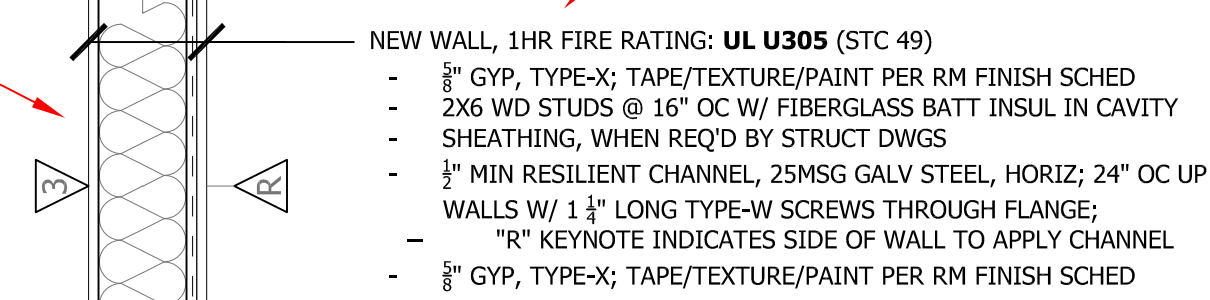
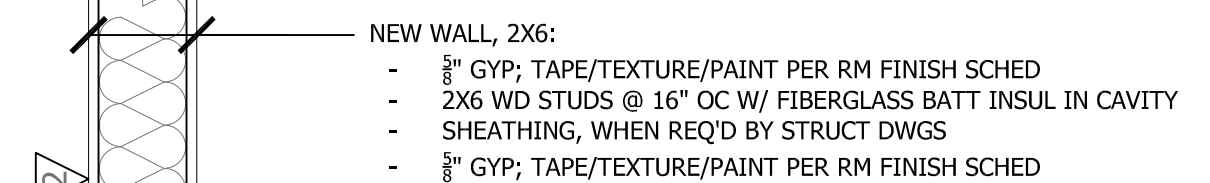
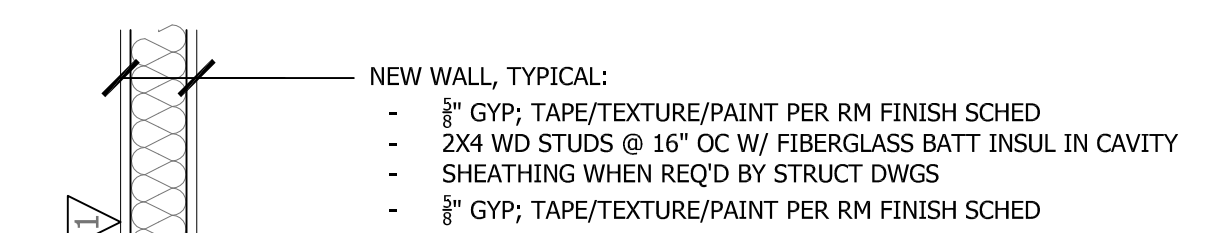
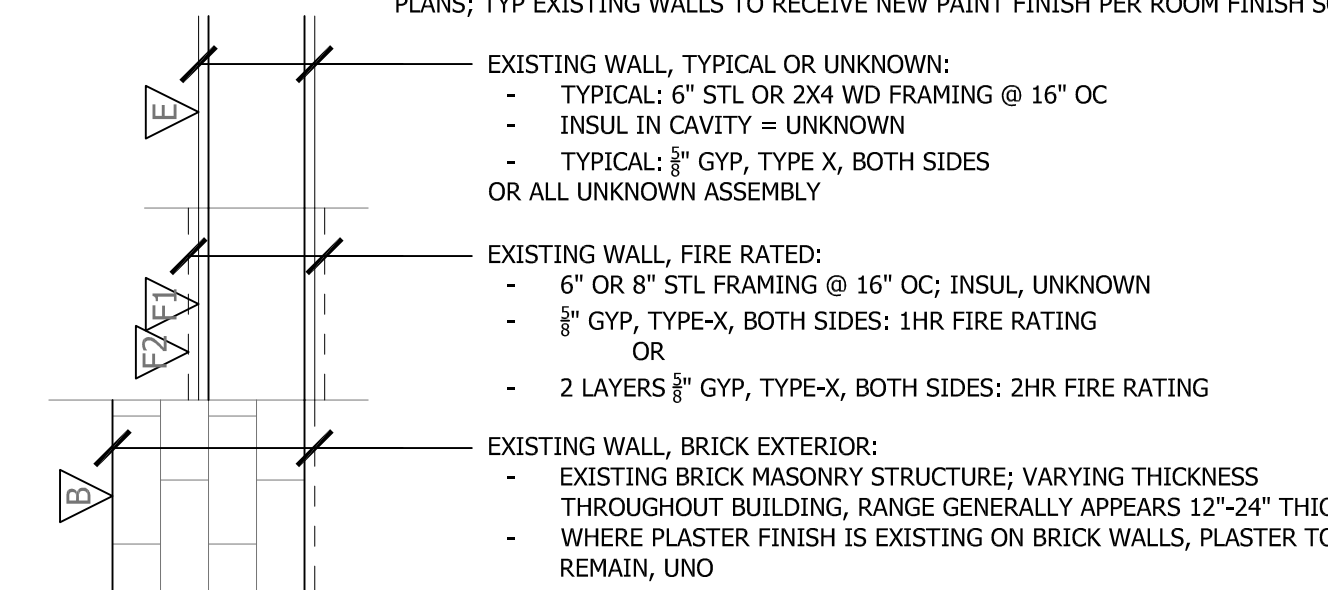
GENERAL NOTES:

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- GENERAL CONTRACTOR RESPONSIBLE FOR COORDINATING ALL DIMENSIONS OF ELEMENTS COMPRISING BUILDING AND SYSTEMS. BUILDING REFERENCE ELEVATION IS 100'-0" = TOP OF EXTERIOR WALK.
- ALL ARCHITECTURAL ELEVATIONS GIVEN ARE FOR GENERAL CONTRACTORS COORDINATION ONLY. GENERAL CONTRACTOR TO VERIFY NOTED DIMENSIONS WITH SHOP DRAWINGS, ACTUAL EXISTING FIELD CONDITIONS, AND SUPPLIED MATERIALS; COORDINATE INSTALLATION OF ALL ELEMENTS.
- COORDINATE WORK BETWEEN ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS. NOTIFY ARCHITECT IN CASE OF DISCREPANCY.
- FLOOR PLAN DIMENSIONS ARE TO FACE OF STUD, MASONRY, OR CONCRETE, AND CENTER OF ROUGH OPENING, UNO.
- PROTECT ANY WORK TO A FINISH SURFACE, PLUMBING, OR ELECTRICAL EQUIPMENT TO SERVE NEW EQUIPMENT.
- INDIVIDUAL TRADES RESPONSIBLE FOR SECURING PERMITS FOR THEIR WORK.

FLOOR PLAN KEY:

- ▲ WALL ASSEMBLY TAG; REF ___ WALL LEGEND FOR ASSEMBLIES.
- ⓧ LETTER = WINDOW KEYNOTE; REF A9.0 WINDOW SCHEDULE FOR UNIT DTLS.
- 1
- 2
- 3
- 4
- 5
- 6

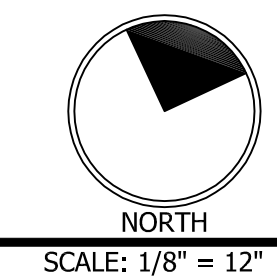
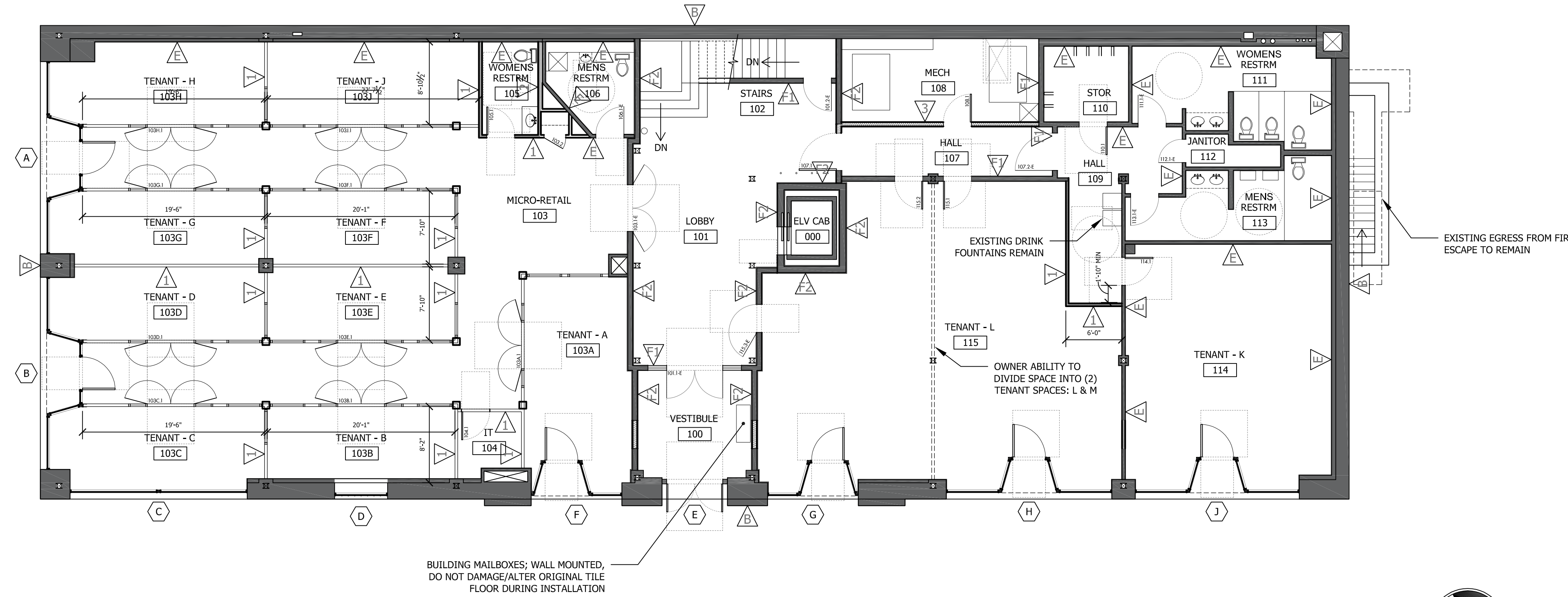
*ALL EXISTING WALL DTLS IS ASSUMED BASED ON PREVIOUS BUILD DWGS; VERIFY ALL EXISTING CONDITIONS; ALL EXISTING FIRE-RATINGS TO BE PRESERVED, UNO BY DEMO PLANS; TYP EXISTING WALLS TO RECEIVE NEW PAINT FINISH PER ROOM FINISH SCHED



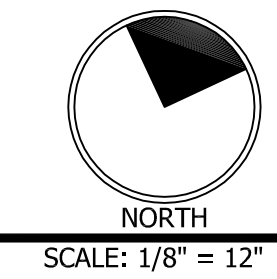
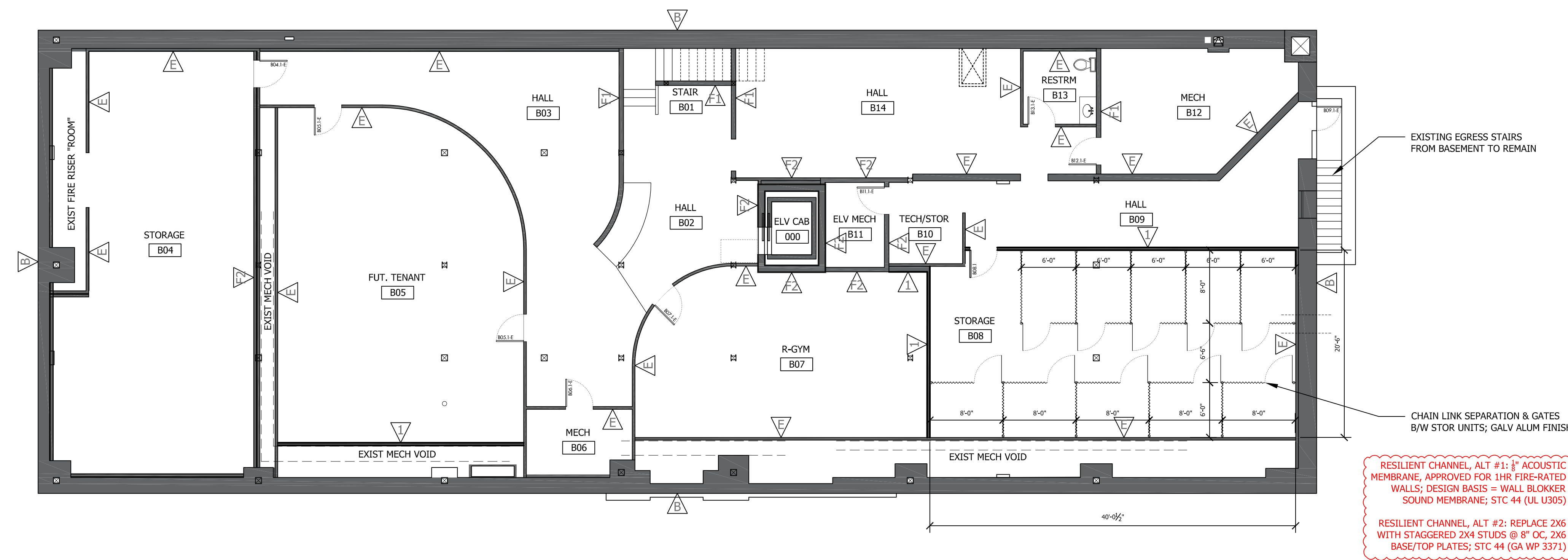
*ALL WALLS: WATER RESISTANT GYP AT ALL WET PLMG WALLS; NON-FIRE-RATED WALLS = REPLACE GYP OF ASSEMBLY W/ WATER RESISTANT GYP; FIRE-RATED WALLS = WATER RESISTANT GYP MUST BE EQ FIRE RATING AS SPECIFIED IN ASSEMBLY OR MUST BE AN ADDITIONAL LAYER ADDED ON TOP OF THE RATED GYP PER ASSEMBLY

WALL ASSEMBLIES

NOT TO SCALE



1 FLOOR PLAN, 1ST



2 FLOOR PLAN, BASEMENT

RESILIENT CHANNEL, ALT #1: 1" ACOUSTIC MEMBRANE, APPROVED FOR 1HR FIRE-RATED WALLS; DESIGN BASIS = WALL BLOKKEER SOUND MEMBRANE; STC 44 (UL U305)

RESILIENT CHANNEL, ALT #2: REPLACE 2X6 WITH STAGGERED 2X4 STUDS @ 8" OC, 2X6 BASE/TOP PLATES; STC 44 (GA WP 3371)

NOTE: TECHNICALLY WE'RE ONLY REQUIRED TO HAVE 30MIN FIRE-SEPARATION, BUT THE STC IS JUST TOO LOW ON THESE; IF GC HAS AN ALTERNATE ACOUSTIC CONTROL SYSTEM IDEAS, THE FIRE-RATING CAN BE REDUCED



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DRAWING: FLOOR PLAN
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A2.0

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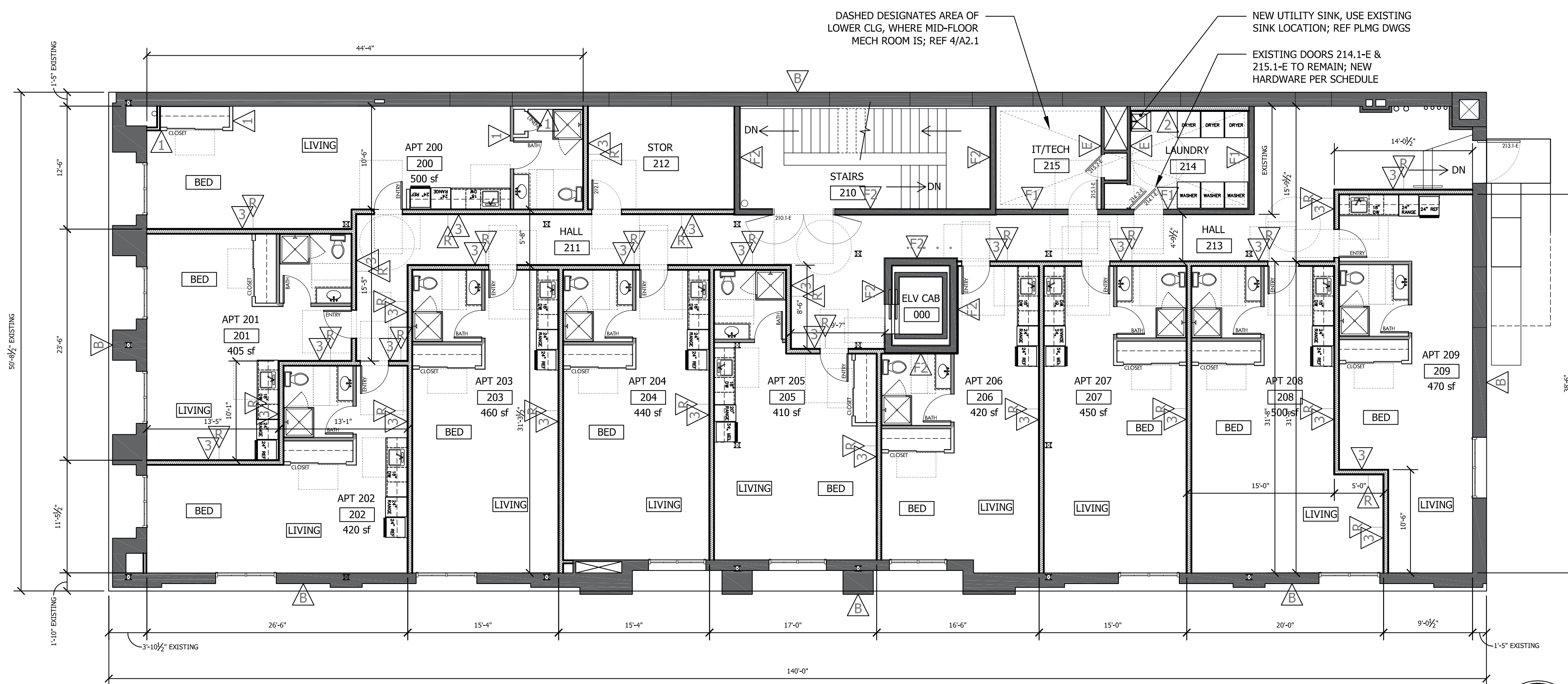
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PROTECT ANY WORK TO A FINISH SURFACE, PLUMBING, OR ELECTRICAL EQUIPMENT TO SERVE NEW EQUIPMENT.

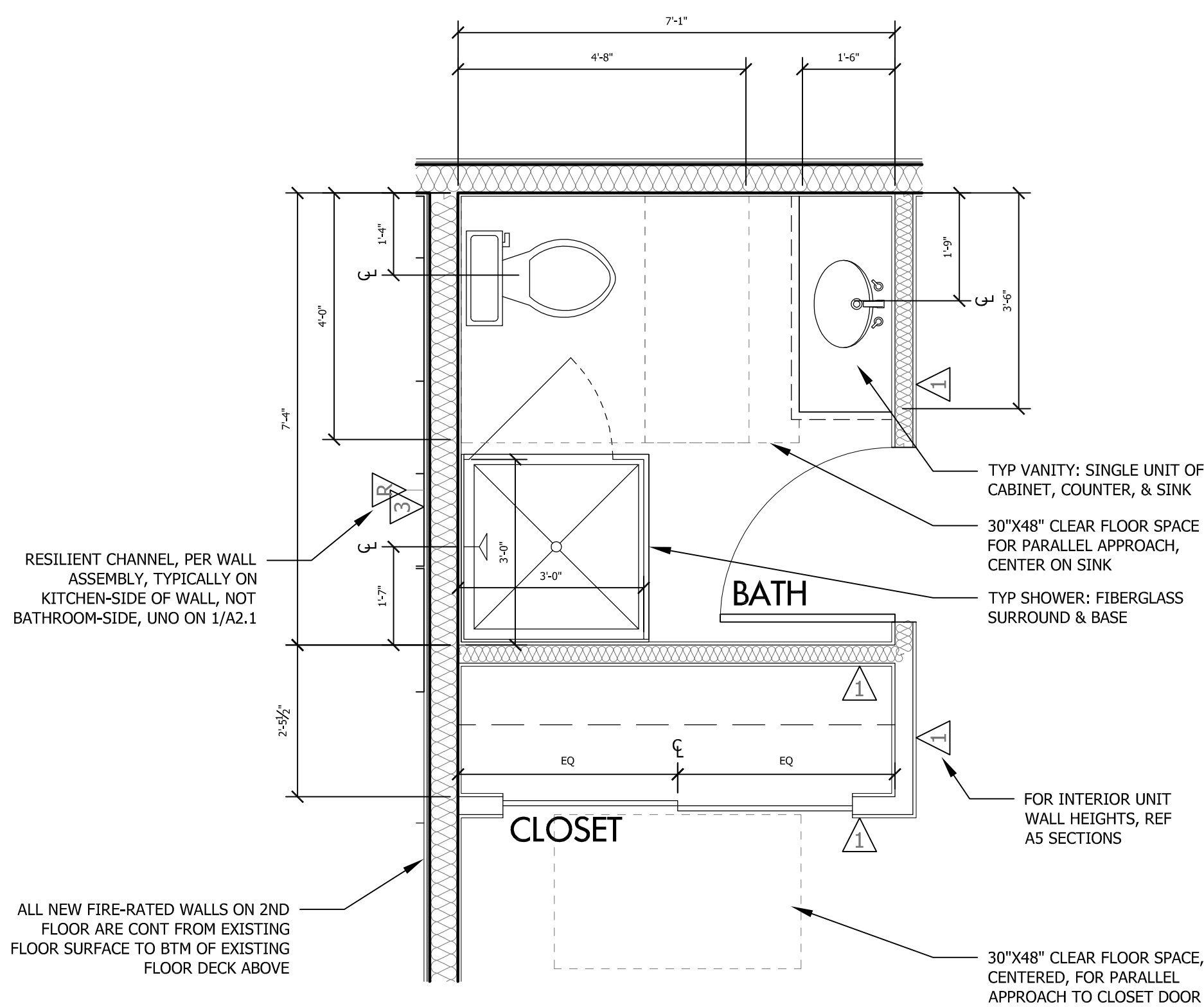
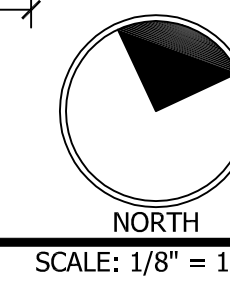
INDIVIDUAL TRADES RESPONSIBLE FOR SECURING PERMITS FOR THEIR WORK.

FLOOR PLAN KEY:

- ▲ WALL ASSEMBLY TAG; REF ___ WALL LEGEND FOR ASSEMBLIES.
- ⓧ LETTER = WINDOW KEYNOTE; REF A9.0 WINDOW SCHEDULE FOR UNIT DTLS.
- 1
- 2
- 3
- 4
- 5
- 6

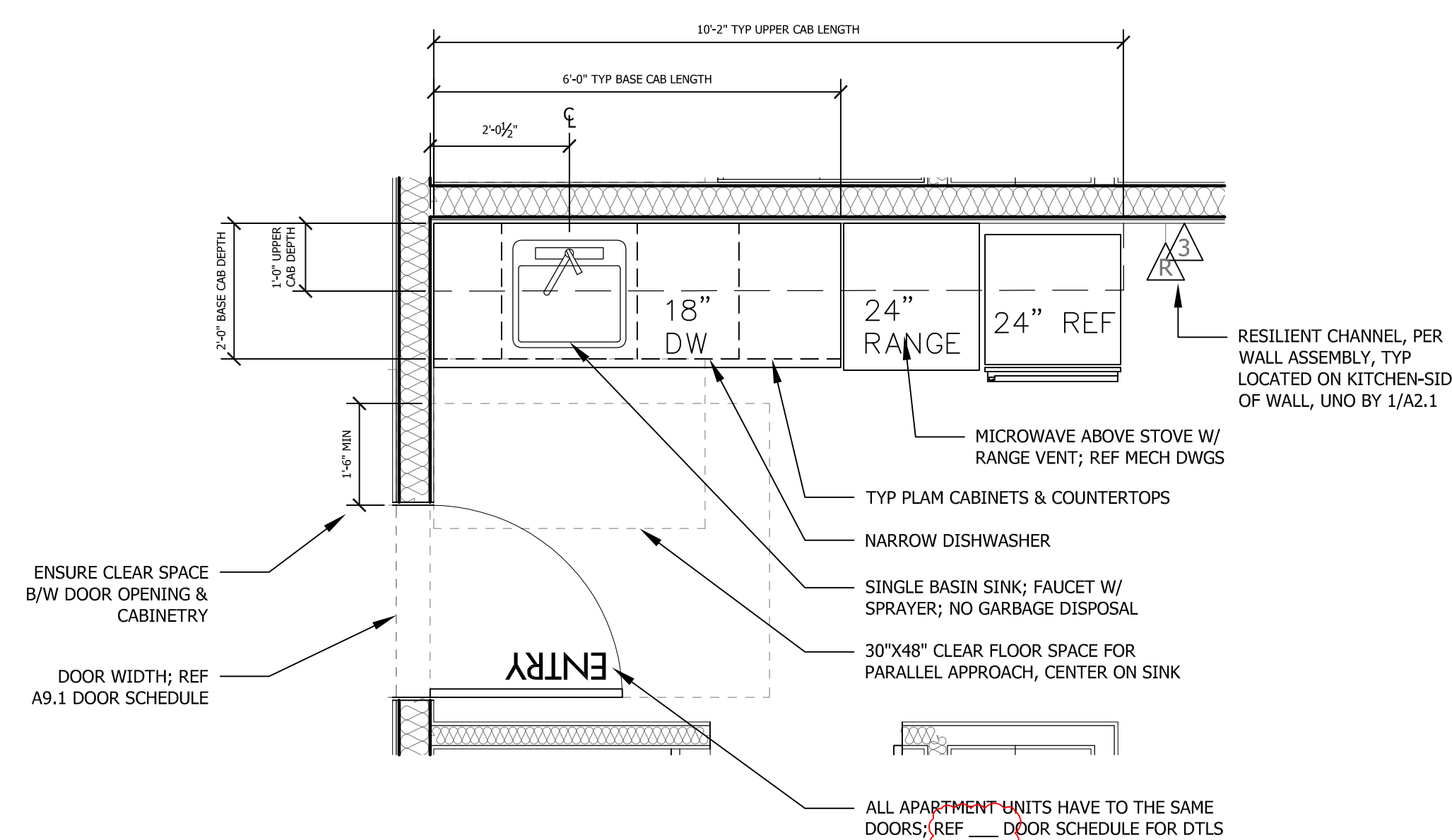


1 FLOOR PLAN, 2ND



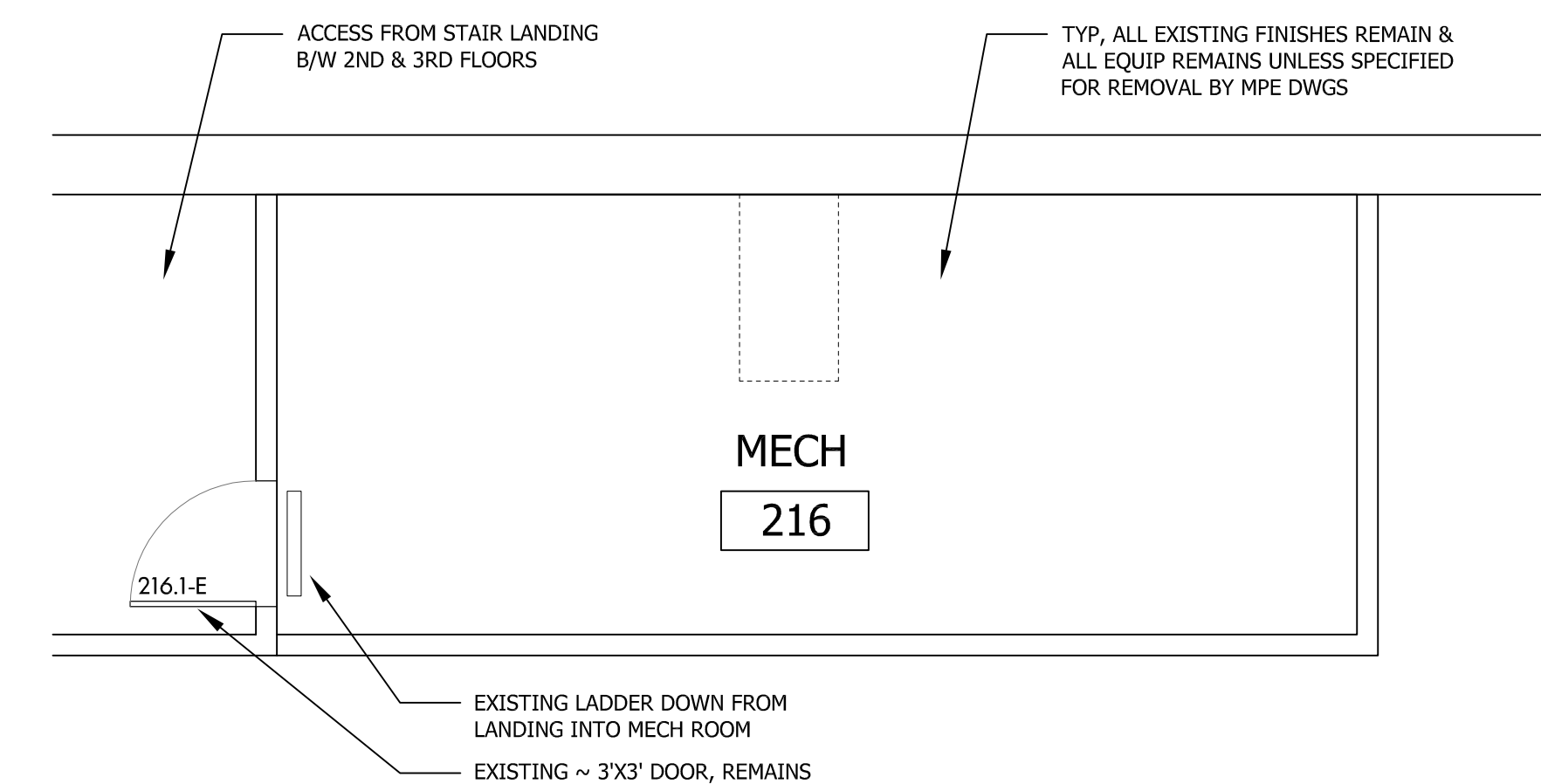
2 ENLARGED BATHROOM PLAN

SCALE: 1/2" = 12"



3 ENLARGED KITCHEN PLAN

SCALE: 1/2" = 12"



4 MID-FLOOR MECH ROOM

SCALE: 1/2" = 12"



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4 0 6 . 2 5 6 . 9 0 6 0 O
4 0 6 . 6 9 8 . 5 1 8 2 C

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PROJECT: MASONIC BLDG

DRAWING: FLOOR PLAN
PROJECT NUMBER: 2430
DATE: 2025.06.02

A2.1

GENERAL NOTES:

DO NOT SCALE OFF DRAWINGS. REFER TO SPECIFIC DRAWING, DETAIL, OR SUPPLIERS SHOP DRAWING FOR SPECIFIC DIMENSIONS.

GENERAL CONTRACTOR RESPONSIBLE FOR COORDINATING ALL DIMENSIONS OF ELEMENTS COMPRISING BUILDING AND SYSTEMS. BUILDING REFERENCE ELEVATION IS 100'-0" = TOP OF EXTERIOR WALK.

ALL ARCHITECTURAL ELEVATIONS GIVEN ARE FOR GENERAL CONTRACTORS COORDINATION ONLY. GENERAL CONTRACTOR TO VERIFY NOTED DIMENSIONS WITH SHOP DRAWINGS, ACTUAL EXISTING FIELD CONDITIONS, AND SUPPLIED MATERIALS; COORDINATE INSTALLATION OF ALL ELEMENTS.

COORDINATE WORK BETWEEN ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS. NOTIFY ARCHITECT IN CASE OF DISCREPANCY.

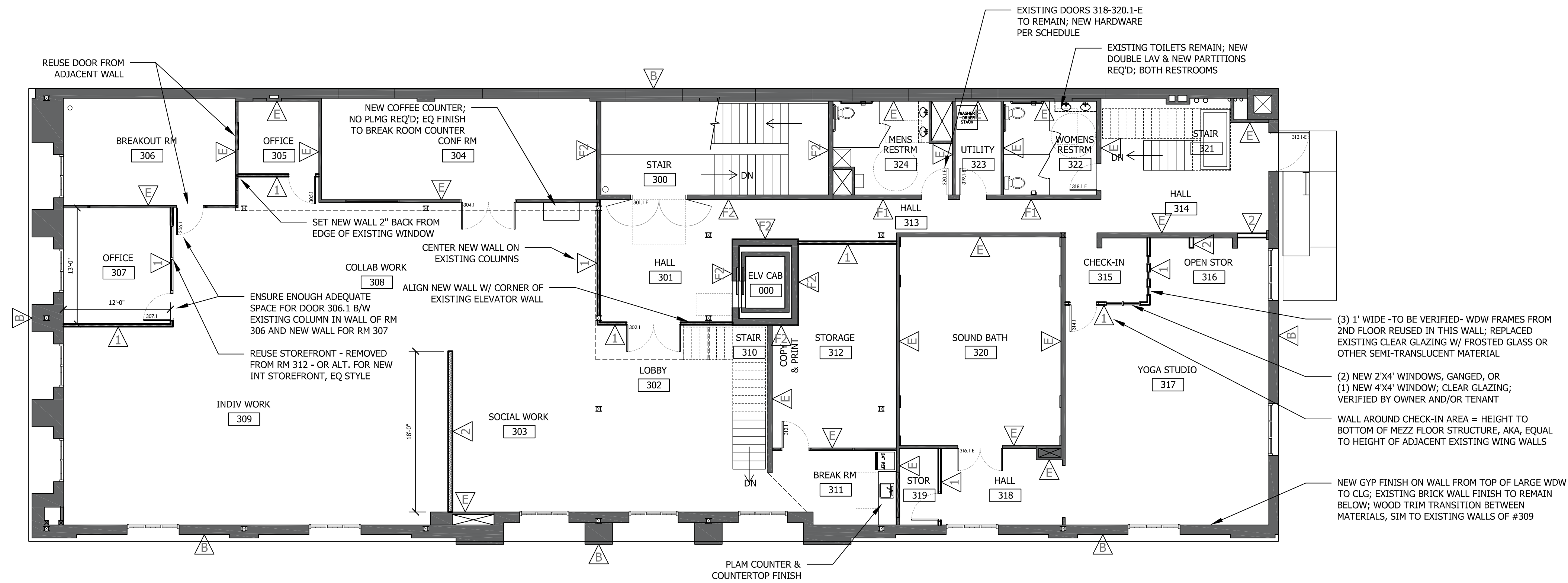
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PROTECT ANY WORK TO A FINISH SURFACE, PLUMBING, OR ELECTRICAL EQUIPMENT TO SERVE NEW EQUIPMENT.

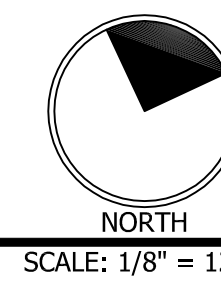
INDIVIDUAL TRADES RESPONSIBLE FOR SECURING PERMITS FOR THEIR WORK.

FLOOR PLAN KEY:

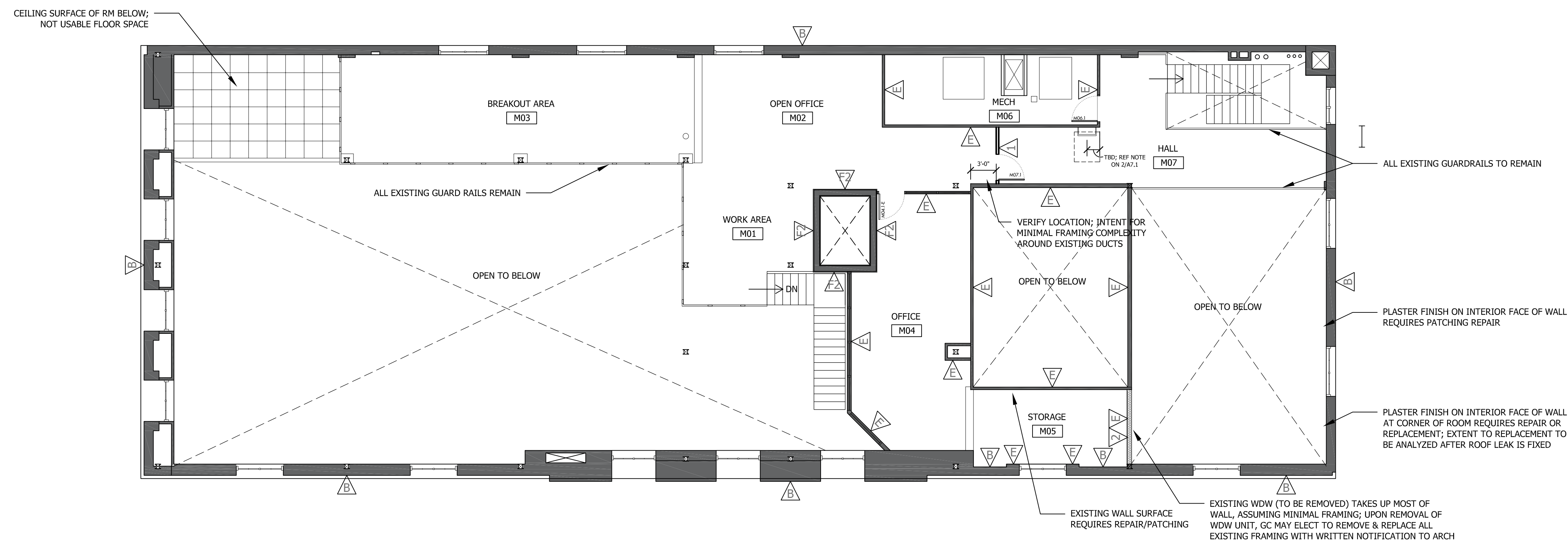
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- 1
- 2
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- 4
- 5
- 6



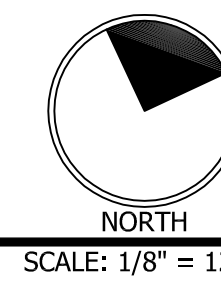
1 FLOOR PLAN, 3RD



SCALE: 1/8" = 12"



2 FLOOR PLAN, 3RD MEZZANINE



SCALE: 1/8" = 12"



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PROJECT: MASONIC BLDG
DRAWING: FLOOR PLAN
PROJECT NUMBER: 2430
DATE: 2025.06.02

A2.2

GENERAL NOTES:

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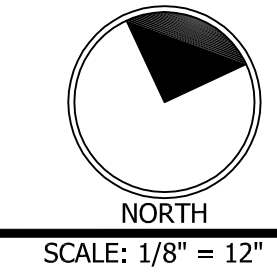
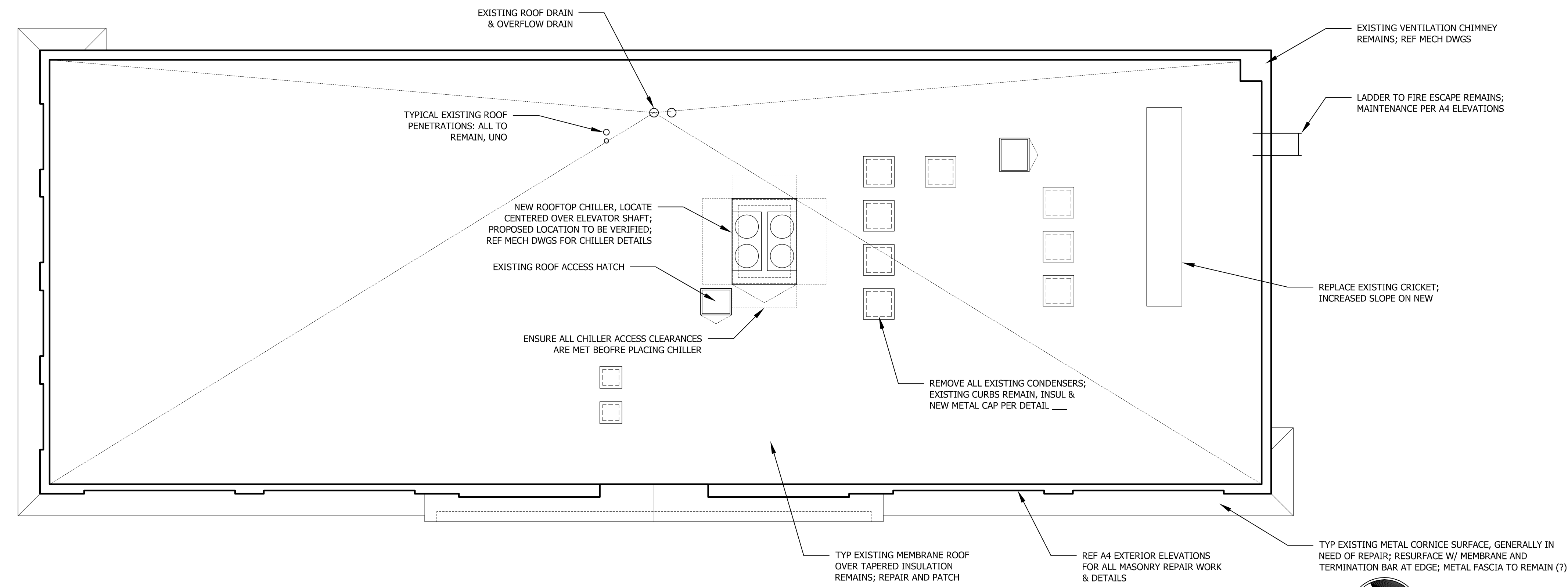
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INDIVIDUAL TRADES RESPONSIBLE FOR SECURING PERMITS FOR THEIR WORK.



SCALE: 1/8" = 12"

1 ROOF PLAN

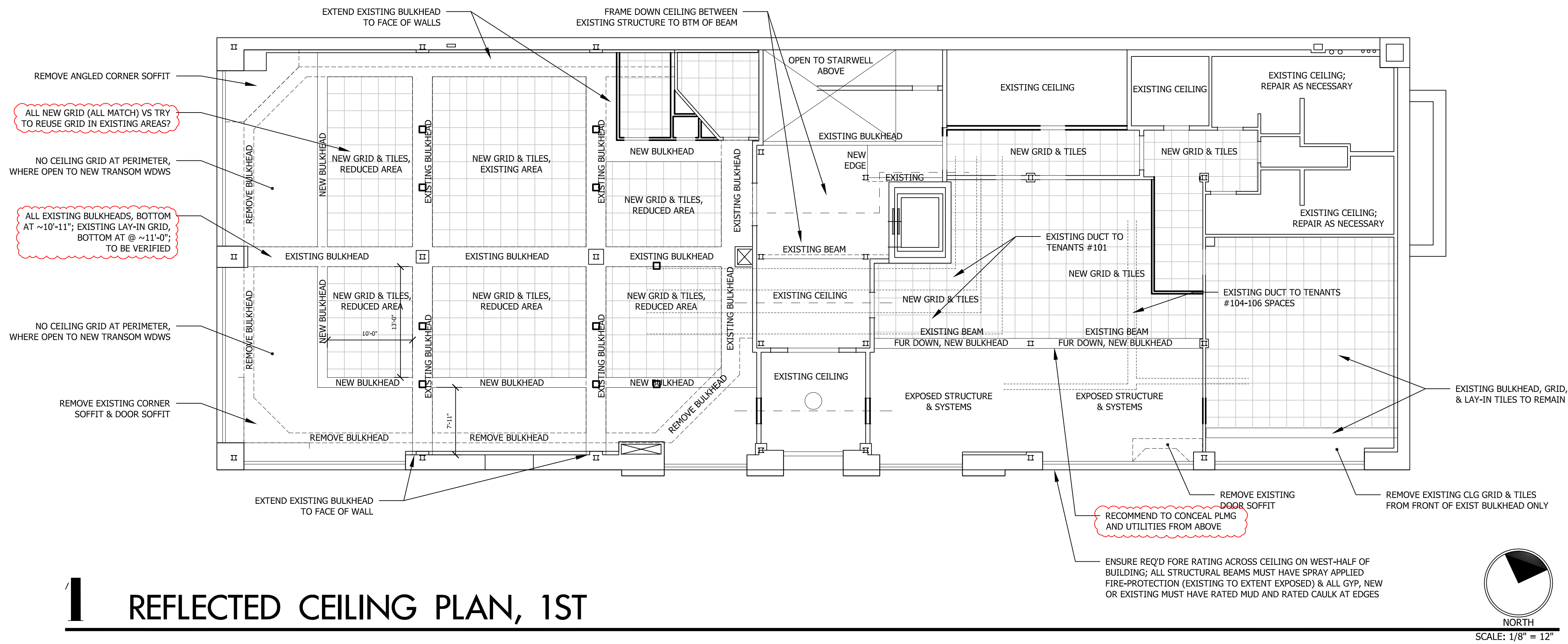


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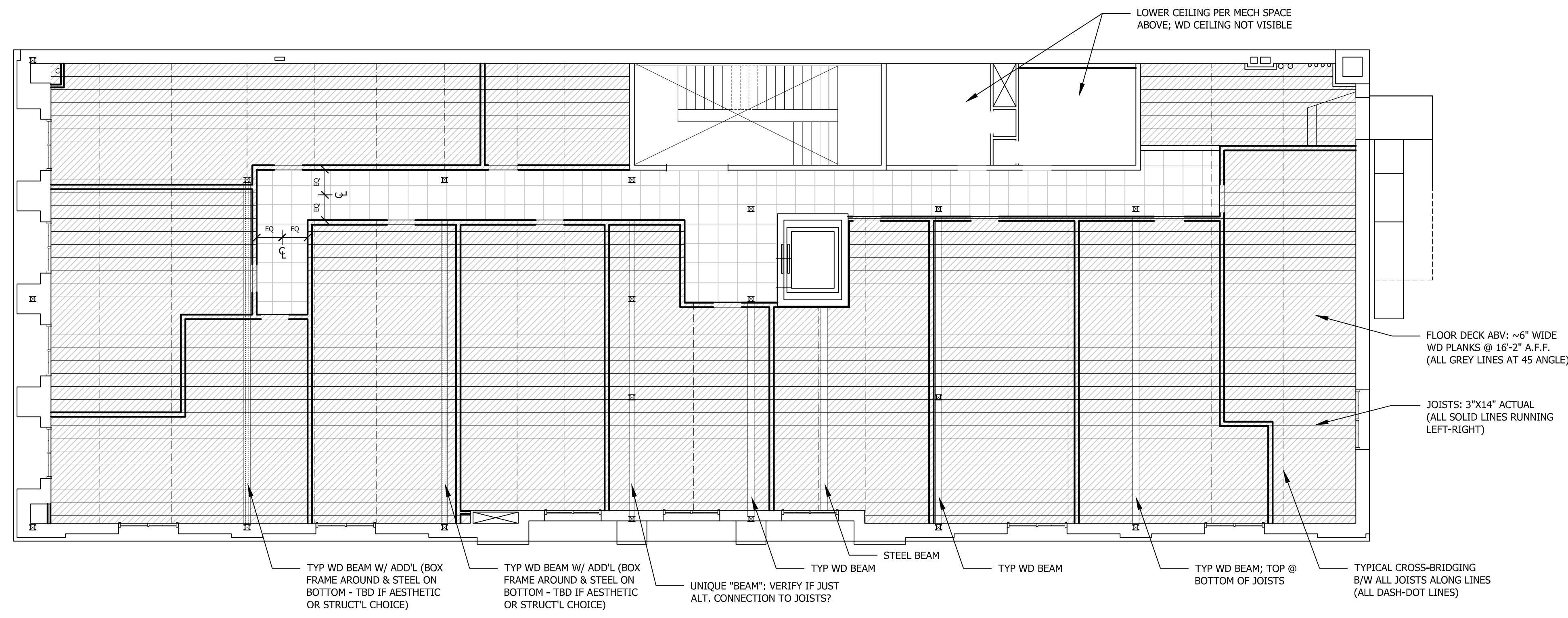
PROJECT: MASONIC BLDG
DRAWING: ROOF PLAN
PROJECT NUMBER: 2430
DATE: 2025.06.02

A2.5



1 REFLECTED CEILING PLAN, 1ST

2 REFLECTED CEILING PLAN, 2ND



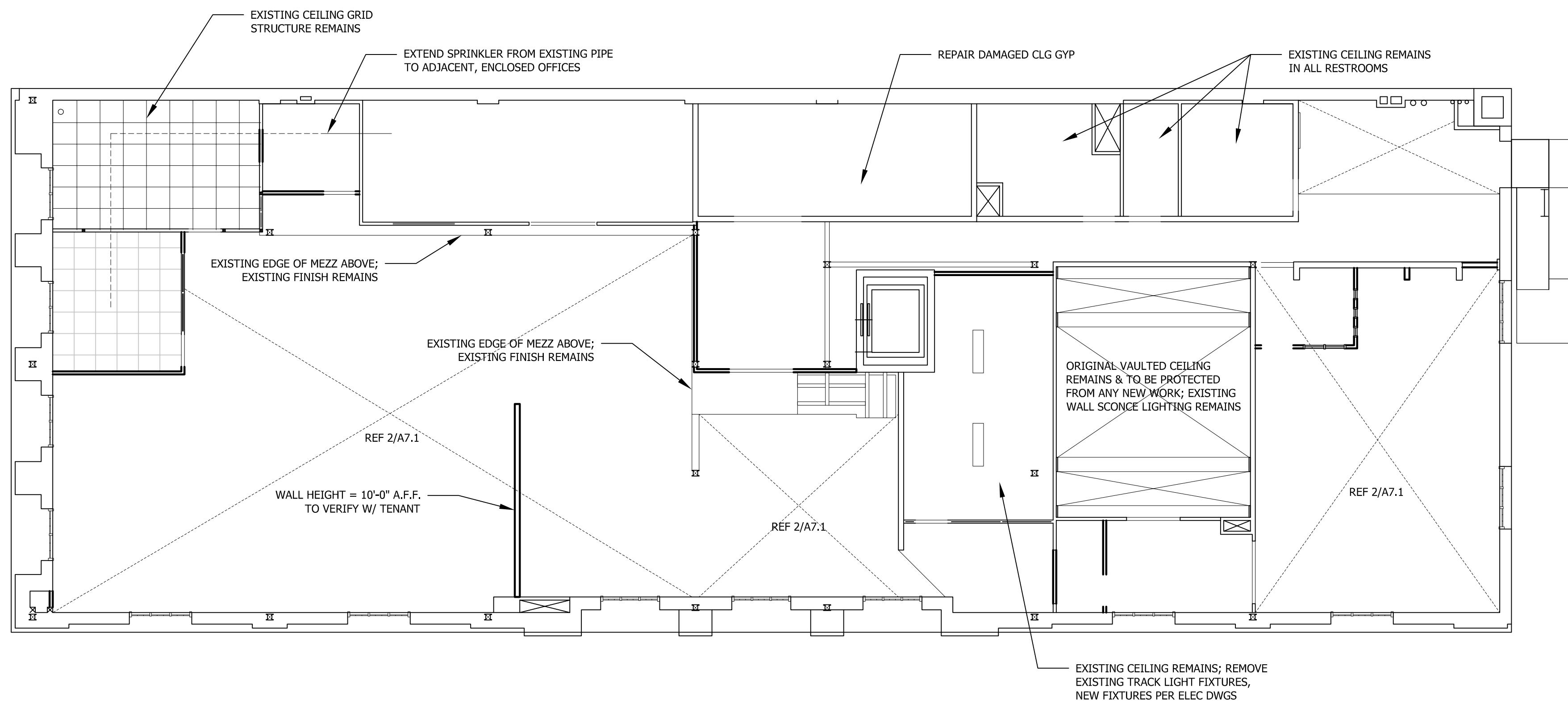
2 REFLECTED CEILING PLAN, 2ND



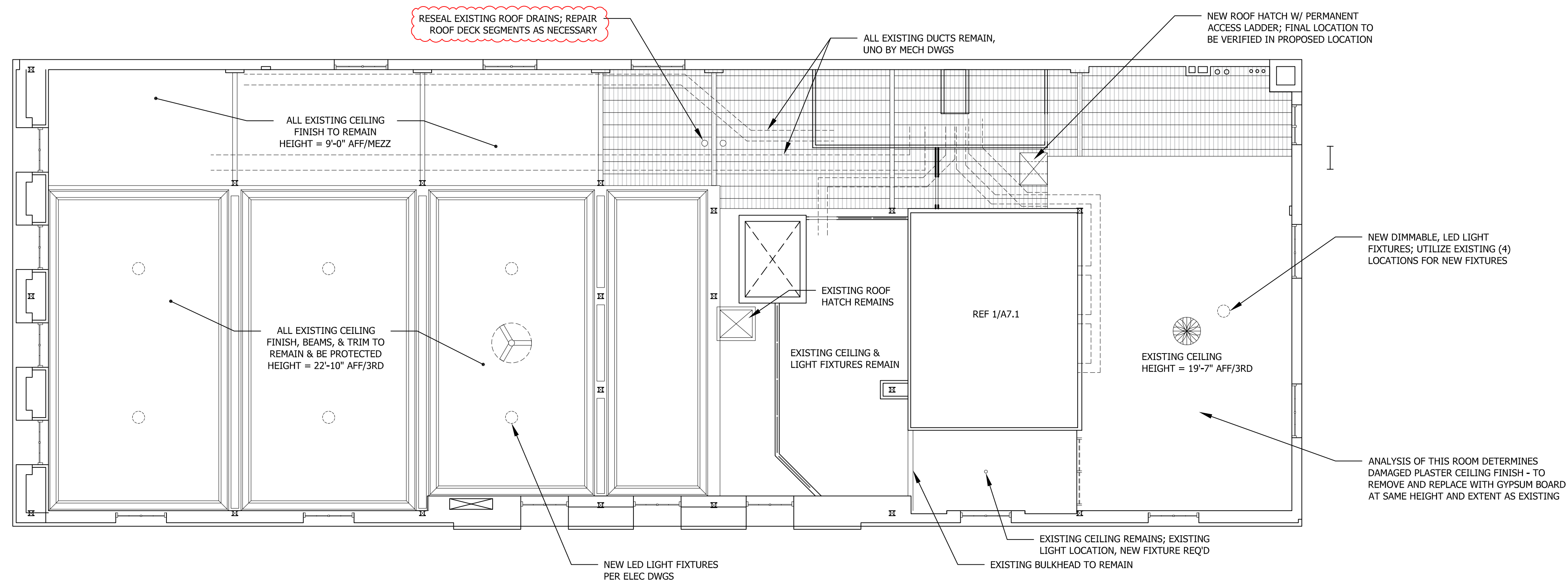
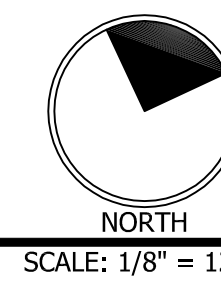
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 PROJECT: MASONIC BLDG
 DRAWING: REFLECTED CEILING PLAN
 PROJECT NUMBER: 2430
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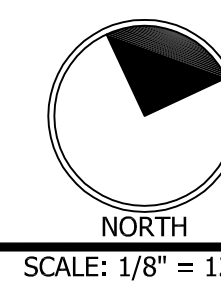




1 REFLECTED CEILING PLAN, 3RD



2 REFLECTED CEILING PLAN, 3RD MEZZ



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PROJECT: MASONIC BLDG
DRAWING: REFLECTED CEILING PLAN
PROJECT NUMBER: 2430
DATE: 2025.06.02

A7.1

ROOM FINISH SCHEDULE

ROOM NMBR	ROOM NAME	FINISHES								NOTES
		FLOOR	BASE	WALL - NORTH	WALL - SOUTH	WALL - EAST	WALL - WEST	CEILING		
000	ELEVATOR CAB	LVP-1	-	EXIST	EXIST	EXIST	EXIST	NEW?		
B01	STAIRS	CPT-1	EX	PNT-1	PNT-1	PNT-1	PNT-1	PNT-1		
B02	HALL	EX-CONC	EX	PNT-1	PNT-1	PNT-1	PNT-1	PNT-1		
B03	HALL	EX-CONC	EX	PNT-1	PNT-1	PNT-1	PNT-1	PNT-1		
B04	STORAGE	EX-CPT?	EX	PNT-1	PNT-1	PNT-1	PNT-1	PNT-1		
B05	FUTURE TENANT	EX-CONC	EX	PNT-1	PNT-1	PNT-1	PNT-1	PNT-1		
B06	MECHANICAL	EX-CONC	EX	EX	EX	EX	EX	EX		
B07	GYM: RES. TENANTS	CPT-1	VB-1	PNT-1	PNT-1	PNT-1	PNT-1	PNT-1		
B08	STORAGE	SEALED CONC	VB-1	PNT-1	PNT-1	PNT-1	PNT-1	PNT-1		
B09	HALL	EX-CONC	EX	PNT-1	PNT-1	PNT-1	PNT-1	PNT-1		
B10	TECH/STORAGE	EX-CONC	EX	PNT-1	PNT-1	PNT-1	PNT-1	PNT-1		
B11	ELEVATOR MECH	EX-CONC	EX	EX	EX	EX	EX	EX		
B12	MECHANICAL	EX-CONC	EX	EX	EX	EX	EX	EX		
B13	RESTROOM - UNISEX	EX-TILE?	-	EX-TILE & PNT-1	EX-TILE & PNT-1	EX-TILE & PNT-1	EX-TILE & PNT-1	EX-TILE & PNT-1		
B14	HALL	EX-CONC	EX	PNT-1	PNT-1	PNT-1	PNT-1	PNT-1		
100	VESTIBULE	EX-MOSAIC	EX	PNT-1	PNT-1	PNT-1	PNT-1	PNT-1		
101	LOBBY	CT-1	CT-1?	PNT-1	PNT-1	PNT-1	PNT-1	PNT-1		
102	STAIRS	EX-WOOD	-	PNT-1	EX & PNT-1	PNT-1	PNT-1	-		
103	MICRO-RETAIL	EX-WD PLANK	WD-1	PNT-1	PNT-1	PNT-1	PNT-1	ACT-1 & PNT-1		
103A	TENANT-A	EX-WD PLANK	WD-1	PNT-1	PNT-1	PNT-1	PNT-1	ACT-1 & PNT-1		
103B	TENANT-B	EX-WD PLANK	WD-1	PNT-1	PNT-1	PNT-1	PNT-1	ACT-1 & PNT-1		
103C	TENANT-C	EX-WD PLANK	WD-1	PNT-1	PNT-1	PNT-1	PNT-1	ACT-1 & PNT-1		
103D	TENANT-D	EX-WD PLANK	WD-1	PNT-1	PNT-1	PNT-1	PNT-1	ACT-1 & PNT-1		
103E	TENANT-E	EX-WD PLANK	WD-1	PNT-1	PNT-1	PNT-1	PNT-1	ACT-1 & PNT-1		
103F	TENANT-F	EX-WD PLANK	WD-1	PNT-1	PNT-1	PNT-1	PNT-1	ACT-1 & PNT-1		
103G	TENANT-G	EX-WD PLANK	WD-1	PNT-1	PNT-1	PNT-1	PNT-1	ACT-1 & PNT-1		
103H	TENANT-H	EX-WD PLANK	WD-1	PNT-1	PNT-1	PNT-1	PNT-1	ACT-1 & PNT-1		
103I	TENANT-I	EX-WD PLANK	WD-1	PNT-1	PNT-1	PNT-1	PNT-1	ACT-1 & PNT-1		
103J	TENANT-J	EX-WD PLANK	WD-1	PNT-1	PNT-1	PNT-1	PNT-1	ACT-1 & PNT-1		
104	IT ROOM	EX-WD PLANK	VB-1	PNT-1	PNT-1	PNT-1	PNT-1	ACT-1 & PNT-1		
105	RESTROOM - WOMEN	CT-2	-	CT-3 & PNT-1	CT-3 & PNT-1	CT-3 & PNT-1	CT-3 & PNT-1	PNT-1		
106	RESTROOM - MEN	EX-TILE	-	EX-TILE & PNT-1	EX-TILE & PNT-1	EX-TILE & PNT-1	EX-TILE & PNT-1	PNT-1		
107	HALL	CT-1	CT-1?	PNT-1	PNT-1	PNT-1	PNT-1	PNT-1		
108	MECHANICAL	EX-SHTG?	EX	EX	EX	EX	EX	EX		
109	HALL	CT-1	CT-1?	PNT-1	PNT-1	PNT-1	PNT-1	PNT-1		
110	STORAGE	LVP-1/CPT-1?	WD-1	PNT-1	PNT-1	PNT-1	PNT-1	PNT-1		
111	RESTROOM - WOMEN	EX-TILE	-	EX-TILE & PNT-1	EX-TILE & PNT-1	EX-TILE & PNT-1	EX-TILE & PNT-1	PNT-1		
112	JANITOR CLOSET	EX-SHTG	EX	EX	EX	EX	EX	EX		
113	RESTROOM - MEN	EX-TILE	-	EX-TILE & PNT-1	EX-TILE & PNT-1	EX-TILE & PNT-1	EX-TILE & PNT-1	PNT-1		
114	TENANT-K	EX-CARPET	EX	PNT-1	PNT-1	PNT-1	PNT-1	EX-ACT		
115	TENANT-L	EX-CARPET?	EX	PNT-1	PNT-1	PNT-1	PNT-1	PNT-1		
200	APARTMENT-200	EX-CONC	WD-1	PNT-1	EX & PNT-1	EX	PNT-1	EX-WOOD		
201	APARTMENT-201	EX-CONC	WD-1	PNT-1	PNT-1	EX	PNT-1	EX-WOOD		
202	APARTMENT-202	EX-CONC	WD-1	EX	PNT-1	EX	PNT-1	EX-WOOD		
203	APARTMENT-203	EX-CONC	WD-1	EX	PNT-1	PNT-1	PNT-1	EX-WOOD		
204	APARTMENT-204	EX-CONC	WD-1	EX & PNT-1	PNT-1	PNT-1	PNT-1	EX-WOOD		
205	APARTMENT-205	EX-CONC	WD-1	EX	PNT-1	PNT-1	PNT-1	EX-WOOD		
206	APARTMENT-206	EX-CONC	WD-1	EX	PNT-1	PNT-1	PNT-1	EX-WOOD		
207	APARTMENT-207	EX-CONC	WD-1	EX	PNT-1	PNT-1	PNT-1	EX-WOOD		
208	APARTMENT-208	EX-CONC	WD-1	EX	PNT-1	PNT-1	PNT-1	EX-WOOD		
209	APARTMENT-209	EX-CONC	WD-1	EX & PNT-1	PNT-1	PNT-1	EX & PNT-1	EX-WOOD		
200-209	BATHROOM	EX-CONC	WD-1	PNT-1	PNT-1	PNT-1	PNT-1	PNT-1		
210	STAIRS	EX-WOOD	-	PNT-1	EX & PNT-1	PNT-1	PNT-1	-		
211	HALL	EX-CONC	WD-1	PNT-1	PNT-1	PNT-1	PNT-1	ACT-1		
212	STORAGE	EX-CONC	VB-1	PNT-1	EX	PNT-1	PNT-1	EX-WOOD		
213	HALL	EX-CONC	WD-1	PNT-1	PNT-1	PNT-1	PNT-1	EX-WOOD & ACT-1		
214	LAUNDRY	EX-CONC	VB-1	PNT-1	PNT-1	PNT-1	PNT-1	PNT-1		
215	IT/TECH ROOM	EX-CONC	VB-1	PNT-1	EX	PNT-1	PNT-1	PNT-1		
300	STAIRS	EX-WOOD	-	PNT-1	EX & PNT-1	PNT-1	PNT-1	PNT-1		
301	HALL	EX	EX & VB-2	PNT-1	PNT-1	PNT-1	PNT-1	PNT-1		
302	RECEPTION	EX	EX & VB-2	EX & PNT-1 ABV	PNT-1	-	PNT-1	PNT-1		
303	SOCIAL WORK AREA	EX	EX & VB-2	EX & PNT-1	-	PNT-1	-	PNT-1		
304	CONFERENCE ROOM	CPT-1	VB-2	PNT-1	PNT-1	PNT-1	PNT-1	PNT-1		
305	OFFICE	EX	EX & VB-2	PNT-1	PNT-1	PNT-1	PNT-1	PNT-1		
306	BREAKOUT ROOM	CPT-1	VB-2	PNT-1	PNT-1	PNT-1	PNT-1	EX?		
307	OFFICE	EX	VB-2	PNT-1	PNT-1	PNT-1	PNT-1	PNT-1		
308	COLLAB. WORK AREA	EX	EX & VB-2	PNT-1	-	PNT-1	PNT-1	PNT-1		
309	INDIVIDUAL WORK AREA	EX	EX & VB-2	EX & PNT-1 ABV	PNT-1	EX & PNT-1 ABV	PNT-1	PNT-1		
310	STAIRS	EX-WOOD	-	PNT-1	-	-	PNT-1	PNT-1		
311	BREAK ROOM	EX	EX	-	-	PNT-1	PNT-1	PNT-1		
312	STORAGE	EX-CARPET	VB-2	PNT-1	-	PNT-1	PNT-1	PNT-1		
313	HALL	EX	EX	PNT-1	PNT-1	PNT-1	PNT-1	PNT-1		
314	HALL	EX	EX	PNT-X	EX & PNT-1	PNT-1	PNT-1	PNT-1		
315	CHECK-IN	EX	VB-2	PNT-1	PNT-1	PNT-1	PNT-1	PNT-1		
316	OPEN STORAGE	EX	VB-2	PNT-X	PNT-X	PNT-X	EX & PNT-X	PNT-1		
317	YOGA STUDIO	RUBBER TILE	EX	EX & PNT-X ABV	PNT-X	PNT-X	EX & PNT-X	PNT-1		
318	HALL	EX	EX-WD & WD-1	EX	PNT-1	PNT-1	PNT-1	PNT-1		
319	STORAGE	EX	EX & VB-2	PNT-1	PNT-1	PNT-1	PNT-1	PNT-1		
320	SOUNDBATH	EX	EX-WOOD	PNT-1	PNT-1	PNT-1	PNT-1	PNT-1		
321	STAIRS	EX-WOOD	-	-	EX & PNT-1	-	EX & PNT-1	EX-WOOD		
322	RESTROOM - WOMEN	EX-TILE	-	EX-TILE & PNT-1	CT-1 & PNT-1	EX-TILE & PNT-1	CT-1 & PNT-1	PNT-1		
323	UTILITY ROOM	EX-TILE?	VB-2	PNT-1	PNT-1	PNT-1	PNT-1	PNT-1		
324	RESTROOM - MEN	EX-TILE	-	EX-TILE & PNT-1	EX-TILE & PNT-1	EX-TILE & PNT-1	EX-TILE & PNT-1	PNT-1		
M01	WORK AREA	CPT-1	VB-1	-	-	-	PNT-1	PNT-1		
M02	OPEN OFFICE	EX-WOOD	EX & WD-1	PNT-1	PNT-1	-	PNT-1	EX-WOOD		
M03	BREAKOUT AREA	EX-WOOD	EX	-	PNT-1	-	-	EX & PNT-1		
M04	OFFICE	EX-WOOD	EX-1/4ROUND	PNT-1	-	EX & PNT-1	PNT-1	PNT-1		
M05	STORAGE	EX-WOOD	EX-1/4ROUND	PNT-1	PNT-1	-	PNT-1	PNT-1		
M06	MECHANICAL	EX-SHTG	EX	EX	EX	EX	EX	EX		
M07	HALL	CPT-1	VB-2	PNT-1	PNT-1	PNT-1	PNT-1	EX & PNT-1		

INTERIOR FINISH LEGEND

TAG	TYPE	MANUFACTURER	STYLE / MODEL	COLOR	REMARKS
PNT-1	PAINT- OFF WHITE	SHERWIN WILLIAMS	SATIN/ACRYLIC LATEX	SELECTED BY OWNER	WALL COLOR
PNT-2	PAINT- OFF WHITE	SHERWIN WILLIAMS	SATIN/ACRYLIC LATEX	SELECTED BY OWNER	TRIM COLOR
LVP-1	LUXURY VINYL TILE		SELECTED BY OWNER	SELECTED BY OWNER	
WD-1	3/4" POPLAR WOOD	POPLAR		PAINTED: PNT-2	WINDOW SILL TYPICAL & MISC. TRIM
WD-2	1 1/2" DIA. POPLAR WOOD RAIL	POPLAR		PAINTED: PNT-2	INTERIOR HANDRAIL TYPICAL
MDF-1	2 1/2" MEDIUM DENSITY FIBERBOARD TRIM			PAINTED: PNT-2	



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4 0 6 . 6 9 8 . 5 1 8 2 C

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PROJECT: MASONIC BLDG

DRAWING: INTERIOR SCHEDULE
PROJECT NUMBER: 2430
DATE: 2025.06.02

A9.0

DOOR SCHEDULE

DOOR LOCATION	DOOR SIZE	THICKNESS	DOOR TYPE	DOOR MATERIAL	DOOR FINISH	FRAME TYPE	FRAME MATL/TYPE	FRAME FINISH	HARDWARE	THRESHOLD	NOTES
MAIN ENTRANCE	3'-0" x 6'-8" TYP.	1 3/4"	E	INSULATED STEEL	PT-2 INT.	B	HM	PT-2 INT.	ENTRY LEVER W/ DEADBOLT	REF 1/A9.0	OWNER TO SELECT EXTERIOR COLOR
BACK DECK ENTRY	2'-8" x 6'-8" TYP.	1 3/4"	D	INSULATED STEEL	PT-2 INT.	B	HM	PT-2 INT.	ENTRY LEVER W/ DEADBOLT	REF 1/A9.0	OWNER TO SELECT EXTERIOR COLOR
BEDROOM	REF A3 PLANS	1 1/2"	C	HOLLOW-CORE WD	PT-2	B	WOOD	PT-2	PASSAGE LEVER	N/A	
BEDROOM CLOSET	REF A3 PLANS	1 1/2"	A	HOLLOW-CORE WD	PT-2	A	WOOD	PT-2	SLIDER PULLS (PAIR)	N/A	
BATHROOM	REF A3 PLANS	1 1/2"	C	HOLLOW-CORE WD	PT-2	B	WOOD	PT-2	PRIVACY LEVER	N/A	
TYPICAL LINEN CLOSET	REF A3 PLANS	1 1/2"	C	HOLLOW-CORE WD	PT-2	B	WOOD	PT-2	PASSAGE LEVER	N/A	
TYPICAL LANDRY CLOSET	REF A3 PLANS	1 1/2"	C	HOLLOW-CORE WD	PT-2	B	WOOD	PT-2	PASSAGE LEVER	N/A	REF 23/A6.1 FOR CONTEXT
TYPICAL MECH. CLOSET	REF A3 PLANS	1 1/2"	B	HOLLOW-CORE WD	PT-2	C	WOOD	PT-2	PASSAGE LEVER (PAIR)	N/A	
UNIT TYPE SPECIFIC:											
TYPE 1: PANTRY	REF A3 PLANS	1 1/2"	A	HOLLOW-CORE WD	PT-2	A	WOOD	PT-2	SLIDER PULLS (PAIR)	N/A	
TYPE 4: LANDRY CLOSET	REF A3 PLANS	1 1/2"	B	HOLLOW-CORE WD	PT-2	C	WOOD	PT-2	PASSAGE LEVER (PAIR)	N/A	REF 24/A6.1 FOR CONTEXT
TYPE 4: MECH. CLOSET	REF A3 PLANS	1 1/2"	C	HOLLOW-CORE WD	PT-2	B	WOOD	PT-2	PASSAGE LEVER	N/A	
TYPE G1-B: MECH. CLOSET	REF A3 PLANS	1 1/2"	C	HOLLOW-CORE WD	PT-2	B	WOOD	PT-2	PASSAGE LEVER	N/A	
TYPE G2: LINEN/MECH.	REF A3 PLANS	1 1/2"	A	HOLLOW-CORE WD	PT-2	A	WOOD	PT-2	SLIDER PULLS (PAIR)	N/A	
PROPERTY UTILITY ROOM	3'-0" x 6'-8"	1 3/4"	D/E NO LITE	INSULATED STEEL		B	HM		ENTRY LEVER, HOLD-OPEN & CLOSER	REF 1/A9.0	OWNER TO SELECT COLOR

DOOR TYPE ELEVATIONS ① = TEMPERED GLASS

SHOWN FROM EXTERIOR SIDE OF DOOR

DOOR TYPE: A (PAIR)
SLIDING 1-PANEL DOOR, EACH

DOOR TYPE: B (PAIR)
SWINGING 1-PANEL DOOR, EACH

DOOR TYPE: C
INTERIOR 1-PANEL DOOR

DOOR TYPE: D
EXTERIOR DOOR, FULL LITE, INTERNAL BLINDS
THERMA-TRU; PROFILES, STYLE #130; FULL LITE FLUSH; GLASS: CLEAR LITE WITH BLINDS; OR SIM.

DOOR TYPE: E
EXTERIOR DOOR, HALF LITE, INTERNAL BLINDS
THERMA-TRU; PROFILES, STYLE #984HD; HALF LITE 1 PANEL FLUSH; GLASS: CLEAR LITE WITH BLINDS; OR SIM.

HARDWARE:
FLUSH DOOR PULL
NATIONAL HARDWARE, N187-024,
OR SIM.

HARDWARE:
PASSAGE LEVER PAIR
SCHLAGE, F10 LAT 608 COL, PAIR,
OR SIM.

HARDWARE:
PASSAGE LEVER
SCHLAGE, F10 LAT 608 COL,
OR SIM.
*ALL BATHROOMS, PRIVACY LEVER
SCHLAGE, F40 LAT 622 COL,
OR SIM.

HARDWARE:
ENTRY LEVER WITH DEADBOLT
SCHLAGE, F51 LAT 622 COL & B60 COL 622,
OR SIM.

HARDWARE:
ENTRY LEVER WITH DEADBOLT
SCHLAGE, F60 CEN 622 LAT, OR SIM.

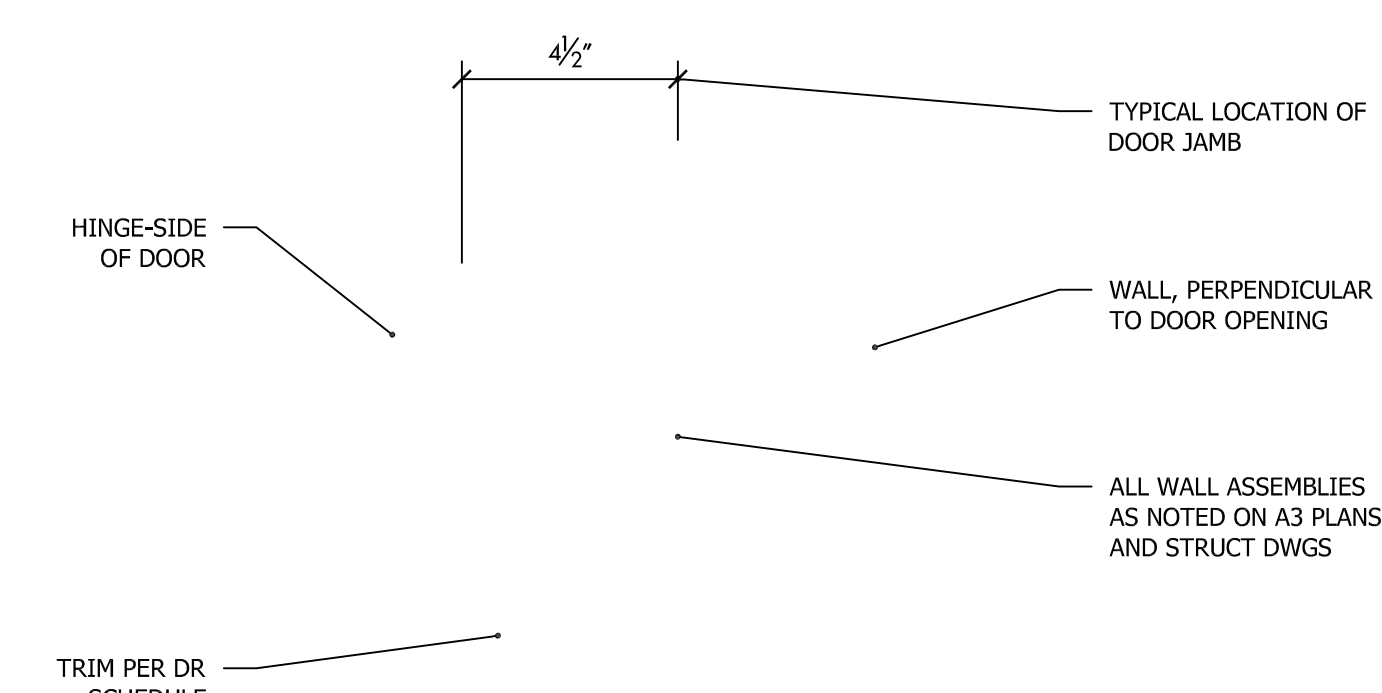
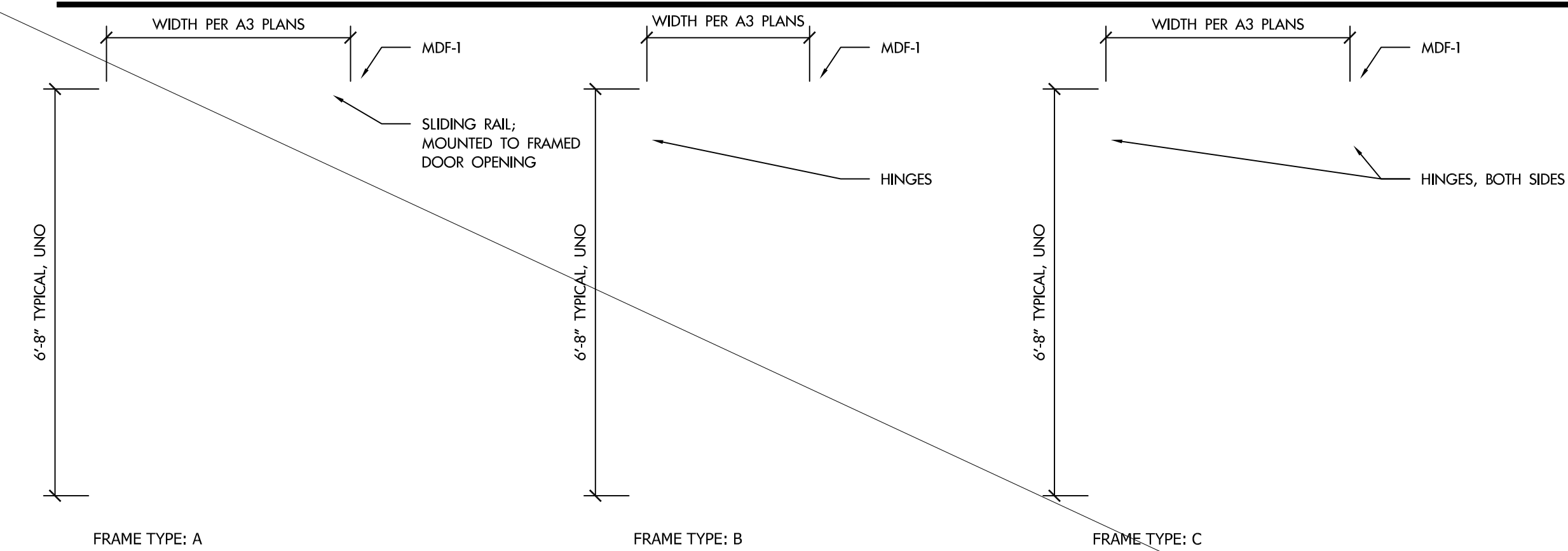
1 THRESHOLD DTL

SCALE: 3" = 12"

2 HINGE-SIDE JAMB

SCALE: 3" = 12"

FRAME TYPE ELEVATIONS



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PROJECT: MASONIC BLDG
DRAWING: INTERIOR SCHEDULE
PROJECT NUMBER: 2430
DATE: 2025.06.02

A9.1

WINDOW SCHEDULE							
	CALL #	HEIGHT	WIDTH	OPERATION	COLOR		REMARKS
					EXTERIOR	INTERIOR	
(A)	ESCA2640	4'-0"	2'-6"	FIXED	FIBERGLASS - BLACK	FIBERGLASS - COLOR TBD	MARVIN ESSENTIAL
(B)	ESGL5050 E*	5'-0"	5'-0"	GLIDER	FIBERGLASS - BLACK	FIBERGLASS - COLOR TBD	MARVIN ESSENTIAL
(C)	(2) ESCA 2656 E*	5'-6"	2'-6"	OPERABLE & FIXED	FIBERGLASS - BLACK	FIBERGLASS - COLOR TBD	MARVIN ESSENTIAL
	(2) ESAWN 2616	1'-6"	2'-6"	FIXED	FIBERGLASS - BLACK	FIBERGLASS - COLOR TBD	MARVIN ESSENTIAL
(D)	ESCA 2650	5'-0"	2'-6"	FIXED	FIBERGLASS - BLACK	FIBERGLASS - COLOR TBD	MARVIN ESSENTIAL
(E)	ESGL 4050 E*	4'-0"	5'-0"	GLIDER	FIBERGLASS - BLACK	FIBERGLASS - COLOR TBD	MARVIN ESSENTIAL
(F)	ESGL 3034	3'-4"	3'-0"	GLIDER	FIBERGLASS - BLACK	FIBERGLASS - COLOR TBD	MARVIN ESSENTIAL
(G)	ESCA2640 E*	4'-0"	2'-6"	OPERABLE	FIBERGLASS - BLACK	FIBERGLASS - COLOR TBD	MARVIN ESSENTIAL

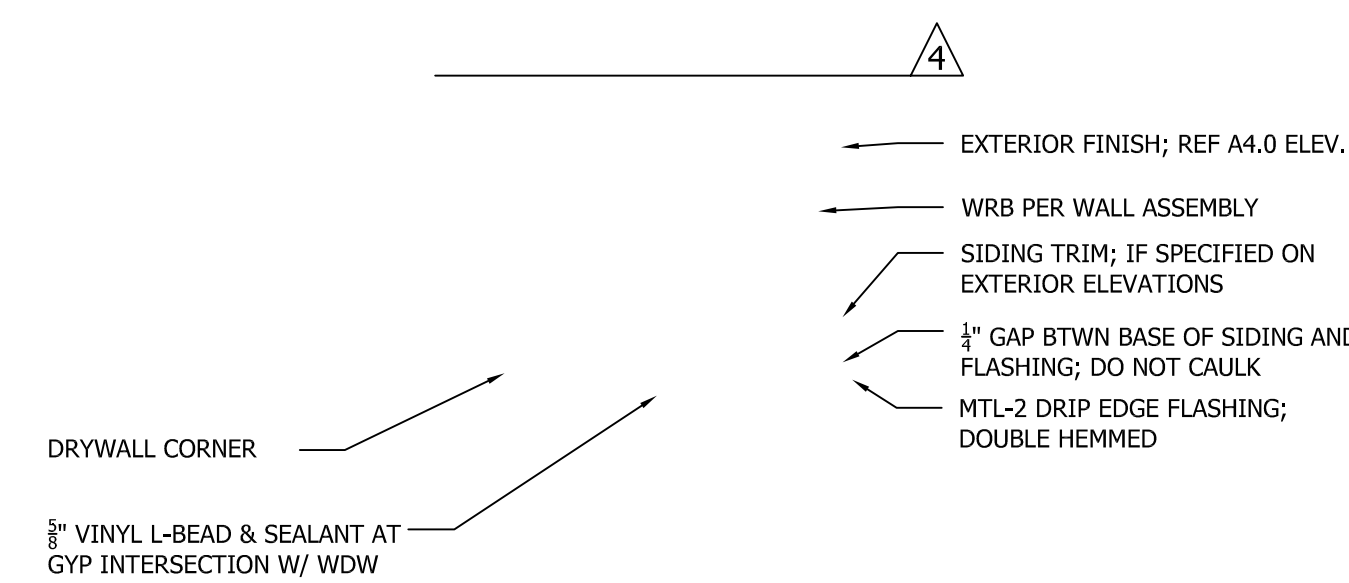
E* THESE WINDOWS MEET NATIONAL EGRESS CODES FOR FIRE EVACUATION
 -SEE ELEVATIONS, A4.0, TO VERIFY SWING DIRECTION
 -FLOOR PLAN WINDOW DIMENSIONS ARE TO CENTER OF WINDOW OPENINGS.

WINDOW ELEVATIONS

① = TEMPERED GLASS

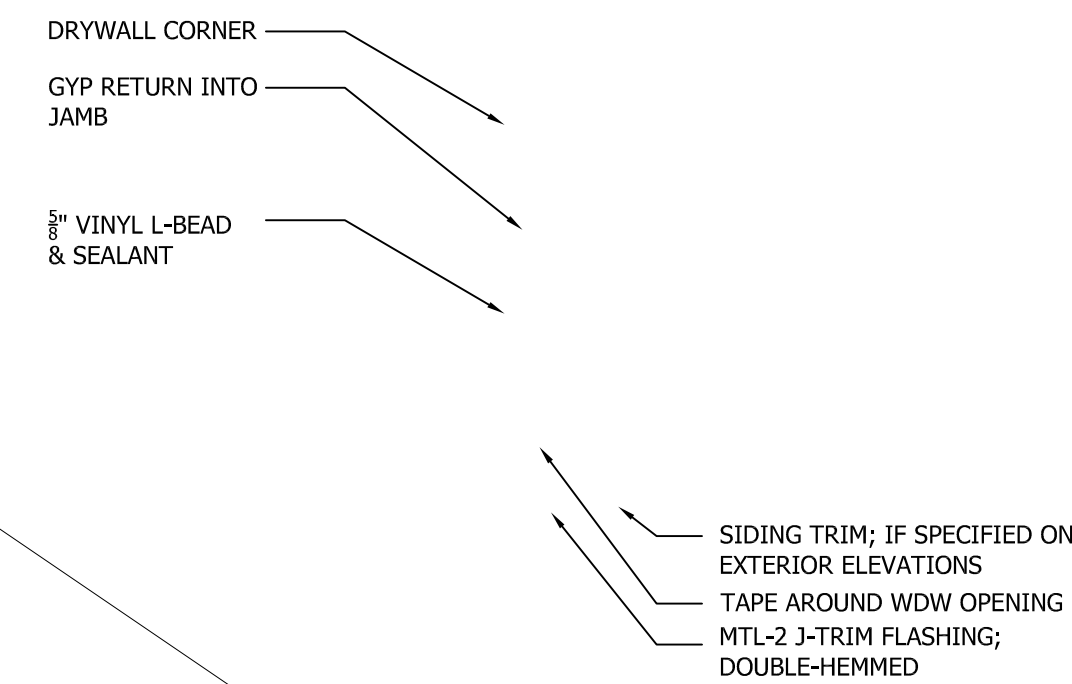
DOOR & WINDOW NOTES:

- UNITS TO HAVE SNAP OUT NAILING FINs.
- NO JAMB EXTENSIONS AT INTERIOR OF UNITS.
- CHANNEL AT EXTERIOR FRAME OF UNIT, REF. HEAD, JAMB, SILL DTLS ON A9.0
- DUAL PANE LOW E-2 INSULATED GLASS WITH ARGON - TYPICAL, UNO.
- OPERABLE HARDWARE COLOR TO MATCH WINDOW FRAME.
- ALL OPERABLE WINDOWS TO BE SUPPLIED WITH SCREEN FRAMES AND CHARCOAL COLORED FIBERGLASS SCREENS.
- GC TO COORDINATE WITH WINDOW SUPPLIER TO DETERMINE FRAME WINDOW ROUGH OPENING.
- DOTTED LINES AT UNITS DENOTE DIRECTION OF OPERATION: REF A4 BUILDING ELEVATIONS
- PROVIDE BLOCKING FOR CURTAINS AND SHADES AT ALL WINDOWS.



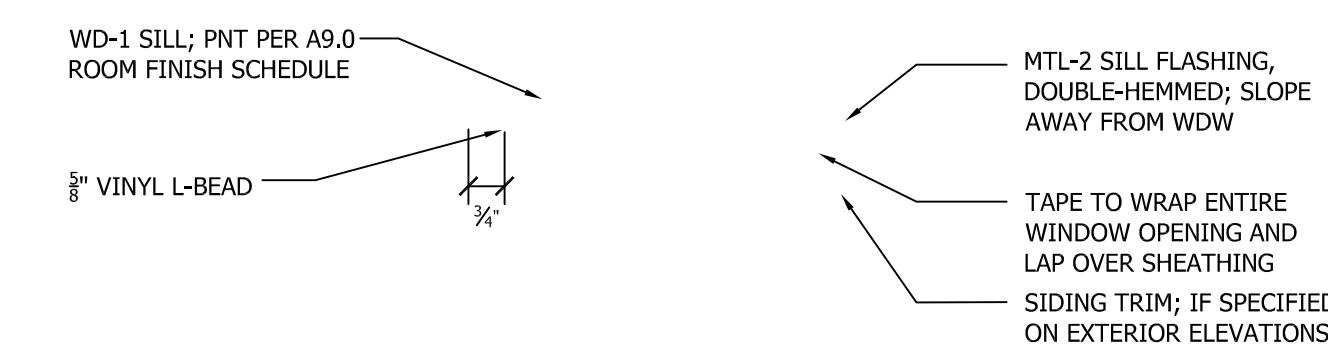
1 TYP WDW HEAD DETAIL

SCALE: 3" = 1'-0"



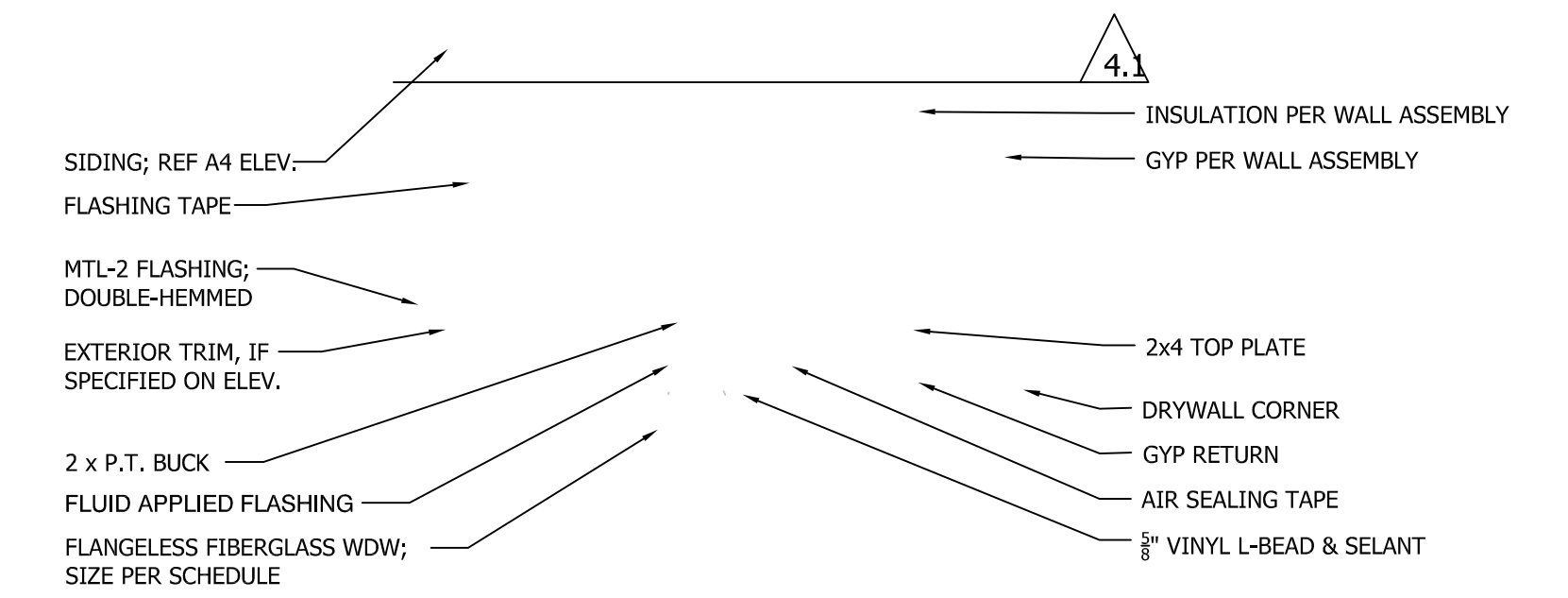
2 TYP WDW JAMB DETAIL

SCALE: 3" = 1'-0"



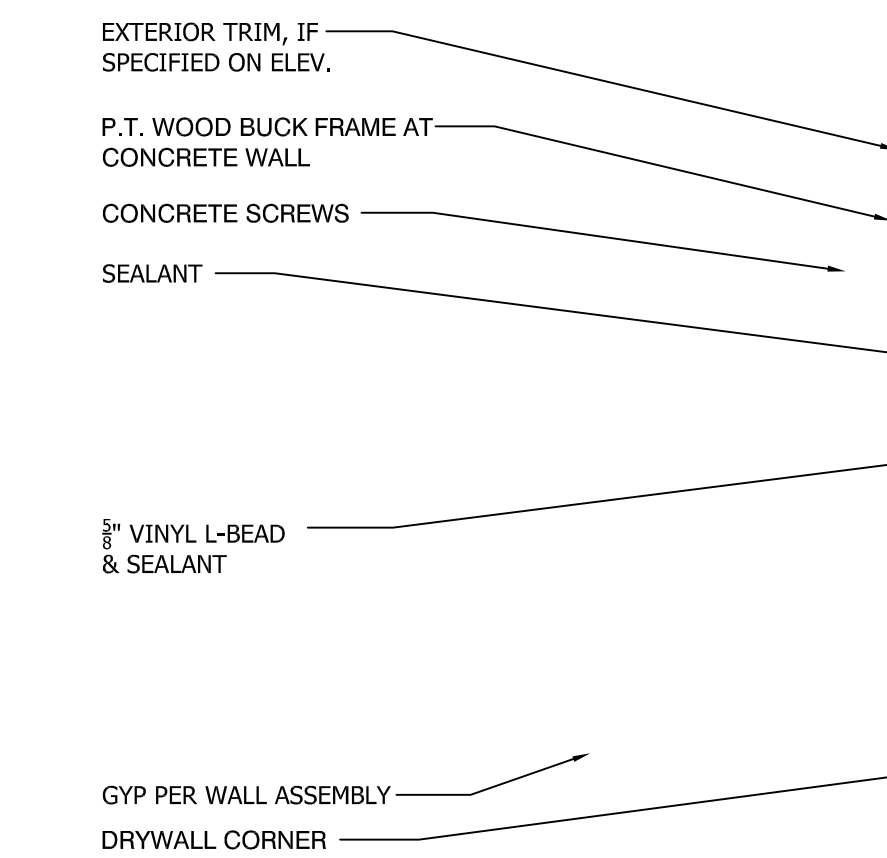
3 TYP WDW SILL DETAIL

SCALE: 3" = 1'-0"



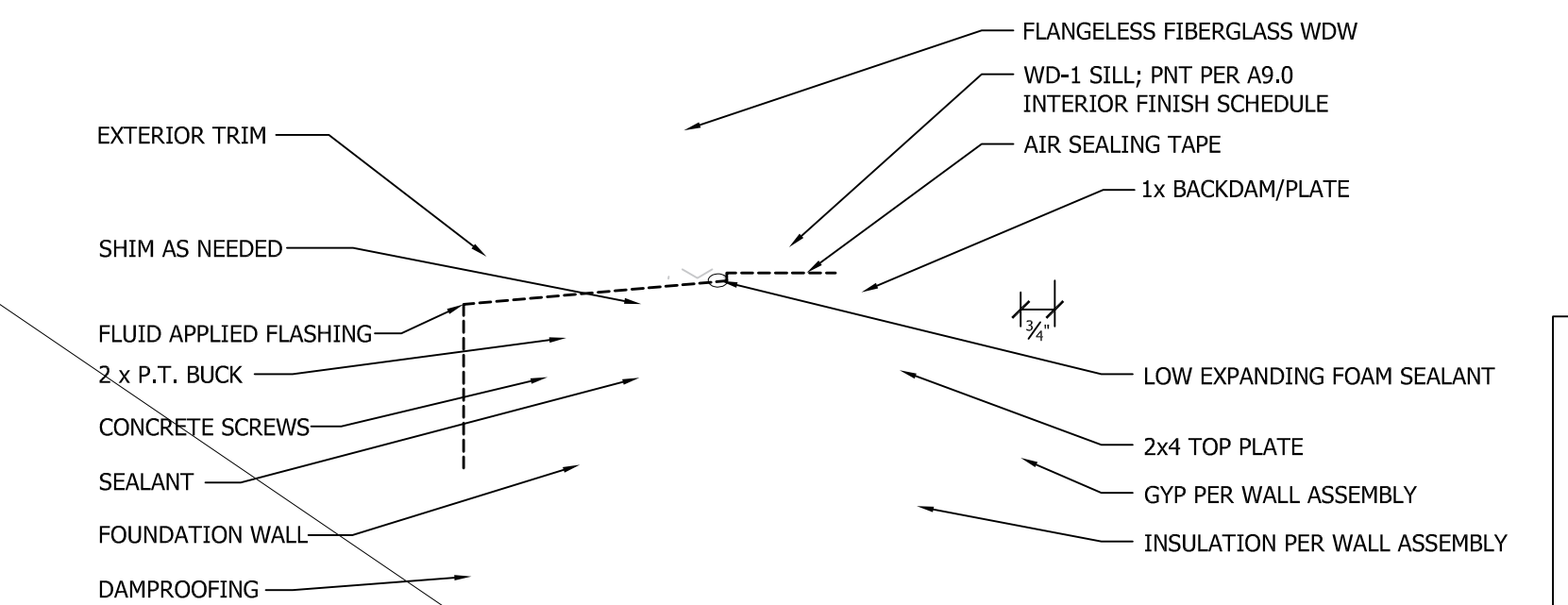
4 GARDEN-LVL HEAD DETAIL

SCALE: 3" = 12"



5 GARDEN-LVL JAMB DETAIL

SCALE: 3" = 12"



6 GARDEN-LVL SILL DETAIL

SCALE: 3" = 12"



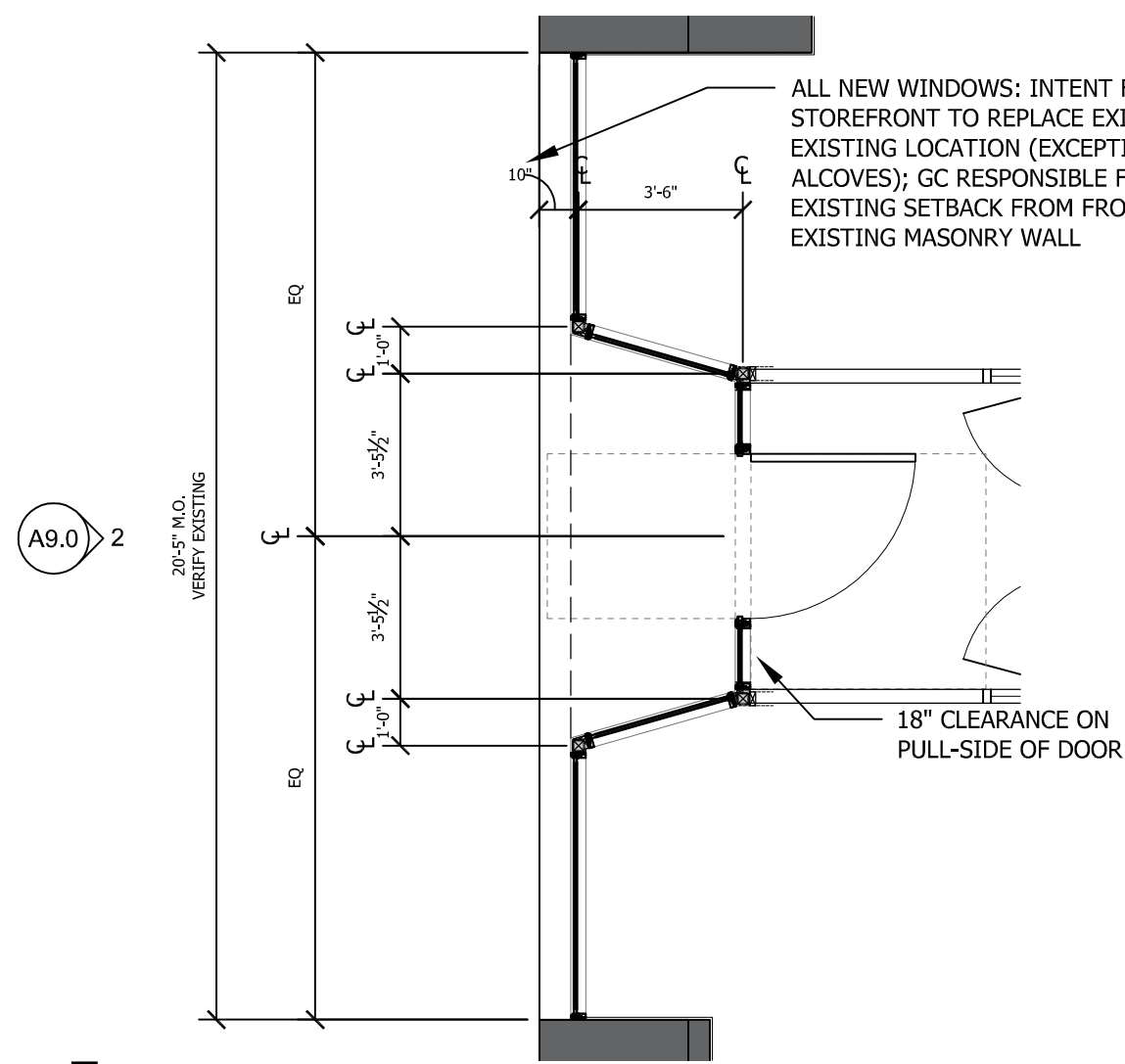
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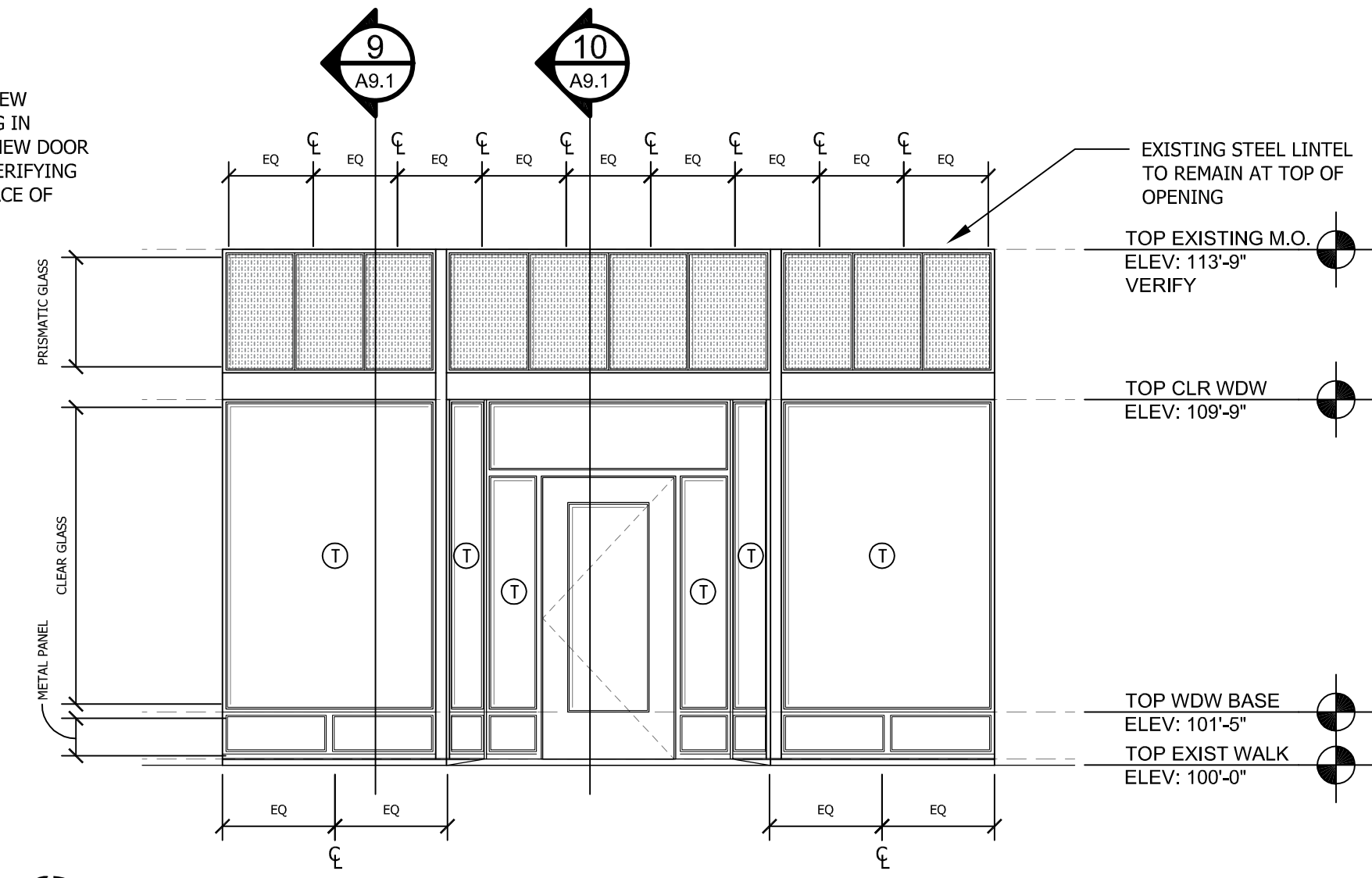
PROJECT: MASONIC BLDG
 DRAWING: WINDOW SCHEDULE
 PROJECT NUMBER: 2430
 DATE: 2025.06.02

A9.2



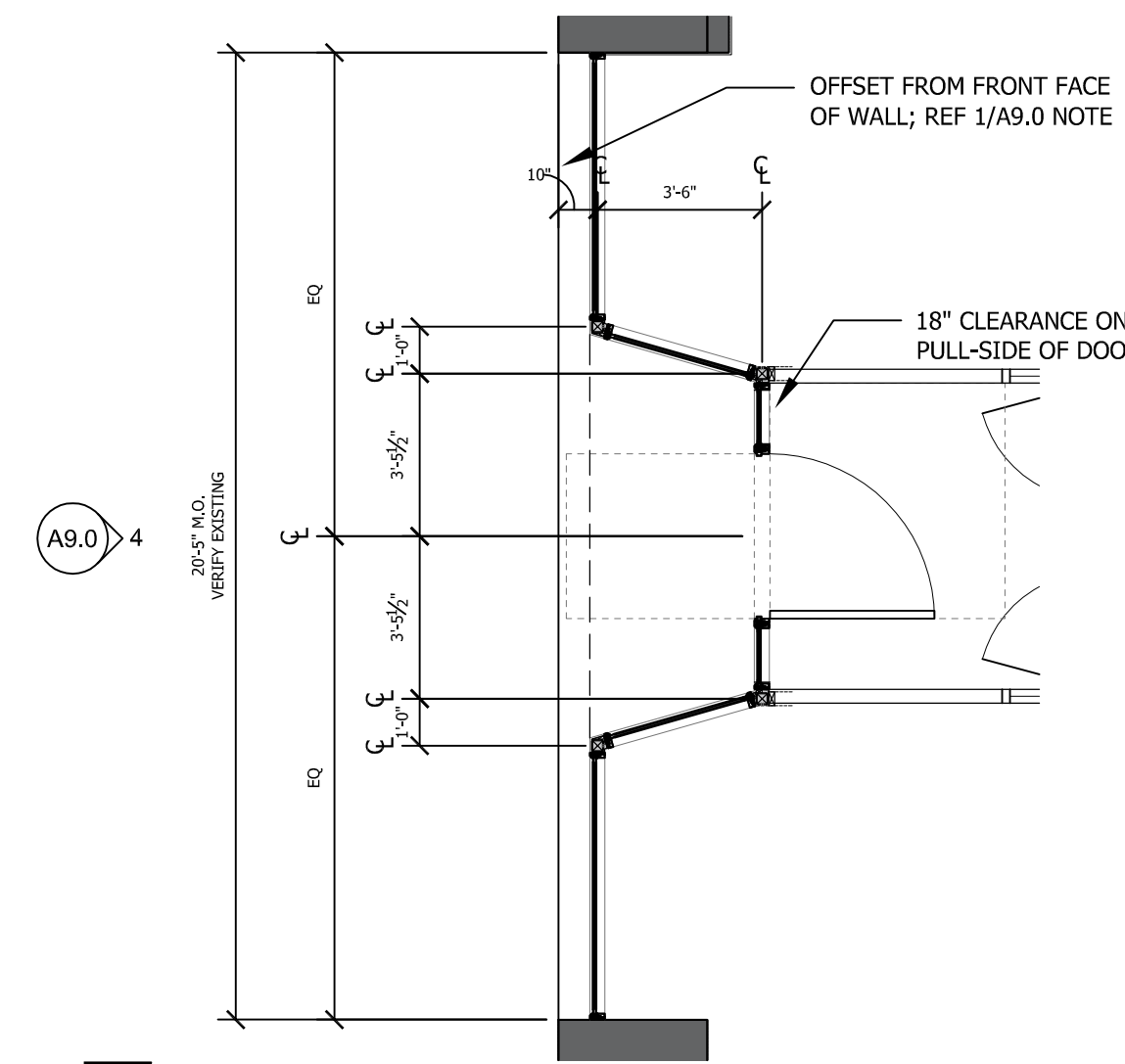
1 PLAN: UNIT A

SCALE: 1/4" = 12"



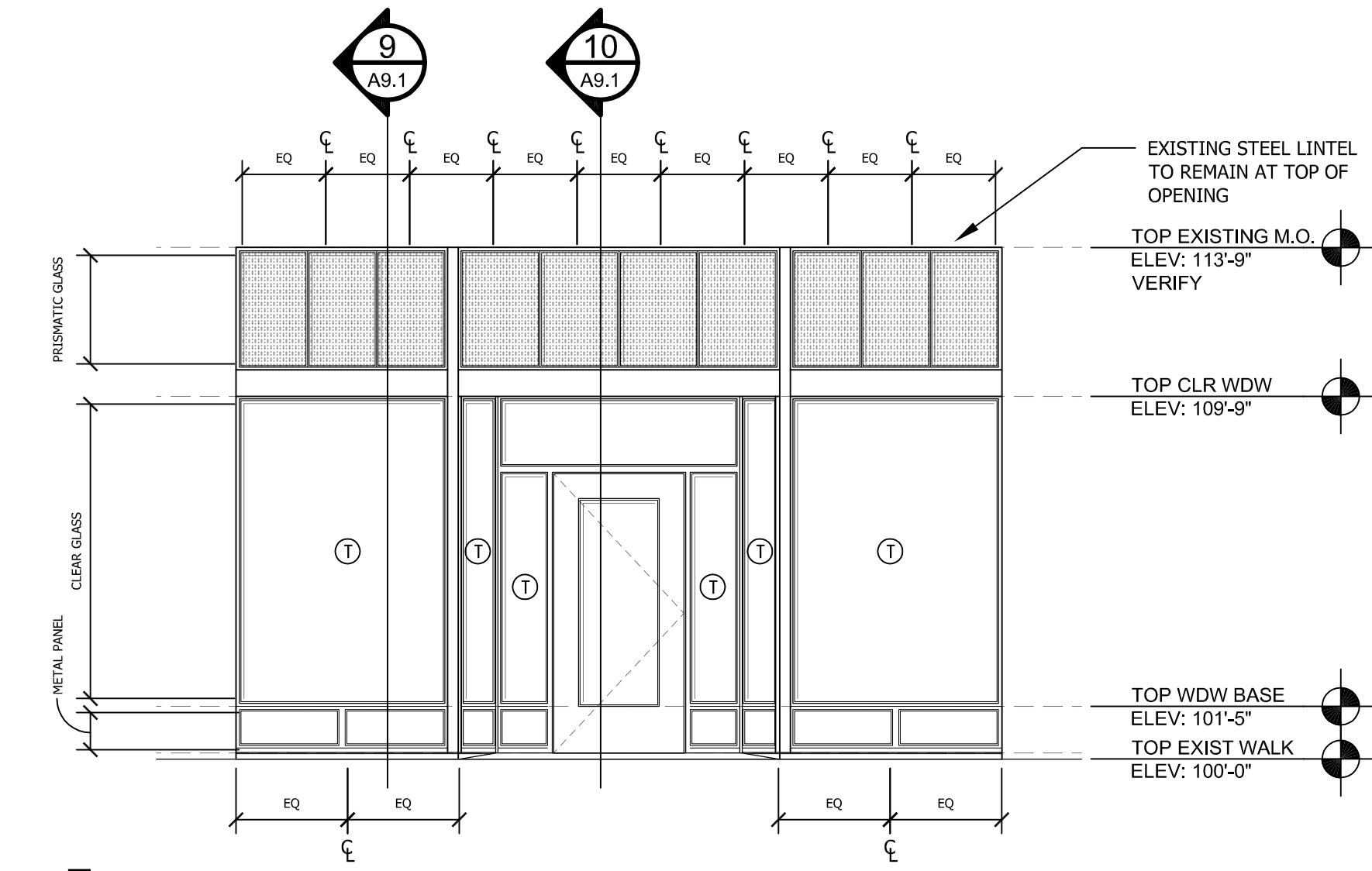
2 ELEVATION: UNIT A

SCALE: 1/4" = 12"



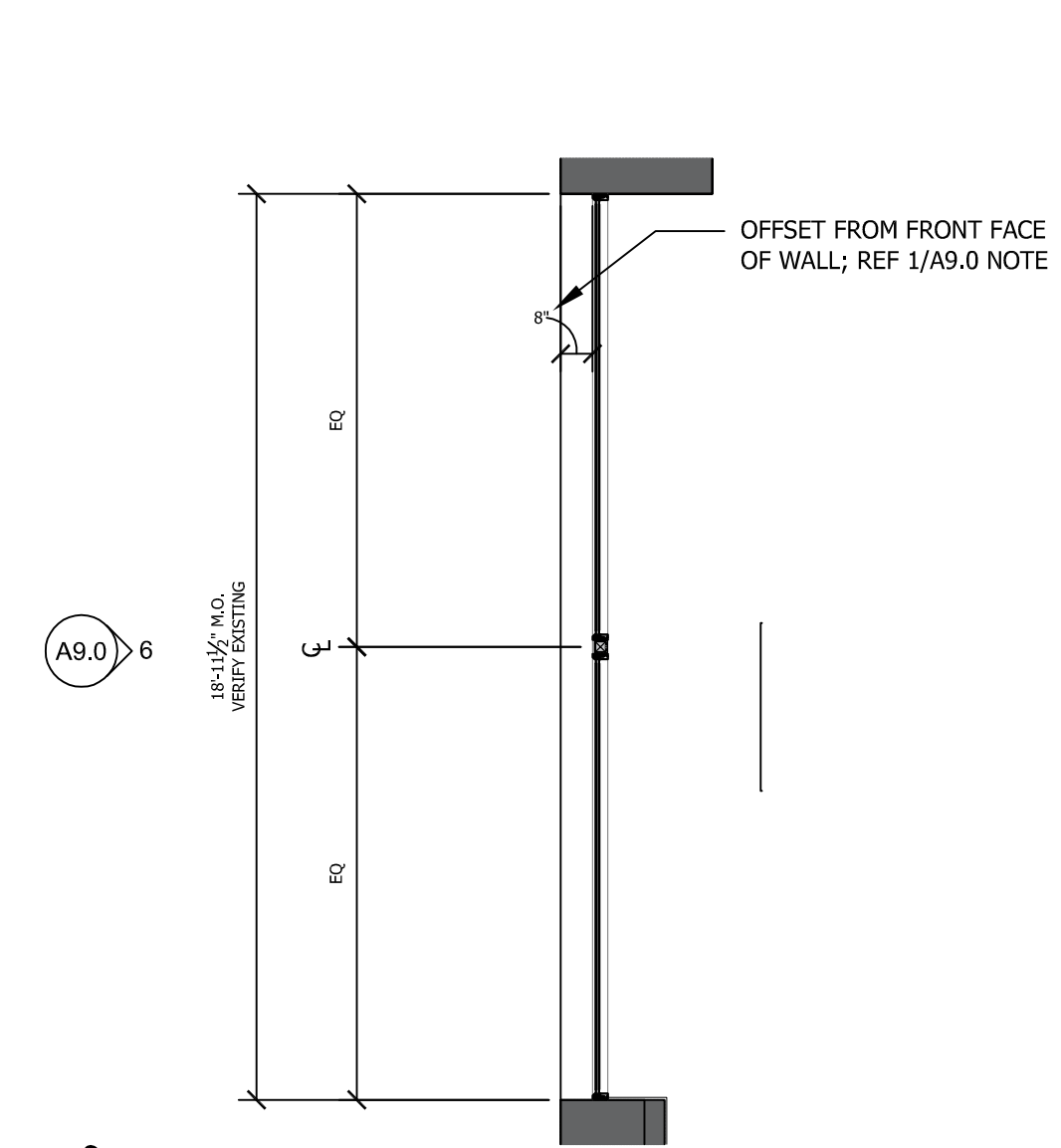
3 PLAN: UNIT B

SCALE: 1/4" = 12"



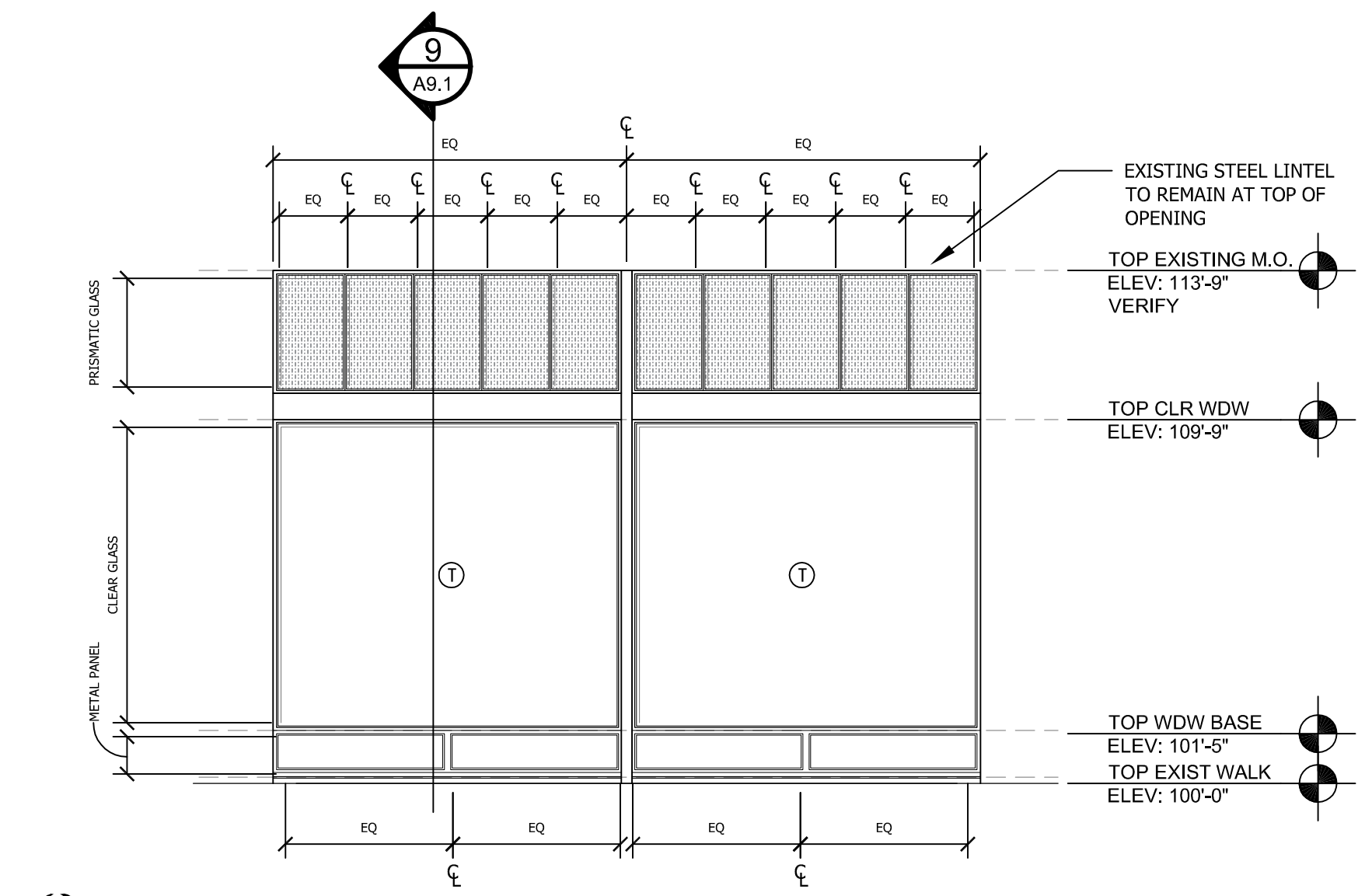
4 ELEVATION: UNIT B

SCALE: 1/4" = 12"



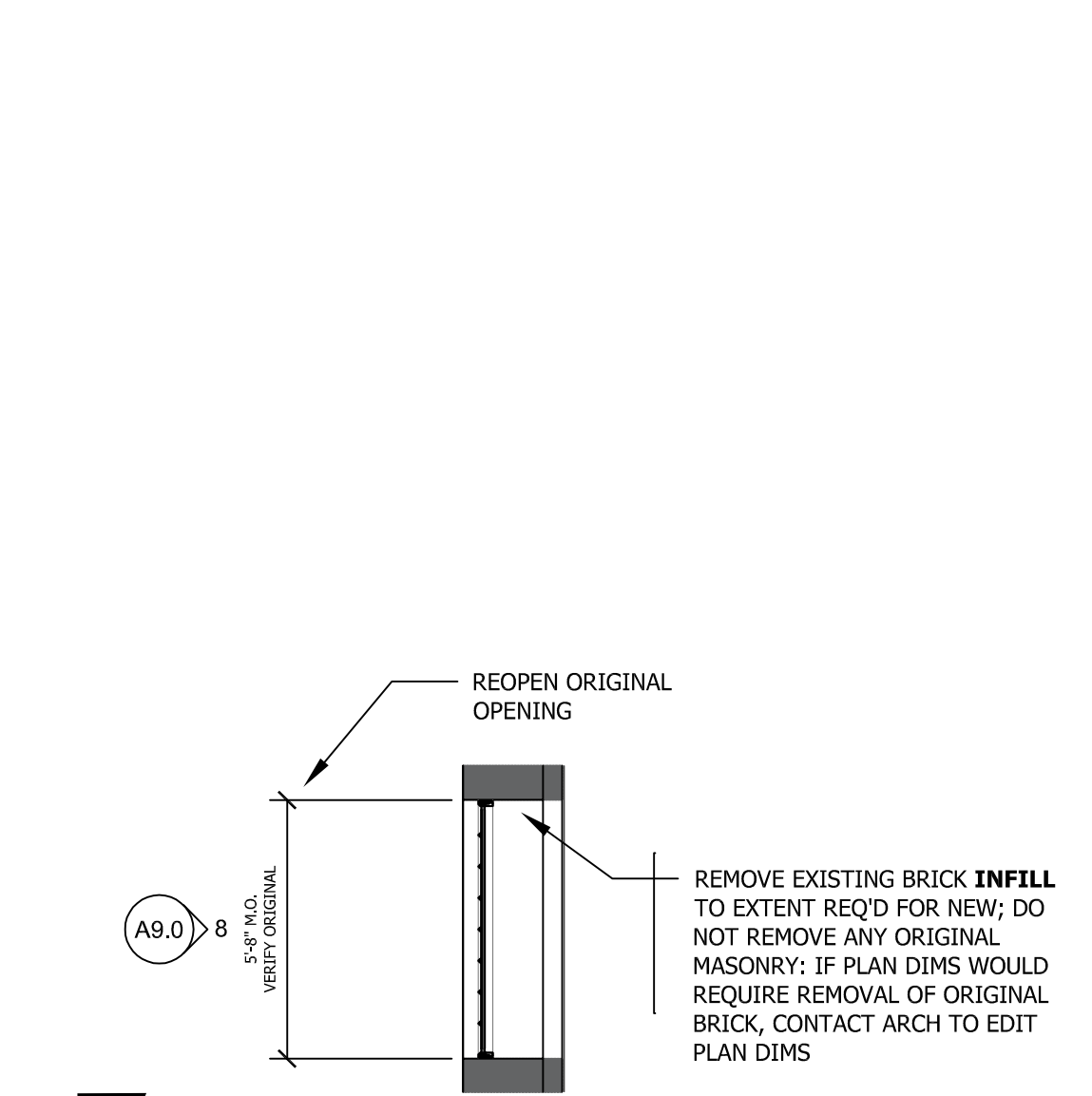
5 PLAN: UNIT C

SCALE: 1/4" = 12"



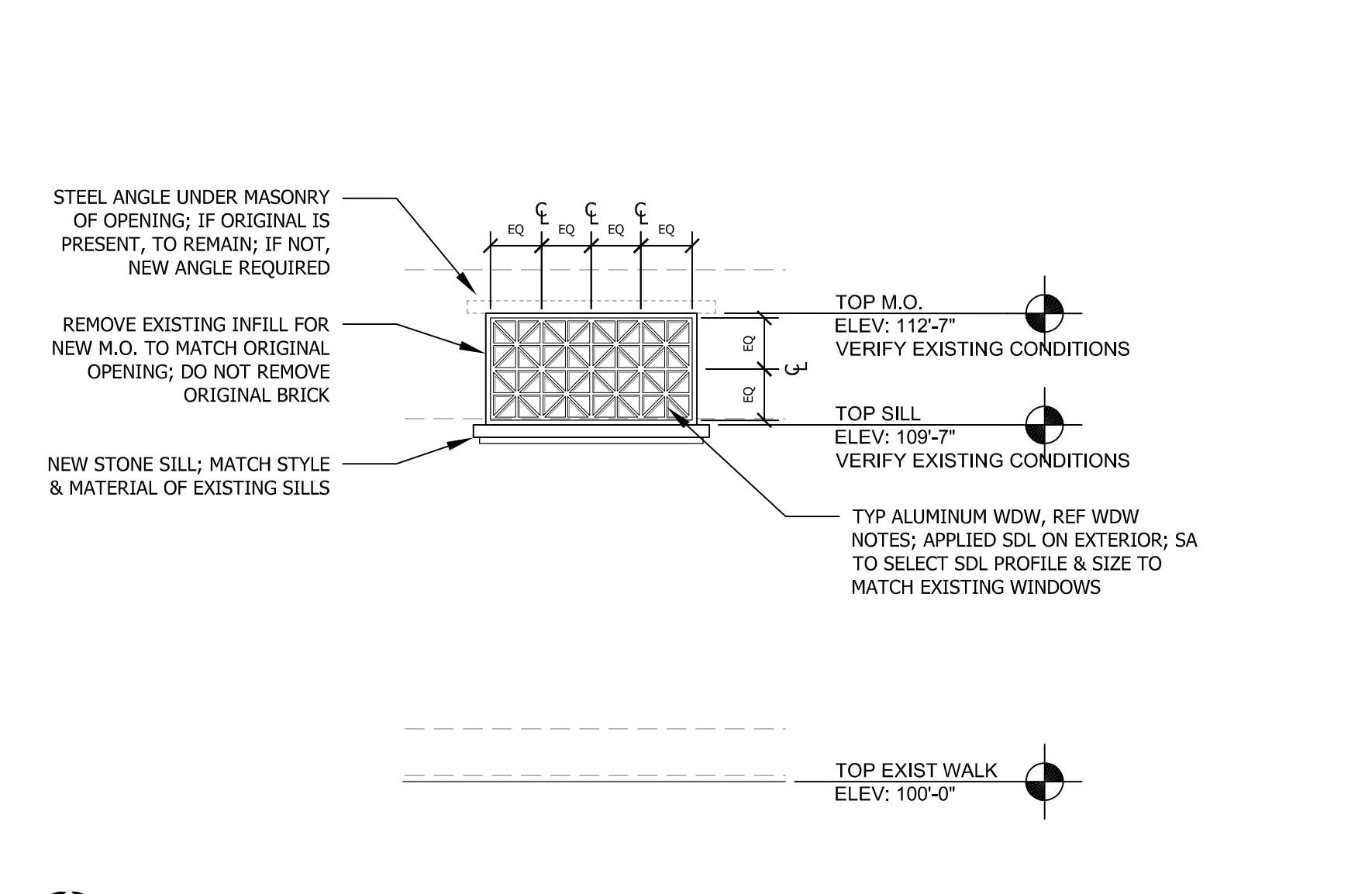
6 ELEVATION: UNIT C

SCALE: 1/4" = 12"



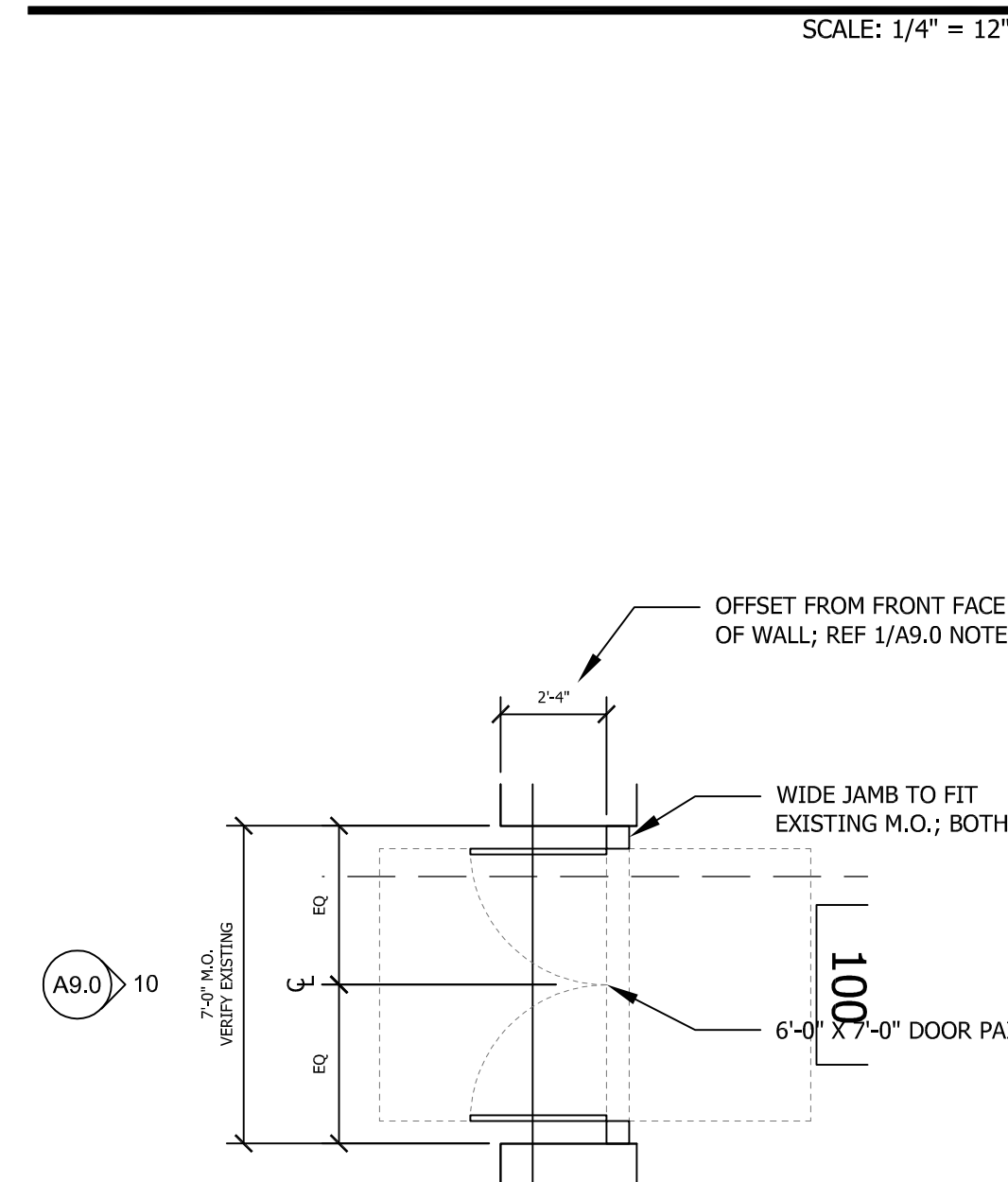
7 PLAN: UNIT D

SCALE: 1/4" = 12"



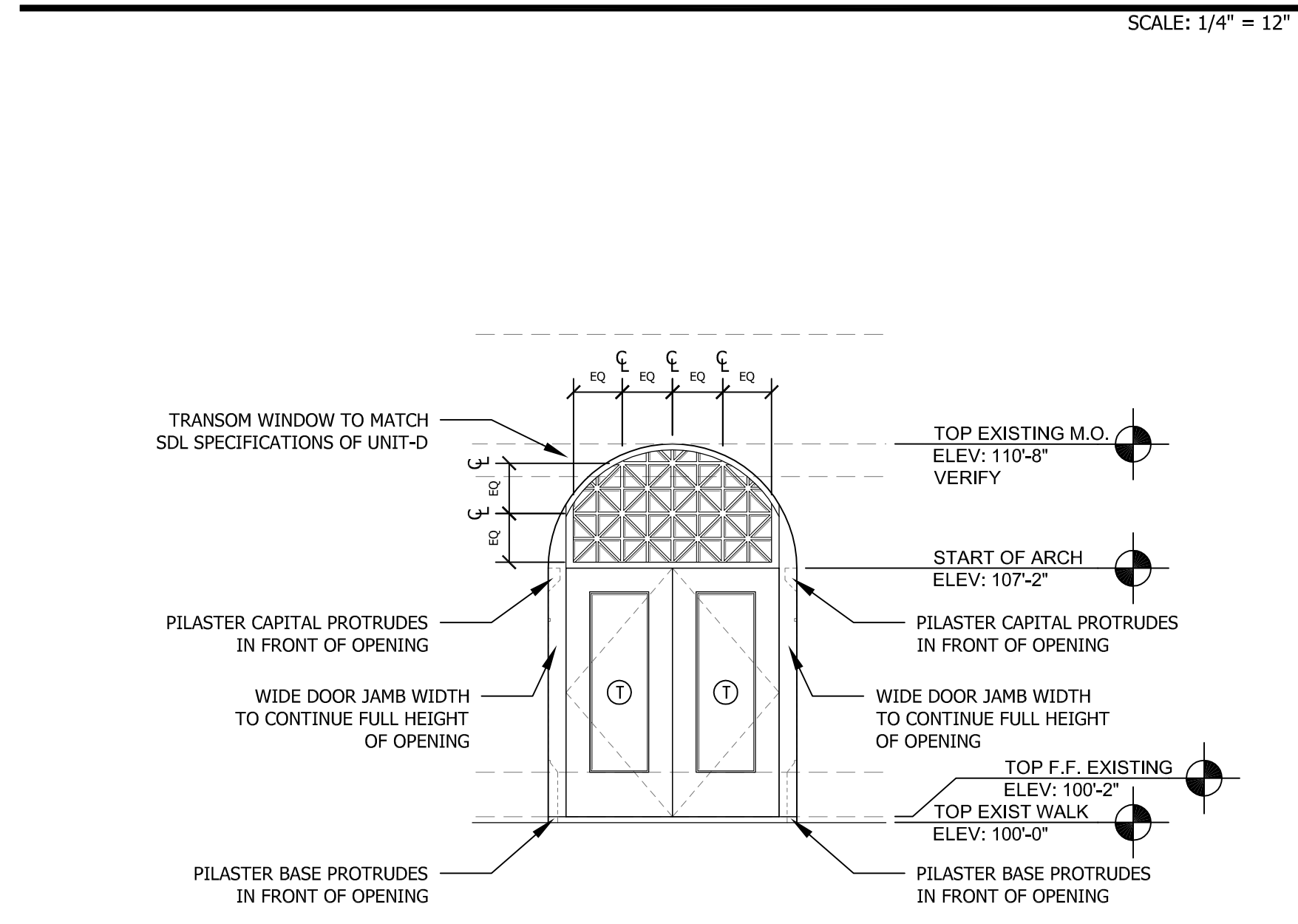
8 ELEVATION: UNIT D

SCALE: 1/4" = 12"



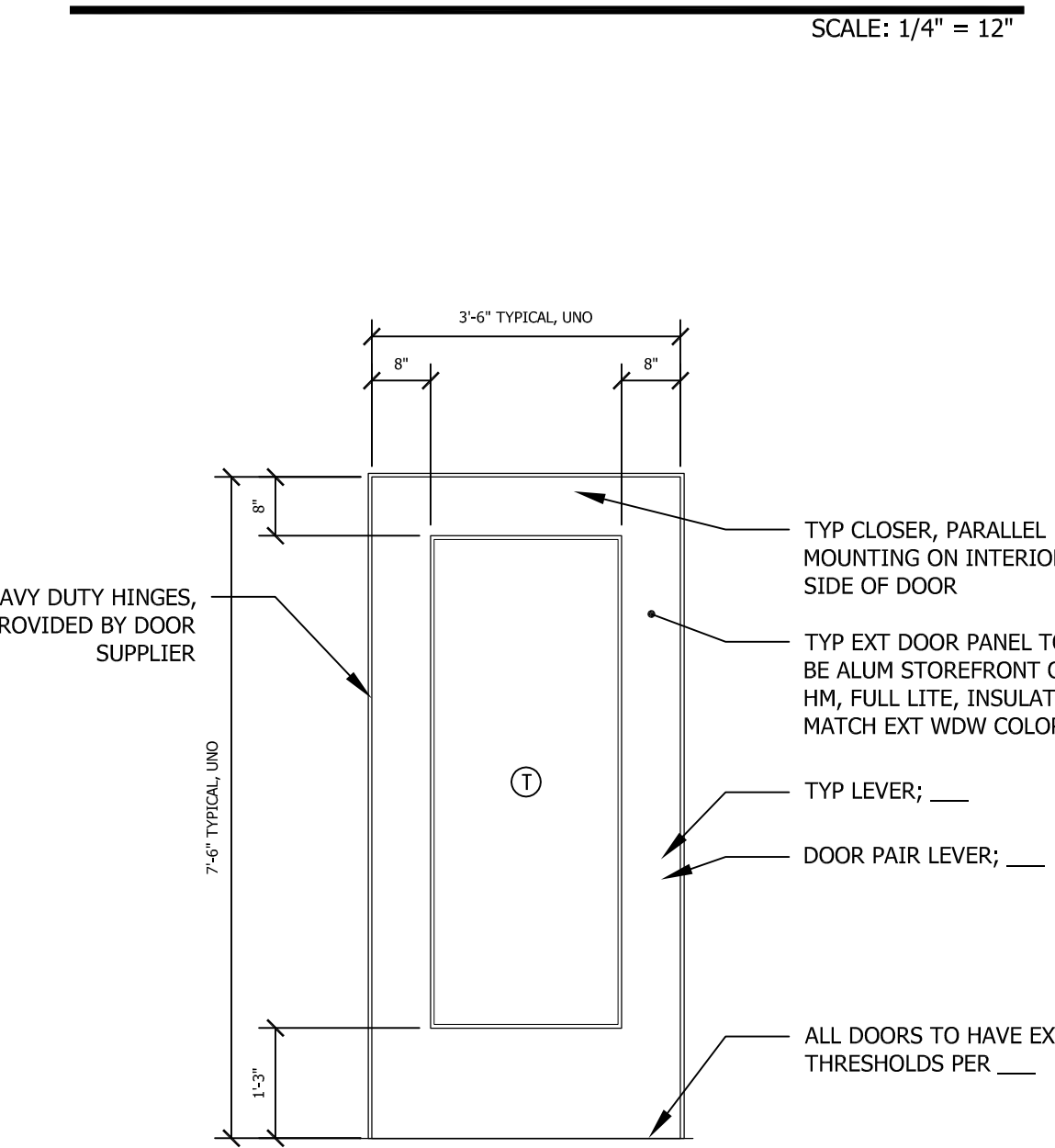
9 PLAN: UNIT E

SCALE: 1/4" = 12"



10 ELEVATION: UNIT E

SCALE: 1/4" = 12"



11 TYPICAL DOOR DTL

SCALE: 1/2" = 12"

DOOR & WINDOW NOTES:

- ① = TEMPERED GLASS
- 1. ALUMINUM STOREFRONT WINDOWS, TYPICAL, UNO: DESCO 85H, HISTORICAL REPLICATION SERIES, THERMALLY BROKEN; EXTERIOR COLOR: ___ (STANDARD PAINT OR ANODIZED FINISH), INTERIOR COLOR: ___ (STANDARD COLOR, EITHER MATCH EXTERIOR OR MATCH INTERIOR STOREFRONT)
- 2. GLAZING, TYPICAL, UNO: 3/4" MIN GLASS THICKNESS, DUAL PANE, LOW E-2 COATING ON 3RD SURFACE FROM EXTERIOR, INSULATED WITH ARGON IN CAVITY, CAPILLARY TUBES
- 3. METAL INFILL PANEL: MAPES
- 4. DOOR & FRAME, TYPICAL, UNO: ___ (ALUMINUM, MATCH WINDOWS)
- 5. ALL DOORS TO RECEIVE THERMALLY BROKEN THRESHOLDS, PROFILE COMPLIANT W/ ADA AND BE LABELED AS SUCH, 1/2" MAX HEIGHT A.F.F.; WEATHERSTRIPPING AROUND FULL PERIMETER, BRUSH OR FELT STYLE
- 6. GC TO COORDINATE WITH WINDOW SUPPLIER TO VERIFY ALL EXISTING MASONRY ROUGH OPENINGS.

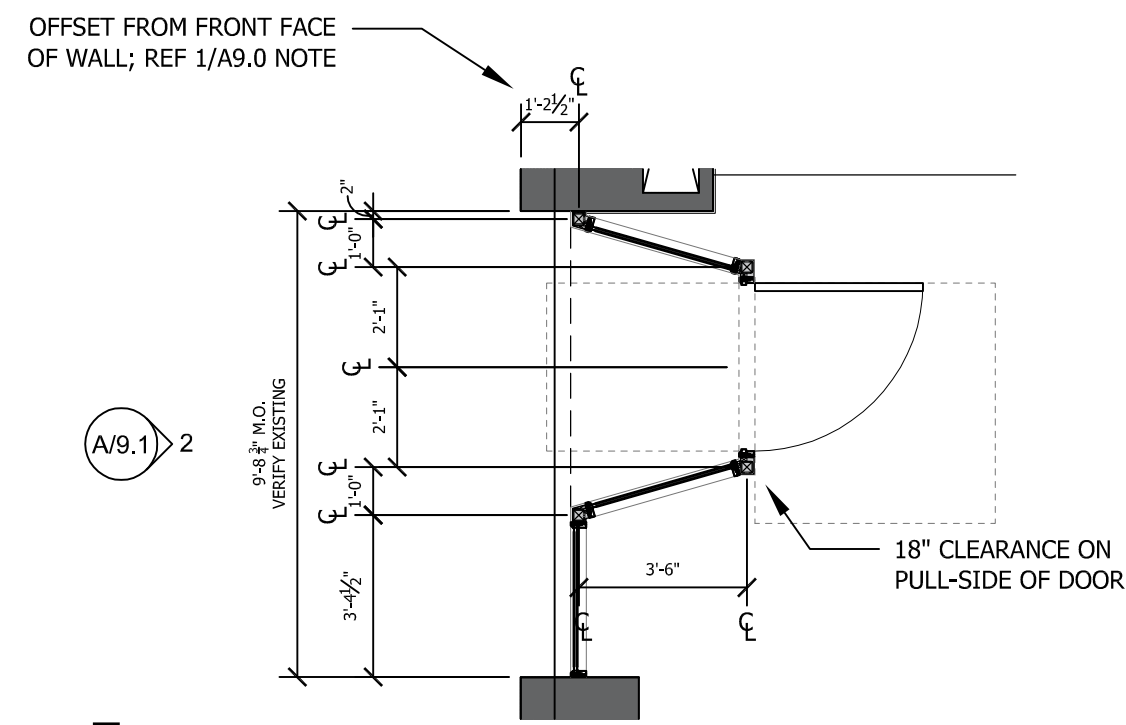


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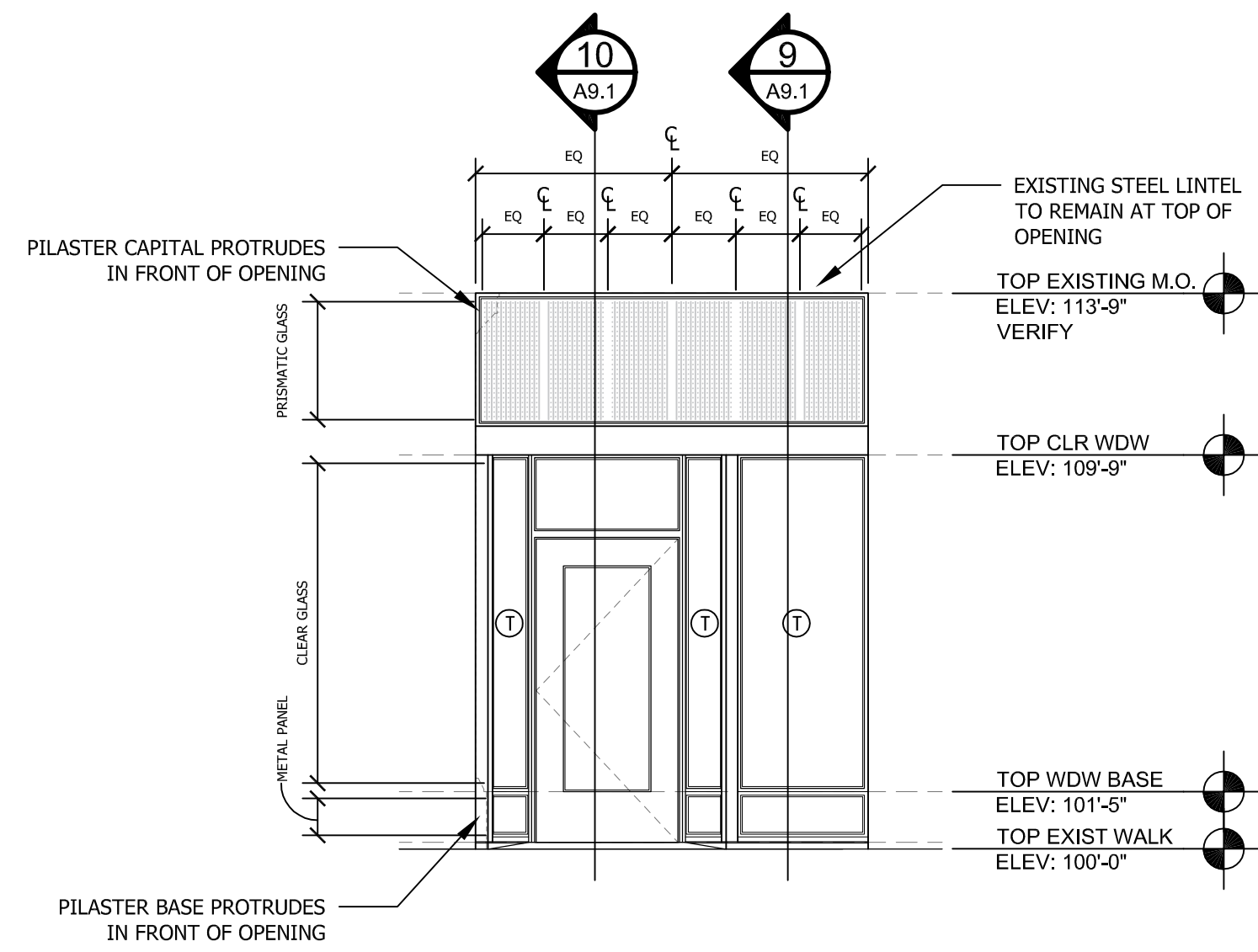
PROJECT: MASONIC BLDG
DRAWING: WDW DETAILS
PROJECT NUMBER: 2430
DATE: 2025.06.02

A9.5



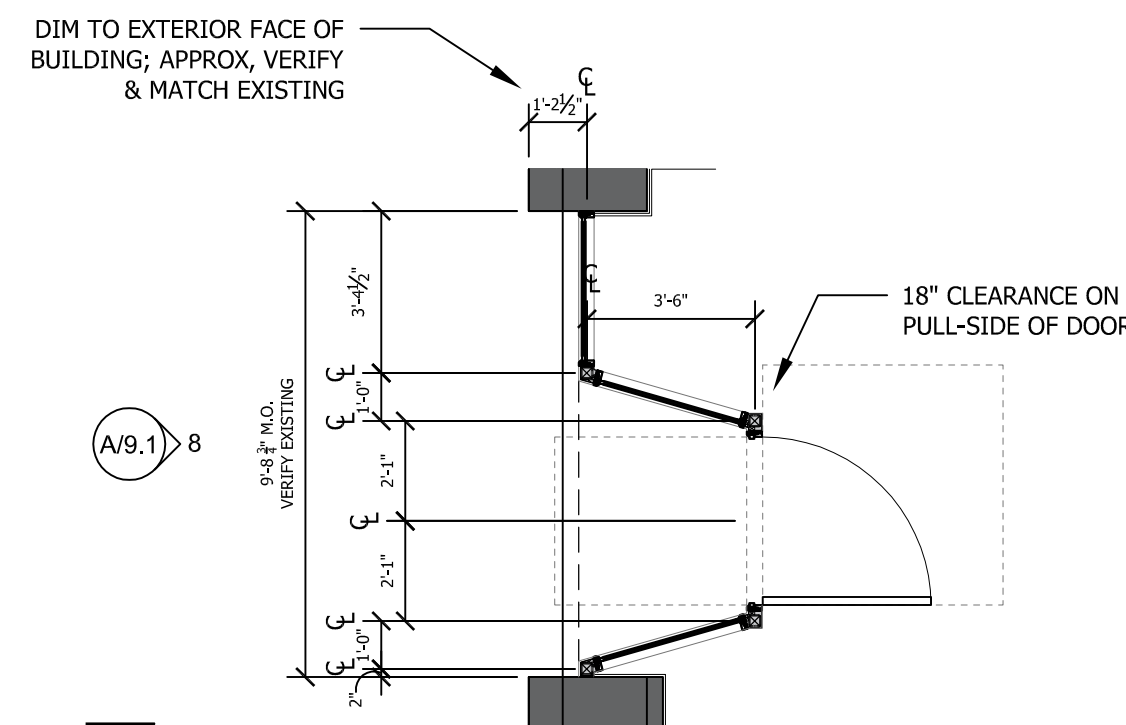
1 PLAN: UNIT F

SCALE: 1/4" = 12"



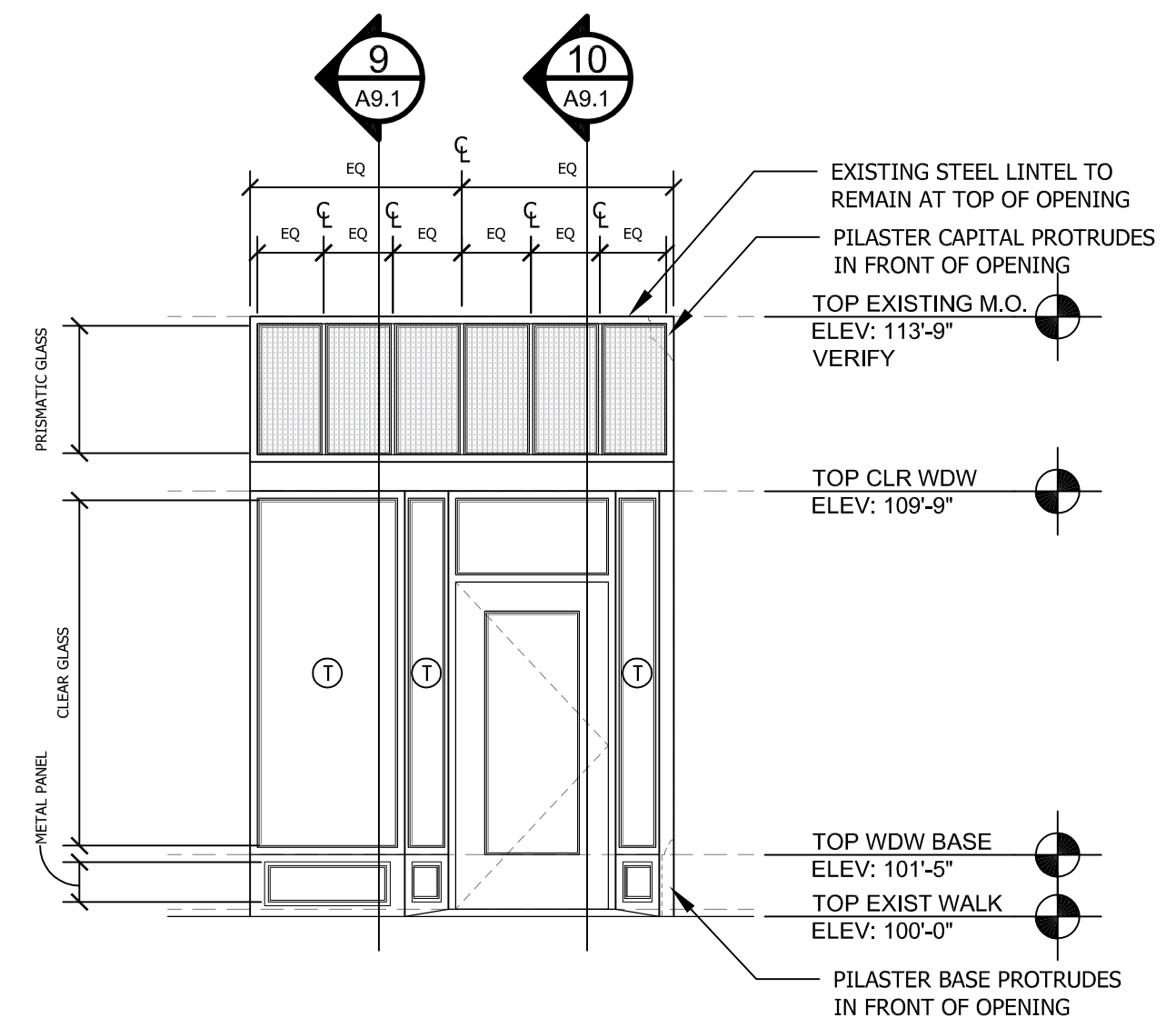
2 ELEVATION: UNIT F

SCALE: 1/4" = 12"



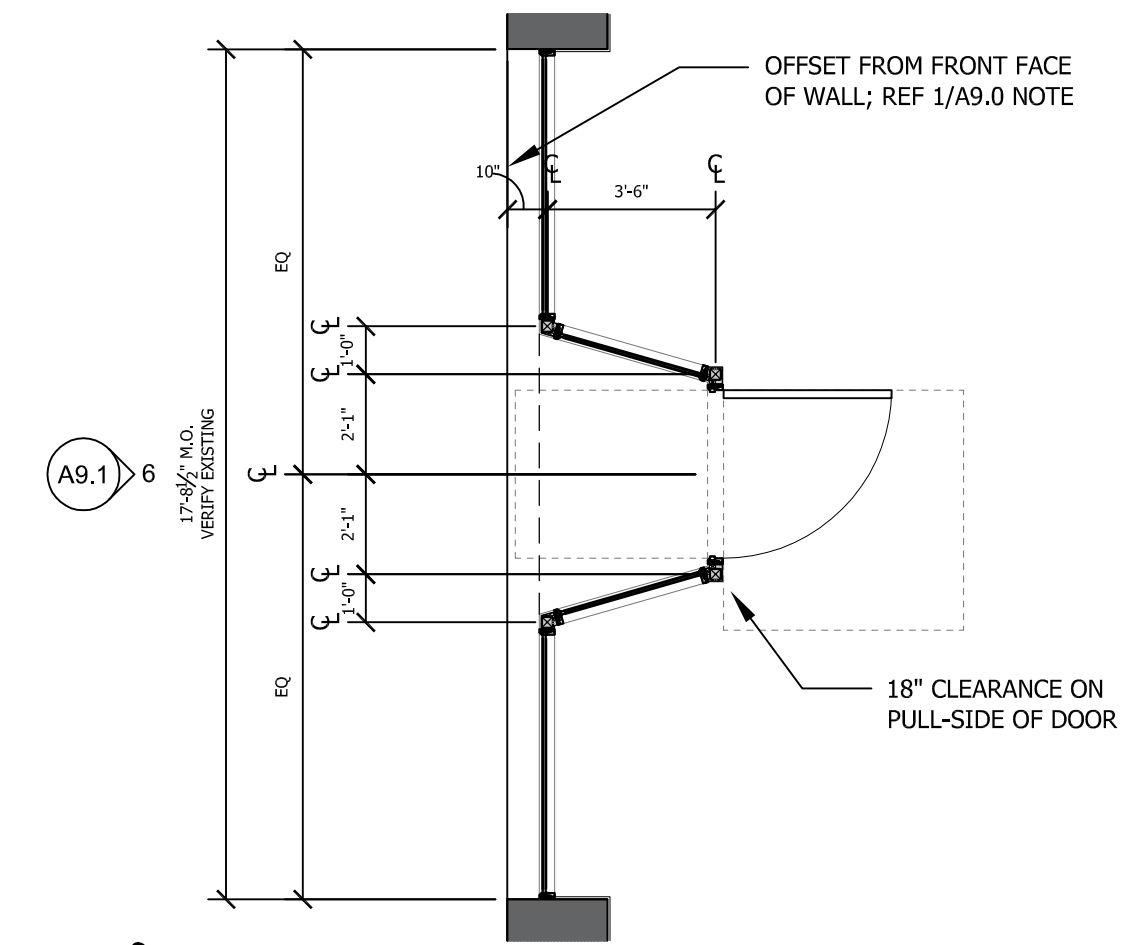
3 PLAN: UNIT G

SCALE: 1/4" = 12"



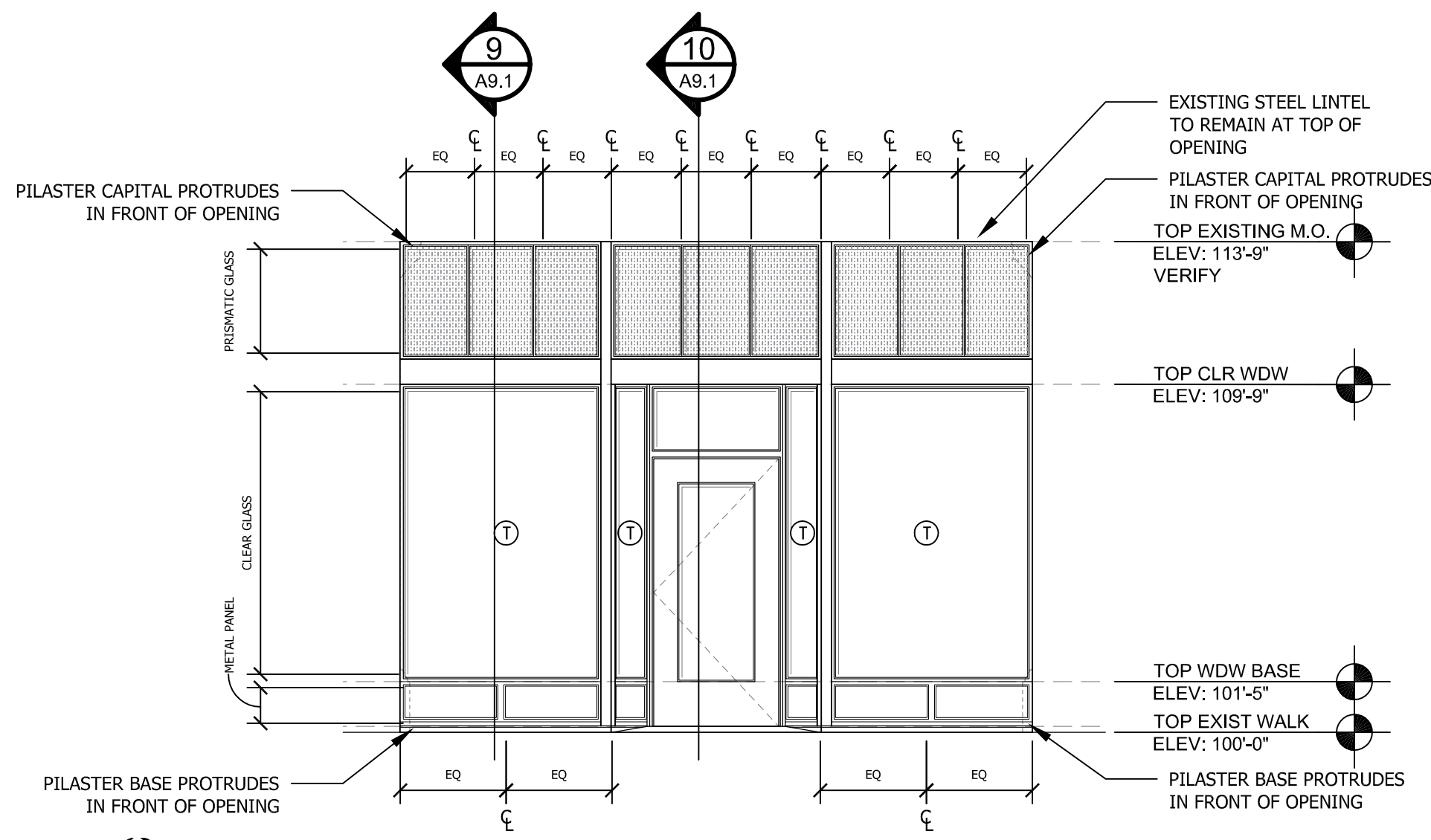
4 ELEVATION: UNIT G

SCALE: 1/4" = 12"



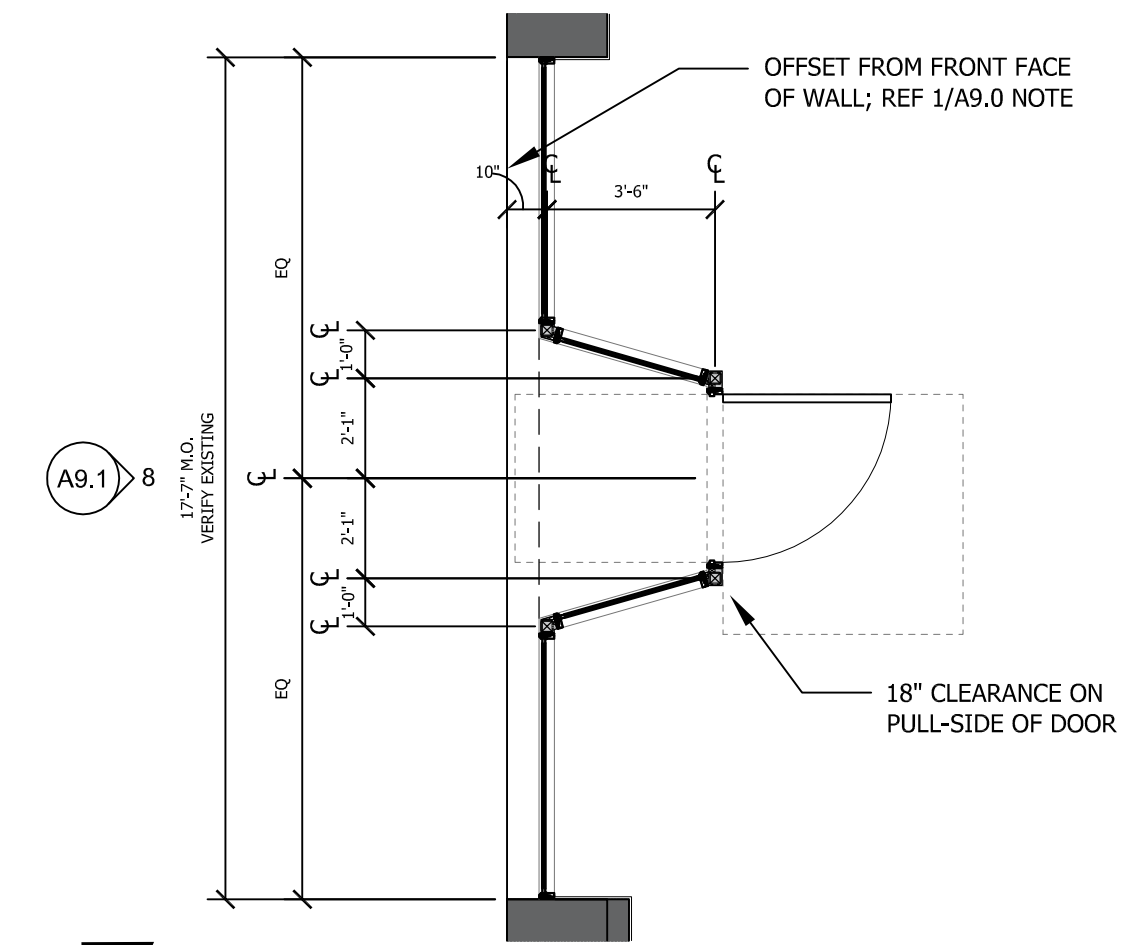
5 PLAN: UNIT H

SCALE: 1/4" = 12"



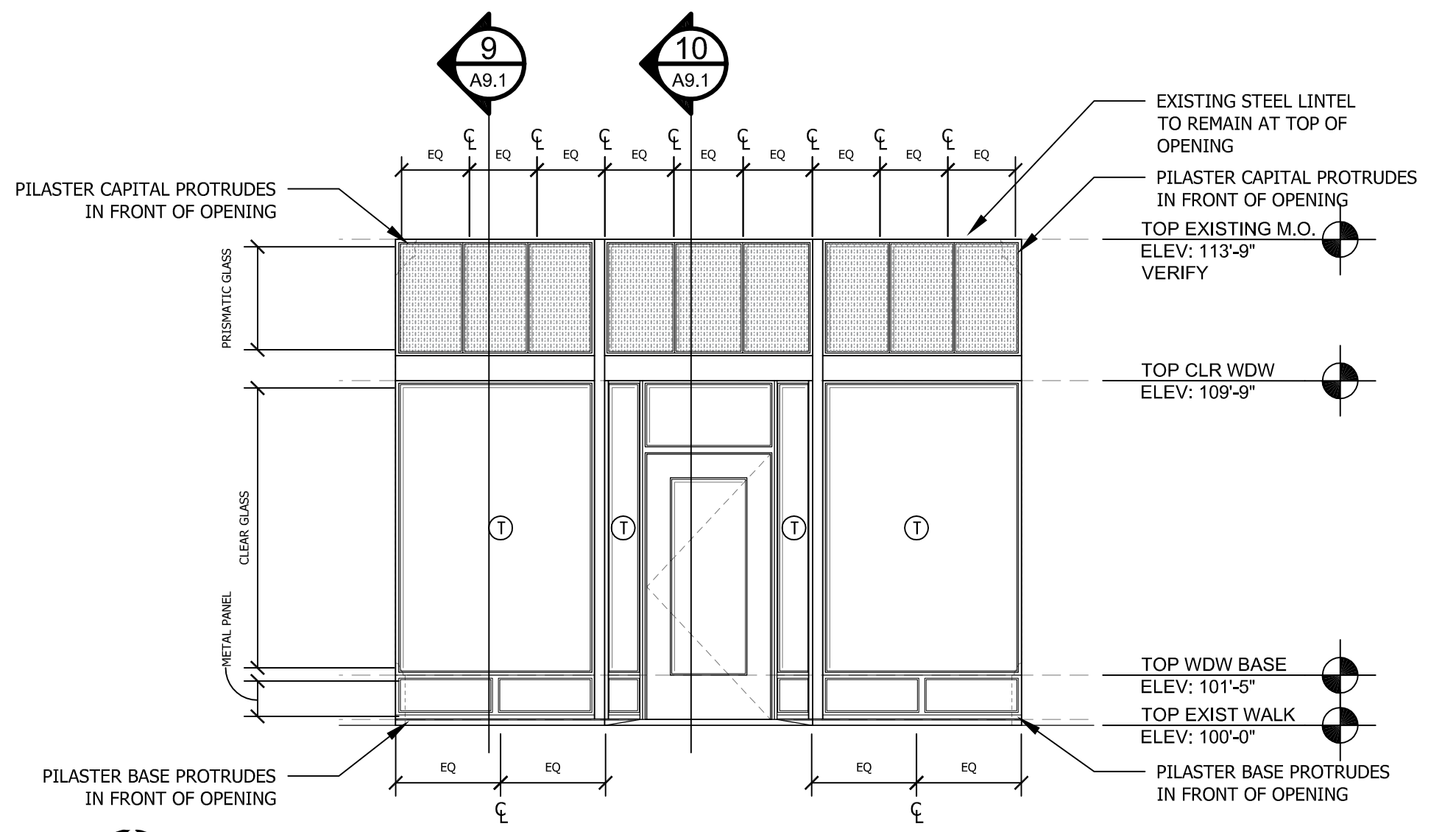
6 ELEVATION: UNIT H

SCALE: 1/4" = 12"



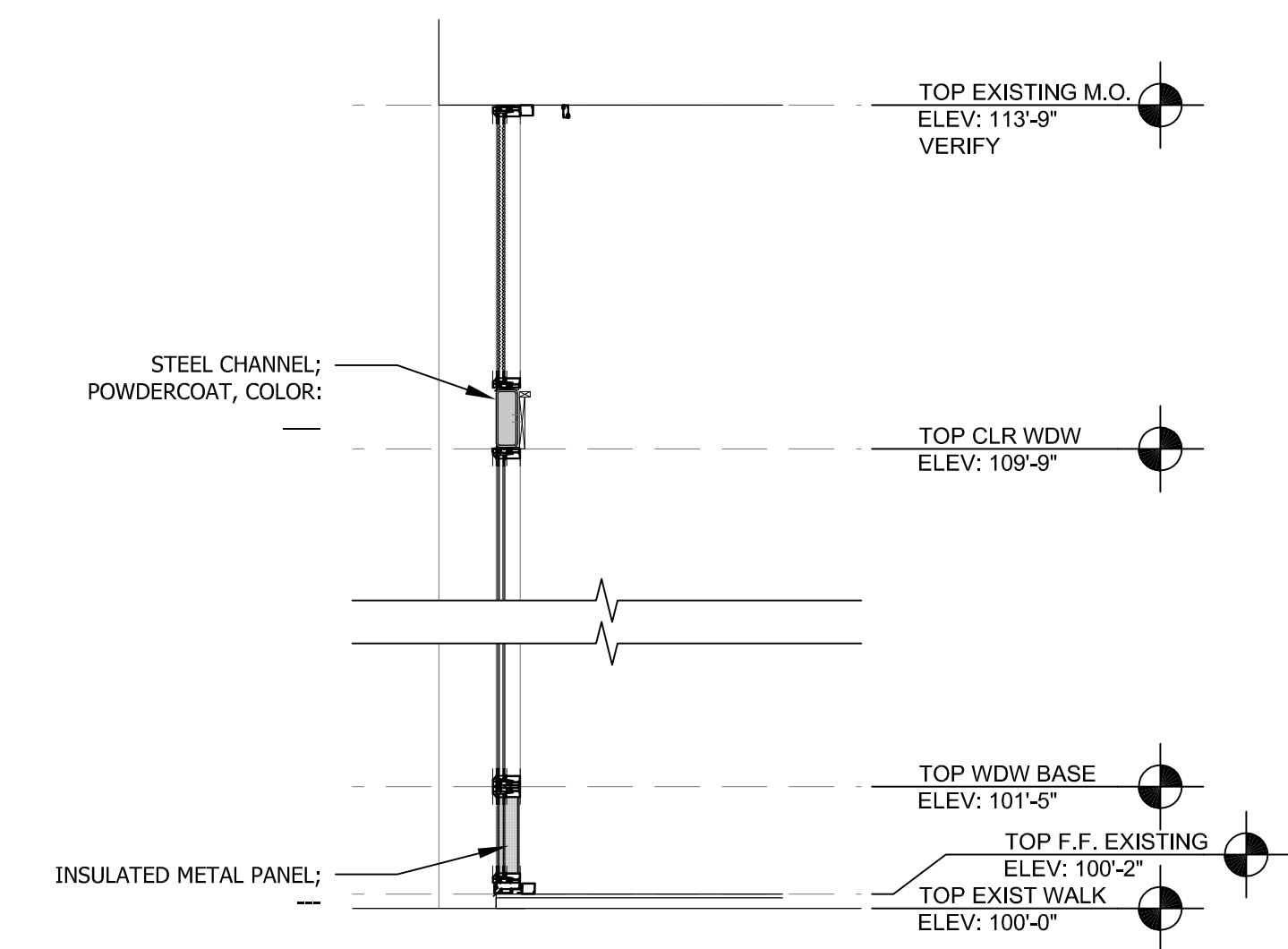
7 PLAN: UNIT J

SCALE: 1/4" = 12"



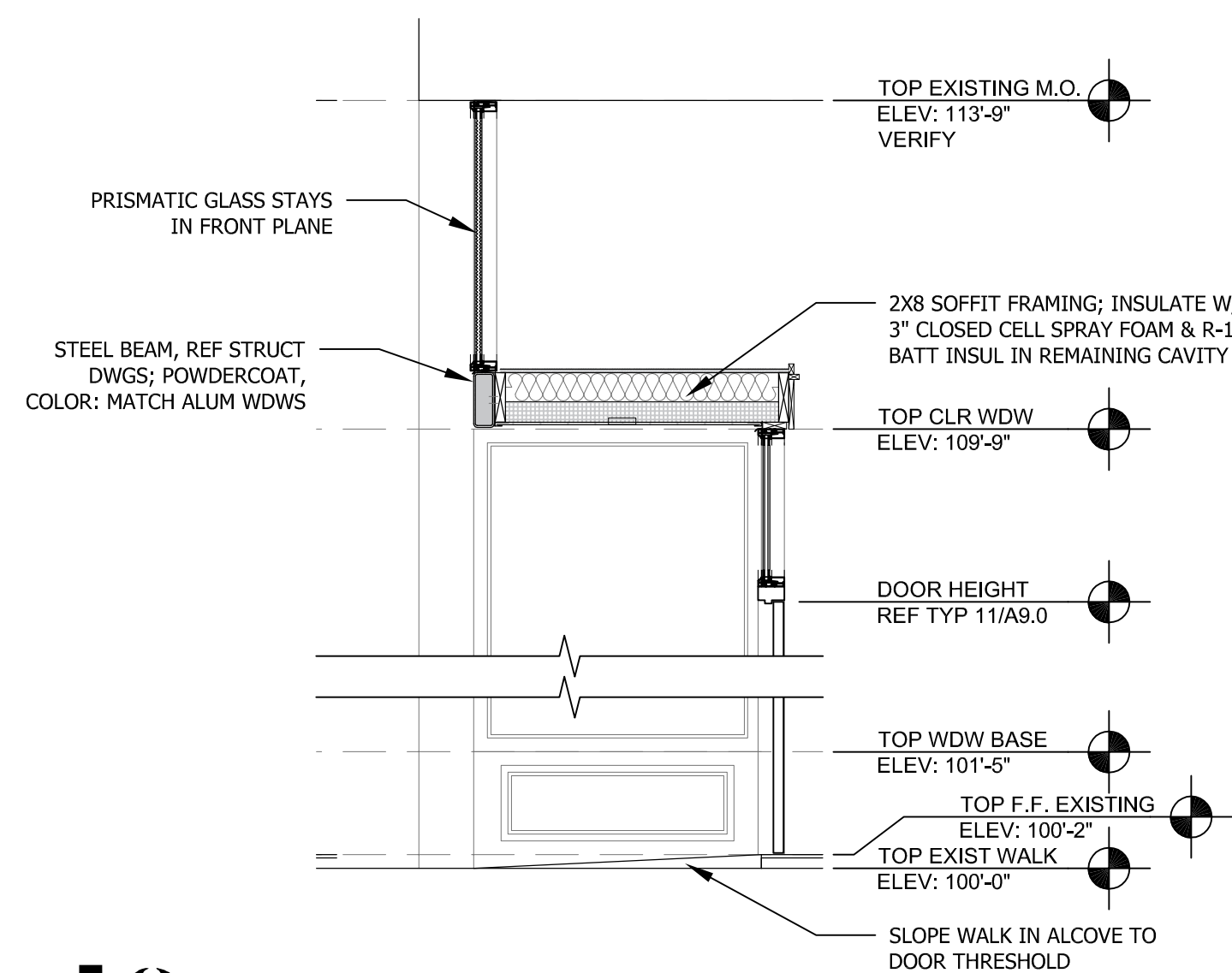
8 ELEVATION: UNIT J

SCALE: 1/4" = 12"



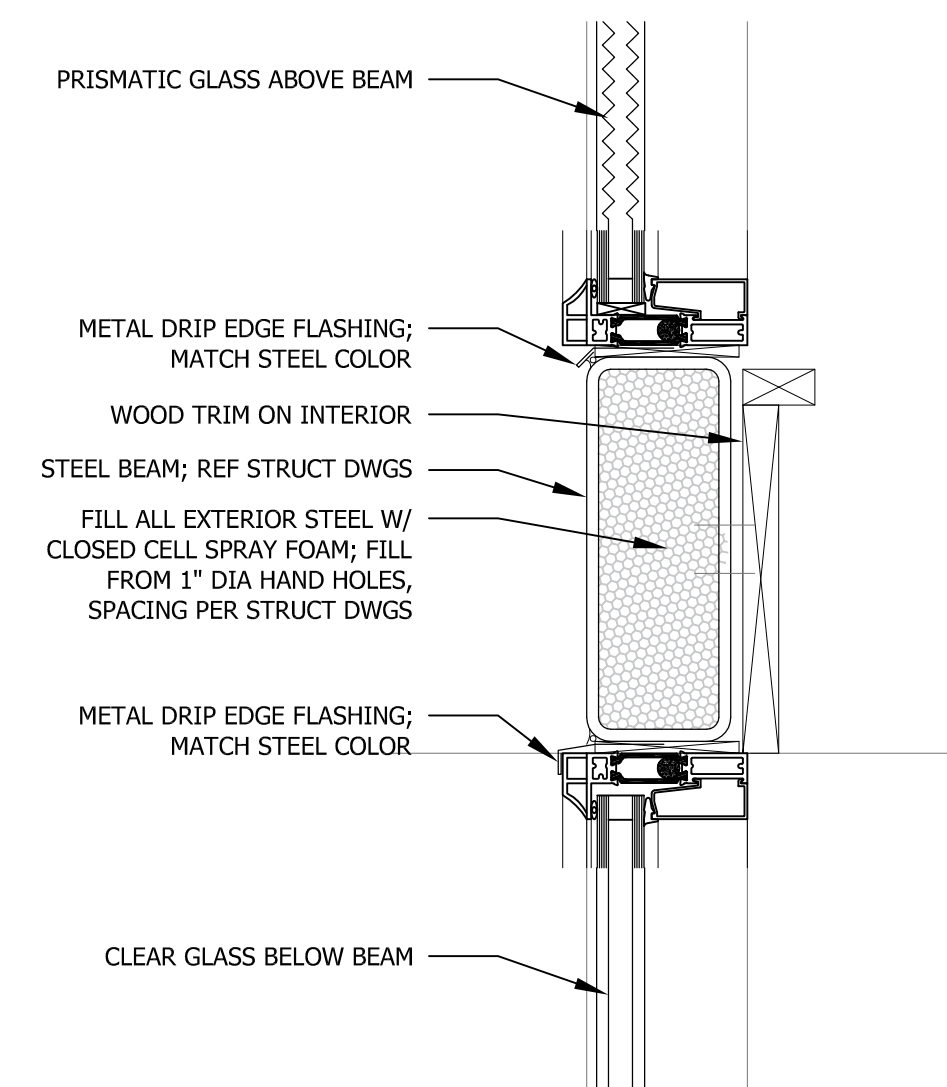
9 SECTION DETAIL: TYPICAL

SCALE: 1/2" = 12"



10 SECTION: TYPICAL ENTRY

SCALE: 1/2" = 12"

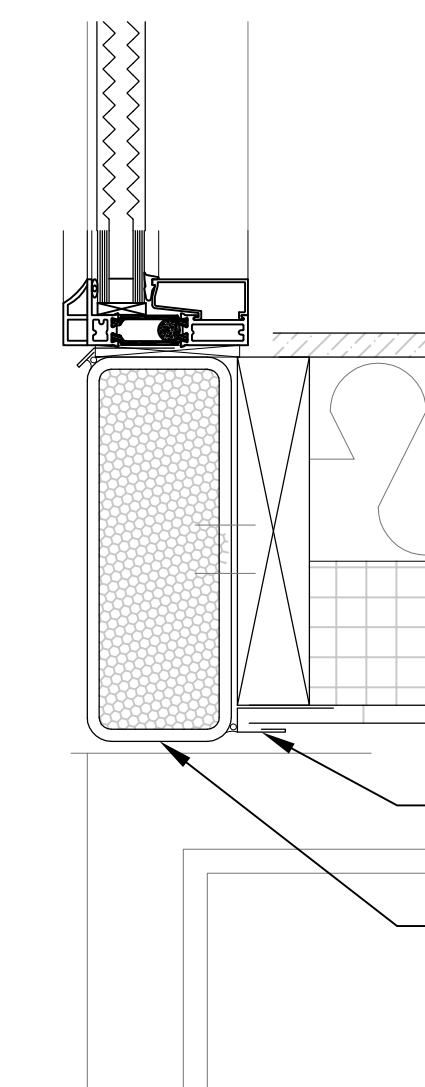


11 WDW-BEAM DETAIL

SCALE: 1/2" = 12"

DOOR & WINDOW NOTES:

- ① = TEMPERED GLASS
- 1. ALUMINUM STOREFRONT WINDOWS, TYPICAL UNO: DESCO 185H, HISTORICAL REPLICATION SERIES, THERMALLY BROKEN; EXTERIOR COLOR: _____ (STANDARD PAINT OR ANODIZED FINISH), INTERIOR COLOR: _____ (STANDARD COLOR, EITHER MATCH EXTERIOR OR MATCH INTERIOR STOREFRONT)
- 2. GLAZING, TYPICAL, UNO: _____ 3/4" MIN GLASS THICKNESS, DUAL PANE, LOW E-2 COATING ON 3RD SURFACE FROM EXTERIOR, INSULATED WITH ARGON IN CAVITY, CAPILLARY TUBES
- 3. METAL INFILL PANEL; MAPES
- 4. DOOR & FRAME, TYPICAL, UNO: _____ (ALUMINUM, MATCH WINDOWS)
- 5. ALL DOORS TO RECEIVE THERMALLY BROKEN THRESHOLDS, PROFILE COMPLIANT W/ ADA AND BE LABELED AS SUCH, 1/2" MAX HEIGHT A.F.F.; WEATHERSTRIPPING AROUND FULL PERIMETER, BRUSH OR FELT STYLE
- 6. GC TO COORDINATE WITH WINDOW SUPPLIER TO VERIFY ALL EXISTING MASONRY ROUGH OPENINGS.

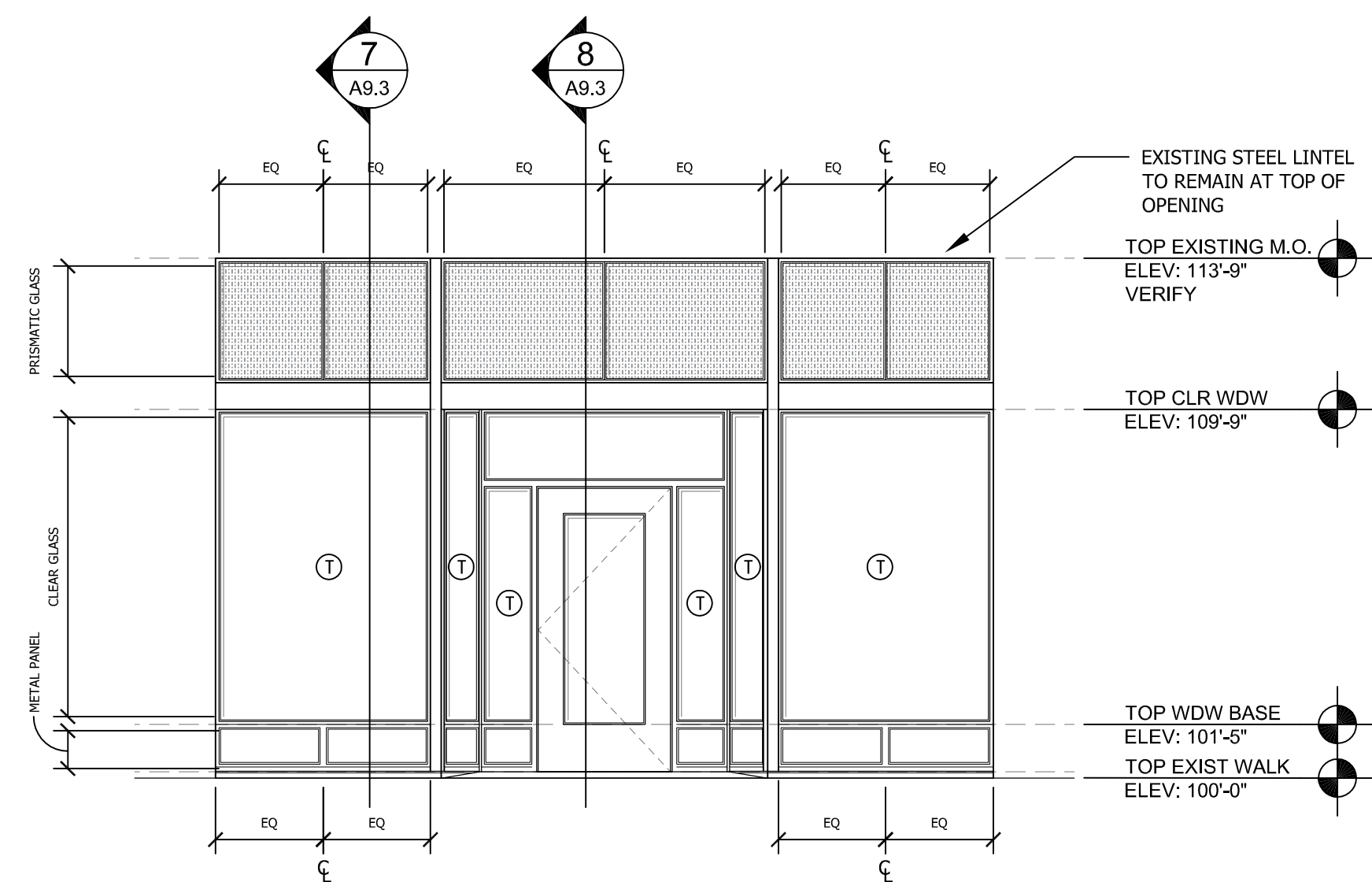


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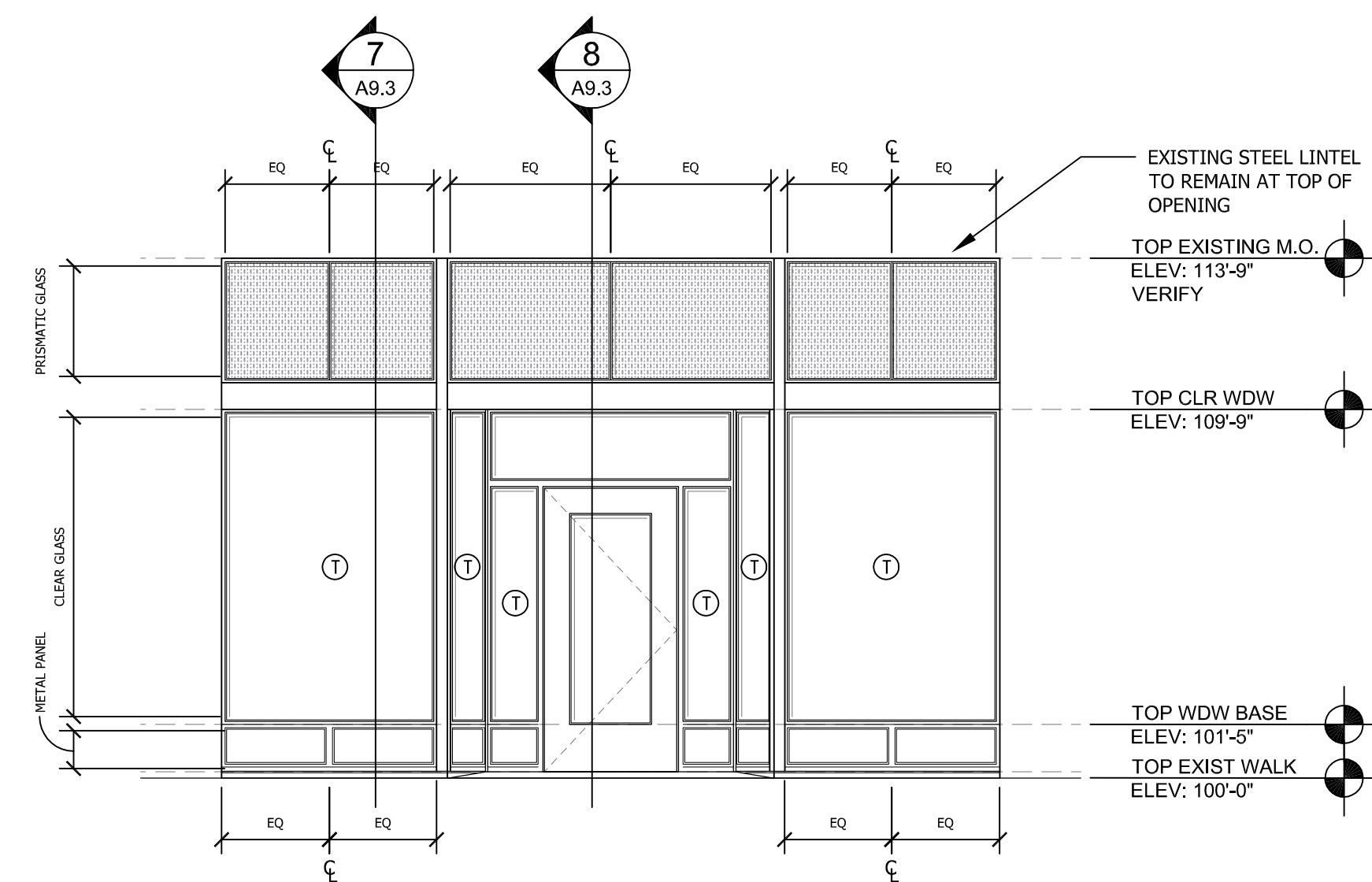
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PROJECT: MASONIC BLDG
DRAWING: WDW DETAILS
PROJECT NUMBER: 2430
DATE: 2025.06.02



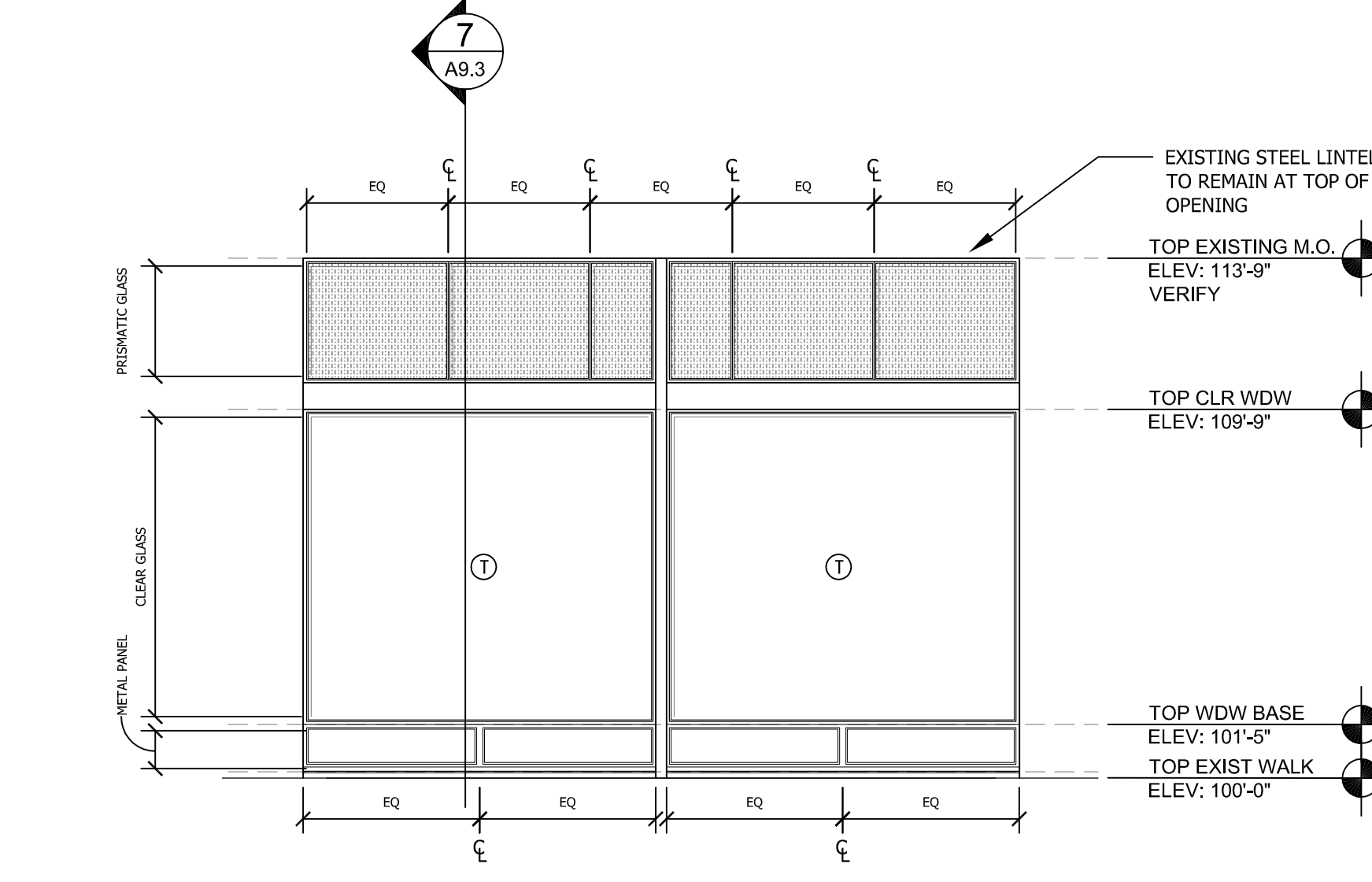
1 ELEVATION: UNIT A

SCALE: 1/4" = 12"



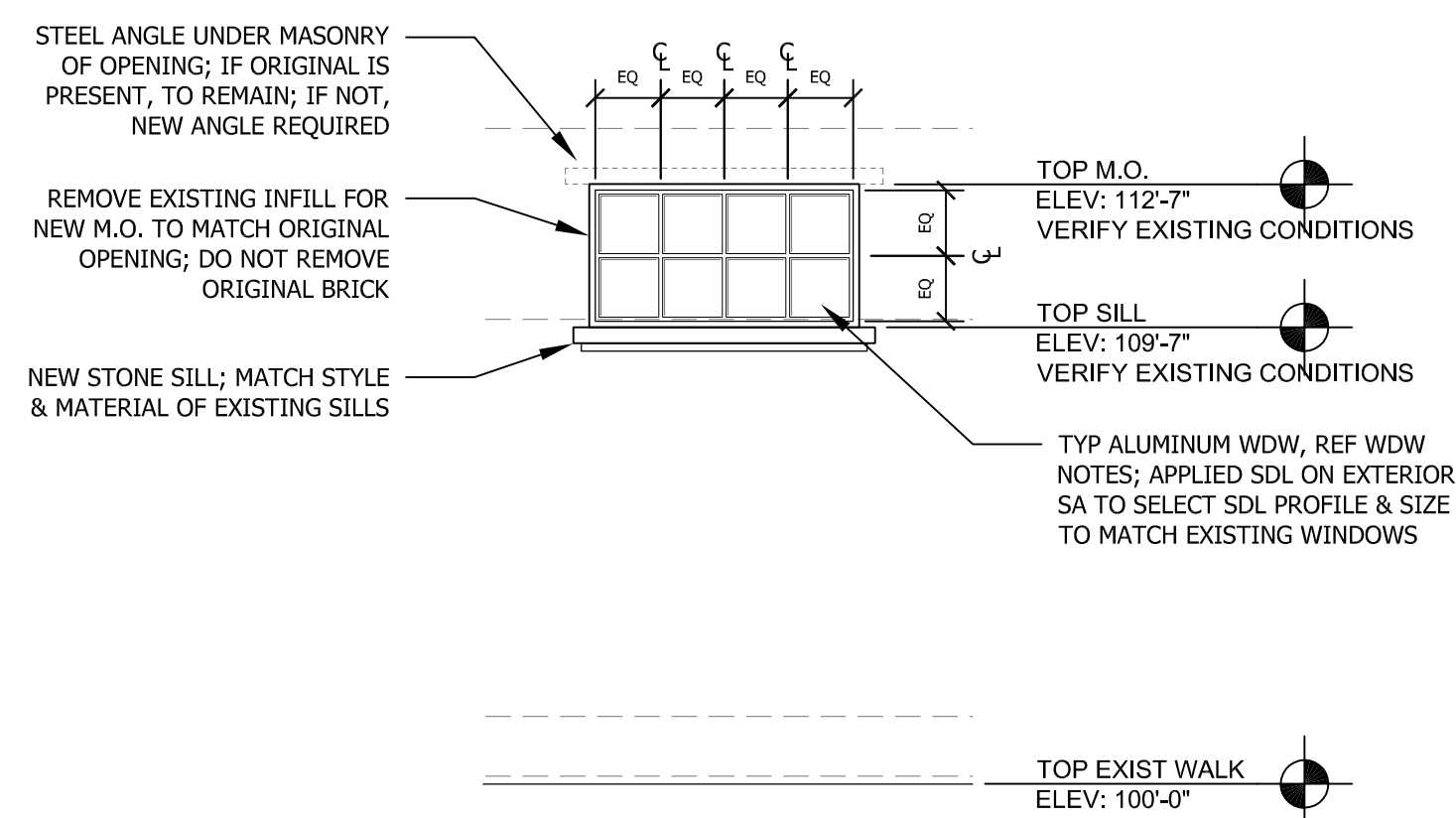
2 ELEVATION: UNIT B

SCALE: 1/4" = 12"



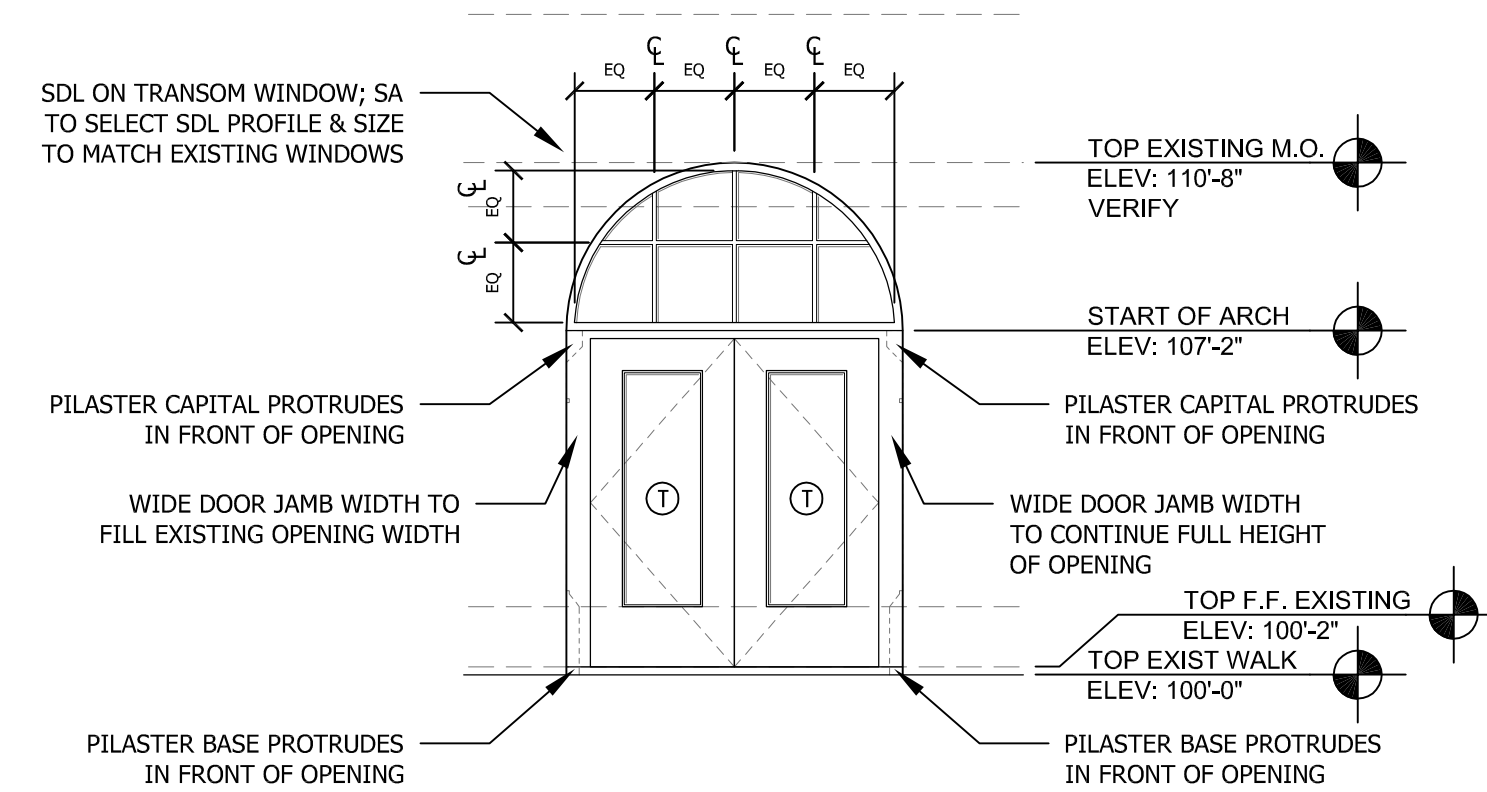
3 ELEVATION: UNIT C

SCALE: 1/4" = 12"



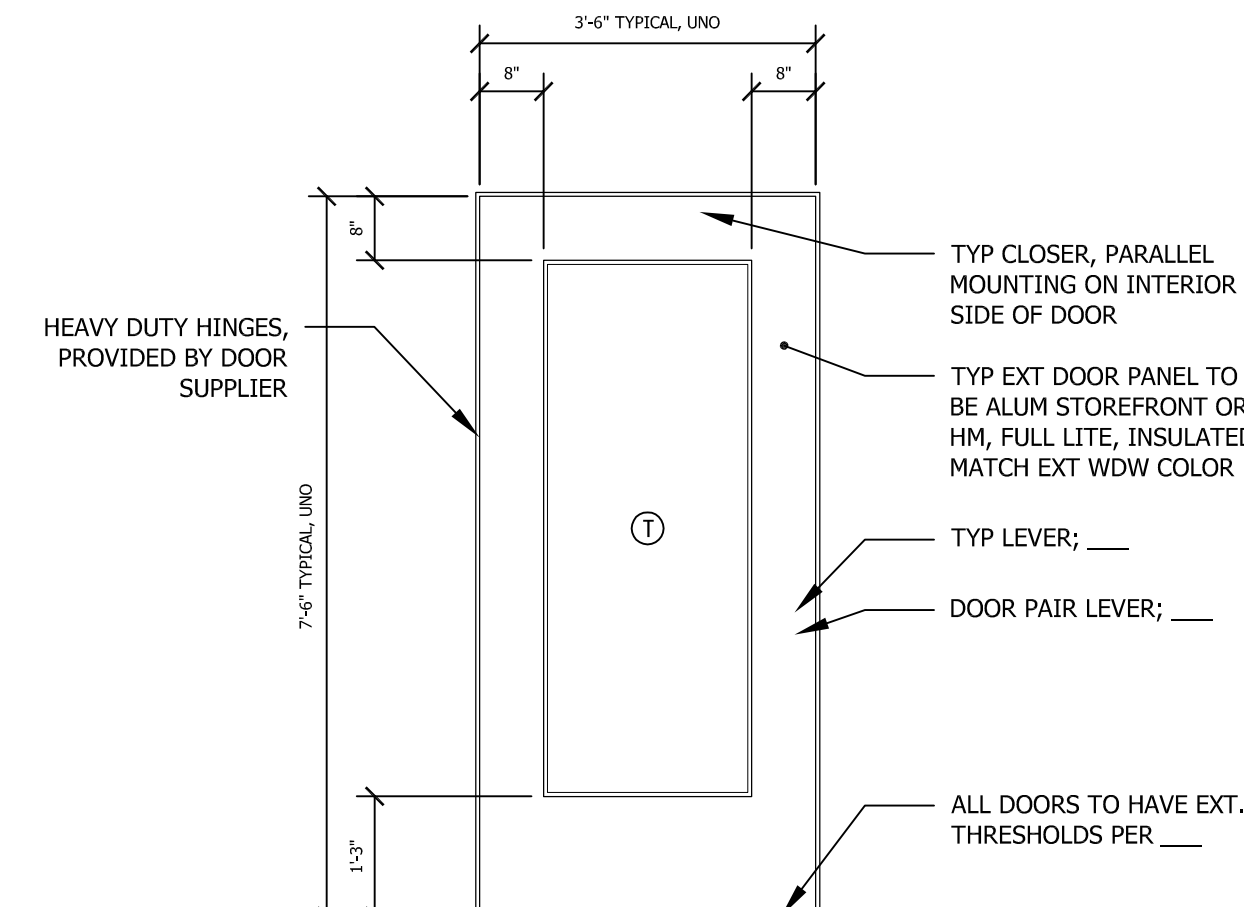
4 ELEVATION: UNIT D

SCALE: 1/4" = 12"



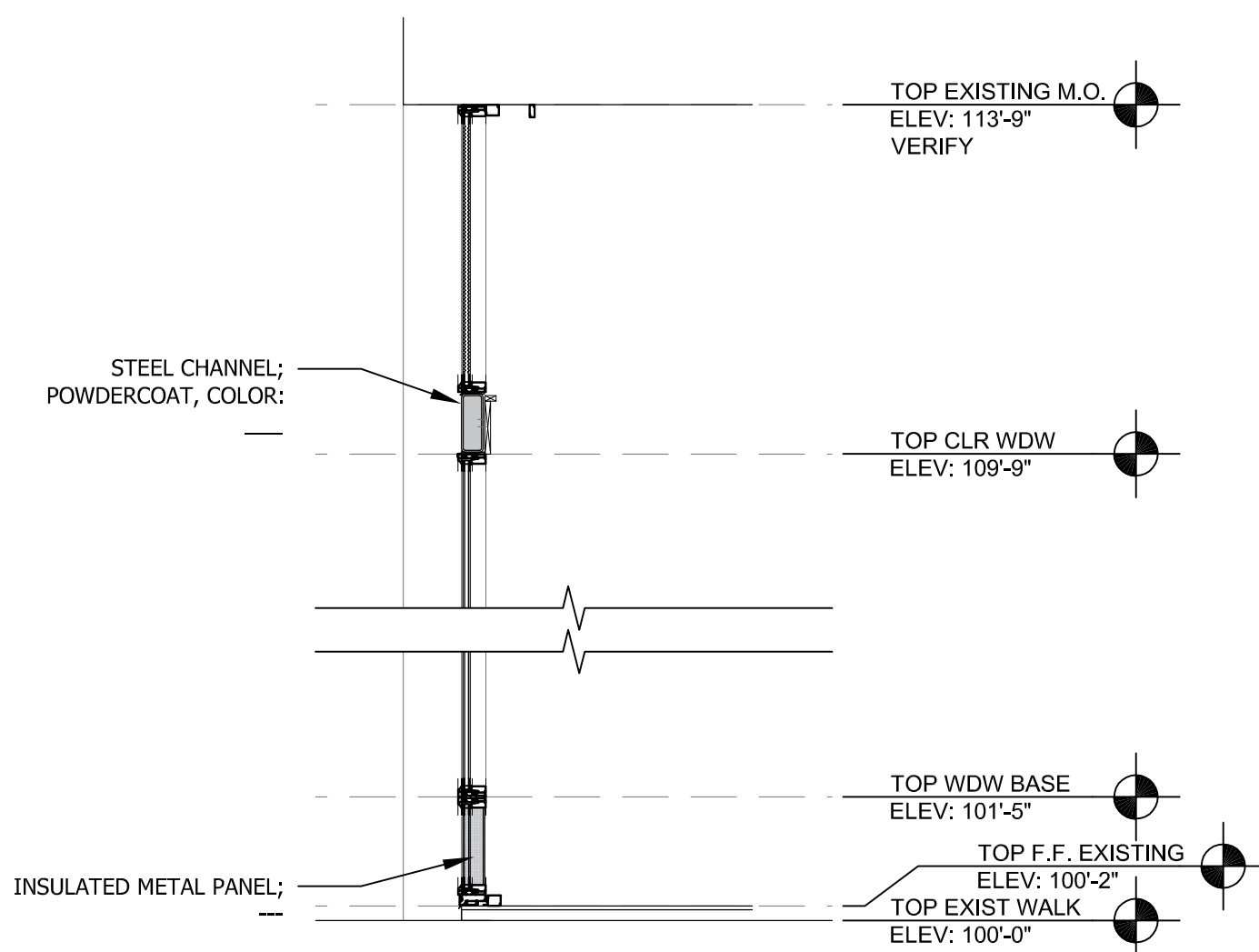
5 ELEVATION: UNIT E

SCALE: 1/4" = 12"



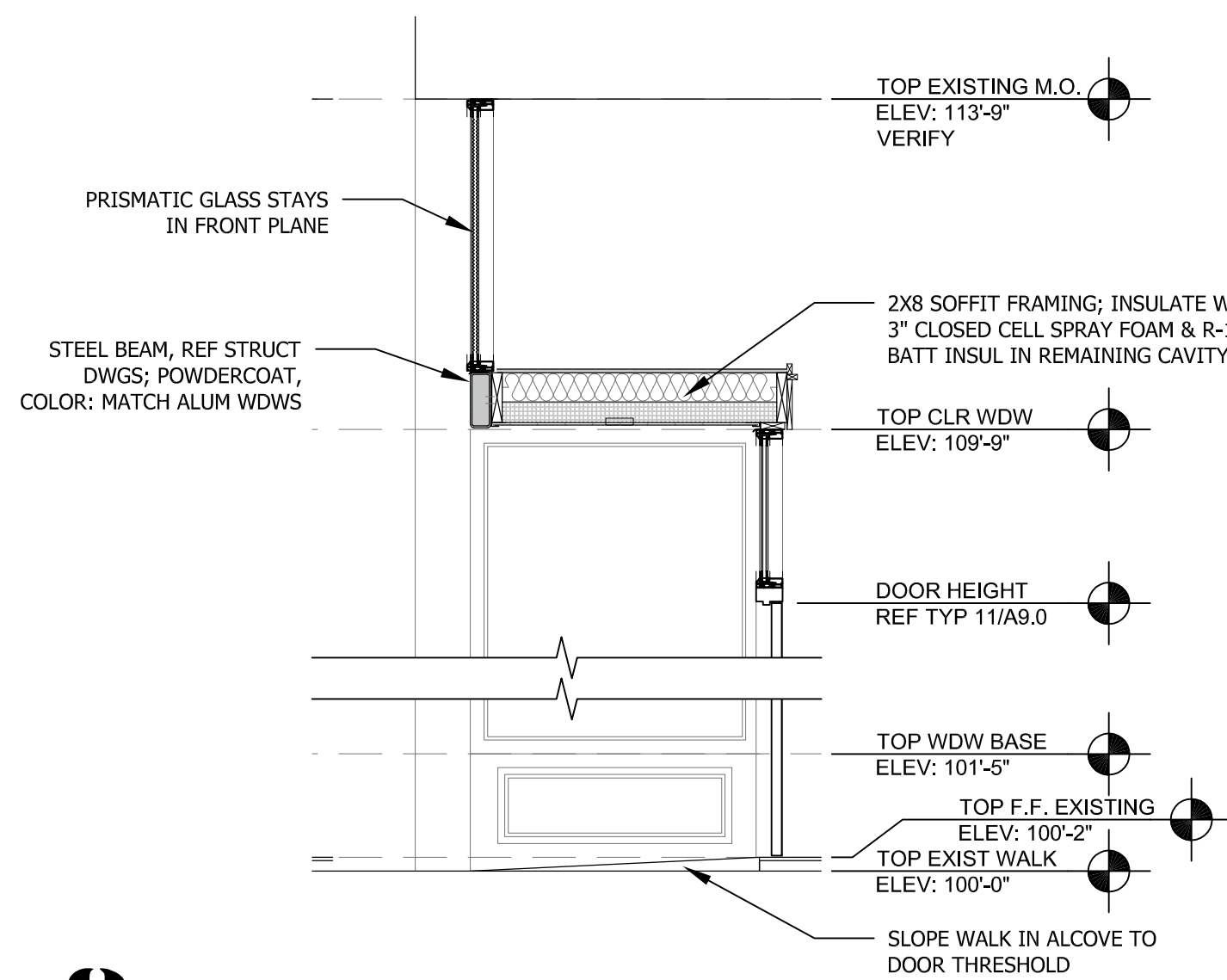
6 TYP STOREFRONT DOOR

SCALE: 1/2" = 12"



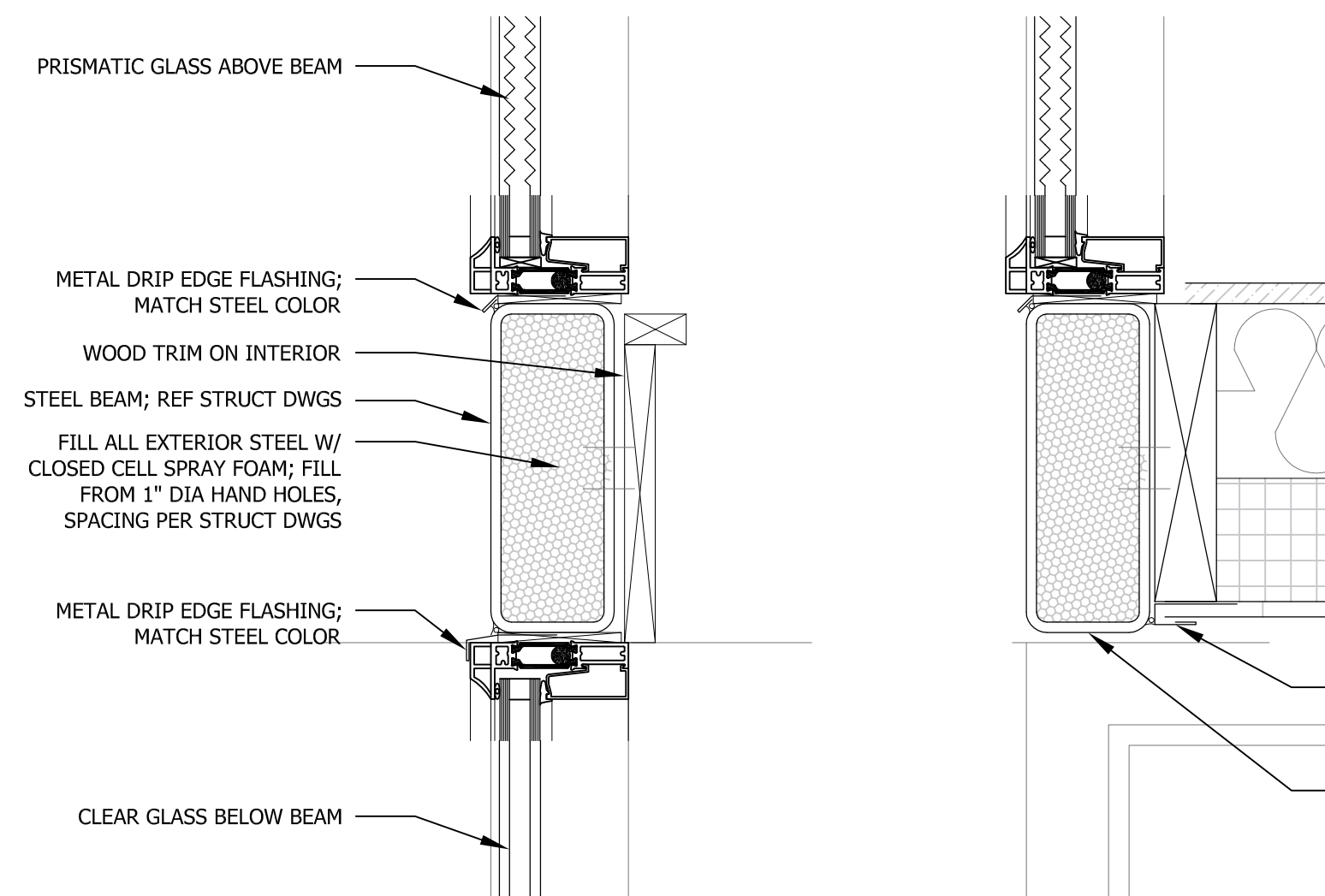
7 SECTION DETAIL: TYPICAL

SCALE: 1/2" = 12"



8 SECTION: TYPICAL ENTRY

SCALE: 1/2" = 12"



9 WDW-BEAM DETAIL

SCALE: 1/2" = 12"

DOOR & WINDOW NOTES:

- ① = TEMPERED GLASS
- 1. ALUMINUM STOREFRONT WINDOWS, TYPICAL, UNO: DESCO 185H, HISTORICAL REPLICATION SERIES, THERMALLY BROKEN; EXTERIOR COLOR: ___ (STANDARD PAINT OR ANODIZED FINISH), INTERIOR COLOR: ___ (STANDARD COLOR, EITHER MATCH EXTERIOR OR MATCH INTERIOR STOREFRONT)
- 2. GLAZING, TYPICAL, UNO: 1/2" MIN GLASS THICKNESS, DUAL PANE, LOW E-2 COATING ON 3RD SURFACE FROM EXTERIOR, INSULATED WITH ARGON IN CAVITY, CAPILLARY TUBES
- 3. METAL INFILL PANEL: MAPES
- 4. DOOR & FRAME, TYPICAL, UNO: ___ (ALUMINUM, MATCH WINDOWS)
- 5. ALL DOORS TO RECEIVE THERMALLY BROKEN THRESHOLDS, PROFILE COMPLIANT W/ ADA AND BE LABELED AS SUCH, 1/2" MAX HEIGHT A.F.F.; WEATHERSTRIPPING AROUND FULL PERIMETER, BRUSH OR FELT STYLE
- 6. GC TO COORDINATE WITH WINDOW SUPPLIER TO VERIFY ALL EXISTING MASONRY ROUGH OPENINGS.



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4 0 6 . 2 5 6 . 9 0 6 0 O
4 0 6 . 6 9 8 . 5 1 8 2 C

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PROJECT: MASONIC BLDG
DRAWING: WDW DETAILS
PROJECT NUMBER: 2430
DATE: 2025.06.26

A9.5



1 EAST ELEVATION

SCALE: 1/8" = 1'-0"



1 WEST (ALLEY) ELEVATION

SCALE: 1/8" = 1'-0"

- 3 DETAIL 9/A4.2 TYPICAL ALL RECONSTRUCTED WOOD WINDOWS
- 5 DETAIL 4/A4.2
- 5 DETAIL 4/A4.2
- THIS WINDOW HAS BEEN REPLACED AT PREVIOUS RENOVATION. EXISTING WINDOW TO REMAIN. CONFIRM ITEMS LISTED TO BE COMPLETED IN ITEM 5
- 5 DETAIL 4/A4.2
- 5 DETAIL 4/A4.2
- 15 DETAIL 2/A4.2
- 1 DETAIL 1/A4.2
- 2 DETAIL 3/A4.2
- 5 DETAIL 14/A4.2

SEE TABLE FOR STOREFRONT AT THIS AREA. THIS ELEVATION IS INCLUDED ONLY FOR LOCATING MASONRY AND STONE RESTORATIONWORK AT THE WEST (ALLEY) SIDE ELEVATION.



1 NORTH ELEVATION

SCALE: NOT TO SCALE





NOTE:
REPOINTING OF EXISTING MASONRY JOINTS AND HOLES TO BE COMPLETED AT THIS ELEVATION PER NOTES ON THIS ELEVATION PHOTO AND ON SURFACE OF THIS ENTIRE ELEVATION AS NEEDED

1 EAST ELEVATION

SCALE: 1/8" = 1'-0"

EXTERIOR RESTORATION ELEVATION KEY NOTES

- 1 REMOVE GRAFFITI AT BRICK WALL. USE NOTED RESTORATION CLEANER.
- 2 REMOVE EXISTING BRICK MORTAR MATERIAL WHERE LOOSE UNTIL SOLID SUBSTRATE REMAINS. REPOINT WITH COLOR MATCHED HISTORIC MIX MORTAR.
- 3 FILL HOLES IN EXISTING STONE SILLS WITH HISTORIC LIMESTONE COLOR MATCHED PATCHING MATERIAL. REMOVE LOOSE MATERIAL TQ* BELOW DETERIORATED MATERIAL PER PATCHING MATERIAL MANUFACTURER'S RECOMMENDATIONS.
- 4 REMOVE AND REINSTALL HISTORIC LIMESTONE WINDOW LINTEL STONE THAT HAS BECOME LOOSE IN WALL. REINSTALL WITH EPOXYED PINS AT BACK SIDE OF STONE UNIT.
- 5 CLEAN STONE, BRICK AND CONCRETE MASONRY OR CONCRETE WASH CAPS AT EXISTING EXTERIOR WITH HISTORIC RESTORATION MASONRY CLEANER USING LOW PRESSURE WASH PSI. USE ON A TEST AREA PER MANUFACTURER'S RECOMMENDATIONS. TYPICAL ALL EXTERIOR AREAS ONCE PATCHING, CONSOLIDATION, REPOINTING ARE COMPLETED.
- 6 REMOVE AND REINSTALL HISTORIC LIMESTONE BELTCOURSE STONE THAT HAS BECOME DETERIORATED TO A POINT BEYOND ABILITY TO BE PATCHED. INSTALL NEW MATCHING LIMESTONE SHAPE WITH EPOXY ANCHORED PINS AT BACK SIDE OF STONE UNIT. INSTALL SEALANT AROUND PERIMETER OF STONE REPLACEMENT PIECE.
- 7 REMOVE AND REINSTALL HISTORIC LIMESTONE STONE BELT COURSE UNIT THAT HAS BECOME DETERIORATED TO A POINT BEYOND ABILITY TO BE PATCHED. INSTALL NEW MATCHING LIMESTONE SHAPE WITH EPOXY ANCHORED PINS AT BACK SIDE OF STONE UNIT. INSTALL SEALANT AROUND PERIMETER OF STONE REPLACEMENT PIECE.
- 8 INSTALL NEW BRICK AND LIMESTONE SILL AROUND NEW WINDOW UNIT THAT IS INSTALLED WHERE BRICK INFILL HAD OCCURRED PREVIOUSLY. SEE DEMOLITION EXTERIOR ELEVATIONS FOR EXTENT. SOURCE BRICK SAMPLE FROM HEBRON BRICK COMPANY OR EQUAL IN MATCHING SIZE AND SIMILAR COLOR. PROVIDE 3-6 SAMPLE UNITS TO REPRESENT RANGE OF COLORS IN PROPOSED MATCH. GOAL IS NOT TO MATCH HISTORIC BRICK BUT BE A CLOSE REPRESENTATION. BRICK MAY BE SALVAGED FROM INFILL BRICK MASONRY THAT IS TO BE DEMOLISHED IF BRICK CAN BE REMOVED AND MAINTAINED IN SOLID UNIT PIECES.
- 9 SEE DEMOLITION EXTERIOR ELEVATIONS AND NEW STOREFRONT WINDOW ELEVATIONS, TRANSOM FRAMES, GLAZING, DOOR AND ENTRY ELEVATIONS AND DETAILS FOR REPLACEMENT STOREFRONT.
- 10 CLEAN STONE CORNERSTONE AT EXISTING EXTERIOR WITH HISTORIC RESTORATION MASONRY CLEANER USING LOW PRESSURE WASH PSI. USE ON A TEST AREA PER MANUFACTURER'S RECOMMENDATIONS. TYPICAL ALL EXTERIOR AREAS ONCE PATCHING, CONSOLIDATION, REPOINTING ARE COMPLETED.
- 11 VARIED COLOR BRICK MASONRY THAT MAY HAVE BEEN REPLACED PREVIOUSLY TO REMAIN. CLEAN AND REPOINT BRICK MASONRY MORTAR JOINTS PER KEY NOTES ABOVE.
- 12 REMOVE RUST, SCALE AND OTHER DIRT AND DEBRIS FROM GALVANIZED IRON CORNICE, DENTILS, PARAPET CAP, EXPOSED STEEL WINDOW LINTELS AT THIRD FLOOR TRANSOM WINDOW UNITS, AND GALVANIZED SHEET METAL INSERT DETAILS. USE HAND OPERATED WIRE BRUSH OR SCRAPER TO CLEAN; APPLY ZINC RICH GALVANIZING COMPOUND PER MANUFACTURER'S RECOMMENDATIONS.
- 13 EXISTING MARBLE PANEL DETAIL. REMOVE ANY LOOSE MORTAR AT JOINTS, PATCH WITH COLOR MATCHING HISTORICAL MORTAR PATCH. EXERCISE CAUTION DURING CLEANING PHASE TO TEST A SMALL AREA WITH RESTORATION CLEANER WITH MARBLE, OTHER STONE, TERRA COTTA AND BRICK TO ENSURE THERE ARE NO UNSATISFACTORY REACTIONS BETWEEN CLEANER AND EXISTING HISTORIC MATERIALS.
- 14 EXISTING CAST TERRA COTTA CAPITALS AND MISCELLANEOUS DETAILS. REMOVE ANY LOOSE MORTAR AT JOINTS, PATCH WITH COLOR MATCHING HISTORICAL COMPLIANT MORTAR PATCH. EXERCISE CAUTION DURING CLEANING PHASE TO TEST A SMALL AREA WITH RESTORATION CLEANER WITH TERRA COTTA, OTHER STONE, MARBLE AND BRICK TO ENSURE THERE ARE NO UNSATISFACTORY REACTIONS BETWEEN CLEANER AND EXISTING HISTORIC MATERIALS.
- 15 PATCH DRILLED HOLES IN BRICK MASONRY WITH COLOR MATCHED HISTORIC FORMULATION MORTAR.
- 16 PATCH DRILLED HOLES IN LIMESTONE OR TERRA COTTA MASONRY WITH COLOR MATCHED HISTORIC FORMULATION MASONRY REPAIR MORTAR. USE PATCH TIES TO ENSURE ATTACHMENT OF NEW PATCHING MATERIAL TO EXISTING MASONRY SHAPES.



SEE 1/A4.1 FOR STOREFRONT AT THIS AREA. THIS ELEVATION IS INCLUDED ONLY FOR LOCATING MASONRY AND STONE RESTORATIONWORK AT THE WEST (ALLEY) SIDE ELEVATION

1 WEST (ALLEY) ELEVATION

SCALE: 1/8" = 1'-0"

WINDOW RESTORATION ELEVATION KEY NOTES

- 1 REBUILD EXISTING THIRD FLOOR UPPER TRANSOM WINDOWS. TEST EXISTING PAINT, GLAZING PUTT AND WINDOW SEALANT FOR HAZARDOUS MATERIALS. ABATE ANY PER INDUSTRIAL HYGIENIST RECOMMENDATIONS AND LAWS REGULATING REMOVAL OF LEAD OR OTHER HAZARDOUS MATERIALS. PEEL AWAY PAINT REMOVER MAY BE USED TO REMOVE MULTIPLE LAYERS OF PAINT AND PRIMER. FOR DETERIORATED WOOD SILLS, WINDOW FRAME AND SASH, STOPS OR OTHER WOOD WINDOW PARTS, USE A PENETRATING TWO PART LIQUID OR PASTE CONSISTENCY EPOXY PRODUCT. ALBATRON OR EQUAL. PRIME, REGLAZE WINDOW PUTTY AND INSTALL NEW GLAZING POINTS AS REQUIRED. TWO COATS EXTERIOR SEMI-GLOSS PAINT AT ALL WOOD SASH. IF WINDOWS ARE DETERIORATED BEYOND POTENTIAL FOR REPAIR, PROVIDE A PRICE FOR A REPLACEMENT EXTRUDED ALUMINUM CLAD WOOD WINDOW WITH MATCHING OPERATION OR CASEMENT OPERATION, INSULATED GLAZING, LOW E COATING WITH FRAME, SASH, AND MUNTINS TO MATCH WINDOWS THAT WERE PREVIOUSLY REPLACED IN A MATCHING COLOR TO REPLACEMENT WINDOWS. SIERRA PACIFIC, MARVIN OR EQUAL.
- 2 INSTALL A COLOR MATCHING SEALANT AT HEAD AND JAMB OF PREVIOUSLY REPLACED ALUMINUM CLAD WINDOWS. MATCH STONE OR BRICK IMMEDIATELY ADJACENT TO WINDOWS.
- 3 INSTALL A COLOR MATCHING SEALANT AT HEAD AND JAMB OF RESTORED WOOD WINDOWS. MATCH STONE OR BRICK IMMEDIATELY ADJACENT TO WINDOWS. AT SILLS OF HISTORIC WINDOWS, INSTALL BACKER AND SEALANT AT JOINT BETWEEN WOOD SILL AND CONCRETE MORTAR WASH.

- 4
- 5
- 6
- 7
- 8
- 9
- 10

3 DETAIL 9/A4.2 TYPICAL ALL RECONSTRUCTED WOOD WINDOWS

5/2 DETAIL 4/A4.2

5/2 DETAIL 4/A4.2

THIS WINDOW HAS BEEN REPLACED AT PREVIOUS RENOVATION. EXISTING WINDOW TO REMAIN. CONFIRM ITEMS LISTED TO BE COMPLETED IN ITEM 5

5/2 DETAIL 4/A4.2

15 DETAIL 2/A4.2

1 DETAIL 1/A4.2

2 DETAIL 3/A4.2

5 DETAIL 14/A4.2

NOTE:
REPOINTING OF EXISTING MASONRY JOINTS AND HOLES TO BE COMPLETED AT THIS ELEVATION PER NOTES ON THIS ELEVATION PHOTO AND ON SURFACE OF THIS ENTIRE ELEVATION AS NEEDED



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DRAWING: EXTERIOR ELEVATIONS
PROJECT NUMBER: 2430
DATE: 2025.05.23

A4.0



1 NORTH ELEVATION

EXTERIOR RESTORATION ELEVATION KEY NOTES

- ① REMOVE GRAFFITI AT BRICK WALL. USE NOTED RESTORATION CLEANER.
- ② REMOVE EXISTING BRICK MORTAR MATERIAL WHERE LOOSE UNTIL SOLID SUBSTRATE REMAINS. REPOINT WITH COLOR MATCHED HISTORIC MIX MORTAR.
- ③ FILL HOLES IN EXISTING STONE SILLS WITH HISTORIC LIMESTONE COLOR MATCHED PATCHING MATERIAL. REMOVE LOOSE MATERIAL TQ* BELOW DETERIORATED MATERIAL PER PATCHING MATERIAL MANUFACTURER'S RECOMMENDATIONS.
- ④ REMOVE AND REINSTALL HISTORIC LIMESTONE WINDOW LINTEL STONE THAT HAS BECOME LOOSE IN WALL. REINSTALL WITH EPOXIED PINS AT BACK SIDE OF STONE UNIT.
- ⑤ CLEAN STONE, BRICK AND CONCRETE MASONRY OR CONCRETE WASH CAPS AT EXISTING EXTERIOR WITH HISTORIC RESTORATION MASONRY CLEANER USING LOW PRESSURE WASH PSI. USE ON A TEST AREA PER MANUFACTURER'S RECOMMENDATIONS. TYPICAL ALL EXTERIOR AREAS ONCE PATCHING, CONSOLIDATION, REPOINTING ARE COMPLETED.
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WINDOW RESTORATION ELEVATION KEY NOTES

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- ⑥
- ⑦
- ⑧
- ⑨
- ⑩



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DRAWING: EXTERIOR ELEVATIONS
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A4.1



REMOVE GRAPHITI

1 DETAIL

NOT TO SCALE



PATCH DRILLED HOLES WITH HISTORIC FORMULATION COLOR MATCHED MORTAR

2 DETAIL

NOT TO SCALE



REMOVE DAMAGED BRICK MASONRY UNITS, REPOINT JOINTS WITH HISTORIC FORMULATION COLOR MATCHED MORTAR

3 DETAIL

NOT TO SCALE



REPOINT JOINTS WITH HISTORIC FORMULATION COLOR MATCHED MORTAR; REMOVE LOOSE MASONRY WASH CAP AT WDW SILL AND INSTALL NEW MORTAR WASH AT SILL; SEALER AT SILL WASH AND MASONRY

4 DETAIL

NOT TO SCALE



SECOND FLOOR STONE BELTCOURSE UNIT TO BE REPLACED

5 DETAIL

NOT TO SCALE



REMOVE DAMAGED STONEMASONRY MATERIAL, INSTALL PATCHING MATERIAL AND PATCH TIES, CONSOLIDANT AT EXISTING STONE TO REMAIN. SILOXANE SEALER PER MFGR RECOMMENDATIONS

DO NOT ATTEMPT PATCHING OF ANY EXISTING TERRA COTTA MASONRY UNITS. REFER TO ORIGINAL HISTORIC DRAWINGS FOR LOCATION OF TERRA COTTA

REMOVE GRAPHITI FROM EXTERIOR BRICK WALL ABOVE CORNICE-MULTIPLE LOCATIONS.

6 DETAIL

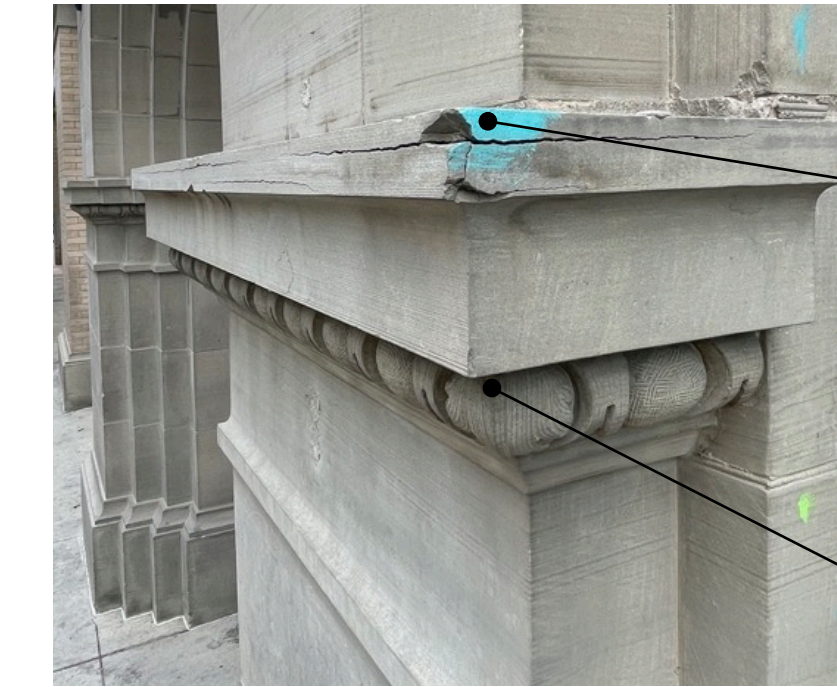
NOT TO SCALE



REMOVE DAMAGED STONEMASONRY MATERIAL, INSTALL PATCHING MATERIAL AND PATCH TIES, CONSOLIDANT AT EXISTING STONE TO REMAIN. SILOXANE SEALER PER MFGR RECOMMENDATIONS

7 DETAIL

NOT TO SCALE



REMOVE DAMAGED STONEMASONRY MATERIAL, INSTALL PATCHING MATERIAL AND PATCH TIES, CONSOLIDANT AT EXISTING STONE TO REMAIN. SILOXANE SEALER PER MFGR RECOMMENDATIONS

PAINT REMOVER AT PAINT, GRAPHITI AREAS

DO NOT ATTEMPT PATCHING OF ANY EXISTING TERRA COTTA MASONRY UNITS. REFER TO ORIGINAL HISTORIC DRAWINGS FOR LOCATION OF TERRA COTTA

8 DETAIL

NOT TO SCALE



REMOVE AND REINSTALL EXISTING STONE WINDOW CORNICE WITH EPOXIED PINS AND HISTORIC FORMULATION MORTAR SETTING BED, SEALANT AT TOP EDGE

9 DETAIL

NOT TO SCALE



REMOVE DAMAGED STONEMASONRY MATERIAL, INSTALL PATCHING MATERIAL AND PATCH TIES, CONSOLIDANT AT EXISTING STONE TO REMAIN. SILOXANE SEALER PER MFGR RECOMMENDATIONS

10 DETAIL

NOT TO SCALE



REMOVE DAMAGED STONEMASONRY MATERIAL, INSTALL PATCHING MATERIAL AND PATCH TIES, CONSOLIDANT AT EXISTING STONE TO REMAIN. SILOXANE SEALER PER MFGR RECOMMENDATIONS

11 DETAIL

NOT TO SCALE



REMOVE DAMAGED STONEMASONRY MATERIAL, INSTALL PATCHING MATERIAL AND PATCH TIES, CONSOLIDANT AT EXISTING STONE TO REMAIN. SILOXANE SEALER PER MFGR RECOMMENDATIONS

12 DETAIL

NOT TO SCALE



COAT WITH ZINC RICH GALVANIZING COMPOUND AFTER SURFACE PREP PER EXTERIOR PRESERVATION KEY NOTES

COAT WITH ZINC RICH GALVANIZING COMPOUND AFTER SURFACE PREP PER EXTERIOR PRESERVATION KEY NOTES

13 DETAIL

NOT TO SCALE



REMOVE DAMAGED STONEMASONRY MATERIAL, INSTALL PATCHING MATERIAL AND PATCH TIES, CONSOLIDANT AT EXISTING STONE TO REMAIN. SILOXANE SEALER PER MFGR RECOMMENDATIONS

14 DETAIL

NOT TO SCALE



REMOVE DAMAGED STONEMASONRY MATERIAL, INSTALL PATCHING MATERIAL AND PATCH TIES, CONSOLIDANT AT EXISTING STONE TO REMAIN. SILOXANE SEALER PER MFGR RECOMMENDATIONS

15 DETAIL

NOT TO SCALE



NOTE: NOTIFY ARCHITECT IF RESTORATION CLEANER DOES NOT REMOVE GRAPHITI TO COORDINATE USE OF OTHER PRODUCTS THAT MAY BE USED AND NOT DAMAGE BRICK SURFACE

REMOVE GRAPHITI FROM EXTERIOR BRICK WALL ABOVE CORNICE-MULTIPLE LOCATIONS.

16 DETAIL

NOT TO SCALE



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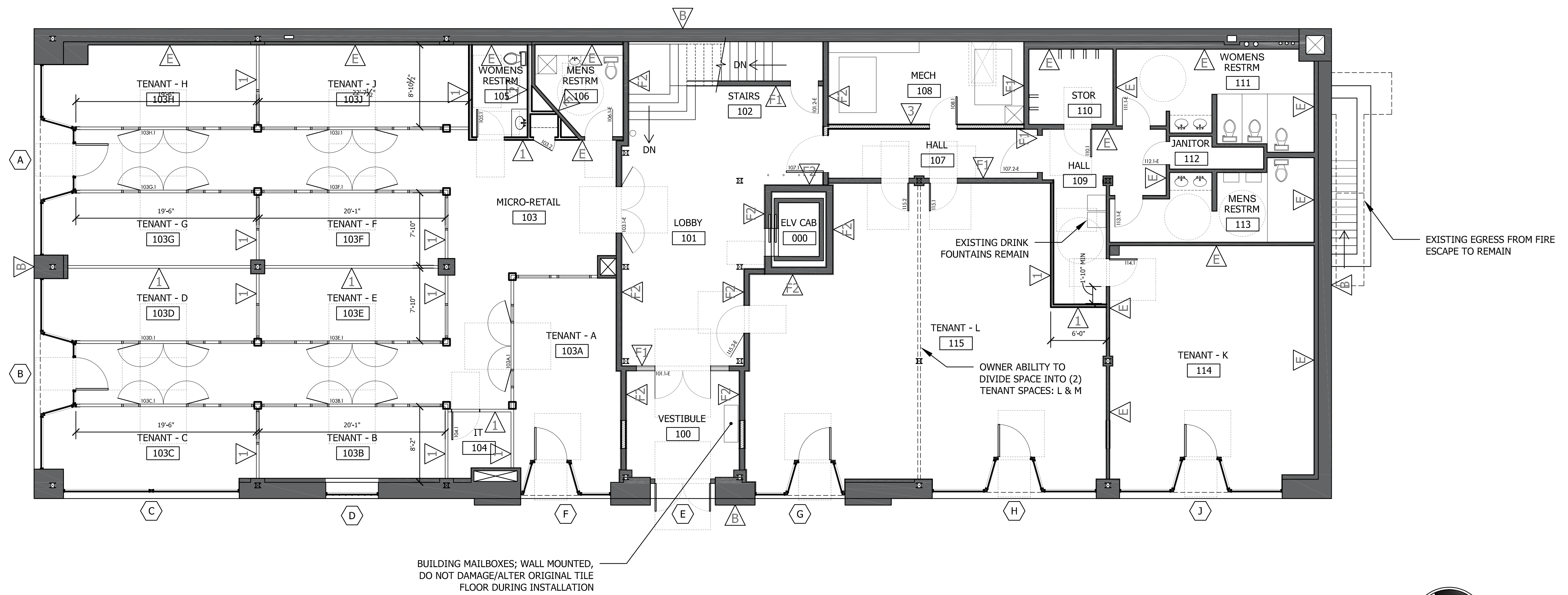
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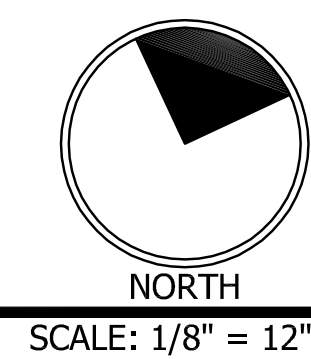
PROJECT: MASONIC BLDG

DRAWING: EXTERIOR DETAILS
PROJECT NUMBER: 2430
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A4.5



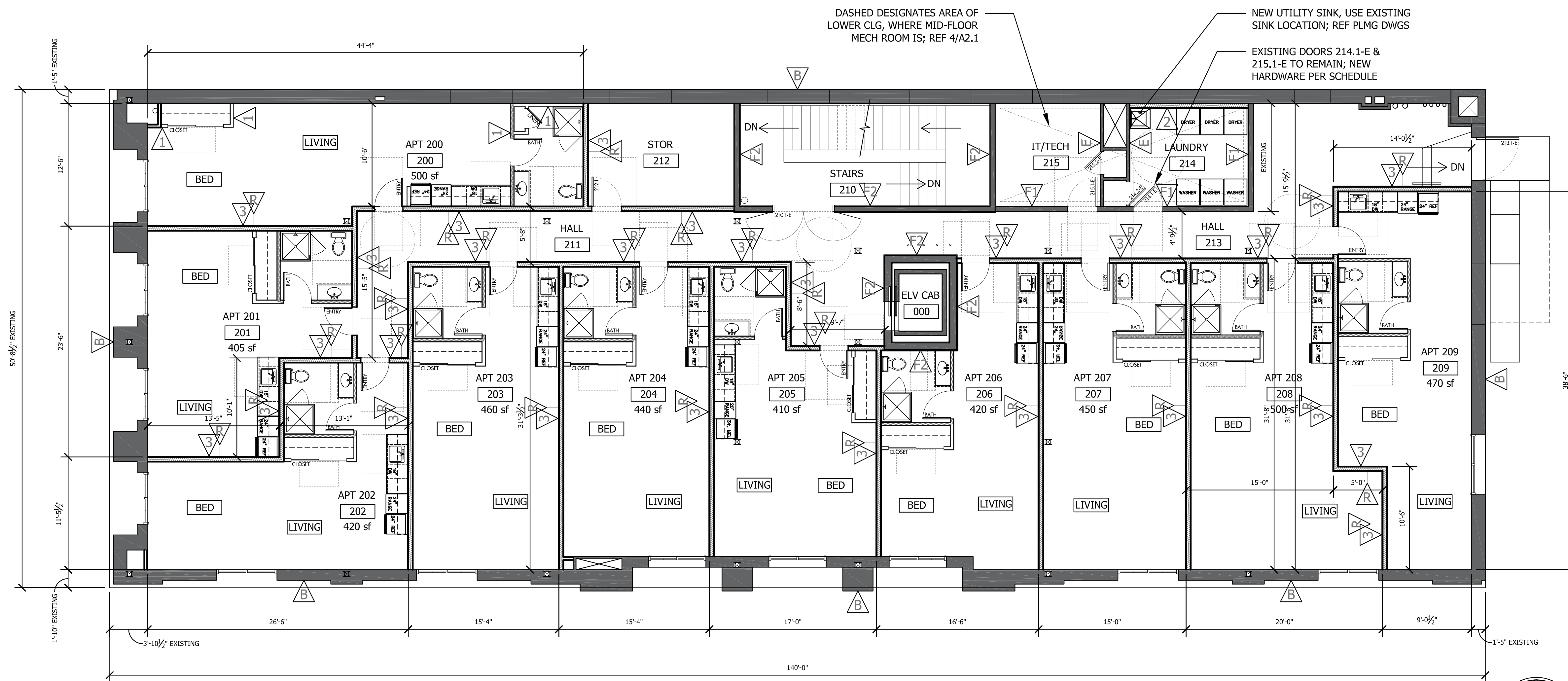
1 FLOOR PLAN, 1ST



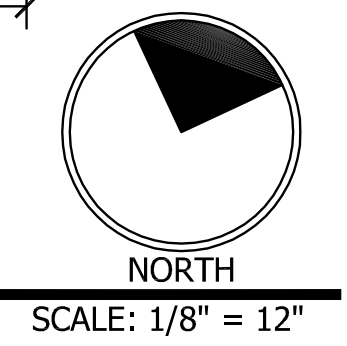
MASONIC TEMPLE

BILLINGS, MONTANA



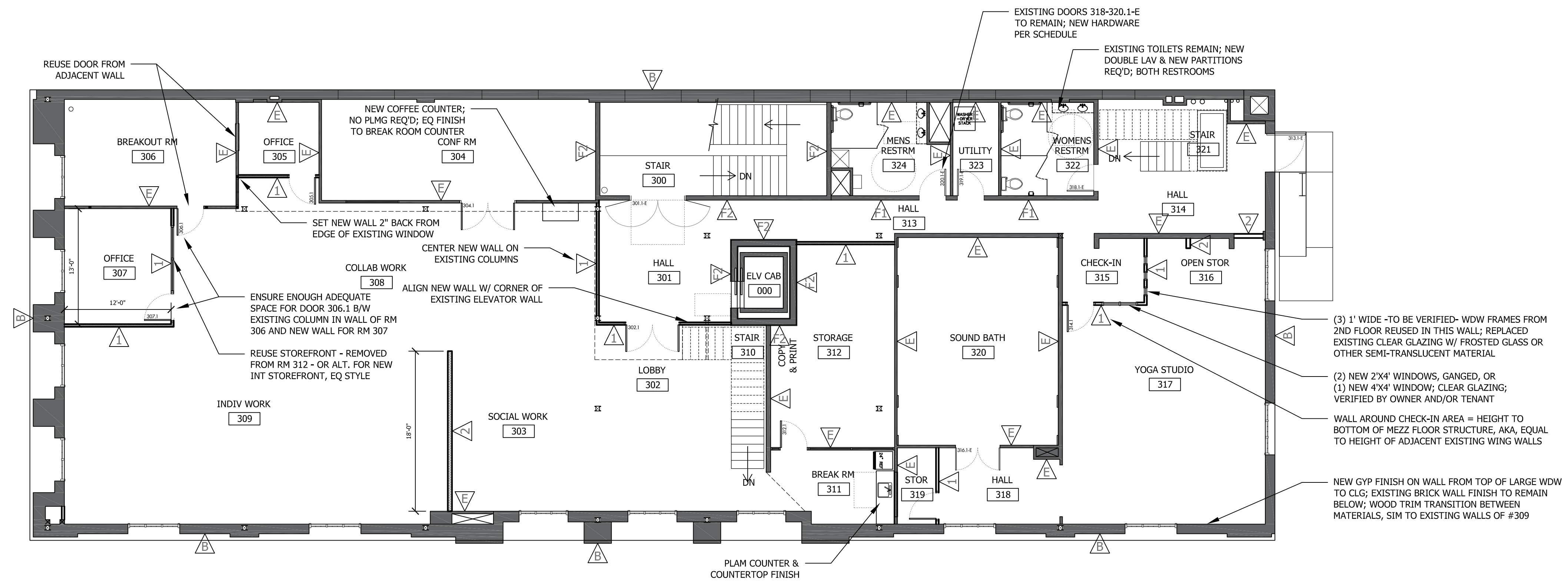


1 FLOOR PLAN, 2ND

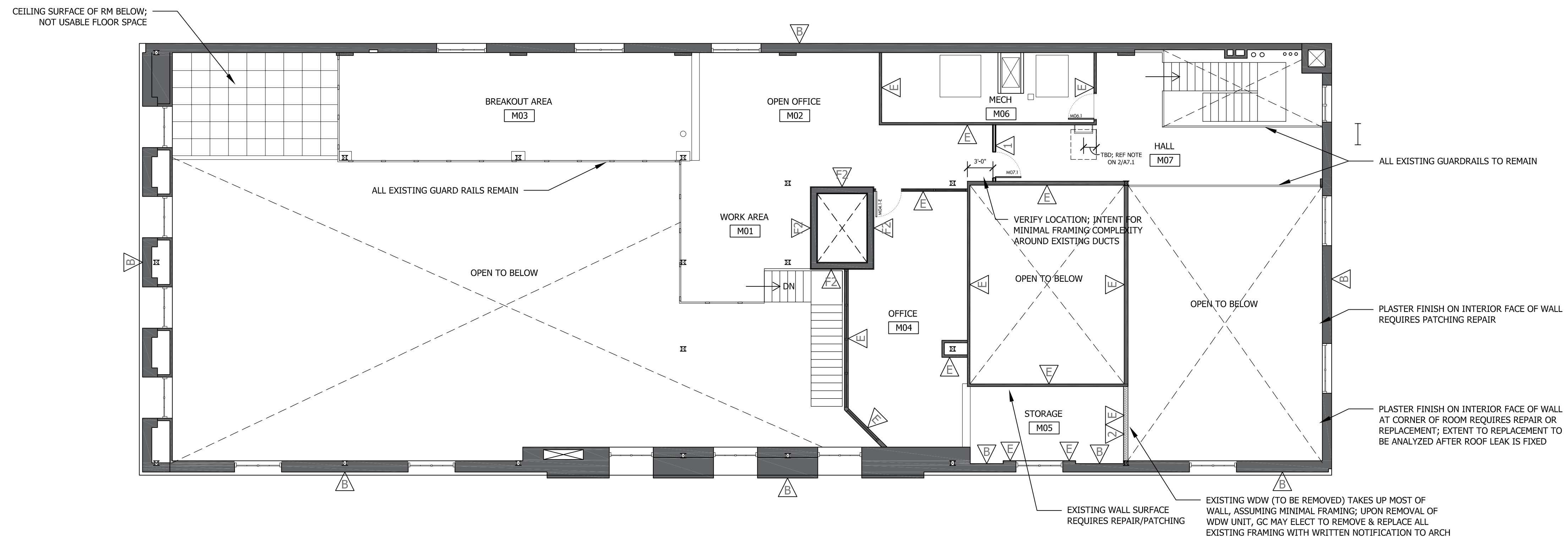
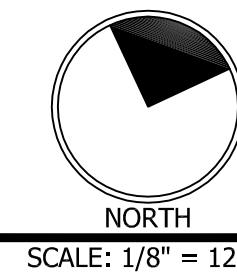


SCALE: 1/8" = 12"

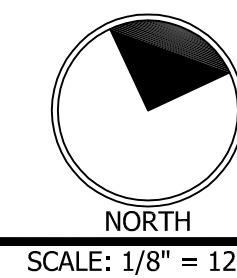




1 FLOOR PLAN, 3RD



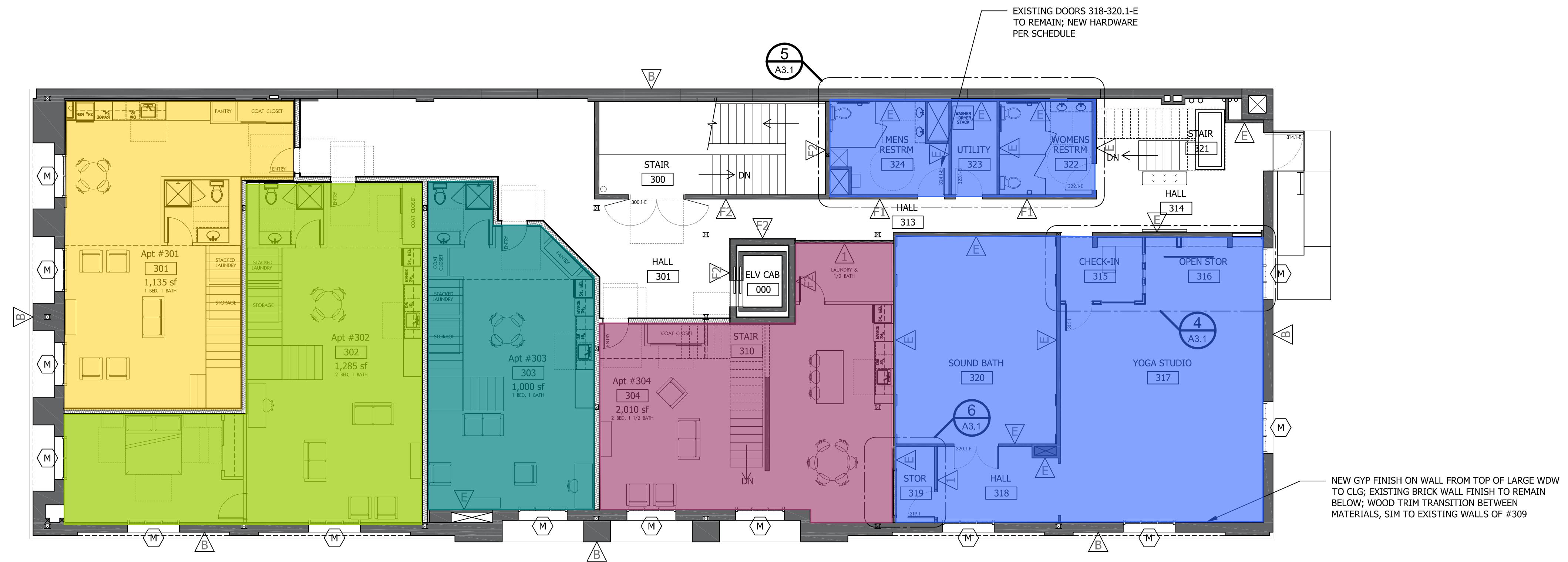
2 FLOOR PLAN, 3RD MEZZANINE



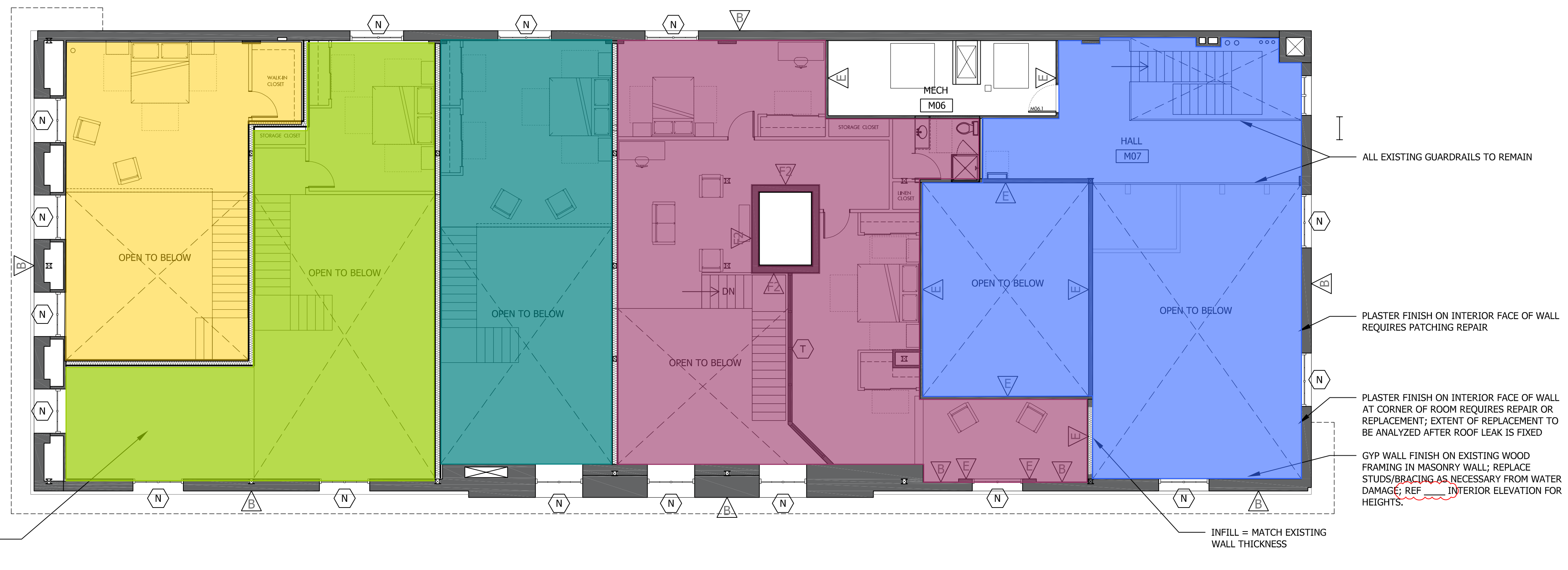
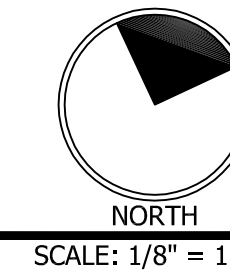
MASONIC TEMPLE

BILLINGS, MONTANA

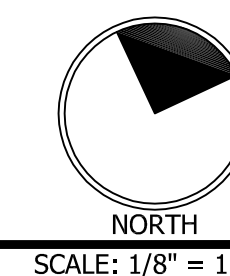




1 FLOOR PLAN, 3RD ALTERNATE PLAN



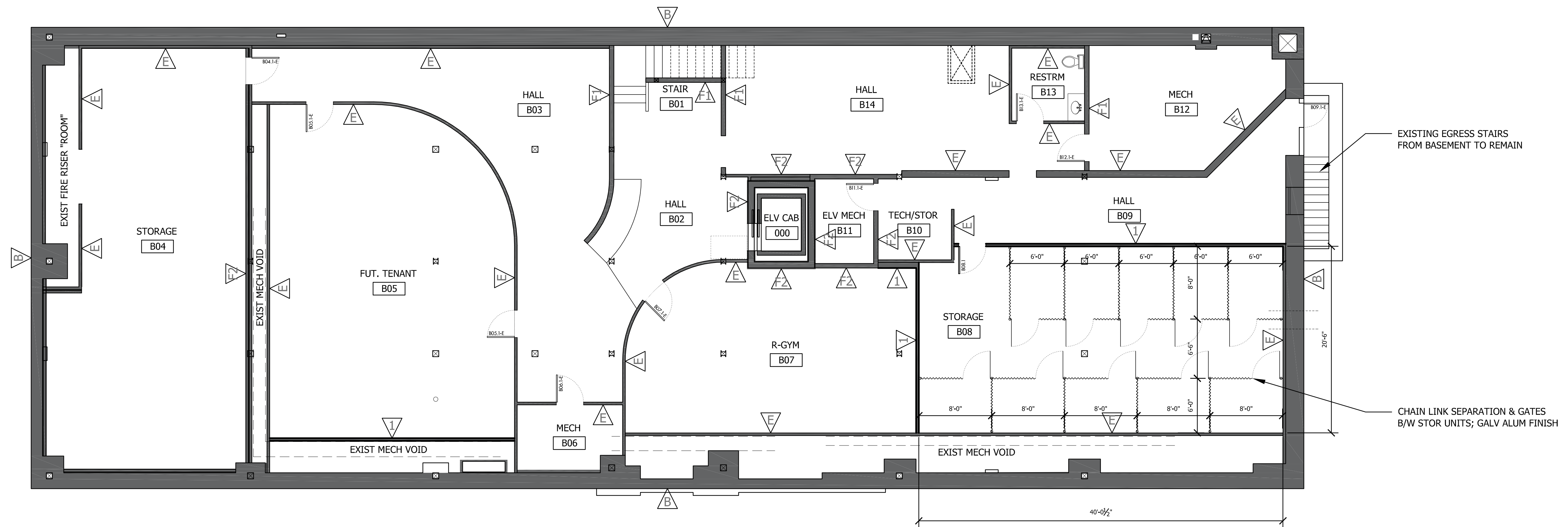
2 FLOOR PLAN, 3RD MEZZANINE ALTERNATE PLAN



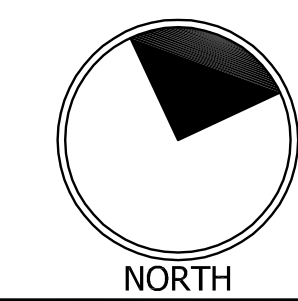
MASONIC TEMPLE

BILLINGS, MONTANA





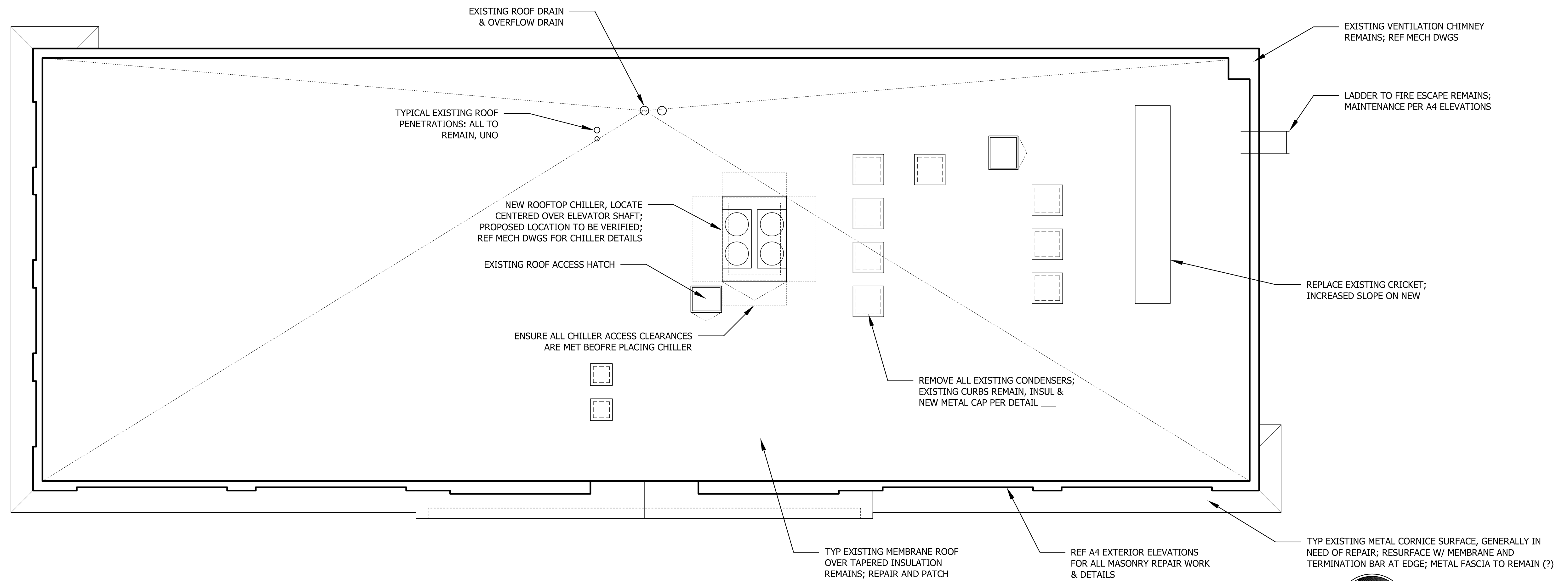
2 FLOOR PLAN, BASEMENT



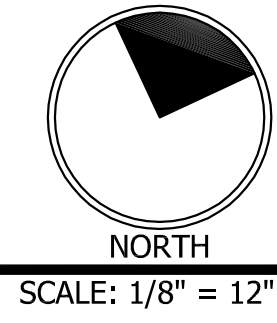
NORTH
SCALE: 1/8" = 12"

MASONIC TEMPLE
BILLINGS, MONTANA





1 ROOF PLAN



SCALE: 1/8" = 12"

MASONIC TEMPLE

BILLINGS, MONTANA

