



New or Expanding Industry Property Tax Abatement Application

New-Expanding
V4 1/2025

This form must be submitted to the appropriate local governing body by the property owner of record or the owner's representative prior to commencement of construction or by March 1 to be considered for the current tax year. Refer to 15-24-1401 and 15-24-1402, MCA and ARM 42.19.1235 for detailed information on the application process.

Required Information

Applicant Name	Property Address
Town and Country Supply Association	3737 Coulson Road
Mailing Address	City <u>Billings</u>
P.O. Box 367	State <u>Billings</u> ZIP <u>59101</u>
City <u>Laurel</u>	County <u>Yellowstone</u>
State <u>MT</u> ZIP <u>59044</u>	Geocode(s) Can be found on the classification and appraisal notice.
Email <u>jstarr@tandcsupply.com</u>	<u>03103408403180000</u>
Contact Phone <u>Josh Starr</u>	Assessment code(s) Can be found on the classification and appraisal notice.
	<u>00D128610</u>

Complete the questions below for the qualifying improvements or modernized processes that represent new industry or expansion of an existing industry

- 1 Project's construction commencement date

0	3	0	1	2	0	2	4
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- 2 Project's estimated construction completion date

0	4	0	1	2	0	2	5
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- 3 Project's estimated cost \$ 6,400,000
- 4 A project plan is included with the application providing specific descriptions of the improvements or modernized processes.
☒ Yes ☐ No

Project plan must include site plans, construction blueprints or CAD files, and detailed equipment list with complete installation costs for each qualifying component.

- 5 The application shall be deemed for all improvements and modernized processes identified in the project plan, regardless of the project's estimated cost, unless part of the project is otherwise exempt from property tax.

Is the applicant applying for an abatement on all improvements and modernized processes identified in the project plan?

☒ Yes ☐ No

If no, please explain the reason for the difference and identify the improvements or modernized processes on which the applicant is requesting the abatement, including estimated costs associated with each improvement or modernized process. Add additional pages if necessary.

- 6 Is the project a qualifying facility certified by the Federal Energy Regulatory Commission?

☐ Yes ☒ No

If yes, the applicant must include a letter addressed to the local governing body with the application, stating their intent to request certification as a qualifying facility.

- 7 Complete this section only if the application is for a business that:

- engages in transportation, warehousing, or distribution of commercial products or materials and 50 percent or more of the gross receipts are earned from outside the state; or
- earns 50 percent or more of its annual gross income from out-of-state sales.

Type of Business _____

Total gross sales or receipts \$ _____

Total gross income \$ _____

Sales and receipts from outside of Montana \$ _____

Sales income earned from outside of Montana \$ _____

(For verification purposes, please provide the business's income statements from the preceding year).

Applicant Signature _____

Date 02/28/2025

Important!

If the applicant is approved by the local governing body, the applicant must provide a copy of their approved application to the Department of Revenue within 30 days after receiving approval from the local governing body.

Questions? Call us at (406) 444-6900, or Montana Relay at 711 for the hearing impaired.

For Incorporated City or Town, or County Government Use Only

1 Application received on _____

2 Public hearing held on _____

3 Published notice within 60 days of receiving a complete application.

☐ Yes ☐ No

4 The investment requirement has been met.

☐ Yes, the \$50,000 investment requirement for expansion or modernization has been met.

☐ Yes, the \$125,000 investment requirement for new improvements or modernized processes has been met.

☐ No, the investment requirement has not been met.

5 This application for the qualifying improvements or modernized processes of a new industry or expansion of an existing industry is:

☐ Approved ☐ Denied

Important: For approved applications, a copy of the resolution must be sent to the Department of Revenue, PO Box 8018, Helena, MT 59604-8018. The resolution must include a definition of the improvements or modernization processes that qualified for the tax abatement approved. If the approved abatement is for less than the entire project, please include a detailed explanation of the part of the project abated.

6 Approved property tax abatement to be implemented beginning in Tax Year

7 In the first five years after commencement of construction, qualifying improvements or modernized processes that represent new industry or expansion of an existing industry, as designated in the approving resolution, must be taxed at:

☐ 25% or ☐ 50% of their taxable value

Subject to 15-10-420, MCA each year thereafter, the percentage must be increased by equal percentages until the full taxable value is attained in the 10th year. In subsequent years, the property must be taxed at 100% of its taxable value.

Local Official Signature _____ Date

Printed Name _____ Title _____

Questions? Call us at (406) 444-6900, or Montana Relay at 711 for the hearing impaired.

APPLICATION FORM FOR NEW OR EXPANDING INDUSTRY TAX REDUCTION

(As allowed under City of Billings Resolution 24-11243, Yellowstone County
Resolution 24-100 and MCA 15-24-1401 and MCA 15-24-1402)

1. Name of Business: Town and Country Supply
2. New Business: Start of construction (date)
End of construction (date)
3. X Expanding Business: Start of construction (date) 3/12/2024
End of construction (date) 4/12/2025
4. Address of business: P. O. Box 367, Laurel, MT 59044
Actual location of business: 3833 Coulson Road, Billings MT 59101
Tax Code: D128610
Within city limits of Billings ☐ YES ☒ NO
5. Person representing business and responsible for application:
Name: Josh Starr Title: Regional Director
Address: P. O. Box 367, Laurel MT 59044 Telephone: 406-628-6314
6. Amount of capital investment for new or expanded industry in Billings / Yellowstone County: \$ 6.4 MM (Attach detailed costs of new construction or expansion including land, materials, labor, equipment, and dates of construction. The County Commissioners and/or City Council may request further information, such as financial statements, business references, or other documents, prior to acting on this request.): provided
7. Describe the project relating to the capital investment: Town and Country Supply is investing in new structure on site at the plant located on Coulson Road. The new building will house custom manufacturing equipment to take individual minerals and chemicals to combine into custom ordered fertilizer and bag the product for customer distribution and application.

8. Explain business activity - what business does: Town & Country Supply Association operates a chemical warehouse at 3833 Coulson Road in Billings, Montana, which is in the Lockwood area. This facility is part of their Agronomy Division and provides various agricultural products and services, including crop protection products, fertilizers, seed sales, and agronomy services.

The facility offers innovative agronomy technologies, including a state-of-the-art Fertilizer Mega Plant with a 38,500-ton capacity, fast load and unload rates, centralized dispatch, and bulk delivery. They also utilize precision farming technology involving satellite imagery, soil mapping, and variable rate applications to enhance farming efficiency.

9. How long has this business been located in Billings and/or Yellowstone County: Lockwood Facility started in 2016

10. At the time of application, how many employees does the business have:
9 Full-time; 18 Part-time.

11. How many employees will the applicant have after completion of construction:
9 Full-time; 18 Part-time.

12. Describe job skills required for all new employees, both full and part time.
New and existing employees job skills and knowledge include fertilizer applications, fertilizer tender drivers, chemical warehouse work, inventory control specialist, plant manager, operations manager.

13. What is hourly pay scale of both full and part-time employees to include benefits (new employees only): See attached \$16 to \$29 per hour, most with option of OT wages

14. Economic impact of capital investment:
Economy, supply and demand has insured product availability

15. Planned hiring schedule:
Already hired

16. List other property tax benefits business currently receives or has applied for:
None

17. If applicant is transporting, wholesaling, providing services, warehousing, or distributing commercial products or materials, proof must be provided that fifty percent or more of the applicant's gross sales or receipts are earned from outside the

State, or that fifty percent or more of applicant's annual gross income is from out-of state sales. (Include as attachment)

18. Building permit (attach copy or explain absence): _____

21. County Treasure's Office certifies that City and County taxes have been paid in full or otherwise satisfied:

_____ See attached tax summary _____

22. All items on this application must be addressed. Upon completion the original can be submitted to the Big Sky Economic Development Authority, Attn: Tax Abatement, 201 North Broadway, Billings, MT 59101 (Telephone 256-6871). If application is complete, a duly advertised public hearing will be scheduled, after which the County Commissioners and/or City Council will decide whether to approve, conditionally approve or deny the application. The applicant, or a representative of the applicant, must appear in person at the public hearing.

23. The application to Department of Revenue form, which is part of the application, must also be completed and signed by the applicant.

24. The Board of County Commissioners and/or City Council may review this applicant's tax incentive at any time and terminate further reductions at its discretion if it finds the provisions of County Resolution 94-92, City Resolutions or State Code are not being met.

26. In order for this incentive program to apply to the applicant's current year taxes, the application must be approved by the City Council and/or the County Commissioners by the second Wednesday in May of the year in which the reduction is desired.

27. If application is approved, applicant will comply with the following provisions. Failure to comply may lead to the previously approved tax abatement being rescinded:

- i. Provide copy of Occupancy Certificate and/or Certificate of Substantial Completion
- ii. Annual Survey to be completed and returned to Big Sky EDA by January 15 of each year
- iii. Remain current on all property taxes
- iv. Notify Big Sky EDA of any ownership changes or change of use of the facility
- v. Comply with any other provisions set by the Board of County Commissioners and/or City Council

APPLICATION TO DEPARTMENT OF REVENUE

New or Expanding Industry Program-Property Improvements or Modernized Process
(Title 15-24-1401&1402 MCA)

To: Yellowstone County Assessor

Applicant Name: Town and Country Supply
Mailing Address: P. O. Box 367, Laurel MT 59044

Legal description of affected property: 3737 Coulson Road CEO Code: 03-1034-08-4-03-18-0000

Legal Description: S08, T01 N, R27 E, C.O.S. 1225, PARCEL 3A1 & 6B, **FOREVER MERGED** &
TR 5 AND ABND WATSON RD (21)

Date Construction Permit Issued: _____
(If no permit required, specify date when certificate in lieu of building permit was issued)

This application covers the (expansion/new) construction of the Fertilizer manufacturing facility.

A public hearing on the matter of "New & Expanding Industry" resolution for
_____ facility

Was held at the Yellowstone County Courthouse at _____ am on the _____ day of
_____, 20____.

Due notice as defined in 76-15-103 was given. True and exact copies of said notices are on file. Yes _____ No _____

The statutory investments requirement for expansion/modernization has been met. Yes _____ No _____

The qualifying property consists of the following:

.....
Complete this section only if the application is for a firm that

- 1) Engages in transportation, warehousing or distribution of commercial products if 50% or more of the gross receipts are earned from outside the state, or
- 2) Earns 50% of its annual gross income from out-of-state sales or sales to out of state clientele.

Type of business: _____

Total Gross Sales or Receipts _____
Sales or Receipts from outside of Montana _____
Percentage out of state _____
(Attach Income Statement for last complete year of operation)

.....
This application is made under the provisions of 15-24-1401 and 15-24-1402 MCA, by resolution adopted by the Yellowstone County Commissioners on the 26th day of March, 1992.

Signature: _____

[Signature]
(Owner/Agent)

.....
We, the undersigned Commissioners of Yellowstone County (approve/disapprove) this application for _____

We find that it (does/does not) conform to the criteria as set forth in the resolution adopted by this Board on the 26th day of March, 1992.

Chairman

Commissioner

Commissioner



Cadastral Property Report

Tax Year: 2025

Scale: 1:28908.93 Basemap: Imagery Hybrid



Summary

Primary Information

Property Category: RP

Subcategory: Industrial Real Property

Geocode: 03-1034-08-4-03-18-0000

Assessment Code: 000D128610

Primary Owner:

TOWN & COUNTRY SUPPLY ASSOCIATION
PO BOX 367
LAUREL, MT 59044-0367
Note: See Owners section for all owners

Property Address:

3737 COULSON RD
BILLINGS, MT 59101

Certificate of Survey: 1225

Legal Description: S08, T01 N, R27 E, C.O.S. 1225, PARCEL 3A1 & 6B,
FOREVER MERGED & TR 5 AND ABND WATSON RD (21)

Last Modified: 4/5/2025 7:10:26 AM

General Property Information

Neighborhood: 203.300.C

Property Type: Industrial Property

Living Units: 0

Levy District: 03-1241TF-26-TF

Zoning:

Ownership: 100

LinkedProperty: No linked properties exist for this property

Exemptions: No exemptions exist for this property

Condo Ownership:

General: 0

Limited: 0

Property Factors

Topography: n/a

Fronting: n/a

Utilities: n/a

Parking Type: n/a

Access: n/a

Parking Quantity: n/a

Location: n/a

Parking Proximity: n/a

Cadastral Property Report

Tax Year: 2025

Land Summary

Land Type:	Acres:	Value:
Grazing	0	0
Fallow	0	0
Irrigated	0	0
Continuous Crop		
Wild Hay	0	0
Farmsite	0	0
ROW	0	0
NonQual Land	66.946	0
Total Ag Land	66.946	0
Total Forest Land	0	0
Total Market Land	20.004	0

Deed Information

Deed Date	Book	Page	Recorded Date	Document Number	Document Type
5/12/2020			5/12/2020	3920012	Other
6/28/2018			6/28/2018	SP3852503	Other
6/28/2018			6/28/2018	SP3852502	Other
9/26/2016			9/27/2016	3790847	Warranty Deed
4/10/2003	0032	24439	N/A		
N/A			N/A	SP3816032	

Owners

Party #1

Default Information:	TOWN & COUNTRY SUPPLY ASSOCIATION PO BOX 367 LAUREL, MT 59044-0367
Ownership %:	100
Primary Owner:	Yes
Interest Type:	Fee Simple
Last Modified:	3/12/2025 10:54:1 AM

Party #2

Default Information:	BRENDA RAY PO BOX 367 LAUREL, MT 59044-0367
Ownership %:	100
Primary Owner:	Yes
Interest Type:	Fee Simple
Last Modified:	3/12/2025 10:54:1 AM

Tax Year: 2025

Party #3

Default Information:	MEAGAN THOMPSON - PROPANE COORDINATOR PO BOX 367 LAUREL, MT 59044-0367
Ownership %:	100
Primary Owner:	Yes
Interest Type:	Fee Simple
Last Modified:	3/12/2025 10:54:1 AM

Party #4

Default Information:	REESE SANDRA PO BOX 367 LAUREL, MT 59044-0367
Ownership %:	100
Primary Owner:	Yes
Interest Type:	Fee Simple
Last Modified:	3/12/2025 10:54:1 AM

Party #5

Default Information:	STARR JOSHUA PO BOX 367 LAUREL, MT 59044-0367
Ownership %:	100
Primary Owner:	Yes
Interest Type:	Fee Simple
Last Modified:	3/12/2025 10:54:1 AM

Party #6

Default Information:	GANCZE LISA PO BOX 367 LAUREL, MT 59044-0367
Ownership %:	100
Primary Owner:	Yes
Interest Type:	Fee Simple
Last Modified:	3/12/2025 10:54:1 AM

Appraisals

Cadastral Property Report

Tax Year: 2025

Appraisal History

Tax Year	Land Value	Building Value	Total Value	Method
2024	1476797	11907060	13383857	COST
2023	1476797	11907060	13383857	COST
2022	1020650	10564790	11585440	COST

Market Land

Market Land Item #1

Method: Acre	Type: Primary Site
Width: n/a	Depth: n/a
Square Feet: n/a	Acres: 20.004
Class Code: 2611	Value: n/a

Dwellings

No dwellings exist for this parcel

Other Buildings

Outbuilding/Yard Improvement #1

Type: Industrial	Description: IRR7 - Railroad Trackage, spurs, 115#
Quantity: 1	Year Built: 2017
Grade: A	Condition: Com 3 Normal
Functional: 3-Normal	Class Code: 3817

Dimensions

Width/Diameter: n/a	Length: 8251
Size/Area: n/a	Height: n/a
Bushels: n/a	Circumference: n/a

Tax Year: 2025

Outbuilding/Yard Improvement #2

Type: Industrial Description: CCA2 - Scale, truck

Quantity: 1 Year Built: 2017

Grade: A Condition: Com 3 Normal

Functional: 3-Normal Class Code: 3817

Dimensions

Width/Diameter: n/a
Size/Area: 200000
Bushels: n/a

Length: n/a
Height: n/a
Circumference: n/a

Outbuilding/Yard Improvement #3

Type: Industrial Description: IDW1 - Dirt work, fill

Quantity: 1 Year Built: 2017

Grade: A Condition: Com 3 Normal

Functional: 3-Normal Class Code: 3817

Dimensions

Width/Diameter: n/a
Size/Area: 87120
Bushels: n/a

Length: n/a
Height: n/a
Circumference: n/a

Outbuilding/Yard Improvement #4

Type: Industrial Description: CRS1 - Utility Building, frame

Quantity: 1 Year Built: 2018

Grade: A Condition: Com 3 Normal

Functional: 3-Normal Class Code: 3817

Dimensions

Width/Diameter: 16
Size/Area: 384
Bushels: n/a

Length: 24
Height: 9
Circumference: n/a

Outbuilding/Yard Improvement #5

Type: Industrial Description: ITU1 - Utility Tunnel (CU Feet)

Quantity: 1 Year Built: 2017

Grade: A Condition: Com 3 Normal

Functional: 3-Normal Class Code: 3817

Dimensions

Width/Diameter: 9
Size/Area: 594
Bushels: n/a

Length: 66
Height: 8
Circumference: n/a

Cadastral Property Report

Tax Year: 2025

Outbuilding/Yard Improvement #6

Type: Industrial	Description: ITU1 - Utility Tunnel (CU Feet)
Quantity: 1	Year Built: 2017
Grade: A	Condition: Com 3 Normal
Functional: 3-Normal	Class Code: 3817

Dimensions

Width/Diameter: 8	Length: 26
Size/Area: 208	Height: 6
Bushels: n/a	Circumference: n/a

Outbuilding/Yard Improvement #7

Type: Industrial	Description: ITU1 - Utility Tunnel (CU Feet)
Quantity: 1	Year Built: 2017
Grade: A	Condition: Com 3 Normal
Functional: 3-Normal	Class Code: 3817

Dimensions

Width/Diameter: 8	Length: 42
Size/Area: 336	Height: 6
Bushels: n/a	Circumference: n/a

Outbuilding/Yard Improvement #8

Type: Industrial	Description: CAU3A-Fuel Storage tank, horizontal pressure, over 4,000 gal
Quantity: 1	Year Built: 2018
Grade: A	Condition: Com 3 Normal
Functional: n/a	Class Code: 3817

Dimensions

Width/Diameter: n/a	Length: n/a
Size/Area: 60000	Height: n/a
Bushels: n/a	Circumference: n/a

Outbuilding/Yard Improvement #9

Type: Industrial	Description: CAU2 - Fuel Storage Tank, aboveground, Steel
Quantity: 5	Year Built: 2018
Grade: A	Condition: Com 3 Normal
Functional: 3-Normal	Class Code: 3817

Dimensions

Width/Diameter: 12	Length: 36
Size/Area: 30000	Height: 36
Bushels: n/a	Circumference: 38

Cadastral Property Report

Tax Year: 2025

Outbuilding/Yard Improvement #10

Type: Industrial Description: IBF1 - Bunker, concrete, fuel containment

Quantity: 1 Year Built: 2018

Grade: A Condition: Com 3 Normal

Functional: 3-Normal Class Code: 3817

Dimensions

Width/Diameter: 45 Length: 98
Size/Area: 4410 Height: 2
Bushels: n/a Circumference: n/a

Outbuilding/Yard Improvement #11

Type: Industrial Description: CRS1 - Utility Building, frame

Quantity: 1 Year Built: 2018

Grade: A Condition: Com 3 Normal

Functional: 3-Normal Class Code: 3817

Dimensions

Width/Diameter: 4 Length: 4
Size/Area: 16 Height: 7
Bushels: n/a Circumference: n/a

Commercial

Commercial Summary

Buildings Summary

Building Number	Building Name	Structure Type	Units	Year Built
02	CHEMICAL STORAGE BUILDING & OFFICE	398 - Warehouse	1	2018
01	FERTILIZER PLANT BUILDING	401 - Industrial, Manufacturing & Processing	1	2017

Tax Year: 2025

Existing Building #1

General Building Information

Building Number: 02	Building Name: CHEMICAL STORAGE BUILDING & OFFICE
Structure Type: 398 - Warehouse	Units/Building: 1
Identical Units: 1	Grade: A
Year Built: 2018	Year Remodeled: 2019
Class Code: 3817	Effective Year: 2018
Percent Complete: n/a	

Interior/Exterior Data #1

Use Type: 03 - Office	Level To: 01
Dimensions	Perimeter: 66
Base Area: n/a	Construction: Pre-engineered Steel
Features: 07 - Metal, light	Functional Utility: 3-Normal

Other Features	Qty	Width	Length	Height	Area	Calculated Value	Unadjusted Value
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Interior/Exterior Data #2	Level To: 01
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Use Type: 45 - Warehouse	Perimeter: 46
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Dimensions	Construction: Pre-engineered Steel
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Base Area: n/a	Functional Utility: 3-Normal
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Features: 07 - Metal, light	Other Features	Qty	Width	Length	Height	Area	Calculated Value	Unadjusted Value
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Physical Condition: 3-Normal	1	24	60	20	480	0	0
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Other Features	Units	Rise-ft	Stops	Speed	Capacity	Cost
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Base Area: n/a						
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Features: 07 - Metal, light						
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Physical Condition: 3-Normal						
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Other Features						
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Interior/Exterior Data #2						
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Use Type: 45 - Warehouse						
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Dimensions						
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Base Area: n/a						
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Features: 07 - Metal, light						
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Physical Condition: 3-Normal						
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Other Features						
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Interior/Exterior Data #2						
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Use Type: 45 - Warehouse						
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Dimensions						
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Base Area: n/a						
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Features: 07 - Metal, light						
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Physical Condition: 3-Normal						
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Other Features						
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Interior/Exterior Data #2						
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Use Type: 45 - Warehouse						
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Dimensions						
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Base Area: n/a						
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Features: 07 - Metal, light						
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Physical Condition: 3-Normal						
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Other Features						
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Interior/Exterior Data #2						
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Use Type: 45 - Warehouse						
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Dimensions						
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Base Area: n/a						
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Features: 07 - Metal, light						
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Physical Condition: 3-Normal						
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Other Features						
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Interior/Exterior Data #2						
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Use Type: 45 - Warehouse						
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Dimensions						
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Base Area: n/a						
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Features: 07 - Metal, light						
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Physical Condition: 3-Normal						
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Other Features						
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Interior/Exterior Data #2						
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Use Type: 45 - Warehouse						
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Dimensions						
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Base Area: n/a						
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Features: 07 - Metal, light						
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Physical Condition: 3-Normal						
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Other Features						
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Interior/Exterior Data #2						
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Tax Year: 2025

Ag/Forest Land

Ag/Forest Land Item #1

Acre Type: NQ - Non Qualified Ag Land
Class Code: 1701

Irrigation Type: n/a
Timber Zone: n/a

Productivity

Quantity: n/a
Units: Non Qual

Commodity: n/a

Valuation

Acres: 66.946
Value: n/a

Per Acre Value: n/a

Easements

No easements exist for this parcel

Disclaimer

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TaxCode: D12861**Owner Listed On Last Tax Statement****Last Updated: September 29, 2024**

Primary Owner: TOWN & COUNTRY SUPPLY ASSOCIATION

Owner as of March 26, 2025

Primary Owner: TOWN & COUNTRY SUPPLY ASSOCIATION

Contact: BRENDA RAY

Contact: MEAGAN THOMPSON - PROPANE COORDINATOR

Contact: REESE SANDRA

Contact: STARR JOSHUA

Contact: GANCZE LISA

2025 Mailing Address

Mailing Address: TOWN & COUNTRY SUPPLY ASSOCIATION
PO BOX 367
LAUREL, MT 59044

Property Information

Property Address: 3737 COULSON RD

Township: 01 N Range: 27 E Section: 08

Certificate of
Survey: 1225 Parcel: 3A1 & 6BFull Legal: S08, T01 N, R27 E, C.O.S. 1225, PARCEL 3A1 & 6B, **FOREVER MERGED** & TR 5 AND ABND
WATSON RD (21)

GeoCode: 03-1034-08-4-03-18-0000

[Show on Map](#) (May not work for some newer properties.)**2024 Billing Information**

Year	1st Half	2nd Half	Total
<u>2024</u>	100,569.45 P	100,569.43	201,138.88

(P) indicates paid taxes.

[Credit/Debit Tax Payment](#)[E-Check Tax Payment](#)**School Information**High School: Lockwood - ([Show on Map](#))Middle School: Lockwood - ([Show on Map](#))Elementary School: Lockwood - ([Show on Map](#))

Owner information is supplied by the Montana Department of Revenue. To request updates to addresses or other ownership information, please contact the DOR office at 896-4000. Records for the current year will not be updated after tax bills have been sent out, so changes requested after you receive your bill will appear only on next year's records.

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Lockwood Expansion Project
Asset #41-23 and #42-23

Date	Vendor	Invoice #	Amount	
12/31/2022	Morrison (Grant Writing)	4902	\$ 18,034.75	NO
8/9/2023	KLJ Engineering LLC	10193142	\$ 4,517.50	NO
9/6/2023	KLJ Engineering LLC	10195283	\$ 5,031.65	NO
10/5/2023	KLJ Engineering LLC	10196876	\$ 6,285.50	NO
11/8/2023	KLJ Engineering LLC	10198407	\$ 4,141.00	NO
11/8/2023	nVenia	474854	\$ 197,818.88	NO
1/4/2024	Stueve Construction LLC	2302	\$ 700,433.00	1ST REQUEST
1/11/2024	KLJ Engineering LLC	10204556	\$ 11,508.00	1ST REQUEST
1/11/2024	KLJ Engineering LLC	10201557	\$ 144.50	1ST REQUEST
2/7/2024	Kahler Automation	8228	\$ 505.12	1ST REQUEST
2/13/2024	Sackett-Waconia	26798	\$ 49,615.50	1ST REQUEST
3/1/2024	Millennium Construction	2764	\$ 95,846.88	1ST REQUEST
3/4/2024	Cotter's Sewer Portable-monthly	5432	\$ 471.00	1ST REQUEST
3/15/2024	Stueve Construction LLC	2337	\$ 595,367.75	1ST REQUEST
3/31/2024	Mackenzie Disposal-monthly	43X00234	\$ 498.06	1ST REQUEST
3/29/2024	Stueve Construction LLC	2357	\$ 1,400,866.00	2ND REQUEST
3/26/2024	Millennium Electric	1223	\$ 23,347.00	2ND REQUEST
4/4/2024	KLJ Engineering LLC	10204893	\$ 47,690.00	2ND REQUEST
4/2/2024	Millennium Construction	2773	\$ 384,551.00	2ND REQUEST
4/26/2024	ServTech Electric LLC	1129	\$ 3,174.11	2ND REQUEST
5/2/2024	ServTech Electric LLC	1133	\$ 9,905.85	2ND REQUEST
4/30/2024	Stueve Construction LLC	2378	\$ 525,324.75	2ND REQUEST
4/30/2024	Mackenzie Disposal-monthly	44X00251	\$ 812.87	2ND REQUEST
5/30/2024	nVenia	498179	\$ 197,818.88	3RD REQUEST
5/26/2024	Cotter's Sewer Portable-monthly	6267	\$ 400.00	3RD REQUEST
5/31/2024	Mackenzie Disposal-monthly	45X00274	\$ 1,522.09	3RD REQUEST
5/31/2024	nVenia	498604	\$ 56,535.24	3RD REQUEST
6/30/2024	Mackenzie Disposal-monthly	46X00276	\$ 1,196.68	3RD REQUEST
6/7/2024	KLJ Engineering LLC	10207689	\$ 13,906.75	3RD REQUEST
6/7/2024	KLJ Engineering LLC	10207688	\$ 138.50	3RD REQUEST
6/14/2024	Ingersoll Rand	26977696	\$ 21,890.51	3RD REQUEST
6/28/2024	Stueve Construction LLC	2426	\$ 358,701.50	3RD REQUEST
7/21/2024	Cotter's Sewer Portable-monthly	7004	\$ 100.00	3RD REQUEST
7/31/2024	Sackett-Waconia	29273	\$ 144,728.00	3RD REQUEST
7/31/2024	Mackenzie Disposal-monthly	47X00274	\$ 365.61	3RD REQUEST
4/30/2024	Roadarmel Construction	7795	\$ 3,171.20	3RD REQUEST
7/24/2024	Roadarmel Construction	7820	\$ 213,720.00	3RD REQUEST
8/1/2024	Roadarmel Construction	7836-3	\$ 127,750.00	3RD REQUEST
6/13/2024	nVenia	499856	\$ 57,073.20	3RD REQUEST
10/3/2024	Montana Metal Fabrications	3454	\$ 52,747.82	4th Request
10/10/2024	KLJ Engineering LLC	10214559	\$ 6,363.00	4th Request
9/15/2024	Cotter's Sewer Portable-monthly	7708	\$ 100.00	4th Request
9/25/2024	Tacoma Screw	270139965-00	\$ 65.37	4th Request
9/23/2024	Roadarmel Construction	7871	\$ 11,475.00	4th Request
8/26/2024	Roadarmel Construction	7860	\$ 9,010.00	4th Request
9/5/2024	Roadarmel Construction	7862-2	\$ 13,660.00	4th Request
9/5/2024	Millennium Construction	2794	\$ 27,095.00	4th Request
9/1/2024	Cotter's Sewer Portable-monthly	7365	\$ 100.00	4th Request
4/16/2024	Millennium Construction	2776	\$ 5,931.19	4th Request
4/28/2024	Cotter's Sewer Portable-monthly	5967	\$ 400.00	4th Request
10/13/2024	Cotter's Sewer Portable-monthly	8117	\$ 100.00	4th Request
10/25/2024	Roadarmel Construction	7888	\$ 95,472.00	4th Request
10/30/2024	Sackett-Waconia	30415	\$ 133,658.45	4th Request
11/7/2024	KLJ Engineering LLC	10216827	\$ 10,257.50	4th Request
11/10/2024	Cotter's Sewer Portable-monthly	8460	\$ 100.00	4th Request
Grand Total Requested			\$ 5,651,444.16	
2024	NOT REQUESTED YET			
12/10/2025	KJL	10218328	\$ 115.50	
12/20/2024	Montana Metal Fabrications	3496	\$ 59,197.63	
12/11/2024	ServTech Electric LLC	1189	\$ 45,925.21	
12/30/2024	Roadarmel Construction	7908	\$ 288,511.00	
				\$ 393,749.34
2025				
1/7/2025	Jares Fence Co.	41138	\$ 196,345.00	
1/19/2025	ServTech Electric	1199	\$ 48,873.58	
2/7/2025	KJL	10219850	\$ 611.50	
2/4/2025	Montana Metal Fabrications	3521	\$ 39,809.46	
				\$ 285,639.54
TOTAL NOT REQUESTED YET			\$ 679,388.88	

TaxCode: D12861

Owner Listed On Last Tax Statement
Last Updated: September 29, 2024

Primary Owner: TOWN & COUNTRY SUPPLY ASSOCIATION

Owner as of March 26, 2025

Primary Owner: TOWN & COUNTRY SUPPLY ASSOCIATION

Contact: BRENDA RAY

Contact: MEAGAN THOMPSON - PROPANE COORDINATOR

Contact: REESE SANDRA

Contact: STARR JOSHUA

Contact: GANCZE LISA

2025 Mailing Address

Mailing Address: TOWN & COUNTRY SUPPLY ASSOCIATION
PO BOX 367
LAUREL, MT 59044

Property Information

Property Address: 3737 COULSON RD

Township: 01 N Range: 27 E Section: 08

Certificate of
Survey: 1225 Parcel: 3A1 & 6B

Full Legal: S08, T01 N, R27 E, C.O.S. 1225, PARCEL 3A1 & 6B, **FOREVER MERGED** & TR 5 AND ABND
WATSON RD (21)

GeoCode: 03-1034-08-4-03-18-0000

[Show on Map](#) (May not work for some newer properties.)

2024 Billing Information

Year	1st Half	2nd Half	Total
2024	100,569.45 P	100,569.43	201,138.88

(P) indicates paid taxes.

[Credit/Debit Tax Payment](#)

[E-Check Tax Payment](#)

School Information

High School: Lockwood - ([Show on Map](#))

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Elementary School: Lockwood - ([Show on Map](#))

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Job Category: Administration & Operations

Number of Employees: 3

Job Titles: Plant Manager, Operations Manager, Inventory Specialist

Job Skills: Manage day-to-day operations on site including staffing, inventory control, orders, warehousing, and product quality

Wages: \$68,000 to \$110,000 with FT Benefits

Job Category: Full Time Workers

Number of Employees: 6

Job Titles: Asst Mgr, Agronomy Operator, Laborer, Fertilizer Applicator, Chemical Warehouse Staff

Job Skills: Knowledge of Chemicals, commercial drivers, Fertilizer Field Applications, Plant Operations

Wages: \$17.00 - \$29.00 with FT Benefits (Overtime Wages Apply)

Job Category: Seasonal Workers

Number of Employees: 18

Job Titles: Production, Tender Drivers, Warehouse Staff

Job Skills: Knowledge of Chemical, commercial drivers, etc.

Wages: \$16.00 - \$29.00 No Benefits (Overtime Wages Apply)

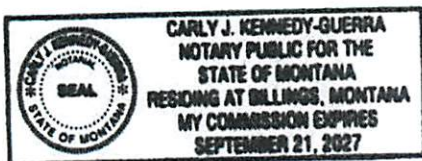
X Sandra Beese

State of Montana

County of Yellowstone

This instrument was signed or acknowledged before
me on 04/09/2025 by Sandra Beese

(Name of signer)

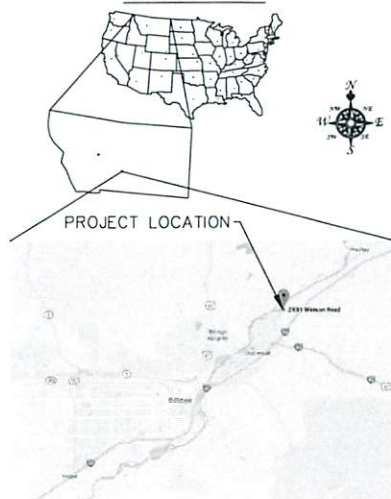


Carly J. Kennedy-Guerra
(Notary Signature)

[Affix seal/stamp to the left or below]

TOWN & COUNTRY SUPPLY ASSN. LOCKWOOD, MT

VICINITY MAP



LOCKWOOD, MT

PROJECT DATA

PROJECT NAME: DRY FERTILIZER STORAGE BUILDING

PROJECT ADDRESS: TOWN & COUNTRY SUPPLY ASSN. FERTILIZER, LLC
2931 Watson Road
Billings, MT 59101

GENERAL NOTES

- All exit doors to be operable from the inside without the use of a key or any special knowledge or effort.
- All exit doors leading to or exiting to the exterior of the building will have lighted exit sign with emergency lighting battery backup. Example of lighting unit - Sure-Lite company part # lpx7orwhd led exit light with two-head emergency lights.
- Storage bins used for storing of dry fertilizer in open piles. This area is non habitat and will be accessed using a loader to retrieve the product. It does not present life safety issues from fire or other emergencies.

BUILDING CODE ANALYSIS

USE & OCCUPANCY CLASSIFICATION

According to the 2012 International Building Code, some of the proposed materials are considered hazardous MMS information by the Owner is maintained on Sheet A102.0

Fertilizer Warehouse GROUP S-2 IBC SECTION 311.3

CONSTRUCTION TYPE

Fertilizer Warehouse TYPE V-B IBC TABLE 601
Fire Resistance Rating Required (N-30) 0 IBC TABLE 602

UNLIMITED AREA

Building Area 35,930 sq ft
As per IBC Section 507.2 The area of Non-Sprinklered One-Story S-2 type building shall not be limited when the building is surrounded and adjacent by public ways or yards not less than 60 feet in width. See sheet A2 for further details.

Peak Height of Building 60'-11"
Eave Building Height 17'-4"
Height of Equipment 12'-6"

As per IBC Section 507.2 the area of non-sprinklered one-story S-2 type building shall not be limited when the building is surrounded and adjacent by public ways or yards not less than 60 feet in width. See sheet A101.0 for further details.

OCCUPANT LOAD CALCULATION

OCCUPANT LOAD			
Building Area	Total square Feet	Occupant Load Factor	Occupant Load
Storage Area	22,910	500	46
Alleyway	13,020	500	26
TOTAL	35,930	=	72

* Storage Area is Non-Habitat area (Occupant Load by Use is ZERO)

MINIMUM EGRESS REQUIREMENTS

OCCUPANT LOAD = 72 IBC TABLE 1004.1.1
Maximum Number of Exits for Occupant Load = 2 IBC TABLE 1021.1
Exit Access Travel Distance 300 ft IBC TABLE 1016.1

PROJECT TEAM

OWNER: TOWN & COUNTRY SUPPLY ASSN. GROUP, LLC
PO BOX 367
LAUREL MT 59044
WES BURLEY
(406) 628-6314

PROJECT ENGINEER: STUEVE CONSTRUCTION
2201 EAST OAK STREET
ALGONA, IA 50511
RUSSELL BUSCHER, PE
(515) 295-3110

BUILDING CONTRACTOR: STUEVE CONSTRUCTION
2201 EAST OAK STREET
ALGONA, IA 50511
ALEX GRANDGEORGE
(515) 295-3110

CIVIL ENGINEER: KLG ENGINEERING
2611 GABEL ROAD
BILLINGS, MT 59102-7329
MATT CORCORAN
Phone: (406) 247-2917

GEOTECHNICAL ENGINEER: SK GEOTECHNICAL
2511 HOLMAN AVE
BILLINGS, MT 59102-7329
CORY G. RICE, PE
PHONE: (406) 652-3930

MATERIALS HANDLING: SACKETT WACONIA
33 8TH STREET EAST
WACONIA, MN 55387
ERIC JANZEN
(952) 442-4450

ENGINEER'S STATEMENT

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Montana.

Print Name: RUSSELL J. BUSCHER

Signature: _____

Date: 4-19-17 License # 18593

WORK BY OTHER DESIGN PROFESSIONAL

THE FOLLOWING BUILDING COMPONENTS/ELEMENTS ARE DESIGNED BY OTHER DESIGN PROFESSIONALS.

- STORM WATER, HYDRAULIC DESIGN & GRADING PLAN
- ELECTRICAL
- MECHANICAL CONVEYOR SYSTEMS AND OTHER BULK HANDLING EQUIPMENT

1. ALL SUCH DOCUMENTS ARE THE RESPONSIBILITY OF THE OWNER AND THEIR CONTRACTOR CONSULTANTS.

DETAILED SCOPE OF WORK

THE PROPOSED BUILDING IS AN UNHEATED STORAGE WAREHOUSE. THE BUILDING IS USED TO STORE AND HANDLE BULK DRY FERTILIZER. PRODUCT WILL BE RECLAIMED AND SHIPPED OUT IN TRUCKS. THE BUILDING FEATURES INCLUDE CONCRETE WALL STRUCTURE WITH TIMBER ROOF. THE BUILDING IS EQUIPPED WITH BULK MATERIAL HANDLING EQUIPMENT SUCH AS CONVEYORS AND TOWER STRUCTURES.

Sheet List Table

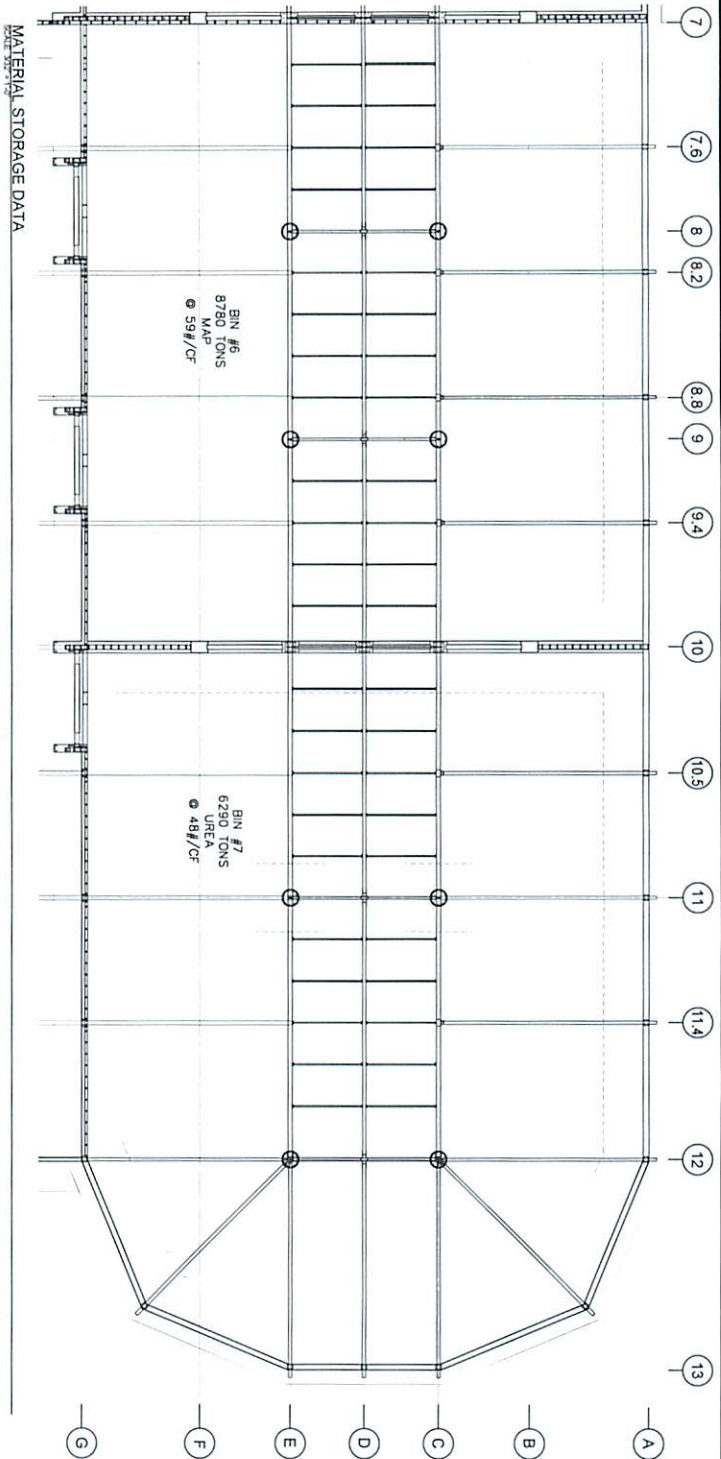
Sheet Number	Sheet Title
ARCHITECTURAL	
A100.0	COVER SHEET
A101.0	SITE LAYOUT
A102.0	MATERIAL STORAGE
A200.0	STRUCTURAL LOADS
A201.0	NOTES 1
A202.0	NOTES 2
A400.0	EAST & WEST ELEVATIONS
A401.0	SOUTH ELEVATION
CONCRETE	
C300.0	BIN AREA PLAN
C301.0	BIN WALL FOUNDATION DETAILS
C302.0	BIN AREA DETAILS
C303.0	BIN WALL ELEVATION
C304.0	COLUMN ELEVATIONS AND DETAILS
C400.0	ALLEY WAY DETAILS

CONTRACTOR SHALL VERIFY ALL INFORMATION AND CONDITIONS OF THE SITE AND THE BUILDING PROPERTY OF THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AGENCIES.

stueve construction llc.
The Next Generation in Dry Fertilizer Storage
120 E. Oak Street • Helena, Montana 59601 • Phone: (406) 262-2018 • Fax: (406) 262-2022

TOWN & COUNTRY SUPPLY ASSN.
LOCKWOOD, MT

DESIGN: RB DATE: 1/22/2024
DRAWN BY: KS CHECKED BY: SW
SHEET NO.: A100.0



MATERIAL STORAGE DATA

The following are the definitions as per the IBC:

Corrosive. A chemical that causes visible deterioration of, or irreparable damage to, a material or substance. A chemical shall be considered corrosive if, when tested on the skin of albino rabbits by the methods described in DOT-49 CFR, Part 173.137, such a chemical destroys or changes irreversibly the structure of the tissue at the point of contact following an exposure period of 4 hours.

Explosive. Any chemical compound, mixture or device, the primary or common purpose of which is to function by explosion. The term includes, but not limited to, dynamite, black powder, blasting explosives, detonators, safety fuses, squibs, deflagrating cord, igniter cord, igniter and display fireworks, 1.3G Class 1 explosives, and other explosives. The term does not include any material classified as an explosive other than consumer fireworks, 1.4G (Class C, Common) by hazardous materials regulations of DOT-49 CFR.

Toxic. A chemical falling into the following categories:

A chemical that the median lethal dose (LD50) is more than 50 milligrams per kilogram, but not more than 500 milligrams per kilogram of body weight when administered orally to albino rats weighing between 200 and 300 grams each.

A chemical that the median lethal dose (LD50) is more than 200 milligrams per kilogram, but not more than 1,000 milligrams per kilogram of body weight when administered by continuous contact for 24 hours (or less if death occurs within 24 hours) with bare skin of albino rabbits weighing between 2 and 3 kilograms each.

A chemical that the median lethal dose (LD50) is air of more than 200 parts per million but not more than 2,000 parts per million by volume of gas or vapor, or more than 2 milligrams per liter but not more than 20 milligrams per liter of mist, fume or dust, when administered by continuous inhalation for 1 hour (or less if death occurs within 1 hour) to albino rats weighing between 200 and 300 grams each.

USE AND GROUP CLASSIFICATIONS

MATERIAL LISTINGS

COMBUSTIBLE DUST	YES
EXPLOSIVES	X

TOXIC

Since the material being stored is non-combustible, the building use and occupancy is classified as Group S-2 as per Section 311.3 of the CBC. There is no storage limits specified in the building code on the quantity of storage of non-combustible materials

HAZARDOUS MATERIAL INFORMATION SYSTEM (USA)

PRODUCT	HEALTH	FIRE	REACTIVITY	SPECIAL
UREA	1	0	0	N/A
MAP	1	0	0	N/A

MAP

Corrosive: No Data Available

Toxicology: LD50 Oral 2,000 mg/kg
LD50 Dermal 5,000 mg/kg
LD50 Inhalation No data Available

Explosive: This product is not flammable and non explosive

NFPA Fire Ratings:

Flammability 0
Health 0
Instability 0

Remarks: Non Flammable. Stable under normal conditions of storage and handling.

Urea

Corrosive: Corrosive to mild steel. Corrosive to aluminum, zinc, or copper.

Non-corrosive to glass, steel or 316 stainless steel. -Not corrosive to living tissue

Toxicology: LD50 Oral 5,000mg/kg
LD50 Dermal 2,000mg/kg
LD50 Inhalation 22 mg/m causes mild irritation

Remarks: Non Flammable. Material will not burn. Stable under normal conditions of storage and handling.

Remarks: Non Flammable. Material will not burn. Stable under normal conditions of storage and handling.

NFPA Fire Ratings:

Flammability 0
Health 1
Instability 0

TOWN & COUNTRY SUPPLY ASSN.
LOCKWOOD, MT

stueve
construction LLC.
The Next Generation in Dry Fertilizer Storage
2701 E. Oak Street • Rapid, Iowa 52401 • Phone: (319) 269-3116 • Fax: (319) 269-3622

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ACAD DWG FILE: ARCHITECTURAL

REVISIONS	DATE	BY	CHKD
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A102.0

GENERAL STRUCTURAL NOTES									
(The following apply unless shown otherwise on the plans)									
1.	ALL MATERIALS, WORKMANSHIP, DESIGN AND CONSTRUCTION SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS, THE INTERNATIONAL BUILDING CODE (2012 EDITION), OTHER DISCIPLINE DRAWINGS FOR BUILDING AND CONSTRUCTION. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL CITY, STATE AND FEDERAL REQUIREMENTS.								
2.	STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ARCHITECTURAL AND ALL OTHER DISCIPLINE DRAWINGS FOR BUILDING AND CONSTRUCTION. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL CITY, STATE AND FEDERAL REQUIREMENTS.								
3.	DISCREPANCIES: THE CONTRACTOR SHALL INFORM THE ENGINEER IN WRITING OF ANY DISCREPANCIES OR OMISSIONS NOTED ON THE DRAWINGS OR IN THE SPECIFICATIONS OR ON RECEIPT OF SUCH INFORMATION. THE ENGINEER WILL SEND WRITTEN INSTRUCTIONS TO ALL CONCERNED. ANY SUCH DISCREPANCY, OMISSION, OR VARIATION NOT REPORTED TO ALL CONCERNED, ANY SUCH DISCREPANCY, OMISSION, OR VARIATION NOT REPORTED TO ALL CONCERNED, ANY SUCH DISCREPANCY, OMISSION, OR VARIATION NOT REPORTED TO ALL CONCERNED, ANY SUCH DISCREPANCY, OMISSION, OR VARIATION NOT REPORTED TO ALL CONCERNED.								
4.	CONTRACTOR SHALL PROVIDE TEMPORARY BRACING FOR THE STRUCTURE AND STRUCTURAL COMPONENTS UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE PLANS.								
5.	ERECTOR PLANS AND DETAILS OF SHORING SYSTEMS SHALL BE RESPONSIBILITY OF THE CONTRACTOR.								
6.	CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED TO PERFORM THE WORK.								
7.	DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED. SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND THE STRUCTURAL ENGINEER.								
FOUNDATION AND SLAB NOTES									
1.	SUB-GRADE PREPARATION INCLUDING DRAINAGE, EXCAVATION, COMPACTION, AND FILLING REPORT OR AS DIRECTED BY THE SOILS ENGINEER.								
2.	ALLOWABLE SOIL BEARING CAPACITY = 3,000 PSF								
SOILS REPORT REFERENCE:									
CORY G. RICE, P.E. 58 GEOTECHNICAL 2511 ROCKMAN AVENUE BILLINGS, MT 59109 (406) 652-3930									
3.	OWNER IS RESPONSIBLE TO DO SOIL CORRECTION AS INSTRUCTED BY GEOTECH REPORT.								
STRUCTURAL STEEL NOTES									
1.	STRUCTURAL STEEL DESIGN, FABRICATION AND ERECTION SHALL BE BASED ON THE AISC, SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS, LATEST EDITION, PLUS ALL REFERENCED CODES.								
2.	STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:								
<table> <tr> <th>TYPE OF MEMBER</th><th>ASTM SPECIFICATION</th></tr> <tr> <td>PLATES, SHAPES, ANGLES, AND RODS</td><td>A36</td></tr> <tr> <td>ANCHOR BOLTS (EMBEDDED IN MASONRY OR CONCRETE)</td><td>F1554</td></tr> <tr> <td>CONNECTION NUTS</td><td>A563</td></tr> </table>		TYPE OF MEMBER	ASTM SPECIFICATION	PLATES, SHAPES, ANGLES, AND RODS	A36	ANCHOR BOLTS (EMBEDDED IN MASONRY OR CONCRETE)	F1554	CONNECTION NUTS	A563
TYPE OF MEMBER	ASTM SPECIFICATION								
PLATES, SHAPES, ANGLES, AND RODS	A36								
ANCHOR BOLTS (EMBEDDED IN MASONRY OR CONCRETE)	F1554								
CONNECTION NUTS	A563								
3.	ALL WELDING SHALL BE IN CONFORMANCE WITH AISC AND AWS, STANDARDS USING E70 XX ELECTRODES. ONLY PRE-QUALIFIED WELDERS (AS DEFINED BY AWS) SHALL BE USED. WELDING OF GRADE 60 REINFORCING BARS (IF REQUIRED) SHALL BE PERFORMED USING LOW HYDROGEN ELECTRODES. WELDING OF GRADE 40 REINFORCING BARS (IF REQUIRED) SHALL BE PERFORMED USING E70XX ELECTRODES. WELDING WITHIN 4" OF COLD BENDS IN REINFORCING STEEL IS NOT PERMITTED. SEE MEMORANDUM NOTED FOR MATERIAL REQUIREMENTS OF WELDED BARS.								
4.	WELD SIZES SHALL BE MINIMUM 1/8" UNLESS NOTED OTHERWISE.								
5.	NO WELDING WILL BE PERMITTED WHEN AMBIENT TEMPERATURE IS BELOW 0 DEGREES FAHRENHEIT.								

1.	ALL CONCRETE SHALL HAVE A SPECIFIED COMPRESSIVE STRENGTH $f'_c = 4000$ P.S.I. AT 28 DAYS.		
2.	THE MAXIMUM WATER-CEMENT RATIO FOR THE MIX SHOULD BE 0.40 TO 0.45.		
3.	THE MINIMUM CEMENT AND AIR ENTRAINMENT REQUIREMENTS FOR WATER TIGHT CONCRETE IS AS FOLLOWS.		
TYPICAL MIX RATIOS			
	MAXIMUM SIZE OF AGGREGATE, INCHES	CEMENT	
		LB/CYD	
		AIR ENTRAINMENT %	
1	1 1/2"	470	5
2	1"	520	6
3	3/4"	540	6
4	3/8"	590	7
5	3/4"	610	7.5

STRUCTURAL NOTES FOR CONCRETING				
1. CODE PROVISIONS ADOPTED FOR DESIGN IS ACI 318-2002.	2. CONCRETE MIXING, CONCRETING, AND PLACING SHALL MEET THE REQUIREMENTS STATED IN THE ACI MANUAL OF CONCRETE PRACTICE (MCP) LATEST EDITION AND THEIR RELATED STANDARDS.	3. MINIMUM CONCRETE COVER FOR REINFORCEMENT SHALL BE AS NOTED, UNLESS OTHERWISE NOTED		
THE DRAWINGS				
A) CAST AGAINST AND EXPOSED TO EARTH				
3"	B) TIES, STIRRUPS AND SPIRALS FOR BEAM AND COLUMNS	1.5"		
2"	C) WALLS, NO. 5 AND LARGER BARS	2"		
1.5"	NO. 5 AND SMALL BARS	1.5"		
4. CONCRETE SHALL BE Poured AND MAINTAINED ABOVE 50 DEGREES F AND APPROPRIATE CURING METHODS FOR AT LEAST 7 DAYS.	5. PLACE CONCRETE IN CONTINUOUS OPERATION WITHIN PLANNED JOINTS AND SECTIONS.	6. CONSOLIDATE PLACED CONCRETE USING MECHANICAL VIBRATING EQUIPMENT HAND AND RODDING		
7. ALL MONOLITHIC SLABS SHOULD BE FINISHED WITH AN IONIC HANDLED BULFOAT. ALL EXTERIOR SLABS INCLUDING APPROACHES AND WALKWAYS SHOULD BE BROOMED FINISH FOR A UNIFORM AND SMOO-RESISTANCE SURFACE.	8. ALL HOT WEATHER CONCRETING SHOULD BE AS PER ACI 306 SPECIFICATIONS.	9. ALL COLD WEATHER CONCRETING SHOULD BE AS PER ACI 306 SPECIFICATIONS.		
10. REINFORCING STEEL SHALL BE DETAILED INCLUDING INCLUDING HOOKS AND BENDS IN ACCORDANCE WITH ACI 318 AND ACI 319.	11. WHEN REBARS ARE SHOWN CONTINUOUS, LAP SPICES SHALL BE 30 TIMES THE DIAMETER OF THE REBAR. DO NOT LAP MORE THAN 50% OF REBAR IN ANY GIVEN ZONE UNLESS NOTED IN THE DRAWING.	12. LAP AT CONTINUOUS REINFORCEMENT 30 BAR DIAMETERS OR 2'-0" MINIMUM UNLESS NOTED IN THE DRAWING.		
12. LAP AT CONTINUOUS REINFORCEMENT 30 BAR DIAMETERS OR 2'-0" MINIMUM UNLESS NOTED IN THE DRAWING.	13. NO BARS PARTIALLY EMBEDDED IN HARDENED CONCRETE SHALL BE FIELD BENT UNLESS SPECIFICALLY SO DETAILED OR APPROVED BY THE STRUCTURAL ENGINEER.	14. SEE ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS AND DIMENSIONS OF DOOR AND WINDOW OPENINGS IN ALL CONCRETE WALLS. SEE MECHANICAL DRAWINGS FOR SIZE AND LOCATION OF MISCELLANEOUS MECHANICAL OPENINGS THROUGH CONCRETE WALLS. SEE ELECTRICAL DRAWINGS FOR ALL FOR ALL UNDERGROUND LINES AND THEIR LOCATIONS. SEE ELECTRICAL DRAWINGS FOR ALL GROUNDING LOCATIONS AND GROUNDING DETAILS.		
15. EPOXY GROUTED ITEMS INTO CONCRETE NOT SPECIFIED ON THE DRAWINGS SHALL BE GROUTED WITH MS_200 SOUND BOND EPOXY BY ANCHOR, IT FASTENING SYSTEMS OR EQUIVALENT. INSTALLATION SHALL IN STRICT ACCORDANCE WITH I.B.O. REPORT FOR THE ANCHOR. HOLE SIZE SHALL BE 1/8" LARGER THAN BAR, ROD OR BOLT SIZE.	USE OF USP AND Simpson Products with Paslode Positive Placement Nails™			
1. PASLODE POSITIVE PLACEMENT NAILS™ ARE ACCEPTABLE SUBSTITUTES FOR SPECIFIED NAILS FOR USP AND SIMPSON FACE MOUNT HANGERS, HURRICANE/SEISMIC ANCHORS, CLIPS, AND STRAPS.	2. PASLODE POSITIVE PLACEMENT NAILS™ ARE LISTED IN ICBO EVALUATION REPORT 5179.			
3. ONLY NAILS WITH FULL VALUE NAIL CONVERSION SHALL BE USED AS SHOWN IN TABLE BELOW.				
FULL VALUE NAIL CONVERSION				
USP/Simpson Listed Nails	ITW Paslode Installed Nails	Allowable Load Adjustment Factor		
16d common	0.162 x 2-1/2"	1.0		
10d common	0.148 x 2-1/2"	1.0		
8d common	0.131 x 2-1/2"	1.0		
10d x 1-1/2"	0.148 x 1-1/2"	1.0		
8d x 1-1/2"	0.131 x 1-1/2"	1.0		

NOTES FOR DIMENSION LUMBER AND SHEATHING

1. ALL DIMENSION LUMBER ARE PER NATIONAL DESIGN SPECIFICATION (NDS) FOR WOOD CONSTRUCTION, 2000 EDITION.
2. ALL MEMBER SIZE GIVEN IN THE CONSTRUCTION DRAWINGS ARE NOMINAL SIZE.
3. LUMBER SHALL CONFORM TO THE REQUIREMENTS OF US PRODUCT STANDARD 24020, LUMBER GRADE AND TREATMENT. LUMBER SHALL BE SOUND AND THOROUGHLY SEASONED WITH MOISTURE CONTENT LESS THAN 19%. DESIGN GRADE OF LUMBER ARE:
 - A. STUDS WALLS: #2 OR BETTER
 - B. FURLINS: #2 OR BETTER
4. ALL PLATES IN CONTACT WITH THE FOUNDATION SHALL BE PRESERVATIVE TREATED.
5. ALL PLYWOOD SHALL BE 48" X 96" IN SIZE AND IDENTIFIED WITH APPROPRIATE GRADE TRADE MARK OF THE AMERICAN PLYWOOD ASSOCIATION, MINIMUM GRADE C-D GROUP 1 EXTERIOR PLYWOOD.

STRUCTURAL NOTES FOR TIMBER TRUSSES

1. ALL FABRICATED TRUSSES SHALL COMPLY WITH THE REQUIREMENTS OF AMERICAN INSTITUTE OF TIMBER CONSTRUCTION (AITC) TRUSS PLATE INSTITUTE (TPI) AND INTERNATIONAL BUILDING CODE (IBC), IN CASE OF CONFLICTING VALUES, THE MORE CONSERVATIVE VALUE SHALL BE USED.
2. ALL NECESSARY BRACING, BRIDGING, TEMPORARY SUPPORTS, AND ANCHORAGES NECESSARY FOR ERECTION OF THE TRUSS TRUSSES ARE RESPONSIBILITY OF THE CONTRACTOR
3. TRUSS MANUFACTURER SHALL PROVIDE DETAIL, SHOP DRAWINGS AND ERECTION DRAWINGS FOR FIELD PLACEMENT OF TRUSSES.
4. CONNECTORS FOR WOOD CONSTRUCTION SHALL BE CAMPSON OR APPROVED EQUAL, CAMPSON OR USP STRUCTURAL CONNECTORS DESIGNATIONS ARE SHOWN ON THE DRAWINGS. ALL CONNECTORS SHALL BE INSTALLED AS PER MANUFACTURERS REQUIREMENTS.
5. ALL CONNECTORS SHOULD BE CORROSION RESISTANT, STAINLESS STEEL CONNECTORS SHALL BE USED WHERE INDICATED. ELSEWHERE USE 2MAX PROTECTIVE COATING OR GALVANIZED CONNECTORS.
6. ALL FRAMING LUMBER SUCH AS HEADERS, PLATES, STUDS, FURLINS, RAFTERS, ETC. SHALL BE SAWN LUMBER #2 OR BETTER GRADE WITH MOISTURE CONTENT LESS THAN 19%.
7. ROOFING PLYWOOD SHALL BE 15/16" APA SHEATHING, STRUCTURAL 1 SPECIES, PS 143.
8. AT DIAPHRAGM EDGES, SHEETS SMALLER THAN 24" SHALL BE FULLY BLOCKED AT ALL EDGES AND NAILED AT 6" O.C. WITH 6d COMMON NAILS UNLESS NOTED OTHERWISE.
9. CONTRACTOR SHALL BE FAMILIAR WITH THE TAILING SCHEDULE SHOWN IN THE STRUCTURAL NOTES, WHERE NOT SHOWN OTHERWISE ON PLANS, ALL TAILING SHALL FOLLOW THIS SCHEDULE. ADHESIVES SHALL NOT BE USED IN PLACE OF NAILS OR SCREWS.

NOTES ON VINYL SIDING

1. ALL EXTERIOR SIDING IS DUTCH-CLAP VINYL SIDING WHICH HAVE EXCEPTIONAL UV, CORROSION AND CHEMICAL RESISTANCE. VINYL SIDING SHALL ALSO HAVE EXCELLENT ABRASION RESISTANCE INCLUDING RESISTANCE TO IMPACT AND HAIL.
2. VINYL SIDING MEET THE REQUIREMENTS OF THE ASTM D979-2 STANDARD SPECIFICATION FOR RIGID POLY(VINYLCHLORIDE) (PVC).
3. VINYL SIDING SHALL BE INSTALLED BASED ON ASTM D979-2 STANDARD PRACTICE FOR INSTALLATION OF RIGID POLY(VINYLCHLORIDE) SIDING AND SOFFIT. THE STANDARD METHOD FOR INSTALLATION OF VINYL SIDING AND SOFFIT, ADDITIONALLY IT IS RECOMMENDED THAT INSTALLERS REVIEW LOCAL BUILDING CODES AND SPECIFIC PRODUCTS AND/OR GEOGRAPHIC AREAS FOR ANY ADDITIONAL REQUIREMENTS.
4. VINYL SIDING SHALL ALSO VERIFY MANUFACTURERS INSTALLATION PROCEDURE AND INSTALL SIDING TO MEET THE STRONGEST REQUIREMENT OF THE ABOVE.
5. VINYL SIDING HAS ALWAYS BEEN DESIGNED AS AN EXTERIOR CLADDING, NOT A WATER-RESISTIVE BARRIER. VINYL SIDING IS DESIGNED TO ALLOW THE MATERIAL UNDERNEATH IT TO BREATHE.
6. STYROFOAM WEATHERMAATE™ PLUS HOUSEWRAP MEETING THE REQUIREMENTS OF ICC-ES REPORT ESR-640 IS SPECIFIED IN THE DRAWINGS AS THE WEATHER BARRIER MEMBRANE.
7. INSTALL WEATHER BARRIER MEMBRANE AS PER MANUFACTURERS INSTALLATION PROCEDURE.

STRUCTURAL NOTES FOR GLULAMS, LVL'S, AND ROOFING DIAPHRAGMS

1. ALL STRUCTURAL GLULAM LAMINATED TIMBER SHOULD BE AITC APPROVED WESTERN SPECIES TYPE. ALL TIMBER MEMBERS SHOULD BE STRAIGHT, FREE OF ANY BENDS AND TWISTS, THE ALLOWABLE TOLERANCE FOR MANUFACTURING OF GLULAM BEAMS SHALL BE AS SPECIFIED BY ANSI A190.1.
2. CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL NECESSARY BRACING, BRIDGING, TEMPORARY SUPPORTS, AND ANCHORAGES NECESSARY FOR ERECTION OF THE TIMBER MEMBERS.
3. ALL GLULAM BEAMS ARE SURFACED TO AN INDUSTRIAL FINISH STANDARD. ALL GLULAM BEAMS USED FOR ROOF SUPPORT SHALL HAVE A NOMINAL 3500 RADIIUS CAMBER. ALL STRUCTURAL GLULAM LAMINATED TIMBER MEMBERS ARE DESIGNED FOR DRY SERVICE. BEAMS SHALL BE INSTALLED WITH THE GRAIN OF THE BEAM PARALLEL TO THE DIRECTION OF THE LOAD. NOTIFY ENGINEER ON RECORD IMMEDIATELY.
4. CONNECTORS FOR WOOD CONSTRUCTION SHALL BE CAMPSON OR APPROVED EQUAL, CAMPSON OR USP STRUCTURAL CONNECTORS DESIGNATIONS FOR CONNECTORS ARE SHOWN ON THE PLAN. CONNECTORS SHALL BE INSTALLED PER MANUFACTURERS REQUIREMENTS. CUSTOMS BUILT, ALL CONNECTORS SHOULD BE CORROSION RESISTANT FOR FERTILIZER CHEMICALS. STAINLESS STEEL CONNECTORS, 2-MAX COATED OR GALVANIZED CONNECTORS ARE RECOMMENDED.
5. ALL FURLINS REQUIRE 1" MINIMUM BEARING LENGTH. ALL ROOF BEAMS REQUIRE A BEARING LENGTH OF 12" MINIMUM. ALL FURLINS SHALL BE INSTALLED WITH THE GRAIN OF THE FURLIN PARALLEL TO THE DIRECTION OF THE LOAD. NOTIFY ENGINEER ON RECORD IMMEDIATELY.
6. ALL LAMINATED VENER LUMBER (VL) SHALL BE 1 1/2" THICKNESS, 2.0 E. ALL LVL MEMBERS SHALL HAVE EVENLY COATED SEALANT TO PROTECT FROM MOISTURE, UV RADIATION, DAMAGES FROM SPLITS, CUPPING, AND WARPING. ALL LVL WILL HAVE A MINIMUM BEARING OF 2'.
7. ROOFING PLYWOOD SHALL BE 15/16" APA SHEATHING, STRUCTURAL 1 SPECIES, PS 143, EXPOSURE 1 PLYWOOD BOUNDED WITH EXTERIOR GLUE. AT DIAPHRAGM EDGES, SHEETS SMALLER THAN 24" SHALL BE FULLY BLOCKED AT ALL EDGES AND NAILED AT 6" O.C. WITH 6d COMMON NAILS UNLESS NOTED OTHERWISE.
8. CONTRACTOR SHALL BE FAMILIAR WITH THE TAILING SCHEDULE SHOWN IN THE GENERAL NOTES, WHERE NOT SHOWN OTHERWISE ON PLANS, ALL TAILING SHALL FOLLOW THIS SCHEDULE. ADHESIVES SHALL NOT BE USED IN PLACE OF NAILS OR SCREWS.

NOTES ON ROOFING SHINGLES

1. BEFORE THE ROOF COVERING IS INSTALLED, HAVE THE DECK INSPECTED TO VERIFY THAT IT IS NAILED AS SPECIFIED ON THE DRAWINGS.
2. APPLY A SINGLE LAYER OF ASTM D 226 TYPE II (#15) FELT.
3. SECURE FELT WITH LOW-PROFILE CAP-HEADED NAILS OR THIN METAL DISKS (TINCAPS) ATTACHED WITH ROOFING NAILS.
4. FASTEN AT APPROXIMATELY 6 INCHES ON CENTER ALONG THE LAP'S AND AT APPROXIMATELY 12 INCHES AT CENTER ALONG TWO ROWS IN THE FIELD OF THE SHEET BETWEEN THE SIDE LAPS.
5. WEAVE UNDERLAYMENT FELT ACROSS VALLEYS, DOUBLE-LAP UNDERLAYMENT FELT ACROSS RIDGES (UNLESS THERE IS A CONTINUOUS RIDGE VENT). LAP UNDERLAYMENT FELT WITH TURNED-UP ROOF UNDERLAYMENT.
6. INSTALL WEATHERING GRADE ASPHALT SHINGLES (#250) WITH TOUGH FIBERGLASS MAT CORE AS PER MANUFACTURERS INSTALLATION SHINGLES SHOULD ALSO HAVE A CLASS "A" FIRE RATING.
7. ASPHALT SHINGLE SHALL BE RATED FOR WIND SPEED OF 90 MPH OR HIGHER AND ASTM D 681 OR ASTM D 7168 AND U.S. 290. SHINGLES SHALL BE WARRANTED FOR A MINIMUM OF 25 YEARS BY THE MANUFACTURER.

NAILING SCHEDULE

CONNECTION	NAILING
1. Joist to sill or girder, lateral	3-6d
2. Joist to sill or girder, end	3-6d
3. 1" x 6" (120 mm) joist to 2" x 6" (120 mm) sill or girder, lateral	3-6d
4. Sill or girder to joist or rafter, lateral	3-6d
5. Sill or girder to joist or rafter, end	3-6d
6. Sill or girder to joist or rafter, lateral	3-6d
7. Sill or girder to joist or rafter, end	3-6d
8. Double stud, face nail	16d at 16" (400 mm) c.c.
9. Double stud, end nail	16d at 16" (400 mm) c.c.
10. Double stud, top nail	16d at 16" (400 mm) c.c.
11. Double stud, bottom nail	16d at 16" (400 mm) c.c.
12. Double stud, top nail	16d at 16" (400 mm) c.c.
13. Top plate, top and intersection, face nail	16d at 16" (400 mm) c.c.
14. Continuous header, two pieces	16d at 16" (400 mm) c.c.
15. Ceiling joist to plate, lateral	16d at 16" (400 mm) c.c.
16. Ceiling joist to plate, end	16d at 16" (400 mm) c.c.
17. Ceiling joist to plate, lateral	16d at 16" (400 mm) c.c.
18. Ceiling joist to plate, end	16d at 16" (400 mm) c.c.
19. Ceiling joist to plate, lateral	16d at 16" (400 mm) c.c.
20. Ceiling joist to plate, end	16d at 16" (400 mm) c.c.
21. Ceiling joist to plate, lateral	16d at 16" (400 mm) c.c.
22. Ceiling joist to plate, end	16d at 16" (400 mm) c.c.
23. Ceiling joist to plate, lateral	16d at 16" (400 mm) c.c.
24. Ceiling joist to plate, end	16d at 16" (400 mm) c.c.
25. Wood structure joist and partition	16d at 16" (400 mm) c.c.
26. Wood structure joist and partition	16d at 16" (400 mm) c.c.
27. Wood structure joist and partition	16d at 16" (400 mm) c.c.
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99. Wood structure joist and partition	16d at 16" (400 mm) c.c.
100. Wood structure joist and partition	16d at 16" (400 mm) c.c.

MAIL SIZES

Penny Wt.	Length, in	Box Nail Diameter, in.	Common Nail Diameter, in.
8d	2 1/2"	0.113	0.131
10d	3	0.128	0.148
16d	3 1/2"	0.135	0.162

TOWN & COUNTRY SUPPLY ASSN.
LOCKWOOD, MT

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construction LLC.
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A202.0

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 SACKETT-WACONIA



2 STATEMENT OF WORK

Kahler Automation will provide standard system and services deliverables: Hardware, configuration, project management, system documentation, engineering labor, and commissioning services as described.

2.1 Requirements

The following are the basis for this Statement of Work:

- Product Flow Diagram (PFD): na
- Other Documents: NA

2.2 Capabilities

Kahler Automation will provide the following core capabilities. We may use equivalent items as supply chain and best design practices require.

- Adding a second bagging hopper
 - Putting in a 2 way under existing conveyor before it goes into existing bagging hopper which will be removed along with the high level switch so will just have a spout going to the floor in one direction and the other direction will take it to a new drag conveyor to take it to new bagging hopper with a high level limit. Add to existing PLC panel, update drawings, change PLC code and HMI. No motor starters or MCC buckets included in this proposal and no amps shown on HMI of new conveyor. 1 trip to site with 4 hours of testing and training. This will be setup to pick a destination in Plant supervisor to automatically turn on the correct conveyors, turn the 2 way and if high level is hit will shut down equipment.
- Exclusions
 - Installation and wiring
 - No motor starts or MCC buckets
 - No amps shown on HMI