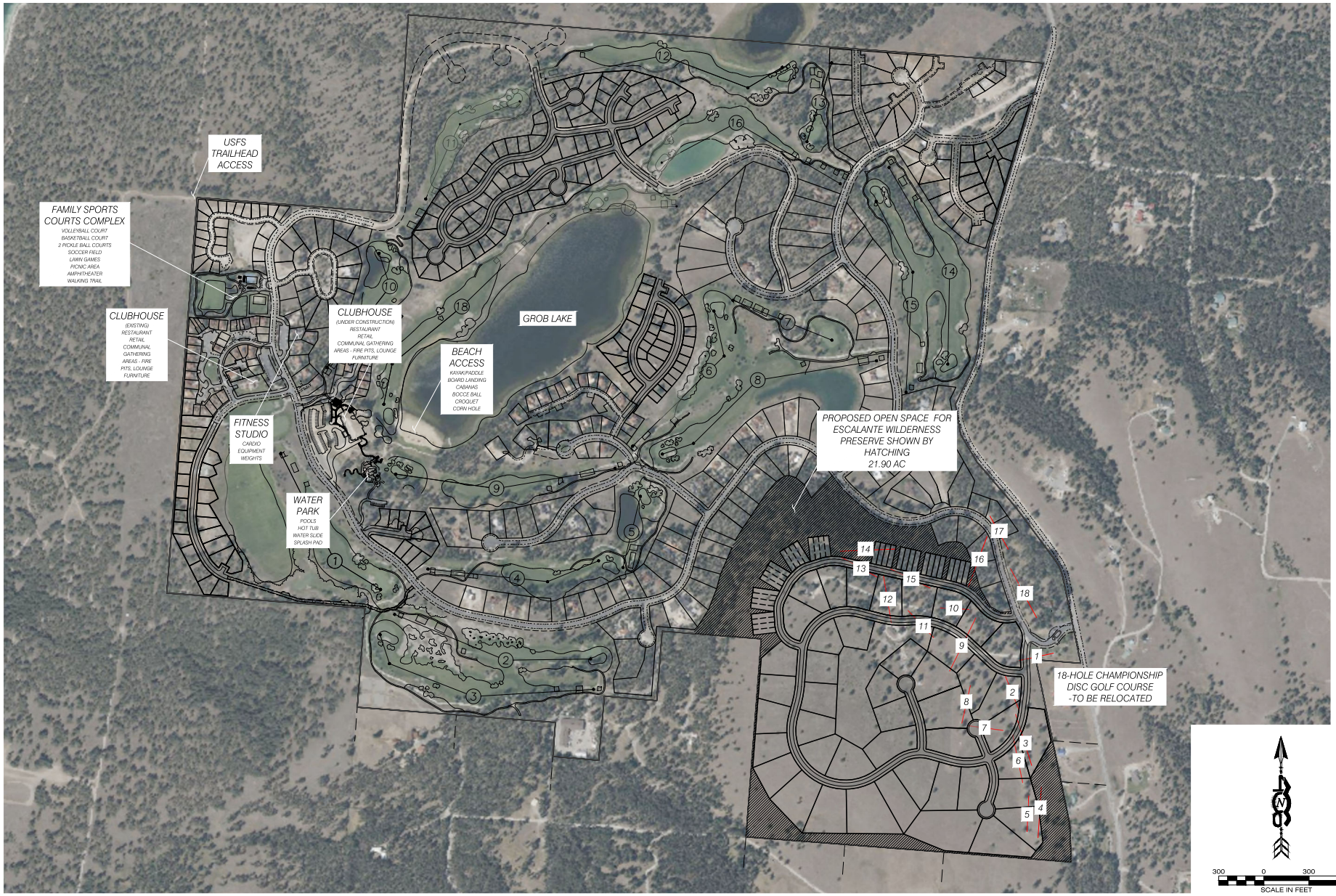


406 ENGINEERING
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201 S. 8th St. W.
Missoula, MT 59801
(406) 317-1131
Kalispell, MT 59901
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www.406engineeringinc.com

DESIGNED: -
DRAFTED: BC
CHECKED: -
DATE: SEPT. 2026

REVISIONS | DATE

LOCATION: 1885 SOPHIE LAKE RD
SEC. 32, T37N, R27W, PMM,
LINCOLN COUNTY, MONTANA

PREPARED FOR: ESCALANTE WILDERNESS PRESERVE US LLC

PROJECT NAME: ESCALANTE WILDERNESS PRESERVE

SHEET TITLE: RECREATIONAL AMENITIES EXHIBIT

406 PROJECT NO.: 21-007K

SHEET: 1 OF 1

PLOT DATE: 9/1/2026 1:11:59 PM | PLOTTED BY: LARISSA VALENTE | USERNAME: LARISSA
P:\21-007K - ESCALANTE WILDERNESS PRESERVE\CAD\EXHIBITS\21-007K - AMENITIES 2026-SEPT.DWG
P:\21-007K - ESCALANTE WILDERNESS PRESERVE\CAD\EXHIBITS\21-007K - AMENITIES 2026-SEPT.DWG

COTTONWOOD 2

GENERAL CONDITIONS

IT IS THE DESIGNERS SUGGESTION THAT DRAWINGS BE REVIEWED BY A STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.

IT IS THE INTENT OF THE DRAWINGS AND SPECIFICATIONS TO BE GUIDELINES FOR CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING ANY QUESTIONS AND MEANINGS IN THE WORKING DRAWINGS AND SPECIFICATIONS: AND THE CONTRACTOR SHALL NOTIFY THE DESIGNER IN WRITING OF ANY ERRORS, OMISSIONS, OR UNSUITABLE DETAILING WHICH MAY CAUSE CONSTRUCTION PROBLEMS.

THE DESIGNER'S LIABILITY REGARDING ERRORS AND/ OR OMISSIONS WILL BE LIMITED TO THE CORRECTION OF THE ORIGINAL DRAWINGS, CONSULTANTS LIABILITY IS THE SAME.

No.	Date	Revision

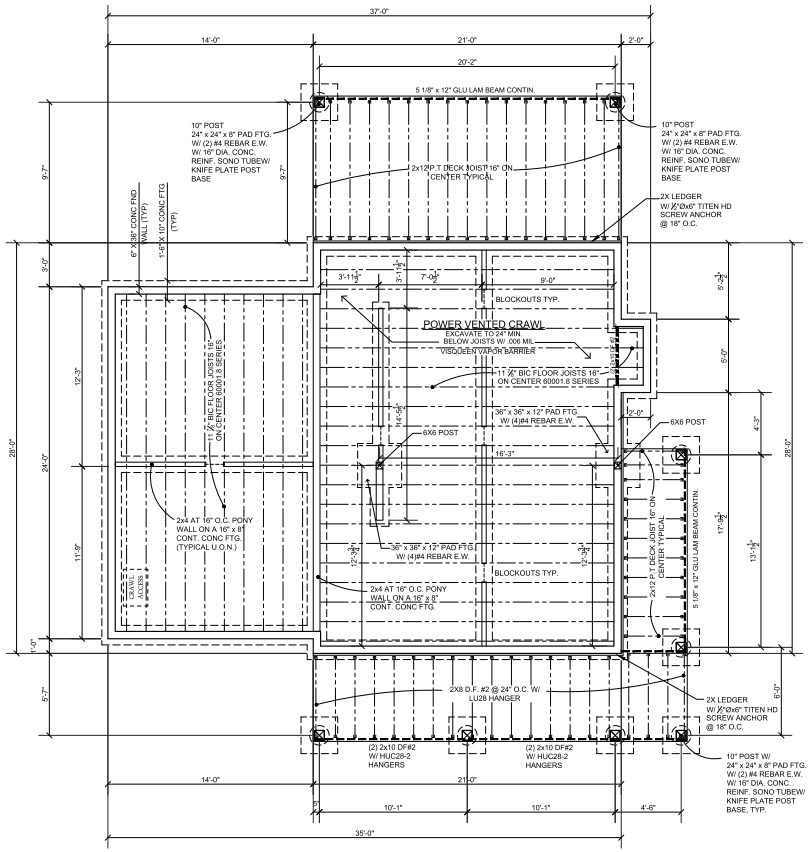
COTTONWOOD 2 - CABIN

WILDERNESS CLUB
EUREKA , MONTANA

wilderness club
MONTANA

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A1



FOUNDATION PLAN

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

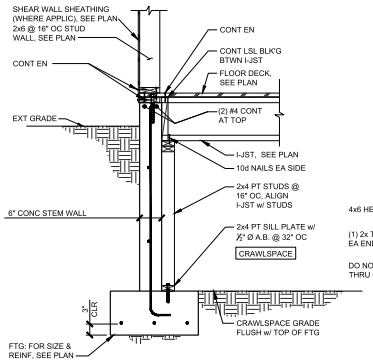
PRESCRIPTIVE ENERGY CODE COMPLIANCE

THE PROPOSED BUILDING HAS BEEN DESIGNED TO MEET OR EXCEED THE REQUIREMENTS OF THE INTERNATIONAL ENERGY CONSERVATION CODE (2018 IECC)

TABLE N1102.1

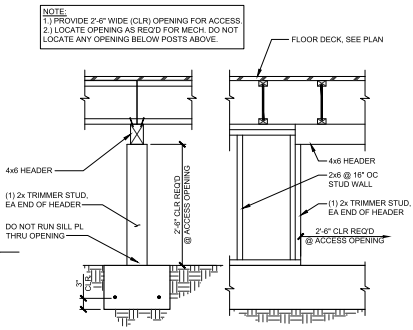
INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT

CLIMATE ZONE	PENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	WINDOW U-FACTOR	CEILING R-VALUE	WOOD WALL R-VALUE	FLOOR R-VALUE	SLAB R-VALUE	CRAWL SPACE WALL R-VALUE	MECHANICAL DUCTING
5	0.30	0.55	0.35	49	20 (or) 13+5	30	10, 2FT	15/19	8



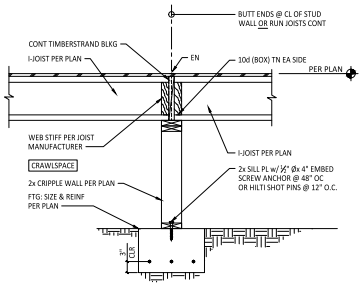
STUD WALL AND FRAMED FLOOR FOOTING

3/4"=1'-0"



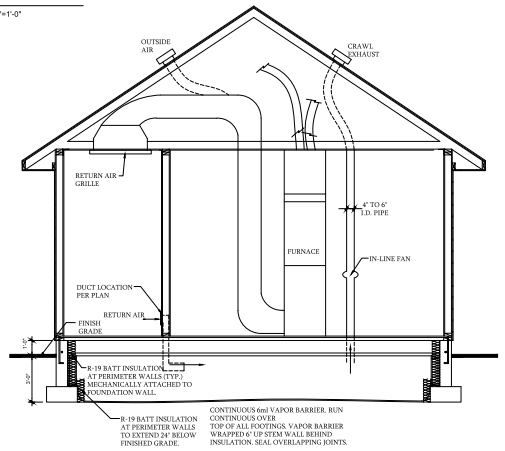
PONY WALL ACCESS OPENING

3/4"=1'-0"



CRIPPLE WALL AT CRAWL SPACE

3/4"=1'-0"



POWER VENTED CRAWL

SCALE : NTS

No.	Date	Revision

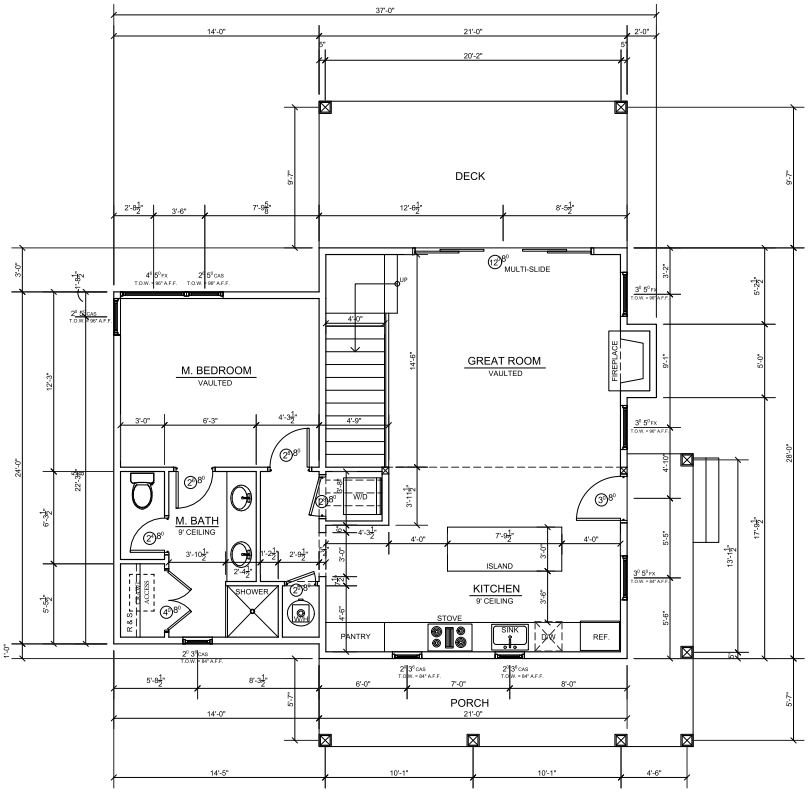
COTTONWOOD 2 - CABIN

WILDERNESS CLUB
EUREKA , MONTANA

Date:
Drawn By:
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Project:
File:

Sheet No.

A2

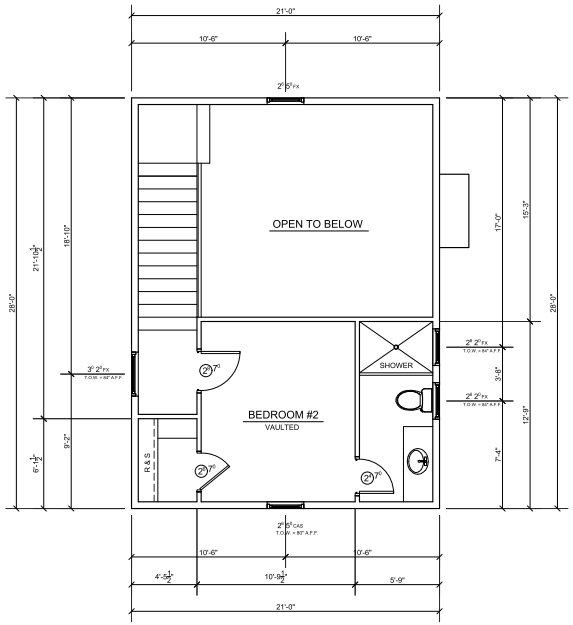


MAIN LEVEL

SCALE 1/4": 1'-0"

AREA MAIN LEVEL= 924 S.F.
AREA UPPER LEVEL= 270 S.F.
TOTAL AREA = 1194 S.F.

COVERED AREA= 426 S.F.



UPPER LEVEL

AREA = 270 S.F.

SCALE 1/4": 1'-0"

No.	Date	Revision

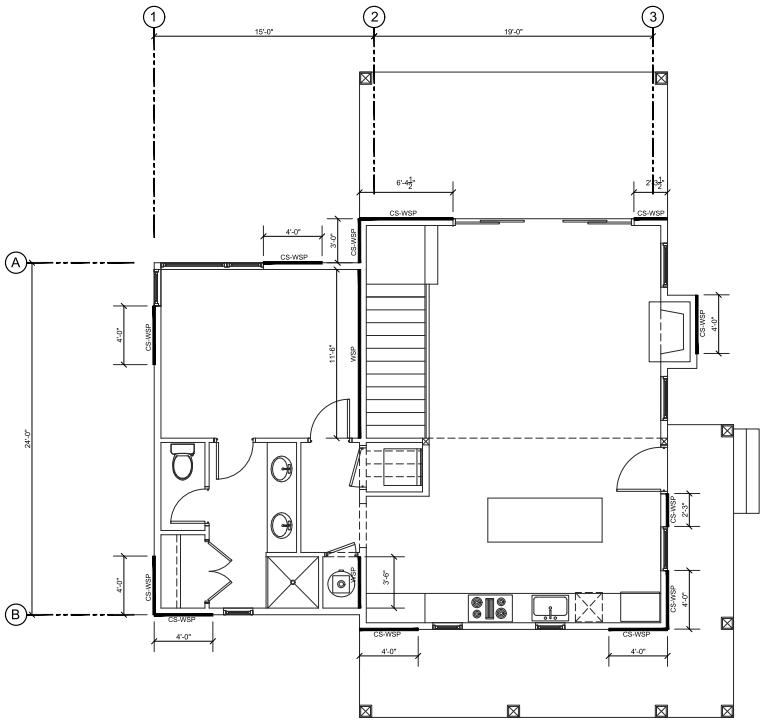
COTTONWOOD 2 - CABIN

WILDERNESS CLUB
EUREKA , MONTANA

Date:
Drawn By:
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Project:
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Sheet No.

A3



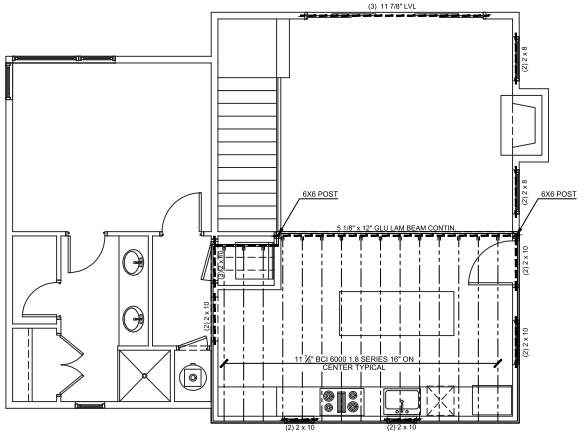
BRACED WALL PLAN

SCALE 1/4": 1'-0"

BRACED PANEL LENGTH TABLE BASED ON WIND SPEED (<115 mph)

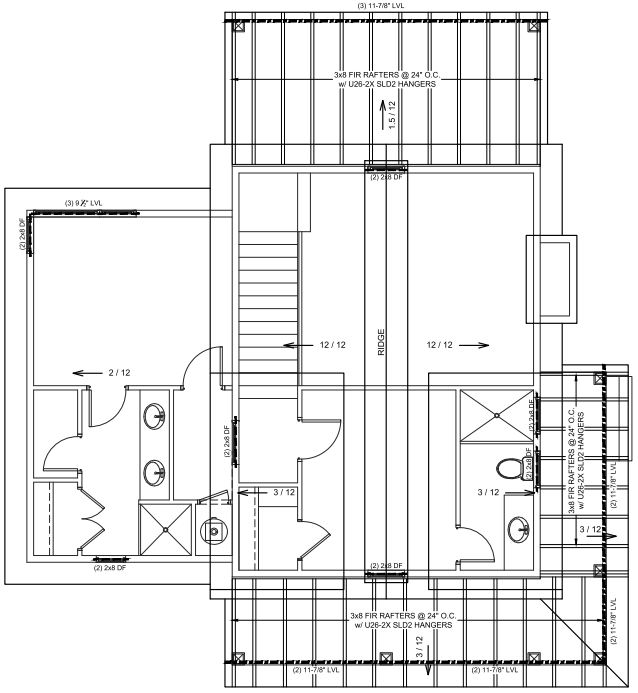
BRACED WALL LINE	BRACING METHOD TABLE R602.10.4.1	BRACED WALL LINE SPACING (FEET)	REQUIRED BRACING LENGTH (FEET)	EAVE TO RIDGE TOTAL FTNT: c	WALL HEIGHT TOTAL FTNT: d	EXPOSURE HEIGHT FACTORS EXP: c	NUMBER BRACED LINES FTNT: e	REQUIRED BRACING LENGTH (FEET)	PROVIDED BRACING LENGTH (FEET)
1	CS-WSP	20	3.5	1.0	1.0	1.2	1.30	5.46	8.0
2	CS-WSP WSP	20	3.5	1.0	1.0	1.2	1.30	5.46	18.0
3	CS-WSP	20	3.5	1.0	1.0	1.2	1.30	5.46	10.3
A	CS-WSP	30	4.5	1.0	1.0	1.2	N/A	5.4	12.8
B	CS-WSP	30	4.5	1.0	1.0	1.2	N/A	5.4	12.0

WALL BRACE NAILING & HOLD DOWN SCHEDULE				
METHOD	NAILING PATTERN	MARK	HOLD DOWN	ANCHOR BOLTS
CS-WSP	3/8" WOOD STRUCT. PANEL, ONE SIDE, BLOCKED, NAILED @ 6"/12" w/ 8d		N/A	1/2" ANCHOR BOLTS @ 6'-0" O.C., TYP.
GB	5/8" GYP. BOARD ONE SIDE, SCREWED @ 7" O.C. FIELD & PERIMETER		N/A	1/2" ANCHOR BOLTS @ 6'-0" O.C., TYP.
CS-PF	3/8" WOOD STRUCT. PANEL, ONE SIDE, BLOCKED, NAILED @ 6"/12" w/ 8d.		SEE DETAIL	N/A
PFH	3/8" WOOD STRUCT. PANEL, ONE SIDE, BLOCKED, NAILED @ 6"/12" w/ 8d	◇	SIMPSON STHD14	(1) 5/8" ANCHOR BOLT IN CENTER OF PLATE (W/ 7" MIN. EMBED.



UPPER FLOOR FRAMING PLAN

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



ROOF FRAMING PLAN

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

No.	Date	Revision

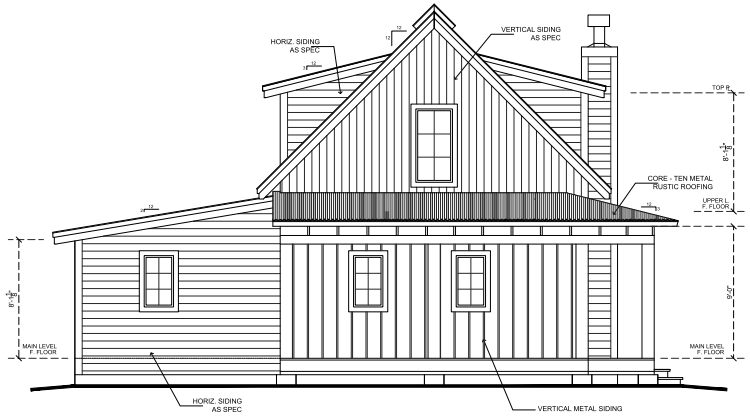
COTTONWOOD 2 - CABIN

WILDERNESS CLUB
EUREKA , MONTANA

Date:
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Project:
File:

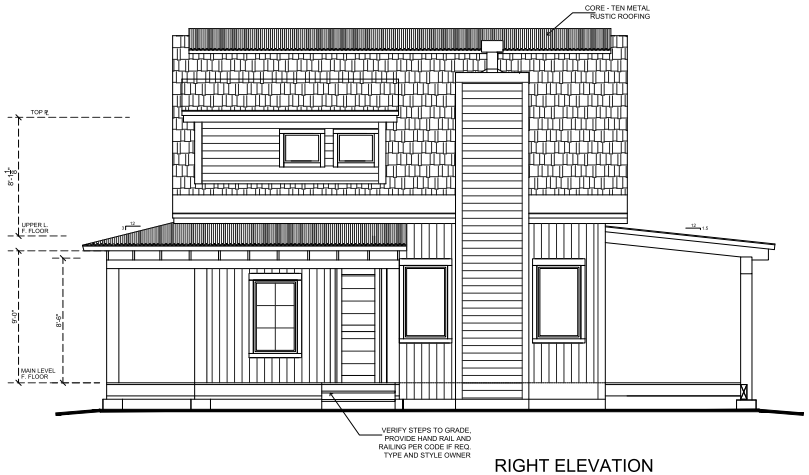
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A4



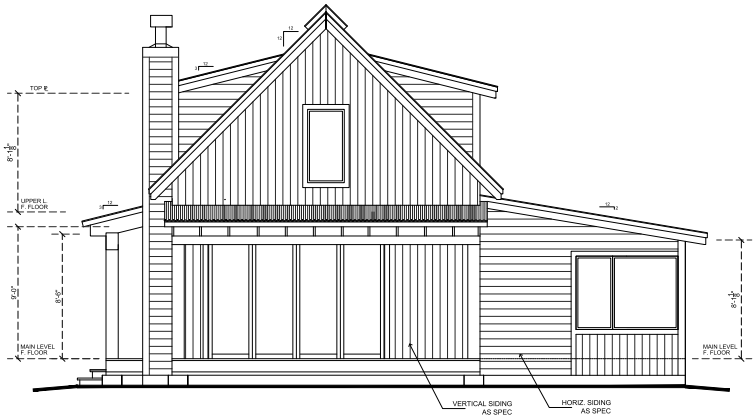
FRONT ELEVATION

SCALE 1/4": 1'-0"



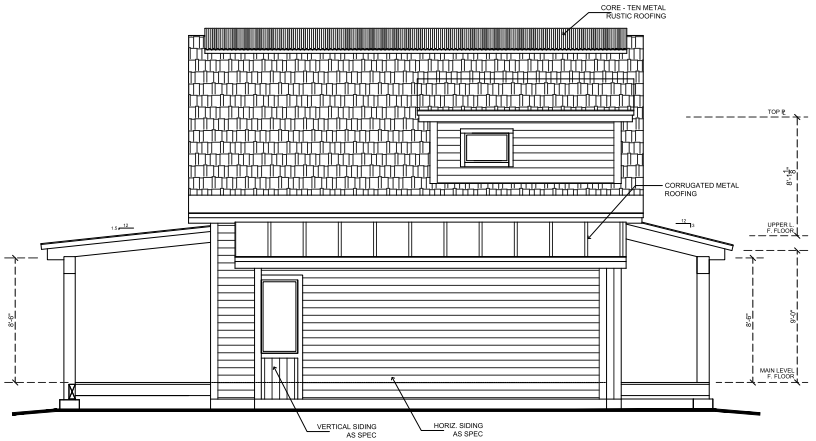
RIGHT ELEVATION

SCALE 1/4": 1'-0"



REAR ELEVATION

SCALE 1/4": 1'-0"



LEFT ELEVATION

SCALE 1/4": 1'-0"

No.	Date	Revision

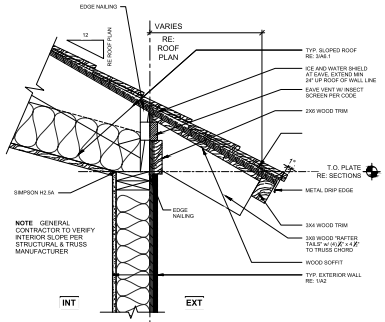
COTTONWOOD 2 - CABIN

WILDERNESS CLUB
EUREKA , MONTANA

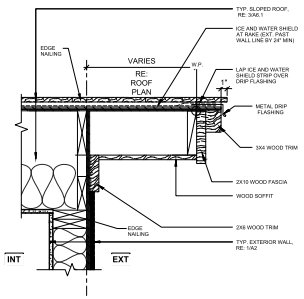
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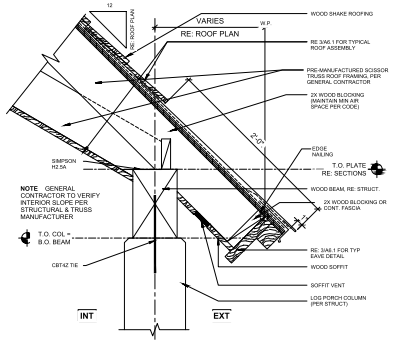
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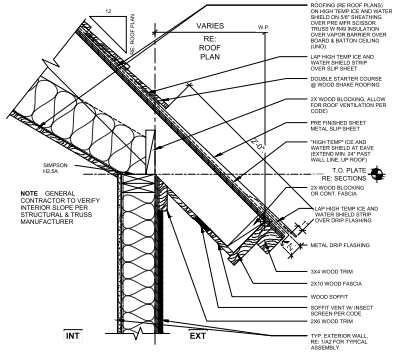
1 TYP. EAVE W/ RAFTER TAILS
1 1/2" = 1'-0"



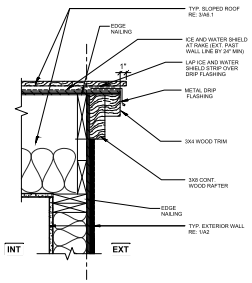
2 TYP. RAKE
1 1/2" = 1'-0"



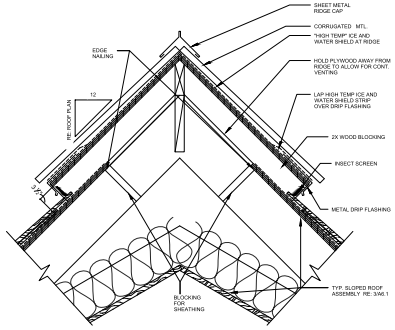
3 TYP. EAVE @ PORCH
1 1/2" = 1'-0"



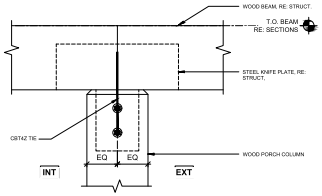
4 TYP. SLOPED ROOF EAVE
1 1/2" = 1'-0"



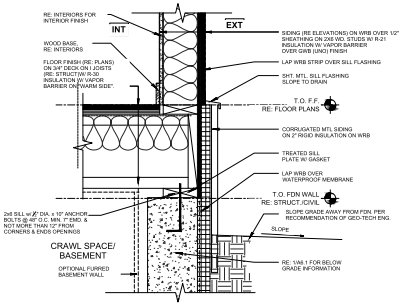
5 TYP. RAKE @ RAFTERS
1 1/2" = 1'-0"



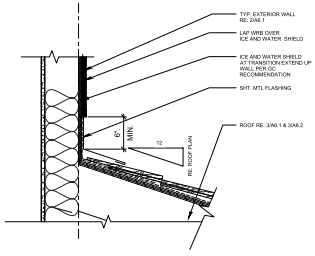
6 TYP. VENTED RIDGE CAP
1 1/2" = 1'-0"



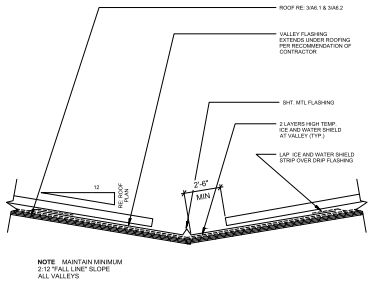
7 TYP. COLUMN TO BEAM
1 1/2" = 1'-0"



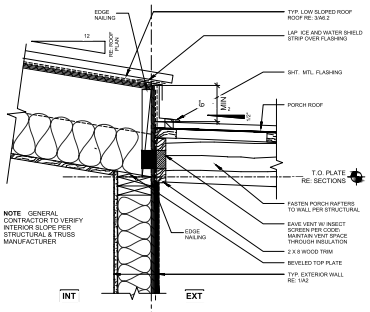
8 TYP. WALL @ FLOOR
1 1/2" = 1'-0"



9 TYP. ROOF TO WALL TRANSITION
1 1/2" = 1'-0"



10 TYP. ROOF VALLEY
1 1/2" = 1'-0"



11 LOW SLOPE SHED TO PORCH ROOF
1 1/2" = 1'-0"

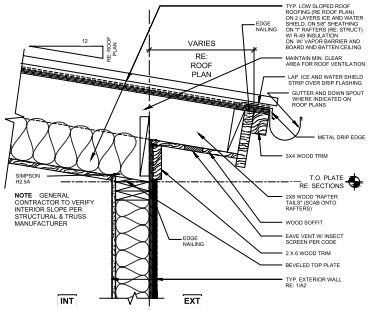
No.	Date	Revision

COTTONWOOD 2 - CABIN

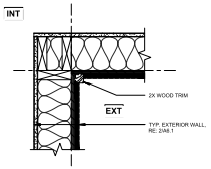
WILDERNESS CLUB
EUREKA , MONTANA

Date:
Drawn By:
Checked By:
Project:
File:

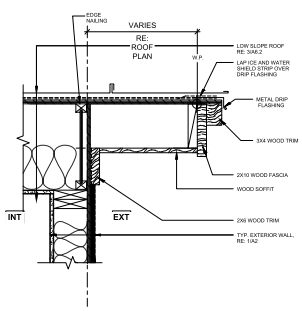
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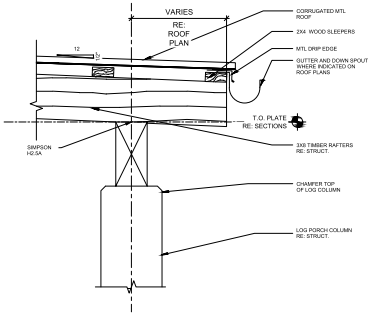
1 LOW SLOPE SHED ROOF LOW EAVE
1 1/2" = 1'-0"



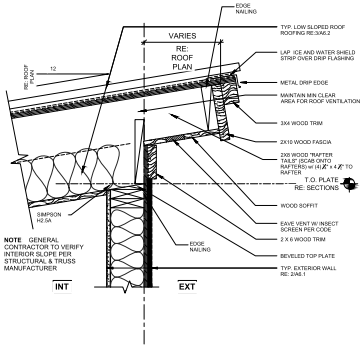
2 TYP. SIDING @ INTERIOR CORNER
1 1/2" = 1'-0"



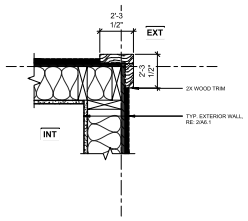
3 LOW SLOPE ROOF - RAKE
1 1/2" = 1'-0"



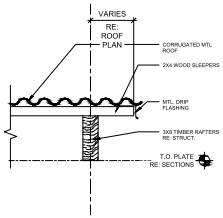
4 PORCH ROOF - EAVE
1 1/2" = 1'-0"



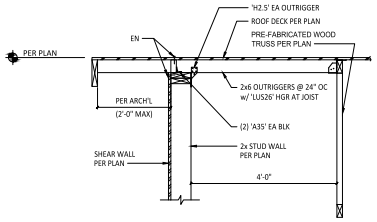
5 LOW SLOPE SHED ROOF HIGH EAVE
1 1/2" = 1'-0"



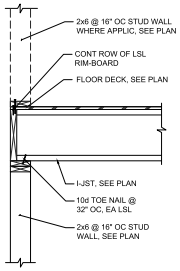
6 TYP. SIDING @ EXTERIOR CORNER
1 1/2" = 1'-0"



7 PORCH ROOF - RAKE
1 1/2" = 1'-0"



8 ROOF OUT RIGGER AT STUD WALL
3/4" = 1'-0"



9 I-JOIST TO LOW WALL
3/4" = 1'-0"

No.	Date	Revision

COTTONWOOD 2 - CABIN

WILDERNESS CLUB
EUREKA , MONTANA

Date:
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Checked By:
Project:
File:

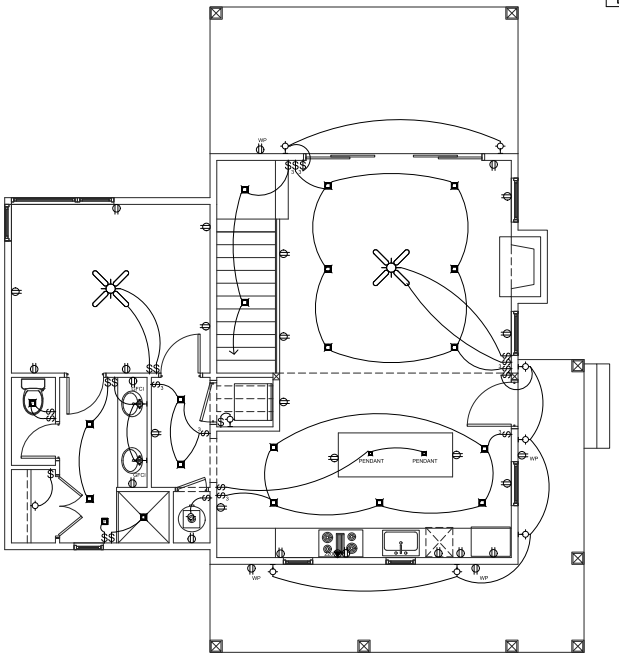
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ELEC./MECH. SYMBOL SCHEDULE

	DUPLEX OUTLET		2 1/2"x12" TOE KICK REGISTER
	LIGHT FAN		4x10 FLOOR VENT
	SWITCHED DUPLEX OUTLET (TOP HALF ONLY)		SMOKE DETECTOR
GFCI	G.F.I. OUTLET		CARBON MONOXIDE DETECTOR
WP	WATER PROOF OUTLET		PENDANT LIGHTS
220	220 VOLT OUTLET		WALL MOUNTED LIGHTS
	SWITCH		RECESSED CAN LIGHT FIXTURE
	THREE-WAY SWITCH		LIGHT FIXTURE
	FLUORESCENT FIXTURE (SIZE AS INDICATED)		CHANDELIER
			LIGHT FAN

GENERAL ELECTRICAL AND MECHANICAL NOTES

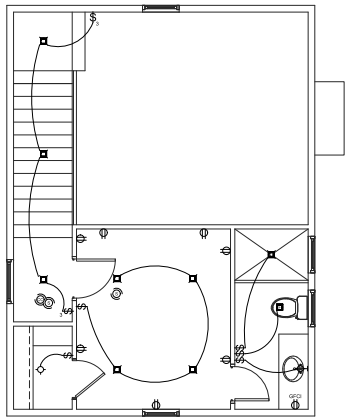
1. MECHANICAL CONTRACTOR SHALL VERIFY SIZES AND LOCATIONS OF ALL VENTS AND DUCTWORK PRIOR TO CONSTRUCTION.
2. FURNACE DUCTS FROM THE GARAGE INTO THE DWELLING ARE TO BE A MINIMUM OF 26 GAUGE GALVANIZED SHEET METAL WITH NO OPENINGS INTO GARAGE. FIRESTOP AND SEAL AROUND DUCT PENETRATIONS.
3. FURNACES, HEAT PUMPS, WATER HEATERS AND OTHER MECHANICAL EQUIPMENT AS WELL AS GAS PIPING LOCATED IN GARAGE ARE TO BE PROTECTED FROM AUTOMOBILE IMPACT. SEE MECHANICAL INSPECTOR FOR PROTECTION REQUIREMENTS.
4. APPLIANCES INSTALLED IN GARAGE GENERATING A SPARK, GLOW OR FLAME MUST KEEP PILOTS, BURNERS, HEATING ELEMENTS AND SWITCHES A MINIMUM OF 18" ABOVE FLOOR SURFACE.
5. SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH A BATTER BACKUP. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN REQUIRED FOR OVERCURRENT PROTECTION. ALL SMOKE DETECTORS ARE TO BE WIRED TOGETHER ON ONE CIRCUIT AND DESIGNED FOR ALL DETECTORS TO SOUND IF ONE DETECTOR IS ACTIVATED.
6. IN BATHROOMS, WATER CLOSET COMPARTMENTS AND LAUNDRY ROOMS PROVIDE A MECHANICAL FAN CAPABLE OF PROVIDING FIVE AIR CHANGES PER HOUR OR OPERABLE WINDOW. THE POINT OF DISCHARGE OF EXHAUST AIR SHALL BE AT LEAST 3 FEET FROM ANY OPENING INTO THE BUILDING.



MAIN LEVEL ELECTRICAL PLAN

SCALE 1/4": 1'-0"

ALL T.V., PHONE, CATS OUTLETS PER BUILDER'S SPEC'S.



UPPER LEVEL ELECTRICAL PLAN

SCALE 1/4": 1'-0"

ALL T.V., PHONE, CATS OUTLETS PER BUILDER'S SPEC'S.

No. Date Revision

COTTONWOOD 2 - CABIN

WILDERNESS CLUB
EUREKA , MONTANA

wilderness club MONTANA

Date:
Drawn By:
Checked By:
Project:
File:

Sheet No.

A8

OFF-SITE ROADWAY IMPROVEMENTS MEMO

Escalante Wilderness Preserve

On property located at Sophie Lake Road
in S28, 29, 32 & 33, T37N, R27W PMM, Flathead County.

Published: October 9, 2026

Prepared For:
Escalante Wilderness
Preserve US LLC
PO Box 2092
Eureka, MT 59917

Prepared By:
406 Engineering, Inc.
35 8th Street East
Kalispell, MT 59901

As stated within the Escalante Wilderness Preserve Traffic Impact Study (TIS), the traffic generated by the proposed development would have minimal effect on the surrounding roadway network. In evaluating the results from the TIS, it is helpful to understand that the traffic analysis was conducted utilizing conservative assumptions. The TIS assumed that all proposed residential units would function as full-time residences and therefore generate traffic at rates consistent with year-round occupancy. In reality, the Escalante Wilderness Preserve Subdivision is anticipated to operate in a similar manner to the existing Wilderness Club development which consists largely of seasonal and recreational uses that generate less daily and peak hourly traffic than full-time residential units. This was completed in order to ensure full-time residential use remains valid regardless of how the homes are used. As a result, the projected traffic volumes evaluated in the study are an overestimate. Even with this overestimate, the study found that all evaluated intersections would continue to operate within acceptable standards, and no roadway improvements or mitigation measures are necessary to accommodate the projected traffic volumes.

With all of that being said, Escalante Wilderness Preserve recognizes that traffic impacts are often viewed differently by transportation engineers versus residents who experience the roadway on a daily basis. Especially given that this area is rural in nature, even a relatively small increase in traffic can be noticeable to some extent to nearby residents. While the study demonstrates that the roadway network has sufficient capacity to accommodate the additional traffic, the developers remain committed to working with Lincoln County and the surrounding community to address any concerns. As a result, the applicant is proposing off-site roadway improvements to help accommodate the increase in traffic associated with the development.

In order to better determine the needs of the community and county, 406 Engineering met with the Lincoln County Planning Department and the Lincoln County Road Department (District 3) on September 24, 2026, to develop a plan for off-site roadway improvements. The Sophie Lake Road Corridor Study

completed by RPA in 2024 was utilized as a resource during this evaluation. This study identified several existing roadway conditions along Sophie Lake Road that could benefit from future improvements outside of the traffic generated by the proposed development. The study noted that portions of Sophie Lake Road may not have sufficient width, have minimal shoulders in some areas, and contain roadside cut/fills that present potential safety concerns where the roadside slope exceeded 5' in height. One of the designated sections in the RPA study was just north of the main (southern) entrance into the Wilderness Club. It was agreed that the developers would complete roadway improvements along this section of Sophie Lake Road during the meeting with the planning department and road department.

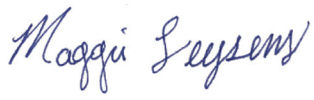
Potential improvements discussed during the meeting included widening the pavement width, cutting into the slope of the eastern edge of the road to be less steep, widening the shoulder on the western side of the road to accommodate the hillside down, adding guardrail along the western side of the road, and increasing signage along Sophie Lake Road. The pavement width along this section of road was measured and the county determined the pavement width to be sufficient. Due to right-of-way constraints, improvements on the eastern side of the road were determined to not be feasible at this time without acquiring additional easements from adjacent property owners.

Escalante Wilderness Preserve is offering to widen approximately 500' of shoulder along the western side of the roadway to be six feet wide consistent with the County's recommendations. By widening the shoulder, this also allows for the county to add guardrails along this section of roadway if they determine it is necessary in the future. To further improve roadway safety, the Escalante Wilderness Preserve has offered to provide ten roadway signs for Sophie Lake Road such as speed limit, curve warning, and other traffic control signs as determined by the Lincoln County Road Department. These improvements are intended to enhance roadway safety for not only the proposed development, but also other residents that live in the area and use this road on a daily basis.

It was further discussed with the Lincoln County Planning Department that these roadway improvements described above shall be completed prior to final platting of the second phase of the subdivision. This allows the county and developer to coordinate the timing of the improvements while ensuring that the enhancements are in place as future phases of the project move forward.

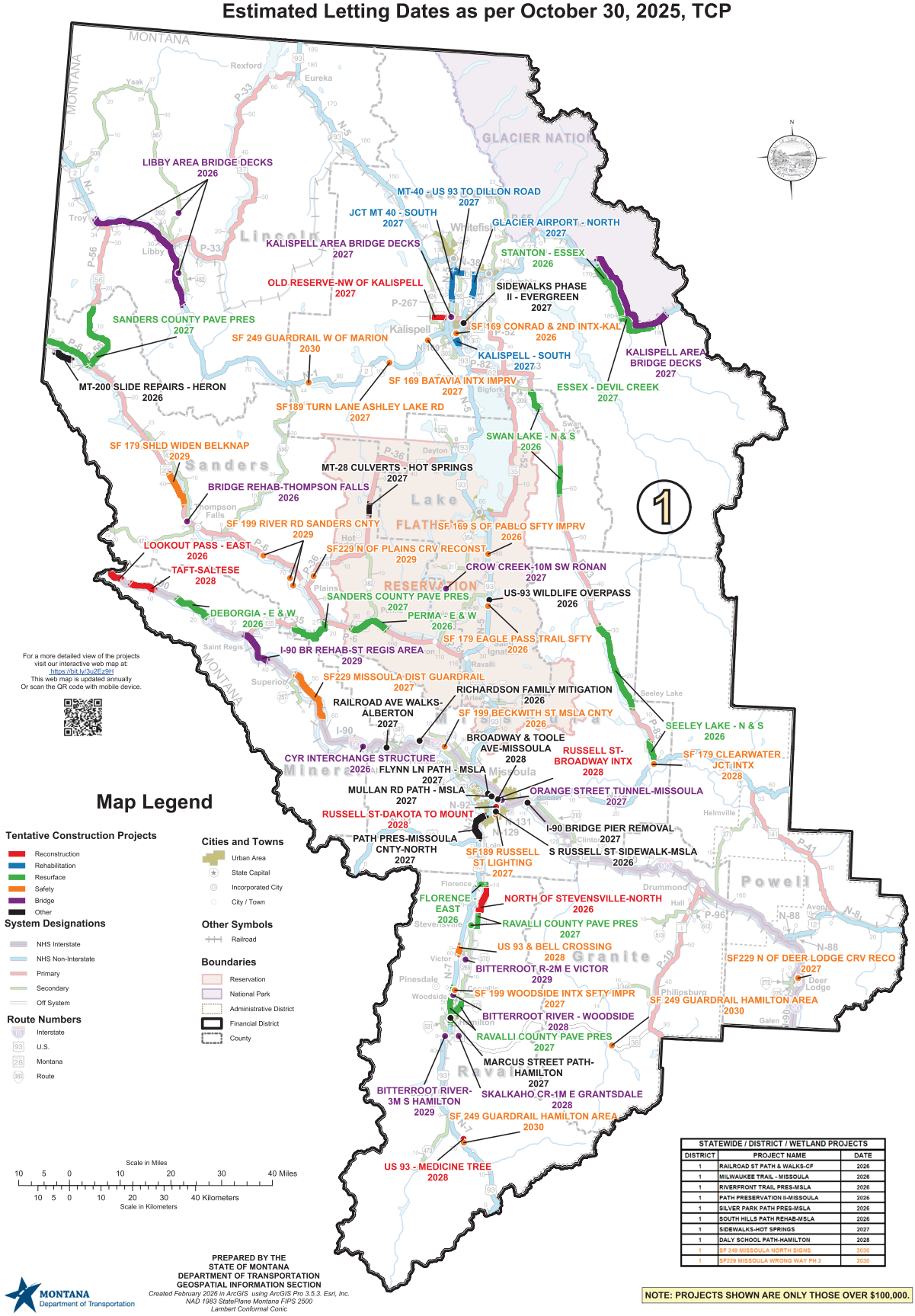
Although the TIS concluded that no off-site roadway improvements are necessary to mitigate impacts on the proposed development, the developer is offering these measures to address any potential safety concerns and help ease the minds of the neighboring properties who may experience the increase in traffic from the proposed development.

Prepared by:
406 Engineering, Inc.



Maggie Leysens, PE

FEDERAL & STATE TENTATIVE CONSTRUCTION PLAN (TCP) 2026 - 2030
MISSOULA DISTRICT (FINANCIAL DISTRICT 1)
Estimated Letting Dates as per October 30, 2025, TCP



For a more detailed view of the projects visit our interactive web map at: https://bit.ly/3u2E29H
This web map is updated annually
Or scan the QR code with mobile device.

Map Legend

Tentative Construction Projects
- Reconstruction
- Rehabilitation
- Resurface
- Safety
- Bridge
- Other

System Designations
- NHS Interstate
- NHS Non-Interstate
- Primary
- Secondary
- Off System

Route Numbers
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- U.S.
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- Route

Cities and Towns
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Other Symbols
- Railroad

Boundaries
- Reservation
- National Park
- Administrative District
- Financial District
- County

STATEWIDE / DISTRICT / WETLAND PROJECTS		
DISTRICT	PROJECT NAME	DATE
1	RAILROAD ST PATH & WALKS-CF	2026
1	MILWAUKEE TRAIL - MISSOULA	2026
1	RIVERFRONT TRAIL PRES-MSLA	2026
1	PATH PRESERVATION II-MISSOULA	2026
1	SILVER PARK PATH PRES-MSLA	2026
1	SOUTH HILLS PATH REHAB-MSLA	2026
1	SIDEWALKS-HOT SPRINGS	2027
1	DALY SCHOOL PATH-HAMILTON	2028
1	SF 249 MISSOULA NORTH SIGNS	2030
1	SF229 MISSOULA WRONG WAY PH 2	2030

NOTE: PROJECTS SHOWN ARE ONLY THOSE OVER $100,000.

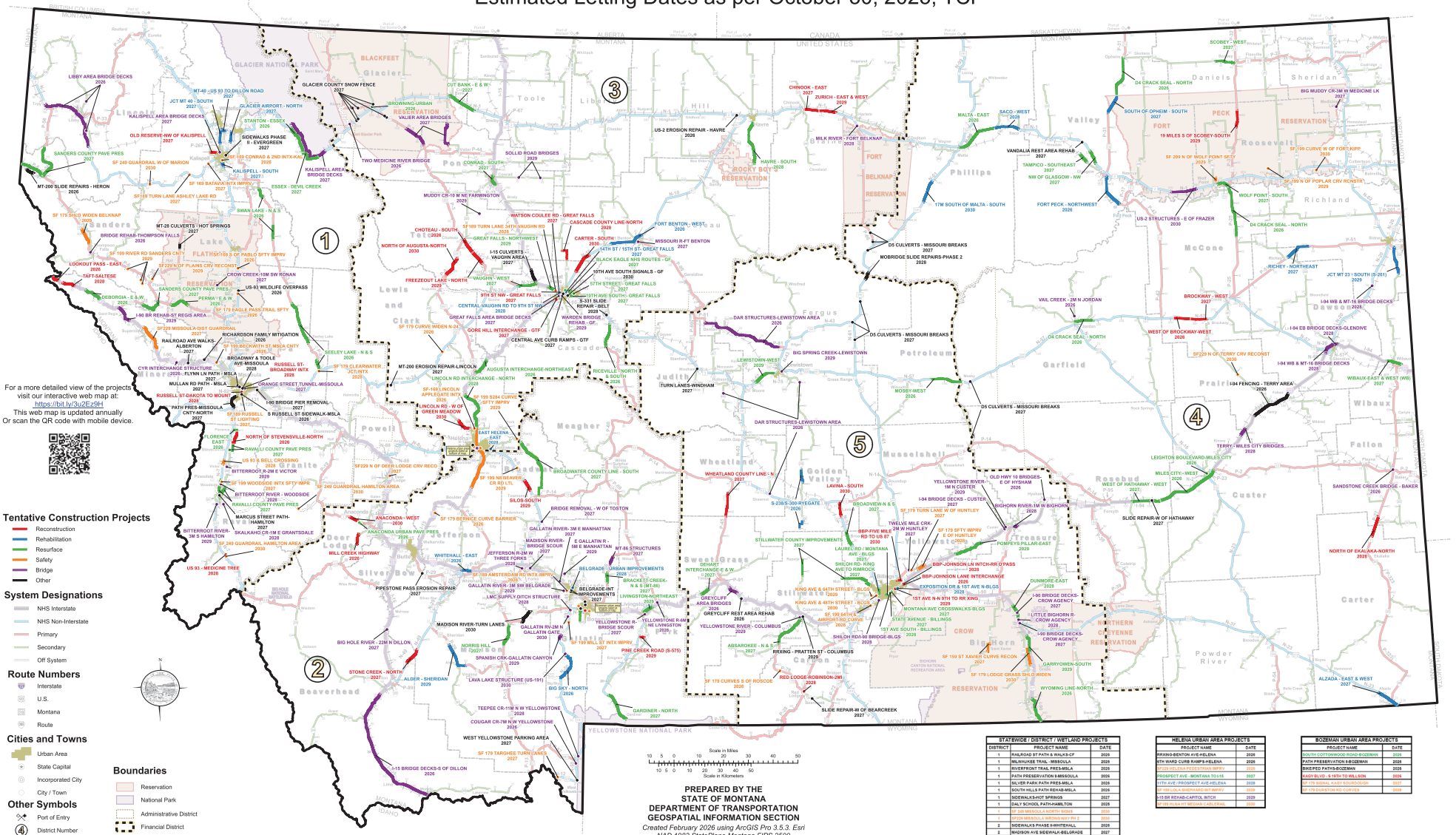
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GEOSPATIAL INFORMATION SECTION

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MONTANA Department of Transportation

FEDERAL & STATE TENTATIVE CONSTRUCTION PLAN (TCP) 2026 - 2030

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Scale in Miles: 10 5 0 10 20 30 40 50
Scale in Kilometers: 10 5 0 10 20 30 40 50

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MONTANA
Department of Transportation

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1	PATH PRESERVATION 6-MISSOULA	2026
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1	SOUTH HILLS PATH REHAB-MSLA	2026
1	SIDEWALKS-HOT SPRINGS	2027
1	DALY SCHOOL PATH-HAMILTON	2026
1	SF 249 MISSOULA NORTH SIGNS	2026
1	SF229 MISSOULA BRIDGE RAIL PH 2	2026
2	SIDEWALKS PHASE 8-WHITEHALL	2026
2	MADISON AVE SIDEWALK-BELGRADE	2027
2	SF 249 BUTTE CANCELLATIONS	2026
3	RIVER'S EDGE TRAIL CONNECTOR	2027
3	PATH PRESERVATION - GTF	2027
4	W HOLLY ST PED BRIDGE - SIDNEY	2026
4	MERRILL AVE SIDEWALK-GLENDIVE	2026
5	STAGECOACH TRAIL - BILLINGS	2028
5	I-90 CULVERTS - BILLINGS AREA	2029
5	SF 249 BILLINGS DISTRICT SIGNS	2030

HELENA URBAN AREA PROJECTS

PROJECT NAME	DATE
RYXING-BENTON AVE-HELENA	2026
6TH WARD CURB RAMPS-HELENA	2026
SF229 HELENA PEDESTRIAN IMPRV	2026
PROSPECT AVE - MONTANA TO I-15	2027
11TH AVE / PROSPECT AVE-HELENA	2028
SF 199 LOLA SHEPARD INT IMPRV	2029
I-15 SB REHAB-CAPITOL INTCH	2029
SF199 N-S & 6TH MERIDIAN CARLEFAL	2030

BOZEMAN URBAN AREA PROJECTS

PROJECT NAME	DATE
SOUTH COTTONWOOD ROAD-BOZEMAN	2026
PATH PRESERVATION 8-BOZEMAN	2026
BIKE/PED PATHS-BOZEMAN	2026
EASY BLVD - S 19TH TO WILLSON	2026
SF 179 SIGNAL EASY BOULEVOUGH	2027
SF 179 DURSTON RD CURVES	2028

Date: 2/27/2026 Path: S:\Geoinfo\Maps_Standard\TCP\2026-0030\TCP_Montana_2026_2030.aprx