

DESIGN REVIEW BOARD

May 22, 2017

Owner/Applicant

Benefis Health System-
Gunnar Vandemars

Applicant

Representative

Tyson Kraft, AIT
Nelson Architects

Property Location

Existing Benefis Hospital;
work located on the
northeast portion of the
property.

Requested Action

Design Review for an
expansion, exterior reno-
vation and associated
sitework.

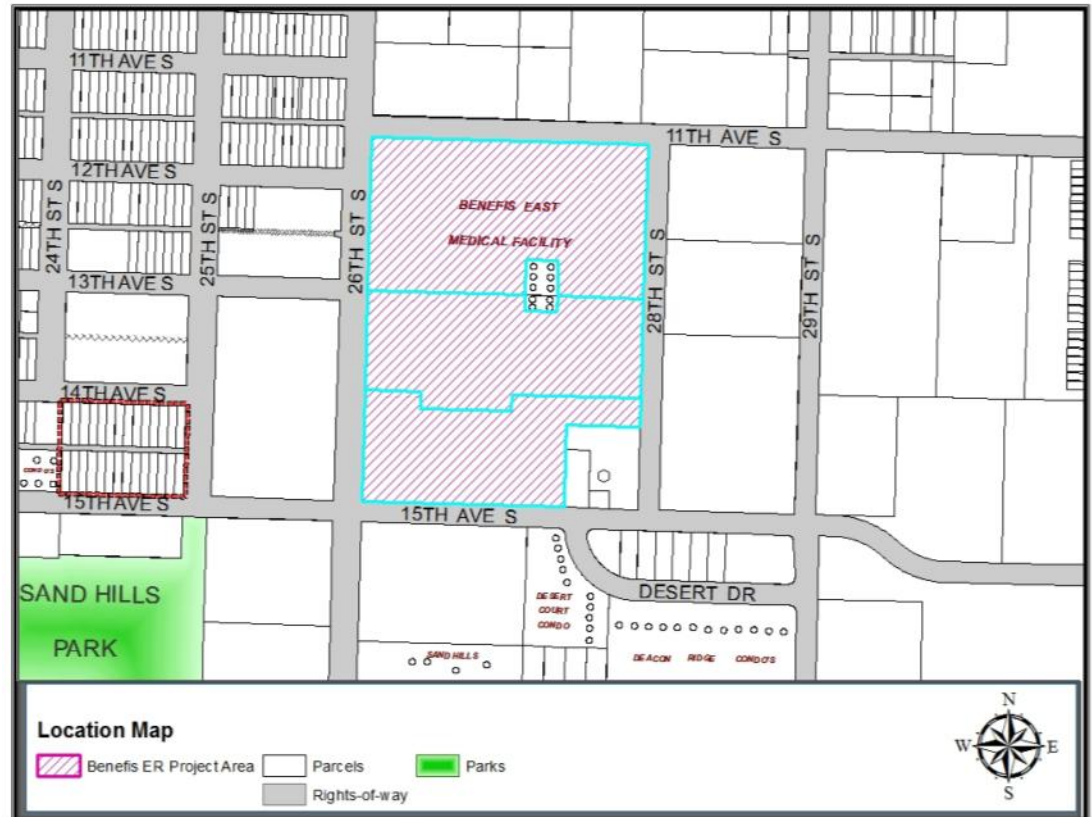
Recommendation

Approve the submitted
design with conditions

Project Planner

Erin Borland

BENEFIS EMERGENCY DEPARTMENT EXPANSION 1101 26TH STREET SOUTH



Project Description

The applicant is proposing an exterior façade remodel with interior renovation and a 5,748 square foot expansion. The expansion will include a new ambulance garage, flight and emergency medical service offices, expanded decontamination area and new trauma rooms. The site layout will also be altered to create new circulation, new parking areas and an expanded heli-pad area.

Background

- Legal Description: Lots 1, Block 1, Deaconess Addition, Section 18, Township 20 North, Range 4 East, P.M. MT
- Property Zoning: PLI - Public Lands and Institutional
- Parcel Area: ±148,468 square feet or ±3.4 acres
- Structure Size: ± 39,684 square feet

Expansion and Exterior Renovation: Exhibit 28-1 Standards and Guidelines for specified projects and buildings

The proposal is in compliance with all requirements of Exhibit 28-1. The new exterior of the proposed relocated emergency department entrance will consist of new metal siding and brick that will be stained to match the existing brick throughout the rest of the Benefis campus. The new entrance will be more distinct with a covered entry and a taller, more prominent building element at the corner. Along with the stained brick to match the existing buildings, the color palette will contain colonial red, white and grey (see Exhibit E). The overall design will bring a new emphasis to the emergency department. The 5,748 square foot addition for the new ambulance garage, flight and emergency medical service offices, decontamination area and new trauma rooms, will utilize the same materials as discussed in order to create a cohesive look throughout the campus. New mechanical screening will be installed on the northeast side of the new emergency department entrance. This will consist of brick masonry walls with precast caps and metal panels to match the metal wall panels (see the attached development drawings).

Applicable Sections of Title 17 - Land Development Code

The proposed project has been reviewed for initial compliance with the applicable requirements of Title 17 - Land Development Code, of the Official Code of the City of Great Falls (OCCGF), including but not limited to zoning, setbacks, building height, lot coverage.

The site plan includes a new curb cut off of 11th Avenue South in order to reconfigure the circulation from the existing emergency department entrance and parking. This will add more parking along the existing entrance to the emergency department. The proposed parking is angled with one way circulation to the proposed exit. Minor revisions need to be made to the proposed parking in order to have adequate space to back out safely. The existing curb cut to the east on 11th Ave South will remain with newly reconfigured one-way parking to the west of the proposed exit. The existing parking lot located on the corner of 11th Ave South and 28th Ave South is proposed with the new entrance to the emergency department. It will contain an unloading zone, new handicap parking and one-way circulation. Accessibility will still need to be reviewed for compliance with ANSI accessibility regulations during the building permit process.

In association with the addition, new ambulance circulation has been proposed around the new heli-pad area. The existing entrance off of 28th Street South will remain as an entrance only with access to the parking lot to the south along the new helipad area. A new curb cut is proposed to the south, on 28th Street South, as a two-way access. Due to the new heli-pad area, the existing circular drive to Medical Office Building #11 will be demolished and replaced with a new parking lot. During construction of Phase I, which will include the new parking lot and heli-pad area, there will be a temporary helicopter landing area in the south parking lot (see the attached development plans).

The existing parking lot areas affected with this project have a total of 76 spaces, 6 of which are ADA accessible. The proposed parking throughout the project totals 78 spaces, 11 of which are ADA accessible.

The applicant has proposed new sidewalks along the new parking lot and heli-pad area to tie into the existing sidewalk. Per Title 17, sidewalks are required to be constructed when necessary to provide safe pedestrian access and circulation within the project. As a result, minor modifications are still required to aid in circulation throughout the site, including better connections from the existing sidewalk on 11th Ave South into the site to the new entrance for the emergency department. Further, per Title 17, sidewalks shall be provided on both sides of public and private streets. The code requires that sidewalk be installed along 28th Street South for the length of the project. This sidewalk can be installed during any phase of the project but must be installed prior to the finish of the project. Bonding for the sidewalk is an option for the applicant.

The applicant will utilize existing outdoor lighting throughout the site. Any proposed lighting on the building will be required to be approved during the building permit process. All specifications of the fixtures shall be submitted for review for compliance with Title 17.

The existing site is softened by several landscape areas including existing trees, shrubs, and perennials. The proposed landscape plan shows the relocation of several plants due to the various sitework activities and also proposes new landscaping to be installed. The proposed landscaping exceeds the number of existing trees and shrubs on site.

Per the applicability section of Chapter 44 - Landscaping, **new vehicular use areas constructed** can trigger compliance with the landscape requirements. Therefore, Chapter 44 states that each row of interior parking areas shall be terminated by a landscape island. This requires landscape islands to be installed in the new reconfigured parking lot in conjunction with the new emergency department entrance and the new parking lot to the south of the heli-pad. These terminated islands in the new emergency parking lot will not only help soften the area but will help with the one-way circulation of the parking lot and will help prohibit people from exiting the parking lot by way of the ambulance entrance. The applicant must work with Staff to incorporate these revisions into the landscape plan.

The applicant has shown proposed signage in the rendered elevations. This signage will be submitted under a separate application and will be reviewed at that time.

General Comments to be Addressed Prior to Building Permit Issuance

- ◆ All accessibility areas associated with the sitework of the project shall be reviewed during the permit process for compliance with all ANSI Accessibility regulations.

Title 17 Deficiencies to be Addressed Prior to Building Permit Issuance

- ◆ Applicant shall revise the site plan to show sidewalk along 28th Street South.
- ◆ Applicant shall revise the site plan to incorporate staff requirements for sidewalk circulation throughout the site.
- ◆ Applicant shall revise the landscape plan to show the parking lots with terminated islands.
- ◆ Applicant shall submit specifications for all proposed light fixtures.

Recommendation

Staff supports this application with the recommendation that the Design Review Board approve the submitted design with conditions.

Suggested Motion

Board Member moves:

“I move that the Design Review Board (approve/approve with conditions/deny) the Design Review Application for the proposed expansion and exterior renovation of Benefis Emergency Department located at 1101 26th Street South, as shown in the conceptual development plans contained within this report and provided by the Applicant, subject to the following conditions:

- A. The proposed project shall be developed consistent with the conditions in this staff report, all codes and ordinances of the City of Great Falls, the State of Montana, and all other applicable regulatory agencies.
- B. If after the approval of the conceptual development plans as amended by this Board, the owner proposes to expand or modify the conceptual development plans, the Director of the Planning and Community Development Department shall determine in writing if such proposed change would alter the concept for one or more review criteria. If such proposed change would alter the plan, the proposal shall be resubmitted for review as a new application.

2. Chairman calls for a second, discussion, inquiries from the public, and calls the vote.

Cc: Dave Dobbs, City Engineering
Patty Cadwell, Neighborhood Council Coordinator
Todd Seymanski, City Forester
Tyson Kraft, Nelson Architects - Tyson@NelsonArchitects.com

EXHIBIT A - APPLICATION

CITY OF GREAT FALLS
PLANNING & COMMUNITY DEVELOPMENT DEPT.
P.O. BOX 5021, GREAT FALLS, MT, 59403-5021
406.455.8430 • WWW.GREATFALLSMT.NET

DESIGN REVIEW BOARD APPLICATION

BENEFIS EMERGENCY DEPARTMENT EXPANSION
Name of Project / Proposed Use:

BENEFIS HEALTH SYSTEMS - GUNNAR VANDERMARS
Owner Name:

1101 26TH STREET SOUTH, GREAT FALLS, MT 59405
Mailing Address:

406-455-5132 Phone: GUNNAR.VANDERMARS@BENEFIS.ORG Email:

TYSON KRAFT
Representative Name:

621 2ND AVE N
Mailing Address:

406-727-3286 Phone: tyson@nelsonarchitects.com Email:

PROJECT LOCATION:

1101 26TH STREET SOUTH
Site Address:

148468 SF Property Square Footage: 39,689 SF Structure Square Footage:

LEGAL DESCRIPTION:

LOT 001 Mark/Lot: 17 Section: BLOCK 001 Township/Block: ROYE Range/Addition:

I (We), the undersigned, attest that the above information is true and correct to the best of my (our) knowledge. Further, I (We) owner of said property authorize the above listed representative to act as my agent in this application.

Property Owner's Signature: _____ Date: _____

[Signature] Representative's Signature: _____ Date: 4-10-2017

EXHIBIT B - PROJECT NARRATIVE

Benefis Health Systems

Emergency Department Remodel and Expansion

Great Falls, Montana

Addition and Remodel

Project Architect: Ryan Smith, AIA

Architect of Record: Nelson Architects

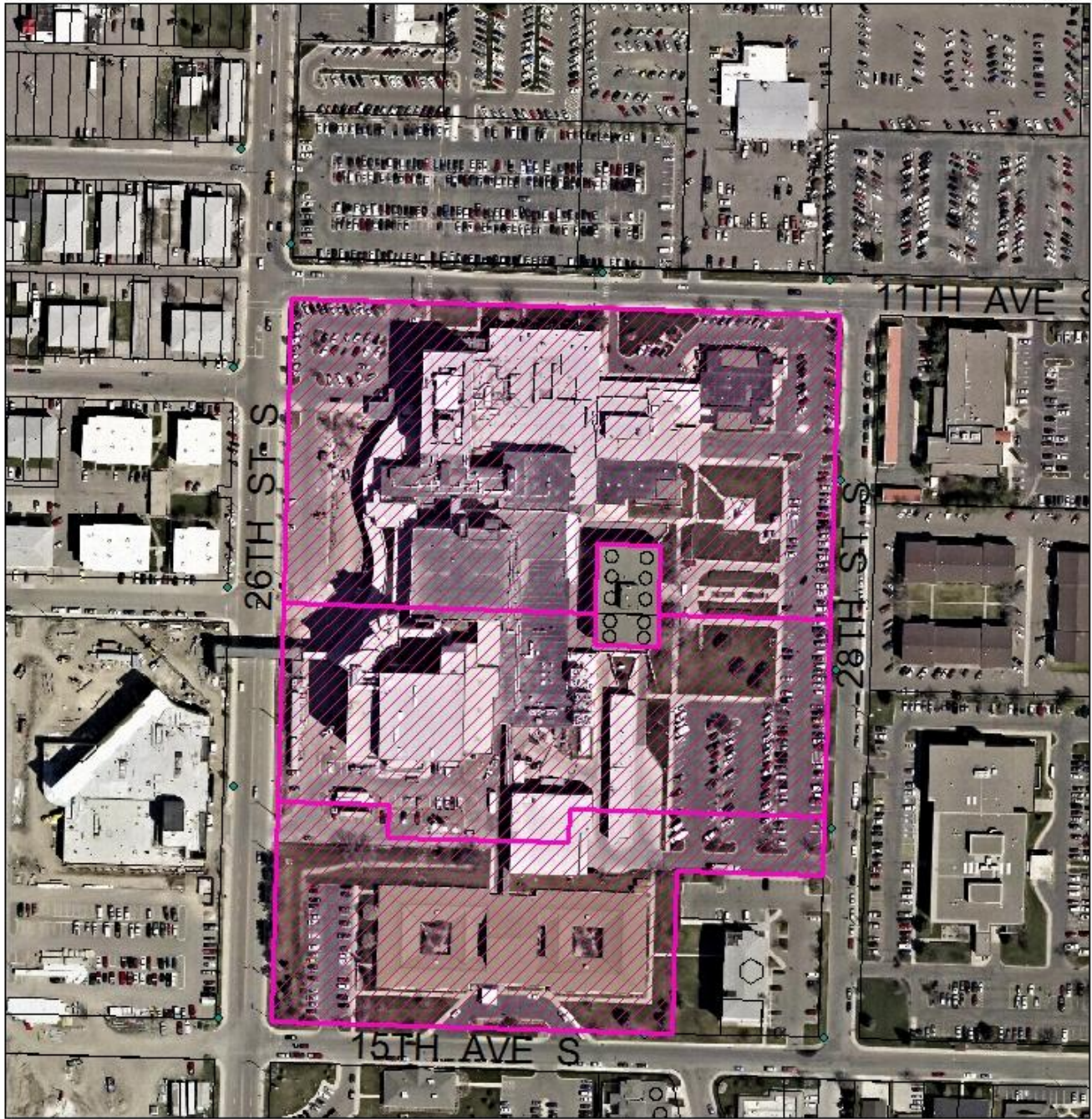
The Emergency Department at Benefis undergoing an exterior façade remodel, interior renovation/upgrade, improved site layout, and a 5,748-square foot expansion on the east side of the existing facility. The expansion will include a new ambulance garage, flight and emergency medical service offices, expanded decontamination area, and new trauma rooms.

With the current site layout, the entrance into the Emergency Department resides on a steep incline recessed from the rest of the exterior façade making it difficult for some patients to access the main entrance. The newly proposed entrance will be located along 11th and 28th providing a much clearer vision to the main entry from the adjacent streets. A designated parking lot will also serve the new emergency department instead of adjacent parking lots. With this renovation, we have increased the overall adjacent parking and landscaping as well.

The new entrance's, currently the northeast corner of the old Endoscopy area, exterior is a very static EIFS and brick masonry that does not correspond to the rest of the hospital campus. The EIFS will be covered by new metal siding, and brick will be stained to link the Emergency Department back into the rest of the campus. Entrance and drop off area will be more distinguishable by using a covered entry and extending the building height at the corner. This drop off area allows for patients to get to into building under protection. This new porte cochere will help to accentuate the drop-off and main entrance and will match other entrance around the main campus. Most of the signage on the site will remain intact, but will receive new inserts to denote the adjusted entry and parking into the Emergency Department. New building signage will be by owner.

This design will help decrease wait times in the emergency department. The overall department will increase from 20 undersized rooms to 33 rooms that meet current hospital guidelines. The new layout also helps provide proper offices for staff, and support personnel, increased medical and non-medical storage, and ease of access throughout the emergency department and to the rest of the hospital. Improved helipad and ambulance access help decrease response times and maintenance costs.

EXHIBIT C - AERIAL MAP






-  Project Boundary
-  City Limits
-  Tracts of Land

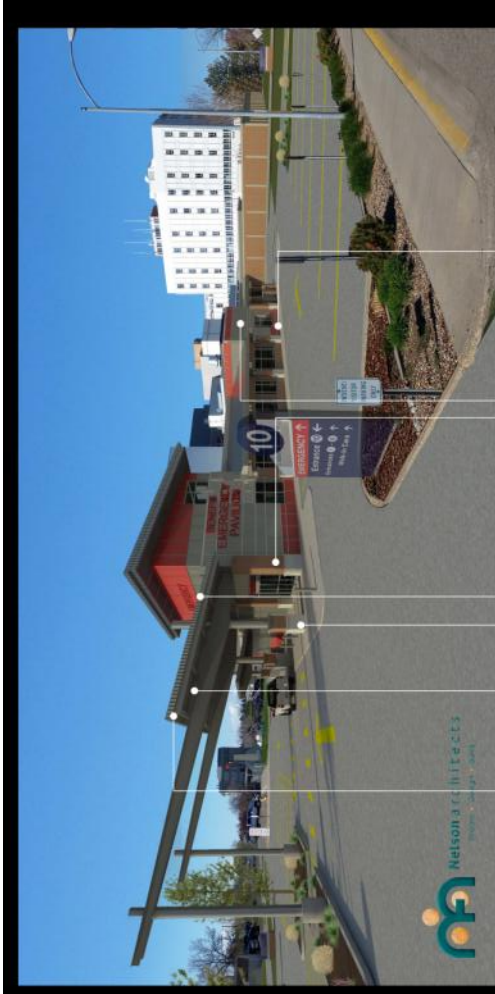


EXHIBIT D - SITE PHOTOGRAPHS (GOOGLE STREET VIEW)





Existing South Entrance



NorthEast Perspective



Existing South Tower

Pre-Finished Metal Soffit

Burnished CMU

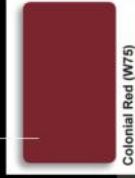
Brick Masonry- Match Existing

Pre-Finished Metal Fascia

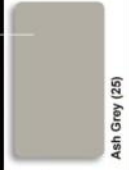
Pre-Finished Metal Roofing



Snowdrift White (W11)



Colonial Red (W75)



Ash Grey (25)



Old Town Grey (W29)



Old Zinc Grey (W29)

Metal Composite Material Insulated Panel

EXHIBIT F - RENDERING (BUILDING ADDITION)

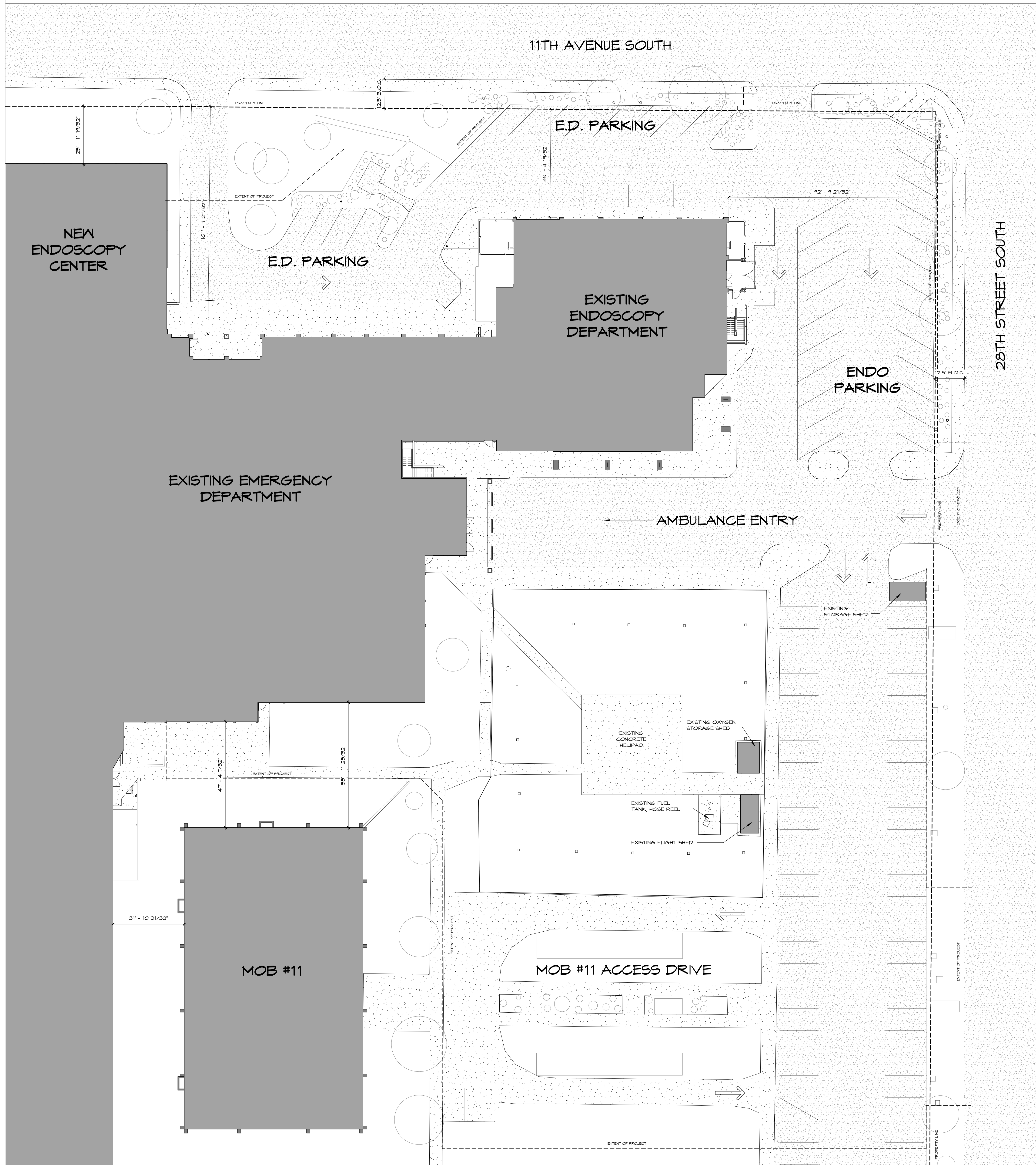


EXHIBIT G - RENDERING (EMERGENCY ENTRANCE)



DEVELOPMENT PLANS:

EXISTING SITE PLAN
SITE DEMOLITION PLAN
ARCHITECTURAL SITE PLAN
SITE PHASING PLAN
SITE RENDERINGS
BUILDING ELEVATIONS
FLOOR PLAN
LANDSCAPE PLANS



1 SITE - EXISTING
1" = 20'-0"



GENERAL EXISTING SITE NOTES

- A. REFER TO CIVIL DRAWINGS FOR TOPOGRAPHIC & SITE UTILITY SURVEY.
- B. REFER TO ELECTRICAL SITE DVGS. FOR EXISTING ELECTRICAL CONDITIONS.



PROJECT LOCATION

LOCATION MAP

BENEFIS HEALTH SYSTEM
EMERGENCY DEPARTMENT SITE PACKAGE

GREAT FALLS, MONTANA

REVISION SCHEDULE

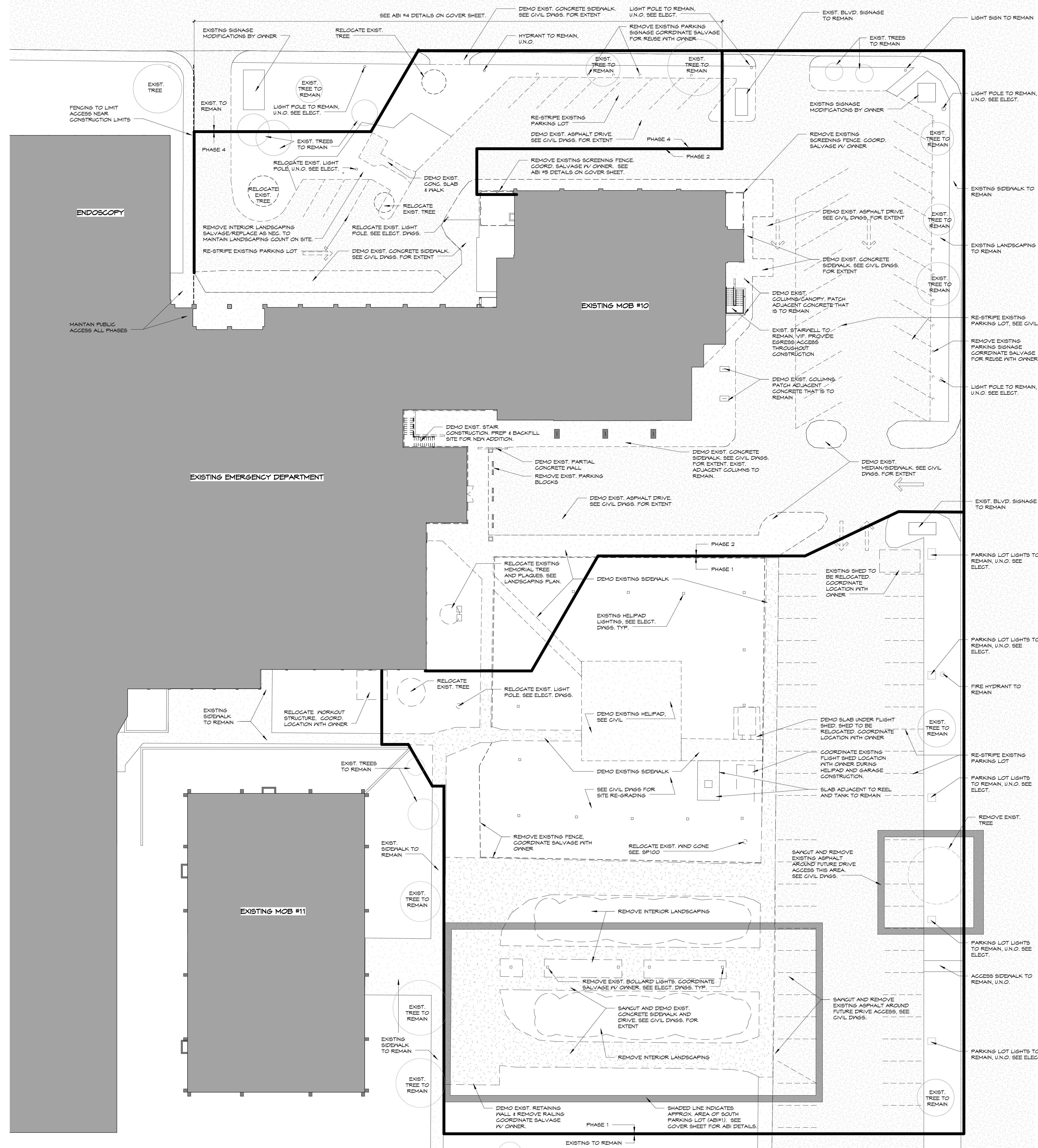
NO.	DESCRIPTION	DATE

ISSUED FOR:

DESIGN	ISSUED FOR	DES. % COMPLETE
PERMITS		
CONSTRUCTION		

Project	15-034
Date	4-24-17
Drawn by	TCK
Checked by	RLS

SPOOO



GENERAL SITE DEMOLITION NOTES

A. ARCHITECTURAL SITE DEMO PLAN FOR REFERENCE ONLY. SEE CIVIL DRAWINGS FOR ALL SITE DEMOLITION RELATED ITEMS.

B. CONTRACTOR SHALL VISIT SITE TO FAMILIARIZE THEMSELVES WITH THE EXTENT OF REMOVAL/DEMOLITION.

C. CONTRACTOR TO MAINTAIN EXITS, FIRE ACCESS, ADA EXITS, ETC. THROUGHOUT CONSTRUCTION.

D. ALL ITEMS/MATERIALS/EQUIPMENT REQUIRED TO BE REMOVED OR DEMOLISHED TO COMPLETE THE NEW CONSTRUCTION SHALL BE INCLUDED IN THE BID.

E. ALL REMOVAL/DEMOLITION AREAS THAT ADJOIN NEW CONSTRUCTION SHALL BE LEFT READY FOR INSTALLATION OF NEW MATERIALS. ALL REQUIRED PATCHING TO LEAVE SURFACES READY FOR NEW FINISHES SHALL BE DONE BY THE CONTRACTOR DURING THE REMOVAL/DEMOLITION PERIOD.

F. ALL ITEMS NOTED "TURN OVER TO OWNER" SHALL BE DELIVERED TO THE OWNER IN GOOD CONDITION AT THE JOB SITE OR ANOTHER MUTUALLY AGREEABLE LOCATION. THE OWNER SHALL HAVE A MINIMUM OF (7) DAYS NOTICE PRIOR TO REMOVAL.

G. ITEMS NOT NOTED AS "TURN OVER TO OWNER" BECOME THE CONTRACTOR'S PROPERTY AND SHALL BE REMOVED FROM THE SITE.

H. WHERE EXISTING EQUIPMENT, PIPING, ETC. ARE REMOVED, SUCH REMOVAL SHALL INCLUDE ALL SUB ELEMENTS ALSO.

I. LIGHT SOLID LINES INDICATE ELEMENTS TO REMAIN.

J. HEAVY DASHED LINES INDICATE ELEMENTS TO BE REMOVED BY GENERAL CONTRACTOR. (DEMO PLANS ONLY)

K. THE REMOVAL/DEMOLITION NOTES LISTED ON THESE SHEETS ARE INTENDED TO CONVEY THE GENERAL DESCRIPTION OF THE REMOVAL/DEMOLITION WORK THROUGHOUT THE PROJECT; HOWEVER, THESE NOTES MAY NOT ADDRESS EVERY DEMOLITION CONDITION NECESSARY FOR A SUCCESSFUL COMPLETION OF THE NEW CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE TO REMOVE AND/OR DEMOLISH ANY EXISTING CONDITIONS REQUIRED FOR THE SUCCESSFUL INSTALLATION AND ERECTION OF ANY NEW CONSTRUCTION IDENTIFIED IN THESE DOCUMENTS.

L. CONTRACTOR SHALL COORDINATE EQUIPMENT TO BE MOVED BY THE OWNER. CONTRACTOR TO PROVIDE THE OWNER A MINIMUM OF (7) DAYS PRIOR NOTICE TO NEED FOR EQUIPMENT REMOVAL.

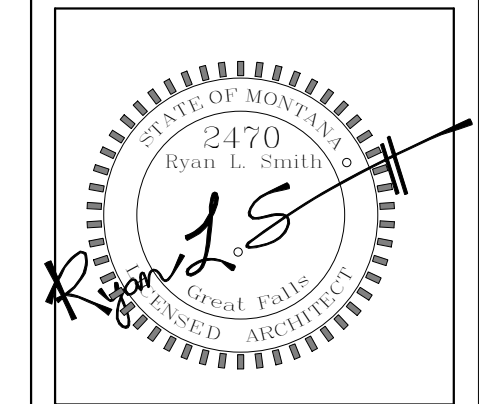
M. SEE CIVIL, STRUCTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS FOR FURTHER DEMOLITION REQUIREMENTS.

N. CONTRACTOR SHALL ALERT ARCHITECT/ENGINEER IMMEDIATELY OF ANY STRUCTURAL CONCERNS PRIOR TO DEMOLITION.

O. THICKENED LINES ON THE SITE PLAN INDICATE DIFFERENT PHASES OF WORK AND ARE SHOWN FOR REFERENCE ONLY.

P. THIS PROJECT MAY CONTAIN MATERIALS LISTED BY D.E.G. TO BE HAZARDOUS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN COPY OF OWNER'S HAZMAT REPORT AND FOLLOW COMPLIANCE REQUIREMENTS.

1 BENEFIS EMERGENCY DEPARTMENT - SITE DEMO PLAN (REF. ONLY)
1" = 20'-0"



BENEFIS HEALTH SYSTEM
EMERGENCY DEPARTMENT SITE PACKAGE

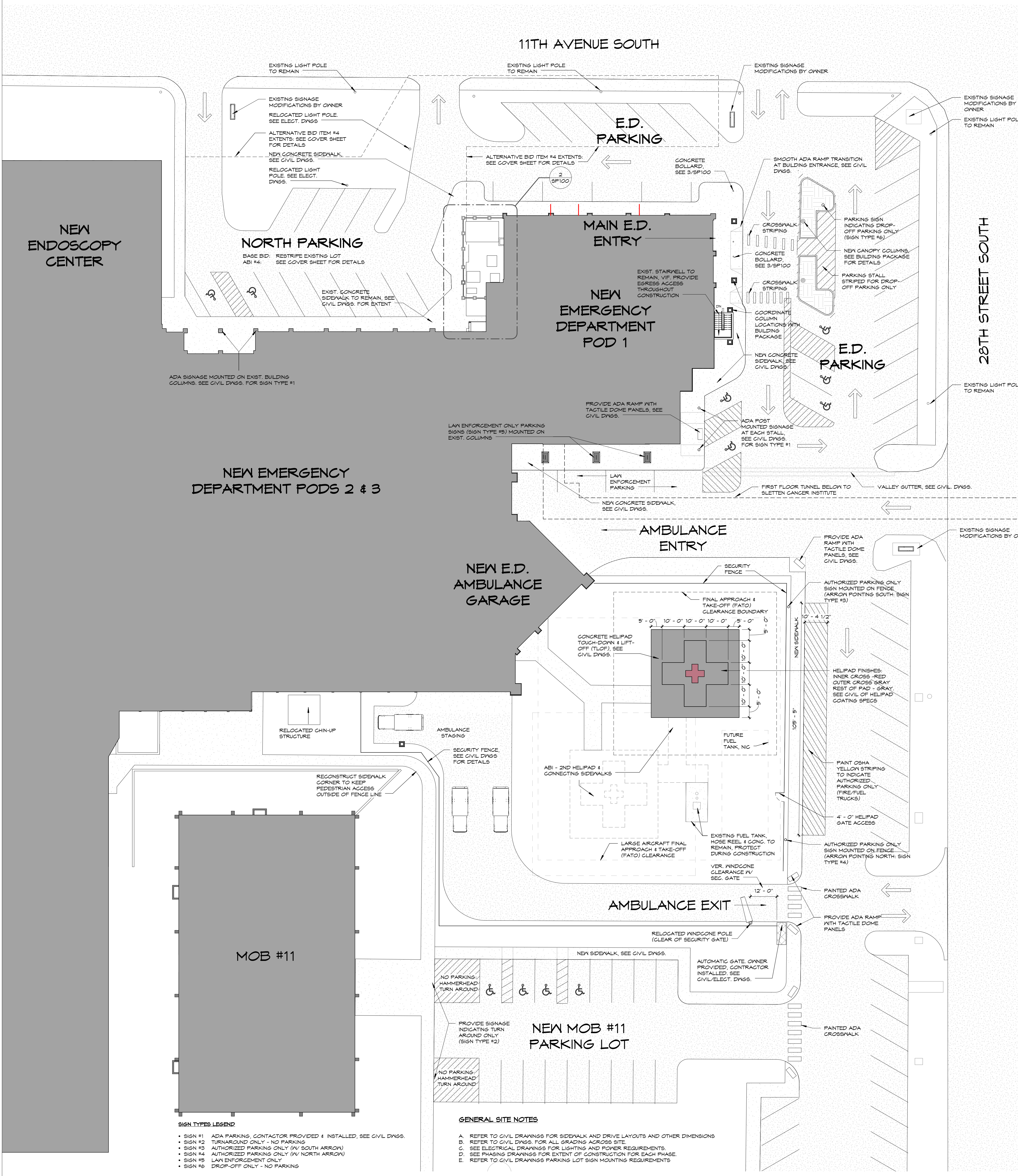
REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

SITE DEMOLITION PLAN

ISSUED FOR: WORK COMPLETE
 DESIGN
 PERMITS
 CONSTRUCTION

Project: 15-034
Date: 4-11-17
Drawn by: TCK
Checked by: RLS

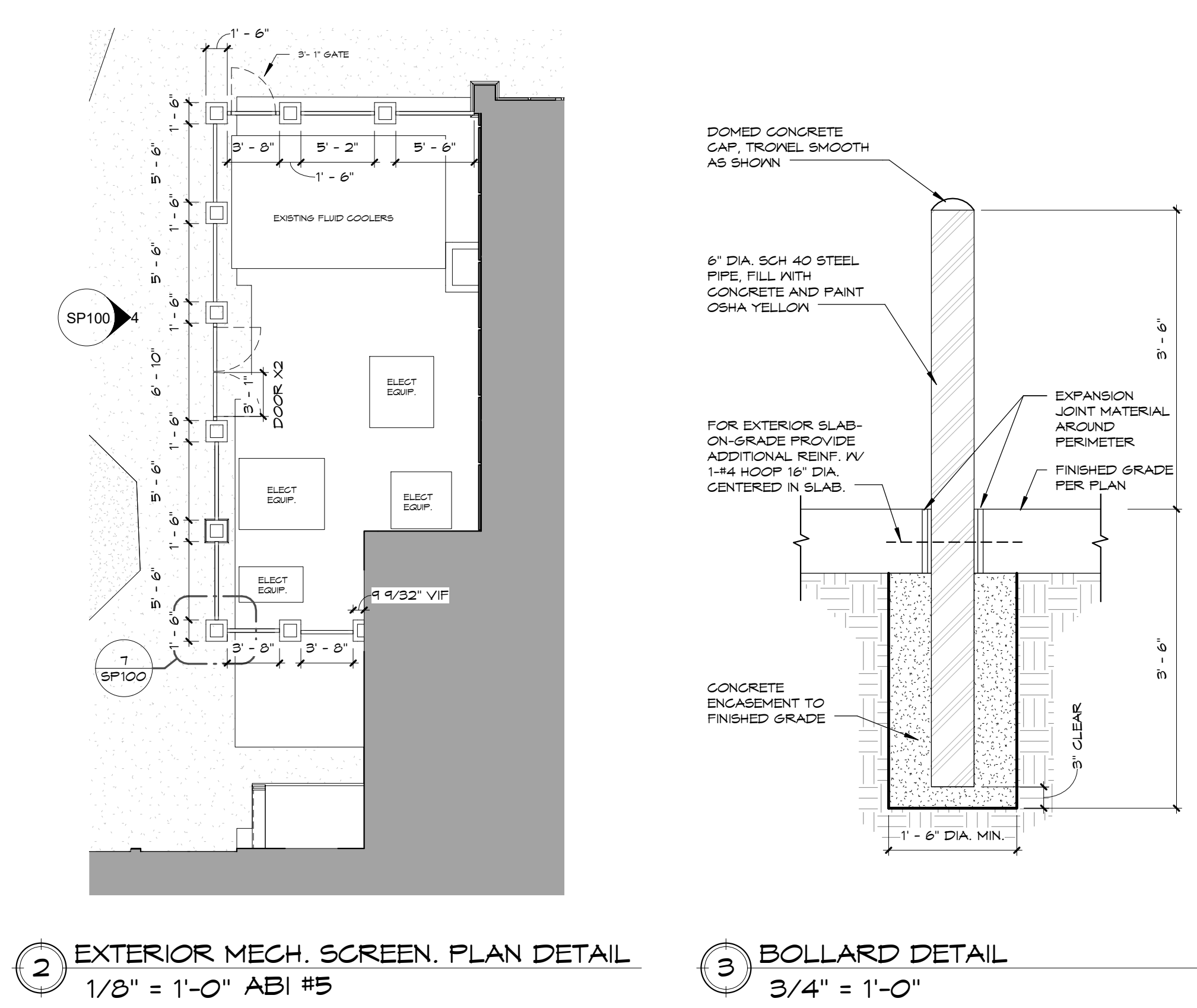
SD100



- SIGN TYPES LEGEND**
- SIGN #1 ADA PARKING, CONTRACTOR PROVIDED & INSTALLED, SEE CIVIL DWGS.
 - SIGN #2 TURNAROUND ONLY - NO PARKING
 - SIGN #3 AUTHORIZED PARKING ONLY (V. SOUTH ARROW)
 - SIGN #4 AUTHORIZED PARKING ONLY (V. NORTH ARROW)
 - SIGN #5 LANE ENFORCEMENT ONLY
 - SIGN #6 DROP-OFF ONLY - NO PARKING
- NOTE:** SIGN TYPES #2-6: SIGN PROVIDED BY OWNER. POLES PROVIDED & INSTALLED BY CONTRACTOR.

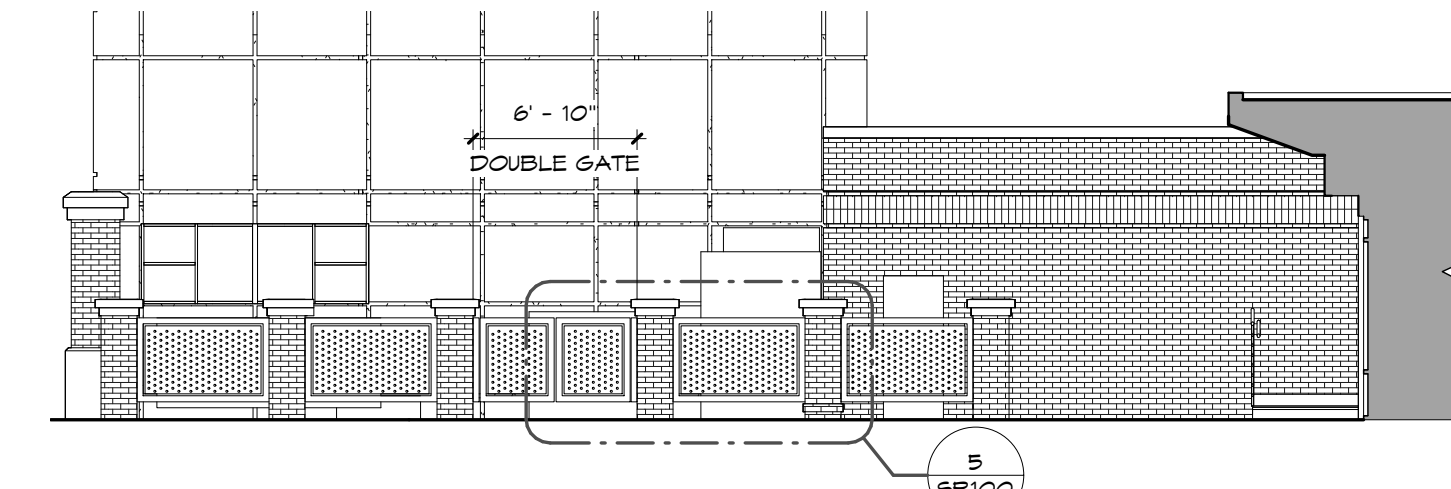
- GENERAL SITE NOTES**
- REFER TO CIVIL DRAWINGS FOR SIDEWALK AND DRIVE LAYOUTS AND OTHER DIMENSIONS
 - REFER TO CIVIL DWGS FOR ALL GRADING ACROSS SITE.
 - SEE ELECTRICAL DRAWINGS FOR LIGHTING AND POWER REQUIREMENTS.
 - SEE PHASING DRAWINGS FOR EXTENT OF CONSTRUCTION FOR EACH PHASE.
 - REFER TO CIVIL DRAWINGS PARKING LOT SIGN MOUNTING REQUIREMENTS

1 BENEFIS EMERGENCY DEPARTMENT - SITE VICINITY PLAN
1" = 20'-0"

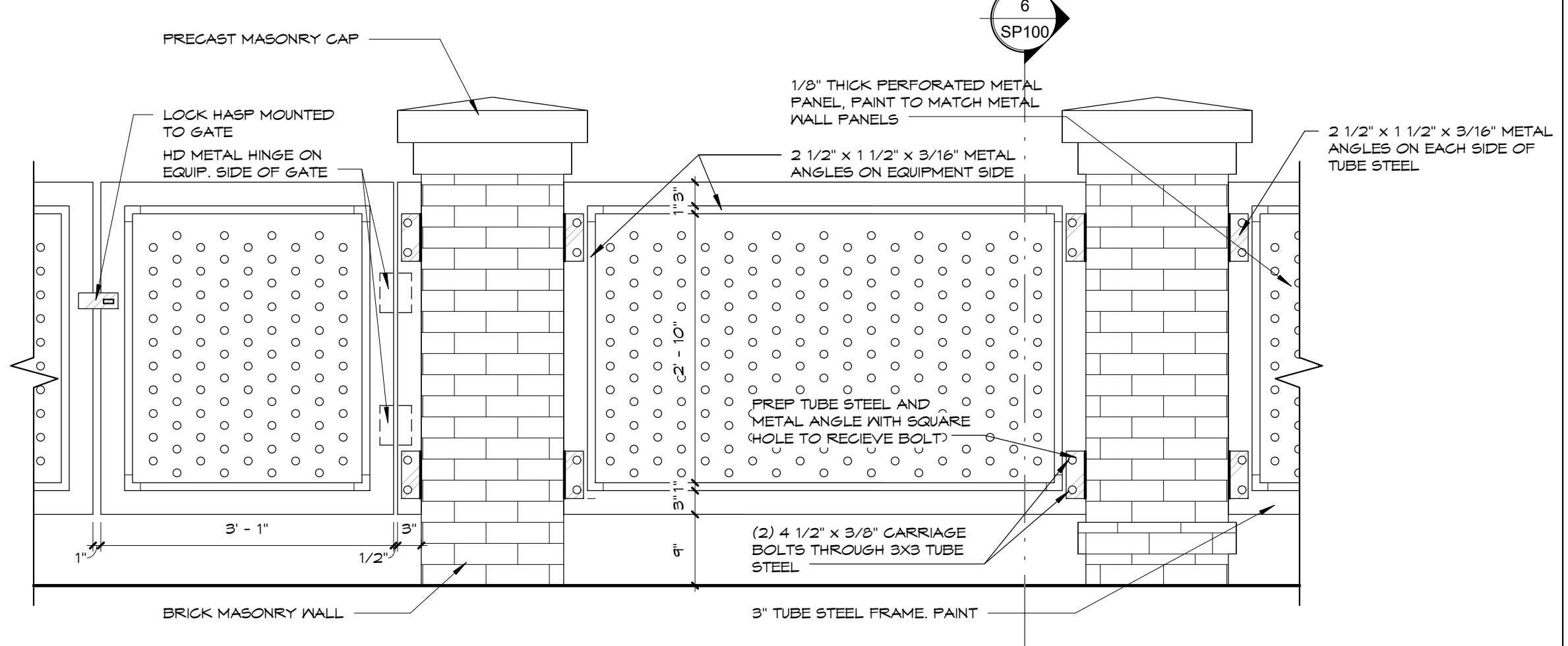


2 EXTERIOR MECH. SCREEN, PLAN DETAIL
1/8" = 1'-0" ABI #5

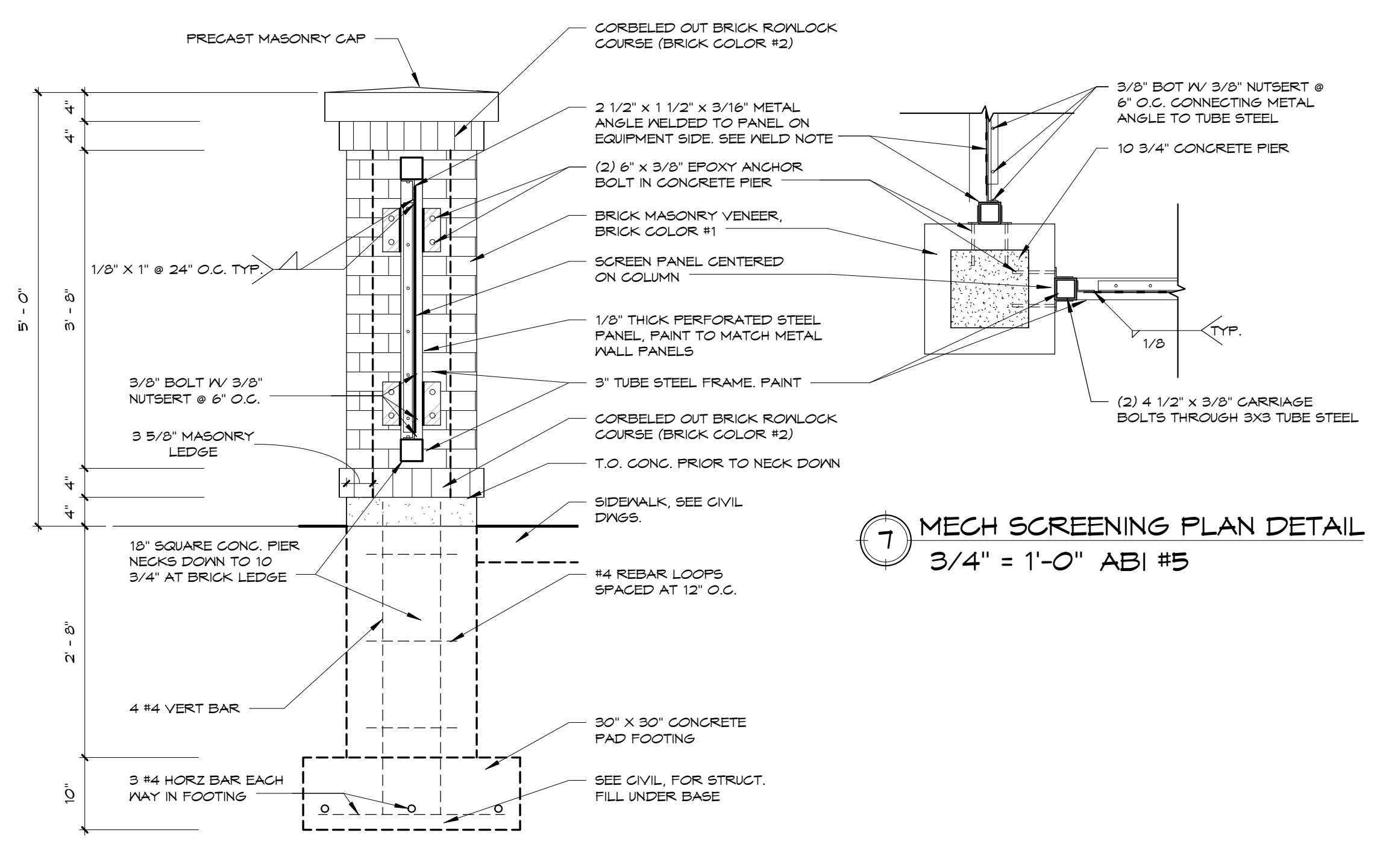
3 BOLLARD DETAIL
3/4" = 1'-0"



4 EXTERIOR MECH SCREENING ELEVATION
1/8" = 1'-0" ABI #5

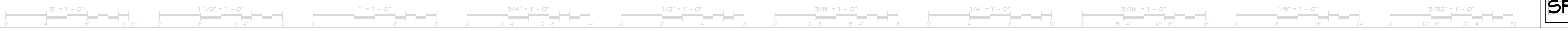


5 EXTERIOR MECH SCREENING ELEVATION - ENLARGED PANEL
3/4" = 1'-0" ABI #5



6 MECH SCREENING SECTION DETAIL
3/4" = 1'-0" ABI #5

7 MECH SCREENING PLAN DETAIL
3/4" = 1'-0" ABI #5



Nelson architects
Dream • Design • Build

621 2nd Avenue North • Great Falls, MT 59401
406.727.3286 • NelsonArchitects.com

**BENEFIS HEALTH SYSTEM
EMERGENCY DEPARTMENT SITE PACKAGE**

REVISION SCHEDULE

NO.	DESCRIPTION	DATE

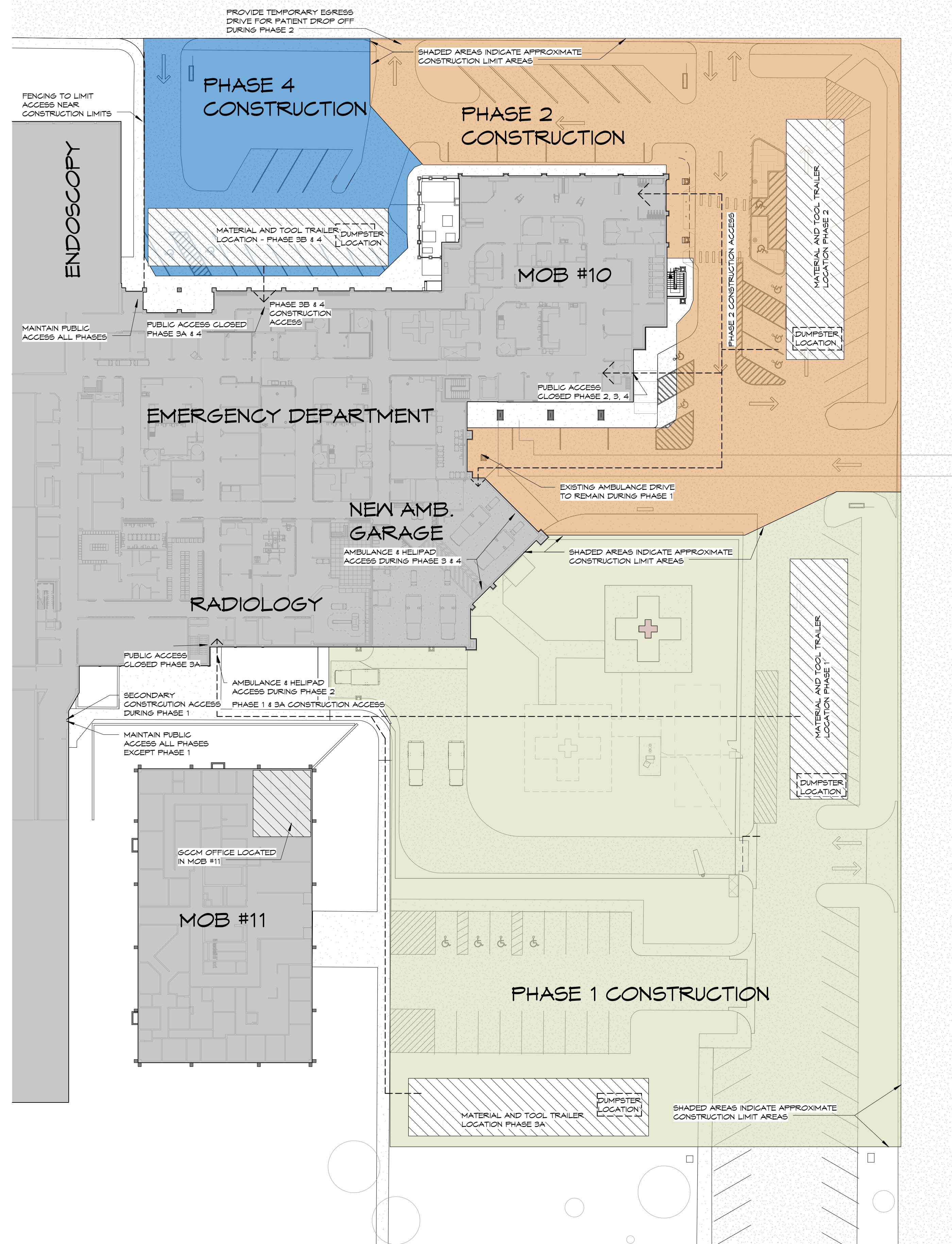
ARCHITECTURAL SITE PLAN

ISSUED FOR: [] BOOK COMPLETE
[] PERMITS
[] BIDDING
[] PRELIMINARY
[] CONSTRUCTION

Project: 15-034
Date: 4-11-17
Drawn by: TCK
Checked by: RLS

SP100

GREAT FALLS, MONTANA



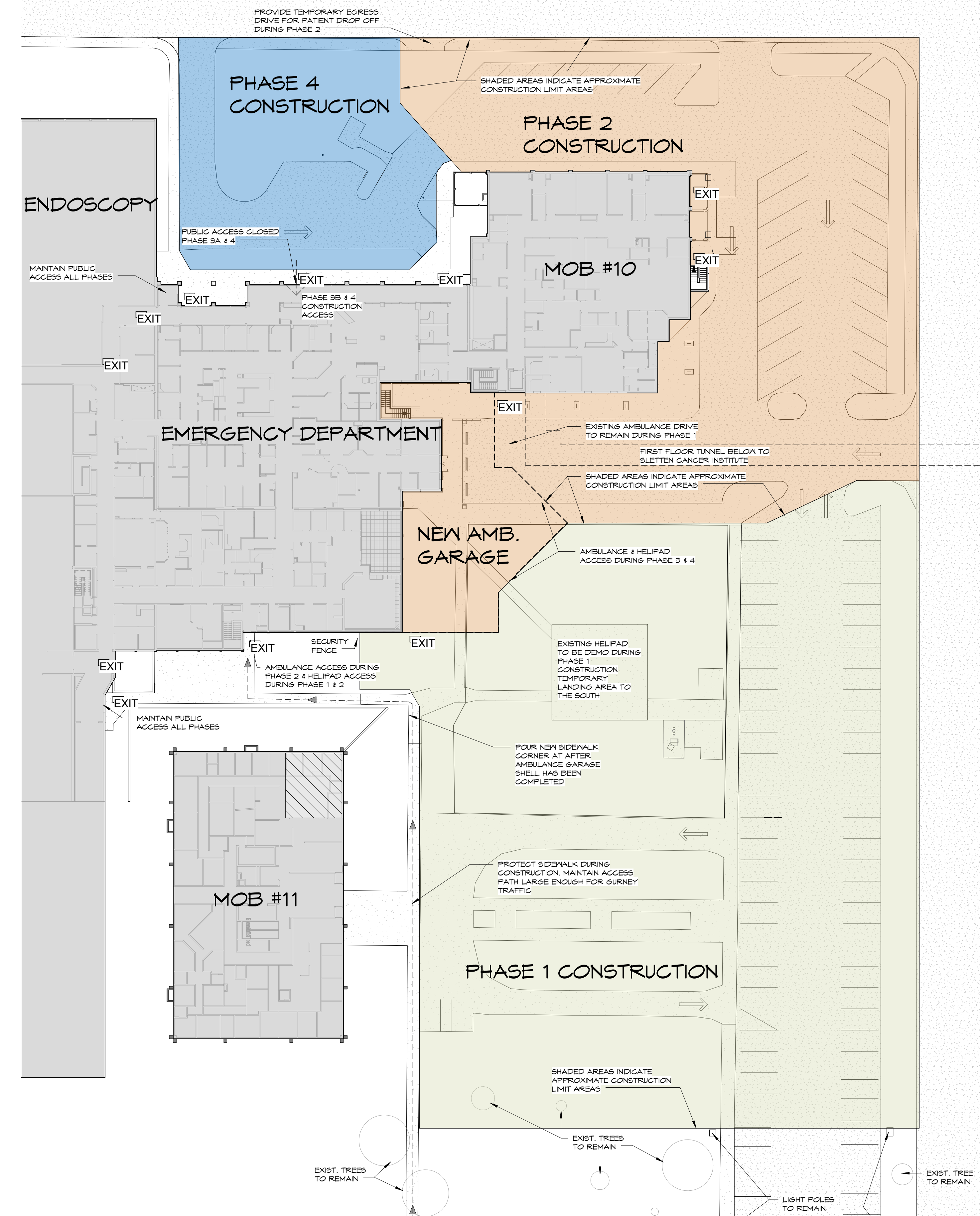
1 BENEFIS EMERGENCY DEPARTMENT - SITE PHASING & CONSTRUCTION STAGING PLAN
1" = 30'-0"

CONSTRUCTION PHASING NOTES:

1. PHASE 1 MAY 2011-XXXX
2. PHASE 2 XXXX - XXX
3. PHASE 3 XXXX - XXX
4. PHASE 4 XXXX - XXX

GENERAL NOTES:

1. ENTIRE CONSTRUCTION TO BE RETURNED TO LIKE NEW CONDITION AFTER CONSTRUCTION.
2. REPLACE ALL DAMAGED SIDEWALK, SCD, ETC.
3. ALL LIGHTPOLES TO REMAIN UNLESS NOTED OTHERWISE.



2 BENEFIS E.D. - SITE PHASING PLAN
1" = 30'-0"

SITE PHASING AND CONSTRUCTION STAGING PLAN

ISSUED FOR: REVIEW ARCHITECTIC DESIGN PERMITS CONSTRUCTION

DESIGN COMPLETE: PERMITS: BEDDING: CONSTRUCTION:

NO.	REVISION SCHEDULE	DESCRIPTION	DATE

BENEFIS EMERGENCY DEPARTMENT - 3D VIEWS



1 PERSPECTIVE - ED NORTH ENTRANCE FROM 11TH AVE.



3 PERSPECTIVE - ED MAIN ENTRANCE FROM NORTHEAST



2 ED- NORTHWEST AERIAL



REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

ISSUED FOR	ISSUED FOR
<input type="checkbox"/> REVIEW	<input checked="" type="checkbox"/> 35% COMPLETE
<input type="checkbox"/> ARCHITECTURAL DESIGN	<input type="checkbox"/> BEDDING
<input type="checkbox"/> CONSTRUCTION DOCUMENTS	<input type="checkbox"/> CONSTRUCTION

Project: 15-034
 Date: 4-24-17
 Drawn by: TCR
 Checked by: RLS

G100

BENEFIS EMERGENCY DEPARTMENT - 3D VIEWS

EMERGENCY

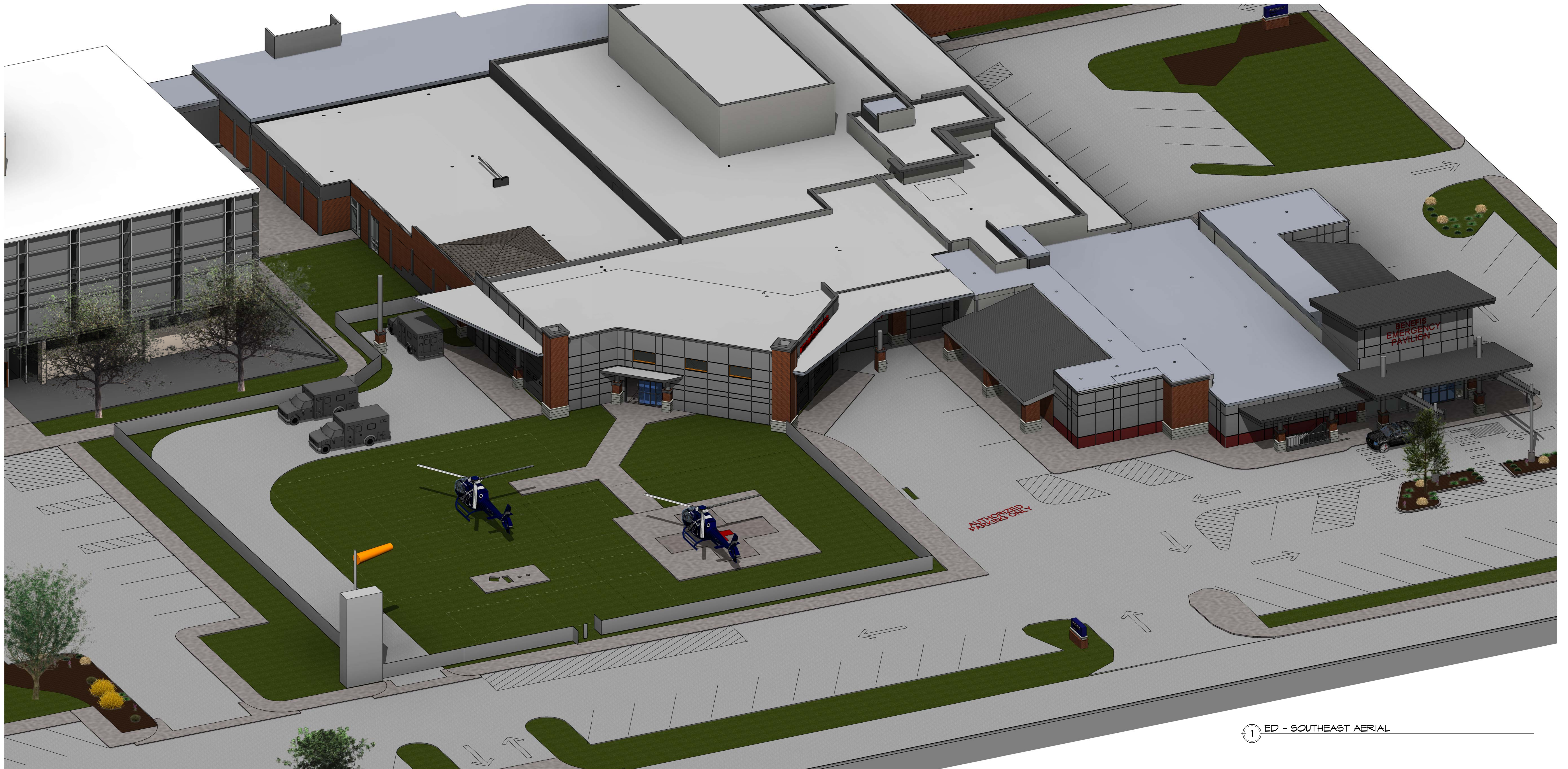
EMERGENCY



3 PERSPECTIVE - HELIPAD ENTRY



2 PERSPECTIVE - ED AMBULANCE APPROACH



1 ED - SOUTHEAST AERIAL



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**BENEFIS HEALTH SYSTEM
 EMERGENCY DEPARTMENT SITE PACKAGE**

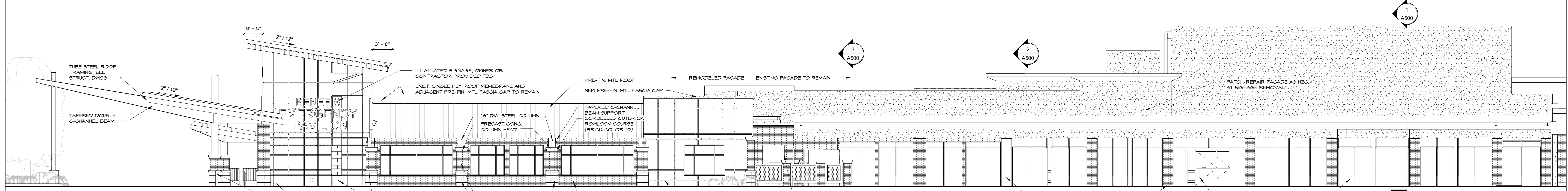
GREAT FALLS, MONTANA

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

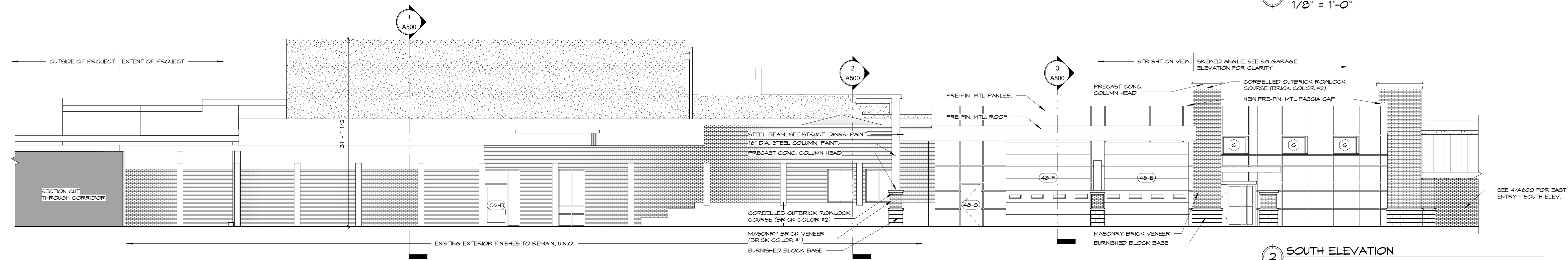
ISSUED FOR:	ISSUED FOR:
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<input type="checkbox"/> PRELIMINARY DESIGN	<input type="checkbox"/> PERMITS
<input type="checkbox"/> CONSTRUCTION DOCUMENTS	<input type="checkbox"/> CONSTRUCTION

Project: 15-034
 Date: 4-24-17
 Drawn by: TCR
 Checked by: RLS

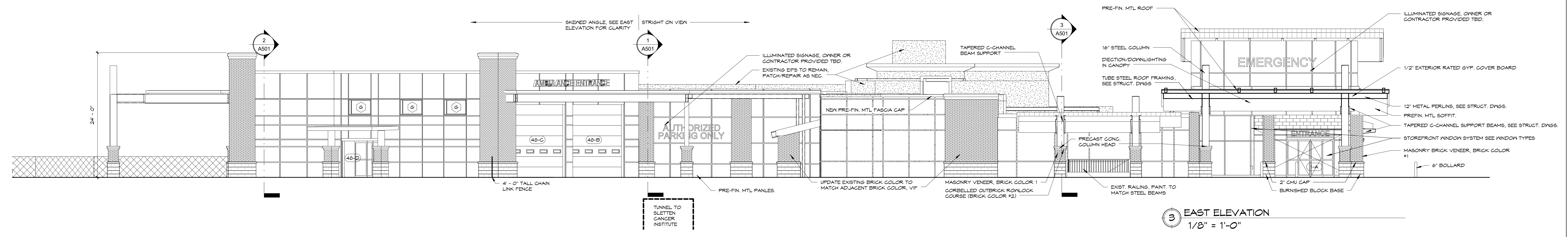
G101



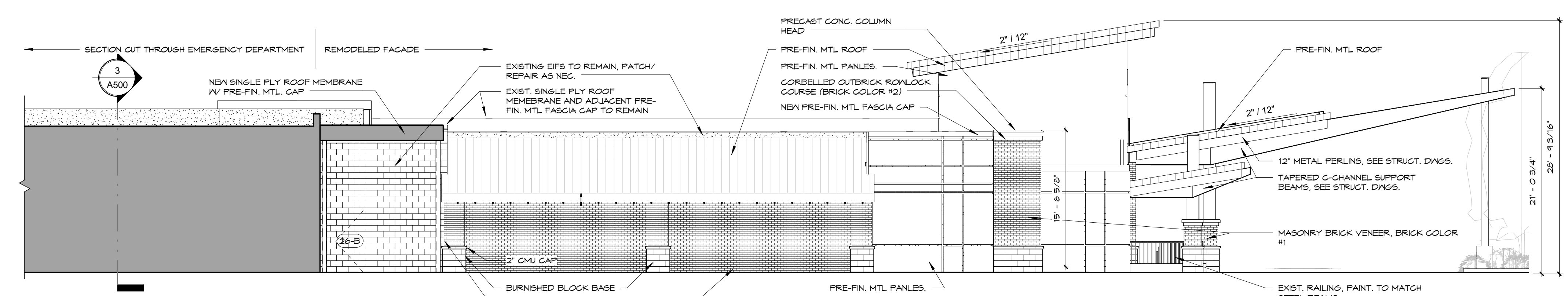
1 NORTH ELEVATION
1/8" = 1'-0"



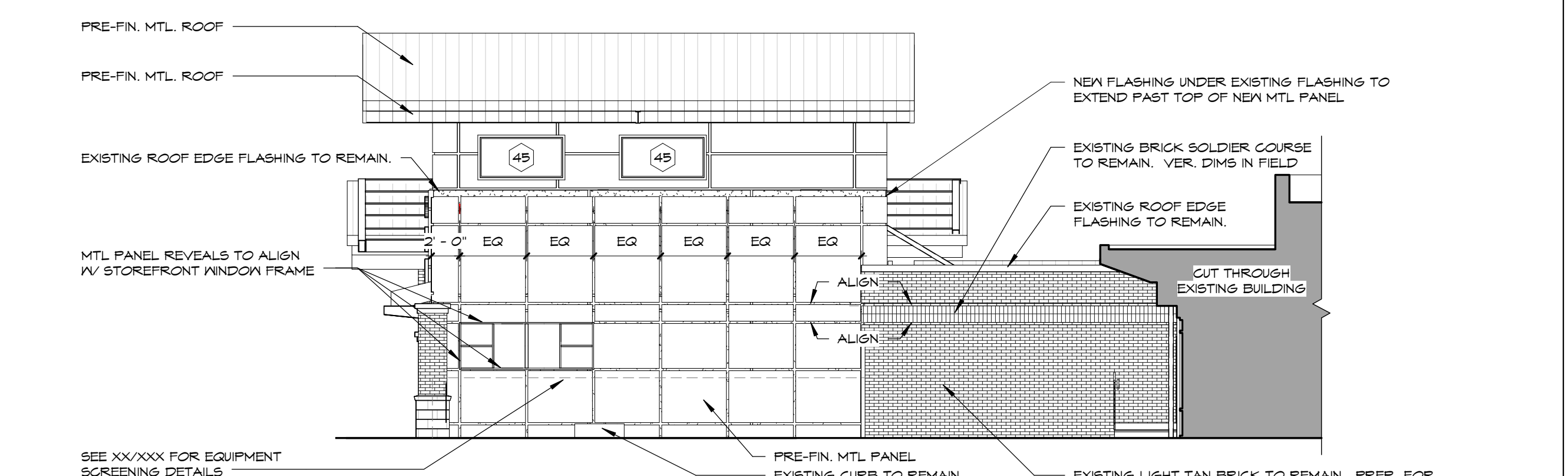
2 SOUTH ELEVATION
1/8" = 1'-0"



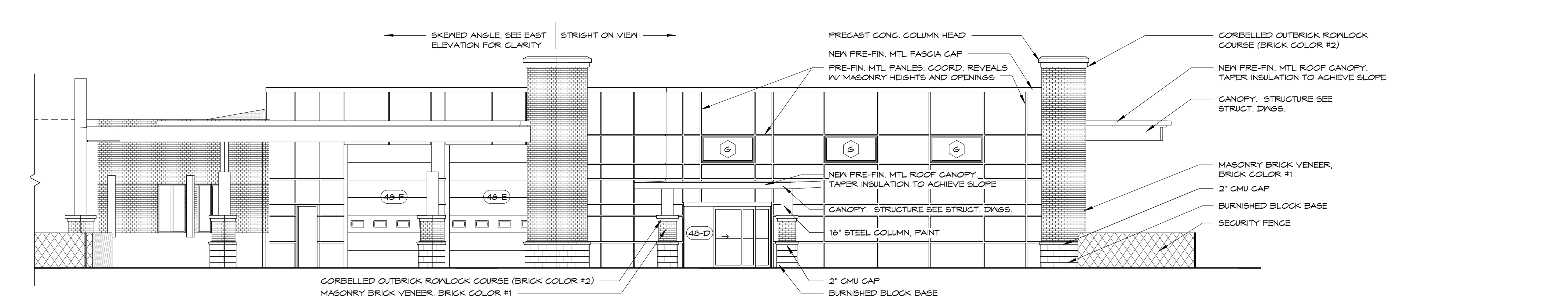
3 EAST ELEVATION
1/8" = 1'-0"



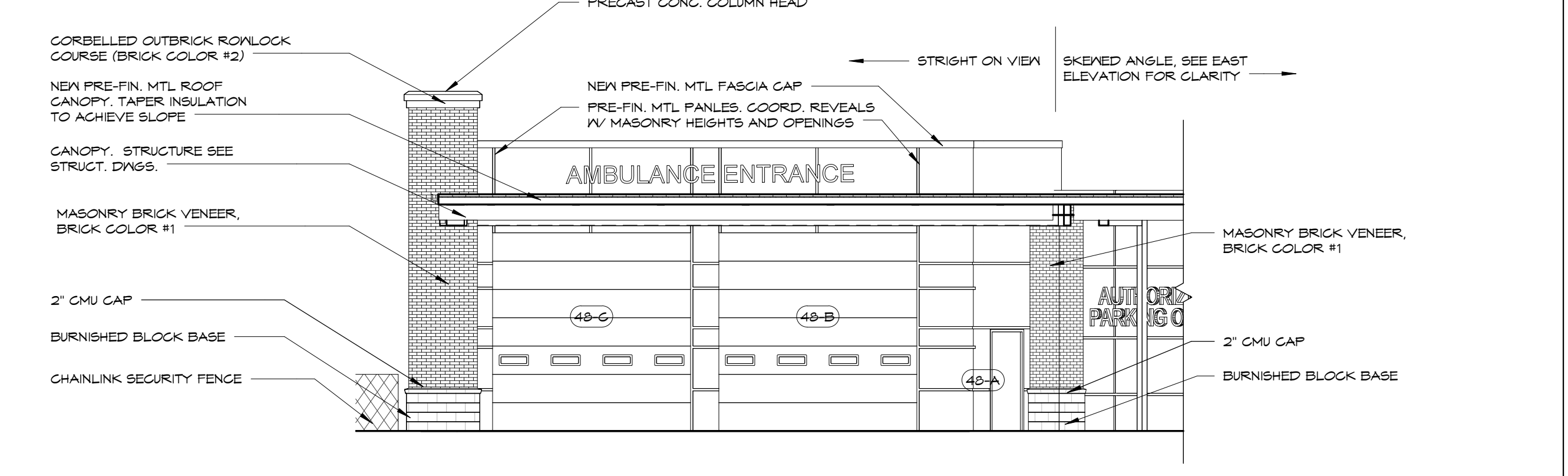
4 SOUTH ELEVATION - EAST ENTRY
1/8" = 1'-0"



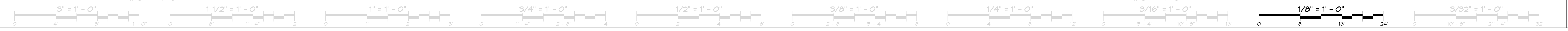
5 WEST ELEVATION - NORTH ENTRY
1/8" = 1'-0"

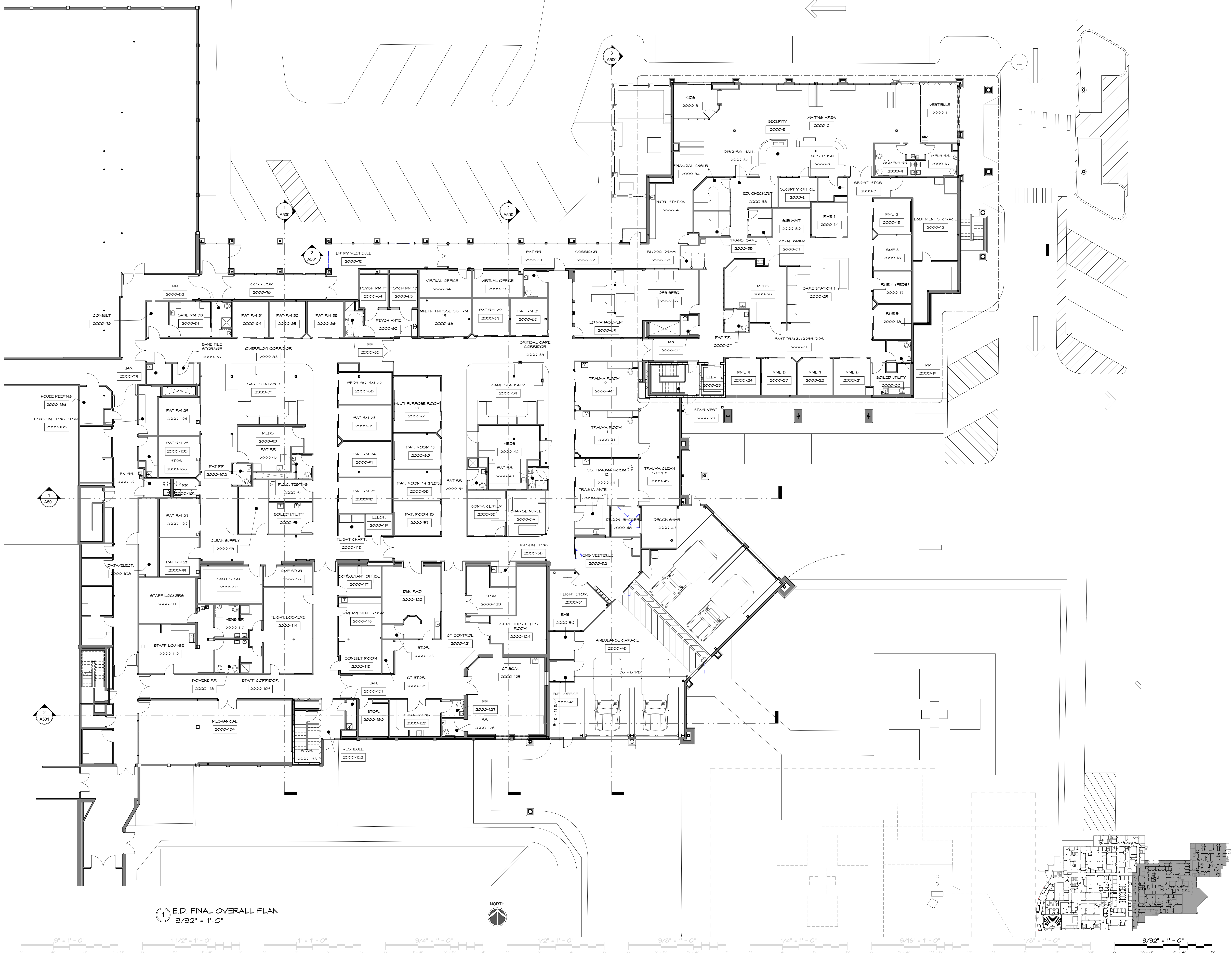


7 SOUTHWEST GARAGE ELEVATION
1/8" = 1'-0"

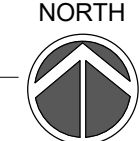


6 NORTHEAST GARAGE ELEVATION
1/8" = 1'-0"





1 E.D. FINAL OVERALL PLAN
3/32" = 1'-0"



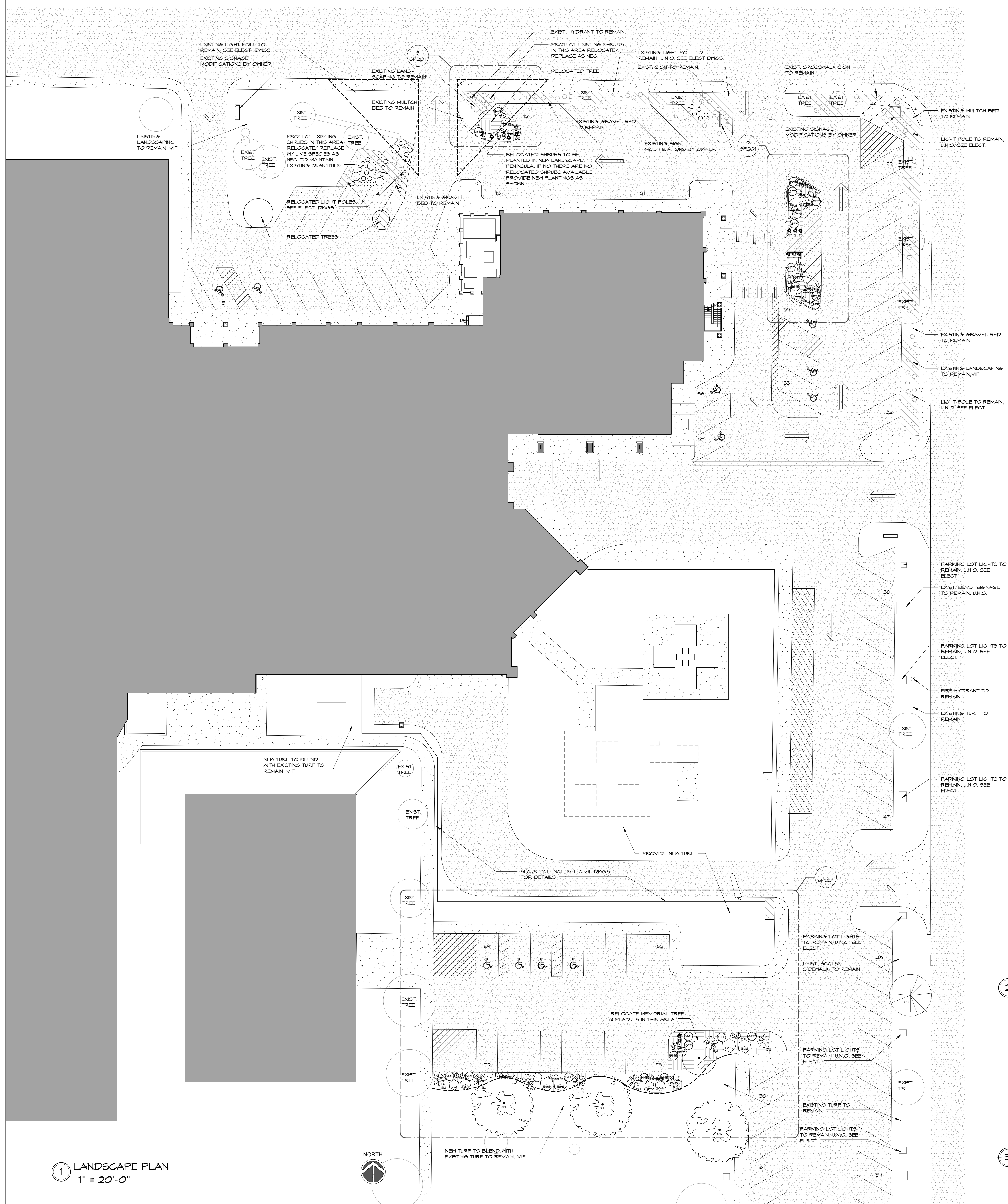
**BENEFIS HEALTH SYSTEM
 EMERGENCY DEPARTMENT SITE PACKAGE**

GREAT FALLS, MONTANA

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

OVERALL MAIN LEVEL FLOOR PLAN	
ISSUED FOR:	<input type="checkbox"/> DESIGN <input type="checkbox"/> PERMITS <input type="checkbox"/> CONSTRUCTION
ISSUED FOR:	<input checked="" type="checkbox"/> 100% COMPLETE <input type="checkbox"/> BEDDING <input type="checkbox"/> MECHANICAL DESIGN <input type="checkbox"/> CONSTRUCTION
Project	15-034
Date	4-24-17
Drawn by	TCK
Checked by	RLS

A100



PARKING AND LANDSCAPE QUANTITIES

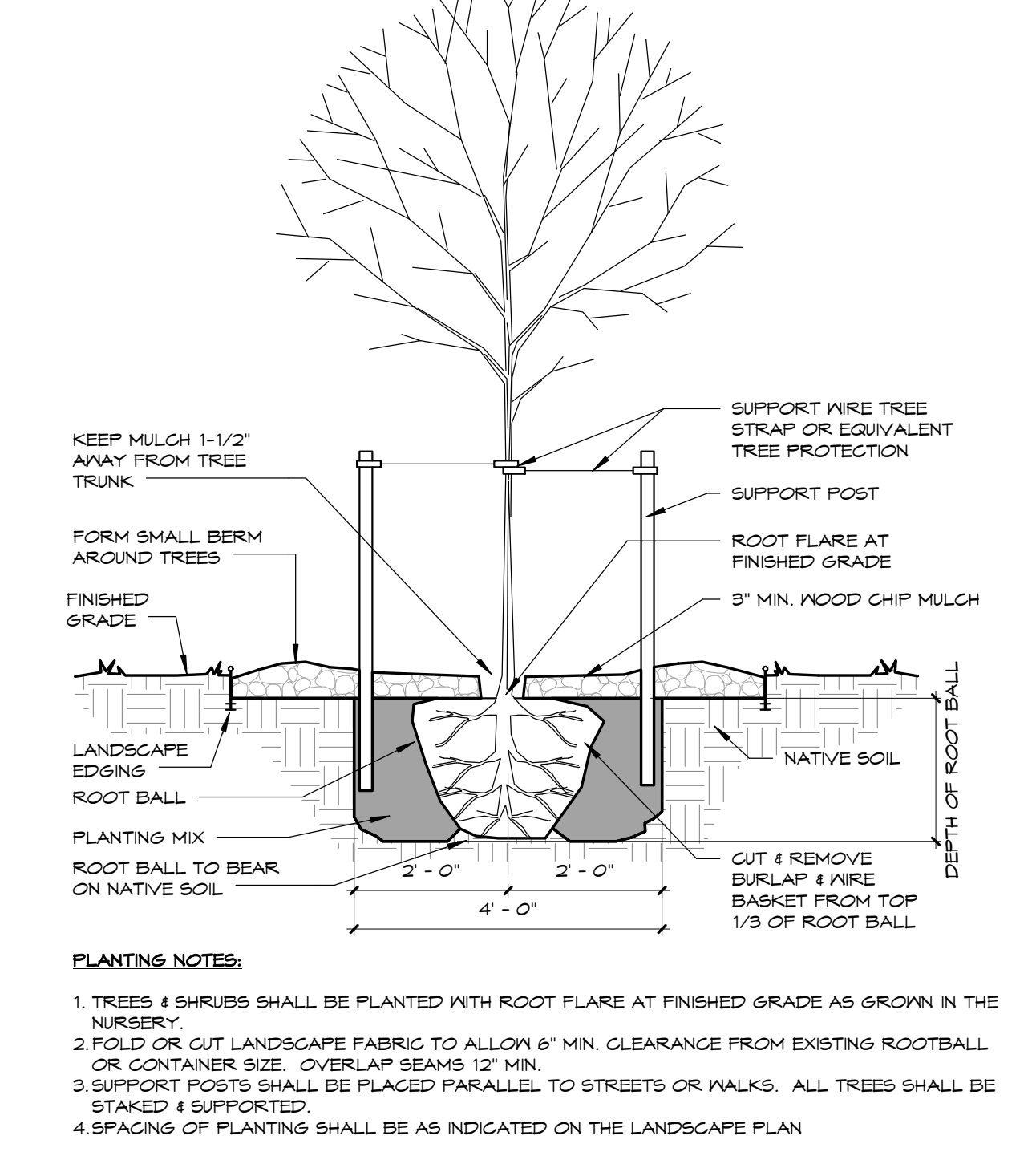
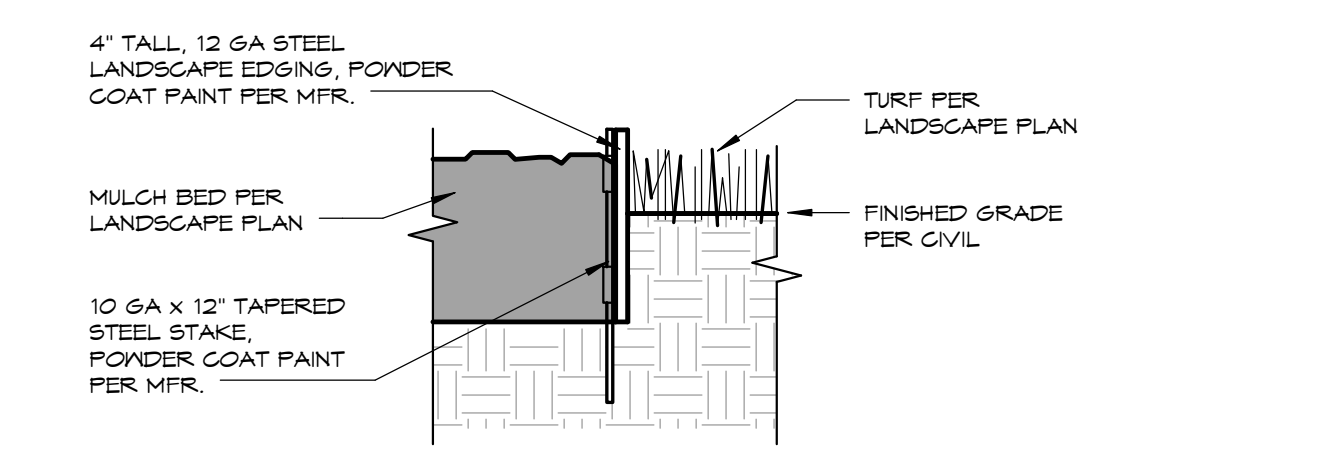
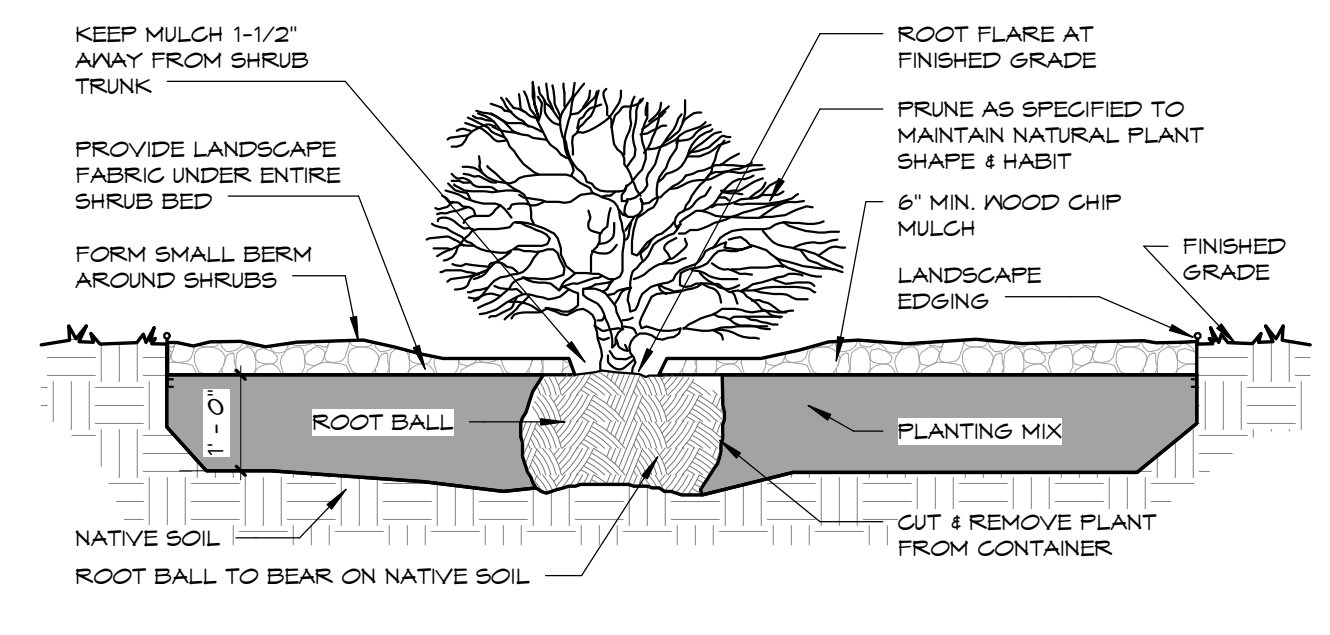
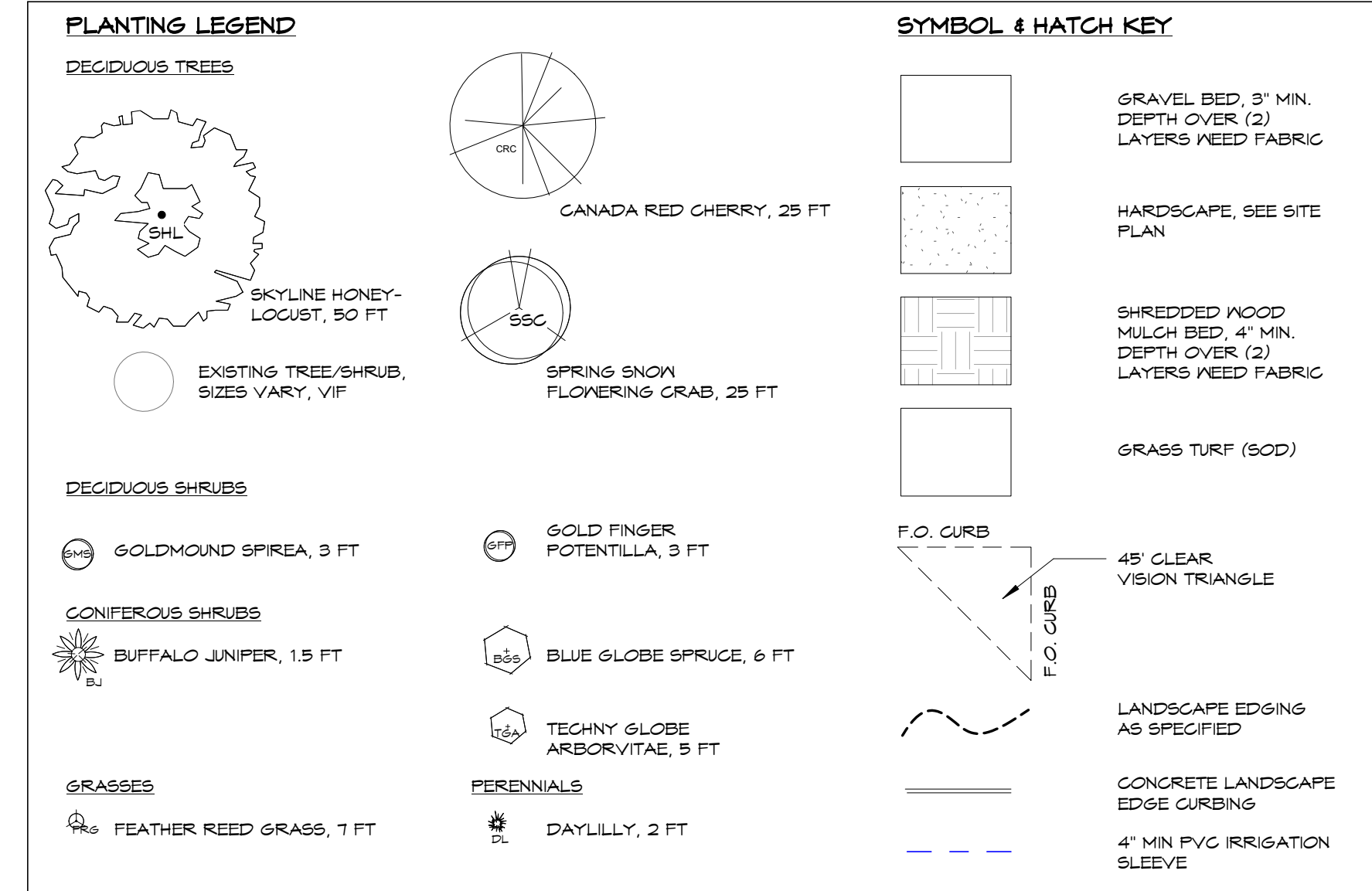
PARKING COUNT		LANDSCAPE COUNT	
EXISTING PARKING:	ADA - 6 STALLS NORMAL - 10 STALLS 16 TOTAL STALLS	EXISTING LANDSCAPING:	TREES - 22 TREES SHRUBS - 181 SHRUBS
NEW PARKING:	ADA - 11 ADA STALLS NORMAL - 61 STALLS 72 TOTAL STALLS	NEW LANDSCAPING:	TREES - 10 EXISTING 6 NEW 16 RELOCATED 26 TOTAL TREES SHRUBS - 115 EXISTING 120 NEW 33 RELOCATED 246 TOTAL SHRUBS

- ### LANDSCAPING NOTES:
- SEE CIVIL DRAWINGS FOR SITE GRADING INFORMATION.
 - CONTRACTOR TO LOCATE ALL UTILITIES PRIOR TO START OF LANDSCAPE INSTALLATION.
 - FINE GRADE SUCH THAT GRASS/TURF MATCHES SURROUNDING CURB & SIDEWALK ELEVATIONS & THE SLOPE POSITIVELY DRAINS AWAY FROM STRUCTURES & SIDEWALKS.
 - PROVIDE MULCH BED AROUND ALL TREES LOCATED IN GRASS/TURF AREAS.
 - MAINTAIN 2'-0" MIN. CLEARANCE FROM HARDSCAPE TO CENTER OF PLANT ROOT BALL.
 - ALL PLANTINGS SHALL BE NURSERY GROWN & CONTAINERIZED.
 - GRASS/SOD/TURF TO BE LOCALLY GROWN & OF A GRASS BLEND PROVEN TO THRIVE IN THE PROJECT LOCATION.
 - CONTRACTOR TO REPAIR AND/OR REGRADE DAMAGE RESULTING FROM INSTALLATION OF IRRIGATION SYSTEM, LANDSCAPING, AND ALL PROJECT RELATED CONSTRUCTION ACTIVITIES.
 - ALL GRAVEL PLANTER BEDS AROUND HELIPAD TO HAVE AGGREGATE NO SMALLER THAN 1/2" IN ANY DIRECTION.
 - ALL EXISTING LANDSCAPING SHALL BE PRESERVED WHENEVER POSSIBLE & NOTED AS SUCH. ANY LANDSCAPING THAT IS REQUIRED TO MOVE SHALL BE REPLANTED OR PROVIDE NEW PLANTINGS TO MATCH SPECIFIED LANDSCAPE COUNTS.

- ### IRRIGATION NOTES:
- CONTRACTOR SHALL PROVIDE ALL MATERIALS & LABOR NECESSARY FOR A FULLY OPERATIONAL AUTOMATIC UNDERGROUND IRRIGATION SYSTEM CONSISTING OF ROTORS, SPRAY HEADS, & BUBBLER/DRIP SYSTEMS TIED INTO THE CAMPUS WATER SUPPLY.
 - IRRIGATION DESIGN SHALL BE BY THE SYSTEM SUPPLIER IN ACCORDANCE WITH BENEFIS & APPROVED BY BENEFIS IRRIGATION MANAGER. THE DESIGN SHALL PROVIDE ADEQUATE ZONING & 100% COVERAGE FOR ALL PLANTINGS & AFFECTED GRASS/TURF AREAS ILLUSTRATED IN THE LANDSCAPE PLAN. IRRIGATION COVERAGE SHALL NOT CROSS SIDEWALKS, DRIVES, CONCRETE PADS, NOR SHALL COVERAGE WASH ANY PART OF THE BUILDING OR ADJACENT STRUCTURES.
 - ALL GRASS/TURF AREAS SHALL BE SPRAY/ROTOR IRRIGATED. ALL PLANTINGS IN SHRUB BEDS SHALL BE IRRIGATED BY BUBBLER/DRIP HEAD EXITTERS.
 - IRRIGATION LINES CROSSING SIDEWALKS, DRIVES, ETC. SHALL BE SLEEVED IN 4" (MIN.) SCHED. 40 DIA. PVC PIPE.
 - EACH IRRIGATION ZONE SHALL HAVE INDEPENDENT ELECTRIC CONTROL VALVE AS SPECIFIED.
 - IRRIGATION SYSTEM SHALL DRAIN TO A LOW POINT & BE EQUIPPED WITH AN AIR COMPRESSOR CONNECTION FOR SEASONAL BLOW OUT & DRAINAGE.

PLANTING SCHEDULE

KEY	QTY	COMMON NAME	BOTANICAL NAME	SIZE
TREES				
CRC	1	CANADA RED CHERRY	PRUNUS VIRGINIANA SHUBERT	2" B&B
SHL	3	SKYLINE HONEY LOCUST	GLEDITSIA TRIGANTHOS SKYCOLE	2" B&B
SSC	2	SPRING SNOW FLOWERING CRAB	MALUS SPRING SNOW	2" B&B
SHRUBS				
BSS	4	BLUE GLOBE SPRUCE	PICEA PUNGENS 'GLAUC'	1" GALLON
BJ	5	BUFFALO JUNIPER	JUNIPERUS SABINA 'BUFFALO'	5 GALLON
TGA	4	TECHNY GLOBE ARBOVITAE	THUJA OCCIDENTALIS 'TECHNY GLOBE'	1" GALLON
GRASSES				
GFF	12	GOLD FINGER POTENTILLA	POTENTILLA FRUTICOSA 'GOLDFINGER'	5 GALLON, 18"
GMS	14	GOLDMOUND SPIREA	SPIREA X BUMALDA 'GOLD MOUND'	5 GALLON, 18"
PERENNIALS				
FRG	29	FEATHER REED GRASS	CALAMAGROSTIS ACUTIFLORA	1" GALLON
DL	14	STELLA DEORO DAYLILLY	HEMEROCALLIS 'STELLA DE ORO'	1" GALLON



1 LANDSCAPE PLAN
1" = 20'-0"



Nelson architects
Dream • Design • Build

621 2nd Avenue North • Great Falls, MT 59401
406.727.3286 • NelsonArchitects.com

**BENEFIS HEALTH SYSTEM
EMERGENCY DEPARTMENT SITE PACKAGE**

LANDSCAPE PLAN

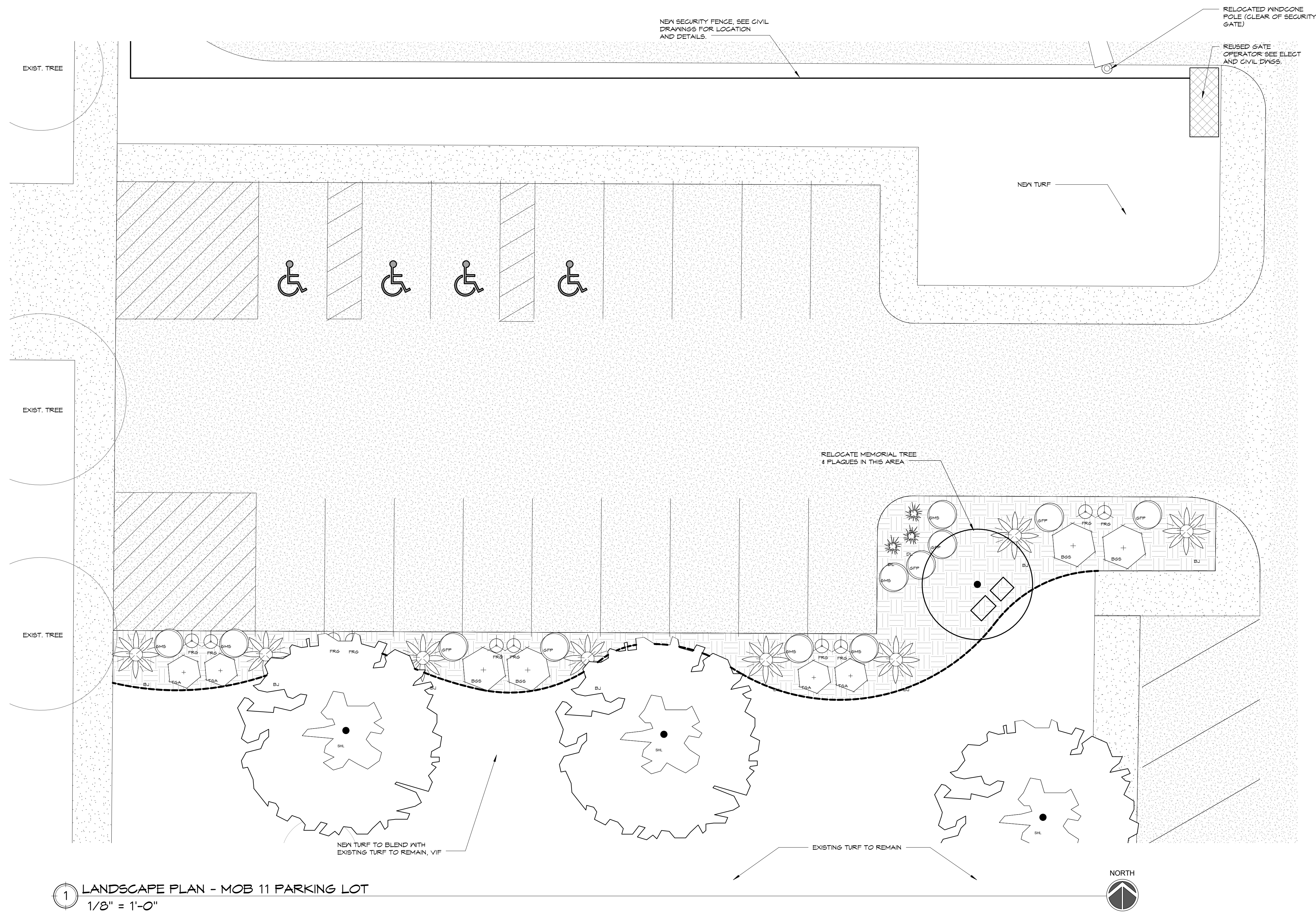
REVISION SCHEDULE

NO.	DESCRIPTION	DATE

ISSUED FOR: 100% COMPLETE
 90% DESIGN
 60% DESIGN
 CONSTRUCTION DOCUMENTS

Project: 15-034
Date: 4-11-17
Drawn by: TCK
Checked by: RLS

SP200

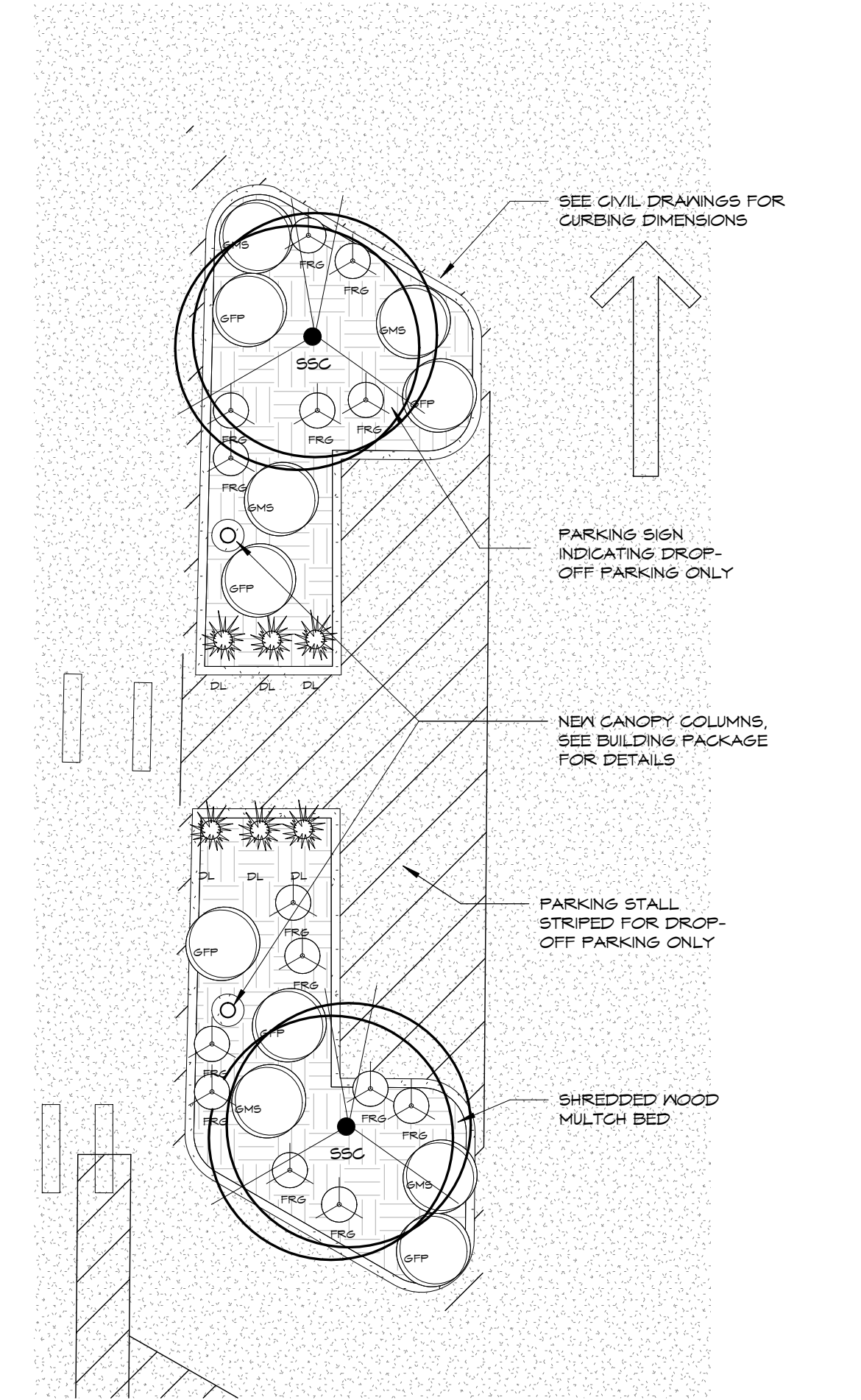
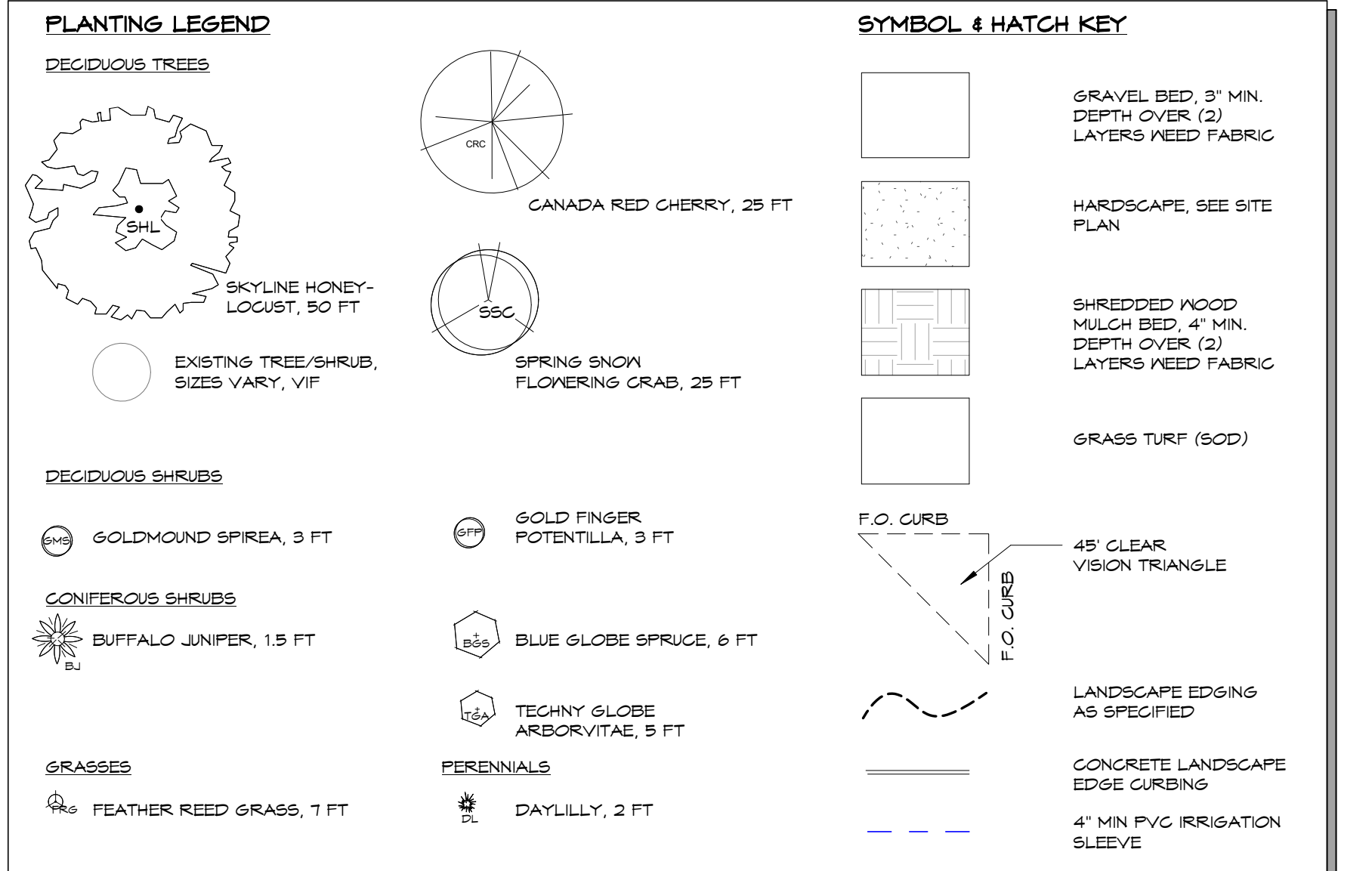


1 LANDSCAPE PLAN - MOB 11 PARKING LOT
1/8" = 1'-0"

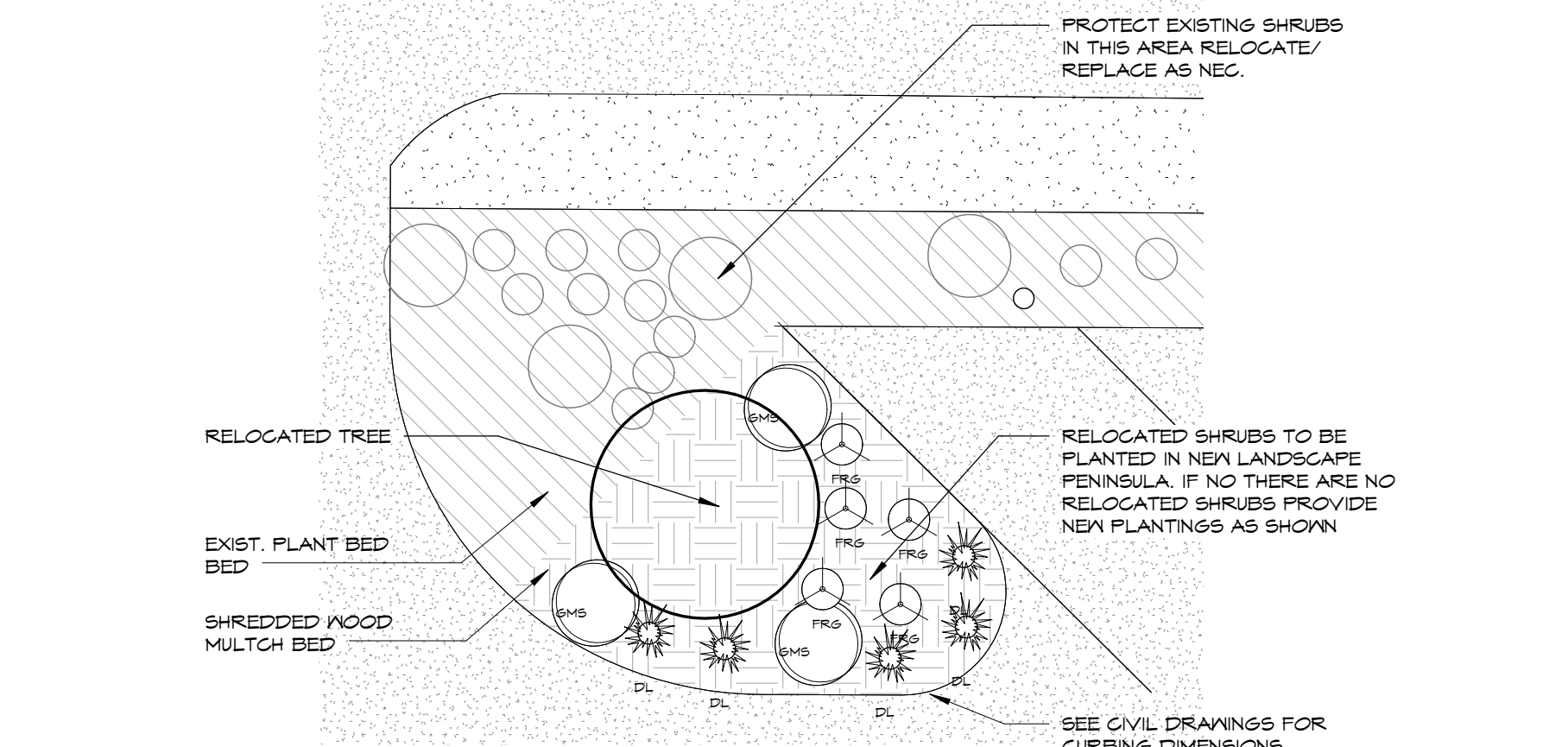
- LANDSCAPING NOTES:**
- SEE CIVIL DRAWINGS FOR SITE GRADING INFORMATION.
 - CONTRACTOR TO LOCATE ALL UTILITIES PRIOR TO START OF LANDSCAPE INSTALLATION.
 - FINE GRADE SUCH THAT GRASS/TURF MATCHES SURROUNDING CURB & SIDEWALK ELEVATIONS & THE SLOPE POSITIVELY DRAINS AWAY FROM STRUCTURES & SIDEWALKS.
 - PROVIDE MULCH BED AROUND ALL TREES LOCATED IN GRASS/TURF AREAS.
 - MAINTAIN 2'-0" MIN. CLEARANCE FROM HARDSCAPE TO CENTER OF PLANT ROOT BALL.
 - ALL PLANTINGS SHALL BE NURSERY GROWN & CONTAINERIZED.
 - GRASS/SCD/TURF TO BE LOCALLY GROWN & OF A GRASS BLEND PROVEN TO THRIVE IN THE PROJECT LOCATION.
 - CONTRACTOR TO REPAIR AND/OR REGRADE DAMAGE RESULTING FROM INSTALLATION OF IRRIGATION SYSTEM, LANDSCAPING, AND ALL PROJECT RELATED CONSTRUCTION ACTIVITIES.
 - ALL GRAVEL PLANTER BEDS AROUND HELIPAD TO HAVE AGGREGATE NO SMALLER THAN 1 1/2" IN ANY DIRECTION.
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- IRRIGATION NOTES:**
- CONTRACTOR SHALL PROVIDE ALL MATERIALS & LABOR NECESSARY FOR A FULLY OPERATIONAL AUTOMATIC UNDERGROUND IRRIGATION SYSTEM CONSISTING OF MOTORS, SPRAY HEADS, & BUBBLER/DRIP SYSTEMS TIED INTO THE CAMPUS WATER SUPPLY.
 - IRRIGATION DESIGN SHALL BE BY THE SYSTEM SUPPLIER IN ACCORDANCE WITH BENEFITS & APPROVED BY BENEFITS IRRIGATION MANAGER. THE DESIGN SHALL PROVIDE ADEQUATE ZONING & 100% COVERAGE FOR ALL PLANTINGS & AFFECTED GRASS/TURF AREAS ILLUSTRATED IN THE LANDSCAPE PLANS. IRRIGATION COVERAGE SHALL NOT CROSS SIDEWALKS, DRIVES, CONCRETE PADS, NOR SHALL COVERAGE WASH ANY PART OF THE BUILDING OR ADJACENT STRUCTURES.
 - ALL GRASS/TURF AREAS SHALL BE SPRAY/TRACTOR IRRIGATED. ALL PLANTINGS IN SHRUB BEDS SHALL BE IRRIGATED W/ BUBBLER/DRIP HEAD EMITTERS.
 - IRRIGATION LINES CROSSING SIDEWALKS, DRIVES, ETC. SHALL BE SLEEVED IN 4" (MN.) SCHED. 40 DIA. PVC PIPE.
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 - IRRIGATION SYSTEM SHALL DRAIN TO A LOW POINT & BE EQUIPPED WITH AN AIR COMPRESSOR CONNECTION FOR SEASONAL BLOW OUT & DRAINAGE.

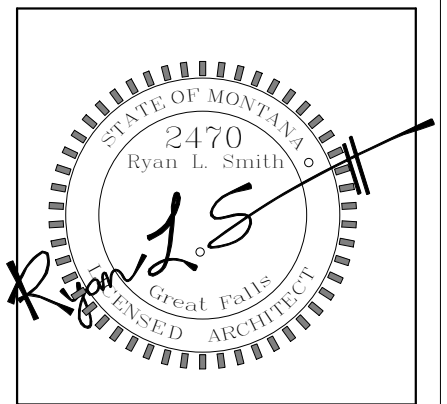
KEY	QTY	COMMON NAME	BOTANICAL NAME	SIZE
TREES				
CR	1	CANADA RED CHERRY	PRUNUS VIRGINIANA SHUBERT	2' B&B
SHL	3	SKYLINE HONEY LOCUST	GLEDITSIA TRICANTHOS 'SKYCOLE'	2' B&B
SSC	2	SPRING SNOW FLOWERING GRAB	MALUS SPRING SNOW	2' B&B
CON. SHRUB				
BSS	4	BLUE GLOBE SPRUCE	PICEA PUNGENS 'GLAUC'	1 GALLON
BJ	0	BUFFALO JUNIPER	JUNIPERUS SABINA 'BUFFALO'	5 GALLON
TGA	4	TECHNY GLOBE ARBOVITEA	THUJA OCCIDENTALIS 'TECHNY GLOBE'	1 GALLON
DEC. SHRUB				
GFP	12	GOLD FINGER POTENTILLA	POTENTILLA FRUITIGOSA 'GOLDFINGER'	5 GALLON, 18"
GMS	14	GOLDMOUND SPIREA	SPIREA X BUMALDA 'GOLD MOUND'	5 GALLON, 18"
GRASS				
FRG	24	FEATHER REED GRASS	CALAMAGROSTIS ACUTIFLORA	1 GALLON
PERENNIAL				
DL	14	STELLA DEORO DAY-LILLY	HEMEROCALLIS STELLA DE ORO	1 GALLON



2 LANDSCAPE PLAN - ENTRY ISLAND
1/8" = 1'-0"



3 LANDSCAPE PLAN - ED EXIT PENINSULA
1/8" = 1'-0"



REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

SITE / LANDSCAPE DETAILS	
ISSUED FOR:	100% COMPLETE
REVIEW:	DESIGN
	PERMITS
	CONSTRUCTION

Project: 15-034
Date: 4-11-17
Drawn by: TCK
Checked by: RLS