



Date: February 12, 2018
CITY OF GREAT FALLS
DESIGN REVIEW BOARD

Item: Town Pump Great Falls #3, 505 NW Bypass, Façade Renovation

Applicant: Town Pump Inc., Owner

Representative: Jason Egeline, CWG Architects

Presented By: Troy Hangen, Planner II, Planning and Community Development

Action Requested: Approve the submitted design with conditions.

Suggested Motion:

1. Board Member moves:

"I move that the Design Review Board (approve/approve with conditions/deny) the Design Review Application for the remodel of Town Pump #3 located at 505 NW Bypass, as shown in the conceptual development plans contained within this report and provided by the Applicant, subject to the conditions of approval."

2. Chairman calls for a second, discussion, and calls the vote.
-

Overall Project Description:

The applicant is proposing an exterior renovation for the existing Town Pump Great Falls #3 Convenience Store located at the northeast corner of NW Bypass and 6th St NW. The exterior renovation of the 7,200 square feet building will consist of a total reface of the store.

Exhibit 28-1 Standards and Guidelines for specific projects and buildings:

The applicant is proposing an exterior renovation, which will include changes to the finishes and appearance of the building in order for it to look more modern and better fit with the updated Town Pump image. The existing EIFS exterior will be replaced with cement lap siding and brick veneer. All roofing, soffit, and fascia will be replaced with copper penny finished metal panels. All design materials can be reviewed in the attached development plans.

Conformance with Title 17

The proposed exterior renovation of the building has been reviewed for conformance with the applicable sections of Title 17 - Land Development Code of the Official Code of the City of Great Falls (OCCGF).

The applicant is proposing new building mounted lights (LED fixtures) and has submitted specifications of the fixtures to ensure that they are in compliance with Chapter 40 of the OCCGF. Staff has requested the foot candle output of these lights to review for compliance with Chapter 40 of the OCCGF.

Due to the scope of the project, no upgrades to parking, sidewalks, or landscaping are required for this submittal. However, the applicant is required to replace any landscaping that has been damaged or removed during construction.

At this time, the applicant is not proposing new signage. If the applicant decides to alter the signage, the applicant will submit a permit application and is required to comply with Chapter 60 of the OCCGF.

Recommendation:

Staff supports this application and recommends approval of the façade renovation of Town Pump Great Falls #3 with the following conditions:

Conditions of Approval:

- A. The proposed project shall be developed consistent with 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 approved 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.

Exhibits: Project Narrative
 Aerial Map
 Development Plans / Site Photos
 Previous Renovation Examples
 City Staff Agenda

CC: Dave Dobbs, City Engineering
 Patty Cadwell, Neighborhood Council Coordinator
 Jason Egeline, CWG Architects



Town Pump Inc.

Corporate Offices
600 South Main Street
P. O. Box 6000 • Butte, Montana (MT) 59702-6000
Phone (406)497-6700 • Fax (406)497-6702

January 24, 2018

Mr. Troy Hangen
City of Great Falls, Planning and Community Development
PO Box 5021
Great Falls, MT 59403

RE: Town Pump Great Falls #3 Exterior Update

Mr. Hangen,

We are pleased to submit the Town Pump Great Falls #3 Exterior Upgrade Project for the Design Review Board evaluation. This project consists of an exterior upgrade to replace the existing river rock and EIFS finishes on the building.

The exterior finishes and appearance of this building are tired and are being replaced to revitalize the location. This will provide a cleaner, more modern look as well as low maintenance finishes that will last and look good for years to come. There are no other building modifications included in this project beyond the exterior finishes.

Enclosed are the plans that have been prepared by CWG Architects for the review process.

Please call with any questions or comments you have related to this submittal.

Regards,

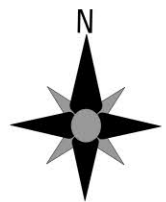
Dan Sampson
Construction & Development Manager
Town Pump Inc

Aerial Map

505 NW Bypass



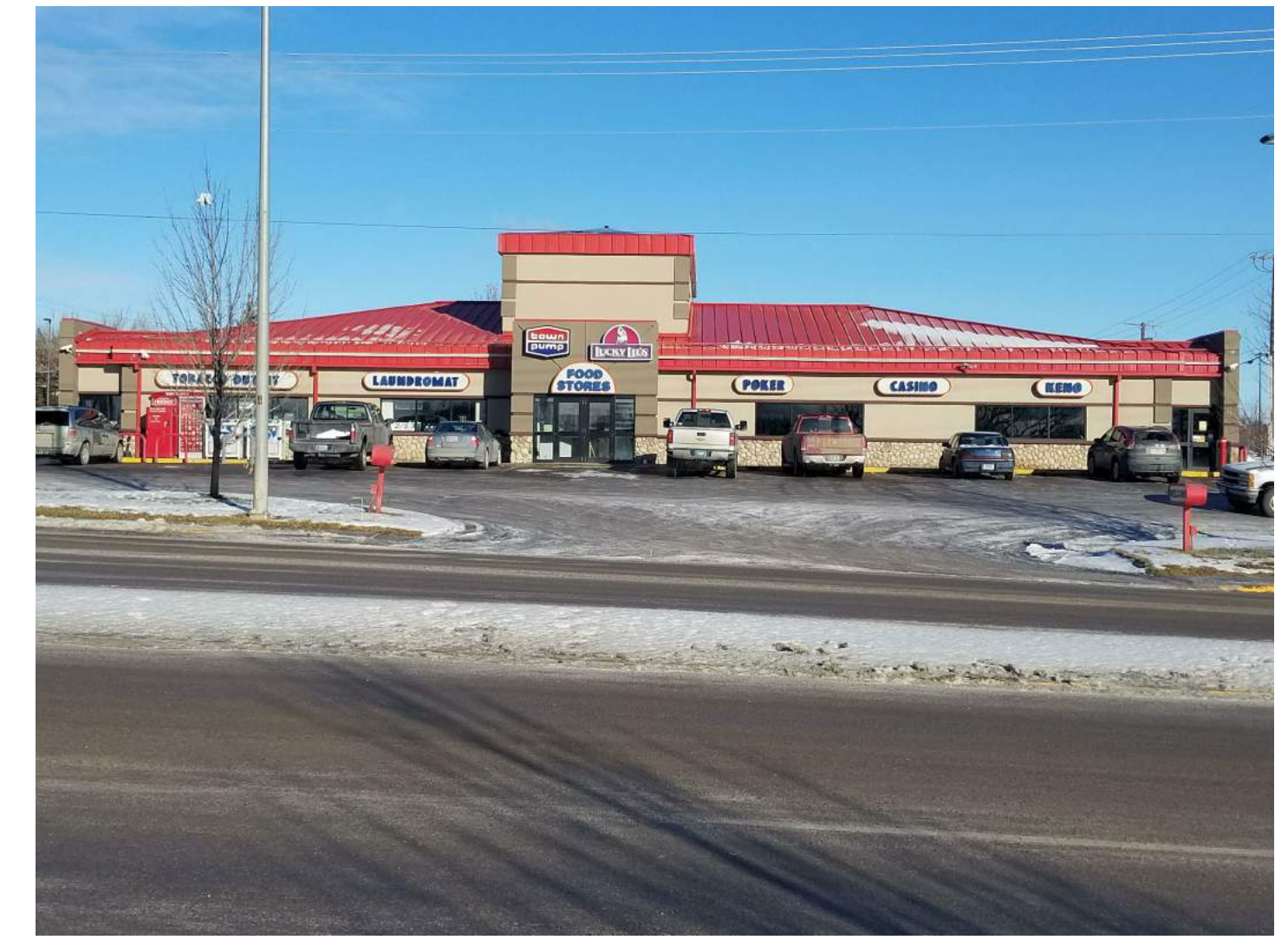
Not To Scale



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TOWN PUMP GREAT FALLS #3

505 NW BYPASS, GREAT FALLS, MT 59404



CROSSMAN WHITNEY GRIFFIN P.C. ARCHITECTS

P.O. Box 1198 59624
650 Power Street
Helena, Montana

Tel (406) 443-2340
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cwg@cwg-architects.com

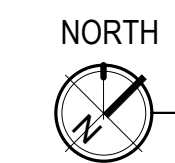
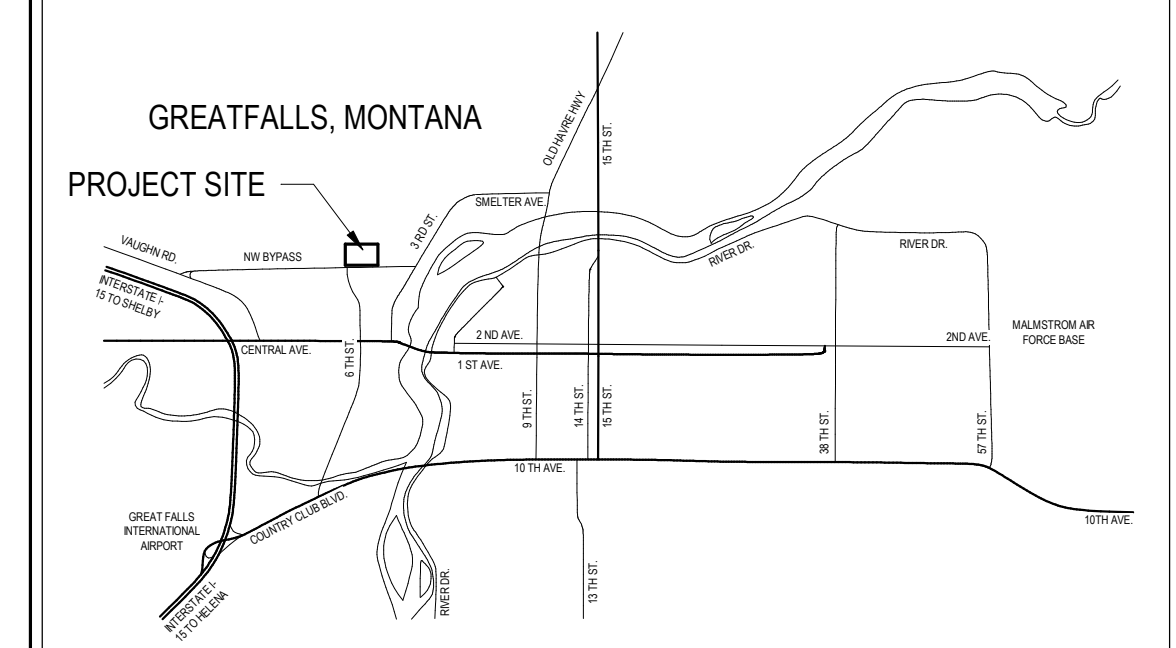
Architecture, Interior Design, & Planning

GENERAL NOTES

- DO NOT SCALE DRAWINGS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, SIZES, QUANTITIES, & LOCATION BEFORE BEGINNING WORK.
- VERIFY LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION. ANY UTILITIES LOCATED ARE SHOWN APPROXIMATE AND SHOULD NOT BE USED TO DETERMINE THEIR LOCATION ON THE GROUND, AND DOES NOT RELIEVE ANY PERSON OR COMPANY OF THEIR RESPONSIBILITY TO CONTACT ALL UTILITY COMPANIES PRIOR TO ANY EXCAVATION BY CALLING UTILITIES UNDERGROUND LOCATION CENTER AT 1-800-424-5555.
- THERE ARE NO KNOWN HAZARDOUS MATERIALS STORED ON THE PREMISES AS DEFINED BY 2009 IBC.
- PROJECT SHALL COMPLY WITH THE 2012 IBC, 2012 IMC, 2012 IECC, 2014 NEC, 2012 IFC, 2012 UPC.
- ELECTRONIC DRAWING FILES ARE AVAILABLE FROM THE ARCHITECT, STRUCTURAL, MECHANICAL AND ELECTRICAL ENGINEERS AT \$100.00 PER DRAWING & \$25.00 FOR PDF. DRAWINGS WILL BE STRIPPED OF ALL DATA EXCEPT FOR BASIC PLAN OR SECTION INFORMATION. A WAIVER WILL NEED TO BE SIGNED AND RECEIVED PRIOR TO RELEASE OF DRAWING FILES.
- IT IS ABSOLUTELY NECESSARY THAT ALL TRADES COORDINATE WITH EACH OTHER AND VERIFY THAT THERE ARE NO CONFLICTS IN LOCATIONS OF DUCTS, CONDUITS, SPRINKLER HEADS, DIFFUSERS, ELECTRICAL BOXES, EQUIPMENT AND OTHER ITEMS THROUGHOUT THIS PROJECT BEFORE FINAL PLACEMENT OF MATERIALS.

SUBMITTAL DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE, WHO SHALL REVIEW THEM AND FORWARD THEM TO THE BUILDING OFFICIAL WITH A NOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND THAT THEY HAVE BEEN FOUND TO BE IN GENERAL CONFORMANCE WITH THE BUILDING DESIGN. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THEIR DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.

VICINITY MAP

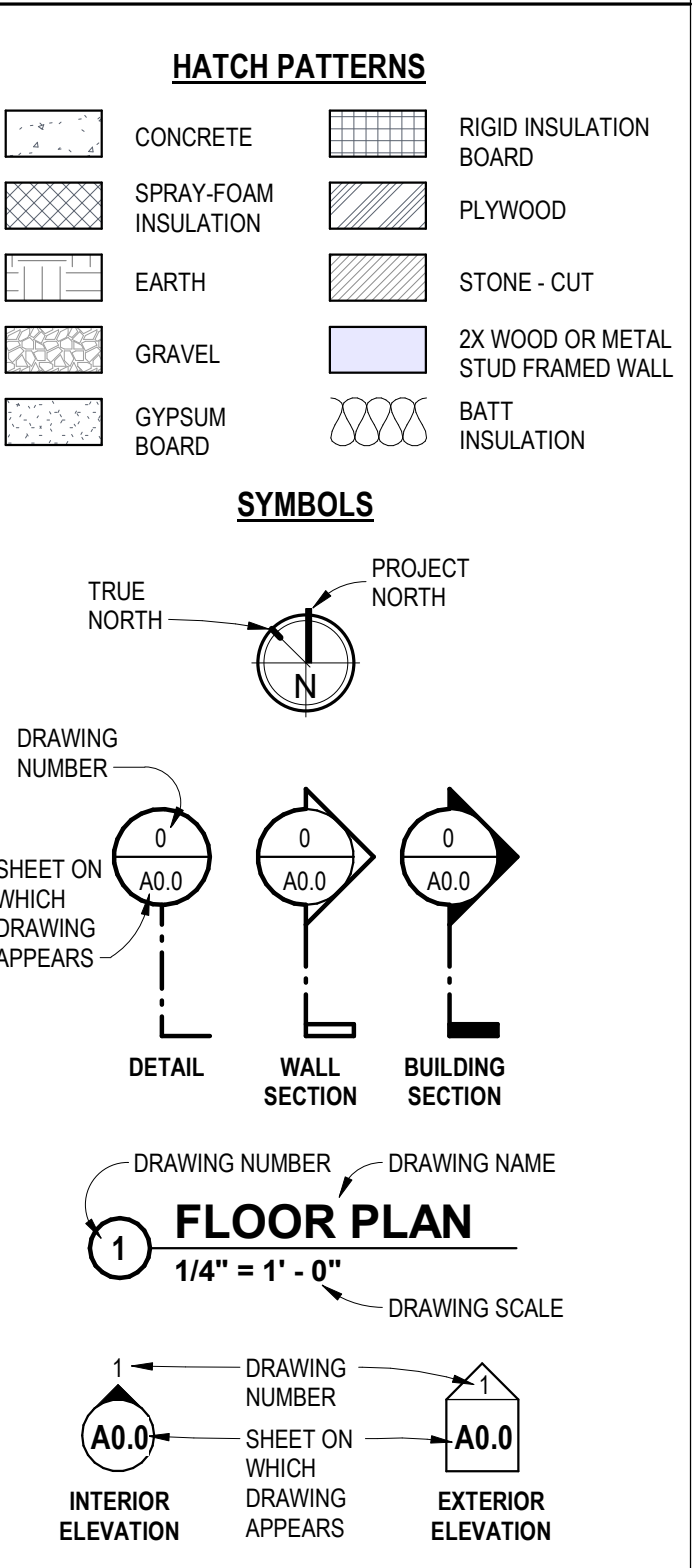


VICINITY MAP
NO SCALE

ARCHITECTURAL ABBREVIATIONS

| | | | | | | | | | | | |
|----------|--|--------|----------------------------|--------|---|----------|---------------------------------------|---------|----------------------------|----------|----------------------------|
| # | POUND / NUMBER | CMU | CONCRETE MASONRY UNIT | FE | FIRE EXTINGUISHER | L | LINTEL | P.A | PUBLIC ADDRESS | T. | TREAD / TILE |
| & | AND | CMR. | COMPRESSOR | FEC. | FIRE EXTINGUISHER CAB | LAB. | LABORATORY | PART. | PARTITION | TEL. | TELEPHONE |
| ± | PLUS OR MINUS | C.O. | CLEAN OUT | FIN. | FINISH | LAM. | LAMINATE | PL. | PLATE | TEXT. | TEXTURE |
| ° | DEGREE | COL. | COLUMN | FLR. | FLOOR | LAV. | LAVATORY | PLAM. | PLASTIC LAMINATE | T.O.B. | TOP OF BEAM |
| Ø | DIAMETER | COM. | COMMUNICATION | FLUOR. | FLUORESCENT | LF. | LINEAR FEET | PLAS. | PLASTIC | T.O.C. | TOP OF CURB |
| ⊕ | CENTER LINE | COMP. | COMPARTMENT | FND. | FOUNDATION | LOC. | LOCATION | PLGB. | PLUMBING | T.O.F. | TOP OF FOUNDATION |
| AB. | ANCHOR BOLT | CONC. | CONCRETE | F.O.F. | FACE OF FOUNDATION | L.P. | LOW POINT | PLWD. | PLYWOOD | T.O.FTG. | TOP OF FOOTING |
| AC. | AIR CONDITIONING | CONT. | CONTINUOUS | F.O.S. | FACE OF STUD | LSL. | LAMINATED STRAND LUMBER | PNL. | PANEL | T.O.J. | TOP OF JOIST |
| ACT. | ACOUSTICAL TILE | CONTR. | CONTRACTOR | FR. | FRAME | L.W. | LIGHT WEIGHT | PNT. | PAINT | T.O.P. | TOP OF PAVEMENT |
| AD. | AREA DRAIN | CORR. | CORRIDOR | FRP. | FIBER REINFORCED PLASTIC | LT. | LIGHT | PR. | PAIR | T.O.W. | TOP OF WALL |
| ADD. | ADDENDUM | CPT. | CARPET | FRZ. | FREEZER | LTG. | LIGHTING | PREFIN. | PREFINISHED | T.S. | TUBE STEEL |
| ADJ. | ADJUSTABLE | C.T. | CERAMIC TILE | FT. | FOOT/FEET | MT. | MATERIAL | P.S.F. | POUNDS PER SQUARE FOOT | T.S.B.E. | TOP STEEL BEAM ELEVATION |
| A.F.F. | ABOVE FINISH FLOOR | C.W.T. | CERAMIC WALL TILE | FTG. | FOOTING | MAX. | MAXIMUM | P.S.I. | POUNDS PER SQUARE INCH | T.O.W. | TOP OF WALL |
| A.H.J. | AUTHORITY HAVING JURISDICTION | DBL. | DOUBLE | FURR. | FURRING/FURRED | MDP. | MAIN DISTRIBUTION PANEL | PSL. | PARALLEL STRAND LUMBER | TRNS. | TRANSFORMER |
| AIB. | AIR INFILTRATION BARRIER | DEMO. | DEMOLISH/ DEMOLITION | G.C. | GENERAL CONTRACTOR | MH. | MAN HOLE | P.T. | PRESSURE TREATED | T-STAT. | THERMOSTAT |
| ALT. | ALTERNATE | DEPT. | DEPARTMENT | GA. | GAUGE | MECH. | MECHANICAL | R. | RISER / RADIUS | TV. | TELEVISION |
| ALUM. | ALUMINUM | DETL. | DETAIL | GALV. | GALVANIZED | MED. | MEDIUM | R.A. | RETURN AIR | TYP. | TYPICAL |
| AN. | ANGLE | D.F. | DRINKING FOUNTAIN | GEN. | GENERAL | MEMB. | MEMBRANE | R.B. | RESILIENT BASE | U.H. | UNIT HEATER |
| APPROX. | APPROXIMATELY | DIA. | DIAMETER | GL. | GLU-LAM | MEZZ. | MEZZANINE | RCPT. | RECEPTACLE | U.N.O. | UNLESS NOTED OTHERWISE |
| ARCH. | ARCHITECTURAL | DIAG. | DIAGONAL | GLZ. | GLASS / GLAZING | MFR. | MANUFACTURER | R.D. | ROOF DRAIN | V.B. | VINYL BASE / VAPOR BARRIER |
| A.S.B.O. | AS SELECTED BY OWNER | DN. | DIMENSION | GND. | GROUND | MIN. | MINIMUM | RE. | REFERENCE | V.C.T. | VINYL COMPOSITION TILE |
| AUTO. | AUTOMATIC | DISC. | DISCOUNT | GR. | GRADE | MISC. | MISCELLANEOUS | REF. | REFRIGERATION/REFRIGERATOR | VERT. | VERTICAL |
| AUX. | AUXILIARY | DISP. | DISPOSAL | G.W.B. | GYPSTUM WALL BOARD | M.O. | MASONRY OPENING | REIN. | REINFORCE (ED) (ING) | V.S.G. | VINYL SHEET GOODS |
| B/ | BENEATH | DIV. | DIVISION | GYP. | GYPSTUM | MTD. | MOUNTED | REQD. | REQUIRED | V.T. | VINYL TILE |
| BD. | BOARD | DN. | DOWN | HDF. | HIGH DENSITY FIBERBOARD | MTG. | MOUNTING | RES. | RESILIENT | V.T.R. | VENT THRU ROOF |
| BLDG. | BUILDING | DR. | DOOR | HDW. | HARDWARE | MUL. | MULLION | REV. | REVISION | W. | WEST |
| BLK. | BLOCK | D.S. | DOWNSPOUT | HM. | HOLLOW METAL | N. | NORTH | R.M. | ROOM | W.C. | WATER CLOSET |
| BM. | BEAM | DWG. | DRAWING | HORIZ. | HORIZONTAL | N.I.C. | NOT IN CONTRACT | R.O. | ROUGH OPENING | W.F. | WIDE FLANGE |
| B.O. | BY OTHERS | DWL. | DOWEL | H.P. | HIGH POINT | N.O. | NUMBER | S. | SOUTH | W.W.F. | WELDED WIRE FABRIC |
| BOT. | BOTTOM | (E) | EXISTING | H.P.S. | HIGH PRESSURE SODIUM | NO. | NUMBER | S.A. | SUPPLY AIR | W. | WITH |
| BRG. | BEARING | E. | EAST | HP. | HORSEPOWER | NOM. | NOMINAL | SAN. | SANITARY | WO. | WITHOUT |
| C. | CHANNEL | EA. | EACH | HR. | HOUR | N.L. | NATURAL | SCH. | SCHEDULE | WD. | WOOD |
| CAB. | CABINET | EJ. | EXPANSION JOINT | H.S.S. | HOLLOW STRUCTURAL SECTION | N.T.S. | NOT TO SCALE | SECT. | SECTION | W.D.W. | WINDOW |
| C.B. | CATCH BASIN | EL. | ELEVATION | HT. | HEIGHT | O/ | OVER | S.F. | SQUARE FEET | WP. | WEATHERPROOF |
| CEM. | CEMENT | ELEC. | ELECTRICAL | HTR. | HEATER | OA | OVERALL | SHV. | SHELVING | WT. | WEIGHT |
| CER. | CERAMIC | ELEV. | ELEVATOR | HVAC. | HEATING, VENTILATION & AIR CONDITIONING | O.C. | ON CENTER | SHT. | SHEET | | |
| C.F.C.I. | CONTRACTOR FURNISHED, CONTRACTOR INSTALLED | EP. | ELECTRICAL PANEL | I.D. | INSIDE DIAMETER | O.C.E.W. | ON CENTER EACH WAY | SHTG. | SHEATHING | | |
| C.I. | CAST IRON | EQ. | EQUAL | INSUL. | INSULATION | O.D. | OUTSIDE DIAMETER | SIM. | SIMILAR | | |
| C.J. | CONTROL / CONSTRUCTION | EQUIP. | EQUIPMENT | INV. | INVERT | O.F.C.I. | OWNER FURNISHED, CONTRACTOR INSTALLED | SPEC. | SPECIFICATION | | |
| C.M. | CEMENT MORTAR | E.W.C. | ELECTRIC WATER COOLER | JAN. | JANITOR | O.F.O.I. | OWNER FURNISHED, OWNER INSTALLED | SO. | SQUARE | | |
| CER. | CERAMIC | EXP. | EXPANSION | JST. | JOIST | O.H. | OVERHANG | S.S. | STAINLESS STEEL / SERVICE | | |
| C.F.C.I. | CONTRACTOR FURNISHED, CONTRACTOR INSTALLED | EXT. | EXTERIOR | JT. | JOINT | OSB. | ORIENTED STRAND BOARD | STD. | STANDARD | | |
| CL. | CENTERLINE | FACT. | FACTORY | FD. | FLOOR DRAIN | O.W.S.J. | OPEN WEB STEEL JOIST | STL. | STEEL | | |
| CLG. | CEILING | FD. | FLOOR DRAIN | FDC. | FIRE DEPARTMENT CONNECTION | OPNG. | OPENING | STRUC. | STRUCTURAL | | |
| CLC. | CLOSET | FDC. | FIRE DEPARTMENT CONNECTION | | | OPP. | OPPOSITE | SUSP. | SUSPENDED | | |
| CLR. | CLEAR | | | | | | | SW. | SHEAR WALL SYSTEM | | |

PATTERNS & SYMBOLS



SHEET LIST

| | | |
|---------------|------|-----------------------|
| GENERAL | G0.0 | COVER SHEET |
| ARCHITECTURAL | A1.1 | EXTERIOR ELEVATIONS |
| | A2.1 | EXTERIOR PERSPECTIVES |

TOWN PUMP
505 NW BYPASS, GREAT FALLS, MT 59404
GREAT FALLS #3

4182-121-01
COVER SHEET
DATE 1/19/2018
G0.0

REMOVE EXISTING EFIS TO SUBSTRATE, DISCARD OFFSITE BY CONTRACTOR, REPLACE ANY SUBSTRATE PLYWOOD AS NEEDED FOR NEW EXTERIOR FINISH MATERIALS

REMOVE AND RETAIN DOWNSPOUTS FOR RE-INSTALLATION

REMOVE EXISTING RIVER ROCK WAINSCOTT TO SUBSTRATE ON ENTIRE BUILDING REMOVE, AND DISCARD OFFSITE BY CONTRACTOR



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

(NEW) HORIZONTAL 8-1/4" X 12' FIBER CEMENT LAP SIDING, FACTORY PREFINISHED: **COLOR** - BRIDGER FOREST PRODUCTS CABIN CREEK SERIES "SEQUOIA" WWW.BRIDGERFORESTPRODUCTS.COM, PROVIDED ALL REQUIRED FLASHING & TRIM AT INSIDE & OUTSIDE CORNERS, DOORS, WINDOWS, & SOFFIT

(NEW) 4-8" BRICK WAINSCOT, MUTUAL MATERIALS OR LAKEWOOD BRICK & TILE COMPANY: **COLOR** - TETON GREY AND VICTORIAN 50/50 BLEND, PROVIDED ALL REQUIRED MORTAR NET, WEEPS, & (BASE, WINDOW, & DOOR FLASHING)

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2 EAST ELEVATION
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NEW EXTERIOR FINISHES

REMOVE EXISTING EFIS TO SUBSTRATE, DISCARD OFFSITE BY CONTRACTOR, REPLACE ANY SUBSTRATE PLYWOOD AS NEEDED FOR NEW EXTERIOR FINISH MATERIALS

REMOVE AND RETAIN DOWNSPOUTS FOR RE-INSTALLATION

REMOVE EXISTING RIVER ROCK WAINSCOTT TO SUBSTRATE ON ENTIRE BUILDING REMOVE, AND DISCARD OFFSITE BY CONTRACTOR



3 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

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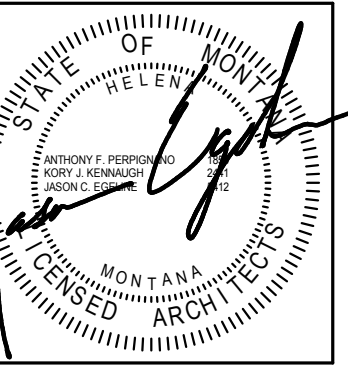


4 WEST ELEVATION
SCALE: 1/4" = 1'-0"

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COGNIZANT NOTE:
THE CONTRACTOR SHALL BE COGNIZANT THAT THIS IS A REMODEL PROJECT AND AS SUCH, CERTAIN ITEMS CANNOT BE FULLY ILLUSTRATED NOR EXPLAINED WITHOUT FIELD OBSERVATION. THEREFORE BEFORE SUBMITTING A PROPOSAL, THE CONTRACTOR SHALL VISIT AND EXAMINE THE PROJECT IN EVERY DETAIL AS PERTAINS TO THIS PROJECT AND MAKE ALLOWANCES IN THEIR PROPOSAL FOR ALL CONDITIONS THAT WILL AFFECT THE WORK INDICATED IN THE PROJECT MANUAL AND CONTRACT DOCUMENTS.



CROSSMAN W HITNEY G RIFFIN P.C.
ARCHITECTS A.L.A.
650 POWER STREET
P.O. BOX 1198, HELENA, MT 59624
(406) 443-2340 (PHONE) (406) 442-8666 (FAX)
cwg@cwg-architects.com



**TOWN PUMP
GREAT FALLS #3**
505 NW BYPASS, GREAT FALLS, MT 59404
EXTERIOR ELEVATIONS

4182-121-01
DRAWN BY CWG
APPROVED CWG
DATE 1/19/2018

A1.1



NORTHWEST - PERSPECTIVE



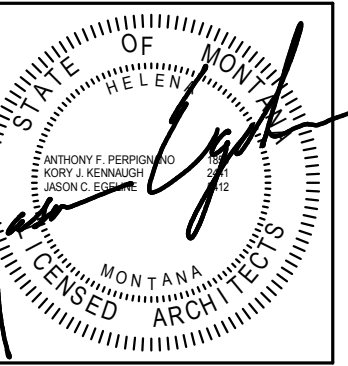
SOUTHWEST - PERSPECTIVE



SOUTHEAST - PERSPECTIVE



NORTHEAST - PERSPECTIVE



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GREAT FALLS #3**
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EXTERIOR PERSPECTIVES

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4182-121-01
DRAWN BY CWG
APPROVED CWG
DATE 1/19/2018

A2.1

Example of previous Town Pump Façade Renovations

“Before” Façade of Town Pump #1 – 401 10th Ave South



“After” Façade of Town Pump #1 – 401 10th Ave South