



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

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**Item:** Town Pump Great Falls #4, 700 10<sup>th</sup> Ave S, 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.

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**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 #4 located at 700 10<sup>th</sup> Ave S, 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 #4 Convenience Store located at the southeast corner of 10<sup>th</sup> Ave South and 7<sup>th</sup> St South. The exterior renovation of the 5,000 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 #4 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.

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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 #4 Exterior Update

Mr. Hangen,

We are pleased to submit the Town Pump Great Falls #4 Exterior Upgrade Project for the Design Review Board evaluation. This project consists of an exterior upgrade to replace the existing river rock, EIFS, and fascia 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

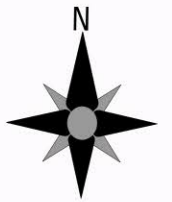


# Aerial Map

## 700 10th Ave S



**Not To Scale**





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# TOWN PUMP GREAT FALLS #4

## 700 10TH AVE S, GREAT FALLS, MT 59405



## CROSSMAN WHITNEY GRIFFIN P.C. ARCHITECTS

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

Tel (406) 443-2340  
Fax (406) 442-8565  
cwg@cwg-architects.com

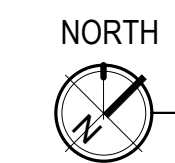
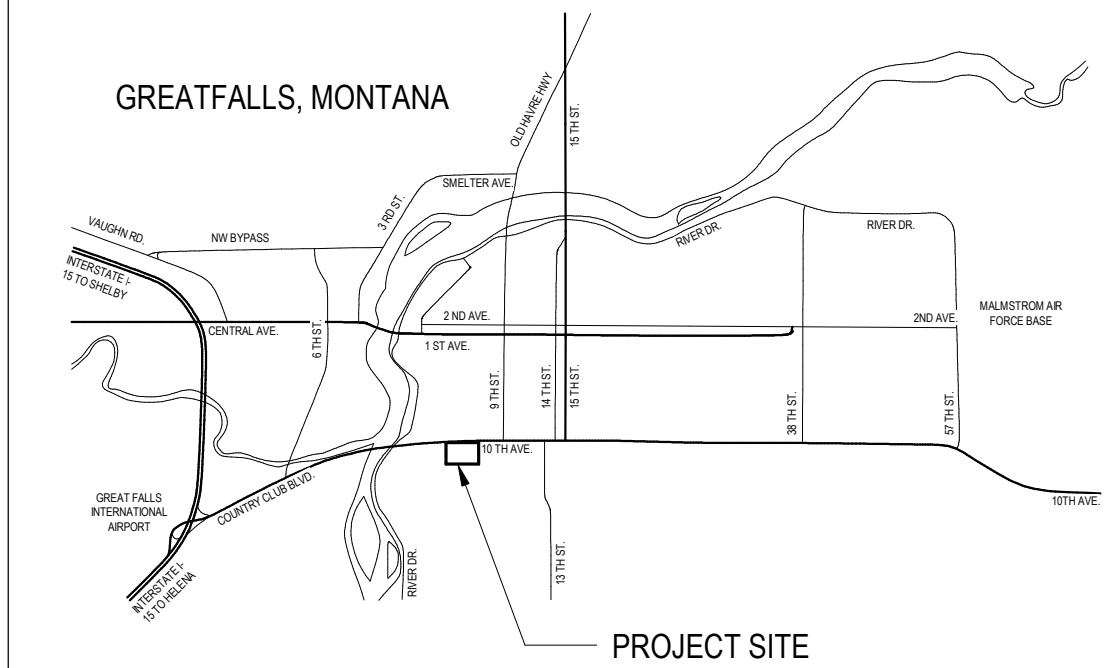
### Architecture, Interior Design, & Planning

#### 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

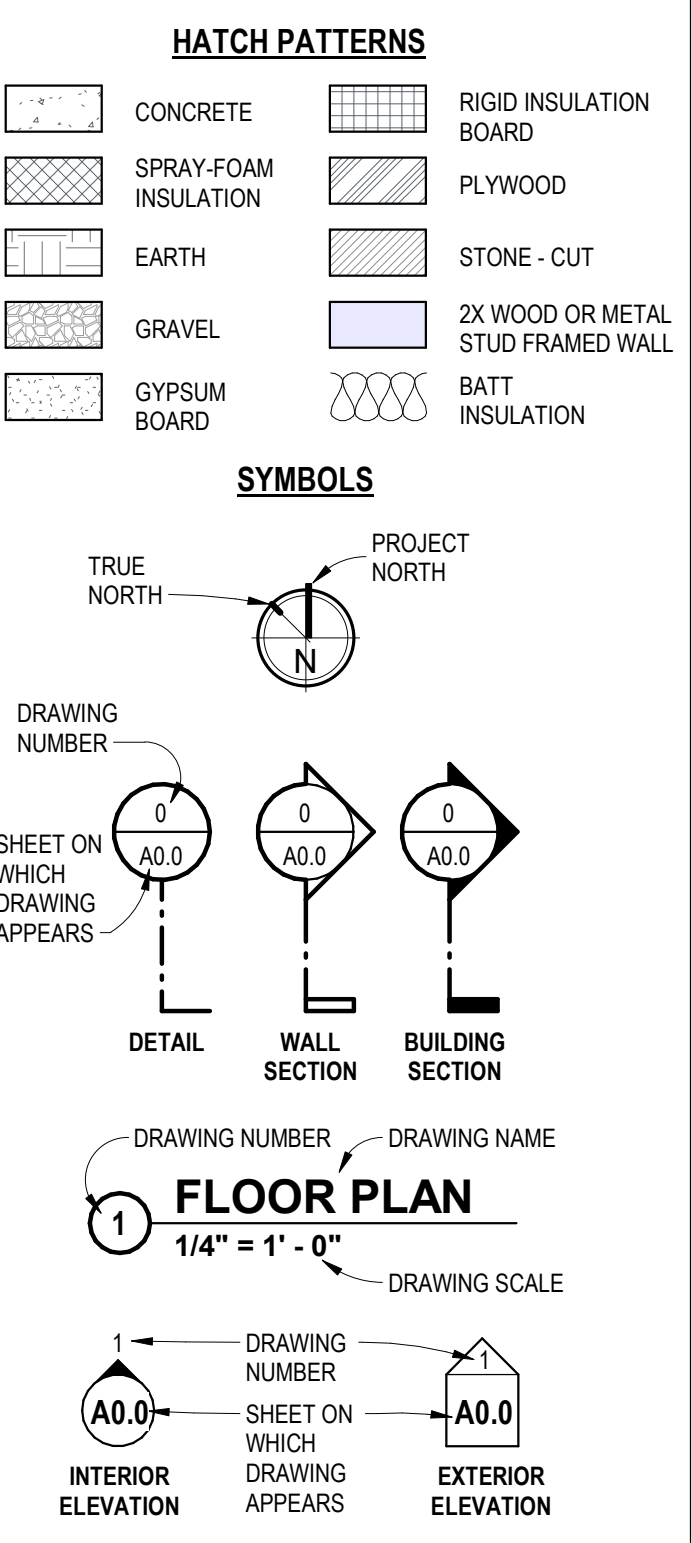


VICINITY MAP  
NO SCALE

#### ARCHITECTURAL ABBREVIATIONS

#	POUND / NUMBER	CMU	CONCRETE MASONRY UNIT	FE	FIRE EXTINGUISHER	L	LINTEL	P.A	PUBLIC ADDRESS	T.	TREAD / TILE
&	AND	CMPR.	COMPRESSOR	FEC.	FIRE EXTINGUISHER CAB	LAB.	LABORATORY	P.A.	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	LP.	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.	AIR CONDITIONING	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	MAT.	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	DET.	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	DM.	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.	GYPSPUM WALL BOARD	M.O.	MASONRY OPENING	REIN.	REINFORCE (ED) (ING)	V.S.G.	VINYL SHEET GOODS
B/	BENEATH	DIV.	DIVISION	GYP.	GYPSPUM	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
BLD.	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		
CL.	CENTERLINE	E.W.C.	ELECTRIC WATER COOLER	JAN.	JANITOR	O.F.O.I.	OWNER FURNISHED, OWNER CONTRACTOR INSTALLED	SO.	SQUARE		
CLG.	CEILING	EXH.	EXHAUST	JST.	JOIST	O.H.	OVERHANG	S.S.	STAINLESS STEEL / SERVICE		
CLD.	CLOSET	EXP.	EXPANSION	JT.	JOINT	OSB.	ORIENTED STRAND BOARD	STD.	STANDARD		
CLR.	CLEAR	EXT.	EXTERIOR	K.O.	KNOCK OUT	O.W.S.J.	OPEN WEB STEEL JOIST	STL.	STEEL		
		FACT.	FACTORY			OPNG.	OPENING	STOR.	STORAGE		
		FD.	FLOOR DRAIN			OPP.	OPPOSITE	STRUC.	STRUCTURAL		
		FDC.	FIRE DEPARTMENT CONNECTION					SUSP.	SUSPENDED		
								SW.	SHEAR WALL SYSTEM		

#### PATTERNS & SYMBOLS



#### SHEET LIST

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

TOWN PUMP  
700 10TH AVE S, GREAT FALLS, MT 59405  
GREAT FALLS #4

4182-121-01  
COVER SHEET  
DATE 1/18/2018  
**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 METAL SIDING TO SUBSTRATE. DISCARD OFFSITE BY CONTRACTOR.

REMOVE EXISTING BRICK WAINSCOTT TO SUBSTRATE ON ENTIRE BUILDING REMOVE AND DISCARD OFFSITE BY CONTRACTOR



**3 WEST ELEVATION**  
SCALE: N.T.S.

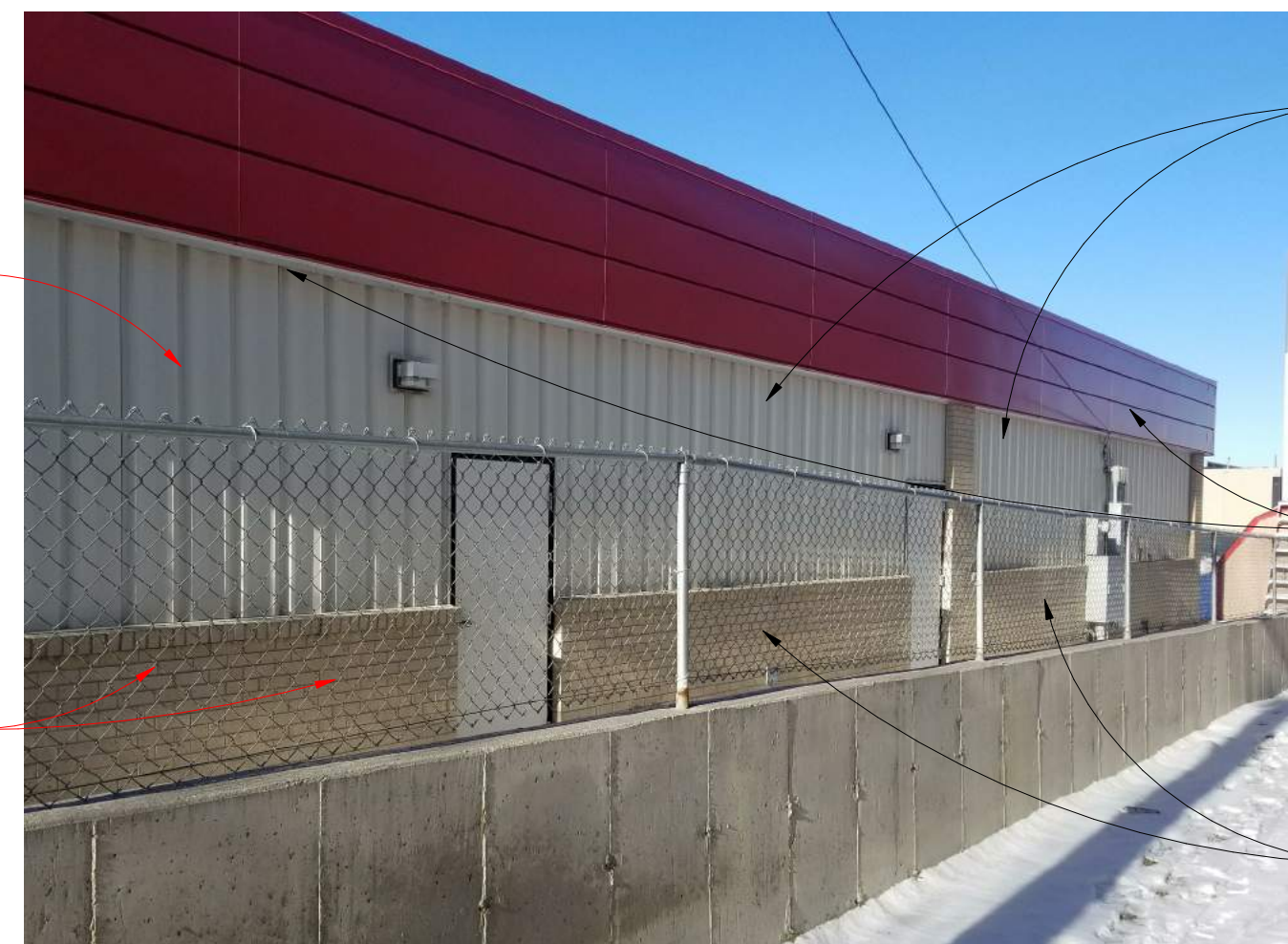
(NEW) HORIZONTAL 8-1/4" X 12' FIBER CEMENT LAP SIDING, FACTORY PREFINISHED: **COLOR** - BRIDGER FOREST PRODUCTS CABIN CREEK SERIES "SEQUOIA" WWW.BRIDGERFOREST PRODUCTS.COM, PROVIDED ALL REQUIRED FLASHING & TRIM AT INSIDE & OUTSIDE CORNERS, DOORS, WINDOWS, & SOFFIT

(NEW) PREFIN. MTL. FASICA & CORNICE BY OTHERS: **COLOR** - METAL SALES: COPPER PENNY FOR FASICA & BLACK FOR CORNICE.

(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)

REMOVE EXISTING METAL SIDING TO SUBSTRATE. DISCARD OFFSITE BY CONTRACTOR.

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



**1 EAST ELEVATION**  
SCALE: 1/8" = 1'-0"

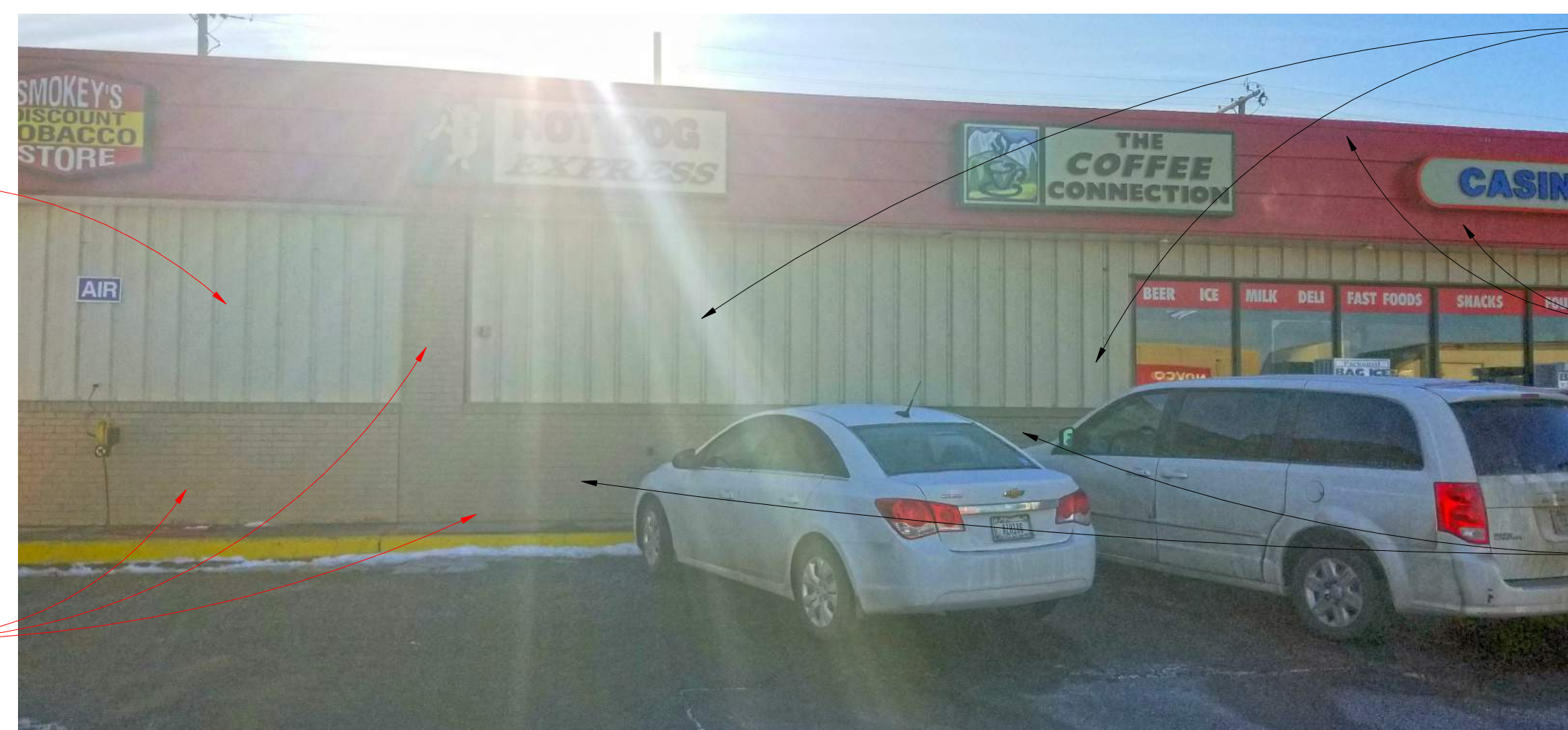
(NEW) HORIZONTAL 8-1/4" X 12' FIBER CEMENT LAP SIDING, FACTORY PREFINISHED: **COLOR** - BRIDGER FOREST PRODUCTS CABIN CREEK SERIES "SEQUOIA" WWW.BRIDGERFOREST PRODUCTS.COM, PROVIDED ALL REQUIRED FLASHING & TRIM AT INSIDE & OUTSIDE CORNERS, DOORS, WINDOWS, & SOFFIT

(NEW) PREFIN. MTL. FASICA & CORNICE BY OTHERS: **COLOR** - METAL SALES: COPPER PENNY FOR FASICA & BLACK FOR CORNICE.

(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)

REMOVE EXISTING METAL SIDING TO SUBSTRATE. DISCARD OFFSITE BY CONTRACTOR.

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



**2 NORTH 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.BRIDGERFOREST PRODUCTS.COM, PROVIDED ALL REQUIRED FLASHING & TRIM AT INSIDE & OUTSIDE CORNERS, DOORS, WINDOWS, & SOFFIT

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**NEW EXTERIOR FINISHES**

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

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**NEW EXTERIOR FINISHES**

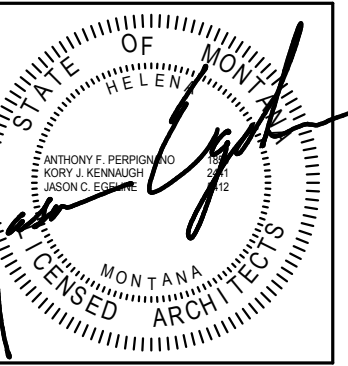
(NEW) PREFIN. MTL. ROOF PANELS, FACTORY-FORMED PANELS WITH FACTORY-APPLIED FINISHES, PROFILE: STRIATED STANDING SEAM, WITH MINIMUM 1.75 INCH SEAM HEIGHT, CONCEALED FASTENER SYSTEM LAPPED SEAM IN STANDING SEAM PROFILE, LENGTH: FULL LENGTH OF ROOF SLOPE, WITHOUT LAPPED HORIZONTAL JOINTS, WIDTH: MAXIMUM PANEL COVERAGE OF 16 INCHES. **COLOR** - METAL SALES COPPER PENNY W92

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

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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.

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cwg@cwg-architects.com



TOWN PUMP  
GREAT FALLS #4  
700 10TH AVE S, GREAT FALLS, MT 59405  
EXTERIOR ELEVATIONS

4182-121-01

DRAWN BY CWG  
APPROVED CWG  
DATE 1/18/2018

**A1.1**





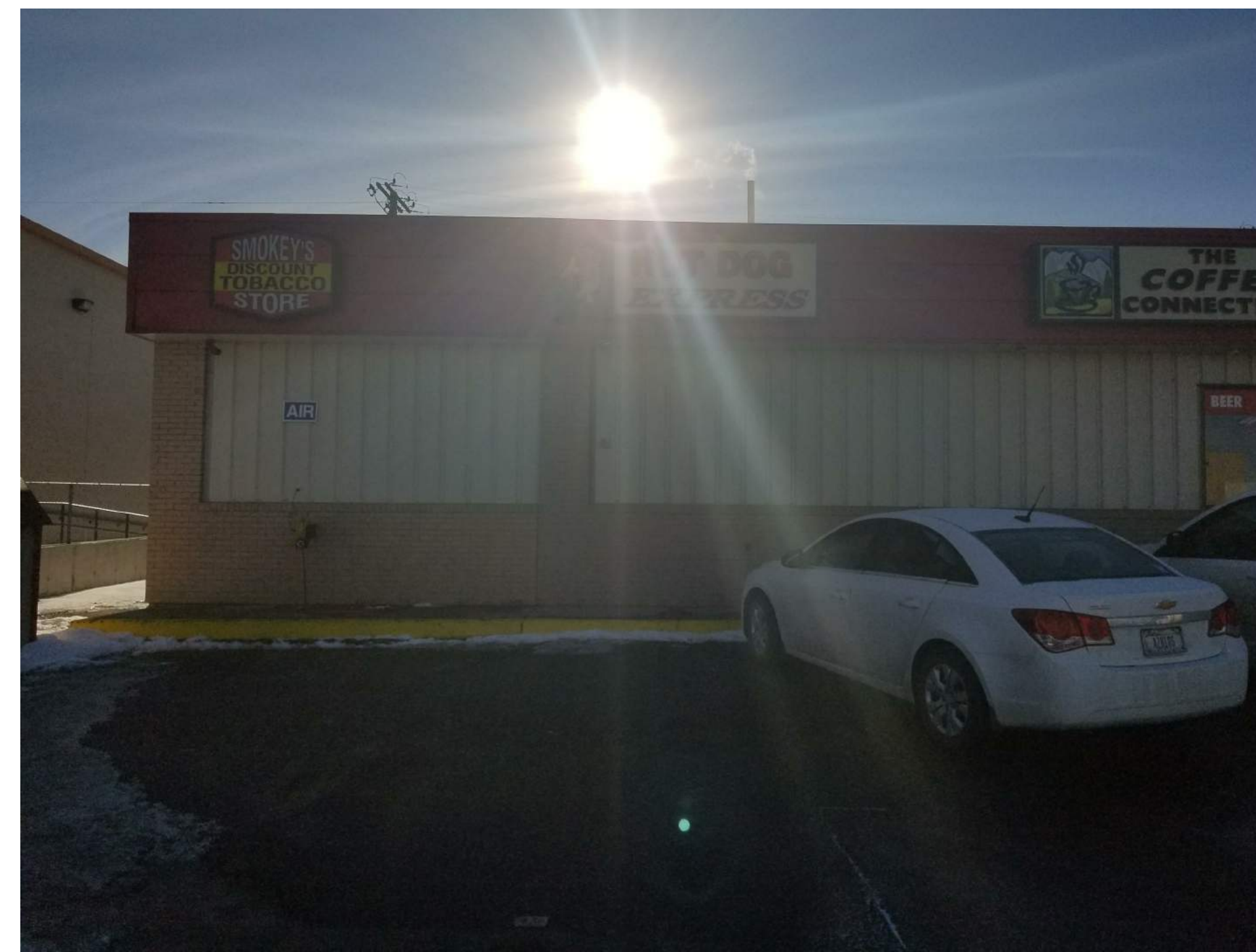
NORTHWEST - PERSPECTIVE



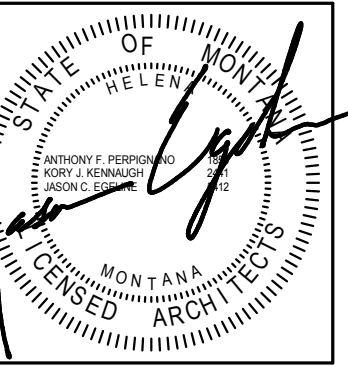
SOUTHWEST - PERSPECTIVE



SOUTHEAST - PERSPECTIVE



NORTHEAST - PERSPECTIVE



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cwg@cwg-architects.com



TOWN PUMP  
GREAT FALLS #4  
700 10TH AVE S, GREAT FALLS, MT 59405  
EXTERIOR PERSPECTIVES

**COGNIZANT NOTE:**  
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4182-121-01  
DRAWN BY CWG  
APPROVED CWG  
DATE 1/18/2018



## Example of previous Town Pump Façade Renovations

“Before” Façade of Town Pump #1 – 401 10<sup>th</sup> Ave South



“After” Façade of Town Pump #1 – 401 10<sup>th</sup> Ave South