



Item: Great Falls High School, 1900 2nd Avenue South, Building Addition and Landscape / Parking Plan

Applicant: Great Falls Public Schools

Representative: Jana Cooper, TD & H Engineering

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 building addition and landscape/parking plan of Great Falls High School located at 1900 2nd Avenue South, 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, Board discussion, public comment, and calls the vote.
-

Overall Project Description:

The applicant is proposing a building addition and landscape/parking plan for the 15.6 +/- acre parcel encompassing Great Falls High School. The proposed new addition connecting the historic structure to the north and the modern addition to the south will be approximately 62,000 square feet. In addition to the proposed building, the site will include an alteration to the parking lot layouts, new parking areas, new landscaping, and new parent drop-off and bus drop-off lanes.

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

The proposed building expansion is designed to complement rather than replicate the historical elegance and charm of the existing main high school building along with providing touches of modern architecture. The proposed building materials are consistent with the existing nearly 90-year old High School that was added to the National Register of Historic Places in 2013. Various shades of terra cotta, grays, and earth tone browns drape the façade with touches of modern CMU blocks and metal panels (see material board attached in the Development Drawings). The new building expansion, known as the "HUB", has been strategically designed to take advantage of the site's natural sloping terrain. The proposed new entries on the west and east are set back from the road for safety precautions, yet are still designed with prominence and importance. Staff feels that the proposed addition is consistent with Exhibit 28-1.

Conformance with Title 17

The proposed addition 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), including but not limited to zoning, setbacks, building height and lot coverage.

In addition to the HUB connection, the site plan includes parking and landscape changes. The OCCGF (Chapter 36) provides three parking calculations for senior high schools. The greater requirement is the required amount. These calculations are as follows:

- a) 2 per classroom plus 1 for each 4 students the school is designed to accommodate,
- b) 1 per 5 seats in the auditorium or gymnasium, or
- c) 1 per 50 square feet of assemblage area whichever is greater.

The applicant has chosen “2 per classroom plus 1 for each 4 students the school is designed to accommodate”. Using this calculation, the design would need to incorporate 574 spaces. The site has 418 existing spaces and the proposed site plan brings it to a total of 424. Additional spaces are being sought out by the applicant on neighboring parcels. Staff will continue to work with the applicant as additional parking is developed. For purposes of determining parking code compliance for this project, the Director of Planning and Community Development has indicated that as long as parking is not reduced over the current condition, that the proposed parking plan will be considered compliant because the HUB building addition is not triggering any increase in school enrollment. Because current parking demand is not being changed, the proposed additional 6 spaces only brings the project closer to compliance.

The applicant has incorporated effective pedestrian connectivity within the site. Sidewalks have been proposed throughout the site for circulation to various areas and the parking lots.

The site redevelopment will have impervious surfaces of more than 15,000 square feet; therefore, the developer has provided a stormwater management plan. The plan is presently being reviewed by the Public Works Department, and an approval prior to the issuance of building permits is necessary.

The applicant has provided an outdoor lighting plan which is in compliance with the requirements of OCCGF Chapter 40 - Outdoor Lighting. The proposed lighting plan provides internal lighting and lighting that surrounds the perimeter of the site to provide adequate lighting for the various drop-off locations and parking lot. The fixtures are full downcast to prevent light pollution into the surrounding residential areas.

The OCCGF Chapter 44 – Landscaping, requires a minimum of fifteen percent of the gross property area to be designated as interior landscaping. The site plan, with all the changes, exceeds the fifteen percent requirement due to a large amount of open space and existing trees that will still remain after the improvements are constructed. The OCCGF further requires one (1) tree and seven (7) shrubs planted and maintained per four hundred (400) square feet, or fraction thereof, of required interior landscaping. The applicant has proposed shrubs on the site in locations such as within new parking lot islands and nearby new building entry areas. Much like with the Giant Springs Elementary School project from last year, staff can approve a site plan that contains a reduced number of proposed shrubs. The District has indicated concerns

about school grounds safety and maintenance responsibilities associated with providing all the shrubs required by code.

The existing site has a total of 189 trees per the submitted Landscape Plan. The plan also notes that 73 trees are proposed to be removed and a total of only 62 replanted. Some of the trees proposed for removal are in the right of way of 2nd Avenue South and 20th Street South. Staff is working with the City Forester on possible options to preserve up to three existing boulevard trees on 2nd Avenue South. For 20th Street South, the applicant is requesting removal of additional City trees to widen the street for a bus lane as well as install a new 8-foot wide sidewalk. All removal and replacement of any these trees require approval by the City Forester.

In addition to the shortage of replanted trees to at least meet the existing present number being proposed for removal, there is a shortage of boulevard trees proposed per OCCGF 17.44.2.030 (C). The code states, "At least one (1) canopy type tree shall be planted and maintained in the boulevard section for each thirty-five (35) lineal feet of street and avenue frontage or portion thereof." The proposed landscape plan has boulevard trees spaced from 52 feet apart to 82 feet on center. Using the code ratio of 1 tree per 35 feet of linear feet of boulevard, approximately 13 total trees would need to be added along 20th Street South and 5th Avenue South. Finally, staff notes that a few of the proposed re-worked parking lot areas between the existing gymnasium building and 5th Avenue South do not contain landscaping in terminated island areas.

The applicant is proposing signage on the building. Examples of these signs have been included in the attached development drawings. This proposed signage will be reviewed under a separate application.

Additional Public Hearings for the Project:

The development is one of the cornerstone projects being funded by the approximate \$100 million bond approved by Cascade County voters last year. Presently, 91 of the original 100+ school lots are in the process of being aggregated into one single lot. Approval for said aggregation has been granted by both the Planning Advisory Board and City Commission. The main reason for the proposed lot aggregation is because the placement of the "HUB" addition over existing lot lines creates setback issues.

The new addition (HUB) has been a main topic of conversation at the May and June Historic Preservation Advisory Commission (HPAC) meetings. With over 100 years of working knowledge of the school combined, the members have strong ties and opinions about the proposed look and connection to the existing structures and land. The overall consensus of HPAC Board members is favorable. They approve of the color palette and materials along with the overall design scheme and connection to the north and south structures. The only concern about the overall design the Board discussed was the new east and west entries into the HUB. For the west entry, members of the Commission suggested that the architect look into window and doorway patterns that would be more consistent with the existing historic building. For the east entry, replacement of the metal canopy and some brick column work was suggested. The architect indicated that these concepts would be explored, and that revisions could still be provided to the City.

Finally, a meeting with the City of Great Falls Board of Adjustment was held June 18, 2018, to discuss this project along with three other schools connected to the \$100 million bond. The reason for the meeting was due to Montana Code Annotated (MCA) 76-2-402. Local zoning regulations -- application to agencies which states:

“Whenever an agency proposes to use public land contrary to local zoning regulations, a public hearing, as defined below, shall be held.

(1) The local board of adjustments, as provided in this chapter, shall hold a hearing within 30 days of the date the agency gives notice to the board of its intent to develop land contrary to local zoning regulations.

(2) The board shall have no power to deny the proposed use but shall act only to allow a public forum for comment on the proposed use.”

During this meeting, Superintendent Tammy Lacey reiterated that the following deviations from code were being requested of the Great Falls High School project: 1) a reduced total shrub count and, 2) a reduced boulevard tree count due to the proposed greater spacing between trees than is typically required.

Conclusion and Recommendation:

As noted earlier in the agenda report, staff has assessed the project and concludes that it is largely consistent with Exhibit 28-1 and Title 17 of City code. Although the number of parking spaces does not specifically conform to the ordinance, parking is being increased without any building construction that will increase parking demand. The proposed shrub count for the project is consistent with the approach used for the new Giant Springs School project. Staff is still finalizing its review of the proposal in terms of permission for boulevard tree removal, the final number for any tree replacement, and the spacing and number of boulevard trees. Staff resolution of this issue should be a condition of project approval. Otherwise, Staff supports this application and recommends approval of the school addition and landscape and parking plan of Great Falls High School with the following conditions:

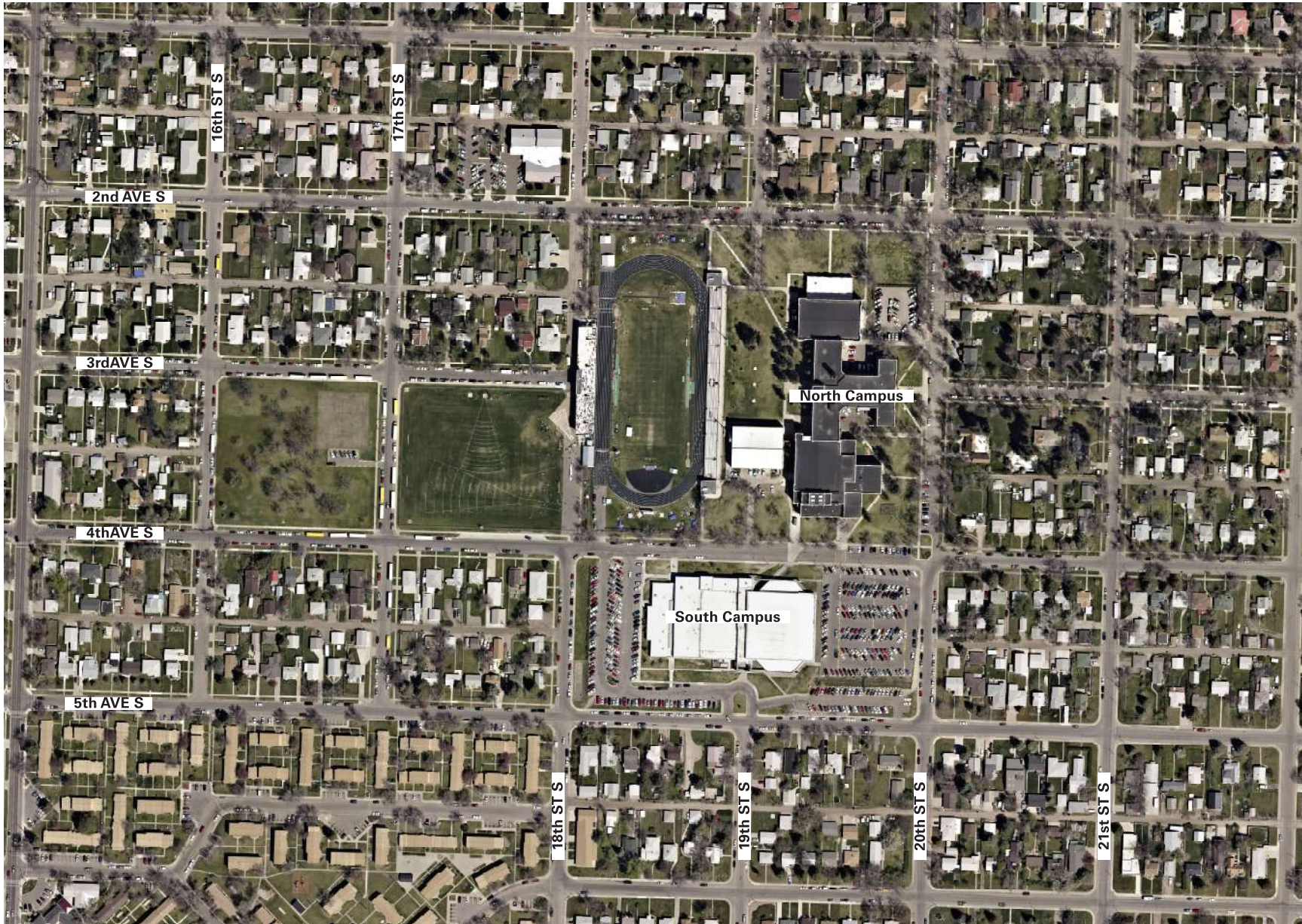
Conditions of Approval:

- A. With the exception of items outlined in the staff report, 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.
- C. Applicant must abide by all aspects of Code 12.15.010 pertaining to tree removal and replacement in the public right-of-way.
- D. The applicant shall work with the City to resolve the spacing and final number of boulevard trees prior to the issuance of any building permit.
- E. Building permit plans shall be modified to provide bicycle rack specifications consistent with code requirements.

Exhibits: Project Narrative
 Aerial Map
 Site Photos
 Building Perspectives
 Development Plans

CC: Dave Dobbs, City Engineering
 Patty Cadwell, Neighborhood Council Coordinator
 Jana Cooper, TD&H Engineering

GREAT FALLS HIGH SCHOOL / NEIGHBORHOOD CONTEXT



GREAT FALLS HIGH SCHOOL / ADDITION AND RENOVATION

DESIGN NARRATIVE

ARCHITECTURAL DESIGN NARRATIVE

Known as "The Electric City", Great Falls, MT was noteworthy early on for its hydroelectric power, copper processing and, later, oil fields. Founded in 1883 and incorporated in 1888, Great Falls had a post office, lumber yard and mill, bank, school, and newspaper as well as a station along the Great Northern Railway. By 1860, Great Falls' symmetrical, Cartesian grid masterplan included over 800 acres of parkland, shaded streets and boulevards with electricity and telephones. Great Falls continued to enjoy growth and industrious developments for decades.

By 1930, Great Falls had grown to nearly 20,000 inhabitants and Great Falls High School opened their doors that Fall. The Late Collegiate Revival style building was designed by Bird & Van Teylingen, a local firm, and Croft & Boerner Architects of Minneapolis. The largely symmetrical Main building was listed on the National Register of Historic Places in 2013 and features an iconic bell tower, ornate brick work and an ornate 900 seat auditorium. Thankfully, much of the historic elements remain well maintained throughout including original plaster ceilings and walls, oak trim and cabinetry, terrazzo and hardwood floors as well as the original light fixtures in the corridors and Auditorium.

A 1954 addition, designed by McIver, Hess & Haugjsja Architects, added a second floor to the southeast corner of the school to accommodate the civics, drama and band program. In 1963, McIver & Hess designed another addition off the east exterior elevation forming a "T" of classrooms on the first and third floors and a Library on the second floor. This addition also created a new east Main Entrance to the school which reinforces an east-west axis relationship opposite the Bell Tower entrance. Both of these additions fall within the period of significance and are, therefore, listed on the National Register of Historic Places.

Later additions and modifications include a 1966 window replacement throughout the Main building. The original double-hung windows were replaced with Kalwall insulated panels and single aluminum windows. The hope is to restore the original character and install new insulated double-hung windows. In 1975 the Industrial Arts building was added southwest of the Main building. In 1979, the South Campus Field House was built which houses a Gym, pool and fitness facilities. A 1987 addition to the west of the S. Campus added classrooms, and in 1988 the Wrestling Addition was added to the north end of the Main Building.

In 2017, Great Falls Public Schools and the design team of NE45 and Bassetti Architects engaged in planning discussions, identifying cost-effective ways to improve the indoor air quality of the Main building and programming requirements for an addition to the south. Early meetings between the Owner and design team identified several guiding principles that would help inform design decisions. Guiding principles are the lens with which the success of the project is measured. The Great Falls High School guiding principles include:

- Healthy, Safe and Secure Environment
- Personalized
- Learner Centered
- Community Pride
- Technology
- Sustainability

DESIGN APPROACH: Great Falls High School – Narrative Outlining the Proposed Addition

The following overview addresses the proposed addition to Great Falls High School and how it relates to the landmark school and site. Areas of significance within the historic school and site have been gleaned from the National Register of Historic Places Registration Form dated 3/2013.

Programmatically, the proposed addition serves six primary purposes:

1. The addition serves as an indoor link between the historic building and the detached South Campus. The link addresses ADA concerns, access in inclement weather, and security concerns of having outdoor connections within the campus. A single entry is preferred to aid in control and lock down situations.
2. The new addition will house the primary entry to the school. The historic west entry beneath the 1930 tower was difficult to find and access and, therefore, was displaced in 1963. At this same time, a new entry on the east side of the landmark building opening, however, it requires visitors to wade through the school in order to find the main administrative offices. Current concerns regarding school violence, renders this entry unsafe and impractical. A new, secure, entry vestibule immediately adjacent to the administration office will provide a safe entry sequence and improved supervision over visitors entering the site.
3. The new addition will also house a secondary entry from the west side of the site at the corner of 4th Ave. S. and S. 18th St primarily used for bus and parent drop-off and pick-up.
4. A new student HUB will be located in the new addition. This dynamic space will accommodate food service as well as a centralized student social commons. Further uses for the HUB include: an informal presentation space for student activities, a foyer for athletic events in the gym, a center for student services, and an indoor/outdoor connection to the Lawn connecting the historic school and the stadium.
5. The addition will house critical Career and Technical Education spaces including shops, labs and classrooms focused on supporting project based learning skills.
6. Last, the new addition will house the major service areas of the school including: loading dock, kitchen, custodial area, boiler room and electrical room.

The layout, massing, and detailing of the new addition was developed to both meet the program needs outlined above as well as reinforce the defining characteristics of the landmark campus. Primary defining characteristics of the historic school and district include the siting, architectural style, massing, materiality and cultural importance of education within the community.

The siting of the historic campus arranged the school and stadium on parallel north/south axes and the primary entry, tower, flag pole and stadium (50 yard line) oriented on an east-west axis centered on 3rd Ave. S. The tower immediately became an urban landmark terminating views from the west along 3rd Ave. S. The Lawn, centered on S. 18th St, formally connected the stadium and school. The South Campus Field House, constructed in 1977 and 1987 was located across 4th Ave. S. south of the historic campus. The proposed addition will span from the southern edge of the historic building to the northern edge of the Field House. New entries into the addition both the east and west will be located on 4th Ave. S. in keeping with the historic entry alignment with the city grid. Additionally, the new addition provides closure to the historic Lawn connecting the stadium and the school. Last, the new addition allows for the removal of the 1975 Industrial Arts Building that was, unfortunately, located in the middle of the Lawn.

The landmark school along with additions in 1954 (music and arts), 1963 (classrooms) and 1968 (wrestling) were all designed in the Collegiate Gothic Revival style popular in America during the edictic early 20th century. Massing, fenestration and detailing all contribute to the Gothic imagery of the historic building. Other additions include the Industrial Arts Building (1975) and the South Campus (Gym and Pool 1977 and classrooms 1979) took a more modernist and post-modernist approach.

Our design approach to the proposed addition is to develop a contextual design response that references the massing, fenestration and detailing without replicating the original structure in keeping with the Secretary of Interior Standards for Historic Preservation. The contextual response employs a variety of masses, variable masonry colors and patterns, rhythmic fenestration and axial entries that all reference the historic school.

The massing and materiality of the proposed addition was designed to complement, but not compete with, the grand historic school. The landmark school is composed of an assemblage of discreet masses gathered around the central tower. Original elements included the 3-story tower and a 3-story central wing of classrooms, the 2-story old gym to the north and the 3-story theater with its 4-story fly to the south. Each element of the assemblage was constructed with a 3-color blend (dark, medium and light) of veneer brick in varying patterns. Later additions were constructed in 1954 (music and arts) and 1963 (classrooms) adjacent to the theater to the southeast, a 3-story classroom addition (1963) to the east, and a 1-story wrestling room addition (1968) to the north. The additions continued the use of three brick colors in varying patterns. In general, later additions were both volumetrically smaller and shorter than the original building.

The proposed project continues the approach to develop additions with smaller scaled masses utilizing the 3-colors of brick along with solid-faced concrete masonry units (CMU) organized to provide a discreet separation from the historic building while also providing a new north face to the unsympathetic South Campus structures. In response to the sloping site, the new addition steps down the hill in a series of 1 to 1-1/2 story masses distinguished by varying material palettes derived from the historic school materials. From the east, the new entry and administrative area is distinguished by using a 1-1/2 story dark brick mass framing a lower blended brick zone. The darker brick will match the original dark brick of the historic building and be laid in a running bond with a diamond shaped diaper pattern reflecting historic brick detailing. The fenestrated brick blend beneath the dark brick will be laid in a running bond typical of areas within the historic building. The contrasting colors are designed to give prominence to the new entry without competing with the prominent tower of the historic structure. South of the entry along the east facade, the 1-story counseling area repeats the blended brick pattern of the administration area. The new service area completes the additions to the east elevation by introducing a blended brick and CMU facade that mediates between the South Campus and the historic building.

The north and west elevations of the proposed addition house the HUB and the gallery leading to the new CTE spaces and the west entry. Similar to the proposed new entry, a dark brick mass frames the HUB area signifying its importance while clearly separating the new addition from the existing facets of the historic massing. Sliding beneath the dark, diamond patterned brick, a new facade of blended brick and CMU transitions from the HUB to the west entry, stepping down the slope, forming the south elevation of the Lawn and wrapping the corner with a glazed entry. The proposed addition is completed along the west elevation with the dark brick, cladding the automotive shop and serving as a transition to the South Campus building. Cladding the new masonry additions are precast concrete panels which reference the cast stone and terra cotta of the original building. Recessed above the new HUB, visible from the West facade, is a mechanical penthouse clad in a metal panel with a simple, metal parapet cap.

In the late 1990's, the original double-hung, wood windows of the Main historic building were replaced with an energy-efficient, insulated, concrete panel. The downside was this greatly reduced daylight into classrooms. Recently, the school has fund raised and replaced roughly (75) of these panels with two-division, wood clad, insulated glass, double-hung windows which closely resemble the original. During the course of this project, the remaining insulated panels will be replaced to match the double-hung windows. One of the notable characteristics of the original school was that it embodied the value of a new model of education emergence in America in the early 20th century that incorporated traditional learning environments with specialized instructional areas for science, industrial arts, creative arts and formalized athletics. Similarly, the proposed addition signifies a similar commitment to new educational models by focusing on integrated, hands-on learning (STEM) spaces coupled with student centered social spaces.

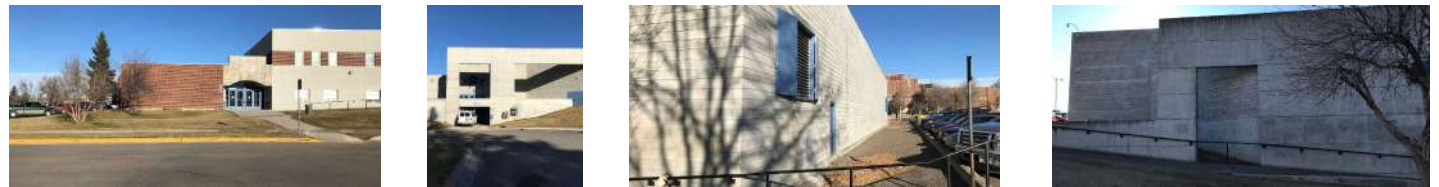
HPAC & DRB SUBMITTAL / MAY 2, 2018

EXISTING CONDITIONS

EXISTING NORTH BUILDING PHOTOS



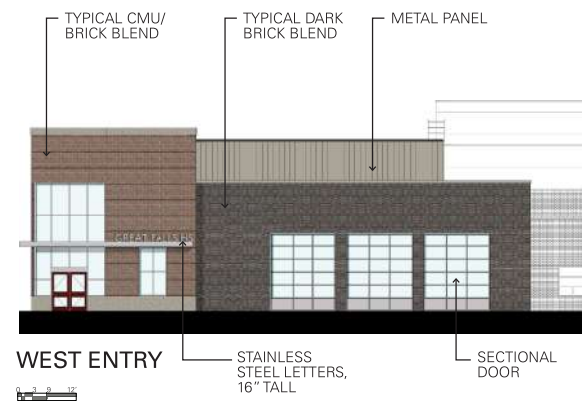
EXISTING SOUTH BUILDING PHOTOS



EXISTING VIEW FROM 20TH STREET

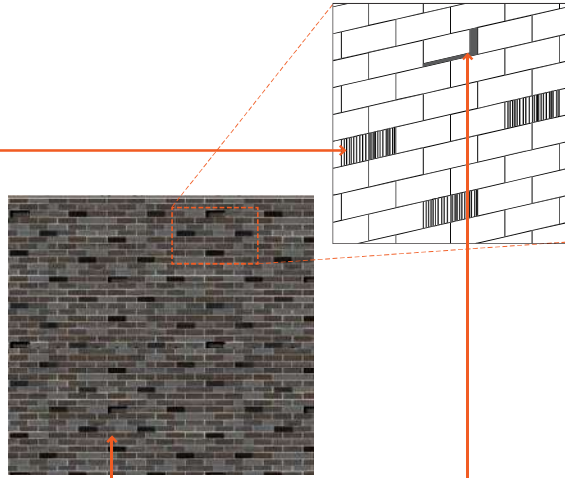


GREAT FALLS HIGH SCHOOL / BUILDING ELEVATIONS



GREAT FALLS HIGH SCHOOL / MATERIALS AND BRICK DETAILING

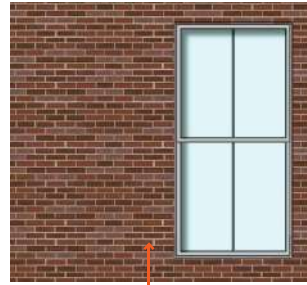
PROPOSED PATTERNS



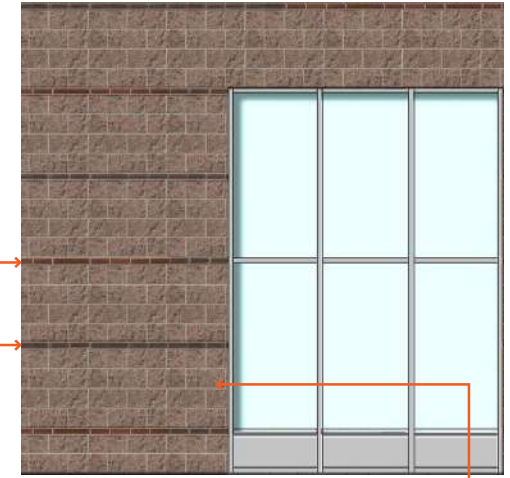
DIAPER PATTERN
IRONSTONE
TEXTURED

TYPICAL DARK BRICK BLEND
100% IRONSTONE
RUNNING BOND, SMOOTH

HIGHLIGHT BRICK
IRONSTONE
1/2" RECESS



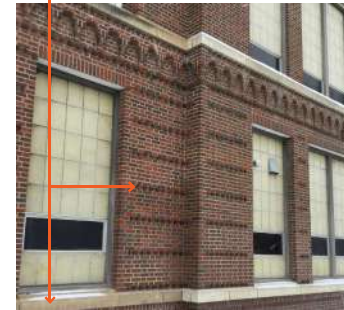
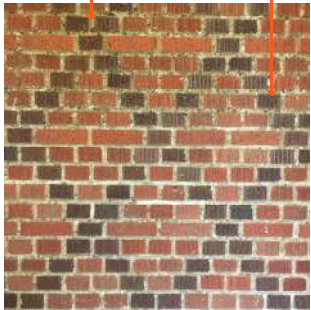
TYPICAL BRICK BLEND
RUNNING BOND
70% TERRA COTTA
10% IRONSTONE
10% BRONZESTONE
10% MONTEREY
RUNNING BOND, TEXTURED



SINGLE BRICK COURSE BANDING
ALTERNATING COLORS
IRONSTONE
TERRA COTTA
SMOOTH

TYPICAL CMU
70% KANTA BROWN
30% OLD RED
SPLIT FACE

EXISTING PATTERNS



GREAT FALLS HIGH SCHOOL / OTHER BUILDING VIEWS



OVERALL NORTH AND WEST FACADES

NOTE: TREES AND OTHER PLANTS NOT SHOWN



HUB ENTRIES

NOTE: TREES AND OTHER PLANTS NOT SHOWN



WEST ENTRY

NOTE: TREES AND OTHER PLANTS NOT SHOWN

GREAT FALLS HIGH SCHOOL / VIEW FROM 20TH ST. SOUTH



OVERALL EAST ELEVATION

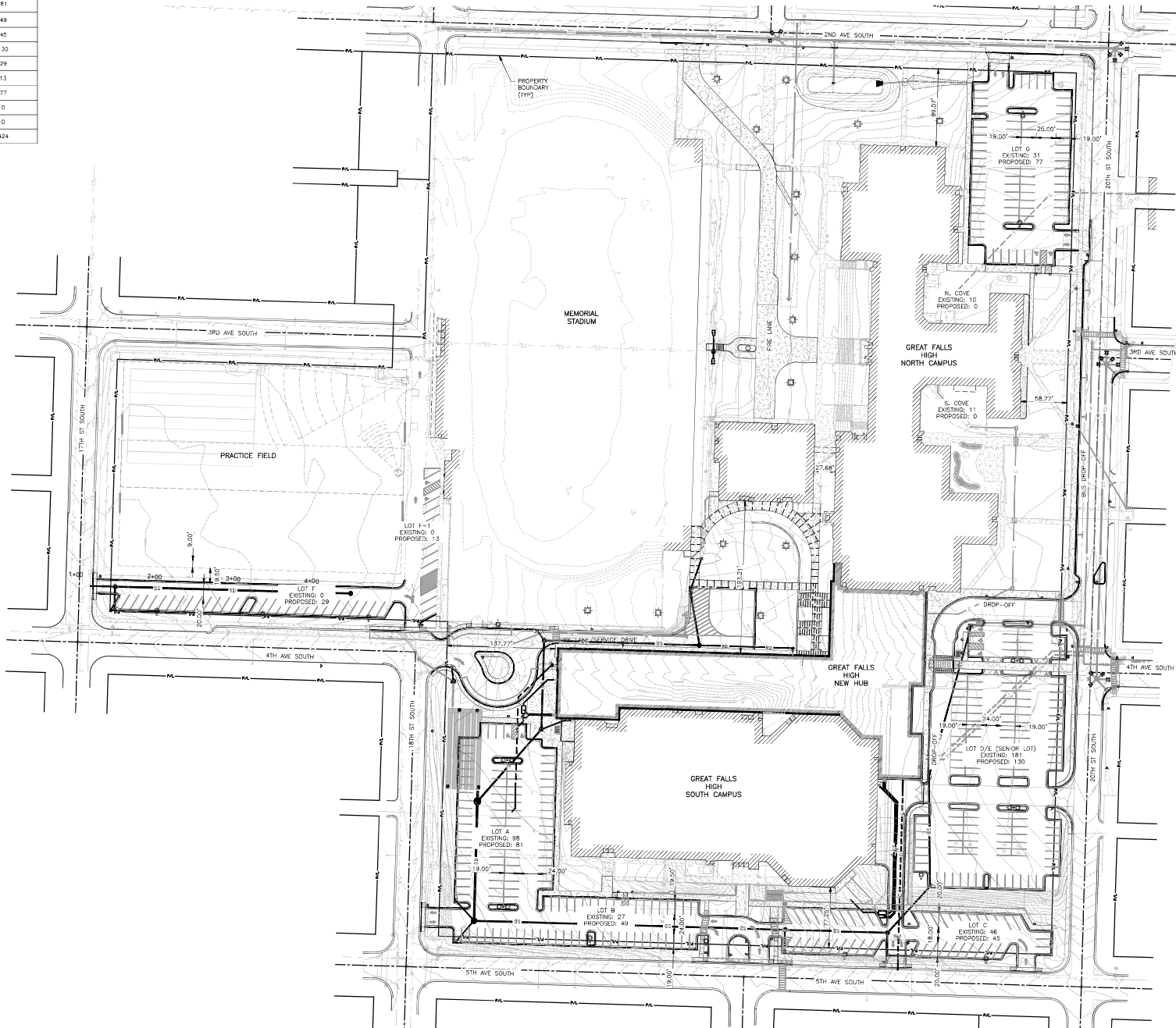
NOTE: TREES AND OTHER PLANTS NOT SHOWN



EAST ENTRY

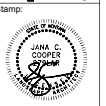
NOTE: TREES AND OTHER PLANTS NOT SHOWN

PARKING DATA		
LOT	EXISTING SPACES	PROPOSED SPACES
LOT A	98	81
LOT B	27	49
LOT C	46	45
LOT D/E	181	130
LOT F	N/A	29
LOT F-1	N/A	13
LOT G	31	77
NORTH COVE	10	0
SOUTH COVE	11	0
TOTAL	418	424



GFHS - Addition and Renovation

1900 2ND AVENUE SOUTH
GREAT FALLS, MT 59405
Client: GREAT FALLS PUBLIC SCHOOLS



NO. DESCRIPTION DATE
 001 PERMIT #1 DRAWINGS

Project Number: NE45-1923-BA-1913102
 Date: June 6, 2018
 Drawn By: JCC
 Checked By: JCC
 Design: JCC

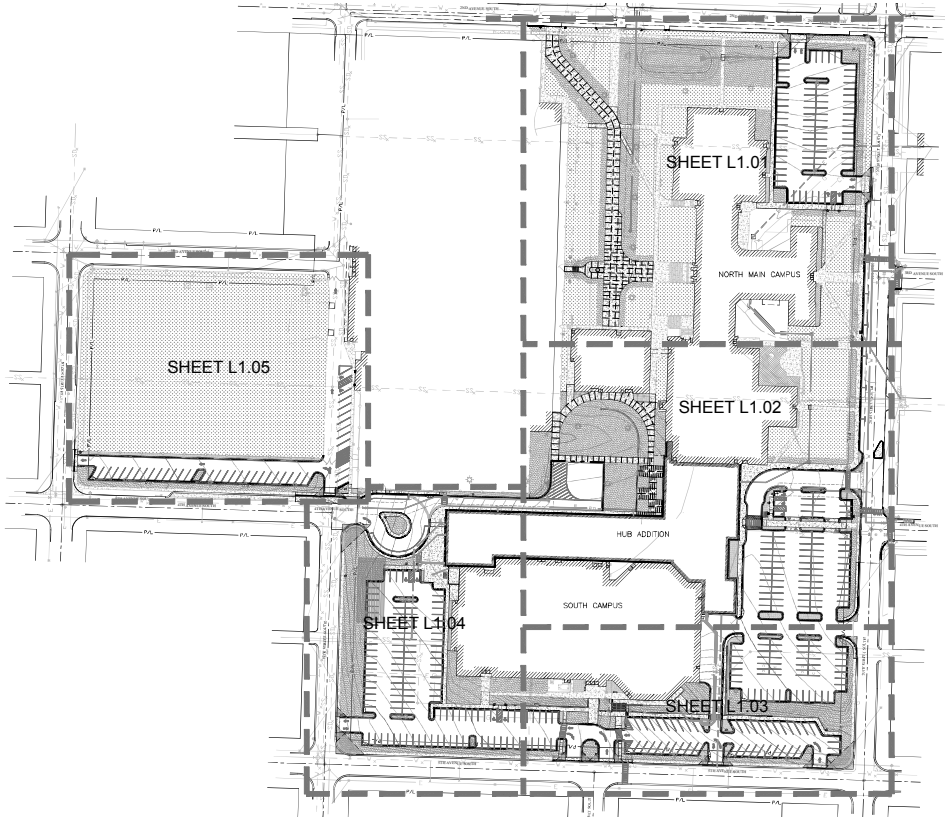
ALL DRAWING AND WRITTEN INFORMATION SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN CONSENT OF NE ARCHITECTURE.



Sheet Name:
DRB SITE & PARKING PLAN

E1.00

LANDSCAPE SHEET MAP



GENERAL NOTES

1. ALL WORK SHALL BE CONTAINED WITHIN THE SUBJECT PROPERTY BOUNDARY LINES AND ADJACENT RIGHT-OF-WAY. PERMISSION TO ENTER ADJACENT PRIVATE PROPERTY, IF NEEDED, IS THE RESPONSIBILITY OF THE CONTRACTOR. COORDINATE ALL WORK WITHIN CITY RIGHT-OF-WAY WITH THE CITY.
2. IN ORDER TO PREVENT DAMAGE TO BOTH VEGETATION AND PUBLIC UTILITY LINES, ALL TREES AND OTHER LARGE VEGETATION SHALL BE PLANTED NO CLOSER THAN THE MINIMUM DISTANCE SPECIFIED BY THE LOCAL JURISDICTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY DISTANCE FROM ALL UTILITIES AT TIME OF INSTALLATION.
3. ANY DAMAGE TO UTILITY LINES, RESULTING FROM THE ACTIONS OF THE CONTRACTOR IN THE INSTALLATION AND MAINTENANCE OF REQUIRED LANDSCAPING SHALL BE THE RESPONSIBILITY OF CONTRACTOR TO CORRECT.
4. VERIFY WITH THE PROJECT MANAGER AND UTILITY COMPANIES THE LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO START. REPAIR ANY DAMAGE TO EXISTING UTILITIES, CURBS, PAVEMENTS AND STRUCTURES WHICH OCCUR DURING THE CONSTRUCTION OF THE PROJECT OR AS A RESULT OF THE CONTRACTOR'S ACTIVITIES, AT NO ADDITIONAL COST TO THE OWNER.
5. SAFEGUARD ALL BUILDING SURFACES, EQUIPMENT AND FURNISHINGS. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE OR INJURY TO PERSONS OR PROPERTY WHICH MAY OCCUR AS A RESULT OF NEGLIGENCE IN THE EXECUTION OF THE WORK.
6. REFER TO ARCHITECTURAL, CIVIL DRAWINGS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION. IF CONFLICTS EXIST CONTRACTOR SHALL BRING THESE TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCING WORK.

PLANTING NOTES

1. COORDINATE WITH ARCHITECTURE/ENGINEERING PLANS TO BECOME THOROUGHLY FAMILIAR WITH SHADING, SURFACE AND UNDERGROUND CONDITIONS AND UTILITIES.
2. ALL GRASSES, DIMENSIONS AND EXISTING CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR ON-SITE BEFORE CONSTRUCTION BEGINS. BRING ANY DISCREPANCIES TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCING WORK.
3. CONTRACTOR IS RESPONSIBLE FOR TOPSOIL FILL AND LANDSCAPE GRADING. SEE CIVIL FOR ADDITIONAL SITE GRADING.
4. ONE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF BOTH THE PLANTING AND IRRIGATION INSTALLATION, UNLESS OTHERWISE APPROVED BY OWNER'S REPRESENTATIVE.
5. COORDINATE WITH OTHER CONTRACTORS, AS NECESSARY, REGARDING LOCATION AND TIMING OF INSTALLATION OF PLANT MATERIALS.
6. PLANT MATERIALS SHALL BE FURNISHED IN THE QUANTITIES AND/OR SPACING AS SHOWN OR NOTED. IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT SCHEDULE, THE PLAN SHALL PREVAIL.
7. PLANT MATERIALS ARE DRAWN AT OR NEAR THEIR MATURE SIZE. UTILIZE THE CENTER POINT OF THE SYMBOL TO DETERMINE PROPER PLANT LOCATION AND PLACEMENT. PLANT TREES WITHIN 5- FEET OF LOCATION SHOWN ON PLANS, PLANT SHRUBS WITHIN 1-FOOT OF LOCATION SHOWN ON PLANS, UNLESS OTHERWISE APPROVED BY OWNER'S REPRESENTATIVE.
8. ALL PLANTS ARE TO MEET OR EXCEED AMERICAN STANDARDS FOR NURSERY STOCK, CURRENT EDITION, AS SET BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION. ALL PLANTS SHALL BE NURSERY-GROWN UNLESS OTHERWISE NOTED.
9. PROVIDE A 3"-2" DIA. BUSH AROUND ALL TREES LOCATED IN MULCH. MULCH WITH CLEAN BARK MULCH. NO EDGING OR WEED BARRIERS REQUIRED, SEE DETAILS.
10. ALL SHRUB BEDS TO BE MULCHED WITH 1"-3" WASHED RIVER ROCK MULCH AS SHOWN ON PLANS AND PER DETAILS. THE OWNER IS NOT RESPONSIBLE FOR DAMAGE CAUSED BY OTHER TRADES WHILE COMPLETING THIS WORK.
12. ALL SUBSTITUTIONS AND PLAN CHANGES MUST BE APPROVED BY THE OWNER'S REPRESENTATIVE. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN CONSENT OF THE OWNER'S REPRESENTATIVE.

LANDSCAPE SHEET INDEX

- B1-L1.00 PLANTING NOTES & SCHEDULE
- B1-L1.01 PLANTING PLAN
- B1-L1.02 PLANTING PLAN
- B1-L1.03 PLANTING PLAN
- B1-L1.04 PLANTING PLAN
- B1-L1.05 PLANTING PLAN
- B1-L1.06 PLANTING DETAILS
- B1-L1.00 IRRIGATION NOTES & SCHEDULE
- B1-L2.01 IRRIGATION PLAN OVERALL
- B1-L2.02 IRRIGATION PLAN
- B1-L2.03 IRRIGATION PLAN
- B1-L2.04 IRRIGATION PLAN
- B1-L2.05 IRRIGATION PLAN
- B1-L2.06 IRRIGATION PLAN
- B1-L2.07 IRRIGATION DETAILS

13. ANY WORK OR MATERIAL, WHICH IN THE OPINION OF THE OWNER'S REPRESENTATIVE DOES NOT MEET THE REQUIREMENTS OF THE PLANS WILL BE CAUSE FOR REJECTION. ALL REJECTED WORK AND MATERIALS SHALL BE IMMEDIATELY REMOVED, DISPOSED AND REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
14. BEGIN MAINTENANCE AFTER EACH PLANT HAS BEEN INSTALLED AND CONTINUE UNTIL FINAL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. MAINTENANCE INCLUDES WATERING, PRUNING, WEEDING, MULCHING, REPLACEMENT OF SOIL OR DEAD PLANTS AND ANY OTHER CARE NECESSARY FOR THE PROPER GROWTH OF THE PLANT STOCK.
15. DURING THE COURSE OF THIS WORK, REMOVE EXCESS WASTE MATERIAL DAILY FROM THE SITE AND UPON COMPLETION OF ALL WORK.
16. TO THE MAXIMUM EXTENT FEASIBLE, DISPOSAL IS REQUIRED DURING CONSTRUCTION ACTIVITIES SHALL BE CONSERVED FOR LATER USE.
17. PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE THOROUGHLY LOOSENEED. ORGANIC AMENDMENTS SUCH AS COMPOST, PEAT OR AGED MANURE SHALL BE THOROUGHLY INCORPORATED.
18. UPON COMPLETION OF ALL LANDSCAPING, A SUBSTANTIAL COMPLETION WALK-THROUGH OF THE WORK WILL BE HELD. THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR SCHEDULING THE WALK-THROUGH AT LEAST 10 DAYS PRIOR TO THE ANTICIPATED DATE.
19. WARRANTY ALL PLANT STOCK AND WORKMANSHIP FOR 12 MONTHS FROM THE DATE OF FINAL ACCEPTANCE. REPLACEMENT PLANTS SHALL BE WARRANTED FOR AN ADDITIONAL 90 DAYS.
20. SOIL SHALL BE INCLUDED IN PLANTING AIDS WITH A KENTUCKY BLUEGRASS, PER PLANS AND SPECIFICATIONS. SOIL SHALL BE FROM A COMMERCIAL SOIL FARM LOCATED IN MONTANA. SOIL TYPE, CONDITION AND SOURCE SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE.
21. REFER TO LANDSCAPE SPECIFICATIONS FOR ADDITIONAL INFORMATION.

MASTER PLANT SCHEDULE

SYM	QTY	BOTANICAL NAME	COMMON NAME	INSTALL SIZE	ROOT	NOTES	MATURE HEIGHT	MATURE WIDTH
EXISTING TREES								
77	EXISTING	DECIDUOUS TREES	-	-	-	-	-	-
39	EXISTING	CONIFEROUS TREES	-	-	-	-	-	-
73	EXISTING	DRUM TREES	-	-	-	-	-	-
-	-	EXISTING SHRUBS	-	-	-	-	-	-
DECIDUOUS TREES								
AF	1	ACER X FREEMANII	AUTUMN GLAZE MAPLE	1.5" CAL	B & B		15-20'	30-40'
AF	8	ACER FRAXINUM	FRAXINUM MAPLE	1.5" CAL	B & B		15-20'	15-20'
QT	28	QUERCUS TRILICOIDES 'SKYDOLL'	SPICED HONEYLOCUST (THORNLESS)	1.5" CAL	B & B		40-50'	30-35'
MA	3	MALUS 'SPRING SNOW'	SPRING SNOW CRABAPPLE	1.5" CAL	B & B	ORNAMENTAL	25-30'	15'
QM	6	QUERCUS MACROCARPA	BUR OAK	1.5" CAL	B & B		60-80'	65-80'
TA	10	TILIA AMERICANA 'BOULEVARD'	BOULEVARD LINDEN	2.0" CAL	B & B		45-60'	30'
TC	8	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LINDEN	1.5" CAL	B & B		45-50'	30-35'
DECIDUOUS SHRUBS								
BF	31	BERBERIS 'ARA'	BARBERRY EMERALD CAROUSEL	1 GAL.	CONTAINER	CRANBERRY LEAF COLOR	4-5'	4-5'
BC	12	BERBERIS THUNBERGII 'CONCORD'	BARBERRY CONCORD	1 GAL.	CONTAINER		2'	3'
CS	22	CORNUS STOLONIFERA 'VARRO'	ARCTIC FIRE DOGWOOD	1 GAL.	CONTAINER		3-4'	3-4'
PF	22	POTENTILLA FRUTICOSA	GOLDFINGER POTENTILLA	1 GAL.	CONTAINER		3-4'	3-4'
SJ	74	SPIRAEA JAPONICA 'MAGIC CARPET'	MAGIC CARPET SPIREA	1 GAL.	CONTAINER	PINK FLOWER	2'	2'
SG	58	SPIRAEA X BUNALDA 'GOLDFLAME'	GOLDFLAME SPIREA	1 GAL.	CONTAINER	PINK FLOWER	2-3'	3-4'
CONIFEROUS SHRUBS								
JH	34	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP JUNIPER	2 GAL.	CONTAINER	SPREADING	12"	3-6"
JS	33	JUNIPERUS SABINA 'MONNA'	CALGARY CARPET JUNIPER	2 GAL.	CONTAINER		12"	3-6"
PS	2	PICEA PLUNGENS 'GLAUCO GLOBOSA'	GLOBE BLUE SPRUCE	2 GAL.	CONTAINER		5-6'	5-6'
ORNAMENTAL GRASSES								
RF	45	CAULAGRASSIS ACUTIFLORA 'VARL FROESTER'	FEATHER REED GRASS	1 GAL.	CONTAINER		3-4'	3-4'
SH	56	SPOROCLIS HETEROLEPIS	PRAIRIE DROPSEED GRASS	1 GAL.	CONTAINER		2-3'	2-3'
PERENNIALS								
DL	42	HEMEROCALLIS 'STELLA D'ORO'	STELLA D'ORO DAYLILY	1 GAL.	CONTAINER	ORANGE	12-24"	16"
PV	68	PEXIDACHNE 'RED ROCKS'	RED ROCKS PENSTEMON	1 GAL.	CONTAINER	PINK FLOWERS	12-18"	12-18"
SN	12	SALVIA NEMOROSA 'CARADONNA'	CARADONNA SALVIA	1 GAL.	CONTAINER	PURPLE FLOWER	24"	24"



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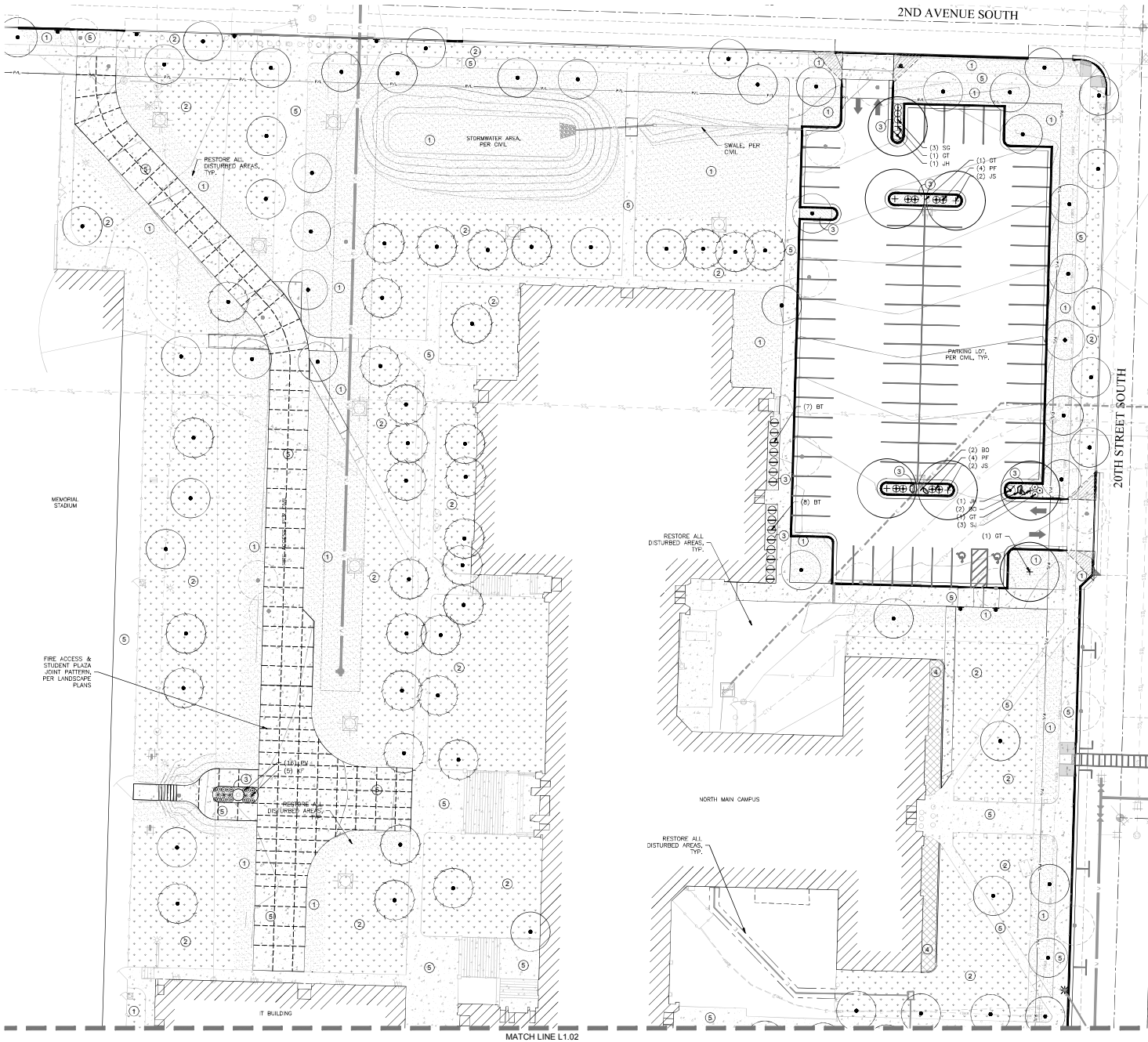
NO. DESCRIPTION DATE
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Sheet Name:
LANDSCAPE NOTES & LEGEND

B1-L1.00

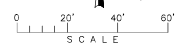


PLANT SCHEDULE		
SYM	BOTANICAL NAME (Not Part of DD)	COMMON NAME
EXISTING TREES		
●	EXISTING DECIDUOUS TREE TO REMAIN	---
○	EXISTING CONIFEROUS TREE TO REMAIN	---
⊙	EXISTING TREE TO BE DEMOLISHED	---

MASTER PLANT SCHEDULE		
SYM	BOTANICAL NAME	COMMON NAME
DECIDUOUS TREES		
AF	ACER X FREDMANI	AUTUMN BLAZE MAPLE
AT	ACER TATARICUM	TATARIAN MAPLE
GT	GLEDITSIA TRIMACANTHOS 'SKYCOLE'	SKYLINE HONEYLOCUST (THORNLESS)
MA	MALUS 'SPRING SNOW'	SPRING SNOW CRABAPPLE
QV	QUERCUS MACROCARPA	BUR OAK
TA	TILIA AMERICANA 'BOULEVARD'	BOULEVARD LINDEN
TC	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LINDEN
DECIDUOUS SHRUBS		
BT	BERBERIS 'TARA'	BARBERRY EMERALD CAROUSEL
BE	BERBERIS THUNBERGII 'CONCORD'	BARBERRY CONCORD
CS	CORNUS STOLONIFERA 'YARROW'	ARCTIC FIRE DOGWOOD
PF	POTENTILLA HIRTICOSA	GOLDBERRY POTENTILLA
SJ	SPIRAEA JAPONICA 'MAGIC CARPET'	MAGIC CARPET SPIREA
SG	SPIRAEA X BUNALDIA 'GOLDFLAME'	GOLDFLAME SPIREA
VT	VIOLARIA TRILOBUM 'BALLEE COMPACT'	BALLEE COMPACT HIGHBUSH CRANBERRY
CONIFEROUS SHRUBS		
JH	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP JUNIPER
JS	JUNIPERUS SABINA 'MOON'	CALCARY CARPET JUNIPER
PS	PICEA PARVENSIS 'GLOUCE GLOBOSA'	GLOBE BLUE SPRUCE
ORNAMENTAL GRASSES		
KF	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS
SH	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED GRASS
PERENNIALS		
DL	HEMEROCALLIS 'STELLA D'ORO'	STELLA D'ORO DAYLILY
PV	PENTSTEMON 'RED ROCKS'	RED ROCKS PENTSTEMON
SN	SALVIA NEMOROSA 'CARADONNA'	CARADONNA SALVIA

- NOTES:
 1. PLANTS IN LEGEND NOT SHOWN TO SCALE.
 2. ALL PLANTING BEDS TO BE MULCHED WITH 3" DEPTH 1-3 INCH WASHED RIVER ROCK, UNLESS OTHERWISE NOTED.
 3. SEE SHEET L1.06 FOR PLANTING DETAILS.
 4. SEE CIVIL & ARCHITECTURAL PLANS FOR ADDITIONAL LEGEND ITEMS.

LEGEND	
①	SOD - NEW
②	SOD - EXISTING TO REMAIN
③	PLANTING BED, 3" DEPTH OF 1-3 INCH WASHED RIVER ROCK MULCH PER SPEC IN ALL PLANTING BEDS
④	PLANTING BED - EXISTING TO REMAIN
⑤	CONCRETE, PER CIVIL
---	PROPERTY LINE
---	METAL EDGING, SEE DETAIL 5/81-1.06
---	SEATWALL, SEE DETAIL 7/81-1.06
○	BOULDER (DENOTED '80' ON PLANS) SEE DETAIL 6/81-1.06
○	SITE LIGHTING, PER MEP
△	VISION TRIANGLE



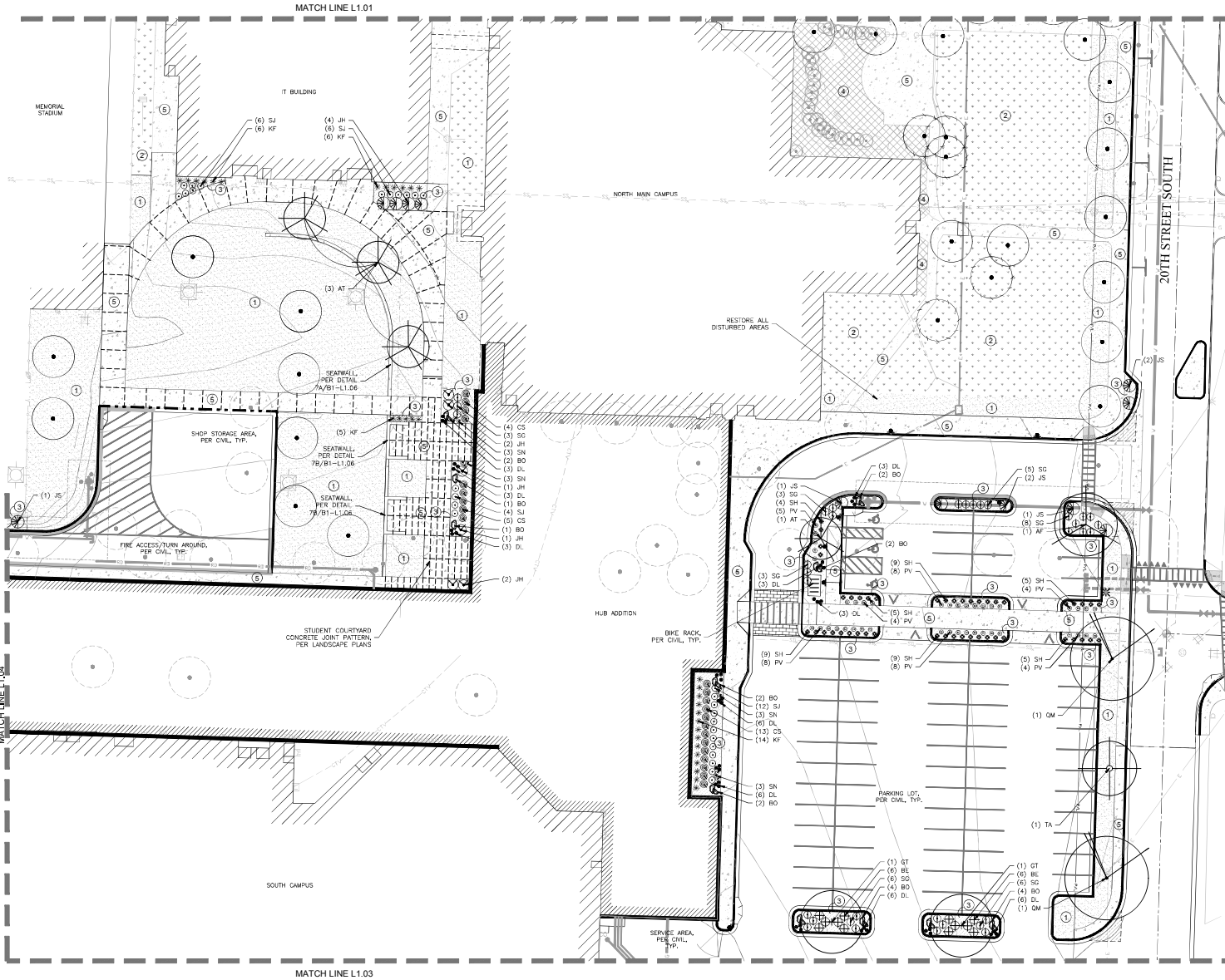
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 Client: [Blank]

Sheet Name: **PLANTING PLAN**



PLANT SCHEDULE		
SYM	BOTANICAL NAME (Not Part of DD)	COMMON NAME
EXISTING TREES		
(Symbol)	EXISTING DECIDUOUS TREE TO REMAIN	---
(Symbol)	EXISTING CONIFEROUS TREE TO REMAIN	---
(Symbol)	EXISTING TREE TO BE DEMOLISHED	---

MASTER PLANT SCHEDULE		
SYM	BOTANICAL NAME	COMMON NAME
DECIDUOUS TREES		
AF	ACER X FREDMANI	AUTUMN BLAZE MAPLE
AT	ACER TATARICUM	TATARIAN MAPLE
GT	GLEDITSIA TRICANTHOS 'SKYCOLE'	SKYLINE HONEYLOCUST (THORNLESS)
MA	MALUS 'SPRING SNOW'	SPRING SNOW CRABAPPLE
QV	QUERCUS MACROCARPA	BUR OAK
TA	TILIA AMERICANA 'BOULEVARD'	BOULEVARD LINDEN
TC	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LINDEN
DECIDUOUS SHRUBS		
BT	BERBERIS 'TARA'	BARBERRY EMERALD CAROUSEL
BE	BERBERIS THUNBERGI 'CONCORD'	BARBERRY CONCORD
CS	CORNUS STOLONIFERA 'YARROW'	ARCTIC FIRE DOGWOOD
PV	POINCELIA HORTENSIA	GOLDENSPIRE HYDRANGEA
SJ	SPIRAEA JAPONICA 'MAGIC CARPET'	MAGIC CARPET SPIREA
SG	SPIRAEA X BIMALDA 'GOLDFLAME'	GOLDFLAME SPIREA
VT	VIBURNUM TRILOBUM 'BALDY COMPACT'	BALDY COMPACT HIGHBUSH CRANEBERRY
CONIFEROUS SHRUBS		
JH	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP JUNIPER
JS	JUNIPERUS SPINOSA 'MOON'	CALCARY CARPET JUNIPER
PS	PICEA PARVENSIS 'GLAUCO GLOBOSA'	GLOBE BLUE SPRUCE
ORNAMENTAL GRASSES		
KF	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS
SH	SPOROBOLUS HETEROLEPIS	PRINCE DROPSSEED GRASS
PERENNIALS		
DL	HEMEROCALLIS 'STELLA D'ORO'	STELLA D'ORO DAYLILY
PV	PENTSTEMON 'RED ROCKS'	RED ROCKS PENTSTEMON
SN	SALVIA NEMOROSA 'CARADONNA'	CARADONNA SALVIA

NOTES:
 1. PLANTS IN LEGEND NOT SHOWN TO SCALE.
 2. ALL PLANTING BEDS TO BE MULCHED WITH 3" DEPTH 1-3 INCH WASHED RIVER ROCK, UNLESS OTHERWISE NOTED.
 3. SEE SHEET L1.06 FOR PLANTING DETAILS.
 4. SEE CIVIL & ARCHITECTURAL PLANS FOR ADDITIONAL LEGEND ITEMS.

LEGEND

- (1) SOD - NEW
- (2) SOD - EXISTING TO REMAIN
- (3) PLANTING BED, 3" DEPTH OF 1-3 INCH WASHED RIVER ROCK, MULCH PER SPEC IN ALL PLANTING BEDS
- (4) PLANTING BED - EXISTING TO REMAIN
- (5) CONCRETE, PER CIVIL
- PROPERTY LINE
- - - METAL EDGING, SEE DETAIL 5/91-1.06
- SEATWALL, SEE DETAIL 7/91-1.06
- BOULDER (DENOTED '90' ON PLANS) SEE DETAIL 6/91-1.06
- SITE LIGHTING, PER MEP
- △ VISION TRIANGLE

SEE CIVIL AND ARCHITECTURAL DRAWINGS FOR ADDITIONAL LEGEND ITEMS.

0 20' 40' 60'
SCALE



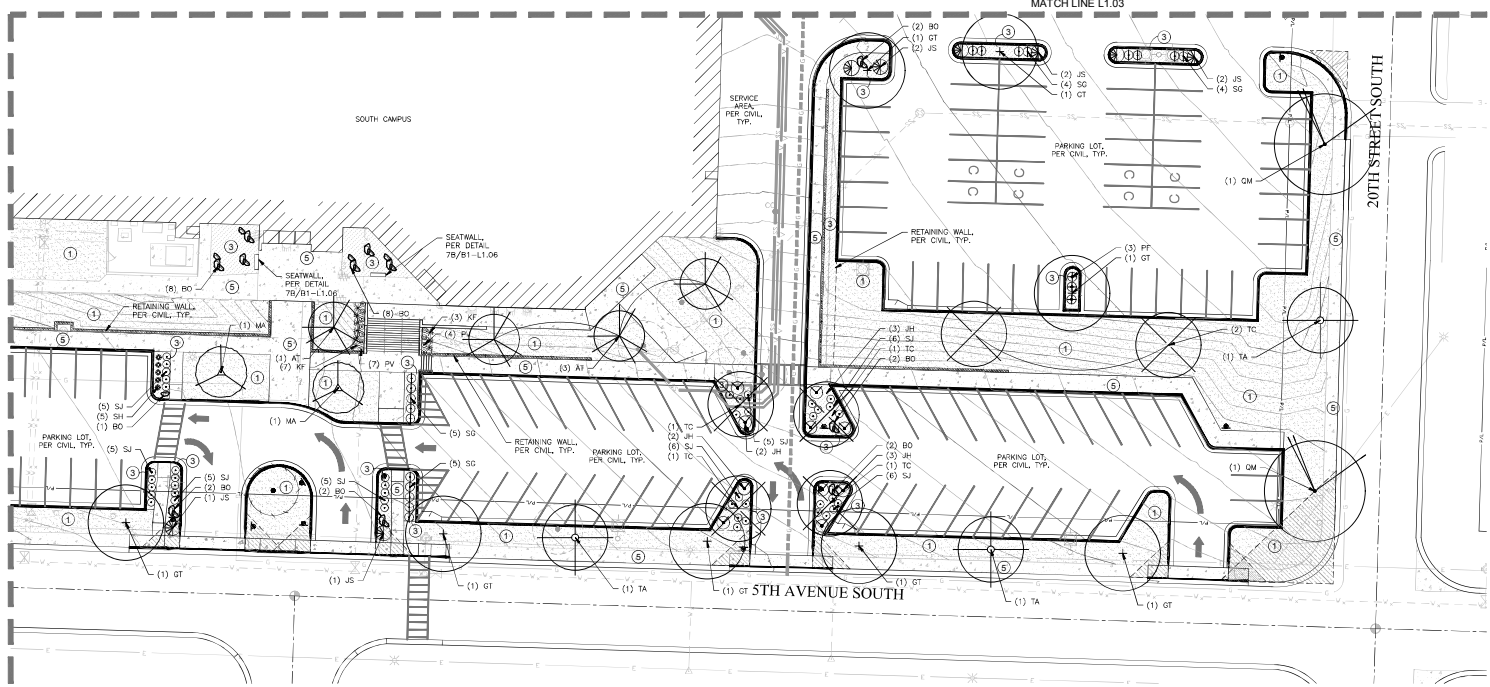
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Sheet Name:
PLANTING PLAN
B1-L1.02



PLANT SCHEDULE		
SYM	BOTANICAL NAME (Not Part of DD)	COMMON NAME
EXISTING TREES		
●	EXISTING DECIDUOUS TREE TO REMAIN	--
●	EXISTING CONIFEROUS TREE TO REMAIN	--
●	EXISTING TREE TO BE DEMOLISHED	--

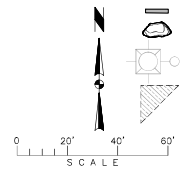
MASTER PLANT SCHEDULE		
SYM	BOTANICAL NAME	COMMON NAME
DECIDUOUS TREES		
AF	ACER X FREEMANNI	AUTUMN BLAZE MAPLE
AT	ACER TATARICUM	TATARIAN MAPLE
GT	GLEDITSIA TRICANTHOS 'SKYCOLE'	SKYLINE HONEYLOCUST (THORNLESS)
MA	MALUS 'SPRING SNOW'	SPRING SNOW CRABAPPLE
QM	QUERCUS MACROCARPA	BUR OAK
TA	TILIA AMERICANA 'BOULEVARD'	BOULEVARD LINDEN
TC	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LINDEN
DECIDUOUS SHRUBS		
BT	BERBERIS 'TARA'	BARBERY EMERALD CAROUSEL
BE	BERBERIS THUNBERGII 'CONCORD'	BARBERY CONCORD
ES	CORNUS STOLONIFERA 'TARDON'	ARCTIC FIRE DOGWOOD
FP	POTENTILLA FRUTICOSA	GOLDENRINGER POTENTILLA
SJ	SPIRAEA JAPONICA 'MAGIC CARPET'	MAGIC CARPET SPIREA
SG	SPIRAEA X BIUMALDA 'GOLDFLAME'	GOLDFLAME SPIREA
VT	VIBURNUM TRILOBUM 'BAILEY COMPACT'	BAILEY COMPACT HIGHBUSH CRABBERRY
CONIFEROUS SHRUBS		
JH	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP JUNIPER
JS	JUNIPERUS SAHARA 'MONNA'	CALGARY CHIP JUNIPER
PS	PICEA FUNGENS 'GLAUCA GLOBOSA'	GLOBE BLUE SPRUCE
ORNAMENTAL GRASSES		
KF	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS
SH	SPOKOBOLUS HETEROLEPIS	PRAIRIE DOGPOD GRASS
PERENNIALS		
DI	HEMEROCALLIS 'STELLA D'ORO'	STELLA D'ORO DAY-LILY
PV	PENTSTEMON 'RED ROCKS'	RED ROCKS PENTSTEMON
SN	SALVIA NEMOROSA 'CARADONNA'	CARADONNA SALVIA



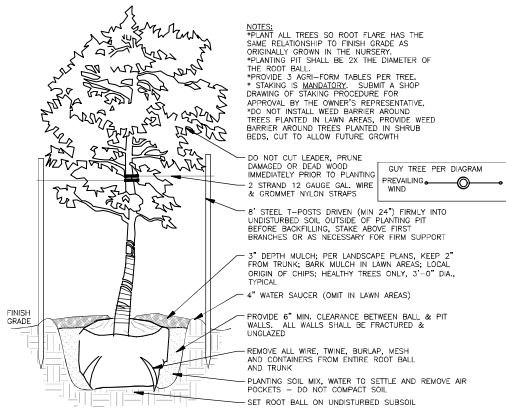
NOTES:
 1. PLANTS IN LEGEND NOT SHOWN TO SCALE.
 2. ALL PLANTING BEDS TO BE MULCHED WITH 3" DEPTH 1-3 INCH WASHED RIVER ROCK, UNLESS OTHERWISE NOTED.
 3. SEE SHEET L1.06 FOR PLANTING DETAILS.
 4. SEE CIVIL & ARCHITECTURAL PLANS FOR ADDITIONAL LEGEND ITEMS.

LEGEND

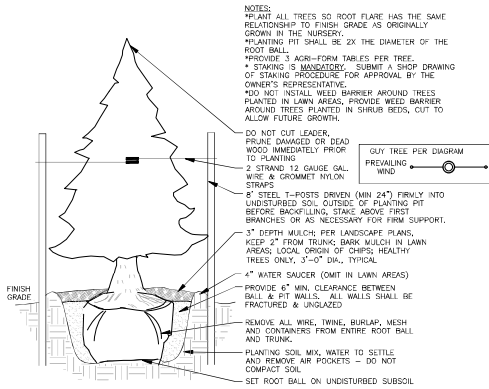
- ① SOD - NEW
- ② SOD - EXISTING TO REMAIN
- ③ PLANTING BED, 3" DEPTH OF 1-3 INCH WASHED RIVER ROCK MULCH PER SPEC IN ALL PLANTING BEDS
- ④ PLANTING BED - EXISTING TO REMAIN
- ⑤ CONCRETE, PER CIVIL
- FA PROPERTY LINE
- METAL EDGING, SEE DETAIL 5/91-1.06
- SEATWALL, SEE DETAIL 7/91-1.06
- BOULDER (DENOTED "90" ON PLANS) SEE DETAIL 6/91-1.06
- SITE LIGHTING, PER MEP
- VISION TRIANGLE



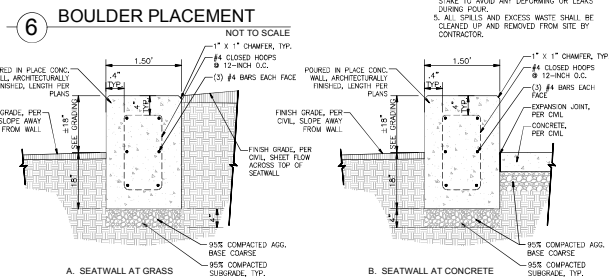
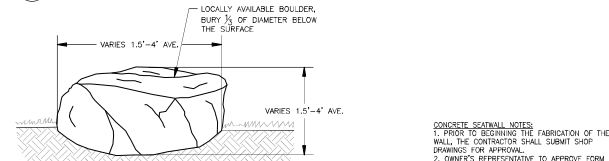
SEE CIVIL AND ARCHITECTURAL DRAWINGS FOR ADDITIONAL LEGEND ITEMS.



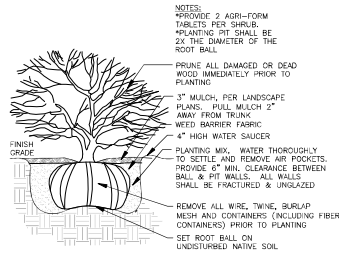
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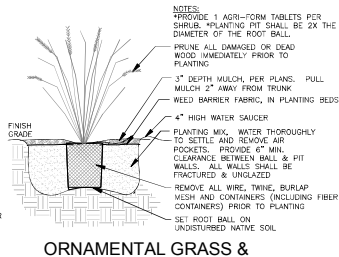
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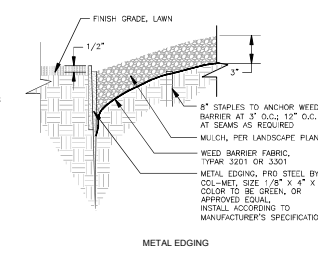
4 CIP CONCRETE SEATWALL NOT TO SCALE



3 SHRUB PLANTING NOT TO SCALE



6 ORNAMENTAL GRASS & PERENNIAL PLANTING NOT TO SCALE



5 EDGING DETAILS NOT TO SCALE

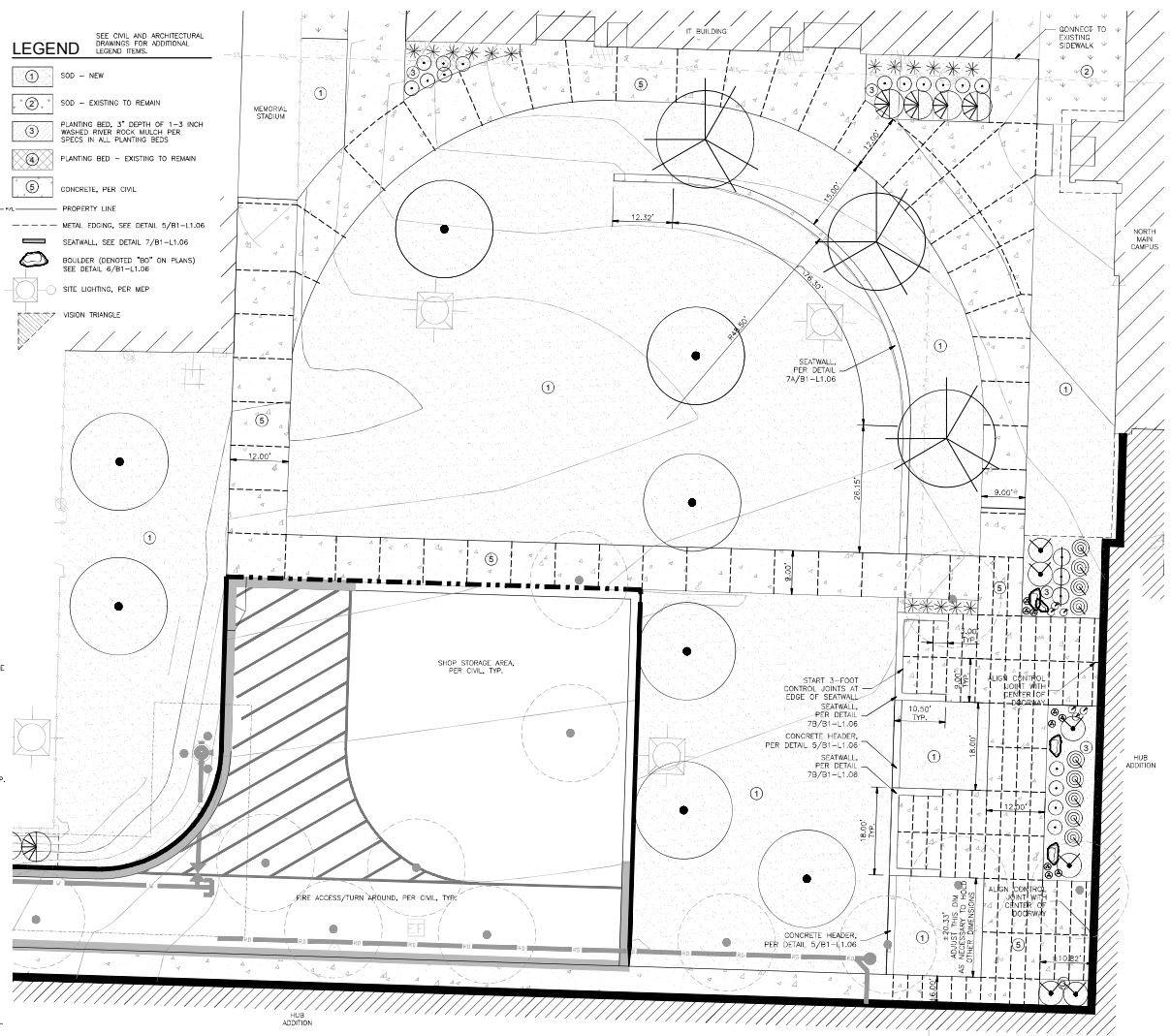
STUDENT COURTYARD DETAIL

LEGEND

SEE CIVIL AND ARCHITECTURAL DRAWINGS FOR ADDITIONAL LEGEND ITEMS.

- 1 SOD - NEW
- 2 SOD - EXISTING TO REMAIN
- 3 WASHED RIVER ROCK MULCH PER SPECS IN ALL PLANTING BEDS
- 4 PLANTING BED - EXISTING TO REMAIN
- 5 CONCRETE, PER CIVIL

PROPERTY LINE
 METAL EDGING, SEE DETAIL 7/81-11.06
 SEATWALL, SEE DETAIL 7/81-11.06
 BOULDER (DENOTED "B" ON PLANS) SEE DETAIL 4/81-11.06
 SITE LIGHTING, PER MEP
 VISION TRIANGLE



NO.	DESCRIPTION	DATE
1	PERMIT #1 DRAWINGS	

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PLANTING DETAILS