



November 20, 2014

## **PROJECT NARRATIVE**

### **Lowell School Buildings and Grounds Storage Building**

The proposed storage project located at 3117 5<sup>th</sup> Avenue North, Great Falls, MT is a single story 920 sq. ft. non-habitable, green sustainable structure utilizing six 160 sq. ft. recycled pre-constructed modules. The property owned by the Great Falls Public School District is currently used as the headquarters for the Buildings and Grounds department. The property includes all of Lots 1-14, Block 160 of the 12<sup>th</sup> Addition to Great Falls. The size of the property is 112,000 sq. ft. and the dimensions are 350 ft. East to West and 320 ft. North to South. The front of the property is South along 5<sup>th</sup> Avenue North and the rear of the property is North along 6<sup>th</sup> Avenue North.

As referenced by the attached Site Plan, the proposed structure is located North of the existing school building in a secure asphalt-paved storage area bordered by an 8 ft. high privacy chain link fence which has an approximate opacity of 50%. The required rear yard set back at 1/10 the length of the lot ( 320 ft. ) is 32 ft. from the Property Line and falls within the fenced area. Side yard set backs are well within the required distance.

The 20ft. by 48ft. by 8ft. 6in. high proposed structure will receive architectural treatment on exterior elevations to enhance the view sheds of neighboring residential structures. The architectural facades will be comprised of various colored pre-finished formed metal panels mounted on 2 ½ in. metal furring studs placed horizontally on the underlying structural components. Façade treatment will extend to the full height of the proposed building.

The proposed project will allow the School District to store supplies and equipment out of the weather and out of sight from the adjacent residential structures.

The site has approximately 1 acre of existing irrigated turf and several mature conifers. No other landscaping is planned.