

PLANNING ADVISORY BOARD ZONING COMMISSION

MARCH 24, 2015

Case Number

CUP2015-2

Applicant/Owner

Great Falls Rescue Mission

Representative

Max Grebe, AIA, LPW
Architecture

Property Location

408 2nd Avenue South

Parcel ID Number

223000

Requested Action

Conditional Use Permit
for an Emergency Shelter

Neighborhood Council

Neighborhood Council #7

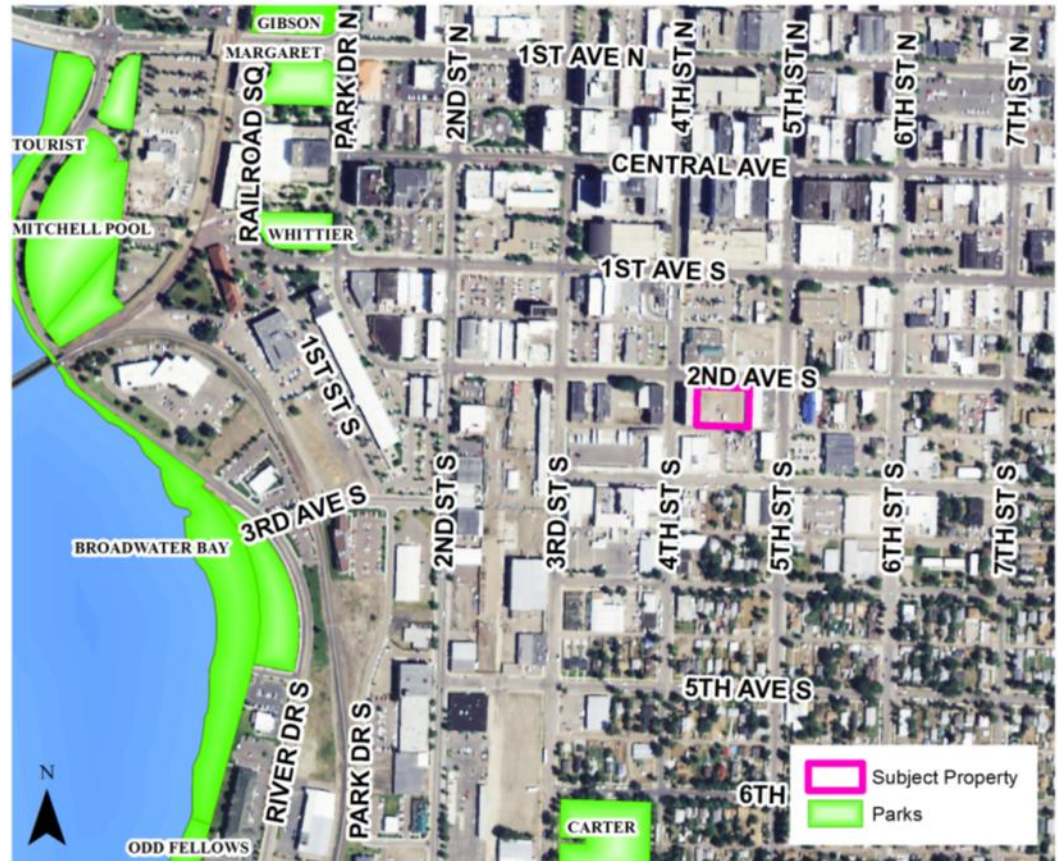
Recommendation

Approval of the request
with Conditions

Project Planner

Garrett Norman

CONDITIONAL USE PERMIT - GREAT FALLS RESCUE MISSION FAMILY CENTER



Summary

The subject property is located on 2nd Avenue South, between 4th and 5th Street South, addressed as 408 2nd Avenue South. The applicant is requesting a Conditional Use Permit, as required by City Code Exhibit 20-1 of Section 17.20.3.010, to allow for the construction of an Emergency Shelter.

- Legal Description: Lot 2A, Block 414, Great Falls Original Townsite, Section 12, Township 20 North, Range 3 East, P.M.M., Cascade County, Montana

- Area: $\pm 29,996$ SF or $\pm .688$ Acres

Agency Comment

Representatives from the City's Public Works and Fire Departments have been involved in the review process for this application. All comments made by the above parties have been addressed by the applicant, or in the conditions of this report.

Existing Conditions

Existing Zoning: C-4 Central business core

Existing Land Use: Vacant undeveloped lot

Proposed Land Use: Emergency Shelter

Project Background

The new Great Falls Rescue Mission Family Center will be located on the vacant lot on 2nd Avenue South, on the south side of the street, addressed at 408 2nd Avenue South. The building will be located between the Bighorn Outdoor Specialists store and a mixed-use church and residential property (Bates Building). In addition to the existing men’s shelter and women and children’s shelter, the Family Center will provide shelter for families across northcentral Montana.



View east along the alley (subject property on the left).



View south of subject property from 2nd Ave S.

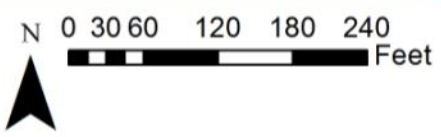


View northeast of subject property from alley.



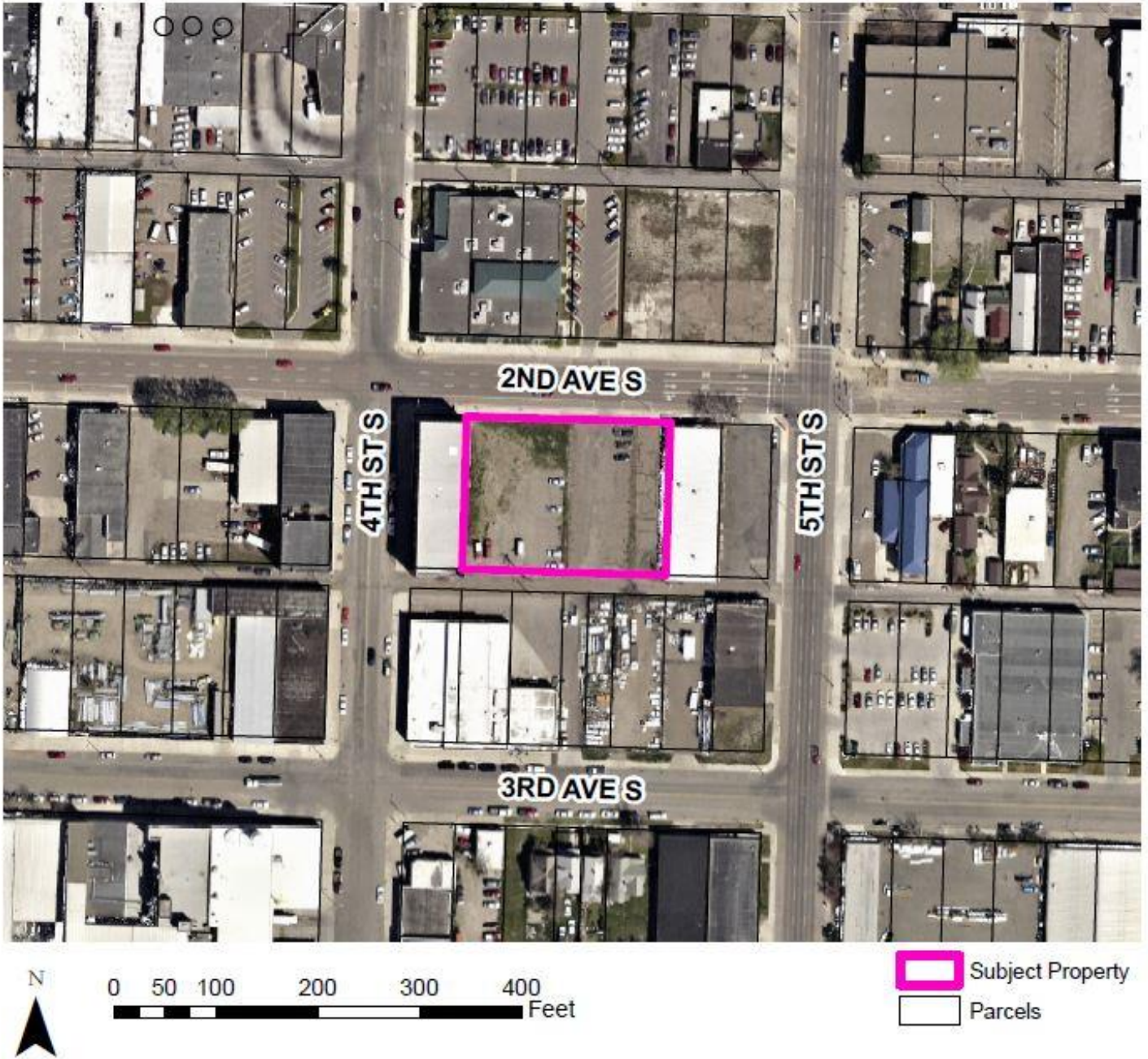
View west along 2nd Ave S (subject property on the left).

EXHIBIT A - ZONING MAP



-  Subject Property
-  Parcels
-  C-4 Central Business Core
-  C-5 Central Business Periphery
-  M-2 Mixed-use Transitional

EXHIBIT B - AERIAL MAP



Conditional Use Permit

Chapter 20 of Title 17 of the Official Code of the City of Great Falls (OCCGF) requires a Conditional Use Permit (CUP) before permitting a use that is defined as an Emergency Shelter. An Emergency Shelter is defined as a building that is used or is intended to provide temporary housing and ancillary services to primary indigent, needy, homeless, or transient individuals. The CUP process is typically done to allow staff and the City's decision making bodies to establish appropriate conditions onto the project to protect the health, safety and general welfare of neighboring property owners and the public. Additionally, it gives the public the opportunity to voice any concerns or support they may have on the proposed development.

Project Description

If approved, the CUP will allow the Great Falls Rescue Mission to construct their proposed facility. The project consists of three floors and a basement including, but not limited to, the following components on each floor:

- Basement (5,859 sq. ft.): Controlled storage and utility space
- 1st Floor (18,676 sq. ft.): 11 offices; 4 medical exam rooms; 1 classroom and child care room; 1 kitchen; dining rooms; 2 gender specific locker rooms
- 2nd Floor (9,713 sq. ft.): 13 individual bedrooms; 1 women's family dorm with 18 beds; shared kitchen; media and living room; office and janitorial space; laundry facilities
- 3rd Floor (8,758 sq. ft.): 13 individual bedrooms; 1 men's family dorm with 18 beds; shared kitchen; media and living room; office and janitorial space; laundry facilities
- 114 total beds for homeless families in northcentral Montana

The development also includes a recreational courtyard located near the southeast corner of the property that has a play yard, basketball court, and greenspace for the residents' enjoyment. The development will transform the streetscape on 2nd Avenue South by building to the property line, planting six street trees with urban décor tree grates, and reconstructing a 15-foot sidewalk. In addition, there will be landscaped beds located along the front façade of the building, creating more articulation to the building while softening its edges. The north and east elevations include architectural features that help break up the massing of the building by incorporating awnings and various step-backs on the 2nd and 3rd floors. The building is architecturally appealing and fits in with the existing structures along 2nd Avenue South and the downtown area.

Zoning Analysis

The proposed development is within the C-4 Central business core zoning district. This zoning district is intended to accommodate and create a high level of business and social activity from morning through the nighttime hours. The development standards of this zoning district facilitate large scale development with zero-foot setback lines, encouraging construction at 100-percent lot coverage. The proposed development takes advantage of these development standards by building to the front and rear property lines and encompassing approximately 62 percent lot coverage.

Traffic Analysis

Traffic is expected to be minimal with the proposed development. Traffic flow will head east on 2nd Avenue South and turn into the provided parking lot on the site. The flow of traffic will continue south from the proposed parking lot onto the alley, where it can head east or west.

Parking

The Great Falls Rescue Mission currently leases 9 spaces from City Parking Lot 3 for their other two facilities and is under negotiations to lease 30 more spaces with the addition of their new facility, subject to approval by the City Commission. It is expected the Family Center will generate 15 parking spaces for employees during daytime shifts and 3 during nighttime shifts, and a total of 1 parking space annually for the residents. The Family Center will

provide a total of 7 off-street parking spaces on site, which includes 1 ADA space. The Land Development Code does not have a specific standard for this land use, but based on the provided information, the leasing of Lot 3 and existing and proposed off-street parking should accommodate the parking needs for all three of the Rescue Mission facilities.

Neighborhood Council Input

The subject property is located in Neighborhood Council #7. Patty Cadwell, Neighborhood Council Coordinator, itemized the project on the Council's March 7, 2015 agenda. The council voted to support the project. To date, staff has not received any questions or comments regarding the project.

Design Review Board

The applicant presented the proposed project to the Design Review Board (DRB) on March 7, 2015. The DRB unanimously approved the project, with no recommended changes.

Conditional Use Permit Basis of Decision

The basis for decision for Conditional Use Permits is listed in Section 17.16.36.040 of the Land Development Code. The Zoning Commission recommendation and the decision of the City Commission shall at a minimum consider the following criteria:

1. The conditional use is consistent with the City's Growth Policy and applicable neighborhood plans, if any.

The proposed Conditional Use Permit request is consistent with the overall intent and purpose of the 2013 City Growth Policy Update. This project specifically supports Social, Environmental, and Physical Goals and Policies of the Growth Policy.

Social:

- *Soc 1.4.15: Expand transitional housing with supportive services benefitting the homeless and special needs population in the City.*
Approving the CUP allows the Great Falls Rescue Mission to expand their operation. Currently, the Rescue Mission turns away an average of 26 families each month, when calculated over a time period of one-year.
- *Soc 1.7: Bolster the capacity of non-profits in the City.*
Approving the CUP increases the Rescue Mission's capacity in providing shelter for families in need.

Environmental:

- *Env 2.3: Enhance the urban built environment by promoting infill and redevelopment in the City.*
This project maximizes the use of undeveloped land in Downtown Great Falls by fully utilizing existing infrastructure.

Physical:

- *Phy 4.1.4: Foster the development of safe, walkable, neighborhoods with a mix of uses and diversity of housing types.*
The proposed development is architecturally sensitivity to the design of surrounding buildings, specifically the Bates Building located directly west. The project includes a new 15-foot sidewalk located along its front property line and 6 street trees. These improvements encourage pedestrian activity by creating a safe and walkable streetscape.
- *Phy 4.1.5: Encourage and incentivize the redevelopment or adaptive reuse of vacant or underutilized properties so as to maximize the City's existing infrastructure.*
Approval of the CUP allows development on the vacant site, maximizing the City's existing infrastructure.
- *Phy 4.1.8: Support the implementation of the Downtown Master Plan.*
The subject properties are within the Downtown Master Plan, designated in the Transition Sub-area. This Sub-area is a vital part of Downtown Great Falls, where land uses gradually shift from the primarily non-residential buildings to the primarily residential buildings. The unique aesthetics of downtown are an asset that should be

preserved, enhanced and celebrated to propel downtown toward a vibrant and sustainable future. One way of doing this is by supporting existing and attracting new commercial and retail business downtown, while ensuring streetscape improvements are designed to enhance pedestrian safety and pleasure by providing sufficient space for pedestrian needs and uses.

No neighborhood plans have been adopted for this area.

2. The establishment, maintenance or operation of the conditional use will not be detrimental to, or endanger the health, safety, morals, comfort or general welfare.

The CUP allows the City to place appropriate conditions on specific projects to help mitigate or reduce the total off-site nuisances a project may have on the surrounding properties and environment. The conditions listed under the Conditions of Approval in this report apply specific measures to protect the health, safety, and general welfare of the public. It is not anticipated the proposed development will have an adverse impact on the surrounding properties or to the public.

3. The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.

Development of the lot will not impair property values within the neighborhood and the project will not be injurious to the use and enjoyment of property in the immediate vicinity, as the development will comply with the development standards in the C-4 zoning district. Once completed, the project will be a compatible addition to the urban environment of the block by providing an architecturally appealing building and urban streetscape.

4. The conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

The proposed project will not impede the normal and ordinary development and improvement of surrounding properties. Adjacent property owners have been notified about the project and Staff has not received any comments. Additionally, the proposed development is compatible in scale and character to surrounding buildings.

5. Adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided.

Adequate services and infrastructure exist to operate the proposed project.

6. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

The proposed project will be accessed from the 2nd Avenue South public right-of-way. It is anticipated that the final build-out of the Rescue Mission will create minimal traffic; the existing public street has adequate capacity to accommodate any new traffic.

7. The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified by the City Commission.

The proposed project will conform to all the applicable regulations of the Land Development Code, specifically within the C-4 zoning district, and all codes and ordinances of the City of Great Falls, the State of Montana, and all other applicable regulatory agencies.

Staff Recommendation

Approval of the Conditional Use Permit will result in an Emergency Shelter being legally permitted on the subject property. The project should not have an adverse impact on the neighborhood and is consistent with the review criteria for Conditional Use Permits. Therefore, it is recommended that the Zoning Commission recommend to the City Commission that a Conditional Use Permit be granted to allow Great Falls Rescue Mission construct an Emergency Shelter on the property addressed as 408 2nd Avenue South, subject to the Conditions of Approval.

Recommendation for a Motion:

I move that the Zoning Commission recommends the City Commission approve the Emergency Shelter Conditional Use Permit for Lot 2A, Block 414, Great Falls Original Townsite, Section 12, Township 20 North, Range 3 East, P.M.M., City of Great Falls, Cascade County, Montana, the Findings of Fact, and Conditions of Approval located in the staff report.

Conditions of Approval

General

1. **Approved Plans and Conditions:** Failure to build and/or operate the conditional use in accord with the approved plans and these conditions of approval is a violation of the Official Code of the City of Great Falls (OCCGF), subject to the penalties provided for such violations and/or to civil process to compel the correction of violations.
2. **Modifications:** It is understood that minor changes are often necessary during the development and operation of a conditional use. The Administrator (the Administrator is the City employee assigned by the City Manager to administer conditional uses) is hereby authorized to permit minor changes, as provided below.
 - a. **Revised Plans.** Before making changes, the Applicant must submit revised plans to the Administrator for review. Failure to do this before the proposed change is made is a violation of the OCCGF. The Administrator shall respond to all proposed changes within five (5) business days.
 - b. **Dimensional Changes.** Based on a review of the revised plans, the Administrator may permit minor dimensional changes provided that they do not result in a violation of the Conditions of Approval or the OCCGF.
 - c. **Materials Changes.** Based on a review of the revised plans, the Administrator may permit substitutions for proposed building materials provided that the proposed substitute has the same performance and, for exterior materials, appearance as the originally approved material.
 - d. **Public Works Changes.** Minor changes in the location and specifications of the required public improvements may be permitted. Revised plans showing such changes must be referred to and accepted by the Director of Public Works before being permitted by the Administrator.
 - e. **Substantial Change.** Substantial changes are not permitted. A new public review and permitting process will be required for such changes. 'Substantial Change' is defined here in order to clarify the contrasting term, 'Minor Change.' A Substantial Change changes the permitted use; the location or extent of the area proposed to be cleared, graded, or otherwise disturbed by more than 4,000 square feet (a smaller change in the area that will be cleared, graded, or otherwise disturbed may be treated as a minor dimensional change); the location, extent, or design of any required public improvement, except where a minor change is approved by the Director of Public Works and the Administrator; the approved number of lots, buildings, structures or units; or the size of any lot, building, or structure by more than 10% (a smaller change in the size of a lot, building, or structure

may be treated as a minor dimensional change).

- f. **Changes in Use.** Conditional uses are regulated as such because the use presents the possibility of significant impacts on the community. Therefore, changes in conditional uses must be strictly limited. A significant change in the type or level of activity, including changes in the number of employees or operating hours, or changes in the types of materials present on the site, may void the conditional use permit. Proposed changes should be reviewed with the Administrator, who may require that the permit be amended following the same public process used for its adoption.

Planning

3. **Expiration:** The conditional use permit shall expire one (1) year after the date of issuance, if a Certificate of Occupancy has not been issued. The Administrator may extend the expiration date by up to one year if substantial work is ongoing. The Administrator may issue a Temporary Certificate of Occupancy that is valid for no more than one year if the only condition(s) remaining to be fulfilled involve landscaping that cannot be successfully established until the weather permits.
4. **Abandonment.** If a conditional use ceases to operate for more than six (6) months, the conditional use permit is void.
5. **General Code Compliance:** The proposed project shall be developed consistent with the conditions of approval adopted by the City Commission, and all codes and ordinances of the City of Great Falls, the State of Montana, and all other applicable regulatory agencies.
6. **Dust Control:** Prior to start of construction, including any earthwork, except for boring and drilling for soil samples, the Applicant shall provide a Dust Control Plan that applies to during construction operation. A Dust Control Plan shall be reviewed and approved by the Director of Planning and Community Development.
7. **Parking:** The Applicant shall submit a parking plan in compliance with OCCGF sections 17.36.2.040 and 17.36.2.070 to Planning and Community Development for review and approval prior to issuance of zoning and building permits.
8. **Outdoor Lighting:** The Applicant shall submit an outdoor lighting plan to the Administrator for review and approval prior to issuance of zoning and building permits.

Building

9. **Building Plans:** The Applicant shall provide a full set of building plans that includes, but is not limited to, architectural plans to the Administrator for review and approval, prior to the issuance of zoning and building permits.

Fire

10. **Building Plans:** The Applicant shall provide a full set of building plans for review and approval by the Great Falls Fire Department before zoning or building permits are issued by the Administrator.

Public Works

11. **Civil Plans:** The Applicant shall provide a half size set of civil plans for review and approval by the Director of Public Works before zoning or building permits are issued by the Administrator. The Applicant will provide a full set of as-built plans to the Director of Public Works within 90 days after completion of the approved work.
12. **Water and Sewer:** The civil plans shall be accompanied by estimates of the project's demand for water, including fire flows, domestic and industrial water demand, and wastewater discharge amounts. A properly sized domestic water service line and sewer service line shall conform to standard City sizes.

13. **Sidewalk Drains:** The Applicant shall submit plans to the Director of Public Works for review and approval showing compliance with City Standard Drawing 5-16 for any and all proposed sidewalk drains across the boulevard sidewalk on 2nd Avenue South.
14. **Traffic Control:** The Applicant shall submit plans to the Director of Public Works for review and approval of traffic control during the construction of a new utility line in 2nd Avenue South.
15. **Initial Compliance On and Off Site Civil:** The Applicant shall submit for review to the Director of Public Works any plans, specification and design report for any proposed on/off site public utilities not previously reviewed by Public Works and/or the Montana Department of Environmental Quality. Also, the site civil plans shall be submitted to the Director of Public Works for review.
16. **Grading Plan:** The Applicant shall submit a final grading plan to the Director of Public Works for review and approval prior to issuance of zoning and building permits.
17. **Grease Inceptor:** The Applicant shall denote on the floor plans the location of a grease inceptor that is property sized for the proposed kitchen facility. The location and size of the grease inceptor shall be approved by the Director of Public Works prior to issuance of zoning and building permits.

Acknowledgement

18. **Acceptance of Conditions:** No zoning or building permit shall be issued until the Applicant acknowledges in writing that it has received, understands, and agrees to comply with these conditions of approval.

Review/Approval Process

Next Steps

1. The Zoning Commission recommendation will be presented to the City Commission.
2. City Commission will approve or deny the Conditional Use Permit.
3. If approved, the applicant will submit any required documents for review and then file the required documents with the Cascade County Clerk and Recorder's Office.

Cc: Jim Rearden, Public Works Director
Dave Dobbs, City Engineer
Patty Cadwell, Neighborhood Council Coordinator
Max Grebe, AIA, LPW Architecture, maxg@lpwarchitecture.com
Carrie Sunwall, Great Falls Rescue Mission, carrie.sunwall@gfrescuemission.org

EXHIBIT C - APPLICATION

CITY OF GREAT FALLS
 PLANNING & COMMUNITY DEVELOPMENT DEPT.
 P.O. BOX 5021, GREAT FALLS, MT, 59403-5021
 406.455.8415 • WWW.GREATFALLSMT.NET

DEVELOPMENT APPLICATION

GREAT FALLS RESCUE MISSION-FAMILY CENTER

Name of Project / Development:

GREAT FALLS RESCUE MISSION

Owner Name:

PO BOX 129 GREAT FALLS MT 59405

Mailing Address:

406 761 095

Phone:

carrie.sunwall@gfrescuemission.org

Email:

MAX GREBE, ARCHITECT

Representative Name:

15 5TH ST SO GREAT FALLS MT, 59401

Mailing Address:

406 771 0770

Phone:

maxg@lpwarchitecture.com

Email:

PROPERTY DESCRIPTION / LOCATION:

Block 414, Lot 02A

12

20 N

03 E

Mark/Lot:

Section:

Township/Block:

Range/Addition:

408 2ND AVE S GREAT FALLS, MT 59405

Street Address:

ZONING:

C-5

C-4

LAND USE:

VACANT

EMERGENCY SHELTER

Current:

Proposed:

Current:

Proposed:

I (We), the undersigned, understand that the filing fee accompanying this application is not refundable. I (We) further understand that the fee pays for the cost of processing, and the fee does not constitute a payment for approval of the application. I (We) further understand that public hearing notice requirements and associated costs for land development projects are my (our) responsibility. I (We) further understand that other fees may be applicable per City Ordinances. I (We) also attest that the above information is true and correct to the best of my (our) knowledge.

Property Owner's Signature:

Carrie Sunwall

2/5/2015

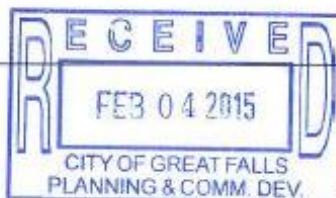
Date:

Representative's Signature:

Max Grebe

2.4.2015

Date:



Submittal Date: 1-28-2015

Application Number:

Paid (Official Use ONLY):

- Annexation: \$500
- Preliminary Plat, Major: \$1,500 + \$50/lot
- Revised Preliminary Plat: \$1,000
- Final Plat, Major: \$1,500 + \$25/lot
- Minor Subdivision: \$1,250
- Amended Plat, Administrative: \$200
- Amended Plat, Non-administrative: \$1,000
- Zoning Map Amendment: \$2,000
- Conditional Use Permit: \$1,500
- Planned Unit Development: \$2,000
- Vacate Public Right-of-Way: \$1,250
- Public Hearing Notice

EXHIBIT D - PROPOSED RENDERINGS



Proposed southwest elevation.



Proposed south elevation.

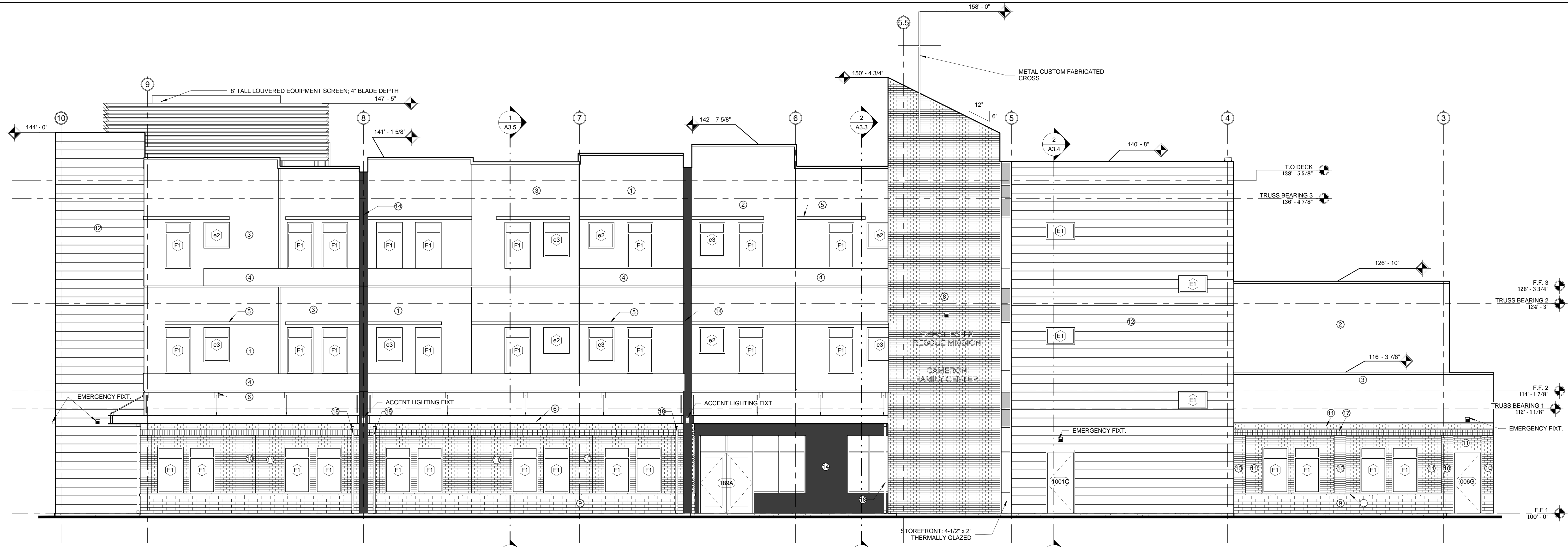


Proposed play structure in courtyard.

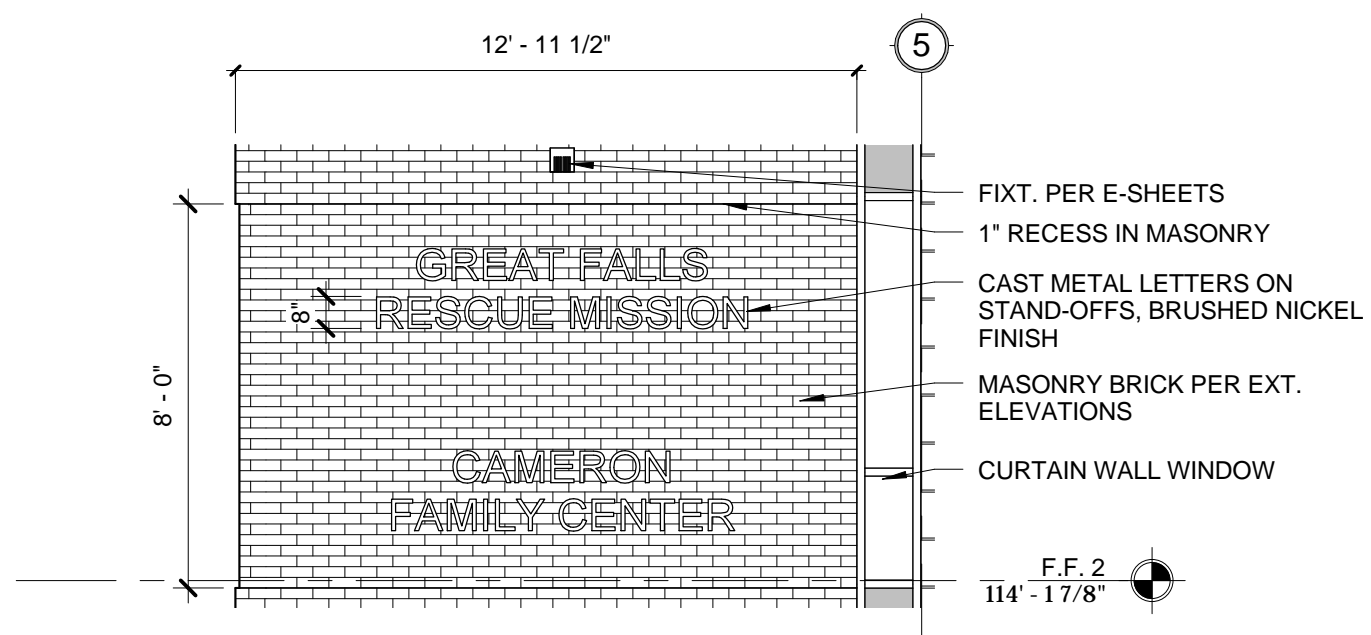


Proposed courtyard on southeast side of development.

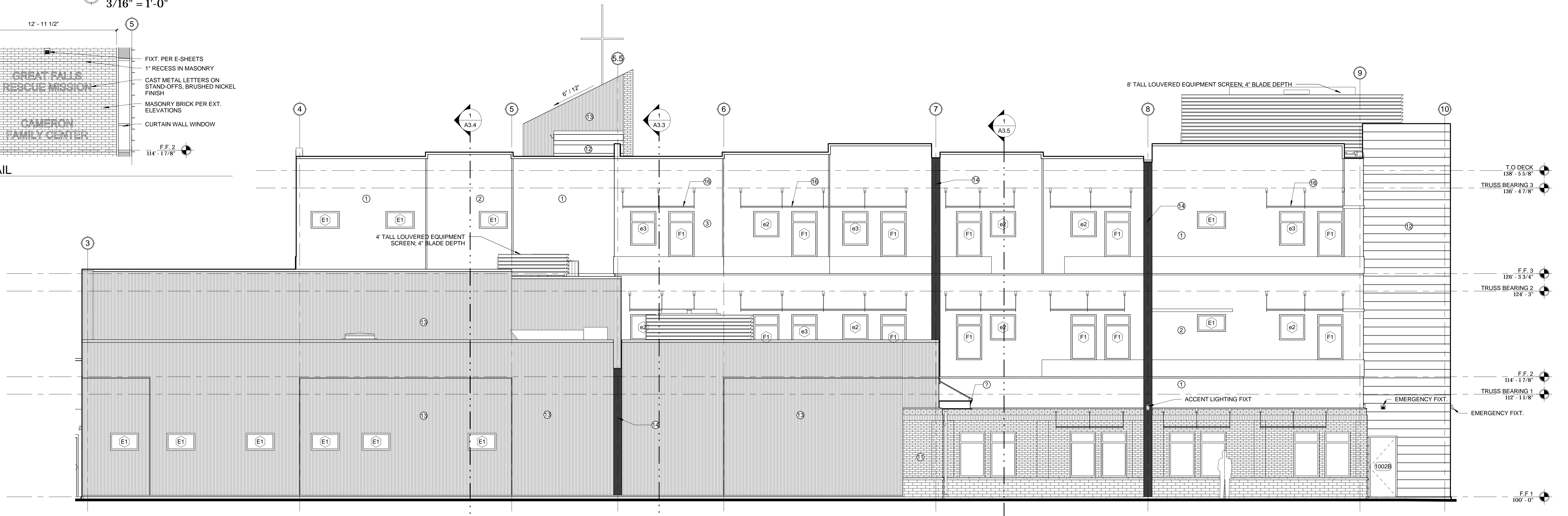
EXHIBIT E - PLAN SET (SITE PLAN, LANDSCAPE PLAN,
ELEVATIONS)



1 North Elevation
3/16" = 1'-0"



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



2 South Elevation
3/16" = 1'-0"

Exterior Elevation Material Schedule				
Mark	Description	Model	Manufacturer	Comments
1	EIFS COLOR 1 AS SPEC'D	StoTherm Classic NEXT	Sto Corporation	STANDARD DRAINAGE TYPE SYSTEM
2	EIFS COLOR 2 AS SPEC'D	StoTherm Classic NEXT	Sto Corporation	STANDARD DRAINAGE TYPE SYSTEM
3	EIFS COLOR 3 AS SPEC'D	StoTherm Classic NEXT	Sto Corporation	STANDARD DRAINAGE TYPE SYSTEM
4	EIFS COLOR 4 AS SPEC'D	StoTherm Classic NEXT	Sto Corporation	STANDARD DRAINAGE TYPE SYSTEM
5	METAL ACCENT BAND	22ga SHEET METAL OVER WOOD SUPPORTS	???	PREFINISHED KYNAR OR SIM
6	FABRICATED STEEL ENTRY CANOPIES	C-CHANNEL CANOPIES WITH SHEET METAL ROOFING AND SOFFIT PANELS	???	PAINT CANOPIES, ALL SHEET METAL TO BE PREFINISHED
8	BRICK VENEER RUNNING BOND COLOR 1 AS SPEC'D	STANDARD MODULE; RUNNING BOND	BELDEN BRICK COMPANY	FACE BRICK IN A CAVITY WALL SYSTEM
9	JUMBO BRICK RUNNING BOND COLOR 2 AS SPEC'D	JUMBO MODULAR	BELDEN BRICK COMPANY	
10	BRICK VENEER ENGAGED COLUMNS COLOR 3 AS SPEC'D	STANDARD MODULE; RUNNING BOND	BELDEN BRICK COMPANY	
11	BRICK VENEER RUNNING BOND COLOR 2 AS SPEC'D	STANDARD MODULE; RUNNING BOND	BELDEN BRICK COMPANY	
12	HORIZONTAL SMOOTH FACE METAL PANEL	TL17-D	METAL SALES	KYNAR FINISH OR SIMILAR
13	4" DIRECT FASTEN METAL PANEL	PLATTE RIVER PROFILE 3" COVERAGE	BRIDGER STEEL	KYNAR FINISH OR SIMILAR
14	VERTICAL METAL PANEL, SMOOTH FACE	???	???	
16	ALUMINUM SUNSHADES	102-90	AMETCO	OUTRIGGERS SUPPORTED BY SUSPENDED TENSION ROD SYSTEM
18	CAST IRON DOWNSPOUT PIPE, TERMINATE PER DTLS.	3" DIA STANDARD THICKNESS	CHARLOTTE PIPE AND FOUNDRY COMPANY OR SIM	

PRELIMINARY
NOT FOR CONSTRUCTION

A BEACON OF HOPE SINCE 1963

GREAT FALLS RESCUE MISSION
NEW FAMILY CENTER
417 2nd AVE SOUTH
GREAT FALLS, MT 59401
EXTERIOR ELEVATIONS

Revision Schedule		
No.	Revision	Date

Summary		Date
1	SCHEMATIC DESIGN SUBMITTAL	7.15.13
2	DESIGN DEVELOPMENT SUBMITTAL	8.28.13
3	30% CD SUBMITTAL	8.28.13

THE DRAWING IS THE PROPERTY OF THE ARCHITECT. IT HAS BEEN PREPARED SPECIFICALLY FOR THE SITE AND NOT TO BE USED FOR ANY OTHER PROJECT, LOCATION, OR OWNER WITHOUT WRITTEN CONSENT OF THE ARCHITECT.

DESIGNED BY: MDG
CHECKED BY: TMP
DATE: 6.28.2013

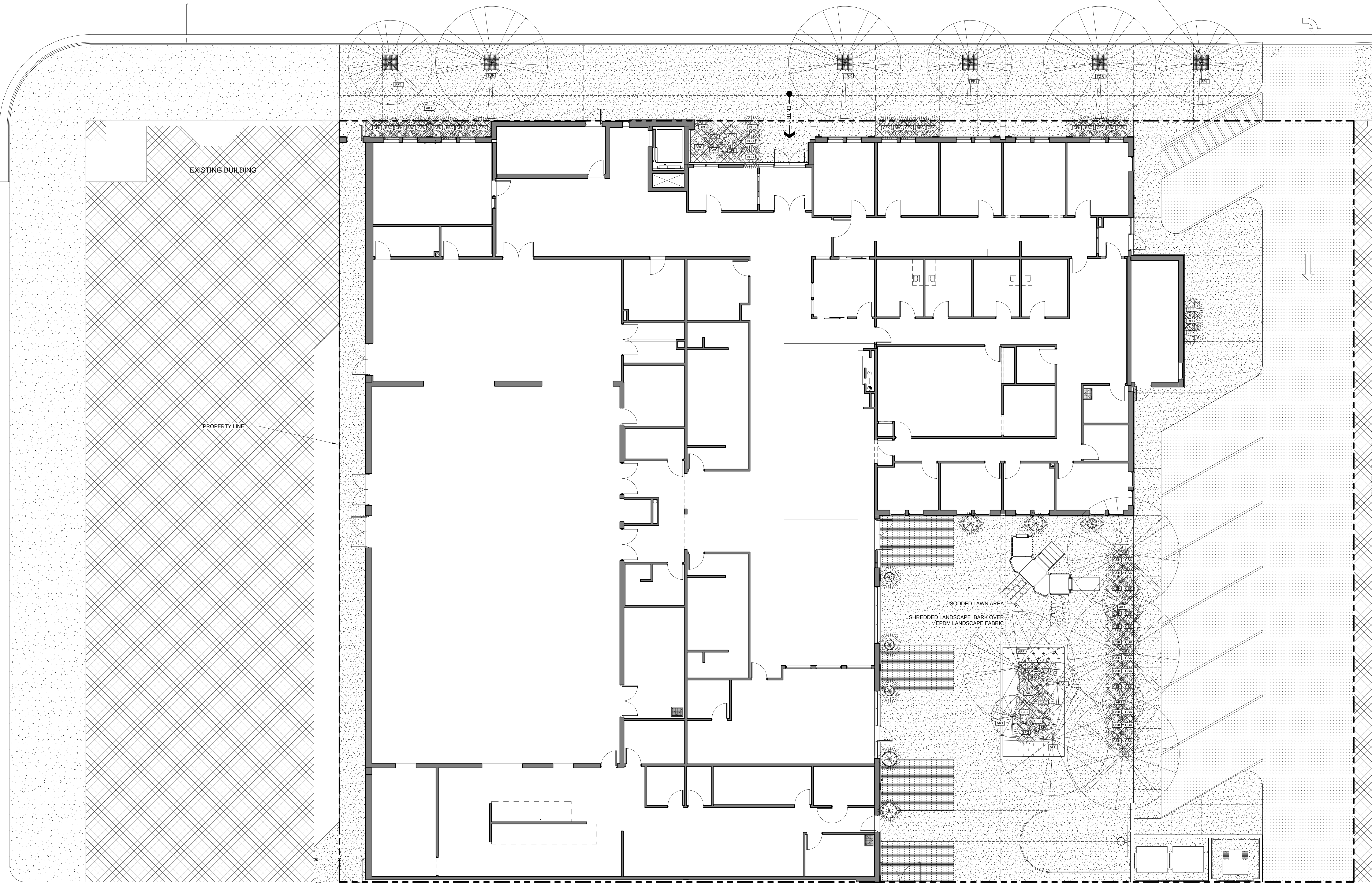
PROJECT NUMBER: 11-071
SHEET NUMBER: A6.1

2nd AVENUE SOUTH

TREE GRATE PER STD. CITY DTL

4th STREET SOUTH

EXISTING BUILDING
(BIG HORN OUTDOOR
SPECIALISTS)



ALLEY

1 Landscape Plan
1/8" = 1'-0"

	4" SHREDED LANDSCAPE BARK OVER SOLID EPDM LANDSCAPE FABRIC
	CONCRETE SURFACE; SEE SPECIFIC DTLS FOR JOINT CONDITIONS, THICKNESS AND REINFORCING REQUIREMENTS
	SODDED AREAS; PLACE SOD IN ROLLS; VARIETY SUITED FOR REGION AND CLIMATE

Landscaping Legend

Planting Schedule					
Type Mark	Count	Planting Type	Description	Botanical Name	Comments
BBC	14	DECIDUOUS SHRUB	BURGUNDY CAROUSEL BARBERRY	Berberis thunbergii 'Bailtwo'	5 GALLON
CAC	5	DECIDUOUS SHRUB	ALLEMAN'S COMPACT DOGWOOD	Cornus sericea 'Alleman's Compact'	7 GALLON
CSK	24	DECIDUOUS SHRUB	KELSEY DWARF DOGWOOD	Cornus sericea 'Kelsey'	5 GALLON
SFG	6	DECIDUOUS SHRUB	GOLDFLAME SPIREA	Spiraea x bumalda 'Goldflame'	7 GALLON
AFF	2	DECIDUOUS TREE	FALL FIESTA SUGAR MAPLE	Acer saccharum 'Baista'	2" B & B
AK1	5	DECIDUOUS TREE	KOREAN MAPLE	Acer pseudosieboldianum	7 GALLON; PLANT IN MULTI-STEM CONFIGURATION
FP1	3	DECIDUOUS TREE	PATMORE GREEN ASH	Fraxinus Pennsylvanica 'Patmore'	2" B & B
TGR	6	DECIDUOUS TREE	GREENSPIRE LITTLE LEAF LINDEN	Tilia cordata 'Greenspire'	2" B & B
CFK	16	PERENNIAL GRASS	FEATHER REED GRASS	Calamagrostis x acutiflora 'Karl Foerster'	5 GALLON

General Landscaping Notes

- SEE CIVIL DRAWINGS FOR SITE GRADING INFORMATION
- FINE GRADE SUCH THAT LAWN MATCHES SURROUNDING CURB AND SIDEWALK ELEVATIONS. SLOPE ALL LANDSCAPE AREAS TO POSTIVELY DRAIN AWAY FROM BUILDING
- PROVIDE 30" WIDE MULCH BED AROUND ALL TREES LOCATED IN LAWN AREAS. MULCH TO BE CLEAN WOOD CHIPS.
- CONTRACTOR TO LOCATE ALL UTILITIES IN THE AFFECTED AREAS PRIOR TO INSTALL
- MAINTAIN 24" CLEARANCE FROM HARDSCAPE TO CENTER OF PLANT ROOTBALL
- ALL TREES AND SHRUBS SHALL BE NURSERY GROWN AND CONTAINERIZED. SOD TO BE LOCALLY GROWN AND OF A GRASS BLEND TO THRIVE AT THE PROJECT LOCATION
- CONTRACTOR SHALL REPAIR AND/OR REGRADE DAMAGE RESULTING FROM INSTALLATION OF IRRIGATION SYSTEM
- THE CONTRACTOR SHALL PROVIDE ALL MATERIALS AND LABOR NECESSARY FOR A FULLY OPERATIONAL, AUTOMATIC UNDERGROUND IRRIGATION SYSTEM
- THE IRRIGATION DESIGN SHALL BE BY THE SYSTEM SUPPLIER. THE DESIGN SHALL PROVIDED ADEQUATE ZONING AND 100% COVERAGE FOR THE PLANTINGS ILLUSTRATED IN THE LANDSCAPE PLAN. IRRIGATION COVERAGE SHALL NOT CROSS SIDEWALKS, DRIVES, CONCRETE PADS NOR SHALL COVERAGE WASH ANY PART OF THE BUILDING
- IRRIGATION LINES CROSSING SIDEWALKS, DRIVES, ETC. SHALL BE SLEEVED IN 4" DIAMETER PVC PIPE.
- SEE SPEC FOR ADDITIONAL INFORMATION

General Planting Notes

- TREES AND SHRUBS SHALL BE PLANTED AT SAME GRADE AS GROWN IN THE NURSERY
- FOLD OR CUT LANDSCAPE FABRIC TO CONFORM TO PLANT SITES; OVERLAP SEAM A MIN OF 12"
- SUPPORT STAKES SHALL BE PLACED PARALLEL TO THE STREET. STAKE ALL TREES ON PROJECT
- SPACING OF TREES AND SHRUBS SHALL BE AS INDICATED ON LANDSCAPE PLAN
- REMOVE COMPLETE ALL BURLAP AND/OR WIRE FROM TREE ROOT BALL PRIOR TO PLANTING
- DURING BACKFILL OF PLANTING, STRETCH OUT ROOTS IN A RADIAL FASHION FROM TRUNK IN ORDER TO ENCOURAGE GROWTH IN POOR SOIL CONDITIONS

LANDSCAPE AREA SCHEDULE	
Description	Area
LANDSCAPE BARK AREAS	550 SF
LAWN AREAS	166 SF
	716 SF

LHW
L'Heureux
Page Werner
ARCHITECTURE ENGINEERING
15 7th Street South
Great Falls, Montana 59401
Phone (406) 771-0770

PRELIMINARY
NOT FOR CONSTRUCTION

A BEACON OF
HOPE SINCE
1963

GREAT FALLS RESCUE MISON
NEW FAMILY CENTER
417 2nd AVE SOUTH
GREAT FALLS, MT 59401
LANDSCAPE PLAN

Revision Schedule		
No.	Revision	Date

Submittals		
No.	Description	Date
1	SCHEMATIC DESIGN SUBMITTAL	7/15/15
2	DESIGN DEVELOPMENT SUBMITTAL	8/20/15
3	30% CD SUBMITTAL	8/20/15
4	100% CD SUBMITTAL	10/05/15

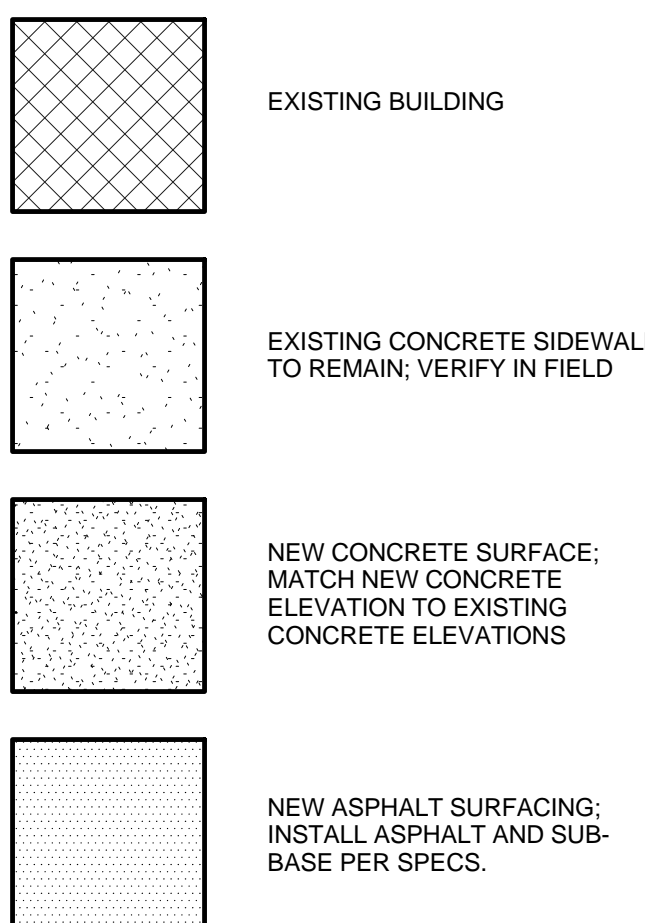
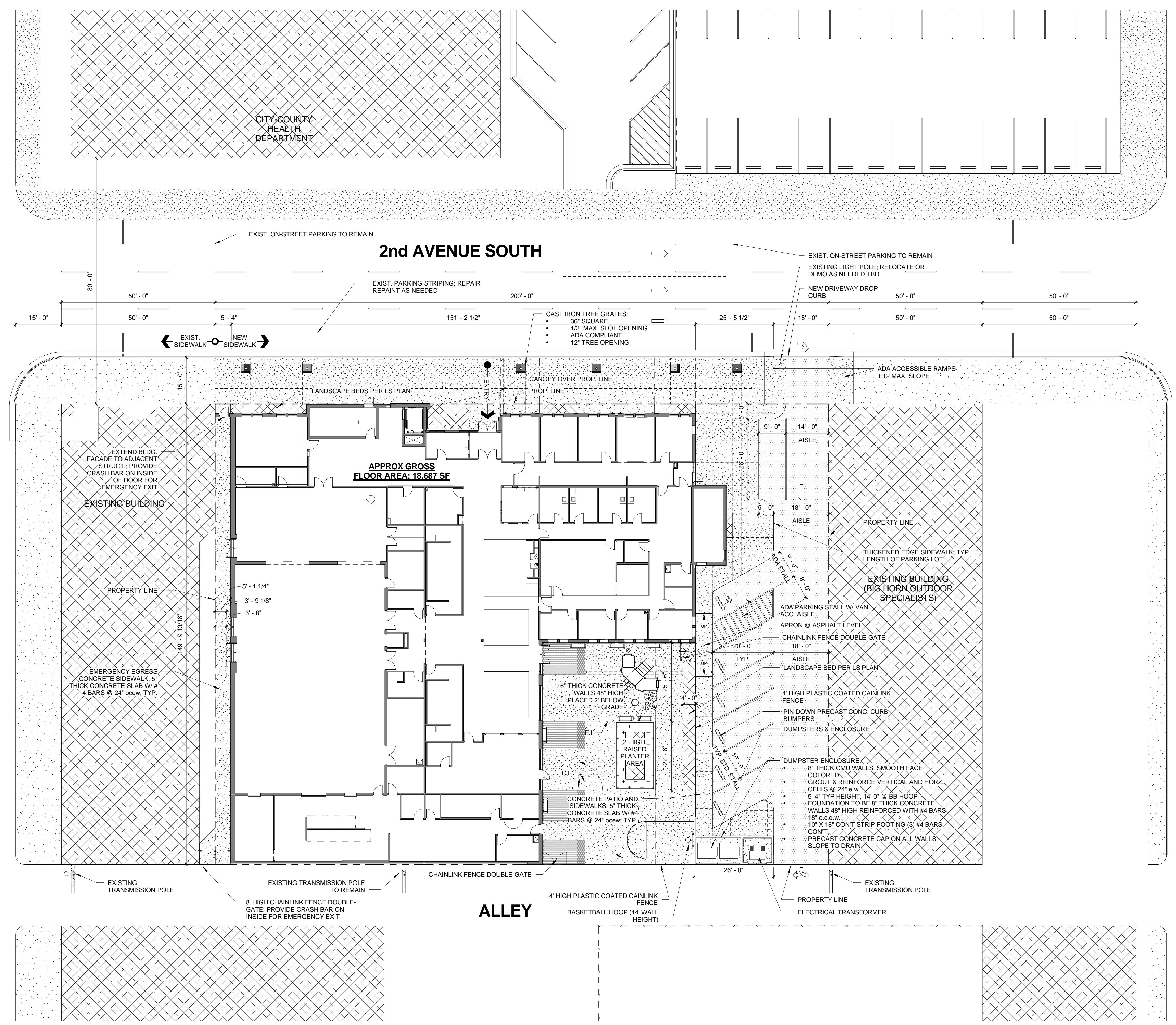
DESIGNED BY:	MDG
CHECKED BY:	TMP
DATE:	01.28.15
PROJECT NUMBER:	11-071
SHEET NUMBER:	LS1.0



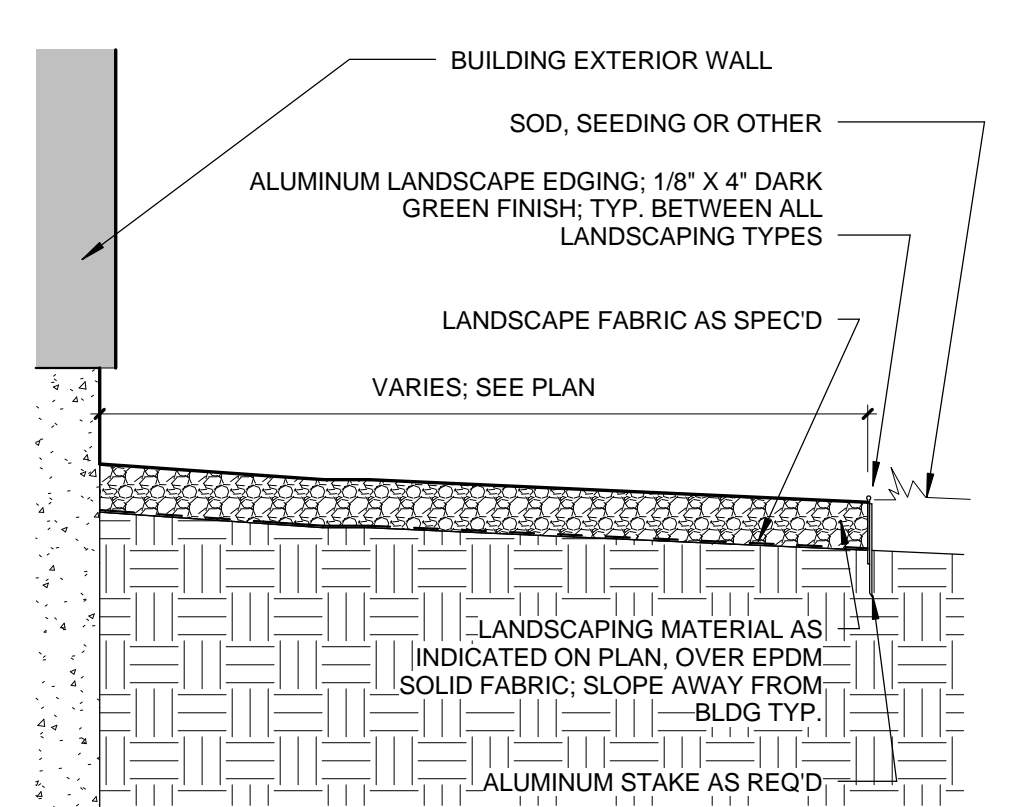
100%
 FOR
 CONSTRUCTION

A BEACON OF
 HOPE SINCE
 1963

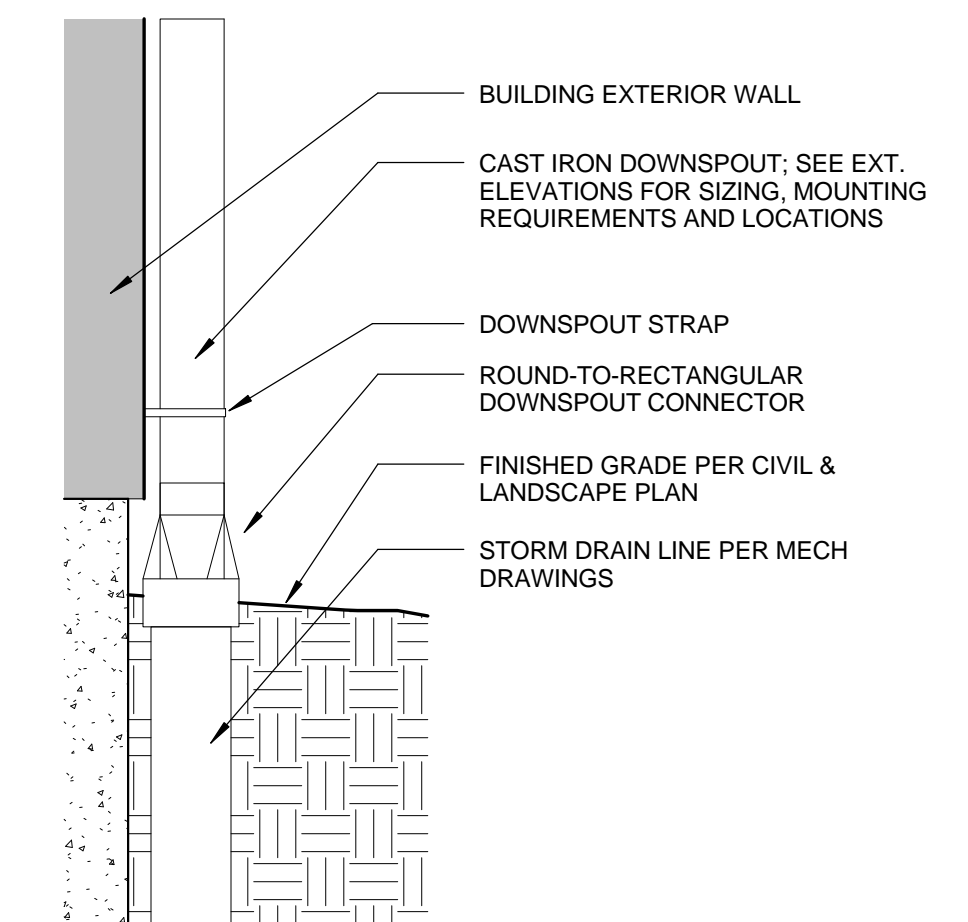
GREAT FALLS RESCUE MISON
 NEW FAMILY CENTER
 417 2nd AVE SOUTH
 GREAT FALLS, MT 59401
 ARCHITECTURAL SITE PLAN



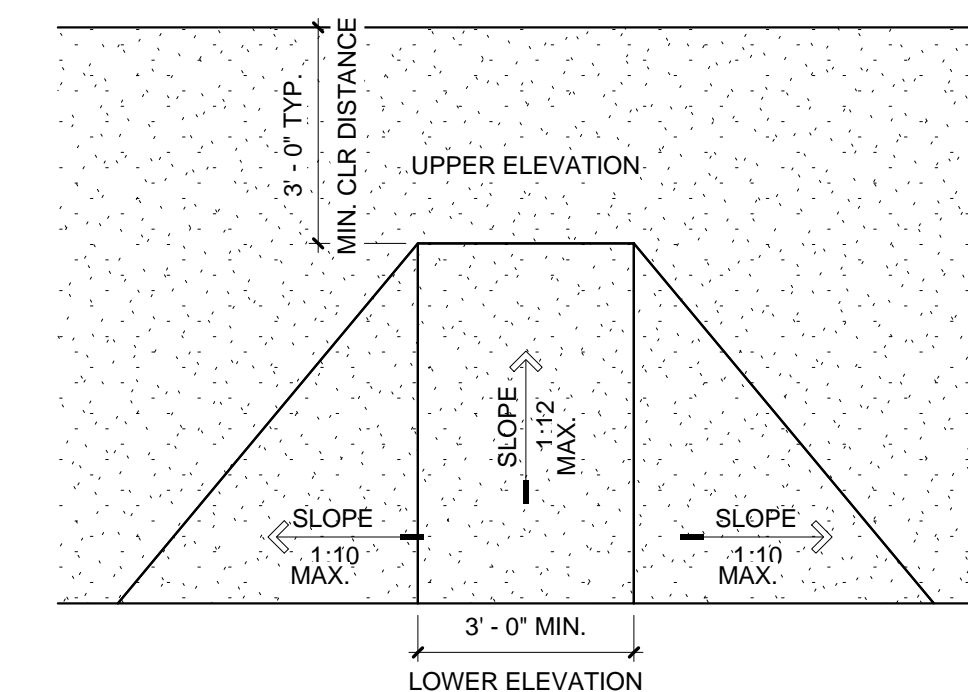
1 Architectural Site Plan
 1/16" = 1'-0"



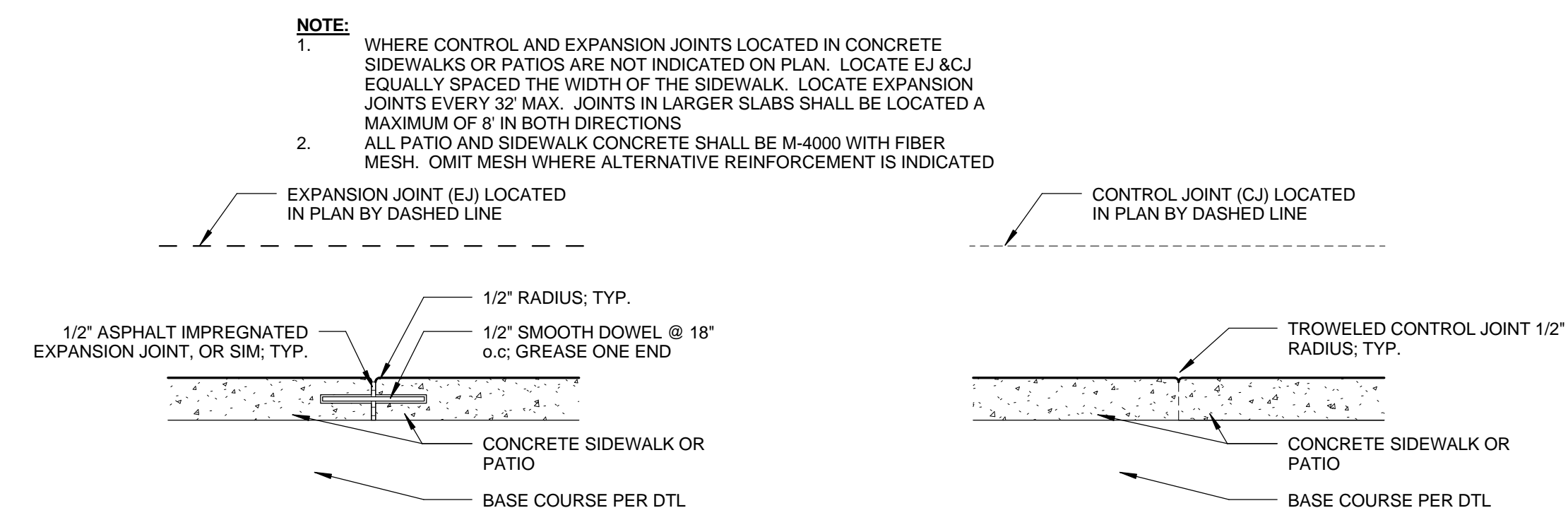
EDGING DTL.
 1" = 1'-0"



TYP. DOWNSPOUT TERMINATION DTL.
 1" = 1'-0"



TYP. CURB RAMP DTL.
 3/8" = 1'-0"



TYP. EXPANSION & CONTROL JOINT DTLS.
 3/4" = 1'-0"

Revision Schedule	
No.	Description

Submittals	
No.	Date
1. SCHEMATIC DESIGN SUBMITTAL	2.15.15
2. DESIGN DEVELOPMENT SUBMITTAL	4.28.15
3. 30% CD SUBMITTAL	6.28.15
4. 100% CD FOR CONSTRUCTION	8.15.15

DESIGNED BY:	MDG
CHECKED BY:	TMP
DATE:	03.09.2015
PROJECT NUMBER:	11-071
SHEET NUMBER:	SP1.1