

DESIGN REVIEW BOARD

September 28, 2015

Case Number

DRB2015-26

Applicant

Mike Winger

URM Stores, Inc.

Representative

Joseph Murphy, P.E.

Big Sky Civil & Engineering

Property Owner

Mike Zadick

Property Location

3160 10th Avenue South

Recommendation

Deny the submitted design

Project Planner

Gregory Gordos

URM GREAT FALLS

3160 10TH AVENUE SOUTH



Project Description

The applicant is proposing renovation and expansion of an existing commercial structure to accommodate a new 53,722 square foot grocery tenant. The applicant would extend the building footprint by approximately 15,000 square feet. The parking lot would also be expanded by approximately 26,000 square feet to the west of the building on a currently vacant parcel. This side parcel is under the same ownership and will be leased to the developer contingent on Board approval.

Background

- Legal Description: Government Lot 1, Z&Z and 1st Supplement, Section 17, T20N, R04 E, P.M.MT., City of Great Falls, Cascade County, Montana
- Property Area: ±175,728 square feet
- Property Zoning: C-2 General Commercial
- Existing Land Use: General sales

Project Overview

The owners of the former Van's IGA property, located on the southwest corner of 10th Avenue South and 32nd Street, have entered into a lease agreement with the owners of the Super 1 Foods grocery chain to expand the existing structure and improve the building exterior, interior parking lot and landscaping throughout the property. The development is being facilitated by URM Stores, Inc., and represented in the Design Review Board process by Big Sky Civil and Environmental (the applicant).

Façade Improvements

The applicant is proposing expansion of the existing grocery store, formerly Van's IGA, by 80 linear feet to the west and 16 linear feet to the north. The proposed building would add a second loading bay to the far west for grocery freight and completely reface the existing building with colors consistent with the Super 1 Foods brand. Classic green metal would accent the awnings and entrance canopy, and exterior walls would be painted in brown and khaki paint. Stone panels would be clad to pillars at the front entrance, while the maximum building height would be increased from 32 feet to 42 feet, including the canopy.

Parking Lot Improvements

The applicant is proposing improvements to the existing parking lot, which include:

- Addition of 203 parking spaces, up from the 160 provided by the former Van's IGA. This includes the primary northern lot in front of the store as well as an additional lot west of the building.
- Addition of a new pylon message center sign, as shown in Exhibit L.
- Restriping of the existing parking stalls from 45 degree angled parking to 90 degree parking stalls. A Design Waiver requesting the use of 9 feet by 18 feet stalls rather than the city standard 10 feet by 19 feet stalls was approved by the Director of Planning and Community Development.
- Termination of each row of parking spaces by a landscape island.
- Replacement of the existing parking lot light fixtures with LED lamps. The applicant has provided an outdoor lighting plan, in compliance with Title 17-Land Development Code, Chapter 40.

Landscaping Improvements

The applicant is proposing updated perimeter, island, and foundational landscaping within the total property area. Perimeter landscaping would add boulevard canopy trees along 10th Avenue South, 32nd Street South and, most significantly, 11th Avenue South. The latter trees and shrubs would screen the building from residential land uses across the street, where none currently exists. Perimeter landscaping would also be installed within a concrete curb along the western property line to buffer the grocery store parking lot from the adjacent Flamingo Bar parking lot. The proposed trees, shrubs, and foundation plantings meet numerical requirements per Title 17-Land Development Code, Chapter 44, but are tightly concentrated on the south end of the site. The proposal does not meet square footage requirements for landscaping (see next page regarding Compliance with Title 17). Species include ornamental trees such as Toba Hawthorn, Mreerlot Birdcherry (*Prunus Padus*) and Flame Amur Maple.

In addition, the Montana Department of Transportation has plans to reconfigure 32nd Street South in the near future, which would affect several boulevard trees indicated on the Landscape Plan. Sod is recommended to replace those trees and shrubs.

Expansion: Exhibit 28-1 Standards and Guidelines for specified projects and buildings

The proposed project is not consistent with all guidelines and standards of Exhibit 28-1. The proposed building expansion, renovation, and lot improvements would constitute a substantial upgrade to current conditions and serve as a positive asset to the high traffic 10th Avenue South commercial corridor. Parking areas would be improved through landscaping. However, these improvements do not comply with *Exhibit 28-1 , 28. Landscaping. Landscaping shall be consistent with chapter 44 of this Title and as recommended by the Design Review board.*

Contrary to the majority of items found within Exhibit 28-1, 28, *Landscaping* is a standard (“shall”) rather than a guideline (“should”).

Compliance with Title 17

The property does not comply with all requirements of Title 17, Land Development Code, specifically the landscape requirements for the property area. Pursuant to Land Development Code section 17.44.3.030, the applicant is deficient by over 5,000 square feet of the required 15% gross lot coverage for landscaping of a commercial building. No hardship has been proven by the applicant to indicate that the current Land Development Code cannot be met on this site. Site design decisions such as the addition of 23 parking spaces above the minimum requirement and the provision of parking aisles several feet larger than required minimums reflect the preference of the applicant but, as existing currently, prohibit compliance with 17.44.3.030 unless modified to allow additional landscaping square footage.

These design features in excess of minimum requirements, if removed, would comply with Title 17 and thus allow for this project to be recommended to the Board.

Pursuant to Land Development Code section 17.44.2.010 B. Tree Selection, trees planted within the boulevard shall be selected from the list contained in Appendix B of the Official Code of the City of Great Falls. The Planting Plan indicates that a tree species not found within Appendix B, *Pyris Ussuriensis* ‘Bailfrost’ or common name Mountain Frost Pear, would be planted within the boulevard of 11th Avenue South. As a condition of approval, these eight trees shall be replaced by approved boulevard species in the Landscape Plan prior to issuance of a building permit.

Conformance with Title 15

The applicant’s representative will develop plans and specifications in conformance with the relevant requirements of Title 15-Building and Construction.

Recommendation

Staff supports this application but recommends the Design Review Board deny the submitted design. Landscaping shall be consistent with chapter 44 of Title 17—Land Development Code.

Staff cannot as a Basis of Decision recommend approval of an application that does not comply with the Official Code of the City of Great Falls.

Suggested Motion

1. Board Member moves:

I move that the Design Review Board (approve/approve with conditions/deny) the Design Review Board Application for the URM Great Falls grocery store, as shown in the conceptual development plans contained within this report and provided by the applicant’s representative. If denied, the applicant may resubmit a site plan/Planting Plan in full compliance with Land Development Code section 17.44.3.030 and schedule the next available Design Review Board meeting or appeal the decision. If approved, the application is subject to the following Conditions of Approval:

- A. The proposed project shall be developed consistent with the conditions in this staff report, 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 concept development plan 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. The applicant shall submit plans and specifications to Planning and Community Development Department in conformance with the relevant requirements of Title 15 - Building and Construction, of the Official Code of the City of Great Falls.
- D. All boulevard trees reflected in the Landscaping Plan shall be approved tree species specified in Appendix B of the Official Code of the City of Great Falls

2. Chairman calls for a second, discussion, inquiries from the public, and calls the vote.

CC: Dave Dobbs, City Engineering
 Patty Cadwell, Neighborhood Council Coordinator
 Joseph Murphy, P.E., Big Sky Civil & Engineering jmurphy@bigskyce.com
 Mike Winger, URM Stores, Inc. mwinger@urmstores.com

EXHIBIT A - APPLICATION

CITY OF GREAT FALLS
 PLANNING & COMMUNITY DEVELOPMENT DEPT.
 P.O. BOX 5021, GREAT FALLS, MT, 59403-5021
 406.455.8430 • WWW.GREATFALLSMT.NET

Submittal Date: _____
 Application Number _____

DESIGN REVIEW BOARD APPLICATION

URM Great Falls / Grocery Store

Name of Project / Proposed Use:

URM Stores, Inc.

Owner Name:

P.O. Box 3365, Spokane, WA 99220-3365

Mailing Address:

509-467-2620

bpavao@urmstores.com / mwinger@urmstores.com

Phone:

Email:

Big Sky Civil & Environmental, Inc. - Joseph Murphy, P.E.

Representative Name:

PO Box 3652, Great Falls, MT 59403

Mailing Address:

406-727-2185

jmurphy@bigskyce.com

Phone:

Email:

PROJECT LOCATION:

3160 10th Ave South, Great Falls, MT 59405

Site Address:

175,720

52,970

Sq. Ft. of Property:

Sq. Ft. of Structure:

LEGAL DESCRIPTION

Mark/Lot:	Section:	Township/Block	Range/Addition
Lot 1 (Z&Z & 1st Supplement)	17	T20N / Block 001	R04E / Z&Z Tract & 1st Supplement

I (We), the undersigned, attest that the above information is true and correct to the best of my (our) knowledge. Further, I (We) owner of said property authorize the above listed representative to act as my agent in this application.

Property Owner's Signature:

Date:



SEPT. 14, 2015

Representative's Signature:

Date:

EXHIBIT B - APPLICANT NARRATIVE



September 11, 2015

Mr. Gregory Gordos
City of Great Falls
P.O. Box 50212
Great Falls, Montana 59403

Regarding: Super 1 Foods (Design Review Board application)

Dear Gregory,

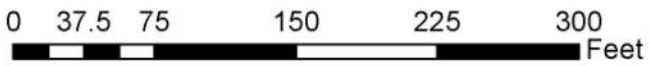
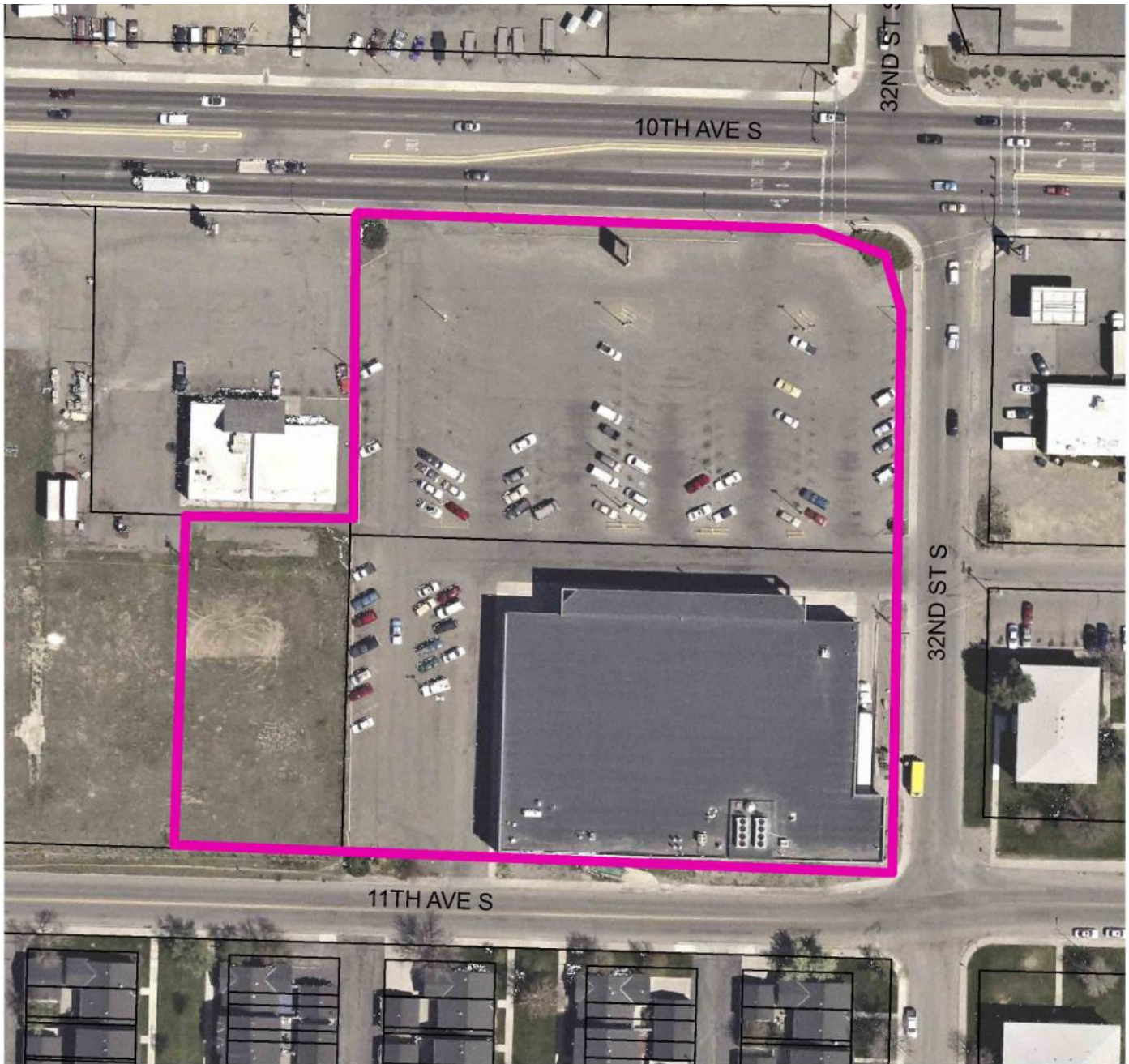
We are pleased to submit the Super 1 Foods application for the Design Review Board evaluation. The McIntire family, owners' of the Super 1 Foods organization have entered into a lease agreement with the Zadick family who own the real estate at the Van's IGA location on the southwest corner of 10th Avenue South and 32nd Street. Once Van's IGA ceases operation and removes their fixtures and equipment, the McIntires plan to expand the facility by approximately 15,000 square feet. Along with increasing the size of the store, a major upgrade of the existing building and overall site conditions will be completed. Some of the proposed improvements include:

- Updated perimeter, island, and foundational landscaping
- New LED parking lot lighting
- New pylon message center sign
- Overlay of parking lot and restriping
- New store front and renovation of entire building

The existing building is a concrete precast panel structure with side walls that are approximately 25' in height. The current store front is nearly 32' in elevation. The expansion will involve adding 80' to the west and roughly 16' to the north of the existing building. A new store front will be constructed using CMU block, glass, metal, stone veneer and EFIS. Similar to the new store the McIntires recently opened in Helena, the peak of the new store front is planned to be 42'.

We intend to have the plans and specifications out to bid late this year with a target to start construction in early 2016.

EXHIBIT C - AERIAL MAP (GIS)



-  Subject Property
-  City Limits
-  Parcels

EXHIBIT D - SITE PHOTOS



LOOKING SOUTHEAST TOWARDS
CURRENT BUILDING AND FASCADA



REAR VIEW OF SITE FOLLOWING
11TH AVENUE SOUTH

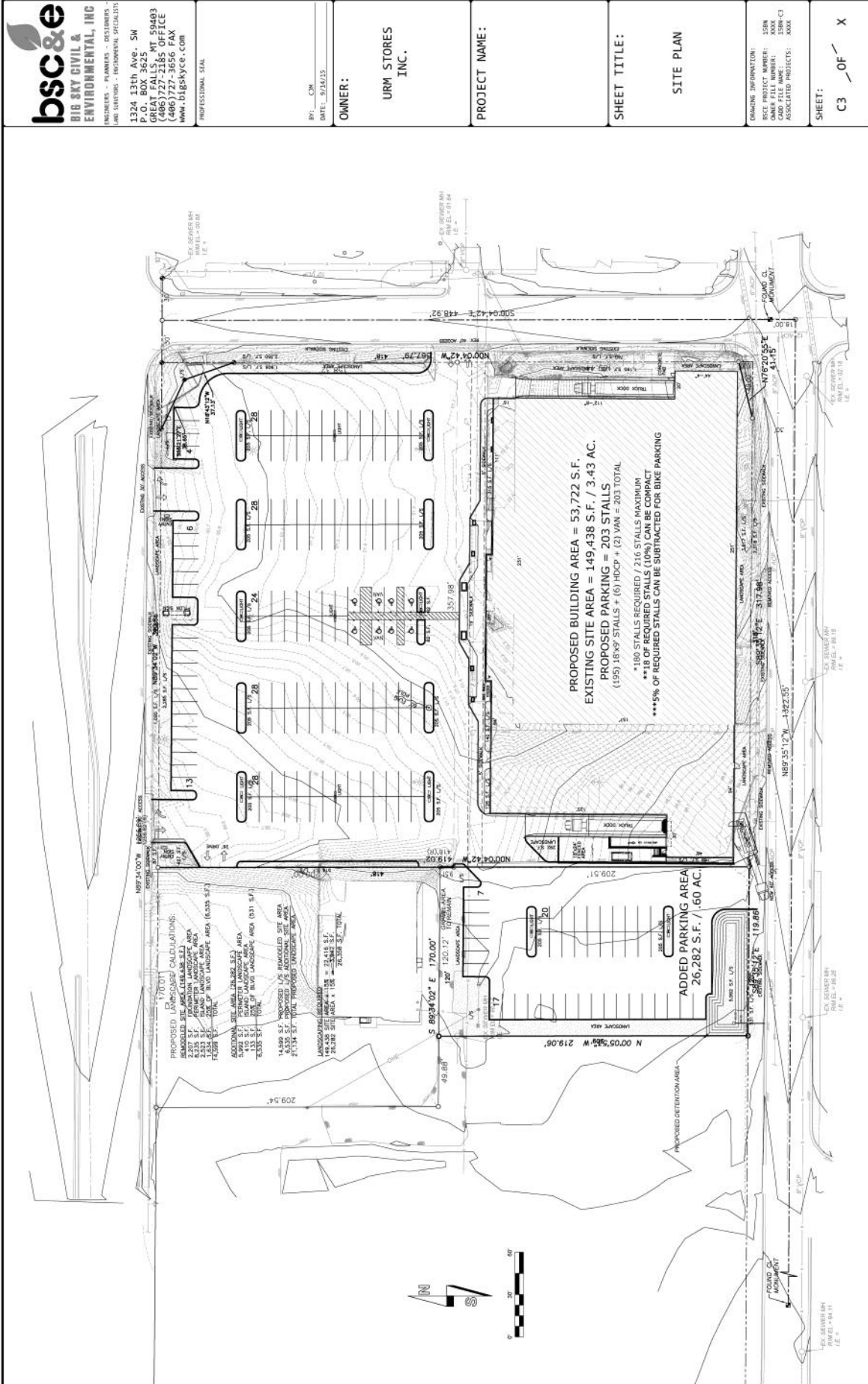


SIDE VIEW ALONG WESTERN
PROPERTY LINE, ADJACENT TO
FLAMINGO BAR BUILDING AND LOT



NORTH VIEW OF INTERSECTION OF
10TH AVENUE SOUTH, 32ND STREET

EXHIBIT E—SITE / GRADING PLAN



bsc&e
BIG SKY CIVIL & ENVIRONMENTAL, INC.
 ENGINEERS - DESIGNERS
 AND SURVEYORS - PROFESSIONAL CONTRACTORS
 1324 13th Ave. SW
 P.O. BOX 3625
 BUTTE MT 59403
 (406) 727-2185 OFFICE
 (406) 727-3656 FAX
 WWW.BIGSKYCE.COM

PROFESSIONAL SEAL

BY: CEM
 DATE: 07/23/23

OWNER:
URM STORES INC.

PROJECT NAME:

SHEET TITLE:
SITE PLAN

DRAWING INFORMATION:
 DRAWN BY: 1000
 CHECKED BY: 1000
 DATE FILE NUMBER: 1000
 ASSOCIATED PROJECTS: 1000

SHEET:
C3 OF **X**

EXHIBIT E—PARKING PLAN(DRAFT)



ARCHITECTS - PLANNERS - ENGINEERS -
LAND SURVEYORS - ENVIRONMENTAL SPECIALISTS

1324 13th Ave. SW
PO BOX 832
GREAT FALLS, MT 59403
(406)727-2185 OFFICE
(406)727-3656 FAX
WWW.BSGKYCC.COM

PROFESSIONAL SEAL

FILE: C09
DATE: 8/2/12

OWNER:

PROJECT NAME:

SHEET TITLE:

SITE IMPROVEMENTS

DRAWING INFORMATION:
DATE: 8/2/12
DRAWN BY: JRM
CHECKED BY: JRM
DATE: 8/2/12

SHEET:
C3 OF X

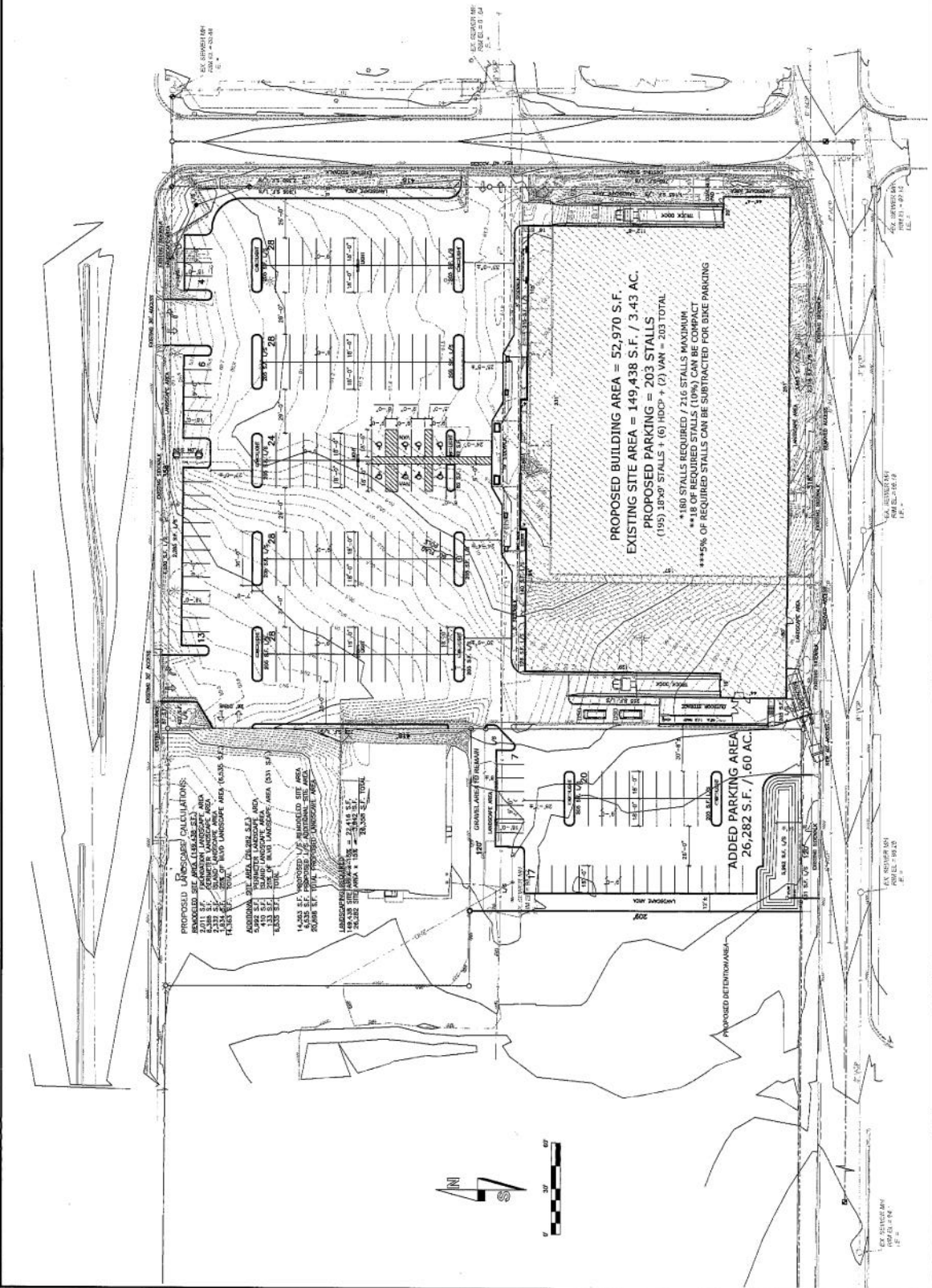
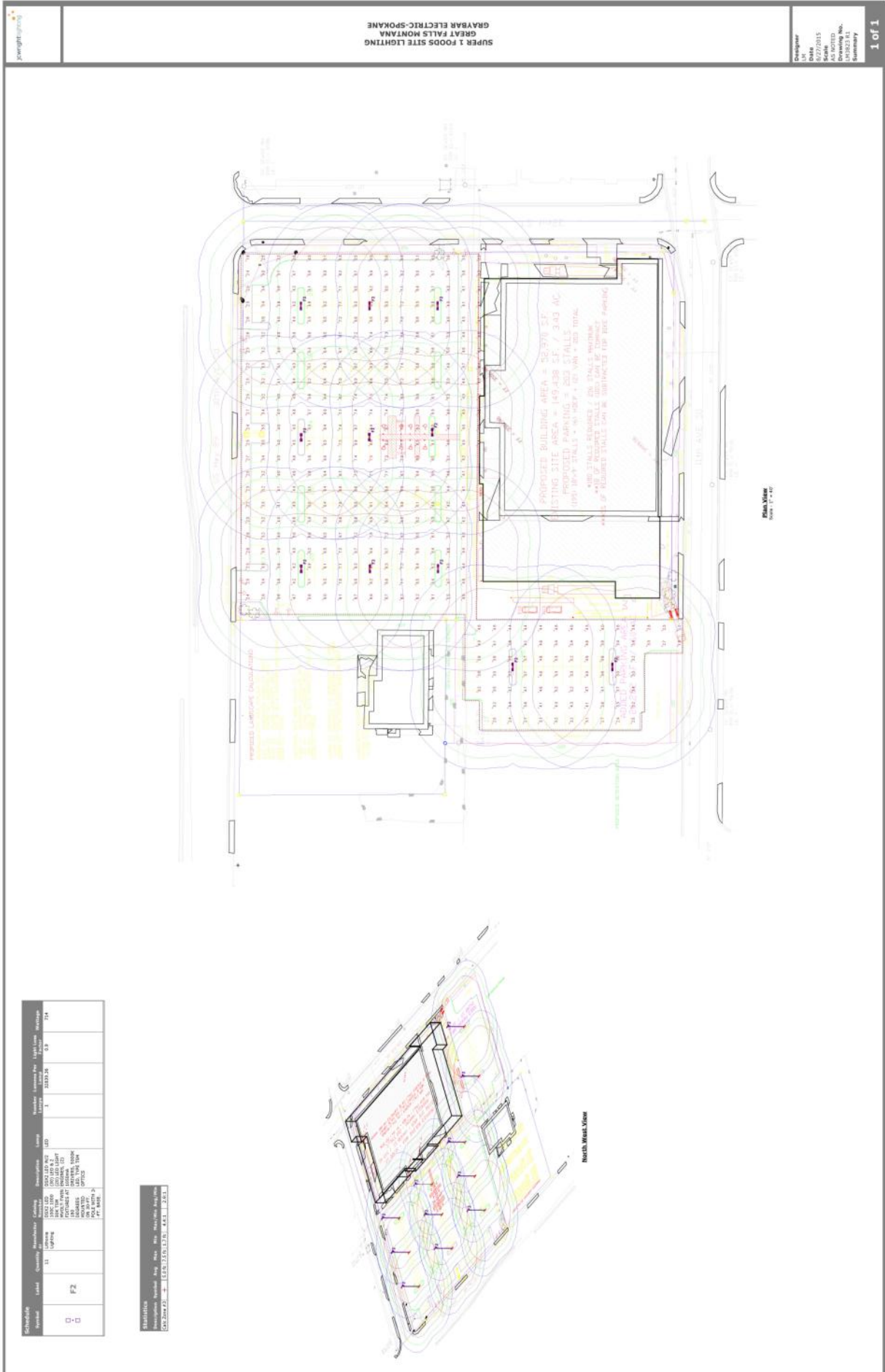


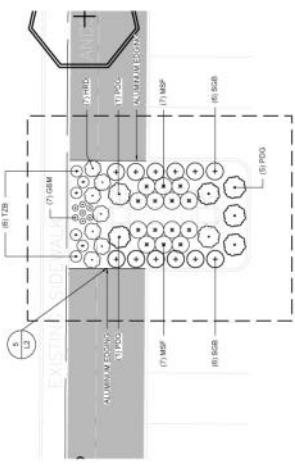
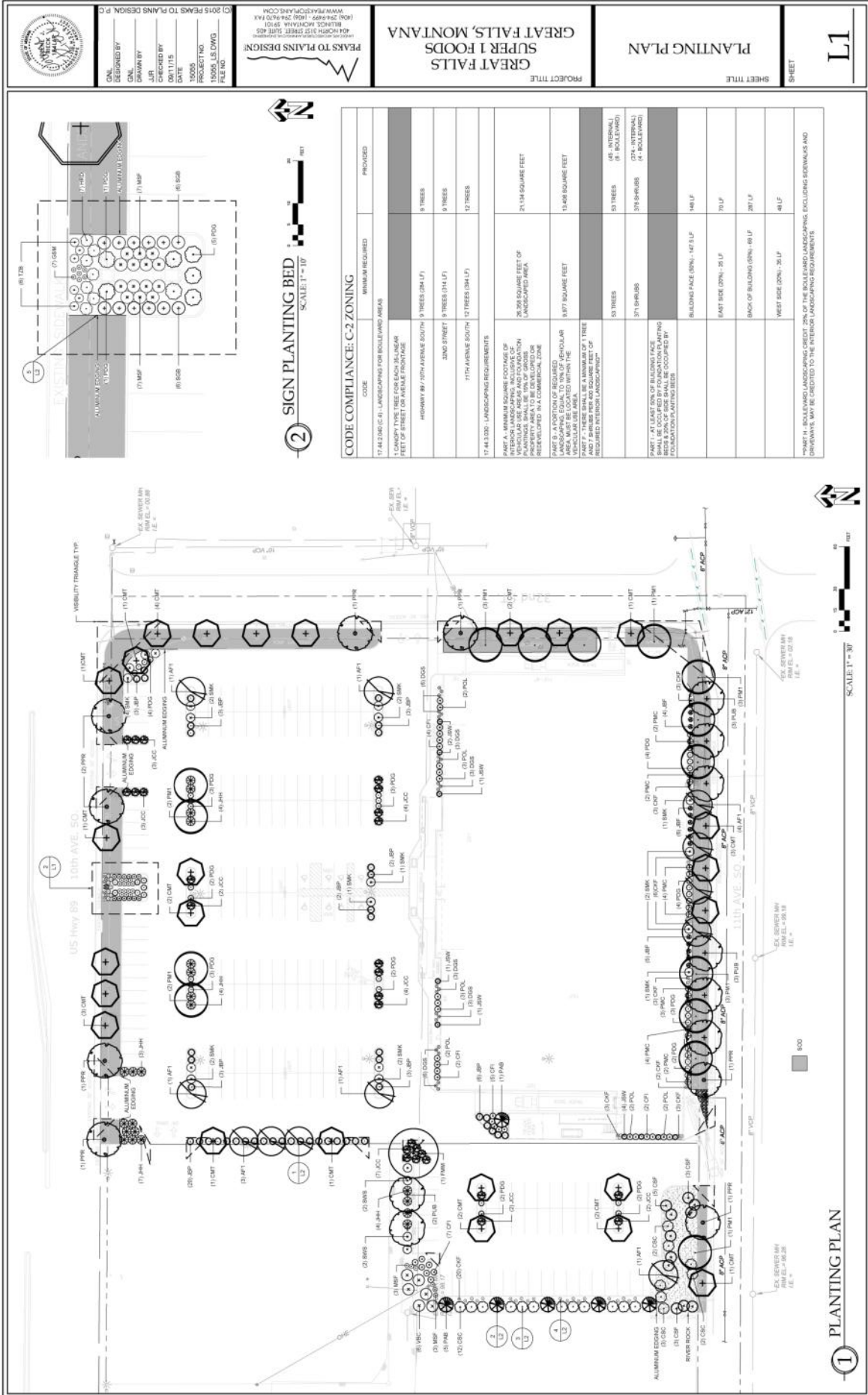
EXHIBIT F—SITE PLAN - LIGHTING



GRAYBAR ELECTRIC SPOKANE

1 of 1

EXHIBIT G—PLANTING PLAN



2 SIGN PLANTING BED
SCALE: 1" = 10'

CODE COMPLIANCE: C-2 ZONING

CODE	MINIMUM REQUIRED	PROVIDED
17.44.030(1) - LANDSCAPING FOR BOULEVARD AREAS	1 CONCEPT TREE FOR EACH 30' LINEAR FEET (1" TREE) OR AN EQUIVALENT PLANTING	9 TREES
17.44.030(2) - LANDSCAPING REQUIREMENTS	3RD STREET - 9 TREES (3H, 1L) 7TH AVENUE SOUTH - 12 TREES (5H, 1L) 11TH AVENUE SOUTH - 9 TREES (3H, 1L)	9 TREES 9 TREES 12 TREES
PART A - MINIMUM SQUARE FOOTAGE OF VEHICULAR USE AREA AND FOUNDATION PLANTING AREA TO BE DEVELOPED IN A COMMERCIAL ZONE	26,309 SQUARE FEET OF LANDSCAPED AREA	21,134 SQUARE FEET
PART B - A PORTION OF REQUIRED PLANTING AREA MUST BE LOCATED WITHIN THE VEHICULAR USE AREA	8,977 SQUARE FEET	13,408 SQUARE FEET
PART C - A MINIMUM OF 1 TREE AND 7 SHRUBS PER 40 SQUARE FEET OF REQUIRED INTERIOR LANDSCAPING**	53 TREES 379 SHRUBS	53 TREES (8" INTERNALLY, 4" BOLL-WARD) 379 SHRUBS (4" BOLL-WARD)
PART D - AT LEAST 50% OF BUILDING FACE SHALL BE COVERED BY REDUCED-CANOPY PLANTING (INCLUDING PLANTING BEDS)	BUILDING FACE (50%) - 147.3 LF	148 LF
	FAIRY SUEM (20%) - 25 LF	26 LF
	BACK OF BUILDING (50%) - 88 LF	287 LF
	WEST SIDE (50%) - 35 LF	48 LF

**PART D - BOLL-WARD LANDSCAPING CREDIT: 25% OF THE BOLL-WARD LANDSCAPING, EXCLUDING BOLL-WARDS AND DECORATIVES, MAY BE CREDITED TO THE INTERIOR LANDSCAPING REQUIREMENTS.

PROJECT TITLE
GREAT FALLS SUPER 1 FOODS

SHEET TITLE
PLANTING PLAN

SHEET
L1

DESIGNED BY
G.M. PEAKS TO PLAINS DESIGN, P.C.

DRAWN BY
J.L.P.

CHECKED BY
D.M. HARRIS

DATE
10/05/2015

PROJECT NO.
150005

DATE OF LAST DWS
10/05/2015

WWW.PEAKSTOPLAINS.COM

443 SOUTH 1ST STREET, SUITE 205
BILINGS, MONTANA 59101
PHONE: 406.248.9299
FAX: 406.248.9299



EXHIBIT I - ELEVATION RENDERINGS



STEEL FRAME
"CLASSIC GREEN"

STANDING SEAM METAL ROOF
"CLASSIC GREEN"

CMU BASE & EIFS ACCENT
"ROCKWOOD DK BRN"

PRECAST CONCRETE CAP
(TYPICAL)

CMU & EIFS FIELD
"UNIVERSAL KHAKI (TYPICAL)"

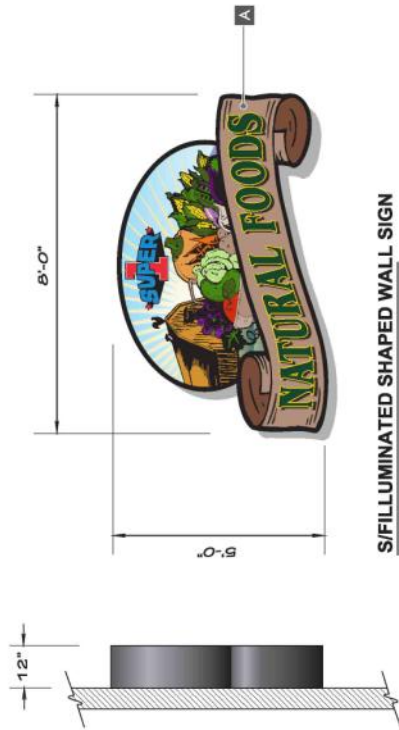
"ELDORADO" SILVERTON MOUNTAIN
LEDGE PANELS

"ELDORADO" SILVERTON MOUNTAIN
LEDGE PANELS

EXHIBIT J - BUILDING SIGNS (CONTINUED)

YESCO. Northwest Region		Coeur d'Alene 5001 S. Shoshone Way Post Falls, ID 83854 208-773-7178	
<small>This printing was prepared by using type in black ink on the substrate of YESCO. The color and appearance of the printed matter may vary from the original due to variations in the printing process.</small>		<small>© 2011 YESCO LLC www.yesco.com</small>	
COUNTY:	SUPERIOR	ADDRESS:	SUPERIOR
CITY/TOWN:	GREAT FALLS, MT	ACCOUNT EXECUTIVE:	BRETT SMITH
DESIGNER:	ALSAGER	ORDER DATE:	8/11/15
ESTIMATE APPROVAL:		CLIENT SIGNATURE / DATE:	
LOCKED SIGNATURE / DATE:		ELECTRICAL NOT:	
<small>WRITE VALUE OF ORDER WITHIN 10 BUSINESS DAYS OF FINAL ELECTRICAL CONNECTION DATE. THIS VALUE MUST BE APPROVED BY YESCO. YESCO WILL BE RESPONSIBLE FOR PAYING THE VALUE OF THE ORDER FROM THE ACCOUNT. THIS VALUE MUST BE PROCESSED BY YESCO. THIS VALUE MUST BE APPROVED BY YESCO.</small>			
VOLTS		AMPS	
-		-	
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-		-	
-		-	
<small>YESCO IS A LICENSED ELECTRICIAN MANUFACTURER AND INSTALLER OF LIGHTING AND SIGNAGE. ALL INSTALLATIONS MUST BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE (NEC) AND ALL LOCAL APPLICABLE CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF SYSTEMS.</small>			
DATE:		PROJECT:	
BY:		DESIGN NUMBER:	
PAGE		OF	
1		1	

SIGN SPECS	
A CABINET	SF ILLUMINATED
TYPE	BLACK
PAIN COLOR	BLACK
FACE	DIGITAL PRINT
FINISH	DIGITAL PRINT



S/ILLUMINATED SHAPED WALL SIGN
10'-11"

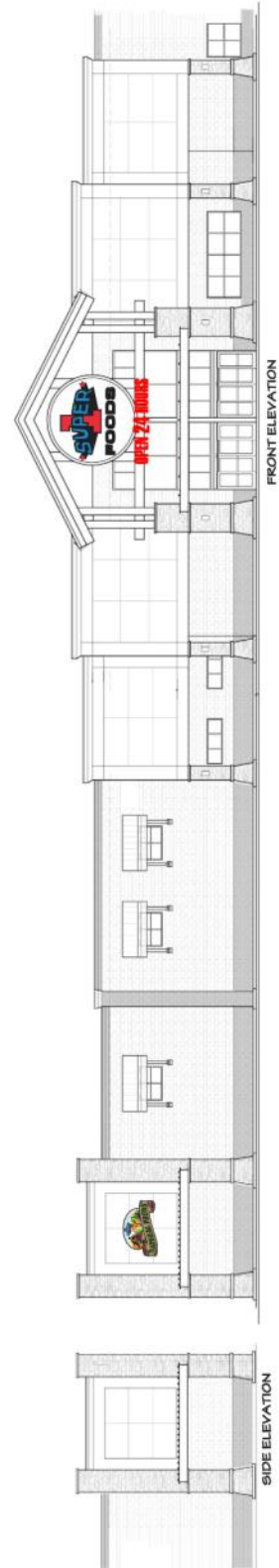
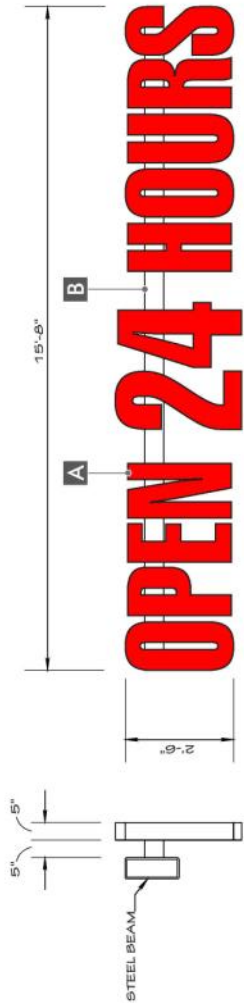


EXHIBIT J - BUILDING SIGNS (CONTINUED)

SIGN SPECS

A OPEN PAN	LIGHT TYPE	DUPT #6812
	LIGHT COLOR	CHER
	OPEN PAN PAINT COLOR	DUPOINT # R5602
	RETURN PAINT COLOR	DUPOINT # R5602
B RACEWAY	PAINT COLOR	DUPOINT #6891Z GREEN



SIF ILLUMINATED DISPLAYS
38'-11"

<p>YESCO. Northwest Region</p> <p>Chester, Alaska 5001 S. Seward Ave. Post Falls, ID 83854 208.773.4718</p> <p><small>This drawing was prepared by YESCO for the use of the client. YESCO is not responsible for any errors or omissions in this drawing. YESCO is not responsible for any damage to property or persons caused by the use of this drawing.</small></p> <p>© YESCO LLC www.yesco.com</p>	
COUNTY:	SUPER I FOODS
ADDRESS:	
CITY/TOWN/ZIP:	GREAT FALLS, MT
ACCOUNT EXECUTIVE:	BRENT SMITH
DESIGNER:	ALSAGER
DRAWING DATE:	8/11/15
CUSTOMER APPROVAL:	
Client Signature / Date:	
Leadcraft Signature / Date:	
<p>ELECTRICAL NOTES:</p> <p>WRITE OUTLINE SPECIFICATIONS WITH ELECTRICAL SYMBOLS AND NOTES TO ACCOMPANY THE SIGN. ALL ELECTRICAL CONNECTIONS SHALL BE MADE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL LOCAL CODES. ALL ELECTRICAL WORK SHALL BE DONE BY A LICENSED ELECTRICIAN. ALL ELECTRICAL WORK SHALL BE DONE FOR THE MOST PARTER.</p> <p>ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL LOCAL CODES.</p> <p>ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL LOCAL CODES.</p>	
<p>TO BE NOTED:</p> <p>YESCO IS A REGISTERED TRADE NAME OF MANUFACTURER. THE SIGN SHALL BE MANUFACTURED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE (NEC) AND ALL LOCAL CODES. ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL LOCAL CODES.</p>	
<p>DATE: _____</p> <p>BY: _____</p> <p>REVISION: _____</p> <p>REVISION NUMBER: _____</p>	
PAGE	1
OF	1

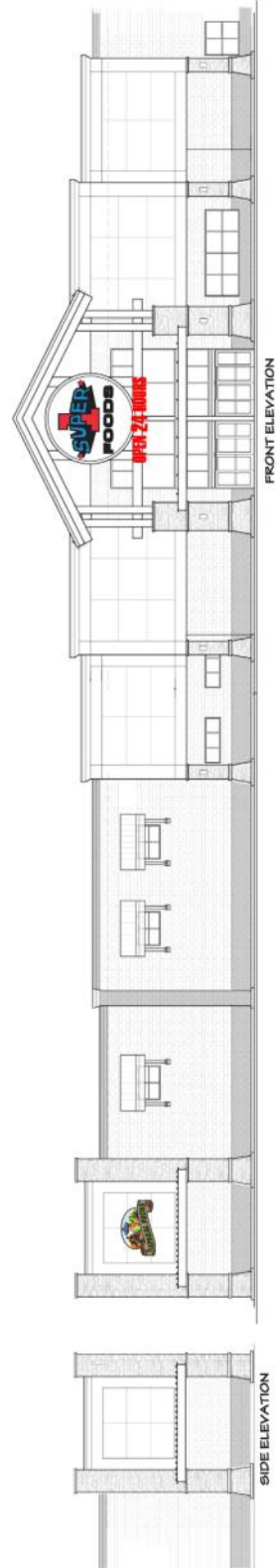







EXHIBIT K - MONUMENT SIGN

 YESCO. Northwest Region Cœur d'Alene 5001 S. Salmon Ave. Post Falls, ID 83854 208.773.4718 <small>This printing was prepared by YESCO Inc. in accordance with the requirements of YESCO. YESCO is not responsible for any errors or omissions that may appear in this document. YESCO is not responsible for any damage to property or persons caused by the use of this document. YESCO is not responsible for any damage to property or persons caused by the use of this document.</small> © YESCO, LLC www.yesco.com	
CLIENT: SUPER 1 FOODS ADDRESS:	
CITY/STATE/ZIP: GREAT FALLS, MT	
ACCOUNT EXECUTIVE: BRENT SMITH DESIGNER: ALSAGER DRAWING DATE: 8/11/15 DATE TIME APPROVAL:	
Client Signature / Date _____ Licensed Signature / Date _____	
ELECTRICAL: WRITE VALUE OF WORK WITH ELECTRICAL SYMBOLS OF THE ELECTRICAL CONNECTION TO THE SIGN. THE ELECTRICAL CONNECTION SHALL BE MADE TO THE MAIN ELECTRICAL SERVICE PANEL. THE ELECTRICAL CONNECTION SHALL BE MADE TO THE MAIN ELECTRICAL SERVICE PANEL. THE ELECTRICAL CONNECTION SHALL BE MADE TO THE MAIN ELECTRICAL SERVICE PANEL. THE ELECTRICAL CONNECTION SHALL BE MADE TO THE MAIN ELECTRICAL SERVICE PANEL.	
TO BE SET: VOLTS: - - - - - AMPS: - - - - - YESCO IS A RECOMMENDED MANUFACTURER OF MONUMENT SIGNS. THE MANUFACTURER SHALL BE RESPONSIBLE FOR THE PERFORMANCE OF THE SIGN IN ACCORDANCE WITH THE REQUIREMENTS OF THE ELECTRICAL CODE. THE MANUFACTURER SHALL BE RESPONSIBLE FOR THE PERFORMANCE OF THE SIGN IN ACCORDANCE WITH THE REQUIREMENTS OF THE ELECTRICAL CODE. THE MANUFACTURER SHALL BE RESPONSIBLE FOR THE PERFORMANCE OF THE SIGN IN ACCORDANCE WITH THE REQUIREMENTS OF THE ELECTRICAL CODE. THE MANUFACTURER SHALL BE RESPONSIBLE FOR THE PERFORMANCE OF THE SIGN IN ACCORDANCE WITH THE REQUIREMENTS OF THE ELECTRICAL CODE.	
REVISIONS: NO. 1 DATE DESCRIPTION	
SHEET NO. 1 OF 1	

SIGN SPECS	
A CABINET	TYPE: DIF ILLUMINATED PAINT COLOR: DUPONT # 6512 TEXTURE: NONE
B FACE	TYPE: ACRYLIC VINYL: SEE COLOR KEY
C STONE	TYPE: ALL STONEWORK, CAP STONES AND MON STRIP BY OTHERS.

COLOR KEY	
	VINYL: 3M RED 3550-13
	VINYL: 3M BLACK 3550-22
	VINYL: 3M BEIGE 3550-149
	VINYL: 3M BLUE 3550-337

NOTE: UNLESS OTHERWISE NOTED, THE COLORS SPECIFIED IN THIS DRAWING ARE APPROXIMATE. ACTUAL COLORS MAY VARY. PLEASE REFER TO APPROVED COLOR SPECIFICATIONS.

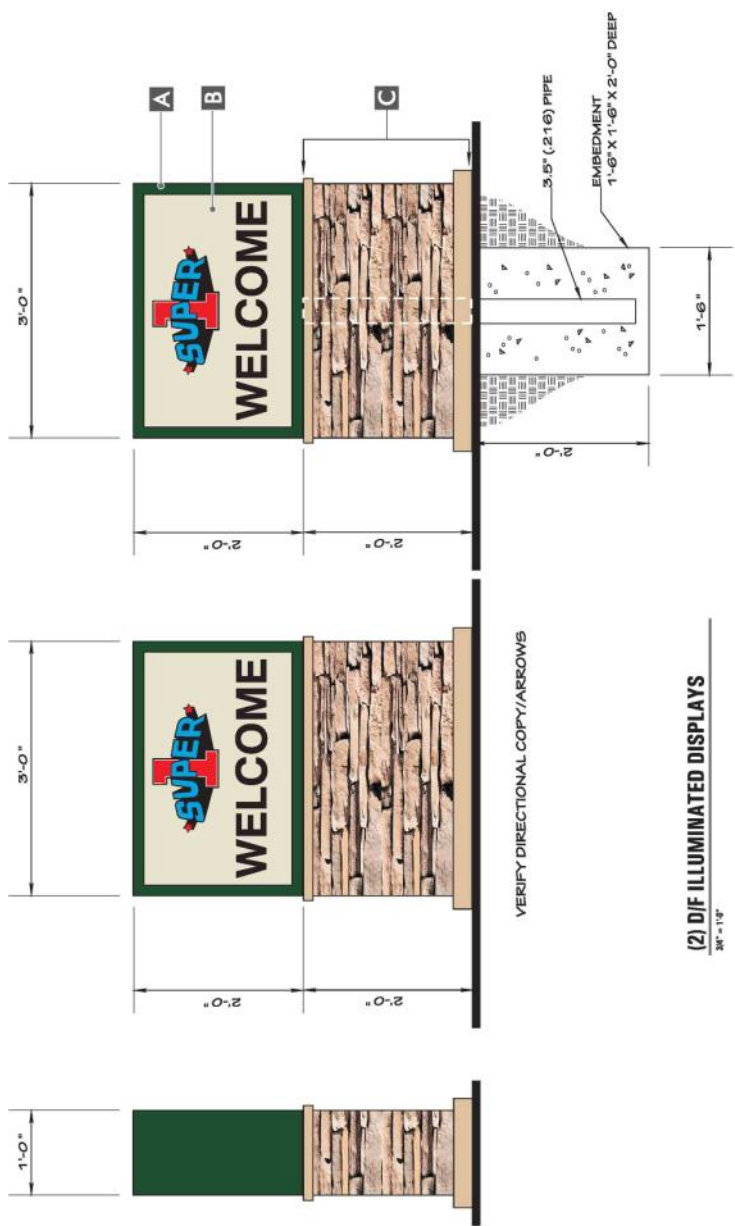


EXHIBIT L - POLE SIGN



YESCO.
Northwest Region
Coeur d'Alene
5001 S. Seltman Way
Post Falls, ID 83854
208.773.4718

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www.yesco.com

CLIENT: SUPER I FOODS
ADDRESS: SUPER I FOODS
CITY/STATE/ZIP: GREAT FALLS, MT
ACCOUNT TYPE: BRENT SMITH
ORDER NUMBER: ALSAGER
ORDER DATE: 9/11/15
CUSTOMER APPROVAL: _____

Client Signature / Date: _____
Landscape Signature / Date: _____

ELECTRICAL NOTES:
WRITE VALUE OF FIXTURE WITH LETTERS IN FRONT OF EACH ELECTRICAL CONNECTION TO INDICATE THE TYPE OF FIXTURE. THE VALUE OF EACH FIXTURE WILL BE USED TO DETERMINE THE TOTAL LOAD ON THE SYSTEM.
INDICATE THE TYPE OF FIXTURE TO BE USED IN THE NOTES.
INDICATE THE TYPE OF FIXTURE TO BE USED IN THE NOTES.

VOLTS: - - - - -
AMPS: - - - - -

YESCO IS A REGISTERED MANUFACTURER. THIS PRODUCT IS NOT TO BE USED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE (NEC) UNLESS THE NATIONAL ELECTRICAL CODE (NEC) IS SPECIFICALLY REFERENCED IN THE NOTES. YESCO IS NOT RESPONSIBLE FOR ANY DAMAGES OR LOSSES ARISING FROM THE USE OF THIS PRODUCT.

SIGN SPECS

A ROOFING TYPE	FLAT
MATERIAL	ALUMINUM
PAINT COLOR	DUPONT GS-912 GREEN
B CABINET TYPE	DIF NON-ILLUMINATED
PAINT COLOR	MATCH EL.F.S. UNIVERSAL KHAKI
TEXTURE	LIGHT TEXCOTE
C CABINET TYPE	(2) SF W/ CHED NEON BORDER
PAINT COLOR	MATCH BUILDING
TEXTURE	MEDIUM TEXCOTE
D PAN CHANNEL LIGHTING	WHITE LED
FACE COLOR	ACRYLITE BLUE 693-0P
TRIM CAP COLOR	MEDIUM BLUE
RETURN COLOR	PRE-PAINTED BLACK
E PAN CHANNEL LIGHTING	WHITE LED
FACE COLOR	WHITE #7328
VINYL COLOR	3M # PERFORATED BLACK
TRIM CAP COLOR	BLACK
RETURN COLOR	PRE-PAINTED BLACK
F MOLDING DEPTH	3/4"
TEXTURE	LIGHT TEXCOTE
G ENC PANEL SPACING	26mm
MATRIX SIZE	72 x 178
LED COLOR	FULL COLOR
LINES OF TEXT	9 LINES
CHARACTER/SLASH	35 CHARACTERS PER LINE
I POLE COVER PAINT COLOR	EL.F.S. UNIVERSAL KHAKI
TEXTURE	LIGHT TEXCOTE
J STONE TYPE	BY OTHERS

IMP. FINISHES REQ. NO. YES. ELEC. FINISHES REQ. YES. ELEC. FINISHES INCLUDED IN

COLOR KEY

- VINYL 3M RED 3650-13
- VINYL 3M BLACK 7725-12
- PLEX ACRYLITE 693-0P BLUE
- PAINT MATCH EL.F.S. UNIVERSAL KHAKI
- PAINT MATCH EL.F.S. ROCKWOOD DRK BROWN
- PAINT DUPONT GS-912 GREEN

NOTE: ALL COLOR MATCHING SHOULD BE DONE ON THE COLOR CHART OF THE SIGN. COLOR MATCHING SHOULD BE DONE ON THE COLOR CHART OF THE SIGN. COLOR MATCHING SHOULD BE DONE ON THE COLOR CHART OF THE SIGN.

