DESIGN REVIEW BOARD

November 9, 2015

Case Number DRB2015-27

Applicant City of Great Falls

Representative Tim Peterson LPW Architecture

Property Owner City of Great Falls

Property Location 3160 10th Avenue South

Recommendation

Accept the submitted design as amended

Project Planner Gregory Gordos

WATER TREATMENT PLANT FACILITY UPGRADES 1301 Lower River Road



165 330 660 Feet

Project Description

The applicant is proposing an addition and expansion of the existing City of Great Falls Water Treatment Plant to accommodate two new standalone buildings and two additions, including a new chemical feed and UV building (6,718 square feet), new surge tank (11,780 square feet), new administration building addition (2,780 square feet), and new electrical room addition (4,876 square feet). An employee parking lot with 19 spaces would be expanded along Upper River Road and a new access driveway loop would be added off of Lower River Road.

Background

- Legal Description: Government Lot 1, Block 4 and Lots 1-6 Block 5, S17, T20N, R03 E, P.M.MT., City of Great Falls, Cascade County, Montana
- Property Area: ±718,435
 - Structure Sizes: $\pm 7,656$ in additions, $\pm 18,499$ in new buildings

Project Overview

The applicant is proposing substantial additions and new construction to the City's Water Treatment Plant, affecting two existing buildings, parking, traffic circulation, and landscaping. A large storage tank would be replaced by two of the new structures. Future building phases and utility locations are also included within the proposal. The prominent architectural style of the water treatment plant facility is the brown brick exterior with tan highlights originating from the 1930's filter building. The last significant building upgrade was the addition of a vestibule to this building in the 1990's.

The applicant would match the brown and tan brick design vernacular of the filter and clearwell building with a new administrative addition, while the second addition and two new construction buildings would match a red brick style of the 1970's addition to the existing pump station. While this latter utilitarian design seemingly contradicts the design intent of the 1930's original, both styles currently exist on site. The red brick additions are concentrated to the western portion of the site, visible from Lower River Road, while the brown brick and blue metal sloped roofs of the filter and electrical building face east to Upper River Road.

Parking Lot Improvements

The applicant is proposing two new vehicular access improvements: a new access road from Lower River Road in order to access the two new construction buildings, and a driveway off of Upper River Road to park vehicles in front of the new administrative building addition, including curb and gutter. The upper and lower parcels are divided by an existing BNSF railroad easement.

Additions to the parking lot include:

- Addition of nineteen (19) striped 90 degree parking spaces. The current access is not currently striped.
- Addition of one (1) handicap accessible van space in closest proximity to the administrative building addition. The parking stall depth, width and loading zone (10'x20') are all larger than minimum standards.
- Addition of a flag pole lighting fixture with LED lamps. Addition of numerous LED wall luminaires. The applicant has included an outdoor lighting plan for each building addition (including general photometric diagrams) rather than an individual lighting plan for the entire site.

The use of wall-pack luminaires is discouraged (17.40.050). However the LED luminaire provided as part of the lighting plan is oriented downward and appears to comply with all General Standards applying to building-mounted luminaires, per the requirements of Chapter 40—Outdoor Lighting.

Pedestrian and bicycle access along the edge of the site could be greatly improved through the use of sidewalks or connections to the adjacent River's Edge Trail, especially considering the facilities' location along the Missouri River. However, the gated facility and BNSF rail line prevents through-access for pedestrians.

Landscaping Improvements

The applicant is proposing porous flexible paving, RAC paver surfacing, gravel, and cement in addition to asphalt throughout the site. Many of these materials branch off of the main asphalt driveways to provide vehicular access to mechanical buildings. The materials are permeable to allow stormwater to filter through. The addition of new buildings and asphalt roads still maintains a majority of the site for vegetation; all areas disturbed during the construction process must be replaced with irrigated seed or sod respectively as described within the landscaping plans.

Foundational landscaping is provided around both of the new buildings when facing the public street. For example, trees, shrubs and boulders within a planting bed are proposed along the south and eastern sides of the new surge tank. No new boulevard landscaping is proposed, although two new maple trees are proposed between Lower River Road and the surge tank.

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

The proposed project is generally consistent with all guidelines and standards of Exhibit 28-1. The proposed building additions and construction would constitute a visual upgrade to current conditions. Exterior materials are compatible with those of surrounding buildings. New facilities facing public roads as well as the River's Edge Trail are screened with new foundational landscaping. The proposed parking lot to the north is already screened by mature trees along Upper River Road.

Compliance with Title 17

The proposed project is in conformance with the relevant requirements of Title 17 Land Development Code including but not limited to zoning, setbacks, building height and lot coverage.

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 and recommends the Design Review Board approve the submitted design with conditions.

Suggested Motion

1. Board Member moves:

"I move that the Design Review Board (approve/approve with conditions) the Design Review Application for the addition and renovation of the City of Great Falls Water Treatment Plant located at 1301 Lower River Road, as shown in the conceptual development plans contained within this report and provided by the Applicant, subject to the following conditions:

- 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 amend the Site Plan/parking plan to allow for the safe turn-around of vehicles exiting the "asphalt access road" addition, north of the filter and clearwell building. Amended plans shall be submitted to the Planning and Community Development Department prior to the issuance of a building permit.

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 Tim Peterson, Timothyp@lpwarchitecture.com Courtney Yerly, clyerly@greatfallsmt.net

Page 5

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 ___

Date:

DESIGN REVIEW BOARD APPLICATION

Water Trea	tment Plant Facility Upgrades		
Name of Project /	Proposed Use:		
City of Great F	alls		
Owner Name:			
P.O. Box 5021	Great Falls, MT 59403-50	21	
Mailing Address:			
(406)771-1258	}	clyerly@greatfall	smt.net
Phone:		Email:	
Tim Peterson			12
Representative Na	me:		
15 5th St South Mailing Address:	Great Falls, MT 59401		
(406)771-0770		Timothyp@lpwa	rchitecture.com
Phone:		Email:	
PROJECT LOC	ATION:		
1301 Lower Ri		59405	
Site Address:			New Chem Feed Bld - 6,719 sq ft
718,435 sf			Admin Addition - 2,780 sq ft
Sq. Ft. of Property:		Sq. Ft. of Structure:	Electrical Rm Addition - 4,876 sq f
LEGAL DESCR	IPTION		New Surge Tank - 11,780 sq ft
Lot 1, Blk 4 & Lots 1	I-6 Blk 5 S14	T20N	R03E
Mark/Lot:	Section:	Township/Block	Range/Addition
	gned, attest that the above information ner of said property authorize the abo		
Property Owner's S	Ignature:		Date:
14A.	•		10.8.15

Representative's Signature:

Form Creating Bater 01.26.2012

Page 6

EXHIBIT B - APPLICANT NARRATIVE

Development Review Coordinator City of Great Falls, Community Development & Planning Department PO Box 5021 Great Falls, MT 59403

October 8, 2015

Great Falls Water Treatment Plant Facility Upgrades

Design Review Board Narrative:

The Great Falls Water Treatment Plant features an array of buildings and additions constructed since the 1930's. This project consists of two new standalone buildings and two additions including; a new chemical feed & UV building, new surge tank, new administration building addition, and new electrical room addition.

The administration building will be added on to the existing filter building. The original filter building was constructed in the 1930's with dark brown brick walls with tan brick highlights. Each subsequent addition to the building has respected the original vernacular style, with exception to an entry vestibule added in the 90's. The administration building addition seeks to match the original vernacular style as much as possible to blend with original building. This is achieved though matching the dark brown and tan brick, sloped blue standing seam metal roof, and dark bronze storefront.

The electrical room addition will be attached to the existing pump station building. The original pump station was constructed similar to the filter building with a blue metal sloped roof, brown brick and tan brick accents. However, an addition to the pump house built in the 70's does not blend with the original. This addition features a flat roof, red brick walls, and metal fascia at the parapet. The new electrical room and 70's addition both face the Lower River Road and block the view to the original pump station design. For this reason, along with mechanical and electrical considerations, the new electrical room addition was designed to relate to the 70's addition. The two new chemical feed and surge tank buildings will be constructed adjacent to the electrical room addition and feature a similar aesthetic.

Sincerely,

Timothy Peterson, AIA



ARCHITECTURE

ENGINEERING

PLANNING

15 Fifth Street South Great Falls, Montana 59401 406.771.0770

EXHIBIT C - AERIAL MAP (GIS)



165 330 660 Feet 0 + + -

+

+





EXHIBIT D - Site Photos





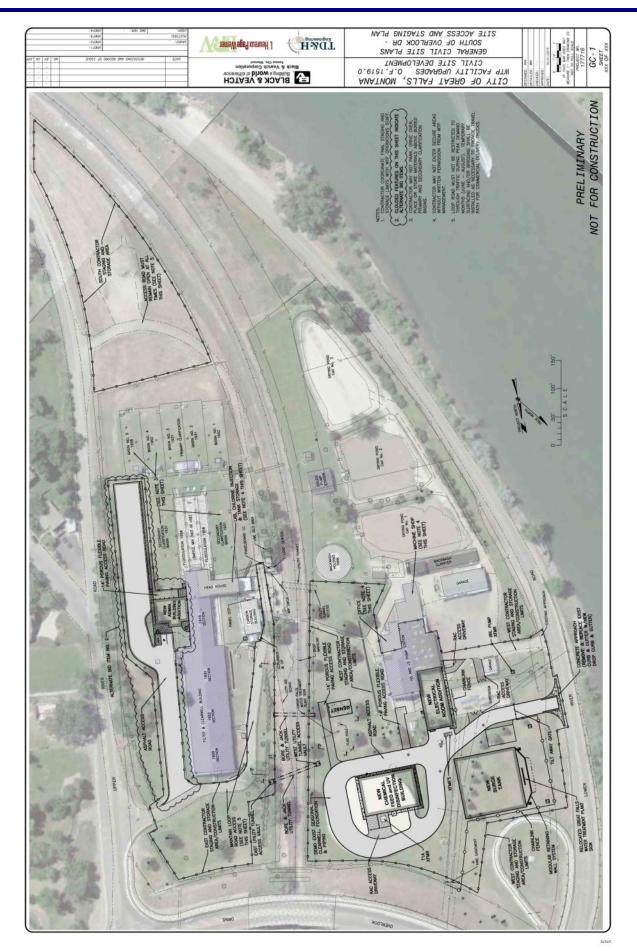
LOCATION OF EXISTING SUBSTATION, SHOWING DESIGN OF THE PUMP STATION (FOREGROUND), FILTER BUILDING (BACKGROUND).

LOOKING NORTHWEST TOWARDS CURRENT FILTER AND CLEARWELL BUILDING FROM UPPER RIVER ROAD; PROPOSED ADDITION TO BE PLACED AT CENTER



LOCATION OF CURRENT STORAGE TANK, PROPOSED CHEMICAL FEED AND UV, SURGE TANK BUILDING

EXHIBIT E—SITE PLAN



- -- 8 -

EXHIBIT F—PARKING PLAN

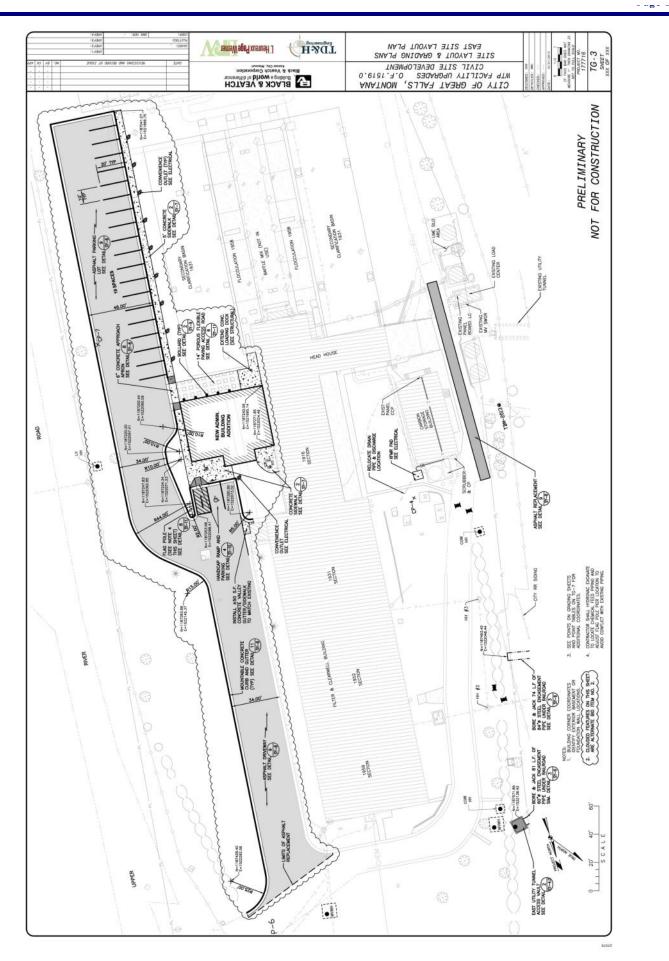
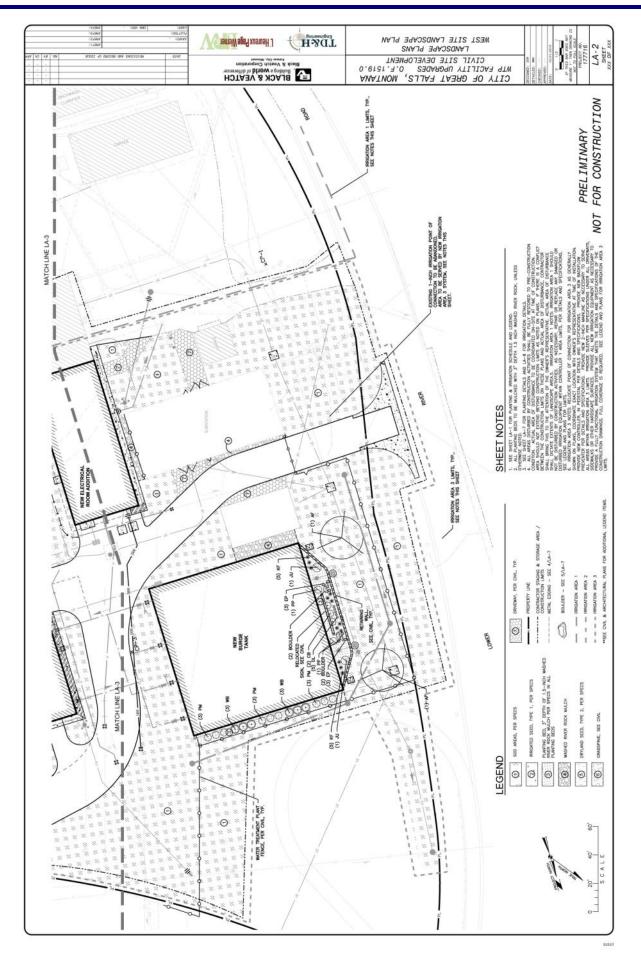


EXHIBIT G-LANDSCAPE PLAN (SOUTH)



M. MY THRE'S RECEWER (INN A A JORE HER CHARGED GENERALD ARE - DR. MANTERNORDMUNDONOMING OF MALLING HER CHA

EXHIBIT G-LANDSCAPE PLAN (CENTER)

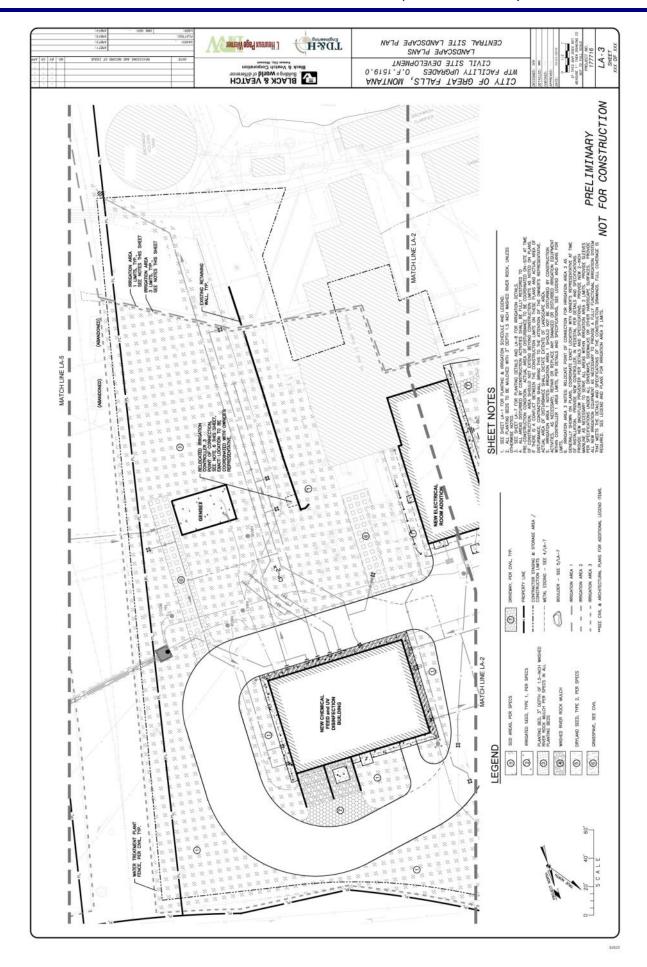
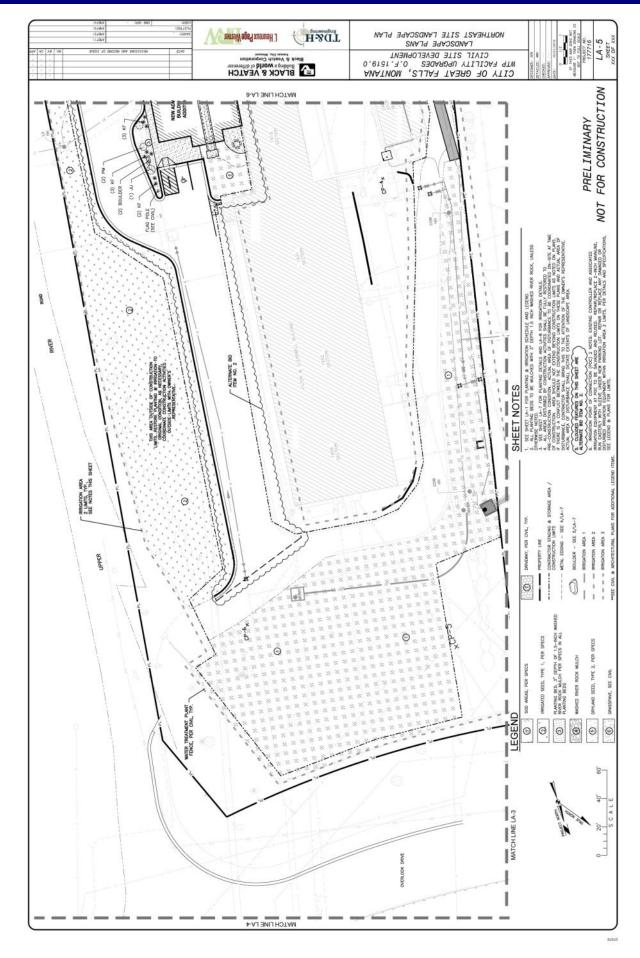


EXHIBIT G-LANDSCAPE PLAN (NORTH)



NAM AND COMPANY AND COMPANY CONTRACTOR OF SHALL OF STATUS OF SHALL OF

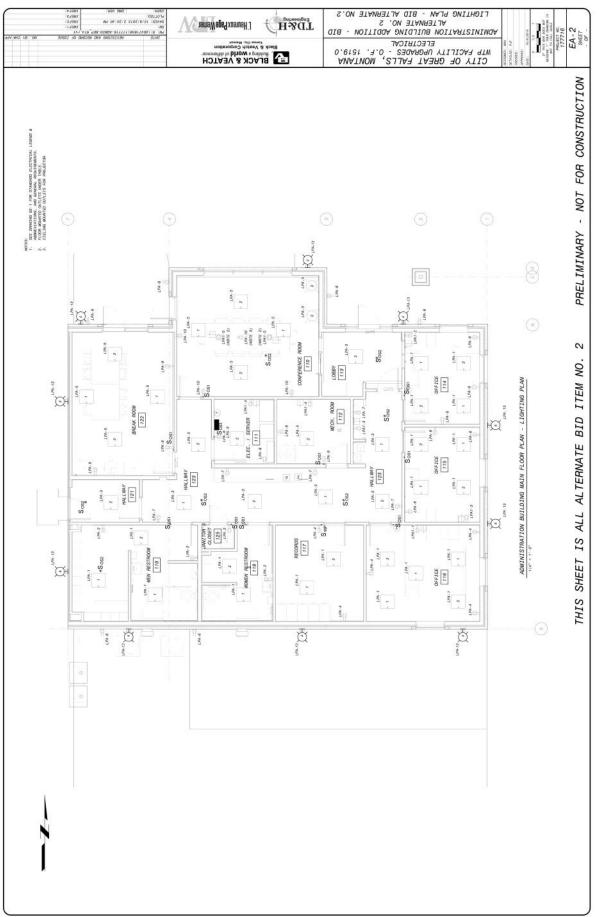
EXHIBIT H-PLANTING PLAN (SCHEDULE)

OFNEDAL MOTES			DI ANTIN	DI ANTING SCHEDI II E				
	EVUL OTV	DOTANICAL NAME	CONNERS NAME	INSTALL INSTALL	BOOT MOTES	MATURE MATURE		14
1. AL MONY SWAL BE UNDALD WITH THE SUMMERT AND AND AND AND THE THE TO PARKS IN TO THE ADALCHT, FINAL PREPRIST, F REDED, IS THE RESONNERSHITY OF THE CONTRUCTOR. COORDINE ALL WORK WITH CITY ROT-G-WAY WITH FE CITY 2. IN ORDER TO PREDRIFT DAMAGE TO BOTH VECETATION AND PUBLIC UTLIFT UNCS, ALL TREES AND OTHER UNDER UNCELLARGE WALLE 2. IN ORDER TO PREDRIFT DAMAGE TO BOTH VECETATION AND PUBLIC UTLIFT UNCS, ALL TREES AND OTHER UNDER UNDER LANCED 2. IN ORDER TO PREDRIFT DAMAGE TO BOTH VECETATION AND PUBLIC UTLIFT UNCS, ALL TREES AND OTHER UNDER LANCED AND THE CITY.			NONWOOD .	SIZE		HEIGHT	UN	-ov]
THE MAMAUN DETANCE SPECIFED BY THE CITY OF GREAT FALLS. IT IS THE CONTINUCTORS RESPONSEDTY TO VEHITY DETAILATION. INSTALLATION. 3. APY DAMAGE TO UTLIFT LARGE RESULTING FROM THE ACTIONS OF THE CONTINUCTORS RESPONSED AND DETAIL DETAIL DETAIL	() MER X FREEMMI	1144	AUTUMN BLAZE MAPLE	LE 1.5° CM	8 4 8	50-60' 30-40'		
THE RESORGENT OF CONTRUCTOR TO CORRECT. 4. SFEDARD ALL BULIND SIFFAXES, SUMMENT MAD TURNENHIS, THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE OR NUMER TO FERSIONS OR PROPERTY MINEL MAY DOCUR AS A RESULT OF REQUENCE IN THE DECONTION OF THE WORK.	CORPUTING SHEVIDS	,OTHHINE,	PROMY AND DOCHOOD	1 GAL	CONTAINER	5-6' 5-6'	100	74. 72. 73.
ם. הבוא וט אמרחובוטאל, כהו אש בינרואטוטא ואי אי אי איינטאוועי, היטאטוטא, היטאטוטא, וי סטאינטים בוא נטאואביטא א הני מאפיל אפרחנמה איראי היט כטאאפטרט אואר. 6. אנ נאאמני די טיא איינטיס נאפטיטא אי אני איי געראינט אי איינט איינט איי געראי איי מאפיע זט אוזעע וי	CONFEROUS S	, PRIVON, PHUE	CALCARY CARPET JI	-	CONTAINER	12" 3-6'	1 20 0	1203 1203 1203 1209 1209
		JUNFERUS SCOPULORUM WITCHITA BLUE"	WICHITA BLUE JUNIPER GLOBE BLUE SPRUCE	ER 2 GAL E 2 GAL	CONTAINER CONTAINER	12-18' 5-7' 5-6' 5-6'	60008° G	ecoatr d
DI ANTING NOTES	CRNAMENTAL 1	PUMLLO'	DWMER MUGO PINE		CONTAINER DWARF	3-5 3-6'	AW 546	NY SA
CENTRETERIO DE ANG TA DEPONEE TURDOUTURE EXAMINE MENTAL PRAVIMA. CONDERVE AND INTERPREDUMEN	* KF 21 CAUAMAGROST	KF 21 CALAMAGROSTIS ACUTIFICARA 'KARL FOORSTER'	r' FEATHER REED GRASS	1 04	CONTINNER	4-6' 3-4'	211/38	N24 68
 ALL CONCENT AND RESERVED CONTROLMENT OF REVENUES IN CONTRACT IN CONTRACT AND INCLUDING AND UNLIKES ALL CONTRACT AND REVENUES AND REVENUES AND REVENUES TO CONTRACT AND REVENUES AND REVENUES AND UNLIKES DESCREMENTES TO THE ARTICLES OF REVENUES EXPECTATIONS AND REVENUES AND REVENUES AND REVENUES AND UNLIKES DESCREMENTES TO THE ARTICLES OF REVENUES AND REVENUES AND REVENUES AND REVENUES AND REVENUES AND UNLIKES DESCREMENTES TO THE ARTICLES OF REVENUES AND REVENUES AND REVENUES AND REVENUES AND REVENUES AND UNLIKES DESCREMENTES TO THE ARTICLES OF REVENUES AND REVENUES AN	EP 6	ECHINACEA PURPUREA "NAGNUS"	MAGNUS PURPLE CONERLOWER	1 GAL	CONTAMER PURPLE FLO	24-36*		1
3. WARTH GAUSS OF LAWS TO CHARS AND WARS & 221 MAY SLOPE AND A 23 WAWAN SLOPE. CONTRACTOR IS RESPONSIBLE FOR TOPSOL FILL AND LANGGLAFE GRADING. SEE CALL FOR ADDITIONAL STE GRADING.	0 01 5 HENEROCALLIS	,OHO, 0 VITALS,	STELLA D'ORO DAYLEY	1 GM	CONTAINER ORANGE			
4. ONE CONTRACTOR SMAL BE RESPONSELE FOR THE COORDINATON OF BOTH THE FLAWTING AND RENATION INSTALIATION, UNLESS OTHERWISE APPROVED BY OWNER'S REPRESENTING.		Z			NOTES: 1. PLANTS IN LEGEND NOT S	NOTES IN LEGEND NOT SHOWN TO SCALE		
 Statistical control more and the inter-interview and more than interview of the interview of th	UNTILATIV SQUARE MIA, BT IN	8	OVED EXAMPLE	-	2. ALL PLANTING BEDS TO B INCH WASHED RIVER ROCK, UI	E MUICHED WITH 3" DEPTH 1.5 MLESS OTHERWISE NOTED.		42811 12074 22045
10 PLAYT MATERIAS SAVIL BE TRANSISTON IN THE QUANTITIES AND/OR STACKIN AS SHOWN OR HOTED. IN CASE OF DISCRETANCIES BETWEEN THE PLAN AND THE PLANT SCHEDULE, THE PLAN SAVIL BETARE.	JUG FAHMART CREATED WHEALANDSS		SH, CLEAN, AND DRY NEW DOMINATION, NOT LESS TH		 SEE SPEET LA-7 FLK PL SEE SHEET LA-8 FDR IPS SEE CIVIL & ARCHITECTUR 	ANING URINIS. BOATION DETALLS. ML PLANS FOR ADDITIONAL LEDEND		
11. PLANT MATERIALS ARE DRAWN AT OR NEAR THER MATURE SIZE. UTILIZE THE CENTER PONT OF THE SYMBOL TO DETERNINE PROPER PLANT LAYOUT AND PLANEDARY, LAND THES WITH A TEST OF LOCATION SHOWN ON FLANS, PLANT SHRABS WITHIN 1-FOOT OF LOCATION SHOWN ON PLANS, UNLESS OTHERWISE PLANEDARY - DAVIDED ADDRESS AND A THE MATURE SIZE. UTILIZE THE CENTER PONT OF THE SYMBOL TO DETERNINE PLANT LAYOUT AND	15% SLENDER WHEAT C	RASS SEED MOT NO PASS SEED MOTUR	RE THAN D.5% WED SEE E AT A RATE OF 10-12 D. SEEDED ADDRS SHALL		ITEWS.			Λ
APPORTS BY UNKEY SEPRESENTATIVE. 12. ALL PUNTS ARE TO WEET OR ECOD WAERDOWN STANDARDS FOR NURSERY STOCK," CURRENT EDMON, BY THE AMERICAN NURSERY & LANDSCHER ASSOCIATION. ALL PLANTS SHALL BE MURSERY-GRAWN MULSE OFTERMISEL NOTED.	10% SODAR STIFLAUBANK WIELAUGANS 15% CRITANA THEOGRAE WIELAUGASS	K WHEATORASS 11%, PHOSPH	THE PHOSPHARE SSR, POINSH 12X, APPLICATION RATE SHALL BE 200 LBS/ACRE	APPLICATION RATE				
13. PROVDE A 3-0" DA. BED AROUND ALL TREES LOCATED IN LAWIS. MULCH WITH CLEM BARK MULCH. NO EDGING OF WEED BARRER REQUIRED, SEE DETALS.	5% BROME		O INCITA OID				азиви НО.	- 10
IS ALL SUBJURT THE FAMILY WITH FURNING STRAFT FOR MARK IS AND RESPONDED. TO FORM THAN THE PART OF MARK THAN THAN THAN THAT AND				HEUULE	A TANK		TA: effib noite	
UP INE UNDER OR MATERIAL MICHU IN THE OPHICAN OF THE OWNER'S REPRESENTING DOES NOT MEET THE REQUIRISMENTS OF THE PLANE WILL BE CAUSE FOR 17. ANY WORK OR MATERIAL MICHU IN THE OPHICAN OF THE OWNER'S REPRESENTING DOES NOT MEET THE REQUIRISMENTS OF THE PLANE WILL BE CAUSE FOR REJECTION. ALL REJECTED MARK AND MATERIALS SHALL BE IMMEDIATELY REMOVED, DISPOSED AND REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO	DESCRIPTION POP-UP SPRAY HEAD	4-NOH	MANUFAUTURER RANBRD	1800-SAM-PRES. OR APPROVED EQUAL	MOULL #		oubou Liq of A CE	¶ xuan
THE GWHER. Is BEEN MATEWARE AFTER EACH PLANT HAS BEEN MATALED AND CONTINUE UNTL FINAL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. MUNITEWARE	ROTOR HEADS	4-INCH	_	5000 SERIES, OR APPROVED EQUAL	EQUIV	T	K 8	
NCLUDES WATERNO, PRUNNO, WEEDNO, WUCHNO, REPUZENENT OF SLOK OR DEJO PLANTS AND ANY OTHER CARE MECESSARF FOR THE PROPER CROWTH OF THE PLANT STOCK OF THIS WORK BRUNNE FROMS WATER MATTERIA. DIALY FRANT THE STOF MANDER TOWN OF ALL WINDOW.	ELECTING CONTROL VALVE	SIZE TO MEETS SYSTEM	-	ICV-1510, OR APPROVED EDUM.	UNE		AC Veat	
21. DIRE WARMAN DERVE FRABLE, TOPSUL HAT S REAVED DAMAGE CARRENT IN ANTIGES SWALL BE CAREEND TOR LITER LIEB LUE 21. PROP TO INSTALLATION OF PLANT MATERIALS, REEKS THAT MARE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE THOROLOHYY LOOSENED.	DRP ZONE CONTROL VALVE	SIZE TO MEETS SYSTEM NEEDS		ICZ-DRP ZONE CONTROL, OR APPROVED EQUAL	R APPROVED EQUAL		* 9 *** 9 *** 9 *** 9 ***	t
CREARC ARRIVATING SCHWEIST FOR A RED WARE SALL BET HOROLOHY WORDEOVART. MEDALOHONT PLANTS SALL BE WARANTED FOR A 2. RARANT ALL PLANT STOCK AND WORMWASHP FOR 2. TAUSH FIND AT BEING CONTRACT. RETALOHONT PLANTS SALL BE WARANTED FOR A 2. RARANT ALL PLANT STOCK AND WORMWASHP FOR 2. TAUSH FIND AT BALL AND ACCOUNTS. RETALOHONT PLANTS SALL BE WARANTED FOR A	QUICK COUPLER VALVE	1-INCH	HUNTER	HQ44-RC-AM, HK-44A OR APPROVED EQUAL	UPPROVED EQUAL		18	-
23. SOUTHALT TYAR 23. SOUTHALT TYAR 23. SOUTHALT TYAR	CONTROLLER	SIZE TO MEETS SYSTEM	RUNTER	IC-2401-PL: OR APPROVED EDUAL	EDUAL		-	Bull H P
IN MONOMEN. SOUT FIFT, UNREFINA MAY SOUTH, SMALL BE AFFINIST BE INT. UMMENS ALTINGUES.	WANUAL ISOLATION VALVE	SZE TO MELTS STREAM	DNDWMMH	OR APPROVED EQUAL	100			8Q
CENEDAL IDDICATION NOTES	BACKFLOW PREVENTER	2-INCH	WATTS	SERIES 009, OR APPROVED EQUAL	EDUM			LL L
1 ALL LANCEOF LARS WITH JOIN TOPICS 1 ALL LANCEOF LARS WITH TOW TOPICS 1 ALL LANCEOF LARS WITH THE RELATION WITH ALL LITTURES ON UN DESCRIPTION SECTION SECTION AND THE PERSON 1 ALL LANCEOF LARS WITH THE RELATION WITH ALL LITTURES ON UND DESCRIPTION OF THE PERSON 1 ALL LANCEOF LARS WITH THE RELATION OF THE PERSON OF THE PERSON OF THE PERSON OF THE PERSON 1 ALL LANCEOF LARS WITH THE PERSON OF THE PERSON OF THE PERSON OF THE PERSON OF THE PERSON 1 ALL LANCEOF LARS WITH THE PERSON OF THE PERSON OF THE PERSON OF THE PERSON 1 ALL LANCEOF LARS WITH THE PERSON OF THE PERSON OF THE PERSON OF THE PERSON OF THE PERSON 1 ALL LANCEOF LARS WITH THE PERSON OF THE PERSON OF THE PERSON OF THE PERSON OF THE PERSON 1 ALL LANCEOF LARS WITH THE PERSON OF THE PERSON OF THE PERSON 1 ALL LANCEOF LARS WITH THE PERSON OF THE PERSON OF THE PERSON 1 ALL LANCEOF LARS WITH THE PERSON OF THE PERSON OF THE PERSON 1 ALL LANCEOF LARS WITH THE PERSON OF THE PERSON 1 ALL LANCEOF LARS WITH THE PERSON OF THE PERSON 1 ALL LANCEOF LARS WITH THE PER	MANNUME	2-INCH	1	SCH 40 PVC, OR APPROVED EQUAL	EQUAL			
c) Experimental intervences and according to the intervence of	LATERAL UNE	SIZE TO MEETS SYSTEM NEEDS	1	SCH 40 PVC, OR APPROVED EQUAL	EQUAL			
	IRRIGATION SLEEVES	UNDER ALL SIDEWALKS, OR HARD SURFACES AS NECESSARY FOR REBGATION SYSTEM		SCH 40 PVC			ANA 0.01	
4. PRIADED STATER MARER SUBJEC SMLL BE FROM ETY SERVER AS NOTED ON PLANE. BLOKEDM PRENDEDMO EDVEE SMLL BE PROVED FER ETY STATATORS - REMAINS FSTRE TO THE ALL LOCA, MO STATE CODES. 5. CONTRACTOR CALL BE FROM CALL BE FROM ETH SERVICE AS MOTED ON PLANE. BLOKEDM PRENDEND EDVEE PLANE AT STATATORS - RELIA PLANE SALL BE FROM ETH SERVICE AS MOTED ON PLANE. BLOKEDM PRENDEND EDVEE PLANE AT STATATORS - RELIA PLANE SALL BE FROM ETH SERVICE AS MOTED ON PLANE. BLOKEDM PRENDEND EDVEE PLANE AT STATATORS - RELIA PLANE AS A LEVENT AND REDVERTING FRENDENDE AND RELIAND RELIA PLANE AND PLANE AT STATATORS - RELIA PLANE AS A LEVENT AND REDVERTING FRENDENDE AND RELIA PLANE AND PLAN	DRP IRRGATION LINE, CAP AND DRAIN	1-MCH	1	160 PE PIPE, R.USH CAP (R	160 PE PIPE, PLUSH CAP (RANBIRD MIDCICAP OR APPROVED EQUAL)	(Throa (1)	IGI .	
C. CONTRACTOR STATE, AND SUPPLY PRIOR NO PROPERTIES OF CONTRACT AND STATE AND STATE ACCOUNT AND AND CONTRACTORY AND STATE AND	DRIP EMITTERS	1, 2 QPM	HUNTER	POINT SOURCE EMITTERS, OR APPROVED EQUAL	APPROVED EQUAL		1'(
			CODE	CODE REVIEW			100 0 5	SNV
8 CONTRACTOR SAML PROVIDE SHOP DRAVID, FOR EXPECTIONIDAG, OF PRODEDED BIRDAND SYSTEM FOR REVEA MO. APPROVAL BY OWNER'S REPRESENTATIVE 9. CONTRACTOR SAML PROVIDE SHOP DRAWING, PER SPECIALCIDIDE, OF PROPEDED BIRDANDIN SYSTEM FOR REVEA MO. APPROVAL BY OWNER'S REPRESENTATIVE STATEMENT OF DRAVID SHOP DRAVID, PER SPECIALCIDIDE, OF PROPEDED BIRDANDIN SYSTEM FOR REVEA MO. APPROVAL BY OWNER'S REPRESENTATIVE STATEMENT OF DRAVID SHOP DRAVID, PER SPECIALCIDIDE, OF PROPEDED BIRDANDIN SYSTEM FOR REVEA MO. APPROVAL BY OWNER'S REPRESENTATIVE STATEMENT OF DRAVID SHOP DRAVID, PER SPECIALIZATIONE, OF PROPEDED BIRDANDIN SYSTEM FOR REVEA MO. APPROVAL BY OWNER'S REPRESENTATIVE STATEMENT OF DRAVID SHOP DRAVID, PER SPECIALIZATIONE, OF PROPEDED BIRDANDIN SYSTEM FOR REVEA MO. APPROVAL BY OWNER'S REPRESENTATIVE STATEMENT OF DRAVID SHOP DRAVID, STATEMENT OF DRAVID SYSTEM FOR REVEA MO. APPROVAL BY OWNER'S REPRESENTATIVE STATEMENT OF DRAVID SHOP DRAVID SKIPA FOR PROPEDED BIRDANDIN SYSTEM FOR REVEA MO. APPROVAL BY OWNER'S REPRESENTATIVE STATEMENT OF DRAVID SKIPACING, OF DRAVID SKIPACING	CODE REQUIREMENT	REMENT	RED	REQUIRED		PROVIDED	SE	٦d
PROR TO COMMERCIAENT OF WORK. TO, DO HAM MULLULY REVENUELTING SYMMENY OBSTRUCTIONS, GAMOR CHWIGES AND STE GEOMETRY EXIST. SUCH DITERENCES SHULL BE REPORTED	17.44.4.030 LANDSCAPE REQUIREMENTS						IDVI	Эd
TO THE OWNER'S REPRESENTATIVE. IN THE EVENT NOTPLICATION IS NOT MADE, THE CONTINUED SHALL ASSUME ALL RESPONSED IT TO ANOTEECTURAL. EVIL AND SECONDAVENT REPRESENT 11. REFER TO ANOTEECTURAL. EVIL AND SECONDAVES FOR ADOTTORIL IF CONTLICES DAST CONTRACTOR SHALL BEAGE THESE TO THE ATTENTER OF	(A) OFF-STREET VEHOUAR USE AREAS		PERCENT OF OFF-STREET LANDSCAPED: 15,646 SQ.	TEN PERCENT OF OFF-STREET VEHICULAR USE AREAS MUST LANDSCAPED: 15,646 SQ. FT. X 10% = 1,565 SQ. FT.	BE	WORE THAN 1,565 PROVIDED, SEE PLAN, VEHICULAR USE AREA IS SURROUNDED BY LANDSCAPING.	HOH	
THE COMMERS REPRESSABILITIE FLOAD TO COMMENCING WORK. 12. REPRESENTION CONFIDULER LOOATONE	(B) BOULEVARD LANDSCAPING.		1 TREE PER	1 THEE PER 35 LINEAR FEET		PLANTING IS PROPOSED, EXISTING. NTING TO REMAIN ON SITE.	n	San
INSULT PRIGATION CONTROLLEM ASSAMET VAN PROXIMATE LOANTON INSULATE ON PRIVATION PLANS. COORDINATE ELECTRICAL MA COMPETION WITH APPOPARITE SUB-CONTRACTON PROR TO CONSTRUCTION. COORDINATE EXACT PLACEMENT OF CONTROLLER WITH OWNER'S REPRESENTATIVE PROR TO CONSTRUCTION.	(C) FOUNDATION PLANTING REQUIREMENTS.		OF FRONTAGE OF BUILDIN FOUNDATION	50% OF FRONTAGE OF BUILDING FACE SHALL BE OCCUPIED BY FOUNDATION PLANTING REDS.	_	FOUNDATION PLANTING PROVIDED ARGUND NEW BUILDINGS ADJACDYT TO PUBLIC STREET AND PARK ARGA, SEE PLAN.		77
1.3. CONTRACTOR TO VEREY ANULABLE PRESSURE AND FLOW ON STEE AT THE POINT OF CONNECTIONS (POC) PRIOR TO CONSTRUCTION AND REPORT ACTUAL FELD CONDITIONS TO AMARTS FOR MARTAN AND A REPORT AND A MARTAL ATMA REVIEW OF THE AMA OF A REVIEW AND REPORT ACTUAL FELD 1.4 REAL TRADEMICIAL AND REPORT REVIEW.	(0) BUFFER & SCREENING BETWEEN USES		FOOT BUFFER BETWEEN &	THRESHOW - NON GIVE TWEET AND AN AND AN AND AN		NOT APPLICABLE.	TION	
1. Конструктивности страктирати или сталистичного вки постати и или или или или или или или или или	(E) NATURAL AMENTIES.	WHEN S PAR	SITE ABUTS NATURAL AME IN OR OTHER OPEN SPACT	HEN SITE ABUTS NATURAL AMENTY SUCH AS FLOOD FLAIN, CAVAL, PARK OR OTHER POPEN SPACE, THE LANGSAPE FLAIN SHALL INTEGARTE WITH AND RESERTE THE NATURAL METERITY OF THE		LANDSCAPING PROVIDED TO INTEGRATE WITH AND RESPECT SUPPOUNDING NATURAL AND MENUTIES. SEE PLANS.	ь ь 117	
15.2. USE DRAY STARWED TES AND LUBON FITTINGS. USE OF CROSS TYPE FITTINGS IS NOT PERMITTED. 16. PROVIDE THE FOLLOWING COMPONENTS TO THE OWNER PROVE TO THE COMPLETION OF THE PROJECT.	(P) DETENTION AND RETENTION AREAS		AN EAS PHALL BE PHYSICALLY	AMEARS SHALL BE PHYSICALLY, FUNCTIONALLY, AND VISUALLY		NOT ADDI ICANLE		
16.1. THE OFBATTH KEYS FOR EACH THE OF MUMULIX OFBATED WAYE 16.2. THE DUILY COUPLING KEYS, EACH WITH ATTACHED SMNTL HOSE FLL FOR OPENATION OF THE QUICK COUPLING WAYES SHOWN ON THE DUMINOS 17. CASETULY AALIST THE MALLIS OF THROW MAD DAR OF CO FOR DUPLIED AND ROTOR SHOWLER TO PROVIDE THE BATES AND LWIT 17. CASETULY AALIST THE MALLIS OF THROW MAD DAR OF CO FOR DOPENDA HOR ROTOR SHOWLER TO PROVIDE THE BATES AND LWIT	A ALTANDAL MADE AND ALTAN		INTEGRATED INTO	LANDSCAPE AREAS.		I. M.LOODE		
AGRESSANT AND THE ADDRESSANT ADDRESSANT ADDRESSANT ADDRESSANT ADDRESSANT ADDRESSANT ADDRESSANT ADDRESSANT ADDRE IN IN AMALANA ADDRESSANT ADDRESSANT ADDRESSANT ADDRESSANTAN ADDRESSANT ADDRESSANT ADDRESSANT ADDRESSANT ADDRESS ADDRESSANT ADDRESSANT ADDRESSANT ADDRESSANT ADDRESSANTANTANTANTANTANTANTANTANTANTANTANTANTA							DESTANED: JON DETALLED: AND DECKED: DECKED:	
MARGLARE MARE SERVING WAS IN TRIVILLED, REDARDING HORDARI PT ME REPORT OK CONTROLTOR SERVE AND CONDUT 3225 SHALL BE A MANIAR OF THE CAREGREATE DAMETER OF TALE PPE ADVISE ADVISOR SCONTABOL MESLEDE OF CONDUT PPE. 19. ATALL ELEGRECH, POWER TO THE REMARKING STETA IN ACCERDINGS WITH THE MATIONL ELEGRE OF CONDULT PPE.							DATE: 19/0 0475- 19/0	6 - 515 9 - 515
20. PPPE 2025 ME MOT BHOWN ON THESE PLANS. IT IS THE CONTRACTORS RESPONSEDLIN' TO SIZE PPPE APPROPRIATELY FOR THE DEMUNDS OF THE REGULTION SYSTEM. MANUNG PPE SIMUL BE UN 2-MON, SIZE LATENALS MOD DRIP REGULTION PPE PER SYSTEM DEMUNDS.							I - 1 SOLA	IF THIS BAN DOES NOT MERGINE TO ANAL DOES NOT WE ADDRESS TO THIS POWLING TO ANAL DOES NOT REAL REAL REAL REAL REAL REAL REAL REAL
PRELIMINARY							1/21	7716
NOT FOR CONSTRUCTION							1 2	LA-1 SHEET
							A 494	

\$2920

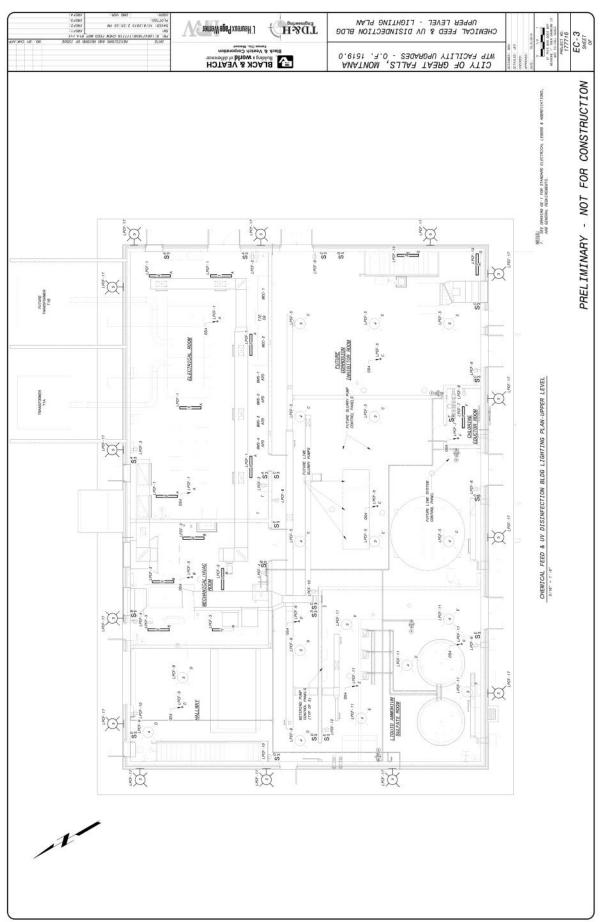
HE I STOCARDE SHIP K WT ONC HEL-CIVILOR DID DITIVITED NOS - ONC HEMILION

EXHIBIT I-LIGHTING PLAN (ADMIN. ADDITION)



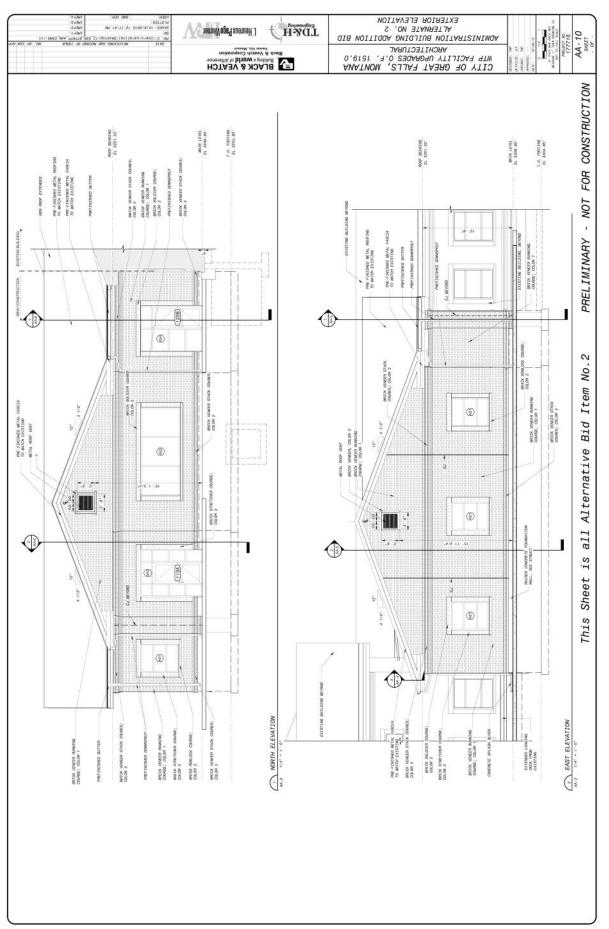
099.07

EXHIBIT I-LIGHTING PLAN (CHEMICAL FEED UV)



09503

EXHIBIT J - ELEVATION, ADMIN. ADDITION



- -- 8 - --

EXHIBIT K - ELEVATION, PUMP STATION ADDITION

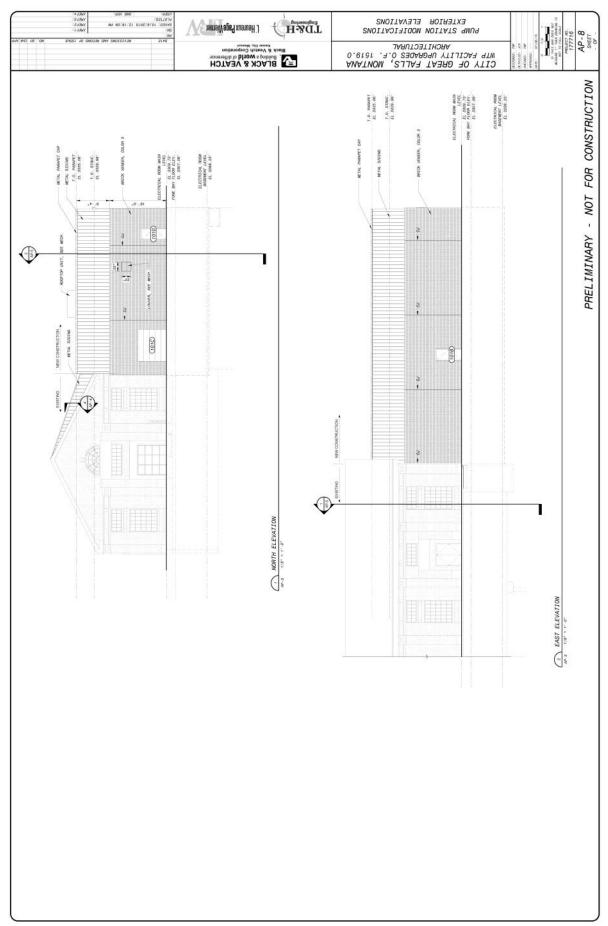
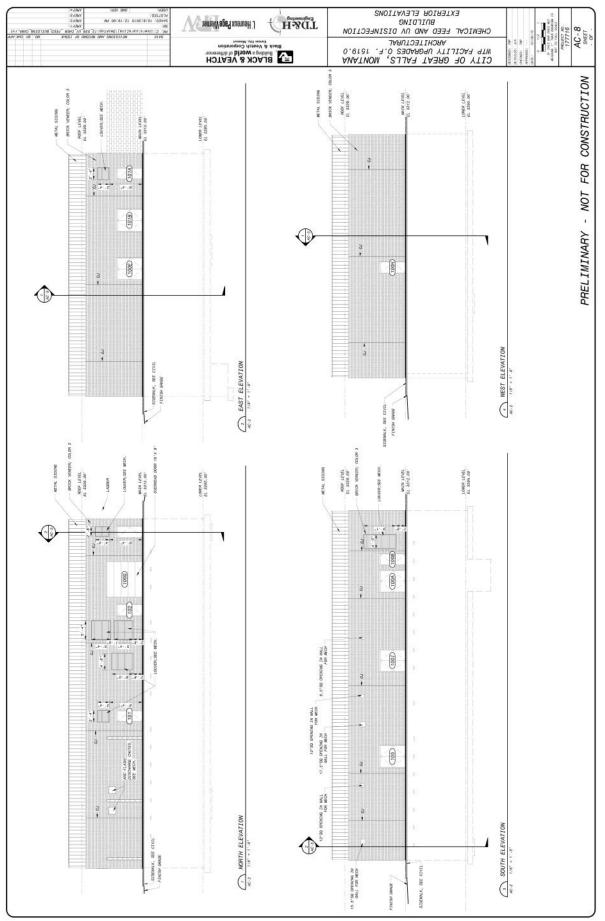


EXHIBIT L - ELEVATION, CHEMICAL FEED UV



890.03

- -- 8 - -

EXHIBIT M - ELEVATION, SURGE TANK

