

# DESIGN REVIEW BOARD

April 11, 2016

**Case Number**

DRB2016-07

**Owner/Applicant**

New Inns Limited Partnership

**Applicant Representative**

Kevin May and Joe Murphy, BSC&E

**Property Location**

On the north side of 10th Ave S, between 14th St S and 15th St S

**Requested Action**

Design Review for a new gas station, casino, type 1, and related services.

**Recommendation**

Approve the submitted design with conditions

**Project Planner**

Galen Steffens

## TOWN PUMP - 1411 10TH AVENUE SOUTH



### Project Description

The applicant is proposing construction of a new Town Pump convenience store with attached casino, type I, and associated 14-pump fuel island. This project involves redevelopment of a full City block after demolition of the existing Townhouse Inn.

### Background

- Legal Description: Lots 1-14, Block 780, Great Falls Sixteenth Addition, of Section 7, Township 20 North, Range 4 East, P.M. MT
- Property Zoning: C-2 General Commercial
- Parcel Area:  $\pm 112,242$  square feet or  $\pm 2.58$  acres
- Structure Size:  $\pm 15,300$  square feet
- Fuel Island Canopy Size:  $\pm 14,500$  square feet

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

The applicant is proposing a two-story building with office space above the casino and convenience store. The building has been designed with the façades being broken up into smaller sections with vertical and horizontal offsets created by lap siding, brick wainscoting, and stone veneer accents at the corners of articulated vestibules. The roof contains a wide fascia feature, and three distinct roof lines including gable covered entries, hip roofs with a skylight over the first floor, and a mansard style roof over the second story offices. The roof, fascia and gutter material is prefinished copper metal. The dumpster enclosure, located along the east property line, will consist of a CMU wall covered in 4-inch thick brick veneer with a painted steel gate. The enclosure will be screened by landscaping on three sides. Details are provided in the attached Development Plans.

**Conformance with Title 17**

The proposed project is in conformance with the relevant requirements 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.

The site plan includes the conceptual parking layout showing 55 parking spaces, 2 of which will be ADA accessible. This meets the following code requirements. The OCCGF requires 1 parking space per 2.5 seats plus 1 per employee per shift for a casino. The proposed Casino, type 1, will have 32 seats with 2 employees per shift, thus a total of 15 spaces are required. The convenience store portion of the development is required to have 20 parking spaces plus 1 space per every 300 square feet over 5,000 square feet of floor space. The convenience store is approximately 10,033 square feet of floor space, so 37 parking spaces are required, making 52 total parking spaces required.

In addition, the applicant applied for a Design Waiver to alter the parking stall dimensions from the required 10 feet by 19 feet to 9 feet by 20 feet to match the design of other Town Pump sites, and to provide significantly wider drive aisles. This Design Waiver has been approved. The applicant has incorporated effective pedestrian connectivity between adjacent sidewalks and the proposed building. Staff also recommends the applicant incorporate a bike rack by the front entrance in order to best serve the adjacent neighborhood that will be frequenting the site. If the applicant chooses to add this site feature, the OCCGF provides bike parking standards in §17.36.3.010.

The site redevelopment will have impervious surfaces of more than 15,000 square feet; therefore, the developer is required to provide a storm water management plan in compliance with the City of Great Falls Storm Design Manual and City standards. The plan will be reviewed and approved by the Public Works Department prior to the issuance of building permits for the development.

The applicant has provided an outdoor lighting plan which requires minor modification in order to meet the intent of the OCCGF. The fuel island canopy lighting fixtures shall be modified to not exceed 20 foot-candles. This is important for minimizing excess light pollution for drivers on the adjacent roadways and neighborhood residents in close proximity of the site. The lighting plan appears to show 4 wall sconces, 2 on both the north and south façade of the building. It would be reasonable for the 2 wall sconces, as shown by the exterior stairs on the north side of the building to remain for safety purposes; however, the 2 on the south façade should be removed because the downlights in the soffit provide sufficient lighting. Also, the blue LED lighting along the second story roofline, on the north side of the building shall be removed in order to minimize the impact to the adjacent neighborhood.

The proposed landscaping meets the minimum requirements of the OCCGF. Paved or nonliving surfaces are the dominant texture within the interior of the site, with cement walkways surrounding the building, asphalt parking and drive aisles throughout, and rock mulch in all landscape beds. The exterior of the site is softened by landscaping including turf grass, and canopy trees. A significant landscaping buffer is shown between the building and the north property line. This buffer includes 31 limber pines, which will serve to diffract if not completely block headlights, and the dense evergreen vegetation will help mitigate noise from the site and screen the building. There are also landscaping beds at the ends of parking rows, as well as along the building foundation and at each driveway.

The OCCGF Chapter 44 – Landscaping, requires a minimum of one (1) tree and seven (7) shrubs planted and maintained per four hundred (400) square feet, or fraction thereof, of required interior landscaping, as well as one (1) boulevard tree for each thirty-five (35) lineal feet of street and avenue frontage. For this site, there are 38 boulevard trees, 56 interior trees and 224 shrubs required to be installed. The landscaping plan submitted meets the required rate of planting, and the applicant is finalizing the remaining species of shrubs that will be provided with staff. The City Forester has reviewed the landscaping plan and provided recommendations on the variety of evergreens provided onsite, which the applicant incorporated into the landscaping plan.

The applicant is proposing pole signs located at the corners of 14th and 15th Street South and 10th Avenue South, as well as building and canopy signage. This proposed signage is included in the attached exhibits but will be reviewed under a separate application.

### Recommendation

Staff supports this application and recommends the Design Review Board approve the submitted design with conditions.

### **Suggested Motion**

Board Member moves:

“I move that the Design Review Board (approve/approve with conditions) the Design Review Application for the construction of Town Pump gas station, convenience store, and casino, type 1, located at 1411 10th Avenue South, 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 amended 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 continue working with Staff to finalize remaining plant species and final layout of the landscaping plan
- D. The applicant shall hire a licensed surveyor to complete an amended plat aggregating the existing 14 lots the project consists of. Said plat shall be reviewed by Staff and upon Staff approval be filed at the Cascade County Clerk and Recorder's Office.
- E. The blue LED lighting along the second story roofline on the north side of the building shall be removed in order to minimize the impact to the adjacent neighborhood, and the 2 wall sconces on the south façade shall be removed.
- F. The fuel island canopy lighting fixtures shall be modified to not exceed 20 foot-candles.

- 
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  
 Todd Seymanski, City Forester  
 Dan Sampson, New Inns Limited Partnership, [dans@townpump.com](mailto:dans@townpump.com)  
 Kevin May, Big Sky Civil & Environmental, Inc., representative, [kmay@bigskyce.com](mailto:kmay@bigskyce.com)  
 Joe Murphy, Big Sky Civil & Environmental, Inc., representative, [jmurphy@bigskyce.com](mailto:jmurphy@bigskyce.com)

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

Great Falls Town Pump #7

**Name of Project / Proposed Use:**

New Inns Limited Partnership (Attn: Dan Sampson)

**Owner Name:**

P.O. Box 6000 - Butte, MT 59702

**Mailing Address:**

406-497-6860

dans@townpump.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:**

1411 10th Ave South, Great Falls, MT 59405

**Site Address:**

112,250

15,300

**Sq. Ft. of Property:**

**Sq. Ft. of Structure:**

**LEGAL DESCRIPTION**

Block 780 - GF 16th Addition

7

T20N / Block 780

R04E / Great Falls 16th  
 Addition

**Mark/Lot:**

**Section:**

**Township/Block**

**Range/Addition**

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:**

**Representative's Signature:**

**Date:**





February 9, 2016

Mrs. Galen Steffens  
City of Great Falls  
Planning & Community Development Department  
PO Box 5021  
Great Falls, MT 59403

RE: New Inns Limited Partnership – Great Falls Town Pump #7

Dear Mrs. Steffens,

On behalf of our client, we are pleased to submit the Great Falls Town Pump #7 application for Design Review Board evaluation. The developers intend to begin demolition of the existing Townhouse Inn hotel in early April which will be closely followed by the construction of the new Town Pump convenience store, gas station, and casino. Site and building demolition will take place throughout the entire site allowing for the construction of new landscaping, parking lot surfacing and lighting, new entrance signs, and a new 15,300 square foot building.

The updated site layout will increase landscaping throughout the parcel and the new construction will update the existing sidewalks along 9<sup>th</sup> Ave. S., 14<sup>th</sup> St. S., and 15<sup>th</sup> St. S. to boulevard style sidewalks.

Enclosed are the proposed site plan, landscaping plan, parking lot lighting plan, pylon sign information, fuel island canopy information, and building elevations for your review. Please feel free to call me with any questions or comments you may have related to this submittal.

Sincerely,

Kevin May, P.E.  
Big Sky Civil & Environmental, Inc.

Cc: Dan Sampson, New Inns Limited Partnership



-  Tracts of Land
-  1411 10th Ave S



Townhouse Inn redevelopment



# EXHIBIT D - SITE PHOTOGRAPHSS (FEBRUARY 2016)



View looking north-east from the 14th Street South and 9th Avenue South intersection.



View looking east down the drive aisle behind the existing Townhouse Inn. The Inn is  $\pm 40.5$  from the north property line.

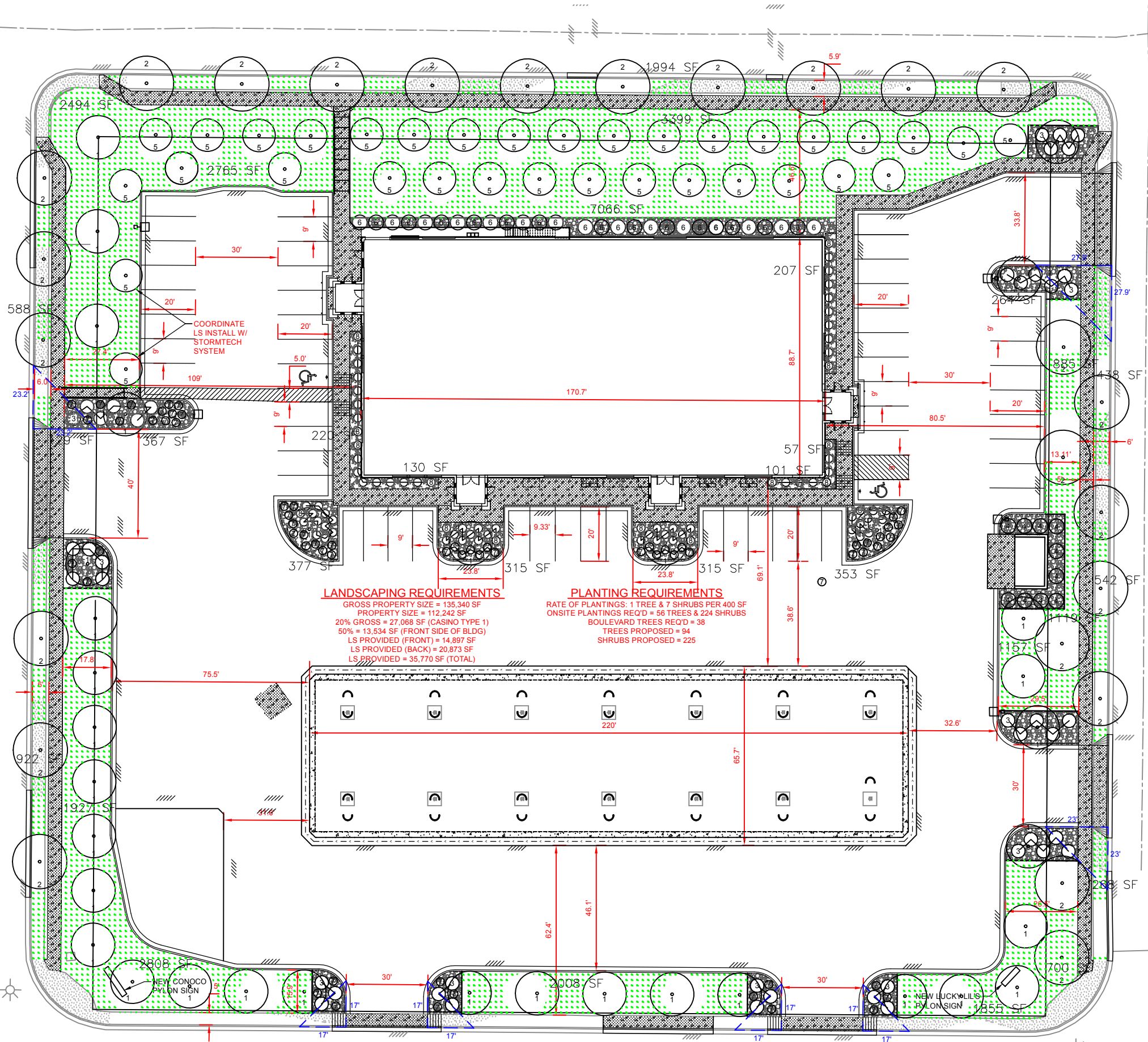


View looking west from 15th Street South across the 10th Avenue South frontage.

## DEVELOPMENT PLANS:

LANDSCAPING/SITE PLAN  
CONCEPTUAL RENDERING  
BUILDING ELEVATIONS  
GARBAGE ENCLOSURE DETAIL  
PHOTOMETRIC LIGHTING PLAN  
SIGNAGE PLANS





**LANDSCAPING REQUIREMENTS**

GROSS PROPERTY SIZE = 135,340 SF  
PROPERTY SIZE = 112,242 SF  
20% GROSS = 27,068 SF (CASINO TYPE 1)  
50% = 13,534 SF (FRONT SIDE OF BLDG)  
LS PROVIDED (FRONT) = 14,897 SF  
LS PROVIDED (BACK) = 20,873 SF  
LS PROVIDED = 35,770 SF (TOTAL)

**PLANTING REQUIREMENTS**

RATE OF PLANTINGS: 1 TREE & 7 SHRUBS PER 400 SF  
ONSITE PLANTINGS REQ'D = 56 TREES & 224 SHRUBS  
BOULEVARD TREES REQ'D = 38  
TREES PROPOSED = 94  
SHRUBS PROPOSED = 225

**LANDSCAPING SCHEDULE**

**TREES**

- #1 - SPRING SNOW FLOWERING CRAB
- #2 - GREENSPIRE LINDEN

**EVERGREENS**

- #3 BUFFALO JUNIPER
- #4 COLOGREEN JUNIPER
- #5 LIMBER PINE

**SHRUBS**

- #6 - BAILEY COMPACT AMERICAN CRANBERRY BUSH
- #7 - FLAME GRASS
- #8 - KARL FOERSTER FEATHER REED GRASS

MALUS 'SPRING SNOW'  
TILIA CORDATA 'GREENSPIRE'

JUNIPERUS SABINA 'BUFFALO'  
JUNIPERUS SCOPULORUM 'COLOGREEN'  
PINUS FLEXILIS

VIBURNUM TRILOBUM 'BAILEY COMPACT'

MISCANTHUS SINENSIS PURPURASCENS  
CALAMAGROSTIS x ACUTIFLORA 'KARL FOERSTER'

NUMBER  
PROPOSED

2" B & B	35
2" B & B	25
#5 GALLON	44
#5 GALLON	10
8 FT B & B	34
#2 GALLON	28
#1 GALLON	64
#2 GALLON	79

**CONSTRUCTION SPECIFICATIONS**

**EDGING**

CONCRETE LANDSCAPE CURBING (GREY) IN A 6" ANGLE STYLE, OR STEEL EDGING IN A 4" 14 GAUGE STEEL (SURELOCK BRAND OR EQUIVALENT)

**WEED FABRIC**

TYPAR SPUNBOUND LANDSCAPE FABRIC IN A 3 oz OR EQUIVALENT

**ROCK MULCH**

1.5" WASHED RIVER ROCK TO A 3" DEPTH IN BED AREAS

**TREES**

ALL TREES TO BE STAKED WITH 2 EVENLY SPACED STEEL T POST AND ANCHORED WITH WIRE & PROTECTIVE HOSE OR OTHER TO PROTECT AGAINST RUBBING ON THE TRUNK. ALL TREES IN TURF AREAS TO REQUIRE A 3 FT DIAMETER CIRCLE OF EDGING WITH ROCK & WEED FABRIC.

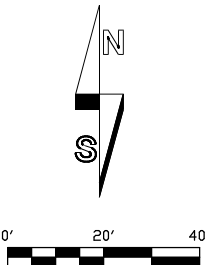
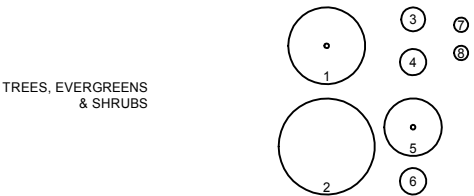
**IRRIGATION**

1" LINE WITH VACUUM BREAKER STUBBED OUT OF MECHANICAL ROOM, ALL BEDS TO REQUIRE DRIP IRRIGATION. ALL TURF AREAS TO REQUIRE SPRAY OR ROTOR IRRIGATION HEAD FOR BEST COVERAGE.

CONTRACTOR TO FURNISH ADEQUATE CONDUIT FOR THE PURPOSE OF RUNNING IRRIGATION LINES AND WIRING TO ALL LANDSCAPED AREAS.

**LEGEND**

EXISTING	NEW
CONCRETE	
ASPHALT	
SOD	
ROCK MULCH	

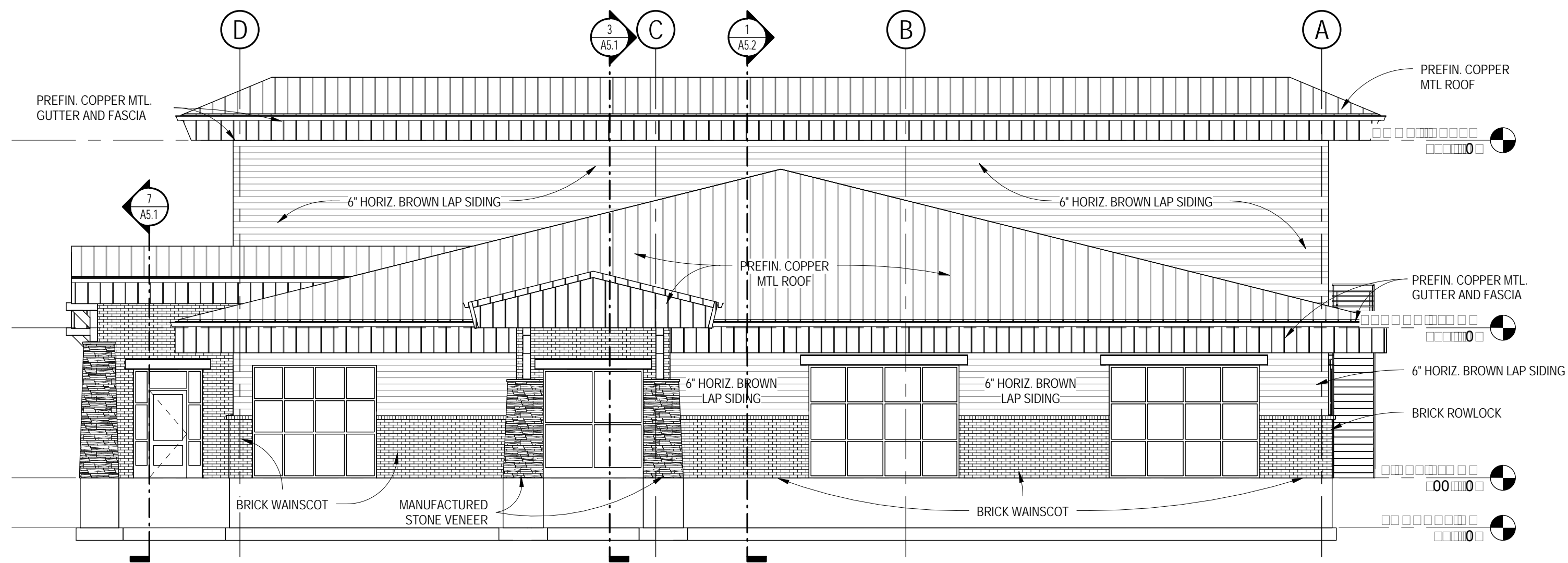




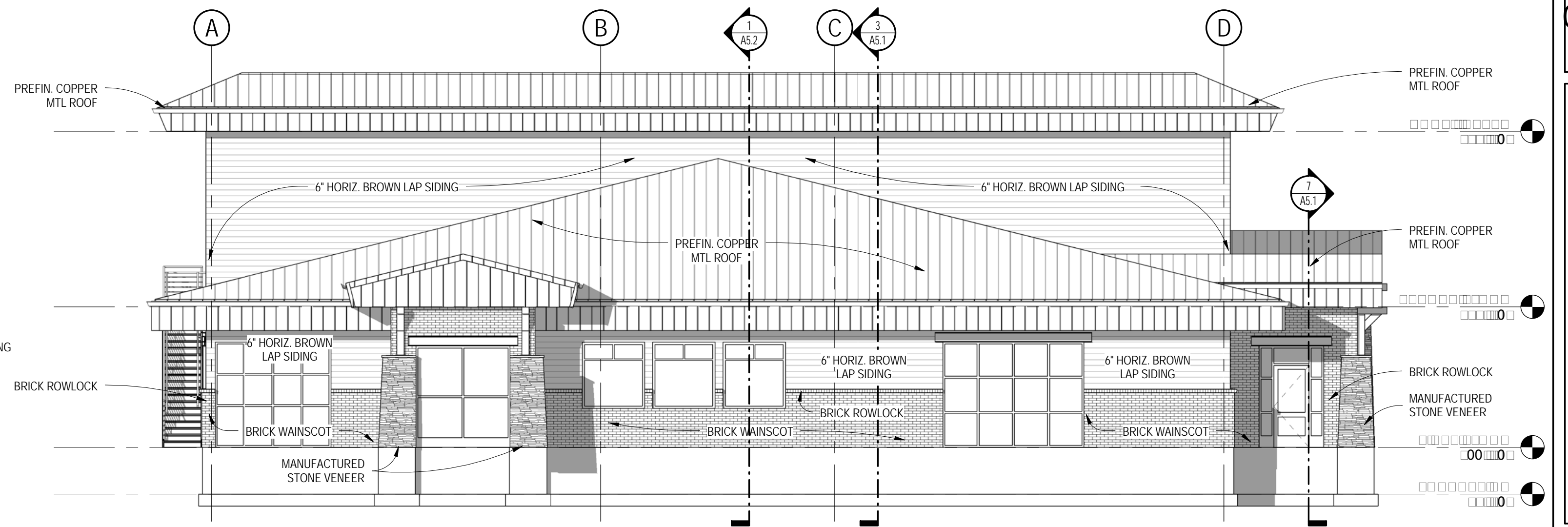


IT IS ABSOLUTELY NECESSARY THAT ALL TRADES COORDINATE EACH OTHER AND VERIFY THAT THERE ARE NO CONFLICTS IN LOCATION OF DUCTS, CONDUITS, SPRINKLER HEADS, DIFFUSERS, ELECTRICAL BOXES, EQUIPMENT, AND OTHER ITEMS THROUGH THIS PROJECT BEFORE FINAL PLACEMENT OF MATERIALS.

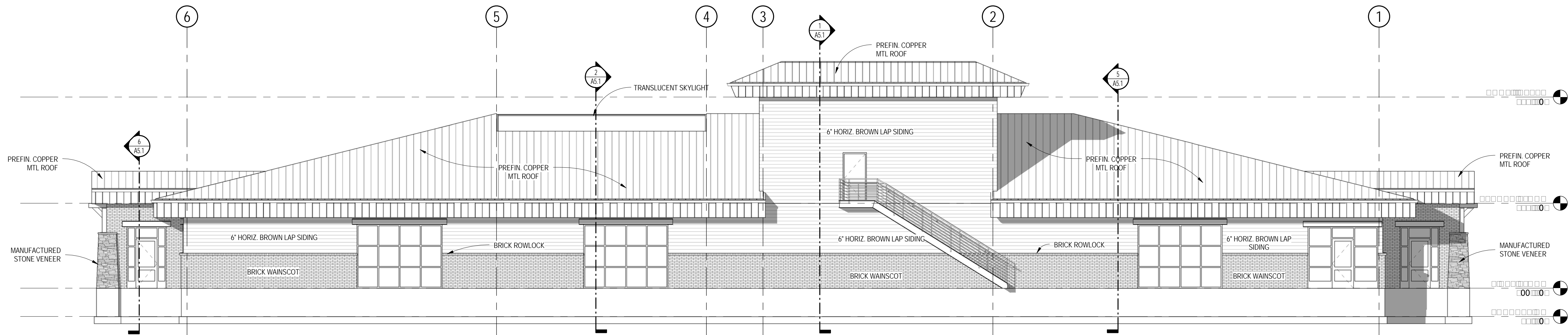




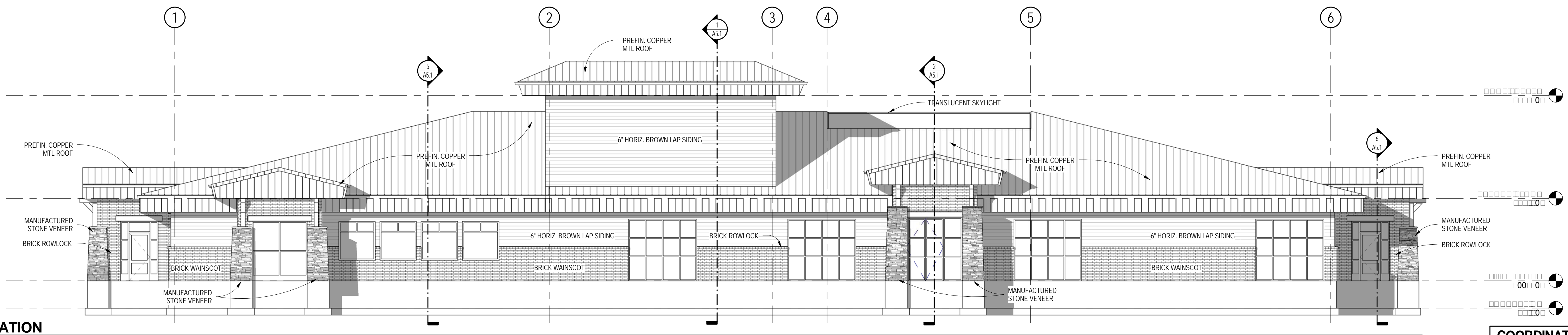
1 EAST ELEVATION  
SCALE: 1/8" = 1'-0"



2 WEST ELEVATION  
SCALE: 1/8" = 1'-0"



3 NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



4 SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"

**COORDINATION NOTE**  
IT IS ABSOLUTELY NECESSARY THAT ALL TRADES COORDINATE WITH EACH OTHER AND VERIFY THAT THERE ARE NO CONFLICTS IN LOCATION OF DUCTS, CONDUITS, SPRINKLER HEADS, DIFFUSERS, ELECTRICAL BOXES, EQUIPMENT, AND OTHER ITEMS THROUGHOUT THIS PROJECT BEFORE FINAL PLACEMENT OF MATERIALS.





IT IS ABSOLUTELY NECESSARY THAT ALL TRADES COORDINATE WITH EACH OTHER AND VERIFY THAT THERE ARE NO CONFLICTS IN LOCATION OF DUCTS, CONDUITS, SPRINKLER HEADS, DIFFUSERS, ELECTRICAL BOXES, EQUIPMENT, AND OTHER ITEMS THROUGHOUT THIS PROJECT BEFORE FINAL PLACEMENT OF MATERIALS.

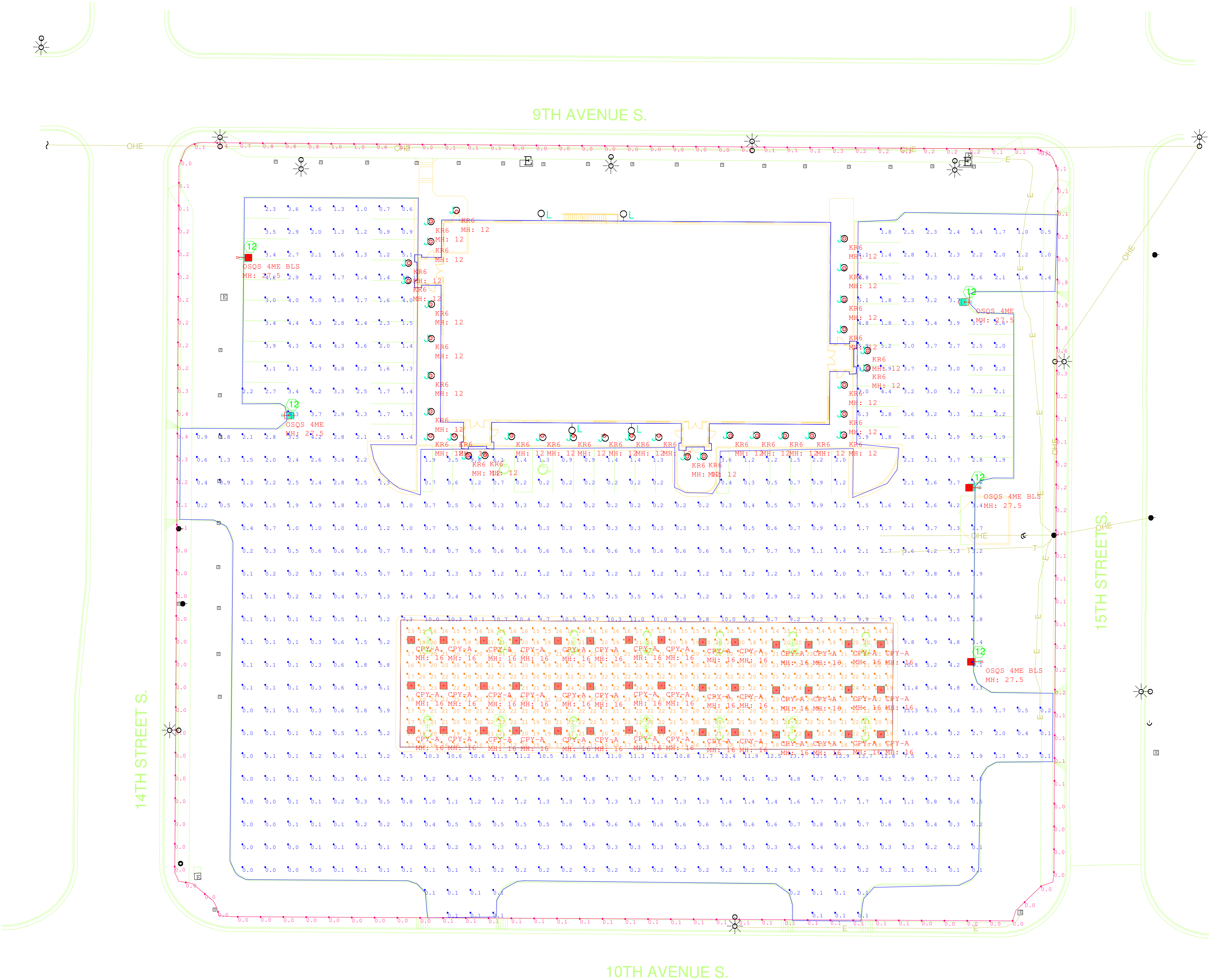




Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Lumens/Lamp	LLF	Total Watts
■	42	CPY-A	SINGLE	8000	0.930	3444
○	34	KR6	SINGLE	1100	1.030	612
+	2	OSQS 4ME	SINGLE	22705	0.930	446
■	3	OSQS 4ME BLS	SINGLE	19394	0.930	669
Description						
CPY250-A-DM-F-A-XX-XX						
KR6-13L-40K-120V						
OSQ-A-NM-4ME-S-57K-XX-XX						
OSQ-A-NM-4ME-S-57K-XX-XX						
Footcandles calculated using predicted lumen values after 50K hours of operation						
Label	Avg	Max	Min	Avg/Min	Max/Min	
CANOPY	20.11	24	12	1.68	2.00	
PAVEMENT	2.37	13.7	0.0	N.A.	N.A.	
PROPERTY LINE	0.15	1.0	0.0	N.A.	N.A.	

Pole Schedule  
(5) PS4S25C1XX (25" X 4" X .125" STEEL SQUARE POLE)  
Proposed poles meet 110 MPH sustained winds.

ADDITIONAL EQUIPMENT  
(5) OSQ-DAXX (DIRECT ARM MOUNTING)  
(3) OSQ-BLSLF (BACKLIGHT SHIELD)  
(34) KR6T-SSGC-FF (KR6 REFLECTOR)



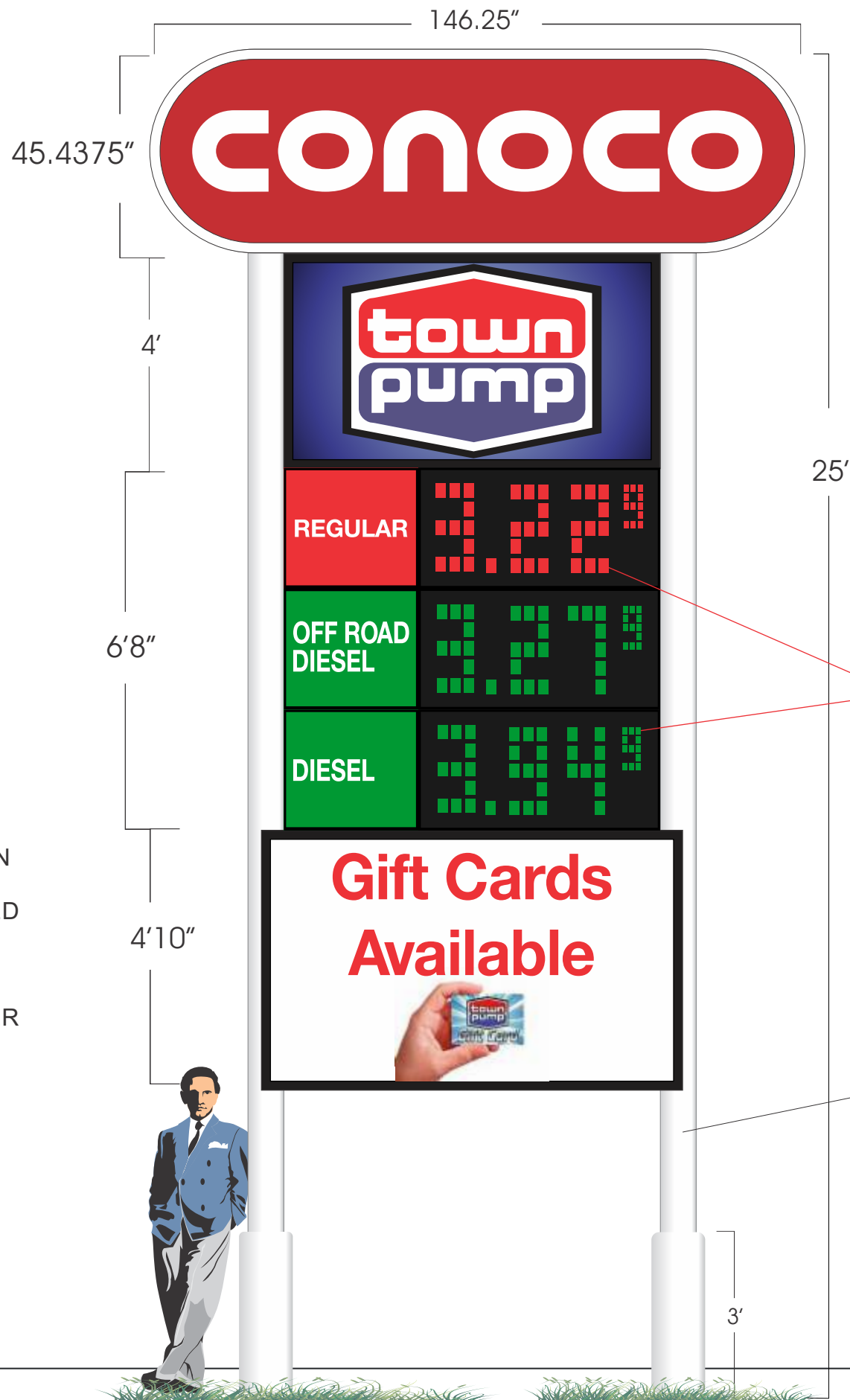
1200 92nd Street - Sturtevant, WI 53177  
www.cree.com - (800) 236-6800

Project Name: GREAT FALLS #7 - GREAT FALLS, MT SR-11299  
Date:1/15/2016 Scale: 1"=30' Footcandles calculated at grade  
Filename: V:\Common\AppEng\BETA PET\TM-160113GFMTCJBR2 A61 Layout by: CHRIS BOSANEC

Illumination results shown on this lighting design are based on project parameters provided to Cree, Inc. used in conjunction with luminaire test procedures conducted under laboratory conditions. Actual project conditions differing from these design parameters may affect field results. The customer is responsible for verifying dimensional accuracy along with compliance with any applicable electrical, lighting, or energy code.

- (1) 25'H POLE SIGN
- (1) 45.4375" H X 145.25" W D/F CABINET WITH LEXAN FACES (CONOCO)
- (1) 4'H X 7'W D/F CABINET WITH DIGITALLY PRINTED AND CONTOUR CUT LEXAN FACES (TP)
- (1) 6'8"H X 7'W SCROLL STYLE GAS PRICER WITH CLEAR PLEX OVER FRONT
- (1) 4'10"H X 7'10"W DAKTRONICS MESSAGE CENTER

# TOWN PUMP, GREAT FALLS



SIGN SPECS			
CABINET:	LIGHTING & PAINT COLOR	Internally Illuminated G.E. L.E.D. White	
	TYPE	Galvneal Steel & Iron Frame	
FACE	TYPE	Lexan	
	VINYL	Digitally Printed & Contour Cut Vinyl	
LED BORDER	TYPE	None	
	COLOR	None	
SHOP DRAWING REQ'D		Yes	
ENG. DRAWING REQ'D		Yes	
ELECTRIC HOOKUP INCLUDED		No	
COLOR KEY			
FACE	Lexan		
VINYL	Digitally Printed & Contour Cut Vinyl		
PAINT			
VINYL	Translucent Blue		
PAINT			
VINYL	Translucent Red		
PAINT	White		
VINYL	White		
PAINT			
VINYL			
PAINT			
VINYL			
Note: Unless otherwise noted the colors depicted on this rendering may not match the actual colors on the finished display. Please refer to color-callouts and their appropriate vendor specified samples for approved color specifications.			

20" NUMBERS

8" POLES



TOWN PUMP  
GREAT FALLS

Account Executive:  
Bob Abbott

Designer:  
Luke O'Connell

Date:  
1-20-16

Client:  
Lyle

Project #:  
9527

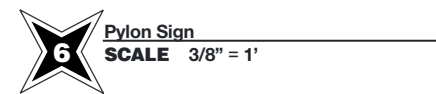
Cat Graphics INC  
1600 Stucky Road  
Great Falls, Montana  
(406) 452-1603

These plans are the exclusive property of Cat Graphics and are the results of the original works of its employees. They are submitted for the sole purpose of your consideration of whether to purchase these plans or to purchase from Cat Graphics, a sign manufactured according to these plans. Distribution or exhibition of these plans to anyone other than employees of your company or use of these plans to construct a sign similar to the one embodied or use in any graphics is expressly forbidden. In the event that such exhibiting occurs, without prior written consent, Cat Graphics expects to be reimbursed up to \$5000.00 per sheet as compensation for time and effort entailed in creating these plans.

Revised/Date/Designer

Client Approval:

NOTE: Cost for providing necessary electrical wiring to sign area is not included in sign proposal.



- (1) 25'H POLE SIGN  
(1) 3'H X 6'W D/F CABINET WITH CONTOUR CUT AND DIGITALLY PRINTED LEXAN FACES (LIL)  
(1) 2'8"H X 10'W D/F CABINET WITH CONTOUR CUT LEXAN FACES (LL)  
(1) 3'7"H X 7'10"W D/F CABINET WITH CONTOUR CUT VINYL ON LEXAN FACES (CASINO)  
(1) 2'H X 7'10"W D/F CABINET WITH CONTOUR CUT VINYL ON LEXAN FACES (LIQUOR STORE)  
(1) 4'10"H X 7'10"W DAKTRONICS MESSAGE CENTER

TOWN PUMP, GREAT FALLS

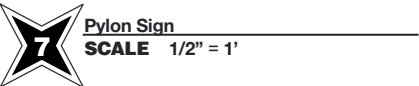


25'

SIGN SPECS		
CABINET:	LIGHTING & PAINT COLOR	Internally Illuminated G.E. L.E.D. White
	TYPE	Galvneal Steel & Iron Frame
FACE	TYPE	Lexan
	VINYL	Digitally Printed & Contour Cut Vinyl
LED BORDER	TYPE	None
	COLOR	None
SHOP DRAWING REQ'D		Yes
ENG. DRAWING REQ'D		Yes
ELECTRIC HOOKUP INCLUDED		No

COLOR KEY	
FACE	Lexan
VINYL	Digitally Printed & Contour Cut Vinyl
PAINT	
VINYL	Translucent Blue
PAINT	
VINYL	Translucent Purple
PAINT	White
VINYL	White
PAINT	
VINYL	Black
PAINT	
VINYL	Translucent Burgandy

Note: Unless otherwise noted, the colors depicted on this rendering may not match the actual colors on the finished display. Please refer to color-callouts and their appropriate vendor specified samples for approved color specifications.



TOWN PUMP  
GREAT FALLS

Account Executive:  
Bob Abbott

Designer:  
Luke O'Connell

Date:  
1-20-16

Client:  
Lyle

Project #:  
9527

Cat Graphics INC  
1600 Stucky Road  
Great Falls, Montana  
(406) 452-1603

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Revised/Date/Designer

Client Approval:

NOTE: Cost for providing necessary electrical wiring to sign area is not included in sign proposal.



- (1) 7'H X 7.6"W INTERNALLY ILLUMINATED CABINET WITH LL COLORS IN TRANSLUCENT VINYL ON A LEXAN FACE (LL LOGO)
  - (1) 5.5'H X 7.7"W INTERNALLY ILLUMINATED CABINET WITH TP COLORS IN TRANSLUCENT VINYL ON A LEXAN FACE (TP LOGO)
  - (1) 2'6" H X 10' W S/F CABINET WITH PUSH THROUGH LETTERS, RED LED AROUND 3/4 OF CABINET (COFFEE)
  - (1) 2'6" H X 8' W S/F CABINET WITH PUSH THROUGH LETTERS, RED LED AROUND 3/4 OF CABINET (BEER)
  - (1) 2'6" H X 17' W S/F CABINET WITH PUSH THROUGH LETTERS, RED LED AROUND 3/4 OF CABINET (WINE EMPORIUM)
- APPROXIMATELY 194' OF BLUE SLOAN LED

SIGN SPECS		
CABINET:	LIGHTING & PAINT COLOR	Internally Illuminated G.E. L.E.D. Evening Blue / Black
	TYPE	Galvneal Steel & Iron Frame
FACE	TYPE	Lexan
	VINYL	Digitally Printed & Contour Cut
LED BORDER	TYPE	LED
	COLOR	Blue
SHOP DRAWING REQ'D		Yes
ENG. DRAWING REQ'D		Yes
ELECTRIC HOOKUP INCLUDED		No

COLOR KEY	
FACE	Lexan
VINYL	Digitally Printed & Contour Cut
PAINT	
VINYL	Translucent Plum Purple
PAINT	Evening Blue
VINYL	Translucent Evening Blue
PAINT	
VINYL	Translucent Raspberry
PAINT	Black
VINYL	
PAINT	
VINYL	Translucent Blue and Red
Note: Unless otherwise noted, the colors depicted on this rendering may not match the actual colors on the finished display. Please refer to color-callouts and their appropriate vendor specified samples for approved color specifications.	



Town Pump  
Great Falls 7

Account Executive:  
Bob Abbott

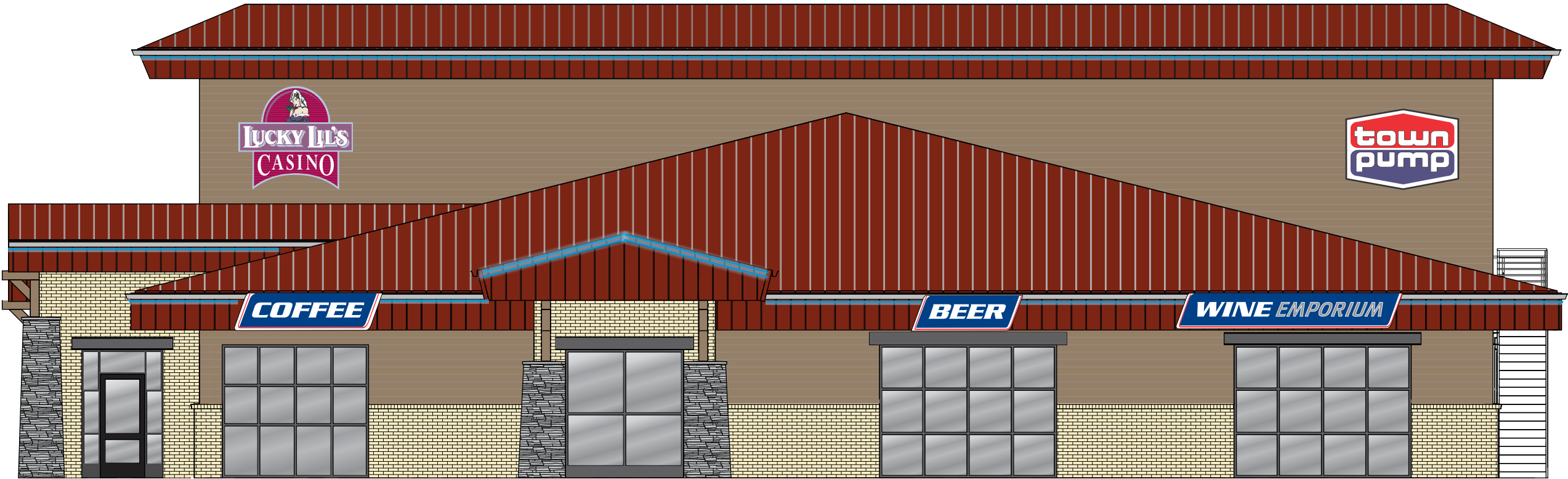
Designer:  
Luke O'Connell

Date:  
1-12-16

Client:  
Lyle

Project #:  
9527

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Great Falls, Montana  
(406) 452-1603



1 EAST ELEVATION  
SCALE: 1/8" = 1'-0"

# TOWN PUMP, GREAT FALLS



East Elevation  
SCALE 1/8" = 1'

These plans are the exclusive property of Cat Graphics and are the results of the original works of its employees. They are submitted for the sole purpose of your consideration of whether to purchase these plans or to purchase from Cat Graphics, a sign manufactured according to these plans. Distribution or exhibition of these plans to anyone other than employees of your company or use of these plans to construct a sign similar to the one embodied or use in any graphics is expressly forbidden. In the event that such exhibiting occurs, without prior written consent, Cat Graphics expects to be reimbursed up to \$5000.00 per sheet as compensation for time and effort entailed in creating these plans.

Revised/Date/Designer  
1-29-16 - Mando  
2-2-16 - Mando

Client Approval:

NOTE: Cost for providing necessary electrical wiring to sign area is not included in sign proposal.





Town Pump  
Great Falls 7

Account Executive:  
Bob Abbott

Designer:  
Luke O'Connell

Date:  
1-18-16

Client:  
Lyle

Project #:  
9527

**Cat Graphics INC**  
1600 Stucky Road  
Great Falls, Montana  
(406) 452-1603

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Revised/Date/Designer  
2-1-16, MANDO

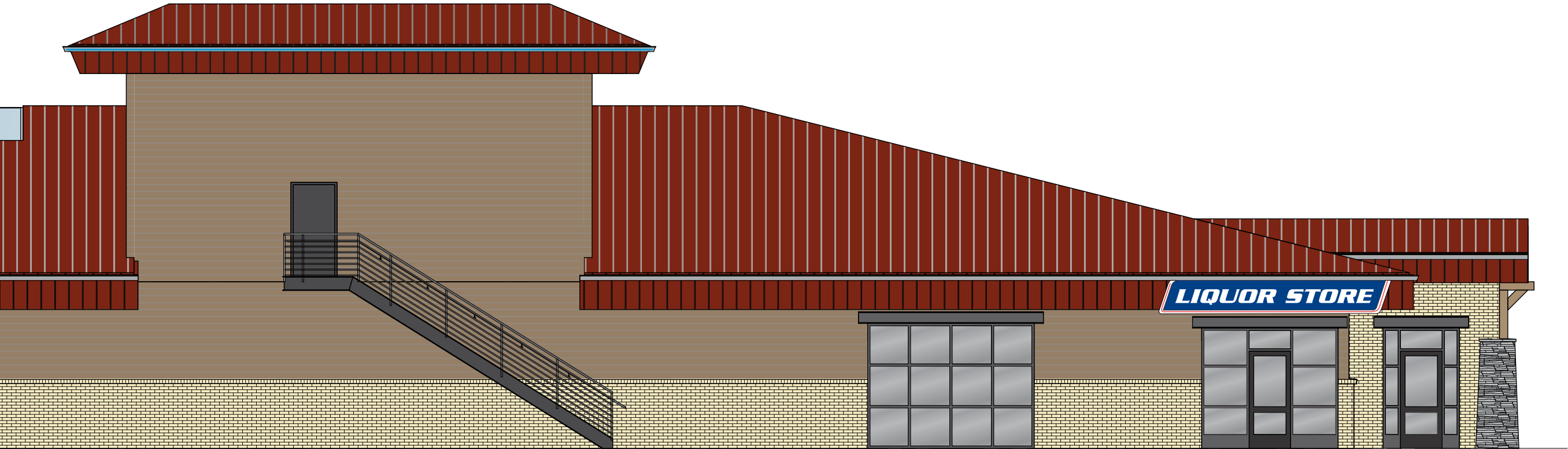
Client Approval:

NOTE: Cost for providing necessary electrical wiring to sign area is not included in sign proposal.

SIGN SPECS		
CABINET:	LIGHTING & PAINT COLOR	Internally Illuminated G.E. L.E.D. WHITE / BLUE
	TYPE	Galvneal Steel & Iron Frame
FACE	TYPE	METAL
	VINYL	
LED BORDER	TYPE	LED ROPE
	COLOR	BLUE
SHOP DRAWING REQ'D		Yes
ENG. DRAWING REQ'D		Yes
ELECTRIC HOOKUP INCLUDED		No

COLOR KEY	
FACE	
VINYL	
PAINT	WHITE
VINYL	
PAINT	BLUE
VINYL	
PAINT	
VINYL	
PAINT	
VINYL	
PAINT	
VINYL	
PAINT	
VINYL	
Note: Unless otherwise noted, the colors depicted on this rendering may not match the actual colors on the finished display. Please refer to color-callouts and their appropriate vendor specified samples for approved color specifications.	

(1) 2'6" H X 17' W S/F CABINET WITH PUSH THROUGH LETTERS, RED LED AROUND 3/4 OF CABINET (LIQUOR STORE)  
APPROXIMATELY 43' OF BLUE SLOAN LED



**3 NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"

TOWN PUMP, GREAT FALLS

**3** North Elevation  
SCALE 1/8" = 1'



Town Pump  
Great Falls 7

Account Executive:  
Bob Abbott

Designer:  
Luke O'Connell

Date:  
1-12-16

Client:  
Lyle

Project #:  
9527

**Cat Graphics INC**  
1600 Stucky Road  
Great Falls, Montana  
(406) 452-1603

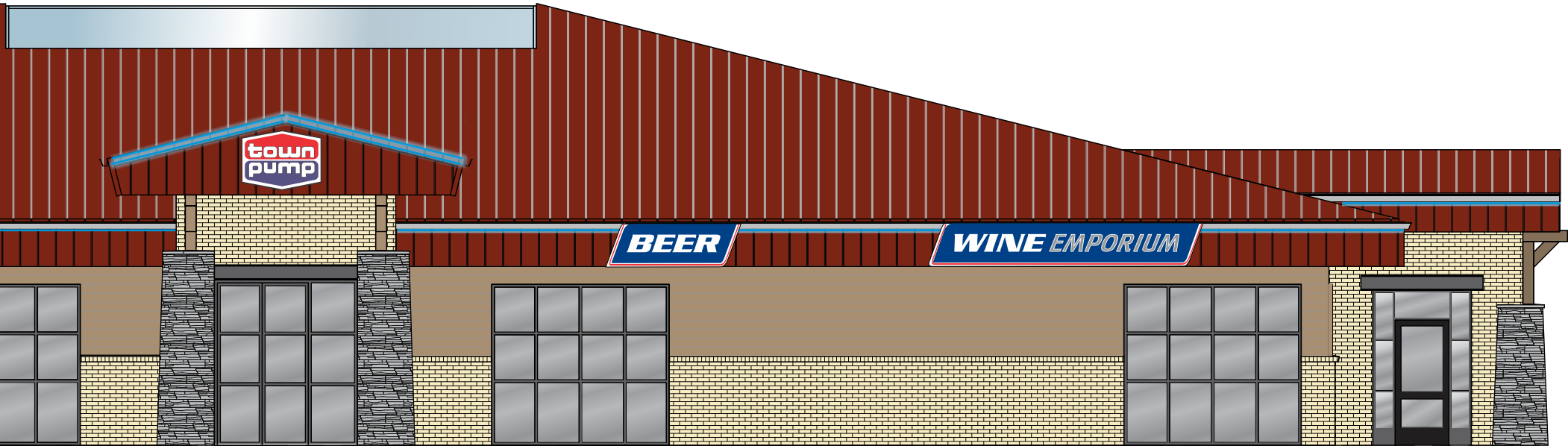
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Revised/Date/Designer  
2-1-16 - Mando  
2-2-16 - Mando

Client Approval:

NOTE: Cost for providing necessary electrical wiring to sign area is not included in sign proposal.

- (1) 6'H X 8'W INTERNALLY ILLUMINATED CABINET WITH TP COLORS IN TRANSLUCENT VINYL ON A LEXAN FACE (TP)
  - (1) 3.4'H X 4.5'W INTERNALLY ILLUMINATED CABINET WITH TP COLORS IN TRANSLUCENT VINYL ON A LEXAN FACE (TP)
  - (1) 2'6" H X 8' W S/F CABINET WITH PUSH THROUGH LETTERS, RED LED AROUND 3/4 OF CABINET (BEER)
  - (1) 2'6" H X 17' W S/F CABINET WITH PUSH THROUGH LETTERS, RED LED AROUND 3/4 OF CABINET (WINE EMPORIUM)
  - (1) 2'6" H X 22' W S/F CABINET WITH PUSH THROUGH LETTERS, RED LED AROUND 3/4 OF CABINET (TOBACCO)
  - (1) 2'6" H X 10' W S/F CABINET WITH PUSH THROUGH LETTERS, RED LED AROUND 3/4 OF CABINET (CASINO)
  - (1) 2'6" H X 17' W S/F CABINET WITH PUSH THROUGH LETTERS, RED LED AROUND 3/4 OF CABINET (LIQUOR STORE)
- APPROXIMATELY 239' OF BLUE SLOAN LED



SIGN SPECS		
CABINET:	LIGHTING & PAINT COLOR	Internally Illuminated G.E. L.E.D. Black
	TYPE	Galvneal Steel & Iron Frame
FACE	TYPE	Lexan
	VINYL	Contour Cut
LED BORDER	TYPE	LED
	COLOR	Blue
SHOP DRAWING REQ'D		Yes
ENG. DRAWING REQ'D		Yes
ELECTRIC HOOKUP INCLUDED		No

COLOR KEY	
FACE	Lexan
VINYL	Contour Cut
PAINT	
VINYL	Translucent Red
PAINT	
VINYL	Translucent Blue
PAINT	Black
VINYL	
PAINT	
VINYL	
PAINT	
VINYL	

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**4 SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"

TOWN PUMP, GREAT FALLS



South Elevation  
SCALE 1/8" = 1'

- (1) 6'H X 6'6.5"W INTERNALLY ILLUMINATED CABINET WITH LL COLORS IN TRANSLUCENT VINYL ON A LEXAN FACE (LL LOGO)
  - (1) 5'H X 7'W INTERNALLY ILLUMINATED CABINET WITH TP COLORS IN TRANSLUCENT VINYL ON A LEXAN FACE (TP LOGO)
  - (1) 2'6" H X 17' W S/F CABINET WITH PUSH THROUGH LETTERS, RED LED AROUND 3/4 OF CABINET (LIQUOR STORE)
  - (1) 2'6" H X 10' W S/F CABINET WITH PUSH THROUGH LETTERS, RED LED AROUND 3/4 OF CABINET (POKER)
  - (1) 2'6" H X 8' W S/F CABINET WITH PUSH THROUGH LETTERS, RED LED AROUND 3/4 OF CABINET (KENO)
  - (1) 2'6" H X 14'6"W S/F CABINET WITH PUSH THROUGH LETTERS, RED LED AROUND 3/4 OF CABINET (LINE GAMES)
- APPROXIMATELY 186' OF BLUE SLOAN LED

SIGN SPECS		
CABINET:	LIGHTING & PAINT COLOR	Internally Illuminated G.E. L.E.D. Evening Blue / Black
	TYPE	Galvneal Steel & Iron Frame
FACE	TYPE	Lexan
	VINYL	Digitally Printed & Contour Cut
LED BORDER	TYPE	LED
	COLOR	Blue
SHOP DRAWING REQ'D		Yes
ENG. DRAWING REQ'D		Yes
ELECTRIC HOOKUP INCLUDED		No

COLOR KEY	
FACE	Lexan
VINYL	Digitally Printed & Contour Cut
PAINT	
VINYL	Translucent Plum Purple
PAINT	Evening Blue
VINYL	Translucent Evening Blue
PAINT	
VINYL	Translucent Rasberry
PAINT	Black
VINYL	
PAINT	
VINYL	Translucent Blue and Red
Note: Unless otherwise noted, the colors depicted on this rendering may not match the actual colors on the finished display. Please refer to color-callouts and their appropriate vendor specified samples for approved color specifications.	



Town Pump  
Great Falls 7

Account Executive:  
Bob Abbott

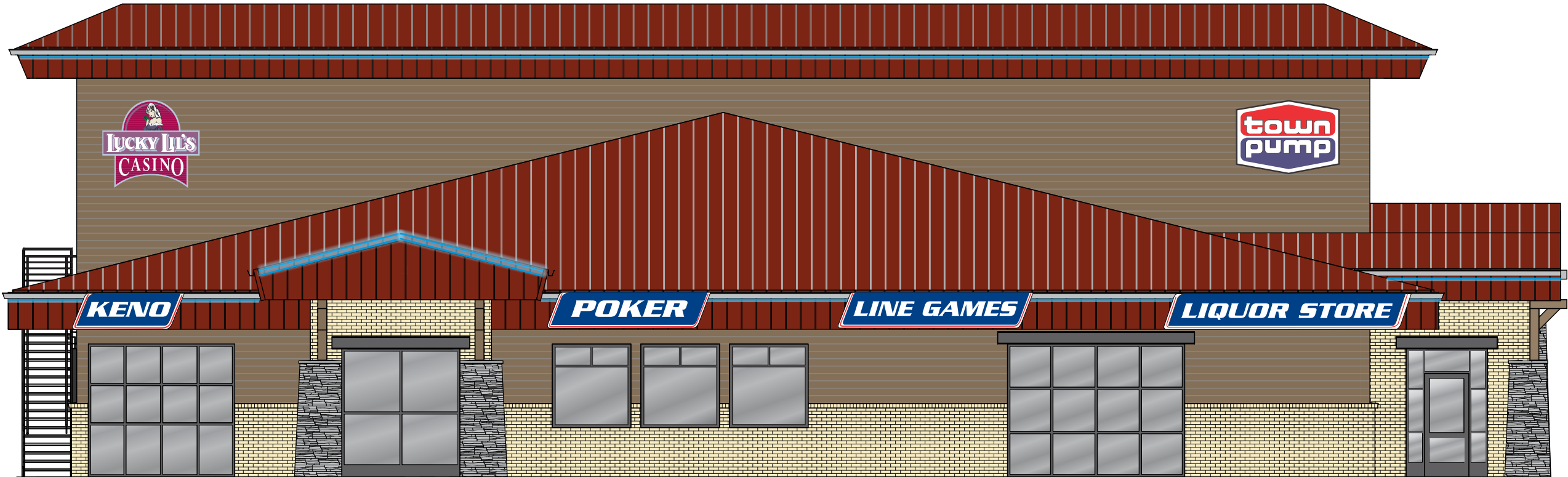
Designer:  
Luke O'Connell

Date:  
1-12-16

Client:  
Lyle

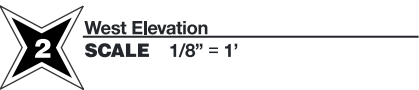
Project #:  
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Cat Graphics INC  
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Great Falls, Montana  
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2 WEST ELEVATION  
SCALE: 1/8" = 1'-0"

# TOWN PUMP, GREAT FALLS

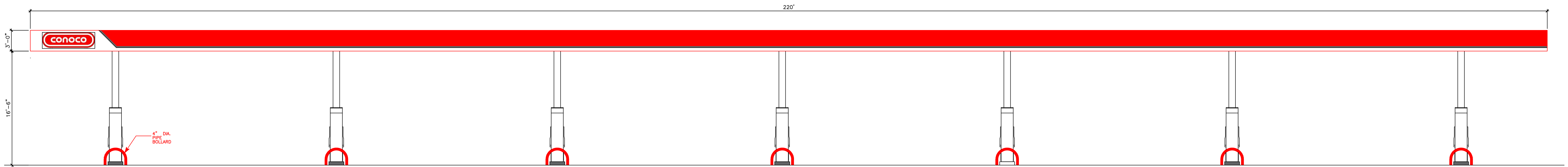


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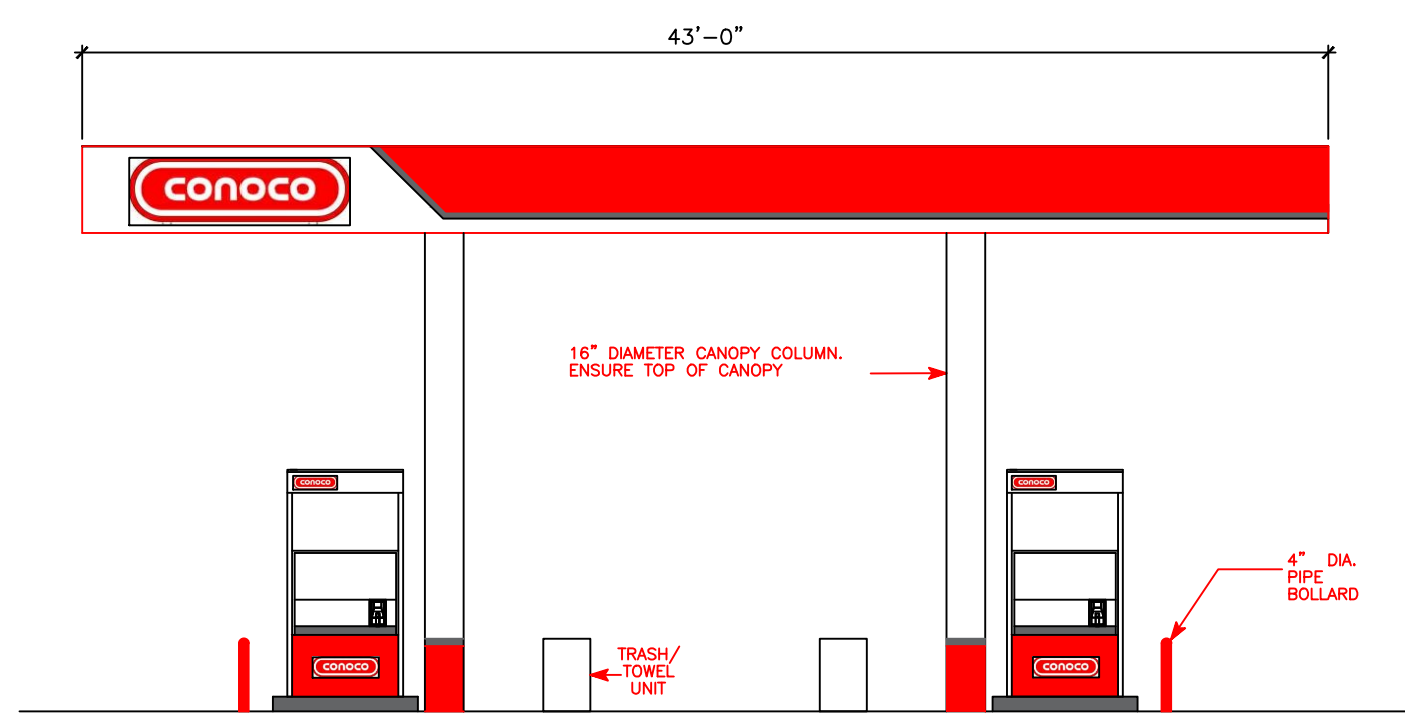
Revised/Date/Designer  
2-1-16 - Mando

Client Approval:

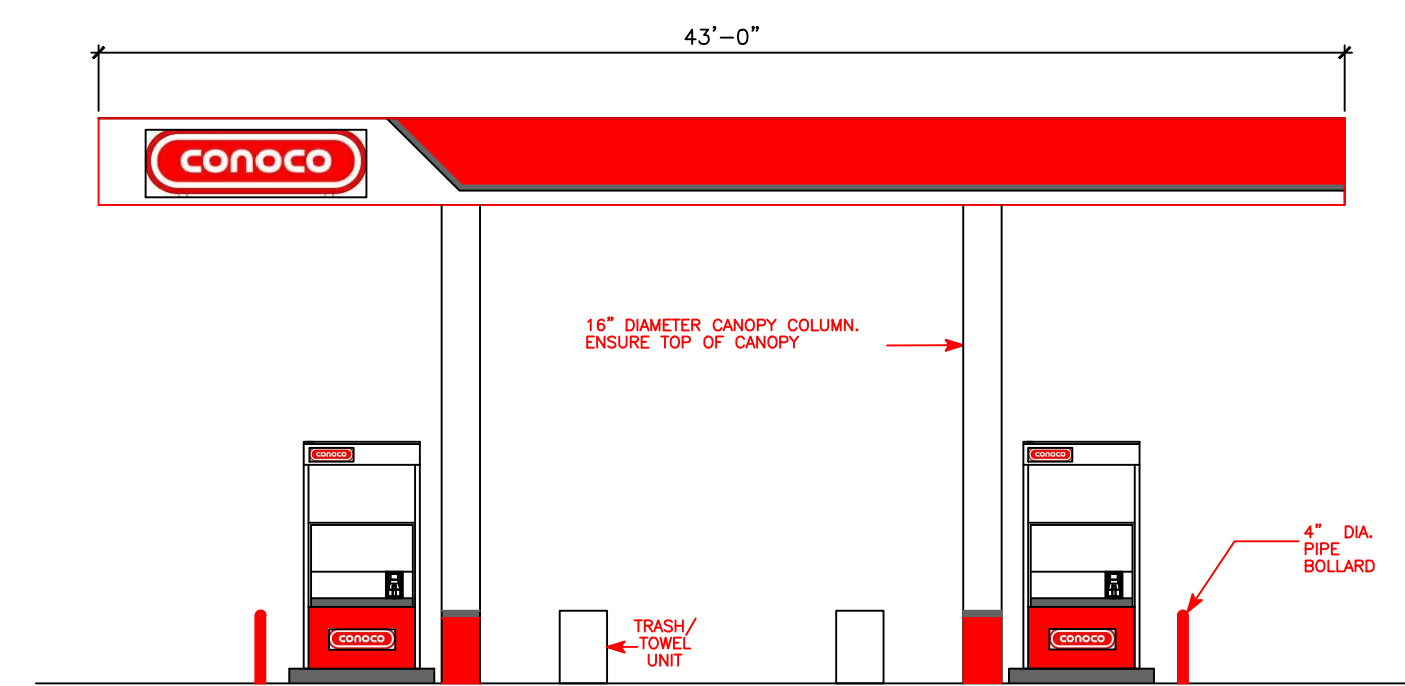
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FRONT ELEVATION — STREET



LEFT ELEVATION



RIGHT ELEVATION