

DESIGN REVIEW BOARD

December 12, 2016

Case Number

DRB2016-21

Owner/Applicant

Farran Realty Partners

Applicant

Representative

Jana Cooper, TD&H
Engineering

Property Location

Southwest corner of
Smelter Ave NW and
Division Rd

Requested Action

Design Review for new
apartment building
development with
associated site work.

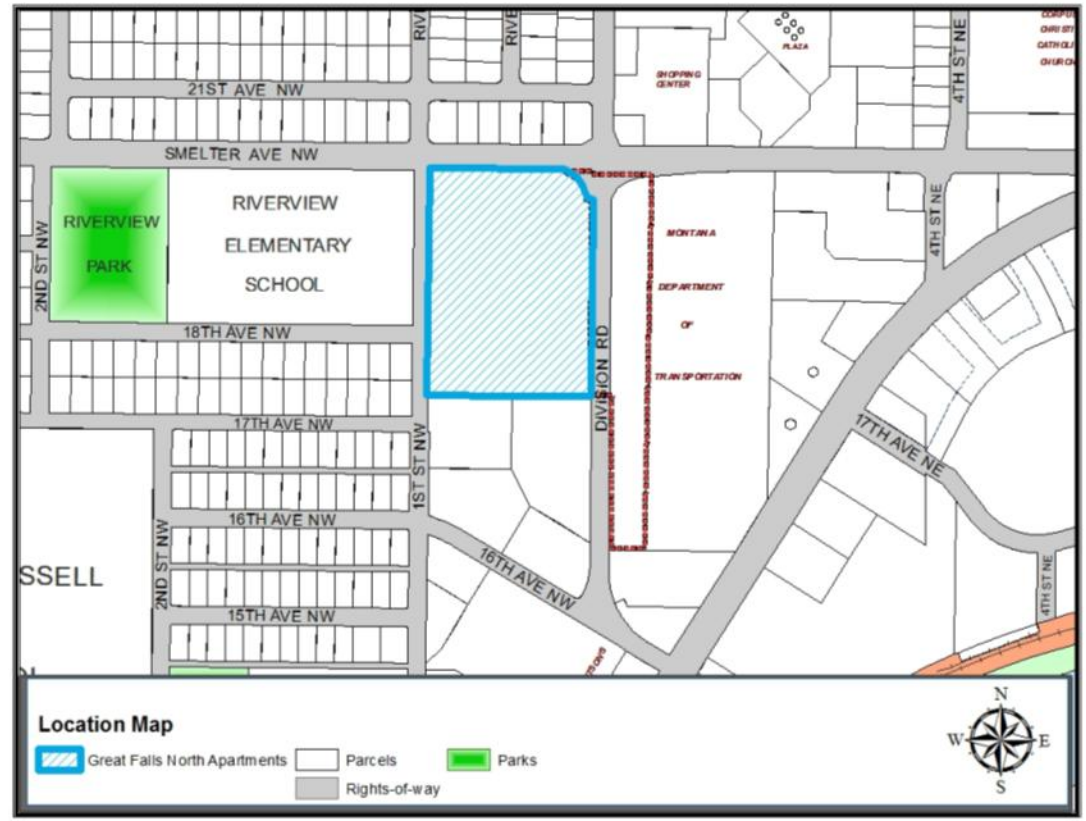
Recommendation

Approve the submitted
design with conditions

Project Planner

Erin Borland

GREAT FALLS NORTH APARTMENTS



Project Description

The applicant is proposing construction of a new apartment complex located on the southwest corner of Smelter Avenue Northwest and Division Road. The development includes nine three story garden-style apartment buildings. Each building is proposed with 24-units each for a total of 216 units. The overall development will include a clubhouse, several site amenities, carpools, storage units and all associated site work. The various apartment buildings will consist of three different unit layouts with three buildings of each configuration. The development will have a mix of units including: studio efficiency, studio, 1 bedroom/1 bath, and 2 bedroom/2 bath. The site was annexed in mid 2016 and was zoned R-6 Multi-family High Density.

Background

- Legal Description: Lot 4, Block 1, Division Addition, Section 2, Township 20 North, Range 3 East, P.M. MT
- Property Zoning: R-6 Multi-family High Density
- Parcel Area: $\pm 401,097$ square feet or ± 9.2 acres
- Total Structure Size: $\pm 184,099.5$ square feet

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

The proposal is in compliance with all requirements of Exhibit 28-1. The three story garden style apartment buildings are proposed with wood frame construction. The exterior materials will consist of metal and cement hardie board siding with wood accents. All the buildings will be constructed with similar materials and accent colors such as brandywine, gallery green, different gold, sheraton sage, extra white and cajun red for key architectural features. These colors will help to differentiate between the three types of buildings, while the exterior materials will keep an overall theme. One key feature of the buildings is the oversized windows in each unit, which adds a contemporary look to the project. The various colors and oversized windows are shown in the building elevations and the buildings exhibit drawings located in the attached development plans. Even though the front and rear elevation of the buildings show a significant amount of the façade broken up with windows, three of the buildings have the side elevation facing the public right-of-way and there are minimal windows on the elevation. Per Exhibit 28-1, number 25, At least 30 percent of the first floor façade facing a public street should consist of windows and doors. Staff recommends that if adding windows are not possible, that the large portion of the side elevation of the buildings be broken up with evergreen landscaping.

The clubhouse is proposed with the same materials as the apartment buildings, with the addition of cultured stone accents. The clubhouse will be centrally located on the site along with a patio area and pool. There are three areas of the parking lot with proposed carports that have storage units for the tenants. The carports with storage units are proposed to have metal siding similar to the apartment buildings with wood accents. This is shown in the design development drawings. Due to the fact that one of the locations of the carports with storage units are located along 1st Street Northwest and the rear elevation is facing the public right of way, it is recommended by Staff to add evergreen screening to break up the long façade of metal siding. There are several trash enclosures throughout the development that will have a concrete masonry unit wall with landscape screening. All transformer pads will have a three foot planting buffer to screen the mechanical units as well.

Conformance with Title 17 - Land Development Code

The proposed project has been reviewed for initial compliance 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 a new curb cut off of Division Road as the development's primary entry. There is a second proposed curb cut off of 1st Street Northwest that will act as a secondary point of entry to the development. The applicant is proposing boulevard style sidewalks on all street frontages per the annexation agreement, as well as two crosswalks and a bus stop on 1st Street Northwest. The applicant will work with Staff to coordinate the final locations and design of the crosswalks and bus stop. Interior sidewalks are also included to create safe pedestrian circulation throughout the site.

The conceptual parking layout shows 379 parking spaces, 11 of which will be ADA accessible. This meets the code requirements for multi-family dwelling, which requires 1.5 parking space per dwelling. The parking spaces are designed with a 9-foot width by 19-foot length. The standard size per OCCGF is 10 feet width by 19-foot length. The applicant is required to submit a design waiver for this parking space size, which will be reviewed by the director of the Planning and Community Development department. The applicant also is incorporating several bicycle parking areas throughout the development which will be designed to meet the OCCGF requirements.

The site development will have impervious surfaces of more than 15,000 square feet; therefore, the developer is required to provide a stormwater 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 site is required per the Improvement Agreement to incorporate Low Impact Development (LID) stormwater facilities.

The applicant has provided an outdoor lighting plan which requires minor modification in order to meet the intent of the OCCGF. All foot candles need to be shown to ensure that the foot candles at the property line are in compliance with requirements of Chapter 40 - Outdoor Lighting.

The proposed landscaping requires modification to meet the minimum requirements of the OCCGF. Paved or nonliving surfaces are the dominant texture within the interior of the site, with cement walkways accessing the building from the public right-of-way, an asphalt parking lot, and rock mulch in all landscape beds. The exterior of the site will be significantly improved by landscaping including grass, canopy trees, shrubs, and perennials.

The OCCGF Chapter 44 – Landscaping, requires that a canopy tree or evergreen tree shall be planted and maintained for each one thousand five hundred (1,500) square feet of net lot area. Also that turf grass or ground cover plants shall cover at least fifty (50) percent of the net lot area. For this site, there are 54 boulevard trees, 189 interior trees required to be installed, as well as 142,095 square feet of turf grass and/or landscaping required. The landscaping plan submitted meets the landscape requirements. The landscape concept plan shows several amenities to be proposed on site including a tot lot, a bocce court and picnic area, and several dog areas. The landscape concept drawings also show the proposed locations of several LID elements such as vegetated swales. Revisions will need to be made to the landscape plan as per the recommendations by Staff in this agenda report. The landscape plan has been sent to the City Forester for review and any comments will be reflected in the revised landscape plan.

The applicant does not have the details of the proposed signage at this time but will propose a monument sign at the primary entrance on Division Road as well as a possible second monument sign at the entrance on 1st Street Northwest. The proposed signage will be reviewed under a separate application.

Annexation Improvement Agreement Requirements

- ◆ The applicant shall work with Staff for final design and location of the required crosswalks on 1st Street NW.
- ◆ The applicant shall work with Staff for final design and location of the required bus stop.

Title 17 Deficiencies to be Addressed Prior to Building Permit Issuance

- ◆ The applicant will either revise the plan to show the standard parking space size, or submit a design waiver for approval of parking space dimensions.
- ◆ The applicant shall revise the photometric plan to show all foot-candles including along the property line.

Recommendation

Staff supports this application with the recommendation that 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/deny) the Design Review Application for the proposed Great Falls North Apartments, located at the corner of Smelter Avenue Northwest and Division 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 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 revise the landscape plan to show evergreen screening along the sides of the apartment buildings that face the public right-of-way.
- D. The applicant shall revise the landscape plan to show evergreen screening along 1st Street Northwest where the storage units face the public right-of-way.

- 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
Jana Cooper, TD&H Engineering, Jana.Cooper@tdhengineering.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

DESIGN REVIEW BOARD APPLICATION

Great Falls North - Apartments (aka Brownstone/Smelter Ave)

Name of Project / Proposed Use:

Farran Realty Partners

Owner Name:

101 E. Front Street #304, Missoula, MT 59802

Mailing Address:

406.541.9000

jmcleod@farranco.com

Phone:

Email:

Jana Cooper - TD&H Engineering

Representative Name:

1800 River Drive N, Great Falls, MT 59401

Mailing Address:

406.761.3010

Jana.Cooper@tdhengineering.com

Phone:

Email:

PROJECT LOCATION:

TBD - Southwest Corner of Smelter Ave & Division Rd

Site Address:

9.2 acres

See Plans

Property Square Footage:

Structure Square Footage:

LEGAL DESCRIPTION:

Lot 4, Block 1, Division Addition, Section 02, T20N, R3E

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.

James P. McLeod

11/2/16

Property Owner's Signature:

Date:

[Signature]

11/14/16

Representative's Signature:

Date:

EXHIBIT B - PROJECT NARRATIVE

The Great Falls North Apartment project is located on the southwest corner of Smelter Avenue Northwest and Division Road on a 9.2 acre site. The developer is proposing nine high end residential apartment buildings that include 216 units, one clubhouse building with a leasing area and amenities, a maintenance building and a variety of site amenities. The property was annexed in mid-2016 and is zoned R-6 High Density Residential.

There are two access points for the project one on Division Road and one on 1st Street Northwest. The site includes 374 parking spaces, 150 of these are covered carports with storage units and 11 are accessible. There are four trash enclosures that will be screen by a CMU block wall and landscaping.

The apartment buildings will be three story garden style, wood framed construction, fire suppressed, non-elevator buildings. There will be 9 buildings of 24 units each with a total 216 units.

The total of 9 buildings will consist of 3 differing unit configurations with 3 buildings of each building configuration.

The project will be a blend of studio-efficiency, studio, 1-bedroom/ 1 Bath & 2-bedroom/2 Bath units. The blend of units is; 18 studio efficiency units, 36 studio units, 81 1-bedroom/1 bath units, 81 2-bedroom/2 bath units.

The architectural style of the units will be contemporary in design to relate to current trends in architecture. The units will have a low slope roof with a combination of parapets and roof overhangs. The overhang will be located at each of the unit balconies and stair entries.

The exterior materials on the buildings will be metal and cement / hard board siding with limited wood accents. Several of the building materials will be similar, with accent colors provided at key architectural features. This will provide differentiation between the buildings while providing an overall unifying theme.

A key feature of the elevations is the oversize windows in each of the units. Not only does this add to the contemporary look of the project, it will provide generous daylight to all of the unit residents.

The project also includes several exterior amenities dispersed throughout the site including a fenced pool area, a small tot lot, a dog run and a picnic area with tables and a bocce ball court. These amenities will be designed to fit seamlessly into the site with easy access for residents. The site plan includes a number of internal pedestrian sidewalk connections for easy access throughout the site. Bicycle parking is also included at the clubhouse and each of the nine apartment buildings.

The landscape will include boulevard trees along Smelter Avenue Northwest, 1st Street Northwest, and Division Road. The overall landscape concept will support the modern architectural design features of the building with mass plantings that form strong rows at the building entries and ample grass areas for residents to enjoy. The landscape will incorporate Low Impact Development techniques including a feature swale that runs from the north of the site to the southerly storm water pond. The project will also include 189 trees, in addition to boulevard trees. The mechanical equipment on site will be screened with landscaping.

The developer does not have information available on the proposed signage for the site. There will be a monument sign along Division Road and a possible secondary sign along 1st St NW. All signage will match the design of the community and meet the standards of the City of Great Falls Sign Code and will be reviewed by the City.

EXHIBIT C - AERIAL MAP



EXHIBIT D - SITE PHOTOGRAPHS (DECEMBER 2016)



View looking northwest
from the southeast
corner of the property
along Division Rd



View looking northeast
from the southwest
corner of the property
along 1st St NW



View looking south
from the northwest
corner of the property
along Smelter Ave NW

CONCEPTUAL PLANS:

LANDSCAPE CONCEPT

TREE LOCATION CONCEPT

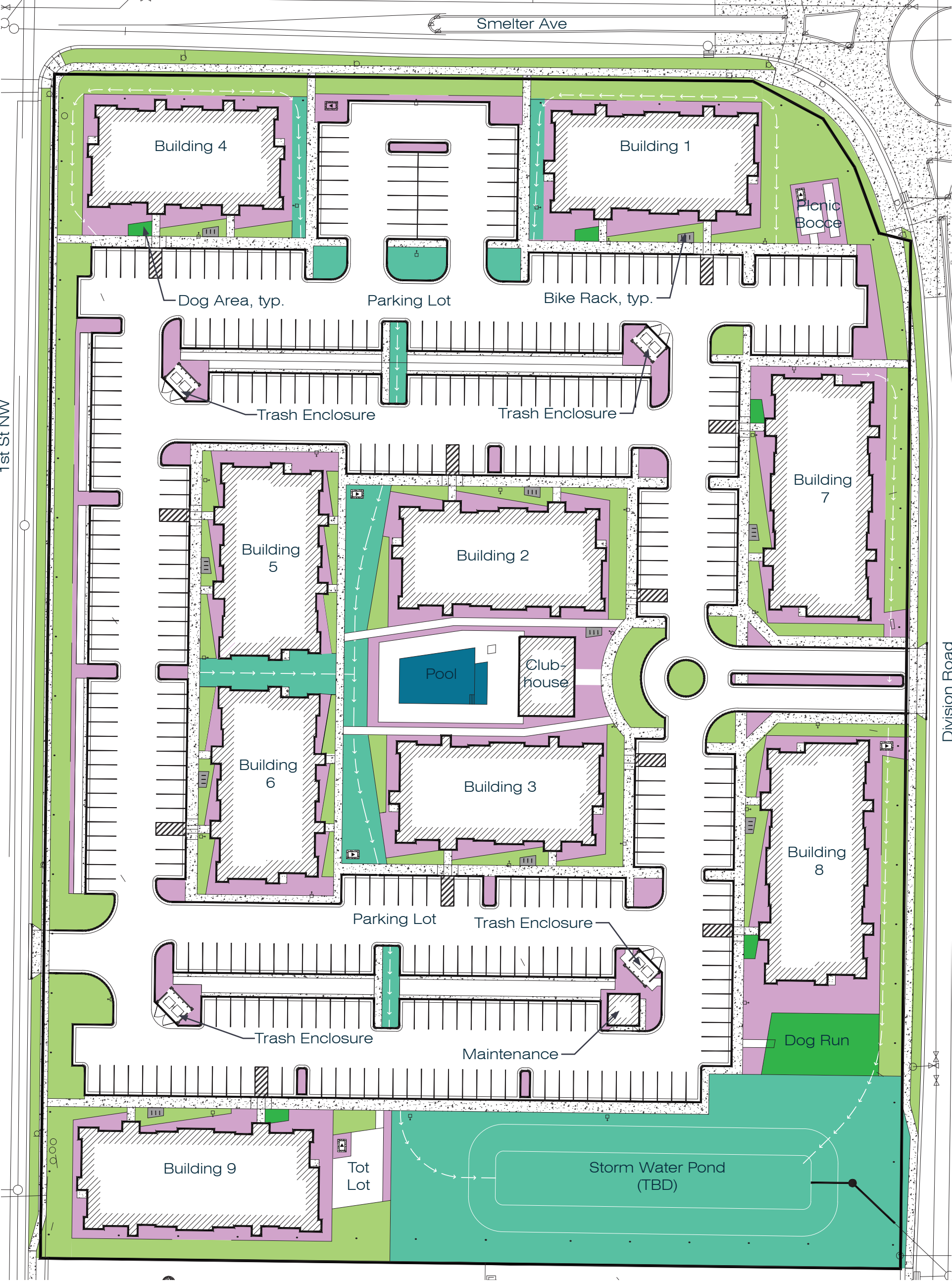
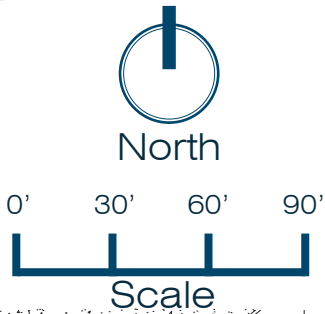
AMENITY CONCEPTS

CONCEPT IMAGERY

Great Falls North Apartments

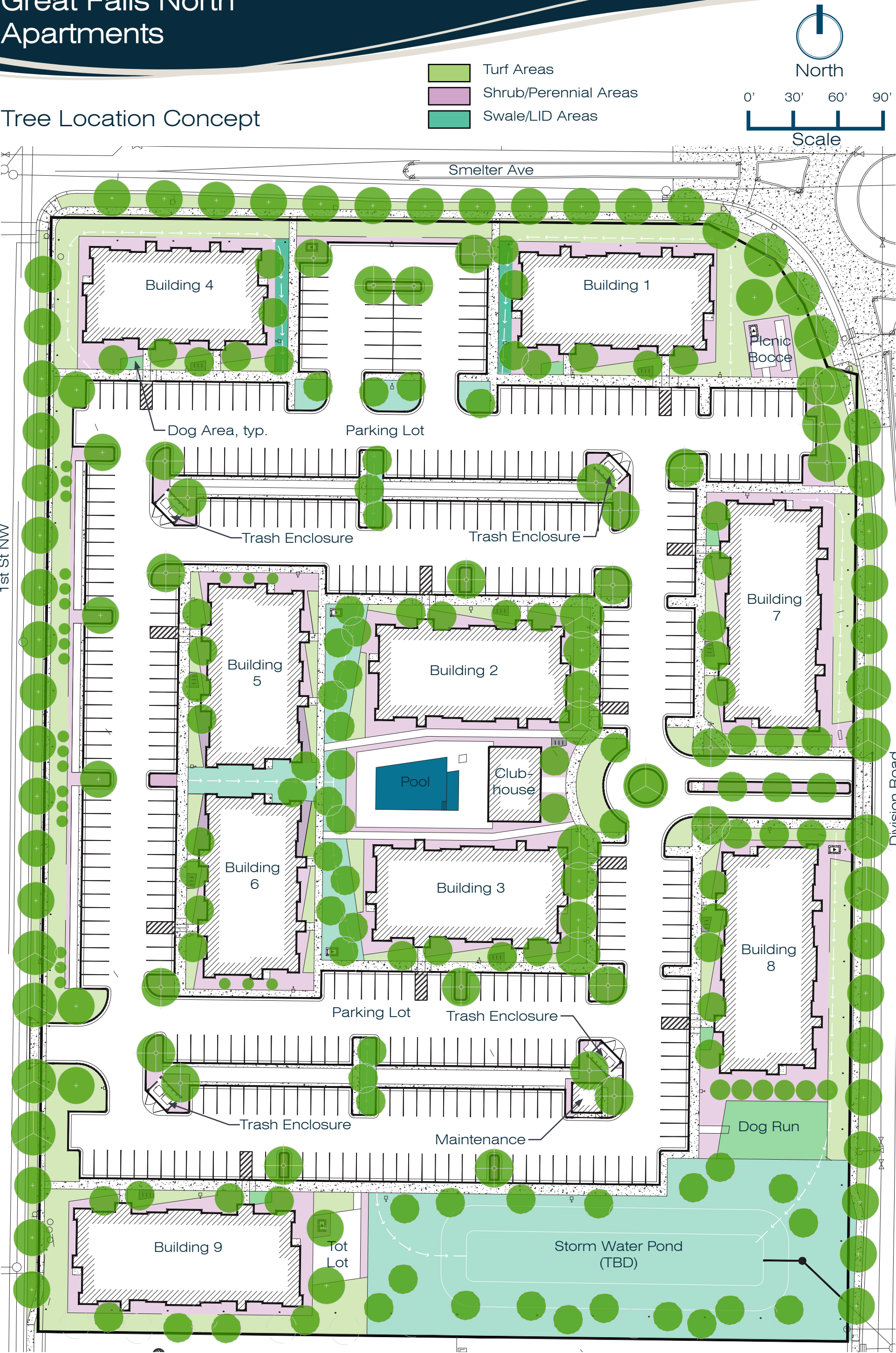
Landscape Concept

- Turf Areas
- Shrub/Perennial Areas
- Swale/LID Areas



Great Falls North Apartments

Tree Location Concept

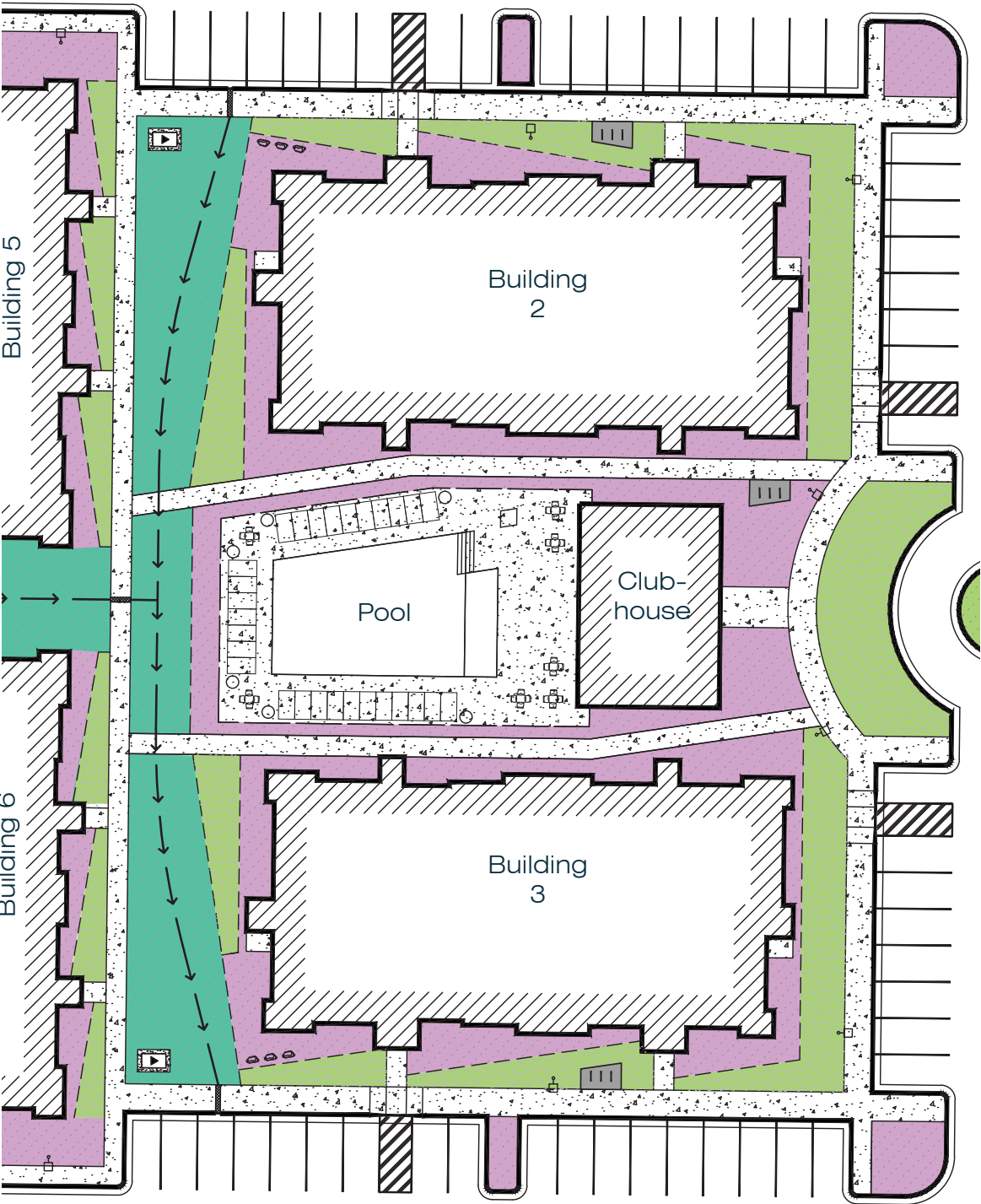


Great Falls North Apartments

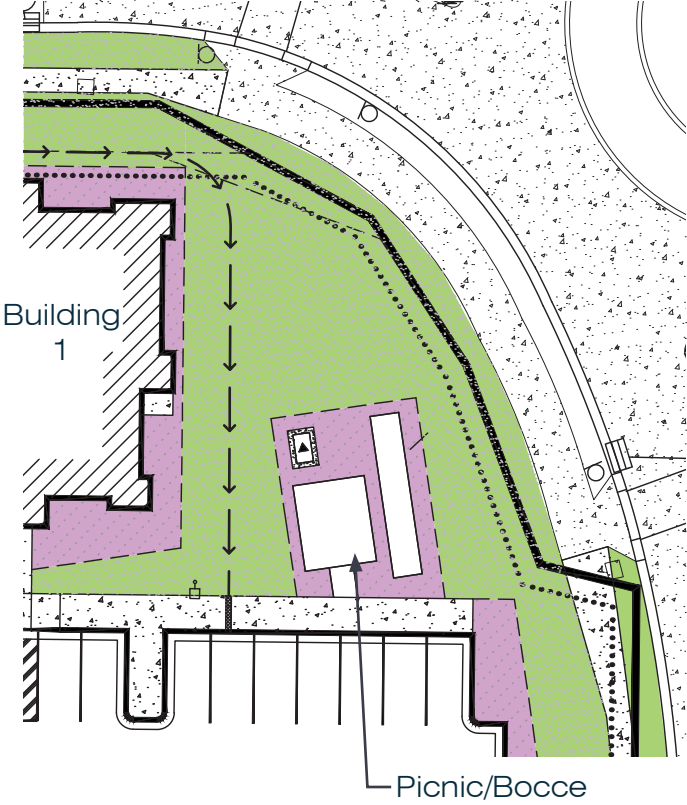
Note: Amenity's are conceptual and subject to change during final design.

Amenity Concepts

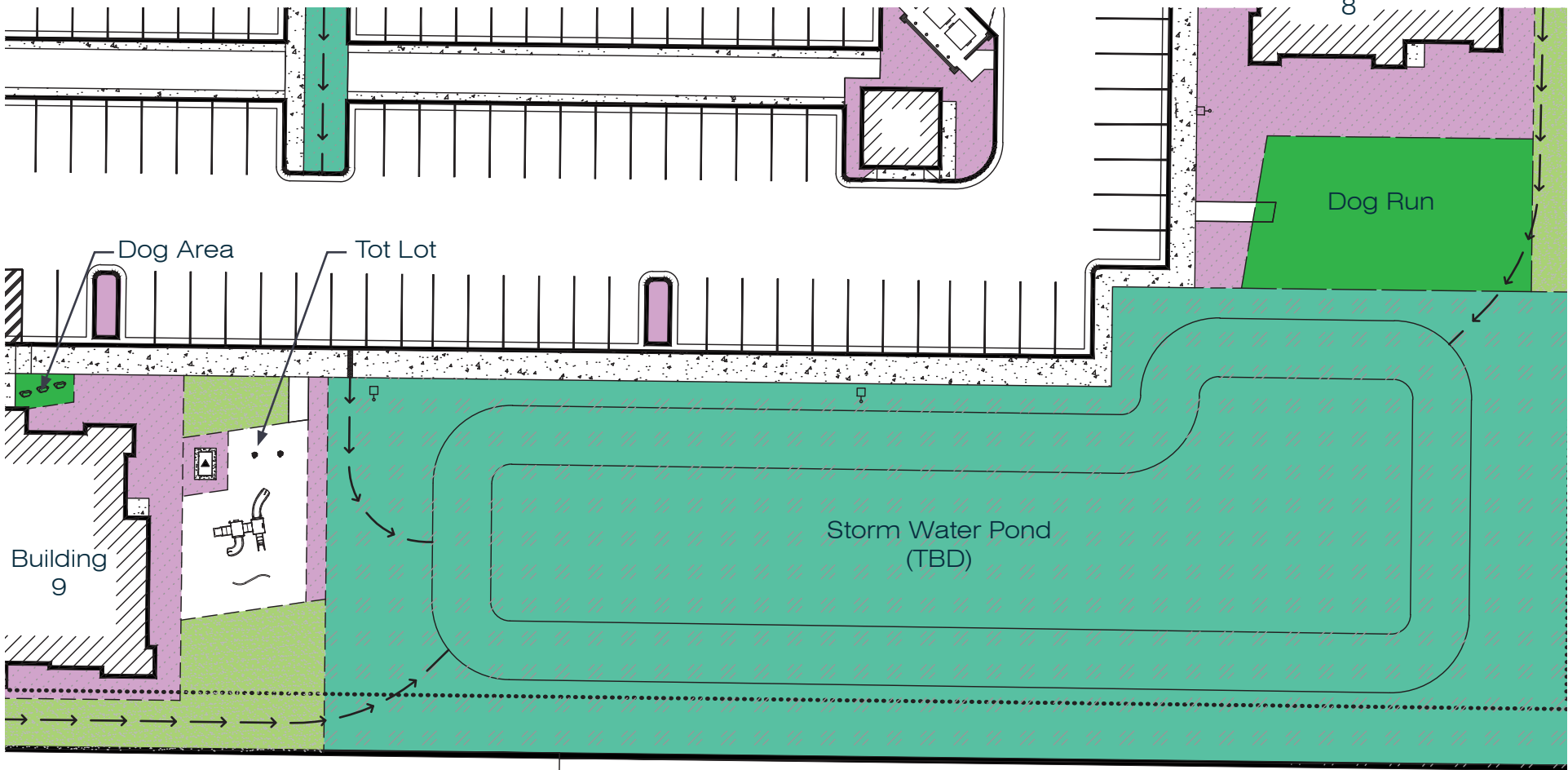
Clubhouse/Pool



Picnic/Bocce



Tot Lot/Dog Run



Great Falls North Apartments

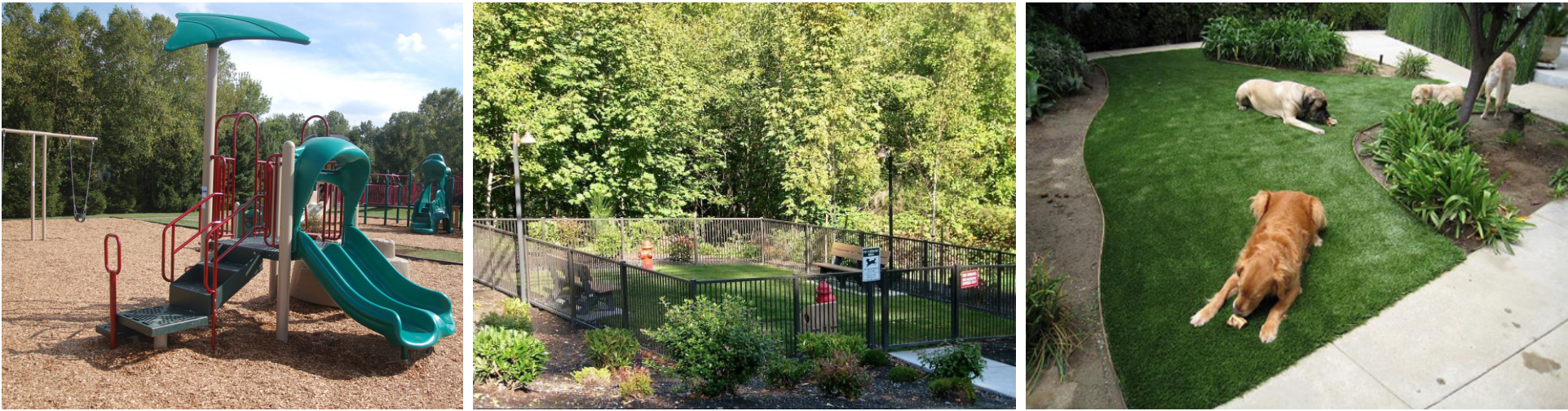
Concept Imagery Clubhouse/Pool



Picnic/Bocce



Tot Lot/Dog Areas



Mass Planting Concept



Swale/LID Concept



DEVELOPMENT PLANS:

SITE PLAN

PARKING PLAN

LANDSCAPING PLANS

BUILDING ELEVATIONS

EXTERIOR SIDING AND COLORS

BUILDING RENDERING

CLUBHOUSE FLOOR PLAN

CLUBHOUSE ELEVATIONS

CARPORT FLOOR PLAN/ELEVATIONS

PHOTOMETRIC PLAN

GENERAL NOTES

- ALL LANDSCAPED AREAS TO BE SERVICED BY UNDERGROUND IRRIGATION SYSTEM. VERIFY CAPACITY AND LOCATION FOR ADDITIONAL COVERAGE/ EXTENSION. DRIP SYSTEM TO BE PROVIDED FOR ALL AREAS EXCEPT GRASS.
- VERIFY BURIED UTILITY LOCATIONS PRIOR TO ANY EXCAVATION WORK.
- ALL ADJACENT GRADING, LANDSCAPING, AND HARDSCAPE IS TO SLOPE AWAY FROM STRUCTURES MIN. 1/4" PER LINEAR FOOT * MIN. OF 5' FROM FDN. WALL PROVIDE MIN. 8" DROP.
- PROVIDE FINAL GRADING 8" LOWER THAN FINISH ELEVATION SHOWN ON CIVIL DUGS, FOR FUTURE TOPSOIL/ LANDSCAPE WORK.
- PROVIDE 8" MIN. TOPSOIL, FINAL GRADING 4" BOD TO ALL DISRUPTED AREAS.
- ALL EXTERIOR SIGNAGE TO COMPLY WITH THE LOCAL GREAT FALLS SIGN CODE, SIGNAGE MANUFACTURER TO SUBMIT SIGNAGE PERMIT TO CITY OF CITY OF GREAT FALLS. SEE SIGNAGE PLAN FOR SQ. FOOTAGE REQUIREMENTS.
- PROVIDE CURB DROP AT ALL DESIGNATED SNOW STORAGE AREAS.
- CONTRACTOR TO VERIFY/ FLAG ALL CORNER POINTS. ALL EXISTING SITE INFO SURVEYED BY TD4H SURVEYING.
- SEE CIVIL DRAWINGS FOR EXCAVATION, GRADING, SITE UTILITIES, SITE DEMO & EARTHWORK, CONC. AND A/C PAVING.
- CONTRACTOR IS RESPONSIBLE FOR VERIFICATION/ IMPLEMENTATION OF ALL KEYED NOTES-VERIFY ALL DISCREPANCIES W/ ARCH.
- GAS AND UNDERGROUND POWER NOT IN PLACE AS OF SUBMISSION DATE.
- DRAWING ELEV.: 100'-0" = EQUALS BLDG. ELEVATIONS FOR T.O. SLAB PER CIVIL DRAWINGS, VFT. W/ ARCH. PRIOR TO EXCAVATION.

KEYED NOTES

NOTED THUS ☐ (APPLICABLE TO THIS SHEET ONLY)

- HC ACCESSIBLE TYPE A DWELLING UNIT (1-BEDROOM 1-BATHROOM), SEE 1/A5.4
- HC ACCESSIBLE TYPE A DWELLING UNIT (2-BEDROOM 2-BATHROOM), SEE 2/A5.4
- GRABBAR ENCLOSURE PER CITY OF GREAT FALLS STANDARDS
- FUTURE POOL AREA
- FUTURE CLUBHOUSE AREA
- COVERED PARKING AREA W/ PRIVATE STORAGE ROOMS, SEE ENLARGED PLANS ON A11

PARKING CALCULATIONS

GREAT FALLS MUNICIPAL CODE			
17.36.2.020 MIN. OFF-STREET PARKING REQMTS EXHIBIT 36-1			
RESIDENTIAL	SPACES REQ'D PER DWELLING		
MULTI-FAMILY DWELLING	1.5 PER DWELLING		
17.36.2.010 - ACCESSIBLE PARKING SPACES MIN. EXHIBIT 36-4			
TOTAL PARKING IN LOT: 301 TO 400	REQ'D MIN. * OF HC SPACES: 8		
2012 IBC			
1106.1 ACCESSIBLE SPACES			
301 TO 400	(8) HC SPACES REQ'D		
1106.2 R-2 4 ACCESSIBLE SPACES			
MIN. 2% OF EA. TYPE OF SPACE PROVIDED	324 x 2% = 6.48 (7) SPACES REQ'D		
1106.5 VAN ACCESSIBLE SPACES			
FOR EVERY (6) OR FRACTION OF (6) ACCESSIBLE PARKING SPACES AT LEAST (1) SHALL BE VAN-ACCESSIBLE SPACE	(1) VAN ACCESSIBLE SPACE REQ'D		
CALCULATIONS			
<u>BUILDING LAYOUT A B & C</u>			
UNITS PER LEVEL 8	STORIES 3	TOTAL * OF UNITS 24	* PARKING/UNIT TOTAL PARKING 15 36 STALLS PER BLDG.
(3) BUILDING LAYOUTS OF EA. (A,B,C) LOCATED ON THE SITE (9) TOTAL 36 X 9 REQUIRED SPACES = 324 REQUIRED SPACES			
TOTAL PARKING FOR BUILDING A + B + C: 324 SPACES W/ 8 HC ACCESSIBLE W/ 1 VAN ACCESSIBLE			
TOTAL NUMBER OF PARKING STALLS PROVIDED			
TOTAL STALLS 319	HC ACCESSIBLE AISLES 10	HC STALLS 9	HC VAN 2 OVER REQ'D TOTAL 55

BUILDING AREAS: LAYOUT A # 1-3

BUILDING 1243 - FIRST FLOOR				
UNIT TYPE	FLR. AREA (E)	UNIT AREA (F)	UNIT AREA (G)	DECK AREA(H)
STUDIO	521 SF.	561 SF.	616 SF.	46 SF.
* OF UNITS X 6	3,126 SF.	3,402 SF.	3,696 SF.	276 SF.
1B X 1B	675 SF.	765.5 SF.	811.5 SF.	81.5 SF.
* OF UNITS X 12	8,100 SF.	9,186 SF.	9,738 SF.	978 SF.
2B X 2B	929 SF.	1,004 SF.	1,069 SF.	75 SF.
* OF UNITS X 6	5,574 SF.	6,024 SF.	6,414 SF.	450 SF.
BUILDING 1243 - SECOND FLOOR				
UNIT TYPE	FLR. AREA (E)	UNIT AREA (F)	UNIT AREA (G)	DECK AREA(H)
STUDIO	521 SF.	561 SF.	616 SF.	46 SF.
* OF UNITS X 6	3,126 SF.	3,402 SF.	3,696 SF.	276 SF.
1B X 1B	675 SF.	765.5 SF.	811.5 SF.	81.5 SF.
* OF UNITS X 12	8,100 SF.	9,186 SF.	9,738 SF.	978 SF.
2B X 2B	929 SF.	1,004 SF.	1,069 SF.	75 SF.
* OF UNITS X 6	5,574 SF.	6,024 SF.	6,414 SF.	450 SF.
BUILDING 1243 - THIRD FLOOR				
UNIT TYPE	FLR. AREA (E)	UNIT AREA (F)	UNIT AREA (G)	DECK AREA(H)
STUDIO	521 SF.	561 SF.	616 SF.	46 SF.
* OF UNITS X 6	3,126 SF.	3,402 SF.	3,696 SF.	276 SF.
1B X 1B	675 SF.	765.5 SF.	811.5 SF.	81.5 SF.
* OF UNITS X 12	8,100 SF.	9,186 SF.	9,738 SF.	978 SF.
2B X 2B	929 SF.	1,004 SF.	1,069 SF.	75 SF.
* OF UNITS X 6	5,574 SF.	6,024 SF.	6,414 SF.	450 SF.

BUILDING AREAS: LAYOUT B # 4-6

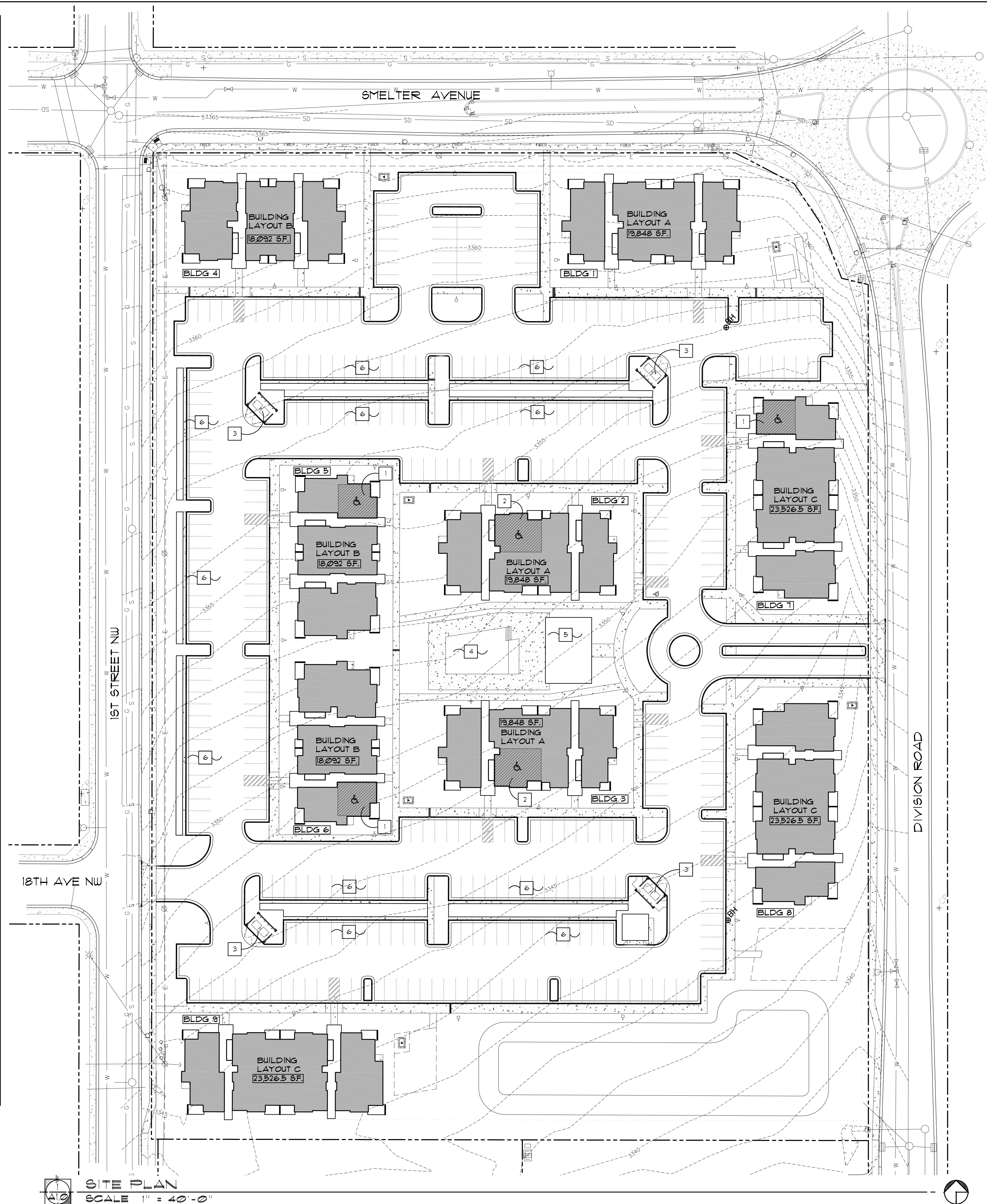
BUILDING 454 6 - FIRST FLOOR				
UNIT TYPE	FLR. AREA (E)	UNIT AREA (F)	UNIT AREA (G)	DECK AREA(H)
STUDIO-EFF.	434 SF.	468.5 SF.	515 SF.	35.5 SF.
* OF UNITS X 6	2,604 SF.	2,811 SF.	3,090 SF.	213 SF.
STUDIO	521 SF.	556.5 SF.	606 SF.	35.5 SF.
* OF UNITS X 6	3,126 SF.	3,339 SF.	3,636 SF.	213 SF.
1B X 1B	675 SF.	765.5 SF.	811.5 SF.	81.5 SF.
* OF UNITS X 6	4,050 SF.	4,593 SF.	4,869 SF.	978 SF.
2B X 2B	929 SF.	1,017.5 SF.	1,082.5 SF.	88.5 SF.
* OF UNITS X 6	5,574 SF.	6,105 SF.	6,495 SF.	531 SF.
BUILDING 454 6 - SECOND FLOOR				
UNIT TYPE	FLR. AREA (E)	UNIT AREA (F)	UNIT AREA (G)	DECK AREA(H)
STUDIO-EFF.	433 SF.	468.5 SF.	515 SF.	35.5 SF.
* OF UNITS X 6	2,598 SF.	2,811 SF.	3,090 SF.	213 SF.
STUDIO	521 SF.	556.5 SF.	606 SF.	35.5 SF.
* OF UNITS X 6	3,126 SF.	3,339 SF.	3,636 SF.	213 SF.
1B X 1B	675 SF.	765.5 SF.	811.5 SF.	81.5 SF.
* OF UNITS X 6	4,050 SF.	4,593 SF.	4,869 SF.	978 SF.
2B X 2B	929 SF.	1,017.5 SF.	1,082.5 SF.	88.5 SF.
* OF UNITS X 6	5,574 SF.	6,105 SF.	6,495 SF.	531 SF.
BUILDING 454 6 - THIRD FLOOR				
UNIT TYPE	FLR. AREA (E)	UNIT AREA (F)	UNIT AREA (G)	DECK AREA(H)
STUDIO-EFF.	433 SF.	468.5 SF.	515 SF.	35.5 SF.
* OF UNITS X 6	2,598 SF.	2,811 SF.	3,090 SF.	213 SF.
STUDIO	521 SF.	556.5 SF.	606 SF.	35.5 SF.
* OF UNITS X 6	3,126 SF.	3,339 SF.	3,636 SF.	213 SF.
1B X 1B	675 SF.	765.5 SF.	811.5 SF.	81.5 SF.
* OF UNITS X 6	4,050 SF.	4,593 SF.	4,869 SF.	978 SF.
2B X 2B	929 SF.	1,017.5 SF.	1,082.5 SF.	88.5 SF.
* OF UNITS X 6	5,574 SF.	6,105 SF.	6,495 SF.	531 SF.

BUILDING AREAS: LAYOUT C # 7-9

BUILDING 1849 - FIRST FLOOR				
UNIT TYPE	FLR. AREA (E)	UNIT AREA (F)	UNIT AREA (G)	DECK AREA(H)
1B X 1B	675 SF.	765.5 SF.	811.5 SF.	81.5 SF.
* OF UNITS X 9	6,075 SF.	6,889.5 SF.	7,303.5 SF.	733.5 SF.
2B X 2B LAYOUT A-INT	929 SF.	1,005.5 SF.	1,070.5 SF.	76.5 SF.
* OF UNITS X 6	5,574 SF.	6,033 SF.	6,423 SF.	459 SF.
2B X 2B LAYOUT B-INT	941.5 SF.	1,018 SF.	1,084 SF.	76.5 SF.
* OF UNITS X 6	5,649 SF.	6,108 SF.	6,504 SF.	459 SF.
2B X 2B LAYOUT B-EXT	941.5 SF.	1,030 SF.	1,096 SF.	88.5 SF.
* OF UNITS X 3	2,845.5 SF.	3,090 SF.	3,288 SF.	265.5 SF.
BUILDING 1849 - SECOND FLOOR				
UNIT TYPE	FLR. AREA (E)	UNIT AREA (F)	UNIT AREA (G)	DECK AREA(H)
1B X 1B	675 SF.	765.5 SF.	811.5 SF.	81.5 SF.
* OF UNITS X 9	6,075 SF.	6,889.5 SF.	7,303.5 SF.	733.5 SF.
2B X 2B LAYOUT A-INT	929 SF.	1,005.5 SF.	1,070.5 SF.	76.5 SF.
* OF UNITS X 6	5,574 SF.	6,033 SF.	6,423 SF.	459 SF.
2B X 2B LAYOUT B-INT	944 SF.	1,020.5 SF.	1,086 SF.	76.5 SF.
* OF UNITS X 6	5,664 SF.	6,123 SF.	6,516 SF.	459 SF.
2B X 2B LAYOUT B-EXT	941.5 SF.	1,030 SF.	1,096 SF.	88.5 SF.
* OF UNITS X 3	2,845.5 SF.	3,090 SF.	3,288 SF.	265.5 SF.
BUILDING 1849 - THIRD FLOOR				
UNIT TYPE	FLR. AREA (E)	UNIT AREA (F)	UNIT AREA (G)	DECK AREA(H)
1B X 1B	675 SF.	765.5 SF.	811.5 SF.	81.5 SF.
* OF UNITS X 9	6,075 SF.	6,889.5 SF.	7,303.5 SF.	733.5 SF.
2B X 2B LAYOUT A-INT	929 SF.	1,005.5 SF.	1,070.5 SF.	76.5 SF.
* OF UNITS X 6	5,574 SF.	6,033 SF.	6,423 SF.	459 SF.
2B X 2B LAYOUT B-INT	944 SF.	1,020.5 SF.	1,086 SF.	76.5 SF.
* OF UNITS X 6	5,664 SF.	6,123 SF.	6,516 SF.	459 SF.
2B X 2B LAYOUT B-EXT	941.5 SF.	1,030 SF.	1,096 SF.	88.5 SF.
* OF UNITS X 3	2,845.5 SF.	3,090 SF.	3,288 SF.	265.5 SF.

AREA NOTES

- (E) INT. FACE OF EXT. WALL NOT INCLUDING DECK
(F) INT. FACE OF EXT. WALL INCLUDING DECK AREA
(G) EXT. FACE OF EXT. WALL INCLUDING DECK
(H) DECK AREA



SITE PLAN
SCALE 1" = 40'-0"

DATE:
BID SET 11.10.16
REVISIONS:

JOB NUMBER
1607

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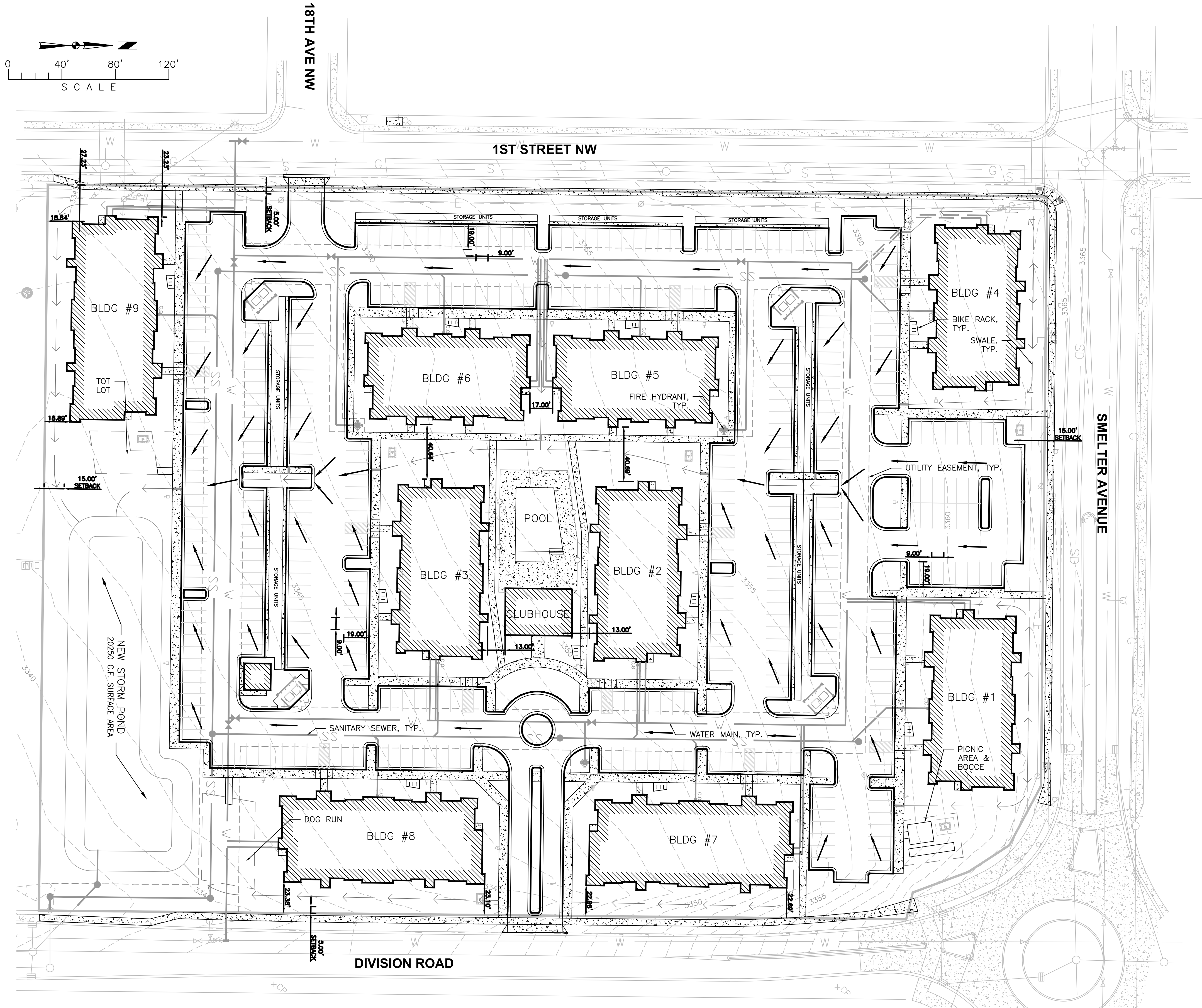
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GREAT FALLS, MT

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STUDIO ARCHITECTS
VAN BRYAN

A1.0
SITE PLAN

SITE & PARKING PLAN



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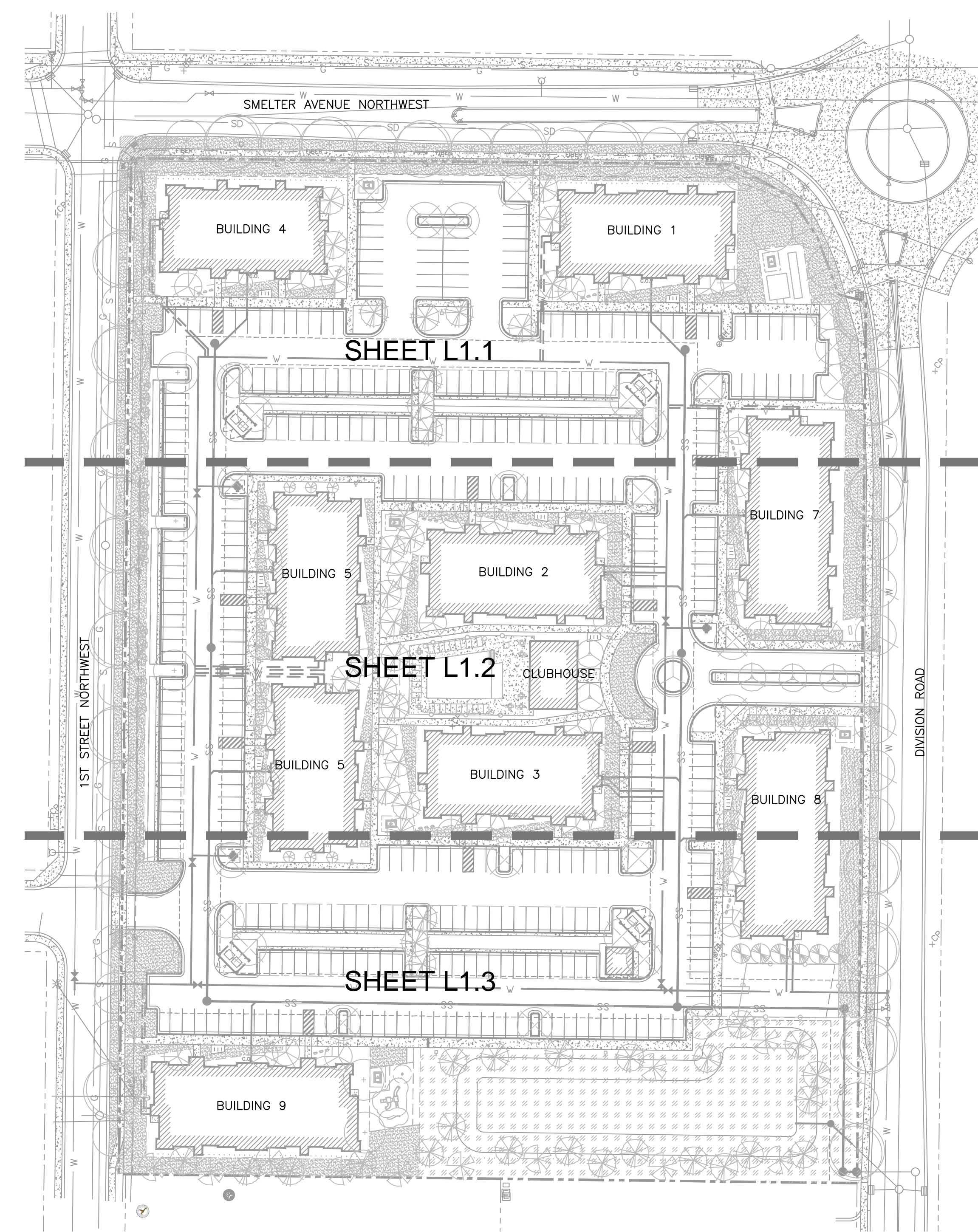
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STUDIO ARCHITECTS

ZONING DATA

	CODE REQUIREMENTS	PROPOSED
ZONING	R-6 MULTI-FAMILY HIGH DENSITY	MULTI-FAMILY 216 UNITS
LOT SIZE	7,500 SQ. FT.	9.2 ACRES
MAXIMUM BUILDING HEIGHT	65 FEET	34- FEET
MAX BUILDING HEIGHT OF DETACHED GARAGE	24 FEET	WILL NOT EXCEED 24 FEET
MAX BUILDING HEIGHT OF OTHER ACCESSORY BUILDINGS	12 FEET	WILL NOT EXCEED 12 FEET
MINIMUM FRONT YARD SETBACK	15 FEET	15 FEET
MINIMUM SIDE YARD SETBACK	5 FEET; 10 FEET IF ADJOINING A R-1, R-2 OR R-3 DISTRICT	5 FEET
MINIMUM REAR YARD SETBACK	15 FEET	15 FEET
MAXIMUM LOT COVERAGE OF PRINCIPAL AND ACCESSORY BUILDINGS	CORNER LOT 70% OTHER TYPES 60%	±30% LOT COVERAGE
1.5 SPACES PER UNIT	216 UNITS X 1.5 SPACES= 324 SPACES REQUIRED	374 SPACES: 11 ADA SPACES 150 COVERED SPACES
PARKING STALL DIMENSIONS	10X19	9X19 DESIGN WAIVER REQUEST

LANDSCAPE SHEET MAP



GENERAL NOTES

- ALL WORK SHALL BE CONTAINED WITHIN THE SUBJECT PROPERTY BOUNDARY LINES AND ADJACENT RIGHT-OF-WAY. PERMISSION TO ENTER ADJACENT, PRIVATE PROPERTY, IF NEEDED, IS THE RESPONSIBILITY OF THE CONTRACTOR. COORDINATE ALL WORK WITHIN CITY RIGHT-OF-WAY WITH THE CITY.
- IN ORDER TO PREVENT DAMAGE TO BOTH VEGETATION AND PUBLIC UTILITY LINES, ALL TREES AND OTHER LARGE VEGETATION SHALL BE PLANTED NO CLOSER THAN THE MINIMUM DISTANCE SPECIFIED BY THE CITY OF GREAT FALLS (10-FEET). IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY DISTANCE FROM ALL UTILITIES AT TIME OF INSTALLATION.
- ANY DAMAGE TO UTILITY LINES, RESULTING FROM THE ACTIONS OF THE CONTRACTOR IN THE INSTALLATION AND MAINTENANCE OF REQUIRED LANDSCAPING SHALL BE THE RESPONSIBILITY OF CONTRACTOR TO CORRECT.
- VERIFY WITH THE PROJECT MANAGER AND UTILITY COMPANIES THE LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO START. REPAIR ANY DAMAGE TO EXISTING UTILITIES, CURBS, PAVEMENTS AND STRUCTURES WHICH OCCUR DURING THE CONSTRUCTION OF THE PROJECT OR AS A RESULT OF THE CONTRACTOR'S ACTIVITIES, AT NO ADDITIONAL COST TO THE OWNER.
- SAFEGUARD ALL BUILDING SURFACES, EQUIPMENT AND FURNISHINGS. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE OR INJURY TO PERSONS OR PROPERTY WHICH MAY OCCUR AS A RESULT OF NEGLIGENCE IN THE EXECUTION OF THE WORK.
- REFER TO ARCHITECTURAL, CIVIL AND SPECIFICATIONS FOR ADDITIONAL INFORMATION, IF CONFLICTS EXIST CONTRACTOR SHALL BRING THESE TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCING WORK.
- ALL CHANGES TO THE APPROVED LANDSCAPING PLAN MUST BE APPROVED BY THE CITY OF HELENA COMMUNITY DEVELOPMENT DEPARTMENT PRIOR TO INSTALL.

CODE REVIEW		
CODE REQUIREMENT	REQUIRED	PROVIDED
17.44.2.040 – LANDSCAPING FOR BOULEVARD AREAS		
ONE TREE PER 35 LINEAR FEET	1849/35=54 TREES	54 TREES
17.44.5		
A CANOPY TREE OR EVERGREEN TREE SHALL BE PLANTED AND MAINTAINED FOR EACH ONE THOUSAND FIVE HUNDRED (1,500) SQUARE FEET OF NET LOT AREA. UP TO TWO (2) SHADE TREES LOCATED IN THE BOULEVARD AREA MAY BE APPLIED TO THIS REQUIREMENT, PROVIDED THAT AT LEAST ONE (1) CANOPY TREE OR EVERGREEN TREE SHALL BE PLANTED WITHIN THE INTERIOR.	GROSS LOT AREA: 401,097 SQ. FT. NET LOT AREA (BUILDINGS/CARPORTS): 284,190 TREES REQUIRED: 284,190/1500=189 TREES	189 TREES PLUS BLVD TREES
TURF GRASS OR GROUND COVER PLANTS SHALL COVER AT LEAST FIFTY (50) PERCENT OF THE NET LOT AREA.	GROSS LOT AREA: 401,097 SQ. FT. NET LOT AREA (BUILDINGS/CARPORTS): 284,190 284,190/2=142,095 SQ. FT.	±142,500 SQ. FT.

CONCEPTUAL MASTER PLANT SCHEDULE								
SYM	QTY	BOTANICAL NAME	COMMON NAME	INSTALL SIZE	ROOT	NOTES	MATURE HEIGHT	MATURE WIDTH
DECIDUOUS TREES								
AF	5	ACER X FREEMANII	AUTUMN BLAZE MAPLE	1.5" CAL	B & B		50–60'	30–40'
AT	41	ACER TATARICUM	TATARIAN MAPLE	1.5" CAL	B & B		15–20'	15–20'
CO	16	CELTIS OCCIDENTALIS	HACKBERRY	1.5" CAL	B & B		40–60'	40–60'
GT	26	GLEDITSIA TRIACANTHOS 'SKYCOLE'	SKYLINE HONEYLOCUST	1.5" CAL	B & B		40–50'	30–35'
MA	7	MALUS 'SPRING SNOW'	SPRING SNOW CRABAPPLE	1.5" CAL	B & B	ORNAMENTAL	25–30'	15'
PT	55	POPULUS TREMULOIDES	QUAKING ASPEN	1.5" CAL	B & B		60'	20–30'
PO	24	POPULUS TREMULOIDES 'ERECTA'	SWEDISH COLUMNAR ASPEN	1.5" CAL	B & B	UPRIGHT	60'	7'
TC	27	TILLIA CORDATA 'GREENSPIRE'	GREENSPIRE LINDEN	1.5" CAL	B & B		45–50'	30–35'
CONIFEROUS TREES								
AC	3	ABIES CONCOLOR	WHITE FIR	5–6' HT.	B & B		40–70'	20–30'
PG	11	PICEA GLAUCA 'PENDULA'	WEEPING WHITE SPRUCE	4' HT.	B & B	WEEPING	15–30'	8–12'
PP	9	PICEA PUNGENS	BLUE SPRUCE	5–6' HT.	B & B		30–60'	10–20'
PI	5	PICEA PUNGENS 'FAT ALBERT'	FAT ALBERT BLUE SPRUCE	5–6' HT.	B & B		10–15'	7–10'
PU	2	PINUS NIGRA	AUSTRIAN PINE	5–6' HT.	B & B		40–60'	20–40'
DECIDUOUS SHRUBS								
BT	X	BERBERIS 'TARA'	BARBERRY EMERALD CAROUSEL	2 GAL.	CONTAINER	CRANBERRY LEAF COLOR	4–5'	4–5'
BE	X	BERBERIS THUNBERGII 'CONCORD'	BARBERRY CONCORD	2 GAL.	CONTAINER		2'	3'
CB	X	CORNUS ALBA 'BAILHALO'	IVORY HALO DOGWOOD	2 GAL.	CONTAINER		5–6'	5–6'
CF	X	CORNUS SERICEA 'FLAVIRAMEA'	YELLOW TWIG DOGWOOD	2 GAL.	CONTAINER		4–6'	4–6'
CS	X	CORNUS STOLONIFERA 'FARROW'	ARCTIC FIRE DOGWOOD	2 GAL.	CONTAINER		3–4'	3–4'
HA	X	HYDRANGEA ARBORESCENS 'ANNABELLE'	ANNABELLE HYDRANGEA	2 GAL.	CONTAINER	WHITE FLOWER	4–5'	3–5'
PO	X	PHYSOCARPUS OPUILIFOLIUS 'DARTS GOLD'	DART'S GOLD NINEBARK	2 GAL.	CONTAINER		4–5'	4–5'
PF	X	POTENTILLA FRUTICOSA	GOLDFINGER POTENTILLA	2 GAL.	CONTAINER		3–4'	3–4'
RA	X	RIBES ALPINUM	FURRANT ALPINE	2 GAL.	CONTAINER		3–5'	2–3'
RO	X	ROSA 'MORDEN CENTENNIAL'	MORDEN CENTENNIAL ROSE	2 GAL.	CONTAINER	PINK FLOWER	3–5'	3'
SP	X	SALIX PURPUREA 'GRACILIS'	COMPACT PURPLE WILLOW	2 GAL.	CONTAINER		5–6'	6–8'
SJ	X	SPIRAEA JAPONICA 'MAGIC CARPET'	MAGIC CARPET SPIREA	2 GAL.	CONTAINER	PINK FLOWER	2'	2'
SB	X	SPIRAEA X BUMALDA 'ANTHONY WATERER'	ANTHONY WATERER SPIREA	2 GAL.	CONTAINER		2–3'	3–4'
SF	X	SPIRAEA X BUMALDA 'FROEBELII'	JAPANESE SPIREA	2 GAL.	CONTAINER	PINK/PURPLE FLOWER	3–4'	4–5'
SG	X	SPIRAEA X BUMALDA 'GOLDFLAME'	GOLDFLAME SPIREA	2 GAL.	CONTAINER	PINK FLOWER	2–3'	3–4'
SC	X	SPIRAEA X CINEREA 'GREFSHEIM'	GREFSHEIM SPIREA	2 GAL.	CONTAINER	WHITE FLOWER	4–5'	4–5'
SM	X	SYRINGA MEYERI 'PALIBIN'	DWARF KOREAN LILAC	2 GAL.	CONTAINER	PURPLE FLOWER	4–5'	5–7'
VT	X	VIBURNUM TRILOBUM 'BAILEY COMPACT'	BAILEY COMPACT HIGHBUSH CRANBERRY	2 GAL.	CONTAINER		5'	5–6'
CONIFEROUS SHRUBS								
JH	X	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP JUNIPER	2 GAL.	CONTAINER	SPREADING	12"	3–6'
JS	X	JUNIPERUS SABINA 'MONNA'	CALGARY CARPET JUNIPER	2 GAL.	CONTAINER		12"	3–6'
WB	X	JUNIPERUS SCOPULORUM 'WITCHITA BLUE'	WICHITA BLUE JUNIPER	2 GAL.	CONTAINER		12–18"	5–7'
JV	X	JUNIPERUS VIRGINIANA 'TAYLOR'	TAYLOR JUNIPER	2 GAL.	CONTAINER	UPRIGHT	25"	3'
PS	X	PICEA PUNGENS 'GLAUCA GLOBOSA'	GLOBE BLUE SPRUCE	2 GAL.	CONTAINER		5–6'	5–6'
MP	X	PINUS MUGO 'MOPS'	MOPS MUGO PINE	2 GAL.	CONTAINER	DWARF	3'	3'
PM	X	PINUS MUGO 'PUMILLO'	DWARF MUGO PINE	2 GAL.	CONTAINER	DWARF	3–5'	3–6'
ORNAMENTAL GRASSES								
AG	X	ANDROPOGON GERARDII 'INDIAN WARRIOR'	INDIAN WARRIOR BLUESTEM				60"	24"
BG	X	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION GRASS	1 GAL.	CONTAINER		24"	18"
KF	X	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	1 GAL.	CONTAINER		4–6'	3–4'
HS	X	HELICTOTRICHON SEMPERVIRENS 'SAPHIRSPRUDEL'	BLUE OAT GRASS	1 GAL.	CONTAINER		30"	12–18"
PV	X	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS	1 GAL.	CONTAINER		36–48"	36"
SS	X	SCHIZACHYRIUM SCOPARIUM 'MINNBLUEA'	BLUE HEAVEN LITTLE BLUESTEM	1 GAL.	CONTAINER		24–36"	18–24"
PERENNIALS								
AM	X	ACHILLEA MILLEFOLIUM 'PAPRIKA'	PAPRIKA YARROW	4.5" POT	CONTAINER	ORANGE/YELLOW	24–36"	12–24"
AR	X	ATHYRIUM FILIX–FEMINA 'LADY IN RED'	LADY IN RED FERN	1 GAL.	CONTAINER	SHADE	36"	36"
DS	X	DICENTRA SPECTABILIS	PINK BLEEDING HEART	1 GAL.	CONTAINER	SHADE	24"	24"
EP	X	ECHINACEA PURPUREA 'MAGNUS'	MAGNUS PURPLE CONEFLOWER	1 GAL.	CONTAINER	PURPLE FLOWER	24–36"	24"
HE	X	HELENIUM 'MARDI GRAS'	MARDI GRAS HELENIUM	1 GAL.	CONTAINER	ORANGE FLOWER	30"	36"
DL	X	HEMEROCALLIS 'STELLA D'ORO'	STELLA D'ORO DAYLILY	1 GAL.	CONTAINER	ORANGE	12–24"	18"
HF	X	HOSTA X FRANCEE	FRANCEE HOSTA	1 GAL.	CONTAINER	SHADE TOLERANT	24"	30–36"
LE	X	LEUCANTHEMUM X SUPERBUM 'BECKY'	BECKY DAISY	1 GAL.	CONTAINER	WHITE FLOWER	24–36"	18"
NF	X	NEPETA X FASSENII	CATMINT	1 GAL.	CONTAINER	PURPLE FLOWER	18–24"	18–24"
PE	X	PENTESMON 'RED ROCKS'	RED ROCKS PENTESMON	1 GAL.	CONTAINER	PINK FLOWERS	12–18"	12–18"
PA	X	PERVOSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	1 GAL.	CONTAINER	PURPLE FLOWER	36–42"	36"
RF	X	RUDBECKIA FULGIDA 'GOLDSTRUM'	BLACK EYED SUSAN RUDBECKIA	1 GAL.	CONTAINER	YELLOW FLOWER	24–30"	12–24"
SN	X	SALVIA NEMOROSA 'CARADONNA'	CARADONNA SALIVA	1 GAL.	CONTAINER	PURPLE FLOWER	24"	24"
VS	X	VERONICA SPICATA 'RED FOX'	RED FOX SPEEDWELL	1 GAL.	CONTAINER	PINK FLOWER	12"	12"

PLANTING NOTES

- COORDINATE WITH ARCHITECTURE/ENGINEERING PLANS TO BECOME THOROUGHLY FAMILIAR WITH GRADING, SURFACE AND UNDERGROUND CONDITIONS AND UTILITIES.
- ALL GRADES, DIMENSIONS AND EXISTING CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR ON-SITE BEFORE CONSTRUCTION BEGINS. BRING ANY DISCREPANCIES TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCING WORK.
- CONTRACTOR IS RESPONSIBLE FOR TOPSOIL FILL AND LANDSCAPE GRADING. SEE CIVIL FOR ADDITIONAL SITE GRADING.
- ONE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF BOTH THE PLANTING AND IRRIGATION INSTALLATION, UNLESS OTHERWISE APPROVED BY OWNER'S REPRESENTATIVE.
- COORDINATE WITH OTHER CONTRACTORS, AS NECESSARY, REGARDING LOCATION AND TIMING OF INSTALLATION OF PLANT MATERIALS.
- PLANT MATERIALS SHALL BE FURNISHED IN THE QUANTITIES AND/OR SPACING AS SHOWN OR NOTED. IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT SCHEDULE, THE PLAN SHALL DICTATE.
- PLANT MATERIALS ARE DRAWN AT OR NEAR THEIR MATURE SIZE. UTILIZE THE CENTER POINT OF THE SYMBOL TO DETERMINE PROPER PLANT LAYOUT AND PLACEMENT, PLANT TREES WITHIN 5- FEET OF LOCATION SHOWN ON PLANS, PLANT SHRUBS WITHIN 1-FOOT OF LOCATION SHOWN ON PLANS, UNLESS OTHERWISE APPROVED BY OWNER'S REPRESENTATIVE.
- ALL PLANTS ARE TO MEET OR EXCEED 'AMERICAN STANDARDS FOR NURSERY STOCK,' CURRENT EDITION, BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION. ALL PLANTS SHALL BE NURSERY-GROWN UNLESS OTHERWISE NOTED.
- PROVIDE A 3'-0" DIA. BED AROUND ALL TREES LOCATED IN LAWNS. MULCH WITH CLEAN BARK MULCH. NO EDGING OR WEED BARRIER REQUIRED. SEE DETAILS.
- ALL SHRUB BEDS TO BE MULCHED WITH 1.5" WASHED RIVER ROCK MULCH AS SHOWN ON PLANS AND PER DETAILS, 3" MINIMUM DEPTH.
- COORDINATE THE PLANTING WITH IRRIGATION SYSTEM. THE OWNER IS NOT RESPONSIBLE FOR DAMAGE CAUSED BY OTHER TRADES WHILE COMPLETING THIS WORK.
- ALL SUBSTITUTIONS AND PLAN CHANGES MUST BE APPROVED BY THE OWNER'S REPRESENTATIVE. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN CONSENT OF THE OWNER'S REPRESENTATIVE.
- ANY WORK OR MATERIAL WHICH IN THE OPINION OF THE OWNER'S REPRESENTATIVE DOES NOT MEET THE REQUIREMENTS OF THE PLANS WILL BE CAUSE FOR REJECTION. ALL REJECTED WORK AND MATERIALS SHALL BE IMMEDIATELY REMOVED, DISPOSED AND REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- BEGIN MAINTENANCE AFTER EACH PLANT HAS BEEN INSTALLED AND CONTINUE UNTIL FINAL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. MAINTENANCE INCLUDES WATERING, PRUNING, WEEDING, MULCHING, REPLACEMENT OF SICK OR DEAD PLANTS AND ANY OTHER CARE NECESSARY FOR THE PROPER GROWTH OF THE PLANT STOCK.
- DURING THE COURSE OF THIS WORK, REMOVE EXCESS WASTE MATERIAL DAILY FROM THE SITE AND UPON COMPLETION OF ALL WORK.
- TO THE MAXIMUM EXTENT FEASIBLE, TOPSOIL THAT IS REMOVED DURING CONSTRUCTION ACTIVITIES SHALL BE CONSERVED FOR LATER USE.
- PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE THOROUGHLY LOOSENEED. ORGANIC AMENDMENTS SUCH AS COMPOST, PEAT OR AGED MANURE SHALL BE THOROUGHLY INCORPORATED.
- UPON COMPLETION OF ALL LANDSCAPING, A SUBSTANTIAL COMPLETION WALK-THROUGH OF THE WORK WILL BE HELD. THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR SCHEDULING THE WALK-THROUGH AT LEAST SEVEN (7) DAYS PRIOR TO THE ANTICIPATED DATE.
- WARRANTY ALL PLANT STOCK AND WORKMANSHIP FOR 12 MONTHS FROM THE DATE OF FINAL ACCEPTANCE. REPLACEMENT PLANTS SHALL BE WARRANTED FOR AN ADDITIONAL 90 DAYS.
- SOD ALL AREAS NOT INCLUDED IN PLANTING BEDS WITH A KENTUCKY BLUEGRASS, PER PLANS AND SPECIFICATIONS. SOD SHALL BE FROM A COMMERCIAL SOD FARM LOCATED IN MONTANA. SOD TYPE, CONDITION AND SOURCE SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE.

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GREAT FALLS, MT 59401
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LEGAL DESCRIPTION

SOUTHWEST CORNER OF SMELTER AVE NW &
DIVISION ROAD

LOT 4, BLOCK 1, DIVISION ADDITION, NE 1/4 OF
SECTION 2, TOWNSHIP 20 NORTH, RANGE 3 EAST,
PM MT, CASCADE COUNTY, MONTANA

SHEET INDEX

- L1.0 PLANTING NOTES & SCHEDULE
- L1.1 PLANTING PLAN
- L1.2 PLANTING PLAN
- L1.3 PLANTING PLAN

PLANT SCHEDULE

DRYLAND SLOPE MIX, BY TREASURE STATE SEED (OR APPROVED EQUAL)	
30%	FAIRWAY CRESTED WHEATGRASS
30%	HARD FESCUE
15%	SLENDER WHEAT GRASS
10%	SODAR STREAMBANK WHEATGRASS
15%	CRITANA THICKSPIKE WHEATGRASS
5%	BROME
WETLAND POND MIX, BY TREASURE STATE SEED (OR APPROVED EQUAL)	
25%	GARRISON FOXTAIL
25%	CLIMAX TIMOTHY
15%	REED CANARYGRASS
15%	STREAKER REDTOP
10%	ALSIKE CLOVER
10%	TUFTED HAIRGRASS

PROVIDE FRESH, CLEAN, AND DRY NEW SEED WITH NOT LESS THAN 80% GERMINATION, NOT LESS THAN 95% PURE SEED, AND NOT MORE THAN 0.5% WEED SEED. APPLY DRYLAND SEED MIXTURE AT A RATE OF 10-12 LBS/ACRE, DRILL SEED. APPLY WETLANDD SEED MIXTURE AT A RATE OF 12-14 LBS/ACRE, DRILL SEED.

NOTE: NUMBER OF SHRUBS AND PERENNIALS TO BE DETERMINED. CITY OF GREAT FALLS DOES NOT REQUIRE SHRUBS IN THE R--6 ZONING DISTRICT. ESTIMATED NUMBER OF SHRUBS AND PERENNIALS IS 750--1250.

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STUDIO ARCHITECTS

L1.0

PLANTING PLAN

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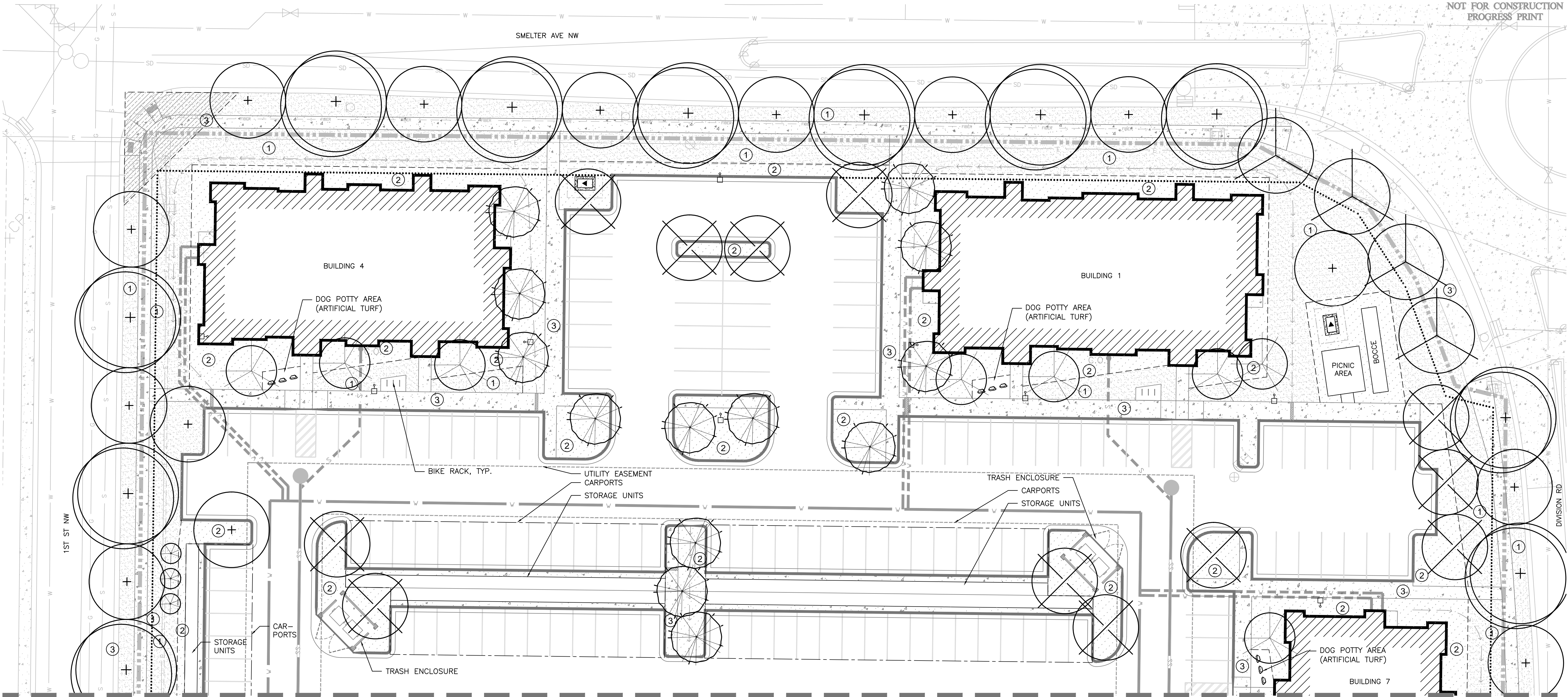
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L1.1



LEGEND

- ①

SOD
- ②

PLANTING BED, 3" DEPTH OF 1.5-INCH
WASHED RIVER ROCK MULCH PER
SPECS IN ALL PLANTING BEDS
- ③

CONCRETE, PER CIVIL
- ④

DRYLAND SEED MIX, SEE L1.0
- ⑤

WETLAND POND MIX, SEE L1.0
- PROPERTY LINE
- →

SWALE
- METAL EDGING - SEE X/L1.X
- SITE BENCH - SEE ARCH. DWGS.
- BOULDER - SEE X/L1.X
- ○

SITE LIGHTING - SEE ELECTRICAL DWGS.

NOTE: SEE ARCH AND CIVIL FOR
ADDITIONAL LEGEND ITEMS.

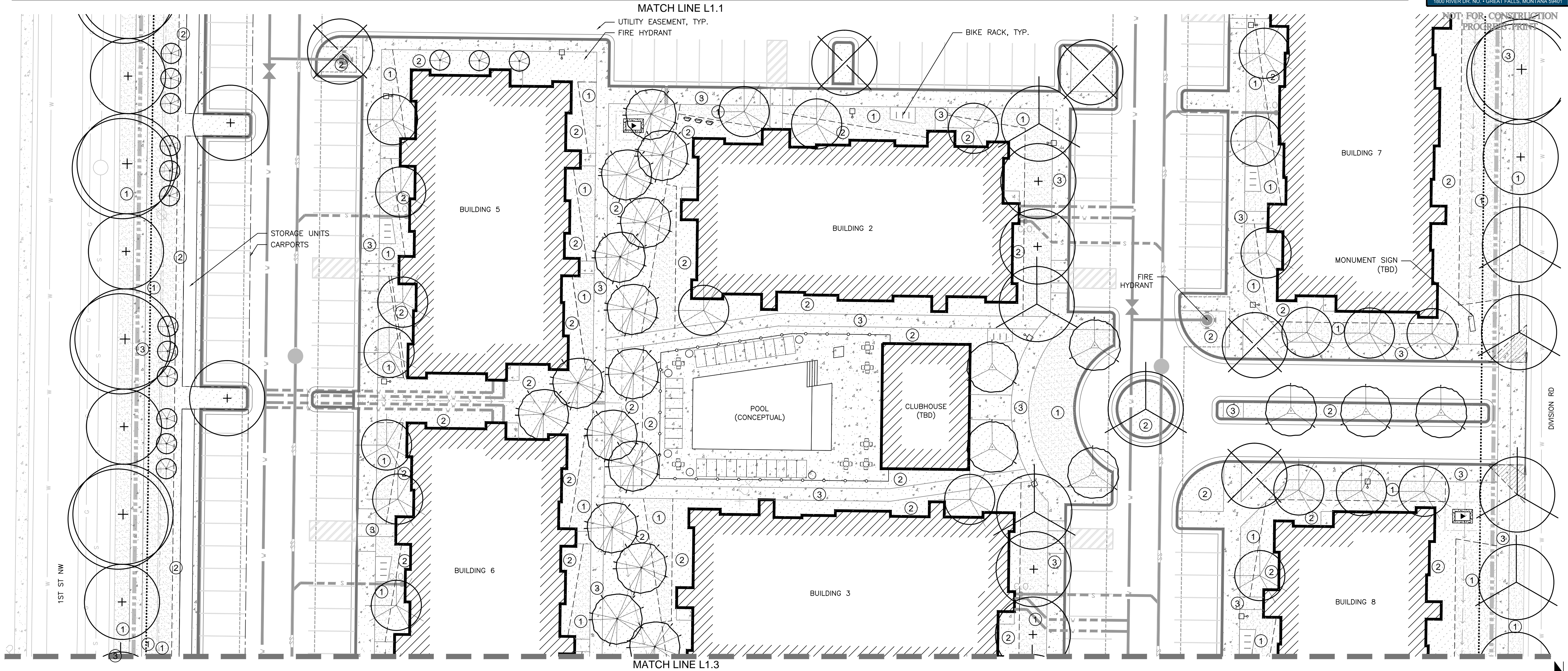
CONCEPTUAL PLANT SCHEDULE		
SYM	BOTANICAL NAME	COMMON NAME
DECIDUOUS TREES		
AF	ACER X FREEMANII	AUTUMN BLAZE MAPLE
AT	ACER TATARICUM	TATARIAN MAPLE
CO	CELTIS OCCIDENTALIS	HACKBERRY
GT	GLEDITSIA TRIACANTHOS 'SKYCOLE'	SKYLINE HONEYLOCUST
MA	MALUS 'SPRING SNOW'	SPRING SNOW CRABAPPLE
PT	POPULUS TREMULOIDES	QUAKING ASPEN
PE	POPULUS TREMULOIDES 'ERECTA'	SWEDISH COLUMNAR ASPEN
TC	TILLIA CORDATA 'GREENSPIRE'	GREENSPIRE LINDEN
CONIFEROUS TREES		
AC	ABIES CONCOLOR	WHITE FIR
PG	PICEA GLAUCA 'PENDULA'	WEeping WHITE SPRUCE
PP	PICEA PUNGENS	BLUE SPRUCE
PI	PICEA PUNGENS 'FAT ALBERT'	FAT ALBERT BLUE SPRUCE
PU	PINUS NIGRA	AUSTRIAN PINE
CONIFEROUS SHRUBS		
JH	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP JUNIPER
JS	JUNIPERUS SABINA 'MONNA'	CALGARY CARPET JUNIPER
JV	JUNIPERUS VIRGINIANA 'TAYLOR'	TAYLOR JUNIPER
PS	PICEA PUNGENS 'GLAUCA GLOBOSA'	GLOBE BLUE SPRUCE
PM	PINUS MUGO 'PUMILLO'	DWARF MUGO PINE

CONCEPTUAL PLANT SCHEDULE		
SYM	BOTANICAL NAME	COMMON NAME
DECIDUOUS SHRUBS		
BT	BERBERIS 'TARA'	BARBERRY EMERALD CAROUSEL
BE	BERBERIS THUNBERGII 'CONCORD'	BARBERRY CONCORD
CB	CORNUS ALBA 'BALHALO'	IVORY HALO DOGWOOD
CF	CORNUS SERICEA 'FLAVIRAMEA'	YELLOW TWIG DOGWOOD
CS	CORNUS STOLONIFERA 'FARROW'	ARCTIC FIRE DOGWOOD
HA	HYDRANGEA ARBORESCENS 'ANNABELLE'	ANNABELLE HYDRANGEA
PO	PHYSCARPUS OPULIFOLIUS 'DARTS GOLD'	DART'S GOLD NINEBARK
PF	POTENTILLA FRUTICOSA	GOLDFINGER POTENTILLA
RA	RIBES ALPINUM	FURRANT ALPINE
RO	ROSA 'MORDEN CENTENNIAL'	MORDEN CENTENNIAL ROSE
SP	SALIX PURPUREA 'GRACILIS'	COMPACT PURPLE WILLOW
SJ	SPIRAEA JAPONICA 'MAGIC CARPET'	MAGIC CARPET SPIREA
SB	SPIRAEA X BUMALDA 'ANTHONY WATERER'	ANTHONY WATERER SPIREA
SF	SPIRAEA X BUMALDA 'FROEBELII'	JAPANESE SPIREA
SG	SPIRAEA X BUMALDA 'GOLDFLAME'	GOLDFLAME SPIREA
SC	SPIRAEA X CINEREA 'GREFSHEIM'	GREFSHEIM SPIREA
SM	SYRINGA MEYERI 'PALIBIN'	DWARF KOREAN LILAC
VT	VIBURNUM TRILOBUM 'BAILEY COMPACT'	BAILEY COMPACT HIGHBUSH CRANBERRY

CONCEPTUAL PLANT SCHEDULE		
SYM	BOTANICAL NAME	COMMON NAME
ORNAMENTAL GRASSES		
AG	ANDROPOGON GERARDII 'INDIAN WARRIOR'	INDIAN WARRIOR BLUESTEM
BG	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION GRASS
KF	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS
HS	HELIOTRICHON SEMPERVIRENS	BLUE OAT GRASS
PV	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS
SS	SCHIZACHYRIUM SCOPARIUM 'MINNBLUEA'	BLUE HEAVEN LITTLE BLUESTEM
PERENNIALS		
AM	ACHILLEA MILLEFOLIUM 'PAPRIKA'	PAPRIKA YARROW
AR	ATHYRIUM FILIX-FEMINA 'LADY IN RED'	LADY IN RED FERN
DS	DICENTRA SPECTABILIS	PINK BLEEDING HEART
EP	ECHINACEA PURPUREA 'MAGNUS'	MAGNUS PURPLE CONEFLOWER
HE	HELENIUM 'MARDI GRAS'	MARDI GRAS HELENIUM
DL	HEMEROCALLIS 'STELLA D'ORO'	STELLA D'ORO DAYLILY
HF	HOSTA X FRANCEE	FRANCEE HOSTA
LE	LEUCANTHEMUM X SUPERBUM 'BECKY'	BECKY DAISY
NF	NEPETA X FASSENII	CATMINT
PE	PENTESMON 'RED ROCKS'	RED ROCKS PENTESMON
PA	PERVOSKIA ATRIPPLICIFOLIA	RUSSIAN SAGE
RF	RUDBECKIA FULGIDA 'GOLDSTRUM'	BLACK EYED SUSAN RUDBECKIA
SN	SALVIA NEMOROSA 'CARADONNA'	CARADONNA SALVIA
VS	VERONICA SPICATA 'RED FOX'	RED FOX SPEEDWELL



PLANTING PLAN



LEGEND

- ① SOD
- ② PLANTING BED, 3" DEPTH OF 1.5-INCH WASHED RIVER ROCK MULCH PER SPECS IN ALL PLANTING BEDS
- ③ CONCRETE, PER CIVIL
- ④ DRYLAND SEED MIX, SEE L1.0
- ⑤ WETLAND POND MIX, SEE L1.0
- PROPERTY LINE
- SWALE
- METAL EDGING -- SEE X/L1.X
- SITE BENCH -- SEE ARCH. DWGS.
- BOULDER -- SEE X/L1.X
- SITE LIGHTING -- SEE ELECTRICAL DWGS.

NOTE: SEE ARCH AND CIVIL FOR ADDITIONAL LEGEND ITEMS.

CONCEPTUAL PLANT SCHEDULE		
SYM	BOTANICAL NAME	COMMON NAME
DECIDUOUS TREES		
AF	ACER X FREEMANII	AUTUMN BLAZE MAPLE
AT	ACER TATARICUM	TATARIAN MAPLE
CO	CELTIS OCCIDENTALIS	HACKBERRY
GT	GLEDITSIA TRIACANTHOS 'SKYCOLE'	SKYLINE HONEYLOCUST
MA	MALUS 'SPRING SNOW'	SPRING SNOW CRABAPPLE
PT	POPULUS TREMULOIDES	QUAKING ASPEN
PE	POPULUS TREMULOIDES 'ERECTA'	SWEDISH COLUMNAR ASPEN
TC	TILLIA CORDATA 'GREENSPIRE'	GREENSPIRE LINDEN
CONIFEROUS TREES		
AC	ABIES CONCOLOR	WHITE FIR
PG	PICEA GLAUCA 'PENDULA'	WEeping WHITE SPRUCE
PP	PICEA PUNGENS	BLUE SPRUCE
PI	PICEA PUNGENS 'FAT ALBERT'	FAT ALBERT BLUE SPRUCE
PU	PINUS NIGRA	AUSTRIAN PINE
CONIFEROUS SHRUBS		
JH	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP JUNIPER
JS	JUNIPERUS SABINA 'MONNA'	CALGARY CARPET JUNIPER
JV	JUNIPERUS VIRGINIANA 'TAYLOR'	TAYLOR JUNIPER
PS	PICEA PUNGENS 'GLAUCA GLOBOSA'	GLOBE BLUE SPRUCE
PM	PINUS MUGO 'PUMILLO'	DWARF MUGO PINE

CONCEPTUAL PLANT SCHEDULE		
SYM	BOTANICAL NAME	COMMON NAME
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CS	CORNUS STOLONIFERA 'FARROW'	ARCTIC FIRE DOGWOOD
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PF	POTENTILLA FRUTICOSA	GOLDFINGER POTENTILLA
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RO	ROSA 'MORDEN CENTENNIAL'	MORDEN CENTENNIAL ROSE
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SF	SPIRAEA X BUMALDA 'FROEBELII'	JAPANESE SPIREA
SG	SPIRAEA X BUMALDA 'GOLDFLAME'	GOLDFLAME SPIREA
SC	SPIRAEA X CINEREA 'GREFSHEIM'	GREFSHEIM SPIREA
SM	SYRINGA MEYERI 'PALIBIN'	DWARF KOREAN LILAC
VT	VIBURNUM TRILOBUM 'BAILEY COMPACT'	BAILEY COMPACT Highbush CRANBERRY

CONCEPTUAL PLANT SCHEDULE		
SYM	BOTANICAL NAME	COMMON NAME
ORNAMENTAL GRASSES		
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PV	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS
SS	SCHIZACHYRIUM SCOPARIUM 'MINNBLUEA'	BLUE HEAVEN LITTLE BLUESTEM
PERENNIALS		
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AR	ATHYRIUM FILIX-FEMINA 'LADY IN RED'	LADY IN RED FERN
DS	DICENTRA SPECTABILIS	PINK BLEEDING HEART
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NF	NEPETA X FASSENII	CATMINT
PE	PENTESTMON 'RED ROCKS'	RED ROCKS PENTESTMON
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STUDIO ARCHITECTS

L1.2

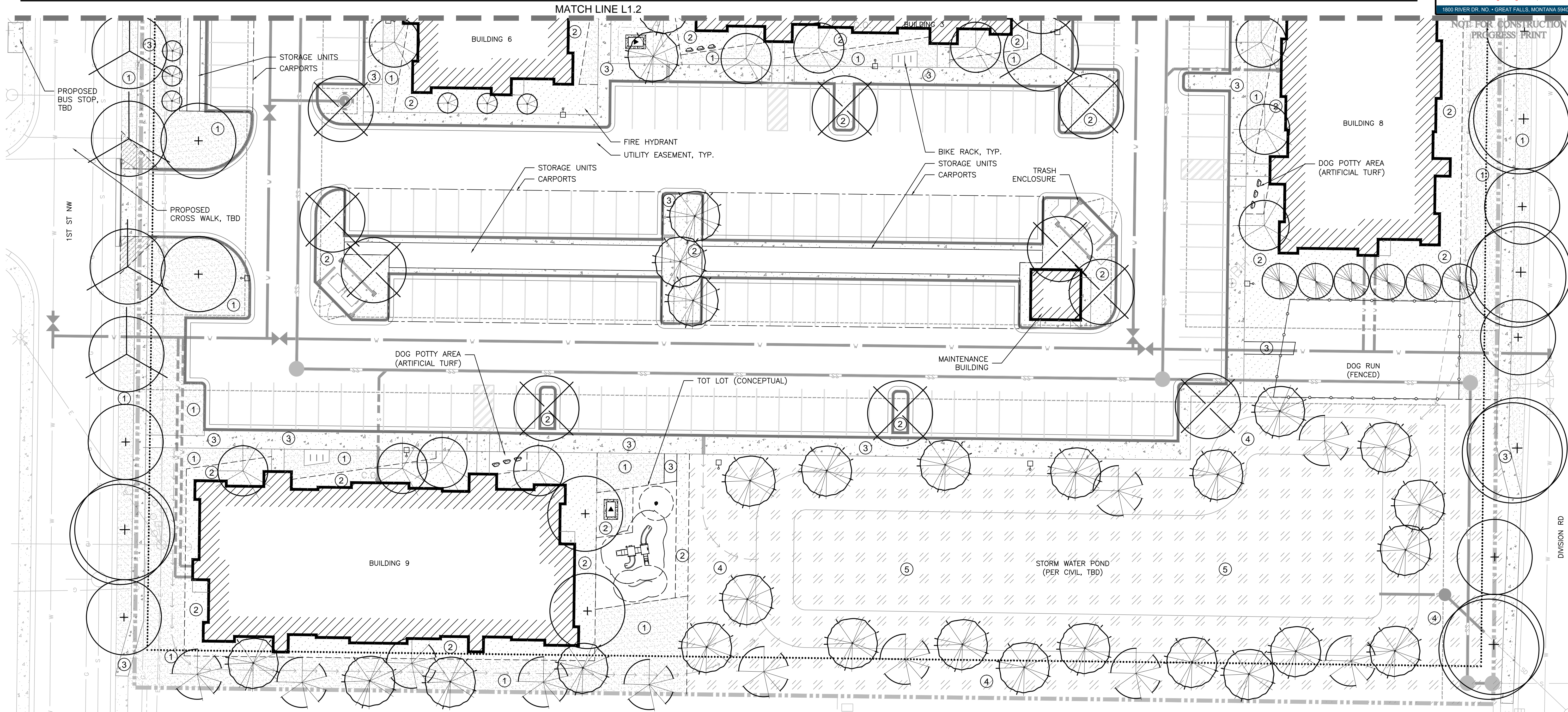
TD&H
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DATE:	12/05/16
REVISIONS:	DRB SUBMITTAL-2

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PLANTING PLAN



LEGEND

- ① SOD
- ② PLANTING BED, 3" DEPTH OF 1.5-INCH WASHED RIVER ROCK MULCH PER SPECS IN ALL PLANTING BEDS
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SMELTER AVE

GREAT FALLS, MT

21 West Babcock St
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P: 406 586-4777
F: 406 586-4778

STUDIO ARCHITECTS

L1.3

GENERAL NOTES

1. VFY. FINAL COLOR & TEXTURE SELECTIONS WITH OWNER.
2. ALL EXPOSED SHEET MTL. COMPONENTS TO BE PRE-FINISHED COLOR TO BE APPROVED BY ARCHITECT.

KEYED NOTES

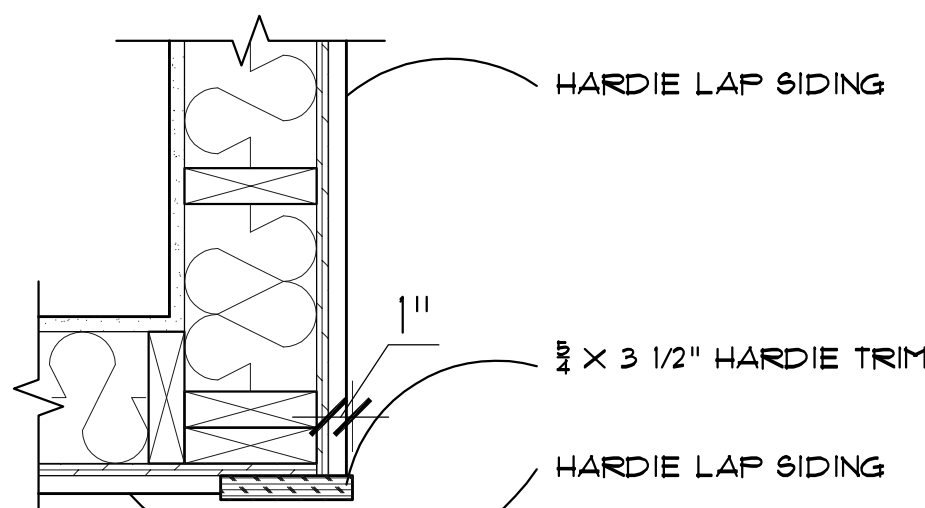
NOTED THUS ☐ (APPLICABLE TO THIS SHEET ONLY)

- 1 ROOF BEYOND
- 2 OPEN WALL PENETRATION 2'-11"x3'-3" TOP SET @ 6'-8" AFF.
- 3 METER LOCATIONS. VFY BUILDING TYPE & LOCATION W/ SITE PLAN TO MINIMIZE VIEW
- 4 PTAC UNIT
- 5 AWNING, PER DETAIL 8/A101
- 6 WRAP FACE SIDING MATERIAL INTO STAIRWAY 4'-0" TYP.

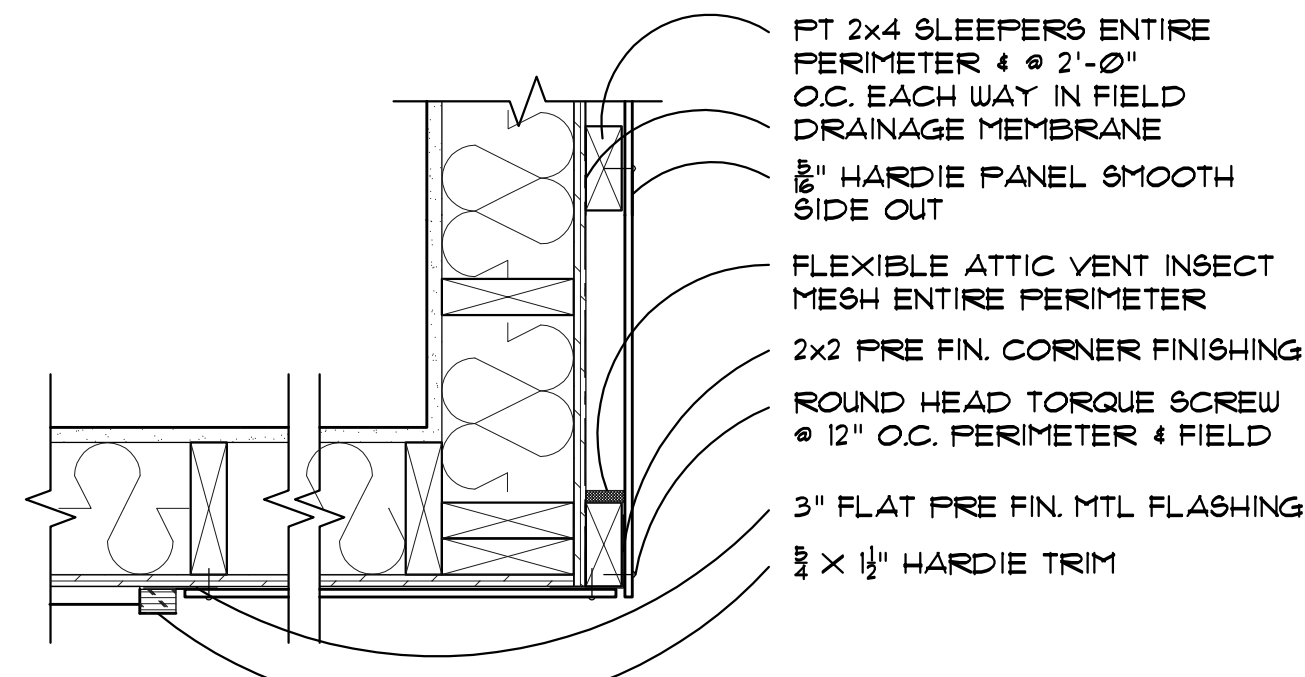
EXTERIOR FINISH SCHEDULE

NOTED THUS ☐

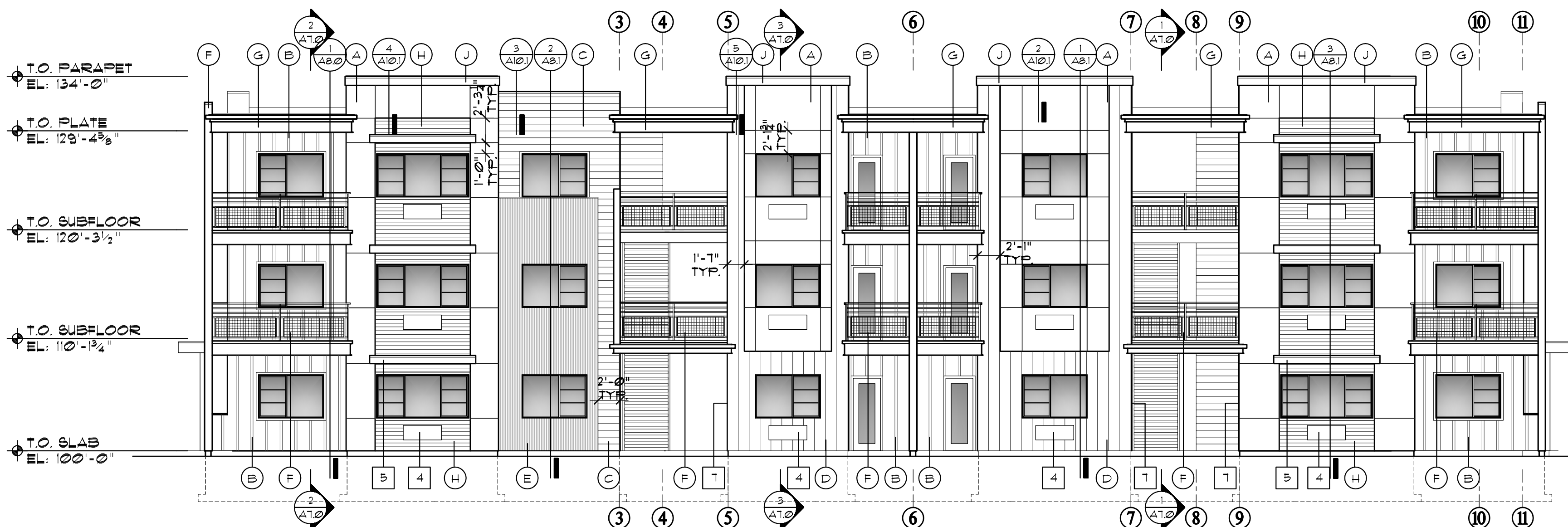
DESCRIPTION	REMARKS	BUILDINGS 1 5 6	BUILDINGS 3 4 7	BUILDINGS 2 6 8
(A) 3/8" CEMENT BOARD SHEET SIDING - SEE 6/A61, 5/A62, & 6/A62 FOR DETAILS				
(B) 3/8" CEMENT BOARD W/ 3/4" X 2 1/2" HARDIE TRIM SMOOTH BATTEN BOARDS @ 16" O.C.				
(C) HARDIE PLANK LAP SIDING W/ 1" EXPOSURE. PROVIDE OUTSIDE MITER COVER U.O.N.				
(D) PRE-FIN. MTL 12" PANEL SIDING W/ CONCEALED FASTENERS.				
(E) 3/4" PRE-FINISHED CORRUGATED SIDING				
(F) STEEL GUARD RAIL - POWDER COATED, SEE 2/A92				
(G) PRE-FINISHED MTL FASCIA				
(H) 1x6 CLEAR FIR SHIP LAP W 1/2" SHADOW LINE				
(J) PRE-FINISH. MTL PARAPET CAP				
(K) PRE-FINISHED MTL DOWN SPOUTS				



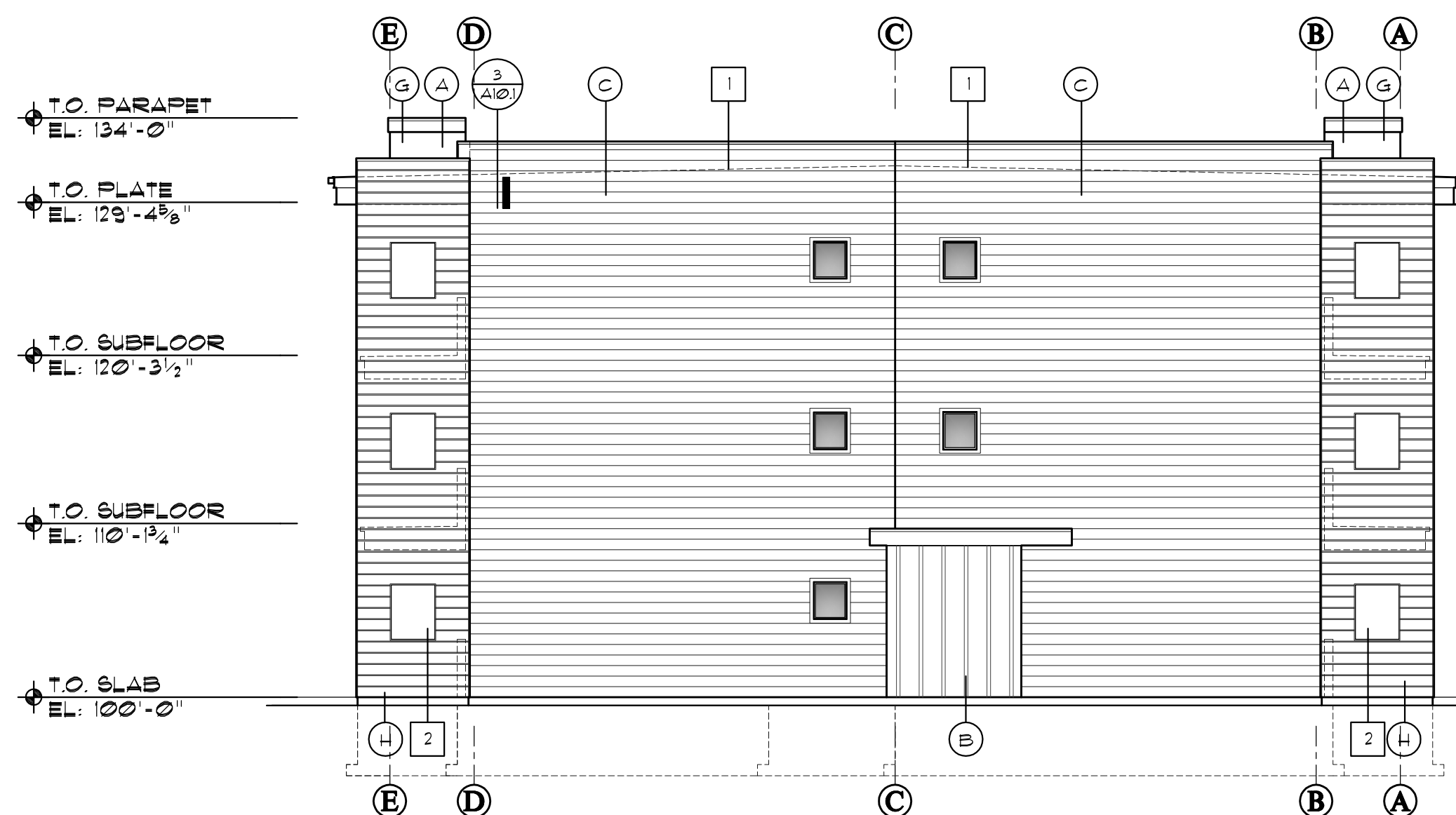
CORNER TRIM DETAIL
SCALE 1 1/2" = 1'-0"



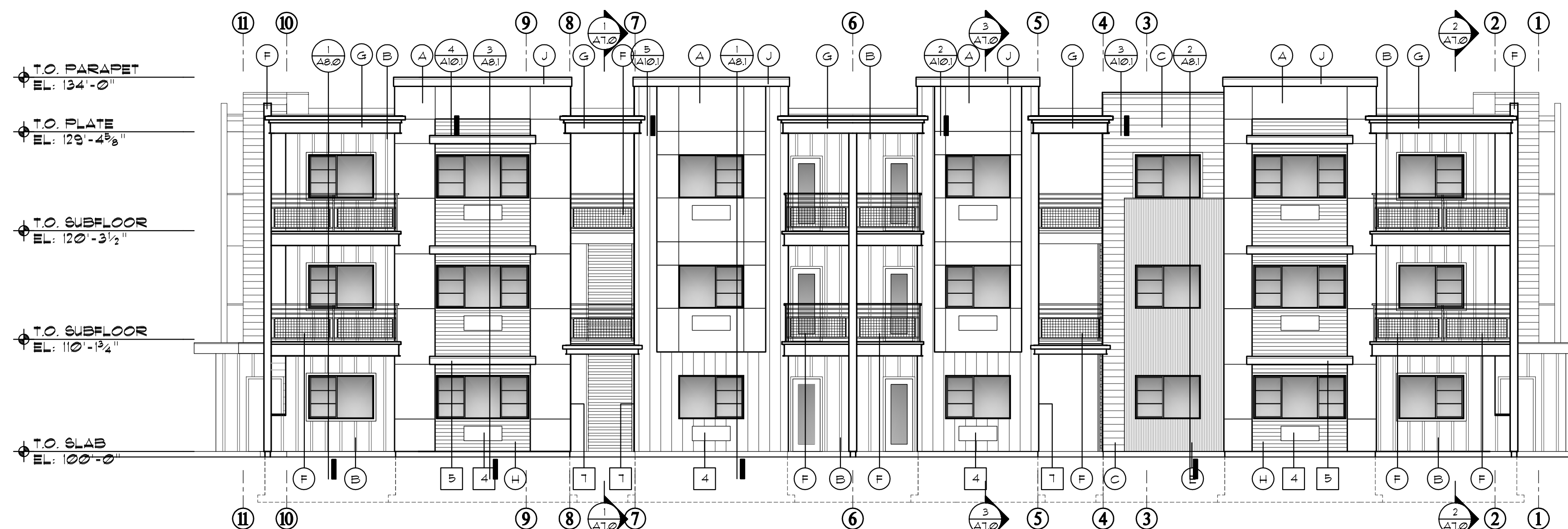
CORNER TRIM DETAIL
SCALE 1 1/2" = 1'-0"



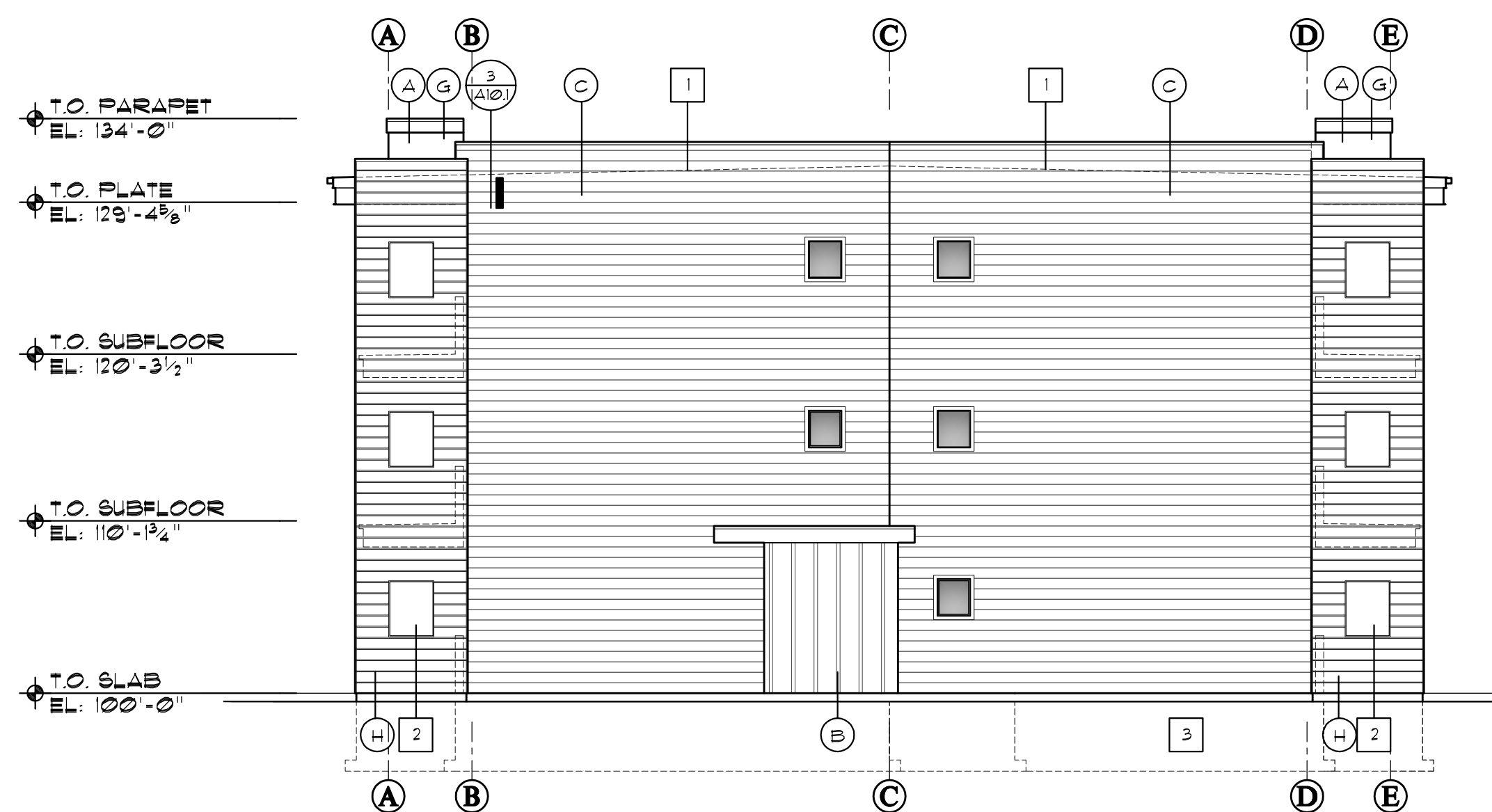
FRONT ELEVATION - BLDG. 4/5/6 TYPE B
SCALE 1/8" = 1'-0"



SIDE ELEVATION - BLDG. 4/5/6 TYPE B
SCALE 1/8" = 1'-0"



REAR ELEVATION - BLDG. 4/5/6 TYPE B
SCALE 1/8" = 1'-0"



SIDE ELEVATION - BLDG. 4/5/6 TYPE B
SCALE 1/8" = 1'-0"

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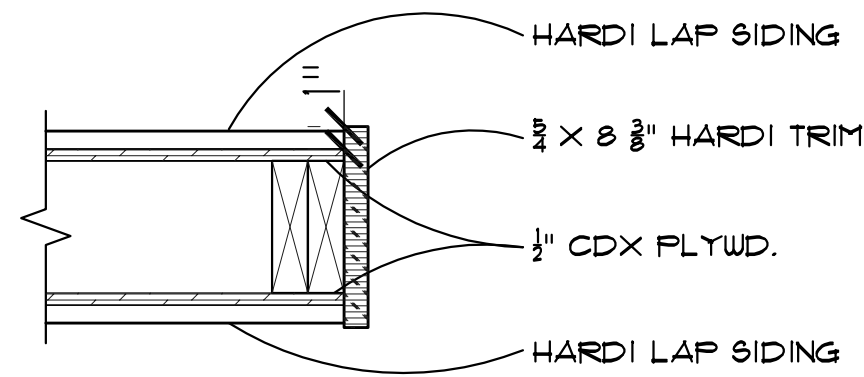
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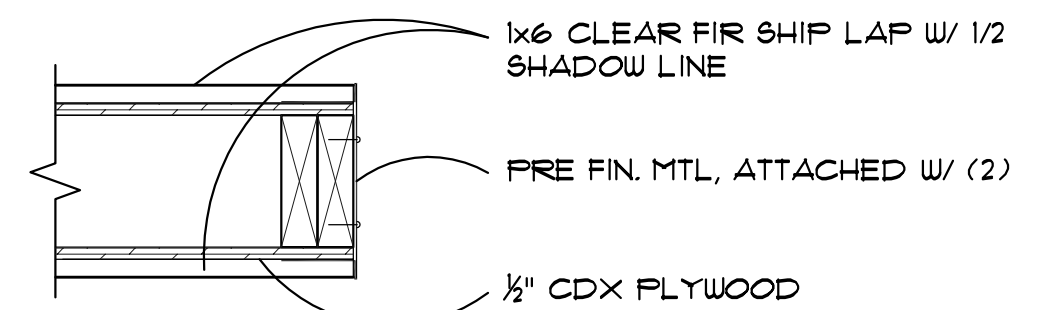
STUDIO ARCHITECTS
VAN BRYAN

A6.1
EXTERIOR
ELEVATIONS
BLDG TYPE B

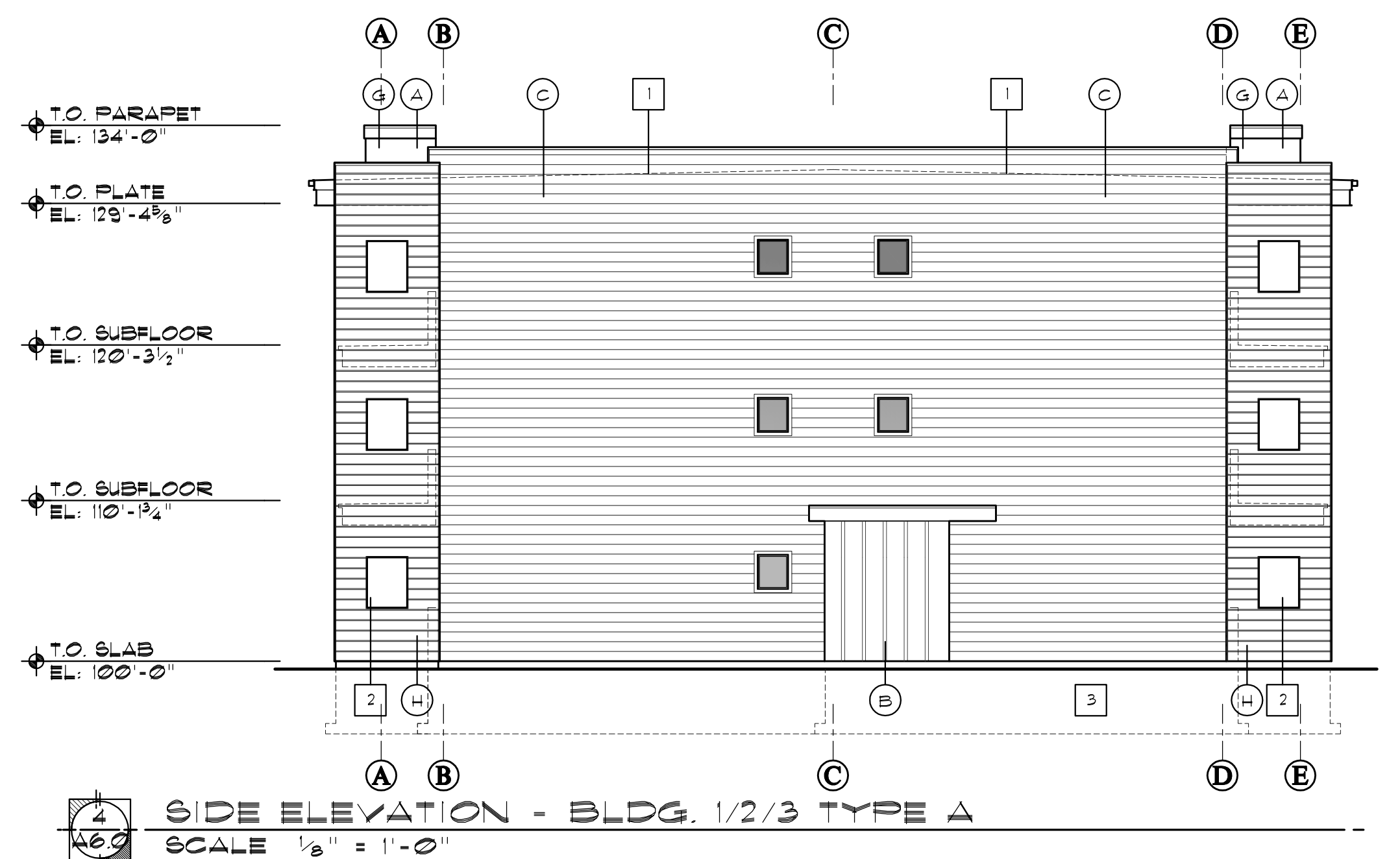
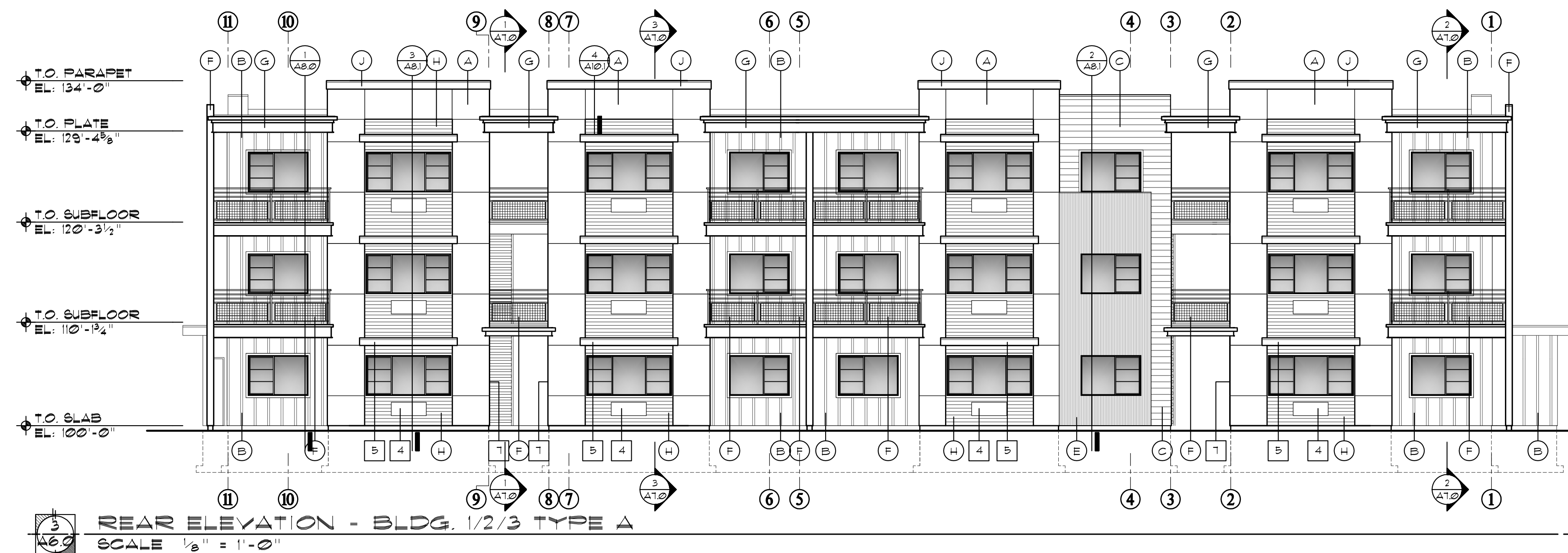
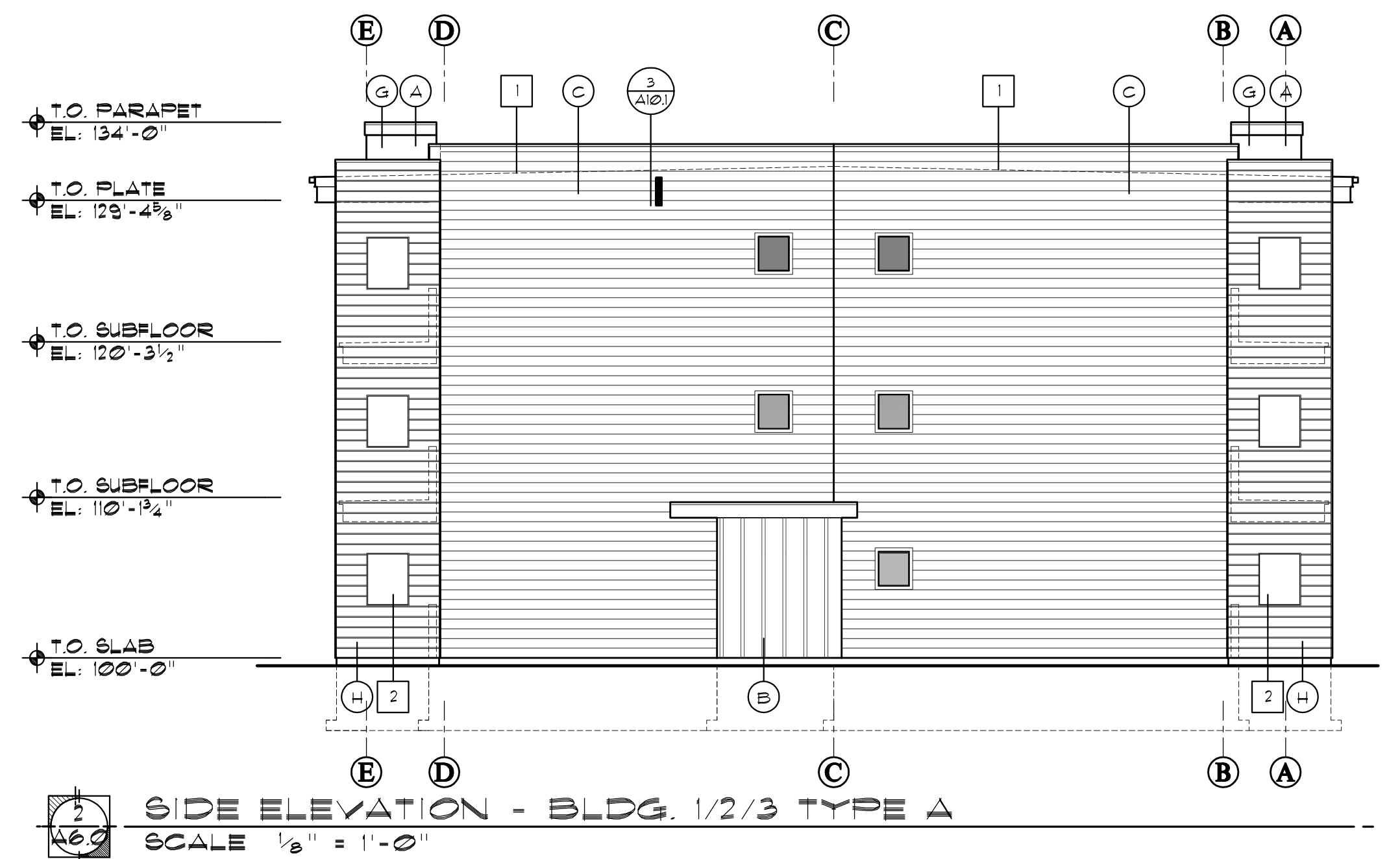
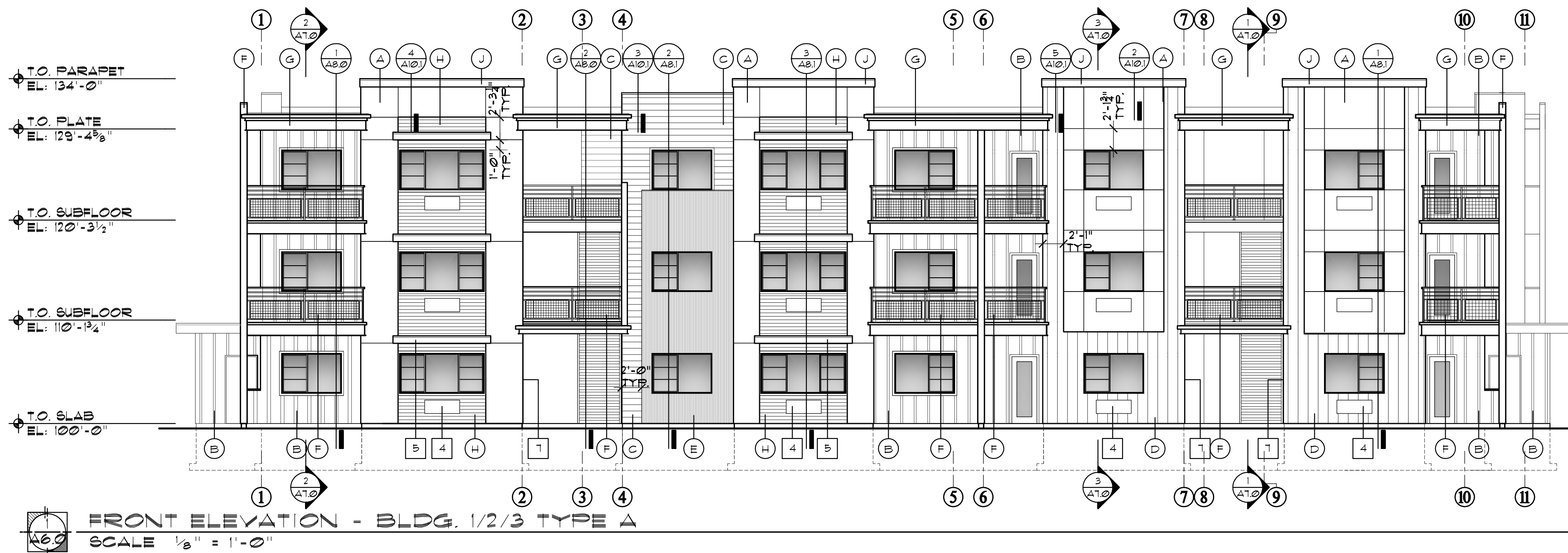
GENERAL NOTES		EXTERIOR FINISH SCHEDULE			
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KEYED NOTES		DESCRIPTION	REMARKS	BUILDINGS 1 5 8	BUILDINGS 3 4 7
1. ROOF BEYOND 2. OPEN WALL PENETRATION 2'-11"x3'-3" TOP SET @ 6'-8" AFF. 3. METER LOCATIONS. VFY BUILDING TYPE & LOCATION W/ SITE PLAN TO MINIMIZE VIEW 4. PTAC UNIT 5. AWNING, PER DETAIL 8/A101 6. WRAP FACE SIDING MATERIAL INTO STAIRWAY 4'-0" TYP.		(A) 3/8" CEMENT BOARD SHEET SIDING - SEE 6/A61, 5/A62, & 6/A62 FOR DETAILS			BUILDINGS 2 6 9
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		(D) PRE-FIN. MTL 12" PANEL SIDING W/ CONCEALED FASTENERS.			
		(E) 3/4" PRE-FINISHED CORRUGATED SIDING			
		(F) STEEL GUARD RAIL - POWDER COATED, SEE 2/A92			
		(G) PRE-FINISHED MTL FASCIA			
		(H) 1x6 CLEAR FIR SHIP LAP W 1/2" SHADOW LINE			
		(J) PRE-FINISH. MTL PARAPET CAP			
		(K) PRE-FINISHED MTL DOWN SPOUTS			



CORNER TRIM DETAIL
SCALE 1/2" = 1'-0"



END WALL TRIM DETAIL
SCALE 1/2" = 1'-0"



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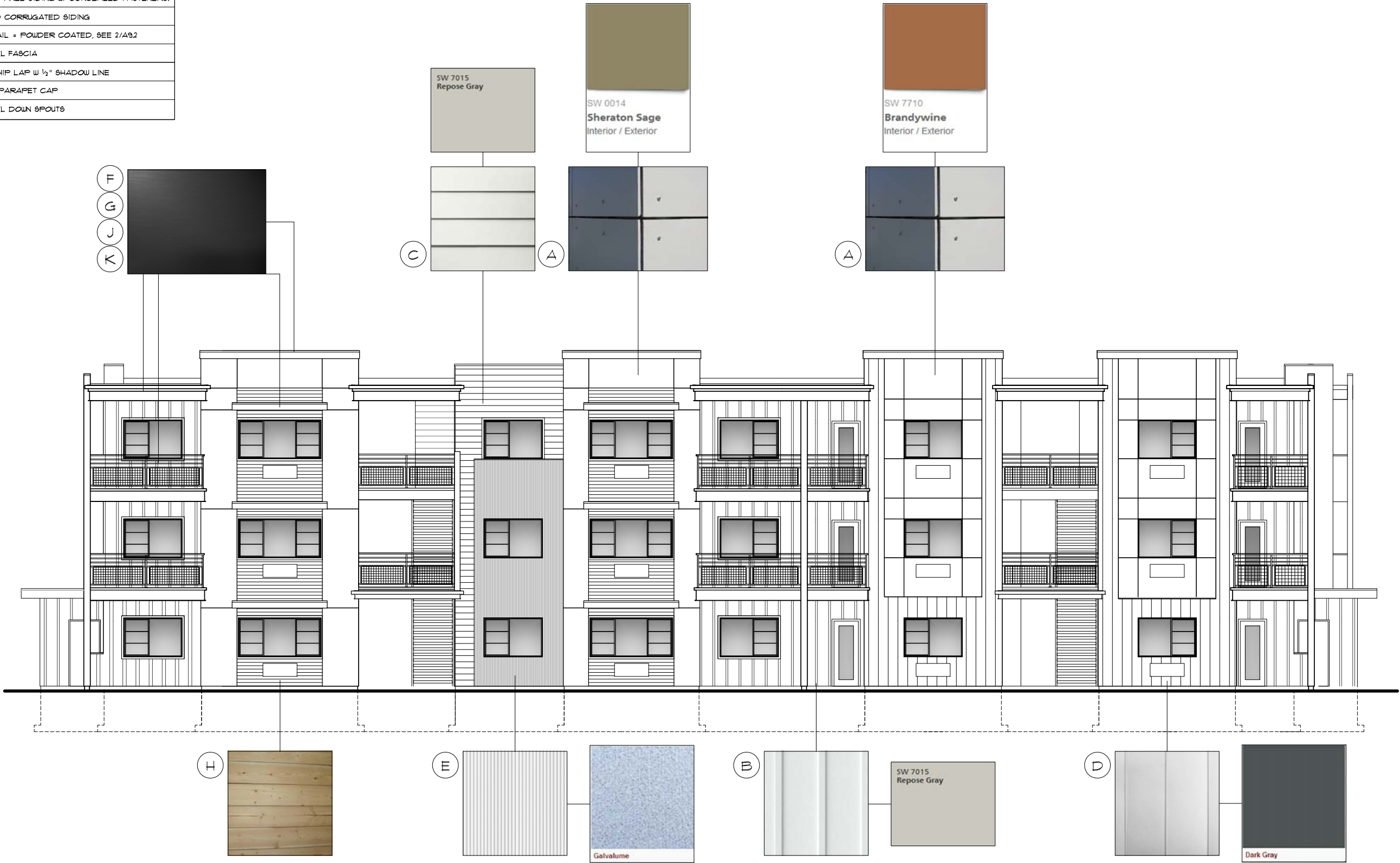
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STUDIO ARCHITECTS
VAN BRYAN

A6.0
EXTERIOR
ELEVATIONS
BLDG TYPE A

EXTERIOR FINISH SCHEDULE	
DESCRIPTION	
(A) 3/8" CEMENT BOARD SHEET SIDING - SEE 6/A6.1, 5/A6.2, & 6/A6.2 FOR DETAILS	
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(D) PRE-FIN. MTL 12" PANEL SIDING W/ CONCEALED FASTENERS.	
(E) 3/4" PRE-FINISHED CORRUGATED SIDING	
(F) STEEL GUARD RAIL - POWDER COATED, SEE 2/A9.2	
(G) PRE-FINISHED MTL FASCIA	
(H) 1x6 CLEAR FIR SHIP LAP W 1/2" SHADOW LINE	
(J) PRE-FINISH. MTL PARAPET CAP	
(K) PRE-FINISHED MTL DOWN SPOUTS	



BLDG. 1/2/3 FRONT ELEVATION - EXTERIOR SIDING & COLORS
 SCALE 3/32" = 1'-0"

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 SMELTER AVE
 GREAT FALLS, MT

STUDIO ARCHITECTS
 VSB&A

BLDG:123
 COLORS

EXTERIOR FINISH SCHEDULE	
DESCRIPTION	
(A) 3/8" CEMENT BOARD SHEET SIDING - SEE 6/A6.1, 5/A6.2, & 6/A6.2 FOR DETAILS	
(B) 3/8" CEMENT BOARD W/ 3/4" X 2 1/2" HARDIE TRIM SMOOTH BATTEN BOARDS @ 16" O.C.	
(C) HARDIE PLANK LAP SIDING W/ 1" EXPOSURE. PROVIDE OUTSIDE MITER COVER U.O.N.	
(D) PRE-FIN. MTL 12" PANEL SIDING W/ CONCEALED FASTENERS.	
(E) 3/4" PRE-FINISHED CORRUGATED SIDING	
(F) STEEL GUARD RAIL - POWDER COATED, SEE 2/A9.2	
(G) PRE-FINISHED MTL FASCIA	
(H) 1x6 CLEAR FIR SHIP LAP W 1/2" SHADOW LINE	
(J) PRE-FINISH. MTL PARAPET CAP	
(K) PRE-FINISHED MTL DOWN SPOUTS	



BLDG. 4/5/6 FRONT ELEVATION - EXTERIOR SIDING & COLORS
 SCALE 3/32" = 1'-0"

DATE: 11.14.16

JOB NUMBER: 1607

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FARRAN GROUP: SMELTER AVE APT.
 SMELTER AVE
 GREAT FALLS, MT

V
 STUDIO ARCHITECTS

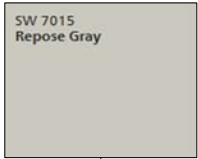
BLDG:456
 COLORS

EXTERIOR FINISH SCHEDULE	
DESCRIPTION	
(A) 3/8" CEMENT BOARD SHEET SIDING - SEE 6/A6.1, 5/A6.2, & 6/A6.2 FOR DETAILS	
(B) 3/8" CEMENT BOARD W/ 3/4" X 2 1/2" HARDIE TRIM SMOOTH BATTEN BOARDS @ 16" O.C.	
(C) HARDIE PLANK LAP SIDING W/ 1" EXPOSURE. PROVIDE OUTSIDE MITER COVER U.O.N.	
(D) PRE-FIN. MTL 12" PANEL SIDING W/ CONCEALED FASTENERS.	
(E) 3/4" PRE-FINISHED CORRUGATED SIDING	
(F) STEEL GUARD RAIL - POWDER COATED, SEE 2/A9.2	
(G) PRE-FINISHED MTL FASCIA	
(H) 1x6 CLEAR FIR SHIP LAP W 1/2" SHADOW LINE	
(J) PRE-FINISH. MTL PARAPET CAP	
(K) PRE-FINISHED MTL DOWN SPOUTS	

(F)
(G)
(J)
(K)



(C)



(A)



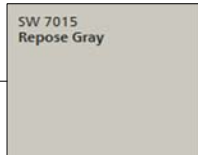
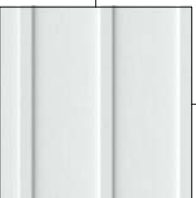
(A)



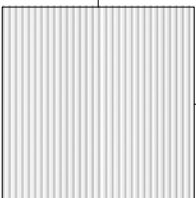
(H)



(B)



(E)



BLDG. 7/8/9 FRONT ELEVATION - EXTERIOR SIDING & COLORS
SCALE 3/32" = 1'-0"

DATE: 11.14.16

JOB NUMBER
1607

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SMELTER AVE
GREAT FALLS, MT

STUDIO ARCHITECTS
V
B

BLDG: 789
COLORS

Great Falls North Apartments


Building Rendering
(Note building rendering not
developed by TD&H Engineering)



GENERAL NOTES

1. ----- DENOTES IN-WALL BLOCKING, VERIFY HEIGHT W/ INT. ELEVATIONS, A11.0 & A11.1.

2. REFER TO SHEET A4.0 & A4.1 FOR WINDOW & DOOR INFO.

3. TYP. INT. WALL TYPE IS TO BE  UNLESS OTHERWISE NOTED. SEE SHEET A3.0 FOR WALL TYPES

4. WINDOW DIMS. REFLECT UNIT SIZE, DOOR DIMS. REFLECT UNIT SIZE.

5. INTERIOR PARTITION DIMENSIONS ARE TYPICALLY TO FACE OF STUD. U.O.N.

6. REFER TO MECH. DRAWINGS FOR APPLIANCE & PLUMBING INFO. REFER TO ELEC. DRAWINGS FOR ELEC. INFO.

7. PROVIDE FIRE BLOCKING @ 8'-0" INCREMENTS.


8. SEE SHEET A3.0 FOR ROOM FINISH SCHEDULE & WALL TYPES.

9. SEE ENLARGED PLANS (A5.0) FOR DETAILED INFO. IN THOSE AREAS.

10. SEE REFLECTED CEILING PLANS (A12.0) FOR CEILING INFO.

11. ALL EXTERIOR WALLS TO BE OF NON-COMBUSTIBLE MATERIALS. ALL EXTERIOR LOAD BEARING WALLS TO BE 2-HOUR FIRE RATED CONSTRUCTION. SEE A3.0 FOR WALL TYPES.

KEYED NOTES

NOTED THUS  (APPLICABLE TO THIS SHEET ONLY)

1 XXXX

2 XXXX

3 XXXX

4 XXXX

5 XXXX

6 XXXX


7 XXXX

8 XXXX


9 XXXX


10 XXXX


ROOM KEY


NOTED THUS 


MAIN LEVEL


 ENTRY


 LEASING OFFICE


 MANAGER'S OFFICE


 BREAK ROOM


 PARCEL ROOM


 KITCHEN


 MULTIPURPOSE ROOM


 COMPUTER STATION ROOM


 TANNING ROOM


 POOL EQUIPMENT ROOM


 WOMEN'S RESTROOM


 MEN'S RESTROOM


 GYM

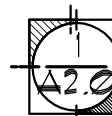
 YOGA/SPIN ROOM

 GATHERING ROOM

 MAIL ROOM

 NOT USED

 NOT USED

 MAIN LEVEL FLOOR PLAN
SCALE 1/4" = 1'-0"

XXX AREA: XXXX SF.
XXXX AREA: XXXX SF.
TOTAL: 4098 SF.


DATE:	12.5.16
REVISIONS:	

JOB NUMBER
1607CH

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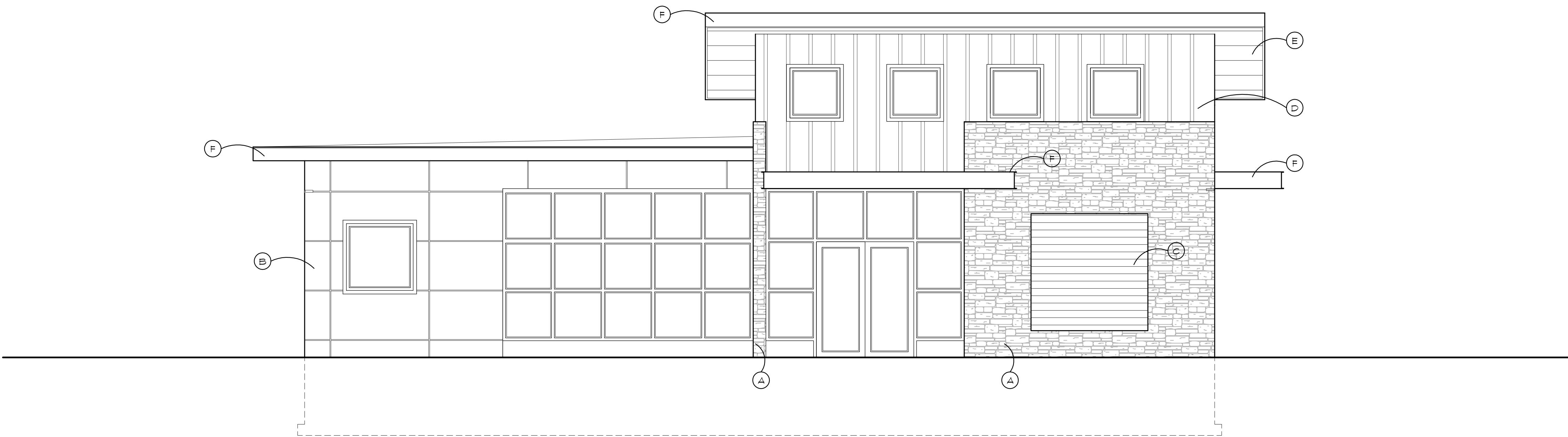
SMELTER AVE CLUBHOUSE
SMELTER AVE
GREAT FALLS, MT

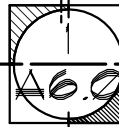
21 West Babcock St
Bozeman, MT 59715
P: 406 586-4777
F: 406 586-4778

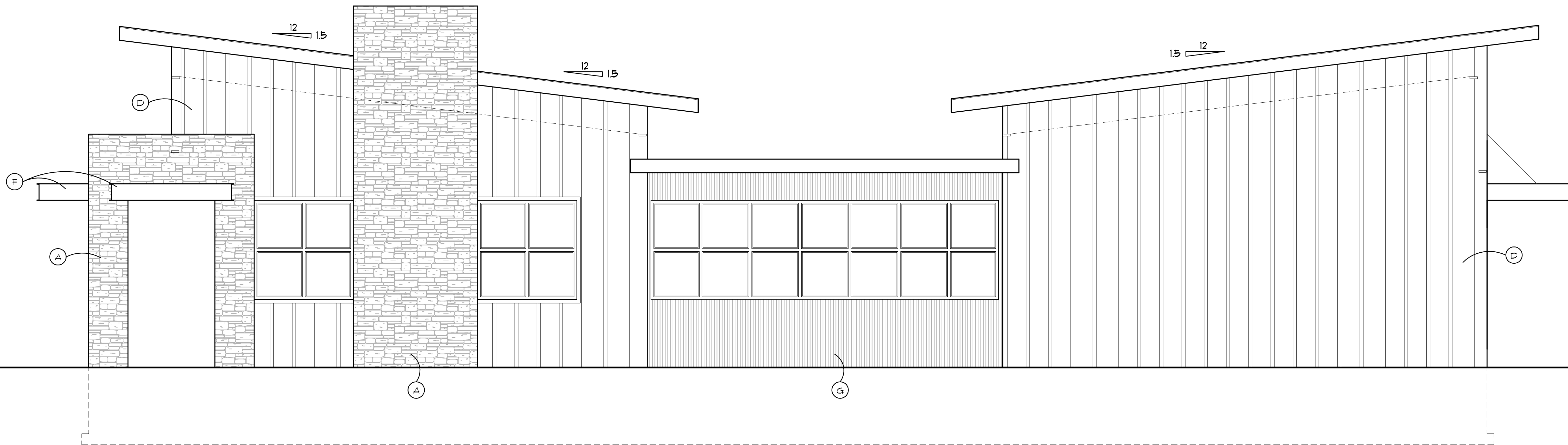
STUDIO ARCHITECTS


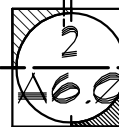
A2.0
MAIN LEVEL
FLOOR PLAN

GENERAL NOTES	
1. VFY. FINAL COLOR & TEXTURE SELECTIONS WITH ARCH. 2. VFY. ALL MASONRY/EXPANSION JOINTS WITH ARCH. 3. ALL EXPOSED SHEET MTL. COMPONENTS TO BE PRE-FINISHED COLOR TO BE APPROVED BY ARCHITECT.	
KEYED NOTES	NOTED THUS <input type="checkbox"/> (APPLICABLE TO THIS SHEET ONLY)
1 - 2 - 3 - 4 - 5 - 6 - 7 -	
EXTERIOR FINISH SCHEDULE	
DESCRIPTION	REMARKS
(A) CULTURED STONE	
(B) CEMENT BOARD SIDING	
(C) 1x6 FIR SHIP LAP	
(D) 3/8" CEMENT BOARD W/ 3/4 X 2 1/2" HARDBOARD OR FIBER CEMENT TRIM SMOOTH BATTEN BOARDS @ 16" O.C.	
(E) PRE FIN MTL. SOFFIT	
(F) PRE FIN MTL. FASCIA	
(G) PRE FIN CORRUGATED MTL SIDING	
(H) HORIZONTAL HARD BOARD LAP SIDING	
(J) -	
(K) -	



 **EAST ELEVATION**
SCALE 1/4" = 1'-0"



 **NORTH ELEVATION**
SCALE 1/4" = 1'-0"

DATE:
REVISIONS:

JOB NUMBER
1607CH

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STUDIO ARCHITECTS
VAN BRYAN

A6.0
EXTERIOR
ELEVATIONS

NOT FOR CONSTRUCTION
PROGRESS PRINT

GENERAL NOTES

1. VFY. FINAL COLOR & TEXTURE SELECTIONS WITH ARCH.
2. VFY. ALL MASONRY/EXPANSION JOINTS WITH ARCH.
3. ALL EXPOSED SHEET MTL. COMPONENTS TO BE PRE-FINISHED COLOR TO BE APPROVED BY ARCHITECT.

KEYED NOTES

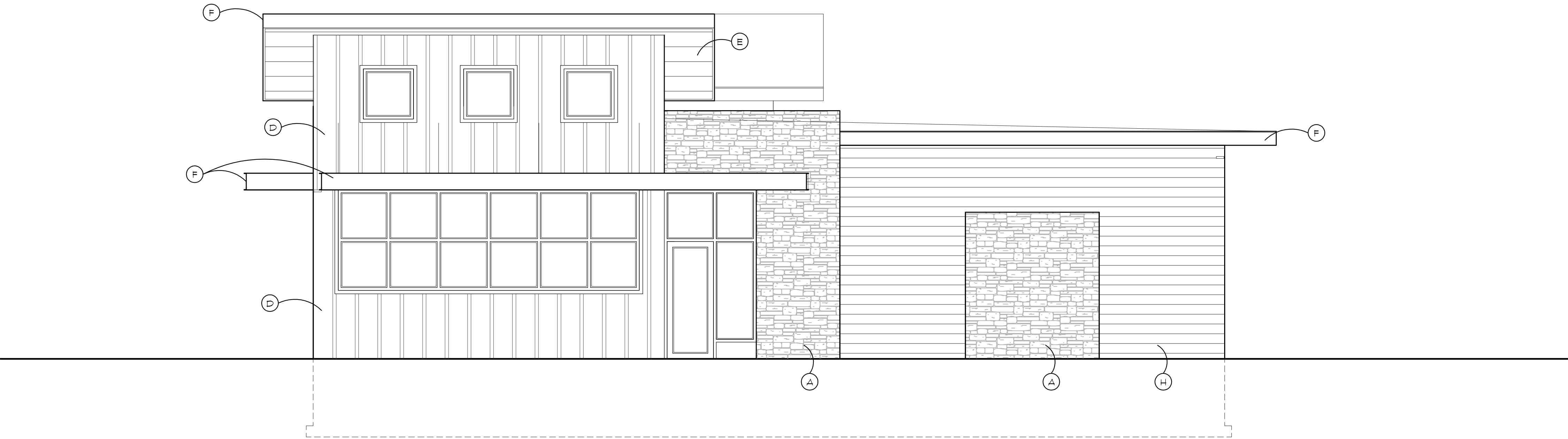
NOTED THUS ☐ (APPLICABLE TO THIS SHEET ONLY)

- 1 -
2 -
3 -
4 -
5 -
6 -
7 -

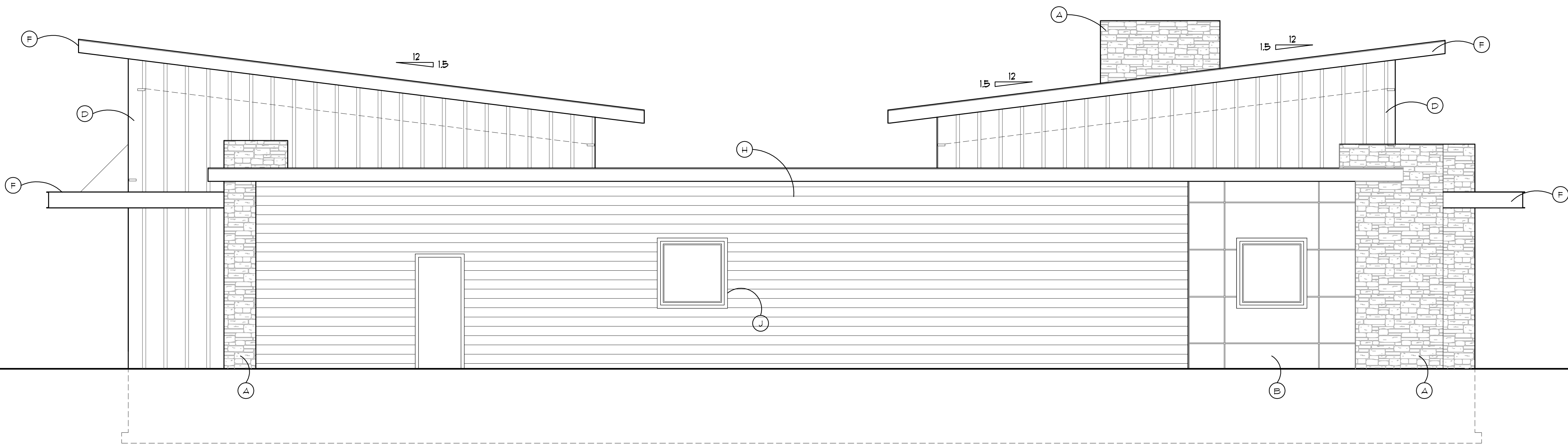
EXTERIOR FINISH SCHEDULE

NOTED THUS ☐

DESCRIPTION	REMARKS
(A) CULTURED STONE	
(B) CEMENT BOARD SIDING	
(C) 1x6 FIR SHIP LAP	
(D) 5/8" CEMENT BOARD W/ 3/4" X 2 1/2" HARDBOARD OR FIBER CEMENT TRIM SMOOTH BATTEN BOARDS @ 16" O.C.	
(E) PRE FIN MTL. SOFFIT	
(F) PRE FIN MTL. FASCIA	
(G) PRE FIN CORRUGATED MTL SIDING	
(H) HORIZONTAL HARD BOARD LAP SIDING	
(J) -	
(K) -	



WEST ELEVATION
SCALE 1/4" = 1'-0"



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

DATE:

REVISIONS:

JOB NUMBER

1607CH

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STUDIO ARCHITECTS

A6.1
EXTERIOR
ELEVATIONS

GENERAL NOTES

1. ----- DENOTES IN-WALL BLOCKING, VERIFY HEIGHT W/ INT. ELEVATIONS, A110 & A111.
2. REFER TO SHEET A4.0 & A4.1 FOR WINDOW & DOOR INFO.
3. TYP. INT. WALL TYPE IS TO BE  UNLESS OTHERWISE NOTED. SEE SHEET A3.0 FOR WALL TYPES
4. WINDOW DIMS. REFLECT UNIT SIZE, DOOR DIMS. REFLECT UNIT SIZE.
5. INTERIOR PARTITION DIMENSIONS ARE TYPICALLY TO FACE OF STUD. U.O.N.
6. REFER TO MECH. DRAWINGS FOR APPLIANCE & PLUMBING INFO. REFER TO ELEC. DRAWINGS FOR ELEC. INFO.
7. PROVIDE FIRE BLOCKING @ 8'-0" INCREMENTS.
8. SEE SHEET A3.0 FOR ROOM FINISH SCHEDULE & WALL TYPES.
9. SEE ENLARGED PLANS (A5.0) FOR DETAILED INFO. IN THOSE AREAS.
10. SEE REFLECTED CEILING PLANS (A12.0) FOR CEILING INFO.
11. ALL EXTERIOR WALLS TO BE OF NON-COMBUSTIBLE MATERIALS. ALL EXTERIOR LOAD BEARING WALLS TO BE 2-HOUR FIRE RATED CONSTRUCTION. SEE A3.0 FOR WALL TYPES.

KEYED NOTES NOTED THUS ☐ (APPLICABLE TO THIS SHEET ONLY)

NOTED THIS

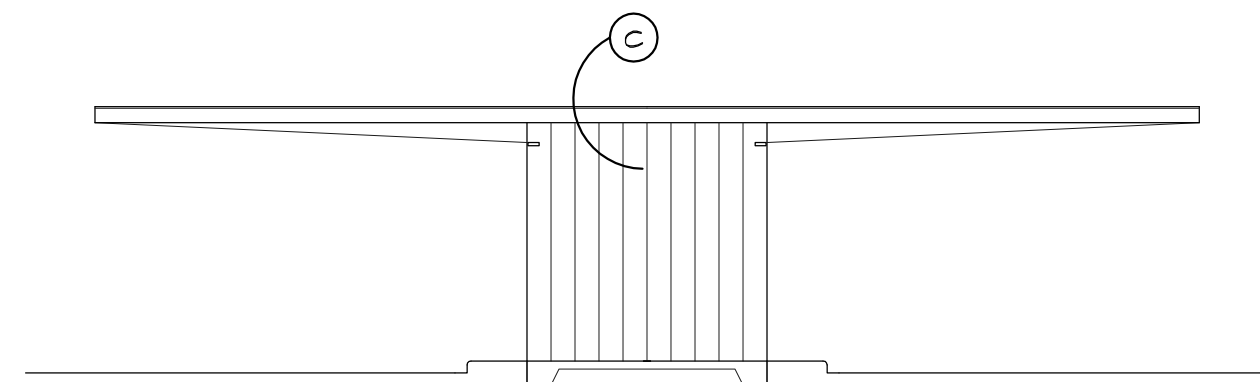
(APPLICABLE TO
THIS SHEET ONLY)

1	XXXX
2	XXXX
3	XXXX
4	XXXX
5	XXXX
6	XXXX
7	XXXX
8	XXXX
9	XXXX
10	XXXX

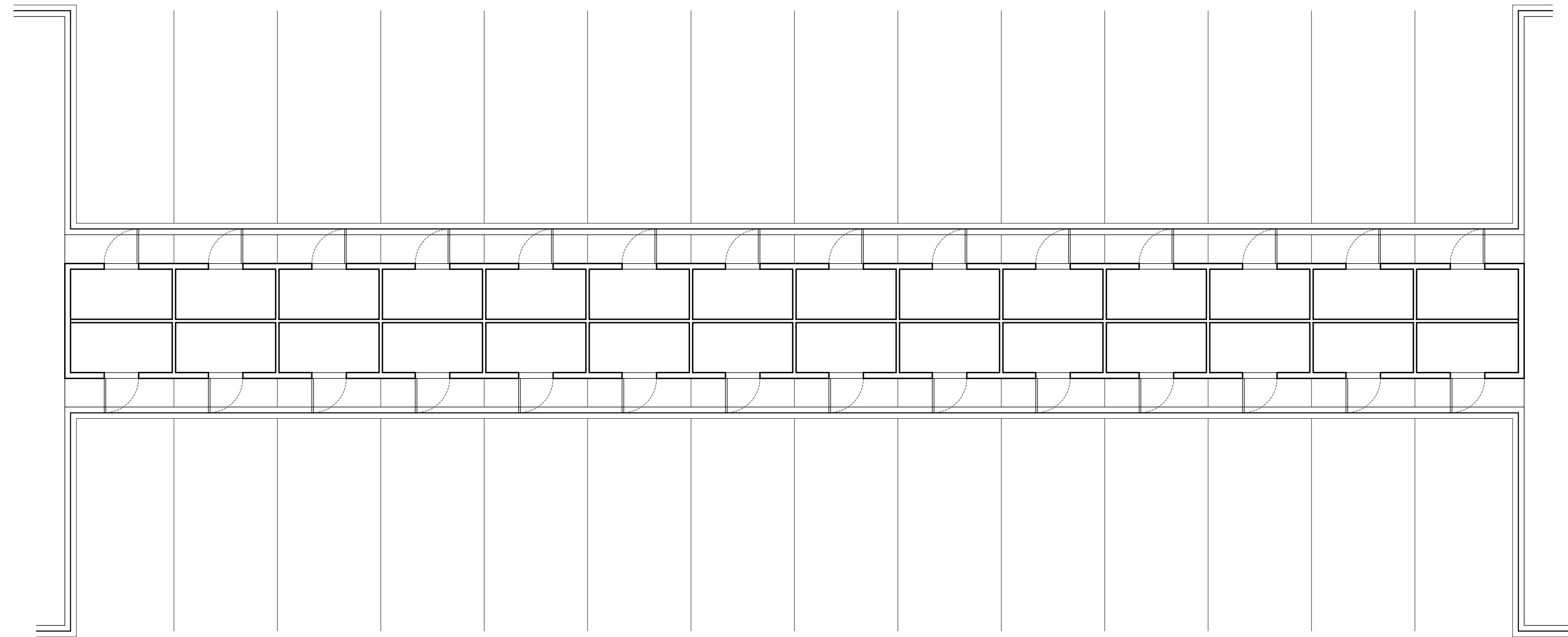
EXTERIOR FINISH SCHEDULE NOTED THUS ☐

NOTED THUS ○

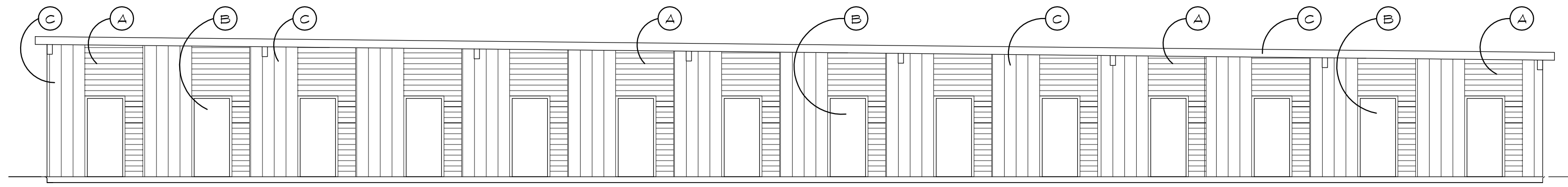
(A)	6" FIR SHIP CAP	
(B)	FRE. FIN. MTL DOOR	
(C)	FRE. FIN. MTL	
(D)		
(E)		
(F)		
(G)		
(H)		




 CARPORT SIDE ELEVATION
SCALE 1/8" = 1'-0"



 CARPORT FLOOR PLAN
SCALE 1/8" = 1'-0"



 **CARPORT FRONT ELEVATION**
SCALE 1/8" = 1'-0"

DATE: 12.5.16

REVISIONS:

JOB NUMBER

607CP

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GREAT FALLS, MT

SMELTER AVE CARPORT

SMELTER AVE

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A2.0

**CARPORT
FLOOR PLAN &
ELEVATIONS**

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208.384.0585
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project number: 16-287

DATE:	11.03.16
REVISIONS:	

JOB NUMBER
1607

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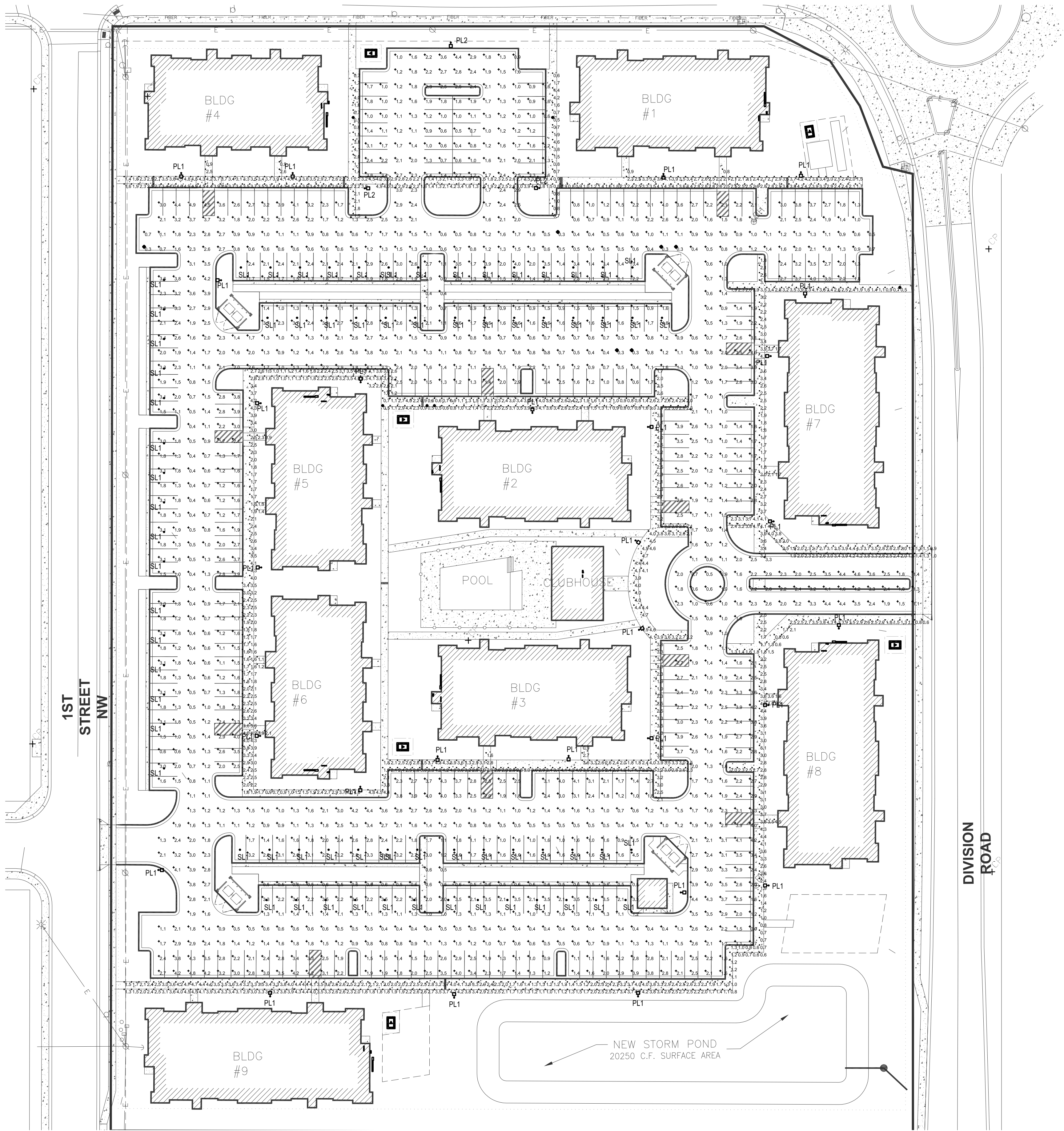
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GREAT FALLS, MT

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STUDIO ARCHITECTS
VWA BWA

E1.1
PHOTOMETRIC
SITE PLAN

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
parking area	+	1.8 fc	4.9 fc	0.3 fc	16.3:1	6.0:1
SIDE WALKS	+	2.7 fc	4.9 fc	0.5 fc	9.8:1	5.4:1



PHOTOMETRIC SITE PLAN
SCALE 1" = 40'-0"

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