

# DESIGN REVIEW BOARD

December 12, 2016

**Case Number**

DRB2016-23

**Owner/Applicant**

G. K. Development

**Representative**

Dean Williams

**Property Location**

1200 10th Avenue South,  
in the vicinity of Herberger's,  
Starbucks and Verizon Wireless

**Requested Action**

Design Review for renovation of existing building façade, new landscaping and associated site work.

**Recommendation**

Approve the submitted design with conditions

**Project Planner**

Galen Steffens

## HOLIDAY VILLAGE SHOPPING CENTER - EXISTING SEARS REMODEL - PETSMART



### Project Description

The applicant is proposing interior and exterior renovation of the existing Sears building at the Holiday Village Shopping Center. This project also consists of new building lighting, landscaped islands in the parking lot and at the north entrance, and a new private loading bay off the west side of the building.

### Background

- Legal Description: Lots A1 & E1, Block 3, Great Falls Fifteenth Addition, Section 13, Township 20 North, Range 3 East, Cascade County, Montana
- Property Zoning: C-2 General Commercial
- Existing Sears Building Area: ± 75,056 square feet
- Proposed PetSmart Building Area: ± 19,133.9 square feet
- Proposed Tenant 2 Building Area: ± 47,534.7 square feet
- Proposed Future Tenant Building Area: ± 5,391.74 square feet

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

Review of the submitted materials show the proposal is in compliance with most of the guidelines in Exhibit 28-1. The applicant is proposing dividing the existing Sears building into three spaces internally: 1) the service area will be converted into retail space for a PetSmart, 2) the north main entrance will be occupied by Tenant 2, who will submit a DRB application separately, and 3) a future tenant will be located in the vacant space created off the southwest portion of the building (see attached Sheet A1.0 Overall Floor Plan & Lifesafety). The new façade for PetSmart shown on the initial plan submittal does not meet the following guidelines in Exhibit 28-1:

- 9. Consistent use of exterior materials and finishes. Exterior materials and the appearance of rear and side façades should be similar to and compatible with the front façade.
- 15. Consistent architectural standards. Architectural standards within a subject property should be applied consistently on sides of buildings visible from public rights-of-way and/or adjacent residential zone.
- 18. Façade design. Use of different textures, complimentary colors, shadow lines, and contrasting shapes to produce attractive façades should be used. Use of a single color, minimal detailing, and bland walls is discouraged.

These guidelines are important to consider because of the way the existing building currently functions. It is currently one continuous anchor building with the same finishes on all sides. In order to avoid creating a building façade that looks disjointed and piecemeal, the new tenants should either define their entire space, similar to a strip mall, or incorporate each space seamlessly into the existing building, with defined entrances for each tenant. The applicant has decided to go with the latter.

The new PetSmart façade would be constructed of the same EIFS material as the existing building, but the actual installation of the product would result in a different pattern, with horizontal seams going across the façade, and the façade would not include exact matching architectural features at the entrance of the store. Immediately to the east is the original entrance for Sears, which will remain the main entrance for Tenant 2. This entrance includes an built up gable style parapet with building articulation and columnar accents. The PetSmart façade is articulated, and includes the cornice, which staff feels does blend with the overall building type. Lastly, the initial façade color proposed contrasted the existing building color, but the applicant is planning on matching the colors of the existing building, with darker color used on the wainscoting, eyebrow canopy, and cornicing along the top parapet. Staff will need to see an updated final version of the elevations with the colors shown prior to issuance of building permit.

The proposal also consists of building up the main entrance with stairs and accessible ramps on each side of the door. Staff recommends the north face of the ramp be painted to match the darker wainscoting color like the existing ramps at the main Sears entrance. A narrative of the proposed remodel features with photographs of current site conditions was submitted and is attached as Exhibit D. The existing main entrance on the west side of the building will be converted to an emergency exit only (per the attached demolition elevations). The new loading bay located at the southwest corner of the building will be painted to match the existing building colors, and will have the contrasting wainscoting, half round molding, and cornice. The dumpster enclosure will be located along this delivery bay. The proposal meets the required standard that mechanical units be screened. All new rooftop units will be sufficiently screened by the parapet. of Exhibit 28-1. Please see the attached Development Plans for more information.

### **Conformance with Title 17 - Land Development Code**

The proposed project is located in an existing building and is therefore 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 landscaping, outdoor lighting, and parking and pedestrian connectivity to and within the site.

The current parking lot layout will remain the same; however, it will be updated to include landscaped islands at both ends of each row of parking, and additional ADA accessible parking spaces. The applicant is proposing ramps that end both on the north side of the building and that end on the west side of the building. There is a curb cut shown on the north side, but not the west side. A curb cut will need to be added on the west side, and

crosswalks leading to a row of parking that has ADA accessible parking spaces and loading zones shall be added for both sides. The existing parking lots immediately to the north and west of the building provide a total of 246 parking spaces. For the proposed uses of the three new spaces, 212 spaces are required, so the loss of a few parking spaces to provide the loading area for the ADA accessible spaces is not an issue. Additionally, where the new loading bay is established, a crosswalk needs to be provided across that drive aisle because there are access/service doors at that corner of the main shopping center building. Staff also recommended that the applicant provide bicycle parking as there are residential neighborhoods immediately to the west and southwest of the site, and the applicant agreed to add this feature.

The applicant has provided an outdoor lighting plan which requires modification in order to meet the intent of the OCCGF. All of the proposed wall packs on the west side of the building are not permitted because they are not downcast, full cutoff fixtures, which are required by OCCGF Chapter 40 - Outdoor Lighting. Staff recommends matching the sconces shown on the north side of the building, and the applicant is working on getting updated fixture cut sheets to Staff to review. The Photometric plan that was submitted needs to be updated to show the foot-candles for all building mounted fixtures, and the luminaire schedule needs to match the cut sheets provided. Both of these items are required to be addressed per Title 17.

The subject property is nonconforming with regards to OCCGF Chapter 44 – Landscaping, it is required that it come into compliance to the maximum extent possible. As aforementioned, the applicant is updating the parking lot to include landscaped islands on both ends of each row of parking. The floor plan/site plan submitted also shows landscaping along the north of the building, in front of and behind the new ramps. Staff recommends that the landscaping at the PetSmart entrance be symmetrical, which would mean adding a landscaped bed behind the east ramp.

These landscaped beds should be designed to drain under the ramps, which can be done during construction with appropriate engineered plans. The plant species in these bed should also be appropriate for how much shade those beds will have. The accessible ramp that curves around the building to the east side is shown where there is a well established landscaping bed with trees and shrubs (see attached site photos in Exhibit D). Those trees and shrubs should be relocated to the parking lot landscaped islands. There should also be a landscaped bed abutting that ramp along the sidewalk, as well as immediately south across the sidewalk should be landscaping. Staff believes this is indicated by the key for Sheet A1.0 is consistent with these later improvements, but it is not labeled. A landscaped plan for these beds also needs to be submitted and reviewed by Staff.

Currently there is a stop sign and a painted stop bar for vehicles traveling north along the west side of the building. Staff would like this site feature to remain, or be reinstalled after construction in order to reduce the points of conflict on the site.

The applicant has shown proposed signage in the rendered elevations. This signage will be submitted under a separate application and will be reviewed at that time.

### Title 17 Deficiencies to be Addressed Prior to Building Permit Issuance

- ◆ The applicant shall revise the photometric plan to show the updated building mounted lighting fixtures and revise the luminaire schedule and statistics. This includes providing fixture cut sheets to Staff to review for compliance with OCCGF Chapter 40 - Outdoor Lighting.
- ◆ The applicant shall revise the site plan to show a curb cut on the west side of the building at the base of the accessible ramp.
- ◆ The applicant shall revise the site plan to show cross walks at the curb cuts, as well as show the ADA accessible parking for both of those areas.
- ◆ The applicant shall provide crosswalk across the loading bay drive aisle to the shopping center.
- ◆ The applicant shall revise the site plan to show the stop sign and painted stop bar.

- ◆ The applicant shall submit a landscaping plan for the landscaping areas along the north and west side of the building.
- ◆ The applicant shall submit finalized building elevations including paint color information.

### 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 PetSmart, located at 1200 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 amend the site plan to show screening for the AC condensers.
- D. The applicant shall provide bicycle parking to the site plan.

---

---

---

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  
Dean Williams, G.K. Development, [Dean@GKDevelopment.com](mailto:Dean@GKDevelopment.com)  
Brady Harding, Architect of Record, CESO, [Harding@cesoinc.com](mailto:Harding@cesoinc.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

Holiday Village Mall - Existing Sears Remodel - PetSmart/Tenant 2/Vacant Space for Future Tenant

**Name of Project / Proposed Use:**

G.K. Development - Dean Williams - Contact

**Owner Name:**

257 E. Main Street, Barrington, IL 60010

**Mailing Address:**

(847) 277-9930

Dean@GKDevelopment.com

**Phone:**

**Email:**

CESO, Inc. Brady Harding - Architect of Record

**Representative Name:**

395 Springside Drive, Suite 202, Akron, OH 44333

**Mailing Address:**

(330)665-0660

Harding@cesoinc.com

**Phone:**

**Email:**

### PROJECT LOCATION:

Existing Sears Building - Mail address 1200 10th Ave. South, Great Falls, MT 59405

**Site Address:**

75,056 Existing Building

**Property Square Footage:**

**Structure Square Footage:**

### LEGAL DESCRIPTION:

Great Falls Fifteenth Addition, 513, T20N,Ro3E, Block003, Lot A-1, AM PL

**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.

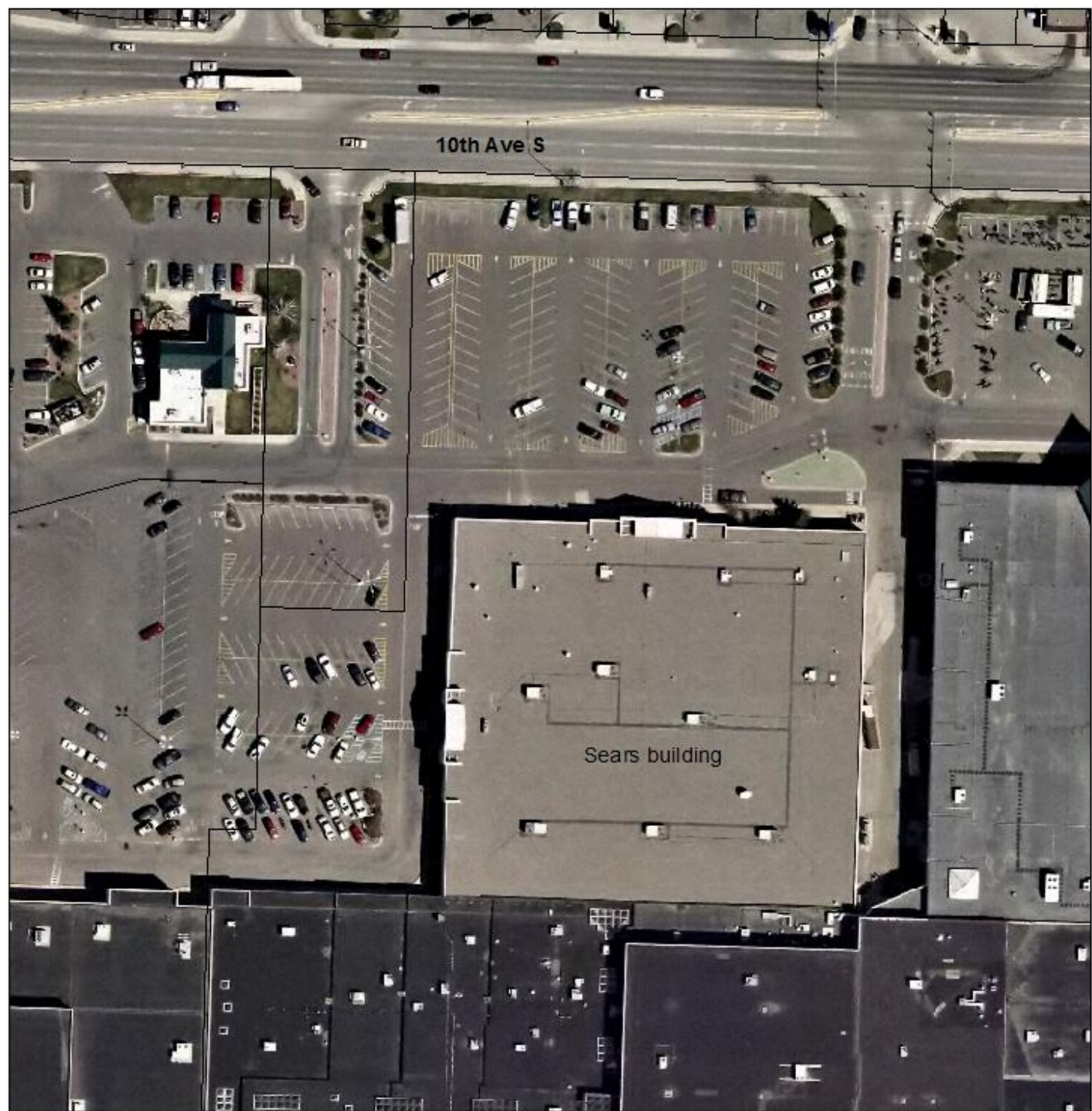
**Property Owner's Signature:**

**Date:**

**Representative's Signature:**

**Date:**

# EXHIBIT B - AERIAL MAP



City Limits  
Tracts of Land

90 45 0 90 Feet



## EXHIBIT D - APPLICATION NARRATIVE AND SITE PHOTOS



402 2<sup>nd</sup> Street SE, Suite 310  
Canton, Ohio 44702-1174  
(330) 451-0975  
[www.cesoinc.com](http://www.cesoinc.com)

November 22, 2016

CITY OF GREAT FALLS  
PLANNING & COMMUNITY DEVELOPMENT DEPT.  
P.O. Box 5021, GREAT FALLS, MT, 59403-5021  
406.455.8430 • [WWW.GREATFALLSMT.NET](http://WWW.GREATFALLSMT.NET)

Dear DRB Board Members:

**This letter will serve as the required narrative for this project as requested on the DRB Application.**

**DESIGN NARRATIVE:** WE ARE PROPOSING TO REMODEL THE EXISTING 75,000 S.F. VACANT SEARS MALL ANCHOR BUILDING AND RE-DEMISE SPACE INTO (3) SMALLER TENANT SPACES WITHIN EXISTING BUILDING, THAT BEING PETSMART, TENANT 2, AND VACANT SPACE FOR FUTURE TENANT. TENANT 2 IS BEING HANDLED BY OTHERS AND SUBMITTED SEPARATELY. 90% OF THE PROPOSED WORK WILL INVOLVE INTERIOR REMODELING, BUT THERE ARE SOME EXTERIOR CHANGES BEING PROPOSED.

THE INTENT OF THIS DESIGN AS PROPOSED BY OWNERSHIP IS TO LEAVE THE EXISTING EXTERIOR FINISHES AS MUCH AS POSSIBLE BASED ON OVERALL SCOPE. SEE ATTACHED PHOTOS AT END OF THIS NARRATIVE FOR EACH SIDE OF THIS BUILDING AND THE EXTERIOR COLOR ELEVATIONS NOTING THE NEW WORK.

PETSMART IS PROPOSING TO ADD THEIR PROTOTYPICAL EXTERIOR ENTRANCE FAÇADE & CANOPY ONTO THE FACE OF THE EXISTING BUILDING, WHICH CONSISTS OF AN EIFS FINISH & TEXTURE IN COLORS SHOWN ON THEIR APPROVED COLOR PALETTE. THIS FAÇADE IS APPROX. 20'-0" TALL AND 55'-0" WIDE AS WELL AS PROJECTING 3'-0" DEPTH FROM THE FACE OF THE EXISTING BUILDING WHICH WILL HOLD THEIR PROTOTYPICAL SIGNAGE. THE "EYEBROW" CANOPY ON THIS FAÇADE IS A COVERED STEEL PLATE EXTENDING PAST THE LENGTH OF THE STOREFRONT OPENING. BECAUSE OF THE PROPOSED LOCATION OF THE PETSMART ENTRANCE BEING WHERE THE FORMER AUTOMOTIVE SERVICE CENTER IS, THEY ARE NEEDING TO RAISE THE FINISHED FLOOR IN THIS AREA (WHICH IS 4'-0" BELOW EXISTING SALES FLOOR) AND THIS WILL INVOLVE NEW ACCESSIBLE RAMP AND STAIR ACCESS FOR THEIR NEW ENTRANCE. THIS WILL ALSO INVOLVE SIDEWALK / HARDSCAPE / LANDSCAPE MODIFICATIONS DIRECTLY ADJACENT AROUND THE BUILDING ENTRANCE. PETSMART IS ALSO PROPOSING NEW SIGNAGE ON THE WEST ELEVATION OF THE BUILDING, CLOSE TO THEIR NORTH ENTRANCE. THEIR PROTOTYPICAL SIGN IS SHOWN, BUT SIGNAGE WILL BE APPLIED FOR SEPARATELY AT A LATER DATE.

ALSO ALONG THE WEST ELEVATION IS THE NEED FOR A NEW LOADING DOCK, WHICH WILL BE RECESSED INTO THE EXISTING BUILDING AND THE STRUCTURE WILL REMAIN IN PLACE. THE CURRENT DESIGN SHOWS THIS AS BEING OPEN TO EXTERIOR. THE EXISTING SEARS ENTRANCE ON THE WEST ELEVATION IS BEING CLOSED IN AND NEW EGRESS DOORS BEING ADDED AS REQUIRED FOR THE FUTURE PETSMART FIXTURE LAYOUT. **NO OTHER EXTERIOR FINISH MODIFICATIONS ARE BEING PROPOSED AT THIS TIME.**

**DESCRIPTION OF WORK/CODE NARRATIVE:** EXISTING 75,000 S.F. VACANT SEARS MALL ANCHOR BUILDING TO BE REMODELED AND RE-DEMISED w/ 1 hr RATED WALL CONSTRUCTION TO HOUSE FUTURE MERCANTILE TENANTS. THOSE DRAWINGS WILL BE SUBMITTED SEPARATELY FOR EACH TENANT INTERIOR LAYOUT AND IMPROVEMENTS, THE WORK PROPOSED HERE IS FOR SHELL REMODEL MODIFICATIONS ONLY. PROPOSED TENANTS TO BE FULLY SPRINKLED USING EXISTING FIRE RISER LOCATED IN ADJACENT TENANT SPACE, BUT SHALL BE REZONED FOR EACH TENANT SEPARATELY w/ MAIN/BRANCH LINES AND HEAD RELOCATIONS AS NEEDED BASED ON LAYOUTS OF FUTURE TENANT INTERIOR DRAWINGS. FIRE PROTECTION SITE SPECIFIC DRAWINGS AND CALCULATIONS TO BE SUBMITTED AT A LATER DATE FROM SUBCONTRACTOR PROVIDING/INSTALLING THE WORK. THE WORK SHOWN IN THESE DOCUMENTS IS SHELL RELATED TO REMODEL EXISTING BUILDING AND PREPARE SHELL BUILDING AS REQUIRED FOR FUTURE TENANT WORK.

EXISTING BUILDING IS CURRENTLY NOTED AS TYPE II - 1 hr CONSTRUCTION, GROUP B-2 RETAIL (PRIMARY OCCUPANCY) w/ GROUP B-1 AUTOMOTIVE GARAGE (SECONDARY OCCUPANCY) AS BASED ON THE 1988 UNIFORM BUILDING CODE PER DATE OF ORIGINAL PERMIT SUBMISSION AND CONSTRUCTION. MAX EXISTING HEIGHT IS ROUGHLY 34'-4" (ONE STORY) AND PROPOSED WORK WILL NOT INCREASE THIS OVERALL HEIGHT.

EXISTING EXTERIOR BUILDING SHELL & FINISHES TO REMAIN @ ADJACENT TENANT. PETSMART TENANT IS PROPOSING TO CONSTRUCT THEIR PROTOTYPICAL STOREFRONT ENTRANCE ATTACHED TO EXISTING BUILDING, RAISE THE HARDSCAPE AROUND THE ENTRANCE TO CURRENT FINISHED FLOOR HEIGHT, AND INFILL EXISTING AUTO AREA SLAB (CURRENTLY -4'-0" B.F.F.). PROPOSED HARDSCAPE, ACCESSIBLE RAMPS, AND STAIRS ARE TO ACCESS PROPOSED RAISED ENTRANCE AND PROVIDED REQUIRED ACCESSIBILITY TO PETSMART TENANT. BUILDING UTILITIES ARE TO BE SPLIT AS NECESSARY FOR WATER, SPRINKLER, SANITARY, GAS, ELECTRIC, & TELEPHONE. EXISTING ROOF CONSTRUCTION TO REMAIN w/ REMOVAL OF RTUS & MISC. DEVICES ABOVE PETSMART SPACE ONLY. EXISTING LOADING DOCKS & COMPACTOR AREA TO BE USED BY ADJACENT TENANT. LOADING DOCK FOR PETSMART IS PROPOSED TO BE CUT INTO EXISTING BUILDING ON WEST SIDE NEAR MALL w/ NEW EXTERIOR FINISHES WITHIN DOCK SPACE (EXISTING ROOF ABOVE DOCK TO REMAIN). DOCK SPACE SHALL REMAIN OPEN TO THE ELEMENTS, NO CLOSURE DOORS ARE BEING PROPOSED. EXISTING CONC. FLOOR SLAB REMOVAL & GRADE MODIFICATIONS WILL BE MADE INSIDE OF BUILDING TO ACCOMMODATE PROPOSED DOCK AND PETSMART CONSTRUCTION. MINOR MODIFICATION OF THE MALL ENTRANCE SHALL BE COVERED IN ADJACENT TENANT TI DOCUMENTS. NEITHER PETSMART NOR VACANT SPACE FOR FUTURE TENANT SHALL HAVE DIRECT ACCESS TO MALL CONCOURSE.

NORTH ELEVATION







WEST ELEVATION









EAST ELEVATION





EXISTING LANDSCAPING – NORTH











EXISTING LANDSCAPING – WEST











## EXHIBIT E - PARKING LOT LANDSCAPING PLAN

# HOLIDAY VILLAGE MALL

1200 10TH AVE SOUTH  
GREAT FALLS, MT



client:

scale

1/20" = 1.0'

date

11/2016

revision

drawn by

KV

checked by

drawing #

0001529

## GENERAL LANDSCAPE NOTES:

1. SITE CONTRACTOR TO PROVIDE ROUGH GRADE TO WITHIN 1/10TH OF 1 FOOT OF FINISH GRADE.
2. LANDSCAPE CONTRACTOR TO FINISH GRADE TO ALLOW 3" TO INSTALL ROCK MULCH IN ALL SHRUB BEDS AND 1" BELOW CURB OR SIDEWALK.
3. ALL SHRUBS, TREES, AND PERENNIALS SHALL MEET OR EXCEED ANSI Z601 AMERICAN STANDARD FOR NURSERY STOCK.
4. NO SUBSTITUTIONS FOR NURSERY STOCK WILL BE MADE WITHOUT APPROVAL OF PROJECT MANAGER.
5. TREES ARE TO BE STAKED WITH 6" METAL TEE POSTS, DEWITT TREE SLINGS, AND 1/4 GUAGE GALVANIZED WIRE.
6. TYPAR 3301 WEED BARRIER IS TO BE INSTALLED THROUGHOUT ALL SHRUB BED AREAS.
7. SHRUB BEDS ARE TO RECEIVE A MINIMUM OF 3" OF 1/2" SCORIA GRAVEL.
8. CONCRETE CURB IS TO BE INSTALLED AROUND EACH NEWLY CONSTRUCTED LANDSCAPE ISLAND.



Tree Lilac, Ivory Silk



Juniper, Blue Chip



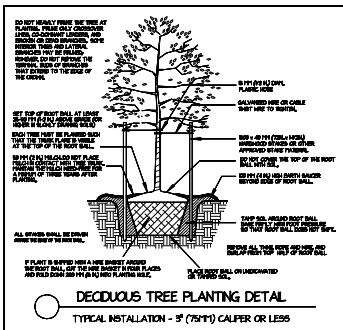
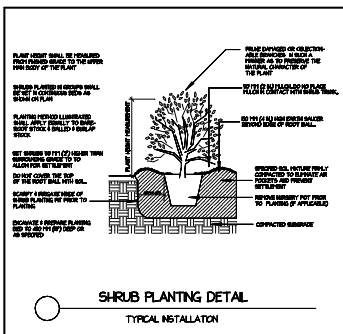
Grass, Karl Foerster Feather Reed



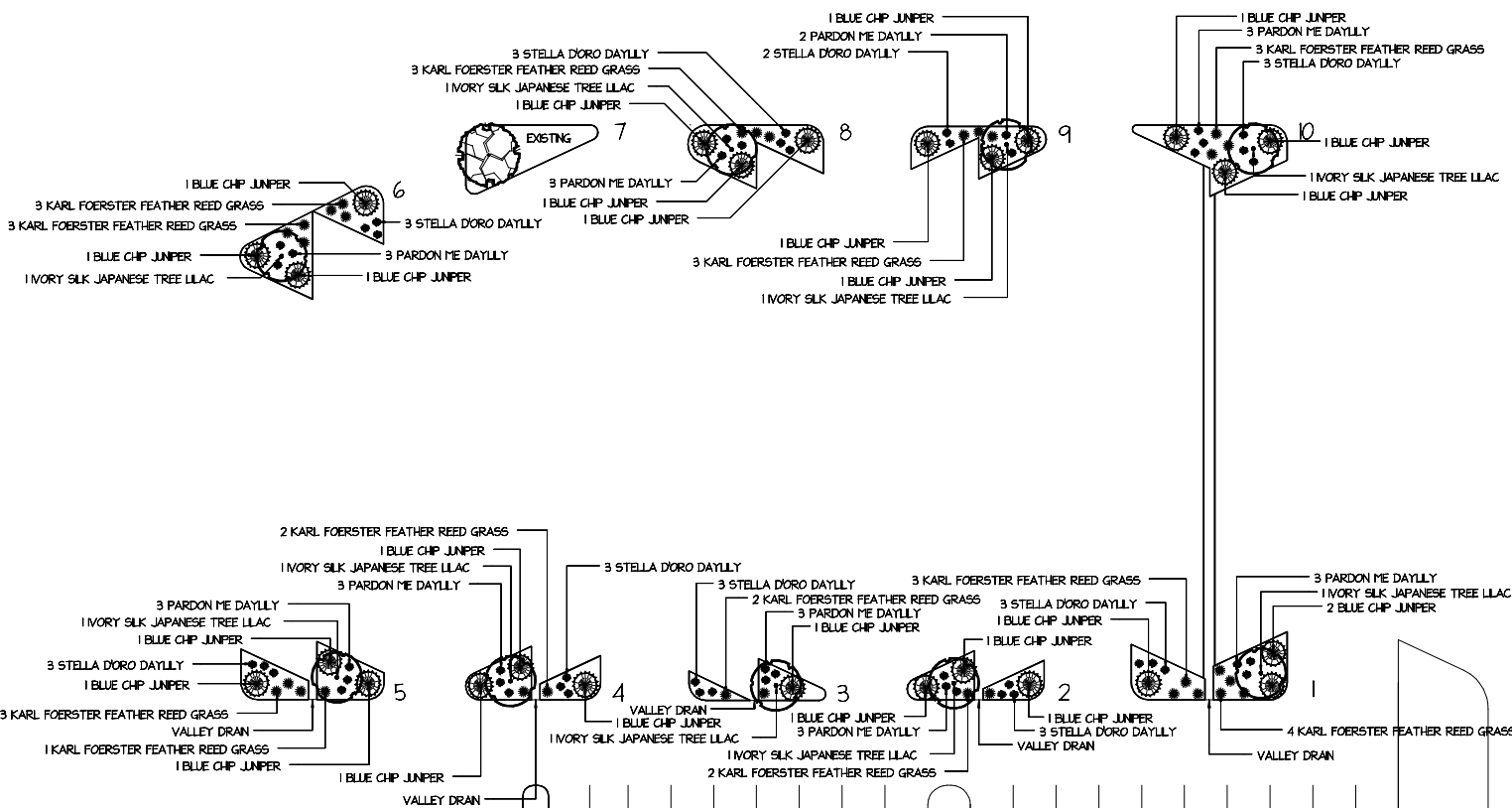
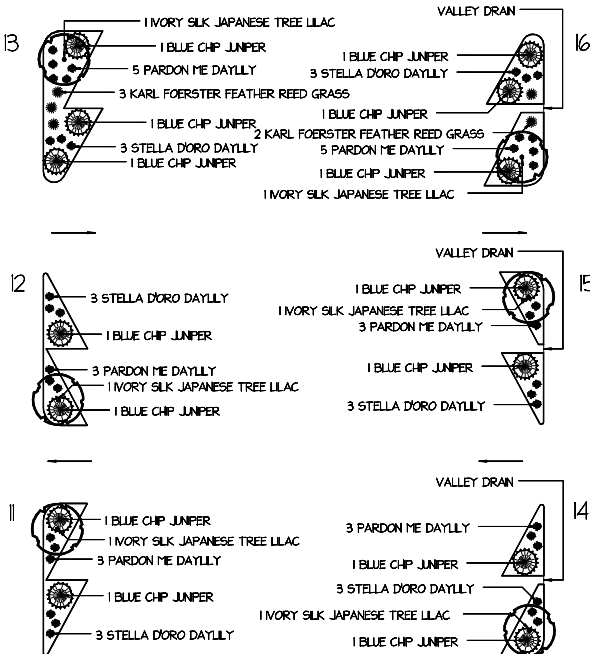
Daylily, Pardon Me



Daylily, Stella De Oro



Qty	Common Name	Size/Condition
Trees		
15	IVORY SILK JAPANESE TREE LILAC	2\"BB
Shrubs		
39	BLUE CHIP JUNIPER	5CG
Ornamental Grasses		
37	KARL FOERSTER FEATHER REED GRASS	2CG
Perennials and Annuals		
48	PARDON ME DAYLILY	2CG
44	STELLA D'ORO DAYLILY	2CG



## DEVELOPMENT PLANS:

AMENDED MAIN ENTRANCE ELEVATION

SITE PLAN/OVERALL FLOOR PLAN (SHEET A1.0)

PROPOSED ELEVATIONS (SHEET A3.2)

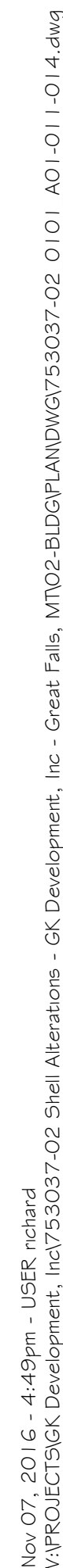
OVERALL DEMOLITION FLOOR PLAN (SHEET D1.0)

DEMOLITION ELEVATIONS (SHEET D2.0)

PARKING LOT TOPOGRAPHY (SHEET SV1.0)

SITE LIGHTING PHOTOMETRIC PLAN





SHEET:  
A1.0

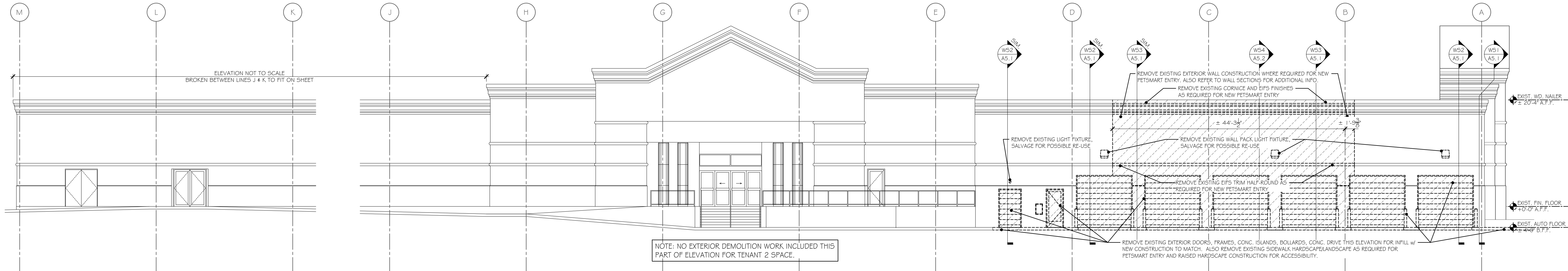
PETSMART / TENANT 2 / VACANT SPACE  
OVERALL FLOOR PLAN  
SCALE: 3/32" = 1' - 0"

SCALE: 3/32" = 1' - 0"

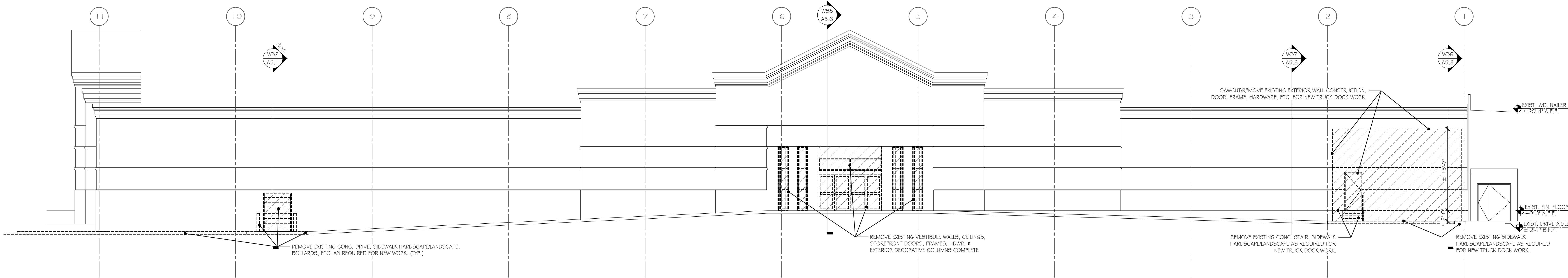




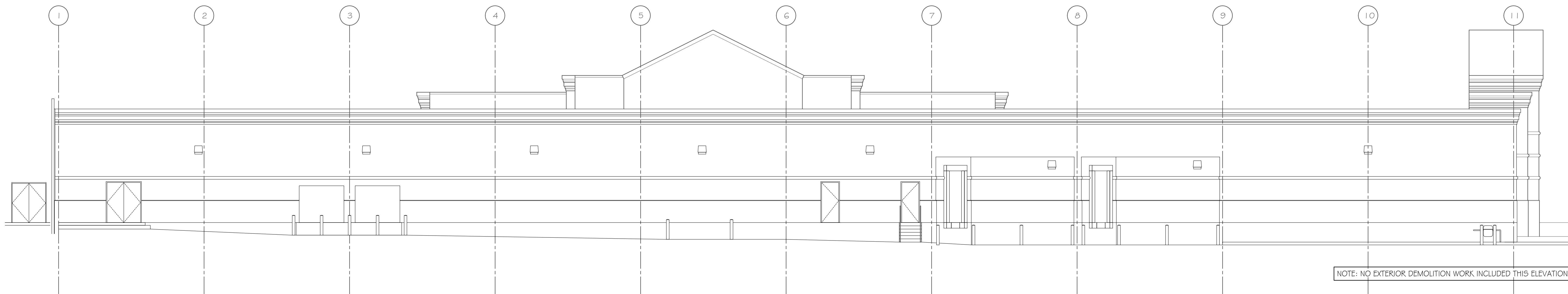
Nov 07, 2016 - 4:52pm - L&P Richard  
W:\PROJECTS\196K Development, Inc\755037-02 Steel Alterations - GK Development, Inc - Great Falls, MT\02-BUILDING AND W\755037-02\_0301\_A03-01.dwg



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



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



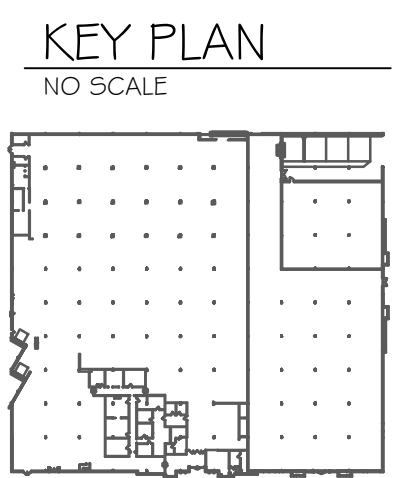
DEMOLITION EAST ELEVATION  
SCALE: 1/8" = 1' - 0"

**STIPULATION FOR REUSE**  
THIS DRAWING WAS PREPARED FOR USE ON A SPECIFIC SITE & GREAT FALLS, MONTANA VILLAGE MALL. CONTEMPORARILY WITH ITS ISSUE DATE ON 11/07/16, IT IS NOT SUITABLE FOR USE ON A DIFFERENT PROJECT SITE OR AT A LATER TIME. USE OF THIS DRAWING FOR REFERENCE OR REUSE ON ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF CESA ENGINEERS, ARCHITECTS AND ENGINEERS. REPRODUCTION OF THIS DRAWING FOR REUSE ON ANY OTHER PROJECT IS NOT AUTHORIZED AND MAY BE CONTRARY TO THE LAW.

**EXISTING SEARS ANCHOR BUILDING REMODEL**  
for PROPOSED PETSMAK / TENANT 2 / VACANT SPACE  
HOLIDAY VILLAGE MALL - 1200 10th AVE. SOUTH  
GREAT FALLS, MT 59405  
CESO #: 755037-02

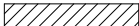
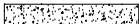



ISSUE BLOCK	
BID/PERMIT	11.7.2016

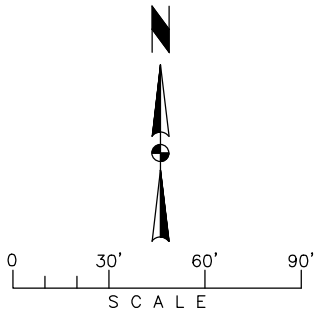
CHECKED BY:	BH
DRAWN BY:	CJR
FILE NAME:	
DOCUMENT DATE:	11.07.2016



**DEMOLITION ELEVATIONS**





<u>EXISTING</u>	<u>DESCRIPTION</u>
-----------------	--------------------

<u>EXISTING</u>	<u>DESCRIPTION</u>
○	BARRIER POST
	BUILDING
⊕	CLEANOUT
	CONCRETE
-----3415-----	CONTOUR
	CONTROL POINT
△	CURB BOX
=====	CURB & GUTTER
-----	EDGE OF GRAVEL
□	ELECTRICAL BOX
⌵	FIRE HYDRANT
-----G-----	GAS
≡	INLET
※	LIGHT POLE
⊗	MANHOLE
-----E-----	OVERHEAD ELECTRIC
●	PROPERTY PIN
-----S-----	SANITARY SEWER
-----SD-----	STORM DRAIN
Ⓐ	TRAFFIC SIGN
	TREE - DECIDUOUS
---{*}---{*}---{*}---	TREE LINE
-----E-----	UNDERGROUND ELECTRIC
-----FIBER-----	UNDERGROUND FIBER-OPTIC
	VALVE
-----W-----	WATERLINE



HORIZONTAL COORDINATES ARE GROUND, INTERNATIONAL FEET. COORDINATES WERE DETERMINE BY AN OPUS SOLUTION ON CONTROL POINT #1, THEY CAN BE RETURNED TO MONTANA STATE PLANE COORDINATES ZONE 2500 USING A COMBINED SCALE FACTOR OF 0.99926871 ABOUT AN ORIGIN OF (0,0)

ELEVATION WAS DETERMINED BY THE SAME OPUS SOLUTION AND IS NAVD 88 DATUM U.S. SURVEY FEET.

LUMINAIRE SCHEDULE									
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	A	0	GP40SXK76	400W HPS 7H X 6V FLOOD	400W CL HPS E-18	Cooper 400w HPS Flood - GP40SXK76.i-es.tst	40000	0.43	400
	B	12	0VX40SWEU14 0VX	COBRAHEAD HID ROADWAY FIXTURE WITH PRISMATIC GLASS DROP LENS. HYDROFORMED REFLECTOR AND SOCKET IN POSITION SM3	MOGUL BASE E18 CLEAR HIGHT PRESSURE SODIUM LAMP	Cooper Cobra Head 0VX40SX3XEG.i-es.tst	40000	0.48	400
	C	0	PF400HP00XN0X	PREDATOR	400W CLEAR HPS	Holophane PF400HP00XN-0X.tst	40000	0.65	444
	D	20	PF400HP00XN0XA	PREDATOR	400W CLEAR HPS	Holophane PF400HP00XN-0XA.tst	40000	0.65	444