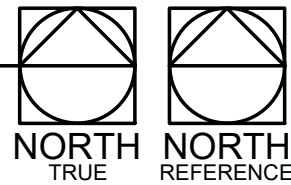


SITE PLAN - 4 STORY APARTMENT BUILDING - 24 UNITS W/ PENTHOUSE / CLUBHOUSE

SCALE: 1" = 20'-0"

01 5 10 20 40



ZONING REQUIREMENTS

LEGAL DESCRIPTION:

LOT #1:
Great Falls Original Townsite, S01, T20 N, R03 E, Mark 1

LOT #2:
Great Falls Original Townsite, S01, T20 N, R03 E, Block 079, Lot 010, LTS 10 & 11

LOT #3A:
To be determined

PARKLAND:
S01, T20 N, R03 E, TR 1, COS #4031, IN NESW, MKA

ZONING & LAND USE:

"M-2" - MIXED USE TRANSITIONAL

PROPERTY ADDRESS

LOT #1 - 603 8TH AVENUE NORTH
LOT #2 - 605 8TH AVENUE NORTH
LOT #3A - To be determined
PARK LAND - PARK HIGHWAY

LOT ACREAGE:

LOT #1 AREA: 9,061 SF or 0.208 Acres
LOT #2 AREA: 14,113 SF or 0.324 Acres
LOT #3A AREA: 7,540 SF or 0.173 Acres
TOTAL AREA: 30,714 SF or 0.705 Acres

PARK LAND: 9,191 SF or 0.211 Acres

BUILDING SQ.FT.:

FIRST FLOOR: 5,679 SF
SECOND FLOOR: 5,679 SF
THIRD FLOOR: 5,679 SF
FOURTH FLOOR: 5,679 SF
TOTAL AREA: 22,716 SF

BUILDING COVERAGE.:

5,679 SF divided by 30,714 SF = 0.185 or 18.5 %

SETBACKS:

	REQUIRED	ACTUAL
FRONT - SOUTH SETBACK:	NONE	SEE PLANS
SIDE - WEST SETBACK:	5'-0"	SEE PLANS
REAR - NORTH SETBACK:	10'-0"	SEE PLANS
SIDE - EAST SETBACK:	5'-0"	SEE PLANS

PARKING REQUIREMENTS:

REQUIRED:

1.5 SPACES PER LIVING UNIT

APARTMENTS:

STUDIO UNITS	12 PARKING STALLS
ONE - BEDROOM UNITS	8 PARKING STALLS
TWO - BEDROOM UNITS	16 PARKING STALLS
	36 PARKING STALLS
VISITOR STALLS	10 PARKING STALLS
TOTAL	46 PARKING STALLS

LANDSCAPE REQUIREMENTS:

REQUIRED:

15 % (0.15) OF 30,714 SF = 4,607 SF

PROVIDED:

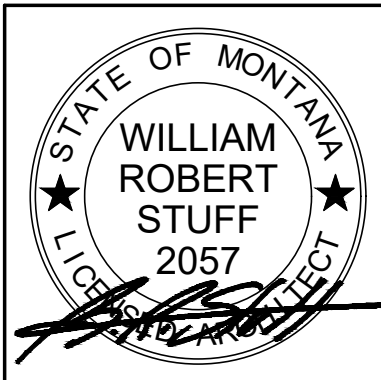
5,788 SF Divided by 30,714 SF = 0.188 or 18.8 %

LEGEND

	ASPHALT PAVING
	LANDSCAPE - INSIDE PROPERTY
	LANDSCAPE - OUTSIDE PROPERTY

FUSION | architecture + design

Great Falls, Montana 59404
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**THE PARK STEPS
MULTI-FAMILY DEVELOPMENT**

GREAT FALLS, MONTANA

Project Info.

Project No.	23FAD16
Date	Dec. 1, 2023
Revisions	
Drawn By	WRS

Sheet Title

option #1 & #2
site plans

Sheet Number

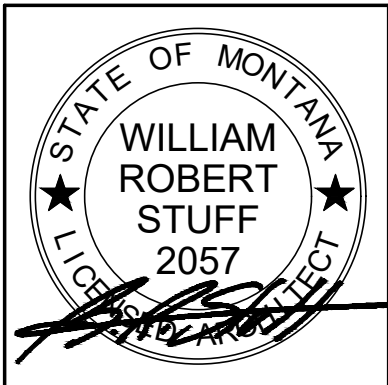
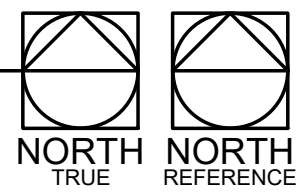
A1.00



MAIN LEVEL - FLOOR PLAN

SCALE: 3/16" = 1'-0"

0 1 2 4 8 16



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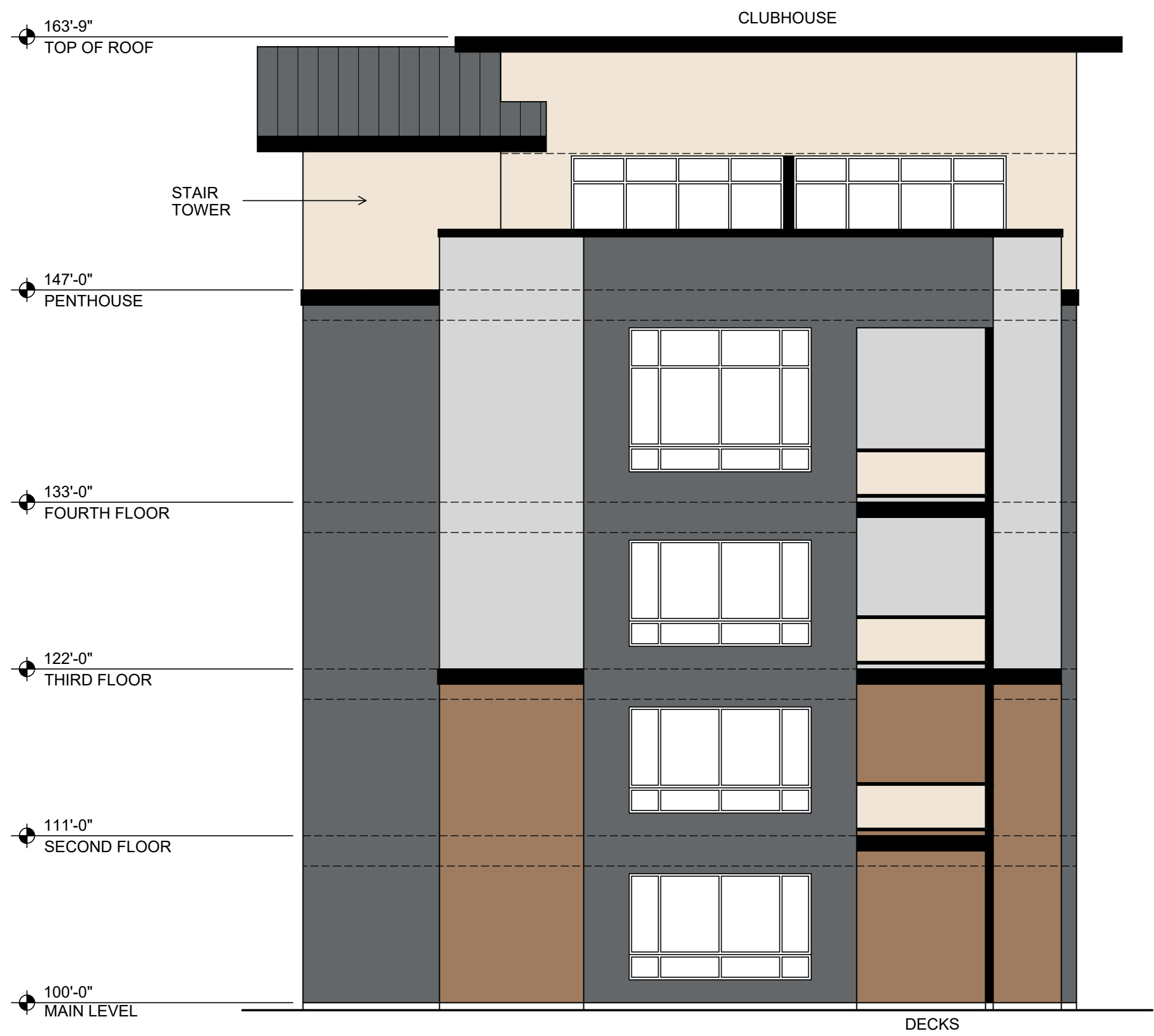
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Project No.	23FAD16
Date	Dec. 1, 2023
Revisions	
Drawn By	WRS

Sheet Title
first floor plan

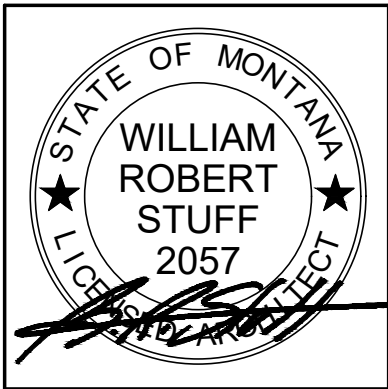
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SOUTH ELEVATION
SCALE: 1/8" = 1'-0"
0 1 2 4 8 16



WEST ELEVATION
SCALE: 1/8" = 1'-0"
0 1 2 4 8 16



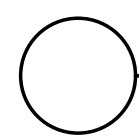

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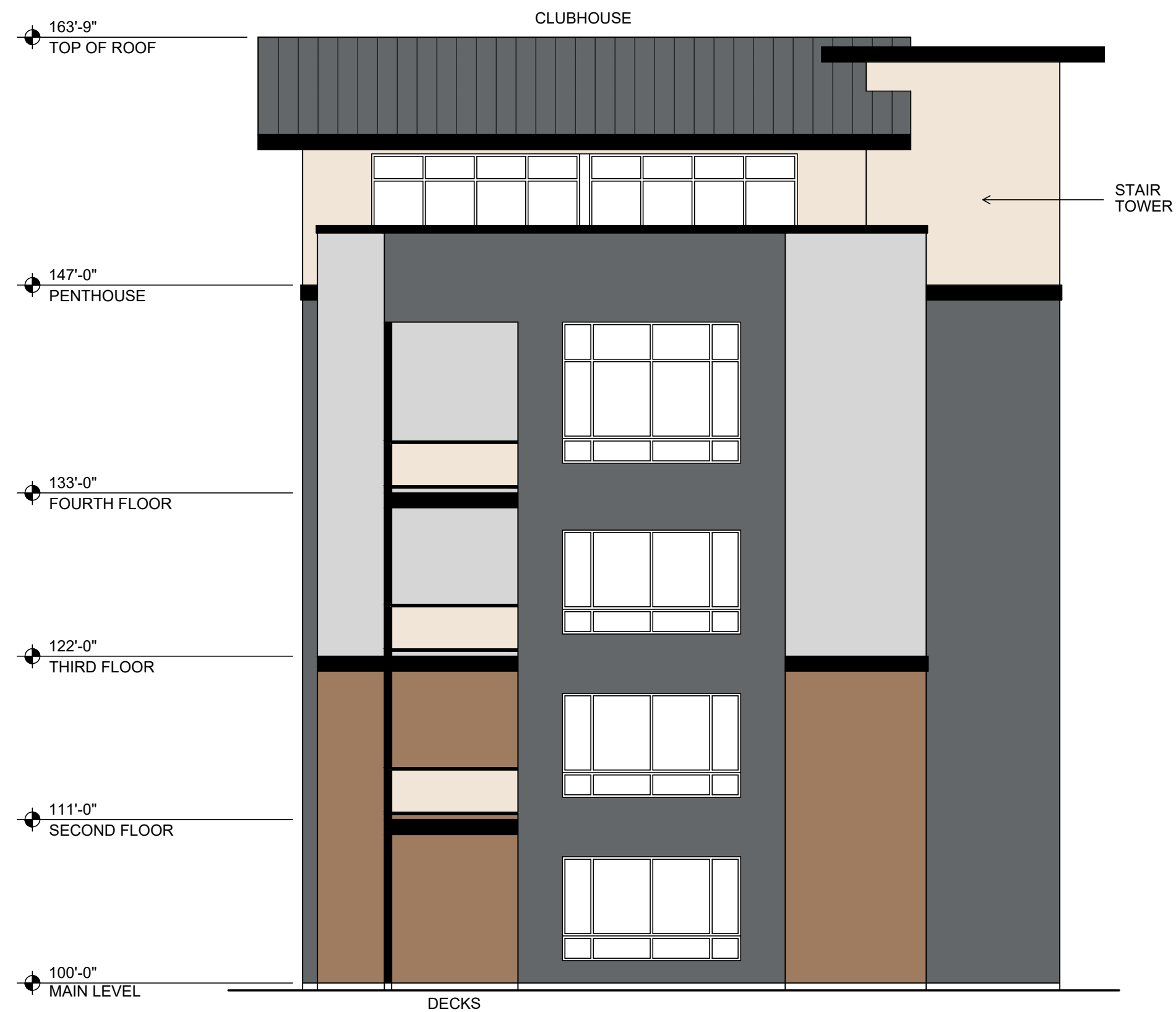
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Project No.	23FAD16
Date	Dec. 1, 2023
Revisions	
Drawn By	WRS

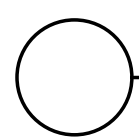

Sheet Title
exterior elevations

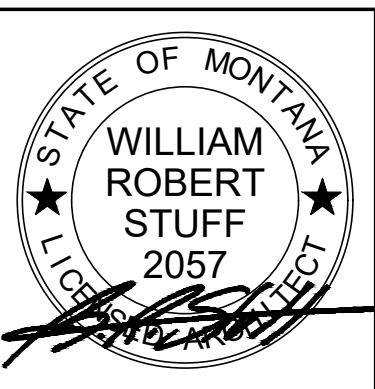
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 NORTH ELEVATION
SCALE: 1/8" = 1'-0"




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




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THE PARK STEPS
MULTI-FAMILY DEVELOPMENT
GREAT FALLS, MONTANA

Project Info.	
Project No.	23FAD16
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Revisions	
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Sheet Title
exterior elevations

Sheet Number
A6.10