

NORWOOD FLEX

4 SHOP SPACES

21 MERIDIAN COURT KALISPELL MONTANA

ARCHITECTURAL REVIEW SUBMITTAL



PROJECT DESIGN TEAM

PROJECT ARCHITECT:
DIA SULLIVAN, ARCHITECT, PLLC
P.O. BOX 233
WHITEFISH, MONTANA 59937
406-250-1016

CIVIL ENGINEER:
KLJ ENGINEERING
PROJECT CONTACT - RYAN BLUMER, PE
1830 3RD AVENUE EAST, SUITE 202
KALISPELL, MONTANA 59901
406-300-7099

STRUCTURAL ENGINEER:
WAATTI ENGINEERING
PROJECT CONTACT - LUKE ZAHARIA
27 MERIDIAN COURT, SUITE 117
KALISPELL, MONTANA 59901
406-755-7827

MECHANICAL & PLUMBING DESIGN-BUILD CONTRACTOR:
NORTHWEST PLUMBING
PROJECT CONTACT - CONLIN BENSON
150 ROUNDSTONE DRIVE
KALISPELL, MONTANA 59901
406-214-4121

ELECTRICAL DESIGN-BUILD CONTRACTOR:
TRADEWIND ELECTRIC
PROJECT CONTACT - BRAD WAATTI
KALISPELL, MONTANA 59901
406-241-0749

LANDSCAPE ARCHITECT:
BEARGRASS LANDSCAPE ARCHITECTURE
PROJECT CONTACT - LESLIE LONE, LA
254 GOAT TRAIL
WHITEFISH, MONTANA 59937
406-471-5760

OWNER-DEVELOPER

RIDGESTONE, LLC
KALISPELL, MONTANA 59901
PROJECT CONTACT, CECIL WAATTI
406-840-4000

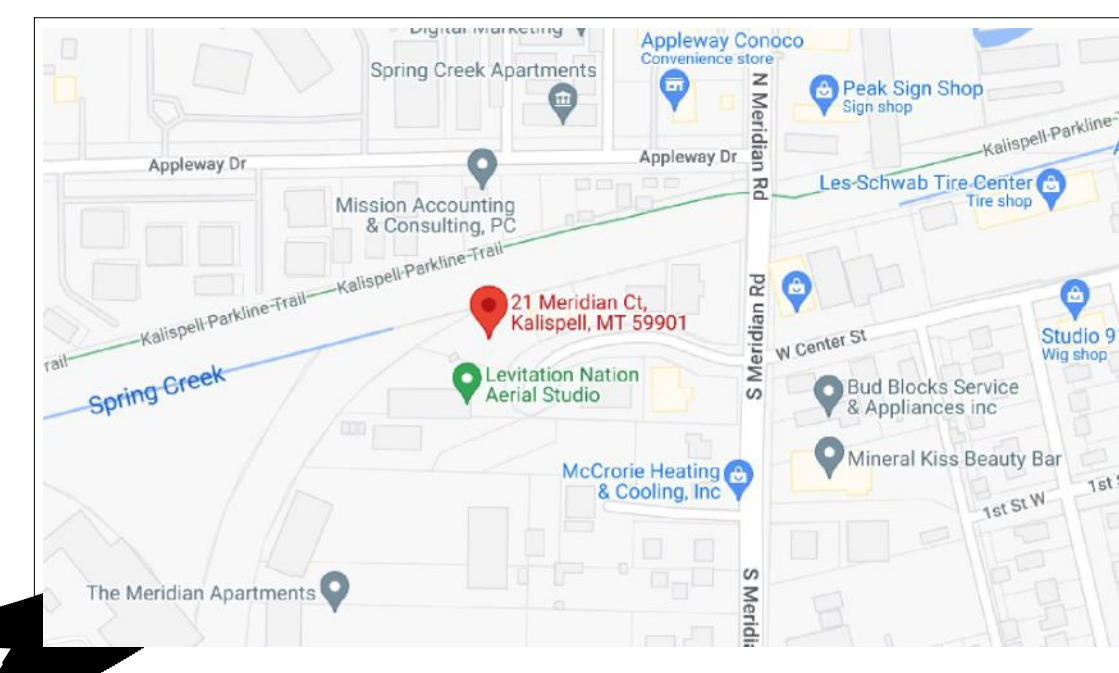
GENERAL CONTRACTOR

ELEMENT WORKS, Inc.
PO BOX 11071
KALISPELL, MONTANA 59904
PROJECT CONTACT, KYLE ROSENBLUND
406-840-8215

PROJECT MANAGER

PROJECT MANAGER & STRUCTURAL ENGINEER:
WAATTI ENGINEERING, PLLC
PROJECT CONTACT - MARK WAATTI PE, SE, PEng
27 MERIDIAN COURT, SUITE 117
KALISPELL, MONTANA 59901
406-755-7827

VICINITY MAP



PROJECT LOCATION

DRAWING SHEET INDEX - ARCHITECTURAL REVIEW SET

GENERAL INFORMATION & ARCHITECTURAL REVIEW

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- LA 3 LANDSCAPE DETAILS

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- A2.0 FLOOR PLAN
- A3.0 EXTERIOR ELEVATIONS
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- A3.0 ROOF PLAN



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- Preliminary design
 - Final design
 - Issued for pricing
 - Submit for plan check
 - Issued for construction
- Date Printed:

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4 SHOP SPACES
21 MERIDIAN CT, KALISPELL, MONTANA 59901
cso no. 2023-3

REVISIONS

DATE	COMMENTS

CAD FILE: DATE:
ARC REVIEW 7-7-23

SCALE: AS NOTED

COVER SHEET

PAGE:

A0.1

ARCHITECTURAL REVIEW SUBMITTAL



SUBJECT SITE LOOKING EAST



SUBJECT SITE LOOKING SOUTHEAST



SUBJECT SITE LOOKING WEST



SUBJECT SITE LOOKING NORTH



SUBJECT SITE LOOKING SOUTH



NEIGHBORHOOD LOOKING SOUTHWEST



NEIGHBORHOOD LOOKING SOUTH



NEIGHBORHOOD LOOKING EAST



NEIGHBORHOOD LOOKING NORTHEAST

1 EXISTING UNDEVELOPED SITE AND SURROUNDING NEIGHBORHOOD CONTEXT
SCALE: NONE



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NEIGHBORHOOD CONTEXT & NEW DEVELOPMENT



OWENS-CORNING TRU-DEFINITION COMPOSITE SHINGLES - COLOR 'WILLIAMSBURG GRAY'



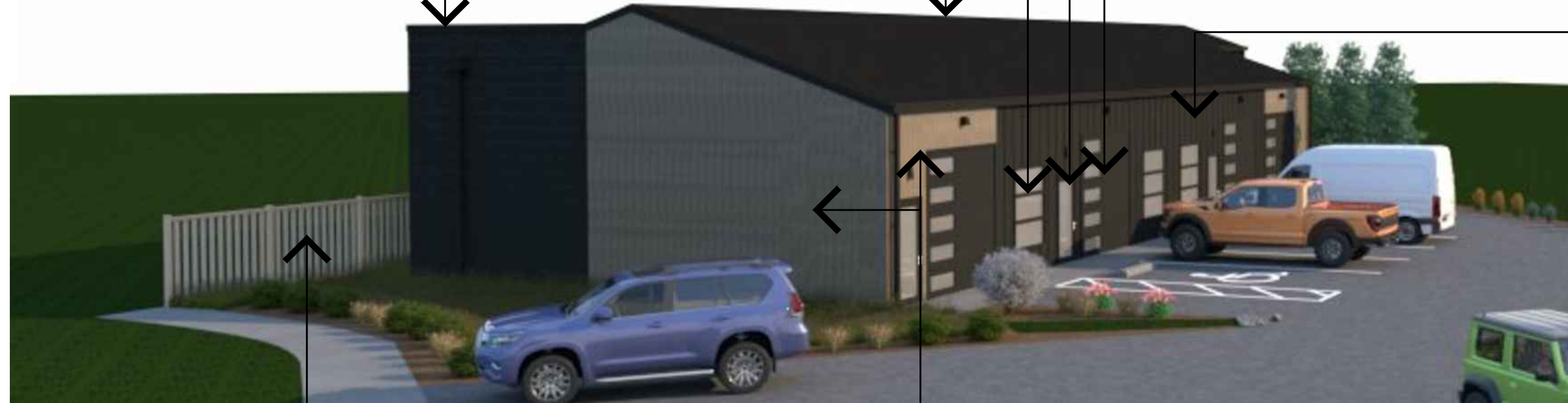
BLACK FIBERGLASS WINDOW FRAMES

BLACK ALUMINUM STOREFRONT DOORS

BLACK METAL SECTIONAL OVERHEAD DOORS

BLACK STANDING SEAM METAL SIDING- VERTICAL

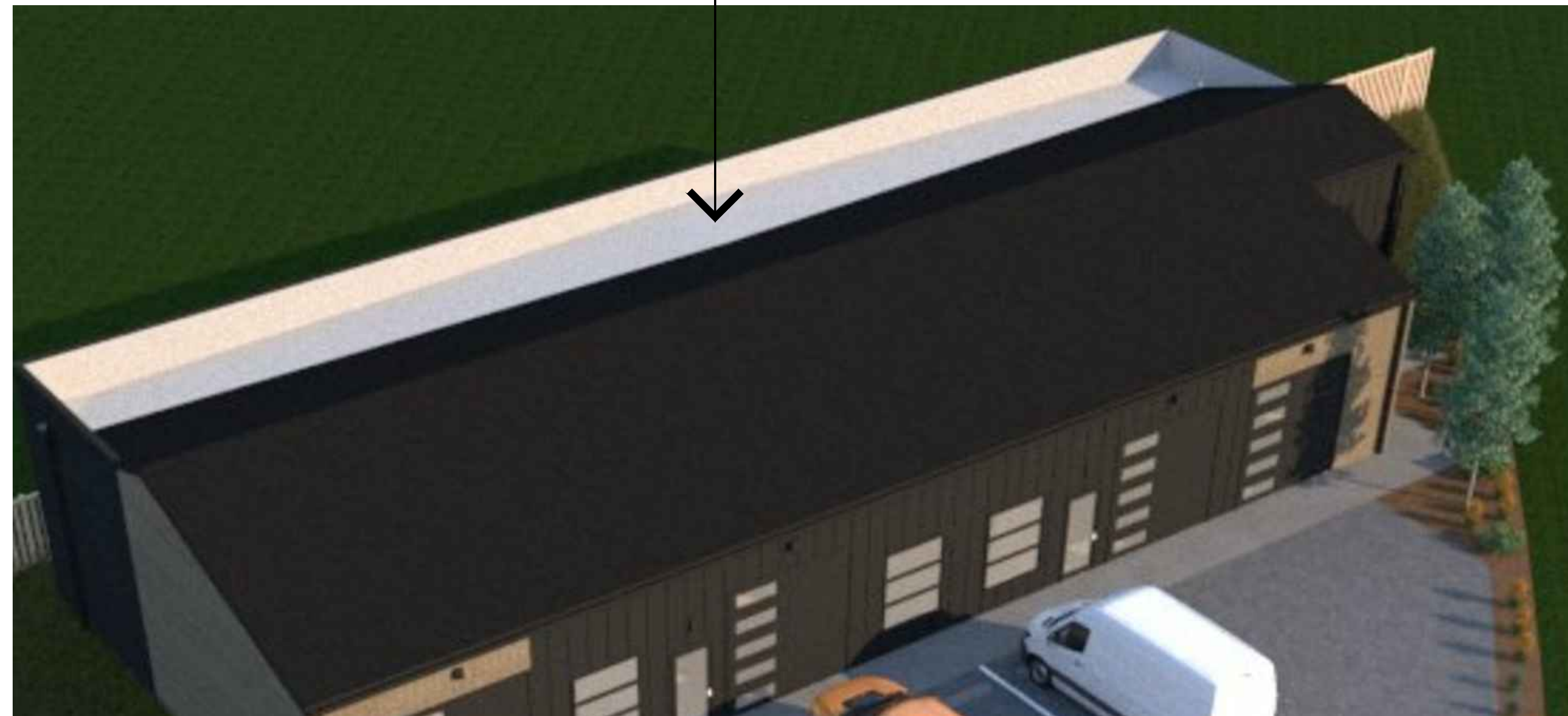
BLACK STANDING SEAM METAL SIDING- HORIZONTAL



EXISTING VINYL FENCE

SINGLE PLY MEMBRANE ROOFING AT FLAT ROOF AREAS
COLOR - 'OFF WHITE' (NO ROOF TOP MECHANICAL UNITS)

VERTICAL SIDING - RECLAIMED BARNWOOD 'RANCHWOOD ARTISAN ASH'



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EXTERIOR MATERIALS & FINISHES

BUILDING MATERIALS & FINISHES
SCALE: NONE



SCONCE LIGHT ABOVE EACH ENTRY DOOR - COLOR 'BLACK'



WALL LIGHT ABOVE EACH GARAGE DOOR - COLOR 'BLACK'

1
A04 EXTERIOR LIGHT FIXTURES
SCALE: NONE



VIEW LOOKING NORTHWEST



VIEW LOOKING WEST



VIEW LOOKING SOUTHWEST

2
A04 3D VIEWS - BUILDINGS & SITE
SCALE: NONE

ARCHITECTURAL REVIEW SUBMITTAL



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**3D VIEWS
& LIGHT
FIXTURES**

PLANT LIST
7/5/2023

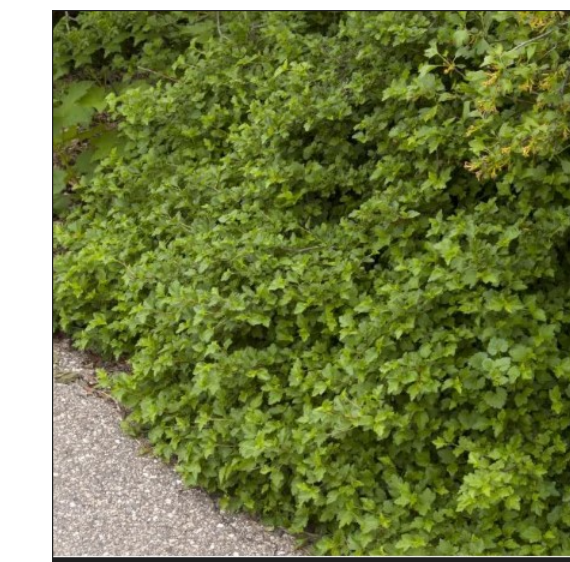
TYPE	Image	BOTANICAL NAME	COMMON NAME	QNTY.	SIZE
Trees		1 Swedish Columnar Aspen	Populus tremula 'Erecta'	4	25 Gal. 2.5" Cal.
Shrubs		2 Mahonia repens	Creeping Mahonia	8	1 Gal.
		3 Ribes alpinum 'Green Mound'	Green Mound Alpine Currant	16	2 Gal.
		4 Euonymus alatus 'Compactus'	Compact Burning Bush	3	5 Gal.
		5 Pinus mugo 'Slowmound'	Slowmound Mugo Pine	4	5 Gal.
Grasses and Perennials		6 Calamagrostis x acutiflora 'Karl Foerster'	Foerster's Feather Reed Grass	33	1 Gal.
		7 Deschampsia cespitosa 'Goldtau'	Gold Tufted Hair Grass	21	1 Gal.
		8 Helictotrichon sempervirens	Blue Oat Grass	10	1 Gal.
		9 Sedum spectabile 'Autumn Joy'	Autumn Joy Stonecrop	14	1 Gal.
				113	



1



2



3



4



5



6



7



8



9



Planting Guidelines for:
Detention Pond: Seed mixtures 2293 sf= 0.05ac

Common & Species Name	Bulk Rate (lb/ac)	% of Mix Component
Bluebunch Wheatgrass - Pseudoroegneria spicata (Goldar)	8	32
Thickspike Wheatgrass - Elymus lanceolatus (Critana)	5	20
Rough Fescue Festuca scabrella	3	12
Idaho Fescue Festuca idahoensis (Joseph)	6	24
Prairie Junegrass Koeleria macrantha (crastad)	3	12
Grass Totals:	25	100

BEARGRASS LANDSCAPE ARCHITECTURE
& environmental planning
259 Goat Trail, Whitefish, MT 59937 406-471-5710 info@beargrassla.com
Registered Landscape Architect: Leslie Lowe

Architect: Dia Sullivan
Civil KLJ Engineering

Surveyor:

Norwood Flex
21 Meridian Court
Kalispell MT
23-02

North arrow and scale: 1"=10'-0"

Planting Plan
7/6/2023
LA 1

IRRIGATION

1. ALL NEW LANDSCAPE AREAS, SHALL HAVE AN AUTOMATICALLY CONTROLLED IRRIGATION SYSTEM PROVIDING 100% HEAD-TO-HEAD COVERAGE. SEPARATE IRRIGATION ZONES SHALL BE PROVIDED FOR LAWN AND SHRUB/ PERENNIAL AREAS. SHRUBS, TREES AND PERENNIALS MAY BE WATERED WITH DRIP, BUT IS BMP AS DESIGNED BY CONTRACTOR. SYSTEM SHALL ALSO BE DESIGNED TO CONSERVE WATER AND MINIMIZE OVERSPRAY ON WALKS AND OTHER SURFACES. IRRIGATION SYSTEM WORK INCLUDES EXCAVATING, BACKFILLING, SUPPLYING AND INSTALLING VALVES AND FITTINGS, PIPING AND FITTINGS, QUICK COUPLER VALVES, VALVE BOXES, AND ACCESSORIES, TESTING, AND WINTERIZING AND SPRING START UP.

2. CONTRACTOR SHALL PROVIDE IRRIGATION DESIGN AND COMPLETE SHOP DRAWINGS FOR THE IRRIGATION SYSTEM. INCLUDED WITH THE SHOP DRAWING SUBMITTAL SHALL BE MANUFACTURER'S PRODUCT DATA AND INSTALLATION INSTRUCTIONS FOR EACH OF THE SYSTEM COMPONENTS.

3. IT SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO COORDINATE INSTALLATION OF IRRIGATION SLEEVES WITH THE GENERAL CONTRACTOR.

4. PROVIDE ONLY NEW MATERIALS, WITHOUT FLAWS OR DEFECTS AND OF THE HIGHEST QUALITY OF THEIR SPECIFIED CLASS AND KIND FOR COMMERCIAL USE. SPECIFIC MATERIALS TO BE USED ARE:

A. SELECTION OF THE STRNGTH AND / OR FLEXIBILITY OF THE PIPE MATERIAL AND ITS I NSTALLATION CRITERIA MUST CONSIDER SITE-SPECIFIC REQUIREMENTS SUCH AS FROST, TRAFFIC, SOIL DEPTH, SOIL COMPOSITION, SOIL QUALITY ETC.

B. PIPE SIZING AND ROUTING MUST INCLUDE PRESSURE LOSS CALCULATIONS TO ENSURE THAT THE REQUIRED PRESSURE WILL BE DELIVERED UNDER ALL CIRCUMSTANCES AND THAT PRESSURE VARIATION WITHIN THE LATERAL IS AT A MINIMUM.

C. THE VELOCITY OF FLOW IN PIPING MUST NOT EXCEED 5 FEET PER SECOND.

D. VALVE BOXES SHALL BE AS SHOWN ON CONSTRUCTION DETAILS OR APPROVED EQUIVALENT.

E. AUTOMATIC (REMOTE CONTROL) VALVES SHALL HAVE HAND OPERATED MANUAL INTERNAL BLEED AND FLOW CONTROL. VALVES SHALL BE SOLENOID-OPERATED, DIAPHRAGM, GLOBE TYPE, WITH A 200 PSI CWP RATING, HAVING IPS THREADS AND SUITABLE FOR UNDERGROUND BURIAL WITHOUT PROTECTION. ONE VALVE PER VALVE BOX

F. IRRIGATION SLEEVES SHALL BE SCHEDULE 40 PVC AND SIZED DOUBLE THE DIAMETER OF THE PIPE RUNNING THROUGH IT.

G. ALL SPRINKLERS GROUPED IN A ZONE MUST HAVE THE SAME PRECIPITATION RATES. ROTATING HEADS SHOULD TAKE INTO ACCOUNT ARCS OF COVERAGE TO ENSURE MATCHED PRECIPITATION. THE PRESSURE VARIATION WITHIN EACH ZONE FROM THE FIRST TO THE LAST HEAD MUST NOT EXCEED 15%.

H. THE AREAS OF THE LANDCAPE THAT HAVE DIFFERENT WATER REQUIREMENTS (DIFFERENT HYDROZONES) MUST BE IDENTIFIED AND A DETERMINATION MADE AS TO THE SIGNIFICANCE OF THESE DIFFERENCES AND WHETHER THEY REQUIRE SEPERATE ZONING. THE TYPE OF PLANT MATERIAL AND ITS LOCATION ON SITE (ASPECT, EXPOSURE AND DRAINAGE) AND VARYING SOIL A ND SLOPE CONSIDERATION MUST BE CONSIDERED.










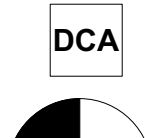
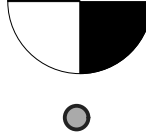





5. CONTRACTOR SHALL PROVIDE IRRIGATION SYSTEM RECORD DRAWINGS LEGIBLY MARKED TO RECORD ACTUAL INSTALLATION. DRAWINGS SHALL INDICATE HORIZONTAL AND VERTICAL LOCATIONS, REFERENCED TO PERMANENT SURFACE IMPROVEMENTS. IDENTIFY FIELD CHANGES OF DIMENSION AND DETAIL INCLUDING CHANGES MADE BY CHANGE ORDER.

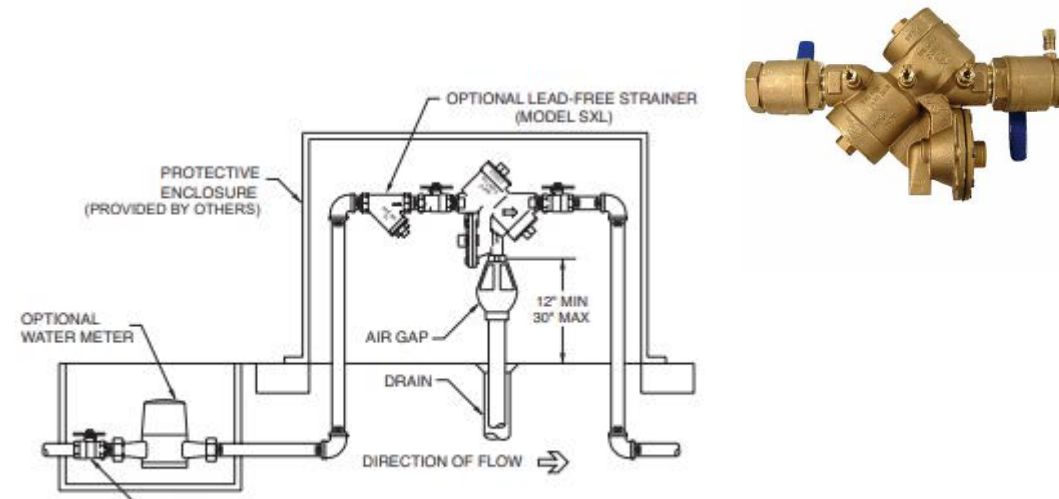
6. WINTERIZATION: CONTRACTOR SHALL INSPECT SYSTEM, SHUTOFF AND DRAIN PIPE BETWEEN SHUTOFFS AND DOUBLE-CHECK VALVE AND BLOW OUT SYSTEM COMPLETELY BETWEEN OCTOBER 1 AND OCTOBER 15 DURING THE WARRANTY PERIOD FOR WINTERIZATION.

7. SPRING STARTUP: CONTRACTOR SHALL INSPECT, PRESSURIZE SYSTEM, REPAIR LEAKS AND ANY FAULTY WORK, ADJUST AND PROGRAM CONTROLLERS AS NECESSARY BEFORE MAY 15 FOR SPRING STARTUP.

8. CONTRACTOR SHALL REVIEW ENTIRE SYSTEM WITH OWNER'S REPRESENTATIVE AND SUPPLY OPERATIONS MANUAL AND WARRANTIES.

IRRIGATION AND GROUNDCOVER LEGEND

-  MAIN LINE BY CIVIL
-  2", 4" IRRIGATION SLEEVING- DOUBLED AS NEEDED
-  1 1/2" PVC MAIN 200 SAND BEDDED
-  1" POLY LATERAL
-  1/2" POLY LATERAL
-  SOD LAWN (RYE, FESCUE BLUEGRASS)
-  3" FIBROUS MULCHED BEDS
-  SEEDED DETENTION AREAS SEE LA1
-  POINT OF CONNECTION
-  WILKINS 975XL 1.5" Backflow Preventer
-  HUNTER ZONE VALVE
-  HUNTER MP 1000-2000 ROTATOR
-  RAINBIRD PC EMITTER- EACH PLANT THREE PER TREE
-  RAINBIRD PC EMITTER- EACH PLANT ONE PER PLANT
-  HUNTER MPLCS-515 ROTATOR
-  HUNTER PLD DRIP LINE WITH BUILT IN EMITTERS, STAPLED BELOW SHRUBS AND PERENNIALS

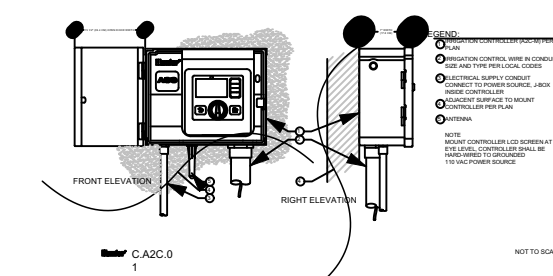


Elevation at POC is approx. 2959
Highest Head is at approx. 2960

1 WILKINS 975 XL 1.5" Reduced Pressure Zone Backflow Preventer:

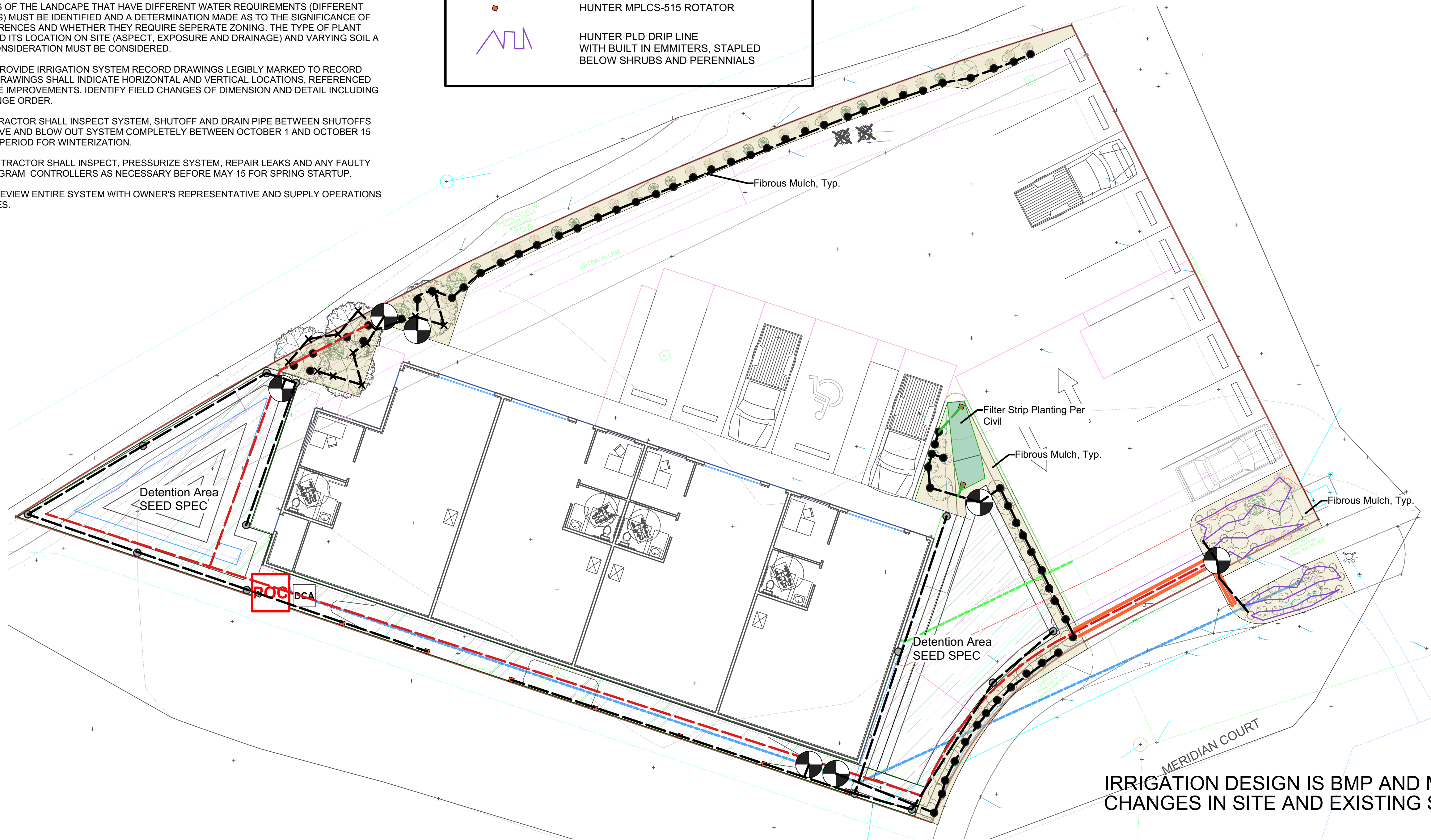
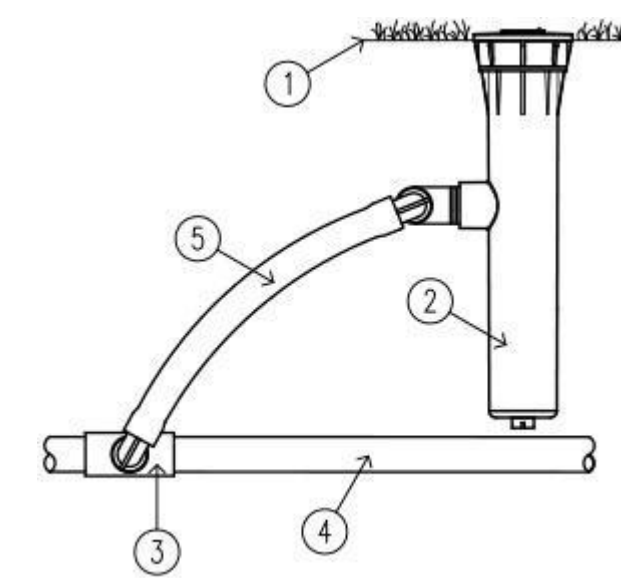
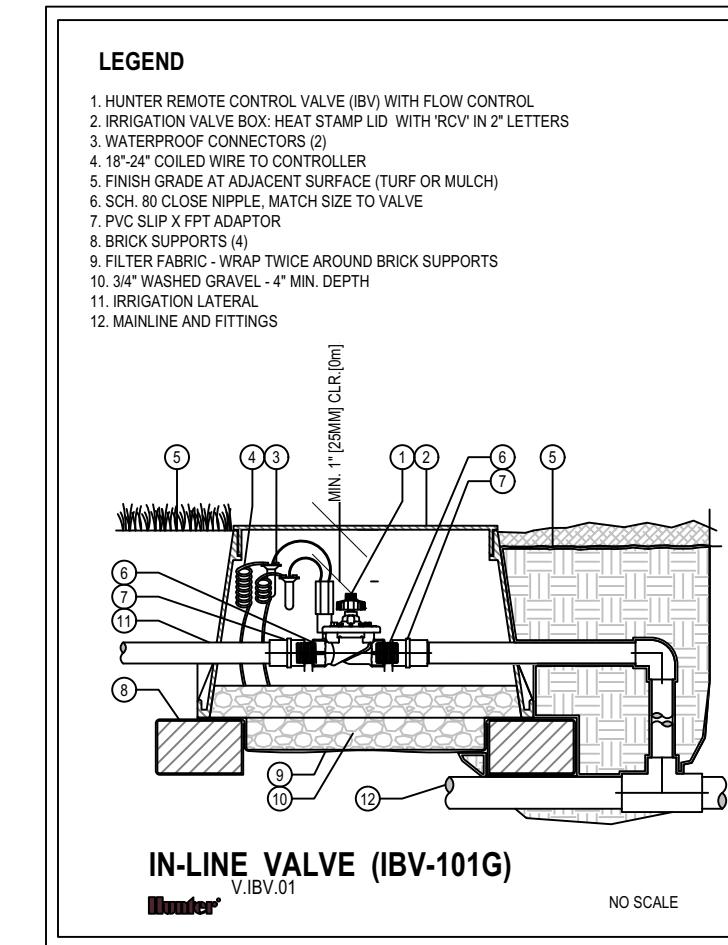
2 INLINE VALVE NTS

3 HUNTER MP 1000-3000 ROTATOR NTS



4 HUNTER CLOCK NTS

5 GUAARDSHACK BACKFLOW PROTECTOR NTS



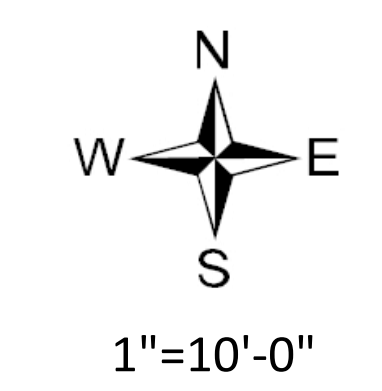
IRRIGATION DESIGN IS BMP AND MAY CHANGE DUE TO CHANGES IN SITE AND EXISTING SITE CONDITIONS.



Architect: Dia Sullivan
Civil KLJ Engineering

Surveyor:

Norwood Flex
21 Meridian Court
Kalispell MT
23-02



Irrigation
7/6/2023

LA 2

BEARGRASS LANDSCAPE ARCHITECTURE & environmental planning
250 Goat Trail, Whitefish, MT 59937 406-471-5700 info@beargrassla.com
Registered Landscape Architect: Leslie Lowe

GENERAL

1. THE WORK CONSISTS OF THE COMPLETE MATERIAL INSTALLATION AS SHOWN ON THE DRAWINGS AND AS HEREIN SPECIFIED. THIS WORK SHALL INCLUDE, BUT IS NOT LIMITED TO, THE SUPPLYING OF ALL PLANT MATERIAL SPECIFIED, THE FURNISHING OF ALL LABOR, EQUIPMENT, AND MATERIALS CALLED FOR, AND PERFORMING ALL OPERATIONS IN CONNECTION WITH THE LANDSCAPE INSTALLATION AS SHOWN ON THIS PLAN. FURTHER, THE WORK SHALL INCLUDE THE MAINTAINING OF ALL PLANTS AND PLANTING AREAS UNTIL FINAL ACCEPTANCE BY THE OWNER, AND THE FULFILLING OF ALL GUARANTEE PROVISIONS AS HEREIN SPECIFIED.
2. THE CONTRACTOR SHALL FULLY ACQUAINT HIMSELF WITH THE BUILDING ENVELOPE, RELATED PAVING, SITE GRADING, WATER SUPPLY, ELECTRICAL SUPPLY, AND OTHER UTILITIES TO PRECLUDE ANY MISUNDERSTANDING AND TO FACILITATE A TROUBLE-FREE INSTALLATION. CALL U-DIG PRIOR TO ANY CONSTRUCTION FOR UTILITY COORDINATION.
3. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGES TO EXISTING FACILITIES THAT MAY OCCUR AS A RESULT OF THE WORK CALLED FOR IN THIS CONTRACT, INCLUDING EXISTING IRRIGATION LINES.
4. ALL MATERIALS AND EQUIPMENT SHALL BE INSTALLED IN A NEAT AND WORKMANLIKE MANNER. OWNER/LANDSCAPE ARCHITECT RESERVES THE RIGHT TO DIRECT THE REMOVAL AND REPLACEMENT OF ANY ITEMS WHICH, IN THEIR OPINION, DO NOT PRESENT AN ORDERLY AND REASONABLY NEAT OR WORKMANLIKE APPEARANCE, PROVIDED SUCH ITEMS CAN BE PROPERLY INSTALLED IN SUCH AN ORDERLY WAY BY THE USUAL METHODS OF SUCH WORK.
5. THE CONTRACTOR SHALL NOTIFY THE OWNER/LANDSCAPE ARCHITECT OF ANY CONFLICT OR DISCREPANCY IN PLANS PRIOR TO PERFORMING ANY WORK IN THE AFFECTED AREA.
6. CONTRACTOR SHALL CLEAN UP AND REMOVE FROM THE PREMISES ALL SURPLUS AND DISCARDED MATERIALS AND RUBBISH FROM CONSTRUCTION.
7. FINAL INSPECTION WILL NOT TAKE PLACE UNTIL ALL MATERIALS ARE PLANTED/INSTALLED CORRECTLY.
8. UPON NOTICE OF FINAL ACCEPTANCE, THE OWNER WILL ASSUME MAINTENANCE AND THE GUARANTEE/WARRANTY PERIOD BEGINS.
9. MODIFICATIONS IN THE IRRIGATION SYSTEM SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR AFTER FINAL ACCEPTANCE BY OWNER COVERING ALL MATERIALS, INSTALLATION, WORKMANSHIP, AND DEFECTS.
10. GENERAL PROJECT WEED MANAGEMENT. ALL CONTRACTOR VEHICLES AND EQUIPMENT TO ARRIVE ON SITE MUST BE CLEAN AND FREE OF WEEDS. CONTRACTORS MUST MINIMIZE THE MOVEMENT OF VEHICLES AND EQUIPMENT THROUGH WEED INFESTATIONS AND MINIMIZE SOIL DISTURBANCE BY VEHICLES, AND EQUIPMENT. USE HAY, STRAW, MULCH, GRAVEL OR OTHER MATERIALS REQUIRED DURING CONSTRUCTION THAT ARE FREE FROM NOXIOUS WEED SEEDS. IN AREAS WEHERE WEEDS HAVE BEEN IDENTIFIED, STOCKPILE TOPSOIL AND MOWED OR CUT VEGETATION ADJACENT TO WHERE THEY ORIGINATED TO REDUCE THE POTENTIAL FOR TRANSPORT OF SOIL-BORNE NOXIOUS WEEDS AND PLANT PARTS. STOCKPILES TOPSOIL AND VEGETATIVE MATERIAL WILL BE RETURNED TO THEIR PRECONSTRUCTION LOCATION DURING FINAL GRADING, WHERE THIS IS NOT FEASIBLE, THE INFESTED SOILS WILL BE MONITORED AND TREATED AS NEEDED.

WEED CONTROL

1. FOR WEED CONTROL ON SITE THE PRINCIPLES OF INTEGRATED WEED MANAGEMENT SHOULD BE APPLIED IN CONTROLLING INVASIVE PLANTS, THAT IS, METHODS USED SHOULD BE A COMBINATION OF PHYSICAL, CULTURAL, BIOLOGICAL AND CHEMICAL METHODS CHOSEN FOR BEING THE MOST COST EFFECTIVE, SAFEST AND ECONOMICAL CONTROL OF INVASIVE PLANTS. OWNERS MUST BE CONSULTED, AS THEY MIGHT SPECIFY ORGANIC CONTROL ONLY. THIS MUST BE RESPECTED AND BUDGETED ACCORDINGLY.
2. ENTIRE SIDE SHOULD BE TREATED FOR INVASIVES PRIOR TO CONSTRUCTION AND THROUGHOUT THE PROJECT. INTEGRATED WEED CONTROL UTILIZING BPM FOR BIOLOGICAL AND CHEMICAL CONTROL IN ACCORDANCE WITH MONTANA STATE LAW, FLATHEAD COUNTY AND CITY OF KALISPELL REQUIREMENTS.
3. HERBICIDE APPLICATION WILL BE REQUIRED TO CONTROL EXISTING WEEDS AND MUST BE DONE BY A LICENSED OPERATOR UNDER THE SUPERVISION OF A MONTAN COMMERCIAL APPLICATOR LICENSE. CONTRACTOR MUST PROVIDE PROOF OF LICENSURE FOR EACH YEAR OF TREATMENT.
4. HERBICIDE MUST BE LOW TOXICITY TO BIRDS, FISH, MAMMALS AND AQUATIC INVERTEBRATES. CONTRACTOR MUST FOLLOW HERBICIDE LABEL GUIDELINES AND RESTRICTIONS FOR RECOMMENDED RATES, APPLICATION TIMING, ADJUVANT AND WEATHER RESTRICTIONS INCLUDING WIND, TEMPERATURE, AND MOISTURE. CONTRACTOR MUST USE MARKING DYES TO INDICATE AREAS THAT HAVE BEEN TREATED. HERBICIDE APPLICATION SHOULD BE APPLIED IN EARLY SPRING TO ACTIVELY GROWING PLANTS, PREFERABLE DURING PREBUD STAGE OF DEVELOPMENT AND ONCE GRASS HAS REACHED 3-4" IN HEIGHT. FALL HERBICIDE APPLICATION SHOULD BE DURING REGROWTH. SPECIES SPECIFIC TREATMENT, MAY VARY FROM ABOVE.
5. HERBICIDE APPLICATION SHALL BE PERFORMED AS SPOT APPLICATION TREATMENT TO INFESTED AREAS AS APPLICABLE. APPLICATION SHOULD BE APPLIED USING A CALIBRATED BOOM, BOOMLESS SPRAY SYSTEM, HAND-HELD OR BACKPACK SPRAYER OR EQUIPMENT CONSISTENT WITH CONDITIONS ON SITE. WEEDS TO BE CONTROLLED SHALL INCLUDE BUT ARE NOT LIMITED TO: Dandelion, Mullein, Canada Thistle, Field Bindweed, Whitetop or Hoary Cress, Leafy Spurge, Russian Knapweed, Spotted Knapweed, Diffuse Knapweed, Meadow Knapweed, Dalmatian Toadflax, St. Johnswort, Sulphur cinquefoil, Common Tansy, Ox-eye Daisy, Hound's-Tongue, Yellow Starthistle, Common Crupina, Rush Skeletonweed, Dyers Woad, Purple Loosetrife or Lythrum, Tansy Ragwort, Meadow Hawkweed Complex, Orange Hawkweed, Tall Buttercup, Tamarisk (Saltcedar), Yellow Starthistle and Common Crupina.

GRADING AND LAYOUT NOTES

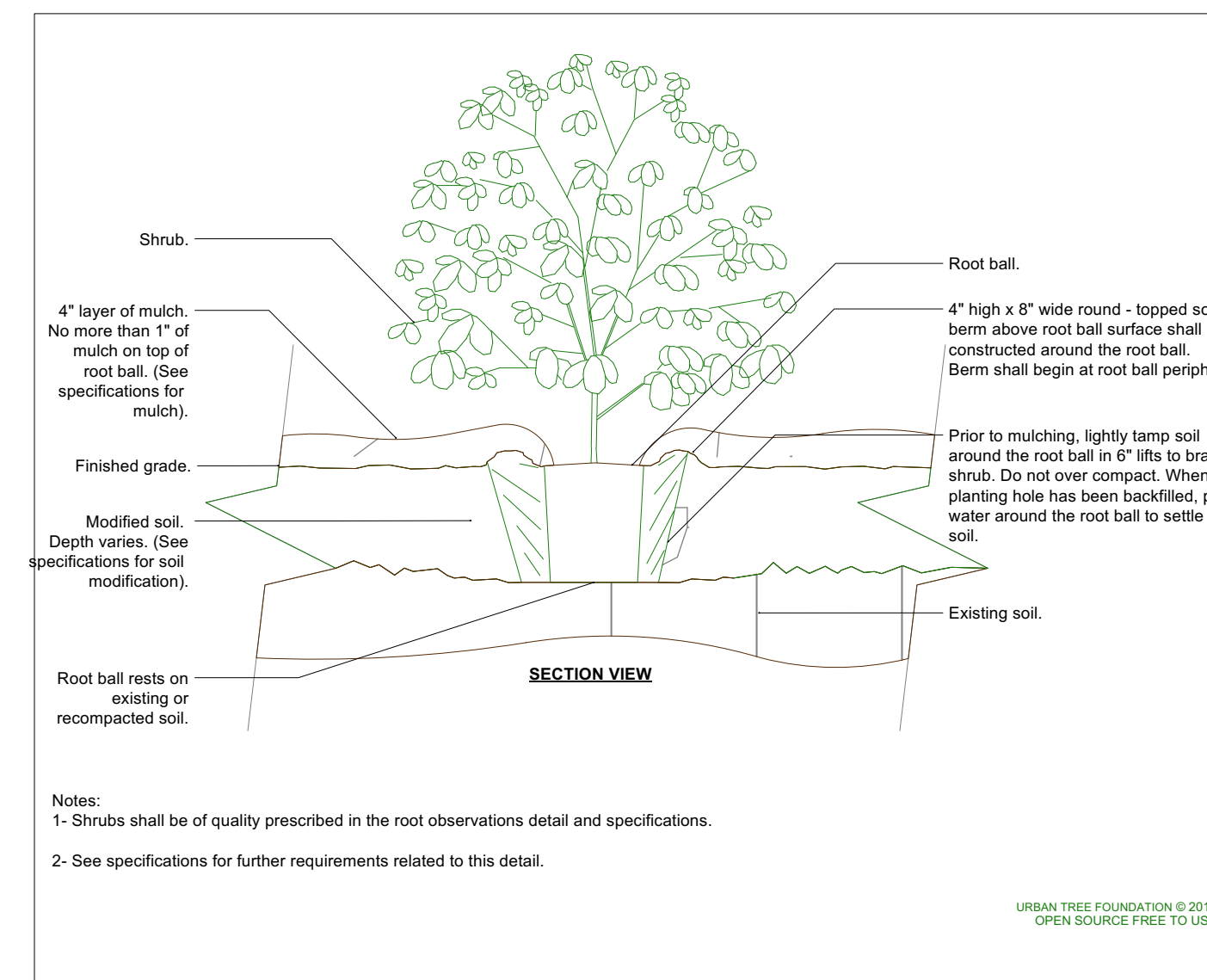
1. BEFORE FINISH GRADING, REMOVE ANY REMAINING WEEDS AND DEBRIS LEFT OVER FROM ROUGH GRADING.
2. PROVIDE COMPACTED BASE OF PIT RUN AND GRAVEL BMP FOR ALL HARDSCAPE AREAS, TO A TOTAL DEPTH OF BASE AND STONE EQUALING A MINIMUM OF 12".
3. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL GRADES, ELEVATIONS AND DIMENSIONS. DISCREPANCIES SHOULD BE REPORTED TO THE LANDSCAPE ARCHITECT.
4. ELEVATIONS FOR PATIO AND WALKWAYS WILL BE CONFIRMED ON SITE BETWEEN CONTRACTOR, LANDSCAPE ARCHITECT AND OWNER. ALL DIMENSIONS AND ELEVATIONS ARE PER CIVIL DRAWINGS AND ARE TO BE ADJUSTED TO ACTUAL SITE CONDITIONS. APPROVAL REQUIRED BY LANDSCAPE ARCHITECT OR OWNER PRIOR TO CONSTRUCTION.
5. CONFIRM ALL DIMENSIONS AND ELEVATIONS WITH EXISTING SITE AND CONSTRUCTION CONDITIONS.
6. MINIMUM GRADE FOR DRAINAGE OF 1-2% AWAY FROM STRUCTURES IS REQUIRED ON ALL WALKS, TERRACES AND LAWN AREAS UNLESS OTHERWISE NOTED, OR SPECIFIED WITH DRAIN ON DRAWING.
7. PVC SLEEVES NEEDED FOR LOW VOLTAGE ELECTRICITY AND IRRIGATION SHALL BE PLACED PRIOR TO CONSTRUCTION OF WALKS AND DRIVES.

LAWN

1. PLANTING SOIL FOR ALL LAWN AREAS SHALL BE ONE (1) PART TOPSOIL WITH ONE (1) PART SANDY LOAM AND TWO POUNDS ORGANIC FERTILIZER PER CUBIC YARD, WELL MIXED. PLANTING SOIL MIXTURE SHALL BE PLACED TO A DEPTH OF 4" IN ALL NEW LAWN AREAS. PLANTING SOIL MIXTURE MUST BE APPROVED BY OWNER/LANDSCAPE ARCHITECT.
2. METAL EDGING SHALL BE PLACED ALONG ALL BED AND LAWN EDGES
3. FERTILIZER SHALL BE TYPE "A": ORGANIC COMMERCIAL TYPE. 5% NITROGEN, 10% PHOSPHORIC ACID, AND 10% POTASH BY WEIGHT AND SHALL CONFORM TO THE APPLICABLE STATE OF MONTANA FERTILIZER LAWS. CONTRACTOR SHALL SUBMIT TO THE OWNER/LANDSCAPE ARCHITECT A FERTILIZATION CERTIFICATION.
4. ALL PLANT MATERIALS SHALL BE WATERED BY THE CONTRACTOR THOROUGHLY WHEN PLANTED AND DURING THE PLANTING TIME PERIOD UP TO FINAL ACCEPTANCE BY OWNER.
5. FILTER STRIP PLANTING PER CIVIL
6. PROVIDE WELL-ROOTED, HEALTHY SOD, FREE OF DISEASES, NEMATODES, AND SOIL BORNE INSECTS. PROVIDE SOD UNIFORM IN COLOR, LEAF TEXTURE, DENSITY, AND FREE OF WEEDS, UNDESIRABLE GRASSES, STONES, ROOTS, THATCH, AND EXTRANEIOUS MATERIAL; VIABLE AND CAPABLE OF GROWTH AND DEVELOPMENT WHEN PLANTED. FURNISH SOD, MACHINE STRIPPED AND OF SUPPLIER'S STANDARD WIDTH, LENGTH, AND THICKNESS UNIFORMLY CUT APPROXIMATELY 1.5" THICK WITH CLEAN CUT EDGES. MOW SOD BEFORE STRIPPING.

PLANTING

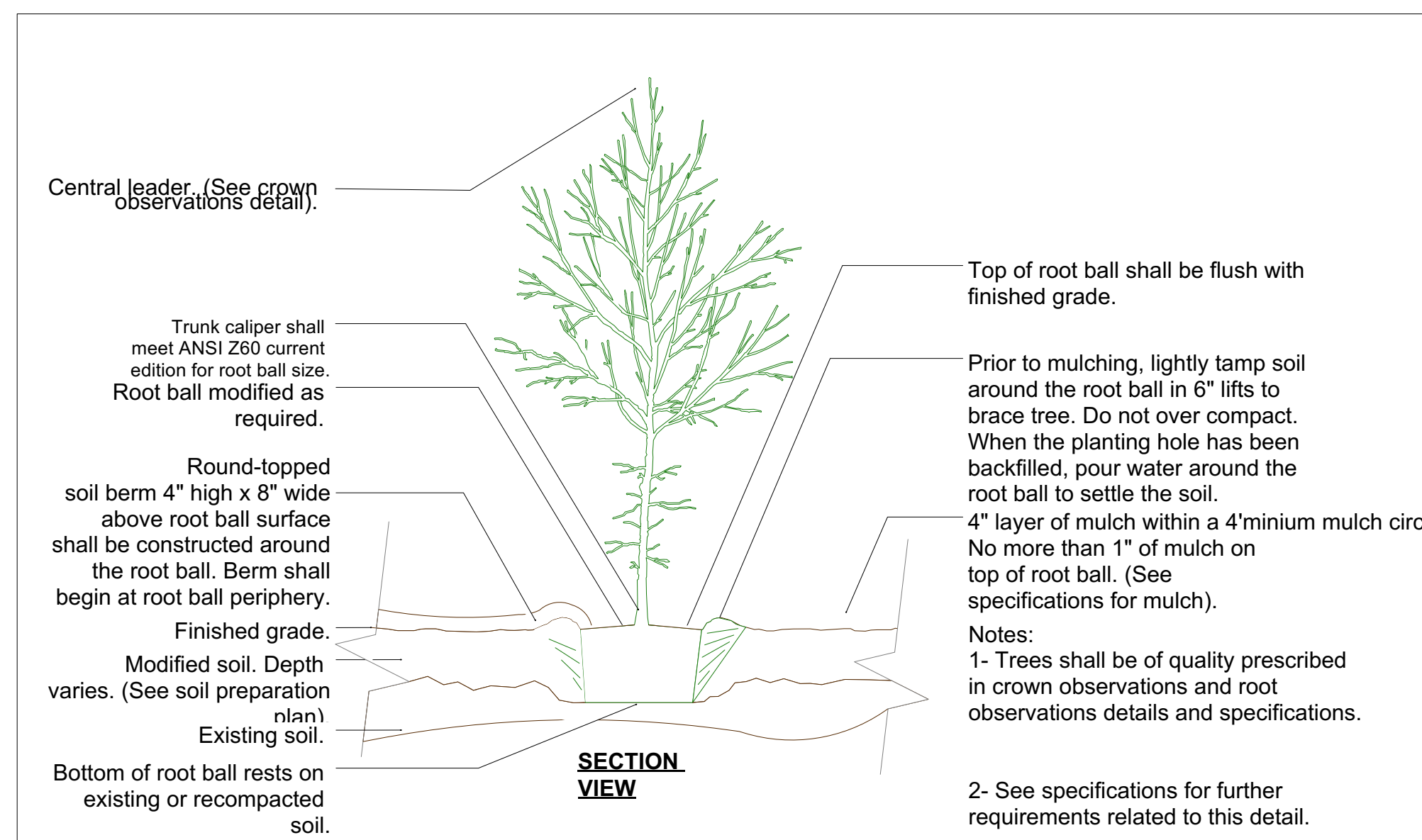
1. ALL PLANT MATERIALS SHALL CONFORM TO AAN STANDARDS FOR NURSERY STOCK (ANSI Z60.1-2004).
2. NO SUBSTITUTIONS SHALL BE MADE WITHOUT PERMISSION OF THE LANDSCAPE ARCHITECT.
3. PLANT MATERIALS WILL BE INSPECTED AT THE NURSERY, OR PROJECT SITE, BY THE OWNER/LANDSCAPE ARCHITECT. WHEN INSPECTION WORK DOES NOT COMPLY WITH THE REQUIREMENTS, REPLACE REJECTED WORK AND CONTINUE SPECIFIED MAINTENANCE UNTIL REINSPECTED AND FOUND TO BE ACCEPTABLE. REMOVE REJECTED PLANTS AND MATERIALS FROM THE PLANTING SITE WITHIN 48 HOURS AND REPLACE WITH ACCEPTABLE MATERIALS.
4. FAILURE TO MEET SPECIFICATIONS OF MATERIALS AND OF INSTALLATION METHODS AFTER TWO INSPECTIONS SHALL SUBJECT THE CONTRACTOR TO INSPECTION FEES, PAID TIME AND MATERIALS AT THE STANDARD RATE BY THE CONTRACTOR.
5. IN THE EVENT OF VARIATION BETWEEN THE PLANT SCHEDULE AND THE NUMBER OF PLANTS SHOWN ON ON THE PLANS, THE PLANS SHALL CONTROL.
6. METAL LAWN EDGING EQUAL OR EQUIVELANT TO PERMALOC PROLINE EDGING SHALL BE INSTALLED BETWEEN ALL PLANTER BEDS AND GRASS AREAS. COLOR BROWN.
7. PLANTING SOIL FOR ALL PLANTING AREAS SHALL BE SUBSTANTIALLY FREE FROM WEED AND INVASIVE PLANTS AND THEIR SEEDS AND REPRODUCTIVE PARTS, COLIFORM PATHOGENS, ROCKS, STICKS AND RUBBLE. IT WILL CONSIST OF TWO (2) PARTS OF TOPSOIL WITH ONE (1) PART SANDY LOAM. **PLANTING SOIL MIXTURE SHALL BE PLACED TO A DEPTH OF 6" IN ALL NEW PLANTING BEDS*. *THIS IS A COMBINED DEPTH OF EXISTING TOP SOIL AND THE NEW GROWING MEDIUM AND SHALL MEET THE MINIMUM DEPTH OF 10".**
8. **3" OF ORGANIC MULCH BARK, NON-DYED, APPROXIMATE 1/2"-1 1/4" BARK, NUGGET, NOT CEDAR WILL BE SURFACED DRESSED TO ALL PLANTING AREAS.**



Notes:
 1- Shrubs shall be of quality prescribed in the root observations detail and specifications.
 2- See specifications for further requirements related to this detail.

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NOTE: ANY PLANT SUBSTITUTIONS MUST BE APPROVED BY LANDSCAPE ARCHITECT. LANDSCAPE ARCHITECT WILL LOCATE ALL PLANTS ON SITE.



Note: Wire Basket must be removed, as well as top third of burlap. Lower burlap bag must have vertical slits around circumference.

BEARGRASS LANDSCAPE ARCHITECTURE
 & environmental planning
 250 Goat Trail, Whitefish, MT 59937 406-471-5710 info@beargrass.com
 Registered Landscape Architect: Leslie Lowe

Architect: Dia Sullivan
 Civil KJ Engineering

Surveyor:

Norwood Flex

21 Meridian Court

Kalispell MT

23-02

NTS

Landscape Details

7/5/2023

LA 3



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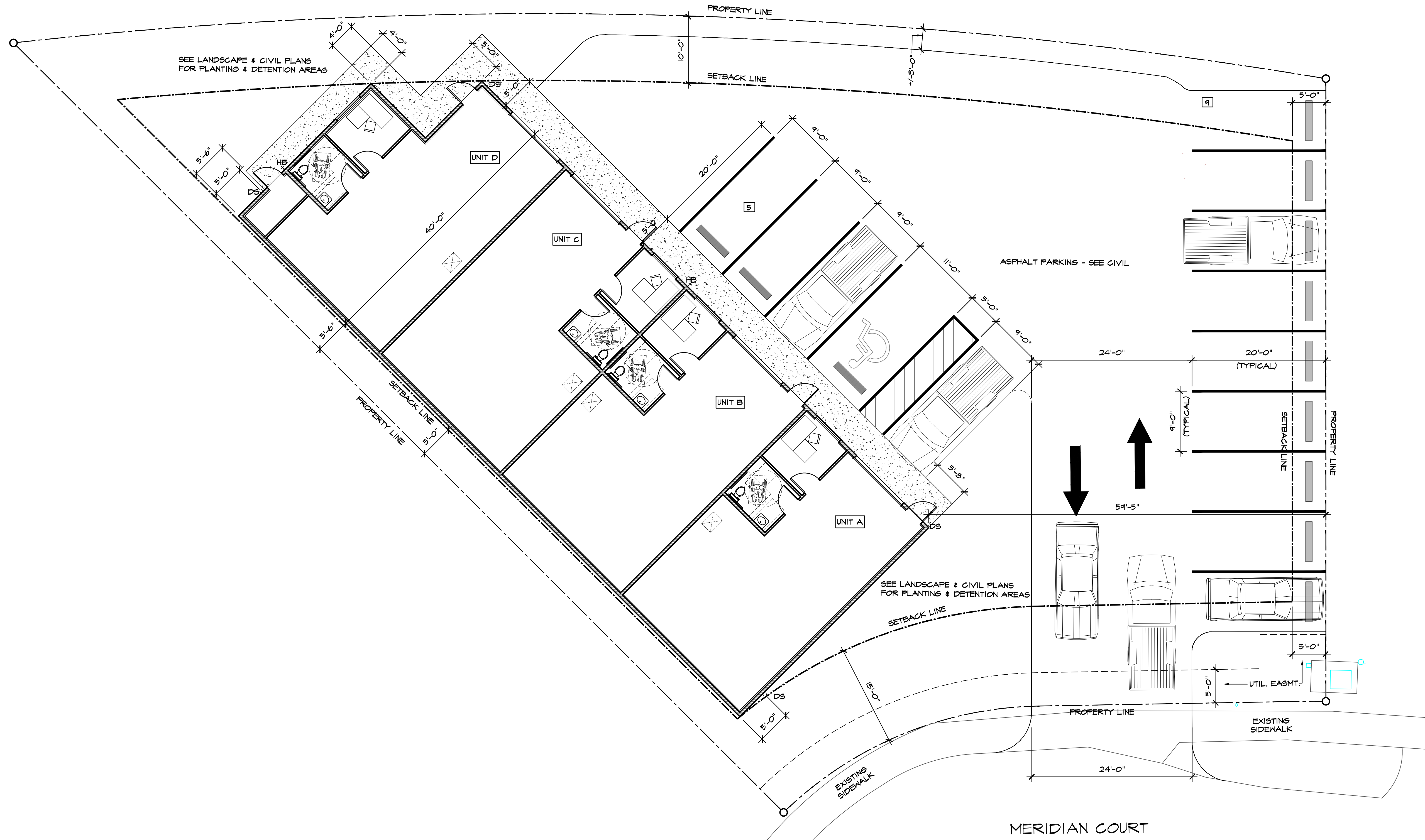
NORWOOD FLEX
4 SHOP SPACES
 21 MERIDIAN CT. KALISPELL, MONTANA 59901
 csa no. 2023-3

REVISIONS	
DATE	COMMENTS

CAD FILE: DATE:
 ARC REVIEW: 7-7-23
 SCALE: AS NOTED

ARCH'L
SITE
PLAN

PAGE:
A.12



ARCHITECTURAL SITE PLAN
 SCALE: 1/8"=1'-0"





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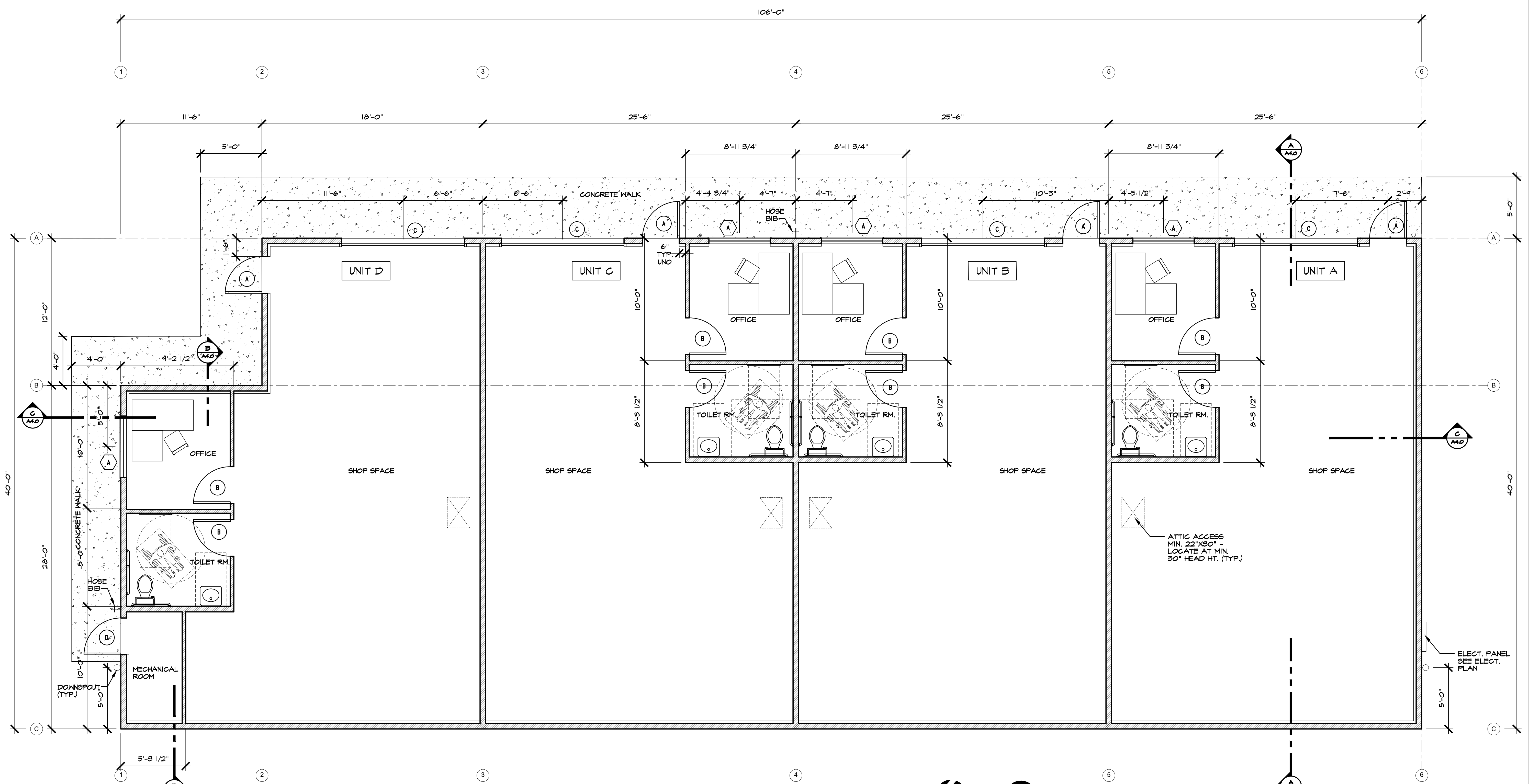
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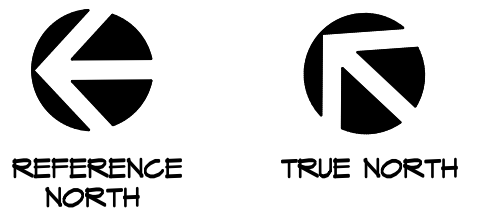
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FLOOR PLAN & SCHEDULES

PAGE:
A2.0



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



DOOR SCHEDULE

(X) DOOR SYMBOL - SEE SUPPLIER'S LIST/SCHEDULE TO IDENTIFY DOOR TYPE, SIZE, ROUGH OPENING AND LOCATION.

TYPE	WIDTH	HEIGHT	COMMENTS - VERIFY ROUGH OPENING W/MANUFACTURER
(A)	3'-0"	7'-0"	EXTERIOR, INSULATED HOLLOW METAL, FULL LITE, AS AS SELECTED BY OWNER
(B)	3'-0"	7'-0"	INTERIOR, S.C. ROTARY WHITE BIRCH, W/TIMELY 1/8 GA. PRE-FINISHED KNOCK-DOWN FRAMES AS SELECTED BY OWNER 45 MIN. FIRE RATED IN ALL LOCATIONS
(C)	10'-0"	10'-0"	SECTIONAL OVERHEAD DOOR W/5 LITES, AS SELECTED BY OWNER
(D)	3'-0"	7'-0"	EXTERIOR, INSULATED HOLLOW METAL AS SELECTED BY OWNER

NOTES:
 1. DOORS TO EXTERIOR SHALL BE S.C. INSULATED AND/OR DOUBLE INSULATED, LOW E GLASS, IF GLAZED, TEMPERED AS REQUIRED BY CODE.
 2. ALL EXTERIOR DOORS SHALL HAVE WEATHERSTRIPPING.

WINDOW SCHEDULE ALL WINDOWS AS SELECTED BY OWNER.

(X) WINDOW SYMBOL - SEE SUPPLIER'S LIST/SCHEDULE TO IDENTIFY WINDOW TYPE, SIZE, ROUGH OPENING AND LOCATION.

TYPE	WIDTH	HEIGHT	DESCRIPTION	HEADER HT.
(A)	5'-0"	6'-0"	5'-0" X 2'-0" FIXED OV/ 5'-0" X 4'-0" SINGLE HUNG - VINYL OR FIBERGLAS COMPOSITE, BLACK	8'-0"

NOTES:
 1. ALL EXTERIOR GLAZING SHALL BE LOW E SQUARED, DOUBLE INSULATED, MAX. U-FACTOR = .32

SYMBOL LEGEND:

- (X AXZ) SEE BUILDING SECTIONS, A4.0 - A4.2
- (X) STRUCTURAL GRID
- (XX) DOOR TYPE, SEE SCHEDULE A2.0
- (X) WINDOW TYPE, SEE SCHEDULE A2.0
- ===== 2X4 OR 2X6 WALL, U.N.O.
- WHEELCHAIR CLEAR FLOOR SPACE

NOTE: FOR LOCATIONS OF PORTABLE FIRE EXTINGUISHERS, FIRE RATED WALLS AND DOORS, SEE SHEET A1.1.

SQUARE FOOTAGE:

UNIT A	1,020 SF
UNIT B	1,020 SF
UNIT C	1,020 SF
UNIT D	1,000 SF
MECH. ROOM	42 SF
TOTAL BUILDING	4,102 SF

2 DOOR AND WINDOW SCHEDULES
 SCALE: NONE



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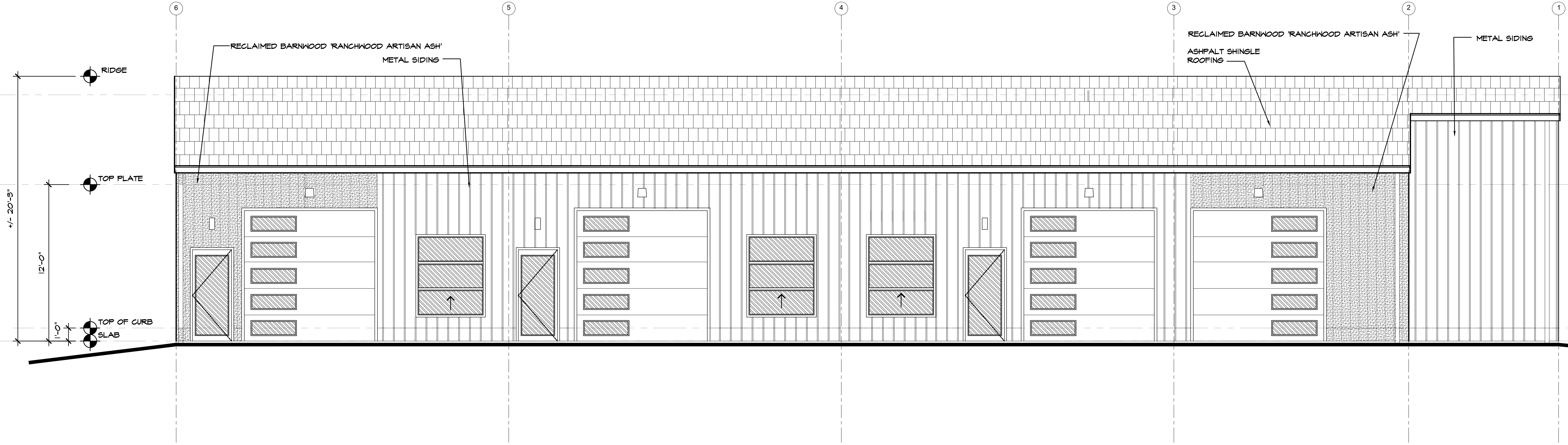
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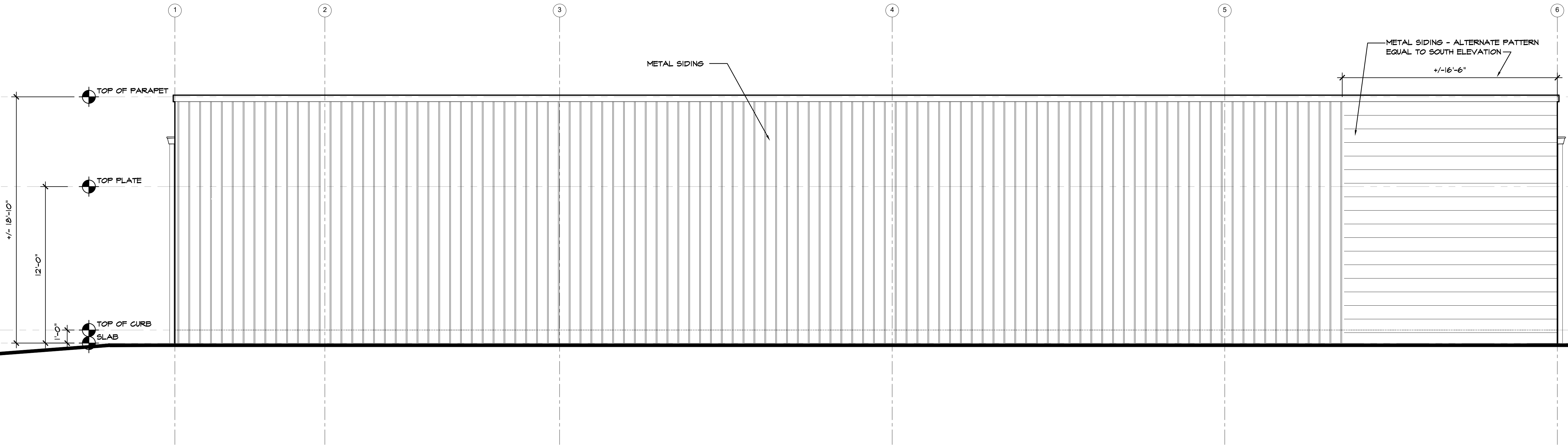
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EXTERIOR ELEVATIONS

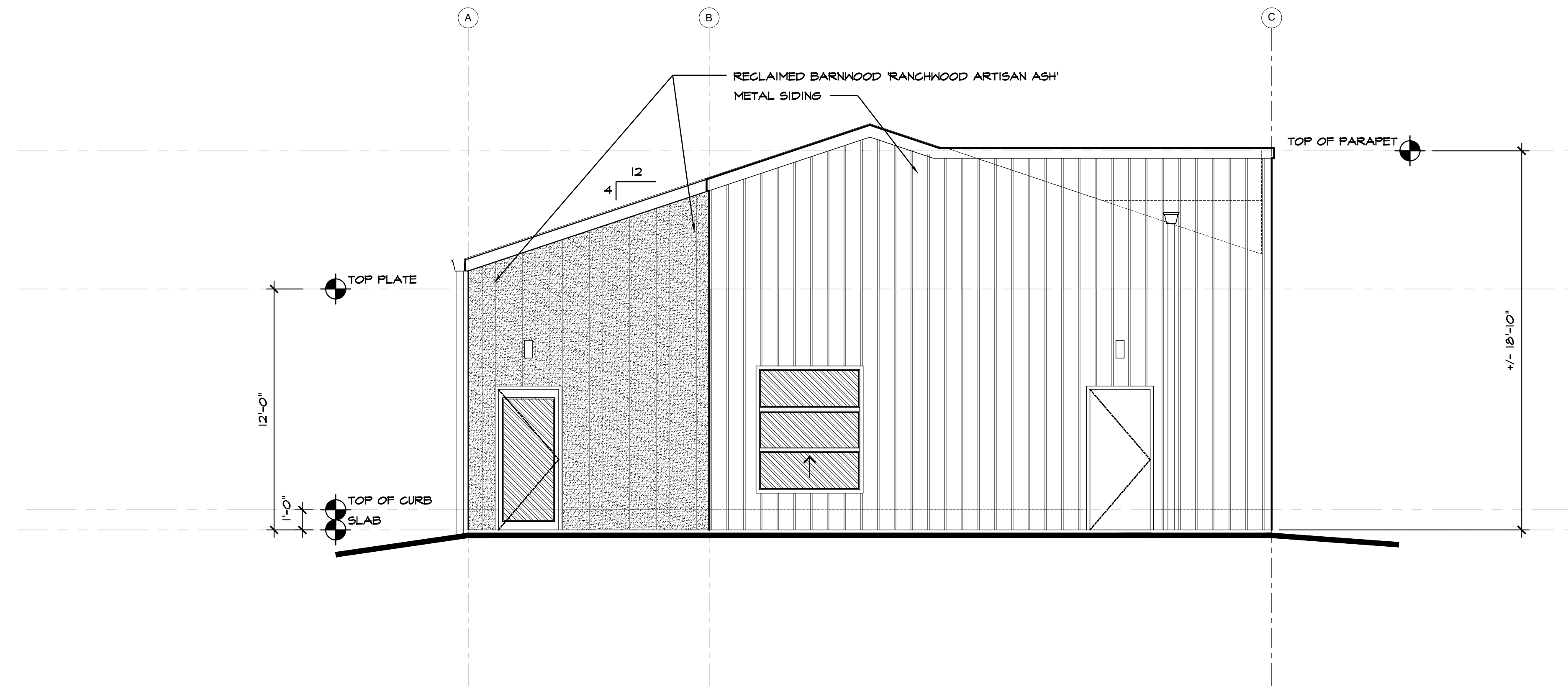
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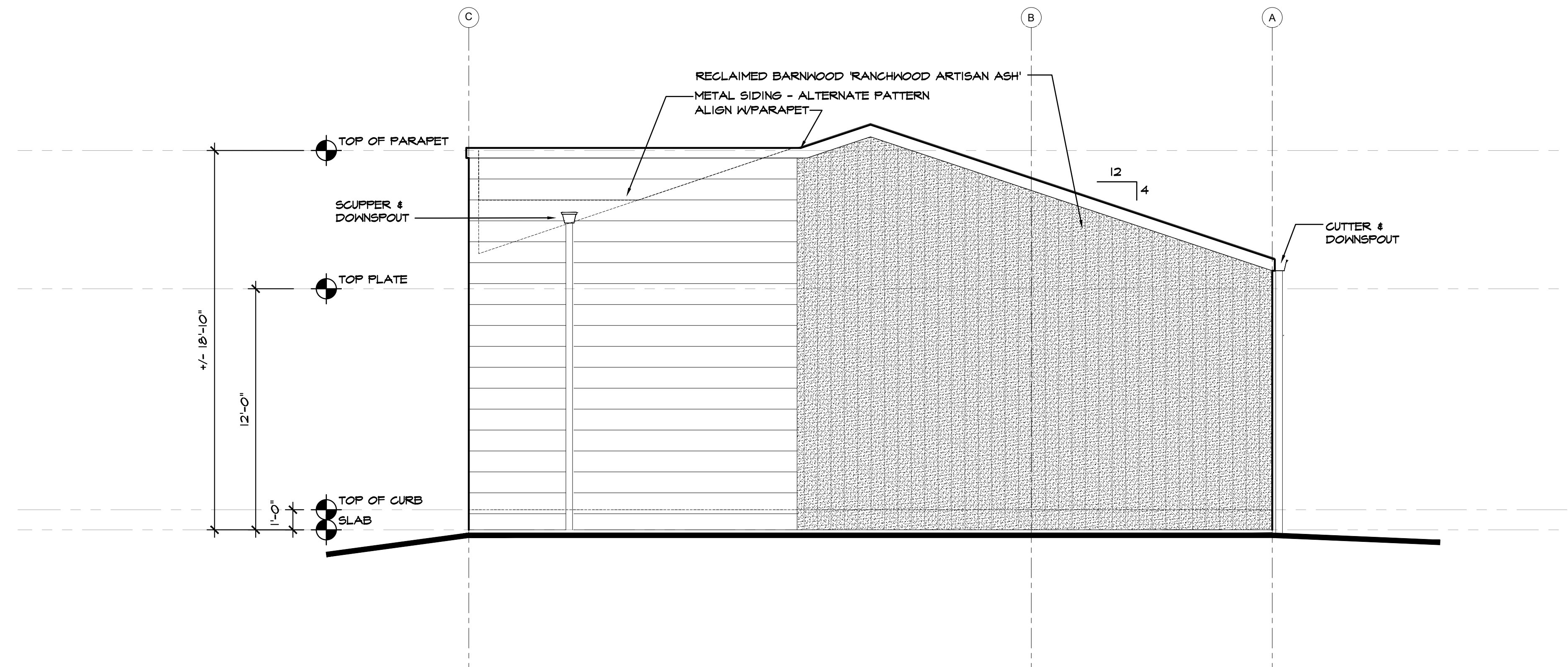
1 EAST ELEVATION
 SCALE: 1/4" = 1'-0"



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



1 NORTH ELEVATION
 A3.1 SCALE: 1/4" = 1'-0"



2 SOUTH ELEVATION
 A3.1 SCALE: 1/4" = 1'-0"



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EXTERIOR ELEVATIONS

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 A3.1



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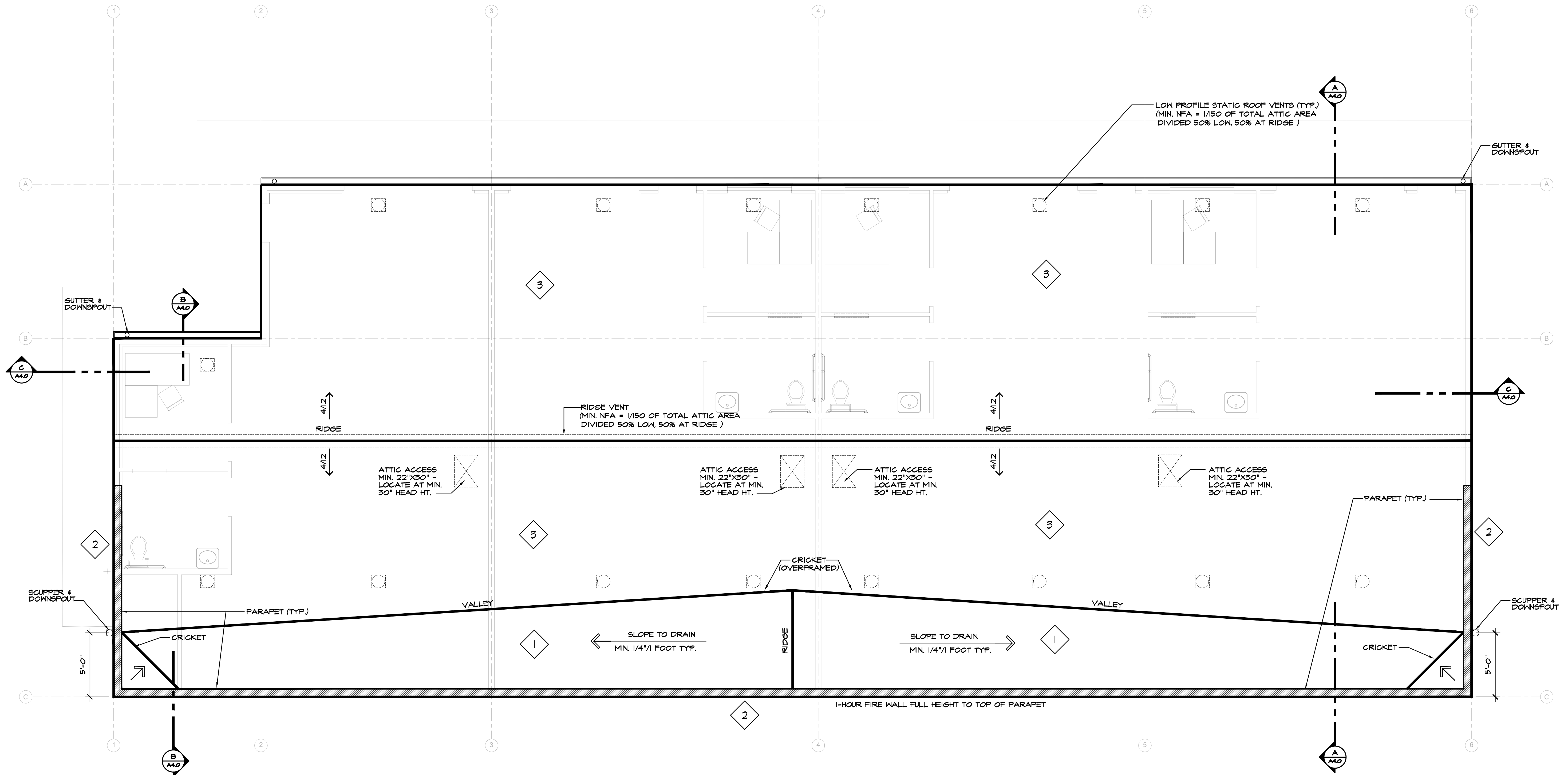
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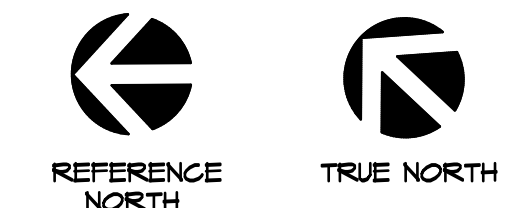
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ROOF PLAN & DETAILS

PAGE: **A5.0**



1 ROOF PLAN
 SCALE: 1/4" = 1'-0"



ROOF MATERIAL AND PRODUCT SCHEDULE	
MARK	DESCRIPTION
1	50 MIL FIBERTITE - MIN. CLASS B, MECHANICALLY FASTENED MEMBRANE ROOFING OR APPROVED EQUAL. COLOR - OFF WHITE OR AS SELECTED BY OWNER.
2	FLASHING AND COPING PRE-MANUFACTURED BY 'FIBERTITE' AT PARAPET. COLOR - OFF WHITE OR AS SELECTED BY OWNER.
3	ASPHALT OR FIBERGLAS ARCHITECTURAL SHINGLES AS SELECTED BY OWNER.
→	INDICATES DIRECTION OF DRAINAGE