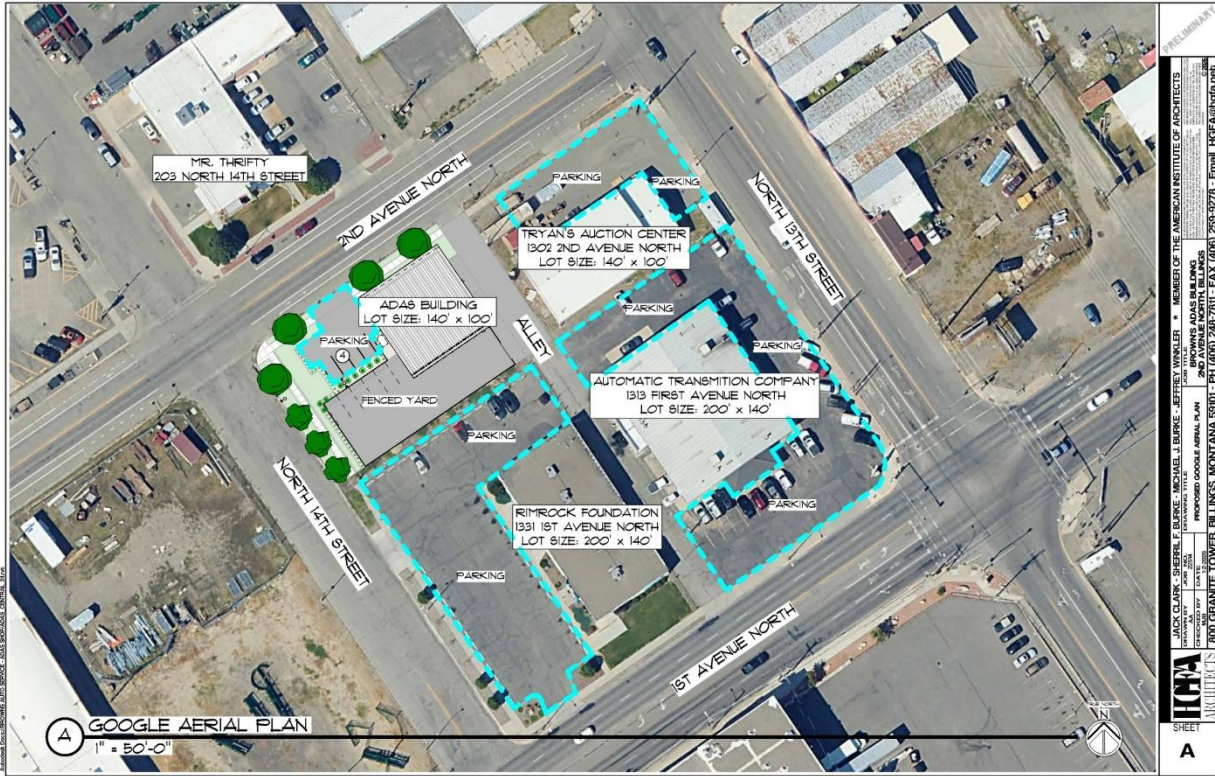
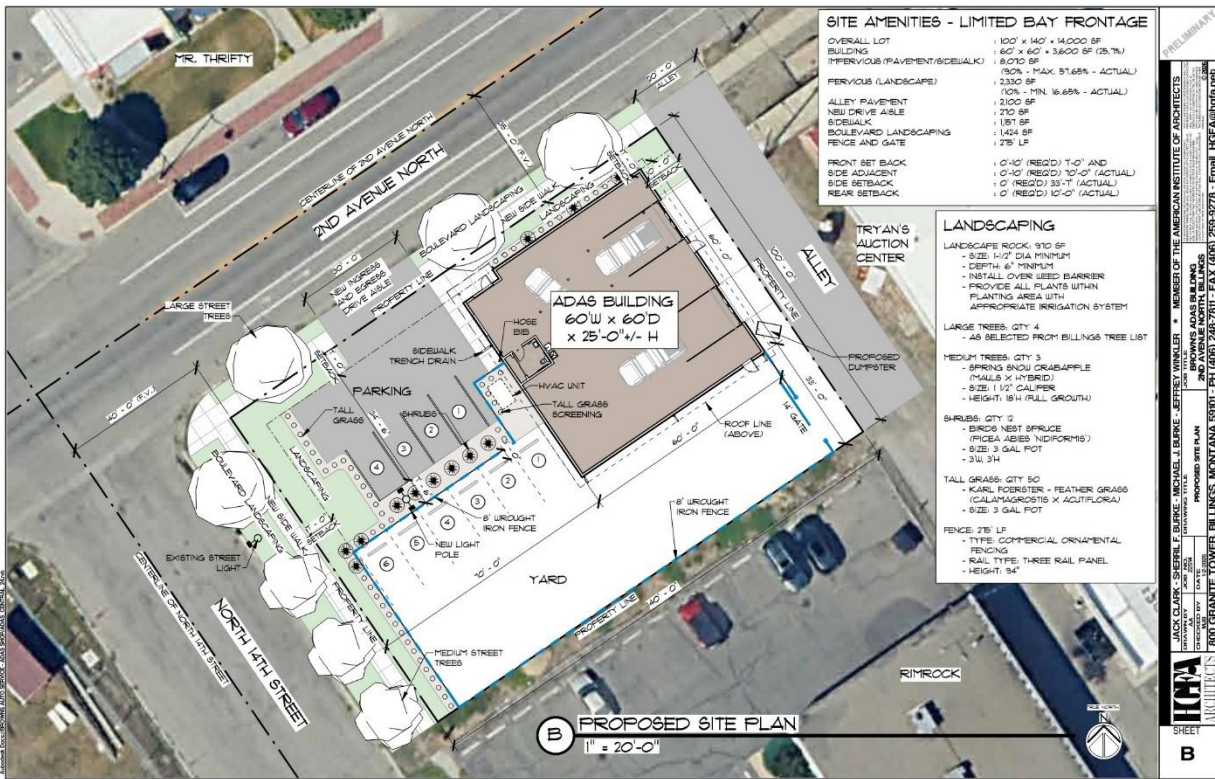


Variance 1391 Staff Report Attachments



A GOOGLE AERIAL PLAN
1" = 50'-0"

JACK CLARK - SHERRE F. BURKE - MICHAEL J. BURKE - JEFFREY WINKLER - MEMBER OF THE AMERICAN INSTITUTE OF ARCHITECTS
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ICMA ARCHITECTS
 SHEET **A**



B PROPOSED SITE PLAN
1" = 20'-0"

SITE AMENITIES - LIMITED BAY FRONTAGE

OVERALL LOT	100' x 140' = 14,000 SF
BUILDING	60' x 60' = 3,600 SF (25.7%)
IMPERVIOUS (PAVEMENT/SIDWALK)	8,070 SF
PERVIOUS (LANDSCAPE)	190% - MAX. 57,68% - ACTUAL
ALLEY PAVEMENT	2,330 SF
NEW DRIVE ASBLE	10% - MIN. 16.68% - ACTUAL
SIDWALK	210 SF
BOULEVARD LANDSCAPING	1,871 SF
FENCE AND GATE	1,424 SF
FRONT SET BACK	0'-0" (REQ'D) 1'-0" AND
SIDE ADJACENT	0'-0" (REQ'D) 10'-0" (ACTUAL)
SIDE SETBACK	0' (REQ'D) 33'-7" (ACTUAL)
REAR SETBACK	0' (REQ'D) 10'-0" (ACTUAL)

LANDSCAPING

TRYAN'S AUCTION CENTER

- LANDSCAPE ROCK, 910 SF
- SIZE: 1/2" DIA MINIMUM
- DEPTH: 6" MINIMUM
- INSTALL OVER USED BARRIER
- PROVIDE ALL PLANTS WITH PLANTING AREA WITH APPROPRIATE IRRIGATION SYSTEM

LARGE TREES: QTY 4

- AS SELECTED FROM BILLINGS TREE LIST

MEDIUM TREES: QTY 3

- SPRING SNOW CRABAPPLE (MALLS X HYBRID)
- SIZE: 1 1/2" CALIPER
- HEIGHT: 18'4" (FULL GROWTH)

SHRUBS: QTY 2

- ERICE NEST SPRUCE (PRICEA ABIES NIDIFORMIS)
- SIZE: 3 GAL POT
- 3" W. 3" H.

TALL GRASS: QTY 50

- KARL FORTENSTER - FEATHER GRASS (CALAMAGROSTIS X ACUTIFLORA)
- SIZE: 3 GAL POT

FENCE: 27' LF

- TYPE: COMMERCIAL ORNAMENTAL FENCING
- RAIL TYPE: THREE RAIL PANEL
- HEIGHT: 94"

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Variance 1391 Staff Report Attachments

C1 EAST ELEVATION ALLEY
 $3/32'' = 1'-0''$

C2 WEST ELEVATION NORTH 14TH STREET
 $3/32'' = 1'-0''$

C3 NORTH ELEVATION 2ND AVENUE NORTH
 $3/32'' = 1'-0''$

C4 SOUTH ELEVATION
 $3/32'' = 1'-0''$

Labels in drawings: METAL SIDING, METAL WAINSCOT, METAL AWNING.

Vertical text on the left: 1391 VARIANCE ARCHITECTURAL SERVICE, LLC, 1391 VARIANCE ARCHITECTURAL SERVICE, LLC, 1391 VARIANCE ARCHITECTURAL SERVICE, LLC

Vertical text on the right: PRELIMINARY, JACK CLARK, SHERYL F. BURKE, MICHAEL J. BURKE, JEFFREY WINKLER, MEMBER OF THE AMERICAN INSTITUTE OF ARCHITECTS, 1391 VARIANCE ARCHITECTURAL SERVICE, LLC, 200 GRANITE TOWER, BILLINGS, MONTANA 59101, PH: (406) 248-7911, FAX: (406) 259-9278, Email: HOFA@hfa.com

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