

ARCHITECTURAL REVIEW PRE-APP APPLICATION FOR:

WHITEFISH CORRIDOR COMMUNITY

WHITEFISH, MONTANA



PROJECT TEAM INFO:

Developer

Ruis Construction
 Columbia Falls, MT
 59912
 Tel: (619) 889-7749
 Contact: Hannah Whitney
 hhill@ruisconstruction.com

Civil Engineer

WGM Engineers
 431 1st Avenue W
 Kalispell, Montana 59901
 Tel: (406) 756-4848
 Contact: Kristine McMahon
 kmcmahon@wgmgroup.com

Architect

Dahlin Group
 1205 S. Main Street #109
 Kalispell, CA 94588
 Tel: (925) 251-7200
 Contact: Lauri Moffet-Fehlberg
 lfehlberg@dahlingroup.com

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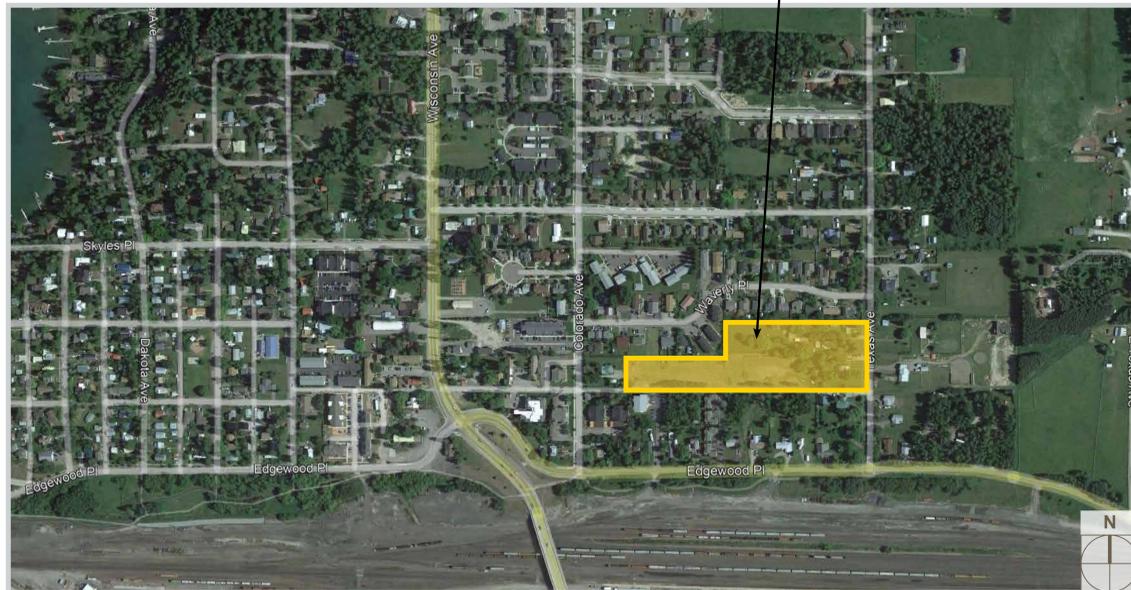
ARCHITECTURAL:

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CIVIL:

- 1 of 1 EXISTING CONDITIONS

VICINITY MAP:



PROJECT LOCATION

NOT TO SCALE

PROJECT DESCRIPTION:

Whitefish Corridor Community is a proposed new development project that will provide 146 units, through a mix of one-bedroom and two-bedroom types, distributed between seven separate buildings on the site. 30% of the units in the project will be provided as affordable housing. The seven buildings are composed of four different building types: Building A (3-story), Building A2 (2-story), Building A3 (3-story), and Building B (3-story). While all of the buildings are designed with a common architectural style, each building type has a unique identity that has been articulated through various roof forms, materials, and colors to provide variety within the community. The buildings have been laid out with care to buffer the new buildings from the neighboring residential construction. Vehicular access to the site will be provided at Colorado Avenue and at two locations on Texas Avenue and the development will provide approximately 280 vehicular parking stalls on site. Three large open space areas and an enclosed community space are proposed as amenities for neighborhood and residents. The community space, located in Building B, provides residents with access to lounge areas, dining space, bike storage, and management offices. This community space spills out onto one of the three open space areas for an opportunity to blend the indoor/outdoor environment.

TITLE SHEET





WHITEFISH CORRIDOR COMMUNITY | WHITEFISH, MT
RUIS CONSTRUCTION

ILLUSTRATIVE SITE
PLAN



JOB NO. 1719.002
DATE 09.19.2022
1205 S Main Street #109
Kalispell, Montana 59901
+1-925-251-7200



DEVELOPMENT SUMMARY

SITE AREA: 6.55 ACRES*
 UNITS: 146 UNITS
 DENSITY: 22.28 DU/AC
 PARKING REQUIRED: 307 SPACES
 PARKING PROVIDED: 280** SPACES
 *Approx., excl. 16' alley

** 30% OF THE UNITS IN THE PROJECT WILL BE PROVIDED AS AFFORDABLE HOUSING. AS A RESULT, THE PROJECT IS PROPOSING TO PROVIDE A REDUCED NUMBER OF PARKING SPACES, 20% OPEN SPACE, AND THE PROJECT IS ALSO SEEKING A HEIGHT INCREASE TO A MAXIMUM OF 40'-0".

(3) BLDG A, (1) BLDG A2, (2) BLDG A3, & (1) BLDG B

UNIT TYPE	UNIT COUNT	%
1BD	40	27
2ND	106	73
TOTAL	146	

PARKING COUNT

PARKING REQUIRED	SPACES	RATIO
1BD	60	1.5 per unit
2BD	212	2 per unit
GUEST	35	0.33 per 2br unit
TOTAL PKG REQUIRED	307	spaces

PARKING PROVIDED

	TOTAL
FULL SIZE	280 spaces
COMPACT (max. 20%)	0 spaces
TOTAL PKG PROVIDED	280 spaces*

*Incl. 8 accessible stalls

BIKE PARKING COUNT

BIKE PARKING REQUIRED	RATIO	# OF UNITS
	0.25	146
TOTAL PKG REQUIRED		37

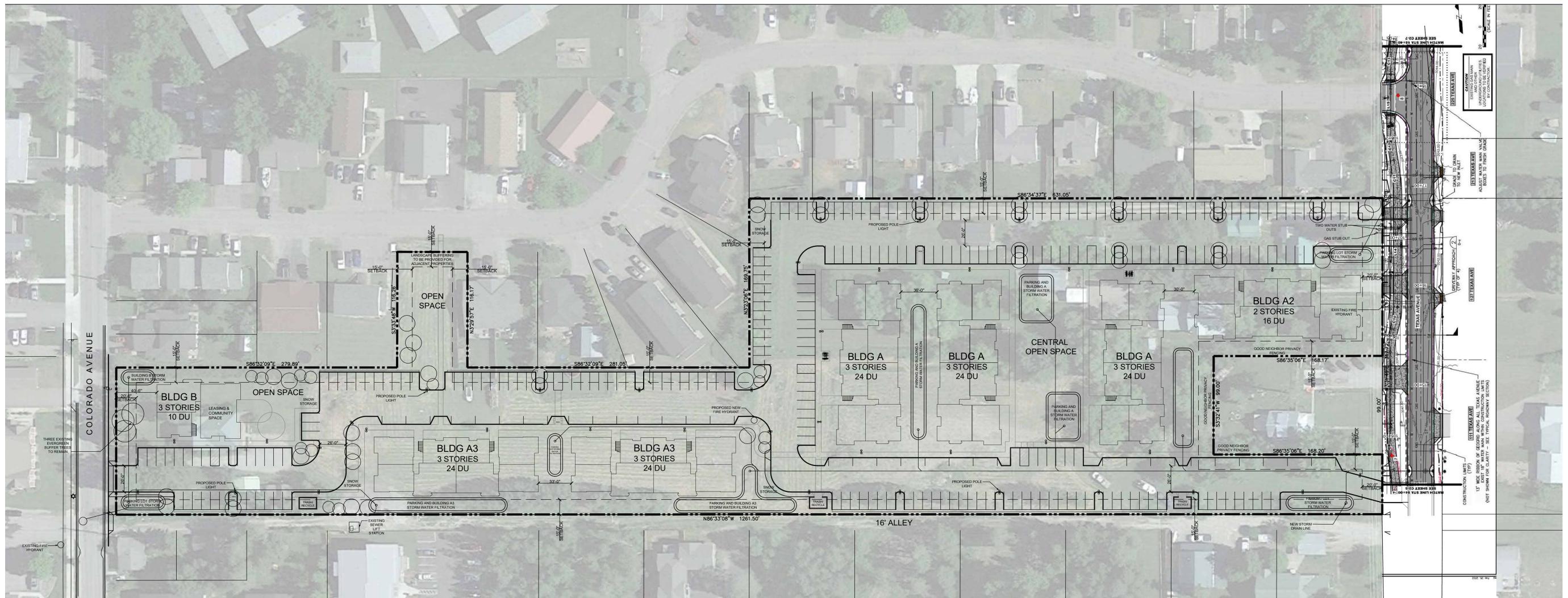
BIKE PARKING PROVIDED

	TOTAL
SHORT-TERM	12 spaces
LONG-TERM	26 spaces
TOTAL PKG PROVIDED	38 spaces*

BLDG A & A3 - 24 DU (3-stories)				
UNIT	1st floor	2nd floor	3rd Floor	
1BD	2	2	2	6
2BD	6	6	6	18
	8	8	8	24

BLDG A2 - 16 DU (2-stories)				
UNIT	1st floor	2nd floor	3rd Floor	
1BD	2	2	NA	4
2BD	6	6	NA	12
	8	8		16

BLDG B - 10 DU (3-stories)				
UNIT	1st floor	2nd floor	3rd Floor	
1BD	2	2	2	6
2BD	2	2	2	4
	2	4	4	10



PROPOSED SITE PLAN



OPEN SPACE REQUIRED			
	RATIO	LOT AREA (SF)	TOTAL (SF)
	0.2**	285,028	57,006
TOTAL REQUIRED			57,006

OPEN SPACE PROVIDED	
	AREA (SF)
AREA 1	3,613
AREA 2	5,669
AREA 3	3,445
AREA 4	8,881
AREA 5	4,021
AREA 6	7,306
AREA 7	18,062
AREA 8	8,347
AREA 9	3,843
TOTAL PROVIDED	63,187

REPRESENTS OPEN SPACE AREA COUNTED - ALL AREAS MINIMUM OF 20' WIDE



**OPEN SPACE
DIAGRAM**





VIEW FROM NORTH OF PROPERTY ON TEXAS AVENUE LOOKING SOUTH

SITE PERSPECTIVE

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VIEW FROM SOUTH OF PROPERTY ON TEXAS AVENUE LOOKING SOUTH

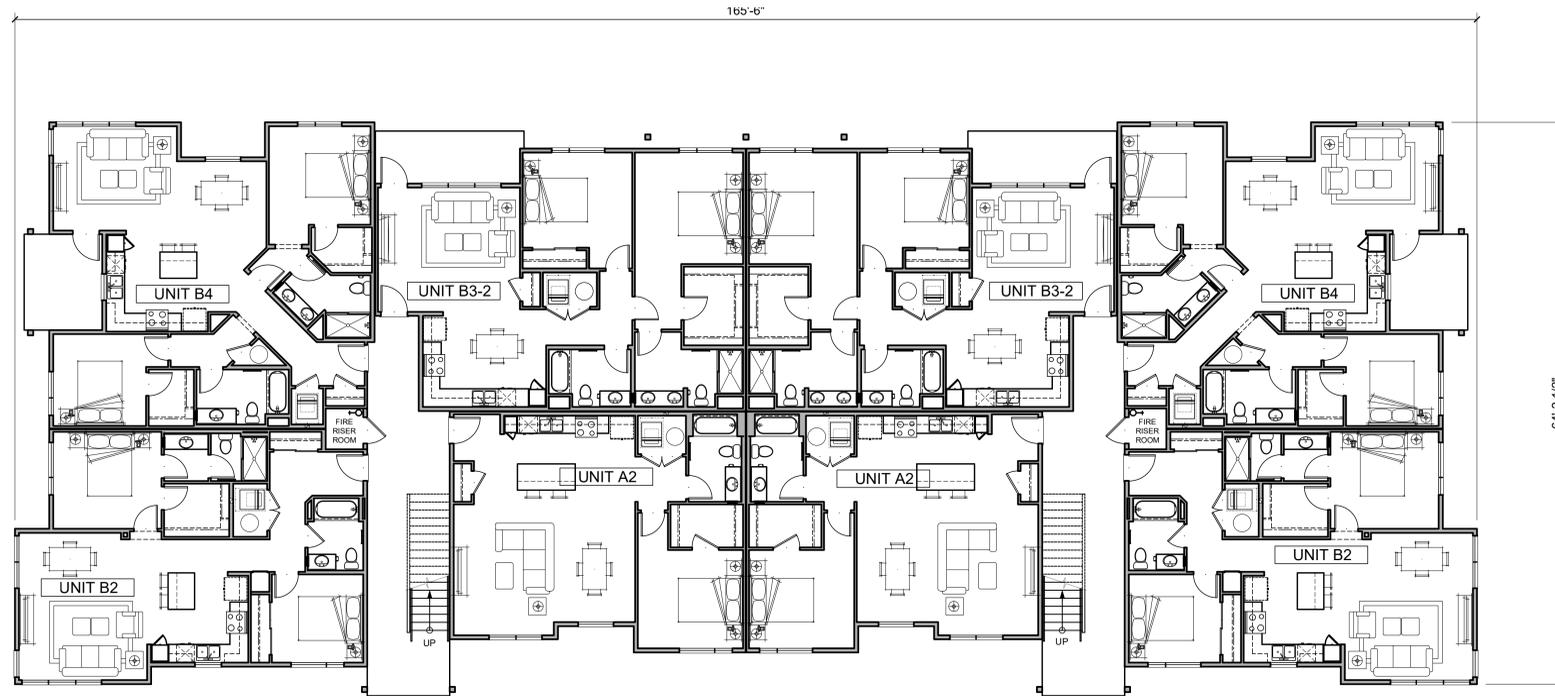
SITE PERSPECTIVE

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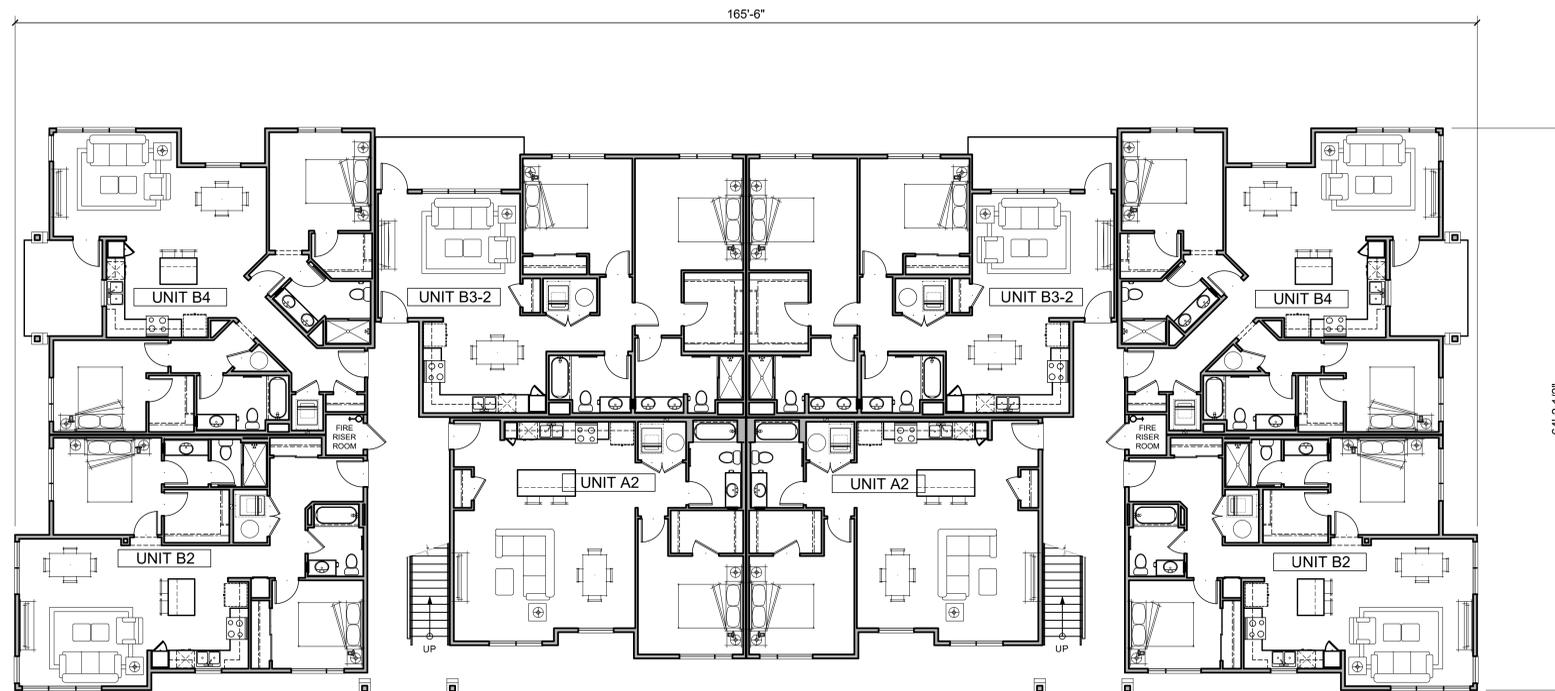
A6



BUILDING A - SECOND FLOOR

**SECOND FLOOR
UNIT MIX:**

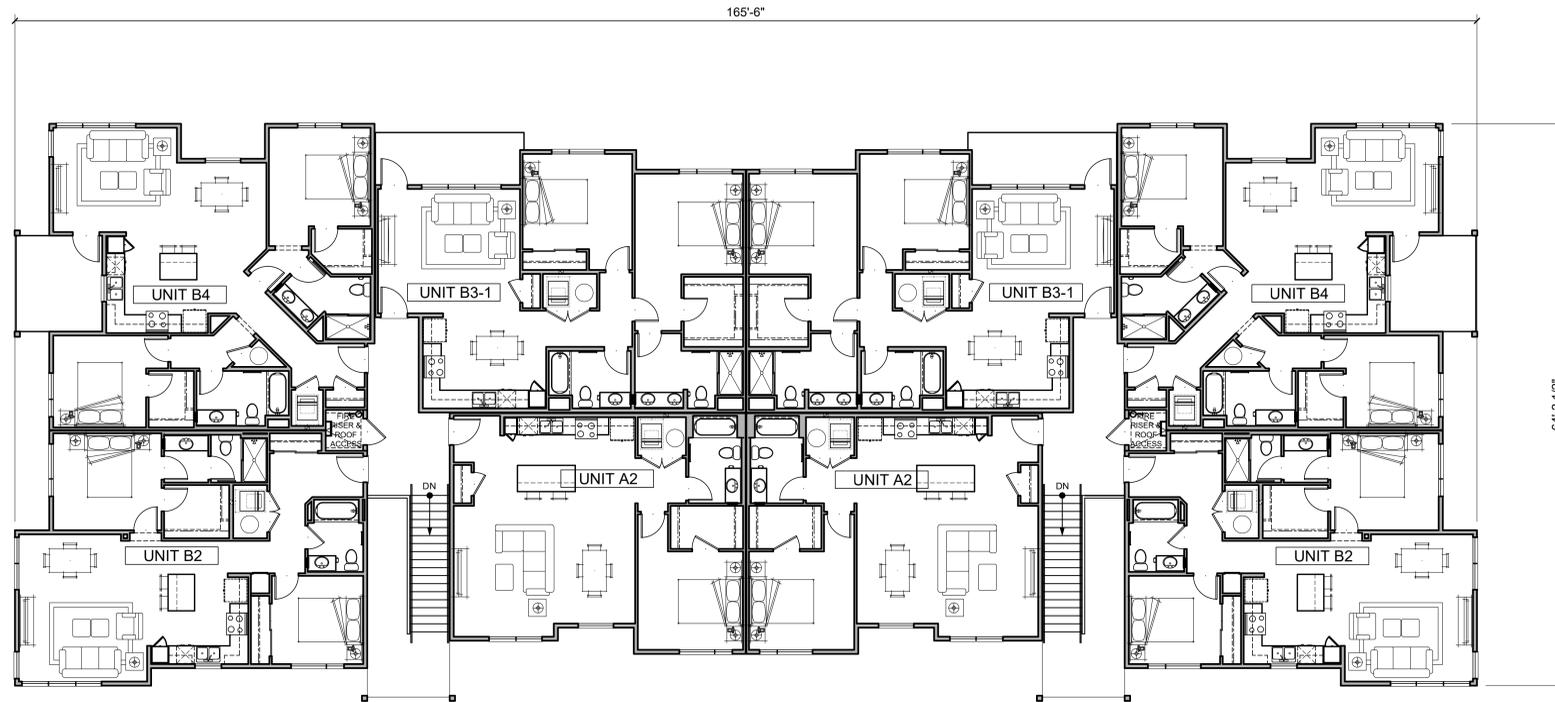
1BD UNITS -	2
2BD UNITS -	6
TOTAL -	8



BUILDING A - GROUND FLOOR

**GROUND FLOOR
UNIT MIX:**

1BD UNITS -	2
2BD UNITS -	6
TOTAL -	8



BUILDING A - THIRD FLOOR

**THIRD FLOOR
UNIT MIX:**

1BD UNITS -	2
2BD UNITS -	6
TOTAL -	8

**BUILDING A PLANS
THIRD FLOOR**





1 BUILDING A - FRONT ELEVATION



2 BUILDING A - LEFT ELEVATION



3 BUILDING A - REAR ELEVATION



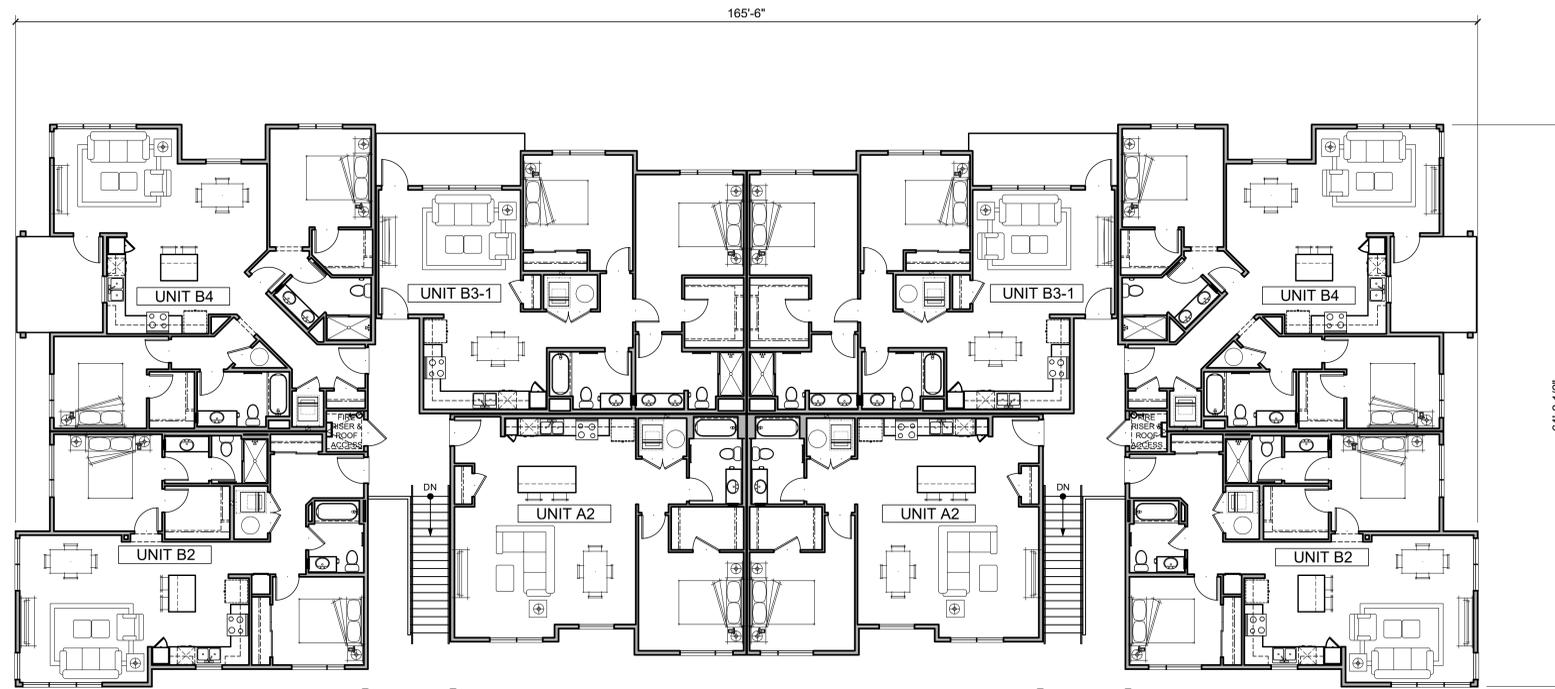
4 BUILDING A - RIGHT ELEVATION

**BUILDING A
ELEVATIONS**



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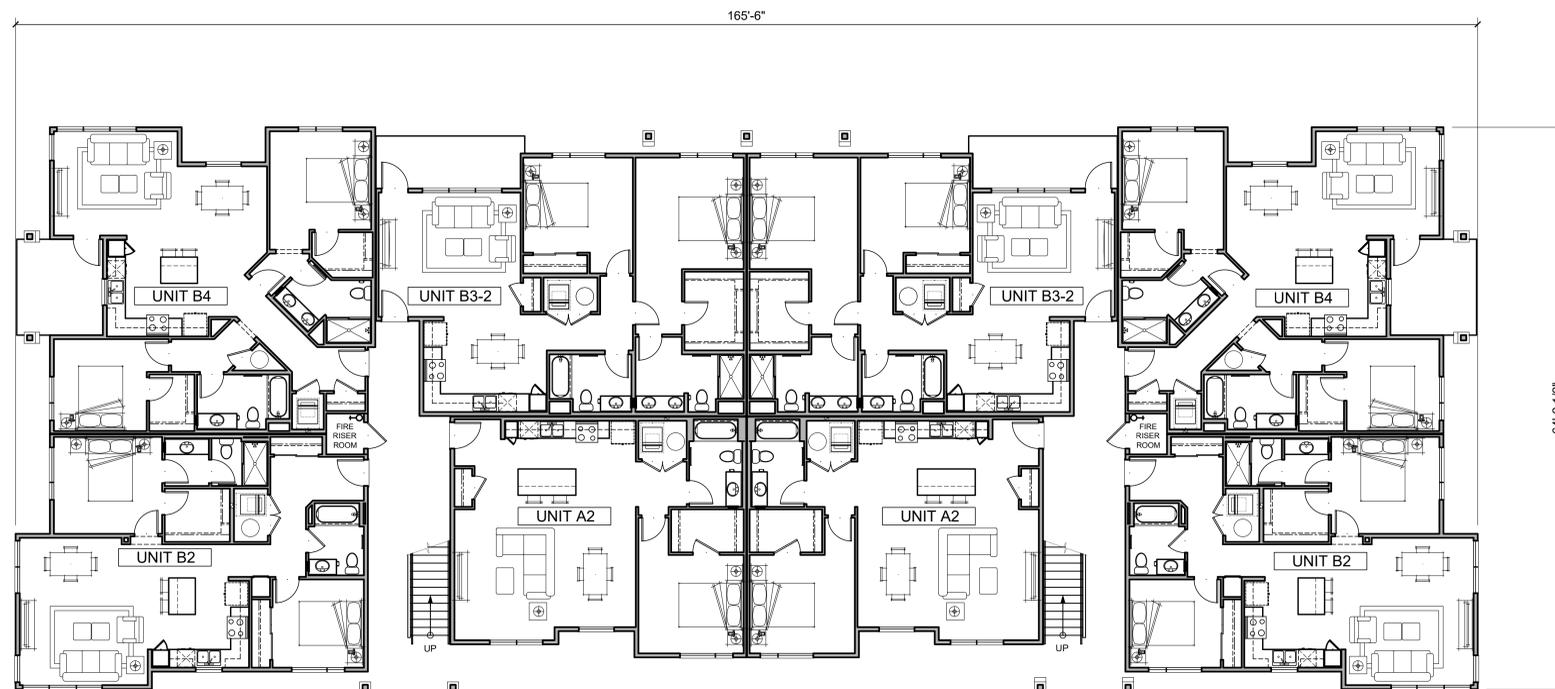




BUILDING A2 - SECOND FLOOR

**SECOND FLOOR
UNIT MIX:**

1BD UNITS	- 2
2BD UNITS	- 6
TOTAL	- 8



BUILDING A2 - GROUND FLOOR

**GROUND FLOOR
UNIT MIX:**

1BD UNITS	- 2
2BD UNITS	- 6
TOTAL	- 8

**BUILDING A2 PLANS
GROUND &
SECOND FLOORS**





1 BUILDING A2 - FRONT ELEVATION



2 BUILDING A2 - LEFT ELEVATION



3 BUILDING A2 - REAR ELEVATION



4 BUILDING A2 - RIGHT ELEVATION

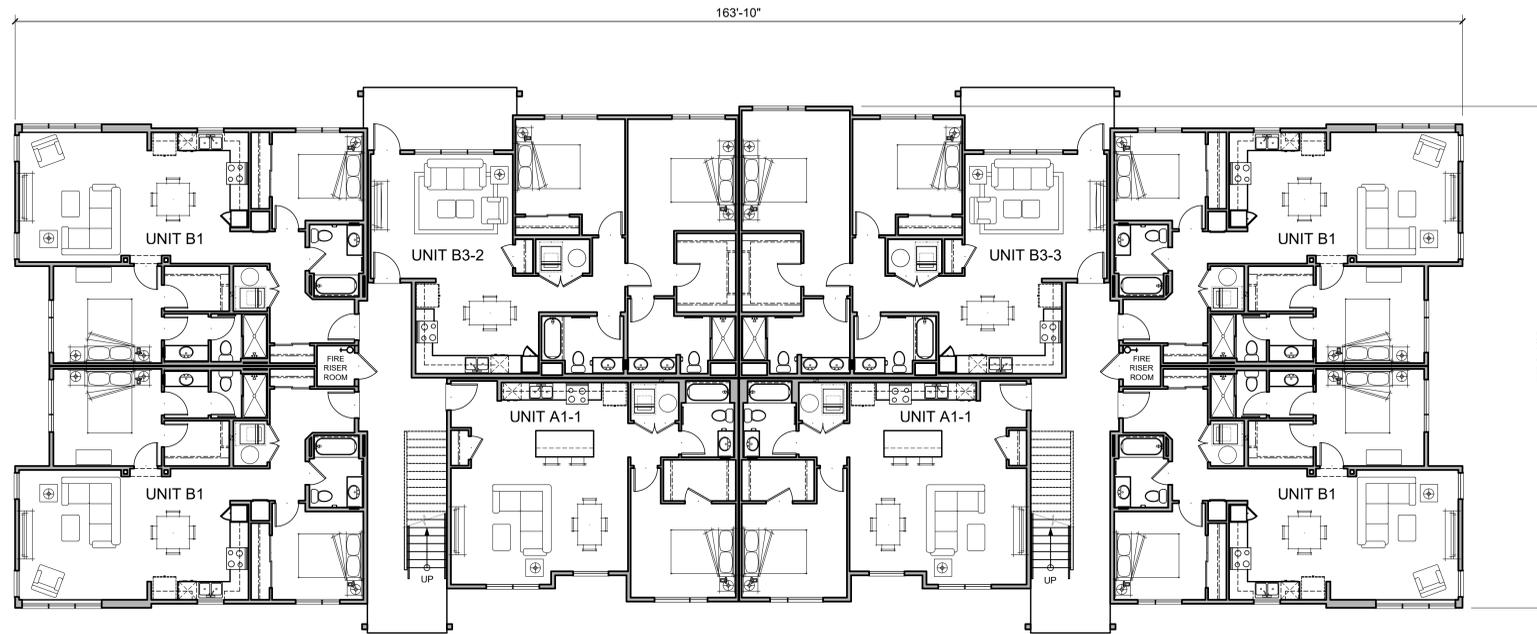
**BUILDING A2
ELEVATIONS**

0 8 16 32

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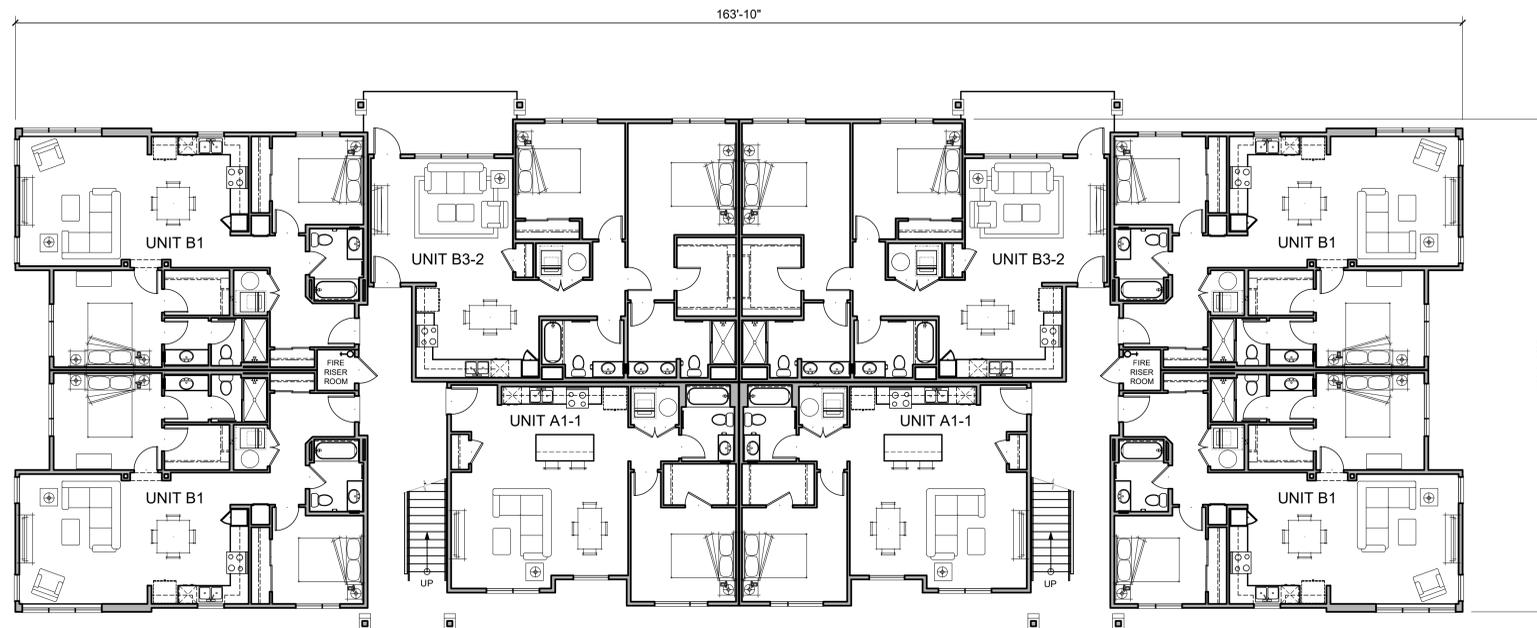


A11



SECOND FLOOR
UNIT MIX:
 1BD UNITS - 2
 2BD UNITS - 6
 TOTAL - 8

BUILDING A3 - SECOND FLOOR

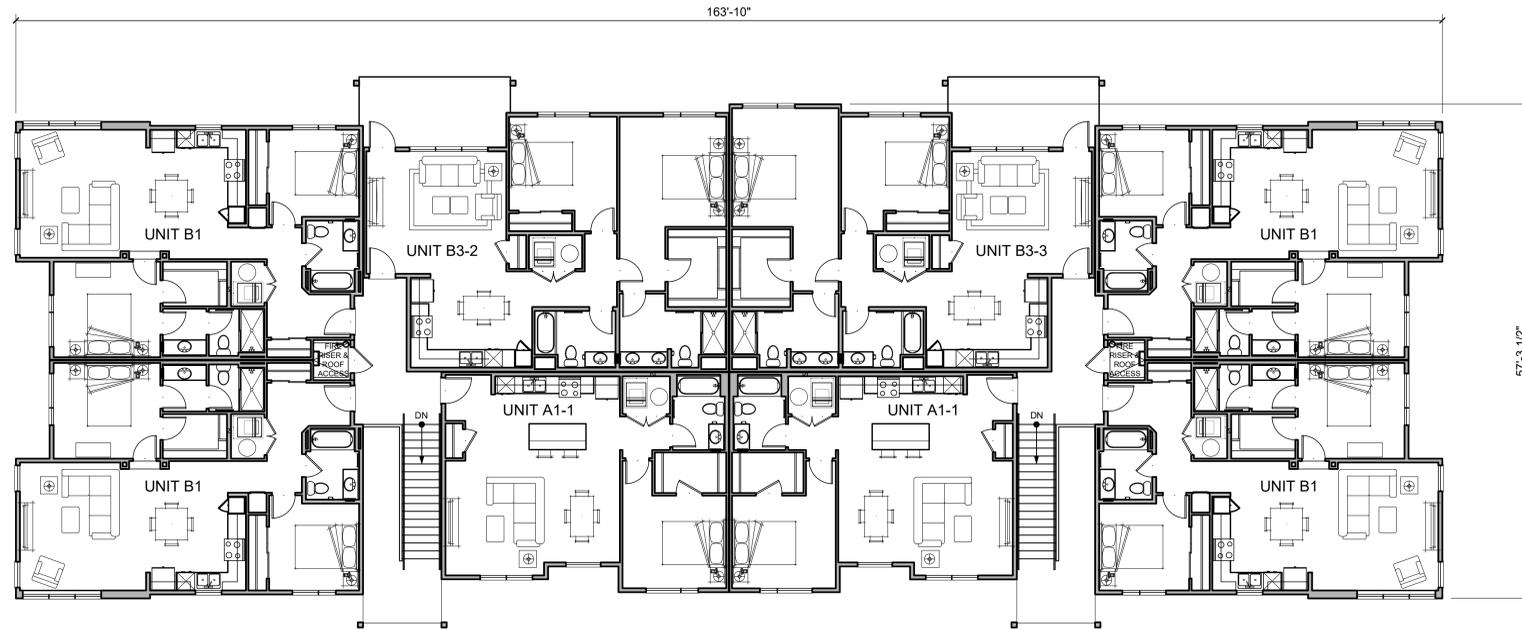


GROUND FLOOR
UNIT MIX:
 1BD UNITS - 2
 2BD UNITS - 6
 TOTAL - 8

BUILDING A3 - GROUND FLOOR

BUILDING A3 PLANS
GROUND &
SECOND FLOORS





**THIRD FLOOR
UNIT MIX:**
 1BD UNITS - 2
 2BD UNITS - 6
 TOTAL - 8

BUILDING A3 - THIRD FLOOR

**BUILDING A3 PLANS
THIRD FLOOR**



1 BUILDING A3 - FRONT ELEVATION



2 BUILDING A3 - LEFT ELEVATION



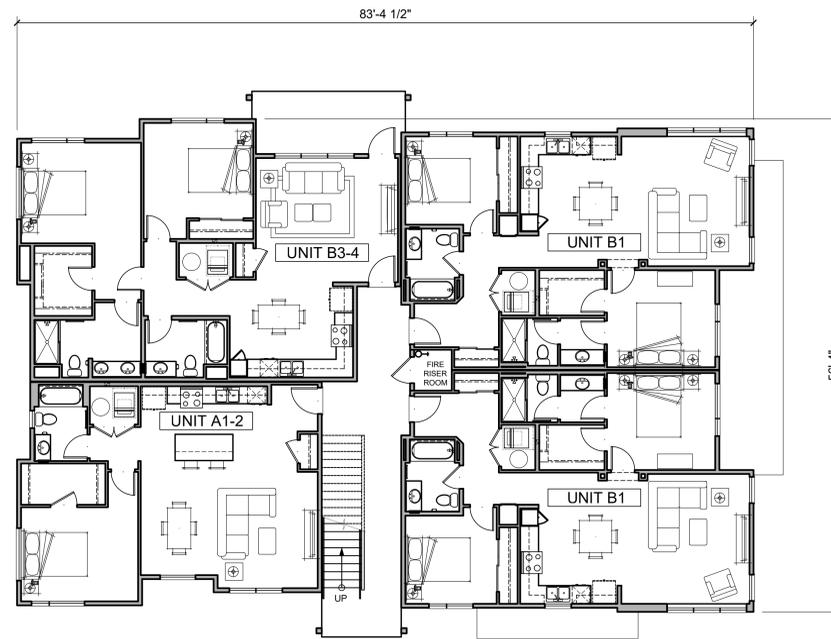
3 BUILDING A3 - REAR ELEVATION



4 BUILDING A3 - RIGHT ELEVATION

**BUILDING A3
ELEVATIONS**

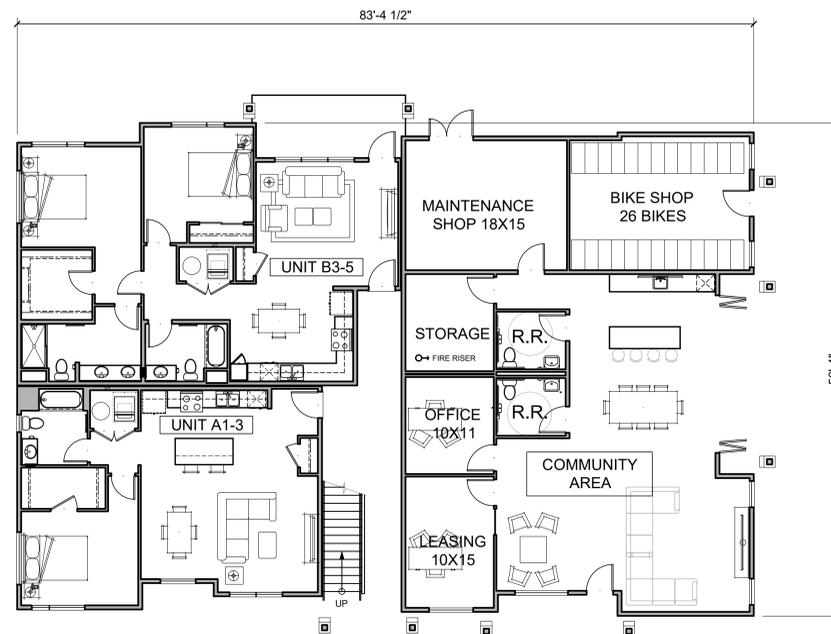




BUILDING B - SECOND FLOOR

**SECOND FLOOR
UNIT MIX:**

1BD UNITS	- 1
2BD UNITS	- 3
TOTAL	- 4



BUILDING B - GROUND FLOOR

**GROUND FLOOR
UNIT MIX:**

1BD UNITS	- 1
2BD UNITS	- 1
TOTAL	- 2

**BUILDING B PLANS
GROUND &
SECOND FLOORS**





BUILDING B - THIRD FLOOR

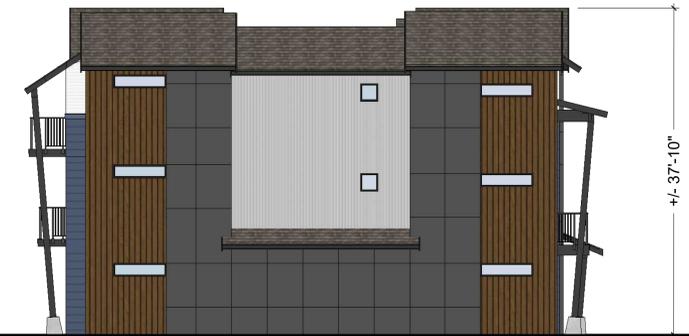
THIRD FLOOR UNIT MIX:

1BD UNITS	- 1
2BD UNITS	- 3
TOTAL	- 4

**BUILDING B PLANS
THIRD FLOOR**



1 BUILDING B - FRONT ELEVATION



2 BUILDING B - LEFT ELEVATION



3 BUILDING B - REAR ELEVATION



4 BUILDING B - RIGHT ELEVATION

**BUILDING B
ELEVATIONS**



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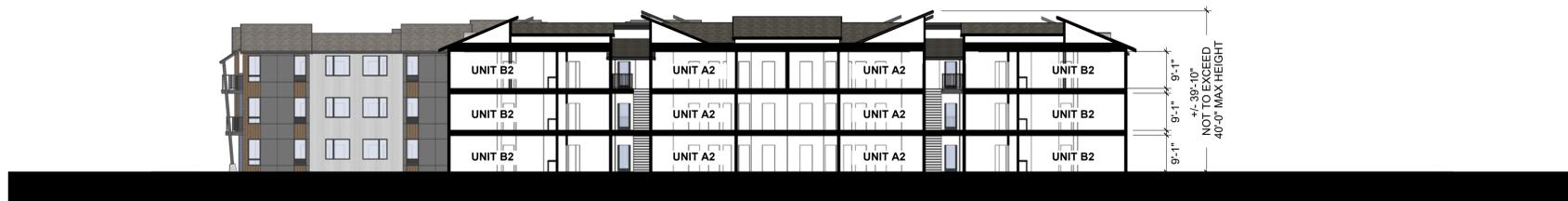
A17



1 SITE LONGITUDINAL SECTION A-A



2 SITE CROSS SECTION B-B



3 SITE CROSS SECTION C-C



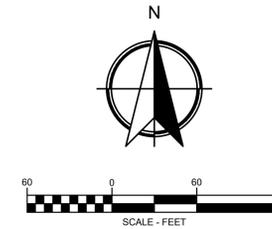
SITE SECTIONS

LEGEND

	SUBJECT PROPERTY BOUNDARY		WATER VALVE		FOUND 5/8 in. REBAR WITH YELLOW PLASTIC CAP (WALKER 4248S)
	RIGHT-OF-WAY LINE		WATER SHUT-OFF		FOUND 5/8 in. REBAR WITH YELLOW PLASTIC CAP (CORDI 13102 LS)
	INTERIOR/ADJACENT LOT LINE		SANITARY SEWER MANHOLE		FOUND 1/2 in. REBAR WITH YELLOW PLASTIC CAP (SANDS 7957S)
	EASEMENT LINE		DRAINAGE SUMP		FOUND 5/8 in. REBAR WITH 2 in. ALUMINUM CAP (JLI EBY 8694ES)
	CURB AND GUTTER		UTILITY POLE		FOUND 5/8 in. REBAR WITH YELLOW PLASTIC CAP (MARGUARDT 7328S)
	CURB AND GUTTER W/DRIVEWAY OPENING OR PEDESTRIAN RAMP		GUY WIRE		FOUND 5/8 in. REBAR WITH YELLOW PLASTIC CAP (HANGER 7344LS)
	SIDEWALK		LIGHT POLE		FOUND 5/8 in. REBAR WITH YELLOW PLASTIC CAP (HELPS 4739S)
	GRAVEL		ELECTRIC PEDESTAL		FOUND 5/8 in. REBAR WITH YELLOW PLASTIC CAP (SIBSON 15627S)
	ASPHALT PAVING		TELEPHONE PEDESTAL		
	EXTERIOR BUILDING WALL		EVERGREEN TREE		
	WATER MAIN		DECIDUOUS TREE		
	WATER SERVICE		SIGN		
	SANITARY SEWER MAIN		GAS VALVE		
	SANITARY SEWER SERVICE		GAS METER		
	AERIAL POWER LINE				
	AERIAL COMMUNICATION LINE				
	BURIED FIBER OPTIC LINE				
	BURIED ELECTRIC LINE				
	BURIED COMMUNICATION LINE				
	GAS MAIN				
	FENCE				
	CONTOUR (1 FOOT INTERVAL)				
	CONSTRUCTION LIMITS				

NOTES:

- 1) ALL BEARINGS, DISTANCES, AND CURVE DATA SHOWN ARE FOUND, UNLESS OTHERWISE NOTED.
- 2) THE NW CORNER OF THE EXISTING RESIDENCE ON LOT 12 OF COLORADO HOMESITES NO. 2 HAS BEEN DOCUMENTED IN COS 19081 TO BEING 0.18' EAST OF THE PROPERTY LINE. BUILDING EAVES, FENCES AND SHED ENCROACH ONTO LOT 1 OF THE AMD. PLAT OF LOT 2, WHITEFISH COTTAGES. PRELIMINARY RESEARCH HAS NOT REVEALED ANY RECORDED DOCUMENTS THAT ADDRESSES OR RESOLVES THIS BOUNDARY LINE ISSUE.
- 3) TEXAS AVENUE UNDER CONSTRUCTION AT TIME OF SURVEY. ASPHALT AND CULVERTS REMOVED.



BASIS OF BEARINGS

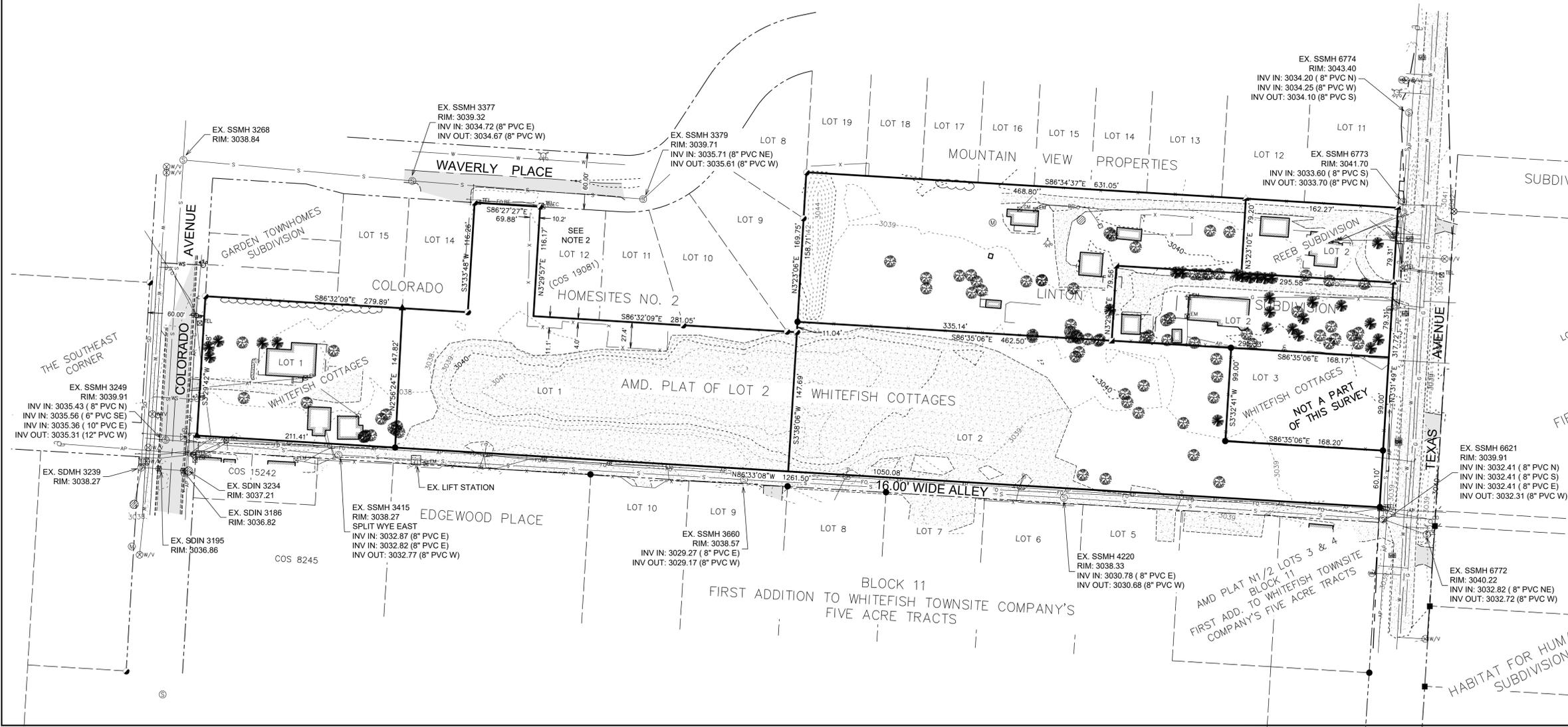
GRID NORTH OF MONTANA STATE PLANE COORDINATE SYSTEM - UNITED STATES/ITRF TO NAD83(2011) (SEVEN PARAMETER) DERIVED GPS/GNSS OBSERVATIONS.

HORIZONTAL DATUM AND COORDINATES: NAD83(2011)(SEVEN PARAMETER), MONTANA STATE PLANE AT GROUND COORDINATES (INTERNATIONAL FEET)

VERTICAL DATUM: NAVD88 CALCULATED FROM OPUS SOLUTION USING GEOID 18 (US SURVEY FEET)

UTILITY STATEMENT****

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.



EXISTING CONDITIONS
RUIS TEXCO LLC PROPERTIES
WHITEFISH, MONTANA

REVISIONS:

NO.	DESCRIPTION	DATE

PROJECT: 22-06-15
 LAYOUT: EX
 SURVEYED: CE & CB
 DESIGN: --
 DRAFT: CZ
 APPROVE: KM
 DATE:

JULY 2022

SHEET **1 OF 1**