#### CITY OF CODY PLANNING, ZONING AND ADJUSTMENT BOARD AGENDA TUESDAY, OCTOBER 24, 2023 AT 12:00 P.M. (NOON) CODY CITY HALL, COUNCIL CHAMBERS, 1338 RUMSEY AVENUE, CODY, WY

- 1. Call the Meeting to order.
- 2. Roll Call, excused members.
- 3. Pledge of Allegiance.
- 4. Introduction of New board member Shawn "Eric" Berg.
- 5. Approval of the Agenda for the October 24, 2023 Regular Meeting.
- 6. Tabled Item: Approval of the Executive Session Minutes from the June 13, 2023; June 15, 2023; June 27, 2023; July 25, 2023; and, August 8, 2023 meetings.
- 7. Approval of the Minutes for the October 10, 2023 Regular Meeting.
- 8. New Business:

a) Review the Preliminary plat for the Sommer Minor Subdivision, a two-lot Minor Subdivision located at 2620 Carey Street.

b) A request from DUKU, LLC to rezone Lot 5 of the Musser Subdivision (140 Cooper Lane West) from Single-family Residential (R-1) to Medium-Low Density Residential (R-2).

c) Commercial Site Plan Review for development of 2903 Big Horn Avenue, Club Dauntless Fitness Center.

- 9. P & Z Board Matters (announcements, comments, etc.)
- 10.Council Update
- 11.Staff Items
- 12.Adjourn

#### REMINDER: MUNICIPAL COURT STARTS AT 1:30 P.M.

The public is invited to attend all Planning, Zoning and Adjustment Board meetings. If you need special accommodations to participate in the meeting, please call the City office at (307) 527-7511 at least 24 hours in advance of the meeting.

### City of Cody Planning, Zoning, and Adjustment Board Regular Meeting October 10, 2023

A regular meeting of the City of Cody Planning, Zoning and Adjustment Board was held in the Council Chambers of City Hall in Cody, Wyoming on Tuesday, October 10, 2023 at 12:00 p.m.

Carson Rowley called the meeting to order at 12:01 p.m.

Present: Carson Rowley; Kim Borer; Matt Moss; Ian Morrison; Council Liaison Andy Quick; Public Works Director Phillip Bowman; City Attorney Sandee Kitchen; City Planner Todd Stowell; GIS Analyst Utana Dye.

Absent: Josh White, Dan Schein

Carson Rowley led everyone in the pledge of allegiance.

Ian Morrison made a motion to approve agenda for the October 10, 2023 regular meeting, seconded by Matt Moss. Vote on the motion was unanimous, motion passed.

Matt Moss made a motion, seconded by Kim Borer to remove from the table the Executive Sessions Minutes from the June 13, 2023, June 15, 2023, July 2023, and August 8, 2023 executive sessions. Vote on the motion was unanimous, motion passed.

Kim Borer made a motion, seconded by Matt Moss to approve the Executive Sessions Minutes from the June 13, 2023, June 15, 2023, June 27, 2023, July 25, 2023, and August 8, 2023 executive sessions. Kim Borer, Carson Rowley and Matt Moss were in favor of the motion. Ian Morrison abstained from the vote. Motion failed for lack of a majority of the quorum.

Kim Borer made a motion, seconded by Matt Moss to table the approval of the Executive Sessions Minutes from the June 13, 2023, June 15, 2023, June 27, 2023, July 25, 2023, and August 8, 2023 executive sessions. Vote on the motion was unanimous, motion passed.

Ian Morrison made a motion, seconded by Kim Borer to approve the minutes for the September 12, 2023 Regular Meeting with corrections. Vote on the motion was unanimous, motion passed.

City Planner Todd Stowell reviewed the preliminary and final plat for the Sulphur Creek Minor Subdivision—a two-lot subdivision of property located at 1334 Sunset Boulevard South.

Kim Borer made a motion, seconded by Matt Moss to recommend that the City Council grant variances noted in the staff report, and approve the preliminary and final plats subject to the

listed conditions: Subdivision Variances 1-2, and Conditions: 1-2 Vote on the motion was unanimous. Motion passed.

Todd Stowell briefly reviewed the request from DUKU, LLC to rezone Lot 5 of Musser Subdivision (140 Cooper Lane West) from Single-family Residential (R-1) to Medium-Low Density Residential (R-2).

The public hearing was opened at 12:24 p.m.

Public Comments received included objections from Curtis Ryan 3708 Cooper Lane, Kathleen P. Jachowski, 202 Cooper Lane West, Sean DeNamur 3637 Maple Leaf, Amanda Munn 139 McCullough Drive, Sherri Richardson 124 Cooper Lane, Tim Mahieu 4107 Carter Mountain, and Greg Greer 222 Cooper Lane.

Ryan and Erynne Selk (DUKU LLC.), as applicants spoke in favor of the rezone.

The Public Hearing was closed at 12:50 p.m.

P&Z Board Matters (announcements, comment, etc.): None

Council Update: Councilman Quick said that they have applicants for the open board position. The Council will be conducting interviews for the open board position.

Staff Items: Todd asked the Board if they are closing the public comments on the rezone or if they will still except emails and written comments. Carson asked the Board and they said that they would except emails and written comments up to the next P&Z meeting.

Ian Morrison made a motion, seconded by Matt Moss to adjourn the meeting. Vote on the motion was unanimous. The meeting was adjourned at approximately 12:54 p.m.

Utana Dye GIS Analyst

PLAN	CITY OF COD INING, ZONING AND ADJ STAFF REPOR	Y USTMENT BOARD T	
MEETING DATE:	October 24, 2023	TYPE OF ACTION NEEDED	
AGENDA ITEM:		P&Z BOARD APPROVAL:	
SUBJECT:	Preliminary Plat for the Sommer Minor Subdivision, a 2-lot Minor Subdivision. SUB 2023-03	RECOMMENDATION TO COUNCIL:	Х
PREPARED BY:	TODD STOWELL, CITY PLANNER	DISCUSSION ONLY:	

### <u>PROJECT OVERVIEW</u>

The proposal is to divide an 8.95-acre parcel located at 2620 Carey Street into two lots. Lot 1 is 3.95 acres of vacant agricultural land. Lot 2 contains a house, outbuildings, and additional agricultural land. The property is zoned R-2 and Rural Residential (RR). The preliminary plat drawing is attached. There is a substantial elevation difference between the houses along Carey Street and the lower field along Sulphur Creek.



### SUBDIVISION REGULATIONS

Applicable subdivision ordinance requirements are as follows. Staff comments follow each requirement. When a variance from the standard is requested, it is noted.

### 11-4-2: STREETS, ALLEYS AND EASEMENTS:

A. Alignment: All proposed streets, alleys and easements shall align horizontally and vertically with existing streets, alleys and easements adjacent to or lying near the subdivision.

Comment: No new streets or alleys are proposed. Both lots will have frontage on Carey Street.

# B. Conform to Master Street Plan: All streets shall conform to the city master street plan for size and approximate alignment.

Comments- The section of Carey Street south of Valley Avenue is in a public right-ofway, but is not improved to a City street standard. Carey Street is identified as a "minor residential" street by the Master Street Plan, which standard calls for a 25' wide paved street with curb, gutter, and sidewalk, yet Carey Street connects to a network of "rural" roads (no curb, gutter, or sidewalks). A rural designation for Carey Street would appear to be the appropriate designation. The section north of Valley Avenue is a 19foot-wide chip sealed road. Valley Avenue itself is a 21-foot-wide chip sealed road. Carey Street south of Valley Avenue only serves this property and one other lot.

Staff would suggest that an 18-footwide paved lane from Valley Avenue to the north boundary of Lot 2, within the existing right-of-way would be sufficient to meet the intent of providing a City standard street to the property. To the sides of the paved lane would be gravel shoulders. Technically, the applicant would be responsible for providing the street along the frontage of their property (170' in length), but the pavement would be of more service if constructed from Valley Avenue to the north boundary of Lot 2 (about 140' in length). If the applicant and Board are agreeable, that is what staff believes is warranted and sufficient, which would involve a variance to use that standard rather than the "minor residential".

Items "C" through "O" are standards that relate to construction of new streets in new rights-of-way and are not applicable to this subdivision.



*P. Alleys: Alleys shall be required in all subdivisions with the minimum width being twenty feet (20') ....* 

Comment: A variance to the alley requirement is requested and is justified as there are no adjacent alleys to tie into. All utilities and garbage collection will be at the front of the lots on Carey Street.

Q. Curb, Gutter, Sidewalk, Paved Streets: Curb, gutter, sidewalk and paved streets shall be required in all proposed subdivisions unless waived in accordance with criteria set out in subsection 11-5-2B of this title by the planning and zoning board, and the city council. All waivers of curb, gutter and sidewalks shall require acknowledgment by the developer on the final plat that future improvement districts for the development of curb, gutter and sidewalks shall be supported by future owners of the lots and be so noted on the final plat. The developer shall be responsible for demonstrating to the city that the grades and location of the proposed improvements shall be compatible with all future development in the area.

Comment: As noted in "B" above, staff recommends installation of the 18-foot-wide paved lane as sufficient. A variance to the curb, gutter, and sidewalk requirement on Carey Street is appropriate.

R. Street Cross Section: The minimum typical cross section for each type of street shall be as shown on the master street plan...

Comment: Again, the 18-foot-wide paved lane is recommended, which would be a variance.

Items "S" and "T" are standards that relate to new streets that are not applicable to this project.

- U. Lot Requirements:
- 1. Lots shall be sited to meet the requirements of the appropriate zoning. Comment: Minimum lot size, width, and frontage requirements are all met. Due to the property configuration, meeting the maximum depth-to-width ratio would only be possible if one of the lots were much smaller. The intent of the depth-to-width ratio is to allow larger properties the option of future division. The lot sizes proposed do not inhibit the potential for additional subdivision of them in the future—although the current owner has stated an intent of no future division. An exception to the lot depth-to-width ratio is recommended.
- *2. Every lot shall abut upon or have access to an approved street or cul-de-sac.* Comment: Met.
- 3. Side lot line shall be at approximately right angles to the street line on which the lot faces.

Comment: Met.

*4. Strip lots...will be prohibited.* Comment: Met.

**Section 11-5-1**, **DEVELOPMENT AND IMPROVEMENT** also includes standards for construction. Applicable sections not covered by the items above are listed below.

F. Sanitary Sewer: ...Each lot within the proposed subdivision shall be connected to a minimum eight-inch (8") diameter sewer main by a minimum four-inch (4") diameter sewer service line. The service lines shall be extended from the sewer main to the property line according to city standards. The use of individual septic systems will not be permitted when a sanitary sewer main is available...

Comment: Lot 1 will utilize a grinder pump system to pump sanitary sewer up to the City sewer main in Carey Street. Grinder pump systems typically utilize a 1  $\frac{1}{4}$  or 1  $\frac{1}{2}$ " pipe. The intent of the requirement is met.

### G. Storm Sewer...

Comment: Minor subdivisions are exempt from the storm water policy.

H. Water: All water mains will be designed and constructed according to city approved specifications and the city standards. The system will connect each lot within the proposed subdivision to a minimum six-inch (6") diameter main by the use of a minimum three-fourths inch  $\binom{3}{4}$ ") copper service line. The service lines shall be extended from the main to the property line according to city standards. ...

Comment: Will be met as proposed. Lot 2 is already connected and Lot 1 proposes to connect.

### I. Fire Hydrants...

Comment: As there is a fire hydrant near the northwest corner of the property, the requirement is met for the subdivision. However, as a "heads up", construction on Lot 1 will likely occur further from the hydrant than the typical 600-foot limit of the fire code. The fire marshal has authority to allow a greater distance when the house is provided with a fire sprinkler system. Due to both the longer distance from the fire hydrant and the steepness of the driveway to Lot 1 (approximately 16%) the fire marshal has indicated that a fire sprinkler system for the house on Lot 1 will be necessary, but with it being provided, he will authorize the situation of the additional distance to the hydrant, and the use of the driveway that is steeper than the 10% limit.

# J. Open Drains, Irrigation Ditches: All open drains and irrigation ditches shall be buried or, if possible, eliminated.

Comment: The existing ditch that runs north-south through the property is already piped.

K. Utilities: All utilities (electrical service, natural gas, telephone, cable TV, etc.) shall be installed underground, whenever possible, in the streets, alleys or utility easements shown on the final plat. All buried utilities will be placed before the finished surface is placed on the streets or alleys ... It will be the developer's responsibility to ensure that

# all utilities necessary or reasonably expected are placed within the proposed subdivision.

Comment: All typical utility services are either in place, or can be installed at the time of development of Lot 1. However, there is an existing power pole guy wire that is in the way of the driveway that goes down the hill. The electrical division indicates that the pole can be moved to the north to eliminate the guy wire obstruction. The subdivider will need to pay the estimate for the electrical division to move the pole before the final plat can be recorded.

*M.* Street Lighting: Street lighting shall be installed according to the standards and requirements established by the city electrical commissioner, the cost of which will be borne by the subdivider.

Comment: There is no street lighting on Carey Street or Valley Avenue. The electrical commissioner did not recommend installation of a street light along the frontage of this property.

### N. Public Use Areas: ...

Comment: Minor subdivisions are exempt from this requirement.

### **RECOMMENDATION:**

Recommend that the City Council approve the preliminary plat of the Sommer minor subdivision, with the following variances and an exemption to the maximum lot width-to-length ratio, subject to the conditions listed:

Subdivision Variances:

- 1. To waive the alley requirement.
- 2. To modify the street requirements for Carey Street as described in the staff report (install an 18' wide paved lane from Valley Avenue to Lot 2).

### Conditions of Approval:

- 1. Provide the final plat documents in accordance with the subdivision ordinance. A water distribution plan, which has been approved by Cody Canal, will need to be provided with the final plat.
- 2. The water tap fee for Lot 1 and the electrical estimate to move the power pole are to be paid before the final plat is recorded.
- 3. Provide a 10-foot-wide utility easement for the existing power line across the lower field.
- 4. Installation of the sewer service, domestic water service, power, and desired 3<sup>rd</sup> party utilities (gas and telecommunications) to the building site on Lot 1 is to occur in conjunction with development of Lot 1.
- 5. Add a note to the plat that due to the distance from a fire hydrant and the steepness of the driveway to Lot 1, the house on Lot 1 will need to be provided

with a fire sprinkler system, as a condition of the fire code variances authorized by the fire marshal.

6. Add a note that any outstanding subdivision improvements must be completed prior to or in conjunction with development of Lot 1, and to see the Community Development Department for details.

### <u>ATTACHMENTS</u>

Preliminary plat

H:\PLANNING DEPARTMENT\FILE REVIEWS\MAJOR-MINOR SUBDIVISION\2023\SUB2023-03 SOMMER MINOR SUBDIVISION\STAFF REPORTS\STAFF RPT TO PC SOMMER MINOR SUBD PRELIM.DOCX





PLANN	CITY OF COD ING, ZONING AND AD STAFF REPO	DY JUSTMENT BOARD RT	
MEETING DATE:	October 24, 2023	TYPE OF ACTION NEEDED	
AGENDA ITEM:		P&Z BOARD APPROVAL:	
SUBJECT:	REQUEST TO REZONE LOT 5 OF THE MUSSER SUBDIVISION (140 COOPER LANE WEST) TO R-2 RESIDENTIAL. FILE: ZON 2023-04	RECOMMENDATION TO COUNCIL:	Х
PREPARED BY:	TODD STOWELL, CITY PLANNER	DISCUSSION ONLY:	

### **PROJECT DESCRIPTION:**

DUKU, LLC has submitted an application to rezone their 18.7-acre property from Singlefamily Residential (R-1) to Medium-low Density Residential (R-2). The property is located on the east side of West Cooper Lane, just north of the "E" Avenue intersection. The property is currently vacant. No specific subdivision plan has been submitted at this time.

The City zoning and County zoning for the area is shown in these maps. The City zoning is the larger map. On the



County zoning map the lighter red is R-H (residential half acre) and the dark red is commercial.

### PROCEDURE:

The following section relating to rezoning is found in the City of Cody code.



10-5-1: CITY COUNCIL AUTHORITY: The city council may by ordinance at any time, on its own motion or petition, or upon the recommendations by the planning and zoning commission, amend, supplement or change the regulations or districts herein or subsequently established; provided, however, that a public hearing shall first be held in relation thereto, after one publication of notice of the time, place and purpose of such hearing, in an official newspaper, at least fifteen (15) days prior to such hearing.

The public hearing was advertised as required by posting an advertisement in the Cody Enterprise on September 14, 2023 and by mailing to neighbors within 140 feet of the property on September 13, 2023. The public hearing was held at the last Planning and Zoning Board meeting on October 10, 2023. The Board indicated that they would continue to accept written comments until the October 24<sup>th</sup> meeting. All written comments received by the time this report was issued are attached at the end of this report. Pursuant to state law and City code, rezones are accomplished by ordinance.

### Zoning Standards

The following is a general comparison between the R-1 and R-2 zoning standards. For a full comparison see Title 10 of the City of Cody Code.

	R-1 Zoning Standards	R-2 Zoning Standards
Minimum Net Lot Area	7,000 sq. ft.	5,500 sq. ft. for a single-family
		dwelling; 10,000 sq. ft. for a
		two-family dwelling (duplex)
Minimum Lot Width	50'	50'
Maximum lot depth to	3:1	3.5:1
width ratio		
Minimum frontage on	45' (30' on cul-de-sac)	45' (30' on cul-de-sac)
street/access easement		
Maximum building	2 stories and 30' above	2 stories and 30' above grade
height	grade	
Minimum size of	1,000 sq. ft.	864 sq. ft.
dwelling in gross floor		
area, excluding garage		
Maximum building	40%	50%
coverage		
Front yard setback	25'	20' living area, 25' garage
Accessory Dwellings	Conditional Use	Permitted Use
Short Term Rental	Not permitted	Permitted if property is owner-
		occupied when rented.
Manufactured Homes	Not permitted	Not Permitted

Site Built or Modular	Permitted	Permitted
Homes		
Duplexes and common wall dwellings	Not Permitted	Permitted
Multi-family (Triplexes,	Not Permitted	Not Permitted
4-plexes, etc.)		

### <u>REVIEW CRITERIA:</u>

Rezones are a legislative action, subject to the full discretion of the governing body. The Cody zoning ordinance does not have specific criteria outlined for granting or denying rezone requests. For the purpose of providing guidance, staff will refer to the following general standards for zoning that are found in Wyoming state law, Section 15-1-601(d). Please note that the standards are in the context of initially adopting an overall zoning plan for a community, yet they can provide guidance for reviewing site specific proposals as well.

(d) All regulations shall be made:

(i) In accordance with a comprehensive plan and designed to:

Staff Comment: The current comprehensive plan was adopted by the City in March of 2014. Per the master plan "*The Future Land Use Map...will be the guide for future zoning and development within the City.*" The subject property, as well as other properties in the undeveloped Cooper Lane area, were outside of the City limits at the time the City master plan was developed. Yet these properties were identified in the

master plan as an annexation area (green on map), which is described as, "...those areas the City has the most interest in annexing due to the factors that make urban development most cost-effective... It is the intent of the City to plan for extension of City services to these areas, as needed to serve urban density development..."



The provision of efficient services is a major factor in land use planning for the City, and utilizing urban densities in this area is the direction specified in the adopted City master plan. In many ways, urban development of this and other underutilized properties in the West Cooper Lane area simply reflects market pressure.

It is noted that both the R-1 and R-2 zoning districts are applied to the City's "Low Density Residential" comprehensive plan designation. In other words, if the property were in the City limits when the master plan was developed and had a "Low-density Residential" designation applied, R-2 zoning would be consistent with that designation.

The options for R-1 or R-2 zoning would both be considered urban density "in accordance with a comprehensive plan."

### (A) Lessen congestion in the streets;

Staff Comment: This language seems to indicate that there is always an existing problem of traffic congestion. It should be interpreted to mean that the capacity of the street system should be considered when contemplating what zoning to apply to an area.

The primary concern voiced by public comments seems to be the increase in traffic that would result from development of the property under the R-2 standards. The following table from the recently completed Big Horn Avenue Corridor Traffic Study, provides some good information on the situation. The year 2050 projections are based on a 2% annual growth rate.

Table 6 shows the traffic volume on Big Horn Avenue at the street segments noted.

Table 6 – 2050 Forecast Daily Volumes		
Segment	2019 Daily Volumes	2050 Daily Volumes
RM 0.44 (Belfry Highway) to 1.13 (Blackburn Street)	11,769	21,740
RM 1.13 (Blackburn Street) to 2.19 (Cooper Lane West)	10,495	19,390
RM 2.19 (Cooper Lane West) to 2.67 (Beacon Hill Road)	6,243	11,530
RM 2.67 (Beacon Hill Road) to 7.34 (County Road 2AB)*	7,114	13,140

\*Data provided for reference only and is located outside study area

Table 7 shows when the intersection noted is estimated to meet one of seven warrants for consideration of a traffic signal.

Table 7 – MUTCD Signal Warrant Summa	ıry	
Intersection	Meets One Warrant in 2021	Year Estimated to Meet One Warrant
Belfry Highway	No	2033
Freedom Street	No	2044
Robert Street	No	2030
Cooper Lane West	No	2029
Beacon Hill Road	No	2033

Table 8 – Highw	ay Capacity Manual Levels	s of Service and Co	ontrol Delay⁴
Signali	zed Intersection	Unsigna	lized Intersection
Level of Service	Delay per Vehicle (sec)	Level of Service	Delay per Vehicle (sec)
Α	≤ 10	A	≤ 10
В	> 10 and ≤ 20	В	> 10 and ≤ 15
С	> 20 and ≤ 35	С	> 15 and ≤ 25
D	> 35 and ≤ 55	D	> 25 and ≤ 35
E	> 55 and ≤ 80	E	> 35 and ≤ 50
F	> 80	F	> 50

Table 8 defines Level of Service.

Table 9 shows the existing and year 2020 projected Levels of Service at the intersections of each street noted.

Table 9 – Existing Configuration LOS Su	mmary					
Intersection	Lowe	st LOS -	2021	Lowe	est LOS -	2050
Intersection	AM	Mid	PM	AM	Mid	PM
Belfry Highway	С	С	С	F	F	F
Freedom Street	В	В	В	С	С	С
Robert Street	В	В	В	D	В	С
Cooper Lane West	В	В	В	С	В	В
Beacon Hill Road	С	В	С	F	D	F
LOS A-C: LOS D: LOS E:	LOS	F:				

The point of these charts being included is to demonstrate that there is not at present a capacity "problem" at the intersection of West Cooper Lane and Big Horn Avenue, but that the intersection is approaching the point that a traffic signal will be needed. The traffic signal decision, timing, and funding would be the responsibility of WYDOT, and it is now on their "radar". Assuming historical growth rates, the traffic engineers project that by the year 2029 a signal may meet warrants for installation at West Cooper Lane.

The City does not have a current traffic impact ordinance that would require developer participation in paying for a traffic signal, or any other off-site traffic improvement.

Additional comments have been made about increased traffic on Cooper Lane itself. It is true that traffic will increase on Cooper Lane as development of the lot occurs.

Cooper Lane is partially in the City and partially in the County, which is likely why neither jurisdiction has done much maintenance to it. Any perceived or real stormwater issues with Cooper Lane that may affect capacity or safety of the road are an existing condition that the Public Works Departments can analyze and address, and they likely should do so independent of the current rezone proposal. The condition of Cooper Lane is not so deteriorated that is justifies precluding development. In fact, development would mean it would eventually be improved as that adjacent development occurs.

We also need to remember that the analysis under consideration is not between the current undeveloped situation and a developed situation, but the difference between the amount of traffic generated from a theoretical R-2 development versus a theoretical R-1 development. Furthermore, development takes time to occur, not only the initial approval and construction of the infrastructure, but the construction and sales of the homes themselves. It is not an overnight occurrence, so with the signal at Big Horn Avenue, there is time for the agencies to respond.

### (B) Secure safety from fire, panic and other dangers;

Staff Comment: Regardless of the zoning, any new construction or use would need to comply with applicable development codes, which codes are intended to ensure that adequate protections occur so as to secure safety from fire, panic, or other physical dangers.

### (C) Promote health and general welfare;

Staff Comment: In staff's view, the requested R-2 zone would not conflict with general provisions of promoting health and welfare in the neighborhood. It is noted that due to the canals along the north and east sides of the property, there will be provided a natural "buffer" for those properties, which adjoining properties will likely remain the County in a minimally developed state. Due to less challenging issues of providing City utilities, and as identified in the master plan, properties to the south are anticipated to be developed in an urban manner, likely residentially as well. From a land use perspective, the proposed R-2 zoning does not have any use permitted that is incompatible with surrounding single-family development.

In order to promote the general welfare of the City, people need places to live. While the applicant used the word "affordable" in the application, it sounds like they are really talking about workforce housing and retirement housing that is attainable for persons that have good jobs and steady income, or can pay cash. The applicant can likely provide better statistics than I, due to their Realtor association, but as an example I think many would be shocked at the number of persons that would not be able to purchase their existing home with current prices and interest rates (55%). Here is a link to an article that shows that and several other statistics:

https://www.cato.org/survey-reports/poll-87-americans-worry-about-cost-housing-69worry-their-kids-grandkids-wont-be It also seems that every employer in the community complains constantly about not being able to find employees, yet if we do not allow places for them to live, what can really be the expectation? The overwhelming majority of neighbor comments are opposed to the rezone, which on one hand is understandable. Any change is stressful and causes one to have to adjust their expectations. However, how realistic are those expectations that those vacant fields along West Cooper Lane will forever remain undeveloped?

The comments opposing the rezone actually demonstrate how much of a challenge we have as a City to find landowners that are willing to develop their property to provide needed housing. The fact that we have a landowner willing to provide needed housing should be applauded. Of course, the neighbors will simply respond that they are not against attainable housing, just not here in our neighborhood. Then the question is "where"? Conceptually, the most efficient manner to grow a City, other than through infill, which the City also encourages, is immediately next to its existing boundaries. Development of the subject property would not be "sprawl" or "leapfrog" development, but the natural growth of a community.

In the case of Cody, the West Cooper Lane Corridor is really only one of two potential growth areas for the City that are even somewhat economical for providing City services in the near term.

### (D) Provide adequate light and air;

Staff Comment: This standard is typically related to providing sufficient open space and setbacks. (The language originally developed to address tenement housing conditions of the early 1900's.) Current building codes and zoning setbacks/buffers are intended to meet this requirement. The setback standards between R-1 and R-2 zones are almost identical, with the front setback being somewhat less in the R-2.

### (E) Prevent the overcrowding of land;

Staff Comment: From a planning perspective, what constitutes "overcrowding" is when existing systems are strained beyond their capacity without opportunity to expand or be improved to accommodate the use. Some people, including myself, may also refer to some intense multi-family development situations as overcrowding as well. However, the rezone would not result in any multi-family development, and the City has sufficient utility infrastructure to serve R-2 development of the property. That is not to say there will not be challenges in serving the property with infrastructure (particularly sewer), but those challenges can be overcome in time. The challenges may result in development of less than all of the property until that additional infrastructure is available. The utility challenges exist regardless of the zoning. The infrastructure improvements are not necessary until the corresponding development occurs, which improvements are traditionally addressed at the time of subdivision.

(F) Avoid undue concentration of population; Staff Comment: See "E" above.

(G) Facilitate adequate provisions for transportation, water, sewerage, schools, parks and other public requirements.

Staff Comment: The increased density of the R-2 zone may actually facilitate the provision of the developer-provided infrastructure by making the development situation more economical for the developer—typically gaining more units with roughly the same amount of infrastructure expense.

Current City ordinances place the review of the adequacy and condition of the streets at the time of subdivision. No subdivision has been submitted for the subject property. It is anticipated that the subdivision requirements for development of the property will include the construction of the half-street along the frontage of the property to City standards. This would be the extent of the improvement to Cooper Lane, regardless of whether the property is zoned R-1 or R-2.

It is further noted that West Cooper Lane is designated as a Major Collector street on the City master street plan (collector since 1984). It is intended to carry a significant amount of traffic. Any expectation that West Cooper Lane is a quiet county lane would be incorrect. That being said, alternative connections to Big Horn Avenue are being identified through some initial planning to serve lands in the City growth area to the east, for when those lands eventually develop. With those alternative future connections, only those properties that front on West Cooper Lane would utilize West Cooper Lane for access, while properties further east would develop a new street network to Big Horn Avenue that would not be interconnected with West Cooper Lane, except perhaps in the commercial area closer to Big Horn Avenue. This initial transportation planning has only occurred at staff level, and has not yet been presented for adoption in the master plan.

School capacity is not a concern. Whether the people live here or somewhere else in Park County, the impact to the school enrollment is the same. However, proximity to schools is improved by development within the existing City limits, as opposed to out in the County.

Park land is 1/4 mile to the west.

# (*ii*) With reasonable consideration, among other things, of the character of the district and its peculiar suitability for particular uses;

Staff Comment: The character of the proposed R-2 district is residential development, consisting of single-family houses and/or two-family dwellings. There are no adjacent intensive agricultural uses that would conflict with residential development of the property. The good soils and availability of City utilities and services make the property capable of supporting urban residential development.

# (*iii*) With a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the city or town; and

Staff Comment: Low density residential development (R-1 or R-2) of the property is not anticipated to devalue any adjoining lands. There is often a perception of devaluation in the mind of landowners when there is adjacent development, because

they often interpret the development as a loss of past enjoyment. However, that land is beyond the limits of their property ownership, being owned by the applicant, and evidence is typically that the value of land adjoining such residential development is not affected negatively over the long term.

(*iv*) With consideration given to the historic integrity of certain neighborhoods or districts and a view to preserving, rehabilitating and maintaining historic properties and encouraging compatible uses within the neighborhoods or districts, but no regulation made to carry out the purposes of this paragraph is valid to the extent it constitutes an unconstitutional taking without compensation.

Staff Comment: The property does not contain historic structures.

### OTHER:

### Speculated Density:

Several persons are speculating that the potential density would double as a result of the rezone. The newspaper article that stated 183 units raised several eyebrows. I have not asked how that number was reached. Theoretical is often very different than actual. The property is constrained by multiple canals and a buried gas line that further affect usable area. The party that is under contract for the property has disclosed that they are planning 100 to 110 single-family units. Likely the most comparable example of a similar density would be with the east half of The Landing subdivision, located north of Sheridan Avenue and just west of Beacon Hill Road. That area has a density of 4.27 dwellings per acre. At 100 units, the Cooper Lane property would have a density of 5.35 dwellings per acre. The R-2 zone change is necessary to accomplish that. The example may help visualize the density contemplated. While this is their current plan, market conditions could change, or something could cause the sale not to go through. However, having the information does help understand the current plan.

### Significant Changes:

When reviewing rezones, it is beneficial to consider whether there has been a change in circumstances since the property was designated with its current zone. The property was annexed in early 2018. Since then, housing prices have increased 55% (average home price nationally (U.S. national home price index from Case-Shiller found at fred.stlouisfed.org) and availability appears to be even more constrained. The need for housing in a price range that is somewhat affordable to the working and retired people of the community is even greater.

### Proximity to Like Zoning:

The only City zoning adjacent to the property is also R-2. As such, the proposed zone is not a spot zone.

Public Hearing:

Copies of all comments provided before, during or after the public hearing are attached for the Board's review.

### <u>ATTACHMENTS:</u>

Public comments.

### <u>ALTERNATIVES:</u>

Recommend approval or denial of the rezone application to the city council.

### RECOMMENDATION:

The Planning and Zoning Board will need to provide a recommendation to the City Council. Planning Staff does not oppose the requested rezone as it is anticipated to provide much needed housing, which is of more importance to the community than any concern voiced so far. While this may not be the popular position, it is on the side of the rights of the actual property owner, and is consistent with the direction of the Cody master plan. Furthermore, the rezone does not affect the ability of any neighboring property to utilize their land to any extent otherwise allowed.

H:\PLANNING DEPARTMENT\FILE REVIEWS\ZONE CHANGES\2023\ZON 2023-04 DUKU, LLC\STAFF RPT TO PC DUKU REZONE.DOCX

CITY OF CODY WYOMING	CITY OF CODY APPLICATION FOR ZONE CHANGE	STAFF USE File: ZON2023- <u>OX</u> P&Z Invoice: <u>ZON - 05</u> -3 - 000
Owner or Applicant's Name	Duku, LLC	
Mailing Address: 1314 -	Sheridan Ave- Cody, WY	
Phone/Cell#: 307 27	2-9019 E-mail: MANC VEVC	ody-com
Project Address: Muss	er Sub Lot 5 (18.72 ac) Cooper	r Lrl
Legal Description (Attach if	needed): See attached warranty	Deed
Existing Zoning of Property	: Requested Zoning of Property	:R2
Brief Description of Proposi Medium - bur de	al: <u>Changing zoning from RI to RZ</u> insity residential.	to allow for
Representative attending P Signature of Property Own	Planning and Zoning Board and City Council meetings: er:	Ryan E Erynne Selk 14-2023 Date

#### Application Procedures:

- □ LETTER: Submit a letter addressed to the City Council and the Planning and Zoning Board requesting the zone change. Describe your request in detail, including your justification for why the rezone should be granted.
- ❑ LEGAL NOTICE: Submit legal notice of the public hearing (Microsoft Word or compatible format) to the Cody Enterprise at <u>legal@codyenterprise.com</u>. The notice must be published no less than 15 days prior to the public hearing, which typically means sending the notice to the newspaper no later than 10:00 a.m. Monday morning, 22 days before the meeting. The legal notice should be approved by the Community Development Department before submitting it to the newspaper. Refer to the attached template. The publication fee (typically about \$80-\$90) is the applicant's responsibility.
- PROOF OF OWNERSHIP: Provide evidence of the current ownership of the property. A title report or copy of the current deed is preferred.
- APPLICATION FEE: Provide the application fee of \$750.00. Applicants are encouraged to arrange a presubmittal meeting with the City Planner to ensure a complete submittal and to coordinate the meeting schedule and newspaper notice.
- □ Neighbor notice of the application is conducted by the City. It typically includes mailed notice to owners of neighboring properties within 140 feet.

October 20, 2023

Planning and Zoning Members,

DUKU, LLC would like to address comments and clear up the misinformation regarding the requested zone change from R1 Residential to R2 Residential.

First, Planning and Zoning is only making a decision on the zone change and not the development of the property. Any proposed development plan regarding the property in the future will need to be proposed and addressed by Planning and Zoning at that future time.

R2 does allow for smaller lot sizes and duplexes, but is still a residential zone and only one level from the R1 zone.

Please refer to attached EXHIBIT A: This exhibit illustrates the City zoning nearest the DUKU, LLC parcel. The bright yellow color denotes an R2 zone. Maple Leaf Addition was annexed into the City in 2007 and developed residentially. Maple Leaf Addition is zoned R2. Upland Addition development began in 2006. Upland Addition is zoned R2. Trailhead development began in 2008. Trailhead is zoned R2.

R1 zones are denoted on EXHIBIT A as well. They are the Stock Addition surrounding the hospital, Olive Glenn surrounding the golf course, Highland Manor Addition and Glendale Addition; to give some perspective of what zoning suits which areas best.

The natural progression of development is East- the City has slowly incorporated land East along Big Horn Avenue over time. Municipal services are more easily accessible in this direction. As the City of Cody grows, the City must plan for that growth. Our property offers an opportunity for the City to alleviate some of the stress on housing.

Points to consider and concerns to address:

- 1. The local workforce and retirees account for a great deal of those in need of housing. When looking at the surrounding R2 neighborhoods, please note that they are sold and thriving/attractive neighborhoods. Having the ability to build duplexes offers retirees nice homes with little residence or yard maintenance and saves the builder on building costs.
  - a. The purchase price limit for a qualifying first time homebuyer through WCDA (Wyoming Community Development Authority) is now \$481,176.00. <u>https://www.wyomingcda.com/purchase-price-income-limts/</u>
- 2. Current Market Conditions/Trends (all statistics courtesy of the local MLS/board of REALTORS)
  - a. In the last two years, the median sale price of homes within the City of Cody was \$400,000. The median sale price in 2019/2020 was \$259,450. Homes in neighboring Trailhead subdivision are selling upwards of \$500,000 and \$600,000. This is one of our first-time homebuyer neighborhoods. We are working directly with several buyers within our local workforce that need homes and are waiting for interest rates to come down. That brings up another troubling situation- our current rental market. These individuals are waiting to purchase while paying a premium rent amount.
  - b. Lack of supply and extreme demand has priced our local workforce and retirees out of this market. Interest rates have risen from approximately 3% to almost 8% in the last

year, making it that much more difficult for those needing financing to purchase a home. Our community needs relief.

- 3. The financial risk to developers is great. Having just gone through a development in the City of Cody, we know firsthand about the trials and costs of building. It is more difficult than ever before- please ask us about it! Should the Planning and Zoning and City Council wish to understand further the difficulties our real estate market in our community is facing, PLEASE reach out to us. We work within it every day. We listen to buyers and sellers and community members. We love this community- growth is inevitable. We hope to contribute to the inevitable in a positive manner.
- 4. EXHIBIT B is the record of survey of the DUKU parcel. There are several existing easements and roads (main access or emergency roads/alleys) that must be taken into consideration when completing the subdivision process. That is why simply taking the total acreage and dividing by the minimum lot SF to obtain a total number of lots is erroneous and frankly, deceptive. Existing easements, roads, curb and gutter, alleys, emerger cy access will take up a substantial amount of land within the subdivision. EXHIBIT C shows an overlay of Maple Leaf Addition (R2 zone) over the DUKU parcel- just to put things into perspective.
  - a. The DUKU parcel recently had a commitment to purchase from a local developer/contractor and after completion of the purchaser's due diligence period, the purchaser/contractor backed out of the purchase noting that it would be too great a financial risk to move forward. (Part of the reason for the requested zone change).
  - b. The DUKU parcel is currently under contract with another buyer. Whether or not the property closes this time, the R2 zone makes sense for the City and would offer a developer and the consumer more flexibility.
- 5. Environmental impacts: Because this property is within the City, the City will need to work with any developer regarding contained sewer and water systems. All would be within a system (no septic tanks, no leach fields).
- 6. Since the last meeting, we have received phone calls from community members in support of the zone change, some in the Cooper Lane area. We also mentioned in the previous meeting that we do have a list of community members that would like to purchase a home in this location once the development is complete.
- 7. Property values in Park County have consistently risen. This real estate market has proven to be stable over the years. This could be a very detailed discussion and we would be glad to visit with anyone regarding these concerns. Property values have increased in and around R2 zones.

We believe the zone change is in the best interest of the City and look forward to working with the City in the future, should we have the opportunity to do so.

Sincerely,

Ryan and Erynne Selk









Cody Planning and Zoning Board and City Council,

DUKU, LLC owns a parcel of land (18.72 acres) located on the East side of W. Cooper Lane across from the intersection of Cooper Lane and Avenue E (see attached legal description and aerial map). DUKU, LLC had this parcel annexed into the City of Cody approximately five years ago with R1 Zoning. The plan at that time was to develop the parcel into larger residential lots.

Housing within the City limits is limited and now there is an immediate need for low maintenance living for local citizens, seniors and retirees who can live independently. There is also an enormous need for affordable housing. We are requesting a change from R1 to R2 zoning. The R2 zoning would benefit the community.

Thank you,

Erynne Selk, Ryan Selk, Eric Swope, Jill Swope (members of DUKU, LLC)

## Park County Wyoming MapServer



✓ Rivers, Creeks, Lakes

- Planned Unit Development (PUD)
- High Density Residential (R4)
- Medium-High Density Residential (R3)
  - Modium Low Doncity Manufactured Home (P3MH)



Todd Stowell <todds@codywy.gov>

### **Comments for Re-zoning application Cooper Lane West**

Kristin Bonk Fong <kristinbonk@gmail.com> To: todds@codywy.gov Sun, Oct 22, 2023 at 10:10 PM

Dear Mr. Stowell,

Please see my comments below regarding the re-zoning application for the development of property on Cooper Lane West and E avenue. I am in support of the application to change the zoning from R1 to R2, as a resident of Cody, a homeowner, and a neighbor of the property under discussion.

1. Concerned but confident in a R2 approval: My family has lived in the Trailhead subdivision for the past 4 years, and seen great change take place in that relatively short amount of time. I can understand some of our neighbors' comments and concerns regarding increased risk of traffic the housing density may have on the safety and rural "feel" of the neighborhood. I have young children who play on bikes and scooters, and often walk my dogs along the trails, shoulder, and sidewalks (where available) that border the property. I too love the small town feel of Cody and proximity to "countryside" that comes with great views. However, Cody is at a pivotal moment. Housing prices have skyrocketed, property tax has increased significantly, and inflation is taking a toll on working families, my own included.

2. Housing Crisis will impact Cody's quality of life: While fully aware and apprehensive about the implications a rezoning may cause, I am likewise very aware of the looming housing crisis in our community. Median home prices are over \$260,000 while the county's median household income is only about \$56,000. Homeownership hovers at 66% while affordable long-term rentals are being taken out of the market to make way for short term vacation rentals.

3. Housing issues are workforce issues: If we are to maintain the warm and welcoming atmosphere of our touristdependent economy, we must realize that affordable or even reasonably accessible housing must be added to the market. Who will staff our restaurants and retail if they can't afford to live nearby? Who will provide qualified nursing care to our aging citizens, or enforce traffic laws and maintain our roads? Most of these essential jobs are provided by individuals earning wages at or below the county median, and the signs marking this crisis are everywhere (help wanted). It is rather short-sighted to be so protective of a neighborhood "feel" when existing residents are at risk of losing the quality of life they've come to expect in Cody.

4. Consider the alternative—urban sprawl: I am in support of the rezoning application, because it makes more sense to increase density in an existing residential area than to encroach upon more rural animal migration routes and the open spaces required by the agricultural and outdoor recreation industries. To build a higher density development outside of city limits would only further limit our economic growth. Infill is the most logical solution to sustain our community's main economic drivers.

5. Caveat: If the property is re-zoned as R2, I would like to see the city approve wider shoulders, a bike lane, and/or sidewalks along Cooper Lane, however, so alternative methods of transportation are available, and so children playing in the area can remain safe as traffic undoubtedly increases.

Thank you for your time and consideration. Thoughtful big-picture approaches to this kind of request are sorely needed, and I truly appreciate the opportunity to engage in dialogue in support of our vibrant city.

All the best, Kristin Bonk Fong 847-846-8300

Sent from my iPhone

#### Notice to Owners of Neighboring Properties:

Date: September 12, 2023

RE: REQUEST FOR REZONING

Cody City Planner P.O. Box 2200 Cody, WY 82414 OR, send an email to: todds@codywy.gov

# THE CITY OF CODY HAS RECEIVED AN APPLICATION TO REZONE THE PROPERTY IDENTIFIED BELOW. YOUR COMMENTS WOULD BE APPRECIATED.

Subject Property: Lot 5 of the Musser Subdivision. 140 Cooper Lane West. (highlighted on map)

Applicant Name(s): DUKU, LLC.

<u>Description of Request:</u> Rezone the subject property from Single-Family Residential (R-1) to Medium-Low Density Residential (R-2). The property is approximately 18.7 acres in size. To view the zoning and development standards for each zone see Title 10 of the City of Cody Code, available at codywy.gov under Government > Municipal Code.



This request will be considered at a public hearing held by the

City of Cody Planning & Zoning Board at their regularly scheduled meeting on <u>Tuesday, October</u> <u>10, 2023</u> at 12:00 p.m. in the City Hall Council Chambers, at 1338 Rumsey Ave. Anyone is welcome to attend and comment at the public hearing. After the public hearing, the Board will make a recommendation for consideration by the City Council at a later date—likely at the Council's Oct. 17, 2023 meeting at 7:00 pm.

#### Response Letter from Owner of Neighboring Property:

(Responses may be submitted in any written format. The following form is provided for your convenience.)

Dear Planning and Zoning Board Members:

I am familiar with the proposed rezone.

1	I	have	NO	OBJECTIO	<u>ON</u> to	the	rezone	request.
---	---	------	----	----------	--------------	-----	--------	----------

Name		
Address:		
Comments:		
I <u>OBJECT</u> to the re	zone: Barbara Schulz	
Address:	3032 Lame Deer Ave Cody	

Reason for Objection: To preserve the neighborhood's character, Bromote Nigher propert values, and encourage homeownership and long-term

If you would like to receive a copy of the Planning and Zoning Board agenda materials for this request, please provide your email address: E-mail address: Schulzbj@hotmail.com

residents, the areshould remain single-family zoning. It would offer more predictability in development and not overburden the current capacity of Cooper Lane.

#### Notice to Owners of Neighboring Properties:

Date: September 12, 2023

RE: REQUEST FOR REZONING

Cody City Planner P.O. Box 2200 Cody, WY 82414 OR, send an email to: todds@codywy.gov

# THE CITY OF CODY HAS RECEIVED AN APPLICATION TO REZONE THE PROPERTY IDENTIFIED BELOW. YOUR COMMENTS WOULD BE APPRECIATED.

Subject Property: Lot 5 of the Musser Subdivision. 140 Cooper Lane West. (highlighted on map)

Applicant Name(s): DUKU, LLC.

<u>Description of Request:</u> Rezone the subject property from Single-Family Residential (R-1) to Medium-Low Density Residential (R-2). The property is approximately 18.7 acres in size. To view the zoning and development standards for each zone see Title 10 of the City of Cody Code, available at codywy.gov under Government > Municipal Code.



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#### Response Letter from Owner of Neighboring Property:

(Responses may be submitted in any written format. The following form is provided for your convenience.)

Dear Planning and Zoning Board Members:

I am familiar with the proposed rezone.

Name	<u>LITUN</u> to the rezone request.
Address:	
Comments:	
I <u>OBJECT</u> to the Name:	DANK SCHULZ
I <u>OBJECT</u> to the Name: Address:	BANK SCHULT 3032 LAME DESR ME. CODY.
I <u>OBJECT</u> to the Name: Address: Reason for Object	tion: SPECIATION DNLY, NO PUND. WOUT SUPPORT

If you would like to receive a copy of the Planning and Zoning Board agenda materials for this request, please provide your email address: E-mail address:



Todd Stowell <todds@codywy.gov>

### rezoning on Cooper lane

MARK MICHELE BOGAN <MM\_BOGAN@msn.com> To: "todds@codywy.gov" <todds@codywy.gov> Tue, Sep 26, 2023 at 11:59 AM

Please find attached our response to the rezoning of Cooper Lane.

Thank you Michele Bogan



**20230926\_114858.jpg** 3955K Date: September 12, 2023

RE: REQUEST FOR REZONING

Cody City Planner P.O. Box 2200 Cody, WY 82414 OR, send an email to: todds@codywy.gov

### THE CITY OF CODY HAS RECEIVED AN APPLICATION TO REZONE THE PROPERTY IDENTIFIED BELOW. YOUR COMMENTS WOULD BE APPRECIATED.

Subject Property: Lot 5 of the Musser Subdivision. 140 Cooper Lane West. (highlighted on map)

Applicant Name(s); DUKU, LLC.

Description of Request: Rezone the subject property from Single-Family Residential (R-1) to Medium-Low Density Residential (R-2). The property is approximately 18.7 acres in size. To view the zoning and development standards for each zone see Title 10 of the City of Cody Code, available at codywy.gov under Government > Municipal Code.



This request will be considered at a public hearing held by the

City of Cody Planning & Zoning Board at their regularly scheduled meeting on <u>Tuesday, October</u> <u>10, 2023</u> at 12:00 p.m. in the City Hall Council Chambers, at 1338 Rumsey Ave. Anyone is welcome to attend and comment at the public hearing. After the public hearing, the Board will make a recommendation for consideration by the City Council at a later date—likely at the Council's Oct. 17, 2023 meeting at 7:00 pm.

### Response Letter from Owner of Neighboring Property:

(Responses may be submitted in any written format. The following form is provided for your convenience.)

Dear Planning and Zoning Board Members: I am familiar with the proposed rezone.

I have <u>NO OBJECTION</u> to the rezone request.

Na	ame
Ac	ddress:
Co	omments:
-	
VI	OBJECT to the rezone:
N	ame: <u>Michele Bogon</u>
A	ddress: 3314 Appalachian
Re	eason for Objection: We do not need childrare group humes etc. in
+	this area. We don't want of property values to lower

If you would like to receive a copy of the Planning and Zoning Board agenda materials for this request, please provide your email address: E-mail address:



### **Request for Rezoning 140 Cooper Lane West**

1 message

Peg Bryan <peg@2bryans.com> To: "todds@codywy.gov" <todds@codywy.gov> Cc: Dick Bryan <dick@2bryans.com> Mon, Oct 2, 2023 at 9:58 AM

This is a response letter from Owner of Neighboring Property

Dear Planning and Zoning Board Members:

We are familiar with the proposed rezone of Lot 5 of the Musser Subdivision, 140 Cooper Lane West from R-1 to R-2.

We OBJECT to the rezone for the following reasons:

1. Higher Density Issues:

Only 1 ingress/egress to access development - Cooper Lane West Cooper Lane West is a narrow road without curb/gutter - easily floods and ices over resulting in limited use of both lanes traveling towards Big Horn Ave. Light/Noise pollution

Incompatible with adjacent rural homes

 Major differences between current R-1 and R-2 as R-2 allows for: Short term rental use Accessory dwelling units Duplexes
864 Sq. Ft. minimum dwelling size Mutiple uses other than single family homes

In conclusion, we are asking the Planning and Zoning Board to uphold the original zoning of R-1. Let's preserve the integrity of our neighborhoods.

Richard and Margaret Bryan 3301 Steamboat Court, Trailhead Subdivision

Please send a copy of the P&Z Board agenda materials for this request to: peg@2bryans.com


# rezoning Lot 5 Musser subdivision 140 Cooper Lane W

carla smith <bocaty1@yahoo.com> To: todds@codywy.gov Wed, Sep 27, 2023 at 5:37 PM

I am vehemently opposed to the rezoning of this property to from R-1 to R-2. It will significantly increase traffic in a residential neighborhood. There does not appear to be access to Big Horn Ave other than Cooper Lane or to travel down E to Robert St. Since the property intersects Copper at E, that would be logical choice of travel for people trying to avoid Big Horn Traffic. Speeding cars is already an issue on E. This is a residential neighborhood and changing it to medium-low density will have a negative affect on property values.

Hopefully you will give more legitimate listening than was given re the LDS Temple.

Regards, Carla Smith 3132 E Ave



# **Rezoning 140 Cooper Lane West**

1 message

rman123 <rman123@bresnan.net> To: todds@codywy.gov Fri, Sep 29, 2023 at 3:31 PM

Dear Mr. Stowell

I am writing to voice my objection for changing zoning of 140 Cooper Lane West from R1 to R2. Cooper Lane right now is in my opinion too busy for the available infrastructure. The density of development for R2 zoning would be much greater than R1. The whole Cooper Lane area was developed without sidewalks or trails of any kind. Right now people from Trailhead as well as the Cooper Lane area regularly walk, ride bikes, walk dogs, run and push baby strollers down Cooper Lane as there is no place else to do it. Adding higher density development at that location would exacerbate the problem many times over. Too much development seems to happen around Cody that doesn't look at the long term effects. The Cooper Lane area has traditionally been a place for single family dwellings and horse properties and changing that to include apartment buildings, commercial establishments, duplexes etc. would be detrimental to the area. I only found out about this by accident as I was not included in the mailing. This is an issue that affects a lot more people than those that live right next to it and many more people should have been notified. Ron Manley

122 McCullough Dr Cody, WY

Sent from my Verizon, Samsung Galaxy smartphone



# **Request For Rezoning - 140 Cooper Lane**

1 message

GARY M CABE <cabem2@msn.com> To: "todds@codywy.gov" <todds@codywy.gov> Wed, Sep 20, 2023 at 10:11 AM

Our "Objections" are as follows:

Traffic is already at it's peak Excessive speeders daily speed should be reduced to 30mph like rest of cooper lane Road is currently not maintained no drainage ditches either side Drainage is a concern Floods road during heavy rain Another access road is needed between West & East Cooper to alleviate heavy volume of traffic

Thank you, Gary & Marilyn Cabe 3420 Twin Creek Trail Ave



Utana Dye <utanadye@codywy.gov>

Tue, Oct 3, 2023 at 4:09 PM

# Re: Request for Rezoning - 140 Cooper Lane

3 messages

Carson Rowley <crowley@codywy.gov> To: Marilyn Cabe <cabegm@gmail.com>

Cc: aquick@codywy.gov, Utana Dye <utanadye@codywy.gov>, Todd Stowell <todds@codywy.gov>

Gary and Marilyn,

Thank you for reaching out with your concerns, we will make sure this is included in the public comments.

Carson

On Mon, Oct 2, 2023 at 12:57 PM Marilyn Cabe <cabegm@gmail.com> wrote: Here are last weeks heavy rainfall flooding photos Gary & Marilyn Cabe

Sent from my iPad

Carson Rowley, PE Planning & Zoning Commission Chairman/CUSTC Member City of Cody, Wyoming www.codywy.gov

DISCLAIMER: City of Cody electronic correspondence and associated file attachments are public records and may be subject to disclosure in the event of a public records request.

#### **Utana Dye** <utanadye@codywy.gov> To: Carson Rowley <crowley@codywy.gov>

Tue, Oct 3, 2023 at 4:20 PM

I did not get any of the comments or photos that are suppose to be attached. If they sent to Todd, He should have them in his email.

Have a Marvelous day and week.

Utana Dye, GISP. GIS Analyst City of Cody P.O. Box 2200 1338 Rumsey Avenue Cody, Wyoming 82414 307-527-7511 307-527-3482 direct City of Cody Mail - Re: Request for Rezoning - 140 Cooper Lane

307-527-6532 fax utanadye@codywy.gov

#### Office Hours Monday-Thursday 7:30 A.M.- 5:00 P.M. Friday 7:30 A.M. -11:30 A.M.

Please note that my email address has changed to utanadye@codywy.gov

[Quoted text hidden]

#### **Carson Rowley** <crowley@codywy.gov> To: Utana Dye <utanadye@codywy.gov>

[Quoted text hidden]

#### 4 attachments



**IMG\_1320.JPG** 130K



IMG\_1323.JPG 170K



**IMG\_1326.JPG** 99K Tue, Oct 3, 2023 at 4:32 PM



**IMG\_1328.JPG** 86K



# Application to Rezone 140 Cooper Ln W

**Deb Mecham** <debmecham@outlook.com> To: "todds@codywy.gov" <todds@codywy.gov>

Tue, Sep 26, 2023 at 7:43 AM

I <u>object</u> to the rezone because it will potentially increase traffic on Cooper Ln W. Big Horn Avenue has no stop sign or stop light at Cooper Ln W. Please leave zoning as is, which will allow for development similar to the surrounding area.

Also, why not notify all the property owners who would be affected by this change?

Deb Mecham

3225 Hardpan Ave.

Trailhead Subdivision

Cody, WY

Michael and Amanda Munn 139 McCullough Dr Cody, WY 82414

Cody City Planner P.O. Box 2200 Cody, WY 82414 todds@codywy.gov

Attn: Todd Stowell

We, Amanda Munn and Michael Munn, residents of 139 McCullough Dr, neighboring property to Lot 5 of the Musser Subdivision, 140 Cooper Lane West, object to the request for rezoning.

Please see reasoning below:

# 1. Impact on Property Values

Research shows that rezoning would likely lower property values in the R1 area, which is typically more desirable for single-family homeowners. Cody, Wyoming, is known for its scenic beauty and peaceful surroundings. Rezoning to R2 could disrupt the serene character of the area, potentially leading to a decrease in property values.

# 2. Increased Traffic Congestion

The introduction of higher-density housing can lead to increased traffic congestion, posing safety concerns and reducing the quality of life for existing residents. Cody is a relatively small town with limited road infrastructure. Rezoning to R2 could result in a significant increase in housing density, leading to higher traffic congestion on existing roads. This could pose safety risks and inconvenience to current residents.

# 3. Strain on Infrastructure

The rezoning would place additional strain on local infrastructure, such as roads, schools, and utilities, without sufficient plans or funding to accommodate the increased demand. Cody's infrastructure, including roads, schools, and utilities, may not be equipped to handle a sudden influx of residents that rezoning to R2 might bring. The current state of the local infrastructure would first need strategic planning and funding to accommodate the increased demand of housing. 100 homes is potentially up to 4,000 new residents.

# 4. Environmental Impact

The development of higher-density housing can negatively impact the local environment, including issues like, irrigation system issues, light pollution, increased stormwater runoff, habitat destruction, and decreased green space. Cody is surrounded by natural beauty,

including Yellowstone National Park. Rezoning may lead to environmental concerns, which can be especially detrimental to the area's appeal and ecology.

# 5. Incompatibility with Neighborhood Character

The proposed rezoning is not in harmony with the existing character of the neighborhood, which consists predominantly of single-family homes. Cody is characterized by its charming, low-density neighborhoods with single-family homes. Rezoning to R2 would not be in harmony with the existing neighborhood character and could disrupt the small-town atmosphere that residents value.

# 6. Noise and Privacy Concerns

The higher density of R2 housing could lead to increased noise levels and privacy infringements, making the area less attractive for existing residents. Cody residents cherish the peace and quiet of the area. Rezoning to R2 could introduce higher-density housing with more noise and potential privacy infringements, diminishing the quality of life for current residents.

# 7. School Overcrowding

Rezoning could lead to overcrowding in local schools, which may result in a decline in educational quality and negatively impact property values. As of 2022, the Park 6 School District in Cody, Wyoming, has been experiencing notable trends in school enrollment levels. According to the National Center for Education Statistics, the current enrollment data indicates 2,032 students attending the eight schools of Park County School District #6.

There have been concerns raised by the community about potential overcrowding in certain schools within the district. These concerns stem from an influx of residents to the Cody area.

Any decisions related to rezoning should be made after a plan is in place for an expansion of school facilities, as well as the financial capacity of the area to maintain the increased cost of an influx of residents with school aged children. Potentially rezoning to R2 housing could significantly increase the overall student population. When considering the average number of two school aged children per home, this results in an additional 2,000 students, which essentially doubles the entire enrollment of Park 6 School District and doubles the student to teacher ratio.

# 8. Safety Concerns

There are concerns about the potential increase in crime rates associated with higher-density residential areas. High-density areas often experience greater anonymity among residents, which can weaken social cohesion and neighborly relationships. In such communities, people may be less likely to know their neighbors or look out for each other, making it easier for criminals to go unnoticed.

# 9. Public Opinion

The majority of current residents and neighboring residents oppose the rezoning.

# **10. Alternative Solutions**

We recommend development in other suitable areas or promote and develop affordable housing initiatives without rezoning. We encourage development in areas outside of Cody's picturesque core, where higher-density housing might be more suitable.

# 11. Legal or Procedural Concerns

We are concerned that the rezoning proposal does not follow all legal and procedural requirements. We object if there are any violations or irregularities in the process.

# 12. Health and Safety Concerns

Health and safety concerns arise from an increase in density, such as decreased emergency response times, air quality, and sewage system infrastructure impairments.

# 13. Economic Impact

The rezoning could have a negative economic impact on the community, such as reduced tax revenue or increased demand for public services. Resource Competition is also probable with an increase in housing. Residents may face greater competition for limited resources, such as jobs available in the area.

# 14. Community Cohesion

The close-knit sense of community in Cody, which is often cherished by residents will result in a significant change due to the increase in housing density, which could affect neighborly relationships and community cohesion. The potential disruption to the sense of community and neighborly relationships could result from a significant change in housing density.



# Re: public input on Cooper Lane Rezoning application

1 message

Claudia Rodriguez <kawarods2@gmail.com> To: todds@codywy.gov Mon, Oct 2, 2023 at 2:14 PM

Dear Mr Stowell,

It has been brought to my attention that the City of Cody planning and zoning has received an application to rezone 140 Cooper Lane to R-2. I am writing in opposition and I am also disappointed in this committee as there has recently been no consideration toward the majority opinion of the people of Cody. Our TOWN is known for being part of the West. I take pride in living in a TOWN that doesn't give the feeling of living in a big city, but it seems that we are losing it to becoming a city. This past year, I have experienced loud music coming from cars, speeding and nobody stopping at stop signs. Getting almost run over at crosswalks downtown, people in cars running red lights as you're stepping onto the crosswalk. People crossing in the middle of the streets causing you to slam on your brakes. I miss the small-town atmosphere Cody had.

If this rezoning is passed it will increase traffic on Cooper Lane. The increased traffic on Cooper Lane will probably require a signal light in the near future at both the East and West entrances. As drivers enter town from the highway onto Big Horn Avenue speed factors are a concern for those of us trying to merge onto Big Horn Avenue from Cooper Lane. Furthermore, this rezoning would create not only car traffic but also more pedestrian activity. There are no sidewalks. Is there a "safe route to school" plan?

I would like to know how many residents received a letter of notice regarding the rezoning application. Transparency should be a priority of the City when it comes to these types of notices. All the residents living on Cooper Lane and in the Trailhead subdivision should have received notices.

I hope you respect and listen to the residents of Cooper Lane. Please keep the zoning to single residences only. We love our open spaces, wildlife, and neighborhood the way it is.

Sincerely, Claudia Rodriguez Resident of Cooper Lane neighborhood



# **Rezoning for Lot 5 of Musser Subdivision**

1 message

**BARB SCHROEDER** <BARBANNSCHROEDER@hotmail.com> To: "todds@codywy.gov" <todds@codywy.gov> Thu, Sep 28, 2023 at 4:02 PM

This email is to notify the City Planner that Jeff and Barb Schroeder 3126 E Avenue Trailhead Subdivision are "objecting" to the rezoning of Lot 5 of Musser Subdivision 140 Cooper Lane West. The reason for the objection is that it will increase "traffic" on E Avenue and take away from the quiet of the neighborhood we enjoy. There is also alot of children etc that ride bikes, skate boards etc and the additional traffic can cause possible incidences to happen.

Thank you Jeff and Barb Schroeder



# **Rezoning on Cooper Lane**

1 message

**Roger Templin** <rjtemplin@outlook.com> To: "todds@codywy.gov" <todds@codywy.gov> Sun, Oct 1, 2023 at 4:32 PM

There are many residents who would be impacted by the rezoning proposed on West Cooper Lane. No information was sent to anyone living on Cooper Lane that this could effect. I am totally opposed to this as I am sure MANY Cooper Lane residents are, IF they even know about this. Notice should be made to ALL involved. Traffic alone is a major concern!!

Get Outlook for Android



# Cooper Lane

1 message

**Peg Whisonant** <pwhison@gmail.com> To: todds@codywy.gov Fri, Sep 29, 2023 at 7:02 AM

I would like to submit my voice of **opposition** to the re zoning application for Trailhead Subdivision area. As a 25 year resident of the Cooper Lane area I am extremely disappointed to learn you and your office feel no obligation to our thoughts, feelings and concerns regarding decisions that will have a direct impact on our daily lives. It is becoming more and more obvious that the "Master Plan" was just an exercise in how to make citizens feel they are involved in the process but in actuality you, yourself will make the decisions and then tailor your reports and recommendations to support that decision. What other explanation is there for why ALL of the Cooper Lane residents who this increase in traffic will be directly impacted were not notified?

Peg Whisonant 333 Trout Peak Dr Cody



# Re: Objection to rezoning of 140 Cooper Ln W from R-1 to R-2

Matt Hall <mhall@codywy.gov> To: Karen Winkle <karwin52@gmail.com> Cc: Todd Stowell <todds@codywy.gov> Sun, Sep 24, 2023 at 6:19 PM

Mrs. Winkle,

Thank you for your email. I am forwarding your email to our planner as I believe the planning department is putting together the rezone request.

Mayor Hall

On Sat, Sep 23, 2023 at 4:22 PM Karen Winkle <<u>karwin52@gmail.com</u>> wrote: Dear Mayor Hall,

We have been notified of an application to rezone 140 Cooper Lane West from R-1 to R-2. We would like to object to this rezoning and have sent the paperwork to the Cody City Planner for the Planning and Zoning Board meeting on October 10, 2023. The City Council will likely vote on this October 17, 2023. We would appreciate your representation.

Cooper Ln W is an Airport Overlay Boundary area (ref: Cody Master Plan Zoning Map). Density should be limited (ref: Park County Land Use Plan). Cooper Ln W is inadequate to support R-2 development. The city knows there is a current problem on Cooper Ln W. Existing facilities within city limits indicate needed future infrastructure (intake grates on three corners are not connected to any system). R-2 development exacerbates the problem. A detailed plan and city funding in the budget for utilities is needed (will electricity go underground or added to existing poles?). The purpose of Title 10 subsections A through J should apply in the rejection of this application to rezone.

Please consider our objections when you vote.

Thank you,

Charles and Karen Winkle 227 Cooper Ln W Ward 1

**Confidentiality Notice** 

This electronic transmission and any attached documents or other writings are confidential and are for the sole use of the intended recipient(s) identified above. This message may contain information that is privileged, confidential or otherwise protected from disclosure under applicable law. If the receiver of this information is not the intended recipient, or the employee, or agent responsible for delivering the information to the intended recipient, you are hereby notified that any use, reading, dissemination, distribution, copying or storage of this information is strictly prohibited. If you have received this information in error, please notify the sender by return email and delete the electronic transmission, including all attachments from your system.



# Objection to Rezoning from R-1 to R-2

2 messages

Karen Winkle <karwin52@gmail.com> To: "todds@codywy.gov" <todds@codywy.gov> Sat, Sep 23, 2023 at 3:51 PM

Dear Planning and Zoning Board Members,

We would like to object to the rezoning of 140 Cooper Ln West from R-1 to R-2. Please take the time to read and submit the attached form. Thank you for your time,

Charles and Karen Winkle

**Confidentiality Notice** 

This electronic transmission and any attached documents or other writings are confidential and are for the sole use of the intended recipient(s) identified above. This message may contain information that is privileged, confidential or otherwise protected from disclosure under applicable law. If the receiver of this information is not the intended recipient, or the employee, or agent responsible for delivering the information to the intended recipient, you are hereby notified that any use, reading, dissemination, distribution, copying or storage of this information is strictly prohibited. If you have received this information in error, please notify the sender by return email and delete the electronic transmission, including all attachments from your system.



**Todd Stowell** <todds@codywy.gov> To: Karen Winkle <karwin52@gmail.com>

Received. Thanks,

**Todd Stowell, AICP** 

Community Development Director/City Planner City of Cody, Wyoming (307) 527-3472 www.codywy.gov

<u>Community Development Office Hours</u> 7:30-5:00 Monday-Thursday, 7:30-11:30 Friday

[Quoted text hidden]

Mon, Sep 25, 2023 at 9:24 AM

Imailed 1/23/23 imailed site

# Notice to Owners of Neighboring Properties:

Date: September 12, 2023

RE: **REQUEST FOR REZONING**  Please return your comments by Oct. 3, 2023 to:

Cody City Planner P.O. Box 2200 Cody, WY 82414 OR, send an email to: todds@codywy.gov

# THE CITY OF CODY HAS RECEIVED AN APPLICATION TO REZONE THE PROPERTY IDENTIFIED BELOW. YOUR COMMENTS WOULD BE APPRECIATED.

Subject Property: Lot 5 of the Musser Subdivision. 140 Cooper Lane West. (highlighted on map)

Applicant Name(s): DUKU, LLC.

kn

Description of Request: Rezone the subject property from Single-Family Residential (R-1) to Medium-Low Density Residential (R-2). The property is approximately 18.7 acres in size. To view the zoning and development standards for each zone see Title 10 of the City of Cody Code, available at codywy.gov under Government > Municipal Code.

This request will be considered at a public hearing held by the

City of Cody Planning & Zoning Board at their regularly scheduled meeting on Tuesday, October 10, 2023 at 12:00 p.m. in the City Hall Council Chambers, at 1338 Rumsey Ave. Anyone is welcome to attend and comment at the public hearing. After the public hearing, the Board will make a recommendation for consideration by the City Council at a later date-likely at the Council's Oct. 17, 2023 meeting at 7:00 pm.

Respon (Respon	nse Letter from Owner of Neighboring Property: ses may be submitted in any written format. The following form is provided for your convenience.)
Dear Pla I am fai	anning and Zoning Board Members: miliar with the proposed rezone.
	I have <u>NO OBJECTION</u> to the rezone request. Name
1	Address:
(	Comments:
-	
	OBJECT to the rezone:
ſ	Name:Charles & Karen Minkle
· 4	Address: 227 Cooper Ln W Cody
F	Reason for Objection: This is an Airport Overlay Boundary a rea (Ref. Cody Mader Plan Tanna Mar)
Density should nows there is a If you y	be limited (Ref: Pork County Land Use Plan) Cooper In Wis inadequate to support R2 development. The city current problem on Cooper Lew. Existing facilities within city limits indicate needed tubre intrastructive (intake vould like to receive a copy of the Planning and Zoning Board agenda materials for this
request	; please provide your email address: E-mail address: Karwin 52@ amail . com
grates on the	e corners are not connected to any system). R2 development exacerbates the problem. A detailed plan and in the budget for utilities is needed (will electricity go underground or added to existing poles?)

The puppose of Title 10 subsections A through 5 apply in the rejection of this application to rezone.



#### Notice to Owners of Neighboring Properties:

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<u>Subject Property:</u> Lot 5 of the Musser Subdivision. 140 Cooper Lane West. (highlighted on map)

Applicant Name(s): DUKU, LLC.

Description of Request: Rezone the subject property from Single-Family Residential (R-1) to Medium-Low Density Residential (R-2). The property is approximately 18.7 acres in size. To view the zoning and development standards for each zone see Title 10 of the City of Cody Code, available at codywy.gov under Government > Municipal Code.



This request will be considered at a <u>public hearing</u> held by the

City of Cody Planning & Zoning Board at their regularly scheduled meeting on <u>Tuesday, October</u> <u>10, 2023</u> at 12:00 p.m. in the City Hall Council Chambers, at 1338 Rumsey Ave. Anyone is welcome to attend and comment at the public hearing. After the public hearing, the Board will make a recommendation for consideration by the City Council at a later date—likely at the Council's Oct. 17, 2023 meeting at 7:00 pm.

## Response Letter from Owner of Neighboring Property:

(Responses may be submitted in any written format. The following form is provided for your convenience.)

Dear Planning and Zoning Board Members:

I am familiar with the proposed rezone.

I have <u>NO OBJECTION</u>	to the rezone request.
Name	
Address:	
Comments:	
-	
I <u>OBJECT</u> to the rezone	
Name: Curtis	RYAN AND LADAUN RYAN
Address: <u>3708</u> C	opper Lave and an Additional parcel
Reason for Objection: _	/ /
See Atta	hed response

If you would like to receive a copy of the Planning and Zoning Board agenda materials for this request, please provide your email address: E-mail address: \_\_\_\_\_\_

# **REASONS FOR OBJECTION**

## **GENERAL:**

Having been parties previously involved in the rezoning of property in Cody we are disappointed that the property owners or developer did not reach out to the adjacent property owners prior to mailing the "Notice to Owners of Neighboring Properties" to explain their reason for rezoning or a preliminary development plan. As adjacent property owners we can only read that as the proposed project is "bad" for our neighborhood. The current R-1 zoning would allow for 93 lots using the 7,000 square foot minimum if 80% of the gross acreage could be utilized for lots. Rezoning this property to R-2 would allow for 118 lots using the 5,500 square foot minimum or 65 duplex lots using the 10,000 square foot minimum if 80% of the gross acreage could be utilized for lots. Furthermore, the rezoning of this property to R-2 opens up the possibilities of accessory dwelling units which could further increase the number of dwelling units, potential short term rental uses and a minimum dwelling size of 864 square feet.

# SPECIFIC REASONS FOR OBJECTION:

A higher density R-2 project is completely incompatible with the larger acreage rural homes adjacent to the parcel where rezoning is requested. The adjacent properties range between 2.47 acres and 10.38 acres and are primarily single family homes with typical rural outbuildings, hay fields and livestock facilities.

The City of Cody does not have storm drainage in this area. The development of this parcel will require detention basins and as the density increases, the required basins will be larger and deeper. These basins will collect runoff from roofs, yards, driveways and ultimately streets which can carry pesticides, fertilizers, cleaning products and vehicle fluids. The high percolation rate in the Cooper Lane gravels could easily create a contamination risk for the large number of domestic wells that serve many homes in the Cooper Lane area.

Light pollution will also increase with density. The Cooper Lane area has long enjoyed dark night skies which is again a part of rural living. The potential for 100 or more homes will undoubtedly have a significant impact with street lights, porch lights, garage lights and headlights.

Congestion at the ingress/egress road coming out of a development on this parcel will be a disaster. This parcel has only 309 linear feet of frontage on Cooper Lane West. Cody Canal's Town Lateral is located on the north part of this parcel. The centerline of the lateral is about 15 feet from the north property line and Cody Canal will likely want a 25 to 50 foot access at Cooper Lane West. There is also a 30 foot pipeline easement located on the south property line. The entirety of the development will be trying to use a single residential street to access Cooper Lane West. Cooper Lane West already suffers from traffic issues. The road is a narrow rural road, typically 22 feet to 25 feet in width with no curb and gutters and no sidewalks except a short section on the west side in the Trailhead subdivision. The posted speed limit is 35 mph, the same as Big Horn Avenue with four travel lanes and a turning lane. Rain and melting snow often results in water ponding and ice that reduces travel to one lane in some sections. This road is at its maximum vehicle capacity without significant improvements.

The corner of Cooper Lane West and Big Horn Avenue has already become an intersection to avoid. We as well as other Cooper Lane area residents find it easier to avoid the corner and travel E Avenue to Robert Street and C Street, or use residential roads in the Trailhead subdivision to Robert Street. The addition of 100 or more new dwellings will result in dramatic traffic increases in the Trailhead subdivision and on E Avenue, and ultimately on Robert Street and C Street which are both narrow roads lacking curb, gutter and sidewalks.

Foot traffic and bicycles coming and going to a development on this property will follow the same pattern as the vehicles. The absence of sidewalks on Cooper Lane West will force this traffic down E Avenue and through the Trailhead subdivision, again ending up on Robert Street and C Street and a lack of sidewalks.

Lastly, these specific reasons for objection combine to leave no doubt that adjacent property owners will be adversely impacted in both lifestyle and property values by forcing an incompatible property use into a rural residential area.

# **DEVELOPMENT ISSUES THE P&Z BOARD MAY WISH TO CONSIDER**

The development of a R-2 zoned subdivision on the parcel will likely result in the request for numerous exceptions to development and improvement standards of the City of Cody Subdivision Regulations. While not necessarily unique to R-2 zoning, the increased density over R-1 does amplify the concerns. These are just a few of the potential issues that might be more easily dealt with via a recommendation not to grant the rezoning request.

1.) The limited frontage of this parcel on Cooper Lane West combined with a pipeline easement along the south property line and the Cody Canal right of way on the north property line will result in a single ingress/egress road serving the development. There is no reasonable short term or long term future road connection.

2.)The development will require a lift station for pumping sewage back to the main on Cooper Lane West. Who will pay for the lift station. If the City funds and operates the facility, is that the precedent being set for all future development requiring a lift station? Furthermore, the R-2 density could require a "larger" sewer main that the City may be asked to help finance.

3.)The extension of the water main to serve the development will likely result in a 1,500 foot dead end water main. There is currently no reasonable route to tie back into an existing water main. Again the density of the development may require a "larger" water main that the City may be asked to help finance.

4.)There is no City storm sewer in the area. A higher density development will mean more roofs, more hardscape and less natural drainage. One or more significantly sized retention basins will be required. Each basin poses a risk to young children and higher density development typically means more children as these are often starter homes.

5.)Cody Canal operates their Town Lateral approximately 15 feet inside the entirety of the north property line of this parcel and their Watkins Lateral just inside the entirety of the east property line. The Watkins Lateral is a deep ditch and dangerous for that reason. There are main head gates located at the northwest and northeast corners of this parcel. Significant water is backed up at these head gates throughout the irrigation season. These laterals can not be piped and certainly not removed and pose an extreme danger due to the volume and depth of the water. We see no reasonable remediation of this danger outside of completely fencing the Cody Canal right of way.

# **CLOSING:**

Thank you for taking the time to read through our reasons for objections and other thoughts on why this rezoning is incompatible with our neighborhood. We are attaching documents and photos supporting our position.

	70%	75%	80%
18.7 acres or 814,572 sq. ft. with 70% - 80% usable for residential lots	570,200 sq.ft.	610,929 sq. ft.	651,657 sq. ft.
R-1 Zoning using a typical 12,000 sq. ft. lot size	48 units	51 units	54 units
R-1 Zoning using the minimum 7000 sq. ft. lot size	81 units	87 units	93 units
R-2 Zoning using the minimum 5500 sq. ft. lot size	104 units	111 units	118 units
R-2 Zoning using the minimum 7000 sq. ft. allowing an accessory dwelling unit	162 units	174 units	186 units
R-2 Zoning using the minimum 10,000 sq. ft. required for a duplex	114 units	122 units	130 units
R-2 Zoning verses R-1:			
Short term rental use			
Accessory dwelling units allowed			
864 sq. ft. minimum dwelling size			
Two family dwelling units (duplex)			

# R-2 Zoning Summary



Maple Leaf 25 lots on 10 Acres



NW Head Gate



NE Head Gate



NE HEAd GAte



Watkins Lateral

## Notice to Owners of Neighboring Properties:

Date: September 12, 2023

## RE: REQUEST FOR REZONING

Cody City Planner P.O. Box 2200 Cody, WY 82414 OR, send an email to: todds@codywy.gov

# THE CITY OF CODY HAS RECEIVED AN APPLICATION TO REZONE THE PROPERTY IDENTIFIED BELOW. YOUR COMMENTS WOULD BE APPRECIATED.

Subject Property: Lot 5 of the Musser Subdivision. 140 Cooper Lane West. (highlighted on map)

Applicant Name(s): DUKU, LLC.

Description of Request: Rezone the subject property from Single-Family Residential (R-1) to Medium-Low Density Residential (R-2). The property is approximately 18.7 acres in size. To view the zoning and development standards for each zone see Title 10 of the City of Cody Code, available at codywy.gov under Government > Municipal Code.



This request will be considered at a public hearing held by the

City of Cody Planning & Zoning Board at their regularly scheduled meeting on <u>Tuesday</u>, <u>October</u> <u>10</u>, <u>2023</u> at 12:00 p.m. in the City Hall Council Chambers, at 1338 Rumsey Ave. Anyone is welcome to attend and comment at the public hearing. After the public hearing, the Board will make a recommendation for consideration by the City Council at a later date—likely at the Council's Oct. 17, 2023 meeting at 7:00 pm.

# Response Letter from Owner of Neighboring Property:

(Responses may be submitted in any written format. The following form is provided for your convenience.)

Dear Planning and Zoning Board Members:

I am familiar with the proposed rezone.

Address:		
Comments:	-	 
1		
OBJECT to the rezone		
Name: Robert TowNSEND		
Address: 3402 E Ave Code WY	87.414	a station

 Our vote is a definite NO! We reject the request to rezone subject property (lot 140, Musser Subdivision) from R-1 to R-2. Increasing the number of families that would reside on that property will overburden an already busy road (Cooper Lane West). The road appears to be only built to handle rural traffic and is getting busier by the day (No, we do not need a new and bigger road created). Numerous cars and trucks continually exceed the posted speed limit on this road putting pedestrians, families, bicyclists, and wildlife at risk. Additionally, there is a community mailbox on Cooper where patrons retrieve their mail and experienced a few close calls with speeding/unsafe vehicles. City and County law enforcement have patrolled this area as a means of regulating posted speed limits. We chose to live here because of the rural atmosphere and feel of Cody. Increasing the population density would have the cumulative effect of removing that environment towards "urbanization" as well as impacting the wildlife ecology in the immediate surrounding vicinity. Not in our neighborhood!

## Notice to Owners of Neighboring Properties:

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**Response Letter from Owner of Neighboring Property:** 

(Responses may be submitted in any written format. The following form is provided for your convenience.)

Dear Planning and Zoning Board Members:

I am familiar with the proposed rezone.

I have <u>NO OBJECTION</u> to Name	the rezone request.	
Address:		
Comments:		·····
I <u>OBJECT</u> to the rezone: Name: <u>DONALD</u> Address: <u>3420</u> Reason for Objection: <u>S</u>	VEVERKA + JBNI RATLIFF AVE CIDY WY BZYIY EE RONNER SIDG OF PAPER	

Please return your comments by Oct. 3, 2023 to:

We respectfully object to this re-zoning request from R-1 to R-2. An R-2 designation would create adverse impacts on our surrounding community. Cooper Lane West (akin to being a rural road) is already overburdened with high-volume traffic that exceeds posted speed limits. Many families use this neighborhood for walking/biking/retrieving mail as well as wildlife traversing the area unexpectedly. Both city and county law enforcement have had to patrol this road due to excessive speeding/unsafe driving. More traffic from an R-2 designation will only worsen the aforementioned and increase the risk of vehicular/pedestrian/wildlife accidents. Further, we, as well as our neighboring families selected this area for the surrounding "rural feel". As per the Cody City Master Plan, the people of Cody prioritized the importance of maintaining our "small-town western lifestyle". Closer review of the City of Cody government website, (Planning and Zoning Division), Title 10, Chapter 6, Development Standards, reveals that R-2 designation allows for minimum net lot areas of 5,500 sq ft, single-family dwellings, or 10,000 sq ft for duplexes. A developer would have "more room" to build additional housing and to us, medium to low density sounds like a lot more homes/individuals living in the same area as opposed to R-1, single-family housing (which increases to 7,000 sq ft of minimum net lot area). Although unverified by authorities, we also question how R-2 designation (let alone even an R-1) provides for adequate entry/egress from the property in terms of fire/evacuation/safety codes. The property is surrounded by irrigation district canals' rights of way (access crossings require permitting by Cody Canal Irrigation District board) and private property. Increasing the population density of this development presents a number of immediate untoward effects to this area—as such, we reject any request to rezone subject property from R-1 to R-2.

- PUBLIC Comments regarding R2 Rezoning Application by DUKU, LLC for Cooper Ln W submitted by Kathleen and Pete Jachowski of 202 Cooper Land West on October 10, 2023 before City of Cody – Planning and Zoning Board
  - I object to the content of the request to rezone Lot 5 of the Musser Subdivision 140 Cooper Lane West from R-1 Single Family Residential to R-2 Medium-Low Density Residential.
  - <u>Reasons for objections:</u> all based on common sense but no access to developers' intentions
  - Potential of well water pollution to neighboring lots is possible even if settling ponds are established as this strategy would not eliminate the strong possibility of runoff of the toxins by their migrating into these now properly functioning wells.

achter Jachowsti P. Jachowsti Dal. 2, 2023 144

- <u>Consequent heavy increase in both traffic</u> and safety hazards onto an already overburdened road which has no standard shoulders or sidewalks.
- Diminishment of long-established rural neighborhood which now reflects the type of residential area that exists and the environment desired by current occupants as evidenced by pride of ownership and maintenance. Currently the average adjoining lot size is 6.5 acres. An R2 classification in no way reflects a municipal respect for this long-established single family residential neighborhood.
- Loss in part, of the room to breath and privacy which accompanies its present open space nature and is a significant draw for moving to Cooper Lane.
- <u>Negative impact to our property values via</u> potential duplexes, more crowded streets, Kachleen P. Jachnoski

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- more noise and certainly less rural atmosphere. The life quality of a rural atmosphere is becoming more valuable by the day as we increase Cody's hardscape with concrete. The potential for 135 residences on this lot is imbedded in the R2 classification. Potential quickly becomes reality when money is to be made.
- Potential for more light pollution which is all too often given short shrift in municipal decision venues but always has a negative cumulative effect on small towns.
- Restricted access on to and off of Cooper Lane West dictated by the narrow lot configuration on to Cooper Lane. Considerations of emergency services may well be compromised.

**Last thoughts:** PRIVATE PROPERTY RIGHTS: The intrinsic appeal of living on Cooper Lane lies in its genuine rural and peaceful nature. We ask that the decision makers in this civic process

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Cartheren ekowski

carefully weigh how such a rezoning approval certainly falls within their legal authority, BUT so also does their authority to protect the precious islands of rural tranquility on the immediate boundaries of the city.

We ask that you not bulldoze over our civic concerns.

We ask that you decide to keep the R1 present classification as is which underscores and acknowledges that many citizens of Cody do not want you to force them to live like gerbils.

This citizen asks that you render a collective but polite NO to this request and that you suggest to the applicant that they embrace the values and financial potential of the current R1 classification.

Kathleen P. Jachowski Oct. 2, 2023

## Notice to Owners of Neighboring Properties:

Date: September 12, 2023

RE: **REQUEST FOR REZONING** 

## Please return your comments by Oct. 3, 2023 to:

Cody City Planner P.O. Box 2200 Cody, WY 82414 OR, send an email to: todds@codywy.gov

# THE CITY OF CODY HAS RECEIVED AN APPLICATION TO REZONE THE PROPERTY IDENTIFIED BELOW. YOUR COMMENTS WOULD BE APPRECIATED.

<u>Subject Property:</u> Lot 5 of the Musser Subdivision. 140 Cooper Lane West. (highlighted on map)

Applicant Name(s): DUKU, LLC.

**Description of Request:** Rezone the subject property from Single-Family Residential (R-1) to Medium-Low Density Residential (R-2). The property is approximately 18.7 acres in size. To view the zoning and development standards for each zone see Title 10 of the City of Cody Code, available at codywy.gov under Government > Municipal Code.



This request will be considered at a public hearing held by the

City of Cody Planning & Zoning Board at their regularly scheduled meeting on <u>Tuesday, October</u> <u>10, 2023</u> at 12:00 p.m. in the City Hall Council Chambers, at 1338 Rumsey Ave. Anyone is welcome to attend and comment at the public hearing. After the public hearing, the Board will make a recommendation for consideration by the City Council at a later date—likely at the Council's Oct. 17, 2023 meeting at 7:00 pm.

## **Response Letter from Owner of Neighboring Property:**

(Responses may be submitted in any written format. The following form is provided for your convenience.)

Dear Planning and Zoning Board Members:

I am familiar with the proposed rezone.

	I	have	<u>NO</u>	OBJEC	TION	to	the	rezone	request.
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N	а	n	16	е	_	_

Address:

Comments: \_\_\_\_\_

I <u>OBJECT</u> to the rezone:	
Name: Scott B. Myers	
Address: 3616 4 3538 COUDER	LANE - CODY
Reason for Objection: See ATTACHED	

If you would like to receive a copy of the Planning and Zoning Board agenda materials for this request, please provide your email address: E-mail address: \_\_\_\_\_
- 1.) First and foremost, a higher density R-2 development is totally incompatible with the rural, larger acreage homes adjacent to and near this parcel.
- 2.) A higher density development will undoubtably bring a significant amount of "light pollution" to the rural dark nights of the Cooper Lane area.
- 3.) Traffic is already an issue on Cooper Lane West. It is a narrow road with no curbs and gutters and portions are often flooded by rain and melting snow due to the poor drainage. Sections occasionally become a single lane as drives must avoid the flooding.
- 4.) The corner of Cooper Lane West and Big Horn Avenue is often the scene of a line of vehicles trying to get on to Big Horn Avenue. A higher density development has the potential add more dwelling units than currently exist in the entirety of the Cooper Lane area. This will likely result in drivers electing to use residential streets to the west of Cooper Lane West to avoid delays trying to get on to Big Horn Avenue at Cooper Lane West. Unfortunately, they will likely use Robert Street and C Street to get on Big Horn Avenue, both of which are narrow streets without curb and gutter, only adding to the congestion at those locations.
- 5.) The minimal frontage on Cooper Lane West, 309' gross and approximately 250' net because of the Cody Canal Town Lateral, will likely result in the residents of potentially 100+ dwellings accessing Cooper Lane West from a single residential street coming out of the development. There are no other ingress/egress possibilities.
- 6.) The city does not have storm sewers in the area of the parcel subject to the rezoning request. Therefore retention basins will be required. A higher density development means more homes, more cars and more people and an increase in the risk of vehicle fluids, pesticides, fertilizers and more flowing to the detention basins. As the water percolates into the ground there becomes a risk of contamination the many domestic wells in the area.

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Dear Planning and Zoning Board Members:

I am familiar with the proposed rezone.

Address: P.O. Box 17	2, 17 Horner	Dr.,	Cally	
Comments: None		5	0	
I <u>OBJECT</u> to the rezone: Name:			· ·	
Address:				
Reason for Objection:		dig 1.1	na meng water.	

I OBJECT to the rezone:
Name: Shane + Shern Richardson
Address: 130 Cooper Lnw, 124 Cooper Lnw
Reason for Objection; Density does not conform with existing properties
Duplexes not necessary in rural setting - devaluation of
Current properties.

If you would like to receive a copy of the Planning and Zoning Board agenda materials for this request, please provide your email address: E-mail address: \_\_\_\_\_\_\_

Name: Marla Schmidt
Address: 3307 Appalachian Ave Cody Wy Szyrd
Reason for Objection: It will bring too much traffic that road
Can not handle.

If you would like to receive a copy of the Planning and Zoning Board agenda materials for this request, please provide your email address: E-mail address.

#### Notice to Owners of Neighboring Properties:

Date: September 12, 2023

RE: REQUEST FOR REZONING

Cody City Planne P.O. Box 2200 Cody, WY 82414 OR, send an email to: todds@codywy.gov

#### THE CITY OF CODY HAS RECEIVED AN APPLICATION TO REZONE THE PROPERTY IDENTIFIED BELOW. YOUR COMMENTS WOULD BE APPRECIATED.

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Dear Planning and Zoning Board Members:

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🗌 I have	NO OBJECTION to the rezone request.
Name	

Addroce		
AUDIESS	۹	100

Comments:

I OBJECT to the rezone:				
Name: Kaylene	Neddermeyer			
Address: 3332 1	tard Dan Ave	Cody u	y	
Reason for Objection:	+ will cause tra.	flic Drabl	emon loc	aber long
		,, ,- ,		T

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Dear Planning and Zoning Board Members:

I am familiar with the proposed rezone.

I have <u>NC</u> Name	) <u>OBJECTION</u> to the rezone request.
Address:	
Comment	5:
I <u>OBJECT</u> Name: Address:	to the rezone: DAVE KRAST 3413 TWIN Creek TRAILAVE
Reason for <u>CN Re</u> ARC 3 If you would lik	Objection: Caper Lawe is for Canjested, Water Stands 24. It CAN Not Graddle the Increased tipffic, People Peeding & No PAtrol At All. No dirawage on Road, e to receive a copy of the Planning and Joning Board agender the Stand,

request, please provide your email address: E-mail address:

# Return by October 3, 2023

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Dear Planning and Zoning Board Members:

I am familiar with the proposed rezone.

I have	NO OBJECTION to the rezone request.
Name	•

Address	

Comments:

I OBJECT to the rezone:

Name: Gary & Marilyn Cabe Address: 3420 Twin Creek Trail Hve

Reason for Objection: Traffic is already at it's peak, Excessive speeders daily speed all reduced to somply like rest of cooper lane, Rd is currently not maintained no drainage ditches either side, drainage is a concern Floods road during heavy rain, another access If you would like to receive a copy of the Planning and Zoning Board agenda materials for this request, please provide your email address: E-mail address: Cabe m 2 @ msn, com

road is needed between West and East cooper to alleviate heavy volume of traffic.



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Dear Planning and Zoning Board Members:

I am familiar with the proposed rezone.

I have <u>NO_OBJECTION</u> to the rezone request.
Name
Address:
Comments:
I <u>OBJECT</u> to/the rezone:
Name: <u>Dent ans printer</u>
Address: 207 Cooper Lane W
Reason for Objection: Increased traffic, lower home value lowered,
Quality at residents in reighboringet on migration at
Wild animals (depi
ou would like to receive a copy of the Planning and Zoning Board agenda materials for this

If you would like to receive a copy of the Planning and Zoning Board agenda materials for this request, please provide your email address: E-mail address:

COOPERLIN

Please return your comments before October 24,2023 to:

Cody City Planner P.O. Box 2200 Cody, WY 82414

E.AVE

TWIN CREEK TRAIL AVE

OR,

send an email to: todds@codywy.gov



18 T		MAPLELE	AFAVE
33RD ST	34TH ST 34TH	COOPER LN W	
33RD ST	ST	1	

#### **Response Letter from Owner of Neighboring Property:**

(Responses may be submitted in any written format. The following form is provided for your convenience.)

1

Dear Planning and Zoning Board Members:

I am familiar with the proposed rezone.

I have <u>NO OBJECTIO</u> Name	<u>N</u> to the rezone request.	
Address:		
Comments:		
I OBJECT to the rezo	ne:	
Name:	DAVID M SCHNEE	
Address:	3413 APPALACHIAN AVE	CODY
Reason for Objection	: traffic increase, prope	rty value decreas
10154	70 1	1



Name: <u>Sean DeNamur</u> Address: 3637 Maple Leaf Ave.	
Address: 3637 Maple Leat Ave.	
riddi cool	
Repson for Objection: I don't think you should place	e that high
density in rural setting	J

If you would like to receive a copy of the Planning and Zoning Board agenda materials for this request, please provide your email address: E-mail address: <u>Seandenamur@hotmail.com</u>

and the second se

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OR,

send an email to: todds@codywy.gov

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Dear Planning and Zoning Board Members:

I am familiar with the proposed rezone.

I have <u>NO OBJECTION</u> to the rezone request. Name	
Address:	
Comments:	
I <u>OBJECT</u> to the rezone: Name: <u>Iim Mahien</u> Address: <u>Y107 Carter Mtn Drive</u> Reason for Objection: <u>L055 of Rural Atmosphere</u> , <u>There is No real</u> <u>Plan For what Changes would look like</u> , <u>Existing Roads cannot handle</u> i If you would like to receive a copy of the Planning and Zoning Board agenda materials for this request, please provide your email address: E-mail address: <u>Trmahier</u> (P. hot mail.com	i+
trimanicu @ hotmail.com	

And and the state of the state COOPER LN Please return your comments before October 24,2023 to: COOPER'LN W Cody City Planner P.O. Box 2200 LOT 5 Cody, WY 82414 REZONI EAVE TWIN CREEK TRAIL AVE send an email to: todds@codywy.gov MAPLE LEAF AVE COOPER LN W 34TH ST **33RD S1** 34TH ST 33RD ST

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I am familiar with the proposed rezone.

OR,

Address:		
Comments:		
		······································
I OBJECT to the re	zone:	
I <u>OBJECT</u> to the re Name:	DAVID M SCHNEE	
I <u>OBJECT</u> to the re Name: Address:	ZONE: DAVID M SCHNEE 3413 APPALACHIAN AVE	CODY
I <u>OBJECT</u> to the re Name: Address: Reason for Objecti	DAVID M SCHNEE 3413 APPALACHIAN AVE on: Fraffic Increase, Prop	CODY erty value decrea

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I am familiar with the proposed rezone.

ΠI	have <u>NO OBJECTION</u> to the rezone request.
P	Name
A	Address:
C	Comments:
÷	
VI	OBJECT to the rezones
A P	Name: Sean Denamur
A	Address: 3637 Maple Leaf Ave.
F	Reason for Objection: I don't think you should place that high
	Clusity in runal Setting
-	energy course

If you would like to receive a copy of the Planning and Zoning Board agenda materials for this request, please provide your email address: E-mail address: <u>Seandenamwr@hotmail.com</u>

		COOPER LN
Please return your comments before October 24,2023 to:	5	
Cody City Planner P.O. Box 2200 Cody, WY 82414	5.015	LOT 5
OR,	E AVE	
send an email to: todds@codywy.gov	TWIN CREEK TRAIL AVE	
	and a second sec	MAPLE LEAF AVE
	34TH ST 34TH 33RD ST	COOPER LN W
	ST 33RD ST	
Response Letter from Owner of Neighboring P (Responses may be submitted in any written format. The formation of the format of th	roperty:	onvenience.)
Dear Planning and Zoning Board Members: I am familiar with the proposed rezone.	u r	
I have <u>NO OBJECTION</u> to the rezone request. Name		
Address:		
Mame: <u>1 in Mahien</u> Address: <u>4107</u> Carter Mt Reason for Objection: <u>Loss of R</u> Plan For what Changes would	u Drive Inval Atmosphere, - d look like, Existing	There is No real & Roads cannot handle it
If you would like to receive a copy of the Plann	ning and Zoning Board agence	la materials for this
request, please provide your email address: E-	trmahie	u @ hotmail.com

#### Rezoning of Lot 5, Musser Subdivision

#### Cooper Lane Neighbors:

5 ... 3

The front page story in the Cody Enterprise was likely the first you heard of the application to rezone the vacant 18.7 acre parcel on Cooper Lane West to R-2. The only property owners that were notified by mail were those within 140 feet of the subject parcel.

A public hearing was held on 10/10/23 during the Planning and Zoning Board Meeting. The public hearing was closed but the Board allowed the period for written objections to be open until the next meeting on 10/24/23. Your voice can still be heard.

#### Reasons for R-2 Zoning:

So what are the 5 major reasons a developer would need R-2 zoning?

- 1.) 864 sq.ft. minimum dwelling size vs 1000 sq.ft in R-1.
- 2.) 5500 sq.ft. lot minimum vs 7000 sq.ft in R-1.

3.) Accessory dwelling units allowed without a conditional use permit.

4.) Two family dwelling units. (i.e. duplexes)

5.) Potential for short term rentals. (i.e. Airbnb)

If 75% of the gross property acreage, 18.7 acres, is able to be used for lots it would allow for 111 single family dwellings if rezoned to R-2 or 122 duplex units. The highest density possible at 75% would be 87 primary dwellings plus another 87 accessory dwelling units for a total of 174 dwelling units.

The current property owners and the buyer who has the property under contract have not provided any information on the proposed development which is concerning. The following are some objections that were submitted by area residents prior to the public hearing.

3

- Rural atmosphere and the reason to live in Cody is being lost through this type of urbanization.
- Properties adjacent to the parcel range in size from 2.47 acres to 10.38 acres. Most all properties in the Cooper Lane area are in excess of 1 acre. 5500 square foot lots are not compatible.
- Cooper Lane West is already at capacity for vehicle travel. 100+ new dwellings could put upwards of 200 more vehicles on Cooper Lane West and at the corner of Big Horn Avenue.
- Flooding due to rain and melting snow often reduces sections of Cooper Lane West to a single travel lane.
- Light pollution. Streetlights, porch lights, garage lights and headlights all will impact the dark night sky.
- Loss of privacy and room to breath. 100+ dwellings could bring 400 more people to the Cooper Lane area.
- Negative impact on property values near the R-2 zoned development.
- Potential for domestic well contamination. The lack of storm sewers will necessitate retention basins. Street runoff into the basins may contain pesticides, fertilizers, cleaning products and vehicle fluids which can percolate into the groundwater.
- Impact on wildlife including deer, birds and the migrating Sandhill cranes.

If you wish to join in the objection to the requested rezoning due to some or all of these objections please find the procedure on page three. Please return your comments before October 24,2023 to:

Cody City Planner P.O. Box 2200 Cody, WY 82414

OR,

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send an email to: todds@codywy.gov



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ddress:			 	
omments:				
OBJECT to the r	ezone:	D	 1	an a
OBJECT to the r	ezone: Calvin	Reavis		
OBJECT to the r	ezone: <u>Calvin</u> 33 Siddla	Reavis		

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Dear Planning and Zoning Board Members:

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mments:	
DEJECT to the rezone: me: <u>CAROL HUGHES</u> dress: 120 Siddle Drube, Cody, WY 82414	
ECT to the rezone: : <u>CAROL HUGHES</u> :ss: 120 Siddle Drive, Cody, WY 82414	
BJECT to the rezone: ne: <u>CAROL HUGHES</u> Iress: 120 Siddle Drive, Cody, WY 82414	
me: <u>(AROL HUGHES</u> dress: 120 Siddle, Drive, Cody, WY 82414	
dress: 120 Siddle Drive, Cody. WY 82414	-
aress; rau Gradue Urive, course a art	-M
ason for Objection:	

If you would like to receive a copy of the Planning and Zoning Board agenda materials for this request, please provide your email address: E-mail address: \_\_\_rusty\_bug\_bes\_13@ MSN.COM

		Hill LOT COOPER LN
Please return your comments before October 24,2023 to:		
Cody City Planner P.O. Box 2200 Cody, WY 82414	EAVE	LOT 5 REZONING
OR,		J
send an email to: todds@codywy.gov	TWIN CREEK TRAIL AVE	
		MAPLE LEAF AVE
	34TH ST 34TH ST 33RD ST	COOPER LN W
	33RD ST	
Response Letter from Owner of Neighboring Pro (Responses may be submitted in any written format. The foll	perty: owing form is provided for your co	BIGHORN AVE
Dear Planning and Zoning Board Members: I am familiar with the proposed rezone.		
I have <u>NO OBJECTION</u> to the rezone request. Name Address: Comments:		
Address: 3531 Cooper L Reason for Objection: All The	RET Hilli N. Q DOVE STAT	EB IN.
If you would like to receive a copy of the Plannin request, please provide your email address: E-m	ng and Zoning Board agend nail address:hill 6929	a materials for this MSN, COM

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OR,

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Name	
Address:	
Comments:	
I OBJECT to the rezone	Marion Swith
Name:	Marion Smith ZIM N 41st street
Address: Reason for Objection: _	"Marion Smith ZIT N 41st Street Traffic, decrease potential of property value

COOPERIN Please return your comments before October 24,2023 to: Cody City Planner P.O. Box 2200 LOT Cody, WY 82414 REZONINC E AVE OR, TWIN CREEK TRAIL AVE send an email to: todds@codywy.gov MAPLE LEAF AVE COOPER LN 34TH 33RD 5 s 34TH S1 **33RD ST Response Letter from Owner of Neighboring Property:** (Responses may be submitted in any written format. The following form is provided for your convenience.) Dear Planning and Zoning Board Members: I am familiar with the proposed rezone. I have <u>NO OBJECTION</u> to the rezone request. Name \_\_\_\_\_ Address: Comments: \_ I OBJECT to the rezone: Patto. Name: 1, 112ma rody with - 82414 PER Lane 600 Address: 3611 WITH- SPJECTION alee Reason for Objection:

If you would like to receive a copy of the Planning and Zoning Board agenda materials for this request, please provide your email address: E-mail address: <u>3611 Cooper</u>

Please return your comments before October 24,2023 to: Cody City Planner P.O. Box 2200 Cody, WY 82414 OR, send an email to: todds@codywy.gov	E AVE TWIN CREEK TRAIL AVE	LOT 5 Rezowing Divelop A park X XX. MAPLE LEAF AVE
	T 34TH ST 33RD ST	R SIGHORN AVE
Response Letter from Owner of Neighboring Prop (Responses may be submitted in any written format. The follo	erty: wing form is provided for your cor	nvenience.)
Dear Planning and Zoning Board Members: I am familiar with the proposed rezone. I have <u>NO OBJECTION</u> to the rezone request. Name		
Address: <u>3503</u> Cocper Reason for Objection: <u>Listed</u> as <u>and the way</u> that the	In about, No fi handcel 2 the	the Rekoning, issue,

If you would like to receive a copy of the Planning and Zoning Board agenda materials for this request, please provide your email address: E-mail address:

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**FERNER** 

* ~~.*		COOPER
Please return your commen	ts	
before October 24,2023 to	:	
Cody City Planner		C000
$P_{0}$ , Box 2200		
Cody, WY 82414		
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OR,		
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Response Letter from Owner of Neighboring (Responses may be submitted in any written format. The Dear Planning and Zoning Board Members: I am familiar with the proposed rezone. I have <u>NO OBJECTION</u> to the rezone requess Name	g Property: ne following form is provided for your con est.	nvenience.)
Address:		
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# **Zoning:** Cooper Lane residents speak out against medium-density

But the zone change would allow the construction of much-needed housing, said Erynne Selk, one of the four owners of the 18.7-acre lot, which has three sides outside city limits.

"Housing within the City limits is limited and now there is an immediate need for low-maintenance living: for local citizens, seniors and retirees who can live independently," according to the application. "There is also an enormous need for afford able housing. ... The R-2 zoning would benefit the community."

Her application said the parcel was annexed about five years ago with the intention to create larger, residential lots, but the situation has changed. While the property is under contract, there is currently no proposed development.

If there were to be a development, it would be "completely incompatible" with the area, said Curtiss Ryan, who owns two adjacent parcels totaling 14.63 acres with one single dwelling. He added that his neighbors, the Myerses who were unable to attend, were "devastated" by the proposal.

The impact would include a "loss, in part, of the room to breath and privacy, which accompanies its present open-space nature and is a significant draw for moving to Cooper Lane," said Jachowski.

Cooper Lane resident Sean Demanur said he was concerned about changing a zone before knowing what's proposed. Further, he noted, the roads are inadequate to handle more traffic.

His concern about increased traffic congestion was echoed by Amanda Munn, who also area to also



The above map provided by the city of Cody shows the location of landowners who commented on the possible rezoning. Green is in favor, pink is opposed.

structure, overcrowding in schools and the change to the nature of the area.

"It's a close-knit community, cherished by neighbors," she said, which would be disrupted by such a development. Resident Tim Mahieu agreed, describing the area was one where "we walk with our spouses, we walk with our kids,

we walk with our pets." "This is Cody," he said. "I didn't move here to live in Salt Lake City." Craig Greer described likened the addition of dense housing to placing a trailer park in the middle of such homes.

"Cooper Lane is not an appropriate area to put affordable housing," he said.

The planning and zoning board members will accept more written comments until their Oct. 24 meeting, when they'll deliberate the zonechange proposal and form a recommendation for the city council's consideration.

"Hopefully you will give more legitimate listening than was given [regarding]

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## Rezoning of Lot 5, Musser Subdivision

#### Cooper Lane Neighbors:

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The front page story in the Cody Enterprise was likely the first you heard of the application to rezone the vacant 18.7 acre parcel on Cooper Lane West to R-2. The only property owners that were notified by mail were those within 140 feet of the subject parcel.

A public hearing was held on 10/10/23 during the Planning and Zoning Board Meeting. The public hearing was closed but the Board allowed the period for written objections to be open until the next meeting on 10/24/23. Your voice can still be heard.

#### Reasons for R-2 Zoning:

So what are the 5 major reasons a developer would need R-2 zoning?

1.) 864 sq.ft. minimum dwelling size vs 1000 sq.ft in R-1.

2.) 5500 sq.ft. lot minimum vs 7000 sq.ft in R-1.

3.) Accessory dwelling units allowed without a conditional use permit.

4.) Two family dwelling units. (i.e. duplexes)

5.) Potential for short term rentals. (i.e. Airbnb)

If 75% of the gross property acreage, 18.7 acres, is able to be used for lots it would allow for 111 single family dwellings if rezoned to R-2 or 122 duplex units. The highest density possible at 75% would be 87 primary dwellings plus another 87 accessory dwelling units for a total of 174 dwelling units.

The current property owners and the buyer who has the property under contract have not provided any information on the proposed development which is concerning. The following are some objections that were submitted by area residents prior to the public hearing.

4ª - ·

- Rural atmosphere and the reason to live in Cody is being lost through this type of urbanization.
- Properties adjacent to the parcel range in size from 2.47 acres to 10.38 acres. Most all properties in the Cooper Lane area are in excess of 1 acre. 5500 square foot lots are not compatible.
- Cooper Lane West is already at capacity for vehicle travel. 100+ new dwellings could put upwards of 200 more vehicles on Cooper Lane West and at the corner of Big Horn Avenue.
- Flooding due to rain and melting snow often reduces sections of Cooper Lane West to a single travel lane.
- Light pollution. Streetlights, porch lights, garage lights and headlights all will impact the dark night sky.
- Loss of privacy and room to breath. 100+ dwellings could bring 400 more people to the Cooper Lane area.
- Negative impact on property values near the R-2 zoned development.
- Potential for domestic well contamination. The lack of storm sewers will necessitate retention basins. Street runoff into the basins may contain pesticides, fertilizers, cleaning products and vehicle fluids which can percolate into the groundwater.
- Impact on wildlife including deer, birds and the migrating Sandhill cranes.

If you wish to join in the objection to the requested rezoning due to some or all of these objections please find the procedure on page three.



Dear Planning and Zoning Board Members:

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I am familiar with the proposed rezone.	
I have <u>NO OBJECTION</u> to the rezone request.	
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request, please provide your email address: E-mail address:	
influx of addie housing units of this magninae	-

#### October 15, 2023

Re: Lot 5 Musser Subdivision

Dear Planning and Zoning Board,

As residents in the Cooper Lane area, we STRONGLY OBJECT to changing the zoning designation from R-1 to R-2 for the Erynne Selk 18.7 acre lot at 140 West Cooper Lane for many reasons, but 2 stand out:

- 1. The surrounding infrastructure is woefully inadequate for an R-2 zoning designation.
- 2. Cooper Lane is a very inappropriate spot for an R-2 housing project. The density allowed by an R-2 designation is inconsistent with all of the contiguous housing in and around Cooper Lane.

PLEASE RETAIN THE R-1 ZONING FOR THAT 18.7 ACRE PARCEL. THANK YOU.

Robert Grossman

#### Rezoning of Lot 5, Musser Subdivision

#### Cooper Lane Neighbors:

: \*

The front page story in the Cody Enterprise was likely the first you heard of the application to rezone the vacant 18.7 acre parcel on Cooper Lane West to R-2. The only property owners that were notified by mail were those within 140 feet of the subject parcel.

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- Impact on wildlife including deer, birds and the migrating Sandhill cranes.

If you wish to join in the objection to the requested rezoning due to some or all of these objections please find the procedure on page three. Please return your comments before October 24,2023 to:

Cody City Planner P.O. Box 2200 Cody, WY 82414

OR,

send an email to: todds@codywy.gov



Response Letter from Owner of Neighboring Property: (Responses may be submitted in any written format. The following form is provided for your convenience.)

Dear Planning and Zoning Board Members: I am familiar with the proposed rezone.

I have <u>NO OBJECTION</u> to the rezone request.

N	a	n	е	

Address: \_\_\_\_

Comments: \_\_\_\_\_

	Description of the state of the
X	I OBJECT to the rezone:
	Name: <u>TING MEEKER</u>
	Address: 129 Siddle Dr.
	Reason for Objection: ALL GOUC

If you would like to receive a copy of the Planning and Zoning Board agenda materials for this request, please provide your email address: E-mail address:

Cody City Planner P.O. Box 2200 Cody, WY 82414

Re: Proposed Rezoning of Lot 5, Musser Subdivision

As a residents of Cooper Lane, we are requesting that you DO NOT approve this proposed rezoning from D-1 to D-2. It falls under the same disregard the City of Cody has taken towards the proposed temple as requested by the Morman church. This rezoning would not be in harmony, nor meet the current building standards of the surrounding area. We compare this to the LDS proposed temple since the city had a plan in place for building requirements, which appeared to be approved by all concerned. However the LDS church claims they do not have to abide by the plan and the city does not have the fortitude to insist they find another location. First of all, the members of the morman faith who were on any city position, should have removed themselves from any decision on this matter. Secondly we do not see why anyone would serve on any city committee when you disregard their accepted suggestions once they have been approved by the city council.

This rezoning, if approved, would increase the traffic on Cooper Lane and the current road system could not handle such traffic and would require significant road improvements. Also it would devalue the properties in the area.

Sincerely Yours Robinel Norleen Robiness Donald and Norleen Robinds

Donald and Norleen Robir 4133 Cooper Lane, Cody, WY

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Please return your comments before October 24,2023 to: Cody City Planner P.O. Box 2200 Cody, WY 82414	E AVE	COOPER LN W	LOT 5 Rezoving				
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Response Letter from Owner of Neighboring Property: (Responses may be submitted in any written format. The following form is provided for your convenience.)							
Dear Planning and Zoning Board Members:							
I am familiar with the proposed rezone.							
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LOT 5

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BIG HORN AVE

#### COOPER LI

Please return your comments before October 24,2023 to:

Cody City Planner P.O. Box 2200 Cody, WY 82414

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OR,

send an email to: todds@codywy.gov COOPER LN W

Response Letter from Owner of Neighboring Property:

(Responses may be submitted in any written format. The following form is provided for your convenience.)

Dear Planning and Zoning Board Members:

I am familiar with the proposed rezone.

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and in	tended more rural action within the confines of Conserving
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pjvalasekægunail.com

To:

Cody City Planner

P.O. Box 2200

Cody, WY 82414

From:

Frederick A. Breisch Jr and Cebe Sue Breisch

110 Adams Lane

Cody, WY 82414

307-899-2662

We would like to thank you for the opportunity to comment on the proposed zoning change from R1 to R2 of Lot 5, Musser Subdivision off Cooper Lane West.

We oppose the proposed change for the following:

- We think a change to R2 would be out of character with current development. We chose the rural, quiet atmosphere of this setting. This proposed development doesn't look to be compatible with the current Cooper Lane area and could harm the current owners' property value.
- Traffic on Cooper Lane West would be negatively impacted.
- Since there is no information on infrastructure plans for the proposed change to R2 many questions arise, and this should be made known before consideration of a change in zoning.
- The planned development should be made clear with a plat layout and building types declared and made known.
- Any change of this magnitude should involve a public hearing for the Cooper Lane residents to attend and comment.

Thank you for your consideration in this matter.

Sincerely, Freehing G. Buint 1- AND Cebersbue Breisch

Frederick A. Breisch Jr. and Cebe Sue Breisch

COOPER LN Please return your comments before October 24,2023 to: COOPER LN W Cody City Planner P.O. Box 2200 LOT 5 Cody, WY 82414 REZONING E AVE OR, TWIN CREEK TRAIL AVE send an email to: todds@codywy.gov MAPLE LEAF AVE COOPER LN W 33RD 5 34TH ST 34TH ST 33RD ST Will an of the second of the RIG HORA SVE Response Letter from Owner of Neighboring Property: (Responses may be submitted in any written format. The following form is provided for your convenience.) Dear Planning and Zoning Board Members: I am familiar with the proposed rezone. ☐ I have <u>NO OBJECTION</u> to the rezone request. Name \_\_\_\_\_ Address: \_\_\_\_\_ Comments:

I <u>OBJECT</u> to the rezone:			
Name: Jack + Judy Eckley			
Address: 3508 Maple Leaf Ave			
Reason for Objection: We feel The rezoning	undermines	the integrity of	low
area - letalone would cause over u	ise of our in	lastruture.	

If you would like to receive a copy of the Planning and Zoning Board agenda materials for this request, please provide your email address: E-mail address: <u>Sheephunter1</u> @ mercon
		COOPER LN
Please return your comments before October 24,2023 to:	- -	
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### Response Letter from Owner of Neighboring Property:

(Responses may be submitted in any written format. The following form is provided for your convenience.)

Dear Planning and Zoning Board Members:

I am familiar with the proposed rezone.

	I have <u>NO OBJECTION</u> to the rezone request. Name
	Address:
	Comments:
মি	I OBJECT to the rezone'
of	Name: Joseph Fiedor Josepht-Judor Address: 3607 Maple Leaf Ave, Cody, WY 82414
19, 24	Reason for Objection: See attakhed.

If you would like to receive a copy of the Planning and Zoning Board agenda materials for this request, please provide your email address: E-mail address:

Cct 19, 2023 Joseph Fiedor AAT. Objection to Rezoning of Lot 5, Cooper Lane W This somewhat quick and quiet process by Which the Cody Planning and Foring Biand regones fot 5 to R-2 carries the appearance of favoritism toward one buyer developer on the backs of many local property owners, who will be impacted within 140 fort and beyond. Why only notify those in writing within 140 feet? Why not 100 feet or 500 ft or some other number? Visual impacts will extend much further than 140 feet as will the clinet impact on local residents and West Cooper fane. all impacted property a womens including those beyond 140 feet will be better served with as is, lower density, R-1 development.

October 20, 2023

Tom/Nancy Horn 3602 Maple Leaf Ave. Cody, WY 82414

Cody City Planner P,O, Box 2200 Cody, WY 82414

Dear Planning and Zoning Board Members

We the undersigned residents of Cody and homeowners on Maple Leaf Ave. do object to the proposed rezoning of the property at 140 West Cooper Lane from Residential Zone 1 to Residential Zone 2.

Our concerns are:

Increased vehicle traffic on Cooper Lane West

Light pollution

Negative impact on property values for residences near the R-2 development

Potential impact of rural well contamination

We enjoy our surrounding rural atmosphere; 100 or more new dwellings in a development will diminishing that atmosphere.

Sincerely,

Tom Horn Tom Horn Nancy Story

Nancy Horn

COOPER LN Please return your comments before October 24,2023 to: Cody City Planner P.O. Box 2200 LOT 5 Cody, WY 82414 EZONIA E AVE OR, TWIN CREEK TRAIL AVE send an email to: todds@codywy.gov 1 MAPLE LEAF AVE COOPER LN W 34TH ST 33RD ST 34TH ST 33RD ST 

### **Response Letter from Owner of Neighboring Property:**

(Responses may be submitted in any written format. The following form is provided for your convenience.)

Dear Planning and Zoning Board Members:

I have <u>NO OBJECTION</u> to the rezone request. Name
Address:
Comments:
X I <u>OBJECT</u> to the rezone: Name: <u>Kimberly Clark</u> Address: <u>3525</u> <u>Maple Leaf AVE</u> Reason for Objection: <u>Would create more traffic and more</u> <u>transient floppe increasing crime I enjoy</u> <u>the Country Ceel but St. Underg in town</u> .

request, please provide your email address: E-mail address: KCSOND @ SBCGLOSAL NET

			<b>P</b>		COOPERL
Please retu before Octo	orn your comments ober 24,2023 to:				
Cody City P P.O. Box 22 Cody, WY 82 OR, send an ema todds@codyw	Planner 200 414 il to: y.gov	E AVE TWIN CREEK TRAJL AVE 33RD ST 33RD ST	COOPER LN W	LOT 5 REZONING	
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Response Letter from C Responses may be submitted ear Planning and Zoning am familiar with the prop I have <u>NO OBJECT</u> Name Address: Comments:	<b>Dwner of Neighboring Prop</b> d in any written format. The follo Board Members: posed rezone. <u>ION</u> to the rezone request.	verty: wing form is provided for your co	nvenienc	BIGHORN AME	

If you would like to receive a copy of the Planning and Zoning Board agenda materials for this request, please provide your email address: E-mail address: \_\_\_\_\_Sura\_brate(81@gMuil.com

Dear Planning and Zoning Board Members,

We object to the rezoning of 140 Cooper Lane West from R1 to R2. Rezoning to R2 negatively impacts current community and is not currently supported by the infrastructure available in the Cooper Lane area. R2 zoning would bring more vehicle and foot traffic to an already busy road causing more safety issues. R2 zoning would likely negatively impact property values as well as current residents losing the rural atmosphere that brought us to the Cooper Lane area.

Thank you,

.

Travis & Sara Braten 4231 Cooper Lane



### **Rezoning of Lot 5, Musser Subdivision**

Kirsten Sechrist <Kirstene20@hotmail.com> To: "todds@codywy.gov" <todds@codywy.gov> Cc: "djsech2@aol.com" <djsech2@aol.com>

Dear Planning and Zoning Board Members,

Attached is our response letter for the proposed rezoning of Lot 5, Musser Subdivision.

Thank you for your attention to this matter.

David and Kirsten Sechrist 114 Siddle Drive Cody, Wyoming 82414 Get Outlook for iOS



IMG\_4406.jpeg 3129K Mon, Oct 23, 2023 at 2:25 PM



### Request For Rezoning - R1 - R2 - 140 Cooper Lane West

"Ireiter@codywy.gov" <Ireiter@codywy.gov>, Todd Stowell <todds@codywy.gov>

2 messages

### GARY M CABE <cabem2@msn.com>

Sun, Oct 8, 2023 at 3:37 PM To: "mhall@codywy.gov" <mhall@codywy.gov>, "eswett@codywy.gov" <eswett@codywy.gov>, "dshreve@codywy.gov" <dshreve@codywy.gov>, "jfritz@codywy.gov" <jfritz@codywy.gov>, "ktamblyn@codywy.gov" <ktamblyn@codywy.gov>,

Our objections to the Rezoning are:

Traffic is already at its peak

Excessive speeders daily - speed limit should be reduced to 30 mph like rest of Cooper Lane Road is currently not maintained (by City or County) no drainage ditches on either side Drainage is a concern floods road during heavy rain Another access road is needed between West & East Cooper to alleviate heavy volume of traffic

Thank you, Gary & Marilyn Cabe 3420 Twin Creek Train Ave

### **5** attachments



Request For Rezoning Form.jpg 529K



Flooding #2.jpg 149K



Flooding #3.jpg 99K



Flooding #4.jpg 86K



**Twin Creek Trail Ave Flooding #1.jpg** 114K

Todd Stowell <todds@codywy.gov> To: GARY M CABE <cabem2@msn.com> Mon, Oct 9, 2023 at 3:50 PM

Cc: "mhall@codywy.gov" <mhall@codywy.gov>, "eswett@codywy.gov" <eswett@codywy.gov>, "dshreve@codywy.gov" <dshreve@codywy.gov>, "jfritz@codywy.gov" <jfritz@codywy.gov>, "ktamblyn@codywy.gov" <ktamblyn@codywy.gov>, "lreiter@codywy.gov>

Gary and Marilyn,

This and your other comments have been received. Council members,

This application is yet to be reviewed by the Planning and Zoning Board. The public hearing is tomorrow, but the staff analysis will not be provided until their following meeting at the soonest. No need to respond at this time. Thanks,

### Todd Stowell, AICP

Community Development Director/City Planner City of Cody, Wyoming (307) 527-3472 www.codywy.gov

<u>Community Development Office Hours</u> 7:30-5:00 Monday-Thursday, 7:30-11:30 Friday

[Quoted text hidden]



### **Objection to rezoning 140 West Cooper Lane (Lot 5 of the Musser Subdivision)**

**Michael Yeager** <yeagermike43@gmail.com> To: "todds@codywy.gov" <todds@codywy.gov> Mon, Oct 9, 2023 at 11:43 AM

I would like to object to the rezoning of the above from R-1 to R-2 for the following reasons:

1. It was originally incorporated into the city as R-1 so why the need for change.

2. The surrounding properties are single dwelling homes with small acreage (across West Cooper Lane) or single family homes with acreage (to the east, north and south).

3. If zoned R-2 there could become a huge traffic problem since there seems to be only one avenue of egress from the property unless neighboring property owners grant an easement.

Michael Yeager



### Musser Subdivision Lot 5 Cooper lane west area

Matthew Princler <mprincler@fop.net> To: todds@codywy.gov Tue, Oct 10, 2023 at 2:58 PM

Subject: Rezoning R-1 to R-2 application Musser subdivision Lot 5, Cooper Lane west Area

Dear Planning and Zoning Council,

My wife and I reside at 104 Cooper Lane west, Cody. I am writing you to formally object to the application to re-zone Lot 5 of the Musser subdivision from R-1 to R-2 zoning. Our reasoning is that when purchasing property in this area individuals rely on the current zoning. This is what guides our purchases of property. Therefore, if the current owners of Lot 5 were not happy with that zoning, they should not have purchased said property. We purchased our property based on the R-1 zoning, We do not want to live in a moderate density housing location. The wellbeing of this area will be negatively impacted, if approved, including public safety issues, light pollution, traffic and road issues, and our property rights. Thank you for your anticipated cooperation in this most important matter.

Matt and Angela Princler



### FW: Musser Sub Lot 5

Laura DeNamur <ledenamur@hotmail.com> To: "todds@codywy.gov" <todds@codywy.gov> Thu, Oct 12, 2023 at 11:33 AM

Todd Stowell <todds@codywy.gov>

Laura E. DeNamur

Sean DeNamur Designs, LLC

1191 Sheridan Ave.

Cody, WY 82414

(307) 587-4276

From: Laura DeNamur Sent: Wednesday, October 11, 2023 4:42 PM To: todds@cody.gov Subject: Re: Musser Sub Lot 5

Todd,

I sent the attached letter and copy of Table 10-6-2 from the City of Cody Ordinances to neighbors bordering Musser Sub Lot 5.

https://export.amlegal.com/api/export-requests/fc5b5a88-55d6-4d57-aab5-9f7545b38a21/download/

I also indicated I sent this to you. Please forward to other members of the Cody P & Z Board.

Thank you,

Laura

Laura E. DeNamur

R1 to R2 Letter to Cooper Lane Neighbors.docx

Dear Fellow Residents of the West Cooper Lane Neighborhood,

My husband and I reside on Maple Leaf Avenue and as such our home does not border the Musser, Sub Lot 5 on West Cooper Lane. However, I was present at the October 10, 2023 Planning and Zoning Board Meeting and have concerns about the proposed change of zone designation from R-1 to R-2.

As you can see from the enclosed copy of Table 10-6-2 from the City of Cody Ordinances, a primary difference between the two zones is that R2 (the proposed re-zone designation) allows for duplex dwellings, whereas R1 does not.

One of the concerns expressed by several citizens in attendance was the impact that "affordable, high-density housing" will have on our neighborhood. Approving duplexes means doubling the potential number of housing units built (186 vs. 93).

The Cody Enterprise published (online on October 11, 2023) an article entitled "Residents spurn potential zoning change". In that article, and I quote, **"Her [Erynne Selk, one of four owners of the lot] application said the parcel was annexed about five years ago with the intention to create larger, residential lots, but the situation has changed. While the property is under contract, there is no proposed development."** 

If there is no proposed development, then why are we even discussing zoning changes? Is the property sale contingent on a zoning change from R-1 to R-2?

I am suggesting that either I have it wrong and in fact there is no sale contingency or proposed development -OR- that DUKU, LLC is aware that there is planned development and has not shared that in good faith. After all, why the zoning change request? Was the applicant's reason for the proposed re-zoning shared in a previous Planning and Zoning meeting and I just missed it?

We need more answers before this proposal is ratified.

Laura E. DeNamur October 11, 2023

Email cc: todds@cody.gov



### **Objection to Cooper Lane Rezoning**

**Sara Frazier** <sfrazier@gofirstbank.com> To: "todds@codywy.gov" <todds@codywy.gov> Fri, Oct 13, 2023 at 9:07 AM

Good Morning,

Attached is my objection to the proposed rezoning on Cooper Lane.

Thank you,

Sara Frazier



Sara Frazier Operations Manager Cody Office

P 307.587.3800 ext 4108 F 307.587.3896

gofirstbank.com

This email message is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply email and delete the original message.





Address:						
Comments: _						
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I OBJECT to t	ne rezone:					
Name:	Sarari	212,80	1	00 414		
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If you would like to receive a copy of the Planning and Zoning Board agenda materials for this request, please provide your email address: E-mail address:



### Rezone

**rob marshall** <marshall460@gmail.com> To: "todds@codywy.gov" <todds@codywy.gov> Fri, Oct 13, 2023 at 9:28 AM

Dear planning and zoning members,

I have lived in the Cooper Lane area since 1999.

I moved there for the quiet surroundings.

I am opposed to the rezoning of lot 5 of the Musser subdivision.

This area is at capacity now and we do not need any more traffic on Cooper Lane.

Most of this area has large country lots for a reason.

This is a rural area that needs no more development.

This proposal would diminish the quality of life that this area now has.

I question why there has not been a sign on the property to inform the public of this proposed zoning change?

Maybe this was so your board could slip another development in before any residents effected knew what was going on. To count on the local newspaper is laughable!

VERY few residents take the Cody Enterprise as it usually has NO news.

Thank you

Rob Marshall



### Rezoning of Lot 5 Musser Sub ... west side of Cooper lane

**Tom Cindy Miller** <tcnmiller@gmail.com> To: todds@codywy.gov Mon, Oct 16, 2023 at 12:12 PM

I object to the rezoning of Lot 5 Musser Subdivision. If what I read in the Oct. 12, 2023 Cody Enterprise is correct; rezoning the 18.7 acres from R-1 to R-2 would almost double the density.

The current zoning of R-1 would allow 54 to 93 units on the parcel which , in my opinion, is still too dense for the Cooper Lane area. Allowing the density to increase to as much as 184 units is ridiculous and certainly not compatible to the area.

Thank you.

Tom L. Miller 4125 Temple Creek Cody, Wy 82414



**Rezoning of lot 5** 

Nicole Burr <nikiramz@yahoo.com> Reply-To: Nicole Burr <nikiramz@yahoo.com> To: "todds@codywy.gov" <todds@codywy.gov>

Proposal for R-2 zoning of lot 5. See response attached.

Jeremy & Nicole Burr

<sup>™</sup>3873\_001.pdf 59K

Todd Stowell <todds@codywy.gov>

Mon, Oct 16, 2023 at 12:58 PM

		COOPER LN
Please return your comments before October 24,2023 to:	*	
Cody City Planner		Oope
P.O. Box 2200		LOT 5
Cody, WI 82414	EAVE	E REZONING
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Lodds@codywy.gov		
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<b>Response Letter from Owner of Neighboring Prop</b> (Responses may be submitted in any written format. The follow	<b>erty:</b> wing form is provided for your cor	venience.)
Dear Planning and Zoning Board Members:		
Name		
Address:		
Comments:		
Name: Nicole Burr		
Address: 12 Gabbi St.		
Reason for Objection: Does not fit in	with existing lot	slstructures &
would significantly impact	the already bus	y travel on that road
that ends city limits and ru	ral is not as wet	maintained.
request, please provide your email address: E-ma	il address:	materials for this



### **Rezoning if Lot Five Musser Subdivision**

Leslie Hanson <lesliehsn@yahoo.com> To: todds@codywy.gov Mon, Oct 16, 2023 at 7:49 PM

I object to the rezoning of this property to R-2.

I believe the property for rezoning is not appropriate for the area. The area surrounding this is single family with still space to roam. The rezoning would crowd out free space, breathing room between residences and bring in multifamily housing.

The traffic on Cooper Lane would definitely be an issue. The road is narrow. Changes on Big Horn Avenue intersection woud have to be addressed. The increase in noise, lighting and possibility of polutants is important.

We enjoy the birds and wildlife that is here because there is still enough room for that to be present.

We chose to live in this area because of the low density of homes. It would definitely affect the current quality of life we now appreciate.

This change should not be considered lightly. It is not something that a few have the right to bulldoze over a good sized area of current residents who have worked hard to be here and enjoy it as it exists.

Leslie and Mike Hanson 136 McCullough Dr lesliehsn@yahoo.com



### **Rezoning Lot 5 Musser Subdivision**

Carol Pyle <carolpyle39@aol.com> To: "todds@codywy.gov" <todds@codywy.gov>

Mon, Oct 16, 2023 at 9:52 PM

As a resident of 3717 Cooper Ln, I am writing to voice **my objection** to the rezoning of lot 5 Musser subdivision for the following reasons:

Cooper Lane is a rural area and changing the zoning would change the atmosphere of open space living, which was one of the major reasons I moved to Cody and Cooper Ln.

Changing the zone would bring a lot of congestion to the traffic on Cooper Lane West as well as Big Horn Avenue.

Being a rural area allows for wild life to roam freely through the area such as deer and migrating and native birds and rezoning would affect the wild life.

Changing of the zone would impact the current utility infrastructure such as electricity and water and could possibly cause flooding if more land is used.

Carol Pyle 3717 Cooper Lane Cody, Wyoming



### Proposed rezoning in Cooper Lane area comment letter attachment

**Dave & Nena** <davenena@charter.net> To: Todd Stowell City Planner Cody <todds@codywy.gov> Tue, Oct 17, 2023 at 10:22 AM

October 17, 2023

Dave Burke

Nena Graham Burke

21 Copper Creek Trl

Cody, WY 82414

(307) 587-6702

davenena@charter.net

City of Cody

Cody City Planner

Planning & Zoning Board Members

PO Box 2200

Cody WY 82414

RE: Proposed Rezoning of Lot 5, Musser Subdivision, 18.7 acres off Cooper Lane West, Cody

Thank you for the opportunity to comment on this proposed significant population density increase by the current owner. As we live slightly east of this lot, it is obvious there would be a substantial impact in the entire Cooper Lane area on the peace and solitude and overall quiet lifestyle enjoyed in this rural living. Anyone living in or around Cody can see there are plenty of open spaces available for increased population housing that would not be so disruptive. This proposal is out of place with common sense present or future planning for Cody area.

Furthermore, good long term planning should not allow any rezoning proposal without a plat in hand. To do so otherwise is encouraging haphazard building change and growth that benefits the individual only and not the City.

If this proposal moves forward, there should be a public hearing, with all Cooper Lane residents invited.

Dave Burke

Nena Graham Burke

Cooper Lane rezoning proposal Cody.docx

October 17, 2023

Dave Burke Nena Graham Burke 21 Copper Creek Trl Cody, WY 82414 (307) 587-6702 davenena@charter.net

City of Cody Cody City Planner Planning & Zoning Board Members PO Box 2200 Cody WY 82414

RE: Proposed Rezoning of Lot 5, Musser Subdivision, 18.7 acres off Cooper Lane West, Cody

Thank you for the opportunity to comment on this proposed significant population density increase by the current owner. As we live slightly east of this lot, it is obvious there would be a substantial impact in the entire Cooper Lane area on the peace and solitude and overall quiet lifestyle enjoyed in this rural living. Anyone living in or around Cody can see there are plenty of open spaces available for increased population housing that would not be so disruptive. This proposal is out of place with common sense present or future planning for Cody area. Furthermore, good long term planning should not allow any rezoning proposal without a plat in hand. To do so otherwise is encouraging haphazard building change and growth that benefits the individual only and not the City. If this proposal moves forward, there should be a public hearing, with all Cooper Lane residents invited.

Dave Burke

Nena Graham Burke



### **Rezoning of Lot 5, Musser Subdivision: We Object**

Paula Voerding <voerding@bresnan.net> To: todds@codywy.gov Tue, Oct 17, 2023 at 4:10 PM

To the Planning and Zoning Board Members:

We are familiar with the proposed rezoning of Lot 5, Musser Subdivision and **We Object** to the rezoning.

Although we no longer live in the Cooper Lane area, we owned four homes there over the course of 28 years, all of them situated on 2.5 acres or more. The Cooper Lane area provides unique, country style living within close proximity to downtown Cody and it was our location of choice for many years. We feel every effort should be made to preserve this exceptional area. It is not at all suited to the type of high-density development being proposed with the R-2 zoning change.

We now live on Cottonwood Avenue, where we have resided since 2005. We access Big Horn Avenue from both Date Street (primarily) and 34<sup>th</sup> Street and we are extremely concerned about the high volume of traffic that could be generated by the proposed zoning change. It has become increasingly difficult over the years to turn west onto the highway from our location due to increased traffic traveling in both directions. Additional heavy traffic funneling onto the highway from West Cooper Lane will only make the situation much worse.

Thank you for your consideration of our comments as you contemplate this zoning change.

Bill and Paula Voerding

3520 Cottonwood Avenue

voerding@bresnan.net

307-899-3764/307-899-3800 Cell Phones

307-587-4567 Work/Home



### Rezoning of Lot 5, Musser Subdivison

**Mike Deatherage** <mdeat@sbcglobal.net> To: "todds@codywy.gov" <todds@codywy.gov> Wed, Oct 18, 2023 at 10:24 AM

October 18, 2023

To whom it may concern,

My name is Mike Deatherage. My wife Nina and I live at 237 N 41<sup>st</sup>, Cody Wyoming

82414. My phone number is 530-417-7172.

We've recently became aware of a possible rezoning of Lot 5, Musser Subdivision along Cooper Lane West. I was not at the previous public hearing on Oct 10<sup>th</sup>, 2023 so I wanted my voice to be heard.

I strongly object to the rezone for the following reasons: 1. Rural urbanization via this sort of rezoning will destroy the atmosphere of what makes Cody such a wonderful community. 2. Frequent motor vehicle use along Cooper Lane West has found it to be already at close to capacity. So, an additional 400+ vehicles on the road would make the situation even worse.3. Property values would decline adjacent to the rezoned property as most are 2.5 acres plus. Please consider my thoughts in the best interests of the community and please send a copy of the Planning and Zoning Board agenda materials to my email of mdeat@sbcglobal.net.

Thank you,

Mike Deatherage

COOPI

Please return your comments before October 24,2023 to:

Cody City Planner P.O. Box 2200 Cody, WY 82414

OR,

send an email to: todds@codywy.gov

E AVE

TWIN CREEK TRAIL AVE MAPLE LEAF AVE COOPER LN W 33RD ST 34TH ST 34TH ST 33RD ST 

COPER LN

LOT 5

CZONINC

### Response Letter from Owner of Neighboring Property:

(Responses may be submitted in any written format. The following form is provided for your convenience.)

Dear Planning and Zoning Board Members:

I am familiar with the proposed rezone.

I have <u>NO OBJECTION</u> to the rezone request. Name
Address:
Comments:
I <u>OBJECT</u> to the rezone: Name: <u>Chris</u> Williams
Address: 4307 Cooper Lane
Reason for Objection: Approval of Re-200ing is the pose under the tent to
wrage the city of cody to annex all of Cooper lane, Build affordable housin
enhere else. Cooper lane is not the neighborhood for R-2 20ning f you would like to receive a copy of the Planning and Zoning Board agenda materials for this
equest, please provide your email address: E-mail address: 307 Crivilliams @ gnail. com



Wed, Oct 18, 2023 at 2:28 PM

## WYOMING

**CITY OF CODY** 

# **Objection to musser lot 5**

Sean DeNamur <seandenamur@hotmail.com> To: "todds@codywy.gov" <todds@codywy.gov>

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Response Letter from Owner (Responses may be submitted in any	f Neighboring Property: witten format. The following form is provi	ided for your convenience.)	
Dear Planning and Zoning Board M I am familiar with the proposed re-	embers:		
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Address:		The support of the second	
Comments:			
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Sent from my iPhone

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### **Fwd: Objection Musser sublot 5**

1 message

**Sean DeNamur** <seandenamur@hotmail.com> To: "todds@codywy.gov" <todds@codywy.gov> Wed, Oct 18, 2023 at 2:30 PM

Sent from my iPhone

Begin forwarded message:

From: Laura DeNamur <ledenamur@hotmail.com> Date: October 18, 2023 at 2:25:03 PM MDT To: seandenamur@hotmail.com Subject: Objection Musser sublot 5

Sent from my Verizon, Samsung Galaxy smartphone Get Outlook for Android





### **Rezoning of Lot 5, Musser Subdivision**

2 messages

Shiloh Krebes <skrebes3@gmail.com> To: todds@codywy.gov

I am writing in OBJECTION to the rezoning of Lot 5, Musser Subdivision. I live on the corner of Maple Leaf Ave and Cooper Lane. I feel that it will lower the value of my property. I am also concerned with the extra traffic that the additional dwellings will bring on Cooper Lane, which is a fairly narrow road with minimal sidewalks. Please vote NO. Shiloh Krebes 3502 Maple Leaf Ave.

Todd Stowell <todds@codywy.gov> To: Shiloh Krebes <skrebes3@gmail.com> Mon, Oct 23, 2023 at 11:47 AM

Thu, Oct 19, 2023 at 3:02 PM

Received. Your comments will be provided to the Planning and Zoning Board. Thanks,

Todd Stowell, AICP Community Development Director/City Planner City of Cody, Wyoming (307) 527-3472 www.codywy.gov

<u>Community Development Office Hours</u> 7:30-5:00 Monday-Thursday, 7:30-11:30 Friday

[Quoted text hidden]



### re-zoning Cooper Lane

jdg@midrivers.com <jdg@midrivers.com> To: todds@codywy.gov Cc: Don Glasscock <jdg@midrivers.com>

enclosed is my comment on rezoning.

regards

John Donley Glasscock

2023-10-19\_220612.pdf 1856K Thu, Oct 19, 2023 at 10:12 PM

Please return your comments before October 24,2023 to:

Cody City Planner P.O. Box 2200 Cody, WY 82414

OR,

send an email to: todds@codywy.gov



## **Response Letter from Owner of Neighboring Property:**

(Responses may be submitted in any written format. The following form is provided for your convenience.)

Dear Planning and Zoning Board Members:

I am familiar with the proposed rezone. 

I have <u>NO OBJECTION</u> to the rezone request.	
Name	
Address:	

Comments: \_\_\_\_\_

If

I OBJECT to the rezone:
Name: JOHN DONIEN GLASSCORK
Address: 46 No. 41 ST ST.
Reason for Objection: <u>Well Create too much traffic will</u> <u>Change the population density</u> will destroy the <u>Countrey</u> " Of mosphere & Can think of No positive you would like to receive a copy of the Planning and Zoning Board agenda materials for this for Cooper quest, please provide your email address: E-mail address:
30NE Change allowed



### **Re Cooper Lane Rezoning**

Pat Misciagna <misciagna@tctwest.net> To: todds@codywy.gov Todd Stowell <todds@codywy.gov>

Fri, Oct 20, 2023 at 9:36 AM

Sent from my iPhone



**IMG\_4947.jpg** 119K

COOPERIN

Please return your comments before October 24,2023 to:

Cody City Planner P.O. Box 2200 Cody, WY 82414

OR,

send an email to: todds@codywy.gov



Response Letter from Owner of Neighboring Property: (Responses may be submitted in any written format. The following form is provided for your convenience.)

Dear Planning and Zoning Board Members: I am familiar with the proposed rezone.

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Cody City Planner P.O. Box 2200 Cody, WY 82414	EAVE	LOT 5 Rezoning
OR,		U
send an email to: todds@codywy.gov	TWIN CREEK TRAIL AVE	
	S 2### . 1	MAPLELEAFAVE
	34TH ST 34TH ST 33RD ST	COOPER LN W
		BIG HORN AVE

Response Letter from Owner of Neighboring Property: (Responses may be submitted in any written format. The following form is provided for your convenience.)

Dear Planning and Zoning Board Members:

I am familiar with the proposed rezone.

	I have <u>NO OBJECTION</u> to the rezone request. Name
	Address:
	Comments:
If you	I <u>OBJECT</u> to the rezone: Name: <u>LESLIE</u> <u>HUDSON</u> Address: <u>129</u> <u>MCCULOUGH</u> <u>DR</u> Reason for Objection: <u>THE</u> <u>DEMOCRAPHICS</u> <u>OF</u> <u>THE</u> <u>AREA</u> <u>I</u> <u>CHOSE</u> <u>TO</u> <u>MOVE</u> <u>TO</u> <u>AND</u> <u>THE</u> <u>BEAUTY</u> <u>AND</u> <u>UNIQUENES</u> <u>WUL</u> <u>BELOST</u> . <u>TRAFFIC</u> <u>WILL</u> <u>IMPACT</u> <u>THE</u> <u>ATMOSHENCE</u> <u>OF</u> <u>FAMILY</u> <u>BIRE KIDE</u> <b>would like to receive a copy of the Planning and Zoning Board agenda materials for this AUD WACKS. <b>st, please provide your email address:</b> E-mail address: <u>WyClinKS68@Chorter.net</u></b>


#### Fwd: Re-zoning Lot 5, 140 West Cooper Lane

Alessandra Sandron <asandron12@gmail.com> To: "todds@codywy.gov" <todds@codywy.gov> Fri, Oct 20, 2023 at 11:34 AM

------ Forwarded message ------From: Alessandra Sandron <asandron12@gmail.com> Date: Sat, Oct 14, 2023, 11:20 Subject: Re-zoning Lot 5, 140 West Cooper Lane To: Todd Stowell <todds@codywy.org>

Dear Planning and Zoning Board Members:

My name is Alessandra Sandron, and I reside at 110 McCullough Drive, Cody WY, 82414.

I am writing to strongly object to the rezoning of Lot 5, located at 140 West Cooper Lane.

The reasons are multiple:

• The vehicle travel load on Cooper Lane West and East is at capacity.

The two lane road, 30mph and 35mph, is used by all areas along Cooper Lane, East and West, and Twin Creek subdivision, to mostly reach Big Horn Avenue.

Cooper Lane can become a one-lane road due to flooding and snow melt, making travel a bit tricky with the current load of vehicle travel.

Also, because of the rural setting of the area, we have not only cars, but also heavy equipment moving along this corridor.

• The type of urbanization proposed is not compatible with the area.

The rural atmosphere is one of the main characteristics of the area. Because of the average size of the lots, many owners have horses, greenhouses, not to mention privacy and views.

- Light pollution
- Impact on wildlife
- · Negative impact on property values near the proposed R-2 development area
- · Potential for well contamination because of lack of storm sewers

I conclude by stressing that Cooper Lane is not an appropriate area to put a dense cluster of homes, and I really hope that mine and my neighbours' concerns are going to be heard.

Respectfully,

Alessandra Sandron

Alessandra Sandron asandron12@gmail.com (307) 250 7876



#### Rezoning on Cooper Lane West...

Linda Tremelling <ltremelling@vcn.com> To: todds@codywy.gov

Fri, Oct 20, 2023 at 12:26 PM

Todd,

My husband and I strongly OBJECT to the rezoning request of the 18.7 acre parcel on Cooper Lane West.

This will create MORE traffic and MORE people on ALL of Cooper Lane, not just West Cooper Lane.

Please DENY the rezoning request of Lot 5 on Cooper Lane West.

Thank you,

Linda and Thomas Tremelling 4044 Cooper Lane Cody, Wyoming 82414 307-272-8292



#### Objecting to cooperlane rezone application

Audrene Sims <audrene@bresnan.net> To: todds@codywy.gov Fri, Oct 20, 2023 at 1:37 PM

Todd,

My name is Audrene Sims. My home is 3814 Cooperlane Cody, Wyoming 82414.

I am emailing your office in reference to the desire to rezone Lot 5 Musser Subdivision.

I am OBJECTING to the application to rezone said subdivision: Lot 5 Musser Subdivision \*it is in direct conflict with adjacent properties \*it is a urbanization of a rural area \*Traffic issues would be of MAJOR CONCERN, not only 'exiting' said subdivision but also getting onto Bighorn Ave \*It is NOT a residential area AT ALL, it is county and all that we love living in the county - not citified.

Please hear the residents concerns and NOT ALLOW this rezoning.

Sincerely Audrene Sims

Sent from my iPhone



#### **Comments on Proposed Zoning Change in Cooper Lane area**

gulfstream1159a@gmail.com <gulfstream1159a@gmail.com> To: todds@codywy.gov Fri, Oct 20, 2023 at 1:43 PM

To: Planning and Zoning Board Members

From: Frederick A. Breisch Jr and Cebe Sue Breisch

Subject: Rezoning of Lot 5, Musser Subdivision

To:

Cody City Planner

P.O. Box 2200

Cody, WY 82414

From:

Frederick A. Breisch Jr and Cebe Sue Breisch

110 Adams Lane

Cody, WY 82414

307-899-2662

We would like to thank you for the opportunity to comment on the proposed zoning change from R1 to R2 of Lot 5, Musser Subdivision off Cooper Lane West.

We oppose the proposed change for the following:

• We think a change to R2 would be out of character with current development. We chose the rural, quiet atmosphere of this setting. This proposed development doesn't look to be compatible with the current Cooper Lane area and could harm the current owners' property value.

- Traffic on Cooper Lane West would be negatively impacted.
- Since there is no information on infrastructure plans for the proposed change to R2 many questions arise, and this should be made known before consideration of a change in zoning.
- The planned development should be made clear with a plat layout and building types declared and made known.
- Any change of this magnitude should involve a public hearing for the Cooper Lane residents to attend and comment.

Thank you for your consideration in this matter.

Sincerely,

Frederick A. Breisch Jr. and Cebe Sue Breisch

Cooper Lane Zoning Change Oct 2023.docx



## Rezoning of Lot 5, Musser Subdivision

dtfrankenberg@gmail.com <dtfrankenberg@gmail.com> To: todds@codywy.gov

Fri, Oct 20, 2023 at 1:46 PM

Dear Planning and Zoning Board Members -

My wife and I **OBJECT** to the rezone proposal for Lot 5 on Cooper Lane West from the present R-1 status to R-2. It would reduce the overall minimums on lot sizes in the neighborhood, allow for accessory dwelling units without a conditional use permit and open up the area for short term rentals. All of this would greatly increase the traffic on Cooper Lane West, increase the potential for domestic well contamination for surrounding properties due to increased water needs for potentially as many as 100+ new dwellings. Therefore we respectfully request you keep the zoning at its present R-1 status.

Sincerely,

David & Toni Frankenberg

120 McCullough Drive

Cody, WY



## **Planning and Rezoning Lot 5**

tomhanson691@gmail.com <tomhanson691@gmail.com> To: todds@codywy.gov Fri, Oct 20, 2023 at 1:56 PM

Dear Planning and Zoning Board Members. As a resident of the Trailhead subdivision I have objections to the rezone request for Lot 5. Large numbers of small houses, condo's townhomes or whatever are objectionable to me. I moved last year to Cody to get away from a large city atmosphere. This proposed rezoning will only detract from Cody's rural atmosphere and make it more like a urban development. Thanks for your considerations.

Tom Hanson

3301 Hardpan Avenue

719-216-2605



#### **Rezoning of Lot 5 in Musser Subdivision**

Seth Rhoads <Seth@boonesmachine.com> To: "todds@codywy.gov" <todds@codywy.gov>

Hello,

Please see the attachment.

Thank you,

Todds email.pdf

Fri, Oct 20, 2023 at 3:10 PM

Please return your comments before October 24,2023 to:

Cody City Planner P.O. Box 2200 Cody, WY 82414

OR,

send an email to: todds@codywy.gov



#### **Response Letter from Owner of Neighboring Property:**

(Responses may be submitted in any written format. The following form is provided for your convenience.)

Dear Planning and Zoning Board Members:

I am familiar with the proposed rezone.

I have <u>NO OBJECTION</u> to the rezone request. Name	
Address:	
Comments:	
Address: <u>10</u> ADWING LAWE, CODY A Reason for Objection: <u>TO NAUCH TIZAFFIC, TO D</u> + HONNES IN THE AVERA, LIGHT FOL	LY 82414 ENSE OF POPULATION

If you would like to receive a copy of the Planning and Zoning Board agenda materials for this request, please provide your email address: E-mail address: Free a BOOMES NAACHIME. EO M



#### **Re zoning**

**Mike Boone** <mjboone619@yahoo.com> Reply-To: Mike Boone <mjboone619@yahoo.com> To: "todds@codywy.gov" <todds@codywy.gov>

I object to the rezone Mike boone 4142 temple creek Ave thanks

Sent from Yahoo Mail on Android

Fri, Oct 20, 2023 at 3:46 PM



#### **Rezoning of Lot 5**

**Carrie LaFollette** <carriedusty23@gmail.com> To: "todds@codywy.gov" <todds@codywy.gov> Fri, Oct 20, 2023 at 7:49 PM

Dear Planning and Zoning Board Committee,

I am familiar with the proposed Rezone of Lot 5, right off of West Cooper Lane. I am writing to object to the rezone for several reasons. Here they are:

1. We moved to the Trailhead Subdivision because of the rural atmosphere. Having a bunch of duplexes and/or homes shoved into this space will make that rural feeling go away. Not to mention the feeling of privacy will no longer exist.

2. The traffic that this would cause would be terrible! There is already a lot of traffic on such a narrow road/area. I feel that this will cause more congestion and overcrowding on the road and the potential for more accidents.

3. My third reason is that there would be a negative impact on property values and taxes. They are already ridiculously high as it is.

4. My fourth reason is safety of people-mainly children. The Trailhead Subdivision is very safe for kids to play in and around. With all of the added traffic, I am nervous that this would cause pedestrian accidents with vehicles.

5. The last reason I have is bringing in more housing for things like AirBNB or low income housing could potentially bring in the wrong type of people into an otherwise safe and secure neighborhood. I realize this sounds pretentious, but it is how I feel.

I know that I might be one of a few that have these opinions, but I would urge the planning/zoning board to reconsider this particular proposition.

Sincerely,

Carrie LaFollette 3331 Appalachian Ave Cody, WY 82414



#### **Rezoning Lot 5 Musser Subdivision**

**kristen Lugo** <kristenlugo@hotmail.com> To: "todds@codywy.gov" <todds@codywy.gov> Fri, Oct 20, 2023 at 10:31 PM

As a resident of 3717 Cooper Ln, I am writing to voice **my objection** to the rezoning of lot 5 Musser subdivision for the following reasons:

Cooper Lane is a rural area and changing the zoning would change the atmosphere of open space living, which was one of the major reasons I moved to Cody and Cooper Ln.

Changing the zone would bring an immense pollution of light and sound to this quiet rural neighborhood.

Changing the zone would bring a lot of congestion to the traffic on Cooper Lane West as well as Big Horn Avenue.

Changing the zone would affect the native wildlife, deer and birds, both migrating and native, and prohibit their roaming and recreating freely through the area.

Changing of the zone would impact the current utility infrastructure such as electricity and water and could possibly cause flooding if more land is used.

It is my sincerest hopes that the committee weighs the pros and cons of this decision with the legalities of the set zoning for this area as well as the wishes of those who already line in the Cooper Lane neighborhood.

Sincerely,

Kristen Lugo 3717 Cooper Lane Cody, Wyoming



Virus-free.www.avast.com



#### **Rezoning lot 5 mussel subdivision**

Crystal Gullickson <gullicn77@gmail.com> To: todds@codywy.gov Sat, Oct 21, 2023 at 7:38 AM

I object to the rezoning of this for the following re

The houses will be to close together , it's not conducive to what the neighborhood is . We already have too much traffic if you allow this there will be more . The area is supposed to be calm and relaxing by allowing smaller houses and lots you will be allowing this

I live on Robert st and don't like the traffic already.

Crystal Gullickson 232 Robert St 82414



#### **Online Form Submittal: Contact Us**

noreply@civicplus.com <noreply@civicplus.com>
To: info@codywy.gov, planning@codywy.gov

Sat, Oct 21, 2023 at 9:26 AM

## Contact Us

#### **Contact Information**

Please complete the online form below to submit your question(s) and/or comment(s). If you would like to contact us by phone, you may call (307) 527-7511.

First Name	Julie
Last Name	Lyons
Address	3819 Cooper Lane
City	Cody
State	WY
Zip Code	82414
Phone Number	307-250-2375
Email Address	56panhd@gmail.com
Question(s) and/or Comm	nent(s)
Please select the department(s) you would like to contact:	Planning and Zoning
Question and/or Comments	I am very opposed to the idea of rezoning on Cooper Lane. This is a Rural Community and the proposed change to R-2 would change that. When the lot was incorporated into the city, this type of zoning is not what was agreed to. Rezoning at stage would be a betrayel of public trust.
File Upload	Field not completed.

Email not displaying correctly? View it in your browser.



## FW: Rezoning of lot 5, Musser subdivision

Brandon Welch <bewelch@bresnan.net> To: todds@codywy.gov Sat, Oct 21, 2023 at 10:25 AM

Dear Cody P&Z Commission:

We live at 3710 Cooper Lane and we strongly object to the proposed rezoning of this parcel of land. It will greatly increase traffic congestion, and West Cooper has more than enough traffic now. This proposed development is completely out of character for the neighborhood which is low density. We have a water well on our property and we worry about storm runoff contamination from such a densely occupied neighborhood adversely affecting our groundwater. And lastly, we worry about light pollution. It will adversely affect our enjoyment of the night sky from our hot tub.

We know that Cody needs more affordable housing or we risk becoming Jackson. We simply feel this is a terrible location for such a development. Do it out on the West Strip.

Sincerely,

Brandon Welch and Joi Inbody

3710 Cooper Lane



#### Emailing: 001.jpg

**lisa@westernre.net** lisa@westernre.net> To: todds@codywy.gov Sun, Oct 22, 2023 at 10:29 AM

Todd Stowell <todds@codywy.gov>

Todd,

Please see attached document with objections to the re zoning of subdivision on Cooper Lane. Thank you.

Lisa LaRowe on behalf of Marion S Smith, 217 N 41st Street Cody, WY 84414.

Your message is ready to be sent with the following file or link attachments:

001.jpg

Note: To protect against computer viruses, e-mail programs may prevent sending or receiving certain types of file attachments. Check your e-mail security settings to determine how attachments are handled.





(Responses may be submitted in any written format. The following form is provided for your convenience.)

Dear Planning and Zoning Board Members:

I am familiar with the proposed rezone.

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Comments:		
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OBJECT to the rezo	ne: Marian Swill	
Name:	prution south	<u>&gt; , , , , , , , , , , , , , , , , , , ,</u>
Address:	217 N 414	Street
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Reason for Objection	A F F F Production of the former of the form	



## **Rezoning Objection Lot 5 Musser Subdivision**

Lisa Stott <abner2009@outlook.com> To: Todd Stowell <todds@codywy.gov>

Sun, Oct 22, 2023 at 11:31 AM

Attached please find the completed object form for subject Lot.

As a long time resident of Cooper Land and a recent resident of Adams Lane, I am writing to voice my objection to the rezoning of lot 5 Musser Subdivision.

Having lived in this neighborhood for over 12 years full time and having owned our home for more than 25 years, we have seen in that amount of time, how the increased population has affected day to day life. The increase in traffic alone on Cooper Lane is quite significant to say the least.

One of the reasons we chose this part of town to live in were the large lot sizes which resulted in space between homeowners which is the price we paid when we purchased our home(s). Homeowners paid a premium for this space when they purchased their homes and now someone wants to take all of that away.

The proposed potential to build up to 174 dwellings would do such a diservice to our neighborhood not to mention how taxing it would be on our roads and other infrastructure that was not meant to handle that amount of density. It would also take away from the charm and rural setting of our neighbor which we all appreciate.

I stongly object to the rezoning of lot 5 and hope that the Planning and Zoning Board can see their way through to keeping the zoning as it as and how it was designed to be when it was initially settled.

Thank you for your consideration.

Lisa Stott

	Rezoning	Objection	Lot 5	Musser	Subdivisio	on.pdf
$\sim$	138K					

COOPER LN

Please return your comments before October 24,2023 to:

Cody City Planner P.O. Box 2200 Cody, WY 82414

OR,

send an email to: todds@codywy.gov



#### Response Letter from Owner of Neighboring Property:

(Responses may be submitted in any written format. The following form is provided for your convenience.)

Dear Planning and Zoning Board Members:

I am familiar with the proposed rezone.

Address:	
Comments:	
I OBJECT to the rezone: Name: Brian & Lisa stott	
Address: 117 Adams Ln	
Reason for Objection:	

If you would like to receive a copy of the Planning and Zoning Board agenda materials for this request, please provide your email address: E-mail address: <u>Abner 2009 Poutlook</u>. Com



## **Response to DUKU Rezone Request Report**

#### Raymond Jasper <apjrrj@icloud.com>

Mon, Oct 23, 2023 at 8:48 AM To: aquick@codywy.gov, dshreve@codywy.gov, jfritz@codywy.gov, ktamblyn@codywy.gov, eswett@codywy.gov, Ireiter@codywy.gov, mhall@codywy.gov, crowley@codeywy.gov, dschein@codywy.gov, mmoss@codywy.gov, jwhite@codywy.gov, imorrison@codywy.gov, kborer@codywy.gov, todds@codywy.gov

To the Planning and Zoning and City Council Board Members;

I am Annemarie Jasper, residing at 3414 Twin Creek Trail Ave. I have a rebuttal to the published recommendation to the Planning and Zoning board regarding the rezoning of the subject property on Cooper Lane West.

These comments are listed following the sections as listed on the report.

Page 2 of 10(10-5-1). The notice of the public hearing was posted in the paper and mailed to neighbors within 140 feet of the property. This is inadequate. 140 feet from the center of the property remains within the property. Only landowners immediately adjacent to the property were notified of the proposal and had they not informed their neighbors you would have had little public feedback. As you are servants of the populace, you should desire feedback on all decisions you make in order to make an informed decision.

My recommendation: Notify 3 to 5 properties in all directions (minimum) for all future zoning changes, regardless of distance between the properties involved.

Page 6 of 10, section C paragraph 2. Regarding affordability for workforce and retirement housing. "It seems that every employer in the community complains constantly about not being able to find employees...". As a former banker I decided to do an online search using several different mortgage calculators. The **lowest** payment I found was as follows. Assuming an extremely low asking price of \$300,000, a 30 year loan with 20% down, a credit score of 700-719 with an annual percentage rate of 8% interest would have a monthly payment of \$1720 per month. The employers I have seen advertising for help are mostly retailers and food providers paying well under \$20/hour. Can those workers afford that payment plus utilities without having at least 3 roommates? Can retirees on limited budgets afford that payment?

Page 7 of 10, section C paragraphs 3 and 4. Not one comment I have read or person I have spoken with has said anything about "expectations that those vacant fields along West Cooper Lane will be forever undeveloped". This is both insulting and patronizing. We only ask that the current zoning be maintained, and the property be developed R-1as originally annexed. Furthermore, suggesting that current landowners that have been trying for over a year to sell the property (with multiple price reductions during that time) are asking for a zoning change "to provide needed housing" is ludicrous. They are trying to sell their property. The purchaser is trying to make a maximum return on their purchase. I assume that rezoning is a condition of the current sales agreement. Altruism has nothing to do with this rezoning request. To answer the question of "where", might I suggest the property currently for sale on the corner of Bighorn and Cooper Lane West? It presents much fewer logistical problems.

Page 8 of 10, section G paragraph 3. "West Cooper Lane is designated as a Major Collector....It is intended to carry a significant amount of traffic. Any expectation that West Cooper Lane is a guiet country lane would be incorrect". Again, no one (to my knowledge) has said anything about a quiet country lane. Many of us have complained about the lack of maintenance and excessive speeding on the road. There is little to no law enforcement of traffic laws. There is question as to who is supposed to maintain the road from Bighorn to E Street. Is it the County or the City's responsibility? Road maintenance, flood control, traffic congestion (particularly at the corner of Big Horn) as it exists today and with even more cars using the road in the future plus speed control are our concerns.

Page 9 of 10, OTHER Speculated Density "The property is constrained by multiple canals and a buried gas line that further affect the usable area. The party under contract has disclosed that they are planning 100 to 110 single family units....Similar density would be the east half of The Landing subdivision <which has> a density of 4.27 dwellings per acre. At 100 units the Cooper Lane property would have a density of 5.35 dwellings per acre."

Please note that homes in The Landing are selling for much more than the \$300,000 epurchase price detailed above. Earlier in the document (Section E) "Overcrowding" was discussed and dismissed as a "rezone would not result in any multi-family development". How is the potential for five+ homes on one acre not considered multi family? I urge you to drive through the east side of The Landing and imagine another 1+ houses added to the current density.

#### In conclusion

If affordable housing is the goal, are you looking to urge owners of property closer to downtown to build more apartments? Shouldn't affordable housing be within walking distance of major services instead of on the outskirts of town? And actually affordable?

I find it appalling that a City Planner would invite the owners currently living next to the property to his office discuss the rezoning and then ask what plans they had for their properties upon their deaths. Perhaps he should have also asked about their current health status? It seems a blatant attempt to test the waters about future roads through or around those properties. Or future plans to annex those properties into the city and rezone them as well upon the current owners demise. It also appears coercive and in extremely poor taste to imply that his life would be easier if they were out of the picture. His whole report reads that way. We evil NIMBY's should roll over and accept his views and let "the Plan" march forward unimpeded. We homeowners are painted as against all development of any property near ours. Excuse us for caring about the impact this could have on our lives. If R2 is the goal, why was the property initially annexed as R1 five years ago? Could it be that the surrounding properties and the character of the neighborhood was considered at that time?

I have talked to many neighbors in the Trailhead subdivision in the last week. The majority of those I talked to said the equivalent of "Why are you even bothering trying to stop this? <u>It's a done deal</u>. Money talks. The good old boy network is alive and well and you can't win."

It would be good to see the council seriously question and even possibly <u>deny</u> this proposal. Especially in light of the negative publicity the council has suffered recently. Is this the time to show your constituents that it isn't a foregone conclusion that money talks and good old boys rule?

Thank you for your consideration,

Annemarie Jasper



#### **Cooper Lane rezoning**

Matt Neddermeyer <mattrighteousvendetta@gmail.com> To: todds@codywy.gov Mon, Oct 23, 2023 at 9:07 AM

Hello, just sending an email to relay my thoughts on the rezoning on west cooper lane, my wife and I live on Temple Creek Ave and we object to the rezoning, we would not like the extra traffic and possible degrading of property value for other Cooper Lane residents. Thank you for your time.

Sent from my iPhone



## Rezoning of Lot 5, Musser Subdivision

Brenda Miller <bnbnkids@gmail.com> To: "todds@codywy.gov" <todds@codywy.gov> Cc: Bert Miller <b.miller1962@hotmail.com> Mon, Oct 23, 2023 at 11:01 AM

Dear Planning and Zoning Board Members:

We are familiar with the proposed rezone of Lot 5 Musser Subdivision. We are opposed to this rezone proposal.

We live in the Cooper Lane area and we moved out there to have more "elbow room" than what we had in town. We have seen how the Cooper Lane area has changed over the last 25+ years and how much the traffic has increased over the years as well.

As you know properties adjacent to this lot range in size from a little less than 2.5 acres to over 10 acres. Adding the possibility of 100+ new dwellings will have a negative impact on property values in this area. There are many deer that migrate through that area as well. Because of the changes made on Big Horn Avenue near the middle school the traffic on Cooper Lane West has increased significantly due to folks living in the Trailhead subdivision now using Cooper Lane West so that they can get their kids to the Middle School. Adding an additional 100+ dwellings will only make traveling on Cooper Lane West worse.

Thank you for your time and consideration of our objection.

Sincerely, Brenda and Bert Miller 4330 Pat O'Hara Mtn Dr



#### **Rezoning of Lot 5, Musser Subdivision**

Kirsten Sechrist <Kirstene20@hotmail.com> To: "todds@codywy.gov" <todds@codywy.gov> Cc: "djsech2@aol.com" <djsech2@aol.com>

Dear Planning and Zoning Board Members,

Attached is our response letter for the proposed rezoning of Lot 5, Musser Subdivision.

Thank you for your attention to this matter.

David and Kirsten Sechrist 114 Siddle Drive Cody, Wyoming 82414 Get Outlook for iOS



IMG\_4406.jpeg 3129K Mon, Oct 23, 2023 at 2:25 PM



Response Letter from Owner of Neighboring Property: (Responses may be submitted in any written format. The following form is provided for your convenience.)

Dear Planning and Zoning Board Members:

I am familiar with the proposed rezone.

	I have <u>NO OBJECTION</u> to the rezone request. Name
	Address:
	Comments:
you eques	I <u>OBJECT</u> to the rezone: Name: <u>David + Kirsten Sechrist</u> Address: <u>114 Siddle Drive</u> , <u>Cody</u> , <u>wy</u> 82414 Reason for Objection: <u>Cooper Law West at capacity for vehicle travel</u> , <u>065 of privacy + room to breathe</u> , <u>Negative impact on Property</u> would like to receive a copy of the Planning and Zoning Board agenda materials for this t, please provide your email address: E-mail address: <u>DSScch2@AOL.com</u> KirstenE20@hotmail.com



#### Objections to Rezoning of Lot 5 Musser Subdivision from Michael and Vicky GUY

**Michael Guy** <mguy04@yahoo.com> To: "todds@codywy.gov" <todds@codywy.gov>, "Vicky L. Guy" <cielo\_santa@yahoo.com> Mon, Oct 23, 2023 at 2:45 PM

Hello Todd,

Please find attached objections from Michael and Vicky GUY to the proposed rezoning of Lot 5, Musser Subdivision for presentation at the 10/24/23 P&ZB Meeting.

Thank you,

Michael Guy cell 415-994-6500

**Objections to Rezoning of Lot 5 Musser Subd from GUY family.pdf** 1682K

COPER LI Please return your comments before October 24,2023 to: Cody City Planner P.O. Box 2200 LOT 5 Cody, WY 82414 EAVE TWIN CREEK TRAIL AVE send an email to: todds@codywy.gov MAPLE LEAF AVE COOPER LN W 33RD ST **JATH ST** 34TH 81

33RD ST

**Response Letter from Owner of Neighboring Property:** 

(Responses may be submitted in any written format. The following form is provided for your convenience.)

Dear Planning and Zoning Board Members:

I am familiar with the proposed rezone.

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If you would like to receive a copy of the Planning and Zoning Board agenda materials for this request, please provide your email address: E-mail address: Cielo-Santa hxOs COW

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Dear Planning and Zoning Board Members: I am familiar with the proposed rezone.		
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If you would like to receive a copy of the Plan request, please provide your email address: E	ming and Zoning Board agen mail address: may y	a materials for this properties



Dear Planning and Zoning Board Members:

I am familiar with the proposed rezone.

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I <u>OBJECT</u> to the rezone: Name: <u>Todd Murchay</u>	Ø
Address: <u>3020 Twin Creek Trail AVE Cody WY</u>	
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If request, please provide your email address: E-mail address: \_\_\_\_\_\_ mail, COM



Please return your comments before October 24,2023 to:

Cody City Planner P.O. Box 2200 Cody, WY 82414

OR,

send an email to: todds@codywy.gov



COOPER LN

# Response Letter from Owner of Neighboring Property:

(Responses may be submitted in any written format. The following form is provided for your convenience.)

Dear Planning and Zoning Board Members:

I am familiar with the proposed rezone.

I have <u>NO OBJECTION</u> to the rezone request.
Address:
Comments:
I <u>OBJECT</u> to the rezone:
Name:STeve + Joyce Trudell
Address: _ 43/3 Quick Lane, Cody
Reason for Objection: Not compatible with rurolarea, Increased Traffic
No plan of developement Prior To Request

If you would like to receive a copy of the Planning and Zoning Board agenda materials for this request, please provide your email address: E-mail address:



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COOPER LN

# Response Letter from Owner of Neighboring Property:

(Responses may be submitted in any written format. The following form is provided for your convenience.)

Dear Planning and Zoning Board Members:

I am familiar with the proposed rezone.

I have <u>NO OBJECTION</u> to the rezone request.
Name
Address:
Comments:
I OBJECT to the rezone:
Name: Steve + Kathy Wahster
Address: 4337 Quick Lanc, Cody Ling 824 H
Reason for Objection: The Zoning Chang is not composible with the reight that
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If you would like to receive a conv of the Diaming and The in the Submitted, Soa zoning

request, please provide your email address: E-mail address: State O VCA, COM

Please return your comments before October 24,2023 to: Cody City Planner P.O. Box 2200 Cody, WY 82414	EAVE	LOT 5 Rezoning
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Address: <u>4311</u> Monaghan	+ Brad Funston Ln - Code W	4 82414 to be retained.

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COOPER LN Please return your comments before October 24,2023 to: COOPER LN W Cody City Planner P.O. Box 2200 LOT Cody, WY 82414 REZONING E AVE OR, TWIN CREEK TRAIL AVE send an email to: todds@codywy.gov MAPLELEAFAVE COOPER LN 34TH 33RD S \$ 34TH S 33RD ST Response Letter from Owner of Neighboring Property: (Responses may be submitted in any written format. The following form is provided for your convenience.) Dear Planning and Zoning Board Members: I am familiar with the proposed rezone. I have <u>NO OBJECTION</u> to the rezone request. Name Address: Comments: I OBJECT to the rezone: Jane Hop Name: Barbara Address: Fools Reason for Objection: DUSU WITH Coope cana 12001 DP nat enjoyable or sufe with increased traffic. This change would If you would like to receive a copy of the Planning and Zoning Board agenda materials for this request, please provide your email address: E-mail address: barbarahookine amail.com also decrease property val also real is 10 a rp Concern for contamination well increase of dwellings Thankyou, Barbare
Please return your comments before October 24,2023 to:

Cody City Planner P.O. Box 2200 Cody, WY 82414

OR,

send an email to: todds@codywy.gov



## **Response Letter from Owner of Neighboring Property:**

(Responses may be submitted in any written format. The following form is provided for your convenience.)

Dear Planning and Zoning Board Members:

I am familiar with the proposed rezone.

	I have <u>NO OBJECTION</u> to the rezone request. Name
	Address:
	Comments:
X	I <u>OBJECT</u> to the rezone: Name: <u>Sandna Micol</u>
	Address: 4001 Cooper Lane
	Reason for Objection: Too much traffic already. no noom to walk
	and getting my mail is dancerous also us need a
If you	traffic light on intersection of B. Cooper + the Powell How.
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I <u>OBJECT</u> to the rezone: Name: <u>Dorla</u> Her	rod	
Address: <u>3901</u> <u>Coope</u>	rod r Lane	
Address: <u>3901</u> <u>Cooper</u> Reason for Objection: <u>Tsee</u>	rod r Lane no real reason other than to be	enefit

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that are well established and well maintained. Most people bought out here and paid for their land to have Drived. and space. privacy and space. There needs to be a real plan to share with the community on what the space will actually look like when divided all up. The plan should include how to address all the development issues before this is Gonsidered. Pleque consider how this change will impact everyone on Cooper Lane. Do not let Someone's desire to profit from land impact all of us. Thank you for your time and effort on this important decision.

Sinceresy, Alorla M. Herrod

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COOPER LN

Please return your comments before October 24,2023 to: COOPER LN Cody City Planner P.O. Box 2200 LOT Cody, WY 82414 EZONINO E.AVE OR, send an email to: TWIN CREEK TRAIL todds@codywy.gov MAPLELEAFAVE OOPER LN 3RD S 34TH 5 33RD ST Response Letter from Owner of Neighboring Property: (Responses may be submitted in any written format. The following form is provided for your convenience.) Dear Planning and Zoning Board Members: I am familiar with the proposed rezone. I have <u>NO OBJECTION</u> to the rezone request. Name \_\_\_\_\_ Address: Comments: I OBJECT to the rezone: Name: Address: < Reason for Objection: tom specifics AS to ED If you would like to receive a copy of the Planning and Zoning Board agenda materials for this request, please provide your email address: E-mail address: herrod geo @ gm The number of dwellings + lor businesses plans und QUALITY of semi-rural life enjoyed by Lot 5. 3 will be reduced - many families walk or pus. OH COODENLAHIC

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Please return your comments before October 24,2023 to:

Cody City Planner P.O. Box 2200 Cody, WY 82414

OR,

send an email to: todds@codywy.gov



# Response Letter from Owner of Neighboring Property:

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Dear Planning and Zoning Board Members:

I am familiar with the proposed rezone.

☐ I have <u>NO OBJECTION</u> to the rezone request. Name	
Address:	
Comments:	
X I <u>OBJECT</u> to the rezone: Name: KIRK NELSON	
Address: 4336 QUICK LANE, CODY	
Reason for Objection: POTENTIAL FOR TOO MANY	DWELLINKS/ PEOPLE

If you would like to receive a copy of the Planning and Zoning Board agenda materials for this request, please provide your email address: E-mail address:

7-7-1-11

#### Rezoning of Lot 5, Musser Subdivision

#### Cooper Lane Neighbors:

5

3

The front page story in the Cody Enterprise was likely the first you heard of the application to rezone the vacant 18.7 acre parcel on Cooper Lane West to R-2. The only property owners that were notified by mail were those within 140 feet of the subject parcel.

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- 1.) 864 sq.ft. minimum dwelling size vs 1000 sq.ft in R-1.
- 2.) 5500 sq.ft. lot minimum vs 7000 sq.ft in R-1.

3.) Accessory dwelling units allowed without a conditional use permit.

4.) Two family dwelling units. (i.e. duplexes)

5.) Potential for short term rentals. (i.e. Airbnb)

If 75% of the gross property acreage, 18.7 acres, is able to be used for lots it would allow for 111 single family dwellings if rezoned to R-2 or 122 duplex units. The highest density possible at 75% would be 87 primary dwellings plus another 87 accessory dwelling units for a total of 174 dwelling units.

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If you wish to join in the objection to the requested rezoning due to some or all of these objections please find the procedure on page three.

COOPER LN Please return your comments before October 24,2023 to: COOPER'LN W Cody City Planner P.O. Box 2200 LOT 5 Cody, WY 82414 REZONING E AVE OR, TWIN CREEK TRAIL AVE send an email to: todds@codywy.gov MAPLE LEAF AVE COOPER LN W 34TH **33RD S1** ST 34TH ST 33RD ST

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Dear Planning and Zoning Board Members:

I am familiar with the proposed rezone.

	I have <u>NO OBJECTION</u> to the rezone request.
	Add(css
	Comments:
Ŕ	I <u>OBJECT</u> to the rezone: Name: <u>Clyde</u> <u>Swartz</u> <u>(Atty fuguty</u> Address: <u>D_Chickadee DR_COD</u> , Reason for Objection: <u>in fastructur</u> and traffic on Carpenzin ially <u>inaddiffication</u> (an't handle any additional to anti-

If you would like to receive a copy of the Planning and Zoning Board agenda materials for this *MUYUU* request, please provide your email address: E-mail address: \_\_\_\_\_\_



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Dear Planning and Zoning Board Members:

I am familiar with the proposed rezone

in tarmat wat the proposed records
I have <u>NO OBJECTION</u> to the rezone request.
Name
Address:
Comments:
Name: MARK SCHAULAND
Address: 3911 CARTER MTN DR., CODY, WY. 82414
Reason for Objection: TO MANY PEOPLE LIVING ON WEST COOPER LANE, TO MUCH
TRAFFIC, SMALL LOTS NOT COMPATIBLE FOR THE COOPER LANE AREA.

If you would like to receive a copy of the Planning and Zoning Board agenda materials for this request, please provide your email address: E-mail address: \_\_\_\_\_\_\_

<i>ĕ</i>		COOPER LN
Please return your commer before October 24,2023 to	nts D:	
Cody City Planner P.O. Box 2200 Cody, WY 82414	E AVE	LOT 5 REZONING
OR,	EAVE	J
send an email to: todds@codywy.gov	TWIN CREEK TRAIL AVE	
		MAPLE LEAF AVE
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	H ST 33RD ST	
Response Letter from Owner of Neighborin (Responses may be submitted in any written format.	<b>ig Property:</b> The following form is provided for your cor	nvenience.)
Dear Planning and Zoning Board Members:		
I have <u>NO OBJECTION</u> to the rezone required to the represent to th	uest.	
ADD TOCC .		
Comments:		

If you would like to receive a copy of the Planning and Zoning Board agenda materials for this request, please provide your email address: E-mail address:



Todd Stowell <todds@codywy.gov>

# **Zoning for Cooper Lane**

sue.per.lady@gmail.com <sue.per.lady@gmail.com>
To: todds@codywy.gov

Tue, Oct 24, 2023 at 7:24 AM

Dear Todd,

This is Sue and Eric Severns. We live off Cooper Lane on 4 Winhof Lane. We do object to the rezoning of Lot 5. It was originally zoned Rural Residential, then it was rezoned and annexed into the city limits and we don't think it should be rezoned again to increase living density. Cooper Lane has only a two-lane road and cramming in as many homes as possible will put great stress on the infrastructure and congest roadways and change the "country" feel that currently exists.

Thanks,

Eric and Sue Severns

PS Rhetorical question: Where is the "Preserve Our Cody Neighborhoods" folks on this issue? LOL

COOPER LN Please return your comments before October 24,2023 to: COOPE Cody City Planner P.O. Box 2200 LO Cody, WY 82414 ZOAL E AVE OR, TWIN CREEK TRAIL AVE send an email to: todds@codywy.gov MAPLE LEAF AVE COOPER LN **33RD ST** 34TH ST 34TH ST 33RD S Response Letter from Owner of Neighboring Property: (Responses may be submitted in any written format. The following form is provided for your convenience.) Dear Planning and Zoning Board Members: I am familiar with the proposed rezone. I have NO OBJECTION to the rezone request. Name Address: Comments: I OBJECT to the rezone: Britta Name: Jesse & Katu Address: 3539 duploxes Small nomes Reason for Objection: many 05 areatly of ho Cooper in area read If you would like to receive a copy of the Planning and Zoning Board agenda materials for this request, please provide your email address: E-mail address:

Most of us moved to this area to have a Country feel close to town where we can walk down the street and feel safe in our homes. So Many people makes this impossible. This zoning would be different from anything around it. Even the last phase of trailhead has lots around 8,000-10,000 sq.ft. We have been told by the coble company that there are really more people out here than the trifestructure are is designed for. I wonder if this is the same for electric, gas, water etc. That would greatly affect us all if it is. Cooper In is a narrow road on the best of days and this would only make it worse. Not to mention the impact this would have on Big Horn Ale. traffic. As a Contractor we also own several lots on that side of Trailhead. A rezoned area nearby will make our houses worth less than we are paying to build them. Other contractors would have the same problems. Also there are no sidewalks on Cooper In.

# **Comments on Lot 5 Musser Subdivision**

**brittains@bresnan.net** <brittains@bresnan.net> To: todds@codywy.gov Tue, Oct 24, 2023 at 7:01 AM

Hello,

Attached are my husband and I's thoughts on the rezoning of Lot 5 of the Musser subdivision.

Thank you,



Comments on Lot 5 Musser Subdivision10242023070020283\_0001.pdf



## Please do not approve re-zoning of Musser Subplot 5.

Laura DeNamur <ledenamur@hotmail.com>

Mon, Oct 23, 2023 at 11:56 PM

To: "crowley@codywy.gov" <crowley@codywy.gov>, "dschein@codywy.gov" <dschein@codywy.gov>, "mmoss@codywy.gov" <mmoss@codywy.gov>, "jwhite@codywy.com" <jwhite@codywy.com>, "imorrison@codywy.gov" <imorrison@codywy.gov>, "aquick@codywy.gov>, "kborer@codywy.gov" <kborer@codywy.gov>, "dshreve@codywy.gov" <dshreve@codywy.gov>

Cc: Todd Stowell <todds@codywy.gov>, Curtis Ryan <clyleryan@hotmail.com>, carla smith <bocaty1@yahoo.com>

All,

The entire re-zoning issue boils down to the fact that DUKU, LLC must get the plot re-zoned to R-2 in order to complete a sale.

That is not a valid reason to re-zone, and should not have been built into the sale, as a contingency.

A recommendation to approve re-zoning would show extreme bias and favoritism.

Laura DeNamur

Sent from Mail for Windows



Todd Stowell <todds@codywy.gov>

### **Cooper lane rezone**

**Rodney Miears** <rodneymiears@yahoo.com> To: todds@codywy.gov

Good evening,

Please see my attached letter regarding the rezoning on Cooper lane.

Thank you.

**Rodney Miears** 

Cooper Lane.pdf

Mon, Oct 23, 2023 at 8:32 PM

#### Rezoning of Lot 5, Musser Subdivision

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Cody City Planner P.O. Box 2200 Cody, WY 82414

OR,

send an email to: todds@codywy.gov



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Dear Planning and Zoning Board Members:

I am familiar with the proposed rezone.

	I have <u>NO OBJECTION</u> to the rezone request.
	Name
	Address:
	Comments:
X	I <u>OBJECT</u> to the rezone:
	Name: <u>Rodney Miears</u>
	Address: <u>320 Trout Peak Drive</u>
	Reason for Objection: Reasons are stated above.

If you would like to receive a copy of the Planning and Zoning Board agenda materials for this request, please provide your email address: E-mail address:

CITY OF CODY PLANNING, ZONING AND ADJUSTMENT BOARD STAFF REPORT			
MEETING DATE:	October 24, 2023	TYPE OF ACTION NEEDED	
AGENDA ITEM:		P&Z BOARD APPROVAL:	Х
SUBJECT:	SITE PLAN REVIEW: CLUB DAUNTLESS FITNESS CENTER. SPR 2023-28	RECOMMENDATION TO COUNCIL:	
PREPARED BY:	TODD STOWELL, CITY PLANNER	DISCUSSION ONLY:	

# PROJECT DESCRIPTION:

The City has received an application from Bairco Construction, Inc. for development of a Club Dauntless Fitness Center at 2903 Big Horn Avenue. The main floor is planned to be approximately 28,158 square feet and contain the primary fitness area, indoor courts space, and a tenant lease space. The second level is planned to have a cycle room, yoga room, and a third group use room.

The property is 2.6 acres in size and located in the Open Business/Light Industrial (D-3) zoning district and the entry corridor overlay zone. The site



plan and architectural plans are attached for your review.

# <u>REVIEW CRITERIA:</u>

Section 10-10B-4 of the zoning regulations states:

All structures within the district shall be architecturally compatible. Architectural and landscaping plans shall be submitted to the planning and zoning commission for approval. Architectural and landscaping details shall be maintained as shown by the approved plans.

## Section 9-2-3 is as follows:

Before the issuance of any permit under the international building code for commercial buildings situated within the city, the applicant, property owner and occupant shall meet with the planning, zoning and adjustment board to review the application and plans insofar as they pertain to the exterior of a commercial building and site plan conditions. The issuance of a permit shall be conditioned upon the applicant receiving an affirmative vote of a majority of the planning, zoning and adjustment board members in attendance at said meeting.

In addition, the site plan is reviewed for compliance with specific development standards of the zoning ordinance.

## <u>STAFF COMMENTS:</u>

#### Architecture:

The building elevations are depicted in better detail in the attached drawings—see sheets A200, but for quick reference the following is provided. The siding and roofing are all metal, and the building utilizes a modern design with a low-sloped/flat roof. The building height is about 32 feet on the high side and 25 feet on the low side. There is no specified



height limit in the D-3 zone. The color scheme is tan with red accent.

The portions of the building that form the entryway and front have some architectural enhancement, with the extended height defined entryway and large glazed areas. Accent lighting and the use of color also adds some variety. Admittedly the east side of the building is quite plain, but with the adjacent industrial and storage uses, there is not a concern with staff, and it is a muted color. The gym portion of the west side of the building also is quite plain, but again, it is a muted color, towards the back of the property, and there is not enough room to accommodate trees or other landscaping to help break it up visually. The north end of the building has some high windows.

The Board can provide comments on the architecture as the deem necessary.

### Landscaping:

The property is located in the Entry Corridor Overlay zone, which requires 5% of the property to be in landscaping. The landscaping plan is depicted in the photo renderings and shown on Sheet AS101. It consists of large bounders in rock mulch beds. There are no plants shown, other than around the flame feature.

Staff would appreciate if some plants, such as shrubs, decorative grasses, or perennial flowers (maintaining xeriscape concept) were added to the frontage area, similar to other properties along Big Horn Avenue. Plants are not required, but what is required

is, "Landscaping materials shall be of sufficient size, number, and variety to give a *three-dimensional presence (height, width, and depth) to the landscaped area(s).*" Those areas shown on the landscape plan as containing only rock groundcover do not meet the intent of that landscaping requirement and are not included in the calculation. The use of only boulders and rock groundcover is questionable, but would clearly be sufficient if plants were added as suggested.

The rock landscaped area is about 5,800 square feet and the artificial turf and flaming rock area add another 2,775 square feet for a total of 8,570 square feet. The property is required to provide a minimum of 5,700 square feet (5%), so the landscaping area requirement of the Entry Corridor Overlay zone will be met.

### Access:

The proposed access layout is shown on the attached site plan. The development will utilize the exiting west access and close the east access. WYDOT is reviewing the access permit status and will let us know if the access permit needs updated. The east access will be closed, including the removal of the curb cut and replacement of the curb and gutter and sidewalk to WYDOT specifications. A permit from WYDOT will be needed to the removal of the east access and its reconstruction.

## Parking:

The city parking ordinance does not have a recommended ratio for this type of use. Staff reviewed the ITE Parking Generation manual for guidance and found that Health/Fitness centers (workout type facilities) in their studies had an average peak need of 5.27 parking spaces per 1,000 square feet and Athletic Club/Courts 3.9 vehicles per 1,000 square feet. The Athletic Club category seems most comparable as far as the use due to the court area. If that ratio is used, about 148 spaces would be required for this project. 136 spaces are shown. However, experience has shown that the ITE amounts are somewhat excessive for Cody. At the Cody Recreation Center and Riley Area complex, there are only 187 paved parking, plus some overflow gravel areas, and yet that facility is about 2.7 times as large as the Club Dauntless proposal. In summary, the number of spaces proposed is slightly less than the ITE studies would suggest, yet substantially more than the Cody Rec Center ratio. It is recommended that the number of parking spaces be determined adequate.

The dimensions of the parking spaces and aisles meet or exceed minimum City standards. To meet ADA requirements, a total of five (one additional) ADA spaces must be provided, one of which is to be van-accessible. The spaces must also be provided with ADA signage to code.

The parking lot is identified as being paved and graded, as appropriate, yet it lacks some construction level detail (e.g. pavement and base depths, curb and gutter detail, etc.), as there is only an architectural site plan and a grading plan, but no civil site plan.

A civil site plan is not specifically required by the zoning code, but the Board should consider whether that should be a requirement for large scale projects such as this.

### Exterior Lighting

Parking lot lighting will be provided, as required for parking lots to be used at night. The pole lights are 20' poles on concrete bases. Staff has discussed with the applicant that the amount of light from the pole light fixtures is about twice what is needed, based on product literature. The applicant is having their architect relook at the lighting. It may be as simple as using smaller fixtures on each pole. Parking lot lighting of an average of 2-3 footcandles is what direction has been provided in the past. The color temperature of the exterior lighting fixtures identified are all 4,000K, which is in line with past Board direction. It is acknowledged that the pole lights, due to their proximity to the property line, will have some back light that will spill onto the property to the west, yet as that property is also D-3 zoned the Board has not been strict on requiring light to be fully retained within the property.

The plans are somewhat incomplete in that the light fixture table shows additional recessed can lights and wall packs that are not located on the building plans. The renderings also show architectural lighting that is not shown on the building plans. The large wall pack above the emergency exit stairs on the east side of the building should be replaced with two small fixtures due to proximity to the property line. The applicant is having their architect review these lighting issues as well.

## Neighborhood Compatibility, Setbacks and Buffers

When a commercial or light industrial zone is located next to residential zoning, it triggers a requirement for a 15-foot-wide vegetative buffer and 6-foot-tall screen (fence or vegetation). The applicant has been notified of the requirement and will update the site plan accordingly. The screening is planned to be accomplished by adding slats to an existing chain link fence. A plan for the landscaping will need to be provided.

### Grading/Storm Water Plan:

A general grading and stormwater plan has been prepared by a professional engineer. Storm water is being collected and directed to a drywell near the northeast corner of the property (drainage from roof) and an infiltration trench in the front parking area. Additional runoff will flow to the area to the north end of the property. The contractor has confirmed that he is willing to ensure that the runoff flowing to the north will be intercepted and infiltrated as well—the property has naturally very pervious gravel, so they just need to ensure that there is no topsoil or other barrier that prevents infiltration.

Because of the underground design, a Type V UIC permit/registration is required from Wyoming Dept. of Environmental Quality for the drywell and infiltration trench prior to their construction.

#### Snow Storage

Snow storage is shown at the north end of the property and at the east side of the front parking lot.

#### Utility Services

The utility plan is shown on the "Utility Layout" provided by the contractor. One known change to the plan is that sewer will instead be tied into the line located east of the gym portion of the building (unlabeled green circle), which is significantly closer. Also, the electrical plan is somewhat more complex, as outlined in a plan from the electrical division, including placing another box (sectionalizing cabinet) at the southeast corner of the property, etc. Otherwise, it appears correct.

Note that the fire line will trigger a permit from WY DEQ.

The 1  $\frac{1}{2}$  water service size shown on the utility layout is correct—the detail showing a  $\frac{3}{4}$ " meter and 1" service line on Sheet M302 is not and will need to be changed.

Any unused utilities will need to be abandoned (capped or removed) to the satisfaction of the utility provider. The plans show removal of an electrical serviced and pole.

#### <u>Signs</u>

The signs shown on the plans and renderings can be approved at this time, as they meet the size and location requirements. (Approx. 250 SF of wall signs when 300 SF is permitted. 67 SF monument sign, when 150 SF is permitted).

### Fencing:

No new fencing is proposed. The is an existing chain-link fence around the back end of the property.

### <u>Hydrant</u>

A fire hydrant is proposed to the northwest of the building, as required.

### <u>Garbage</u>

A dumpster enclosure is shown north of the building. As the City only has passenger side loading trucks, the enclosure will need to be relocated for better access. Shifting it to the north end of that parking aisle is one option. Also, note that the standard inside dimensions for an enclosure designed to accommodate two dumpsters, either two garbage or one garbage and one cardboard, are 18'6" in width and 6'6" in depth. A front gate is not required, but if provided will need to be opened and closed by the employees, not the garbage truck driver.

### Other:

The current utility easement width along Big Horn avenue appears to be only 10 feet wide. If additional easement is needed for the new electrical equipment, the property

owner will need to provide that before occupancy of the building.

It is my understanding that WYDOT requires a 15-foot setback from the edge of the traveled way for any boulders. Be sure the bounders are located appropriately.

## <u>ATTACHMENTS:</u>

Application materials—site plans, landscaping plan, elevation drawings.

## <u>ALTERNATIVES:</u>

Approve or deny the site plan with or without changes.

## RECOMMENDATION:

It is recommended that the Planning and Zoning Board approve the proposal, subject to the following conditions.

- 1. As soon as possible, finalize the electrical plan with the City Electrical Division, obtain their estimate, and make payment so that the equipment can be ordered.
- 2. Provide an updated site plan prior to submitting for the building permit, which includes the following updates required by the Planning and Zoning Board. The Board grants planning staff authority to confirm the adequacy of the updates.
  - a) Show the final electrical plan on the "Utility Layout".
  - b) Update the water meter and service detail (M302).
  - c) Move and dimension the dumpster enclosure as noted in the staff report.
  - d) Identify the parking lot pavement section (base and asphalt).
  - e) Provide a detail of the curb and gutter design.
  - f) Add a 5<sup>th</sup> ADA parking space, and show signage.
  - g) Modify the sewer line location as proposed.
  - h) Add the required 15-foot-wide landscape buffer and visual screen (slats in fence or better) along the north property line. (Board please provide direction on what is expected as far as landscaping in this area.)
  - i) Show the unused approach as being abandoned and replaced.
  - j) Be sure the boulders are at least 15 feet from the traveled way of Big Horn Avenue, or as otherwise required by WYDOT.
  - k) Any landscaping modifications required by the Board.
- 3. Provide an updated exterior lighting plan that reduces parking lot lighting to 2-3 footcandles and shows all exterior lighting fixtures. All fixtures, other than dedicated architectural up lighting, are to be full cut-off in style, no more than 4,000K in color temperature, and contain much of their lighting within the property. Any up lighting is to be directed towards the building with no or minimal spillage. Replace the single light fixture by the stairs with two smaller fixtures of appropriate intensity and design.
- 4. Obtain the UIC permit from WY DEQ prior to installation of the underground stormwater system. Upon completion, the storm water facilities must be inspected

and certified by the applicant's engineer that they were completed according to the approved plans or equivalent, prior to building occupancy.

- 5. Pay the applicable utility connection fees at the time of the building permit. Coordinate installation with Public Works.
- 6. Provide additional utility easement(s) as needed for the new electrical equipment prior to occupancy of the building.
- 7. All work within the WYDOT right-of-way will need to be permitted by WYDOT. Contact them for information. The contractor(s) doing the work is responsible to obtain the permit.
- 8. If required by WYDOT, update the access permit for the property.
- 9. The project must otherwise comply with the project description, as described in the application and at the Planning and Zoning Board meeting. A building permit must be obtained within three years or this authorization will expire.

H:\PLANNING DEPARTMENT\FILE REVIEWS\SITE\2023\2023-28 2903 BIG HORN AVENUE-CLUB DAUNTLESS\STAFF REPORT TO P&Z\STAFF RPT TO PC CLUB DAUNTLESS.DOCX













# **CLUB DAUNTLESS** AMENDED STORM DRAINAGE REPORT

CLUB DAUNTLESS 2903 BIG HORN AVE CODY, WYOMING 82414 Prepared for: Bair Holdings, LLC 1164 Road 7 Lovell, WY 82431

Prepared By:



# CIVIL ENGINEER'S PROFESSIONAL CERTIFICATION

I hereby certify that this report was developed by me or under my direction and that I am a Professional Engineer licensed in the State of Wyoming as required by the provisions of W.S. 33-29-114 through W.S. 33-29-139.

IN WITNESS WHEREOF, I have hereunder set my hand and affixed my seal.



Ginger S. Brown, PE 16481

# **Executive Summary**

This report is an amendment to a previous drainage report for Bair Holdings, LLC, previously completed by Engineering Associates (Appendix E). The report was completed for a proposed building for Club Dauntless, a fitness center. Since the completion of the original report, the site plan has been updated with additional paved parking to the north of the site, resulting in a larger percentage of impervious area affecting drainage calculations and the required storm water detention volume. Updated drainage calculations and storage requirements are provided in this amended drainage report.

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# INTRODUCTION

Bair Holdings, LLC is proposing a new building for Club Dauntless, a fitness center, situated in Lot 7, Bakken #3 Subdivision. The lot is 2.62 acres and located along the north side of Big Horn Avenue and east of the Whitlock Motors facility. This amended drainage report includes the updated drainage analysis for the proposed building and revised parking areas (2.48 acres) including the updated developed runoff calculations for the site.

The precipitation runoff in excess to the historical run off will be handled by percolation trenches and drywells. This report analyzes the 10-year, 2-hour storm for the historic runoff. A 25-year, 2-hour storm will be used to size the percolation trenches and drywells.

# EXISTING SITE CONDITION

The existing lot consists of gravel surfacing with the lot sloping northeasterly from the southwest corner to the northeast corner of the lot. The site remains unimproved aside from a chain link fence enclosing the northern half of the property.

# HYDRAULIC ANALYSIS

A hydraulic analysis was completed to estimate the existing drainage conditions combined with the updated proposed additional runoff. Runoff rates and volumes were determined for both 10-year and 25-year frequency events per the City Storm Water Management Policy. The maximum allowable release rate for the design storm is a function of the historic (pre-developed) run-off rates. Excess volumes generated by the new building, sidewalk, landscape, and parking areas will be discharged in the percolation trenches and drywells. The increased run-off volumes will be retained on-site as directed in the City's Storm Water Management Policy. Design assumptions remain the same as those stated in Section I, Section II, Attachments, and References of the original report.

# HISTORIC ANALYSIS

### 10-Year, 2-Hour Storm Event

Surface Area H-1: 2.62 Acres (114,127.2 square feet) Longest Travel Distance (ground) = 400 ft. Ground Elevation Difference (4944.89 – 4942.00) = 2.89 ft. Ground Slope, S = Elev./Dist = 0.72% Cave = 0.35 (railroad yard areas (City of Cody Wyoming, 2003)) Tc = 32.0 mins. (see Tc graph in Appendix C)

10-year, 2-hour storm Flow Rate: Rainfall Intensity, I = 0.53 inches/hour Q = CIA = 0.35 \* 0.53 \* 2.62 = 0.486 cfs

# DEVELOPED ANALYSIS

#### 10-Year, 2-Hour Storm Event

#### Basin D-1: 1.29 Acres

Artificial Turf	= 0.061 acres x 0.25	= 0.015
Asphalt	= 0.600 acres x 0.95	= 0.570
Concrete	= 0.144 acres x 0.95	= 0.137
Concreted – East of Bldg	= 0.016 acres x 0.95	= 0.015
Roof	= 0.266 acres x 0.95	= 0.253
Xeriscape	= 0.128 acres x 0.25	= 0.032
Xeriscaped – West of Curb	= 0.029 acres = 0.25	= 0.007
Xeriscaped – East of Bldg	= 0.023 acres x 0.25	= 0.006
Total	= 1.29 acres	= 1.035

10-Year, 2-Hour Storm Event:

Rainfall Intensity, I = 0.53 inches/hour

Qt = CavgIA = 0.80 \* 0.53 \* 1.29 = 0.55 cfs (total run-off)

 $Q_d = 0.415 * 0.53 * 0.068 = 0.015$  cfs (discharged run-off)  $Q_r = Q_t - Q_d = 0.55 - 0.015 = 0.535$  cfs (retained run-off)

The discharged flows remain the same as the original report:

- Concrete sidewalk and xeriscape east of the building discharged to the adjoining property to the east as has historically occurred.
- Xeriscape to the west of the curb for the west parking area discharges to the adjoining property to the west but at a lesser rate than has historically occurred.

#### Basin D-2: 1.33 Acres

Asphaltd	= 0.676 acres x 0.95	= 0.642
Concreted	= 0.048 acres x 0.95	= 0.046
Roof	= 0.388 acres x 0.95	= 0.369
Xeriscaped/Undeveloped	= 0.210 acres x 0.25	= 0.053
Total	=1.32 acres	= 1.11

10-Year, 2-Hour Storm Event: Rainfall Intensity, I = 0.53 inches/hour  $Q_t = C_{avg}IA = 0.83 * 0.53 * 1.32 = 0.58 cfs$  (total run-off)  $Q_r = 0.95 * 0.53 * 0.388 = 0.195 cfs$  (retained run-off)  $Q_d = Q_t - Q_r = 0.58 - 0.195 = 0.386 cfs$  (discharged run-off)

The discharged flows are as follows:

• Concrete sidewalk and xeriscape east of the building discharged to the adjoining property to the east as has historically occurred.
- Xeriscape to the west of the curb for the west parking area discharges to the adjoining property to the west but at a lesser rate than has historically occurred.
- The runoff from the concrete, and asphalt west of the building is collected and discharged into the southwest corner of undeveloped portion of the lot.
- Runoff from the xeriscape, concrete, and asphalt north of the building is discharged onto the undeveloped portion of the lot.

Developed Site Totals = 2.59 acres 2.145  $C_{avg} = 2.145 / 2.59 = 0.828$  over the total area  $Q_t = 0.55 + 0.59 = 1.14$  cfs  $Q_{hist} \ge Q_{dev}$  discharged to meet City standard  $D1Q_d + D2Q_d = Q_{dev}$  discharged total 0.015 + 0.395 = 0.41 cfs

0.486 > 0.41 cfs

The proposed drainage design meets the city requirement that the developed discharge may not exceed what was historically discharged.

# DEVELOPED INFILTRATION DESIGN

# 25-Year, 2-Hour Storm Event

<u>Basin D-1 –</u>	FLOWS TO INFILTRATION TRENCH DRAIN			
	Artificial Turf	= 0.061 acres x 0.25 = 0.015		
	Asphalt	= 0.600 acres x 0.95 = 0.570		
	Concrete	= 0.144 acres x 0.95 = 0.137		
	Roof	= 0.266 acres x 0.95 = 0.253		
	Xeriscape	= 0.128 acres x 0.25 = 0.032		
	Total	= 1.199 acres = 1.007		

Longest Travel Distance (ground) = 450 ft. Ground Elevation Difference (4946.6 – 4943) = 3.6 ft. Ground Slope, S = Elev./Dist. = 0.8%Cave = 0.84Tc = 12.7 mins. (see Tc graph in Appendix C)

25-Year, 2-Hour Storm Event: Rainfall Intensity, I = 0.66 inches/hour Q = CaveIA = 0.84 \* 0.66 \* 1.199 = 0.665 cfs Flow to Percolation Trench: Basin D-1 Q = 0.665 cfs (25-yr, 2-hr) K= 0.4 in/hr Runoff Volume = Q\*K = 0.665 ft<sup>3</sup> /sec\*0.4 in/hr\* 60sec/1 min\* 60min/1 hr \*1 ft/ 12 in \* = 79.8 CF (round to 80 CF) Trench Volume = (L\*W)\*Infiltration rate\*Infiltration period 80 cf= (L \* 3)\*0.3 in/hr \*48 hrs\* 1ft/12in L= 22.2 ft Perc Trench Design: 3' x 3' x 25'

The proposed inlet structure and grate as currently designed in the original report are adequate for the new flows. The grate was designed to handle a flow of 0.75 cfs and new flows are 0.665 cfs.

Basin D-2 – Flows to Infiltration Dry Well

Flows to Infiltration Dry Well: Roof only retained:  $C_{roof} = 0.95$ Roof area: 0.388 acres Longest Travel Distance (ground) = 273 ft. Elevation Difference = (4976.75 - 4971.25) = 5.5 ft. Slope, S = Elev./Dist. = 2.0% Cave = 0.95 Tc = 3.9 mins. (see Tc graph in Appendix C) 25-Year, 2-Hour Storm Event: Rainfall Intensity, I = 0.66 inches/hour Q = CroofIA = 0.95 \* 0.66 \* 0.388 = 0.24 cfs Parin D 2 = 0.24 cfs

Basin D-2 = 0.24 cfs (25-yr, 2-hr) Dry Well: 24" x 72" provided

After review of the original report the drywell as designed for flows of 0.115 cfs will still meet the flows, 0.24 cfs, as calculated above. The downspout is to be piped directly into the dry well and shall have a removable lid for inspection and cleaning. Refer to the original report for design details.

# CONCLUSIONS

The proposed drainage design meets the city requirement that the developed discharge may not exceed what was historically discharged. The revised calculations show a slight increase in flow rates and time of concentrations for both subbasins, however the previously sized percolation trench and dry well remain to be sufficient for the proposed flows for the 25-year, 2-hour storm. The total developed discharged flow also remains to be less than the historical flow.

# References

- California Department of Transportation HQ Division of Design. (2020). *Infiltration Trench Design Guidance*. Sacrameto CA: Caltrans Division of Design Office of Hydraulics and Stormwater Design.
- City of Cody Wyoming. (2003). *City of Cody Storm Water Management Policy*. Cody: Public Works Department.

APPENDIX A - PRE-DEVELOPMENT "HISTORICAL" EXHIBIT



APPENDIX B – POST-DEVELOPMENT SUBBASIN EXHIBIT



APPENDIX C – Tc GRAPH

OVERLAND TRAVEL DISTANCE IN FEET



OVERLAND TIME OF CONCENTRATION IN MINUTES

APPENDIX D – GRADING EXHIBIT



APPENIX E – ENGINEERING ASSOCIATES STORM DRAINAGE REPORT DATED APRIL 4, 2022

# Club Dauntless 2903 Big Horn Avenue CODY, WYOMING

# STORM DRAINAGE REPORT

PREPARED	FOR:
----------	------

Bair Holdings, LLC 1164 Road 7 Lovell, WY 82431

**PROJECT LOCATION:** 

Lot 7, Bakken #3 Subdivision Cody, Wyoming

PREPARED BY:

Engineering Associates POB 1900 Cody, Wyoming 82414

JOB NO.:

21050.00

**DATE:** April 4, 2022





ENGINEERING ASSOCIATES A Wyoming Corporation POB 1900; 902 13<sup>th</sup> Street CODY, WYOMING 307-587-4911+ FAX 587-2596

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# I. REPORT SUMMARY

# A. Introduction

Bair Holdings, LLC is proposing a new building for Club Dauntless, a fitness center. The development is situated in Lot 7, Bakken #3 Subdivision. The lot is 2.62 acres in total size and located along the north side of Big Horn Avenue and east of the Whitlock Motors facility. This drainage report includes drainage for the proposed building and parking areas. The developed acreage is 1.76 acres and the northern portion of the lot remaining undeveloped at this time is 0.86 acres.

This storm drainage report addresses the proposed runoff areas of the site, both historic and developed. Precipitation runoff in excess of the historical runoff will be handled by percolation trenches and drywells. There will be five areas considered for the developed runoff calculations on the proposed site due the layout of the proposed improvements. This report analyzes the 10-year, 2-hour storm for the historic runoff. A 25-year, 2-hour storm will be used to size the perc trenches and drywells.

The existing lot is covered with gravel having the appearance of a railroad yard. The lot slopes northeasterly from the southwest corner to the northeast corner of the lot. There have been no site improvements on this lot for some time aside from a chain link fence enclosing the northerly portion.

# B. <u>Methodology</u>

The methodology used in this report is as follows:

- 1. Runoff rates and volumes were determined for both 10-year and 25-year frequency events, as directed in the City's Storm Water Management Policy.
- 2. Storm duration was assumed to be 2 hours for run-off volume calculations, as directed in the City's Storm Water Management Policy.
- 3. The maximum allowable release rate for the design storm is a function of the historic (pre-developed) run-off rates. Excess volumes generated by the new building, sidewalk, landscape, and parking areas will be discharged in the percolation trenches and drywells. The increased run-off volumes will be retained on-site as directed in the City's Storm Water Management Policy.

# C. <u>Summary</u>

A summary of the drainage information developed for this project is as follows:

1. Historic run-off flow rate for that portion of the lot which will be developed from a 10-year, 2-hour storm is 0.327 cubic feet per second (cfs).

- 2. The developed run-off flow rate for a 10-year, 2-hour storm for the developed portion of the lot will be 0.738 cfs.
- 3. The percolation trenches and drywells will capture and infiltrate 0.549 cfs of the run-off flow rate from a 10-year, 2-hour storm. The uncaptured run-off flow rate will be 0.189 cfs which is less than the historic run-off flow rate, thereby complying with the City of Cody's storm drainage policy.
- 4. The percolation trench and dry well proposed for the developed run-off for this site will allow infiltration into the sandy gravel subsoils in two locations. These facilities are designed to infiltrate the higher run-off flow rates of a 25-year, 2-hour storm event per the City of Cody's storm drainage policy.

# II. SUPPORTING DOCUMENTATION

# A. <u>Project Development</u>

Average run-off coefficients were determined by multiplying the surface run-off coefficient by the area of each individual surface. These products were summed and divided by the total development area. The following run-off coefficients for the surfaces in this project were taken from data in the City of Cody Storm Water Management Policy and Urban Storm Drainage Criteria Manual:

Croof	= 0.95
Casph	= 0.95
Cconcrete	= 0.95
Chard gravel	= 0.85
Crailroad yard areas	= 0.35
Cxeriscape-steep	= 0.30
Cxeriscape	= 0.25
Cartificial turf	= 0.25
Clawn	= 0.20

# B. <u>Historic Run-Off – 10 Year, 2 Hour Storm Event</u>

<u>Surface Area "H-1"</u>; south 375.5 feet of Lot 7 Longest Travel Distance (ground) = 450 ft. Ground Elevation Difference (4944.89-4942.13) = 2.76 ft. Ground Slope, S = Elev./Dist. = 0.61 %  $c_{ave} = 0.35$  (railroad yard areas)  $t_c = 36.2$  mins; (see Tc graph attached)

10-year, 2-hour storm Flow Rate: Rainfall Intensity, I = 0.53 inches/hour Q =  $c_{ave}$ IA = 0.35 (0.53) 1.76 = 0.327 cfs

# C. <u>Developed Run-off – 10 Year, 2 Hour Storm Event</u>

# Basin "D-1";

Artificial Turf	= 0.061 acres x 0.2	25 = 0.015
Asphalt	= 0.635 acres x 0.9	95 = 0.603
Concrete	= 0.071 acres x 0.9	95 = 0.067
Concreted - East of Bldg	= 0.009 acres x 0.9	95 = 0.009
Roof	= 0.133 acres x 0.9	95 = 0.126
Xeriscape	= 0.198 acres x 0.2	25 = 0.050
Xeriscaped - West of Curb	= 0.029 acres x 0.2	25 = 0.007
Xeriscaped – East of Bldg	= 0.020 acres x 0.	30 = 0.006
Total	= 1.156 acres	= 0.883

10-year, 2 Hour Storm Event:

Rainfall Intensity, I = 0.53 inches/hour

 $Q_t = c_{ave}IA = 0.764 (0.53) 1.156 = 0.468 cfs (total run-off)$ 

 $Q_d = 0.379 (0.53) 0.058 = 0.012 cfs$  (discharged run-off)

 $Q_r = Q_{t-}Q_d = 0.468 - 0.012 = 0.456$  cfs (retained run-off)

The discharged flows are as follows

- Concrete sidewalk and xeriscape east of the building discharged to the adjoining property to the east as has historically occurred.
- Xeriscape to the west of the curb for the west parking area discharges to the adjoining property to the west but at a lesser rate than has historically occurred.

# Basin "D-2";

Asphaltd	= 0.270 acres x 0.95 =	0.257
Concreted	= 0.059 acres x 0.95 =	0.056
Roof	= 0.184 acres x 0.95 =	0.175
Xeriscaped	= 0.069 acres x 0.25 =	0.017
Xeriscaped	= 0.018 acres x 0.30 =	0.005
Total	= 0.600 acres	0.510

10-year, 2-hour Storm Event:

Rainfall Intensity, I = 0.53 inches/hour

 $Q_t = c_{ave} IA = 0.850 (0.53) 0.600 = 0.270 cfs (total run-off)$ 

 $Q_r = 0.95 (0.53) 0.184 = 0.093 cfs (retained run-off)$ 

 $Q_d = Q_t - Q_d = 0.270 - 0.093 = 0.177$  cfs (discharged run-off)

The discharged flows are as follows

- Concrete sidewalk and xeriscape east of the building discharged to the adjoining property to the east as has historically occurred.
- Xeriscape to the west of the curb for the west parking area discharges to the adjoining property to the west but at a lesser rate than has historically occurred.
- The runoff from the xeriscape, concrete and asphalt west of the building is collected in the curb and gutter on the west side of the west parking area

and discharged into the southwest corner of undeveloped portion of the lot.

• The runoff from the xeriscape, concrete and asphalt north of the building is discharged onto the undeveloped portion of the lot.

Developed Site Totals = 1.756 acres 1.393

Cavg = 1.393 / 1.756 = 0.793 over the total area Qt = 0.468 + 0.270 = 0.738 cfs Qhist ≥ Qdev discharged to meet City standard

 $D1Q_d + D2Q_d = Qdev discharged total$ 0.012 + 0.177 = 0.189 cfs

0.327 cfs > 0.189 cfs

Therefore: The proposed drainage design meets the city requirement of the developed discharge not exceeding what was historically discharged.

# D: <u>Developed Run-off – 25Year, 2 Hour Storm Event – Infiltration Design</u>

<u>Basin "D-1";</u>	FLOWS TO INFILT	RATION TRENCH DRAIN	
	Artificial Turf	= 0.061 acres x 0.25 =	= 0.015
	Asphalt	= 0.635 acres x 0.95 =	= 0.603
	Concrete	= 0.071 acres x 0.95 =	= 0.067
	Roof	= 0.133 acres x 0.95 =	= 0.126
	Xeriscape	= 0.198 acres x 0.25 =	<u>= 0.050</u>
	Total	= 1.098 acres =	= 0.861

Longest Travel Distance (ground) = 386 ft. Ground Elevation Difference (4946.06 - 4942.49) = 3.57 ft. Ground Slope, S = Elev./Dist. = 0.92% $c_{ave} = 0.784$  $t_c = 12.1$  mins; (see Tc graph attached)

25-year, 2 Hour Storm Event: Rainfall Intensity, I = 0.66 inches/hour Q =  $c_{ave}IA = 0.784$  (0.66) 1.098 = 0.568 cfs

Flow to Percolation Trench

Basin "D-1" = 0.568 cfs (25-yr, 2-hr) Perc Trench:  $3' \times 2' \times 6'$  required in gravels (W x H x L)  $3' \times 3' \times 20'$  provided

The inlet to the perc trench is through a storm grate set on RCP pipe. The grate used for basin D-1 is a Neenah R-4030-24. A similarly sized manhole and grate

is acceptable. This grate has an "open area" of 2.1 sf and a weir perimeter of 7.8 feet. Allowing for 0.1 feet (1.2 inches) of ponding over the grate, it will operate as a weir with a flow 0.75 cfs, more than double generated by this storm event.

# Basin "D-2"; FLOWS TO INFILTRATION DRY WELL

Roof only retained:  $c_{roof} = 0.95$ Roof area: 0.184 acres Longest Travel Distance (ground) = 161 ft. Elevation Difference (4976.64-4971.08) = 5.56 ft. Slope, S = Elev./Dist. = 5.56%  $c_{ave} = 0.95$  $t_c = 2.2$  mins; (see Tc graph attached)

25-year, 2-hour Storm Event: Rainfall Intensity, I = 0.66 inches/hour Q =  $c_{roof}$ IA = 0.95 (0.66) 0.184 = 0.115 cfs

Basin "D-2" = 0.115 cfs (25-yr, 2-hr) Dry Well: 24" x 24" required in gravels (Dia x H) 24' x 36" provided

The downspout will be piped directly into the dry well and will have a removable lid for inspection and cleaning.

# E. <u>References</u>

ASCE - Urban Run-off Quality Management - Manual #87; 1998; Pg. 203-210

<u>Stormwater - BMP & Detention for Water Quality, Drainage, and CSO</u> <u>Management</u>; Urbonas/Stahre; 1993; Pg. 241-247

<u>Urban Storm Drainage - Criteria Manual - Vol. 1 & 2;</u> Denver Regional Council of Governments; Wright-McLaughlin; 2000

Water Resources Engineering - 4<sup>th</sup> Edition; Linsley; 1992

A Hydrology Primer, CE News; Roy D. Dodson, PE; January 1999

Inlet Grate Capacities for Gutter Flow and Ponded Water; Neenah Foundry Company; October 1999

Cody Storm Water Management Policy; City of Cody; 2003

# III. ATTACHMENTS

- Plan Sheet 1 Historic Plan
- Plan Sheet 2 Developed Plan
- Plan Sheet 3 Grading Plan
- Plan Sheet 4 Perc Trench & Dry Well Details
- Perc Trench and Dry Well Worksheets
- T<sub>c</sub> Graph
- Neenah R-4030-24 Grate









CONSULTING ENGINEERS & SURVEYORS

DATE

IKSM

IKSM

BJR

BAIRCO CONSTRUCTION

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OJECT:	CLUB DAUNTLESS	7
LE:	DETAIL SHEET	03

Area D-1

# Project No. 21050

**YELLOW - INPUT FIELDS** 

Area = 1.098 ac C = 0.784 weighted average I = 0.66 in/hr (25-yr, 2-hr storm)

## Pit Dimensions:

W =	3	ft	
H =	3	ft	
L =	20	ft	Pit size to be used = $3 \times 4 \times 20$ ft

Percolation Outflow Rate  $Q = k \times H/2 \times (L+W)2$ :

k =	0.033	ft/sec (hydraulic conductivity)
Q =	2.277	cf/sec
Porosity =	0.4	Uniform Size Drain Gravel

[wall perc only] [based on existing soil type]

[based on storage gravel type used]

STORM DURATION (MIN)	25-YR RAINFALL INTENSITY (IN/HR)	RUNOFF VOLUME (CF) <sup>1</sup>	OUTFLOW VOLUME (CF) <sup>2</sup>	VOLUME STORED (CF) <sup>3</sup>	NEEDED TRENCH VOLUME (CF) <sup>4</sup>	NEEDED TRENCH LENGTH (FT) <sup>5</sup>
5	4.18	1079.5	683.1	396.4	991.0	110.1
10	3.24	1673.5	1366.2	307.3	768.1	85
15	2.74	2122.8	2049.3	73.5	183.8	20
30	1.90	2944.0	4098.6	-1154.6	-2886.4	-321
60	1.20	3718.8	8197.2	-4478.4	-11196.0	-1244
120	0.66	4090.7	16394.4	-12303.7	-30759.3	-3418

<sup>1</sup>Runoff Volume = (K x Cave x I x A) x Storm Duration x 60

<sup>2</sup>Outflow Volume = Q x Storm Duration x 60

<sup>3</sup>Volume Stored = Runoff Volume - Outflow Volume

<sup>4</sup>Needed Trench Volume = Volume Stored/Porosity

<sup>5</sup>Needed Trench Length = Needed Trench Volume/(H x W)

[ based on City's trapezoid area for modified rational calculation. ]

# Reference: URBAN RUNOFF QUALITY MANAGEMENT - ASCE - MANUAL NO. 87, 1998 Pages 203 - 210

# CLUB DAUNTLESS CODY, WY Dry Well Sizing

Area D-2

# Project No. 21050

**YELLOW - INPUT FIELDS** 

Area =  $\begin{array}{c} 0.184 \\ C = 0.95 \\ I = 0.66 \end{array}$  weighted average in/hr (25-yr, 2-hr storm)

# Well Dimensions:

W =	1.57	ft	
H =	3	ft	
L =	1.57	ft	Dry Well size to be used = 24in dia x 6

Percolation Out	flow Rat	te Q = _k x H/2 x (L+W)2:
k =	0.033	ft/sec (hydraulic conductivity)
Q =	0.311	cf/sec
Porosity =	0.4	Uniform Size Drain Gravel

[wall perc only] [based on existing soil type]

ft

[based on storage gravel type used]

STORM DURATION (MIN)	25-YR RAINFALL INTENSITY (IN/HR)	RUNOFF VOLUME (CF) <sup>1</sup>	OUTFLOW VOLUME (CF) <sup>2</sup>	VOLUME STORED (CF) <sup>3</sup>	NEEDED TRENCH VOLUME (CF) <sup>4</sup>	NEEDED TRENCH LENGTH (FT) <sup>5</sup>
5	4.18	219.2	93.3	125.9	314.9	66.8
10	3.24	339.8	186.5	153.3	383.2	81
15	2.74	431.1	279.8	151.3	378.2	80
30	1.90	597.8	559.5	38.3	95.7	20
60	1.20	755.1	1119.1	-364.0	-909.9	-193
120	0.66	830.6	2238.2	-1407.5	-3518.9	-747

<sup>1</sup>Runoff Volume = (K x Cave x I x A) x Storm Duration x 60

<sup>2</sup>Outflow Volume = Q x Storm Duration x 60

<sup>3</sup>Volume Stored = Runoff Volume - Outflow Volume

<sup>4</sup>Needed Trench Volume = Volume Stored/Porosity

<sup>5</sup>Needed Trench Length = Needed Trench Volume/(H x W)

[ based on City's trapezoid area for modified rational calculation. ]

# Reference:

URBAN RUNOFF QUALITY MANAGEMENT - ASCE - MANUAL NO. 87, 1998 Pages 203 - 210 OVERLAND TRAVEL DISTANCE IN FEET



OVERLAND TIME OF CONCENTRATION IN MINUTES

Note: When specifying/ordering grates, refer to "Choosing the Proper Inlet Grate" on pages 125-126. For a complete listing of FREE OPEN AREAS and WEIR PERIMETERS of all NEENAH grates, refer to pages 327-332.

# R-4028 Cast Iron Underdrain

### **Heavy Duty**





UNDERDRAIN

TRACK

BALLASI

STD. TRACK

τu

SUPERSTRUCTURE

SLOP

Drawing demonstrates cast iron underdrain sections used along railroad right-of-way. Ballast or gravel-filled road bed permits ready drainage of surface water into underdrain where it is conducted to the storm sewer.

Laying length is 18".

Note drainage intake holes in each section of cast iron underdrain.

# R-4030 to R-4040 Series Sewer Pipe Grate

### **Heavy Duty**

CATALOG NUMBER	GRATE TYPE	SQ. FT. OPEN	WEIR PERIMETER LINEAL FEET
R-4030-4	Н	0.1	1.5
R-4030-6	Н	0.1	2.1
R-4030-8	Н	0.2	2.7
R-4030-10	Н	0.3	3.3
R-4030-12	Н	0.4	3.9
R-4030-15	Н	0.8	4.8
R-4030-18	В	1.1	5.8
R-4030-21	В	1.3	6.7
R-4030-24	В	2.1	7.6
R-4030-27	G	2.8	8.6
R-4030-30	G	3.4	9.4

Fits in bell end of standard sewer pipe.

Bell and spigot vitrified clay and concrete pipe are made under many specifications and dimensions vary. Check the grate sizes in the table to be sure they will fit the pipe you are using.

If specified, special setback lug arrangement is available on R-4040 series, which modifies grate to fit corrugated metal pipe in sizes indicated. Not available on R-4030 series.

Dimensions in inches				
Catalog No.	Catalog No.	Pipe	Grate	Grate *
Heavy Duty	Light Duty	Size	Dia.	Thickness
R-4030-4 £	n/a	4	5 3/4	1 1/2
R-4030-6 £	R-4040-6	6	8	2
R-4030-8 £	R-4040-8	8	10 3/8	2 1/4
R-4030-10 £	R-4040-10	10	12 5/8	2 1/2
R-4030-12 £	R-4040-12	12	14 3/4	2 1/2
R-4030-15 £	R-4040-15	15	18 1/4	2 3/4
R-4030-18 + **	R-4040-18	18	22	2 3/4
R-4030-21 + **	R-4040-21	21	25 1/2	3
R-4030-24 + **	R-4040-24	24	29	3 1/4
R-4030-27 **	R-4040-27	27	32 3/4	3 1/2
R-4030-30 **	R-4040-30	30	36	3 3/4

\* For Light Duty series, this figure includes legs.

\*\* Slotted openings.

£ Square openings

+ Slight crown.

WEIR PERIMETER SQ. FT. CATALOG GRATE LINEAL NUMBER TYPF OPEN FFFT R-4040-6 0.1 2.1 R-4040-8 F 0.2 2.7 R-4040-10 0.3 3.3 E R-4040-12 0.5 3.9 Е R-4040-15 0.7 4.8 Е R-4040-18 Е 0.9 5.8 R-4040-21 G 1.4 6.7 R-4040-24 G 1.6 7.6 R-4040-27 G 2.3 8.6 R-4040-30 2.9 9.4 G





R-4030 type grates



R-4040 type grate with legs

DRAINAGE

# Club Dauntless Inlet Grate Flows

# Weirs

CIVIL TOOLS PRO English Units 03-01-2022 08:40:40

## Results

Flow (cfs)	Length (ft)	Weir Coefficient	Head (ft)
0.74	7.80	3.000	0.10
0.33	7.80	3.000	0.06

Neenah \$-4030-24 Sewer Pipe Grate Grate Type: B Round Feet Open: 2.1 Sq Ft

Wer Perimeter: 7.6 ft

Weir Coefficient from FHWA HEC-22 Urban Drainage Design Manual which has a 10% lower flow for the same head compared to the weir coefficient provided by Neenah which is 3.33.



OWNER			SHEET INDEX	SHEET INDEX
BAIRCO CONSTRUCTION INC.		STACY BAIR		
LOVELL, WY.				
1164 ROAD 7 LOVELL WY 82431				S1.1 FOUNDATION PLANS
				S1.2 FRAMING PLANS
			G004 ACCESSIBILITY REQUIREMENTS / CODE REVIEW	S2.0 DETAILS & SECTIONS
ΛΟΛΗΤΕΛΤ			G011 MAIN ELOOR FIRE & LIFE SAFETY PLAN	S2.1 DETAILS & SECTIONS
ANGHITEGT			G012 SECOND ELOOR FIRE & LIFE SAFETY PLAN	
		IASON EITZGERALD AIA	ARCHITECTURAL SITE PLAN & DETAILS	
	COLLABORATIVE DESIGN ARCHITECTS	JAOON I II ZOLIALD, AIA	AS101 SITE PLAN	M100 FIRST FLOOR PLAN - WASTE AND VENT
ARCHITECTS	2280 GRANT ROAD - SUITE C, BILLINGS, MT 59102		BUILDING PLANS	M101 FIRST FLOOR PLAN - PLUMBING
	T. 406.248.3443		A101 MAIN FLOOR PLAN	M102 BASKETBALL COURT PLAN - MECHANICAL
			A102 SECOND ELOOR PLAN	M201 FIRST FLOOR PLAN - HVAC
			A111 ROOF PLAN	M301 LEGEND, SPECIFICATIONS, AND SCHEDULE
STRUCTURAL EN	IGINEERING		A121 MAIN FLOOR REFLECTED CEILING PLAN	M302 SCHEDULES AND DETAILS
STRUCTURAL LI			A122 SECOND FLOOR REFLECTED CEILING PLAN	ELECTRICAL SHEETS
		MATT KRIVONEN PE	A131 FIRST FLOOR FINISH PLAN	ME101 SITE PLAN - MECHANICAL/ELECTRICAL
<b>KRIVONEN</b>	1004 DIVISION ST. 3RD FLOOR BILLINGS MT 59101		A132 SECOND FLOOR FINISH PLAN	E101 FIRST FLOOR PLAN - POWER
STRUCTURAL ENGINEERS	T 406-259-1184		A140 ENLARGED PLANS	E102 BASKETBALL COURT PLAN - ELECTRICAL
			A141 ENLARGED FLOOR PLAN - ATHLETIC COURT L	E201 FIRST FLOOR PLAN - LIGHTING
			EXTERIOR ELEVATIONS	E301 LEGEND, SPECIFICATIONS, AND SCHEDULE
		1	A200 OVERALL ELEVATIONS	E302 SCHEDULES AND DETAILS
MECHANICAL, PL	UMBING & ELECTRICA	L	BUILDING SECTIONS	E303 DETAILS
,			A301 OVERALL BUILDING SECTIONS	
	1629 AVENUE D #C7	JEFF GRUIZENGA, PE	A401 WALL SECTIONS	1
	BILLINGS, MT. 59102		DETAILS	1
	Т. 406-252-3237		A501 WALL TYPES	1
ENGINEERING, INC.				1
			A503 GYM DETAILS	1
			A511 DOOR DETAILS	1
			A512 WINDOW DETAILS	1
			A514 INTERIOR DETAILS	1
			A515 CASEWORK DETAILS	1
			A516 EXTERIOR DETAILS	
			A533 ROOF DETAILS	
			A532 ROOF DETAILS	
			SCHEDULES	
			A601 EXTERIOR & INTERIOR SCHEDULES & LEGENDS	
			A602 DOOR SCHEDULES	
			A603 WINDOW SCHEDULES	
			INTERIOR ELEVATIONS	
			A701 INTERIOR ELEVATIONS	
			A702 INTERIOR ELEVATIONS	
			A703 INTERIOR ELEVATIONS	
			SPECIAL CONSTRUCTION	
			A801 ELEVATOR	
			A9 SIGNAGE	
			A901 SIGNAGE & COURT ACCESSORIES	]







SATISFACTION.



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# PERMIT SET / CDR

# GENERAL CONSTRUCTION NOTES

	GLINERAL CONST	
cc	DISTRUCTION DOCUMENTS:	TEMPORARY FACILITIES, UTILITIES & CONTROLS:
1.	THE CONSTRUCTION CONTRACT INCLUDES THE EXECUTED, SIGNED AGREEMENT BETWEEN THE OWNER AND THE CONTRACTOR, AND THE CONSTRUCTION DOCUMENTS, WHICH INCLUDES THE DRAWINGS, THE GENERAL CONDITIONS, THE SUPPLIEMENTARY CONDITIONS, AND THE DRAWINGS	19. PROVIDE BARRIERS, FENCES AND OTHER CONTROLS TO PREVENT PUBLIC ENTRY TO PROTECT CONSTRUCTION WORKERS AND THE PUBLIC FROM HAZARDS OF CONSTRUCT
2.	BY EXECUTION OF THE CONSTRUCTION CONTRACT, THE CONTRACTOR REPRESENTS THAT HE OR SHE HAS (1) READ AND	20. PROVIDE PROTECTION OF CONSTRUCTION MATERIALS FROM LOSS, DAMAGE, FIRE OF CONSTRUCTION FROM DAMAGE BY CONSTRUCTION OPERATIONS.
	WITH THE LOCAL CONDITIONS UNDER WHICH THE WORK WILL BE PERFORMED, (4) CORRELATED PERSONAL OBSERVATIONS WITH PEOLUPEMENTS OF THE CONTRACT DOCUMENTS, AND (5) THAT HE OR SHE WILL COMPLY WITH ALL REQUIREMENTS OF THE	<ul> <li>21. FROVIDE TEMPORARY FINE-PREVENTION MEASURES AND PROCEDURES INCLUDING T REQUIREMENTS.</li> <li>22. PROVIDE DUMPSTERS AND COLLECT WASTE DAILY. DISPOSE OF MATERIAL IN A LAWER</li> </ul>
2	CONSTRUCTION DOCUMENTS, AND (3) THAT HE OR SHE WILL COMPLY WITH ALL REQUIREMENTS OF THE CONSTRUCTION DOCUMENTS, AND (3) THAT HE OR SHE WILL COMPLY WITH ALL REQUIREMENTS OF THE THE INTENT OF THE CONSTRUCTION DOCUMENTS IS TO INCLUDE ALL ITEMS NECESSARY FOR THE PROPER EXECUTION AND	LOCATION APPROVED BY OWNER.
э.	COMPLETION OF THE CONSTRUCTION DOCUMENTS IS TO INCLUDE ALL TIEMS NECESSART FOR THE PROPER EXECUTION AND COMPLETION OF THE CONSTRUCTION WORK - AND TO PROVIDE (FURNISH AND INSTALL) ALL PRODUCTS, MATERIALS, EQUIPMENT OR ACCESSORIES REQUIRED FOR PROPER OPERATION. IN ACCORDANCE WITH THEIR MANUFACTURER'S REQUIREMENTS.	<ul> <li>23. STORE PRODUCTS PER MANUFACTURER'S INSTRUCTIONS, PROTECTED FROM DAMAG TO AVOID CONDENSATION.</li> </ul>
4.	THE CONTRACT DOCUMENTS ARE COMPLEMENTARY - WHAT IS REQUIRED BY ONE SHALL BE AS BINDING AS IF REQUIRED BY	24. APPLICATION OF A MATERIAL OR EQUIPMENT ITEM TO WORK INSTALLED BY OTHERS C
	COMPLEX - EVERY POSSIBLE CONDITION OR CONTINGENCY CANNOT BE ANTICIPATED OR FULLY INDICATED WITHIN THE DOCUMENTS.	<ol> <li>INSPECT EACH ITEM OF MATERIAL OR EQUIPMENT IMMEDIATELY PRIOR TO INSTALLAT DEFECTIVE ITEMS.</li> </ol>
5.	CAREFULLY STUDY AND COMPARE THE VARIOUS DRAWINGS (INCLUDING BUT NOT LIMITED TO ARCHITECTURAL,	<b>COORDINATION WITH FIXTURES, FURNISHINGS &amp; EQUIPMENT (FF&amp;E):</b>
	STRUCTURAL, MECHANICAL OR ELECTRICAL) AND OTHER CONTRACT DOCUMENTS WITH THE EXISTING CONDITIONS AT THE PROJECT-SITE BEFORE STARTING CONSTRUCTION. REPORT ERRORS, INCONSISTENCIES OR OMISSIONS DISCOVERED FOR	26. REVIEW THE OWNER'S SEPARATE CASEWORK/FIXTURES, FURNISHINGS, EQUIPMENT, SIZES, WEIGHTS, SERVICE-CONNECTIONS AND CLEARANCES REQUIRED - WHETHER FI
	CLARIFICATION. THE CONTRACTOR WILL BE RESPONSIBLE FOR REPAIR OR CORRECTION COSTS IF WORK IS EXECUTED WITH KNOWLEDGE THAT IT INVOLVES AN ERROR, INCONSISTENCY OR OMISSION - WITHOUT THE ABOVE NOTICE.	CONTRACTOR OR OTHERS. VERIFY THAT REQUIRED ROUGH-INS, CONNECTIONS AND O OPENINGS AND DELIVERY ACCESS FOR FF&E ITEMS, AND PROVIDE STAGING SPACE F
6.	IN THE EVENT OF CONFLICT OR AMBIGUITY WITHIN THE CONSTRUCTION DOCUMENTS, THE CONTRACTOR WILL BE DEEMED	DISCREPANCIES OR OMISSIONS OF EQUIPMENT REQUIREMENTS PRIOR TO INSTALLAT
	THE DESCRIPTION OF THE WORK DO NOT RELIEVE THE CONTRACTOR FROM PROVIDING A COMPLETE PROJECT.	27. PROVIDE ALL HVAC, PLOMBING, GAS OR ELECTRIC SERVICE CONNECTIONS TO CASE EQUIPMENT INDICATED (WHETHER UNITS ARE INSTALLED BY CONTRACTOR OR BY OT
GE	INERAL SCOPE OF WORK:	GENERAL EXECUTION OF THE WORK:
7.	PERFORM ALL CONSTRUCTION WORK INDICATED OR OTHERWISE REQUIRED FOR COMPLETION OF THE PROJECT - EXCEPT	28. ESTABLISH AND MAINTAIN DURABLE MARKERS TO LOCATE ALL ELEMENTS OF THE WO
	AS NOTED OTHERWISE.	PARTITIONS, CASEWORK, FIXTURES, EQUIPMENT AND LIGHT-FIXTURES, AND THEIR RE
8.	SCHEDULE AND COORDINATE THE WORK OF THE COMPLETE PROJECT TO ASSURE AN EFFICIENT AND ORDERLY SEQUENCE	PLUMBING CONNECTIONS.
0	OF INSTALLATION OF ALL ELEMENTS - WITH PROVISIONS FOR ACCOMMODATING ITEMS TO BE INSTALLED LATER.	29. AT PROJECTIONS OF FINISHED SURFACES, INCLUDING PILASTERS OR THICKENED WAI EINISHES BACK TO THE PRIMARY SURFACE EVEN IF NOT SPECIFICALLY NOTED
9.	PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK.	<ol> <li>PERFORMALL CUTTING, PATCHING AND FITTING TO ACCOMMODATE CONSTRUCTION 1</li> <li>30. PERFORMALL CUTTING, PATCHING AND FITTING TO ACCOMMODATE CONSTRUCTION 1</li> </ol>
10	. PROVIDE ALL REQUIRED NOTICES FOR INSPECTIONS AND APPROVALS OF THE WORK BY THE AUTHORITY HAVING 	AND FOR INSTALLATION OF WALL BLOCKING, IF NECESSARY, PROVIDE ESCUTCHEONS
11	VERIFY LOCATIONS OF EXISTING UTILITY SERVICE CONNECTIONS SERVING THE PROJECT BEFORE STARTING	CLOSURE OR FINISHED TRIMS AT EXPOSED PENETRATIONS OF FINISHED SURFACES.
	CONSTRUCTION. LOCATIONS OF EXISTING UTILITIES NOTED ARE APPROXIMATE, AND MAY BE BASED ON UNVERIFIED	COORDINATION WITH ADJACENT CONSTRUCTION:
	INFORMATION. PROVIDE ALL CONNECTIONS REQUIRED AT UTILITY CONNECTION POINTS AT NO ADDITIONAL COST TO THE OWNER.	31. LIMIT WORK TO OCCUR WITHIN THE PROJECT SITE, OR WITHIN OTHER AREAS DESIGN
12	PROVIDE SUBCONTRACTORS WITH A FULL-SET OF THE CONSTRUCTION DOCUMENTS TO ENSURE COORDINATION BETWEEN ALL TRADES AND EACH SUBCONTRACTOR.	OWNER / LANDLORD / OR DEVELOPER. CONNECT TO EXISTING UTILITY SERVICES BEY EXPEDITIOUS MANNER POSSIBLE WITH MINIMAL DISTURBANCE OF EXISTING ELEMENT
13	ALL CONSTRUCTION WORK MUST BE OF GOOD QUALITY - FREE FROM DEFECTS AND IN ACCORDANCE WITH REQUIREMENTS	FINAL CLEANING:
	OF THE CONSTRUCTION DOCUMENTS - OR THE WORK MAY BE CONSIDERED DEFECTIVE - AND SUBJECT TO CORRECTION OR	32. JUST BEFORE OWNER OCCUPANCY, CLEAN ALL SURFACES INCLUDING FIXTURES AND
~~	REPLACEMENT BY THE CONTRACTOR WITHIN A PERIOD OF ONE (1) YEAR AFTER SUBSTANTIAL COMPLETION.	AND OPERATION. POLISH GLASS AND PLUMBING FIXTURES TO BE WITHOUT NOTICEAB
14	COOPDINATE WITH THE OWNER'S SEDARATE CONTRACTORS OF SUDDUERS FOR WORK INDICATED AS REING OWNER	DAMP WIPE WALLS, FIXTURES AND EQUIPMENT TO BE DUST-FREE WITHOUT STAINS, F
14	FURNISHED & CONTRACTOR INSTALLED (OFCI) OR NOT-IN-CONTRACT (NIC), PROVIDE SCHEDULED AS BEING OWNER-	33 CLEAN THE PROJECT SITE OF RUBBISH LITTER AND OTHER FOREIGN SUBSTANCES B
	WILL BE READY FOR DELIVERY OR INSTALLATION OF OWNER FURNISHED PRODUCTS, AS APPLICABLE.	REMOVE STAINS, SPILLS AND OTHER FOREIGN DEPOSITS. RAKE GROUNDS THAT ARE
15	COORDINATE THIS WORK OF THIS PROJECT WITH OTHER CONTRACTORS AT SEPARATE CONSTRUCTION PROJECTS WITHIN	SMOOTH EVEN-TEXTURED SURFACE.
	THE SAME DEVELOPMENT, SO THAT THIS WORK WILL NOT INTERFERE WITH OR DELAY THEIR OPERATIONS.	TURN-OVER / CLOSE-OUT REQUIREMENTS:
<u>IN</u> ;	STALLATION OF OWNER-FURNISHED PRODUCTS:	34. SET ALL TIME CLOCKS, THERMOSTATS AND SIMILAR DEVICES TO THE CURRENT LOCAL
16	. COORDINATE, RECEIVE AT SITE, VERIFY RECEIPT, HANDLE, STORE ON-SITE (IF REQUIRED), PROTECT AND INSTALL OWNER- FURNISHED PRODUCTS, AND PROVIDE SERVICE CONNECTIONS AS APPLICABLE.	NAMES, ADDRESSES AND PHONE NUMBERS OF ALL SUB-CONTRACTORS AND MATERIA INSPECTIONS AND FURNISH OWNER WITH CERTIFICATE OF OCCUPANCY.
17	NOTIFY THE ARCHITECT/OWNER WITHIN SEVEN (7) DAYS OF RECEIPT OF ANY ITEMS ARE MISSING, DAMAGED OR OTHERWISE	35. SUBMIT OPERATION AND MAINTENANCE DATA TO INCLUDE EMERGENCY INSTRUCTION
	DEFECTIVE. LACK OF NOTIFICATION WILL DE CONSIDERED PRESUMPTIVE PROOF THAT ALL ITEMS DID AKKIVE UNDAMAGED AND IN PROPER QUANTITIES, AND ANY REPLACEMENT OR REPAIRS NECESSARY WILL THEN BE THE RESPONSIBILITY OF THE	36 SUBMIT AS-BUILT MARKED-UP DRAWINGS INDICATING ANY CHANGES MADE AND WITH
	CONTRACTOR.	CONCEALED WORK AND LEAVE A COPY AT THE PROJECT SITE.
18	REPAIR DAMAGE TO OWNER-FURNISHED PRODUCTS CAUSED BY CONSTRUCTION OPERATIONS TO THE OWNER'S	

# CLUB DAUNTLESS



CONCEPTUAL PERSPECTIVE RENDERING

CONSTRUCTION AREAS, AND TO ICTION. R THEFT, AND PROTECT EXISTING FIRE-EXTINGUISHERS PER CITY FUL MANNER. PLACE DUMPSTER IN

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GE OR ABUSE, AND WITH VENTILATION CONSTITUTES ACCEPTANCE OF THAT D PERFORMANCE. ATION. REJECT DAMAGED AND

, & SIGNAGE DRAWINGS FOR UNIT FURNISHED OR INSTALLED BY THE CLEARANCES WILL BE PROVIDED. PROVIDE FOR THEIR INSTALLATION. REPORT TION. WORK / FIXTURES, SIGNAGE, OR THERS)

ORK, INCLUDING BUT NOT LIMITED TO RELATED MECHANICAL, ELECTRICAL AND ALLS, RETURN ALL EXPOSED SURFACE N WORK AND TO ACHIEVE THE INTENT OF PLUMBING OR ELECTRICAL SERVICES

S, GROMMETS AND SIMILAR SURFACE NATED OR APPROVED FOR USE BY THE YOND THE PROJECT-SITE IN THE MOST NTS OR FINISHES.

ID EQUIPMENT FOR THE OWNER'S USE ABLE STREAKS. VACUUM CLEAN FLOORS AND FILMS AND OTHER DISTRACTING BROOM CLEAN PAVED AREAS AND E NEITHER PAVED NOR PLANTED, TO A

L TIME. PROVIDE A PRINTED LIST OF RIAL SUPPLIERS USED. ARRANGE FOR ALL ONS, SPARE PARTS LISTS, PRODUCT P DRAWINGS AND PRODUCT DATA. H DIMENSIONED LOCATIONS OF



**PERMIT SET / CDR** CLUB DAUNTLESS

2903 BIG HORN AVE, CODY, WY 82414

PROJECT ARCHITECT: JASON FITZGERALD, AIA

PROJECT NUMBER: 2128

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**ISSUE DATES:** 

3/22/2023 - PERMIT SET / CDR







\*If both closer and latch are provided

404.3 Automatic and power-assisted doors and gates. Automatic doors and gates shall comply with Section 404.3. Full powered automatic doors and gates shall comply with ANSI/BHMA A156.10 listed in Section 106.2.7. Power-assist doors and gates and low-energy automatic doors and gates shall comply with ANSI/BHMA A156.19 listed in Section 106.2.6.

- 404.3.1 Public entrances. Where an automatic door or gate is required at a building or facility public entrance, it shall be a full powered automatic or a low-energy automatic door or gate.
- 404.3.2 Vestibules. Where an entrance includes a vestibule, at least one exterior door or gate and one interior door or gate in the vestibule shall have the same type of automatic door or aate opener. 404.3.3 Clear width. Doorways shall have a clear opening width of 32 inches in power-on and power-off The
- minimum clear opening width for automatic door systems shall be based on the clear opening width provided with all leafs in the open position. 404.3.4 Maneuvering clearances. Maneuvering clearances at power-assisted doors and gates shall comply with
- Section 404.2.3. Maneuvering clearances complying with Section 404.2.3 shall be provided on the egress side of low-energy automatic and full power automatic doors and gates that serve as part of an accessible means of egress.
- 404.3.9 Break out opening. Where full power automatic sliding doors and gates are equipped with a break out feature, the clear break out opening shall be 32 inches minimum when operated in emergency mode. SECTION 405 RAMPS
- 405.1 General. Ramps along accessible routes shall comply with Section 405. 405.2 Slope. Ramp runs shall have a running slope greater than 1:20 and not steeper than 1:12.
- ABLE 405.2—ALLOWABLE RAMP DIMENSIONS FOR CONSTRUCTION IN EXISTING SITES, BUILDINGS AND FACILIT
- 405.3 Cross slope. Cross slope of ramp runs shall not be steeper than 1:48.
- 405.4 Floor surfaces. Floor surfaces of ramp runs shall comply with Section 302. 405.5 Clear width. The clear width of a ramp run shall be 36 inches minimum. Handrails and handrail supports that are amp run snall nor projeci ir 405.6 Rise. The rise for any ramp run shall be 30 inches maximum.
- 405.7 Landings. Ramps shall have landings at the bottom and top of each ramp run. Landings shall comply with Section 405.7.1 Slope. Landings shall have a slope not steeper than 1:48 and shall comply with Section 302.
- 405.7.2 Width. Clear width of landings shall be at least as wide as the widest ramp run leading to the landing. 405.7.3 Length. Landings shall have a clear length of 60 inches minimum.
- 405.7.4 Change in direction. Ramps that change direction between runs at landings shall have a clear landing 60 inches minimum by 60 inches minimum. 405.7.5 Doorways. Where a door or gate is adjacent to a ramp landing, maneuvering clearances required by Sections 404.2.3 and 404.3.4 shall be permitted to overlap the landing area. Where a door or gate that is subject
- to locking is located adjacent to a ramp landing, the landing shall be sized to provide a turning space complying with Section 304.3. 405.8 Handrails. Ramp runs with a rise greater than 6 inches shall have handrails complying with Section 505.
- 405.9 Edge protection. Edge protection complying with Section 405.9.1 or 405.9.2 shall be provided on each side of ramp runs and at each side of ramp landings. 405.9.1 Extended floor surface. The floor surface of ramp runs and ramp landings shall extend 12 inches minimum
- beyond the inside face of a railing complying with Section 505. 405.9.2 Curb or barrier. A curb complying with Section 405.9.2.1 or a barrier complying with Section 405.9.2.2 shall be provided.
- 405.9.2.1 Curb. A curb shall be a minimum of 4 inches in height.
- 405.9.2.2 Barrier. Barriers shall be constructed so that the barrier prevents the passage of a 4-inch diameter sphere where any portion of the sphere is within 4 inches of the floor. 405.10 Wet conditions. Landings subject to wet conditions shall be designed to prevent the accumulation of water.
- SECTION 406 CURB RAMPS AND BLENDED TRANSITIONS 406.1 General. Curb ramps and blended transitions on accessible routes shall comply with Section 406.
- 406.2 Perpendicular curb ramps. Perpendicular curb ramps shall comply with Sections 406.2 and 406.5. 406.2.1 Landings. A landing 48 inches minimum by 48 inches minimum shall be provided at the top of a curb ramp. The landing shall be permitted to overlap pedestrian routes and clear spaces. Where the landing is constrained at the back-of-sidewalk, the landing shall be 48 inches minimum by 60 inches minimum. The 60-inch dimension shall be provided in the direction of the curb ramp run. The slope of landings shall be 1:48 maximum in all directions. 406.2.2 Running slope. The running slope of a curb ramp shall cut through or shall be built up to the curb at right angles or shall meet the gutter grade break at right angles where the curb is curved. The running slope of a curb ramp shall be 1:20 minimum and 1:12 maximum. The curb ramp run length shall not be required to exceed 15 feet 406.2.3 Flared sides. Where a pedestrian circulation path crosses a curb ramp, flared sides shall be provided and shall be sloped 10 percent maximum.
- 406.6 Detectable warnings.
- 406.6.1 General. Where detectable warning surfaces are provided, they shall comply with Section 705. 406.6.2 Locations for detectable warning surfaces. Detectable warning surfaces shall be provided at the following locations on pedestrian access routes and at transit stops:
- 1. Curb ramps and blended transitions at pedestrian street crossings, Pedestrian refuge islands,
- 3. Pedestrian at-grade rail crossings not located within a street or highway, 4. Boarding platforms at transit stops for buses and rail vehicles where the edges of the boarding platform are not protected by screens or guards and 5. Boarding and alighting areas at sidewalk or street-level transit stops for rail vehicles where the side of the boarding and alighting areas facing the rail vehicles is not protected by screens or guards.

# SECTION 407 ELEVATORS

407.1 General. Elevators shall comply with Section 407 and ASME A17.1/CSA B44 listed in Section 106.2.8. Elevators shall be passenger elevators as classified by ASME A17.1/CSA B44. Elevator operation shall be automatic. 407.2 Elevator landing requirements. Elevator landings shall comply with Section 407.2.

# 407.2.1 Call controls. Where elevator call buttons or key-pads are provided, they shall comply with Sections

- 407.2.1 and 309.4. Call buttons shall be raised or flush. Objects beneath hall call buttons shall protrude 1 inch 407.2.1.1 Height. Call buttons and keypads shall be located within one of the reach ranges specified in Section 308, measured to the centerline of the highest operable part.
- 407.2.1.2 Size. Call buttons shall be 3/4 inch minimum in the smallest dimension.
- 407.2.1.3 Clear floor space. A clear floor space shall be provided at call controls. 407.2.1.4 Location. The call button that designates the up direction shall be located above the call button that
- designates the down direction.
- 407.2.1.5 Signals. Call buttons shall have visible signals to indicate when each call is registered and when each call is answered. Call buttons shall provide an audible signal or mechanical motion of the button to indicate when each call is registered.
- 407.2.1.6 Keypads. Where keypads are provided, keypads shall be in a standard telephone keypad arrangement and shall comply with Section 407.4.7.2.

- 407.2.2 Hall signals. Hall signals, including in-car signals, shall comply with Section 407.2.2. 407.2.2.1 Visible and audible signals. A visible and audible signal shall be provided at each hois
- entrance to indicate which car is answering a call and the car's direction of travel. Where in-car sig provided they shall be visible from the floor area adjacent to the hall call buttons. 407.2.2.2 Visible signals. Visible signal fixtures shall be centered at 72 inches minimum above the floor. The visible signal elements shall be 2-1/2 inches minimum between the uppermost and lowest edges of the illuminated shape measured vertically. Signals shall be visible from the floor area adjacent to the hall call button
- 407.2.2.3 Audible signals. Audible signals shall sound once for the up direction and twice for the down direction, or shall have verbal annunciators that indicate the direction of elevator car travel. Audible signals shall have a frequency of 1500 Hz maximum. Verbal annunciators shall have a frequency of 300 Hz minimum and 3,000 Hz maximum. The audible signal or verbal annunciator shall be 10 dBA minimum above ambient, but shall not exceed 80 dBA, measured at the hall call button.
- 407.2.3 Hoistway signs. Signs at elevator hoistways shall comply with Section 407.2.3. 407.2.3.1 Floor designation. Floor designations shall be provided in raised characters and braille complying with Sections 703.3 and 703.4. Raised characters shall be 2 inches minimum in height. Floor designations shall be located on both jambs of elevator hoistway entrances. A raised star shall be provided on both jambs at the main entry level.
- 407.3 Elevator door requirements. Hoistway and elevator car doors shall comply with Section 407.3. 407.3.1 Type. Elevator doors shall be horizontal sliding Car gates shall be prohibited. 407.3.2 Operation. Elevator hoistway and car doors shall open and close automatically.
- 407.3.3 Reopening device. Elevator doors shall be provided with a reopening device complying with Section 407.3.3 that shall stop and reopen a car door and hoistway door automatically if the door becomes obstructed by an object or person.
- 407.3.3.1 Height. The reopening device shall be activated by sensing an obstruction passing through the opening at 5 inches nominal and 29 inches nominal above the floor.
- 407.3.3.3 Duration. The reopening device shall remain effective for 20 seconds minimum.
- 407.3.5 Door delay. Elevator doors shall remain fully open in response to a car call for 3 seconds minimum. 407.3.6 Width. Elevator door clear opening width shall comply with Table 407.4.1.
- 407.4 Elevator car requirements. Elevator cars shall comply with Section 407.4.
- 407.4.1 Inside dimensions of elevator cars shall comply with Table 407.4.1

Door Location	Door Clear Opening Width	Inside Car, Side to Side	Inside Car, Back Wall to Front Return	Inside Car, Back Wall to Inside Fa
Centered	42 inches	80 inches	51 inches	54 inches
Side (Off Center)	36 inches 1	68 inches	51 inches	54 inches
Any	36 inches 1	54 inches	80 inches	80 inches
Any	36 inches 1	60 inches 2	60 inches 2	60 inches 2

CHAPTER 5 GENERAL SITE AND BUILDING ELEMENTS

SECTION 502 PARKING SPACES 502.1 General. Car and van parking spaces in parking lots shall comply with Sections 502.2 through 502.8. Car and van parking spaces provided as part of on-street parking shall comply with Sections 502.9 and 502.10. Where an electrical vehicle charging station is provided at a parking space, it shall comply with Section 502.11. 502.2 Vehicle space size. Car parking spaces shall be 96 inches minimum in width. Van parking spaces shall be 132 inches minimum in width.

Exception: Where the adjacent access aisle is 96 inches minimum in width, van parking spaces shall be 96 inches minimum in



FIGURE 502.2(B) VAN PARKING SPACE SIZE EXCEPTION

502.3 Vehicle space marking. Car and van parking spaces shall be marked to define the width. Where parking spaces are marked with lines, the width measurements of parking spaces and adjacent access aisles shall be made from the centerline of the markings.



502.4.1 Location. Access aisles shall adjoin an accessible route. Two parking spaces shall be permitted to share a common access aisle. Access aisles shall not overlap with the vehicular way. Parking spaces shall be permitted to have access aisles placed on either side of the car or van parking space. Van parking spaces that are angled shall have access aisles located on the passenger side of the parking space.

502.4.2 Width. Access aisles serving car and van parking spaces shall be 60 inches minimum in width. 502.4.3 Length. Access aisles shall extend the full length of the parking spaces they serve. 502.4.4 Marking. Access aisles shall be marked so as to discourage parking in them. Where access aisles are

marked with lines, the width measurements of access aisles and adjacent parking spaces shall be made from the centerline of the markings. 502.5 Floor surfaces. Parking spaces and access aisles shall comply with Section 302 and have surface slopes not steeper than 1:48. Access aisles shall be at the same level as the parking spaces they serve.

1. Parking spaces for vans. 2. The access aisles serving parking spaces for vans. 3. The vehicular routes serving parking spaces for vans.

502.7 Identification. Where parking spaces are required to be identified by signs, the signs shall include the International Symbol of Accessibility complying with Section 703.6.3.1. Signs identifying van parking spaces shall contain the designation "van accessible." Signs shall be 60 inches minimum above the floor of the parking space, measured to the bottom of the

502.8 Relationship to accessible routes. Parking spaces and access aisles shall be designed so that cars and vans, when parked, do not obstruct the required clear width of adjacent accessible routes. 502.11 Electrical vehicle charging stations. An electrical vehicle charging station serving a parking space shall comply with Section 502.11.

502.11.1 Operable parts. Operable parts on the charging station intended for operation by the user, including card readers, shall comply with Section 309. 502.11.2 Accessible route. An accessible route shall be provided from the access aisle adjacent to the parking space to the clear floor space complying with Section 502.11.1 adjacent to the vehicle charging station. When the vehicle is being charged, the accessible route shall not be obstructed by the cable between the car and charging station. 502.11.3 Obstructions. Protection bollards, curbs or wheel stops shall be located so that they do not obstruct the clear floor space required by Section 502.11.1 or the accessible route required by Section 502.11.2.

SECTION 503 PASSENGER LOADING ZONES 503.2 Vehicle pull-up space size. Passenger loading zones shall provide a vehicular pull-up space 96 inches minimum in width and 20 feet minimum in length.

503.3 Access aisle. Passenger loading zones shall have an adjacent access aisle complying with Section 503.3. 503.3.1 Location. Access aisles shall adjoin an accessible Access aisles shall not overlap vehicular ways.

503.3.2 Width. 503.3.2.1 New buildings and facilities. In new buildings and facilities, aisles serving vehicle pull-up spaces shall be 67 inches minimum in width.

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502.4 Access aisle. Car and van parking spaces shall have an adjacent access aisle complying with Section 502.4.

502.6 Vertical clearance. A vertical clearance of 98 inches minimum shall be provided at the following locations:



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505.5 Clearance. Clearance between handrail gripping surface and adjacent surfaces shall be 1-1/2 inches minimum.



505.6 Gripping surface. Gripping surfaces shall be continuous, without interruption by newel posts, other construction elements, or obstructions

505.7 Cross section. Handrails shall have a cross section complying with Section 505.7.1 or 505.7.2.

505.7.1 Circular cross section. Handrails with a circular cross section shall have an outside diameter of 1-1/4 inches minimum and 2 inches maximum.

505.7.2 Noncircular cross sections. Handrails with a noncircular cross section shall have a perimeter dimension of 4 inches minimum and  $6 \cdot 1/4$  inches maximum, and a cross-section dimension of  $2 \cdot 1/4$  inches maximum.



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# **ISSUE DATES:**

# EIGURE 505 7(A) HANDRAIL CROSS SECTION - CIRCULAR 4 - 6¼ perimeter FIGURE 505.7(B) HANDRAIL CROSS SECTION - NONCIRCULAR 2¼ max

FIGURE 505.7(C

HANDRAIL CROSS SECTION - NONCIRCULAR





continuous to the handrail of an adjacent ramp run. 505.10.2 Top extension at stairs. At the top of a stair flight, handrails shall extend horizontally above the landing for 12 inches minimum beginning directly above the landing nosing. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight.

505.10.3 Bottom extension at stairs. At the bottom of a stair flight, handrails shall extend at the slope of the stair flight for a horizontal distance equal to one tread depth beyond the bottom tread nosing. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight.

SECTION 506 WINDOWS 506.1 General. Where operable windows are provided in an accessible room or space, at least one shall comply with Section 506 Where operable windows are required to provide natural ventilation or operable windows are required to provide an emergency escape and rescue opening, that window shall be the operable window that complies with Section

unlocking or unlatching and shall be determined in accordance with AAMA 513 listed in Section 106.2.11. Operable parts for locking or latching and unlocking or unlatching shall comply with Section 309. The operating force for opening and closing operable windows shall be as follows: . 8.5 pounds (37.7 N) maximum for vertical or horizontal sliding windows. 2. 5 pounds (22.2N) maximum for all other types of operating windows.

CHAPTER 6 PLUMBING ELEMENTS AND FACILITIES SECTION 601 GENERAL

601.1 Scope. Plumbing elements and facilities required to be accessible by scoping provisions adopted by the administrative authority shall comply with the applicable provisions of Chapter 6 SECTION 602 DRINKING FOUNTAINS AND BOTTLE FILLING STATIONS 602.1 General. Drinking fountains for persons using wheelchairs shall comply with Sections 602.2 and 307. Drinking fountains for persons who are standing shall comply with Section 602.3 and 307. 602.2 Drinking fountains for persons using wheelchairs. Drinking fountains for persons using wheelchairs shall comply with Sections 602.2.1 through 602.2.5.

602.2.1 Clear floor space. A clear floor space positioned for a forward approach to the drinking fountain shall be provided. Knee and toe space complying with Section 306 shall be provided. The clear floor space shall be centered on the drinking fountain. 602.2.2 Operable parts. Operable parts shall comply with Section 309.

602.2.3 Spout outlet height. Spout outlets of drinking fountains shall be 36 inches maximum above the floor.



602.2.4 Spout location. The spout shall be located 15 inches minimum from the vertical support and 5 inches maximum from the front edge of the drinking fountain, including bumpers.



602.2.5 Water flow. The spout shall provide a flow of water 4 inches minimum in height. The angle of the water stream from spouts within 3 inches of the front of the drinking fountain shall be 30 degrees maximum, and from spouts between 3

above the floor.

the front face of the drinking fountain 602.3 Drinking fountains for persons who are standing shall comply with Sections 602.3.1 through 602.3.4. 602.3.1 Operable parts shall comply with Sections 309.3 and 309.4. 602.3.2 Spout outlet height. Spout outlets of drinking fountains shall be 38 inches minimum and 43 inches maximum

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# FIGURE 602.3.2 STANDING USE DRINKING FOUNTAIN SPOUT HEIGHT AND LOCATION

# 602.3.3 Spout location. The spout shall be located 5 inches maximum from the front edge of the drinking fountain, including bumpers 602.3.4 Water flow. The spout shall provide a flow of water 4 inches minimum in height. The angle of the water stream from spouts within 3 inches of the front of the drinking fountain shall be 30 degrees maximum, and from spouts between 3 inches and 5 inches from the front of the drinking fountain shall be 15 degrees maximum, measured horizontally relative to the front face of the drinking fountain.

602.4 Bottle filling stations. Bottle filling stations shall comply with Sections 602.4.1 and 602.4.2. Exception: Where bottle filling stations are part of the drinking fountain for persons who are standing, the

# bottle filling station is not required to comply with this section provided a bottle filling station is located at the drinking fountain for persons using wheelchairs. 602.4.1 Clear floor space. A clear floor space positioned for a forward or side approach shall be provided. 602.4.2 Controls. Controls for bottle filling stations shall be hand operated or automatic. Hand operated controls

# SECTION 603 TOILET AND BATHING ROOMS

604.3 Clearance.

shall comply with Section 309.

603.2 Clearances. 603.2.1 Turning space. A turning space shall be provided within the room. The required turning space shall not be provided within a toilet compartmen 603.2.2 Door swing. Doors shall not swing into the clear floor space or clearance for any fixture.

603.3 Mirrors. Where mirrors are located above lavatories, a mirror shall be located over the lavatory complying with Section 606 and shall be mounted with the bottom edge of the reflecting surface 40 inches maximum above the floor. Where mirrors are located above counters that do not contain lavatories, the mirror shall be mounted with the bottom edge of the reflecting surface 40 inches maximum above the floor. 603.4 Coat hooks and shelves. Coat hooks shall be located within one of the reach ranges specified in Section 308. Shelves shall be 40 inches minimum and 48 inches maximum above the floor.

603.5 Diaper changing tables. Diaper changing tables shall comply with Sections 309 and 902 603.6 Operable parts. Operable parts on towel dispensers and hand dryers serving lavatories complying with Section 606 shall comply with Table 603.6.

MAXIMUM REACH DEPTH AND HEIGHT 0.5 inch 2 inches 5 inches 6 inches 9 inches 11 inche 48 inches 46 inches 42 inches 40 inches 36 inches 34 inches

SECTION 604 WATER CLOSETS AND TOILET COMPARTMENTS 604.1 General. Water closets and toilet compartments shall comply with Section 604. Compartments containing more than one plumbing fixture shall comply with Section 603. Wheelchair accessible compartments shall comply with Section 604.9 Ambulatory accessible compartments shall comply with Section 604.10. 604.2 Location. The water closet shall be located with a wall or partition to the rear and to one side. The centerline of the water closet shall be 16 inches minimum and 18 inches maximum from the side wall or partition. Water closets located in





604.3.1 Clearance width. Clearance around a water closet shall be 60 inches minimum in width, measured perpendicular from the sidewall. 604.3.2 Clearance depth. Clearance around the water closet shall be 56 inches minimum in depth, measured perpendicular from the rear wall. 604.3.3 Clearance overlap. The required clearance around the water closet shall be permitted to overlap the water closet, associated grab bars, paper dispensers, sanitary napkin receptacles, coat

WATER CLOSET LOCATION



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60 min

FIGURE 604.3

SIZE OF CLEARANCE FOR WATER CLOSET

604.4 Height. The height of water closet seats shall be 17 inches minimum and 19 inches maximum above the floor,



604.5 Grab bars. Grab bars for water closets shall comply with Section 609 and shall be provided in accordance with Sections 604.5.1 and 604.5.2. Grab bars shall be provided on the rear wall and on the side wall closest to the water 604.5.1 Fixed side-wall grab bars. Fixed side-wall grab bars shall include a horizontal bar complying with Section 604.5.1.1 and a vertical grab bar complying with Section 604.5.1.2. The vertical grab bar at water closets primarily for children's use shall comply with Section 609.4.2. 604.5.1.1 Horizontal grab bar. A horizontal grab bar 42 inches minimum in length shall be located 12 inches maximum from the rear wall and extend 54 inches minimum from the rear wall.

604.5.1.2 Vertical grab bar. A vertical grab bar 18 inches minimum in length shall be mounted with the bottom of the bar located 39 inches minimum and 41 inches maximum above the floor, and with the center line of the bar located 39 inches minimum and 41 inches maximum from the rear wall. 604.5.2 Rear-wall grab bars. The fixed rear-wall grab bar shall Be 36 inches minimum in length, Be located 6 inches maximum from the side wall, and Extend 42 inches minimum from the side wall.







604.6 Flush controls. Flush controls shall be hand operated or automatic. Hand operated flush controls shall comply with Section 309. Flush controls shall be located on the open side of the water closet. 604.7 Dispensers. Toilet paper dispensers shall comply with Sections 309.4 and 609.3. Dispensers shall not be of a type that control delivery or do not allow continuous paper flow. 604.7.1 Location. Where the dispenser is located above the grab bar, the outlet of the dispenser shall be located within an area 24 inches minimum and 36 inches maximum from the rear wall. Where the dispenser is located below the grab bar, the outlet of the dispenser shall be located 18 inches minimum and 48 inches maximum above the





DISPENSER OUTLET LOO



DISPENSER IN FRONT OF WATER CLOSET - EXCEPTION FIGURE 604.7.1(C) DISPENSER OUTLET LOCATION RECESSED DISPENSER

604.8 Coat hooks and shelves. Coat hooks provided within toilet compartments shall be 48 inches maximum above the floor. Shelves shall be 40 inches minimum and 48 inches maximum above the floor 604.9 Wheelchair accessible toilet compartments.



604.9.2.3 Alternate wheelchair accessible toilet compartments. Where an alternate wheelchair accessible toilet compartment is provided, the minimum area of the compartment shall be 60 inches minimum in width, measured perpendicular to the side wall, and 84 inches minimum in depth, measured perpendicular to the rear wall.



VHEELCHAIR TOILET COMPARTMENTS WALL HUNG CLOSET, ADULT





WHEELCHAIR TOILET COMPARTMENT ALTERNATE WHEELCHAIR TOILET COMPARTMENT





604.9.3.1 Door opening location. The farthest edge of the wheelchair accessible toilet compartment door opening

shall be located in the front wall or partition or in the side wall or partition as required by Table 604.9.3.1.





minimum beyond the top and bottom of ramp runs. Extensions shall return to a wall, guard, or floor, or shall be

506.2 Operating force. The operating force for windows includes forces for opening, closing, locking or latching, and

WHEELCHAIR DRINKING FOUNTAIN SPOUT LOCATION

inches and 5 inches from the front of the drinking fountain shall be 15 degrees maximum, measured horizontally relative to



604.9.3 Doors. Wheelchair accessible toilet compartment doors, including door hardware, shall comply with Section 404. The door shall be self-closing. A door pull complying with Section 404.2.6 shall be placed on both sides of the

(Wall mounted W.C.) - Adult

FIGURE 604.9.3.1(A VHEELCHAIR TOILET COMPARTMENT DOOR OPENING OCATION - DOOR SWINGING IN ON FRONT WALL OF



604.9.4 Approach. Wheelchair accessible toilet compartments shall be arranged for left-hand or right-hand approach to the water closet. 604.9.5 Toe clearance. Toe clearance for wheelchair accessible toilet compartments primarily for children's use shall comply with Section 604.9.5.2. Toe clearance for other wheelchair accessible toilet compartments shall comply with Section

604.9.5.1

604.9.5.1 Toe clearance at wheelchair accessible toilet compartments. The front partition and at least one side partition of wheelchair accessible toilet compartments shall provide a toe clearance of 12 inches minimum above the floor and extending 8 inches beyond the compartment side face of the partition, exclusive of partition support members.

604.9.5.2 Toe clearance at wheelchair accessible toilet compartments for children's use. The front partition and at least one side partition of wheelchair accessible toilet compartments primarily for children's use shall provide a toe clearance of 12 inches minimum above the

partition support members.

floor and extending 8 inches beyond the wheelchair accessible toilet compartment side face of the partition, exclusive of

FIGURE 604.9.5(A)

TOE CLEARANCE - ELEVATIO

605.1 General. Urinals shall comply with Section 605.

provided.

SECTION 605 URINALS

to the finished wall surface.

SECTION 606 LAVATORIES AND SINKS

considered in determining knee and toe clearances

Section 309.

rim or counter surface.

or counter surface.

SECTION 609 GRAB BARS

609.4 Position of grab bars.

SECTION 702 ALARMS

SECTION 703 SIGNS

703.2 Visual characters.

703.1, 703.2, and 703.3.

minimum and 2 inches maximum.

604.9.6 Grab bars, Grab bars shall comply with Section 609. Side wall arab bars complying with Section 604.5.1

located on the wall closest to the water closet, and a rear wall grab bar complying with Section 604.5.2, shall be

605.2 Height and depth. Urinals shall be of the stall type or shall be of the wall hung type with the rim at 17 inches

605.3 Clear floor space. A clear floor space positioned for forward approach shall be provided.

maximum above the floor. Urinals shall be 13 1/2 inches minimum in depth measured from the outer face of the urinal rim

605.4 Flush controls. Flush controls shall be hand operated or automatic. Hand operated flush controls shall comply with

606.2 Clear floor space. A clear floor space complying with Section 305.3, positioned for forward approach, shall be

provided. Knee and toe clearance complying with Section 306 shall be provided. The dip of the overflow shall not be

HEIGHT OF LAVATORIES AND SINK

606.4 Faucets. Faucets shall comply with Section 309. Hand-operated metering faucets shall remain open for 10 seconds

606.5 Lavatories with enhanced reach range. Where enhanced reach range is required at lavatories, faucets and soap

606.6 Exposed pipes and surfaces. Water supply and drain-pipes under layatories and sinks shall be insulated or

609.1 General. Grab bars in toilet or bathing facilities shall comply with Section 609.

and projecting objects above the grab bar shall be12 inches minimum.

609.2 Cross section. Grab bars shall have a cross section complying with Section 609.2.1 or 609.2.2.

2 inches maximum, and a perimeter dimension of 4 inches minimum and 4.8 inches maximum.

otherwise configured to protect against contact. There shall be no sharp or abrasive surfaces under lavatories and sinks

dispenser controls shall have a reach depth of 11 inches maximum. Water and soap outlets shall be provided with a reach

depth of 11 inches maximum. The lavatory shall be 34 inches maximum above the floor, measured to the higher of the rim

609.2.1 Circular cross section. Grab bars with a circular cross section shall have an outside diameter of 1-1/4 inch

609.2.2 Noncircular cross section. Grab bars with a non-circular cross section shall have a cross section dimension of

609.3 Spacing. The space between the wall and the grab bar shall be 1-1/2 inches. The space between the grab bar and

609.4.1 General. Grab bars shall be installed in a horizontal position, 33 inches minimum and 36 inches maximum

above the floor measured to the top of the gripping surface or shall be installed as required by Items 1 through 3.

Grab bars at water closets primarily for children's use shall comply with Section 609.4.2.

702.1 General. Audible and visible alarms and notification appliances that are part of a building fire alarm system shall

703.1 General. Signs shall comply with Section 703. Tactile signs shall contain both raised characters and braille. Where signs with both visual and raised characters are required, either one sign with both visual and raised characters, or two

703.1.1 Designations. Interior and exterior signs identifying permanent rooms and spaces shall comply with Sections

703.1.2 Directional and informational signs. Signs that provide direction to or information about interior spaces and

703.1.3 Pictograms. Where pictograms are provided as designations of permanent interior rooms and spaces, the

pictograms shall comply with Section 703.5 and shall have text descriptors located directly below the pictogram

Visual characters that also serve as raised characters shall comply with Section 703.3, or

703.2.4 Character height. The uppercase letter "I" shall be used to determine the allowable height of all characters

of a font. The uppercase letter "I" of the font shall have a minimum height complying with Table 703.2.4. Viewing

distance shall be measured as the horizontal distance between the character and an obstruction preventing further

703.2.5 Character width. The uppercase letter "O" shall be used to determine the allowable width of all characters

of a font. The width of the uppercase letter "O" of the font shall be 55 percent minimum and 110 percent maximum

703.2.6 Stroke width. The uppercase letter "I" shall be used to determine the allowable stroke width of all

characters of a font. The stroke width shall be 10 percent minimum and 30 percent maximum of the height of the

a message, excluding word spaces. Spacing between individual characters shall be 10 percent minimum and 35

703.2.7 Character spacing. Spacing shall be measured between the two closest points of adjacent characters within

703.2.8 Line spacing. Spacing between the baselines of separate lines of characters within a message shall be 135

Visual characters on VMS signage shall comply with Section 703.7, or

703.2.2 Case. Characters shall be uppercase, lowercase, or a combination of both.

Visual characters not covered in items 1 and 2 shall comply with Section 703.2.

703.2.3 Style. Characters shall be conventional in form. Characters shall not be italic, oblique, script, highly

be installed in accordance with NFPA-72 listed in Section 106.2.4, be powered by a commercial light and power source,

be permanently connected to the wiring of the premises electric system and be permanently installed.

separate signs, one with visual, and one with raised characters, shall be provided.

703.2.1 General. Visual characters shall comply with the following:

percent minimum and 170 percent maximum of the character height.

facilities of the site shall comply with Section 703.2.

field and complying with Sections 703.2 and 703.3.

decorative, or of other unusual forms.

of the height of the uppercase "I" of the font.

percent maximum of the character height

approach towards the sign.

uppercase "I" of the font.

The lower grab bar on the back wall of a bathtub shall comply with Section 607.4.1.1 or 607.4.2.1.

Vertical grab bars shall comply with Sections 604.5.1.2, 607.4.1.2.2, 607.4.2.2 and 608.3.1.2.

projecting objects below and at the ends of the grab bar shall be 1-1/2 inches minimum. The space between the grab bar

606.3 Height. The front of lavatories and sinks shall be 34 inches maximum above the floor, measured to the higher of the

703.3.8 Character spacing. Character spacing shall be measured between the two closest points of adjacent raised characters within a message, excluding word spaces. Spacing between individual raised characters shall be 1/8 inch minimum measured at the top surface of the characters, 1/16 inch minimum measured at the base of the characters, and four times the raised character stroke width maximum. Characters shall be separated from raised borders and decorative

characters on the sign.

703.3.3 Case. Characters shall be uppercase.

nch minimum, and 2 inches maximun

height of the uppercase "I" of the font.

height of the uppercase letter "I".

703.3 Raised characters.

Section 703.4

unusual forms.

of the character.

elements 3/8 inch minimum. 703.3.9 Line spacing. Spacing between the baselines of separate lines of raised characters within a message shall be 135

shall be used to determine the allowable stroke width of all characters of a font.

19 gloss units (gu) as measured on a 60-degree gloss meter.

703.3.2 Depth. Raised characters shall be raised 1/32 inch minimum above their background.

percent minimum and 170 percent maximum of the raised character height. 703.3.10 Height above floor. Raised characters shall be 48 inches minimum above the floor, measured to the baseline of the lowest raised character and 60 inches maximum above the floor, measured to the baseline of the highest raised character.

703.3.7.2 Minimum. When characters are both visual and raised, the stroke width shall be 10 percent minimum of the

703.3.11 Location. Where a sign containing raised characters and braille is provided at a door, the sign shall be alongside the door at the latch side. Where a sign containing raised characters and braille is provided at double doors with one active leaf, the sign shall be located on the inactive leaf. Where a sign containing raised characters and braille is provided at double doors with two active leaves, the sign shall be to the right of the right-hand door. Where there is no

wall space on the latch side of a single door, or to the right side of double doors, signs shall be on the nearest adjacent wall. Signs containing raised characters and braille shall be located so that a clear floor area 18 inches minimum by 18 inches minimum, centered on the raised characters is provided beyond the arc of any door swing between the closed position and 45 degree open position. Exception: Signs containing raised characters and braille shall be permitted on the push side of doors with closers and without hold-open devices.

703.3.12 Finish and contrast. Characters and their background shall have a nonglare finish. Characters shall contrast with their background with either light characters on a dark background, or dark characters on a light background. 703.4 Braille

703.4.1 General. Braille shall be contracted (Grade 2) braille and shall comply with Section 703.4. 703.4.2 Uppercase letters. The indication of an uppercase letter or letters shall only be used before the first word of sentences, proper nouns and names, individual letters of the alphabet, initials or acronyms.

703.4.3 Dimensions. Braille dots shall have a domed or rounded shape and shall comply with Table 703.4.3. 703.4.4 Position. Braille shall be below the corresponding If text is multilined, braille shall be placed below entire text. Braille shall be separated 3/8 inch minimum from any other raised characters and 3/8 inch minimum from raised borders

and decorative elements. Braille provided on elevator car controls shall be separated 3/16 inch minimum either directly below or adjacent to the corresponding raised characters or symbols. 703.4.5 Mounting height. Braille shall be 48 inches minimum and 60 inches maximum above the floor, measured to the baseline of the braille cells.

703.5 Pictograms. 703.5.1 General. Pictograms shall comply with Section 703.5.

703.5.2 Pictogram field. Pictograms shall have a field 6 inches minimum in height. Characters or braille shall not be located

in the pictogram field. 703.5.3 Finish and contrast. Pictograms and their fields shall have a nonglare finish. Pictograms shall contrast with their fields, with either a light pictogram on a dark field or a dark pictogram on a light field.

703.5.3.1 Nonglare finish. The glare from coverings and the finish of pictograms and their fields shall not exceed 19 gloss units (gu) as measured on a 60-degree gloss mete 703.5.3.2 Character contrast. Characters shall contrast with their background, with either light characters on a dark background or dark characters on a light background



703.6 Symbols of accessibility.

703.6.1 General. Symbols of accessibility shall comply with Section 703.6. 703.6.2 Finish and contrast. Symbols of accessibility and their backgrounds shall have a nonalare finish. Symbols of accessibility shall contrast with their backgrounds, with either a light symbol on a dark background or a dark symbol on a light background

not exceed 19 gloss units (gu) as measured on a 60-degree gloss meter. 703.6.3 Symbol 703.6.3.1 International symbol of accessibility. The International Symbol of Accessibility shall comply with Figure 703.6.3.1.



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703.2.9 Height above floor. Visual characters shall be 40 inches minimum above the floor of the viewing position, neasured to the baseline of the character. Heights shall comply with Table 703.2.4, based on the size of the

703.2.10 Finish and contrast. Characters and their background shall have a nonglare finish. Characters shall contrast with their background, with either light characters on a dark background, or dark characters on a light background. 703.2.10.1 Nonglare finish. The glare from coverings, the finish of characters and their background shall not exceed

703.3.1 General. Raised characters shall comply with Section 703.3, and shall be duplicated in braille complying with

703.3.4 Style. Characters shall be sans serif. Characters shall not be italic, oblique, script, highly decorative or of other

703.3.5 Character height. The uppercase letter "I" shall be used to determine the allowable height of all characters of a font. The height of the uppercase letter "I" of the font, measured vertically from the baseline of the character, shall be 5/8 703.3.6 Character width. The uppercase letter "O" shall be used to determine the allowable width of all characters of a

font. The width of the uppercase letter "O" of the font shall be 55 percent minimum and 110 percent maximum of the 703.3.7 Stroke width. Raised character stroke width shall comply with Section 703.3.7. The uppercase letter "I" of the font

703.3.7.1 Maximum. The stroke width shall be 15 percent maximum of the height of the uppercase letter "I" measured at the top surface of the character, and 30 percent maximum of the height of the uppercase letter "I" measured at the base

703.6.2.1 Nonglare finish. The glare from coverings and the finish of symbols of accessibility and their backgrounds shall

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THE FOLLOWING ACCESSIBILITY CODE PASSAGES ARE FROM THE ICC A117.1-2017 STANDARD FOR ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES. NOTE:NOT ALL SECTIONS ARE SHOWN

SOME EXCEPTIONS OCCUR THAT ARE NOT LISTED. SOME CONDITIONS MAY NOT OCCUR ON REPRESENTED PROJECT THAT THESE SHEETS ARE INCLUDED. THIS IS INTENDED TO LIST COMMONLY USED SITUATIONS. SEE THE FULL CODE FOR SPECIAL USES AND/OR SECTIONS THAT ARE NOT LISTED HERE.

CHAPTER 7 - COMMUNICATION ELEMENTS AND FEATURES

SECTION 702 ALARMS

702.1 General. Audible and visible alarms and notification appliances that are part of a building fire alarm system shall be installed in accordance with NFPA-72 listed in Section 106.2.4, be powered by a commercial light and power source, be permanently connected to the wiring of the premises electric system and be permanently installed. SECTION 703 SIGNS

703.1 General. Signs shall comply with Section 703. Tactile signs shall contain both raised characters and braille. Where signs with both visual and raised characters are required, either one sign with both visual and raised characters, or two separate signs, one with visual, and one with raised characters, shall be provided. 703.1.1 Designations. Interior and exterior signs identifying permanent rooms and spaces shall comply with Sections 703.1, 703.2, and 703.3. 703.1.2 Directional and informational signs. Signs that provide direction to or information about interior spaces and facilities of the site shall comply with Section 703.2.

703.1.3 Pictograms. Where pictograms are provided as designations of permanent interior rooms and spaces, the pictograms shall comply with Section 703.5 and shall have text descriptors located directly below the pictogram field and complying with Sections 703.2 and 703.3.

703.2 Visual characters. 703.2.1 General. Visual characters shall comply with the following:

Visual characters that also serve as raised characters shall comply with Section 703.3, or Visual characters on VMS signage shall comply with Section 703.7, or Visual characters not covered in items 1 and 2 shall comply with Section 703.2.

703.2.2 Case. Characters shall be uppercase, lowercase, or a combination of both. 703.2.3 Style. Characters shall be conventional in form. Characters shall not be italic, oblique, script, highly

decorative, or of other unusual forms. 703.2.4 Character height. The uppercase letter "I" shall be used to determine the allowable height of all characters of a font. The uppercase letter "I" of the font shall have a minimum height complying with Table 703.2.4. Viewing distance shall be measured as the horizontal distance between the character and an obstruction preventing further approach towards the sign.

ТА	BLE 703.2.4—VISUAL CHARACTER HEIGHT	r
Height above Floor to Baseline of Character1	Horizontal Viewing Distance	Minimum Character Height
	Less than 6 feet	5/8 inch
40 inches to less than or equal to 70 inches	6 feet and greater	5/8 inch plus 1/8 inch per foot of viewing distance above 6 feet
	Less than 15 feet	2 inches
Greater than 70 inches to less than or equal to 120 inches	15 feet and greater	2 inches, plus 1/8 inch per foot o viewing distance above 15 feet
	Less than 21 feet	3 inches
Greater than 120 inches	21 feet and greater	3 inches, plus 1/8 inch per foot o viewing distance above 21 feet

1. The vertical height is measured from the floor of the viewing position to the baseline of the highest line of characters.

703.2.5 Character width. The uppercase letter "O" shall be used to determine the allowable width of all characters of a font. The width of the uppercase letter "O" of the font shall be 55 percent minimum and 110

percent maximum of the height of the uppercase "I" of the font. 703.2.6 Stroke width. The uppercase letter "I" shall be used to determine the allowable stroke width of all characters of a font. The stroke width shall be 10 percent minimum and 30 percent maximum of the height of the uppercase "I" of the font.

703.2.7 Character spacing. Spacing shall be measured between the two closest points of adjacent characters within a message, excluding word spaces. Spacing between individual characters shall be 10 percent minimum and 35 percent maximum of the character height. 703.2.8 Line spacing. Spacing between the baselines of separate lines of characters within a message shall

be 135 percent minimum and 170 percent maximum of the character height. 703.2.9 Height above floor. Visual characters shall be 40 inches minimum above the floor of the viewing position, measured to the baseline of the character. Heights shall comply with Table 703.2.4, based on the size of the characters on the sign.

703.2.10 Finish and contrast. Characters and their background shall have a nonglare finish. Characters shall contrast with their background, with either light characters on a dark background, or dark characters on a light background. 703.2.10.1 Nonglare finish. The glare from coverings, the finish of characters and their background shall not exceed 19 gloss units (gu) as measured on a 60-degree gloss meter.

703.3 Raised characters. 703.3.1 General. Raised characters shall comply with Section 703.3, and shall be duplicated in braille complying with Section 703.4

703.3.2 Depth. Raised characters shall be raised 1/32 inch minimum above their background. 703.3.3 Case. Characters shall be uppercase.

703.3.4 Style. Characters shall be sans serif. Characters shall not be italic, oblique, script, highly decorative or of other unusual forms. 703.3.5 Character height. The uppercase letter "I" shall be used to determine the allowable height of all characters

of a font. The height of the uppercase letter "I" of the font, measured vertically from the baseline of the character, shall be 5/8 inch minimum, and 2 inches maximum.



703.3.6 Character width. The uppercase letter "O" shall be used to determine the allowable width of all characters of a font. The width of the uppercase letter "O" of the font shall be 55 percent minimum and 110 percent maximum of the height of the uppercase "I" of the font.

703.3.7 Stroke width. Raised character stroke width shall comply with Section 703.3.7. The uppercase letter "I" of the font shall be used to determine the allowable stroke width of all characters of a font. 703.3.7.1 Maximum. The stroke width shall be 15 percent maximum of the height of the uppercase letter "I" measured at the top surface of the character, and 30 percent maximum of the height of the uppercase letter "I" measured at the base of the character.

703.3.7.2 Minimum. When characters are both visual and raised, the stroke width shall be 10 percent minimum of the height of the uppercase letter "l". 703.3.8 Character spacing. Character spacing shall be measured between the two closest points of adjacent raised characters within a message, excluding word spaces. Spacing between individual raised characters shall be 1/8 inch minimum measured at the top surface of the characters, 1/16 inch minimum measured at the base of the characters,

and four times the raised character stroke width maximum. Characters shall be separated from raised borders and decorative elements 3/8 inch minimum.

and without hold-open devices.

703.3.9 Line spacing. Spacing between the baselines of separate lines of raised characters within a message shall be 135 percent minimum and 170 percent maximum of the raised character height. 703.3.10 Height above floor. Raised characters shall be 48 inches minimum above the floor, measured to the



FIGURE 703.3.10 HEIGHT OF RAISED CHARACTERS ABOVE FLOOR

alongside the door at the latch side. Where a sign containing raised characters and braille is provided at double doors with one active leaf, the sign shall be located on the inactive leaf. Where a sign containing raised characters and braille is provided at double doors with two active leaves, the sign shall be to the right of the right-hand door. Where there is no wall space on the latch side of a single door, or to the right side of double doors, signs shall be on the nearest adjacent wall. Signs containing raised characters and braille shall be located so that a clear floor area 18 inches minimum by 18 inches minimum, centered on the raised characters is provided beyond the arc of any door swing between the closed position and 45 degree open position. Exception: Signs containing raised characters and braille shall be permitted on the push side of doors with closers

703.3.11 Location. Where a sign containing raised characters and braille is provided at a door, the sign shall be



. Characters and their background shall have a hong with their background with either light characters on a dark background, or dark characters on a light background.



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703.4 Braille 703.4.1 General. Braille shall be contracted (Grade 2) braille and shall comply with Section 703.4.





703.4.4 Position. Braille shall be below the corresponding text. If text is multilined, braille shall be placed below entire text. Braille shall be separated 3/8 inch minimum from any other raised characters and 3/8 inch minimum from raised borders and decorative elements. Braille provided on elevator car controls shall be separated 3/16



703.4.5 Mounting height. Braille shall be 48 inches minimum and 60 inches maximum above the floor, measured to the baseline of the braille cells.



FIGURE 703.4.5 HEIGHT OF BRAILLE CHARACTERS ABOVE FLOOR

703.5 Pictograms. 703.5.1 General. Pictograms shall comply with Section 703.5. 703.5.2 Pictogram field. Pictograms shall have a field 6 inches minimum in height. Characters or braille shall not be located in the pictogram field.

703.5.3 Finish and contrast. Pictograms and their fields shall have a nonglare finish. Pictograms shall contrast with their fields, with either a light pictogram on a dark field or a dark pictogram on a light field. 703.5.3.1 Nonglare finish. The glare from coverings and the finish of pictograms and their fields shall not exceed 19 gloss units (gu) as measured on a 60-degree gloss meter.

703.5.3.2 Character contrast. Characters shall contrast with their background, with either light characters on a dark background or dark characters on a light background.



PICTOGRAM FIELD

703.6 Symbols of accessibility.

703.6.1 General. Symbols of accessibility shall comply with Section 703.6. 703.6.2 Finish and contrast. Symbols of accessibility and their backgrounds shall have a nonglare finish. Symbols of accessibility shall contrast with their backgrounds, with either a light symbol on a dark background or a dark symbol on a light background.

not exceed 19 gloss units (gu) as measured on a 60-degree gloss meter. 703.6.3 Symbols.

703.6.3.1 International symbol of accessibility. The International Symbol of Accessibility shall comply with Figure 703.6.3.1.



INTERNATIONAL SYMBOL FOR ACCESSIBILIT



baseline of the lowest raised character and 60 inches maximum above the floor, measured to the baseline of the highest raised character.







# What is this project about?

The project includes development of the property at 2903 Big Horn Avenue in Cody Wyoming. The proposed building will be a fitness club, attached indoor gymnasium space, and a tenant lease space.

The building will be constructed on slab on grade with a pre-engineered metal building shell with non-combustible upper floor framing consisting of open web joists and a concrete deck. The building will contain automatic fire sprinklers. Land records indicate lot size is 2.62 Acres

# What codes apply to this project?

2017 editions: International Code Council A117.1 – Standard for Accessible and Usable Buildings and Facilities.

2020 editions: National Electrical Code – NFPA 70

# 2021 editions: International Building Code, International Energy Conservation Code, International Residential Code, Fuel Gas Code, International Mechanical Code, Uniform Plumbing Code

Zoning Ordinance of the City of Cody, Wyoming

# What is the legal description of this property? Parcel number: 05041000007001 Address: 2903 Big Horn Avenue, Cody, Wyoming

Does the zoning allow this use? Yes. Listed in D-1 as "health studios, spas and clubs". D-3 allows D-1 uses.

City of Cody Zoning. D-3 Open Business, Entry Corridor

What are the zoning requirements for setbacks, lot coverage, and height restrictions?

Buffer zones are not required – no adjacency to residential. Architecture and landscaping are required to be compatible with adjacent properties. Prohibited uses or conditional uses due to airport do not apply.

Are there special parking requirements? Public Assembly with fixed seats 0.3 spaces per seat Previous conversations with the City will be 3.65 stalls per 1,000 sf floor area

How tall is this building? Maximum actual height of the building is 33'-6"

What occupancy classification of the building? Assembly Group – A-3 – gymnasiums without spectator seating.

Courts portion of the project will accommodate spectator seating. A-4 accessory use.

What are the gross square foot areas of the building?

First Floor – 28,185 sf Upper Floor – 8,970 sf Spectator seating – calculated as actual seating @ 100 spectators

What is the maximum occupancy of the building? Gymnasiums - 50 square feet per occupant Accessory storage, mechanical, and similar spaces - 300 square feet per occupant Spectator seating designed for 100 occupants.

Table 1004.5 – Maximum floor area allowances per occupant - See code plans

Exercise areas = 50 square feet per occupant (gross). 31,375 sf / 50 sf/occ = 627.5 occupants Office = 150 square feet per occupant (gross) 2,016 sf / 150 sf/occ = 13.4 occupants Storage - 300 square feet per occupant (gross) 2,527 sf / 300 sf/occ = 8.4 occupants

Spectator seating, 1 per 75 males, 1 per 40 females Total occupant load = 100 occupants

50 females – 1.25 wc required, 1 lav

Gymnasiums- water closets required, min 1 per 125 males, 1 per 65 females.

Total occupant load = 650 occupants 325 males - 2.6 wc req. 325 females - 5 wc's req. Lav's required for 650 occupants, 1 per 200 = 3.25 total Provided - Men's - 3 wc, 4 urinal, 3 lavs Women's – 7 wc, 3 lavs

Unisex – 2 wc, 2 lav

Tenant Space - occupancy unknown currently. Likely B or M use. 1 unisex restroom provided

# Does this building require any fire-rated assemblies? No fire rated building elements are required for the V-B construction type.

The elevator shaft will be constructed as a 1 hour fire barrier shaft enclosure. Table 601 Fire-resistance rating requirements for building elements

Primary
Structural Frame
Bearing Walls
Exterior
Interior
Non-bearing
walls and
partitions exterior
Non-bearing
walls and
partitions interior
Floor
construction &
assoc. secondary
structural
members
Roof construction
& assoc.
secondary
structural
members

Elevator Hoistway Shaft and Opening Protection requirements-The elevator hoistway shaft is a minimum 1 hour rated fire barrier. Per 3006.2 the elevator hoistway does not require opening protection. None of the 5 items apply in this project. Automatic sprinklers are provided. No I-occupancies exist in the project. The building is not considered a high rise.

Are there occupancy separation requirements?

This building is to be considered non-separated use and will be design to most restrictive use, A-4 indoor assembly with spectators.

How big can this building be? The building allowable area is 28,500 sf per story.

2021 IBC Table 504.3 Occupancy Classification, Type of Construction, Allowable Building Height in feet A, Type IIB, S, 75 feet

2021 IBC Table 504.4 Allowable stories above grade plane A-3, A-4, Type IIB, S, 3 stories allowed.

2021 IBC Table 506.2 Occupancy Classification, Type of Construction, Allowable Area (per story) A-3, A-4, Type IIB, SM, 28,500 sf. Note: Frontage increase not used, available for additional allowable square footage.

Are any minimum required exit widths larger than a standard 36" wide door? No. Multiple exits at each of the buildings will satisfy the exit width requirements. The occupant loads and number of doors are not high enough to be of concern with providing more than a standard 36" exit doors. Where double doors are located, these are strictly for convenience.

Is an elevator required? An elevator is required and provided.

Is the building sprinklered? What triggered the sprinklers, if any? The entire building is designed to have automatic fire sprinklers. The area allowance without fire separations and use of the building requires automatic fire sprinklers.

Is a fire alarm or smoke alarms required? Yes. A fire/smoke alarm is required for the automatic sprinkler system. Manual fire alarms or smoke alarms are not required due to the automatic fire

sprinkler system. Ref IBC 907.21 exception.

How does the building envelope comply with the International **Energy Code?** 

Cody, WY is in Climate Zone 6B

# Are there any unique accessibility requirements for this building?

An elevator is required and provides accessibility to all floors. ADA compliant restrooms, showers, and standard building features are included.



PROJECT ARCHITECT: JASON FITZGERALD, AIA PROJECT NUMBER: 2128

Spectator Seating – 18" per occupant 100 occupants Total occupant load Club Dauntless = 750 occupants How many restrooms are required? IBC Ch 29 Minimum Number of Plumbing Fixtures

50 males – .66 wc required, 1 lav

Type IIB

0	
0	
0	
0	
0	
0	

The envelope of the building is designed to code prescriptive default standards.







G011 1/8" = 1'-0"

# ARCHITECTS THIS NEEDS TO BE PRINTED RED TO INDICATE /

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NFPA 13 SYSTEM	
FOLLOWING REQUIREMENTS: READ CLASS B FLAME SPREAD AIRWAYS: CLASS B FLAME	
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MATCH LINE - SEE 2 - G011



G011 1/8" = 1'-0"



MAIN FLOOR CODE PLAN SOUTH













# SECOND FLOOR CODE PLAN NORTH



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NFPA 13 SYSTEM	
FOLLOWING REQUIREMENTS: READ CLASS B FLAME SPREAD AIRWAYS: CLASS B FLAME	
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MATCH LINE - SEE 2 - G011



G012 1/8" = 1'-0"

**PREPARED FOR:** STACY BAIR



# 2 SECOND FLOOR CODE PLAN SOUTH








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	SITE PLAN GENERAL NOTES
1.	SIDEWALKS/RAMPS SHALL BE CONSTRUCTED TO THE FOLLWING
	REQUIREMENTS:
	A. MAXIMUM CROSS SLOPE: 1:50
	B. MAXIMUM SLOPE OF SIDEWALKS: 1:20
	C. MAXIMUM SLOPE OF RAMPS: 1:12
	D. MAXIMUM SLOPE OF ACCESSIBLE PARKING STALLS: 2% IN ANY DIRECTION
	E. 2% MAXIMUM SLOPE FOR 5' IN DIRECTION OF TRAVEL AT ALL BUILDING ENTRANCES
2	THE CONTRACTOR SHALL CONFINE OPERATIONS AT THE SITE TO AREAS
۷.	PERMITTED BY LAW ORDINANCES, PERMITS AND THE CONTRACT DOCUMENTS
3	THE CONTRACTOR AND SUBCONTRACTORS SHALL LIMIT STORAGE OF
0.	MATERIALS AND PORTABLE FIELD OFFICES WITHIN THE AAREA APPROVED BY
4	GENERAL CONTRACTOR SHALL TAKE CARE NOT TO DAMAGE OR DISRUPT
	EXISTING UTILITIES. INCLUDING DRAINS. WHILE EXCAVATING OR GRADING.
	CONFIRM LOCATION OF EXISTING UTILITIES ON ADJACENT PROPERTIES.
5.	PRIOR TO THE START OF WORK. THE CONTRACTOR SHALL COORDINATE
-	WITH EACH RESPECTIVE GOVERNING AUTHORITY IN VERIFYING THE LOCATION
	OF EXISTING SANITARY AND STORM SEWER, WATER, NATURAL GAS,
	ELECTRICAL, FIBER OPTIC, TELEPHONE, OVERHEAD POWER LINES, AND OTHER
	UTILITY SYSTEMS BOTH ON SITE AND OFF SITE. THE CONTRACTOR SHALL
	COMPARE UTILITY INFORMATION WITH THE CONTRACT DOCUMENTS. IF A
	CONSTRUCTION CONFLICT IS DISCOVERED BETWEEN THE UTILITY
	INFORMATION OBTAINED AND THE CONTRACT DOCUMENTS NOTIFY THE
	ARCHITECT IMMEDIATELY.
6.	THE CONTRCATOR SHALL MAINTAIN FIRE TRUCK ACCESS TO THE SITE
	THROUGHOUT THE CONSTRUCTION PROCESS UNLESS AN ALTERNATE PLAN IS
	APPROVED BY THE FIRE DEPARTMENT.
7.	PARKING: (137) TOTAL PARKING SPACES PROVIDED
8.	SIGNAGE: SEE SHEET A901 FOR BUILDING SIGNAGE AREAS AND MONUMENT
	SIGN DETAILS.
9.	5,700 SF LANDSCAPE AREA REQURIED. XERISCAPE LANDSCAPING TO BE
	PROVIDED GREATER THAN REQUIRED AREA PROVIDED DIRECTLY ADJACENT TO
	PARKING AREAS AND BUILDING.
	SITE PLAN LEGEND





PROJECT ARCHITECT: JASON FITZGERALD, AIA



AS101 SITE PLAN

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MAIN FLOOR PLAN - NORTH 1/8" = 1'-0"



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A101

1/8" = 1'-0"



PROJECT ARCHITECT: JASON FITZGERALD, AIA PROJECT NUMBER: 2128



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MAIN FLOOR PLAN



- 14. RECEPTION DESK AND BACK COUNTER FURNITURE, BY OWNER WASHER/ DRYER BY OWNER
   BASKETBALL GOAL SEE A503
   GYM DIVIDER CURTAIN SEE A503 18. IN-FLOOR VOLLEYBALL STANDARD SLEEVE SEE A503 19. WALL MOUNTED SCOREBOARD 20. MOTORIZED BLEACHERS SEE A503 21. 6" TALL FRAMED PLATFORM CONSTRUCTED W/ STEEL STUDS AND FIRE RATED PLYWOOD- FILL CAVITY W/
- SOUND BATT INSULATION 22. SHOWER ROD AND CURTAIN





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PREPARED FOR: STACY BAIR

PROJECT ARCHITECT: JASON FITZGERALD, AIA

PROJECT NUMBER: 2128



SECOND FLOOR PLAN

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# **ROOF PLAN GENERAL NOTES**

- . GENERAL CONTRACTOR TO PROVIDE MECHANICALLY FASTENED SNOW STOPS per METAL ROOFING MANUF.
- 2. DOWNSPOUT OUTLETS SHALL BE PLACED AWAY FROM THE FOOTING AT A
- DISTANCE SPECIFIED IN THE GEOTECHNICAL REPORT. TYPICAL. 3. PROVIDE HEAT TAPE FOR ALL DOWNSPOUTS AND GUTTERS

**ROOF PLAN KEYNOTES** 

- SNO GEM, SNOW BARRICADE SLATE GRAY SNOW STOP 2. CONTINUOUS METAL GUTTER 4. CRICKET @RTU CURB
- 5. DOWNSPOUT
- 6. ROOF VENT PER PLUMBING 7. 24 GA STANDING SEAM METAL ROOFING SYSTEM



	A)	B	Ċ	A301	
(1)	     	     	     		   
	MATCH LINE - SEE A111				
2					
3					
4					
5					
<u>(6)</u>					
7					



**ROOF PLAN** A111 1/8" = 1'-0"



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# REFLECTED CEILING KEYNOTES

BULKHEAD/SOFFIT, 8'-0" AFF BULKHEAD/SOFFIT, 9'-0" AFF

ACT CEILING HOLD DOWN CLIPS BASKETBALL GOAL SEE A503

GYM DIVIDER CURTAIN SEE A503 HALF WALL BELOW

MECHANICAL EQUIPMENT 8. LIGHTING PER ELECTRICAL
 9. FLOOR EDGE OVERHEAD



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**PERMIT SET / CDR** CLUB DAUNTLESS 2903 BIG HORN AVE, CODY, WY 82414 PROJECT ARCHITECT: JASON FITZGERALD, AIA PROJECT NUMBER: 2128





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PREPARED FOR: STACY BAIR









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PROJECT ARCHITECT: JASON FITZGERALD, AIA

PROJECT NUMBER: 2128

![](_page_258_Figure_5.jpeg)

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A131 FIRST FLOOR FINISH PLAN

![](_page_259_Figure_0.jpeg)

FINISH PLAN LEGEND CPT-1 CARPET TILE (LIGHT GREY)

CPT-2 CARPET TILE (WALK-OFF)

CPT-3 CARPET TILE (RED)

LVT-1 LUXURY VINYL PLANK FLOORING

SC-1 SEALED CONCRETE

HW-1 WOOD FLOORING

**RT-1 RUBBER FLOORING** 

VS-2 VINYL SPORTS FLOOR

VS-2 HOMOGENEOUS VINYL

CG-1 CORNER GUARD LOCATIONS CONCRETE FLOOR CONTROL JOINT

![](_page_259_Picture_12.jpeg)

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![](_page_259_Figure_20.jpeg)

PROJECT ARCHITECT: JASON FITZGERALD, AIA

2903 BIG HORN AVE, CODY, WY 82414

![](_page_259_Picture_24.jpeg)

# FLOOR PLAN KEYNOTES

ALIGN INTERIOR WALL FACE WITH EXTERIOR WALL PROVIDE 6'-0" GATE WITH LATCH FOR LOADING OWNER PROVIDED CLIMBING WALL.

PEMB TO TRANSITION FROM 8" GIRDER TO 10" GIRDER ELKAY REFRIGERATED, FILTERED DRINKING FOUNTAIN, WITH BOTTLE FILLER, MODEL LZS8WSLP

42" TALL RAILING. SEE DETAIL XXX WALL MOUNTED LADDER BENCH, BY OWNER

WITH CANE APRON LKAPREZL

CARDIO EQUIPMENT, BY OWNER CYCLING EQUIPMENT, BY OWNER
 PLYWOOD REINFORCEMENT ON WALLS (SEE #LayID(ref))
 WALL MOUNTED CLOCK WITH OUTLETS AT 10'-0" AFF

13. LOCKERS, BY OWNER 14. RECEPTION DESK AND BACK COUNTER - FURNITURE, BY OWNER 15. WASHER/ DRYER BY OWNER

16. BASKETBALL GOAL SEE A503 GYM DIVIDER CURTAIN SEE A503
 IN-FLOOR VOLLEYBALL STANDARD SLEEVE SEE A503

19 WALL MOUNTED SCOREBOARD 20. MOTORIZED BLEACHERS SEE A503 1. 6" TALL FRAMED PLATFORM CONSTRUCTED W/ STEEL STUDS AND FIRE RATED PLYWOOD- FILL CAVITY W/

SOUND BATT INSULATION 22. SHOWER ROD AND CURTAIN

23. VENDING MACHINE BY OWNER 24. KEY STORAGE BOX BY OWNER

• CONCESSION EQUIPMENT SCHEDULE				
FIXTURE	MANUFACTUREER/MODEL	MODEL NUMBER	POWER	PROVIDED BY
1 STAINLESS STEEL WORK TABLE	JOHN BOOS	ST6-3096GBK	-	OFOI
2 TRASH RECEPTICLE	-	-	-	OFOI
3 POS STATION	-	-	PER MANUF.	OFOI
4 POPCORN MAKER	CLASSIC POP; 20 OX. POPCORN MACHINE	CLP-20	240V/13.5A	OFOI
5 HOT DOG STEAMER	CROWN VERITY; COMMERCIAL ELECTRIC HOT DOG STEAMER	CV-3WHS	240V/24A	OFOI
6 HOT CHEESE MACHINE	CARNIVAL KING; PERISTALITIC CHEESE SAUCE DISPENSER	382CD225	120V/1.88A	OFOI
7 FREESTANDING STORAGE	-	-	-	OFOI
8 UPRIGHT FREEZER	TRUE T-SERIES REACH IN FREEZER	T-23F-HC	115/60/1	OFOI
9 COUNTER TOP ICE MACHINE	MANITOWOC; AIR COOLED COUNTERTOP NUGGET ICE MAKER / WATER DISPENSER	499CNF0202LA	115V	
10 GLASS DOOR COUNTERTOP FRIDGE	AVANTCO SC-52 BLACK COUNTERTOP DISPLAY REFRIGERATOR WITH SWING DOOR	360SC52	115V	OFOI
11 SIDE BY SIDE REFRIGERATOR FREEZER	-	-	-	OFOI
12 MICROWAVE	PANASONIC NE-1054F STAINLESS STEEL COMMERCIAL MICROWAVE OVEN - 120V, 1000W	609NE1054	120V	OFOI
13 BARSTOOL	LANCASTER TABLE & SEATING SPARTAN SERIES 24" BLACK METAL COUNTER HEIGHT STOOL	164STL24BLK	-	OFOI
NOTES				

-ALL ACCESSORIES SHALL BE INSTALLED ACCORDING TO MANUFACTURER SPECIFICATIONS. CONTRACTOR SHALL COORDINATE INSTALLATION WITH OTHER TRADES TO AVOID DAMAGE TO OTHER BUILDING SYSTEMS. -REFER TO PLANS FOR QUANTITIES OF ACCESSORIES. -THE ARCHITECT & MPE CONSULTANTS ASSUME NO RESPONSIBILITY FOR THE FINAL COORDINATION OF OWNER-PROVIDED EQUIPMENT IN THESE AREAS. ALTHOUGH THIS

SCHEDULE HAS BEEN REVIEWED BY THE OWNERS, THE GENERAL CONTRACTOR SHALL VERIFY FINAL EQUIPMENT ORDER WITH THE CLIENT AND THEIR SUPPLIERS PRIOR TO FINAL UTILITY ROUGH-IN & CABINETRY FABRICATION. ALL EQUIPMENT AND LOCATIONS ARE TO BE APPROVED BY THE OWNER PRIOR TO INSTALLATION. THE OWNERS SHALL REVIEW & APPROVE CABINET SHOP DRAWINGS AS WELL. -ALL EQUIPMENT SHALL BE INSTALLED ACCORDING TO MANUFACTURER SPECIFICATIONS. CONTRACTORS SHALL COORDINATE INSTALLATION WITH OTHER TRADES TO AVOID DAMAGE TO OTHER BUILDING SYSTEMS -ELECTRICAL AND PLUMBING TRADES SHALL REFER TO EQUIPMENT CUT SHEETS FOR APPROPRIATE PLACEMENT FOR BOTH POWER SUPPLY AND PLUMBING REQUIREMENTS -CABINET SUB-CONTRACTOR TO REVIEW ALL WEIGHTS SHOWN ABOVE & PROVIDE PROPER CABINET/COUNTER CONSTRUCTION TO SUPPORT ALL CORRESPONDING EQUIPMENT.

![](_page_260_Figure_13.jpeg)

![](_page_260_Picture_14.jpeg)

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<u>3/22/2023 - PERMIT SET / CDR</u>

![](_page_260_Figure_19.jpeg)

![](_page_260_Figure_20.jpeg)

![](_page_260_Figure_21.jpeg)

PAINTED - STEEL HANDRAIL

PAINTED STEEL -- GUARDRAIL @42" MIN

\_ 9 RISERS @7" MAX 11" RUN

LANDINGS PER STRUCTURAL

\_ 15 RISERS @7" MAX 11" RUN

![](_page_260_Figure_27.jpeg)

**CONCESSIONS MAIN FLOOR PLAN - ENLARGED** A140 1/4" = 1'-0"

![](_page_260_Figure_30.jpeg)

PROJECT ARCHITECT: JASON FITZGERALD, AIA

PROJECT NUMBER: 2128

![](_page_260_Figure_33.jpeg)

20

![](_page_261_Picture_0.jpeg)

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![](_page_261_Figure_2.jpeg)

![](_page_261_Figure_3.jpeg)

# **GYM EQUIPMENT**

# PROVIDE THE FOLLOWING EQUIPMENT IN COURTS GYM, SEE A503 FOR MORE INFORMATION:

- DAKTRONICS OR SIMILAR.
- GYM DIVIDER CURTAIN DRAPER RIDGE-FOLD GYM DIVIDER CURTAIN, OR

# **BLEACHERS / SEATING**

- INTO (2) SEATING SECTIONS AS INDICATED ON DRAWINGS. HUSSEY, OR SIM. WALL ATTACHED, RETRACTABLE, WITH COURTSIDE SEATS
- (4) -10 PC SETS, PADDED TEAM SEATING W/ RUBBER FEET AND ROLLING

# **COURT STRIPING**

# NOTE: PROVIDE COURT STRIPING SHOP DRAWING FOR **APPROVAL BY ARCHITECT SHOWING COURT LOCATIONS, LINE**

- (1) 94'X50' PRIMARY BASKETBALL COURT: LINE WIDTH: 2" THICK, PROVIDE PERIMETER APRON AS SHOWN LINE COLOR: REFER TO CALLOUTS ON STRIPING PLAN COMMENTS: COORDINATE WITH OWNER ON CENTER COURT LOGO, ADD TIP
- (2) 84'X50' BASKETBALL CROSS COURTS: LINE WIDTH: 1" THICK LINE COLOR: GYPNT-2
- (1) 30'X60' PRIMARY VOLLEYBALL COURT: LINE COLOR: GYPNT-5
- (2) 30'X60' VOLLEYBALL CROSS COURTS: LINE WIDTH: 1" THICK

# **GYM COURT STRIPING COLORS**

NOTE: ACTUAL COLORS TO BE DETERMINED

# GYM EQUIPMENT KEYNOTES

- 1. CEILING MOUNTED BASKETBALL HOOP
- 2. VOLLEYBALL STANDARD INSERT. SEE DETAIL 3/A141
- 3. ENDZONE LETTERING TO BE OUTLINE WITH 1" GYPNT-1, COORD W/ OWNER.

- 1" OUTLINE OF NO PAINT. IF NO CENTER LOGO, STANDARD TIP OFF CIRCLE.

- 10. RETRACTABLE BLEACHERS

![](_page_261_Picture_36.jpeg)

PROJECT NUMBER: 2128

![](_page_261_Figure_39.jpeg)

7. PRIMARY COURT STRIPES AT CENTER LOGO TO BE PAINTED SAME AS LOGO WITH

![](_page_261_Figure_44.jpeg)

![](_page_261_Picture_45.jpeg)

![](_page_262_Figure_0.jpeg)

![](_page_262_Figure_1.jpeg)

![](_page_262_Picture_2.jpeg)

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![](_page_262_Figure_6.jpeg)

![](_page_262_Figure_7.jpeg)

PROJECT NUMBER: 2128

PROJECT ARCHITECT: JASON FITZGERALD, AIA

PREPARED FOR: STACY BAIR

![](_page_262_Figure_9.jpeg)

![](_page_262_Picture_10.jpeg)

![](_page_263_Figure_0.jpeg)

![](_page_263_Figure_1.jpeg)

![](_page_263_Figure_2.jpeg)

![](_page_263_Figure_3.jpeg)

![](_page_263_Picture_5.jpeg)

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![](_page_263_Picture_10.jpeg)

![](_page_263_Figure_11.jpeg)

\_\_\_\_\_

**OVERALL SECTION** 

1/8" = 1'-0"

A301

SECOND FLOOR

T.O. SLAB

FOUNDATION -4'-0"

![](_page_263_Figure_12.jpeg)

![](_page_263_Figure_13.jpeg)

![](_page_263_Figure_14.jpeg)

![](_page_263_Figure_15.jpeg)

![](_page_263_Picture_16.jpeg)

**PERMIT SET / CDR** 

![](_page_263_Picture_18.jpeg)

PROJECT ARCHITECT: JASON FITZGERALD, AIA PROJECT NUMBER: 2128

![](_page_263_Picture_21.jpeg)

![](_page_264_Picture_0.jpeg)

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![](_page_264_Picture_5.jpeg)

![](_page_264_Picture_9.jpeg)

![](_page_264_Picture_11.jpeg)

![](_page_264_Figure_12.jpeg)

 1
 WALL SECTION

 A401
 1/2" = 1'-0"

# **PERMIT SET / CDR**

![](_page_264_Picture_15.jpeg)

CLUB DAUNTLESS 2903 BIG HORN AVE, CODY, WY 82414

PROJECT ARCHITECT: JASON FITZGERALD, AIA

![](_page_264_Picture_19.jpeg)

![](_page_265_Figure_0.jpeg)

![](_page_265_Figure_1.jpeg)

W	ALL 18
1-SIE	DED WALL
	2 3 PLAN

EXTERIOR WALL 02			
<b>FIRE R</b>	ESISTANCE RATING	N/A	
STC R	ATING	N/A	
LISTIN	G	N/A	
NOTE	COMPONENT	MATERIAL	
1	EXTERIOR FINISH:	MTS-1, MTS-2, MTS-3 (PER ELEVATIONS)	
2	AIR GAP:	N/A	
3	EXTERIOR INSULATION:	N/A	
4	AIR & WEATHER BARRIER:	WRB-1	
5	EXTERIOR SHEATHING:	N/A	
6	STRUCTURE:	PEMB-1	
7	CAVITY INSULATION:	INSU-12	
8	VAPOR BARRIER:	VPR-1B	
9	INTERIOR FINISH:	GB-1A + 1/2" HAT CHANNEL FURRING	

	6 E/0"
LISTING	N/A
STC RATING	N/A
FIRE RESISTANCE RATING	N/A
INTEF	RIOR WALL 18E

ASSEMBLY THICKNESS		6 5/8"
NOTE	COMPONENT	MATER
1	INTERIOR SHEATHING:	N/A
2	STRUCTURE:	STST-3A
3	CAVITY INSULATION:	INSU-14
4	INTERIOR FINISH:	GB-1A

![](_page_265_Picture_6.jpeg)

# RIAL CODE

![](_page_265_Figure_17.jpeg)

# SYMMETRICA MN MM \_\_\_\_\_

		PLAN
	INTEF	RIOR WAL
FIRE R	RESISTANCE RATING	N/A
STC R	ATING	N/A
LISTIN	G	N/A
ASSE	MBLY THICKNESS	7 1/4"
NOTE	COMPONENT	
1	INTERIOR SHEATHING:	N/A
2	STRUCTURE:	STST-3A
3	CAVITY INSULATION:	INSU-15
4	INTERIOR FINISH:	GB-1A

**INTERIOR WALL 17C** 

ISTANCE RATING N/A

PLAN

STC RATING		N/A
LISTING		N/A
ASSEMBLY THICKNESS		7 3/4"
NOTE	COMPONENT	MATERIAL CODE
1	INTERIOR SHEATHING:	N/A
2	STRUCTURE:	STST-3A
3	CAVITY INSULATION:	N/A
<b>4</b> a	INTERIOR FINISH:	TBB-1 TO HEIGHT OF TILE, MGB-1A ABOVE
<b>4</b> b	INTERIOR FINISH:	MGB-1A

(TILE - SEE ROOM FINISH SCHEDULE AND INTERIOR ELEVATIONS)

![](_page_265_Picture_23.jpeg)

WALL 12			ASSEMBLY			
IMETRICAL WALL		1-H	R RATED WALL	EXTER MATERIAL		
2 3 4 PLAN			LOW-SLOPE MEMBRANE PF METAL SCREEN BREAK METAL PARAPET FLASHI TRIM STANDING SEAM ME MET/ METAL ROOF ACCI MET/ METAL ROOF ACCI MET/ METAL STANDING SEAM ME MET/ METAL STANDING SEAM ME MET/ METAL STANDING SEAM ME MET/ MET/ MET/ MET/ MET/ MATERIAL FOUNDATION PERIMETER INSULA CI BEHIND METAL S ABOVE DECK RIGID ROOF INSULATION, I ATTIC INSULA			
		INTE	RIOR WALL 11A	AIR & WEA		
				WRB BEHIND METAL SIDING		
	STC	RATING	N/A	EXTERIO		
N/A	LIST	ING	U419, U465	MATERIAL		
7 1/4"	ASS	EMBLY THICKNESS	7 1/4"	EXTERIOR SHEATHING PER STRUCTURA		
MATERIAL	NOT	E COMPONENT	MATERIAL	EXT. GYPSUM SHEATHING (PROPRIETARY		
N/A		STRUCTURE:	STST-3A	STR		
STST-3A		CAVITY INSULATION:	INSU-14	MATERIAL EXTERIOR - PRE-ENGINEERED METAL BLOO		
INSU-15	3a	INTERIOR FINISH:	GB-1A	EXTERIOR - 6" METAL STUDS INTERIOR - 8" METAL STUDS		
GB-1A		INTERIOR FINISH:	GB-1A	INTERIOR - 6" METAL STUDS		

# CLUB DAUNTLESS 2903 BIG HORN AVE, CODY, WY 82414

![](_page_265_Picture_27.jpeg)

PROJECT NUMBER: 2128

**PERMIT SET / CDR** 

ASSEMBLY	MATERIALS
EXTERIO	
	RE-1
PF METAL SCREEN SYSTEM	MTR-1
BREAK METAL PARAPET FLASHING CAP &	MTR-2
TRIM SYSTEM	
STANDING SEAM METAL ROOF	MTR-3
METAL SOFFIT	MTR-4 (SEE RCP FOR PATTERN/COLOR)
METAL ROOF ACCESSORIES	MTR-5 (SEE RCP FOR PATTERN/COLOR)
METAL SIDING	MTS-1 (SEE ELEV'S FOR PATTERN/COLOR)
METAL SIDING	MTS-2 (SEE ELEV'S FOR PATTERN/COLOR)
METAL SIDING	MIS-3 (SEE ELEV'S FOR PATTERN/COLOR)
EXTERIOR I	NSULATION
FOUNDATION PERIMETER INSULATION, R-10	
LINDER ELOOR INSULATION, R-12.5 MIN	INSU-4
ATTIC INSULATION R-49	INSU-6
	WRB-1
EXTERIOR	
EXTERIOR SHEATHING PER STRUCTURAL	$WDSH_2$ (FIRE TREATED)
EXTERIOR SHEATHING (PROPRIETARY)	(2) GBSH-1 - 2   AYERS
ROOF COVER BOARD	CB-1
STRU	
MATERIAL	MATERIAL CODE
EXTERIOR - PRE-ENGINEERED METAL BLDG	PEMB-1
EXTERIOR - 6" METAL STUDS	STST-1A
INTERIOR - 8" METAL STUDS	STST-2A
INTERIOR - 6" METAL STUDS	STST-3A
INTERIOR - 3 5/8" METAL STUDS	STST-4A
METAL DECKING	STDK-1 (PER STRUCTURAL)
OPEN WEB STEEL ROOF JOISTS	STJS-1 (PER STRUCTURAL)
STEEL BEAM	STBM-1 (PER STRUCTURAL)
	STUL-1 (PER STRUCTURAL)
CONCRETE SLAB ON GRADE	CSOG-T (PER STRUCTURAL)
	SULATION MATERIAL CODE
EXTERIOR WALL - EIBERGLASS BATT R-21	
EXTERIOR WALL - METAL BUILDING U-0.052	INSU-12
ROOF - METAL BUILDING, U-0.031	INSU-13
INTERIOR WALL - FIRE RATED	INSU-14
INTERIOR WALL - SOUND RATED	INSU-15
VAPOR	BARRIER
MATERIAL	MATERIAL CODE
EXTERIOR WALL VAPOR BARRIER	VPR-1A
METAL BUILDING VAPOR BARRIER	VPR-1B
UNDER-SLAB VAPOR BARRIER	VPR-2
	VI I ( 2
METAL ROOF VAPOR BARRIER	VPR-3
METAL ROOF VAPOR BARRIER ATTIC VAPOR BARRIER	VPR-3 VPR-4
METAL ROOF VAPOR BARRIER ATTIC VAPOR BARRIER INTERIO	VPR-3 VPR-4 R FINISH
METAL ROOF VAPOR BARRIER ATTIC VAPOR BARRIER INTERIO MATERIAL	VPR-3 VPR-4 R FINISH MATERIAL CODE
METAL ROOF VAPOR BARRIER ATTIC VAPOR BARRIER INTERIO MATERIAL 5/8" TYPE X GYPSUM BOARD	VPR-3 VPR-4 R FINISH GB-1A (2) CD 14
METAL ROOF VAPOR BARRIER ATTIC VAPOR BARRIER INTERIO MATERIAL 5/8" TYPE X GYPSUM BOARD 2 LAYERS 5/8" TYPE X GYPSUM BOARD	VPR-3 VPR-4 R FINISH GB-1A (2) GB-1A MCR 10
METAL ROOF VAPOR BARRIER ATTIC VAPOR BARRIER INTERIO MATERIAL 5/8" TYPE X GYPSUM BOARD 2 LAYERS 5/8" TYPE X GYPSUM BOARD 5/8" TYPE X MOISTURE RESIST. GYP. BOARD DI WWOOD PANEL TO HEICHT OF 8"	VPR-3 VPR-4 R FINISH GB-1A (2) GB-1A MGB-1A WDSH 2
METAL ROOF VAPOR BARRIER ATTIC VAPOR BARRIER INTERIO MATERIAL 5/8" TYPE X GYPSUM BOARD 2 LAYERS 5/8" TYPE X GYPSUM BOARD 5/8" TYPE X MOISTURE RESIST. GYP. BOARD PLYWOOD PANEL TO HEIGHT OF 8' 1/2" CEMENTITIOUS THE BACKER BOARD	VPR-3 VPR-4 <b>R FINISH</b> (2) GB-1A (2) GB-1A MGB-1A WDSH-3 TBP 1
METAL ROOF VAPOR BARRIER ATTIC VAPOR BARRIER INTERIO MATERIAL 5/8" TYPE X GYPSUM BOARD 2 LAYERS 5/8" TYPE X GYPSUM BOARD 5/8" TYPE X MOISTURE RESIST. GYP. BOARD PLYWOOD PANEL TO HEIGHT OF 8' 1/2" CEMENTITIOUS TILE BACKER BOARD	VPR-3 VPR-4 <b>R FINISH</b> (2) GB-1A (2) GB-1A MGB-1A WDSH-3 TBB-1
METAL ROOF VAPOR BARRIER ATTIC VAPOR BARRIER INTERIO MATERIAL 5/8" TYPE X GYPSUM BOARD 2 LAYERS 5/8" TYPE X GYPSUM BOARD 5/8" TYPE X MOISTURE RESIST. GYP. BOARD PLYWOOD PANEL TO HEIGHT OF 8' 1/2" CEMENTITIOUS TILE BACKER BOARD ASSEMBL	VPR-3 VPR-4 <b>R FINISH</b> MATERIAL CODE GB-1A (2) GB-1A MGB-1A WDSH-3 TBB-1 -Y NOTES
METAL ROOF VAPOR BARRIER ATTIC VAPOR BARRIER INTERIO MATERIAL 5/8" TYPE X GYPSUM BOARD 2 LAYERS 5/8" TYPE X GYPSUM BOARD 5/8" TYPE X MOISTURE RESIST. GYP. BOARD PLYWOOD PANEL TO HEIGHT OF 8' 1/2" CEMENTITIOUS TILE BACKER BOARD ASSEMBL 1. NOT ALL ASSEMBLIES MAY BE USED IN	VPR-3 VPR-4 <b>R FINISH</b> (2) GB-1A (2) GB-1A MGB-1A WDSH-3 TBB-1 <b>-Y NOTES</b> I THIS SET
METAL ROOF VAPOR BARRIER ATTIC VAPOR BARRIER INTERIO MATERIAL 5/8" TYPE X GYPSUM BOARD 2 LAYERS 5/8" TYPE X GYPSUM BOARD 5/8" TYPE X MOISTURE RESIST. GYP. BOARD PLYWOOD PANEL TO HEIGHT OF 8' 1/2" CEMENTITIOUS TILE BACKER BOARD ASSEMBL 1. NOT ALL ASSEMBLIES MAY BE USED IN 2. CONSTRUCT FIRE/SOUND RATED ASSE	VPR-3 VPR-4 <b>R FINISH</b> (2) GB-1A (2) GB-1A MGB-1A WDSH-3 TBB-1 <b>-Y NOTES</b> <b>I THIS SET</b> MBLIES AS DEFINED BY SPECIFIED LISTING
METAL ROOF VAPOR BARRIER ATTIC VAPOR BARRIER INTERIO MATERIAL 5/8" TYPE X GYPSUM BOARD 2 LAYERS 5/8" TYPE X GYPSUM BOARD 5/8" TYPE X MOISTURE RESIST. GYP. BOARD PLYWOOD PANEL TO HEIGHT OF 8' 1/2" CEMENTITIOUS TILE BACKER BOARD ASSEMBL 1. NOT ALL ASSEMBLIES MAY BE USED IN 2. CONSTRUCT FIRE/SOUND RATED ASSE NUMBER	VPR-3 VPR-4 R FINISH (2) GB-1A (2) G
METAL ROOF VAPOR BARRIER ATTIC VAPOR BARRIER INTERIO MATERIAL 5/8" TYPE X GYPSUM BOARD 2 LAYERS 5/8" TYPE X GYPSUM BOARD 5/8" TYPE X MOISTURE RESIST. GYP. BOARD PLYWOOD PANEL TO HEIGHT OF 8' 1/2" CEMENTITIOUS TILE BACKER BOARD ASSEMBL 1. NOT ALL ASSEMBLIES MAY BE USED IN 2. CONSTRUCT FIRE/SOUND RATED ASSE NUMBER 3. INCLUDING ATTACHMENTS, MATERIAL M	VPR-3 VPR-4 <b>R FINISH</b> (2) GB-1A (2) GB-1A MGB-1A WDSH-3 TBB-1 <b>LY NOTES</b> I THIS SET MBLIES AS DEFINED BY SPECIFIED LISTING MANUFACTURER/SPECIFICATIONS, ETC.
METAL ROOF VAPOR BARRIER ATTIC VAPOR BARRIER INTERIO MATERIAL 5/8" TYPE X GYPSUM BOARD 2 LAYERS 5/8" TYPE X GYPSUM BOARD 5/8" TYPE X MOISTURE RESIST. GYP. BOARD PLYWOOD PANEL TO HEIGHT OF 8' 1/2" CEMENTITIOUS TILE BACKER BOARD ASSEMBL 1. NOT ALL ASSEMBLIES MAY BE USED IN 2. CONSTRUCT FIRE/SOUND RATED ASSE NUMBER 3. INCLUDING ATTACHMENTS, MATERIAL M 4. VERIFY STRUCTURAL ASSEMBLY MATE	VPR-3 VPR-4 <b>R FINISH</b> (2) GB-1A (2) GB-1A MGB-1A WDSH-3 TBB-1 <b>LY NOTES</b> I <b>THIS SET</b> MBLIES AS DEFINED BY SPECIFIED LISTING MANUFACTURER/SPECIFICATIONS, ETC. RIALS WITH STRUCTURAL DRAWINGS
METAL ROOF VAPOR BARRIER ATTIC VAPOR BARRIER INTERIO MATERIAL 5/8" TYPE X GYPSUM BOARD 2 LAYERS 5/8" TYPE X GYPSUM BOARD 2 LAYERS 5/8" TYPE X GYPSUM BOARD 5/8" TYPE X MOISTURE RESIST. GYP. BOARD PLYWOOD PANEL TO HEIGHT OF 8' 1/2" CEMENTITIOUS TILE BACKER BOARD 1/2" CEMENTITIOUS TILE BACKER BOARD ASSEMBL 2. CONSTRUCT FIRE/SOUND RATED ASSE NUMBER 3. INCLUDING ATTACHMENTS, MATERIAL M 4. VERIFY STRUCTURAL ASSEMBLY MATE 5. VERIFY SUB-GRADE MATERIALS WITH G	VPR-3 VPR-4 <b>R FINISH</b> (2) GB-1A (2) GB-1A MGB-1A WDSH-3 TBB-1 <b>LY NOTES</b> I <b>THIS SET</b> MBLIES AS DEFINED BY SPECIFIED LISTING MANUFACTURER/SPECIFICATIONS, ETC. RIALS WITH STRUCTURAL DRAWINGS GEOTECH REPORT
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AS DEFINED HERE.

WITH SINKS & MOP SINKS, KITCHENS, WET MECHANICAL ROOMS, ETC. WALL TAGS OUTLINED — INDICATES MGB-1A FINISH. SIDE OF WALL TO BE IN WET LOCATIONS 12. WDSH-3 TO BE USED IN "COURT 127" AND "WEIGHTS, MACHINES & FUNC.

104" FOR REINFORCEMENT, INDICATED BY - - - ON FLOOR PLANS.

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![](_page_265_Picture_33.jpeg)

A503

![](_page_266_Picture_3.jpeg)

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<u>3/22/2023 - PERMIT SET / CDR</u>

![](_page_266_Figure_9.jpeg)

MODEL 4510 COLUMN PADDING 9 COLUMN PADDING

7/16" [11.11 mm] OSB

![](_page_266_Figure_11.jpeg)

![](_page_266_Figure_12.jpeg)

![](_page_266_Figure_13.jpeg)

![](_page_266_Figure_14.jpeg)

![](_page_266_Figure_15.jpeg)

![](_page_266_Figure_16.jpeg)

PROJECT ARCHITECT: JASON FITZGERALD, AIA

PROJECT NUMBER: 2128

– Ø3.5 SUPERSTRUCTURE

└── 2.5" X 1.5" SWAY BRACE

— Ø6.63 MAST

Dimension "A" is shown for maximum elevation of the truss range and may vary to fit the exact attachment elevation and building structure.

DIM "A"	DIM "C"
FtIn. (Meters)	FtIn. (Meters)
3'-9" (1.14M)	4'-10" (1.47M)
4'-9" (1.45M)	4'-10" (1.47M)
5'-9" (1.75M)	6'-9" (2.06M)
6'-9" (2.06M)	6'-9" (2.06M)
7'-9" (2.36M)	6'-9" (2.06M)
8'-9" (2.67M)	6'-9" (2.06M)
9'-9" (2.97M)	6'-9" (2.06M)
10'-9" (3.28M)	7'-10" (2.39M)
11'-9" (3.58M)	7'-10" (2.39M)
12'-9" (3.89M)	7'-10" (2.39M)
13'-9" (4.19M)	7'-10" (2.39M)
14'-9" (4.50M)	7'-10" (2.39M)
15'-9" (4.80M)	7'-10" (2.39M)
16'-9" (5.11M)	7'-10" (2.39M)

![](_page_266_Figure_25.jpeg)

![](_page_266_Figure_26.jpeg)

![](_page_266_Figure_27.jpeg)

![](_page_266_Picture_28.jpeg)

520

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![](_page_267_Figure_0.jpeg)

![](_page_267_Picture_1.jpeg)

PROJECT NUMBER: 2128

WALL ASSEMBLY PER PLAN/ASSEMBLY TYPES	
METAL SIDING PER ELEVATIONS	S S S
TRIM CHANNEL W/ DRAINAGE HOLES	<u>ا</u> ا
FLASHING WITH DRIP EDGE	
BACKER ROD & SEALANT	
FLEXIBLE FLASHING WRAPPED OVER WEATHER BARRIER INTO OPENING	
DRIP CAP, TYP	
DOOR/FRAME PER SCHEDULE	28 - C
BACKER ROD & SEALANT	21;
	S in S
	cd-mt.c
	<b>N</b> WW
METAL SIDING PER ELEVATIONS	ш
METAL SIDING TRIM	⊢
BACKER ROD & SEALANT	
DOOR/FRAME PER	
	6
$\leq$	◄
FLEXIBLE FLASHING WRAPPED OVER WEATHER	z
BARRIER INTO OPENING	U
WALL ASSEMBLY PER	-
PLAN/ASSEMBLY TYPES	S
	ш
BACKER ROD & SEALANT	.3443

THRESHOLD SET IN FULLBED OF MASTIC CEXISTING FLOOR SLAB

![](_page_267_Picture_12.jpeg)

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METAL STUD —— VERTICAL —— METAL SIDING CUSTOM SHIM —— FLASHING TO ——— MATCH ADJACENT SIDING COLOR. WRAP ENTIRE BOTTOM OF STOREFRONT 1/4" STEEL FIN FASTENED — TO STRUCTURE POWDER COAT TO MATCH PATRIOT RED SLOPE 2% STOREFRONT -----BACKER ROD CUSTOM STEEL FIN ABOVE GYP BD WRAP, WINDOW BY PAINTED GENERAL CONTRACTOR A512 ANGLED WALL HEADER DETAIL 6. --- 1 3/4" HAT \_\_\_\_\_ CHANNEL GIRT SEE STRUCTURAL WINDOW -SYSTEM \_\_\_\_. 11 WINDOW HEADER DETAIL A512 3" = 1'-0" COPYRIGHT © 2023 ISSUE DATES: 

![](_page_268_Picture_1.jpeg)

![](_page_268_Figure_5.jpeg)

![](_page_269_Figure_0.jpeg)

![](_page_269_Picture_1.jpeg)

![](_page_270_Picture_0.jpeg)

PROJECT ARCHITECT: JASON FITZGERALD, AIA

CASEWORK DETAILS

![](_page_271_Picture_0.jpeg)

PROJECT NUMBER: 2128

![](_page_271_Picture_8.jpeg)

S

![](_page_272_Picture_0.jpeg)

ROOF SYSTEM CURB SHALL NOT BE OFFS FROM THE WALL MORE TH
1/4" x 3" BENT PLATE W/ 5/8" THRU BOLTS AT 2'-0" O.C.
FIRE TREATED PLYWOOD IDTH OF LADDER SUPPORT, PAINT
5 <b>TYPICAL INTERIOR RC</b> A533 1 1/2"= 1'-0"

![](_page_272_Figure_5.jpeg)

CLUB DAUNTLESS 2903 BIG HORN AVE, CODY, WY 82414

PROJECT ARCHITECT: JASON FITZGERALD, AIA

PROJECT NUMBER: 2128

 COMPRESSION SPRING HINGE EXTENDABLE SAFETY POST, ATTACHED TO FIXED LADDER PER OSHA
 Curb-mounted railing. Required if less Than 10'-0" from roof edge
SEE ROOF HATCH CURB DETAIL on A-532

2'-6", TYP. FOR LADDER, 8'-0" FOR ALTERNATING THREAD STAIR, 12'-0" FOR STAIR

**0**2

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A533 **ROOF DETAILS** 

![](_page_273_Picture_0.jpeg)

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OUTSIDE CURB DIM         PANEL DIMENSION         JUTE         1. METAL COUNTERFLASHING IS NO         INSTALLATION OF R.T.U.         2. INSTALL METAL WORK IN ACCOR         3. APPLY MEMBRANE AND CUT EDER

![](_page_273_Figure_7.jpeg)

2903 BIG HORN AVE, CODY, WY 82414

PROJECT ARCHITECT: JASON FITZGERALD, AIA

PROJECT NUMBER: 2128

- PRE-MOLDED VENT BOOT by ROOFING MANUF.

- PRE-MOLDED VENT BOOT by ROOFING MANUF.

- REINFORCED ROOFING MEMBRANE per SPECIFICATION

![](_page_273_Picture_15.jpeg)

- SOLID BACKER ROD 50% LARGER THAN

- REINFORCED ROOFING MEMBRANE PER SPECIFICATION – PLATES & SCREWS 12" O.C.

- ROOF INSULATION under RECOVERY BOARD - ROOF DECK under VAPOR BARRIER

- PREMOLDED VENT BOOT by ROOFING MANUF.

- TARGET MADE FROM ROOFING MEMBRANE

- REINFORCED ROOFING MEMBRANE per SPEC.

![](_page_273_Picture_31.jpeg)

![](_page_273_Picture_35.jpeg)

MATERIAL ID		MANUFACTURER	COLLECTION - COLOR - DESCRIPTION	GENERAL NOTES	SPECIFICATION SECTION NUMBER
FLOORING - BASE	- TRANSITIONS - NOSINGS				
CPT-1	CARPET TILE (LIGHT GREY)	PATCRAFT	<u>COLLECTION:</u> MIXED MATERIALS CONVERGE <u>COLOR:</u> CUBE & COLOUR 10426, CLOVE, 00180 <u>DESCRIPTION:</u> 12"x48"		#
CPT-2	CARPET TILE (DARK GREY)	PATCRAFT	<u>COLLECTION:</u> FOOT IN THE DOOR II <u>COLOR:</u> WALK RIGHT IN II 10304, STERLING, 00500 <u>DESCRIPTION:</u> 24"X24"		#
CPT-3	CARPET TILE (RED)	PATCRAFT	<u>COLLECTION:</u> MIXED MATERIAL CONVERGE <u>COLOR:</u> CUBE & COLOUR 10426, CHERRY,00850 <u>DESCRIPTION:</u> 12"x48"		#
LVT	LUXURY VINYL TILE	PATCRAFT	<u>COLLECTION:</u> STRATIFIED PLUS <u>COLOR:</u> STRATIFIED + 1321V, GRAPHITE, 00590 <u>DESCRIPTION:</u> 6"X24"	GLUE DOWN	#
LVT-2	LUXURY VINYL TILE	PATCRAFT	<u>COLLECTION:</u> TIMBER GROVE II <u>COLOR:</u> SPROUT 00173 <u>DESCRIPTION:</u> 5.96"x48"	GLUE DOWN	#
SC-1	CONCRETE	MANUFACTURER	SEALED INTERIOR CONCRETE SLAB-ON-GRADE	GRIND AND POLISH, CLEAR COAT AND SEAL	33000
HW-1	HARDWOOD	FITNESS FLOORS	COLLECTION: EXTERRA COLOR: EXTERRA CLASSICS DESCRIPTION:	PER MANUFACTURER'S SPECIFICATIONS	#
TURF-1	ARTIFICIAL TURF	TARKETT	COLLECTION: REVOLUTION 360 COLOR: GREEN		#
RUBBER RT-1	RUBBER FLOORING	RUBBER FLOORING	DESCRIPTION: MONOFIAMENT FIBER         COLLECTION:         RUBBER ROLLS, BIGGIE SMALLZ RUBBER ROLLS         COLOR:       BUCKEYE- 20%         DESCRIPTION:       3/8" THICK 4' ROLLS	PER MANUFACTURER'S SPECIFICATIONS	#
HOMOGENEOUS V	HOMOGENEOUS SHEET	ARMSTRONG FLOORING	COLLECTION: HOMOGENEOUS SHEET COLOR: MEDITONE W/ DIAMOND 10 TECH, GREY LIGHT, H5301 DESCRIPTION: 6 58 FT x 98 4 FT x 080 IN	PER MANUFACTURER'S SPECIFICATIONS	#
VS-2	VINYL SPORTS FLOOR	PATCRAFT	<u>COLLECTION:</u> Bounce Back 6.5 1208V <u>COLOR:</u> Blonde Maple 02001 <u>DESCRIPTION:</u> Resilient Sheet/Roll, 70.9"x49.2', Glue Down	PER MANUFACTURER'S SPECIFICATIONS	#
WALL BASE WB-1 TRANSITIONS & N	VINYL WALL BASE	JOHNSONITE	4" STANDARD TOE JOHNSONITE VINYL BASE, <u>COLOR :</u> BLACK	PER MANUFACTURER'S SPECIFICATIONS	96513
TS-1	FLOOR TRANSITION STRIPS		COLLECTION: TBD COLOR: MATCH COORDINATING FLOORING		96513
TILE FINISHES					
T-1	PORCELAIN WALL TILE	SURFACE ART	COLLECTION: GRASSCLOTH 2.0       WALL TILE CAPS, CORNERS, & COVE BASES: To be Schluter; TBD (at all r and locker room locations)         COLLECTION: GRASSCLOTH 2.0       GROUT: Color TBD - Tile to be installed using grout that is appropriate for traffic/wet locations. Appropriate performing products would include: El Grout, Power Grout, the application of Grout Sealer, or Equal. Contractor verify appropriate grout applications with tile manufacturer prior to installations.		93000
T-2	PORCELAIN FLOOR TILE	SURFACE ART	COLLECTION:       DELUXE         COLOR:       OCEANSTORM, 195 SHADOW         DESCRIPTION:       24"x24"    WALL TILE CAPS, CORNERS, & COVE BASES: To be Schluter; TBD GROUT: Color TBD - Tile to be installed using grout that is appropriate for high traffic/wet locations. Appropriate performing products would include: Epoxy. Grout, Power Grout, the application of Grout Sealer, or Equal. Contractor to verify appropriate grout applications with tile manufacturer prior to installed. Typical for all tile installations.		93000
MISC. WALL COVE	RINGS				
WP-1	WALL PLANKS	1X4 FIR PLANKS	STAINED STN-1	INSTALLED PER MANUFACTURER SPECS	93000
CM-1	CORRUGATED METAL	METAL PANEL SYSTEM	GALVANIZED		
ST-1	STEEL PLATES	24 GA HOT ROLLED STEEL	CLEAR COAT SEALANT	INSTALLED PER MANUFACTURER SPECS	93000
PAINTS & COATIN PAINT	IGS				
P-1	PAINT	SHERWIN WILLIAMS	<u>COLOR:</u> MARSHMALLOW - SW7001	WALL PAINT:SATIN sheen on all gypsum board surfaces. Any other surfacesshall be prepped & painted per paint manuf. recommendations.*Epoxy Paint tobe used in all food prep areas.CEILINGS & SOFFITS:CEILINGS & SOFFITS:SATIN sheen on all gypsum board surfaces . Any othersurfaces shall be prepped & painted per paint manuf. recommendations.*EpoxyPaint to be used in all food prep areas.	99123
P-2	PAINT	SHERWIN WILLIAMS		WALL PAINT: SATIN sheen on all gypsum board surfaces. Any other surfaces	
			<u>COLOR:</u> DOVETAIL GRAY - SW7018	shall be prepped & painted per paint manuf. recommendations. <i>*Epoxy Paint to be used in all food prep areas.</i> <u>CEILINGS &amp; SOFFITS:</u> SATINs sheen on all gypsum board surfaces. Any other surfaces shall be prepped & painted per paint manuf. recommendations. <i>*Epoxy Paint to be used in all food prep areas.</i>	99123
P-3	PAINT	SHERWIN WILLIAMS	<u>COLOR:</u> DOVETAIL GRAY - SW7018	shall be prepped & painted per paint manuf. recommendations. *Epoxy Paint to be used in all food prep areas.CEILINGS & SOFFITS: SATINs sheen on all gypsum board surfaces . Any other surfaces shall be prepped & painted per paint manuf. recommendations. *Epoxy Paint to be used in all food prep areas.WALL PAINT: SATIN sheen on all gypsum board surfaces. Any other surfaces shall be prepped & painted per paint manuf. recommendations. *Epoxy Paint to be used in all food prep areas.WALL PAINT: SATIN sheen on all gypsum board surfaces. Any other surfaces shall be prepped & painted per paint manuf. recommendations. *Epoxy Paint to be used in all food prep areas.CEILINGS & SOFFITS: SATIN sheen on all gypsum board surfaces . Any other surfaces shall be prepped & painted per paint manuf. recommendations. *Epoxy Paint to be used in all food prep areas.CEILINGS & SOFFITS: SATIN sheen on all gypsum board surfaces . Any other surfaces shall be prepped & painted per paint manuf. recommendations. *Epoxy Paint to be used in all food prep areas.	99123 99123
P-3 P-4	PAINT	SHERWIN WILLIAMS	COLOR: DOVETAIL GRAY - SW7018 COLOR: TRICORN BLACK - SW6258 COLOR: REAL RED - SW6868	shall be prepped & painted per paint manuf. recommendations. *Epoxy Paint to be used in all food prep areas.CEILINGS & SOFFITS: SATINs sheen on all gypsum board surfaces . Any other surfaces shall be prepped & painted per paint manuf. recommendations. *Epoxy Paint to be used in all food prep areas.WALL PAINT: SATIN sheen on all gypsum board surfaces. Any other surfaces shall be prepped & painted per paint manuf. recommendations. *Epoxy Paint to be used in all food prep areas.CEILINGS & SOFFITS: SATIN sheen on all gypsum board surfaces . Any other surfaces shall be prepped & painted per paint manuf. recommendations. *Epoxy Paint to be used in all food prep areas.CEILINGS & SOFFITS: SATIN sheen on all gypsum board surfaces . Any other surfaces shall be prepped & painted per paint manuf. recommendations. *Epoxy Paint to be used in all food prep areas.WALL PAINT: SATIN sheen on all gypsum board surfaces . Any other surfaces shall be prepped & painted per paint manuf. recommendations. *Epoxy Paint to be used in all food prep areas.WALL PAINT: SATIN sheen on all gypsum board surfaces . Any other surfaces shall be prepped & painted per paint manuf. recommendations. *Epoxy Paint to be used in all food prep areas.CEILINGS & SOFFITS: SATIN sheen on all gypsum board surfaces . Any other surfaces shall be prepped & painted per paint manuf. recommendations. *Epoxy Paint to be used in all food prep areas.CEILINGS & SOFFITS: SATIN sheen on all gypsum board surfaces . Any other surfaces shall be prepped & painted per paint manuf. recommendations. *Epoxy Paint to be used in all food prep areas.	99123 99123 99123
P-3 P-4 STAIN STN-1	PAINT PAINT STAIN	SHERWIN WILLIAMS         SHERWIN WILLIAMS         SHERWIN WILLIAMS	COLOR: DOVETAIL GRAY - SW7018 COLOR: TRICORN BLACK - SW6258 COLOR: REAL RED - SW6868 TBD	shall be prepped & painted per paint manuf. recommendations. *Epoxy Paint to be used in all food prep areas.         CEILINGS & SOFFITS: SATINs sheen on all gypsum board surfaces . Any other surfaces shall be prepped & painted per paint manuf. recommendations. *Epoxy Paint to be used in all food prep areas.         WALL PAINT: SATIN sheen on all gypsum board surfaces. Any other surfaces shall be prepped & painted per paint manuf. recommendations. *Epoxy Paint to be used in all food prep areas.         CEILINGS & SOFFITS: SATIN sheen on all gypsum board surfaces. Any other surfaces shall be prepped & painted per paint manuf. recommendations. *Epoxy Paint to be used in all food prep areas.         CEILINGS & SOFFITS: SATIN sheen on all gypsum board surfaces . Any other surfaces shall be prepped & painted per paint manuf. recommendations. *Epoxy Paint to be used in all food prep areas.         WALL PAINT: SATIN sheen on all gypsum board surfaces. Any other surfaces shall be prepped & painted per paint manuf. recommendations. *Epoxy Paint to be used in all food prep areas.         WALL PAINT: SATIN sheen on all gypsum board surfaces. Any other surfaces shall be prepped & painted per paint manuf. recommendations. *Epoxy Paint to be used in all food prep areas.         CEILINGS & SOFFITS: SATIN sheen on all gypsum board surfaces . Any other surfaces shall be prepped & painted per paint manuf. recommendations. *Epoxy Paint to be used in all food prep areas.         CEILINGS & SOFFITS: SATIN sheen on all gypsum board surfaces . Any other surfaces shall be prepped & painted per paint manuf. recommendations. *Epoxy Paint to be used in all food prep areas.         2 COATS FLAT FINISH	99123 99123 99123 99123
P-3 P-4 STAIN STN-1 CEILINGS CEILING FINISHES	PAINT PAINT PAINT STAIN	SHERWIN WILLIAMS SHERWIN WILLIAMS SHERWIN WILLIAMS	COLOR: DOVETAIL GRAY - SW7018         COLOR: TRICORN BLACK - SW6258         COLOR: REAL RED - SW6868         TBD	shall be prepped & painted per paint manuf. recommendations. *Epoxy Paint to be used in all food prep areas.         CEILINGS & SOFFITS: SATINs sheen on all gypsum board surfaces . Any other surfaces shall be prepped & painted per paint manuf. recommendations. *Epoxy Paint to be used in all food prep areas.         WALL PAINT: SATIN sheen on all gypsum board surfaces. Any other surfaces shall be prepped & painted per paint manuf. recommendations. *Epoxy Paint to be used in all food prep areas.         CEILINGS & SOFFITS: SATIN sheen on all gypsum board surfaces . Any other surfaces shall be prepped & painted per paint manuf. recommendations. *Epoxy Paint to be used in all food prep areas.         CEILINGS & SOFFITS: SATIN sheen on all gypsum board surfaces . Any other surfaces shall be prepped & painted per paint manuf. recommendations. *Epoxy Paint to be used in all food prep areas.         WALL PAINT: SATIN sheen on all gypsum board surfaces. Any other surfaces shall be prepped & painted per paint manuf. recommendations. *Epoxy Paint to be used in all food prep areas.         WALL PAINT: SATIN sheen on all gypsum board surfaces. Any other surfaces shall be prepped & painted per paint manuf. recommendations. *Epoxy Paint to be used in all food prep areas.         CEILINGS & SOFFITS: SATIN sheen on all gypsum board surfaces . Any other surfaces shall be prepped & painted per paint manuf. recommendations. *Epoxy Paint to be used in all food prep areas.         2 COATS FLAT FINISH         2 COATS FLAT FINISH	99123 99123 99123 99123 99123
P-3 P-4 STAIN STN-1 CEILINGS CEILING FINISHES C-1	PAINT PAINT PAINT PAINT PAINT PAINT PAINT PAINT PAINT	SHERWIN WILLIAMS         SHERWIN WILLIAMS         SHERWIN WILLIAMS         BY PEMB MANUF.	COLOR: DOVETAIL GRAY - SW7018 COLOR: TRICORN BLACK - SW6258 COLOR: REAL RED - SW6868 COLOR: REAL RED - SW6868 TBD TBD TBD TBD	shall be prepped & painted per paint manuf. recommendations. *Epoxy Paint to be used in all food prep areas.         CEILINGS & SOFFITS: SATINS sheen on all gypsum board surfaces . Any other surfaces shall be prepped & painted per paint manuf. recommendations. *Epoxy Paint to be used in all food prep areas.         WALL PAINT: SATIN sheen on all gypsum board surfaces. Any other surfaces shall be prepped & painted per paint manuf. recommendations. *Epoxy Paint to be used in all food prep areas.         WALL PAINT: SATIN sheen on all gypsum board surfaces. Any other surfaces shall be prepped & painted per paint manuf. recommendations. *Epoxy Paint to be used in all food prep areas.         CEILINGS & SOFFITS: SATIN sheen on all gypsum board surfaces . Any other surfaces shall be prepped & painted per paint manuf. recommendations. *Epoxy Paint to be used in all food prep areas.         WALL PAINT: SATIN sheen on all gypsum board surfaces. Any other surfaces shall be prepped & painted per paint manuf. recommendations. *Epoxy Paint to be used in all food prep areas.         WALL PAINT: SATIN sheen on all gypsum board surfaces. Any other surfaces shall be prepped & painted per paint manuf. recommendations. *Epoxy Paint to be used in all food prep areas.         CEILINGS & SOFFITS: SATIN sheen on all gypsum board surfaces . Any other surfaces shall be prepped & painted per paint manuf. recommendations. *Epoxy Paint to be used in all food prep areas.         2 COATS FLAT FINISH         2 COATS FLAT FINISH	99123 99123 99123 99123 99123 99123 99123
P-3 P-4 STAIN STN-1 CEILINGS CEILING FINISHES C-1 C-2	PAINT	SHERWIN WILLIAMS SHERWIN WILLIAMS SHERWIN WILLIAMS SHERWIN WILLIAMS BY PEMB MANUF. BY PEMB MANUF.	COLOR: DOVETAIL GRAY - SW7018 COLOR: TRICORN BLACK - SW6258 COLOR: REAL RED - SW6868 COLOR: REAL RED - SW6868 TBD TBD TBD	shall be prepped & painted per paint manuf. recommendations. *Epoxy Paint to be used in all food prep areas.         CEILINGS & SOFFITS: SAT/Ns sheen on all gypsum board surfaces . Any other surfaces shall be prepped & painted per paint manuf. recommendations. *Epoxy Paint to be used in all food prep areas.         WALL PAINT: SAT/IN sheen on all gypsum board surfaces. Any other surfaces shall be prepped & painted per paint manuf. recommendations. *Epoxy Paint to be used in all food prep areas.         WALL PAINT: SAT/IN sheen on all gypsum board surfaces. Any other surfaces shall be prepped & painted per paint manuf. recommendations. *Epoxy Paint to be used in all food prep areas.         CEILINGS & SOFFITS: SAT/IN sheen on all gypsum board surfaces . Any other surfaces shall be prepped & painted per paint manuf. recommendations. *Epoxy Paint to be used in all food prep areas.         WALL PAINT: SAT/IN sheen on all gypsum board surfaces. Any other surfaces shall be prepped & painted per paint manuf. recommendations. *Epoxy Paint to be used in all food prep areas.         WALL PAINT: SAT/IN sheen on all gypsum board surfaces. Any other surfaces shall be prepped & painted per paint manuf. recommendations. *Epoxy Paint to be used in all food prep areas.         CEILINGS & SOFFITS: SAT/IN sheen on all gypsum board surfaces . Any other surfaces shall be prepped & painted per paint manuf. recommendations. *Epoxy Paint to be used in all food prep areas.         2 COATS FLAT FINISH       2         2 COATS FLAT FINISH       2	99123 99123 99123 99123 99123 99123 99123
P-3 P-4 STAIN STN-1 CEILINGS CEILING FINISHES C-1 C-2 ACOUSTICAL CEILI ACT-1	PAINT	SHERWIN WILLIAMS SHERWIN WILLIAMS SHERWIN WILLIAMS SHERWIN WILLIAMS BY PEMB MANUF. BY PEMB MANUF. ARMSTRONG	COLOR: DOVETAIL GRAY - SW7018 COLOR: TRICORN BLACK - SW6258 COLOR: TRICORN BLACK - SW6258 COLOR: REAL RED - SW6868 TBD TBD TBD COLOR: MANUFACTURER PRE-FINISH- BLACK MANUFACTURER PRE-FINISH- WHITE COLLECTION: CORTEGA COLOR: WHITE	shall be prepped & painted per paint manuf. recommendations. *Epoxy Paint to be used in all food prep areas.         CEILINGS & SOFFITS: SATINs sheen on all gypsum board surfaces . Any other surfaces shall be prepped & painted per paint manuf. recommendations. *Epoxy Paint to be used in all food prep areas.         WALL PAINT: SATIN sheen on all gypsum board surfaces. Any other surfaces shall be prepped & painted per paint manuf. recommendations. *Epoxy Paint to be used in all food prep areas.         CEILINGS & SOFFITS: SATIN sheen on all gypsum board surfaces . Any other surfaces shall be prepped & painted per paint manuf. recommendations. *Epoxy Paint to be used in all food prep areas.         CEILINGS & SOFFITS: SATIN sheen on all gypsum board surfaces . Any other surfaces shall be prepped & painted per paint manuf. recommendations. *Epoxy Paint to be used in all food prep areas.         WALL PAINT: SATIN sheen on all gypsum board surfaces. Any other surfaces shall be prepped & painted per paint manuf. recommendations. *Epoxy Paint to be used in all food prep areas.         WALL PAINT: SATIN sheen on all gypsum board surfaces. Any other surfaces shall be prepped & painted per paint manuf. recommendations. *Epoxy Paint to be used in all food prep areas.         CEILINGS & SOFFITS: SATIN sheen on all gypsum board surfaces . Any other surfaces shall be prepped & painted per paint manuf. recommendations. *Epoxy Paint to be used in all food prep areas.         2 COATS FLAT FINISH         2 COATS FLAT FINISH         NRC 0.55 - HOLD DOWN CLIPS PER PLAN - GRID: 15/16" WHITF	99123 99123 99123 99123 99123 99123 99123
P-3 P-4 STAIN STN-1 CEILINGS CEILING FINISHES C-1 C-2 ACOUSTICAL CEILI ACT-1 CABINETRY - CASE	PAINT PAINT PAINT PAINT PAINT PAINT PAINT PAINT PEMB INSULATION LINER PEMB INSULATION LINER ING TILE ACOUSTICAL CEILING TILE	SHERWIN WILLIAMS SHERWIN WILLIAMS SHERWIN WILLIAMS SHERWIN WILLIAMS BY PEMB MANUF. BY PEMB MANUF. BY PEMB MANUF. INISH MILLWORK	COLOR: DOVETAIL GRAY - SW7018 COLOR: TRICORN BLACK - SW6258 COLOR: TRICORN BLACK - SW6258 COLOR: REAL RED - SW6868 TBD TBD TBD COLLECTION: CORTEGA COLLECTION: CORTEGA COLOR: WHITE DESCRIPTION: 2'x4' SECOND LOOK	shall be prepped & painted per paint manuf. recommendations. *Epoxy Paint to be used in all food prep areas.         CEILINGS & SOFFITS: SATI/Ns sheen on all gypsum board surfaces . Any other surfaces shall be prepped & painted per paint manuf. recommendations. *Epoxy Paint to be used in all food prep areas.         WALL PAINT: SATI/N sheen on all gypsum board surfaces. Any other surfaces shall be prepped & painted per paint manuf. recommendations. *Epoxy Paint to be used in all food prep areas.         CEILINGS & SOFFITS: SATI/N sheen on all gypsum board surfaces . Any other surfaces shall be prepped & painted per paint manuf. recommendations. *Epoxy Paint to be used in all food prep areas.         WALL PAINT: SATI/N sheen on all gypsum board surfaces . Any other surfaces shall be prepped & painted per paint manuf. recommendations. *Epoxy Paint to be used in all food prep areas.         WALL PAINT: SATI/N sheen on all gypsum board surfaces. Any other surfaces shall be prepped & painted per paint manuf. recommendations. *Epoxy Paint to be used in all food prep areas.         WALL PAINT: SATI/N sheen on all gypsum board surfaces. Any other surfaces shall be prepped & painted per paint manuf. recommendations. *Epoxy Paint to be used in all food prep areas.         CEILINGS & SOFFITS: SATI/N sheen on all gypsum board surfaces . Any other surfaces shall be prepped & painted per paint manuf. recommendations. *Epoxy Paint to be used in all food prep areas.         2 COATS FLAT FINISH       2         2 COATS FLAT FINISH       NRC 0.55 - HOLD DOWN CLIPS PER PLAN - GRID: 15/16" WHITE	99123 99123 99123 99123 99123 99123 99123 99123 99123
P-3 P-4 STAIN STN-1 CEILINGS CEILING FINISHES C-1 C-2 ACOUSTICAL CEILI ACT-1 ACT-1 CABINETRY - CASE SOLID SURFACE SOLID SURFACE	PAINT ACOUSTICAL CEILING TILE CORIAN	SHERWIN WILLIAMS SHERWIN WILLIAMS SHERWIN WILLIAMS SHERWIN WILLIAMS BY PEMB MANUF. BY PEMB MANUF. BY PEMB MANUF. SOLID SURFACE	COLOR: DOVETAIL GRAY - SW7018 COLOR: TRICORN BLACK - SW6258 COLOR: REAL RED - SW6868 COLOR: REAL RED - SW6868 MANUFACTURER PRE-FINISH- BLACK MANUFACTURER PRE-FINISH- BLACK COLOR: WHITE COLLECTION: CORTEGA COLOR: WHITE DESCRIPTION: 2'x4' SECOND LOOK COLOR: DEEP NOCTURNF	shall be prepped & painted per paint manuf. recommendations. *Epoxy Paint to be used in all food prep areas.         CEILINGS & SOFFITS: SATINs sheen on all gypsum board surfaces . Any other surfaces shall be prepped & painted per paint manuf. recommendations. *Epoxy Paint to be used in all food prep areas.         WALL PAINT: SATIN sheen on all gypsum board surfaces. Any other surfaces shall be prepped & painted per paint manuf. recommendations. *Epoxy Paint to be used in all food prep areas.         CEILINGS & SOFFITS: SATIN sheen on all gypsum board surfaces . Any other surfaces shall be prepped & painted per paint manuf. recommendations. *Epoxy Paint to be used in all food prep areas.         CEILINGS & SOFFITS: SATIN sheen on all gypsum board surfaces . Any other surfaces shall be prepped & painted per paint manuf. recommendations. *Epoxy Paint to be used in all food prep areas.         WALL PAINT: SATIN sheen on all gypsum board surfaces. Any other surfaces shall be prepped & painted per paint manuf. recommendations. *Epoxy Paint to be used in all food prep areas.         CEILINGS & SOFFITS: SATIN sheen on all gypsum board surfaces . Any other surfaces shall be prepped & painted per paint manuf. recommendations. *Epoxy Paint to be used in all food prep areas.         2 COATS FLAT FINISH         2 COATS FLAT FINISH         NRC 0.55 - HOLD DOWN CLIPS PER PLAN - GRID: 15/16" WHITE         PER MANUFACTURER'S RECOMMENDATIONS	99123 99123 99123 99123 99123 99123 99123 99123 99123 99123
P-3 P-4 P-4 STAIN STN-1 CEILINGS CEILING FINISHES C-1 C-1 C-2 ACOUSTICAL CEILI ACT-1 ACT-1 CABINETRY - CASE SOLID SURFACE SS-1 SS-2	PAINT ACOUSTICAL CEILING TILE CORIAN CORIAN	SHERWIN WILLIAMS   SHERWIN WILLIAMS   SHERWIN WILLIAMS   SHERWIN WILLIAMS   BY PEMB MANUF.   BY PEMB MANUF.   BY PEMB MANUF.   INISH MILLWORK   SOLID SURFACE   SOLID SURFACE   SOLID SURFACE	COLOR: DOVETAIL GRAY - SW7018 COLOR: TRICORN BLACK - SW6258 COLOR: TRICORN BLACK - SW6258 COLOR: REAL RED - SW6868 COLOR: REAL RED - SW6868 MANUFACTURER PRE-FINISH- BLACK MANUFACTURER PRE-FINISH- BLACK MANUFACTURER PRE-FINISH- WHITE COLOR: WHITE COLOR: WHITE COLOR: DESIGNER WHITE COLOR: DESIGNER WHITE COLOR: DESIGNER WHITE	shall be prepped & painted per paint manuf. recommendations. *Epoxy Paint to be used in all food prep areas.         CELLINGS & SOFFITS: SAT/INs sheen on all gypsum board surfaces . Any other surfaces shall be prepped & painted per paint manuf. recommendations. *Epoxy Paint to be used in all food prep areas.         WALL PAINT: SAT/IN sheen on all gypsum board surfaces. Any other surfaces shall be prepped & painted per paint manuf. recommendations. *Epoxy Paint to be used in all food prep areas.         CELLINGS & SOFFITS: SAT/IN sheen on all gypsum board surfaces . Any other surfaces shall be prepped & painted per paint manuf. recommendations. *Epoxy Paint to be used in all food prep areas.         CELLINGS & SOFFITS: SAT/IN sheen on all gypsum board surfaces . Any other surfaces shall be prepped & painted per paint manuf. recommendations. *Epoxy Paint to be used in all food prep areas.         WALL PAINT: SAT/IN sheen on all gypsum board surfaces. Any other surfaces shall be prepped & painted per paint manuf. recommendations. *Epoxy Paint to be used in all food prep areas.         CELINGS & SOFFITS: SAT/IN sheen on all gypsum board surfaces . Any other surfaces shall be prepped & painted per paint manuf. recommendations. *Epoxy Paint to be used in all food prep areas.         2 COATS FLAT FINISH         NRC 0.55 - HOLD DOWN CLIPS PER PLAN - GRID: 15/16" WHITE         PER MANUFACTURER'S RECOMMENDATIONS         PER MANUFACTURER'S RECOMMENDATIONS         PER MANUFACTURER'S RECOMMENDATIONS	99123 99123 99123 99123 99123 99123 99123 99123 99123 99123 99123
P-3 P-4 P-4 STAIN STN-1 CEILINGS CEILING FINISHES C-1 C-1 C-2 ACOUSTICAL CEILI ACT-1 C-2 ACOUSTICAL CEILI ACT-1 SS-1 SS-1 SS-1 SS-2 PLASTIC LAMINAT PLAM-1	PAINT PEMB INSULATION LINER PEMB INSULATION LINER PEMB INSULATION LINER ING TILE ACOUSTICAL CEILING TILE CORIAN CORIAN E PLASTIC LAMINATE	SHERWIN WILLIAMS   SHERWIN WILLIAMS   SHERWIN WILLIAMS   SHERWIN WILLIAMS   BY PEMB MANUF.   BY PEMB MANUF.   BY PEMB MANUF.   BY PEMB MANUF.   SOLID SURFACE   SOLID SURFACE   SOLID SURFACE   SOLID SURFACE   WILSONART	COLOR: DOVETAIL GRAY - SW7018 COLOR: TRICORN BLACK - SW6258 COLOR: REAL RED - SW6868 COLOR: REAL RED - SW6868 COLOR: REAL RED - SW6868 MANUFACTURER PRE-FINISH- BLACK MANUFACTURER PRE-FINISH- BLACK MANUFACTURER PRE-FINISH- WHITE COLLECTION: CORTEGA COLOR: WHITE DESCRIPTION: 2'x4' SECOND LOOK COLOR: DEEP NOCTURNE COLOR: DEEIGNER WHITE COLOR: BLACK	shall be prepped & painted per paint manuf. recommendations. *Epoxy Paint to         be used in all food prep areas.         CELLINGS & SOFFITS: SATINS sheen on all gypsum board surfaces . Any other         surfaces shall be prepped & painted per paint manuf. recommendations. *Epoxy         Paint to be used in all food prep areas.         WALL PAINT: SATIN sheen on all gypsum board surfaces. Any other surfaces         shall be prepped & painted per paint manuf. recommendations. *Epoxy Paint to         be used in all food prep areas.         CELLINGS & SOFFITS: SATIN sheen on all gypsum board surfaces . Any other         surfaces shall be prepped & painted per paint manuf. recommendations. *Epoxy Paint to be used in all food prep areas.         CELLINGS & SOFFITS: SATIN sheen on all gypsum board surfaces. Any other surfaces shall be prepped & painted per paint manuf. recommendations. *Epoxy Paint to be used in all food prep areas.         WALL PAINT: SATIN sheen on all gypsum board surfaces . Any other surfaces shall be prepped & painted per paint manuf. recommendations. *Epoxy Paint to be used in all food prep areas.         CELINGS & SOFFITS: SATIN sheen on all gypsum board surfaces . Any other surfaces shall be prepped & painted per paint manuf. recommendations. *Epoxy Paint to be used in all food prep areas.         2 COATS FLAT FINISH         PER MANUFACTURER'S RECOMMENDATIONS         PER MANUFACTURER'S RECOMMENDATIONS         PER MANUFACTURER'S RECOMMENDATIONS         PER MANUFACTURER'S RECOMMENDATIONS         All Ca	99123 99123 99123 99123 99123 99123 99123 99123 99123 99123 99123 99123
P-3 P-4 P-4 STAIN STN-1 CEILINGS CEILING FINISHES C-1 C-1 C-2 ACOUSTICAL CEILI ACT-1 ACT-1 CABINETRY - CASE SOLID SURFACE SS-1 SS-2 PLASTIC LAMINAT PLAM-1 PLAM-2	PAINT PAINT PAINT PAINT PAINT PAINT PAINT PAINT PAINT PEMB INSULATION LINER PEMB INSULATION LINER PEMB INSULATION LINER CORIAN CORIAN CORIAN E PLASTIC LAMINATE PLASTIC LAMINATE	SHERWIN WILLIAMS   SHERWIN WILLIAMS   SHERWIN WILLIAMS   SHERWIN WILLIAMS   BY PEMB MANUF.   BY PEMB MANUF.   BY PEMB MANUF.   BY PEMB MANUF.   SOLID SURFACE   SOLID SURFACE   SOLID SURFACE   SOLID SURFACE   SOLID SURFACE   WILSONART   WILSONART	COLOR: DOVETAIL GRAY - SW7018 COLOR: TRICORN BLACK - SW6258 COLOR: REAL RED - SW6868 COLOR: REAL RED - SW6868 MANUFACTURER PRE-FINISH- BLACK MANUFACTURER PRE-FINISH- BLACK MANUFACTURER PRE-FINISH- WHITE COLLECTION: CORTEGA COLOR: WHITE DESCRIPTION: 2'X4' SECOND LOOK COLOR: DEEP NOCTURNE COLOR: DEEP NOCTURNE COLOR: BLACK COLOR: WHITE - MATTE FINISH	shall be prepped & painted per paint manuf. recommendations. *Epoxy Paint to be used in all food prep areas.         CELILINGS & SOFFITS: SATI/Ns sheen on all gypsum board surfaces . Any other surfaces shall be prepped & painted per paint manuf. recommendations. *Epoxy Paint to be used in all food prep areas.         WALL PAINT: SATI/N sheen on all gypsum board surfaces. Any other surfaces shall be prepped & painted per paint manuf. recommendations. *Epoxy Paint to be used in all food prep areas.         CELINGS & SOFFITS: SATI/N sheen on all gypsum board surfaces. Any other surfaces shall be prepped & painted per paint manuf. recommendations. *Epoxy Paint to be used in all food prep areas.         VMALL PAINT: SATI/N sheen on all gypsum board surfaces. Any other surfaces shall be prepped & painted per paint manuf. recommendations. *Epoxy Paint to be used in all food prep areas.         VMALL PAINT: SATI/N sheen on all gypsum board surfaces. Any other surfaces shall be prepped & painted per paint manuf. recommendations. *Epoxy Paint to be used in all food prep areas.         VMALL PAINT: SATI/N sheen on all gypsum board surfaces. Any other surfaces shall be prepped & painted per paint manuf. recommendations. *Epoxy Paint to be used in all food prep areas.         2 COATS FLAT FINISH         2 COATS FLAT FINISH         PER MANUFACTURER'S RECOMMENDATIONS         All Cabinets/Countertops to	99123 99123 99123 99123 99123 99123 99123 99123 99123 99123 99123 99123 99123 99123 99123
P-3 P-4 P-4 STAIN STN-1 CEILINGS CEILING FINISHES C-1 C-1 C-2 ACOUSTICAL CEILI ACT-1 C-2 ACOUSTICAL CEILI ACT-1 CABINETRY - CASE SOLID SURFACE SS-1 SS-2 PLASTIC LAMINAT PLAM-1 PLAM-2 CABINET HARDW/	PAINT PEMB INSULATION LINER PEMB INSULATION LINER PEMB INSULATION LINER PEMB INSULATION LINER CORIAN CORIAN CORIAN E PLASTIC LAMINATE PLASTIC LAMINATE PLASTIC LAMINATE	SHERWIN WILLIAMS   SHERWIN WILLIAMS   SHERWIN WILLIAMS   SHERWIN WILLIAMS   BY PEMB MANUF.   BY PEMB MANUF.   BY PEMB MANUF.   BY PEMB MANUF.   SOLID SURFACE   SOLID SURFACE   SOLID SURFACE   SOLID SURFACE   WILSONART   WILSONART	COLOR: DOVETAIL GRAY - SW7018  COLOR: TRICORN BLACK - SW6258  COLOR: TRICORN BLACK - SW6258  COLOR: REAL RED - SW6868  COLOR: REAL RED - SW6868  MANUFACTURER PRE-FINISH- BLACK MANUFACTURER PRE-FINISH- BLACK MANUFACTURER PRE-FINISH- WHITE  COLOR: CORTEGA COLOR: WHITE COLOR: DESIGNER WHITE COLOR: DESIGNER WHITE COLOR: BLACK COLOR: BLACK COLOR: WHITE - MATTE FINISH COLOR: WHITE - MATTE FINISH COLOR: WHITE - MATTE FINISH	shall be prepped & painted per paint manuf. recommendations. *Epoxy Paint to be used in all food prep areas.         CELINGS & SOFFITS: SATI/Ns sheen on all gypsum board surfaces . Any other surfaces shall be prepped & painted per paint manuf. recommendations. *Epoxy Paint to be used in all food prep areas.         WALL PAINT: SATI/N sheen on all gypsum board surfaces. Any other surfaces shall be prepped & painted per paint manuf. recommendations. *Epoxy Paint to be used in all food prep areas.         CELINGS & SOFFITS: SATI/N sheen on all gypsum board surfaces . Any other surfaces shall be prepped & painted per paint manuf. recommendations. *Epoxy Paint to be used in all food prep areas.         WALL PAINT: SATI/N sheen on all gypsum board surfaces. Any other surfaces shall be prepped & painted per paint manuf. recommendations. *Epoxy Paint to be used in all food prep areas.         WALL PAINT: SATI/N sheen on all gypsum board surfaces. Any other surfaces shall be prepped & painted per paint manuf. recommendations. *Epoxy Paint to be used in all food prep areas.         VALL PAINT: SATI/N sheen on all gypsum board surfaces. Any other surfaces shall be prepped & painted per paint manuf. recommendations. *Epoxy Paint to be used in all food prep areas.         CELINGS & SOFFITS: SATI/N sheen on all gypsum board surfaces . Any other surfaces shall be prepped & painted per paint manuf. recommendations. *Epoxy Paint to be used in all food prep areas.         2 COATS FLAT FINISH       PER MANUFACTURER'S RECOMMENDATIONS         PER MANUFACTURER'S RECOMMENDATIONS       PER MANUFACTURER'S RECOMMENDATIONS         PER MANUFACTURER'S RECOMMENDATIONS       All Cabinets/Countertops to have a 3mm PVC Edge Banding	99123 99123 99123 99123 99123 99123 99123 99123 99123 99123 99123 99123 99123 99123 99123
P-3 P-4 P-4 STAIN STN-1 CEILINGS CEILING FINISHES CEILING FINISHES C-1 C-2 C-2 ACOUSTICAL CEILI C-2 C-2 ACOUSTICAL CEILI ACT-1 CABINETRY - CASE SOLID SURFACE SS-1 SS-2 PLASTIC LAMINAT PLAM-1 PLAM-1 PLAM-2 CABINET HARDW/ PULLS	PAINT PAINT PAINT PAINT PAINT PAINT PAINT PAINT PEMB INSULATION LINER PEMB INSULATION LINER PEMB INSULATION LINER ING TILE CORIAN CORIAN CORIAN CORIAN E PLASTIC LAMINATE PLASTIC LAMINATE ARE CABINET PULLS	SHERWIN WILLIAMS   SHERWIN WILLIAMS   SHERWIN WILLIAMS   SHERWIN WILLIAMS   BY PEMB MANUF.   BY PEMB MANUF.   BY PEMB MANUF.   BY PEMB MANUF.   SOLID SURFACE   SOLID SURFACE   SOLID SURFACE   SOLID SURFACE   SOLID SURFACE   WILSONART   WILSONART   BERESON HARDWARE	COLOR: DOVETAIL GRAY - SW7018 COLOR: TRICORN BLACK - SW6258 COLOR: TRICORN BLACK - SW6258 COLOR: REAL RED - SW6868 COLOR: REAL RED - SW6868 MANUFACTURER PRE-FINISH- BLACK MANUFACTURER PRE-FINISH- BLACK MANUFACTURER PRE-FINISH- WHITE COLOR: CORTEGA COLOR: WHITE DESCRIPTION: 2'x4' SECOND LOOK COLOR: DEEIP NOCTURNE COLOR: DEEIP NOCTURNE COLOR: DEEIP NOCTURNE COLOR: BLACK COLOR: BLACK COLOR: TBD COLOR: TBD COLOR: TBD	shall be prepped & painted per paint manuf. recommendations. *Epoxy Paint to be used in all food prep areas.         CEILINGS & SOFFITS; SATINS sheen on all gypsum board surfaces. Any other surfaces shall be prepped & painted per paint manuf. recommendations. *Epoxy Paint to be used in all food prep areas.         WALL PAINT; SATIN sheen on all gypsum board surfaces. Any other surfaces shall be prepped & painted per paint manuf. recommendations. *Epoxy Paint to be used in all food prep areas.         CELINGS & SOFFITS; SATIN sheen on all gypsum board surfaces . Any other surfaces shall be prepped & painted per paint manuf. recommendations. *Epoxy Paint to be used in all food prep areas.         CELINGS & SOFFITS; SATIN sheen on all gypsum board surfaces. Any other surfaces shall be prepped & painted per paint manuf. recommendations. *Epoxy Paint to be used in all food prep areas.         WALL PAINT; SATIN sheen on all gypsum board surfaces. Any other surfaces shall be prepped & painted per paint manuf. recommendations. *Epoxy Paint to be used in all food prep areas.         CELINGS & SOFFITS; SATIN sheen on all gypsum board surfaces . Any other surfaces shall be prepped & painted per paint manuf. recommendations. *Epoxy Paint to be used in all food prep areas.         2 COATS FLAT FINISH         2 COATS FLAT FINISH         PER MANUFACTURER'S RECOMMENDATIONS         PER MANUFACTURER'S RECOMMENDATIONS         PER MANUFACTURER'S RECOMMENDATIONS         All Cabinets/Countertops to have a 3mm PVC Edge Banding in a Coordinating Color. Typ. (standard option through TMI)         All Cabinets/Countertops to have a 3mm PVC Edge Banding in a Coordinating Color	99123 99123
P-3 P-4 P-4 STAIN STN-1 CEILINGS CEILING FINISHES C-1 C-2 C-2 C-2 ACOUSTICAL CEILI ACT-1 C-2 C-2 ACOUSTICAL CEILI ACT-1 CABINETRY - CASE SOLID SURFACE SS-1 SS-2 PLASTIC LAMINAT PLAM-1 PLAM-1 PLAM-2 CABINET HARDW/ PULLS HINGES	PAINT PEMB INSULATION LINER PEMB INSULATION LINER PEMB INSULATION LINER PEMB INSULATION LINER CORIAN CORIAN CORIAN E PLASTIC LAMINATE PLASTIC LAMINATE PLASTIC LAMINATE ARE CABINET PULLS CABINET HINGES	SHERWIN WILLIAMS   SHERWIN WILLIAMS   SHERWIN WILLIAMS   SHERWIN WILLIAMS   BY PEMB MANUF.   BY PEMB MANUF.   BY PEMB MANUF.   BY PEMB MANUF.   SOLID SURFACE   SOLID SURFACE   SOLID SURFACE   SOLID SURFACE   WILSONART   WILSONART   WILSONART   TMI	COLOR: DOVETAIL GRAY - SW7018 COLOR: TRICORN BLACK - SW6258 COLOR: REAL RED - SW6868 COLOR: REAL RED - SW6868 COLOR: REAL RED - SW6868 MANUFACTURER PRE-FINISH- BLACK MANUFACTURER PRE-FINISH- BLACK MANUFACTURER PRE-FINISH- WHITE COLLECTION: CORTEGA COLOR: WHITE DESCRIPTION: 2'x4' SECOND LOOK COLOR: DEEP NOCTURNE COLOR: DEEP NOCTURNE COLOR: DEEP NOCTURNE COLOR: DEEP NOCTURNE COLOR: DESIGNER WHITE COLOR: DESIGNER WHITE COLOR: BLACK COLOR: WHITE - MATTE FINISH COLOR: TBD COLOR: TBD COLOR: TBD COLOR: TBD COLOR: TBD DESCRIPTION: TBD	shall be prepped & painted per paint manuf. recommendations. *Epoxy Paint to be used in all food prep areas.         CELILINGS & SOFFITS: SATINs sheen on all gypsum board surfaces. Any other surfaces shall be prepped & painted per paint manuf. recommendations. *Epoxy Paint to be used in all food prep areas.         WALL PAINT: SATIN sheen on all gypsum board surfaces. Any other surfaces shall be prepped & painted per paint manuf. recommendations. *Epoxy Paint to be used in all food prep areas.         CEILINGS & SOFFITS: SATIN sheen on all gypsum board surfaces. Any other surfaces shall be prepped & painted per paint manuf. recommendations. *Epoxy Paint to be used in all food prep areas.         WALL PAINT: SATIN sheen on all gypsum board surfaces. Any other surfaces shall be prepped & painted per paint manuf. recommendations. *Epoxy Paint to be used in all food prep areas.         WALL PAINT: SATIN sheen on all gypsum board surfaces. Any other surfaces shall be prepped & painted per paint manuf. recommendations. *Epoxy Paint to be used in all food prep areas.         CEILINGS & SOFFITS: SATIN sheen on all gypsum board surfaces. Any other surfaces shall be prepped & painted per paint manuf. recommendations. *Epoxy Paint to be used in all food prep areas.         2 COATS FLAT FINISH         PRE MANUFACTURER'S RECOMMENDATIONS         PER MANUFACTURER'S RECOMMENDATIONS         PER MANUFACTURER'S RECOMMENDATIONS         PER MANUFACTURER'S RECOMMENDATIONS         All Cabinets/Countertops to have a 3mm PVC Edge Banding in a Coordinating Color. Typ. (standard option through TMI)         All Cabinets/Countertops to have a 3mm PVC Edge Banding in a Coordinat	99123 99123
P-3 P-4 P-4 STAIN STN-1 CEILING SIN-1 CEILING SIN-1 CEILING FINISHES C-1 C-1 C-2 ACOUSTICAL CEILI C-2 ACOUSTICAL CEILI ACT-1 C-2 ACOUSTICAL CEILI SS-1 SS-1 SS-2 PLASTIC LAMINAT PLAM-1 PLAM-1 PLAM-1 PLAM-2 CABINET HARDW/ PULLS HINGES BRACKETS	PAINT	SHERWIN WILLIAMS         SHERWIN WILLIAMS         SHERWIN WILLIAMS         SHERWIN WILLIAMS         BY PEMB MANUF.         BY PEMB MANUF.         BY PEMB MANUF.         BY DEMB MANUF.         BY DEMB MANUF.         WILSONART         WILSONART         WILSONART         TMI         TMI	COLOR: DOVETAIL GRAY - SW7018 COLOR: TRICORN BLACK - SW6258 COLOR: REAL RED - SW6868 COLOR: REAL RED - SW6868 COLOR: REAL RED - SW6868 MANUFACTURER PRE-FINISH- BLACK MANUFACTURER PRE-FINISH- BLACK MANUFACTURER PRE-FINISH- WHITE COLLECTION: CORTEGA COLOR: WHITE DESCRIPTION: 2'x4' SECOND LOOK COLOR: DEEP NOCTURNE COLOR: DEEP NOCTURNE COLOR: DEEP NOCTURNE COLOR: DEEP NOCTURNE COLOR: DEEP NOCTURNE COLOR: DEEP NOCTURNE COLOR: BLACK COLOR: BLACK COLOR: WHITE - MATTE FINISH COLLECTION: TBD COLOR: TBD DESCRIPTION: TBD COLOR: TBD DESCRIPTION: TBD	shall be prepped & painted per paint manuf. recommendations. *Epoxy Paint to be used in all food prep areas.         CELINGS & SOFFITS: SATINS sheen on all gypsum board surfaces. Any other surfaces shall be prepped & painted per paint manuf. recommendations. *Epoxy Paint to be used in all food prep areas.         WALL PAINT: SATIN sheen on all gypsum board surfaces. Any other surfaces shall be prepped & painted per paint manuf. recommendations. *Epoxy Paint to be used in all food prep areas.         CELINGS & SOFFITS: SATIN sheen on all gypsum board surfaces. Any other surfaces shall be prepped & painted per paint manuf. recommendations. *Epoxy Paint to be used in all food prep areas.         WALL PAINT: SATIN sheen on all gypsum board surfaces. Any other surfaces shall be prepped & painted per paint manuf. recommendations. *Epoxy Paint to be used in all food prep areas.         WALL PAINT: SATIN sheen on all gypsum board surfaces. Any other surfaces shall be prepped & painted per paint manuf. recommendations. *Epoxy Paint to be used in all food prep areas.         CELINGS & SOFFITS: SATIN sheen on all gypsum board surfaces. Any other surfaces shall be prepped & painted per paint manuf. recommendations. *Epoxy Paint to be used in all food prep areas.         2 COATS FLAT FINISH         PER MANUFACTURER'S RECOMMENDATIONS         General NOTES         GENERAL NOTES	99123 99123
P-3 P-4 P-4 STAIN STN-1 CEILINGS CEILING FINISHES CEILING FINISHES C-1 C-2 C-2 C-2 C-2 C-2 C-2 C-2 C-1 C C C-1 C C C C C C C C C C C C C C	PAINT PEMB INSULATION LINER CORIAN CORIAN CORIAN E PLASTIC LAMINATE PLASTIC LAMINATE PLASTIC LAMINATE ARE CABINET PULLS CABINET HINGES TBD	SHERWIN WILLIAMS   SHERWIN WILLIAMS   SHERWIN WILLIAMS   SHERWIN WILLIAMS   BY PEMB MANUF.   BY PEMB MANUF.   BY PEMB MANUF.   BY PEMB MANUF.   BY DEMB MANUF.   WILSONART   WILSONART   WILSONART   WILSONART   MISONART   TMI	COLOR: DOVETAIL GRAY - SW7018 COLOR: TRICORN BLACK - SW6258 COLOR: REAL RED - SW6868 COLOR: REAL RED - SW6868 COLOR: REAL RED - SW6868 MANUFACTURER PRE-FINISH- BLACK MANUFACTURER PRE-FINISH- BLACK MANUFACTURER PRE-FINISH- WHITE COLLECTION: CORTEGA COLOR: WHITE DESCRIPTION: 2'X4' SECOND LOOK COLOR: DEEP NOCTURNE COLOR: DEEP NOCTURNE COLOR: DEEP NOCTURNE COLOR: BLACK COLOR: BLACK COLOR: BLACK COLOR: BLACK COLOR: BLACK COLOR: TBD DESCRIPTION: TBD COLOR: TBD DESCRIPTION: TBD COLOR: TBD DESCRIPTION: TBD	shall be prepped & painted per paint manuf. recommendations. *Epoxy Paint to be used in all food prep areas.         CELINGS & SOFFITS: SATINS sheen on all gypsum board surfaces. Any other surfaces shall be prepped & painted per paint manuf. recommendations. *Epoxy Paint to be used in all food prep areas.         WALL PAINT: SATIN sheen on all gypsum board surfaces. Any other surfaces shall be prepped & painted per paint manuf. recommendations. *Epoxy Paint to be used in all food prep areas.         ELINDS & SOFFITS: SATIN sheen on all gypsum board surfaces. Any other surfaces shall be prepped & painted per paint manuf. recommendations. *Epoxy Paint to be used in all food prep areas.         WALL PAINT: SATIN sheen on all gypsum board surfaces. Any other surfaces shall be prepped & painted per paint manuf. recommendations. *Epoxy Paint to be used in all food prep areas.         ELINDS & SOFFITS: SATIN sheen on all gypsum board surfaces. Any other surfaces shall be prepped & painted per paint manuf. recommendations. *Epoxy Paint to be used in all food prep areas.         ELINDS & SOFFITS: SATIN sheen on all gypsum board surfaces. Any other surfaces shall be prepped & painted per paint manuf. recommendations. *Epoxy Paint to be used in all food prep areas.         2 COATS FLAT FINISH         PER MANUFACTURER'S RECOMMENDATIONS         PER MANUFACTURER'S RECOMMENDATIONS         All Cabinets/Countertops to have a 3mm PVC Edge Banding in a Coordinating Color. Typ. (standard option through TMI)         All Cabinets/Countertops to have a 3mm PVC Edge Banding in a Coordinating Color. Typ. (standard option through TMI)         All Cabinets/Countertops to have a 3mm PVC Edge Banding in	99123 99123

![](_page_274_Picture_1.jpeg)

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MATERIAL ID	PRODUCT	MANUFACTURER	COLLECTION - COLOR - DESCRIPTION	GENERAL NOTES					
METAL SIDING									
MTS-1	MTS-1 METAL SIDING METAL SALES 24 GA. IC72 WALL PANEL, SLATE GREY (W38)		INSTALL PANELS VERTICALLY, PER MANUF.						
MTS-2	METAL SIDING	METAL SIDING METAL SALES 24 GA. IC72 WALL PANEL, OLD ZINC GREY (W29		INSTALL PANELS HORIZONTALLY, PER MANUF.					
MTS-3	METAL SIDING	METAL SALES 24 GA. T-10-A WALL PANEL, PATRIOT RED INSTSALL		INSTSALL PANELS VERTICALLY, PER MANUF.					
METAL ROOFIN	G								
MTR-1 METAL ROOF METAL SALES		METAL SALES	STANDING SEAM, SLATE GREY (W38), 16" WIDTH, SUITABLE FOR SLOPE ROOF AS SPECIFIED	INSTALLED PER MANUFACTURER RECOMMENDATIONS					
MTR-2	METAL SOFFIT METAL SALES 24 GA. TLC- 9, SLATE GREY (W38) INSTSALLED PER RCP, PER		INSTSALLED PER RCP, PER MANUF.						
METAL FLASHIN	IG								
MTL-1	MTL-1 METAL FLASHING & TRIM		26 GA. BREAK METAL FLASHING, SLATE GREY (W38)	INSTALLED PER MANUFACTURER RECOMMENDATIONS					
MTL-2	METAL FLASHING & TRIM	METAL SALES	26 GA. BREAK METAL FLASHING, OLD ZINC GREY (W29)	INSTALLED PER MANUFACTURER RECOMMENDATIONS					
MTL-3	METAL FLASHING & TRIM	METAL SALES	26 GA. BREAK METAL FLASHING, PATRIOT RED	INSTALLED PER MANUFACTURER RECOMMENDATIONS					
EXTERIOR PAIN	T								
XPNT-1	PAINT 1: BLACK		METAL PRIMER WITH PRO INDUSTRIAL ACRYLIC SATIN TOPCOAT	INSTALLED PER MANUFACTURER RECOMMENDATIONS					
XPNT-2	PAINT 1: RED		POWDER COAT	INSTALLED PER MANUFACTURER RECOMMENDATIONS					
XPNT-3	PAINT 1: RED		METAL PRIMER WITH PRO INDUSTRIAL ACRYLIC SATIN TOPCOAT	INSTALLED PER MANUFACTURER RECOMMENDATIONS					

# FXTERIOR MATERIAL SCHEDULE

**PERMIT SET / CDR** 

CLUB DAUNTLESS 2903 BIG HORN AVE, CODY, WY 82414

PROJECT ARCHITECT: JASON FITZGERALD, AIA

![](_page_274_Picture_14.jpeg)

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![](_page_274_Picture_16.jpeg)

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![](_page_275_Figure_0.jpeg)

DOOR	DOOR AND FRAME SCHEDULE												
DOOR					DOOR		FF	RAME	FIRE				
NO.	WIDTH	HEIGHT	ТҮРЕ	MATERIAL	FINISH	GLAZING	MATL	FINISH	RATING	HARDWARE	CLOSER / HINGE	STOP	REMARKS (SEE DOOR KEYNOTES)
101-1	3'-0"	8'-0"	Α	ALUM	FACTORY	TEMPERED	ALUM	FACTORY	-	PANIC / E STRIKE	SURFACE-HEAVY	CLOSER	EXTERIOR STOREFRONT 1, 2, 4
101-2	3'-0"	8'-0"	Н	ALUM	FACTORY	TEMPERED	ALUM	FACTORY	-	PANIC / E STRIKE	SURFACE-HEAVY	CLOSER	INTERIOR STOREFRONT 4
102	8'-0"	8'-0"	D	ALUM	FACTORY		ALUM	FACTORY		OH-2			GLASS PANEL OVERHEAD SECTIONAL DOOR
103	3'-0"	8'-0"	Н	ALUM	FACTORY	TEMPERED	MTL	PAINT		PUSH/PULL	SURFACE-HEAVY	CLOSER	PUSH PLATE & PULL HARDWARE
104	6'-0"	7'-0"	С	HM-IS	PAINT	-	MTL	PAINT	-	PANIC	SURFACE - HEAVY	CLOSER	1,2,3,5
105-1	3'-0"	8'-0"	Н	ALUM	FACTORY	TEMPERED	MTL	PAINT		PUSH/PULL	SURFACE-HEAVY	CLOSER	PUSH PLATE & PULL HARDWARE
105-2	14'-0"	8'-0"	D		FACTORY		MTL	FACTORY	-	OH-2			GLASS PANEL OVERHEAD SECTIONAL DOOR
109	3'-6"	7'-0"	В	SC-V	PAINT		MTL	PAINT	-	E STRIKE	SURFACE-HEAVY DUTY	CLOSER	4
110	3'-0"	7'-0"	В	SC-V	PAINT		MTL	PAINT	-	E STRIKE	HINGE	WALL	4, OCCUPANCY INDICATOR WINDOW ON EXT OF DOOR, DEVICE ON INSIDE T
111	3'-0"	7'-0"	В	SC-V	PAINT	-	MTL	PAINT	-	E STRIKE	HINGE	WALL	4, OCCUPANCY INDICATOR WINDOW ON EXT OF DOOR, DEVICE ON INSIDE T
112	3'-0"	7'-0"	В	SC-V	PAINT	-	MTL	PAINT	-	E STRIKE	HINGE	WALL	4, OCCUPANCY INDICATOR WINDOW ON EXT OF DOOR, DEVICE ON INSIDE T
113	3'-0"	7'-0"	В	SC-V	PAINT	-	MTL	PAINT	-	STOREROOM	HEAVY DUTY	WALL	
118	3'-0"	7'-0"	В	HM	PAINT	-	MTL	PAINT	-	E STRIKE	HEAVY DUTY	CLOSER	4, STRIKE RELEASE ON PULL SIDE OF DOOR, PUSH PLATE ON OPP SIDE
120	3'-0"	7'-0"	В	SC-V	PAINT	-	MTL	PAINT	-	E STRIKE	HINGE	FLOOR	4, W/ KEYPAD
121	3'-0"	7'-0"	В	SC-V	PAINT		MTL	PAINT	-	PASSAGE	HEAVY DUTY	CLOSER	
124-1	3'-0"	7'-0"	В	HM	PAINT	-	MTL	PAINT	-	E STRIKE	HEAVY DUTY	CLOSER	4, STRIKE RELEASE ON PULL SIDE OF DOOR, PUSH PLATE ON OPP SIDE
124-2	3'-0"	7'-0"	В	HM	PAINT	-	MTL	PAINT	-	STOREROOM	-	WALL	
125	6'-0"	7'-0"	С	HM	PAINT		MTL	PAINT	-	E STRIKE			3,4
126-1	3'-0"	7'-0"	В	HM	PAINT	-	MTL	PAINT	-	E STRIKE	-		4, STRIKE RELEASE ON PUSH SIDE OF DOOR
126-2	4'-0"	4'-4"	R	ALUM	FACT	-	MTL	-	-	OH-1	-	-	COILING DOOR MOUNTED TO INSIDE OF CONCESSIONS ROOM
127-1	6'-0"	7'-0"	С	HM-IS	PAINT	-	MTL	PAINT	-	PANIC	SURFACE - HEAVY	CLOSER	1,2,3,5
127-2	6'-0"	7'-0"	С	HM-IS	PAINT	-	MTL	PAINT	-	PANIC	SURFACE - HEAVY	CLOSER	1,2,3,5
128	6'-0"	7'-0"	С	HM	PAINT		MTL	PAINT	-	CLASSROOM			MAGNETIC HOLD OPENS, 3
129-1	3'-0"	8'-0"	Α	ALUM	FACTORY	TEMPERED	ALUM	FACTORY	-	PANIC / E STRIKE	SURFACE-HEAVY	CLOSER	EXTERIOR STOREFRONT 1,2
129-2	3'-0"	8'-0"	Α	ALUM	FACTORY	TEMPERED	ALUM	FACTORY	-	PANIC / E STRIKE	SURFACE-HEAVY	CLOSER	EXTERIOR STOREFRONT 1,2
131	3'-0"	7'-0"	В	SC-V	PAINT		MTL	PAINT	-	PASSAGE	HEAVY DUTY	CLOSER	
132-1	3'-0"	8'-0"	K	ALUM	FACTORY	TEMPERED	ALUM	FACTORY	-	ENTRANCE	HEAVY DUTY	CLOSER	EXTERIOR STOREFRONT 1,2 - "DOOR TO REMAIN UNLOCK DURING OCCUPIE
132-2	3'-0"	7'-0"	В	SC-V	PAINT	-	MTL	PAINT	-	PRIVACY	HINGE	WALL	
132-3	3'-0"	7'-0"	В	SC-V	PAINT	-	MTL	PAINT	-	ENTRANCE	HINGE	FLOOR	
202	6'-0"	7'-0"	С	HM-IS	PAINT	-	MTL	PAINT	-	PANIC	SURFACE - HEAVY	CLOSER	1,2,3,5
203	3'-0"	7'-0"	В	CS-V	PAINT	-	METAL	PAINT	-	STOREROOM	-	-	
204	3'-0"	8'-0"	Н	ALUM	FACTORY	TEMPERED	METAL	PAINT		PUSH/PULL	SURFACE-HEAVY	CLOSER	PUSH PLATE & PULL HARDWARE
206	3'-0"	7'-0"	В	SC-V	PAINT	-	MTL	PAINT	-	PRIVACY	HINGE	WALL	
207	3'-0"	7'-0"	В	SC-V	PAINT	-	MTL	PAINT	-	PRIVACY	HINGE	WALL	
209	3'-0"	7'-0"	В	SC-V	PAINT	-	MTL	PAINT	-	STOREROOM	HEAVY DUTY	WALL	
210	3'-0"	8'-0"	Н	ALUM	FACTORY	TEMPERED	MTL	PAINT		PUSH/PULL	SURFACE-HEAVY	CLOSER	PUSH PLATE & PULL HARDWARE
211	3'-0"	7'-0"	В	SC-V	PAINT	-	MTL	PAINT	-	STOREROOM	HEAVY DUTY	WALL	
212	3'-0"	8'-0"	Н	ALUM	FACTORY	TEMPERED	MTL	PAINT		PUSH/PULL	SURFACE-HEAVY	CLOSER	PUSH PLATE & PULL HARDWARE
214-1	3'-0"	7'-0"	В	SC-V	PAINT	_	METAL	PAINT	-	PASSAGE	HINGE	WALL	
214-2	3'-0"	7'-0"	В	SC-V	PAINT	-	METAL	PAINT	-	PASSAGE	HINGE	WALL	

![](_page_275_Picture_2.jpeg)

![](_page_275_Picture_8.jpeg)

# DOOR SCH

- 1. ALL METAL FRAMED DOORS LOCA TO HAVE AN ALUMINUM DRIP EDGE 2. THRESHOLDS AT DOORWAYS SHAL THRESHOLDS AND FLOOR LEVEL ( BE BEVELED WITH A SLOPE NO GR 3. DOOR HARDWARE. HANDLES, PULI DEVICES ON ACCESSIBLE DOORS S WITH ONE HAND AND DOES NOT R OR TWISTING OF THE WRIST TO OF PUSH-TYPE MECHANISMS, AND U-S 4. DOOR CLOSERS. IF A DOOR HAS A CLOSER SHALL BE ADJUSTED SO T DEGREES, THE DOOR WILL TAKE A (75 MM) FROM THE LATCH, MEASUF 5. DOOR OPENING FORCE. THE MAXII A DOOR SHALL BE AS FOLLOWS: A. EXTERIOR HINGED DOORS: (RE B. INTERIOR HINGED DOORS: 5 LB C. SLIDING OR FOLDING DOORS: THESE FORCES DO NOT APPLY TO BOLTS OR DISENGAGE OTHER DEV POSITION. 6. VESTIBULE DOOR TO INCLUDE FUL STRIPPING, OR OTHER ESSENTIAL 7. ALL SWINGING DOORS TO BE SET V FINISH TO MATCH LEVERS. 8. GENERAL CONTRACTOR TO VERIFY
- PLANS PRIOR TO ORDERING DOOR 9. GENERAL CONTRACTOR TO COORDINATE WITH OWNER ON PROGRAMMING
- TRAINING, ETC.

- SHALL NOT EXCEED 15 POUNDS IN THE DIRECTION OF TRAVEL.
- 3. PROVIDE ASTRAGAL AND FLUSH BOLTS. 4. COORDINATE KEY FOB ACCESS WITH OWNER.
- 5. PROVIDE INSULATED CORE.

	FINISH MATERIA	AL LEGEND
ALUM: E STRIKE FG: HC-W: HC-H: HM: HM:	CONSTRUCTION ALUMINUM ELECTRONIC STRIKE FIBERGLASS INSULATED CORE HOLLOW CORE WOOD VENEER HOLLOW CORE HARDBOARD FACED HOLLOW METAL	GLASS TYPES G-1: CLEAR TEMPERED G-2: INSULATED G-3: TEMPERED/INSULATED G-4: FIRE RATED GLAZING, RATING SAME AS DOOR
MFR: MTL: SC-W: SC-V: STF: VINYL: WD:	PER MANUFACTURER METAL (TIMELY OR SIMILAR) SOLID CORE WOOD SOLID CORE VENEER STOREFRONT VINYL WOOD	<u>FINISH</u> PER FINISH SCHEDULE

# EXTERIOR DOORS / STOREFRONT 0 TUBELITE STOREFRONT TYPE : TUBELITE 4500 SERIES STOREFRONT GLASS : DOUBLE PANE LOW E U-VALUE : 0.34 SHGC : 0.29 LSG : 0.28 THICKNESS : 1" UNIT W/AIRSPACE AND TWO 3.1 mm LITES

INTERIOR FINISH : DARK BRONZE EXTERIOR FINISH : DARK BRONZE TUBELITE ENTRANCE DOORS TYPE : TUBELITE MEDIUM STILE ENTRANCE DOORS W/ THERMAL BLOCK GLASS :LoE 366 U-VALUE : 0.34 SHGC : 0.29 LSG : 0.28 THICKNESS : 1" UNIT W/AIRSPACE AND TWO 3.1 mm LITES INTERIOR FINISH : DARK BRONZE EXTERIOR FINISH : DARK BRONZE

![](_page_275_Picture_22.jpeg)

![](_page_275_Picture_23.jpeg)

IEDULE NOTES
ATED WITHIN METAL SKINNED EXTERIOR WALLS GE MOUNTED AT HEADER.
CHANGES AT ACCESSIBLE DOORWAYS SHALL REATER THAN 1:2
LLS, LATCHES, LOCKS, AND OTHER OPERATING S SHALL HAVE A SHAPE THAT IS EASY TO GRASP REQUIRE TIGHT GRASPING, TIGHT PINCHING, DPERATE. LEVER-OPERATED MECHANISMS, -SHAPED HANDLES ARE ACCEPTABLE DESIGNS. A CLOSER, THEN THE SWEEP PERIOD OF THE
THAT FROM AN OPEN POSITION OF 70 AT LEAST 3 SECONDS TO MOVE TO A POINT 3 IN JRED TO THE LEADING EDGE OF THE DOOR. KIMUM FORCE FOR PUSHING OR PULLING OPEN
RESERVED) LBF (22.2N) 5 LBF (22.2N) D THE FORCE REQUIRED TO RETRACT LATCH
EVICES THAT HOLDS THE DOOR IN A CLOSED
LL THRESHOLD, BUMPERS, WEATHER L WEATHER PROOFING ACCESSORIES. WITH (2) PAIRS OF BALL-BEARING HINGES IN A
FY DOOR SWINGS & STOP LOCATIONS WITH DRS.

OF THE ACCESS CONTROL SYSTEM. SCHEDULES, TIERS OF SECURITY,

# **DOOR KEYNOTES**

1. EXTERIOR DOOR, INCLUDE FULL THRESHOLD, BUMPERS, WEATHER STRIPPING, OR OTHER ESSENTIAL WEATHER PROOFING ACCESSORIES

2. PANIC HARDWARE TO BE MOUNTED 32" TO 44" A.F.F. AND LATCHING FORCE

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![](_page_275_Picture_34.jpeg)

![](_page_276_Figure_0.jpeg)

![](_page_276_Picture_1.jpeg)

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![](_page_276_Figure_7.jpeg)

# WINDOW SCHEDULE

WINDOW TYPE	WIDTH	HEIGHT	HEAD HEIGHT	MATERIAL	FINISH	FIRE RATING	SHGC	U-VALUE	NOTES	Quantity
D	4'-0"	11'-0"	14'-0"	Default Objects			Off			1
D	16'-0"	11'-0"	14'-0"	Default Objects			Off			3
F	6'-0"	10'-0"	10'-0"	Default Objects			Off			1
F	16'-0"	4'-0"	5'-0"	Default Objects			Off			1
F	16'-0"	4'-0"	7'-0"	Default Objects			Off			5
G	14'-0"	4'-0"	7'-0"	Default Objects			Off			2
Н	4'-0"	8'-0"	11'-0"	Default Objects			Off			1
J	5'-0"	7'-0"	7'-0"	Default Objects			Off			1
K	3'-4"	5'-6"	9'-0"	Default Objects			Off			1
K	3'-4"	5'-6"	9'-0"	Default Objects			Off			1
L	15'-0"	4'-0"	8'-0"	Default Objects			Off			1

![](_page_276_Figure_11.jpeg)

![](_page_276_Figure_12.jpeg)

# WINDOW SCHEDULE NOTES

- WINDOW SCHEDULE AND WINDOW ELEVATIONS ARE FOR DESIGN REFERENCE ONLY. GENERAL CONTRACTOR TO VERIFY ALL QUANTITIES AND WINDOW SIZES PRIOR TO CONSTRUCTION.
- 2. GENERAL CONTRACTOR TO VERIFY ALL QUANTITIES PRIOR TO CONSTRUCTION. 3. CONTRACTOR SHALL PROVIDE "SAFETY" GLASS FOR ALL WINDOWS WHERE APPLIES IN ACCORDANCE WITH IBC. ALL WINDOWS REQUIRING SAFETY GLAZING
- ARE LABELED "SG". ALL WINDOW UNITS SHALL BE PROPERLY AND SECURELY INSTALLED IN ACCORDANCE TO MANUFACTURER'S DETAILS AND SPECIFICATIONS PROVIDING ALL NECESSARY ANCHORS, SHIMS, INSULATION, FLASHING, CAULKING, ETC. WITH FINISH TRIMS AS REQUIRED PROVIDING A COMPLETE AND FULLY WEATHER TIGHT, CERTIFIED AND TOTALLY FINISHED INSTALLATION. R and/or U-VALUES
- SHALL BE LABELED AS "CERTIFIED." 5. CONTRACTOR SHALL VERIFY ALL ACTUAL SIZES OF ROUGH OPENINGS PRIOR TO COMMENCING FABRICATION, TYPICAL.
- FOR A SECURE AND CRAFTSMAN-LIKE INSTALLATION. . CONTRACTOR SHALL VERIFY AND INSURE THAT ALL WINDOW SIZES, CONSTRUCTION, AND FEATURES SHALL MEET ALL EGRESS REQUIREMENTS,
- OPENING SIZES AND MAXIMUM SILL HEIGHTS AS REQUIRED BY APPLICABLE BUILDING CODE REQUIREMENTS AND SHALL MODIFY ACCORDINGLY. 3. INSECT SCREENS SHALL BE PROVIDED FOR ALL OPERABLE SASH UNITS WITH
- 9. SHOP DRAWINGS ARE REQUIRED FOR ALL ASSEMBLIES, CORRECTED, AND SUBMITTED BY THE CONTRACTOR FOR REVIEW AND APPROVAL BY THE ARCHITECT.
- 10. FOR ALL OPENINGS WITH MULTIPLE WINDOW UNITS, IT IS THE RESPONSIBILITY OF THE WINDOW MANUFACTURER TO VERIFY RESPECTIVE WIND LOADING REQUIREMENTS AND PROVIDE FULL AND PROPER REINFORCEMENT AND OTHER PROVISIONS AS REQUIRED.
- 11. CONTRACTOR SHALL VERIFY AND COORDINATE PROPER FRAME SIZE WITH APPROPRIATE PARTITION AND WALL TYPE, SIZE AND CONSTRUCTION.

# **EXTERIOR WINDOWS**

TUBELITE 4500 SERIES TYPE : FIXED GLASS : DOUBLE PANE LOW E INTERIOR FINISH : BLACK EXTERIOR FINISH : BLACK

# **EXTERIOR DOORS / STOREFRONT**

TUBELITE STOREFRONT TYPE : TUBELITE 4500 SERIES STOREFRONT GLASS : DOUBLE PANE LOW E U-VALUE : 0.34 SHGC : 0.29 LSG : 0.28 THICKNESS: 1" UNIT W/AIRSPACE AND TWO 3.1 mm LITES INTERIOR FINISH : DARK BRONZE

EXTERIOR FINISH : DARK BRONZE

EXTERIOR FINISH : DARK BRONZE

TUBELITE ENTRANCE DOORS TYPE : TUBELITE MEDIUM STILE ENTRANCE DOORS W/ THERMAL BLOCK GLASS :LoE 366 U-VALUE : 0.34 SHGC : 0.29 LSG : 0.28 THICKNESS : 1" UNIT W/AIRSPACE AND TWO 3.1 mm LITES INTERIOR FINISH : DARK BRONZE

F	FINISH MATERIAL LEGEND					
UM: STRIKE S: -W: C-H: 4:	CONSTRUCTION ALUMINUM ELECTRONIC STRIKE FIBERGLASS INSULATED CORE HOLLOW CORE WOOD VENEER HOLLOW CORE HARDBOARD FACED HOLLOW METAL	GLASS TYPES G-1: CLEAR TEMPERED G-2: INSULATED G-3: TEMPERED/INSULATED G-4: FIRE RATED GLAZING, RATING SAME AS DOOR				
FR: FL: C-W: C-V: F: NYL: D:	PER MANUFACTURER METAL (TIMELY OR SIMILAR) SOLID CORE WOOD SOLID CORE VENEER STOREFRONT VINYL WOOD	<u>FINISH</u> PER FINISH SCHEDULE				

![](_page_276_Picture_30.jpeg)

![](_page_276_Picture_31.jpeg)

![](_page_276_Figure_34.jpeg)

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![](_page_276_Picture_39.jpeg)

![](_page_277_Figure_0.jpeg)

1 128 LOBBY A701 1/2" = 1'-0"

![](_page_277_Figure_2.jpeg)

![](_page_277_Figure_3.jpeg)

![](_page_277_Figure_4.jpeg)

![](_page_277_Figure_5.jpeg)

4 131 WOMEN'S RESTROOM WEST A701 1/2" = 1'-0"

![](_page_277_Picture_7.jpeg)

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	FIXTURE	MANUFACTUR
1	GRAB BARS	BOBRIC
2	SOAP DISPENSER	BOBRICK C
3	PAPER TOWEL DISPENSER	BOBRICK B-42
4	MIRROR	
5	SURFACE MOUNTED TOILET TISSUE DISPENSER	BOBRICK B-28
6	SURFACE MOUNTED SANITARY NAPKIN	BOBRICK SB-2
7	DISPOSAL	
8	SHOWER CURTAIN & ROD	
9	ADA BENCH	BOBRICK SHC
10	HANDS FREE SINK FAUCET	SLOAN - OPT
11	WASTE RECEPTACLE	BOBRICK B- WA
N 1.	OTES: ALL ACCESSORIES SHALL BE INSTALLED ACCORDING	TO MANUFACTURE
	BUILDING SYSTEMS.	
2.	REFER TO PLANS FOR QUANTITIES OF ACCESSORIES.	
3.	PROVIDE WALL BACKING AS NECESSARY FOR PROPER	R INSTALLATION PE

![](_page_277_Figure_12.jpeg)

![](_page_277_Figure_13.jpeg)

![](_page_277_Figure_14.jpeg)

![](_page_277_Figure_15.jpeg)

A701 1/2" = 1'-0"

![](_page_277_Figure_16.jpeg)

![](_page_277_Figure_17.jpeg)

![](_page_277_Figure_18.jpeg)

![](_page_277_Figure_19.jpeg)

![](_page_277_Picture_20.jpeg)

ER - MODEL	COLOR / FINISH	NOTES
CK B-6806, 18", 36" AND 48" OR EQ.	SATIN-SS	PROVIDE CONCEALED ANCHOR PALTES IN STUD WALLS
CLASSIC SERIES B-2111 40 OZ. SOAP	SATIN-SS	SURFACE MOUNTED
DISPENSER	SATIN-SS	
262 SURFACE MOUNTED PAPER TOWEL	SATIN-SS	
DISPENSER	SATIN-SS	
BOBRICK B-290 2448	SATIN-SS	24"W X 48"H
390 SINGLE JUMBO ROLL TOILET TISSUE	SATIN-SS	
DISPENSER		
254 SURFACE MOUNT SANITARY NAPKIN	SATIN-SS	
DISPOSAL RECEPTACLE		
	SATIN-SS	
KOHLER OR EQUAL	SATIN-SS	
K B-5193 SOLID PHENOLIC FOLDING	SATIN-SS	
OWER/DRESSING AREA SEAT		
TIMA EAF-100 HARDWIRED-POWERED		
DECK-MOUNTED MID BODY		
-2300 FLOOR - STANDING DOME - TOP		
ASTE RECEPTACLE - 18 GAL		

ER MANUFACTURER

# INTERIOR ELEV. GENERAL NOTES

- 2. FAUCETS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE GRASPING, PINCHING, OR TWISTING OF THE WRIST. REQUIRED FORCE FOR
- CONTROL OPERATION SHALL NOT EXCEED 5 LBS. 3. CONCEALED BLOCKING SHALL BE PROVIDED FOR ALL WALL MOUNTED
- ACCESSORIES, CABINETS, AND SHELVING.
- 4. WHEN CONFLICTS WITH MEP FIXTURES OCCUR, ARCHITECTURAL LOCATIONS TO BE USED.
- 5. MEP FIXTURES SHOWN AS REFERENCE. REFER TO MEP SHEETS FOR ACTUAL.

# **INTERIOR ELEVATION KEYNOTES**

- 1. PROVIDE PIPE INSULATION 2. TOILET PER PLUMBING
- 3. SINK PER PLUMBING 4. GYPSUM BOARD WALL FINISH, PAINTED
- 5. COUNTERTOP W/ BACKSPLASH AND INTEGRATED LAVATORY 6. PEMB STRUCTURE PER STRUCTURAL
- 7. EXPOSED COLUMN PER STRUCTURAL 8. FLOOR SINK, SEE MECHANICAL DRAWINGS
- 9. EQUIPMENT OFCI 10. FIRE EXTINGUISHER
- 11. COUNTER SUPPORT BRACKETS 12. PAINT MECHANICAL GRILL TO MATCH WALL PAINT 13. DRINKING FOUNTAIN/BOTTLE FILLER PER PLUMBING
- 14. SHOWER HEAD AND CONTROLS PER PLUMBING 15. ACCESSIBLE SHOWER UNIT PER PLUMBING
- 16. SCOREBOARD 17. WALL PADS 18. TOILET PARTITIONS: TP-1
- 19. MOP HOOKS 20. LOCKERS BY OWNER
- 21. COVE BASE 22. COUNTERTOP WITH BACKSPASH AND SIDESPLASH 23. SHOWER TRAY TYP. AND SHOWER TRAY ADA
- 24. SIGNAGE BY OWNER 25. FURNITURE BY OWNER
- 26. PIXELLOT CAMERA 27. FLAGS BY OWNER

30. LOCKERS

28. RETRACTABLE BLEACHERS - A503 29. VINYL APPLIED WALL GRAPHICS- WRAP AROUND INSIDE CORNER WHERE OCCURS

 8
 208 HALL

 A701
 1/2" = 1'-0"

![](_page_277_Figure_46.jpeg)

9 **207 RESTROOM EAST** A701 1/2" = 1'-0"

 10
 207 RESTROOM SOUTH

 A701
 1/2" = 1'-0"

![](_page_277_Picture_49.jpeg)

 11
 **116 HALL** 

 A701
 1/2" = 1'-0"

**PERMIT SET / CDR** 

![](_page_277_Picture_52.jpeg)

![](_page_277_Picture_53.jpeg)

![](_page_277_Picture_54.jpeg)

![](_page_277_Figure_55.jpeg)

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![](_page_277_Picture_56.jpeg)

INTERIOR ELEVATIONS

![](_page_278_Figure_0.jpeg)

![](_page_278_Figure_1.jpeg)

![](_page_278_Figure_2.jpeg)

![](_page_278_Figure_3.jpeg)

![](_page_278_Picture_4.jpeg)

COPYRIGHT © 2023 ISSUE DATES: ARCHITECTS THIS NEEDS TO BE PRINTED RED TO INDICATE

A702 1/2" = 1'-0"

![](_page_278_Figure_7.jpeg)

![](_page_278_Figure_8.jpeg)

![](_page_278_Figure_9.jpeg)

![](_page_278_Figure_10.jpeg)

![](_page_278_Figure_11.jpeg)

![](_page_278_Picture_12.jpeg)

![](_page_278_Picture_13.jpeg)

•	• - · · · · · · · · · · · · · · · · · ·					
	FIXTURE	MANUFACTURER - MODEL	COLOR / FINISH	NOTES		
1	GRAB BARS	BOBRICK B-6806, 18", 36" AND 48" OR EQ.	SATIN-SS	PROVIDE CONCEALED ANCHOR PALTES IN STUD WALLS		
2	SOAP DISPENSER	BOBRICK CLASSIC SERIES B-2111 40 OZ. SOAP	SATIN-SS	SURFACE MOUNTED		
		DISPENSER	SATIN-SS			
3	PAPER TOWEL DISPENSER	BOBRICK B-4262 SURFACE MOUNTED PAPER TOWEL	SATIN-SS			
		DISPENSER	SATIN-SS			
4	MIRROR	BOBRICK B-290 2448	SATIN-SS	24"W X 48"H		
5	SURFACE MOUNTED TOILET TISSUE DISPENSER	BOBRICK B-2890 SINGLE JUMBO ROLL TOILET TISSUE DISPENSER	SATIN-SS			
6	SURFACE MOUNTED SANITARY NAPKIN	BOBRICK SB-254 SURFACE MOUNT SANITARY NAPKIN	SATIN-SS			
7	DISPOSAL		SATIN-SS			
8	SHOWER CURTAIN & ROD	KOHLER OR EQUAL	SATIN-SS			
9	ADA BENCH	BOBRICK B-5193 SOLID PHENOLIC FOLDING	SATIN-SS			
		SHOWER/DRESSING AREA SEAT				
10	HANDS FREE SINK FAUCET	SLOAN - OPTIMA EAF-100 HARDWIRED-POWERED				
		DECK-MOUNTED MID BODY				
11	WASTE RECEPTACLE	BOBRICK B-2300 FLOOR - STANDING DOME - TOP				
		WASTE RECEPTACLE - 18 GAL				
N	DTES:					
1.	ALL ACCESSORIES SHALL BE INSTALLED ACCORDING <sup>-</sup> BUILDING SYSTEMS.	TO MANUFACTURER SPECIFICATIONS. CONTRACTOR SHALL C	OORDINATE INSTALLAT	ION WITH OTHER TRADES TO AVOID DAMAGE TO OTHER		
2.	REFER TO PLANS FOR QUANTITIES OF ACCESSORIES.					
3.	PROVIDE WALL BACKING AS NECESSARY FOR PROPER	RINSTALLATION PER MANUFACTURER				

PROVIDE WALL	BACKING AS NECES	SARY FOR PROPER	INSTALLATION PER	MANUFACTURER

-O CONCESSION EQUIPMENT SCHEDULE					
FIXTURE	MANUFACTUREER/MODEL	MODEL NUMBER	POWER	PROVIDED BY	
1 STAINLESS STEEL WORK TABLE	JOHN BOOS	ST6-3096GBK	-	OFOI	
2 TRASH RECEPTICLE	-	-	-	OFOI	
3 POS STATION	-	-	PER MANUF.	OFOI	
4 POPCORN MAKER	CLASSIC POP; 20 OX. POPCORN MACHINE	CLP-20	240V/13.5A	OFOI	
5 HOT DOG STEAMER	CROWN VERITY; COMMERCIAL ELECTRIC HOT DOG STEAMER	CV-3WHS	240V/24A	OFOI	
6 HOT CHEESE MACHINE	CARNIVAL KING; PERISTALITIC CHEESE SAUCE DISPENSER	382CD225	120V/1.88A	OFOI	
7 FREESTANDING STORAGE	-	-	-	OFOI	
8 UPRIGHT FREEZER	TRUE T-SERIES REACH IN FREEZER	T-23F-HC	115/60/1	OFOI	
9 COUNTER TOP ICE MACHINE	MANITOWOC; AIR COOLED COUNTERTOP NUGGET ICE MAKER / WATER DISPENSER	499CNF0202LA	115V		
10 GLASS DOOR COUNTERTOP FRIDGE	AVANTCO SC-52 BLACK COUNTERTOP DISPLAY REFRIGERATOR WITH SWING DOOR	360SC52	115V	OFOI	
11 SIDE BY SIDE REFRIGERATOR FREEZER	-	-	-	OFOI	
12 MICROWAVE	PANASONIC NE-1054F STAINLESS STEEL COMMERCIAL MICROWAVE OVEN - 120V, 1000W	609NE1054	120V	OFOI	
13 BARSTOOL	LANCASTER TABLE & SEATING SPARTAN SERIES 24" BLACK METAL COUNTER HEIGHT STOOL	164STL24BLK	-	OFOI	

NOTES: -ALL ACCESSORIES SHALL BE INSTALLED ACCORDING TO MANUFACTURER SPECIFICATIONS. CONTRACTOR SHALL COORDINATE INSTALLATION WITH OTHER TRADES TO AVOID DAMAGE TO OTHER BUILDING SYSTEMS. -REFER TO PLANS FOR QUANTITIES OF ACCESSORIES. -THE ARCHITECT & MPE CONSULTANTS ASSUME NO RESPONSIBILITY FOR THE FINAL COORDINATION OF OWNER-PROVIDED EQUIPMENT IN THESE AREAS. ALTHOUGH THIS

SCHEDULE HAS BEEN REVIEWED BY THE OWNERS, THE GENERAL CONTRACTOR SHALL VERIFY FINAL EQUIPMENT ORDER WITH THE CLIENT AND THEIR SUPPLIERS PRIOR TO FINAL UTILITY ROUGH-IN & CABINETRY FABRICATION. ALL EQUIPMENT AND LOCATIONS ARE TO BE APPROVED BY THE OWNER PRIOR TO INSTALLATION. THE OWNERS SHALL REVIEW & APPROVE CABINET SHOP DRAWINGS AS WELL. -ALL EQUIPMENT SHALL BE INSTALLED ACCORDING TO MANUFACTURER SPECIFICATIONS. CONTRACTORS SHALL COORDINATE INSTALLATION WITH OTHER TRADES TO AVOID DAMAGE TO OTHER BUILDING SYSTEMS

-ELECTRICAL AND PLUMBING TRADES SHALL REFER TO EQUIPMENT CUT SHEETS FOR APPROPRIATE PLACEMENT FOR BOTH POWER SUPPLY AND PLUMBING REQUIREMENTS -CABINET SUB-CONTRACTOR TO REVIEW ALL WEIGHTS SHOWN ABOVE & PROVIDE PROPER CABINET/COUNTER CONSTRUCTION TO SUPPORT ALL CORRESPONDING EQUIPMENT.

# **INTERIOR ELEV. GEN**

- 1. MOUNTING HEIGHTS AND ACCESSIBILITY SHA 2. FAUCETS SHALL BE OPERABLE WITH ONE HAM GRASPING, PINCHING, OR TWISTING OF THE V
- CONTROL OPERATION SHALL NOT EXCEED 5 L 3. CONCEALED BLOCKING SHALL BE PROVIDED I ACCESSORIES, CABINETS, AND SHELVING.
- 4. WHEN CONFLICTS WITH MEP FIXTURES OCCUI BE USED.
- 5. MEP FIXTURES SHOWN AS REFERENCE. REFE

# INTERIOR ELEVATIO

- 1. PROVIDE PIPE INSULATION 2. TOILET PER PLUMBING
- 3. SINK PER PLUMBING 4. GYPSUM BOARD WALL FINISH, PAINTED
- 5. COUNTERTOP W/ BACKSPLASH AND INTEGRAT
- 6. PEMB STRUCTURE PER STRUCTURAL 7. EXPOSED COLUMN PER STRUCTURAL
- 8. FLOOR SINK, SEE MECHANICAL DRAWINGS 9. EQUIPMENT OFCI
- 10. FIRE EXTINGUISHER 11. COUNTER SUPPORT BRACKETS
- 12. PAINT MECHANICAL GRILL TO MATCH WALL PA
- 13. DRINKING FOUNTAIN/BOTTLE FILLER PER PLUI 14. SHOWER HEAD AND CONTROLS PER PLUMBIN
- 15. ACCESSIBLE SHOWER UNIT PER PLUMBING 16. SCOREBOARD
- 17. WALL PADS 18. TOILET PARTITIONS: TP-1 19. MOP HOOKS
- 20. LOCKERS BY OWNER
- 21. COVE BASE
   22. COUNTERTOP WITH BACKSPASH AND SIDESPL
   23. SHOWER TRAY TYP. AND SHOWER TRAY ADA
- 24. SIGNAGE BY OWNER 25. FURNITURE BY OWNER
- 26. PIXELLOT CAMERA 27. FLAGS BY OWNER
- 28. RETRACTABLE BLEACHERS A503 29. VINYL APPLIED WALL GRAPHICS- WRAP AROUND INSIDE CORNER WHERE OCCURS
- 30. LOCKERS

![](_page_278_Picture_49.jpeg)

![](_page_278_Picture_50.jpeg)

PROJECT ARCHITECT: JASON FITZGERALD, AIA

PROJECT NUMBER: 2128

NERAL NOTES
LL BE PER SHEETS G002-G004 ND AND SHALL NOT REQUIRE WRIST. REQUIRED FORCE FOR LBS.
FOR ALL WALL MOUNTED
JR, ARCHITECTURAL LOCATIONS TO
ER TO MEP SHEETS FOR ACTUAL.

ON KEYNOTES
TED LAVATORY
AINT JMBING NG
PLASH

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![](_page_278_Picture_58.jpeg)

INTERIOR ELEVATIONS

![](_page_279_Figure_0.jpeg)

![](_page_279_Figure_1.jpeg)

![](_page_279_Figure_2.jpeg)

4 GYM WEST A703 1/8" = 1'-0"

![](_page_279_Picture_4.jpeg)

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 ARCHITECTS
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![](_page_279_Figure_10.jpeg)

![](_page_279_Figure_11.jpeg)

![](_page_279_Figure_12.jpeg)

![](_page_279_Figure_13.jpeg)

![](_page_279_Picture_14.jpeg)

# **GYM EQUIPMENT**

## PROVIDE THE FOLLOWING EQUIPMENT IN COURTS GYM, SEE A503 FOR MORE INFORMATION:

- (6) CEILING MOUNTED FRONT FOLDING BASKETBALL GOALS WITH MANUAL HÉIGHT ADJUSTERS. GARED, DRAPER, OR SIM.
- (2) SETS OF SLEEVE MOUNTED VOLLEYBALL NETS. GARED, DRAPER, OR SIM.
- (6) VOLLEYBALL INSERTS. GARED, DRAPER, OR SIM. SEE 3/A141
- (2) SCOREBOARDS- ONE WITH AV SYSTEM AND BUILT-IN SPEAKERS, DAKTRONICS OR SIMILAR.
- GYM PADDING AS INDICATED BY INTERIOR ELEVATIONS. GARED, OR SIM.
- GYM DIVIDER CURTAIN DRAPER RIDGE-FOLD GYM DIVIDER CURTAIN, OR SIMILAR. MESH UPPER, SOLID VINYL BOTTOM BAND. TOTAL WIDTH OF CURTAIN APPROXIMATELY 84 FEET.
- SCORING TABLES (2), BY HUSSEY, OR SIM.

# **BLEACHERS / SEATING**

- MOTORIZED TELESCOPIC BLEACHER SEATING FOR SPECTATORS SEPARATED INTO (2) SEATING SECTIONS AS INDICATED ON DRAWINGS. HUSSEY, OR SIM. WALL ATTACHED, RETRACTABLE, WITH COURTSIDE SEATS WITHOUT BACKREST.
- (4) -10 PC SETS, PADDED TEAM SEATING W/ RUBBER FEET AND ROLLING CÁRTS, HUSSEY SEATING, OR SIMILAR.

# **INTERIOR ELEV. GENERAL NOTES**

- MOUNTING HEIGHTS AND ACCESSIBILITY SHALL BE PER SHEETS G002-G004 2. FAUCETS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE GRASPING, PINCHING, OR TWISTING OF THE WRIST. REQUIRED FORCE FOR
- CONTROL OPERATION SHALL NOT EXCEED 5 LBS. CONCEALED BLOCKING SHALL BE PROVIDED FOR ALL WALL MOUNTED
- ACCESSORIES, CABINETS, AND SHELVING. 4. WHEN CONFLICTS WITH MEP FIXTURES OCCUR, ARCHITECTURAL LOCATIONS TO
- BE USED.

# **INTERIOR ELEVATION KEYNOTES**

- . PROVIDE PIPE INSULATION 2. TOILET PER PLUMBING
- 3. SINK PER PLUMBING
- 4. GYPSUM BOARD WALL FINISH, PAINTED 5. COUNTERTOP W/ BACKSPLASH AND INTEGRATED LAVATORY
- 6. PEMB STRUCTURE PER STRUCTURAL 7. EXPOSED COLUMN PER STRUCTURAL 8. FLOOR SINK, SEE MECHANICAL DRAWINGS
- 9. EQUIPMENT OFCI 10. FIRE EXTINGUISHER
- 11. COUNTER SUPPORT BRACKETS 12. PAINT MECHANICAL GRILL TO MATCH WALL PAINT
- 13. DRINKING FOUNTAIN/BOTTLE FILLER PER PLUMBING 14. SHOWER HEAD AND CONTROLS PER PLUMBING 15. ACCESSIBLE SHOWER UNIT PER PLUMBING
- 16. SCOREBOARD 17. WALL PADS
- 18. TOILET PARTITIONS: TP-1 19. MOP HOOKS
- 20. LOCKERS BY OWNER 21. COVE BASE
- 22. COUNTERTOP WITH BACKSPASH AND SIDESPLASH 23. SHOWER TRAY TYP. AND SHOWER TRAY ADA 24. SIGNAGE BY OWNER 25. FURNITURE BY OWNER
- 26. PIXELLOT CAMERA
- 27. FLAGS BY OWNER
- 28. RETRACTABLE BLEACHERS A503 29. VINYL APPLIED WALL GRAPHICS- WRAP AROUND INSIDE CORNER WHERE OCCURS 30. LOCKERS

![](_page_279_Picture_48.jpeg)

PROJECT NUMBER: 2128

![](_page_279_Figure_51.jpeg)

![](_page_279_Figure_52.jpeg)

![](_page_279_Figure_53.jpeg)

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![](_page_279_Picture_54.jpeg)

INTERIOR ELEVATIONS

![](_page_280_Figure_1.jpeg)

![](_page_280_Picture_2.jpeg)

![](_page_280_Figure_7.jpeg)

NOTE B: ALL REACTIONS INCLUDE ALLOWANCE FOR IMP. NOTE C: thyssenkrupp ELEVATOR TO BE NOTIFIED OF ANY HOISTWAY OR MACHINE ROOM DESIGN.

![](_page_280_Picture_9.jpeg)

	HYDRAULIC ELEVATOR CONTRACT DATA TYPE: endura	ELEVATOR GE
	SPEED:       FPM UP MAX 150 FPM DOWN MAX.       CAPACITY: 2100         OPERATION:       CAPACITY: 2100	1. PROPERLY FRAMED AND ENCLOSED I VENTING AS REQUIRED BY THE GOVE
	DOOR TYPE: ONE SPEED - LEFT HAND PLATFORM THK: 3 3/8	2. ADEQUATE SUPPORT FOR THE GUIDE THE VERTICAL SPACING REQUIRED B
	BOTTOM CAR RUNBY: 6" BETWEEN PIT FLR. & CAR BOLSTER ON COMPRESSED BUFFER: 2'-3 7/8"	BEAMS WHERE REQUIRED. 3. PROVISIONS FOR GUARDING AND PR
	THE FOLLOWING CONDITIONS MUST BE MET BEFORE INSTALLATION	CONSTRUCTION TO BE ERECTED, MA 4. ALL CUTTING TO ACCOMMODATE ELE
	IS COMPLETED, AND ARE NOT INCLUDED IN THE ELEVATOR CONTRACT: 1. A PLUMB, PROPERLY VENTILATED HOISTWAY (ACCORDING TO CODE AND SIZES SHOWN).	PATCHED. 5. HOIST-WAY WALLS ARE TO BE DESIG
	<ol> <li>ADEQUATE SUPPORT FOR JACK, GUIDE RAIL BRACKETS, AND BUFFERS (FOR REACTIONS SHOWN ).</li> <li>HOISTWAY PARPICADES AND ALL CUTTING AND PATCHING TO INSTALL HOISTWAY</li> </ol>	ACCORDANCE WITH THE REQUIRED F PENETRATED BY ELEVATOR FIXTURE
	<ol> <li>AND FALL FIXTURES, OIL AND ELECTRIC LINES.</li> <li>PIT LIGHTS AND SWITCH, CONVENIENCE OUTLETS WITH GFCI PROTECTION PER NEC, PIT LADDER</li> </ol>	PROVIDED 12" (305mm) ABOVE THE CL SUPPORT THE DOOR FRAME ASSEME
	<ul> <li>PER CAR (ACCORDING TO CODE). NOTE: MUST BE CLEAR OF ALL ELEVATOR EQUIPMENT.</li> <li>5. DEDICATED 120 VOLT, 15 AMP. SERVICE, ALONG WITH TELEPHONE CIRCUIT WHEN REQUIRED, TO TERMINALS OF EACH REQUIRED CONTROLLER (AS LOCATED ON PLAN VIEW) FOR THE FOLLOWING:</li> </ul>	FINISHED FLOOR MUST NOT BE CONS ARE SET.
	- CAR LIGHT AND ALARM CIRCUIT WITH GFCI PROTECTION PER NEC - GROUP CONTROL WHEN REQUIRED NOTE: US STANDARD REQUIRED TO ELEVATOR. CAR LIGHT AND ALARM CIRCUIT AND	6. FOR PRECAST OR POURED CONCRET OPENING FOR HOIST-WAY AS SHOWN
	<ul> <li>GROUP CONTROL SERVICE MUST BE STANDBY POWER BACKED.</li> <li>BRANCH-CIRCUIT CONDUCTOR SIZING, MATERIALS, AND INSULATION (INCLUDING BRANCH-CIRCUIT</li> </ul>	ENTRANCE FRAMES IF REQUIRED. 7. ADEQUATE VENTILATION TO ACCOMM
	OVERCURRENT PROTECTIVE DEVICE) TO COMPLY WITH ALL LOCAL ELECTRICAL CODES (SEE "ELECTRICAL POWER REQUIREMENTS"). NOTE: ALSO, A FOURTH WIRE TO BE SIZED IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE	100°F (15.5° AND 37.8°C). RELATIVE H CONDENSING
	IS REQUIRED FOR GROUNDING PURPOSES TO MINIMIZE ELECTRICAL NOISE INTERFERENCE. NOTE: IF STANDBY POWER IS REQUIRED, SEE "ELEVATOR STANDBY POWER OPERATION". GEN. CONTRACTOR MUST FORWARD POWER REQUIREMENTS TO FUED. CONTRACTOR	8. PROVIDE A SEPARATE BRANCH CIRCU AND CONVENIENCE OUTLETS WITH G
	<ol> <li>7. AN ENCLOSED MACHINE AREA (ACCORDING TO CODE), WITH ADEQUATE LIGHT, HEAT, AND VENTILATION (MIN. 50°F., MAX. 90°F. WITH NON-CONDENSING HUMIDITY OF 10-90%),</li> </ol>	LIGHT SWITCH ADJACENT TO THE LOO DOOR.
	AND SEALED CONCRETE FLOOR SLAB SURFACE. NOTE: MUST PROVIDE ADEQUATE DOOR SIZE TO ALLOW INSTALLATION OF EQUIPMENT, OR LEAVE WALL OUT UNTIL EQUIPMENT IS IN PLACE.	9. PROVIDE A THREE PHASE ELECTRICA EQUIPMENT GROUNDING CONDUCTO
	8. ENTRANCE WALL WITH LINTELS MUST BE PROVIDED AFTER ENTRANCE FRAMES ARE SET OR LEAVE A ROUGH OPENING 15" WIDER AND 15" HIGHER THAN THE FRAME	SWITCH OR CIRCUIT BREAKER LOCAT
	OPENING. SEE INSTALLATION PROCEDURES FOR FRAME-TO-WALL INTERFACE DETAILS TO ENSURE CONFORMANCE WITH THE LABELED ENTRANCE INTERFACE CONSTRUCTION.	10. IN THE PIT, PROVIDE A SEPARATE BR G.F.C.I. OUTLET AND LIGHT FIXTURE V
	<ul> <li>9. POCKETS IN CORRIDOR WALL (PER FIXTORE DRAWINGS) FOR HALL FIXTORES.</li> <li>NOTE: MUST BE LOCATED AS DIRECTED BY ELEVATOR CONTRACTOR</li> <li>10. SMOKE SENSORS (AS REQUIRED).</li> </ul>	LADDER. 11. ALL ELECTRIC POWER FOR TOOLS, LI
	11. CONDUIT AND WIRING FROM HOISTWAY TO ELEVATOR MONITORING PANELS (FOR SECURITY, LIFE, SAFETY, OR FIRE REQUIREMENTS).	ERECTION AS WELL AS ELECTRIC CUI ELEVATOR TO BE PROVIDE BY OWNE
	12. PIPE SLEEVES, TRENCHING, AND BACK FILLING FOR OIL AND/OR CONDUIT LINES AS SHOWN OR LOCATED BY ELEVATOR CONTRACTOR.	15486/69 LBS./KN AT THE BUFFER AND 3541/16 LBS./KN ON EACH CYLINDER I
		THE ACCUMULATION OF WATER MUS 13. A FIXED VERTICAL STEEL LADDER TO
		OF THE BOTTOM ENTRANCE AS LOCA AND PROJECTION FROM WALL PER LO
		FLAT STEEL FOR THE SIDES, 1" DIA. S WELD FOR RUNG-TOO-FLAT STEEL CO
		14. PH FLOOR BENEATH CYLINDERS AND WITHIN 1/8" (3mm) OF FULL WIDTH OF 15. ELEVATOR CAB ELOORING MUST NOT
		(8mm). 16. PROVIDE TELEPHONE CONNECTION 7
		INSTRUMENT BY OTHERS. 17. ALL 125 VOLT, 15 OR 20 AMP, SINGLE
CKET MOUNTING SURFACE		INSTALLED IN PITS, MACHINE ROOMS G.F.C.I. TYPE.
		WIRING FROM THE SENSING DEVICES ELEVATOR MANUFACTURER. FOR EA
2 3/4"		NORMALLY CLOSED CONTACT FROM DESIGNATED RETURN LANDING. ALS
		REPRESENTING ALL LOBBY, MACHINE DETECTORS. IF A SMOKE DETECTOR
<u>}_</u>		BELOW THE LOWER OF THE TWO DES WIRED TO ACTIVATE THE SAME NORM
1 3/4"		RETURN LANDINGS. 19. TWO (2) 6"x6" (152mmx152mm) CUTOU
		LOCATION OF THE CUTOUTS FOR THE TROUGH WILL VARY DEPENDENT UPO
DE ALS		CONFIGURATION. 20. PIT SHALL BE SO BUILT AS TO PREVE
		AND REMAIN DRY. A SUMP PUMP IS R MUST HAVE A METAL GRATE COVER DIT FLOOR THE SUMP PUMP IS TO HA
		SIMPLEX RECEPTACLE FOR THE PUM OF THE ELEVATOR SHAFT FLOOR. RU
JACKS 9" WALL	RAIL FORCES F1 F2	FOR CONTROLLING THE SUMP PUMP BOTTOM LANDING FLOOR LEVEL, ADJ
2 -0 3/4" 5 <sup>-5</sup>	OMEGA RAILS	"PUMP". THE PUMP DISCHARGE PIPIN THE PUMP SWITCH (42" ABOVE BOTT(
		ARE NOT REQUIRED IN DISCHARGE P THE PLIMP FOR DISASSEMBLY BY MAL
		SHALL BE LOCATED ABOVE PUMP SW ALARM SILENCE FEATURE, AND SHAL
	DESIGNED PER ASME A17.1 CODE. DO NOT SCALE THIS DRAWING	AT ALL TIMES OR OTHER MEANS. SWI BY LADDER.
	FOR: ELEV #	21. ELEVATOR SUPPORT COLUMNS. REF. AND LOCATION.
	CITY:	22. PROVIDE 24" SQ. PTT FOR SUMP PUMP (GAA-100) MCNICHOLS STEEL GRATIN
	ARCHITECT: GENERAL CONTRACTOR:	BE OF A MACHINE ROOM LESS DESIG
	ELEVATOR CONTRACTOR: thyssenkrupp ELEVATOR	
	This drawing and all information thereon is the proprietary property of thyssenkrupp Elevator and must not be made public or copied. This drawing is loaned subject to	
	return on demand and is not to be used directly or indirectly in any manner detrimental to the interest of thyssenkrupp Elevator.	
RLY SUPPORTED TO RELIEVE STRAIN.	(Yex) Thyssenkrupp	
YACT. Y CHANGE TO ELEVATOR	DRAWN DATE PRFLIMINARY DRAWING SHEET NO.	
	139159 1 OF 1	

![](_page_280_Picture_11.jpeg)

PROJECT NUMBER: 2128

**PERMIT SET / CDR** 

NERAL NOTES:
GAL HOIST-WAY INCLUDING NING CODE AND HOISTING BEAM AS
AIL FASTENINGS NOT TO EXCEED THE MANUFACTURER. USE SEPARATOR
ECTING THE HOIST-WAY DURING FAINED, AND REMOVED BY OTHERS. NTOR INSTALLATION SHALL BE
D AND CONSTRUCTED IN E RATING INCLUDING WHERE DXES AND TO INCLUDE ADEQUATE ES. A HORIZONTAL SUPPORT MUST BE AR OPENING AT EACH LANDING TO 7. THE ENTRANCE WALL AND THE RUCTED UNTIL THE FRAMES AND SILLS
WALLS, PROVIDE THE ROUGH N LAYOUT AND ANY GROUTING AROUND
DATE BTU/HR AS INDICATED, BASED RE TO BE MAINTAINED BETWEEN 60° AND IIDITY NOT TO EXCEED 95% NON-
FOR SUITABLE LIGHT FIXTURE(S) I. IN THE MACHINE ROOM. LOCATE THE JAMB SIDE OF THE MACHINE ROOM
FEEDER SYSTEM WITH A SEPARATE AND A SINGLE PHASE 120 VOLT LIGHTING E EACH WITH A FUSED DISCONNECT D IN THE MACHINE ROOM AND WIRED TO
CH CIRCUIT FOR CONVENIENCE TH LIGHT SWITCH ADJACENT TO THE PIT
ITS, HOIST, ETC., DURING ENT FOR STARTING AND ADJUSTING THE DURING CONSTRUCTION. FICAL FORCES OF UP TO:
AD. BE PREVENTED. T EXTENDING 3'-6" ABOVE THE SILL ED IN THE PLAN VIEW. LADDER WIDTH AL CODE. CONSTRUCT OUT OF 1-1/2X3/8" EL PIPE FOR RUNGS. PROVIDE 3/16" NECTION. UFFER TO BE FLAT AND LEVEL
XCEED A THICKNESS OF 5/16"
EACH CONTROLLER. TELEPHONE ASE DUPLEX RECEPTACLES R MACHINERY SPACES SHALL BE OF THE
BY SMOKE DETECTORS WITH O A CONTROLLER DESIGNATED BY I GROUP OF ELEVATORS PROVIDE A E SMOKE DETECTOR AT THE A NORMALLY CLOSED CONTACT OOMS, AND HOIST-WAY SMOKE LOCATED IN THE HOIST-WAY AT OR NATED RETURN LANDINGS, IT SHALL BE LLY CLOSED CONTACT AS THE SMOKE THE LOWER OF THE TWO DESIGNATED
ARE REQUIRED. THE ACTUAL O AND FROM OIL PIPE AND ELECTRICAL MACHINE ROOM LOCATION AND
THE ENTRY OF GROUND WATER UIRED AND THE SUMP PUMP RECESS AT IS SUBSTANTIALLY FLUSH WITH THE E A SEPARATE CIRCUIT WITH A NON-G.F.I. PLUG-IN MOUNTED 48" ABOVE BOTTOM 102.2(5). THE MOTOR-RATED SWITCH TO BE MOUNTED 42" (+6"-0") ABOVE ENT TO LIGHT SWITCH. LABEL SWITCH S TO BE ROUTED TO A LOCATION NEAR LANDING FLOOR LEVEL). A HOSE BIB IS POINT. VALVES (GATE AND/OR CHECK) E; ONLY A UNION IS TO BE INSTALLED AT ENANCE. THE LOCAL ALARM PANEL CH (WHERE PRACTICAL), SHALL HAVE AN BE POWERED FROM SUMP PUMP CIRCUIT SHES AND HOSE BIB SHALL BE LOCATED
RESS-LOCKED 1X3/16X26" SQ.
KRUPP ENDURA MRL (ELEVATOR TO

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![](_page_280_Picture_16.jpeg)

![](_page_281_Figure_0.jpeg)

# ARCHITECTS THIS NEEDS TO BE PRINTED RED TO INDICATE /

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![](_page_281_Picture_5.jpeg)

\_\_\_3 MONUMENT SIGN REFERENCE PERSPECTIVE

A901

![](_page_281_Figure_7.jpeg)

![](_page_281_Picture_9.jpeg)

SIGNAGE AREA (BOTH SIDES): 142 SF

# 4 MONUMENT SIGN ELEVATION A901 1/4" = 1'-0"

**PERMIT SET / CDR** 

![](_page_281_Picture_13.jpeg)

PROJECT ARCHITECT: JASON FITZGERALD, AIA

PROJECT NUMBER: 2128

12" WIDE PRE-FINSHED PREFINISHED, BACKLIT, OFFSET LETTERING +FUTURE TENANT SIGNAGE AREA 6" CONCRETE WALL, WITH 3 PRE-

20

![](_page_282_Figure_0.jpeg)

1 FOUNDATION PLAN

![](_page_282_Picture_2.jpeg)

![](_page_282_Picture_3.jpeg)

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2/15/2023 - PRELIMINARY

![](_page_282_Picture_6.jpeg)

![](_page_282_Picture_7.jpeg)

![](_page_282_Picture_9.jpeg)

![](_page_282_Figure_10.jpeg)

		FOOTING SCHEDULE			
BUILDING		MARK	SIZE	REINFORCING	
REACTIONS RBOLT ONS.		$\underline{\mathbb{A}}$	6'-Ø"×6'-Ø"×12"	(7)-#5 EACH WAY	
		A	3'-6"x3'-6"x1Ø"	(4)-#4 EACH WAY	
	-				

![](_page_282_Picture_12.jpeg)

![](_page_283_Figure_0.jpeg)

1 FOUNDATION PLAN 1/2 "=1'-Ø" MONUMENT SIGN

![](_page_283_Picture_2.jpeg)

# **ISSUE DATES:**

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2/15/2023 - PRELIMINARY	

![](_page_283_Picture_5.jpeg)

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ION OR ADAPTATION WITHOUT CONSENT OF COLLABORATIV"

![](_page_283_Picture_7.jpeg)

![](_page_283_Picture_8.jpeg)

![](_page_283_Picture_9.jpeg)

**CLUB DAUNTLESS** 2903 BIG HORN AVE, CODY, WY 82414

PROJECT ARCHITECT : NICK PANCHEAU

![](_page_283_Picture_13.jpeg)

![](_page_283_Picture_14.jpeg)

![](_page_284_Figure_0.jpeg)

3/20/23 2|3665|.2rinted scale: 1/8" = 1'-0"

PREPARED FOR : STACY BAIR

PERMI

# CLUB DAUNTLESS 2903 BIG HORN AVE, CODY, WY 82414

![](_page_284_Picture_7.jpeg)

![](_page_284_Picture_8.jpeg)

![](_page_285_Figure_0.jpeg)

![](_page_285_Picture_1.jpeg)

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SSUE DATES:	
2/15/2023 - PRELIMINARY	

![](_page_285_Figure_8.jpeg)

![](_page_285_Picture_9.jpeg)

![](_page_285_Picture_10.jpeg)

![](_page_285_Figure_14.jpeg)

![](_page_285_Figure_15.jpeg)

ELEVATION & DOOR & WINDOW <sup>3</sup>⁄<sub>4</sub>"=1'-Ø"

- SECURE ALL MEMBERS TOGETHER W/ \*10 TEK SCREWS @ 12" O.C. AS SHOWN 600TI50-54 & //) 600SI62-43 NESTED (BEARING HEADER) 13 **DETAIL** ∞ JAMB 1<sup>1</sup>/<sub>2</sub>"=1'-Ø"

**CLUB DAUNTLESS** 2903 BIG HORN AVE, CODY, WY 82414

PROJECT ARCHITECT : NICK PANCHEAU

![](_page_285_Picture_23.jpeg)

![](_page_285_Figure_24.jpeg)

![](_page_286_Figure_0.jpeg)

![](_page_286_Picture_1.jpeg)

![](_page_286_Picture_2.jpeg)

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2/15/2023 - PRELIMINARY

\_\_\_\_\_ / \_\_\_\_\_

![](_page_286_Figure_7.jpeg)

3 **SECTION** 3/4"=1"-Ø"

![](_page_286_Picture_9.jpeg)

![](_page_286_Picture_10.jpeg)

CLUB DAUNTLESS 2903 BIG HORN AVE, CODY, WY 82414

PROJECT ARCHITECT : NICK PANCHEAU

PROJECT NUMBER: 2128

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![](_page_286_Picture_15.jpeg)

# GOVERNING CODES INTERNATIONAL BUILDING CODE, 2018 EDITION AMERICAN INSTITUTE OF STEEL CONSTRUCTION, 9TH EDITION

AMERICAN CONCRETE INSTITUTE, 318-14 AMERICAN SOCIETY OF CIVIL ENGINEERS, 7-16 AMERICAN WELDING SOCIETY D1.1 (U.O.N.)

DESIGN CRITERIA:

# (CONTRACTOR VERIFY)

- SOILS ASSUMED 1500 PSF ON NATIVE SOILS (CONTRACTOR VERIFY)
- TRADE.
- EARTH LOADS OR COMBINATION THEREOF UNTIL ROOF DIAPHRAGM, WALL DIAPHRAGM, OR FLOOR FRAMING ARE IN PLACE &
- SECURED PROPERLY.
- REQUIREMENTS. VERIFY & COORDINATE ALL DIMENSIONS WITH THOSE INDICATED ON DRAWINGS PROVIDED WITH METAL BUILDING.

# MATERIALS:

- PREFABRICATED METAL BUILDING:
- PRE-ENGINEERED METAL BUILDING DESIGN.

- STATEMENT OF SPECIAL INSPECTIONS: SPECIFICATIONS, UNLESS WAIVED BY THE BUILDING OFFICIAL (SEE IBC CHAPTER 17)
- APPROVAL. SPECIAL INSPECTORS FOR THIS PROJECT INCLUDE:
- CONCRETE TESTING: TAKE 1 STRENGTH TEST ON EACH DAY OF CONCRETE POUR OR A MINIMUM OF 3 STRENGTH TESTS FOR ENTIRE PROJECT BOLTED CONNECTIONS: BOLTED CONNECTIONS INSPECTION BY K4 INSPECTION SERVICE. PER IBC 2018 INSPECTION
- REQUIREMENTS.
- REQUIREMENTS. IBC 2018 REQUIREMENTS.
- CONCRETE REINFORCING: VERIFICATION OF CONCRETE REINFORCING SIZE, MATERIAL, AND LOCATION TO BE CONDUCTED BY "RIMROCK ENGINEERING" PER IBC 2018 REQUIREMENTS.

- DUTIES OF THE SPECIAL INSPECTOR: --THE SPECIAL INSPECTOR SHALL REVIEW ALL WORK LISTED BELOW FOR CONFORMANCE WITH THE APPROVED CONSTRUCTION PLANS AND SPECIFICATIONS AND THE 2018 IBC.

--THE SPECIAL INSPECTOR SHALL FURNISH SPECIAL INSPECTION REPORTS TO THE EOR, CONTRACTOR, OWNER AND BUILDING OFFICIAL ON A WEEKLY BASIS, OR MORE FREQUENTLY AS REQUIRED BY THE BUILDING OFFICIAL. ALL ITEMS NOT IN COMPLIANCE SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR CORRECTION, AND IF UNCORRECTED, TO THE EOR AND THE BUILDING OFFICIAL. --ONCE CORRECTIONS HAVE BEEN MADE BY THE CONTRACTOR, THE SPECIAL INSPECTOR SHALL SUBMIT A FINAL SIGNED REPORT TO THE BUILDING OFFICIAL STATING THAT THE WORK REQUIRING SPECIAL INSPECTION WAS, TO THE BEST OF

SPECIFICATIONS AS WELL AS THE APPLICABLE WORKMANSHIP PROVISIONS OF THE 2018 IBC. - DUTIES AND RESPONSIBILITIES OF THE CONTRACTOR: --THE CONTRACTOR SHALL SUBMIT A WRITTEN STATEMENT OF RESPONSIBILITY TO THE OWNER AND THE BUILDING OFFICIAL PRIOR TO THE COMMENCEMENT OF WORK. IN ACCORDANCE WITH IBC 1704.4, THE STATEMENT OF RESPONSIBILITY SHALL CONTAIN ACKNOWLEDGEMENT OF THE SPECIAL INSPECTION REQUIREMENTS CONTAINED WITHIN THIS "STATEMENT OF SPECIAL INSPECTIONS." --THE CONTRACTOR SHALL NOTIFY THE RESPONSIBLE SPECIAL INSPECTOR THAT WORK IS READY FOR INSPECTION AT

LEAST ONE WORKING DAY (24 HOURS MINIMUM) BEFORE SUCH INSPECTION IS REQUIRED. --ALL WORK REQUIRING SPECIAL INSPECTION SHALL REMAIN ACCESSIBLE AND EXPOSED UNTIL IT HAS BEEN OBSERVED BY THE SPECIAL INSPECTOR. -PLEASE SEE THE "SPECIAL INSPECTION SCHEDULE" FOR THE TYPES, EXTENTS AND FREQUENCY OF SPECIFIC ITEMS REQUIRING SPECIAL INSPECTIONS AND STRUCTURAL TESTS AS PART OF THIS PROJECT.

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# **ISSUE DATES:**

- 2/15/2023 PRELIMINARY

PEMB (PREFABRICATED METAL BUILDINGS)

DESIGN LOADING - FOUNDATION DESIGN IS BASED ON REACTIONS PROVIDED BY THE METAL BUILDING MANUFACTURER. THESE REACTIONS ARE ASSUMED TO HAVE BEEN DERIVED USING IBC 2018 LOADING REQUIREMENTS.

- CONTRACTOR SHALL COORDINATE OPENINGS & IMBEDDED ITEMS NOTED ON CONSTRUCTION DOCUMENTS WITH APPROPRIATE - ALL SHOP DRAWINGS OF ALL STRUCTURAL COMPONENTS SHALL BE REVIEWED BY ARCHITECT PRIOR TO FABRICATION. - STRUCTURAL COMPONENTS SHALL BE TEMPORARILY BRACED IN A MANNER TO RESIST EARTHQUAKE, WIND, SNOW, & LATERAL

- SPECIAL INSPECTION OF CONCRETE FOUNDATION WILL BE REQUIRED PER IBC REQUIREMENTS AND/OR LOCAL CODE - ANCHOR BOLT SIZING AND PLACEMENT SHALL BE PER METAL BUILDING FABRICATORS SPECIFICATIONS. CONTRACTOR TO

ANCHOR BOLTS - GRADE & SIZE PER METAL BUILDING MANUFACTURER (SEE DRAWINGS FOR EMBEDMENT)

THE DRAWINGS & DESIGN CONTAINED HEREIN PERTAIN TO FOUNDATIONS ONLY. THE SERVICES PROVIDED TO THE CLIENT BY KRIVONEN STRUCTURAL ENGINEERS APPLY ONLY TO FOUNDATION DESIGN & ANALYSIS. KRIVONEN STRUCTURAL ENGINEERS IS NOT ACTING NOR HAS BEEN CONTRACTED AS THE "ENGINEER OF RECORD" FOR THE OVERALL PROJECT OR THE

# SPECIAL INSPECTION

- SPECIAL INSPECTIONS AND STRUCTURAL TESTING SHALL BE PROVIDED BY AN INDEPENDENT AGENCY EMPLOYED BY THE OWNER FOR THE ITEMS IDENTIFIED IN THIS SECTION AND IN OTHER AREAS OF THE APPROVED CONSTRUCTION PLANS AND THE NAMES AND CREDENTIALS OF THE SPECIAL INSPECTORS TO BE USED SHALL BE SUBMITTED TO THE BUILDING OFFICE FOR

SPECIAL INSPECTION OF BOLTED CONNECTIONS & CONCRETE FOUNDATION WILL BE REQUIRED PER 2018 IBC REQUIREMENTS.

SEQUENCE. TAKE 3 CYLINDERS PER STRENGTH TEST OF WHICH ONE IS TO BE BROKEN AT 7 DAYS & TWO AT 28 DAYS. THE TESTING SHALL BE CONSISTENT WITH IBC RECOMMENDATIONS & CONDUCTED BY "RIMROCK ENGINEERING".

FIELD WELDS: DECK & FILLET WELD INSPECTION BY K4 INSPECTION SERVICE. PER IBC 2018 INSPECTION REQUIREMENTS. SOIL INSPECTIONS: PERIODIC SOIL AND COMPACTION TESTING TO BE PERFORMED BY "RIMROCK ENGINEERING" PER IBC 2018 POST-INSTALLED ANCHORS: POST-INSTALLED ANCHOR INSTALLATION TO BE PERFORMED BY "TERRACON ENGINEERING" PER

THE SPECIAL INSPECTOR'S KNOWLEDGE, IN CONFORMANCE WITH THE APPROVED CONSTRUCTION PLANS AND

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# STRUCTURAL NOTES

	SPECIAL INSPECTION SCHEDULE			
_				
AREAS REQUIRING SPECIAL INSPECTION	FREQUENCY			
	CONTINUOUS	PERIODIC	COMMENTS	
FABRICATORS (IBC 1704.2.5)				
	•		IF FABRICATOR IS APPROVED, ON-SITE INSPECTION IS NOT REQUIRED BUT A CERTIFICATE OF COMPLETION MUST BE PROVIDED TO THE B.O. (IBC 1704.2.5.2)	
SOILS (IBC 1705.6)				
VERIFY ADEQUATE MATERIALS BELOW FOOTINGS		•	PRIOR TO PLACEMENT OF CONCRETE.	
EXCAVATION EXTEND TO PROPER DEPTH & MATERIALS			PRIOR TO PLACEMENT OF COMPACTED FILL OR CONCRETE.	
CLASSIFICATION & TESTING OF FILL MATERIALS		•	CHECK CLASSIFICATION & GRADATIONS AT EACH LIFT, BUT NOT LESS THAN ONCE FOR EACH 10,000 ft <sup>2</sup> OF SURFACE AREA.	
VERIFY PROPER FILL MATERIALS, LIFT THICKNESSES & IN-PLACE DENSITIES	•			
VERIFY PROPERLY PREPARED SITE & SUBGRADE			PRIOR TO PLACEMENT OF CONCRETE.	
CONCRETE CONSTRUCTION (IBC 1705.3)				
REINFORCING STEEL PLACEMENT			VERIFY SIZE, CLEARANCES, SPLICES AND PROPER TIES.	
EMBEDDED BOLTS OR PLATES				
VERIFY REQUIRED DESIGN MIX		•	VERIFY MIX DESIGN MEETS STRENGTH & EXPOSURE REQUIREMENTS LISTED ON APPROVED PLANS.	
CONCRETE PLACEMENT/SAMPLING	•		INCLUDES SAMPLING FOR AIR, SLUMP, STRENGTH & TEMPERATURE TECHNIQUES.	
INSPECT FORMWORK			VERIFY SHAPE, LOCATION & MEMBER DIMENSIONS.	
POST-INSTALLED ANCHORS	•		IN ACCORDANCE WITH APPROVED ICC-ES REPORT. PERIODIC INSPECTIONS ALLOWED IF STATED IN ES REPORT.	

# GENERAL NOTES

- CONTRACTOR SHALL COORDINATE OPENINGS & IMBEDDED ITEMS NOTED ON CONSTRUCTION DOCUMENTS WITH APPROPRIATE TRADE.
- ALL SHOP DRAWINGS OF ALL STRUCTURAL COMPONENTS SHALL BE REVIEWED BY ARCHITECT / ENGINEER PRIOR TO FABRICATION. - STRUCTURAL COMPONENTS SHALL BE TEMPORARILY BRACED IN A MANNER TO RESIST EARTHQUAKE, WIND, SNOW, & LATERAL EARTH LOADS or COMBINATION THEREOF UNTIL PLYWOOD ROOF DIAPHRAGM, PLYWOOD SHEATHED
- SHEAR WALLS, or FLOOR FRAMING ARE IN PLACE & SECURED PROPERLY. - ANY PROFESSIONAL THIRD PARTY REVIEW TO BE APPROVED BY "KRIVONEN STRUCTURAL ENGINEERS" PRIOR TO REVIEW. - THE STRUCTURAL DRAWINGS ARE TO BE USED IN CONJUNCTION WITH DRAWINGS AND SPECIFICATIONS FROM ALL OTHER DISCIPLINES. THE CONTRACTOR SHALL VERIFY THE REQUIREMENTS OF OTHER TRADES AS TO SLEEVES, CHASES, HANGERS, INSERTS, ANCHORS, HOLES, AND OTHER ITEMS TO BE PLACED OR SET IN THE STRUCTURAL WORK.
- THE STRUCTURAL DRAWINGS HERE-IN REPRESENT THE FINISHED STRUCTURE. THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY GUYING AND BRACING REQUIRED TO ERECT AND HOLD THE STRUCTURE IN PROPER ALIGNMENT UNTIL ALL STRUCTURAL WORK & CONNECTIONS HAVE BEEN COMPLETED. THE INVESTIGATION, DESIGN, SAFETY, ADEQUACY, & INSPECTION OF ERECTION BRACING, SHORING, TEMPORARY SUPPORTS, ETC. IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE METHODS, TECHNIQUES, AND SEQUENCE OF PROCEDURES TO PERFORM THE WORK. THE SUPERVISION OF THE WORK IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. - THE DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED, SUBJECT TO APPROVAL BY THE ENGINEER.
- LOADING APPLIED TO THE STRUCTURE DURING THE PROCESS OF CONSTRUCTION SHALL NOT EXCEED THE SAFE LOAD-CARRYING CAPACITY OF THE STRUCTURAL MEMBERS. THESE LOADINGS ARE SPECIFIED IN THE "DESIGN CRITERIA" PORTION OF THESE NOTES. DO NOT APPLY ANY CONSTRUCTION LOADS UNTIL STRUCTURAL FRAMING IS PROPERLY CONNECTED TOGETHER AND UNTIL ALL TEMPORARY BRACING IS IN PLACE. - SHOP DRAWINGS AND OTHER ITEMS SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW PRIOR TO FABRICATION. ALL SHOP DRAWINGS SHALL BE REVIEWED BY THE GENERAL CONTRACTOR PRIOR TO SUBMITTAL. THE ENGINEER'S REVIEW IS TO BE FOR CONFORMANCE WITH THE DESIGN CONCEPT AND GENERAL COMPLIANCE WITH THE RELEVANT CONTRACT DOCUMENTS. THE ENGINEER'S REVIEW DOES NOT RELIEVE THE CONTRACTOR OF THE SOLE RESPONSIBILITY TO REVIEW, CHECK, AND COORDINATE THE SHOP DRAWINGS PRIOR TO SUBMISSION. THE
- CONTRACTOR REMAINS SOLELY RESPONSIBLE FOR THE ERRORS & OMISSIONS ASSOCIATED WITH THE PREPARATION OF THE SHOP DRAWINGS AS THEY PERTAIN TO MEMBER SIZES, DETAILS, DIMENSIONS, ETC.

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CONCRETE	
<ul> <li>ALL CONCRETE SHALL BE READY MIXED AND SUPPLIED IN ACCORDANCE WITH SPECIFICATION REQUIREMENTS. <u>NO WATER SHALL BE ADDED TO MIX AT JOB SITE.</u></li> <li>MINIMUM COVER REQUIREMENTS: CAST AGAINST EARTH = 3" FORMED WALLS = 1½" TOP OF SLAB = 1"</li> </ul>	
<ul> <li>OPENINGS IN CONCRETE WALLS OF 2'-0" or GREATER IN EITHER DIRECTION SHALL HAVE 2 - #4 BARS ALL SIDES &amp; SHALL EXTEND 24" BEYOND OPENING.</li> <li>COLD WEATHER CONCRETING GUIDELINES TO BE FOLLOWED IN COLD TEMPERATURES.</li> <li>FLYASH TYPE "F" or TYPE "C" MAY BE USED TO REPLACE NO MORE THAN 10% OF THE CEMENT CONTENT.</li> <li>4" SLUMP MAX. 5-7% AIR ENTRAINED FOR ALL FOUNDATIONS &amp; EXTERIOR SLABS.</li> <li>MAXIMUM AGGREGATE SIZE OF ½" UNLESS NOTED OTHERWISE.</li> </ul>	C
MATERIALS:	
ANCHOR BOLTS: ASTM F1554 BOLTS CONCRETE SLABS (INTERIOR): 3500 PSI AT 28 DAYS CONCRETE SLABS (EXTERIOR): 4000 PSI AT 28 DAYS ELSEWHERE: 3000 PSI AT 28 DAYS	
CAST IN-PLACE CONCRETE:	
- CONCRETE MIXES SHALL BE DESIGNED PER ACI SUI - CONCRETE SHALL CONFORM TO THE FOLLOWING PROPERTIES:	
CONCRETE LOCATIONMIN. Fc (28 DAYS)SLUMPW/C RATIOELEVATED SLABS3500 PSI2" - 4"0.46FOUNDATIONS3500 PSI2" - 4"0.5INTERIOR SLAB ON GRADE4000 PSI2" - 4"0.5	
AT CONTRACTOR'S OPTION, AN APPROVED ADMIXTURE MAY BE USED TO PRODUCE FLOWABLE CONCRETE. MAXIMUM SLUMP SHALL NOT EXCEED 10 INCHES. THE CONTRACTOR SHALL SUBMIT TEST RESULTS OF THE PROPOSED CONCRETE MIXES ALONG WITH THE MANUFACTURER'S TECHNICAL DATA FOR APPROVAL PRIOR TO POURING CONCRETE.	L
ALL CONCRETE WORK SHALL CONFORM TO THE REQUIREMENTS OF ACI 301. HOT WEATHER CONCRETING PER ACI 305. COLD WEATHER CONCRETING PER ACI 306.	
ALL REINFORCING STEEL SHALL BE SET AND TIED IN PLACE PRIOR TO POURING OF CONCRETE. EXCEPT THE VERTICAL DOWELS FOR MASONRY WALL REINFORCING MAY BE "FLOATED" IN PLACE. DO NOT FIELD BEND BARS PARTIALLY EMBEDDED IN HARDENED CONCRETE UNLESS SPECIFICALLY INDICATED OR APPROVED BY THE ENGINEER.	
REINFORCING STEEL SHALL BE DETAILED IN ACCORDANCE WITH ACI 315.	
BAR SUPPORTS AND HOLDING BARS SHALL BE PROVIDED FOR ALL REINFORCING STEEL TO INSURE MINIMUM CONCRETE COVER. BAR SUPPORTS SHALL BE PLASTIC TIPPED OR STAINLESS STEEL.	
FORMWORK SHALL REMAIN IN PLACE UNTIL CONCRETE HAS OBTAINED AT LEAST 90% OF ITS 28 DAY COMPRESSIVE STRENGTH. THE CONTRACTOR SHALL PROVIDE ALL SHORING AND RE-SHORING.	
<ul> <li>REINFORCING STEEL:</li> <li>LAP REQUIREMENTS: 30 BAR DIAMETERS (CONCRETE) 40 BAR DIAMETERS (MASONRY)</li> <li>CORNER BARS REQUIRED AT FOUNDATION WALL LOCATIONS OF SIZE &amp; NUMBER OF HORIZONTAL WALL STEEL AT ALL CORNERS INTERSECTIONS.</li> <li>REBAR NOT TO BE WELDED UNLESS ASTM A706 GRADE REBAR IS PROVIDED</li> <li>REBAR SHALL BE SECURELY TIED IN-PLACE WITH #16 ANNEALED IRON WIRE.</li> <li>CHAIRS SHALL BE USED IN SLABS FOR PROPER PLACEMENT.</li> <li>ALL WELDED WIRE FABRIC SHALL BE IN ACCORDANCE WITH ASTM A185-97, CENTERED IN SLAB.</li> <li>REINFORCING STEEL BARS :     #4 THRU #10 BARS: ASTM A615 - GRADE 60     #2 &amp; #3 BARS: ASTM A615 - GRADE 40</li> </ul>	&
- WELDED WIRE FABRIC (W.W.F.): ASTM A185 FOUNDATION BEARING NOTES:	
-FOUNDATION PREP SHALL BE IN ACCORDANCE WITH GEOTECHNICAL REPORT. GEOTECHNICAL RECOMMENDATIONS SUPERCEDE ALL GENERIC RECOMMENDATIONS BELOW. THE FOLLOWING GUIDELINES ARE ONLY TO BE UTILIZED IF A GEOTECHNICAL REPORT IS NOT PROVIDED.	
<ul> <li>-PROVIDE BASE BENEATH SLAB PER GEOTECHNICAL REPORT. IF NO GEOTECHNICAL REPORT IS SUBMITTED, "KRIVONEN STRUCTURAL ENGINEERS" WILL NOT BE LIABLE FOR DAMAGES RELATED TO FOUNDATION SETTLEMENT or HEAVE.</li> <li>-PROVIDE 4" LAYER OF ¾" MINUS ROADMIX BELOW SLABS ON GRADE. COMPACTION OF FILL BENEATH SLABS ON GRADE SHALL SATISFY 95% MAXIMUM DRY DENSITY PER ASTM D698.</li> <li>-SOILS BENEATH FOUNDATIONS SHALL BE PROTECTED FROM FREEZING DURING CONSTRUCTION.</li> <li>-POSITIVE DRAINAGE AND/OR THE EXCAVATION SHALL BE PUMPED TO PREVENT SURFACE WATER BUILD-UP DURING ALL PHASES</li> </ul>	•
<ul> <li>OF CONSTRUCTION.</li> <li>-PRIOR TO FILL PLACEMENT, REMOVE ALL TOPSOILS, ORGANICS, DEBRIS, OLD CONCRETE &amp; MASONRY. EXISTING SLABS IN EXCE OF 48" BELOW BOTTOM OF EXISTING FOOTINGS MAY REMAIN.</li> <li>-ANY STRUCTURAL FILL REQUIRED BELOW FOOTINGS AND/OR SLABS SHOULD BE TO THE SPECIFICATION OF THE GEOTECHNICAL REPORT FOR THE PROJECT. IF NO GEOTECHNICAL REPORT IS PROVIDED, OUR OFFICE SHOULD BE CONTACTED DURING EXCAVATION TO VERIEV BEARING CONDITIONS.</li> </ul>	:SS -
-POTENTIAL STRUCTURAL SETTLEMENT GIVEN IN GEOTECHNICAL REPORT IS ASSUMED TO BE ACCEPTABLE TO OWNER. THE STRUCTURE HAS NOT BEEN DESIGNED TO MITIGATE THIS MAGNITUDE OF MOVEMENT.	
CONCRETE SLAB NOTES:	
-MAXIMUM CONCRETE SLUMP FOR ALL SLABS SHALL BE 5". -ALL WELDED WIRE FABRIC SHALL BE IN ACCORDANCE WITH ASTM A-185. LAP ADJOINING PIECES AT LEAST ONE FULL MESH. -SLAB JOINTS SHALL BE FILLED WITH APPROVED MATERIAL. THIS SHOULD HAPPEN AS LATE AS POSSIBLE. PREFERABLY 4-6 WEEK AFTER THE SLAB HAS BEEN CAST. PRIOR TO FILLING, REMOVE ALL DEBRIS FROM SLAB JOINT, THEN FILL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AS FOLLOWS: 6" OR THICKER SLABS FILL JOINTS WITH EPOXY RESIN 4" = 6" SLAB CONTROL JOINTS FUL WITH EIELD MOUDED OR ELASTOMETRIC SEALANT.	ïS I
-EXTERIOR SLAB CONTROL JOINTS FILL WITH FIELD MOLDED OR ELASTOMETRIC SEALANT. -EXTERIOR SLABS MAY NOT BE SHOWN ON THE STRUCTURAL DRAWING. SEE CIVIL AND ARCHITECTURAL DRAWINGS FOR EXTERIOR SLAB LOCATIONS, THICKNESS AND REINFORCING. -THE USE OF POLYPROPYLENE FIBERS IN LIEU OF REBAR OR WELDED WIRE FABRIC IS PROHIBITED. -SEE ARCHITECTURAL DRAWINGS FOR EXACT LOCATION OF CONCRETE DRAINS. SLOPE SLAB ACCORDINGLY TO DRAINS.	
FOUNDATION NOTES:	

-ALL REINFORCING MARKED CONTINUOUS (CONT.) ON THE DRAWINGS SHALL BE LAPPED 36 BAR DIAMETERS AT SPLICES. -NO UNBALANCED BACKFILL SHALL BE DONE UNLESS WALLS ARE SECURELY BRACED AGAINST OVERTURNING EITHER BY TEMPORARY BRACING OR BY PERMANENT CONSTRUCTION. -ALL RETAINING WALLS SHALL HAVE AT LEAST 12" OF FREE-DRAINING GRANULAR BACKFILL, FULL HEIGHT OF WALL. PROVIDE VERTICAL CONTROL JOINTS IN RETAINING WALLS AT APPROXIMATELY EQUAL INTERVALS NOT TO EXCEED 25'-0" OR 3 TIMES THE

WALL HEIGHT.

PREPARED FOR : STACY BAIR

**CLUB DAUNTLESS** 2903 BIG HORN AVE, CODY, WY 82414

PROJECT NUMBER: 212

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## WASTE AND VENT WORK NOTES

(1) SEE THE SITE UTILITY PLAN FOR CONTINUATION.

2 COORDINATE CLEANOUT LOCATIONS WITH THE GENERAL CONTRACTOR, TYPICAL.

3 RUN VENT PIPING AS HIGH AS POSSIBLE, THROUGH JOISTS, ETC.

FURNISH & INSTALL A LAUNDRY BOX FOR INDIRECT DRAINING OF SPRAY TAN EQUIPMENT. COORDINATE THE LOCATION WITH THE GENERAL CONTRACTOR.

2

M100 1/8" = 1'-0"

PREPARED FOR: STACY BAIR

FIRST FLOOR PLAN - WASTE AND VENT

# **CLUB DAUNTLESS**

**PROJECT ARCHITECT:** NICK PANCHEAU



2903 BIG HORN AVE, CODY, WY 82414

**PROJECT NUMBER:** 2128



MECHANICAL / ELECTRICAL PROFESSIONAL ENGINEERS 1629 AVE D STE 7C, BILLINGS MT 59102 PHONE: 406.252.3237 FAX: 406.252.3276 www.coneer.com









FIRST FLOOR PLAN - PLUMBING 2 M101 1/8" = 1'-0"

PREPARED FOR: STACY BAIR

4 SET BALANCING VALVES TO 1 GPM.

# **CLUB DAUNTLESS**



2903 BIG HORN AVE, CODY, WY 82414

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### **ISSUE DATES:**

 

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 03-20-2023 PERMIT SET

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FIRST FLOOR PLAN - MECHANICAL M102 1/8" = 1'-0"

## PERMIT SET

## CLUB DAUNTLESS 2903 BIG HORN AVE, CODY, WY 82414

PROJECT ARCHITECT: NICK PANCHEAU

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	HVAC WORK NOTES
1	(1) ROOFTOP HVAC UNIT MOUNTED ON A CURB. SEE THE EQUIPMENT SCHEDULE FOR MORE INFORMATION.
	CONCENTRIC SUPPLY AND RETURN BOX. SEE THE EQUIPMENT SCHEDULE AND DETAIL FOR MORE INFORMATION.
	(3) THERMOSTAT MOUNTED ON A WALL OR COLUMN. COORDINATE THE LOCATION WITH THE GENERAL CONTRACTOR AND OWNER.
	$\langle 4  angle$ exhaust fan curb mounted on the Roof. See the equipment schedule for more information
	5 TRANSFER FAN TO AV EQUIPMENT HEAT REJECTION. COORDINATE THERMOSTAT LOCATION WITH THE GENERAL CONTRACTOR AND OWNER.
	6 RETURN OPENING ON THE TOP OF THE DUCT COVERED WITH BIRDSCREEN.
	$\langle 7 \rangle$ Furnace set on the floor. See the equipment schedule and details for more information.
	AC UNIT SET ON A CONCRETE OR MANUFACTURED EQUIPMENT. COORDINATE WALL PENETRATIONS WI THE GENERAL CONTRACTOR. SEE THE EQUIPMENT SECHDULE FOR MORE INFORMATION.
	(9) OUTSIDE AIR INTAKE LOUVER MOUNTED IN THE EXTERIOR WALL AT LEAST 9'-0" ABOVE GRADE. COORDINATE THE LOCATION AND ELEVATION WITH THE GENERAL CONTRACTOR.
	$\langle 10  angle$ stub ductwork into the unfinished tenant space and cover with birdscreen.
	$\langle 11 \rangle$ HIGH TRANSFER GRILLE AT 10-12 FEET ABOVE THE FLOOR (BOTH SIDES OF WALL).
	(12) RUN FURNACE AND WATER HEATER FLUE AND COMBUSTION AIR PIPING HORIZONTAL OUT THE EXTERIO WALL AND TERMINATE PER THE MANUFACTURER'S INSTRUCTIONS. COORDINATE THE LOCATIONS WITH THE GENERAL CONTRACTOR. MAINTAIN AT LEAST 10'-0" SEPARATION FROM THE INTAKE LOUVER.
	(13) ACOUSTICALLY LINE THE RETURN AIR DROP, ELBOW, AND PLENUM.
	(14) PREPARE EXPOSED DUCTWORK FOR PAINTING, TYPICAL.
	$\langle 15 \rangle$ duct mounted CO2 sensor for demand control ventilation.
	$\langle 16 \rangle$ LOW RETURN GRILLE WITHIN 12" OF THE FLOOR.
	$\langle 17 \rangle$ HIGH RETURN GRILLE WITHIN 24" OF THE ROOF DECK.
	$\langle 18  angle$ low transfer grille within 12" of the floor (both sides of the wall).
	(19) TERMINATE THE RETURN DUCT WITHIN 12" OF THE FLOOR. COVER THE OPEN-ENDED DUCT WITH BIRDSCREEN. SECURE THE DUCT TO THE WALL WITH STRAPS AND RUBBER VIBRATION ISOLATION.
	(20) ELECTRIC INFRARED HEATER SUSPENDED FROM STRUCTURE. SEE THE EQUIPMENT SCHEDULE FOR MOR INFORMATION. COORDINATE WORK WITH THE ELECTRICAL CONTRACTOR.
	$\langle 21 \rangle$ Wall controls for the electric infrared heaters. Coordinate work with the electrical contractor.
	22 ELECTRIC RADIANT CEILING PANEL. SEE THE EQUIPMENT SCHEDULE FOR MORE INFORMATION. COORDINATE WORK WITH THE ELECTRICAL AND GENERAL CONTRACTORS.
	(23) HIGH VOLUME LOW SPEED (HVLS) FAN. SEE THE EQUIPMENT SCHEDULE FOR MORE INFORMATION. COORDINATE WORK WITH THE ELECTRICAL AND GENERAL CONTRACTORS. MAINTAIN ALL RECOMMEND CLEARANCES FROM STRUCTURE, LIGHTS, HVAC EQUIPMENT, ETC.
	424 HVLS CONTROLS MOUNTED ON THE WALL. COORDINATE THE LOCATION WITH THE OWNER AND OTHER TRADES.
	25 ELECTRIC CABINET UNIT HEATER MOUNTED IN THE CEILING. SEE THE EQUIPMENT SCHEDULE FOR MOR INFORMATION. COORDINATE WORK WITH THE ELECTRICAL AND GENERAL CONTRACTORS.



FIRST FLOOR PLAN - HVAC

# **CLUB DAUNTLESS**

2903 BIG HORN AVE, CODY, WY 82414

PROJECT ARCHITECT: NICK PANCHEAU

**PROJECT NUMBER:** 2128



MECHANICAL / ELECTRICAL PROFESSIONAL ENGINEERS 1629 AVE D STE 7C, BILLINGS MT 59102 PHONE: 406.252.3237 FAX: 406.252.3276 www.coneer.com





		ME	ECHANICAL LEGEND					ME	CHANICAL G	ENERAL CO	ONDITIONS	
<u>XX-#</u> U	JNIT DESIGNATION	Ţ	) THERMOSTAT	S	SENSOR	SCOPE: A CONTRAC	LL MECHANICAL WORK UNDER TOR UTILIZING TRADESMEN S	THIS CONTRACT AS SHOW KILLED IN THE ART AND IN	/N ON THE PLANS AND IND ACCORDANCE WITH ACCE	ICATED IN THE SPECIFIC PTABLE PRACTICES. ALL	CATIONS. WORK SHALL BE WORK SHALL COMPLY WI	E PERFORMED E
SI SI	SUPPLY AIR DUCT RISER		RETURN AIR DUCT RISER		EXHAUST AIR DUCT RISER	PERMITS	THE MECHANICAL CONTRACTO	OR SHALL SECURE ALL PER	MITS IN CONNECTION WIT	TH HIS WORK.		
S S	SUPPLY AIR DUCT DROP		RETURN AIR DUCT DROP		EXHAUST AIR DUCT DROP	WORK IN COMPLET	CLUDED: ALL PLUMBING AND F E AND FUNCTIONING SYSTEM.	IVAC SYSTEMS INCLUDING EQUIPMENT, MOTORS, ET /OR ENGINEER	FIXTURES, EQUIPMENT, PI TC., TO BE LOCATED AND IN	IPE, DUCTWORK, ETC. P NSTALLED AS SHOWN ON	ROVIDE AND INSTALL ALL	L INCIDENTAL I S SHALL BE APPF
	SUPPLY AIR DIFFUSER		RETURN AIR GRILLE		EXHAUST AIR GRILLE	SUBSTIT	JTIONS: MATERIALS LISTED AR	RE REPRESENTATIVE OF TH	E QUALITY DESIRED. THOS	SE REQUESTING MATERIA	ALS APPROVAL TO SUBMIT	IT TWO (2) COP
	TURNING VANES		FLEXIBLE CONNECTION		Survey and Door	W/TABS ACCEPTA	INDICATING MATERIALS SUCH BILITY.	AS PLUMBING FIXTURES, F	Eating and cooling un	ITS, GRILLES, FANS, PUM	IPS, ETC. OWNER/ENGINE	EER TO DETERM
$\frac{100S1}{6\emptyset}$ C	CFM-GRILLE/SIZE		LINEAR DIFFUSER			SUBMITT THIS PRO	<u>ALS:</u> WITHIN 30 DAYS AFTER C DIECT.	CONTRACT IS AWARDED. N	IECHANICAL CONTRACTOR	TO SUBMIT IN BROCHUR	RE FORM SHOP DRAWINGS	GS ON MECHANI
	ELEXIBLE DUCT	€□	F FIRE EXTINGUISHER		VAV BOX W/HEAT	BROCHUI MANUFA	RE OF EQUIPMENT AND OWNER TURERS' LITERATURE ON MEC	<u>EINSTRUCTIONS:</u> CONTRACTIONS: CONTRACTIONS	CTOR TO PROVIDE THE OW ON THE PROJECT. INSTRU	(NER WITH A THREE (3)   ICT OWNER AS TO FUNC	RING BINDER CATALOG CO FION, OPERATION, MAINT	CONTAINING CA TENANCE, ADJU
(P1) Pl		W				SYSTEMS	INSTALLED.					
	LUMBING FIXTURE ABOVE		」 GAS METER ─────────────────────────────	<u>ب</u>	→ ELBOW TURNED DOWN	FROM TH	EE/WARRANTY: CONTRACTOR E DATE OF FINAL ACCEPTANCE THE TERM OF THE WARRANTY.	CONTRACTOR FURTHER / THIS DOES NOT INCLUDE	AGREES THAT HE WILL BE F AGREES THAT HE WILL REP EXCESSIVE ABUSE OR DAM	LACE OR REPAIR ALL DE	FECTIVE EQUIPMENT AND OWNER AND OWNER AND/OR OTHERS.	D INSTALLATION
у <u>с</u> у т	TEE OUTLET DOWN	,	GRADE CLEANOUT	\$	→ END CAP	MANUFA	TURERS' DIRECTIONS, PROCE		STRUCTIONS: MANUFACTU	RER'S MATERIALS, AND E	EQUIPMENT TO BE APPLIE	ED, INSTALLED,
, , , , , , , , , , , , , , , , , , ,	VALL HYDRANT	<u>بــــــــــــــــــــــــــــــــــــ</u>		<u>، ، ، ، ، ، ، ، ، ، ، ، ، ، ، ، ، ، ، </u>		DEMOLIT	ION: REMOVE AND RECYCLE A	LL ABANDONED PIPING AN	D DUCTWORK.	ATIONS PRIOR TO INST	ALLATION.	
<u>ب</u> ه ا	/ALVE IN RISER	<u>ب</u>	→ VALVE IN DROP	<u> </u>								
$\rightarrow = \rightarrow P$	PIPE GUIDE							MECHA	NICAL MATE	RIALS AND	INSTALLATIC	ON
			SHUT-OFF VALVE      PRESSURE REDUCING VALVE		→ BALANCING VALVE	PIPING DOMES	TIC WATER SERVICE:					
↓	CONTROL VALVE	→ <b>→</b>	1			MAT 1. E	ERIAL: XTERIOR: HDPE, RATED 200 P	SI, COPPER TUBE SIZE, PS	24-69, WITH COMPRESSIO	N FITTINGS, TO 2"; POLY	VINYL CHLORIDE, PRESS	SURE CLASS 150
Б К В	BUTTERFLY VALVE	<u>۲</u>	RELIEF VALVE	, <b>™</b>		2. I	NTERIOR: a. COPPER, TYPE "L" HARD, CC	DNFORMING TO ASTM B-88	WITH WROUGHT OR CAST	SOLDER FITTINGS FOR	ABOVE GRADE CONFORMI	1ING TO ANSI B1
S−−−S B	BACKFLOW PREVENTER		È CURB STOP		→ FLOW SWITCH	TNIC	b. PLASTIC: CROSS-LINKED PO CONFORMING TO ASTM F87	DLYETHYLENE 'PEX' UP TO 1 76.877. PRODUCT OF REH	." CONFORMING TO ASTM [ AU.	D1505 AND ASTM D2765	WITH WROUGHT BRASS, I	, MECHANICAL C
		↓ <u>↓</u> <u>↓</u>		, ↓ , ↓ , ↓ , ↓ , ↓ , ↓ , ↓ , ↓ , ↓ , ↓		1. C 2. S	ALLATION: OMPRESSION STOPS ON EACH HUT-OFF VALVES IN SUPPLIES	SUPPLY TO EACH FIXTURE SERVING EACH BANK OF F	Ixtures or where Indic,	ATED.		
, , , , , , , , , , , , , , , , , , ,	DOM. COLD WATER	, ↓ ,D⊦	1 → DOM. HOT WATER	, , , , , , , , , , , , , , , , , , ,	→ DOM. HOT WATER RECIRC.	3. S 4. M	OLDER JOINTS REAMED, POLIS O JOINTS BELOW CONCRETE S	HED AND JOINED WITH LE	AD FREE SOLDER IAW AST WATER PIPING.	M B-32. NO SELF CLEAN	ING FLUX PERMITTED. FL	LUX IAW ASTM
w → w	VATER SERVICE	, ∽S·		⊱—st—		SANITA MAT	RY SEWER: ERIAL:	II LLAD FREE FIFE DOFE.				
∽v—s v	/ENT	, ← D	──→ DRAIN	, G—	→ NATURAL GAS	1. E 2. I INST	XTERIOR: POLYVINYL CHLORII NTERIOR: POLYVINYL CHLORII ALLATION:	DE, IAW ASTM D2665-93A, DE, SCHEDULE 40 PVC DRA	IAPMO IS 9-90. INAGE; SOLVENT WELD JO	INT WITH NSF SEAL IAW	ASTM D-2665-93A FOR A	ABOVE AND BEL
HWS→ H		⊱—HW		, ← C ←		1. \ 2. E	ERIFY ACTUAL INVERTS, SLOPE XPOSED PIPE BELOW CABINETS	ES, ETC PRIOR TO INSTALL S AND LAVATORIES CHROM	ATION. IE PLATED.PVC STUBS ANI	D COUPLING NUTS COVE	RED WITH ESCUTCHEONS	IS.
	CHILLED WATER SUPPLY		$R \longrightarrow CHILLED WATER RETURN$ $R \longrightarrow COOLING TOWER RETURN$	,	$\rightarrow$ Compressed AIR	3. [ 4. ] GAS:	ISSIMILAR METALS JOINED WI EST PIPING IN ACCORDANCE V	TH DIELECTRIC UNIONS. VITH UNIFORM PLUMBING	CODE. [INTERNATIONAL P	LUMBING CODE IN WYOI	MING]	
⊱	REFRIGERANT LIQUID	⊱—RS	S REFRIGERANT SUCTION	⊱— HG —	→ REFRIGERANT HOT GAS	MAT 1. E	ERIAL: XTERIOR: POLYETHYLENE, IAW	ASTM D-2513, WALL THIC	KNESS IAW ANSI B31.8, FC	OR BELOW GRADE. STEEL	., STANDARD WEIGHT BLA	ACK IRON SCHE
<b>├</b> ──F──┤ F]	TRE SERVICE	<u>ب</u> ـــــ			FIRE HOSE CABINET	2. I INS	CREWED OR WELDED PER UTIL NTERIOR SERVICE: STANDARD 'ALLATION:	WEIGHT, BLACK IRON SCI	HEDULE 40 IAW ASTM A-12	0 WITH MALLEABLE IRON	N SCREWED OR WELDED F	FITTINGS.
							LL REGULATIONS STRICTLY FO	OLLOWED. INIMIZE STRESS ON FITTI	IGS FROM MOVEMENT. PR		DUE TO EXPANSION.	
		FOUTP		NO		3. F L 4. [	OCATIONS; AND FOR PIPING O IRT LEG AT EACH EQUIPMENT	PERATING AT PRESSURES ITEM SERVED AS WELL AS	GREATER THAN OUNCES. A LUBRICATED PLUG VALVI	E.	272 AND LANGER, FOR A	ALL SIZES IN CC
AFF ABOVE FIN		FCO	FLOOR CLEANOUT	OS&Y	DUTSIDE SCREW AND YOKE	CONDE MAT	NSATE DRAINS: ERIAL: C OR COMBUSTION CONDENSA	ATE: SCHEDI II E 40 PVC OR	CPVC, SOLVENT WELD 1011	NTS		
BD BALANCIN BDD BACKDRAF	IG DAMPER FT DAMPER	FD FDC		PLBG PSI	POUNDS PER SQUARE INCH	2. F 3. E	RESSURE/TEMPERATURE RELIE ACKFLOW PREVENTER RELIEF I	F VALVES: COPPER TYPE 'L PORTS: SCHEDULE 40 PVC	' Hard, wrought or cas or cPVC; solvent weld :	ST SOLDER FITTINGS. JOINTS.		
CI CAST IRON CONTR CONTRACT	N TOR	FE FLR	FIRE EXTINGUISHER FLOOR	REQD RF	REQUIRED RETURN FAN	VALVES SER	/ICE:					
CONN CONNECTI CFH CUBIC FEE	ion Et per hour	FP FPM	FIN PIPE RADIATION FEET PER MINUTE	RH RPM	REHEAT REVOLUTIONS PER MINUTE	1. 9	HUT-OFF (ISOLATION): BALL T HECK: Y-PATTERN SWING TYPE	YPE, RATED 125 PSI, BRON E, RATED 125 PSI, BRONZE	ZE BODY, TFE SEATS, SS B BODY, TFE SEATS.	ALL; FULL PORT TO 1-1/2	2"; CONVENTIONAL PORT	T 2" AND ABOVE
CFM CUBIC FEE CH CABINET H	ET PER MINUTE HEATER	FSD GPM	FIRE/SMOKE DAMPER GALLONS PER MINUTE	SD SF	SMOKE DAMPER SUPPLY FAN	3. F 4. T 5. C	ELIEF: 125 PSIG AGA TEMP-STE HERMOSTATIC MIXING: IAW A GAS: OUARTER TURN SOUARE F	EAM RATING 180,000 BTUF SSE 1017, RATED 150 PSI, HEAD STOP, LOW PRESSUR	I. 85-150 f RANGE, LOCKABLE E. 1 PSI. 2" AND SMALLER.	E HANDLE. TACO SERIES BRONZE BODY THREADE	5000 OR EQUAL. ED. A.Y. MCDONALD MODE	DEL 10604 OR EC
CP CIRCULAT	TING PUMP TOWER	GALV HP	GALVANIZED HORSE POWER	SPEC SPKR	SPECIFICATIONS SPRINKLER	6. E 7. (	ALANCING VALVES: TACO MOD URB STOP: WATER SERVICE C	EL ACCU-FLO OR EQUAL. URB BOX AND SHUT-OFF V	ALVE THROUGH 2", SERIES	H COPPER SERVICE. VA	LVE BOX, ARCH PATTERN	N TYPE, ADJUST
CU CONDENSI	SING UNIT	HG KW	MERCURY KILOWATT	SHC SHP	SPRINKLER HEAD CONCEALED SPRINKLER HEAD PENDANT	8. 0	ASE. PRODUCT OF MUELLER. OMPRESSED AIR: QUARTER TU	IRN, RATED 150 PSI, SELF	UBRICATING, TEFLON SEA	TS.		
DWG DRAWING		LAT	LEAVING AIR TEMPERATURE	SHR	SPRINKLER HEAD RECESSED	PIPING II MAT	NSULATION ERIAL:					
DN DOWN		LWT		SHU	SPRINKLER HEAD UPRIGHT	1. M F 2. F	IICRO-LOK GLASS FIBER INSUL IBERGLASS YARN, ZESTON 25/5 RODUCTS OF JOHNS MANVILLE	50 PREMOLDED ONE PIECE C, CERTAINTEED, OWENS (	PLOS (HOT OR COLD) ALL P PVC INSULATED FITTING ( CORNING AND KNAUF, ACCE	COVERS. THICKNESS 1". EPTABLE.	ITE KRAFT BONDED TO AL	ALUMINUM FOIL
EF EXHAUST	FAN	MAU MAX	MAKE OF AIR UNIT MAXIMUM	SP	STATIC PRESSURE	INS <sup>-</sup> 1. L	ALLATION: ONGITUDINAL LAPS OF JACKET	S SEALED AND BUTT JOIN		STAPLES, EXCEPT CHILL		
EFD EXISTING	FLOOR DRAIN	MD MD	MOTORIZED DAMPER	VAV	/ARIABLE AIR VOLUME	2. I	O ADJACENT INSULATION COV NSULATE ALL DOMESTIC COLD,	ER. INSULATION SEALED HOT AND RECIRCULATION	AT ENDS WHERE INSULATION IN THE AT ENDS WHERE INSULATION IN THE AT A STREAM AND A ST	OUCERS, ETC., COVERED ON STOPS, SUCH AS AT F	ELANGES, UNIONS, ETC.	PREMOLDED PV
EAT ENTERING	G AIR TEMPERATURE G WATER TEMPERATURE	MECH MFR	MECHANICAL MANUFACTURER	VEL V	/ELOCITY /ENT	WATER H	EATERS		MEDICAN STATE OD DHEEI	м		
ENGR ENGINEER ENT ENTRANCE	R E	MIN MTG	MINIMUM MOUNTING	VTR W/	/ENT THROUGH ROOF //ITH	MAT 1. N	ERIAL: ATURAL GAS-FIRED UNITS SHA	ALL BE SEPARATED COMBU	STION TYPE, 94% EFFICIEN	NCY, PVC VENTED.		
EMERG EMERGENO	CY	NC NIC	NORMALLY CLOSED NOT IN CONTRACT	WCO	WALL CLEANOUT	2. J 3. E 4 T	ACKETED & INSULATED GLASS LECTRIC UNITS SHALL BE SING EMPERATURE & PRESSURE REI	LINED STEEL TANK. GLE ELEMENT. TEE VALVE				
				•		5. E INS	IAPHRAGM TYPE EXPANSION T	ANK. WATTS PLT-12 OR E	QUIVALENT.			
	EXHA		ND TRANSFER FAN SCH			1. F 2. (	ONNECT EXPANSION TANK TO	COLD INLET.				
MARK SERVICE	MFR. MODEL	TYPE D	RIVE CFM SP RPM BDD HP	VOLT Ø	CURB REMARKS							
EF1 ROOF, GENER EXHAUST	KAL GREEN- HECK G-140-VG	DOME DI	IRECT 1,800 0.6 1,400 YES 1	208 1	YES 1.							
EF2 EXHAUST TE1 AV STORAGE	HECK G-095-D		IRECT 600 0.3 1,450 YES ½	120 1 V 120 1	YES 2.	MARK		MODEL	FINISH STANDARD, PREPPED		RTU CURB &	
REMARKS:						E1. F2	KRUEGER	FGC5	FOR PAINTING		DUCTWORK	CONVERTE
1. FURNISH THE UNIT WORK WITH THE EL 2. FURNISH THE UNIT	WITH A MOTOR SPEED CONTROLLER. ECTRICAL CONTRACTOR. SEE ELECTR WITH A MOTOR SPEED CONTROLLER.	FAN OPERATIO LICAL PLANS FO FAN OPERATIO	R MORE INFORMATION. IN TO BE MANUAL VIA WALL PILOT LIGHT SWITCH	FURNISHED & IN	STALLED BY THE ELECTRICAL CONTRACTOR.	E3	KRUEGER	S580	WHITE	ALUMINUM	SURFACE DUCT OR SIDEWALL	ADAPTER.
COORDINATE WORK 3. FURNISH THE UNIT V	WITH THE ELECTRICAL CONTRACTO WITH A WALL CAP, BACKDRAFT DAME	R. SEE ELECTRI PER, BIRDSCREE	ICAL PLANS FOR MORE INFORMATION. IN, MOTOR SPEED CONTROLLER, AND REVERSE AC		AT. FAN OPERATION TO BE CONTROLLED BY	IL1	GREENHECK	ESK-402	KYNAR	ALUMINUM	EXTERIOR WALL	ARCHITEC
	TO MAINTAIN THE SPACE TEMPERATO		SETFOINT. COORDINATE WORK WITH THE ELECT	RICAL CONTRACT	J.	R1	KRUEGER	EGC5	WHITE	ALUMINUM	LAY IN CEILING	24x24 PAN
		F	URNACE SCHEDULE			R2	KRUEGER	S580	WHITE	ALUMINUM	DUCT OR SIDEWALL	L FIXED BLA DEFLECTIO
LOCATION MARK LOCA	ATION & MAKE	N MODEL M	BURNER FAN 1BH IN MBH LAT °F % O.A. CFM ESP	MOTOR H.P. V/Ø	DX COIL & REMARKS	S1	KRUEGER	51240	WHITE	ALUMINUM	LAY IN CEILING	CORES.
F1. F2 & F3 125 ME	CHANICAL, TRANE	S9V2B 4	001 001 0.5"	<sup>1</sup> / <sub>2</sub> 120/1	CASED, MERV 6 SEE ACCESSORIES.	S2	KRUEGER	5880H	WHITE	ALUMINUM	DUCT OR SIDEWALL	L SPACING.
Н	IVAC			/2	MINIMUM		KRUEGER	5580	WHILE		SIDEWALL	DEFLECTIO
								F	ROOFTOP UN	IT SCHEDUL	E	
						MARK	SERVICE MAKE &	2-STAGE BURNER	FAN	MTR AC	ELECTRICAL DCV OA	A FILTERS
	TION &	A					TRANE	IN OUT EAT <sup>o</sup> F L	AT°F CFM S.P. RF	PM H.P. TONS V	MOCP CFM	
	RVICE MAKE MC		AP. (TONS) VOLT/Ø MCA M	MOCP	REMARKS	RTU1	GROUP X YSC060 AERIAL TRANE	105     85     45       120 /     97 /     45	95 2,200 0.5 1,0	$\frac{1}{2}$ $\frac{1}{2}$ $\frac{5}{2}$ $\frac{3}{2}$ $\frac{3}{2}$ $\frac{3}{2}$ $\frac{3}{2}$ $\frac{1}{2}$	$\begin{array}{c ccccccccccccccccccccccccccccccccccc$	2" THICK, MER
AC1, 2, 3 FUR	NACES TRANE 4TTE	84036	3 208/230V-1P 18	30 SEE A	CCESSORIES.	RTU3	YOGA/MED YSC036 CYCLE ROOM TRANE	84         68         45           120 /         97 /         45	95 1,400 0.5 88 95 1,400 0.5 88	$30  \frac{74}{34}  \frac{3}{3}  \frac{3}{4}$	208/3 20 / 30 500 208/3 20 / 30 150 -	2" THICK, MER
						RTU4 (	CARDIO MEZZ., TRANE	200 / 160 / 45 140 112	95 3,300 0.8 1,1	.85 3.1 7.5 2	208/3 48 / 60 250 - 850	2" THICK, MER
			JME LOW SPEED (HVI S	) FAN		RTU5	WEIGHTS, TRANE MACHINES YSC060	150 / 121 / 105 85 45	95 2,200 0.5 1,0	070 1 5 2	208/3 29 / 40 200 - 700	2" THICK, MER
	ACTURER MODEL DIA E		EIGHT MAX # OF HP HANC		S VOLT/ REMARKS	RTU6	WEIGHTS, TRANE MACHINES YSJ090	200 / 160 / 45 140 112 45	95 3,300 0.5 1,0	091 3.1 7.5 2	208/3 48 / 60 200 - 1,000	2" THICK, MER
HVLS1 & 2 MACF	RO AIR AIRLITE 8'	3'0" 1	Image: Normal Addition         Image: Normal Addition         Image: Weight Addition         Weight Addition           17'-0"         198         6         3/4         122	LBS WIRED	120 / 1 GEAR DRIVEN, UNISTRUT MOUNTING	RTU7	COURT TRANE YSJ102	200 / 160 / 45 140 112 45 200 / 160 /	95 4,000 0.7 1,3	331 3.1 8.5 2	208/3         53 / 70         1,300 - 2,300           208/3         53 / 70         1,300 - 2,300	2" THICK, MER
				KEMUIE			COURT YSJ102	140 112 45	95 4,000 0.7 1,3	331 3.1 8.5 2	208/3 53 / 70 2,300 2,300	2" THICK, MER
	D	ESTRAT	TIFICATION FAN SCHED	ULE		1. DOW 2. MINI	- NFLOW CONFIGURATION WITH MUM 2 STAGES OF HEATING AN	HINGED ACCESS DOORS AND MECHANICAL COOLING (	ND CONDENSER COIL HAIL DUAL COMPRESSORS 7.5 &	GUARDS. 8.5 TON UNITS).		
MARK LOCATION 8 SERVICE	& MFR. MODEL	TYPE D	RIVE JET JET MAX THROW SPEED RPM MOTOR HP OR WATT	R VOLT Ø	WEIGHT REMARKS	3. 1009 4. NON 5. THR	DECONOMIZER (DRY BULB) WI FUSED DISCONNECT AND UNPO DUGH-THE-BASE ELECTRICAL A	In Bakume I RIC RELIEF (3 DWERED CONVENIENCE OU ND GAS PIPING.	TUN UNITS), UR POWERED TLET.	слпацът (5, 7.5 & 8.5 Т	UN UNITS).	
DSF1, 2, NEAR CEILIN 3, 4, 5 127 COURT	IG, AIRIUS A-15-EC-STD-100-130-V	V AXIAL DI	IRECT 30 124 FEET FT/MIN 1,170 EC 18 W	/ 120 1	9 LBS 1, 2.	6. FACT 7. RETU	ORY MICROPROCESSOR CONTR IRN AIR SMOKE DETECTOR. CO	OLS AND DEMAND CONTRO ORDINATE THE WORK WIT	DL VENTILATION (ALL UNITS H THE ELECTRICAL CONTRA	S), REMOTE SPACE TEMP ACTOR TO INTEGRATE TH	ERATURE SENSORS, DUCT IE UNIT OPERATION WITH	T MOUNTED CO2 H THE FIRE ALA
REMARKS: 1. FURNISH & INSTALL 2. COORDINATE ALL MA		S AND FLOOR S			NE OR TABLET, APPLE OR ANDROID, ETC.).							
2. COORDINATE ALL W	CONTRACTOR OF CONTRACT AND GEN		THE OWNER ON HOW TO MAKE	- I AN JEED ADJU	CONTRACT DRAFTS, ETC.		MAI/E 0 110					_
		CIRCUL	ATING PUMP SCHEDUL	E		IRH1. 2	MAKE & MODEL 3, RE-VERBER-RAY	TYPE MEDIUM-WAVF	SIZE (MBH)	FLA VOLT/Ø C	C-6 TIMER   MOUNTING F	REM HEIGHT IS 9-11
MARK LOCATION	N & SERVICE MFR. MODEL	SIZE	TYPE GPM HEAD HP SPEED	EFFIC. VOLT	Ø REMARKS	4, 5, 6 IRH7, 8,	BAH-35-B-17 9, RE-VERBER-RAY	INFRARED HEATER MEDIUM-WAVE	35"L X /"W         (5.9)           60"L x 7"W         3.0	δ.3         208/1         C           14.0         208/1         TC	CONTROL USE MANUFA	ACTURER'S CHA
								INFRARED HEATER		<u>_</u> ///_		-ACTURER'S CHA
RP1 MECHAI	INICAL, DH GRUNDFOS ECIRC UP	15-55SFAC/TL	C 3-SPEED 2 8 FT 1/4 II	- 120 /	1         PROGRAMMABLE TIMER, AQUASTAT, STAINLESS STEEL CONSTRUCTION.	10 RCP1	QMARK	RADIANT CEILING	24" x 24" 0.4	3.1 120/1 0-6	ONTROL USE MANUFA	CEILING GRID

### **ISSUE DATES:**

O3-20-2023 PERMIT SET	/
<u> </u>	/
• <u>.</u>	<b>/</b>



$\searrow$	EXHAUST AIR DUCT DROP
	EXHAUST AIR GRILLE
<u>{</u>	EXHAUST AIR DUCT
	OUTSIDE AIR DUCT
	DUCT DAMPER
<u>ال</u>	VAV BOX W/HEAT
	FLOOR DRAINS
<del>ب ع</del>	ELBOW TURNED DOWN
ı ا <del>ن</del>	END OF LINE CLEANOUT
<del>ب</del>	END CAP
<u>ب</u> ابــــــ	UNION
<u>, -  ∞∞</u>  ,	FLEXIBLE CONNECTION
·کم	THREE WAY VALVE
	BALANCING VALVE
∽t∑i	PLUG VALVE
	MOTORIZED VALVE
, <b>→</b>	INLINE PUMP
	FLOW SWITCH
, <del>♀</del> ,	WATER HAMMER ARRESTOR
⊱—	TEMPERED WATER
⊱—DR—-	DOM. HOT WATER RECIRC.
ن—st—	STORM SEWER
∽G	NATURAL GAS
⊱C	CONDENSATE
⊱—CA —	COMPRESSED AIR
, → HG →	REFRIGERANT HOT GAS
L00000	

- AND

- RAPE

	(	GRILLES, REC	Gisters, + A		S SCHEDUL	=
MARK	MANUFACTURER	MODEL	FINISH	MATERIAL	MOUNT LOCATION	
CD1	PLENUMS INC. (TRANE)	TFD42DB, TFD436DB	STANDARD, PREPPED FOR PAINTING	STEEL & ALUMINUM	RTU CURB & DUCTWORK	ADA CON
E1, E2	KRUEGER	EGC5	WHITE	ALUMINUM	LAY IN CEILING, SURFACE	24x2 ADA
E3	KRUEGER	S580	WHITE	ALUMINUM	DUCT OR SIDEWALL	FIXE DEF
IL1	GREENHECK	ESK-402	KYNAR	ALUMINUM	EXTERIOR WALL	ARC
R1	KRUEGER	EGC5	WHITE	ALUMINUM	LAY IN CEILING	24x2
R2	KRUEGER	S580	WHITE	ALUMINUM	DUCT OR SIDEWALL	FIXE DEF
S1	KRUEGER	51240	WHITE	ALUMINUM	LAY IN CEILING	24x2 COR
S2	KRUEGER	5880H	WHITE	ALUMINUM	DUCT OR SIDEWALL	DOU SPA
T1	KRUEGER	S580	WHITE	ALUMINUM	SIDEWALL	FIXE DEF

			MECHA	NICAL N	MATERIALS	5 AND II	NSTALL	ATION
RMED BY A LICENSED AND BONDED CAL, STATE AND NATIONAL CODES.	DUCTWORK MATERIAL:							
	1. RECTAIN REINFOR 2. CIRCUL/	RCEMENT SPACING AN RCEMENT SPACING AN AR, FABRICATED: IAW	ND RIGIDITY CLASSES; A	ND LONGITUDI	NAL SEAMS. ED PRESSURE CLASSE	S, INCLUDING	METAL GAUGES;	CORRESPONDING MINIMUM SEAL CLASSES;
BE APPROVED PRIOR TO	3. CIRCULA FOR UL	AR, FLEXIBLE: MINIM 181 CLASS I AIR DUCT	S OR SPIRAL SEAMS; AN UM ONE (1) INCH THICK T.	ID TRANSVERSE INSULATION, F	PLASTIC VAPOR BARR	IER, REINFORCE	ED WITH SPIRA	_ STEEL WIRE, FIRE RATED PER NFPA 90A REQUIREME
2) COPIES IN BROCHURE FORM ETERMINE MATERIALS	4. BALANCI WITH W 5. DUCT SI	ING DAMPERS: REINF ING NUT IN EXTENDE ZES ON DRAWINGS A	Forced, 16 Gauge Mini Ed arm of Regulator. Re Internal Finished	IMUM SINGLE AI	ND/OR MULTIPLE OPF	POSED BLADE W	ITH DURO-DYN	E, OR EQUAL, HEAVY DUTY 3/8" LOCKING REGULATOR
HANICAL EOUIPMENT USED ON	INSTALLATI 1. ALL SYS 2. DUCT CC	ION: TEMS SHALL CONFOR DNSTRUCTION SHALL	M TO SMACNA REQUIRE BE IAW THE REOUIREM	MENTS FOR B S	EAL CLASS AND 2" PR	ESSURE CLASS.	ND SMACNA DI	ICT CONSTRUCTION MANUALS.
	3. FLEXIBLI ISOLATI	E FAN CONNECTORS A	AT ALL DUCT CONNECTION	ONS TO AIR HAI	NDLING UNITS, INCLU		FANS, EXCEPT	EQUIPMENT FURNISHED WITH INTERNAL VIBRATION
IG CATALOG CUTS OR ADJUSTMENT OF EQUIPMENT AND	4. VOLUME ACCEPT/ 5. MAXIMU	: DAMPERS AT ALL TE ABLE. M LENGTH OF FLEXIB	ES AND BRANCHES, EXC	EPT BRANCHES	TO VOLUME CONTRO	L TERMINAL UN	IIIS. FLEXIBLE	DUCT TAPS PROVIDED WITH "SPIN-IN" DAMPERS
OR A PERIOD OF ONE (1) YEAR ATION THAT BECOMES DEFECTIVE	DUCTWORK INS MATERIAL:	ULATION						
	1. R SERIES MESH L/	S MICROLITE GLASS F AMINATED TO KRAFT I	TIBER FLEXIBLE BLANKET PAPER, .68 PCF DENSIT	r insulation, : ry, thermal co	1½" Nominal Minim Onductivity Not To	UM THICKNESS ) EXCEED .32 B <sup>-</sup>	, FSK FACING O TU - IN PER SQI	F ALUMINUM FOIL REINFORCED WITH FIBER GLASS YA JARE FOOT PER °F PER HOUR AT MEAN TEMPERATURE
LLED, CONNECTED, ERECTED,	2. PRODUC INSTALLAT	ts of Johns Manvil Ion:	LE , CERTAINTEED, OW	ENS CORNING A	ND KNAUF, ACCEPTA	BLE.		
	1. APPLIED 2. R SERIE THE BO	WITH CONTINUOUS, S MICROLITE SECURE FTOM OF DUCTS 18" (	, UNBROKEN VAPOR SEA D WITH EDGES TIGHTLY OR WIDER, SEAL OVER	L. / STITCHED ANE PIN PENETRATI(	O STAPLES COVERED ' ONS. CUT PIECES SLI	with 3" wide   Ightly longer	PRESSURE SENS	SITIVE TAPE, AND WELDED PINS WITH SPEED CLIPS OF ERIMETER TO INSURE FULL THICKNESS AT CORNERS.
	EDGES, 3. 3. INSULAT	JOINTS, PENETRATIO	NS, CUTS OR TEARS SEA JCTS. INSULATE ALL EX	aled with 3" pi Haust ducts 4	RESSURE SENSITIVE / I'-0" FROM EXTERIOR	ALUMINUM FOIL PENETRATIONS	_ TAPE FOR CON 5. INSULATE ALI	ICEALED DUCTS ABOVE CEILINGS. - OUTDOOR AIR DUCTS.
	EXHAUST FANS MANUFACTI	URER: ACME, AIR CO	NTROL PRODUCTS, CARI	NES, LOREN COO	OK, GREENHECK OR P	ENN VENTILAT	OR.	
S 150 PSI, 3" AND ABOVE	1. CEILING PLUGCO	CABINET: PAINTED RD DISCONNECT, VAR	Steel Reinforced Ca Riable Speed Switch F	BINET, INTERNA	AL FIBERGLASS INSUL TED ON FAN HOUSING	ATION, ISOLAT G FOR DIRECT [	ED BLOWER, IN DRIVE UNITS, E	TAKE GRILLE, GRAVITY DISCHARGE DAMPER, INTERNA IC.
NSI B16.22.	2. ROOF FA HOUSIN INSTALLAT	ANS: ALUMINUM HOUS G, BIRD SCREEN (1/2" ION:	SING, MULTI-SPEED DIR ' SQUARE MESH), LOW T	ect or adjust Temperature G	ABLE BELT DRIVE, MO GREASE IN BEARINGS,	FLANGE FOR C	Cal Disconned Urb Mounting	T OR SPEED CONTROL FACTORY WIRED WITHIN 6, FACTORY ROOF CURB, ETC.
CAL COMPRESSION FITTINGS	1. INSTALL 2. SECURE	ALL FANS WITH EAS ROOF FANS TO CURB	Y ACCESS TO MOTOR OF S, SUPPORT CEILING FA	R MOTOR COMP NS FROM STRU	ARTMENT, BELTS, DR CTURE.	IVE AND ELECTI	RICAL DISCONN	ECT.
STM BA13	ROOFTOP EQUIP	P <u>MENT</u> URER: TRANE, RHEEM	1, RUUD, LENNOX, CARR	IER, AND AAON				
STPLDATS.	1. COMPLE DIAGRAI	TE PACKAGED UNIT II MS, INSULATED PRE-F	NCLUDING NATURAL GA	S HEATING, REF OF HOUSING WI	RIGERANT COOLING	WITH FACTORY PANELS, THROV	' HOT GAS BY-P VAWAY TYPE PL	ASS, 5 YEAR WARRANTY ON COMPRESSOR, WIRING EATED MEDIA FILTERS PLUS ONE (1) EXTRA SET PER
	UNIT, PC 2. SEE SCH 3. MINIMU	OWER SAVER MIXED A IEDULE OF EQUIPMEN M HEATING EFFICIEN(	AND EXHAUST AIR DAMP IT FOR REQUIRED NUMB CY OF 80%.	ERS, STEEL ROO ER OF HEATING	OF MOUNTING FRAME GAND COOLING STAG	, MAGNETIC ST ES.	ARTERS WITH 3	BRD OL PROTECTION, ETC.
<sup>,</sup> BELOW GRADE.	4. MINIMU 5. ACCESS	M SEER RATING OF 11 ORIES: ECONOMIZER	1.3. S 0-100% WITH MINIMU			, HINGED ACCE	SS DOORS, NO	
	SMOKE I INSTALLATI 1. ROOF M	DETECTORS (FACTOR) ION: OUNTED UNITS SET L	EVEL AND PLUMB ON ST	COTHMENT LARC	JER THAN 2000 CFM, NTING FRAME. ALL U	AND UNIT MOU	NON-FUS TIONS MADE W	ITHIN CURB TO MINIMIZE ROOF PENETRATIONS.
	2. GAS CON	NNECTION: SHUT-OF	F VALVE WITH DIRT LEG	i.				
CHEDULE 40 IAW ASTM; A- 53	MANUFACTI MATERIAL:	URER: PLENUMS INC.	, RUSKIN, OR PRIOR API	PROVED EQUAL				
	INSTALLATI 1. FOLLOW	ION: THE MANUFACTURE	R'S INSTRUCTIONS. SUP	PORT FROM STR	RUCTURE.	. JOULL DEFL	JUPPLY	SALLS AND LOG GIVE RETURN URILLE.
N CONCEALED NON-ACCESSIBLE	FURNACES MATERIAL:							
	1. DOUBLE 2. COILS: ( INSTALLAT	WALL FOAMED AND F CASED, NON FERROUS	FORMED CABINET SYSTE 5, DX EVAPORATOR COIL	em, ecm supply S with drain	Y FAN MOTOR, MOLDE PAN & CONDENSATE	D IN 1" FILTER DRAIN.	RAIL.	
	1. DRAINS:		ATE PIPED TO FLOOR DR	ain, mop basii	N OR CONDENSATE P	UMP.		
	AC CONDENSING MATERIAL: 1. R-410A	<u>3 UNITS</u> REFRIGERANT, MINIM	UM 14.0 SEER, ARI CER	TIFIED WITH MA	ATCHING COIL, PRE-C	HARGED LINE S	SETS, 5 YEAR CO	OMPRESSOR WARRANTY.
OVE.	INSTALLATI 1. SET LEV	ion: El and plumb on a i	Manufactured Equip	MENT PAD.				
	TEST AND BALAI 1. CONTRA	NCE CTOR SHALL PROPER	LY BALANCE AND ADJUS	T THE WATER D	DISTRIBUTION AND A	IR DISTRIBUTIO	ON SYSTEMS.	
JUSTABLE SHAFT WITH LID AND	a. ALL b. ALL 2. BALANC	. (NEW) DOMESTIC HO . (NEW) AIR DISTRIBL E CONTRACTOR SHALI	OT WATER RECIRCULATI JTION, CIRCULATION, AI L BE A MEMBER OF THE	ION SYSTEMS. ND EXHAUST SY AMERICAN AIR	'STEMS. BALANCING COUNCIL	. (AABC) or NA <sup>-</sup>	tional enviro	NMENTAL BALANCING BUREAU (NEBB). CONTRACTOR
	SHALL B 3. TABULA	E LOCATED WITHIN 2 TE RESULTS ON STAN	200 MILES OF THE PROJE	ECT SITE. A FORMS COMPL		HANDLER REPO	RT WITH FAN C	URVES, DUCT TRAVERSE, DUCT LEAKAGE REPORT, GR
	4. SUBMIT	A SIGNED COPY OF T	ABULATED RESULTS.		MENT LIST, LTC.			
OIL AND REINFORCED WITH								
PED WITH 3" MINIMUM WIDE	PIPING							
	MATERIAL: 1. INTERIC INSTALLAT	DR: STEEL, WELDED A	ND SEAMLESS CONFORM	1ING TO ASTM A	A-120 OR A-53; STEEL	, ELECTRIC RES	SISTANCE WELD	ED, CONFORMING TO ASTM A-135.
	1. FITTING SYSTEM DESCRI	AND JOINING METHO	DDS SHALL CONFORM TO	) NFPA 13.				
	TYPE: 1. NFPA 13	, STANDARD FOR THE	E INSTALLATION OF SPR	INKLER SYSTEM	IS.			
	DESIGN REC 1. IBC "B"	QUIREMENTS: OCCUPANCY. FIRE SPI	RINKLED FOR FIRE RESI	STIVE RATING N	MODIFICATIONS. THE	E BUILDING MU	ST BE FULLY SP	RINKLED TO MEET THE REQUIREMENT.
	2. BUILDIN COMBUS 3. SYSTEM	IG CONSTRUCTION IS STIBLE FRAME. SHALL MEET ALL REQ	NON-COMBUSTIBLE. CC QUIREMENTS FOR:	INCEALED SPAC	ES ABOVE CEILINGS A	ARE NON-COMB	USTIBLE. OVER	HANGS AT BUILDING ENTRIES ARE SUPPORTED WITH
	a. LIG b. ORI PERFORMAI	HT HAZARD: OFFICES DINARY HAZARD, GRC NCE REOUIREMENTS:	5, RESTROOMS, LOCKER DUP 2: MECHANICAL ROO	ROOMS. DM, JANITOR RO	DOM.			
	1. SYSTEM INSTALL	HYDRAULICALLY DES ED UNDER SEPARATE	IGNED TO PROVIDE REC CONTRACT.		OWS WITH SERVICE \	WATER PRESSU	re available f	ROM SITE WATER SYSTEM TO BE DESIGNED AND
REMARKS	2. WATER	SYSTEM DESIGN CRIT	ERIA: 1300 GPM @ 70PS	51.				
TER PAN, CONCENTRIC /ERTER BOX, SA AND RA GRILLES.	SPRINKLER 1. UPRIGH 2. SEMI-RE	HEADS: T OR PENDANT IN UN CESSED PENDANTS W	FINISHED AND OPEN ST	RUCTURE AREAS	s. Ded cell ings			
A OR 12x12 PANEL, ROUND DUCT TER.	3. UPRIGHT FIRE DEPAF	T OR SIDEWALL TYPE	IN OVERHANG SPACES.					
ECTION.	1. WALL M SWITCHES: 1. ALARM:	UUNTED, SIAMESE.	ITCH, WATER SURGE CO	MPENSATED. B	BUILDING MOUNTED F	FIRE ALARM SIG	NAL AT FDC.	
PANEL, ½"x½"x½" EGG-CRATE.	2. TAMPER ACCESSOR	: VALVE MOUNTED AT ( CABINET:						
BLADES, ¾" BLADE SPACING, 35°	ALARM: 1. WALL M	OUNTED HORN-STRO	BE DEVICE LOCATED AB				- INJTALLEU.	
PANEL, ADJUSTABLE MODULAR 5.								
E DEFLECTION, <sup>3</sup> 4" BLADE NG. BLADES <sup>3</sup> 4" BLADE SDACTNC 255	<u> </u>			CO	NIROL SE	:QUENC	<b>注</b>	
CTION.		E CONTROL: אין א מכ וואוד - כבב זיי			STEM			
	1. F/ 2. O	AN - RUNS CONTINUO CCUPIED CYCLE	USLY ON DAY CYCLE. F	AN CYCLES ON	A CALL FOR HEAT AT		IT SETTING ON	NIGHT CYCLE.
		A. HEATING: B. COOLING: DUAL COM	2-51 AGE BURNER IS C TWO AND FOUR STAGE (PRESSORS).	E COOLING; STA	TAIN SPACE TEMPERA AGE 1 ECONOMIZER (I	ATUKE. DRY BULB), STA	Ges 2 - 4 Mech	ANICAL COOLING (STAGE 4 APPLIES TO RTUS WITH
		C. ECONOMIZ TEMPERAT	ZER: WHEN OUTSIDE AN TURE EXCEEDS RETURN	R TEMPERATURI AIR TEMPERATI	E ALLOWS MIXED AIR JRE THE OUTSIDE AII	. Dampers are R Damper IS M	MODULATED TO ODULATED TO I	D MAINTAIN SPACE TEMPERATURE. WHEN OUTSIDE A MINIMUM AND MECHANICAL COOLING IS CYCLED TO
MERV 8 1 - 7.	3. U	D. DEMAND ( NOCCUPIED CYCLE	CONTROL VENTILATION	(DCV): MODULA	ATE RA/OA MIXING DA	AMPERS TO MAI	NTAIN THE RET	URN AIR CO2 WITHIN 800 PPM OF OUTDOOR CO2.
MERV 8 1 - 7.		A. HEATING: SETTING. B. COOLING:	ECONOMIZER COOLING	IS CLOSED, RET	URN AIR DAMPER IS	WIDE OPEN AN	D BURNER IS C	CLED TO MAINTAIN SPACE TEMPERATURE AT REDUCE
MERV 8 1 - 7.								
MERV 8 1 - 7.		UTOMATICALLY.	THER CONTRUES ALLOW	INC END-USER	IU REAL THE SPACE	fuk a desirei	JAMOUNT OF T	INC. UNCE THE TIMER EXPIRES, THE HEATERS TURN
MERV 8 1 - 7.	FAN CONTROL: 1. G 2 C	: ENERAL EXHAUST: FA YCLE ROOM FXHAUST	AN SHALL OPERATE VIA	THE LIGHTING ( MANUALLY MAN	CONTROLS SCHEDULE	E FURNISHED A	ND INSTALLED	BY THE EC. LLED BY THE EC.
MERV 8 1 - 7.	3. W 4. A	VEIGHT ROOM AND CC	DURT: <u>HVLS</u> FANS ARE N RANSFER FAN OPERATES	ANUALLY OPER	ATED VIA WALL CON	TROLLER. <u>DSF</u> F AT TO MAINTAI	FANS ARE MANU	ALLY OPERATED VIA WIFI PHONE OR TABLET APP. EMPERATURE BELOW SETPOINT.
merv ο 1 - /.								
	ļ			WATE	R HEATER	SCHED	DULE	1
	MARK	LOCATION	MAKE & MODEL	STORAGE	RECOVERY	MBH INPUT	МОСР	REMARKS
ALARM CONTROLS.	WH1 I REMARKS:	MECHANICAL ROOM	LUCHINVAR SWR200N	90 GALLONS	232 GALLONS/HR @ 100°F RISE	199	15 A	1 - 4.
	1. SET UNIT LEV 2. FURNISH & I	VEL ON A 4" THICK CC NSTALL THE UNIT WIT		D. UTRALIZATION	AND SIDEWALL VENT	TERMINATION	KITS.	
REMARKS	3. PROVIDE QU/ 4. FURNISH & II	ALIFIED FACTORY STA	TH EXPANSION TANK (WA	ATTS PLT-12 OR	N. RRIOR APPROVED) A	ND ELECTRONIC	C TMV. SEE DET	AIL FOR MORE INFORMATION.
9-11 FEET ABOVE THE FLOOR, CHAINS AND/OR BRACKETS.		F	LECTRONIC	; THERM		MIXING	VALVE	SCHEDULE
-11 FEET ABOVE THE FLOOR, CHAINS AND/OR BRACKETS.	MARK	LOCATION	MAKE & MODEL	SIZE	CONNECTIONS	Cv	MIN/MAX FLOW (GPM)	REMARKS
JD.	TMV1	CORE MECHANICAL ROOM	CALEFFI LEGIOMIX 600074A	11/4"	MNPT	24	4/107	ELECTRICAL CONTRACTOR TO PROVIDE 120V/1¢ PO FOR THE CONTROLS.
KIT. II					<u> </u>			

# **CLUB DAUNTLESS** 2903 BIG HORN AVE, CODY, WY 82414

# PERMIT SET

PROJECT ARCHITECT: NICK PANCHEAU

PROJECT NUMBER: 2128



MECHANICAL / ELECTRICAL PROFESSIONAL ENGINEERS 1629 AVE D STE 7C, BILLINGS MT 59102 PHONE: 406.252.3237 FAX: 406.252.3276 www.coneer.com





Engine

		PLUMB	ING FIXTURE	SCHED	ULE					
THE FOLL ABBREVIA SCHEDUL	OWING ARE MANUFACTURER'S ATIONS WHEN USED IN THIS E:	(A): AMERICAN STANDARI (B): BRASSCRAFT (BR): BRADLEY (CH): CHURCH	C (CF): CHICAGO FAUC (D): DEARBORN (DE): DELTA FAUCET (EL): ELKAY	ET (F):   (FM) (JR): (K):	FIAT : Fluid Master : Jr Smith Kohler	(M): (MX) (SC): (SW)	MIFAB : MAAX : SIOUX CH : STERN W	iief /Illiams	(S): SLOA (TR): TRU (W): WOC (WA): WA	n Ibro Dford Tts
		PRODUCT NAME AND	MODEL NUMBER				PIPE	SIZES (INC	CHES)	
MARK	BASIC FIXTURE	VALVE/FAUCET	OTHER	SUPPLY	TRAP	DC	DH	TRAP	SEWER	VENT
P1	ADA WATER CLOSET VITREOUS CHINA FLUSH TANK (A) 270AA.001	-	TOILET SEAT (CH) 9500CT	(FM) BIT09 (B) SCR-19	-	½	-	3	3	2
P1A	ADA WATER CLOSET VITREOUS CHINA FLUSH TANK (A) 270CA.001	-	TOILET SEAT (CH) 9500CT	(FM) BIT09 (B) SCR-19	-	1/2	-	3	3	2
P2	ADA URINAL WALL MOUNTED WATERLESS (WATERLESS) 2004	-	(M) MC-30	-	-	-	-	INTEGRAL	2	1½
Р3	ADA LAVATORY SOLID SURFACE UNDERMOUNT (SWAN) UC01913.221	SENSOR FAUCET, HARDWIRED (S) EFX-600 GRID DRAIN	BELOW DECK TMV, BOX TRANSFORMER (S) BDT, BOX	(FM) BIT12 (B) KTCR-19	(D) 510 (TR) 760-1 (TR) 104EZ	½	1/2	11⁄4	2	1½
РЗА	ADA LAVATORY WALL HUNG (A) 0356.421	SENSOR FAUCET, HARDWIRED (S) EFX-600 GRID DRAIN	BELOW DECK TMV, BOX TRANSFORMER (S) BDT, BOX	(FM) BIT12 (B) KTCR-19	(D) 510 (TR) 760-1 (TR) 104EZ	½	½	1¼	2	1½
P4	MOP SINK MOLDED STONE (F) MSB2424	WALL-MOUNT, TOP BRACE, VACUUM BREAKER, BUCKET HOOK (A) 8344.212	HOSE/BRACKET MOP HANGER S/S BUMPER GUARD S/S WALL GUARD	-	-	½	1/2	3	3	2
Р5	SHOWER, ONE-PIECE (MX) 102613-000-002-000 (A) TU075507		CURTAIN & ROD	-	-	½	½	2	2	2
P5A	ADA SHOWER, ROLL-IN, L-SHAPED GRAB BAR (MX) 106038-000-002-106	INCLUDES PRESSURE BALANCING MIXING VALVE, TRIM	INCLUDES FOLD UP SEAT, HAND SHOWER & HOSE W/ SLIDE BAR, CURTAIN & ROE	-	-	½	1/2	2	2	2
P6	ADA WATER COOLER & BOTTLE FILLER (E) LZS8WSLK		REPLACEMENT FILTER, IN-WALL CARRIER	(FM) BIF12 (B) SCR-19	(D) 510 (D) 760-1	½	-	11⁄4	2	1½
P7	FLOOR DRAIN (SC) 832 SERIES	-	ROUND, NICKLE BRONZE STRAINER, TRAP PRIMERS	-	-	-	-	-	SEE PLANS	SEE PLANS
P8	WASHING MACHINE WALL BOX (SC) 696-A2413	¼ TURN BALL VALVES	WATER HAMMER ARRESTORS	-	-	½	1/2	2	2	1½
P8A	WALL SUPPLY BOX (SC) 696-G1010	¼ TURN BALL VALVE	WATER HAMMER ARRESTOR	-	-	½	-	-	-	-
Р9	WALL HYDRANT, FREEZELESS (W) B67	DOUBLE CHECK VALVE	BALL ISOLATION VALVE ON BRANCH SUPPLY	-	-	3⁄4	-	-	-	-
P10	SINK, ONE-COMPARTMENT, DROP-IN, 19x18x6½ (EL) LRAD191865PD	PULL-DOWN WITH DUAL FUNCTION SPRAY HEAD (A) 4803300	BELOW DECK TMV, (WA) LFUSG-B PERFECT DRAIN (EL) LKPD1	(FM) BIT12 (B) KTCR-19	(D) 510 (TR) 760-1	⅓	1/2	1½	2	1½
P11	UTILITY SINK, FLOOR MOUNT (SWAN) MF0000FM.001	SWIVEL GOOSENECK SPOUT, LEVER HANDLES, 4" CENTERS (A) 7500.140	DRAIN PLUG AND BASKET STRAINER	(FM) BIT12 (B) KTCR-19	(D) 510 (TR) 760-1	½	1/2	2	2	1½
P12	FLOOR SINK, PVC (SC) 861 SERIES	-	PVC STRAINER, FULL GRATE, DOME BOTTOM STRAINER	-	-	-	-	-	SEE PLANS	SEE PLANS
P13	WALL FAUCET, VERTICAL (W) V26	DOUBLE CHECK VALVE	BALL ISOLATION VALVE ON BRANCH SUPPLY		-	3⁄4	-	-	-	-

NAMESPECALNALEA PVON CIVENTNUMBED OF (PLANDSPECALSPECALON CIVENTON TAPE OF (PLANDSPECALRES213 0007 10105.006.00100 <td< th=""><th></th><th></th><th></th><th></th><th>BUIL</th><th>.DING PF</th><th>RESSURI</th><th>ZATION</th><th></th><th></th><th></th><th></th></td<>					BUIL	.DING PF	RESSURI	ZATION				
Number         2-200         0.06         112.0         10         22         0.0         440         57.2         1           Number         3-30         0.00         0.0         0         0         0.0 <th< td=""><td>MARK</td><td>SPACE &amp; SERVICE</td><td>AREA FT<sup>2</sup></td><td>OA CFM/FT<sup>2</sup></td><td>AREA OA CFM</td><td>OCCUPANT DENSITY (#/1000 FT<sup>2</sup>)</td><td>NUMBER OF OCCUPANTS</td><td>oa CFM/ Person</td><td>OCCUPANT OA CFM</td><td>OA CFM TOTAL</td><td>INSTALLED OA CFM</td><td>EA CFM</td></th<>	MARK	SPACE & SERVICE	AREA FT <sup>2</sup>	OA CFM/FT <sup>2</sup>	AREA OA CFM	OCCUPANT DENSITY (#/1000 FT <sup>2</sup> )	NUMBER OF OCCUPANTS	oa CFM/ Person	OCCUPANT OA CFM	OA CFM TOTAL	INSTALLED OA CFM	EA CFM
NumNumNumSize	<u>RTU1</u>	212 GROUP X HVAC	2,200	0.06	132.0	10	22	20	440	572.0	-	-
AnnAnd A CONCENTRYLoo0.067.20.0<	<u>RTU1</u>	213 STORAGE HVAC	520	0.12	62.4	0	0	0	0	62.4	-	-
NUMPL IMPARE 	<u>RTU1</u>	214 VIEWING HVAC	120	0.06	7.2	0	0	0	0	7.2	-	-
ImageNome	TOTAL RTU1	-	-	-	<u>201.6</u>	-	<u>22</u>	-	440	<u>641.6</u>	700	-
NumN	<u>RTU2</u>	210 AERIAL YOGA HVAC	1,700	0.06	102.0	10	17	20	340	442.0	500	-
SumImport Import Import Import ImportImport Import ImportImport Import ImportImport Import 	<u>RTU3</u>	204 CYCLE ROOM HVAC	1,790	0.06	107.4	10	18	20	360	467.4	500	-
NILLNICHARANCE INCOMENTALSolo </td <td><u>RTU4</u></td> <td>102 MERCH. HVAC</td> <td>120</td> <td>0.12</td> <td>14.4</td> <td>15</td> <td>2</td> <td>7.5</td> <td>15.0</td> <td>29.4</td> <td>-</td> <td>-</td>	<u>RTU4</u>	102 MERCH. HVAC	120	0.12	14.4	15	2	7.5	15.0	29.4	-	-
NUMB         164         0.00         0         0         1.6.8            NUMB         NUMB <td><u>RTU4</u></td> <td>103 CLIMBING ROOM HVAC</td> <td>650</td> <td>0.06</td> <td>39.0</td> <td>10</td> <td>7</td> <td>20</td> <td>140</td> <td>179.0</td> <td>-</td> <td>-</td>	<u>RTU4</u>	103 CLIMBING ROOM HVAC	650	0.06	39.0	10	7	20	140	179.0	-	-
PTM CPUTON         PARC         O.06         CR2.         O.00         S.         O.00         D.00         PARL           D11         REMACHAT         820         0.06         49.2         10         9         20         180         20.2         1.00         20.0         100         20.0         100         20.0         100         20.0         100         20.0         100         20.0         100         20.0         100         20.0         100         20.0         100         20.0         100         20.0         100         100         20.0         100         100         100         20.0         10.0         100         100         100         100         20.0         100	<u>RTU4</u>	106 HALL HVAC	280	0.06	16.8	0	0	0	0	16.8	-	-
NUM         RUM         620         0.06         44.0         10         9         20         180         22.9.2            NUM         ADZ CARDO         600         0.66         44.0         10         8         200         160         28.0             NUM         ADZ CARDO         350         0.66         21.0         0         0         0         0         21.0             NUM         STORACTWA         100         0.12         7.2         0         0         0         0         21.0  <	<u>RTU4</u>	107 RECEPTION HVAC	470	0.06	28.2	10	5	20	100	128.2	-	-
RTU:         VICC ARRIVA MCZ IMAGE         800         0.06         44.0         10         8         200         160         208.0         .           RTU:         STORAGE MVAC STORAGE MVAC         60         0.12         7.2         0         0         0         0         210         2.10         1.1           VICE STORAGE MVAC STORAGE MVAC         350         0.06         21.0         0         0         0         0         21.0         1.1           VICE STORAGE MVAC STORAGE MVAC         180         0.12         21.6         0         0         0         0         21.0         1.1           VICE MVACME         180         0.12         21.6         0         0         0         0         21.0         21.0         1.1           VICE MVACMENTS         5.660         0.66         30.3.6         100         11         200         1.020         1.460         0.1           VICE MVACMENTS         1.200         0.12         144.0         15         180         7.5         135.0         27.90         280         .1460           VICE MVATINS MVAC         0         0.12         9.6         10         1         5         5         146         <	RTU4	201 BREAKOUT FITNESS HVAC	820	0.06	49.2	10	9	20	180	229.2	-	-
RTU / STORAGE HVAC         00         0.12         7.2         0         0         0         0         7.2         .           RTU / STORAGE HVAC         350         0.06         2.1.0         0         0         0         0         2.0.0         1	<u>RTU4</u>	202 CARDIO MEZZ. HVAC	800	0.06	48.0	10	8	20	160	208.0	-	-
RTM         298 CORRIDOR         350         0.06         21.0         0         0         0         0         21.0         -         -           RTM         -         -         -         231.0         -         31         -         355         826.0         960         -           RTM         -         -         -         231.0         -         31         -         355         826.0         960         -           RTM         -         -         -         231.0         -         31         -         355         826.0         960         -           RTM         HAV WEIGHTS, KARTINSKE         144 WEIGHTS, KARTINSKE         143.00         0.18         2,574.0         7         101         20         2,020         4,594.0         4,660         - <t< td=""><td>RTU4</td><td>203 AV STORAGE HVAC</td><td>60</td><td>0.12</td><td>7.2</td><td>0</td><td>0</td><td>0</td><td>0</td><td>7.2</td><td>-</td><td>-</td></t<>	RTU4	203 AV STORAGE HVAC	60	0.12	7.2	0	0	0	0	7.2	-	-
RTMA         COPENDATION         190         0.12         21.6         0         0         0         21.6         2.0         2.0           DTATA         -         -         -         231.0         -         31.0         555.0         826.0         850.0            DTATAS         10.0 WIEGHTS         5.060         0.06         30.36         100         51.0         2.00         4.594.0         4.600            DTATAS         11.0 WIEGHTS         14.300         0.18         2.574.0         7         101         2.0         2.000         4.594.0         4.600            DEL         TAMMINA         1.00         0.12         14.0         15         18         7.55         135.0         27.00         2.80            DE         TAMMINA         80         0.12         9.6         10         1         5         14.6              DE         115 FORMINA         100         0.12         12.0         10         1         5         14.6              DE         115 FORMINA         100         0.12         12.0	<u>RTU4</u>	208 CORRIDOR HVAC	350	0.06	21.0	0	0	0	0	21.0	-	-
IDPAM         .         .         .231.0 <td>RTU4</td> <td>209 MECH STORAGE HVAC</td> <td>180</td> <td>0.12</td> <td>21.6</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>21.6</td> <td>-</td> <td>-</td>	RTU4	209 MECH STORAGE HVAC	180	0.12	21.6	0	0	0	0	21.6	-	-
THUS & THOS MONTRY         5.060         0.06         303.6         10         51         20         1.020         1.321.6         1.400         .           100 MONTRY         143.00         0.18         2.574.0         7         101         20         2.020         4.594.0         4.600         .           11         122 LINENTSHED TEDAANT HAC         1,200         0.12         144.0         15         18         7.5         135.0         279.0         280         .           12         INTENANT         80         0.12         9.6         10         1         5         5         14.6         .         .         .           12         INTEANING HAVE         80         0.12         9.6         10         1         5         5         14.6         .         .         .           12         INTEANING HAVE         80         0.12         12.0         10         1         5         5         14.6         .         .         .           12         INTEANING HAVE         270         0.06         16.2         5         2         5         10         26.2         .         .         .           12         ISTEANE	TOTAL RTU4	-	-	-	<u>231.0</u>	-	<u>31</u>	-	<u>595</u>	<u>826.0</u>	850	-
TITLY B INDE         127 COURT, INDE         14,300         0.18         2,574.0         7         101         20         2,020         4,594.0         4,600         -           I         32 UNFINISHED INTANUNG         1,200         0.12         144.0         15         18         7.5         135.0         279.0         280         -           I         117 INANUN HWAC         80         0.12         9.6         10         1         5         5         14.6         -         -           I         117 INANUN HWAC         80         0.12         9.6         10         1         5         14.6         -         -         -           I         117 INANUN HWAC         80         0.12         9.6         10         1         5         14.6         -         -         -           I         157 RMAR         100         0.12         12.0         10         1         5         14.6         -	RTU5 & RTU6	104 WEIGHTS, MACHINES HVAC	5,060	0.06	303.6	10	51	20	1,020	1323.6	1,400	-
Image: Construct of the second seco	<u>RTU7 &amp;</u> RTU8	127 COURT, HVAC	14,300	0.18	2,574.0	7	101	20	2,020	4,594.0	4,600	-
F2         110 TANNING HVAAC         80         0.12         9.6         10         1         5         5         14.6         -         -           F2         111 TANNING HVAAC         80         0.12         9.6         10         1         5         5         14.6         -         -           F2         112 SMAING HVAC         100         0.12         12.0         10         1         5         5         17.0         -         -           F2         115 SMAINES HVAC         440         0.06         26.4         0         0         0         26.4         -         -           F2         120 CRRIDOR HVAC         240         0.06         15.6         0         0         0         15.6         -         -           F2         122 CORRIDOR HVAC         260         0.06         15.6         0         0         0         0         48.0         -         -         -           F2         122 CORRIDOR HVAC         400         0.12         48.0         0         0         0         48.0         -         -         -           F2         128 LOBBY         550         0.06         63.0         10	<u>F1</u>	132 UNFINISHED TENANT HVAC	1,200	0.12	144.0	15	18	7.5	135.0	279.0	280	-
E2         111 TANNING HWAC         80         0.12         9.6         10         1         5         5         14.6         -         -           E2         112 SPRAY TAN HWAC         100         0.12         12.0         10         1         5         5         17.0         -         -           E2         115 CORIDOR HWAC         440         0.06         26.4         0         0         0         0         26.4         -         -           E2         120 TRAINERS HWAC         270         0.06         16.2         5         2         5         10         26.2         -         -           E2         122 CORRIDOR HWAC         260         0.06         15.6         0         0         0         0         48.0         -         -           E2         128 LOBBY HWAC         400         0.12         48.0         0         0         0         0         48.0         -         -         -           E3         105 HTMES HWAC         1,050         0.06         63.0         10         11         20         220         283.0         -         -           E3         109 HOUSEKEG         140         0.12 </td <td><u>F2</u></td> <td>110 TANNING HVAC</td> <td>80</td> <td>0.12</td> <td>9.6</td> <td>10</td> <td>1</td> <td>5</td> <td>5</td> <td>14.6</td> <td>-</td> <td>-</td>	<u>F2</u>	110 TANNING HVAC	80	0.12	9.6	10	1	5	5	14.6	-	-
112         SPRAY TAN HVAC         100         0.12         12.0         100         1         5         5         17.0         -         -           F2         116         CORIDOR HVAC         440         0.06         26.4         0         0         0         0         26.4         .         .           F2         120         TRAINERS HVAC         270         0.06         16.2         5         2         5         10         26.2         .         .           F2         122         CORIDOR HVAC         260         0.06         15.6         0         0         0         0         15.6         .         .           F2         122 CORIDOR HVAC         400         0.12         48.0         0         0         0         0         48.0         .         .           F2         128 LOBBY HVAC         550         0.06         33.0         30         17         7.5         127.5         160.5         .         .         .           F2         109 HOUSEKPG HVAC         1.050         0.66         63.0         10         11         20         22.0         283.0         .         .         .         .	<u>F2</u>	111 TANNING HVAC	80	0.12	9.6	10	1	5	5	14.6	-	-
Image: P2         Inf CORRIDOR HVAC         440         0.06         26.4         0         0         0         0         26.4         -         -           I2         I2 TRAINERS HVAC         270         0.06         16.2         5         2         5         10         26.2         -         -           I2         I2 CORRIDOR HVAC         260         0.06         15.6         0         0         0         0         15.6         -         -           I2         I2C SCORIDOR HVAC         400         0.12         48.0         0         0         0         0         48.0         -         -           I2         I2S STORAGE HVAC         400         0.12         48.0         0         0         0         0         48.0         -         -           I2         I2S LOBEY HVAC         550         0.06         33.0         30         17         7.5         127.5         160.5         -         -         -           I2         105 FITNESS HVAC         1,050         0.06         63.0         10         11         20         220         283.0         -         -         -           I3         109 HOUSEKPG HVAC	<u>F2</u>	112 SPRAY TAN HVAC	100	0.12	12.0	10	1	5	5	17.0	-	-
F2         120 TRAINERS HVAC         270         0.06         16.2         5         2         5         10         26.2         -         -           F2         122 CORRIDOR HVAC         260         0.06         15.6         0         0         0         0         15.6         -         -           F2         125 STORAGE HVAC         400         0.12         48.0         0         0         0         0         48.0         -         -           F2         125 STORAGE HVAC         400         0.12         48.0         0         0         0         0         48.0         -         -           F2         128 LOBBY HVAC         550         0.06         33.0         30         17         7.5         127.5         160.5         -         -           F3         105 FTNESS HVAC         1,050         0.06         63.0         10         11         20         220         283.0         -         -         -           F3         109 HOVSEKPG HVAC         140         0.12         16.8         0         0         0         0         42.0         -         -         -         -         -         -         -	<u>F2</u>	116 CORRIDOR HVAC	440	0.06	26.4	0	0	0	0	26.4	-	-
E2         122 CORRIDOR HVAC         260         0.06         15.6         0         0         0         0         15.6         -         -           E2         125 STORAGE HVAC         400         0.12         48.0         0         0         0         0         48.0         -         -           E2         125 LOBBY HVAC         550         0.06         33.0         30         17         7.5         127.5         160.5         -         -           DTAL F2         -         -         -         170.4         -         22         -         152.5         322.9         350         -           E3         105 FITNESS HVAC         1,050         0.06         63.0         10         11         20         220         283.0         -         -           E3         105 HTNESS HVAC         1,050         0.06         63.0         10         11         20         220         283.0         -         -           E3         117 STORAGE HVAC         350         0.12         42.0         0         0         0         0         42.0         -         -         -         -         -         -         -         1.900	<u>F2</u>	120 TRAINERS HVAC	270	0.06	16.2	5	2	5	10	26.2	-	-
E2         125 STORAGE HVAC         400         0.12         48.0         0         0         0         0         48.0         .         .           E2         128 LOBBY HVAC         550         0.06         33.0         30         17         7.5         127.5         160.5         .         .           OTAL F2         .         .         .         170.4         .         22         .         152.5         322.9         350         .           E3         105 FITNESS HVAC         1,050         0.06         63.0         10         11         20         220         283.0         .         .         .           E3         109 HOUSEKPG HVAC         140         0.12         16.8         0         0         0         0         16.8         .         <	<u>F2</u>	122 CORRIDOR HVAC	260	0.06	15.6	0	0	0	0	15.6	-	-
E2         128 LOBBY HVAC         550         0.06         33.0         30         17         7.5         127.5         160.5         .         .           DTAL F2         -         -         -         170.4         -         22         -         152.5         322.9         350         .           E3         105 FITNESS HVAC         1,050         0.06         63.0         10         11         20         220         283.0         .         .           E3         109 HOUSEKPG HVAC         140         0.12         16.8         0         0         0         16.8         .         .           E3         117 STORAGE HVAC         350         0.12         42.0         0         0         0         0         42.0         .         .           E4         117 STORAGE HVAC         350         0.12         42.0         0         0         0         0         42.0         .         .           E51         GENERAL EXHAUST         -         .         11         .         235         341.8         350         .           EF1         GENERAL EXHAUST         .         .         .         .         .         . <td><u>F2</u></td> <td>125 STORAGE HVAC</td> <td>400</td> <td>0.12</td> <td>48.0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>48.0</td> <td>-</td> <td>-</td>	<u>F2</u>	125 STORAGE HVAC	400	0.12	48.0	0	0	0	0	48.0	-	-
OTAL F2         -         -         170.4         -         22         -         152.5         322.9         350         -           F3         105 FITNESS HVAC         1,050         0.06         63.0         10         11         20         220         283.0         -         -           F3         109 HOUSEKPG HVAC         140         0.12         16.8         0         0         0         0         16.8         -         -           F3         117 STORAGE HVAC         350         0.12         42.0         0         0         0         0         42.0         -         -           OTAL F3         -         -         121.8         -         11         -         235         341.8         350         -           OTAL F3         -	<u>F2</u>	128 LOBBY HVAC	550	0.06	33.0	30	17	7.5	127.5	160.5	-	-
F3         105 FITNESS HVAC         1,050         0.06         63.0         10         11         20         220         283.0         -         -           F3         109 HOUSEKPG HVAC         140         0.12         16.8         0         0         0         0         16.8         -         -           F3         117 STORAGE HVAC         350         0.12         42.0         0         0         0         0         42.0         -         -           F3         117 STORAGE HVAC         350         0.12         42.0         0         0         0         0         42.0         -         -           F3         117 STORAGE HVAC         350         0.12         42.0         0         0         0         0         42.0         -         -           DTAL F3         -         -         -         121.8         -         11         -         235         341.8         350         -           EF1         GENERAL EXHAUST         -         -         -         -         -         -         -         1,900           EF2         CYCLE ROOM EXHAUST         -         -         -         -         -         <	TOTAL F2	-	-	-	<u>170.4</u>	-	<u>22</u>	-	<u>152.5</u>	322.9	350	-
H3         109 HOUSEKPG HVAC         140         0.12         16.8         0         0         0         0         16.8         -         -           E3         117 STORAGE HVAC         350         0.12         42.0         0         0         0         0         42.0         -         -           DTAL F3         -         -         121.8         -         111         -         235         341.8         350         -           EF1         GENERAL EXHAUST         -         -         -         -         -         -         1,900           EF2         CYCLE ROOM EXHAUST         -         -         -         -         -         -         -         1,900           LOTHES DRYERS         HOUSEKEEPING EXHAUST         -         -         -         -         -         -         -         600           LOTHES DRYERS         HOUSEKEEPING EXHAUST         -         -         -         -         -         300           LOTHES DRYERS         HOUSEKEEPING EXHAUST         -         -         -         -         -         300           DINIONG PRESSURIZATION: +8,130 CFM. RTUS HAVE DEMOND CONTROL VENTILATION AND AROMETRIC RELIEF/POWERED EXHAUST TO MAINTAIN INDORAIR QUA	<u>F3</u>	105 FITNESS HVAC	1,050	0.06	63.0	10	11	20	220	283.0	-	-
F3         117 STORAGE HVAC         350         0.12         42.0         0         0         0         0         42.0         -         -           OTAL F3         -         -         -         121.8         -         11         -         235         341.8         350         -           EF1         GENERAL EXHAUST         -         -         -         -         -         1,900           EF2         CYCLE ROOM EXHAUST         -         -         -         -         -         -         600           LOTHES NEVERS         HOUSEKEEPING EXHAUST         -         -         -         -         -         300           LOTHES NEVERS         HOUSEKEEPING EXHAUST         -         -         -         -         -         300           LOTHES NEVERS         VEXAUST         -         -         -         -         -         300         2,800	<u>F3</u>	109 HOUSEKPG HVAC	140	0.12	16.8	0	0	0	0	16.8	-	-
OTAL F3         -         -         121.8         -         11         -         235         341.8         350         -           EF1         GENERAL EXHAUST         -         -         11         -         235         341.8         350         -           EF1         GENERAL EXHAUST         -         -         -         -         -         -         -         1,900           EF2         CYCLE ROOM EXHAUST         -         -         -         -         -         -         -         -         1,900           LOTHES         HOUSEKEEPING EXHAUST         -         -         -         -         -         -         -         600           LOTHES         HOUSEKEEPING EXHAUST         -         -         -         -         -         300         2,800           TOTAL         -         -         -         -         -         -         300         2,800         2,800	<u>F3</u>	117 STORAGE HVAC	350	0.12	42.0	0	0	0	0	42.0	-	-
EF1       GENERAL EXHAUST       -       -       -       -       -       -       -       1,900         EF2       CYCLE ROOM EXHAUST       -       -       -       -       -       -       -       1,900         LOTHES DRYERS       HOUSEKEEPING EXHAUST       -       -       -       -       -       -       -       600         LOTHES DRYERS       HOUSEKEEPING EXHAUST       -       -       -       -       -       -       -       600         LOTHES DRYERS       HOUSEKEEPING EXHAUST       -       -       -       -       -       -       -       600         LOTHES       HOUSEKEEPING EXHAUST       -       -       -       -       -       -       -       600         LOTHES       HOUSEKEEPING EXHAUST       -       -       -       -       -       -       -       -       -       -       -       -       600       -       10,930       2,800       -       -       - <t< td=""><td>TOTAL F3</td><td>-</td><td>-</td><td>-</td><td><u>121.8</u></td><td>-</td><td><u>11</u></td><td>-</td><td>235</td><td>341.8</td><td>350</td><td>-</td></t<>	TOTAL F3	-	-	-	<u>121.8</u>	-	<u>11</u>	-	235	341.8	350	-
EF2       CYCLE ROOM EXHAUST       -       -       -       -       -       -       -       600         LOTHES DRYERS       HOUSEKEEPING EXHAUST       -       -       -       -       -       -       600         LOTHES DRYERS       HOUSEKEEPING EXHAUST       -       -       -       -       -       -       300         LOTHES DRYERS       VENEL       V	<u>EF1</u>	GENERAL EXHAUST	-	-	-	-	-	-	-	-	-	1,900
LOTHES INVERS       HOUSEKEEPING EXHAUST       -       -       -       -       -       300         INVERS       EXHAUST       -       -       -       -       -       -       300         TOTAL       I0,930       2,800       10,930       2,800         BUILDING PRESSURIZATION: +8,130 CFM. RTUS HAVE DEMAND CONTROL VENTILATION AND BAROMETRIC RELIEF/POWERED EXHAUST TO MAINTAIN INDOOR AIR QUALITY AND	EF2	CYCLE ROOM EXHAUST	-	-	-	-	-	-	-	-	-	600
TOTAL 10,930 2,800 BUILDING PRESSURIZATION: +8,130 CFM. RTUS HAVE DEMAND CONTROL VENTILATION AND BAROMETRIC RELIEF/POWERED EXHAUST TO MAINTAIN INDOOR AIR QUALITY AND	CLOTHES DRYERS	HOUSEKEEPING	-	-	-	-	-	-	-	-	-	300
BUILDING PRESSURIZATION: +8,130 CFM. RTUS HAVE DEMAND CONTROL VENTILATION AND BAROMETRIC RELIEF/POWERED EXHAUST TO MAINTAIN INDOOR AIR QUALITY AND	TOTAL			I					1	1	10,930	2,800
	BUILDIN		DN: +8,130 CFM	I. RTUS HAVE DE	MAND CONTROL	VENTILATION A	ND BAROMETRIC	RELIEF/POWER	ED EXHAUST TO	MAINTAIN INDO	OR AIR QUALITY	AND





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**ISSUE DATES:** 

03-20-2023 PERMIT SET



PREPARED FOR: STACY BAIR

# **CLUB DAUNTLESS**

2903 BIG HORN AVE, CODY, WY 82414

PROJECT ARCHITECT: NICK PANCHEAU

**PROJECT NUMBER:** 2128



MECHANICAL / ELECTRICAL PROFESSIONAL ENGINEERS 1629 AVE D STE 7C, BILLINGS MT 59102 PHONE: 406.252.3237 FAX: 406.252.3276 www.coneer.com

> - PIPING FROM METER BY MECHANICAL CONTR.

- GAS METER BY UTILITY CO. 1,400 MBH TOTAL CONNECTED LOAD SUPPORT IAW UTILITY REQUIREMENTS. - BOTTOM OF METER TO BE A MINIMUM OF 12 INCHES ABOVE FINISHED GRADE

FINISHED GRADE

COLD WATER TO LAV

- TEMPERING VALVE COLD WATER SUPPLY

DAUNTLESS CLUB 28 3 S C I C R Ζ Δ ш > 9 0







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### ISSUE DATES:

03-20-2023	PERMIT SET	
04-06-2023	CDR REVIEW SITE	
_		<b>/</b> _

### SITE PLAN ELECTRICAL DEMOLITION NOTES

1 REMOVE THE EXISTING PEDESTAL MOUNTED UTILITY MOUNTED METER SOCKET. REMOVE THE EXISTING UNDERGROUND ELECTRICAL SERVICE. COORDINATE THE REMOVE WITH THE CITY OF CODY. METER TO BE REMOVED BY THE CITY OF CODY.

2 REMOVE THE EXISTING AREA LIGHT AND ASSOCIATED POLE. REMOVE THE EXISTING UNDERGROUND ELECTRICAL SERVICE. COORDINATE THE REMOVE WITH THE CITY OF CODY.

### SITE PLAN ELECTRICAL WORK NOTES

- 1 THE LIGHTING CIRCUIT SHALL BE CONTROLLED DUSK TO DAWN VIA AN INTEGRAL PHOTOCELL.
- 2 PROVIDE A CONCRETE POLE BASE. REFER TO THE POLE BASE DETAIL, THIS SHEET.
- 3 ROVIDE A 1" CONDUIT, WITH PULL STRING, FROM THE TTB/SECURITY RACK, UNDER GROUND AND STUB UP IN THE POLE FOR THE SECURITY CAMERA. COORDINATE THE MOUNTING HEIGHT OF THE CAMERA FOR THE POLE HANDHOLE, AS WELL AS THE MEANS OF MOUNTING, WITH THE OWNER/SECURITY CONSULTANT.
- (4) EXISTING CITY OF CODY SECTIONALIZED ELECTRICAL DISTRIBUTION CABINET.
- 5 EXISTING TELEPHONE DEMARK.

- 6 UNDERGROUND ELECTRICAL PRIMARY ELECTRICAL SERVICE.
- VINDERGROUND SECONDARY ELECTRICAL SERVICE.
   SERVICE ENTRANCE.
- (9) UTILITY COMPANY TRANSFORMER.
- $\langle 10 \rangle$  UNDERGROUND TELEPHONE SERVICE.
- $\langle \widehat{11} \rangle$  provide electrical service to the monument sign. Coordinate the exact location of the
- STUB UP, AND FINAL CONNECTIONS WITH THE GC/SIGN VENDOR. (12) MONUMENT SIGN CIRCUIT SHALL BE CONTROLLED VIA AN ASTRONOMICAL TIME CLOCK. REFER TO THE
- LIGHTING CONTACTOR DETAIL FOR ADDITIONAL INFORMATION.
- REFER TO THE POWER ONE-LINE DIAGRAM FOR ADDITIONAL INFORMATION.
   REFER TO THE TELE/DATA RISER FOR ADDITIONAL INFORMATION.

PREPARED FOR: STACY BAIR



1 SITE PLAN - MECHANCIAL/ELECTRICAL ME101 1" = 20'-0"



PROJECT ARCHITECT: NICK PANCHEAU

PROJECT NUMBER: 2128

PERMIT SET



MECHANICAL / ELECTRICAL PROFESSIONAL ENGINEERS 1629 AVE D STE 7C, BILLINGS MT 59102 PHONE: 406.252.3237 FAX: 406.252.3276 www.coneer.com





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D GRANT ROAD, SUTE C







 2
 FIRST FLOC

 E101
 1/8" = 1'-0"

FIRST FLOOR PLAN - POWER

# CLUB DAUNTLESS



2903 BIG HORN AVE, CODY, WY 82414

**PROJECT ARCHITECT:** NICK PANCHEAU

PROJECT NUMBER: 2128



MECHANICAL / ELECTRICAL PROFESSIONAL ENGINEERS 1629 AVE D STE 7C, BILLINGS MT 59102 PHONE: 406.252.3237 FAX: 406.252.3276 www.coneer.com









### SECOND FLOOR PLAN - ELECTRICAL



1/8" = 1'-0"



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### **ISSUE DATES:**

SWITCHING ZONE (a). PROVIDE A 30A RELAY, DIMMING CHANNEL AND ROUT THROUGH 'LCDP1'.

SWITCHING ZONE (b). PROVIDE A 30A RELAY, DIMMING CHANNEL AND ROUT THROUGH 'LCDP1'.  $_{4}$  Switching zone (c). Provide A 30A Relay, dimming channel and rout through 'LCDP1'. 5 SWITCHING ZONE (d). PROVIDE A 30A RELAY, DIMMING CHANNEL AND ROUT THROUGH 'LCDP1'. 6 EXTERIOR LIGHTING CIRCUIT SHALL BE CONTROLLED VIA AN ASTRONOMICAL CLOCK WITH BYPASS

. PROVIDE ELECTRICAL SERVICE TO ALL EXIT SIGNS VIA THE NEAREST UNSWITCHED CIRCUIT. PROVIDE WIRE GUARDS ON ALL EXIT SIGNS AND WALL SWITCHES IN GYMNASIUM 109. . PROVIDE WIRE GUARDS OVER ALL EXISTING SWITCHES AND WALL CONTROLLERS IN GYMNASIUM 109. ALL EXPOSED CONDUIT SHALL BE ROUTED VERTICALLY AND HORIZONTALLY WITH ALL STRUCTURAL AND . PROVIDE STARTUP, PROGRAMING, COMMISSIONING AND TRAINING FOR THE LIGHT CONTROL SYSTEMS. TRAIN THE OWNERS REPRESENTATIVE ON PROGRAMMING THE SYSTEM SUCH THAT WHEN FUTURE PROGRAMMING CHANGES ARE REQUIRED, THE OWNER WILL HAVE THE ABILITY TO PROGRAM THE SYSTEM NEGATING THE REQUIREMENTS FOR A FACTORY TECHNICIAN. TO REPROGRAM THE SYSTEM. PROVIDE SHOP DRAWINGS, WITH THE FLOOR PLAN INDICATING ALL LIGHTING CONTROL DEVICES, ADDRESSES AND REQUIRED WIRE ROUTINGS. THE EC SHALL INSTALL THE DEVICES AND WIRING PER THE



2 1/8" = 1'-0" E101

## **CLUB DAUNTLESS** 2903 BIG HORN AVE, CODY, WY 82414

## **PERMIT SET**

PROJECT ARCHITECT: NICK PANCHEAU



MECHANICAL / ELECTRICAL PROFESSIONAL ENGINEERS 1629 AVE D STE 7C, BILLINGS MT 59102 PHONE: 406.252.3237 FAX: 406.252.3276 www.coneer.com







 

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### LIGHTING WORK NOTES

- 2 PROVIDE THE LEVITON VPT24-1PZ TO CONTROL THE EXTERIOR LIGHTING CIRCUITS. PROVIDE POWER VIA THE NEAREST UNSWITCHED CIRCUIT. COORDINATE THE EXACT LOCATION WITH THE OWNER PRIOR TO INSTALLATION. REFER TO THE LIGHTING CONTACTOR DETAIL FOR ADDITIONAL INFORMATION.
- $^{3}$  REFER TO 1/E201 FOR CONTINUATION.
- 4 REFER TO 2/E201 FOR CONTINUATION.
- 5 PROVIDE A 0-10V DIMMER SWITCH.
- #LHDMMTS2-N-\*.
- 7  $\rangle$  provide the dual technology, on/off, wall occupancy switch, hubbell #LHMTS1-N-\*.
- 8 COORDINATE THE LOCATION FOR THE LIGHT FIXTURES WITH THE MECHANICAL AND PLUMBING CONTRACTOR PRIOR TO INSTALLATION.
- 9 PROVIDE THE HUBBELL #MONI-DT-2000-RP-QTI, DUAL TECHNOLOGY, CEILING OCCUPANCY SENSOR WITH A #UVPP POWER PACK.

### GENERAL NOTES:

- . PROVIDE ELECTRICAL SERVICE TO THE EXIT/EGRESS LIGHT FIXTURES VIA THE NEAREST UNSWITCHED CIRCUIT.
- ARCHITECT SHALL SELECT FINISHES OF SWITCHES BUTTONS AND COVER PLATES. 3. THE EC SHALL PROVIDE CONTROL WIRING PER THE MANUFACTURERS SPECIFICATIONS AND DRAWINGS.
- WHERE MORE THAN ONE CEILING MOUNTED OCCUPANCY SENSOR IS INDICATED TO CONTROL THE LIGHT IN ONE AREA, THE EC SHALL REFER TO THE MANUFACTURERS WIRING DIAGRAMS SO THAT ANY GIVEN SENSOR SHALL CLOSE THE AREA LIGHTING CIRCUIT WHEN ACTIVATED AND WHEN ALL OCCUPANCY SENSORS TIME

2 E201 1/8" = 1'-0"

FIRST FLOOR PLAN - LIGHTING

# **CLUB DAUNTLESS**



2903 BIG HORN AVE, CODY, WY 82414

**PROJECT ARCHITECT:** NICK PANCHEAU

**PROJECT NUMBER:** 2128



MECHANICAL / ELECTRICAL PROFESSIONAL ENGINEERS 1629 AVE D STE 7C, BILLINGS MT 59102 PHONE: 406.252.3237 FAX: 406.252.3276 www.coneer.com





		El	ECTRICAL LEGEND		
<b>►</b> ►	HOMERUN TO PANEL; NUMBER OF ARROWS INDICATES NUMBER OF CIRCUITS TELEPHONE LINE	PC Z	PHOTOCELL PULLBOX	- \$	GROUND SWITCH, SPST.
— P —	POWER LINE	J J	JUNCTION BOX	\$3	SWITCH, 3-WAY
	POWER PANEL	Ê	MUSHROOM BUTTON	\$4	SWITCH, 4-WAY
СТ	CT CABINET	•	PUSH BUTTON	\$□	SWITCH, DIMMER
·····	TELEPHONE TERMINATION BOARD	▼	TELEPHONE, PRIVATE	\$м	SWITCH, MOTOR STARTER, FRACTIONAL HP
	WIREWAY	$\nabla$	DOUBLE DATA/COMMUNICATION OUTLET, MOUNTED IN A DOUBLE GANG ELECTRICAL BOX	\$P	SWITCH, W/ PILOT LIGHT
ET]	TRANSFORMER	$\mathbf{V}$	ELOOR BECEPTACLE BABSCRIPT: T-TELE, B-DATA, F-POWER	\$ oc	SWITCH, WALL MOUNTED OCCUPANCY SENSOR
M	METER	$\mathbf{V}_2$		F	FIRE ALARM MANUAL PULL STATION
4	DISCONNECT	۲		F⊲	FIRE ALARM, AUDIO
4⊠	STARTER/DISCONNECT	Φ	CLOCK	F÷	FIRE ALARM, VISUAL
φ	RECEPTACLE, DUPLEX	OC	OCCUPANCY SENSOR	F≪	FIRE ALARM, AUDIO/VISUAL
$\Phi^{+\mathrm{BS}}$	RECEPTACLE, 2" FROM TOP OF BACKSPLASH TO BOTTOM OF RECEPTACLE	ТС	TIME CLOCK	FAA	ANNUNCIATOR
(	RECEPTACLE, 220V	TV	TELEVISION	FACP	FIRE ALARM PANEL
₽	RECEPTACLE, QUADRAPLEX	IC	INTERCOM	FS	FLOW SWITCH
φ	RECEPTACLE, SIMPLEX	S	SPEAKER	TS	TAMPER SWITCH
Φ	RECEPTACLE, SPLIT WIRED	Ş	WALL SPEAKER	S	SMOKE DETECTOR
	EQUIPMENT CONNECTION		SECURITY CAMERA	S	SMOKE DETECTOR, DUCT
M	MOTOR		CONTACTOR	Μ	MAGNETIC DOOR HOLDER
T	THERMOSTAT	$\mathbb{X}$	FAN	M	MAGNETIC DOOR HOLDER W/LEG

AFF	ABOVE FINISHED FLOOR	DWG
AIC	AMPS INTERRUPTING CURRENT	EC
ARCH	ARCHITECT	EQUIP
AFCI	ARC FAULT INTERRUPTER	EX
ATS	AUTOMATIC TRANSFER SWITCH	EXP
С	CONDUIT	FLR
CTR	COUNTER	GFI
CU	COPPER	GND
DTL	DETAIL	HP
DISC	DISCONNECT	HOA
DIST	DISTRIBUTION	KW
DEMO	DEMOLITION	LOC
DIA	DIAMETER	MAX
DN	DOWN	MCC

					CONTROLE		'MEN	I SC	HEL	DULE						
EQPT FURN EQPT S	IISHED BY SCHED. &/	' Cont'r. Or spec	. SEE		STAR	FERS AND	CONTROL	S				AUXILIARY CO	ONTROL	EQUIP	MENT	
UNIT				INTEGRAL WITH	MANUFACTURER & TYPE	BRK/	NEMA	NEMA	POLES	SWITCH	PII OT	CONT'RS: T EC-ELEC, M	C-TEMP	CONTR I GC-GE	ROL EN,	REMARKS
0	HP/ LOAD	VOLT	ф	EQPT		FUSED	ENCLOS	SIZE	10220	Shiren	11201	ITEM	FURN	INST	CONN	
AC1	18A	208	1	-	-	-	-	-	-	-	-	T-STAT	MC	EC	EC	
AC2	18A	208	1	-	-	-	-	-	-	-	-	T-STAT	MC	EC	EC	
AC3	18A	208	1	-	-	-	-	-	-	-	-	T-STAT	MC	EC	EC	
CUH-1, 2	12.5A	120	1	-	-	-	-	-	-	-	-	T-STAT	МС	EC	EC	
DFR-1, 2, 3, 4, 5	½	120	1	-	AVI-ON AVI-XFAC-16A-ICH-CL2	-	-	-	-	-	-	-	MC	EC	EC	12
EF1	⅓	120	1	-	AVI-ON AVI-XFAC-16A-ICH-CL2	-	-	-	-	-	-	-	МС	EC	EC	12
EF2	⅓	120	1	-	AVI-ON AVI-XFAC-16A-ICH-CL2	-	-	-	-	-	-	-	MC	EC	EC	12
TF1	172W	120	1	-	-	-	-	-	-	-	-	-	MC	EC	EC	12
F1	⅓	120	1	-	HUBBELL HBL1221PL	-	-	-	1	SPST	on W/ Load	T-STAT	MC	EC	EC	
F2	1/2	120	1	-	HUBBELL HBL1221PL	-	-	-	1	SPST	on W/ Load	T-STAT	МС	EC	EC	
F3	1/2	120	1	-	- HUBBELL HBL1221PL		-	-	1	SPST	on W/ Load	T-STAT	МС	EC	EC	
HVLS1	8.3A	120	1	WALL CONT	-		-	-	-	-	-	-	МС	EC	EC	3
HVLS2	8.3A	120	1	WALL CONT	-	-	-	-	-	-	-	-	МС	EC	EC	3
IHR-1, 2, 3, 4, 5, 6	8.3A	208	1	DISC	-	-	-	-	-	-	-	T-STAT	EC	EC	EC	
IHR-7, 8, 9 ,10	14.0A	208	1	DISC	-	-	-	-	-	-	-	T-STAT	EC	EC	EC	
RTU1	29	208	3	DISC	-	-	-	-	-	-	-	T-STAT	МС	EC	EC	
RTU2	20 MCA	208	3	DISC	-	-	-	-	-	-	-	T-STAT	МС	EC	EC	
RTU3	20 MCA	208	3	DISC	-	-	-	-	-	-	-	T-STAT	МС	EC	EC	
RTU4	45 MCA	208	3	DISC	-	-	-	-	-	-	-	T-STAT	МС	EC	EC	
RTU5	29 MCA	208	3	DISC	-	-	-	-	-	-	-	T-STAT	МС	EC	EC	
RTU6	45 MCA	208	3	DISC	-	-	-	-	-	-	-	T-STAT	МС	EC	EC	
RTU7	53 MCA	208	3	DISC	-	-	-	-	-	-	-	T-STAT	МС	EC	EC	
RTU8	53 MCA	208	3	DISC	-	-	-	-	-	-	-	T-STAT	МС	EC	EC	
RCP1	1⁄40	120	1	-	HUBBELL HBL1221PL	-	-	-	1	SPST	on W/ Load	-	МС	EC	EC	
TF1	128V	120	1	-	CERUS BAS-1P	-	-	00	1	H/O/A	on W/ Load	T-STAT	MC	EC	EC	4
WH1	15A	120	1	CONTROLS	HUBBELL HBL1221PL	-	-	-	1	SPST	on W/ Load	-	EC	EC	EC	
1) INSTALL M SERVICE R	c provid Equireme	ed exhai Ents wit	USTS FA TH MC PI	IN SPEED CON RIOR TO COM	NTROLLERS AS WELL AS MAKE I IMENCING WORK.	ELECTRIC/	AL CONNE	CTIONS TO	O THE EXI	Haust fai	N DAMPER	S. COORDINATE	e dampe	R ELEC	TRICAL	
2) THE EC SH	ALL LOCA	te the s' Owners	WITCH I DESIRE	LEG CONTRO D HOURS OF	LLER ACCESSIBLE ABOVE THE S OPERATION. THE EXHAUST FAI	Second Fi N Shall C	LOOR CEIL	ING. EC S /2 HOUR I	HALL PRC	GRAM THI ND AFTER	e switch The hou	LEG CONTROLL RS OF OPERATI	LER TO T ON.	furn ti	HE EXH	AUST

3) THE EC SHALL FURNISH AND INSTALL THE MC PROVIDED WALL CONTROLLER AS WELL AS THE CONDUIT, WITH MANUFACTURERS SPECIFIED CABLE, FROM THE CONTROLLER TO THE

(4) EC TO PROVIDE CONDUIT, WITH CONDUCTORS FROM THE MC PROVIDED AND INSTALLED T-STAT, TO THE MOTOR STATER.



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### **ISSUE DATES:**

<u>03-2</u>0-2023 PERMIT SET

### ABBREVIATIONS MDP MAIN DISTRIBUTION PANEL DRAWING ELECTRICAL CONTRACTOR MECH MECHANICAL EQUIPMENT MFR MANUFACTURER EXISTING MIN MINIMUM EXPLOSION PROOF PVC POLYVINYL CHLORIDE FLOOR RGS GROUND FAULT INTERRUPTER SCH GROUND SPEC HORSEPOWER TYP HAND-OFF-AUTO VFD

RIGID GALVANIZED STEEL SCHEDULE SPECIFICATIONS TYPICAL VARIABLE FREQUENCY DRIVE W WATT **KILOWATT** W/ WITH LOCATION MAXIMUM WEATHERPROOF WP MOTOR CONTROL CENTER XFMR TRANSFORMER 

### ELECTRICAL GENERAL CONDITIONS

SCOPE: ALL ELECTRICAL WORK UNDER THIS CONTRACT AS SHOWN ON THE PLANS AND INDICATED IN THE SPECIFICATIONS. WORK SHALL BE PERFORMED BY A LICENSED AND BONDED CONTRACTOR UTILIZING TRADESMEN SKILLED IN THE ART AND IN ACCORDANCE WITH ACCEPTABLE PRACTICES. ALL WORK SHALL COMPLY WITH LOCAL, STATE AND THE NATIONAL ELECTRICAL CODE 2014 EDITION.

PERMITS: THE ELECTRICAL CONTRACTOR SHALL SECURE ALL PERMITS IN CONNECTION WITH HIS WORK. WORK INCLUDED: ALL LIGHTING AND POWER SYSTEMS INCLUDING FIXTURES, DEVICES, BOXES, CONDUIT, DISCONNECTS, MOTOR STARTERS, ETC. PROVIDE AND INSTALL ALL INCIDENTAL ITEMS REQUIRED FOR A COMPLETE AND FUNCTIONING SYSTEM. SERVICE EQUIPMENT, MOTORS, ETC., TO BE LOCATED AND INSTALLED AS SHOWN ON THE PLAN AND PER UTILITY REQUIREMENTS. DEVIATIONS SHALL BE APPROVED BY THE ARCHITECT AND/OR ENGINEER PRIOR TO INSTALLATION. TESTS: PRIOR TO TESTS OR USAGE, ALL SWITCHES, PANELS, DEVICES SHALL BE IN PLACE. ALL BRANCH CIRCUITS SHALL BE FREE OF FAULTS OR SHORTS. THE COMPLETE INSTALLATION AND ALL COMPONENTS SHALL HAVE A RESISTANCE BETWEEN CONDUCTORS AND GROUND AS SPECIFIED BY THE NATIONAL ELECTRIC CODE (N.E.C.) GROUND: THERE SHALL BE CONTINUITY OF GROUND THROUGHOUT THE SYSTEM. SYSTEM GROUND TO COMPLY WITH N.E.C. REQUIREMENTS. MATERIALS: ALL MATERIALS SUCH AS RECEPTACLES, SWITCHES, CONDUIT, CONDUCTORS, PANEL BOARDS, DEVICES, FIXTURES, ETC., SHALL BE NEW, AND SHALL BEAR THE UL LABEL OR CONFORM TO APPLICABLE STANDARDS. ALL MULTIPLES OF EQUIPMENT SUCH AS RECEPTACLES & SWITCHES SHALL BE BY THE SAME MANUFACTURER. SUBSTITUTIONS: MATERIALS LISTED ARE REPRESENTATIVE OF THE QUALITY DESIRED. THOSE REQUESTING MATERIALS APPROVAL TO SUBMIT TWO (2) COPIES IN BROCHURE FORM W/TABS INDICATING MATERIALS SUCH AS LIGHT FIXTURES, MOTOR STARTERS, SWITCH GEAR, DISCONNECTS, ETC. OWNER/ENGINEER TO DETERMINE MATERIALS ACCEPTABILITY. SUBMITTALS: WITHIN 30 DAYS AFTER CONTRACT IS AWARDED. ELECTRICAL CONTRACTOR TO SUBMIT IN BROCHURE FORM SHOP DRAWINGS ON ELECTRICAL EQUIPMENT USED ON THIS PROJECT. THEY ARE TO INCLUDE BUT NOT LIMITED TO LIGHT FIXTURES, MOTOR STARTERS, DISCONNECTS, SWITCH GEAR, TRANSFORMERS, WIRING DEVICES, ETC. PROVIDE TAB FOR EACH SECTION. BROCHURE OF EQUIPMENT AND OWNER INSTRUCTIONS: CONTRACTOR TO PROVIDE THE OWNER WITH A THREE (3) RING BINDER CATALOG CONTAINING CATALOG CUTS OR MANUFACTURERS' LITERATURE ON ELECTRICAL MATERIALS USED ON THE PROJECT. LISTING INCLUDES, BUT IS NOT LIMITED TO, BREAKERS, SWITCHES, OUTLETS, LIGHTING FIXTURES, DISCONNECTS, MOTOR STARTERS, ETC. INSTRUCT OWNER AS TO FUNCTION, OPERATION, MAINTENANCE, ADJUSTMENT OF EQUIPMENT AND SYSTEMS INSTALLED.

GUARANTEE/WARRANTY: CONTRACTOR GUARANTEES THAT ALL WORK AND PLANT WILL BE FREE FROM DEFECTS OF MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE. CONTRACTOR FURTHER AGREES THAT HE WILL REPLACE OR REPAIR ALL DEFECTIVE EQUIPMENT AND INSTALLATION THAT BECOMES DEFECTIVE DURING THE TERM OF THE WARRANTY. THIS DOES NOT INCLUDE EXCESSIVE ABUSE OR DAMAGE INFLICTED BY THE OWNER AND/OR OTHERS. MANUFACTURERS' DIRECTIONS, PROCEDURES AND OPERATING INSTRUCTIONS: MANUFACTURER'S MATERIALS AND EQUIPMENT TO BE APPLIED, INSTALLED, CONNECTED, ERECTED, USED, CLEANED, AND CONDITIONED AS PER MANUFACTURER'S DIRECTIONS OR RECOMMENDATIONS PRIOR TO INSTALLATION. <u>DEMOLITION:</u> REMOVE AND RECYCLE ALL ABANDONED CONDUIT AND WIRE.

### ELECTRICAL MATERIALS AND INSTALLATION

INSTALLATION: ALL EQUIPMENT, CIRCUITRY, ETC. SHALL BE UL LISTED AND INSTALLED PER NEC, AS FOLLOWS OR AS SPECIFIED OTHERWISE. THE ELECTRICAL CONTRACTOR SHALL VERIFY ALL NAMEPLATE RATINGS OF EQUIPMENT TO BE CONNECTED AND VERIFY ELECTRICAL COMPATIBILITY AND NEC COMPLIANCE. MANUFACTURER'S RECOMMENDATIONS SHALL TAKE PRECEDENCE UNLESS VERIFIED OTHERWISE.

LIGHTING CIRCUITS: LIGHTING CIRCUITS SHALL NOT EXCEED 1600 WATTS AT 120V OR 3600 WATTS AT 277V AND SHALL BE FOR LIGHTING ONLY. NO OTHER EQUIPMENT SUCH AS RECEPTACLES, SMALL MOTORS, COMPUTERS, AND OTHER DEVICES SHALL BE CONNECTED TO LIGHTING CIRCUITS UNLESS SPECIFICALLY SHOWN ON THE PLAN OR CALLED OUT IN THE SPECIFICATIONS.

EQUIPMENT MAY BE CONNECTED TO RECEPTACLE CIRCUITS IF INDICATED ON THE PLANS. FIELD VERIFY FOR ANY DEVIATIONS. MOTOR CIRCUITS: MOTORS AND CIRCUITRY TO BE INSTALLED AND CONNECTED AS INDICATED ON THE PLAN. ALL MOTORS TO BE PROVIDED WITH A DISCONNECTING MEANS PER THE N.E.C. IF FRACTIONAL HORSEPOWER MOTORS DO NOT HAVE AN INTEGRAL DISCONNECTING MEANS SUCH AS A PLUG OR SNAP SWITCH, ELECTRICAL CONTRACTOR TO PROVIDE AND

CONDUITS: CONDUIT USED THROUGHOUT CONSTRUCTION INCLUDING LOW VOLTAGE, EXCEPT MC CABLE MAY BE USED WHERE SPECIFIED. EMT FOR 4" AND UNDER.. COMPRESSION COUPLINGS IN WET LOCATIONS AND IN CONCRETE WALLS AND FLOORS. CLAMP ANCHOR TO STRUCTURE. CONDUIT IN EXTERIOR WALLS TO BE EMT. EMT TO BE USED FOR FEEDERS, FOR MOTORS OVER 1 HP, AND WHERE EXPOSED IN BACKROOMS AND MECHANICAL ROOMS TO FEED SURFACE-MOUNTED EQUIPMENT. PVC SCHEDULE 40 ACCEPTABLE WHERE ROUTED UNDERGROUND EXCEPT SCHEDULE 80 UNDER VEHICLE TRAFFIC AND PARKING AREAS. IF PVC IS USED, PROVIDE GROUND WIRE. NO PVC CONDUIT TO BE INSTALLED ABOVE GRADE.

MC CABLE: MC CABLE IS ALLOWED FOR USE ON 120V, 20A LIGHTING AND POWER CIRCUITS WHERE CONCEALED ABOVE AN ACCESSIBLE CEILING AND IN INTERIOR WALLS. MC CABLE MAY NOT ENTER PANELBOARDS DIRECTLY. SUPPORT MC CABLE SO IT DOES NOT LIE ON CEILING.

BOXES TO BE GALVANIZED STEEL SECURELY FASTENED TO THE STRUCTURE AND/ OR EQUIPMENT. LOCATE FIXTURE OUTLETS ON CENTER OF SPACES AND BAYS OR WHERE INDICATED ON THE PLAN. SWITCHES TO BE LOCATED ON LOCK SIDE OF DOOR. ALL EQUIPMENT DIRECTLY CONNECTED TO BRANCH CIRCUITS THROUGH SPECIAL PURPOSE OUTLET BOXES. PROVIDE BLANK PLATES AND ACCEPTABLE FITTINGS FOR ALL CONDUIT CONNECTIONS. DUPLEX, SWITCH AND TELEPHONE: 3"x2"x2¾" FIXTURE AND SPECIAL PURPOSE: 4"x4"x2<sup>1</sup>/<sub>8</sub>" SPECIAL PURPOSE OUTLET: 4"x4"x2<sup>1</sup>/<sub>8</sub>"

<u>WIRE AND CABLE:</u> ALL CONDUCTORS SHALL BE COPPER WITH A WEATHER RESISTANT THERMOPLASTIC COVER. TYPE THHN OR THWN FOR APPLICATION OR AS NOTED OTHERWISE. TYPE AF FIXTURE WIRE WHERE REQUIRED INCLUDING WITHIN FLUORESCENT FIXTURES. NO BRANCH CIRCUIT CONDUCTORS SHALL BE SMALLER THAN #12 EXCEPT FOR LOW VOLTAGE WIRING. COLOR CODE IN ACCORDANCE WITH N.E.C.

COMMUNICATIONS: TELEPHONE / DATA, TV & SECURITY EQUIPMENT, CONDUCTORS, PUNCH BLOCKS, SPLITTERS, HAND SETS, CONTROLS, ETC TO BE PROVIDED & INSTALLED BY OWNER &/OR VENDOR OF THE OWNER'S CHOICE. ELECTRICAL CONTRACTOR TO PROVIDE BACK BOARD, POWER SUPPLY, BOX & RACEWAY SYSTEM ONLY. CURRENT CHARACTERISTICS: 120/208V, 3Ø, 4W, Y, OR 277/480V-Y, 3φ, 4W AS NOTED.

WIRING DEVICES: PRODUCT: LEVITON, P&S, HUBBELL ACCEPTABLE. SWITCH AND RECEPTACLE DEVICES/FINISH PLATES TO MATCH IN COLOR - NO EXCEPTIONS. COLOR TO BE SELECTED BY THE ARCHITECT/OWNER.

- 1. STANDARD SWITCH, SINGLE POLE TOGGLE: HUBBELL HBL 1221. 2. STANDARD SWITCH, 3-WAY TOGGLE: HUBBELL HBL 1223.
- 3. STANDARD SWITCH, 4-WAY TOGGLE: HUBBELL HBL 1224. 4. STANDARD SWITCH, DOUBLE POLE TOGGLE: HUBBELL HBL 1222.
- 5. STANDARD SWITCH, DOUBLE POLE W/ PILOT: HUBBELL HBL 1222PL, SINGLE POLE W/ PILOT HBL 1221PLC. 6. DUPLEX RECEPTACLE: HUBBELL HBL5362. TAMPER-RESISTANCE DUPLEX RECEPTACLE: HUBBELL HBL BR20TR.
- 8. TAMPER-RESISTANCE SELF TESTING GFI DUPLEX RECEPTACLE: HUBBELL HBL GFTRST20. 9. 4-PLEX RECEPTACLE: HUBBELL HBL5362 (2 REQUIRED).
- 10. SELF TESTING GFI DUPLEX RECEPTACLE: HUBBELL GFRST20. PROVIDE WEATHER RESISTANT "WHEN-IN-USE". COVER WHERE INDICATED 'WP'. 11. SWITCH, TIME DELAY: NCC (NATIONAL CONTROLS CORP.) MODEL T1517 FAN & LIGHT CONTROL.
- 12. SWITCH, OCCUPANCY SENSOR: LEVITON ODS10-1D. 13. TIME CLOCK#1 & #2: TORK MODEL NO. T930L, 3 CKT W/ ASTRO DIAL IN NEMA 1 ENCLOSURE.
- 14. PHOTO CELLS #1 & #2: TORK MODEL NO. 2101, 2000W@120V COMPLETE W/ SLIDE. 15. FLOOR BOX: HUBBELL MODEL 3SFBC COMPLETE W/ CARPET FLANGE & STEEL PLATE.

16. SPECIAL PURPOSE OUTLETS: ELECTRICAL CONTRACTOR TO VERIFY PLUG CONFIGURATIONS & PROVIDE NEMA 1 OUTLETS TO MATCH INCLUDING STAINLESS STEEL FINISH PLATE. 17. SWITCH DIMMER: LUTRON N-1000, RATED 1000W, GLIDE TYPE W/ WALL PLATE. PROVIDE DIMMER SWITCHES CONTROLLING FLUORESCENT LAMPS THAT ARE COMPATIBLE WITH THE FIXTURE BALLAST. 18. LIGHTING CONTACTORS: GE CR360 SERIES, 4 POLE RATED @ 30A. COIL TO OPERATE @ 120. CONTACTORS MECHANICALLY HELD & HOUSED IN NEMA 1 ENCLOSURE.

19. DOOR JAMB SWITCH: LEVITON 1865 RATED 15A @ 120V. PANELBOARDS: PRODUCTS OF GENERAL ELECTRIC, SQUARE D, CUTLER HAMMER, AND SIEMENS ACCEPTABLE. DEADFRONT CIRCUIT BREAKER TYPE AS SCHEDULED. GALVANIZED STEEL BOX, FULL HEIGHT HINGED DOOR, FULLY BUSSED, BOLT-ON TYPE BREAKERS. PROVIDE TYPED CIRCUIT DIRECTORY. LOAD CENTER TYPE PANELBOARDS ARE NOT ACCEPTABLE.

BREAKERS: TWO-POLE AND THREE-POLE TO HAVE INTERNAL COMMON TRIP.

DISCONNECTS: PRODUCTS OF GENERAL ELECTRIC, SQUARE D, CUTLER HAMMER, AND SIEMENS ACCEPTABLE. MODEL, STYLE, ETC. AS SCHEDULED. INSTALL FUSES FOR DISCONNECTS IF REQUIRED AS RECOMMENDED BY EQUIPMENT SUPPLIER. COORDINATE CONTROLS WIRING AS INDICATED ON THE SCHEDULE AND MAKE ALLOWANCES THEREOF. MOTOR STARTERS AND SCHEDULE OF CONTROL EQUIPMENT: PRODUCTS OF GENERAL ELECTRIC, SQUARE D, CUTLER HAMMER, AND SIEMENS ACCEPTABLE. MODEL, STYLE, ETC. AS SCHEDULED WITH INTEGRAL OVERLOAD PROTECTION. INSTALL FUSES OR HEATERS AS RECOMMENDED BY MOTOR EQUIPMENT MANUFACTURER. COORDINATE ALL INTERLOCK OR CONTROL REQUIREMENTS WITH MECHANICAL AND/OR TEMPERATURE CONTROLS CONTRACTOR. MOUNT STARTERS ON OR ADJACENT TO EQUIPMENT PER N.E.C. REQUIREMENTS. ARC-FLASH STUDY: PROVIDE COMPUTER-BASED (BY EQUIPMENT MANUFACTURER), ARC-FLASH STUDY TO DETERMINE THE ARC-FLASH HAZARD DISTANCE AND THE INCIDENT ENERGY

TO WHICH PERSONNEL COULD BE EXPOSED DURING WORK ON OR NEAR ELECTRICAL EQUIPMENT. COMPLY WITH IEEE 1584 AND NFPA 70E. BASE ARC-FLASH CALCULATIONS ON ACTUAL OVER-CURRENT PROTECTIVE DEVICE CLEARING TIME. CAP MAXIMUM CLEARING TIME AT TWO SECONDS BASED ON IEEE 1584, SECTION B.1.2. PRODUCE 3.5-BY-5-INCH (76-BY-127-MM) LABELS FOR EACH WORK LOCATION.

OVER-CURRENT PROTECTIVE DEVICE SHORT-CIRCUIT STUDY: PROVIDE COMPUTER-BASED (BY EQUIPMENT MANUFACTURER), FAULT-CURENT STUDY. COMPLY WITH IEEE 399 AND IEEE 551. FAULT-CURRENT STUDY FOR ELECTRICAL DISTRIBUTION SYSTEM FROM NORMAL AND ALTERNATE POWER SOURCES (AS APPLICABLE). BEGIN SHORT CIRCUIT CURRENT ANALYSIS AT THE SERVICE, EXTENDING DOWN THE SYSTEM OVER-CURRENT DEVICES TO NORMAL SYSTEM LOW VOLTAGE BUSES WHERE THE FAULT IS BELOW 10 KA OR LESS. OVER-CURRENT PROTECTIVE DEVICE COORDINATION STUDY: PROVIDE COMPUTER-BASED (BY EQUIPMENT MANUFACTURER), PROTECTIVE DEVICE COORDINATION STUDY (SERIES RATED DEVICES WILL NOT BE USED). COMPLY WITH IEEE 242 AND IEEE 399. BEGIN ANALYSIS AT THE SERVICE, EXTENDING DOWN TO THE SYSTEM OVER-CURRENT PROTECTIVE DEVICES AS FOLLOWS: NORMAL SYSTEM LOW-VOLTAGE LOAD BUSES WHERE FAULT CURRENT IS 10 KA OR LESS. STUDY TO INCLUDE TRANSFORMER PRIMARY OVER-CURRENT PROTECTIVE DEVICES, CONDUCTOR PROTECTION AND PROTECTIVE DEVICE EVALUATION, LOAD FLOW AND VOLTAGE DROP STUDY.

\*NOTE: EC TO PROVIDE MANUFACTURER WITH ALL DATA REQUIRED TO CONDUCT THE ELECTRICAL STUDIES. GEAR/PANEL WILL NOT BE RELEASED UNTIL THE ELECTRICAL STUDIES ARE SUBMITTED AND APPROVED.

	DISCONNECT SCHEDULE								
DISC CODE	MANUFACTURER	MANUFACTURER NUMBER	AMPS	NEMA TYPE	FUSED	SIZE	VOLTS	REMARKS	
DS	SQUARE D	H328NR	800	3R	LPN-RK	600	120/208	SERVICE ENTRANCE RATED WITH NEUTRAL AND GROUND BUS	
D1	BUSSMANN	PS-2-T20-R1/R2-K-G- N2-B-F3-t	200	1	FRN-N	125	208	ELEVATOR EQUIPMENT	
D2	SQUARE D	HU361	30	1	-	-	120	ELEVATOR LIGHTS AND FAN	
D3	SQUARE D	HU361RB	30	3R	-	-	120	TF1	
D4	SQUARE D	HU361RB	30	3R	-	-	120	AC1	
D5	SQUARE D	HU361RB	30	3R	-	-	120	AC2	
D6	SQUARE D	HU361RB	30	3R	-	-	120	AC3	
D7	SQUARE D	HU361RB	30	1	-	-	120	BLEACHERS	
D8	SQUARE D	HU361RB	30	1	_	-	120	BLEACHERS	

RECEPTACLE CIRCUITS: THERE SHALL BE NO MORE THAN SIX (6) RECEPTACLES ON A 20A CIRCUIT OR AS INDICATED ON THE PLAN. ADDITIONAL LOADS SUCH AS SMALL MOTORS OR

INSTALL AN ACCEPTABLE DISCONNECTING MEANS. EQUIPMENT CONNECTED WITH FLEXIBLE CONDUIT WITH GREEN JACKETED GROUND WIRE WITHIN CONDUIT-TO-CONDUIT SYSTEM OR EQUIPMENT GROUND. PROVIDE LIQUID-TIGHT FLEX FOR MOTORIZED EQUIPMENT IN MECHANICAL ROOMS AND EXTERIOR. VERIFY CORRECT ROTATION.

	LIGHT FIXTURE SCHEDULE									
S	light Ymbol	DESCRIPTION	MANUFACTURER	FIXTURE CATALOG #	LOCATION	TYPE	LAMP TYPE	VA	VOLTS	REMARKS
F1	<u> </u>	4' BY 18" HIGH BAY	DECO	DHL-LP-LED-4-178-40K- UNV-F-DM-DHL-LP-WG-4- 4L-DHL-LP-HOOK	STRUCTURE	SUSPENDED	LED INCLUDED	178	MVOLT	(16)
F1E	<u>_</u> 25	4' BY 18" HIGH BAY WITH EMERGENCY BATTERY PACK	DECO	DHL-LP-LED-4-178-40K- UNV-F-DM-EM-DHL-LP- WG-4-4L-DHL-LP-HOOK	STRUCTURE	SUSPENDED	LED INCLUDED	178	MVOLT	(16)
F2		2' X 2' FLAT PANEL	LITETRONICS	PT2	CEILING	LAY-IN	LED INCLUDED	36	MVOLT	
F2E		2' X 2' FLAT PANEL WITH EMERGENCY BATTERY PACK	LITETRONICS	PT2-EB10	CEILING	LAY-IN	LED INCLUDED	36	MVOLT	
F2A	0	2' X 2' FLAT PANEL	LITETRONICS	PT2-FPAM222	CEILING	HARD LID	LED INCLUDED	36	MVOLT	
F2AE		2' X 2' FLAT PANEL WITH EMERGENCY BATTERY PACK	LITETRONICS	PT2-FPAM222-EB10	CEILING	HARD LID	LED INCLUDED	36	MVOLT	
F3		2' BY 4' FLAT PANEL	LITETRONICS	PT4-FPAM224	CEILING	HARD LID	LED INCLUDED	50	MVOLT	
F3E		2' BY 4' FLAT PANEL WITH EMERGENCY BATTERY PACK	LITETRONICS	PT4-FPMA224-EB10	CEILING	HARD LID	LED INCLUDED	50	MVOLT	
F4	¤	4" SHOWER DOWN LIGHT WITH WET LISTING	NORA	NLCBC-4510-35-WW- NHIC-4LMRAT	CEILING	LAYOIN	LED INCLUDED	13	120	
F5	¤	16" DIAMETER BLACK HIGH BAY	MHT LIGHTING	MHTL-HLB-150E- 35K-U	STRUCTURE	PENDANT	LED INCLUDED	150	MVOLT	1
F5A	Ø	16" DIAMETER WHITE HIGH BAY	VISIONEERING	HBL72L-U- W-Y-2-35K-W- 070-CD-W-ENCA- HOOK/LOOP	STRUCTURE	PENDANT	LED INCLUDED	103	MVOLT	1
F6		8' DIRECT LINEAR	FINELITE	H04-U-RO-8'- V-835-OPN-120- SC-FA-OE-C4	STRUCTURE	PENDANT	LED INCLUDED	70.4	MVOLT	
F7		4' STRIP	COLUMBIA	LCL4-40VL-EU	STRUCTURE	PENDANT	LED INCLUDED	84	MVOLT	17
F8		2' BY 2 1/2" WIDE LINEAR	FOCAL POINT	FSM26-FL- 625LF-35K-1C-UNV- L11-T1-WH-2'-0"	CEILING	LAY-IN	LED INCLUDED	24	120	6 15
F8EM		2' BY 2 1/2" WIDE LINEAR WITH EMERGENCY BATTERY PACK	Focal point	FSM26-FL- 625LF-35K-1C-UNV- L11-T1-EM-WH-2'-0"	CEILING	LAY-IN	LED INCLUDED	24	120	6 (15)
F8A		4' BY 2 1/2" WIDE LINEAR	FOCAL POINT	FSM26-FL- 625LF-35K-1C-UNV- L11-T1-WH-4'-0"	CEILING	LAY-IN	LED INCLUDED	47	120	6 (15)
F8AE		4' BY 2 1/2" WIDE LINEAR	Focal point	FSM26-FL- 625LF-35K-1C-UNV- L11-T1-EM-WH-4'-0"	CEILING	LAY-IN	LED INCLUDED	47	120	6 15
F9	<u></u>	4" WRAPAROUND	COLUMBIA	RLW-4-35-HL-FA-W-ED-U	WALL	SURFACE	LED INCLUDED	48.1	MVOLT	35
F10	Ř	DECORATIVE WALL SCONCE	SPECIFIED BY OWNER	SPECIFIED BY OWNER	WALL	SURFACE	LED INCLUDED	20	120	5 10
B1	¤	EXTERIOR DOWN LIGHT WET LISTING	GE	D1-6R-30-940-1V-1D-R- D16R-W-SD-BL-MR	YOKE	SURFACE	LED INCLUDED	43	MVOLT	
B1E	Ø	EXTERIOR DOWN LIGHT WITH WET LISTING AND EMERGENCY BATTERY PACK	GE	D1-6R-30-940-1V-EL-1D- R-D16R-W-SD-BL-MR-	YOKE	SURFACE	LED INCLUDED	43	MVOLT	89
B2	¤	EXTERIOR WALL WASHER WITH WET LISTING	GE	D1-6R-30-940-1V-1D-R- D16R-WW-SD-BL-MR	YOKE	SURFACE	LED INCLUDED	43	MVOLT	
EM	1	INTERIOR EGRESS LIGHT WITH EMERGENCY BATTERY PACK	MULE LIGHTING	MRDR-6-12-*-LED	WALL	SURFACE	LED INCLUDED	3.3	MVOLT	2 (14)
RE	Å	EXTERIOR REMOTE EGRESS LIGHT	MULE LIGHTING	H20-2-12-LED	WALL	SURFACE	LED INCLUDED	-	MVOLT	3
X1	Ŷ	EXIT SIGN WITH WHITE HOUSING, RED LETTERS, KNOCKOUT DIRECTIONAL CHEVRONS, SIDE MOUNTED EGRESS HEADS AND EMERGENCY BATTERY PACK	MULE LIGHTING	SQC-U-R-*-REM	UNIVERSAL	SURFACE	LED INCLUDED	4.0	MVOLT	2 3 14
X2	Ŷ	EXIT SIGN WITH WHITE HOUSING, RED LETTERS, KNOCKOUT DIRECTIONAL CHEVRONS, AND EMERGENCY BATTERY PACK	MULE LIGHTING	RXB-B-R-*-EM	UNIVERSAL	SURFACE	LED INCLUDED	3.7	MVOLT	2 (14)
W1	Å	WALL PACK	LSI	XGBWM3-LED-48- 450-NW-UE-*- PCI120	WALL	SURFACE	LED INCLUDED	20	120	5 (14)
W1E	Å	WALL PACK WITH EMERGENCY BATTERY PACK	LSI	XGBWM3-LED-48- 450-NW-UE-*- PCI120-CWBB	WALL	SURFACE	LED INCLUDED	20	120	5 14
S1	•-□	AREA LIGHT WITH TYPE 3 DISTRIBUTION	LSI	MRL-40L-SIL-3-UNV- DIM-40-70CRI-*- PCI208	POLE	POLE	LED INCLUDED	293	MVOLT	(4) (13) (14)
S1	□-•-□	AREA LIGHTS, AT 180° APART, WITH TYPE 3 DISTRIBUTION	LSI	MRL-40L-SIL-3-UNV- DIM-65-70CRI-*- PCI208	POLE	POLE	LED INCLUDED	596	MVOLT	(4)(13)(14)

1) PROVIDE BRACING BETWEEN STRUCTURE MEMBERS TO MOUNT THE FIXTURES AS INDICATED. MOUNT FIXTURES PER ARCHITECTURAL INTERIOR ELEVATIONS (2) PROVIDE ELECTRICAL SERVICE VIA THE NEAREST UNSWITCHED CIRCUIT.

(3) PROVIDE ELECTRICAL SERVICE FROM THE INTERIOR EXIT SIGN TO THE EXTERIOR REMOTE EGRESS HEAD.

(4) PROVIDE A 20'-0", STRAIGHT, STEEL SQUARE, BLACK, LIGHT POLE, RATED FOR THE TOTAL EPA OF THE LIGHT FIXTURE AND POLE FOR 100MPF, WITH A 30% GUST FACTOR (5) REFER TO ARCHITECTURAL ELEVATIONS FOR MOUNTING HEIGHTS.

(6) PROVIDE 1% DIMMING.

(7) HANG THE BOTTOM OF THE LIGHT FIXTURE 11'-0" AFF.

3) COORDINATE THE REMOTE TEST SWITCH LOCATION WITH THE ARCHITECT PRIOR TO INSTALLATION.

) PROVIDE A REMOTE EMERGENCY BATTERY PACK, ACCESSIBLY ABOVE AN INTERIOR CEILING. DO NOT EXCEED THE MANUFACTURERS RECOMMENDED MAXIMUM DISTANCE BETWEEN THE LIGHT FIXTURE AND REMOTE BATTERY PACK.

(10) COORDINATE MOUNTING ABOVE COUNTER AND ON EITHER SIDE OF THE VANITY VIA ARCHITECTURAL ELEVATIONS.

(11) PROVIDE CUSTOM BLACK FINISH ON OUTSIDE OF LIGHT FIXTURE.

(12) EC TO PROVIDE AND INSTALL OWNER SPECIFIED LIGHT FIXTURE.

(13) PROVIDE A HAND HOLE FOR CAMERA CABLE CONNECTION. COORDINATE THE HAND HOLE HEIGHT WITH THE OWNER PRIOR TO RELEASING THE LIGHT FIXTURES.

(14) OWNER TO SELECT FINISH.

(15) EC TO FIELD VERIFY THE T-BAR CONFIGURATION PRIOR TO RELEASING LIGHT FIXTURE PACKAGE.

(16) PROVIDE SUPPORTS BETWEEN STRUCTURE MEMBERS, AS WELL AS A CHAIN KIT TO HANG THE LIGHT FIXTURE 24'-0" FROM THE BOTTOM TO AFF.

**CLUB DAUNTLESS** 2903 BIG HORN AVE, CODY, WY 82414



**PROJECT ARCHITECT:** NICK PANCHEAU



AECHANICAL / ELECTRICA VE D STE 7C, BILLINGS MT 5910 PHONE: 406.252.3237 FAX: 406.252.3276 www.coneer.com

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PANEL:	'MDP'						ATION: I	MECHA
MANUFACTURER	SQUARE D	FEED ENTRAN	CE	BOTTO	М		OCP	
TYPE	I-LINE	VOLT, Ø, W		120/208	3V, 3ø, 4	-WIRE		CONNECTED
WIDTH	36"	BUS RATING		800A				MISC
DEPTH	9"	MAIN BRKR/MI	0	MLO				MISC
MOUNTING	SURFACE	BREAKER AIC		22K AIG	2			MISC
	LOAD DESCRIPTION	CIRCUIT BREAKER	СКТ ;	# PI A	HASE B C	CKT #	CIRCUIT BREAKER	
			1			2		
ELEVATOR (25 HP)		125A/3P	3			4	300A/3P	PANEL 'B'
			5			6		
			7			8		
PANEL 'A'	PANEL 'A'		9			10	100A/3P	PANEL 'C'
			11			12		
			13			14		
RTU-1		40A/3P	15			16	50A/3P	RTU-4
			17			18		
			19			20		
RTU-2		30A/3P	21	_		22	40A/3P	RTU-5
			23			24		
		201/22	25			26	504/05	
RTU-3		30A/3P	27			28	50A/3P	RIU-6
			29			30		-
		70/20	31			32	704/20	
RTU-7 (53 MCA)		/0/3P	33			34	70A/3P	RIU-8 (53 M
			35			36		
CDACE		20	3/			38	20	
SPACE		3P	39			40	32	SPACE
			41			42		

PANEL: '	C'				L	.OCA	TION: -			
MANUFACTURER	SQUARE D	FEED ENTRANC	E B	отто	М			OCP	'MDP'	
TYPE	NQ	VOLT, Ø, W	12	20/20	8v, 3ø, 4	-WIRE		CONNECTED	5.6A	
WIDTH	20"	BUS RATING	10	00A				MISC	-	
DEPTH	5 3/4"	MAIN BRKR/ML	0 M	LO				MISC	-	
MOUNTING	RECESSED	BREAKER AIC	2	2K AI	0			MISC	-	
	LOAD DESCRIPTION	CIRCUIT BREAKER	СКТ #	P A	HASE B C	CKT #	CIRCUIT BREAKER		LOAD DESCRIPTION	
RECETACLES TENANT	Г 132	20A/1P	1			2	20A/1P	LIGHTING: TENANT 1	32	
RECETACLES TENANT	Г 132	20A/1P	3			4	20A/1P	F1		
RECETACLES TENANT	Г 132	20A/1P	5			6	204/20	AC1		
RECEPTACLE RESTRO	DOM 132	20A/1P	7			8 30Ay 2P				
SPARE		20A/1P	9			10	20A/1P	SPARE		
SPARE		20A/1P	11			12	1P	SPACE		
SPACE		1P	13			14	1P	SPACE		
SPACE		1P	15			16	1P	SPACE		
SPACE		1P	17			18	1P	SPACE		
SPACE		1P	19			20	1P	SPACE		
SPACE		1P	21			22	1P	SPACE		
SPACE		1P	23			24	1P	SPACE		
SPACE		1P	25			26	1P	SPACE		
SPACE		1P	27			28	1P	SPACE		
SPACE		1P	29			30	1P	SPACE		



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l	_OAD DESCRIPTION
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ILINAINI I.	52

	SOUARE D	FEED ENTRAN	СF	BOTTOM	1				'MDP'
	NO	VOLT. Ø. W	<u></u>	120/208	v 3ø 4	-WIRF			142.30
с /ТН	20"	BUS RATING		4004	<b>v</b> , <b>S</b> <i>P</i> , 1	WINE		MISC	-
тн	5 3/4"	MAIN BRKR/MI	0					MISC	
	SUBFACE							MISC	_
NTING	SURFACE	DRLAKLK AIC				<del></del>			-
	LOAD DESCRIPTION	CIRCUIT BREAKER	СКТ #	<sup>#</sup> A	IASE B C	CKT #	CIRCUIT BREAKER		LOAD DESCRIPTION
		25A/2P	1			2	20A/1P	RECEPTACLES: WE	IGHT MACHINE AND FUNCTION
		200/1P	5			- -	204/11	DECEDITACIES: WE	
		207/11				0	20A/11	DECEDTACIES, WE	
	IDING ROOM, BREAR OUT SEATING	20A/1P				0	20A/1P	DECEDITACLES: WE	
INDOW SILLS		20A/1P	9			10	20A/1P	RECEPTACLES. WE	
INDOW SILLS		20A/1P	11			12	20A/1P	RECEPTACLES: FUI	
INDOW SILLS		20A/1P	13			14	20A/1P	RECEPTACLES: FUI	
HT MACHINES	)	20A/1P	15			16	20A/1P	RECEPTACLES: FUI	
HT MACHINES		20A/1P	1/	_		18	20A/1P	RECEPTACLES: STO	JRAGE
HI MACHINES		20A/1P	19	╶┟╾╍┛		20	30A/2P	SPRAY TAN BOOTH	1
HI MACHINES		20A/1P	21			22	•		
HT MACHINES		20A/1P	23			24	70A/2P	TANNING BOOTH	
HT MACHINES		20A/1P	25			26	•		
HT MACHINES		20A/1P	27			28	70A/2P	TANNING BOOTH	
HT MACHINES		20A/1P	29			30	- ,		
HT MACHINES	5	20A/1P	31			32	20A/1P	RECEPTACLE: HALI	-
HT MACHINES	5	20A/1P	33			34	20A/1P	RECEPTACLES: FRO	ONT DESK
HT MACHINES	5	20A/1P	35			36	20A/1P	RECEPTACLES: ME	RCHANDISE
HT MACHINES	5	20A/1P	37			38	20A/1P	RECEPTACLES: FRO	ONT DESK
HT MACHINES	; 	20A/1P	39			40	20A/1P	RECEPTACLES: HAI	
IER	(1)	20A/1P	41			42	20A/1P	EWC	(1)
2		30A/2P	43			44	20A/1P	RECEPTACLE: VIP I	BATHROOM
<b>`</b>		567721	45			46	20A/1P	RECEPTACLES: TRA	AINER ROOM
ER	(1)	20A/1P	47			48	20A/1P	HVAC CONTROL	
D	_	304/20	49			50	20A/1P	RECEPTACLES: HO	USE KEEPING
N		507/21	51			52	20A/1P	RECEPTACLES: FAC	CILITY STORAGE, OUTSIDE
		20A/1P	53			54	20A/1P	RECEPTACLES: ME	NS/WOMENS LOCKERS
PTACLES: WEI	GHT MACHINES	20A/1P	55			56	20A/1P	RECEPTACLES: ME	NS/WOMENS SHOWERS
ATOR LIGHTS /	AND FAN	20A/1P	57			58	20A/1P	LIGHTING: FRONT	DESK, MERCHANDISE, HALL
ATOR ROOM R	ECEPTACLE	20A/1P	59			60	20A/1P	LIGHTING: RESTRO	DOMS, LOCKER ROOMS, HALL
TOR ROOM &	SHAFT LIGHTS	20A/1P	61			62	20A/1P	LIGHTING: FACILIT	TY STOR., HOUSE KEEPING, MECH.
ATOR SUMP PL	JMP	20A/1P	63			64	20A/1P	LIGHTING: TRAINE	R, RESTROOMS, TANNING, HALL
		20A/1P	65			66	20A/1P	LIGHTING: FUNCT	IONAL FITNESS, MECH, VEST
E		20A/1P	67			68	20A/1P	LIGHTING: WEIGH	T, FUNCTIONAL FITNESS, CLIMBING
R HEATER/RC	P1	20A/1P	69			70	204/20		
ACE F2		20A/1P	71			72	20A/2P	PARKING LOT LIGH	115
ACE F3		20A/1P	73			74	204/25		
PTACLES: TAN	NNING ROOMS, HALL	20A/1P	75			76	30A/2P	AC2	
PTACLES: TAN	NNING ROOMS (TIMERS)	20A/1P	77	- کی		78			
		1P	79			80	30A/2P	AC3	
 F		1P	81			82	1P	SPACE	
– F		10	22			84	1D	SPACE	
		1 1					TL		

ANUFACTURER     SQUARE D     FEED ENTRANCE     BOTTOM     OCP     'A'       YPE     NQ     VOLT, Ø, W     120/208v, 3Ø, 4-WIRE     CONNECTED     5.6A       /IDTH     20"     BUS RATING     200A     MISC     -       20"     MAIN BRKR/MLO     MLO     MISC     -       OUNTING     RECESSED     BREAKER AIC     22K AIC     MISC     -       LOAD DESCRIPTION     CIRCUIT BREAKER     CKT #     PHASE A B C     CKT #     CKT #     CIRCUIT BREAKER     CLOAD DESCRIPTION       ECEPTACLE - GYM N     20A/1P     1     2     20A/1P     CEILING HEATER - VESTIBULE       ECEPTACLE - GYM S     20A/1P     5     6     20A/1P     CEILING HEATER - VESTIBULE       ECEPTACLE - BLEACHER     20A/1P     7     8     20A/1P     CEILING HEATER - VESTIBULE       ECEPTACLE - BLEACHER     20A/1P     7     8     20A/1P     CEILING HEATER - VESTIBULE       ECEPTACLE - BLEACHER     20A/1P     7     8     20A/1P     5     6     20A/1P     SPACE       PARE     20A/1P     1     12     20A/1P     12     20A/1P     SPACE       VICLE     20A/1P     13     14     20A/1P     SPACE     16     20A/1P     SPACE	PANEL:	Γ <b>Α</b> Ί					.OCA	ATION: N	NECH, HSK	P, STORAGE 109	
YPENQVOLT, Ø, W120/208v, 3Ø, 4-WIRECONNECTED5.6AJIDTH20°BUS RATING200-MISC-EPTH5 3/4"MAIN BKRK/MLOMLOMISC-OUNTINGRECESSEDBREAKER AIC22 × AICMISC-LOAD DESCRIPTIONCIRCUIT BREAKERCKT #PHASE A B C CCKT #CIRCUIT BREAKERCIRCUIT BREAKERLOAD DESCRIPTIONCECPTACLE - GYM N204/1P120/1P220/1PCELING HEATER - VESTIBULEECEPTACLE - GYM S204/1P34204/1PCELING HEATER - VESTIBULEECEPTACLE - BLEACHER204/1P74204/1PCELING HEATER - VOMENECEPTACLE - BLEACHER204/1P76204/1PCELING HEATER - VOMENECEPTACLE - BLEACHER204/1P710204/1PSPACEPARE204/1P710204/1PSPACEPARE204/1P1314204/1PSPACEPARE204/1P1314204/1PSPACEPARE204/1P1314204/1PSPACEPARE204/1P1314204/1PSPACEPARE204/1P1314204/1PSPACEPARE204/1P1314204/1PSPACEPARE204/1P1314204/1PSPACEPARE204/1P1314204/1PSPACEPARE204/1P1314 <td>ANUFACTURER</td> <td>SQUARE D</td> <td>FEED ENTRANC</td> <td>)E</td> <td>BOTTO</td> <td>рМ</td> <td></td> <td></td> <td>OCP</td> <td>'A'</td>	ANUFACTURER	SQUARE D	FEED ENTRANC	)E	BOTTO	рМ			OCP	'A'	
IDTH     20"     BUS RATING     200A     MISC     -       EPTH     5 3/4"     MAIN BRKR/MLO     MLO     MISC     -       OUNTING     RECESSED     RECASER     22K AIC     MISC     -       LOAD DESCRIPTION     CIRCUIT BREAKER     CKT     PHASE A     CKT     CIRCUIT BREAKER     CKT     CIRCUIT BREAKER     CLAD     CLAD     DESCRIPTION       ECEPTACLES - GYM N     20A/1P     1     22     20A/1P     CELING HEATER - VESTIBULE       ECEPTACLE - GYM E     20A/1P     20A/1P     3     4     20A/1P     CELING HEATER - VESTIBULE       ECEPTACLE - GYM S     20A/1P     7     4     20A/1P     CELING HEATER - VESTIBULE       ECEPTACLE - GYM S     20A/1P     7     4     20A/1P     CELING HEATER - VESTIBULE       ECEPTACLE - BLEACHER     20A/1P     7     6     20A/1P     CELING HEATER - VESTIBULE       ECEPTACLE - BLEACHER     20A/1P     7     10     20A/1P     SPACE       PARE     20A/1P     11     12     20A/1P     SPACE       PACE     20A/1P     13     14     20A/1P     SPACE       LEACHERS     20A/1P     13     14     20A/1P     SPACE       LEACHERS     20A/1P     18     20	YPE	NQ	VOLT, Ø, W		120/20	18v, 3ø, 4	1-WIRE		CONNECTED	5.6A	
EPTH5 3/4"MAIN BRKR/MLOMLOMLOMISC-OUNTINGRECESSEDBREAKER AIC $22K AIC$ $2XK IC$ MISC-LOAD DESCRIPTION $CIRCUITBREAKERRECARR AIC22K AICCKT #B c CCKT #B c CCKT #B c CCIRCUITBREAKERMISC-ECEPTACLES - GYM N20A/1P1CKT #BREAKER20A/1PCELING HEATER - VESTIBULEECEPTACLE - GYM E20A/1P20A/1P420A/1PCELING HEATER - VESTIBULEECEPTACLE - GYM S20A/1P7420A/1PCELING HEATER - VESTIBULEECEPTACLE - BLEACHER20A/1P7620A/1PCELING HEATER - VESTIBULEECEPTACLE - BLEACHER20A/1P7620A/1PCELING HEATER - VESTIBULEPARE20A/1P7620A/1PCELING HEATER - VESTIBULEPARE20A/1P7620A/1PSPACEPARE20A/1P111220A/1PSPACEPACE20A/1P131420A/1PSPACEPACE20A/1P1320A/1P1420A/1PSPACELOAD DESCRIPTION20A/1P1220A/1PSPACELOAD DESCRIPTION20A/1P1420A/1PSPACELOAD DESCRIPTION20A/1P1420A/1PSPACELOAD DESCRIPTION20A/1P20A/1P1420A/1PSPACE$	/IDTH	20"	BUS RATING		200A				MISC	-	
OUNTING     RECESSED     BREAKER AIC     22K AIC     MISC     -       LOAD DESCRIPTION     CIRCUIT BREAKER     CKT #     PHASE A B C     CKT #     CIRCUIT BREAKER     CIRCUIT BREAKER     CIRCUIT BREAKER     CIRCUIT BREAKER     CIRCUIT BREAKER     CIRCUIT BREAKER     CIRCUIT BREAKER     CIRCUIT BREAKER     COAD DESCRIPTION       ECEPTACLE - GYM F     204/1P     204/1P     2     204/1P     CEILING HEATER - VESTIBULE       ECEPTACLE - GYM F     204/1P     204/1P     6     204/1P     CEILING HEATER - VESTIBULE       ECEPTACLE - BLEACHER     204/1P     204/1P     6     204/1P     CEILING HEATER - VESTIBULE       ECEPTACLE - BLEACHER     204/1P     204/1P     6     204/1P     CEILING HEATER - VESTIBULE       ECEPTACLE - BLEACHER     204/1P     204/1P     6     204/1P     CEILING HEATER - VESTIBULE       ECEPTACLE - BLEACHER     204/1P     204/1P     6     204/1P     SPACE       PARE     204/1P     11     204/1P     5PACE	EPTH	5 3/4"	MAIN BRKR/ML	.0	MLO				MISC	-	
LOAD DESCRIPTIONCIRCUIT BREAKERCKT #PHASE ACKT #CIRCUIT BREAKERCIRCUIT BREAKERLOAD DESCRIPTIONECEPTACLE - GYM N200/1P12200/1PCEILING HEATER - VESTIBULEECEPTACLE - GYM E200/1P34200/1PCEILING HEATER - VESTIBULEECEPTACLE - GYM S200/1P56200/1PCEILING HEATER - VESTIBULEECEPTACLE - BLEACHER200/1P76200/1PCEILING HEATER - VESTIBULEECEPTACLE - BLEACHER200/1P78200/1PCEILING HEATER - SPRAY TANECEPTACLE - BLEACHER200/1P1114200/1PSPACEPARE200/1P1114200/1PSPACEPARE200/1P1314200/1PSPACEPACE200/1P1516200/1PSPACEURTAIN200/1P1718200/1PSCOREBOARDLEACHERS200/1P2120200/1PSCOREBOARDLEACHERS200/1P2122200/1PSCOREBOARDACKBOARD200/1P2324200/1PBACKBOARDACKBOARD200/1P272820/1PBACKBOARDACKBOARD200/1P272820/1PBACKBOARDACKBOARD200/1P272820/1PBACKBOARDACKBOARD200/1P272820/1PBACKBOARDACKBOARD200/1P27301PSPACE	OUNTING	RECESSED	BREAKER AIC		22K AI	C			MISC	-	
ECEPTACLES - GYM N20A/1P120A/1P1220A/1PCEILING HEATER - VESTIBULEECEPTACLE - GYM E20A/1P3420A/1PCEILING HEATER - VESTIBULEECEPTACLES - GYM S20A/1P5620A/1PCEILING HEATER - VESTIBULEECEPTACLE - BLEACHER20A/1P7820A/1PCEILING HEATER - SPRAY TANECEPTACLE - BLEACHER20A/1P91020A/1PSPAREPARE20A/1P111220A/1PSPACEPACE20A/1P131420A/1PSPACEPACE20A/1P151620A/1PSPACEURTAIN20A/1P171820A/1PSPACELEACHERS20A/1P171820A/1PSCOREBOARDLEACHERS20A/1P212220A/1PSCOREBOARDACKBOARD20A/1P232420A/1PBACKBOARDACKBOARD20A/1P252620A/1PBACKBOARDACKBOARD20A/1P272820A/1PBACKBOARDACKBOARD1P29301PSPACE		LOAD DESCRIPTION	CIRCUIT BREAKER	СКТ #	<sup>t</sup> A	PHASE B C	CKT #	CIRCUIT BREAKER		LOAD DESCRIPTION	
ECEPTACLE - GYM E20A/1P3420A/1PCEILING HEATER - VESTIBULEECEPTACLE - GYM S20A/1P5620A/1PCEILING HEATER - WOMENECEPTACLE - BLEACHER20A/1P7820A/1PCEILING HEATER - SPRAY TANECEPTACLE - BLEACHER20A/1P91020A/1PSPAREPARE20A/1P111220A/1PSPAREPACE20A/1P131420A/1PSPACEPACE20A/1P151620A/1PSPACEURTAIN20A/1P171820A/1PSPACELEACHERS20A/1P171820A/1PSPACEACKBOARD20A/1P171820A/1PSPACEACKBOARD20A/1P171820A/1PSPACEACKBOARD20A/1P171820A/1PSPACEACKBOARD20A/1P171820A/1PSPACEACKBOARD20A/1P171820A/1PSPACEACKBOARD20A/1P232420A/1PSCOREBOARDACKBOARD20A/1P252620A/1PBACKBOARDACKBOARD20A/1P272820A/1PBACKBOARDACKBOARD20A/1P272820A/1PBACKBOARDACKBOARD1P29301PSPACE	ECEPTACLES - GYM	Ν	20A/1P	1			2	20A/1P	CEILING HEATER - VE	ESTIBULE	
ECEPTACLES - GYM S20A/1P5620A/1PCEILING HEATER - WOMENECEPTACLE - BLEACHER20A/1P7820A/1PCEILING HEATER - SPRAY TANECEPTACLE - BLEACHER20A/1P91020A/1PSPAREPARE20A/1P111220A/1PSPACEPACE20A/1P131420A/1PSPACEPACE20A/1P151620A/1PSPACEURTAIN20A/1P171820A/1PSPACELEACHERS20A/1P192020A/1PSCOREBOARDACKBOARD20A/1P252620A/1PBACKBOARDACKBOARD20A/1P272820A/1PBACKBOARDACKBOARD1P29301PSPACE	ECEPTACLE - GYM E		20A/1P	3			4	20A/1P	CEILING HEATER - VE	ESTIBULE	
ECEPTACLE - BLEACHER20A/1P7820A/1PCEILING HEATER - SPRAY TANECEPTACLE - BLEACHER20A/1P91020A/1PSPAREPARE20A/1P111220A/1PSPACEPACE20A/1P131420A/1PSPACEPACE20A/1P151620A/1PSPACEURTAIN20A/1P171820A/1PSPACELEACHERS20A/1P192020A/1PSPACELEACHERS20A/1P192020A/1PSCOREBOARDACKBOARD20A/1P232420A/1PSCOREBOARDACKBOARD20A/1P252620A/1PBACKBOARDACKBOARD20A/1P272820A/1PBACKBOARDACKBOARD1P29301PSPACE	ECEPTACLES - GYM	S	20A/1P	5			6	20A/1P	CEILING HEATER - WOMEN		
ECEPTACLE - BLEACHER20A/1P91020A/1PSPAREPARE20A/1P111220A/1PSPACEPACE20A/1P131420A/1PSPACEPACE20A/1P151620A/1PSPACEURTAIN20A/1P171820A/1PSPACELEACHERS20A/1P192020A/1PSCOREBOARDLEACHERS20A/1P212020A/1PSCOREBOARDACKBOARD20A/1P232420A/1PBACKBOARDACKBOARD20A/1P252620A/1PBACKBOARDACKBOARD20A/1P272820A/1PBACKBOARDPACE1P29301PSPACE	ECEPTACLE - BLEAC	CHER	20A/1P	7			8	20A/1P	CEILING HEATER - SF	PRAY TAN	
PARE20A/1P111220A/1PSPACEPACE20A/1P131420A/1PSPACEPACE20A/1P151620A/1PSPACEURTAIN20A/1P171820A/1PSPACELEACHERS20A/1P192020A/1PSCOREBOARDLEACHERS20A/1P212220A/1PSCOREBOARDACKBOARD20A/1P232420A/1PBACKBOARDACKBOARD20A/1P252620A/1PBACKBOARDACKBOARD20A/1P272820A/1PBACKBOARDPACE1P29301PSPACE	ECEPTACLE - BLEAC	CHER	20A/1P	9			10	20A/1P	SPARE		
PACE20A/1P131420A/1PSPACEPACE20A/1P151620A/1PSPACEURTAIN20A/1P171820A/1PSPACELEACHERS20A/1P192020A/1PSCOREBOARDLEACHERS20A/1P212220A/1PSCOREBOARDACKBOARD20A/1P232420A/1PBACKBOARDACKBOARD20A/1P252620A/1PBACKBOARDACKBOARD20A/1P272820A/1PBACKBOARDACKBOARD1P29301PSPACE	PARE		20A/1P	11			12	20A/1P	SPACE		
PACE20A/1P151620A/1PSPACEURTAIN20A/1P171820A/1PSPACELEACHERS20A/1P192020A/1PSCOREBOARDLEACHERS20A/1P212220A/1PSCOREBOARDACKBOARD20A/1P232420A/1PBACKBOARDACKBOARD20A/1P252620A/1PBACKBOARDACKBOARD20A/1P272820A/1PBACKBOARDPACE1P29301PSPACE	PACE		20A/1P	13			14	20A/1P	SPACE		
URTAIN20A/1P171820A/1PSPACELEACHERS20A/1P192020A/1PSCOREBOARDLEACHERS20A/1P212220A/1PSCOREBOARDACKBOARD20A/1P232420A/1PBACKBOARDACKBOARD20A/1P252620A/1PBACKBOARDACKBOARD20A/1P272820A/1PBACKBOARDPACE1P29301PSPACE	PACE		20A/1P	15			16	20A/1P	SPACE		
LEACHERS20A/1P192020A/1PSCOREBOARDLEACHERS20A/1P212220A/1PSCOREBOARDACKBOARD20A/1P232420A/1PBACKBOARDACKBOARD20A/1P252620A/1PBACKBOARDACKBOARD20A/1P272820A/1PBACKBOARDPACE1P29301PSPACE	URTAIN		20A/1P	17			18	20A/1P	SPACE		
LEACHERS20A/1P212220A/1PSCOREBOARDACKBOARD20A/1P232420A/1PBACKBOARDACKBOARD20A/1P252620A/1PBACKBOARDACKBOARD20A/1P272820A/1PBACKBOARDACKBOARD1P29301PSPACE	LEACHERS		20A/1P	19			20	20A/1P	SCOREBOARD		
ACKBOARD20A/1P232420A/1PBACKBOARDACKBOARD20A/1P252620A/1PBACKBOARDACKBOARD20A/1P272820A/1PBACKBOARDPACE1P29301PSPACE	LEACHERS		20A/1P	21			22	20A/1P	SCOREBOARD		
ACKBOARD         20A/1P         25         26         20A/1P         BACKBOARD           ACKBOARD         20A/1P         27         28         20A/1P         BACKBOARD           PACE         1P         29         30         1P         SPACE	ACKBOARD		20A/1P	23			24	20A/1P	BACKBOARD		
ACKBOARD         20A/1P         27         28         20A/1P         BACKBOARD           PACE         1P         29         30         1P         SPACE	ACKBOARD 20A/1P 25					26	20A/1P	BACKBOARD			
PACE 1P 29 30 1P SPACE	ACKBOARD		20A/1P	27			28	20A/1P	BACKBOARD		
	PACE		1P	29			30	1P	SPACE		



PANEL: 'B'			LOCATION: MECHANICAL 209							
MANUFACTURER SQUARE D	FEED ENTRANC	Е Е	BOTTOM				OCP	'MDP'		
TYPE NQ	VOLT, Ø, W		120/208v	, 3ø, 4	WIRE		CONNECTED	143.3A		
WIDTH 20"	BUS RATING 400A						MISC	-		
DEPTH 5 3/4"	MAIN BRKR/ML	0	MLO				MISC	-		
MOUNTING SURFACE	BREAKER AIC		22K AIC				MISC	-		
LOAD DESCRIPTION	CIRCUIT BREAKER	CKT ;	# PHA A B	ASE 3 C	СКТ #	CIRCUIT BREAKER		LOAD DESCRIPTION		
WI-FI	20A/1P	1			2	20A/1P	RECEPTACLES: GROUP X			
RECEPTACLES: AERIAL YOGA/MEDITATION	20A/1P	3			4	20A/1P	RECEPTACLES: GROU	РХ		
RECEPTACLES: AERIAL YOGA/MEDITATION	20A/1P	5			6	20A/1P	RECEPTACLES: GROU	P X, HALL		
ТТВ	20A/1P	7			8	20A/1P	RECEPTACLES: STOR	AGE ROOMS, HALL		
SERVER	20A/1P	9			10	20A/1P	RECEPTACLES: RESTR	ROOMS		
SERVER	20A/1P	11			12	20A/1P	RECEPTACLES: RESTR	ROOMS		
RECEPTACLES: BREAKOUT FITNESS, MECH	20A/1P	13			14	20A/1P	RECEPTACLES: CYCLE	ROOM		
RECEPTACLE: CYCLE ROOM	20A/1P	15			16	20A/1P	RECEPTACLES: CYCLE	ROOM		
RECEPTACLE: CYCLE ROOM	20A/1P	17			18	20A/1P	RECEPTACLES: CYCLE	ROOM		
RECEPTACLE: CYCLE ROOM	20A/1P	19			20	20A/1P	RECEPTACLES: CYCLE	ROOM		
RECEPTACLE: CYCLE ROOM	20A/1P	21			22	20A/1P	RECEPTACLES: CYCLE	ROOM		
RECEPTACLE: CYCLE ROOM	20A/1P	23			24	20A/1P	RECEPTACLES: CYCLE	ROOM		
RECEPTACLE: CARDIO	20A/1P	25			26	20A/1P	RECEPTACLES: CARDI	0		
RECEPTACLE: CARDIO	20A/1P	27			28	20A/1P	SPARE	-		
RECEPTACI E: CARDIO	20A/1P	29			30	20A/1P	SPARE			
LIGHTING: GROUP X	20A/1P	31			32	20A/1P	LIGHTING: CYCLE RO	OM		
LIGHTING: STORAGES, HALL, MECHANICAL	20A/1P	33			34	20A/1P	LIGHTING: CARDIO, BREAKOUT, HALL			
IGHTING: AFRIAL YOGA/MEDITATION	20A/1P	35			36	20A/1P				
LIGHTING: VIEWING	20A/1P	37			38	20A/1P	LIGHTING: WEIGHT N	1ACHINES		
	30A/1P	39			40	20A/1P				
	30A/1P	41			42	20A/1P	RECEPTACIES: ROOF			
	30A/1P	43			44	20A/1P	RECEPTACIES: ROOF			
	30A/1P	45			46	20A/1P	SIGN			
RECEPTACI E - GYM SPEAKER CILISTER	20A/1P	47			48	20A/1P	SIGN			
RECEPTACI F: AV STORAGE	20A/1P	49			50	20A/1P	SIGN			
RECEPTACLE: CARDIO, HALL	20A/1P	51			52	20A/1P	SIGN			
MONUMENT SIGN	20A/1P	51			54	20A/1P				
SPARF	20A/1P	55			56	20A/1P	SPARE			
SPARE	20/1P	57			50	2017 11				
		57			60					
IRH-1	15A/2P	61			62	15A/2P	IRH-2			
		63			64					
IRH-3	15A/2P	65			66	15A/2P	IRH-4			
	454/25	67			68					
IRH-5	15A/2P	69			70	15A/2P	IRH-6			
IRH-7	20A/2P	71			72	20A/2P	IRH-8			
at N 1 7	74		201921							
TBH-0	20A/2P	75			76	20A/2P	IRH-10			
	201421	77			78	207921				
		79			80	1P	SPACE			
PANEL 'B1'	150A/3P	81			82	1P	SPACE			
		83			84	1P	SPACE			

PANEL:	'B1'					LOCATION: MECHANICAL 209						
MANUFACTURER	SQUARE D	FEED ENTRANC	CE B	отто	DM			OCP	'B'			
TYPE	NQ	VOLT, Ø, W	12	20/20	)8v, 3ø, 4·	-WIRE		CONNECTED	5.6A			
WIDTH	20"	BUS RATING	2	00A				MISC	-			
DEPTH	5 3/4"	MAIN BRKR/ML	.0 M	LO				MISC	-			
MOUNTING	RECESSED	BREAKER AIC	2	2K A]	C			MISC	-			
	LOAD DESCRIPTION	CIRCUIT BREAKER	CKT #	A	PHASE B C	СКТ #	CIRCUIT BREAKER		LOAD DESCRIPTION			
RECEPTACLE - CARD	DIO 202	20A/1P	1			2	20A/1P	RECEPTACLE - CARDI	O 202			
RECEPTACLE - CARD	DIO 202	20A/1P	3			4	20A/1P	RECEPTACLE - CARDI	O 202			
RECEPTACLE - CARD	RECEPTACLE - CARDIO 202		5			6	204/20	RECEPTACLE - CARDI	O 202			
RECEPTACLE - CARD	DIO 202	20A/1P	7			8	SUA/ZP	RECEPTACLE - CARDI	O 202			
RECEPTACLE - CARD	DIO 202	20A/1P	9			10	20A/1P	RECEPTACLE - CARDI	O 202			
RECEPTACLE - CARD	DIO 202	20A/1P	11			12	20A/1P	RECEPTACLE - CARDI	O 202			
RECEPTACLE - CARD	DIO 202	20A/1P	13			14	20A/1P	RECEPTACLE - CARDI	O 202			
RECEPTACLE - CARD	DIO 202	20A/1P	15			16	50A/2P					
RECEPTACLE - CARD	DIO 202	20A/1P	17			18	50A/21	RECEPTACEE. RIOSK				
RECEPTACLE - CARD	RECEPTACLE - CARDIO 202		19			20	50A/2P					
RECEPTACLES - SOUTH ROOF		20A/1P	21			22	507721	INCOLI TACLE. NIOSK				
RECEPTACLE - WIFI ABOVE 104		20A/1P	23			24	50A/2P					
CEILING FAN - 104	N - 104 20A/1P 25 26 307		50, 721									
CEILING FAN - 104		20A/1P	27			28	1P	SPACE				
SPACE		1P	29			30	1P	SPACE				



POWER ONE-LINE NOTES
1 SECTIONALIZED ELECTRICAL DISTRIBUTION CABINET.
(2) TRANSFORMER BY THE CITY OF CODY. CONCRETE PAD AND VAULT BY THE EC PER THE CITY OF CODY

2 TRANSFORMER BY REQUIREMENTS.

3 48" BY 48" EUSERC RATED, CT CABINET WITH 600A RATED LUGS, PER THE CITY OF CODY REQUIREMENTS.

4 MILLBANK UC7461-YL-TGE-DES, 13-JAW, CT SOCKET BY THE EC. CT METER BY THE CITY OF CODY. 5 REFER TO THE DISCONNECT SCHEDULE FOR ADDITIONAL INFORMATION.

6 REFER TO THE PANEL SCHEDULES FOR ADDITIONAL INFORMATION.

- BRANCH FEEDER NOTES:
- (2) 3" CONDUITS PER THE CITY OF CODY REQUIREMENTS.
- B FOUR SETS EACH WITH (3) 250KCMIL IN 3" C.
- C FOUR SETS EACH WITH (3) 250KCMIL, (1) #1/0 GND IN 3" C.

(3) 500KCMIL, (1) #3 GND, IN 3" C. (4) 250KCMIL, (1) #4 GND IN 3" C.

- (4) #3/0, (1) #6 GND IN 2 1/2" C.
- G REFER TO THE GROUNDING DETAIL FOR ADDITIONAL INFORMATION.

## **CLUB DAUNTLESS** 2903 BIG HORN AVE, CODY, WY 82414

PROJECT ARCHITECT: NICK PANCHEAU

PERMIT SET



MECHANICAL / ELECTRICAL PROFESSIONAL ENGINEERS 1629 AVE D STE 7C, BILLINGS MT 59102 PHONE: 406.252.3237 FAX: 406.252.3276 www.coneer.com











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**ISSUE DATES:** 

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<u>03-20-2023</u> PERMIT SET







	GROUNDING SCHEMATIC DIAGRAM NOTES
1	GROUNDING BUS IN METERMAIN PANEL.
$\left(2\right)$	#3/0 CU. MIN.
3	(3) ¾"X8'-0" CU CLAD GROUND RODS IN 6'-0" EQUILATERAL TRIANGLE. CADWELD GROUNDING CABLE TO RODS. PROVIDE A MINIMUM 4" EARTH COVER OVER RODS.
4	METALLIC WATER SERVICE PIPING.
5	PROVIDE CONDUCTIVE CLAMP & ANCHOR TO GROUNDING CABLE.
6	GROUNDING ELECTRODE BURIED IN CONCRETE PER NEC.
$\overline{7}$	BUILDING STEEL.
8	CLAMP TO ANCHOR TO BUILDING STEEL & TO GROUNDING CABLE.

- $\langle 9 \rangle$  FIRE SPRINKLER ENTRANCE PIPING.
- (10) TENANT SIDE OF NATURAL GAS PIPING.

GENERAL NOTE: 1. BONDING AND GROUNDING SHALL BE PER NEC.

### GROUNDING DETAIL

E303

NTS

 6	LIGH
 E303	NTS





### HTING CONTACTOR DETAIL

# **CLUB DAUNTLESS**



2903 BIG HORN AVE, CODY, WY 82414

**PROJECT ARCHITECT:** NICK PANCHEAU

PROJECT NUMBER: 2128



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