



A COMMUNITY OF CHOICE

Planning and Development Department
2101 O'Neil Avenue, Suite 202, Cheyenne WY 82001
(Phone) 307-637-6282 (Fax) 307-637-6366

**CITY OF CHEYENNE BOARD OF ADJUSTMENT
MARCH 18, 2021
STAFF REPORT**

FILE: UDC-21-00067: 2300 Westland Road - Halladay Subaru
REQUEST: A Variance request to UDC 6.9.4.e.1, Primary Materials.
LOCATION: 2300 Westland Road
APPLICANT: Will Byers, The Design Studio, INC
OWNER: Jim Casey, Halladay Auto Group
ZONING: CB (Community Business) District
CASE PLANNER: Connor White, Planner II



RECOMMENDED MOTION:

Move to **deny** the requested variance to UDC 6.9.4.e.1 to grant a reduction in primary material requirements on the building facades of a new building at 2300 Westland Road, legally known as Lots 3 and 4, Block 3, Westland Subdivision Replat, Cheyenne, Wyoming.

Should the Board find that the Variance request does meet all four of the review criteria, the following motion is recommended (the motion shall clearly state how the application meets the required review criteria):

Move to **approve** the requested variance to UDC 6.9.4.e.1 to grant a reduction in primary material requirements to allow 20% on the east building facade, 16% on the north and west building facades, and 15% primary materials on the south building façade for a new building at 2300 Westland Road, legally known as Lots 3 and 4, Block 3, Westland Subdivision Replat, Cheyenne, Wyoming.

APPLICABLE CITY CODE SECTION(S) AND PLANS:

- UDC 2.3.2 Variances
- Plan Cheyenne

Variances require approval by the Board of Adjustment pursuant to UDC 2.3.2, and the Board of Adjustment is the decision-making body.

BACKGROUND:

The applicant is requesting relief to UDC 6.9.4.e.1. This is a request to reduce the required percentage of primary materials of a new building from 30% to 20% on the east building facade, 16% on the north and west building facades, and 15% primary materials on the south building facade. The site presently operates as a car dealership (Outdoor Sales use). The applicant has a concurrent Site Plan application submitted as the site is being redeveloped with a new car dealership.

The property has historically been used as an Auto Sales lot.

SURROUNDING LAND USE AND ZONING:

	Future Land Use Designation	Zoning	Land Use
Subject Property	Mixed-use Commercial	CB (Community Business)	Auto Sales
North	Mixed-use Commercial	CB	Auto Sales
South	Mixed-use Commercial	CB	Auto Sales
East	Mixed-use Commercial / Public Quasi Public	CB	Commercial
West	Mixed-use Commercial	CB / LI (Light Industrial)	I – 25 / Warehouse

ANALYSIS OF APPLICATION CONFORMANCE WITH REVIEW CRITERIA:

Should the Board of Adjustment wish to approve the Variance request, the Board must make the following findings required in UDC 2.3.2.d. A detailed analysis is below:

- 1) There are special circumstances or conditions that are peculiar to the land or building for which the adjustment is sought and do not apply generally to land or buildings in the neighborhood, and have not resulted from any act of the applicant subsequent to the adoption of the code such as irregularity, narrowness, or shallowness of lot, or exceptional topographical conditions;**

There are no special circumstances or conditions that are peculiar to the land or building. This is a new development in an area that requires all buildings and developments to follow the same design standards. Much of the surrounding area was developed prior to the current UDC requirements and may not meet the design standards. But as the area redevelops, the same design standards would apply to all developments. The current Subaru building located at 1615 Westland Road which was built in 2006, looks to meet current UDC design standards. The new building should also be able to meet current design standards.

The application **does not comply** for this review criteria.

- 2) The circumstances or conditions are such that the strict application of the provisions of the code would deprive the applicant of the reasonable use of the land or building.**

Strict application of the code would not deprive the applicant of reasonable use of the land or building. As mentioned above the current Subaru building meets the UDC design requirements and has been in operation since 2006. All businesses in the surrounding area are required to meet the design requirements of UDC section 6.9.4.e.1. It should be noted that Subaru dealerships in surrounding communities have alternative designs that meet the design standards of the town or city they are built in. Strict application of the code would not deprive this lot from being an auto sales lot.

The application **does not comply** for this review criteria.

- 3) The granting of the adjustment is necessary for the reasonable use thereof and the adjustment as granted is the minimum adjustment that will accomplish this purpose.**

The granting of the adjustment is not necessary for the reasonable use of the property to continue as Outdoor Sales or for redevelopment. A building can be built to meet the design requirements of section 6.9.4.e.1. The current Subaru building was built prior to the UDC and meets the current design requirements.

The application **does not comply** for this review criteria.

- 4) **The granting of the adjustment is in harmony with the general purposes and intent of the Code and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.**

The intent of the Section 6.9 is to create Commercial Design Standards that aim to reduce the typical corporate style of buildings and reduce the massive scale and uniform, impersonal appearances of large buildings, and to provide visual interest that will be consistent with the community's identity, character and scale. The granting of this variance to reduce the required primary materials to as low as 15% would not be in harmony with the general purpose and intent of the code.

The application **does not comply** for this review criteria.

CONCLUSION:

The applicant is requesting a Variance to UDC Section 6.9.4.e.1, Primary Materials. The request is to reduce the required percentage of primary materials of a new building from 30% to 20% on the east building facade, 16% on the north and west building facades, and 15% on the south building facade. This is a new building and is required to meet the design standards of UDC Section 6.9. Much of the surrounding area is already developed and may not meet the current UDC requirements. Should any of the surrounding properties redevelop, make modifications to their buildings or build additions, they too would need to meet this requirement.

It should be noted that the current Subaru dealership, built in 2006 and prior to these requirements, looks to meet the current UDC requirements. There are no unique circumstances on this lot that prevent the applicant from meeting the Primary Material requirements. The intent of the Section 6.9 is to create Commercial Design Standards that aim to reduce the typical corporate style of buildings and reduce the massive scale and uniform, impersonal appearances of large buildings, and to provide visual interest that will be consistent with the community's identity, character and scale.

ALTERNATIVES:

1. Approve the project as submitted by the applicant.
2. Approve the project subject to staff's recommended conditions (Staff Recommendation).
3. Deny the project based on findings of denial. The Board of Adjustment must conclude that the project does not meet all the review criteria. As part of the motion, findings for denial must be stated.
4. Postpone the project until issues identified during the meeting can be resolved.

General Information Regarding Alternatives:

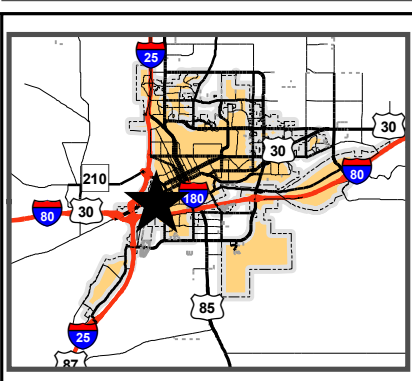
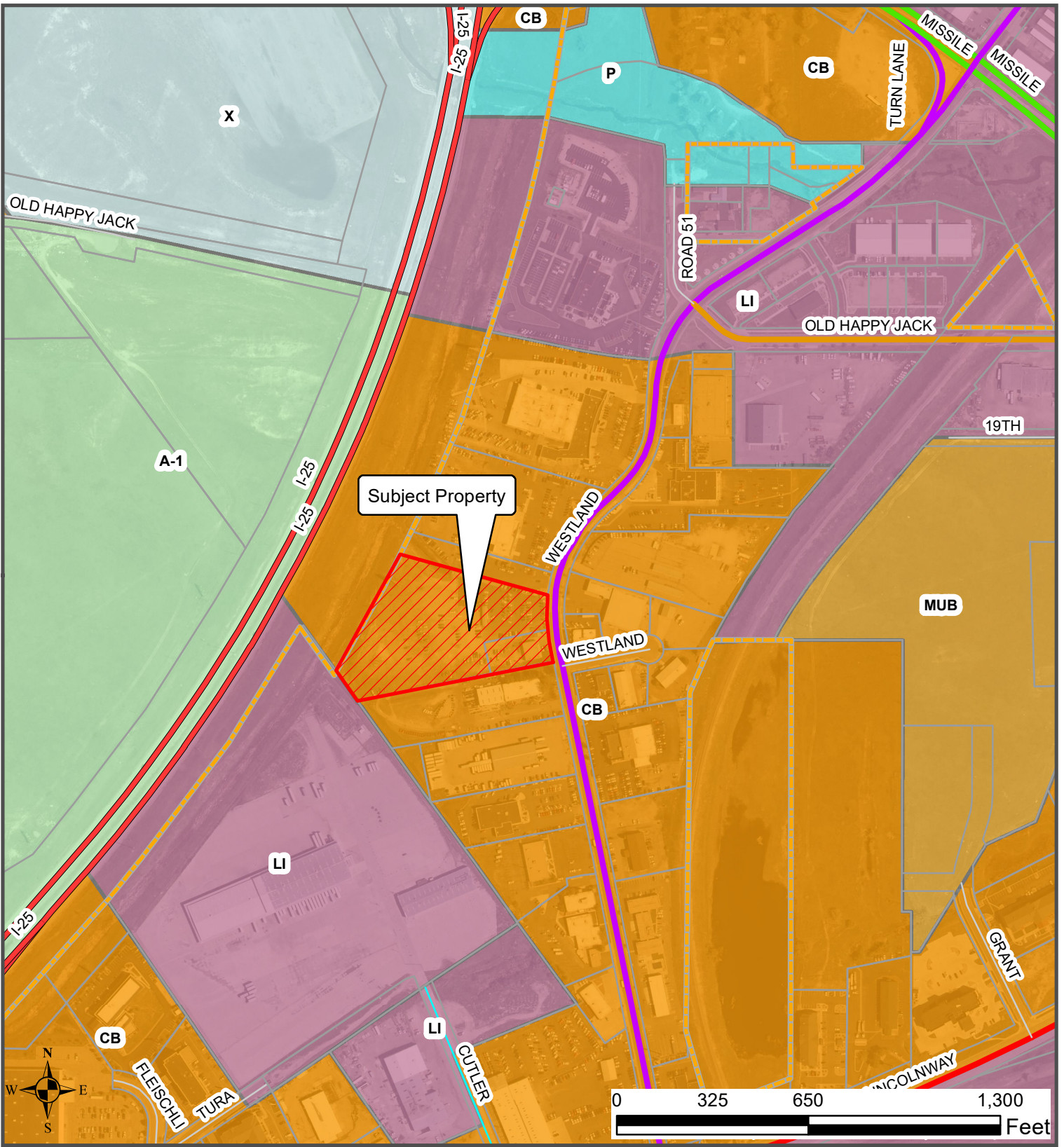
The Board of Adjustment may modify staff's recommended conditions, delete conditions, add conditions, or decide contrary to staff's recommendation. In the event conditions are modified, the conditions shall relate to applicable review criteria. In the event that the Board acts contrary to staff's recommendation, the Board shall cite specific reasons (based on the review criteria) for approval or denial.

STAFF RECOMMENDATION:

Staff recommends denial of the Variance request to UDC 6.9.4.e.1, Primary Materials to reduce the required primary materials from 30% to 20% on the east building facade, 16% on the north and west building facades, and 15% primary materials on the south building facade for a new car dealership at 2300 Westland Road due to the application not meeting the required review criteria.

ATTACHMENTS:

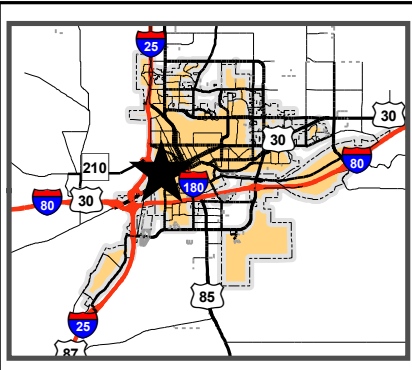
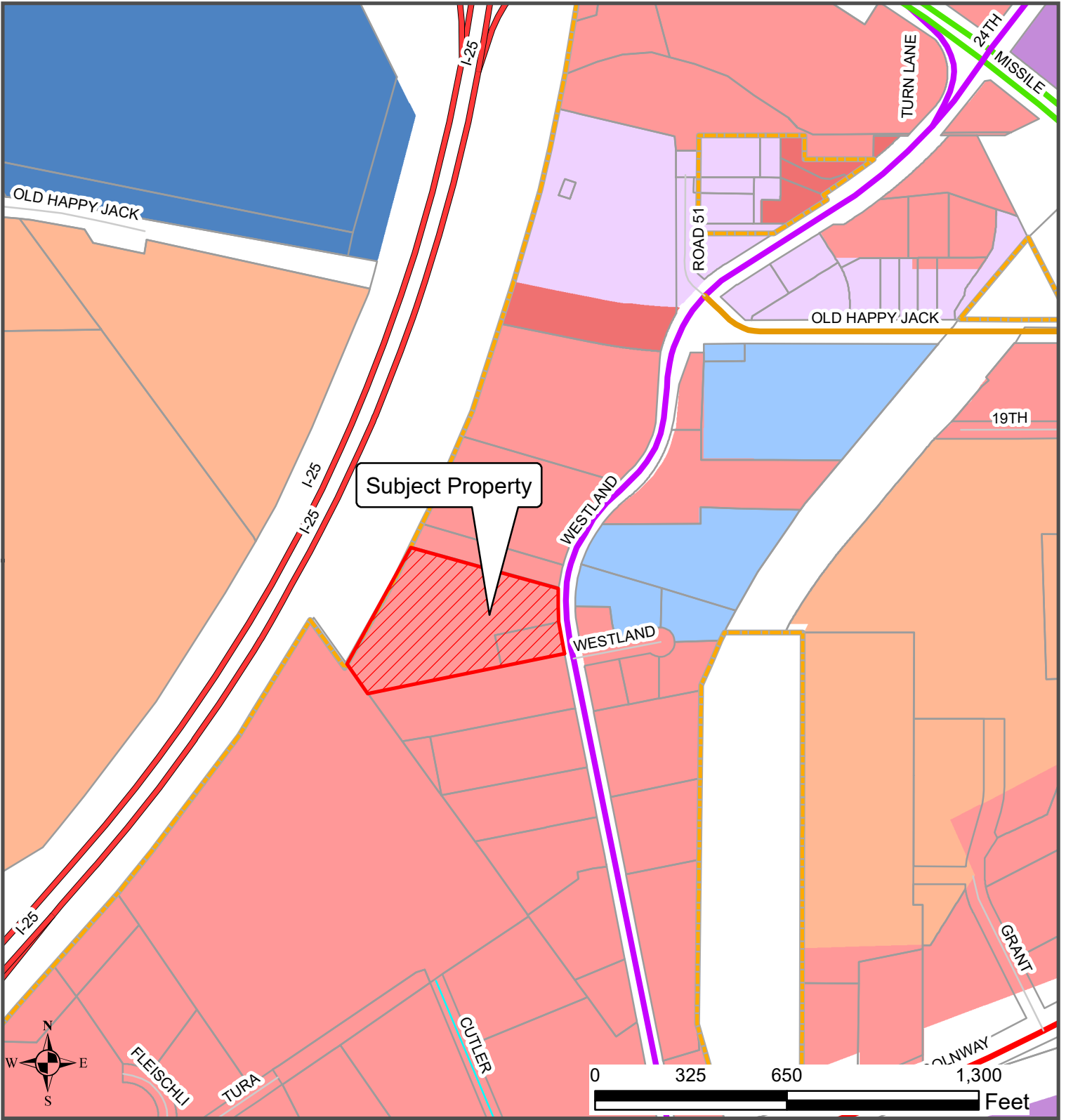
1. Zoning Map
2. Land Use Plan Map
3. Submitted Application
4. Site Plan
5. Elevations



Attachment 1: Zoning Map UDC-21-00067

This map/data is made possible through the Cheyenne and Laramie County Cooperative GIS (CLCCGIS) Program and is for display purposes only. The CLCCGIS invokes its sovereign and governmental immunity in allowing access to or use of this data, makes no warranties as to the validity, and assumes no liability associated with the use or misuse of this information.

Legend	
	Nov19_CityLimits
	Interstate
	Principal Arterial
	Minor Arterial
	Major Collector
	Minor Collector
	Local
	Private
	Platted not built
	HR / High Density Residential
	MR / Medium Density Residential
	LR / Low Density Residential
	NR-2 / Neighborhood Residential - Med. Density
	NR-3 / Neighborhood Residential - High Density
	AR / Agricultural Residential
	A-1 / Agricultural and Rural Residential
	A-2 / Agricultural
	AG / City Agricultural
	MUR / Mixed Use Residential Emphasis
	CBD / Central Business District
	CB / Community Business
	NB / Neighborhood Business
	MU / Mixed Use - County
	MUB / Mixed Use Business Emphasis
	MUE / Mixed Use Employment Emphasis
	HI / Heavy Industrial
	LI / Light Industrial
	P / Public
	AD / Airport District
	PUD / Planned Unit Development
	X / Exempt



Attachment 2: Land Use Map UDC-21-00067

This map/data is made possible through the Cheyenne and Laramie County Cooperative GIS (CLCCGIS) Program and is for display purposes only. The CLCCGIS invokes its sovereign and governmental immunity in allowing access to or use of this data, makes no warranties as to the validity, and assumes no liability associated with the use or misuse of this information.

Legend

- | | | |
|--------------------|------------------------------|---------------------------|
| Nov19_CityLimits | Agricultural/Rural | Industrial |
| Interstate | Rural Residential | Central Business District |
| Principal Arterial | Urban Transition Residential | Community Business |
| Minor Arterial | Urban Residential | Public and Quasi-Public |
| Major Collector | Mixed-Use Residential | Military/Federal |
| Minor Collector | Mixed-Use Commercial | Open Space and Parks |
| Local | Mixed-Use Employment | |
| Private | | |
| Platted not built | | |
| Ownership | | |

Planning and Development: Variance Application

Submission date: **17 February 2021, 4:19PM**
Receipt number: **3**
Related form version: **7**

General Information

Applicant Name:	WILL BYERS (THE DESIGN STUDIO, INC)
Applicant Address:	1610 PIONEER AVENUE
Applicant City:	CHEYENNE
Applicant State:	WYOMING
Applicant Zip Code:	82001
Applicant Phone:	307-775-9970 X4
Applicant Email:	WILL@TDSI.US
Representative Name:	WILL BYERS (THE DESIGN STUDIO, INC)
Representative Address:	1610 PIONEER AVENUE
Representative City:	CHEYENNE
Representative State:	WYOMING
Representative Zip Code:	82001
Representative Phone:	307-775-9970 X4
Representative Email:	WILL@TDSI.US
Owner Name:	HALLADAY AUTO GROUP (JIM CASEY)
Owner Address:	2100 WESTLAND ROAD
Owner City:	CHEYENNE

Owner State:	WYOMING
Owner Zip Code:	82001
Owner Phone:	(307) 634-1511
Owner Email:	jc Casey@halladaymotors.com
Who is the primary contact regarding this application?	Representative
Letter of Authorization	2021.02.17 - Halladay Subaru - LOA.pdf
Project Location (Street Address or General Location):	2300 WESTLAND ROAD
Assessor's Parcel ID number(s)	13670120200400, 13670120200500
Total Project Area	± 5.3 ACRES
Existing Zoning	CB - Community Business

Application-Specific Questions

Written Statement

The proposed project is for the development of a new Halladay Subaru facility. The facility will consist of new and preowned vehicle sales, service, and parts department.

Total building area will be ± 26,000 SF with a site area of ± 5.3 Acres.

Subaru of America has a modern design aesthetic for the facility that includes exterior finish materials including but not limited to: Slate stone veneer, aluminum composite metal panels (ACM), exterior insulation finish system (EIFS), concrete masonry veneer with integral color, and various prefinished metal panel profiles.

Due to these innovative and durable materials we are requesting a variance due to the primary materials percentage not aligning with existing UDC section 6.9.4e (Table 6-21).

Review Criteria

There are special circumstances or conditions that are peculiar to the land or building for which the adjustment is sought and do not apply generally to land or buildings in the neighborhood, and have not resulted from any act of the applicant subsequent to the adoption of the code such as irregularity, narrowness, or shallowness of lot, or exceptional topographical conditions.

The existing circumstances and conditions within the immediate vicinity include multiple buildings that have very similar material utilization to the proposed design of the new Subaru facility. These existing buildings typically do not meet the UDC requirements regarding primary materials.

The circumstances or conditions are such that the strict application of the provisions of the code would deprive the applicant of the reasonable use of the land or building.

Yes, the strict application of the provisions in the UDC regarding primary material percentage would deprive the applicant of the reasonable use of the land and building. The design/materials required by Subaru of America requires the building be constructed as shown on the attached included elevations and site plan documents.

The granting of the adjustment is necessary for the reasonable use thereof and the adjustment as granted is the minimum adjustment that will accomplish this purpose.

Yes, the granting of the variance is necessary for the reasonable use of this facility and is the minimum adjustment necessary to accomplish this purpose. The design/materials required by Subaru of America requires the building be constructed as shown on the included elevations and site plan documents.

The granting of the adjustment is in harmony with the general purposes and intent of the Code and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

Yes, the granting of this variance is in harmony with the the purpose of the UDC, and is not detrimental to the public welfare. This facility will bring a significant investment to the area and will have positive impact on the community.

Signature / Certification

Applicant Signature

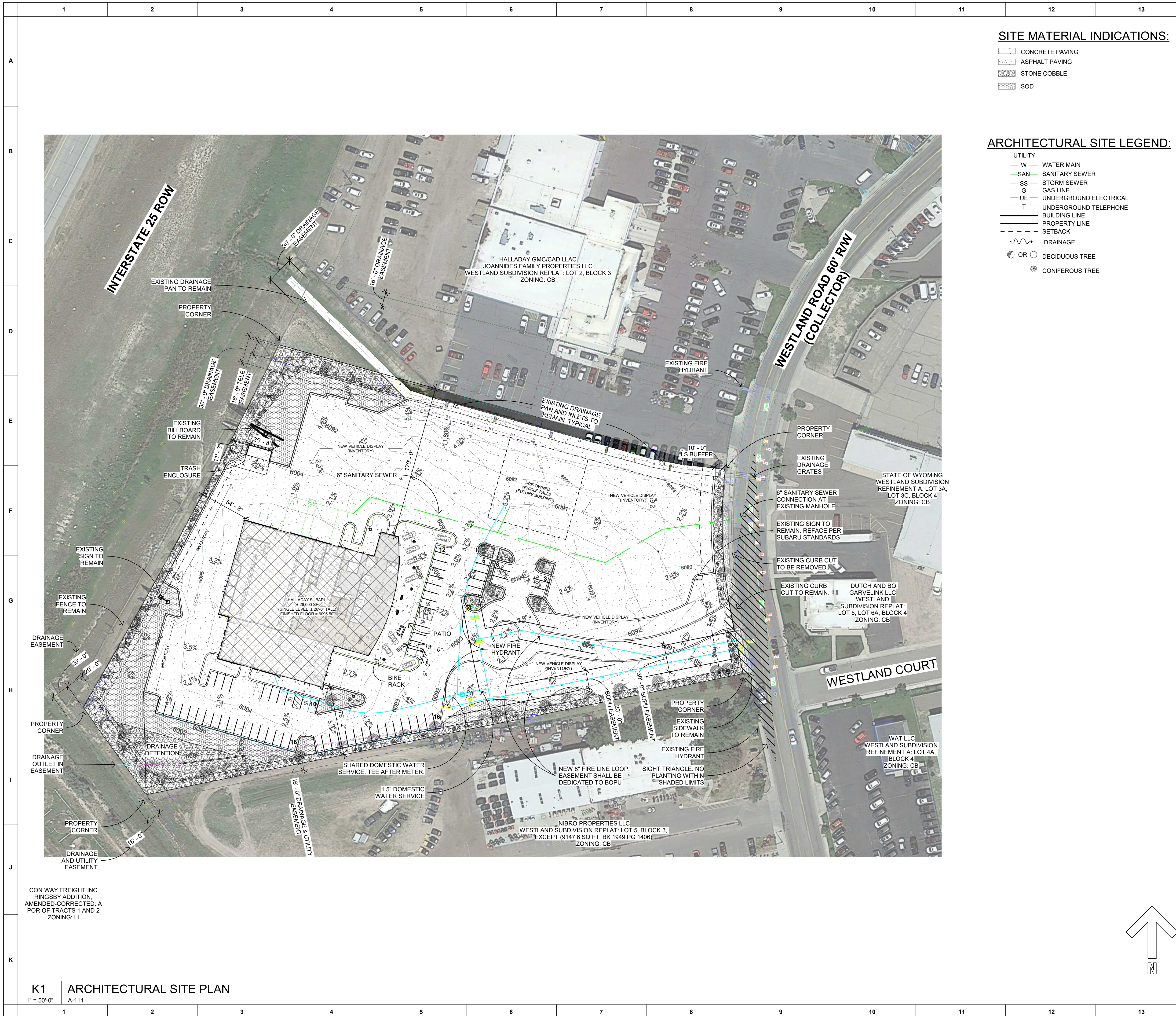
Name of signatory: WILL BYERS

A handwritten signature in black ink, appearing to read 'WILL BYERS', with a long horizontal line extending to the right.

[Link to signature](#)

Please enter an email address for an email receipt.

WILL@TDSI.US



SITE MATERIAL INDICATIONS:

- CONCRETE PAVING
- ASPHALT PAVING
- STONE COBBLE
- SOD

ARCHITECTURAL SITE LEGEND:

- UTILITY
- W WATER MAIN
- SAN SANITARY SEWER
- SS STORM SEWER
- G GAS LINE
- UE UNDERGROUND ELECTRICAL
- T UNDERGROUND TELEPHONE
- BUILDING LINE
- PROPERTY LINE
- SETBACK
- DRAINAGE
- DECIDUOUS TREE
- OR CONIFEROUS TREE

GENERAL NOTES:

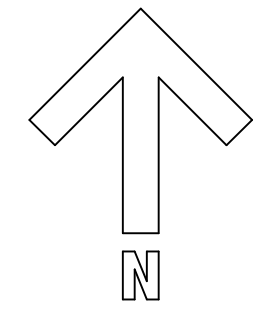
1. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY ALL UTILITIES WHEN WORK BEGINS IN THE VICINITY OF ANY UTILITY LINES AND TO ARRANGE FOR A REPRESENTATIVE OF THE UTILITY COMPANY TO BE PRESENT IF THE CONTRACTOR'S OPERATIONS ARE IN CLOSE PROXIMITY TO ANY LINES IN THEIR EXISTING OR RELOCATED POSITIONS WHICH COULD CREATE A HAZARDOUS CONDITION.
2. ALL WORK IN THE RIGHT-OF-WAY (ROW) REQUIRES A 'RIGHT-OF-WAY ENCROACHMENT PERMIT'. TWO SETS OF APPROVED (SIGNED) PLANS (TO BE PROVIDED BY THE CIVIL ENGINEER) SHALL ACCOMPANY THE ROW PERMIT APPLICATION AS WELL AS A TRAFFIC CONTROL PLAN (CONTRACTOR'S RESPONSIBILITY). WORK IN THE ROW SHALL NOT BEGIN UNTIL THE PERMIT HAS BEEN APPROVED AND ISSUED.
3. ALL WORK IN THE CITY ROW SHALL CONFORM TO THE 'CITY OF CHEYENNE & BOARD OF PUBLIC UTILITIES CONSTRUCTION SPECIFICATIONS AND STANDARD DRAWINGS'.
4. SUBMITTALS FOR MATERIALS TO BE PLACED IN THE CITY ROW, INCLUDING CONCRETE MIX DESIGNS, SHALL BE SUBMITTED TO THE CITY OF CHEYENNE CONSTRUCTION DEPARTMENT FOR APPROVAL PRIOR TO CONSTRUCTION.
5. ALL WORK IN THE CITY ROW SHALL BE TESTED AND OBSERVED IN ACCORDANCE WITH CITY OF CHEYENNE SPECIFICATIONS. ALL TEST RESULTS SHALL BE FORWARDED TO THE CITY CONSTRUCTION DEPARTMENT.
6. THIS SITE DEMOLITION PLAN IS BASED UPON A SURVEY PREPARED BY: STEEL SURVEYING SERVICES, LLC 1102 WEST 19TH STREET CHEYENNE WYOMING 82001
7. UNDERGROUND UTILITY LOCATIONS ARE DERIVED FROM MAPS OF RECORD FROM THE CHEYENNE BOARD OF PUBLIC UTILITIES AND SHOULD NOT BE CONSIDERED AS EXACT.
8. REFER TO CIVIL, STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR ADDITIONAL REQUIREMENTS AND COORDINATION.
9. REFER TO CIVIL DRAWINGS FOR DEMOLITION OF IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAYS.
10. DIMENSION ARE GIVEN TO:
 - a. BACK OF CURB.
 - b. EDGE OF SIDEWALK.
 - c. FACE OF BUILDING FOUNDATION.
11. OPERATING AUTHORITIES:
 - a. WATER AND SANITARY SEWER LINES - CITY OF CHEYENNE BOARD OF PUBLIC UTILITIES
 - b. GAS AND ELECTRIC UTILITY LINES - BLACK HILLS ENERGY
 - c. TELEPHONE LINES - CENTURY LINK
 - d. CABLE TELEVISION - CHARTER
12. LANDSCAPING:
 - a. REFER TO LANDSCAPE PLAN FOR ADDITIONAL DETAIL AND REQUIREMENTS.
 - b. A PERMANENT AUTOMATIC IRRIGATION SYSTEM WILL BE PROVIDED AT ALL NEW PLANT MATERIALS.
13. ALL SITE LIGHTING SHALL COMPLY WITH CITY CODE UDC SECTION 6.4. ALL ELECTRICAL WORK SHALL COMPLY WITH ALL APPLICABLE BUILDING AND ELECTRICAL CODES.
14. CHEYENNE BOARD OF PUBLIC UTILITIES (BOPU) COMMON OWNERSHIP AGREEMENT REQUIRED PRIOR TO FUTURE BUILDING CONNECTION TO WATER AND SANITARY SEWER SERVICE STUBS.

SITE PLAN DATA:

1. LEGAL DESCRIPTION: WESTLAND SUBDIVISION REPLAT: LOTS 3 & 4, BLOCK 3, CITY OF CHEYENNE, LARAMIE COUNTY, WYOMING.
2. ADDRESS OF THE SITE: 2030 WESTLAND ROAD, CHEYENNE, WYOMING 82001
3. EXISTING ZONING DISTRICT: CB
4. REQUESTED ZONING DISTRICT: CB
5. COMPUTATION TABLE:
 - A. TOTAL SITE AREA: ± 233,850 SF, ± 5.3 ACRES
 - B. BUILDING FOOTPRINT: ± 26,000 SF
 - C. PROPERTY COVERAGE:
 1. MAXIMUM BY ZONING ORDINANCE: 85% = 198,772 SF
 2. ACTUAL:
 - a. BUILDING: ± 26,000 SF
 - b. PARKING & PAVING: ± 167,127 SF
 - c. LANDSCAPED AREA: ± 40,723 SF
 - d. PERCENTAGE COVERAGE: ± 83%
 - e. BUILDING HEIGHT: ± 26' - 0"
6. PARKING REQUIREMENTS:
 - A. UDC TABLE 6.2, RETAIL, LARGE PRODUCT SALES, 1 PER 20,00 SF (SITE).
 1. SITE = 233,850 SF / 20,000 SF = 12 SPACES REQUIRED
 2. MAXIMUM EMPLOYEE'S ON SITE = 25
 3. ANTICIPATED SERVICE VEHICLES = 27
 4. TOTAL PROVIDED SPACES = 68
 - B. HANDICAP ACCESSIBLE STALLS:
 1. SIZE:
 - a. VAN ACCESSIBLE: 9' X 18'-6" WITH 8' X 18'-6" ACCESS AISLE
 2. QUANTITY: 4
 - d. BICYCLE PARKING: BICYCLE RACK PROVIDED NEAR MAIN ENTRANCE
7. LANDSCAPE BUFFER REQUIREMENTS, 30-100 SPACES:
 - A. FRONT: 5% INTERNAL & 8'-0" PERIMETER BUFFER
 - B. SIDE: 8'-0" PERIMETER BUFFER
 - C. REAR: NO REQUIREMENT
8. BUILDING SETBACK REQUIREMENTS:
 - A. FRONT, SIDE, AND REAR: 25'-0" FROM PROPERTY LINE WHERE ADJACENT TO STREETS.

REVISION SCHEDULE

Revision Number	Revision Description	Revision Date



CON WAY FREIGHT INC RINGSBY ADDITION AMENDED-CORRECTED: A POR OF TRACTS 1 AND 2 ZONING: LI

K1 ARCHITECTURAL SITE PLAN
1" = 50'-0" A-111

The Design Studio, inc.
Architecture + Interior Design
TDSi
1610 Pioneer Avenue, Cheyenne, Wyoming 82001
T 307.775.9970 W | tdsius.com

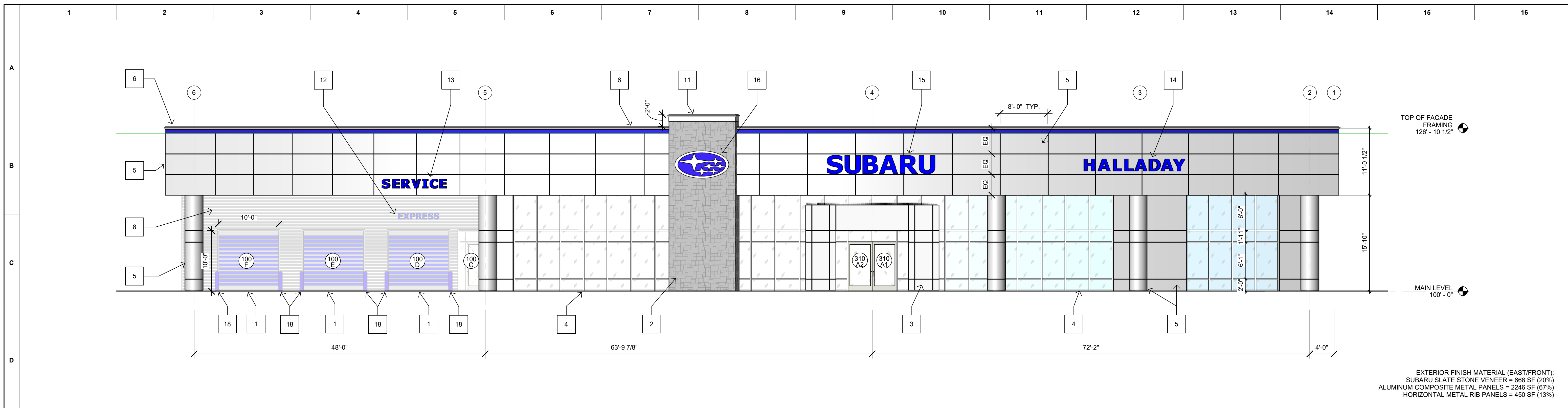
PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

NEW FACILITY FOR...
HALLADAY SUBARU
WESTLAND ROAD

APN: 20.2368
Date Issued: 2021.02.17
Drawn By: WZB
Checked By: RLB
Sheet Title: ARCHITECTURAL SITE PLAN

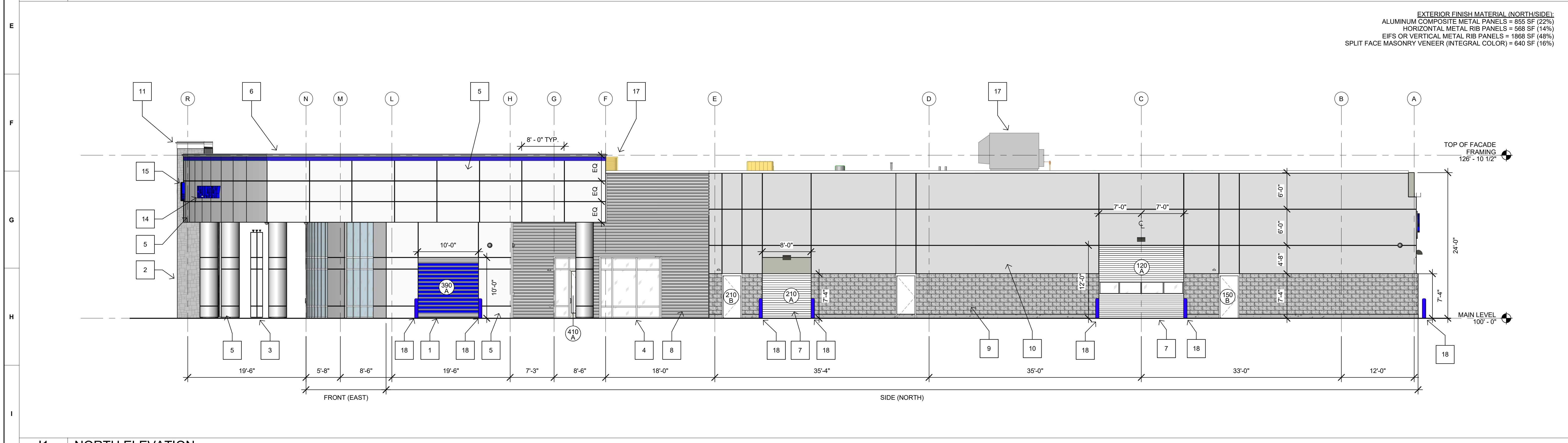
Sheet Number: **A-111**

NOTE: THE ORIGINAL DRAWINGS FOR THIS PROJECT ARE 36" X 24". IF YOU HAVE A SMALLER SET, IT HAS BEEN REDUCED AND DRAWING SCALES ARE NOT VALID.



EXTERIOR FINISH MATERIAL (EAST/FRONT):
 SUBARU SLATE STONE VENEER = 668 SF (20%)
 ALUMINUM COMPOSITE METAL PANELS = 2246 SF (67%)
 HORIZONTAL METAL RIB PANELS = 450 SF (13%)

E1 EAST ELEVATION
 1/8" = 1'-0" A-211



EXTERIOR FINISH MATERIAL (NORTH/SIDE):
 ALUMINUM COMPOSITE METAL PANELS = 855 SF (22%)
 HORIZONTAL METAL RIB PANELS = 568 SF (14%)
 EIFS OR VERTICAL METAL RIB PANELS = 1888 SF (48%)
 SPLIT FACE MASONRY VENEER (INTEGRAL COLOR) = 640 SF (16%)

I1 NORTH ELEVATION
 1/8" = 1'-0" A-211

GENERAL NOTES:

- REFER TO STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR ADDITIONAL REQUIREMENTS AND COORDINATION.
- REFER TO ROOM FINISH PLANS FOR ADDITIONAL INFORMATION REGARDING FINISHES.
- REFER TO WALL TYPES DETAILS FOR ADDITIONAL REQUIREMENTS.
- WINDOWS SHALL BE FRAMED WITH THE TOP OF THE EXTERIOR PORTION OF THE FRAME AT THE SAME HEIGHT AS THE TOP OF THE FRAME OF THE EXTERIOR DOORS, UNLESS NOTED OR SHOWN OTHERWISE.
- SEAL ALL JOINTS IN THE BUILDING EXTERIOR TO PROVIDE A WEATHER TIGHT CONDITION.
- SEALANT COLOR SHALL BE SELECTED BY THE ARCHITECT. MORE THAN ONE SEALANT COLORS MAY BE REQUIRED.
- ALL EXPOSED STEEL SHALL BE PAINTED.

EXTERIOR FINISH NOTES:

AT LOCATIONS WHERE EIFS IS SHOWN:

- BASE BID SHALL BE MASONRY WAINSCOT TO 7'-4" WITH EIFS ABOVE.
- ALTERNATE BID SHALL BE MASONRY WAINSCOT TO 7'-4" WITH PREFINISHED METAL RIB WALL PANEL ABOVE (VERTICAL ORIENTATION).

KEYNOTE LEGEND

1	HIGH SPEED COILING DOOR
2	SUBARU SLATE ICON TOWER
3	SUBARU PORTICO - COMPOSITE METAL PANELS - SILVER METALLIC
4	ANODIZED ALUMINUM CURTAIN WALL SYSTEM
5	COMPOSITE METAL PANEL SYSTEM, TYPICAL
6	ALUMINUM TOP CAP, VERTICAL FACE TO BE PMS 280C, REMAINDER OF METAL, INCLUDING DIAGONAL CANTILEVER, TO BE SILVER METALLIC FINISH
7	OVERHEAD DOOR
8	HORIZONTAL RIBBED METAL PANELS
9	GRAY MASONRY WAINSCOT
10	EIFS TO MATCH SHERWIN WILLIAMS SW 7071 "GRAY SCREEN"
11	ALUMINUM TOP CAP, COLOR TO MATCH SILVER METALLIC FINISH
12	12" ILLUMINATED CHANNEL LETTERSET, BY SEPARATE CONTRACT.
13	18" ILLUMINATED CHANNEL LETTERSET, BY SEPARATE CONTRACT.
14	24" ILLUMINATED CHANNEL LETTERSET, BY SEPARATE CONTRACT.
15	36" ILLUMINATED CHANNEL LETTERSET, BY SEPARATE CONTRACT.
16	53" SUBARU STAR CLUSTER SIGN
17	MECHANICAL EQUIPMENT/ FIXTURE, REFER TO MECHANICAL
18	BOLLARD WITH COVER, TYPICAL

REVISION SCHEDULE

Revision Number	Revision Description	Revision Date

NOTE: THE ORIGINAL DRAWINGS FOR THIS PROJECT ARE 36" X 24". IF YOU HAVE A SMALLER SET, IT HAS BEEN REDUCED AND DRAWING SCALES ARE NOT VALID.

The Design Studio, inc.
 Architecture + Interior Design
 1610 Pioneer Avenue, Cheyenne, Wyoming 82001
 T | 307.775.9970
 W | tdsi.us
 ©2021

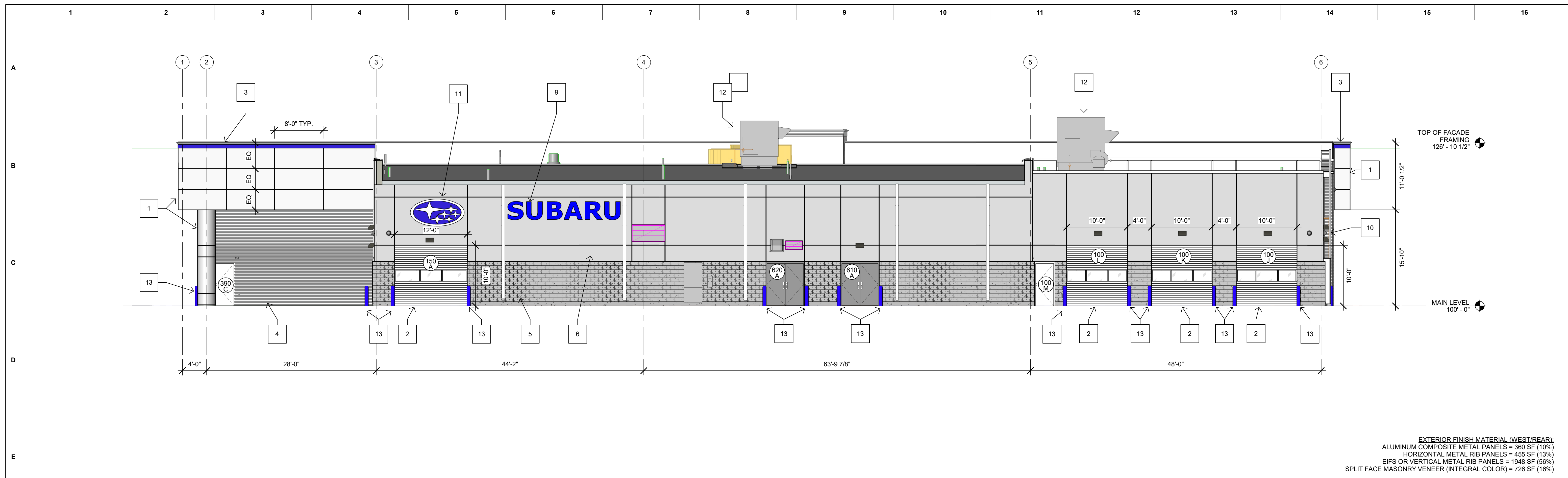
TDSi

PRELIMINARY DRAWINGS
 NOT FOR CONSTRUCTION

NEW FACILITY FOR...
HALLADAY SUBARU
 WESTLAND ROAD

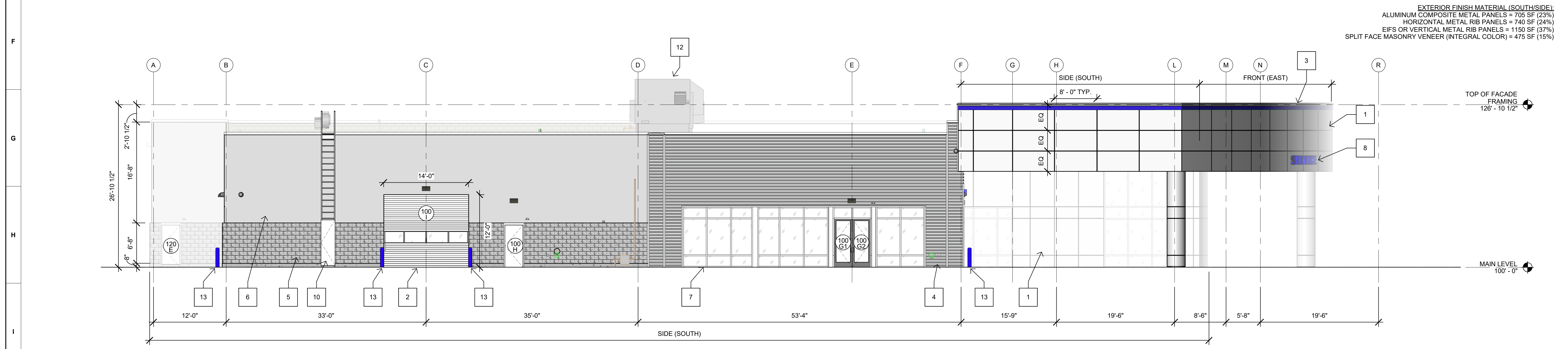
APN: 20.2368
 Date Issued: 2021.02.17
 Drawn By: WZB
 Checked By: RLB
 Sheet Title: EXTERIOR ELEVATIONS
 Sheet Number: **A-211**

2/17/2021 2:40:11 PM
 CITY VARIANCE SUBMITTAL



E1 WEST ELEVATION
 1/8" = 1'-0" A-212

EXTERIOR FINISH MATERIAL (WEST/REAR):
 ALUMINUM COMPOSITE METAL PANELS = 360 SF (10%)
 HORIZONTAL METAL RIB PANELS = 455 SF (13%)
 EIFS OR VERTICAL METAL RIB PANELS = 1948 SF (56%)
 SPLIT FACE MASONRY VENEER (INTEGRAL COLOR) = 726 SF (16%)



I1 SOUTH ELEVATION
 1/8" = 1'-0" A-212

EXTERIOR FINISH MATERIAL (SOUTH/SIDE):
 ALUMINUM COMPOSITE METAL PANELS = 705 SF (23%)
 HORIZONTAL METAL RIB PANELS = 740 SF (24%)
 EIFS OR VERTICAL METAL RIB PANELS = 1150 SF (37%)
 SPLIT FACE MASONRY VENEER (INTEGRAL COLOR) = 475 SF (15%)

GENERAL NOTES:

- REFER TO STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR ADDITIONAL REQUIREMENTS AND COORDINATION.
- REFER TO ROOM FINISH PLANS FOR ADDITIONAL INFORMATION REGARDING FINISHES.
- REFER TO WALL TYPES DETAILS FOR ADDITIONAL REQUIREMENTS.
- WINDOWS SHALL BE FRAMED WITH THE TOP OF THE EXTERIOR PORTION OF THE FRAME AT THE SAME HEIGHT AS THE TOP OF THE FRAME OF THE EXTERIOR DOORS, UNLESS NOTED OR SHOWN OTHERWISE.
- SEAL ALL JOINTS IN THE BUILDING EXTERIOR TO PROVIDE A WEATHER TIGHT CONDITION.
- SEALANT COLOR SHALL BE SELECTED BY THE ARCHITECT. MORE THAN ONE SEALANT COLORS MAY BE REQUIRED.
- ALL EXPOSED STEEL SHALL BE PAINTED.

EXTERIOR FINISH NOTES:

- AT LOCATIONS WHERE EIFS IS SHOWN:
- BASE BID SHALL BE MASONRY WAINSCOT TO 7'-4" WITH EIFS ABOVE.
 - ALTERNATE BID SHALL BE MASONRY WAINSCOT TO 7'-4" WITH PREFINISHED METAL RIB WALL PANEL ABOVE (VERTICAL ORIENTATION).

KEYNOTE LEGEND

1	COMPOSITE METAL PANEL SYSTEM, TYPICAL.
2	OVERHEAD DOOR
3	ALUMINUM TOP CAP, VERTICAL FACE TO BE PMS 280C, REMAINDER OF METAL, INCLUDING DIAGONAL CANTILEVER, TO BE SILVER METALLIC FINISH
4	HORIZONTAL RIBBED METAL PANELS
5	GRAY MASONRY WAINSCOT
6	EIFS TO MATCH SHERWIN WILLIAMS SW 7071 "GRAY SCREEN"
7	ANODIZED ALUMINUM CURTAIN WALL SYSTEM
8	18" ILLUMINATED CHANNEL LETTERSET, BY SEPARATE CONTRACT.
9	36" ILLUMINATED CHANNEL LETTERSET, BY SEPARATE CONTRACT.
10	METAL LADDER
11	53" SUBARU STAR CLUSTER SIGN
12	MECHANICAL EQUIPMENT/ FIXTURE. REFER TO MECHANICAL
13	BOLLARD WITH COVER, TYPICAL.

REVISION SCHEDULE

Revision Number	Revision Description	Revision Date

NOTE: THE ORIGINAL DRAWINGS FOR THIS PROJECT ARE 36" X 24". IF YOU HAVE A SMALLER SET, IT HAS BEEN REDUCED AND DRAWING SCALES ARE NOT VALID.

The Design Studio, inc.
 Architecture + Interior Design
 1610 Pioneer Avenue, Cheyenne, Wyoming 82001
 T | 307.775.9970
 W | tds.us
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 PRELIMINARY DRAWINGS
 NOT FOR CONSTRUCTION

**NEW FACILITY FOR...
 HALLADAY SUBARU**
 WESTLAND ROAD

APN: 20.2.368 Date Issued: 2021.02.17
 Drawn By: WZB Checked By: RLB
 Sheet Title: EXTERIOR ELEVATIONS
 Sheet Number: A-212