

An architectural rendering of a modern physical education building interior. The space is characterized by large, floor-to-ceiling windows on the right side, offering a view of an outdoor field where soccer players are visible. A person is climbing a tall, vertical wooden structure on the far right. The interior features a curved wooden reception desk in the foreground, a woman sitting on a large exercise ball, and various gym equipment like treadmills and weights in the background. The ceiling has large, circular pendant lights. The overall aesthetic is bright and airy, with a focus on natural light and modern design.

Laramie County Community College

Physical Education Building Renovation

Level One Planning Document

May 2014



POTENTIAL RENOVATION DESIGN

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PROJECT DESCRIPTION

This project includes the partial renovation of the LCCC Physical Education Building (PEB). The project would make better use of existing space within the building, and enhance the user experience.

The major component of the project would be the transition of a portion of the existing large multi purpose room into spaces accommodating cardio equipment, weights, and a new second floor of offices.

Other work will consist primarily of replacing finishes and minor rearrangement of existing spaces.

The work will be contained entirely within the existing structure, however it is proposed that to increase daylight access, portions of the west wall be removed and replaced with glazing.

Site

The PEB is located at the north west corner of the LCCC campus, and the majority of the proposed improvements are located in the north west corner of the PEB. The building is a prominent feature when entering campus from the west. Parking is provided directly to the east of the building, and various pedestrian approaches are present.

PROJECT NEED AND OPPORTUNITIES

Currently deficiencies and unfulfilled potential exist in the PEB. The following items are of particular concern, and present significant opportunity for improving the functionality and experience of this building.

Cardio

Currently in the PEB, cardio equipment shares space with a studio. The space is undersized, under utilized, uninspiring, and separation of the spaces would benefit both user groups. A new cardio space where all equipment and weights are collocated could provide a more comfortable efficient, and inviting space, more closely aligned with facilities at other public and collegiate institutions.

Conferencing

The large multi purpose room in the facility is currently utilized for large gatherings and functions.

As modifications are made to this large space to accommodate a new cardio space, features could be incorporated to maximize the effectiveness of the larger multi purpose space as a conference center. Features could include: upgrades to and integration of audio visual equipment in a dedicated

CAMPUS

- 01 Physical Education Building (PEB)
- 02 Residence Halls
- 03 Cafeteria
- 04 Parking for PEB



PROJECT LOCATION (SHADED IN YELLOW)

presentation wall, chair and table storage, and a new wall designed as a backdrop for presentations.

Locker Rooms

Locker rooms are currently shared between, public, student body, and athletics.

Providing dedicated athletics locker rooms will provide a more collegiate atmosphere for users of both the athletic and recreational locker rooms.

Team and Class Rooms

The building currently has no space dedicated as team rooms for athletics, and general classrooms are limited.

Athletic team rooms could be included to provide this space, as well as potentially functioning as classrooms when needed for P.E. classes.

Offices

The building does not currently offer adequate office space for athletics and P.E. faculty and staff.

A second floor addition in the remodel of the multi purpose room could provide space for athletic offices. Freeing first floor office for other uses.

Studio

The current studio space is shared with cardio equipment, and is more suited for dance classes than yoga or other small group activities.

There is space available above the current mat room where a new studio could be built. This space is above adjacent roofs, and would therefore provide the opportunity for day lighting.

OWNERSHIP

The land on which the Physical Education Building sits was donated by the Arp-Hammond family when the college was founded.

**ENVIRONMENTAL
CONSIDERATIONS**

The proposed project is a renovation of an existing building, and therefore poses minimal environmental impacts. The proposed changes to the building will not alter site drainage, impact the building site, or introduce hazardous materials into the building.

Asbestos

A primary concern in renovation projects is the presence of asbestos, lead paint, or other harmful or hazardous materials in the existing construction. A campus wide survey and testing was performed in 1983, however the results of the survey are no longer available. Therefore it may be prudent to engage an environmental consultant to inspect the areas identified for renovation, and include any required abatement in the project, or perform the abatement prior to the execution of this project.

Other Regulated Materials

Any investigation efforts undertaken for asbestos should also consider other regulated materials such as lead, pcbs, and others as recommended by an environmental consultant.

UTILITIES

Existing building services include: domestic water, fire suppression water, sanitary sewer, storm sewer, hydronic heating water (there is currently no cooling in the building), gas, and electricity.

Electrical

The electrical service is reportedly at maximum capacity and this project may require a service upgrade to the building or portions of the building.

HVAC

The capacity of the existing heating systems will need to be reviewed by an engineer for adequacy and expandability if required.

Water

Currently only one 4” water line serves the building (for domestic and fire suppression). A second line will be required for fire suppression water, and the sizing will need to be reviewed for adequacy.

Fire Suppression & Detection

The building is currently supplied with an automatic fire sprinkler system in the large Multi Purpose Room only. Riser equipment is located in the storage room adjacent to the multi purpose room. Service sizing is currently 4”, and will need to be evaluated for the renovation. The building is equipped throughout with a fire alarm system.

PERMITTING

The following permits will be required (see appendix for copies of the forms):

Laramie County
Building Permit and Plan Review
Cost: \$9,500.00 (est.)
Contact: Rauchelle Meredith
307-633-4512

City of Cheyenne
not required

State of Wyoming Fire Marshal
not required

Additionally the project will require coordination with the

Wyoming Department of Environmental Quality
Notification of Demolition and Renovation
Cost: No Cost
Contact: Linda Dewitt
307-777-7394

Information regarding the results of asbestos and other hazardous materials testing will be required for these forms.

QUANTITATIVE DESIGN REQUIREMENTS

To achieve the intent of this project and remedy current facility issues, the spatial needs of the building must be identified. The spaces described below have been established as those required to meet the needs of the College and accommodate current and expected functions.

ALTERNATE SPACES

Rather than a proposal for new construction, this project proposes to remodel under-utilized portions of an existing building. It could be argued that this *is* the alternate space option.

PRIMARY SPATIAL DEFICIENCIES

While portions of the remodel work relocated existing space into a more functional arrangement, other portions will include introducing needed spaces into the building which are not currently provided. These spaces include: athletic locker rooms, coach offices, athletic student study, as well as concessions and ticketing for basketball games.

SECOND LEVELS

In addition to remodeling existing space, the proposed plan also capitalizes on spaces within the current building which are tall enough to accommodate a second level. In these spaces the addition of a second floor within the current building shell provides additional opportunity for space.

Accessibility to Second Levels

Depending on the function of spaces located on the second level handicapped accessibility may be a necessary consideration. If a person with mobility impairment would be precluded from participating in activities on a second level, an elevator may be required.

SPACE PROGRAM

The space program included below outlines the spaces required for this project. This table is different from those typically developed for architectural projects in that it has been somewhat reverse engineered. Many of the spaces included are simply being moved from one location to another, and with the exception of spaces located on the new second floors, these functions must fit within the current area of the building. Additionally, demolition of interior walls is being mostly avoided, so many spaces are simply the same square footage as they have always been, they will however be re-finished to suit new functions.

note: see pages 12 through 14 for an analysis of the changes in Space Use Codes for the full Physical Education Building.

SPACE PROGRAM

space name	qty.	area each	total area	notes
Cardio/Aerobic Equipment	1	1,500	1,500	Daylight and views, volume
Weight Room	1	1,500	1,500	Relocation of current weight room, area based on current.
Climbing Wall	1	250	250	Existing to remain, include area for belay and gathering.
Misc. Rec	1	350	350	Misc. activities related to cardio and weights
Lockers/cubbies	1	100	100	
AV/ Chair storage	1	300	300	For large multi purpose room
Men's Soccer Locker Room	1	500	500	Includes showers and toilet(s)
Men's Basket Ball Locker Room	1	500	500	Includes toilets, but not showers.
Women's Soccer Locker Rm	1	350	350	Could be adjacent to exiting women's locker to use existing showers, etc.
Women's Volleyball Locker Rm	1	350	350	Could be adjacent to exiting women's locker to use existing showers, etc.
P.E. Classroom + Team Room, Lg.	1	800	800	Tiered Seating
P.E. Classroom + Team Room, Sm.	1	500	500	
Lounge	1	500	500	Combine with circulation, include snack/juice bar.
Concessions + Ticketing	1	200	200	
Information + Check-In	1	100	100	
Studio	1	300	300	Yoga, Pilates, etc.
Office, Athletic Director	1	250	250	
Office AD Assistant	1	100	100	
Office, Coach	6	150	900	
Office, Asst. Coach	6	100	600	
Athlete Study	1	200	200	
Coach's Conference	1	250	250	
Break/Kitchenette	1	100	100	
Storage	1	100	100	
Athletics Entry/Waiting	1	100	100	

Total Net Area	10,700
Gross Area, assuming an efficiency of 75%	14,267

QUALITATIVE DESIGN GOALS & STRATEGIES

The previous page outlines the quantitative spatial needs of the project. As design progresses and the functional areas are placed within the existing building shell, thought should be given to how these spaces will be rendered and the effect that will have on the function and experience of the spaces. Some of these primary qualitative goals are listed below along with possible strategies for achieving these goals.

COLLEGIATE ATMOSPHERE

Goal Description

The current facility does not pose the inviting character that many modern recreational centers on college campuses do. In order to better compete this facility should feel more like a collegiate rec center.

Strategies

Upgrading finishes and instilling a focus on life long wellness along with creating a more unified and active environment can help to achieve this goal. Providing a stronger core and incorporating usable space within circulation space can help to activate the building. Where possible providing views into adjacent spaces can also unify and activate circulation spaces and thereby the building as a whole.

DAYLIGHT & VIEWS

Goal Description

Daylight and view to the outdoors significantly improve the interior environment of a building, however almost all spaces in the current building are dark and do not provide views to the exterior. Introducing these features into the building will make spaces more inviting and enhance the user experience.

Strategies

The west wall of the multi purpose room, which is proposed to be remodeled as cardio space, is built of pre-cast double tee units. Removing some of these units and replacing with curtain wall glazing would dramatically change the interior environment by flooding the space with daylight and providing expansive views to the adjacent green space.

Remodeling located in spaces above adjacent roofs may provide opportunity to cut openings in the existing exterior walls and introduce daylight and views into those spaces.

LIFELONG WELLNESS

Goal Description

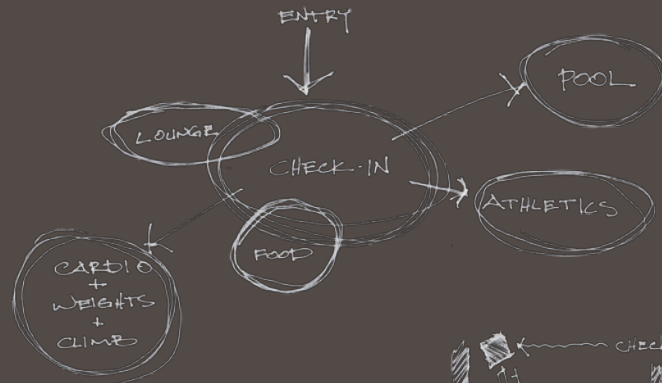
An important component of this facility is to provide students to develop habits that support lifelong wellness. The design of the remodel should bear this in mind and consider ways that the building could reinforce this idea.

Strategies

Including nutritional food options, a variety of exercise, social, and educational opportunities in a bright, active, and organized environment will provide students with a place on campus dedicated to the maintenance of their wholistic physical wellness.

The interior design of this facility will be important in that the space must be inviting, and must attract students and be a place they want to spend time. The use of materials such as glass and wood where practical as opposed to solid masonry and wall board could make strides in achieving this goal.

DESIGN DIAGRAMS

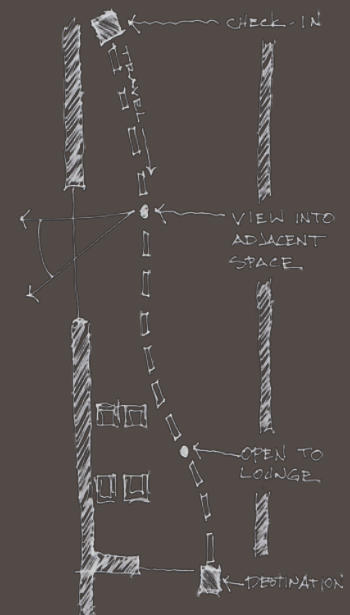


Organization, above

This diagram shows the general idea that spaces should be organized around the check-in desk, and certain functions could exist in some shared or connected way to the check-in area and circulation.

Circulation, right

One of the best ways to improve the experience of a building is to activate the circulation space by including related functions within the space, and visually connecting it to adjacent functions and/or the outdoors.



EXISTING

The plan below on this page indicates in gray the portion of the existing building which is proposed for remodeling. The current function of those spaces include:

- The current weight room.
- Storage
- One of four indoor tennis courts.
- Existing mat classroom, currently used for studio style classes.
- Original building entry, which is currently seldom used.

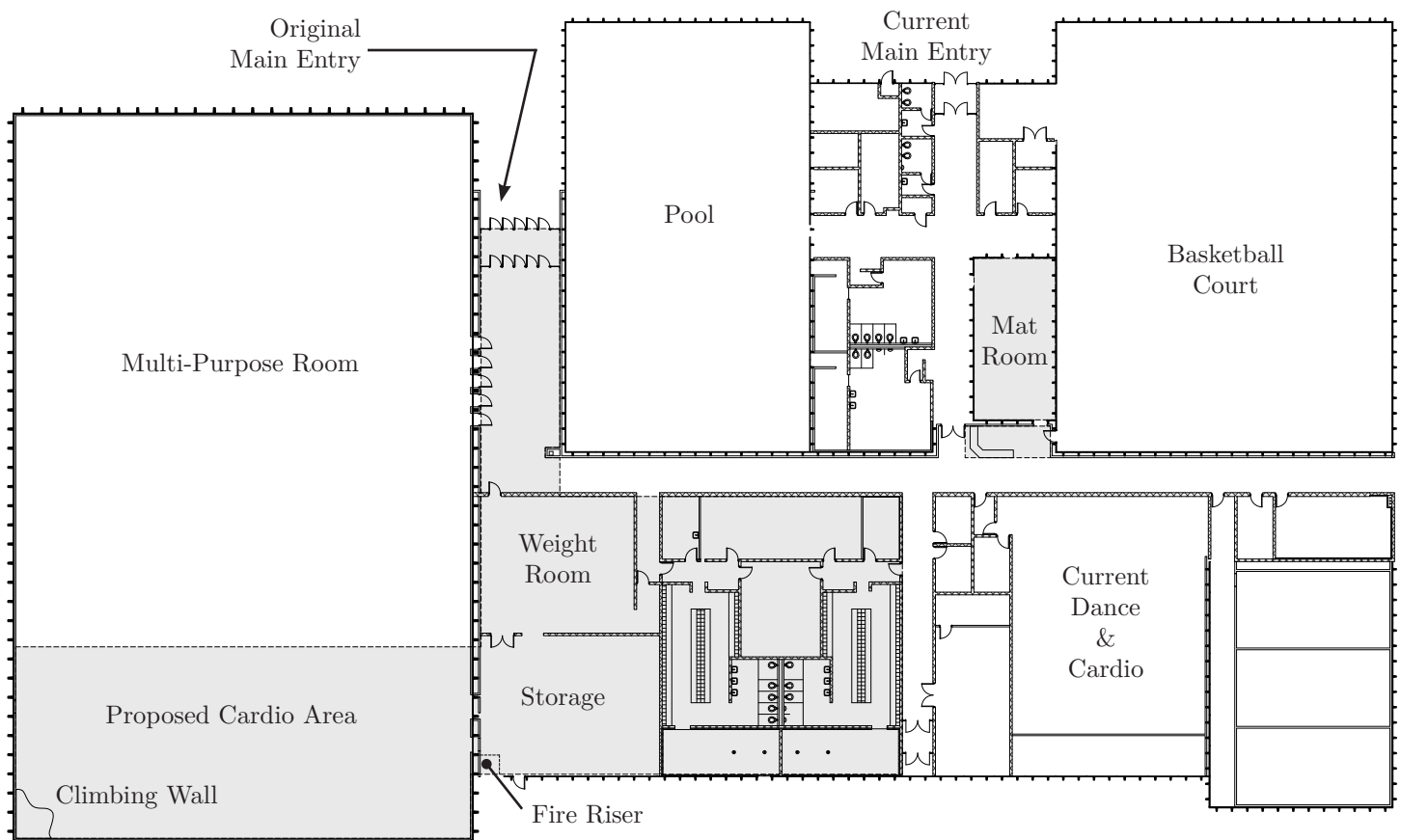
REMODEL

The plan on the follow page indicates the proposed changes to the building. They include:

- Omitting one of four tennis courts to accommodate aerobic equipment, weights, climbing wall (existing to remain), and second floor athletics offices.
- Consolidate and relocate storage, and replace with athletic locker rooms.
- Relocate existing weight room (see first bullet above) and replace with team room / P.E. classroom.
- Replace existing mat classroom with new basketball locker room with pilates type studio above.
- Finish upgrade and improved access control and wayfinding in main entry corridor.
- Areas in grey on the plan below are not affected by this project.
- Re-develop the original building entry.

- Expand training areas, including a new private exam room.
- Incorporation of lounge/food service function into circulation areas to activate the building.
- Addition of a second level spaces for athletic coaches' offices and a studio space. (see page 10 for plan)

EXISTING PLAN



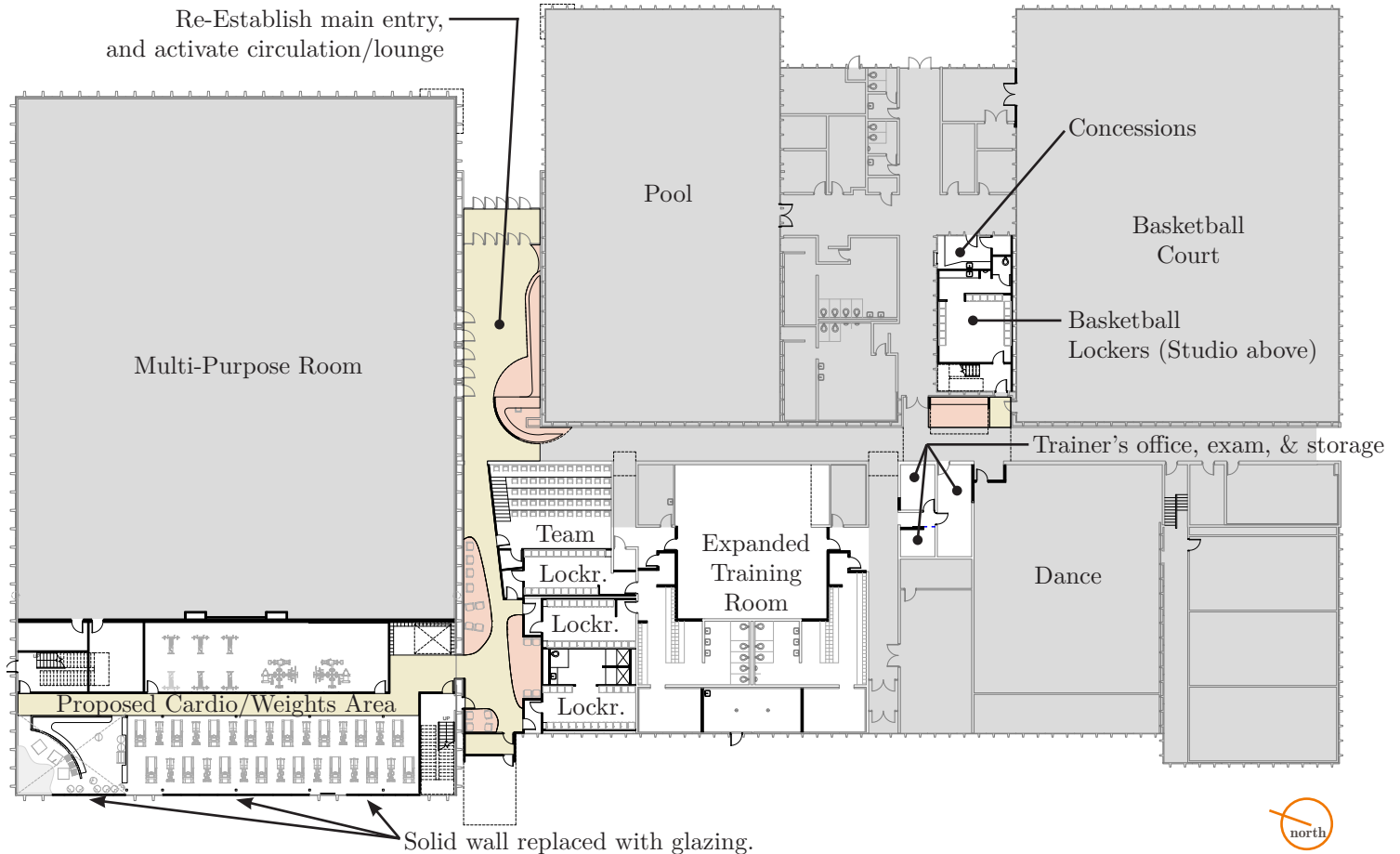
INTERIOR DESIGN

This image shows a possible renovation option. In this view large portions of the existing exterior wall have been removed and replaced with glazing, allowing ample daylighting and views of the adjacent fields.

Light colors on walls and ceilings keep the space bright, and the use of natural materials such as wood, bring a warmth into the building that is currently absent.



RENOVATION PLAN, 1ST FLOOR



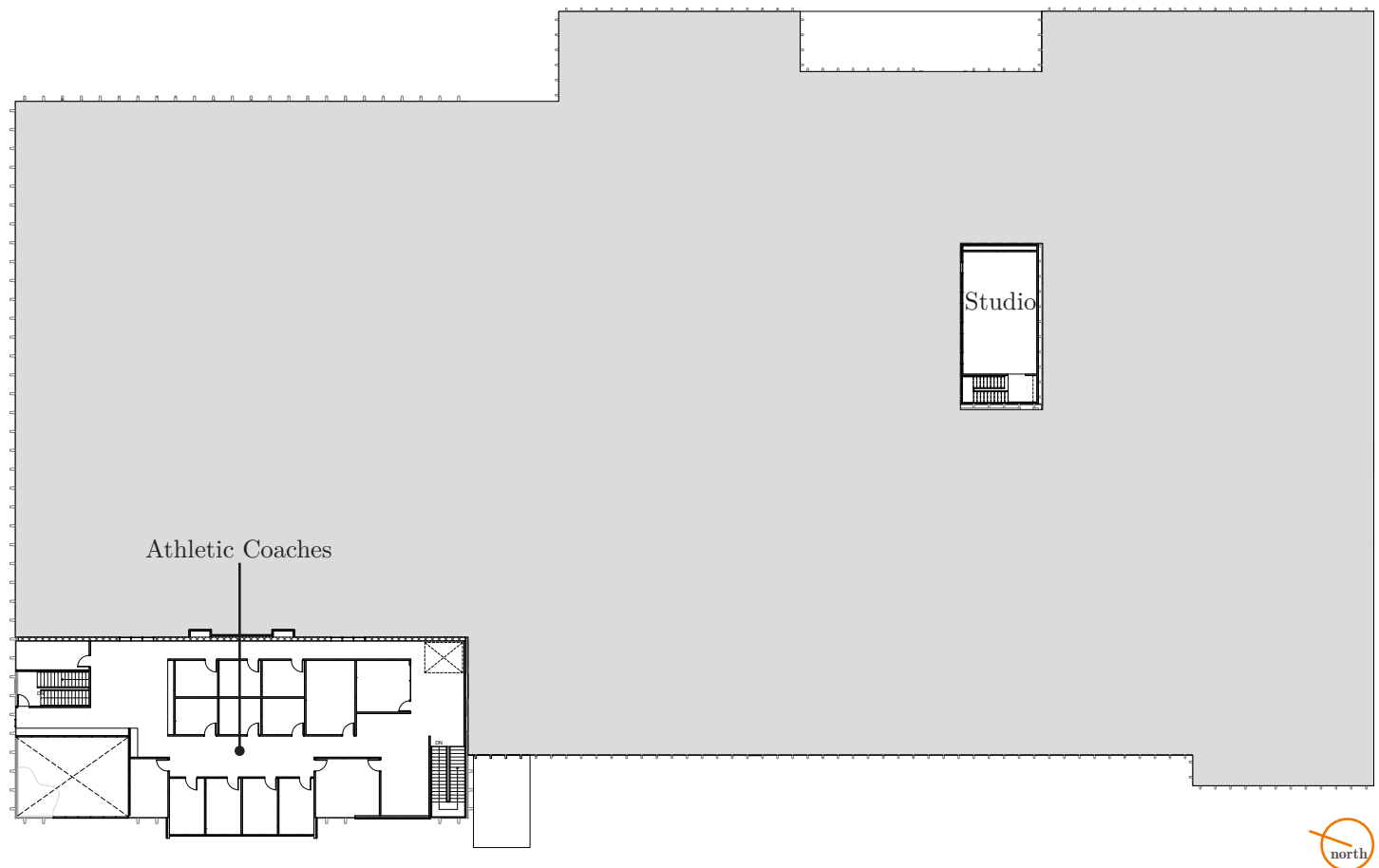
2ND FLOOR

It is proposed that a second level be added to the building in select areas. The multi-purpose room as well as the mat room have sufficient roof height to accommodate a second level. This would provide additional usable square foot age without expanding the footprint of the building.

As previously mentioned access may be one of the primary considerations regarding a second level. Especially for the athletic coaches' area an elevator may be required.

The second floor plan below indicates the arrangement of new second floor spaces.

RENOVATION PLAN, 2ND FLOOR



PUBLIC FORUM

An open house style forum was held on April 16, 2014. Two sessions were provided, one over the lunch hour, and one from 5:00 until 6:00 in the evening.

PUBLIC INPUT

The public forum provided an opportunity for many valuable discussions with students, faculty, staff, and the general public. Some of the repeated concerns are listed below:

- While space may be limited for locker rooms, as much should be done as possible to create collegiate level athletic locker rooms with regard especially to aesthetic and function.
- Evaluate sizing of weight room. Consider efficient layout options as well as better define the balance between cardio equipment, circuit equipment, and free weights.
- Critically evaluate the climbing wall. There were widely varying opinions regarding the wall. Some suggestions urge the removal of the wall, while others urge the development of the wall into a more accessible and attractive element.
- Consider the possibility of additional sports in the future, such as women's basketball, and ensure the ability to provide the required facilities for those sports (such as locker rooms).
- Consider connection from cardio/weight area directly into the multipurpose room.
- Evaluate the location of locker rooms with consideration for their proximity to the teams typical practice and game spaces.
- Attempt to provide storage for volleyball equipment directly into the gym.
- Consider additional pool entry at the north wall of the pool area.
- Consider the ramifications of reducing storage and develop a plan for consolidation and relocation.
- Consider locating the training office and exam room within the training room to allow monitoring of the space.
- Provide a door from the main corridor into the training room.
- Consider a second whirlpool to allow simultaneous hot and cold pools.
- Consider flexibility of team room.
- Evaluate sizing of one large team room vs. two or more smaller rooms to minimize scheduling conflicts.
- Consider the assembly uses of the MPR, and provide adequate accommodations.

IMAGES FROM PUBLIC HEARING

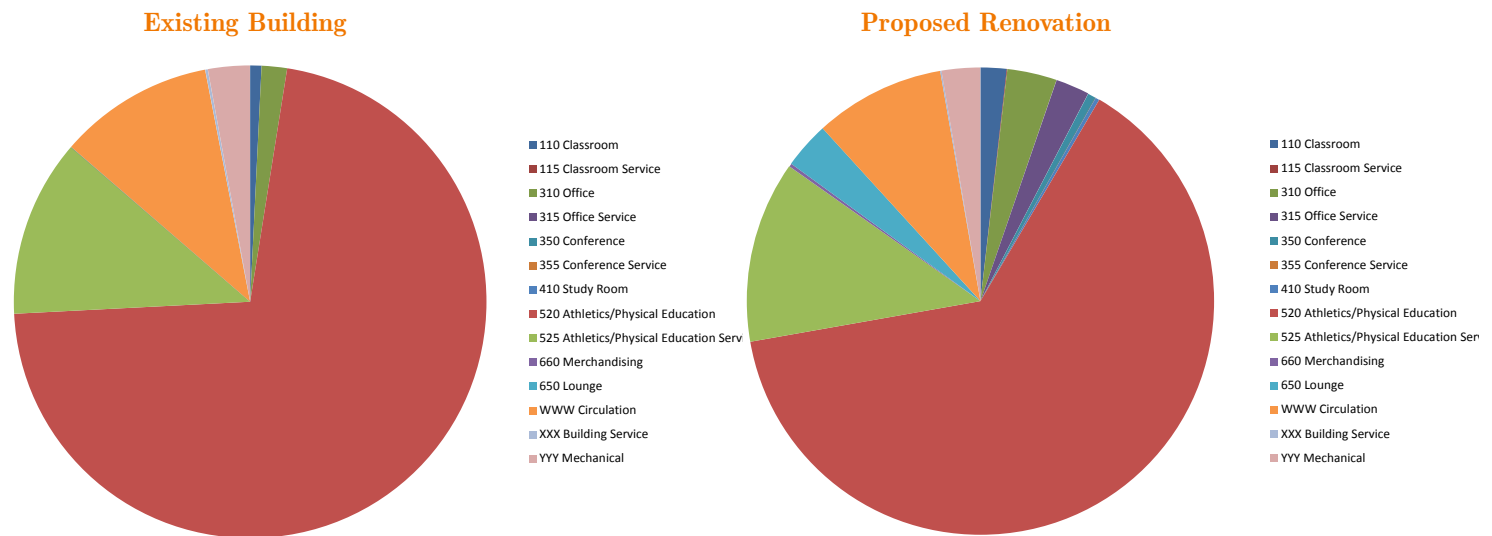


CHANGE IN SPACE USE CODE DISPERSION

The tables on these pages reflect the dispersion of Space Use Codes (as defined in the *Institute of Educational Sciences' Postsecondary Educational Facilities Inventory and Classification Manual, 2006*) in the existing building as well as the proposed addition. It must be noted that there are minor discrepancies between past documentation of room sizes and those ascertained from the current drawings. This is likely attributed to the common variations in room size calculations.

Note: These table are also provided in the appendix with larger print.

The pie charts below provide a feel for the dominate Space Use Codes, as well as demonstrate the increased variety in the building after the proposed renovation. This variety reinforces the project goal to provide renovated space for as many different users as possible.



Space Use Code Dispersion in Existing Building

Floor	Room #	Room Name/Description	Sta.	Area by Category Code													
				110 Classroom	115 Classroom Service	310 Office	315 Office Service	350 Conference	355 Conference Service	410 Study Room	520 Athletic/P.E.	525 Athletic/P.E. Service	660 Merchandising	650 Lounge	WWW Circulation	XXX Building Service	YYY Mechanical
1	HW	Hallways												6939			
1	103	Multi Purpose Room	1500								22515						
1	104	Fan Room														100	
1	105	Fan Room														100	
1	106	Fan Room														100	
1	107	Weight Room									1519						
1	108	PE Storage										1793					
1	110	Custodial													81		
1	112	Lockers, Women's Coach										155					
1	114	PE Storage/Electrical Service										185					
1	114A	Office	1				80										
1	114B	Office	1				80										
1	114C	Office	1				80										
1	115	Locker Room/Restroom, Women's										690					
1	116	Restroom, Women's										219					
1	117	Shower, Women's										386					
1	118	Training Room										544					
1	120	Locker Room/Restroom, Men's										736					
1	121	Restroom, Men's										72					
1	122	Shower, Men's										381					
1	123	Lockers, Men's Coach										155					
1	127	Mechanical Room														739	
1	128	Mechanical Room														158	
1	129	Office	1				120										
1	130	Office	2				124										
1	133	Aerobic Center	49								2850						
1	133A	Storage, Aerobic Center										750					
1	134	Office	1				152										
1	139	Racquetball Court	4								842						
1	140	Racquetball Court	4								846						
1	141	Racquetball Court	4								846						
1	142	Office					163										
1	143	Classroom	20		505												
1	505	Gym	654								9657						
1	506	Storage, Athletic										306					
1	507	Storage, Athletic										64					
1	508	Office	1				107										
1	509	Electrical Room														216	
1	510	Mat Room	10								885						
1	511	Pool									6956						
1	512	Shower, Men's										203					
1	513	Locker Room, Men's										511					
1	516	Locker Room, Women's										409					
1	517	Shower, Women's										184					
1	519	Restroom, Women's										100					
1	521	Restroom, Men's										108					
1	522	Custodial															
1	523	Mechanical Room													32		
1	524	Office	1				150									201	
1	525	Office					106										
1	526	Mechanical Room															
1	527	Storage, Acid Room										14				268	
Totals by Category Code				505	0	1142	0	0	0	0	46916	7965	0	0	6939	113	1882
% of Total Building Area				0.77%	0.00%	1.74%	0.00%	0.00%	0.00%	0.00%	71.67%	12.17%	0.00%	0.00%	10.60%	0.17%	2.87%
Total Building Area				65462.00													
Total Sta.				2254.00													

Space Use Code Dispersion in Proposed Renovation, First Floor

Area by Category Code																	
Floor	Room #	Room Name/Description	Sta.	110 Glasroom	115 Glasroom Service	310 Office	315 Office Service	350 Conference	355 Conference Service	410 Study Room	520 Athletic/P.E.	525 Athletic/P.E. Service	660 Merchandising	650 Lounge	WWW Circulation	XXX Building Service	YYY Mechanical
1	91	Vestibule													207		
1	92	Vestibule													82		
1	100A	Hall/Lobby												1254			
1	100B	Hall/Lounge												1022			
1	100C	Hall													2368		
1	100D	Hall													260		
1	100E	Hall													615		
1	100F	Hall													1727		
1	103A	Multi Purpose Room	1500								16871						
1	103B	MP AV									162						
1	103C	MP Storage									296						
1	103D	Stair															
1	103E	Aerobic/Climbing Wall/Other									3392				268		
1	103F	Weight Room									1305						
1	103G	Stair													217		
1	104	Fan Room															100
1	105	Fan Room															100
1	106	Fan Room															100
1	107A	Classroom/Team Room		761													
1	107A2	AV Closet			35												
1	107B	Volleyball Locker Room										345					
1	107B2	Vestibule, Privacy										47					
1	108A	W Soccer Lockers										346					
1	108A2	Vestibule, Privacy										53					
1	108B	M Soccer Lockers										534					
1	108B2	Vestibule, Privacy										46					
1	110	Custodial														41	
1	112	Lockers, Women's Coach										174					
1	114	Incorporated into 119															
1	115	Locker Room/Restroom, Women's										498					
1	116	Restroom, Women's										226					
1	117	Shower, Women's										200					
1	118	Training Room										1720					
1	119	Field Storage										313					
1	120	Locker Room/Restroom, Men's										464					
1	121	Restroom, Men's										210					
1	122	Shower, Men's										199					
1	123	Lockers, Men's Coach										152					
1	127	Mechanical Room															739
1	128	Mechanical Room															158
1	129	Exam	1			120						69					
1	130	Office, Trainer	1			124						115					
1	133	Active Instruction	49								3093						
1	133A	Storage, Aerobic Center										532					
1	134	Storage, training	1									233					
1	139	Racquetball Court	4								842						
1	140	Racquetball Court	4								846						
1	141	Racquetball Court	4								846						
1	142	Office	20		505		163										
1	143	Classroom															
1	505	Gym	654								9652	306					
1	506	Storage, Athletic										69					
1	507	Storage, Athletic															
1	508	Office	1			107											
1	509	Electrical Room															
1	510A	Basketball Lockers										580					216
1	510B	Stair															
1	510C	Concessions/Ticketing											130		148		
1	510D	Concessions storage															
1	511	Pool									6956	26					
1	512	Shower, Men's										203					
1	513	Locker Room, Men's										511					
1	516	Locker Room, Women's										409					
1	517	Shower, Women's										184					
1	519	Restroom, Women's										100					
1	521	Restroom, Men's										108					
1	522	Custodial														32	
1	523	Mechanical Room															201
1	524	Office	1				150										
1	525	Office					106										
1	526	Mechanical Room															268
1	527	Storage, Acid Room										14					
Totals by Category Code				110	115	310	315	350	355	410	520	525	660	650	WWW	XXX	YYY
% of Total Floor Area				1266	35	770	0.00%	0.00%	0.00%	0.00%	44266	8875	156	2276	5892	73	1882
				1.93%	0.05%	1.18%					67.59%	13.55%	0.24%	3.48%	9.00%	0.11%	2.87%
Total Floor Area				65491.00													
Total Sta.				2240.00													

Space Use Code Dispersion in Proposed Renovation, Second Floor

				Area by Category Code														
Floor	Room #	Room Name/Description	Sta.	110	115	310	315	350	355	410	520	525	660	650	WWW	XXX	YYY	
	701	Waiting/Lobby						759										
1	702	A-D Assistant					203											
1	703	Athletic Director					264											
1	704	Hall														480		
	705	Coach's Office					139											
	706	Coach's Office					139											
	707	Coach's Office					139											
	708	Coach's Office					139											
	709	Conference						152										
	710	Coach's Office					107											
	711	Coach's Office					106											
	712	Coach's Office					107											
	713	Conference						254										
	714	Student Study								191								
	715	Coach's Office					107											
	716	Coach's Office					106											
	717	Coach's Office					107											
	718	Break Room						753										
	719	Storage						148										
	720	Stair (included in 1st floor)																
	801	Studio									781							
Totals by Category Code				110	115	310	315	350	355	410	520	525	660	650	WWW	XXX	YYY	
% of Total Floor Area				0	0	1663	1660	411	0	191	781	0	0	0	480	0	0	
Total Floor Area				5186.00														
Total Sta.				0.00														

Space Use Code Dispersion in Proposed Renovation, Full Building

	Area by Category Code												WWW	XXX	YYY
	110	115	310	315	350	355	410	520	525	660	650	Circulation			
Total Area by Category Code	1266.00	35.00	2433.00	1660.00	411.00	0.00	191.00	45047.00	8875.00	156.00	2276.00	6372.00	73.00	1882.00	2.66%
% of Total Building	1.79%	0.05%	3.44%	2.35%	0.58%	0.00%	0.27%	63.74%	12.56%	0.22%	3.22%	9.02%	0.10%	2.66%	
Total Building Area	70677.00														

SPACE USE CODE ANALYSIS

The tables below compare the existing building with the proposed renovation with regard to the dispersion of Space Use Codes.

Space Use Code Comparison by Area

Category Code	Category Description	Existing First Floor Area	Renovation First Floor	First Floor Area Change	First Floor % Change	Renovation Second Floor	Renovation Full Building	Total Building Area Change
110	Classroom	505	1266	761	151%	0	1266	761
115	Classroom Service	0	0	0		0.00	0	0
310	Office	1142	770	-372	-33%	1663.00	2433	1291
315	Office Service	0	0	0		1660.00	1660	1660
350	Conference	0	0	0		411.00	411	411
355	Conference Service	0	0	0		0.00	0	0
410	Study Room	0	0	0		191.00	191	191
520	Athletics/Physical Education	46916	44266	-2650	-6%	781.00	45047	-1869
525	Athletics/Physical Education Service	7965	8875	910	11%	0.00	8875	910
660	Merchandising	0	156	156		0.00	156	156
650	Lounge	0	2276	2276		0.00	2276	2276
WWW	Circulation	6939	5892	-1047	-15%	480.00	6372	-567
XXX	Building Service	113	73	-40	-35%	0	73	-40
YYY	Mechanical	1882	1882	0	0%	0	1882	0
Building Area Totals		65462	65456	-6		5186	70642	

Space Use Code Comparison by Percentage

Category Code	Category Description	Existing First Floor by %	Renovation First Floor	Renovation Second Floor	Renovation Full Building
110	Classroom	0.77%	1.93%	0.00%	1.79%
115	Classroom Service	0.00%	0.05%	0.00%	0.05%
310	Office	1.74%	1.18%	32.07%	3.44%
315	Office Service	0.00%	0.00%	32.01%	2.35%
350	Conference	0.00%	0.00%	7.93%	0.58%
355	Conference Service	0.00%	0.00%	0.00%	0.00%
410	Study Room	0.00%	0.00%	3.68%	0.27%
520	Athletics/Physical Education	71.67%	67.59%	15.06%	63.74%
525	Athletics/Physical Education Service	12.17%	13.55%	0.00%	12.56%
660	Merchandising	0.00%	0.24%	0.00%	0.22%
650	Lounge	0.00%	3.48%	0.00%	3.22%
WWW	Circulation	10.60%	9.00%	9.26%	9.02%
XXX	Building Service	0.17%	0.11%	0.00%	0.10%
YYY	Mechanical	2.87%	2.87%	0.00%	2.66%

APPENDIX

SPACE USE CODE ANALYSIS

project LCCC PE Building Renovation
client Laramie County Community College
date modified Friday, April 25, 2014

TOBIN & ASSOCIATES, P.C.
ARCHITECTURE/PLANNING

PHYSICAL EDUCATION BUILDING - CATEGORY CODE AREA ANALYSIS

Category Code	Category Description	Existing First Floor Area	Renovation First Floor	First Floor Area Change	First Floor % Change	Renovation Second Floor	Renovation Full Building	Total Building Area Change
110	Classroom	505	1266	761	151%	0	1266	761
115	Classroom Service	0	0	0		0.00	0	0
310	Office	1142	770	-372	-33%	1663.00	2433	1291
315	Office Service	0	0	0		1660.00	1660	1660
350	Conference	0	0	0		411.00	411	411
355	Conference Service	0	0	0		0.00	0	0
410	Study Room	0	0	0		191.00	191	191
520	Athletics/Physical Education	46916	44266	-2650	-6%	781.00	45047	-1869
525	Athletics/Physical Education Service	7965	8875	910	11%	0.00	8875	910
660	Merchandising	0	156	156		0.00	156	156
650	Lounge	0	2276	2276		0.00	2276	2276
WWW	Circulation	6939	5892	-1047	-15%	480.00	6372	-567
XXX	Building Service	113	73	-40	-35%	0	73	-40
YYY	Mechanical	1882	1882	0	0%	0	1882	0
Building Area Totals		65462	65456	-6		5186	70642	

Laramie County Community College

MULTIPURPOSE BUILDING - CATEGORY CODES PERCENTAGE ANALYSIS

Category Code	Category Description	Existing First Floor by %	Renovation First Floor	Renovation Second Floor	Renovation Full Building
110	Classroom	0.77%	1.93%	0.00%	1.79%
115	Classroom Service	0.00%	0.05%	0.00%	0.05%
310	Office	1.74%	1.18%	32.07%	3.44%
315	Office Service	0.00%	0.00%	32.01%	2.35%
350	Conference	0.00%	0.00%	7.93%	0.58%
355	Conference Service	0.00%	0.00%	0.00%	0.00%
410	Study Room	0.00%	0.00%	3.68%	0.27%
520	Athletics/Physical Education	71.67%	67.59%	15.06%	63.74%
525	Athletics/Physical Education Service	12.17%	13.55%	0.00%	12.56%
660	Merchandising	0.00%	0.24%	0.00%	0.22%
650	Lounge	0.00%	3.48%	0.00%	3.22%
WWW	Circulation	10.60%	9.00%	9.26%	9.02%
XXX	Building Service	0.17%	0.11%	0.00%	0.10%
YYY	Mechanical	2.87%	2.87%	0.00%	2.66%

SPACE USE CODE ANALYSIS

project LCCC PE Building Renovation
client Laramie County Community College
date modified Friday, April 25, 2014

TOBIN & ASSOCIATES, P.C.
ARCHITECTURE/PLANNING

PHYSICAL EDUCATION BUILDING, EXITING AREAS

Floor	Room #	Room Name/Description	Sta.	Area by Category Code													
				110 Classroom	115 Classroom Service	310 Office	315 Office Service	350 Conference	355 Conference Service	410 Study Room	520 Athletic/P.E.	525 Athletic/P.E. Service	660 Merchandising	650 Lounge	WWW Circulation	XXX Building Service	YYY Mechanical
1	HW	Hallways													6939		
1	103	Multi Purpose Room	1500								22515						
1	104	Fan Room															100
1	105	Fan Room															100
1	106	Fan Room															100
1	107	Weight Room									1519						
1	108	PE Storage										1793					
1	110	Custodial														81	
1	112	Lockers, Women's Coach										155					
1	114	PE Storage/Electrical Service										185					
1	114A	Office	1			80											
1	114B	Office	1			80											
1	114C	Office	1			80											
1	115	Locker Room/Restroom, Women's										690					
1	116	Restroom, Women's										219					
1	117	Shower, Women's										386					
1	118	Training Room										544					
1	120	Locker Room/Restroom, Men's										736					
1	121	Restroom, Men's										72					
1	122	Shower, Men's										381					
1	123	Lockers, Men's Coach										155					
1	127	Mechanical Room															739
1	128	Mechanical Room															158
1	129	Office	1			120											
1	130	Office	2			124											
1	133	Aerobic Center	49								2850						
1	133A	Storage, Aerobic Center										750					
1	134	Office	1			132											
1	139	Racquetball Court	4								842						
1	140	Racquetball Court	4								846						
1	141	Racquetball Court	4								846						
1	142	Office				163											
1	143	Classroom	20	505													
1	505	Gym	654								9657						
1	506	Storage, Athletic										306					
1	507	Storage, Athletic										64					
1	508	Office	1			107											
1	509	Electrical Room															216
1	510	Mat Room	10								885						
1	511	Pool									6956						
1	512	Shower, Men's										203					
1	513	Locker Room, Men's										511					
1	516	Locker Room, Women's										409					
1	517	Shower, Women's										184					
1	519	Restroom, Women's										100					
1	521	Restroom, Men's										108					
1	522	Custodial														32	
1	523	Mechanical Room															201
1	524	Office	1			150											
1	525	Office				106											
1	526	Mechanical Room															268
1	527	Storage, Acid Room										14					
				110	115	310	315	350	355	410	520	525	660	650	WWW	XXX	YYY
				Classroom	Classroom Service	Office	Office Service	Conference	Conference Service	Study Room	Athletic/P.E.	Athletic/P.E. Service	Merchandising	Lounge	Circulation	Building Service	Mechanical
Totals by Category Code				505	0	1142	0	0	0	0	46916	7965	0	0	6939	113	1882
% of Total Building Area				0.77%	0.00%	1.74%	0.00%	0.00%	0.00%	0.00%	71.67%	12.17%	0.00%	0.00%	10.60%	0.17%	2.87%
Total Building Area				65462.00													
Total Sta.				2254.00													

project LCCC PE Building Renovation
client Laramie County Community College
date modified Friday, April 25, 2014

TOBIN & ASSOCIATES, P.C.
ARCHITECTURE/PLANNING

Floor	Room #	Room Name/Description	Sta.	Area by Category Code													WWW	XXX	YYY
				110	115	310	315	350	355	410	520	525	660	650	Circulation	Building Service			
				Classroom	Classroom Service	Office	Office Service	Conference	Conference Service	Study Room	Athletic/P.E.	Athletic/P.E. Service	Merchandising	Lounge					
1	V1	Vestibule													207				
1	V2	Vestibule													82				
1	100A	Hall/Lobby												1254					
1	100B	Hall/Lounge												1022					
1	100C	Hall													2368				
1	100D	Hall													260				
1	100E	Hall													615				
1	100F	Hall													1727				
1	103A	Multi Purpose Room	1500								16871								
1	103B	MP AV									162								
1	103C	MP Storage									296								
1	103D	Stair													268				
1	103E	Aerobic/Climbing Wall/Other									3392								
1	103F	Weight Room									1305								
1	103G	Stair													217				
1	104	Fan Room															100		
1	105	Fan Room															100		
1	106	Fan Room															100		
1	107A	Classroom/Team Room		761															
1	107A2	AV Closet			35														
1	107B	Volleyball Locker Room																	
1	107B2	Vestibule, Privacy										345							
1	108A	W. Soccer Lockers										47							
1	108A2	Vestibule, Privacy										346							
1	108B	M. Soccer Lockers										53							
1	108B2	Vestibule, Privacy										534							
1	110	Custodial										46							
1	112	Lockers, Women's Coach														41			
1	114	Incorporated into 118										174							
1	115	Locker Room/Restroom, Women's										498							
1	116	Restroom, Women's										226							
1	117	Shower, Women's										200							
1	118	Training Room										1720							
1	119	Field Storage										313							
1	120	Locker Room/Restroom, Men's										464							
1	121	Restroom, Men's										210							
1	122	Shower, Men's										199							
1	123	Lockers, Men's Coach										152							
1	127	Mechanical Room															739		
1	128	Mechanical Room															158		
1	129	Exam	1			120						69							
1	130	Office, Trainer	1																

TOBIN & ASSOCIATES, P.C.

ARCHITECTURE / PLANNING

April 16, 2014

LCCC Multipurpose Building Renovation Open House
Cheyenne, Wyoming

Name	Student/Faculty/Staff/Public	E-mail
Jason Ficca	STAFF	jficca@lccc.wy.edu
Scott Noble	South HS	noblesc@gramin1.org
Michelle Kalkhoff	Staff	mkalkhof@lccc.wy.edu
Julie Gerstner	Staff	jgerstne@lccc.wy.edu
Cindy Lindsay	Staff	clindsay@lccc.wy.edu
Britney Brown	staff	bbrown@lccc.wy.edu
Austin Albers	Staff	aalbers@lccc.wy.edu
Todd Nalder	STAFF	tnalder@lccc.wy.edu
Kim Castaneda	Staff	kimc@lccc.wy.edu
Lucy McKeigh	faculty	lucylink4u@msn.com
Vince Gibson	Coach	vgibson@lccc.wy.edu
JOSE ARENAS	STAFF	jarenas@lccc.wy.edu
Taylor Ruff	student	taylorthekeeper@yahoo.com
Luis Morillón	Student	LMexico10@hotmail.com
CHANCE WIEDRICH	Student	Chance.Wiedrich@hotmail.com
Keenan Carroll	Student	CarrollK2@gmail.com
Zac Suazo	Student	ZacSuazo@gmail.com
Jonathan Brown	Student	Junglejon.70@gmail.com
Rob Van Cleave	faculty	rvanclea@lccc.wy.edu
Don Erickson	TRUSTEE	done done37@aol.com
LORIE WOOD	STUDENT	woodfarmers@yahoo.com

Figure 3
STATE OF WYOMING
 NOTIFICATION OF DEMOLITION AND RENOVATION

I. Facility Description (Include Building Name, Number, And Floor Or Room Number)

BLDG NAME:

ADDRESS:

CITY: STATE: ZIP: CONTACT:

SITE DESCRIPTION (type of material being removed)

II. Facility Information (Identify Owner, Removal Contractor, And Other Operator)

OWNER NAME:

ADDRESS:

CITY: STATE: ZIP:

CONTACT PERSON: TEL:

REMOVAL CONTRACTOR:

ADDRESS:

CITY: STATE: ZIP:

CONTACT PERSON: TEL:

OTHER OPERATOR:

ADDRESS:

CITY: STATE: ZIP:

CONTACT PERSON: TEL:

BUILDING SIZE: NUM OF FLOORS: AGE IN YEARS:

PRESENT USE: PRIOR USE:

III. Type Of Operation: ☐ D=Demo ☐ O=Ordered Demo ☐ R=Renovation ☐ E=Emergency Renovation

IV. Is Asbestos Present? ☐ YES ☐ NO Explain:

V. Procedure, Including Analytical Method, If Appropriate, Used To Detect The Presence Of Asbestos Material:

VI. Scheduled Dates Asbestos Removal (MM/DD/YY) START: COMPLETE:

VII. Scheduled Dates Demo/Renovation (MM/DD/YY) START: COMPLETE:

VIII. Scheduled Work Hours: START: COMPLETE:

IX. Approximate Amount Of Asbestos, Including: 1. Regulated ACM To Be Removed 2. Category I ACM Not Removed 3. Category II ACM Not Removed	RACM To Be Removed	Nonfriable Asbestos Material To Be Removed		Nonfriable Asbestos Material Not To Be Removed	
		CAT I	CAT II	CAT I	CAT II
PIPES					
SURFACE AREA					
VOL. RACM OFF FACILITY COMPONENT					

X. Description Of Planned Demolition Or Renovation Work And Method(S) To Be Used:

XI. Description Of Work Practiced And Engineering Controls To Be Used To Prevent Emissions Of Asbestos At The Demolition And Renovation Site:

XII. Type Of Notification: ☐ O=Original ☐ R=Revised ☐ C=Cancelled

Figure 3
STATE OF WYOMING
NOTIFICATION OF DEMOLITION AND RENOVATION

WPR Notice? ☐ Yes ☐ No

XIII. Waste Transporter #1

ADDRESS:

CITY: STATE: ZIP:

CONTACT PERSON: TEL:

WASTE TRANSPORTER #2:

ADDRESS:

CITY: STATE: ZIP:

CONTACT PERSON: TEL:

XIV. WASTE DISPOSAL SITE

NAME:

LOCATION:

CITY: STATE: ZIP:

CONTACT PERSON: TEL:

XV. If demolition ordered by a government agency, please identify the agency below:

NAME: TITLE:

AUTHORITY:

DATE OF ORDER (MM/DD/YY):

DATE ORDERED TO BEGIN (MM/DD/YY):

XVI. For Emergency Renovations

DATE AND HOUR OF EMERGENCY (MM/DD/YY):

DESCRIPTION OF THE SUDDEN, UNEXPECTED EVENT:

EXPLANATION OF HOW THE EVENT CAUSED UNSAFE CONDITIONS OR WOULD CAUSE EQUIPMENT DAMAGE OR AN UNREASONABLE FINANCIAL BURDEN:

XVII. Description of procedures to be followed in the event that unexpected asbestos is found or previously nonfriable asbestos material becomes crumbled, pulverized or reduced to powder:

XVIII. I certify that an individual trained in the provision of this regulation (40 CFR Part 61, Subpart M) will be on site during the demolition or renovation and evidence that the required training has been accomplished by this person will be available for inspection during normal business hours (required 1 year after promulgation).

_____ Date: (Signature of Owner/Operator)

XIX. I certify that the above information is correct.

_____ Date: (Signature of Owner/Operator)



Laramie County Planning and Development Office

Building Division
3861 Archer Pkwy Cheyenne, WY 82009
Phone: 307-633-4512 Fax: 307-633-4519
planning@laramiecounty.com
www.laramiecountyplanning.com

COMMERCIAL SUBMITTAL REQUIREMENTS

INCOMPLETE APPLICATIONS CAN NOT BE ACCEPTED

Please visit our new and improved Laramie County Parcel Viewer for information on the property and aerials: <http://arcims.laramiecounty.com/>

All Building Permit Applications must include the following:

1. Completed Application Form
2. Recorded deed for proof of property ownership (for new Residential construction)
3. Certificate of Review from the Planning Division
4. One plot plan
5. One set of building plans
6. One set of engineered foundation plans stamped by a registered Wyoming Engineer
7. Proof of Health Department Approval (additions only)
8. Proof of Driveway Access Approval. Please contact Leo Pando at (307) 633-4302 to discuss requirements
9. Fire District Approval may be required

NOTE: AN OPEN HOLE INSPECTION REPORT OR SOILS REPORT (from a register Wyoming Engineer is required prior to requesting footer/foundation inspection.)

WE ARE GOING GREENER! Please note that we require one full set of plans as well as an electronic set whenever possible. If electronic copies are not submitted, we will require 2 full sets of plans. Please contact us if you have questions.

Please refer to attached for complete instructions and information.

NOTICE:

The Applicant, his Agents and Employees shall comply with all the rules, restrictions and requirements of Laramie County Zoning Regulations and Laramie County Building Codes governing location, construction and erection of the above proposed work for which the permit is granted. The Building Official or his agents are authorized to order the immediate cessation of construction at any time a violation of the codes or regulations appears to have occurred. Violation of any of the codes or regulations applicable may result in the revocation of this permit.

Buildings must conform with plans as submitted to the Laramie County Planning & Development Office. Any change of plans or layout must be approved prior to the changes being made. Any change in the use or occupancy of a building or structure must be approved prior to proceeding with construction.

The Applicant is required to call for inspections at various stages of the construction, and in accordance with the aforesaid rule, the applicant shall give the Building Inspector not less than one day's notice to perform such activities.



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The Applicant must comply with current Planning & Development office expiration policy. Laramie County is not liable for workmanship. Permits are not transferable.

The following items expand on the submittal requirements. Not all projects require all items listed below, please contact us if you have any questions.

- 1. Application Form:** can be obtained at the Laramie County Planning & Development Office or on-line at the Laramie County website at www.laramiecountyplanning.com
- 2. Proof of Ownership:** A copy of the recorded deed will be required to verify ownership of the property.
- 3. Plot Plans:** (sample available upon request) They are to be drawn on 8 1/2" x 11" size paper, and must show:
 1. North arrow
 2. Location of proposed building
 3. Distances between each property line to proposed building (the minimum is from 2 property lines)
 4. Distances between proposed building and any existing structures
 5. Identify the street or county/state road being accessed from
 6. Driveway location with driveway width and surface type (and distance to the closest property line)
 7. Location of well and septic system (if applicable)
- 4. Building Plans:** Two identical sets (only one set is required if submitted on paper that is 11"x17" or smaller) of Building Plans are required for all residential buildings. Plans should include all of the items listed below which apply to your particular project. Plans and specifications must be drawn to scale on substantial paper, unless the plans are being submitted electronically, and must indicate locations, nature and extent of the work proposed, and should show in detail that it will conform to the adopted Laramie County Building Code, and shall state the design standards meet or exceed wind and snow loads for the area. The recommended scale for plans is 1/4" = 1'. Plan Review fees are calculated at 65% of the building permit fee based on provided valuation. Fee adjustments may be made if needed.

If the project is an addition or remodel, be sure to clearly label all existing and all proposed construction.

The following information is required for full plan submittal:

- A. Foundation and Floor- Framing Plan:** All foundations shall be designed and wet-stamped by an architect or engineer licensed by the State of Wyoming. Additionally, if a site-specific soils report is not provided, an "open hole" inspection shall be conducted by an architect or engineer licensed by the State of Wyoming. Contact the Planning & Development Office for exceptions for an addition to an existing residence.

Foundation and floor framing plans must include the following information:

1. Location of continuous foundations and pier footings
2. Size and depth of footings
3. Thickness of concrete slabs
4. Size and spacing of girders
5. Size and spacing of floor joists
6. Location of crawl holes and vents
7. Size of stem walls
8. Location and size of re-enforcing steel to be installed



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9. Elevation of foundation in relation to grade

B. Floor Plan: Floor plans must show the following:

1. Exterior dimensions
2. Interior dimensions
3. Use of all rooms
4. Size of all windows and doors
5. Size of supporting headers above wall openings
6. Direction of joists and rafters
7. Location of all plumbing fixtures
8. Location and type of heating and air conditioning facilities
9. Location of smoke detectors
10. Drawings shall be to scale

C. Elevation Views: This is a drawing or exterior view of each new wall. The drawing must include:

1. Doors, windows and other openings
2. Vertical dimensions
3. Exterior finishes
4. Wall bracing or shear panel location or means of obtaining required lateral bracing

D. Cross Section Views: The cross section views must include:

1. Interior and exterior finishes
2. Size, spacing and type of materials used
3. Insulation, type, location and "R" value
4. Typical connections
5. Complete roofing specifications

E. Roof Plan: the roof plans should include drawings of the following:

1. Hips, valleys, ridges
2. Any special framing at roof area
3. For additions to existing buildings, locations of bearing walls and slope of roof in existing buildings; and
4. Shall include a copy of the truss certifications (truss specs shall be available at the job site for the inspector.)

5. Foundation Plans: Two identical sets (only one set is required if submitted on paper that is 11"x17" or smaller) of Foundation Plans that are engineered by a Wyoming Licensed Engineer are required for all residential buildings. All drawings must be stamped.



Laramie County Planning and Development Office

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- 6. Permit for access driveway:** If access is from a county road, the application is available from the Laramie County Planning & Development Office, or on-line at the Laramie County website at www.laramiecountyplanning.com. The fee for the county access permit is \$25.00.

If access is from a state highway, please contact the WyDOT District Engineer in Laramie at (307) 745-2100.

- 7. Open Hole Report:** Please see #4A - If a site-specific soils report is not provided, an "Open Hole Inspection Report" shall be conducted by an architect or engineer licensed by the State of Wyoming. This is to be submitted prior to requesting a footer/foundation inspection. Please note that our inspectors must verify the footer/rebar/caissons prior to any concrete being poured.

For other related permit information, please contact:

(307) 635-5608 South Cheyenne Water & Sewer District
(307) 633-4090 City/County Environmental Health Department (Septic permits)
(307) 777-6163 State Engineer's Office (Well permits)



Commerical Building Permit Application

Laramie County Planning and Development Office
Building Division
3861 Archer Pkwy Cheyenne, WY 82009

Phone: 307-633-4512
Fax: 307-633-4519
planning@laramiecounty.com
www.laramiecountyplanning.com

INCOMPLETE APPLICATIONS CAN NOT BE ACCEPTED

Rcvd By	Rcvd Date	PR #	BP #						
Address of Project		New Address?	yes	no					
Name of Business									
Land Owner Information									
If there are additional owners (such as a Business Owner), please list on separate sheet and attach									
Name		Phone							
Address		City							
Email		State	Zip						
Contractor Information									
Name		Phone							
Address		City							
Email		State	Zip						
Primary Contact Person		Phone							
Electrician		Phone							
Property Information									
Legal Description (Subdivision, Block and Lot or Tract)									
Zone District		Township		Range		Section		Map Page	
Project Information									
Structure Use		Prior Use							
Check all that apply and fill in square footage areas specific to this project									
Purpose of Permit	New		Addition		Renovation				
	Other		Demolish		Move				
	Manufactured Bldg		20 yrs old		Structurally Altered				
	Fire Sprinklers								
Foundation Type	slab on grade		crawl space		block / pier / caisson		basement		
Bldg area square footage	1st floor		2nd floor		other				
Design Occupancy Load									
Description of Work: Complete description of the work done including any plumbing, mechanical (Heating, ventilaiton or air conditioning), electrical, fire sprinkler or alarm. (Work is not included in the permit unless description in this scope of work.)									
By my signature and under penalty of perjury, I hereby certify that I am the owner of the referenced property, or the owner's authorized agent. I have read and examined this application and know the same to be true and correct. All provisions or laws and ordinances governing this type of work will be complied with, whether specified herein or not. The issuance of a permit does not presume to give authority to violate or cancel the provisions of any state or local law regulating construction, or guarantee issuance of a well or septic permit, this permit becomes null and void if work or construction authorized is not commenced within 180 days, unless prior authorization has been issued by this office. This permit expires 1 year from the date of issuance providing the 1st inspection has occurred within the initial 180 day period. I understand that occupying this structure prior to obtaining a Certificate of Occupancy is against the law. Failure to comply may result in a \$750 fine with each day of occupancy being a									
Signature of Owner / Agent					Date				
Printed Name									
Valuation (cost of project) \$					Approved				
Fees	BP Fee		PR Fee		MP Fee				
Check #		Cash		Receipt #		Total Fees			