



ARCHITECTURE

319 West Pine, Suite A
Missoula, MT 59802
T: (406)543.9659
F: (406)543.1464

Monday June 1, 2020

City of Missoula
435 Ryman Street
Missoula, MT 59801

RE: Tap Club Conditional Use Permit, 2275 N. Reserve Street, Missoula.

To Whom it may concern,

On behalf of the ownership of Club Properties, I am writing this regarding the proposed Tap Club, located at the old Perkins Diner at 2275 N. Reserve Street. We are looking forward to transforming the existing blighted property, which will include modernizing the existing street facing facades with new architectural elements, materials, textures, enhance pedestrian access to the site, and provide a social and entertainment establishment for the adjacent North Reserve Neighborhoods. We have completed the Design Excellence Overlay – Typology 4 review, and the project meets all City of Missoula Title 20 Zoning requirements.

The proposed establishment will be classified as a Tavern or Night Club / Casino Use that will primarily center around food and beer. It will be compatible with the surrounding neighborhood and offer community benefits in the following ways:

- The establishment will include a full kitchen, dining room, and casino.
- The establishment will offer a full menu of mid to high end food.
- The establishment will offer beers from both local and regional breweries. Will offer approximately 40 beers on taps.
- The conditional use is compatible with the 2035 Missoula City Growth Policy.
- The conditional use will restore the employment opportunities in the City of Missoula that were lost when the previous establishment went out of business.
- The conditional use is compatible with the character of the surrounding area. The renovated design enhances the exterior, improves building scale, and adds colors and textures.
- The existing site and previous use fell under Eating and Drinking Establishment – Restaurant and has 62 parking spaces with four ADA accessible spaces. The new Tavern or Night Club / Casino Use requires 55 spaces thus reducing vehicular traffic load.
- The New Design reconfigures and improves the ADA parking and ADA accessible route into the building.
- The New Design improves all on-site and boulevard landscaping.
- The New Design will provide a new accessible route from the public right of way which will enhance pedestrian and bicycle activity and safety along Reserve Street.

In addition to the benefits listed above, the new design also includes added glazing to capture more natural daylight as well as views of the surrounding mountains and natural landscape. It is compatible with the character of the surrounding area by complimenting building massing, scale, materials, and colors. We feel that this conditional use offers many social, eating and gathering benefits to both nearby neighborhoods and the community, as well as, economic benefits brought to the city of Missoula.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jeff C. Maphis', written over a white background.

Jeff C. Maphis
Principal Architect



DEVELOPMENT SERVICES

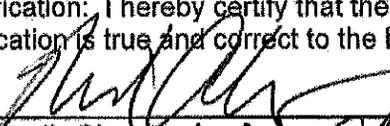
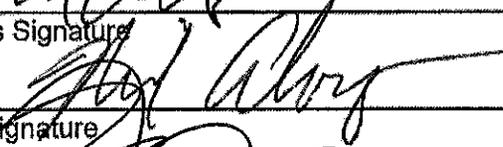
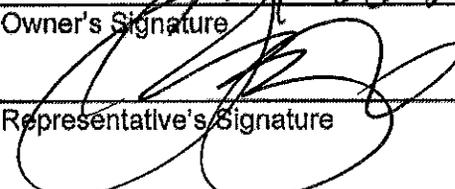
435 RYMAN • MISSOULA, MT 59802 - 4297 • (406) 552-6630 • FAX: (406) 552-6053

CITY CONDITIONAL USE APPLICATION

A. GENERAL INFORMATION

- 1. One submittal packet is required for Completeness/Sufficiency Review.
- 2. Once the application is deemed complete by Development Services (DS), 2 submittal packets and the appropriate fee shall be submitted.
- 3. Name of Conditional Use Request: **Tap Club**
- 4. Name(s) of Applicant: **Jeff Maphis**
Mailing Address: **319 W. Pine ST Suite A.**
Telephone Number: **406-543-9659**
Email Address: **jeff@jcmarchitecture.com**
- 5. Name(s) of all Owners of Record: **Bob Powell & Nick Alonzo - Club Properties LLC.**
Mailing Address(es): **3101 S. Russell ST, Missoula MT. 59801-6872**
Telephone Number(s): **(406) 728-0558**
Email Address(es): **bpowell@foodfuninc.com, nick@foodfuninc.com**
- 6. Name and Company of Representative: **Jeff Maphis, JCM Architecture.**
Mailing Address: **319 W. Pine ST Suite A.**
Telephone Number: **(406) 543-9659**
Email Address: **jeff@jcmarchitecture.com**
- 7. If the applicant is someone other than the property owner, the owner must also sign the application in the space provided below.

Certification: I hereby certify that the foregoing information contained or accompanied in this application is true and correct to the best of my knowledge.

	<u>6/1/20</u>
Applicant's Signature	Date
	<u>6/1/20</u>
Owner's Signature	Date
	<u>6.1.20</u>
Representative's Signature	Date

B. SUBJECT PROPERTY INFORMATION

General location of subject property and address (if address has been assigned): 2275 N. Reserve ST.
 Legal Description - complete and unabbreviated: S18, T13 N, R19 W, COS 4590 TRACT 2 IN NE4.
 Township, Range, Section(s): **13 N**
 Subdivision, Lot(s), Block(s):
 Tract(s), COS#: **4590**
 Bearings & Distances Descriptions (if boundaries of proposed Conditional Use are not exactly the same as the boundaries of the property legally described above):
 Geocode: **04-2200-18-1-04-14-0000**

C. ZONING AND GROWTH POLICY INFORMATION

1. Complete the following table (where applicable, indicate Unzoned):

	Zoning	Current Land Use
Adjacent (North)	C2-4/DE-C, Community Commercial Design Excellence Overlay Corridor Typology 4.	Retail
Adjacent (South)	C2-4/DE-C, Community Commercial Design Excellence Overlay Corridor Typology 4.	Fuel sales, Retail, Casino
Adjacent (East)	M1R-2/DE-C, Limited Industrial-Residential Design Excellence Overlay Corridor Typology 4.	Fuel sales, Retail, Restaurant
Adjacent (West)	C2-4/DE-C, Community Commercial Design Excellence Overlay Corridor Typology 4.	Retail, Office.

2. What is the current zoning of the property? **C2-4 /DE-C Community Commercial Design Excellence Overlay Corridor Typology 4.**

3. What is the applicable comprehensive plan and land use designation for the property? **The 2035 Missoula City Growth Policy is the applicable regional plan and recommends a land use designation of Regional Commercial and Services. The Growth Policy indicates that the following zoning districts are most closely aligned with the Regional Commercial and Services Land Use Designation: C1-4, C2-4, M1R-2, and OP3.**

4. What is the conditional use requested? **TAVERN AND CASINO CONDITIONAL USES.**

D. RESPONSES TO TITLE 20 ZONING ORDINANCE CONDITIONAL USE REVIEW CRITERIA

1. **Review Criteria.** Describe how the proposal meets the following review criteria. (Not all review criteria will apply in every case. Only the applicable review criteria need to be met.)
 - a. Whether the conditional use complies with all applicable standards of the zoning ordinance. **Yes, the project has received Design Excellence Review approval and complies with Title 20 standards.**
 - b. Whether the conditional use is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of the neighborhood or community.

Yes, the project is in interest of public convenience - the proposed use is an eating and gathering establishment. The parcel is surrounded by highway heavy commercial uses. There are no surrounding residential uses and there will not be any adverse impact on general welfare of neighborhood or community.

- c. Whether the conditional use is compatible with the character of the surrounding area in terms of site planning, building scale, and project design.
Yes, this project received Design Excellence Review approval. The proposed project is for a remodel of the existing structure and should not impact the neighborhood in terms of site planning, building scale, and project design. The new design enhances the exterior street frontages, improves building scale, colors, and textures.
- d. Whether the conditional use has operating characteristics that are compatible with the surrounding area in terms of hours of operation, outdoor lighting, noise, and traffic generation.
Project is replacing a previous restaurant use, no additional traffic will be generated on streets or parking lot. The new project / use will operate with a Beer and Wine with Gambling License and hours of operation will be between the hours of 8am - 2am.
- e. Whether the conditional use will not have a significant adverse impact on traffic safety or comfort, including all modes of transport (non-motorized and motorized).
No, significant adverse impact on safety or comfort. New design will improve pedestrian and bicycle access with new accessible route from public right-a-way to main building entry.

2. Factors to be Considered.

Section 20.85.070(I) includes factors that City Council may consider in determining whether all applicable review criteria have been satisfied. These are listed below for reference.

- a. That new buildings and structures are located to create a positive relationship with their environment, both urban and natural.
- b. That the site design properly addresses building orientation, open space, light, sun exposure, views, and protection of natural features.
- c. That buildings, structures, and uses are compatible with adjacent properties and uses in terms of physical design elements, such as volume and mass management, building materials, color, open space design, screening, and other design elements.
- d. That the overall project will be functional, attractive, and safe in terms of pedestrian, bicycle, and vehicular access, parking, loading, and servicing.

E. ATTACHMENTS

As separate attachments (8.5" x 11" or 11" x 17"), provide the following materials with the site clearly identified. Where appropriate, required information may be combined as long as the information is clearly presented. Please check the box if the material is included in the packet. If the material is not included in the submittal packet, please note "N/A".

- A cover letter** describing the purpose of the proposed project, existing site conditions, and a brief description of the proposal. **X**
- A vicinity map** showing the subject property and the area within 300 feet of the subject property. **X**
- A Zoning map** of the subject property and vicinity (showing the existing zoning district), extending at least 300 feet from the property boundaries. **X**
- An aerial photo** of the subject property and vicinity extending at least 300 feet from the property boundaries. **X**

- A Growth Policy/Comprehensive Plan map** of the subject property and vicinity extending at least 300 feet from the property boundaries for the applicable comprehensive plan, clearly showing the land use designation of the subject property and surrounding properties. **X**
- The current plat** of the subject property. **X**
- A site plan**, including existing and proposed landscaping, parking, streets/access, sidewalks, bike lanes, and any other improvements to the property. **X**
- Building elevation drawings** of all proposed structures and/or photos of existing structures. **X**
- Floor plans** of all existing and proposed buildings. **X**

TAP CLUB

2275 N. RESERVE STREET

MISSOULA, MONTANA

FEBRUARY 2020

LEGAL DESCRIPTION

LOT: -
 COS: 4590
 TRACT: 2 IN NE4
 SUBDIVISION: -
 TOWNSHIP: 13 N
 RANGE: 19 W
 SECTION: 18
 GEOCODE: 04-2200-18-1-04-14-0000

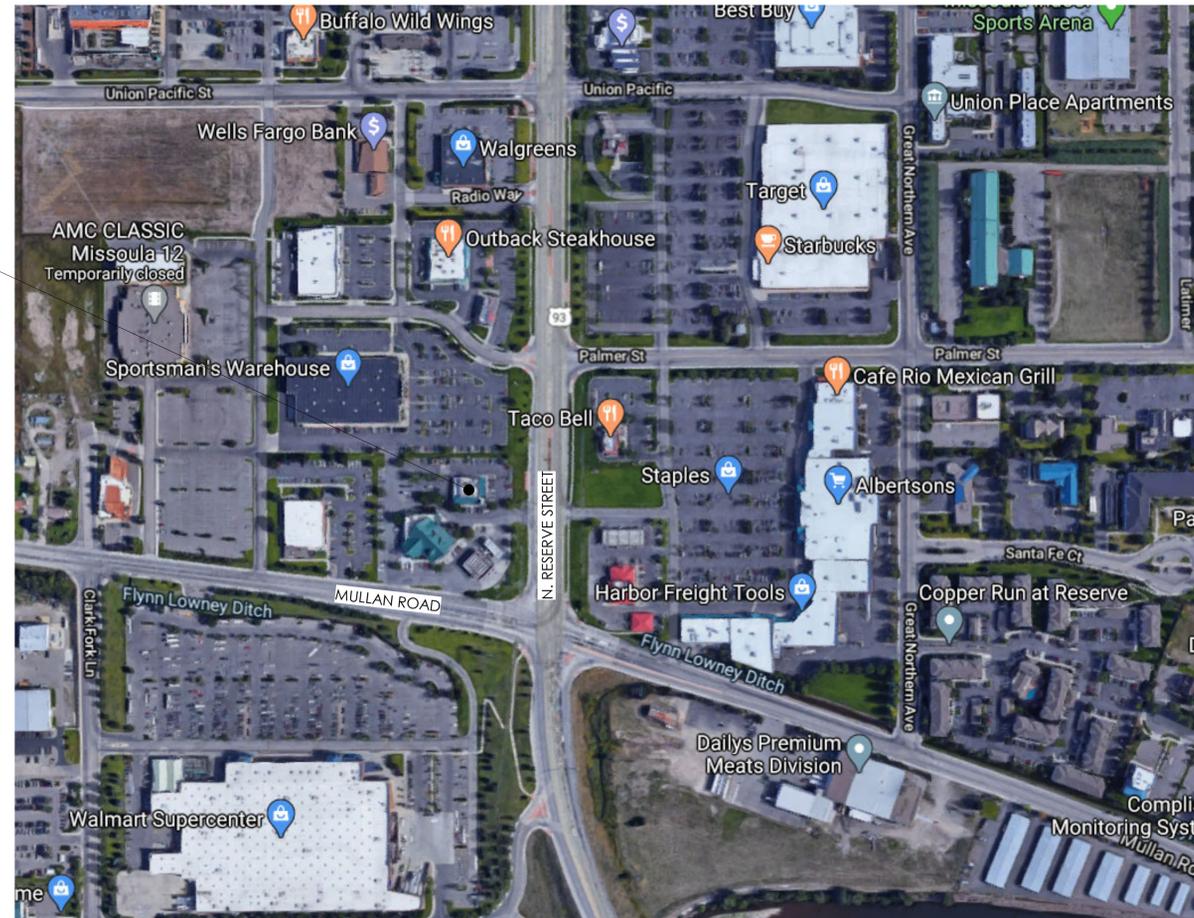
SHEET LIST

- COVER SHEET
- ARCHITECTURAL
- A.1.0 SITE PLAN
 - A.2.1 FLOOR PLAN
 - A.2.2 ENLARGED PLANS & EQUIPMENT SCHEDULE
 - A.5.0 BUILDING ELEVATIONS
 - A.5.1 BUILDING ELEVATIONS
 - A.5.3 3D PERSPECTIVES

CODE REVIEW

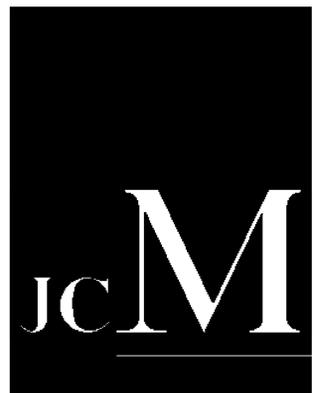
CODES	INTERNATIONAL BUILDING CODE, 2012 EDITION (IBC) UNIFORM PLUMBING CODE, 2012 EDITION (UPC) INTERNATIONAL MECHANICAL CODE, 2012 EDITION (IMC) NATIONAL ELECTRICAL CODE, 2014 EDITION (NEC) INTERNATIONAL ENERGY CONSERVATION CODE, 2009 EDITION (IECC) ICC/ANSI A117.1, 2003 EDITION LOCAL ZONING ORDINANCES AMERICANS WITH DISABILITIES ACT (ADA) OCCUPATIONAL SAFETY AND HEALTH ACT (OSHA) MONTANA OCCUPATIONAL SAFETY AND HEALTH ACT (MONT OSHA)												
OCCUPANCY	ASSEMBLY: GROUP A-2 RESTAURANT / TAVERN / CASINO												
CONSTRUCTION TYPE	TYPE VB - NON RATED, NON-SPRINKLED												
SEISMIC DESIGN CATEGORY	D												
OCCUPANT LOAD	<table border="0"> <tr> <td>TOTAL BUILDING OCCUPANTS</td> <td>= 206</td> </tr> <tr> <td>RESTAURANT</td> <td></td> </tr> <tr> <td>- FIXED SEATS (1 PER 24" BOOTH SEAT LENGTH)</td> <td>= 53</td> </tr> <tr> <td>- 2/ FIXED SEATS UNCONCENTRATED 1,500 SF (15 NET)</td> <td>= 100</td> </tr> <tr> <td>KITCHEN 1,586 SF (200 GROSS)</td> <td>= 8</td> </tr> <tr> <td>CASINO 492 SF (11 GROSS)</td> <td>= 45</td> </tr> </table>	TOTAL BUILDING OCCUPANTS	= 206	RESTAURANT		- FIXED SEATS (1 PER 24" BOOTH SEAT LENGTH)	= 53	- 2/ FIXED SEATS UNCONCENTRATED 1,500 SF (15 NET)	= 100	KITCHEN 1,586 SF (200 GROSS)	= 8	CASINO 492 SF (11 GROSS)	= 45
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KITCHEN 1,586 SF (200 GROSS)	= 8												
CASINO 492 SF (11 GROSS)	= 45												
BUILDING AREA	<table border="0"> <tr> <td>5,627 S.F. (EXISTING STRUCTURE)</td> <td></td> </tr> <tr> <td>57 S.F. (ADDITION - CASINO VESTIBULE)</td> <td></td> </tr> </table>	5,627 S.F. (EXISTING STRUCTURE)		57 S.F. (ADDITION - CASINO VESTIBULE)									
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57 S.F. (ADDITION - CASINO VESTIBULE)													

PROJECT AREA



VINICITY MAP
 SCALE: NTS

19025 - TAP CLUB
 D.E.R. REV. - DRAFT - 04.27.20



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PROGRESS SET
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TAP CLUB

2275 N. RESERVE STREET
 MISSOULA, MONTANA

REVISION	DATE	DESCRIPTION

Copyright Reserved. All parts of this drawing are the exclusive property of the JCM ARCHITECTURE and shall not be used without the Architect's permission.

All work shall conform to applicable codes, ordinances, and regulations including, but not limited to the following codes:

International Building Code, 2012 edition
 National Electric Code, 2014 edition
 International Mechanical Code, 2012 edition
 Uniform Plumbing Code, 2012 edition
 ICC/ANSI A117.1, 2009 edition
 International Energy Conservation Code, 2012 ed.
 Local Zoning Ordinances
 Americans with Disabilities Act
 Occupational Safety and Health Act
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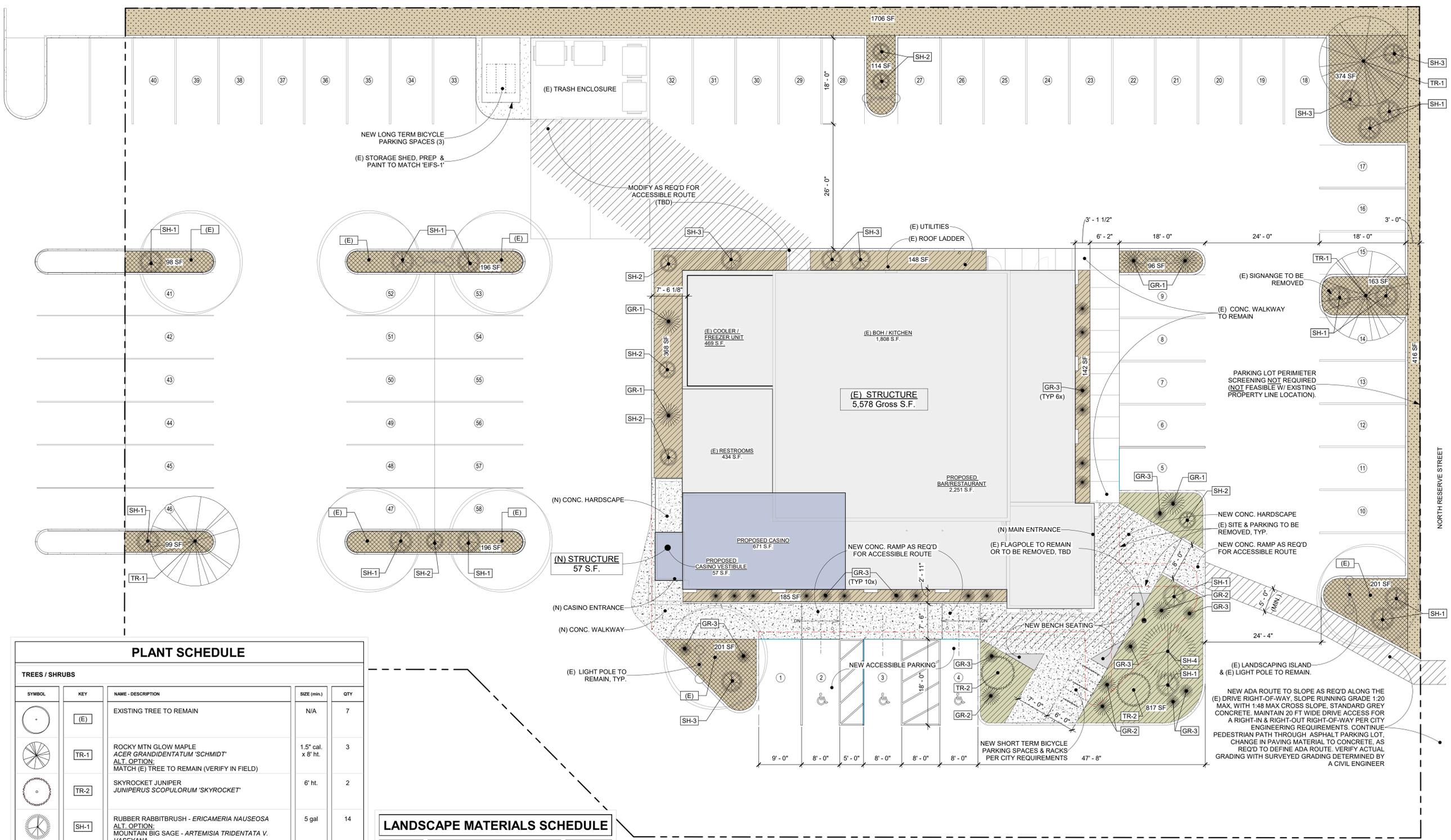
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- Preliminary Design
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- Issued for Construction

DATE: 04.27.20
 PROJ. NO.: 19025
 DESIGN: JCM
 PROJ. ARCH: JCM
 DRAFT: KLW

SHEET NO.
A.1.0



PLANT SCHEDULE

TREES / SHRUBS				
SYMBOL	KEY	NAME - DESCRIPTION	SIZE (min)	QTY
	(E)	EXISTING TREE TO REMAIN	N/A	7
	TR-1	ROCKY MTN GLOW MAPLE ACER GRANDIDENTATUM 'SCHMIDT' ALT. OPTION: MATCH (E) TREE TO REMAIN (VERIFY IN FIELD)	1.5" cal. x 8' ht.	3
	TR-2	SKYROCKET JUNIPER JUNIPERUS SCOPULORUM 'SKYROCKET'	6' ht.	2
	SH-1	RUBBER RABBITBRUSH - ERICAMERIA NAUSEOSA ALT. OPTION: MOUNTAIN BIG SAGE - ARTEMISIA TRIDENTATA V. VASEYANA	5 gal	14
	SH-2	HELMOND PILLAR BARBERRY BERBERIS THUNBERGII 'HELMOND PILLAR'	5 gal	7
	SH-3	LILLA SMOKE BUSH CONTINUS COGGYRIA 'LILLA'	5 gal	6
	SH-4	JELENA WITCH HAZEL HAMAMELIS x INTERMEDIA 'JELENA'	5 gal	1
GRASSES				
SYMBOL	KEY	NAME - DESCRIPTION	SIZE (gal)	QTY
	GR-1	FOERSTER'S FEATHER REED GRASS CALAMAGROSTIS x ACUTIFLORA 'KARL FOERSTER'	1 gal	5
	GR-2	BLUE GRAMA GRASS BOUTELLOUA GRACILIS	1 gal	4
	GR-3	IDAHO FESCUE FESTUCA IDAHOENSIS	1 gal	24

LANDSCAPE MATERIALS SCHEDULE

SYMBOL	MATERIAL	AREA
	(EXISTING) SOD TO REMAIN	2,122 S.F.
	GRAVEL, BLACK ANGULAR	1,660 S.F.
	WOOD MULCH, FULLY SHREDDED 3" MIN. TO 5" MAX. CONT. SOIL COVER	1,738 S.F.

LANDSCAPED AREA LEGEND

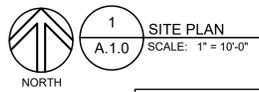
SYMBOL	MATERIAL	LOCATION	AREA	TOTAL AREA
	EXISTING LANDSCAPED AREA TO REMAIN OWNER WILL VOLUNTARILY IMPROVE EXISTING LANDSCAPING AREAS TO MEET TITLE 20 (20.65.080) REQUIREMENTS.	BUILDING PERIMETER.....843 S.F. INTERIOR PARKING LOT.....1,738 S.F. PARKING LOT PERIMETER.....2,122 S.F.	4,703 S.F.	
	NEW LANDSCAPED AREA (ALTERED AREA)	BLDG PERIMETER.....817 S.F.	817 S.F.	
LANDSCAPED AREA TOTAL			(12.55%) 5,520 S.F.	
SITE AREA TOTAL			44,000 S.F.	

PARKING CALCULATIONS

CASINO	20 MACHINES = 10 SPACES
4 SEATS = 1 SPACE	
2 EMPLOYEES = 1 SPACE	
RESTAURANT / TAVERN	145 SEATS = 36 SPACES
14 EMPLOYEES = 7 SPACES	
TOTAL PARKING SPACES REQUIRED	= 55 SPACES
TOTAL SPACES PROVIDED	= 58 SPACES
BICYCLE PARKING SPACES REQUIRED	
SHORT TERM (1 PER 10 MOTOR SPACES) = 6 SPACES	
LONG TERM (1 PER 5 EMPLOYEES) = 3 SPACES	

GENERAL NOTES

- FIELD VERIFY ALL DIMENSIONS & NOTIFY ARCHITECT OF ANY DISCREPANCIES.
- G.C. TO ENSURE THAT ALL PAVED AREAS, GARAGE SLAB, LANDSCAPED AREAS, ETC. HAVE A POSITIVE SLOPE AWAY FROM THE BUILDING.
- PROVIDE ELECTRICAL PROVISIONS FOR EXTERIOR LANDSCAPE AND ACCENT LIGHTING. VERIFY FIXTURE PLACEMENT AND TYPE WITH ARCHITECT AND OWNER. ALL NEW FIXTURES TO COMPLY WITH MISSOULA DESIGN EXCELLENCE - BUILDING ILLUMINATION REQUIREMENTS (BD15-19).
- ALL NEW BUILDING/SITE LIGHT FIXTURES TO BE SHIELDED & DOWNWARD FOCUSED (BD18).
- NO COLOR EXPOSED TUBE LIGHTING TO BE USED, TYPICAL FOR ALL BUILDING/SITE LIGHT FIXTURES (BD19).





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TAP CLUB

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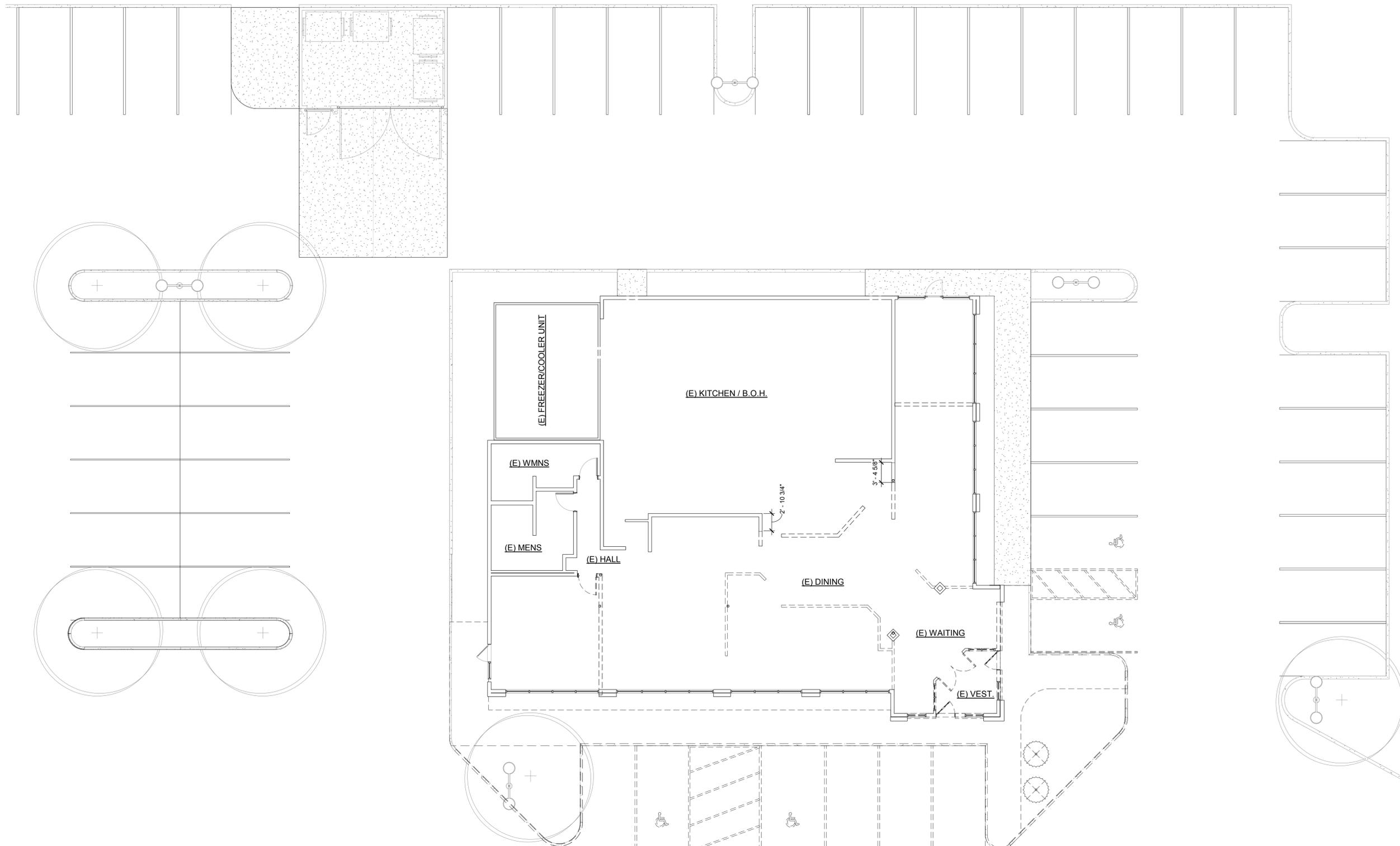
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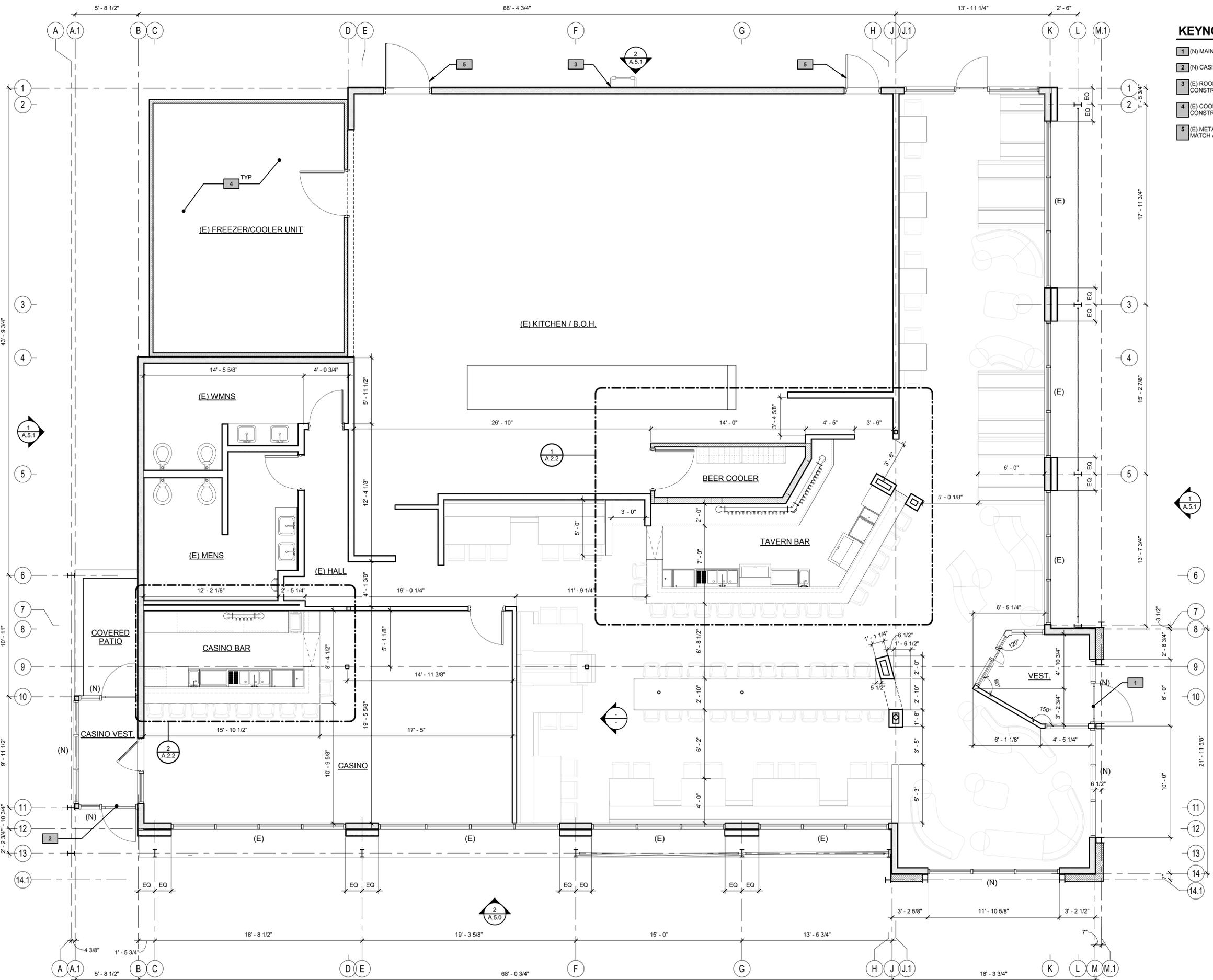
A.2.0



LEGEND

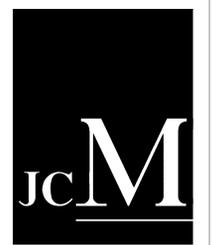
--- TO BE REMOVED

— EXISTING WALL TO REMAIN



KEYNOTES

- 1 (N) MAIN ENTRANCE
- 2 (N) CASINO ENTRANCE
- 3 (E) ROOF ACCESS LADDER TO REMAIN, PROTECT AS REQ'D DURING CONSTRUCTION, VERIFY CONDITION IN FIELD.
- 4 (E) COOLER / FREEZER UNIT TO REMAIN, PROTECT AS REQ'D DURING CONSTRUCTION.
- 5 (E) METAL DOOR, FRAME & HARDWARE TO REMAIN, PREP & PAINT TO MATCH ADJACENT WALLS, TYPICAL.



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WALL LEGEND

- EXISTING WALL TO REMAIN
- NEW WALL
- NEW CONC. WALL
- WALL FINISH

- Preliminary Design
- Final Design
- Issued for Pricing
- Issued for Permit
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DATE: 04.10.20
 PROJ. NO.: 19025
 DESIGN: JCM
 PROJ. ARCH: JCM
 DRAFT: KLW

SHEET NO.

A.2.1

1 MAIN LEVEL FLOOR PLAN
 A.2.1 SCALE: 1/4" = 1'-0"
 NORTH

EQUIPMENT SCHEDULE

KEY	DESCRIPTION	MANUFACTURER	MODEL	NOTES	QTY
EQ01	UNDERBAR DUMP SINK (NSF CERTIFIED)	JOHN BOOS	EUBD-1221	ADD SIDE SPLASH?	3
EQ02	UNDERBAR GLASS RACK STORAGE UNIT W/ DRAINBOARD TOP	JOHN BOOS	EUBGRS-24	2 OR 3 SHELVES?	3
EQ03	UNDERBAR SINK, 48" TRIPLE SINK, RIGHT DRAIN BOARD	JOHN BOOS	EUB3S48-1RD		2
EQ04	GLASS FROSTER	BEVERAGE-AIR	GF34L-S		2
EQ05	10-CIRCUIT UNDERBAR INSULATED ICE BIN W/COLD PLATE (NSF CERTIFIED)	JOHN BOOS	EUBIB-3021CP10		2
EQ06	UNDERBAR HANDSINK, 12"	Advance Tabco	CR-HS-12		2
EQ07	UNDERCOUNTER GLASSWASHER	CMA	GL-X		1
EQ08	BACK BAR REFRIGERATOR	Beverage Air	BB72HC-1-GS-S-27		1
EQ09	BACK BAR REFRIGERATOR	Beverage Air	BB48HC-1-GS-S-27		1
EQ10	CUSTOM DRAFT TOWER - 4" DIA. PIPE STYLE - 37 FAUCETS MIN.	MICRO-MATIC	CUSTOM	37 KEG LINES - CUSTOM FINISH TO MATCH YELLOW STEEL ACCENTS?	1
EQ11	DRAFT TOWER - 4" DIA. PIPE STYLE - 5 FAUCETS MIN.	MICRO-MATIC	TBD - CUSTOM?	5 KEG LINES - CUSTOM FINISH TO MATCH YELLOW STEEL ACCENTS?	1
EQ13	DROP SAFE - 22"	-	-		1

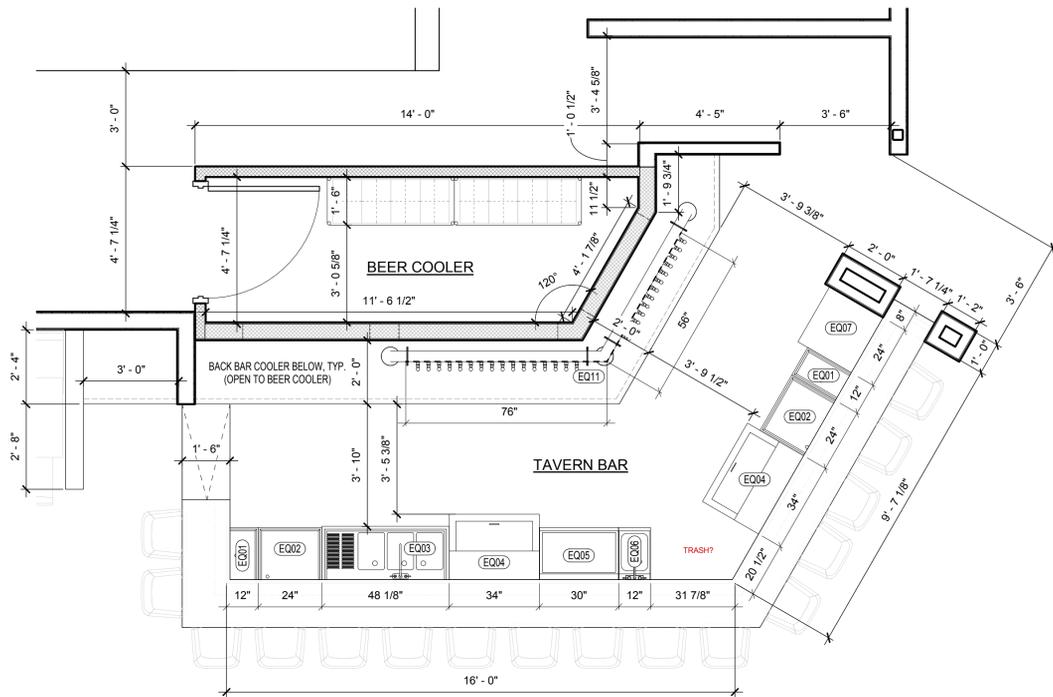
KEYNOTES



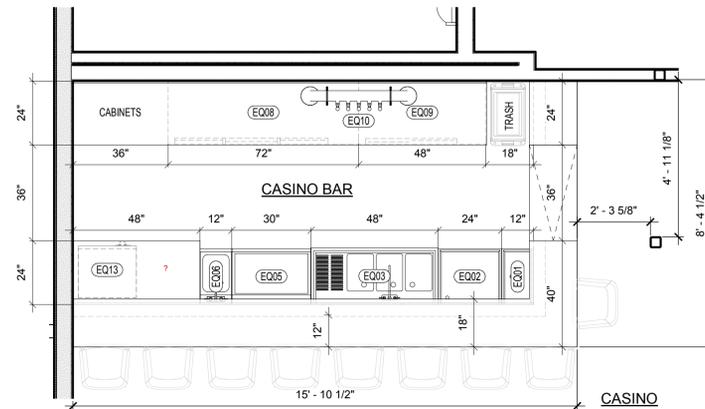
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PROGRESS SET
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1 TAVERN BAR FLOOR PLAN
A.2.2 SCALE: 3/8" = 1'-0"



2 CASINO BAR
A.2.2 SCALE: 3/8" = 1'-0"

TAP CLUB

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- Montana Occupational Safety and Health Act

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DRAFT: KLW

SHEET NO.

A.2.2

EXT. MATERIALS LEGEND

<p>(E) EIFS CLADDING PATCH & REPAIR AS REQ'D, PREP & PAINT COLOR: SW 7045 URBANE BRONZE</p> <p>(E) EIFS CLADDING PATCH & REPAIR AS REQ'D, PREP & PAINT COLOR: SW 7045 INTELLECTUAL GRAY</p> <p>(N) METAL ROOFING PANELS EPIC STEEL - 1" SNAPLOCK 20" WIDTH - 26 ga FINISH: PEBBLE GRAY</p> <p>(N) METAL WALL PANEL PERFORATED CORRUGATED PROFILE FINISH: BLACK - MATTE OR SATIN</p> <p>(N) PLATE STEEL - 1/4" POWDER COAT FINISH: RAL 8004</p>	<p>(E) METAL SHEET FLASHING & PARAPET CAP FINISH: DARK BRONZE</p> <p>(N) METAL FLASHING & PARAPET CAP - 20 ga FINISH: DARK BRONZE (MATCH EXISTING), VERIFY IN FIELD.</p> <p>(E) THINSET STONE MASONRY VENEER PREP & PAINT COLOR: SW 7048 URBANE BRONZE</p> <p>(E) ALUM. CLAD STOREFRONT SYSTEM FRAME FINISH: DARK BRONZE</p> <p>(N) ALUM. CLAD STOREFRONT SYSTEM FRAME FINISH: DARK BRONZE (MATCH EXISTING), VERIFY IN FIELD.</p> <p>(N) ALUM. CLAD STOREFRONT SYSTEM POWDER COAT FRAME FINISH: RAL 1016</p>	<p>(N) EXPOSED STEEL FRAMING RAW / WEATHERED HEAVY STEEL FRAMING CLEAR COAT FINISH: PERMALAC ORIGINAL - MATTE</p> <p>(N) EXPOSED STEEL CROSS BRACING POWDER COAT FINISH: RAL 1016</p> <p>(N) EXPOSED TUBE STEEL FRAMING PREP & PAINT POWDER COAT FINISH: RAL 8001</p> <p>(N) EXPOSED STEEL FRAMING POWDER COAT FINISH: RAL 8004</p>
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KEYNOTES

- 1 (N) CASINO ENTRANCE
- 2 (N) MAIN ENTRANCE
- 3 APPROX. SIGNAGE LOCATION, WALL SIGN TYPE, 50 SF MAX AREA, (DESIGN TBD.)
- 4 (E) ROOF ACCESS LADDER TO REMAIN, PROTECT AS REQ'D DURING CONSTRUCTION, VERIFY CONDITION IN FIELD.

PROGRESS SET
NOT FOR CONSTRUCTION

TAP CLUB

2275 N. RESERVE STREET
MISSOULA, MONTANA
REVISION

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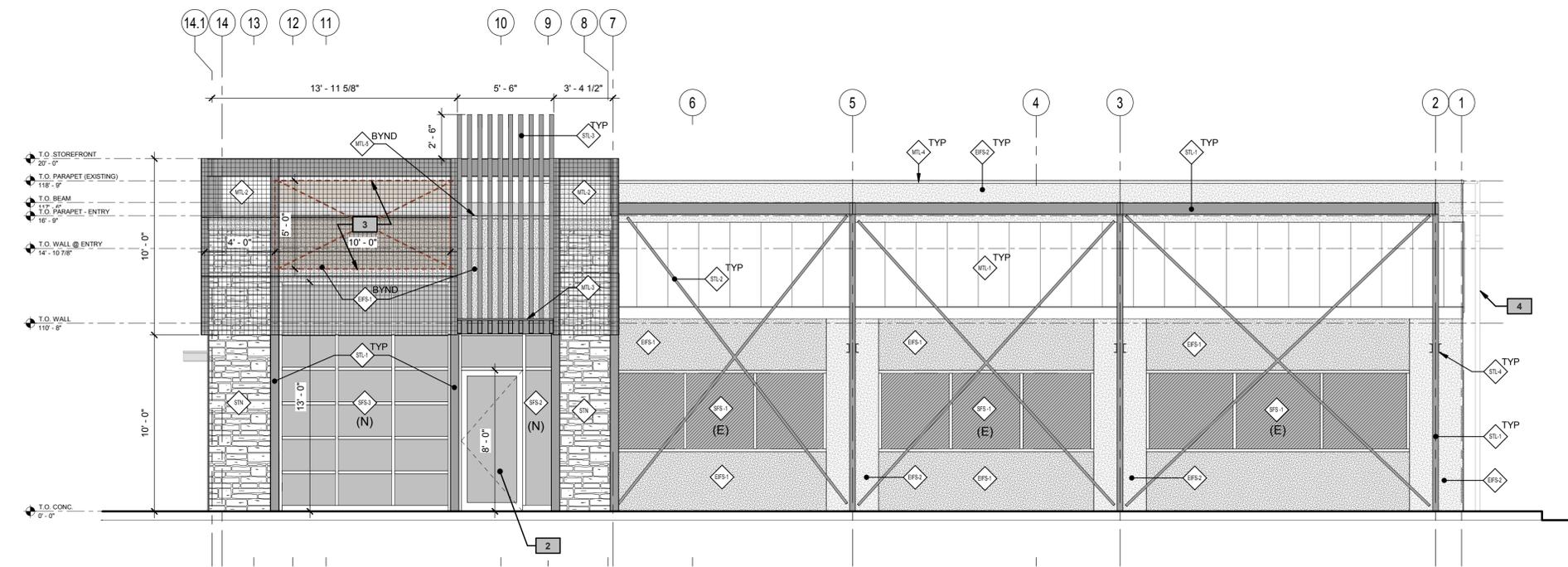
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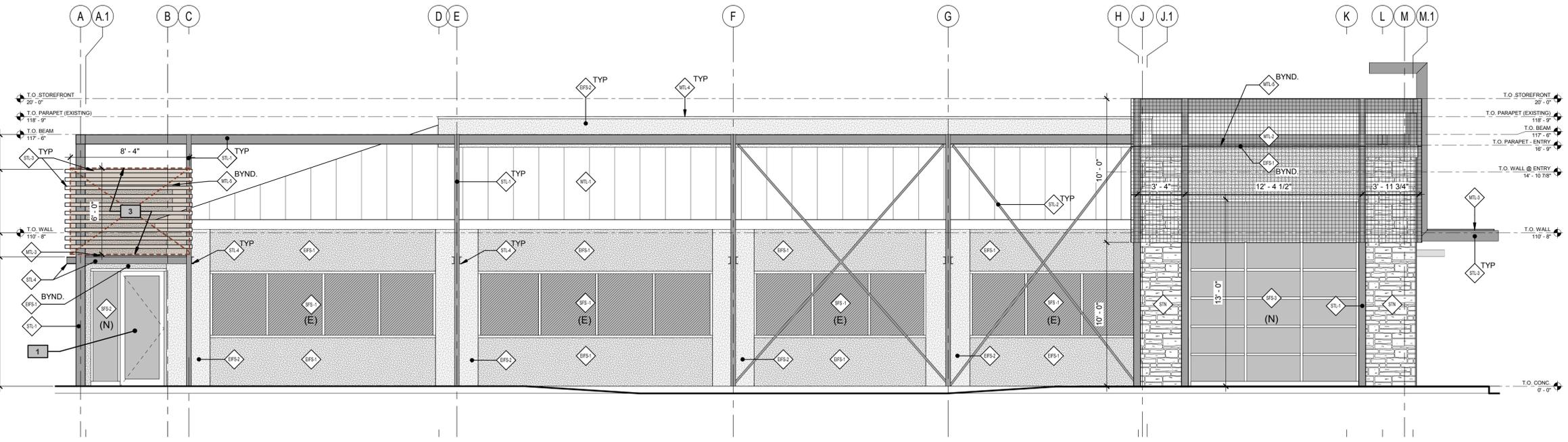
SHEET NO.
A.5.0



MATERIAL COVERAGE
STREET FACING FACADE - 1/A.5.0

MATERIAL		COVERAGE	
CATEGORY	TYPE	AREA	%
GLAZING (EXISTING)	ALUM. STOREFRONT	182 SF	18%
GLAZING (NEW)	ALUM. STOREFRONT	191 SF	18%
NATURAL MATERIAL	STONE (EXISTING)	106 SF	10%
SYNTHETIC STUCCO	EIFS (EXISTING)	556 SF	54%

1 EAST ELEVATION
A.5.0 SCALE: 1/4" = 1'-0"



2 SOUTH ELEVATION
A.5.0 SCALE: 1/4" = 1'-0"

EXT. MATERIALS LEGEND

- ◆ EFS-1 (E) EIFS CLADDING
PATCH & REPAIR AS REQ'D. PREP & PAINT
COLOR: SW 7048 URBANE BRONZE
- ◆ EFS-2 (E) EIFS CLADDING
PATCH & REPAIR AS REQ'D. PREP & PAINT
COLOR: SW 7045 INTELLECTUAL GRAY
- ◆ MFL-1 (N) METAL ROOFING PANELS
EPIC STEEL - 1" SNAPLOCK 20" WIDTH - 26 ga
FINISH: PEBBLE GRAY
- ◆ MFL-2 (N) METAL WALL PANEL
PERFORATED CORRUGATED PROFILE
FINISH: BLACK - MATTE OR SATIN
- ◆ MFL-3 (N) PLATE STEEL - 1/4"
POWDER COAT FINISH: RAL 8004

- ◆ MSL-1 (E) METAL SHEET FLASHING & PARAPET CAP
FINISH: DARK BRONZE
- ◆ MSL-2 (N) METAL FLASHING & PARAPET CAP - 20 ga
FINISH: DARK BRONZE (MATCH EXISTING), VERIFY IN FIELD.
- ◆ STN-1 (E) THINSET STONE MASONRY VENEER
PREP & PAINT
COLOR: SW 7048 URBANE BRONZE
- ◆ SFS-1 (E) ALUM. CLAD STOREFRONT SYSTEM
FRAME FINISH: DARK BRONZE
- ◆ SFS-2 (N) ALUM. CLAD STOREFRONT SYSTEM
FRAME FINISH: DARK BRONZE (MATCH EXISTING), VERIFY IN FIELD.
- ◆ SFS-3 (N) ALUM. CLAD STOREFRONT SYSTEM
POWDER COAT FRAME FINISH: RAL 1016

- ◆ STL-1 (N) EXPOSED STEEL FRAMING
RAW / WEATHERED HEAVY STEEL FRAMING
CLEAR COAT FINISH: PERMALAC ORIGINAL - MATTE
- ◆ STL-2 (N) EXPOSED STEEL CROSS BRACING
POWDER COAT FINISH: RAL 1016
- ◆ STL-3 (N) EXPOSED TUBE STEEL FRAMING
POWDER COAT FINISH: RAL 8001
- ◆ STL-4 (N) EXPOSED STEEL FRAMING
POWDER COAT FINISH: RAL 8004

KEYNOTES

- 1 (E) COOLER / FREEZER UNIT TO REMAIN. PROTECT AS REQ'D DURING CONSTRUCTION.
- 2 (N) CASINO ENTRANCE
- 3 (E) METAL DOOR, FRAME & HARDWARE TO REMAIN. PREP & PAINT TO MATCH ADJACENT WALLS. TYPICAL.
- 4 (E) ROOF ACCESS LADDER TO REMAIN. PROTECT AS REQ'D DURING CONSTRUCTION. VERIFY CONDITION IN FIELD.



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TAP CLUB

2275 N. RESERVE STREET
MISSOULA, MONTANA

REVISION	DATE	DESCRIPTION

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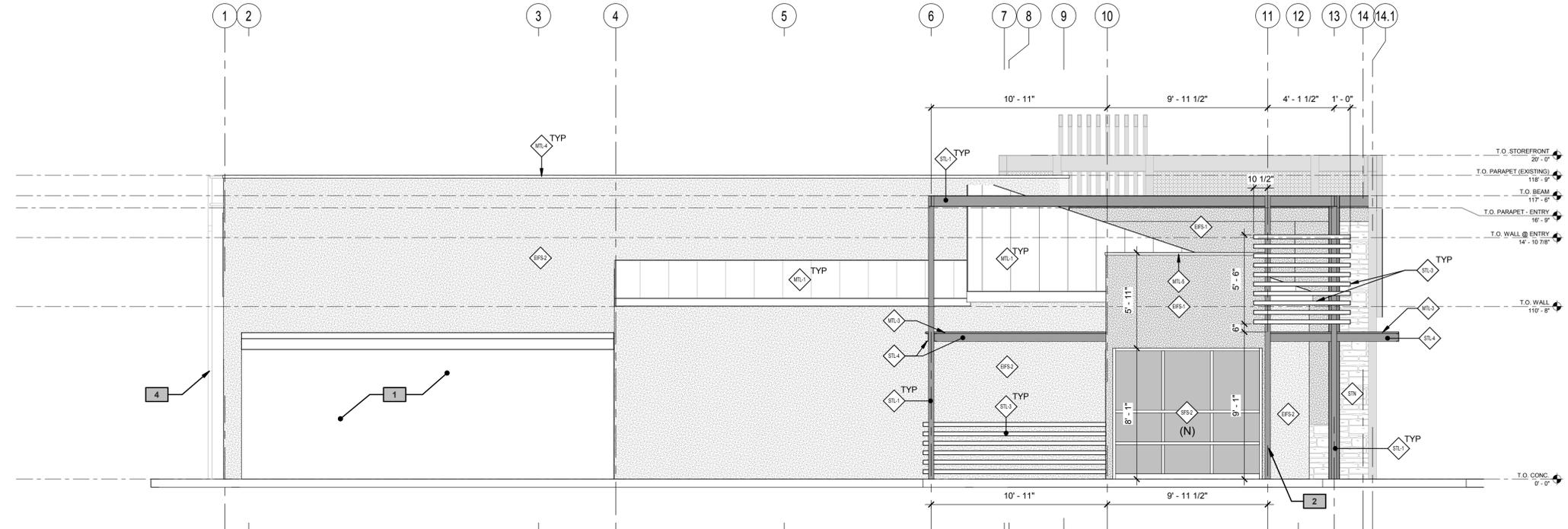
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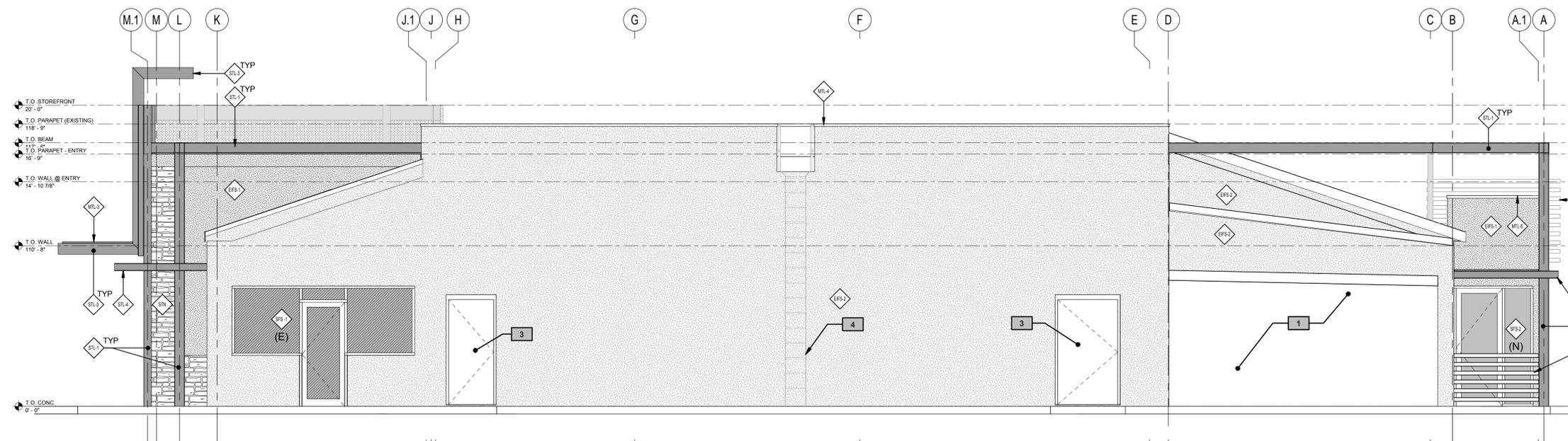
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SHEET NO.
A.5.1



1 WEST ELEVATION
A.5.1 SCALE: 1/4" = 1'-0"



2 NORTH ELEVATION
A.5.1 SCALE: 1/4" = 1'-0"



MAIN ENTRY - E
SCALE: NTS



MAIN ENTRY - SE
SCALE: NTS



MAIN ENTRY - NE
SCALE: NTS



CASINO ENTRY - SE
SCALE: NTS



CASINO ENTRY - SW
SCALE: NTS



AERIAL - SE
SCALE: NTS



AERIAL - SW
SCALE: NTS



AERIAL - NE
SCALE: NTS



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SHEET NO.

A.5.3