

*****ATTACHMENTS*****

PARCEL NO.: _____
MAP NO.: _____
ZONING CLASSIFICATION: _____

Office Use Only
DATE SUBMITTED: _____
REVIEW DATE: _____

CITY OF SHEBOYGAN
ARCHITECTURAL REVIEW APPLICATION
Revised November 2009

Completed application must be filed with the Department of City Development, 828 Center Avenue, Suite 104. To be placed on the agenda of the Architectural Review Board, application must be filed two weeks prior to date of meeting. Applications that are not complete or that are not legible will not be accepted.

1. APPLICANT INFORMATION

APPLICANT: DENNIS & JAMIE EVANS
ADDRESS: 332 Wisconsin Ave, Sheboygan WI 53081
E-MAIL ADDRESS: blastsoftserve@gmail.com
PHONE: (507) 456-7196 FAX NO.: ()

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: BLAST SOFT SERVE
ADDRESS OF PROPERTY AFFECTED: 406 PENNSYLVANIA AVE
NEW BUILDING: _____ ADDITION: _____ REMODELING: X
DESCRIPTION OF PROPOSED PROJECT: SEE ATTACHED

DESCRIPTION OF EXISTING EXTERIOR DESIGN AND MATERIALS: _____
See Attached

DESCRIPTION OF THE PROPOSED EXTERIOR DESIGN AND MATERIALS: _____
See Attached, plus samples will be brought to meeting

Description of the project:

The existing building was long used as a house and most recently an office. In order to give the appearance of a "soft serve ice cream parlor" we wanted utilize the most open side of the site by adding a new deck and serving windows on the east side of the building.

To compliment the blue shake and siding color of the existing building we will be using a grey colored deck, railings and posts on the new deck. In order to give the appearance of an open and welcoming deck for people to use we are showing steps coming up to the new deck (20' x 14') on three sides (N.E and S). The steps will lead up to two (2) new serving windows that will be protected by a lean-to-canopy made of wood posts and rafters that will be stained to match the grey deck material. (The deck material will be "Trex" composite decking in a color called Foggy Wharf). The roof of the canopy would be a natural (silver-grey) colored corrugated metal. This is a material that is simple yet modern and will complement the grey deck, steps and railings as well as the blue of the existing building which will remain.

On any open sides of the steps leading up to the deck we will use a grey lattice material to close off the openings in a similar gray that matches the deck and framing for the canopy.

It should be noted that the rendering that was created appears to show the wood canopy and railing in a more brown tone which is not accurate, but the rendering program was showing the sun on parts of the building and deck which made the colors change and are not an accurate rendition of the actual colors. We have brought along actual samples of the decking as well as pictures of the building to show the committee the correct colors being used. We also created a different view of the deck and canopy which is attached and might give you a better idea as to the colors. We apologize for the color of the rendering but the intent was to show how the canopy and deck and stairs complement the building and not to try and show the final colors that are being used.

At the bottom of the stairs going up to the new deck we are showing a concrete sidewalk so wherever one enters or comes off the stairs they will land on a standard grey concrete sidewalk. The new walls will connect to new walks that connect to the existing perimeter sidewalks along Pennsylvania Avenue and 4th street.

A new handicapped concrete sidewalk is also being added on the west side of the building. This walk will allow anyone who requires ADA access to the "soft serve store" can now use the sidewalk that goes up to the existing wood deck where they can be served at a side door and window.

Blast Soft Serve

We intend to open a soft serve ice cream shop at 406 Pennsylvania Ave here in Sheboygan. Our concept is a Seasonal walk up shop with serving windows. Our menu is simple: Soft Serve Ice Cream in many ways, from Cones, to Sundaes, to Flurries, to Shakes, Malts, and Floats. We may also offer coffee. Our typical season is weather related but will be Mid-April through the end of October. Hours of operation are 11am – 10pm.

Growing up in Stevens Point, WI and Mason City, IA we enjoyed businesses just like this. We opened our 1st soft serve shop in Owatonna, MN in 1997. At that time, we had no experience under our belts and hoped the concept that we both grew up with would be successful there. It was! Then due to rental arrangements, we moved to another location using the same formula that worked for the previous location, and ran that until we sold it in 2014. We sold it to move to Charleston, SC to be closer to family. We also intended to find a location there to start another business. After a year there, we moved back to Stevens Point, once again to be closer to family.

In our search for a new business location, we looked at Wausau (already have about 7 soft serve businesses there), Appleton, Oshkosh, and Manitowoc. We were pretty sure about Manitowoc and even looked at houses and business locations with a realtor.

On a whim we decided to drive south along the lake and came to Sheboygan. We immediately knew this was where we want to be. The lakefront and Riverfront areas are well used and look inviting. The pedestrian friendly walkways and sidewalks are abundant and speak to our personal preference. We also noticed the number of projects in the “works”, which had us excited about the continued growth of this area.

The perfect location: 406 Pennsylvania Ave. This property had been vacant and on the market for 3 years. It's close to the Beach and the River walk-way, and connected to neighborhoods by trails and sidewalks making it a pedestrian friendly destination. We purchased this property in the summer of 2018.

We now propose to open our business, Blast Soft Serve, at 406 Pennsylvania Ave here in Sheboygan. We are committed to this community and have purchased a home here. Our son is attending Lakeshore Technical College. Our daughter and son-in-law have moved from Charleston, SC and have also purchased a home here.

Details of the overall look and use of this project will be a walk-up Ice Cream stand. We'll build a 20' x 14' deck to 2 serving windows. The deck will be Trex material in Foggy Wharf color. We would also like to have an overhang over the serving windows. This material will be corrugated steel with stained (to match the Trex decking) wood support. There will be benches and tables for customers to sit at in the large 1/3-acre lot. We want to provide a park-like feel for our customers. This is a family-oriented business that caters to all ages.

We are not new to running a business and we have proven our knowledge and ability in 2 previous locations, which are still open and running in Owatonna, MN. For over 17 years, we've learned recipes, vendors, food safety, and community mindedness. We were often the first job to many teens, that continued to work with us through all 4 years of high school. Blast was an amenity to Owatonna, and became a social meeting place after other events in town. We hope to embrace that same energy here in Sheboygan.

Blast Soft Serve

1. Our Intentions:
 - A. Renovate existing property at 406 Pennsylvania Ave.
 - a. Add deck, overhang, and walkways.
 - b. Exterior lighting.
 - B. Open Soft Serve business, Blast Soft Serve.
 - C. Provide a park-like setting for customers. This will include benches and tables.

2. Hours of Operation:
 - A. Seasonal and weather permitting. Expected to be mid-April to the end of October
 - B. 11am to 10pm daily.

3. Customer base:
 - A. Drive up, park. Jump out to grab an Ice Cream to go.
 - B. Destination minded: intentions of going to get an ice cream. Walking, driving, biking traffic is all expected. People out for a walk, Families getting a treat together, groups of classes, clubs, and organizations.
 - C. Call-in orders: Example is XYZ Company is having an event and orders 100 cups of ice cream for pick-up.

4. Future Plans: We'd like to continue to make improvements to this property over time.
 - A. Including a walkway to the North end of the property and steps going up to Franklin St.
 - B. Adding shrubs and planting trees for shade.

5. Effects on neighboring businesses and residents:
 - A. Our hours of operation are 11am – 10pm. These are reasonable time frames for traffic and noise. We realize that we are in an area that already has other businesses in operation before and after these times.
 - B. We will have trash receptacles strategically placed for customers. We also pick up anything that inadvertently blows away.
 - C. Our large garbage bins will be hidden away from view and smell in an existing garage on the North end of the property. We will have garbage pick up once per week and will increase that as business increases. We are conscientious of garbage and odors and are proactive in maintaining a clean, well kept area.

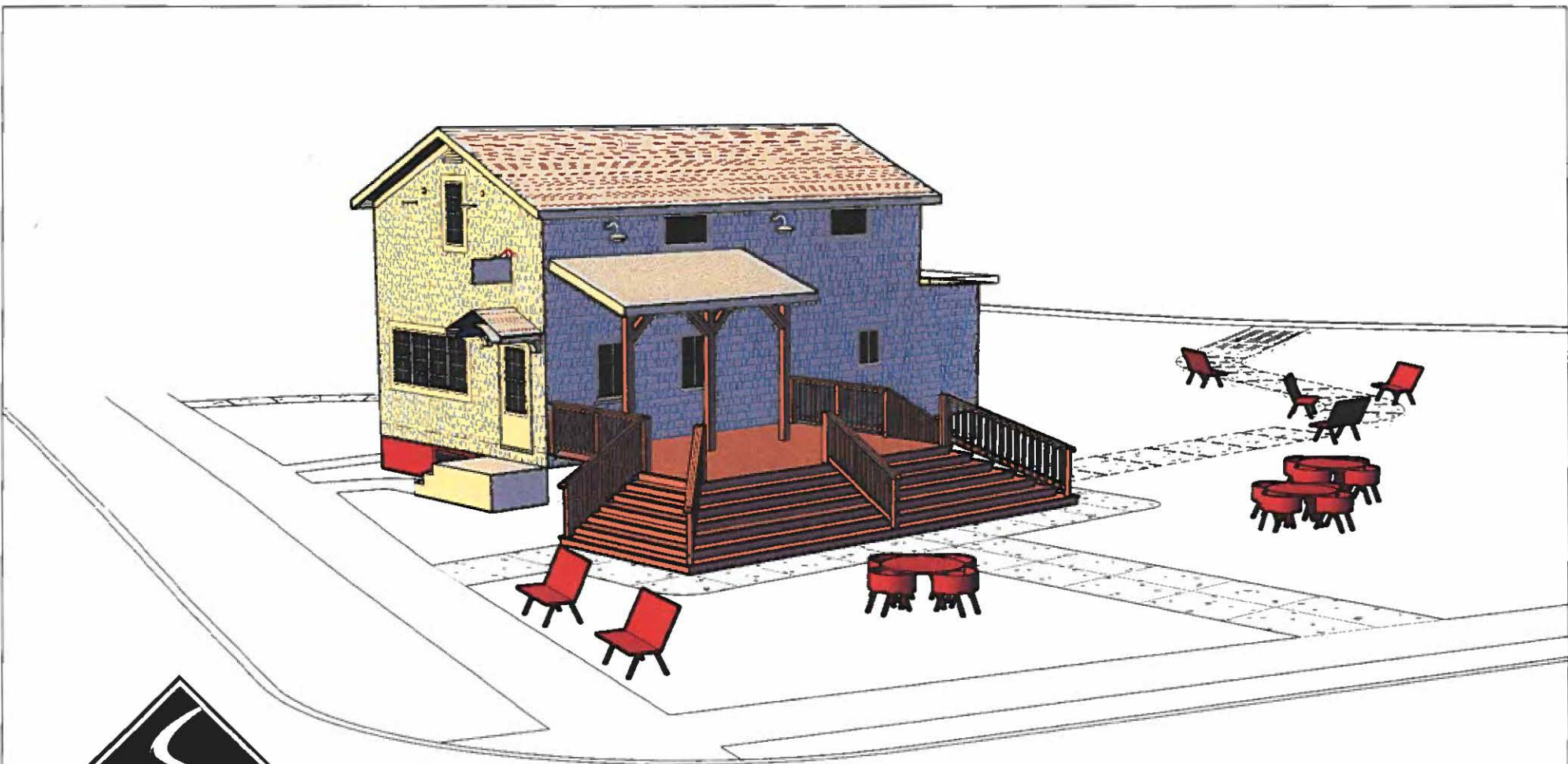


**SMIES &
ASSOCIATES,
ARCHITECTS** LLC

635 MAY FLOWER AVE
SHEBOYGAN, WI, 53083
PH: (920) 458-0771
EMAIL: Jeff@smiesarchitects.com
WEB ADDRESS:
www.smiesarchitects.com



DECK AND RAMP ADDITION TO:
SOFT SERVE PARLOR
406 PENNSYLVANIA AVE.
SHEBOYGAN, WI 53081



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ASSOCIATES,
ARCHITECTS** LLC

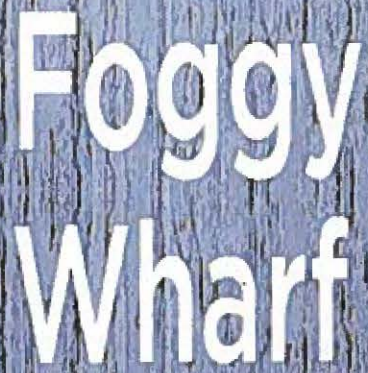
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DECK AND RAMP ADDITION TO:
SOFT SERVE PARLOR
406 PENNSYLVANIA AVE.
SHEBOYGAN, WI 53081

The Trex logo is positioned in the upper left quadrant of the image. It features the word "Trex" in a bold, white, sans-serif font, with a registered trademark symbol (®) to its upper right. The background behind the logo is a vertical strip of wood-grain texture.

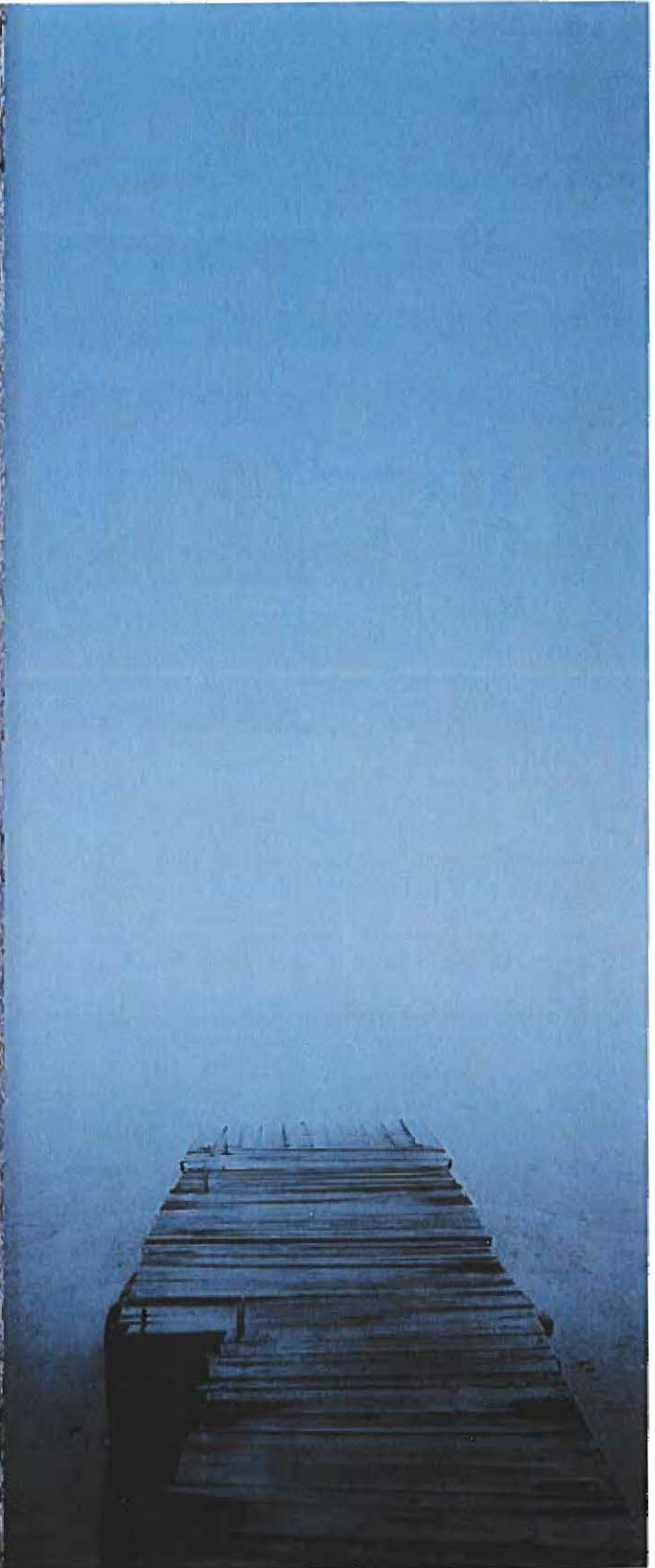
Trex®

The title "Foggy Wharf" is centered vertically on the left side of the image. It is written in a large, white, sans-serif font. The background for this text is the same vertical wood-grain texture strip.

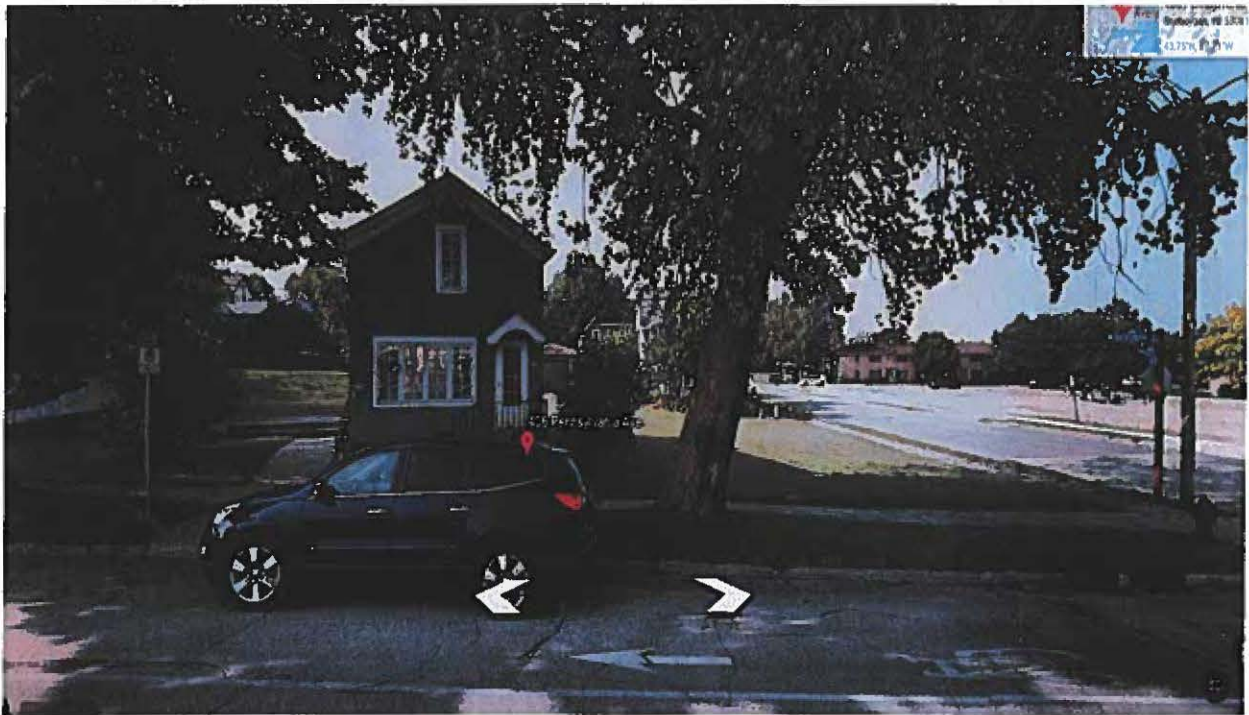
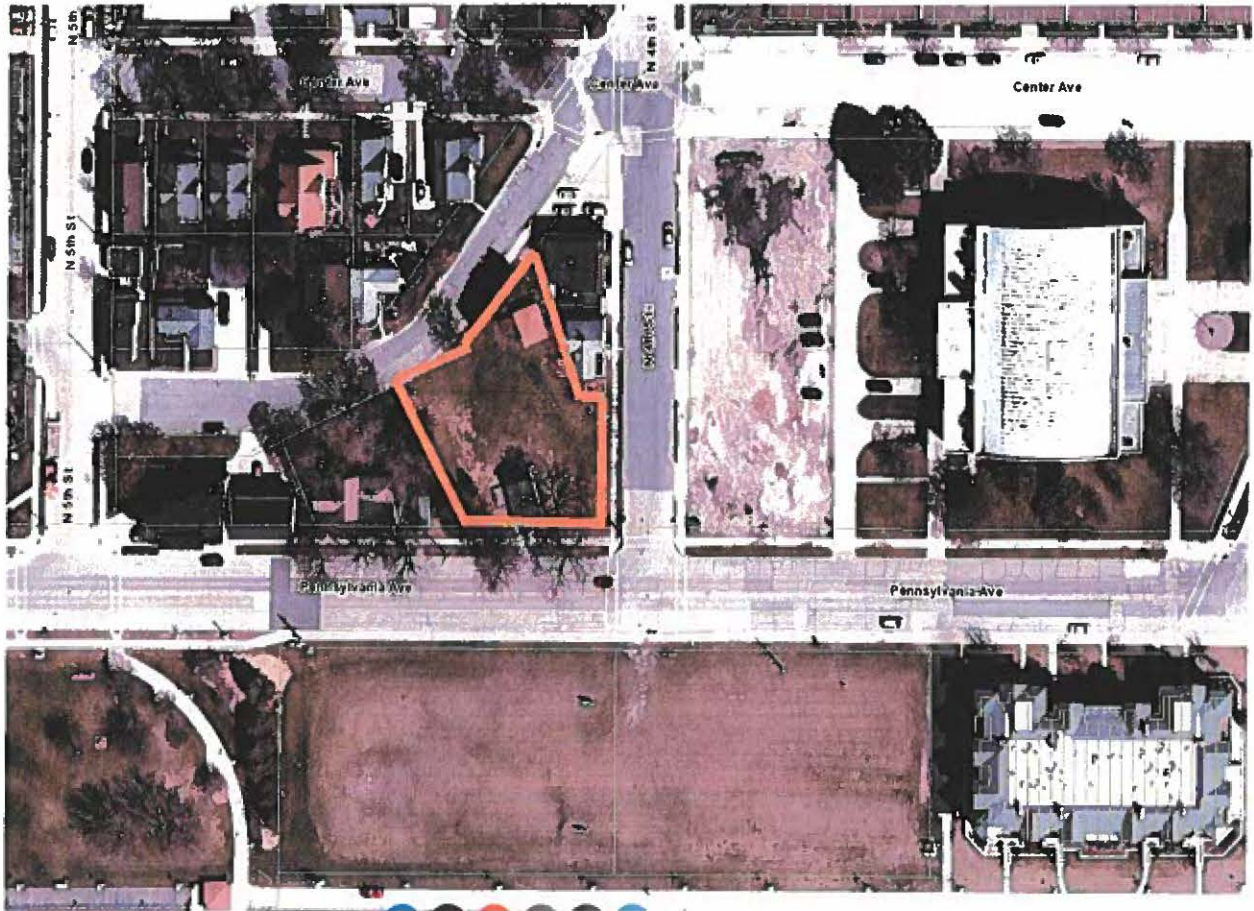
Foggy
Wharf

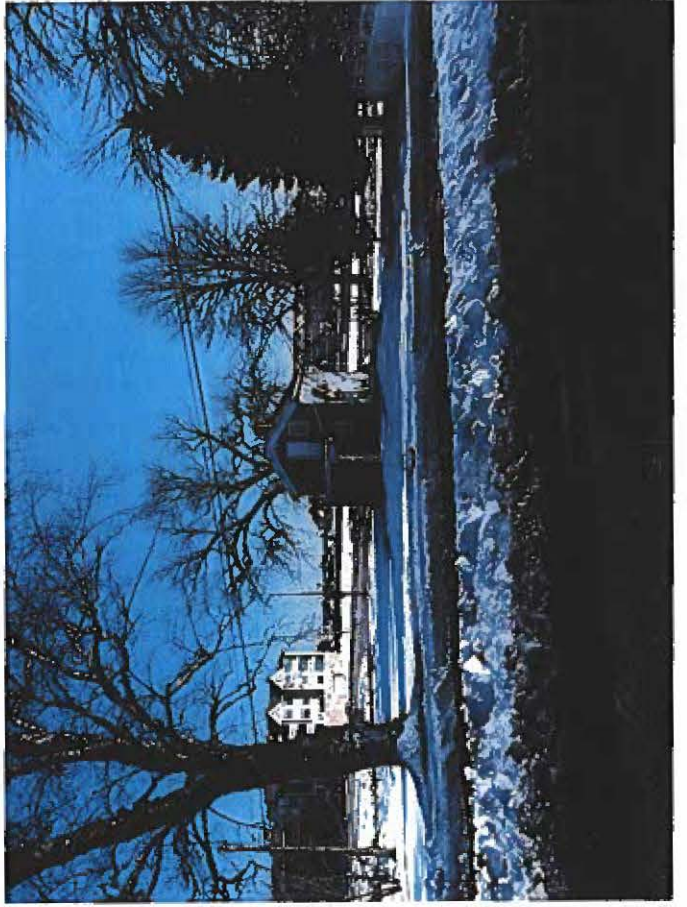
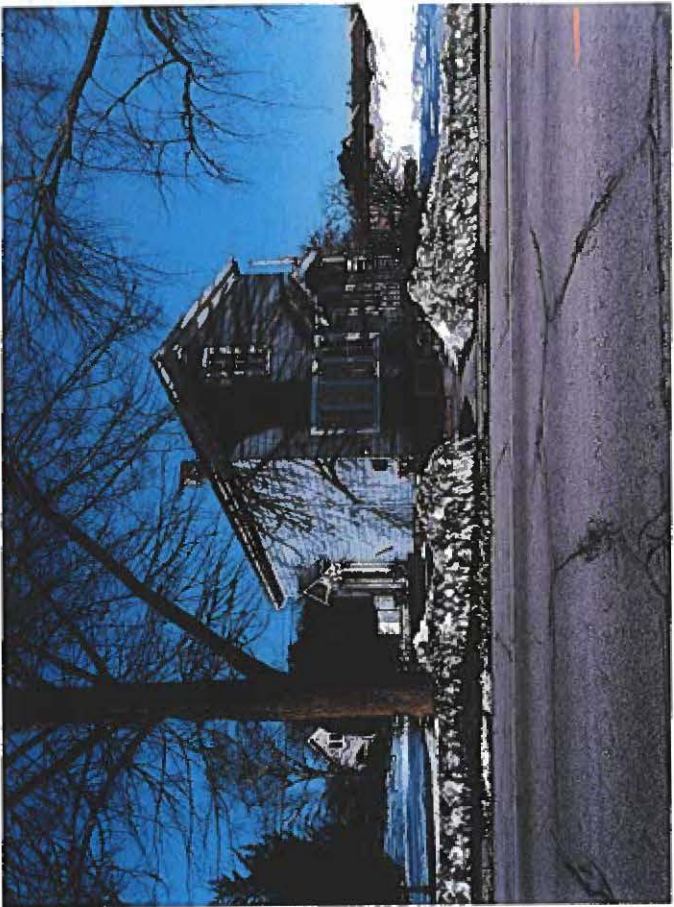
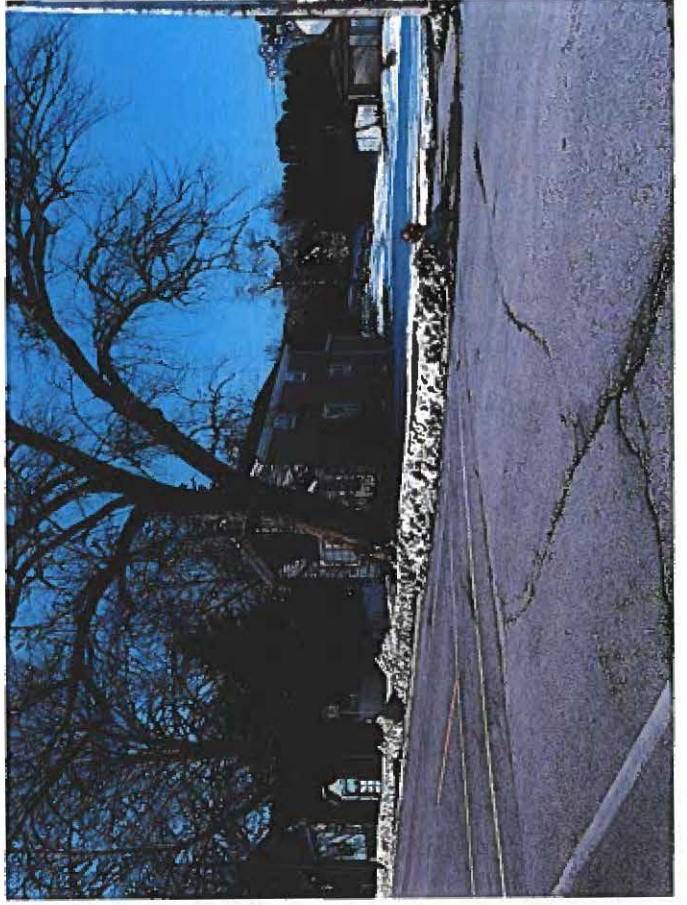
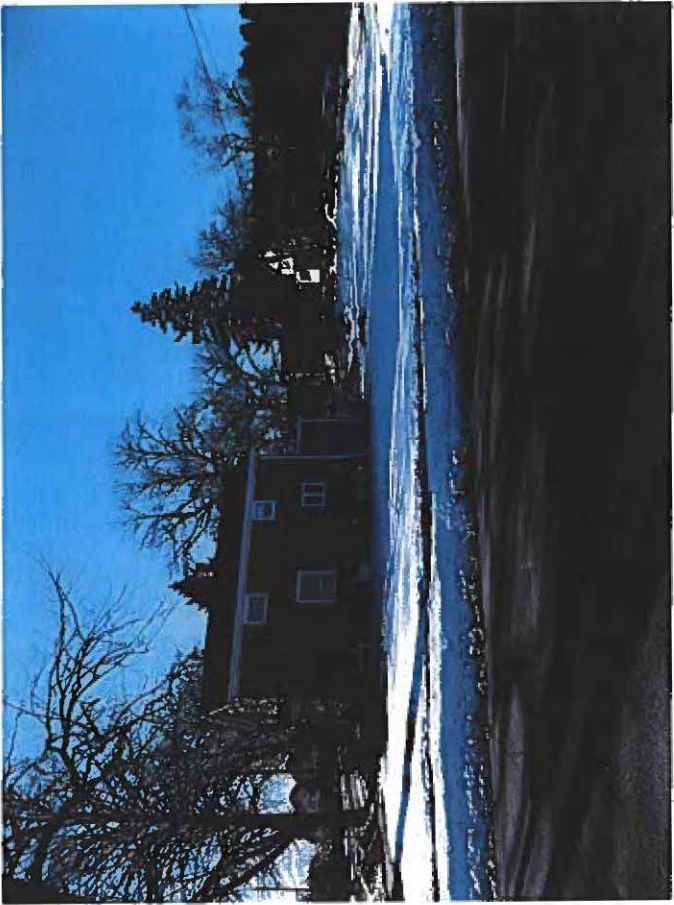
The hashtag "#TrexForAnyDeck" is located in the bottom left corner of the image. It is written in a white, sans-serif font. The background behind it is the wood-grain texture strip.

#TrexForAnyDeck





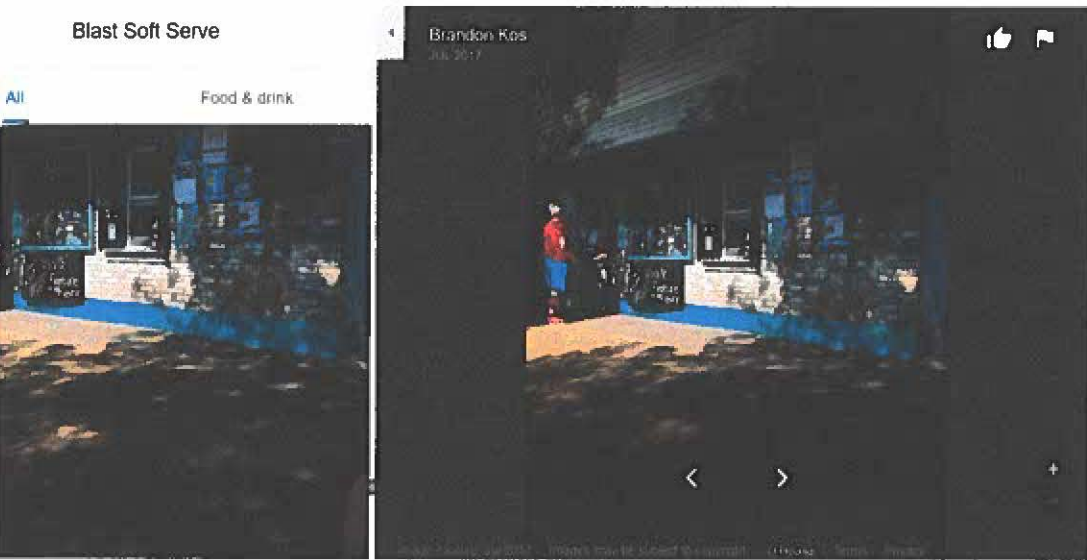
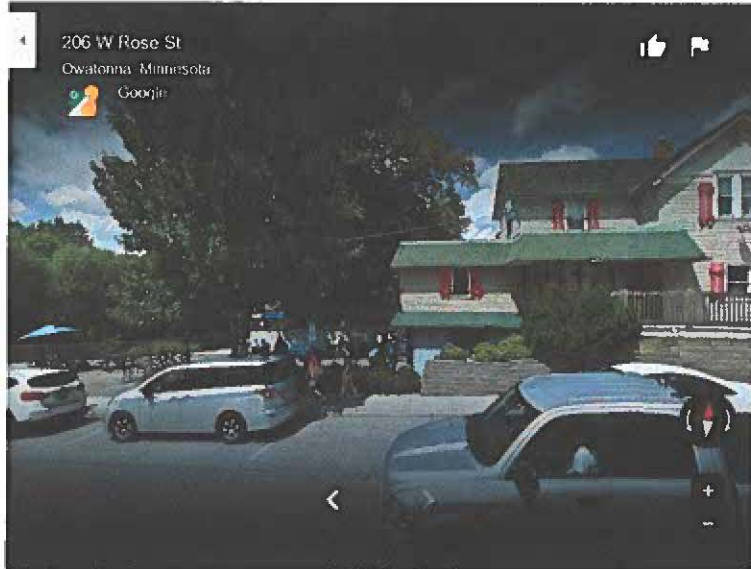








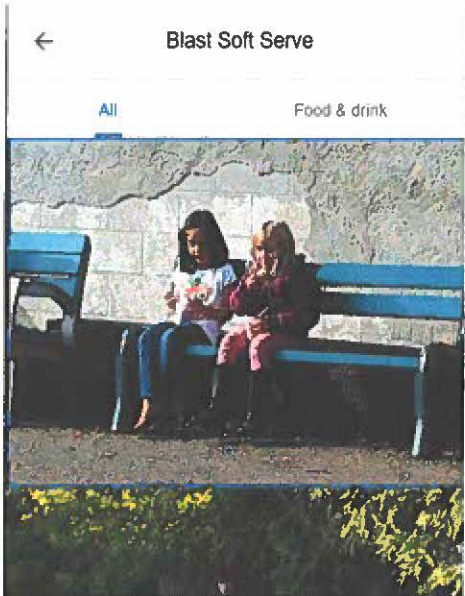
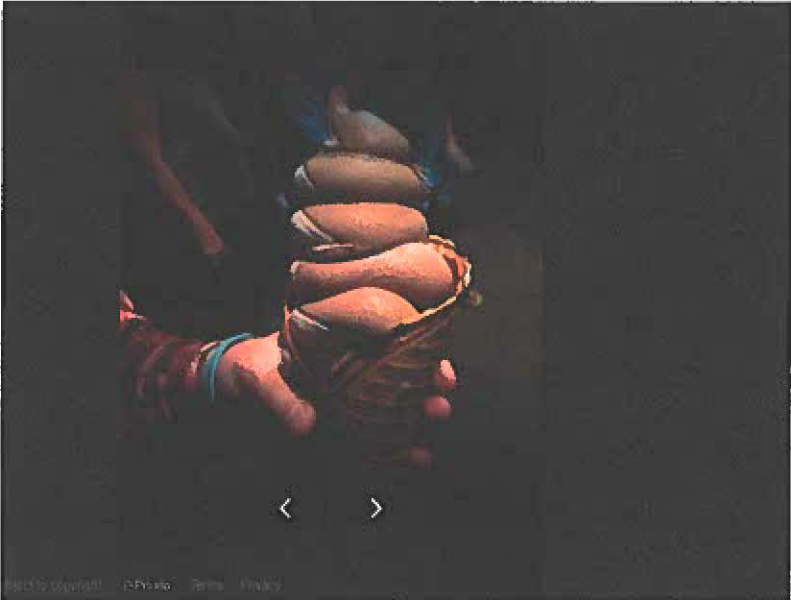
Blast Soft Serve



Blast Soft Serve



Blast Soft Serve



CITY OF SHEBOYGAN

REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION

ITEM DESCRIPTION: Exterior remodel and deck/outdoor patio addition at Blast Soft Serve located at 406 Pennsylvania Avenue.

REPORT PREPARED BY: Steve Sokolowski, Manager of Planning and Zoning

REPORT DATE: March 6, 2020

MEETING DATE: March 9, 2020

FISCAL SUMMARY:

Budget Line Item: N/A
Budget Summary: N/A
Budgeted Expenditure: N/A
Budgeted Revenue: N/A

STATUTORY REFERENCE:

Wisconsin Statutes: N/A
Municipal Code: N/A

BACKGROUND / ANALYSIS:

Dennis and Jamie Evans are proposing to operate Blast Soft Serve at 406 Pennsylvania Avenue. Our concept is a seasonal walk up shop with serving windows. Our menu is simple, soft serve ice cream in many ways from Cones, to Sundaes, to Flurries, to Shakes, Malts, and Floats. We may also offer coffee.

This is a family-oriented business that caters to all ages and we want to provide a park-like feel so there will be benches and tables for customers to sit on our large 1/3-acre lot. The customers will be able to enjoy their ice cream and have beautiful views of Lake Michigan and the Sheboygan River.

The applicant states the following about the project:

- The existing building was long used as a house and most recently an office. In order to give the appearance of a “soft serve ice cream parlor” we wanted to utilize the most open side of the site by adding a new deck and serving windows on the east side of the building.
- To complement the blue shake and siding color of the existing building we will be using a grey colored deck, railings and posts on the new deck. In order to give the appearance of an open and welcoming deck for people to use we are showing steps coming up to the new deck (20’ x 14’) on three sides (N.E and S). The steps will lead up to two (2) new serving windows that will be protected by a lean-to-canopy made of wood posts and rafters that will be stained to match the grey deck material. (The deck material will be “Trex” composite decking in a color called Foggy Wharf).

- The roof of the canopy would be a natural (silver-grey) colored corrugated metal. This is a material that is simple yet modern and will complement the grey deck, steps and railings as well as the blue of the existing building which will remain.
- On any open sides of the steps leading up to the deck we will use a grey lattice material to close off the openings in a similar gray that matches the deck and framing for the canopy.
- It should be noted that the rendering that was created appears to show the wood canopy and railing in a more brown tone which is not accurate, but the rendering program was showing the sun on parts of the building and deck which made the colors change and are not an accurate rendition of the actual colors. We have brought along actual samples of the decking as well as pictures of the building to show the committee the correct colors being used. We also created a different view of the deck and canopy which is attached and might give you a better idea as to the colors. We apologize for the color of the rendering but the intent was to show how the canopy and deck and stairs complement the building and not to try and show the final colors that are being used.
- At the bottom of the stairs going up to the new deck we are showing a concrete sidewalk so wherever one enters or comes off the stairs they will land on a standard grey concrete sidewalk. The new walls will connect to new walks that connect to the existing perimeter sidewalks along Pennsylvania Avenue and 4th street.
- A new handicapped concrete sidewalk is also being added on the west side of the building. This walk will allow anyone who requires ADA access to the “soft serve store” can now use the sidewalk that goes up to the existing wood deck where they can be served at a side door and window.

STAFF COMMENTS:

This is an attractive building and staff wants to make sure the improvements as proposed (new serving windows, new serving windows structure, deck, etc.) blend in well and are compatible with the overall look of the building. This building is very visible on this important section of Pennsylvania Avenue that leads to the riverfront and lakefront.

A couple of comments:

- Is the corrugated metal roof structure compatible and blend in well with the design of the existing building? All of the existing building roof lines have asphalt shingles. Is the corrugated metal the right material and design for this attractive building or should the new roofline be shingles to match the rest of the building?
- What will the proposed gutters look like on the new roof structure?
- The board may want to have the applicant address why they need stairs on both the north and south sides of the patio and why they couldn't just have the center stairway.
- Is there a reason why the new patio could not be more centrally located on the east elevation? Does the interior layout of the kitchen prevent such a centering of the patio on the east elevation?

- The elevations and perspectives show the 2nd story windows being the same size on the east side of the building. However, these windows are different sizes (northern window smaller than the southern window). Is it the applicant's intent to replace the northern window so both windows match and look uniform?
- Is the proposed lighting on the east and south elevations effective:
 - East – The southern light is above the roof.
 - South – Is the applicant trying to light up the proposed projecting sign? If so, does the proposed lighting effectively light up the projecting sign?
- The board may want to ask the applicant a little bit about the proposed look and feel of their proposed patio furniture, benches, etc.
- The board may want to ask the applicant if they will be doing any improvements to the shed and/or garage located at the northeast corner of the property (painting, etc.).

ACTION REQUESTED:

Motion to approve with possible amendments as determined by the Board.

ATTACHMENTS:

Architectural Review Board Application and required attachments.

PARCEL NO.: 215822
MAP NO.: _____
ZONING CLASSIFICATION: UC

Office Use Only
DATE SUBMITTED: _____
REVIEW DATE: 3/19/20

**CITY OF SHEBOYGAN
ARCHITECTURAL REVIEW APPLICATION**

Revised November 2019

FEE \$100.00

Completed application must be filed with the Department of City Development, 828 Center Avenue, Suite 208. To be placed on the agenda of the Architectural Review Board, application **must be filed two weeks prior** to date of meeting. Applications that are not complete or that are not legible will not be accepted.

1. APPLICANT INFORMATION

APPLICANT: Transpo Mini Storage, Inc.

ADDRESS: 1209 S. 11th Street, Sheboygan, WI 53081

E-MAIL ADDRESS: transpomini@hotmail.com

PHONE: (920) 457-1155 FAX NO.: (920) 457-0527

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Transpo Mini Storage, Inc.

ADDRESS OF PROPERTY AFFECTED: 3515 Superior Avenue

NEW BUILDING: X ADDITION: _____ REMODELING: _____

DESCRIPTION OF PROPOSED PROJECT: A new 20' X 140' storage building on the north side of the property that will house fourteen 10'x20' storage units.

DESCRIPTION OF **EXISTING** EXTERIOR DESIGN AND MATERIALS: _____

The four existing buildings are metal construction and have metal panel siding exteriors.

DESCRIPTION OF THE **PROPOSED** EXTERIOR DESIGN AND MATERIALS: _____

The new building will have metal siding exterior to match the existing buildings and will also have areas of faux stone on the north, west, and east sides of the building.

3. NAMES AND ADDRESSES

OWNER OF SITE: Transpo Mini Storage, Inc.

ADDRESS: 1209 S. 11th Street, Sheboygan, WI 53081

EMAIL: transpomini@hotmail.com

PHONE: (920) 457-1155 **FAX NO.:** (920) 457-0527

ARCHITECT: Distinctive Design Studio

ADDRESS: 215 Pine Street, Sheboygan Falls, WI 53085

EMAIL ADDRESS: jason@distinctivedesignstudio.com

PHONE: (920) 458-5584 **FAX NO.:** ()

CONTRACTOR: Jos. Schmitt Construcion

ADDRESS: 2104 Union Avenue, Sheboygan, WI 53081

EMAIL: sscfnmitt@jschmitt.cc

PHONE: (920) 457-4426 **FAX NO.:** ()

4. APPLICATION SUBMITTAL REQUIREMENTS

- A. A scale drawing of all exterior elevations showing the design and appearance of the proposed building or structure.
- B. Three 11 X 17 colored renderings of the proposed building elevations and material samples.
- C. A .pdf file of all drawings either by email or CD
- D. A scale drawing of the site plan showing the relationship of the building to the site and adjacent properties.
- E. A written description of the proposed general design, arrangement, texture, material and color of the building or structure. Describe the relationship of such factors to similar features of buildings located within the same block or located along the frontage or any block across the street from the proposed building or structure for which architectural approval is sought.

5. CERTIFICATE

I hereby certify that all the above statements and attachments submitted hereto are true and correct to the best of my knowledge and belief.



APPLICANT'S SIGNATURE

02/25/2020

DATE

Jason Ahrens (Agent to Owner)

PRINT ABOVE NAME



WRITTEN DESCRIPTION – ARCHITECTURAL REVIEW APPLICATION

Transpo Mini Storage
3515 Superior Avenue
Sheboygan WI 53081

Zoning District

Urban Commercial (UC)

Existing Land Use

The site is currently owned by Transpo Mini Storage and has four buildings containing a total of 164 self-storage units. The units range in size from 5' x 10' to 10'x 20'. Ten of the units are temperature controlled.

Proposed Land Use

No change in use. We propose adding a fifth building (20' x 140') to the north side of the site which will contain fourteen 10'x 20' self-storage units.

Reason for Site Selection

The Superior Avenue facility is near the Village Green apartments and the Mapledale Condos. We currently rent to several residents in those complexes and continue to receive calls for additional units.

Hours of Operation

The facility is open 24/7 and will continue to be so. To the best of our knowledge, that has not been an issue. We anticipate one additional vehicle per day.

We will not have an office on site and will continue using our office located at 1209 S. 11th Street. We will meet with tenants at the site as necessary.

Estimated Employees

We currently have 4 employees and do not anticipate that changing.

Access

Access to the site is currently provided from Superior Avenue and is controlled by an electronically controlled access gate. There will be no change in site access.



Parking

Parking will continue in the current configuration. No additional parking will be needed.

Building Design

The new 20' x 140' building will have metal wall panel siding to match the existing buildings. The north, east, and west elevations will also have areas of faux stone veneer accent panels.

Vertical, tan, metal siding will be provided to match the existing buildings. The north, east, and west elevations will feature faux stone veneer accents panels. Dark brown metal coping, and gutters will trim out the building. A low slope standing seam metal roof will slope to the north.

Landscape Requirements

A landscape plan submittal complying with the City of Sheboygan Zoning Ordinance Subchapter 15-6 will be provided.

Performance Standards / Potential Nuisances

All performance standards shall comply per City of Sheboygan Zoning Ordinance Subchapter 15-7 to ensure the development will not become a nuisance to adjacent property owners.

Access to the site is controlled and is secured with fencing. In addition, the area will be patrolled on a daily basis. We do not allow waste storage or outdoor storage of vehicles or equipment. We anticipate the units to primarily be used for storage of household goods or businesses using them for record storage. Any debris or garbage that is left is picked up daily. No noise should be generated other than from the small number of vehicles that would access the site. We also have cameras to monitor activity.

Transpo Mini Storage was formed in 1995. From that time, we have diligently run attractive, well managed facilities. To the best of our knowledge, we aren't considered a nuisance in any of our locations and will continue to see that this facility is an asset to the area.

Site Lighting

Wall packs will be provided to illuminate to the paved area between the buildings.

Signage Regulations

The current signage is satisfactory. No additional signage is necessary.

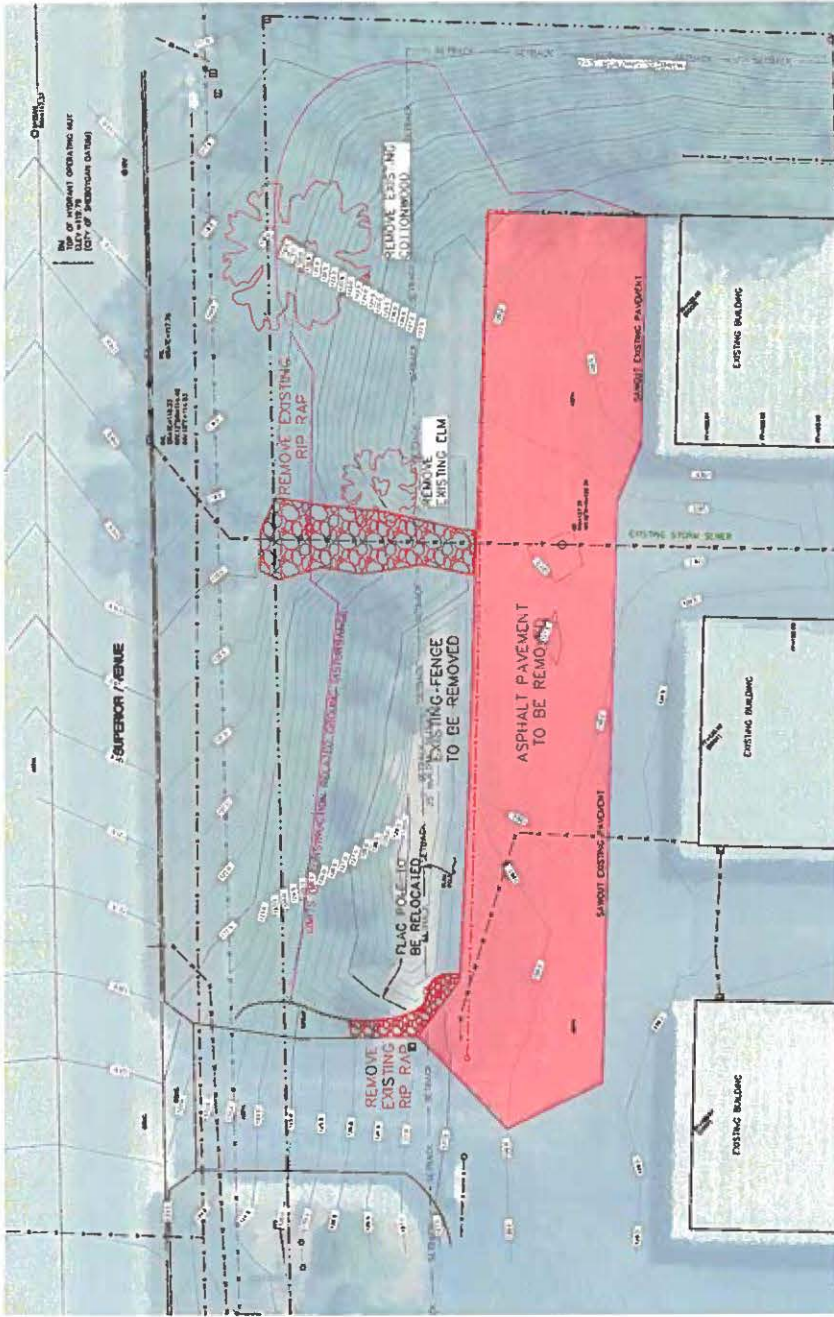


Written Justification

Transpo Mini-Storage was formed in 1995. From that time we have diligently run attractive, well managed facilities. We currently operate 767 storage units at our other four locations. Storage has been in great demand for the past several years. All of our storage unit locations are in close proximity to apartment buildings, upon which we draw heavily from for our business. Most of our clients are city residents in the process of moving between homes or are people that are moving into the area. With the increased demand for new apartments in the city, there will be an increase in the demand for storage units, which this new facility will help provide.

The Superior Avenue facility was purchased in 1999. Units have been added four times since. Upon reviewing the site with the architect, we believe there is adequate room for a fifth building. There will not be an adverse impact on any nearby properties, and it will not significantly increase traffic, parking, or impact rights-of-way. No additional utility services will be required.

DEMOLITION PLAN VIEW



SEQUENCE OF CONSTRUCTION

1. CLEAR, GRUB, STUMP, AND EXISTING UTILITIES.
2. INSTALL EROSION CONTROL MEASURES AS SHOWN AND AS REQUIRED BY PERMITS.
3. PERFORM CONSTRUCTION LOGS.
4. PERFORM WASTE REMOVAL.
5. INSTALL CONCRETE CURB AND GUTTER BASE FOR PAVEMENT, AND PAVE.
6. PLACE TOPPA, TO MEET ALL FINAL GRADES, SLOPE, WADEN, AND METALS LIMITATIONS.
7. RECONSTRUCT EROSION CONTROL MEASURES ONLY AT THE SITE SURFACE IS STABILIZED WITH VEGETATION.

DEMOLITION NOTES

1. PRIOR TO DEMOLITION CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY ALL AGENCIES IN FIELD.
2. THE CONTRACTOR SHALL CALL ADDRESS UTILITY SERVICES FOR THE LOCATION AND DEPTH OF EXISTING UTILITIES PRIOR TO ANY DEMOLITION WORK.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF SUPERIOR, WISCONSIN.
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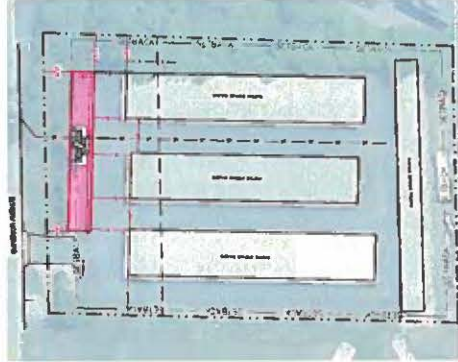
GENERAL NOTES

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14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF SUPERIOR, WISCONSIN.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF SUPERIOR, WISCONSIN.

SITE LOCATION MAP



PARCEL PLAN VIEW



GRAPHIC SCALE
1" = 100'
1" = 500'

GRAPHIC SCALE
1" = 100'
1" = 500'

MILLER ENGINEERS SCIENTISTS
5308 S 12th Street
Shawano, WI 53091-8009
Phone 920-458-6164
Fax 920-458-0208
www.miller-engineers.com

NO.	DATE	DESCRIPTION
1	1-1-20	ISSUED BY OWNER
2	7-20-20	ISSUED BY OWNER & ARCHITECT
3	7-20-20	ISSUED BY ARCHITECT

JOS. SCHMITT CONSTRUCTION
TRANSPO MAIN-STORAGE ADDITION
3515 SUPERIOR AVENUE
SHAWANO, WISCONSIN

INDEX TO DRAWINGS
DESCRIPTION
SITE LOCATION AND DEMOLITION PLAN
EROSION CONTROL, GRADING, AND SITE PLAN

SHEET NO.
1
2

SITE LOCATION AND DEMOLITION PLAN
1 2

1. These drawings are prepared by Miller Engineers, Inc. and are not to be used for any other project without the written consent of Miller Engineers, Inc.



215 Pine Street
Sheboygan Falls, WI 53085
Ph: (920)-395-1090

TRANSPO MINI-STORAGE

NEW BUILDING
3515 SUPERIOR AVENUE
SHEBOYGAN, WI 53081

REVISIONS

Date	Description
5/30/18	Elevs. & Bushes
6/7/18	Bushes
7/2/18	Options
7/25/18	City Approval

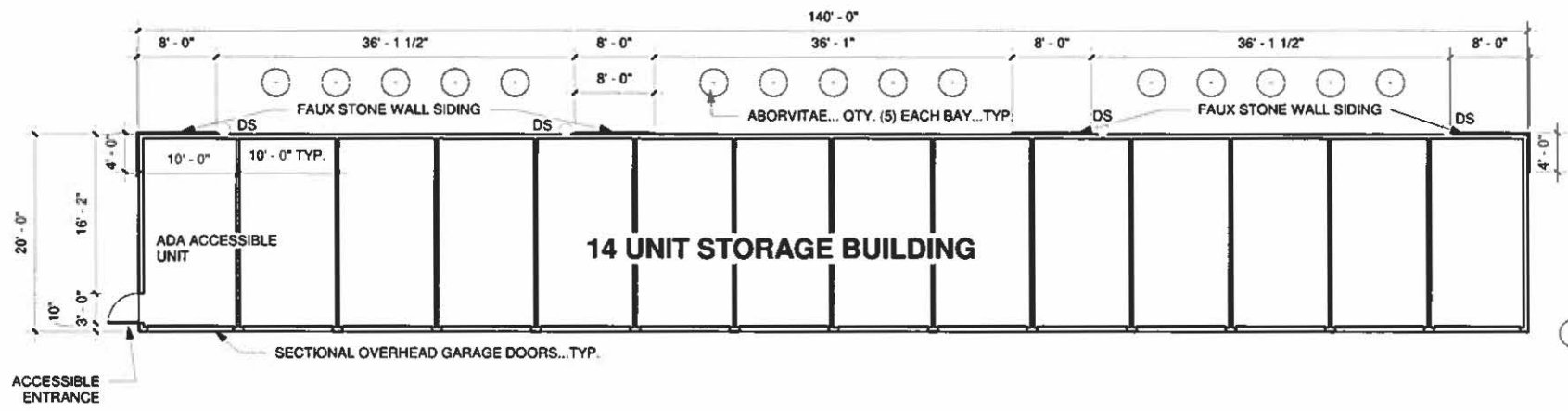
PRELIMINARY PLANS

1ST FLOOR PLAN

ISSUE DATE: 5/18/18
DRAWN BY: JA
CHECKED BY: EJ
PROJECT #: 18-039

A101

SCALE: 3/32" = 1'-0"



1 FLOOR PLAN - FIRST FLOOR PLAN
3/32" = 1'-0"

THESE DOCUMENTS ARE NOT FOR CONSTRUCTION

THESE DOCUMENTS ARE NOT FOR CONSTRUCTION

THIS DRAWING IS PRINTED ON 12 X 18" PAPER SCALE
BARS IS NOT EXACTLY 1". THIS DRAWING IS NOT TO SCALE



WRITTEN DIMENSIONS ON THESE DOCUMENTS SHALL HAVE PRECEDENCE OVER ALL SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB.

CONTRACTOR'S DESIGNER: SHEBOYGAN FALLS, WISCONSIN. THESE DOCUMENTS ARE NOT TO BE REPRODUCED, CHANGED, OR LOANED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION AND CONSENT OF DISTINCTIVE DESIGN STUDIO. 11/20/18

TRANSCO MINI-STORAGE

NEW BUILDING
3515 SUPERIOR AVENUE
SHEBOYGAN, WI 53081

REVISIONS

Date	Description
5/30/18	Elevs. & Bushes
6/7/18	Bushes
7/2/18	Options
7/25/18	City Approval

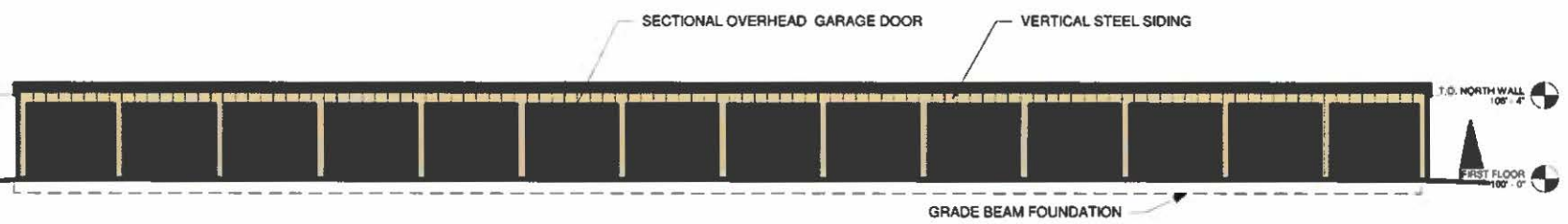
PRELIMINARY PLANS

EXTERIOR ELEVATIONS

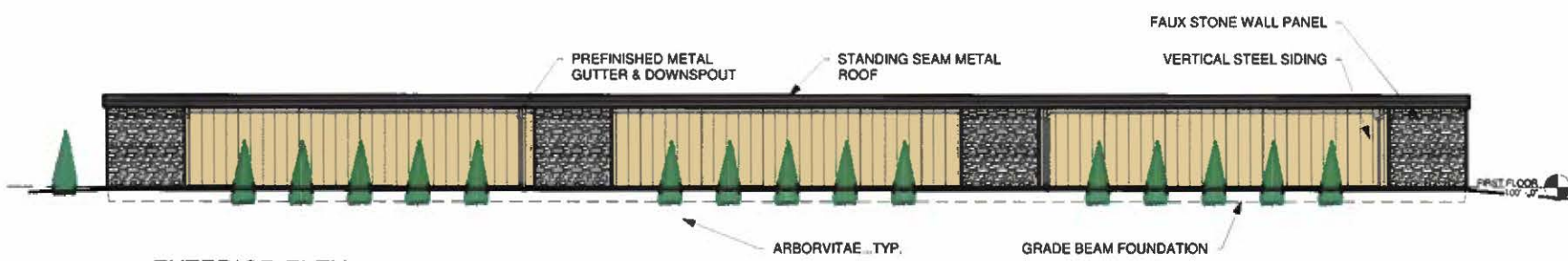
ISSUE DATE: 5/18/18
DRAWN BY: JA
CHECKED BY: EJ
PROJECT #: 18-039

A202

SCALE: 3/32" = 1'-0"



2 FLOOR PLAN - SOUTH ELEVATION
3/32" = 1'-0"



1 EXTERIOR ELEV. - NORTH ELEVATION
3/32" = 1'-0"

THESE DOCUMENTS ARE NOT FOR CONSTRUCTION

THESE DOCUMENTS ARE NOT FOR CONSTRUCTION

THIS DRAWING IS PRINTED ON 12 x 18. IF THIS SCALE
BAR IS NOT IN SCALE 1" = 1" THIS DRAWING IS NOT TO SCALE



WRITE DIMENSIONS ON THE DOCUMENTS SHOWN HERE PREPARED OVER EACH DIMENSION CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB.

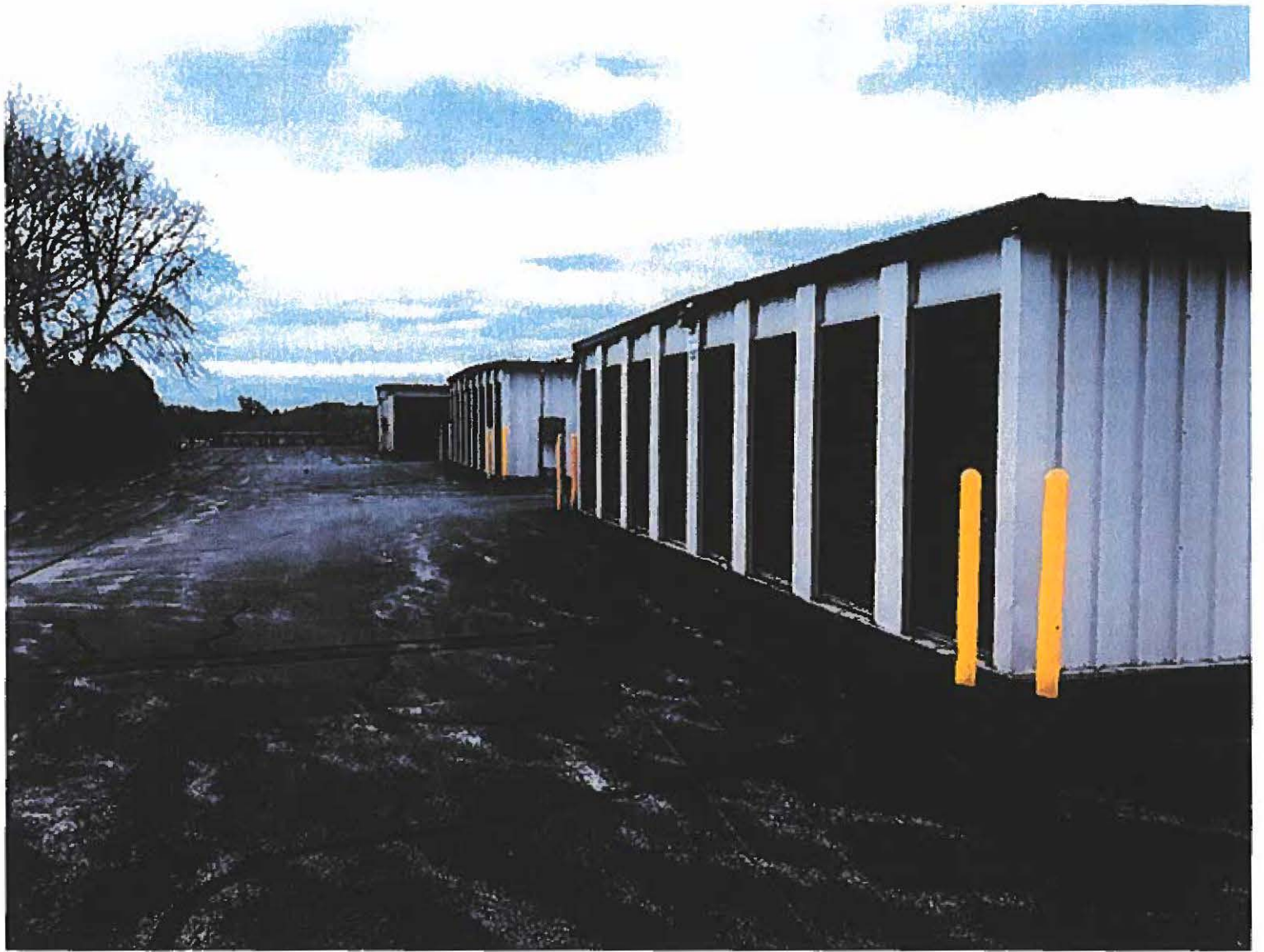
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**TRANPO
MINI-STORAGE**
Clean, Safe Storage for Your Goods
920-457-1155 • www.transpomini.com
Office: 1209 S. 11th St.







WALL AND TRIM COLORS

ICED WHITE

CLASSIC BEIGE

CREAM BEIGE

Light Stone now available in R-panel roof.

LIGHT STONE

SLATE GRAY

DOOR AND TRIM COLORS

*Not available in trim.

ICED WHITE

BRIGHT WHITE*

SHALE



DESERT TAN



CONTINENTAL BROWN



EVERGREEN



SUNSET ORANGE



ROYAL BLUE



POLAR BLUE



MATTE BLACK



GARNET



PATRIOT RED*



CEDAR RED

STANDING SEAM ROOF COLORS

Other premium colors are available. Contact Trachte for pricing and availability.



GALVALUME
Standard roof finish.

REGAL WHITE
Closest match to Iced White.



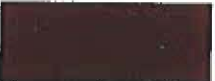
HARBOR/REGAL BLUE
Closest match to Royal Blue.



PATRICIAN BRONZE



SURREY BEIGE
Closest match to Classic Beige.



COLONIAL RED
Closest match to Cedar Red.



ROMAN BLUE
Closest match to Polar Blue.



EVERGREEN

R-PANEL ROOF COLORS



GALVALUME
Standard roof finish.

ICED WHITE



CLASSIC BEIGE



CREAM BEIGE



SLATE GRAY



CEDAR RED



ROYAL BLUE



EVERGREEN

Note: Colors shown are printed samples on paper. Colors vary from actual material. For an accurate color sample, please contact Trachte Building Systems at 800-356-5824.

CITY OF SHEBOYGAN

REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION

ITEM DESCRIPTION: New Transpo Mini-Storage building at 3515 Superior Avenue.

REPORT PREPARED BY: Steve Sokolowski, Manager of Planning and Zoning

REPORT DATE: March 6, 2020

MEETING DATE: March 9, 2020

FISCAL SUMMARY:

Budget Line Item: N/A
Budget Summary: N/A
Budgeted Expenditure: N/A
Budgeted Revenue: N/A

STATUTORY REFERENCE:

Wisconsin Statutes: N/A
Municipal Code: N/A

BACKGROUND / ANALYSIS:

In July of 2018, the Architectural Review Board approved the request by Ron Becker to construct a new mini-storage building at the Transpo Mini-Storage located at 3515 Superior Avenue. At that time the applicant never proceeded with that project. The conditional use permit and architectural review approvals expired in July of 2019. The applicant is now proposing to move forward with the project as so the Plan Commission is basically looking at the same plan reviewed in 2018.

There were some minor modifications to the building based on the previous architectural review board approval. Other than that the project has virtually stayed the same. The information below was from the original staff report dated July 16, 2018.

July 16, 2018 Staff Report:

BACKGROUND / ANALYSIS:

At the June 25th meeting the Architectural Review Board met with the applicant and shared concerns with the present Transpo design of their proposed mini-storage building. There were a number of different suggestions and the applicant was directed to come up with new design options based on that discussion. The applicant has submitted a couple of options for the Boards review.

The applicant states:

Option A and C would work into the project budget, however Option B would not and force the project to be scrapped.

It appears that option "A" may work.

Board may want to have the applicant integrate the downspouts with the spacing of the piers which would likely require adding another downspout(s). It appears that the downspouts look better on the sides of the stone panels (like they have for their end downspouts) rather than on the stone panel.

Staff report from June 25th 2018 below:

Ron Becker is proposing to construct another 14 unit storage building at the Transpo Mini-Storage located at 3515 Superior Avenue. The applicant states:

- Transpo Mini-Storage presently has four (4) buildings on the site holding 164 storage units. They range in size from 50sf (5 x 10) to 200sf (10 x 20). 10 of the units are temperature controlled.
- Transpo Mini-Storage is proposing to add a 5th building which will be 2,800sf (20 x 140). The building will provide fourteen 200sf (10 x 20) storage units. The new building will be consistent with the appearance of the existing facility. The building is to be located on the north end of the site parallel to Superior Avenue.
- The new building will feature faux stone wall panels in the middle and on the east and west ends of the north elevation. Vertical, tan, metal siding will provide the make-up of the remaining wall surfaces. A dark brown metal coping, trim, and gutters will provide accent to the building while tan downspouts on the north elevation will help break up the horizontality of the building. A standing seam metal roof will slope to the south.

STAFF COMMENTS:

As the Plan Commission is aware, this section of Superior Avenue has been redeveloping very nicely from an architectural design and materials perspective. City Staff, the Plan Commission and the Architectural Review Board have been requiring well-designed structures in this area of Superior Avenue. Most of these buildings are brick or have some type of brick component to them. In addition, there are residences across the street that will be looking at this new mini-storage building every day.

Staff's biggest concern with the Transpo Mini-Storage project is with the proposed architectural design which is a very basic industrial design which is not compatible with the existing commercial and residential development along Superior Avenue. Staff informed the applicant about these design concerns on several occasions. Based on those discussions, the applicant has made some very minor modifications. However, is staff's opinion that the present building design is neither consistent nor compatible with the architectural design of the buildings in this Superior Avenue commercial and residential neighborhood.

In addition, there is a significant amount of existing landscaping that presently does a nice job screening the mini-storage units from Superior Avenue. However, most of the landscaping that provides the screening will need to be removed in order to construct the building as proposed. It does appear that the applicant is proposing quite a bit of landscaping between the building and Superior Avenue in order to visually screen the

building from Superior Avenue but this landscaping will take several years to grow to maturity. Therefore, the proposed building will now be very visible because the existing landscaping will be removed and because it sits on top of a hill that overlooks Superior Avenue(site is much higher than the road)..

The proposed mini storage structure will be closer to the street than virtually all other buildings located along the south side of Superior Avenue. You will begin to see the structure from Taylor and Superior to the east and just after the roundabout to the west. This will be a very visible structure.

Building Elevation Comments:

North Elevation – There is too much metal on this building elevation which gives it an industrial appearance/feel in this commercial/residential neighborhood. The metal should be more of an accent and not the main material. It appears that the applicant could draw on adjacent buildings for design elements that could be incorporated into this new building (brick, smartsiding, etc.).

This is a long/low building that needs better design to break-up the length of the 140 foot long mass of wall. This elevation needs to be given appropriate architectural detailing along this very visible Superior Avenue street frontage.

The applicant could add additional vertical “elements” to help reduce the perceived length of the façade including but not limited to introducing additional downspouts, columns, etc.

The roof is also going to be a defining element and maybe introducing some sort of breaks in the roof-line could be visually appealing.

South Elevation – Very basic design that faces that faces the interior of the Transpo property.

East Elevation – Very basic design that faces commercial properties to the east. Appears that the applicant should wrap the stone around the northeast corner of the building.

West Elevation – Very basic design that faces commercial properties to the west. Appears that the applicant should wrap the stone around the northwest corner of the building.

Other ideas:

- Is there an opportunity to incorporate signage along the building?
- A tower-element of some sort (possibly including signage) could become a nice architectural feature to break-up the long façade.
- Introducing breaks in the roof-line could be visually appealing.

ACTION REQUESTED:

Staff would recommend that the applicant submit revised drawings that provide additional architectural design to this new building.

ATTACHMENTS:

Architectural Review Board Application and required attachments.



CITY OF SHEBOYGAN

REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION

ITEM DESCRIPTION: New Transpo Mini-Storage building at 1210 S. 10th Street.

REPORT PREPARED BY: Steve Sokolowski, Manager of Planning and Zoning

REPORT DATE: March 6, 2020

MEETING DATE: March 9, 2020

FISCAL SUMMARY:

Budget Line Item: N/A
Budget Summary: N/A
Budgeted Expenditure: N/A
Budgeted Revenue: N/A

STATUTORY REFERENCE:

Wisconsin Statutes: N/A
Municipal Code: N/A

BACKGROUND / ANALYSIS:

- Transpo Mini-Storage office is presently located at 1209 S. 11th Street. Inside that office facility Transpo currently has storage units (not sure how many existing units).
- Ron Becker also owns the property to the east at 1210 S. 10th Street which is currently occupied by ABF Freight (truck distribution center). The existing buildings will be razed to make room for two (2) new self-storage buildings.
- Building #1 will be a U-shaped building 20 feet wide and 210-230 feet long at the north and south side of the property connected by a 10 foot wide x 100 foot long building on the east side. This building will have 52 storage units ranging in size from 100sf (10 x 10), to 200sf (10 x 20) and a couple at the corners that will be 400sf (20 x 20).
- Building #1 will have tan vertical metal siding. Faux brick veneer arcade elements with corrugated dark brown accent panels will anchor the corners of the building. Faux brick accent panels, evenly spaced, will be placed on the 10th street and Kentucky Avenue elevations in order to help break up the long horizontal lines of the building. Dark brown metal coping will trim out the building. A low slope standing seam metal roof will slope to the street and alley side. The elevations of building #1 to the inside of the site will consist of dark brown roll-up storage unit doors in tan vertical metal siding.
- Building #2 will be a 45 feet wide x 170 feet long building located in the center of U-shaped building #1. This building will have 41 storage units ranging in size from 50sf (5 X 10), to 200sf (10 x 20) and to 250sf (10 x 25).

- Building #2 will have tan vertical metal siding with dark brown roll-up storage unit doors, dark brown metal coping, and dark brown gutters and downspouts. A low slope standing seam metal roof will slope to the north and south.

STAFF COMMENTS:

Staff biggest concern has to do with the design of the proposed mini-storage buildings. The applicant is requesting some pretty significant building setback and landscaping variances because they are proposing to locate the building approximately seven (7) feet to the north property line, four (4) feet to the east property line and 3.5 feet to the south property line. The minimum setback in the UI zone is 25 feet to the property line.

One of the criteria for a mini-storage use in the zoning ordinance is that the

“Facility shall be designed so as to minimize adverse visual impacts on nearby developments. The color, exterior materials, and orientation of proposed buildings and structures shall complement surrounding development.”

Factors the Board should consider when reviewing the building(s) designs include:

- Architectural articulation of the street facades appropriate to a residential neighborhood.
- Use of massing, forms, and materials to provide simple/harmonious variations to the elevations.
- Higher-grade materials (like brick) on the street facades (metal panels might be an accent at most).

The City has been very interested in improving the overall look and feel of the neighborhoods in this area (8th to 14th from Indiana Avenue to Georgia). The design of this mini-storage facility will impact the overall feel and look of this neighborhood for decades to come. Thus, it is imperative that if Transpo wants to obtain the variances for their project as presented, that the facility be well designed because the Transpo building is going to be seen every day from the neighboring residential facilities. If well done, people will invest in the neighborhood as we hope they will. If the building is average, then you can expect the neighborhood investment to be average.

Staff has informed the applicant about these design concerns on several occasions. Based on those discussions, the applicant has made some minor modifications to the plans you see before you today.

Building Elevation Comments:

South Elevation – There is too much metal on this alley building elevation facing the residences to the south. This is a long/low building that needs better design to break-up the length of the 190 foot long mass of wall. This elevation needs to be given appropriate architectural detailing.

The applicant could add additional vertical “elements” to help reduce the perceived length of the façade including but not limited to introducing additional downspouts, columns, etc.

The roof is also going to be a defining element and maybe introducing some sort of breaks in the roof-line could be visually appealing.

ACTION REQUESTED:

Staff would recommend that the applicant submit revised drawings that provide additional architectural design to this new building.

ATTACHMENTS:

Architectural Review Board Application and required attachments.

PARCEL NO.: 302000
MAP NO.: _____
ZONING CLASSIFICATION: UI

Office Use Only
DATE SUBMITTED: _____
REVIEW DATE: 3/9/20

**CITY OF SHEBOYGAN
ARCHITECTURAL REVIEW APPLICATION**

Revised November 2019

pd

FEE \$100.00

Completed application must be filed with the Department of City Development, 828 Center Avenue, Suite 208. To be placed on the agenda of the Architectural Review Board, application **must be filed two weeks prior** to date of meeting. Applications that are not complete or that are not legible will not be accepted.

1. APPLICANT INFORMATION

APPLICANT: Transpo Mini Storage, Inc.
ADDRESS: 1209 S. 11th Street, Sheboygan, WI 53081
E-MAIL ADDRESS: transpomini@hotmail.com
PHONE: (920) 457-1155 FAX NO.: (920) 457-0527

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Transpo Mini Storage, Inc.
ADDRESS OF PROPERTY AFFECTED: 10th Street and Kentucky Avenue *1210 S. 10th St*
NEW BUILDING: X ADDITION: _____ REMODELING: _____

DESCRIPTION OF PROPOSED PROJECT: Two new storage buildings will be placed on the site. Building #1 will be a U-shaped building 20' wide and 210'-230' long at the north and south side of the property connected by a 10' wide x 100' long building on the east side. Building #2 will be a 45' wide x 170' long building located in the center of U-shaped building #1.

DESCRIPTION OF EXISTING EXTERIOR DESIGN AND MATERIALS: The existing buildings on the site will be removed. The existing Transpo Mini Storage building to the west of the site consists of a metal building storage facility with a brick office portion on the west side.

DESCRIPTION OF THE PROPOSED EXTERIOR DESIGN AND MATERIALS: The new building will have metal siding exterior with faux brick accents. See written description for more information.

3. NAMES AND ADDRESSES

OWNER OF SITE: Transpo Mini Storage, Inc.

ADDRESS: 1209 S. 11th Street, Sheboygan, WI 53081

EMAIL: transpomini@hotmail.com

PHONE: (920) 457-1155 **FAX NO.:** (920) 457-0527

ARCHITECT: Distinctive Design Studio

ADDRESS: 215 Pine Street, Sheboygan Falls, WI 53085

EMAIL ADDRESS: jason@distinctivedesignstudio.com

PHONE: (920) 458-5584 **FAX NO.:** ()

CONTRACTOR: Jos. Schmitt Construcion

ADDRESS: 2104 Union Avenue, Sheboygan, WI 53081

EMAIL: sscjhmitt@jschmitt.cc

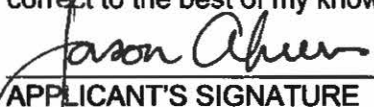
PHONE: (920) 457-4426 **FAX NO.:** ()

4. APPLICATION SUBMITTAL REQUIREMENTS

- A. A scale drawing of all exterior elevations showing the design and appearance of the proposed building or structure.
- B. Three 11 X 17 colored renderings of the proposed building elevations and material samples.
- C. A .pdf file of all drawings either by email or CD
- D. A scale drawing of the site plan showing the relationship of the building to the site and adjacent properties.
- E. A written description of the proposed general design, arrangement, texture, material and color of the building or structure. Describe the relationship of such factors to similar features of buildings located within the same block or located along the frontage or any block across the street from the proposed building or structure for which architectural approval is sought.

5. CERTIFICATE

I hereby certify that all the above statements and attachments submitted hereto are true and correct to the best of my knowledge and belief.


APPLICANT'S SIGNATURE

02/25/2020
DATE

Jason Ahrens (Agent to Owner)
PRINT ABOVE NAME



WRITTEN DESCRIPTION – ARCHITECTURAL REVIEW APPLICATION

Transpo Mini Storage
1209 S. 11th Street
Sheboygan WI 53081

Zoning District

Urban Industrial (UI)

Existing Land Use

The site is currently occupied by AB Freight. The existing buildings will be razed to make room for the new self-storage buildings. The existing Transpo Mini Storage office building on the adjacent property to the east currently has interior self-storage units.

Proposed Land Use

The property will be used for exterior accessed self-storage units.

Reason for Site Selection

The 10th and Kentucky location is adjacent to the existing office and storage units. The location is close to new condo/ apartment development in and around the downtown area including the Coakley building apartments, High Pointe apartments on 8th street, as well as the several new apartment projects on South Pier. Transpo Mini Storage continues to receive calls for additional storage units.

Hours of Operation

The storage facility will be open 24/7. To the best of our knowledge, that has not been an issue at any of our other properties. We anticipate a few vehicles per day at this new storage building location.

Our office is located on the adjacent site located at 1209 S. 11th Street and will meet with tenants as necessary.

Estimated Employees

We currently have 4 employees and do not anticipate that changing.



Access

Access to the site will be provided off from Kentucky Avenue and is controlled by an electronically operated access gate.

Parking

Vehicles will park in front of their storage units during loading/ unloading. No additional parking is required.

Building Design

Two new storage buildings will be placed on the site. Building #1 will be a U-shaped building 20' wide and 210'-230' long at the north and south side of the property connected by a 10' wide x 100' long building on the east side. Building #2 will be a 45' wide x 170' long building located in the center of U-shaped building #1.

Building #1 will have tan vertical metal siding. Faux brick veneer arcade elements with corrugated dark brown accent panels will anchor the corners of the building. Faux brick accent panels, evenly spaced, will be placed on the 10th street and Kentucky Avenue elevations in order to help break up the long horizontal lines of the building. Dark brown metal coping will trim out the building. A low slope standing seam metal roof will slope to the street and alley side. The elevations of building #1 to the inside of the site will consist of dark brown roll-up storage unit doors in tan vertical metal siding.

Building #2 will have tan vertical metal siding with dark brown roll-up storage unit doors, dark brown metal coping, and dark brown gutters and downspouts. A low slope standing seam metal roof will slope to the north and south.

Landscape Requirements

A landscape plan submittal complying with the City of Sheboygan Zoning Ordinance Subchapter 15-6 will be provided.

Performance Standards / Potential Nuisances

All performance standards shall comply per City of Sheboygan Zoning Ordinance Subchapter 15-7 to ensure the development will not become a nuisance to adjacent property owners.

Access to the site is controlled and is secured with fencing. In addition, the area will be patrolled on a daily basis. We do not allow waste storage or outdoor storage of vehicles or equipment. We anticipate the units to primarily be used for storage of household goods or businesses using them for record storage. Any debris or garbage that is left is picked up daily. No noise should be generated other than from the small number of vehicles that would access the site. We also have cameras to monitor activity.



Transpo Mini Storage was formed in 1995. From that time, we have diligently run attractive, well managed facilities. To the best of our knowledge, we aren't considered a nuisance in any of our locations and will continue to see that this facility is an asset to the area.

Site Lighting

Wall packs will be provided to illuminate to the paved area between the buildings.

Signage Regulations

A signage application submittal complying with City of Sheboygan Ordinances will be provided.

Written Justification

Transpo Mini-Storage was formed in 1995. From that time we have diligently run attractive, well managed facilities. We currently operate 767 storage units at our other four locations. Storage has been in great demand for the past several years. All of our storage unit locations are in close proximity to apartment buildings, upon which we draw heavily from for our business. Most of our clients are city residents in the process of moving between homes or are people that are moving into the area. With the increased demand for new apartments in the city, there will be an increase in the demand for storage units, which this new facility will help provide.

There will not be an adverse impact on any nearby properties, and it will not significantly increase traffic, parking, or impact rights-of-way.

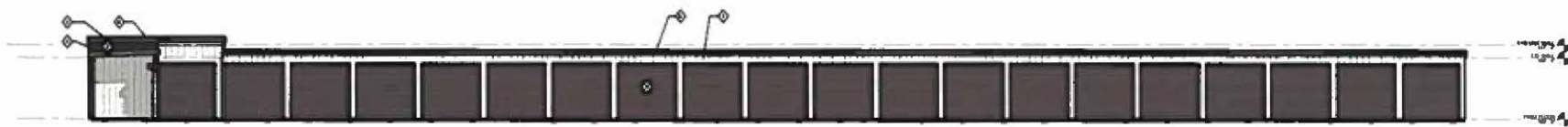


6 EXTERIOR ELEV. - OUTER BUILDING EAST INTERIOR
1/8" = 1'-0"

MATERIAL KEYNOTE	
#	MATERIAL
1	METAL PANEL SIDING - CREAM BEIGE
2	CLASH FOR BRICK PAVES BY FAUXBRICKS - BUCKRAUX
3	MONOCRYSTAL METAL SIDING - CONTINENTAL BROWN
4	STANDING SEAM METAL ROOF - GALVALUM FRESH
5	BUILDING SIDING
6	CONTRASTING TRIM - CONTINENTAL BROWN
7	BOARD WALK
8	LIGHT FIXTURES
9	COILING OVER LEAD DOOR - CONTINENTAL BROWN



5 EXTERIOR ELEV. - OUTER BUILDING NORTH INTERIOR
1/8" = 1'-0"



4 EXTERIOR ELEV. - OUTER BUILDING SOUTH INTERIOR
1/8" = 1'-0"



3 EXTERIOR ELEV. - SOUTH 10TH STREET ELEVATION
1/8" = 1'-0"



2 EXTERIOR ELEV. - ALLEY ELEVATION
1/8" = 1'-0"



1 EXTERIOR ELEV. - KENTUCKY AVENUE ELEVATION
1/8" = 1'-0"

DISTINCTIVE DESIGN
 215 Pine Street
 Sheboygan Falls, WI 53089
 Ph: (920) 395-1000
 www.distinctivedesign.com

TRANSPO MINI STORAGE

NEW STORAGE UNITS
 10TH STREET AND KENTUCKY AVENUE
 SHEBOYGAN, WI 53081

PRELIMINARY PLANS

EXTERIOR ELEVATIONS

ISSUE DATE: 01/09/2020
 DRAWN BY: JRA
 CHECKED BY: JRA
 PROJECT #: 19-089

A201

SCALE: 1/8" = 1'-0"
 NOTE:
 1. SHEETS ARE REDUCED BY 50% SCALE DRAWINGS ACCORDINGLY

MATERIAL KEYNOTE

#	DESCRIPTION	FINISH
1	METAL PANEL SIDING	CONCRETE BROWN
2	DOOR	CONCRETE BROWN
3	WALL	CONCRETE BROWN
4	CEILING	CONCRETE BROWN
5	FLOOR	CONCRETE BROWN
6	ROOF	CONCRETE BROWN
7	TRUSS	CONCRETE BROWN
8	RAFTER	CONCRETE BROWN
9	JOIST	CONCRETE BROWN
10	FOUNDATION	CONCRETE BROWN

215 Pine Street
Sheboygan Falls, WI 53086
PH: 920-262-1080
WWW.DISTINCTIVEDSIGN.COM

DISTINCTIVE DESIGN

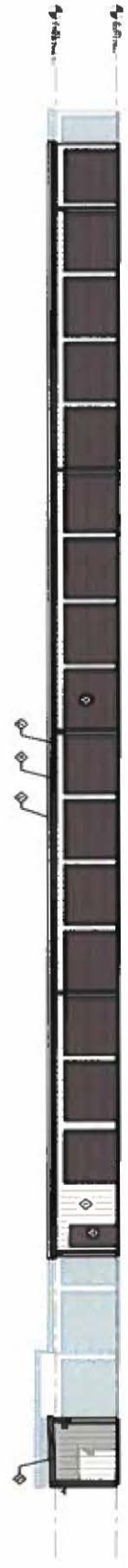
TRANSPO MINI STORAGE
NEW STORAGE UNITS
10TH STREET AND KENTUCKY AVENUE
SHEBOYGAN, WI 53081

PRELIMINARY PLANS

EXTERIOR ELEVATIONS

DATE: 01/09/2020
DRAWN BY: JSA
CHECKED BY: JSA
PROJECT #: 19-003

A202
SCALE: 1/8" = 1'-0"
NOTES: SEE SHEETS A201 AND A203 FOR ADDITIONAL INFORMATION.
MATERIALS AND FINISHES: SEE MATERIAL SCHEDULE.



④ EXTERIOR ELEV. - INNER BUILDING NORTH
1/8" = 1'-0"

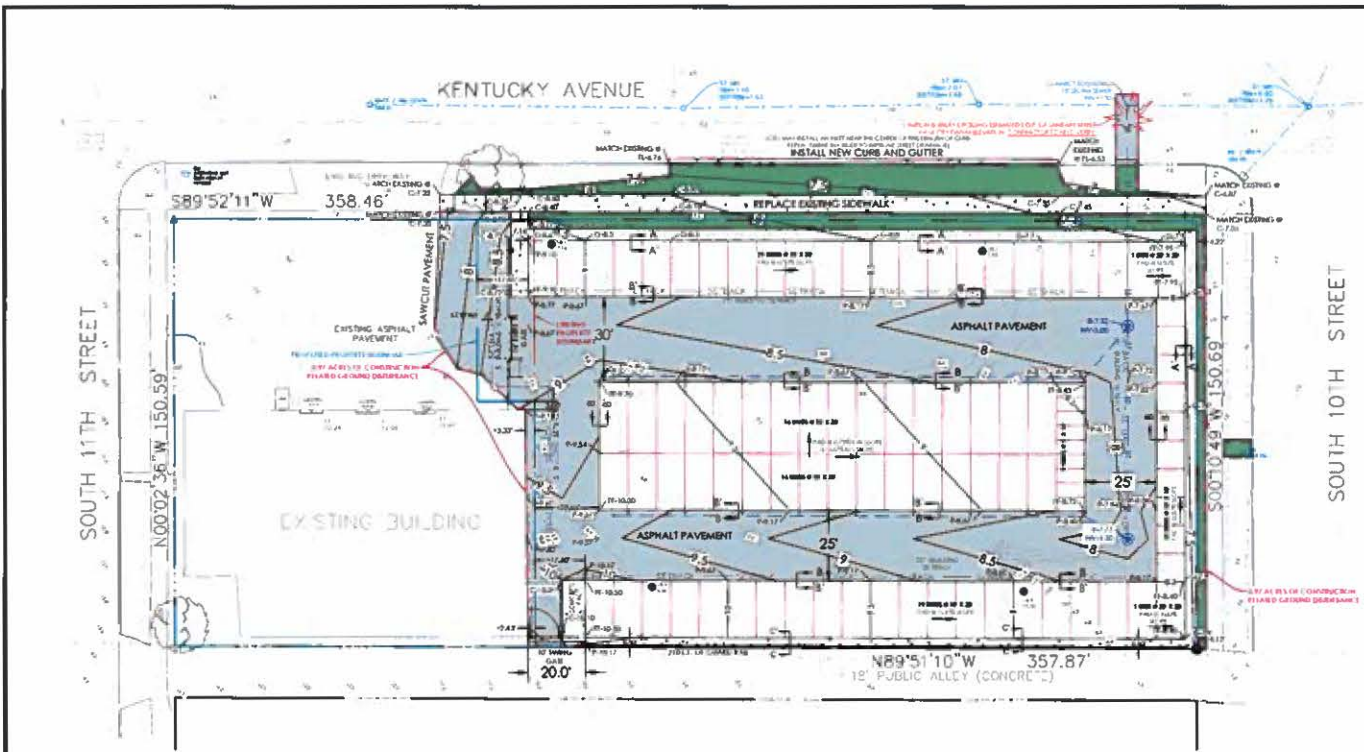


③ EXTERIOR ELEV. - INNER BUILDING SOUTH
1/8" = 1'-0"

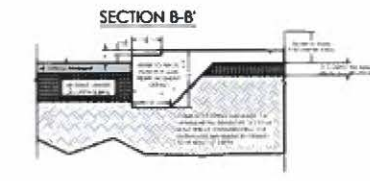
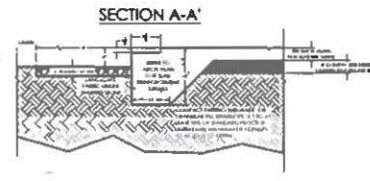


② EXTERIOR ELEV. - WEST ELEVATION OF BUILDINGS
1/8" = 1'-0"

① EXTERIOR ELEV. - INNER BUILDING EAST
1/8" = 1'-0"



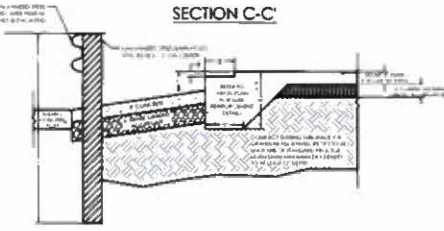
- ### LEGEND
- 1" IRON PIPE SET, WEIGHING 1.13 LB/IN. FT.
 - 1" IRON PIPE FOUND
 - ▲ MAG. NAE FOUND
 - + SAWED CROSS SET
 - ▬ FINISHED FLOOR ELEV.
 - ▬ PAVEMENT ELEV.
 - ▬ CONCRETE ELEV.
 - ▬ RW ELEV.
 - ▬ BACK OF CURB ELEV.
 - ▬ GROUND ELEV.
 - SIDE BORING ID AND ELEV.
- GRASSED AREA
 - ▨ LANDSCAPE WASHED STONE
 - ▬ ASPHALT PAVEMENT
 - ▬ CONCRETE PAVEMENT



CONCRETE SIDEWALK FLUSH WITH PAVEMENT



CONCRETE CURB & GUTTER



SECTION C-C'

GRADING NOTES

1. FILL SHALL BE PLACED IN 6" LIFTS TO A MINIMUM OF 18" ABOVE FINISHED GRADE. ALL FILL SHALL BE COMPACTED TO 95% RELATIVE DENSITY.
2. ALL EXISTING AND PROPOSED PAVEMENT SHALL BE REPAIRED AND REPLACED WITH 4" ASPHALT OVER 4" GRANULAR FILL.
3. ALL EXISTING AND PROPOSED SIDEWALKS SHALL BE REPAIRED AND REPLACED WITH 4" CONCRETE OVER 4" GRANULAR FILL.
4. ALL EXISTING AND PROPOSED CURBS SHALL BE REPAIRED AND REPLACED WITH 4" CONCRETE OVER 4" GRANULAR FILL.
5. ALL EXISTING AND PROPOSED GUTTERS SHALL BE REPAIRED AND REPLACED WITH 4" CONCRETE OVER 4" GRANULAR FILL.
6. ALL EXISTING AND PROPOSED DRAINAGE SHALL BE REPAIRED AND REPLACED WITH 4" CONCRETE OVER 4" GRANULAR FILL.
7. ALL EXISTING AND PROPOSED EROSION CONTROL SHALL BE REPAIRED AND REPLACED WITH 4" CONCRETE OVER 4" GRANULAR FILL.
8. ALL EXISTING AND PROPOSED RETENTION WALLS SHALL BE REPAIRED AND REPLACED WITH 4" CONCRETE OVER 4" GRANULAR FILL.
9. ALL EXISTING AND PROPOSED FENCES SHALL BE REPAIRED AND REPLACED WITH 4" CONCRETE OVER 4" GRANULAR FILL.
10. ALL EXISTING AND PROPOSED SIGNAGE SHALL BE REPAIRED AND REPLACED WITH 4" CONCRETE OVER 4" GRANULAR FILL.
11. ALL EXISTING AND PROPOSED LIGHTING SHALL BE REPAIRED AND REPLACED WITH 4" CONCRETE OVER 4" GRANULAR FILL.
12. ALL EXISTING AND PROPOSED UTILITIES SHALL BE REPAIRED AND REPLACED WITH 4" CONCRETE OVER 4" GRANULAR FILL.
13. ALL EXISTING AND PROPOSED LANDSCAPING SHALL BE REPAIRED AND REPLACED WITH 4" CONCRETE OVER 4" GRANULAR FILL.
14. ALL EXISTING AND PROPOSED TREES SHALL BE REPAIRED AND REPLACED WITH 4" CONCRETE OVER 4" GRANULAR FILL.
15. ALL EXISTING AND PROPOSED PLANTS SHALL BE REPAIRED AND REPLACED WITH 4" CONCRETE OVER 4" GRANULAR FILL.
16. ALL EXISTING AND PROPOSED SOIL SHALL BE REPAIRED AND REPLACED WITH 4" CONCRETE OVER 4" GRANULAR FILL.
17. ALL EXISTING AND PROPOSED WATER SHALL BE REPAIRED AND REPLACED WITH 4" CONCRETE OVER 4" GRANULAR FILL.
18. ALL EXISTING AND PROPOSED AIR SHALL BE REPAIRED AND REPLACED WITH 4" CONCRETE OVER 4" GRANULAR FILL.
19. ALL EXISTING AND PROPOSED LIGHT SHALL BE REPAIRED AND REPLACED WITH 4" CONCRETE OVER 4" GRANULAR FILL.
20. ALL EXISTING AND PROPOSED SOUND SHALL BE REPAIRED AND REPLACED WITH 4" CONCRETE OVER 4" GRANULAR FILL.

ASPHALT PAVEMENT

1. ASPHALT PAVEMENT SHALL BE 4" THICK OVER 4" GRANULAR FILL.
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CONCRETE PAVEMENT

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