

PARCEL NO.:

Office Use Only

DATE SUBMITTED: \_\_\_\_\_

REVIEW DATE: \_\_\_\_\_

## CITY OF SHEBOYGAN ARCHITECTURAL REVIEW APPLICATION

Revised July 2021

**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 three weeks prior** to date of meeting. Applications that are not complete or that are not legible will not be accepted.

### 1. APPLICANT INFORMATION

APPLICANT: H & R Construction Co.

307 E 39th St

ADDRESS: South Sioux City, NE 68776

E-MAIL ADDRESS: nherbst@hnrco.com

PHONE: ( 402 ) 412-3550 FAX NO.: ( )

### 2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Sheboygan Auto Group

ADDRESS OF PROPERTY AFFECTED: 2701 Washington Ave

NEW BUILDING: x ADDITION: \_\_\_\_\_ REMODELING: \_\_\_\_\_

DESCRIPTION OF PROPOSED PROJECT: See attached narrative

New building with carwash, emissions testing and quick lube facility to service existing  
Sheboygan Auto use. Existing 2 buildings with these facilities on site to be demolished and 1  
new combined building is proposed.

DESCRIPTION OF **EXISTING** EXTERIOR DESIGN AND MATERIALS: \_\_\_\_\_

See attached narrative

Existing 2 buildings in the area to be demolished.

DESCRIPTION OF THE **PROPOSED** EXTERIOR DESIGN AND MATERIALS: \_\_\_\_\_

See narrative

### 3. NAMES AND ADDRESSES

**OWNER OF SITE:** The Rydell Management Company  
2701 Washington Ave  
**ADDRESS:** Sheboygan, WI 53081

**EMAIL:** randy@therydellcompany.com

**PHONE:** ( 605 ) 361-0361 **FAX NO.:** ( )

**ARCHITECT:** EXCEL ENGINEERING INC  
100 CAMELOT DR,  
**ADDRESS:** FOND DU LAC, WI 54935  
JASON.DAYE@  
**EMAIL ADDRESS:** EXCELENGINEER.COM

**PHONE:** ( 920 ) 926-9800 **FAX NO.:** ( )

**CONTRACTOR:** H & R Construction Co.  
307 E 39th St  
**ADDRESS:** South Sioux City, NE 68776

**EMAIL:** nherbst@hnrco.com

**PHONE:** ( 402 ) 412-3550 **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  
Digitally signed by Nate Herbst  
DN: C=US,  
E=nherbst@hnrco.com, O=H &  
R Construction Co., CN=Nate  
Herbst  
Date: 2022.08.12 11:08:02-05'00'

8/12/2022  
DATE

**Nate Herbst**  
PRINT ABOVE NAME  

OFFICE USE ONLY

September 6, 2022

## **CUP & Architectural Review Project Description**

### **PROJECT NAME AND EXISTING SITE ADDRESS:**

Sheboygan Auto Group  
2701 Washington Ave  
Sheboygan, WI 53081

### **PARCEL INFORMATION/ZONING CLASSIFICATION/SITE DATA**

Parcel - 59281431772  
SC-Suburban Commercial District  
Total area of parcel is 10.4 acres

### **EXISTING SITE CONDITIONS/LAND USE:**

- Site is existing Sheboygan Auto Group dealership, repair center, quick lube plus, and car wash.

### **PROPOSED USE:**

- No change in use is proposed.

### **SITE SELECTION**

- Sheboygan Auto Group is already in operation at this parcel.

### **DESCRIPTION OF SITE IMPROVEMENTS:**

- Two (2) existing buildings containing existing car wash facility and quick lube facility to be demolished.
- New building 8,338 SF building proposed in the same general location of the demolished buildings. The new building will contain one (1) location for a car wash, quick lube & emission testing facility.
- No access changes are proposed. However, there will be new paving and parking proposed where the existing service building is, and the entire lot is planned to restriped. The delta between existing and proposed is within a few percent. The proposed parking configuration will gain some spaces where the existing service building is, but ultimately will lose spaces for the extended queue length.
- Site disturbance will total 0.70 acres.
- New utility connections will be made onsite to the existing utility services.
- The project is a redevelopment site with no increase in exposed parking or roads and is therefore exempt from stormwater requirements. Stormwater from the site will be directed towards proposed inlets and will outfall in the ROW. The project will be less than one (1) acre of disturbance, not requiring an NOI with Wisconsin DNR.
- Landscaping will be provided in accordance with the City ordinance, in an approach which ensures species resiliency and complimentary aesthetics. Consistent with the existing landscaping variance for the site, bufferyards will not be provided due to the existing paving extents onsite. New landscaping will be provided within the islands adjacent to the building.
- Site lighting will comply with the City ordinance in a fashion that provides appropriate light intensity for safety with cut-off fixtures for minimal light trespass.

- Waste enclosure – no new enclosure is needed.
- All required building setback requirements are met.
- Rooftop mechanicals will be screened with a building parapet and the exterior transformer will be screened with plantings.

#### EXPLANATION BUSINESS ACTIVITIES:

- The car wash/quick lube facility will be open Monday-Friday, 7 AM – 5:30 PM. Saturday, 7:30 AM – 12:00 PM.
- The current number of employees at the facility is 15-20. No new additional employees are proposed as part of the project.
- The new facility will be available for use by the general public via drive- through service for instant oil change and instant car wash.
- Projected number of daily customers: +/-100
- Bulk Oil will be stored in a containment area in the basement of the new facility. Waste oil will also be stored in this manner. All fluids stored in bulk will be filled or removed (bulk oil) about once every two months based on current and projected demand.

#### PARKING REQUIREMENTS:

- Total Parking Provided: site will be serviced by the existing onsite parking; the new building will not create any additional parking demand.

#### HOW WILL SITE BE SERVICED WITH STREETS AND UTILITIES:

- The existing ingress/egress drives will remain as currently constructed and will continue to provide adequate service to the site.
- A three-quarter inch (3/4") water service line exists to the existing buildings and is proposed to be tied into for the proposed building.
- A six-inch (6") sanitary sewer service line exists for the existing car wash/quick lube and will be connected to with the proposed building.

#### PROPOSED TRAFFIC IMPACTS TO ADJOINING STREETS IN THE NEIGHBORHOOD BASED ON THIS DEVELOPMENT:

- No negative traffic impacts to the neighborhood are anticipated as no change in use is proposed.

#### PROPOSED SIGNAGE:

- No new ground signage is proposed with this project.
- Building signage will be included on the northern and southern elevations. This building mounted signage will be permitted separately by the chosen sign vendor.

#### DESCRIPTION OF THE GENERAL ORIENTATATION, DESIGN, ARRANGEMENT, TEXTURE, MATERIAL AND COLOR OF THE BUILDING OR STRUCTURE AND HOW IIT IS COMPATIBLE WITH THE DEVELOPMENT IN AND AROUND THE AREA:

- The proposed development will include a single-story building with an 8,338 square foot footprint, and vehicle queue lanes for entering and exiting the service/carwash facility. Exterior finishes will be made of a mixture of pre-finished metal wall panels, as well as aluminum with clear glazing. The roof will have parapet wall heights that screen any rooftop equipment.



- The shape of the building is designed to illustrate hierarchy and separation between the three elements of the facility (Lobby, Service, Car Wash) rather than portray as a singular overbearing mass so close to the street. Variations in color and depth of the envelope system, while also attributing to breaking up the larger mass into smaller pieces, uses similar materials and colors as the adjacent dealerships on the site. The addition of a tertiary accent color relates to each dealership having their own accent colors, but different enough as the new facility is agnostic of a specific automotive brand. The use of large glass overhead doors aligned on the north and south facades allow light and line-of-sight to travel through the façade, further softening the visual impact of an otherwise solid mass.

#### POTENTIAL NUISANCES TO ADJOINING PROPERTY OWNERS:

- The proposed development will have no negative impacts to the neighborhood.
- No outside storage is proposed.
- Site lighting will meet City light intensity requirements and cut-off fixtures will be used for minimal light trespass.
- The architectural style of the building will fit in and compliment surrounding commercial developments.

#### ESTIMATED VALUE OF PROJECT:

- Approximately \$2.8M

#### CONSTRUCTION TIMELINE:

- The proposed development timeline is a March 2023 start with an anticipated completion date of September 2023.

#### VARIANCE REQUESTS

- Exception to the landscape bufferyard requirements is requested; these were previously approved via a landscape variance granted in 2018.
- Exception to the internal landscape/greenspace percentage of 25% is being requested for this portion of the site. This also was approved as a variance with the 2018 plans. The project will slightly decrease impervious area onsite and increase greenspace from the existing amount within the project area.
- Exception to the maximum number of signs for this site is also being requested. Within the Suburban Commercial (SC) Zoning District, a maximum of four (4) on-building signs are allowed for each fronting business for all walls not directly abutting a residentially zoned property. The existing Chrysler, Dodge, Jeep, RAM dealership building currently already exceeds this standard. The proposed additional service and carwash building proposes to add four (4) additional on-building signs for the purpose of identification, direction, and advertising necessary to alert business patrons of location, services, and products provided at this specific site.

#### HOW IS THE PROPOSED CONDITIONAL USE (INDEPENDENT OF ITS LOCATION) IN HARMONY WITH THE PURPOSES, GOALS, OBJECTIVES, POLICIES AND STANDARDS OF THE CITY OF SHEBOYGAN COMPREHENSIVE MASTER PLAN?

- The City of Sheboygan Comprehensive Plan Future Land Use Map designates this property as "Community Mixed-Use". The existing and proposed use is consistent with the Plan, provides needed services to the public, and is therefore consistent with the purposes, goals, objectives, policies, and standards of the Plan.

DOES THE CONDITIONAL USE, IN ITS PROPOSED LOCATION, RESULT IN ANY SUBSTANTIAL OR UNDUE ADVERSE IMPACT ON NEARBY PROPERTY, THE CHARACTER OF THE NEIGHBORHOOD, ENVIRONMENT, TRAFFIC, PARKING, PUBLIC IMPROVEMENTS, PUBLIC PROPERTY OR RIGHTS-OF WAY?

- No negative impacts to neighboring properties, environment, traffic, or the public are anticipated from the proposed project. The project will combine the current uses with an additional needed service in one efficient and attractive facility. The proposed demolition of existing 2 buildings and the areas to be regraded for new paving, parking spaces, and queuing lanes for the service facility will offer improvement to current issues on the existing site. Currently the queue for service gets quite backed up which causes traffic issues on the property. The new facility features a significantly longer queue depth and brings that traffic farther away from the main street.

HOW DOES THE PROPOSED CONDITIONAL USE MAINTAIN THE DESIRED CONSISTENCY OF LAND USES IN RELATION TO THE SETTING WITHIN WHICH THE PROPERTY IS LOCATED?

- The proposed project is not requesting a change in use and the use will be consistent with the existing Sheboygan Automotive use.

IS THE PROPOSED CONDITIONAL USE LOCATED IN AN AREA THAT WILL BE ADEQUATELY SERVED BY UTILITIES, OR SERVICES PROVIDED BY PUBLIC AGENCIES? IF NOT, PLEASE EXPLAIN.

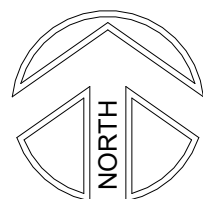
- Yes, existing utility services are in place and will be utilized for the new building.



1 ARCHITECTURAL SITE PLAN

1" = 80'-0"

CBG - CHEVROLET | BUICK | GMC  
CDJ - CHRYSLER | DODGE | JEEP | RAM  
QLC - QUICK-LUBE | CAR WASH  
EQL - EXISTING QUICK-LUBE  
ECW - EXISTING CAR WASH



PRELIMINARY PLANS - NOT  
FOR CONSTRUCTION

BUILDING SUMMARY

BUILDING AREA

CDJ = 30,653 SQ. FT.  
CBG = 66,399 SQ. FT.  
QLC = 8,475 SQ. FT.  
TOTAL = 105,527 SQ. FT.

PARKING COUNT

EXISTING STALLS: 0  
STALLS LOST IN DEMO: 0  
NEW STALLS PROVIDED: 0  
NET TOTAL STALLS PROVIDED: 0  
ACCESSIBLE STALLS (19'-0"): 0  
ACCESSIBLE STALLS (19'-0"): 0  
LOADING SPACES PROVIDED: 0

REVISE PARKING  
COUNT

GENERAL NOTES - ARCH. SITE PLAN

- A. IMPORTANT: ARCHITECTURAL SITE PLAN SHOWN FOR REFERENCE AND DESIGN INTENT ONLY, AND NOT TO BE USED FOR CONSTRUCTION. REFER TO CIVIL FOR ALL DIMENSIONING, SLOPING & GRADING, SPOT ELEVATIONS & ADDITIONAL REQUIREMENTS.
- B. CONTRACTOR TO VERIFY ALL EXISTING SITE CONDITIONS PRIOR TO SITE PREP. REPORT ANY DISCREPANCIES TO ARCHITECT AND CIVIL ENGINEER IMMEDIATELY.
- C. CONTRACTOR TO VERIFY ANY CRITICAL DIMENSIONS WITH REGARDS TO EXISTING CONSTRUCTION, IF ANY.
- D. SEE ELECTRICAL FOR PROPOSED NEW SITE LIGHTING @ QUICKLUBE

KEYNOTES - ARCH. SITE PLAN

1. BOLLARD, SEE TYPICAL DETAIL THIS SHEET..
2. GAS METER (SEE MECH.).
3. ELEC. METER (SEE ELEC.).
4. WATER RISER ROOM.
5. DESIGNATED TRANSFORMER LOCATION (SEE ELEC.).
6. PHASE 1: DEMOLISH EXISTING CAR WASH (ECW) BUILDING. DEMOLISH INTERIORS OF DEALERSHIP.
7. PHASE 2: REMODEL INTERIORS OF DEALERSHIPS. NEW CONSTRUCTION OF QUICK-LUBE & CAR WASH.
8. PHASE 3: (UPON COMPLETION OF QUICK-LUBE & CAR WASH) RELOCATE EQUIPMENT FROM EXISTING QUICK-LUBE TO NEW CONSTRUCTION. DEMOLISH EXISTING QUICK-LUBE.



Architecture | Planning | Interiors

434 5th Street, Suite 1  
Brookings, SD 57006 | P: 605.692.4008

2301 W. Russell St, Ste. 1  
Sioux Falls, SD 57104 | P: 605.692.4008

STAMP:

PRELIMINARY  
PLANS

NOT FOR  
CONSTRUCTION

DATE:

REVISIONS:  
NO. DESCRIPTION:

SHEET NAME:  
ARCHITECTURAL SITE  
PLAN

PROJECT NO.  
DA22\_041

DEALERSHIP,  
QUICK-LUBE & CAR  
WASH  
SHEBOYGAN, WI

PROJECT MANAGER:  
KYLE JAMISON

DATE:  
08.15.2022

SHEET:

AC1.1

FULL SCALE: 24x36  
HALF SCALE: 12x18  
DRAWING MAY NOT BE PRINTED TO SCALE





Always a Better Plan

100 Camelot Drive  
Fond du Lac, WI 54935  
920-926-9800  
excelengineer.com

PROJECT INFORMATION

DEALERSHIP, QUICK-LUBE & CAR WASH  
3400 S BUSINESS DR • SHEBOYGAN, WI 53081

PROFESSIONAL SEAL

PRELIMINARY DATES

AUG. 15, 2022  
SEPT. 6, 2022

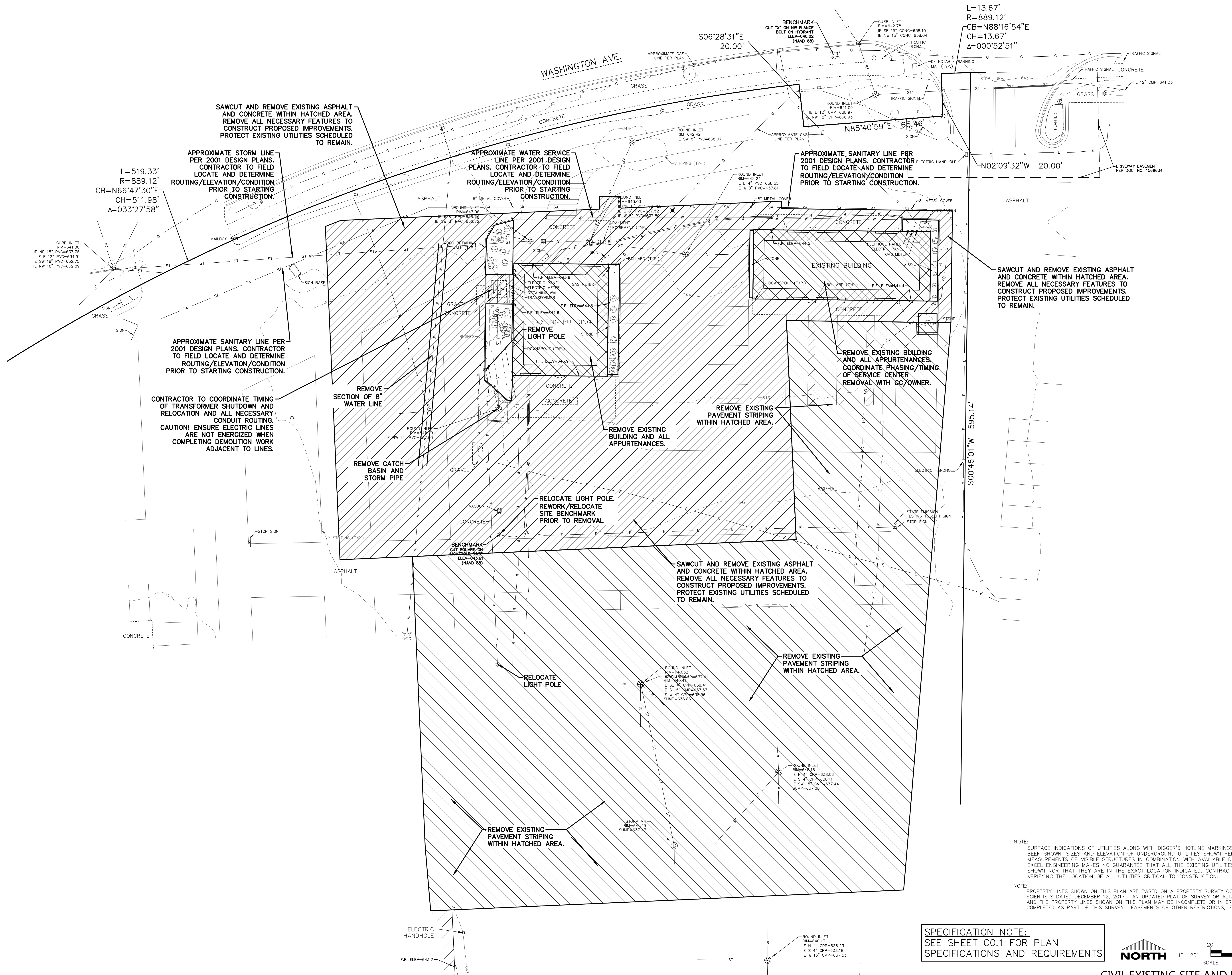
JOB NUMBER

2251400

SHEET NUMBER

C1.0

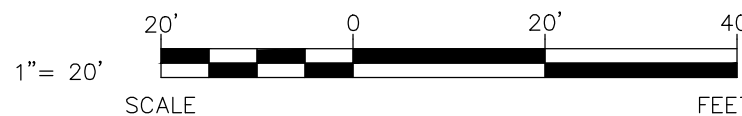
2021 © EXCEL ENGINEERING, INC.



NOTE:  
SURFACE INDICATIONS OF UTILITIES ALONG WITH DIGGER'S HOTLINE MARKINGS ON THE SURVEYED PARCEL HAVE BEEN SHOWN. SIZES AND ELEVATION OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON FIELD MEASUREMENTS OF VISIBLE STRUCTURES IN COMBINATION WITH AVAILABLE DATA PROVIDED TO EXCEL ENGINEERING. EXCEL ENGINEERING MAKES NO GUARANTEE THAT ALL THE EXISTING UTILITIES IN THE SURVEYED AREA HAVE BEEN SHOWN NOR THAT THEY ARE IN THE EXACT LOCATION INDICATED. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES CRITICAL TO CONSTRUCTION.

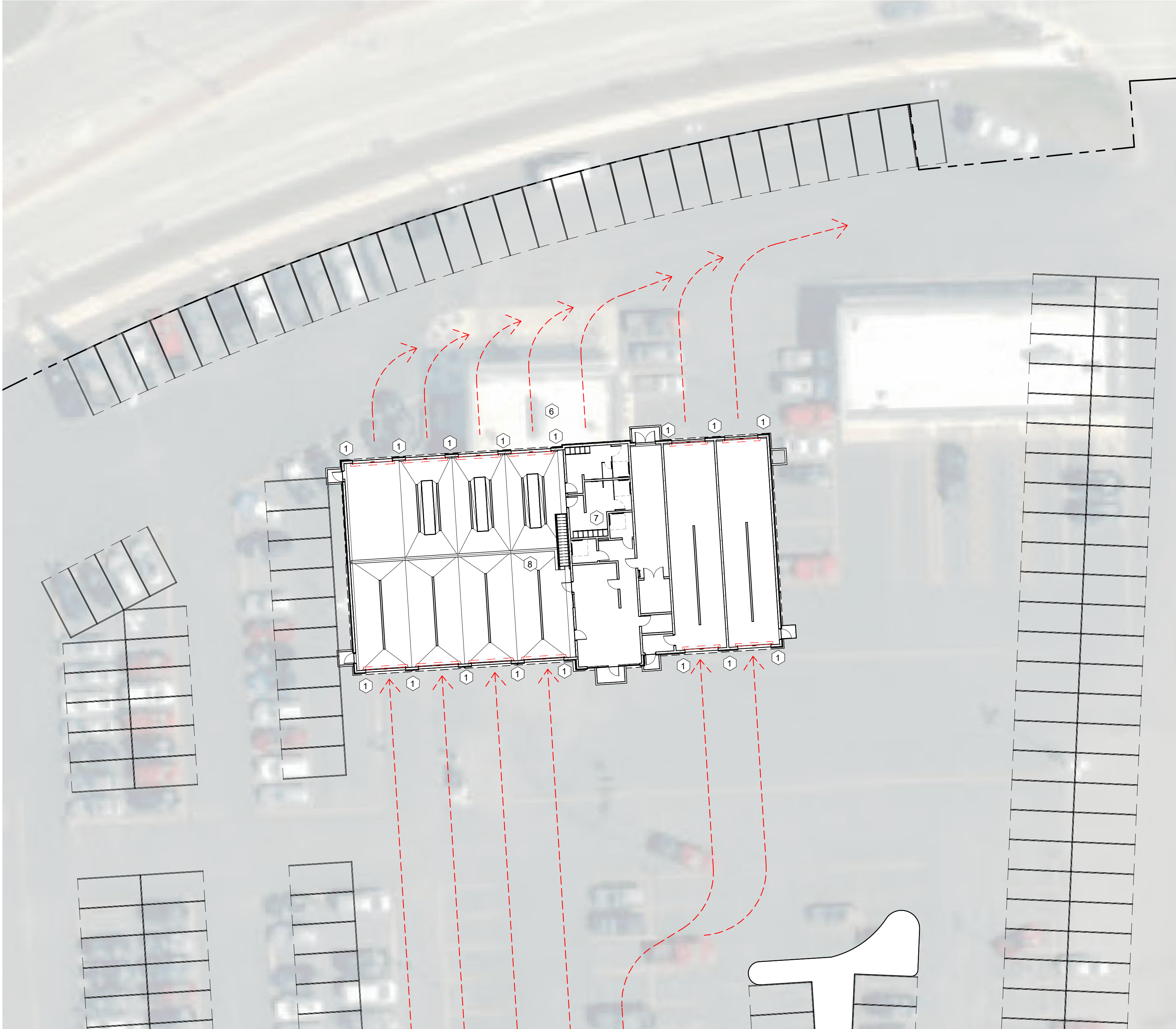
NOTE:  
PROPERTY LINES SHOWN ON THIS PLAN ARE BASED ON A PROPERTY SURVEY COMPLETED BY MILLER ENGINEERS AND SCIENTISTS DATED DECEMBER 12, 2017. AN UPDATED PLAT OF SURVEY OR ALTA SURVEY HAS NOT BEEN AUTHORIZED AND THE PROPERTY LINES SHOWN ON THIS PLAN MAY BE INCOMPLETE OR IN ERROR. A TITLE SEARCH WAS NOT COMPLETED AS PART OF THIS SURVEY. EASEMENTS OR OTHER RESTRICTIONS, IF ANY, ARE NOT SHOWN.

SPECIFICATION NOTE:  
SEE SHEET CO.1 FOR PLAN  
SPECIFICATIONS AND REQUIREMENTS



CIVIL EXISTING SITE AND DEMOLITION PLAN





### BUILDING SUMMARY

#### BUILDING AREA

CDJ = 30,653 SQ. FT.  
CBG = 66,399 SQ. FT.  
QLC = 8,475 SQ. FT.  
TOTAL = 105,527 SQ. FT.

#### PARKING COUNT

EXISTING STALLS: 0  
STALLS LOST IN DEMO: 0  
NEW STALLS PROVIDED: 0  
NET TOTAL STALLS PROVIDED: 0  
ACCESSIBLE STALLS (8'x19'-0"): 0  
ACCESSIBLE STALLS (5'x19'-0"): 0  
LOADING SPACES PROVIDED: 0

REVISE PARKING COUNT

### GENERAL NOTES - ARCH. SITE PLAN

- IMPORTANT: ARCHITECTURAL SITE PLAN SHOWN FOR REFERENCE AND DESIGN INTENT ONLY, AND NOT TO BE USED FOR CONSTRUCTION. REFER TO CIVIL FOR ALL DIMENSIONING, SLOPING & GRADING, SPOT ELEVATIONS & ADDITIONAL REQUIREMENTS.
- CONTRACTOR TO VERIFY ALL EXISTING SITE CONDITIONS PRIOR TO SITE PREP. REPORT ANY DISCREPANCIES TO ARCHITECT AND CIVIL ENGINEER IMMEDIATELY.
- CONTRACTOR TO VERIFY ANY CRITICAL DIMENSIONS WITH REGARDS TO EXISTING CONSTRUCTION, IF ANY.
- SEE ELECTRICAL FOR PROPOSED NEW SITE LIGHTING @ QUICKLUBE.

### KEYNOTES - ARCH. SITE PLAN

- BOLLARD, SEE TYPICAL DETAIL THIS SHEET..
- GAS METER (SEE MECH.).
- ELEC. METER (SEE ELEC.).
- WATER RISER ROOM.
- DESIGNATED TRANSFORMER LOCATION (SEE ELEC.).
- PHASE 1: DEMOLISH EXISTING CAR WASH (ECW) BUILDING. DEMOLISH INTERIORS OF DEALERSHIP.
- PHASE 2: REMODEL INTERIORS OF DEALERSHIPS. NEW CONSTRUCTION OF QUICK-LUBE & CAR WASH.
- PHASE 3: (UPON COMPLETION OF QUICK-LUBE & CAR WASH) RELOCATE EQUIPMENT FROM EXISTING QUICK-LUBE TO NEW CONSTRUCTION. DEMOLISH EXISTING QUICK-LUBE.



Architecture | Planning | Interiors

434 5th Street, Suite 1  
Brookings, SD 57006 | P: 605.692.4008

2301 W. Russell St, Ste. 1  
Sioux Falls, SD 57104 | P: 605.692.4008

STAMP:

PRELIMINARY  
PLANS

NOT FOR  
CONSTRUCTION

DATE:

REVISIONS:  
NO. DESCRIPTION:

SHEET NAME:  
ARCHITECTURAL SITE  
PLAN

FULL SCALE: 24x36  
HALF SCALE: 12x18  
DRAWING MAY NOT BE PRINTED TO SCALE

PROJECT NO.  
DA22\_041

DEALERSHIP,  
QUICK-LUBE & CAR  
WASH  
SHEBOYGAN, WI

PROJECT MANAGER:  
KYLE JAMISON

DATE:  
08.15.2022

SHEET:

AC1.2

PRELIMINARY PLANS - NOT  
FOR CONSTRUCTION





**DEALERSHIP, QUICK-LUBE & CAR WASH**  
3400 S BUSINESS DR • SHEBOYGAN, WI 53081

JULY 25, 2022
AUG. 10, 2022
AUG. 15, 2022

---

ORDER NUMBER

## ISSN NUMBER

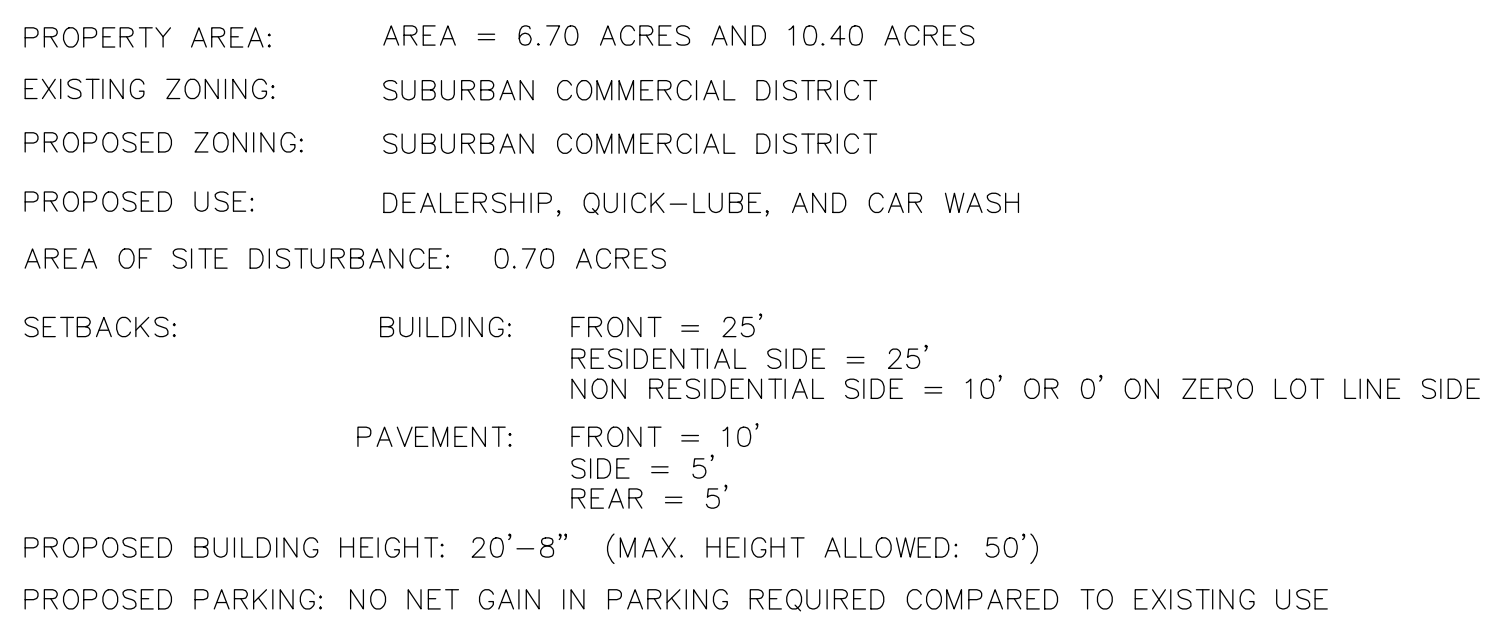
251400

---

**SHEET NUMBER**

## C1.1

1 © EXCEL ENGINEERING, INC.



SPECIFICATION NOTE:  
SEE SHEET C0.1 FOR PLAN  
SPECIFICATIONS AND REQUIREMENTS

<u>EXISTING SITE DATA (WITHIN PROJECT AREA)</u>			
	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	0.88	38,268	
BUILDING FLOOR AREA	0.12	5,041	13.2%
PAVEMENT (ASP. & CONC.)	0.73	31,816	83.1%
TOTAL IMPERVIOUS	0.85	36,857	96.3%
LANDSCAPE/ OPEN SPACE	0.03	1,411	3.7%

<u>PROPOSED SITE DATA (WITHIN PROJECT AREA)</u>			
	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	0.88	38,268	
BUILDING FLOOR AREA	0.19	8,338	21.8%
PAVEMENT (ASP. & CONC.)	0.64	28,041	73.3%
TOTAL IMPERVIOUS	0.84	36,379	95.1%
LANDSCAPE/ OPEN SPACE	0.04	1,889	4.9%

## SITE PLAN KEYNOTES

2	HEAVY DUTY ASPHALT SECTION (TYP.) REUSE AND REGRADE EXISTING BASE OF EXISTING ASPHALT WHERE POSSIBLE.
3	CONCRETE SIDEWALK (TYP.)
5	HEAVY DUTY CONCRETE APRON (TYP)
8	CONCRETE STOOP (TYP.) SEE ARCH. PLANS FOR DETAILS.
9	CONCRETE STAIRS. SEE ARCH. PLANS FOR DETAILS.
12	CURB RAMP (TYP.)
13	18" CURB & GUTTER (TYP.)
15	CURB TAPER (TYP.)
16	CURB CUT (TYP.)
17	CONCRETE TRANSFORMER PAD BY UTILITY SUPPLIER (CONTRACTOR TO VERIFY FINAL LOCATION & DESIGN PRIOR TO CONSTRUCTION)
20	PAINTED PAVEMENT LETTERING
21	PAINTED PAVEMENT STRIPING
22	PAYMENT STATION PEDESTALS. VERIFY FINAL EQUIPMENT WITH OWNER.
23	6" CONCRETE BOLLARDS (SEE DETAIL ON ARCH. PLAN)
27	DETECTABLE WARNING PLATE
28	TRAFFIC FLOW ARROWS. COLOR TO MATCH PARKING STALL STRIPING.



CIVIL SITE PLAN





Always a Better Plan

100 Camelot Drive  
Fond du Lac, WI 54935  
920-926-9800  
excelengineer.com

PROJECT INFORMATION

DEALERSHIP, QUICK-LUBE & CAR WASH

3400 S BUSINESS DR • SHEBOYGAN, WI 53081

PROFESSIONAL SEAL

PRELIMINARY DATES

AUG. 15, 2022  
SEPT. 6, 2022

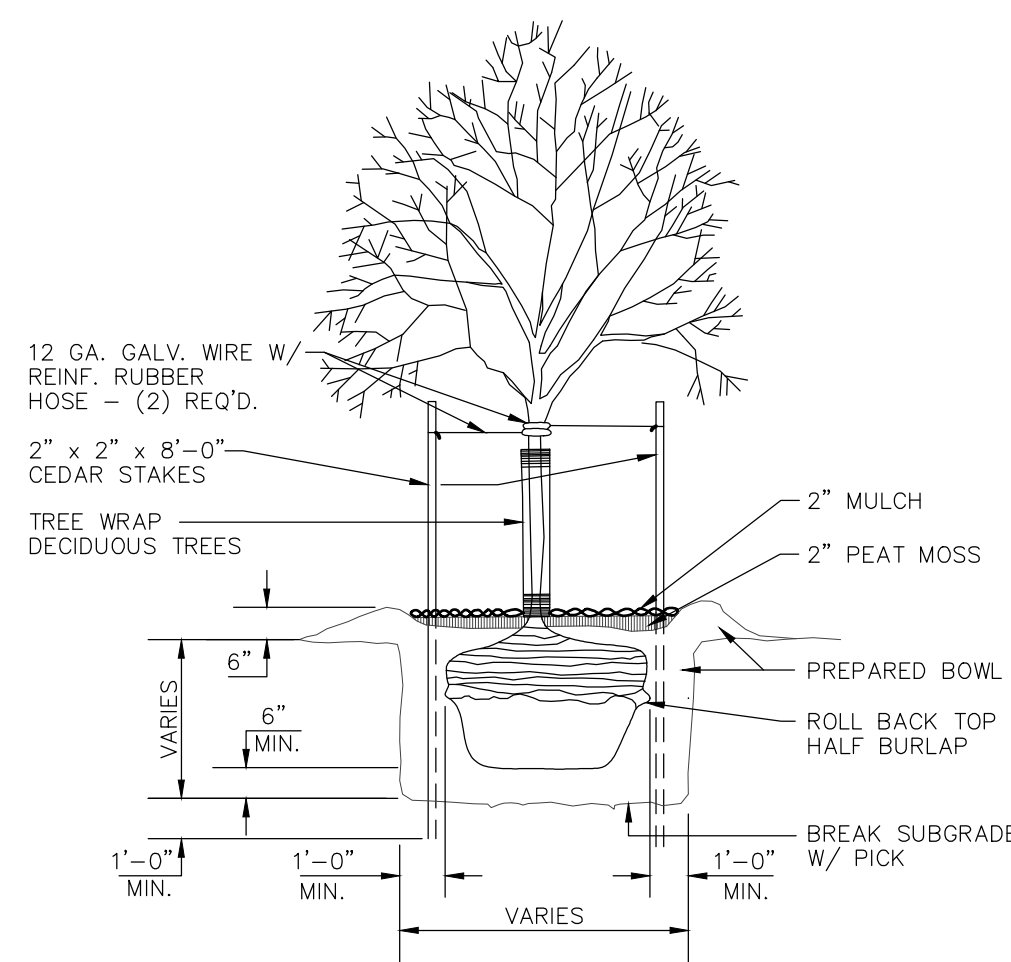
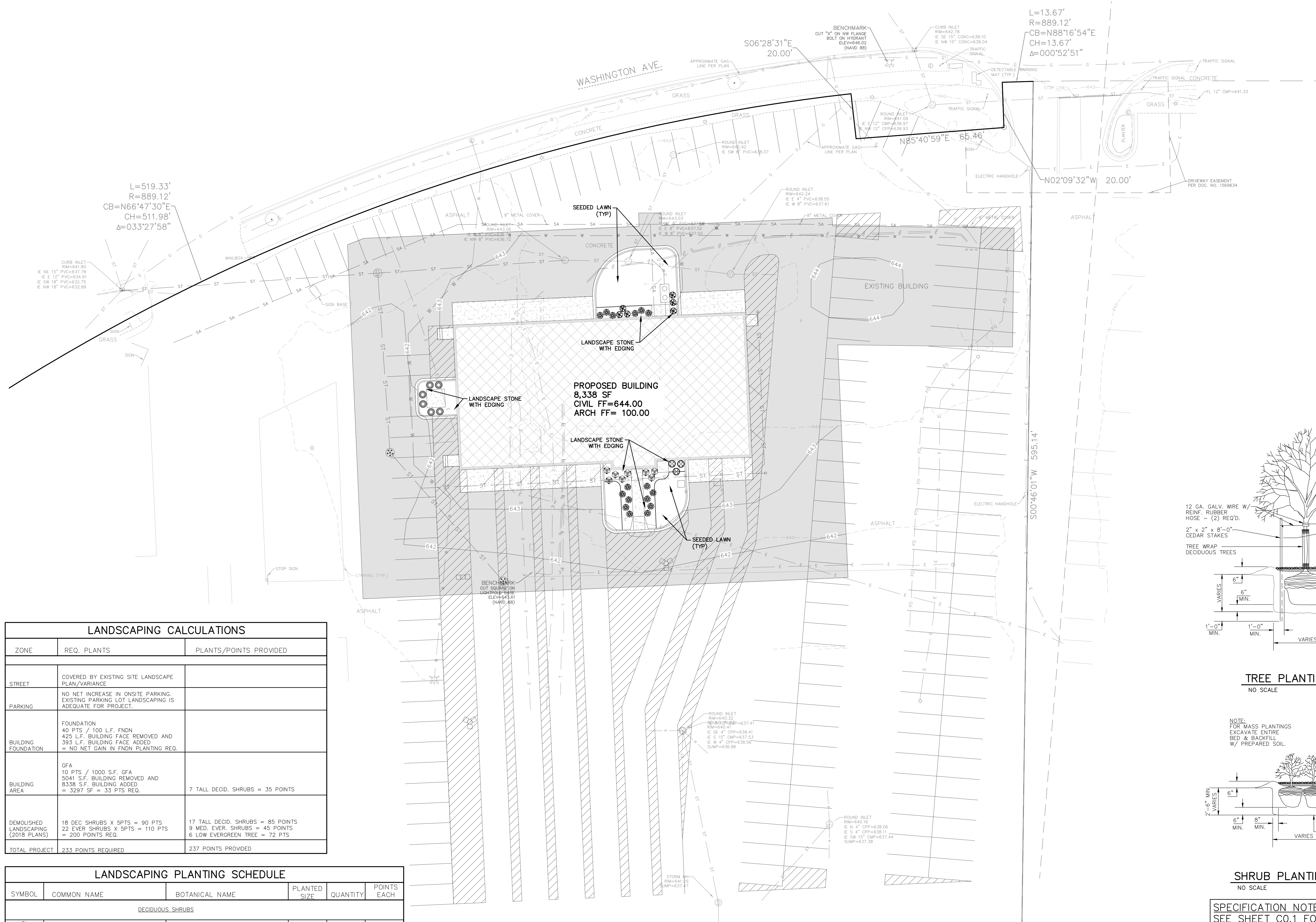
JOB NUMBER

2251400

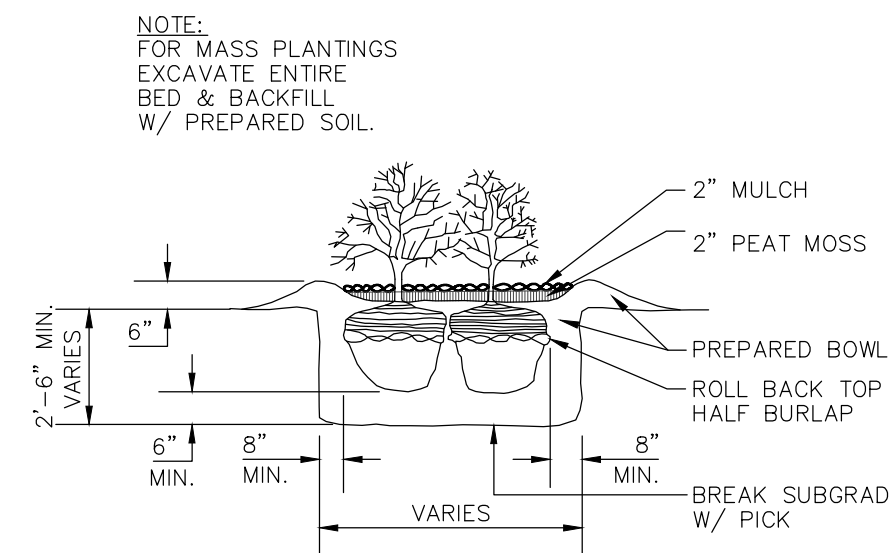
SHEET NUMBER

C1.4

2021 © EXCEL ENGINEERING, INC.



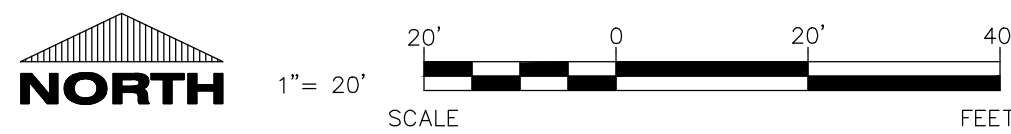
TREE PLANTING DETAIL  
NO SCALE



SHRUB PLANTING DETAIL  
NO SCALE

SPECIFICATION NOTE:  
SEE SHEET C0.1 FOR PLAN  
SPECIFICATIONS AND REQUIREMENTS

EROSION MATTING LOCATION



CIVIL LANDSCAPE AND RESTORATION PLAN

LANDSCAPING CALCULATIONS		
ZONE	REQ. PLANTS	PLANTS/POINTS PROVIDED
STREET	COVERED BY EXISTING SITE LANDSCAPE PLAN/VARIANCE	
PARKING	NO NET INCREASE IN ONSITE PARKING. EXISTING PARKING LOT LANDSCAPING IS ADEQUATE FOR PROJECT.	
BUILDING FOUNDATION	FOUNDATION 40 PTS / 100 L.F. FNDN 425 L.F. BUILDING FACE REMOVED AND 393 L.F. BUILDING FACE ADDED = NO NET GAIN IN FNDN PLANTING REQ.	
BUILDING AREA	GFA 10 PTS / 1000 S.F. GFA 5041 S.F. BUILDING REMOVED AND 8338 S.F. BUILDING ADDED = 3297 SF = 33 PTS REQ.	7 TALL DECID. SHRUBS = 35 POINTS
DEMOLISHED LANDSCAPING (2018 PLANS)	18 DEC SHRUBS X 5PTS = 90 PTS 22 EVER SHRUBS X 5PTS = 110 PTS = 200 POINTS REQ.	17 TALL DECID. SHRUBS = 85 POINTS 9 MED. EVER. SHRUBS = 45 POINTS 6 LOW EVERGREEN TREE = 72 PTS
TOTAL PROJECT	233 POINTS REQUIRED	237 POINTS PROVIDED

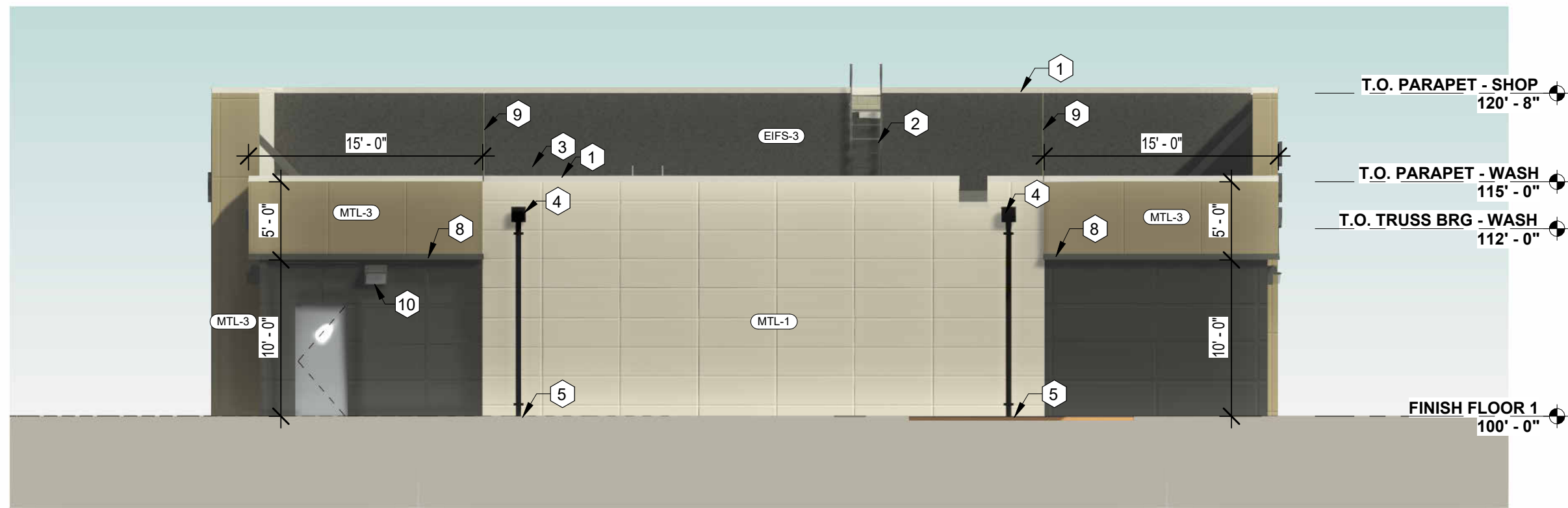
LANDSCAPING PLANTING SCHEDULE					
SYMBOL	COMMON NAME	BOTANICAL NAME	PLANTED SIZE	QUANTITY	POINTS EACH
DECIDUOUS SHRUBS					
	Burning Bush	Evonymus alatus 'Compactus'	36"	16	5
	Red Twigged Dogwood	Cornus baileyi	36"	8	5
EVERGREEN SHRUBS					
	GLOBE SPRUCE	PICEA PUNGENS 'GLOBOSA'	18"	6	5
	DWARF JAPANESE YEW	TAXUS CUSPIDATA 'NANA'	18"	3	5
EVERGREEN TREES					
	Techy Arborvitae	Thuja occidentalis	42"-48"	6	12



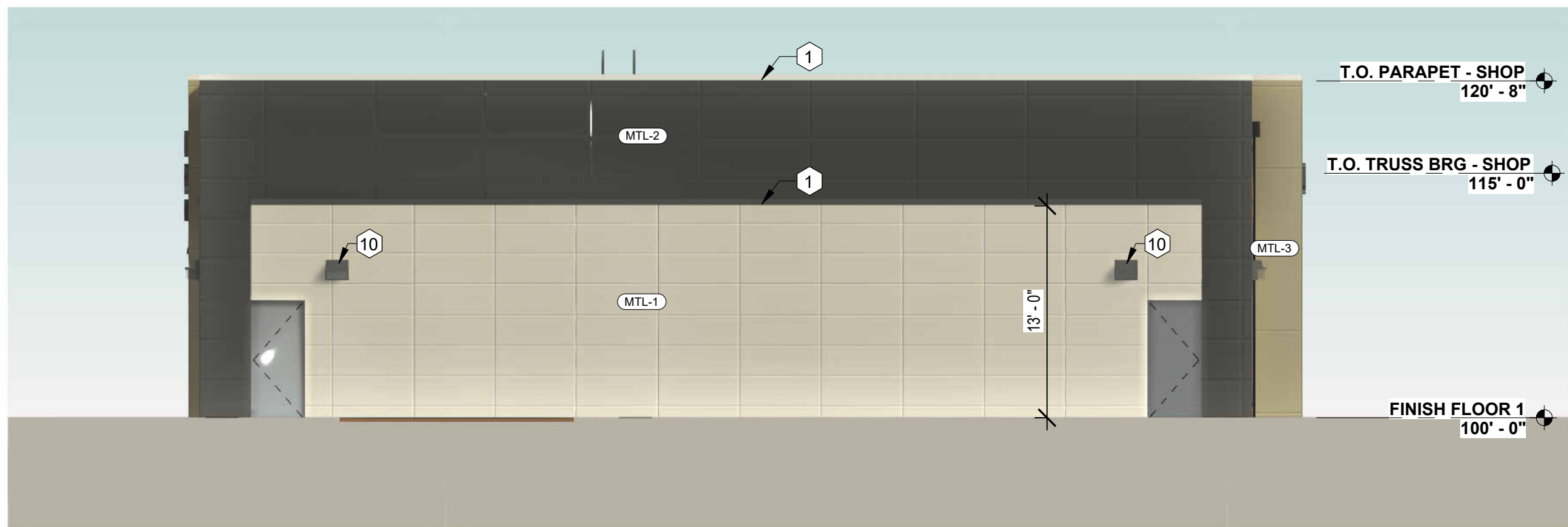
1 BUILDING ELEVATION - North  
1/8" = 1'-0"



2 BUILDING ELEVATION - South  
1/8" = 1'-0"



3 BUILDING ELEVATION - East  
1/8" = 1'-0"



4 BUILDING ELEVATION - West  
1/8" = 1'-0"

EXTERIOR MATERIALS LEGEND		
MATERIAL MARK	MATERIAL DESCRIPTION	COMMENTS
EIFS-3	EIFS Finish over 1-1/2" insulation, STO 800 Series, fine texture	MATCH MRL-2 FINISH COLOR
MTL-1	Concealed Fastener ACM panel, 3" x 9"	CMX CHAMPAGNE METALLIC
MTL-2	Concealed Fastener ACM Panel, 2" x 6"	SBR DARK BRONZE
MTL-3	Concealed Fastener ACM Panel, 5" x 5"	METALLIC BRONZE

PRELIMINARY PLANS - NOT  
FOR CONSTRUCTION



Architecture | Planning | Interiors

434 5th Street, Suite 1  
Brookings, SD 57006 | P: 605.692.4008

2301 W. Russell St, Ste. 1  
Sioux Falls, SD 57104 | P: 605.692.4008

STAMP:

PRELIMINARY  
PLANS

NOT FOR  
CONSTRUCTION

DATE:

REVISIONS:  
NO. DESCRIPTION:

SHEET NAME:  
BUILDING ELEVATIONS

PROJECT NO.

DA22\_041

DEALERSHIP,  
QUICK-LUBE & CAR  
WASH

SHEBOYGAN, WI

PROJECT MANAGER:  
KYLE JAMISON

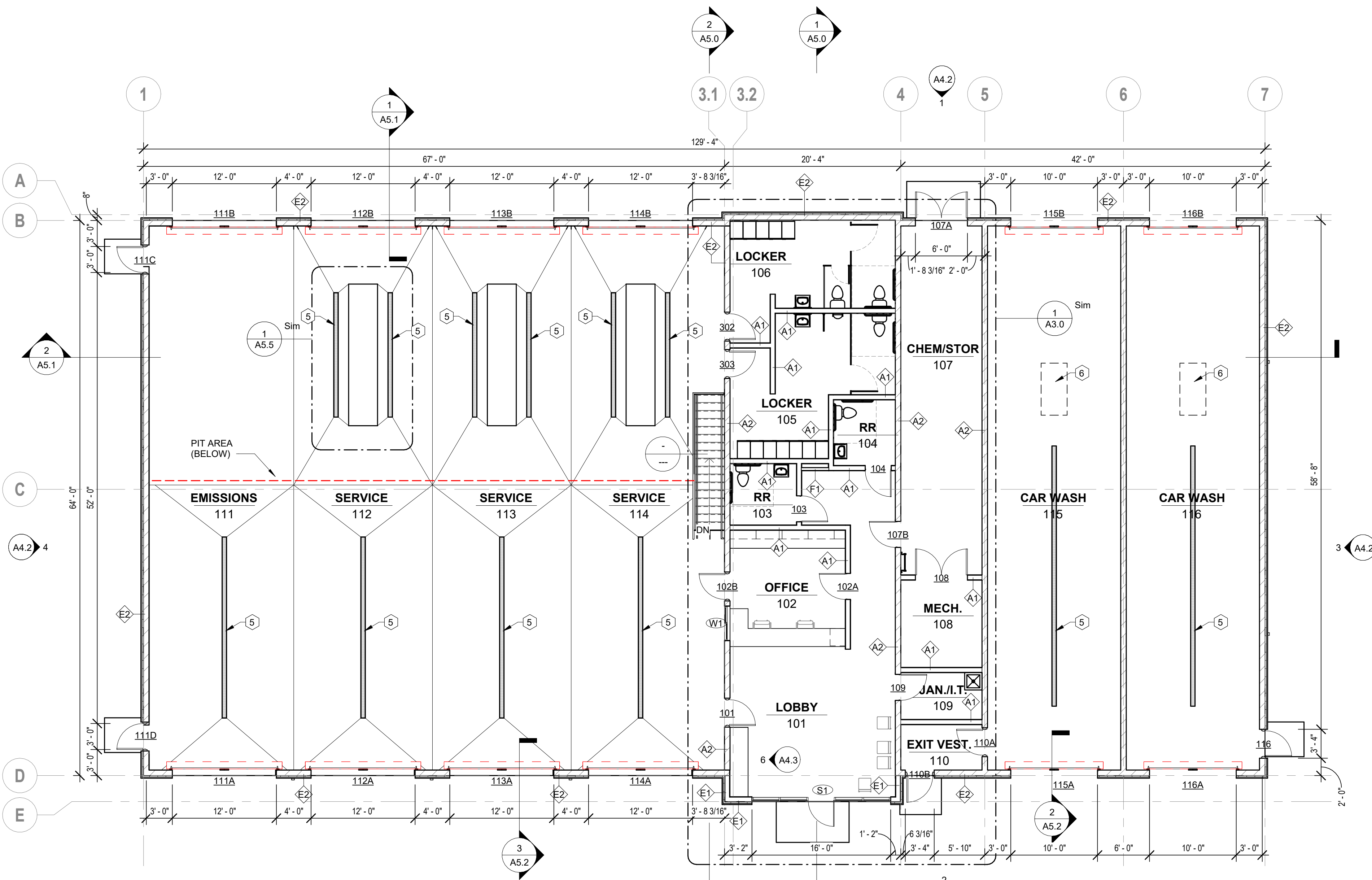
DATE:  
08.15.2022

SHEET:

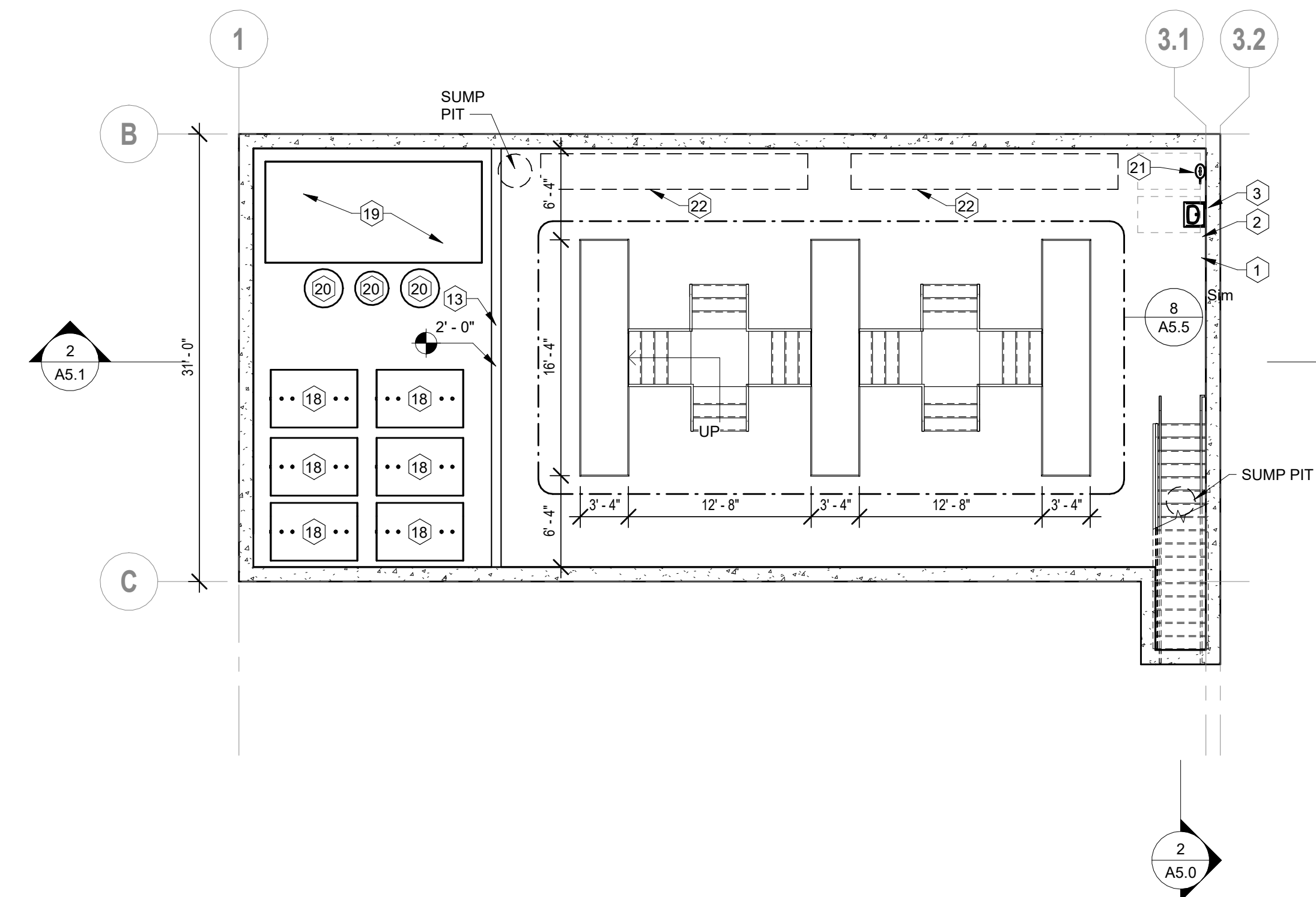
A4.2

FULL SCALE: 24x36  
HALF SCALE: 12x18  
DRAWING MAY NOT BE PRINTED TO SCALE





**1 FIRST FLOOR PLAN - QUICK-LUBE**  
1/8" = 1'-0"



**2 PIT LEVEL FLOOR PLAN - QUICK-LUBE**  
1/8" = 1'-0"

## GENERAL NOTES - FLOOR PLANS

- ALL DIMENSIONS FROM FACE OF STUD UNLESS CLEARLY NOTED OTHERWISE.
- ALL INTERIOR WALL TYPES TO BE WALL TYPE 'A1' UNLESS OTHERWISE NOTED. WALL TYPES LISTED ON SHEET T1.3.
- FLOOR FINISH TRANSITIONS TO BE 1/4" MAX. BETWEEN FINISH HEIGHTS.
- VERIFY ALL APPLIANCE DIMENSIONS PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO ARCHITECT IMMEDIATELY.
- PROVIDE WATER-RESISTANT GYP. BD. AT ALL BATHROOM WALL SURFACES UNLESS CLEARLY NOTED OTHERWISE. MAINTAIN FIRE-RESISTANCE RATING, WHERE REQ'D.
- CAULK PERIMETER OF ALL BACKSPLASHES. CAULK JOINT TO BE CLEAR OR MATCH COLOR OF ADJ. WALL FINISH.
- SEE SHEET A7.1 FOR DOOR/WINDOW/FRAME ELEVATIONS, DOOR SCHEDULE AND WINDOW SCHEDULE.
- SEE ROOM FINISH SCHEDULE ON SHEET A7.1 FOR ALL INTERIOR FINISHES TO BE PROVIDED.
- MOVABLE FURNITURE SHOWN AS REFERENCE ONLY (NOT IN CONTRACT).
- PROVIDE CORNER GUARDS AT ALL INTERIOR OUTSIDE-CORNER APPLICATIONS EQUAL TO OR GREATER THAN 90 DEGREES.

## KEYNOTES - FLOOR PLANS

- PAPER TOWEL / ELECTRIC HAND DRYER LOCATION. SEE ADA REQUIREMENTS FOR MOUNTING HEIGHTS REQUIRED.
- WALL-MOUNTED SOAP DISPENSER LOCATION. SEE ADA REQUIREMENTS FOR MOUNTING HEIGHTS REQUIRED.
- 24" x 36" MIRROR. SEE ADA REQUIREMENTS FOR MOUNTING HEIGHTS REQUIRED.
- ACCESSIBLE GRAB BARS. SEE ADA REQUIREMENTS FOR MOUNTING HEIGHTS REQUIRED.
- TRENCH DRAIN (SEE MECH).
- OIL/SAND SEPARATOR (SEE MECH).
- LOCKERS PROVIDED BY OWNER. INSTALLED BY G.C.
- STEEL TRASH RING / TABLE GROMMET.
- DESIGNATED BUILDING FIRE SPRINKLER RISER LOCATION (SEE MECH).
- ELECTRICAL PANEL LOCATION (SEE ELEC).
- FACP (SEE ELEC).
- 24" x 24" MOP SINK (SEE MECH).
- PARTIAL HEIGHT WALL.
- WATER HEATER LOCATION (SEE MECH).
- ROOF HATCH AND LADDER LOCATION.
- WALL-MOUNTED FLAT SCREEN TV MONITOR BY OWNER. MOUNT @ 6'-0" A.F.F.
- 42" H GUARDRAIL.
- METAL FRESH-PRODUCT STORAGE TANKS, TO BE PLACED PRIOR TO INSTALLATION OF CORE-FLOOR ABOVE. PROVIDED AND INSTALLED BY G.C.
- METAL WASTE-OIL STORAGE TANK, TO BE PLACED PRIOR TO INSTALLATION OF CORE-FLOOR ABOVE, PROVIDED AND INSTALLED BY G.C.
- POLY STORAGE TANKS FOR WASHER FLUID, DEF. & ANTIFREEZE, PROVIDED AND INSTALLED BY G.C.
- EYE-WASH STATION (SEE MECH.).
- SHELVING, PROVIDED AND INSTALLED BY G.C.

## FLOOR PLAN LEGEND:

- |  |  |
|--|--|
|  | INDICATES ACCESSIBLE ROOM                        |
|  | INDICATES HEARING IMPAIRED ROOM. SEE ELECTRICAL. |
|  | WALL TYPE, SEE SHEET T1.3.                       |
|  | WINDOW / STOREFRONT TYPE, SEE SHEET A7.1.        |
|  | DOOR #, SEE SHEET A7.1.                          |
|  | DOOR APPROACH FOR ADA CLEARANCES                 |
|  | SHEAR WALL, SEE STRUCT.                          |
|  | FD FLOOR DRAIN, SEE MECH.                        |
|  | FS FLOOR SINK, SEE MECH.                         |
|  | DS DOWNSPOUT                                     |

NOTE: NOT ALL DESIGNATIONS WILL APPEAR.



**PRELIMINARY PLANS - NOT FOR CONSTRUCTION**



Architecture | Planning | Interiors

434 5th Street, Suite 1  
Brookings, SD 57006 | P: 605.692.4008

2301 W. Russell St, Ste. 1  
Sioux Falls, SD 57104 | P: 605.692.4008

STAMP:

**PRELIMINARY PLANS**

NOT FOR CONSTRUCTION

REVISIONS: NO. DESCRIPTION: DATE:

SHEET NAME: **FLOOR PLANS**

PROJECT NO. DA22\_041

**DEALERSHIP, QUICK-LUBE & CAR WASH**  
SHEBOYGAN, WI

PROJECT MANAGER: KYLE JAMISON

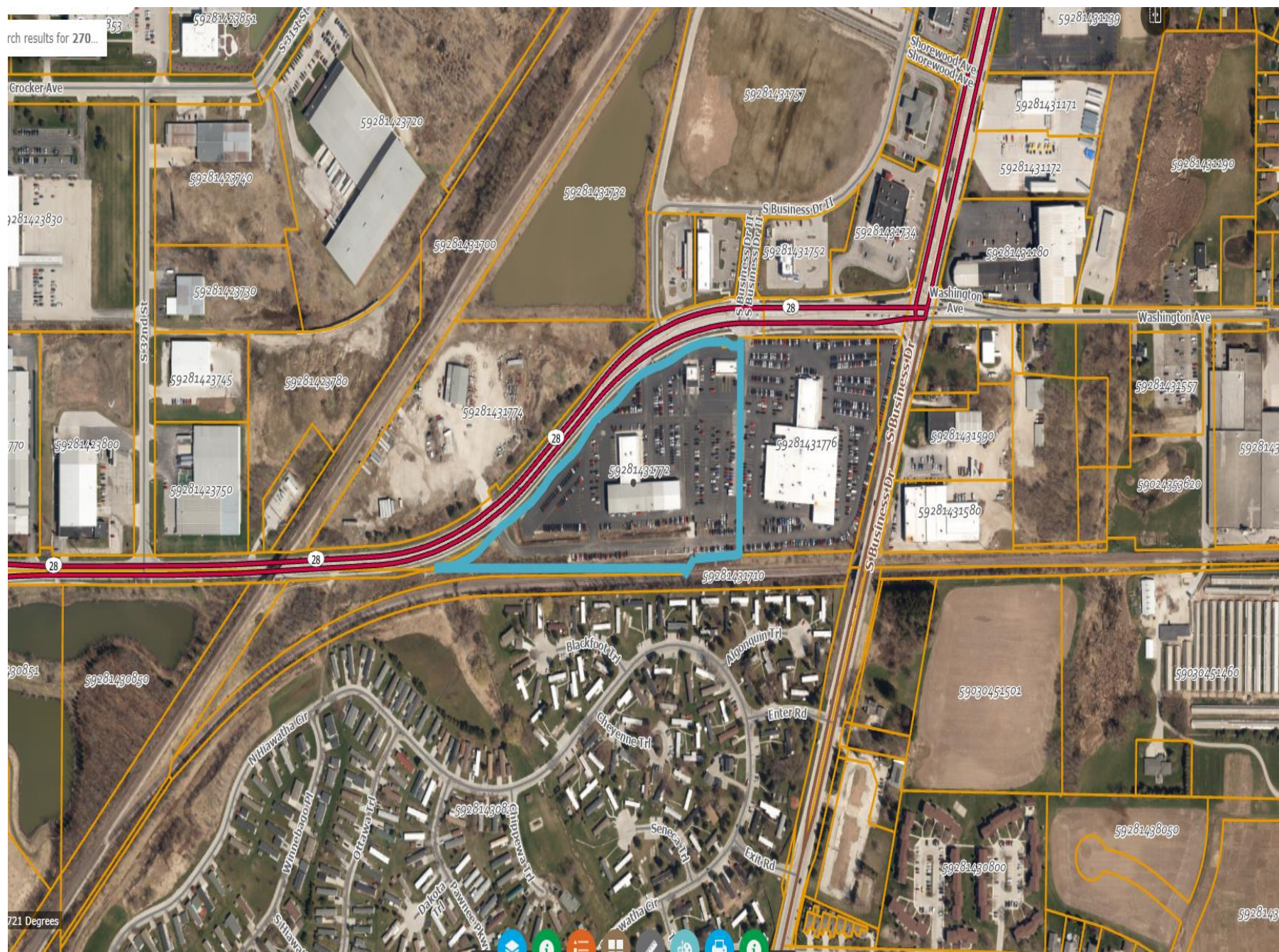
DATE: 08.15.2022

SHEET:

**A1.1**

FULL SCALE: 24x36  
HALF SCALE: 12x18  
DRAWING MAY NOT BE PRINTED TO SCALE







2537 WI-28  
Sheboygan, Wisconsin  
Google  
Street View - Sep 2021



Culver's  
2701 Wa  
Sheboyg

























