



CITY OF RACINE

General Application Form

Department of City Development
730 Washington Ave., Rm. 102
Racine, WI 53403
Phone: 262-636-9151
Fax: 262-635-5347

Type of Reviews

- 2035 Comprehensive Plan Amendment (\$0 Fee)
- Administrative Review (\$0 Fee)
- Certified Survey Map (\$170 + \$50 per lot)
- Conditional Use Permits (\$695 Fee)
- Design Review (\$0 Fee)
- Research Request (\$0 Fee)
- Rezoning (\$830 Fee)

APPLICANT NAME: SEKAO, INC.
ADDRESS: STREET: 1616 Oakes Road **CITY:** Racine **STATE:** WI **ZIP:** 53406
TELEPHONE: 262-886-6398 **CELL PHONE:** 262-210-5599
EMAIL: barb.waltman@gmail.com

AGENT NAME (IF APPLICABLE): Dan Oakes
ADDRESS: STREET: 2000 Oakes Road **CITY:** Racine **STATE:** WI **ZIP:** 53406
TELEPHONE: 262-886-4474 **CELL PHONE:** 262-770-8178
EMAIL: doakes@awoakes.com

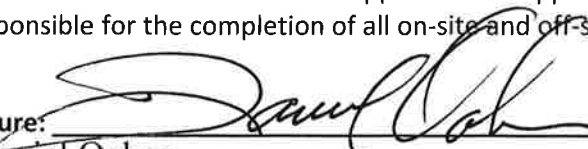
PROPERTY ADDRESS (ES): 6006 - 21st Street, Racine, WI 53406
CURRENT ZONING: B-2
CURRENT/MOST RECENT PROPERTY USE: Meineke Car Care
PROPOSED USE: Meineke Car Care and Used Car Sales
PROPOSED ZONING (only if applicable): B-2
LEGAL DESCRIPTION AND TAXKEY (only required for CSM, Rezoning and Comprehensive Plan Amendments): _____
N/A
CURRENT COMPREHENSIVE PLAN DESIGNATION: (only for comp plan amendments) N/A
PROPOSED COMPREHENSIVE PLAN DESIGNATION: (only for comp plan amendments) N/A

Are you the owner of the property included in the area of the requested zoning?
 Yes No Option to Purchase Lease

***NOTE:** The owner of the property (if different than the applicant) must sign this application.

OWNER & APPLICANT AUTHORIZATION

The signature(s) hereby certify that the statements made by myself and constituting part of this application are true and correct. I am fully aware that any misrepresentation of any information on this application may be grounds for denial of this application. I agree that if this request is approved, it is issued on the representations made in this submittal, and any approval or subsequently issued building permit(s) or other type of permit(s) may be revoked without notice if there is a breach of representation or conditions of approval. The applicant/owner by their signature understands and agrees that they are responsible for the completion of all on-site and off-site improvements as shown and approved on the final plan:

Owner (s) Signature:  **Date** 7/2/19
Print Name: Daniel Oakes

Applicant (s) Signature: _____ **Date** _____
Print Name: _____



CITY OF RACINE

Conditional Use Permit Checklist

Department of City Development
730 Washington Ave., Rm. 102
Racine, WI 53403
Phone: 262-636-9151
Fax: 262-635-5347

Applicant

General Development Application Form

SITE PLAN(S)

- **MUST BE DRAWN TO AN ENGINEER OR ARCHITECT SCALE AND PROVIDE THE FOLLOWING INFORMATION**

(Unless otherwise noted, provide 3 copies of the Site Plan. If full-scale architectural plans are submitted, one copy of the plans shall be no larger than 11"x17". The reduced copy does not need to be to scale. NOTE: Submit 8 sets for Planned Developments). **Complete, scaled and legible plans are required. If you are unable to provide this information addressing all the requirements below, you may wish to contact an architect to assist you in creating your documents for submittal.**

Plans Should Include

Lot Information

- Clearly identify the lot(s) being requested for Conditional Use. Include accurate lot dimensions, and the location of the lot in relation to adjacent streets, curbs, and surrounding lots. Provide a North arrow, and note the scale used (i.e.: 1"-20').

Structure Location

- Location of all structures on the lot. All structures shall be drawn and dimensioned. Show the distance of the structures from property lines, as well as the distance from other buildings on the lot.

Ingress/Egress

- Show the access drives, and their widths, into the site. Also show any recorded ingress/egress or other easements (check with the Register of Deeds for this information). Show location and width of all easements within the site and at the property line/s.

Parking Lot

- Show all on-site parking areas with stall sizes. Legal stall size is 9' wide by 19' deep. Indicate the width of all drive aisles accessing the parking. Show the curb line, wheel stops, any loading areas on the building/site, and location of handicapped spaces.

Trash/Utility Areas

- Show the location of trash or utility areas and how they will be, or are, screened (i.e.: fencing with slats, wood fencing, landscaping, etc.). Trash bins/dumpsters require 6' opaque screening with closing gates. *moving existing fencing*

Fencing/Walls

- Show the location and height of all existing and proposed fencing or walls and what materials they are/will be made of. Show any outdoor patio areas, even if located below a canopy.

Outdoor Lighting

- Show all existing and proposed outdoor lighting located on the building and on the site itself. Provide the height of the lights by measuring from grade to the top of the fixture. Identify the type of fixture and angle/direction of the light beam. If an under-lit canopy is requested, a photometric plan prepared by a licensed company is required with the submittal.

Landscaping

- Provide a landscaping plan showing all existing and proposed landscaping. Indicate the plant species, sizes (caliper or gallon), and location of plantings on the site plan. Indicate and identify if existing landscaping is proposed to be altered. Species to be non-invasive, salt tolerant and drought resistant.

Surface Details

- Indicate the surface detail of all outdoor areas (i.e.: grass, gravel, asphalt, concrete, pavers, etc.).

Sewer/Water - Existing

- Show the location of all sewer, water and storm sewer lines (only for new construction or project where there is an increase in impervious surface).

Signage

- Provide proposed signage information for the project. (Note: This is required if signage is the reason for the conditional use. If not, signage may be approved separately from the Conditional Use review unless otherwise indicated by Staff).

Drainage/Grading

- Show on-site surface water drainage and grading, and building and ground elevations (new construction only).

FLOOR PLANS & ELEVATION DRAWINGS TO SCALE: (Unless otherwise noted, provide 3 copies, One of the three copies shall be no larger than 11"x17". The reduced copy does not need to be to scale. (NOTE: Submit 8 sets for Planned Developments): **If you are unable to provide this information addressing all the requirements below, you may wish to contact an architect to assist you in creating your plans.**

Scaled Floor Plans

- Provide an 'as-built' copy, and a 'proposed build out' copy if any changes to the internal layout are requested. Scaled dimensions of all interior areas shall be provided. These areas may include office spaces, general work areas, storage areas, waiting rooms, repair areas, bathrooms, garage areas, kitchen areas, etc.

Architecture

- Provide detail of existing architectural treatments on the entire building exterior. If remodeling, repairing, or new construction work is part of this proposal, also provide information on proposed colors, materials, and extra features such as awnings, canopies, porticos, etc. Identify what materials the building will be constructed of (i.e.: masonry, brick, etc.). Indicate any proposed changes to the materials (including the roof).

OTHER INFORMATION

Written Description

- Provide a DETAILED, WRITTEN description of the proposed business. Provide information about the type of business, machinery involved, type of product produced and/or services being provided, noise issues, parking data, etc. Additional information may be requested throughout the review process.

Deliveries

- Discuss anticipated truck traffic and size of trucks, as well as frequency of deliveries and pick-ups.

Maintenance Plan

- Provide a site maintenance plan, indicating who will be responsible for things such as grass cutting, garbage and litter removal, enforcement of parking standards, clearing of snow, daily site up-keep, etc. If these duties will be contracted out, include a copy of the contractor's proposal or agreement.

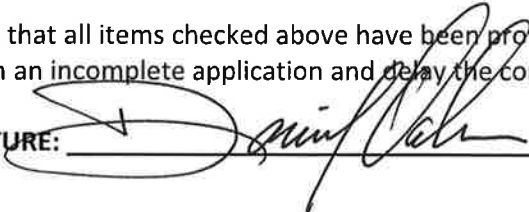
Indicate any plans for future expansion, if applicable

Review Fee

- **A non-refundable review fee of \$695.00, payable by cash or check, made out to the City of Racine shall be submitted with the complete submittal+. If this request is being made in conjunction with a rezoning request, the combined fee is \$1,120.00.**

I certify that all items checked above have been provided. I understand that not providing all of this information may result in an incomplete application and delay the consideration of my project for approval.

SIGNATURE: _____



DATE: _____

7-2-19

Brief Business Plan for Citi Auto Sales

We believe there is a need in Racine City especially on Highway 31 for a large selection of quality budget used cars, and Citi Auto Sales will sell this kind of vehicles at a competitive pricing.

Citi Auto Sales will be buying their cars from various auctions to bring the savings to the customers.

Citi Auto Sales will be operating with a general manager, sales person, and service person. The company is planning to have approximately 40 cars ready for sale and planning to sell 15 cars per month, 200 cars per year.

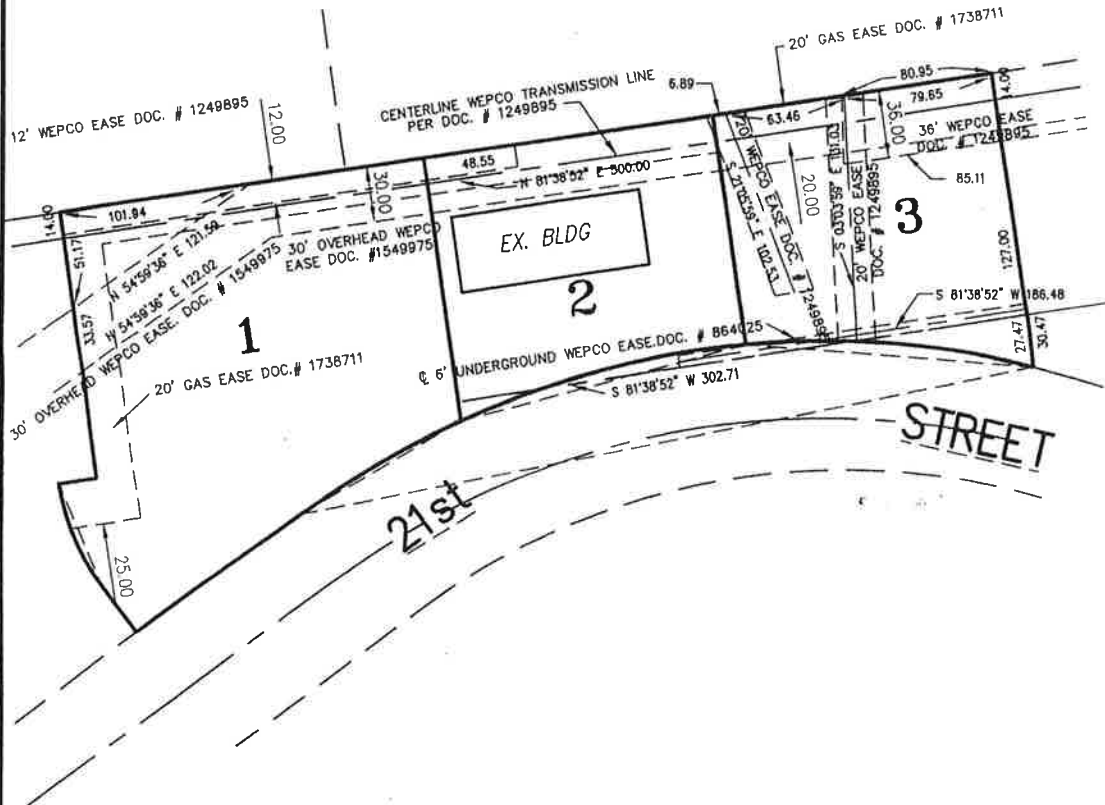
Hours of operation will be Monday to Friday 8 to 6, Saturday 8-4 and Sunday closed. Our showroom and office will be used for showing vehicles for sale and to conduct auto sales transactions. The repairs will be made at the Meineke location.

We plan to add an addition to the existing building for a showroom and office for automobile vehicle sales with a parking lot to the east. The location address is 6006 – 21st Street, Suite B, Racine, Wisconsin 53406.

CERTIFIED SURVEY MAP NO. 3114

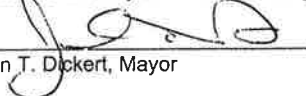
PART OF THE SW1/4 OF THE NW 1/4 OF SECTION 24, TOWNSHIP 3 NORTH,
RANGE 22 EAST, IN THE CITY OF RACINE, RACINE COUNTY, WISCONSIN.

EASEMENTS



CITY'S RESOLUTION

RESOLVED that this Certified Survey Map, located in the City of Racine, is hereby approved by the Common Council of the City of Racine on this 4th day of February, 2014.

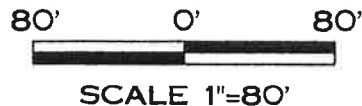
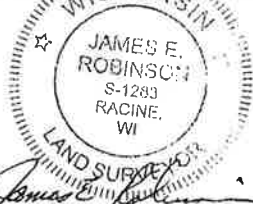

John T. Dickert, Mayor


Janice M. Johnson-Martin, City Clerk

CITY PLAN COMMISSION CERTIFICATE

APPROVED as a Certified Survey Map by the City of Racine Plan Commission on this 29th day of JANUARY, 2014.


Brian F. O'Connell, Secretary of the Plan Commission and Director of City Development



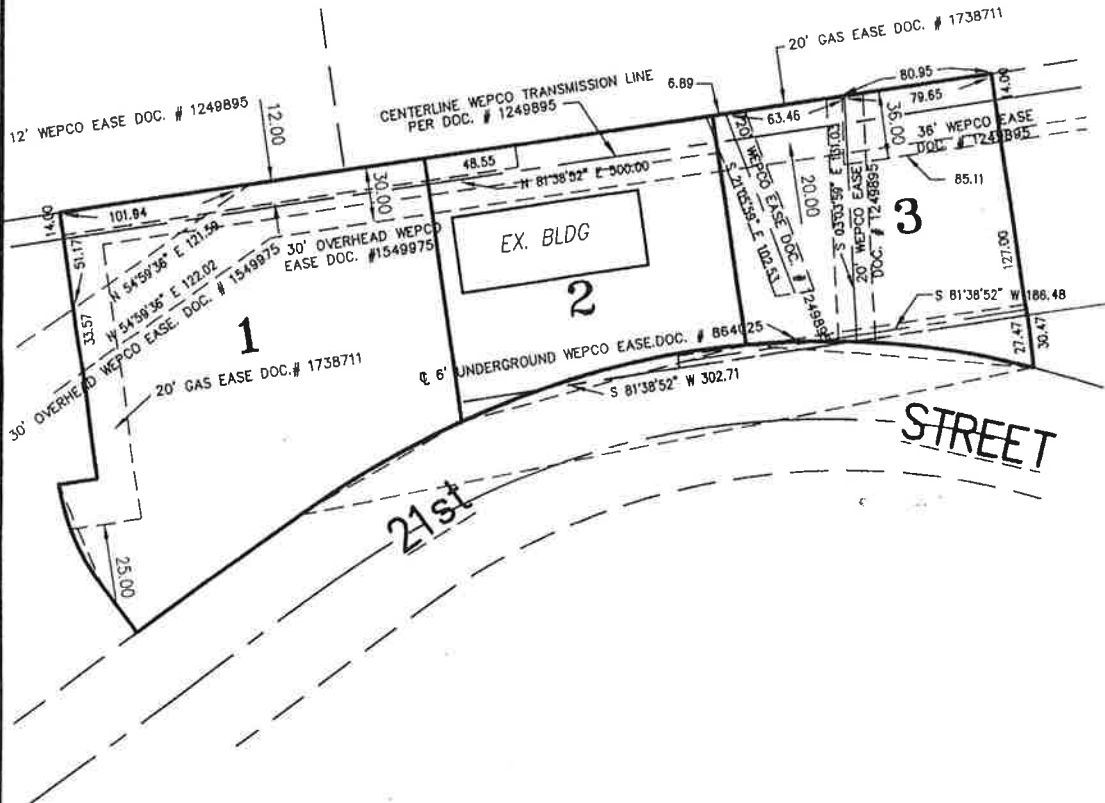
Revised: January 16, 2014
Date: September 16, 2013

This Instrument was drafted by James E. Robinson
2011.0130.02.DWG

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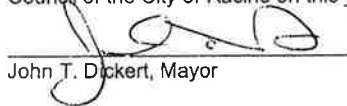
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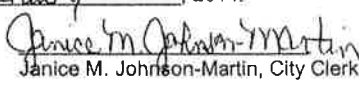
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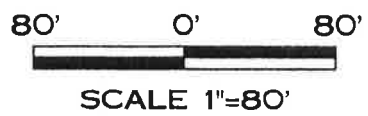
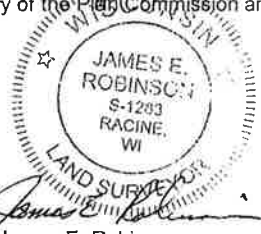

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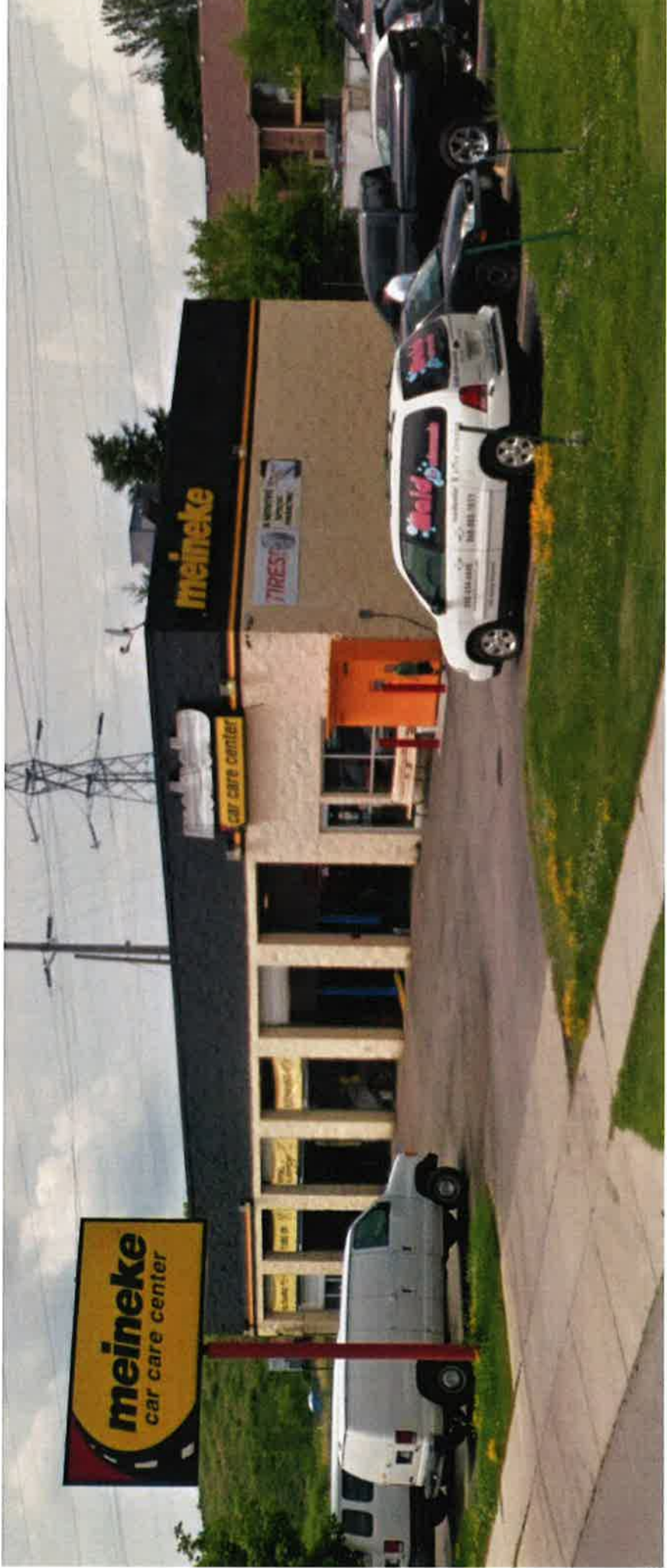
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Revised: January 16, 2014
Date: September 16, 2013

This Instrument was drafted by James E. Robinson
2011.0130.02.DWG



PROJECT INFORMATION:

CLIENT:
SEKAO, INC.
2000 OAKES ROAD
RACINE, WI 53406

HVAC CONTRACTOR:
TBD

ELECTRICAL CONTRACTOR:
TBD

GENERAL CONTRACTOR:
SEKAO, INC.
2000 OAKES ROAD
RACINE, WI 53406

PLUMBING CONTRACTOR:
TBD

GENERAL NOTES:

- PROJECT SCOPE TO CONSIST OF NEW FREE STANDING STEEL FRAMED BUILDING WITH OFFICE, SALES AND STORAGE AREAS.
- INTERIOR WALL AND CEILING FINISH MATERIALS SHALL BE CLASSIFIED IN ACCORDANCE WITH ASTM E 84 OR UL 723. THEIR FLAME SPREAD AND SMOKE-DEVELOPED INDEXES SHALL BE:
CLASS A: FLAME SPREAD INDEX 0-25;
SMOKE-DEVELOPED INDEX 0-450.
CLASS B: FLAME SPREAD INDEX 26-75;
SMOKE-DEVELOPED INDEX 0-450.
CLASS C: FLAME SPREAD INDEX 76-200;
SMOKE DEVELOPED INDEX 0-450.
- INTERIOR WALL AND CEILING FINISHES SHALL COMPLY WITH TABLE 803.9 WITH A MINIMUM RATING OF CLASS C.
- INTERIOR FLOOR FINISH AND FLOOR COVERING MATERIALS SHALL COMPLY WITH THE DOC FF-1 "FILL TEST".
- FIRE EXTINGUISHERS WITH A MINIMUM 2-A RATING PER NFPA 10 SHALL BE PROVIDED, INSTALLED AND MAINTAINED AS REQUIRED BY LOCAL GOVERNING CODES. THE NUMBER AND TYPE OF EXTINGUISHER SHALL BE DETERMINED BY THE LOCAL FIRE DEPARTMENT AND THE LANDLORD'S INSURANCE CARRIER. MAXIMUM TRAVEL DISTANCE TO EXTINGUISHERS SHALL BE 75 FEET. FIRE EXTINGUISHERS SHALL BE FURNISHED AND INSTALLED BY THE GENERAL CONTRACTOR.
- THE ARCHITECT / ENGINEER MAINTAINS NO RESPONSIBILITY FOR THE GENERAL CONTRACTOR, SUBCONTRACTORS OR THOSE WORKING IN SUCH CAPACITIES, FOR THE MEANS OR METHODS USED, OR LACK THEREOF, IN THE EXECUTION OF THE WORK AND SAFETY PROCEDURES AND PRECAUTIONS TAKEN AT THE PROJECT SITE.
- ALL CONSTRUCTION SHALL BE PERFORMED IN STRICT CONFORMANCE WITH ALL APPLICABLE STATE AND LOCAL BUILDING CODES.
- CONTRACTORS SHALL COMPLY WITH THE LATEST (OSHA) OCCUPATIONAL SAFETY AND HEALTH ACT REQUIREMENTS.
- CONTRACTORS SHALL ASSUME FULL RESPONSIBILITY - UNRELIEVED BY REVIEW OF SHOP DRAWINGS NOR BY SUPERVISION OR PERIODIC OBSERVATION OF CONSTRUCTION FOR COMPLIANCE WITH THE CONTRACT DOCUMENTS - FOR DIMENSIONS TO BE CONFIRMED AND CORRELATED ON THE JOB SITE AND BETWEEN INDIVIDUAL DRAWINGS OR SETS OF DRAWINGS; FOR FABRICATION PROCESSES AND CONSTRUCTION TECHNIQUES (INCLUDING EXCAVATION, SHORING, BRACING, SCAFFOLDING, FORMWORK ERECTION, ETC.); FOR COORDINATION OF THE VARIOUS TRADES; FOR SAFE CONDITIONS ON THE JOB SITE; AND FOR PROTECTION OF THE PEOPLE AND PROPERTY AT THE JOB SITE.
- VARIATIONS IN FIELD CONDITIONS RELATIVE TO THE CONTRACT DOCUMENTS SHALL BE REPORTED TO THE ARCHITECT / ENGINEER. WORK SHALL NOT PROGRESS UNTIL WRITTEN PERMISSION FROM THE ARCHITECT / ENGINEER IS OBTAINED.
- THE INFORMATION CONTAINED ON THE DRAWINGS IS IN ITSELF INCOMPLETE, AND VOID UNLESS USED IN CONJUNCTION WITH ALL THE SPECIFICATIONS, TRADE PRACTICES, APPLICABLE STANDARDS, CODES, ETC., INCORPORATED THEREIN BY REFERENCE, OF WHICH THE CONTRACTOR CERTIFIES KNOWLEDGE BY SIGNING THE CONTRACT.
- UNLESS OTHERWISE NOTED, ALL DETAILS, SECTIONS AND NOTES ON THE DRAWINGS ARE INTENDED TO BE TYPICAL FOR SIMILAR SITUATIONS AND CONDITIONS ELSEWHERE.
- DRAWINGS ARE NOT TO BE USED FOR SHOP DETAILING OR FOR CONSTRUCTION UNLESS SPECIFICALLY STAMPED BY THE ARCHITECT / ENGINEER ON THE DRAWINGS "FOR DETAILING" OR "FOR CONSTRUCTION". THESE DRAWINGS ARE NOT TO BE REPRODUCED FOR THE PURPOSE OF USING THEM AS SHOP DRAWINGS.
- ARCHITECT / ENGINEER'S REVIEW OF DRAWINGS PREPARED BY THE CONTRACTORS, SUPPLIERS, ETC., ARE ONLY FOR CONFORMANCE WITH THE DESIGN CONCEPT. CONSTRUCTION SHALL NOT START WITHOUT SAID REVIEW, AND ONLY SHOP DRAWINGS STAMPED BY THE ARCHITECT / ENGINEER WILL BE ALLOWED AT THE JOB SITE.
- SEE ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR ADDITIONAL OPENINGS, SLEEVES, EQUIPMENT PADS, DEPRESSIONS, CURBS, INSERTS, FLOOR FINISHES AND OTHER EMBEDDED ITEMS.
- UNLESS OTHERWISE NOTED OR SHOWN, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE LOCATION AND PLACEMENT OF ANY INSERTS, HANGERS, ANCHOR BOLTS, HOLES OR PIPE SLEEVES THAT ARE REQUIRED BY THE MECHANICAL, ELECTRICAL OR PLUMBING EQUIPMENT.
- ALL DIMENSIONS ON STRUCTURAL DRAWINGS ARE TO BE CHECKED BY THE CONTRACTORS AGAINST ARCHITECTURAL, MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS. CONTRACTORS SHALL BE FULLY RESPONSIBLE FOR CONFIRMING AND CORRELATING ALL DIMENSIONS ON THE JOB SITE AND BETWEEN INDIVIDUAL DRAWINGS AND RESPECTIVE TRADES.
- THIS PROJECT IS BEING DESIGNED AND CONSTRUCTED UTILIZING A DESIGN / BUILD DELIVERY PROCESS FOR THE MAJOR SUBCONTRACTOR TRADES OF MECHANICAL (HVAC), ELECTRICAL, PLUMBING AND FIRE PROTECTION SYSTEMS. EACH SUBCONTRACTOR IS RESPONSIBLE TO SUBMIT PLANS AND OBTAIN PERMITS FOR THEIR RESPECTIVE SPECIALTY TRADES. GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL COORDINATE ALL WORK WITHIN THE SCOPE OF THIS PROJECT FOR SYSTEMS INSTALLATION, INTERFERENCE CONTROL AND PROJECT CONSTRUCTION SCHEDULE.

CODE INFORMATION :

REFERENCED CODES ARE: IBC 2015; IEBC 2015 ICG/ANSI A111.1-2009

USE AND OCCUPANCY CLASSIFICATION:
BUSINESS GROUP B (SECTION 304)
STORAGE GROUP S-1 (SECTION 311)

TYPE OF CONSTRUCTION:
EXISTING BUILDING TYPE III B
NEW CONSTRUCTION TYPE III B

CLASSIFICATION OF WORK:
NEW CONSTRUCTION (IBC)

ALLOWABLE BUILDING HEIGHT (TABLES 504.3 & 504.4):
OCCUPANCY GROUP B 55 FEET/ 3 STORIES
OCCUPANCY GROUP S-1 55 FEET/ 2 STORIES

ALLOWABLE BUILDING AREA (TABLE 506.2):
OCCUPANCY GROUP B TYPE III B CONSTRUCTION 19,000 SQ. FT. OF FLOOR AREA PER STORY
OCCUPANCY GROUP S-1 TYPE III B CONSTRUCTION 17,500 SQ. FT. OF FLOOR AREA PER STORY

ACTUAL BUILDING AREA:
EXISTING FIRST FLOOR 4,000 GROSS SQ. FT.
FIRST FLOOR ADDITION 640 GROSS SQ. FT.
TOTAL FLOOR AREA: 4,640 GROSS SQ. FT.

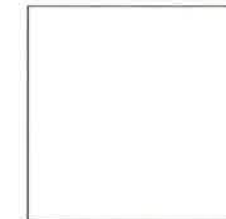
BUILDING IS NOT EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM PER NFPA 13.
(MINIMUM THRESHOLD FOR PROTECTION BY AN AUTOMATIC SPRINKLER SYSTEM: LESS THAN 12,000 SQ. FT. - IBC 903.2)

FIRE-RESISTANCE RATING REQUIREMENTS (TABLES 601 & 602):
PRIMARY STRUCTURAL FRAME 0 HOUR RATING
BEARING WALLS (EXTERIOR) 2 HOUR RATING
BEARING WALLS (INTERIOR) 0 HOUR RATING
NONBEARING WALLS & PARTITIONS (EXTERIOR)
FIRE SEPARATION DISTANCE 0-5 FT 1 HOUR RATING (GROUP B)
2 HOUR RATING (GROUP S-1)
FIRE SEPARATION DISTANCE 5-10 FT 1 HOUR RATING (GROUP B & S-1)
FIRE SEPARATION DISTANCE 10-30 FT 1 HOUR RATING (GROUP B & S-1)
FIRE SEPARATION DISTANCE 30 FT+ 0 HOUR RATING (GROUP B & S-1)
NONBEARING WALLS & PARTITIONS (INTERIOR) 0 HOUR RATING
FLOOR CONSTRUCTION & SECONDARY MEMBERS 0 HOUR RATING
ROOF CONSTRUCTION & SECONDARY MEMBERS 0 HOUR RATING

OCCUPANT LOAD (TABLE 10004.1.2)
FIRST FLOOR OCCUPANCY GROUP B = 41 OCCUPANTS (@100 GROSS SQ. FT.)
FIRST FLOOR OCCUPANCY GROUP S-1 = 16 OCCUPANTS (@300 GROSS SQ. FT.)

SHEET INDEX:

- T1.0 TITLE SHEET
- A1.0 PROPOSED FOUNDATION PLAN
- A1.1 PROPOSED FLOOR PLAN
- A2.1 PROPOSED ELEVATIONS
- A3.1 WALL SECTIONS



Vicinity Map :

NOT TO SCALE

CITY REVIEW SET - (07-03-19)

NEW ADDITION FOR:
CITY AUTO SALES
 6006 21st STREET
 RACINE, WISCONSIN 53406

Project:

Sheet Title:
TITLE SHEET

Revisions:
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Date: 07/03/19

Job No. 19-121

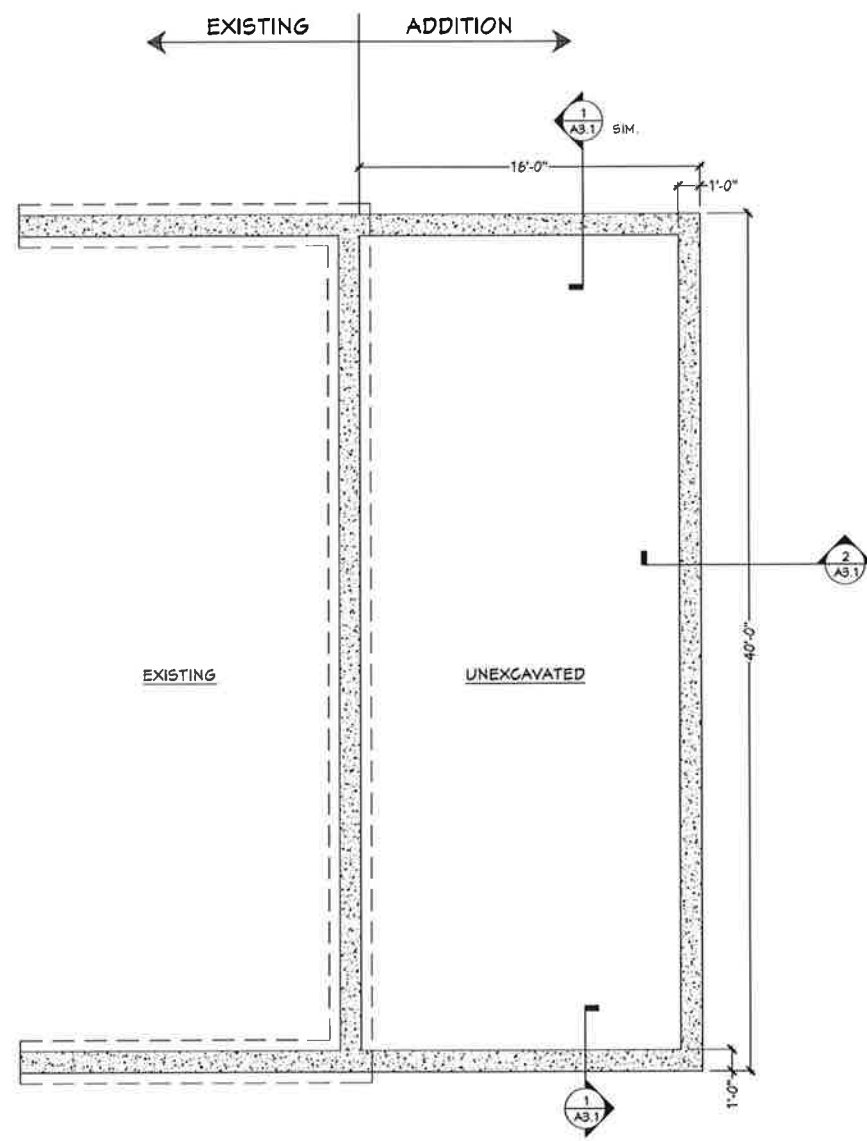
Sheet No.
T1.0

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Koz-i-tec-ture
It's not simply Architecture, it's Kozitecture!

David J. Koscielniak AIA ALA
12310 West Waterford Avenue
Greenfield, Wisconsin 53226

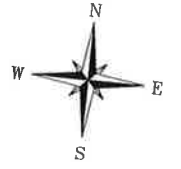
Cell: (414) 909-8489
Email: koz@kozitecture.com
www.kozitecture.com



1 FOUNDATION PLAN
A1.0 1/4" = 1'-0"



PLAN NORTH



TRUE NORTH

CITY REVIEW SET - (07-03-19)

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Project: NEW ADDITION FOR:
CITY AUTO SALES
6006 21st STREET
RAGINE, WISCONSIN 53406

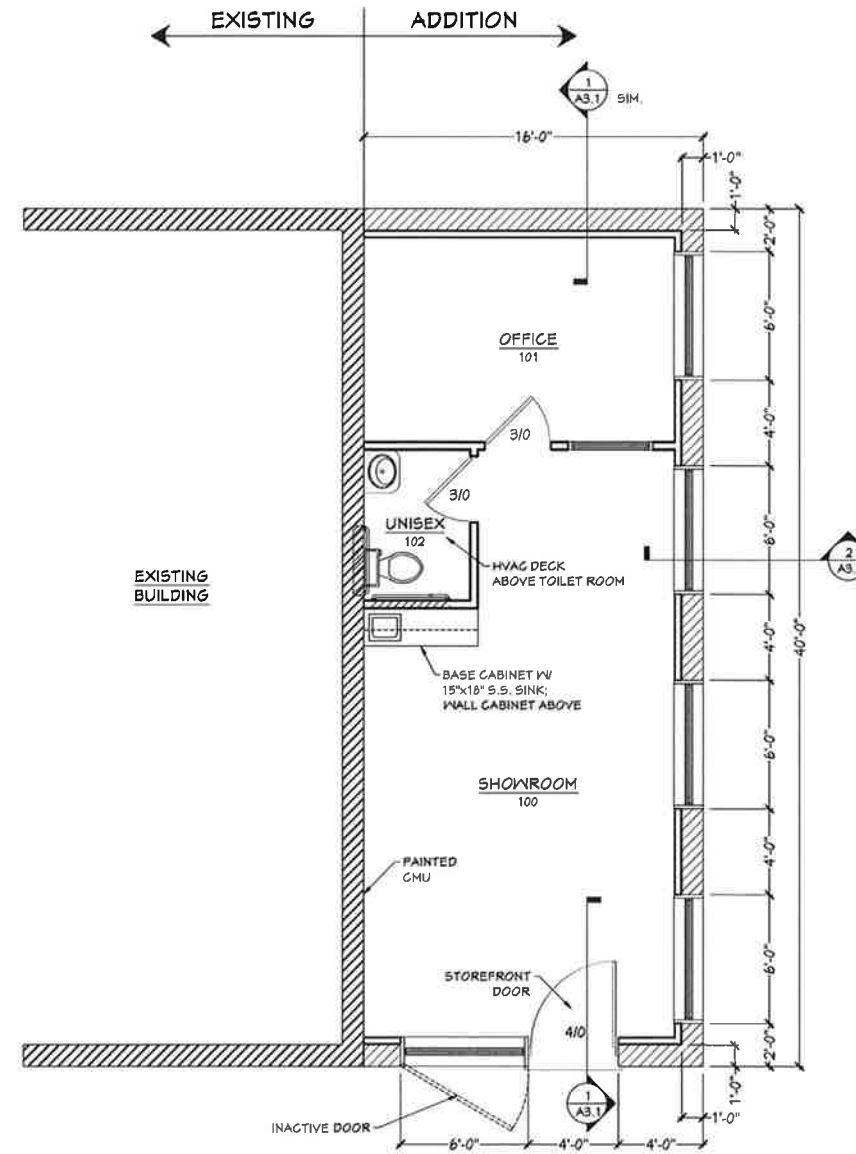
Sheet Title:
PROPOSED FOUNDATION PLAN

Revisions:

Date: 07/03/19
Job No. 19-121
Sheet No.

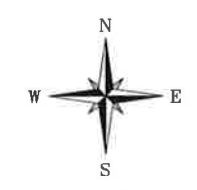
A1.0

Koz i-tec-ture
It's not simply Architecture, it's Kozitecture!
David J. Koscielniak AIA ALA
12910 West Maitland Avenue
Greenfield, Wisconsin 53228
Cell: (414) 309-8489
Email: koz@kozitecture.com
www.kozitecture.com



INTERIOR FINISHES:
FLOORS:
 POLISHED CONCRETE W/ 4" VINYL BASE
WALLS:
 PAINTED GYPSUM BOARD OR PAINTED CMU
CEILING:
 ACOUSTIC TILE

1/A3.1 PROPOSED FLOOR PLAN
 1/4" = 1'-0"



CITY REVIEW SET - (07-03-19)

NEW ADDITION FOR:
CITY AUTO SALES
 6006 21st STREET
 RACINE, WISCONSIN 53406

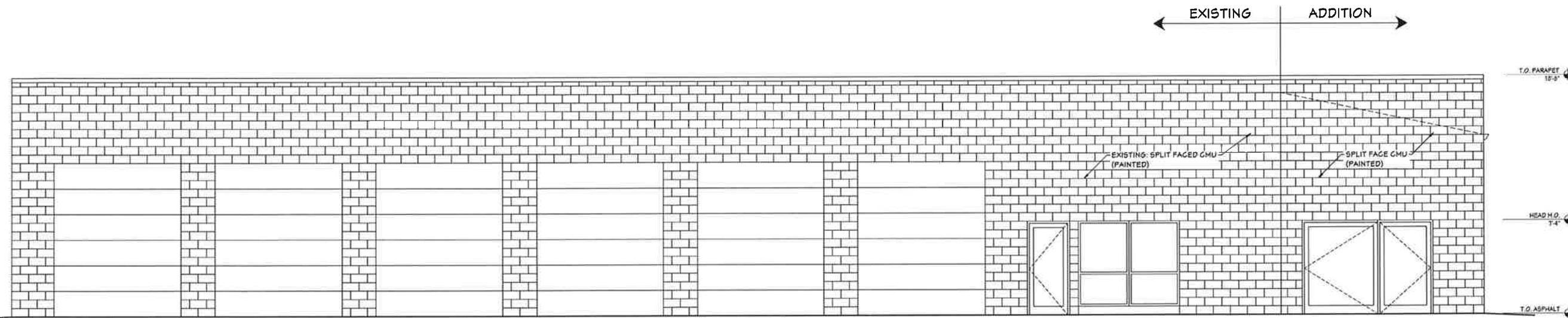
Project:
PROPOSED FLOOR PLAN

Sheet Title:
 Revisions:
 Date: 07/03/19
 Job No. 19-121
 Sheet No.

A1.1

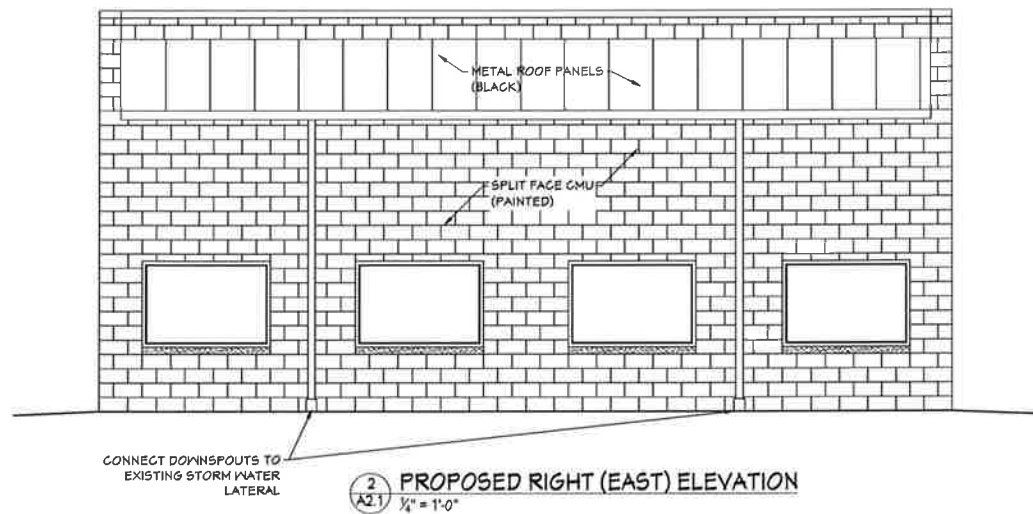
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Koz i-tec-ture
 It's not simply Architecture, it's Kozitecture!
 David J. Koscielniak AIA ALA
 12310 West Waterford Avenue
 Greenfield, Wisconsin 53228
 Cell: (414) 303-8484
 Email: koz@kozitecture.com
 www.kozitecture.com

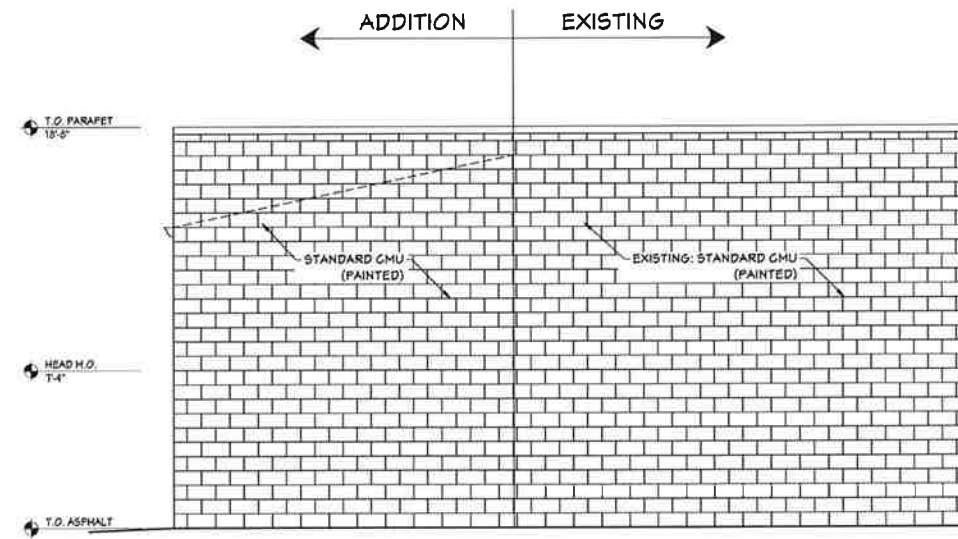


1
A2.1
PROPOSED FRONT (SOUTH) ELEVATION
1/4" = 1'-0"

EXTERIOR COLORS OF ADDITION
SHALL MATCH EXISTING
BUILDING INCLUDING BLACK
COLOR BAND AT TOP OF WALLS.



2
A2.1
PROPOSED RIGHT (EAST) ELEVATION
1/4" = 1'-0"



3
A2.1
PROPOSED REAR (NORTH) ELEVATION
1/4" = 1'-0"

CITY REVIEW SET - (07-03-19)

Koz-i-tec-ture
It's not simply Architecture, it's Kozitecture!

David J. Koscielniak AIA ALA
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www.kozitecture.com

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NEW ADDITION FOR:
CITY AUTO SALES

6006 21st STREET
RACINE, WISCONSIN 53406

Project:

Sheet Title:
PROPOSED ELEVATIONS

Revisions:

Date: **07/03/19**

Job No. **19-121**

Sheet No.

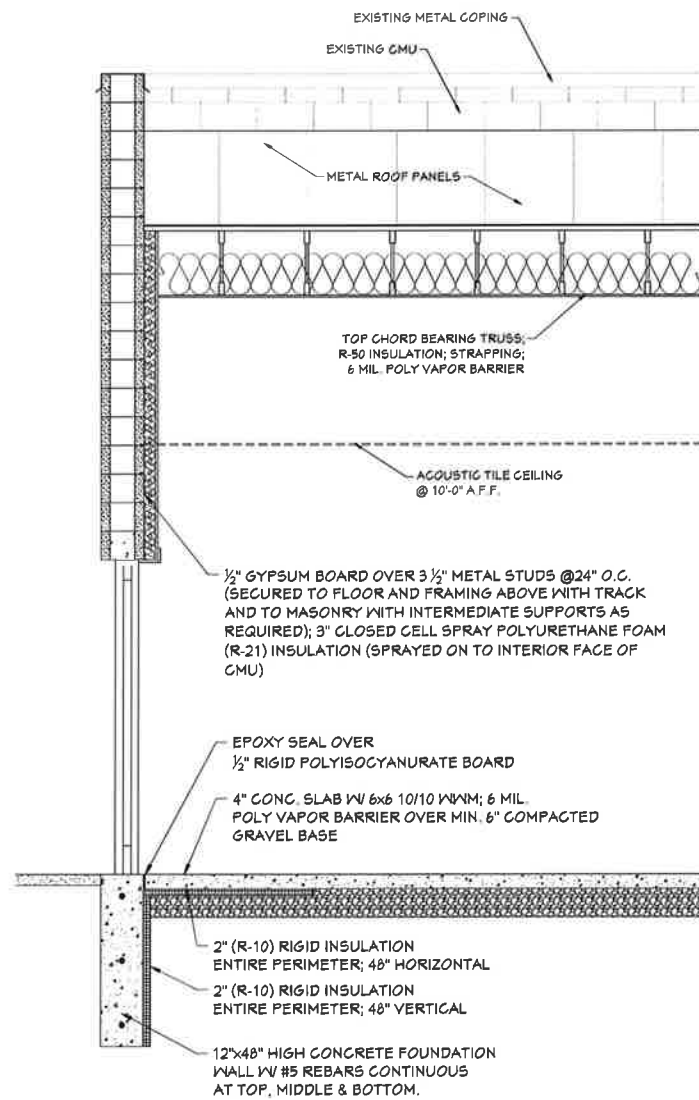
A2.1

T.O. MASONRY
18'-8"

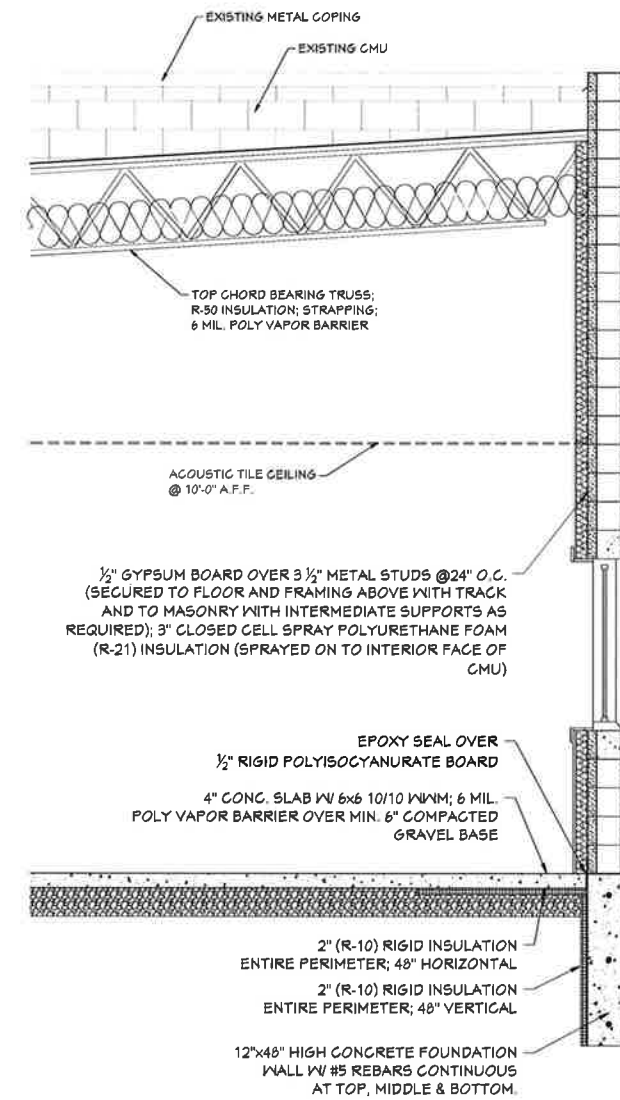
B.O. HEADER
107'-4"

T.O. CONG. FLOOR
100'-0"

B.O. FOUNDATION
96'-0"



1 WALL SECTION
A3.1 1/2" = 1'-0"



2 WALL SECTION
A3.1 1/2" = 1'-0"

T.O. MASONRY
18'-8"

B.O. HEADER
107'-4"

T.O. CONG. FLOOR
100'-0"

B.O. FOUNDATION
96'-0"

CITY REVIEW SET - (07-03-19)

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NEW ADDITION FOR:
CITY AUTO SALES

6006 21st STREET
RACINE, WISCONSIN 53406

Project:
WALL SECTIONS

Sheet Title:

Revisions:

Date: 07/03/19
Job No. 19-121
Sheet No. **A3.1**

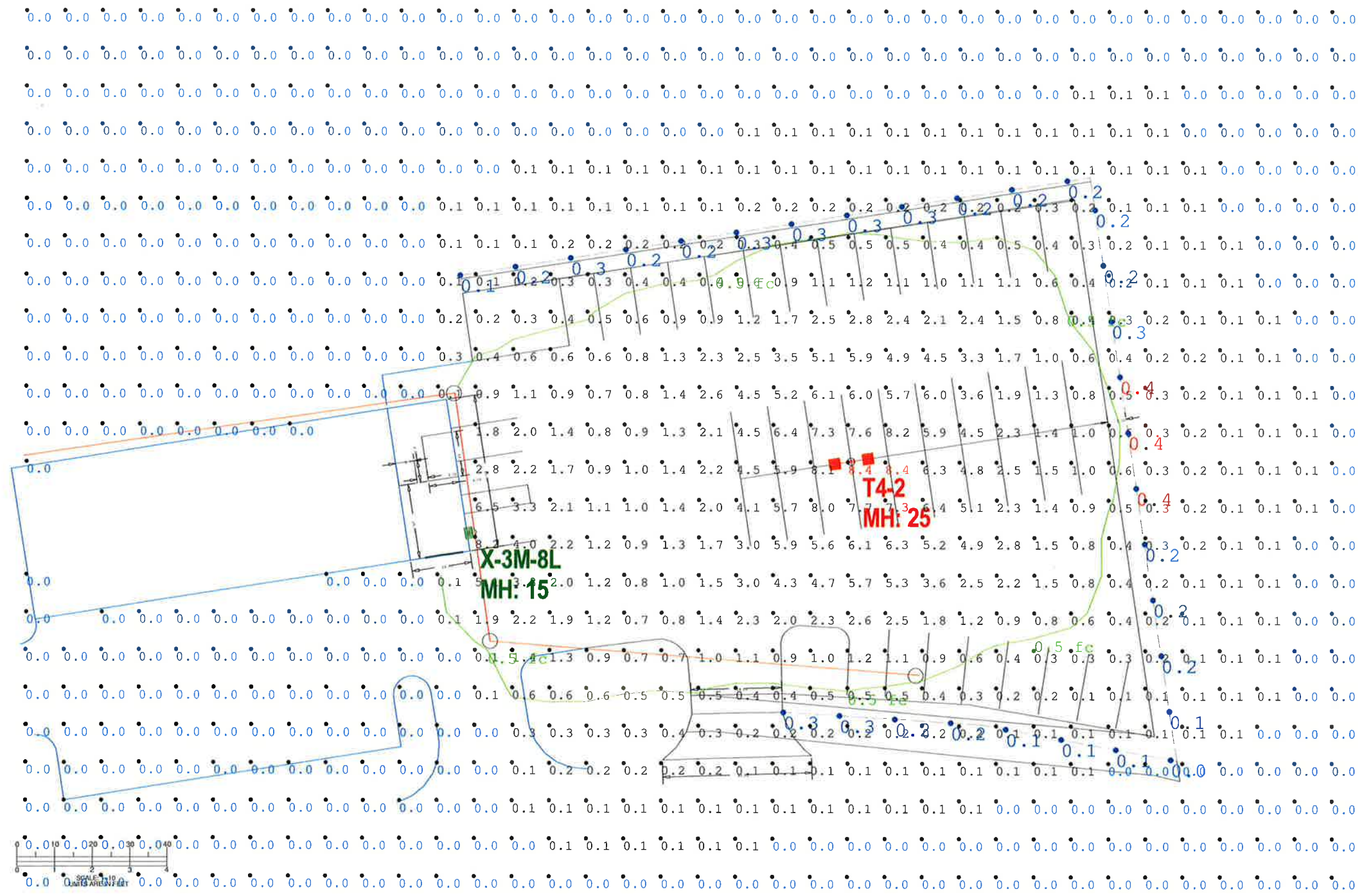
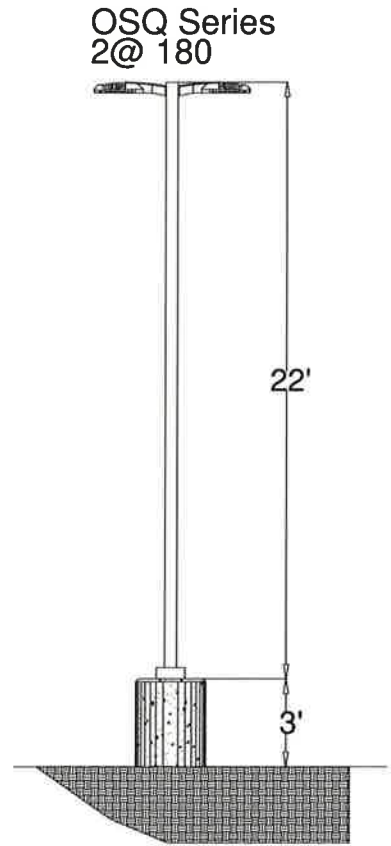
Luminaire Schedule							
Symbol	Qty	Label	Arrangement	LMF	Lum. Lumens	Lum. Watts	Part Number
	1	T4-2	BACK-BACK	1.000	22330	166	OSQ-A-NM-4ME-T-57K-xx-xx + OSQ-DAxx
	1	X-3M-8L	SINGLE	1.000	8475	71	XSPW-B-WM-3ME-8L-40K-UL-xx

Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts_1	Fc	0.62	8.4	0.0	N.A.	N.A.
Property Line	Fc	0.22	0.4	0.0	N.A.	N.A.

Pole Schedule
 (1) PS4S22C2xx (22' X 4" X .125" STEEL SQUARE POLE)
 Proposed poles meet 120 MPH sustained winds.

Additional Equipment:
 (2) OSQ-DAxx (Direct Arm Mount)

*** CUSTOMER TO VERIFY ORDERING INFORMATION AND CATALOGUE NUMBER PRIOR TO PLACING ORDER ***



Illumination results shown on this lighting design are based on project parameters provided to Cree Lighting used in conjunction with luminaire test procedures conducted under laboratory conditions. Actual project conditions differing from these design parameters may affect field results. The customer is responsible for verifying dimensional accuracy along with compliance with any applicable electrical, lighting or energy code.

Project Name: City Car Sales 6006 21st St, Racine, WI 53406

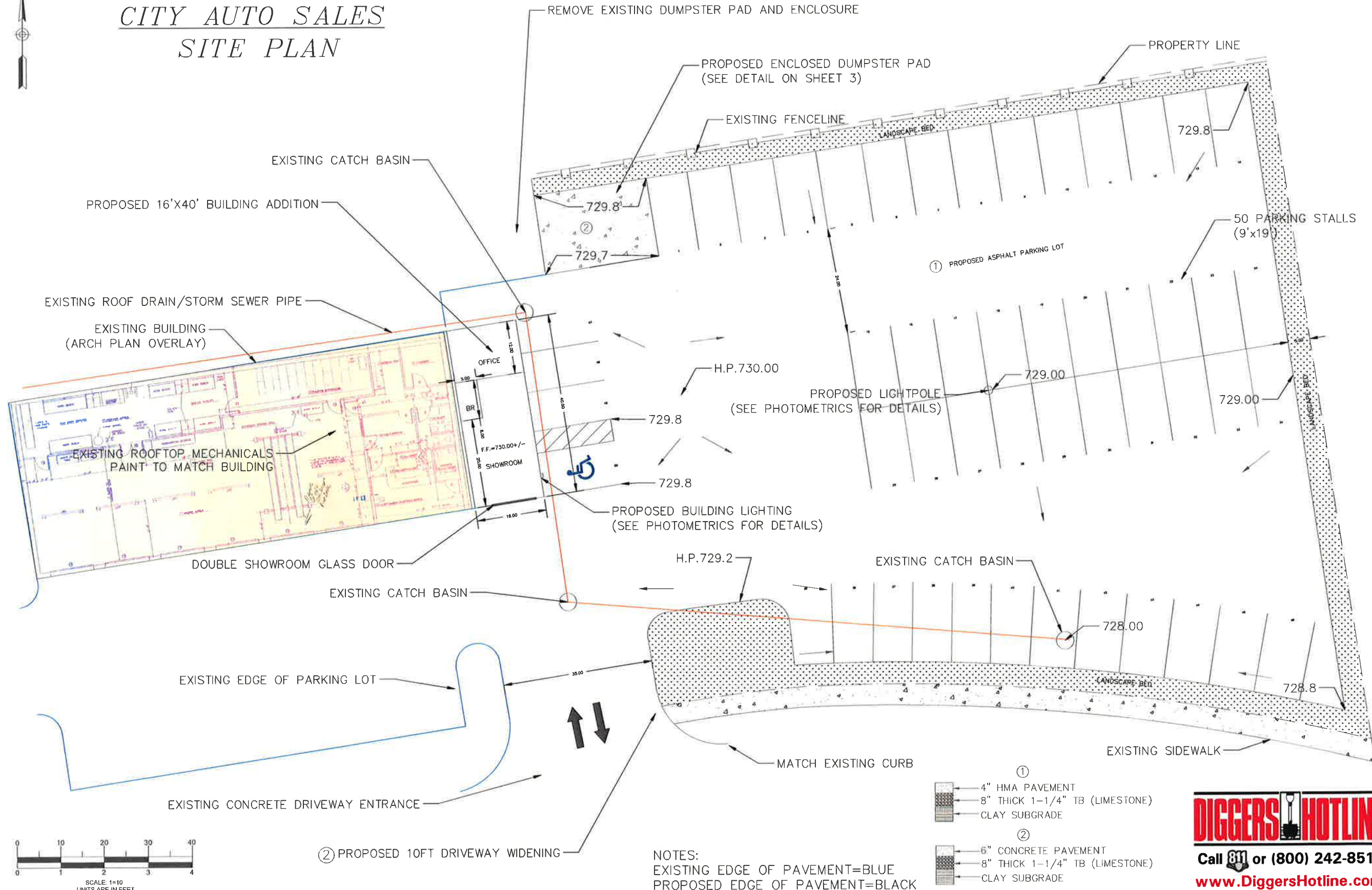
SR-37567 || Footcandles calculated at grade || Filename: 190627MK1BAF.AGI

Layout By: Ben Foster
 Date: 6/27/2019

Scale 1" = 16'



CITY AUTO SALES SITE PLAN



- ① 4" HMA PAVEMENT
8" THICK 1-1/4" TB (LIMESTONE)
CLAY SUBGRADE
- ② 6" CONCRETE PAVEMENT
8" THICK 1-1/4" TB (LIMESTONE)
CLAY SUBGRADE

NOTES:
EXISTING EDGE OF PAVEMENT=BLUE
PROPOSED EDGE OF PAVEMENT=BLACK

DIGGERS HOTLINE
Call 811 or (800) 242-8511
www.DiggersHotline.com

PREPARED FOR:
SEKAO
CITY AUTO SALES
6004 21ST
RACINE, WI

PREPARED BY:
A.W. OAKES & SON
2000 OAKES ROAD
RACINE, WISCONSIN 53406
OFFICE (262) 886-4474 / FAX (262) 886-1897
www.awokes.com

A.W. Oakes & Son

DRAWN BY:	MWK	CHECKED BY:	DO	SCALE:	1"=10'	DATE:	6-20-19
PROJECT NO.:		DATE:	7-23-19	SCALE:	1"=10'	DATE:	4-2-19

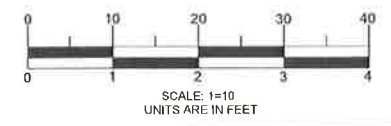
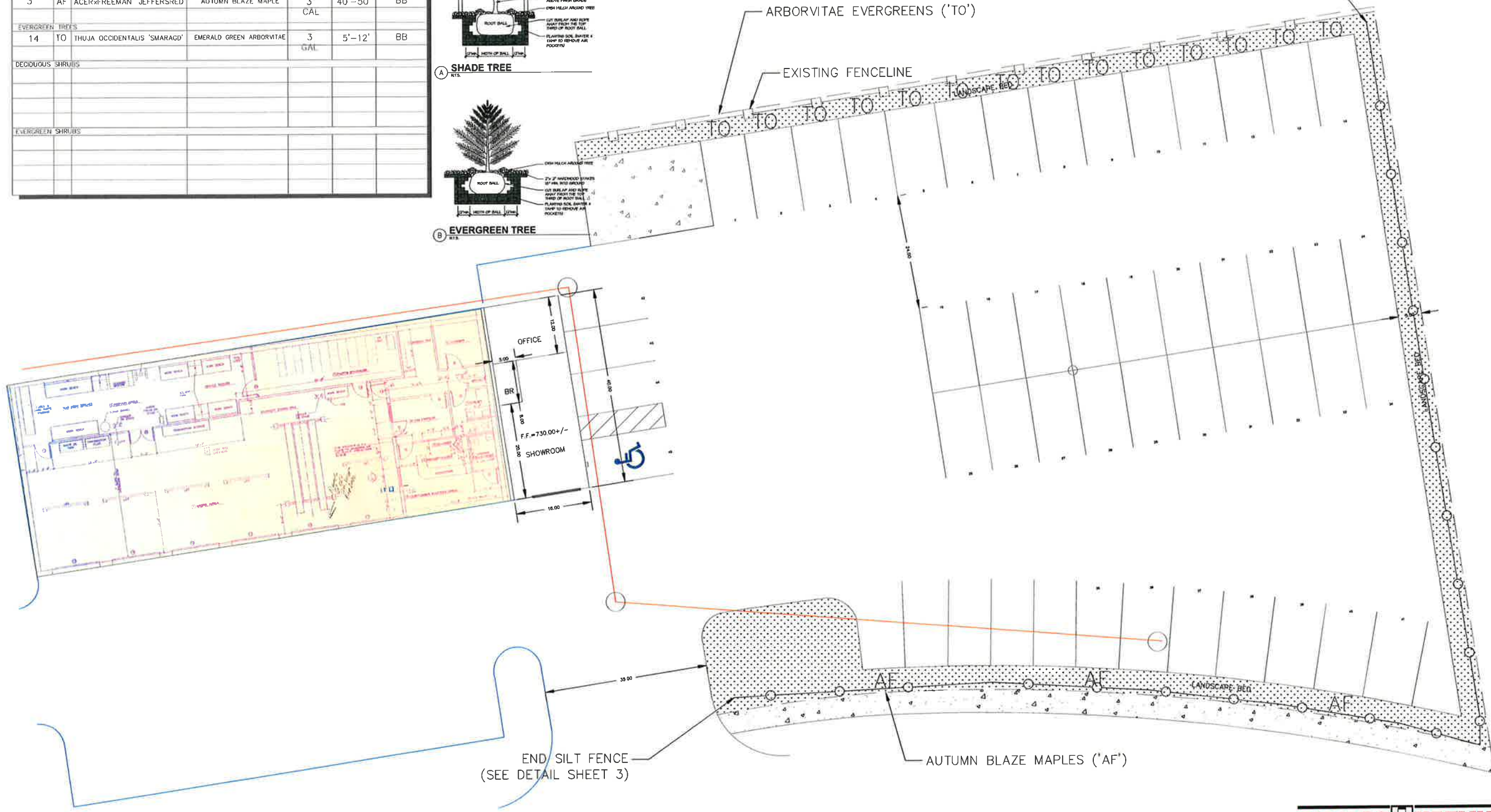
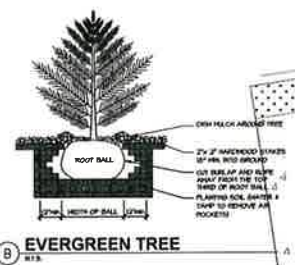
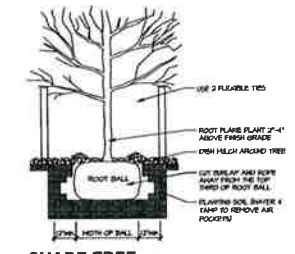
NO#	DESCRIPTION	DATE
1	MODIFY BUILDING ADDITION SIZE	6-20-19
2	MODIFY DRIVEWAY LANDSCAPE (SHOULDER CONTROL)	7-23-19

SHEET# 1 OF 3
Original Sheet Size 24" x 36"

LANDSCAPE/EROSION CONTROL

BEGIN SILT FENCE
(SEE DETAIL SHEET 3)

PLANT MATERIAL SCHEDULE						
LANDSCAPE CONTRACTOR RESPONSIBLE FOR VERIFYING PLANT QUANTITIES						
QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	INSTALLATION SIZE	MAINTAINED SIZE	ROOT
SHADE TREES						
3	AF	ACERxFREEMAN 'JEFFERSRED'	AUTUMN BLAZE MAPLE	3" CAL	40'-50'	BB
EVERGREEN TREES						
14	TO	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN ARBORVITAE	3 GAL	5'-12'	BB
DECIDUOUS SHRUBS						
EVERGREEN SHRUBS						



NOTES:
EXISTING EDGE OF PAVEMENT=BLUE
PROPOSED EDGE OF PAVEMENT=BLACK

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PREPARED FOR:
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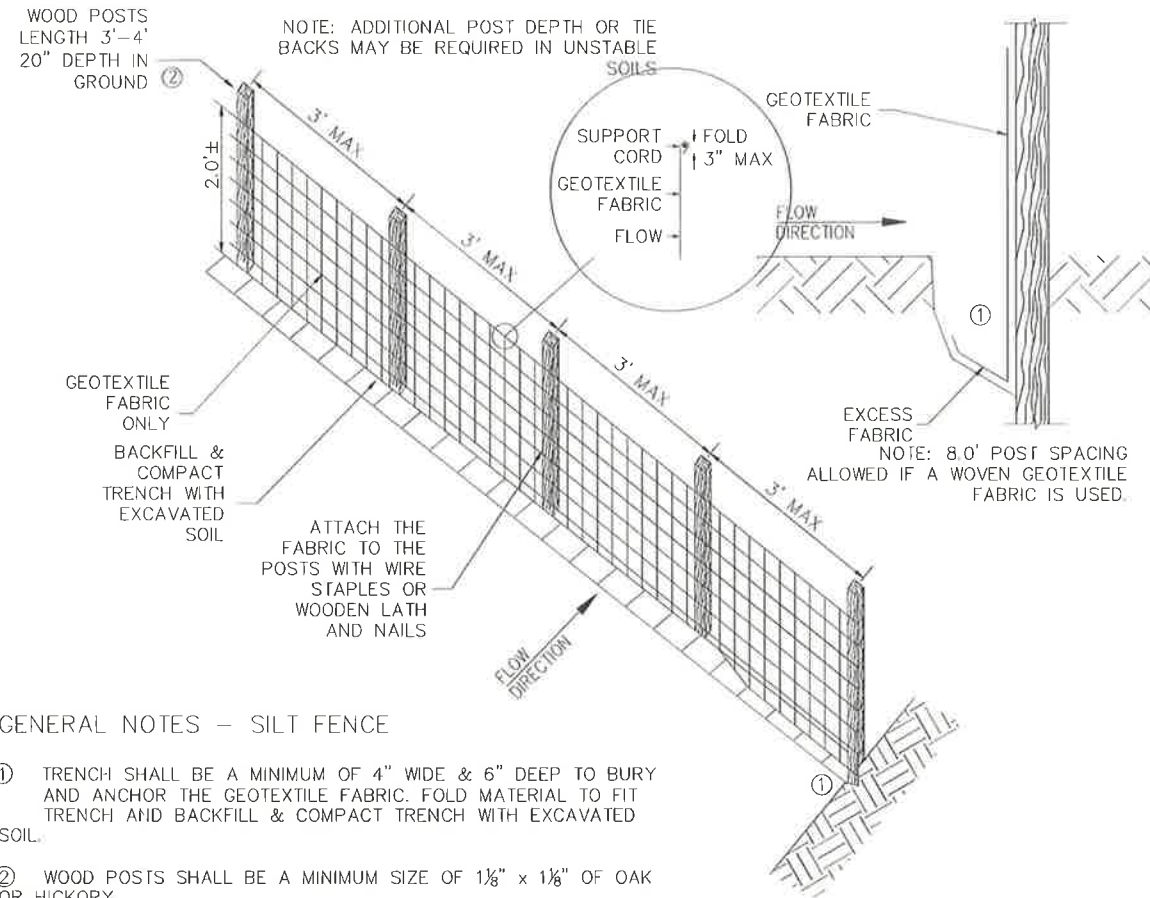
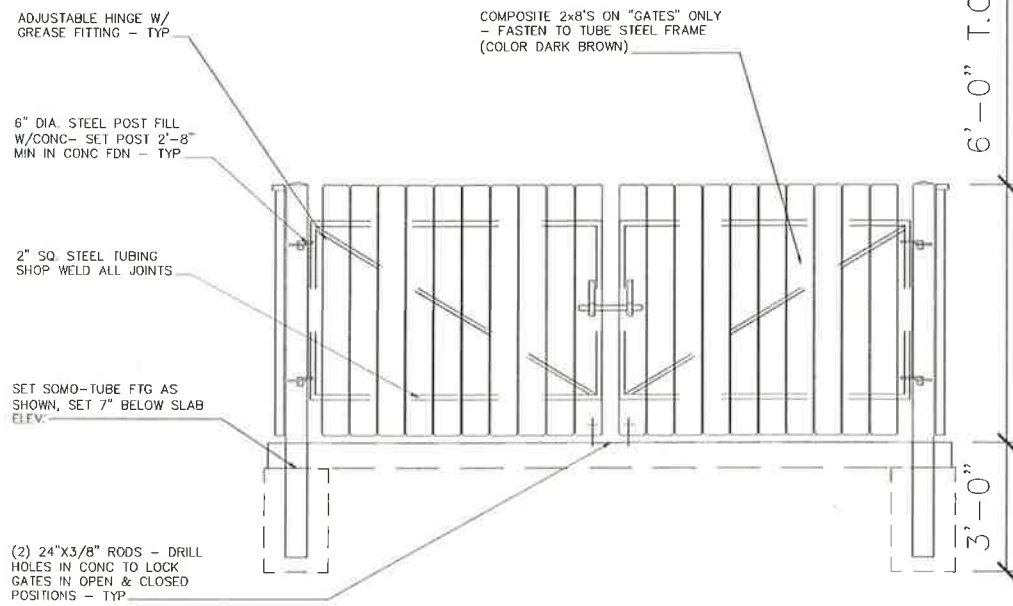
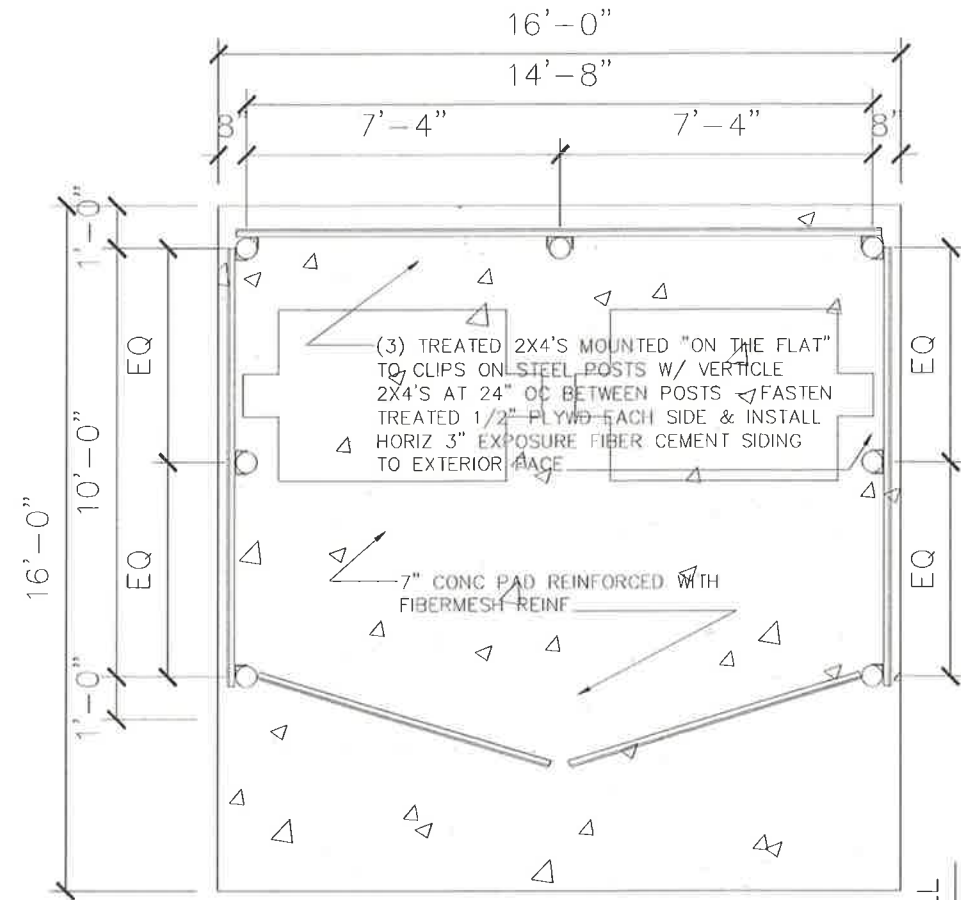
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DRAWN BY:	MWK
CHECKED BY:	DO
SCALE:	1"=10'
DATE:	4-2-19
PROJECT NO.:	

NO#	REVISIONS	DATE
1	MODIFY BUILDING ADDITION SIZE	6-20-19
2	MODIFY DRIVEWAY, LANDSCAPE, EROSION CONTROL	7-23-19

SHEET# 2 OF 3
Original Sheet Size 24" x 36"

DETAILS



GENERAL NOTES - SILT FENCE

- ① TRENCH SHALL BE A MINIMUM OF 4" WIDE & 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL & COMPACT TRENCH WITH EXCAVATED SOIL.
- ② WOOD POSTS SHALL BE A MINIMUM SIZE OF 1 1/8" x 1 1/8" OF OAK OR HICKORY.
- ③ CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY USE ONE OF THE FOLLOWING TWO METHODS: A) TWIST METHOD -- OVERLAP THE END POSTS AND TWIST, OR ROTATE, AT LEAST 180 DEGREES, B) HOOK METHOD -- HOOK THE END OF EACH SILT FENCE LENGTH.

3 TYPICAL SILT FENCE DETAIL

NOT TO SCALE

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PREPARED FOR:
 SEKAC
 CITY OF SALES
 1501 ST
 RACINE, WI

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www.awoakes.com

A.W. Oakes & Son

DRAWN BY: MWK
 CHECKED BY: DO
 SCALE: 1"=10'
 DATE: 4-2-19

NO#	REVISIONS DESCRIPTION	DATE
1	MODIFY BUILDING ADDITION SEE	6-20-19
2	MODIFY INT/EXT. LANDSCAPE PROGRAM CONTROL	7-23-19

SHEET# 3 OF 3
 original sheet size 24" x 36"