



## Application for Conditional Use Review

Applicant Name: 4801 Cogent Flagler LLC

Address: 444 Skokie Rd Unit 301 City: Wilmette

State: IL Zip: 60091

Telephone: 847.609.0766 Cell Phone: 847.609.0766

Email: brian@cogentcapitalgrp.com

Agent Name: Brian Coninx, PE - Cogent Capital Group

Address: 444 Skokie Rd Unit 301 City: Wilmette

State: IL Zip: 60091

Telephone: 847.609.0766 Cell Phone: \_\_\_\_\_

Email: brian@cogentcapitalgrp.com

Property Address (Es): 4801 Washington Ave, Racine WI 53406

Current Zoning: B-2 Community Shopping

Current/Most Recent Property Use: Former Shopko Retail

Proposed Use: Internal Climate Controlled Self Storage Facility





The application will be evaluated using the standards of Sec. 114-154 of the Municipal Code (below). Please use the space to justify and explain how your proposal addresses these conditions; use an additional sheet if necessary.

- (1) The establishment, maintenance, or operation of the conditional use will not be detrimental to, or endanger, the public health, safety, morals, comfort, or general welfare;

See attached letter to Planning Department

- (2) The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;

See attached letter to Planning Department

- (3) The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;

See attached letter to Planning Department

- (4) Adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided;

See attached letter to Planning Department

- (5) Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets;

See attached letter to Planning Department

- (6) The proposed conditional use is not contrary to the objectives of the current land use plan for the city; and

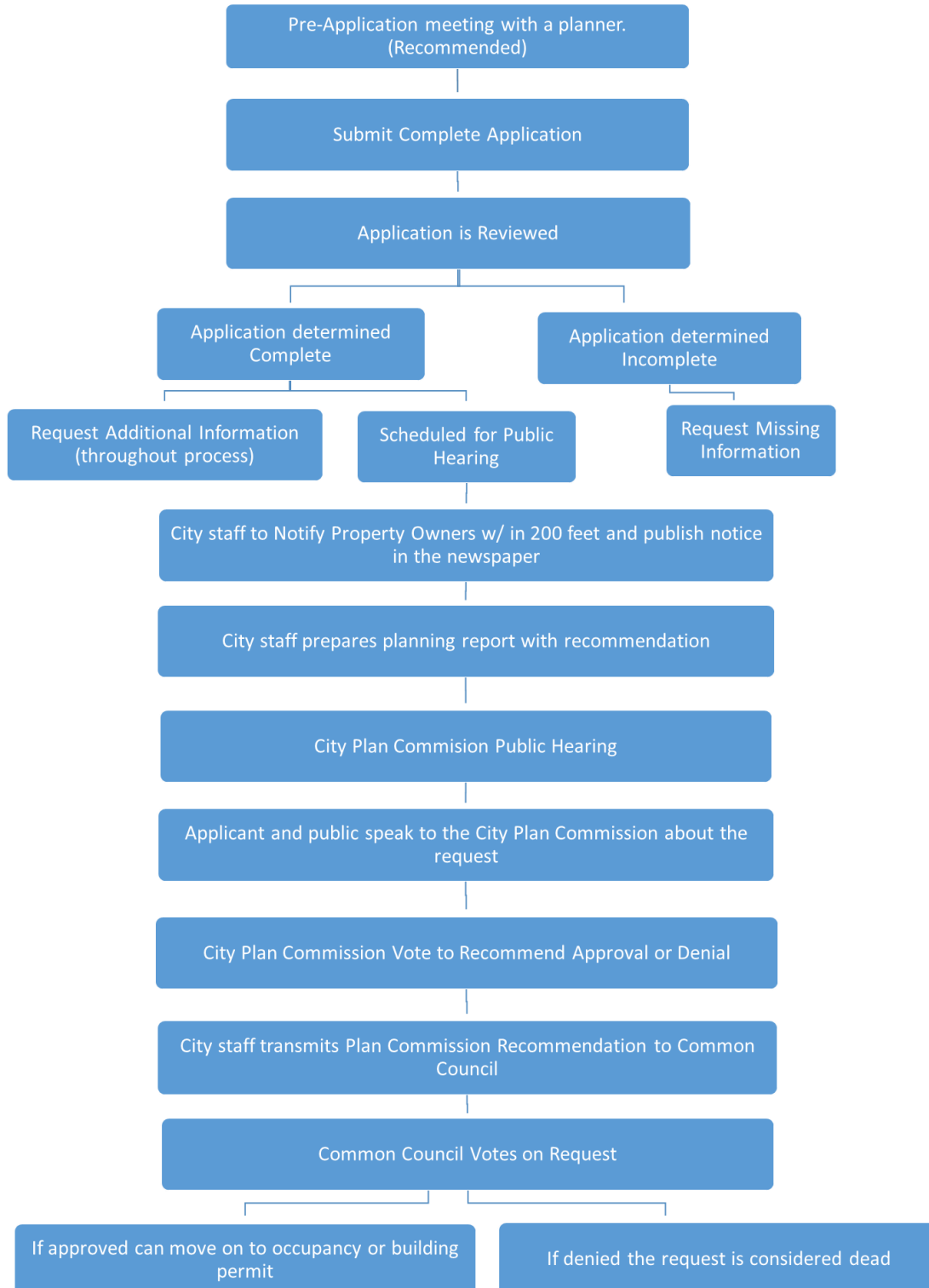
See attached letter to Planning Department

- (7) The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the plan commission.

See attached letter to Planning Department



## Application Review Process





If the required supplemental materials, which constitute a completed application, are not submitted, the application will not be processed.

### **Required Submittal Format**

1. An electronic submission via email/USB drive/CD/Download link; and
2. One (1) paper copy, no larger than 11" x 17" size.

Required Submittal Item	Applicant Submitted	City Received
1. Conditional Use Review Application		
2. Written description of project, including: a. Hours of operation b. Anticipated delivery schedule c. Maintenance plan d. General use of the building and lot	<input checked="" type="checkbox"/>	
3. Site Plan (drawn to scale), including: a. Fully dimensioned property boundary b. All buildings (existing and proposed) c. Setbacks from property lines d. Identification as to whether all elements are "Existing" or "Proposed" e. Dimensioned parking spaces and drive aisle layout f. Trash enclosure location and materials g. Loading spaces h. Fire hydrant locations i. Location of signage, with setbacks	<input checked="" type="checkbox"/>	
4. Zoning Analysis Table a. Land area (in acres and square feet) b. Building area (in square feet) c. Setbacks (required yards in feet) d. Floor Area Ratio (building area divided by lot area) e. Lot Coverage (building footprint divided by lot area) f. Height of all buildings and structures g. Percentage of greenspace (landscaped areas divided by lot area) h. Parking spaces	<input checked="" type="checkbox"/>	
5. Landscape Plan a. Bufferyards b. Parking Areas c. Screening and fencing locations d. Plant lists including the following: Latin and Common Names, Number of each planting material, and Size at planting.	<input checked="" type="checkbox"/>	





Required Submittal Item	Applicant Submitted	City Received
6. Lighting Plan a. Location of light fixtures b. A cut sheet of light fixtures with indication of cut-offs or shielding c. Illumination diagram indicating intensity of lighting on the property.	<input type="checkbox"/> N/A	
7. Floor Plan a. Preliminary floor plan layout of all buildings/structures b. Labels for the type of use of the area c. Labels for square footage of the area	<input checked="" type="checkbox"/>	
8. Engineering Plan a. Stormwater Plan (Drainage pattern, flow, detention) b. Existing and proposed roadway and access configurations c. Cross access	<input type="checkbox"/> N/A	
9. Signage Plan a. dimensioned color elevations of signage b. A diagram showing the location of the proposed signage	<input type="checkbox"/> N/A	
10. Building/site elevations (if new building or exterior changes planned) a. Building elevations showing all four sides of the buildings in color b. Elevation of trash enclosure area	<input checked="" type="checkbox"/>	
11. Building Material Samples (if making exterior changes)	<input type="checkbox"/> N/A	
12. Review Fee	<input checked="" type="checkbox"/>	

### **Acknowledgement and authorization signatures**

A conditional use is not like a building permit; applying does not mean it will be approved.

The approval may contain conditions related to the improvement of the site which must be met prior to the issuance of a building occupancy permit. Conditions related to the operational aspect(s) of the business must be complied with at all times. That, in the event site improvement work required by ordinance cannot be completed prior to desired occupancy, a financial assurance, at 100% of the improvement estimate, guaranteeing completion of the required improvements must be placed on file with the City of Racine. Estimates and Assurance documents are subject to the review and final approval by the City. Improvements may include but are not limited to landscaping, fencing, lighting, pavement surfacing and sealing, dumpster enclosures, and exterior building improvements;

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.

Owner Signature (acknowledgement and authorization):  Date: May 24, 2021

Applicant Signature (acknowledgement):  Date: May 24, 2021



May 19, 2021

Jeffery Hintz  
Planning Department – City of Racine  
730 Washington Avenue, Room 102  
Racine, WI 53403



## **RE: Conditional Use Permit – 4801 Washington Ave, Racine Wisconsin**

Dear Mr. Hintz,

As part of our Conditional Use Permit Application, Cogent Capital Group LLC (Cogent) is pleased to give further insight into our proposed project at 4801 Washington Ave in Racine, Wisconsin. Our team has been working diligently to put together a strong plan to improve the existing building on site and open up the remainder of the parcel for future development of other assets needed in the community. We have also included responses to the seven questions on the second page of the Conditional Use Permit Application in this letter.

Our team is excited to become a part of the Racine community by providing a necessary product that our facility provides and providing the service to our clients and community that everyone deserves. We look to become a part of the communities we invest in through service, commitment, and respect to all our stakeholders.

### **Written Description of the Project**



*Figure 1 - Proposed Building Facade*

Our team is excited about bringing our style of self storage to the Racine community. We have extensive experience building these “Class A” facilities all across the country and have always had positive feedback about the unique features of our buildings. Our facilities are special because we focus on the experience of both our customers and our neighbors. We accomplish this goal by constructing great looking buildings, having state-of-the-art security, internal access for users, and operational excellence.

Our facilities are clean and visually appealing. We want to present well to both our customers and neighbors, while being respectful to those around us. Our intent at this project is to utilize a combination of materials that are prevalent in the marketplace, to add architectural interest to the street facing sides of our building, bringing it up to the standards currently in place in the City. We do not permit outside storage of any kind; that includes RVs or other trucks and unpermitted vehicles.



*Figure 2 - Interior Lockers and Lighting*





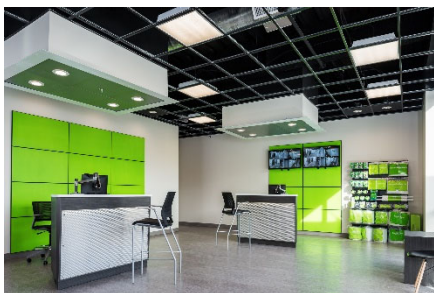
*Figure 3 - Security Cameras and Monitors*

Safety and Security are at the core of our business plan. We employ many closed-circuit television cameras that are running 24-hrs a day 365 days a year. Our teams are constantly monitoring movement throughout the facility for the safety and well-being of our customers and clients. Our facility is 100% interiorly loaded, meaning that there are no exterior access points directly to a storage locker. This helps us make sure that every interaction within our facility is caught on camera. There are only a few locations of entrance into the building, each equipped with a security keypad for entry (each customer has their own unique access code) and a security camera. We also have energy-efficient LED lighting throughout of facility to make sure that all utilized hallways are well lit for safe access to each individual locker. Each locker has a unique locking mechanism and is separate from all others with metal partitions and roll up doors.

The drive-through feature of our loading area is a unique feature that offers several benefits to our customers and neighbors. For our neighbors, it is nice to know that most of the hustle and bustle of moving items in and out of a storage unit are happening within the building, and not in the line of site of their porch or driveway. For our customers, it is very convenient to be able to drive up very close to your unit and be out of the elements of a SE Wisconsin weather pattern. Whether that be rain, snow, heat, or extreme cold, it is much nicer to be able to drive your belongings or get access to your belongings from within the building, rather than battling Mother Nature.



*Figure 4 - Drive Through Loading*



*Figure 5 - Best In Market Operations*

Operationally we partner with best-in-class management teams to operate our stores. We have worked with all of the large REIT partners across the country including, but not limited to, Extra Space Storage, Cubesmart, Life Storage, and Public Storage. Our operations teams do a magnificent job of respecting our customer base and the neighborhood through diligence maintenance of the property. Our teams create annual maintenance plans to keep our landscaping looking great during all seasons, to keep our building looking great and functioning well, and to make it safe for all people in and around our building. Our office business hours are seven days a week from 9:30 am to 6:30 pm. Access to our building outside of business hours is restricted between the hours of 10pm and 6am. Our security features make it possible to prevent access during these restricted hours of the day.

Our project is only in need of 11 exterior parking spaces and an additional two ADA accessible parking spaces, making it a unique opportunity for us to subdivide the lot and get more use from the existing parking lot along Ohio and Washington. Our team is working with several real estate stakeholders to help

identify the development of a potential asset at this location that fits the current objectives and land use expectations of the City.

As described above, our team is primed to develop a great self storage asset at the former Shopko location. Our adaptive reuse plan of this building will take about 6 months of construction to complete. We anticipate delivery of this project in the first quarter of 2022. We believe that it will provide a great asset to the community while delivering a safe and secure experience for our customers. We are excited to work with the City to make this become a reality together.

## Seven Questions from Application

In reference to the seven questions on page two of the Conditional Use Permit, Cogent Capital Group would like to offer the following responses.

- (1) The establishment, maintenance, or operation of the conditional use will not be detrimental to, or endanger, the public health, safety, morals, comfort, or general welfare;

*Our facility is designed to promote the use of self storage in a secure, safe, and clean manner. Our buildings are set up with the latest available CCTV security systems, LED lighting, and on site management for the comfort of our customers and the benefit of our neighbors. We choose to make our facilities be “internally loaded” to provide a convenient access point for our customers, but also to limit the impacts it might have on our neighbors.*

- (2) The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;

*Our project is designed to be of the highest quality and security available to the industry. We have never had an instance where property values have been diminished due to the creation of our asset. We will be adding to the landscaping, improving the exterior façade of the facility, and performing operating maintenance year round, helping to clean up the property and maintain a high level of cleanliness and security for our customers and neighbors. We have limited interactions with other businesses in the area and do not use much in the way of parking outside of our buildings.*

- (3) The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;

Our project will not impede development of the surrounding property for uses permitted in the district. In fact, with the separation of the outlot, we will be offering new opportunities for additional development within the area to come to market. Our project has very low demands on public infrastructure, allowing us to subdivide the land for other future users that want to be along the Washington and Ohio business corridors.

- (4) Adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided;



The utilities, access, drainage, and other necessary facilities that are currently on site are more than adequate to support our proposed improvements. We are not asking for any changes that would impact these existing elements of the property.

- (5) Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets;

We plan to make a very slight change to the drive along the frontage of our facility to improve the ingress/egress of our customers into the facility. This will also help promote a separate outlot for the future development, allowing a separate parking area for their designated customers or residents. Furthermore, our facilities only see about twenty independent trips a day, which is a very low count for commercial use. Last, we are not making any adjustments to the ingress or egress locations along Washington Ave or Ohio Street, which are proven to be functional and needed for the remainder of the Westgate Mall Shopping Center.

- (6) The proposed conditional use is not contrary to the objectives of the current land use plan for the city; and

Our proposed use does not impede the objectives of the current land use plan for commercial shopping in the district.

- (7) The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the plan commission.

Our project's conditional use will in all other respects conform to the applicable regulations of the district.

## **Items Not Applicable (N/A) on Application**

There are a few items noted "N/A" by our team on the application that we would like to offer clarification on at this juncture of the application letter.

Item 6. Lighting Plan – Our team intends to keep in place/fix the existing lighting that is currently in the parking lot and around the building. We will make sure that any additional lighting will meet the City's standard for lot line impacts and prevent any spill over from affecting the properties of our neighbors. At this time, it did not seem that a lighting plan would be necessary for our project, given that most of our improvements are being made to the interior of our facility.

Item 8. Engineering Plan – Since we are making very limited adjustments to the land plan and not actually affecting any of the proposed topography on site, it was determined that an engineering plan was not actually necessary for the success of this project. We will be adding some additional landscaping areas to the parcel, but these will only be improving the pervious percentages of the property, which should lessen the impacts of stormwater on the existing infrastructure. For these reasons, we did not include an engineering plan for this submittal.

Item 9. Signage Plan – We have shown where we intend to put the signage on our building on Sheet A4.1 of the plans prepared by Partners in Design. We will also be replacing the Shopko monument signs with our branding at the existing locations. Our intent is to meet the existing signage proposed around the

parcel and the zoning codes' expectations without deviation. Per zoning code, we are permitted to have 300 square feet of signage on our façade and we are showing the locations and sizes to meet that requirement.

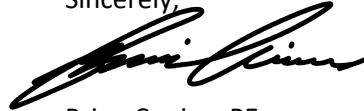
Item 11. Building Material Samples (if making exterior changes) – We have not yet included a sample board, but are willing to provide one at a later date. All materials used are shown and listed on Sheet A4.1 of the plans prepared by Partners in Design.

## Conclusion

Cogent Capital Group is excited about the opportunity to construct another great asset in a great community like Racine. Our team believes in this project and this neighborhood and is looking forward to working together with the City to help transform this existing building and this parcel into something even better.

Our team appreciates the opportunity to present our proposed project to you. If you should have any questions, please do not hesitate to contact Brian Coninx at 847.609.0766 or [brian@cogentcapitalgrp.com](mailto:brian@cogentcapitalgrp.com).

Sincerely,

A handwritten signature in black ink, appearing to read 'Brian Coninx', written over a horizontal line.

Brian Coninx, PE

COO, Head of Development





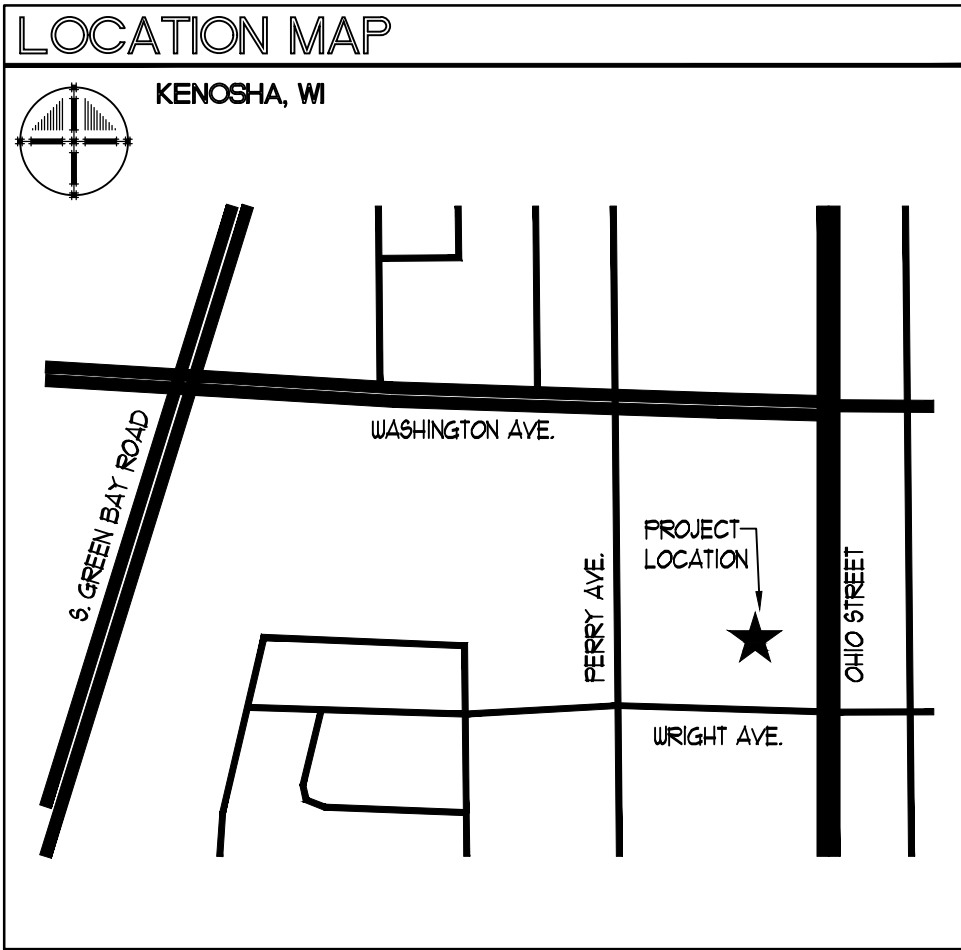


# SELF STORAGE FACILITY

4801 WASHINGTON AVENUE  
RACINE, WISCONSIN

PROJECT DATA			
APPLICABLE CODES: INTERNATIONAL BUILDING CODE - 2018 AS MODIFIED BY THE WISCONSIN ENROLLED COMMERCIAL BUILDING CODE IN CHAPTER SPS 362.			
BUILDING USE AND OCCUPANCY CLASSIFICATION: STORAGE: S-1 (MODERATE HAZARD)			
CONSTRUCTION CLASSIFICATION: TYPE IIB - UNPROTECTED, NON-COMBUSTIBLE			
EXISTING BUILDING AREA: 98,004 SF			
GENERAL NOTES			
1. DO NOT SCALE DRAWINGS.			
2. CONTRACTOR SHALL FIELD VERIFY AND BECOME THOROUGHLY FAMILIAR WITH ALL CONDITIONS AND DIMENSIONS.			
3. EACH CONTRACTOR SHALL REVIEW COMPLETE PLANS FOR RELATED WORK.			
4. ALL WORK SHALL BE IN COMPLIANCE WITH STATE AND LOCAL CODES FOR RESPECTIVE TRADES.			
SHEET INDEX			
II TITLE SHEET			
LANDSCAPE L100 LANDSCAPING PLAN			
ARCHITECTURAL A11 SITE PLAN A31 FIRST FLOOR PLAN A41 EXTERIOR ELEVATIONS			
ABBREVIATIONS			
ALT	ALTERNATE	HDUR	HARDWARE
A/E	ARCHITECT/ENGINEER	HM	HOLLOW METAL
AFF	ABOVE FINISH FLOOR	HT	HEIGHT
ALUM	ALUMINUM	HW	HOT WATER
BD	BOARD	INT	INTERIOR
B/O	BOTTOM OF	INSUL	INSULATION
CFT	CARPET	JT	JOINT
CL	CENTER LINE	LAV	LAVATORY
CLG	CEILING	MFR	MANUFACTURER
CJ	CONTROL JOINT	MIN	MINIMUM
CMU	CONCRETE MASONRY UNIT	MO	MASONRY OPENING
CONC	CONCRETE	MTL	METAL
CONT	CONTINUOUS	NIC	NOT IN CONTRACT
CO	CLEAN OUT	NTS	NOT TO SCALE
CW	COLD WATER	OC	ON CENTER
CT	CERAMIC TILE	OFCL	OWNER FURNISHED, CONTRACTOR TO INSTALL
DBL	DOUBLE		
DF	DRINKING FOUNTAIN	OPP	OPPOSITE
DIA	DIAMETER	PLYUD	PLYWOOD
DM	DIMENSION	PL	PLASTIC LAMINATE
DN	DOWN	E	PLATE
DR	DOOR	FT	PORCELAIN TILE
DS	DOWNSPOUT	QT	QUARRY TILE
DTL	DETAIL	REQD	REQUIRED
DWG	DRAWING	RO	ROUGH OPENING
EA	EACH	SHT	SHEET
EIFS	EXTERIOR INSULATION AND FINISH SYSTEM	SV	SHEET VINYL
EL	ELEVATION	SM	SIMILAR
EJ	EXPANSION JOINT	SS	SOLID SURFACE
EQ	EQUAL	SST	STAINLESS STEEL
EQUIP	EQUIPMENT	STD	STANDARD
EXIST	EXISTING	SAT	SUSPENDED ACOUSTIC TILE
EXT	EXTERIOR		CEILING
EW	ELECTRIC WATER COOLER	TBD	TO BE DETERMINED
FEC	FIRE EXTINGUISHER CABINET	TEMP	TEMPORARY
FIN	FINISH	T/O	TOP OF
FD	FLOOR DRAIN	T&G	TONGUE AND GROOVE
FLR	FLOOR	TYP	TYPICAL
FRP	FIBERGLASS REINFORCED PLASTIC	UNO	UNLESS NOTED OTHERWISE
GA	GAUGE	VCT	VINYL COMPOSITION TILE
GALV	GALVANIZED	VB	VINYL BASE
GYP BD	GYP SUM BOARD	VF	VERIFY IN FIELD
		WD	WOOD
		WUF	WELDED WIRE FABRIC

<b>CLIENT:</b> COGENT CAPITAL GROUP 444 SKOKIE BOULEVARD 1901 WILMETTE, IL 60091 PHONE: 847.609.0766 ATTN: BRIAN CONNIX	
<b>GENERAL CONTRACTOR:</b> BERGHAMMER CONSTRUCTION 4750 N. 132 ND STREET BUTLER, WI 53001 PHONE: 262.790.4750 ATTN: CHRIS ROZOF	
<b>ARCHITECT:</b> PARTNERS IN DESIGN ARCHITECTS 7610 LAKE COOK ROAD, SUITE 280 RIVERWOODS, IL 60075 PHONE: 847.340.0300 ATTN: WERNER BRISKE, AIA	

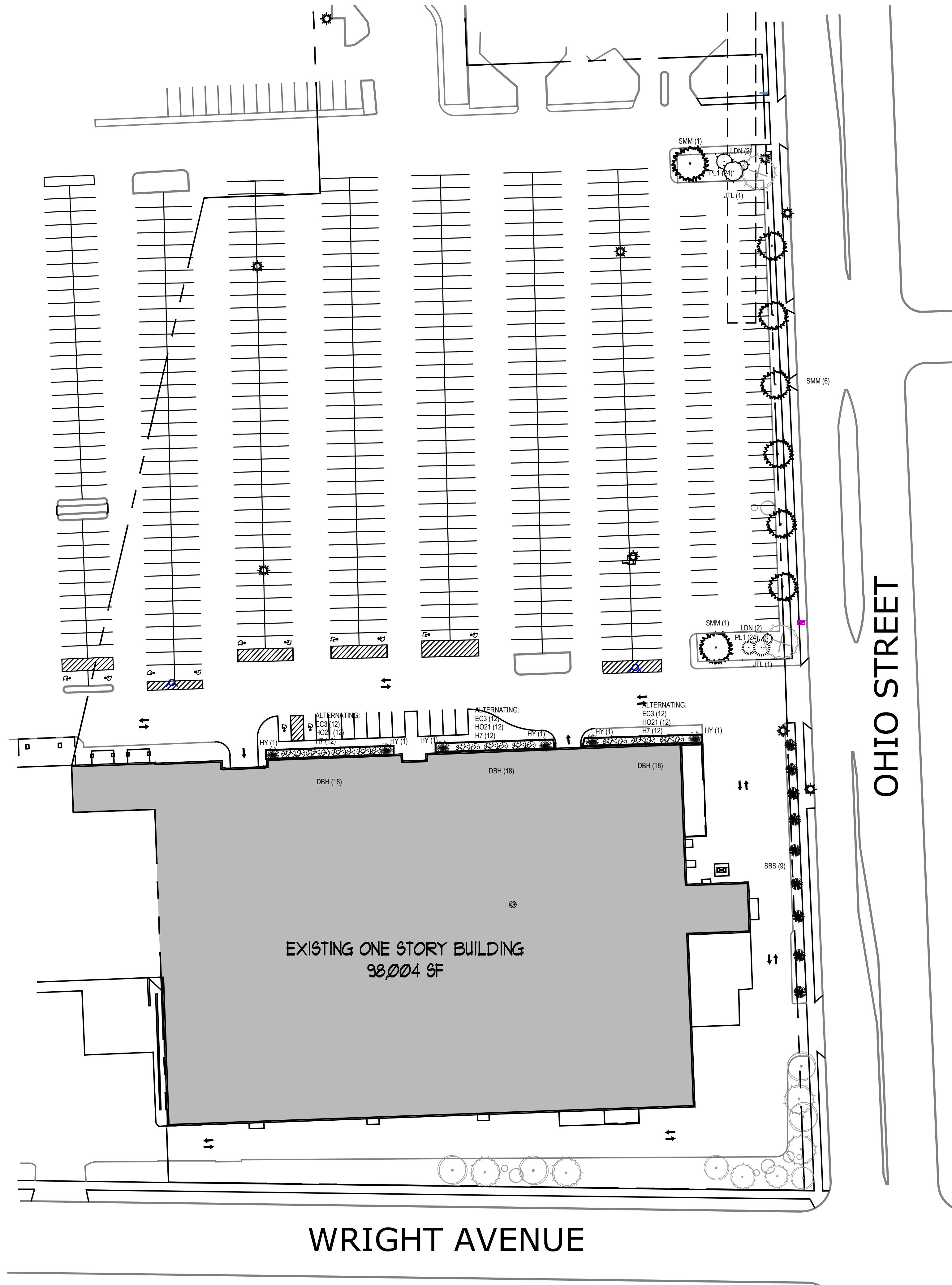


 **Partners in Design**  
ARCHITECTS

SELF STORAGE FACILITY  
PROJECT NUMBER: 079.21.095

DEVELOPMENT REVIEW  
ISSUE DATE: 06.23.21





PLANT SCHEDULE

TREES	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
SMM	8	State Street Miyabei Maple	Acer miyabei 'Morton' TM	2" CAL DBH	8&B	Full, matching heads
SBS	9	Serbian Spruce	Picea omorika	7' HT	8&B	Semi-sheared, fully branched to
JTL	2	Ivory Silk Japanese Tree Lilac	Syringa reticulata 'Ivory Silk'	2" CAL DBH	8&B	Full, matching heads

SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
DBH	62	Dwarf Bush Honeysuckle	Diervilla lonicera	15" HT	CONT.	
HY	6	Hicks Yew	Taxus x media 'Hicksii'	30" HT	CONT.	

PERENNIALS	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
EC3	36	Wild Berry Coneflower	Echinacea purpurea 'PowWow Wild Berry'	4 1/2"	POT	18" Spacing
HO21	36	Blue Umbrellas Hosta	Hosta x 'Blue Umbrellas'	4 1/2"	POT	30" Spacing
H7	36	Summer Wine Daylily	Hemerocallis x 'Summer Wine'	4 1/2"	POT	24" Spacing
PL1	48	Little Spire Russian Sage	Perovskia x 'Little Spire'	4 1/2"	POT	18" Spacing

GENERAL LANDSCAPE NOTES

- ALL LANDSCAPE DETAILS AND SPECIFICATIONS TO BE DETERMINED ON FINAL LANDSCAPE CONSTRUCTION DOCUMENTS.
- ALL PLANTINGS SHALL COMPLY WITH STANDARDS AS DESCRIBED IN AMERICAN STANDARD OF NURSERY STOCK - ANSI Z60.1 (LATEST VERSION)
- MULCH: ALL PLANTING BEDS TO RECEIVE 3" DEEP LAYER OF SHREDDED HARDWOOD BARK MULCH, SEE SHEET L200.
- TURF SEED: DURABLE, PREMIUM COMMERCIAL BLEND, SEE SHEET L200.
- RIGHT-OF-WAY PLANTINGS TO BE DETERMINED BY CITY OF RACINE REQUIREMENTS.

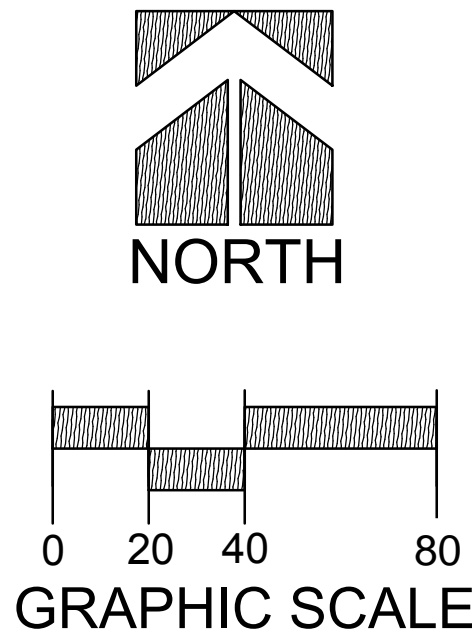
KEY



THIS PLAN IS FOR MUNICIPAL REVIEW  
NOT FOR BIDDING  
OR CONSTRUCTION PURPOSES



THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES.



DATE	DESCRIPTION
05/24/2021	PLAN COMMISSION SUBMITTAL

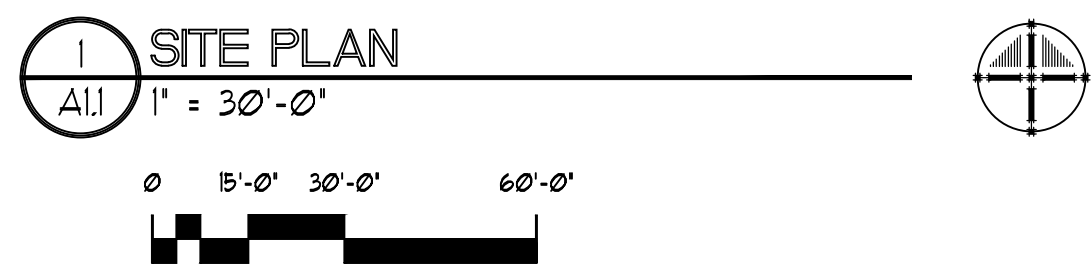


WASHINGTON AVENUE SELF STORAGE  
4801 WASHINGTON AVENUE, RACINE, WI

PRELIMINARY  
LANDSCAPE PLAN

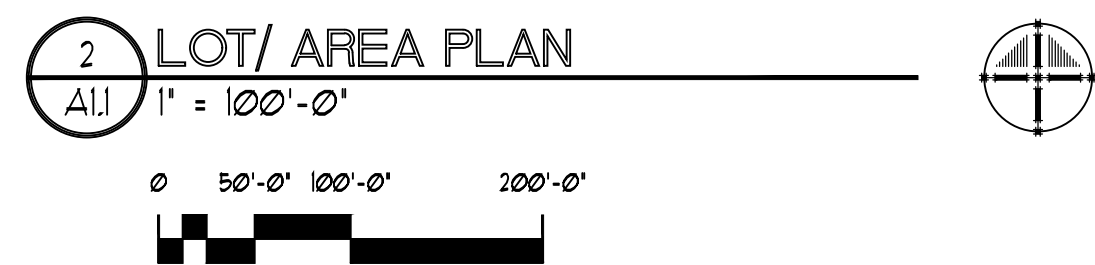
DATE: 05/24/2021
SCALE: 1" = 40'
JOB NO. A21-038
PROJECT MANAGER: TODD MOERING
DESIGNED BY: TM/LJH
CHECKED BY: TM
<b>SHEET NUMBER</b>
L100

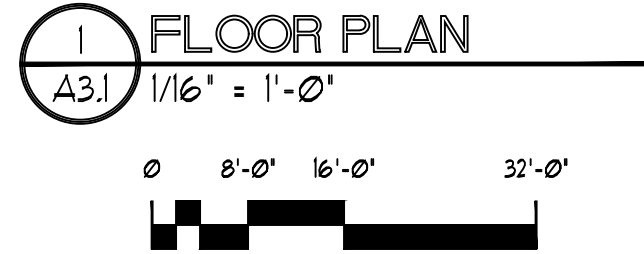
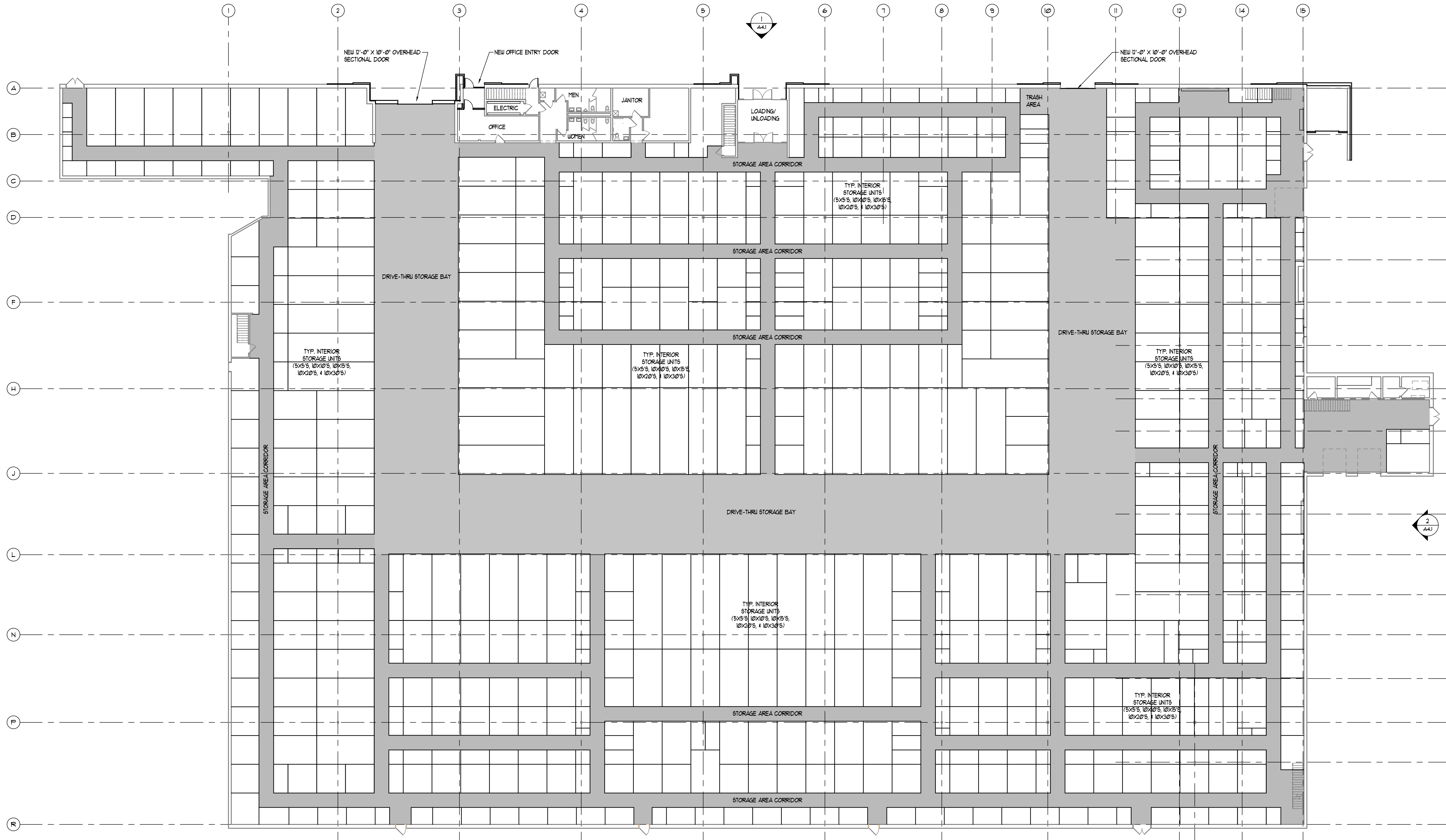




## DEVELOPMENT DATA

ZONING CLASSIFICATION:	B-2, COMMUNITY SHOPPING
SITE AREA:	9.00 ACRES (390,040 SF)
SELF STORAGE SITE:	4.13 ACRES (179,323 SF)
PROPOSED OUTLOT:	4.81 ACRES (212,135 SF)
SELF STORAGE LOT DATA:	
EXISTING BUILDING FOOTPRINT:	98,004 SF
EXISTING BUILDING AREA:	98,004 SF
LOT COVERAGE:	98,004 / 179,323 = 0.54
FLOOR AREA RATIO:	98,004 / 179,323 = 0.54
GREENSPACE RATIO:	12.425 / 179,323 = 6.9%
PARKING:	31 SPACES





REVISIONS:


SELF STORAGE FACILITY  
4801 Washington Avenue, Racine, Wisconsin  
FIRST FLOOR PLAN

2510 Lake Cook Road  
Suite 280  
Riverwoods, IL 60015  
Ph.: (847) 940-0300  
www.pdaarchitects.com

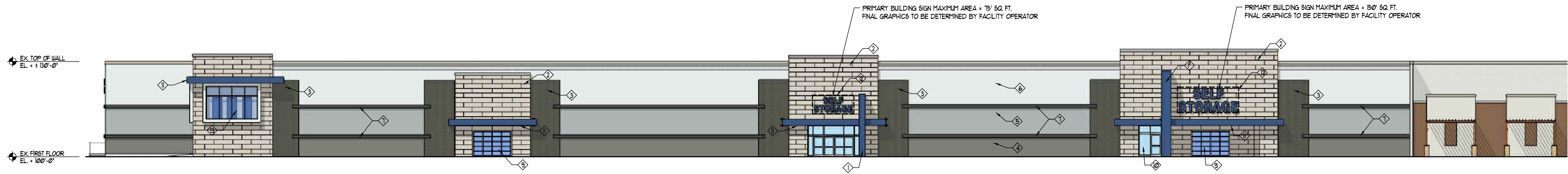
Partners in Design  
ARCHITECTS



PROJECT NO.: 07921095  
DRAWN BY: JHH  
CHECKED BY: WHB  
DATE: 052421  
SHEET NO.:

A3.1

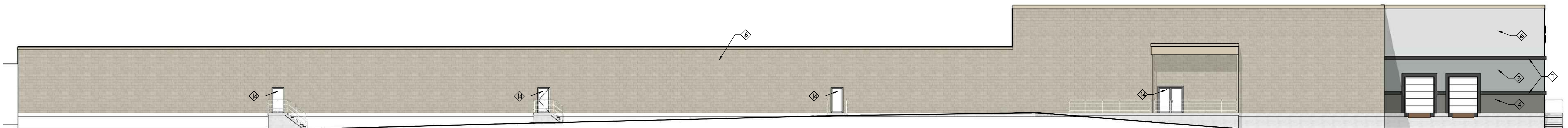
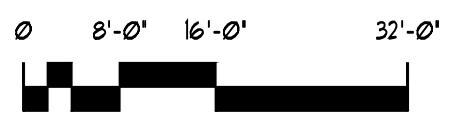




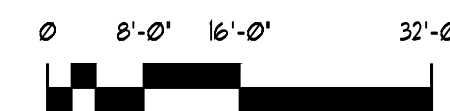
1 NORTH ELEVATION  
A4.1 1/16" = 1'-0"



2 EAST ELEVATION  
A4.1 1/16" = 1'-0"



3 SOUTH ELEVATION  
A4.1 1/16" = 1'-0"



#### ELEVATION LEGEND

- 1 PREFINISHED ALUMINUM COMPOSITE ROUTE AND RETURN PANEL REYNOLBOND (OR APPROVED EQUAL) COLOR: ACCENT COLOR T.B.D.
- 2 NICHHA FIBER CEMENT COMPOSITE PANEL - SOLID COLOR COLOR: T.B.D.
- 3 NICHHA FIBER CEMENT COMPOSITE PANEL - BRICK PATTERN COLOR: T.B.D.
- 4 PAINTED EXISTING MASONRY WALL BASE: MASTERPROTECT HB100 (OR APPROVED EQUAL) COLOR 1: T.B.D.
- 5 PAINTED EXISTING MASONRY WALL BASE: MASTERPROTECT HB100 (OR APPROVED EQUAL) COLOR 2: T.B.D.
- 6 PAINTED EXISTING MASONRY WALL BASE: MASTERPROTECT HB100 (OR APPROVED EQUAL) COLOR 3: T.B.D.
- 7 SURFACE MOUNTED PREFINISHED ALUMINUM TRIM BAND
- 8 EXISTING MASONRY TO BE CLEANED, SPOT TUCKPOINTED AS NEEDED AND LEFT WITH EXISTING FINISH
- 9 NEW ALUMINUM OVERHEAD SECTIONAL DOOR W/INSULATED GLASS LITES
- 10 NEW ALUMINUM FRAME & INSULATED GLASS ENTRY DOOR & FRAME
- 11 NEW PREFINISHED ALUMINUM COMPOSITE PANEL CANOPY
- 12 NEW INTERNALLY ILLUMINATED WALL MOUNTED BUILDING SIGN - FINAL GRAPHIC TO BE DETERMINED
- 13 NEW DISPLAY WINDOW W/PREFINISHED ALUMINUM FRAMING & GLAZING
- 14 PAINTED HOLLOW METAL DOOR & FRAME

#### SIGNAGE NOTES

- MAXIMUM ALLOWABLE BUILDING SIGN AREA:
- PRIMARY SIGN: 2 SQ.FT. PER LINEAR FOOT OF BUILDING FRONTAGE  
2' X 450' = 900' SQ.FT.
  - SECONDARY SIGN: 0.5 SQ.FT. PER LINEAR FOOT OF BUILDING FRONTAGE  
0.5' X 450' = 225' SQ.FT.
  - TOTAL AREA ALLOWED = 300' SQ. FT.

REVISIONS:

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