



PLAN COMMISSION REPORT

Proposal: Plan Review – Pay Kiosks, Trash/Equipment Enclosures

Description: Site, building, and related plan review for proposed pay kiosks and trash/equipment enclosures for the existing car wash and service center facilities.

Applicant(s): Elana Fachin, Driven Brands, Inc.

Address(es): 6900 S. 27th St. (2nd Aldermanic District)

Suggested Motion: HOLD. Staff have concerns for the request as stated in the report below. Please see the staff report below for decision procedure when considering the following motion.

That the Plan Commission approves the site and building plans submitted by Elana Fachin, Driven Brands, Inc., for pay kiosks and trash/equipment enclosures on the property at 6900 S. 27th St. with the following conditions:

1. That all relevant Code requirements remain in effect.
2. That complete site plans, lighting plans, landscape plans, and structure elevations are submitted per Code for review by the Plan Commission prior to submission of permit applications.
3. That the plans are revised to include all dimensions for all structures.
4. That all required building, electrical, and sign permits are obtained for the structures and menu boards.
5. That all final plans (site, building, etc.) are submitted in digital format for review by the Department of Community Development prior to the submission of building permit applications.

Owner(s): 27TH ST LUBE & WASH LLC

Tax Key(s): 737-9025-000

Lot Size(s): 2.000 ac

Current Zoning District(s): B-4, General Business

Overlay District(s): CU

Wetlands: Yes No

Floodplain: Yes No

Comprehensive Plan: Commercial

Background:

The Applicant is requesting approval for two (2) pay kiosks, a trash enclosure, and an equipment enclosure on the property at 6900 S. 27th St. This property was approved for a Conditional Use Permit for a car wash per Ord. 1617, amended in 1994 to allow for an additional automotive oil and lubricating services use. Copies of those Conditions and Restrictions are included with this report for reference. However, staff note that the addition of two (2) parking stalls with vacuums in the location of the former driveway on the north, which was eliminated with the WisDOT 27th Street project in 2016, were never reviewed and approved by the Plan Commission. This is concerning as the parking stalls and vacuum appurtenances do not meet setback requirements.

Per Code, car wash drive-throughs are required to provide a minimum of five (5) stacking spaces of 20-foot depth each in lanes that are a minimum of 10 feet wide. Stacking spaces may not impede parking areas or public entrances to buildings. It appears from the submitted site plan that three (3) vehicles are accommodated prior to the pay kiosk, two (2) are accommodated just past the gates at the end of the pay kiosk island, and at least four (4) vehicles in a single-lane configuration are accommodated before the entrance to the car wash. Code also limits the total cumulative area of all menu boards to a maximum of 100 square feet. Details for the proposed menus were not included with the submitted plans; therefore, staff cannot determine whether the proposal meets Code requirements.

The proposed kiosks themselves are prefabricated blue metal arches over the pay station appurtenances. Plans indicate that they will be lit; however, lighting plans and details were not included in the submission. Canopy lights shall be limited to 25 footcandles, fully non-surface-mounted or recessed fixtures in conformance with Sec. 17.0509(b)(1)(j).

Finally, two (2) enclosures are proposed: a vacuum equipment enclosure is shown on the west side of the car wash parking stalls, and a trash enclosure is shown on the northwest corner of the oil change building. Both are proposed to be constructed with CMU block and metal gates. No dimensions have been provided, nor have landscape plans been submitted. Therefore, staff cannot determine whether the proposed structures meet Code requirements. Due to the potential for the access gates to impede the drive aisles, staff recommend that the enclosure be rotated.

Sec. 17.0506(a)(12) states that enclosures “shall not occupy areas used for required parking spaces.” The proposed trash enclosure on the west side of the oil change building will remove one (1) parking stall. Current Code would require a minimum of 12 parking stalls for the site, which would still be exceeded in the proposed

plan. It will be at the Plan Commission's discretion whether the reduction of one (1) stall and the locations of the enclosures are acceptable.

Based on the color schemes provided for all proposed structures, staff assume that the buildings will also be painted. No elevations for the buildings have been provided to confirm that assumption. All exterior building modifications are required to obtain Plan Commission approval.

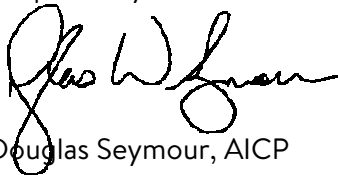
It appears that the application as submitted is incomplete, and that several building and site modifications have occurred without prior City review. Missing information that is required to determine compliance with Code, the existing Conditional Use, and prior approvals include:

- A complete site plan with setbacks and dimensions for all proposed site modifications.
- Details for the menu boards, including design and dimensions.
- Lighting plans for the kiosks and any other site lighting modifications.
- Dimensions for the enclosures.
- Landscaping plans for the site.
- Elevations for any exterior modifications to the existing buildings.

Considering the above, staff are unable to support or recommend approval of the proposal at this time.

Options/Alternatives: The Plan Commission has the discretion to approve the plans as presented, approve with specified conditions, or disapprove the proposal. Should the request not be approved, Plan Commissioners must provide the Code Sections upon which the denial is based so that the Applicant may revise and resubmit.

Respectfully submitted:



Douglas Seymour, AICP
Director of Community Development

Prepared:



Kari Papelbon, CFM, AICP
Senior Planner

Attachments:

Location Map

Ords. 1617 & 1768 (8 pages)

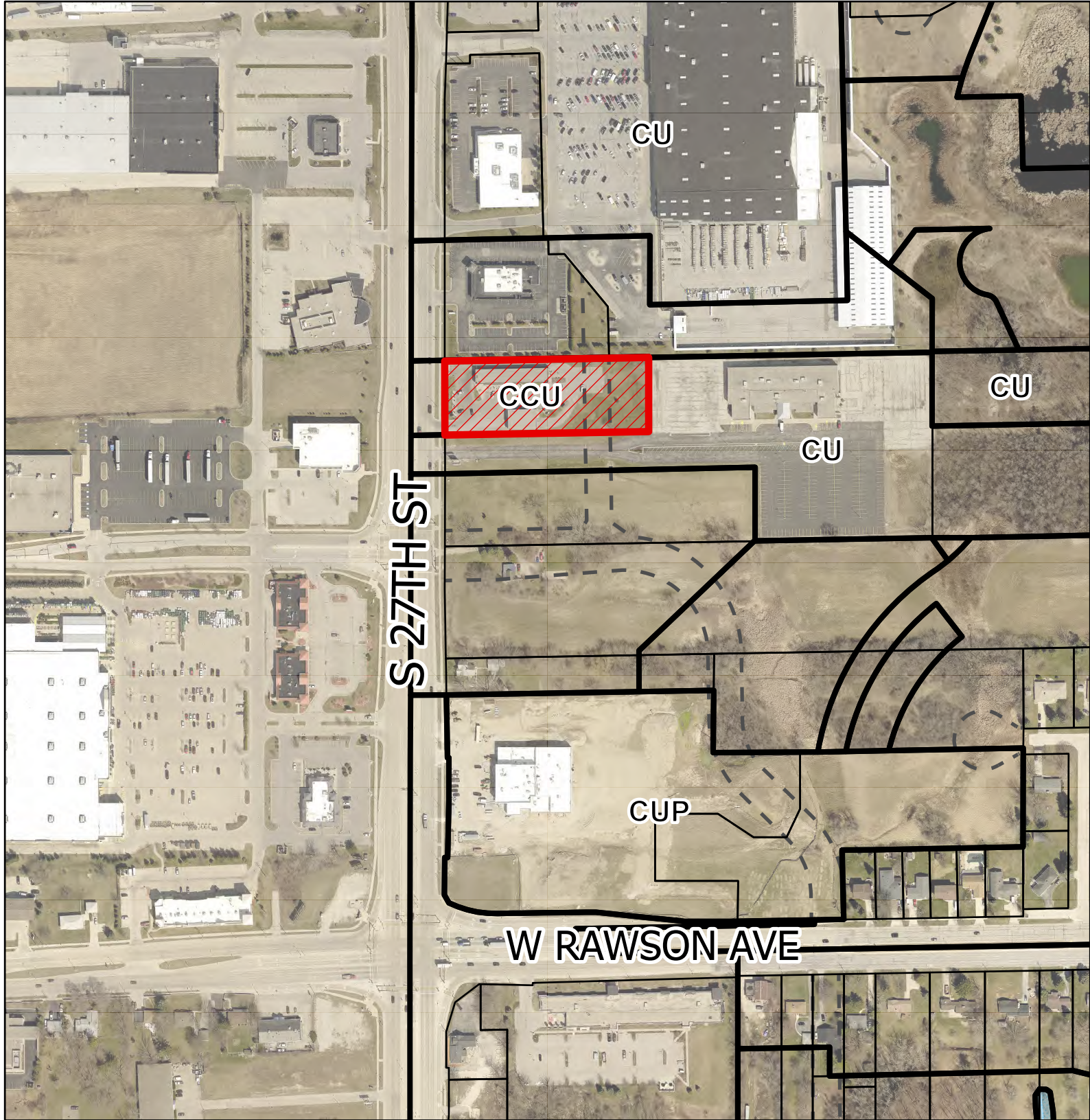
Narrative (1 page)

Site Plan (1 page)

Structure Exhibits (3 pages)

Notification Map

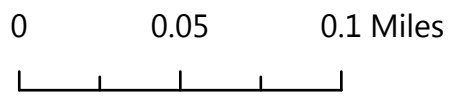
6900 South 27th St.



This map is not a survey of the actual boundary of the property this map depicts

Legend

- - Official Street Map
- ▭ Parcels
- ▭ Floodway
- ▭ Flood Fringe
- ▭ 6906 S. 27th St



BY Ald. Hamilton

AN ORDINANCE TO REZONE A PARCEL OF LAND
FROM B-3 SERVICE BUSINESS TO B-4 GENERAL SERVICE
AND AUTHORIZING AND APPROVING A REQUEST
FOR A SPECIAL USE-CAR WASH
AT 6884 South 27th Street

(Edward Eldridge)
(2nd Aldermanic District)

WHEREAS, Edward Eldridge has petitioned the Common Council of the City of Oak Creek to change the zoning on a parcel of land located at 6884 South 27th Street, Oak Creek, Wisconsin and has requested authorization and approval for a request for a B-4 Special Use-Car Wash for the said parcel; and,

WHEREAS, more specifically the petitioner has requested the following described parcel of land be rezoned from its present zoning to the zoning hereinafter set forth and has further requested authorization and approval to be granted for a B-4 Special Use-Car Wash, to wit:

The west 330 feet of the north 10 acres of the south 1422.96 feet of the southwest 1/4 of Section 6, Town 5 north, Range 22 East, in the City of Oak Creek, County of Milwaukee, State of Wisconsin excluding the west 80 feet for public street purposes.

Present Zoning

B-3 Service Business

Requested Zoning

B-4 General Service; Special Use-Car Wash

and,

WHEREAS, in accordance with Section 62.23(7)(3d), Wisconsin Statutes, the Common Council had referred the request to the Plan Commission for its recommendation and report and the City Clerk had advertised the matter for a public hearing; and,

WHEREAS, the Common Council held a public hearing on said petition on July 6, 1992, at which time all persons interested appeared and were heard; and

WHEREAS, the Plan Commission had recommended to the Common Council that the rezoning be approved and that the application for a special use be approved, subject, however, to the imposition of certain conditions and restrictions upon the construction, location and operation of a B-4 Special Use-Car Wash, pursuant to Section 17.52(6) of the Oak Creek Municipal Code of the City of Oak Creek which conditions and restrictions are as follows:

1. REQUIRED PLANS, EASEMENTS, AGREEMENTS AND PUBLIC IMPROVEMENTS

- A. A precise detailed site plan shall be submitted to, and approved by, the Plan Commission prior to the issuance of any building or occupancy permits. This plan shall show and describe the following:
1. Detailed locations, shapes and dimensions of all existing or proposed buildings or structures.
 2. Proposed building elevations.
 3. Off-street parking arrangements.
 4. Proposed pedestrian and vehicular circulation within the special use.
 5. Proposed utility services.
 6. Areas proposed for hard surfacing.
 7. Points of access (i.e. driveways) to the special use.
 8. Signs.
- B. All plans for new buildings, additions, or exterior remodeling shall be submitted to the Plan Commission for their review and approval prior to the issuance of a building permit.
- C. For any new buildings or structures and additions, a site grading, and drainage and erosion control plans shall be submitted to the City Engineer for approval. The City Engineer's approval must be received prior to the issuance of any building permits.
- D. A Development Agreement shall be completed between the owner and the City if deemed necessary by the City Engineer so as to ensure the construction or installation of public or other improvements required in Item 1E and/or as specified by these conditions and restrictions.
- E. Plans and specifications for any necessary public improvements within developed areas (e.g. sanitary sewer, watermain, storm sewer, etc.) shall be subject to approval by the City Engineer.
- F. If required by the City of Oak Creek, public easements for telephone, electric power, sanitary sewer, storm sewer and watermain shall be granted. Said easements shall be maintained free and clear of any buildings, structures, trees or accessory outdoor appurtenances. Shrubbery type plantings shall be permitted; provided there is access to each of the aforementioned systems and their appurtenances.
- G. If there are any future land divisions, a plat or certified survey map shall be prepared, submitted for approval and recorded. If required by the Common Council, a development agreement also shall be completed between the owner and the City prior to approval of said land division document, so as to ensure the construction or installation of public improvements required in these conditions and restrictions and Chapter 18 of the Municipal Code.

- H. All electric, telephone and cable TV service wires or cable shall be installed underground within the boundaries of this property.
- I. For each stage of development a precise plan shall be submitted to the Plan Commission for approval showing detailed building locations, proposed building elevation drawings, and off-street parking arrangements.
- J. For each stage of development, architectural drawings or sketches showing the exterior elevations, floor plan and materials of construction of all principal and accessory buildings shall be submitted to the Plan Commission for approval.
- K. For each stage of development, detailed landscaping plans showing location, types and initial plant sizes of all evergreens, deciduous trees and shrubs, and other landscape features such as statuary, art forms, water fountains, retaining walls, etc., shall be submitted to the Plan Commission for approval.

2. PARKING AND ACCESS

- A. Minimum parking requirements for this project shall be provided at 1.0 parking spaces per employee during the maximum employment period not including those spaces utilized for cleaning of vehicles.
- B. Where 90° parking is indicated on the site plans, individual parking stalls shall be nine (9) feet in width by eighteen (18) feet in length. The standards for other types of angle parking shall be those as set forth in Section 17.43(6) of the Municipal Code.
- C. Movement aisles for 90° parking shall be at least twenty-two (22) feet in width.
- D. All off-street parking areas shall be surfaced with an all-weather wearing surface of plant mix asphaltic concrete over crushed stone base subject to approval by the City Engineer. A proposal to use other materials shall be submitted to the Plan Commission and the Engineering Department for approval. All parking areas and private drives, within a phase, shall be in place prior to the issuance of an occupancy permit for any building in that phase.
- E. Other parking arrangements, showing traffic circulation and dimensions, shall be submitted to the Plan Commission for approval.
- F. All driveway approaches to this property shall be in compliance with all the standards set forth in Chapter 23 of the Municipal Code.
- G. There shall be minimum queuing space for 100 vehicles on site.

3. LIGHTING

- A. All plans for outdoor lighting shall be reviewed and approved by the Plan Commission and Electrical Inspector. For each stage of the development, the plan shall show the location of all lights, type of fixture and poles, mounting height and photometrics of the fixture and shall be in accord with the following:
 - 1. All designated parking areas, access drives and the approach aprons from the public right-of-way shall be illuminated during hours of operation when natural light value is reduced to one (1) candela.

2. Illumination shall be maintained on the surface at an average of one (1.0) candela with a minimum uniformity ratio of 5 to 1 through the access drives and a minimum of 0.05 candela/square foot in the parking area.
3. All luminaires shall be designed and mounted at a sufficient elevation above the surface to insure adequate control of glare, interreflected and reflective light to abutting property, the abutting public roadways, access drives and to maintain the minimum uniformity ratio. A luminaire controlled cut-off of 72 degrees will effectively minimize glare which interferes with vision and causes eye discomfort.
4. Plans shall be submitted for approval with the manufacturer's descriptive literature showing photometrics and design of proposed luminaire. Plans shall include location of poles, foundations, wire size, circuit protection, controller, equipment grounding and luminaire elevation above grade.

4. LANDSCAPING AND FENCING

- A. As part of the site plan mentioned in Item 1A, a landscape plan indicating the size, location and type of plantings shall be submitted to the Plan Commission for approval and shall address the following concerns:
 1. The twenty-five (25) foot front setback area along South 27th Street shall, at a minimum, be seeded or sodded.
 2. At least ten (10) percent of the parking lot areas shall be landscaped.
 3. All grass, trees and shrubbery must be maintained at all times. Grass must be cut whenever necessary or the City may serve notice to perform the needed work.
 4. A 6 ft. visual barrier of either an earthen berm, a fence, plantings or a combination of the aforementioned shall be provided along the north property line from the 27th Street R.O.W. to the rear of the hard surfaced area.

5. BUILDING AND PARKING SETBACKS

	Front Setback	Rear Setback	Side Setback
Principal Structure	25 ft.	20 ft.	10 ft.
Accessory Structure	25 ft.	20 ft.	10 ft.
Off-street Parking	25 ft.	10 ft.	10 ft.

6. MAINTENANCE AND OPERATION

- A. The number, size, location and screening of appropriate solid waste collection units shall be subject to approval of the Plan Commission as part of the required site plan. Solid waste collection shall be the responsibility of the owner.

- B. Removal of snow from off-street parking areas, walks and access drives shall be the responsibility of the owners.
- C. All activities on the site shall be restricted so as not to cause the perceived sound level at the property lines to exceed 58 dBA and 62 dBA for adjacent residential or other commercial uses, respectively.
- D. All car wash activities on the site shall be limited to the daily hours of 7:00 a.m. to 9:00 p.m.

7. SIGNS

All signs shall conform to the provisions of Sec. 17.55(9) of the Municipal Code.

8. PERMITTED USES

- A. All permitted uses in the B-4 District.
- B. Car wash.
- C. Usual and customary accessory uses to the above listed permitted uses.

9. TIME OF COMPLIANCE

The operator of the special use shall begin installing or constructing the elements required in these conditions and restrictions for the special use within twelve (12) months from the date of adoption of the special use ordinance. This special use approval shall expire within twelve (12) months after commencing construction, if the structure(s) for which an approval has been issued is not substantially completed. The applicant shall re-apply for a special use approval, prior to recommencing work or construction.

10. OTHER REGULATIONS

Compliance with all other applicable City, State and Federal regulations, not heretofore stated or referenced, is mandatory.

11. REVOCATION

Upon project completion, should an applicant, his heirs, successors or assigns, fail to comply with the conditions and restrictions of the approval issued by the Common Council, the Special Use approval may be revoked. The process for revoking an approval shall generally follow the procedures for approving a Special Use as set forth in Section 17.52 of the Municipal Code.

WHEREAS, following said public hearing and upon the favorable recommendation of the Plan Commission, the Common Council is of the opinion that the best interests of the City would be served if the lands hereinabove described were rezoned from their present use to the requested use and if the special use were authorized for the lands, subject however, to the imposition of those conditions and restrictions hereinbefore set forth upon the construction, location and operation of the planned development.

NOW, THEREFORE, the Common Council of the City of Oak Creek do hereby ordain as follows:

SECTION 1: To promote the general welfare, public safety and general planning within the City of Oak Creek the lands hereinabove described are hereby rezoned from B-3 Service Business to B-4 General Service, and the Zoning Map of Chapter 17 of the Municipal Code is hereby amended to reflect the rezoning and the Special Use-Car Wash is hereby authorized and approved.

SECTION 2: The rezoned lands, plus the following described lands, are subject to the conditions and restrictions hereinabove set forth for the design, location, construction and operation of the B-4 General Service district and Special Use-Car Wash.

SECTION 3: All ordinances or parts of ordinances and Zoning District Maps made a part of Chapter 17, of the Municipal Code of the City of Oak Creek in conflict herewith are hereby repealed.

SECTION 4: In all other respects, except as above amended, said Chapter 17 together with amendments and map thereto shall remain in full force and effect.

SECTION 5: The several sections of this ordinance are declared to be severable. If any section shall be declared by decision of a court of competent jurisdiction to be invalid such decision shall not effect the validity of other provisions of this ordinance.

SECTION 6: The rezoning of the property involved to B-4 General Service and the authorization and approval of the Special Use-Car Wash, shall take place contemporaneously with the enactment of this ordinance which shall take effect immediately upon its passage and publication.

Passed and adopted this 7th day of July, 1992.



President, Common Council

Approved this 8 day of July, 1992.



Mayor

ATTEST:



City Clerk

VOTE: Ayes 6 Noes 0

ORDINANCE NO. 1768

BY Alb Lipke

AN ORDINANCE TO AMEND THE CONDITIONS AND RESTRICTIONS
IN ORDINANCE NO. 1617
TO ADD AUTOMOTIVE OIL AND LUBRICATING SERVICES
AS A PERMITTED USE IN A SPECIAL USE DISTRICT

(Edward Eldridge)
(6900 South 27th Street)
(2nd Aldermanic District)

WHEREAS, by virtue of Ordinance No. 1617 adopted by the Common Council on July 7, 1992 the Common Council authorized and approved a request for a Special Use - Car Wash within the B-4 General Services Business District for a parcel of land located at 6900 South 27th Street, Oak Creek, Wisconsin, described as follows:

The west 330 feet of the north 10 acres of the south 1422.96 feet of the southwest 1/4 of Section 6, Town 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, State of Wisconsin, excluding the west 80 feet for public street purposes.

and;

WHEREAS, Ordinance No. 1617 imposed certain conditions and restrictions upon the construction, location and operation of this special use pursuant to S.17.52(6) of the Municipal Code of the City of Oak Creek; and,

WHEREAS, paragraph 8 of Ordinance No. 1617 provides as follows:

8. PERMITTED USES

- A. All uses permitted in the B-4 district.
- B. Car Wash.
- C. Usual and customary accessory uses to the above permitted uses.

WHEREAS, paragraph 8 is proposed to read as follows:

8. PERMITTED USES

- A. All uses permitted in the B-4 district.
- B. Car Wash.
- C. Automotive Oil and Lubricating Services.
- D. Inside Collection of Waste Oil(subject to State and Federal regulations)
- E. Usual and customary accessory uses to the above permitted uses.

WHEREAS, the Common Council held a public hearing on this proposed amendment on October 3, 1994 at which time all persons interested appeared and were heard; and,

WHEREAS, the Common Council is of the opinion that the amendment to the conditions and restrictions be approved.

NOW, THEREFORE BE IT RESOLVED, the Common Council of the City of Oak Creek does hereby ordain as follows:

SECTION 1: Ordinance No. 1617 is amended as follows:

8. PERMITTED USES

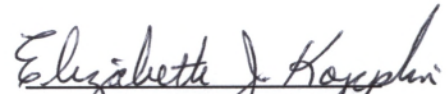
- A. All uses permitted in the B-4 district.
- B. Car Wash.
- C. Automotive Oil and Lubricating Services.
- D. Inside Collection of Waste Oil(subject to State and Federal regulations)
- E. Usual and customary accessory uses to the above permitted uses.

SECTION 2: In all other respects, except as herein amended, Ordinance No. 1617 shall remain in full force and effect.

SECTION 3: The several sections of this ordinance are declared to be severable. If any section shall be declared by a court of competent jurisdiction to be invalid such decision shall not effect the validity of the provisions of this ordinance.

SECTION 4: This ordinance shall take effect and be in force from and after its passage and publication.

Passed and adopted this 4th day of October, 1994.


Elizabeth J. Koppin
President, Common Council

Approved this 4th day October, 1994.


Peter R. Roland
Mayor

ATTEST:


Meredith Brunetta
City Clerk

Ayes 6 Noes 0

Letter of Intent

Purpose: Letter of Intent

This document shall serve as the Letter of Intent, Statement of Compliance to the City of Oak Creek for the Site Plan Review Application submitted by **JM Civil Engineer** acting as applicant on behalf of the current owner **27TH ST LUBE & WASH LLC**.

Property Description: TAKE 5 OIL CHANGE and CAR WASH located on 6906 South 27th Street, Oak Creek, WI 53154. It is on the east side of 27th Street, approximately 1270 ft north of the intersection of S. 27th street and West Rawson Avenue.

Proposed Scope of Work:

The existing site has an existing Oil Change facility and an existing Car Wash facility. The owner intends to:

1. Add two pay stations to help with operations,
2. Relocate the existing trash dumpster to a trash enclosure
3. Add a Vacuum Enclosure

The remaining site will remain as is. This property is currently zoned B4.

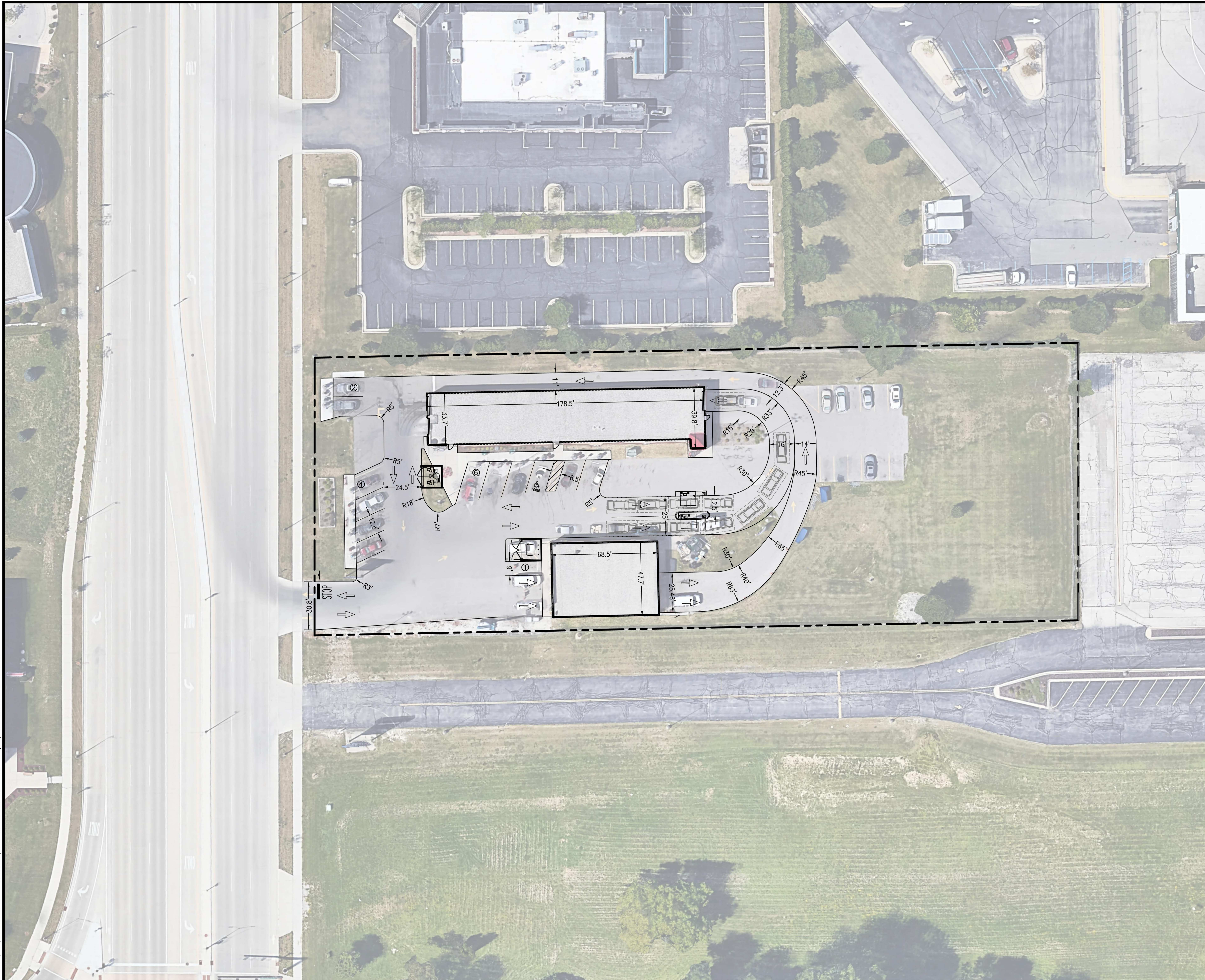
General Building Layout

This site has an existing Oil Change building and Car Wash that are currently operational. Both buildings face South 27th Street. The site has existing vacuum spaces for the car wash customers as well as regular parking for employees. The Oil Change customers will remain in their car while they change the oil. In order to improve the internal circulation of the operations, the owner needs to add two pay stations and restripe some area to direct traffic. The existing dumpster needs to be relocated to a new enclosure in front to the oil change building. This will improve the maneuverability for the dumpster trucks.

Conclusion

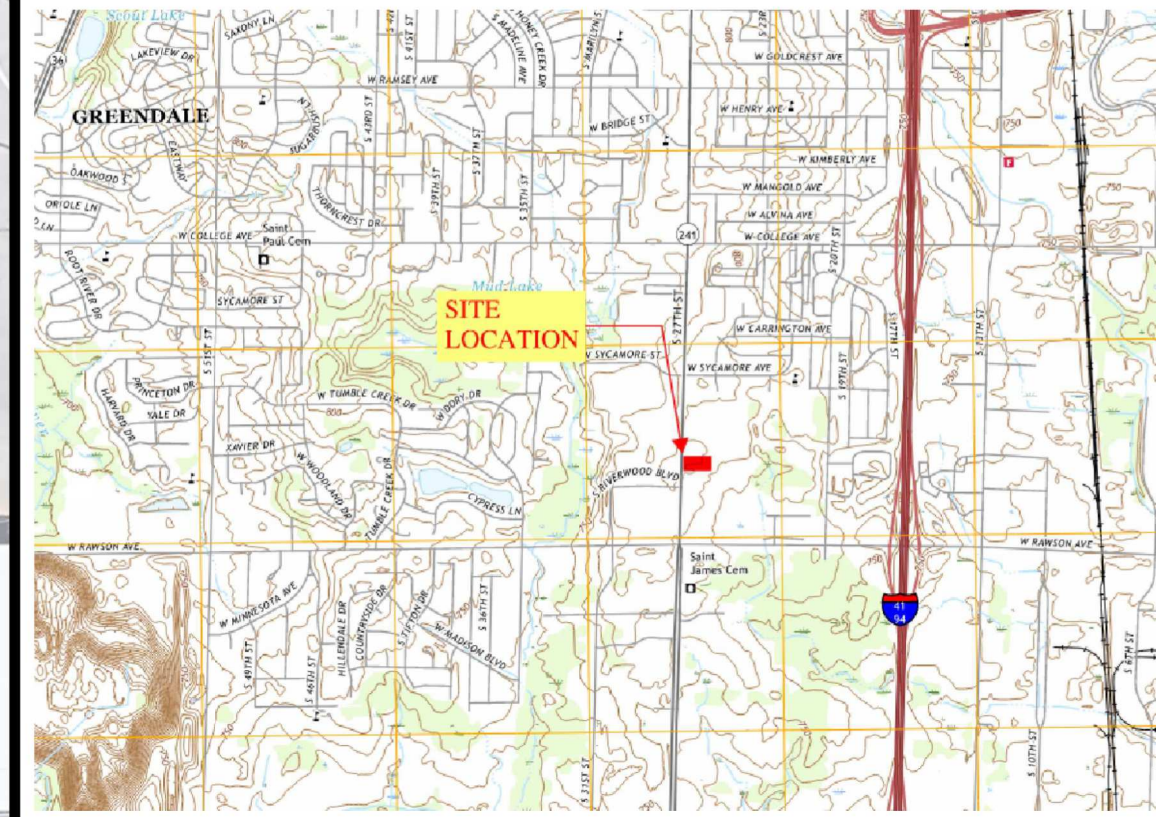
As described above, the proposed site revisions to the TAKE 5 OIL CHANGE and Car Wash appears to be consistent and in compliance with the City of Oak Creek land use plan and should not adversely affect the adjacent properties. The proposed site revisions should greatly improve the operations of the existing TAKE 5 Oil Change and Car Wash so they can better serve the surrounding community.

U:\TAKE FIVE OIL\JM-TC22037 OAK CREEK, WI\200 PRELIMINARY SITE PLANS\2023-03-28 CON SITE PLANDWG 3/28/2023 8:56 AM TM ANDRIES

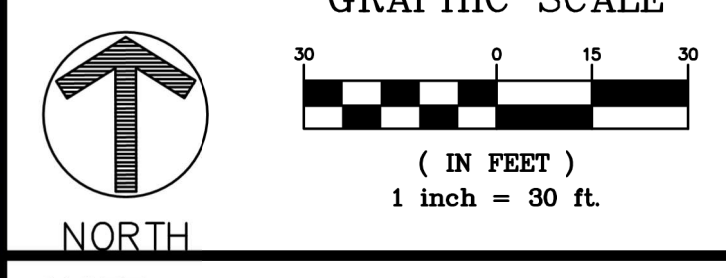


1 CONCEPT SITE PLAN

OWNER
27TH ST LUBE & WASH LLC
TOM CHAMBASIAN
1311 N PAUL RUSSELL RD,
TALLAHASSEE, FL 32301
(850) 694-4061
tchambasian@superlube.com



2 VICINITY MAP
SCALE: NTS



NOTE:
THIS DRAWING IS FOR CONCEPTUAL PURPOSES ONLY.
SITE INFORMATION WAS OBTAINED FROM CLIENT'S
DOCUMENTS. DESIGN MAY VARY, DEPENDING ON
ACTUAL TOPOGRAPHY, DRAINAGE, SOILS, SURVEY,
ETC. THIS ADDITIONAL DATA AND SITE CONDITIONS
COULD CAUSE CHANGES IN PARKING RATIOS AND
SPACE AVAILABLE FOR DEVELOPMENT AND MAY
INCREASE ESTIMATED DEVELOPMENT COSTS.

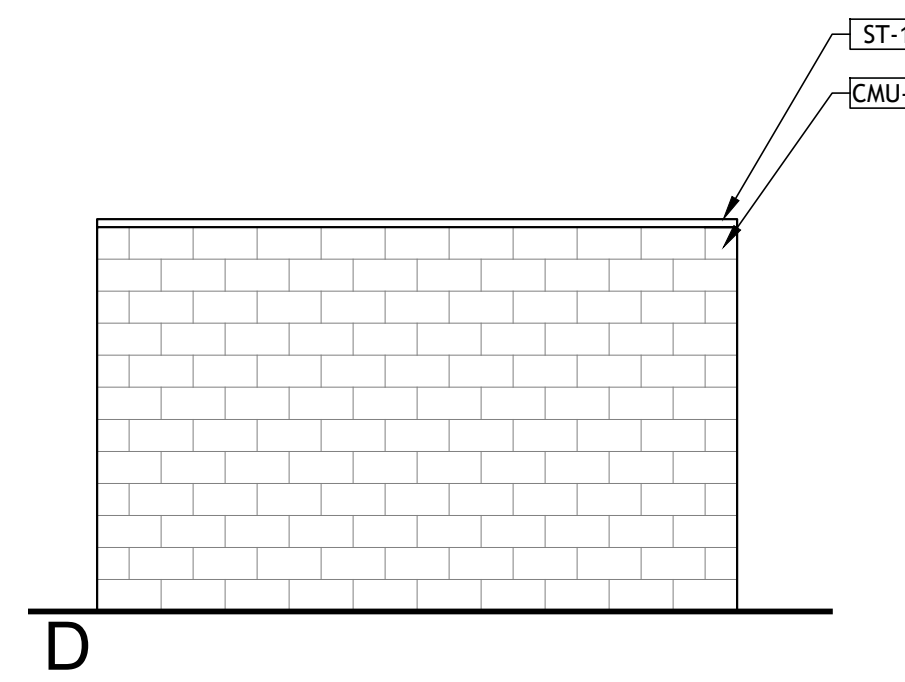
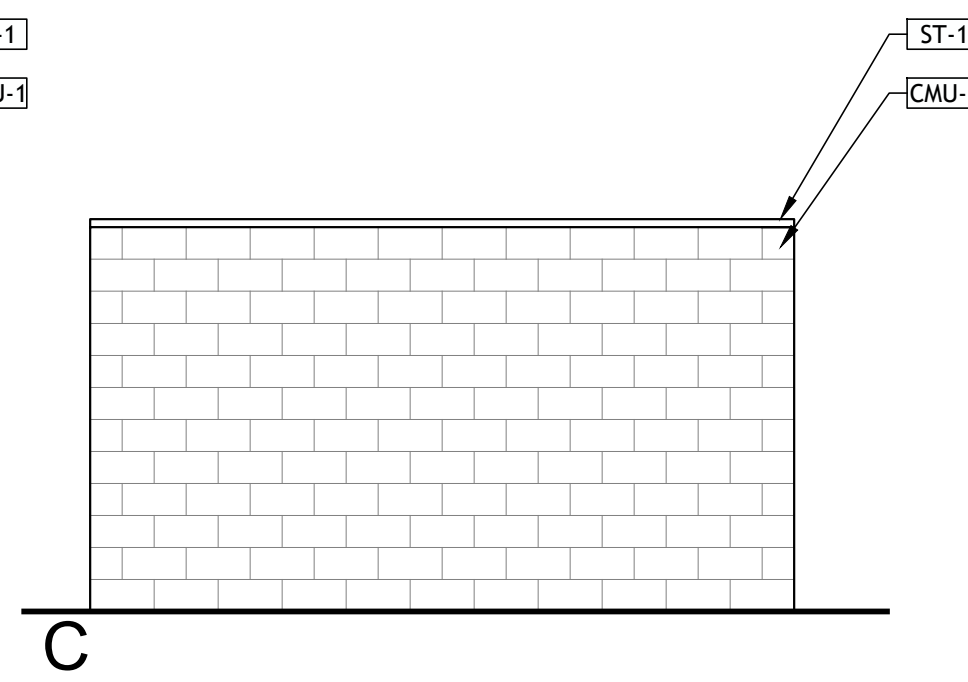
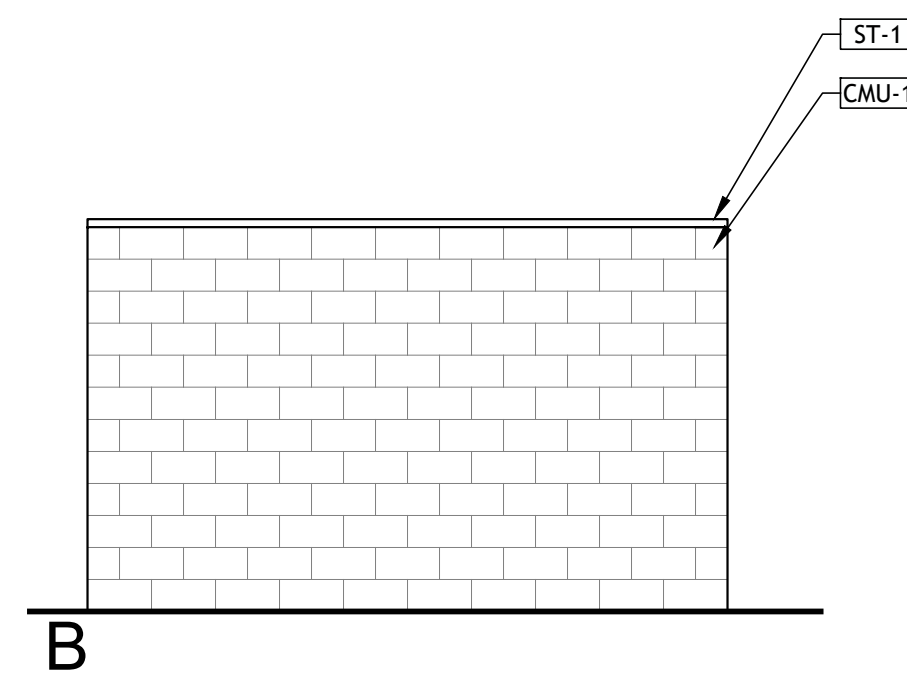
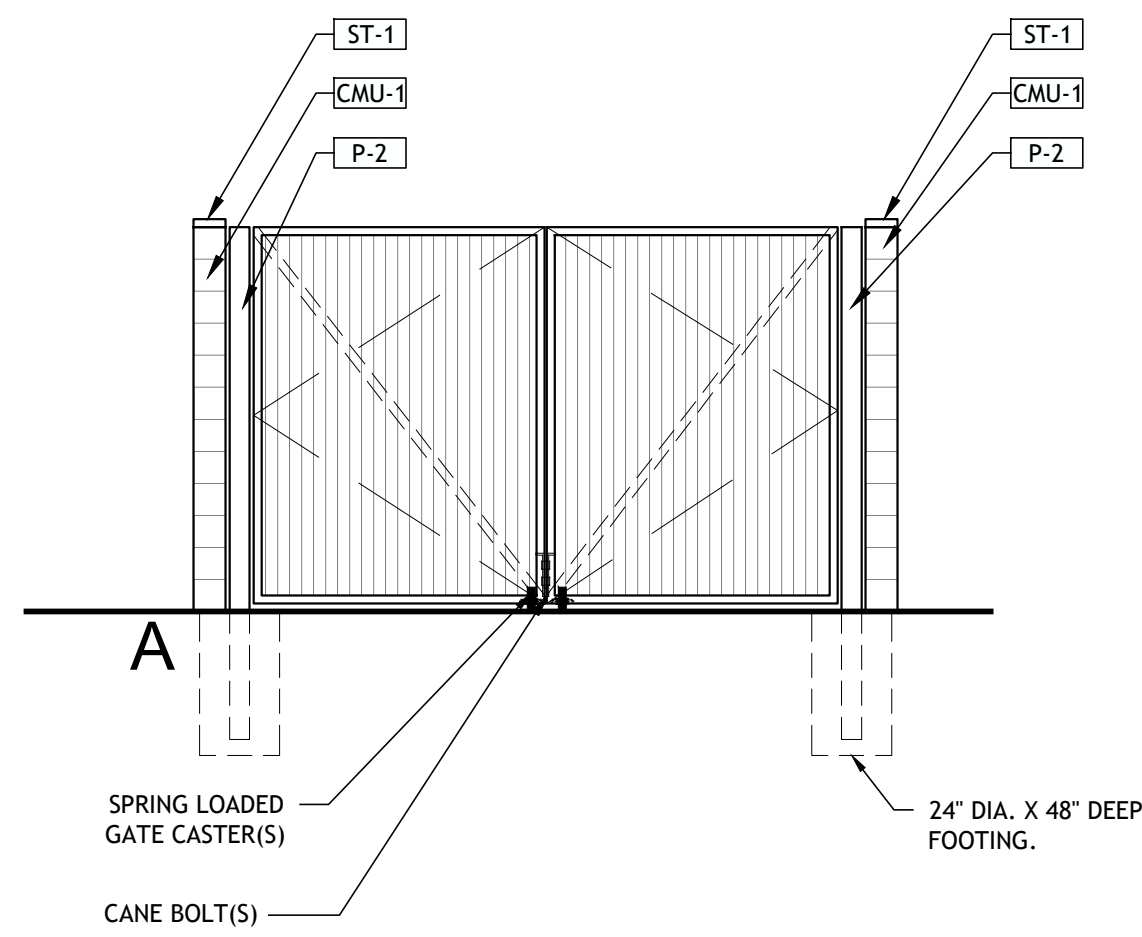
JM CIVIL
1101 Central Expressway South
Suite 215
Allen, TX 75013
Ph. 214-491-1830
John Measels, PE
CIVIL ENGINEER

SITE PLAN
TAKE FIVE CAR WASH & OIL
6906 SOUTH 27TH ST.,
OAK CREEK, WI 53154

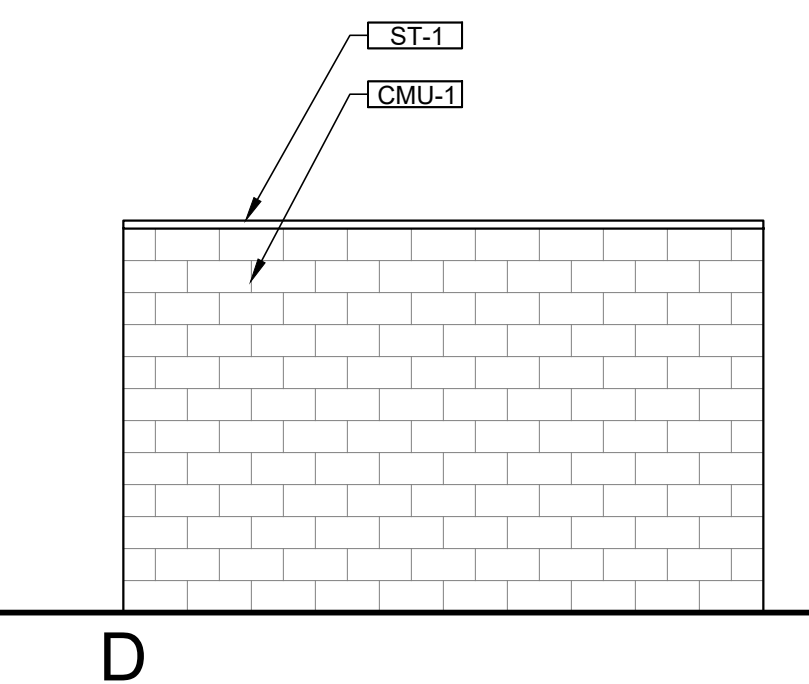
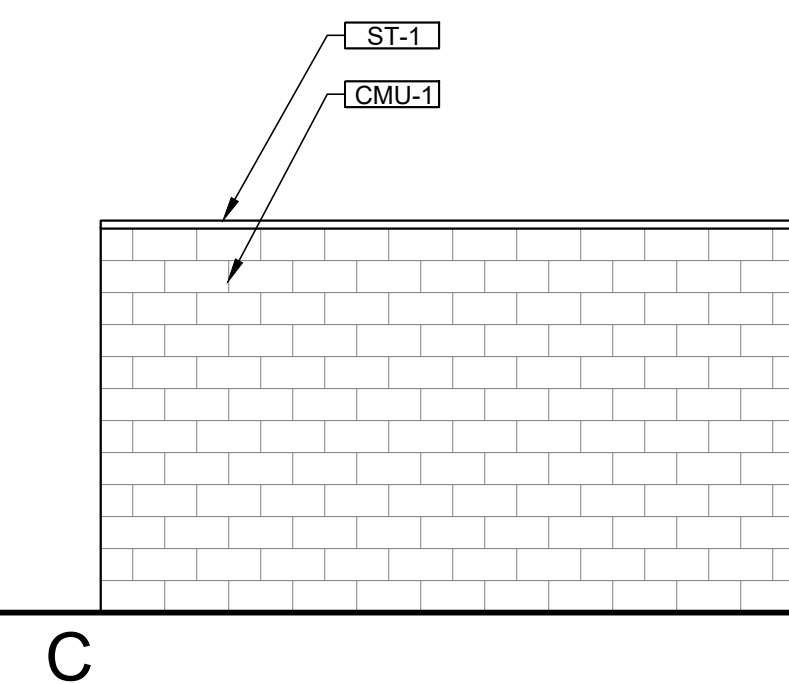
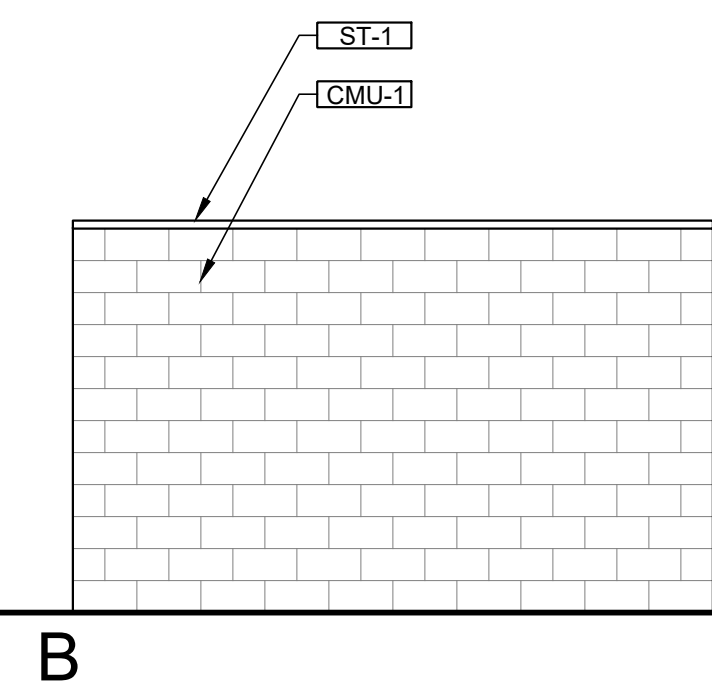
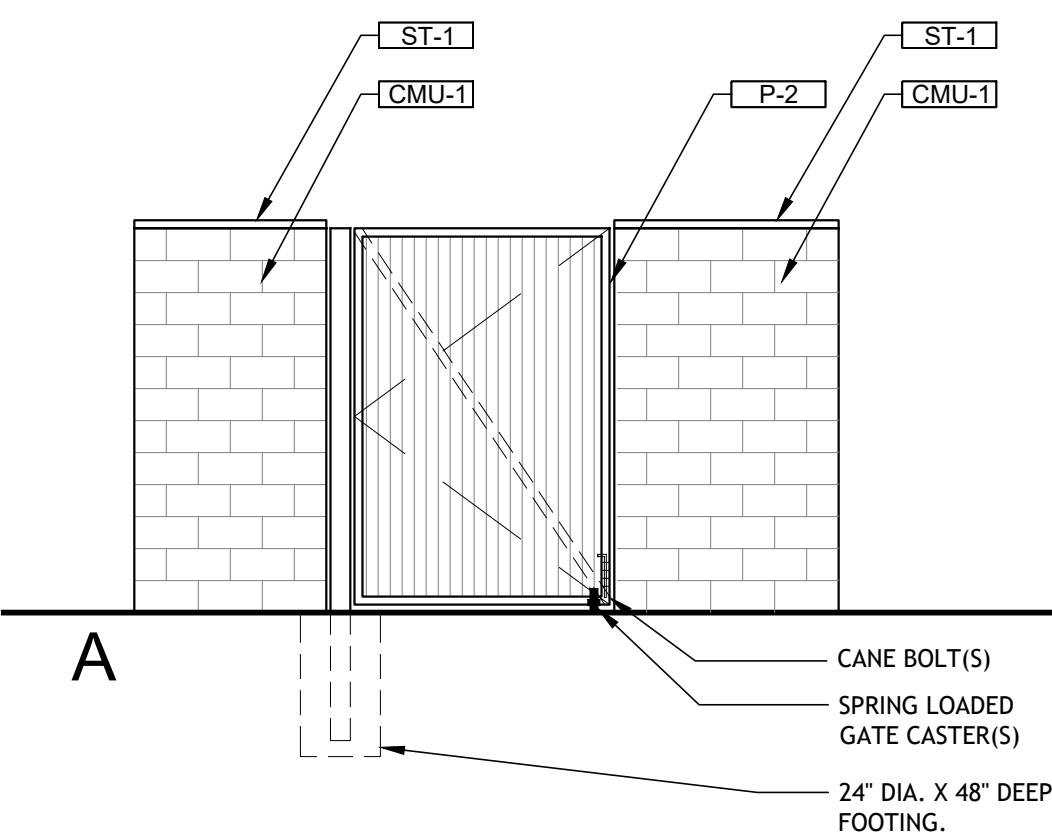
REVISION RECORD

NO.	DATE	DESCRIPTION
01/19/23		INITIAL CONCEPTUAL SITE PLAN

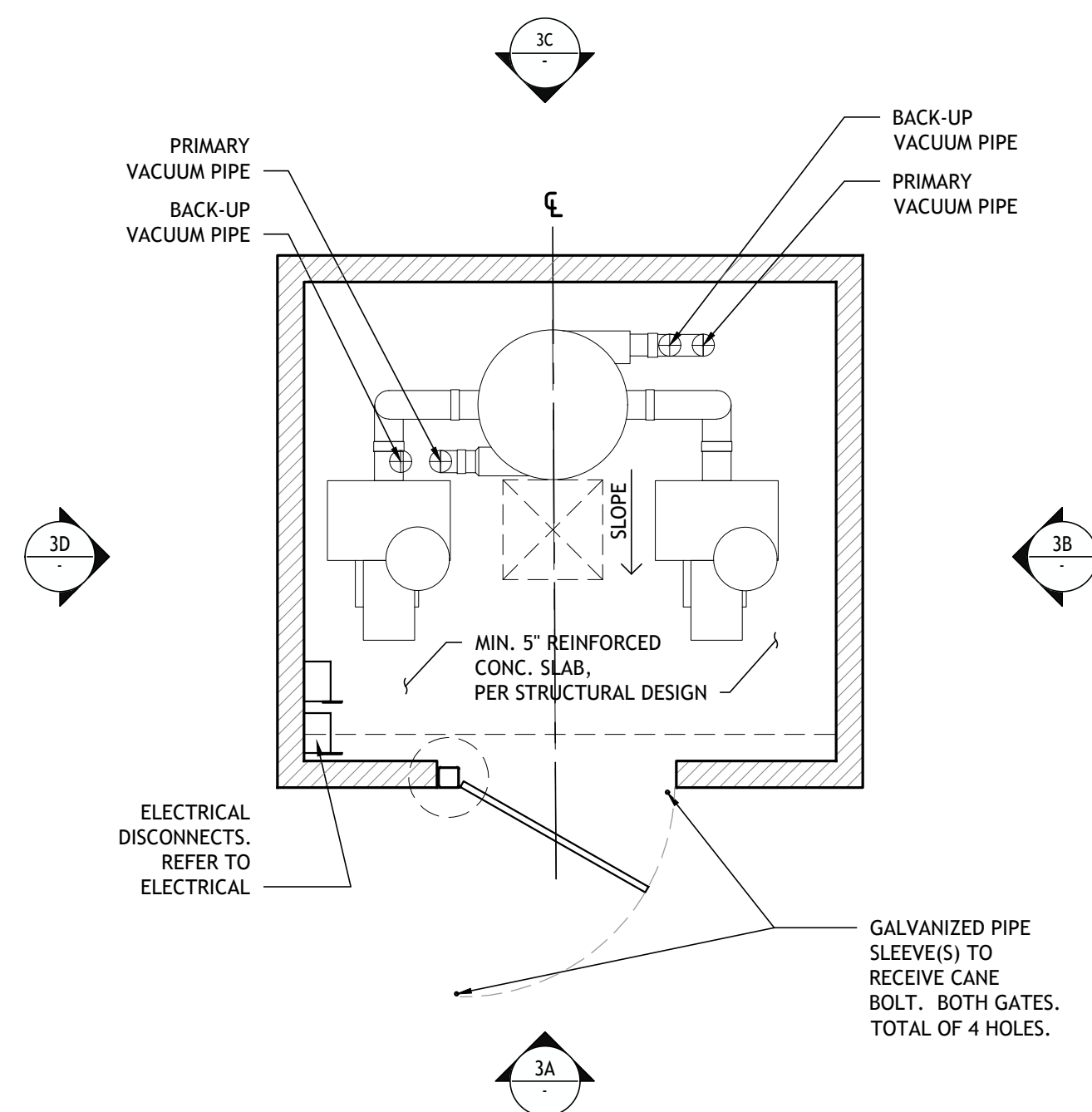
SHEET NO.
C-1.0



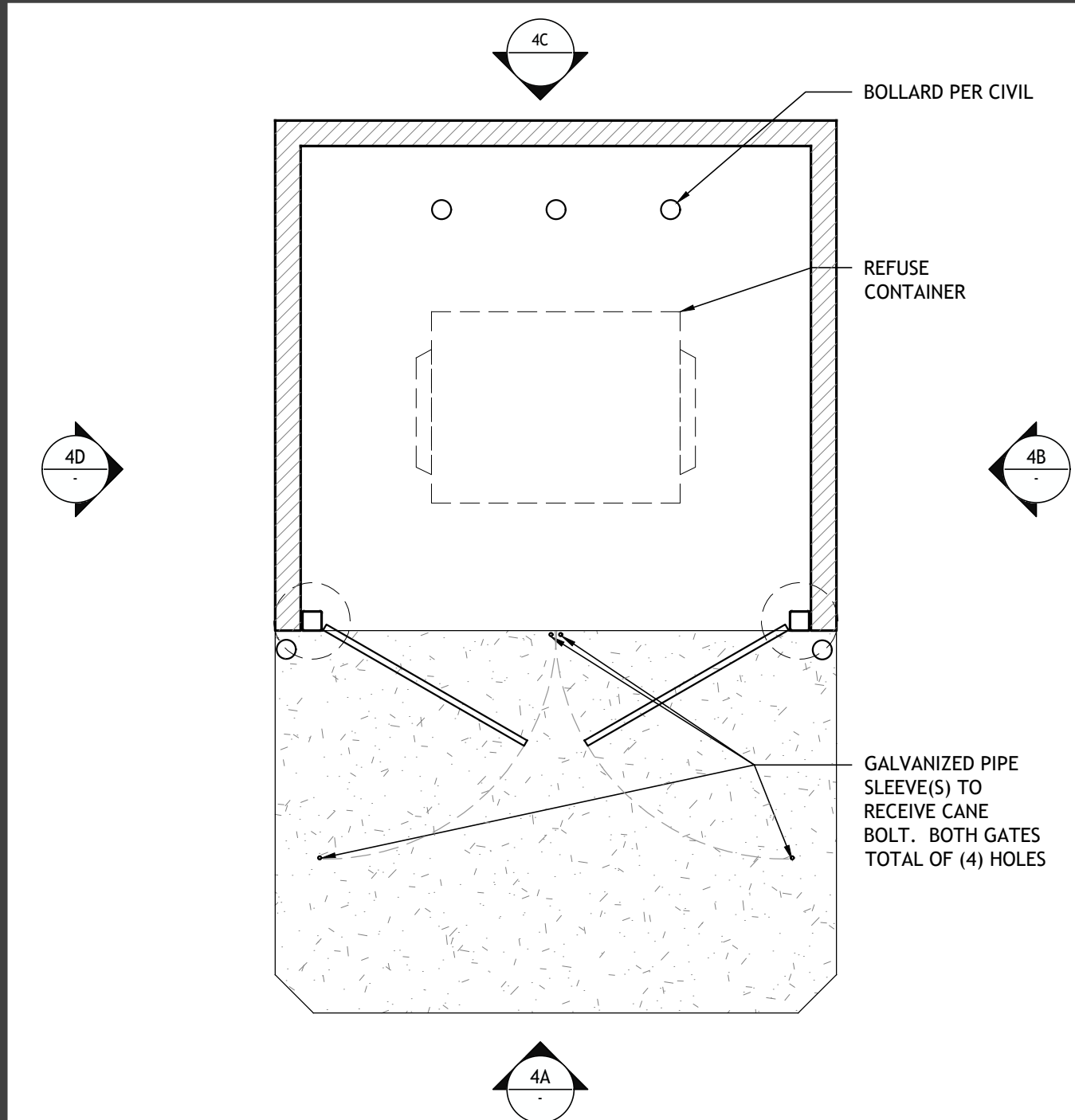
4 TRASH ENCLOSURE ELEVATIONS
1/4"=1'-0"



3 VACUUM EQUIP. ENCLOSURE ELEVATIONS
1/4"=1'-0"



1 VACUUM EQUIP. ENCLOSURE PLAN
1/4"=1'-0"



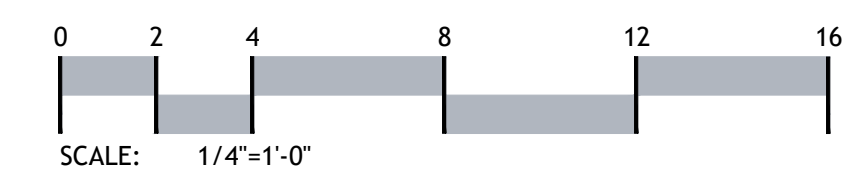
2 TRASH ENCLOSURE PLAN
1/4"=1'-0"

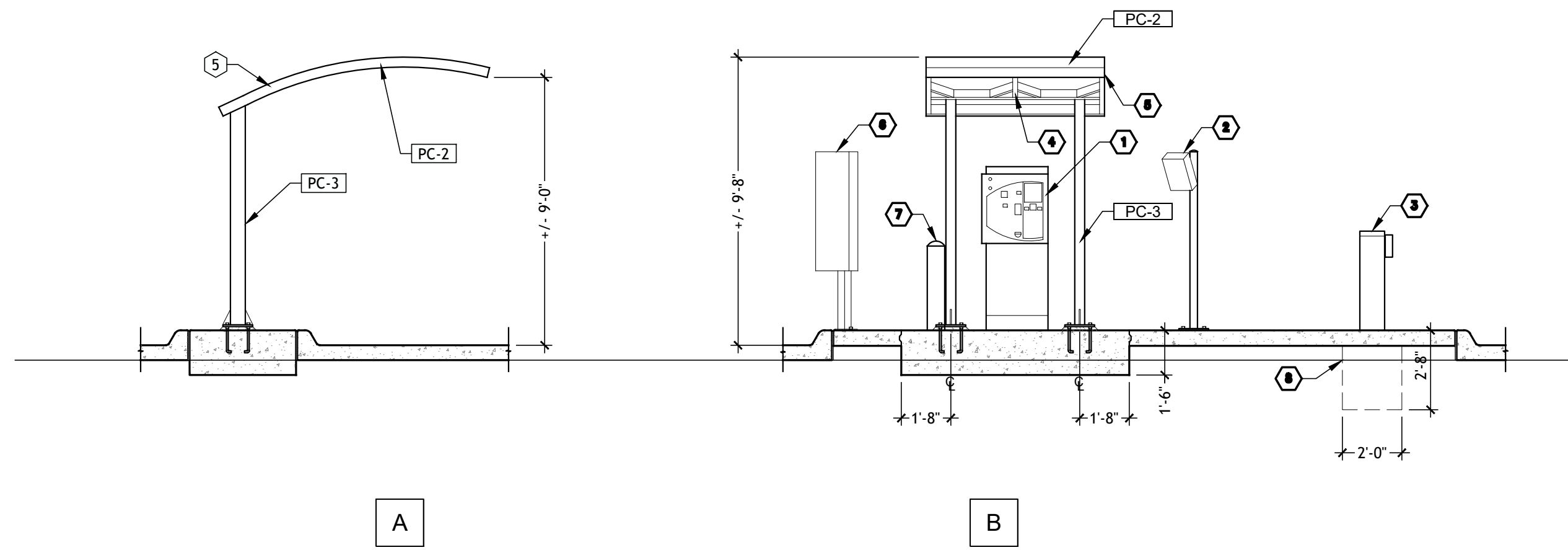
EXTERIOR MATERIAL AND FINISH SCHEDULE

MARK	ITEM	MANUFACTURER	DESCRIPTION	COMMENTS
ST-1	CAST STONE CAP	LOCAL SOURCE	CAST STONE CAP (LOCALLY SOURCED)	PAINT SPECIFICATION #6 REFER TO STRUCTURAL FOR MATERIAL SPECIFICATIONS
CMU-1	CONCRETE MASONRY UNIT	OLD CASTLE/ESHELON	MODEL: 8" SMOOTH; COLOR: PAINT SPECIFICATION #5, #7	FOR JURISDICTIONS THAT DO NOT ALLOW PAINT; ACCENT COLOR: HILLCREST GRAY; DARK: APACHE BROWN
CMU-2	CONCRETE MASONRY UNIT	OLD CASTLE/ESHELON	MODEL: 10" SPLIT FACE; COLOR: PAINT SPECIFICATION #7	FOR JURISDICTIONS THAT DO NOT ALLOW PAINT; ACCENT COLOR: HILLCREST GRAY; DARK: APACHE BROWN
CMU-3	CONCRETE MASONRY UNIT	OLD CASTLE/ESHELON	MODEL: 12" SPLIT FACE; COLOR: PAINT SPECIFICATION #5	FOR JURISDICTIONS THAT DO NOT ALLOW PAINT; ACCENT COLOR: HILLCREST GRAY; DARK: APACHE BROWN
MC-1	METAL COPING	METAL-ERA	MODEL: PERMA-TITE; COLOR: DARK BRONZE	TAPERED
P-1	EXTERIOR PAINT	SHERWIN WILLIAMS		WALLS: PAINT SPECIFICATION #7
P-2	EXTERIOR PAINT	SHERWIN WILLIAMS		CANOPIES: PAINT SPECIFICATION #6 DOORS AND FRAMES: PAINT SPECIFICATIONS #5
EF-1	EIFS			PAINT SPECIFICATION #7
MD-1	HOLLOW METAL DOOR			REFER TO DOOR SCHEDULE, PAINT SPECIFICATION #5
MRD-1	METAL ROLL-UP DOOR			REFER TO DOOR SCHEDULE, PAINT SPECIFICATION #5
S-1	SIDING	JAMES HARDIE	FIBER CEMENT ARTISAN V GROOVE SIDING	8.25"x12" PRIMED, PAINT TO MATCH DARK CMU
F-1	SHADE FABRIC- VACUUM ARCHES	POLYFAB	MODEL: COMTEX; COLOR: AQUAMARINE	
PC-1	POWDER COAT- VACUUM ARCHES	CARDINAL PAINTS VIA VACUTECH	COLOR: SILVER METALLIC 30	CARDINAL PAINTS - FACTORY POWDER COATED
PC-2	POWDER COAT - TSS CANOPY	TSS	COLOR: BLUE 90 GLOSS	CARDINAL PAINTS - FACTORY POWDER COATED
PC-3	POWDER COAT - TSS CANOPY	TSS	COLOR: WHITE	
HL-1	VACUUM HOSE	VACUTECH	COLOR: GREY	
WIN-1	STOREFRONT WINDOW	KAWNEER	COLOR: FACTORY FINISH- DARK BRONZE	

TAKE 5
Express Car Wash
6900 S. 27TH ST.
OAK CREEK, WI.

SITE STRUCTURES
EXHIBITS
DATE : 4-7-23
SCALE : 3/8" = 1'-0"





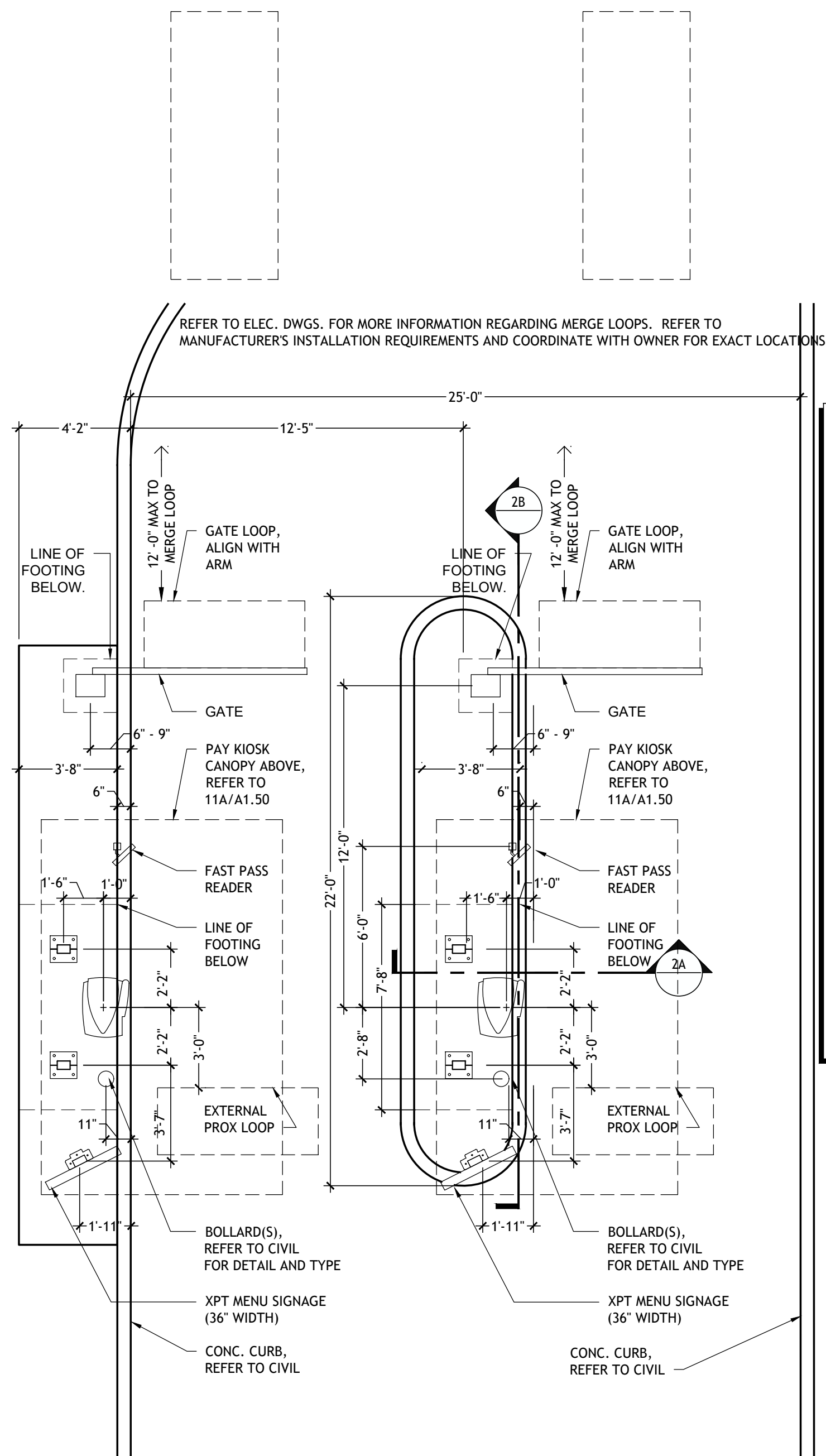
2 PAY KIOSK ISLAND SECTIONS
1/4"=1'-0"

KEYNOTES

- XPT PAY KIOSK. REFER TO 8/A1.50 FOR MANUFACTURER BASE FRAME. CONFIRM FOOTING AND BASE PLATE/ ANCHOR BOLT PLACEMENT WITH MANUFACTURER (DRB SYSTEMS) INSTRUCTIONS PRIOR TO INSTALLATION
- FAST PASS READER. REFER TO ELECTRICAL DWG'S FOR REQUIREMENTS. NO FOOTING REQUIRED PER THE MANUFACTURER (DRB SYSTEMS)
- VEHICULAR GATE. REFER TO ELECTRICAL DWG'S FOR REQUIREMENTS. REFER TO MANUFACTURER'S (DRB SYSTEMS) INSTALLATION REQUIREMENTS FOR REQUIRED FOOTING AND BASE PLATE/ ANCHOR BOLT PLACEMENT
- LED LIGHT 'S2' FURNISHED AND INSTALLED BY GENERAL CONTRACTOR
- PRE-MANUFACTURED CANOPY BY TSS (WWW.TSSCWS.COM). MODEL: CPSHD - HEAVY DUTY DUAL POST CURVED PAY STATION CANOPY. SEE BOLT PATTERN THIS SHEET. REFER TO STRUCTURAL DWG'S FOR FOOTING
- MENU SIGN BY OWNER. REFER TO ELECTRICAL DWG'S FOR REQUIREMENTS
- BOLLARD. REFER TO CIVIL.
- LINE OF FOOTING. VERIFY FOOTING REQUIREMENTS WITH THE MANUFACTURER'S INSTALLATION MANUAL.
- UMBRELLA ARCH. MANUFACTURER: VACUTECH. REFER TO BASE PLATE BOLT PATTERN 17/A1.50. REFER TO STRUCTURAL FOR FOOTING.
- 'S1' LIGHT FIXTURE. FURNISHED BY OWNER, INSTALLED BY GENERAL CONTRACTOR.
- ACCESSIBLE VACUUM HOSE AT HANDICAP ACCESSIBLE STALL. REFER TO CIVIL FOR HANDICAP ACCESSIBLE VACUUM STALL
- WHEEL STOP (WHERE OCCURS). REFER TO CIVIL.
- COMPRESSED AIR HOSE AND NOZZLE FURNISHED BY MANUFACTURER WITH VACUUM ARCH. GENERAL CONTRACTOR SHALL PROVIDE (1) UNDERGROUND SLEEVE FROM EQUIPMENT ROOM TO EACH ROW OF VACUUM STALLS. REFER TO A1.10
- CAR MAT RACK FURNISHED BY MANUFACTURER.
- MAINTAIN MINIMUM ACCESSIBLE ROUTE WIDTH. REFER TO CIVIL DWG'S.
- EXTERIOR INDIRECT HEATER. REFER TO MECHANICAL DWG'S.
- EXTENDED CANOPY OVERHANG BY TSS; REFER TO STRUCTURAL DWG'S FOR FOOTINGS.

EXTERIOR MATERIAL AND FINISH SCHEDULE

MARK	ITEM	MANUFACTURER	DESCRIPTION	COMMENTS
ST-1	CAST STONE CAP	LOCAL SOURCE	CAST STONE CAP (LOCALLY SOURCED)	PAINT SPECIFICATION #6 REFER TO STRUCTURAL FOR MATERIAL SPECIFICATIONS
CMU-1	CONCRETE MASONRY UNIT	OLD CASTLE/ESHOLON	MODEL: 8" SMOOTH; COLOR: PAINT SPECIFICATION #5, #7	FOR JURISDICTIONS THAT DO NOT ALLOW PAINT; ACCENT COLOR: HILLCREST GRAY; DARK: APACHE BROWN
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CMU-3	CONCRETE MASONRY UNIT	OLD CASTLE/ESHOLON	MODEL: 12" SPLIT FACE; COLOR: PAINT SPECIFICATION #5	FOR JURISDICTIONS THAT DO NOT ALLOW PAINT; ACCENT COLOR: HILLCREST GRAY; DARK: APACHE BROWN
MC-1	METAL COPING	METAL-ERA	MODEL: PERMA-TITE; COLOR: DARK BRONZE	TAPERED
P-1	EXTERIOR PAINT	SHERWIN WILLIAMS		WALLS: PAINT SPECIFICATION #7
P-2	EXTERIOR PAINT	SHERWIN WILLIAMS		CANOPIES: PAINT SPECIFICATION #6 DOORS AND FRAMES: PAINT SPECIFICATIONS #5
EF-1	EIFS			PAINT SPECIFICATION #7
HM-1	HOLLOW METAL DOOR			REFER TO DOOR SCHEDULE, PAINT SPECIFICATION #5
MRO-1	METAL ROLL-UP DOOR			REFER TO DOOR SCHEDULE, PAINT SPECIFICATION #5
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PC-1	POWDER COAT- VACUUM ARCHES	CARDINAL PAINTS VIA VACUTECH	COLOR: SILVER METALLIC 30	CARDINAL PAINTS - FACTORY POWDER COATED
PC-2	POWDER COAT - TSS CANOPYH	TSS	COLOR: BLUE 90 GLOSS	CARDINAL PAINTS - FACTORY POWDER COATED
PC-3	POWDER COAT - TSS CANOPYH	TSS	COLOR: WHITE	
H-1	VACUUM HOSE	VACUTECH	COLOR: GREY	
WIN-1	STOREFRONT WINDOW	KAWNEER	COLOR: FACTORY FINISH- DARK BRONZE	

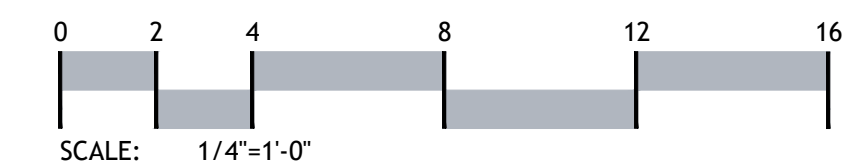


- OWNER FURNISHED PRODUCTS AND NOTES
- ALL FOOTINGS AND ANCHOR BOLTS FURNISHED AND INSTALLED BY GENERAL CONTRACTOR. REFER TO STRUCTURAL FOR MORE INFORMATION.
 - XPT PAY KIOSK FURNISHED AND INSTALLED BY OWNER'S CONTRACTOR. REFER TO ELECTRICAL FOR POWER AND DATA REQUIREMENTS
 - GATE FURNISHED AND INSTALLED BY OWNER'S CONTRACTOR. REFER TO ELECTRICAL FOR POWER AND DATA REQUIREMENTS
 - FAST PASS READER FURNISHED AND INSTALLED BY OWNER'S CONTRACTOR. REFER TO ELECTRICAL FOR POWER AND DATA REQUIREMENTS
 - XPT CANOPY (TSS) FURNISHED AND INSTALLED BY OWNER'S CONTRACTOR. REFER TO ELECTRICAL FOR POWER AND DATA REQUIREMENTS
 - XPT MENU SIGNAGE FURNISHED AND INSTALLED BY OWNER'S CONTRACTOR. REFER TO ELECTRICAL FOR POWER AND DATA REQUIREMENTS
 - LOOPS FURNISHED BY OWNER AND INSTALLED BY GENERAL CONTRACTOR. REFER TO MANUFACTURER'S INSTALLATION REQUIREMENTS AND COORDINATE WITH OWNER FOR EXACT LOCATIONS

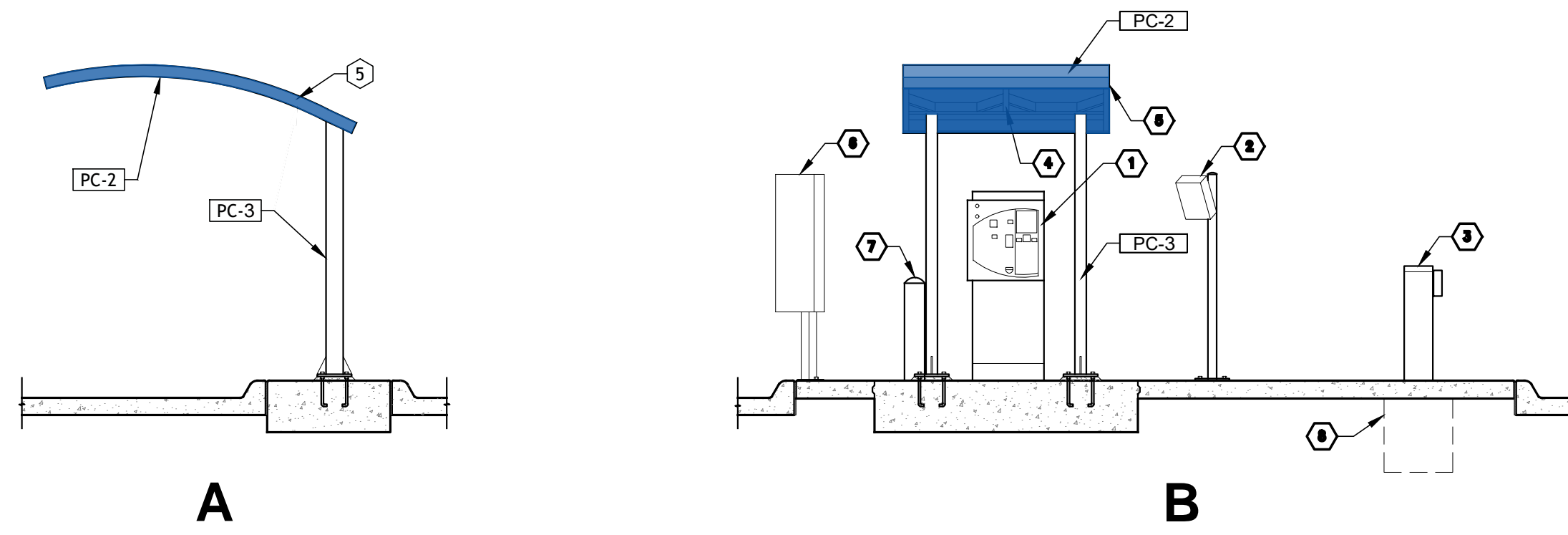
1 PAY KIOSK ENLARGED PLAN
1/4"=1'-0"

TAKE 5
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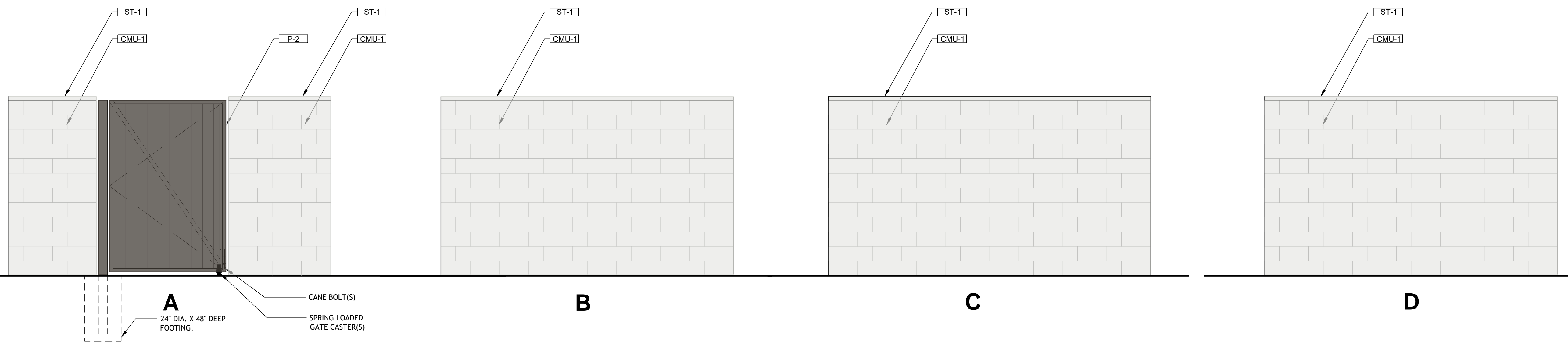
SITE STRUCTURES
EXHIBITS
DATE : 4-7-23
SCALE : 3/8" = 1'-0"



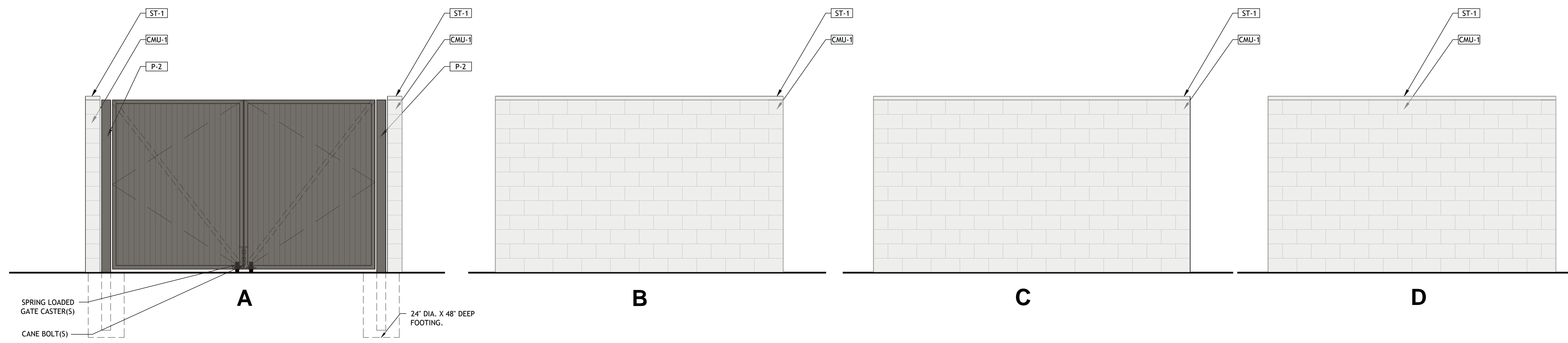
COLOR - MATERIAL LEGEND




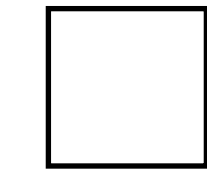
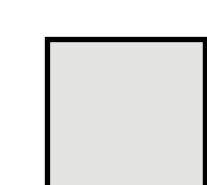

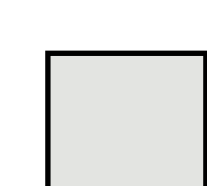

3 PAY KIOSK ISLAND ELEVATIONS
3/8"=1'-0"



2 VACUUM EQUIP. ENCLOSURE ELEVATIONS
3/8"=1'-0"



1 TRASH ENCLOSURE ELEVATIONS
3/8"=1'-0"

-  Pay Station - Metal Canopy
Cardinal Paints- Powder Coated
Color : Blue 90 Gloss
-  Pay Station - Metal Column
Cardinal Paints- Powder Coated
Color : White
-  CMU BLOCK - PAINTED
COLOR TO MATCH SHERWIN WILLIAMS
SW 6252 ICE CUBE
-  CMU BLOCK - PAINTED
COLOR TO MATCH SHERWIN WILLIAMS
SW 9605 CLOVE
-  ACM PANEL / METAL PANEL - PAINTED
COLOR TO MATCH SHERWIN WILLIAMS
SW 6252 ICE CUBE
-  METAL CANOPY/ METAL COPING - PAINTED
COLOR TO MATCH PANTONE
PMS 7684

Disclaimer : Please note this illustration is only a representation. Due to variations in computer software and printers , these illustrations cannot be considered an exact color nor material match.

TAKE 5
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EXTERIOR
ELEVATIONS EXHIBIT
DATE : 4-7-23
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