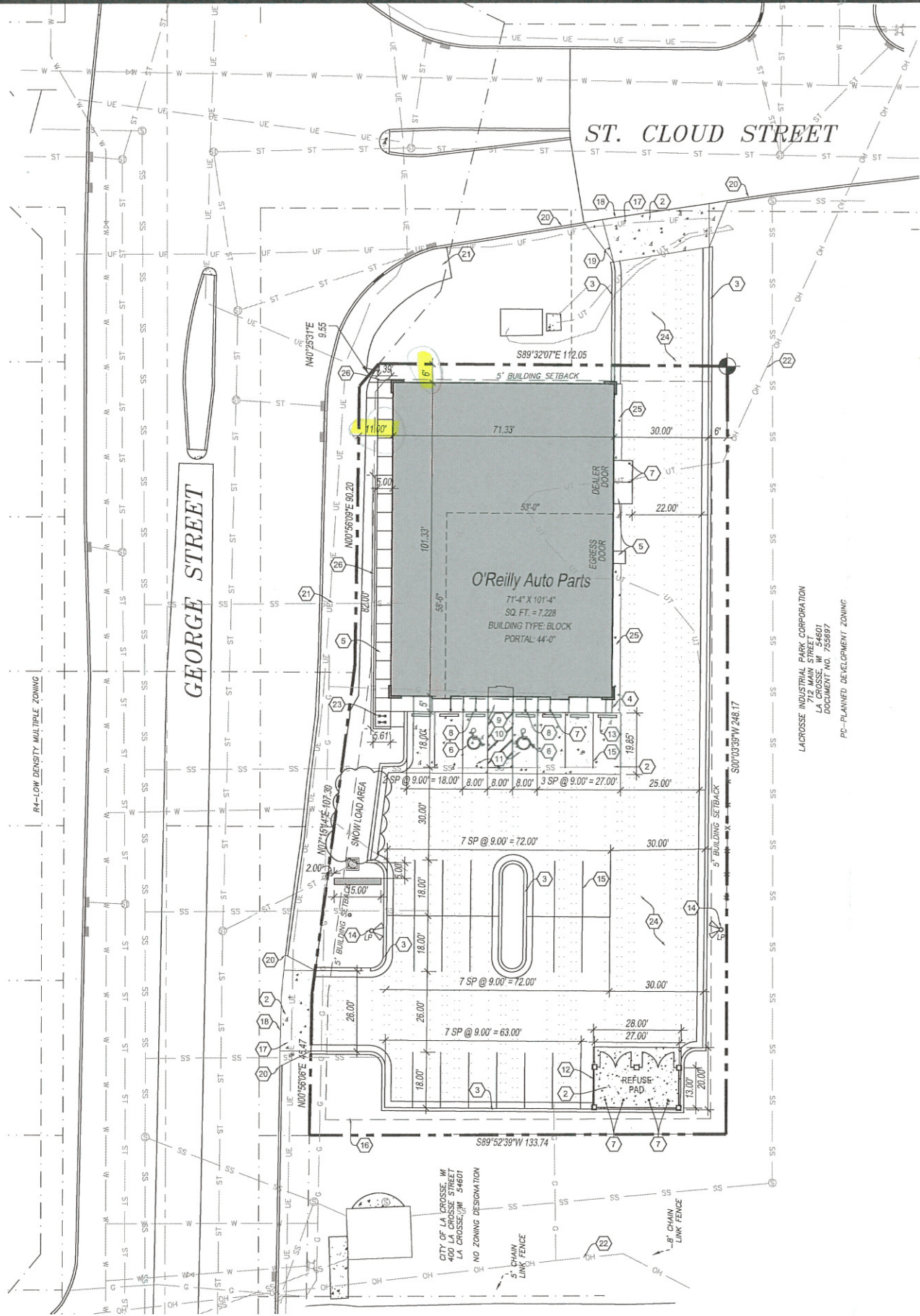


1 SITE DEVELOPMENT PLAN
C2.1 SCALE: 1" = 20'-0"



LACROSSE INDUSTRIAL PARK CORPORATION
712 MAIN STREET
LA CROSSE, WI 54601
DOCUMENT NO. 755897
PD-PLANNED DEVELOPMENT ZONING

ZONING CODE

ZONING CLASSIFICATION:	C-2
PROPERTY AREA:	31,002 SF (REFER SURVEY)
PAVEMENT AREA:	17,800 SQ. FT.
PARKING SUMMARY:	3 SP. PER 1,000 SQ. FT. GFA
PARKING FORMULA:	9' x 20'
SPACE SIZE:	22
SPACES REQUIRED:	30
SPACES PROVIDED:	2
H.C. SPACES PROVIDED:	2

SYMBOLS LEGEND

- NOTE: REFER TO SURVEY FOR EXISTING CONDITIONS SYMBOLS LEGEND.
- NEW BUILDING CONSTRUCTION
 - AREA OF CONCRETE
 - AREA OF PAVING
 - NEW POLE SIGN LOCATION
 - NEW CONCRETE PAVING BLOCK
 - NEW LIGHT POLE LOCATION
 - NEW FENCE CONSTRUCTION

DEVELOPER SPECIAL NOTE:
WHERE ASPHALT PAVING IS TO BE USED, FRONT HEAD IN PARKING SHALL BE CONCRETE AND 2' WIDE MINIMUM CONCRETE PAVING APRON PROVIDED ADJACENT TO BUILDING PERIMETER. SUBMIT GEOTECHNICAL REPORT WITH PAVEMENT DESIGN RECOMMENDATIONS FOR REVIEW AND APPROVAL.

SPECIAL NOTE:
PRIOR TO CONTRACT CLOSEOUT, CONTRACTOR SHALL SECURE THE SERVICES OF A REGISTERED LAND SURVEYOR TO PROVIDE SITE SURVEY OF COMPLETED PROJECT CONDITIONS AND SUBMIT FOR REVIEW AND APPROVAL BY OWNER. REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.

CAUTION:
INFORMATION ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.

811
Know what's below
Call before you dig.

GENERAL NOTES

- A REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS. ALL ON SITE CONCRETE TO BE 4,000 PSI.
- B SITE DIMENSIONS TO FACE OF CONCRETE FOUNDATION, SIDEWALK, CURB GUTTER LINE, PROPERTY LINE, OR CENTER LINE OF STRIPING UNLESS OTHERWISE NOTED.
- C COORDINATE WORK WITH OTHER SITE RELATED DEVELOPMENT DRAWINGS.
- D REFER TO STRUCTURAL DRAWINGS FOR BUILDING DIMENSIONS AND LAYOUT OF SIDEWALKS ADJACENT TO BUILDING PERIMETER.
- E PRIOR TO INSTALLATION, CONTRACTOR TO VERIFY LOCATIONS OF LIGHT POLES, LANDSCAPING, AND UTILITIES DO NOT CONFLICT WITH SITE SIGN LOCATION SHOWN. IF CONFLICT IS DISCOVERED, CONTRACTOR TO NOTIFY OWNER'S REPRESENTATIVE PRIOR TO PROCEEDING WITH THE WORK.
- F FOR BUILDING FRONT SIDEWALK GENERAL DEVELOPMENT LAYOUT CONCEPT, REFER TO DETAIL 12/C2.2.

KEY NOTES

- 1 CONCRETE PAVING (STANDARD DUTY) AT PARKING AREAS, REFER TO DETAIL 1/C2.2.
- 2 CONCRETE PAVING (HEAVY DUTY) AT DRIVE AREAS, DRIVE APRONS, FIRE LANES, AND REFUSE AREA, REFER TO DETAIL 2/C2.2.
- 3 CONCRETE CURBS, REFER TO DETAIL 3/C2.2.
- 4 CONCRETE SIDEWALK CURB, REFER TO DETAIL 4/C2.2. REFER TO STRUCTURAL DRAWINGS FOR LAYOUT OF CONTROL AND EXPANSION JOINTS ADJACENT TO BUILDING PERIMETER.
- 5 CONCRETE SIDEWALK OR DOOR LANDING, REFER TO DETAIL 5/C2.2 AND STRUCTURAL DRAWINGS. LANDING MAY BE COURED MONOLITHIC WITH PAVING IF CONCRETE PAVING IS PROVIDED. CONNECT WITH EXG SIDEWALK CONSTRUCTION WHERE SHOWN.
- 6 ACCESSIBLE PARKING SYMBOL PAVEMENT STRIPING, REFER TO DETAIL 6/C2.2.
- 7 STEEL BOLLARD, REFER TO DETAIL 7/C2.2. PROVIDE (2) AT REFUSE CONTAINER AREA, (2) AT SECTIONAL OVERHEAD FREIGHT DOOR, AND (8) AT FRONT ENTRY. REFER TO STRUCTURAL DRAWINGS FOR LAYOUT OF BOLLARDS ADJACENT TO BUILDING PERIMETER.
- 8 ACCESSIBLE PARKING SIGN, REFER TO DETAIL 8/C2.2.
- 9 DETECTABLE WARNING SURFACE, REFER TO DETAIL 9/C2.2.
- 10 ACCESSIBLE CONCRETE CURB RAMP TO BE INSTALLED PER CITY AND / OR STATE DESIGN STANDARDS. IF NO STANDARDS PROVIDE CONCRETE CONSTRUCTION PER DETAIL 10/C2.2.
- 11 ACCESSIBLE PARKING SPACE WITH ACCESS AISLE (ADA COMPLIANT) TO SLOPE 2% MAXIMUM IN ALL DIRECTIONS. PROVIDE PAVEMENT MARKINGS TO MATCH STRIPING COLOR UNLESS OTHERWISE REQUIRED TO COMPLY WITH GOVERNING ACCESSIBILITY REGULATIONS.
- 12 REFUSE ENCLOSURE, REFER TO 1/C2.3.
- 13 CONCRETE BUMPER BLOCK (8' W X 5' H X 6'-0" LONG) ANCHORED TO PAVING WITH (2) 1'-6" LONG #4 REBAR.
- 14 PARKING LOT LIGHTING, REFER TO SITE UTILITY PLAN FOR TYPE AND CONSTRUCTION.
- 15 4" WIDE PAVEMENT STRIPING AS SHOWN USING HIGHWAY MARKING PAINT - YELLOW (2 COATS).
- 16 SITE SIGN, REFER TO SHEET SG1.2 FOR TYPE AND CONSTRUCTION. SIGN OWNER FURNISHED AND INSTALLED (REFER TO SCOPE OF WORK SCHEDULE), REFER TO SITE UTILITY PLAN FOR ADDITIONAL REQUIREMENTS.
- 17 CONCRETE DRIVE APRON TO BE INSTALLED PER CITY AND / OR STATE DESIGN STANDARDS. IF NO STANDARDS PROVIDE CONCRETE CONSTRUCTION PER DETAIL 2/C2.2.
- 18 LIMITS OF NEW PAVING. MATCH EXISTING PAVEMENT TRANSITION ELEVATIONS. AT TRANSITIONS OF NEW CONCRETE TO EXISTING CONCRETE PAVEMENT, EPOXY DOWEL 6" MINIMUM INTO EXISTING WITH #4 X 1'-6" SMOOTH DOWELS MATCHING NEW PAVEMENT REINFORCEMENT SPACING. PROVIDE SEALANT AT JOINTS.
- 19 ROLL DOWN CURB END TRANSITION SLOPING 1:2.
- 20 CONCRETE CURB IN RIGHT-OF-WAY TO MATCH EXISTING PER CITY AND / OR STATE DESIGN STANDARDS.
- 21 EXG SIDEWALK. PATCH/REPAIR/REPLACE AS NEEDED.
- 22 EXG OVERHEAD UTILITY LINE & POLES TO REMAIN.
- 23 BIKE RACK PER CITY REQUIREMENTS.
- 24 ASPHALT PAVING (STANDARD DUTY) AT PARKING AREAS, REFER TO DETAIL 12/C2.2.
- 25 CONCRETE PAVING APRON TO BE PROVIDED WHERE ASPHALT PAVEMENT USED, REFER TO DETAIL 11/C2.2.
- 26 SIDEWALK RETAINING WALL WITH GUARDRAIL. REFER TO CIVIL AND STRUCTURAL SHEETS FOR DETAILS. SEE DETAILS 14 & 15/C2.2 FOR GUARDRAIL DETAILS.

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04.06.18
DATE ISSUED
A-9014
REG. NO.

O'Reilly AUTO PARTS

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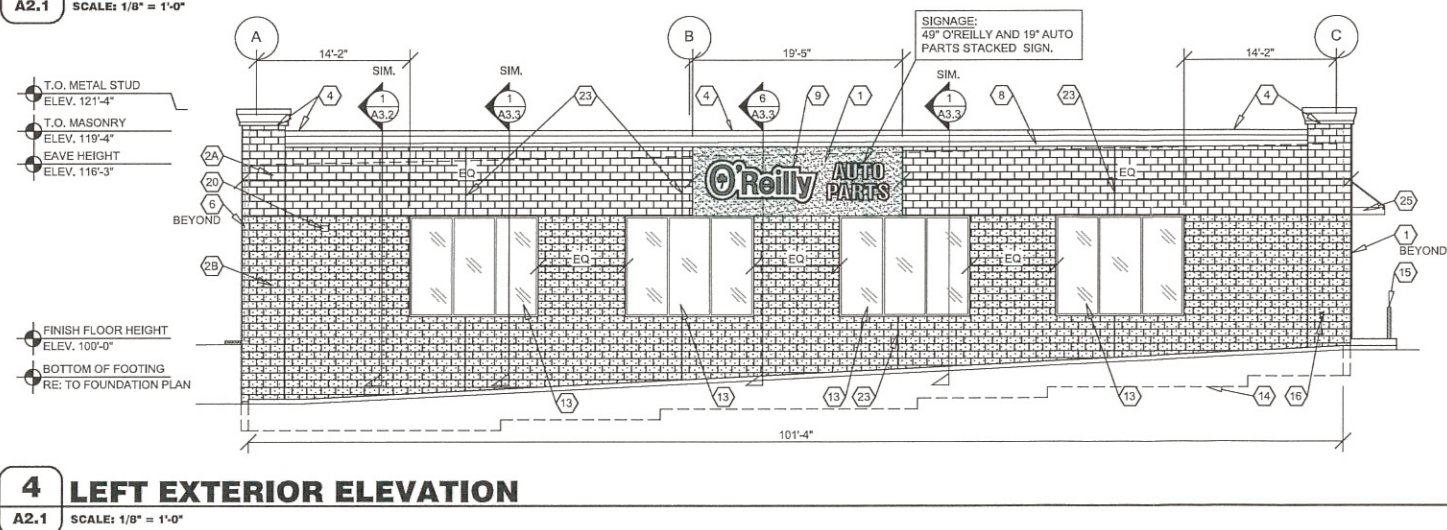
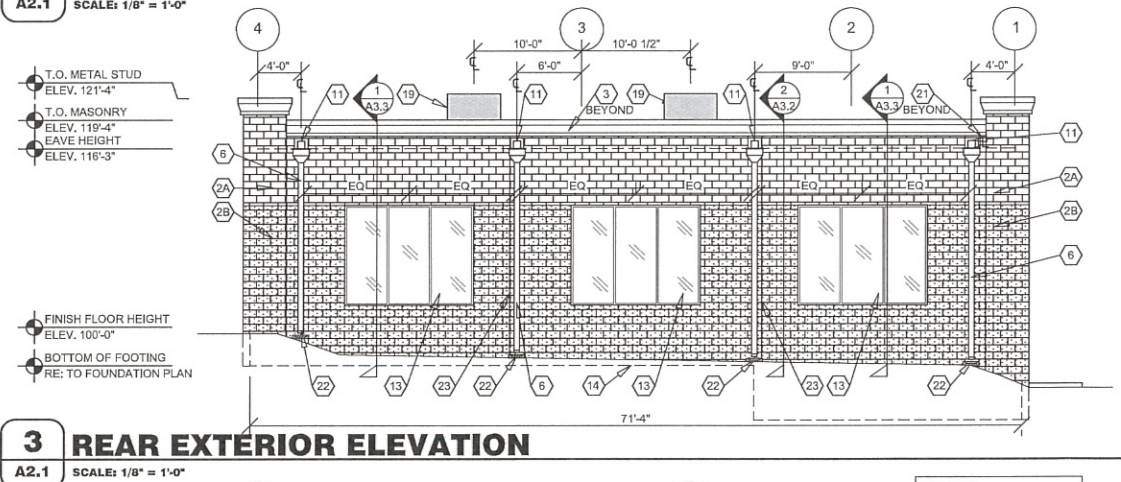
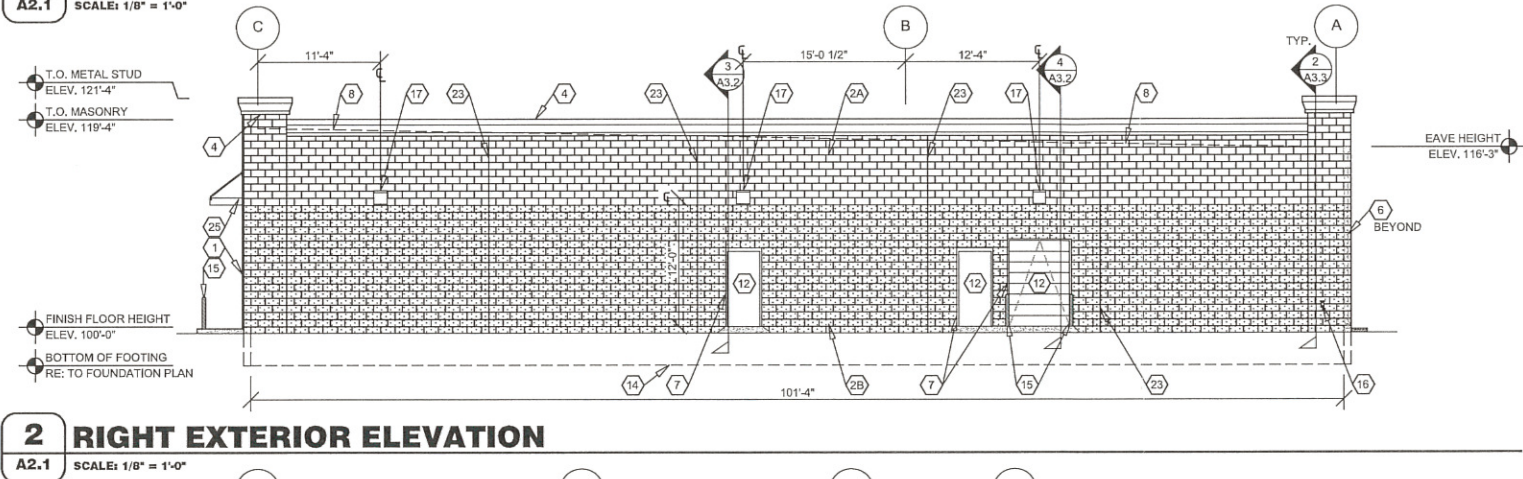
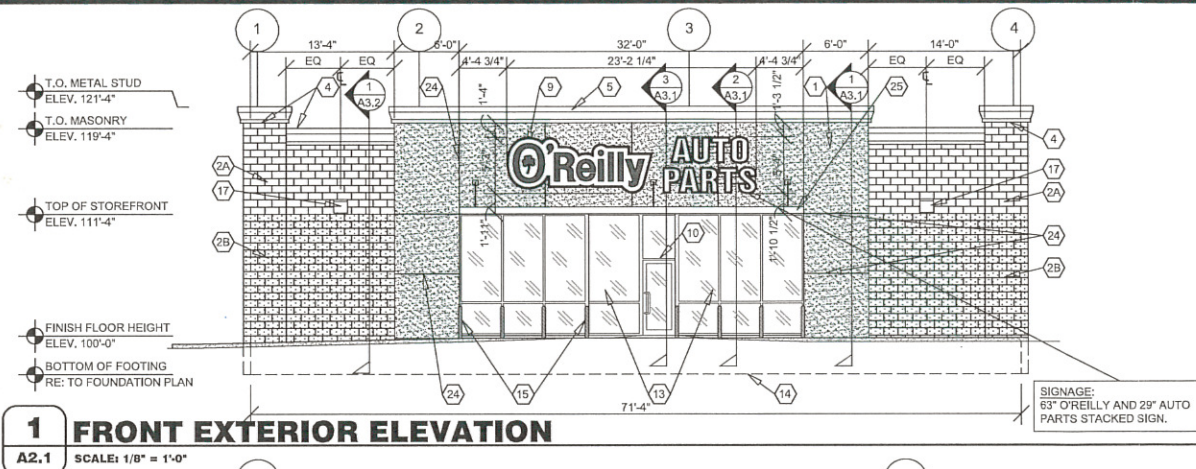
SHEET TITLE:
SITE DEVELOPMENT PLAN

REVISIONS:

NO:	DATE:	BY:

PROJECT NO: 16115.014
DRAWN BY: KJO/BLC

C2.1
SHEET 2 OF 4



EXTERIOR FINISH SCHEDULE

EXTERIOR INSULATION AND FINISH SYSTEM (EIFS)

KEY NOTE NO. 1:
MFG: DRYVIT SPECIFIED, EQUAL BY STO OR BASF (NO SUBSTITUTES)
SERIES: OUTSULATION PLUS MD
TEXTURE: SANDBLAST
COLOR: DRYVIT "ORAP011030S" STRATOTONE HIGH PERFORMANCE
COLOR STANDARD: SHERWIN WILLIAMS "POSITIVE RED" SW6871 (SHER-CRYL) GLOSS

UNIT MASONRY

KEY NOTE NO. 2A:
TYPE: CONCRETE MASONRY UNIT (CMU)
MFG: (REFER TO PROJECT MANUAL)
SIZE: 8"x8"x16" (NOM.)
TEXTURE: SPLIT FACE
COURSING: RUNNING BOND
FINISH: FIELD PAINT (ACCENT COLOR)
COLOR: SHERWIN WILLIAMS "SOFTER TAN" SW6141 (SEMI-GLOSS)
COATS:
(1) COAT SW "PREPRITE" BLOCK FILLER B25W25 (NO LESS THAN 8 MILS) AND (2) COATS SW "CONFLX XL" SMOOTH ELASTOMERIC A5-400 (NO LESS THAN 5.7 MILS EACH COAT)

COATS (COLD WEATHER APPLICATIONS):
(1) COAT SW "LOXON BLOCK SURFACER" (NO LESS THAN 8 MILS) AND (2) COATS SW "ULTRACRETE" SOLVENT BORNE SMOOTH B46 (NO LESS THAN 8 MILS EACH COAT OR 16 MILS TOTAL)

KEY NOTE NO. 2B:
TYPE: CONCRETE MASONRY UNIT (CMU)
MFG: (REFER TO PROJECT MANUAL)
SIZE: 8"x8"x16" (NOM.)
TEXTURE: SPLIT FACE
COURSING: RUNNING BOND
FINISH: FIELD PAINT (FIELD COLOR)
COLOR: SHERWIN WILLIAMS "LATTE" SW6108 (SEMI-GLOSS)
COATS:
(1) COAT SW "PREPRITE" BLOCK FILLER B25W25 (NO LESS THAN 8 MILS) AND (2) COATS SW "CONFLX XL" SMOOTH ELASTOMERIC A5-400 (NO LESS THAN 5.7 MILS EACH COAT)

COATS (COLD WEATHER APPLICATIONS):
(1) COAT SW "LOXON BLOCK SURFACER" (NO LESS THAN 8 MILS) AND (2) COATS SW "ULTRACRETE" SOLVENT BORNE SMOOTH B46 (NO LESS THAN 8 MILS EACH COAT OR 16 MILS TOTAL)

FLASHING AND SHEET METAL

KEY NOTE NO. 3:
TYPE: STANDING SEAM ROOFING SYSTEM
MFG: (REFER TO PRE-ENGINEERED METAL BUILDING SHOP DRAWINGS)
COLOR: GALVALUME

KEY NOTE NO. 4:
TYPE: CAP FLASHING AT MASONRY
MFG: (REFER TO PRE-ENGINEERED METAL BUILDING SHOP DRAWINGS)
FINISH: PREFINISHED
COLOR: EQUAL TO BUTLER BUILDING "COOL BIRCH WHITE"

KEY NOTE NO. 5:
TYPE: CAP FLASHING AT EXTERIOR INSULATION FINISH SYSTEM (EIFS)
MFG: (REFER TO PRE-ENGINEERED METAL BUILDING SHOP DRAWINGS)
FINISH: FACTORY PRIMED AND FIELD PAINT
COLOR: SHERWIN WILLIAMS "POSITIVE RED" SW6871 (SHER-CRYL) GLOSS WITH SHERWIN WILLIAMS THREE COMPONENT (B65T105 / B65V105 / B65C105) CLEAR URETHANE

KEY NOTE NO. 6:
TYPE: CONDUCTOR HEAD AND DOWNSPOUTS
MFG: (CONTRACTOR FURNISHED AND INSTALLED)
FINISH: FACTORY PRIMED / FIELD PAINTED
COLOR: SHERWIN WILLIAMS (MATCH ADJACENT MASONRY FIELD COLOR) (SEMI-GLOSS)

DOORS AND WINDOWS

KEY NOTE NO. 12:
TYPE: STEEL DOORS AND FRAMES (DOORS NO. 2 AND NO. 7)
MFG: (OWNER FURNISHED / CONTRACTOR INSTALLED)
FINISH: FACTORY PRIMED AND FIELD PAINTED
COLOR: SHERWIN WILLIAMS "LATTE" SW6108 (SEMI-GLOSS)

KEY NOTE NO. 12:
TYPE: SECTIONAL OVERHEAD DOOR (DOOR NO. 3)
MFG: (REFER TO PROJECT MANUAL)
FINISH: FACTORY PRIMED AND FIELD PAINT
COLOR: SHERWIN WILLIAMS "LATTE" SW6108 (SEMI-GLOSS)

KEY NOTE NO. 13:
TYPE: (REFER TO WINDOW SCHEDULE)
MFG: EFCO, KAWNEER, OR OLD CASTLE (VISTA WALL), (NO SUBSTITUTES)
COLOR: EFCO "IVY", KAWNEER "DARK IVY", VISTA WALL "INTERSTATE GREEN"

PAINTING

KEY NOTE NO. 15:
TYPE: STEEL BOLLARDS (REFER TO CIVIL DRAWINGS)
FINISH: FIELD PRIME AND PAINT
COLOR: SHERWIN WILLIAMS "HUNT CLUB" SW6468 (SEMI-GLOSS)

KEY NOTE NO. 25:
TYPE: EXTRUDED ALUMINUM CANOPY
MFG: (REFER TO PROJECT MANUAL)
FINISH: PREFINISHED
COLOR: EQUAL TO SHERWIN WILLIAMS "HUNT CLUB" SW6468 (SEMI-GLOSS)

GENERAL NOTES

- (A) REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.
- (B) REFER TO CIVIL DRAWINGS FOR ADDITIONAL REQUIREMENTS.
- (C) REFER TO PLUMBING, MECHANICAL, AND ELECTRICAL DRAWINGS FOR SYSTEM TYPES AND ADDITIONAL REQUIREMENTS.
- (D) REFER TO EXTERIOR FINISH SCHEDULE FOR MATERIAL TYPES.
- (E) REFER TO PRE-ENGINEERED METAL BUILDING SHOP DRAWINGS FOR ADDITIONAL REQUIREMENTS.
- (F) REFER TO SCOPE OF WORK SCHEDULE FOR ADDITIONAL REQUIREMENTS.

KEY NOTES

- (1) EXTERIOR INSULATION AND FINISH SYSTEM (EIFS).
- (2A) CONCRETE MASONRY UNIT (CMU) EXTERIOR WALL CONSTRUCTION (ACCENT COLOR). REFER TO PLANS, SECTIONS, AND DETAILS FOR ADDITIONAL REQUIREMENTS.
- (2B) CONCRETE MASONRY UNIT (CMU) EXTERIOR WALL CONSTRUCTION (FIELD COLOR). REFER TO PLANS, SECTIONS, AND DETAILS FOR ADDITIONAL REQUIREMENTS.
- (3) PRE-ENGINEERED METAL BUILDING SHEET METAL ROOFING SYSTEM.
- (4) PRE-ENGINEERED METAL BUILDING SHEET METAL FLASHING (AT MASONRY, FIELD BENT)
- (5) PRE-ENGINEERED METAL BUILDING SHEET METAL FLASHING (AT EIFS, FIELD BENT)
- (6) PRE-FABRICATED SHEET METAL CONDUCTOR HEAD AND DOWNSPOUT SYSTEM.
- (7) CONCRETE MASONRY UNIT (CMU) CORNER FINISHED JAMB UNIT.
- (8) LINE OF ROOF BEYOND WITH 1/4":12" SLOPE MINIMUM.
- (9) SURFACE MOUNTED SIGN OWNER FURNISHED AND INSTALLED. PROVIDE BACKING FOR MOUNTING AND ROUGH-IN ELECTRICAL. COORDINATE REQUIREMENTS WITH OWNER. REFER TO SHEET S02.1.
- (10) BUILDING ADDRESS NUMBERS IN 6" HIGH HELVETICA WHITE VINYL ADHERED TO EXTERIOR FACE OF GLAZING.
- (11) PRE-ENGINEERED METAL BUILDING THRU WALL SCUPPER SYSTEM.
- (12) EXTERIOR DOOR AND FRAME SYSTEM. REFER TO FLOOR PLAN AND DOOR SCHEDULE FOR TYPES.
- (13) EXTERIOR WINDOW SYSTEM. REFER TO FLOOR PLAN AND WINDOW SCHEDULE FOR TYPES.
- (14) APPROXIMATE LINE OF FOUNDATION, REFER TO STRUCTURAL DRAWINGS.
- (15) STEEL BOLLARDS, REFER TO CIVIL AND STRUCTURAL DRAWINGS.
- (16) HOSE BIB, REFER TO PLUMBING DRAWINGS.
- (17) LIGHT FIXTURE, REFER TO ELECTRICAL DRAWINGS.
- (18) (NOT USED).
- (19) MECHANICAL ROOF TOP UNIT, REFER TO MECHANICAL DRAWINGS.
- (20) MECHANICAL WALL PENETRATIONS, REFER TO MECHANICAL DRAWINGS. PROVIDE FRAMING, FLASHING, AND SEALANT AS REQUIRED.
- (21) PLUMBING ROOF VENT (BEYOND), REFER TO PLUMBING DRAWINGS AND DETAIL 1/A6.1.
- (22) CONCRETE SPLASH BLOCK INSTALL AT EACH DOWNSPOUT.
- (23) MASONRY CONTROL JOINT, REFER TO STRUCTURAL DRAWINGS. PROVIDE SEALANT OVER 1/2" DIAMETER FOAM BACKER ROD.
- (24) RUSTICATION JOINT, REFER TO DETAIL 8/A3.2.
- (25) EXTRUDED ALUMINUM CANOPY: PRE-ENGINEERED PROTECTIVE CANOPY COVER SYSTEM. REFER TO SECTION 10 73 00 IN THE SPECIFICATION BOOK FOR DETAILS AND APPROVED VENDORS.

WINDOW AREA

NORTH ELEVATION:
333 SQ. FT. / 1,527 SQ. FT. = 21.8%

WEST ELEVATION:
444 SQ. FT. / 2,189 SQ. FT. = 20.3%

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712 GEORGE STREET
LA CROSSE, WI 54603

SHEET TITLE:

EXTERIOR ELEVATIONS

REVISIONS:

NO.	DATE:	BY:

PROJECT NO: 16115.014
DRAWN BY: KJO/BLC/NSE

A2.1

SHEET 3 OF 13