



Location
3501 Lancaster Drive

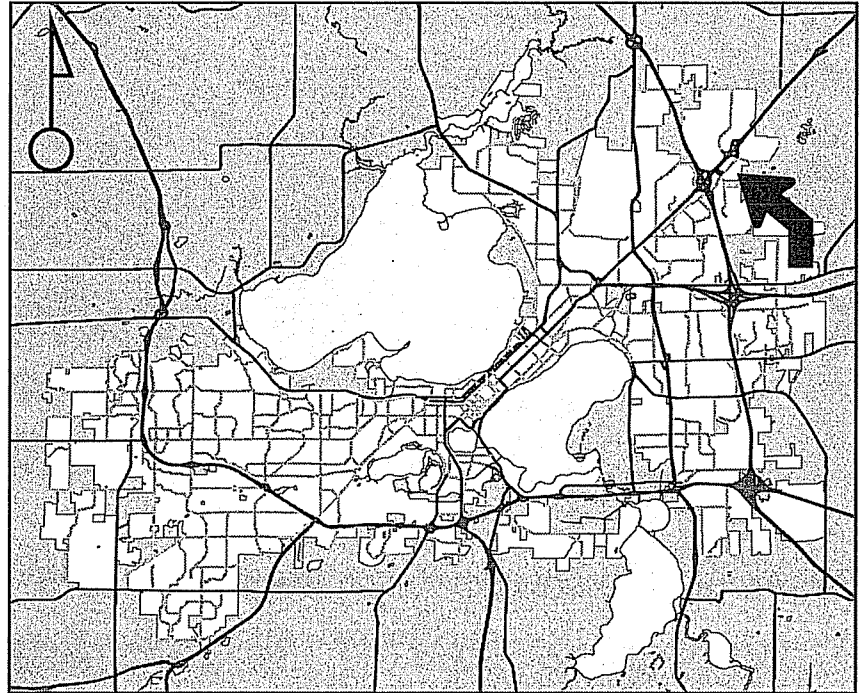
Project Name
Jon Lancaster Toyota

Applicant
John Lancaster/
Thomas W. McCoy – McCoy Engineering

Existing Use
Car Dealership

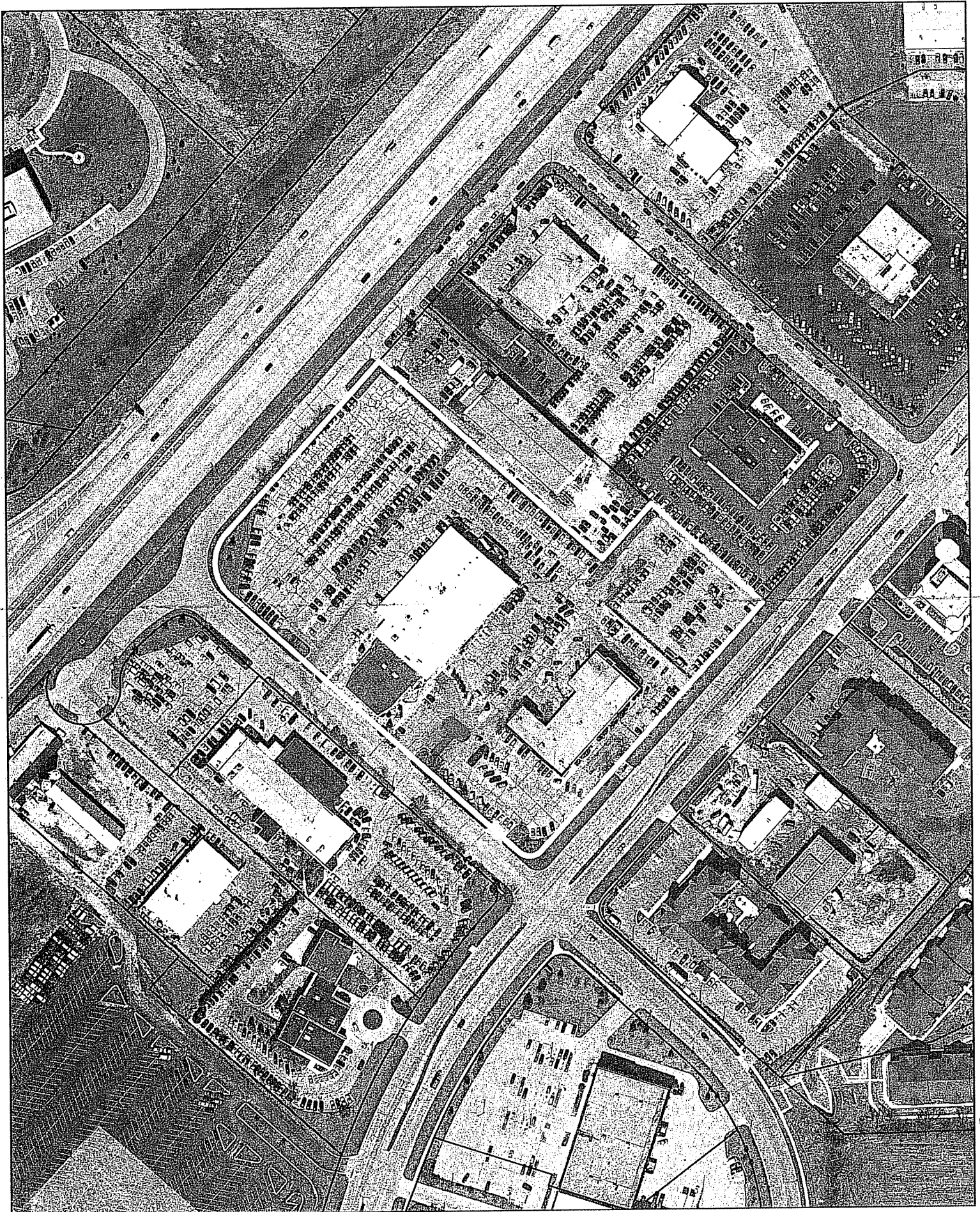
Proposed Use
Demolish Building and Build New
Building for Auto Dealership

Public Hearing Date
Plan Commission
09 April 2007



For Questions Contact: Michael Waidelich at: 267-8735 or mwaidelich@cityofmadison.com or City Planning at 266-4635





13

LAND USE APPLICATION Madison Plan Commission

215 Martin Luther King Jr. Blvd; Room LL-100
PO Box 2985; Madison, Wisconsin 53701-2985
Phone: 608.266.4635 | Facsimile: 608.267.8739

- The following information is required for all applications for Plan Commission review.
- Please read all pages of the application completely and fill in all required fields.
- This application form may also be completed online at www.cityofmadison.com/planning/plan.html
- All zoning application packages should be filed directly with the Zoning Administrator's desk.
- All applications will be reviewed against the applicable standards found in the City Ordinances to determine if the project can be approved.

FOR OFFICE USE ONLY:

Amt. Paid 550- Receipt No. 78857
Date Received 2-21-07
Received By MWT
Parcel No. 0810-224-0205-2
Aldermanic District 17-ROSAS
GQ 01C
Zoning District C3
For Complete Submittal
Application Letter of Intent
IDUP _____ Legal Descript. _____
Plan Sets Zoning Text _____
Alder Notification _____ Waiver _____
Ngrbrd. Assn Not. _____ Waiver _____
Date Sign Issued 2-21-07

1. Project Address: 3501 LANCASTER DR Project Area in Acres: 8.1
Project Title (if any): JON LANCASTER TOYOTA

2. This is an application for: (check at least one)

<input type="checkbox"/> Zoning Map Amendment (check only ONE box below for rezoning and fill in the blanks accordingly)		
<input type="checkbox"/> Rezoning from _____ to _____	<input type="checkbox"/> Rezoning from _____ to PUD/PCD-SIP	
<input type="checkbox"/> Rezoning from _____ to PUD/PCD-GDP	<input type="checkbox"/> Rezoning from PUD/PCD-GDP to PUD/PCD-SIP	
<input type="checkbox"/> Conditional Use	<input checked="" type="checkbox"/> Demolition Permit	<input type="checkbox"/> Other Requests (Specify): _____

3. Applicant, Agent & Property Owner Information:

Applicant's Name: THOMAS W. MCLOY Company: MCLOY ENGINEERING
Street Address: 5440 WILLOW RD STE 115 City/State: WALWAKEE, WI Zip: 53597
Telephone: 608 441-0715 Fax: () 441-0732 Email: MCLOYENGINEERING@CHARTER.NET
Project Contact Person: TOM MCLOY Company: _____
Street Address: _____ City/State: _____ Zip: _____
Telephone: () _____ Fax: () _____ Email: _____
Property Owner (if not applicant): JON LANCASTER
Street Address: 3501 LANCASTER DR City/State: MADISON, WI Zip: 53718

4. Project Information:

Provide a general description of the project and all proposed uses of the site: DEMOLISH EXISTING CAR DEALERSHIP AND CONSTRUCT A NEW CAR DEALERSHIP
Development Schedule: Commencement SPRING '07 Completion WINTER '07

CONTINUE →

5. Required Submittals:

Site Plans submitted as follows below and depicts all lot lines; existing, altered, demolished or proposed buildings; parking areas and driveways; sidewalks; location of any new signs; existing and proposed utility locations; building elevations and floor plans; landscaping, and a development schedule describing pertinent project details:

- **Seven (7) copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
- **Seven (7) copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
- **One (1) copy** of the plan set reduced to fit onto 8 1/2 inch by 11 inch paper

Letter of Intent: Twelve (12) copies describing this application in detail but not limited to, including: existing conditions and uses of the property; development schedule for the project; names of persons involved (contractor, architect, landscaper, business manager, etc.); types of businesses; number of employees; hours of operation; square footage or acreage of the site; number of dwelling units; sale or rental price range for dwelling units; gross square footage of building(s); number of parking stalls, etc.

Legal Description of Property: Lot(s) of record or metes and bounds description prepared by a land surveyor.

Filing Fee: \$ 550 See the fee schedule on the application cover page. Make checks payable to: *City Treasurer.*

IN ADDITION, THE FOLLOWING ITEMS MAY ALSO BE REQUIRED WITH YOUR APPLICATION; SEE BELOW:

For any applications proposing demolition of existing (principal) buildings, photos of the structure(s) to be demolished shall be submitted with your application. Be advised that a *Reuse and Recycling Plan* approved by the City's Recycling Coordinator is required to be approved by the City prior to issuance of wrecking permits.

A project proposing **ten (10) or more dwelling units** may be required to comply with the City's Inclusionary Zoning requirements outlined in Section 28.04 (25) of the Zoning Ordinance. A separate **INCLUSIONARY DWELLING UNIT PLAN** application detailing the project's conformance with these ordinance requirements shall be submitted concurrently with this application form. Note that some IDUP materials will coincide with the above submittal materials.

A *Zoning Text* must accompany **all** Planned Community or Planned Unit Development (PCD/PUD) submittals.

FOR ALL APPLICATIONS: All applicants are required to submit copies of all items submitted in hard copy with their application (including this application form, the letter of intent, complete plan sets and elevations, etc.) as **INDIVIDUAL** Adobe Acrobat PDF files compiled either on a non-returnable CD to be included with their application materials, or in an e-mail sent to pcapplications@cityofmadison.com. The e-mail shall include the name of the project and applicant. Applicants who are unable to provide the materials electronically should contact the Planning Unit at (608) 266-4635 for assistance.

6. Applicant Declarations:

Conformance with adopted City plans: Applications shall be in accordance with all adopted City of Madison plans:

→ The site is located within the limits of City of Madison Comp. Plan Plan, which recommends: Commercial use for this property.

Pre-application Notification: Section 28.12 of the Zoning Ordinance requires that the applicant notify the district alder and any nearby neighborhood or business associations by mail no later than **30** days prior to filing this request:

→ List below the Alderperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices:

DIST 17, SANTIAGO ROSA, NUMEROUS FAILED ATTEMPTS

If the alder has granted a waiver to this requirement, please attach any such correspondence to this form.

Pre-application Meeting with staff: Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning Counter and Planning Unit staff; note staff persons and date.

Planner Tim Parks Date 2-21-07 | Zoning Staff Matt Tucker Date 2-25-07

The signer attests that this form has been completed accurately and all required materials have been submitted:

Printed Name THOMAS W. McLOY Date 2-21-07

Signature Thomas W McLoy Relation to Property Owner ARCH/ENGR

Authorizing Signature of Property Owner Dean Ramey Date 2-21-07



LANCASTER

You are what drives us!

February 21, 2007

City of Madison
Planning Commission

LETTER OF INTENT

RE: Demolition Permit
Jon Lancaster Toyota
3501 Lancaster Drive

Dear Commissioners:

I propose to demolish my existing Toyota facility (formally my Chevrolet building) located at 3501 Lancaster Dr. My original plan was to remodel and expand this existing facility to provide my customers a more user-friendly facility; conform with Toyota's new image program; and provide a LEED certified "green" building. However, site constraints, Toyota's requirements, and difficulty making the existing 30 year old building "green", preclude me from doing this. I therefore need to demolish the existing and build an entirely new facility. The new facility will incorporate "state-of-the-art" technologies and be a LEED certified "green" building.

The proposed building areas are as follows:

- 36,500 sf existing facility demolition
- 51,020 sf new facility

All demolished materials will be recycled to the maximum extent possible.

The hours of operation of the new facility will remain unchanged.; 7:30 am to 8:00 pm, Monday thru Saturday. The facility will be designed by Tom McCoy of McCoy Engineering and will closely match Toyota's corporate image program. The General Contractor will be Supreme Structures, Inc. I wish to commence construction as soon as all approvals are obtained.

Sincerely,

Jon Lancaster

McCoy ENGINEERING

5440 Willow Rd., STE-115, Waunakee, WI, 53597
Phone: 608-441-0715 Fax: 608-441-0732

**Architectural & Structural • Planning & Design
Commercial • Industrial • Institutional • Residential**

February 21, 2007

City of Madison
Planning Commission

RE: Existing Building Condition Report

Jon Lancaster Toyota
3501 Lancaster Dr
Demolition Permit Request

Brief Building History

This building was originally built as a Chevrolet dealership in 1976 and was one of the first commercial buildings in the area. It was fronted on US 151 when it was two lane and access to the site was from US 151. When 151 was redeveloped, access from 151 was taken away and access was from a new frontage road (Wayne Terrace) and from Burke Rd to the East (now High Crossing Blvd). The building has been updated and remodeled numerous times over the years, the last major renovation was in 1995.

Building Construction

The building is a basically a one story metal building with brick and/or block walls. It has a metal roof that has been overlaid with a rubber roof in the 1995 renovation. It is divided into sections by masonry firewalls separating showroom from service and service from body shop.

Existing Condition

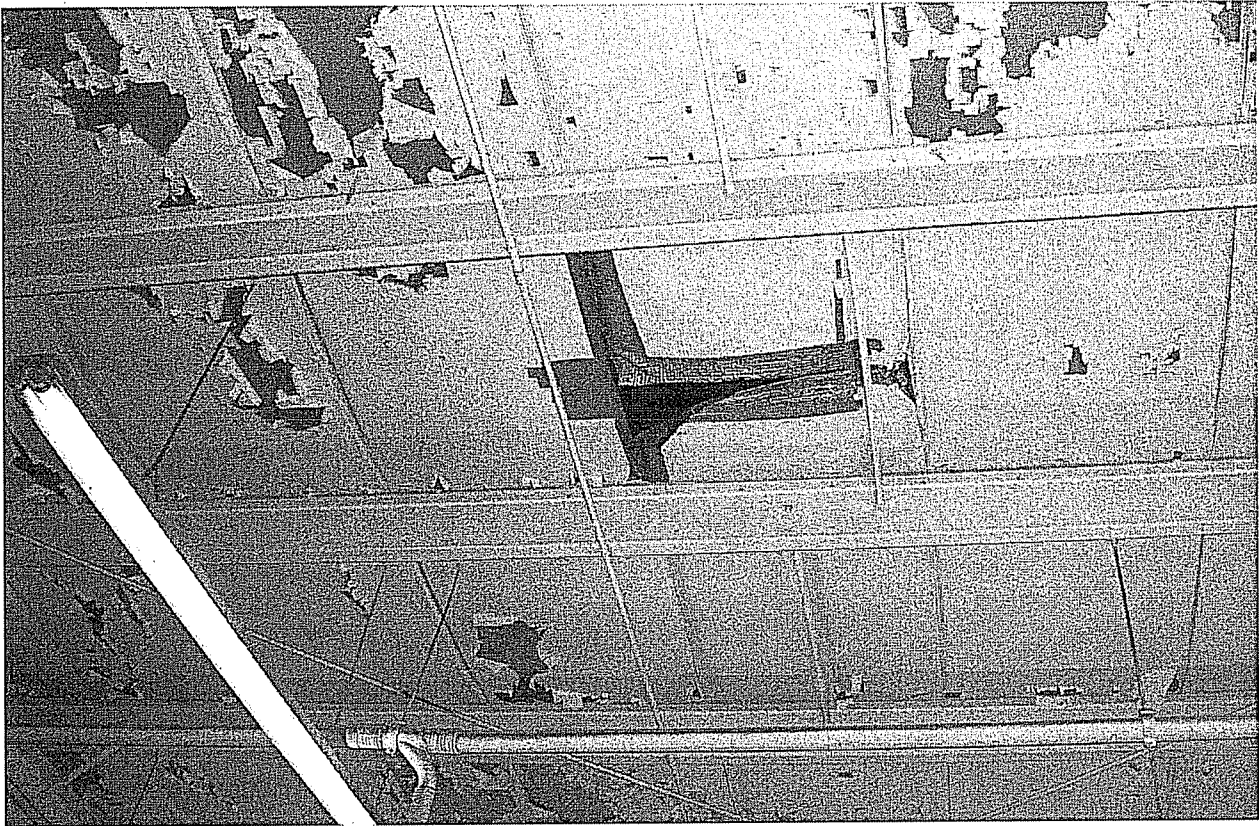
While the building is structurally sound, it is showing its age, particularly the portions that were not renovated in 1995. There is minimal roof and wall insulation, some of which is falling apart. The original brick veneer is delaminating in areas of the downspouts. There are signs of rust and deterioration of the main structural frames anchor bolts. There are signs of numerous roof leaks. (see attached photos)

Possibilities for "green" updates

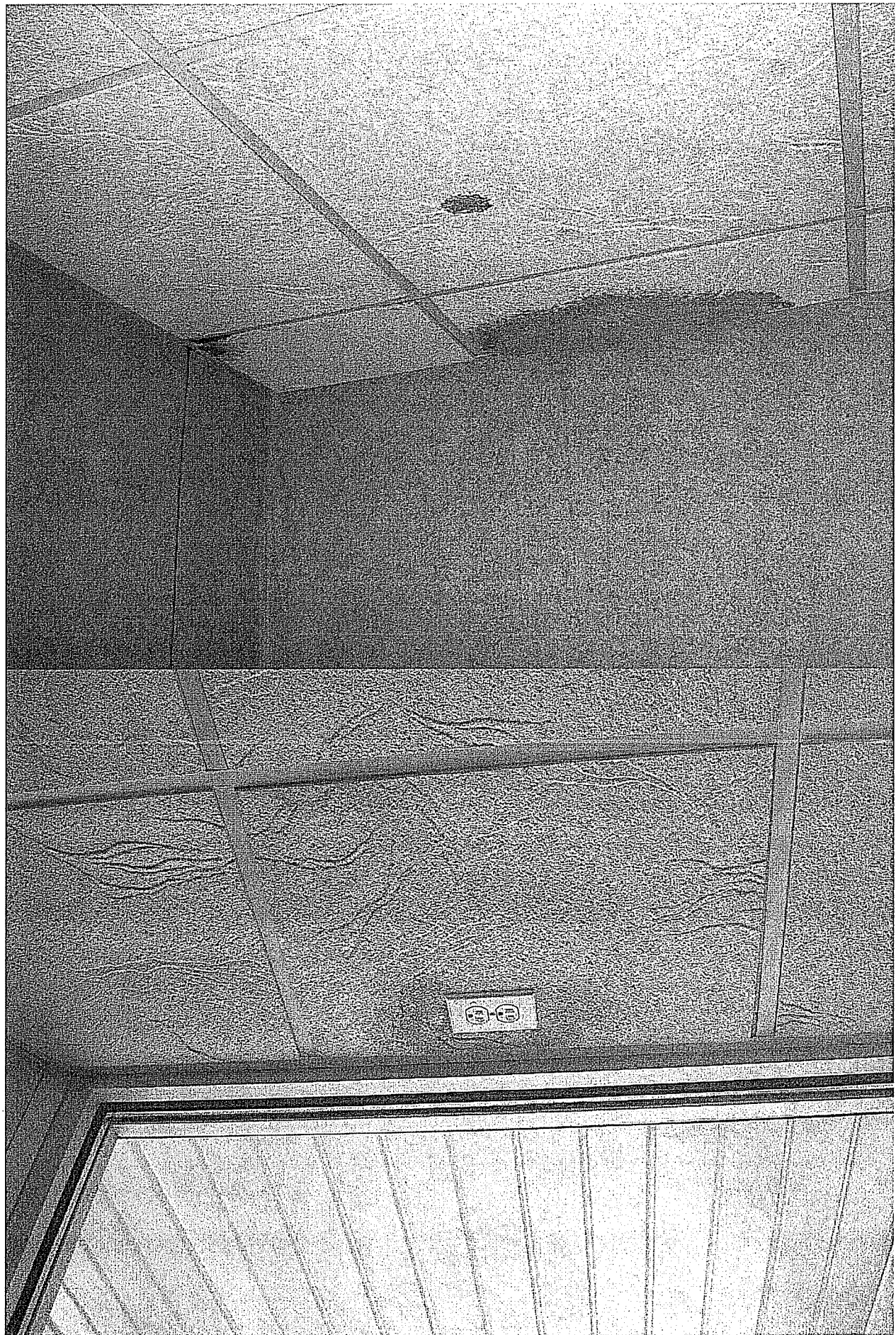
While most anything can be done, I believe that retrofitting "green" elements into the construction will be cost prohibitive. The building would need to be stripped down to its structural skeleton and rebuilt. I believe that reuse and recycling of the existing where possible would be more beneficial.

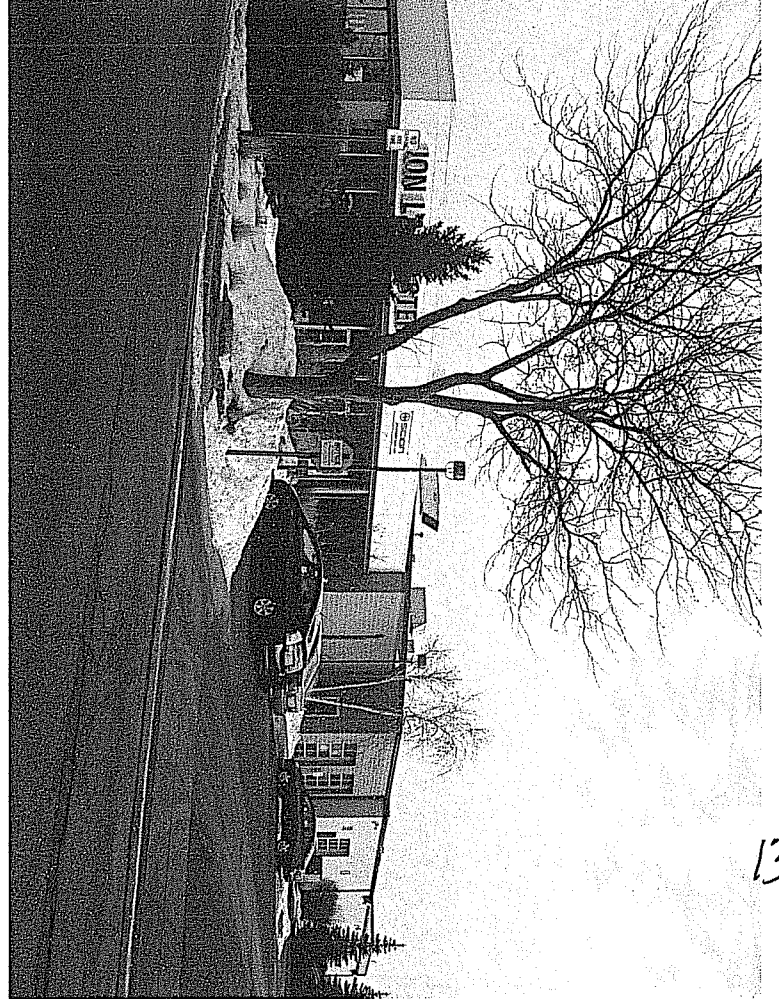
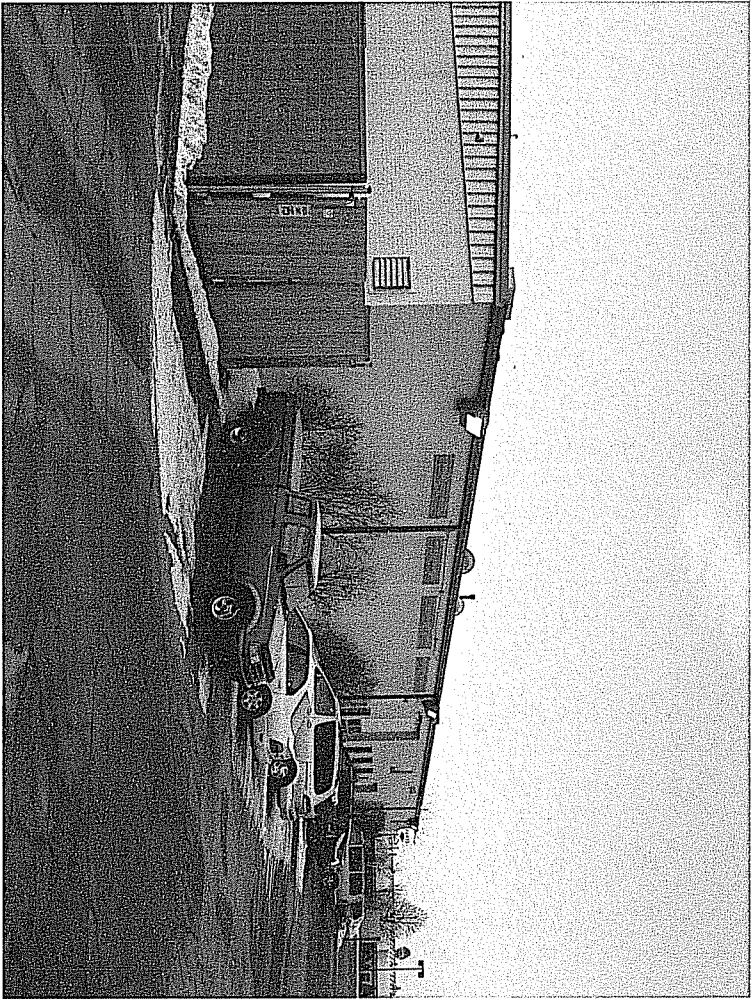
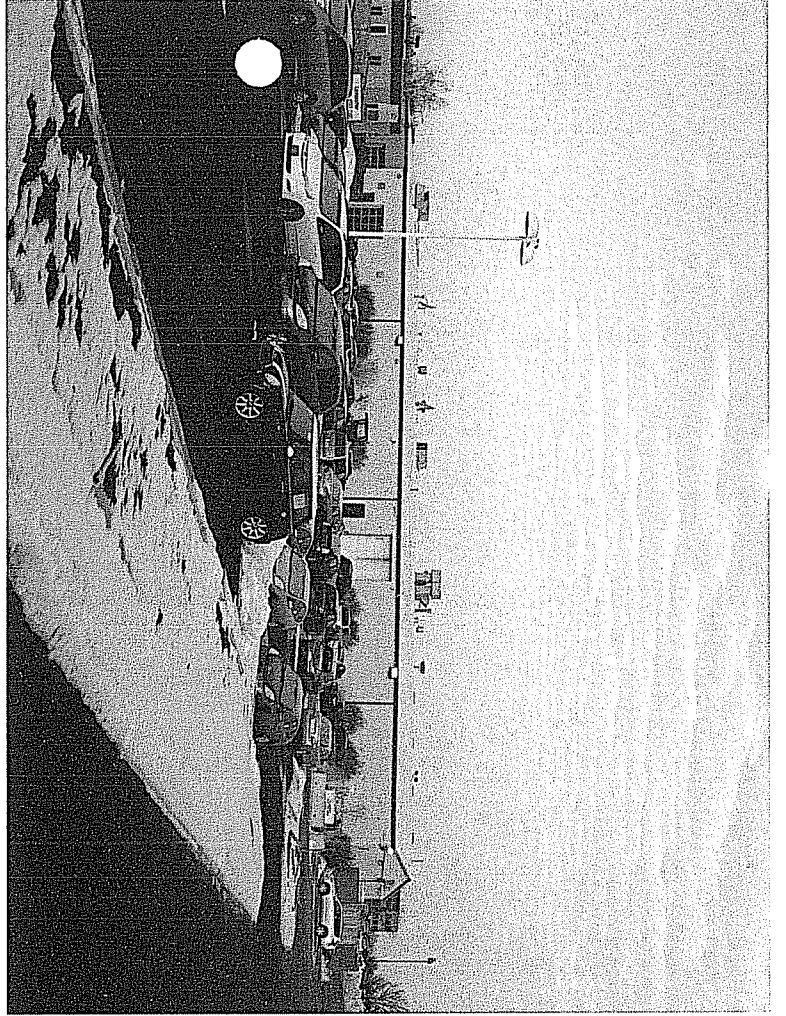
Submitted by:

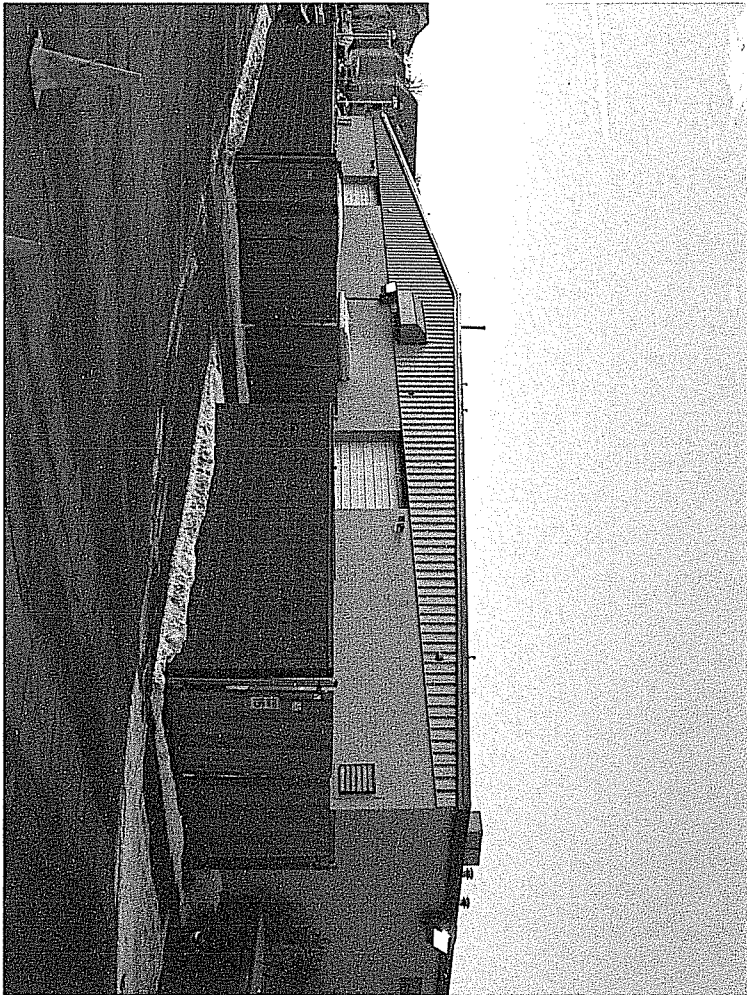
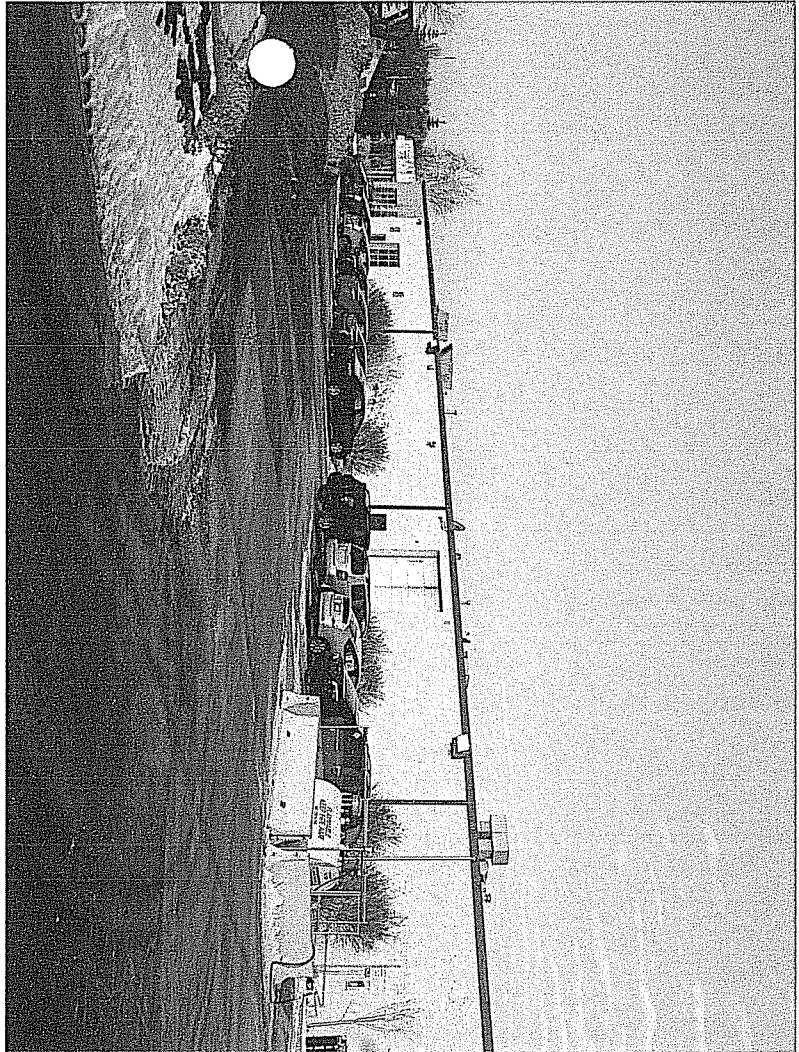
Thomas W. McCoy, P.E.
Wis Lic E-22836

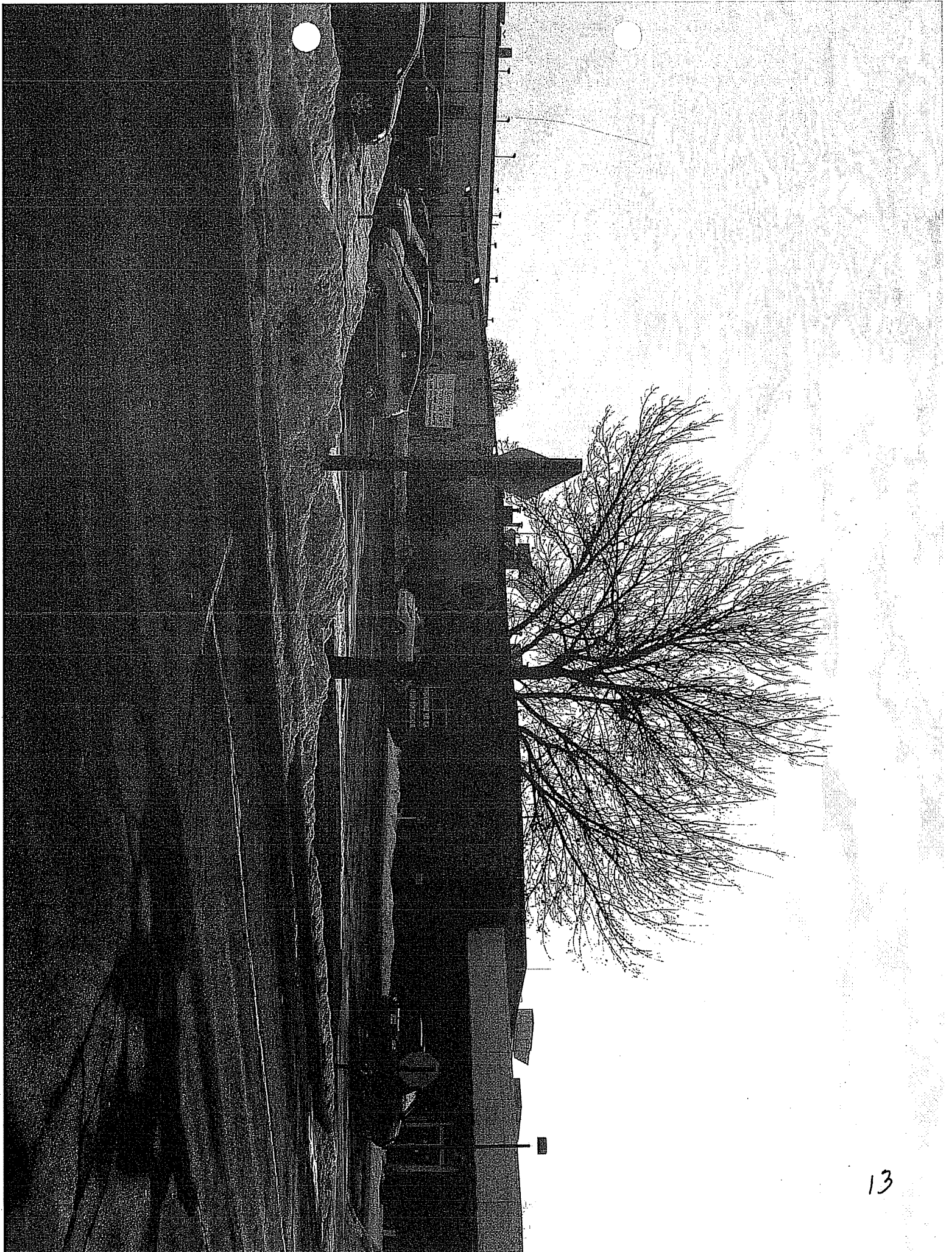


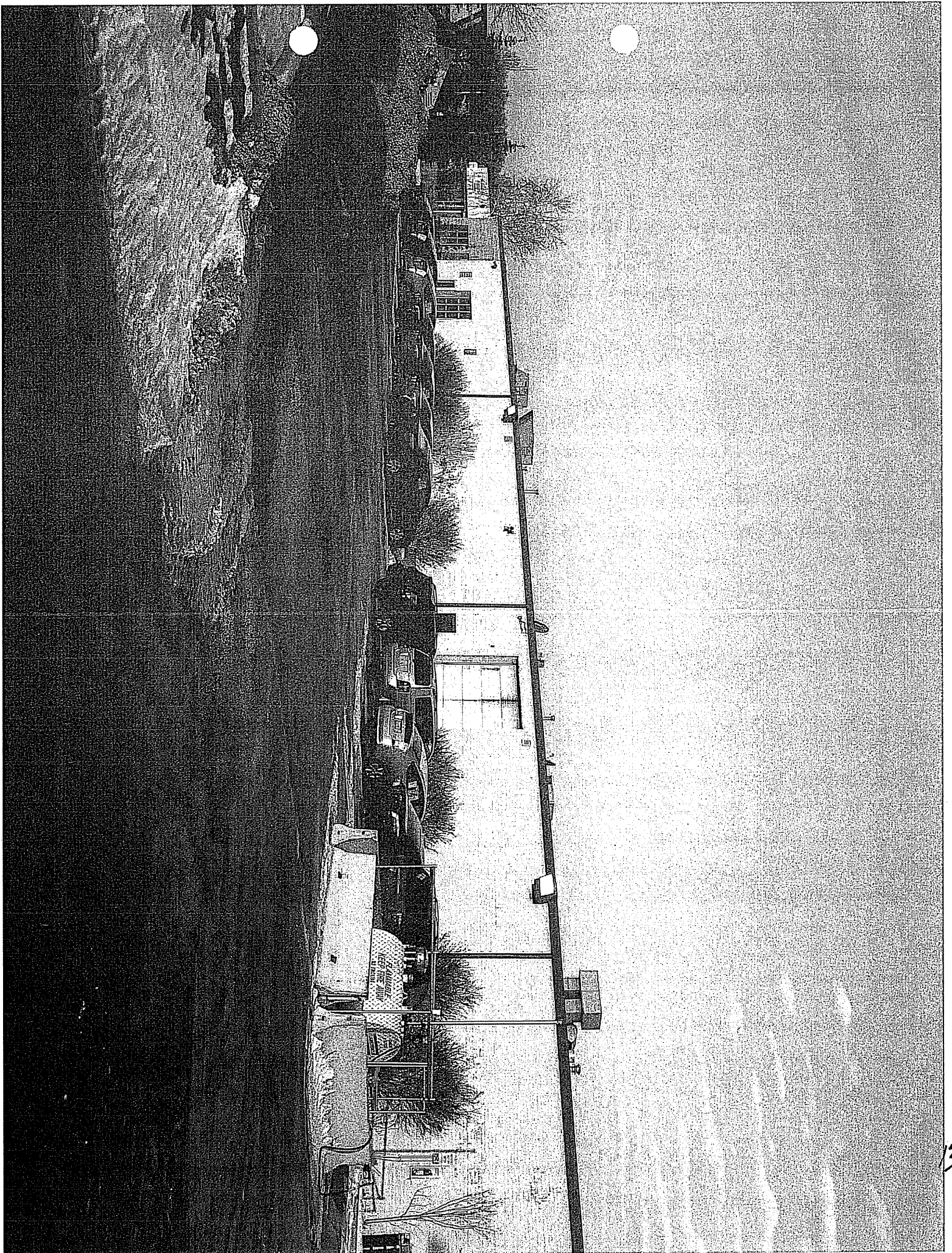


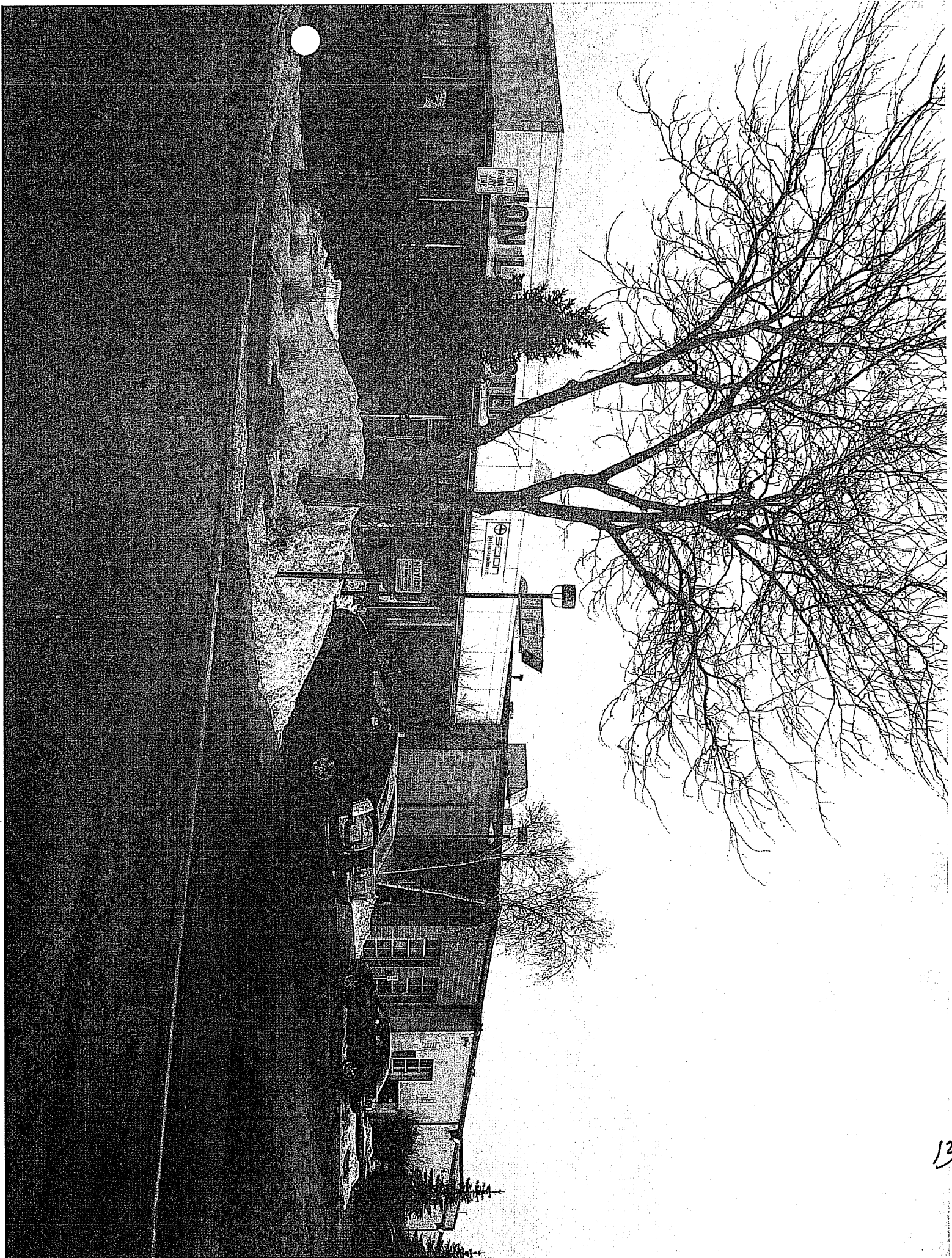


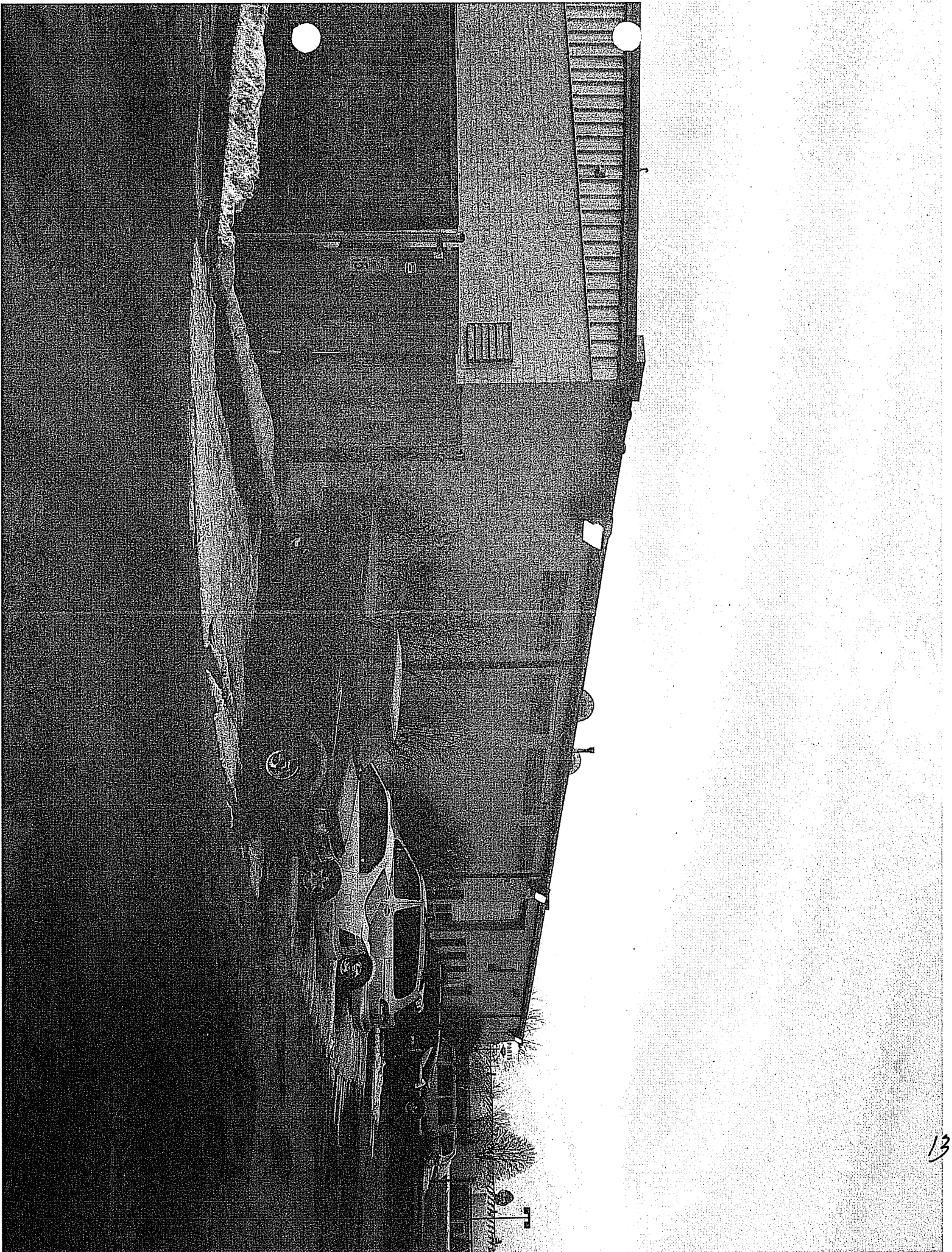














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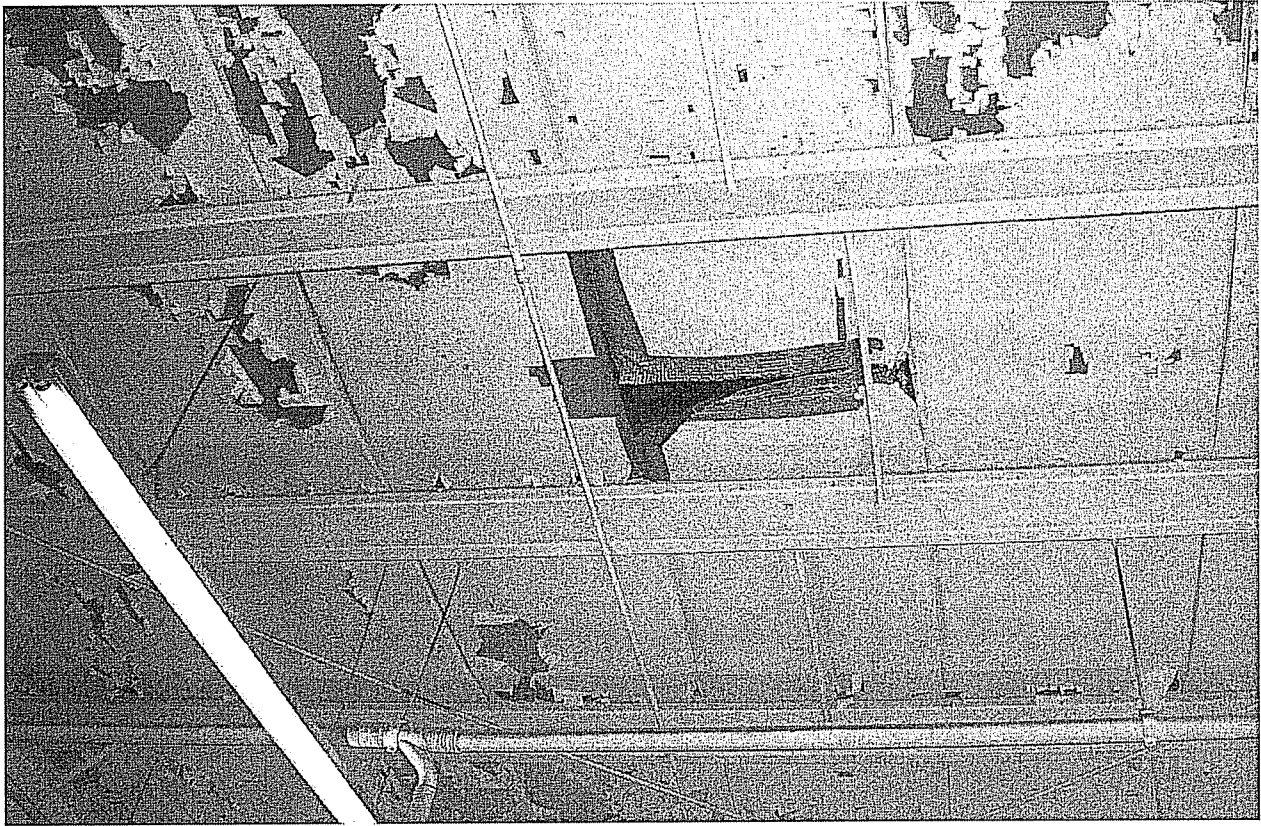
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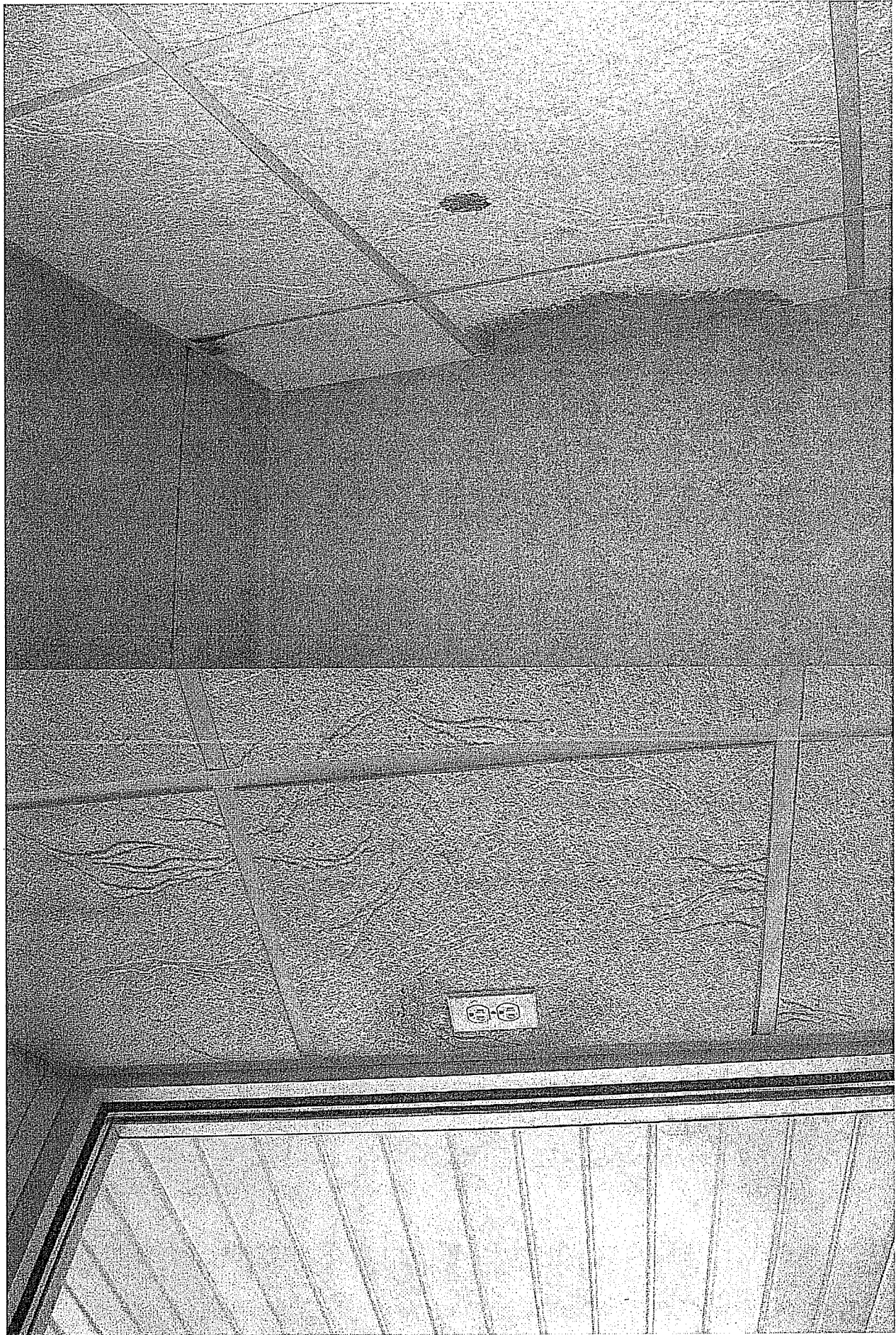
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Submitted by:

Thomas W. McCoy, P.E.
Wis Lic E-22836









February 22, 2007

George Dreckmann
Recycling Coordinator
1501 W. Badger Rd
Madison, WI 53713

**RE: Jon Lancaster Toyota recycling plan
3501 Lancaster Drive
Madison, WI. 53718**

We have met with Frank Byrne and have signed the attached contract regarding items they will be removing and re-using. Those items are as follows:

- 1) Solid core doors
- 2) Toilet grab bars
- 3) Cabinetry and sink from upper administration office
- 4) Steel parts shelving in parts area
- 5) Mirrors
- 6) Bulletin boards
- 7) Bull pen lockers

Supreme Structures recycling plan as follows:

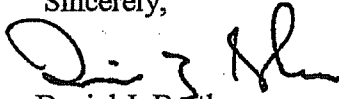
- 1) Re-use sand drift acoustical ceiling tile from sales floor for new administration office.
- 2) Re-use aluminum transom windows in new showroom/office dividers.
- 3) Re-use and re-locate hollow metal door frames that are in steel stud walls for building. All other hollow metal door frames to be recycled in steel dumpster.
- 4) Relocate drinking fountain in existing waiting room to new upper administration office.
- 5) Re-use existing service drive up infrared heaters for new detail area. Salvage and recycle existing heaters in old service for recycling.
- 6) Recycle all aluminum window framing and aluminum over head doors. Re-use aluminum overhead door in delivery for new building.
- 7) All existing concrete, block, brick and asphalt to be crushed and used for parking lot base course. Contact Assurance Inspection at 608-827-6761 for testing of lead paint prior to the crushing.
- 8) Existing trench drains to be recycled (metal).
- 9) Contact Saint Vincent for pick up of washer, dryer and refrigerator.
- 10) All existing old wiring to be salvage and recycled.
- 11) RTU's to be removed and sold. The new existing RTU in administration to be re-used in the new building (retail parts?) .

- 12) All fluorescent bulbs and ballast to be properly salvage and recycled.
- 13) Aluminum soffits to be recycled (placed in aluminum dumpster for later pick up).
- 14) Existing apolic panels to be re-used for interior wall decoration.
- 15) Remove and recycle carpet. Currently Sergenians has this program set up. Check with other vendors for same possible program.
- 16) Existing gutter heat tape to be re-used in new gutters for new building.
- 17) We are currently looking into possible usage of using the broken tempered glass from existing windows for possible landscape feature, and or floor treatments.

Note: There will be the following dumpsters on site for the demolition of the existing building:

- 1) Cardboard dumpster for all new material packaging
- 2) Steel dumpster for all existing steel beams/light poles/girts/steel studs/etc
- 3) Aluminum dumpster for all aluminum store front framing and interior aluminum
- 4) 6 Yard dumpster for all old wiring /copper piping
- 5) Wood dumpster for any wood from demolition as well as any new framing cut offs
- 6) Misc. dumpster for drywall/stained ceiling tile/misc. garbage

Sincerely,



Daniel J. Bertler
President

BUILDING REMOVAL AND SALVAGE AGREEMENT

This BUILDING REMOVAL AND SALVAGE AGREEMENT (this "Agreement") is entered into as of the 22ND day of FEBRUARY, 2007, by and between JON LANCASTER ("Owner"), and HABITAT FOR HUMANITY OF DANE COUNTY ("Contractor").

RECITALS

- A. JON LANCASTER owns certain salvage rights to real estate located in the City of MADISON WI, Dane County, Wisconsin, with an address of _____ and certain improvements located thereon (the "Buildings").
- B. JON LANCASTER (Owner) desires to demolish or renovate the Buildings and will in the process remove and dispose of building materials incorporated into the Buildings.
- C. The Contractor desires to salvage some or all of the building materials that (Owner) intends to remove from the Buildings.
- D. It is the desire of the parties for Independent Contractors to obtain an exclusive right to salvage material that Habitat Restore does not intend to salvage, remove or reclaim.

NOW, THEREFORE, in consideration of the foregoing, the mutual covenants and obligations contained herein, and other valuable consideration the receipt and sufficiency of which they acknowledge, JON LANCASTER (Owner/Contractor) and the Contractor hereby agree as follows:

1. **Demolition and Removal.** Owner hereby grants to Contractor the right to remove and salvage materials from the Buildings. Contractor shall retain sole authority to select material to be salvaged. All remaining material shall be disposed of by Owner at Owners expense. Additional details of the project are described on Attachment A.
2. **Notice to Proceed/Time to Completion.** The Contractor will commence and complete deconstruction on or before to be determined. If the Contractor fails to meet this deadline, Owner shall have the right to salvage and bring in other parties to dispose of materials.
3. **Consideration.** Unless otherwise specified in Attachment A, no additional compensation or consideration shall be paid to Owner for the services or materials provided in this Agreement.
4. **Permits and Approvals/Compliance with Laws.** Owner shall obtain any and all governmental permits and approvals necessary for the demolition, removal and/or disposal of the Buildings. Owner shall at all times comply with any and all statutes, regulations, ordinances and other laws applicable to the performance of Owners obligations under this Agreement.

5. **Insurance/Indemnification/Liens.** The Contractor hereby agrees:

a. Upon request from Owner to deliver to Owner a certificate of insurance showing that the Contractor has in force a general liability insurance policy sufficiently broad to cover the Contractor's activities on the Property. Upon request of Owner, Contractor shall list Owner as an additional insured for purposes of this Agreement, and Contractor shall keep such insurance in full force and effect during the term of this Agreement;

b. To indemnify, defend and hold harmless Owner, its members, managers, employees, officers, volunteers, subcontractor agents, invitees and directors, from and against any and all claims, liabilities, damages or other costs which may arise from the activities of the Contractor, its employees, subcontractors or agents on the Property or otherwise connected with the demolition and salvaging of material from the Buildings, unless such claims, liabilities, damages or other costs arise due to the negligence of Owner. This indemnification shall survive the expiration or termination of this Agreement; and

c. To keep the Property free and clear of all liens of any kind or nature, including construction liens, arising out of his activities on the Property or otherwise connected with the demolition and salvaging of material from the Buildings. This covenant shall survive the expiration or termination of this Agreement.

6. **Limitation of Liability.** Contractor agrees that Owner shall not be liable for any injuries, damages, costs or expenses suffered or incurred by Contractor or its employees, subcontractors, or agents, resulting from or in any way related to the subject matter of this Agreement, unless such injuries, damages, costs or expenses are the result of Owner's negligence or willful misconduct.

7. **Miscellaneous.**

a. In conducting his activities under this Agreement, the Contractor agrees not to unreasonably interfere with the work of others on the Property or on other lands adjacent to the Property.

b. Nothing in this Agreement shall constitute Contractor as an employee, agent or representative of Owner. Contractor is an independent contractor and has control of the details of the performance of his obligations hereunder.

c. This Agreement shall bind and benefit the parties and their respective heirs, personal representatives, successors and assigns.

d. This Agreement constitutes the entire agreement of the parties respecting the subject matter hereof, and may not be modified or amended except in writing signed by both parties.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.

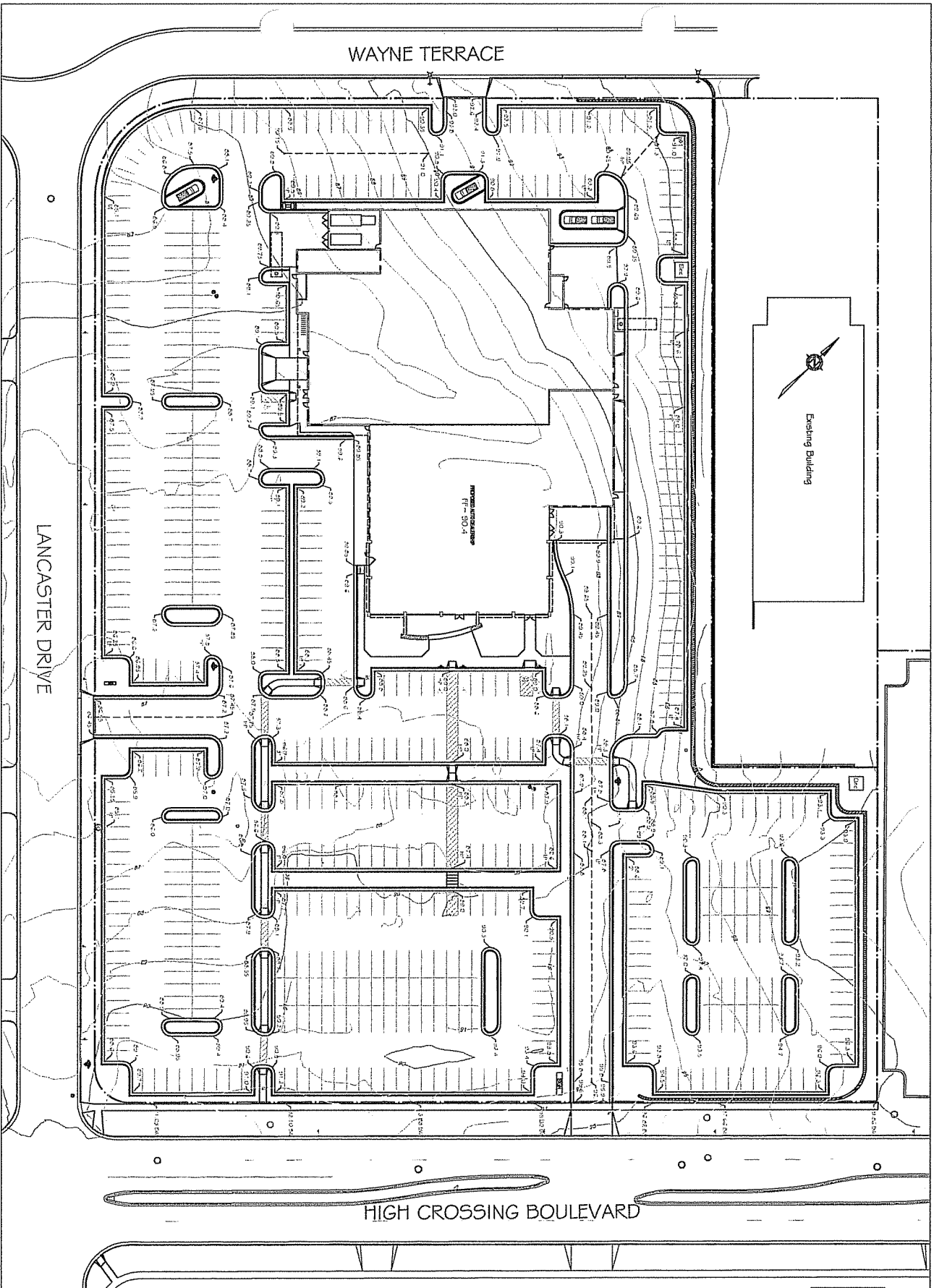
Supreme Structures Inc.
Representing - Son Landscaper

HABITAT FOR HUMANITY OF
DANE COUNTY, INC.

X
By: [Signature]
Name: Daniel J. Bortler
Title: President

X
By: [Signature]
Name: Frank O. Byrne
Title: Deconstruction Manager

Supreme Structures Inc.



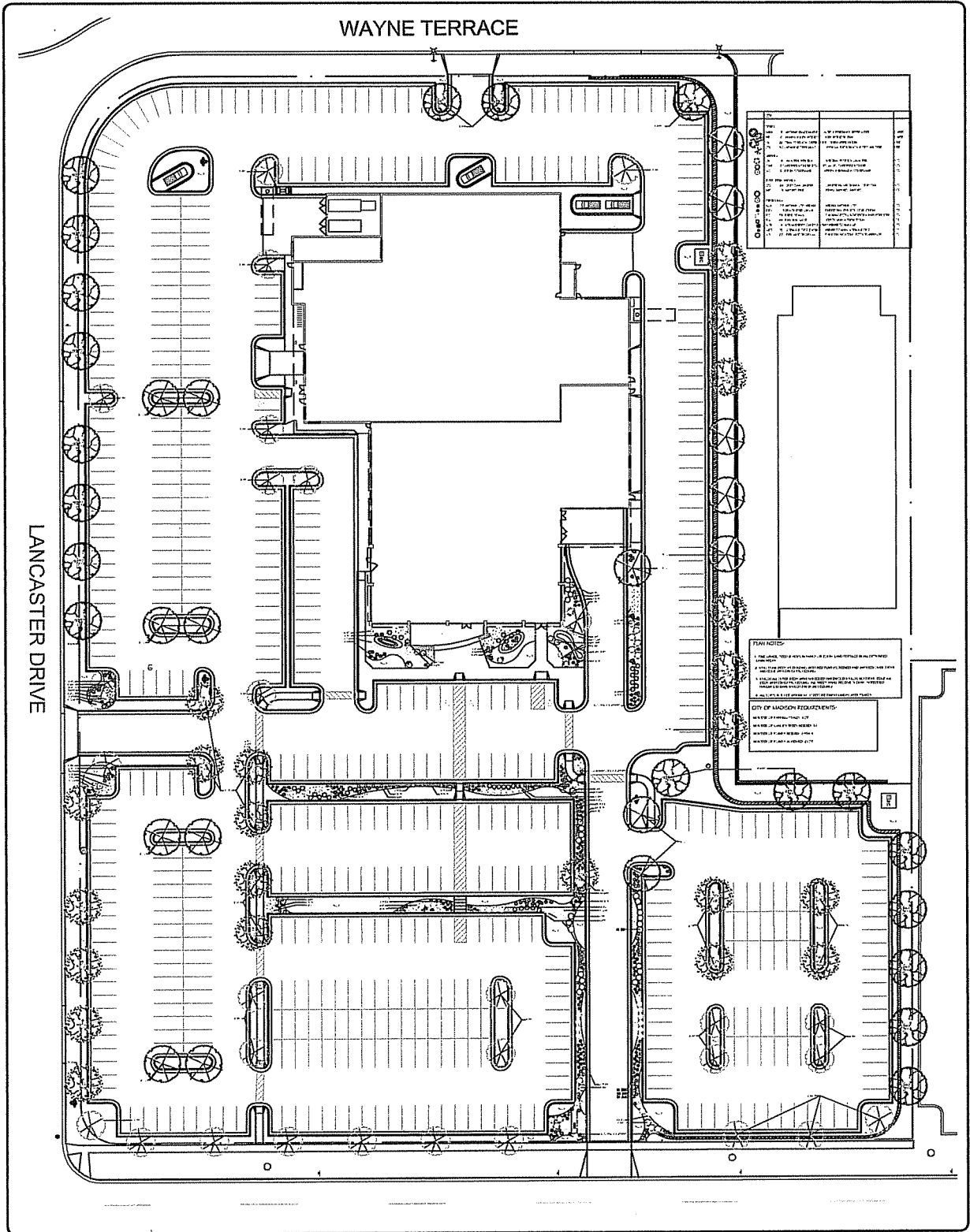
McCOY ENGINEERING
 1000 W. Main Street, Suite 200, Madison, WI 53703
 Phone: 608.261.1111 Fax: 608.261.1112
 www.mccoys.com

SUPREME STRUCTURES
 4875 Woodland Hill, Madison, WI 53714

HOWBURG CONTRACTORS, INC.
 5900 Monona Drive, Madison, WI 53719
 Phone: 608.261.1111 Fax: 608.261.1112

TOYOTA
 3501 LANCASTER DRIVE
 MADISON, WISCONSIN

GRADING PLAN
 SCALE: 1" = 30'
C 2.0

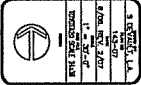


WAYNE TERRACE

LANCASTER DRIVE

NO.	DESCRIPTION	DATE
1	AS SHOWN ON THE PLAN, THE BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF MCKAY'S ZONING ORDINANCES AND THE CITY OF MCKAY'S SUBDIVISION ORDINANCES.	11/11/11
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TOYOTA/ SUPREME STRUCTURES

City & State of **McKay**
Survey Company

PG BOX 185, 750 S. MCKAY ST. WATERLOO, IA 52244
520-478-2121
WWW.MCKAYTHECITY.COM

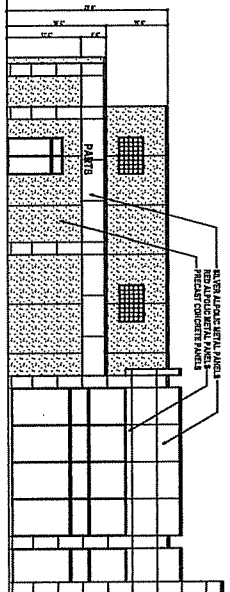
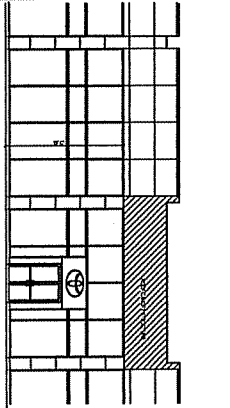
S. DENVALT MCKAY NURSERY CO REPRESENTATIVE

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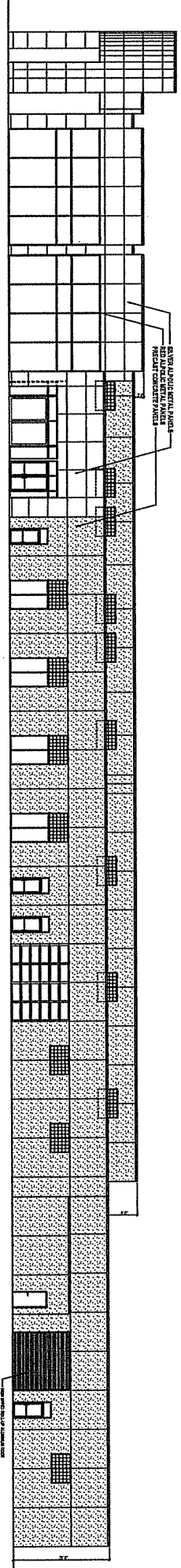
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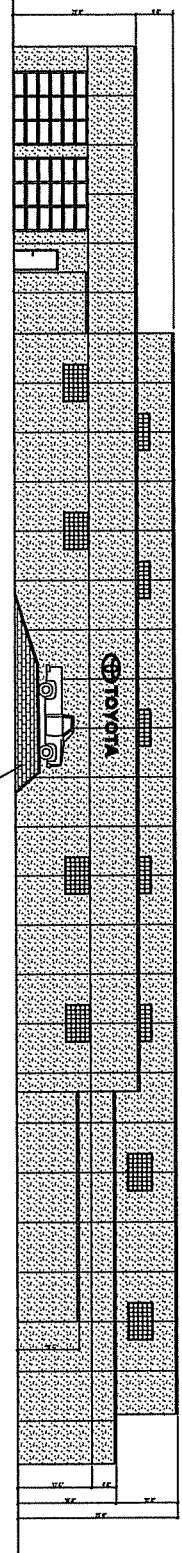
EAST ELEVATION BEHIND PORCH



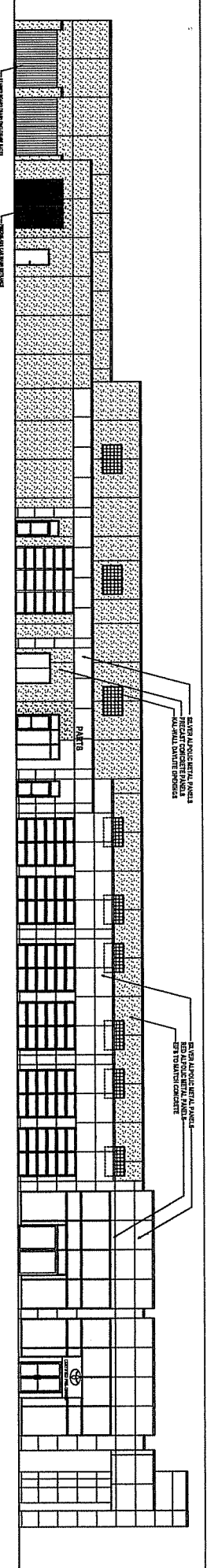
NORTH ELEVATION



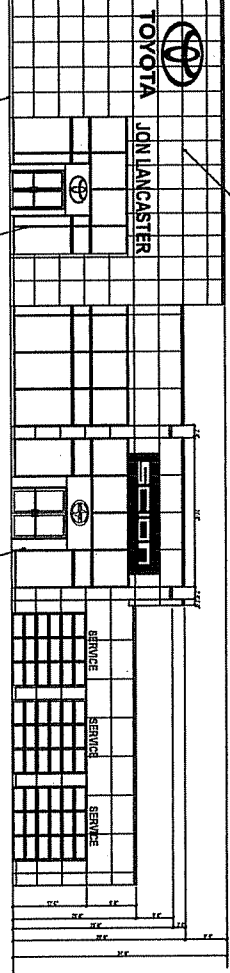
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



McCOY ENGINEERING		PROJECT NO.	ELEVATIONS
JON LANCASTER TOYOTA		DATE	AS3
3501 LANCASTER DRIVE		SCALE	AS SHOWN
MADISON, WI		PROJECT	7813
ELEVATIONS		DATE	7/8/13