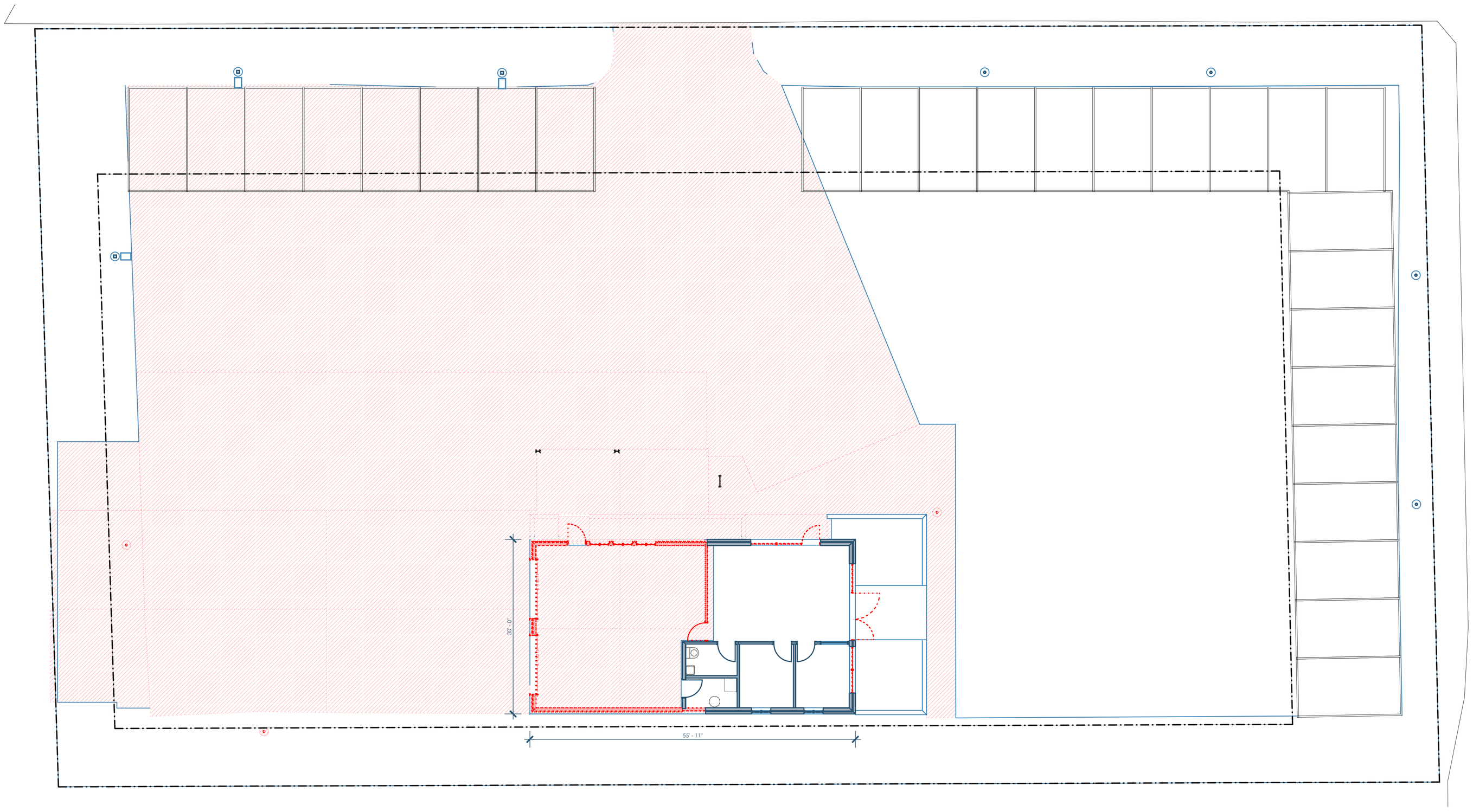
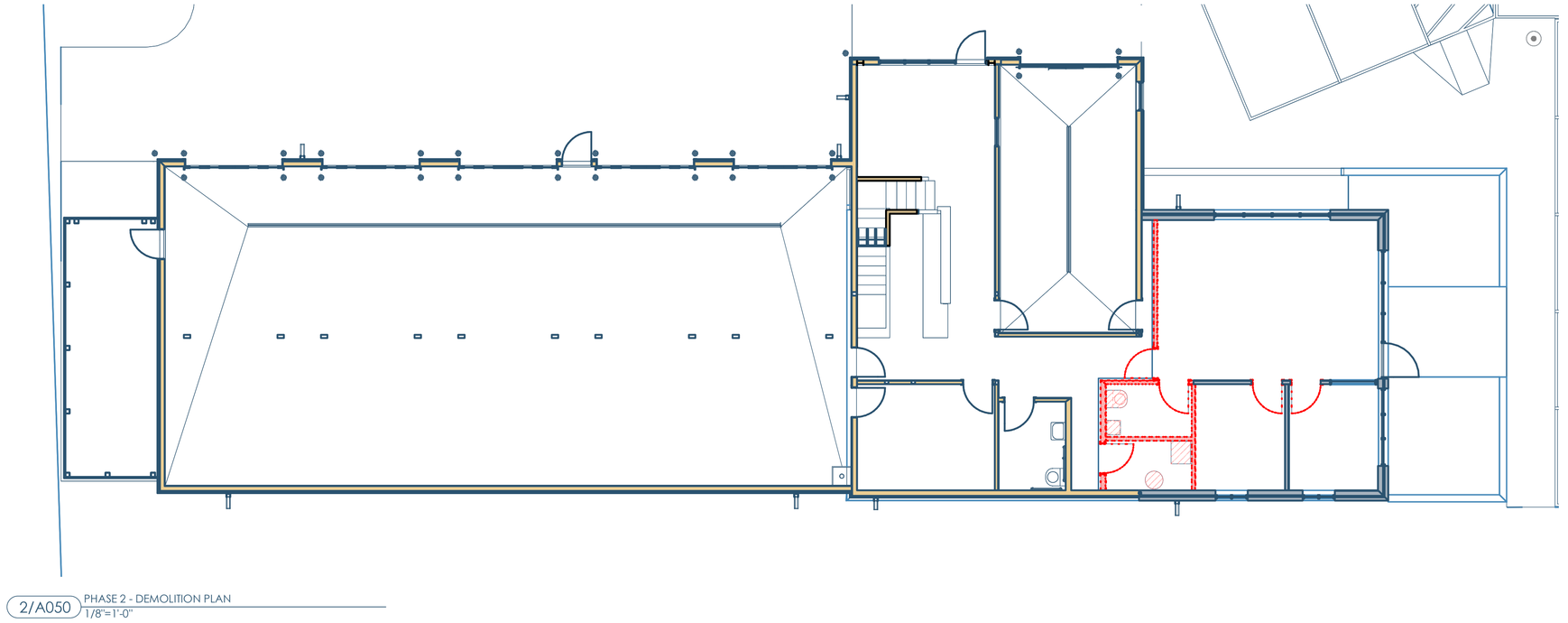


5B/A050 PHASE 1 - DEMOLITION PLAN
1/8"=1'-0"



2/A050 PHASE 2 - DEMOLITION PLAN
1/8"=1'-0"

Date	Description
12/03/2025	SITE PLAN REIVEW

Owner: Cool Car Guys
1600 Center Ave
Janesville, WI 53546
608.531.1600

GC: Lake Country Construction Group
161 Horizon Dr
Verona, WI 53593
608.845.1398

Architect: OpeningDesign
17 S Fairchild | FL 7
Madison, WI 53703
ryan@openingdesign.com | 773.425.6456

DEMOLITION PLANS
COOL CAR GUYS
1600 CENTER AVE, JANESVILLE, WI 53546

A050

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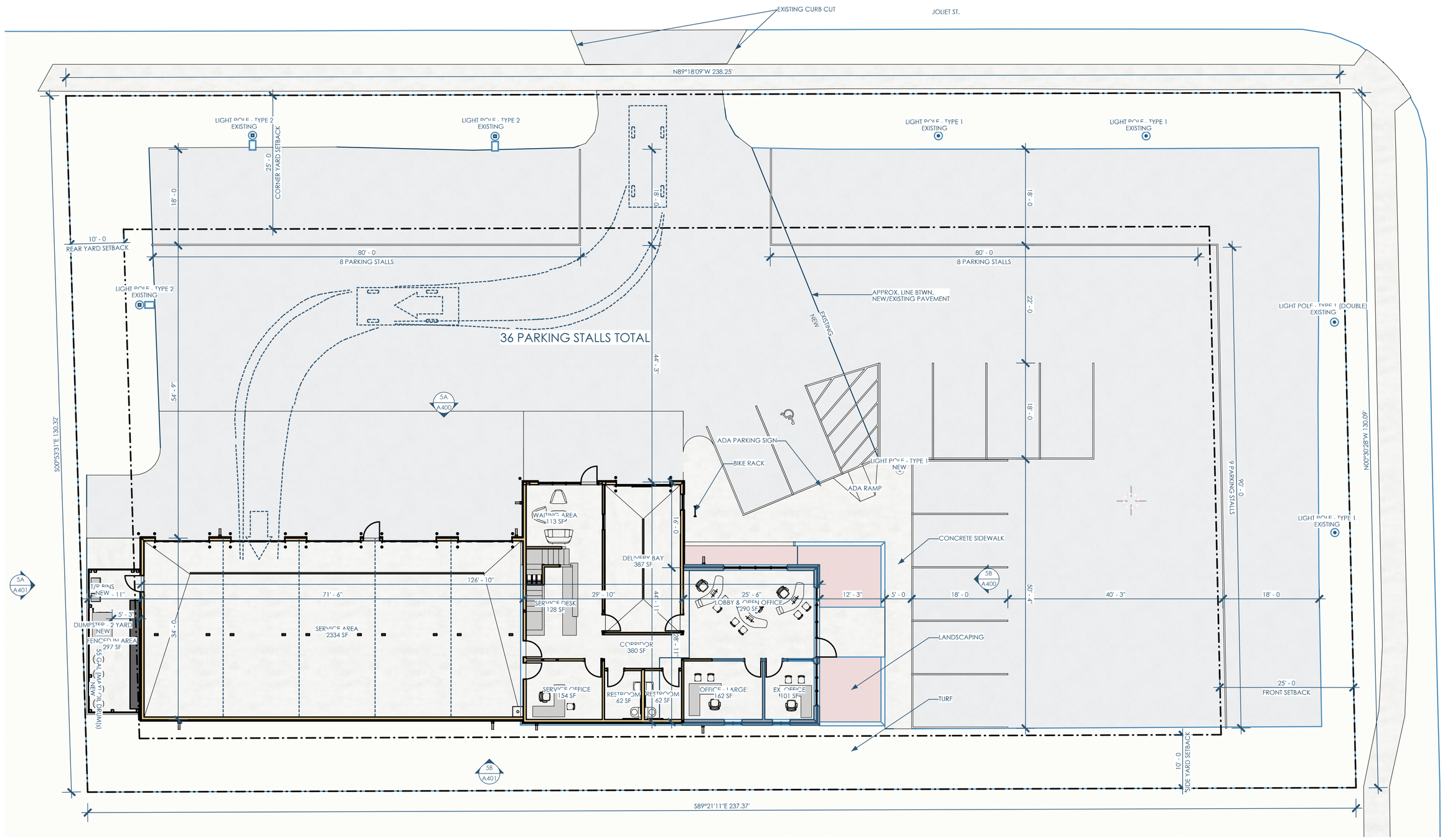
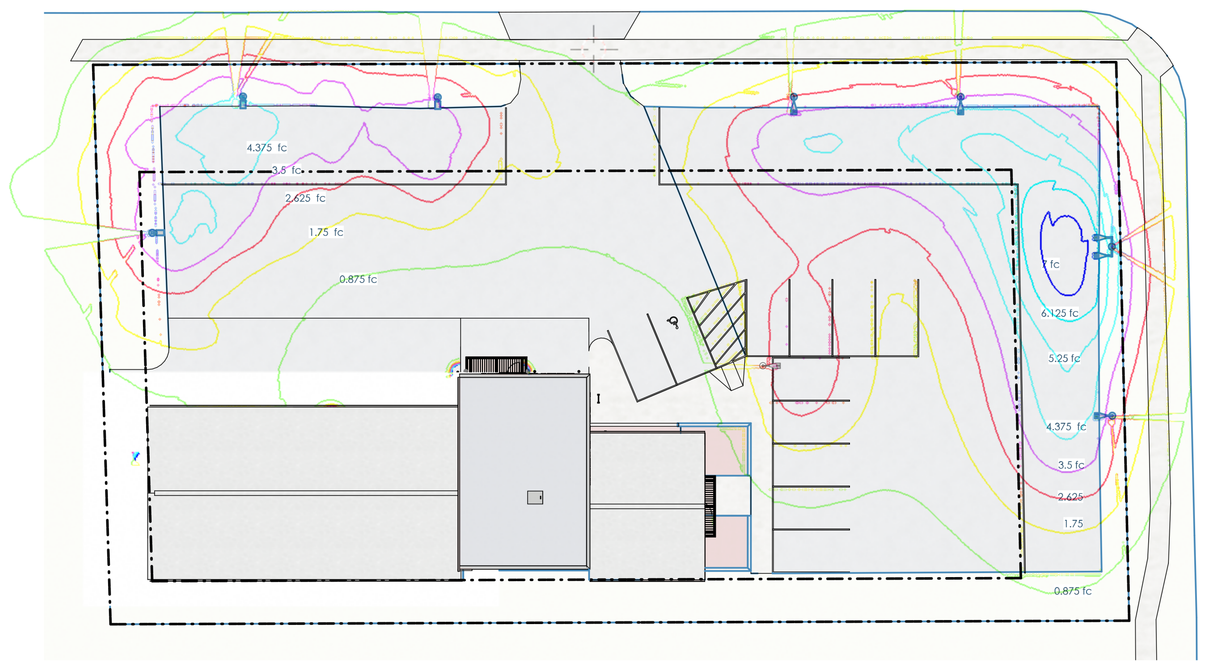


5A/A100 SITE PLAN
1"=10'



2/A100 SITE PLAN - PHOTOMETRIC PLAN
1"=20'

Date	Description
12/03/2025	SITE PLAN REIVEW

Owner: Cool Car Guys
1600 Center Ave
Janesville, WI 53546
608.531.1600

GC: Lake Country Construction Group
161 Horizon Dr
Verona, WI 53593
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Architect: OpeningDesign
17 S Fairchild | FL 7
Madison, WI 53703
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SITE PLAN
COOL CAR GUYS
1600 CENTER AVE, JANESVILLE, WI 53546

A100

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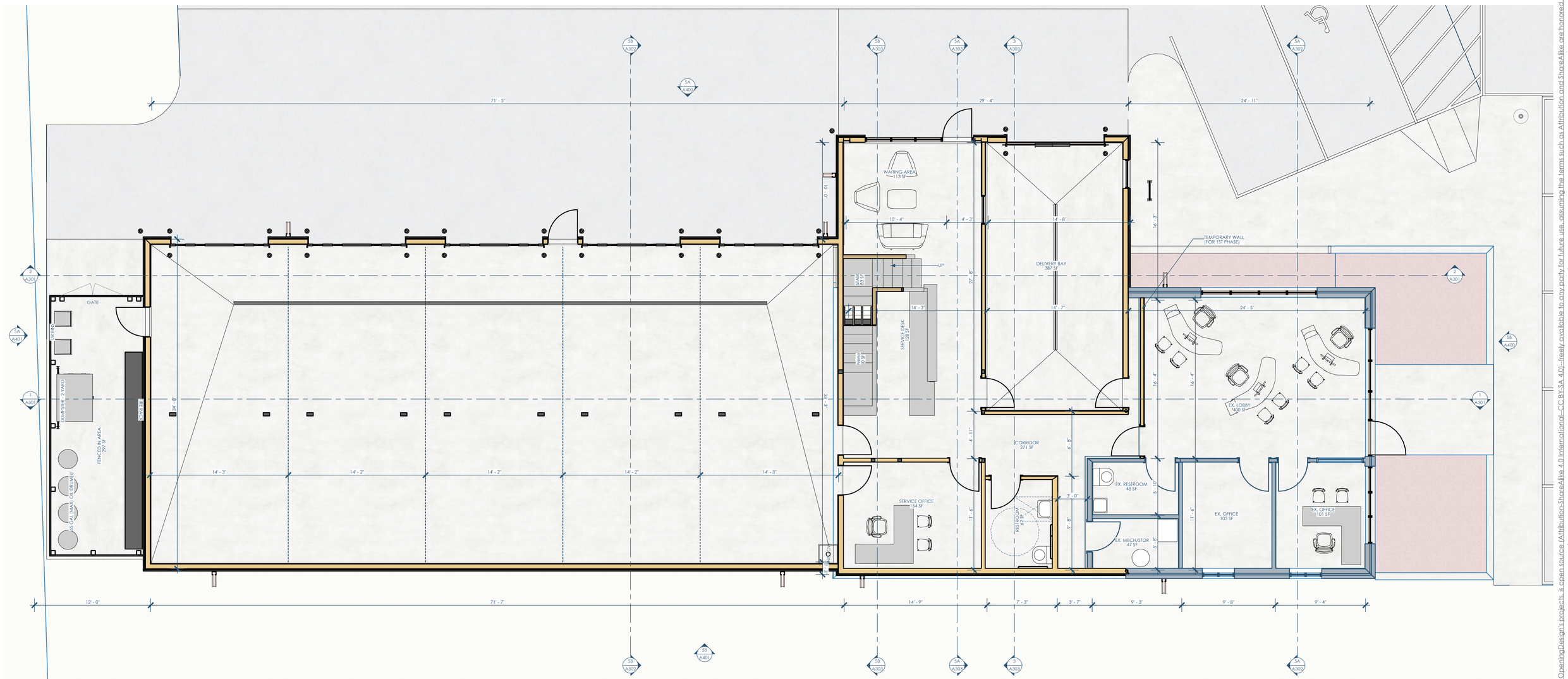

5B/A101_1 FOO PLAN
1/4"=1'-0"

NUMBER	NAME	AREA	FUNCTION OF SPACE	AREA PER OCCUPANT	OCCUPANTS	OCCUPANCY TYPE
100	LOBBY & OPEN OFFICE	290	BUSINESS AREA	100	2.9	(B) OCCUPANCY
102	OFFICE - LARGE	162	BUSINESS AREA	100	1.6	(B) OCCUPANCY
103	DELIVERY BAY	387	INDUSTRIAL AREAS	100	3.9	(S-1) OCCUPANCY
104	RESTROOM	62	CIRCULATION	0	0	(B) OCCUPANCY
105	RESTROOM	62	CIRCULATION	0	0	(B) OCCUPANCY
106	SERVICE OFFICE	154	BUSINESS AREA	100	1.5	(B) OCCUPANCY
107	CORRIDOR	380	CIRCULATION	0	0	(B) OCCUPANCY
108	WAITING AREA	113	ASSEMBLY – UNCONCENTRATED	15	7.5	(B) OCCUPANCY
109	SERVICE DESK	128	BUSINESS AREA	100	1.3	(B) OCCUPANCY
110	STAIR	83	CIRCULATION	0	0	(B) OCCUPANCY
111	SERVICE AREA	2334	INDUSTRIAL AREAS	100	23.3	(S-1) OCCUPANCY
112	FENCED IN AREA	297	STORAGE	300	1	(B) OCCUPANCY
	1st Floor SF	**4452**		Sum - 1st Floor	43	
200	CORRIDOR	140	CIRCULATION	0	0	(B) OCCUPANCY
201	OFFICE	179	BUSINESS AREA	100	1.8	(B) OCCUPANCY
202	RESTROOM	65	CIRCULATION	0	0	(B) OCCUPANCY
203	OFFICE	124	BUSINESS AREA	100	1.2	(B) OCCUPANCY
204	OFFICE	155	BUSINESS AREA	100	1.6	(B) OCCUPANCY
205	OFFICE	146	BUSINESS AREA	100	1.5	(B) OCCUPANCY
206	MECH.	50	STORAGE	300	0.2	(B) OCCUPANCY
	2nd Floor SF	**859**		Sum - 2nd Floor	6.3	
	Total SF	**5311**		Sum – All Floors	49	

2/A101_1 ROOM SCHEDULE - OCCUPANCY

Owner: Cool Car Guys
1600 Center Ave
Janesville, WI 53546
608.531.1600

GC: Lake Country Construction Group
161 Horizon Dr
Verona, WI 53593
608.845.1398

Architect: OpeningDesign
17 S Fairchild | FL 7
Madison, WI 53703
ryan@openingdesign.com | 773.425.6456

Date	Description
12/03/2025	SITE PLAN REIVEW

PHASE 1 - FIRST FLOOR
COOL CAR GUYS
1600 CENTER AVE, JANESVILLE, WI 53546

A101_1

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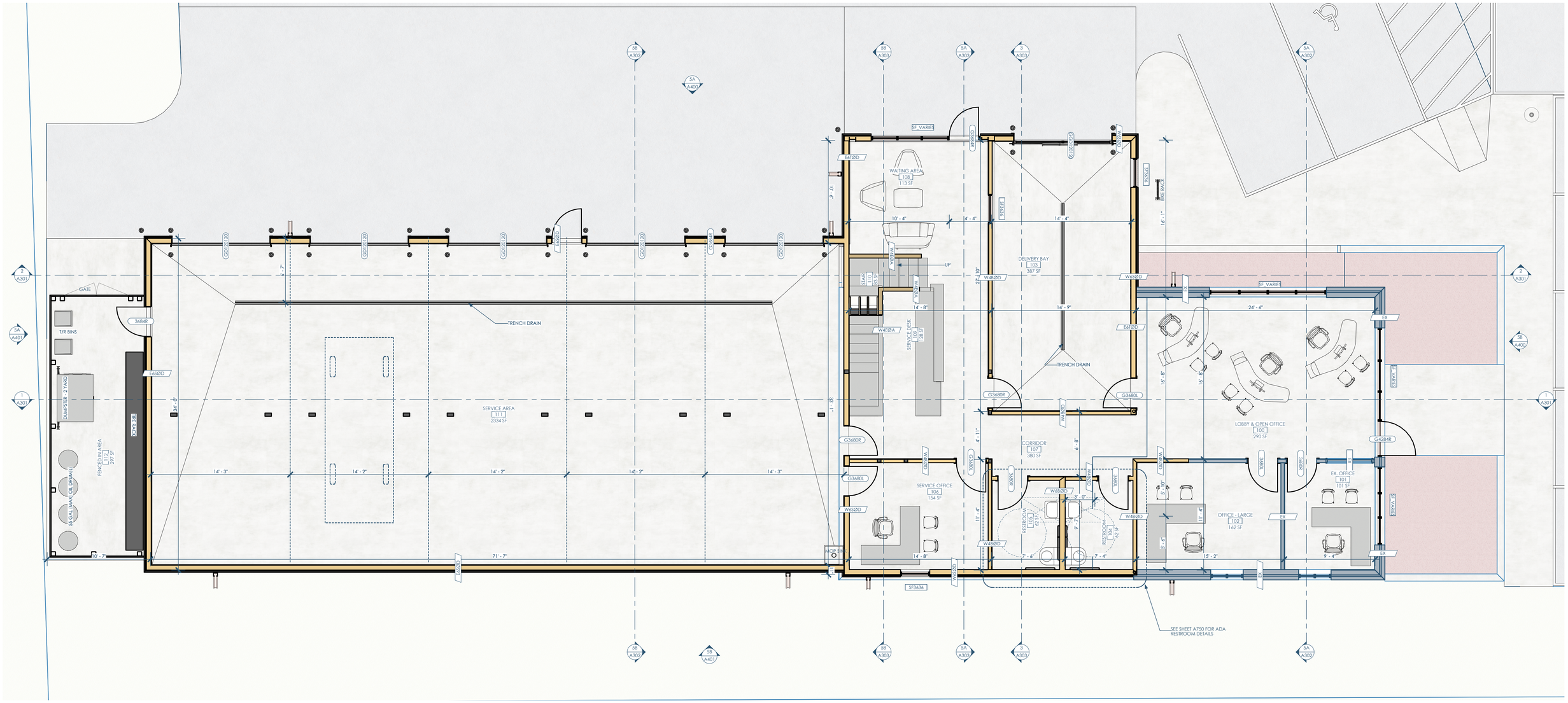

5B/A101_2 PHASE 2 - 1ST FLOOR
1/4"=1'-0"

NUMBER	NAME	AREA	FUNCTION OF SPACE	AREA PER OCCUPANT	OCCUPANTS	OCCUPANCY TYPE
100	LOBBY & OPEN OFFICE	290	BUSINESS AREA	100	2.9	(B) OCCUPANCY
102	OFFICE - LARGE	162	BUSINESS AREA	100	1.6	(B) OCCUPANCY
103	DELIVERY BAY	387	INDUSTRIAL AREAS	100	3.9	(S-1) OCCUPANCY
104	RESTROOM	62	CIRCULATION	0	0	(B) OCCUPANCY
105	RESTROOM	62	CIRCULATION	0	0	(B) OCCUPANCY
106	SERVICE OFFICE	154	BUSINESS AREA	100	1.5	(B) OCCUPANCY
107	CORRIDOR	380	CIRCULATION	0	0	(B) OCCUPANCY
108	WAITING AREA	113	ASSEMBLY – UNCONCENTRATED	15	7.5	(B) OCCUPANCY
109	SERVICE DESK	128	BUSINESS AREA	100	1.3	(B) OCCUPANCY
110	STAIR	83	CIRCULATION	0	0	(B) OCCUPANCY
111	SERVICE AREA	2334	INDUSTRIAL AREAS	100	23.3	(S-1) OCCUPANCY
112	FENCED IN AREA	297	STORAGE	300	1	(B) OCCUPANCY
	1st Floor SF	**4452**		Sum - 1st Floor	43	
200	CORRIDOR	140	CIRCULATION	0	0	(B) OCCUPANCY
201	OFFICE	179	BUSINESS AREA	100	1.8	(B) OCCUPANCY
202	RESTROOM	65	CIRCULATION	0	0	(B) OCCUPANCY
203	OFFICE	124	BUSINESS AREA	100	1.2	(B) OCCUPANCY
204	OFFICE	155	BUSINESS AREA	100	1.6	(B) OCCUPANCY
205	OFFICE	146	BUSINESS AREA	100	1.5	(B) OCCUPANCY
206	MECH.	50	STORAGE	300	0.2	(B) OCCUPANCY
	2nd Floor SF	**859**		Sum - 2nd Floor	6.3	
	Total SF	**5311**		Sum – All Floors	49	

2/A101_2 ROOM SCHEDULE - OCCUPANCY

Owner: Cool Car Guys
1600 Center Ave
Janesville, WI 53546
608.531.1600

GC: Lake Country Construction Group
161 Horizon Dr
Verona, WI 53593
608.845.1398

Architect: OpeningDesign
17 S Fairchild | FL 7
Madison, WI 53703
ryan@openingdesign.com | 773.425.6456

Date	Description
12/03/2025	SITE PLAN REIVEW

PHASE 2 - FIRST FLOOR
COOL CAR GUYS
1600 CENTER AVE, JANESVILLE, WI 53546

A101_2

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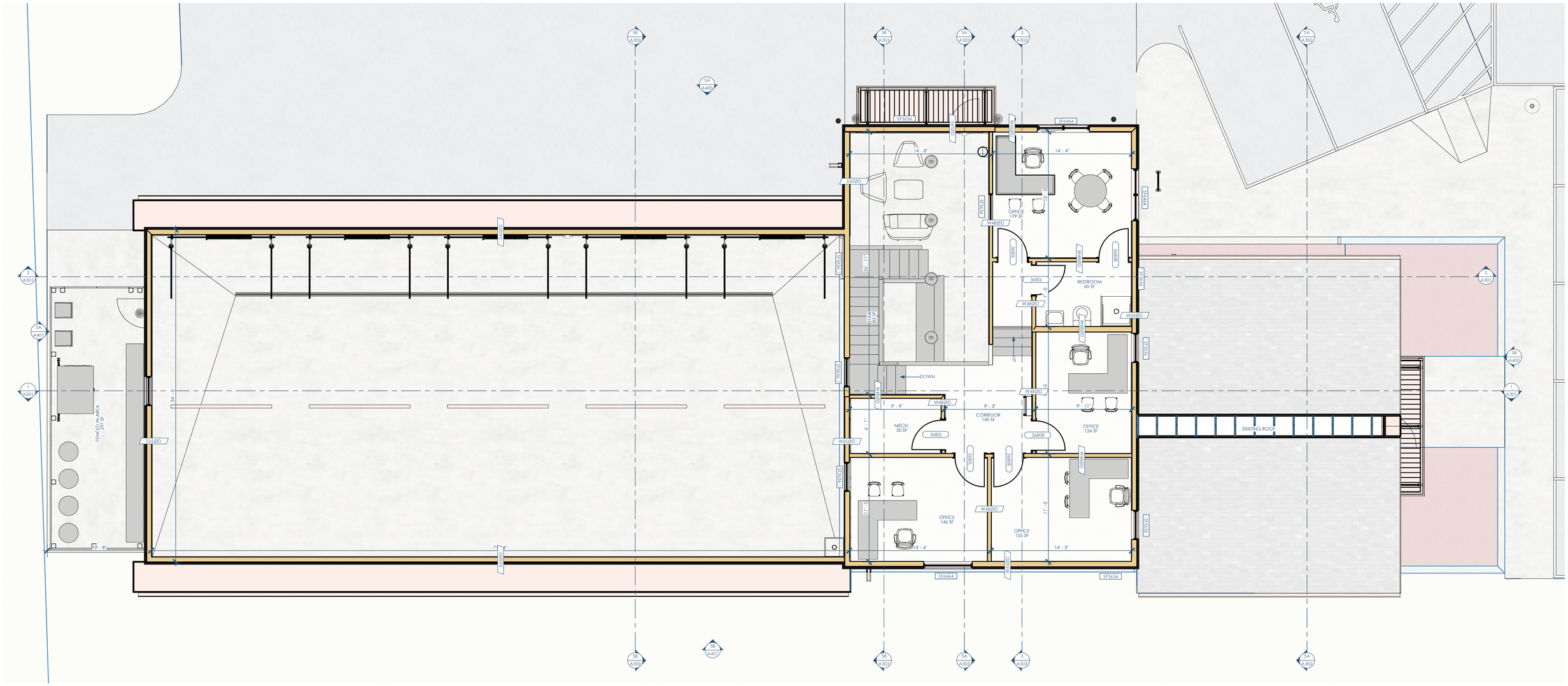

5B/A102 PHASE 2 - MEZZ
1/4"=1'-0"

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Date	Description
12/03/2025	SITE PLAN REIVEW

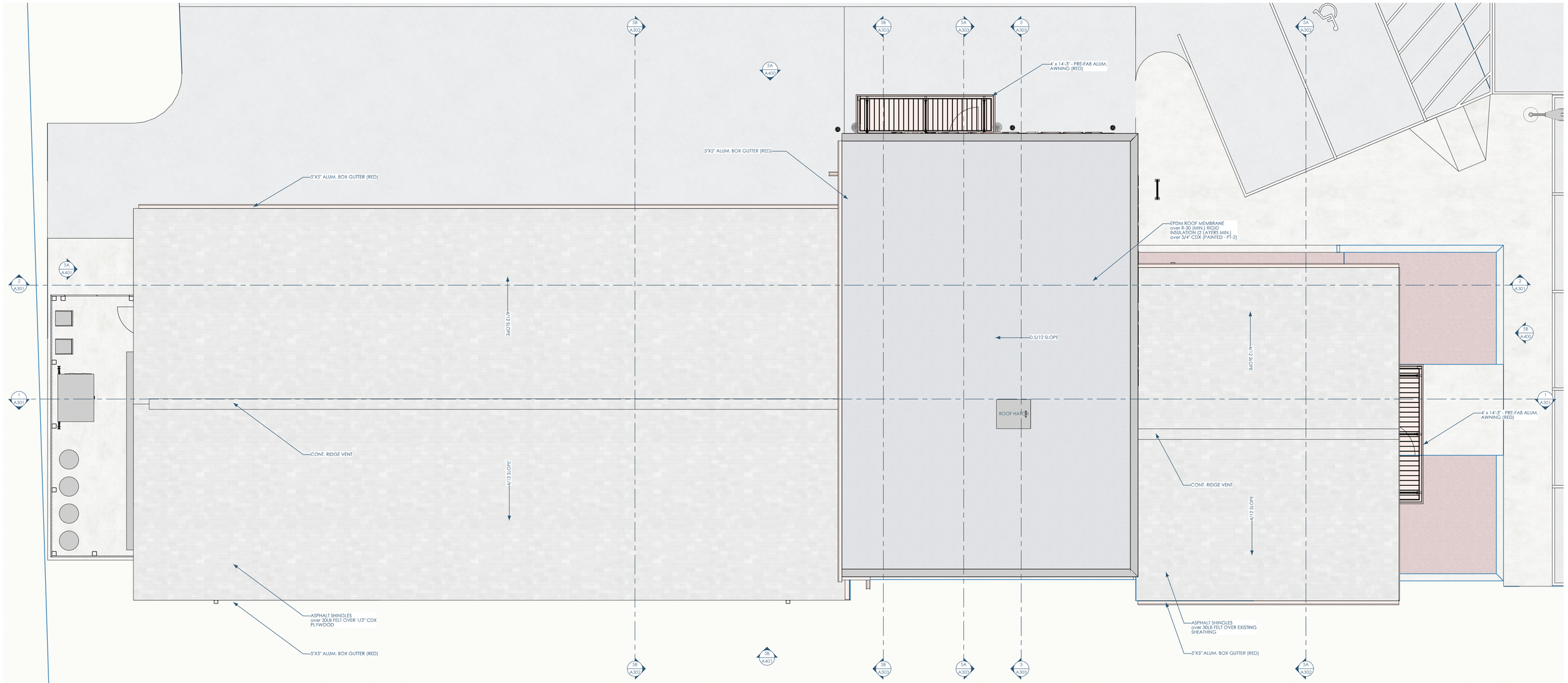
Owner: Cool Car Guys
1600 Center Ave
Janesville, WI 53546
608.531.1600

GC: Lake Country Construction Group
161 Horizon Dr
Verona, WI 53593
608.845.1398

Architect: OpeningDesign
17 S Fairchild | FL 7
Madison, WI 53703
ryan@openingdesign.com | 773.425.6456

PHASE 2 - MEZZANINE
COOL CAR GUYS
1600 CENTER AVE, JANESVILLE, WI 53546

A102



1/A103 PHASE 2 - ROOF PLAN
1/4"=1'-0"

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Date	Description
12/03/2025	SITE PLAN REIVEW

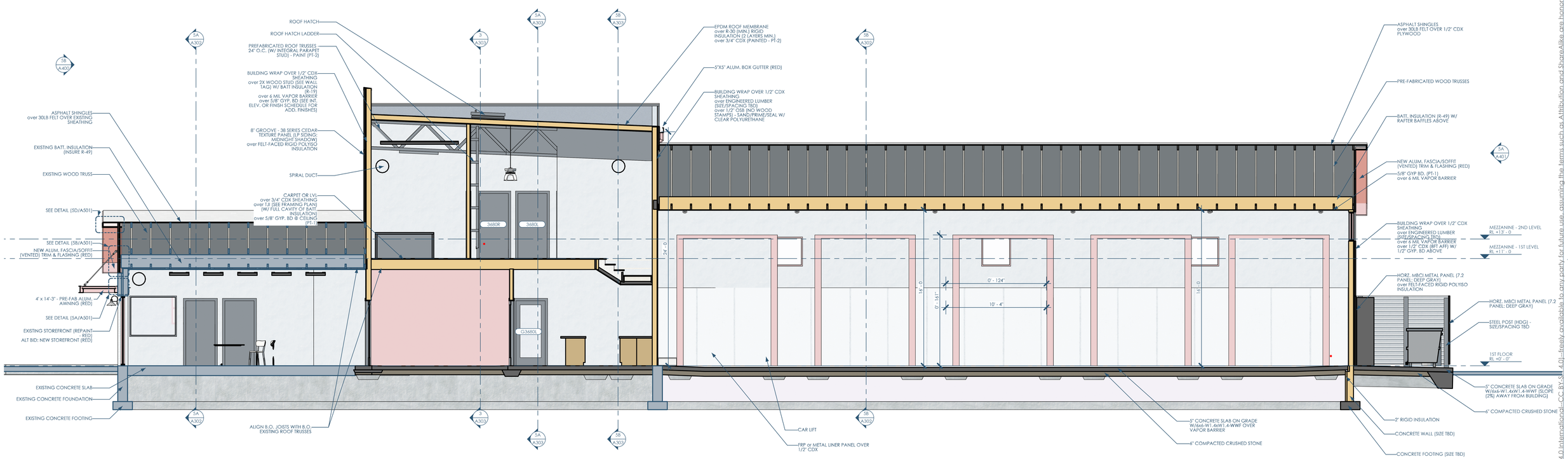
Owner: Cool Car Guys
1600 Center Ave
Janesville, WI 53546
608.531.1600

GC: Lake Country Construction Group
161 Horizon Dr
Verona, WI 53593
608.845.1398

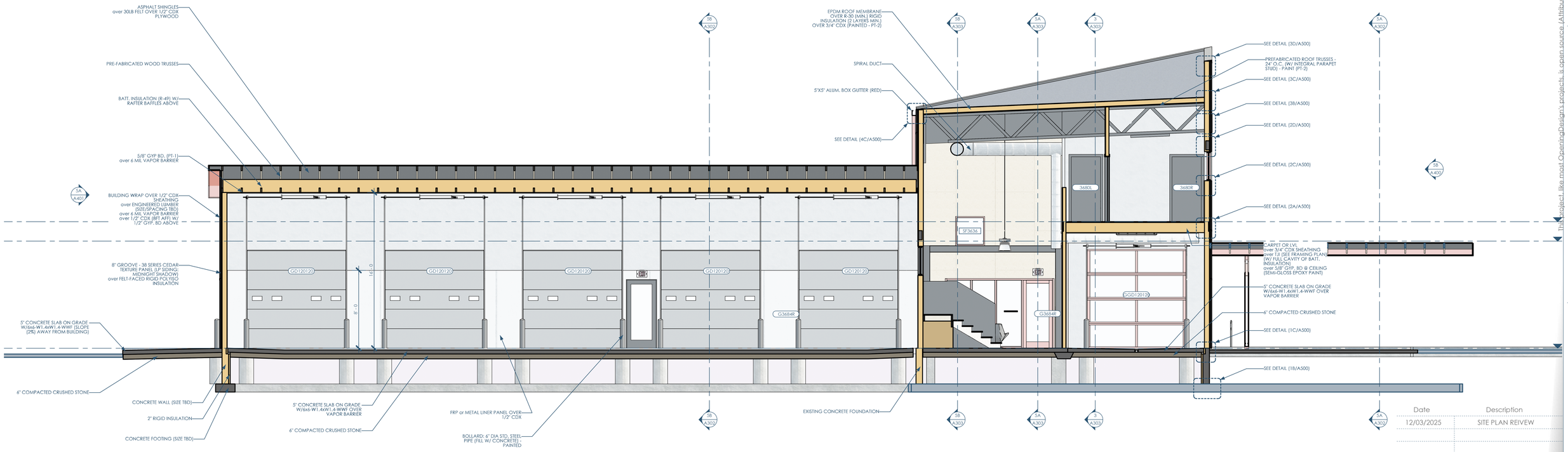
Architect: OpeningDesign
17 S Fairchild | FL 7
Madison, WI 53703
ryan@openingdesign.com | 773.425.6456

ROOF PLAN
COOL CAR GUYS
1600 CENTER AVE, JANESVILLE, WI 53546

A103



1/A301 SECTION - EW - SOUTH
1/4"=1'-0"



2/A301 SECTION - EW - NORTH
1/4"=1'-0"

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Date	Description
12/03/2025	SITE PLAN REIVEW

WISCONSIN
RYAN P. SCHULTZ
A-1115705
STATE OF WISCONSIN
ARCHITECT

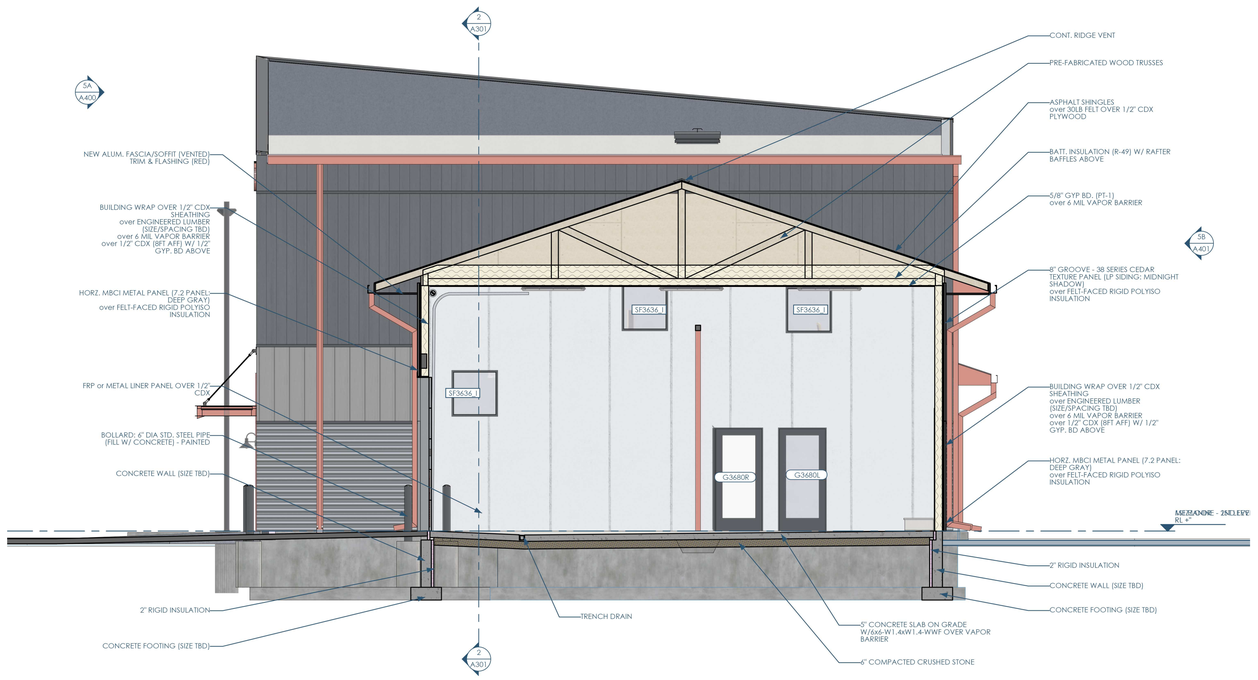
SECTIONS
COOL CAR GUYS
1600 CENTER AVE, JANESVILLE, WI 53546

A301

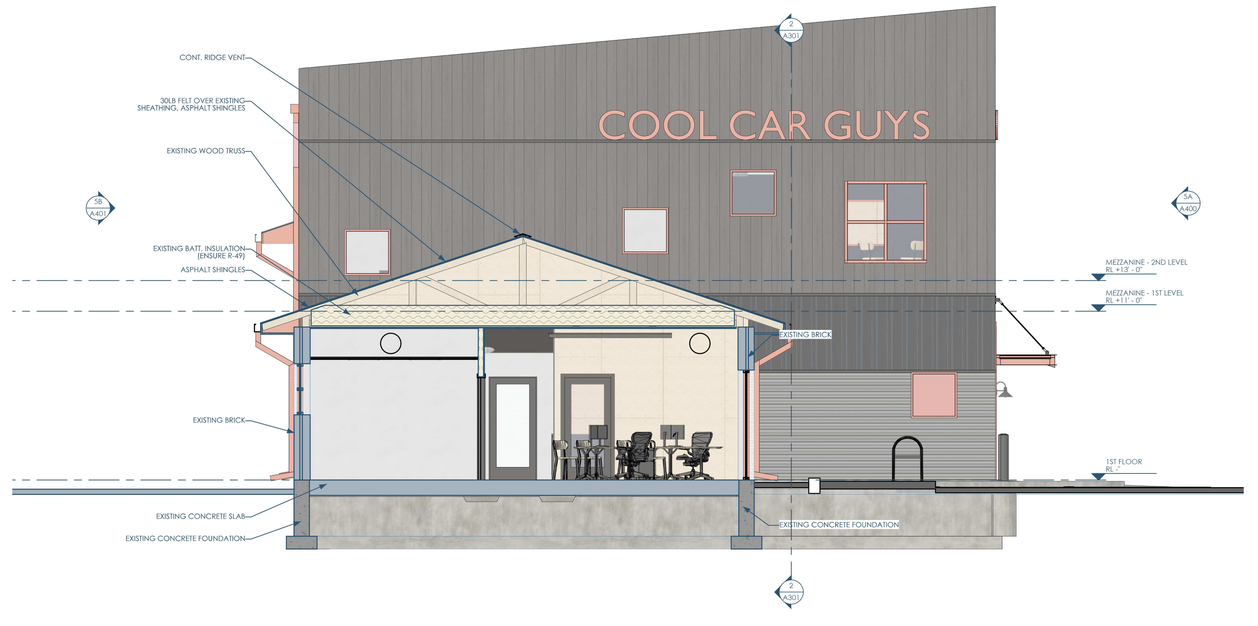
Owner: Cool Car Guys
1600 Center Ave
Janesville, WI 53546
608.531.1600

GC: Lake Country Construction Group
161 Horizon Dr
Verona, WI 53593
608.845.1398

Architect: OpeningDesign
17 S Fairchild | FL 7
Madison, WI 53703
ryan@openingdesign.com | 773.425.6456



5B/A302 SECTION - NS - EAST - AT SERVICE BAY
1/4"=1'-0"



5A/A302 SECTION - NS - WEST - AT EX. LOBBY
1/4"=1'-0"

Date	Description
12/03/2025	SITE PLAN REIVEW

Owner: Cool Car Guys
1600 Center Ave
Janesville, WI 53546
608.531.1600

GC: Lake Country Construction Group
161 Horizon Dr
Verona, WI 53593
608.845.1398

Architect: OpeningDesign
17 S Fairchild | FL 7
Madison, WI 53703
ryan@openingdesign.com | 773.425.6456

SECTIONS
COOL CAR GUYS
1600 CENTER AVE, JANESVILLE, WI 53546

A302

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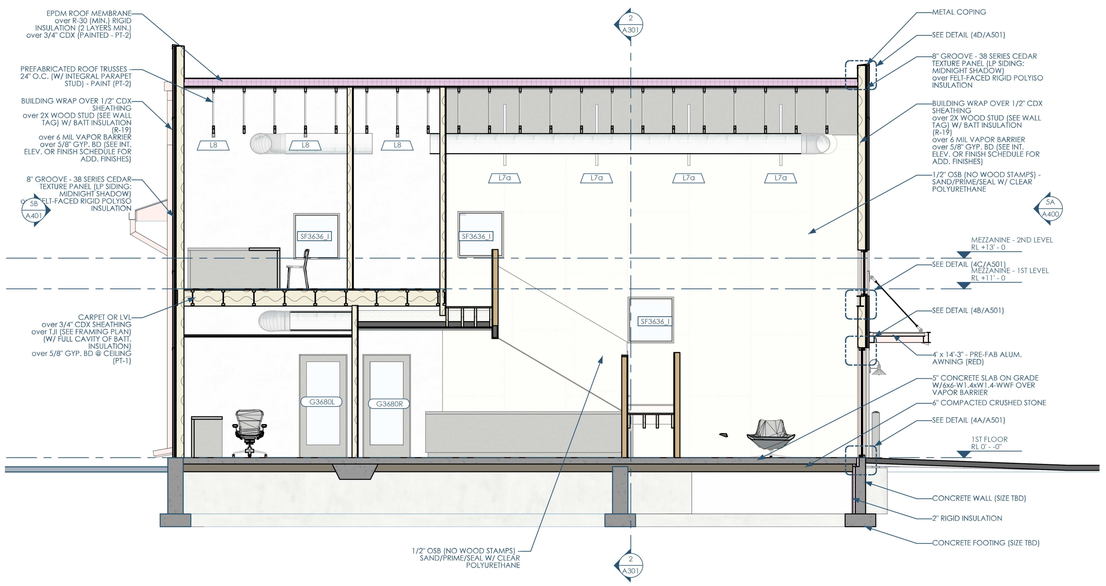
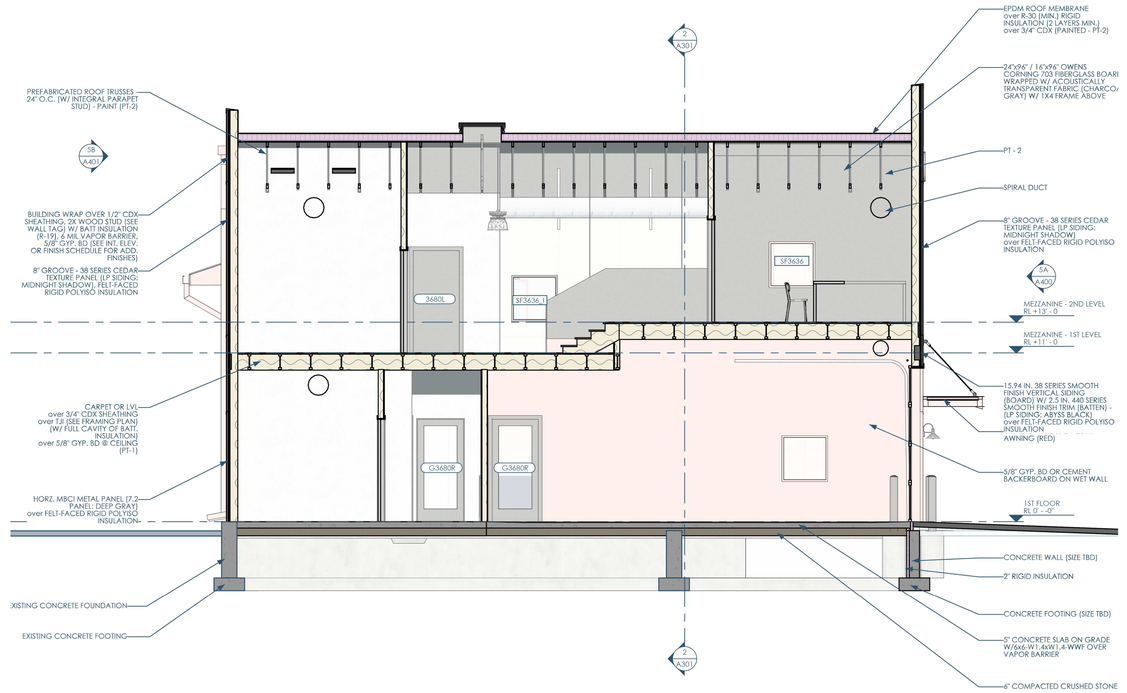
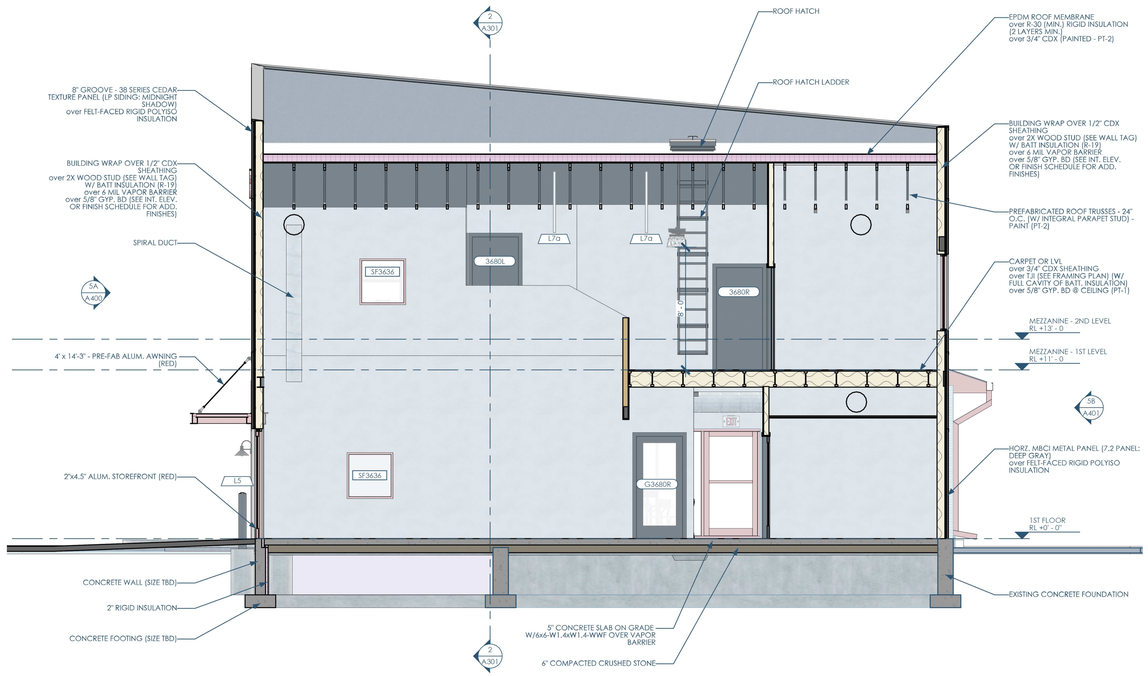


5B/A303 SECTION - NS - WEST - AT LOBBY AND STAIRS
1/4"=1'-0"



3/A303 SECTION - NS - WEST - AT DROPOFF BAY
1/4"=1'-0"



5A/A303 SECTION - NS -EAST - AT LOBBY
1/4"=1'-0"

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Date	Description
12/03/2025	SITE PLAN REIVEW

Owner: Cool Car Guys
1600 Center Ave
Janesville, WI 53546
608.531.1600

GC: Lake Country Construction Group
161 Horizon Dr
Verona, WI 53593
608.845.1398

Architect: OpeningDesign
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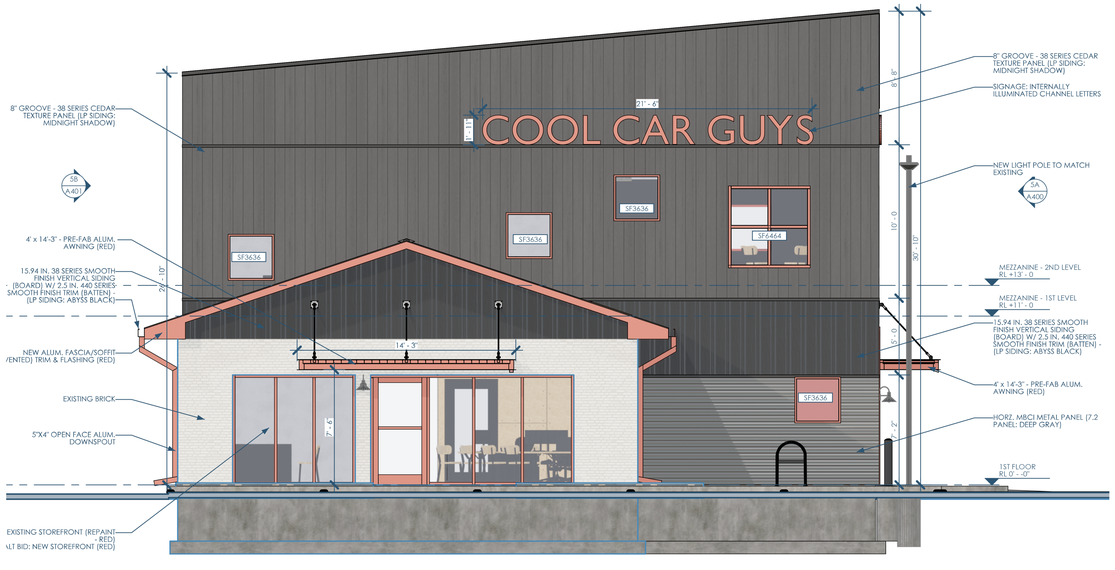
WISCONSIN
RYAN P. SCHULTZ
A-1115705
STATE OF WISCONSIN
ARCHITECT

SECTIONS
COOL CAR GUYS
1600 CENTER AVE, JANESVILLE, WI 53546

A303



5A/A400 ELEVATION - NORTH - AT JOLIET ST
1/4"=1'-0"



5B/A400 ELEVATION - EAST - AT CENTER AVE
1/4"=1'-0"

Date	Description
12/03/2025	SITE PLAN REIVEW

Owner: Cool Car Guys
1600 Center Ave
Janesville, WI 53546
608.531.1600

GC: Lake Country Construction Group
161 Horizon Dr
Verona, WI 53593
608.845.1398

Architect: OpeningDesign
17 S Fairchild | FL 7
Madison, WI 53703
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ELEVATIONS
COOL CAR GUYS
1600 CENTER AVE, JANESVILLE, WI 53546

A400

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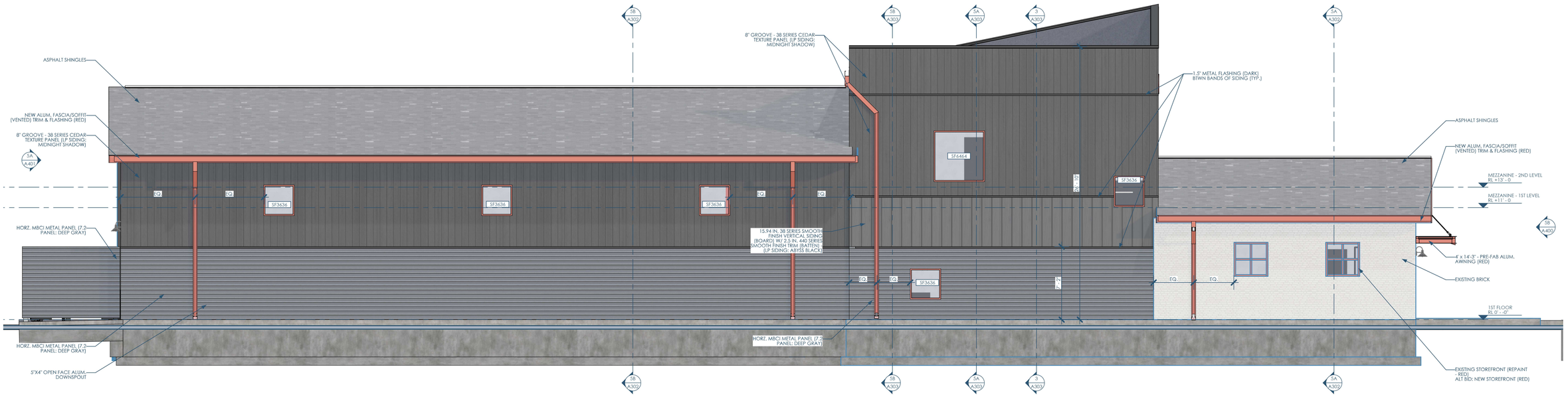
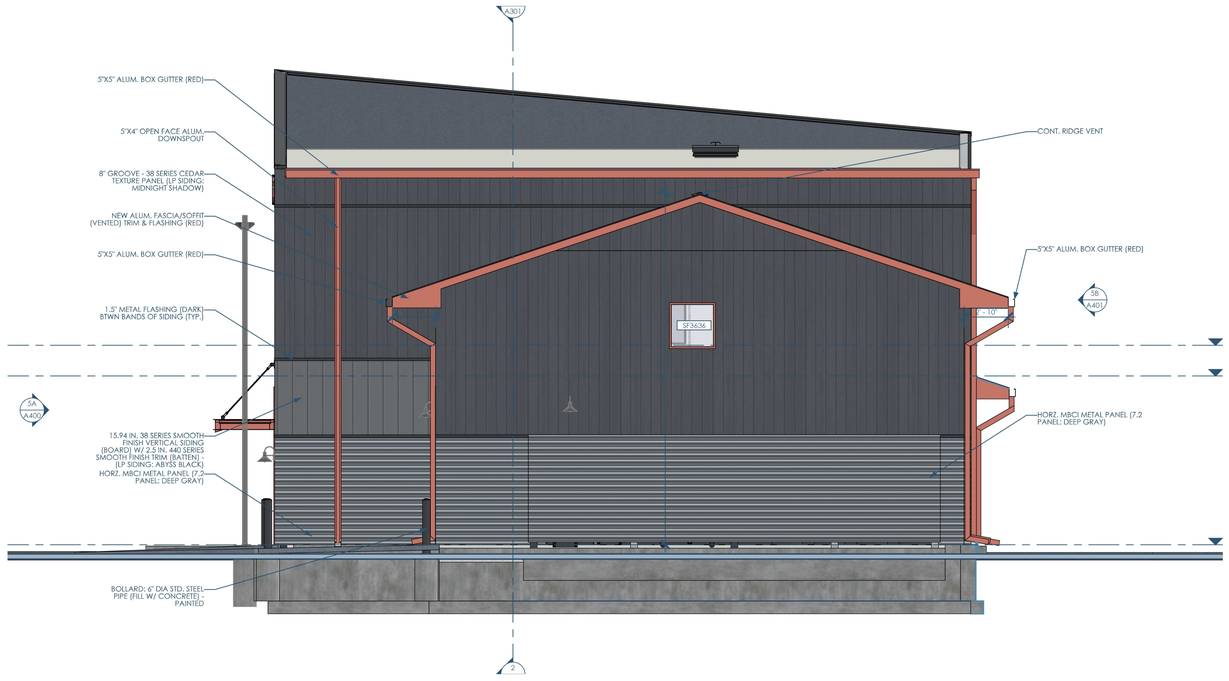


5B/A401 ELEVATION - SOUTH
1/4"=1'-0"



5A/A401 ELEVATION - WEST
1/4"=1'-0"

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Date	Description
12/03/2025	SITE PLAN REIVEW

Owner: Cool Car Guys
1600 Center Ave
Janesville, WI 53546
608.531.1600

GC: Lake Country Construction Group
161 Horizon Dr
Verona, WI 53593
608.845.1398

Architect: OpeningDesign
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ELEVATIONS
COOL CAR GUYS
1600 CENTER AVE, JANESVILLE, WI 53546

A401



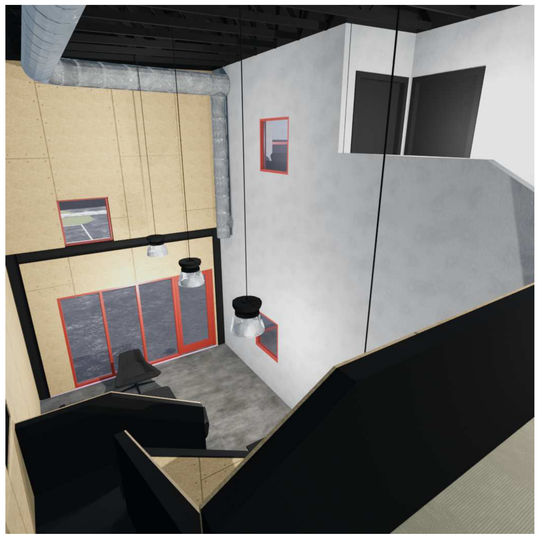
5C/A900 PERSPECTIVE - CENTER AVE. - NORTH



4C/A900 PERSPECTIVE- CENTER AVE. - SOUTH



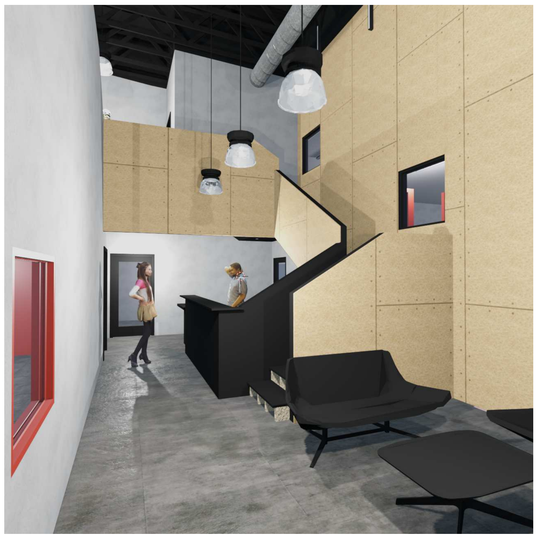
2C/A900 PERSPECTIVE- JOLIET ST.



5A/A900 PERSPECTIVE- LOBBY - LOOKING NORTH FROM MEZZ. STAIR



4A/A900 PERSPECTIVE- LOBBY - LOOKING NORTH



2A/2900 PERSPECTIVE- LOBBY - LOOKING SOUTH

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Date	Description
12/03/2025	SITE PLAN REIVEW

Owner: Cool Car Guys
1600 Center Ave
Janesville, WI 53546
608.531.1600

GC: Lake Country Construction Group
161 Horizon Dr
Verona, WI 53593
608.845.1398

Architect: OpeningDesign
17 S Fairchild | FL 7
Madison, WI 53703
ryan@openingdesign.com | 773.425.6456

RENDERINGS
COOL CAR GUYS
1600 CENTER AVE, JANESVILLE, WI 53546

A900