

**\*\*\*ATTACHMENTS\*\*\***

**CITY OF SHEBOYGAN**

**REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION**

---

**ITEM DESCRIPTION:** Revision to previously approved plan for Nemak located at 3101 S. Taylor Drive.

---

**REPORT PREPARED BY:** Steve Sokolowski, Manager of Planning and Zoning

---

**REPORT DATE:** June 8, 2017

**MEETING DATE:** June 12, 2017

---

**FISCAL SUMMARY:**

Budget Line Item: N/A  
Budget Summary: N/A  
Budgeted Expenditure: N/A  
Budgeted Revenue: N/A

**STATUTORY REFERENCE:**

Wisconsin Statutes: N/A  
Municipal Code: N/A

---

**BACKGROUND / ANALYSIS:**

On January 9th, 2017, the Architectural Review Board approved a new building addition by Nemak at 3101 S. Taylor Drive. The applicant stated the following about the addition:

- The 11,780sf addition will be constructed on the east side of the existing building.
- The proposed addition is to accommodate a new CNC milling lines.
- The proposed addition will be constructed using a conventional steel frame similar to the existing plant. The exterior will have prefinished metal panel siding with colors complementary to the existing metal and concrete panels.
- Applicant is proposing to follow the existing "Earth Tone" color scheme with a Tan siding and a Brown mansard to match.
- Applicant has also added Brown accent panels to carry a vertical element similar to the existing louvers in the precast panels.

In March of 2017 the applicant submitted revised drawings for the boards review and stated:

- Reducing the new construction roof height in areas adjacent to the existing plant to reduce added new snow loads on the existing roof structure. This also reduces the amount of new steel members that are needed to reinforce the existing roof. This creates a step in the new roof structure (see attached plans and renderings).
- This change has affected the appearance of the mansard from what was originally planned and you can now see the Roof Top Units from Crocker

Ave. The owner would like to paint the roof top units to match the surrounding building colors.

- By reconfiguring internal product flow we can remove (1) loading dock and "square off" the dock area for better truck access and maneuvering.
- Since our previous submittal, the owner has decided where to relocate the existing cardboard compactor. It will now be located at an existing dock door on the North side of the building.

The Board approved the amended design provided:

- The roof top units were not visible from the street
- The lower mansard on the east elevation shall extend a horizontal dimension to the north of the height of the mansard.

Today, the applicant has submitted revised plans with regards to color scheme and states that Nematik would like to propose changing the panel color of the entire building addition to the previously approved brown color. Nematik feels that it would be more aesthetically pleasing for the proposed building addition metal panel to match the existing metal panel color that is beyond rather than trying to match the multi-colored aggregate of the existing precast panel.

### **STAFF COMMENTS:**

The applicant states:

*"Today, the applicant has submitted revised plans with regards to color scheme and states that Nematik would like to propose changing the panel color of the entire building addition to the previously approved brown color."*

However, the Architectural Review Board should be aware that the applicant has never submitted and the Board has never approved building elevations that show an all dark brown color scheme. The proposed brown may have been previously approved but it was approved with the brown and tan color scheme.

The Board has previously approved twice the tan and dark brown color scheme.

### **ACTION REQUESTED:**

Staff is recommending that the Board deny Nematik's proposed all dark brown color scheme.

### **ATTACHMENTS:**

Architectural Review Board Application and required attachments.

PARCEL NO.: \_\_\_\_\_  
MAP NO.: \_\_\_\_\_  
ZONING CLASSIFICATION: \_\_\_\_\_

Office Use Only  
DATE SUBMITTED: \_\_\_\_\_  
REVIEW DATE: \_\_\_\_\_

## CITY OF SHEBOYGAN ARCHITECTURAL REVIEW APPLICATION

Revised November 2009

Completed application must be filed with the Department of City Development, 828 Center Avenue, Suite 104. To be placed on the agenda of the Architectural Review Board, application must be filed two weeks prior to date of meeting. Applications that are not complete or that are not legible will not be accepted.

### 1. APPLICANT INFORMATION

APPLICANT: NEMAK

ADDRESS: 3101 S. TAYLOR DRIVE, SHEBOYGAN WI

E-MAIL ADDRESS: Jason.Andrews@nemak.com

PHONE: ( 920 ) 458-7724 FAX NO.: ( 920 ) 458-0140

### 2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: NEMAK

ADDRESS OF PROPERTY AFFECTED: 3101 S. TAYLOR DRIVE, SHEBOYGAN WI

NEW BUILDING: \_\_\_\_\_ ADDITION: X REMODELING: \_\_\_\_\_

DESCRIPTION OF PROPOSED PROJECT: \_\_\_\_\_

11,780 SF ADDITION TO THE EXISTING BUILDING FOR A NEW CNC MILLING LINE

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

DESCRIPTION OF **EXISTING** EXTERIOR DESIGN AND MATERIALS: \_\_\_\_\_

CONVENTIONAL STEEL AND PRE-ENGINEERED FRAMEWORK w/ PRECAST AND

METAL PANEL EXTERIOR

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

DESCRIPTION OF THE **PROPOSED** EXTERIOR DESIGN AND MATERIALS: \_\_\_\_\_

PROPOSED METAL PANEL w/ COMPLEMENTARY COLOR TO EXISTING MATERIALS

- ON 6-1-17 OWNER IS PROPOSING BROWN COLOR FOR ENTIRE ADDITION - THIS

A REVISION TO THE PREVIOUSLY APPROVED COLOR SCHEME OF TAN & BROWN

- ADDITION IS ON THE BACK SIDE OF THE EXISTING BUILDING



March 20, 2017

Jason Andrews  
Nemak  
3101 South Taylor Drive  
Sheboygan, WI 53081

The Architectural Review Board at their meeting of March 16, 2017, reviewed and approved the amended plans for an addition to Nemak located at 3101 South Taylor Drive with the following conditions:

- 1) The lower mansard on the east elevation shall extend a horizontal dimension to the north of the height of the mansard.

If you have any questions feel free to contact me at 920/459-3382.

Sincerely

Steve Sokolowski  
Manager of Planning & Zoning

Cc: Chris Konzak, Nemak, 3101 South Taylor Drive, Sheboygan WI 53081

Michael Martin, McMahon Associations Inc., 1445 McMahon Drive,  
Neenah, WI 54956

Mike Pappathopoulos, Hamann Construction Company, 4613 Custer  
Street, Manitowoc, WI 54220

DEPARTMENT OF  
PLANNING AND  
DEVELOPMENT

828 Center Avenue,  
Suite 104  
Sheboygan, WI 53081

920-459-3377 (Phone)  
920-459-7302 (Fax)



June 2, 2017

Steve Sokolowski  
Manager of Planning and Zoning City of Sheboygan  
828 Center Ave Suite 104  
Sheboygan WI,

RE: Revised Nemark Architectural Review  
Hamann Construction – Magna Expansion  
McM. No. H0032-9-16-00892

Mr. Sokolowski

We are submitting for your review, a revision to the previously approved Architectural Review of Nemark located at 3101 S. Taylor Drive in the City of Sheboygan. Below is a recap of the project:

*On December 27<sup>th</sup> 2016 we submitted an Architectural Review Packet to the City for an expansion project for our client Hamann Construction at the Nemark site at 3010 S. Taylor Drive in the city of Sheboygan. The project consisted of the following:*

- Nemark is proposing an 11,780 SF expansion to their existing facility located at 3101 S. Taylor Drive in the City of Sheboygan. The building addition will be constructed on the East side of the existing plant facing the Neighboring Wigwam Property.
- The proposed addition will be constructed using a conventional steel frame similar to the existing plant. The exterior will have prefinished metal panel siding with colors complementary to the existing metal panel and precast concrete panels on the East side of the building. We are proposing to follow the "Earth Tone" color scheme already present on the building with a Tan siding and a Brown mansard to match the existing. We have also added Brown accent panels to carry a vertical element similar to the existing louvers in the precast panels.
- Other buildings nearby have similar schemes: Wigwam is constructed of precast panels and includes a metal mansard and the neighboring properties to the North are pre-engineered structures with metal panel siding.

During the City Review Process the following clarifications were requested:

- The building addition is needed by Nematik because the Taylor Drive Plant has received 6 new business awards that are launching between end of 2017 through beginning of 2019. These programs overlap existing business resulting in the requirement of additional floor space. The new addition will specifically be used as a machining room for 4WD transfer cases. Equipment within the room will include CNC machines, assembly machines, leak testers, gages, CMM's, washers/dryers and various gantries and conveyors.
- Nematik Taylor plant produces aluminum die cast components for the automotive industry. The production processes include melting, die casting, machining, assembly, and testing. Products include 4WD transfer cases, oil pans, electronic power steering racks, extension housings, cam carriers, and oil filter adapters.
- The value of this project is approximately \$2 Million dollars for building, utilities, and other infrastructure updates.
- After the expansion is added the plant will be approximately 240,000 SF.
- There are 340 total employees that presently work at the plant; new employees will be added to support the new programs.
- The plant capacity plan is to operate 24/5. Weekend work is done on an as needed basis to support specific customer needs. Weekend maintenance and die repair is common.
- In regards to the new loading docks on the original plan: the new addition area is being utilized for high volume part production, a large quantity of empty packaging and finished goods must be transferred to and from the production lines throughout the day. Because of this packaging transfer need, it is critical to have a dock near the production lines to facilitate meeting the output requirements. Without it, the closest docks are on the far South of the building which would make material handling a bottle neck.

*We received Architectural Review approval and we received Conditional Use approval from the City Plan Commission on January 10<sup>th</sup>, 2017. In addition we also completed the "No Build Easement" agreements with the neighboring properties and the documents are registered*

with Sheboygan County. On February 15<sup>th</sup> 2017 we received State Approval of the building drawings as originally designed.

In late February of 2017 it was determined by McMahon Associates Inc. and Hamann Construction that revising the plan will better meet the owners set budget and improve constructability in the following ways:

- Reducing the new construction roof height in areas adjacent to the existing plant to reduce added new snow loads on the existing roof structure. This also reduces the amount of new steel members that are needed to reinforce the existing roof. This creates a step in the new roof structure (see attached plans and renderings)
- By reconfiguring internal product flow we can remove (1) loading dock and "square off" the dock area for better truck access and maneuvering.
- Since our previous submittal, the owner has decided where to relocate the existing cardboard compactor. It will now be located at an existing dock door on the North side of the building (See Architectural Site Plan).
- We proposed to paint the roof top mechanicals instead of screening

In Mid-March of 2017 we received approval for the design, pending the painted roof top mechanicals were not reasonably visible from street view and the mansard extended at the roof step to make it more continuous.

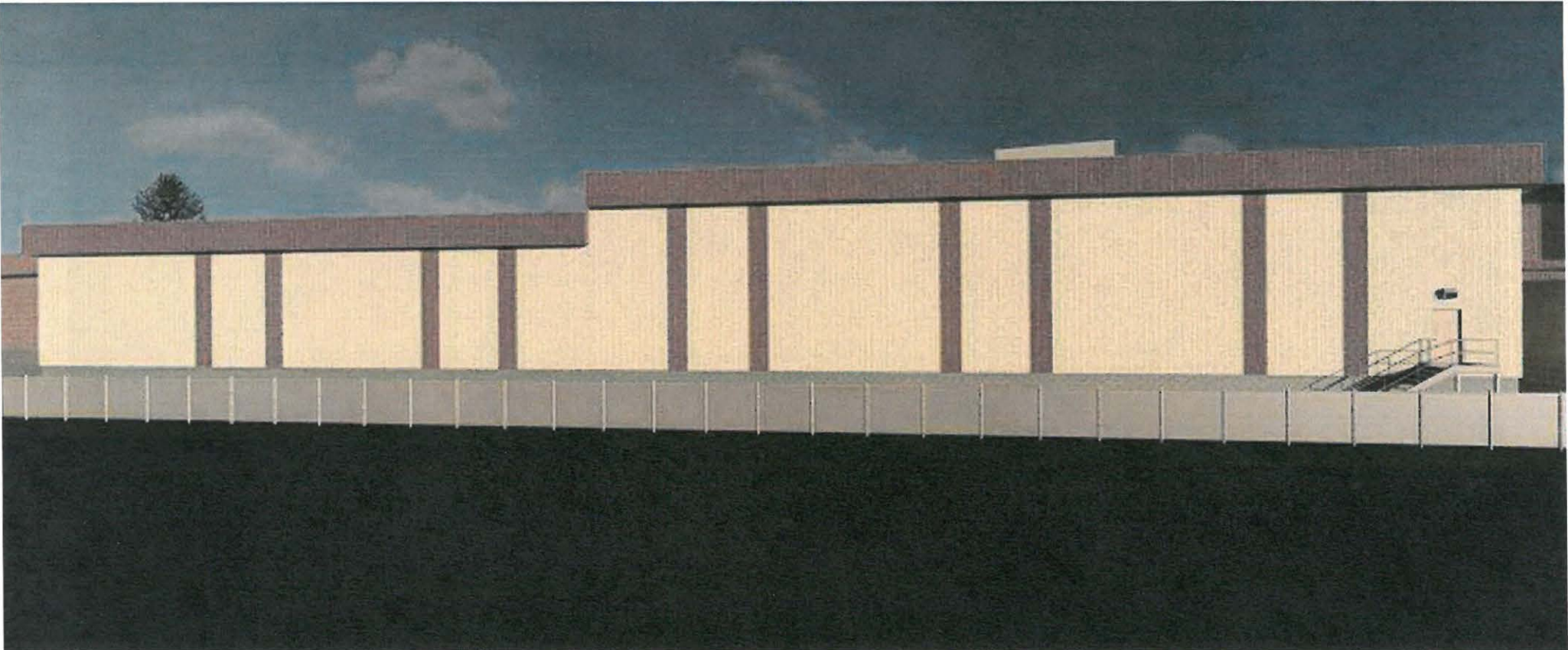
On April 19<sup>th</sup> 2017 we received State Approval to the revised design

**As of June 1<sup>st</sup> 2017, Nematik would like to propose changing the metal panel color of the entire building addition to the previously approved brown color. Nematik feels that it would be more aesthetically pleasing for the proposed building addition metal panel to match the existing metal panel color that is beyond rather than trying to match the multi-colored aggregate of the existing precast panel. Please see the attached updated renderings.**

Thank you for your time and consideration.



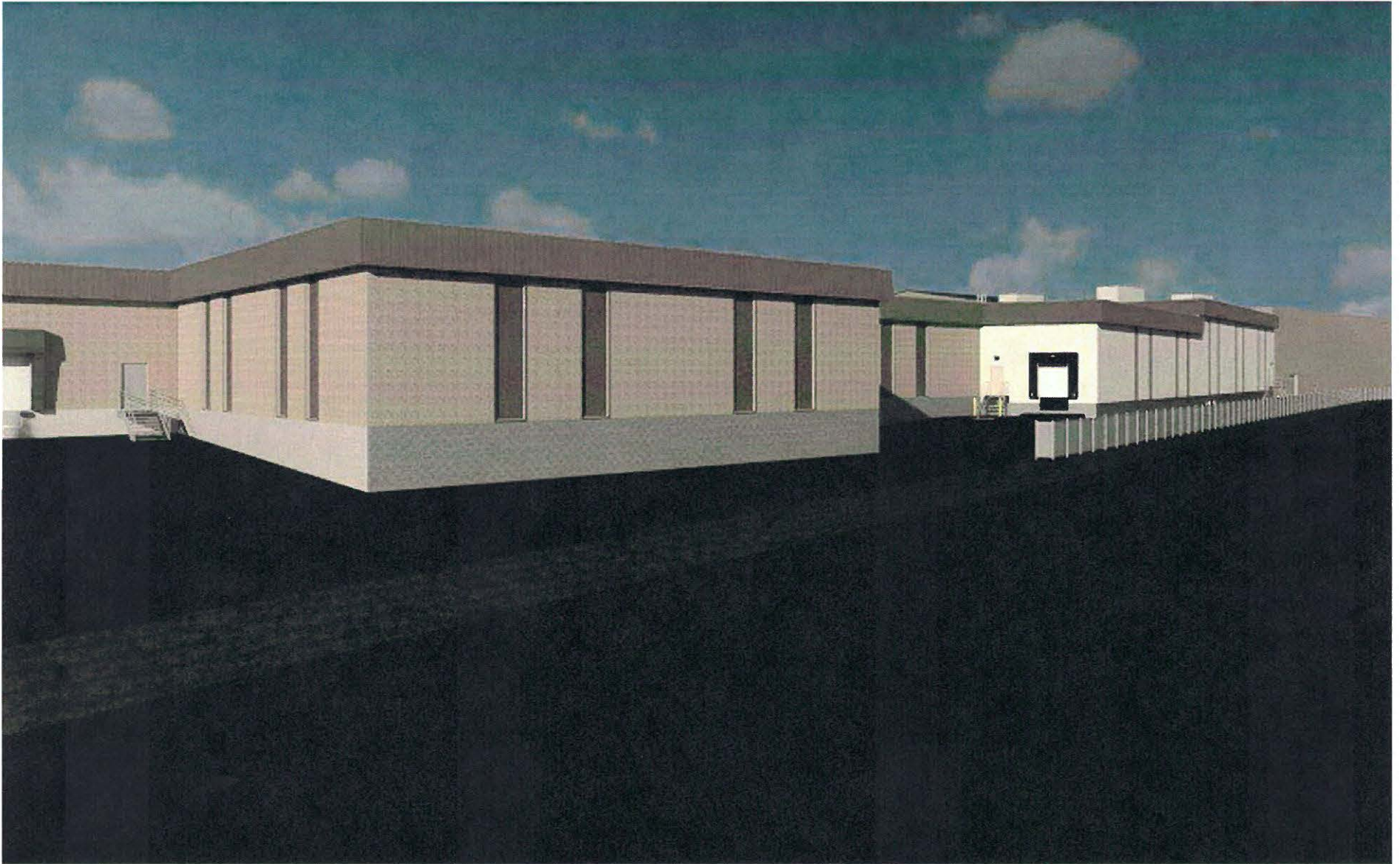
Michael A. Martin AIA



EAST ELEVATION

MARCH 2017

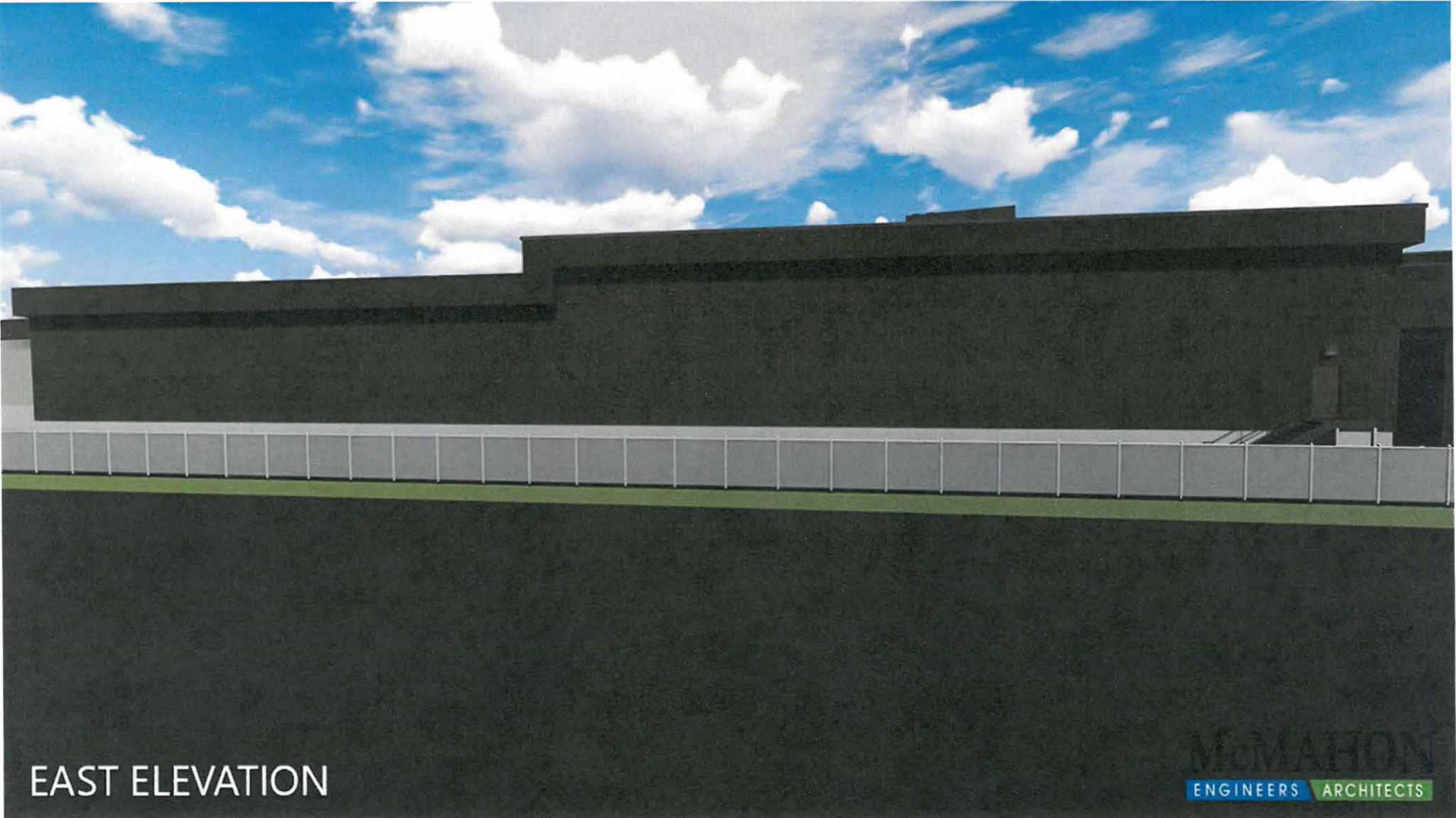




VIEW FROM CROCKER AVENUE

MARCH 2017

**McMAHON**  
ENGINEERS ARCHITECTS



EAST ELEVATION

MEMARION  
ENGINEERS ARCHITECTS

JUNE 2017



VIEW FROM CROCKER AVENUE

McMILLON  
ENGINEERS ARCHITECTS

JUNE 2017













**CITY OF SHEBOYGAN**

**REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION**

---

**ITEM DESCRIPTION:** Exterior remodel of McDonalds at 2307 North Avenue.

---

**REPORT PREPARED BY:** Steve Sokolowski, Manager of Planning and Zoning

---

**REPORT DATE:** June 8, 2017

**MEETING DATE:** June 12, 2017

---

**FISCAL SUMMARY:**

Budget Line Item: N/A  
Budget Summary: N/A  
Budgeted Expenditure: N/A  
Budgeted Revenue: N/A

---

**STATUTORY REFERENCE:**

Wisconsin Statutes: N/A  
Municipal Code: N/A

**BACKGROUND / ANALYSIS:**

McDonalds is proposing to remodel their existing restaurant at 2307 North Avenue. The applicant states:

- McDonalds is proposing an exterior remodel to the restaurant on North Avenue to meet their new design standards.
- The current building was constructed 15 years ago in 2002. The façade consists of a glazed CMU wainscot, capped with a pre-cast sill and an E.I.F.S (exterior insulation finish system) wall finish system above extending to the bottom of the roof overhangs or to a roof coping at the architectural feature entry and play place room. The glazed cmu on the south side has serious sun exposure color degradation that has turned the block color from red to a faded reddish-orange. The roof over the restaurant portion is the McDonald's style double mansard and finished in a red metal shingle. The play place portion is a raised parapet wall extending above the top of the mansard and is capping with a metal coping, typical of parapet wall construction.
- The new design will utilize an architectural styling that is both clean and contemporary. This architectural styling is very similar to the two previous McDonald's remodels on Taylor Drive (2013) and Kohler Memorial Drive (2011). However, the design has been evolving over the years and continues to improve on the previous designs. Subtle style and detail changes have enhanced the clean and contemporary look that McDonald's has been working hard to achieve over the years as they continue to bring the current restaurants up to new building architectural standards.
- Specifically, the existing glazed block cmu will be covered with a modular brick, thin cut and applied to a proprietary attachment system for long life and high performance. The precast

sill will remain in place as it is in excellent shape. The E.I.F.S. wall will be painted with Benjamin Moore's Chelsea Gray HC-168. This base color will fit well with the surrounding area.

- At the buildings main entrance, on the north façade, the existing tower feature ("entry arcade") will be retained and improved. The tower element which is a focal point on the building will be finished in a wall tile that is representative of a dark wood plank set in a horizontal fashion. The grout joints in the tile are minimized so as to enhance the look that this is solid wood as opposed to individual tiles, typical of floor tile installed with standard 3/8" grout joints.
- In addition to the entry arcade, we are adding an accent wall on the west elevation of the building to add visual interest and create a visual cue for people approaching from the west.
- The dated double mansard roof is being replaced with a more contemporary vertical parapet wall, capped with a 30" high decorative metal panel. The overall height of this roof line is increased approximately 14" above the current roof line. Currently there is no visibility from street level of the existing roof top equipment. Raising of the parapet only ensures that now and in the future, no visibility to the roof top equipment will continue.
- Building lighting includes down-lighting wall sconces both visible and hidden that have been designed to blend into the architectural trellis and accent bands. It also has custom linear down-lighting LED lighting fixtures mounted at the coping of the entry arcade and accent wall to enhance the feature focal elements during the evening and nighttime hours.
- Additional architectural features include metal window trellises and canopies. These are window overhangs that are both architectural and functional. The overhangs provide sun shading on sides that have sun exposure and add an architectural element to the building. These are supported by tie backs that attach them to the building wall.

Since our submittal, we have received architectural design comments from the corporations design team in charge of maintaining design standards. They have made two changes to our submitted design:

1. The accent wall on the west elevation is to stop flush with the adjacent parapet wall as this feature does not have the same importance as the entry arcade, therefore a slight minimizing of it appearance is appropriate.
2. On building remodels that have existing E.I.F.S. walls, we are to provide a painted accent color surrounding the drive thru windows as opposed to the same metal panel used at the top parapet wall.

We will submit a drawing with the changes prior to the meeting on 6/12.

Overall, the new design provides a layered and methodical approach to reinvestment decisions that focus on maximizing returns, growing market share, and strengthening the building identity with the customers it serves. The goal is to develop a customer experience which is relevant to them and the current social culture.

**STAFF COMMENTS:**

None

**ACTION REQUESTED:**

Motion to approve with possible amendments as determined by the Board.

**ATTACHMENTS:**

Architectural Review Board Application and required attachments.

PARCEL NO.: \_\_\_\_\_  
MAP NO.: \_\_\_\_\_  
ZONING CLASSIFICATION: \_\_\_\_\_

Office Use Only  
DATE SUBMITTED: \_\_\_\_\_  
REVIEW DATE: \_\_\_\_\_

**CITY OF SHEBOYGAN**  
**ARCHITECTURAL REVIEW APPLICATION**  
Revised November 2009

Completed application must be filed with the Department of City Development, 828 Center Avenue, Suite 104. To be placed on the agenda of the Architectural Review Board, application must be filed two weeks prior to date of meeting. Applications that are not complete or that are not legible will not be accepted.

**1. APPLICANT INFORMATION**

APPLICANT: HAAG MULLER, INC - STEPHEN JESKE, ARCHITECT  
ADDRESS: 101 E. GRAND AV, PORT WASHINGTON, WI 53074  
E-MAIL ADDRESS: sjeske@haagmuller.com  
PHONE: (262) 268-1200 FAX NO.: ( )

**2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT**

NAME OF ~~PROPOSED~~/EXISTING BUSINESS: MCDONALD'S RESTAURANT  
ADDRESS OF PROPERTY AFFECTED: 2307 NORTH  
NEW BUILDING: \_\_\_\_\_ ADDITION: \_\_\_\_\_ REMODELING:

DESCRIPTION OF PROPOSED PROJECT: EXTERIOR BUILDING  
FACELIFT TO APPLY NEW DESIGN STANDARD TO  
CURRENT BUILDING.

DESCRIPTION OF **EXISTING** EXTERIOR DESIGN AND MATERIALS: \_\_\_\_\_  
METAL SHINGLES ON DOUBLE MANSARD ROOF. EIFS  
WALL FINISH OVER GLAZED BLOCK WAINSCOT.

DESCRIPTION OF THE **PROPOSED** EXTERIOR DESIGN AND MATERIALS: \_\_\_\_\_  
DECORATIVE CERAMIC TILE (WOOD LOOK) AT ENTRY ARCADE  
AND ACCENT WALLS. DECORATIVE METAL WALL FRIERE,  
EIFS WALL FINISH & MODULAR BRICK WAINSCOT.

STOCK BUILDING  
FOR 3-D REFERENCE  
ONLY.

## MODERN SCHEME

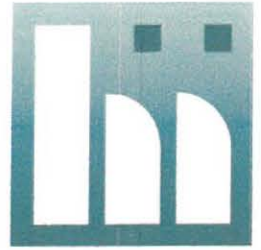




1 EAST ELEVATION



2 WEST ELEVATION



haag müller, inc.

Architecture • Engineering • Interiors

101 East Grand Avenue, Suite 1  
Port Washington, Wisconsin 53074  
262.268.1200 www.haagmuller.com

© 2017 haag müller, inc.



**RENDERED ELEVATIONS**

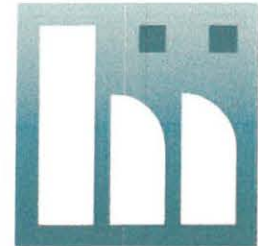
**MAJOR REMODEL PROJECT**

MCDONALD'S RESTAURANT (SITE ID # 480017)

2307 NORTH AVENUE

CITY OF SHEBOYGAN, WISCONSIN





haag müller, inc.  
Architecture • Engineering • Interiors

101 East Grand Avenue, Suite 1  
Port Washington, Wisconsin 53074  
262.268.1200 www.haagmuller.com

© 2017 haag müller, inc.



3 NORTH (STREETSIDE) ELEVATION



4 SOUTH ELEVATION

EXTERIOR ELEVATIONS  
MAJOR REMODEL PROJECT  
MCDONALD'S RESTAURANT (SITE ID # 480017)  
2307 NORTH AVENUE  
CITY OF SHEBOYGAN, WISCONSIN





February 5, 2014

LOCATION: 2307 North Avenue, Sheboygan, Wisconsin

# PLAT OF SURVEY

Survey No. 130343  
McDonalds

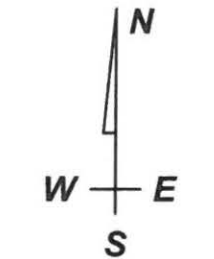
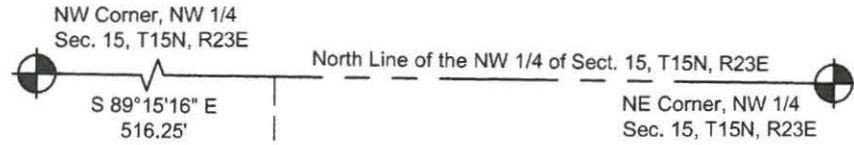
## LEGAL DESCRIPTION OF COMBINED PARCELS:

Parcel Identification Numbers - 59281630080 & 59281630070

Being a part of the West 1/2 of the West 1/2 of the Northwest 1/4 of Section 15, Township 15 North, Range 23 East, in the City of Sheboygan, Sheboygan County, Wisconsin more particularly described as follows:

Commencing at the Northwest corner of said Northwest 1/4; thence S 89°15'16" E, along the North Line of said Northwest 1/4, 516.25 feet, thence S 00°00'12" E, 673.09 feet to the intersection of the South Line of North Avenue and the East Line of North 24th Street and the place of beginning; thence S 89°24'37" E, along the South line of North Avenue, 314.80 feet; thence S 00°00'12" E, parallel to the East Line of North 24th Street, 160.10 feet; thence S 88°49'25" W, 179.82 feet; thence S 00°00'12" E, parallel to the East Line of North 24th Street, 9.70 feet; thence N 89°53'04" W, 135.00 feet to the East line of North 24th Street; thence N 00°00'12" W, along the East Line of said North 24th Street, 176.46 feet to the place of beginning.

Said lands containing 53,028 square feet or 1.21736 acres.



SCALE: 1" = 40'

**NORTH AVE**

**S 89°24'37" E 314.80'**

Found 3/4" Iron Pipe

Chiseled Cross

**NORTH 24TH STREET**

**N 0°0'12" W 176.46'**

**S 0°0'12" E 160.10'**

#59281630070

**2307 North Avenue**  
**53,028 Sq. Ft.**

#59281630080

Unplatted Lands

Found 3/4" Square Rod

**N 89°53'4" W 135.00'**

Found 1" Iron Pipe

Found 1/2" Iron Pipe

**S 88°49'25" W 179.82'**

Found 3/4" Iron Pipe

**S 0°0'12" E 9.70'**

Unplatted Lands

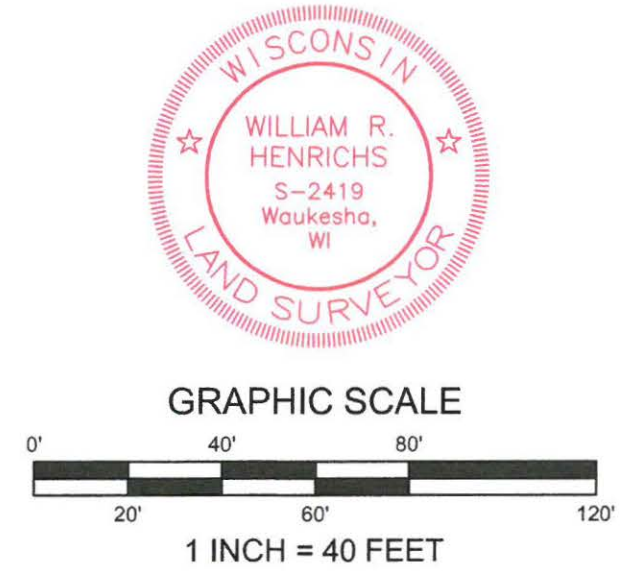
Unplatted Lands

Unplatted Lands

Unplatted Lands

Unplatted Lands

Unplatted Lands



**DAAR ENGINEERING, INC.**  
ENGINEERS PLANNERS SURVEYORS  
518 West Cherry Street, Milwaukee, WI 53212  
PHONE (414) 604-0674 FAX (414) 604-0677  
www.daarcorp.com

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY. ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES AND DIMENSIONS OF ALL PRINCIPAL BUILDINGS THEREON, BOUNDARY FENCES, APPARENT EASEMENTS AND ROADWAYS AND VISIBLE ENCROACHMENT, IF ANY.

THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO WITHIN ONE (1) YEAR FROM THE DATE HEREOF.

SIGNED *William R. Henrichs*  
William R. Henrichs, Registered Land Surveyor S-2419

DRAWING BY:ST  
FIELD WORK BY:MG

## Duellman, Janet

---

**From:** Sokolowski, Steve  
**Sent:** Friday, June 09, 2017 9:11 AM  
**To:** Duellman, Janet  
**Subject:** FW: 1704122 - McDonald's remodel - Project description for AR review  
**Attachments:** 480017 - 1704122 - A-2.3 - Exterior Elevations (South) - 053117.pdf; 480017 - 1704122 - A-2.1 - Exterior Elevations (East & West) - 053117.pdf; 480017 - 1704122 - A-2.2 - Exterior Elevations (North) - 053117.pdf

---

**From:** Steve Jeske [mailto:sjeske@haagmuller.com]  
**Sent:** Friday, June 09, 2017 8:38 AM  
**To:** Sokolowski, Steve  
**Subject:** RE: 1704122 - McDonald's remodel - Project description for AR review

06-09-17

Hello Steve,

Here are the elevations with the minor updates listed in the project description I submitted yesterday. What time on Monday is the AR meeting?

Thank you,

**stephen i. jeske**  
registered architect  
**haag müller, inc.**



101 East Grand Avenue,  
Port Washington, WI 53074  
**office:** 262.268.1200  
**mobile:** 262.483.4566

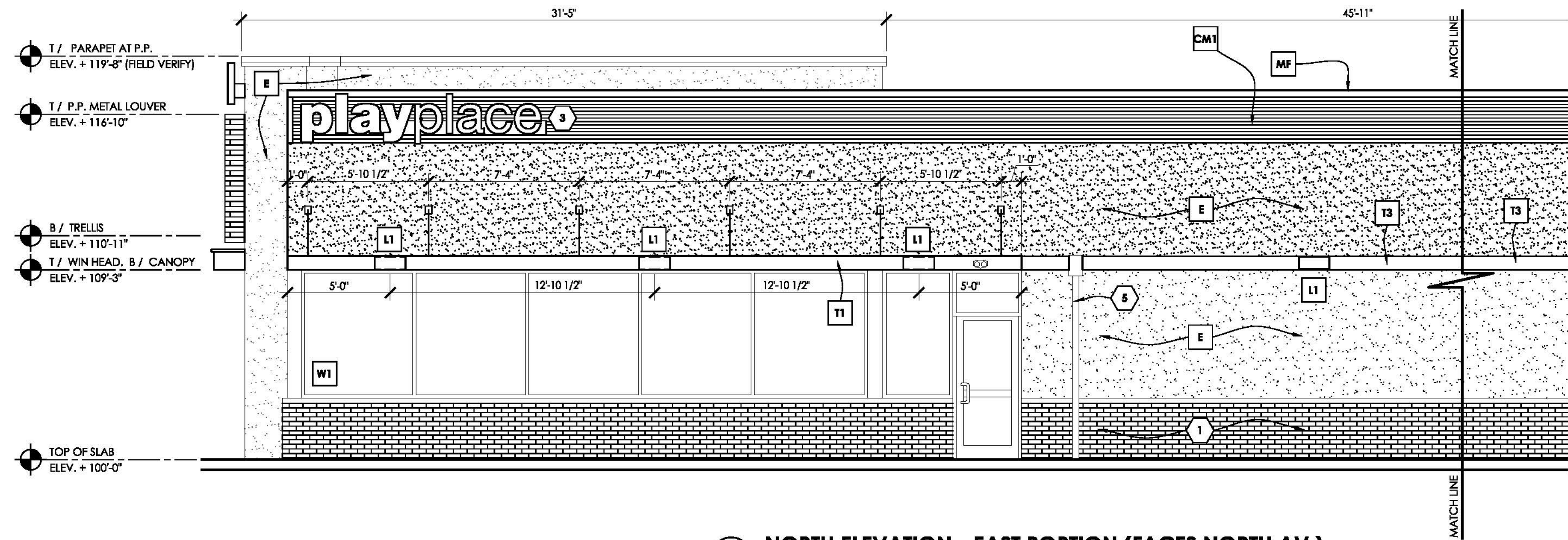




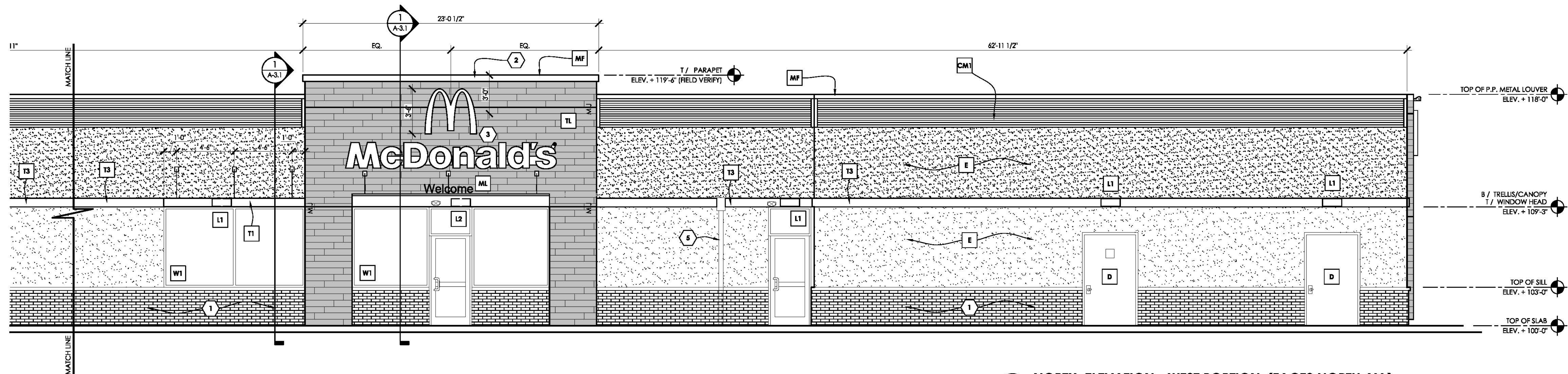
haag müller, inc.  
Architecture • Engineering • Interiors

101 East Grand Avenue, Suite 1  
Port Washington, Wisconsin 53074  
262.268.1200 www.haagmuller.com

© 2017 haag müller, inc.



1 NORTH ELEVATION - EAST PORTION (FACES NORTH AV.)  
SCALE: 1/4" = 1'-0"



2 NORTH ELEVATION - WEST PORTION (FACES NORTH AV.)  
SCALE: 1/4" = 1'-0"

**ELEVATION KEYED NOTES - GROUP ONE NOTES:**

THE FOLLOWING ELEVATION KEYED NOTES ARE ENCLOSED WITH A  SYMBOL ON THE ELEVATIONS.

- BR THIN BRICK. PER COLOR TABLE, SHEET A-2.1.
- C1 CANOPY: 18" DEEP BY 12" HIGH ILLUMINATED CANOPY. NO TIE-BACKS WITH 1" SYSTEM. SEE DETAIL 6/A-5.1. COLOR: WHITE.
- C2 CANOPY: 4'-0" DEEP BY 12" HIGH ILLUMINATED CANOPY WITH COLOR COORDINATED TIE-BACKS. SEE DETAIL 1 & 2/A-5.1. COLOR: WHITE.
- CM CORRUGATED METAL PANEL SYSTEM. SEE CORRUGATED METAL PANEL SYSTEM NOTES ON THIS SHEET AND DETAIL 3/A-5.2. COLOR: CM1 = CITYSCAPE. COLOR: CM2 = CHARCOAL GRAY. (DT WIN. SURROUND ON UNPAINTED BRICK BLDG.)
- D EXISTING DOOR AND FRAME, PRIME & PAINT. COLOR: MATCH BASE PAINT COLOR.
- E WATER MANAGED E.I.F.S. (EXTERIOR INSULATION FINISH SYSTEM) OUTSULATION PLUS MD BY DRYVIT OR EQUAL. PROVIDE PANZER 20 IMPACT MESH IN ALL E.I.F.S BELOW ELEV +108'-0". FINISH: HYDROPHOBIC. TEXTURE: SANDBLAST. IN ADDITION TO EXPANSION JOINTS LISTED BELOW, PROVIDE EXPANSION JOINTS AT INSIDE CORNERS. ALL OTHERS TO BE FIELD LOCATED PER MFG SPECS. SEE BUILDING SECTIONS & SHEET A-5.4 FOR DETAILS. COLORS PER COLOR TABLE, THIS SHEET.
- L RADIAL WALL SCONCE: DOWNLIGHT ONLY, AVAILABLE THROUGH SECURITY LIGHTING. INSTALL PER MANUFACTURER'S INSTRUCTIONS. SEE ELECTRICAL SHEETS FOR SPECIFICATIONS AND ROOF PLAN FOR SPACING. COLOR: L1 = SILVER COLOR: L2 = WHITE
- LE LED FLOOD LIGHTS: MOUNTED ON THE TOP SIDE OF THE CANOPY ABOVE EACH

- SCNCE LOCATION FOR ILLUMINATING WALL ABOVE. COLOR: WHITE.
- LV METAL LOUVER PANEL BY TRELLIS VENDOR. COLOR: CITYSCAPE.
- MF ALUMINUM EDGE FASCIA: BY METAL-ERA COLOR: SEE DETAIL 3, 4, & 5/A-5.2. COLOR: CITYSCAPE.
- ML "WELCOME" SIGN. CURRENT SIGN MANUFACTURER FOR SIGNAGE PACKAGE IS: EVERBRITE (414-529-3500).
- T1 TRELLIS: 4'-0" DEEP BY 8" HIGH ALUM. WITH COLOR COORDINATED TIE-BACKS. SEE DETAIL 5/A-5.1. COLOR: CITYSCAPE.
- T2 D.T. WINDOW TRELLIS: 4'-0" DEEP BY 8" HIGH ALUM. WITH COLOR COORDINATED TIE-BACKS. SEE DETAIL 4/A-5.1. COLOR: CHARCOAL. PROVIDE 3" GOLD COLORED UNDERSCORE. NOTE: RECESSED LIGHTS SPACED 42" APART, CENTERED ON TRELLIS. SEE ELECTRICAL SHEETS.
- T3 2x8 ALUM. FASCIA BAND: SEE DETAIL 3/A-5.1 & ROOF PLAN. COLOR: CITYSCAPE.
- TL TILE: ARCADES AND BRAND WALL. EUROWEST: E-WOOD COLLECTION COLOR: R9 BLACK. SIZE: 6 x 36. 1/4 RUNNING BOND. WATERPROOFING SETTING MATERIAL AND GROUT BY MAPEI. GROUT COLOR: ULTRA COLOR PLUS - 47 CHARCOAL. GROUT WIDTH: 1/8" TO 3/16". CONTACT: JAN DETER. (714) 937-7500
- MJ MOVEMENT JOINT (MJ): DILEX BWS100GS BY SCHLUTER SYSTEMS. COLOR BLACK. OUTSIDE CORNERS STRIPS: RONDEC R0100TSDA BY SCHLUTER SYSTEMS. COLOR: DARK ANTHRACITE. CONTACT: (800) 267-0817
- W1 EXISTING STOREFRONT GLAZING AND FRAMES TO REMAIN.
- W2 NEW STOREFRONT GLAZING AND FRAMES PER FLOOR PLAN. FRAME COLOR TO BE NATURAL ANODIZED ALUMINUM. TEMPERED GLASS INDICATED WITH A "T" ON THE ELEVATIONS.

**ELEVATION KEYED NOTES - GROUP TWO NOTES:**

THE FOLLOWING ELEVATION KEYED NOTES ARE ENCLOSED WITH A  SYMBOL ON THE ELEVATIONS.

- 1 NEW THIN BRICK VENEER, COLOR PER MATERIAL COLOR TABLE, THIS SHEET, SEE DETAIL 6/A-5.3 FOR MORE INFORMATION.
- 2 HIRAF LINEAR LED FACADE LIGHT TO BE INSTALLED ALONG FRONT OF COPING. AVAILABLE FROM SECURITY LIGHTING. INSTALL PER MANUFACTURER'S SPECIFICATIONS. SEE ELECTRICAL SHEETS AND ROOF PLAN.
- 3 ILLUMINATED McDONALD'S SIGNAGE: LED ILLUMINATED. SIGNS MUST BE CONTROLLED VIA PHOTOCELL OR A PROGRAMMABLE LIGHTING CONTROL PANEL PER WARRANTY REQUIREMENTS. CONTROLS BY E.C. COORDINATE WITH OWNER CONTROL TYPE: PHOTOCELL OR CONTROL PANEL. CURRENT SIGN MANUFACTURER FOR SIGNAGE PACKAGE IS: EVERBRITE (414-529-3500). UNDER SEPARATE PERMIT. FINAL SIGN PACKAGE TO BE APPROVED BY MUNICIPALITY.
- 4 REPLACE "M" LOGO GLAZING. FRAME TO REMAIN. TEMPERED GLASS INDICATED WITH A "T".
- 5 PAINT EXISTING GUTTERS AND DOWNSPOUTS TO MATCH CORRUGATED METAL PANEL. DISCONNECT DOWNSPOUTS FROM FORMER MANSARD FASCIA ON NORTH SIDE AND PATCH EXISTING DOWN SPOUTS AT 2 LOCATIONS.
- 6 E.I.F.S. CONTROL JOINTS INSTALLED PER MANUFACTURER'S REQUIREMENTS.
- 7 MOVEMENT JOINT PER DETAIL 5/A-5.3.

- 8 EXISTING CASH AND PRESENTER BOOTH DRIVE-THRU WINDOWS TO REMAIN.
- 9 EXISTING BOLLARD TO REMAIN.
- 10 NEW STAINLESS STEEL GUARD RAIL. REFER TO THE SITE PLAN FOR DETAILS.
- 11 EXISTING HOSE BIB TO REMAIN.
- 12 EXISTING BULK CO2 FILL BOX TO REMAIN.
- 13 EXISTING BULK OIL FILL BOX TO REMAIN.
- 14 RMHC PASS THROUGH COIN COLLECTOR TO REMAIN.
- 15 NEW PULL FORWARD DRIVE THRU WINDOW PER FLOOR PLAN.
- 16 EXISTING UTILITIES TO REMAIN. PAINT GAS SUPPLY PIPE TO BUILDING. MATCH BASE PAINT COLOR.

**EXTERIOR ELEVATIONS**  
**MAJOR REMODEL PROJECT**  
 McDONALD'S RESTAURANT (SITE ID # 480017)  
 2307 NORTH AVENUE  
 CITY OF SHEBOYGAN, WISCONSIN

REVISIONS		DATE	DESCRIPTION
NO.			
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			

DATE: 05-31-17  
PROJ. NO: 1704122  
DRAWN BY: SJ  
SHEET

A-2.2



