



# LAND USE PRE-APPLICATION CONFERENCE

Thursday, September 20, 2018

City Hall  
22500 Salamo Road

Willamette Conference Room  
**Conference Call**

9:00 am Proposed exterior and interior remodel

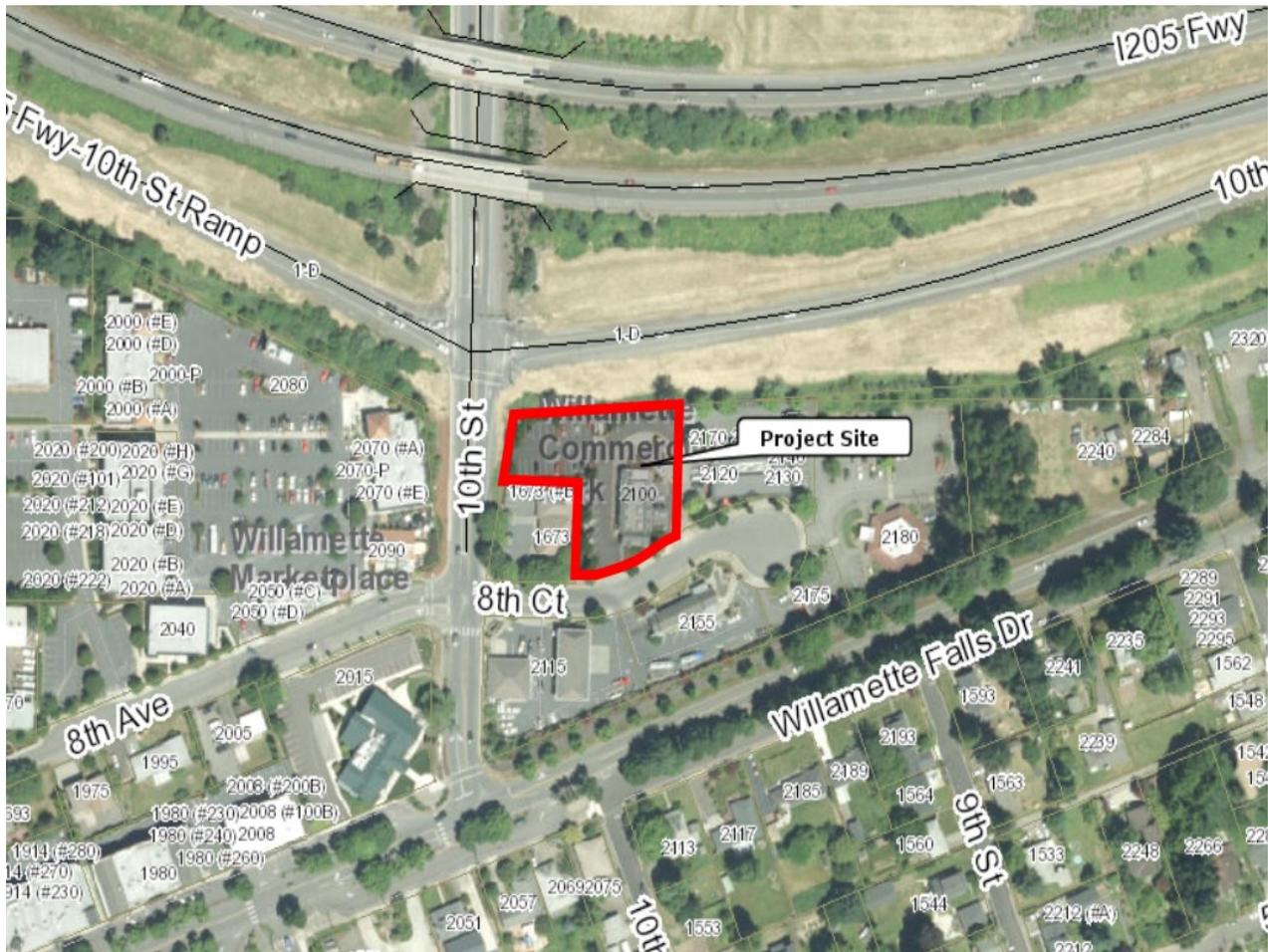
Applicant: Matt Grinnell, Freiheit Architecture

Subject Property Address: 2100 8<sup>th</sup> Court

Neighborhood Assn: Willamette

Planner: Jennifer Arnold

Project #: PA-18-26





### PRE-APPLICATION CONFERENCE

THIS SECTION FOR STAFF COMPLETION		
CONFERENCE DATE: <u>9-20-18</u>	TIME: <u>9:00 am</u>	PROJECT #: <u>PA-18-26</u>
STAFF CONTACT: <u>Jennifer Arnold Conf. call</u>		FEE: <u>\$350</u>

Pre-application conferences occur on the first and third Thursdays of each month. In order to be scheduled for a conference, this form including property owner's signature, the pre-application fee, and accompanying materials must be submitted at least **15** days in advance of the conference date. Twenty-four hour notice is required to reschedule.

Address of Subject Property (or map/tax lot): 2100 8th ct, west linn, 97068 (21E35D 00901)

Brief Description of Proposal: Cut back mansard roof and modify into parapets, new paint, siding, accent walls replace drive thru menu boards and new building wall signs, modifying the front service county, new seating and finished at the dining area and restrooms, ADA upgrades throughout the site and public interior spaces

Applicant's Name: Matt Grinnell - Freiheit Architecture

Mailing Address: 929 108th ave ne ste 210, Bellevue, wa 98004

Phone No: 25-827-2100

Email Address: mgrinnell@freiheitarch.com

Please attach additional materials relating to your proposal including a site plan on paper up to 11 x 17 inches in size depicting the following items:

- North arrow
- Scale
- Property dimensions
- Streets abutting the property
- Conceptual layout, design and/or building elevations
- Easements (access, utility, all others)
- Access to and from the site, if applicable
- Location of existing trees, highly recommend a tree survey
- Location of creeks and/or wetlands, highly recommend a wetland delineation
- Location of existing utilities (water, sewer, etc.)

Please list any questions or issues that you may have for city staff regarding your proposal:

Do we need erosion control/stormwater calculations based on the impervious area modification?

Does our current sign plan conform to the cities standards?

Do our proposed elevations look like they would be approve

By my signature below, I grant city staff right of entry onto the subject property in order to prepare for the pre-application conference.

Property owner's signature

Date

2999 Oak Rd Suite 900 Walnut Creek CA 94597

Property owner's printed name and mailing address (if different from above)

**Utilities**

- If there is a new trash corral, there will be a new catch basin connected to sanitary sewer. \_\_\_\_\_
- Is a roof required at the trash corral? \_\_\_\_\_
- If a roof is required, what clearance is required by the waste pick-up company? \_\_\_\_\_
- Is a pre-treatment review or drainage review required? \_\_\_\_\_
- Required documents & drawings: \_\_\_\_\_
- Structural calculations? \_\_\_\_\_
- How long is review period? \_\_\_\_\_
- Does this review run concurrent with the building permit? \_\_\_\_\_
- Can we submit before building permit? \_\_\_\_\_
- Pre-treatment/ drainage review Fees: \_\_\_\_\_

**Land Use Reviews**

- Is a traffic study required? \_\_\_\_\_
- Is a grading plan required? (If reconfigured drive thru) \_\_\_\_\_
- Is a site plan review required? \_\_\_\_\_
- Required documents & drawings: \_\_\_\_\_
- Are there any public hearings? \_\_\_\_\_
- How long is review process? \_\_\_\_\_
- Does this review run concurrent with the building permit? \_\_\_\_\_
- Can we submit before building permit? \_\_\_\_\_
- Site Plan Review Fees: \_\_\_\_\_
- Is a design review required? \_\_\_\_\_

- Required documents & drawings: \_\_\_\_\_
- Is there a design review board hearing? \_\_\_\_\_
- How long is review process? \_\_\_\_\_
- Does this review run concurrent with the building permit? \_\_\_\_\_
- Can we submit before building permit? \_\_\_\_\_
- Design Review Fees: \_\_\_\_\_

### **Building Permit**

- How long is review process? (1<sup>st</sup> review & follow up) \_\_\_\_\_
- Is an appointment required for permit submittal? \_\_\_\_\_
- Do we need a filled out owner consent form? \_\_\_\_\_
- How far in advance should appointment be made? \_\_\_\_\_
- Can application package be sent via Fed Ex? \_\_\_\_\_
- What are the hours when submittals are accepted? \_\_\_\_\_
- How many sets of plans are required? \_\_\_\_\_
- Building Permit Intake Fees: \_\_\_\_\_
- How long is the building permit valid for? \_\_\_\_\_
- Are extensions allowed? For how long, any costs? \_\_\_\_\_

### **Sign Permit**

- What is the calculation for allowable wall sign area? \_\_\_\_\_
- How is the area of each sign determined? \_\_\_\_\_
- For sign structures over 5' tall, are foundation details and calculations required with the sign permit? \_\_\_\_\_
- If a building permit is required, can these be included with the overall building permit or is a separate building permit required? \_\_\_\_\_
- Is there a limit to the number of menu boards? \_\_\_\_\_

- Is the pre-sell board considered a menu board? \_\_\_\_\_
- Do the "Welcome" signs on the canopies at the doors require a sign permit? \_\_\_\_\_
- If the site has an existing road sign, are there any required upgrades, restrictions or loss of sign due to this remodel & new sign application? \_\_\_\_\_
- Is a separate permit form required for each sign? \_\_\_\_\_
- How long is review process? \_\_\_\_\_
- Sign Permit Intake Fees: \_\_\_\_\_
- Will a Landscape Architect be needed for Site updates, etc.? \_\_\_\_\_
- How long is the sign permit valid for? \_\_\_\_\_
- Are extensions allowed? For how long, any costs? \_\_\_\_\_

**PROJECT DATA**

SITE AREA: 0.75 ACRES  
 EXISTING PARKING: 34 STALLS  
 PARKING REQUIRED: 1 PER 4 SEATS, OR 1 PER 100 SF OF DINING AREA, WHICHEVER IS GREATER; 14 STALLS (BASED ON 1,450 SF DINING AREA)  
 PARKING PROVIDED: 35 STALLS  
 ACCESSIBLE REQUIRED: 2 STALLS (BASED ON 35 PROVIDED)  
 ACCESSIBLE PROVIDED: 2 STALLS  
 ZONING: GC GENERAL COMMERCIAL  
 BUILDING AREA: 2,915 SQ. FT.  
 OCCUPANCY: A-2 (EXISTING)  
 TYPE OF CONSTRUCTION: V-B (EXISTING)

**ADA SITE PLAN KEYNOTES**

- (AD-01) RELOCATE & RESTRIPE EXISTING BARRIER-FREE ACCESSIBLE STALLS (TYP. OF 2) AS SHOWN WITH ACCESS AISLE ADJACENT TO EACH STALL. WIDTH OF STALLS AND ACCESS AISLES TO BE MEASURED FROM CENTER OF STRIPING. ENSURE ALL SLOPES AT NEW PARKING STALLS AND ACCESS AISLES DO NOT EXCEED 1.5% IN ALL DIRECTIONS. REGRADE PARKING LOT AND SEAL COAT AS NECESSARY. PROVIDE APPROPRIATE GRADED NON-ABRUPT TRANSITION TO ADJACENT PARKING STALLS. PAINT ACCESSIBLE SYMBOL AT STALLS PER 4/SD1. ENSURE EXISTING ACCESSIBLE PARKING STALL SIGNS ARE MOUNTED AT EACH STALL WITH BOTTOM OF THE LOWEST SIGN AT 60" MIN. ABOVE ADJACENT PARKING SURFACE (TYP. OF 2) PER DETAIL 6/SD1. INSTALL NEW 6'x9' ACCESSIBLE SIGN TO BE LOCATED AT STALL WITH PASSENGER SIDE ADJACENT TO 46" MIN WIDE ACCESS AISLE.
- (AD-02) REMEDIATION OCCURS IN (AD-01)
- (AD-03) REMOVE EXISTING CURB RAMP & CONCRETE SIDEWALKS & PROVIDE NEW SLIP RESISTANT, CONCRETE IN-LINE CURB RAMP AS SHOWN & PER DETAIL 4/SD1. SLOPE IN DIRECTION OF TRAVEL TO BE 3% MAX WITH 1.5% MAX CROSS SLOPE. PROVIDE 3'-0" MIN DEEP X FULL RAMP WIDTH TOP & BOTTOM LANDINGS WITH 1.5% MAX SLOPE IN ALL DIRECTIONS. ENSURE TOP AND BOTTOM TRANSITIONS ARE FLUSH WITH 1/4" MAX CHANGE IN LEVEL OR 1/2" WITH BEVEL. PROVIDE 5% MAX GUTTER PAN SLOPE.
- (AD-04) REMOVE EXISTING SIDEWALK TO EXTENT SHOWN & INSTALL NEW WITH A SLIP RESISTANT BROOM FINISH. PROVIDE MAX 5% SLOPE IN DIRECTION OF TRAVEL & 1.5% MAX CROSS SLOPE. PROVIDE 5'x5' LANDING WITH MAX 1.5% SLOPE IN ALL DIRECTIONS AT EACH DOOR & CHANGE OF DIRECTION. ENSURE THERE IS NO CHANGE OF LEVEL OR THRESHOLD GREATER THAN 1/4" OR 1/2" WITH BEVEL. SEE DETAILS 8/SD1 & 11/SD1. REMOVE & REPLACE CONCRETE CURBS ALONG AREA OF NEW WORK. FLOAT ASPHALT AT AREAS OF PARKING LOT ADJACENT TO NEW CURBS AS NECESSARY TO MAINTAIN TYPICAL 6" MAX CURB. PROVIDE APPROPRIATE GRADED NON-ABRUPT TRANSITION TO EXISTING ASPHALT PARKING LOT. EXTENT SHOWN IS ASSUMED MIN WORK FOR ACCESSIBILITY COMPLIANCE. GC TO VERIFY WITH EXISTING CONDITIONS & CONFIRM EXTENT OF WORK WITH MCDONALD'S CONSTRUCTION MANAGER.
- (AD-05) REMEDIATION OCCURS IN (AD-04)
- (AD-06) SEE FLOOR PLAN.
- (AD-07) REMEDIATION OCCURS IN (SP-06)
- (AD-08) SEE FLOOR PLAN.
- (AD-09) REMEDIATION OCCURS IN (AD-04)

**GENERAL NOTES**

1. PROPOSED UTILITIES ARE SHOWN IN SCHEMATIC ONLY. EXACT LOCATIONS SHALL BE DETERMINED TO ALLOW FOR THE MOST ECONOMICAL INSTALLATION.
2. THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES TO DETERMINE EXACT POINT OF SERVICE CONNECTION AT EXISTING UTILITY. REFER TO THE BUILDING ELECTRICAL AND PLUMBING DRAWINGS FOR UTILITY SERVICE ENTRANCE LOCATIONS, SIZES, AND CIRCUITING.
3. FINISH WALK AND CURB ELEVATIONS SHALL BE 6" ABOVE FINISH PAVEMENT.

**SITE PLAN KEYNOTES**

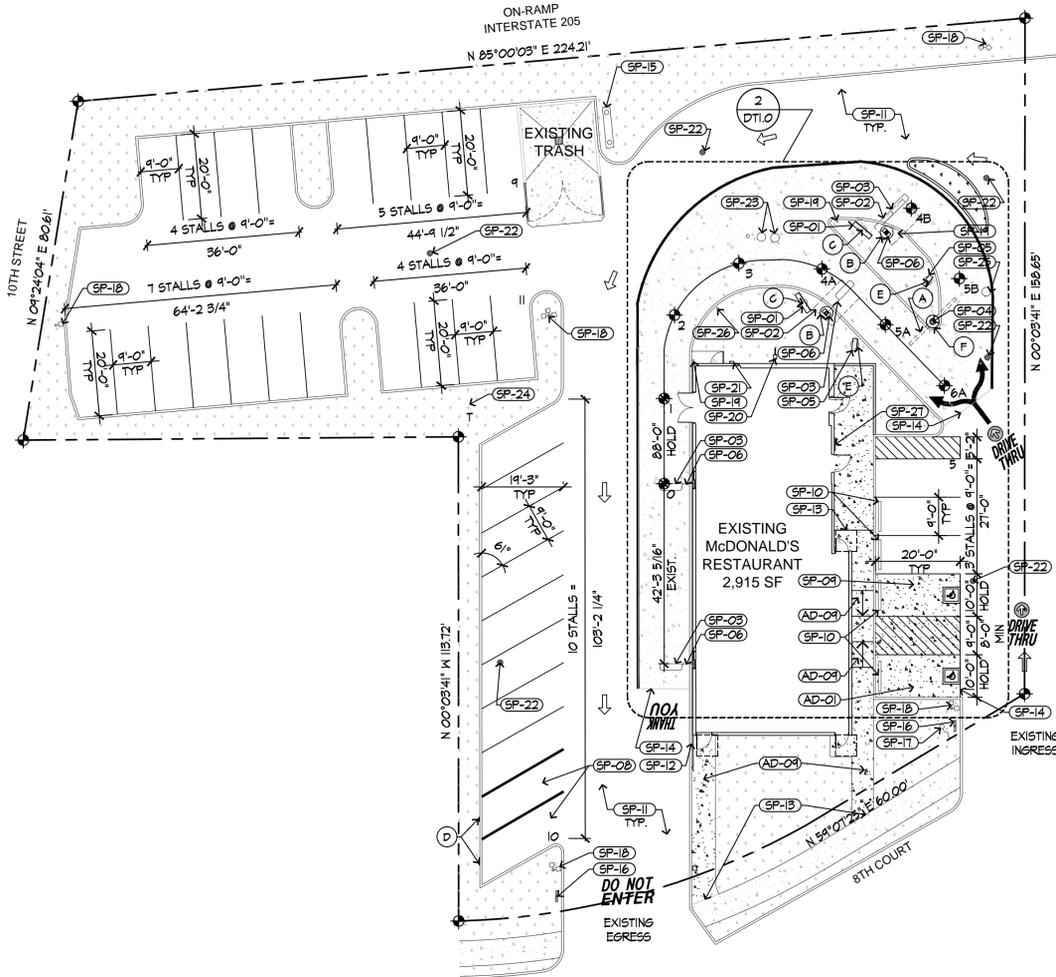
- (SP-01) REMOVE EXISTING & INSTALL (2) NEW DIGITAL MENU BOARDS AS SHOWN. SEE DETAIL 2/DTI.0 FOR EXACT LOCATIONS AND 10/DTI.1. LOCATE EXISTING UTILITIES PRIOR TO EXCAVATING FOOTINGS.
- (SP-02) REMOVE EXISTING CUSTOMER ORDER DISPLAY & INSTALL (2) CUSTOMER ORDER CANOPIES AS SHOWN PER DETAIL 6/DTI.2. SEE DETAIL 2/DTI.0 FOR EXACT LOCATIONS. LOCATE EXISTING UTILITIES PRIOR TO EXCAVATING FOOTINGS.
- (SP-03) INSTALL NEW VEHICLE DETECTOR LOOPS AT NEW ORDER POINTS PER 2/DTI.0. (OPTIONAL AT DRIVE THRU BOOTH) PATCH & REPAIR CONCRETE PAD AT DRIVE-THRU AS NECESSARY. SEE 18/DTI.1 & 20/DTI.1.
- (SP-04) REMOVE EXISTING & INSTALL NEW GATEWAY SIGN PACKAGE AS SHOWN. COORDINATE LOCATION WITH MCDONALD'S CONSTRUCTION MANAGER TO ENSURE BEST VISIBILITY FROM SITE ENTRANCE. SEE DETAIL 8/DTI.2 FOR MORE INFO. LOCATE UNDERGROUND UTILITIES PRIOR TO EXCAVATION.
- (SP-05) REMOVE EXISTING & INSTALL NEW PRE-BROWSE MENU BOARD PER DETAIL 12/DTI.1. VERIFY LOCATION WITH MCDONALD'S CONSTRUCTION MANAGER & DETAIL 2/DTI.0.
- (SP-06) INSTALL SPEECH/HEARING IMPAIRED SIGNAGE ON THE DRIVE-THRU C.O.D. & EACH DRIVE-THRU SERVICE WINDOW. SEE DETAILS 12/SD1 & 9/A4.4. PICTURE MENU, CLIPBOARD AND PENCILS ARE TO BE PROVIDED AT EACH DRIVE-THRU WINDOW.
- (SP-07) NOT USED.
- (SP-08) DESIGNATED PULL FORWARD PARKING STALLS & SIGNAGE PER MCDONALD'S STANDARDS. RELOCATE EXISTING SIGNS TO NEW LOCATIONS SHOWN; PROTECT FROM DAMAGE. RESTRIPE STALLS TO BE (2) COATS TRAFFIC YELLOW.
- (SP-09) REMOVE EXISTING ASPHALT PAVING FOR INSTALLATION OF NEW CONCRETE PAD AT ACCESSIBLE PARKING STALLS, ACCESS AISLES & CROSSWALK. COORDINATE WITH AD-01 & AD-03 FOR REQUIRED SLOPES. ENSURE FLUSH TRANSITION TO ADJACENT ASPHALT.
- (SP-10) INSTALL CONCRETE WHEELSTOPS AT LOCATIONS SHOWN. SEE DETAIL 15/SD1.
- (SP-11) PATCH AND REPAIR EXISTING ASPHALT PAVING FOR INSTALLATION OF NEW CONSTRUCTION SEAL COAT ALL ASPHALT WITH NEW ASPHALTIC LAYER. STRIPE PARKING STALLS AND SYMBOLS AS SHOWN. PAINTS TO BE TRAFFIC WHITE (2 COATS) AT PARKING AND TRAFFIC YELLOW (2 COATS) AT DRIVE-THRU. SEE DETAIL 1/SD1, 2/SD1, & 3/SD1.
- (SP-12) REMOVE EXISTING GUARDRAIL FOR INSTALL OF NEW CONSTRUCTION. REINSTALL PER DETAIL 10/SD1. VERIFY REUSE WITH MCDONALD'S CONSTRUCTION MANAGER. INSTALL PER MCDONALD'S SPECIFICATIONS. FINISH PER ELEVATIONS. ENSURE 18" CLEAR PROVIDED AT DOOR LATCH.
- (SP-13) APPROXIMATE LINE OF NEW CONCRETE WORK TO EXISTING CONCRETE TO REMAIN.
- (SP-14) APPROXIMATE LINE OF CONCRETE PAD TO ASPHALT TRANSITION.
- (SP-15) EXISTING ROAD SIGN TO REMAIN. PROTECT FROM DAMAGE.
- (SP-16) EXISTING DIRECTIONAL SIGN TO REMAIN. PROTECT FROM DAMAGE.
- (SP-17) EXISTING FLAG POLE TO REMAIN. VERIFY IF LIGHT FOR FLAG POLE IS MOUNTED TO BUILDING. IF EXISTS, REMOVE & REINSTALL TO ACCOMMODATE NEW CONSTRUCTION.
- (SP-18) EXISTING LOT LIGHTING TO REMAIN.
- (SP-19) EXISTING BOLLARDS, PROTECT FROM DAMAGE. FINISH PER ELEVATIONS.
- (SP-20) EXISTING GAS METER ASSEMBLY TO REMAIN; PROTECT FROM DAMAGE.
- (SP-21) EXISTING ELECTRICAL METER ASSEMBLY TO REMAIN; PROTECT FROM DAMAGE.
- (SP-22) EXISTING CATCH BASIN TO REMAIN.
- (SP-23) EXISTING GREASE INTERCEPTOR TO REMAIN; PROTECT FROM DAMAGE.
- (SP-24) EXISTING TRANSFORMER TO REMAIN; PROTECT FROM DAMAGE.
- (SP-25) EXISTING MANHOLE TO REMAIN.
- (SP-26) PROVIDE MERGE POINT MONITOR MOUNTED ON POLE WITH FOUNDATION; EXACT LOCATION TO BE COORDINATED WITH MCDONALD'S CONSTRUCTION MANAGER. PROVIDE 2" CONDUIT TO CASH BOOTH JUNCTION BOX. CONNECT TO ELECTRICAL & DATA SYSTEMS.
- (SP-27) REMOVE & REINSTALL EXISTING BIKE TO ACCOMMODATE NEW CONSTRUCTION. SEE DETAIL X/SD1 FOR INSTALLATION.

**SIGN LEGEND**

- (A) "WELCOME" GATEWAY SIGN (1 NEW)
- (B) CUSTOMER ORDER CANOPY (2 NEW)
- (C) DIGITAL MENU BOARD (2 NEW)
- (D) PULL FORWARD STALL SIGNS (2 NEW)
- (E) PRE-BROWSE BOARD (2 NEW)
- (F) "ANY LANE, ANY TIME" SIGN (1 NEW)

**LEGEND**

- EXISTING CONCRETE CURBING TO REMAIN/ REPAIR
- NEW CONCRETE CURBING
- EXISTING CONSTRUCTION TO BE DEMOLISHED
- NEW STRIPING
- EXISTING LANDSCAPING TO REMAIN
- NEW LANDSCAPING
- EXISTING CONCRETE TO REMAIN
- NEW CONCRETE
- EXISTING LOT LIGHT



**PAVING SPECIFICATION**  
(MINIMUM 3" TOTAL COMPACTED ASPHALT THICKNESS)

NOTE: MCDONALD'S ENGINEER RESERVES THE RIGHT TO REQUEST A COMPACTION TEST AND/OR A CORE SAMPLE. IF TESTS PROVE CORRECT, PER ABOVE SPECIFICATION, TESTS WILL BE AT THE EXPENSE OF MCDONALD'S. OTHERWISE, GC WILL BE CHARGED.

**LOT LIGHTING RECOMMENDATION**

EXISTING LOT LIGHTS TO REMAIN. VERIFY WITH MCDONALD'S CONSTRUCTION MANAGER IF CLEAR/RELAMP OR NO WORK DURING THIS PROJECT.

**PARKING INFORMATION**

TOTAL SPACES	STALLS	SPACING
35	23	9'-0" X 20'-0" SPACES @ 90°
	10	9'-0" X 19'-3" SPACES @ 61°
	2	ADA 10'-0" X 20'-8" SPACES @ 90°

**UTILITY INFORMATION**

	SIZE	TYPE	LOCATION
SANITARY SEWER		EXISTING	
WATER		EXISTING	
STORM SEWER		EXISTING	
ELECTRIC		EXISTING	
GAS		EXISTING	

**SURVEY INFORMATION**

DATE	BY
2018	JLT
2017	JLT
2016	JLT

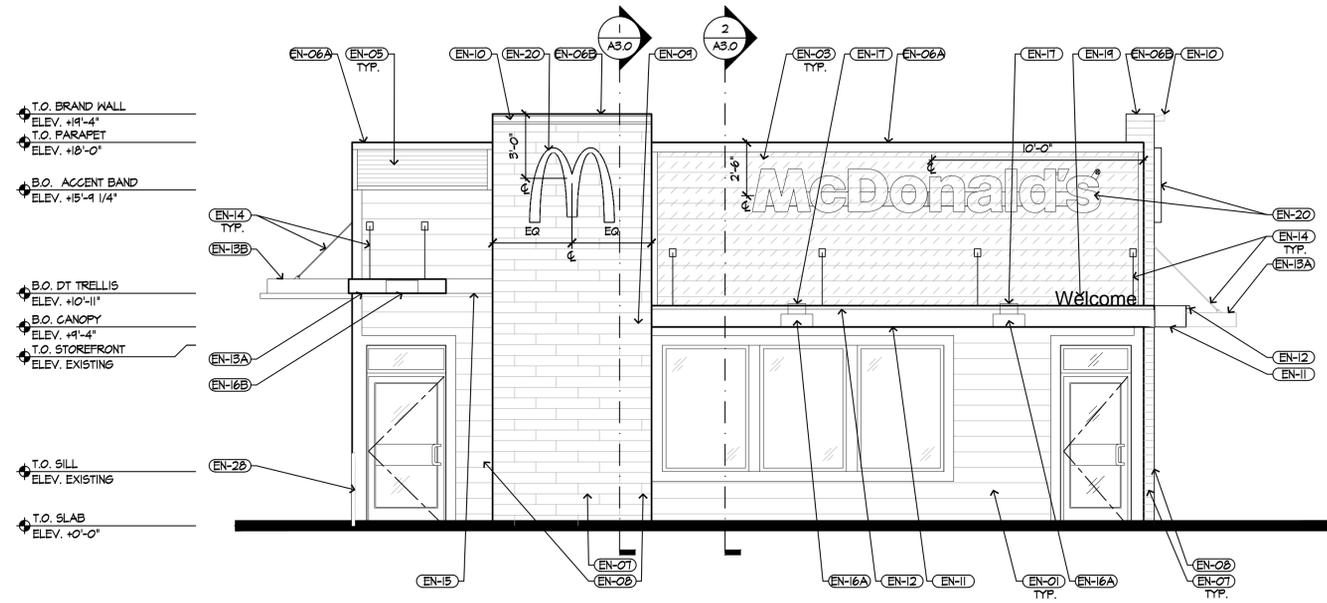
**PLAN SCALE: 1" = 20'**

STREET ADDRESS  
2100 8TH CT.  
 CITY WEST LINN STATE OR  
 COUNTY CLACKAMAS

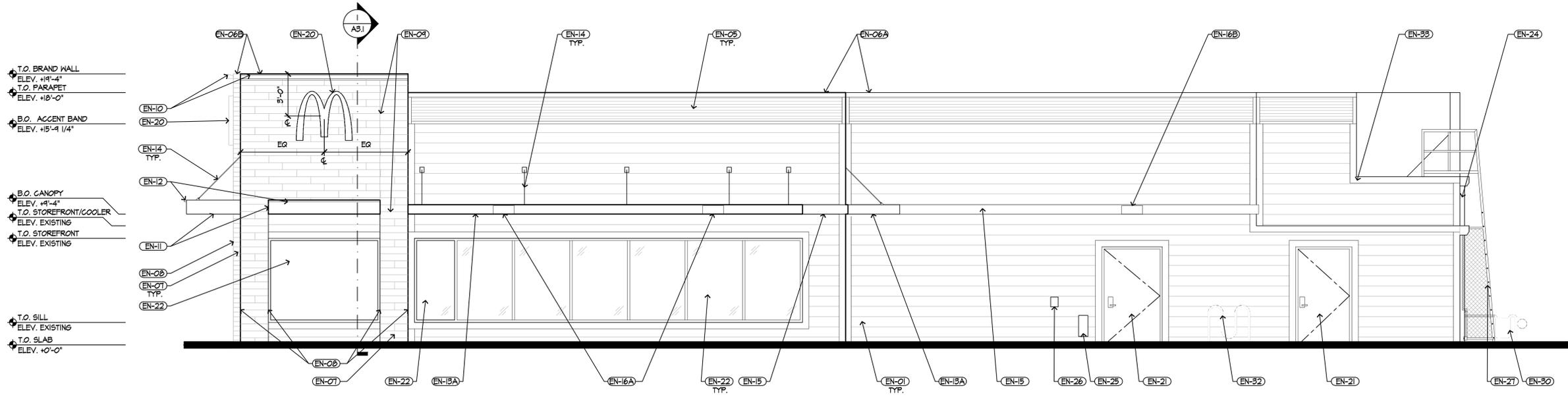
REGIONAL DWG. NO. 36-0182      CORPORATE DWG. NO. 13946

SHEET NO. 18-361 - #13946  
**SP-2**  
 SITE PLAN

PREPARED FOR: **M. McDonald's USA, LLC**  
 DRAWN BY: **MRP**  
 2018 MRP REMODEL  
 CORE 16  
 DESCRIPTION: **WOOD FRAMING WALLS, WOOD ROOF FRAMING, NEW GEMENT BOARD LAP SIDING EXTERIOR FINISH**  
 SITE ID: **36-0182**      2100 8TH CT, WEST LINN, OR 97068  
 DATE ISSUED: **JUL 2018**  
 REVIEWED BY: **JLT**  
 STD ISSUE DATE: **AUG 2017**  
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 STD ISSUE DATE: **AUG 2017**  
 2018 MRP REMODEL  
 CORE 16  
 DESCRIPTION: **WOOD FRAMING WALLS, WOOD ROOF FRAMING, NEW GEMENT BOARD LAP SIDING EXTERIOR FINISH**  
 SITE ID: **36-0182**      2100 8TH CT, WEST LINN, OR 97068  
 DATE ISSUED: **JUL 2018**  
 REVIEWED BY: **JLT**  
 STD ISSUE DATE: **AUG 2017**  
 2018 MRP REMODEL  
 CORE 16  
 DESCRIPTION: **WOOD FRAMING WALLS, WOOD ROOF FRAMING, NEW GEMENT BOARD LAP SIDING EXTERIOR FINISH**  
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 DATE ISSUED: **JUL 2018**  
 REVIEWED BY: **JLT**  
 STD ISSUE DATE: **AUG 2017**



1 SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



2 EAST ELEVATION  
SCALE: 1/4" = 1'-0"

ELEVATION KEYNOTES

- (EN-01) NEW CEMENT BOARD LAP SIDING PER FINISH SCHEDULE, THIS SHEET. COLOR: BASE BUILDING. SEE SHEET A4.0 FOR TYPICAL DETAILS.
- (EN-02) NEW CEMENT BOARD LAP SIDING PER FINISH SCHEDULE, THIS SHEET. COLOR: ACCENT COLOR. SEE SHEET A4.0 FOR TYPICAL DETAILS.
- (EN-03) NEW CEMENT BOARD LAP SIDING PER FINISH SCHEDULE, THIS SHEET. COLOR: ABOVE CANOPY FINISH. SEE SHEET A4.0 FOR TYPICAL DETAILS.
- (EN-04) NOT USED.
- (EN-05) NEW PARAPET ACCENT BAND PER COLOR LEGEND, THIS SHEET.
- (EN-06) METAL FASCIA (COLOR: CITYSCAPE). A: PRE-FAB ANCHOR-TITE; B: PRE-FAB CUSTOM ARCADE FASCIA.
- (EN-07) TILE - SEE COLOR LEGEND, THIS SHEET. CONTACT: JAN DETER, (714) 451-7500.
- (EN-08) OUTSIDE CORNER STRIPS. RONDEC ROIOOTSDA (DARK ANTHRACITE) ALUMINUM, 10MM. MOVEMENT JOINT: DILEX BMB1000S (BLACK).
- (EN-09) ACCENT LIGHTING (ARCADE LIGHT) - SEE ELECTRICAL.
- (EN-10) 12" HIGH ALUMINUM CANOPY FASCIA BAND (COLOR: WHITE) ON ALUMINUM TRELLIS SYSTEM (COLOR: WHITE); NO UNDERSCORE.
- (EN-12) ACCENT LIGHTING (INTEGRAL CANOPY LIGHT) - SEE ELECTRICAL.
- (EN-13) ALUMINUM TRELLIS. A: COLOR: CITYSCAPE. B: COLOR: CHARCOAL WITH GOLD UNDERSCORE.
- (EN-14) ALUMINUM TRELLIS TIE-BACK SYSTEM. COLOR: CHARCOAL.
- (EN-15) ALUMINUM TRELLIS 2"x8" WALL FASCIA.
- (EN-16) LIGHT FIXTURE (WALL SCANGE) - SEE ELECTRICAL. A: DOWN ONLY FIXTURE (COLOR: WHITE) B: DOWN ONLY FIXTURE (COLOR: SILVER).
- (EN-17) ACCENT LIGHTING (FLOOD LIGHT) - SEE ELECTRICAL.
- (EN-18) LIGHT FIXTURE (RECESSED DOWN, INTEGRAL CANOPY). COLOR: SILVER -SEE ELECTRICAL.
- (EN-19) METAL LETTERING - BY OTHERS. (WELCOME - COLOR: SILVER)
- (EN-20) MCDONALD'S SIGNAGE BY OTHERS - UNDER SEPARATE PERMIT. SEE SIGNAGE SUPPORT NOTE ON THIS SHEET.
- (EN-21) HOLLOW METAL DOOR & FRAME - PAINT TO MATCH COLOR OF SURROUNDING MATERIAL.
- (EN-22) NEW STOREFRONT TO MATCH EXISTING PER SCHEDULE (10" MIN. BOTTOM STILE @ DOORS).
- (EN-23) (RMHC) COIN COLLECTOR. SEE DETAIL I2/A4.3
- (EN-24) EXISTING GUTTER & DOWNSPOUTS TO REMAIN. PAINT TO MATCH ADJACENT FINISH.
- (EN-25) EXISTING CO2 FILL BOX TO REMAIN.
- (EN-26) EXISTING BULK OIL FILL BOX TO REMAIN.
- (EN-27) EXISTING ROOF LADDER TO REMAIN. PAINT TO MATCH BASE BUILDING COLOR.
- (EN-28) GUARD RAIL - PAINT TO MATCH SURROUNDING MATERIAL.
- (EN-29) PIPE BOLLARD PER SITE PLAN. FINISH WITH (2) COATS TRAFFIC YELLOW.
- (EN-30) EXISTING GAS METER ASSEMBLY TO REMAIN.
- (EN-31) EXISTING ELECTRICAL METER ASSEMBLY TO REMAIN.
- (EN-32) EXISTING BIKE RACK TO REMAIN. PROTECT FROM DAMAGE.
- (EN-33) VERIFY CONDITIONS OF FLASHING AND REPLACE IF NECESSARY. FINISH TO MATCH ADJACENT SURFACES.

ELEVATION GENERAL NOTES

1. FASCIA SIGN WALL SUPPORTS TO BE VERIFIED WITH MCDONALD'S AREA CONSTRUCTION MANAGER AND COORDINATED WITH SIGN MANUFACTURER.
2. \* \* \* DENOTES SAFETY GLAZING.
3. TRASH ENCLOSURE & GATES (NOT SHOWN) TO RECEIVE NEW SIDING TO MATCH BUILDING & BE PAINTED 'BASE BUILDING' COLOR.

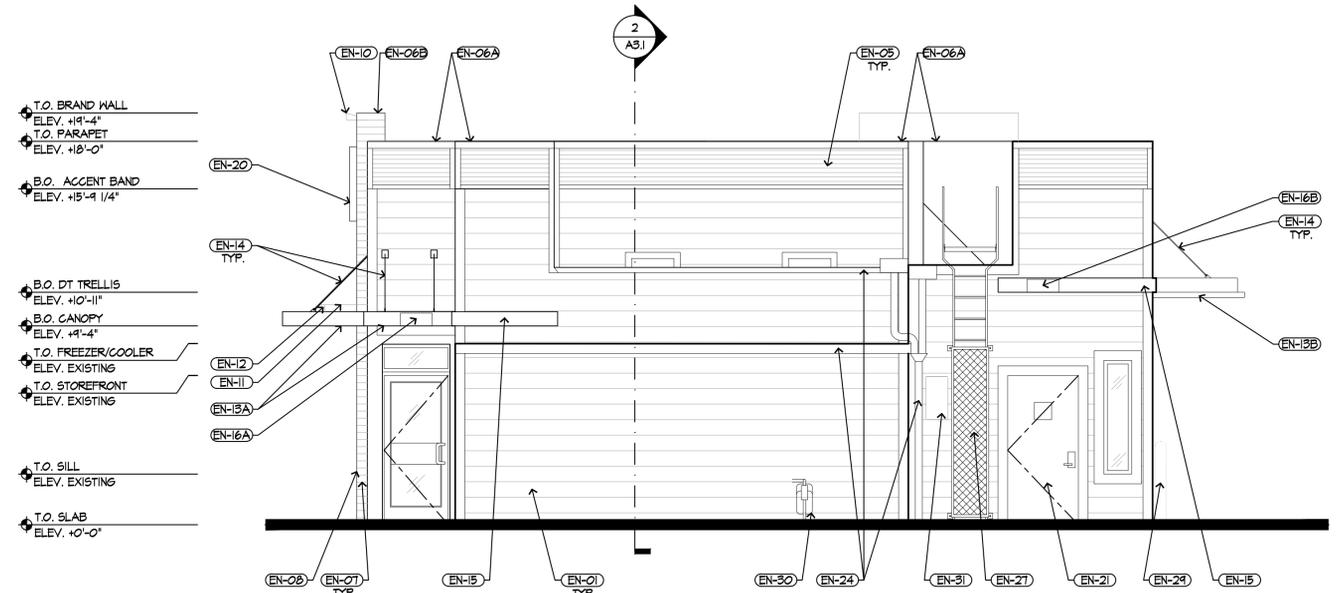
COLOR LEGEND

- CRAFTSMAN SCHEME
- BRAND WALLS:
- TILE: EUROWEST: E-WOOD COLLECTION R9 BLACK; SIZE: 6" X 9"
  - PATTERN: 1/4" OFFSET RUNNING BOND
  - WATERPROOFING & SETTING MATERIAL
  - GROUT: BY MAPEI
  - GROUT COLOR: ULTRA COLOR PLUS - 41 CHARCOAL
  - GROUT WIDTH: 1/8" TO 3/16"
- ACCENT BAND:
- METAL-ERA CORRUGATED 7/8" X 1" PANEL 24 GAUGE, COLOR: CITYSCAPE
- LAP SIDING:
- JAMES HARDIE CEMENT BOARD LAP SIDING, MATCH EXISTING EXPOSURE & FINISH.
- BASE BUILDING:
- "FAIRVIEW TAUPE" BENJAMIN MOORE #HC-85
- ACCENT COLOR:
- "IRON MOUNTAIN" BENJAMIN MOORE #2154-30
- ABOVE CANOPY FINISH:
- FIBER CEMENT SIDING NICHINA VINTAGE WOOD COLLECTION CEDAR

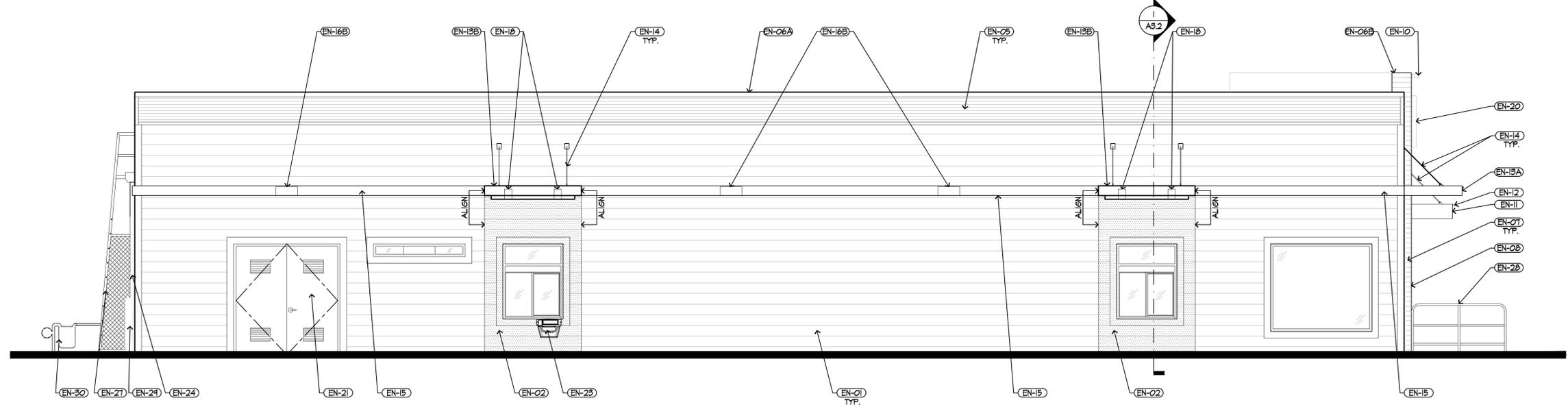
PREPARED BY: MCDONALD'S USA, LLC  
 DRAWN BY: MCDONALD'S USA, LLC  
 2018 MRP REMODEL CORE 16  
 TITLE: A18-361 - #13946  
 SHEET NO.: A2.0 ELEVATIONS  
 DATE: AUG 2017  
 REVISED BY: JLT  
 DATE ISSUED: JUL 2018  
 SITE ADDRESS: 2100 8TH CT, WEST LINN, OR 97068  
 REV. DATE. DESCRIPTION  
 1/30/2017 - STA/WATER REVIEW SUBMITTAL  
 1/30/2017 - LEGAL CLEARANCE  
 BY:



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**1 NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"



**2 WEST ELEVATION**  
SCALE: 1/4" = 1'-0"

**ELEVATION KEYNOTES**

<p><b>(EN-01)</b> NEW CEMENT BOARD LAP SIDING PER FINISH SCHEDULE, THIS SHEET. COLOR: BASE BUILDING. SEE SHEET A4.0 FOR TYPICAL DETAILS.</p> <p><b>(EN-02)</b> NEW CEMENT BOARD LAP SIDING PER FINISH SCHEDULE, THIS SHEET. COLOR: ACCENT COLOR. SEE SHEET A4.0 FOR TYPICAL DETAILS.</p> <p><b>(EN-03)</b> NEW CEMENT BOARD LAP SIDING PER FINISH SCHEDULE, THIS SHEET. COLOR: ABOVE CANOPY FINISH. SEE SHEET A4.0 FOR TYPICAL DETAILS.</p> <p><b>(EN-04)</b> NOT USED.</p> <p><b>(EN-05)</b> NEW PARAPET ACCENT BAND PER COLOR LEGEND, THIS SHEET.</p> <p><b>(EN-06)</b> METAL FASCIA (COLOR: CITYSCAPE). A: PRE-FAB ANCHOR-TITE; B: PRE-FAB CUSTOM ARCADE FASCIA.</p> <p><b>(EN-07)</b> TILE - SEE COLOR LEGEND, THIS SHEET. CONTACT: JAN DETER, (714) 451-7500.</p> <p><b>(EN-08)</b> OUTSIDE CORNER STRIPS. RONDEC ROIOOTSDA (DARK ANTHRACITE) ALUMINUM, 10MM. MOVEMENT JOINT: DILEX BMB006S (BLACK).</p> <p><b>(EN-09)</b> ACCENT LIGHTING (ARCADE LIGHT) - SEE ELECTRICAL.</p> <p><b>(EN-10)</b> 12" HIGH ALUMINUM CANOPY FASCIA BAND (COLOR: WHITE) ON ALUMINUM TRELLIS SYSTEM (COLOR: WHITE); NO UNDERSCORE.</p> <p><b>(EN-12)</b> ACCENT LIGHTING (INTEGRAL CANOPY LIGHT) - SEE ELECTRICAL.</p> <p><b>(EN-13)</b> ALUMINUM TRELLIS. A: COLOR: CITYSCAPE. B: COLOR: CHARCOAL WITH GOLD UNDERSCORE.</p> <p><b>(EN-14)</b> ALUMINUM TRELLIS TIE-BACK SYSTEM. COLOR: CHARCOAL.</p> <p><b>(EN-15)</b> ALUMINUM TRELLIS 2"x8" WALL FASCIA.</p> <p><b>(EN-16)</b> LIGHT FIXTURE (WALL SCORGE) - SEE ELECTRICAL. A: DOWN ONLY FIXTURE (COLOR: WHITE) B: DOWN ONLY FIXTURE (COLOR: SILVER).</p> <p><b>(EN-17)</b> ACCENT LIGHTING (FLOOD LIGHT) - SEE ELECTRICAL.</p> <p><b>(EN-18)</b> LIGHT FIXTURE (RECESSED DOWN, INTEGRAL CANOPY). COLOR: SILVER -SEE ELECTRICAL.</p> <p><b>(EN-19)</b> METAL LETTERING - BY OTHERS. (WELCOME - COLOR: SILVER)</p>	<p><b>(EN-20)</b> MCDONALD'S SIGNAGE BY OTHERS - UNDER SEPARATE PERMIT. SEE SIGNAGE SUPPORT NOTE ON THIS SHEET.</p> <p><b>(EN-21)</b> HOLLOW METAL DOOR &amp; FRAME - PAINT TO MATCH COLOR OF SURROUNDING MATERIAL.</p> <p><b>(EN-22)</b> NEW STOREFRONT TO MATCH EXISTING PER SCHEDULE (10" MIN. BOTTOM STILE @ DOORS).</p> <p><b>(EN-23)</b> (RMHC) COIN COLLECTOR. SEE DETAIL 12/A4.3</p> <p><b>(EN-24)</b> EXISTING GUTTER &amp; DOWNSPOUTS TO REMAIN. PAINT TO MATCH ADJACENT FINISH.</p> <p><b>(EN-25)</b> EXISTING CO2 FILL BOX TO REMAIN.</p> <p><b>(EN-26)</b> EXISTING BULK OIL FILL BOX TO REMAIN.</p> <p><b>(EN-27)</b> EXISTING ROOF LADDER TO REMAIN. PAINT TO MATCH BASE BUILDING COLOR.</p> <p><b>(EN-28)</b> GUARD RAIL - PAINT TO MATCH SURROUNDING MATERIAL.</p> <p><b>(EN-29)</b> PIPE BOLLARD PER SITE PLAN. FINISH WITH (2) COATS TRAFFIC YELLOW.</p> <p><b>(EN-30)</b> EXISTING GAS METER ASSEMBLY TO REMAIN.</p> <p><b>(EN-31)</b> EXISTING ELECTRICAL METER ASSEMBLY TO REMAIN.</p> <p><b>(EN-32)</b> EXISTING BIKE RACK TO REMAIN; PROTECT FROM DAMAGE.</p> <p><b>(EN-33)</b> VERIFY CONDITIONS OF FLASHING AND REPLACE IF NECESSARY. FINISH TO MATCH ADJACENT SURFACES.</p>
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**ELEVATION GENERAL NOTES**

- FASCIA SIGN WALL SUPPORTS TO BE VERIFIED WITH MCDONALD'S AREA CONSTRUCTION MANAGER AND COORDINATED WITH SIGN MANUFACTURER.
- \*\*\* DENOTES SAFETY GLAZING.
- TRASH ENCLOSURE & GATES (NOT SHOWN) TO RECEIVE NEW SIDING TO MATCH BUILDING & BE PAINTED 'BASE BUILDING' COLOR.

**COLOR LEGEND**

<b>CRAFTSMAN SCHEME</b>	TILE: EUROWEST: E-WOOD COLLECTION R9 BLACK; SIZE: 6" X 36"
<b>BRAND WALLS:</b>	PATTERN: 1/4" OFFSET RUNNING BOND WATERPROOFING & SETTING MATERIAL GROUT: BY MAPEI GROUT COLOR: ULTRA COLOR PLUS - 41 CHARCOAL GROUT WIDTH: 1/8" TO 3/16"
<b>ACCENT BAND:</b>	ACCESSORIES: SCHLUTER SYSTEMS CONTACT EARL MAIGUS 518.324.3410 CORNER TRIM: RONDEC ROIOOTSDA DARK ANTHRACITE ALUMINUM, 10MM MOVEMENT JOINT: DILEX BMB006S BLACK
<b>LAP SIDING:</b>	METAL-ERA CORRUGATED 7/8" X 31" PANEL 24 GAUGE, COLOR: CITYSCAPE
<b>BASE BUILDING:</b>	JAMES HARDIE CEMENT BOARD LAP SIDING, MATCH EXISTING EXPOSURE & FINISH.
<b>ACCENT COLOR:</b>	"FAIRVIEW TAUPE" BENJAMIN MOORE #HC-85 "IRON MOUNTAIN" BENJAMIN MOORE #2154-30
<b>ABOVE CANOPY FINISH:</b>	FIBER CEMENT SIDING NICHHA VINTAGE WOOD COLLECTION CEDAR

PREPARED BY: **McDonald's USA, LLC**

**FREIHEIT ARCHITECTURE**

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STP	ISSUE DATE	DESCRIPTION	BY
1	AUG 2017	ISSUE FOR PERMIT	JLT
2	JUL 2018	ISSUE FOR CONSTRUCTION	JLT

TITLE: **2018 MRP REMODEL**  
CORE: **16**

SHEET NO.: **A2.1**  
ELEVATIONS

11/30/2017  
1/30/2018

LEGAL CLEARANCE  
DESCRIPTION

REV. DATE