

STAFF REPORT PLANNING MANAGER DECISION

- DATE: January 14, 2019
- FILE NO.: DR-18-07
- REQUEST: Class I Design Review Modify siding material, roofline, paint colors, and ADA upgrades to the existing McDonald's restaurant at 2100 8th Court.
- PLANNER: Jennifer Arnold, Associate Planner

Planning Manager

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GENERAL INFORMATION

OWNER:	Greentree Enterprises, Inc 8655 SW Citizens Drive STE 201 Wilsonville, OR 97070
APPLICANT:	Freiheit Architecture Matt Grinnell 929 108 th Ave NE STE 210 Bellevue, WA 98004
SITE LOCATION:	2100 8 Th Court
SITE SIZE:	33,069 square feet (0.76 Ac)
LEGAL DESCRIPTION:	Assessor's Map 2S-1E-35D Tax Lot 00901
COMP PLAN DESIGNATION:	Commercial
ZONING:	GC, General Commercial
APPROVAL CRITERIA:	Community Development Code (CDC) Chapter 19: General Commercial; Chapter 55: Design Review; Chapter 99: Procedures for Decision Making: Quasi-Judicial.
120-DAY RULE:	The application became complete on November 19, 2018. The 120-day period therefore ends on March 11, 2019.
PUBLIC NOTICE:	Notice was mailed to property owners within 300 feet of the subject property and all neighborhood association on December 19, 2018. A sign was placed on the property on December 19, 2018. The notice was also posted on the City's website. Therefore, public notice requirements of CDC Chapter 99 have been met.

EXECUTIVE SUMMARY

The applicant is requesting to modify the roofline, replace siding, repaint, and upgrade the ADA access throughout the site which is currently a McDonald's restaurant. The applicant is also proposing to upgrade menu boards and other signs, as well as interior remodeling.

Public comments:

No public comments were received by the close of the comment period (January 3, 2019 at 4:00pm).

DECISION

The Planning Manager (designee) approves this application (DR-18-07), based on: 1) the findings submitted by the applicant, which are incorporated by this reference, 2) supplementary staff findings included in the Addendum below, and 3) the addition of condition of approval below. With these findings, the applicable approval criteria are met. The conditions are as follows:

- 1. <u>Site Plan, Elevations, and Narrative</u>. The project shall conform to the submitted plans, elevations, and narrative submitted in Exhibit PD-4. (See staff findings 3 & 6)
- 2. <u>Sign Permit</u>. The applicant shall apply for a sign permit for any changes to the existing signage on the property.

The provisions of the Community Development Code Chapter 99 have been met.

Jennifer Arnold, Associate Planner

Appeals to this decision must be filed with the West Linn Planning Department within 14 days of mailing date. Cost is \$400. The appeal must be filed by an individual who has established standing by submitting comments prior to the decision date.

Mailed this _____ day of ______, 2019.

Therefore, the 14-day appeal period ends at 5 p.m., on <u>January 28</u>, 2019.

ADDENDUM APPROVAL CRITERIA AND FINDINGS DR-18-07

This decision adopts the findings for approval contained within the applicant's submittal, with the following exceptions and additions:

CHAPTER 19, GENERAL COMMERCIAL

19.030 PERMITTED USES

The following uses are permitted outright in this zone:

(...)

- 10. Eating and drinking establishments.
- 11. Drive-through restaurants.
- (...)

Staff Finding 1: The commercial structure on the subject property (McDonalds) is currently being used as a drive-through restaurant and eating and drinking establishment. There is no proposed change in the use of the property with this application. The criterion is met.

19.070 DIMENSIONAL REQUIREMENTS, USES PERMITTED OUTRIGHT AND USES PERMITTED UNDER PRESCRIBED CONDITIONS

A. Except as may be otherwise provided by the provisions of this code, the following are the requirements for uses within this zone:

1. The minimum front lot line length or the minimum lot width at the front lot line shall be 35 feet.

- 2. The average minimum lot width shall be 50 feet.
- 3. The average minimum lot depth shall not be less than 90 feet.
- 4. Where the use abuts a residential district, except as provided in CDC 58.090(C)(1), the setback distance of the residential zone shall apply.

5. The maximum lot coverage shall be 50 percent, except as provided in CDC <u>58.090(C)(1)(d)</u>.

6. The maximum building height shall be two and one-half stories or 35 feet for any structure located within 50 feet of a low or medium density residential zone, and three and one-half stories or 45 feet for any structure located 50 feet or more from a low or medium density residential zone.

7. For lot lines that abut an arterial, there shall be no minimum yard dimensions or minimum building setback area, and the maximum building setback shall be 20 feet. The front setback area between the street and the building line shall consist of landscaping or a combination of non-vehicular hardscape areas (covered with impervious surfaces) and

landscaped areas. If there are not street trees within the public right-of-way, the front setback area shall include such trees per the requirements of the City Arborist.

Staff Finding 2: See Staff Finding 1. The applicant does not propose any changes to the lot dimensions, coverage, or height of the existing structure. The criterion is met.

CHAPTER 55, DESIGN REVIEW

55.090 APPROVAL STANDARDS – CLASS I DESIGN REVIEW

The Planning Director shall make a finding with respect to the following criteria when approving, approving with conditions, or denying a Class I design review application: A. The provisions of the following sections shall be met:

1. CDC <u>55.100(B)(1)</u> through (4), Relationship to the natural and physical environment, shall apply except in those cases where the proposed development site is substantially developed and built out with no remaining natural physical features that would be impacted.

Staff Finding 3: The applicant does not propose any changes to trees on site. There are trees in a Water Resource Area on the north side of the property, but the applicant does not propose any disturbance within the protected area. The only area of the applicant's proposal that alters drainage is in a portion of the front sidewalk leading to an entrance. The applicant proposes to replace a section of sidewalk connecting the public right-of-way (but not in the public right of way) with the entrance of the building to provide for a nonslip sidewalk ramp to provide ADA access. No additional structures are proposed with this application. Per condition of approval 1, the project shall conform to the submitted plans, elevations, and narrative submitted in Exhibit PD-4. Subject to Condition of Approval 1 this criterion is met.

2. CDC <u>55.100(B)(5)</u> and (6), architecture, et al., shall only apply in those cases that involve exterior architectural construction, remodeling, or changes.

Staff Finding 4: Staff incorporates the findings found on pages 7 to 9 of the applicant's submittal (Exhibit PD-3). The criterion is met.

3. Pursuant to CDC <u>55.085</u>, the Director may require additional information and responses to additional sections of the approval criteria of this section depending upon the type of application.

Staff Finding 5: The Planning Director does not require any additional information. The criterion is met.

B. An application may be approved only if adequate public facilities will be available to provide service to the property at the time of occupancy.

Staff Finding 6: The subject property is located on 8th Court and is currently a McDonald's restaurant. The only proposed work in the public right-of-way is the sidewalk connection from the existing sidewalk along 8th Court and the proposed ADA ramp at the front entrance of the building. The applicant does not propose any changes to existing utilities. No other public improvements are required. Subject to Condition of Approval 1 this criterion is met.

PD-1

AFFADAVIT AND NOTICE PACKET

AFFIDAVIT OF NOTICE

We, the undersigned do hereby certify that, in the interest of the party (parties) initiating a proposed land use, the following took place on the dates indicated below:

Develo	PMENT Applicant's Name Matt Gr pment Name led Meeting/Decision Date14-19	unnell - Freiheit Arch, tecture		
	<u>CE</u> : Notices were sent at least 20 days prior to the sched of the Community Development Code. (check below)	uled hearing, meeting, or decision date per Section		
TYPE	A			
A.	The applicant (date)	(signed)		
B.	Affected property owners (date)	(signed)		
C.	School District/Board (date)	(signed)		
D.	Other affected gov't. agencies (date)	(signed)		
E.	Affected neighborhood assns. (date)	(signed)		
F.	All parties to an appeal or review (date)	(signed)		
At least	t 10 days prior to the scheduled hearing or meeting, notice	was published/posted:		
Tidings	s (published date)	(signed)		
City's v	vebsite (posted date)	(signed)		
SIGN				
Section	t 10 days prior to the scheduled hearing, meeting or dec 99.080 of the Community Development Code. 2/19/18 (signed) Auto A			
	<u>CE</u> : Notices were sent at least 14 days prior to the sched of the Community Development Code. (check below)	uled hearing, meeting, or decision date per Section		
TYPE	B			
А.	The applicant (date) /2-19-18 Affected property owners (date) /2-19-18	(signed) <u>S.Shinjer</u> (signed) <u>S.Shinjer</u>		
В.	Affected property owners (date) <u>12-19-18</u>	(signed) J. Shiryer		
C.	School District/Board (date)	(signed)		
D.	Other affected gov't. agencies (date) _/2-/9-/8	(signed)(signed)		
E.	Affected neighborhood assns. (date) $\frac{12 - 19 - 18}{444}$	(signed) S. Shoyer		
Notice v Date:	Notice was posted on the City's website at least 10 days prior to the scheduled hearing or meeting. Date:			
	<u>REPORT</u> mailed to applicant, City Council/Planning Co the scheduled hearing.			
(date)_	(signed)			
	<u>DECISION</u> notice mailed to applicant, all other parties or's office. 1/14/16 (signed)	es with standing, and, if zone change, the County		

p:\devrvw\forms\affidvt of notice-land use (9/09)

CITY OF WEST LINN NOTICE OF PLANNING MANAGER DECISION FILE NO. DR-18-07

The West Linn Planning Manager is considering a request for a Class I Design Review to modify the existing McDonalds roofing style and materials, siding, paint colors, and making ADA upgrades to the property at 2100 8th Court.

Anyone wishing to present written testimony for consideration on this matter shall submit all materials before <u>4:00 p.m. on January 3, 2019</u>. Persons interested in party status should submit their letter along with any concerns related to the proposal by the comment deadline.

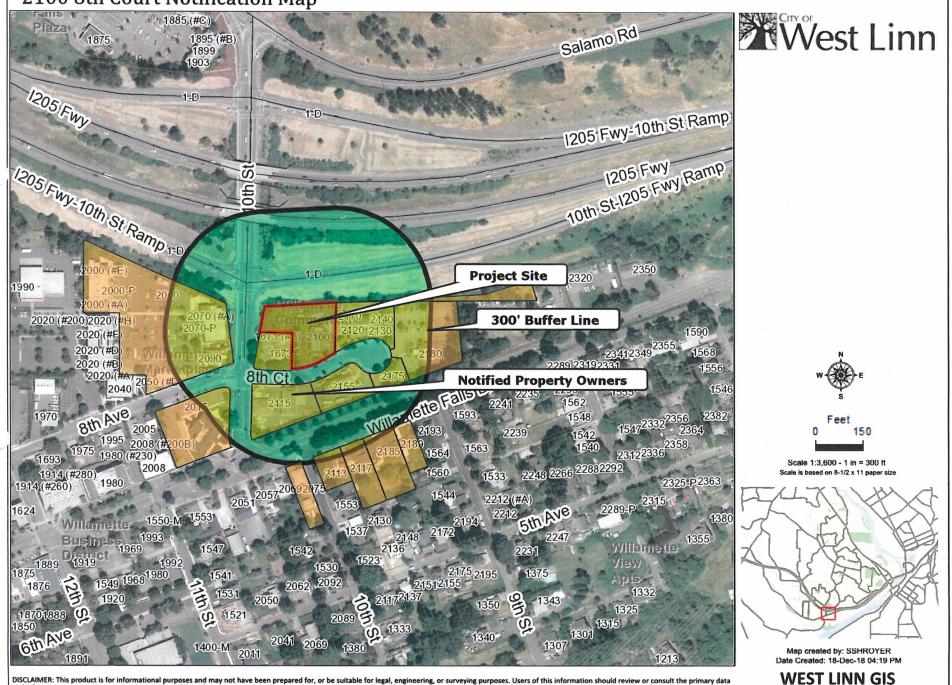
The decision will be based on the approval criteria in Chapters 19, 55 and 99 of the Community Development Code (CDC). The approval criteria from the CDC are available for review at City Hall, at the City Library, and at http://www.westlinnoregon.gov/cdc.

You have been notified of this proposal because County records indicate that you own property within 300 feet of the affected site on Clackamas County Assessor's Map 21E35D, Tax Lot 0901, or as otherwise required by Chapter 99 of the CDC.

The complete application in the above noted file is available for inspection at no cost at City Hall or via the web site <u>https://westlinnoregon.gov/planning/2100-8th-court-class-1-design-</u><u>review</u>. Copies can also be obtained for a minimal charge per page. At least 10 days prior to the Planning Manager's Decision, a copy of the staff report will be available for inspection. For further information, please contact Associate Planner Jennifer Arnold at <u>jarnold@westlinnoregon.gov</u> or 503-742-6057. Alternately, visit City Hall, 22500 Salamo Road, West Linn, OR 97068.

Any appeals to this decision must be filed within 14 days of the final decision date with the Planning Department. It is important to submit all testimony in response to this notice. Failure to raise an issue by letter, or failure to provide sufficient specificity to afford the decision-maker an opportunity to respond to the issue, precludes the raising of the issue at a subsequent time on appeal or before the Land Use Board of Appeals.

2100 8th Court Notification Map



DISCLAIMER: This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information. Map scale is approximate. Source: West Linn GIS (Geographic Information System) MapOptix.



CITY OF WEST LINN NOTICE OF UPCOMING PLANNING MANAGER DECISION

PROJECT # DR-18-07 MAIL: 12/19/18 TIDINGS: N/A

CITIZEN CONTACT INFORMATION

To lessen the bulk of agenda packets, land use application notice, and to address the worries of some City residents about testimony contact information and online application packets containing their names and addresses as a reflection of the mailing notice area, this sheet substitutes for the photocopy of the testimony forms and/or mailing labels. A copy is available upon request.

PD-2

COMPLETENESS LETTER



November 19, 2018

Freiheit Architecture Matt Grinnell 929 108th Ave. NE STE: 210 Bellevue, WA 97004

SUBJECT: DR-18-07 application for Class I Design Review modifications to roofline and materials, building siding and new drive thru menu boards at 2100 8th Court.

Dear Mr. Grinnell:

You submitted this application with all required information on October 25, 2018 and the application has been deemed **complete.** The city has 120 days to exhaust all local review; that period ends March 11, 2019.

Please be aware that a determination of a complete application does not guarantee a recommendation of approval from staff for your proposal as submitted – it signals that staff. believes you have provided the necessary information for the Planning Commission to render a decision on your proposal. A 14-day public notice will be prepared and mailed for a Planning Manager's decision.

Please contact me at 503-742-6057, or by email at <u>jarnold@westlinnoregon.gov</u> if you have any questions or comments.

Sincerely,

enit ao

Jennifer Arnold Associate Planner

PD-3

APPLICANT SUBMITTAL



T Planning & Development • 22500 Salamo Rd #1000 • West Linn, Oregon 97068 Telephone 503.656.4211 • Fax 503.656.4106 • westlinnoregon.gov

DEVELOPMENT REVIEW APP	LICATION
STAFF CONTACT Unifer Arnold PROJECT NO(S). DR-18-0	γ
NON-REFUNDABLE FEE(S) 2100 - REFUNDABLE DEPOSIT(S)	TOTAL 2100-
ype of Review (Please check all that apply): Annexation (ANX) Historic Review Appeal and Review (AP) * Legislative Plan or Change Conditional Use (CUP) Lot Line Adjustment (LLA) */** Design Review (DR) Minor Partition (MIP) (Preliminary Plat or Fleasement Vacation Easement Vacation Non-Conforming Lots, Uses & Structures Extraterritorial Ext. of Utilities Planned Unit Development (PUD) Final Plat or Plan (FP) Pre-Application Conference (PA) */** Flood Management Area Street Vacation Hillside Protection & Erosion Control Home Occupation, Pre-Application, Sidewalk Use, Sign Review Permit, and To different or additional application forms, available on the City website or at Control	Water Resource Area Protection/Single Lot (WAP) Water Resource Area Protection/Wetland (WAP) Willamette & Tualatin River Greenway (WRG) Zone Change emporary Sign Permit applications require
ite Location/Address: 2100 8TH CT, WEST LINN, 97068	Assessor's Map No.: 21E35D
	Tax Lot(s): 21E35D00901
Brief Description of Proposal: THE SCOPE OF WORK INCLUDES CUTTING BA INTO NEW PARAPETS, NEW PAINT, SIDING, AJ DRIVE THRU MENU BOARDS AND NEW BUILL COUNTER, NEW SEATING AND FINISHES AT T ADA UPGRADES THROUGHOUT THE SITE ANI	DING WALL SIGNS, MODIFYING THE SERVICE THE DINING AREA AND RESTROOMS, AND
pplicant Name: MATT GRINNELL - FREIHEIT ARCHTECTURE (please print)	Phone: 425-827-2100
Address: 929 108TH AVE NE STE 210 City State Zip: BELLEVUE, WA 98004	Email: MGRINNELL@FREIHEITARCH.C
Dwner Name (required): Doug BATES (please print) Address: 2999 OTE RO Suite 900 City State Zip: WALNUT CREEKE CA 94597	Phone: 425 5770415 Email: doug, bates @ cis, mcd. com
Consultant Name:	Phone:
(please print) ddress:	Email:
Tity State Zip:	
 All application fees are non-refundable (excluding deposit). Any overruns to de 2. The owner/applicant or their representative should be present at all public hear 3. A denial or approval may be reversed on appeal. No permit will be in effect unt 4. Three (3) complete hard-copy sets (single sided) of application materials must One (1) complete set of digital application materials must also be submitted o If large sets of plans are required in application please submit only two sets. 	til the appeal period has expired. t be submitted with this application. 25 2018 on CD in PDF format.
No CD required / ** Only one hard-copy set needed	Ву
The undersigned property owner(s) hereby authorizes the filing of this application, and author comply with all code requirements applicable to my application. Acceptance of this application	ion does not infer a complete submittal. All amendments
to the Community Development Code and to other regulations adopted after the application	
to the Community Development Code and to other regulations adopted after the application Approved applications and subsequent development is not vested under the provisions in plan My Multiplication 08/23/2018	



425.827.210 freiheitarch.com 929 108th Avenue NE Suite 210 Bellevue, WA 98004

08.22.2018

MCDONALD'S REMODEL

Class I Design Review

October 22, 2018

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APPLICATION SUMMARY

For Class I Design Review approval to remodel an existing McDonald's restaurant. The scope of

work includes cutting back the mansard roof and modifying into new parapets, new paint,

siding, adding new accent walls, replacing drive thru menu boards and new building wall signs,

modifying the service counter, new seating and finishes at the dining area and restrooms, and

ADA upgrades throughout the site and public interior spaces.

GENERAL INFORMATION

Location

McDonald's Restaurant 2100 8th CT, West Linn, Or 97068 (Parcel 01680345). It's location is

shown in Figure 1.

Comprehensive Plan and Zoning Designations

The Comprehensive Plan designation is commercial, and it is currently zone as commercial (GC).

Project Contacts

Doug Bates – Area Construction Manager McDonald's Corporation 299 Oak Road Ste 900 Walnut Creek, CA 94597 Phone: 425-577-0415 Email: doug.bates@us.mcd.com

Matt Grinnell – Permit Coordinator Freiheit Architecture 929 108th Ave Ne Ste 210, Bellevue, WA 98004 Phone: 425-827-2100 Email: matt.grinnell@freiheitarch.com Jamie Trenda – Project Architect Freiheit Architecture 929 108th Ave Ne Ste 210, Bellevue, WA 98004 Phone: 425-827-2100 Email: matt.grinnell@freiheitarch.com

McDonald's Restaurant Remodel Design Review Application Page 2/ 9

BACKGROUND INFORMATION

Site Description

The site is located in between 8th ct. and War Veterans Memorial Freeway. It is .75 acres and is

covered with various landscape and impervious surface. Upon it resides a 2,915 Sqft McDonald's

restaurant. The drive thru for the quick service restaurant wraps around the north half of the

side, hiding it from the street. Parking is abundant due to the NW corner of the site being

dedicated to it.

Vicinity Information

The zoning designations and current land use of the surrounding area are summarized in Table 1.

PARCELS	ZONE DESIGNATION	LAND USE
SUBJECT PROPERTY	GC	Quick Service Restaurant
SURROUNDING PROPERTIES	GC	Spa, Coffee House, Car wash,
		Gas Station

Table 1 Zoning and Land Use Summary

PROPOSED IMPROVEMENTS

The proposed project is a remodel of an existing McDonald's restaurant. This will include an exterior modernization of the building's appearance. The modernization includes installation of new siding, with new paint colors, and a new storefront window and door at the entrance. New building walls signs will replace the old. New accent walls of a charcoal tile with a wood appearance will be placed on the building to break up the facade. The existing mansard roof will be cut back to allow for construction of new parapets. A new corrugated metal panel system at the parapets provides visual interest. New metal trellises and a metal fascia band break up the façade vertically and provide lighting and weather-protection at the doors. A new white illuminated canopy at the entrance and front façade will provide pedestrian-scale lighting and create a path leading to the main door. At the interior, a new order counter, new seating, and finishes will be provided at the dining area and restrooms.

An accessibility analysis has been performed for this store. The accessible pedestrian routes on site, within the dining area, and in the restrooms, will all be upgraded to provide full compliance with the accessibility codes. On the site, the driveways and location of pedestrian access routes are to remain, as is the general flow of traffic through the parking lot. New concrete sidewalks and ramps will be provided around the store for accessibility where applicable. The parking lot will receive a new asphalt layer and new striping. The drive-thru will receive new signage and new digital menu boards and a new concrete finish.

McDonald's Restaurant Remodel Design Review Application Page 4/ 9

APPLICABLE CRITERIA – CLASS I DESIGN REVIEW

The following criteria were identified by the planning staff in the pre-application conference summary notes as the relevant West Linn Community Development Code (CDC) criteria:

Submittal Requirements

Approval Criteria

Section 55.070

Section 55.090 Chapter 19 (GC)

These requirements and approval criteria are addressed below.

Submittal Requirements Section 55.070

- A. Application is being invited by owner's agent.
- B. Pre-application was held 10/4/2018.
- C. Neighborhood association documentation not required per jurisdiction's

comments.

D.

1.

- a. Site is developed therefore an analysis is not required.
- b. A site plan is provided with this application.
- c. Architectural elevations are provided with this application.
- d. An application form is provided with original scale and reduced scale drawings.
- 2. This application is for a type I review so this section, detailing a type II, is

not applicable to the application.

- E. A building material board will be provided with the application.
- F. The required deposit fee of \$2,100.00 will be provided with this application.

Section 55.090

Α.

- 1. (CDC 55.100(B)(1-4))
 - No heritage trees are proposed to be impacted by the site work scope.
 - No heritage trees are proposed to be impacted by the site work scope.
 - The only drainage that will be altered on site is the slope of the sidewalks. Some do not currently conform to ADA and will be redone to ensure conformance.
 - 4. No additional structures are proposed to be constructed.
- 2. (CDC 55.100(B)(5-6))
 - No alteration of building distances is proposed during this project.
 - 6.
- a. Contemporary building materials will be used during this remodel which complement neighboring sites. Similar color schemes have been incorporated to ensure conformance with this section of code.

- Building size will not be substantially altered so an existing transition of building mass and height will remain.
- c. McDonald's Corporation is a leading member of quick service restaurant design. Many years of research has gone into this restaurants design and it is the manifestation of architectural standards in the United States. It's simple yet visually interesting façade will be a great complement to the community for the years to come. We believe that the combination of the superior design and the distance between neighboring buildings allows it to satisfy this section of code.
- d. Human scale is a focus of this restaurants design.
- e. Existing window calculations from the front facade are the same from the old building to the new. It is not viable to provide windows past the 8 windows on the front (East) façade because this is either a restroom or back of house and storage. Almost the entire customer service lobby is lined with a window or a door.
- f. The articulation of the building is accented on their new remodel due to the accent walls being higher than the roof lien.

- g. Awnings are provided along the entire pedestrian route.
- h. Safe and attractive pedestrian environments are promoted with full conformance with ADA standards, canopies, pedestrian parking lot crossing routes and overall open design of site and restaurant.

Section 19.030

McDonald's Restaurant falls under the permitted use of "Drive-through restaurants".

Section 19.030

All lot lengths and setbacks are existing to remain for this remodel

Section 19.090

Chapter 52 will be observed when applying for signage permits.

CONCLUSION

The proposed McDonald's restaurant remodel satisfies the relevant CDC criteria for approval.

Application Plan Sheets

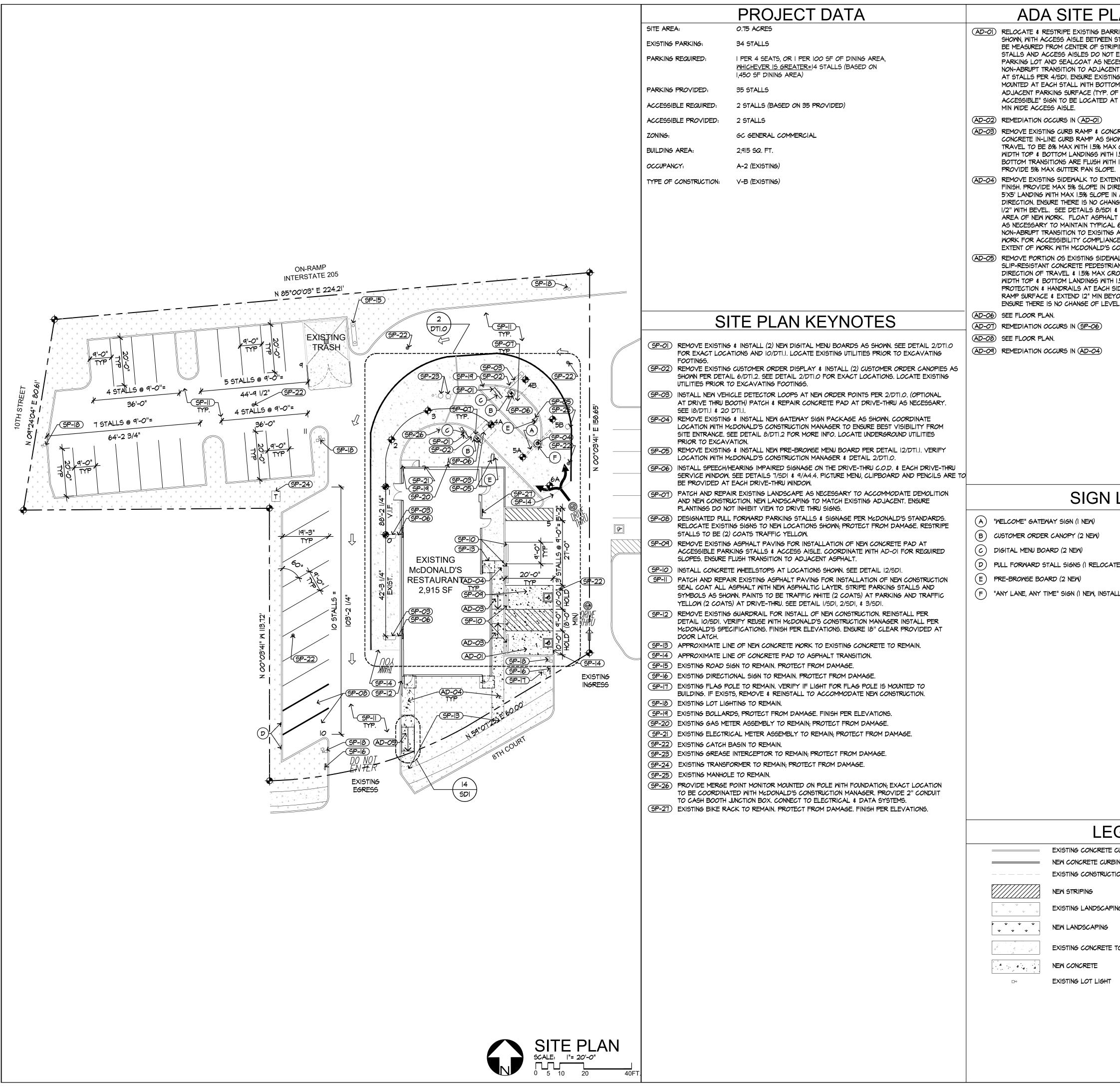
Page	Description
1	Site Plan
2	Architecture Elevations
3	Example Rendering 1
4	Example Rendering 2
5	Example Night Lighting Rendering

Figure 1: Vicinity Aerial



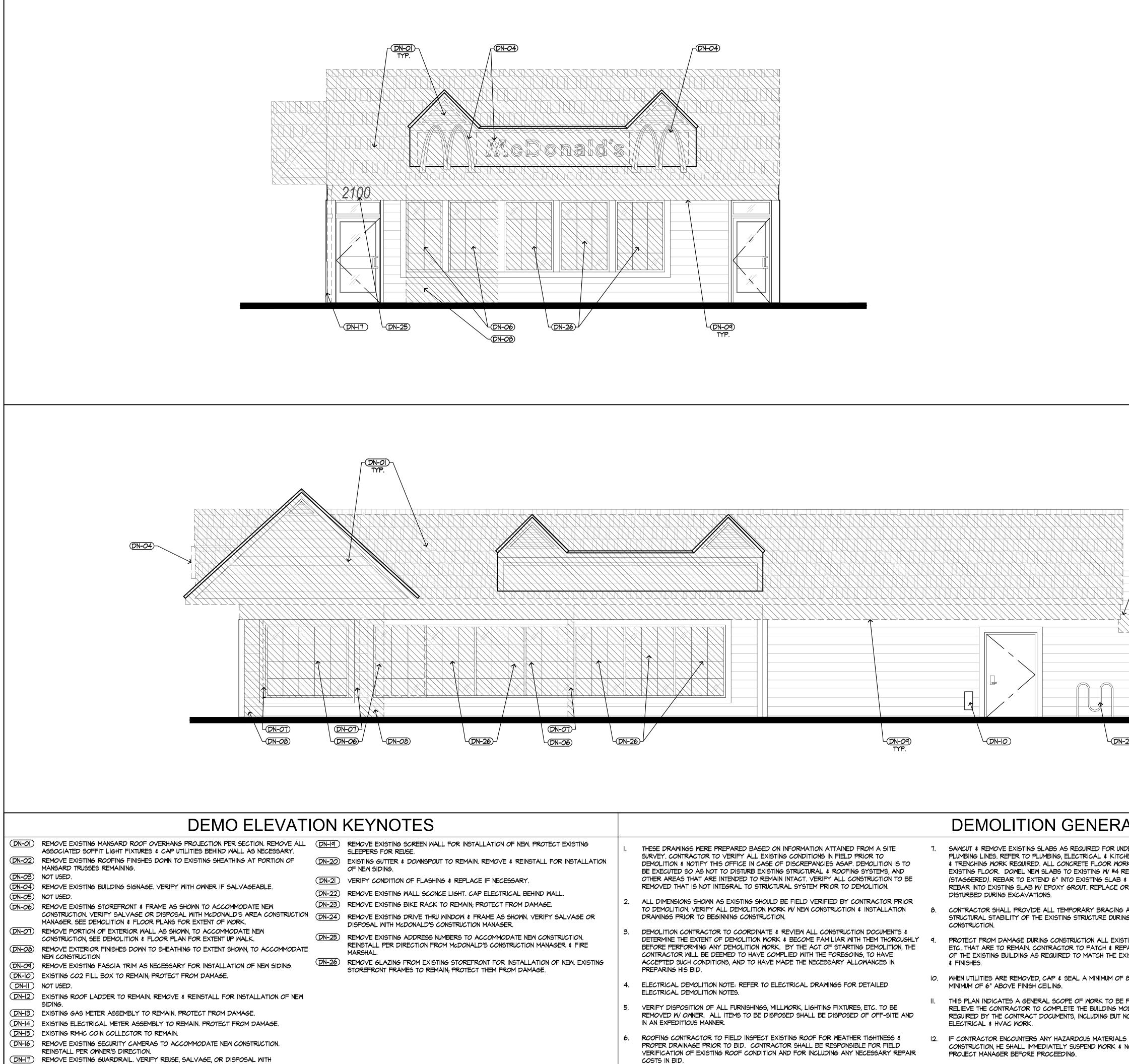
Figure 1: Source Google

McDonald's Restaurant Remodel Design Review Application Page 9/ 9





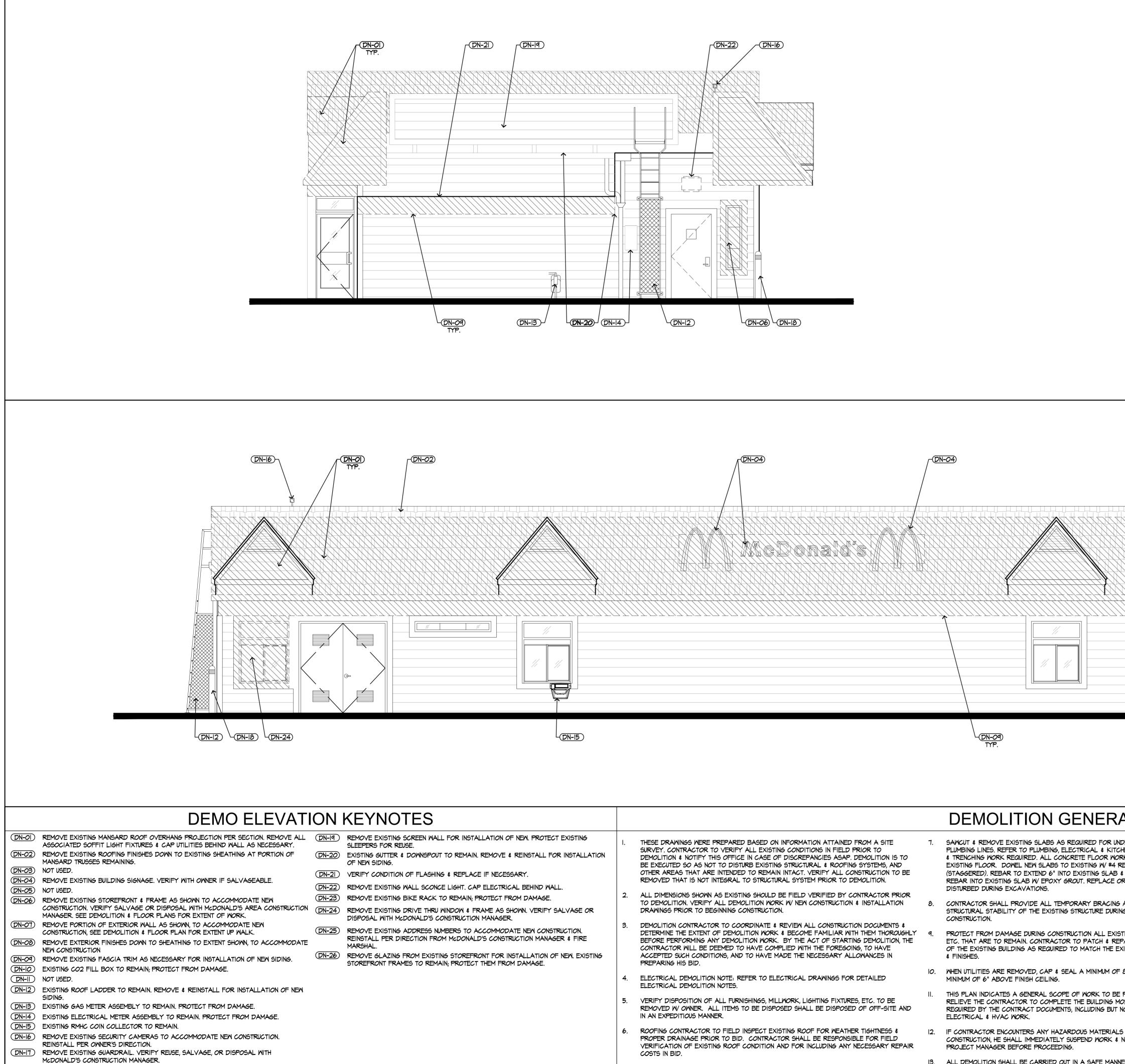
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MCDONALD'S CONSTRUCTION MANAGER. DN-18) EXISTING BOLLARD TO REMAIN; PROTECT FROM DAMAGE.

				DEMOLITION GENERA
N. PROTECT EXISTING	Ι.	THESE DRAWINGS WERE PREPARED BASED ON INFORMATION ATTAINED FROM A SITE SURVEY. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS IN FIELD PRIOR TO DEMOLITION & NOTIFY THIS OFFICE IN CASE OF DISCREPANCIES ASAP. DEMOLITION IS TO BE EXECUTED SO AS NOT TO DISTURB EXISTING STRUCTURAL & ROOFING SYSTEMS, AND OTHER AREAS THAT ARE INTENDED TO REMAIN INTACT. VERIFY ALL CONSTRUCTION TO BE	7.	SAWCUT & REMOVE EXISTING SLABS AS REQUIRED FOR UNDE PLUMBING LINES. REFER TO PLUMBING, ELECTRICAL & KITCHEI & TRENCHING WORK REQUIRED. ALL CONCRETE FLOOR WORK EXISTING FLOOR. DOWEL NEW SLABS TO EXISTING W/ #4 REE (STAGGERED). REBAR TO EXTEND 6" INTO EXISTING SLAB & A
EHIND WALL.	2.	REMOVED THAT IS NOT INTEGRAL TO STRUCTURAL SYSTEM PRIOR TO DEMOLITION.		REBAR INTO EXISTING SLAB W/ EPOXY GROUT. REPLACE OR DISTURBED DURING EXCAVATIONS.
DAMAGE. . VERIFY SALVAGE OR	2.	TO DEMOLITION. VERIFY ALL DEMOLITION WORK W/ NEW CONSTRUCTION & INSTALLATION DRAWINGS PRIOR TO BEGINNING CONSTRUCTION.	8.	CONTRACTOR SHALL PROVIDE ALL TEMPORARY BRACING AS STRUCTURAL STABILITY OF THE EXISTING STRUCTURE DURING CONSTRUCTION.
EW CONSTRUCTION. ON MANAGER & FIRE LATION OF NEW. EXISTING MAGE.	3.	DEMOLITION CONTRACTOR TO COORDINATE & REVIEW ALL CONSTRUCTION DOCUMENTS & DETERMINE THE EXTENT OF DEMOLITION WORK & BECOME FAMILIAR WITH THEM THOROUGHLY BEFORE PERFORMING ANY DEMOLITION WORK. BY THE ACT OF STARTING DEMOLITION, THE CONTRACTOR WILL BE DEEMED TO HAVE COMPLIED WITH THE FOREGOING, TO HAVE ACCEPTED SUCH CONDITIONS, AND TO HAVE MADE THE NECESSARY ALLOWANCES IN PREPARING HIS BID.	٩.	PROTECT FROM DAMAGE DURING CONSTRUCTION ALL EXISTIN ETC. THAT ARE TO REMAIN. CONTRACTOR TO PATCH & REPA OF THE EXISTING BUILDING AS REQUIRED TO MATCH THE EXIS & FINISHES.
	4.	ELECTRICAL DEMOLITION NOTE: REFER TO ELECTRICAL DRAWINGS FOR DETAILED ELECTRICAL DEMOLITION NOTES.	10.	WHEN UTILITIES ARE REMOVED, CAP $\&$ SEAL A MINIMUM OF $\&$ MINIMUM OF 6" ABOVE FINISH CEILING.
	5.	VERIFY DISPOSITION OF ALL FURNISHINGS, MILLWORK, LIGHTING FIXTURES, ETC. TO BE REMOVED W/ OWNER. ALL ITEMS TO BE DISPOSED SHALL BE DISPOSED OF OFF-SITE AND IN AN EXPEDITIOUS MANNER.	II.	THIS PLAN INDICATES A GENERAL SCOPE OF WORK TO BE PERELIEVE THE CONTRACTOR TO COMPLETE THE BUILDING MOD REQUIRED BY THE CONTRACT DOCUMENTS, INCLUDING BUT NO ELECTRICAL & HVAC WORK.
	6.	ROOFING CONTRACTOR TO FIELD INSPECT EXISTING ROOF FOR WEATHER TIGHTNESS & PROPER DRAINAGE PRIOR TO BID. CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF EXISTING ROOF CONDITION AND FOR INCLUDING ANY NECESSARY REPAIR COSTS IN BID.	12.	IF CONTRACTOR ENCOUNTERS ANY HAZARDOUS MATERIALS D CONSTRUCTION, HE SHALL IMMEDIATELY SUSPEND WORK & NO PROJECT MANAGER BEFORE PROCEEDING.
			13.	ALL DEMOLITION SHALL BE CARRIED OUT IN A SAFE MANNER WITH OSHA REGULATIONS.

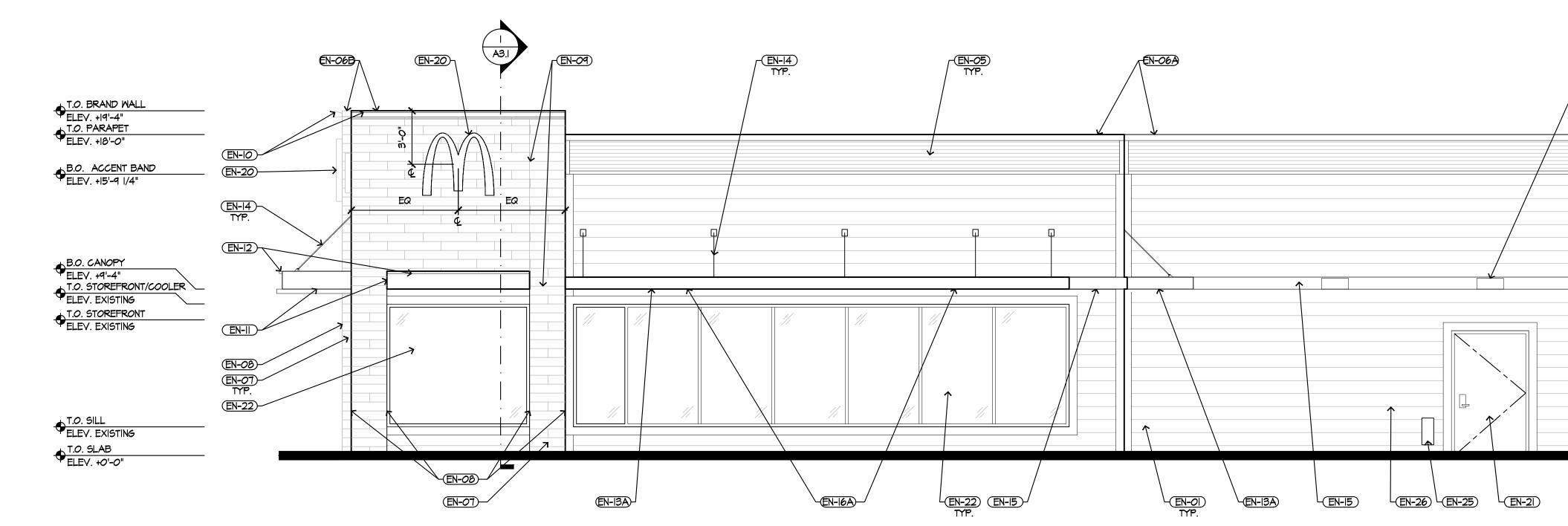
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	PREPARED FOR: © 2018 McDonald's USA, LLC M McDonald's USA, LLC	and specifications are the confidential and proprieta onald's USA, LLC and shall not be copied or reprod outhorization. The contract documents were prepare	in conjunction with its fferent site or at a lat or example on anothe	eny incerised architects and engineers. cuments for reuse on another project is
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 AL NOTES ERGROUND ELECTRICAL \$ ERGROUND ELECTRICAL \$ If the SUB-CONTRACTOR SHALL FIELD VERIFY THE EXTENT OF DEMOLITION. THE WORK INCLUDES, BUT IS NOT LINDED, DUT THE DEMOLITION AND REMOVAL OF ANY MALLS, CONTRES, FURNITURE, BULKHEADS, DOORS, PLUMBINS, MECHANICAL AND ELECTRICAL ITEMS INCLUDING CONDUTS AND DUCTMORK AS SHOWN ON THE DRAWINGS OR AS REQUIRED TO COMPLETE JOB. ING WALLS, FLOORS, CEILINGS, ANT MARGED PORTIONS STING ADJACENT CONSTRUCTION HILL SA CLA SSOCIATED PLUMBING ACCESSORIES. CAP, PLUG ALL BANDONED SUPPLY \$ WASTE LINES. PATCH \$ SEAL ALL FLOOR PRAITAINS. SEE MECHANICAL AND ELEVATION HEIGHTS SHOWN ARE FOR REFERENCE ONLY. ING WALLS, FLOORS, CEILINGS, ANT CANSTRUCTION ING WALLS, FLOORS, CEILINGS, ANT CANSTRUCTION ING WALLS, FLOORS, CEILINGS, ANT CANSTRUCTION ING WALLS, FLOORS, CEILINGS, AND CONSTRUCTION ING WALLS, FLOORS, CEILINGS, AND CONSTRUCTION ING WALLS, FLOOR OR A I	HEET NO. TITLE 2018 MRP REMODEL	Description Steel columns & Beamwood Walls	WOOD ROOF FRAMING We we cement board lap siding exterior finish	Description Description 0 SITE ID SITE ADDRESS 36-0182 2100 8TH CT, WEST LINN, OR 97



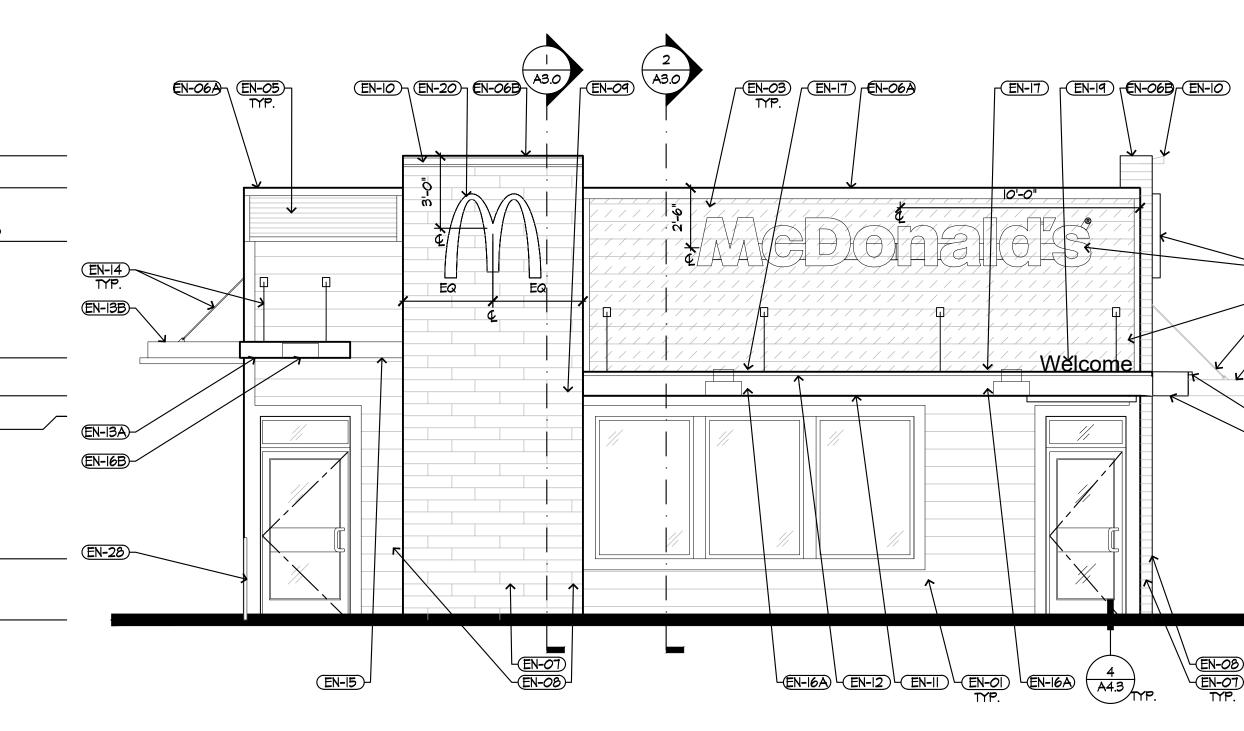
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 BUILDING. SEE SHEET A4.0 FOR TYPICAL DETAILS. (EN-O2) NEW CEMENT BOARD LAP SIDING PER FINISH SCHEDULE, THIS SICOLOR. SEE SHEET A4.0 FOR TYPICAL DETAILS. (EN-O3) NEW CEMENT BOARD LAP SIDING PER FINISH SCHEDULE, THIS SICANOPY FINISH. SEE SHEET A4.0 FOR TYPICAL DETAILS. (EN-O4) NOT USED. (EN-O5) NEW PARAPET ACCENT BAND PER COLOR LEGEND, THIS SHEET. (EN-O6) METAL FASCIA (COLOR: CITYSCAPE). A: PRE-FAB ANCHOR-TITARCADE FASCIA. (EN-O7) TILE- SEE COLOR LEGEND, THIS SHEET. CONTACT: JAN DETER, ICH-O8) OUTSIDE CORNER STRIPS. RONDEC ROIOOTSDA (DARK ANTHR (EN-O9) MOVEMENT JOINT: DILEX BWBIOOGS (BLACK). (EN-I0) ACCENT LIGHTING (ARCADE LIGHT) - SEE ELECTRICAL (EN-I2) ACCENT LIGHTING (INTEGRAL CANOPY LIGHT) - SEE ELECTRICA (EN-I3) ALUMINUM TRELLIS TIE-BACK SYSTEM. COLOR: CHARCOAL. (EN-I5) ALUMINUM TRELLIS 2"Xô" WALL FASCIA. 		ELEY
 COLOR. SEE SHEET A4.0 FOR TYPICAL DETAILS. (EN-03) NEW CEMENT BOARD LAP SIDING PER FINISH SCHEDULE, THIS SI 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-05) NEW PARAPET ACCENT BAND PER COLOR LEGEND, THIS SHEET. (EN-06) METAL FASCIA (COLOR: CITYSCAPE). A: PRE-FAB ANCHOR-TIT ARCADE FASCIA. (EN-07) TILE- SEE COLOR LEGEND, THIS SHEET. CONTACT: JAN DETER, I (EN-07) TILE- SEE COLOR LEGEND, THIS SHEET. CONTACT: JAN DETER, I (EN-07) TILE- SEE COLOR LEGEND, THIS SHEET. CONTACT: JAN DETER, I (EN-07) OUTSIDE CORNER STRIPS. RONDEC ROIOOTSDA (DARK ANTHR (EN-08) OUTSIDE CORNER STRIPS. RONDEC ROIOOTSDA (DARK ANTHR (EN-09) OUTSIDE CORNER STRIPS. RONDEC ROIOOTSDA (DARK ANTHR (EN-10) ACCENT LIGHTING (ARCADE LIGHT) - SEE ELECTRICAL (EN-12) ACCENT LIGHTING (INTEGRAL CANOPY LIGHT) - SEE ELECTRICAL (EN-13) ALUMINUM TRELLIS TIE-BACK SYSTEM. COLOR: CHARCOAL. (EN-14) ALUMINUM TRELLIS TIE-BACK SYSTEM. COLOR: CHARCOAL. (EN-15) ALUMINUM TRELLIS 2"X8" WALL FASCIA. (EN-16) LIGHT FIXTURE (WALL SCONCE) - SEE ELECTRICAL. A: DOWN ON WHITE) B: DOWN ONLY FIXTURE (COLOR: SILVER). (EN-17) ACCENT LIGHTING (FLOOD LIGHT) - SEE ELECTRICAL. (EN-18) LIGHT FIXTURE (RECESSED DOWN, INTEGRAL CANOPY). COLOR: 	(EN-OI)	NEW CEMENT BOARD LAP SIDING PER FINISH SCHEDULE, THIS SHEET. CO BUILDING. SEE SHEET A4.0 FOR TYPICAL DETAILS.
 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-TIT ARCADE FASCIA. (EN-07) TILE- SEE COLOR LEGEND, THIS SHEET. CONTACT: JAN DETER, I (EN-08) OUTSIDE CORNER STRIPS. RONDEC ROIOOTSDA (DARK ANTHR (EN-09) MOVEMENT JOINT: DILEX BWBIOOGS (BLACK). (EN-09) MOVEMENT JOINT: DILEX BWBIOOGS (BLACK). (EN-10) ACCENT LIGHTING (ARCADE LIGHT) - SEE ELECTRICAL (EN-11) 12" HIGH ALUMINUM CANOPY FASCIA BAND (COLOR: WHITE) ON J SYSTEM (COLOR: WHITE):A: NO UNDERSCORE. B: GOLD UNDERS (EN-12) ACCENT LIGHTING (INTEGRAL CANOPY LIGHT) - SEE ELECTRICA (EN-13) ALUMINUM TRELLIS A: COLOR:CITYSCAPE. B: COLOR: CHARCOAL. (EN-14) ALUMINUM TRELLIS 11E-BACK SYSTEM. COLOR: CHARCOAL. (EN-15) ALUMINUM TRELLIS 2"X8" WALL FASCIA. (EN-16) LIGHT FIXTURE (WALL SCONCE) - SEE ELECTRICAL. A: DOWN OF WHITE) B: DOWN ONLY FIXTURE (COLOR: SILVER). (EN-17) ACCENT LIGHTING (FLOOD LIGHT) - SEE ELECTRICAL. (EN-16) LIGHT FIXTURE (RECESSED DOWN, INTEGRAL CANOPY). COLOR: 	(EN-02)	
 EN-05 NEW PARAPET ACCENT BAND PER COLOR LEGEND, THIS SHEET. (EN-06) METAL FASCIA (COLOR: CITYSCAPE). A: PRE-FAB ANCHOR-TITARCADE FASCIA. (EN-07) TILE- SEE COLOR LEGEND, THIS SHEET. CONTACT: JAN DETER, I (EN-08) OUTSIDE CORNER STRIPS. RONDEC ROIOOTSDA (DARK ANTHR (EN-09) MOVEMENT JOINT: DILEX BWBIOOGS (BLACK). (EN-10) ACCENT LIGHTING (ARCADE LIGHT) - SEE ELECTRICAL (EN-11) 12" HIGH ALUMINUM CANOPY FASCIA BAND (COLOR: WHITE) ON A SYSTEM (COLOR: WHITE): A: NO UNDERSCORE. B: GOLD UNDERS (EN-12) ACCENT LIGHTING (INTEGRAL CANOPY LIGHT) - SEE ELECTRICA (EN-13) ALUMINUM TRELLIS. A:COLOR:CITYSCAPE. B: COLOR: CHARCOAL. (EN-14) ALUMINUM TRELLIS TIE-BACK SYSTEM. COLOR: CHARCOAL. (EN-15) ALUMINUM TRELLIS 2"X8" WALL FASCIA. (EN-16) LIGHT FIXTURE (WALL SCONCE) - SEE ELECTRICAL. A: DOWN ON WHITE) B: DOWN ONLY FIXTURE (COLOR: SILVER). (EN-17) ACCENT LIGHTING (FLOOD LIGHT) - SEE ELECTRICAL. (EN-16) LIGHT FIXTURE (RECESSED DOWN, INTEGRAL CANOPY). COLOR: 		
 EN-O6 METAL FASCIA (COLOR: CITYSCAPE). A: PRE-FAB ANCHOR-TITARCADE FASCIA. EN-O7 TILE- SEE COLOR LEGEND, THIS SHEET. CONTACT: JAN DETER, (EN-O8) OUTSIDE CORNER STRIPS. RONDEC ROIOOTSDA (DARK ANTHR EN-O9) MOVEMENT JOINT: DILEX BWBIOOGS (BLACK). EN-O9 MOVEMENT JOINT: DILEX BWBIOOGS (BLACK). EN-I0 ACCENT LIGHTING (ARCADE LIGHT) - SEE ELECTRICAL EN-I1 12" HIGH ALUMINUM CANOPY FASCIA BAND (COLOR: WHITE) ON / SYSTEM (COLOR: WHITE): A: NO UNDERSCORE. B: GOLD UNDERS EN-I2 ACCENT LIGHTING (INTEGRAL CANOPY LIGHT) - SEE ELECTRICA EN-I3 ALUMINUM TRELLIS. A:COLOR:CITYSCAPE. B: COLOR: CHARCOA EN-I4 ALUMINUM TRELLIS TIE-BACK SYSTEM. COLOR: CHARCOAL. EN-I5 ALUMINUM TRELLIS 2"X8" WALL FASCIA. EN-I6 LIGHT FIXTURE (WALL SCONCE) - SEE ELECTRICAL. A: DOWN ON WHITE) B: DOWN ONLY FIXTURE (COLOR: SILVER). EN-I7 ACCENT LIGHTING (FLOOD LIGHT) - SEE ELECTRICAL. EN-I8 LIGHT FIXTURE (RECESSED DOWN, INTEGRAL CANOPY). COLOR: 	(EN-04)	NOT USED.
 ARCADE FASCIA. (EN-07) TILE- SEE COLOR LEGEND, THIS SHEET. CONTACT: JAN DETER, I. (EN-08) OUTSIDE CORNER STRIPS. RONDEC ROIOOTSDA (DARK ANTHR (EN-09) MOVEMENT JOINT: DILEX BWBIOOGS (BLACK). (EN-10) ACCENT LIGHTING (ARCADE LIGHT) - SEE ELECTRICAL (EN-11) 12" HIGH ALUMINUM CANOPY FASCIA BAND (COLOR: WHITE) ON J. SYSTEM (COLOR: WHITE): A: NO UNDERSCORE. B: GOLD UNDERSCORE. (EN-12) ACCENT LIGHTING (INTEGRAL CANOPY LIGHT) - SEE ELECTRICA (EN-13) ALUMINUM TRELLIS. A:COLOR:CITYSCAPE. B: COLOR: CHARCOJA (EN-14) ALUMINUM TRELLIS TIE-BACK SYSTEM. COLOR: CHARCOJAL. (EN-15) ALUMINUM TRELLIS 2"X8" WALL FASCIA. (EN-16) LIGHT FIXTURE (WALL SCONCE) - SEE ELECTRICAL. A: DOWN ON WHITE) B: DOWN ONLY FIXTURE (COLOR: SILVER). (EN-17) ACCENT LIGHTING (FLOOD LIGHT) - SEE ELECTRICAL. (EN-18) LIGHT FIXTURE (RECESSED DOWN, INTEGRAL CANOPY). COLOR: 	(EN-05)	NEW PARAPET ACCENT BAND PER COLOR LEGEND, THIS SHEET.
 EN-OB OUTSIDE CORNER STRIPS. RONDEC ROIOOTSDA (DARK ANTHR EN-OB MOVEMENT JOINT: DILEX BWBIOOGS (BLACK). EN-IO ACCENT LIGHTING (ARCADE LIGHT) - SEE ELECTRICAL EN-II 12" HIGH ALUMINUM CANOPY FASCIA BAND (COLOR: WHITE) ON / SYSTEM (COLOR: WHITE): A: NO UNDERSCORE. B: GOLD UNDERS EN-I2 ACCENT LIGHTING (INTEGRAL CANOPY LIGHT) - SEE ELECTRICA EN-I3 ALUMINUM TRELLIS. A:COLOR:CITYSCAPE. B: COLOR: CHARCO/ EN-I4 ALUMINUM TRELLIS TIE-BACK SYSTEM. COLOR: CHARCOAL. EN-I5 ALUMINUM TRELLIS 2"X8" WALL FASCIA. EN-I6 LIGHT FIXTURE (WALL SCONCE) - SEE ELECTRICAL. A: DOWN ON WHITE) B: DOWN ONLY FIXTURE (COLOR: SILVER). EN-I7 ACCENT LIGHTING (FLOOD LIGHT) - SEE ELECTRICAL. EN-I8 LIGHT FIXTURE (RECESSED DOWN, INTEGRAL CANOPY). COLOR: 	(EN-06)	METAL FASCIA (COLOR: CITYSCAPE). A: PRE-FAB ANCHOR-TITE; B: PR ARCADE FASCIA.
 EN-OQ MOVEMENT JOINT: DILEX BWBIOOGS (BLACK). EN-IO ACCENT LIGHTING (ARCADE LIGHT) - SEE ELECTRICAL EN-II 12" HIGH ALUMINUM CANOPY FASCIA BAND (COLOR: WHITE) ON A SYSTEM (COLOR: WHITE): A: NO UNDERSCORE. B: GOLD UNDERS EN-I2 ACCENT LIGHTING (INTEGRAL CANOPY LIGHT) - SEE ELECTRICA EN-I3 ALUMINUM TRELLIS. A: COLOR: CITYSCAPE. B: COLOR: CHARCOA EN-I4 ALUMINUM TRELLIS TIE-BACK SYSTEM. COLOR: CHARCOAL. EN-I5 ALUMINUM TRELLIS 2"X8" WALL FASCIA. EN-I6 LIGHT FIXTURE (WALL SCONCE) - SEE ELECTRICAL. A: DOWN ON WHITE) B: DOWN ONLY FIXTURE (COLOR: SILVER). EN-I7 ACCENT LIGHTING (FLOOD LIGHT) - SEE ELECTRICAL. EN-I8 LIGHT FIXTURE (RECESSED DOWN, INTEGRAL CANOPY). COLOR: 	(EN-07)	TILE- SEE COLOR LEGEND, THIS SHEET. CONTACT: JAN DETER, (714) 93-
 EN-IO ACCENT LIGHTING (ARCADE LIGHT) - SEE ELECTRICAL EN-IO I2" HIGH ALUMINUM CANOPY FASCIA BAND (COLOR: WHITE) ON J SYSTEM (COLOR: WHITE): A: NO UNDERSCORE. B: GOLD UNDERSS EN-I2 ACCENT LIGHTING (INTEGRAL CANOPY LIGHT) - SEE ELECTRICA EN-I3 ALUMINUM TRELLIS. A: COLOR: CITYSCAPE. B: COLOR: CHARCOAL EN-I4 ALUMINUM TRELLIS TIE-BACK SYSTEM. COLOR: CHARCOAL. EN-I5 ALUMINUM TRELLIS 2"X8" WALL FASCIA. EN-I6 LIGHT FIXTURE (WALL SCONCE) - SEE ELECTRICAL. A: DOWN ON WHITE) B: DOWN ONLY FIXTURE (COLOR: SILVER). EN-I7 ACCENT LIGHTING (FLOOD LIGHT) - SEE ELECTRICAL. EN-I8 LIGHT FIXTURE (RECESSED DOWN, INTEGRAL CANOPY). COLOR: 	(EN-08)	OUTSIDE CORNER STRIPS. RONDEC ROIOOTSDA (DARK ANTHRACITE) A
 EN-II I2" HIGH ALUMINUM CANOPY FASCIA BAND (COLOR: WHITE) ON A SYSTEM (COLOR: WHITE): A: NO UNDERSCORE. B: GOLD UNDERSCENCE) ACCENT LIGHTING (INTEGRAL CANOPY LIGHT) - SEE ELECTRICA EN-I2 ACCENT LIGHTING (INTEGRAL CANOPY LIGHT) - SEE ELECTRICA EN-I3 ALUMINUM TRELLIS. A: COLOR: CITYSCAPE. B: COLOR: CHARCOA EN-I4 ALUMINUM TRELLIS TIE-BACK SYSTEM. COLOR: CHARCOAL. EN-I5 ALUMINUM TRELLIS 2"X8" WALL FASCIA. EN-I6 LIGHT FIXTURE (WALL SCONCE) - SEE ELECTRICAL. A: DOWN ON WHITE) B: DOWN ONLY FIXTURE (COLOR: SILVER). EN-I7 ACCENT LIGHTING (FLOOD LIGHT) - SEE ELECTRICAL. EN-I8 LIGHT FIXTURE (RECESSED DOWN, INTEGRAL CANOPY). COLOR: 	(EN-09)	MOVEMENT JOINT: DILEX BWBIOOGS (BLACK).
 SYSTEM (COLOR: WHITE): A: NO UNDERSCORE. B: GOLD UNDERSCENT. EN-12 ACCENT LIGHTING (INTEGRAL CANOPY LIGHT) - SEE ELECTRICAL EN-13 ALUMINUM TRELLIS. A: COLOR: CITYSCAPE. B: COLOR: CHARCOAL EN-14 ALUMINUM TRELLIS TIE-BACK SYSTEM. COLOR: CHARCOAL. EN-15 ALUMINUM TRELLIS 2"X8" WALL FASCIA. EN-16 LIGHT FIXTURE (WALL SCONCE) - SEE ELECTRICAL. A: DOWN ON WHITE) B: DOWN ONLY FIXTURE (COLOR: SILVER). EN-17 ACCENT LIGHTING (FLOOD LIGHT) - SEE ELECTRICAL. EN-18 LIGHT FIXTURE (RECESSED DOWN, INTEGRAL CANOPY). COLOR: 	EN-10	ACCENT LIGHTING (ARCADE LIGHT) - SEE ELECTRICAL
 EN-I3 ALUMINUM TRELLIS. A:COLOR:CITYSCAPE. B: COLOR: CHARCOAL EN-I4 ALUMINUM TRELLIS TIE-BACK SYSTEM. COLOR: CHARCOAL. (EN-I5 ALUMINUM TRELLIS 2"X8" WALL FASCIA. (EN-I6 LIGHT FIXTURE (WALL SCONCE) - SEE ELECTRICAL. <u>A</u>: DOWN ON WHITE) <u>B</u>: DOWN ONLY FIXTURE (COLOR: SILVER). (EN-I7) ACCENT LIGHTING (FLOOD LIGHT) - SEE ELECTRICAL. (EN-I8) LIGHT FIXTURE (RECESSED DOWN, INTEGRAL CANOPY). COLOR: 	EN-II)	12" HIGH ALUMINUM CANOPY FASCIA BAND (COLOR: WHITE) ON ALUMINUM SYSTEM (COLOR: WHITE): A: NO UNDERSCORE. B: GOLD UNDERSCORE.
 EN-I4 ALUMINUM TRELLIS TIE-BACK SYSTEM. COLOR: CHARCOAL. EN-I5 ALUMINUM TRELLIS 2"X8" WALL FASCIA. EN-I6 LIGHT FIXTURE (WALL SCONCE) - SEE ELECTRICAL. <u>A</u>: DOWN ON WHITE) <u>B</u>: DOWN ONLY FIXTURE (COLOR: SILVER). EN-I7 ACCENT LIGHTING (FLOOD LIGHT) - SEE ELECTRICAL. EN-I8 LIGHT FIXTURE (RECESSED DOWN, INTEGRAL CANOPY). COLOR: 	EN-12	ACCENT LIGHTING (INTEGRAL CANOPY LIGHT) - SEE ELECTRICAL.
 <u>EN-15</u> ALUMINUM TRELLIS 2"X8" WALL FASCIA. <u>EN-16</u> LIGHT FIXTURE (WALL SCONCE) - SEE ELECTRICAL. <u>A</u>: DOWN ON WHITE) <u>B</u>: DOWN ONLY FIXTURE (COLOR: SILVER). <u>EN-17</u> ACCENT LIGHTING (FLOOD LIGHT) - SEE ELECTRICAL. <u>EN-18</u> LIGHT FIXTURE (RECESSED DOWN, INTEGRAL CANOPY). COLOR: 	EN-13	ALUMINUM TRELLIS. A: COLOR: CITYSCAPE. B: COLOR: CHARCOAL WITH
 (EN-16) LIGHT FIXTURE (WALL SCONCE) - SEE ELECTRICAL. <u>A</u>: DOWN ON WHITE) <u>B</u>: DOWN ONLY FIXTURE (COLOR: SILVER). (EN-17) ACCENT LIGHTING (FLOOD LIGHT) - SEE ELECTRICAL. (EN-18) LIGHT FIXTURE (RECESSED DOWN, INTEGRAL CANOPY). COLOR: 	(EN-14)	ALUMINUM TRELLIS TIE-BACK SYSTEM. COLOR: CHARCOAL.
WHITE) B: DOWN ONLY FIXTURE (COLOR: SILVER). (EN-17) ACCENT LIGHTING (FLOOD LIGHT) - SEE ELECTRICAL. (EN-18) LIGHT FIXTURE (RECESSED DOWN, INTEGRAL CANOPY). COLOR:	EN-15	ALUMINUM TRELLIS 2"X8" WALL FASCIA.
EN-IB LIGHT FIXTURE (RECESSED DOWN, INTEGRAL CANOPY). COLOR:	(EN-16)	LIGHT FIXTURE (WALL SCONCE) - SEE ELECTRICAL. A: DOWN ONLY FIXT WHITE) B: DOWN ONLY FIXTURE (COLOR: SILVER).
	(EN-17)	ACCENT LIGHTING (FLOOD LIGHT) - SEE ELECTRICAL.
EN-19) METAL LETTERING - BY OTHERS. (WELCOME - COLOR: SILVER)	(EN-18)	LIGHT FIXTURE (RECESSED DOWN, INTEGRAL CANOPY). COLOR: SILVER
	(EN-19)	METAL LETTERING - BY OTHERS. (WELCOME - $COLOR$: SILVER)



ELEVATION KEYNOTES

IS SHEET. COLOR: BASE IS SHEET. COLOR: ACCENT IS SHEET. COLOR: ABOVE HEET. R-TITE; B: PRE-FAB CUSTOM TER, (714) 937-7500. ITHRACITE) ALUMINUM, IOMM. ON ALUMINUM TRELLIS

(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. $\begin{array}{c} \hline \hline (EN-22) & \text{NEW STOREFRONT TO MATCH EXISTING PER SCHEDULE (10" MIN. BOTTOM STILE @ DOORS).} \\ \hline \hline (EN-23) & (RMHC) COIN COLLECTOR. SEE DETAIL 8/A4.3 \\ \end{array}$ (EN-24) EXISTING GUTTER & DOWNSPOUTS TO REMAIN. PAINT TO MATCH ADJACENT FINISH. (EN-25) EXISTING CO2 FILL BOX TO REMAIN. (EN-26) NOT USED. (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

FASCIA SIGN WALL SUPPORTS TO BE VERIFIED WITH MCDONA MANAGER AND COORDINATED WITH SIGN MANUFACTURER.

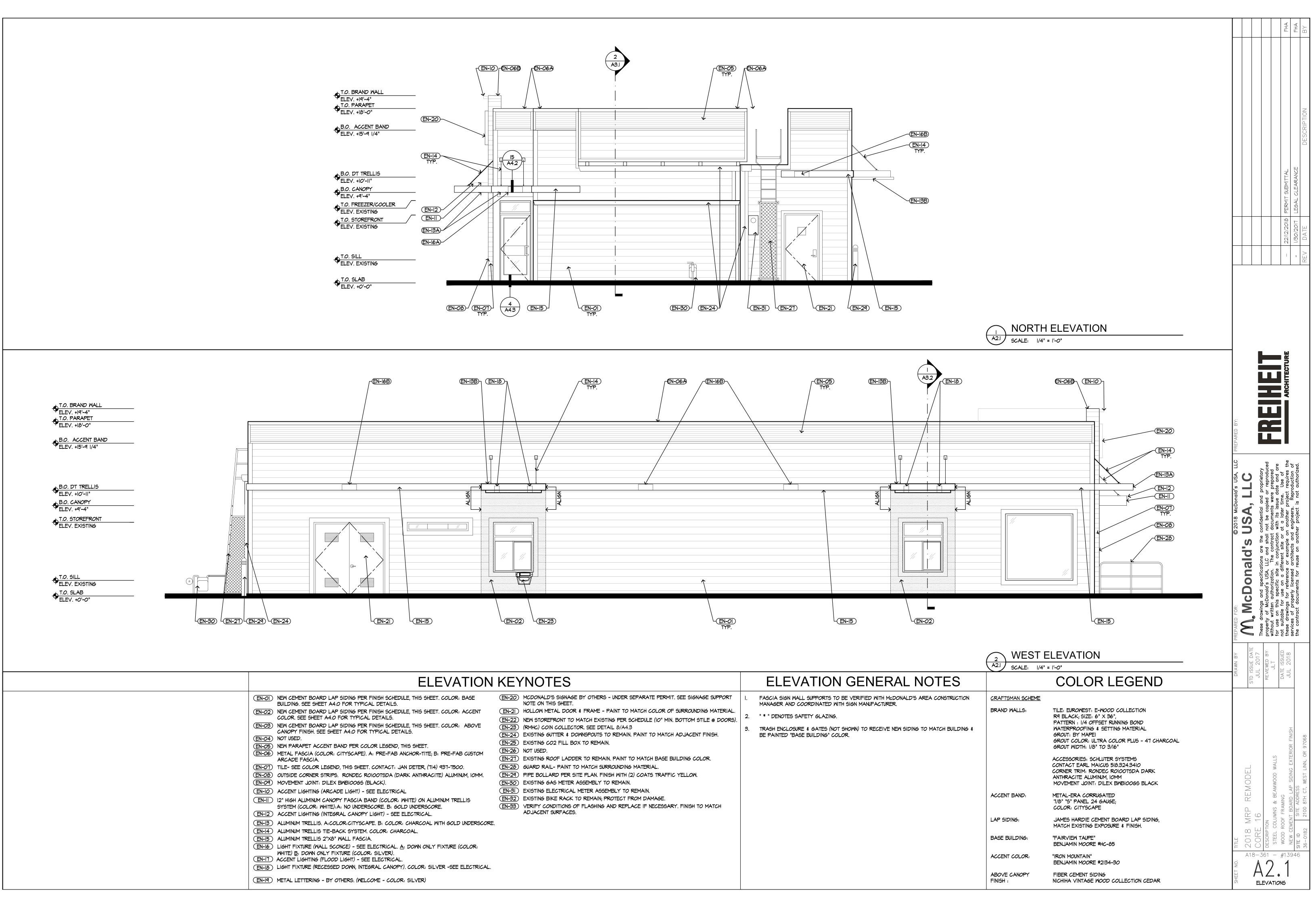
- 2. " * " DENOTES SAFETY GLAZING.
- 3. TRASH ENCLOSURE & GATES (NOT SHOWN) TO RECEIVE NEW S BE PAINTED "BASE BUILDING" COLOR.

RCOAL WITH GOLD UNDERSCORE.

N ONLY FIXTURE (COLOR:

OR: SILVER -SEE ELECTRICAL.

EN-20 EN-14 TYP. EN-13A EN-13 EN-11				Image: Note of the state of
SOUTH ELEVATION A2.0 SCALE: 1/4" = 1'-0"				
-EN-16B		- <u>EN-33</u>) <u>(EN-24</u>)		PREPARED BY:
				ARED FOR: © 2018 McDonald's USA, LLC MCDDDADAD'S USA, LLC Se drawings and specifications are the confidential and proprietary perty of McDonald's USA, LLC and shall not be copied or reproduced twritten authorization. The contract documents were prepared use on this specific site in conjunction with its issue date and are suitable for use on a different site or at a later time. Use of se drawings for reference or example on another project requires the rices of properly licensed architects and engineers. Reproduction of contract documents for reuse on another project is not authorized.
(<u>EN-32</u>)	4	LEVATION		DATE DATE DATE DATE PREP.
AL NOTES	A2.0 SCALE: 1/4"			DRAWN STD ISSUE JUL 20 REVIEWED JUL 20 JUL 20
W SIDING TO MATCH BUILDING \$	<u>CRAFTSMAN SCHEME</u> BRAND WALLS:	TILE: EUROWEST: E-WOOD COLLECTION R9 BLACK; SIZE: 6" X 36", PATTERN : I/4 OFFSET RUNNING BOND WATERPROOFING & SETTING MATERIAL GROUT: BY MAPEI GROUT COLOR: ULTRA COLOR PLUS - 47 CHARCC GROUT WIDTH: I/8" TO 3/16"	AL	OR FINISH
	ACCENT BAND: LAP SIDING: BASE BUILDING: ACCENT COLOR: ABOVE CANOPY FINISH :	ACCESSORIES: SCHLUTER SYSTEMS CONTACT EARL MAICUS 518.324.3410 CORNER TRIM: RONDEC ROIOOTSDA DARK ANTHRACITE ALUMINUM, IOMM MOVEMENT JOINT: DILEX BWBIOOGS BLACK METAL-ERA CORRUGATED 7/8" "S" PANEL 24 GAUGE; COLOR: CITYSCAPE JAMES HARDIE CEMENT BOARD LAP SIDING, MATCH EXISTING EXPOSURE & FINISH. "FAIRVIEW TAUPE" BENJAMIN MOORE #HC-85 "IRON MOUNTAIN" BENJAMIN MOORE #2134-30 FIBER CEMENT SIDING NICHIHA VINTAGE WOOD COLLECTION CEDAR		SHEET NO. TITLE 2018 MRP REMODEL 2018 CORE 16 CORE 16 DESCRIPTION STEL COLUMNS & BEAMWOOD WALLS WOOD ROOF FRAMING NEW CEMENT BOARD LAP SIDING EXTERIOR NEW CEMENT BOARD LAP SIDING EXTERIOR SITE ID SITE ID SITE ID SITE ADRESS 36-0182 2100 8TH CT, WEST LINN, OR 97



CRAFTSMAN SCHEME

***RENDERINGS FOR COLOR REFERENCE ONLY**





*RENDERINGS FOR COLOR REFERENCE ONLY

BUILDING FINISH MATERIAL COLOR COLOR JAMES HARDIE NICHIHA LAPBOARD BENJAMIE MOORE HC-85 FAIRVIEW TAUPE JAMES HARDIE CEDARMILL LAPBOARD **BRAND WALL** MATERIAL EUROWEST EWOOD BLACK R9 TILE DRIVE THRU ACCENTS



MATERIAL

BENJAMIN MOORE 2134-30 IRON MOUNTAIN

PARAPET



CITYSCAPE BY METAL ERA

11









HIRAF LED DOWNLIGHT BY SECURITY LIGHTING COLOR: CITYSCAPE

BRAND WALLS



RADIAL LED WALL SCONCE BY SECURITY LIGHTING COLOR: WHITE/CHARCOAL

WHITE CANOPY ENTRIES BACK OF HOUSE



ARCHITECTURAL LED FLOOD LIGHT BY SECURITY LIGHTING COLOR: WHITE

WHITE CANOPY (ABOVE) OPTIONAL HEARTH (OPTION 2)



6" LED DOWNLIGHT BY SECURITY LIGHTING COLOR: WHITE

DRIVE THRU TRELLIS