



City of Madison

Conditional Use

Location
2705 East Washington Avenue

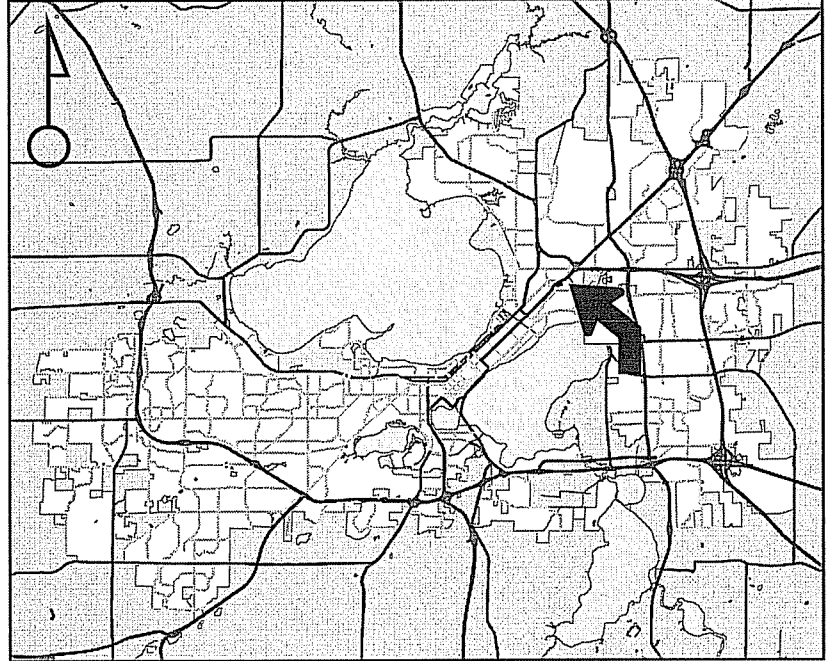
Project Name
New McDonald's Restaurant

Applicant
John Brigham/
Steve Jeske, A.I.A – Haag Muller, Inc

Existing Use
Surface parking lot for shopping center

Proposed Use
Construct McDonald's restaurant
with drive-up service window

Public Hearing Date
Plan Commission
20 June 2011

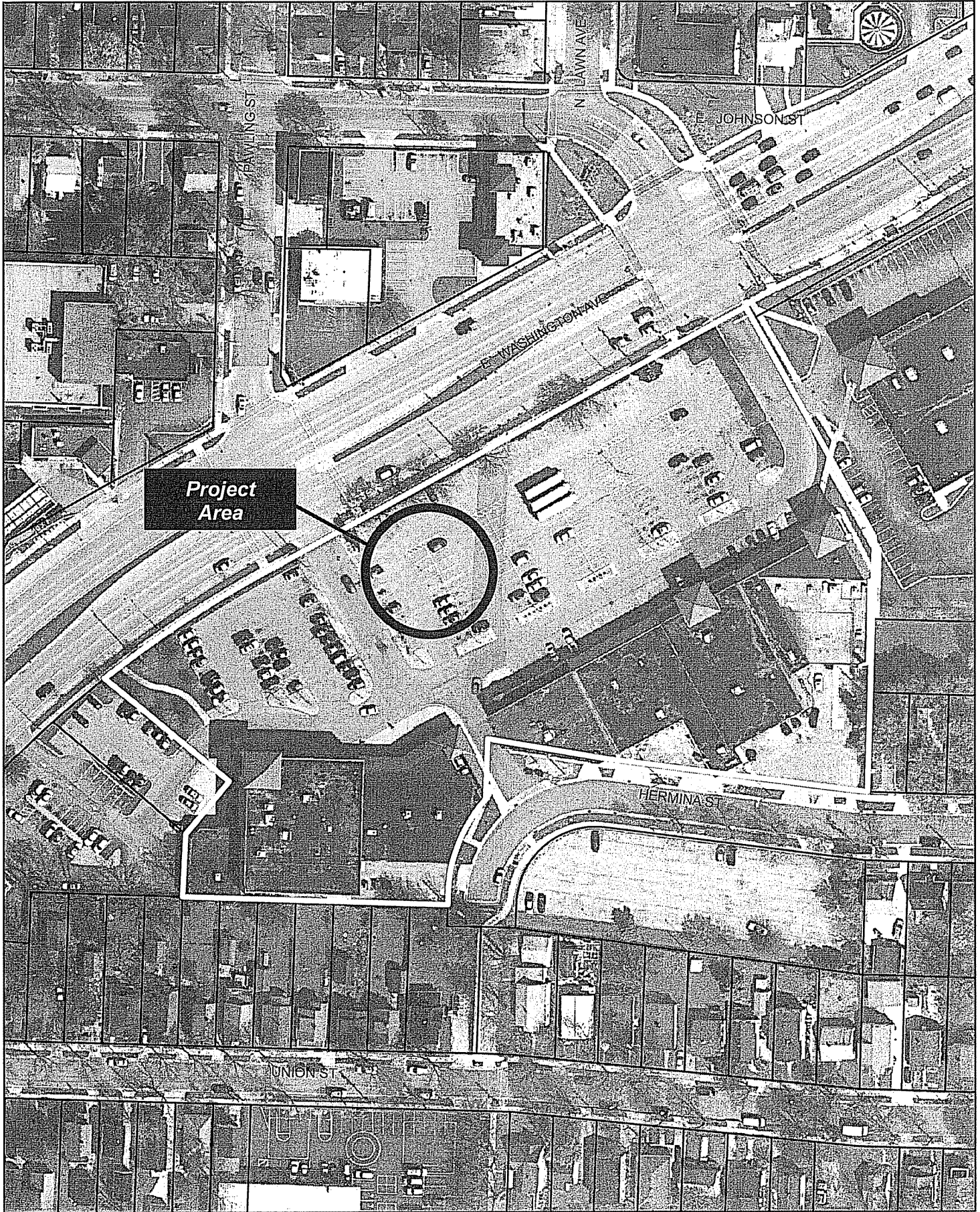


For Questions Contact: Kevin Firchow at: 267-1150 or kfirchow@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 06 June 2011





LAND USE APPLICATION Madison Plan Commission

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

- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed with the Subdivision Application.
- Before filing your application, please review the information regarding the **LOBBYING ORDINANCE** on the first page.
- Please read all pages of the application completely and fill in all required fields.
- This application form may also be completed online at www.cityofmadison.com/planning/plan.html
- All Land Use Applications should be filed directly with the Zoning Administrator.

450.00 121117

FOR OFFICE USE ONLY:

Amt. Paid \$500.00 Receipt No. 120414
 Date Received 5/11/11
 Received By JLK
 Parcel No. 0710-061-2936-8
 Aldermanic District 15 Larry Palmer
 GQ CU, ZBA, UDD 05
 Zoning District C2

For Complete Submittal

Application	Letter of Intent	<input checked="" type="checkbox"/>
IDUP	Legal Descript.	<input checked="" type="checkbox"/>
Plan Sets	Zoning Text	<u>NA</u>
Alder Notification	Waiver	_____
Ngbrhd. Assn Not.	Waiver	_____
Date Sign Issued		_____

2705 E Washington Ave

1. Project Address: 2800 E. Washington Ave. Project Area in Acres: .767 acre

Project Title (if any): New McDonald's Restaurant

2. This is an application for:

Zoning Map Amendment (check the appropriate box(es) in only one of the columns below)

<input type="checkbox"/> Rezoning to a Non-PUD or PCD Zoning Dist.: Existing Zoning: _____ to _____ Proposed Zoning (ex: R1, R2T, C3): _____	Rezoning to or Amendment of a PUD or PCD District: <input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-GDP <input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-SIP <input type="checkbox"/> Amended Gen. Dev. <input type="checkbox"/> Amended Spec. Imp. Plan
<input checked="" type="checkbox"/> Conditional Use <input type="checkbox"/> Demolition Permit	<input type="checkbox"/> Other Requests (Specify): _____

3. Applicant, Agent & Property Owner Information:

Applicant's Name: Mike Mead, A.C.M. Company: McDonald's Corp.
 Street Address: 4973 N. Larkin City/State: Whitfish Bay, WI Zip: 53217
 Telephone: (414) 324-1462 Fax: () Email: mike-mead@us.mcd.com

Project Contact Person: Steve Jeske, A.I.A. Company: Haag Muller Inc.
 Street Address: 101 E. Grand Ave. City/State: Port Washington, WI Zip: 53074
 Telephone: (262) 268-1200 Fax: (262) 268-1250 Email: sjeske@haagmuller.com

Property Owner (if not applicant): John Brigham
 Street Address: 2901 International Ln. City/State: Madison, WI Zip: 53704

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: New McDonald's restaurant and parking at 2800 E. Washington.

Development Schedule: Commencement August 2011 Completion November 2011

5. Required Submittals:

- Plans** submitted as follows below and depicts all lot lines; existing, altered, demolished or proposed buildings; parking areas and driveways; sidewalks; location of any new signs; existing and proposed utility locations; building elevations and floor plans; landscaping, and a development schedule describing pertinent project details:
 - **7 copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
 - **7 copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
 - **1 copy** of the plan set reduced to fit onto 8 1/2 inch by 11 inch paper
- Letter of Intent (12 copies):** describing this application in detail including, but not limited to: existing conditions and uses of the property; development schedule for the project; names of persons involved (contractor, architect, landscaper, business manager, etc.); types of businesses; number of employees; hours of operation; square footage or acreage of the site; number of dwelling units; sale or rental price range for dwelling units; gross square footage of building(s); number of parking stalls, etc.
- Legal Description of Property:** Lot(s) of record or metes and bounds description prepared by a land surveyor. For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail. For applications proposing rezoning to more than one district, a separate description of each district shall be submitted.
- Filing Fee: \$500** See the fee schedule on the application cover page. Make checks payable to: *City Treasurer.* *A survey is in the works. We will follow up with one.
- Electronic Submittal:** All applicants are required to submit copies of all items submitted in hard copy with their application (including this application form, the letter of intent, complete plan sets and elevations, etc.) as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or in an e-mail sent to pcapplications@cityofmadison.com. The e-mail shall include the name of the project and applicant. Applicants unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.

In Addition, The Following Items May Also Be Required With Your Application:

- N/A For any applications proposing demolition or removal of existing buildings, the following items are required:
 - Prior to the filing of an application, the applicant or his/her agent is required to notify a list of interested persons registered with the City **30 or 60 days prior to filing** their application using the online notification tool found at: <https://www.cityofmadison.com/developmentCenter/demolitionNotification/>
 - A photo array (6-12 photos) of the **interior and exterior** of the building(s) to be demolished or removed. A written assessment of the condition of the building(s) to be demolished or removed is highly recommended.
 - Note: A Reuse and Recycling Plan approved by the City's Recycling Coordinator is required prior to issuance of wrecking permits and the start of construction.
- N/A **Zoning Text (12 copies):** must accompany Planned Community or Planned Unit Development (PCD/PUD) submittals

6. Applicant Declarations:

- Conformance with adopted City plans:** Applications shall be in accordance with all adopted City of Madison plans:
 - The site is located within the limits of City's Comprehensive Plan Plan, which recommends: Community Mixed Use for this property.
- Pre-application Notification:** Section 28.12 of the Zoning Code requires that the applicant notify the district alder and any nearby neighborhood & business associations in writing no later than **30** days prior to filing this request:
 - List below the Alderperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices: There have been 3 meetings w/ the neighborhood and alderman Larry Palm.
 - NOTE: If the alder has granted a waiver to this requirement, please attach any such correspondence to this form.
- Pre-application Meeting with staff:** Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning and Planning Division staff; note staff persons and date.
 - Planning Staff: Kevin Firchow Date: 5-6-11 Zoning Staff: Matt Tucker Date: 5-6-11
- N/A **Check here if this project will be receiving a public subsidy.** If so, indicate type in your Letter of Intent.

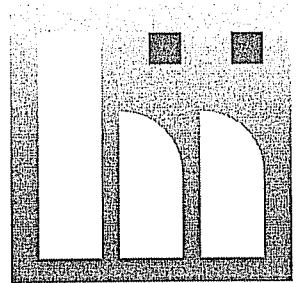
The signer attests that this form is accurately completed and all required materials are submitted:

Printed Name STEPHEN L. JESKE, A.I.A. Date 05-09-11
 Signature [Signature] Relation to Property Owner ARCHITECT / CLIENT AGENT

Authorizing Signature of Property Owner [Signature] Date 6/6/11
 Effective May 1, 2009 JOHN BRIGHAM 14

05-09-11

Re: McDonald's Restaurant
2800 E. Washington Ave.
Madison, WI



haag müller, inc.
Architecture • Engineering • Interiors
101 East Grand Avenue
Port Washington, WI 53074-2216
Phone: 262-268-1200
Internet: www.haagmuller.com

LETTER OF INTENT

McDonald's is currently conducting business at 3051 E. Washington Avenue. It is our intent to relocate this business to the address above and build a new restaurant in what is currently shared parking for the Madison East shopping center. The new restaurant will include a 24 hour drive-thru and approximately 42 McDonald's parking spaces adjacent to the restaurant. The size of the new building will be about 4,591 s.f. with approximately 90 seats. There will be about 45 total employees with a maximum of 16 working during peak business hours. All trash will be contained inside an enclosure at the rear of the building. We anticipate submitting for the June 20, 2011 plan commission and construction to start in August 2011. R.A. Smith National is the landscape designer and the general contractor is yet to be determined.

Respectfully Submitted,

Steve Jeske, A.I.A.
HAAG MÜLLER, INC.
Architecture • Engineering • Interiors

DATE	DESCRIPTION

R.A. Smith National
Beyond Surveying and Engineering
 1575 W. Remond Road, Brookfield, WI 53005-4118
 262-781-0000 Fax 262-781-8484 www.ra-smith.com

McDONALDS - EAST WASHINGTON
 MADISON, WI
 PRELIMINARY
 LANDSCAPE PLAN



DATE: 04/14/2011
 SCALE: 1" = 30'
 DESIGNED BY: CJS
 CHECKED BY: CJS
 SHEET NUMBER
 L-1

LANDSCAPE WORKSHEET

Project: McDonald's, Storage Area and Landscaping Area
 (Site Plan 1/2011 Madison General Contract)

Client: McDonald's
 Location: East Washington Avenue, Madison, WI
 Designer: R.A. Smith National
 Date: 04/14/2011
 Scale: 1" = 30'

1) Number of Trees to be Installed
 The number of trees to be installed is based on the number of parking spaces. The number of trees to be installed is based on the number of parking spaces. The number of trees to be installed is based on the number of parking spaces.

2) Number of Plants to be Installed
 The number of plants to be installed is based on the number of parking spaces. The number of plants to be installed is based on the number of parking spaces. The number of plants to be installed is based on the number of parking spaces.

Item	Qty	Plant Name	Size	Notes
1	10	Red Maple	1 1/2"	100% Survival
2	10	White Birch	1 1/2"	100% Survival
3	10	Green Ash	1 1/2"	100% Survival
4	10	Black Locust	1 1/2"	100% Survival
5	10	Red Pine	1 1/2"	100% Survival
6	10	White Pine	1 1/2"	100% Survival
7	10	Blue Spruce	1 1/2"	100% Survival
8	10	Black Spruce	1 1/2"	100% Survival
9	10	White Spruce	1 1/2"	100% Survival
10	10	Blue Spruce	1 1/2"	100% Survival

PLANT MATERIAL SCHEDULE

SHADE TREES

SHRUB CODE	COMMON NAME	SCIENTIFIC NAME	SIZE	ROOT BALL	INSTALLATION NOTES
SH1	RED MAPLE	ACER RUBRA	1 1/2"	100%	100% SURVIVAL
SH2	WHITE BIRCH	BETULA PAPERIFERA	1 1/2"	100%	100% SURVIVAL
SH3	GREEN ASH	FRAXINUS VIRGINIANA	1 1/2"	100%	100% SURVIVAL
SH4	BLACK LOCUST	ROBINIA PSEUDOACACIA	1 1/2"	100%	100% SURVIVAL
SH5	RED PINE	PINUS RESINOSA	1 1/2"	100%	100% SURVIVAL
SH6	WHITE PINE	PINUS STROBILIFERA	1 1/2"	100%	100% SURVIVAL
SH7	BLUE SPRUCE	SPRUCUS CAESULES	1 1/2"	100%	100% SURVIVAL
SH8	BLACK SPRUCE	SPRUCUS MARKOVII	1 1/2"	100%	100% SURVIVAL
SH9	WHITE SPRUCE	SPRUCUS COEQUIBORUM	1 1/2"	100%	100% SURVIVAL
SH10	BLUE SPRUCE	SPRUCUS CAESULES	1 1/2"	100%	100% SURVIVAL

ORNAMENTAL TREES

ORNT CODE	COMMON NAME	SCIENTIFIC NAME	SIZE	ROOT BALL	INSTALLATION NOTES
ORNT1	RED MAPLE	ACER RUBRA	1 1/2"	100%	100% SURVIVAL
ORNT2	WHITE BIRCH	BETULA PAPERIFERA	1 1/2"	100%	100% SURVIVAL
ORNT3	GREEN ASH	FRAXINUS VIRGINIANA	1 1/2"	100%	100% SURVIVAL
ORNT4	BLACK LOCUST	ROBINIA PSEUDOACACIA	1 1/2"	100%	100% SURVIVAL
ORNT5	RED PINE	PINUS RESINOSA	1 1/2"	100%	100% SURVIVAL
ORNT6	WHITE PINE	PINUS STROBILIFERA	1 1/2"	100%	100% SURVIVAL
ORNT7	BLUE SPRUCE	SPRUCUS CAESULES	1 1/2"	100%	100% SURVIVAL
ORNT8	BLACK SPRUCE	SPRUCUS MARKOVII	1 1/2"	100%	100% SURVIVAL
ORNT9	WHITE SPRUCE	SPRUCUS COEQUIBORUM	1 1/2"	100%	100% SURVIVAL
ORNT10	BLUE SPRUCE	SPRUCUS CAESULES	1 1/2"	100%	100% SURVIVAL

EVERGREEN SHRUBS

ESHR CODE	COMMON NAME	SCIENTIFIC NAME	SIZE	ROOT BALL	INSTALLATION NOTES
ESHR1	RED MAPLE	ACER RUBRA	1 1/2"	100%	100% SURVIVAL
ESHR2	WHITE BIRCH	BETULA PAPERIFERA	1 1/2"	100%	100% SURVIVAL
ESHR3	GREEN ASH	FRAXINUS VIRGINIANA	1 1/2"	100%	100% SURVIVAL
ESHR4	BLACK LOCUST	ROBINIA PSEUDOACACIA	1 1/2"	100%	100% SURVIVAL
ESHR5	RED PINE	PINUS RESINOSA	1 1/2"	100%	100% SURVIVAL
ESHR6	WHITE PINE	PINUS STROBILIFERA	1 1/2"	100%	100% SURVIVAL
ESHR7	BLUE SPRUCE	SPRUCUS CAESULES	1 1/2"	100%	100% SURVIVAL
ESHR8	BLACK SPRUCE	SPRUCUS MARKOVII	1 1/2"	100%	100% SURVIVAL
ESHR9	WHITE SPRUCE	SPRUCUS COEQUIBORUM	1 1/2"	100%	100% SURVIVAL
ESHR10	BLUE SPRUCE	SPRUCUS CAESULES	1 1/2"	100%	100% SURVIVAL

EVERGREEN SHRUBS

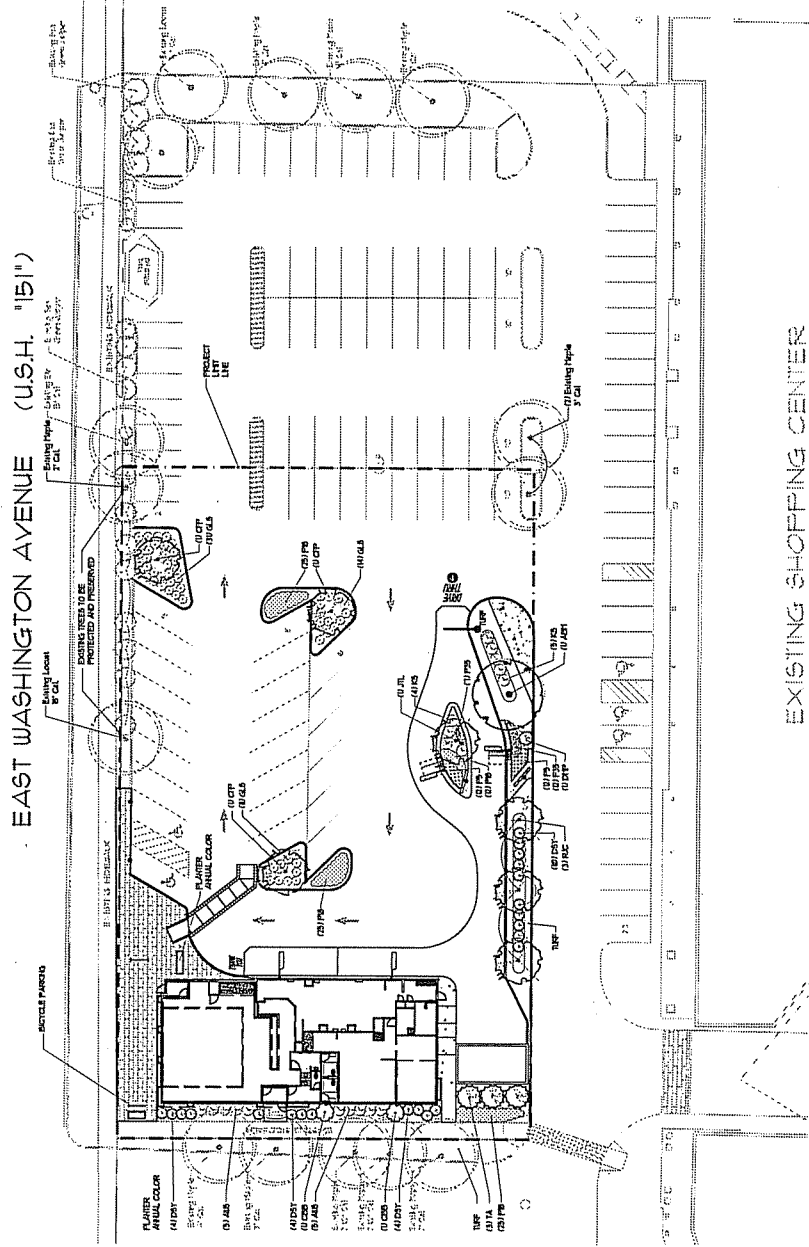
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ESHR2	WHITE BIRCH	BETULA PAPERIFERA	1 1/2"	100%	100% SURVIVAL
ESHR3	GREEN ASH	FRAXINUS VIRGINIANA	1 1/2"	100%	100% SURVIVAL
ESHR4	BLACK LOCUST	ROBINIA PSEUDOACACIA	1 1/2"	100%	100% SURVIVAL
ESHR5	RED PINE	PINUS RESINOSA	1 1/2"	100%	100% SURVIVAL
ESHR6	WHITE PINE	PINUS STROBILIFERA	1 1/2"	100%	100% SURVIVAL
ESHR7	BLUE SPRUCE	SPRUCUS CAESULES	1 1/2"	100%	100% SURVIVAL
ESHR8	BLACK SPRUCE	SPRUCUS MARKOVII	1 1/2"	100%	100% SURVIVAL
ESHR9	WHITE SPRUCE	SPRUCUS COEQUIBORUM	1 1/2"	100%	100% SURVIVAL
ESHR10	BLUE SPRUCE	SPRUCUS CAESULES	1 1/2"	100%	100% SURVIVAL

FLORERING SHRUBS

FLSH CODE	COMMON NAME	SCIENTIFIC NAME	SIZE	ROOT BALL	INSTALLATION NOTES
FLSH1	RED MAPLE	ACER RUBRA	1 1/2"	100%	100% SURVIVAL
FLSH2	WHITE BIRCH	BETULA PAPERIFERA	1 1/2"	100%	100% SURVIVAL
FLSH3	GREEN ASH	FRAXINUS VIRGINIANA	1 1/2"	100%	100% SURVIVAL
FLSH4	BLACK LOCUST	ROBINIA PSEUDOACACIA	1 1/2"	100%	100% SURVIVAL
FLSH5	RED PINE	PINUS RESINOSA	1 1/2"	100%	100% SURVIVAL
FLSH6	WHITE PINE	PINUS STROBILIFERA	1 1/2"	100%	100% SURVIVAL
FLSH7	BLUE SPRUCE	SPRUCUS CAESULES	1 1/2"	100%	100% SURVIVAL
FLSH8	BLACK SPRUCE	SPRUCUS MARKOVII	1 1/2"	100%	100% SURVIVAL
FLSH9	WHITE SPRUCE	SPRUCUS COEQUIBORUM	1 1/2"	100%	100% SURVIVAL
FLSH10	BLUE SPRUCE	SPRUCUS CAESULES	1 1/2"	100%	100% SURVIVAL

ORNAMENTAL GRASSES & FERRENALS

ORNG CODE	COMMON NAME	SCIENTIFIC NAME	SIZE	ROOT BALL	INSTALLATION NOTES
ORNG1	RED MAPLE	ACER RUBRA	1 1/2"	100%	100% SURVIVAL
ORNG2	WHITE BIRCH	BETULA PAPERIFERA	1 1/2"	100%	100% SURVIVAL
ORNG3	GREEN ASH	FRAXINUS VIRGINIANA	1 1/2"	100%	100% SURVIVAL
ORNG4	BLACK LOCUST	ROBINIA PSEUDOACACIA	1 1/2"	100%	100% SURVIVAL
ORNG5	RED PINE	PINUS RESINOSA	1 1/2"	100%	100% SURVIVAL
ORNG6	WHITE PINE	PINUS STROBILIFERA	1 1/2"	100%	100% SURVIVAL
ORNG7	BLUE SPRUCE	SPRUCUS CAESULES	1 1/2"	100%	100% SURVIVAL
ORNG8	BLACK SPRUCE	SPRUCUS MARKOVII	1 1/2"	100%	100% SURVIVAL
ORNG9	WHITE SPRUCE	SPRUCUS COEQUIBORUM	1 1/2"	100%	100% SURVIVAL
ORNG10	BLUE SPRUCE	SPRUCUS CAESULES	1 1/2"	100%	100% SURVIVAL



EXISTING SHOPPING CENTER

THIS PLAN IS FOR PRELIMINARY REVIEW ONLY, NOT FOR BIDDING OR CONSTRUCTION PURPOSES. ALL DETAILS AND SPECIFICATIONS WILL BE INCLUDED ON FINAL CONSTRUCTION DRAWINGS.



ALL INFORMATION CONTAINED ON THIS SHEET IS THE PROPERTY OF R. A. SMITH NATIONAL. INFORMATION IS RESTRICTED AS SET FORTH IN THE CONTRACTUAL TERMS AND CONDITIONS ESTABLISHED BETWEEN R. A. SMITH NATIONAL AND THEIR CLIENT FOR THIS PROJECT. SOUTH NATIONAL IS FROUGHTER. © COPYRIGHT 2011 R. A. SMITH NATIONAL. 16745 WEST BLENKING ROAD, SUITE 200 BROOKFIELD, WI 53005

THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY BE OTHER UTILITIES IN THE PROJECT AREA THAT ARE NOT SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES.

R. A. SMITH NATIONAL ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R. A. SMITH NATIONAL.

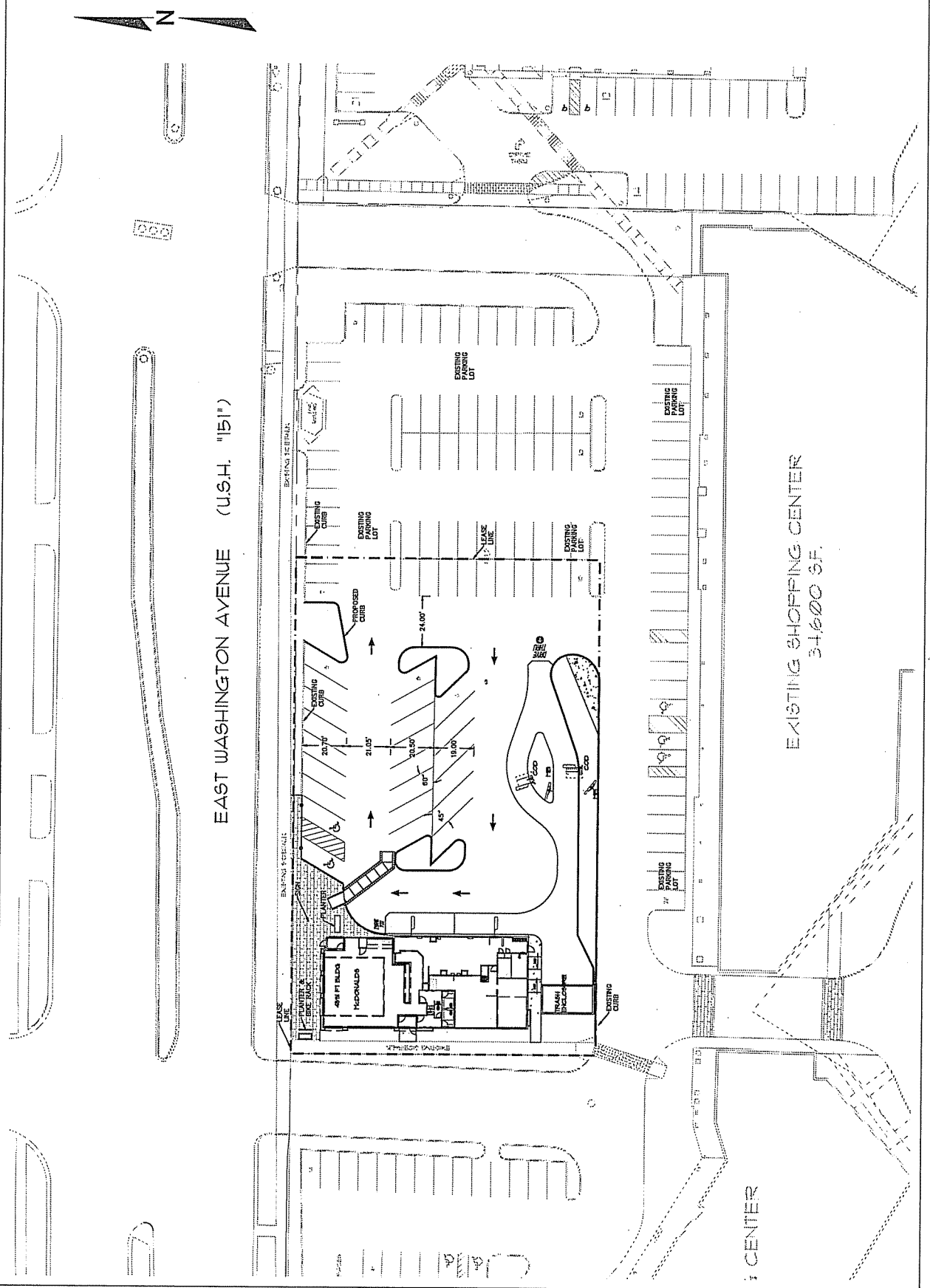
DATE	DESCRIPTION

R.A. Smith National
Beyond Surveying and Engineering
 14726 W. Burdwood Road, Burdwood, WI 53002-6932
 262-787-3332 FAX 262-787-8448 WWW.RASMITHNATIONAL.COM

**McDONALDS - EAST WASHINGTON
 MADISON, WI**

**PRELIMINARY
 SITE PLAN**

© COPYRIGHT 2011 R.A. SMITH NATIONAL, INC. DATE: 7/17/2011	SCALE: 1" = 20'	200 JUL 31 01177 BY: R.A. SMITH RYAN J. LAUCOUR, P.E. DESIGNED BY: ---- CHECKED BY: ----	SHEET NUMBER 1 OF 1
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EAST WASHINGTON AVENUE (U.S.H. '151')

EXISTING SHOPPING CENTER
 34,600 SF.

1 CENTER



haag miller, inc.
Architects - Engineers - Interiors
101 East Grand Avenue
P.O. Box 100
Madison, Wisconsin 53704-2216
Telephone: (262) 268-1200
Facsimile: (262) 268-1250
www.haagmiller.com
copyright © 2014

EXTERIOR ELEVATIONS
MCDONALD'S CORPORATION
2800 EAST WASHINGTON AVENUE
MADISON, WISCONSIN

NO.	DATE	DESCRIPTION
1	5/11/11	UPC SUBMITTAL
2	7/10/11	UPC RE-SUBMITTAL

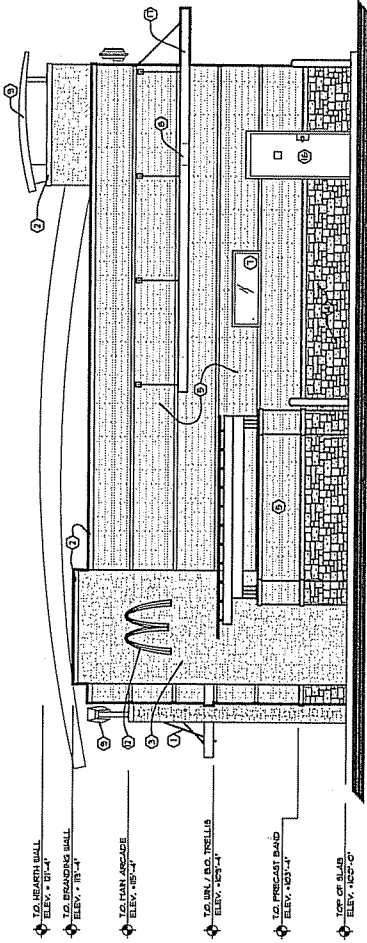
NO.	DATE	REVISIONS
1	5/10/11	5/10/11

A-2.2
SHEET

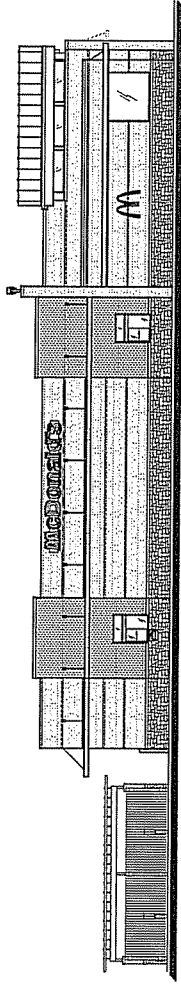
ELEVATION LISTED NOTES:
THE FOLLOWING ELEVATION LISTED NOTES ARE INCLUDED WITH A-D SYMBOL ON THE ELEVATIONS.

- 1) THESE NOTES APPLY TO ONE OR MORE ELEVATIONS.
- 2) ILLUMINATED METAL SIGNING BY SIGN SUPPLIER. PROVIDE FINISH COLOR TO BE MATCHED WITH AD SYMBOL ON THE ELEVATIONS.
- 3) ALUMINUM COPIING MATERIAL. ANODIZED ALUMINUM. COPIING MATERIAL SHALL BE TYPICAL GRADE. COPIING MATERIAL SHALL BE TYPICAL GRADE. COPIING MATERIAL SHALL BE TYPICAL GRADE. COPIING MATERIAL SHALL BE TYPICAL GRADE.
- 4) GUNNED STONE ARCHITECTURE SHALL BE MATCHED TO THE ARCHITECTURE. GUNNED STONE ARCHITECTURE SHALL BE MATCHED TO THE ARCHITECTURE. GUNNED STONE ARCHITECTURE SHALL BE MATCHED TO THE ARCHITECTURE.
- 5) BRICK - GUNNED STONE ARCHITECTURE. BRICK - GUNNED STONE ARCHITECTURE. BRICK - GUNNED STONE ARCHITECTURE.
- 6) BRICK - GUNNED STONE ARCHITECTURE. BRICK - GUNNED STONE ARCHITECTURE. BRICK - GUNNED STONE ARCHITECTURE.
- 7) CLEAR INSULATED LOW-E GLASS SET IN ALUMINUM FRAME. CLEAR INSULATED LOW-E GLASS SET IN ALUMINUM FRAME. CLEAR INSULATED LOW-E GLASS SET IN ALUMINUM FRAME.
- 8) RADIAL WALL SCORING. DOWNLIGHT ONLY. AVAILABLE THROUGH SECURITY LIGHTING. AVAILABLE THROUGH SECURITY LIGHTING. AVAILABLE THROUGH SECURITY LIGHTING.
- 9) 4" R. ROOF CAP ELEMENT. BY OTHERS. 4" R. ROOF CAP ELEMENT. BY OTHERS. 4" R. ROOF CAP ELEMENT. BY OTHERS.
- 10) YELLOW DOWNLIGHT SECURITY LIGHTING. YELLOW DOWNLIGHT SECURITY LIGHTING. YELLOW DOWNLIGHT SECURITY LIGHTING.
- 11) PIPE BOLLARD - PAINTED YELLOW. PIPE BOLLARD - PAINTED YELLOW. PIPE BOLLARD - PAINTED YELLOW.

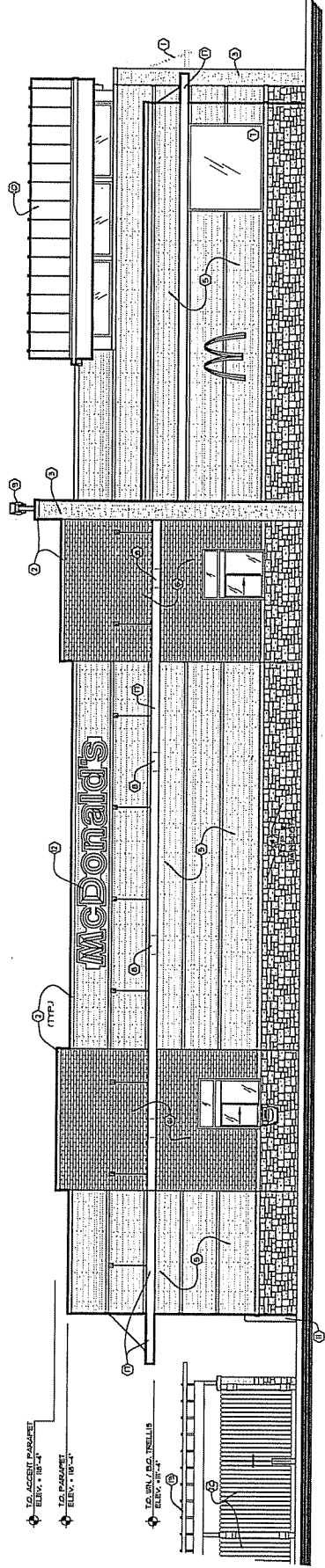
NOTE: POSITION LINES PER IBC. THE FOLLOWING REVISIONS ARE BASED ON DRYVIT HANDBOOKS MATERIALS. AS A RESULT, POSITION LINES SHALL BE PLACED AT THE FOLLOWING LOCATIONS:
1) WHERE EXPANSION JOINTS OCCUR IN THE ALUMINUM SYSTEM.
2) AT FLOOR LINES IN WOOD FRAME CONSTRUCTION.
3) WHERE THE CEILING/FLOOR SYSTEM ADJACENT DISPARATE MATERIALS.
4) WHERE THE SUBSTRATE TYPE CHANGES.
5) WHERE THE MATERIALS ARE ADJACENT.
6) IN A CONTIGUOUS ELEVATION AT MATERIALS NOT EXCEEDING 15 FEET BUILDING SHAPE OR STRUCTURAL SYSTEM.



REAR ELEVATION
1/4" = 1'-0"



DRIVE-THRU SIDE ELEVATION
1/8" = 1'-0"



DRIVE-THRU SIDE ELEVATION
1/4" = 1'-0"



hagy miller, inc.
Architect - Elevation - Interiors

101 East Grand Avenue
Ft. Worth, Texas
Telephone: (817) 266-1200
Facsimile: (817) 266-1230
www.hagymiller.com

CONTRACT NO. 02-47334-1001

EXTERIOR ELEVATIONS

MC DONALD'S CORPORATION
2800 EAST WASHINGTON AVENUE
MADISON, WISCONSIN

NO.	DATE	DESCRIPTION	DRAWN BY	CHKD BY	APP'D BY
1	5/11/11	UPC SUBMITTAL			
2	4/17/11	UPC SUBMITTAL			
3	5/17/11	UPC RESUBMITTAL			
REVISIONS					
DATE		REVISION	APP'D BY		
5/17/2011		FOR BIDDING	ERS		
SHEET					

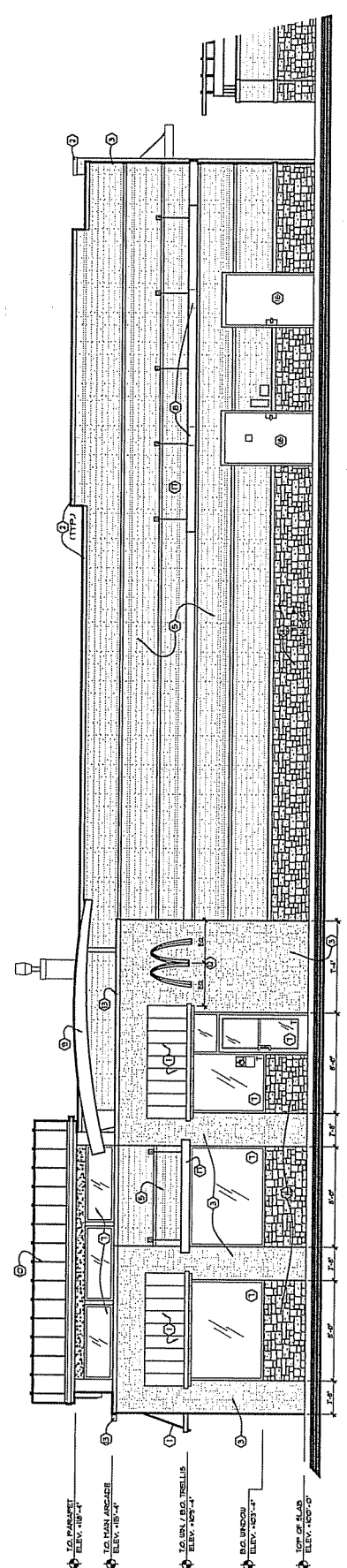
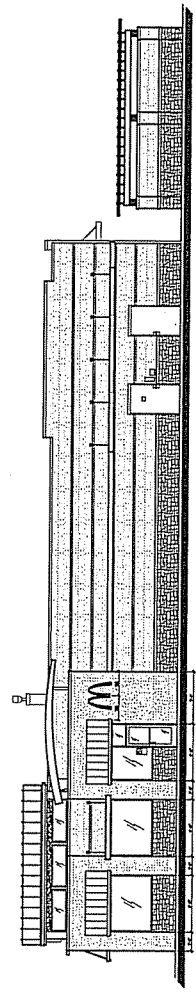
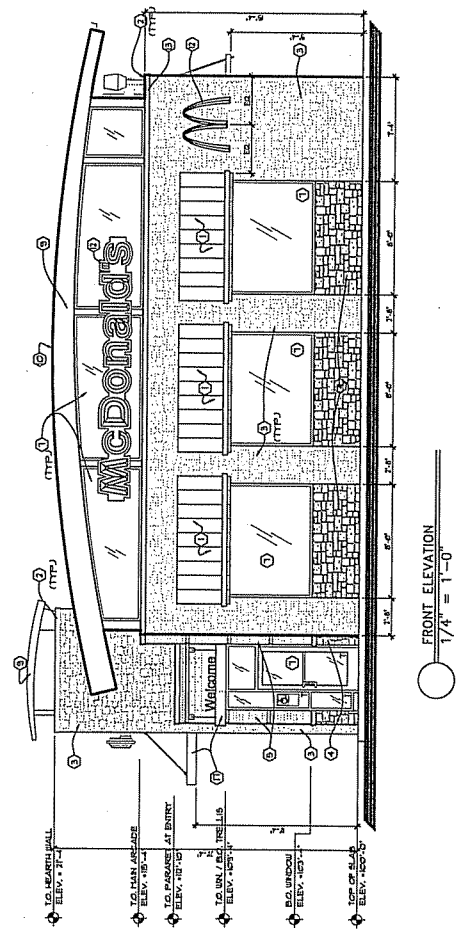
A-2.1

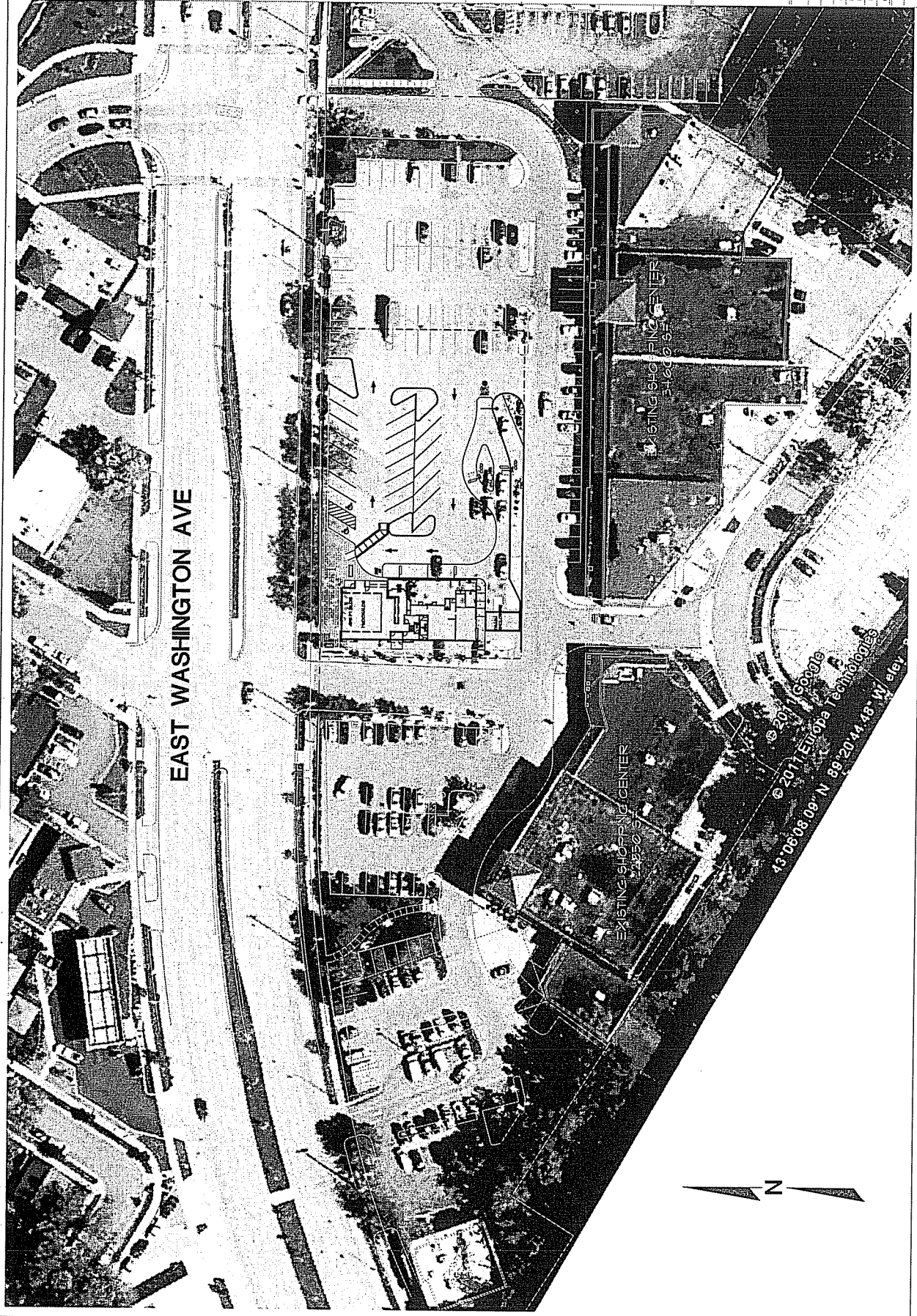
- ELEVATION SET NOTES:**
THE FOLLOWING ELEVATION SET NOTES ARE TO BE USED IN CONNECTION WITH THE ARCHITECTURAL ELEVATIONS.
THESE NOTES APPLY TO ONE OR MORE ELEVATIONS.
- ILLUMINATED METAL SIGNS BY SIGN SUPPLIER.
 - ALL METAL SIGNING SHALL BE FINISHED TO MATCH PATTERNS 100 AND 101.
 - ALUMINUM CORNICE MATERIAL, ANODIZED ALUMINUM, TO MATCH PATTERNS 100 AND 101.
 - COLOR MATCH TO EXISTING PATTERNS. COLOR SHALL BE TYPICAL GREAT WALLS.
 - COLOR MATCH TO EXISTING PATTERNS. COLOR SHALL BE TYPICAL GREAT WALLS.
 - BRICK VENEER, BRICKWORK PATTERNS TO BE FINISHED TO MATCH PATTERNS 100 AND 101.
 - ALL BRICK PATTERNS TO BE FINISHED TO MATCH PATTERNS 100 AND 101.
 - CLEAR GLAZED GLASS UNIT GLASS, SET IN ALUMINUM, TO MATCH PATTERNS 100 AND 101. 1/4" CLEAR GLAZED GLASS, SET IN ALUMINUM, TO MATCH PATTERNS 100 AND 101. 1/4" CLEAR GLAZED GLASS, SET IN ALUMINUM, TO MATCH PATTERNS 100 AND 101.
 - RADIAL WALL, SCHEDULE DOWNLIGHT ONLY. 1/4" CLEAR GLAZED GLASS, SET IN ALUMINUM, TO MATCH PATTERNS 100 AND 101. 1/4" CLEAR GLAZED GLASS, SET IN ALUMINUM, TO MATCH PATTERNS 100 AND 101.
 - 40" R. ROOF CURB ELEMENTS, BY OTHERS.
 - TO MATCH PATTERNS 100 AND 101.
 - PIPE BOLLARD - PAINTED YELLOW.

- MC DONALD'S SIGNAGE BY OTHERS - UNDER SEPARATE PERMIT.
- ALL METAL SIGNING SHALL BE FINISHED TO MATCH PATTERNS 100 AND 101.
- AVAILABLE THROUGH EXISTING LIGHTING, INSTALLLED ALONG CORNICE OF FRONT SIGNAGE SHALL BE FINISHED TO MATCH PATTERNS 100 AND 101.
- EXISTING PATTERNS TO BE FINISHED TO MATCH PATTERNS 100 AND 101.
- HOLLOW METAL DOOR FRAME, COLOR TO MATCH PATTERNS 100 AND 101.
- ALUMINUM TRUSSIS IN TERRAZZO.
- 2x4 CEDAR PERISCOPA PAINTED TO MATCH PATTERNS 100 AND 101.
- ALUMINUM TRUSSIS IN TERRAZZO.
- ALUMINUM TRUSSIS IN TERRAZZO.
- ALUMINUM TRUSSIS IN TERRAZZO.

NOTE: ALL WINDOW JOINTS PER IBC. THE FOLLOWING REQUIREMENTS ARE BASED ON DRYVIT MATERIALS. ALL WINDOW JOINTS SHALL BE PLACED AT THE FOLLOWING LOCATIONS:

- WHERE EXPANSION JOINTS OCCUR IN THE GIBBERATE SYSTEM.
- AT ALL FLOOR LINES IN WOOD RAISED CONSTRUCTION.
- AT ALL FLOOR LINES OF RICH-WOOD GRAINED BUILDINGS WHERE SIGNIFICANT MOVEMENT IS EXPECTED.
- WHERE THE ISOLATION PADS SYSTEM AVOIDS DISSIMILAR MATERIALS.
- WHERE THE GIBBERATE TYPE CHANGES.
- WHERE SIGNIFICANT ELEVATION DIFFERENCES OCCUR.
- WHERE SIGNIFICANT STRUCTURAL MOVEMENT OCCURS, SUCH AS CHANGES IN ROOFLINE, BUILDING SHAPE OR STRUCTURAL SYSTEM.





EAST WASHINGTON AVE

R.A. Smith National
Beyond Surveying and Engineering
 1212 W. Raymond Road, Brookfield, WI 53005-4328
 262-781-2000 FAX 262-781-8448, WWW.RA-SMITH.COM

MCDONALDS - EAST WASHINGTON
 MADISON, WI
 PRELIMINARY
 AERIAL-SITE PLAN

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 R.A. Smith National, Inc.
 DATE: 5-09-11
 SCALE: 1" = 30'
 JOB NO. 3100177
 PROJECT MANAGER: [Name]
 SURVEYOR: [Name], P.E.
 REGISTERED BY: [Name]
 CHECKED BY: [Name]

SHEET NUMBER
 1 OF 1

