

PLANNING COMMISSION STAFF REPORT

April 15, 2024

DROD-01-24

GENERAL INFORMATION

Property Owner () Petitioner (x)

John Sexton

Property Owner (x) Petitioner ()

Border Bell on Stillman LLC

Location and Existing Zoning

2610 Stillman Boulevard; Zoned BC (DROD)

Size and Existing Land Use

0.81 acres total; fast food drive-thru restaurant.

Nature of Project

Demolition and new construction of a Taco Bell drive-thru restaurant.

Description of Proposed Work

The applicant proposes to demolish and reconstruct the existing Taco Bell drive-thru restaurant located at the corner of Stillman Boulevard, Lurleen B Wallace Boulevard South, and 8th Street.

Per the applicant, "The renovations to Lurleen B Wallace Boulevard intensified the Owner's desire to upgrade the outdated store construction to the leading-edge design that provides community connection and addresses modern food delivery options. With a style that blends in architecturally with traditional exterior patterns and forms, it also presents a distinctive appearance to engage the public for patrons, neighbors, and the passer-by. Wanting to remain a strong contributor to the community, the Owner investigated numerous ways to provide the best possible solution for the site but was very limited due to the unique nature of having three street fronts. Utilizing the existing site layout allowed many of the large trees to be preserved, maintaining important greenspace features along Lurleen B Wallace Blvd. Many aspects of the design conform to the standards and guidelines outlined for the Downtown/Riverfront Overlay District and detailed below."

See project narrative, site plan, and elevations for further details.

PLANNING COMMISSION STAFF REPORT

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Subject Property

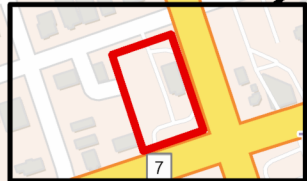
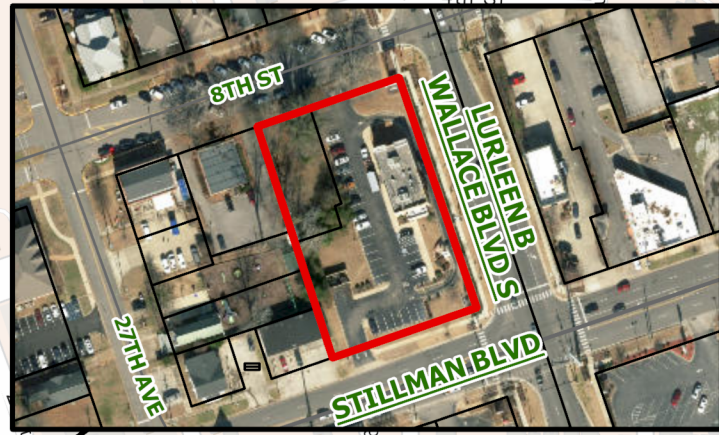
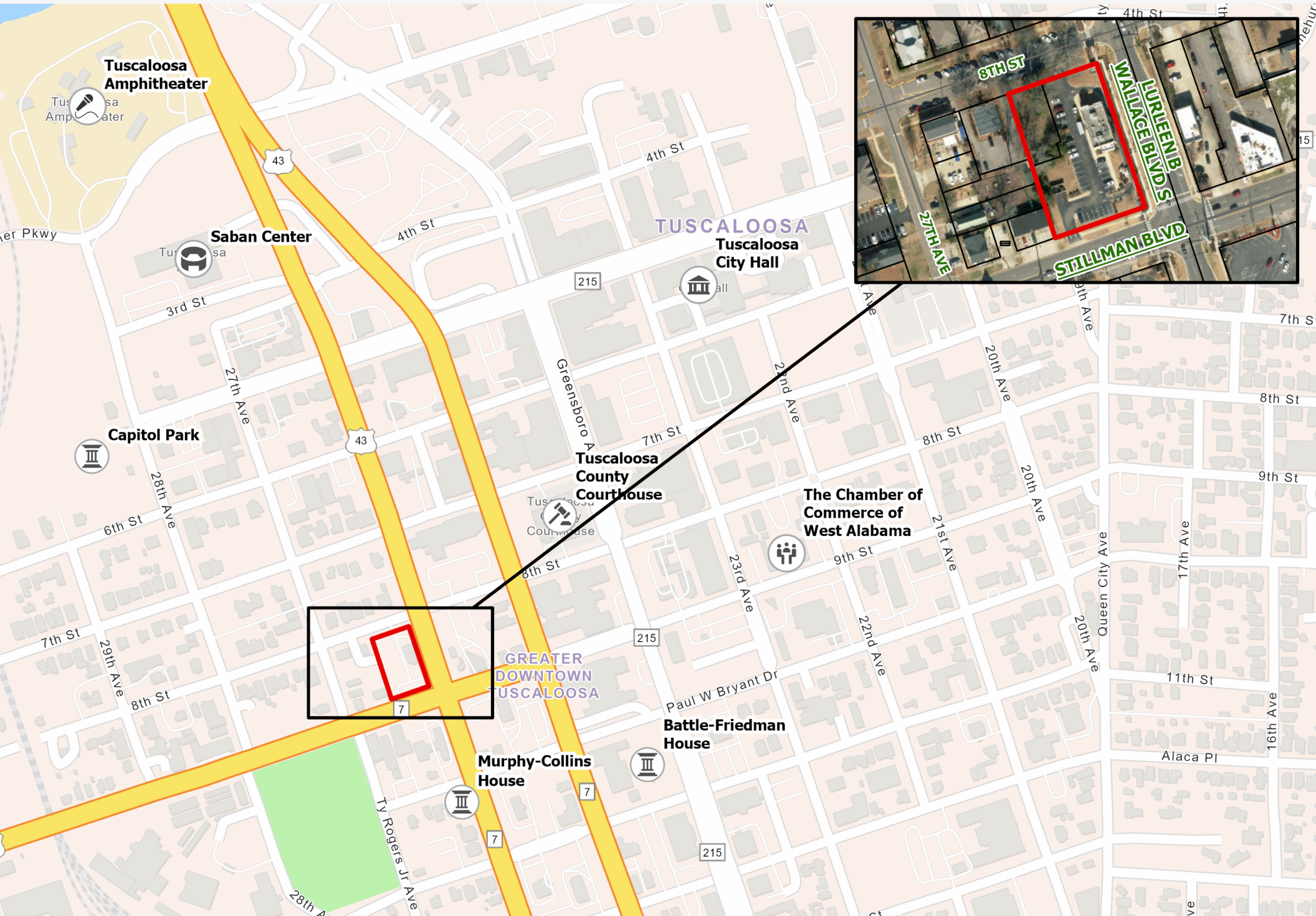
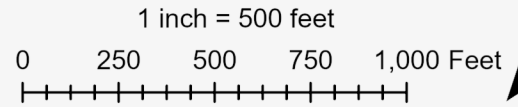
Staff Comments

Overall, staff and the Architectural Review Committee found that the development proposal meets the intent of the Downtown Riverfront Overlay standards and guidelines in accordance with [Section 24-230\(b\)](#).

This proposed development obtained a Use Variance on February 26, 2024 from the Zoning Board of Adjustment to allow for a drive-thru restaurant and they also obtained a Variance to allow for a freestanding sign on the site.

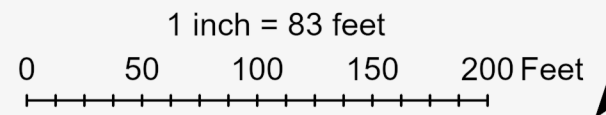


2610 Stillman Boulevard





2610 Stillman Boulevard



8TH ST

LURLEEN WALLACE BLVD

STILLMAN BLVD

27TH AVE

TY ROGERS JR AVE



**CITY OF TUSCALOOSA
D/R Overlay District
Permit Application**

Petitioner _____
Address _____
Phone Number _____

Property Owner _____
Address _____
Phone Number _____

Premises Affected _____
Lot No. _____ in (name of Subdivision) _____
Lot Size _____ Date Purchased _____
Tax Parcel Identification No. _____
Existing Buildings or Structures _____

The application shall include the following information, unless waived by the Zoning Officer:

- 1) A narrative describing the overall concept of the proposed development and how it is consistent with the D/R Overlay District standards and guidelines, and compatible with existing and proposed land uses.
- 2) A site plan, at a scale of not smaller than one (1) inch equals sixty (60) feet showing the proposed layout of buildings and/or premises in the context with the property lines, set backs, adjacent structures, streets, walkways, vehicular ingress and egress, service alleys, and loading spaces.
- 3) If a building, elevations of *all* sides of the proposed building indicating proposed exterior finishes, square footage, height and number of stories. Architectural renderings may be submitted as well.
- 4) Sketch of exterior premises including parking, landscaping, fencing or walls, signage, streetscape, lighting type, and other aspects as may be necessary to fully present the proposed development.
- 5) If residential development, the number of units, unit square footages, approximate sale value or rental rates, description of any covenants and restrictions, and a description of proposed ownership and management of any common open space not dedicated to public ownership.
- 6) An application fee of \$_____ which shall be in accordance with the schedule of fees established by the City of Tuscaloosa.

Signature

Date

PROCEDURAL INFORMATION FOR D/R OVERLAY DISTRICT PERMIT

An application subject to review by the Administrative Review Committee shall be reviewed and a decision will be reached within ten (10) work days from the date application was determined to have been completed. Urban Development shall forward by first class mail the Administrative Review Committee's written decision supported by findings of fact, approving the permit, approving the permit with conditions, or denying the permit. An applicant shall have ten (10) work days from the post mark date of the written decision to file an appeal of the decision to the City Council. If an appeal is filed, the applicant shall be sent, by first class mail, written notice of the date, time and location of the City Council meeting at which the appeal shall be considered.

An application subject to Legislative Review by the Planning Commission and City Council shall be first reviewed by the Administrative Review Committee. Urban Development shall prepare written findings of fact that support approving the D/R Overlay District permit, approving the permit with conditions, or denying the permit. These findings of fact shall be presented to the Planning Commission and to the City Council for their consideration. Based on the findings of fact and the recommendations of the Planning Commission, the City Council may approve the D/R Overlay District permit, approve the permit with conditions, deny the permit or defer consideration of the permit stating the reason for the deferral. Consideration of an application shall not be deferred more than one time.

If, after an applicant has obtained a D/R Overlay District Permit, the construction proposal is amended, and amended development application shall be submitted to Urban Development. The Zoning Officer shall make a determination that the amendment has no significant impact or that the construction proposal, as amended, requires additional review. Review of an amended proposal shall follow the same procedure as provided herein for an original application. Upon a determination by the Zoning Officer that the amended proposal requires review and additional approvals, the previously issued D/R Overlay district Permit shall be suspended pending the review of the amended proposal.

In the event the applicant shall fail to commence work on the activity approved by the D/R Overlay District Permit within one year after the date of the approval, or having commenced but then discontinued work for one year, the applicant shall not commence work again until a new Permit is issued. The Zoning Officer may grant extensions to the one-year period prescribed herein as it is deemed appropriate. The Zoning Officer shall determine whether work has "commenced" by the presence of a building permit and construction activity beginning.

I hereby certify that I have read and understand this application and know the same to be true and correct. I understand that consideration of this application is based upon the correctness of the information I have supplied and that any permit(s) granted may be revoked upon finding by Urban Development that any relevant information supplied on or with application is substantially incorrect. I further understand that only complete applications including all required exhibits and fees are considered by Urban Development.

Signature

Date

black design architecture

Proposed Replacement of Taco Bell Stillman Blvd DROD Permit Application Project Narrative

Project Address:

2610 Stillman Boulevard, Tuscaloosa, Alabama 35401

Project Overview:

TACALA, LLC proposes the demolition of the existing Taco Bell store

Location:

The project is located adjacent to Lurleen B Wallace Boulevard on the east and between Stillman Boulevard to the south with 6th Street to the north. The adjacent properties to the west are small scale businesses.

Enhancing the D/R Overlay District – Design

The renovations to Lurleen B Wallace Boulevard intensified the Owner's desire to upgrade the outdated store construction to the leading-edge design that provides community connection and addresses modern food delivery options. With a style that blends in architecturally with traditional exterior patterns and forms, it also presents a distinctive appearance to engage the public for patrons, neighbors, and the passer-by. Wanting to remain a strong contributor to the community, the Owner investigated numerous ways to provide the best possible solution for the site but was very limited due to the unique nature of having three street fronts. Utilizing the existing site layout allowed many of the large trees to be preserved, maintaining important greenspace features along Lurleen B Wallace Blvd. Many aspects of the design conform to the standards and guidelines outlined for the Downtown/Riverfront Overlay District and detailed below.

(1) Buildings.

a. *Standard.* Floor area ratio shall be a minimum of 1.0 with building heights for new construction a minimum of two (2) stories.

Waived.

b. *Standard:* Building line shall be located within ten (10) feet of the front property line. Where drive-thrus are permitted, the drive-thru shall be located on the interior portion of the lot and not between the building and any adjacent street right-of-way.

Variance previously accepted.

c. *Standard.* Buildings exceeding three (3) stories in height shall devote the street-facing ground floor area to commercial or office uses.

Not applicable.

d. *Standard.* Townhouse buildings shall limit parking garage access to an alleyway or interior courtyard.

Not applicable.

e. *Standard.* Buildings facades facing a public right-of-way (not alley) shall limit the use of the following materials to a total of no more than fifteen (15) per cent of the respective facades:

1. Concrete block or concrete masonry units.

Not used in project.

2. Steel, aluminum, vinyl, wood or fiberglass siding.

Not used. Metal architectural tower elements are design features of the building.

3. Materials that attempt to look like traditional materials such as fiberglass molded panels.

Not used.

4. Exterior insulation and finish systems (EIFS) building materials.

Minimal used. Lurleen Wall Blvd elevations has 12.5% EIFS and metal, Stillman Blvd elevation has 10.5% EIFS and metal, 8th St elevation has 9.5% EIFS and metal.

f. *Standard.* Exterior area of building shall be free of outside storage.

No outside storage.

g. *Standard.* Awnings shall not be lit from the interior.

No interior lighting for awnings.

h. *Guideline.* Design awnings to project a minimum of thirty-six (36) inches from the building but not to extend across multiple storefronts or multiple buildings; divide awnings into segments that reflect the door or window openings beneath them and construct them of durable and protective material that is not plastic or fiberglass.

Awnings are 36" deep, full metal canopies that span over each window section and entry door. The front canopy covers the patio

i. *Guideline.* Devote a minimum of thirty (30) per cent of the ground-level building facade adjacent to the public rights-of-way to transparent windows or doors, but limit the total facade area devoted to transparent windows or doors to no more than fifty (50) per cent.

Due to the orientation of the building that addresses 3 public right-of ways, the more transparent areas of the elevations are unable to face many of those streets.

j. *Guideline.* Design building facades to form a cohesive building line traditionally associated with downtown areas (not applicable to riverfront district).

Building is remote from neighboring structures, but traditional façade divisions are incorporated into the design.

k. *Guideline.* Make a reasonable effort to return contributing historic buildings to their original character.

Not applicable.

l. *Guideline.* Consider designing new or renovated buildings located within the BC district with architectural character reflective of existing historic buildings present within the Downtown.

The building design is a corporate branded prototype, but the design utilizes historic architectural vocabulary and articulation, along with traditional construction materials such as brick and stone.

m. *Guideline.* Provide primary building entrances that are accentuated by architectural features such as arches or recesses.

Front entrance is from the covered patio. The main side entrance is surrounded by an archway of a contrasting material to the main building walls – Hardie Reveal panel system.

n. *Guideline.* Divide building wall facades into increments through separation or breaks in materials, window bays, separate entrances or entry treatments, or variations in roof lines.

No interior lighting for awnings.

o. *Guideline.* Avoid use of blank walls at the street level.

Walls are articulated with varying materials, architectural features, awnings/canopies, and artwork panels

p. *Guideline.* Differentiate lower floors by use of design treatments.

Not applicable.

q. *Guideline.* Avoid painting previously unpainted brick.

Brick will need to be painted to match corporate exterior color.

r. *Guideline.* Avoid false fronts, false stories or pent eaves to the roofs of commercial buildings (does not include parapets).

None are part of this design.

s. *Guideline.* Design galleries and balconies, when provided, as an integral part of the building's facade improvements.

None are part of this design.

(2) Pedestrian-oriented development.

a. *Standard.* Buildings shall provide street-level facades fronting public walkways that are pedestrian-friendly by the inclusion of transparency in windows or doors or by providing outside gathering places or landscaping (not applicable to riverfront district).

A large covered patio is included in this design to provide pedestrian-friendly spaces near public walkways since the 3 streets that border the site restrict the orientation of the building to its current position.

b. *Standard.* Sidewalks within the BC zoning district shall be a minimum width of fifteen (15) feet with an unobstructed walkway width of five (5) feet; all other districts shall have a minimum sidewalk width of five (5) feet.

New sidewalks already been installed as part of the street renovations.

c. *Guideline.* Maintain commercial continuity along the downtown's pedestrian-oriented frontages by preventing unnecessary interruption by parking lots, blank walls or uses that do not contribute vitality to the area.

Variance accepted for drive-thru lane. Building façade is articulated with windows and artwork panels.

d. *Guideline.* Design driveways to limit the expanse of driveway area crossing pedestrian walkways and including tighter turning radii to slow turning movements.

Existing driveways and curb cuts are being reused.

(3) Roofs.

a. *Guideline.* Design roofs within the BC district with parapets reflective of historic downtown buildings or alternative roof design based upon compatibility with adjacent buildings.

Parapet is articulated with a deep overhang and recessed band to reference a traditional architectural cornice.

b. *Guideline.* Shield HVAC equipment from public view at ground level with screening that permits appropriate ventilation.

Roof mounted screen walls have been added to the design of the building for the Lurleen B Wallace Blvd elevation in addition to the tower elements to shield the HVAC units from view.

(4) Lighting.

a. *Standard.* Building lighting fixtures shall be designed to direct lumens toward the inward boundaries of the property.

Site lighting will comply.

b. *Standard.* Exterior neon lighting shall only be used as an architectural accent.

No exterior neon lighting is part of the building design.

c. *Guideline.* Provide lighting that illuminates facades, entrances, and signage to enhance the aesthetic appeal of the building.

Wall sconces are located on either side of the double entrance door and above each art panel. Recessed canopy lights illuminate the sidewalks next to the building for safety. LED strip lights circle the parapet of the building to enhance the corporate color

(5) Signage.

a. *Standard.* Channel letter or logo signs may be internally lit or back lit. Neon letters or logo signs may be permitted. All other types of signs, if lighted, shall be externally lit. Internally lit, translucent box-type signs and electronic message boards are strictly prohibited.

Signage type complies.

b. *Standard.* Painted window signs, backlit or illuminated awnings shall not be permitted.

None are part of the project design.

c. *Guideline.* Design signs that are architecturally compatible with the style, composition, materials, colors and details of the building.

Signage is part of the corporate design of the building

d. *Guideline.* Design projecting signs not to extend beyond the height of the first floor, contain no more than twelve (12) square feet, have a maximum width of three (3) feet, be located no less than ten (10) feet from the sidewalk ground elevation, and have a maximum distance between the sign and building facade of one foot.

Signage design complies.

e. *Guideline.* Locate signs to avoid blocking or obliterating building design details, windows or cornices.

Signage design complies.

(6) Off-street parking and loading (new parking facility).

a. *Standard.* Parking lots shall be located to the rear of the buildings or to the side if the rear lot area is not useable.

Parking is a minor re-configuration of the existing layout.

b. *Guideline.* Provide for opportunities to negotiate parking requirements between the developer and the city to increase development potential.

Parking approved.

c. *Guideline.* Provide forty (40) per cent ground-level commercial or office uses in structured parking facilities.

Waived.

d. *Guideline.* Screen automobiles in parking structures from public view.

Parking layout approved.

e. *Guideline.* Screen surface parking facilities from view of the street rights-of-way by landscaping or three-to four-foot masonry walls.

Parking layout approved.

f. *Guideline.* Provide planted islands in surface parking facilities to create breaks in parking rows every ten (10) or twelve (12) spaces.

Has been included in layout

g. *Guideline.* Site loading facilities in a manner to screen them from view of the public rights-of-way.

No loading facilities are part of this project.

(7) Streetscape.

a. *Guideline.* Provide a streetscape that is compatible and continuous with existing streetscape plans in adjacent areas.

Streetscape complies.

b. *Guideline.* Design paving, lighting fixtures, fences/walls, curbs, benches and signs appropriate for their location, easily maintained and indicative of their function.

Site accessories comply.

c. *Guideline.* Design landscape treatment for plazas, roads, paths, parking and service areas as an integral part of a coordinated landscape design appropriate for its location.

Landscape complies.

d. *Guideline.* Provide planters at intervals adjacent to the building or as edge treatments for outdoor dining.

Planting areas are provided.

e. Utility and mechanical equipment areas.

f. *Standard.* Trash dumpsters and mechanical equipment shall be screened when visible from the street.

Dumpsters are enclosed in a walled and solid gated structure. Mechanical equipment has roof mounted screen walls.

g. *Standard.* Screening materials for dumpsters and mechanical equipment shall be the same materials as the primary structure or another appropriate building material as approved by the planning director.

Materials will comply.

h. *Guideline.* Locate utility connections and appurtenances in a manner to avoid conflict with pedestrian walkways.

Site layout complies.

Sincerely,

John Sexton

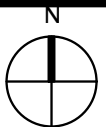
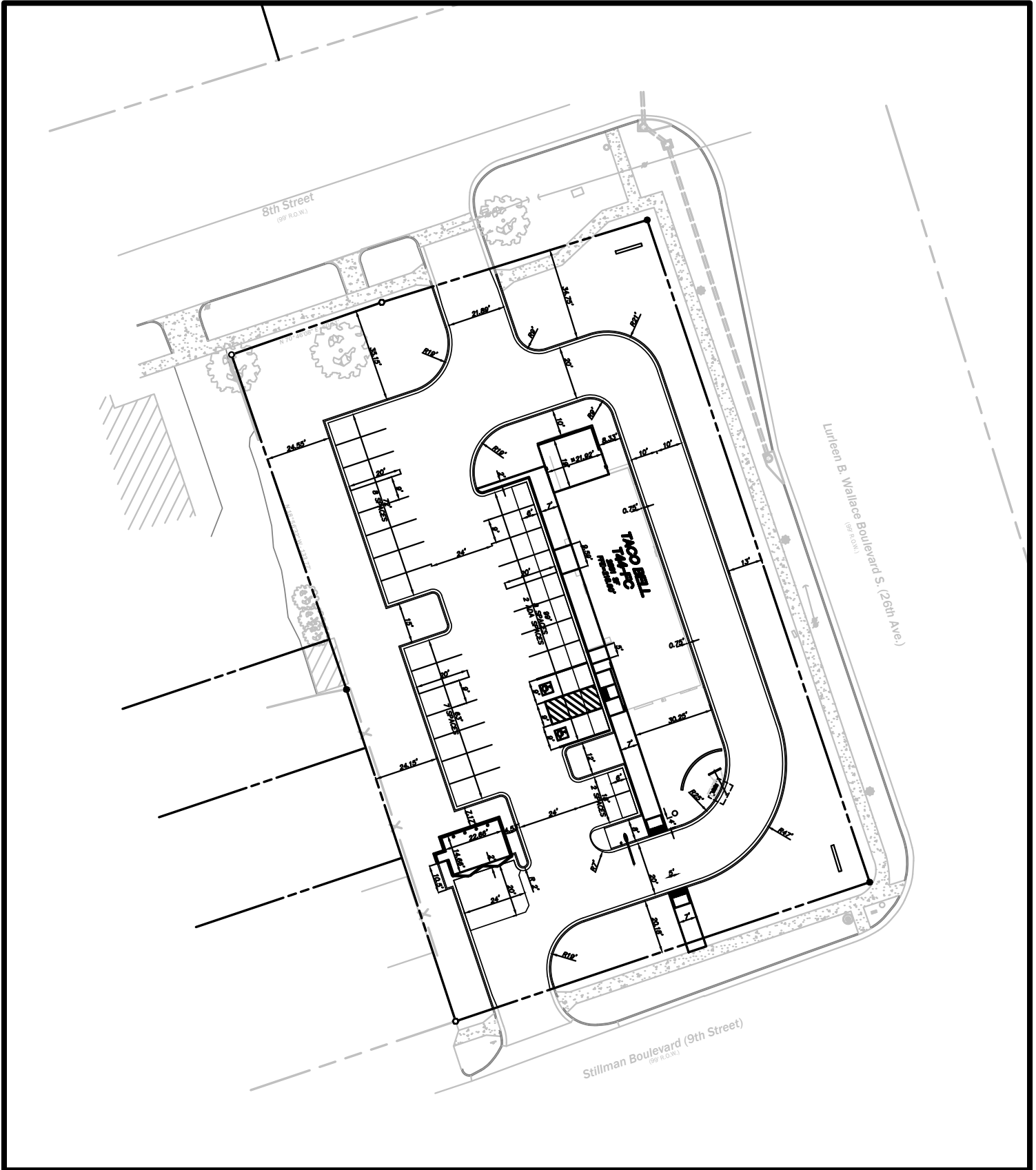
John Sexton
Black Design Architecture

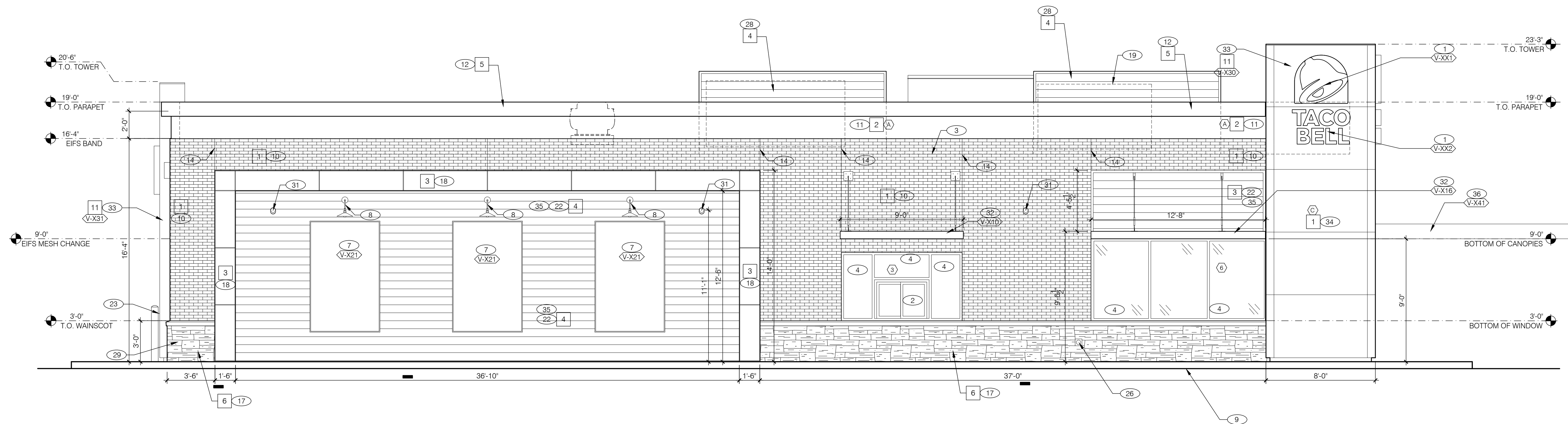


EXHIBIT – PROPOSED SITE PLAN

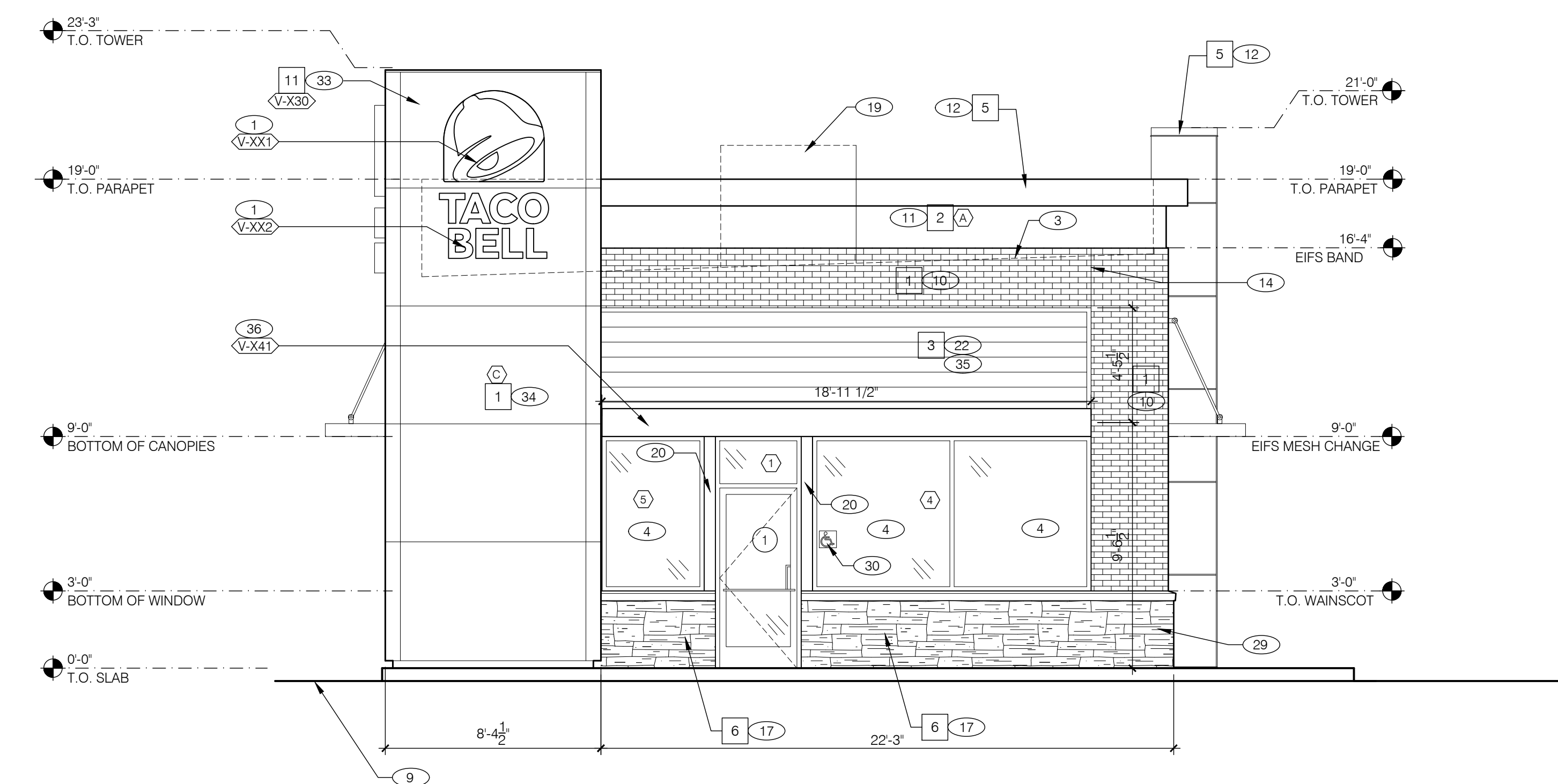
Project Information

Site: TACO BELL – STILLMAN BLVD
Address: 2610 STILLMAN BLVD
City/State: TUSCALOOSA, AL 35401

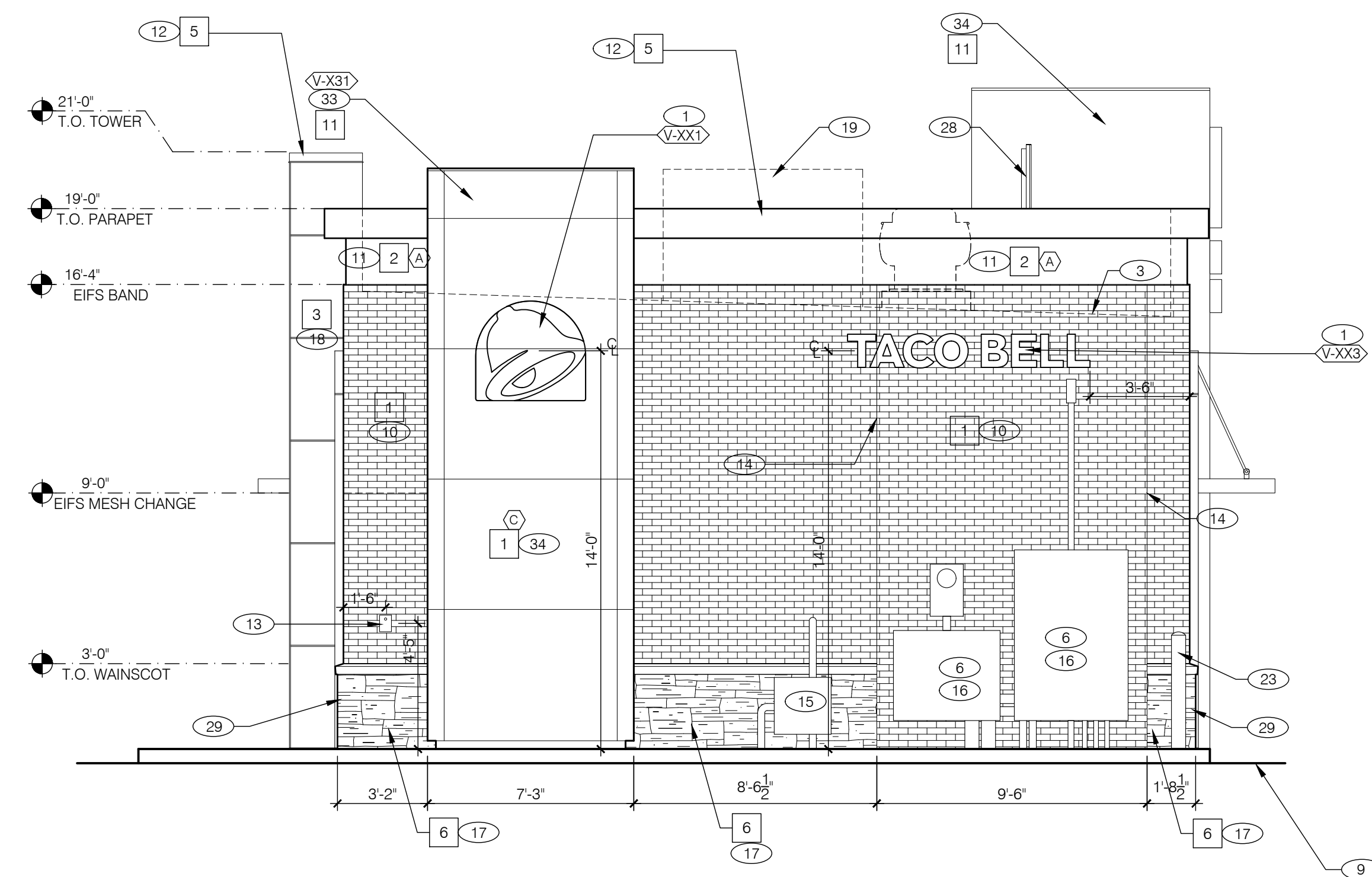




LEFT SIDE ELEVATION 1/4" = 1'-0" A



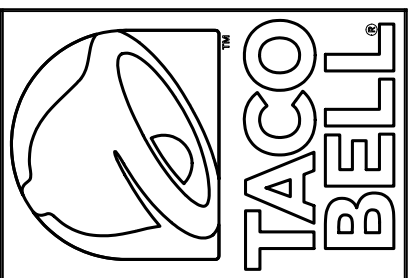
FRONT ELEVATION 1/4" = 1'-0" C



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

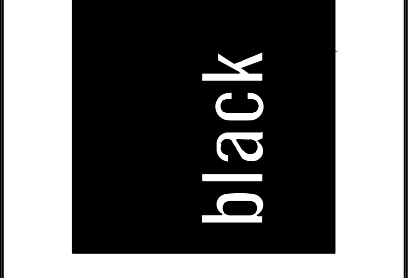
ISSUE FOR REVIEW
03/14/2024

NO.	DATE	DESCRIPTION



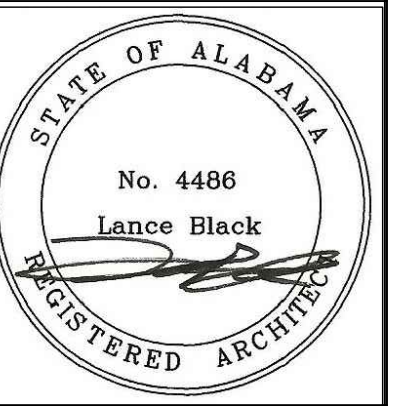
TACO BELL
2601 STILLMAN BLVD
TUSCALOOSA, AL

BLACK DESIGN ARCHITECTURE
2121 1ST AVENUE NORTH
BIRMINGHAM, AL 35203
T. 205-886-6821
F. 205-886-6822
EMAIL: LEB@BLACKDESIGNARCH.COM



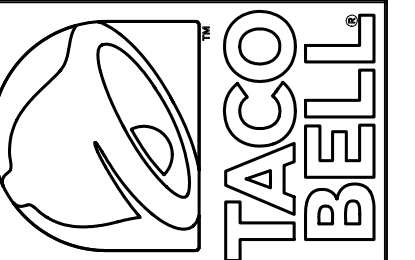
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PROJECT NUMBER:	24-1213
ISSUE DATE:	J5
DRAWN BY:	J5
CHECKED BY:	XX

SHEET NUMBER
A4.1



ISSUE FOR
CONSTRUCTION
03/23/20224

REV	DATE	DESCRIPTION



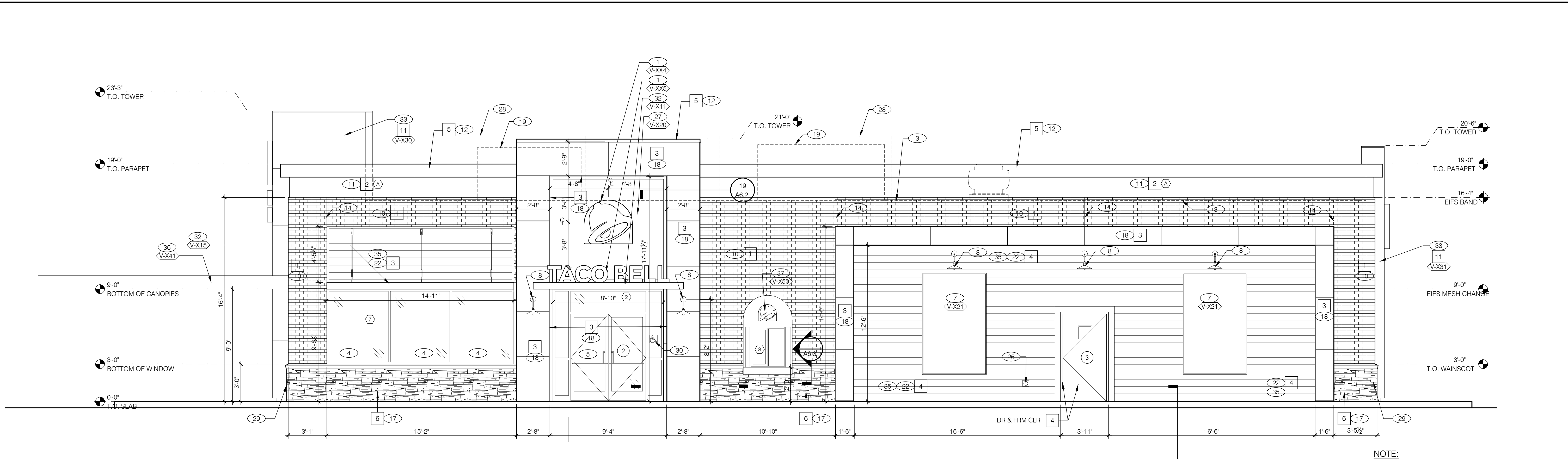
TACO BELL
2601 STILLMAN BLVD
TUSCALOOSA, AL

BLACK DESIGN ARCHITECTURE
2121 1ST AVENUE NORTH
BIRMINGHAM, AL 35203
T: 205-988-8621
F: 205-988-8622
EMAIL: L@BLACKDESIGNARCH.COM



SHEET TITLE:	EXTERIOR ELEVATIONS
PROJECT NUMBER:	24-1213
ISSUE DATE:	
DRAWN BY:	JLS
CHECKED BY:	LB

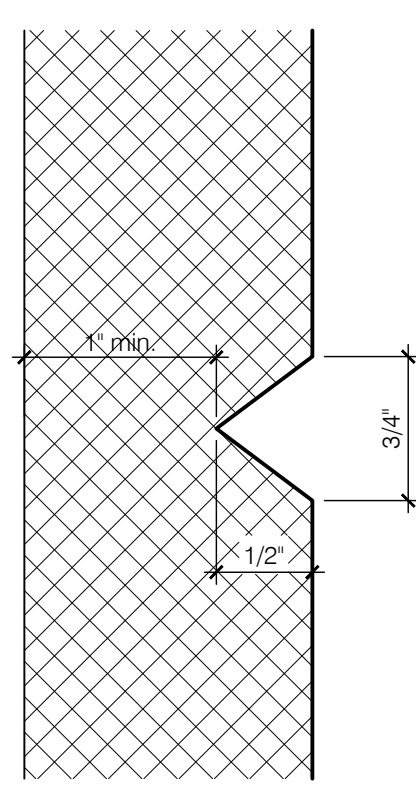
SHEET NUMBER
A4.0



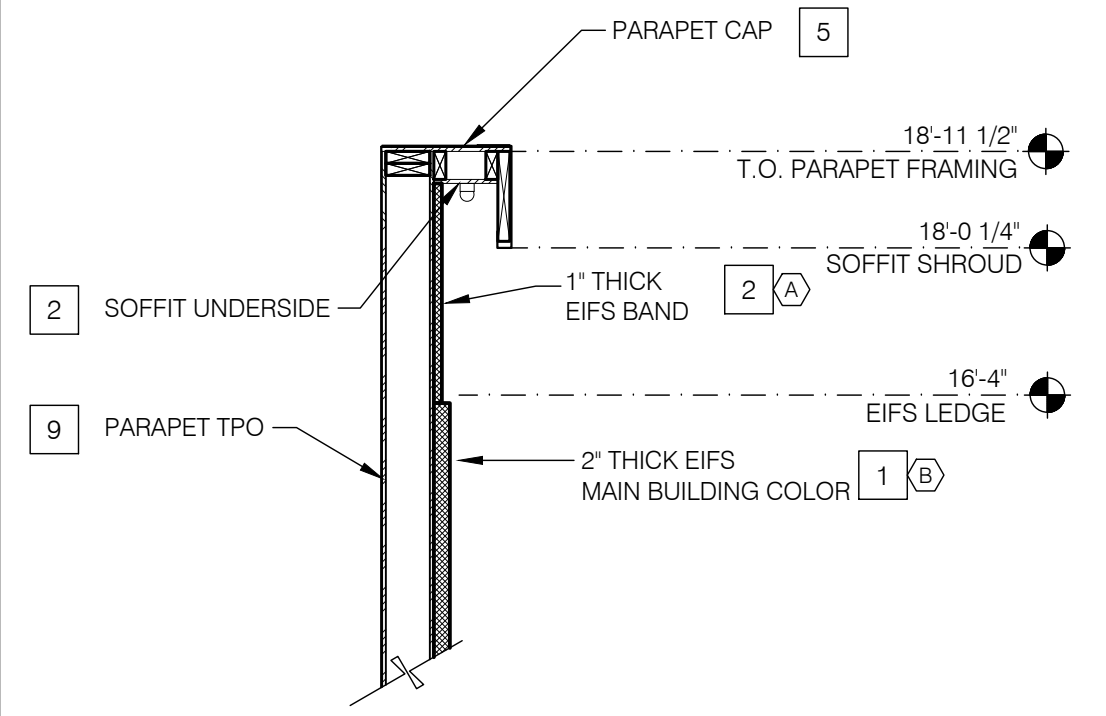
NOTE:
- CONTRACTOR TO COORDINATE KNOX BOX LOCATION WITH FIRE DEPARTMENT
- DIMENSIONS ARE TO EXTERIOR FINISH
- SEE DETAIL 7/A6.0 FOR CANOPY BRACING INFORMATION.

NOTE:
- CONTRACTOR TO PROVIDE AND INSTALL IN COORDINATION WITH THE FIRE MARSHALL, A KNOX BOX MEETING THE REQUIREMENTS OF THE CITY OR COUNTY. KNOX BOX SHALL BE INCLUDED IN THE BID PRICE OF THE GENERAL CONTRACTOR.

RIGHT SIDE ELEVATION 1/4"=1'-0" **A**



REVEAL DETAIL 1"=1'-0" **I**



EIFS THICKNESS COLOR TRANSITION N.T.S. **H**

* REQUIRES LIGHT FIXTURE(S). SEE ELECTRICAL.
^ CANOPY COLOR TO MATCH STOREFRONT DARK BRONZE COLOR
~ TURN BUCKLE COLOR ABOVE DRIVE-THRU CANOPY TO MATCH STOREFRONT COLOR
< TURN BUCKLE COLOR FOR DINING ROOM CANOPIES TO BE URBANE BRONZE COLOR
% REQUIRES RECESSED HEATERS AND CEILING FANS. SEE ELECTRICAL.

SCHEDULE MODIFIERS **E**

V-XXX	QTY	ITEM DESCRIPTION	ELEC
V-XX1	3	"BELL" LIGHTED SIGN, 3'-10" W X 3'-6" H. 823-TAC19-LRG-BELL TB5266	X
V-XX2	2	LETTERS LIGHTED, STACKED, 16" H, WHITE. 823-TAC19-CL16-ST-WH TB5267	X
V-XX3	1	LETTERS LIGHTED, LINEAR, 16" H, WHITE. 823-18-CL16-TB-LN-WH TB5157	X
V-XX4	1	"BELL" PAINTED METAL SIGN, 3'-10" W X 3'-6" H. 823-18-LGBELL-FCO-WH TB4982	X
V-XX5	1	LETTERS EDGE MOUNT, 16" H, WHITE. 823-18-16INCPYFCO-WH TB4955	X
V-X10	1	** < DRIVE-THRU CANOPY, 9'-2" X 4'-0". 823-TAC19-4X9-DTCNPN TB5231	X
V-X11	1	** < SIDE ENTRY CANOPY, 12'-0" X 3'-0". 823-TAC19-3X12CNPN-N TB5229	X
V-X15	1	** < SIDE DINING CANOPY, 14'-11" X 3'-0".	X
V-X16	1	** < DRIVE-THRU SIDE DINING CANOPY, 12'-8" X 3'-0".	X
V-X20	1	G37 PAINT DAUBS EXPRESSION PANEL 98.5X90.5 E57350376	X
V-X21	5	EXTERIOR ART PANEL - 3 DESIGNS, FRAMED: 5'-0" W X 8'-0" H	X
V-X30	1	FRONT CORNER TOWER	X
V-X31	1	REAR TOWER	X
V-X41	1	** < FRONT PATIO CANOPY, 18'-11 1/2" X 20'-0"	X
V-X50	1	WALK-UP WINDOW SHROUD	X

CANOPY & BLDG ACCENT SCHED N.T.S. **D**

- (A) BASE THICKNESS - 1" THICK E.I.F.S.
 - (B) BASE THICKNESS - 2" THICK E.I.F.S.
 - (C) BASE THICKNESS - 1" THICK E.I.F.S. (NON-EXPOSED AREAS)
 - (D) BASE THICKNESS - 2" THICK E.I.F.S. WITH HIGH IMPACT MESH UP TO 9'-0" A.F.F. SEE DETAIL 2/A6.2
- NOTE:
- REFER TO WALL LEGEND E / A1.0 FOR EXTERIOR WALL ASSEMBLIES LEGEND
- DRAINABLE E.I.F.S. SYSTEM SHALL COMPLY WITH ALL STANDARDS, SPECS, DETAILS, TRIMS, & CRITERIA OF MFG. SPECIFICATIONS FOR A DRAINABLE SYSTEM.

E.I.F.S. LEGEND N.T.S. **B**

SYMBOL	AREA	MANUFACTURER	COLOR
1	MAIN BUILDING COLOR	SHERWIN WILLIAMS	SW 7045 "INTELLECTUAL GRAY"
	THIN BRICK VENEER MORTAR	SUMMITVILLE DAVIS COLORS	SUMMITVILLE THIN BRICK, WIRECUT, 21 RALEIGH TRUE-TONE - MC58 LIGHTEST OR EQUAL
2	WALL COLOR TOP BAND	SHERWIN WILLIAMS	SW 6831 "CLEMATIS"
3	REVEAL PANEL SYSTEM	JAMES HARDIE	PAINTED SW 7048 "URBANE BRONZE"
4	ARTISAN V-GROOVE SIDING	JAMES HARDIE	PAINTED SW 7046 "ANONYMOUS"
5	PARAPET CAP COLOR	SHERWIN WILLIAMS	SW 7048 "URBANE BRONZE"
6	BUILDING STONE	BORAL	PROSTONE, COUNTRY LEDGESTONE, ECHO RIDGE
	STONE SILL / WATER TABLE	BORAL	TRIMSTONE, GRAY
	STONE MORTAR	DAVIS COLORS	TRUE-TONE - MC58 LIGHTEST OR EQUAL
7	STOREFRONT WINDOWS & DOORS	TUBELITE	DARK BRONZE
8	PIPE BOLLARDS	STREET SMART	YELLOW - 1/4" THICK PLASTIC COVER (US POSTMAN.COM) OR EQUAL
9	PARAPET BACK ROOFING	VERSICO/MULE HIDE	THE COLOR SHALL BE FACTORY COLORED "TAN." EQUAL ALTERNATE ALLOWED.
10	BREAK METAL TRIM	SHERWIN WILLIAMS	SW 7048 "URBANE BRONZE"
11	TOWER PANEL SYSTEM	BY SIGN VENDOR	SEALED CORTEN STEEL PANELS

EXTERIOR FINISH SCHEDULE **H**

MISCELLANEOUS
A. SEE SHT A1.1 "WINDOW TYPES" FOR WINDOW ELEVATIONS.
B. SEE SCOPE OF WORK FOR RESPONSIBILITIES.
C. "HIGH IMPACT MESH SHALL BE USED WHERE NOTED"
D. THE PAINT COLORS SHOWN ARE COLOR REFERENCES FOR THE E.I.F.S. SUPPLIER.
E. E.I.F.S. TEXTURE TO BE MEDIUM WITH PURE WHITE MARBLE AGGREGATE - NO QUARTZ.
F. PAINT ALL EXPOSED FOUNDATIONS U.N.O.

SEALERS (REFER TO SPECS):
A. SEALANT AT ALL WALL AND ROOF PENETRATIONS.
B. SEALANT AT ALL WINDOW AND DOOR FRAMES AT HEAD AND JAMB. DO NOT SEAL WEEPS @ WINDOWS SILLS.
C. APPLY NEOPRENE GASKET (CONT.) BETWEEN BUILDING & CANOPY/TRELLIS.

CRITICAL FINISH NOTES:
A. BUILDING FINISH OPENINGS THAT ARE DESIGNATED AS "CRITICAL" SHALL BE MAINTAINED TO PROVIDE FOR THE STANDARD INSTALLATION OF STANDARD SIGNAGE / BUILDING ELEMENTS. VERIFY DIMENSIONS WITH SIGN VENDOR.
B. IMPROPER INSTALLATION OF STONE WAINSCOT MAY RESULT IN GENERAL CONTRACTORS HAVING TO REMOVE AND REAPPLY ALL STONE MATERIAL.

GENERAL NOTES **F**

- (1) BUILDING SIGNAGE, SEE SCOPE OF WORK.
- (2) DRIVE THROUGH WINDOW, SEE SHEET A1.0 AND A1.1.
- (3) ROOF BEYOND.
- (4) STOREFRONT WINDOW SYSTEM, TYPICAL.
- (5) ENTRY DOOR, STOREFRONT SYSTEM.
- (6) SWITCH GEAR. PAINT TO MATCH WALL.
- (7) ART WORK PANEL BY VENDOR.
- (8) LIGHT SCENCE - CENTER JUNCTION BOX IN MIDDLE OF REVEAL PANEL (CENTER OF BRACKET @ 8'-2")
- (9) ASSUME D/T LANE SURFACE IS 6" BELOW THE FINISH FLOOR. REFER TO GRADING AND SITE PLAN.
- (10) THIN BRICK VENEER
- (11) 1" DRAINABLE EIFS (TYP). SEE EIFS LEGEND THIS SHEET. (R-8 INSULATION)
- (12) PARAPET COPING. USE MULE HIDE PRE-FINISHED EDGE TRIM. SEE DETAIL 2/A6.0.
- (13) CO2 FILLER VALVE AND COVER. SEE DETAIL 5/A6.2 SIM.
- (14) CONTROL JOINT.
- (15) GAS SERVICE. GAS LINE TO ENTER BUILDING AT 42" A.F.F.
- (16) WALL SHALL BE FINISHED PRIOR TO INSTALLATION OF SWITCHGEAR.
- (17) STONE WATERTABLE AND CAPSTONE: SEE DETAILS ON A6.1, A6.2, AND A6.3. SOLID GROUT ALL STONES TO SCRATCH PLASTER SURFACE WITH COLORED MORTAR.
- (18) JAMES HARDIE REVEAL PANEL SYSTEM
- (19) RTU LOCATION BEYOND.
- (20) BREAK METAL COVER OVER WOOD STUDS TO MATCH STOREFRONT. SEE 3, 4, 7 A6.1
- (21) NOT USED
- (22) JAMES HARDIE ARTISAN V-GROOVE SIDING
- (23) STEEL BOLLARD. SEE DETAILS.
- (24) EIFS TRANSITION: HIGH IMPACT MESH TO STANDARD MESH.
- (25) PAINT DOOR AND FRAME SW7 046 ANONYMOUS
- (26) HOSE BIB BOX. SEE DETAIL 8/A6.2
- (27) EXPRESSION PANEL ABOVE DOOR
- (28) MECHANICAL UNITS ROOF TOP SCREEN WALL
- (29) STONE CORNER PER DETAIL 8/A6.2
- (30) H.C. SIGNAGE. REFER TO C2 ON CIVIL PLANS
- (31) OVERFLOW DRAIN - DOWNSPOUT NOZZLE. SEAL ENTIRE PERIMETER AT EIFS.
- (32) STANDARD WINDOW CANOPY. SEE DETAIL 7/A6.0 FOR BRACING DETAIL.
- (33) CORTEN STEEL PANELS BY SIGN VENDOR
- (34) 1/2" E.I.F.S. BEHIND TOWER PANELS
- (35) ALL AREAS BEHIND JAMES HARDIE ARTISAN V-GROOVE SIDING TO BE WATERPROOFED WITH BARRISEAL-F
- (36) PATIO CANOPY, REFER TO A9.0. NOT SHOWN HERE FOR CLARITY
- (37) WALK-UP WINDOW SHROUD

KEY NOTES **D**