

# **DESIGN COMMISSION MEETING**

**August 1, 2019**

## **Agenda**

**8:30 A.M.      So Sioux City Council Chambers**

1. ROLL CALL

2. OPEN MEETING ACT

A current copy of the Open Meetings Act is posted on the north wall in the rear of the Council Chambers and is available for review by all citizens in attendance.

*A sign-in sheet is available at the entrance to the Council Chambers. We ask your assistance by signing in as this is a Federal Grant requirement. It is strictly voluntary to complete the sign-in sheet.*

3. MINUTES

Approve the minutes of the December 21, 2017 and July 5, 2018 Design Commission meetings.

4. NEW BUSINESS

A) Arby's 3815 Dakota Avenue

5. OLD BUSINESS

6. ADJOURNMENT

**CITY OF SOUTH SIOUX CITY, NEBRASKA  
DESIGN COMMISSION MINUTES**

December 21, 2017

**CALL TO ORDER**

The meeting was called to order at 8:30 o'clock A.M.

ROLL CALL	Present	Absent
Ardel Bengtson	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Larry Meier	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Diane Schoepf	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Deb Schroeder	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Carol Schuldt	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Randy Meyer	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Staff in attendance: Kent Zimmerman and Joe Conley

Notice of the meeting was given in advance by advertising in the Dakota County Star as certified in the attached affidavit of printer. Notice of the meeting and agenda were simultaneously given to the Chairman and members of the Commission. All proceedings hereafter shown were taken while the convened meeting was open to the attendance of the public.

**OPEN MEETINGS ACT**

Staff member Kent Zimmerman stated that a current copy of the Open Meetings Act is posted on the north wall in the rear of the Council Chambers and is available for review by all citizens in attendance.

**MINUTES**

Approve the minutes of the November 2, 2017 Design Commission Meeting. Larry Meier moved and Randy Meyer seconded to approve the minutes of the November 2, 2017 Design Commission meeting. Motion carried with Bengtson, Meier, Schroeder, and Meyer voting aye.

*Sign minute book*

**AGENDA ITEM:** 4A) La Salsita Restaurant 1606 Dakota Avenue – 32' x 25' covered outdoor dining area to be located on the north end of the building.

The owner was present and indicated the addition would match existing building materials and colors and he intended to install a new door connecting the outdoor dining area and the restaurant.

There being no further discussion, Larry Meier moved and Deb Schroeder seconded to send a favorable recommendation to the City Council to approve the project as submitted. Motion carried with Meier, Bengtson, Schroeder and Meyer and voting aye.

**OLD BUSINESS** None

**6. ADJOURNMENT** There being no further business to come before the Commission, Deb Schroeder moved and Ardel Bengtson seconded to adjourn the meeting at 9:04 o'clock AM. Motion carried with Meier, Bengtson, Schroeder and Meyer voting aye.

\_\_\_\_\_  
CHAIRMAN

\_\_\_\_\_  
VICE CHAIRMAN

I, the undersigned Secretary of the Design Commission of the City of South Sioux City, Nebraska hereby certify that all of the subjects were contained in said agenda for at least twenty four (24) hours prior to said meeting, and that said minutes were in written form and available to the public for inspection within ten (10) working days and prior to the next convened meeting.

\_\_\_\_\_  
SECRETARY

**CITY OF SOUTH SIOUX CITY, NEBRASKA**  
**DESIGN COMMISSION MINUTES**  
JULY 5<sup>TH</sup>, 2018

**CALL TO ORDER**

The meeting was called to order at 8:34 o'clock A.M.

ROLL CALL	Present	Absent	
Ardel Bengtson	<input type="checkbox"/>	<input checked="" type="checkbox"/>	EXCUSED
Larry Meier	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Diane Schoepf	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Deb Schroeder	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Carol Schuldt	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Randy Meyer	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Staff in attendance: Joe Conley

**DID NOT HAVE A QUOARM AT THIS MEETING.**

Notice of the meeting was given in advance by advertising in the Dakota County Star as certified in the attached affidavit of printer. Notice of the meeting and agenda were simultaneously given to the Chairman and members of the Commission. All proceedings hereafter shown were taken while the convened meeting was open to the attendance of the public.

**OPEN MEETINGS ACT**

Staff member Joe Conley stated that a current copy of the Open Meetings Act is posted on the north wall in the rear of the Council Chambers and is available for review by all citizens in attendance.

**MINUTES**

Approve the minutes of the December 21<sup>st</sup>, 2017 Design Commission Meeting.  
No quorum, so could not vote on item.

*Sign minute book*

**AGENDA ITEM:** 4 A) 401 West 4<sup>th</sup> Street, requesting to add an addition of 1768 sq.ft.

No quorum, so could not vote on item.  
Attending members discussed this addition and all agreed it would comply with regulations and be positive.

**5. OLD BUSINESS.** No action taken.

**6. ADJOURNMENT:** There being no further business to come before the Commission, Deb Schroeder moved and Diane Schoepf seconded to adjourn the meeting at 8:43 o'clock AM.  
Motion carried with all voting to adjourn.



ROLL CALL	Present	Absent	
Ardel Bengtson	<input type="checkbox"/>	<input checked="" type="checkbox"/>	EXCUSED
Larry Meier	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Diane Schoepf	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Deb Schroeder	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Carol Schuldt	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Randy Meyer	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

\_\_\_\_\_  
CHAIRMAN

\_\_\_\_\_  
VICE CHAIRMAN

I, the undersigned Secretary of the Design Commission of the City of South Sioux City, Nebraska hereby certify that all of the subjects were contained in said agenda for at least twenty four (24) hours prior to said meeting, and that said minutes were in written form and available to the public for inspection within ten (10) working days and prior to the next convened meeting.

\_\_\_\_\_  
SECRETARY

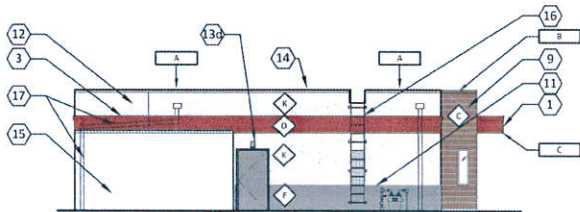
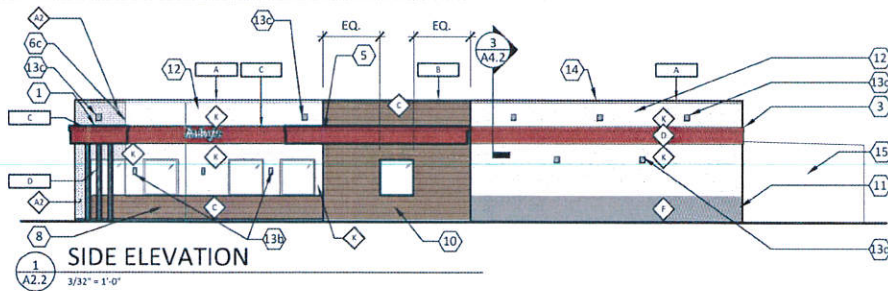


ARBY'S RESTAURANT GROUP  
1155 PERIMETER CENTER WEST, SUITE 1200  
ATLANTA, GEORGIA 30338  
(678) 514-4100

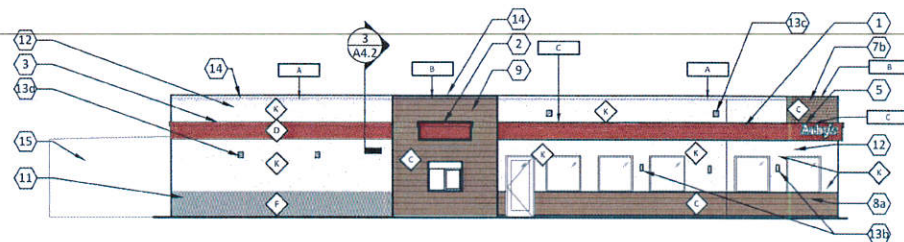
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B.001



2 REAR ELEVATION  
3/32" = 1'-0"



3 SIDE ELEVATION  
3/32" = 1'-0"

#### DESIGN NOTES (X)

THE FOLLOWING ARE THE PROTOTYPICAL SCOPE OF WORK NOTES FOR THE REMODELING OF YOUR STORE INTO THE REQUIRED INSPIRE IMAGE.

FRANCHISEES ARE TO REFER TO THE STETON SCOPE OF WORK PREPARED BY THEIR OPERATIONS CONSULTANT FOR THE SCOPE OF WORK "SPECIFIC" TO THEIR STORE.

1. INSTALL CANOPY/ACCENT BAND AT 9'-0" A.F.F.
2. CENTER DRIVE THRU CANOPY ON DRIVE THRU WINDOW.
3. INSTALL RED EIFS ACCENT BAND AT 9'-0" A.F.F. PAINTED ACCENT BAND ON BACK OF BUILDING.
4. INSTALL ARBY'S HAT SIGN ON ACCENT BAND, CENTERED ON BROWN EIFS.
5. INSTALL ARBY'S LETTERSET ON END OF CANOPY.
6. INSTALL BRICK PATTERNED EIFS:
  - a. ON FRONT OF BUILDING, ALIGN WITH JAMB OF MIDDLE WINDOW BELOW.
  - b. EXTEND TO BOTTOM OF WALL, ON BOTH SIDES OF FIRST WINDOW.
  - c. WRAP CORNER OF BUILDING AND EXTEND TO FIRST WINDOW ON MAIN ENTRANCE SIDE OF BUILDING.
  - d. USE WHITE METAL COPING AT TOP OF WALL.
7. INSTALL BROWN EIFS WITH 4" O.C. V-GROOVES:
  - a. ON FRONT OF BUILDING FROM EDGE OF BRICK PATTERNED EIFS TO THE CORNER OF THE BUILDING.
  - b. ON SIDE OF BUILDING FROM THE CORNER AND EXTEND TO FIRST WINDOW ON DRIVE THRU SIDE.
  - c. ABOVE THE ACCENT BAND ONLY.
  - d. USE BROWN METAL COPING AT TOP OF WALL.
8. INSTALL BROWN EIFS WITH 8" O.C. V-GROOVES:
  - a. BELOW WINDOWS.
  - b. ALIGN GROOVES WITH ADJACENT WALLS OF DRIVE THRU OR MAIN ENTRANCE.
9. INSTALL BROWN EIFS WITH 8" O.C. V-GROOVES AT THE DRIVE THRU BUMP-OUT. USE BROWN METAL COPING AT TOP OF WALL.
10. INSTALL BROWN EIFS WITH 8" O.C. V-GROOVES AT THE MAIN ENTRANCE BUMP-OUT:
  - a. EXTEND PAST EXISTING WINDOW EQUAL DISTANCE OF SPACE BETWEEN BUILDING CORNER AND WINDOW JAMB.
  - b. USE BROWN METAL COPING AT TOP OF WALL.
11. PAINT 3'-0" TALL GRAY ACCENT BAND AT BOTTOM OF WALL AROUND BACK HALF OF BUILDING. PAINT ELECTRICAL METER AND DOOR.
12. PATCH AND REPAIR EXISTING EIFS AND PAINT WHITE. REPLACE EIFS AS REQUIRED.
13. INSTALL WALL MOUNTED LIGHT FIXTURE:
  - a. ON FRONT OF BUILDING, ABOVE ACCENT BAND AT 11'-6" AFF.
  - b. LITHONIA LIGHT AT 6'-0" AFF.
  - c. ON SIDE OF BUILDING, ABOVE ACCENT BAND AT 11'-6" AFF.
  - d. ALONG SIDE OF BUILDING, AT 7'-6" AFF, EQUALLY SPACED.
14. INSTALL NEW FLASHING
15. NEW WALK-IN COOLER EXTERIOR CLADDING
16. EXISTING ROOF ACCESS LADDER. PAINT.
17. NEW OPEN FACE DOWNSPOUT

RAB SLIM12 WHITE, EXCEPT ON BROWN EIFS USE BROWN  
LITHONIA OLIWU

PRELIMINARY  
NOT FOR CONSTRUCTION  
07-11-2019





## DESIGN NOTES

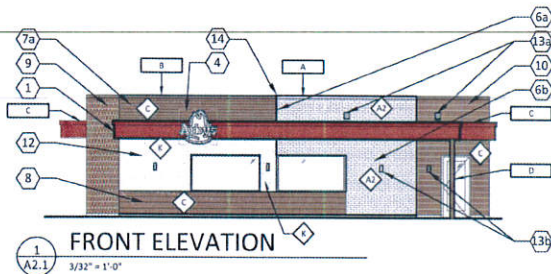


FRANCHISEES ARE TO REFER TO THE SCOPE OF WORK PREPARED BY THEIR OPERATIONS CONSULTANT FOR THE SCOPE OF WORK "SPECIFIC" TO THEIR STORE.

1. INSTALL CANOPY/ACCENT BAND AT 9'-0" A.F.F.
2. CENTER DRIVE THRU CANOPY ON DRIVE THRU WINDOW.
3. INSTALL RED EPS ACCENT BAND AT 9'-0" A.F.F. PAINTED ACCENT BAND ON BACK OF BUILDING.
4. INSTALL ARBY'S HAT SIGN ON ACCENT BAND, CENTERED ON BROWN EPS.
5. INSTALL ARBY'S LETTERSET ON END OF CANOPY.
6. INSTALL BRICK PATTERNED EPS:
  - a. ON FRONT OF BUILDING, ALIGN WITH JAMB OF MIDDLE WINDOW BELOW;
  - b. EXTEND TO BOTTOM OF WALL ON BOTH SIDES OF FIRST WINDOW;
  - c. WRAP CORNER OF BUILDING AND EXTEND TO FIRST WINDOW ON MAIN ENTRANCE SIDE OF BUILDING;
  - d. USE WHITE METAL COPING AT TOP OF WALL.
7. INSTALL BROWN EPS WITH 4" O.C. V-GROOVES:
  - a. ON FRONT OF BUILDING, ALIGN WITH JAMB OF MIDDLE WINDOW BELOW;
  - b. ON SIDE OF BUILDING FROM THE CORNER AND EXTEND TO FIRST WINDOW ON DRIVE THRU SIDE;
  - c. ABOVE THE ACCENT BAND ONLY;
  - d. USE BROWN METAL COPING AT TOP OF WALL.
8. INSTALL BROWN EPS WITH 8" O.C. V-GROOVES:
  - a. BELOW WINDOWS;
  - b. ALIGN GROOVES WITH ADJACENT WALLS OF DRIVE THRU OR MAIN ENTRANCE.
9. INSTALL BROWN EPS WITH 8" O.C. V-GROOVES AT THE DRIVE THRU BLUMP-OUT. USE BROWN METAL COPING AT TOP OF WALL.
10. INSTALL BROWN EPS WITH 8" O.C. V-GROOVES AT THE MAIN ENTRANCE BLUMP-OUT:
  - a. EXTEND PAST EXISTING WINDOW EQUAL DISTANCE OF SPACE BETWEEN BUILDING CORNER AND WINDOW JAMB;
  - b. USE BROWN METAL COPING AT TOP OF WALL.
11. PAINT 3'-0" TALL GRAY ACCENT BAND AT BOTTOM OF WALL AROUND BACK HALF OF BUILDING. PAINT ELECTRICAL/GAS METERS AND DOOR.
12. PATCH AND REPAIR EXISTING EPS AND PAINT WHITE. REPLACE EPS AS REQUIRED.
13. INSTALL WALL MOUNTED LIGHT FIXTURE:
  - a. ON FRONT OF BUILDING, ABOVE ACCENT BAND AT 11'-6" AFF
  - b. LITHONIA LIGHT AT 6'-0" AFF
  - c. ON SIDE OF BUILDING, ABOVE ACCENT BAND AT 11'-6" AFF
  - d. ALONG SIDE OF BUILDING, AT 7'-0" AFF, EQUALLY SPACED.
14. INSTALL NEW FLASHING

RAB SLIM 12 WHITE, EXCEPT ON BROWN EPS USE BROWN

LITHONIA OLIVE



## FINISH SCHEDULE

MARK	MANUFACTURER	DESCRIPTION	NOTES
<b>FINISHES</b>			
A2	DRYVIT	EPS WALL SYSTEM	COLOR: ARBY081030 TEXTURE: STANDARD
A2	DRYVIT	CUSTOM BRICK SPECIALTY FINISH WITH 23 FT. 1/2" GROUT, BROOKLYN BRICK TEMPLATE	BRICK LAYER: ARBY121020, QUARTZPUTZ GROUT LAYER: ARBY111029, NC8
B	NOT USED	---	---
C	DRYVIT	EPS WALL SYSTEM WITH V-GROOVE REVEAL	COLOR: ARBY131030 TEXTURE: SANDBLAST
D	SHERWIN WILLIAMS	SW #8809 STOP	SATIN FINISH
F	NOT USED	---	---
F	SHERWIN WILLIAMS	SW #7024 FUNCTIONAL GRAY	SATIN FINISH
G	SHERWIN WILLIAMS	SW #2808 ROCKWOOD DARK BROWN	SATIN FINISH
H	NOT USED	---	---
I	NOT USED	---	---
J	SHERWIN WILLIAMS	SW #7005 PURE WHITE	SATIN FINISH
<b>METALS</b>			
A	EXCEPTIONAL METALS/ DURO-LAST	TWO PIECE SNAP ON METAL COPING REGAL WHITE/ DURO-LAST #SR.26/TE.87	FOR USE WITH DURO-LAST ROOFING SYSTEM DETAIL FA3110
B	EXCEPTIONAL METALS/ DURO-LAST	TWO PIECE SNAP ON METAL COPING DARK BRONZE/ DURO-LAST #SR.26/TE.87	FOR USE WITH DURO-LAST ROOFING SYSTEM DETAIL FA3110
C	PRE-FABRICATED CANOPY/BAND	PRODUCT CODE: 9940-90198R PRODUCT NAME: FC SD RAL 3000 FLAME RED	---
D	PRE-FABRICATED POST	PRODUCT CODE: 9940-80957R PRODUCT NAME: FC SD RAL 1017 CHOC. BROWN	---
<ol style="list-style-type: none"> <li>1. PAINT ALL EXPOSED METERS, SERVICE ENTRANCES, GAS PIPE, ROOF ACCESS LADDER, ETC. TO MATCH ADJACENT EXTERIOR WALL SURFACE.</li> <li>2. MAKE SURE THAT WALL WEEPS AND FLASHING ARE INSTALLED CORRECTLY. DO NOT BLOCK WEEPS.</li> <li>3. ALUMINUM STOREFRONT TO BE DARK BRONZE. REFER TO SUCCESSOR LICENSING SCOPE OF WORK.</li> <li>4. ALL EXTERIOR GLAZING TO BE 1" INSULATED GLAZING.</li> <li>5. BASIS OF DESIGN FOR THE EPS WALL SYSTEM IS DRYVIT OUTSULATION PLUS MD. EPS WALL SYSTEM IS 2" THICK UNLESS NOTED OTHERWISE. INSTALL EPS PRODUCT IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND DETAILS.</li> <li>6. SIGNAGE IS SHOWN FOR REFERENCE ONLY. FINAL SIZE, LOCATION AND QUANTITY TO BE DETERMINED BY SIGNAGE VENDOR. SIGNAGE VENDOR SHALL PERMIT ALL SIGNS UNDER SEPARATE COVER.</li> </ol>			

PRELIMINARY  
NOT FOR CONSTRUCTION  
07-12-2019



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FAX: 781-229-0335

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