

December 27, 2016

**McKinney Nissan  
Exterior Façade Re-cladding  
City of McKinney, Texas**

**RE: Planning and Zoning Review**

**Statement of Intent**

Exterior façade re-cladding (maintenance repair) due to the failure of the previously approved and installed facade materials.

The owner, Berkshire Hathaway Automotive (BHA) has initiated appropriate measures with qualified architectural, engineering, and contracting resources to ensure occupant safety. These steps are underway to ensure that safety is sufficient at all locations where exterior cladding failure has been identified. The owner is requesting that the re-cladding/maintenance project submitted, be considered along with variances to accommodate both feasibility, and structural concerns.

This building repair project is one where limitations of the EXISTING structure (metal stud exterior walls) has been compromised, by failure of previous design and construction techniques. This was caused by poor selection of exterior envelope design for the specified cladding system and improper construction techniques to ensure water-tightness. It also appears that the stone panel rain-screen system was not adequately waterproofed. Appropriate fasteners were not used in the installation of the panel attachment system which also induced the premature failure of the system.

The current owner, Berkshire Hathaway Automotive, was not aware of these issues when they purchased the facility. Berkshire Hathaway is effectively devising a plan to sustain the existing facility in its current form by re-cladding the exterior and installing the appropriate flashing details. New, compliant finish materials are scheduled to be used where the existing structural substrate will allow.

**South Elevation**

The best solution of this type of facility is an ACM panel. Aluminum Composite Panel system, affords stable and light-weight panels in various sizes. This material will be applied to the majority of the front facade of the facility. Introducing more than two exterior cladding systems on this facade is challenging and the best option is to use the ACM panels across the majority of this facade.

**West, North, & East Elevation(s)**

The owner is proposing stone panels to 26'-0" A.F.F., to provide a consistent look to the base, column, capital design foundation, where the stone panel system starts at grade and once it reaches the head height of the windows and/or overhead doors, EIFS is then applied to the remaining height of the exterior wall.

In addition to the light-weight ACM panels, EIFS is an effective alternative to stone/masonry systems as it also offers energy efficiency solutions, while providing an attractive exterior architectural finish. The exterior design changes are recommended to best fit the building needs.

**Variance Request**

It is the owner's request for a variance to the City of McKinney zoning ordinance, by permitting the use of exterior cladding materials of measurements less than the required 50% masonry percentage.

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By Planning Department at 10:33 am, Dec 28, 2016