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1997-007

1214 Congress St.

Wendy's / Tim Harter's

Wendy's International

on Spreadsheet

REVIEWED FOR ADA COMPLIANCE



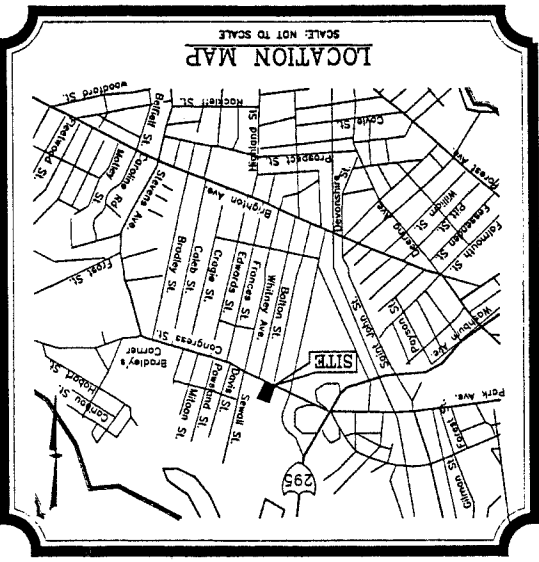
MHF Design Consultants, Inc. ENGINEERS • PLANNERS • SURVEYORS
 12-B Honor Parkway
 Salem, New Hampshire 03079
 (603) 893-0720

COMBINATION PLAN NUMBER

LOCATION: PORTLAND, MAINE
 SITE ADDRESS: CONGRESS STREET
 OWNER: WENDY'S INTERNATIONAL INC.
 234 LITTLETON ROAD, SUITE 1F
 WESTFORD, MA 01886

NOVEMBER 25, 1997

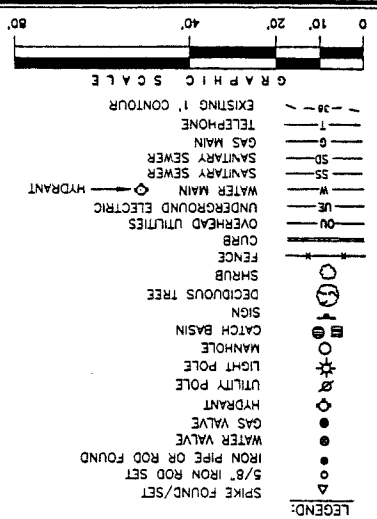
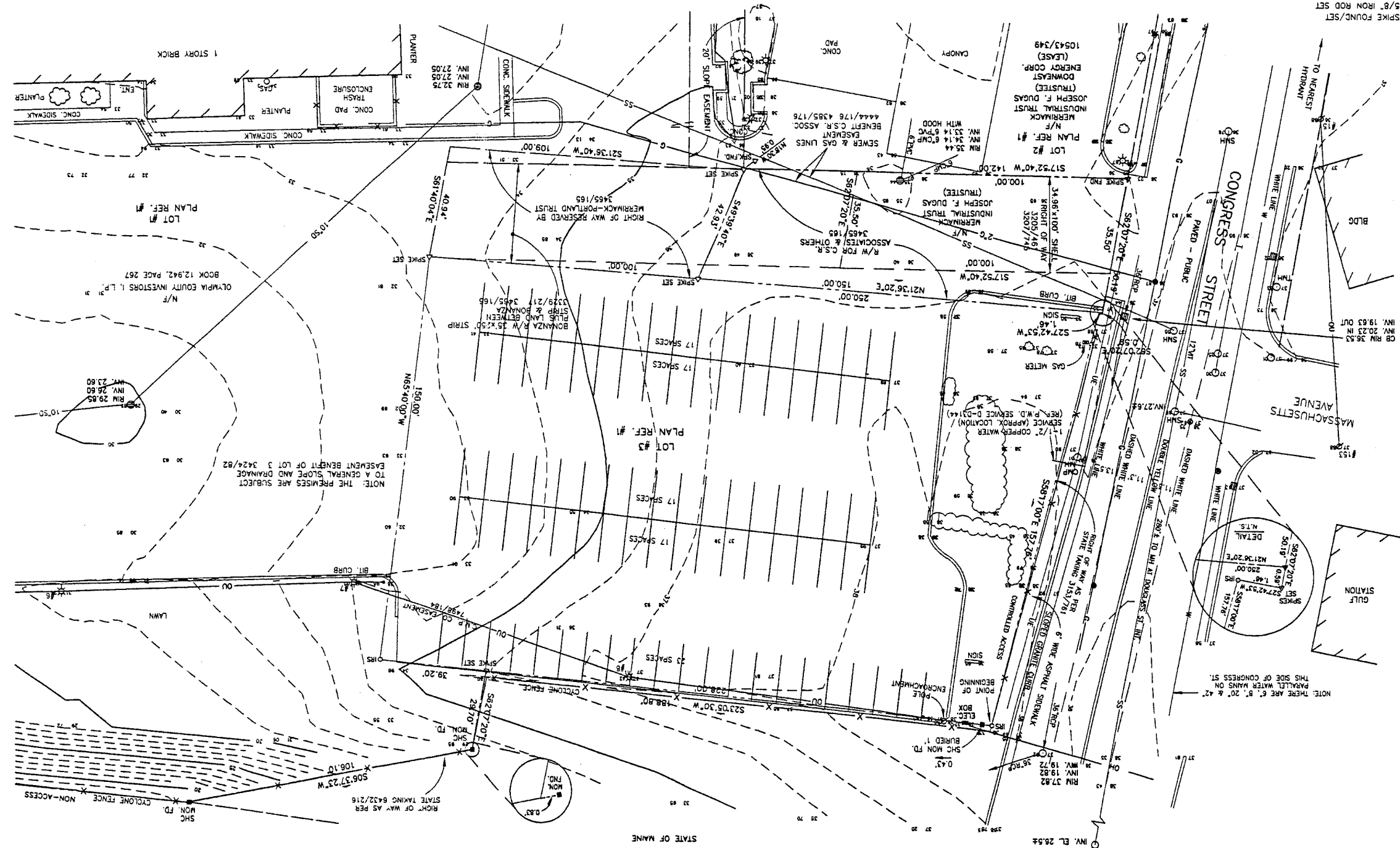
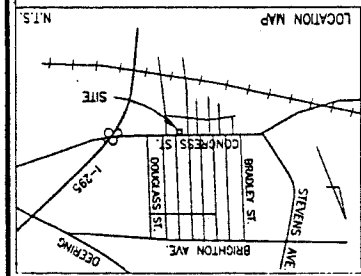
NO.	DATE	REV.	REVISIONS
1	12/2/97		REVISIONS 3 & 5 / ADDED SHEET 4



DRAWING INDEX

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PLAN REFERENCES:

- 1) PLAN OF LAND IN PORTLAND, MAINE, FOR C.S.R. ASSOCIATES' BY OWEN HASKELL, INC. RECORDED IN THE CUMBERLAND COUNTY REGISTER OF DEEDS IN PLAN BOOK 104, PAGE 33.
- 2) PLAN SHOWING LAND AND HOUSE BELONGING TO WEST END AND CO. AND P.H. AND J.M. BROWN RECORDED IN THE CUMBERLAND COUNTY REGISTER OF DEEDS IN PLAN BOOK 10, PAGE 63.
- 3) PLAN MADE BY E.C. JORDAN RECORDED IN SMD REGISTRY OF DEEDS IN PLAN BOOK 6, PAGE 1.
- 4) STATE OF MAINE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SEPT. 1982 RECORDED IN REGISTRY PLAN BOOK 112, PAGE 42, PAGE 37 & 40.
- 5) STATE OF MAINE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP MAY 1987 RECORDED IN REGISTRY PLAN BOOK 112, PAGE 42.
- 6) AMENDED SUBDIVISION PLAN IN PORTLAND, MAINE, FOR C.S.R. W/M MAY 1973, APPROVED JAN. 13, 1987.
- 7) ASSOCIATES DATED SEPT. 24, 1973.
- 8) EXISTING CONDITIONS PLAN ON CONGRESS STREET, PORTLAND, MAINE MADE FOR OLYMPIA EQUITY INVESTORS I, L.P., JAN. 24, 1987 BY OWEN HASKELL, INC.

NOTES:

- 1) OWNER OF RECORD: OLYMPIA EQUITY INVESTORS I, L.P. C.C.R.D. BOOK 12,942, PAGE 263.
- 2) THE SURVEYED PREMISES CONTAINS 36,452 SQUARE FEET AND SHOWN AS LOT 13 ON CITY TAX MAP 189 SECTION A.
- 3) AS LOT 13 ON CITY TAX MAP 189 SECTION A.
- 4) THE SURVEYED PREMISES DO NOT LIE WITHIN A FLOOD ZONE (FIRM).
- 5) VISIBLE UTILITIES WERE FIELD LOCATED. UNDERGROUND UTILITIES ARE APPROXIMATE AND SHOULD BE FIELD VERIFIED BY UTILITY COMPANIES PRIOR TO EXCAVATION OR CONSTRUCTION.
- 6) ANY DIFFERENCES IN MEASUREMENTS BETWEEN THIS SURVEY AND PLAN REFERENCES #1 AND #5 ARE DUE TO THE ACCURACY AND REQUIREMENTS OF THIS SURVEY AND MOUNTAINATION FOUND WITH RESPECT TO THE STATE OF MAINE TALKING.
- 7) PREMISES IS LOCATED IN THE B2 ZONE.
- 8) ELEVATIONS ARE BASED UPON NATIONAL FLOOD INSURANCE MAP 13 BEACH MARK RM-33 ELEVATION 36.80 M.G.D.
- 9) THE SURVEYED PREMISES IS IN ZONE B2.
- 10) MINIMUM SIDE SETBACK: NONE
- 11) MINIMUM LOT WIDTH: 50 FT.
- 12) MINIMUM STREET FRONTAGE: 50 FT.
- 13) MINIMUM LOT SIZE: 10,000 SQ. FT.
- 14) MAXIMUM STRUCTURE HEIGHT: 45 FT.
- 15) MAXIMUM IMPERVIOUS SURFACE RATIO: 80%
- 16) REAR ACCESSARY STRUCTURE: 5 FT.
- 17) MINIMUM REAR SETBACK: 10 FT.
- 18) MINIMUM FRONT SETBACK: NONE
- 19) MINIMUM SIDE SETBACK: 10 FT.
- 20) MINIMUM REAR SETBACK: 10 FT.
- 21) REAR ACCESSARY STRUCTURE: 5 FT.

LEGAL DESCRIPTION:

A CERTAIN LOT OR PARCEL OF LAND WITH THE IMPROVEMENTS THEREON SITUATED ON THE SOUTHERLY SIDE OF CONGRESS STREET IN THE CITY OF PORTLAND, COUNTY OF CUMBERLAND AND STATE OF MAINE, BOUNDED AND DESCRIBED AS FOLLOWS:

1. BEGINNING AT A POINT ON THE SOUTHERLY SIDELINE OF CONGRESS STREET, COUNTY OF CUMBERLAND AND STATE OF MAINE, BOUNDED AND DESCRIBED AS FOLLOWS:

2) THE SURVEYED PREMISES CONTAINS 36,452 SQUARE FEET AND SHOWN AS LOT 13 ON CITY TAX MAP 189 SECTION A.

3) AS LOT 13 ON CITY TAX MAP 189 SECTION A.

4) THE SURVEYED PREMISES DO NOT LIE WITHIN A FLOOD ZONE (FIRM).

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16) REAR ACCESSARY STRUCTURE: 5 FT.

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18) MINIMUM FRONT SETBACK: NONE

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20) MINIMUM REAR SETBACK: 10 FT.

21) REAR ACCESSARY STRUCTURE: 5 FT.

Job No.	972678
Date	NOV. 20, 1997
Drawn By	JLM
Checked By	SSS
Scale	1" = 20'
Dwg. No.	1

OWEN HASKELL, INC.
16 CASCO ST., PORTLAND, ME 04101 (207) 774-0424
PROFESSIONAL LAND SURVEYORS

WENDY'S INTERNATIONAL
4288 WEST DUBLIN-CRANVILLE RD., DUBLIN, OH 043017
MADE FOR
1214 CONGRESS STREET, PORTLAND, MAINE

ALTA/ACSM LAND TITLE SURVEY

BLUEPRINT MADE ON DEC 0 2 1997

STEPHEN S. SHAW
MAINE PROFESSIONAL LAND SURVEYOR #779

DATE THIS CERTIFICATE IS MADE AS OF THIS 20TH DAY OF NOVEMBER, 1997.

CATEGORY II, CONDITION II, SURVEY.

10. THAT THIS PLAN IS BASED ON, AND THE RESULT OF, AN ON THE GROUND FIELD SURVEY AND THAT TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF IT CONFORMS TO THE MAINE BOARD OF

9. THERE ARE 91 STRIPED PARKING SPACES LOCATED ON THE PROPERTY.

8. THE PROPERTY DOES NOT CONSTITUTE AN ILLEGAL SUBDIVISION OF LAND UNDER LOCAL, COUNTY OR CITY ORDINANCES, TO MY KNOWLEDGE.

7. THE PROPERTY HAS DIRECT PHYSICAL VEHICULAR AND PEDESTRIAN ACCESS AND MEANS OF INGRESS AND EGRESS TO

6. THE PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION C BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON FLOOD INSURANCE RATE MAP NO. 1012-B WITH A DATE OF IDENTIFICATION OF JULY 17, 1986, FOR COMMUNITY NUMBER 230051 IN CUMBERLAND COUNTY, STATE OF MAINE, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH THE PROPERTY IS

5. EXCEPT AS SHOWN ON THE SURVEY, (i) THERE ARE NO ENCROACHMENTS BY ANY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS LOCATED ON THE PROPERTY ONTO ADJOINING PROPERTY, STREETS OR ALLEYS OR OVER THE PROPERTY INTO ADJOINING PROPERTY, STREETS OR ALLEYS OR OVER BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS LOCATED ON ADJOINING PROPERTY, AND (ii) THERE ARE NO ENCROACHMENTS BY ANY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS LOCATED ON THE PROPERTY ONTO ADJOINING PROPERTY, STREETS OR ALLEYS OR OVER BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS LOCATED ON ADJOINING PROPERTY, AND (iii) ALL UTILITIES SERVING THE PROPERTY ENTER THROUGH ADJOINING PUBLIC STREETS AND/OR EASEMENTS

4. EXCEPT AS SHOWN ON THE SURVEY, (i) ALL UTILITIES SERVING THE PROPERTY ENTER THROUGH ADJOINING PUBLIC STREETS AND/OR EASEMENTS AND (ii) THERE ARE NO VISIBLE EASEMENTS OR RIGHTS OF WAY ACROSS THE PROPERTY.

3. THE SURVEY CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS LOCATED ON THE PROPERTY, AND OTHERWISE NOTED AS TO THEIR EFFECT ON THE PROPERTY.

2. THE PROPERTY WHICH IS LEGALLY DESCRIBED IN THIS SURVEY IS THE SAME AS THAT DESCRIBED IN THAT CERTAIN TITLE INSURANCE POLICY NO. 10-17-92 ISSUED BY ATLANTIC TITLE COMPANY.

1. THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED IS MADE IN ACCORDANCE WITH THE MINIMUM STANDARDS ESTABLISHED BY THE STATE OF MAINE AND THE MINIMUM STANDARDS ESTABLISHED BY THE ALTA/ACSM LAND TITLE SURVEYING, MONITORING ITEMS THROUGH 13 OF TABLE A THEREOF, AND (ii) PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND ACSM) IN EFFECT ON THE DATE OF THIS CERTIFICATION) OF AN URBAN SURVEY.

IN EFFECT ON THE DATE OF THIS CERTIFICATION) OF AN URBAN SURVEY, SAME AS THAT DESCRIBED IN THAT CERTAIN TITLE INSURANCE POLICY NO. 10-17-92 ISSUED BY ATLANTIC TITLE COMPANY.

COMMENTS, CONDITIONS AND RESTRICTIONS REFERENCED IN THE TITLE COMMENT, OR EASEMENTS OF WHICH I HAVE BEEN ADVISED, HAVE KNOWN OR OBSERVED, HAVE BEEN PLOTTED ON THE SURVEY.

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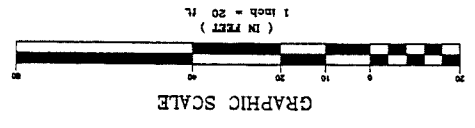
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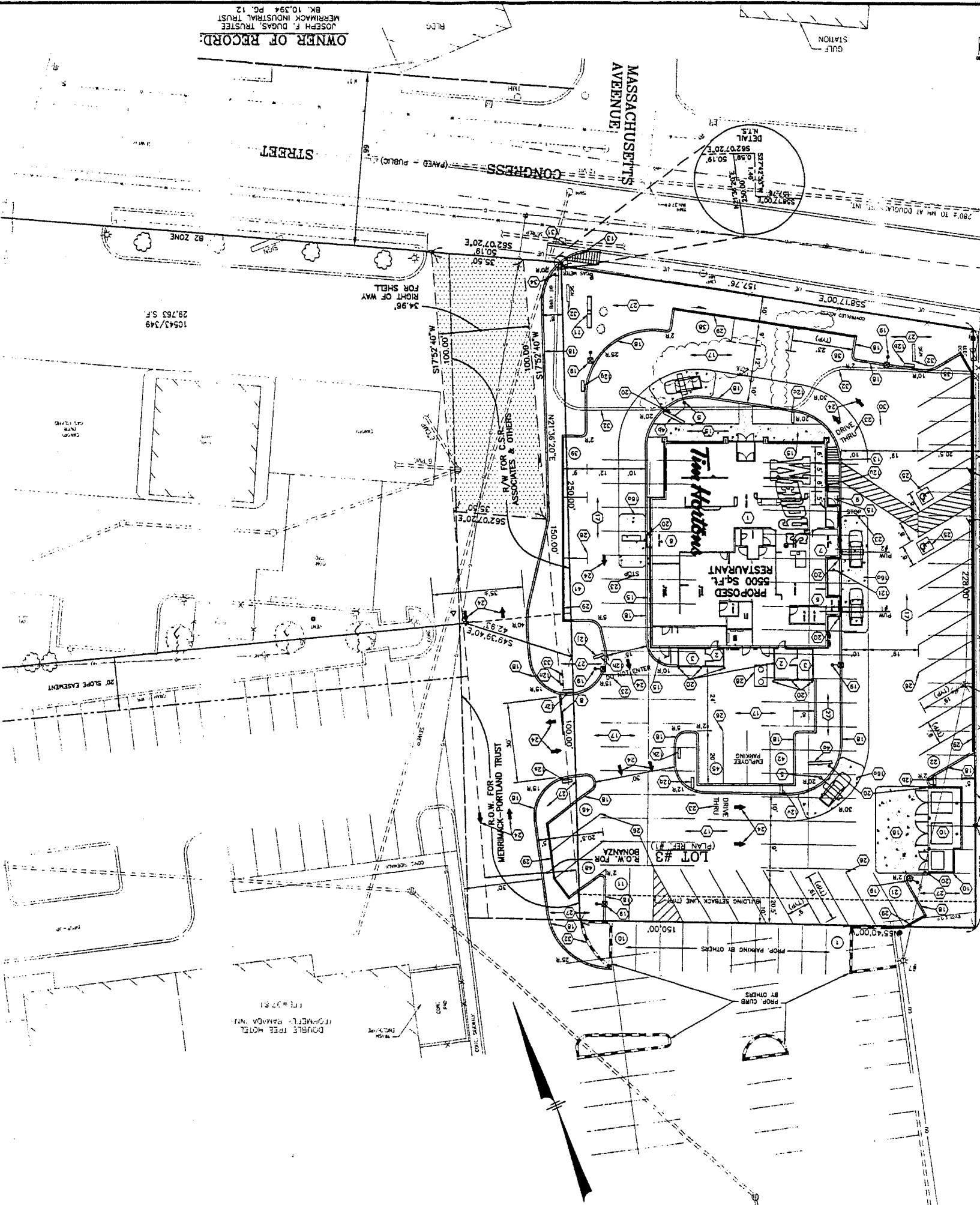
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LEGEND

1	UTILITY POLE
2	DRAIN MANHOLE
3	SEWER MANHOLE
4	CATCH BASIN
5	WATER LINE
6	GAS VALVE
7	GAS LINE
8	BROKEN WHITE LINE
9	SINGLE SOLID WHITE LINE
10	SINGLE SOLID YELLOW LINE
11	OVERHEAD SERVICE WIRES
12	GAS VALVE
13	WATER LINE
14	SPOT ELEVATION
15	BROKEN WHITE LINE
16	SINGLE SOLID WHITE LINE
17	SINGLE SOLID YELLOW LINE
18	STOCKADE FENCE



- CONSTRUCTION LEGEND:**
1. COMBINATION WENDY'S AND TIM HORTONS RESTAURANT WITH 96 SEATS
 2. COOLER (MODULAR ATTACHMENT)
 3. MENU BOARD
 4. WENDY'S
 5. TIM HORTONS - DRIVE THRU SIGN
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PLAN REFERENCES:

1) EXISTING CONDITIONS PLAN PREPARED FOR WENDY'S INTERNATIONAL DATED NOV. 14, 1997. SCALE: 1"=20'. PREPARED BY: OWEN HASKELL, INC.



BLUEPRINT MADE ON
DEC 0 2 1997

10	JOB No.
10	SHEET No.
	PLAN No.
	NOVEMBER 25 1997
	PRELIMINARY
	BIDDING
	CONSTRUCTION

Wendy's
Always Fresh

Tim Hortons
Always Fresh

SITE PLAN

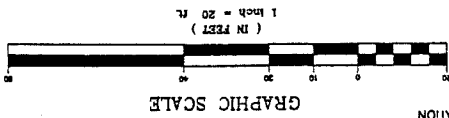
SCALE	DATE	BY	REVISIONS
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1" = 20'	12/11/97	OWH	72. REVISED DESIGN
1" = 20'	12/11/97	OWH	73. REVISED DESIGN
1" = 20'	12/11/97	OWH	74. REVISED DESIGN
1" = 20'	12/11/97	OWH	75. REVISED DESIGN
1" = 20'	12/11/97	OWH	76. REVISED DESIGN
1" = 20'	12/11/97	OWH	77. REVISED DESIGN
1" = 20'	12/11/97	OWH	78. REVISED DESIGN
1" = 20'	12/11/97	OWH	79. REVISED DESIGN
1" = 20'	12/11/97	OWH	80. REVISED DESIGN
1" = 20'	12/11/97	OWH	81. REVISED DESIGN
1" = 20'	12/11/97	OWH	82. REVISED DESIGN
1" = 20'	12/11/97	OWH	83. REVISED DESIGN
1" = 20'	12/11/97	OWH	84. REVISED DESIGN
1" = 20'	12/11/97	OWH	85. REVISED DESIGN
1" = 20'	12/11/97	OWH	86. REVISED DESIGN
1" = 20'	12/11/97	OWH	87. REVISED DESIGN
1" = 20'	12/11/97	OWH	88. REVISED DESIGN
1" = 20'	12/11/97	OWH	89. REVISED DESIGN
1" = 20'	12/11/97	OWH	90. REVISED DESIGN
1" = 20'	12/11/97	OWH	91. REVISED DESIGN
1" = 20'	12/11/97	OWH	92. REVISED DESIGN
1" = 20'	12/11/97	OWH	93. REVISED DESIGN
1" = 20'	12/11/97	OWH	94. REVISED DESIGN
1" = 20'	12/11/97	OWH	95. REVISED DESIGN
1" = 20'	12/11/97	OWH	96. REVISED DESIGN
1" = 20'	12/11/97	OWH	97. REVISED DESIGN
1" = 20'	12/11/97	OWH	98. REVISED DESIGN
1" = 20'	12/11/97	OWH	99. REVISED DESIGN
1" = 20'	12/11/97	OWH	100. REVISED DESIGN

LOCATION MAP (NOT TO SCALE)



MHF Design Consultants, Inc.
13 - 14 Market Parkway
Portland, ME 04106
(409) 883-0770
ENGINEERS • PLANNERS • SURVEYORS

OWNER OF RECORD:
JOSEPH F. DUQUAIS, TRUSTEE
MERRIMACK INDUSTRIAL TRUST
BK 10,394 PG. 12



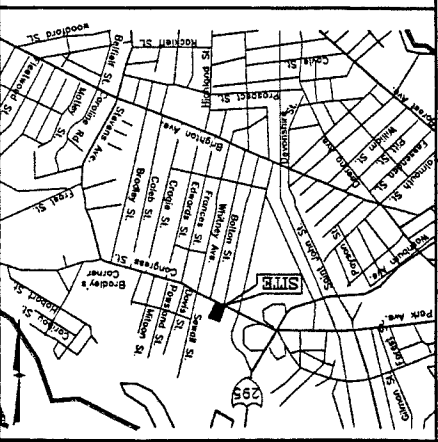
- LEGEND**
- UTILITY POLE
 - DRAIN MANHOLE
 - SEWER MANHOLE
 - CATCH BASIN
 - OVERHEAD SERVICE W/RES
 - DOUBLE SOLID YELLOW LINE
 - SINGLE SOLID WHITE LINE
 - BROKEN WHITE LINE
 - SINGLE SOLID YELLOW LINE
 - SINGLE SOLID WHITE LINE
 - PROP. SPOT ELEVATION
 - PROP. SILT FENCE
 - STOCKADE FENCE
 - PROP. SPOT ELEVATION
 - PROP. CONTOUR ELEVATION
 - EXIST. SPOT ELEVATION
 - EXIST. SPOT ELEVATION
 - EXIST. SPOT ELEVATION



TO: FROM:

STRUCTURE NUMBER	RIM ELEVATION	INVERT ELEVATION	STRUCTURE NUMBER	RIM ELEVATION	INVERT ELEVATION	APPROXIMATE PIPE LENGTH (in feet)	PIPE SIZE (in inches)	PIPE TYPE	SLOPE (ft./ft.)
CB#1	35.70	31.70	CB#2	32.50	28.50	120	12	HDPE	0.010
CB#2	36.65	30.50	CB#3	32.50	28.50	66	12	HDPE	0.023
CB#3	35.80	31.80	CB#4	35.40	31.00	52	12	HDPE	0.015
CB#4	35.80	31.80	CB#5	35.40	31.00	52	12	HDPE	0.015
CB#5	35.40	29.50	CB#6	32.50	28.50	38	12	HDPE	0.026
CB#6	32.50	28.50	DMH#1	27.75	27.75	32	12	HDPE	0.010
CB#7	32.50	28.50	DMH#1	27.75	27.75	32	12	HDPE	0.010
DMH#1	34.50	27.75	FES#1	27.75	27.75	32	12	HDPE	0.016
FES#2	26.00	26.00	DMH#2	30.00	24.80	30	12	HDPE	0.040

LOCATION MAP
(NOT TO SCALE)



- NOTES:**
- 1) ALL DRAINAGE PIPE SHALL BE H-9 AS MANUFACTURED BY HANCOR UNLESS OTHERWISE NOTED ON PLAN.
 - 2) ALL ROOF DRAINAGE PIPE SHALL BE 4" PVC (S2035) UNLESS OTHERWISE NOTED ON PLAN.
 - 3) ALL PROPOSED ELEVATIONS SHOWN AT CURB ARE BOTTOM OF CURB. ELEVATIONS CONCRETE CURBS HAVE A 6" REVEAL AND BRIMMINGS CONCRETE BEMS HAVE A 3" REVEAL.

No.	DATE	REVISIONS

SCALE:	DATE:
DRAIN 1" = 20'	01/12/97
CURB 1" = 12.5'	01/12/97
PLANT 1" = 12.5'	
PLANT 1" = 12.5'	
PLANT 1" = 12.5'	
PLANT 1" = 12.5'	

Wendy's
Always Fresh

Tim Hobsons
ALWAYS FRESH

GRADING DRAINAGE & UTILITIES PLAN

JOB No. SHEET No. 10

PLAN No. 10

DECEMBER 2, 1997

BLUEPRINT MADE ON DEC 0 2 1997

REGISTERED PROFESSIONAL ENGINEER
FRANK G. MONTORO
No. 7001
STATE OF MAINE

REAR 5/TH HAYDON'S CONGRESS STREET PORTLAND, MAINE

PRELIMINARY BIDDING CONSTRUCTION

15
JOB No. SHEET No.
PLAN No.
NOVEMBER 25 1997

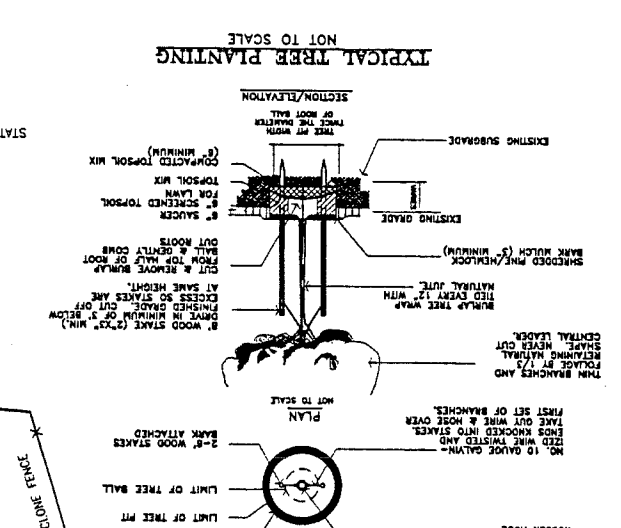
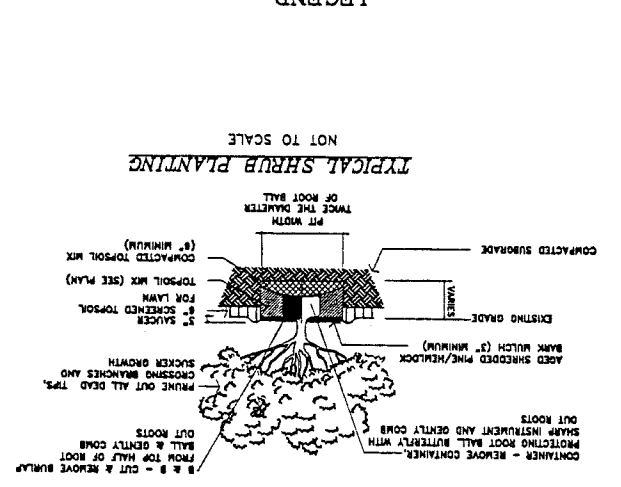
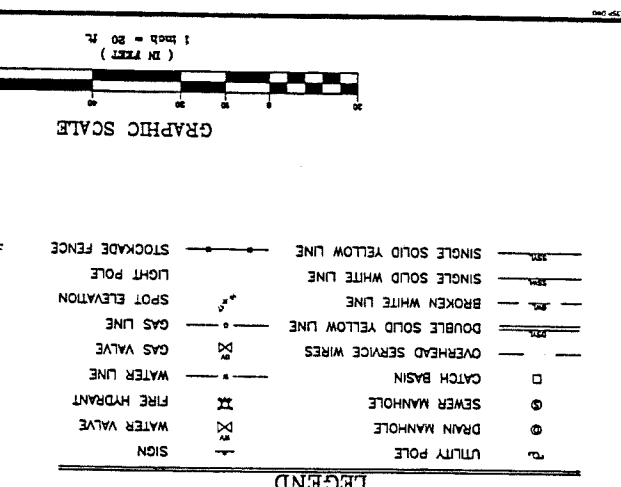
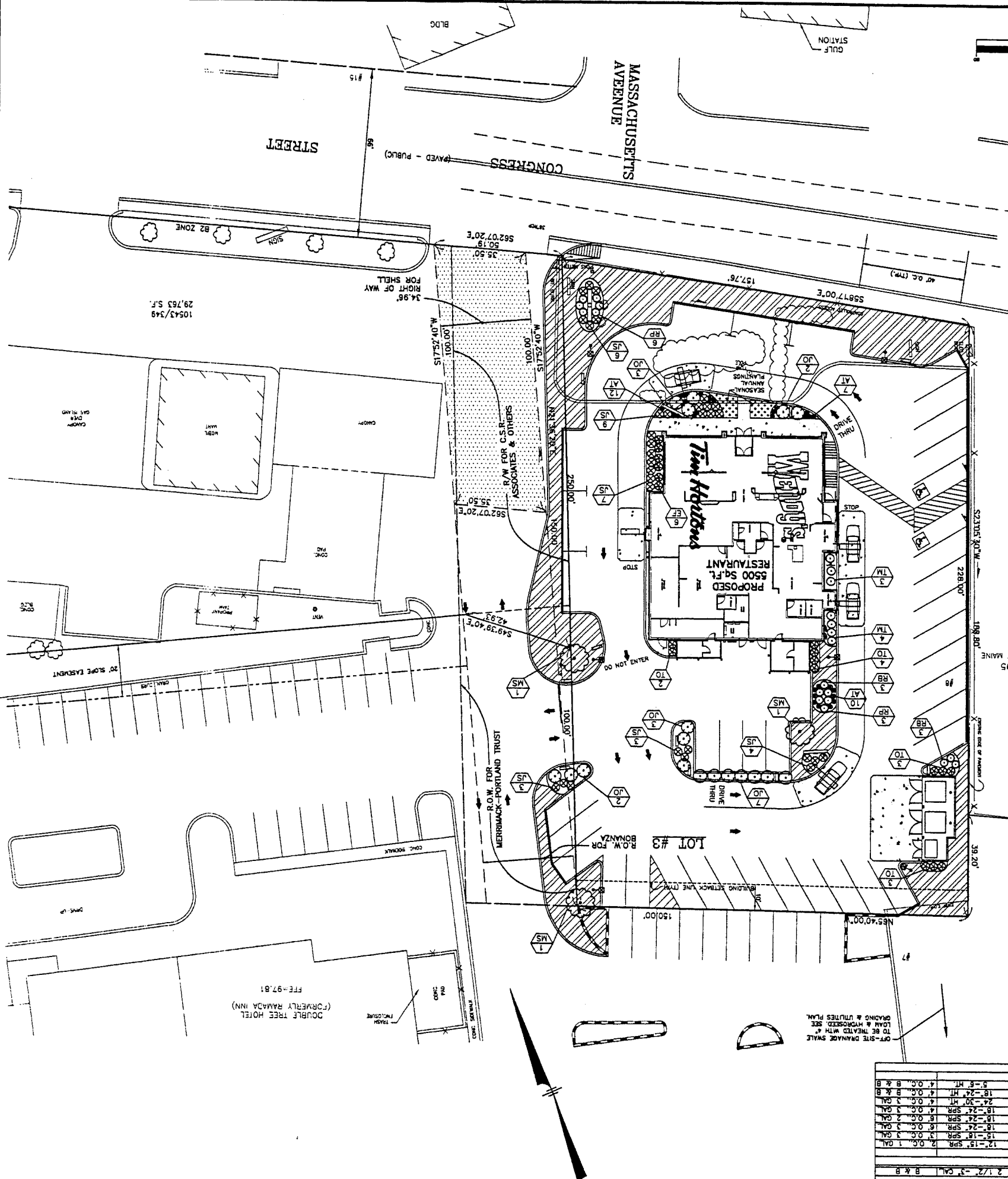
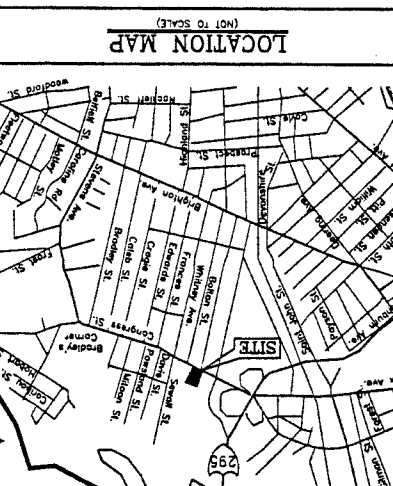
DEC 0 2 1997
BLI PRINT MADE ON



PRELIMINARY
BIDDING
CONSTRUCTION
LANDSCAPE PLAN
WEDJUT'S
Tim Hortons
ALWAYS FRESH

SCALE	DATE	BY	REVISION
DATE	BY	REVISION	
11/24/97			
11/24/97			
11/24/97			
11/24/97			
11/24/97			
11/24/97			
11/24/97			
11/24/97			
11/24/97			

- NOTES:**
- 1) ALL PLANT STOCK SHALL BE COMPARED TO THE ASSOCIATED ASSOCIATION OF LANDSCAPE ARCHITECTS (A.A.L.A.) LIST.
 - 2) ALL PLANT STOCK SHALL BE COMPARED TO THE ASSOCIATED ASSOCIATION OF LANDSCAPE ARCHITECTS (A.A.L.A.) LIST.
 - 3) ALL PLANT STOCK SHALL BE COMPARED TO THE ASSOCIATED ASSOCIATION OF LANDSCAPE ARCHITECTS (A.A.L.A.) LIST.
 - 4) ALL PLANT STOCK SHALL BE COMPARED TO THE ASSOCIATED ASSOCIATION OF LANDSCAPE ARCHITECTS (A.A.L.A.) LIST.
 - 5) ALL PLANT STOCK SHALL BE COMPARED TO THE ASSOCIATED ASSOCIATION OF LANDSCAPE ARCHITECTS (A.A.L.A.) LIST.
 - 6) ALL PLANT STOCK SHALL BE COMPARED TO THE ASSOCIATED ASSOCIATION OF LANDSCAPE ARCHITECTS (A.A.L.A.) LIST.
 - 7) ALL PLANT STOCK SHALL BE COMPARED TO THE ASSOCIATED ASSOCIATION OF LANDSCAPE ARCHITECTS (A.A.L.A.) LIST.
 - 8) ALL PLANT STOCK SHALL BE COMPARED TO THE ASSOCIATED ASSOCIATION OF LANDSCAPE ARCHITECTS (A.A.L.A.) LIST.
 - 9) ALL PLANT STOCK SHALL BE COMPARED TO THE ASSOCIATED ASSOCIATION OF LANDSCAPE ARCHITECTS (A.A.L.A.) LIST.
 - 10) ALL PLANT STOCK SHALL BE COMPARED TO THE ASSOCIATED ASSOCIATION OF LANDSCAPE ARCHITECTS (A.A.L.A.) LIST.
 - 11) ALL PLANT STOCK SHALL BE COMPARED TO THE ASSOCIATED ASSOCIATION OF LANDSCAPE ARCHITECTS (A.A.L.A.) LIST.
 - 12) DROPPED SOILS SHALL BE SEEDING ON ANY VULNERABLE AREAS WITHIN 72 HOURS OF FINAL GRASSING.



PLANT QNTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
29	ARTEMISIA SCHIMMUNA	SILVER MOUND	12"-15" SPR	1 O.C. 1 GAL
8	ERUALDIA GALEYI BURNING BUSH	ERUALDIA GALEYI BURNING BUSH	15"-18" SPR	1 O.C. 3 GAL
32	JUNIPERUS CHINENSIS SARGENTI 'GLAUCA'	BLUE SARGENT'S JUNIFER	18"-24" SPR	6 O.C. 3 GAL
18	JUNIPERUS CHINENSIS SARGENTI 'OLD GOLD'	OLD GOLD JUNIFER	18"-24" SPR	6 O.C. 2 GAL
8	RHOXODENDRON 'BOULE DE NEIGE'	BOULE DE NEIGE RHOXODENDRON	18"-24" SPR	4 O.C. 3 GAL
8	RHOXODENDRON 'SAL'	SAL RHOXODENDRON	24"-30" HT	4 O.C. 3 GAL
12	TAXUS X MEDIA 'NIGRA'	TAXUS X MEDIA 'NIGRA'	18"-24" HT	4 O.C. 3 GAL
7	THUJA OCCIDENTALIS 'NIGRA'	THUJA OCCIDENTALIS 'NIGRA'	5'-8" HT	4 O.C. 3 GAL
500	SEASONAL ANNUAL PLANTINGS			
3	MALUS SARGENTI	SARGENT'S CRABAPPLE	2 1/2" - 3" CAL	B & B

MHF Design Consultants, Inc.
12-B Market Park
Portland, ME 04103
(403) 883-0728
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JOB No. SHEET No. **2A**

DATE NOVEMBER 25, 1997

PLN No.

WENIG'S
Tim Hortons
ALWAYS FRESH

PRELIMINARY BIDDING CONSTRUCTION

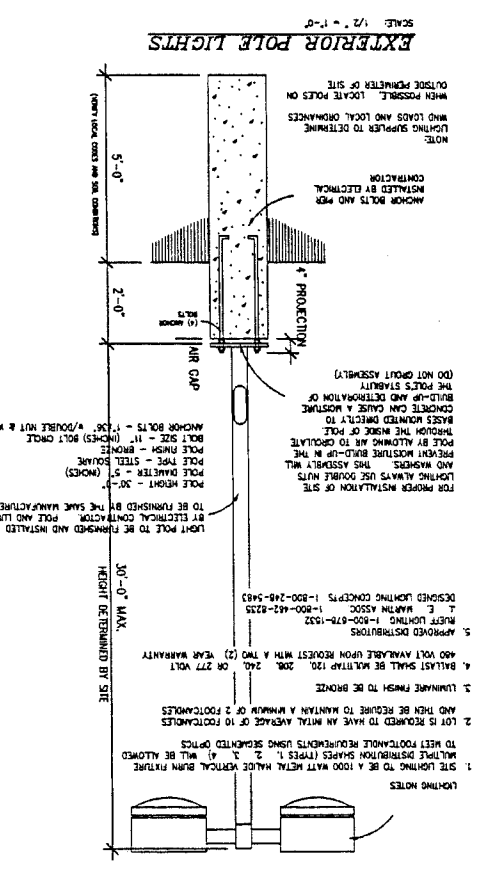
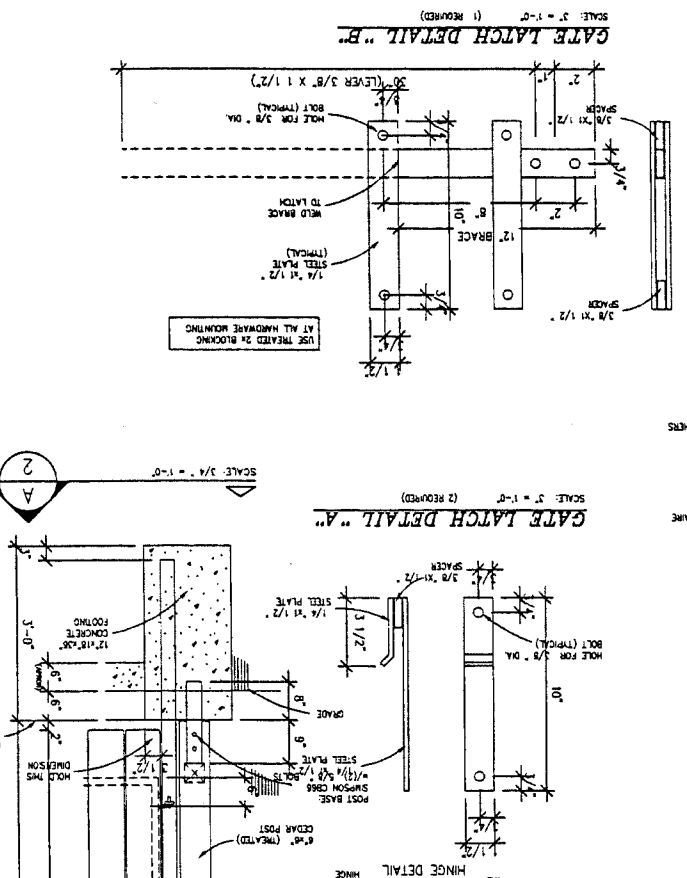
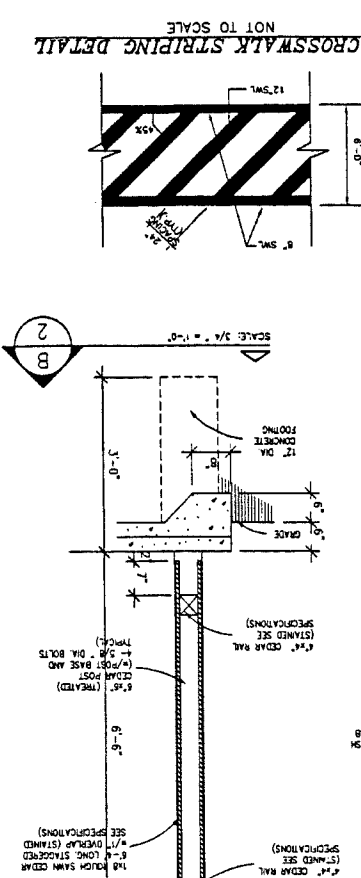
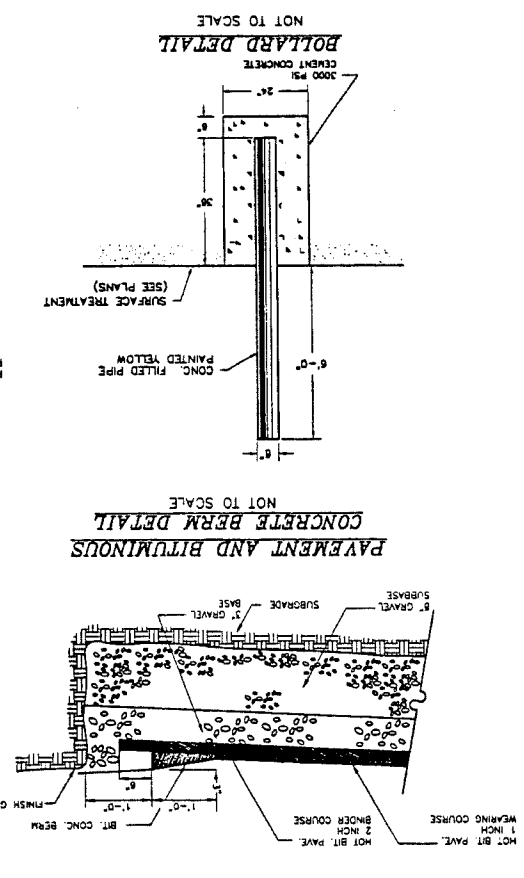
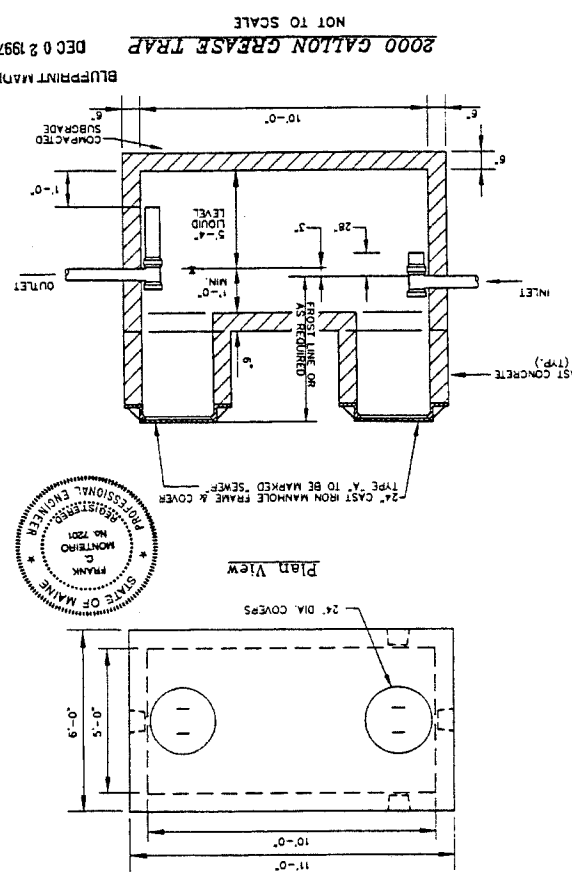
WENIG'S/TIM HORTONS'S CONCRETE TRAP

PORTLAND, MINE

PROFESSIONAL ENGINEER
STATE OF MICHIGAN
NO. 2024

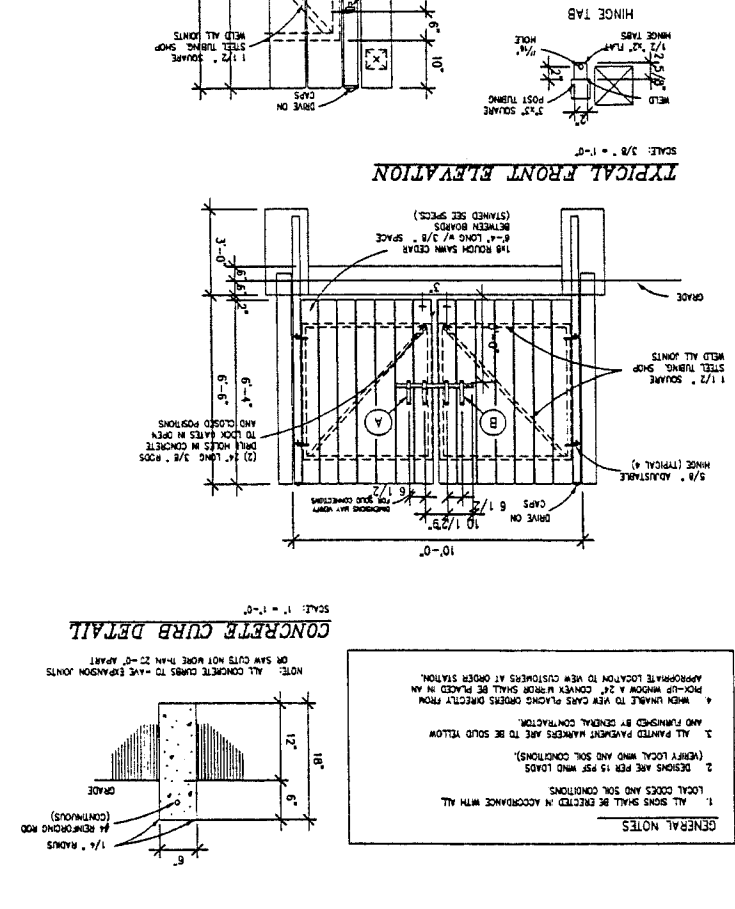
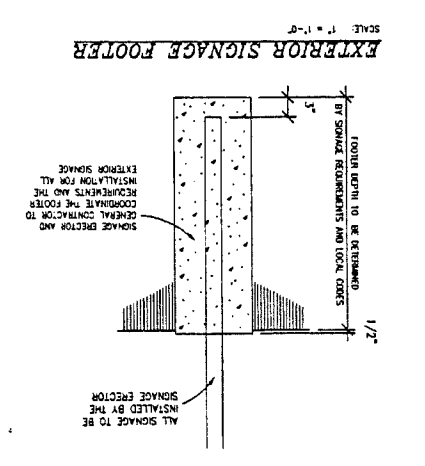
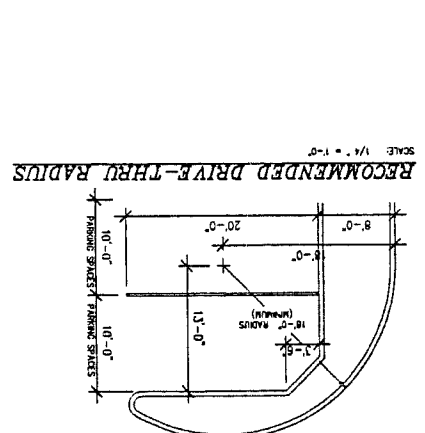
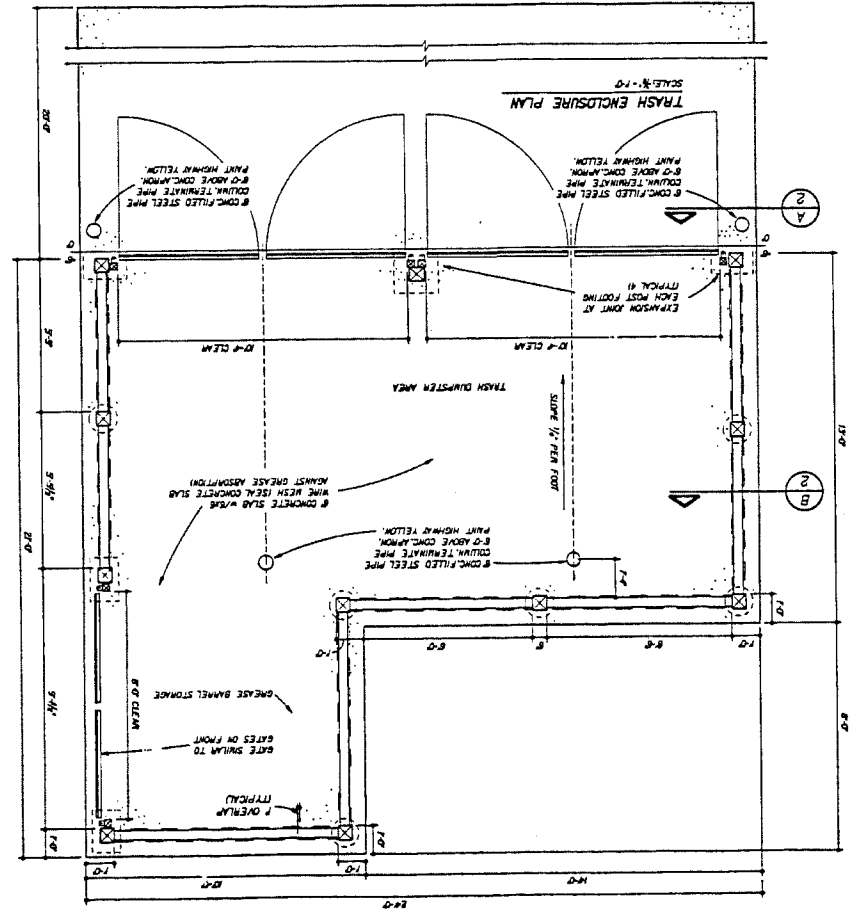
Plan View

2000 GALLON GREASE TRAP NOT TO SCALE



SCALE AS SHOWN

NO.	DATE	BY	REVISIONS



REVIEWED FOR ADA TITLE III COMPLIANCE

MHF Design Consultants, Inc.
Engineers • Planners • Supervisors

12-B Miller Park Drive
Farmington Hills, MI 48334
Tel: (248) 853-8730
Fax: (248) 853-8730

GENERAL NOTES

1. ALL SIGNS SHALL BE ERECTED IN ACCORDANCE WITH ALL LOCAL CODES AND SOIL CONDITIONS.
2. DESIGNS ARE PER 15% UNIFORM LOADS.
3. ALL PAINTED PAYMENT MARKERS ARE TO BE SOLID YELLOW AND FINISHED BY GENERAL CONTRACTOR.
4. WHEN UNABLE TO VIEW SIGNS PLACING ORDERS DIRECTLY FROM PICK-UP WINDOW A 24" CONEY MARKER SHALL BE PLACED IN AN APPROPRIATE LOCATION TO VIEW CUSTOMERS AT ORDER STATION.

NOTE: ALL CONCRETE CURBS TO HAVE EXPANSION JOINTS ON SAW CUTS NOT MORE THAN 20'-0" APART.

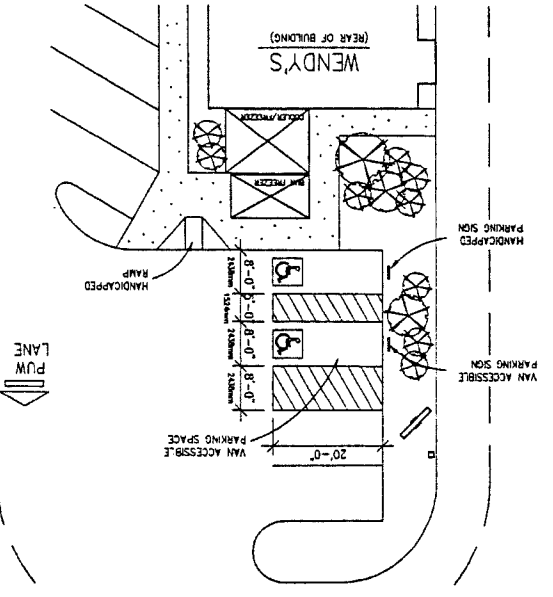
LIGHTING NOTES

1. SITE LIGHTING TO BE A 1000 WATT METAL HALIDE VERTICAL BIRM fixture.
2. LUMINAIRE FINISH TO BE BRONZE.
3. LUMINAIRE SHALL BE MAINTAIN 120, 200, 240, ON 277 VOLT.
4. 440 VOLT AVAILABLE UPON REQUEST WITH A TWO (2) YEAR WARRANTY.
5. APPROVED DISTRIBUTORS:
RIVER LIGHTING 1-800-878-1032
E. H. MAIN ASSOC. 1-800-461-8233
DESIGNED LIGHTING CONCEPTS 1-800-748-5413

FOR PROPER INSTALLATION OF LIGHTING ALWAYS USE DOUBLE WITH PREVENT MOSTURE BUILD-UP IN THE POLE THROUGH THE HOLES OF THE POLE FINISH - BRONZE
ANCHOR BOLTS - 1/2" (MCS) BOLT CIRCLE THROUGH THE HOLES OF THE BASES MOUNTED DIRECTLY TO CONCRETE CURB & WORKING THE POLE'S STABILITY (DO NOT OVERTIGHTEN!)

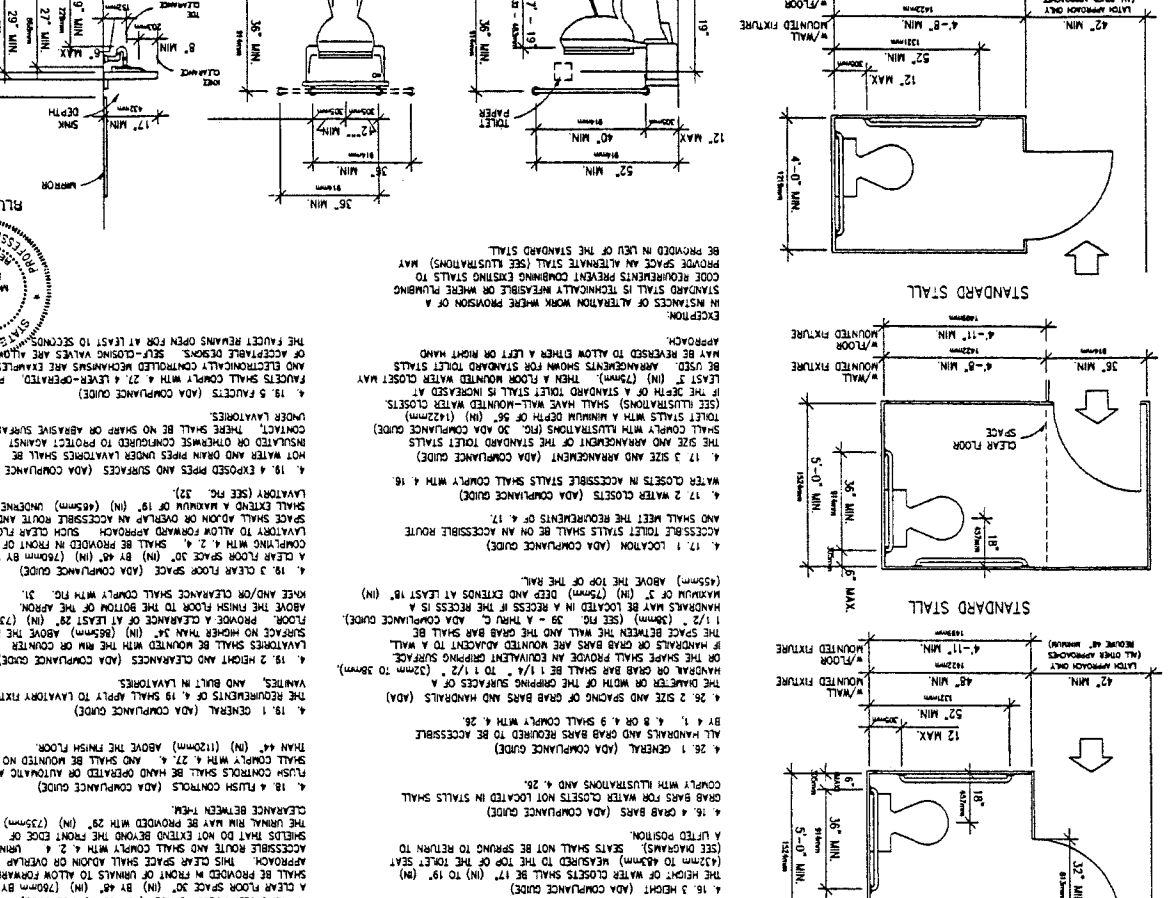
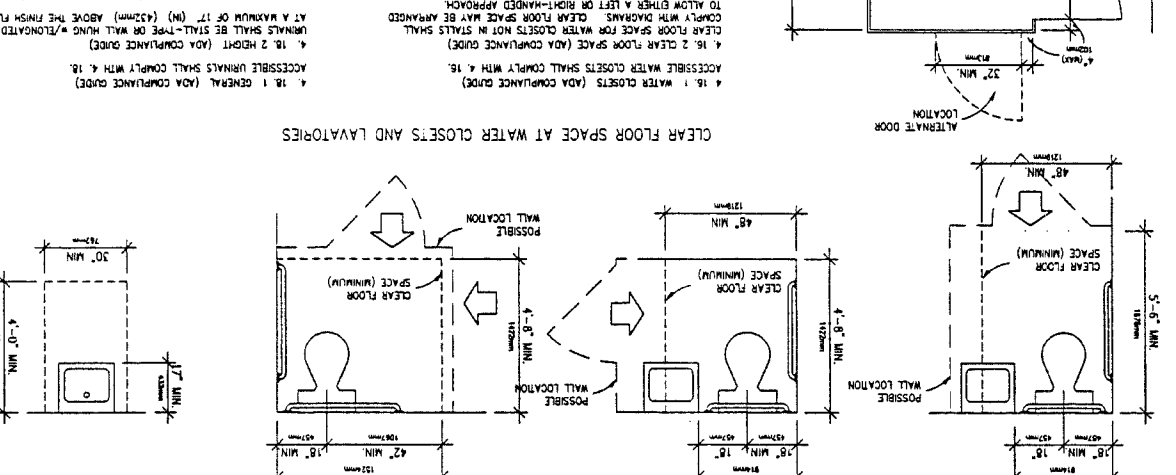
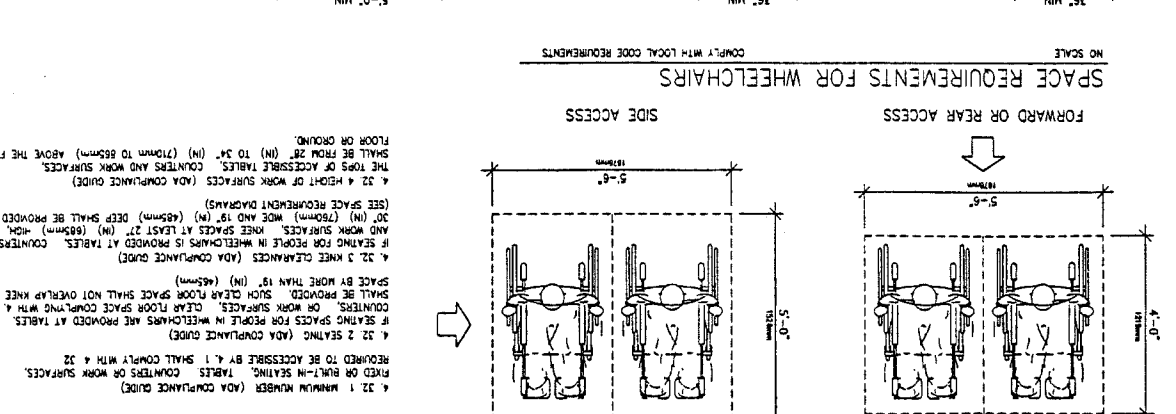
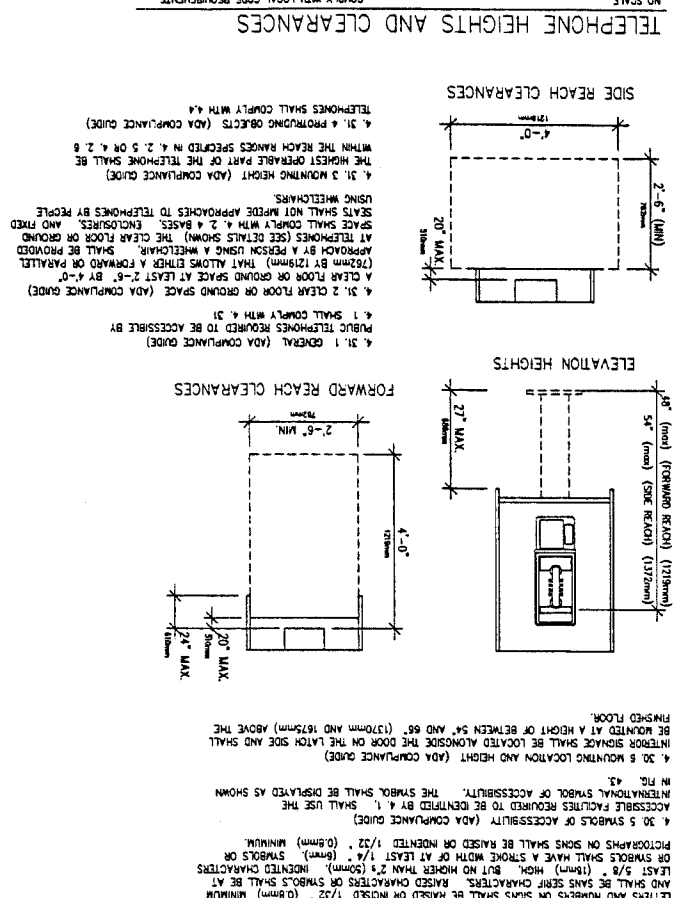
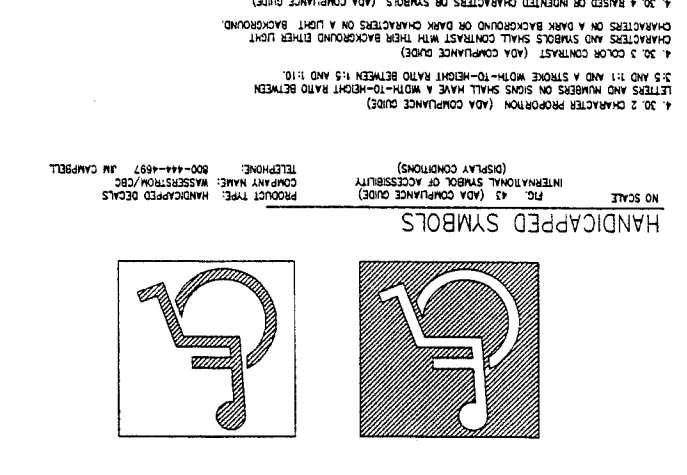
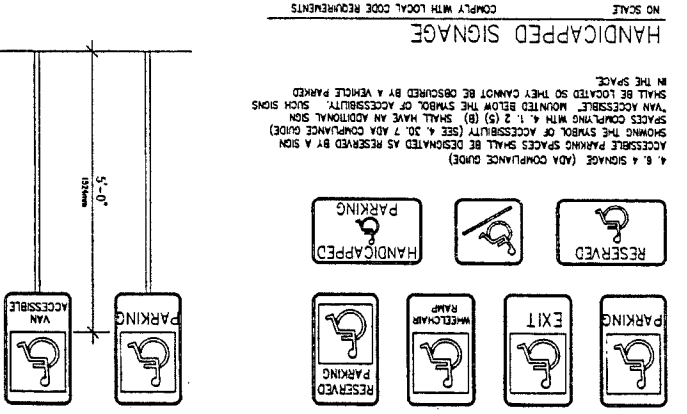
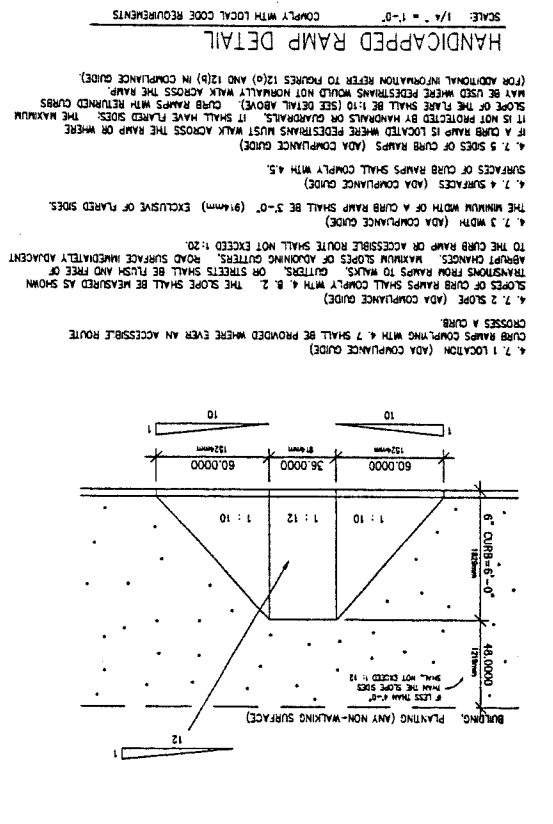
ANCHOR BOLTS AND NUTS TO BE ELECTRICAL CONNECTION INSTALLED BY ELECTRICAL CONTRACTOR TO BE FURNISHED BY THE SAME MANUFACTURER.

POLE DIAMETER - 5" (MCS)
POLE TYPE - STEEL SQUARE
POLE FINISH - BRONZE
BOLT SIZE - 1/2" (MCS) BOLT CIRCLE THROUGH THE HOLES OF THE BASES MOUNTED DIRECTLY TO CONCRETE CURB & WORKING THE POLE'S STABILITY (DO NOT OVERTIGHTEN!)



HANDICAPPED PARKING SPACES
SCALE: 1/4" = 1'-0"
COMPLY WITH LOCAL CODE REQUIREMENTS

4.1 LOCATION (ADA COMPLIANCE GUIDE)
4.2 LOCATION (ADA COMPLIANCE GUIDE)
4.3 PARKING SPACES (ADA COMPLIANCE GUIDE)
4.4 ACCESSIBLE PARKING SPACES (ADA COMPLIANCE GUIDE)
4.5 CHARACTER PROPORTION (ADA COMPLIANCE GUIDE)
4.6 CHARACTER PROPORTION (ADA COMPLIANCE GUIDE)
4.7 CHARACTER PROPORTION (ADA COMPLIANCE GUIDE)
4.8 CHARACTER PROPORTION (ADA COMPLIANCE GUIDE)
4.9 CHARACTER PROPORTION (ADA COMPLIANCE GUIDE)
4.10 CHARACTER PROPORTION (ADA COMPLIANCE GUIDE)
4.11 CHARACTER PROPORTION (ADA COMPLIANCE GUIDE)
4.12 CHARACTER PROPORTION (ADA COMPLIANCE GUIDE)



REVISED FOR
ADA TITLE III
COMPLIANCE

REVIEWED FOR
ADA TITLE III
COMPLIANCE

REVIEWED FOR
ADA TITLE III
COMPLIANCE

REVIEWED FOR
ADA TITLE III
COMPLIANCE

Tim Hortons
ALWAYS FRESH

Wendy's Old Fashioned Hamburgers

PRELIMINARY BIDDING CONSTRUCTION

RENDON/STONINGTON'S CONGRESS STREET PORTLAND, MAINE

NOVEMBER 25, 1997

PLAN No.

JOB No. SHEET No. 28

MHF Design Consultants, Inc.
12-M Main Street
Portland, ME 04101
(603) 833-0770
ENGINEERS • PLANNERS • SURVEYORS

TABLE OF DIMENSIONS OF PIPE

SIZE	A	B	C	D	E	F	G	H
12 IN.	11 1/2"	11 1/2"	11 1/2"	11 1/2"	11 1/2"	11 1/2"	11 1/2"	11 1/2"
10 IN.	9 1/2"	9 1/2"	9 1/2"	9 1/2"	9 1/2"	9 1/2"	9 1/2"	9 1/2"
8 IN.	7 1/2"	7 1/2"	7 1/2"	7 1/2"	7 1/2"	7 1/2"	7 1/2"	7 1/2"
6 IN.	5 1/2"	5 1/2"	5 1/2"	5 1/2"	5 1/2"	5 1/2"	5 1/2"	5 1/2"
4 IN.	3 1/2"	3 1/2"	3 1/2"	3 1/2"	3 1/2"	3 1/2"	3 1/2"	3 1/2"
3 IN.	2 1/2"	2 1/2"	2 1/2"	2 1/2"	2 1/2"	2 1/2"	2 1/2"	2 1/2"
2 IN.	1 1/2"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	1 1/2"

TABLE OF DIMENSIONS OF PIPE

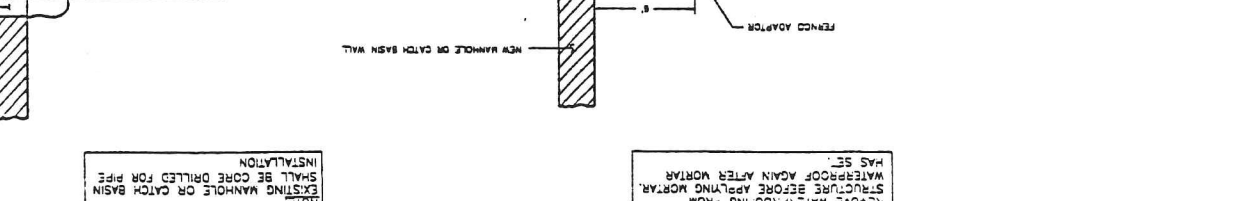
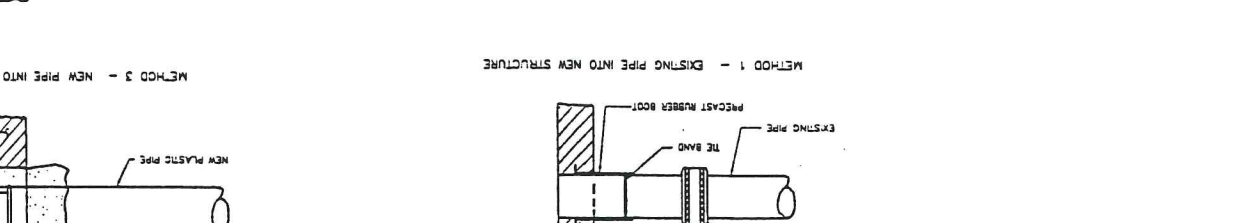
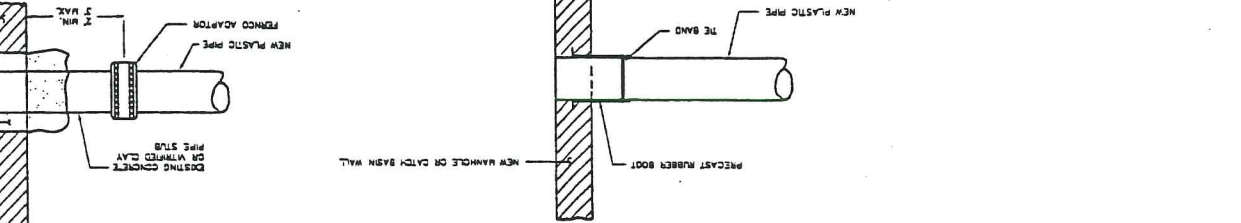
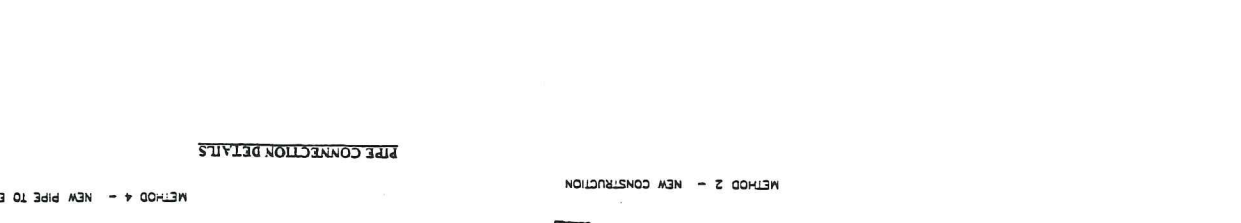
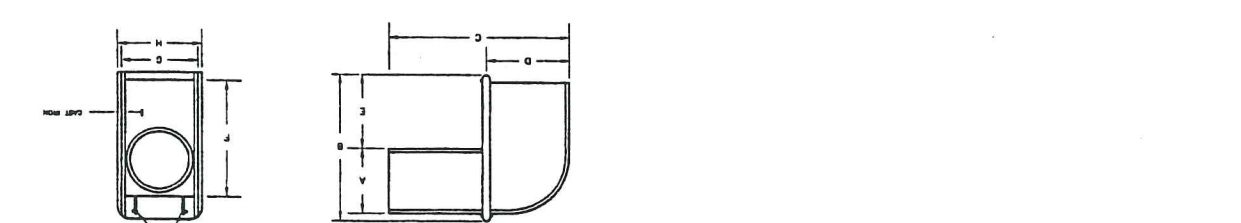
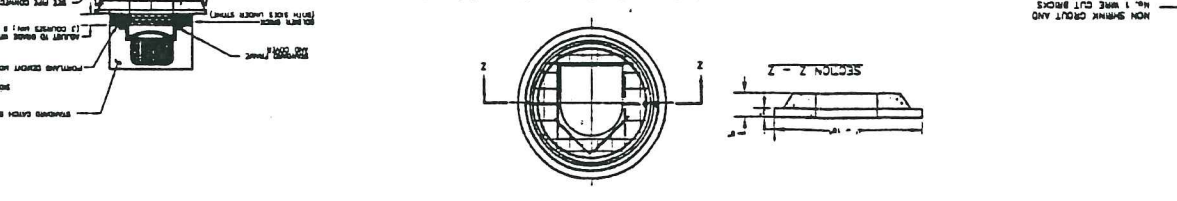
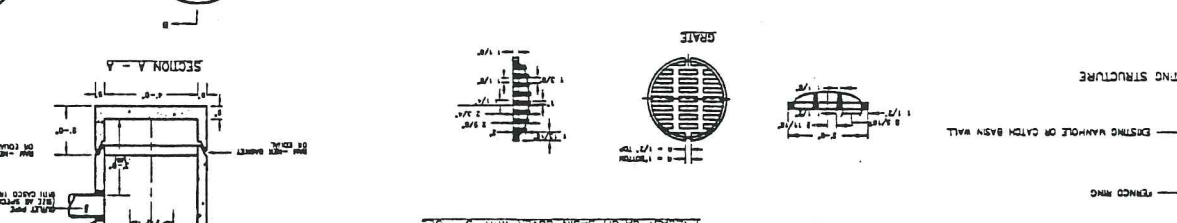
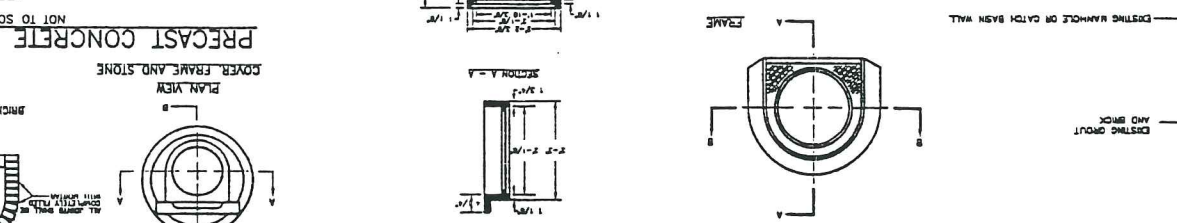
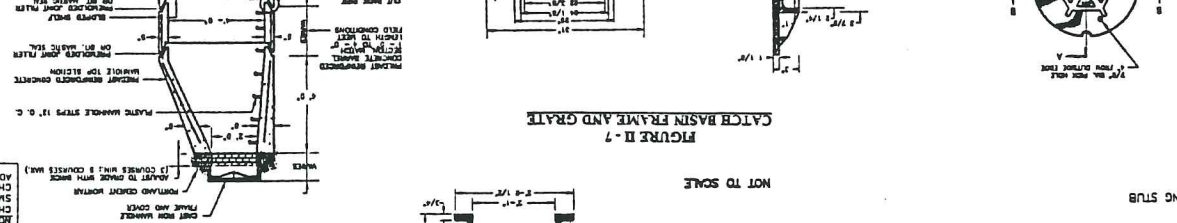
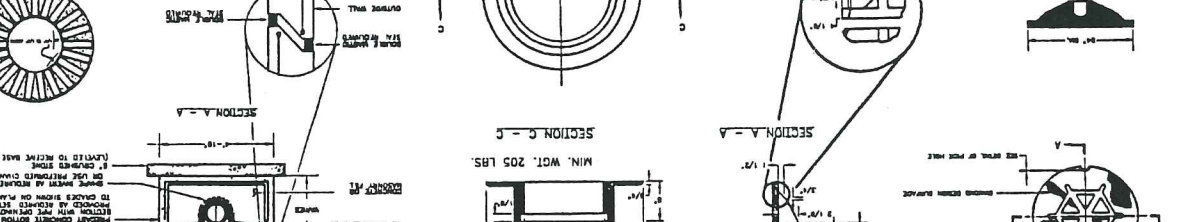
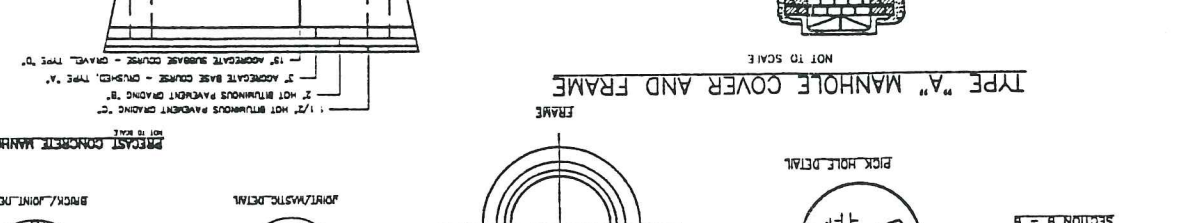
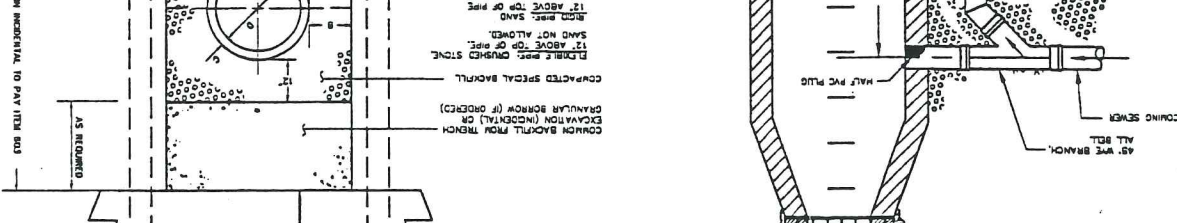
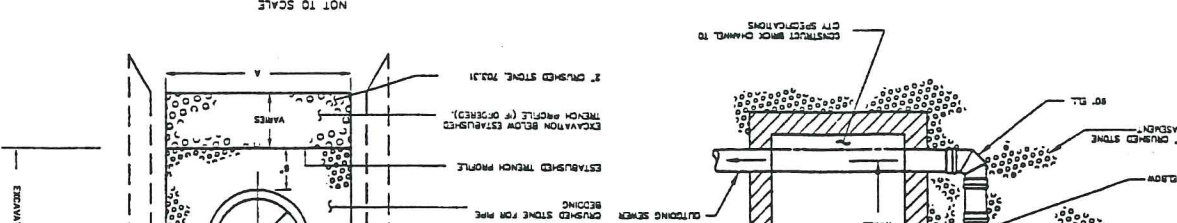
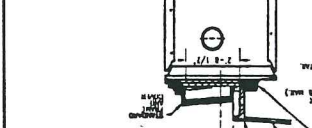
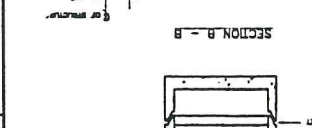
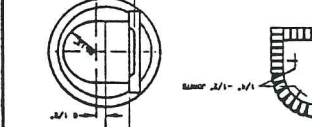
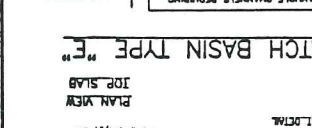
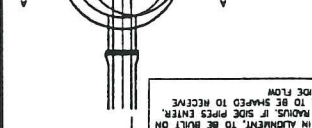
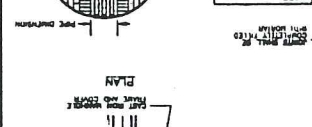
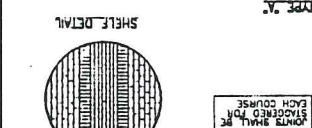
SIZE	A	B	C	D	E	F	G	H
12 IN.	11 1/2"	11 1/2"	11 1/2"	11 1/2"	11 1/2"	11 1/2"	11 1/2"	11 1/2"
10 IN.	9 1/2"	9 1/2"	9 1/2"	9 1/2"	9 1/2"	9 1/2"	9 1/2"	9 1/2"
8 IN.	7 1/2"	7 1/2"	7 1/2"	7 1/2"	7 1/2"	7 1/2"	7 1/2"	7 1/2"
6 IN.	5 1/2"	5 1/2"	5 1/2"	5 1/2"	5 1/2"	5 1/2"	5 1/2"	5 1/2"
4 IN.	3 1/2"	3 1/2"	3 1/2"	3 1/2"	3 1/2"	3 1/2"	3 1/2"	3 1/2"
3 IN.	2 1/2"	2 1/2"	2 1/2"	2 1/2"	2 1/2"	2 1/2"	2 1/2"	2 1/2"
2 IN.	1 1/2"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	1 1/2"

TABLE OF DIMENSIONS OF PIPE

SIZE	A	B	C	D	E	F	G	H
12 IN.	11 1/2"	11 1/2"	11 1/2"	11 1/2"	11 1/2"	11 1/2"	11 1/2"	11 1/2"
10 IN.	9 1/2"	9 1/2"	9 1/2"	9 1/2"	9 1/2"	9 1/2"	9 1/2"	9 1/2"
8 IN.	7 1/2"	7 1/2"	7 1/2"	7 1/2"	7 1/2"	7 1/2"	7 1/2"	7 1/2"
6 IN.	5 1/2"	5 1/2"	5 1/2"	5 1/2"	5 1/2"	5 1/2"	5 1/2"	5 1/2"
4 IN.	3 1/2"	3 1/2"	3 1/2"	3 1/2"	3 1/2"	3 1/2"	3 1/2"	3 1/2"
3 IN.	2 1/2"	2 1/2"	2 1/2"	2 1/2"	2 1/2"	2 1/2"	2 1/2"	2 1/2"
2 IN.	1 1/2"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	1 1/2"

TABLE OF DIMENSIONS OF PIPE

SIZE	A	B	C	D	E	F	G	H
12 IN.	11 1/2"	11 1/2"	11 1/2"	11 1/2"	11 1/2"	11 1/2"	11 1/2"	11 1/2"
10 IN.	9 1/2"	9 1/2"	9 1/2"	9 1/2"	9 1/2"	9 1/2"	9 1/2"	9 1/2"
8 IN.	7 1/2"	7 1/2"	7 1/2"	7 1/2"	7 1/2"	7 1/2"	7 1/2"	7 1/2"
6 IN.	5 1/2"	5 1/2"	5 1/2"	5 1/2"	5 1/2"	5 1/2"	5 1/2"	5 1/2"
4 IN.	3 1/2"	3 1/2"	3 1/2"	3 1/2"	3 1/2"	3 1/2"	3 1/2"	3 1/2"
3 IN.	2 1/2"	2 1/2"	2 1/2"	2 1/2"	2 1/2"	2 1/2"	2 1/2"	2 1/2"
2 IN.	1 1/2"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	1 1/2"



PRELIMINARY BIDDING CONSTRUCTION

Tim Hortons ALWAYS FRESH

SITE DETAILS

SCALE: AS SHOWN

DATE BY APPROVAL

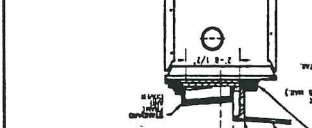
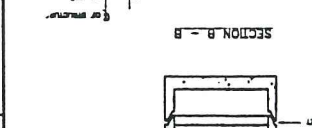
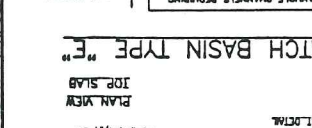
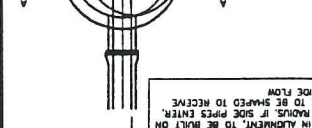
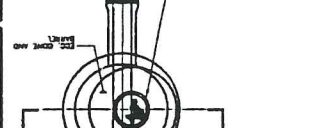
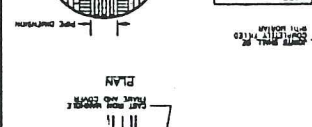
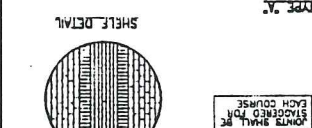
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NOTE: REMOVE WATERPROOFING FROM STRUCTURE BEFORE APPLYING MORTAR. REAPPLY MORTAR AGAIN AFTER WATERPROOFING HAS SET.

NOTE: EXISTING MANHOLE OR CATCH BASIN SHALL BE CORE DRILLED FOR PIPE INSTALLATION.

MHF Design Consultants, Inc. 13-B Hunter Parkway, Suite 200, Danvers, MA 01923 ENGINEERS & PLANNERS SURVEYORS

2D

JOB No. SHEET No.

PLAN No.

NOVEMBER 29, 1997

REVISED BY: WJM

REVISIONS

DATE: 11/29/97

BY: WJM

CHECKED BY: WJM

DATE: 11/29/97

PROJECT: WENDY'S

PHASE: SIGN & GRAPHICS PLAN

DATE: 11/29/97

BY: WJM

CHECKED BY: WJM

DATE: 11/29/97

BY: WJM

CHECKED BY: WJM

DATE: 11/29/97

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CHECKED BY: WJM

DATE: 11/29/97

BUILDING MOUNTED WALL SIGN (10 Sq.Ft.)

NOT TO SCALE

PRODUCT FEATURES

- Single faced fabricated aluminum cabinet painted light blue.
- 3/16" clear plexiglass faces with polished edges.
- "EXPRESS" - double band 13mm clear red neon w/red vinyl behind.
- "WINDOW" - single band 13mm clear bright yellow neon w/yellow vinyl behind.
- NOTE: Vinyl behind neon not illustrated.

BUILDING MOUNTED WALL SIGN (81 Sq.Ft.)

NOT TO SCALE

PRODUCT FEATURES

- Fabricated sheet metal channel letters.
- Embossed red or white virgin acrylic faces.
- Illuminated cameo with full color graphics.
- Decorative black scroll.
- Raceway or wall mount installation available.

SPEAKER PEDESTAL

NOT TO SCALE

PRODUCT FEATURES

- 8" X 8" Steel tube construction - 3/16" wall.
- Rear access door for installation and servicing.
- Speaker mounts in a sound absorbing foam insert.
- Conic detector mounts inside the pedestal.
- Pedestal can be rotated to any angle around a 5" pipe stub mounted in concrete.

MENU BOARD (42 Sq.Ft.)

NOT TO SCALE

PRODUCT FEATURES

- Excluded aluminum cabinet and frames.
- Non-glare cover door faces.
- Menu faces lift out for servicing inside the store.
- 2 side hinged cover doors over menu faces.
- 23 lines of copy per panel - 92 lines total.
- 4 standard 11" X 17" transparencies.
- Speaker system mounts remotely in a National Sign Systems speaker pedestal.
- 24 character, 12 line LED driver feedback system mounts in center panel.

DIRECTIONAL SIGNS (4 Sq.Ft. EACH)

NOT TO SCALE

PRODUCT FEATURES

- Double faced extruded aluminum cabinet.
- Polycarbonate faces with full color graphics.
- Support pole with formed ABS decorative trim.
- High-output illumination - 800 millilamp.

Electrical Requirements: 3 Amp @ 120 Volt/60Hz

FREESTANDING POLE SIGN (100 Sq.Ft.)

NOT TO SCALE

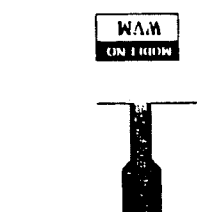
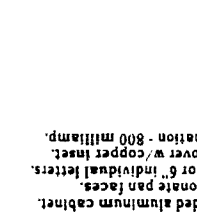
PRODUCT FEATURES

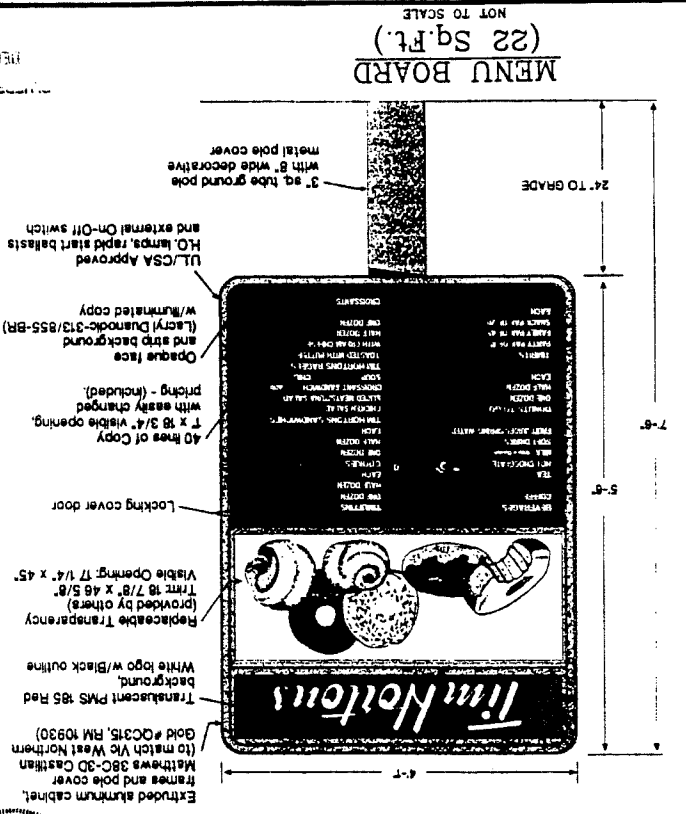
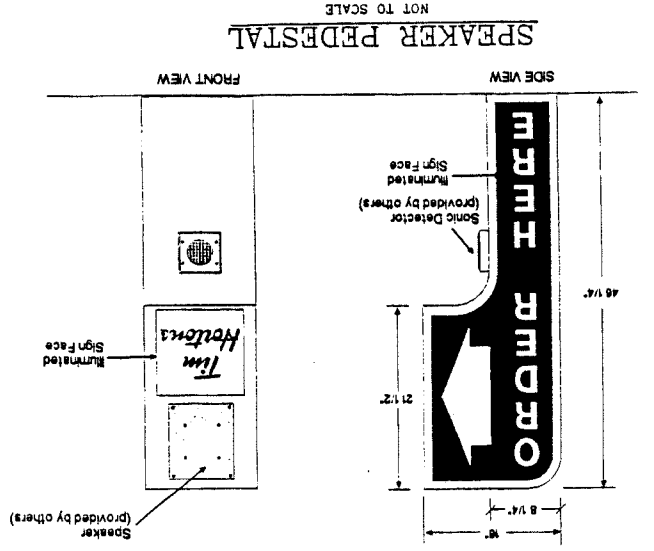
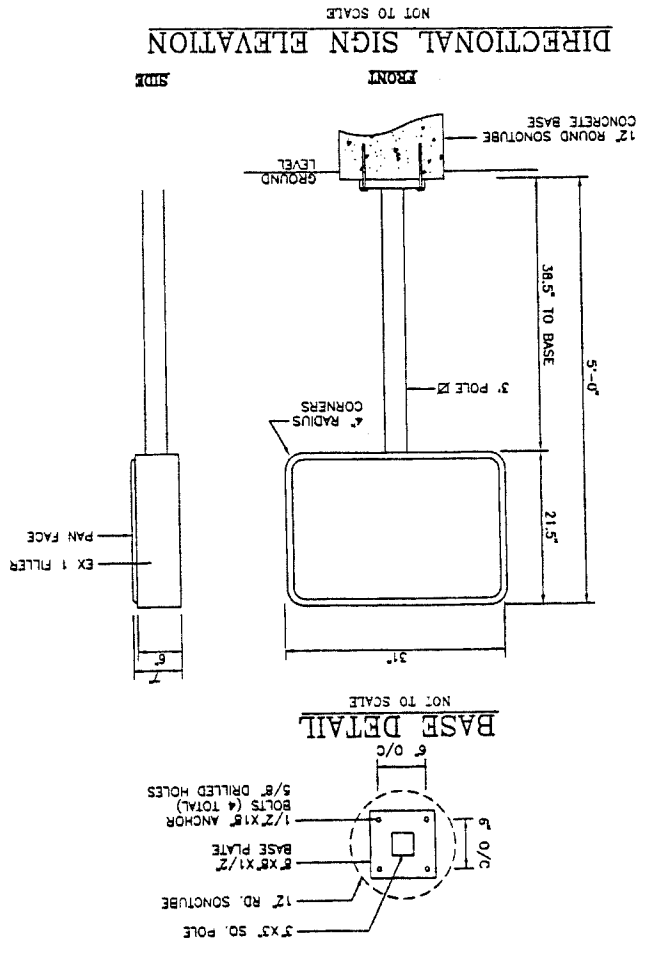
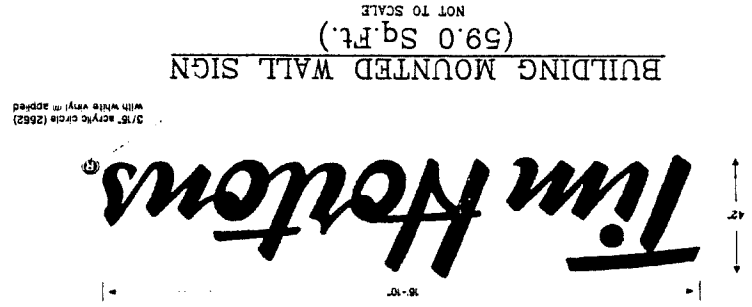
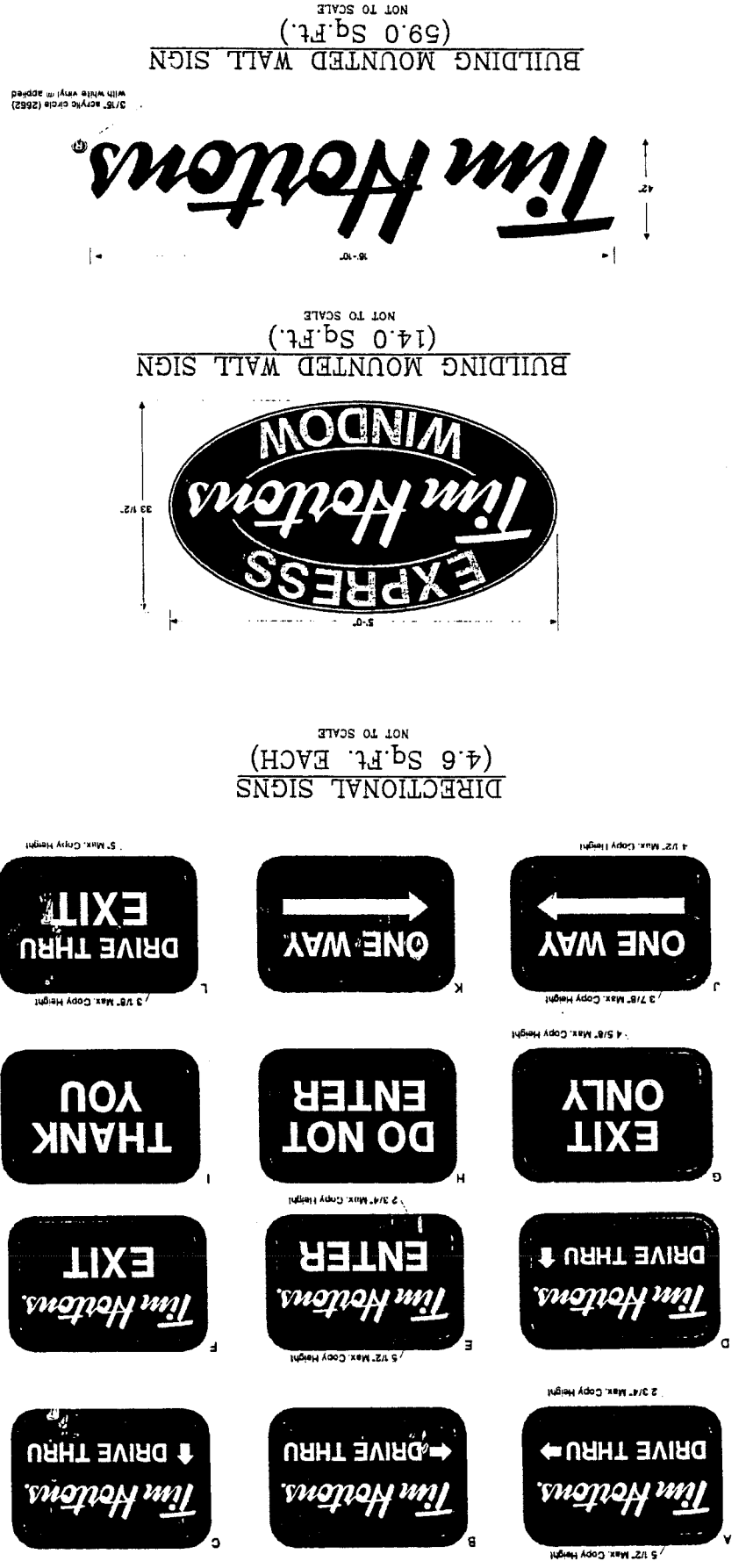
- Double faced extruded aluminum cabinet.
- Embossed polycarbonate pan faces.
- 3 line reader board for 6 individual letters.
- Formed ABS pole cover w/copper inset.
- High-output illumination - 800 millilamp.

Foundation Specifications: 6" Dia. X 5'-0" Deep. Foundation must be level.

Electrical Requirements: 3 Amp @ 120 Volt/60Hz

MHF Design Consultants, Inc.
1318 9th Avenue, Suite 100
St. Paul, MN 55102
Phone: (612) 525-0725
Fax: (612) 525-0728





Tim Hortons
ALWAYS FRESH

Waffles
Tim Hortons
Always Fresh

Sign & Graphics Plan

PROFESSIONAL ENGINEER
FRANK G. MONTANO
STATE OF MAINE
LICENSE NO. 7201

SCALE	DATE	BY	APPROVED
SHEET 22			

MHF Design Consultants, Inc.
11-8 Union Building
Suite 200
Portland, ME 04101
(603) 881-8770
ENGINEERS • PLANNERS • SURVEYORS

5
JOB No. SHEET No.
PLAN No.
NOVEMBER 25, 1997
RENDY S/TM HORTON'S CONGRESS STREET PORTLAND, MAINE
PRELIMINARY BIDDING CONSTRUCTION



Wendy's
Tim Hortons
 ALWAYS FRESH

Building Elevations

SCALE AS SHOWN	DATE	BY	REVISIONS
BARN 11/28/97			
CHECK 11/28/97			
PLAT			
PLAT			
PLAT			
PLAT			

NO.	DATE	BY	REVISIONS

MHF Design Consultants, Inc.
 13-1 Union Park
 Salem, New Hampshire 03079
 (603) 833-0730
 ENGINEERS & PLANNERS SURVEYORS

