

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of March 6, 2012

**SUBJECT: Tim Hortons Site Plan for City Council Approval
(3965 South State Street)
File No. SP11- 029**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Tim Hortons Site Plan, subject to the submission of a Tree Health Evaluation form and approval of a land division prior to issuance of any permits for construction of the new building.

STAFF RECOMMENDATION

Staff recommends that the site plan be **approved** because, if the proposed condition is satisfied, it would comply with all local, state and federal laws and regulations, and the development would not cause a public or private nuisance and would not have a detrimental effect on public health, safety or welfare. There are no protected natural features on this site.

LOCATION

The site is located north of Ellsworth Road, east of South State Street (South Area, Malletts Creek Watershed).

DESCRIPTION OF PETITION

The petitioner proposes demolishing the existing 9,558-square foot restaurant building on this 2.23-acre site and constructing a one-story 1,953-square foot restaurant with drive-thru facilities on a 1.18-acre site divided from the parent parcel. The proposed restaurant will face West Ellsworth and use the existing shared drive opening on South State Street and a relocated drive opening on West Ellsworth.

The new restaurant will include a one-lane drive-thru facility, which is permitted per the C3 zoning district requirements. The drive-thru window will be located on the south side of the building, and stacking of vehicles occur along the south and west sides of the building. The drive-thru will provide a maximum queue length of 11 vehicles.

An outdoor seating area is also proposed on the east side of the restaurant. A striped pedestrian link is proposed connecting the east pedestrian entrance with the public sidewalk along West Ellsworth, which will be extended eastward from the existing drive approach to connect with the segment at the current east property line. Public sidewalk currently exists across the South State frontage.

The restaurant use requires a minimum of 20 automobile parking spaces, and this requirement is met with 21 parking spaces located on the interior of this site, along with a bike locker and 4 bicycle hoops.

100-year storm water detention is required and provided between the parking lot and northern property line. There are no natural features on the site; a 20-inch maple tree on the property north of the site is being assessed to determine if tree protection fencing is required along the property line.

Approval of this site plan is contingent upon the successful completion of this land division, and is noted in the proposed Planning Commission motion.

SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
NORTH	Vacant	C3 (Fringe Commercial)
EAST	Vacant and Research Offices	C3 & RE (Research District)
SOUTH	Auto Services	TWP (Township)
WEST	Auto Services	C3

COMPARISON CHART

	EXISTING	PROPOSED	REQUIRED/PERMITTED
Zoning	C3 (Fringe Commercial District)	C3	C3
Gross Lot Area	97,139 sq ft	51,400 sq ft	6,000 sq ft MIN
Maximum Usable Floor Area in Percentage of Lot Area	9,558 sq ft (9.8%)	1,953 sq ft (3.8%)	28,749 sq ft MAX (200% MAX)
Setback – Front	94 feet – West Ellsworth	23 feet - West Ellsworth	10 ft MIN 25 ft MAX
Setback – Side(s)	113 ft	47 ft	0 ft MIN
Setback – Rear	15 ft	150 ft	0 ft MIN
Height	1 story	20 ft	55 ft MAX
Parking – Automobile	129 spaces	21 spaces	20 spaces MIN
Parking – Bicycle	N/A	Class A – 2 spaces Class C – 8 spaces	Class B – 2 spaces MIN Class C – 2 spaces MIN

HISTORY

This site was annexed from Pittsfield Township in 1973. The site plan was approved as a PUD in 1977. The site was originally zoned PUD to allow a restaurant building and an adjacent two-story 10,000-square foot office or business service building on the same parcel. The restaurant building was built in 1978 and the office building was never constructed. This site was then rezoned to C3 in 2008 to allow uses other than a restaurant for the existing building.

PLANNING BACKGROUND

The Master Plan: Land Use Element supports continued commercial uses for this site. The Plan recommends that retail centers be designed with pedestrian access as a primary goal. It also helps encourage mass transit and reduce the demand for parking. Surface parking should be placed at the rear of the building and should not be a dominant element along public streets.

The Non-Motorized Plan recommends bicycle lanes and sidewalks on both sides of the street for South State Street and Ellsworth.

The Transportation Plan Short-term Recommendations propose intersection improvements at State and Ellsworth intersection along with a traffic corridor study on Ellsworth from State Street to Platt Road. The Mid-term Recommendations propose a traffic corridor study along South State Street between Eisenhower and Ellsworth Blvd. The Long-term Recommendations propose intersection improvements north and south of I-94.

STAFF COMMENTS

Systems Planning – One footing drain disconnection is required to mitigate sanitary flow as part of this development.

An existing 8" sanitary sewer on the proposed easterly parcel is not contained within a public sewer easement. The city is willing to accept this sanitary sewer into its system as a public main after confirmation that the sewer is in good condition. Upon confirmation of the sewer's acceptable condition, an easement would need to be granted.

The petitioner shall dedicate the southerly fifty feet of the parcel as Ellsworth Road right-of-way in a manner to be determined by the city attorney's office prior to the issuance of any permits.

Traffic – Per the conclusions of the Tim Horton's Traffic Impact Study, the intersection of State and Ellsworth currently operates at capacity and will continue to operate in a similar manner in the future without Tim Horton's. The City, Washtenaw County, and Pittsfield Township are moving forward with plans to reconstruct the intersection of State and Ellsworth Road as a modern roundabout. The analysis of future conditions with the proposed Tim Horton's indicates the intersection at State and Ellsworth would continue to operate in a manner similar to background conditions, with negligible increase in peak hour volumes and vehicle delays. Left turns from the South State drive opening should be restricted, due to the projected delay and length of the southbound traffic queue.

Urban Forestry and Natural Resources – A Tree Health Evaluation Form is to be completed for the 20-inch Maple on the property to the north. If this tree is not considered landmark, staff requires tree protection fencing be provided along the property line where this tree is located.

Planning – The Washtenaw County Road Commission (WCRC) held a public information meeting on Wednesday, February 29th to present and discuss the upcoming State Road at Ellsworth Road intersection improvement project. These proposed intersection improvements will replace the signalized intersection with a modern roundabout that includes bicycle and pedestrian facilities. Any relevant information pertaining to the Tim Horton's site plan will be presented at the City Planning Commission Meeting.

Some elements of the proposed drive-thru are not consistent with the draft amendments to Chapter 59 recommended by the Planning Commission in December 2011 and currently under consideration by City Council. A proposed 5-foot wide striped sidewalk linking the Ellsworth sidewalk to the outdoor seating area is provided, consistent with the amendments. However, this link is not raised, nor are bollards proposed at each corner to alert drivers of this pedestrian crossing. The petitioner is open to possible changes in color and/or materials of this sidewalk link and placing two bollards at the south side corners. Because the sidewalk link is leading to a fenced in seating area, bollards are not proposed at the northern corners.

Prepared by Christopher Cheng
Reviewed by Wendy Rampson
3/1/12

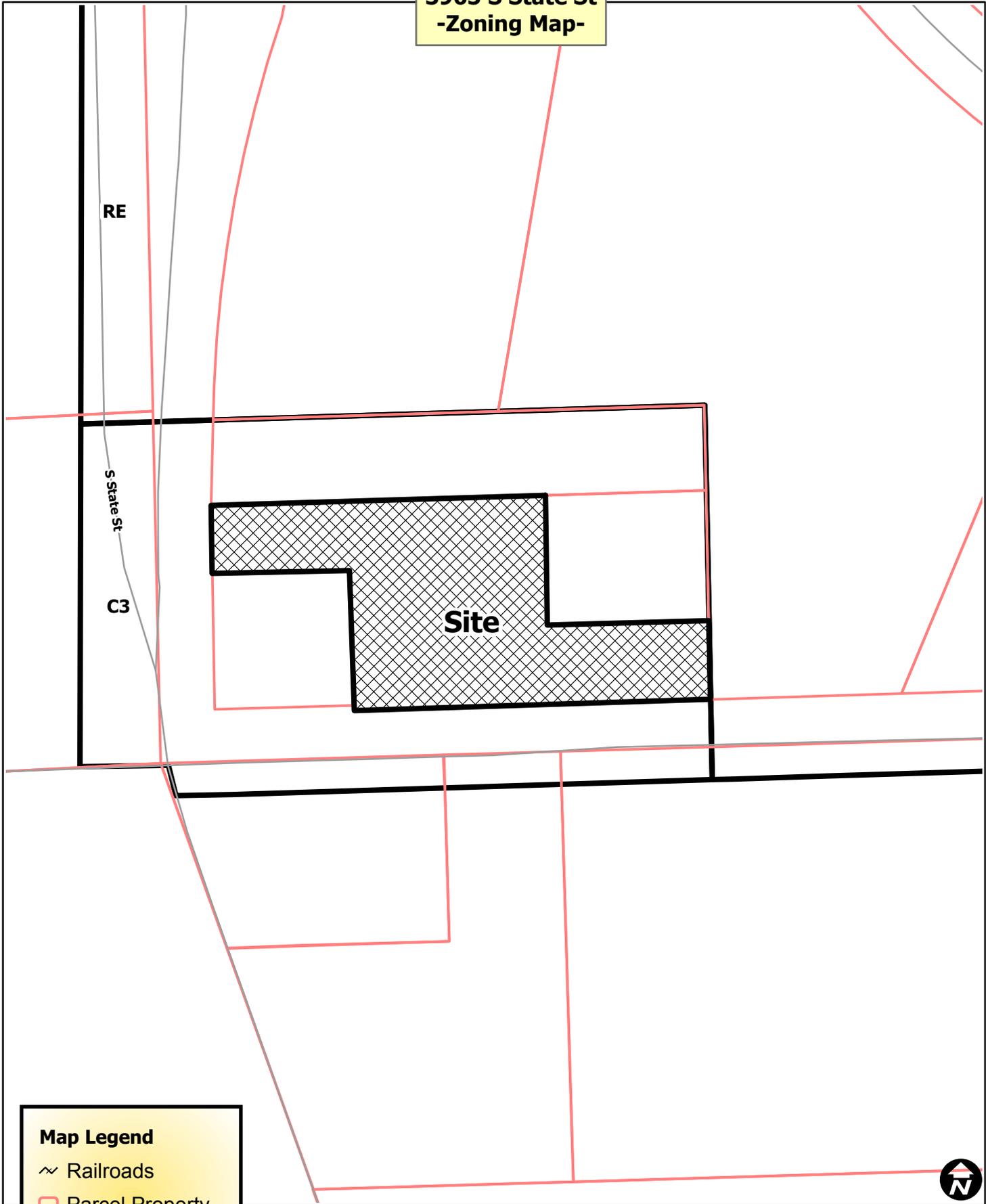
Attachments: Zoning/Parcel Maps
Aerial Photo
Site Plan
Landscape Plan
Elevations

c: Petitioner: Mark Kellenberger
Tim Horton's
565 East Grand River Ave. Suite # 101
Brighton, MI 48116

Owner: 3965 South State LLC
115 Depot Street
Ann Arbor, MI 48104

Systems Planning
File No. SP11-029

**3965 S State St
-Zoning Map-**



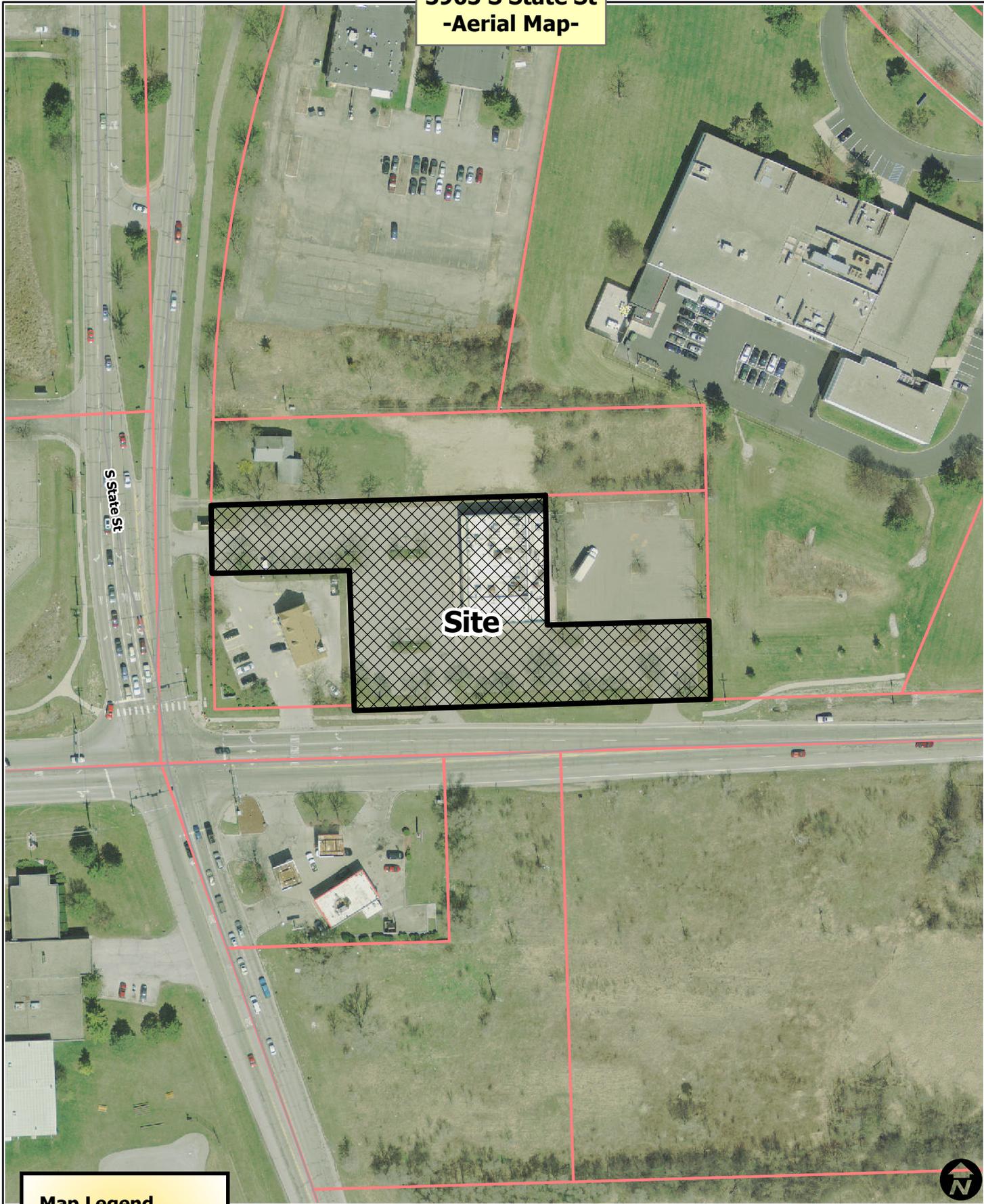
Map Legend

- ~ Railroads
- Parcel Property
- Township
- City of Ann Arbor



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3965 S State St -Aerial Map-



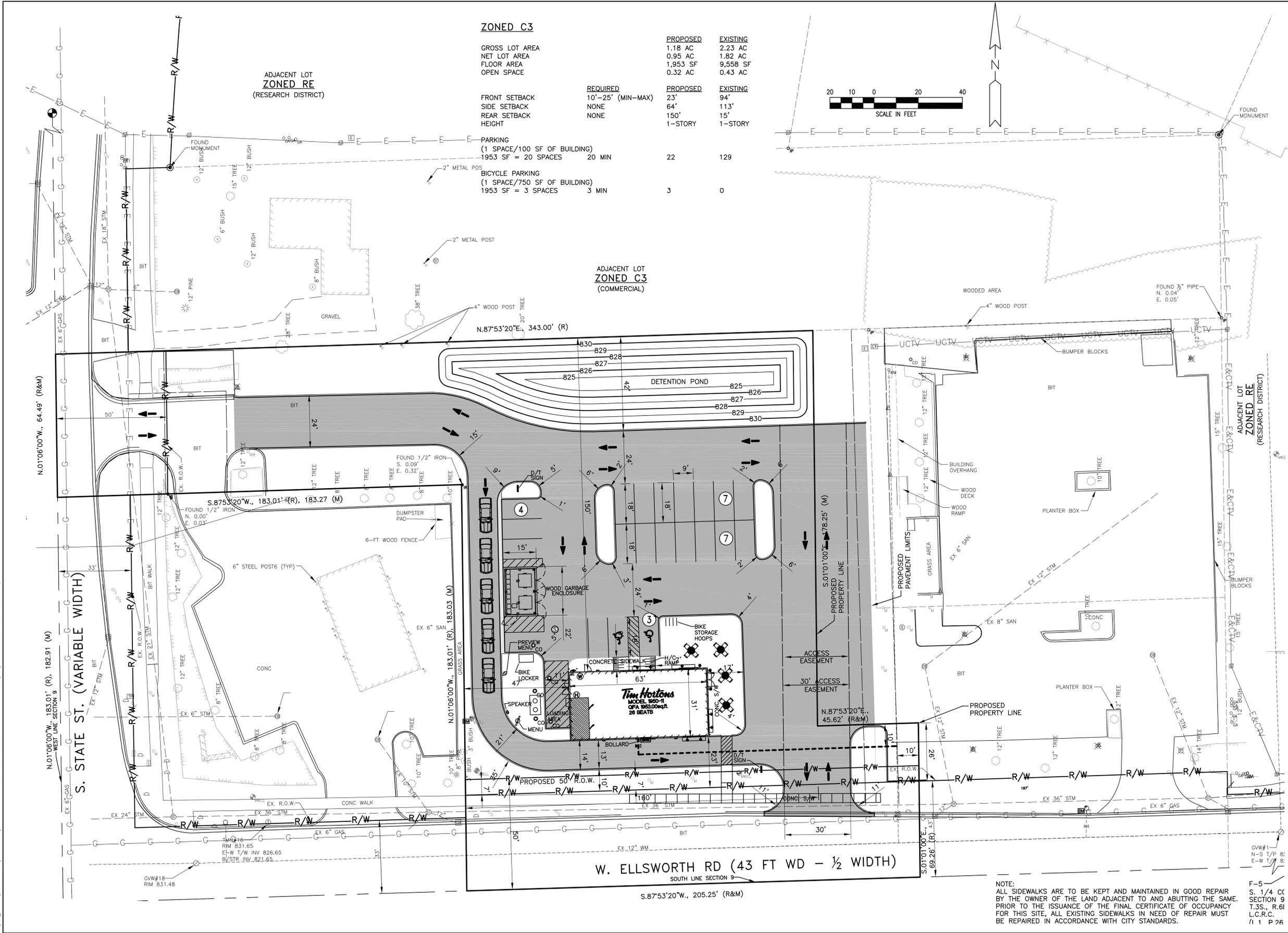
Map Legend

- ≈ Railroads
- Parcel Property



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Map Created: 9/20/2011

PROJECT MANAGER: CLYDE W. WINKELMANN, 00309642 (CSP-PLTS-SITE PLANNING) - SITE PLAN - PLOTTED 2/29/2012 2:33 PM BY FLANKAN, MARTIN



ZONED C3		PROPOSED	EXISTING
GROSS LOT AREA		1.18 AC	2.23 AC
NET LOT AREA		0.95 AC	1.82 AC
FLOOR AREA		1,953 SF	9,558 SF
OPEN SPACE		0.32 AC	0.43 AC
FRONT SETBACK		23'	94'
SIDE SETBACK		64'	113'
REAR SETBACK		150'	15'
HEIGHT		1-STORY	1-STORY
PARKING (1 SPACE/100 SF OF BUILDING) 1953 SF = 20 SPACES		22	129
BICYCLE PARKING (1 SPACE/750 SF OF BUILDING) 1953 SF = 3 SPACES		3	0



NOTE:
ALL SIDEWALKS ARE TO BE KEPT AND MAINTAINED IN GOOD REPAIR BY THE OWNER OF THE LAND ADJACENT TO AND ABUTTING THE SAME. PRIOR TO THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY FOR THIS SITE, ALL EXISTING SIDEWALKS IN NEED OF REPAIR MUST BE REPAIRED IN ACCORDANCE WITH CITY STANDARDS.

F-5
S. 1/4 CC SECTION 9
T.3S., R.6I
L.C.R.C.
11 P.26

REV#	DATE	DESCRIPTION
3	2/23/12	PER FORESTRY COMMENTS 2-8-2012
2	2/16/12	PER FC REVIEW COMMENTS 2-30-2012
1	1/17/12	PER FC REVIEW COMMENTS 10-14-11

NOT VALID FOR CONSTRUCTION UNLESS SIGNED AND DATED.

WADETRIM
25254 Northline Rd., PO Box 10
Taylor, MI 48180
734-947-9700/800-482-2884
www.wadetrims.com

TIM HORTONS
ELLSWORTH ROAD/STATE STREET
ANN ARBOR MI, 48103

PROPOSED SITE PLAN

ISSUED FOR:	DATE:	BY:
JOB NO. THD2000-01T		
SHEET C-3.0		

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PLANT LIST

Key	Qty	Botanical / Common Name	Size	Spacing	Root	Comments
TREES						
Ar	4	<i>Acer rubrum</i> 'Karpick' Karpick Red Maple	2" cal.	as shown	B&B	
Ag	10	<i>Amelanchier x grandiflora</i> 'Autumn Brilliance' Autumn Brilliance Serviceberry	8-10' ht.	as shown	B&B	
Gb	5	<i>Ginkgo biloba</i> 'Princeton Sentry' Princeton Sentry Maidenhair Tree	2" cal.	as shown	B&B	
Lt	4	<i>Liriodendron tulipifera</i> Tulip Tree	2" cal.	as shown	B&B	
Pa	1	<i>Picea abies</i> Norway Spruce	8-10' ht.	as shown	B&B	
Pg	4	<i>Picea glauca</i> White Spruce	8-10' ht.	as shown	B&B	

Key	Qty	Botanical / Common Name	Size	Spacing	Root	Comments
SHRUBS						
Aa	4	<i>Aronia arbutifolia</i> 'Brilliantissima' Brilliant Red Chokeberry	30-36" sp.	5' o.c.	Cont.	
Cs	8	<i>Cornus sericea</i> Red Osier Dogwood	30-36" sp.	6' o.c.	Cont.	
Ha	9	<i>Hydrangea arborescens</i> 'Annabelle' Annabelle Hydrangea	30-36" sp.	4' o.c.	Cont.	
Iv	9	<i>Ilex verticillata</i> Winterberry	30-36" sp.	5' o.c.	Cont.	
Pm	19	<i>Pinus mugo</i> Mugho Pine	30-36" sp.	5' o.c.	Cont.	
Rm	24	<i>Rosa</i> 'Knock-Out' Knock-Out Rose	24-30" sp.	42" o.c.	Cont.	
Vi	10	<i>Viburnum lentago</i> Nannyberry	30-36" sp.	6' o.c.	Cont.	

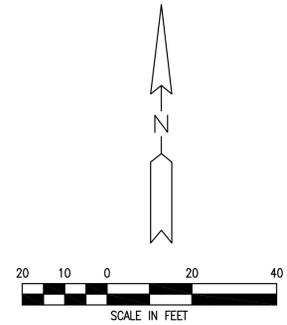
Key	Qty	Botanical / Common Name	Size	Spacing	Root	Comments
PERENNIALS/GRASSES/GROUNDCOVERS						
Hs	72	<i>Helictotrichon sempervirens</i> Blue Oat Grass	1 Gal.	3' o.c.	Cont.	
Ph	37	<i>Pennisetum alongeourides</i> 'Horneln' Dwarf Fountain Grass	1 Gal.	3' o.c.	Cont.	

STORMWATER SEED MIX

Botanical Name	Common Name	PLS Oz./Acre	Botanical Name	Common Name	PLS Oz./Acre
Permanent Grasses/Sedges/Rushes:					
<i>Carex cristata</i>	Crested Oat Sedge	1.00	<i>Forbs & Shrubs:</i>		
<i>Carex lurida</i>	Bottlebrush Sedge	2.00	<i>Alisma spp.</i>	Water Plantain (varic)	4.25
<i>Carex vulpinoidea</i>	Brown Fox Sedge	6.00	<i>Asclepias incarnata</i>	Swamp Milkweed	1.50
<i>Elymus virginicus</i>	Virginia Wild Rye	12.00	<i>Bidens spp.</i>	Bidens (various Mix)	2.00
<i>Glyceria striata</i>	Fowl Manna Grass	1.25	<i>Helenium autumnale</i>	Sneezeweed	2.00
<i>Juncus effusus</i>	Common Rush	1.00	<i>Lycopus americanus</i>	Common Water Hore	0.25
<i>Juncus torreyi</i>	Torrey's Rush	0.25	<i>Mimulus ringens</i>	Monkey Flower	1.00
<i>Leersia oryzoides</i>	Rice Cut Grass	1.00	<i>Penthorum sedoides</i>	Ditch Stonecrop	0.50
<i>Panicum virgatum</i>	Switch Grass	8.00	<i>Polygonum pennsylvanicum</i>	Pinkweed	4.00
<i>Scirpus atrovirens</i>	Dark Green Rush	1.00	<i>Rudbeckia subtomentosa</i>	Sweet Black-Eyed Si	1.00
<i>Scirpus cyperinus</i>	Wool Grass	0.50	<i>Sagittaria latifolia</i>	Common Arrowhead	1.00
<i>Scirpus fluviatilis</i>	River Bulrush	0.25	<i>Senna hebecarpa</i>	Wild Senna	1.00
<i>Scirpus validus</i>	Great Bulrush	6.00	<i>Thalictrum dasycarpum</i>	Purple Meadow Rue	2.00
	Total	40.25		Total	20.50
Temporary Cover:					
<i>Avena sativa</i>	Common Oat	360.00			
<i>Lolium multiflorum</i>	Annual Rye	100.00			
	Total	460.00			



AVAILABILITY:
JFNew NATIVE PLANT NURSERY
PRODUCT: "Stormwater Seed Mix"
PHONE: 574-586-2412
EMAIL: nurseriesales@cardno.com



NOTES

- THE CONTRACTOR SHALL NOTIFY MISS DIG (800) 482-7171 A MINIMUM OF THREE WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION IN THE AREA OF THE WORK.
- ALL DISTURBED LAWN AREAS SHALL BE RESTORED WITH 4 INCHES OF TOPSOIL, SPREAD, FINE GRADED, AND SEEDED/SODDED AS SPECIFIED. THIS WORK SHALL BE INCIDENTAL TO THE PROJECT.
- THERE ARE NO EXISTING NATURAL FEATURES ON SITE PER CITY OF ANN ARBOR ORDINANCE.
- SEE ADDITIONAL LANDSCAPE NOTES ON SHEET 10.

INTERIOR LANDSCAPE ISLAND REQ.

PROPOSED VEHICLE USE AREA (VUA) = 13,917 SF
REQUIRED LANDSCAPE ISLAND AREA FOR 3,300 - 49,999 SF OF VUA AREA = 1:20 (VUA:LANDSCAPE AREA)
CALCULATIONS:
13,917 SF / 20 = 696 SF INTERIOR LANDSCAPE ISLAND
REQUIRED: 696 SF
PROVIDED: 1427 SF

R.O.W. SCREENING REQ.

REQUIRED TREE PLANTINGS FOR R.O.W. GREENBELT:
1 TREE PER EVERY 30 LF OF R.O.W. FRONTAGE (OR PORTION THEREOF)
ELLSWORTH ST. CALCULATIONS:
204 LF / 30 = 5.3
REQUIRED: 6.8 (7)
PROVIDED: 9
STATE ST. CALCULATIONS:
64 LF / 30 = 2.13
REQUIRED: 2.13 (3)
PROVIDED: 3

CONFLICTING LANDUSE BUFFERS

PROPOSED DEVELOPMENT PROPERTY ZONED C-3
ALL SURROUNDING AND ADJACENT PROPERTIES ZONED C-3

STREET ESCROW CALCULATIONS

TOTAL STREET FRONTAGE = 269.74' (64.49' ON STATE ST., 205.25' ON ELLSWORTH RD.)
269.74' * \$1.30/L.F. = \$350.66 REQUIRED FOR STREET ESCROW FEE.

QUANTITIES THIS SHEET

QTY. UNIT DESCRIPTION

REV#	DATE	DESCRIPTION	BY
3	2/23/12	PER FORESTRY COMMENTS 2-8-2012	VC
2	2/16/12	PER PC REVIEW COMMENTS 1-30-2012	VC
1	1/17/12	PER PC REVIEW COMMENTS 10-14-11	VC

NOT VALID FOR CONSTRUCTION UNLESS SIGNED AND DATED:

26251 Northline Rd., PO Box 10
Taylor, MI 48180
Tel: 734.947.8726
Fax: 734.947.8726
www.wadetrिम.com

TIM HORTONS
ELLSWORTH ROAD/STATE STREET
ANN ARBOR MI, 48103

LANDSCAPE PLAN

ISSUED FOR: DATE: BY:

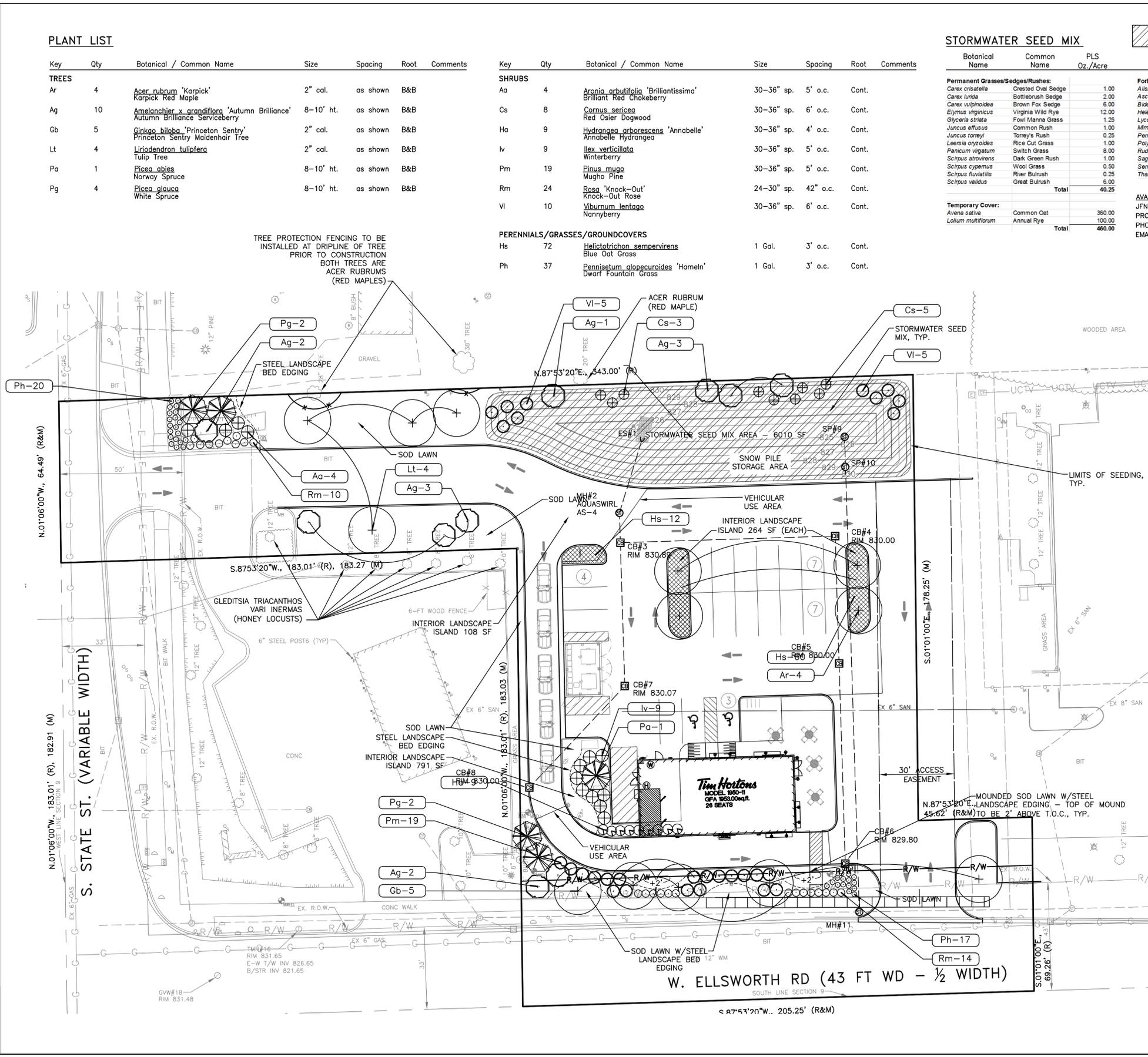
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SHEET

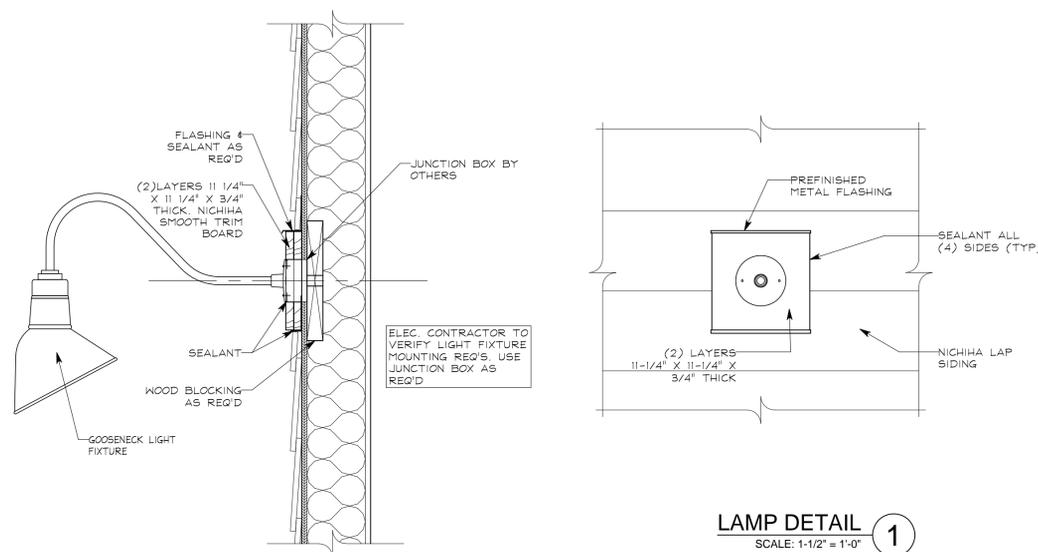
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PROJECT MANAGERS: C:\P\WORK\WEL\ANGAN\00305642\CSP-PLS-LANDSCAPE PLAN.DWG - LANDSCAPE PLAN - PLOTTED 2/29/2012 2:49 PM BY FLANNAGAN, MARTIN



EXTERIOR FINISH SCHEDULE					
TAG	PRODUCT	MFG.	PATTERN & COLOR	COMMENTS	SUPPLIER/CONTACT
FC-1	LAP SIDING	NICHHA FIBER CEMENT PRODUCTS	SIERRA PREMIUM SMOOTH 8-3/4" LAP SIDING, PREFINISHED		NICHHA CONTACT: CHRIS TATE PHONE: (404) 538-1261, EMAIL: CTATE@NICHHA.COM
FC-2	ARCHITECTURAL BLOCK	NICHHA FIBER CEMENT PRODUCTS	ARCHITECTURAL BLOCK PANELS, PREFINISHED		
FC-3	KURASTONE	NICHHA FIBER CEMENT PRODUCTS	KURASTONE WALL PANELS. COLOR: MOUNTAIN ITEM: AT-1118-US BORDER PIECES (LG) COLOR: MOUNTAIN ITEM: ATB-1118-US CORNER PIECES COLOR: MOUNTAIN ITEM: ATD-1118-US		
FC-4	TRIM	NICHHA FIBER CEMENT PRODUCTS	11 1/4" X 3/4" SMOOTH TRIM BOARDS PREFINISHED		
FC-5	TRIM	NICHHA FIBER CEMENT PRODUCTS	3 1/2" X 3/4" SMOOTH TRIM BOARDS PREFINISHED		
EP-1	PAINT	NICHHA	COLOR: TDL 5K6069 FRENCH ROAST AS MFG. BY PPG.	SEALANT: TITEBOND WEATHER MASTER SEALANT COLOR: 44211	
EP-2	PAINT	NICHHA	COLOR: TDL 5K6108 LATTE AS MFG. BY PPG.	SEALANT: TITEBOND WEATHER MASTER SEALANT COLOR: 46431	
EP-3	PAINT	NICHHA	COLOR: TDL 5K6062 RUGGED BROWN AS MFG. BY PPG.	SEALANT: TITEBOND WEATHER MASTER SEALANT COLOR: 49861	
EP-4	PAINT	NICHHA	COLOR: TDL 5K6990 CAVIER AS MFG. BY PPG.		
CR-1	CORNICE	CANAMOULD	CANAMOULD CORNICE #N5008		
	SILL	NICHHA	COLOR: TDL AZ1-6930 HISTORIC SILL AS MFG. BY PPG.		



- GENERAL NOTES**
- SEALANT AROUND DOOR/WINDOW FRAMES COLOR TO MATCH ADJACENT MATERIAL.
 - ALL EXTERIOR FIBER CEMENT SHALL BE PREFINISHED BY THE MANUFACTURER WHEREVER POSSIBLE.
 - ALL SEALANTS USED SHALL BE COLOR MATCHED TO THE ADJACENT MATERIAL OR AS LISTED.

- EXTERIOR ELEVATION KEYED NOTES:**
- PREFINISHED METAL COPING W/ DRIP EDGE.
 - GAS METER. VERIFY EXACT LOCATION W/ UTILITY COMPANY, CIVIL DRAWINGS AND TDL REPRESENTATIVE.
 - CLEAR ANODIZED ALUMINUM STOREFRONT W/ INSULATED GLAZING. SEE WINDOW SCHEDULE ON SHEET A11 AND EXTERIOR FINISH SCHEDULE ON SHEET AS.
 - FOUNDATION. (SEE STRUCTURAL)
 - INTERNALLY ILLUMINATED BUILDING SIGNAGE PROVIDED AND INSTALLED BY TDL. G.C. TO PROVIDE ALL REQUIRED BLOCKING AND FINAL ELECTRICAL CONNECTION. SIGN MANUFACTURER SHALL OBTAIN SIGNAGE PERMITS FROM THE CITY BASED ON LOCAL REQUIREMENTS. G.C. SHALL VERIFY ACTUAL LOCATION AND SIZE OF SIGNS WITH SIGN MANUFACTURER. APPROVED DRAWINGS AND COORDINATE LOCATIONS FOR BLOCKING AND UTILITIES.
 - CONTINUOUS CONCRETE FOOTING. (SEE STRUCTURAL)
 - PROVIDE 4" DIA. CONCRETE FILLED STEEL PIPE BOLLARDS AROUND GAS METER AND C/T CABINET PER LOCAL CODES & UTILITY COMPANY REQUIREMENTS. PAINT BOLLARDS COLOR: TBD.
 - CELLULAR PVC SILL CONTINUOUS AROUND BUILDING. SEE FINISH SCHEDULE & SECTIONS.
 - AUTOMATIC BIPARTING DRIVE THRU WINDOW FURNISHED BY TDL AND INSTALLED BY G.C. VERIFY MANUFACTURER & DELIVERY W/ TDL REPRESENTATIVE.
 - LINE OF ROOF BEHIND.
 - CARD READER.
 - GOOSENECK LIGHT FIXTURE ABOVE AWNINGS MOUNT J-BOX @ 11'-0" A.F.F.
 - GOOSENECK LIGHT FIXTURES ABOVE SIGNAGE BAND MOUNT J-BOX @ 12'-4" A.F.F.
 - HOLLOW METAL DOOR & FRAME. PAINT. PAINT REAR DOOR AND FRAME EP-2.
 - C/T CABINET AND METER AS REQ'D. VERIFY WITH LOCAL ELECTRICAL COMPANY.
 - FABRIC AWNING AND SUPPORT STRUCTURE PROVIDED AND INSTALLED BY OWNER. COLOR & SIGNAGE T.B.D. G.C. TO PROVIDE BLOCKING IN WALL AS REQUIRED.
 - GENERAL PURPOSE LIGHT FIXTURE AS SPECIFIED ON SHEET E1 MOUNT FIXTURE @ 12'-4" A.F.F.
 - G.C. TO PROVIDE & INSTALL 6" DIA. CONC. FILLED PIPE BOLLARD @ DRIVE-THRU WINDOW. SEE PLACEMENT DETAIL ON SHEET SD-1.
 - (2) LAYERS 11 1/4" X 3/4" THICK NICHHA SMOOTH TRIM BOARD. SEE DETAILS ON A7.1.
 - OUTSIDE CORNERS TO RECEIVE (2) LAYERS 3/4" X 3 1/2" PREFINISHED FIBER CEMENT TRIM BOARDS RIP BACKER BOARD AS REQ'D TO CREATE SINGLE THICKNESS LAP JOINT. TYP. U.N.O.
 - PROVIDE NICHHA IX TRIM AT PARAPET END. COLOR TO MATCH ADJACENT TRIM.
 - DASHED LINE INDICATES EXTENT OF WINDOW FRAME ON UNDERSIDE OF CANOPY.
 - WATER HEATER FLUE.
 - LINE OF PARAPET BEYOND.
 - SIGN COMPANY TO PROVIDE & INSTALL TRANSLUCENT WINDOW FILM (FROSTING) FROM MULLION TO 36" A.F.F.

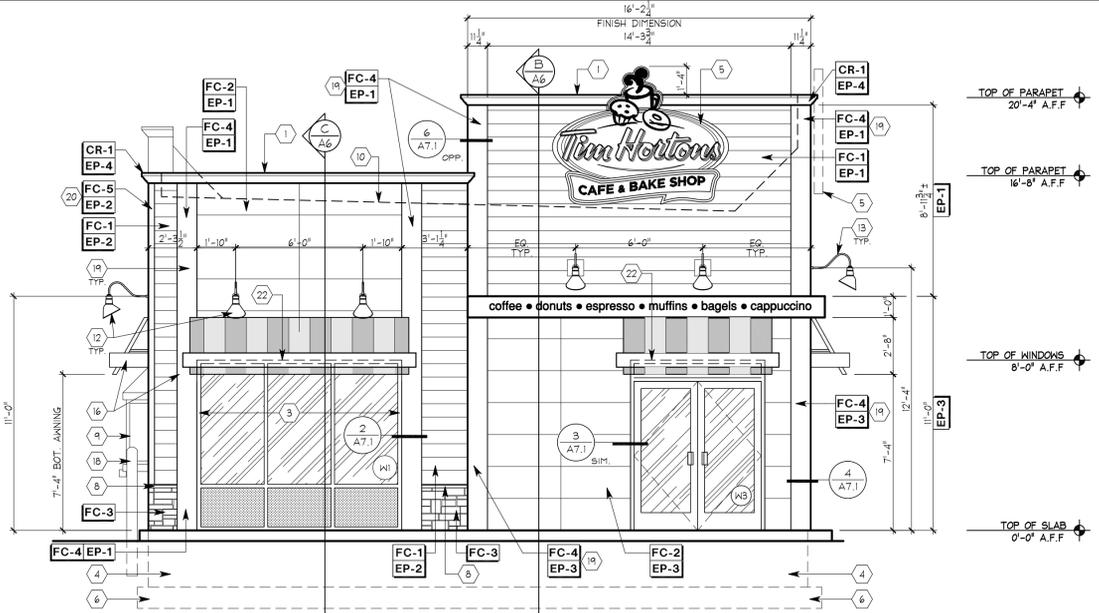
REVISION/UPLOAD DATE		
REV.	DATE	DESCRIPTION
RFP#1	01/31/11	GENERIC UPLOAD
RFP#2	03/17/11	GENERIC UPLOAD
RFP#3	04/20/11	GENERIC UPLOAD
RFP#6	07/06/11	GENERIC UPLOAD

LAST DESIGN BULLETIN

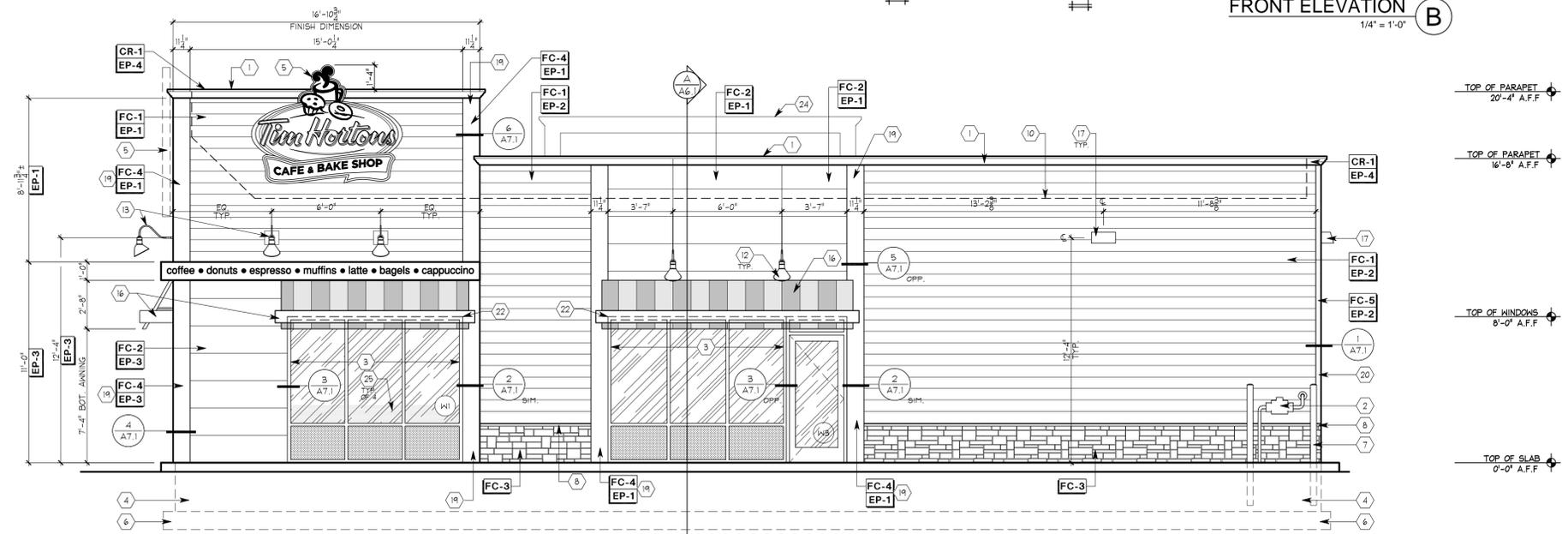
NUM.	DATE	DESCRIPTION

DATE ISSUED: 07/06/2011

SHREMSHOCK
Shremshock Architects, Inc.
6930 S. Buxton Rd., Westerville, OH 43081
Tel: 614-242-0255
www.shremshock.com



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



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

SIGNAGE SHOWN IS REPRESENTATIVE. OWNER SHALL SUBMIT DETAILED INFORMATION ON SIGNAGE FOR APPROVAL.

- SYMBOL LEGEND**
- ELEVATION REFERENCE
 - WALL / BUILDING SECTION REFERENCE
 - NOTE REFERENCE. SEE EXTERIOR ELEVATION CODED NOTES
 - WINDOW NUMBER. REFER TO SCHEDULES ON DRAWING A11.

Tim Hortons
MODEL 1950-11 (U.S.)
NOT FOR CONSTRUCTION
ANYWHERE USA

EXTERIOR ELEVATIONS

TDL STORE NUMBER

DRAWN BY: DDS CHECKED BY: MLL

DESIGN DEVELOPMENT NOT FOR CONSTRUCTION

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SAI # 11002
DRAWING NUMBER: **A5**

EXTERIOR FINISH SCHEDULE

TAG	PRODUCT	MFG.	PATTERN & COLOR	COMMENTS	SUPPLIER/CONTACT
FC-1	LAP SIDING	NICHHA FIBER CEMENT PRODUCTS	SIERRA PREMIUM SMOOTH 8-3/4" LAP SIDING. PREFINISHED		NICHHA CONTACT: CHRIS TATE PHONE: (404) 538-1261, EMAIL: CTATE@NICHHA.COM
FC-2	ARCHITECTURAL BLOCK	NICHHA FIBER CEMENT PRODUCTS	ARCHITECTURAL BLOCK PANELS. PREFINISHED		
FC-3	KURASTONE	NICHHA FIBER CEMENT PRODUCTS	KURASTONE WALL PANELS. COLOR: MOUNTAIN ITEM: AT-1118-US BORDER PIECES (LG) COLOR: MOUNTAIN ITEM: ATB-1118-US CORNER PIECES COLOR: MOUNTAIN ITEM: ATD-1118-US		
FC-4	TRIM	NICHHA FIBER CEMENT PRODUCTS	11 1/4" X 3/4" SMOOTH TRIM BOARDS PREFINISHED		
FC-5	TRIM	NICHHA FIBER CEMENT PRODUCTS	3 1/2" X 3/4" SMOOTH TRIM BOARDS PREFINISHED		
EP-1	PAINT	NICHHA	COLOR: TDL SW6069 FRENCH ROAST AS MFG. BY PPG	SEALANT: TITEBOND WEATHER MASTER SEALANT COLOR: 44211	
EP-2	PAINT	NICHHA	COLOR: TDL SW6108 LATTE AS MFG. BY PPG	SEALANT: TITEBOND WEATHER MASTER SEALANT COLOR: 46431	
EP-3	PAINT	NICHHA	COLOR: TDL SW6062 RUGGED BROWN AS MFG. BY PPG	SEALANT: TITEBOND WEATHER MASTER SEALANT COLOR: 49861	
EP-4	PAINT	NICHHA	COLOR: TDL SW6990 CAVIER AS MFG. BY PPG		
CR-1	CORNICE	CANAMOULD	CANAMOULD CORNICE #N5008		
	SILL	NICHHA	COLOR: TDL AZM-6930 HISTORIC SILL AS MFG. BY PPG		

GENERAL NOTES

- SEALANT AROUND DOOR/WINDOW FRAMES. COLOR TO MATCH ADJACENT MATERIAL.
- ALL EXTERIOR FIBER CEMENT SHALL BE PREFINISHED BY THE MANUFACTURER WHEREVER POSSIBLE.
- ALL SEALANTS USED SHALL BE COLOR MATCHED TO THE ADJACENT MATERIAL OR AS LISTED.

EXTERIOR ELEVATION KEYED NOTES:

- PREFINISHED METAL COPING W/ DRIP EDGE.
- GAS METER. VERIFY EXACT LOCATION W/ UTILITY COMPANY, CIVIL DRAWINGS AND TDL REPRESENTATIVE.
- CLEAR ANODIZED ALUMINUM STOREFRONT W/ INSULATED GLAZING. SEE WINDOW SCHEDULE ON SHEET A11 AND EXTERIOR FINISH SCHEDULE ON SHEET A5.
- FOUNDATION. (SEE STRUCTURAL)
- INTERNALLY ILLUMINATED BUILDING SIGNAGE PROVIDED AND INSTALLED BY TDL. G.C. TO PROVIDE ALL REQUIRED BLOCKING AND FINAL ELECTRICAL CONNECTION. SIGN MANUFACTURER SHALL OBTAIN SIGNAGE PERMITS FROM THE CITY BASED ON LOCAL REQUIREMENTS. G.C. SHALL VERIFY ACTUAL LOCATION AND SIZE OF SIGNS WITH SIGN MANUFACTURER. APPROVED DRAWINGS AND COORDINATE LOCATIONS FOR BLOCKING AND UTILITIES.
- CONTINUOUS CONCRETE FOOTING. (SEE STRUCTURAL)
- PROVIDE & INSTALL 4" DIA. CONCRETE FILLED STEEL PIPE BOLLARDS AROUND GAS METER AND CT CABINET PER LOCAL CODES & UTILITY COMPANY REQUIREMENTS. PAINT BOLLARDS COLOR: TBD.
- CELLULAR PVC SILL CONTINUOUS AROUND BUILDING. SEE FINISH SCHEDULE & SECTIONS.
- AUTOMATIC BIPARTING DRIVE THRU WINDOW FURNISHED BY TDL AND INSTALLED BY G.C. VERIFY MANUFACTURER & DELIVERY W/ TDL REPRESENTATIVE.
- LINE OF ROOF BEHIND.
- CARD READER.
- GOOSENECK LIGHT FIXTURE ABOVE AWNINGS MOUNT J-BOX @ 11'-0" A.F.F.
- GOOSENECK LIGHT FIXTURES ABOVE SIGNAGE BAND MOUNT J-BOX @ 12'-4" A.F.F.
- HOLLOW METAL DOOR & FRAME. PAINT: PAINT REAR DOOR AND FRAME EP-2.
- C/T CABINET AND METER AS REQ'D. VERIFY WITH LOCAL ELECTRICAL COMPANY.
- FABRIC AWNING AND SUPPORT STRUCTURE PROVIDED AND INSTALLED BY OWNER. COLOR & SIGNAGE T.B.D. G.C. TO PROVIDE BLOCKING IN WALL AS REQUIRED.
- GENERAL PURPOSE LIGHT FIXTURE AS SPECIFIED ON SHEET E1 MOUNT FIXTURE @ 12'-4" A.F.F.
- G.C. TO PROVIDE & INSTALL 6" DIA. CONC. FILLED PIPE BOLLARD @ DRIVE-THRU WINDOW. SEE PLACEMENT DETAIL ON SHEET 50-
- (2) LAYERS 11 1/4" X 3/4" THICK NICHHA SMOOTH TRIM BOARD. SEE DETAILS ON A7.1.
- OUTSIDE CORNERS TO RECEIVE (2) LAYERS 3/4" X 3 1/2" PREFINISHED FIBER CEMENT TRIM BOARDS R/P BACKER BOARD AS REQ'D TO CREATE SINGLE THICKNESS LAP JOINT. TYP. U.N.O.
- PROVIDE NICHHA IX TRIM AT PARAPET END. COLOR TO MATCH ADJACENT TRIM.
- DASHED LINE INDICATES EXTENT OF WINDOW FRAME ON UNDERSIDE OF CANOPY.
- WATER HEATER FLUE.
- LINE OF PARAPET BEYOND.
- SIGN COMPANY TO PROVIDE & INSTALL TRANSLUCENT WINDOW FILM (FROSTING) FROM MULLION TO 36" A.F.F.

SYMBOL LEGEND

- ELEVATION REFERENCE
- WALL / BUILDING SECTION REFERENCE
- NOTE REFERENCE. SEE EXTERIOR ELEVATION CODED NOTES
- WINDOW NUMBER. REFER TO SCHEDULES ON DRAWING A11.

REVISION/UPLOAD DATE		
REV.	DATE	DESCRIPTION
RFP#1	01/31/11	GENERIC'S UPLOAD
RFP#2	03/17/11	GENERIC'S UPLOAD
RFP#3	04/20/11	GENERIC'S UPLOAD
RFP#6	07/06/11	GENERIC'S UPLOAD

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Tim Hortons
 MODEL 1950-11 (U.S.)
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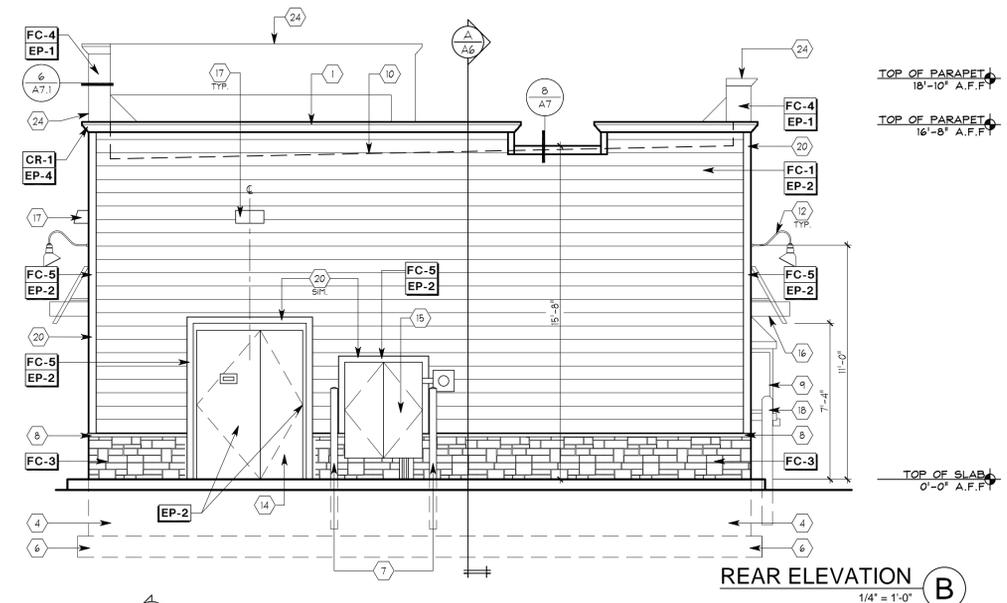
EXTERIOR ELEVATIONS
 DRAWN BY: DDS
 CHECKED BY: MLL

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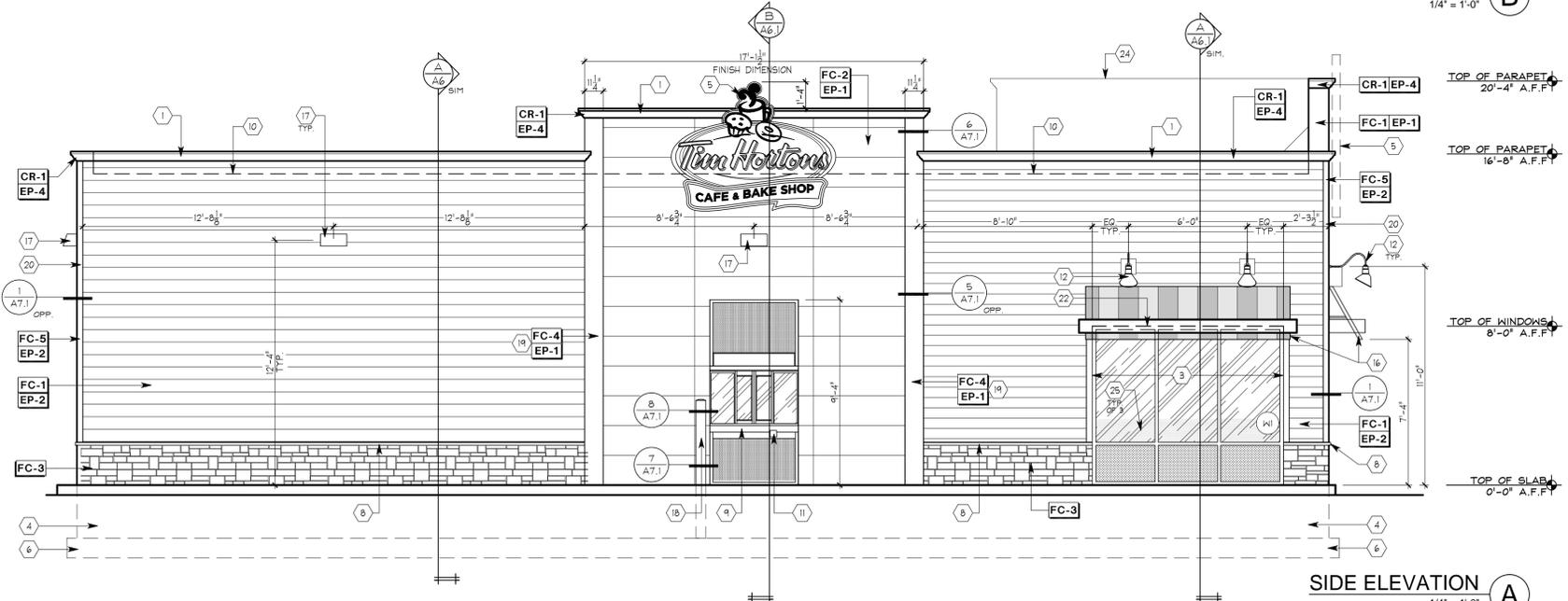
SAI # 11002

DRAWING NUMBER:
A5.1

SIGNAGE SHOWN IS REPRESENTATIVE. OWNER SHALL SUBMIT DETAILED INFORMATION ON SIGNAGE FOR APPROVAL



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



SIDE ELEVATION (A)
 1/4" = 1'-0"