


ABBREVIATIONS			
ABV	ABOVE	KIT	KITCHEN
ACC	ACCESSIBLE		
ACT	ACOUSTICAL CEILING TILE	L	LONG, LENGTH or ANGLE
ADG	ADHESIVE	LAM	LAMINATE (D)
ADJ	ADJACENT, ADJOINING, ADJUSTABLE	LAV	LAVATORY
AFF	ABOVE FINISHED FLOOR		
ALT	ALTERNATE	LF	LINEAR FEET
ALUM	ALUMINUM	LSF	LINEAR FEET
APPROX	APPROXIMATE	LSQ	LIQUID SOAP DISPENSER
ARCH	ARCHITECT		
BCS	BABY CHANGING STATION	MATL	MATERIAL
BD	BOARD	MAX	MAXIMUM
BM	BEAM	MECH	MECHANICAL
BRG	BEARING	MFR	MANUFACTURER
BEL	BELOW	MIN	MINIMUM, MINUTE
BFL	BELOW FINISHED FLOOR	MIRR	MIRROR
BIT	BITUMINOUS	MISC	MISCELLANEOUS
BLDG	BUILDING	MLDG	MOLDING
BLK	BLOCK	MO	MASONRY OPENING
BLKG	BLOCKING	MOD	MODIFY, MODULAR
BLKHD	BULKHEAD	MT	METAL THRESHOLD
BOT	BOTTOM	MTD	MOUNTED
BOD	BOTTOM OF DECK	MTL	METAL
BOTF	BOTTOM OF FOOTING	N	NORTH
BUR	BUILT UP ROOFING	NA	NOT APPLICABLE
		NIC	NOT IN CONTRACT
CG	CORNER GUARD	NOM	NOMINAL
CHAN	CHANNEL	NTS	NOT TO SCALE
CI	CONTROL JOINT	NO or #	NUMBER
CLG	CEILING		
CL	CENTER LINE	OC	ON CENTER
CLR	CLEAR	OD	OUTSIDE DIAMETER
CMU	CONCRETE MASONRY UNIT	OFF	OFFICE
COL	COLUMN	OH	OVERHEAD
CONC	CONCRETE	OPNG	OPENING
CONT	CONTINUE or CONTINUOUS	OPP	OPPOSITE
COORD	COORDINATE		
CPT	CARPET (ED)	PERP	PERPENDICULAR
CT	CERAMIC TILE	PLAM	PLASTIC LAMINATE
CTR	CENTER	PL	PLATE
CU	CUBIC	PLYWD	PLYWOOD
CU FT or CF	CUBIC FEET	PAF	POWDER ACTUATED FASTENER
CU YD or CY	CUBIC YARD	PR	PAIR
		PRE-ENG	PRE-ENGINEERED
D	DEEP, DEPTH	PREFAB	PREFABRICATE
DBL	DOUBLE	PREFIN	PREFINISH
DEMO	DEMOLITION or DEMOLISH	PT	PAINT, PRESSURE TREATED
DTL	DETAIL	PTD	PAPER TOWEL DISPENSER
DF	DRINKING FOUNTAIN		
DIA	DIAMETER	QT	QUARRY TILE
DIM	DIMENSION		
DN	DOWN	R	RISER
DR	DOOR	RAD	RADIATOR or RADIUS
DS	DOWNSPOUT	RD	ROOF DRAIN
DW	DISHWASHER	REF	REFERENCE
DWG	DRAWING	REFR	REFRIGERATOR
		REINF	REINFORCE (ING) (ED)
E	EAST	REQD	REQUIRED
EA	EACH	REV	REVISION
EJ	EXPANSION JOINT	RM	ROOM
EL	ELEVATION	RO	ROUGH OPENING
ELEC	ELECTRIC or ELECTRICAL		
ELEV	ELEVATION	S	SOUTH
EST	ESTIMATE	SND	SANITARY NAPKIN DISPENSER
EQ	EQUAL	SCHED	SCHEDULE
EQUIP	EQUIPMENT	SECT	SECTION
EQUIV	EQUIVALENT	SHTG	SHEATHING
EW	EACH WAY	SHT	SHEET
EWC	ELECTRIC WATER COOLER	SMU	SILICONIZED MASONRY UNIT
EXIST	EXISTING	SM	SIMILAR
EXP	EXPOSED	SPEC	SPECIFICATION
EXP BT	EXPANSION BOLT	SQ	SQUARE
EXT	EXTERIOR, EXTERNAL	SQ FT or SF	SQUARE FOOT
		SQ YD or SY	SQUARE YARD
FD	FLOOR DRAIN	STN	STAIN (ED)
FE	FIRE EXTINGUISHER	SS	STAINLESS STEEL
FF	FIRE EXTINGUISHER CABINET	STD	STANDARD
FF	FINISHED FLOOR	STL	STEEL
		STRUCT	STRUCTURE (AL)
FD	FLOOR DRAIN	SUSP	SUSPEND (ED)
FE	FIRE EXTINGUISHER	SYM	SYMBOL
FIN	FINISH	SYS	SYSTEM
FIXT	FIXTURE		
FLASH	FLASHING	T	TREAD
FLR	FLOOR	TEL	TELEPHONE
FO	FOOTING	TTD	TOILET TISSUE DISPENSER
FTG	FOOTING	THK	THICK
FT	FEET, FIRE TREATED, FOOT	T&G	TONGUE AND GROOVE
FURN	FURNISH, FURNITURE	TOS	TOP OF STEEL
FUR	FURRING	TOP	TOP OF FOOTING
		TRD	TREATED
		TRIPLE	TRIPLE
GALV	GALVANIC, GALVANIZED	TPL	TURN DOWN SLAB
GB	GRAB BAR	TDS	TYPICAL
GL	GLASS	UNO	UNDERWRITERS LABORATORIES UNFINISHED
GLZ	GLAZING	UNO	UNLESS NOTED OTHERWISE
GWB	GYP	UL	UNDERWRITERS LABORATORIES UNFINISHED
GYP	GYP	UNO	UNLESS NOTED OTHERWISE
HC	HANDICAP	VCJ	VERTICAL CONTROL JOINT
HCJ	HORIZONTAL CONTROL JOINT	VCT	VINYL COMPOSITION TILE
HDPE	HIGH DENSITY POLYETHYLENE	VERT	VERTICAL
HDW	HARDWARE	VIF	VERIFY IN FIELD
HC	HOLLOW CORE		
HM	HOLLOW METAL	W	WEST, WIDE
HORIZ	HORIZONTAL	W/	WITH
HT	HEIGHT	WR	WATER RESISTANT
ID	INSIDE DIAMETER	WP	WATERPROOF (ING)
INSUL	INSULATION	WC	WATER CLOSET
INTER	INTERMEDIATE	WD	WOOD
INT	INTERIOR	WH	WATER HEATER
		WWF	WELDED WIRE FABRIC
JAN	JANITOR	WT	WEIGHT
JT	JOINT	YD	YARD
JST	JOIST		

CODE INFORMATION	
INTERNATIONAL EXISTING BUILDING CODE 2018 EDITION, CHAPTER 6	ALTERATION - LEVEL 2
FIRE PROTECTION STATE OF MARYLAND FIRE PREVENTION CODE, COMAR 29.06.01	THE EXISTING BUILDING IS CURRENTLY NON-SPRINKLERED (NO CHANGE)
USE AND OCCUPANCY CLASSIFICATION (IBC 18-303.3)	ASSEMBLY USE - A-2 (NO CHANGE)
CONSTRUCTION CLASSIFICATION (IBC 18 - TABLE 601) (NFPA 18 - TABLE 13.1.6)	TYPE V-B (NO CHANGE)
ALLOWABLE HEIGHT & BUILDING AREA (IBC 18 - TABLE 503)	1 STORY @ 40'-0" HIGH 6,000 SF
EXISTING HEIGHT AND BUILDING AREA	1 STORY @ 21'-0 HIGH 3,480 SF
PROPOSED HEIGHT AND BUILDING AREA	1 STORY @ 21'-0 HIGH 3,573 SF
OCCUPANT LOAD (IBC 18 - TABLE 1004.1.2)	92 (A' USE) + 7 = 99 OCCUPANTS



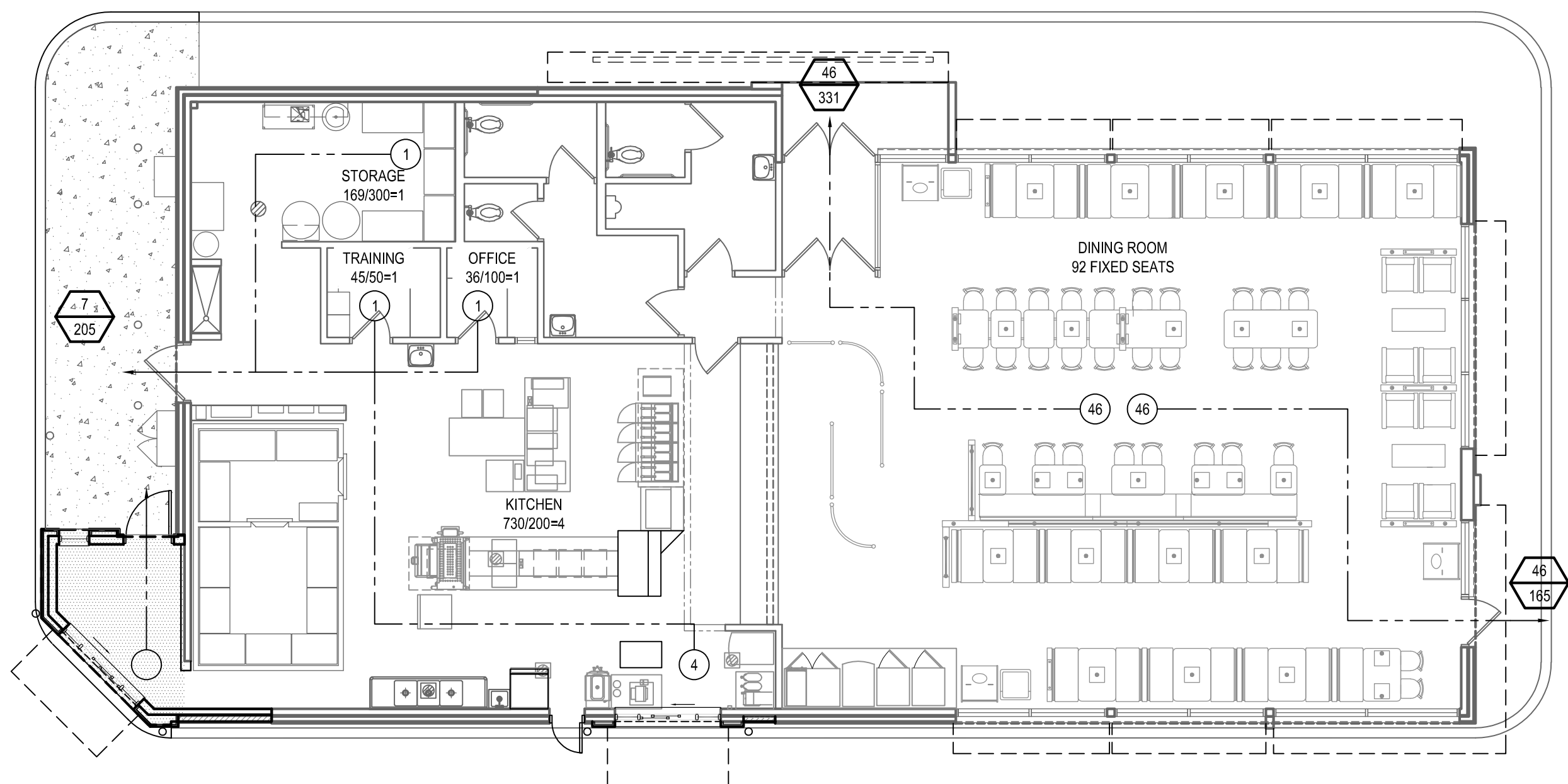
BURGER KING

RESTAURANT # 9571

2110 EMMORTON ROAD
BEL AIR, MARYLAND 21015

DISTRICT-01 ACCOUNT NUMBER - 049801
MAP-0056 GRID- 0002D PARCEL-0220 SUBDIVISION-0000
ZONING - B3 (GENERAL BUSINESS)

EGRESS PLAN



ROOM OCCUPANCY INFO

OFFICE 124/100=2

TOTAL # OF OCC. IBC OCC AREA ROOM SIZE (SF)

EGRESS DOOR SYMBOL

REQUIRED # OF PEOPLE NFPA 2018 ALLOWABLE (0.20" PER PERSON)

EGRESS PATH SYMBOL

PATH OF EGRESS # OF OCCUPANTS FROM EACH SPACE

NOTES:

- THE EGRESS CAPACITY OF 3'-0" SINGLE DOORS HAVE BEEN CALCULATED USING 33" AS AN ACTUAL CLEAR WIDTH 33"/0.20" = 165 PERSONS
- THE EGRESS CAPACITY OF 3'-8" SINGLE DOORS HAVE BEEN CALCULATED USING 41" AS AN ACTUAL CLEAR WIDTH 41"/0.20" = 205 PERSONS
- THE EGRESS CAPACITY OF 6'-0" DOUBLE DOORS HAVE BEEN CALCULATED USING 67.25" AS AN ACTUAL CLEAR WIDTH 67.25"/0.20" = 336 PERSONS
- ALL OF THE ABOVE CALCULATIONS ARE BASED ON NFPA 2018

DETAIL SYMBOLS

DETAIL SYMBOL	(TYP) 1 A101/A501	ADDITIONAL INSTRUCTION
	1 A101/A201	DETAIL DRAWING NUMBER
	1 A101/A201	SHEET NUMBER WHERE SECTION IS DRAWN
	1 A101/A201	SHEET NUMBER WHERE SECTION IS TAKEN
ELEVATION SYMBOL	(TYP) 1 A101/A201	INDICATES DIRECTION OF VIEWING PLANE
INTERIOR ELEVATION SYMBOL WITH MULTIPLE VIEWS	(TYP) 1 A101/A501	INDICATES DIRECTION OF CUTTING PLANE
WALL SECTION SYMBOL	(TYP) 1 A101/A302	INDICATES DIRECTION OF CUTTING PLANE
BUILDING SECTION SYMBOL	(TYP) 1 A101/A301	INDICATES DIRECTION OF CUTTING PLANE
ENLARGED DETAIL SYMBOL	(TYP) 1 A101/A501	

MATERIALS

GALV	CMU, CONCRETE MASONRY UNIT	PLYWOOD
BRICK	PLYWOOD (SMALL SCALE)	FINISHED HARDWOOD
CAST STONE OR PRECAST CONCRETE	CRUSHED GRAVEL STONE	COMPACT FILL EARTH
CONCRETE	NATURAL CUT STONE	WOOD, BLOCKING & SHIMS
SAND OR GROUT	WOOD, FRAMING & FURRING	ENGINEERED WOOD
RIGID INSULATION	METAL DECKING	
BATT INSULATION		
ALUMINUM		
STEEL		

SECTION

SCALE: 0" = 0"

PROJECT NORTH

FLOOR LEVEL ELEV. 00.00

ROOM NAME ###

W#

#

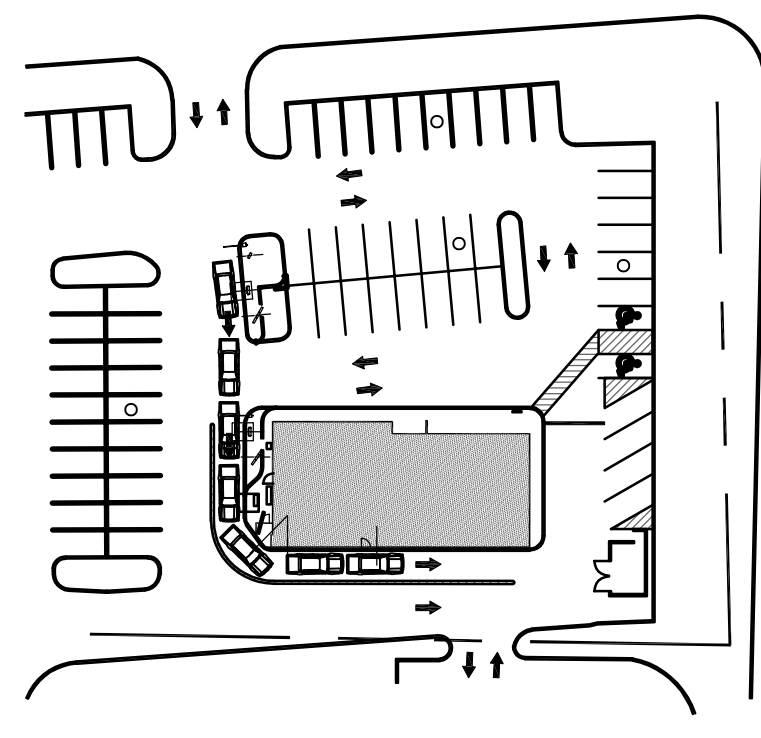
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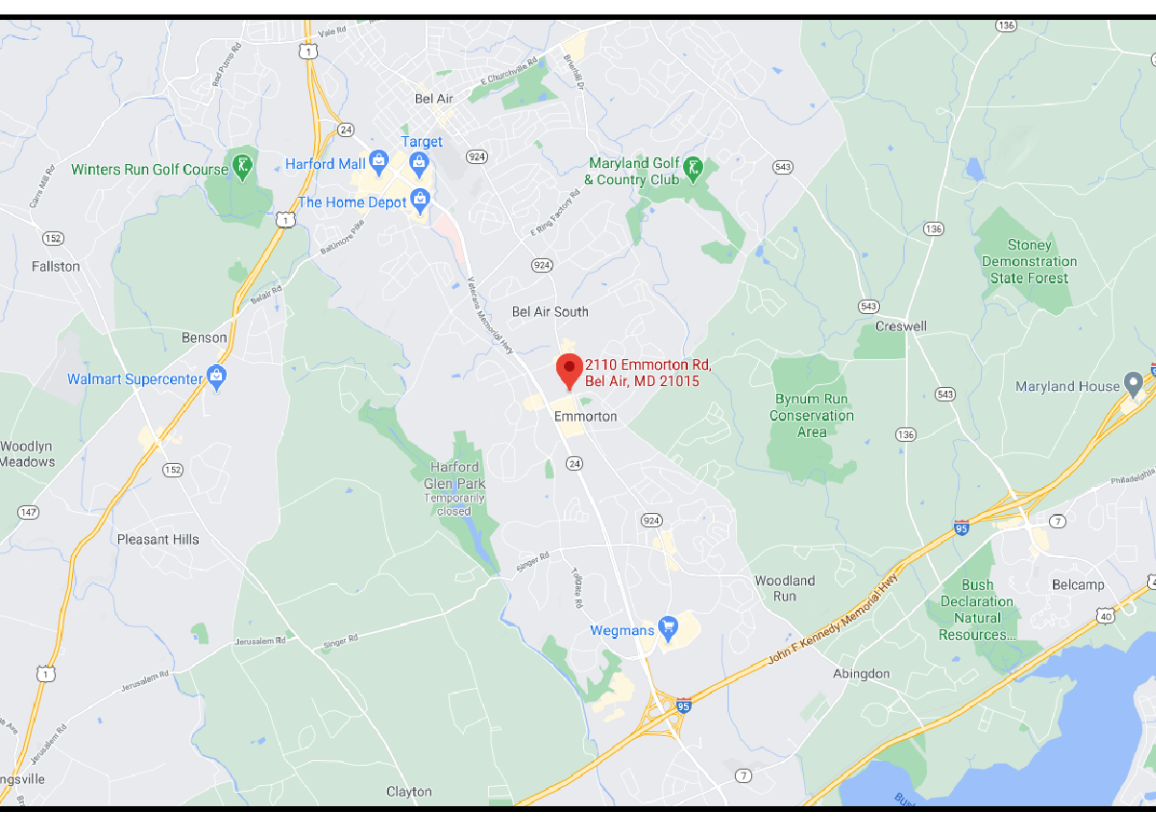
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DWG. NO.	SHEET NO.	SHEET TITLE
ARCHITECTURAL		
E101	26	ELECTRICAL DEMOLITION
E101	27	ELECTRICAL DEMOLITION
E101	28	ELECTRICAL DEMOLITION
E101	29	ELECTRICAL DEMOLITION
E101	30	ELECTRICAL DEMOLITION
E101	31	ELECTRICAL DEMOLITION
STRUCTURAL		
S001	19	GENERAL NOTES
S101	20	FOUNDATION PLAN
S102	21	ROOF FRAMING PLAN
S201	22	SECTIONS
S301	23	SECTIONS
MECHANICAL		
M101	24	MECHANICAL DEMOLITION
M101	25	MECHANICAL PLAN

LOCATION MAP



VICINITY MAP



APPLICABLE CODES

ALL WORK ASSOCIATED WITH THIS PROJECT SHALL COMPLY WITH THE FOLLOWING AS AMENDED BY HARFORD COUNTY AND THE STATE OF MARYLAND. GENERAL CONTRACTOR AND ALL SUBCONTRACTORS & MATERIAL VENDORS SHALL COMPLY WITH CODES IDENTIFIED IN THIS CODE REVIEW.

1. BUILDING CODE -	2018 INTERNATIONAL BUILDING CODE
2. EXISTING BUILDING CODE -	2018 INTERNATIONAL EXISTING BUILDING CODE
3. ENERGY CODE -	2018 INTERNATIONAL ENERGY CODE
4. FIRE PROTECTION CODE -	2018 EDITION NFPA 1
5. LIFE SAFETY CODE -	2018 NFPA 101, STATE OF MARYLAND FIRE PREVENTION CODE, COMAR 29.06.01
6. ACCESSIBILITY -	2010 ADA STANDARDS FOR ACCESSIBILITY DESIGN MARYLAND ACCESSIBILITY CODE, COMAR 08.12.53
7. MECHANICAL -	2018 INTERNATIONAL MECHANICAL CODE
8. PLUMBING -	2018 INTERNATIONAL PLUMBING CODE
9. ELECTRICAL -	2018 INTERNATIONAL FUEL GAS CODE
10. FIRE ALARM CODE -	2020 NATIONAL ELECTRICAL CODE
11. AUTOMATIC SPRINKLER SYSTEMS CODE -	2019 NFPA 12 NATIONAL FIRE ALARM CODE

GENERAL NOTE

- ALL PLAN DIMENSIONS ARE TO FACE OF GWB OR EXISTING SHELL. VERIFY IN FIELD.
- CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT TO CONSTRUCTION, AND NOTIFY ARCHITECT OF ANY DISCREPANCIES.
- DO NOT SCALE DRAWINGS. USE WRITTEN DIMENSIONS ONLY.
- ALL DIMENSIONS, NOTES, FINISHES AND FIXTURES SHOWN ON TYPICAL FLOOR PLANS, SECTIONS, OR DETAILS SHALL APPLY TO ALL SIMILAR, SYMMETRICAL OR OPPOSITE HAND PLANS, SECTIONS OR DETAILS.
- ALL DOOR JAMBS SHALL BE LOCATED 2" FROM INTERSECTING WALL, UNLESS NOTED OTHERWISE.
- CONTRACTOR TO PROVIDE AND INSTALL EXIT SIGNS AND EMERGENCY LIGHTING AS REQUIRED BY APPLICABLE CODES. COORDINATE WITH ELECTRICAL DRAWINGS.
- GENERAL CONTRACTOR TO VERIFY ALL EXISTING UTILITIES
- A. GAS SERVICE
- B. DOMESTIC WATER
- C. SERVICE SANITARY
- D. SEWER SERVICE
- E. ELECTRIC POWER SOURCE
- COORDINATE WITH ALL EXISTING AND PROPOSED FLOOR WALL AND ROOF PENETRATIONS.
- COORDINATE ALL NEW WORK WITH EXISTING CONDITIONS AND LANDLORD WORK.

BY

REVISION

DATE

NO.

WHITNEY BAILEY COX & MAGNANI LLC
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Bel Air, MD 21015
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I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional architect under the laws of the State of Maryland.

License # 6140 Expiration Date: 08/21/2022

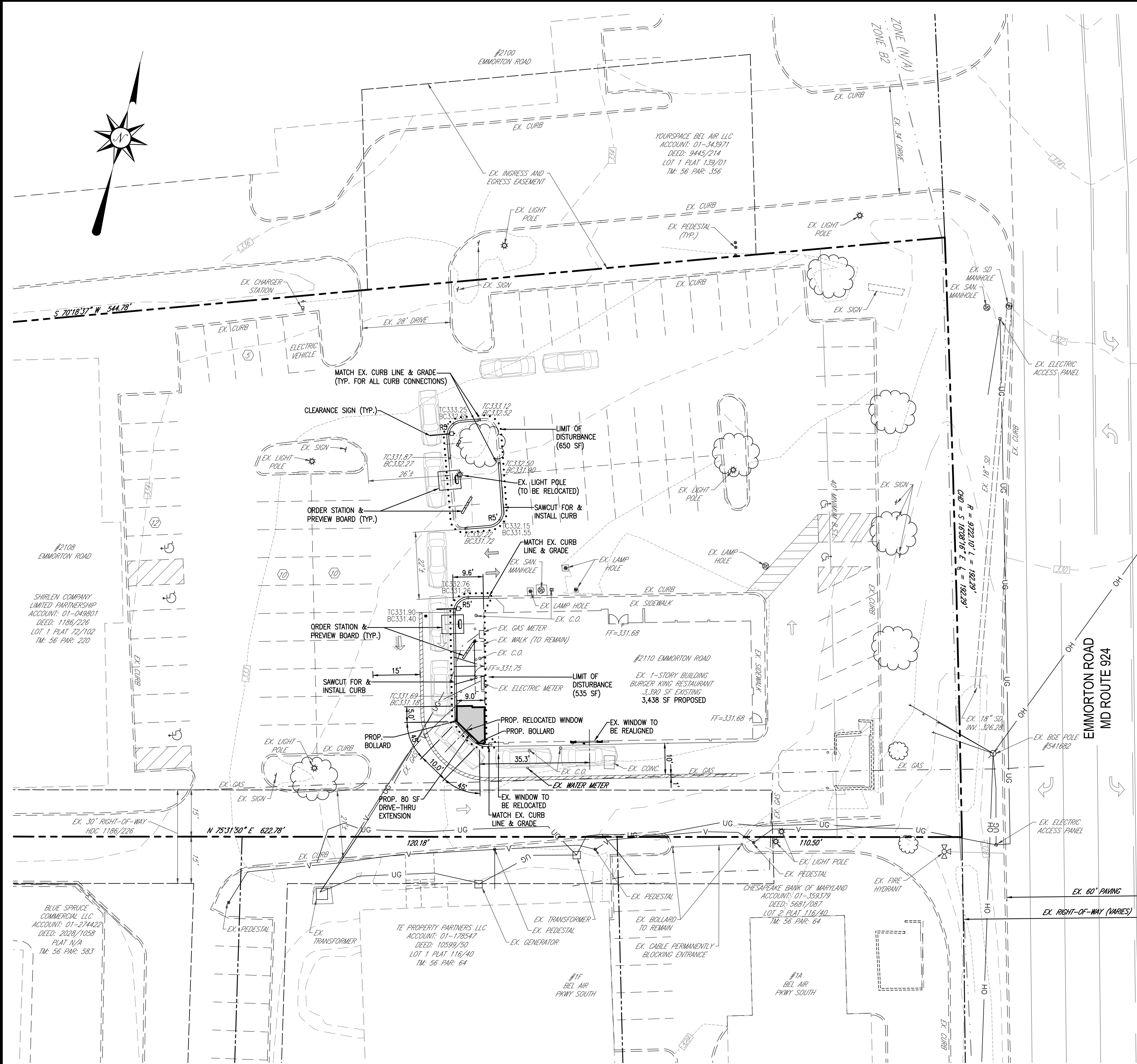
COVERSHEET, CODE ANALYSIS, ABBREVIATIONS & SYMBOLS

ALTERATIONS - BURGER KING # 9571

BURGERS OF BALTIMORE
2110 EMMORTON ROAD
BEL AIR, MARYLAND 21015

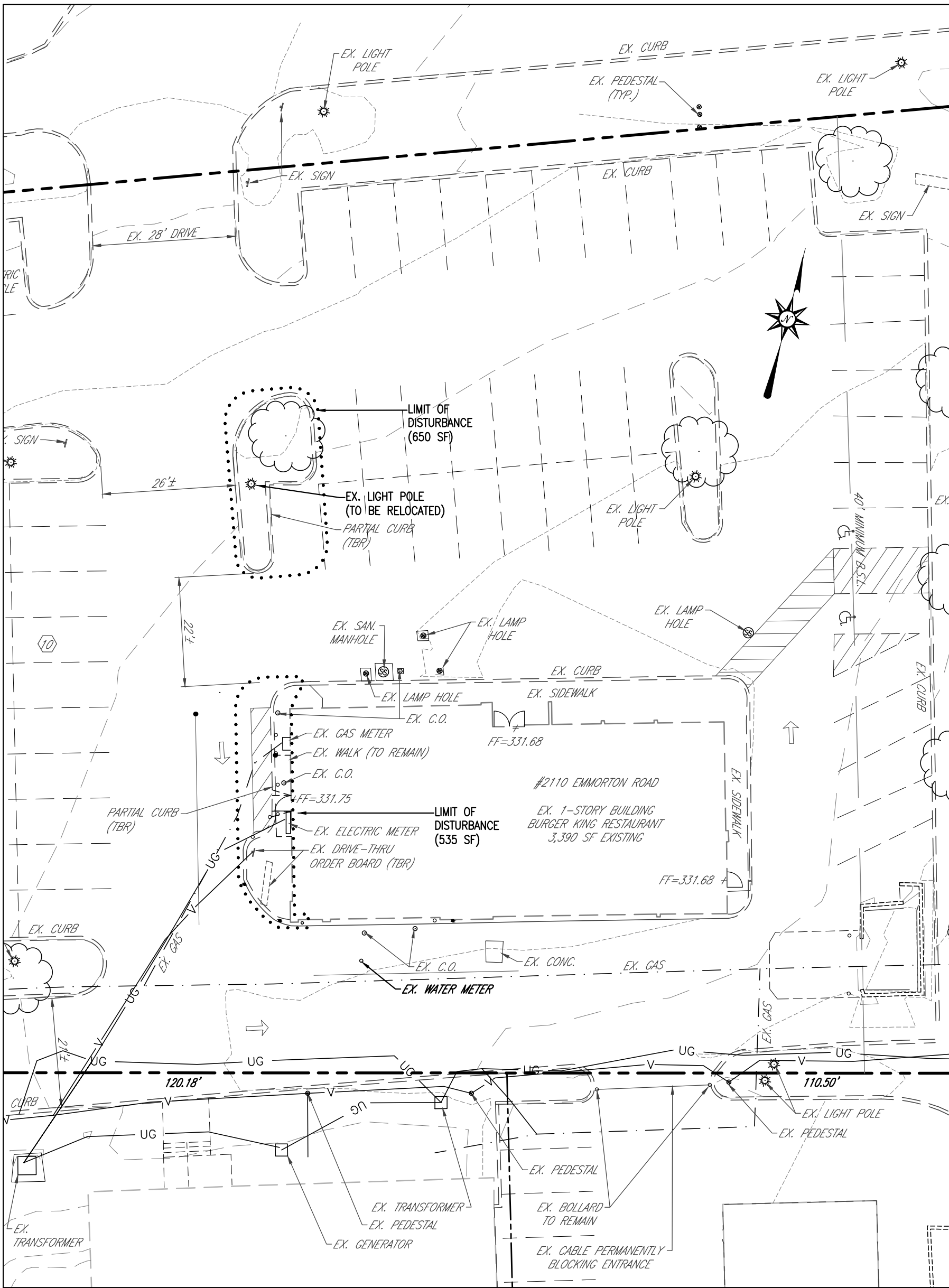
DESIGNED: JMM
DRAWN: JMM
CHECKED: SCB
SCALE: AS NOTED
DATE: 04/21/2021
PROJECT: 2018.0375.04.0
DRAWING:

G101



PROPOSED CONDITION PLAN VIEW

SCALE: 1" = 20'



EXISTING CONDITION PLAN VIEW

SCALE: 1" = 20'

DISTURBED AREA:

1,185 Sq.Ft. or 0.03 Ac.±



BURGER KING CORP. FRANCHISEE:
BURGERS OF BALTIMORE, LLC
811 KENSINGTON FARM COURT
FOREST HILL, MARYLAND 21050
PHONE: (410) 893-1763



CONTACT

RICHARDSON ENGINEERING, LLC
30 EAST PADONIA ROAD
SUITE 500
TIMONIUM, MD 21093
ATTN: RICK RICHARDSON
PHONE: (410) 560-1502 x112

OWNER

SHIRLEN COMPANY LIMITED
PARTNERSHIP
PO BOX 1176
BROOKLANDVILLE MD 21022

DEVELOPER /
APPLICANT

BURGERS OF BALTIMORE, LLC
811 KENSINGTON FARM COURT
FOREST HILL, MARYLAND 21050
ATTN: GARY EDWARDS
PHONE: (410) 893-1763

DESIGN AND DRAWINGS ARE BASED ON MARYLAND
COORDINATE SYSTEM (MCS).
HORIZONTAL - NAD 83/(2011)
VERTICAL - NAVD 88

PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR
APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL
ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE
NUMBER 16597, EXPIRATION DATE: 08-15-2021



Richardson Engineering, LLC

30 East Padonia Road, Suite 500
Timonium, Maryland 21093
Phone: 410-560-1502 Fax: 443-901-1208

SITE PLAN
TO ACCOMPANY BUILDING PERMIT
BURGER KING
(STORE #9571)
2110 EMMORTON ROAD
BEL AIR, MD 21015

HARFORD COUNTY
15th ELECTION DISTRICT

MARYLAND
6th COUNCILMANIC DISTRICT

REVISIONS

DRAWN BY:

BTB

CHECKED BY:

PCR

SCALE:

1" = 20'

DATE:

06/05/20

JOB NO.:

19202

SHEET NO.:

01 OF 01

GENERAL NOTES

1. SITE AREA
GROSS AREA= 101,840 SQ.FT. OR 2.34 AC±
NET AREA= 101,840 SQ. FT. OR 2.34 AC±
2. DEED REFERENCE: 1186/226
3. TAX ACCOUNT NO. 01049801
10. TAX MAP 56, GRID 2D, PARCEL 220 LOT 01
11. PLAT REFERENCE: 79/102
12. NEIGHBORHOOD: 19000.13
13. ELECTION DISTRICT: 01-21
14. COUNCILMANIC DISTRICT: B
15. LAND USE: HI (HIGH INTENSITY)
16. WATERSHED: BUSH RIVER
17. ZONING: B3
18. UTILITIES: EX. PUBLIC WATER / PUBLIC SEWER
PROP. (NO CHANGE)
19. USE: EX. RESTAURANT
PROP.(NO CHANGE)
20. BUILDING COVERAGE: 3,438 SF
PERMITTED: 35%
PROVIDED: 30% COMBINED W/ #2108 EMMORTON RD
21. IMPERVIOUS COVERAGE: 81,430 SF
PERMITTED: 65%
PROVIDED: 80% COMBINED W/ #2108 EMMORTON RD
22. NO KNOWN PERMITS ON FILE.
23. THERE ARE NO HISTORICAL FEATURES ON SITE, NOR IS THE SITE ITSELF HISTORIC.
24. ALL PROPOSED SIGNAGE SHALL CONFORM TO THE HARFORD COUNTY ZONING REGULATIONS SECTION 267.33.
25. THIS SITE IS NOT WITHIN A FLOODPLAIN (CLASSIFIED AS FLOOD ZONE "X") PER PANEL 24025C0252; EFF. 04/19/16.
26. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON WAS PREPARED BY THOMPSON & ASSOCIATES INC. ON APRIL 17, 2020, AND ALSO TAKEN FROM COUNTY GIS TOPO.
27. PARKING CALCULATIONS (FAST-FOOD RESTAURANT):
EXISTING = 40 SPACES (2 HANDICAP SPACE)
STACKING = 10 (6 BEHIND THE ORDER BOARD)
REQUIRED (1 PER 200 SF FLOOR AREA)
3,438 SF / 200 SF = 18 SPACES
STACKING = 7 (5 MUST BE BEHIND ORDER BOARD)
PROVIDED
EXISTING = 39 SPACES (2 HANDICAP SPACE)
STACKING = 10 SPACES (5 BEHIND ORDER BOARD)
28. THIS PLAN IS SUBJECT TO A BUILDING PERMIT SINCE THE LIMIT OF DISTURBANCE IS LESS THAN 5,000 SQ.FT.
29. LIMIT OF DISTURBANCE = 1,185 S.F.
28. ON AUGUST 4, 2020, HARFORD COUNTY APPROVED THIS PROJECT FOR A DAC WAIVER.

STORMWATER MANAGEMENT NOTE

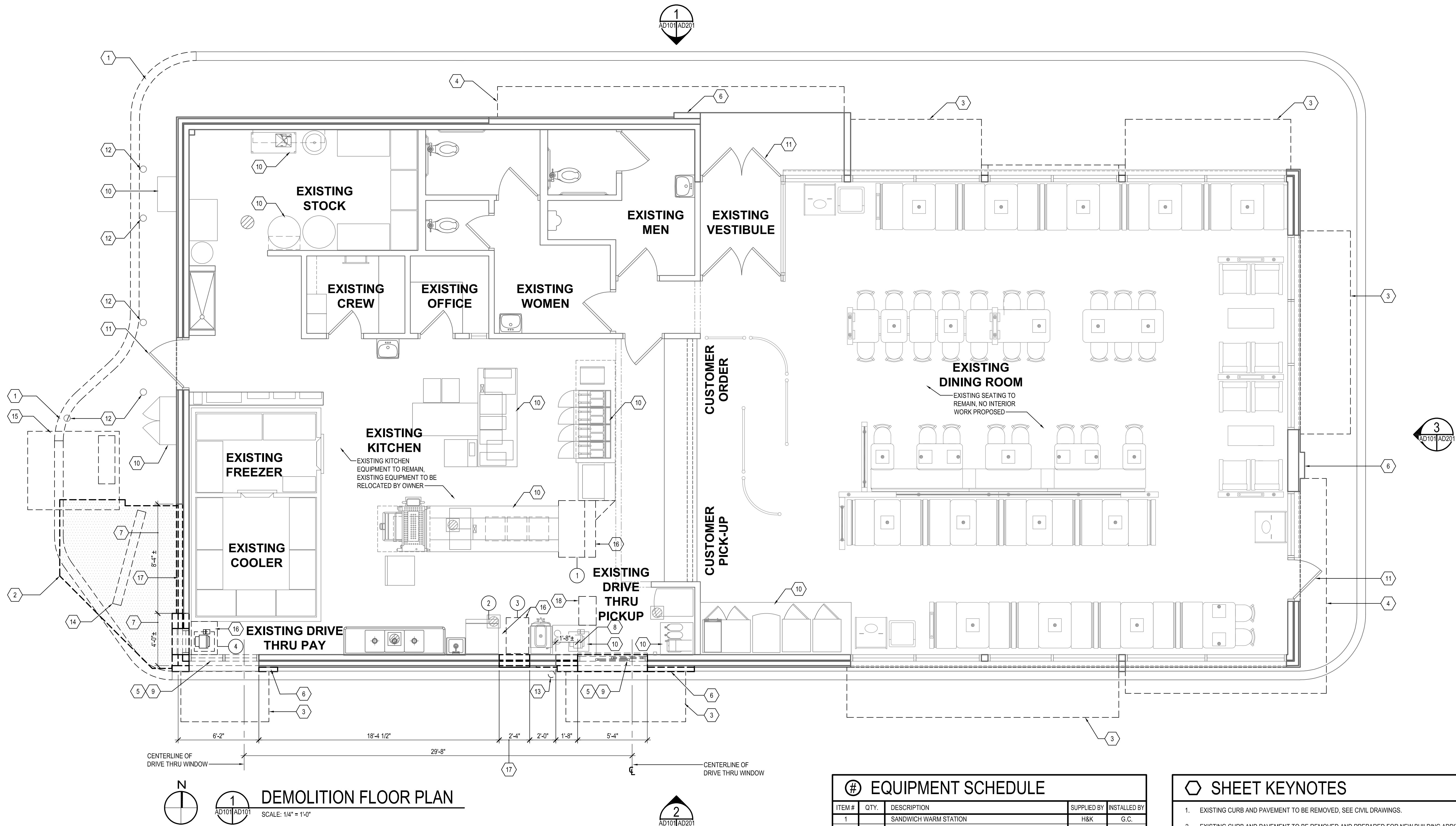
THE PROPOSED COMMERCIAL REDEVELOPMENT CONSISTS OF A 48 SF BUILDING ADDITION ONTO AN EXISTING BUILDING AND REDESIGN OF THE DRIVE-THRU TO ALLOW FOR (2) ORDER STATIONS. THE TOTAL LIMIT OF DISTURBANCE (LOD) TO COMPLETE THE PROJECT IS 1,185 SF. AS A RESULT, THIS PROJECT WILL BE EXEMPT FROM STORMWATER MANAGEMENT REQUIREMENTS SINCE THE LOD IS LESS THAN 5,000 SF.

DAILY STABILIZATION NOTE

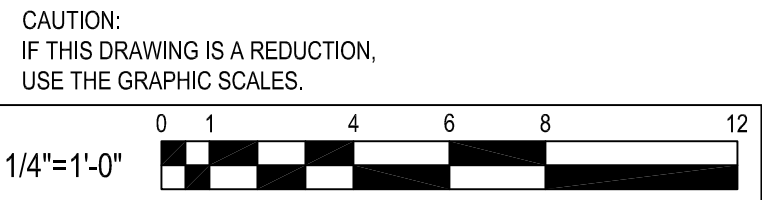
CONTRACTOR SHALL ONLY DISTURB THAT AREA WHICH CAN BE STABILIZED BY THE END OF THE WORK DAY. STABILIZATION SHALL BE AS FOLLOWS:

- 1) FOR PAVED AREAS, THE APPLICATION OF STONE BASE.
- 2) FOR VEGETATED AREAS:
 - a) PERMANENT SEED AND SOIL STABILIZATION MATTING OR SOD FOR ALL STEEP SLOPES, CHANNELS OR SWALES.
 - b) PERMANENT SEED AND MULCH FOR ALL OTHER AREAS. ANY AREAS WHICH CANNOT BE STABILIZED BY THE END OF EACH WORKING DAY MUST HAVE SILT FENCE INSTALLED ON THE DOWNSLOPE SIDE, OR STEEL PLATES FOR TRAFFIC AREAS.

NOTE:
THE CORRECTNESS OR COMPLETENESS OF EXISTING INFORMATION SHOWN ON THE DRAWINGS IS NOT WARRANTED OR GUARANTEED. THE CONTRACTOR SHALL VERIFY THE LOCATION OF UTILITIES AND UNDERGROUND FACILITIES, BY TEST PITS OR OTHER METHODS APPROVED BY THE OWNER'S REPRESENTATIVE, AS REQUIRED TO VERIFY EXACT LOCATIONS AND DEPTHS WITHIN THE LIMIT OF DISTURBANCE. ALL DISCREPANCIES BETWEEN INFORMATION SHOWN ON THE DRAWINGS AND THAT VERIFIED IN THE FIELD SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING CONSTRUCTION.



1 DEMOLITION FLOOR PLAN
SCALE: 1/4" = 1'-0"



CONSTRUCTION LEGEND

	EXISTING PARTITION TO REMAIN.
	EXISTING WINDOW AND FRAME TO REMAIN.
	EXISTING DOOR AND FRAME TO REMAIN.
	EXISTING PARTITION TO BE DEMOLISHED.
	EXISTING WINDOW AND FRAME TO BE DEMOLISHED.
	EXISTING DOOR AND FRAME TO BE DEMOLISHED.

GENERAL SHEET NOTES

- CONTRACTOR TO COORDINATE CONSTRUCTION AND CONTINUED OPERATIONS SCHEDULING WITH THE OWNER.
- CONTRACTOR TO COORDINATE SERVICE DISCONNECTS AND RECONNECTIONS WITH UTILITIES, SUBCONTRACTORS AND AUTHORITIES HAVING JURISDICTION.
- REPAIR AND PATCH DAMAGE TO BUILDING ENVELOPE WATERPROOFING BEFORE CONSTRUCTION PHASE.
- CONTRACTOR TO PROVIDE ALL TEMPORARY BARRIERS AND ENCLOSURES REQUIRED TO MAINTAIN A WEATHER TIGHT BUILDING. COORDINATE CONTINUOUS ACCESS FOR OPERATION WITH OWNER.
- CONTRACTOR TO NOTIFY ARCHITECT OF ANY VARIATION OF EXISTING CONDITIONS TO INFORMATION PROVIDED ON THE DRAWINGS. NOTIFY ARCHITECT OF ANY STRUCTURAL DEFICIENCIES FOUND IN THE FIELD.
- ALL DEMOLITION WORK SHALL COMPLY WITH IBC 2018 REQUIREMENTS.
- REMOVE ALL BUILDING COMPONENTS IN WHOLE CONDITION IF POSSIBLE AND DEMOLITION DEBRIS FROM BUILDING. STORE, PROTECT AND DISPOSE AS PER USGBC, COMMERCIAL INTERIORS V2.0 MR2.1 CRITERIA FOR HANDLING & DISPOSAL OF CONSTRUCTION WASTE.
- USE CARE DURING DEMOLITION WORK TO PREVENT DAMAGE TO EXISTING BUILDING COMPONENTS TO REMAIN.
- GENERAL CONTRACTOR TO COORDINATE DEMOLITION OF ALL TRADES.

EQUIPMENT SCHEDULE

ITEM #	QTY.	DESCRIPTION	SUPPLIED BY	INSTALLED BY
1		SANDWICH WARM STATION	H&K	G.C.
2		ICE MACHINE	EXISTING	TO REMAIN
3		SHAKE MACHINE	EXISTING	RELOCATED
4		CASHIER COUNTER	EXISTING	RELOCATED

- EXISTING KITCHEN EQUIPMENT TO REMAIN. REFER TO EQUIPMENT SCHEDULE FOR RELOCATION OR REPLACEMENT OF EXISTING EQUIPMENT. EXISTING KITCHEN WALL AND FLOOR FINISH TO REMAIN. CONTRACTOR TO PATCH AND REPAIR BROKEN FLOOR TILES AND DAMAGED FRP WALL PANELS. EXISTING CEILING IN KITCHEN TO BE DEMOLISHED. EXISTING LIGHTS TO BE DEMOLISHED AND REPLACED IN NEW CONSTRUCTION PHASE. EXISTING MECHANICAL SUPPLY AND EXHAUST DIFFUSERS TO BE DEMOLISHED WITH CARE NO TO DAMAGE EXISTING. HVAC DUCTS TO REMAIN. ALL SUPPLY EXHAUST DIFFUSERS TO BE REPLACED IN KIND.

◇ SHEET KEYNOTES

- EXISTING CURB AND PAVEMENT TO BE REMOVED, SEE CIVIL DRAWINGS.
- EXISTING CURB AND PAVEMENT TO BE REMOVED AND PREPARED FOR NEW BUILDING ADDITION.
- EXISTING CANOPY AND SUPPORTS ABOVE TO BE DEMOLISHED.
- EXISTING CANOPY ABOVE TO BE REMOVED, STORED ON SITE AND REINSTALLED DURING CONSTRUCTION PHASE.
- EXISTING BRICK VENEER AND WALL TIES TO BE REMOVED WITH CARE NOT TO DAMAGE EXISTING WATER PROOFING AND PLYWOOD SHEAR WALL TO REMAIN.
- EXISTING EIFS FINISH TO BE REMOVED WITH CARE NOT TO DAMAGE PLYWOOD SHEAR WALL AND WATERPROOFING TO REMAIN.
- SAW CUT AND REMOVE PORTION OF EXISTING EIFS FINISH ON STUD WALL. DEMOLISH WITH CARE NOT TO DAMAGE EXISTING WALK-IN COOLER, ROOF SUPPORT COLUMN, FOOTINGS AND CONCRETE SLAB TO REMAIN.
- ENLARGE EXISTING OPENING FOR PROPOSED DRIVE THRU WINDOW.
- EXISTING DRIVE THRU WINDOWS TO BE DEMOLISHED
- EXISTING EQUIPMENT TO REMAIN.
- EXISTING DOOR AND FRAME TO REMAIN.
- EXISTING CONCRETE FILLED STEEL BOLLARD TO REMAIN.
- EXISTING CONCRETE FILLED STEEL BOLLARD TO BE DEMOLISHED.
- EXISTING MENU BOARD, FOUNDATION AND UTILITIES TO BE DEMOLISHED.
- EXISTING ORDER BOARD, FOUNDATION AND UTILITIES TO BE DEMOLISHED.
- EXISTING EQUIPMENT TO BE RELOCATED WITHIN KITCHEN OR REPLACED IN KIND BY OWNER.
- EXISTING PORTION OF BRICK WALL TO BE DEMOLISHED WITH CARE NOT TO DAMAGE SHEAR WALL AND COOLER. CONTRACTOR TO PROVIDE ADDITIONAL BLOCKING AT NEW BUILDING ADDITION, REFER TO STRUCTURAL DRAWINGS.
- DEMOLISH AND REMOVE PORTION OF COUNTER TO ALLOW FOR SHAKE MACHINE TO BE REINSTALLED.

NO.	DATE	REVISION	BY

WHITNEY BAILEY COX & MAGNANI LLC
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Bel Air, Maryland 21034
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Designing Infrastructure for Tomorrow®

I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional architect under the laws of the State of Maryland.

License # 6140 Expiration Date: 08/21/2022

DEMOLITION FLOOR PLAN

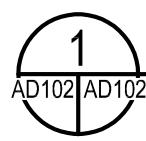
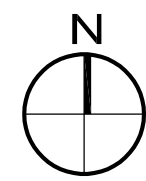
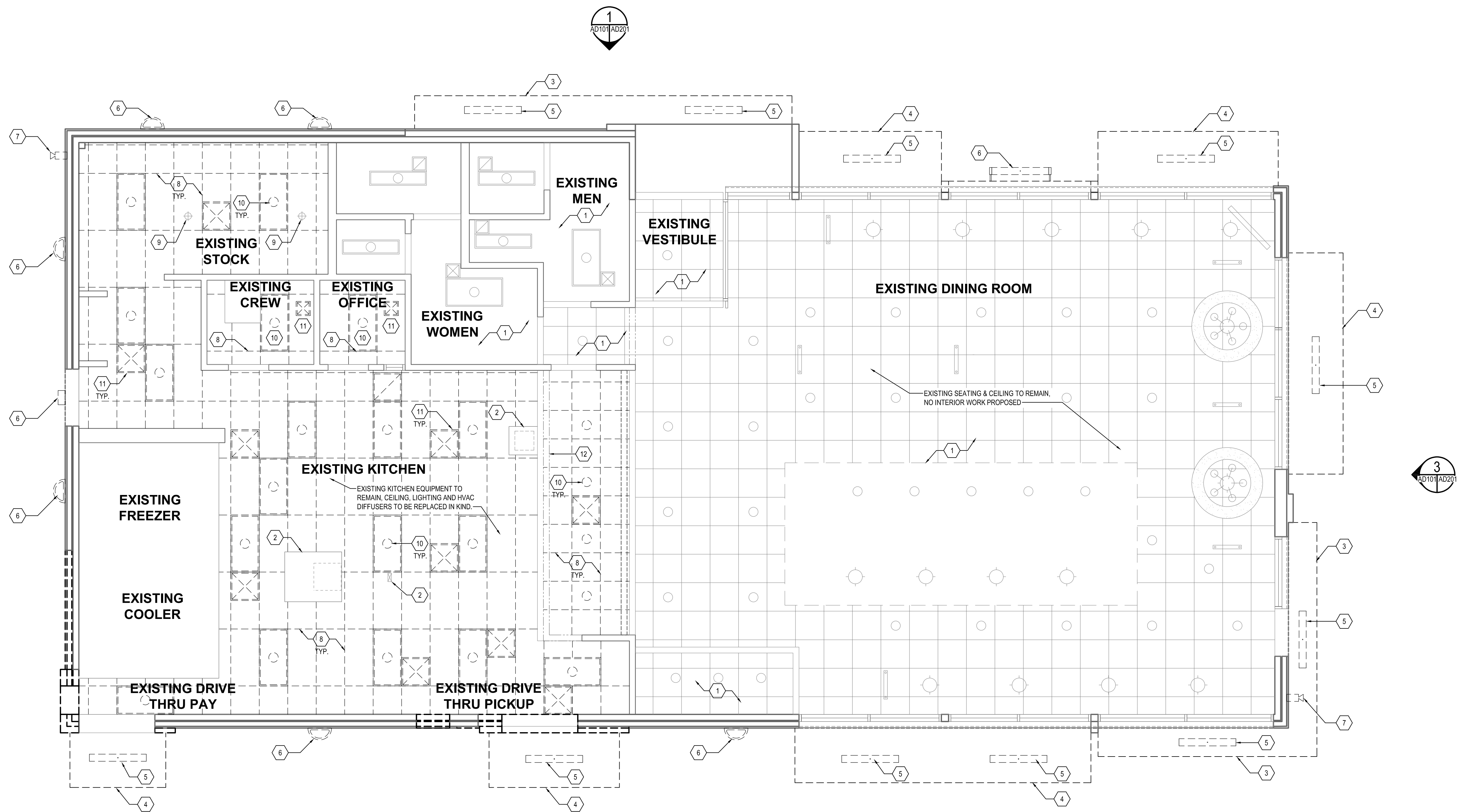
ALTERATIONS - BURGER KING # 9571

BURGERS OF BALTIMORE
2110 EMORTON ROAD
BEL AIR, MARYLAND 21035

DESIGNED:	JMM
DRAWN:	JMM
CHECKED:	SCB
SCALE:	AS NOTED
DATE:	04/21/2021
PROJECT:	2018.0375.04.0
DRAWING:	

AD101

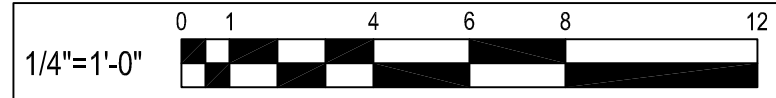
04-21-2021 PERMIT SUBMISSION



DEMOLITION CEILING PLAN

SCALE: 1/4" = 1'-0"

CAUTION:
IF THIS DRAWING IS A REDUCTION,
USE THE GRAPHIC SCALES.



GENERAL SHEET NOTES

- ALL DIMENSIONS SHOWN ON REFLECTED CEILING PLAN ARE FROM FACE OF WALL FINISH UNLESS NOTED OTHERWISE.
- THE REFERENCE HEIGHTS INDICATED ON PLAN ARE FROM FINISH FLOOR (F.F.)
- CONTRACTOR SHALL VERIFY FIXTURE QUANTITIES AND ALSO MAKE PROPER ADJUSTMENTS FOR ANY CHANGES IN PLAN DUE TO ADDITIONAL REQUIREMENTS, LOCAL CODES, ETC.
- FOR H.V.A.C. PLAN, SECTIONS, DUCT LOCATIONS, SUPPLY AND RETURN GRILLE SIZES AND ADDITIONAL INFORMATION, REFER TO MECHANICAL DRAWINGS.
- ALL FIXTURES SHALL BE LOCATED IN THE CENTER OF CEILING TILES UNLESS NOTED OTHERWISE.
- REFER TO ELECTRICAL DRAWINGS AND SCHEDULE FOR LIGHTING LAYOUT REQUIREMENTS AND ADDITIONAL INFORMATION.
- REFER TO FINISH SCHEDULE AND DIRECTORY OF MANUFACTURERS AND SUPPLIERS SCHEDULE FOR FINISH SPECIFICATIONS.

SHEET KEYNOTES

- EXISTING CEILING SYSTEM, LIGHTING AND HVAC DIFFUSERS TO REMAIN.
- EXISTING STAINLESS STEEL FRYER, BROILER HOODS AND ELECTRICAL KITCHEN EQUIPMENT CHASE TO REMAIN.
- EXISTING PRE FABRICATED CANOPY TO BE REMOVED, STORED ON SITE AND REINSTALLED AFTER NEW EXTERIOR WALL FINISHED WERE INSTALLED.
- EXISTING CANOPY AND SUPPORTS TO BE REMOVED WITH CARE NOT TO DAMAGE EXISTING WALL FINISH TO REMAIN.
- EXISTING EXTERIOR CANOPY LIGHTING TO BE DEMOLISHED. EXISTING POWER TO REMAIN, TO BE REUSED FOR NEW LIGHTING TO BE INSTALLED. REFER TO ELECTRICAL DRAWINGS.
- EXISTING EXTERIOR WALL MOUNTED BUILDING LIGHTING TO BE DEMOLISHED. EXISTING POWER TO BE REMAIN, TO BE REUSED FOR NEW LIGHTING TO BE INSTALLED. REFER TO ELECTRICAL DRAWINGS.
- EXISTING WALL MOUNTED CAMERA TO BE REMOVED WITH CARE, NOT TO DAMAGE EXISTING EXTERIOR WALL FINISHED TO REMAIN.
- EXISTING CEILING SYSTEM TO BE DEMOLISHED WITH CARE NOT TO DAMAGE EXISTING EQUIPMENT TO REMAIN.
- EXISTING SPRINKLER HEADS TO REMAIN.
- EXISTING INTERIOR LIGHTING TO BE DEMOLISHED. EXISTING POWER TO BE REMAIN, TO BE REUSED FOR NEW LIGHTING TO BE INSTALLED. REFER TO ELECTRICAL DRAWINGS.
- EXISTING MECHANICAL SUPPLY AND EXHAUST DIFFUSERS TO BE DEMOLISHED WITH CARE NOT TO DAMAGE EXISTING HVAC DUCTS TO REMAIN. REFER TO MECHANICAL DRAWINGS.
- EXISTING SURFACE MOUNTED MENU BOARD TO REMAIN.

NO.	DATE	REVISION	BY



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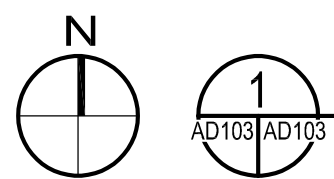
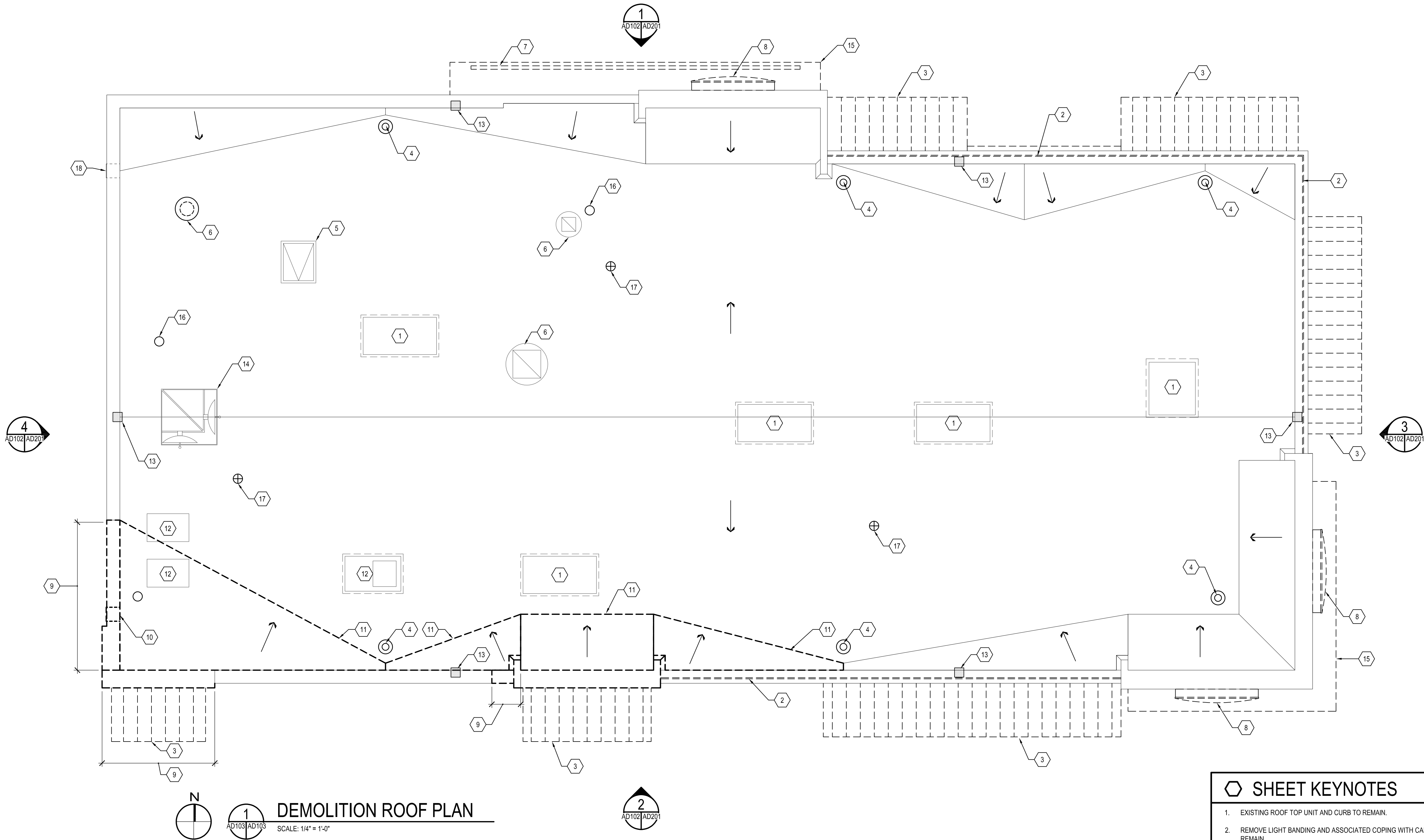
DEMOLITION CEILING PLAN

ALTERATIONS - BURGER KING # 9571
BURGERS OF BALTIMORE
2110 EMORTON ROAD
BEL AIR, MARYLAND 21015

DESIGNED:	JMM
DRAWN:	JMM
CHECKED:	SCB
SCALE:	AS NOTED
DATE:	04/21/2021
PROJECT:	2018.0375.04.0
DRAWING:	

AD102

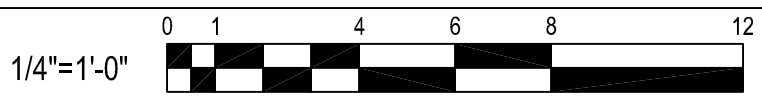
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DEMOLITION ROOF PLAN

SCALE: 1/4" = 1'-0"

CAUTION:
IF THIS DRAWING IS A REDUCTION,
USE THE GRAPHIC SCALES.



SHEET KEYNOTES

- EXISTING ROOF TOP UNIT AND CURB TO REMAIN.
- REMOVE LIGHT BANDING AND ASSOCIATED COPING WITH CARE, EXISTING PARAPET WALL TO REMAIN.
- REMOVE EXISTING WALL MOUNTED CANOPY AND ASSOCIATED STRUCTURE.
- EXISTING ROOF DRAIN & RAIN LEADERS TO REMAIN, EXISTING STRAINER CLAMP AND BOWL TO BE ADJUSTED AS NEEDED DURING NEW CONSTRUCTION.
- EXISTING ROOF SCUTTLE AND CURB TO REMAIN.
- EXISTING EXHAUST FAN AND CURB TO REMAIN.
- EXISTING SIGNAGE TO BE DEMOLISHED WITH CARE NOT TO DAMAGE EXISTING CANOPY TO REMAIN.
- EXISTING SIGNAGE TO BE REMOVED WITH CARE, SALVAGED AND STORED ON SITE. SIGNAGE TO BE REINSTALLED DURING CONSTRUCTION PHASE.
- PORTION OF EXISTING ROOF PARAPET TO BE DEMOLISHED DOWN TO EXISTING TOP OF ROOF DECK AND WOOD TRUSS TO REMAIN.
- EXISTING PARAPET SCUPPER TO BE DEMOLISHED AND RELOCATED.
- PORTION OF EXISTING ROOF MEMBRANE, CRICKETS AND FLASHING TO BE DEMOLISHED, EXISTING ROOF INSULATION, PLYWOOD AND TRUSS FRAMING TO REMAIN, GENERAL CONTRACTOR TO VERIFY AND REPLACE DAMAGED PLYWOOD AND INSULATION AS NECESSARY TO PREPARE SUBSTRATE FOR NEW ROOF MEMBRANE.
- EXISTING COOLER CONDENSER EQUIPMENT TO REMAIN.
- EXISTING WALL MOUNTED METAL VENT TO BE REMOVED, PROVIDE BLOCKING AND PLYWOOD SUBSTRATE FLUSH WITH ADJACENT PARAPET WALL. PATCH AND REPAIR WITH ADJACENT ROOF MEMBRANE.
- EXISTING SATELLITE EQUIPMENT TO REMAIN.
- EXISTING CANOPY TO BE REMOVED AND SALVAGED ON SITE TO BE REINSTALLED IN CONSTRUCTION PHASE.
- EXISTING ROOF VENT TO REMAIN.
- EXISTING SEALED ROOF VENT TO REMAIN.
- EXISTING PARAPET SCUPPER TO REMAIN.

NO.	DATE	REVISION	BY



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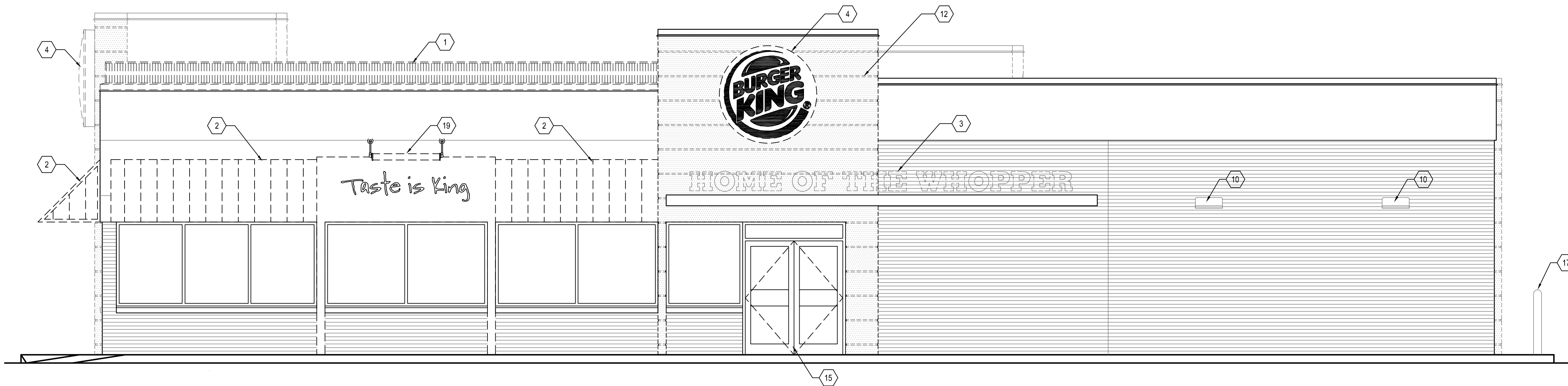
DEMOLITION ROOF PLAN

ALTERATIONS - BURGER KING # 9571
BURGERS OF BALTIMORE
2110 EMORFORD ROAD
BEL AIR, MARYLAND 21015

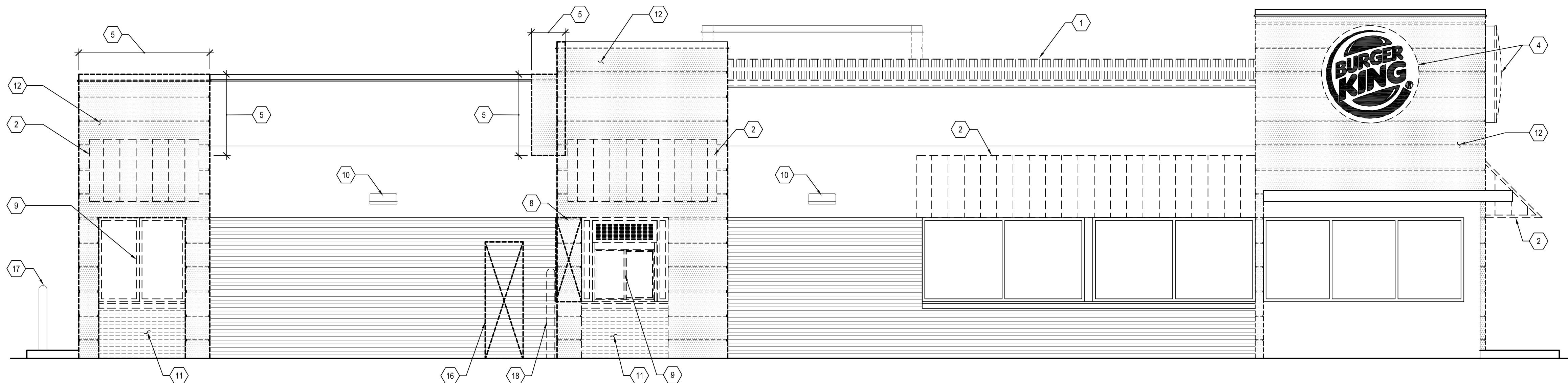
DESIGNED:	JMM
DRAWN:	JMM
CHECKED:	SCB
SCALE:	AS NOTED
DATE:	04/21/2021
PROJECT:	2018.0375.04.0
DRAWING:	

AD103

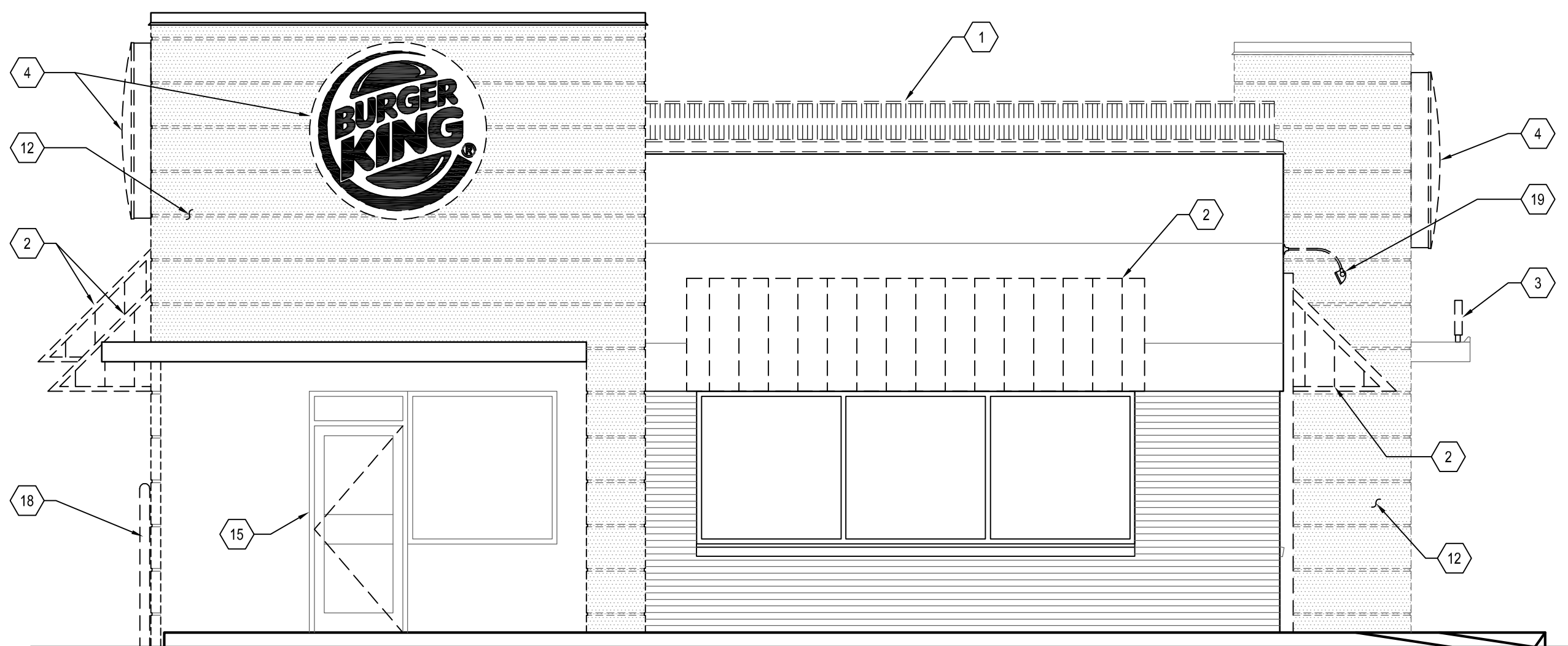
04-21-2021 PERMIT SUBMISSION



1 MAIN ENTRANCE ELEVATION
AD101/AD201 SCALE: 1/4" = 1'-0"

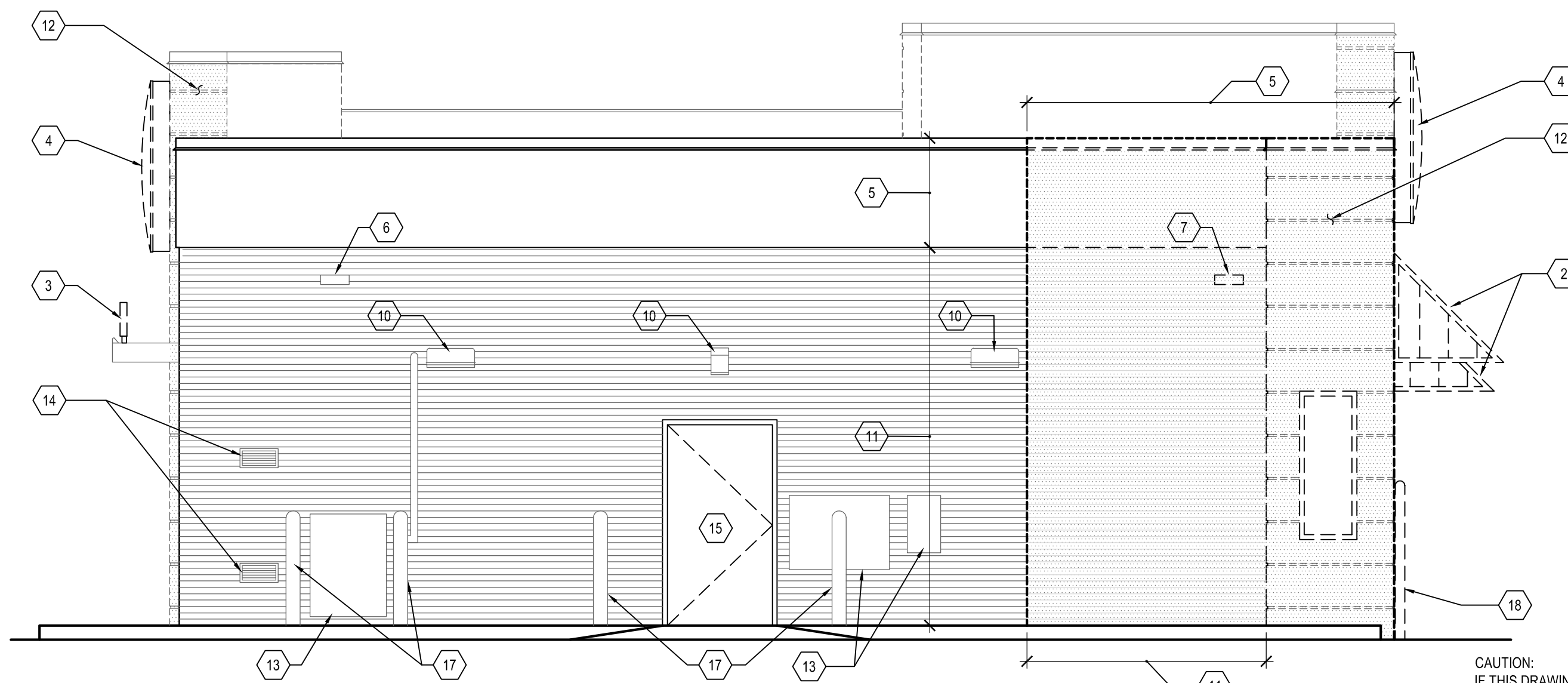


2 DRIVE-THRU ELEVATION
AD101/AD201 SCALE: 1/4" = 1'-0"



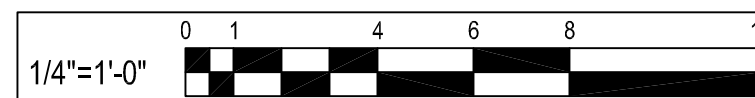
3 FRONT ELEVATION
AD101/AD201 SCALE: 1/4" = 1'-0"

EXISTING BUILDING ELEVATIONS PROVIDED FOR
CONTRACTOR INFORMATIONAL REFERENCE ONLY.



4 BACK ELEVATION
AD101/AD201 SCALE: 1/4" = 1'-0"

CAUTION:
IF THIS DRAWING IS A REDUCTION,
USE THE GRAPHIC SCALES.



SHEET KEYNOTES

1. REMOVE EXISTING LIGHT BANDING AND ASSOCIATED COPING WITH CARE, EXISTING PARAPET WALL TO REMAIN. EXISTING POWER TO REMAIN FOR USE IN CONSTRUCTION PHASE.
2. REMOVE EXISTING WALL MOUNTED CANOPY AND ASSOCIATED STRUCTURE.
3. EXISTING SIGNAGE TO BE DEMOLISHED WITH CARE NOT TO DAMAGE EXISTING CANOPY TO REMAIN.
4. EXISTING SIGNAGE TO BE REMOVED WITH CARE, SALVAGED AND STORED ON SITE. SIGNAGE TO BE REINSTALLED DURING CONSTRUCTION PHASE.
5. PORTION OF EXISTING ROOF PARAPET TO BE DEMOLISHED DOWN TO EXISTING TOP OF ROOF DECK AND WOOD TRUSS TO REMAIN. DEMOLISH WITH CARE NOT TO DAMAGE EXISTING SHEAR WALL TO REMAIN.
6. EXISTING PARAPET SCUPPER TO REMAIN.
7. EXISTING PARAPET SCUPPER TO BE DEMOLISHED AND RELOCATED.
8. ENLARGE EXISTING OPENING FOR PROPOSED DRIVE THRU WINDOW.
9. EXISTING DRIVE THRU WINDOWS TO BE DEMOLISHED.
10. EXISTING WALL MOUNTED LIGHT FIXTURE. REFER TO ELECTRICAL DRAWINGS FOR MORE INFORMATION.
11. EXISTING BRICK VENEER AND SUPPORTS TO BE DEMOLISHED WITH CARE NOT TO DAMAGE ADJACENT PLYWOOD SHEAR WALL AND WATERPROOFING TO REMAIN.
12. EXISTING EIFS FINISH TO BE REMOVED WITH CARE NOT TO DAMAGE PLYWOOD SHEAR WALL AND WATERPROOFING TO REMAIN.
13. EXISTING EQUIPMENT TO REMAIN.
14. EXISTING LOUVER TO REMAIN.
15. EXISTING DOOR AND FRAME TO REMAIN.
16. SAW CUT AND REMOVE PORTION OF WALL AS SHOWN. TAKE CARE NOT TO DAMAGE EXISTING STRUCTURE TO REMAIN. PROVIDE NEW LINTEL SUPPORT AS NECESSARY AT NEW EXPANDED OPENINGS.
17. EXISTING CONCRETE FILLED STEEL BOLLARD TO REMAIN.
18. EXISTING CONCRETE FILLED STEEL BOLLARD AND FOUNDATION TO BE DEMOLISHED.
19. EXISTING LIGHT FIXTURE AND ASSOCIATED POWER TO BE REMOVED.

NO.	DATE	REVISION	BY



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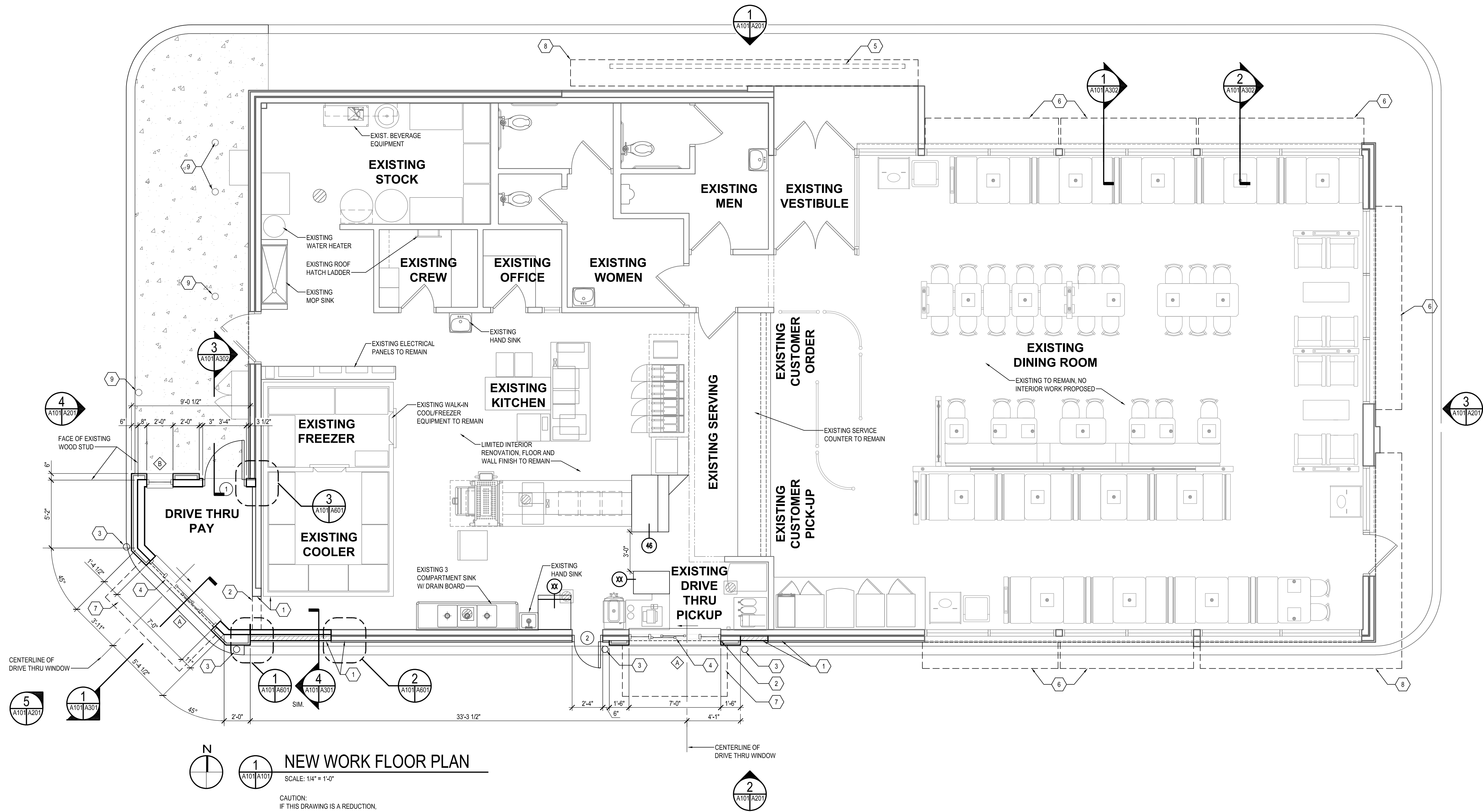
EXISTING BUILDING ELEVATIONS

ALTERATIONS - BURGER KING # 9571
BURGERS OF BALTIMORE
2110 EMORTON ROAD
BEL AIR, MARYLAND 21015

DESIGNED:	JMM
DRAWN:	JMM
CHECKED:	SCB
SCALE:	AS NOTED
DATE:	04/21/2021
PROJECT:	2018.0375.04.0
DRAWING:	

AD201

04-21-2021 PERMIT SUBMISSION



NEW WORK FLOOR PLAN
SCALE: 1/4" = 1'-0"
CAUTION:
IF THIS DRAWING IS A REDUCTION,
USE THE GRAPHIC SCALES.
1/4"=1'-0" 0 1 4 6 8 12

CONSTRUCTION LEGEND	
	EXISTING PARTITION TO REMAIN.
	EXISTING WINDOW AND FRAME TO REMAIN.
	EXISTING DOOR AND FRAME TO REMAIN.
	NEW PARTITION TO BE CONSTRUCTED.
	NEW WINDOW AND FRAME TO BE CONSTRUCTED.
	NEW DOOR AND FRAME TO BE CONSTRUCTED.

GENERAL SHEET NOTES

- GC SHALL REVIEW ALL CONCRETE CURBING GUTTERS, WALKWAYS, DRIVEWAY APRONS, ETC. FOR DETERMINATION AND NEEDED REPAIRS. GC SHALL PROVIDE AN ITEMIZED LIST OF DEFICIENCIES, WITH SPECIFICATIONS FOR REPAIRS, AND PROVIDE PRICING TO PERFORM AND COMPLETE THE WORK.
- GC SHALL INSTALL ALL NEW SIGNAGE, PROVIDED BY THE OWNER. GC SHALL PROVIDE ALL FOUNDATIONS FOR EXTERIOR SIGNS AND ASSOCIATED COMPONENTS.
- GC SHALL PAINT ALL PAINTABLE SURFACES ON THE EXTERIOR OF THE BUILDING TO INCLUDE, BUT NOT LIMITED TO, THE BUILDING TRIM, ALL LIGHT POLES, SIGNS, SIGN POSTS, DOORS, ETC. ALL PAINTS MUST BE APPROVED AND AS SPECIFIED BY BURGER KING CORPORATION.
- GC TO POWER WASH AND CLEAN ALL AREAS OF THE BUILDING NOT BEING RE-SURFACED OR PAINTED, AND ALL CONCRETE.
- GC SHALL REPAIR/REPLACE FRP PANELS IN THE KITCHEN AREA AS NEEDED. INCLUDE THE WALL FINISH FRP SYMMETRIX REPLACEMENT OF UP TO 4 SHEETS OF NEW FRP PANELS. SUPPLY COST PER PANEL.
- GC SHALL CLEAN, REPAIR/REPLACE DAMAGED AND BROKEN QUARRY TILES IN THE KITCHEN AREA. REGROUT THE FLOOR AS REQUIRED/NEEDED.
- GC SHALL INSTALL ALL CEILING MONITORS AND OTHER MISCELLANEOUS ITEMS DISTURBED AND OR REMOVED AS PART OF THE WORK. ANY ITEMS THAT CANNOT BE CLEANED / REFURNISHED TO LOOK AS NEW WILL BE REPLACED WITH NEW.
- UNDER THE CONSTRUCTION WORK OF THIS PROJECT, GC SHALL INSTALL ALL BLOCKING, SUPPORT FRAMING, EMBEDS, CONCEALED OR OTHERWISE FOR ALL SIGNS, CANOPIES, AND BUILDING ATTACHMENTS. CHECK DRAWINGS AND FIELD CONDITIONS TO VERIFY PROPER SUPPORT FOR SUCH ITEMS.
- ALL EXISTING AND REMAINING SIGNS SHALL BE CLEANED, RETROFITTED FOR LED AND RE-LAMPED AS NEEDED.
- GC IS RESPONSIBLE FOR RECEIVING ALL SHIPMENTS AND CONSTRUCTION MATERIALS AND DISPOSING OF ALL MATERIALS ASSOCIATED WITH THE REMODEL OF THE RESTAURANT.
- ALL EQUIPMENT SHOWN ON PLAN IS EXISTING TO REMAIN UNLESS NOTED OTHERWISE. REFER TO EQUIPMENT SCHEDULE ON THIS SHEET FOR ALL EQUIPMENT TO BE RELOCATED BY GENERAL CONTRACTOR. GENERAL CONTRACTOR TO MAKE NECESSARY CHANGES TO PLUMBING, ELECTRICAL, FINISHES, ETC. TO ACCOMMODATE THEIR NEW LOCATIONS.

SHEET KEYNOTES

- REPAIR WALL SUBSTRATE TO MATCH ADJACENT WALL.
- PROVIDE NEW NECESSARY BRACING FOR NEW DRIVE THRU WINDOW AND OPENING. INSTALL NEW LINTEL AND BRACING. FINISH OPENING TO RECEIVE NEW FINISHES.
- PROVIDE AND INSTALL NEW 6" DIA. STEEL BOLLARD, FILLED WITH CONCRETE.
- PROVIDE AND INSTALL NEW DRIVE THRU WINDOW ASSEMBLY.
- EXISTING CANOPY TO REMAIN, PROVIDE NEW SIGN ATTACHED TO EXISTING SUPPORTS.
- PROVIDE NEW CANOPY OVER EXISTING STOREFRONT WINDOW TO REMAIN. PROVIDE ADDITIONAL TREATED WOOD BLOCKING BEHIND WALL AS NECESSARY.
- PROVIDE NEW CANOPY OVER DRIVE THRU WINDOW. PROVIDE ADDITIONAL TREATED WOOD BLOCKING BEHIND WALL AS NECESSARY.
- EXISTING CANOPY TO BE REINSTALLED DURING CONSTRUCTION PHASE AFTER EXTERIOR FINISHES HAVE BEEN INSTALLED.
- EXISTING BOLLARD TO REMAIN.

EQUIPMENT SCHEDULE

ITEM #	QTY.	DESCRIPTION	SUPPLIED BY	INSTALLED BY
1		SANDWICH WARM STATION	H&K	G.C.
2		SHAKE MACHINE	EXISTING	RELOCATED
3		WARMING CABINET	EXISTING	RELOCATED
4		CASHIER COUNTER	EXISTING	RELOCATED

BY	REVISION	DATE	NO.

WHITNEY BAILEY COX & MAGNANI LLC
300 East Joppa Road Suite 200
Baltimore, MD 21206
410.512.4500 www.wbcm.com

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NEW WORK FLOOR PLAN

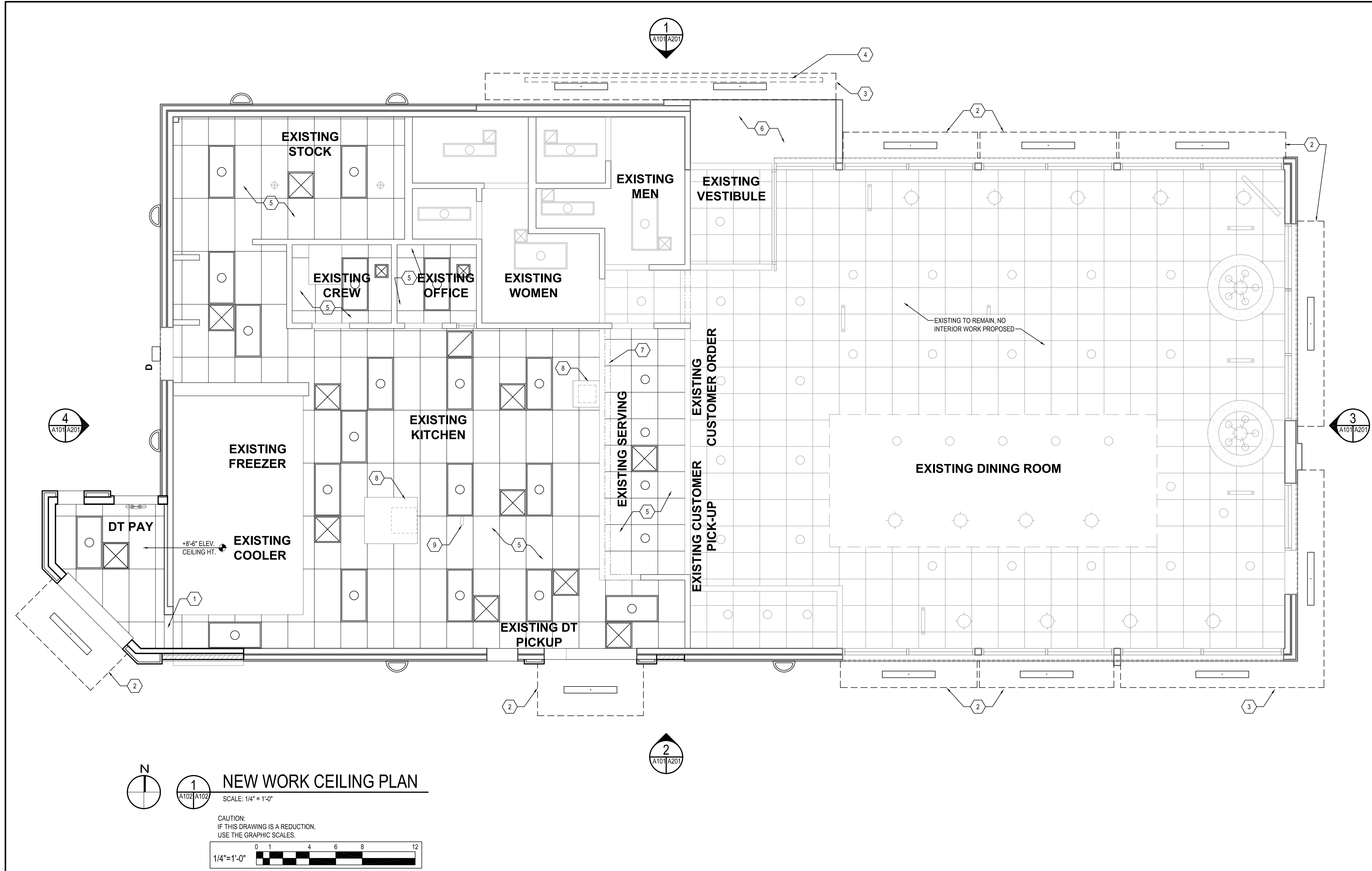
ALTERATIONS - BURGER KING #9571

BURGER KING OF BALTIMORE
2110 EMORTON ROAD
BEL AIR, MARYLAND 21015

DESIGNED:	JMM
DRAWN:	JMM
CHECKED:	SCB
SCALE:	AS NOTED
DATE:	04/21/2021
PROJECT:	2018.0375.04.0
DRAWING:	

A101

04-21-2021 PERMIT SUBMISSION



1

A102

A102

A102

NEW WORK CEILING PLAN

SCALE: 1/4" = 1'-0"

CAUTION:
IF THIS DRAWING IS A REDUCTION,
USE THE GRAPHIC SCALES.

1/4"=1'-0"

0

1

2

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11

12

SYMBOLS LEGEND	
SYMBOL	DESCRIPTION
	SUPPLY AIR DIFFUSERS
	RETURN AIR GRILLES
	EXHAUST FAN GRILLES
	2X4 RECESSED FLAT LENS (NIGHT LIGHT WHEN SHOWN HATCHED)
	SURFACE MOUNTED EXTERIOR WALL SCONCE
	WET LISTED 4'-0" CANOPY LIGHT USED UNDER CLOSED CANOPIES
	WALL MOUNTED SECURITY LIGHT
	EMERGENCY LIGHT
	EXIT LIGHT

- GENERAL SHEET NOTES
1.

ALL DIMENSIONS SHOWN ON REFLECTED CEILING PLAN ARE FROM FACE OF WALL FINISH UNLESS NOTED OTHERWISE.
2.

THE REFERENCE HEIGHTS INDICATED ON PLAN ARE FROM FINISH FLOOR (F.F.)
3.

CONTRACTOR SHALL VERIFY FIXTURE QUANTITIES AND ALSO MAKE PROPER ADJUSTMENTS FOR ANY CHANGES IN PLAN DUE TO ADDITIONAL REQUIREMENTS, LOCAL CODES, ETC.
4.

FOR H.V.A.C. PLAN, SECTIONS, DUCT LOCATIONS, SUPPLY AND RETURN GRILLE SIZES AND ADDITIONAL INFORMATION REFER TO MECHANICAL DRAWINGS.
5.

ALL FIXTURES SHALL BE LOCATED IN THE CENTER OF CEILING TILES UNLESS NOTED OTHERWISE.
6.

REFER TO ELECTRICAL DRAWINGS FOR LIGHTING LAYOUT REQUIREMENTS AND ADDITIONAL INFORMATION.
7.

PERFORM MAINTENANCE AND CLEANING OF EXISTING EQUIPMENT, MECHANICAL UNITS, AND DUCTWORK BEFORE REINSTALLATION OF CEILING AND DIFFUSERS.

- SHEET KEYNOTES
1.

PROVIDE NEW GYPSUM BOARD BULKHEAD AT OPENING.
2.

PROVIDE AND INSTALL NEW PREFABRICATED METAL CANOPY.
3.

EXISTING PREFABRICATED METAL CANOPY TO REMAIN. REINSTALL AFTER EXTERIOR WALL FINISH ARE INSTALLED.
4.

PROVIDE NEW SIGN ATTACHED TO EXISTING SUPPORTS ON EXISTING CANOPY.
5.

NEW SUSPENDED ACOUSTICAL CEILING SYSTEM TO BE INSTALLED. NEW CEILING GRID AND PANELS TO BE ALIGNED WITH EXISTING HVAC SUPPLY AND EXHAUST DUCTS TO REMAIN. NEW ACOUSTICAL CEILING PANEL FINISH TO BE CERTAINTED, VINYLROCK, 24" X 48" MODEL No. 1140-CFR-1.
6.

VESTIBULE SOFFIT ABOVE ENTRY, CEILING PAINT TO MATCH INTERIOR CEILING.
7.

EXISTING MENU BOARD TO REMAIN.
8.

EXISTING MECHANICAL EXHAUST HOOD ABOVE TO REMAIN.
9.

ELECTRICAL EQUIPMENT CHASE TO REMAIN.

BY	
REVISION	
DATE	
NO.	

WHITNEY BAILEY COX & MAGNANI, LLC
300 East Joppa Road, Suite 200
Bel Air, Maryland 21034
410.512.4500 www.wbcm.com

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REFLECTED CEILING PLAN

ALTERATIONS - BURGER KING #9571

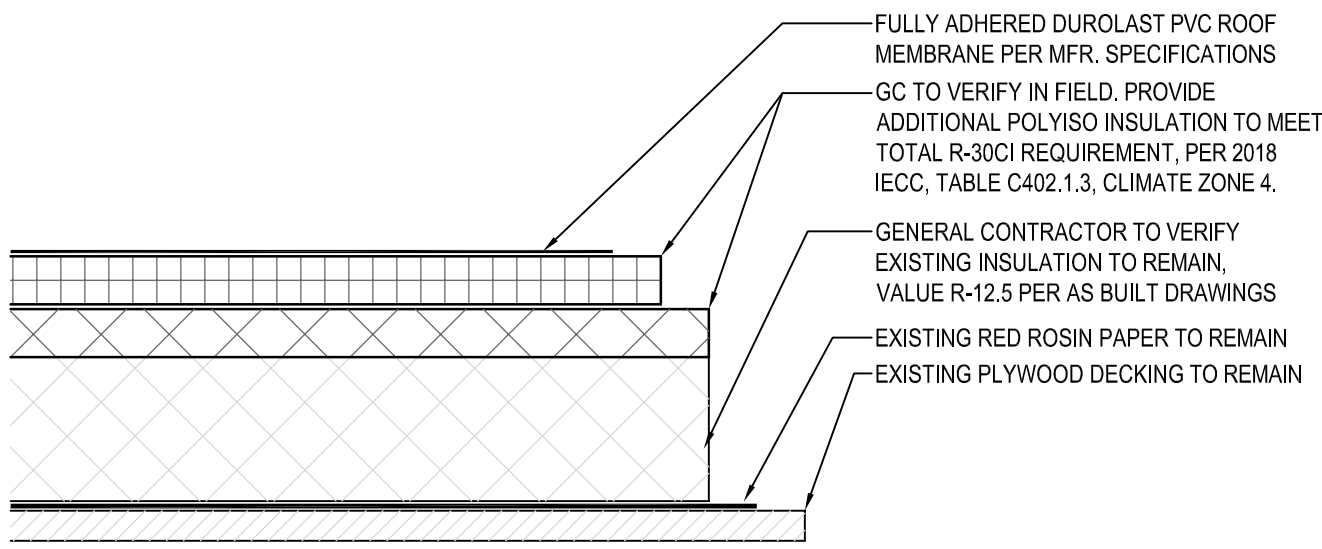
BURGERS OF BALTIMORE

2110 EMORTON ROAD

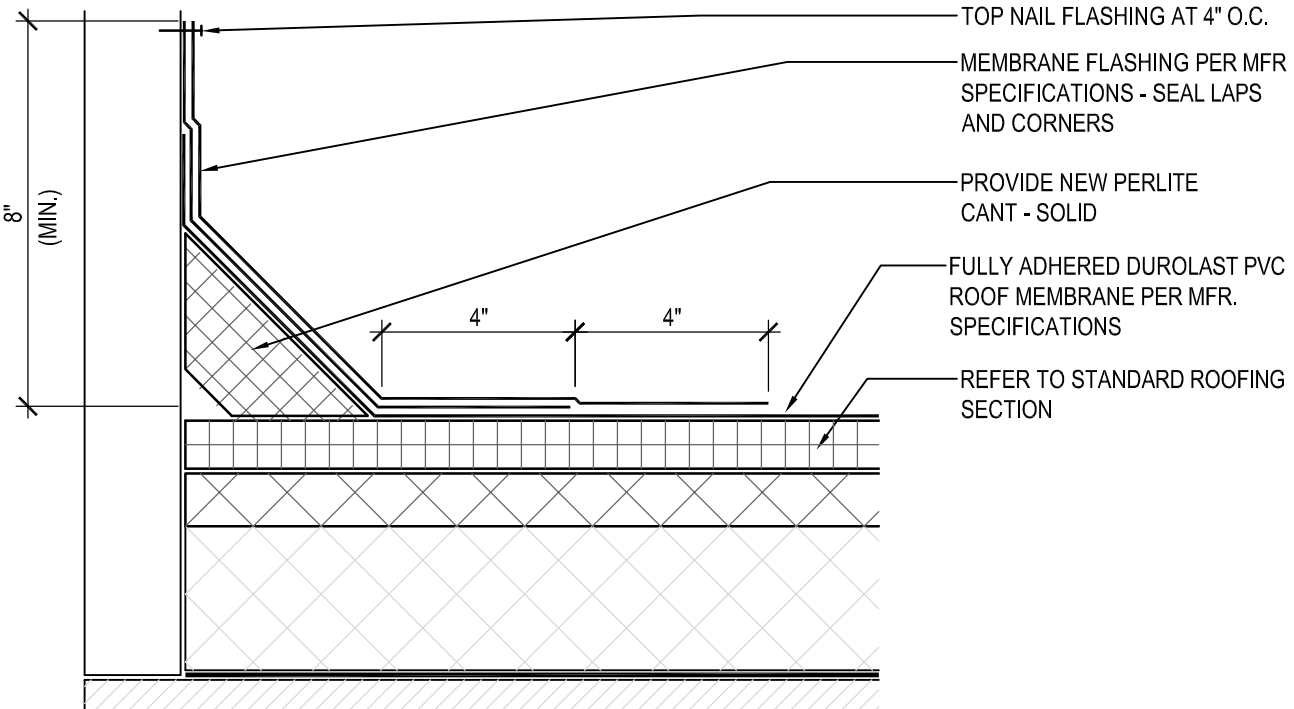
BEL AIR, MARYLAND 21015

DESIGNED:	JMM
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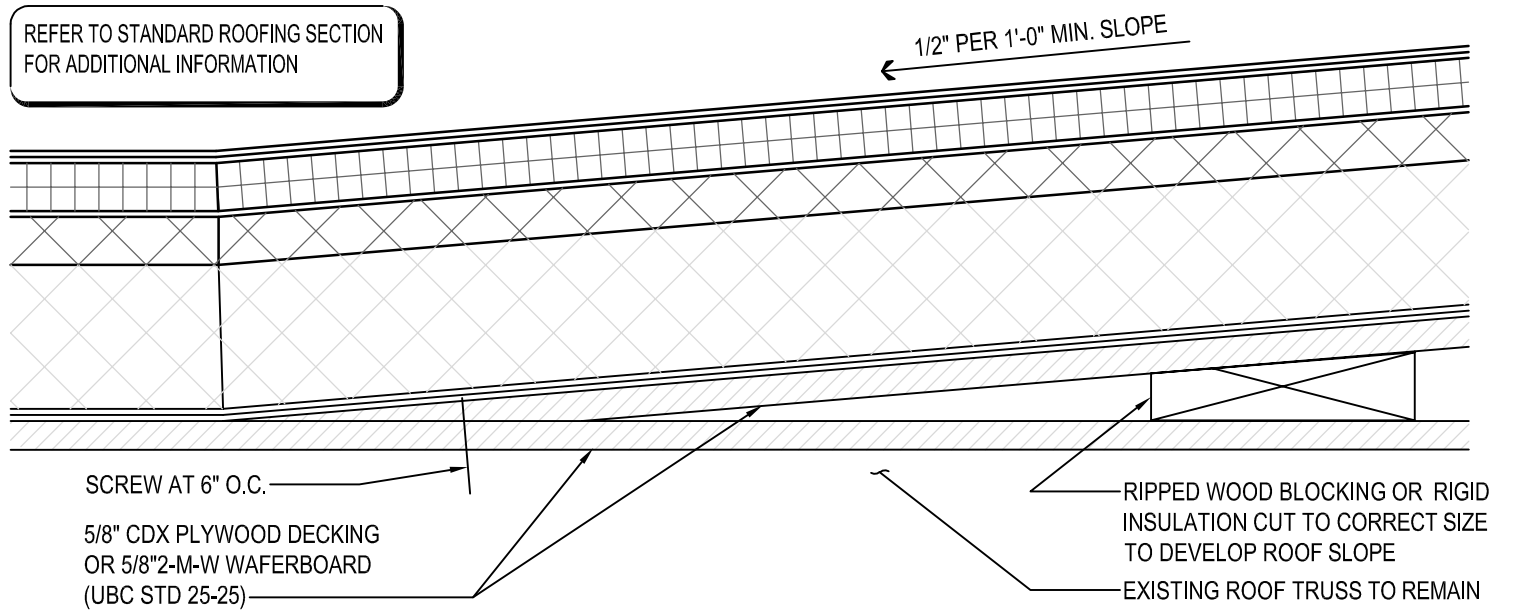
A102



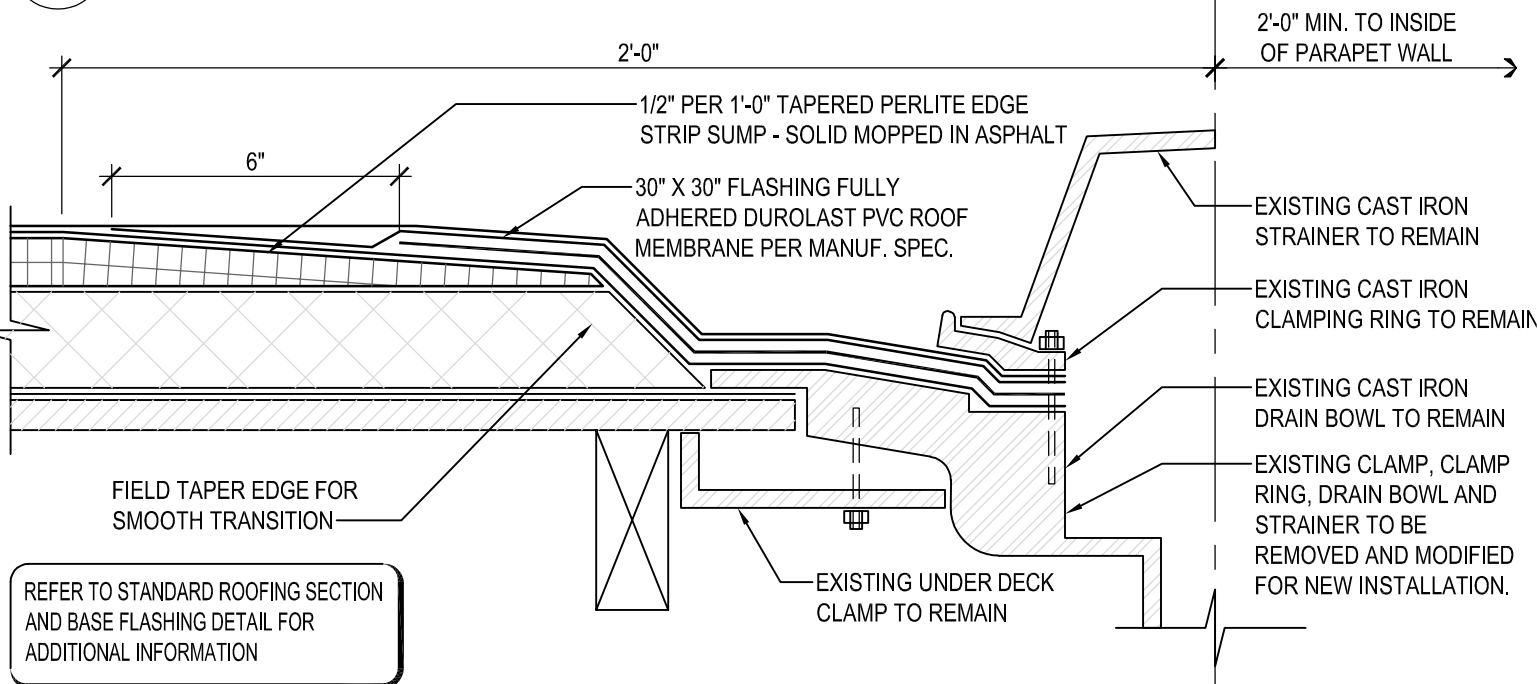
1 STANDARD ROOFING SECTION
SCALE: 3" = 1'-0"



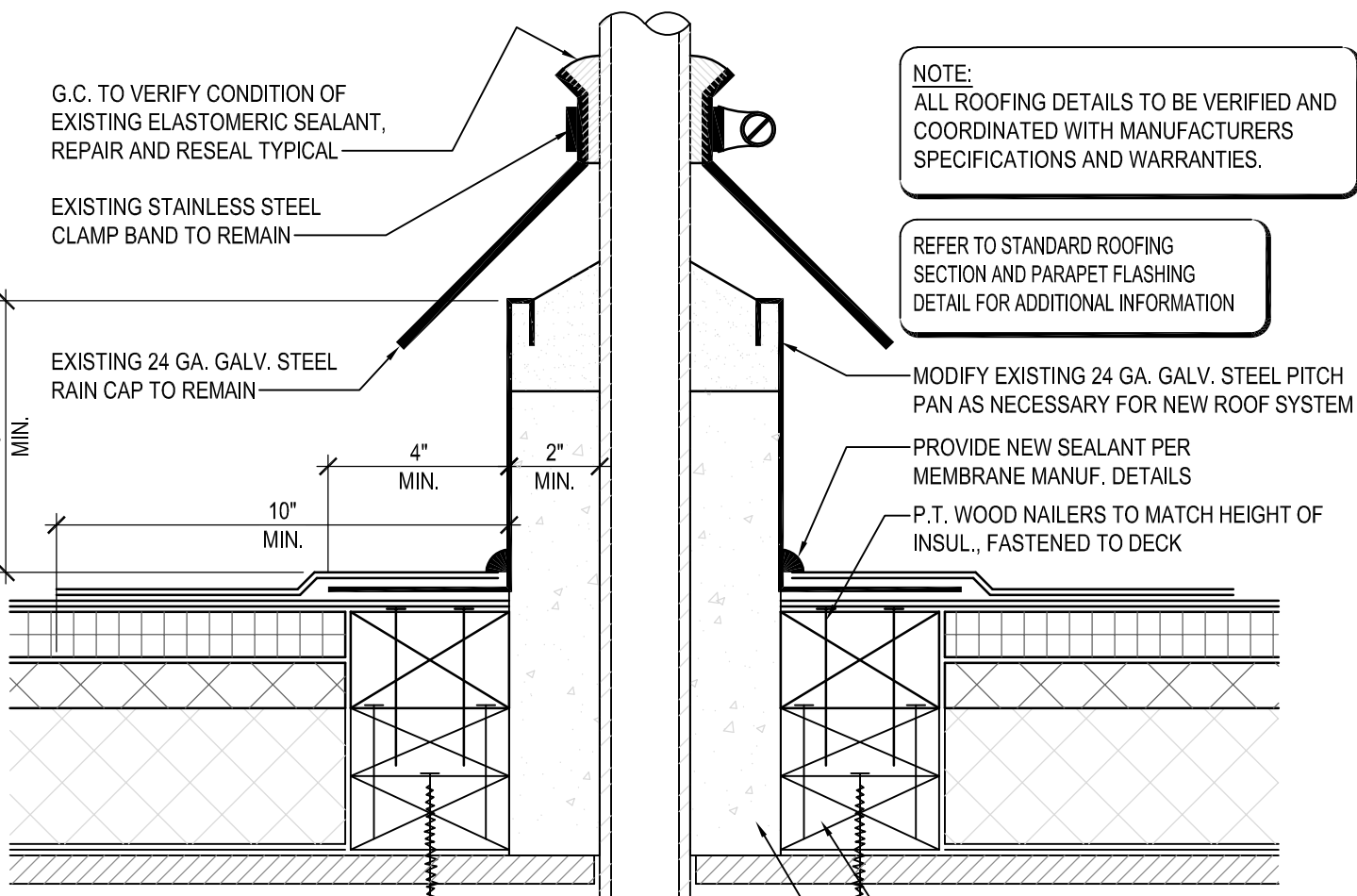
2 STANDARD BASE FLASHING CONFIGURATION
SCALE: 3" = 1'-0"



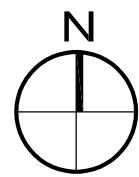
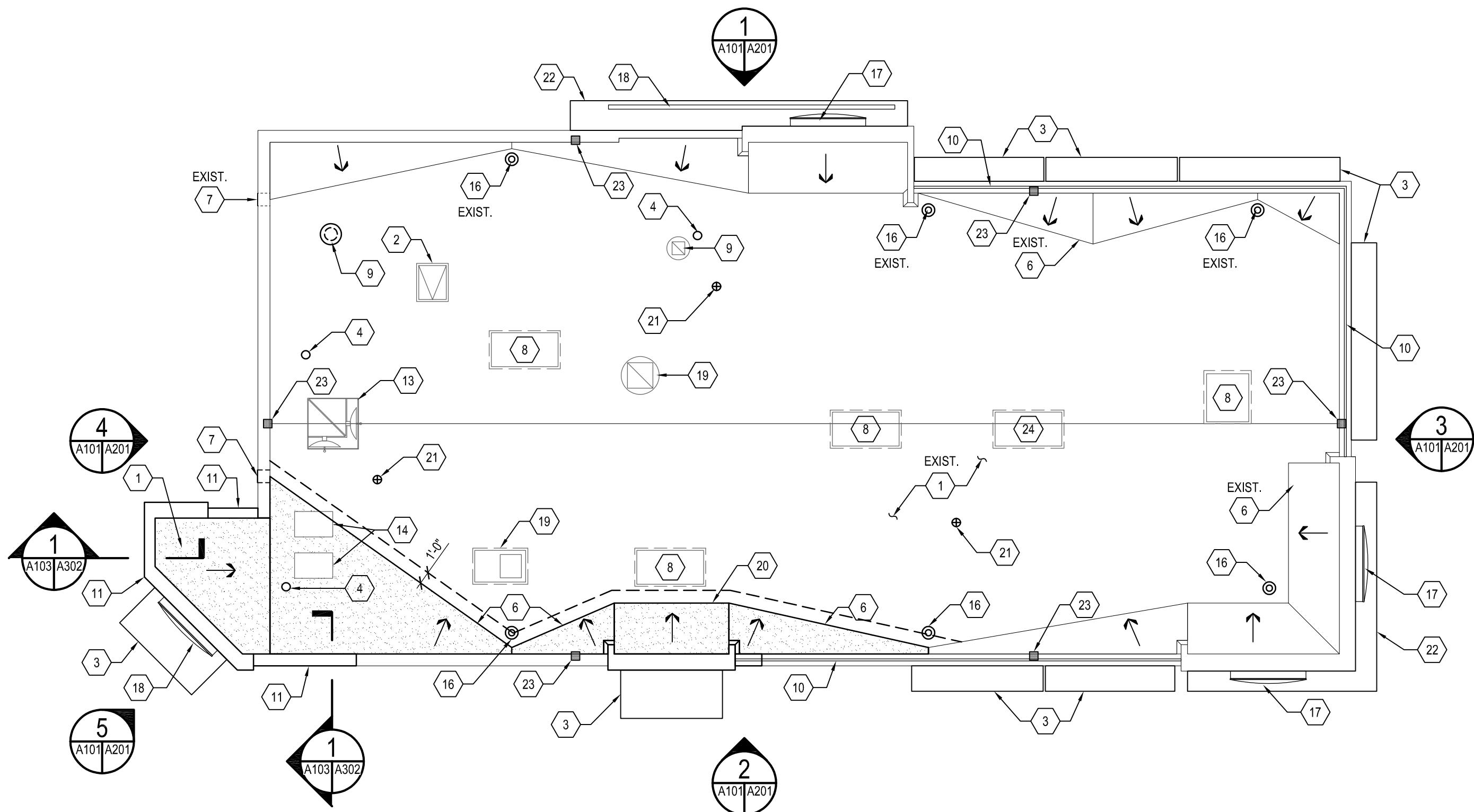
3 TYPICAL CRICKET DETAIL
SCALE: 3" = 1'-0"



4 ROOF DRAIN DETAIL
SCALE: 3" = 1'-0"

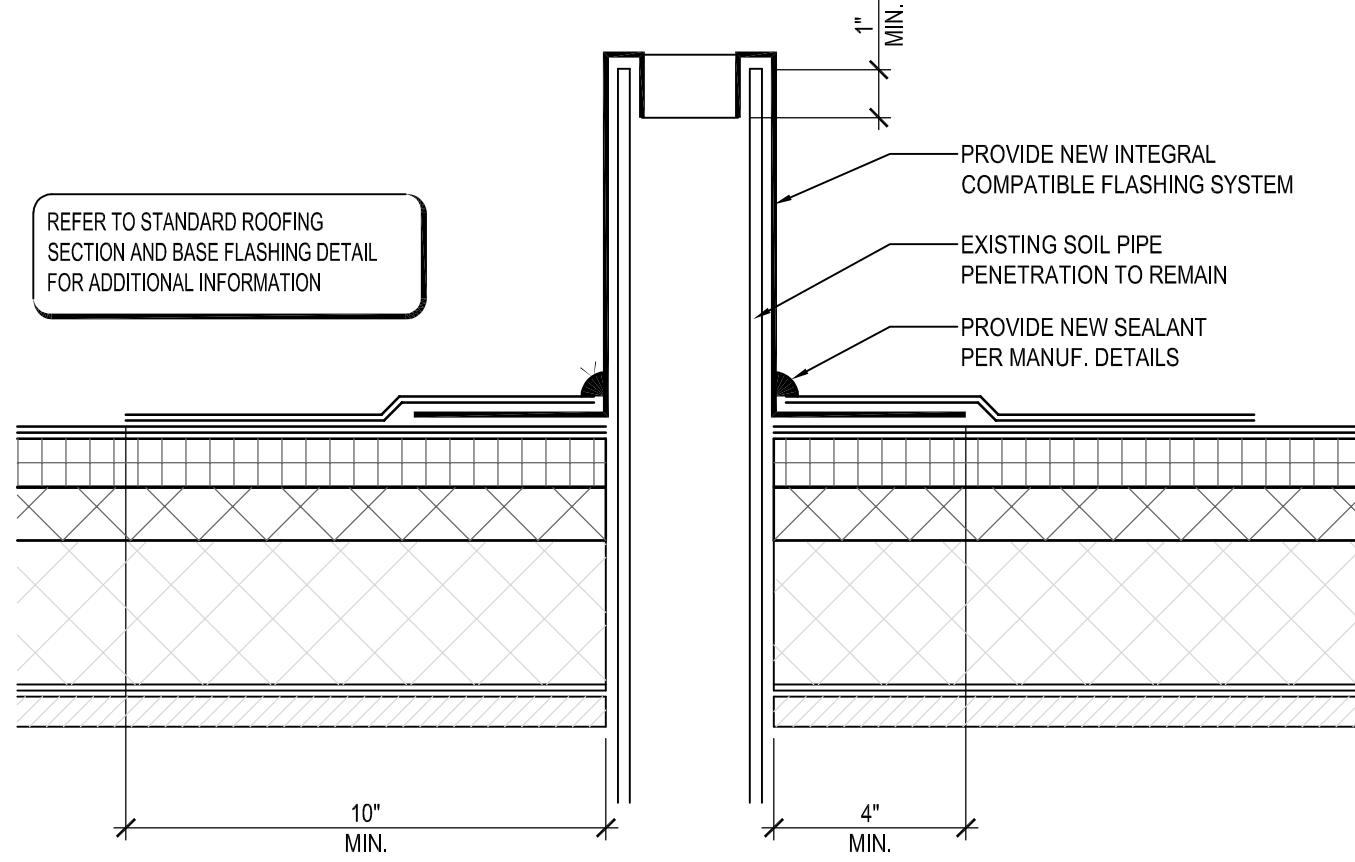
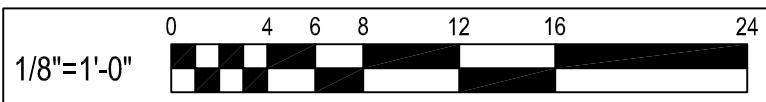


5 PITCH PAN DETAIL
SCALE: 3" = 1'-0"

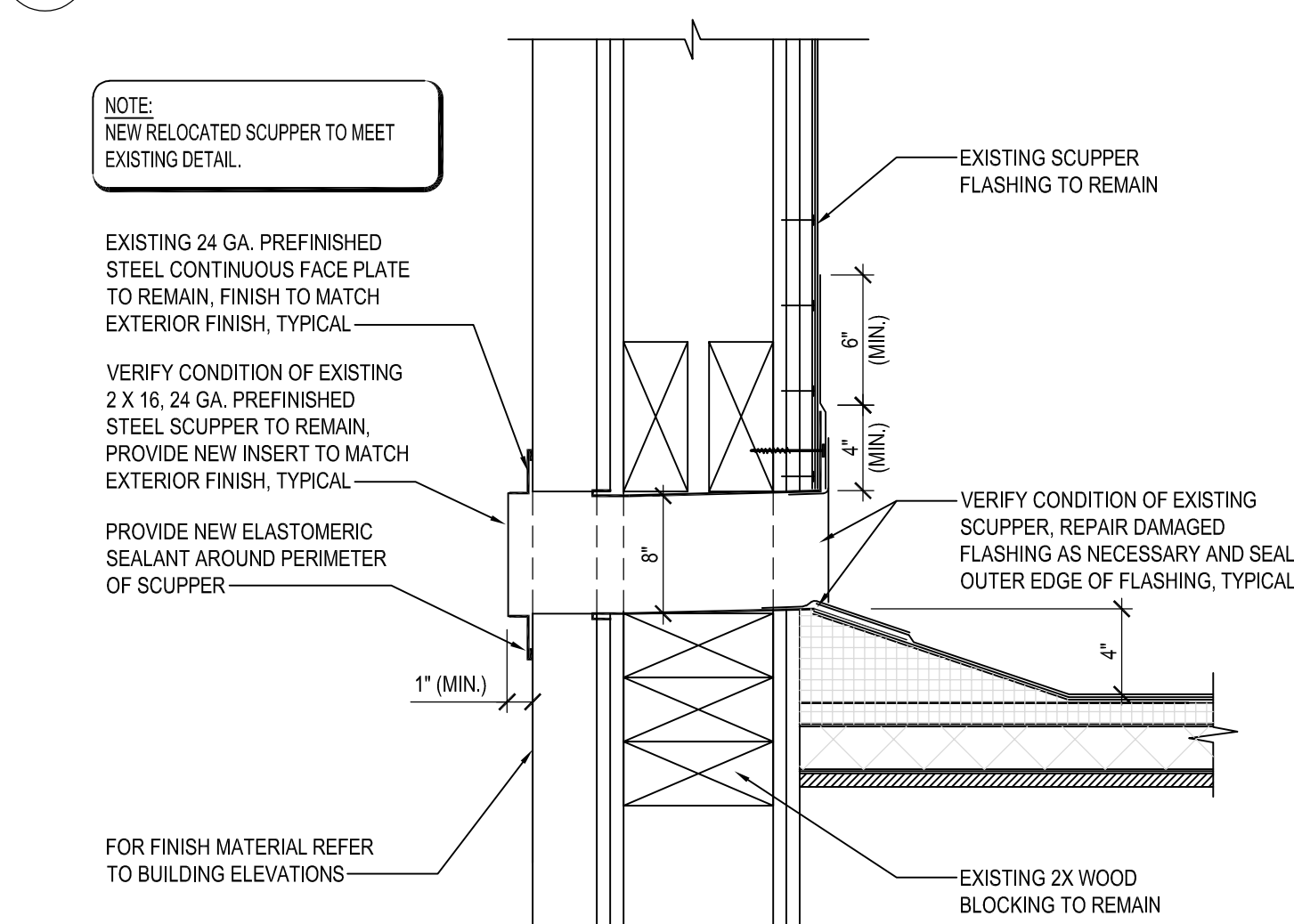


NEW WORK ROOF PLAN
SCALE: 1/8" = 1'-0"

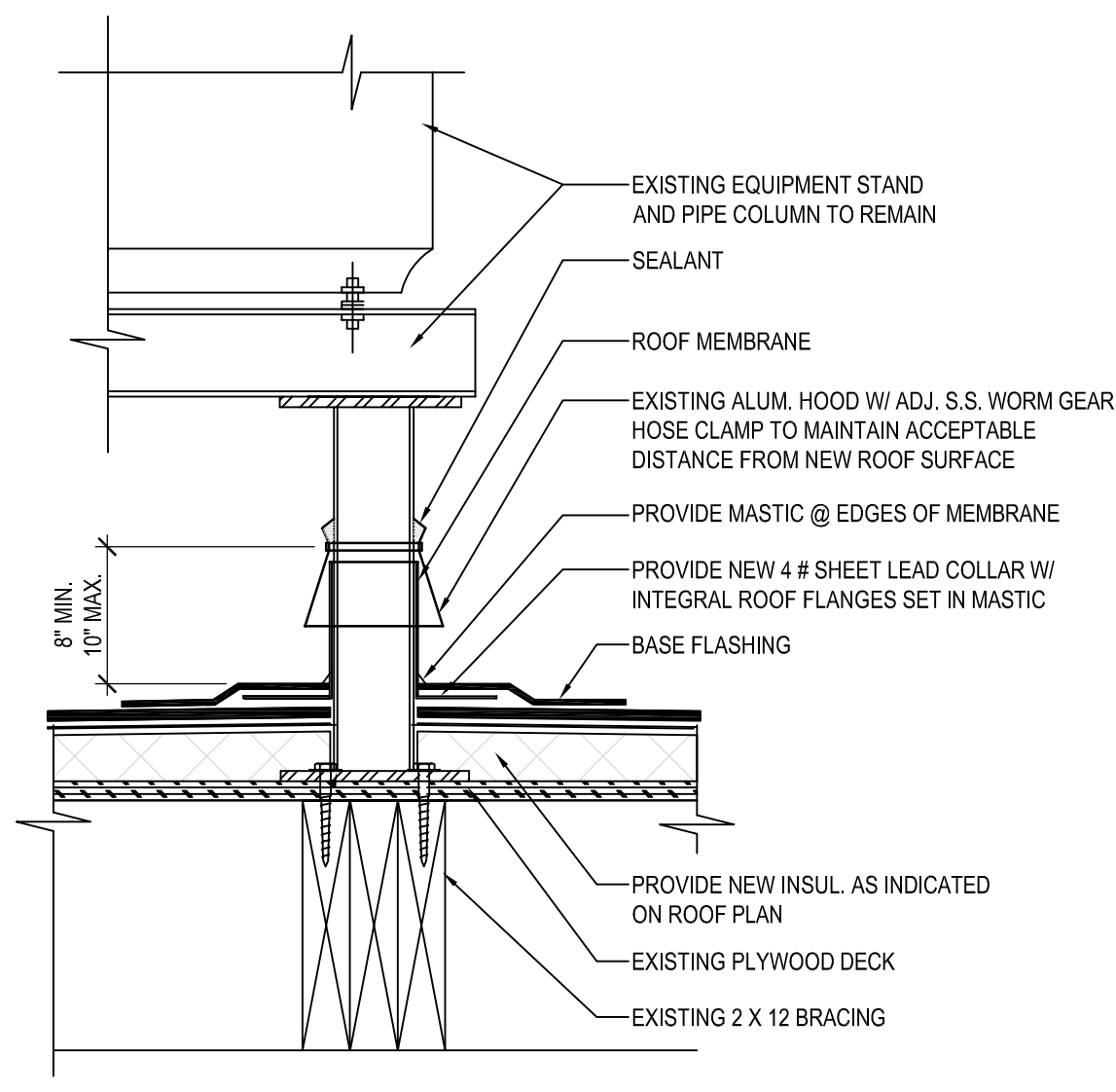
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6 SOIL PIPE FLASHING DETAIL
SCALE: 3" = 1'-0"

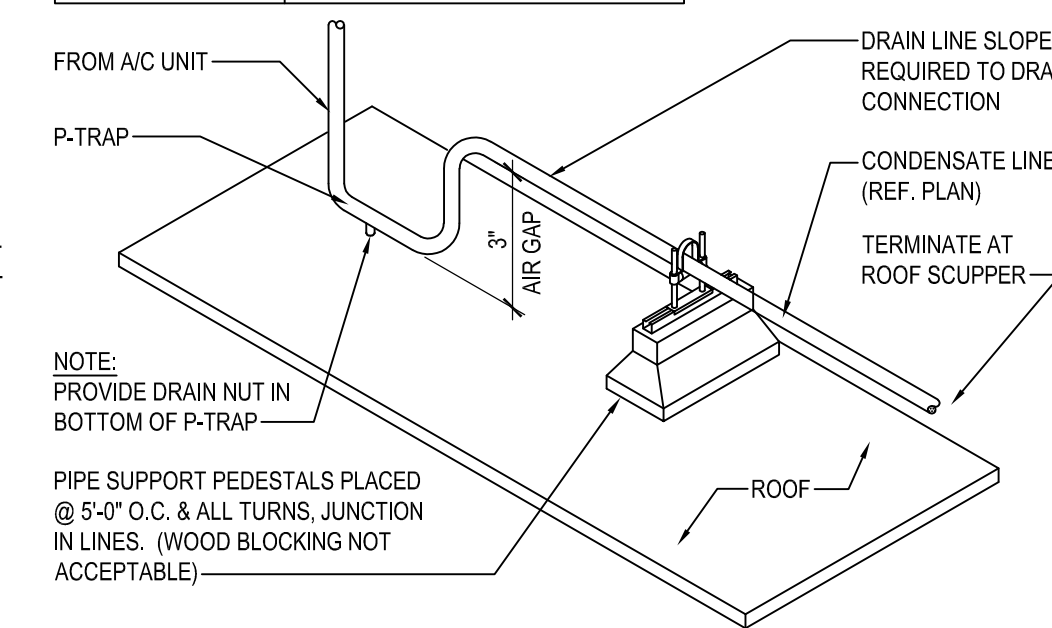


7 OVERFLOW SCUPPER DETAIL
SCALE: 3" = 1'-0"

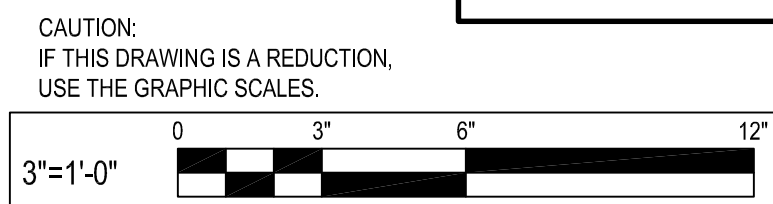


9 EQUIPMENT STAND DETAIL
SCALE: 3" = 1'-0"

VERIFY W/ EQUIPMENT SUPPLIER IF IN CONTRACT. CLEARANCE BELOW RAISED ROOF MOUNTED MECHANICAL UNITS (INCHES)	
WIDTH OF UNIT	MINIMUM CLEARANCE ABOVE ROOF SURFACE
< 24	14
24 < 36	18
36 < 48	24
48 < 60	30
> 60	48



8 CONDENSATE LINE SUPPORT DETAIL
SCALE: NONE



CAUTION:
IF THIS DRAWING IS A REDUCTION,
USE THE GRAPHIC SCALES.

GENERAL NOTES

- THE EXISTING ROOF STRUCTURE SHALL NOT BE USED FOR STOCKPILING OF EQUIPMENT OR MATERIALS UNLESS APPROVED BY THE ARCHITECT, STRUCTURAL ENGINEER AND THE JOIST MANUFACTURER.
- THE ROOFING SYSTEM SHALL BE AS PER DRAWINGS AND PER MANUFACTURERS SPECIFICATIONS.
- COORDINATE ROOF ELEVATIONS WITH EXISTING ROOF STRUCTURE AND EXISTING OPENING FOR MECHANICAL EQUIPMENT. REFER TO SPECIFICATION SHEET FOR ROOF RELATED ITEMS, INCLUDING GUARANTEES, CURBS, FLASHING, ETC.
- PER AS-BUILT DRAWINGS, EXISTING ROOF INSULATION, IS 1 1/2" THICK. REPLACEMENT INSULATION FOR NEW ROOFING SYSTEM MAY BE 6" THICK TO PROVIDE AN R-30. MODIFY EXISTING ROOF TOP EQUIPMENT SUPPORTS, ETC. TO ACCOMMODATE THIS INCREASE IN THICKNESS.
- MINIMUM CURB HEIGHT: 8"

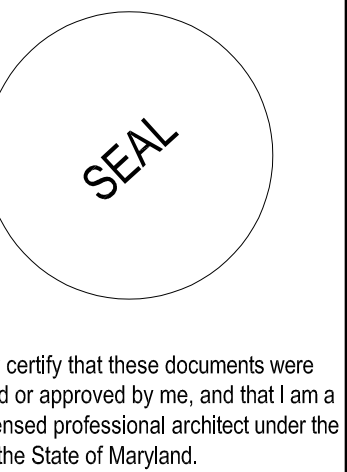
GENERAL SHEET NOTES

- ROOFING SUBCONTRACTOR TO COORDINATE LOCATION OF EXISTING H.V.A.C. UNITS AND ROOF TOP ACCESSORIES WITH EXISTING OPENINGS AND EXISTING STRUCTURAL, MECHANICAL AND ELECTRICAL SYSTEMS. COORDINATE WITH STRUCTURAL, MECHANICAL AND ELECTRICAL DRAWINGS. COORDINATE PLACEMENT AND TAPERED RIGID INSULATION BOARD LAY-OUT AND SUBSEQUENT INSTALLATION IN ORDER TO AVOID PONDING WATER CONDITIONS ATTRIBUTABLE TO BOARD LAY-OUT ISSUES.
- ROOF SYSTEMS SPECIFIED SHALL BE APPLIED ONLY BY MANUFACTURER APPROVED APPLICATOR IN ORDER TO MEET GUARANTEE REQUIREMENTS.
- HVAC CONDENSATE LINES TO TERMINATE AT ROOF DRAIN OR AS REQUIRED BY LOCAL CODE.
- REFER TO MEP DRAWINGS FOR ADDITIONAL INFORMATION.
- ALL CURBS AND PIPE PENETRATIONS SHALL HAVE A MINIMUM OF 16" CLEAR FROM EACH OTHER FOR ROOF FLASHING PURPOSES. ALL EQUIPMENT SHALL HAVE A MINIMUM OF 16" CLEAR FROM ALL ADJACENT PARAPETS. ALL HVAC MOUNTED EQUIPMENT (DISCONNECT BOXES, GFCI, PIPE SUPPORTS) SHALL NOT BE CLOSER THAN 16" FROM EACH OTHER OR CURB. NO UNISTRUT PIPE SUPPORTS SHALL BE USED AS VERTICAL MEMBERS FOR MOUNTING EQUIPMENT TO ROOF SURFACE.
- PONDING WATER IS DEFINED AS WATER THAT DOES NOT DRAIN OR DISSIPATE FROM THE ROOF WITHIN 48 HOURS AFTER PRECIPITATION.
- ALL FLASHING CEMENTS, DURO-LAST MEMBRANE, PRODUCTS AND ACCESSORIES SHALL BE APPROVED BY ROOFING MANUFACTURER WITH THE MANUFACTURER'S BRAND. ALL ROOFING PRODUCTS SHALL BE AMERICAN MANUFACTURED PRODUCTS.

SHEET KEYNOTES

- FULLY ADHERED DURO-LAST PVC ROOF MEMBRANE. NEW MEMBRANE TO LAP OVER EXISTING, PER MANUFACTURE REQUIREMENTS.
- ROOF ACCESS SCUTTLE TO BE REMOVED, RAISE AND REINSTALLED WITH INSTALLATION OF NEW INSULATION AND ROOF SYSTEM. GENERAL CONTRACTOR TO VERIFY CONDITION OF EXISTING SCUTTLE AND REPAIR FINISH AS NECESSARY.
- PREFABRICATED METAL CANOPY. REFERENCE SHEETS A304.
- EXISTING VENT THROUGH ROOF. PROVIDE PREFABRICATED DURO-LAST VENT FLASHING FOR ALL VENTS AND PIPE PENETRATIONS. REFERENCE DETAIL #6, THIS SHEET.
- INSTALL DURO-LAST PVC ROOF MEMBRANE SACRIFICE SHEET AS SPECIFIED KITCHEN EXHAUST.
- ROOF CRICKET WITH SLOPE TO MATCH ROOF, REFER TO DETAIL #3, THIS SHEET.
- OVERFLOW ROOF SCUPPERS - REFER TO DETAIL #7 THIS SHEET.
- ROOFTOP AIR CONDITIONING UNIT - REFER TO MECHANICAL PLANS.
- EXHAUST FAN - REFER TO MECHANICAL PLANS.
- ILLUMINATED PARAPET LIGHT BAND MP-1.
- RAISED PARAPET WALL WITH NEW PRE FINISHED METAL COPING.
- PVC CONDENSATE DRAIN (SIZE AS SHOWN) WITH PIPE SUPPORTS EVERY 5'-0". TERMINATE CONDENSATE DRAIN AT PRIMARY SCUPPER. REFER TO DETAIL #8, THIS SHEET FOR ADDITIONAL INFORMATION.
- PROVIDE NEW PITCH PAN WITH CONDUIT OVER OFFICE FOR EXISTING SATELLITE DISH/ANTENNA TO BE REMOVED AND REINSTALLED.
- EQUIPMENT STAND FOR WALK-IN BOX COOLER/FREEZER CONDENSERS AND ICE MACHINE CONDENSER. REFER TO EQUIPMENT STAND DETAIL, THIS SHEET.
- NOT USED.
- EXISTING ROOF DRAINS. MODIFY AND EXTEND RAIN WATER LEADER, AS REQUIRED FOR NEW ROOFING SYSTEM AND THICKER INSULATION REFER TO DETAIL #4 THIS SHEET.
- REINSTALL EXISTING SIGNAGE. SIGNAGE TO BE REINSTALLED DURING CONSTRUCTION PHASE.
- NEW SIGNAGE TO BE INSTALLED
- EXISTING EXHAUST FAN ON MODIFY EXISTING CURBS AND OPENING. COORDINATE WITH LOCATION OF FRYER AND BROILER BELOW. CONNECT EXISTING FRYER AND BROILER HOOD WITH ASSOCIATED DUCTWORK.
- CRIPPLE ONTO OTHER SHEATHING AND RAFTERS/KICKERS.
- EXISTING SEALED ROOF VENT TO REMAIN.
- REINSTALL SALVAGED CANOPY. CANOPY TO BE REINSTALLED DURING CONSTRUCTION PHASE.
- WALL MOUNTED METAL VENT REMOVED. PROVIDE BLOCKING AND PLYWOOD SUBSTRATE FLUSH WITH ADJACENT PARAPET WALL. PATCH AND REPAIR WITH ADJACENT ROOF WITH COMPATIBLE DURO-LAST ROOF MEMBRANE.
- EXISTING ABANDONED ROOF TOP EQUIPMENT TO REMAIN.

NO.	DATE	REVISION	BY



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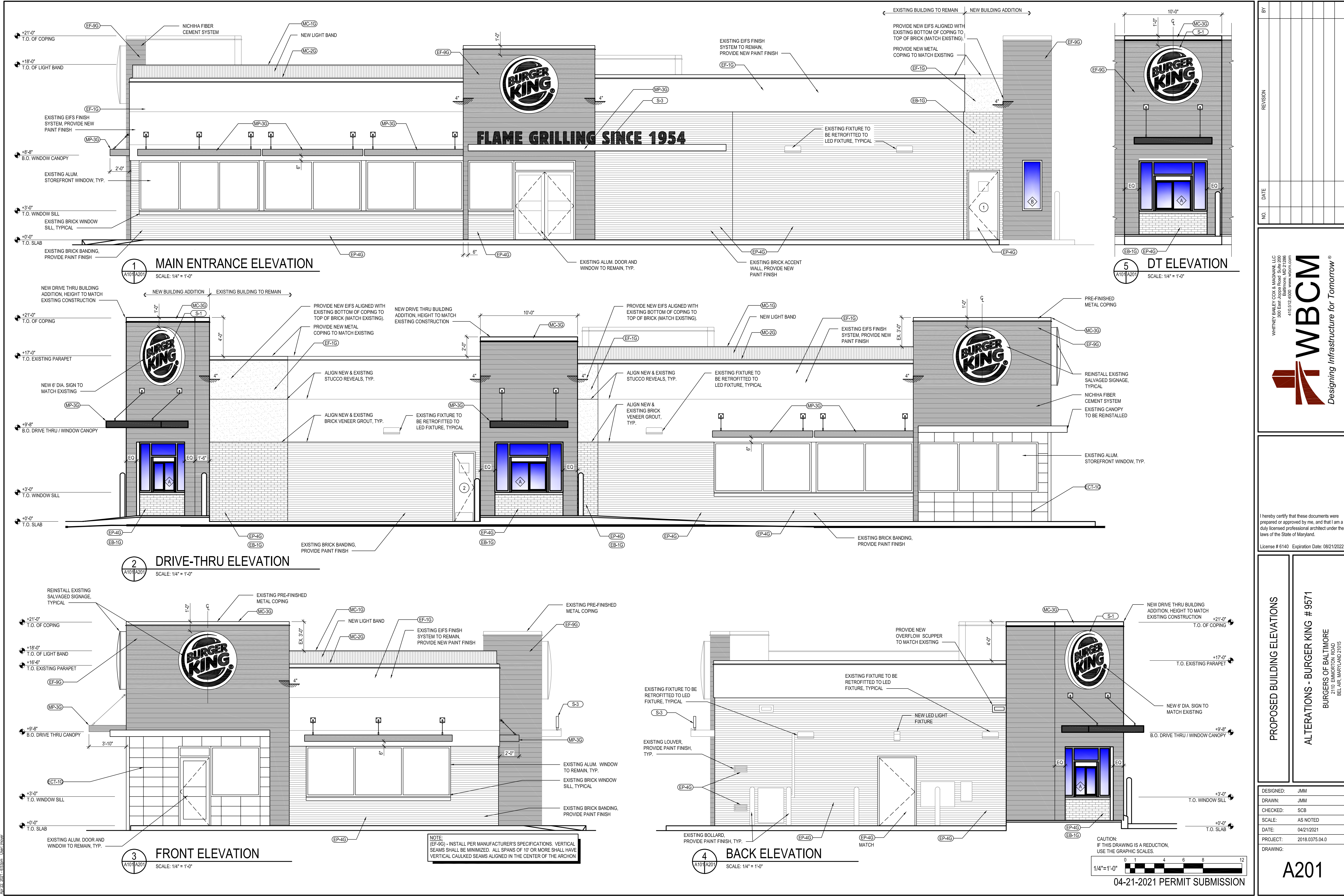
NEW WORK ROOF PLAN

ALTERATIONS - BURGER KING # 9571
BURGERS OF BALTIMORE
2110 EMORTON ROAD
BEL AIR, MARYLAND 21015

DESIGNED:	JMM
DRAWN:	JMM
CHECKED:	SCB
SCALE:	AS NOTED
DATE:	04/21/2021
PROJECT:	2018.0375.04.0
DRAWING:	

A103

04-21-2021 PERMIT SUBMISSION



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DATE: 04/21/2021

PROJECT: 2018.0375.04.0

DRAWING:

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Apr 22, 2021 - 5:43pm User: jmmgcr

BURGER KING - 20/20 GARDEN GRILL EXTERIOR						
EXTERIOR MATERIALS & FINISH SCHEDULE (not all specs are used on every project)						
08/07/19						
CODE	MATERIAL	LOCATION	MANUFACTURER	PRODUCT	DESCRIPTION COLOR	ADDITIONAL INFORMATION
EB-1G	EXTERIOR BRICK	GENERAL	EVOLUTION BRICK	MOD / QS TUMBLED (FULL BRICK)	OLDE HILLSBORO	CONTACT: GABE POWERS (502) 558-4612 NOTE: USE WITH EGR-3G
				(THIN BRICK)	SIERRA TUMBLED	
			PINE HALL BRICK	FACE BRICK	OLD IRVINGTON O/S	CONTACT: THERESA BEANE (800) 334-8689 - tbeane@pinehallbrick.com NOTE: USE WITH EGR-3G
			H.C. MUDDOX BRICK	THIN BRICK	BK WEST COAST BLEND	CONTACT: ERIN LYNCH (916) 206-7831 NOTE: USE WITH EGR-3G
ECT-1G	EXTERIOR CERAMIC TILE	ACCENT AT BUILDING FRONT	GRANITI GIANDRE / EUROWEST	SENSIBLE STONE ED5052	"RED NATURAL" STACKED BOND PATTERN	12" X 24" CONTACT: JOY DETER AT EUROWEST (714) 309-9551 OR JOY KLEIN (813) 334-3302 jklein@transamerica.com NOTE: USE WITH EGR-4G
EF-1G	EXTERIOR FINISH - STUCCO, STO, FIBER CEMENT SIDING PANELS	GENERAL	STO OR APPROVED EQUAL	STO POWERWALL STUCCO SYSTEM	COLOR TO MATCH EP-2G	CONTACT: TIM SALERNO AT STO CORP (407) 466-5371
				TEXTURE: FINE SAND	PPG "DESERT DUNE"	
				OR STO THERM CI EIFS SYSTEM		
EF-4G	EXTERIOR FINISH STUCCO	GENERAL	STO OR APPROVED EQUAL	STO POWERWALL STUCCO SYSTEM	COLOR TO MATCH EP-4G PPG "GRANITE"	CONTACT: TIM SALERNO AT STO CORP (407) 466-5371
EF-9G	EXTERIOR FINISH FIBER CEMENT	EXTERIOR SIGN ARCHONS	NICHIIHA FIBER CEMENT	VINTAGE WOOD EF762	"CEDAR"	18" X 6' CONTACT NICHIIHA CUSTOMER SERVICE (770) 805-9466 BK@NICHIIHA.COM INSTALL PER MANUFACTURER'S SPECIFICATIONS VERTICAL APPLICATIONS ONLY (NOT FOR USE ON SOFFITS)
TR-1G	ALUMINUM TRIMS					CONTACT: TIM SALERNO AT STO CORP (407) 466-5371
EC-1G	EXTERIOR CAULK					
EP-2G	EXTERIOR PAINT	EXTERIOR GENERAL	PPG			CONTACT NICHIIHA CUSTOMER SERVICE (770) 805-9466 BK@NICHIIHA.COM INSTALL PER MANUFACTURER'S SPECIFICATIONS. VERTICAL SEAMS SHALL BE MINIMIZED. ALL SPANS OF 10' OR MORE SHALL HAVE VERTICAL SEAMS ALIGNED IN THE CENTER OF THE ARCHON. SEAMS TO BE CAULKED WITH EC-1G OR USE "H-MOLD" FACTORY TRIMS. ALL TRIMS SHALL BE FACTORY PAINTED TO MATCH PANELS. VERTICAL APPLICATIONS ONLY (NOT FOR USE ON SOFFITS)
EP-4G	EXTERIOR PAINT	EXTERIOR WAINSCOT				CONTACT: MATT KLINGE AT ADFAST (314) 753-0964 matt.klinge@adfastcorp.com NOTE: USE WITH EF-9G
EP-6G	EXTERIOR PAINT	LOGO SIGN CABINETS & BURGER KING CHANNEL LETTER CABINETS				CONTACT: KEVIN LASTACY @ PPG Corporate National Accounts Manager (616) 335-3259 klastacy@ppg.com
EP-6AG	EXTERIOR PAINT	EXISTING MANSARD ROOFS, SHINGLES & BARREL TILE				NOTE: FOR REMODELS ONLY NOT FOR USE ON ROOFS. SEE EP-6AG & EP-6BG
EP-6BG	EXTERIOR PAINT	EXISTING STANDING SEAM METAL ROOF				NOTE: BY EXCEPTION FOR REMODELS ONLY
EP-8BG	EXTERIOR PAINT	METAL COPING AT ARCHON TOWERS				
EXT-1G	EXTERIOR PAINT	POLES & POLE SIGN				
EXT-2G	EXTERIOR PAINT	SIGNS				
EP-2G	EXTERIOR PAINT	EXTERIOR GENERAL				Contact: GLENN REMLER, ARCHITECTURAL ACCOUNT EXECUTIVE phone: (954) 547-1217
EP-4G	EXTERIOR PAINT	EXTERIOR WAINSCOT				email: Glenn.J.Remler@Sherwin.com
EP-6G	EXTERIOR PAINT	LOGO SIGN CABINETS & BURGER KING CHANNEL LETTER CABINETS				NOTE: FOR REMODELS ONLY
EP-8G	EXTERIOR PAINT	METAL COPING AT ARCHON TOWERS				NOT FOR USE ON ROOFS.
EXT-1G	EXTERIOR PAINT	POLES & POLE SIGN				
EXT-2G	EXTERIOR PAINT	SIGNS				
EGR-3G	GROUT	BRICK	MAPEI		#5 "CHAMOIS"	NOTE: USE WITH EB-1G
EGR-4G	GROUT	CERAMIC TILE	CUSTOM BUILDING PRODUCTS	POLYBLEND SANDED	#335 "WINTER GRAY"	NOTE: USE WITH ECT-1G *** FOR SETTING MATERIALS USE COMPLETE CONTACT RAPID SET *** SEAL GROUT WITH AQUAMIX SEALERS CHOICE GOLD
MC-1G	METAL COPING	TOP OF LIGHT BAND WALL CAP	W.P. HICKMAN SYSTEMS, INC.	PERMA SNAP PLUS	A-30 "SILVERSMITH"	CONTACT: W.P. HICKMAN COMPANY (828)676-1700 - WWW.WPH.COM
MC-2G	METAL COPING	BELOW LIGHT BAND		PERMA SNAP PLUS	FACTORY FINISH TO MATCH EP-2G PPG "TANNERS TAUPE"	
MC-3G	METAL COPING	TOP OF ARCHON		PERMA SNAP PLUS	TO BE PAINTED TO MATCH EP-8G PPG "CEDAR"	
MP-1G		PARAPET LIGHT BAND		LED LIGHT BAND		
MP-3G	METAL CANOPY	ABOVE DOORS AND WINDOWS	*SEE APPROVED CANOPY SUPPLIERS	CUSTOM METAL CANOPY	COLOR: CLEAR ANODIZED	*SEE PLANS PRODUCT INFORMATION: KEVIN RUBOTTOM AT LEKTRON (800) 634-4059 OR (918) 622-4978 Email: KRubottom@lektroninc.com

BY						
REVISION						
DATE						
NO.						

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EXTERIOR FINISH SCHEDULE

ALTERATIONS - BURGER KING # 9571

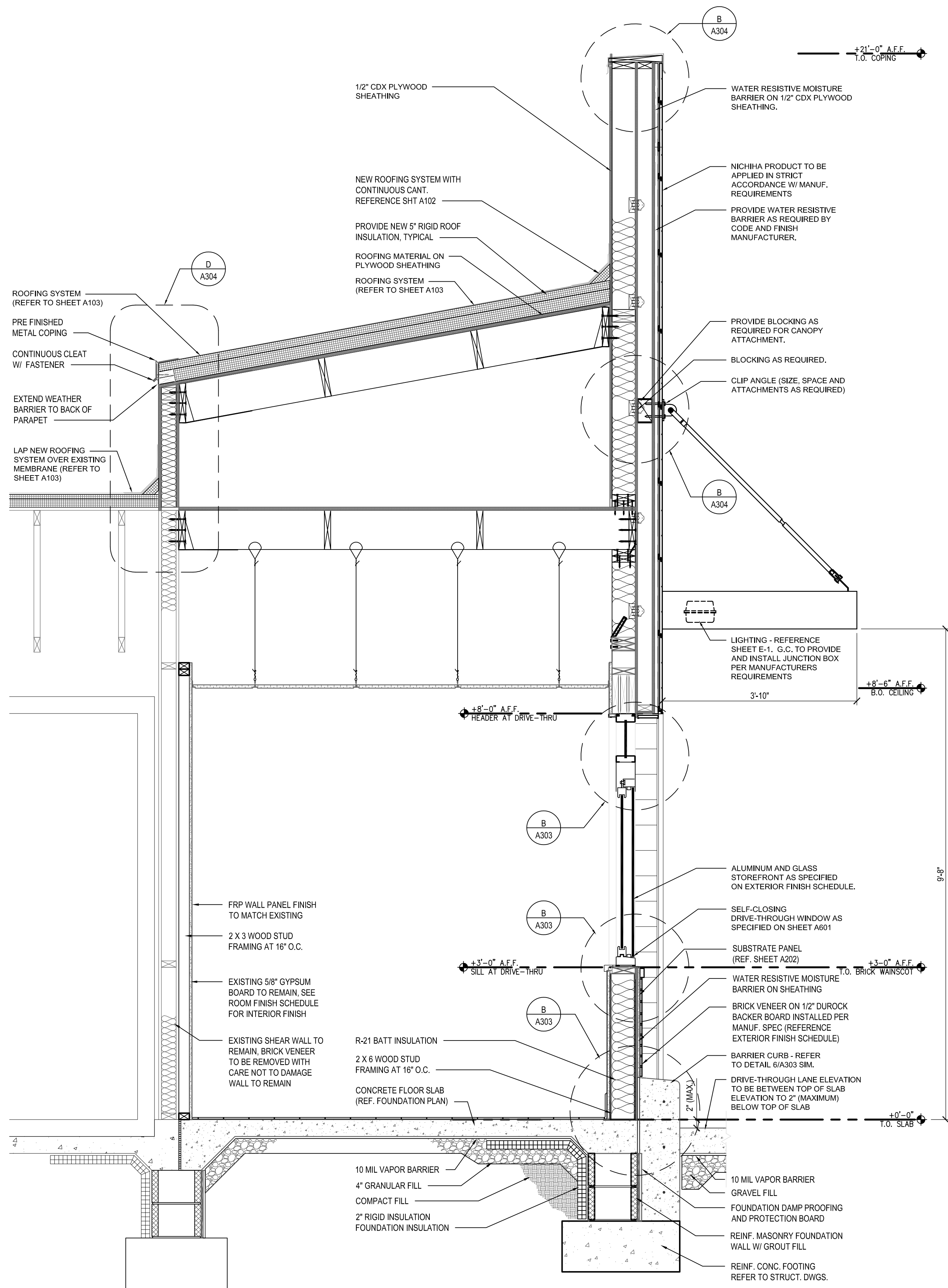
BURGERS OF BALTIMORE
2110 EMORTON ROAD
BEL AIR, MARYLAND 21015

DESIGNED:	JMM
DRAWN:	JMM
CHECKED:	SCB
SCALE:	AS NOTED
DATE:	04/21/2021
PROJECT:	2018.0375.04.0
DRAWING:	

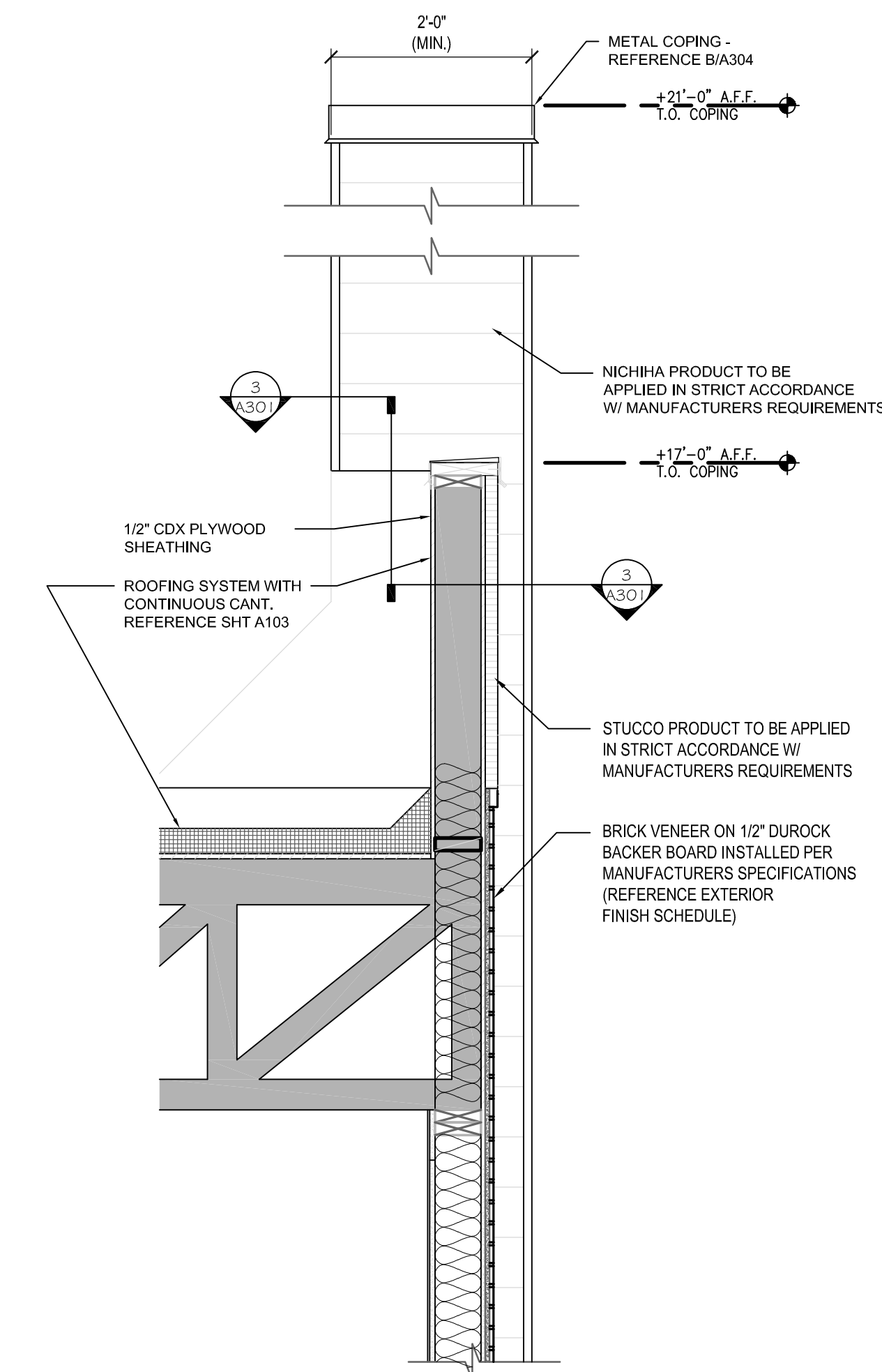
A202

Apr 22, 2021, 5:56pm User: jmm

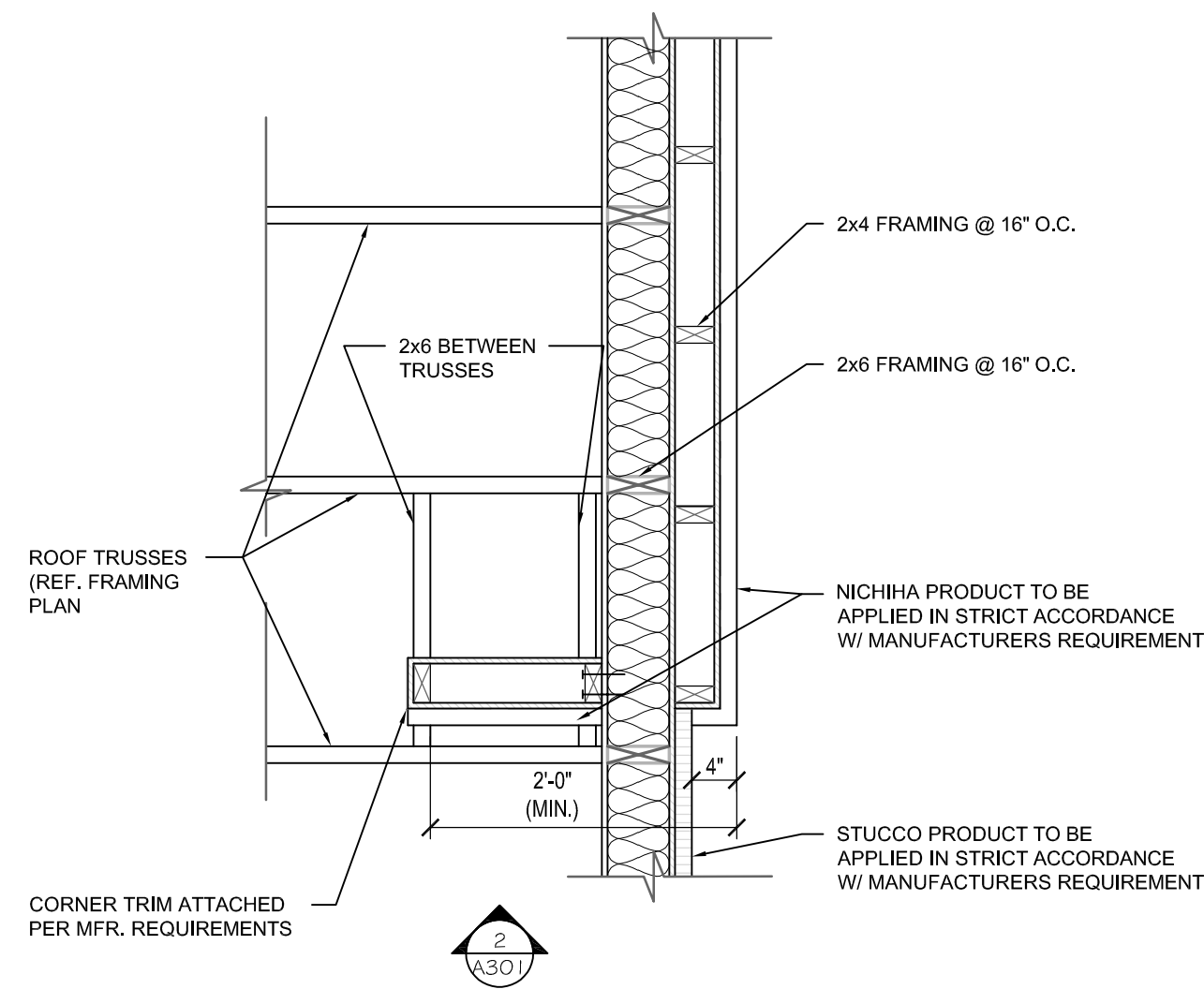
P:\2018\18037504\Drawings\01-Arch\2018037504 - A301 - Wall Sections.dwg



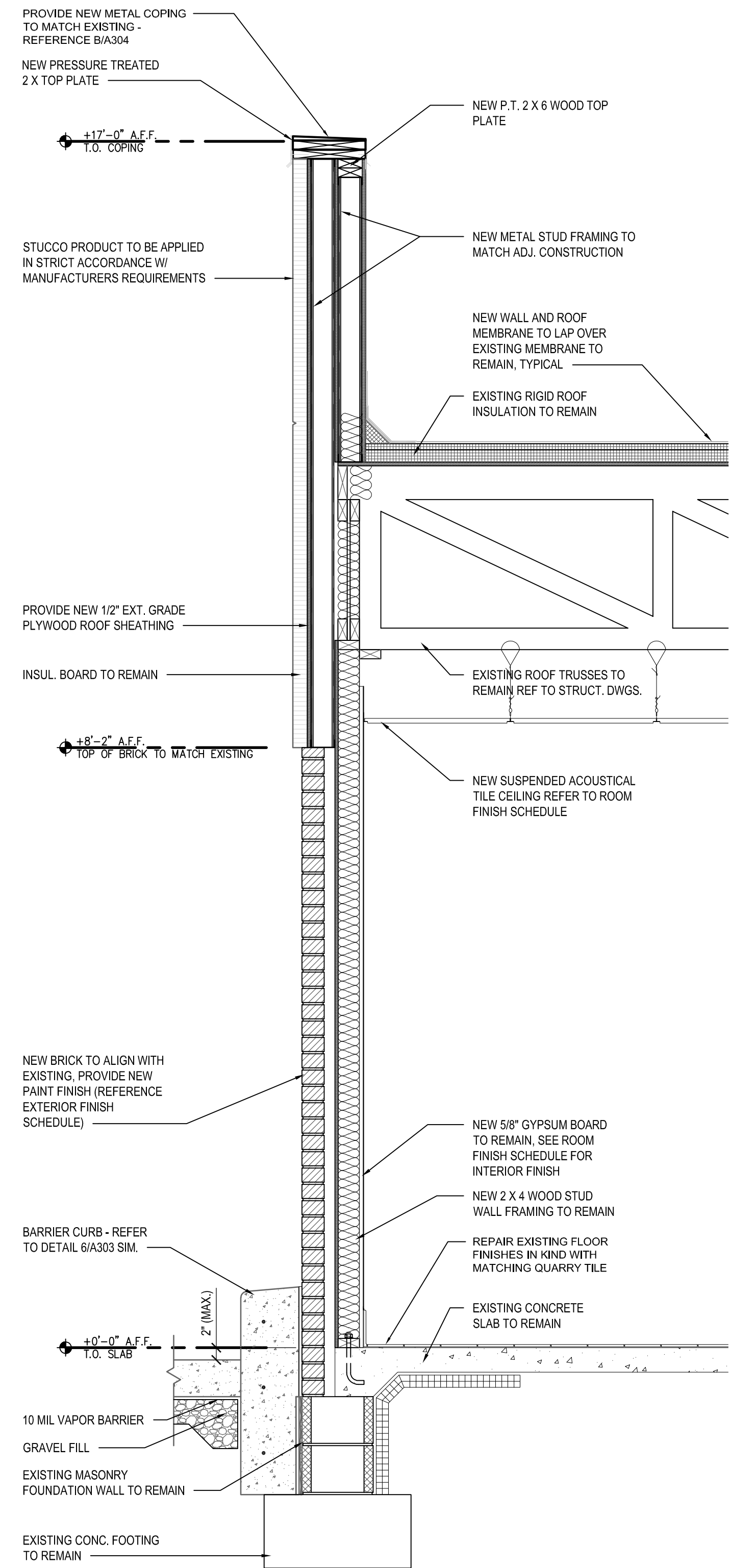
1 DRIVE-THROUGH WINDOW WALL
SCALE: 3/4" = 1'-0"



2 TYPICAL TOWER RETURN WALL
SCALE: 3/4" = 1'-0"

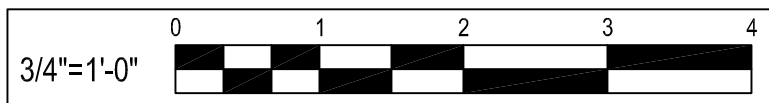


3 SECTION (PLAN) AT TYPICAL TOWER RETURN WALL
SCALE: 3/4" = 1'-0"



4 DRIVE-THROUGH EXTERIOR WALL
SCALE: 3/4" = 1'-0"

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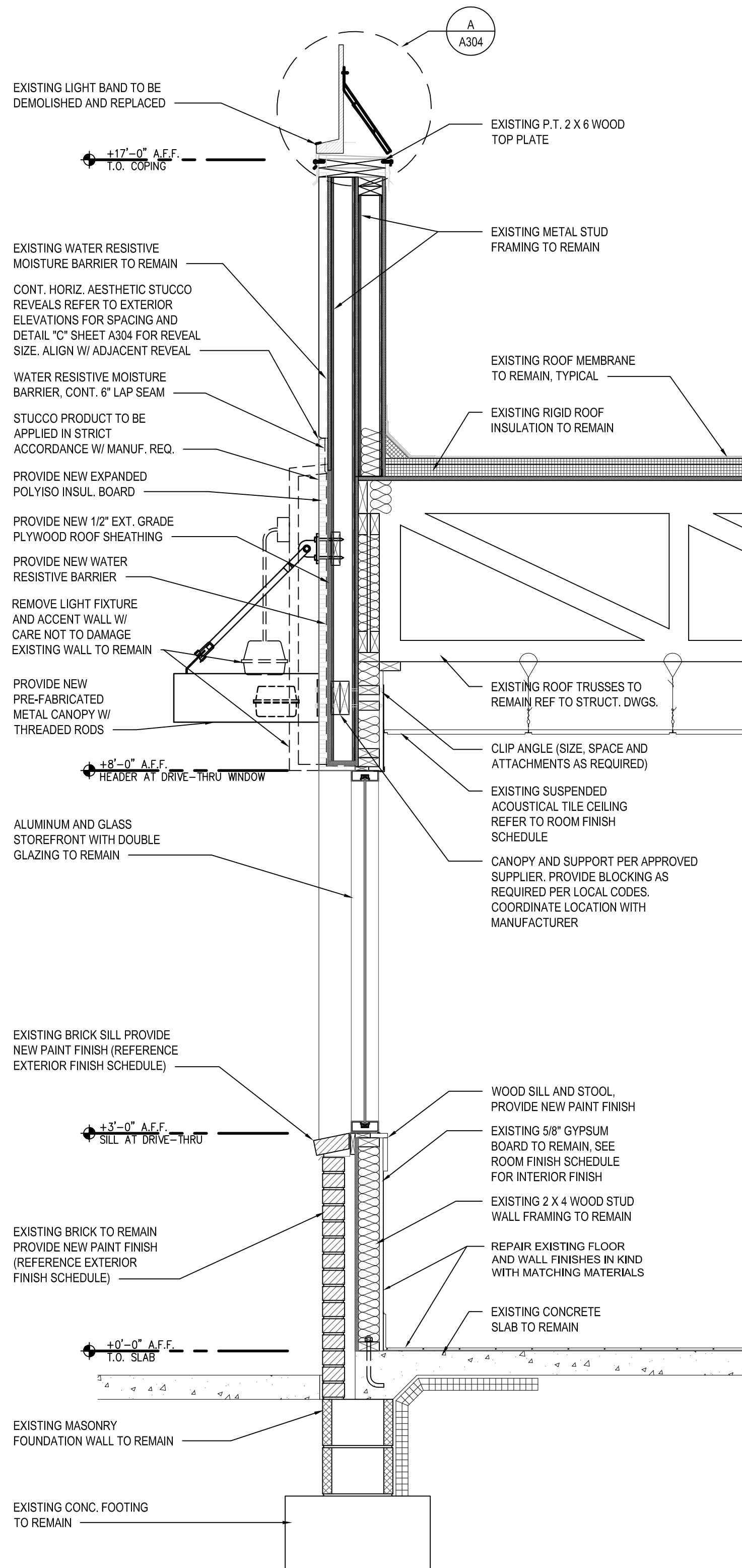
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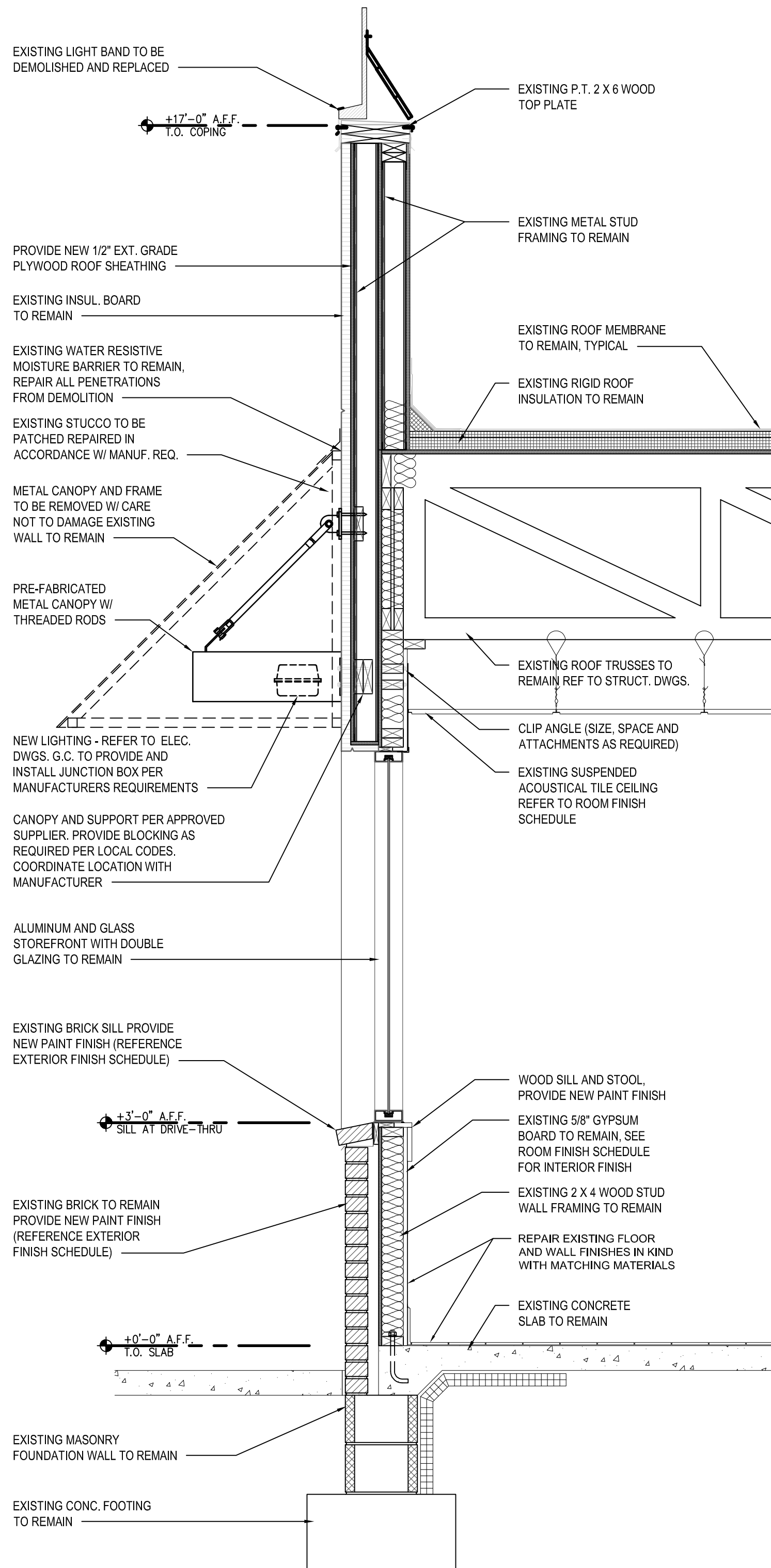
WALL SECTIONS
ALTERATIONS - BURGER KING # 9571
BURGERS OF BALTIMORE
2110 EMORTON ROAD
BEL AIR, MARYLAND 21015

DESIGNED:	JMM
DRAWN:	JMM
CHECKED:	SCB
SCALE:	AS NOTED
DATE:	04/21/2021
PROJECT:	2018.0375.04.0
DRAWING:	

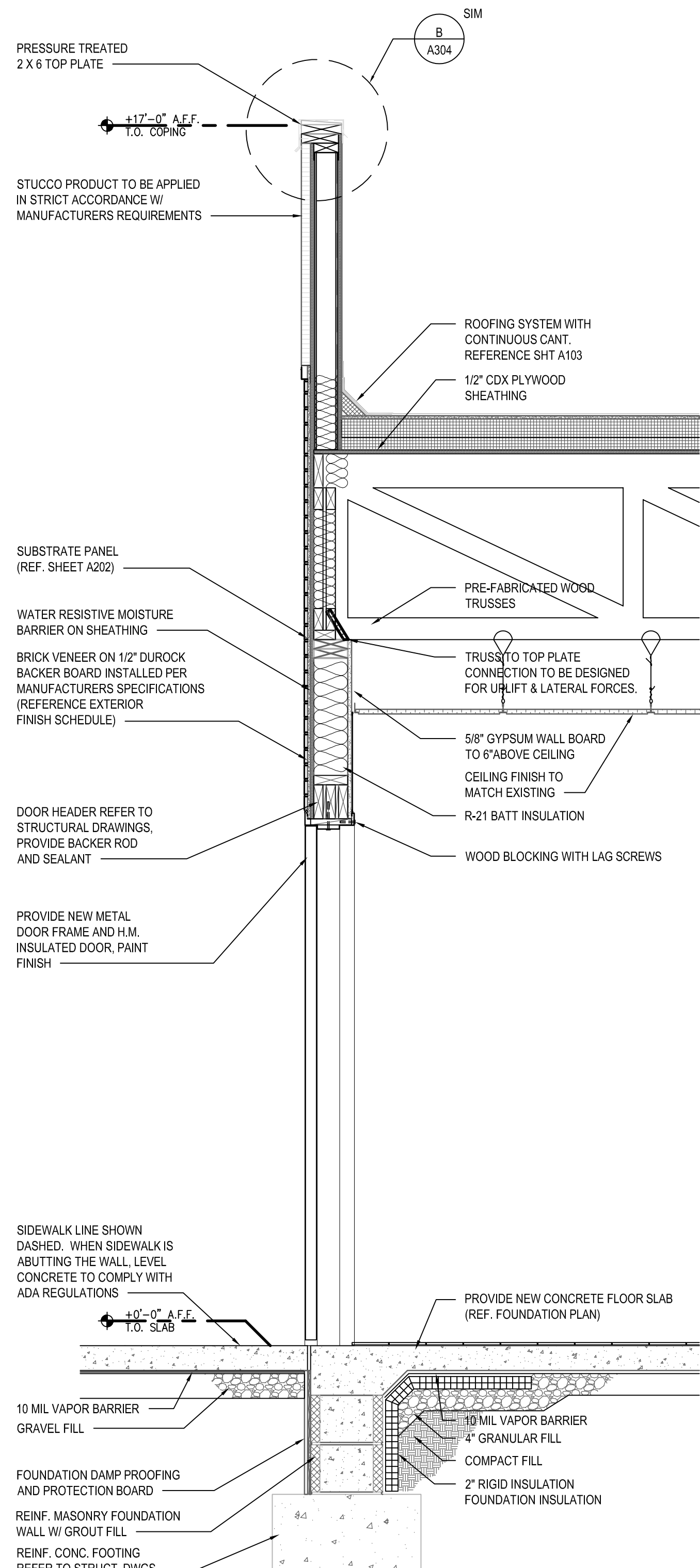
A301



1 WALL SECTION
SCALE: 3/4" = 1'-0"



2 WALL SECTION
SCALE: 3/4" = 1'-0"



3 WALL SECTION
SCALE: 3/4" = 1'-0"

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WALL SECTIONS

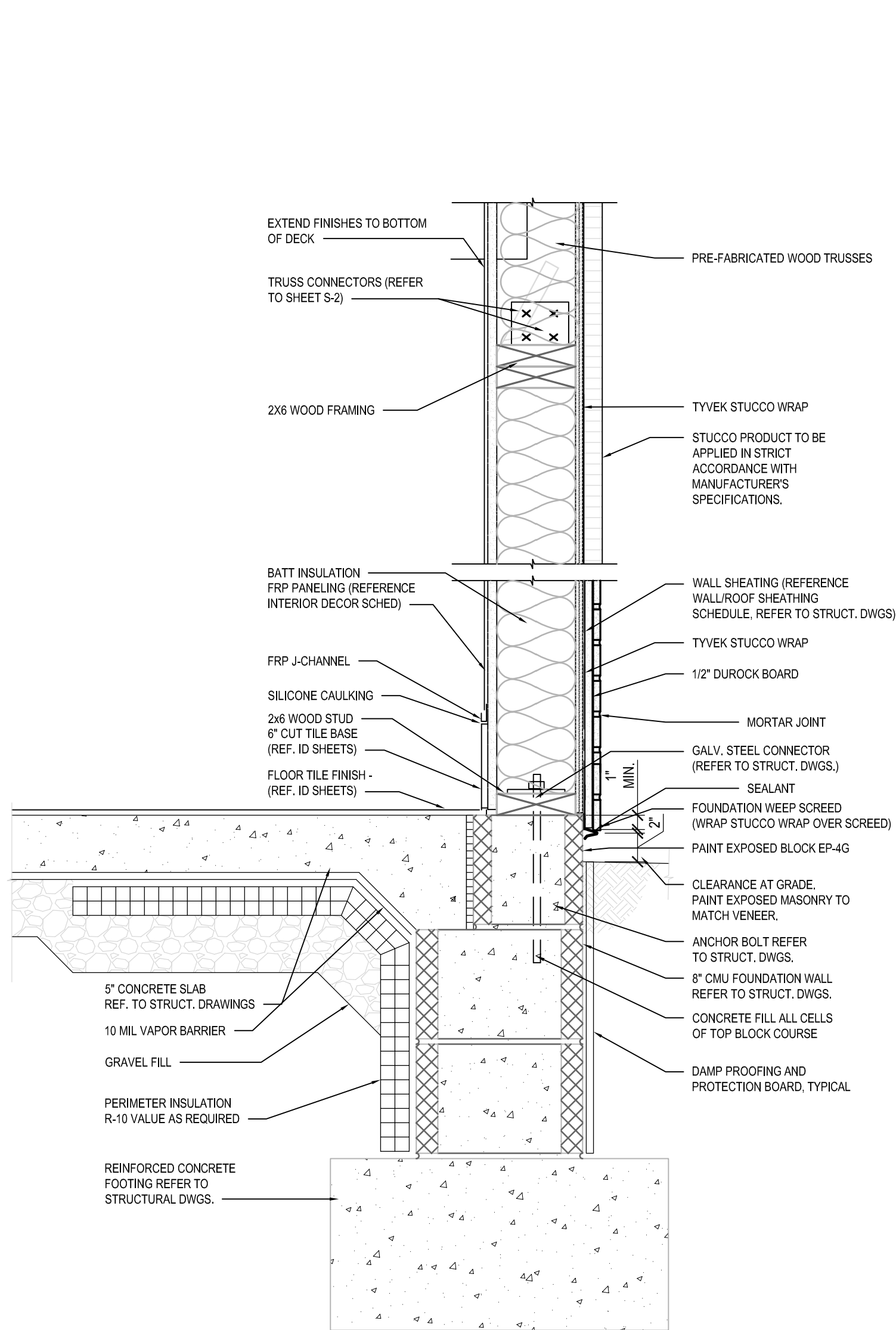
ALTERATIONS - BURGER KING # 9571

BURGERS OF BALTIMORE
2110 EMORTON ROAD
BEL AIR, MARYLAND 21035

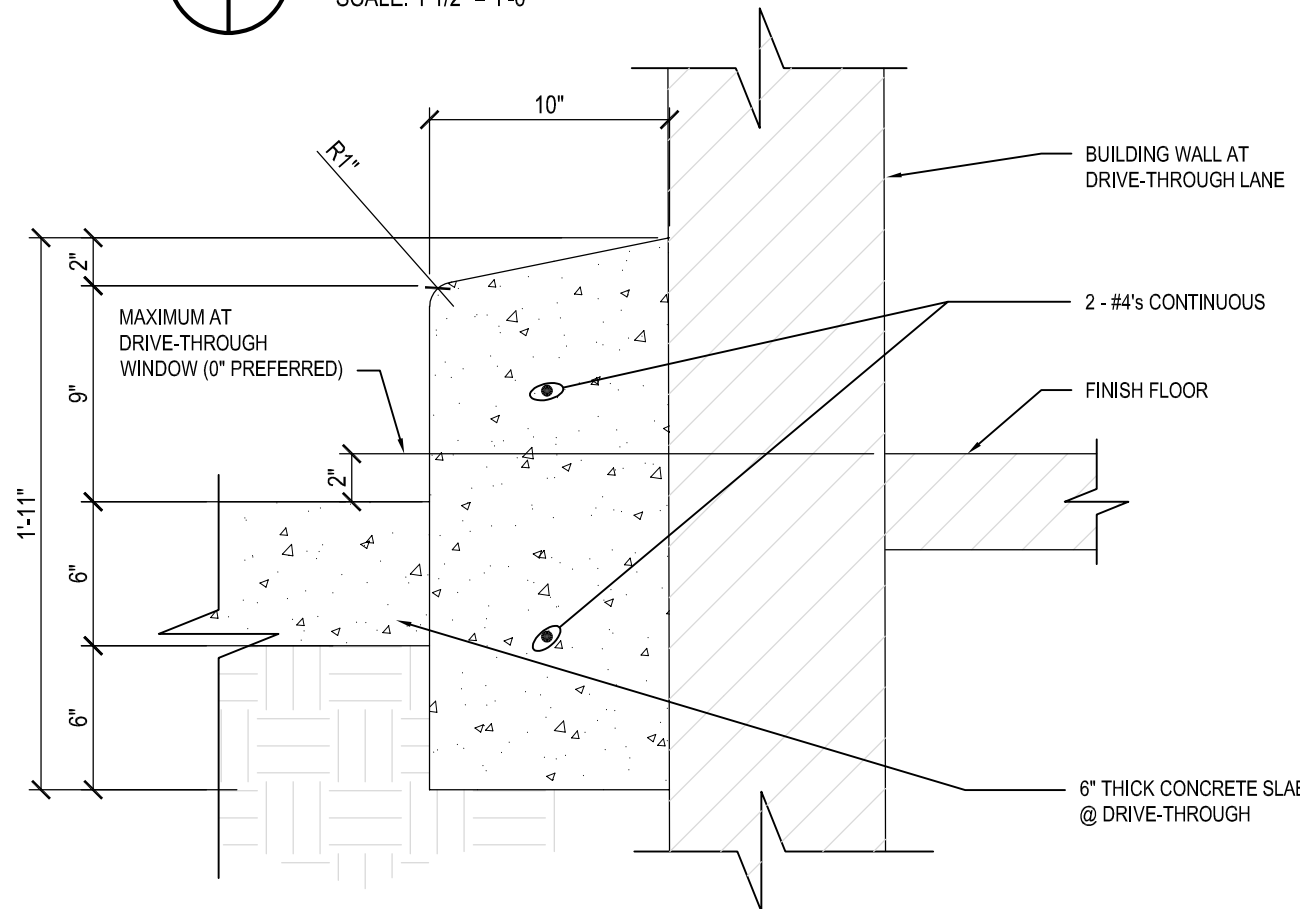
DESIGNED:	JMM
DRAWN:	JMM
CHECKED:	SCB
SCALE:	AS NOTED
DATE:	04/21/2021
PROJECT:	2018.0375.04.0
DRAWING:	

A302

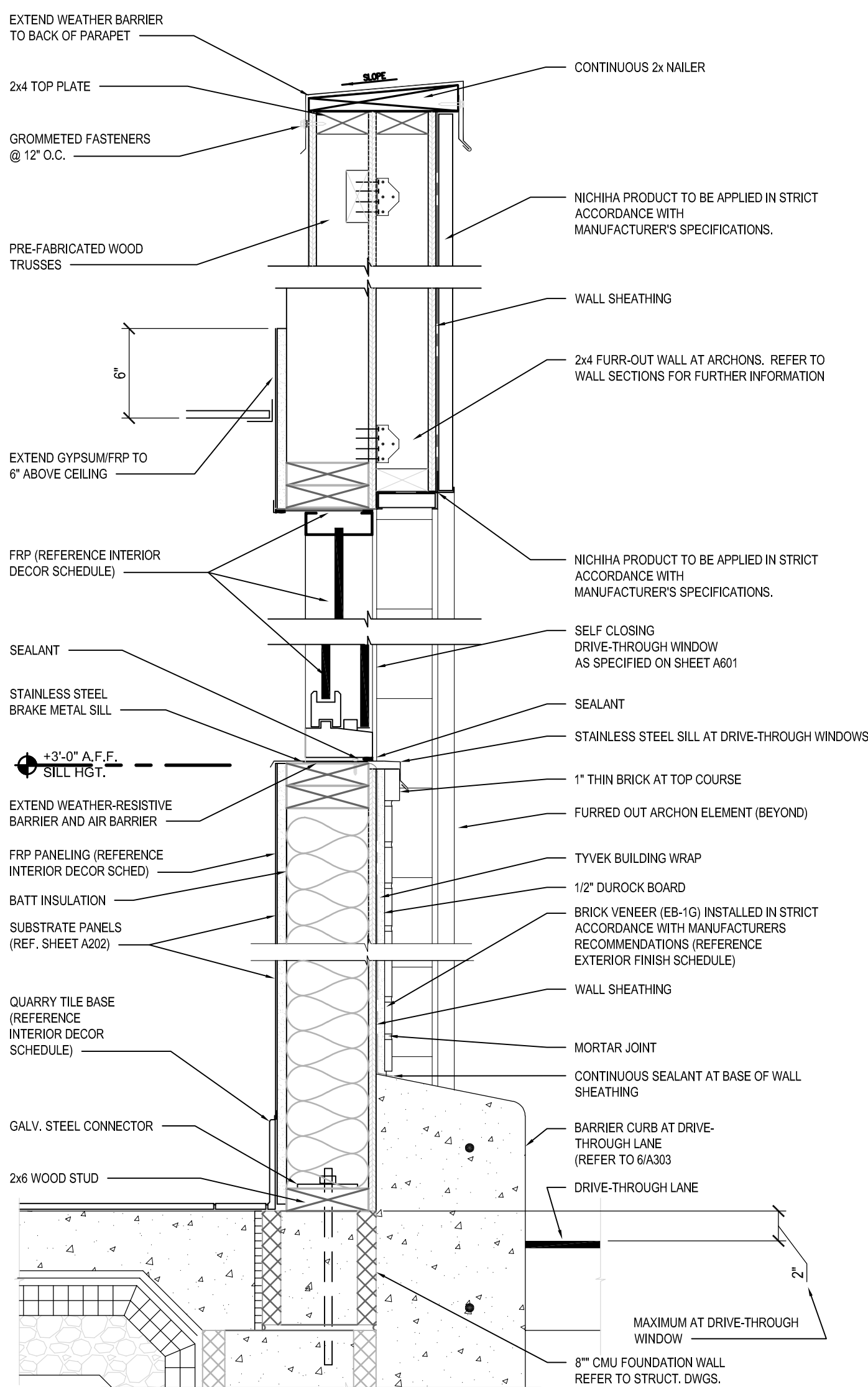
04-21-2021 PERMIT SUBMISSION



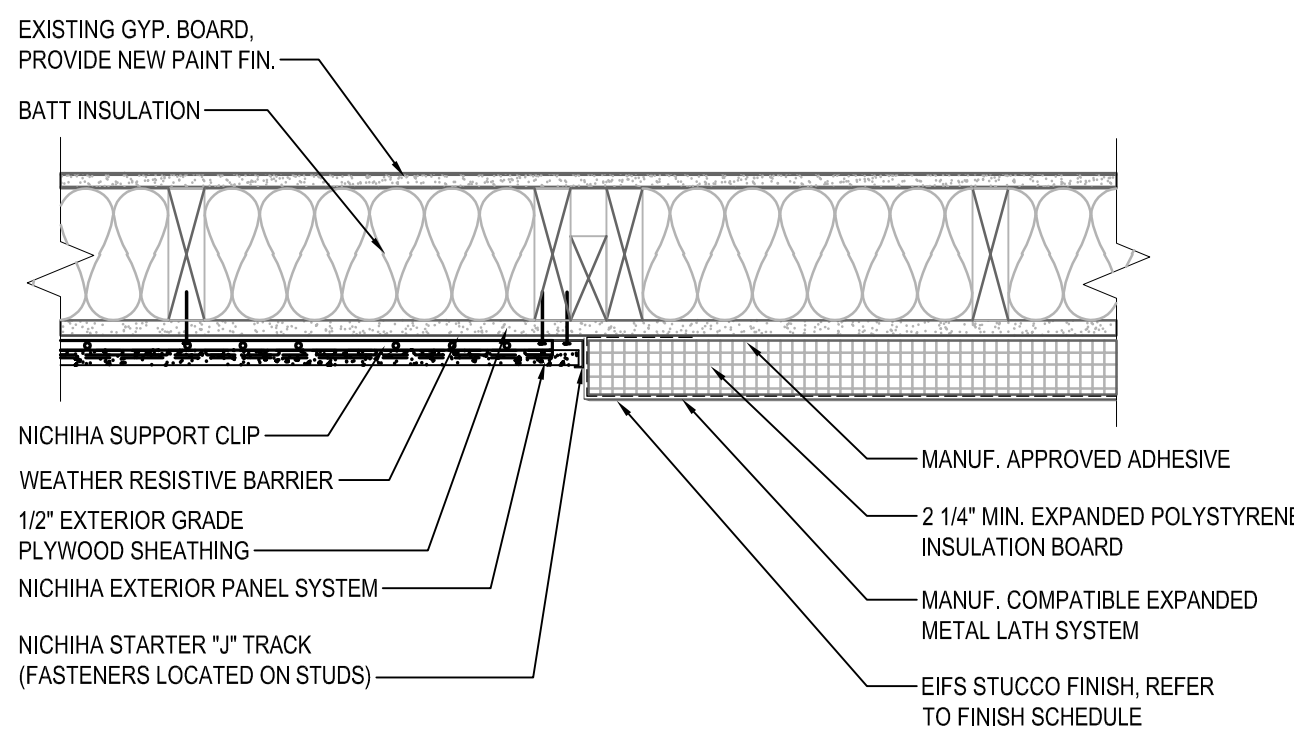
A BASE-SILL-HEADER-CAP DETAILS
SCALE: 1 1/2" = 1'-0"



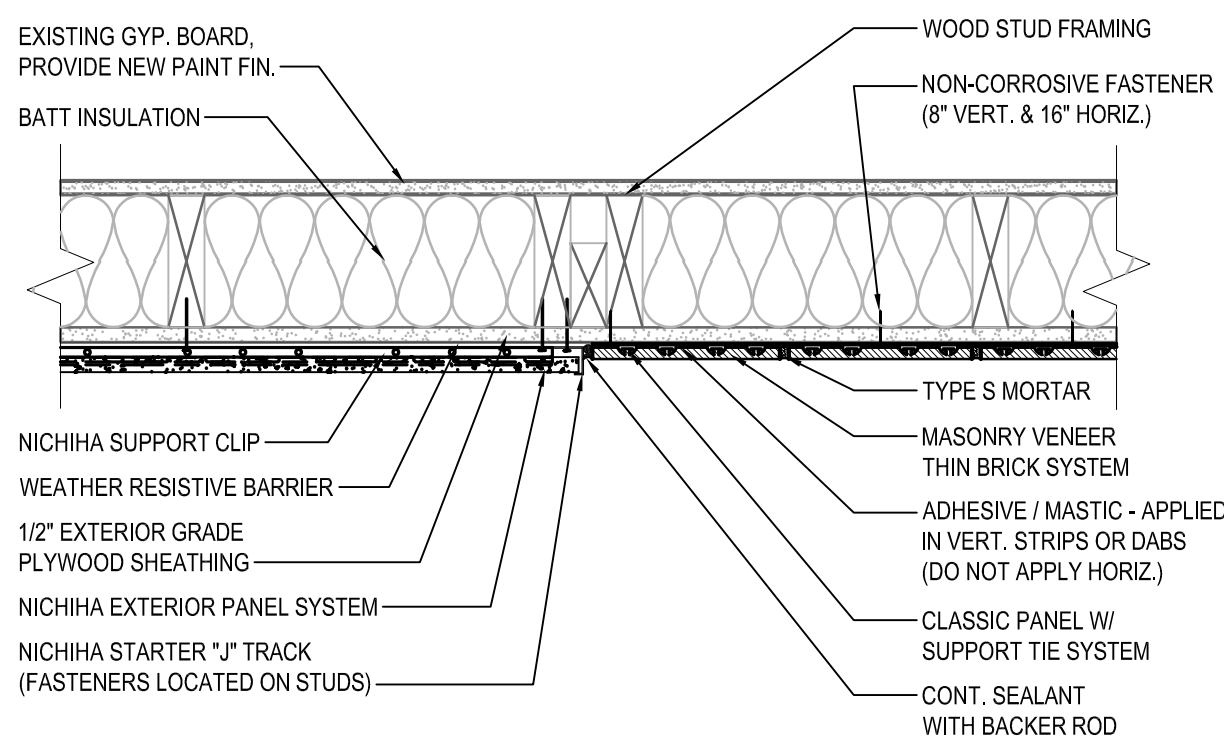
B DRIVE THROUGH BASE-SILL-HEADER-CAP DETAILS
SCALE: 1 1/2" = 1'-0"



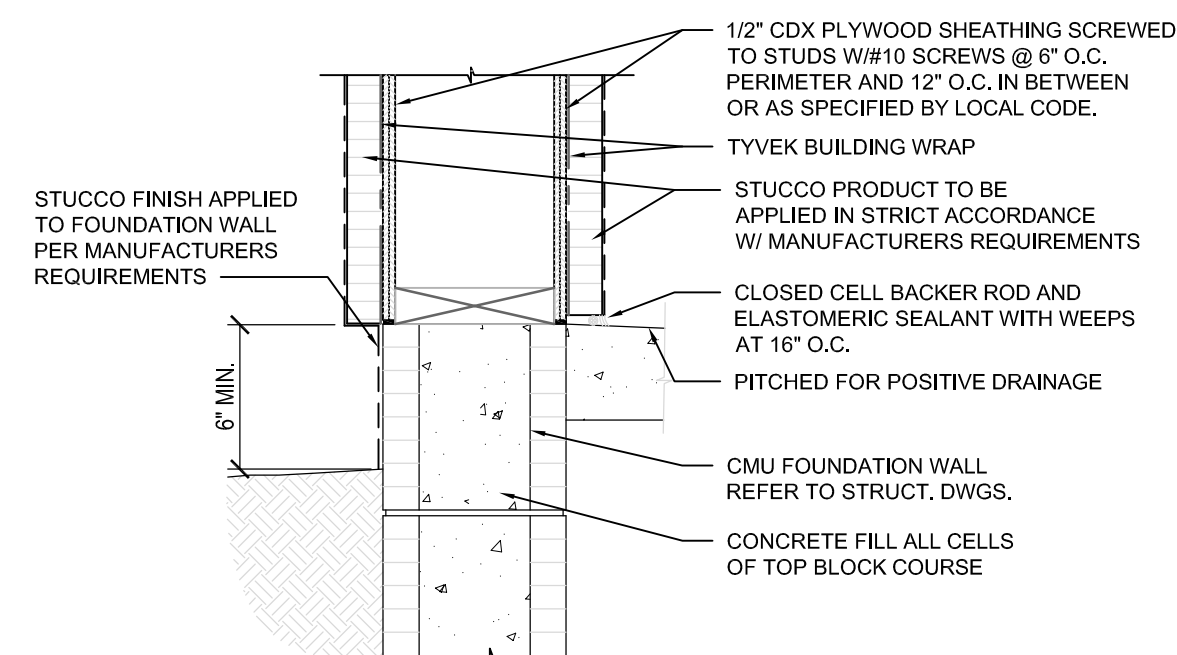
1 THIN BRICK/EIFS DETAIL
SCALE: 1 1/2" = 1'-0"



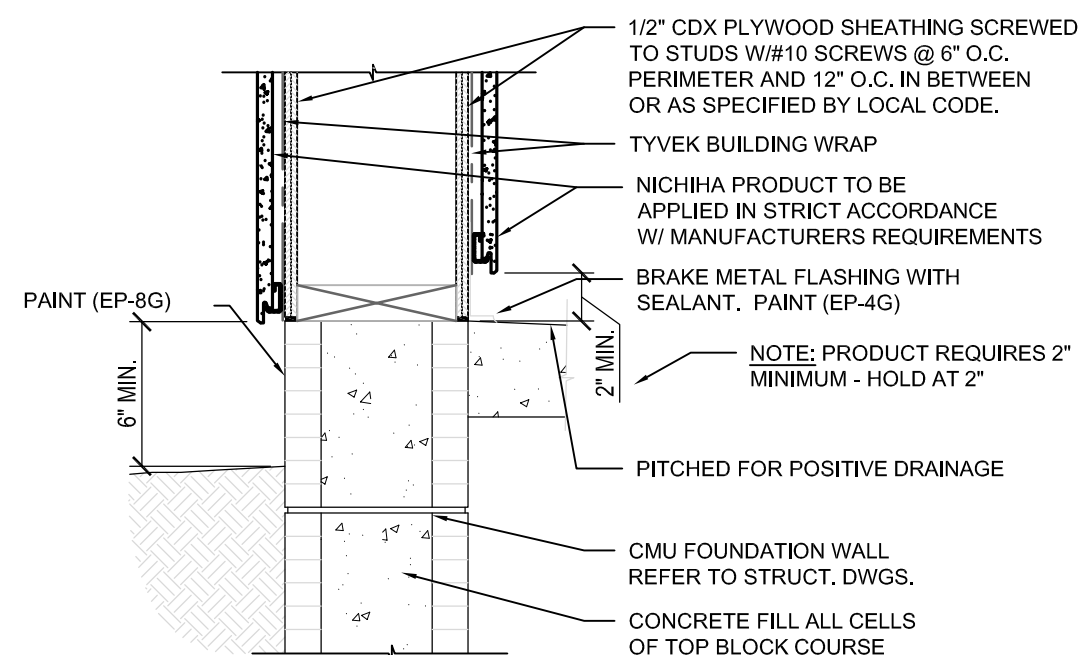
2 NICHHA/EIFS DETAIL
SCALE: 1 1/2" = 1'-0"



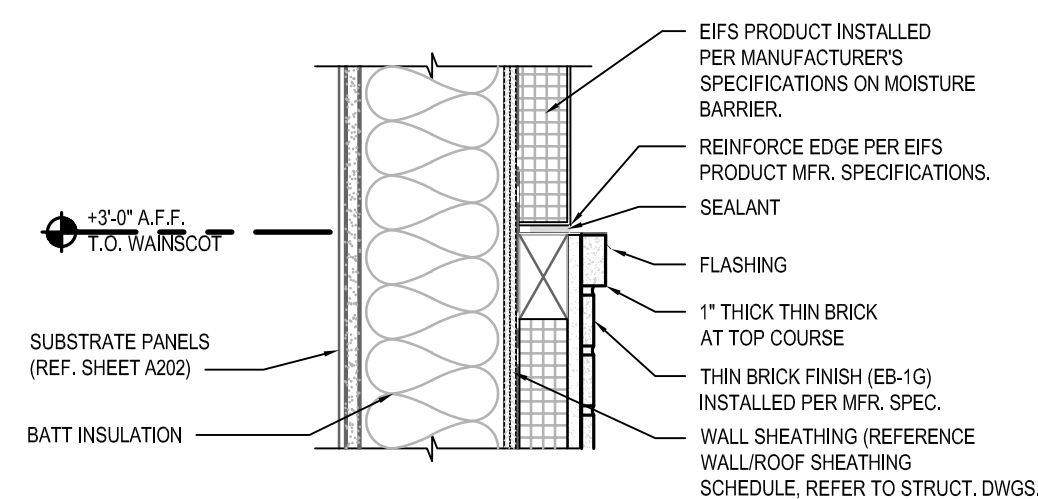
3 NICHHA/THIN BRICK DETAIL
SCALE: 1 1/2" = 1'-0"



4 EIFS TERMINATION AT GRADE
SCALE: 1 1/2" = 1'-0"



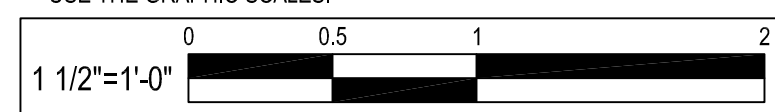
5 NICHHA TERMINATION AT GRADE
SCALE: 1 1/2" = 1'-0"



C WAINSCOT/STUCCO TRANSITION
SCALE: 1 1/2" = 1'-0"

6 BARRIER CURB DETAIL
SCALE: 1 1/2" = 1'-0"

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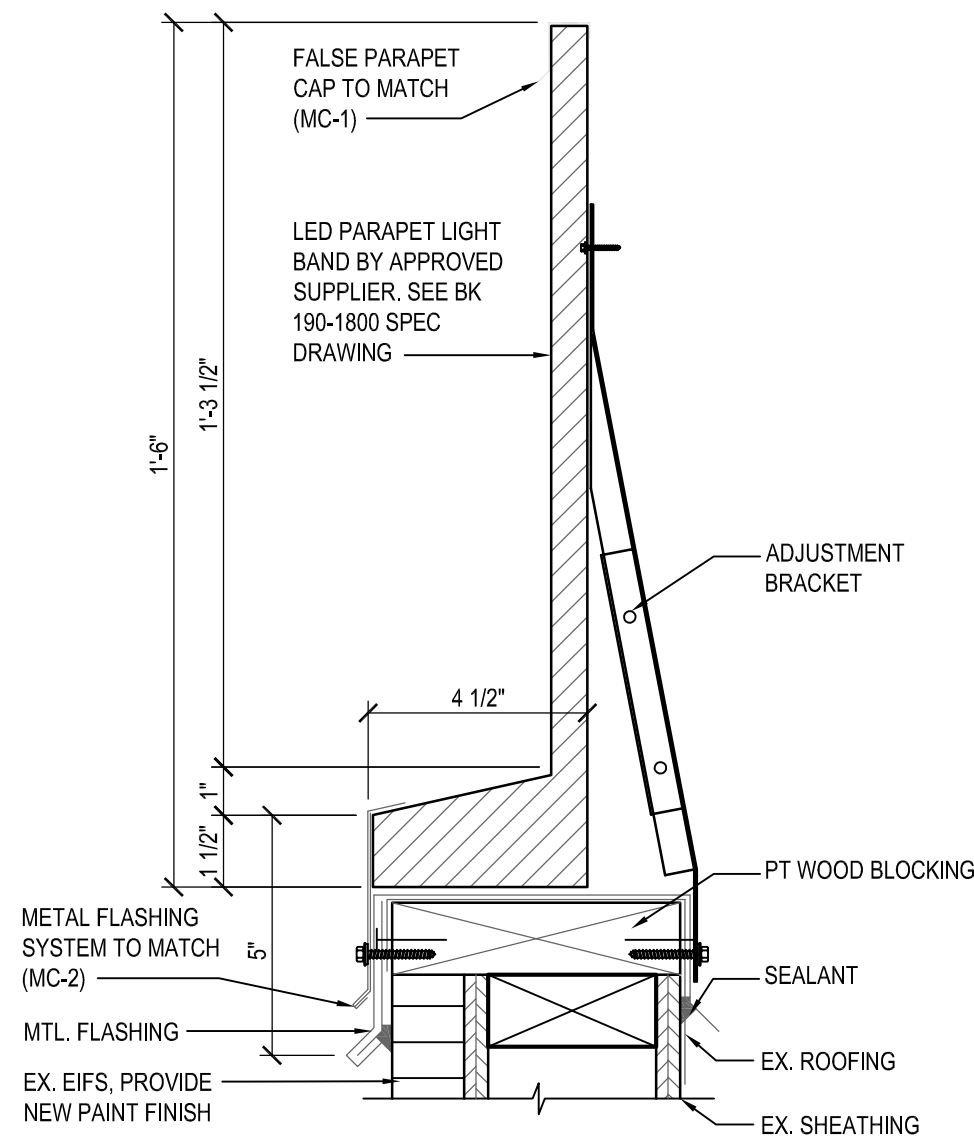
WALL SECTIONS

ALTERATIONS - BURGER KING # 9571

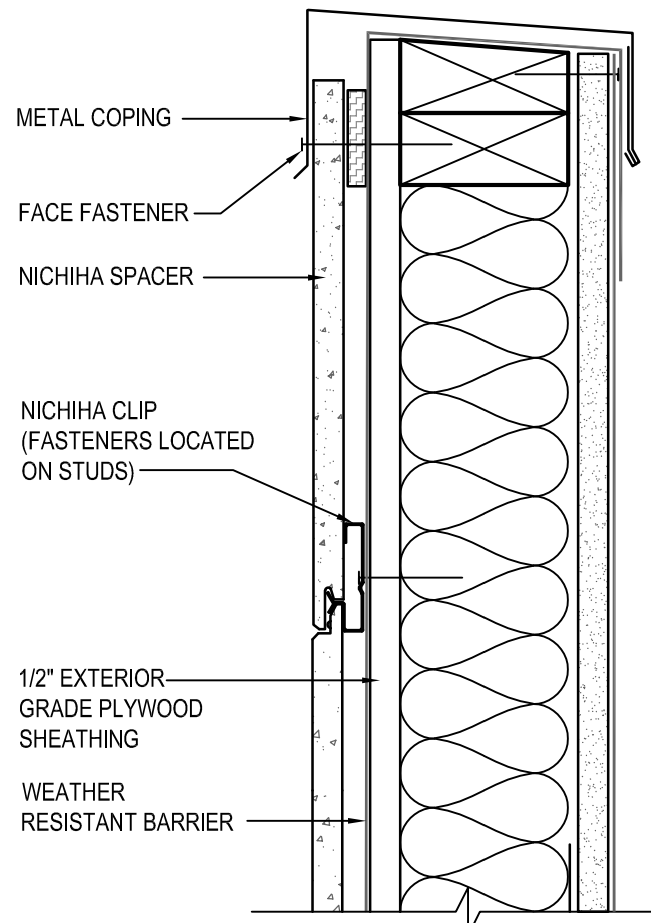
BURGERS OF BALTIMORE
2110 EMORTON ROAD
BEL AIR, MARYLAND 21015

DESIGNED:	JMM
DRAWN:	JMM
CHECKED:	SCB
SCALE:	AS NOTED
DATE:	04/21/2021
PROJECT:	2018.0375.04.0
DRAWING:	

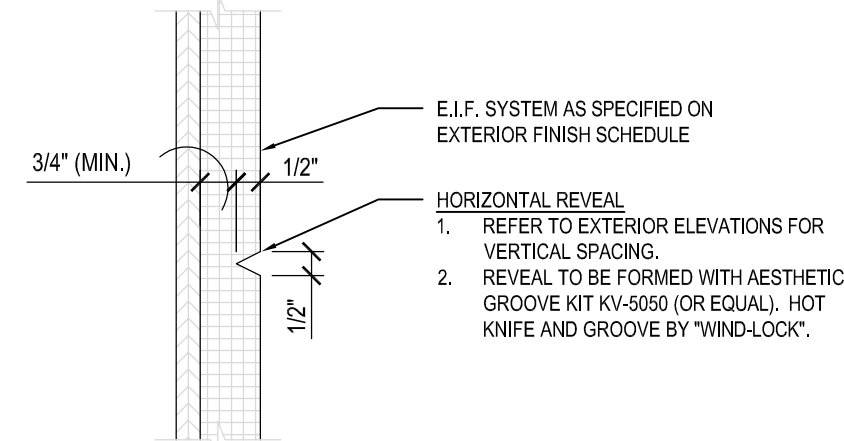
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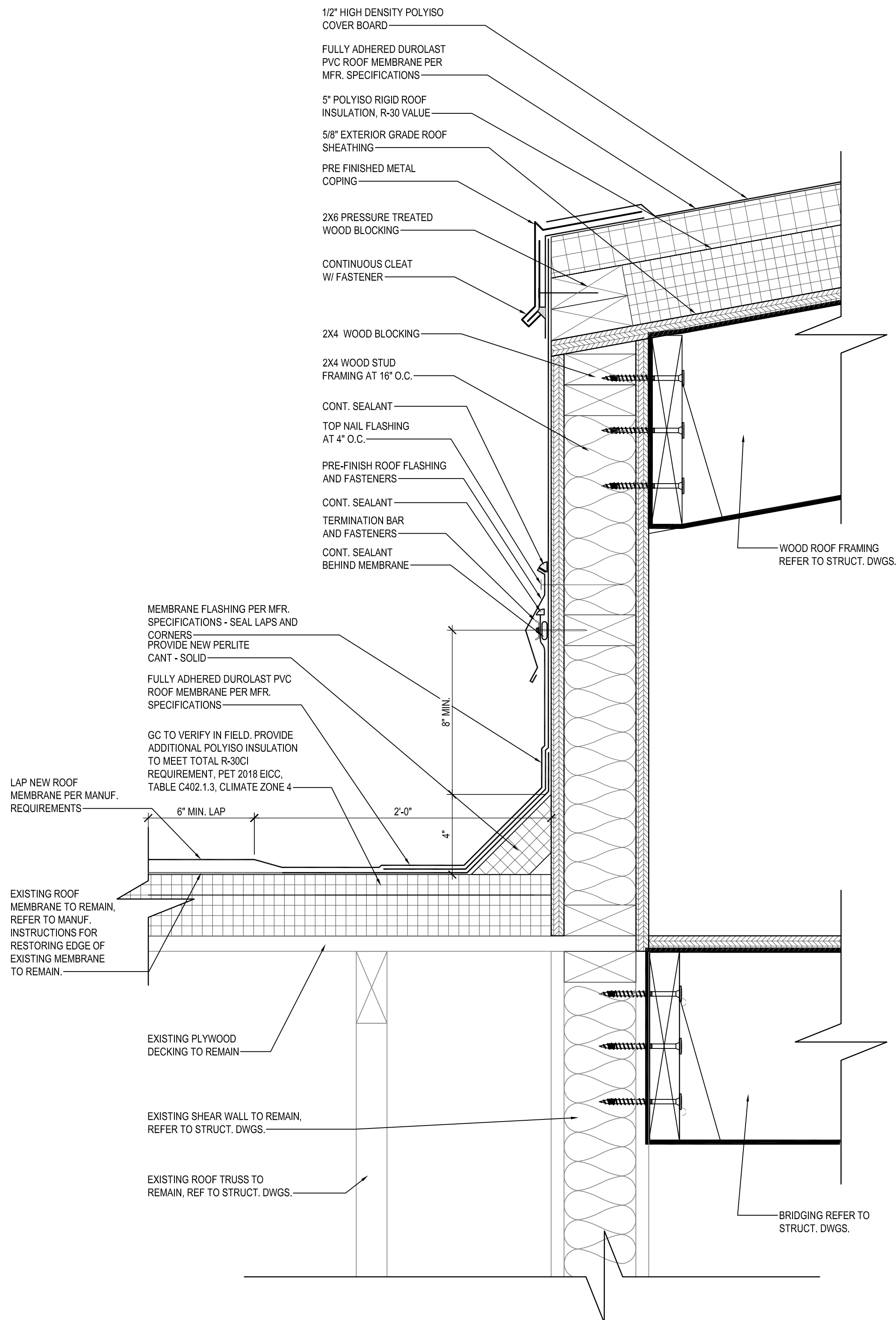
A LIGHT BAND PARAPET DETAIL
SCALE: 3" = 1'-0"



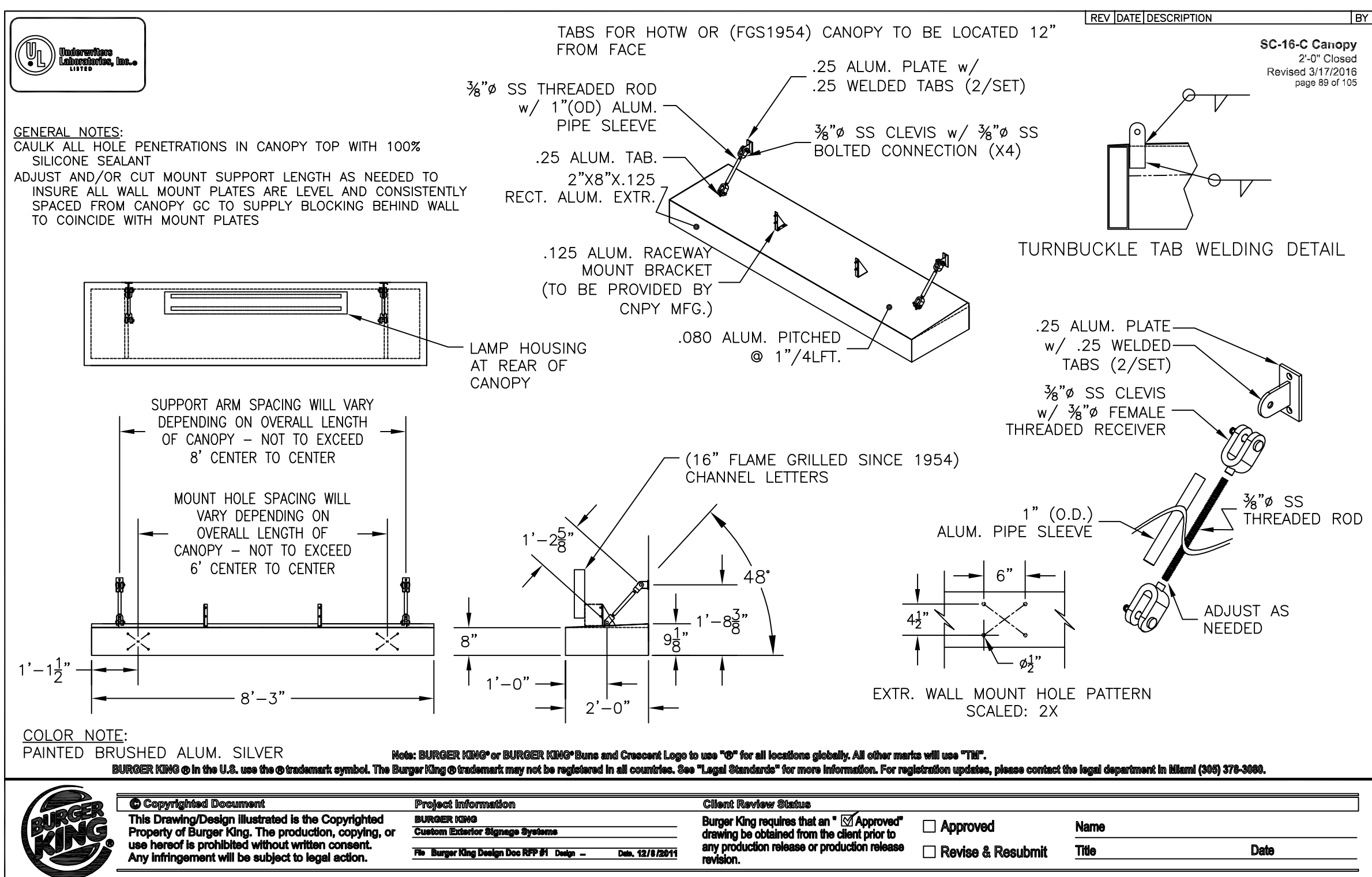
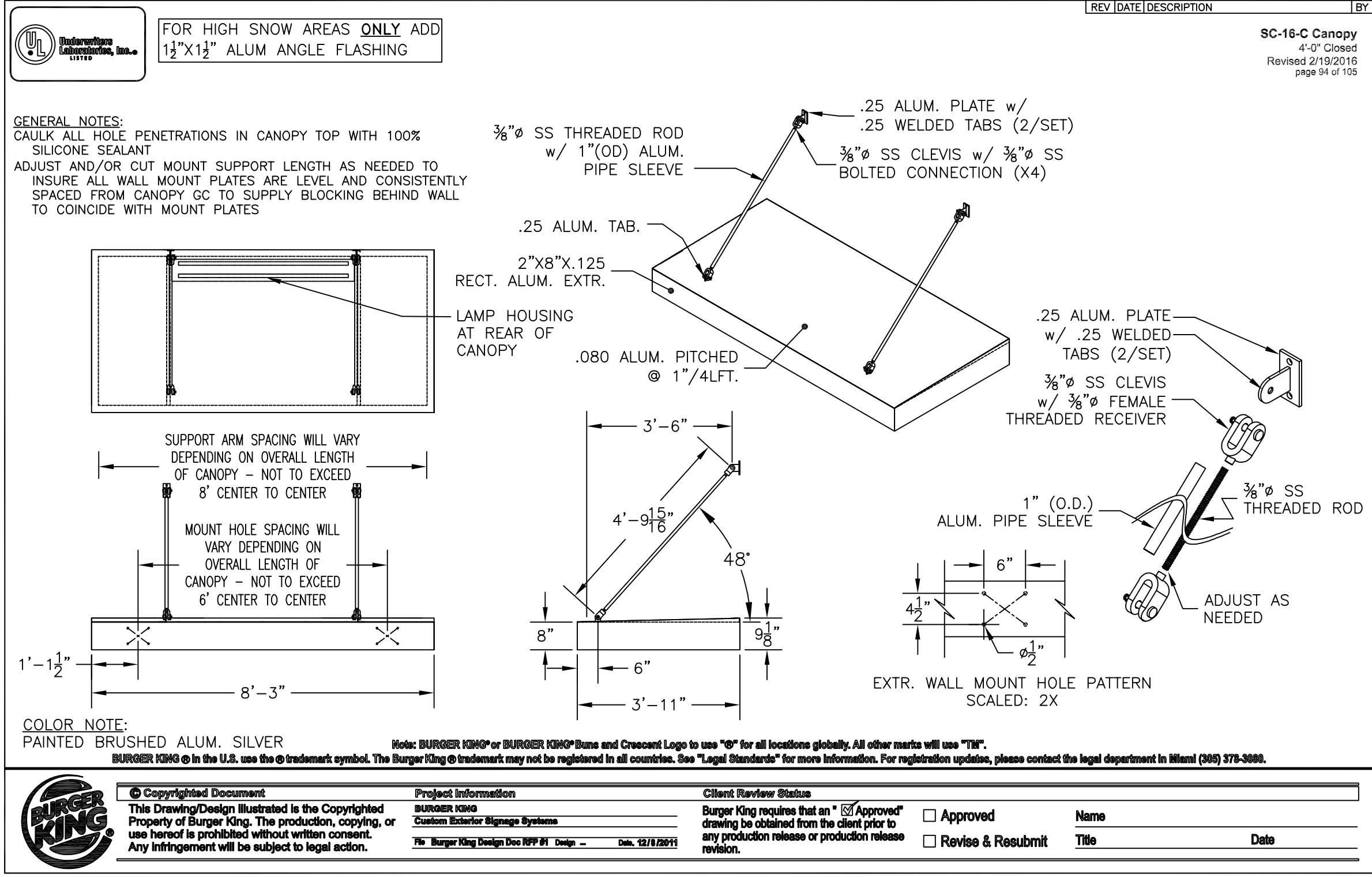
B TOWER PARAPET DETAIL
SCALE: 3" = 1'-0"



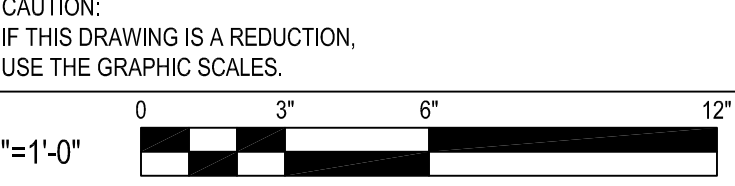
C BUILDING HORIZONTAL REVEALS - EIFS DETAIL
SCALE: 3" = 1'-0"



D ROOF DETAIL
SCALE: 3" = 1'-0"



GENERAL NOTE: GENERAL CONTRACTOR TO VERIFY SIGNAGE, DINING ROOM WINDOW CANOPY & DRIVE THRU CANOPY WITH OWNER AND BURGER KING, BEFORE ORDER AND INSTALLATION.



BY	
REVISION	
DATE	
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I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional architect under the laws of the State of Maryland.

License # 6140 Expiration Date: 08/21/2022

WALL SECTIONS

ALTERATIONS - BURGER KING # 9571

BURGERS OF BALTIMORE
2110 EMORTON ROAD
BEL AIR, MARYLAND 21035

DESIGNED:	JMM
DRAWN:	JMM
CHECKED:	SCB
SCALE:	AS NOTED
DATE:	04/21/2021
PROJECT:	2018.0375.04.0
DRAWING:	

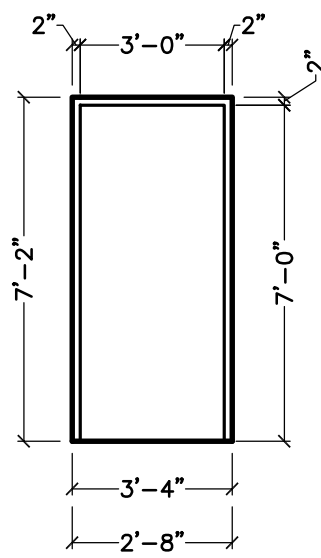
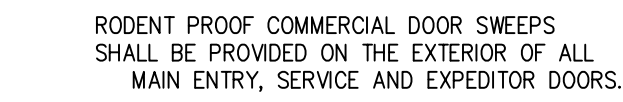
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04-21-2021 PERMIT SUBMISSION

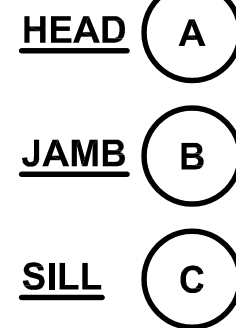
OPENING: 3'-0"x7'-0"x1 3/4"x MD x MF
2'-6"x7'-0"x1 3/4"x MD x MF
MATERIAL: HOLLOW METAL
FINISH: PAINT - REFER TO SHEET A202

MATERIAL: HOLLOW METAL
FINISH: PAINT - REFER TO SHEET A202

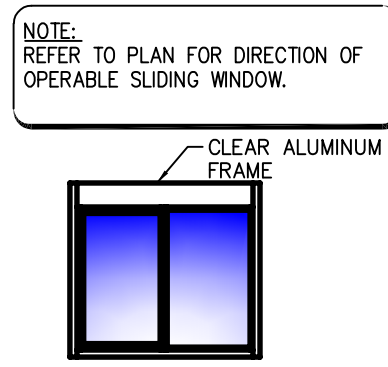
DOOR TO RECEIVE:
HINGES: 4 EACH HAGER: BB1168 4 1/2" x 4 1/2" x USP x NRP
EXIT DEVICE: 1 EACH VON DUPRIN 22EO x 689 (DOOR #1 & 2)
CLOSER: 1 EACH LON 4111 EDA
VIEWER: 1 EACH ROCKWOOD 622 x 626
KICKPLATE: 1 EACH HAGER 1935 10" x 2" LDW 626 (INSTALL W/FLAT HEAD PHILLIPS HEAD SCREWS)
THRESHOLD: 1 EACH NATIONAL GUARD 2000A 48" x 48" x 1/2" AL
DOOR SWEEP: 1 EACH NATIONAL GUARD 2000A 48" x 48"
WEATHERSTRIP: 1 SET NATIONAL GUARD 160SA 104S4, 2064



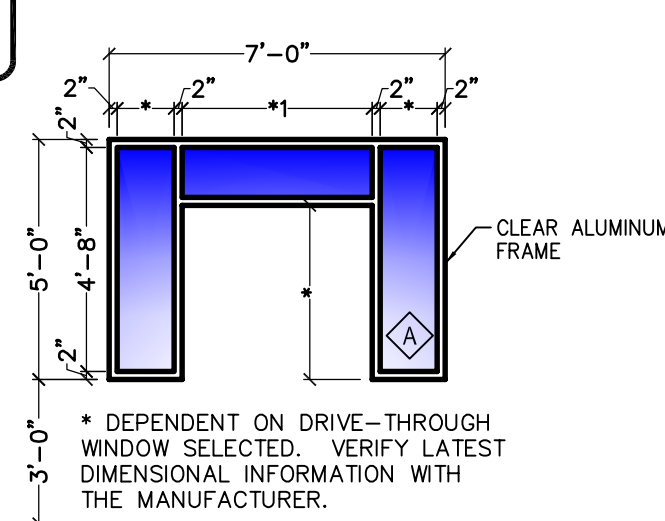
DOOR ①②
SCALE: 1/4" = 1'-0"



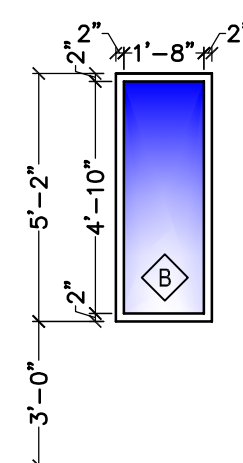
DOOR FRAME
SCALE: 1/4" = 1'-0"




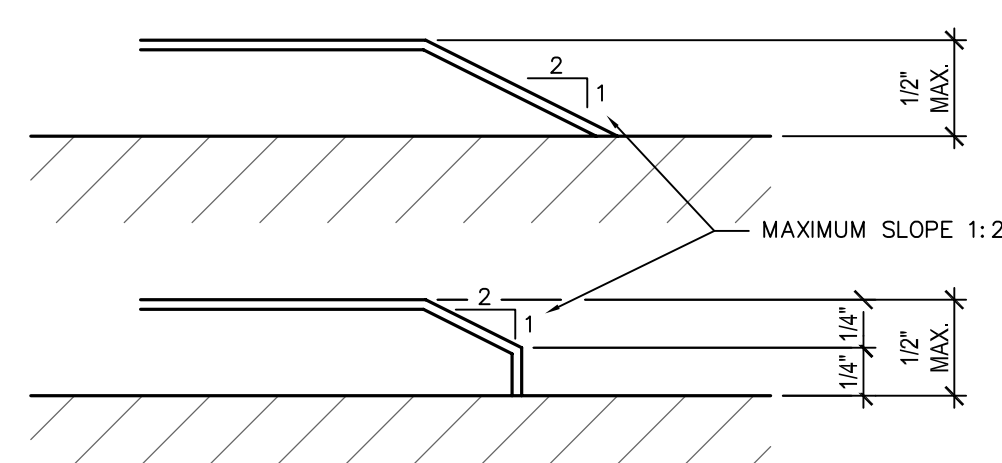
NOTE:
REFER TO PLAN FOR DIRECTION OF
OPERABLE SLIDING WINDOW.



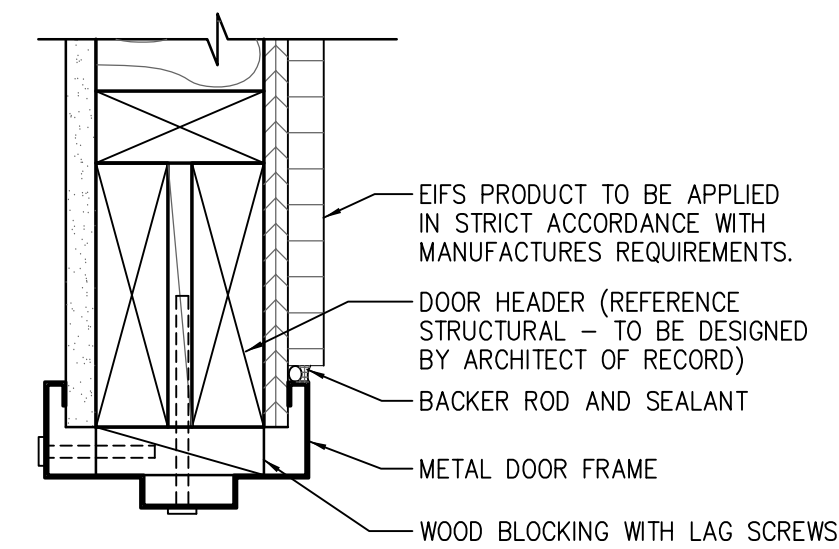
WINDOW
SCALE: 1/4" = 1'-0"



WINDOW 
SCALE: 1/4" = 1'-0"

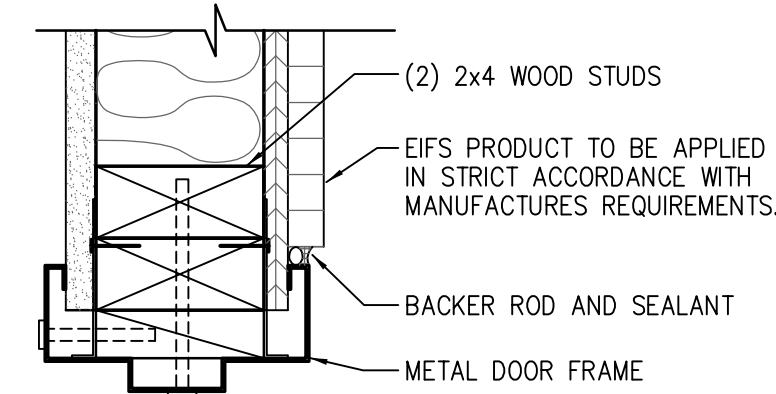


ACCESSIBLE THRESHOLD REQUIREMENTS

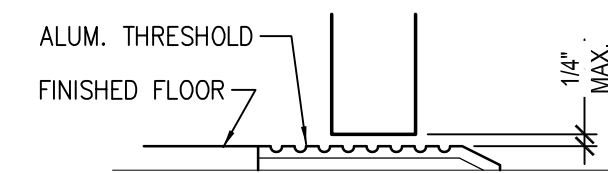


A HEADER DETAIL

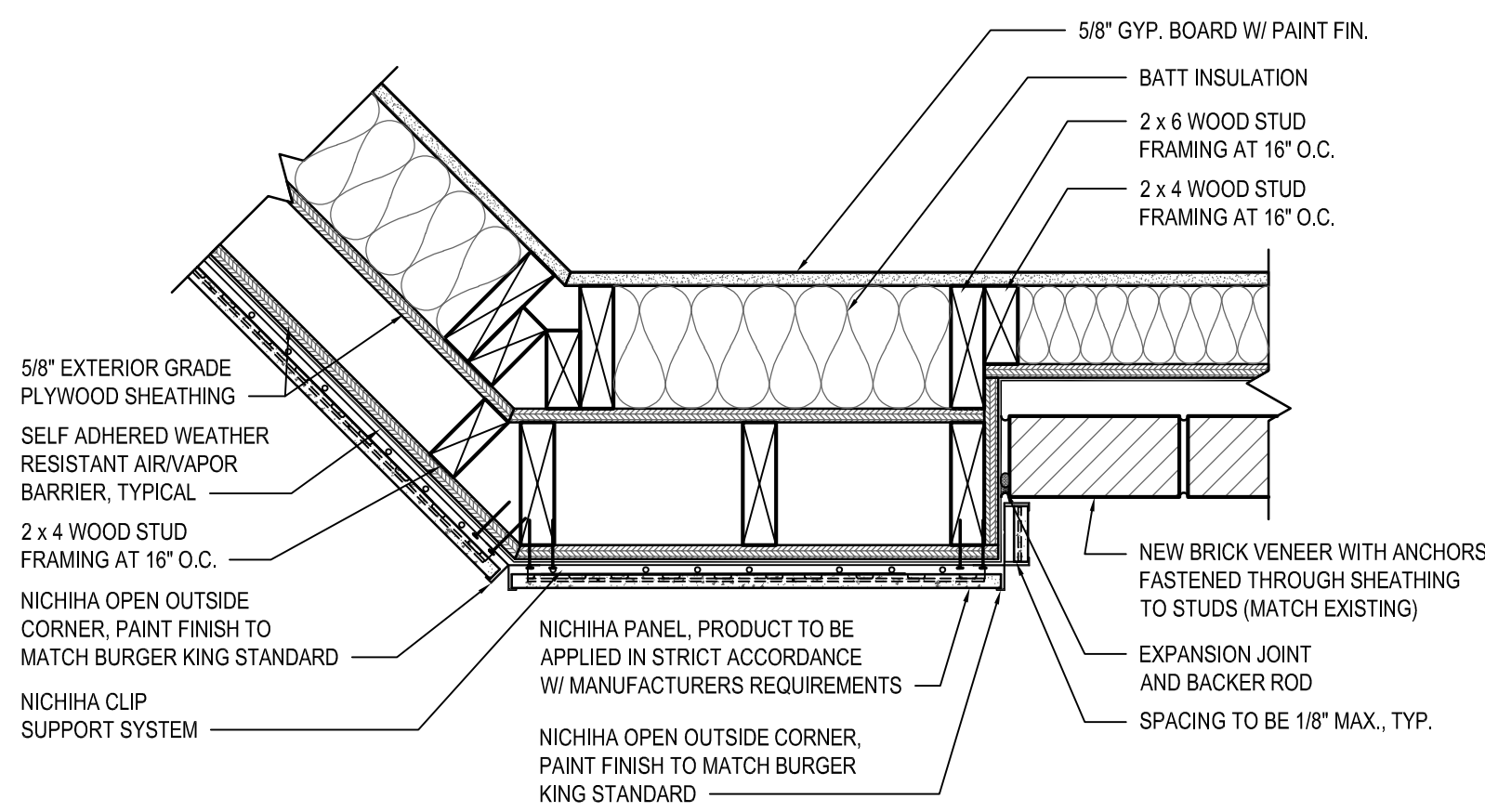
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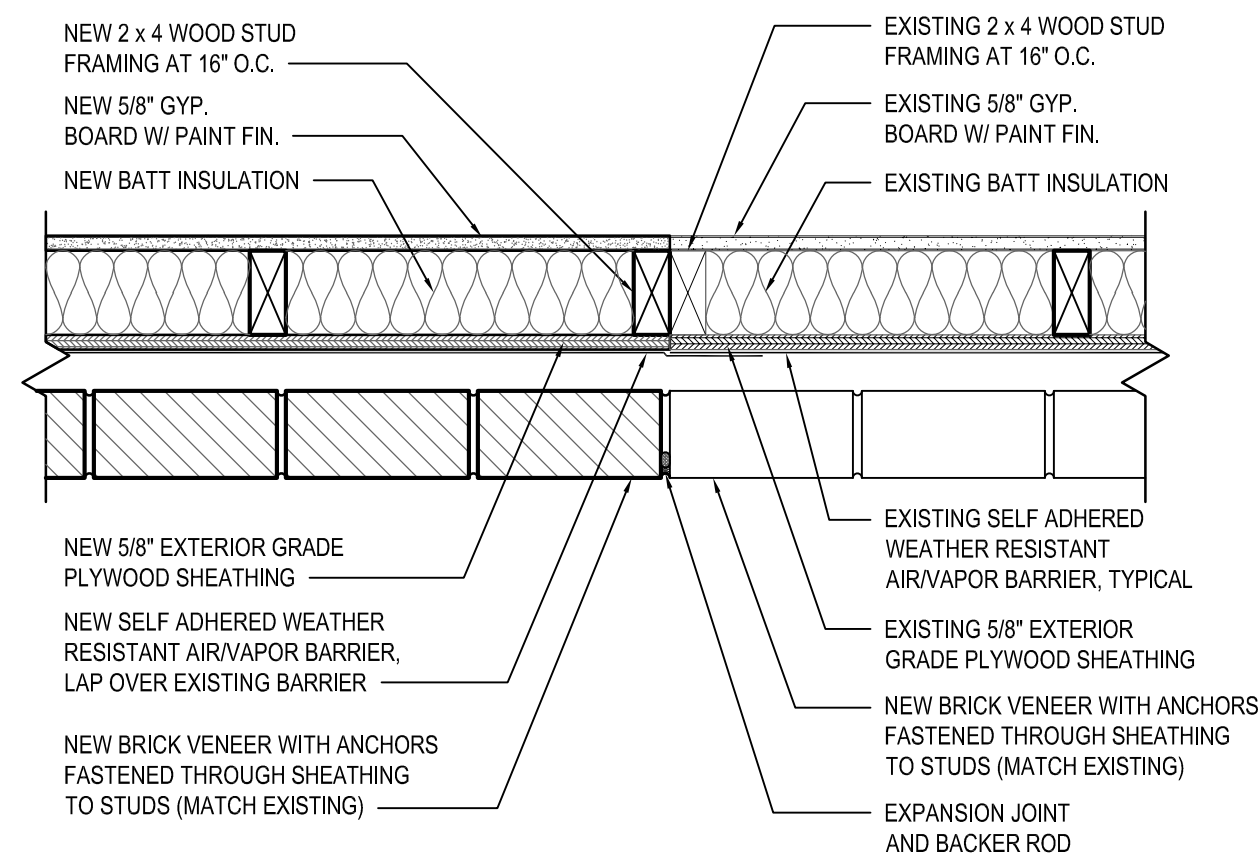
B JAMB DETAIL
SCALE: 3" = 1'-0"



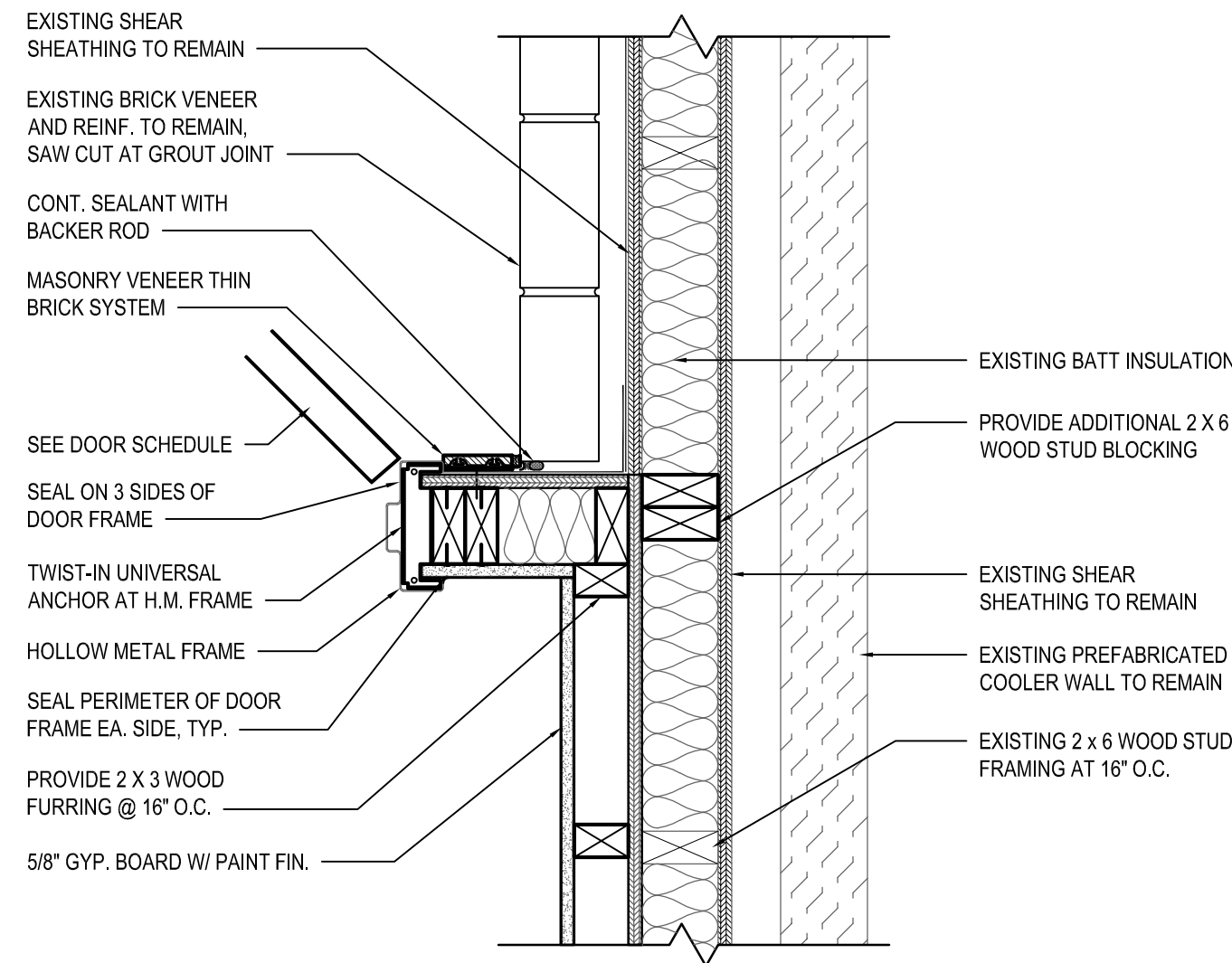
C THRESHOLD DETAIL
SCALE: 3" = 1'-0"



1 PLAN DETAIL
A101 A601
SCALE: 1 1/2" = 1'-0"



2 PLAN DETAIL
A101 A601
SCALE: 1 1/2" = 1'-0"



3 PLAN DETAIL
A101 A601
SCALE: 1 1/2" = 1'-0"

Specified Products and Approved Equals							
Hinges - Provide features, functions, size and finish as shown in hardware sets.							
HAGER	BB1 279	BB1 168	253				
MCKINNEY	TA2714	TA4376G					
BOMMER	BB5000	BB5004					
Locks - Provide features, functions and finish as shown in hardware sets.							
FALCON - DEADLOCK	D671		NO SUBSTITUTIONS				
SCHLAGE	AL53PD	AL405					
YALE	AU5307LN	AU5302LN					
FALCON	B511D	B301D					
Exit Device - Provide features, functions and finish as shown in hardware sets.							
VON DUPRIN	22 EO						
YALE	2100 EO						
SARGENT	3525 EO						
Closers - Provide features, functions and finish as shown in hardware sets.							
LCN	1461	4115 H-CUSH					
YALE	3301	4425T/4421T					
DORMA	6616	691G D5T/6956 D5T					
Push/Pull, KP, Stops, Etc. - Provide features, functions, size and finish as shown in hardware sets.							
HAGER	KICKPLT 1935	FULL PLT 1133E	PUSH PLT 305	FL STOP 241F	WALL STOP 236W	VIEWER 1756	
ROCKWOOD	K1050 B3E	BF106 X 70C	70C	441CU	409	622	
TRIMCO	K0050	1017-3x2 + FROJ	1001-3	1211	1270WV	976J	
Weatherstripping, Thresholds, Etc. - provide features, functions, size and finish as shown in hardware sets.							
NATIONAL GUARD	THRESHOLD 325A		SWEEP 200NA			WEATHERSTRIP 1605A	
PENKO	229A		315CN			303AS	
ZERO	1675A		39A			89A	
YCLINDER RODENT CONTROL DOOR SWEEP			LOW PROFILE 36" - 162500 AND 48" - 162520				

DOOR SCHEDULE AND DETAILS

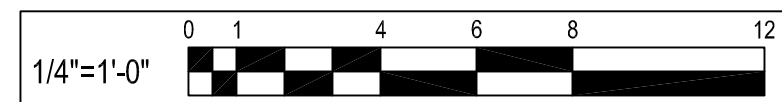
ALTERATIONS - BURGER KING # 9571

ANGERS OF BALTIMORE

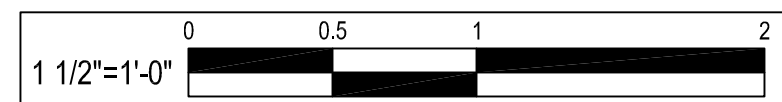
DESIGNED:	JMM
DRAWN:	JMM
CHECKED:	SCB
SCALE:	AS NOTED
DATE:	04/21/2021
PROJECT:	2018.0375.04.0
DRAWING:	

A601

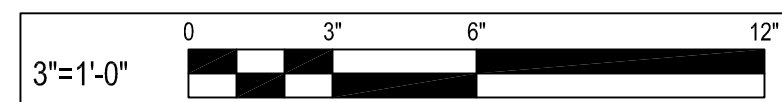
CAUTION:
IF THIS DRAWING IS A REDUCTION,
USE THE GRAPHIC SCALES.



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USE THE GRAPHIC SCALES.



04-21-2021 PERMIT SUBMISSION

Apr 22, 2021, 6:50pm User: jimgae

P:\2018\1803\7504\Drawings\01-Arch\201803\7504 - A701 - Manufacturers and Suppliers.dwg

DIRECTORY OF MANUFACTURERS AND SUPPLIERS											
This list is intended to assist the contractor in sourcing building materials and products. In many cases, approved Burger King materials and products may be purchased directly from these sources at a national accounts price. For a complete listing of approved manufacturers, see plans and specifications, and visit RSI's eRedbook.											
UPDATE: 2-20-2018											
DIVISION 4 - MASONRY			DIVISION 9 - FINISHES			DIVISION 15 - MECHANICAL			SIGNS, EQUIPMENT, PLAYGROUNDS AND DÉCOR		
PINE HALL BRICK CO. (FACE BRICK) 2701 SHOREFAIR DRIVE, NW WINSTON-SALEM, NC 27105 THERESA BEANE: (800) 334-8689 TBEANE@PINEHALLBRICK.COM			EVOLUTION BRICK (FACE BRICK) 126 OLD HIGHWAY 60 EAST HARDINSBURG, KY 40143 GABE POWERS: (502) 558-4612			FOR FINISH MATERIALS, AND CONTACTS, REFER TO FINISH SCHEDULES FOUND IN THE "COMMON DOCUMENTS" SECTION OF THE WWW.DESIGNWITHBK.COM WEBSITE.			RINNAI (INSTANT WATER HEATERS) RINNAI NATIONAL ACCOUNT PRICING THROUGH HAINES, JONES, & CADBURY. CONTACT THE BURGER KING CSR AT HJC 800-459-7099 FOR RINNAI TANKLESS WATER HEATER PRICING (MISCELLANEOUS)		
HC MUDDOX BRICK CO. (FACE BRICK) 4875 BRADSHAW ROAD SACRAMENTO, CA 95827 916-859-6320			SUMMITVILLE TILE CO (REPLACEMENT STRATA TILE) 330-223-1511			RHEEM (WATER HEATERS) 101 BELL ROAD MONTGOMERY, AL 36117 800-621-5622 OR CONTACT HAINES, JONES, & CADBURY (MISCELLANEOUS)			SELECTO SCIENTIFIC, INC (WATER FILTERS) 3980 LAKEFIELD COURT SUWANEE, GA. 30024 EHUD LEVY: 678-475-1445 edlevy@selectoinc.com		
DIVISION 5 - METALS			DIVISION 10 - SPECIALTIES			A.O. SMITH (WATER HEATERS) 600 E. JOHN CARPENTER FREEWAY, SUITE 200 IRVING, TX. 75062 800-447-1953 972-719-5900			N.C.A. NATIONAL HVAC PRODUCTS, LLC. (AIR CONDITIONING - FULL SERVICE) 4585 140 AVENUE NORTH CLEARWATER, FL 33762 877-530-0078		
ADDISON STEEL (STRUCTURAL STEEL) ADDISON, IL 256-747-1554			BOBRICK PRODUCTS (RESTROOM ACCESSORIES, TOILET PARTITIONS* AND HARDWARE) CONTACT: HAINES, JONES, & CADBURY (MISCELLANEOUS) *GREEN PRODUCT			KOALA KARE PRODUCTS (BABY CHANGING STATIONS) CONTACT: HAINES, JONES, & CADBURY (MISCELLANEOUS)			CUMMINGS SIGNS, INC (AWNINGS, CANOPIES AND SIGNS) 8700 LINE AVE SHREVEPORT, LA 71106 LAURA DODD: 318-865-1711 eorders@frymaster.com		
			AMERICAN STANDARD (RESTROOM ACCESSORIES) 1 CENTENNIAL AVENUE PISCATAWAY, NJ. 08854 CONTACT HAINES, JONES, & CADBURY (MISCELLANEOUS)			COLUMBIA VORTEX (HAND DRYERS) 825 GARLAND STREET 866-337-7286 EXT. 1136 ken-dickson@tampabay.rr.com			LOREN COOK CO (EXHAUST FANS) 2015 E. DALE SPRINGFIELD, MO 65803-4637 KEN DICKSON: 813-966-9200 ken-dickson@tampabay.rr.com		
DIVISION 7 - THERMAL MOISTURE PROTECTION			ZURN INDUSTRIES (PLUMBING FIXTURES) CONTACT: HAINES, JONES, AND CADBURY (MISCELLANEOUS)			WORLD DRYER, CO (HAND DRYERS) CONTACT: HAINES, JONES, AND CADBURY (MISCELLANEOUS)			AMEREX CORPORATION (FIRE PROTECTION SYSTEMS) 7595 GADSDEN HIGHWAY TRUSSVILLE, AL 35173-0081 LISA JONES: 205-655-5760 ljones@amerex-fire.com www.amerex-fire.com		
DURO-LAST ROOFING (FLAT ROOFING) 525 MORLEY DRIVE SAGINAW, MI 48601 LINDY BEUTHIN: 800-432-9331 SAMANTHA PICKELMAN: 989-758-1048 OR 989-930-9826			G.A.F. (FLAT ROOF) 1361 ALPS ROAD WAYNE, NJ. 07470 (201) 628-3000 800-766-3411						SIGN RESOURCE (AWNINGS, CANOPIES AND SIGNS) 6135 DISTRICT BLVD. MAYWOOD, CA. 90270 MIKE KRAWETZKE: 817-692-5094 michael.krawetzke@lancercorp.com		
BERRIDGE ROOFING (METAL ROOF) TYLER HALL SAN ANTONIO, TX. 210-650-7047			TAMKO ROOFING PRODUCTS (FLAT ROOFING) P.O. BOX 1404 JOPLIN, MO. 64802 800-641-4691			SAN JAMAR (RESTROOM ACCESSORIES & SUPPLIES) 555 KOOPMAN LANE ELKHORN, WI. 262-723-6133 www.sanjamar.com OR CONTACT HAINES, JONES, & CADBURY (MISCELLANEOUS)			ALLEN INDUSTRIES, INC (AWNINGS, CANOPIES AND SIGNS) 11351 49TH STREET NORTH CLEARWATER, FL 33762 THERESA TRIMMER: 800-677-3075 EXT. 3422 theresa.trimmer@allenindustries.com		
FIRESTONE METAL PRODUCTS (METAL ROOF) 250 WEST 96TH STREET INDIANAPOLIS, IN 46260 YUSUKE KOREEDA: 615-345-9991 koreedayusuke@firestonebp.com			BASF CORPORATION (POLYURETHANE ROOFING SYSTEMS) 1703 CROSS POINT AVE HOUSTON, TX. 77054 MOSES M CLARK, JR: 315-263-4665			UNIVERSAL MANUFACTURING (RESTROOM ACCESSORIES) 5366 CRESTVIEW DR. MEMPHIS, TN. 38134 901-458-5881 800-821-1414			LEKTRON, INC (PARAPET LIGHT BANDS) 7450 E. 46th PLACE TULSA, OK. 74145 KEVIN RUBOTTOM 800-634-4059 OR 918-622-4978 EXT 309 krubottom@lektroninc.com		
DIVISION 8 - DOORS AND WINDOWS											
QUIKSERV (DRIVE-THRU WINDOWS) 11441 BRITTMOORE PARK DRIVE HOUSTON, TX. 77041 800-388-8307 STEVEN BERT sbert@quikserv.com			MARLITE (DOOR, ALUMINUM FRAMES) 202 HARGER STREET DOVER, NH 44622 800-377-1221 KURT HORSTMANN khorstmann@marlite.com						FRANKE (KITCHEN EQUIPMENT, SMALLWARES, HOODS) 800 AVIATION PARKWAY SMYRNA, TN. 37086 CUSTOMER SERVICE: 800-877-5178 fs-bkparts.us@franke.com		
READY ACCESS (DRIVE THRU WINDOWS & AIR CURTAINS) 1815 ARTHUR DRIVE WEST CHICAGO, IL, 60185 KELLY MCCOLDRICK: 800-621-5045 EXT 113 kelly@ready-access.com			UNIVERSAL MANUFACTURING CO (HOLLOW METAL FRAMES & DOORS, WOOD DOORS, HARDWARE (HINGES, LOCKS, ETC) 5366 CRESTVIEW RD. MEMPHIS, TN. 38134 901-458-5881 OR 800-821-1414			3M SOUND PRODUCTS (DRIVE-THRU SOUND SYSTEM & SATELITE ANTENNA) 3M CENTER BLDG. 223-2N-20 ST. PAUL, MN. 55144-1000 JOE CIAMPI: 704-771-2449 jjciampi@mmm.com			QUALSERV SOLUTION (KITCHEN EQUIPMENT, SMALLWARES) 7400 SOUTH 28th STREET FORT SMITH, AR. 72908 BECKY DUBOSE: 479-221-1467 bdbuse@qualservsolutions.com		
			3M COMMERCIAL CORE DIVISION (WINDOW FILM) 3M CENTER ST. PAUL, MN 704-771-2449 OR 800-328-0033			SECURITY PRODUCTS, INC (REAR DOOR ALARM) 30950 COREAL DRIVE, SUITE B COARSEGOLD, CA. 93614 BOB BARR OR EMILY BEACH: 800-452-5276 orders@securityproductsinc.com			H & K INTERNATIONAL (KITCHEN EQUIPMENT, SMALLWARES, HOODS) 2200 SKYLINE DR DALLAS, TX 75223 HEATHER VALVERDE: 214-818-3521 heather.valverde@hki.com		
						N.C.A. NATIONAL HVAC PRODUCTS, LLC. (MASTER CONTROL SYSTEM) 4585 140 AVENUE NORTH CLEARWATER, FL 33762 877-530-0078			INTERNATIONAL COLD STORAGE (ICS) (WALK-IN COOLERS / FREEZERS, DRY STORAGE COMPARTMENTS) 215 EAST 13th STREET ANDOVER, MS. 67002 LISA MOORE: 800-835-0001 EXT 4177 lisa.moore@icisco.com		
						HILL PHOENIX POWER SYSTEMS DIVISION (FACTORY INTEGRATED SWITCH GEAR) 8166 INDUSTRIAL BLVD COVINGTON, GA. 30014 PAUL BROWN: 678-699-0129 paul.brown@hillphoenix.com			SOFT PLAY, LLC (PLAYGROUND MANUFACTURER, SAFETY SURFACING, NON-CONTAINED PLAY EQUIPMENT) 13620 EAST REESE BLVD. SUITE 300 HUNTERSVILLE, NC. 28078 JIM SWINTEK: 704-948-3448 jim.swintek@softplay.com		
									MOSS RETAIL AND ENVIRONMENTS (GRAPHICS) 2643 WEST CHICAGO AVE CHICAGO, IL. 60622 DJ SCANDIFF: 773-435-7600 EXT 617 ROB LORTS: 773-435-7600 EXT 655 rlorts@mossinc.com		
									VGS, INC (GRAPHICS) 1696 MABRY MILL DRIVE, SW NORTH CANTON, OH 44709 GREG MOROZ: 201-528-9680 ORDER EMAIL: BURGERKING@VGS-INC.COM		
									MISCELLANEOUS		
									HAINES, JONES, AND CADBURY (PACKAGE PRICING ON MULTIPLE ITEMS PLUMBING, TILE, RESTROOM ACCESSORIES, ETC) 310 SW 24TH STREET BENTONVILLE, AR 72712 BARRY BRYANT: 479-899-3555 barry.bryant@hjcinc.com		

BY					
REVISION					
DATE					
NO.					

WHITNEY BAILEY COX & MAGNANI, LLC
300 East Joplin Road, Suite 200
Joplin, MO 64801
410.512.4500 www.wbcm.com

**WBCM**
Designing Infrastructure for Tomorrow®

I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional architect under the laws of the State of Maryland.

License # 6140 Expiration Date: 08/21/2022

MANUFACTURERS AND SUPPLIERS

ALTERATIONS - BURGER KING # 9571

BURGERS OF BALTIMORE
2110 EMORION ROAD
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A701

04-21-2021 PERMIT SUBMISSION

Feb 05, 2021 - 11:06am User: bauer

P:\2018\1803\504\Drawings\03-Struct\201803\504-S001 - General Notes.dwg

- STRUCTURAL GENERAL NOTES
1. CODE

A. ALL CONSTRUCTION SHALL CONFORM TO 2018 INTERNATIONAL BUILDING CODE, AND HARFORD COUNTY LOCAL AMENDMENTS.
2. DESIGN LOADING

A. THE DESIGN DEAD LOAD FOR THE FRAMING IS AS FOLLOWS:

EXISTING ROOF DL = 13 PSF (ROOF, FRAMING AND CEILING)
SOURCE: EXISTING STRUCTURAL DRAWINGS DATED 10/12/95

NEW ROOF DL = 25 PSF

B. THE FOLLOWING LIVE LOADS WERE USED IN DESIGN:

IBC 1603.1.2 - ROOF LIVE LOAD
ROOF LIVE LOAD = 30 PSF

IBC 1603.1.3 - ROOF SNOW LOAD

GROUND SNOW LOAD (P_g) = 30 PSF
FLAT SNOW LOAD (P_f) = 21 PSF
SNOW EXPOSURE FACTOR (C_e) = 1.0
SNOW LOAD IMPORTANCE FACTOR (I) = 1.0
THERMAL FACTOR (C_t) = 1.0

IBC 1603.1.4 - WIND LOAD
ULTIMATE DESIGN WIND SPEED (V_{ULT}) = 115 MPH
NOMINAL DESIGN WIND SPEED (V_{ASD}) = 89 MPH
RISK CATEGORY = II
WIND EXPOSURE = C
INTERNAL PRESSURE COEFFICIENT = ±0.18
3. GENERAL

A. THE CONTRACTOR SHALL FIELD CHECK AND VERIFY ALL DIMENSIONS AND ELEVATIONS OF EXISTING WORK PRIOR TO FABRICATION OF ANY NEW MATERIALS.

B. THE CONTRACTOR IS ADVISED THAT ALL PLANS, DIMENSIONS, AND DETAILS DEPICT FIELD CONDITION AS SHOWN. MINOR VARIATIONS ARE TO BE EXPECTED AND ANY DEVIATIONS FROM THE CONTRACT DOCUMENTS SHALL BE APPROVED BY THE ARCHITECT IN WRITING PRIOR TO PROCEEDING.

C. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO EXAMINE THE EXISTING BUILDING DURING THE COURSE OF CONSTRUCTION AND IMMEDIATELY ADVISE THE ARCHITECT OF ANY AREAS WHERE THE STRUCTURE EXHIBITS DISTRESS OR FAILURE.

D. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SATISFY HIMSELF AS TO THE LOCATION OF ANY UTILITIES IN THE IMMEDIATE VICINITY OF CONSTRUCTION SO AS TO PREVENT DAMAGE TO THEM. SHOULD ANY DAMAGE TO SUCH UTILITIES OCCUR THE CONTRACTOR SHALL BE REQUIRED TO REPAIR SUCH DAMAGE AT HIS OWN EXPENSE AND TO THE SATISFACTION OF THE OWNER.

E. THE CONTRACTOR SHALL PROVIDE ALL SHORING, NEEDLING AND BRACING AS REQUIRED TO SUPPORT THE EXISTING STRUCTURE. THE CONTRACTOR SHALL EXAMINE THE EXISTING STRUCTURE TO DETERMINE THE EXTENT OF NECESSARY SHORING, NEEDLING AND UNDERPINNING. THE CAPACITY AND METHOD USED FOR SHORING AND NEEDLING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

F. ALL WORK SPECIFIED HEREIN SHALL BE INSPECTED IN ACCORDANCE WITH THE BUILDING CODE AND ALL LOCAL ORDINANCES. THE OWNER OR CONTRACTOR SHALL HIRE AN EXPERIENCED, QUALIFIED INSPECTOR TO PERFORM ALL THE REQUIRED INSPECTION WORK. THE ENGINEER WILL NOT PERFORM THE REQUIRED INSPECTION AS A PART OF THEIR DESIGN SERVICES. THE ENGINEER MAY VISIT THE SITE TO ASCERTAIN GENERAL CONFORMANCE WITH THE CONTRACT DOCUMENTS. SUCH SITE VISITS ARE NOT TO BE CONSTRUED AS MEETING ANY INSPECTION REQUIREMENTS UNLESS THE ENGINEER SPECIFICALLY SO STATES IN WRITING.

G. ANY REVIEW OF STRUCTURAL ITEM SHOP DRAWINGS BY (THE STRUCTURAL ENGINEER) IS FOR GENERAL CONFORMANCE WITH THE DESIGN CONCEPT AS PRESENTED BY THE CONTRACT DOCUMENTS. NO DETAILED CHECK OF QUANTITIES OR DIMENSIONS WILL BE MADE. SEE WBCM SHOP DRAWING STAMP FOR RESPONSIBILITIES OF EACH PARTY.

H. SHOP DRAWINGS FOR ALL STRUCTURAL ELEMENTS SHOWN ON THE CONTRACT DOCUMENTS MUST BE SUBMITTED BY THE GENERAL CONTRACTOR, IF A CONTRACTOR OR OWNER FAILS TO SUBMIT THE SHOP DRAWINGS, THE ENGINEER WILL NOT BE RESPONSIBLE FOR THE STRUCTURAL CERTIFICATION OR FOR THE DESIGN OF THE PROJECT.

I. FOOTINGS ARE DESIGNED FOR AN ASSUMED BEARING CAPACITY OF 2000 PSF. CONTRACTOR SHALL VERIFY SOIL PRESSURE IN THE FIELD. IF FOUND TO BE LESS THAN THIS VALUE, THE FOOTINGS WILL HAVE TO BE REDESIGNED.

4. CAST-IN-PLACE CONCRETE

4A. GENERAL CONSTRUCTION

A. ALL CONCRETE WORK SHALL CONFORM TO THE LATEST APPROVED (BY LOCAL GOVERNMENT) EDITIONS OF THE FOLLOWING A.C.I. AND A.S.T.M. DOCUMENTS:

ACI-301 SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS

ACI-302.1R FLOOR AND SLAB CONSTRUCTION

ACI-318 BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE

ACI-214 COMPRESSION TESTS

ACI-306 COLD WEATHER

ACI-315 DETAILING

ACI-347 FORMWORK

ACI-305 HOT WEATHER

ACI-211 PROPORTIONS OF CONCRETE

ACI-304 PLACING CONCRETE

ACH-ASCE/423 UNBONDED TENDONS

ASTM C94 READY-MIX CONCRETE

B. ALL FIELD AND LAB TESTING OF CONCRETE SHALL CONFORM TO THE LATEST APPROVED (BY LOCAL GOVERNMENT) EDITIONS OF ASTM:

ASTM C31 FIELD CYLINDER SPECIMENS

ASTM C143 SLUMP TEST

ASTM C231 AIR CONTENT (WHEN REQUIRED)

ASTM C39 LAB TESTING CYLINDERS

ASTM C172 SAMPLING FRESH CONCRETE

ASTM C42 HARDENED CORES (WHEN REQUIRED)

C. ALL CONCRETE, UNLESS NOTED OTHERWISE, SHALL BE STONE AGGREGATE CONCRETE HAVING A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS. ALL CONCRETE EXPOSED TO WEATHER SHALL HAVE AN AIR ENTRAINMENT OF 5%±1%. NO ADMIXTURES CONTAINING CALCIUM CHLORIDE SHALL BE PERMITTED. MAXIMUM AGGREGATE SIZE FOR CONCRETE SHALL BE 1" AND MAXIMUM SLUMP SHALL BE 4" AND 3" FOR SLABS ON GRADE. ALL CONCRETE, EXCEPT FOOTINGS, SHALL CONTAIN A WATER REDUCING ADMIXTURE.

240.00

ALL CONCRETE MIX DESIGNS AND ADMIXTURES SHALL BE APPROVED BY THE ARCHITECT 30 DAYS PRIOR TO INITIATION OF FIRST POUR.

ALL REINFORCING BARS SHALL CONFORM TO ASTM A-615 GRADE 60. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185.

CONCRETE EXPOSED TO PUBLIC VIEW SHALL MEET THE REQUIREMENTS FOR ARCHITECTURAL CONCRETE OF ACI 301.

ALL FORMWORK SHALL BE IN ACCORDANCE WITH THE AMERICAN CONCRETE INSTITUTE "FORMWORK FOR CONCRETE", SPECIAL PUBLICATION NO. 4 AND ACI'S "STANDARD RECOMMENDED PRACTICE FOR CONCRETE FORMWORK" (ACI-347, LATEST LOCAL APPROVED EDITION).

ALL LAP SPLICES SHALL BE CLASS "B" (1'-0" MIN.) EXCEPT AS NOTED ON PLANS. BEND OUTSIDE FACE WALL HORIZONTAL REINFORCING 1'-0" AROUND ALL CORNERS OR PROVIDE 4'-0" LONG CORNER BARS TO MATCH HORIZONTAL REINFORCING.

PROVIDE CONCRETE PROTECTION FOR REINFORCING BARS AS FOLLOWS:

FOOTINGS

3"

WHERE CONTINUOUS BARS ARE CALLED FOR, THEY SHALL BE RUN CONTINUOUSLY AROUND CORNERS AND LAPPED AT NECESSARY SPLICES OR HOOKED AT DISCONTINUOUS ENDS. LAPS SHALL BE NOT LESS THAN THE TYPICAL SPLICE LENGTH UNLESS NOTED.

REINFORCEMENT SHALL BE CONTINUOUS THROUGH ALL CONSTRUCTION JOINTS UNLESS OTHERWISE INDICATED ON THE DRAWINGS. AT VERTICAL CONSTRUCTION JOINTS.

5. WOOD FRAMING

5A. GENERAL WOOD FRAMING

A. STRUCTURAL SOLID WOOD JOISTS, BEAMS, COLUMNS AND STUDS SHALL BE SOUTHERN PINE #2 SURFACED DRY AT A MAXIMUM OF 19% MOISTURE CONTENT. ALL FABRICATION, ERECTION, OTHER PROCEDURES, AND MINIMUM UNIT STRESSES SHALL CONFORM TO THE CURRENT "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION".

B. ALL WOOD FRAMING SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION SPECIFICATION AITC 105 "RECOMMENDED PRACTICE FOR THE ERECTION OF STRUCTURAL TIMBER FRAMING, AITC 106 "CODE OF STANDARD PRACTICE", AND "THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION", LATEST EDITION, AS PUBLISHED BY THE NATIONAL FOREST PRODUCTS ASSOCIATION.

C. ALL WOOD PLATES BEARING ON CONCRETE WALL SHALL BE VOLMANIZED PRESSURE TREATED LUMBER AS MANUFACTURED BY KOPPERS COMPANY OR AN APPROVED ALTERNATE.

D. ANCHOR ALL SILL PLATES TO CONCRETE SLABS OR MASONRY WALLS WITH 5/8" DIAMETER ANCHOR BOLTS WITH 15" MIN. EMBEDMENT DEPTH AND 2" HOOK SPACED AT MAX. 32" ON CENTER. PROVIDE 2 ANCHOR BOLTS MINIMUM PER PLATE.

E. ALL LAMINATED VENEER LUMBER (LVL) SHALL BE FABRICATED TO PRODUCE THE FOLLOWING MINIMUM ALLOWABLE STRESSES:

EXTREME FIBER IN BENDING

F = 2,900 PSI

MODULUS OF ELASTICITY

E = 2,000,000 PSI

5B. WOOD WALLS AND COLUMNS

A. ALL PERIMETER STUD BEARING WALLS AND INTERIOR BEARING WALLS SHALL BE 2X6 @ 16" O/C UNLESS NOTED OTHERWISE. PROVIDE SOLID BRIDGING AT MID HEIGHT OF ALL STUD WALLS TO 9'-0" HIGH UNLESS NOTED OTHERWISE. STUD WALLS OVER 9'-0" SHALL BE PROVIDED WITH 2 ROWS OF SOLID BRIDGING LOCATED AT THE THIRD POINT OF THE STUD HEIGHT UNLESS NOTED OTHERWISE.

B. PROVIDE DOUBLE STUDS AT ALL CORNERS, SIDES OF ALL OPENINGS, WINDOWS AND DOORS, AND BENEATH ALL WOOD BEAMS AND LINTELS UNLESS NOTED OTHERWISE ON PLANS. DOUBLE STUDS BENEATH WOOD BEAMS AND LINTELS SHALL BE CARRIED THROUGH ANY INTERMEDIATE FLOOR FRAMING TO THE TOP OF FOOTINGS OR MASONRY FOUNDATION WALLS.

5C. PLYWOOD

A. ALL PLYWOOD SHALL MEET THE REQUIREMENTS OF THE PLYWOOD DESIGN SPECIFICATIONS AS PUBLISHED BY THE AMERICAN PLYWOOD ASSOCIATION.

B. ENTIRE ROOF DECK SHALL BE 5/8"-24/0 PLYWOOD. PROVIDE PLY CLIPS AT CENTERLINE OF PLYWOOD SPAN AT ALL EDGES PARALLEL TO SPAN.

C. PLYWOOD SHEATHING SHALL BE CONTINUOUS OVER A MINIMUM OF 2 SPANS.

D. PLYWOOD SHALL BE SECURELY FASTENED 3/8" FROM THE EDGE.

E. PLYWOOD 1/2" IN THICKNESS AND LESS SHALL BE PROVIDED WITH PLY-CLIPS ALONG EDGES AT MIDSPAN. PLYWOOD 5/8" AND THICKER SHALL EITHER HAVE TONGUE AND GROOVE EDGES OR PLY-CLIPS AT MIDSPAN. FOR 48" SPANS PROVIDE 2 PLY CLIPS AT THIRD JOINTS OR TONGUE AND GROOVE PLYWOOD.

F. MINIMUM NAIL SIZE NO. 11 GAGE, 1-3/4" LONG, 7/16" HEAD, DIAMOND POINT, GALVANIZED. ALTERNATE NAILS MAY BE USED IF THEIR DIMENSIONS ARE NOT LESS THAN THE SPECIFIED VALUES.

G. END JOINTS OF ADJACENT COURSES OF GYPSUM BOARD SHEATHING SHALL NOT OCCUR OVER THE SAME STUD.

H. WHERE BLOCKING IS REQUIRED BLOCKING SHALL BE THE SAME SIZE AS TYPICAL STUDS AND SHALL BE PROVIDED AT ALL JOINTS THAT ARE PERPENDICULAR TO STUDS.

I. NAILS SHALL BE SPACED NOT LESS THAN 3/8" FROM EDGES AND ENDS OF GYP BOARD SHEATHING.

J. NAIL SPACING SPECIFIED APPLIES TO ALL STUDS, TOP AND BOTTOM PLATES, AND BLOCKING.

6. STRUCTURAL AND MISCELLANEOUS STEEL

A. GENERAL AND NEW CONSTRUCTION

1) ALL STRUCTURAL AND MISCELLANEOUS STEEL SHALL CONFORM TO THE FOURTEENTH EDITION OF THE AISC "SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS" AND ALL ITS SUPPLEMENTS, AND TO THE AISC "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES."

2) ALL STRUCTURAL STEEL SHALL BE AS FOLLOWS:

W-SHAPES

ASTM A992, FY = 50,000 PSI

MISCELLANEOUS STEEL

ASTM A572 GRADE 50, FY = 50,000 PSI

RECTANGULAR/SQUARE HSS

ASTM A500 GRADE C, FY = 50,000 PSI

3) NO OPENINGS IN BEAMS SHALL BE PERMITTED WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER.

4) THE USE OF A GAS-CUTTING TORCH IN THE FIELD FOR CUTTING HOLES OR FOR CORRECTIONS FABRICATION ERRORS WILL NOT BE PERMITTED ON NEW STRUCTURAL FRAMING MEMBERS EXCEPT WITH THE WRITTEN APPROVAL OF THE ARCHITECT FOR EACH SPECIFIC CONDITION.

5) FIELD STRUCTURAL STEEL TO BE INSPECTED BY QUALIFIED INSPECTORS APPROVED BY THE STRUCTURAL ENGINEER AND RETAINED BY THE CONTRACTOR. FIELD INSPECTION REPORTS TO BE FILED WITH THE STRUCTURAL ENGINEER WITHIN 5 DAYS OF TIME OF ACTUAL INSPECTION. INSPECTORS MUST BE NOTIFIED OF ALL PHASES OF CONSTRUCTION AND WELDING BY GENERAL CONTRACTOR.

6) ALL WELDED CONNECTIONS SHALL BE DONE WITH E70XX ELECTRODES. SHOP AND FIELD WELDS SHALL BE MADE BY APPROVED CERTIFIED WELDERS AND SHALL CONFORM TO THE AMERICAN WELDING SOCIETY CODE FOR BUILDINGS AWS D1.1. WELDS SHALL DEVELOP THE FULL STRENGTH OF MATERIALS BEING WELDED UNLESS OTHERWISE NOTED.

7) ALL BUTT WELDS SHALL BE FULL PENETRATION BUTT WELDS IN ACCORDANCE WITH THE STRUCTURAL WELDING CODE (ANSI/AWS D1.1). THESE WELDS SHALL BE MADE ONLY BY OPERATORS QUALIFIED BY PRESCRIBED TESTS IN THE STRUCTURAL WELDING CODE IN BUILDING CONSTRUCTION OF THE AMERICAN WELDING SOCIETY. ACCEPTANCE TO BE SUBJECT TO THE INSPECTION AND REVIEW OF AN INDEPENDENT INSPECTION AGENCY.

8) WELDING SEQUENCE AND TECHNIQUE SHALL BE SUCH THAT DISTORTION OF STEEL MEMBERS IS MINIMIZED AND UNDEUE DISTORTION IS AVOIDED.

7. POST-INSTALLED ANCHORS

A. ANCHORS IN CONCRETE AND MASONRY

1) POST INSTALLED ANCHORS SHALL BE USED ONLY WHERE SPECIFIED ON STRUCTURAL CONTRACT DRAWINGS

2) THE INSTALLATION OF POST INSTALLED ANCHORS FOR MISSING OR MISPLACED CAST IN-PLACE ANCHORS SHALL BE APPROVED BY THE ENGINEER OF RECORD

3) EXISTING EMBEDDED ITEMS IN THE CONCRETE STRUCTURE (I.E., REINFORCING BARS, CONDUIT, ETC.) SHALL NOT BE CUT UNLESS APPROVED BY THE STRUCTURAL ENGINEER OF RECORD.

4) SUBMITTAL OF ALL PROPOSED PRODUCTS, WITH TECHNICAL DATA AND CURRENT ICC-ESR REPORTS IS REQUIRED FOR REVIEW AND APPROVAL BY ENGINEER OF RECORD. ADDITIONAL APPLICATION CALCULATIONS MAY BE REQUIRED BY THE ENGINEER OF RECORD.

5) ALL ANCHORS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S PRINTED INSTALLATION INSTRUCTIONS (MPI) IN CONJUNCTION WITH EDGE DISTANCE, SPACING AND EMBEDMENT DEPTH AS INDICATED ON THE CONTRACT DRAWINGS.

6) THE CONTRACTOR SHALL ARRANGE FOR A MANUFACTURER'S FIELD REPRESENTATIVE TO PROVIDE INSTALLATION TRAINING FOR ALL PRODUCTS TO BE USED. PRIOR TO COMMENCEMENT OF WORK, ONLY TRAINED INSTALLERS SHALL PERFORM POST INSTALLED ANCHOR INSTALLATION. A RECORD OF TRAINING SHALL BE KEPT ON SITE AND BE MADE AVAILABLE TO THE ENGINEER OF RECORD AS REQUESTED.

7) ADHESIVE ANCHORS INSTALLED IN HORIZONTAL TO VERTICALLY OVERHEAD ORIENTATION TO SUPPORT SUSTAINED TENSION LOADS SHALL BE DONE BY A CERTIFIED ADHESIVE ANCHOR INSTALLER (AAI) AS CERTIFIED THROUGH AICIS/IS (ACI 318-14 17.8). PROOF OF CURRENT CERTIFICATION SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO COMMENCEMENT OF INSTALLATION.

8) ADHESIVE ANCHORS MUST BE INSTALLED IN CONCRETE AGED A MINIMUM OF 21 DAYS (ACI 318-14 17.1.2).

9) PROVIDE SPECIAL INSPECTION FOR ALL MECHANICAL AND ADHESIVE ANCHORS PER THE APPLICABLE BUILDING CODE AND PER THE CURRENT ICC-ES REPORT (IBC 2015 TABLE 1705.3 NOTE B).

10) SUBSTITUTION REQUESTS, FOR PRODUCTS OTHER THAN THOSE SPECIFIED BELOW, SHALL BE SUBMITTED BY THE CONTRACTOR TO THE ENGINEER OF RECORD ALONG WITH CALCULATIONS THAT ARE PREPARED & SEALED BY A REGISTERED PROFESSIONAL ENGINEER. THE CALCULATIONS SHALL DEMONSTRATE THAT THE SUBSTITUTED PRODUCT IS CAPABLE OF ACHIEVING EQUIVALENT PERFORMANCE VALUES (MINIMUM) OF THE SPECIFIED PRODUCT USING THE APPROPRIATE DESIGN PROCEDURE AND/OR STANDARDS(S) AS REQUIRED BY ACI 318-14 CHAPTER 17.

11) THE FOLLOWING MANUFACTURER'S HAVE BEEN PRE-APPROVED FOR SUBMITTAL.

a. POWERS FASTENERS

b. HILTI INC

c. SIMPSON

B. CONCRETE ANCHORS

1) MECHANICAL ANCHORS SHALL HAVE BEEN TESTED AND QUALIFIED FOR USE IN ACCORDANCE WITH ACI 355.2 AND ICC-ES AC193 FOR CRACKED, UNCRACKED AND SEISMIC CONCRETE RECOGNITION.

2) ADHESIVE ANCHORS SHALL HAVE BEEN TESTED AND QUALIFIED FOR USE IN ACCORDANCE WITH ACI 355.4 AND ICC-ES AC308 FOR CRACKED, UNCRACKED AND SEISMIC CONCRETE RECOGNITION.

3) CAST-IN-PLACE INSERTS SHALL HAVE BEEN TESTED AND QUALIFIED FOR USE IN ACCORDANCE WITH ICC-ES AC446 FOR CRACKED, UNCRACKED AND SEISMIC CONCRETE RECOGNITION.

C. MASONRY ANCHORS

1) MECHANICAL ANCHORS SHALL HAVE BEEN TESTED AND QUALIFIED FOR USE IN ACCORDANCE WITH ICC-ES AC01 OR AC106.

2) ADHESIVE ANCHORS SHALL HAVE BEEN TESTED AND QUALIFIED FOR USE IN ACCORDANCE WITH ICC-ES AC58.

8. MASONRY

A. ALL MASONRY CONSTRUCTION AND MATERIALS USED THEREIN (CONCRETE MASONRY, CLAY MASONRY, MORTAR, GROUT AND STEEL REINFORCEMENT) SHALL CONFORM TO "BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES" (ACI 530/ASCE 5/TMS 402) AND "SPECIFICATIONS FOR MASONRY STRUCTURES" (ACI 530.1/ASCE 6/TMS 602) IN ALL RESPECTS. WHERE ANCHORS (INCLUDING ANCHOR BOLTS) ARE INDICATED TO BE GROUTED IN CELLS OF HOLLOW CMU, THE CELL CONTAINING THE ANCHOR (OR ANCHOR BOLT) SHALL BE FULLY GROUTED AND IN ADDITION TO THIS CELL, THE CELLS ABOVE, BELOW, TO EACH SIDE, AND THE FOUR CELLS ON EACH 45 DEGREE DIAGONAL ADJACENT TO THE CELL CONTAINING THE ANCHOR/ANCHOR BOLT SHALL BE FULLY GROUTED AND THE EIGHT SURROUNDING CELLS SHALL BE FULLY GROUTED.

B. UNLESS OTHERWISE NOTED CONCRETE MASONRY UNITS SHALL HAVE A MINIMUM NET AREA COMPRESSIVE STRENGTH OF 2,000 PSI. TYPE "S" PORTLAND CEMENT/LIME MORTAR SHALL BE USED FOR ALL MASONRY.

C. MASONRY BEARING WALLS SHALL CONSIST OF STANDARD HOLLOW UNITS CONFORMING TO ASTM C 90 UNLESS OTHERWISE NOTED. WHERE SOLID UNITS ARE REQUIRED, PROVIDE UNITS CONFORMING TO ASTM C 145. CONCRETE MASONRY SHALL BE SAMPLED AND TESTED BY THE MASONRY SUPPLIER ACCORDING TO THE REQUIREMENTS OF "BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES" (ACI 530/ASCE 5/TMS 402) AND "SPECIFICATIONS FOR MASONRY STRUCTURES" (ACI 530.1/ASCE 6/TMS 602) AND RESULTS SUBMITTED TO THE ENGINEER FOR APPROVAL. USE FULL HEAD JOINTS, FILL COLLAR JOINTS 100% SOLID, BOND PIERS INTO WALLS BY TOOTHING, AND BOND WALLS TO CROSS-WALLS BY TOOTHING.

D. ALL MORTAR SHALL CONFORM TO THE REQUIREMENTS FOR PROPORTIONS, MIXING, STRENGTH, SAMPLING, TESTING, AND APPLICATION FOR PORTLAND CEMENT/LIME TYPE "S" MORTAR AS DESCRIBED IN ACI 530.

E. MASONRY CONSTRUCTION IS TO BE INSPECTED BY AN EXPERIENCED, QUALIFIED INSPECTOR APPROVED BY THE STRUCTURAL ENGINEER. INSPECTION IS TO BE PROVIDED IN ACCORDANCE WITH THE AIA/ASCE/TMS CODE AND SPECIFICATION.

F. ALL SOLID CMU IS TO BE 100% SOLID CMU OR HOLLOW CMU WITH ALL CELLS FILLED 100% WITH GROUT CONFORMING TO ASTM C 476.

G. LOOSE LINTELS FOR MASONRY WALLS SHALL BE FOR EACH 4" WIDTH OF MASONRY ONE STEEL ANGLE AS FOLLOWS:

0'-0" TO 3'-0" 3/2" L3 1/2" x 3 1/2" x 5/16"

3'-1" TO 5'-0" 3/4" x 3 1/2" x 5/16"

5'-1" TO 6'-6" 3/4" x 3 1/2" x 3/8"

6'-7" TO 8'-0" 3/4" x 3 1/2" x 3/8"

H. ALL ANGLES SHALL HAVE THEIR SHORT LEG OUTSTANDING AND 6" MINIMUM BEARING LINTELS OVER OPENINGS IN INTERIOR NON-BEARING MASONRY PARTITIONS NOT OTHERWISE SPECIFIED SHALL BE PRECAST LIGHTWEIGHT CONCRETE LINTELS WITH 1 NO. 5 BAR TOP AND BOTTOM FOR EACH 4" WIDTH. ALL MULTIPLE ANGLE LINTELS SHALL BE TACK WELDED TOGETHER AT ENDS AND AT THIRD POINTS. SHORE LINTELS TO PREVENT ROTATION DURING CONSTRUCTION.

I. LAP ALL VERTICAL REINFORCING 48 BAR DIAMETERS MINIMUM.

J. ALL EXTERIOR WALLS AND ALL WALLS SUPPORTING LOADS OTHER THAN THEIR OWN WEIGHT SHALL BE CONSTRUCTED OF LOAD BEARING UNITS.

K. ALL MASONRY WALLS SHALL BE REINFORCED WITH NO. 9 GAGE TRUSS-TYPE HOT DIPPED GALVANIZED JOINT REINFORCEMENT SPACED VERTICALLY AT 16" O/C U.N.O. PROVIDE CORNER AND TEE PIECES AT ALL INTERSECTIONS. LAP ALL JOINT REINFORCEMENT 6" MINIMUM.

L. PROVIDE 16" MINIMUM DEPTH OF 100% SOLID MASONRY OR HOLLOW BLOCK FILLED SOLID WITH GROUT BELOW ALL LINTELS.

M. BRACE AND SHORE ALL NEW MASONRY WALLS AS REQUIRED UNTIL ROOF DECKS HAVE BEEN COMPLETELY INSTALLED.

N. PROVIDE SOLID BLOCK OR FILL WALL SOLID WITH GROUT DIRECTLY BELOW ALL CHANGES IN WALL THICKNESS OR CONSTRUCTION AS REQUIRED TO PROVIDE CONTINUOUS BEARING FOR ALL FACE SHELLS OF BLOCK.

O. PROVIDE 8" DEEP SOLID BEARING BELOW ALL WOOD JOISTS AND STUDS BEARING ON MASONRY WALLS. SOLID BEARING SHALL BE SOLID BLOCK OR BRICK OR HOLLOW BLOCK FILLED SOLID WITH GROUT.

I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.

License # _____ Expiration Date: __/__/2022

GENERAL NOTES

ALTERATIONS - BURGER KING # 9571

BURGERS OF BALTIMORE

2110 EMINGTON ROAD

BEL AIR, MARYLAND 21015

DESIGNED: FC

DRAWN: CG

CHECKED: MWS

SCALE: AS NOTED

DATE: 01/29/2021

PROJECT: 2018.0375.04.0

DRAWING:

S001

PERMIT SUBMISSION

01-29-2021

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REFER TO SITE DRAWINGS FOR SIGNAGE
LOCATIONS AND TYPES, AND TO DETAILS 9,
10 & 11 ON S301 FOR RELATED FOUNDATIONS

EXISTING SHEAR WALL ABOVE

WALL FOOTING WF-2,
SEE FOOTING SCHEDULE
AND NOTE 3

SHEAR WALL ABOVE,
SEE ROOF FRAMING
PLAN

WALL FOOTING WF-1,
SEE FOOTING
SCHEDULE AND
NOTE 3

BOLLARD,
SEE DETAIL 3/S301,
SEE NOTE 8

CONCRETE SLAB ON GRADE,
SEE NOTE 1 AND 2

8" CMU FOUNDATION WALL
(TYP. U.N.O.), SEE NOTE 7

WALL FOOTING WF-2,
SEE FOOTING SCHEDULE AND NOTE 3

BOLLARD,
SEE DETAIL 3/S301,
SEE NOTE 8

SEE NOTE 5

TURN DOWN SLAB ON GRADE
ALONG EXISTING
FOUNDATION WALL,
SEE NOTE 6

EXISTING SHEAR WALL ABOVE
TO BE MODIFIED TO ALLOW
FOR EXISTING OPENING
ENLARGEMENT, SEE NOTE 4

SEE NOTE 5

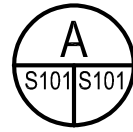
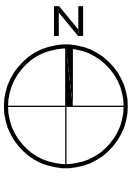
BRICK VENEER INFILL, SEE ARCH. DWGS.

1'-5 1/4" +/- 12" CMU FOUNDATION WALL
W/ (3) DOUBLE 2x4 WALL ABOVE (STUDS EQUALLY SPACED),
SEE SECTION 4/S301

BOLLARD,
SEE DETAIL 3/S301,
SEE NOTE 8

BOLLARD,
SEE DETAIL 3/S301,
SEE NOTE 8

OPENING ENLARGEMENT ABOVE,
SEE ARCHITECTURAL DRAWINGS FOR EXTENT
(1'-8" MAX.) AND DETAIL 3/S201



FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

FOUNDATION PLAN NOTES:

- FINISH FLOOR ELEVATION TO MATCH EXISTING, SEE ARCH. DWGS.
- CONCRETE SLAB ON GRADE SHALL BE 5" CONCRETE SLAB REINFORCED W/ 6x6-W2.9xW2.9 WWF PLACED OVER 4" THICK LAYER OF #57 STONE & 10 MIL VAPOR BARRIER.
- BOTTOM OF FOOTING TO MATCH BOTTOM EXISTING ADJACENT FOOTINGS OR TO BE 2'-6" MIN. BELOW GRADE, WHICHEVER IS GREATER. IF BOTTOM OF EXISTING FOOTING IS FOUND TO BE LOCATED AT AN ELEVATION LESSER THAN 2'-6" BELOW GRADE, UNDERPINNING OF EXISTING FOOTING WILL BE REQUIRED.
- RELOCATE EXISTING END WOOD STUDS, HOLDOWN AND ALL CONNECTED PARTS OF EXISTING SHEAR WALL TO ALLOW FOR EXISTING OPENING ENLARGMENT (SEE ARCH. DWGS FOR EXTENT (MAX. 6'-12" WIDTH INCREASE) AND ADDITIONAL INFORMATION), USE 5/8" DIAMETER ASTM F1554 GR 36 THREADED ROD W/ HIT-RE 500 V3 ADHESIVE W/ 6" MIN. EMBEDMENT DEPTH IN EXISTING CONCRETE @ RELOCATED HOLDOWN. MODIFY EXISTING PLYWOOD SHEATHING AND RECONNECT IT TO RELOCATED END STUDS W/ 10d NAILS @ 6" O/C.
- SEE DETAIL 8/S301 FOR NEW FOOTING AT EXISTING WALL AND DETAIL 2/S301 FOR CONNECTION BETWEEN EXISTING AND NEW CMU WALLS
- TURN DOWN SLAB ON GRADE TO TOP OF EXISTING CMU LEDGE AT INTERFACE WITH EXISTING SLAB / FOUNDATION WALL. ADDITIONAL REINFORCEMENT TO BE #4 @ 24" O/C L-SHAPED BARS, 24" MIN. HORIZONTAL LENGTH. VERTICAL LENGTH TO BE COORDINATED WITH TOP ELEVATION OF EXISTING FOOTING (VIF). PROVIDE 1/2" EXPANSION JOINT MATERIAL @ INTERFACE W/ EXISTING SLAB / FOUNDATION WALL.
- SEE SECTION 1/S301 FOR CMU FOUNDATION WALL INFORMATION AND DETAIL 7/S301 FOR TYPICAL REINFORCED MASONRY CONSTRUCTION.
- COORDINATE LOCATION OF BOLLARDS WITH ARCHITECTURAL AND SITE DRAWINGS, EXISTING BUILDING FOUNDATIONS, WALLS, ETC. MUST NOT BE DEMOLISHED.
- SEE ARCH. DRAWINGS FOR DIMENSIONS AND ELEVATIONS NOT SHOWN

WALL FOOTING SCHEDULE

MARK	SIZE		REINFORCEMENT	
	DEPTH	WIDTH	LONGITUDINAL	TRANSVERSAL
WF-1	12"	3'-0"	(4) #5 CONT.	#5 @ 24" O/C
WF-2	12"	2'-0"	(3) #5 CONT.	#5 @ 24" O/C

PERMIT SUBMISSION
01-29-2021

NO.	DATE	REVISION	BY



I hereby certify that these documents were
prepared or approved by me, and that I am a
duly licensed professional engineer under the
laws of the State of Maryland.

License # _____ Expiration Date: __/__/2022

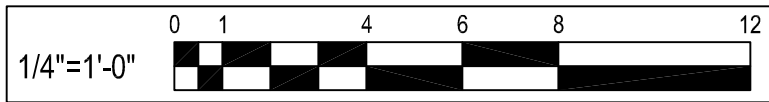
FOUNDATION PLAN

ALTERATIONS - BURGER KING # 9571
BURGERS OF BALTIMORE
2110 EMORTON ROAD
BEL AIR, MARYLAND 21015

DESIGNED:	FC
DRAWN:	CG
CHECKED:	MWS
SCALE:	AS NOTED
DATE:	01/29/2021
PROJECT:	2018.0375.04.0
DRAWING:	

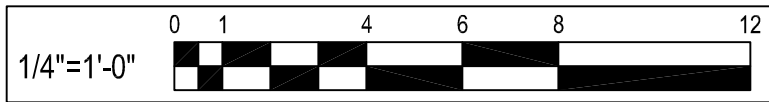
S101

CAUTION:
IF THIS DRAWING IS A REDUCTION,
USE THE GRAPHIC SCALES.



Feb 05, 2021 - 11:05am User: jpower

CAUTION:
IF THIS DRAWING IS A REDUCTION,
USE THE GRAPHIC SCALES.



WALL BELOW TO BE 2x6 @
16" O/C MAX. (TYP., U.N.O.)

SHEAR WALL BELOW
(5'-0" MIN. LENGTH),
SEE NOTE 7

LEDGER / RIM BOARD ALL AROUND
NEW BUILDING ADDITION @ LOW
AND HIGH ROOF FRAMING,
SEE SECTION 2/S201

(2) ROWS OF SOLID BRIDGING,
SEE 2/S201

EXISTING SHEAR
WALL BELOW

(3) 2x12 HEADER
SEE NOTE 9

17'-4 1/2" LENGTH OF
REVISED SHEAR WALL

SEE NOTE 8
2x10 WOOD RAFTERS @ 16" O/C MAX. @
LOW AND HIGH ROOF FRAMES, SEE
NOTE 1 AND SECTION 2/S201

LEDGER BOARD @ LOW AND HIGH ROOF
FRAMING CONNECTED TO EXISTING STUD WALL,
SEE SECTION 2/S201

EXISTING OPENING ENLARGEMENT,
SEE NOTE 6 AND NOTE 9

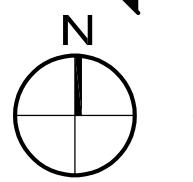
EXISTING OPENING TO BE INFILLED, SEE
ARCHITECTURAL DRAWINGS AND NOTE 10

BRICK VENEER INFILL, SEE ARCH. DWGS.

SEE NOTE 11
AND DET. 5/S301

LVL HEADER FOR
OPENING ENLARGEMENT,
SEE DET. 3/S201

CANOPY, CONNECTION TO WALL STRUCTURAL STUDS PER CANOPY MANUFACTURER.
SUPPORTS AT MAXIMUM 6'-0" O/C.
FOLLOW MANUFACTURER REQUIREMENTS.
SEE ARCH. DWGS FOR ADDITIONAL INFORMATION (TYP.)



ROOF FRAMING PLAN

SCALE: 1/4" = 1'-0"

ROOF FRAMING NOTES:

- PROVIDE 5/8" EXTERIOR GRADE PLYWOOD SHEATHING OVER NEW LOW AND HIGH ROOF FRAMING, CONNECTED WITH 10d NAILS @ 6" ON CENTER @ ALL SUPPORTS (2" O/C AT LEDGER / RIM BOARDS). PROVIDE BLOCKING @ PANEL EDGES.
- SEE ARCHITECTURAL DRAWINGS FOR DIMENSIONS & ELEVATIONS NOT SHOWN.
- : DENOTES SPAN DIRECTION OF SHEATHING.
- LVL BEAMS SHALL CONFORM TO THE PUBLISHED DATA OF MANUFACTURER. INSTALLATION & CONNECTIONS SHALL CONFORM TO THE MANUFACTURER'S PUBLISHED DATA.
- PROVIDE 5/8" EXTERIOR GRADE SHEATHING @ EXTERIOR FACE OF ALL NEW WALLS U.N.O.. PROVIDE 10d NAILS @ 4" O/C ALONG PANEL EDGES, 12" O/C FIELD.
- EXISTING HEADER TO BE REMOVED, (2) 2x12 HEADER TO BE INSTALLED FOR OPENING ENLARGEMENT. COORDINATE WITH ARCHITECTURAL DRAWINGS FOR ELEVATION AND OPENING WIDTH (MAX. 2'-6 1/2"). NEW HEADER TO BE SUPPORTED BY MIN. (2) 2x4 JACK STUDS AND (1) 2x4 KING STUD AT NORTH END. SEE DETAIL 5/S301 FOR CONNECTION @ SOUTH END. CONTRACTOR TO VERIFY FIELD CONDITIONS PRIOR TO ORDER MATERIALS AND CONSTRUCTION. EXISTING STRUCTURE TO REMAIN MUST BE SUPPORTED DURING ALTERATION WORK.
- @ SHEAR WALL PROVIDE 5/8" THICK EXTERIOR GRADE WOOD STRUCTURAL PANEL (STRUCTURAL I) ON INSIDE AND OUTSIDE FACE FOR FULL HEIGHT W/ 10d NAILS @ 4" O/C @ PANEL EDGE AND @ 12" O/C IN FIELD. PROVIDE DOUBLE 2x6 AT EACH END W/ SIMPSON STRONG-TIE HDU4-SDS2.5 HOLDOWN (OR EQUIVALENT) W/ MIN. (10) 1/4x2-1/2 SDS WOOD FASTENERS.
- CAREFULLY REMOVE ENTIRE EXISTING SHEAR WALL STRUCTURAL PANELS AS NECESSARY IN ORDER TO REACH EXISTING STUDS BEHIND, CONNECT NEW WALL END DOUBLE-STUDS TO EXISTING WALL WITH (2) SIMPSON STRONG-TIE SDWS 22500DB TIMBER SCREWS @ 16" O/C CONNECTED TO 2x6 BLOCKING INSTALLED BETWEEN EXISTING WOOD STUDS. INTERIOR WALL SHEATHING TO REMAIN. REINSTALL EXTERIOR SHEAR WALL STRUCTURAL PANELS AFTER BLOCKING INSTALLATION W/ 10d NAILS @ 6" O/C ALONG PANEL EDGES AND @ 12" O/C IN FIELD. NEW BLOCKING TO BE CONNECTED TO EXISTING STUDS W/ (2) SIMPSON STRONG-TIE SDWS 22400DB AT EACH END. EXISTING BRICK VENEER TO BE SELECTIVELY DEMOLISHED TO ALLOW INSTALLATION OF NEW WALL.
- CONNECT HEADER WOOD MEMBERS W/ (2) ROWS OF 16d NAILS, 12" O/C EACH SIDE.
- SHORE EXISTING STRUCTURE IN ORDER TO REMOVE EXISTING TRUSS GIRDER ABOVE EXISTING OPENING. REBUILD WOOD STUD BEARING WALL W/ 2x4 WOOD STUDS @ 12" O/C. REF. ARCH. DWGS FOR BRICK VENEER AND ADDITIONAL INFORMATION. TOP PLATE TO BE (2) 2x4.
- CONNECT NEW WALL END DOUBLE-STUD TO VERTICAL 2x WOOD MEMBERS AT BUILDING CORNER WITH (2) SIMPSON STRONG-TIE SDWS 22500DB TIMBER SCREWS @ 16" O/C.

NO.	DATE	REVISION	BY



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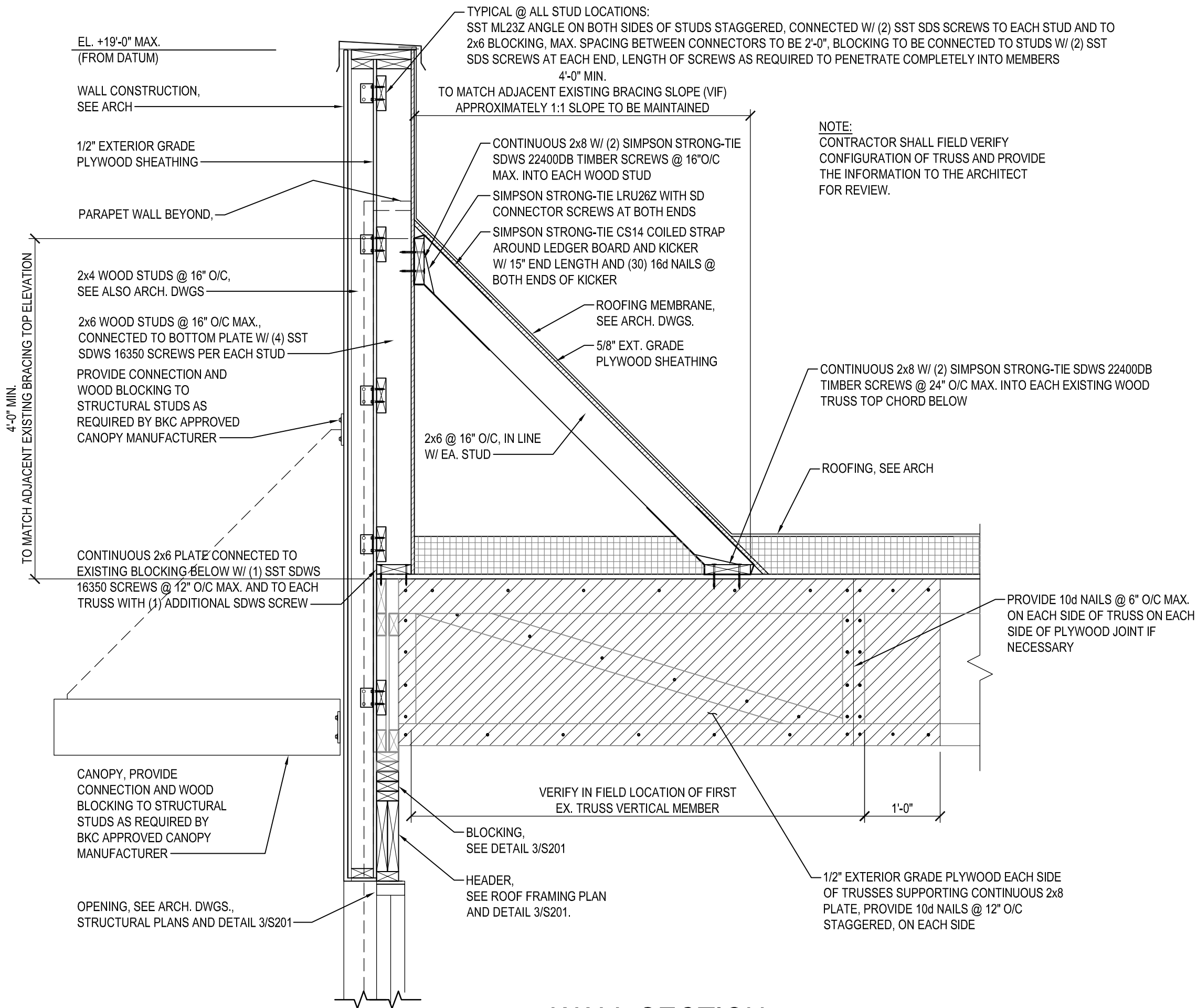
ROOF FRAMING PLAN

ALTERATIONS - BURGER KING # 9571
BURGERS OF BALTIMORE
2110 EMORTON ROAD
BEL AIR, MARYLAND 21015

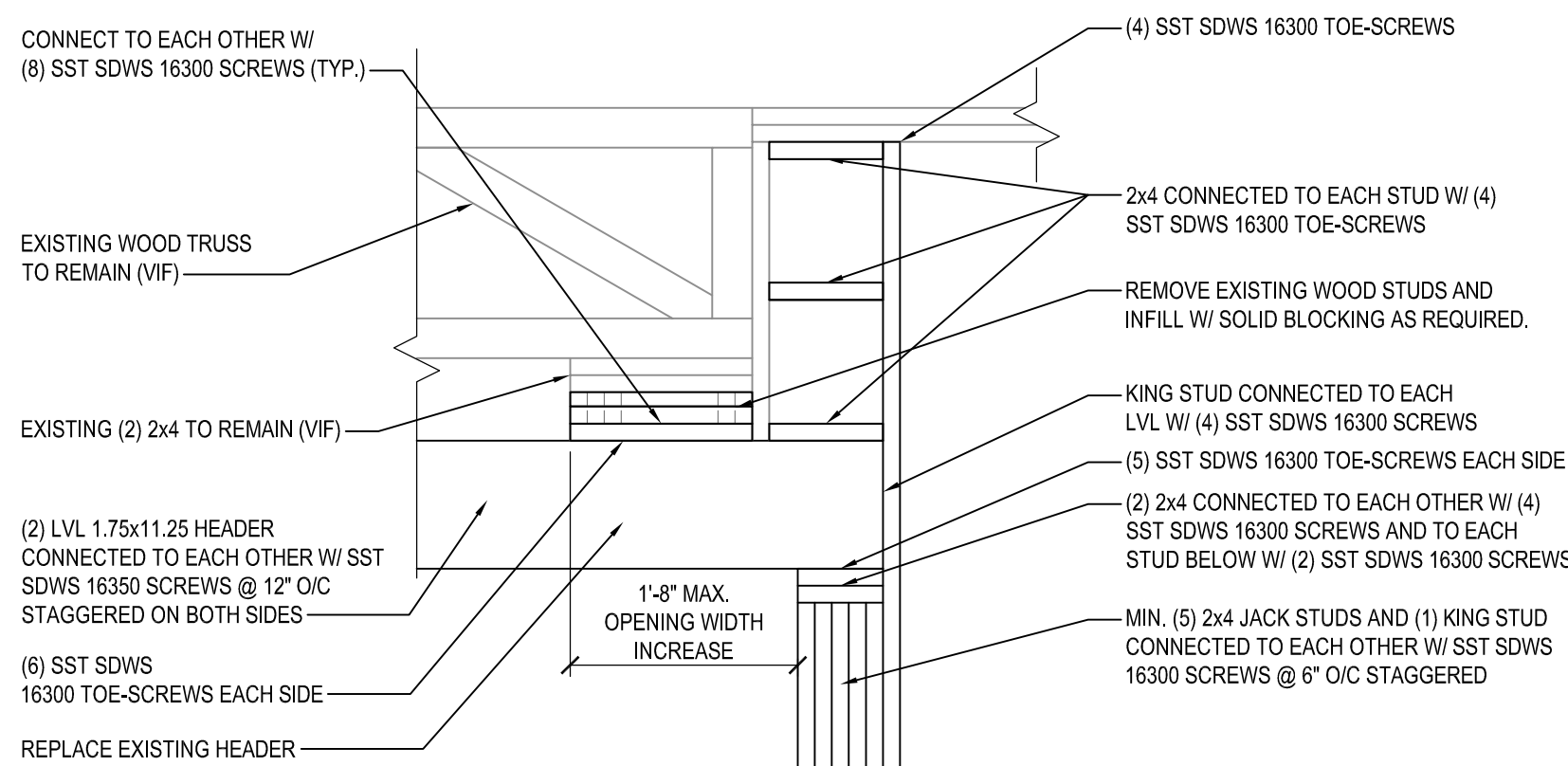
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DRAWN:	CG
CHECKED:	MWS
SCALE:	AS NOTED
DATE:	01/29/2021
PROJECT:	2018.0375.04.0
DRAWING:	

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01-29-2021

S102

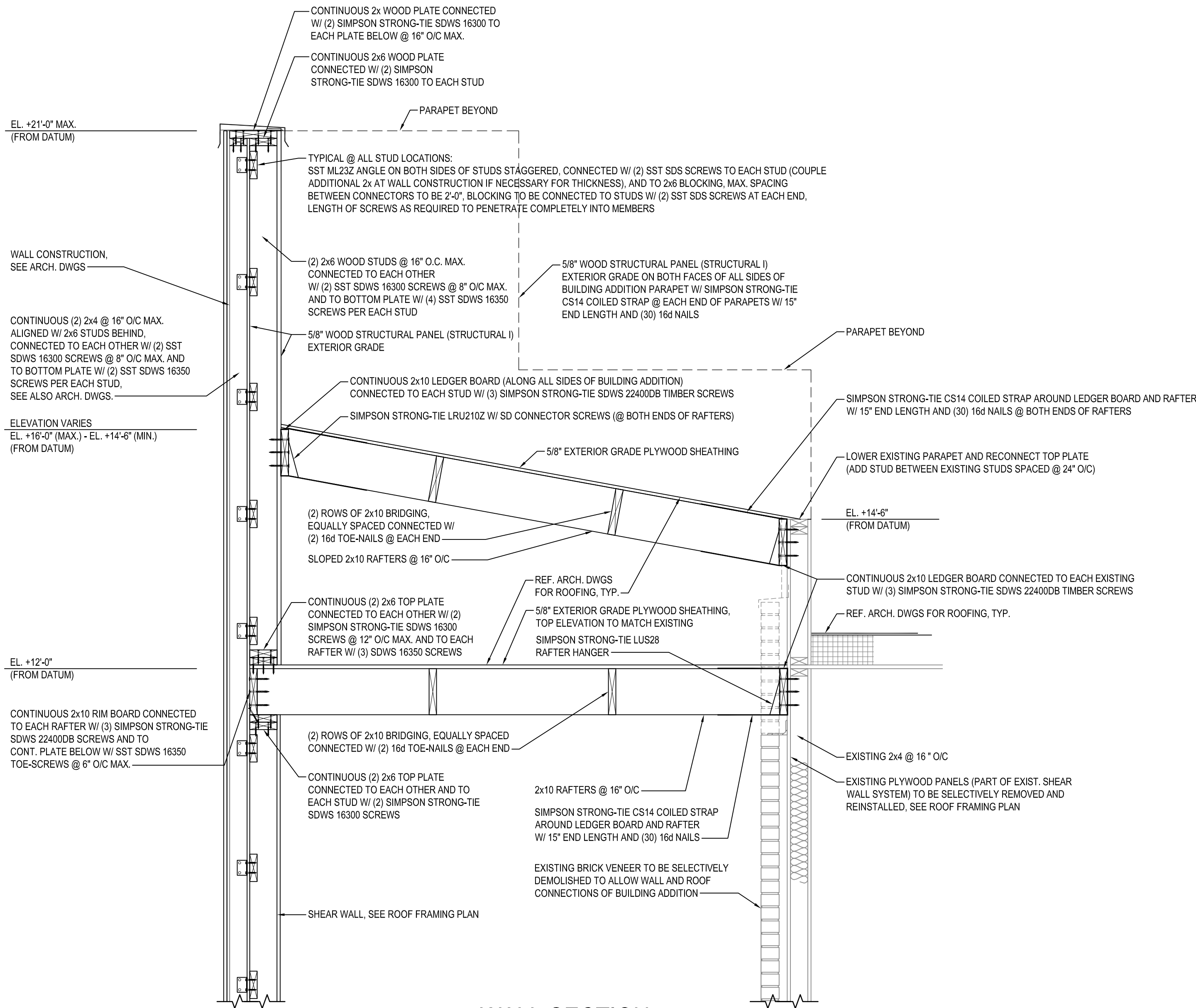


1 WALL SECTION
SCALE: 3/4" = 1'-0"

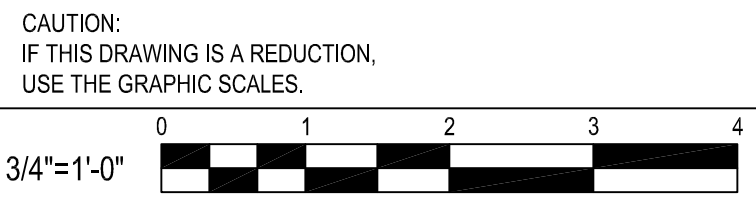


- NOTES:
- DETAIL DESIGN IS BASED ON EXISTING STRUCTURAL DRAWINGS. FIELD CONDITIONS MAY BE DIFFER AND MUST BE VERIFIED BY CONTRACTOR PRIOR TO ORDER MATERIALS AND CONSTRUCTION.
 - EXISTING STRUCTURE TO REMAIN MUST BE SUPPORTED DURING ALTERATION WORK.
 - DETAIL DESIGN CONCEPT TO BE USED ALSO AT OPPOSITE END TO SUPPORT NEW LVL HEADER
 - REFER TO THE ARCHITECTURAL DRAWINGS FOR REQUIRED OPENING WIDTH AND HEIGHT.

3 OPENING ENLARGEMENT DETAIL
SCALE: 3/4" = 1'-0"



2 WALL SECTION
SCALE: 3/4" = 1'-0"



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SECTIONS

ALTERATIONS - BURGER KING # 9571

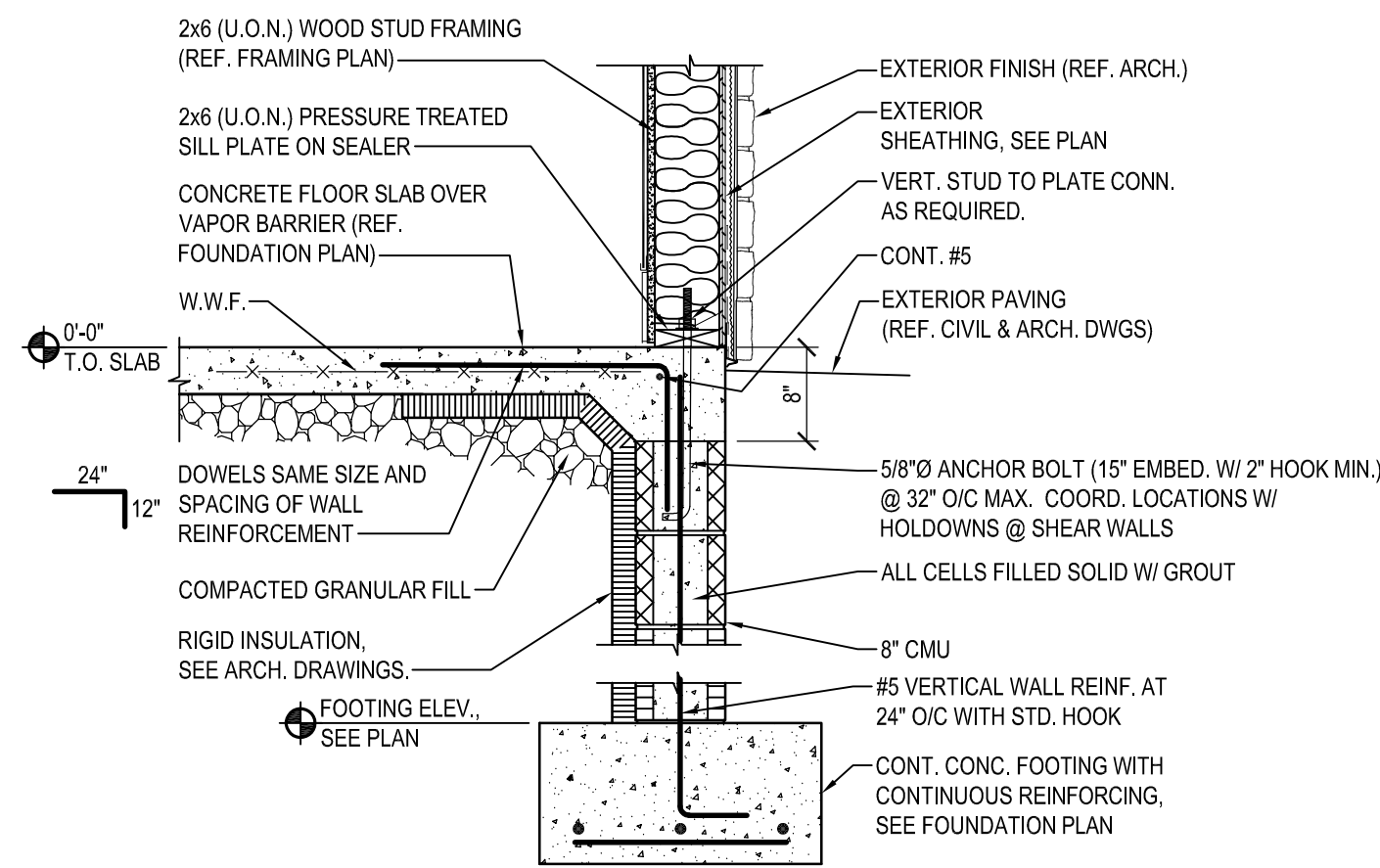
BURGERS OF BALTIMORE
2110 EMORTON ROAD
BEL AIR, MARYLAND 21015

DESIGNED:	FC
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CHECKED:	MWS
SCALE:	AS NOTED
DATE:	01/29/2021
PROJECT:	2018.0375.04.0
DRAWING:	

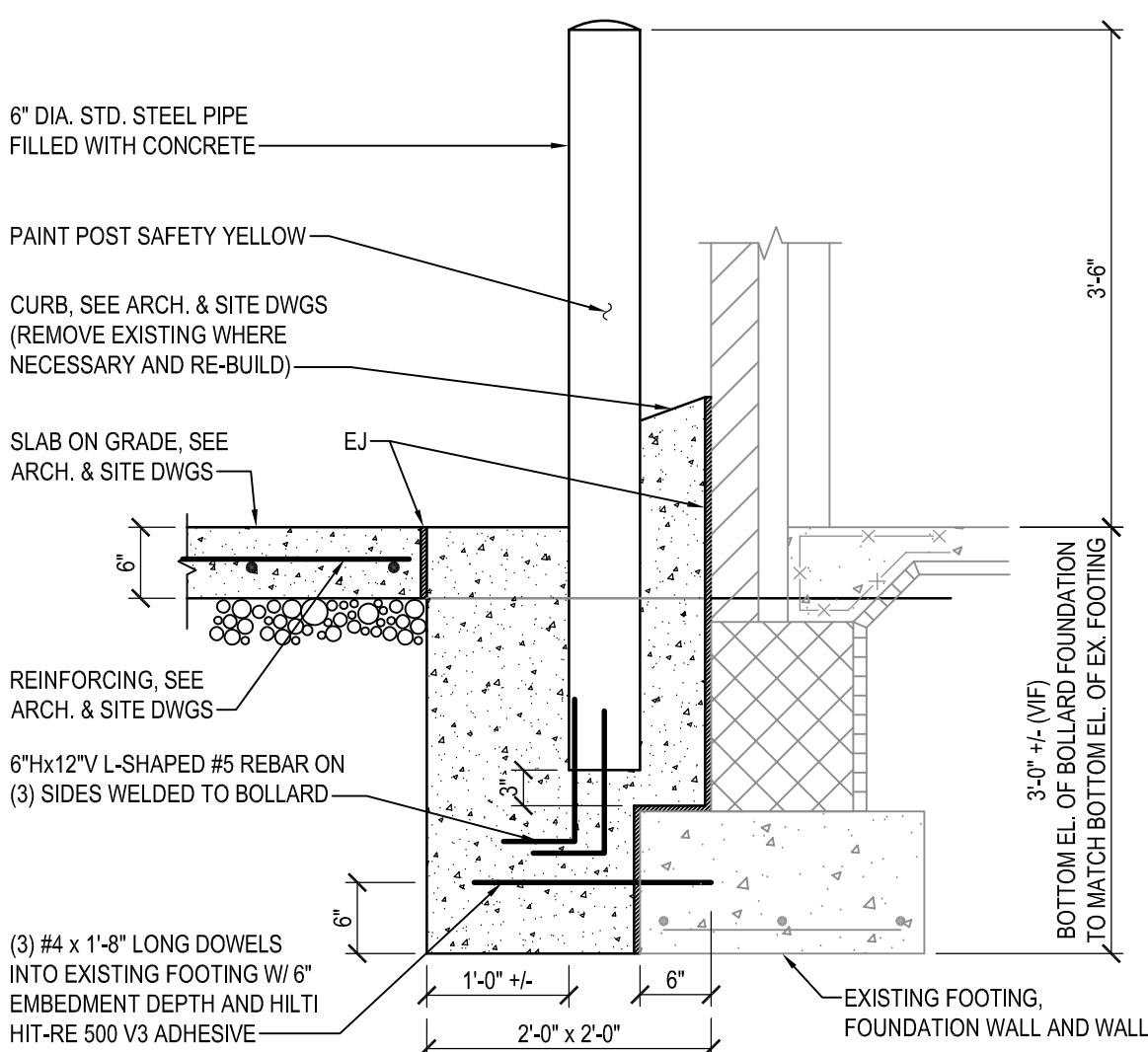
S201

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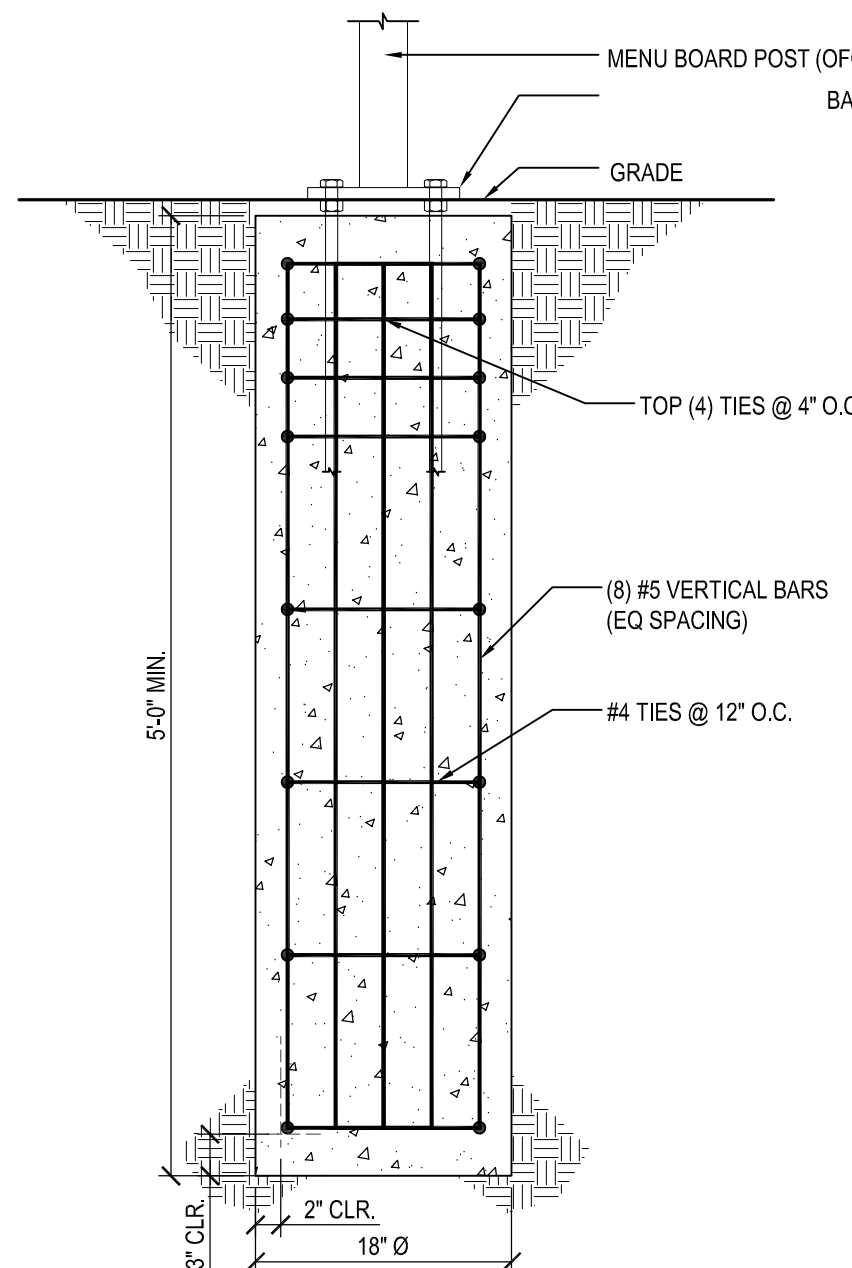
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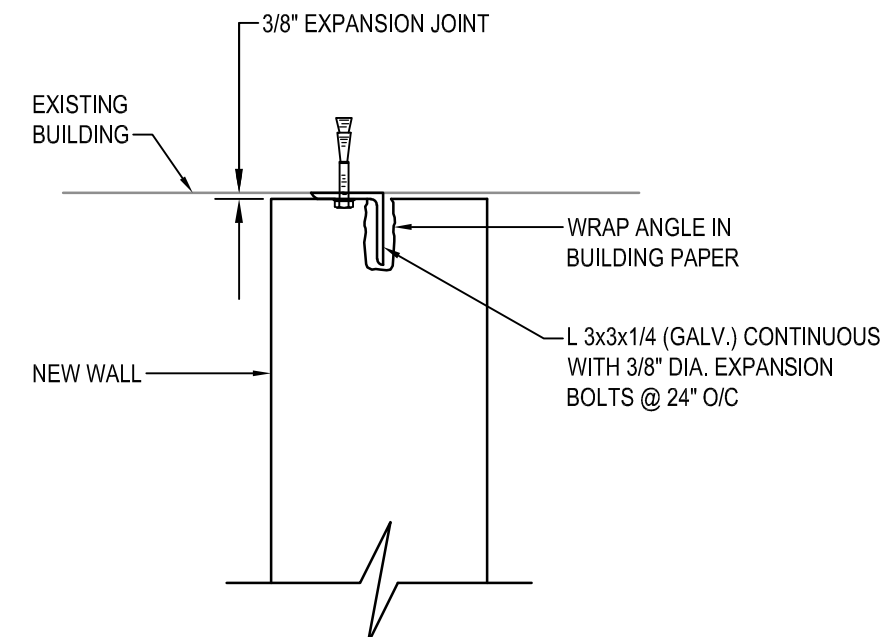
1 SECTION
S101/S301
SCALE: 3/4" = 1'-0"



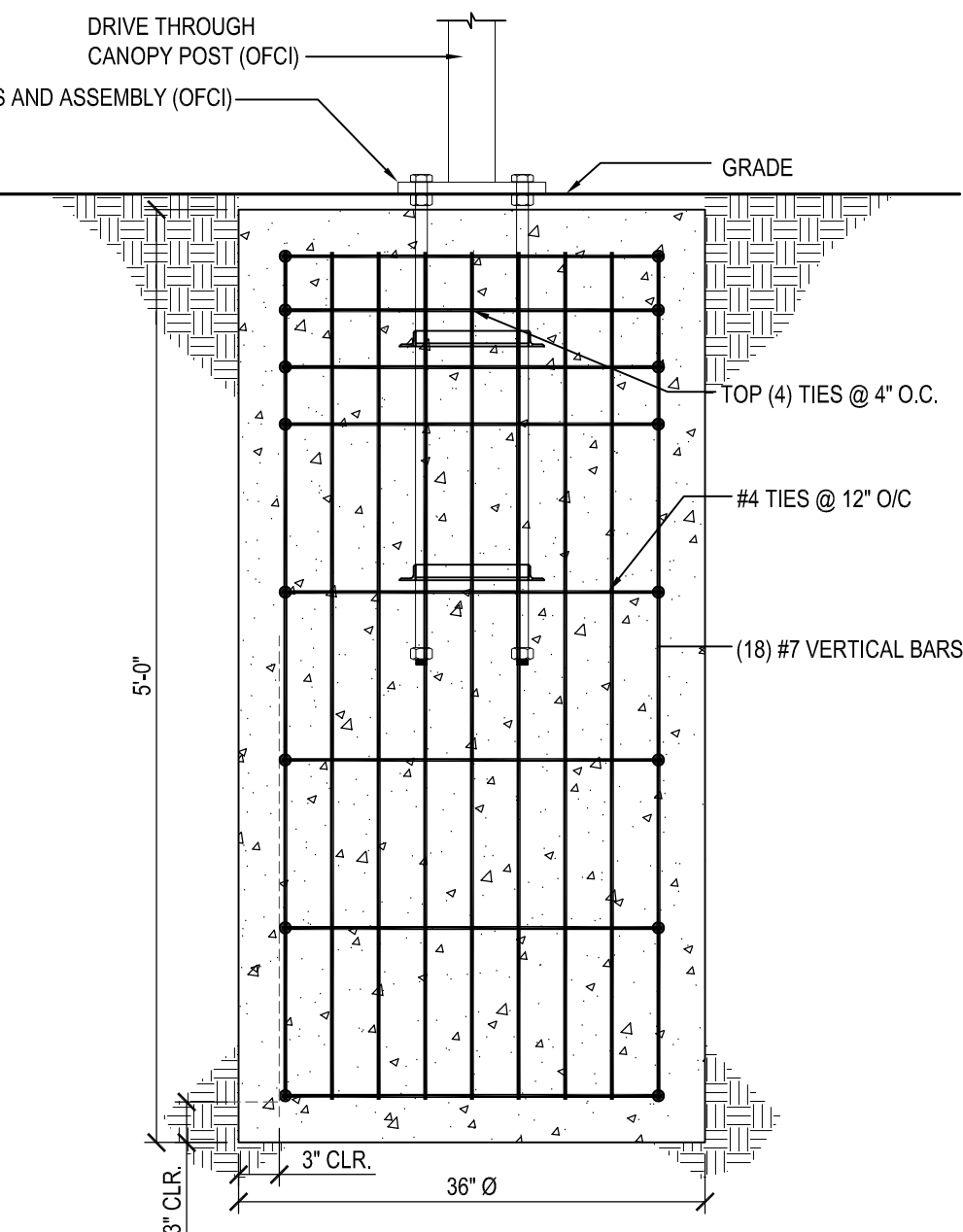
3 BOLLARD DETAIL AT EXISTING FOOTING
S101/S301
SCALE: 3/4" = 1'-0"



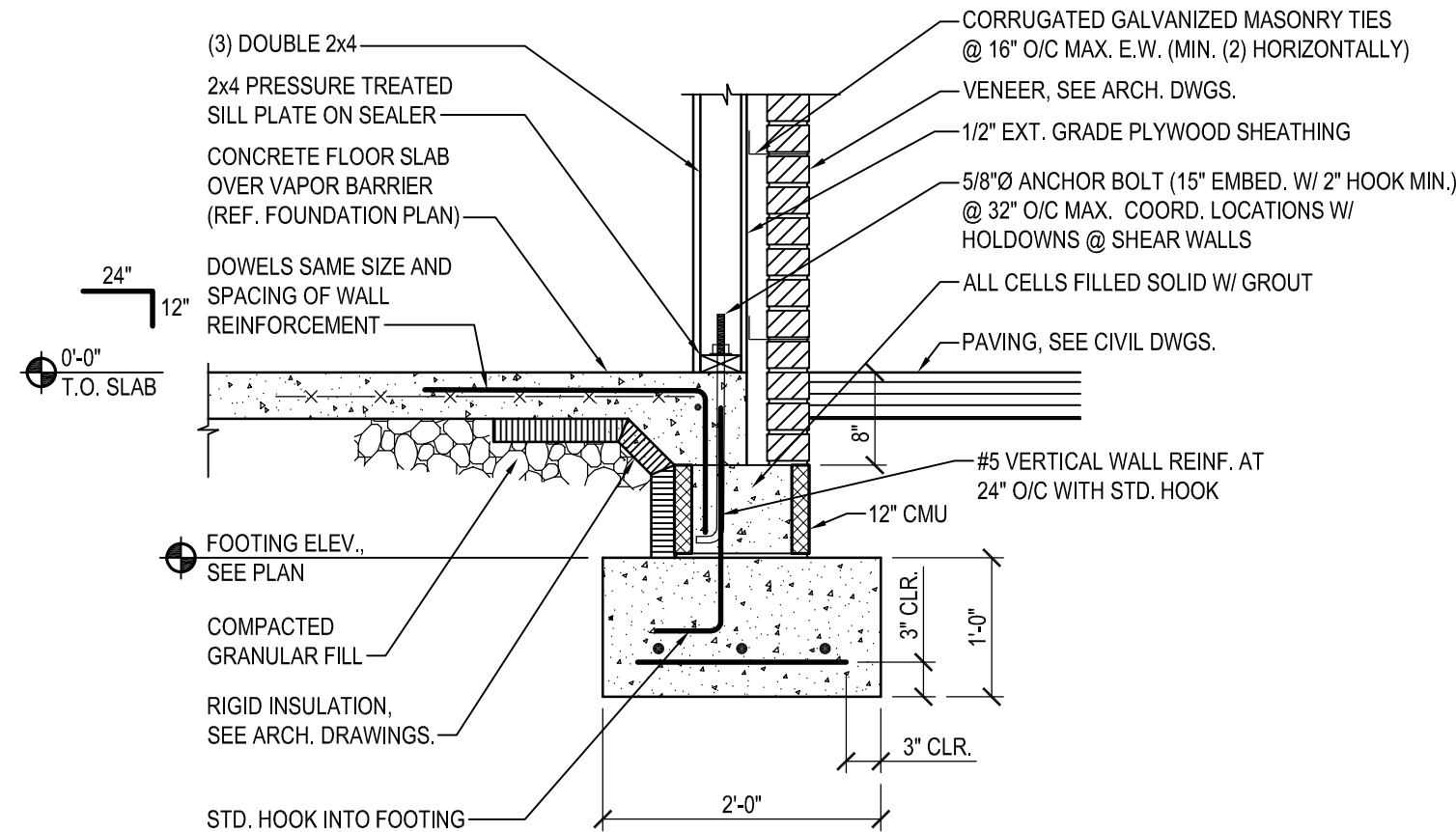
9 MENU BOARD & CLEAR. SIGN FOOTING DETAIL
S101/S301
SCALE: 1" = 1'-0"



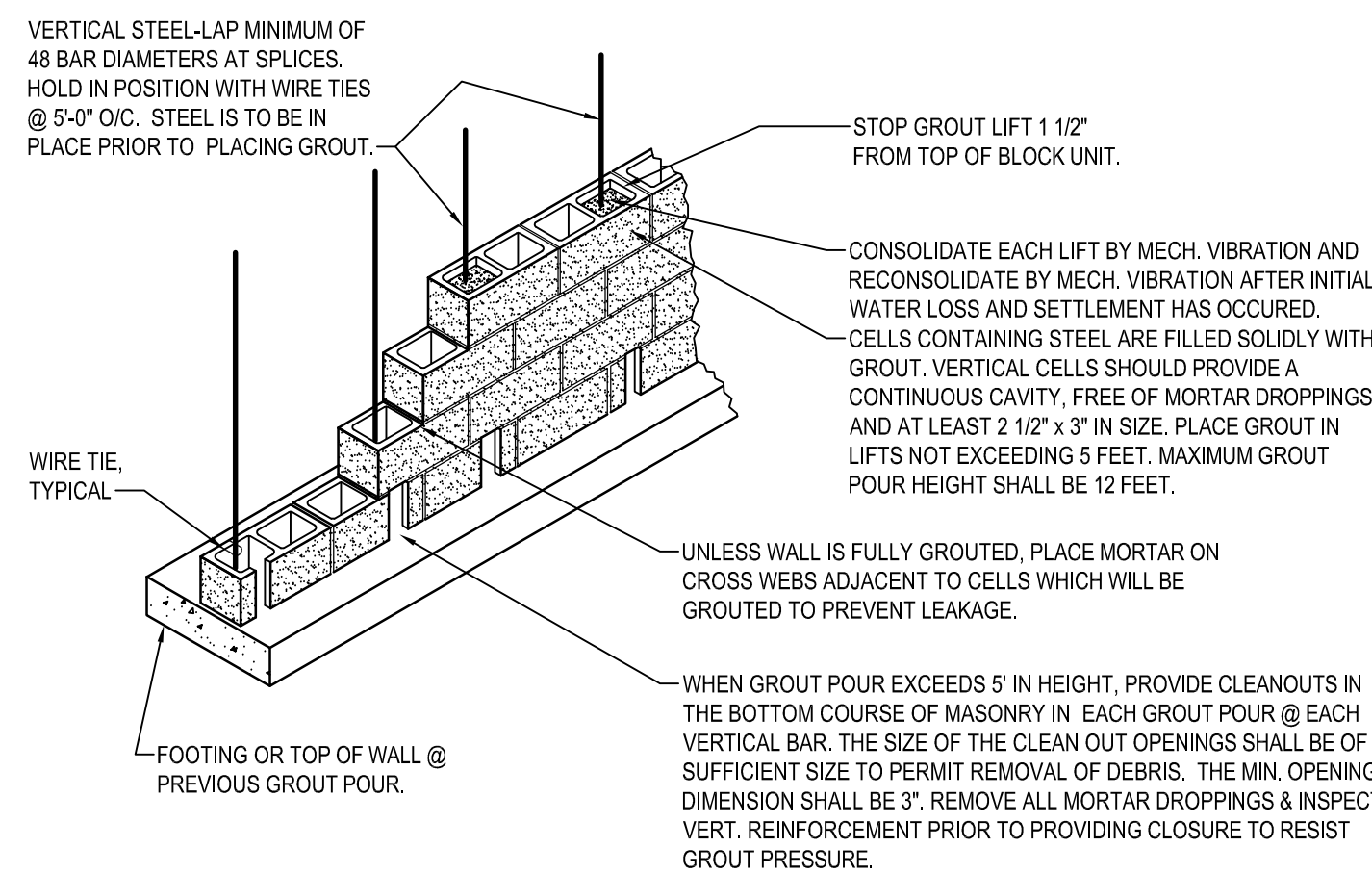
2 NEW WALL TO EXISTING FOUNDATION WALL INTERSECTION
TYP S301
NOT TO SCALE



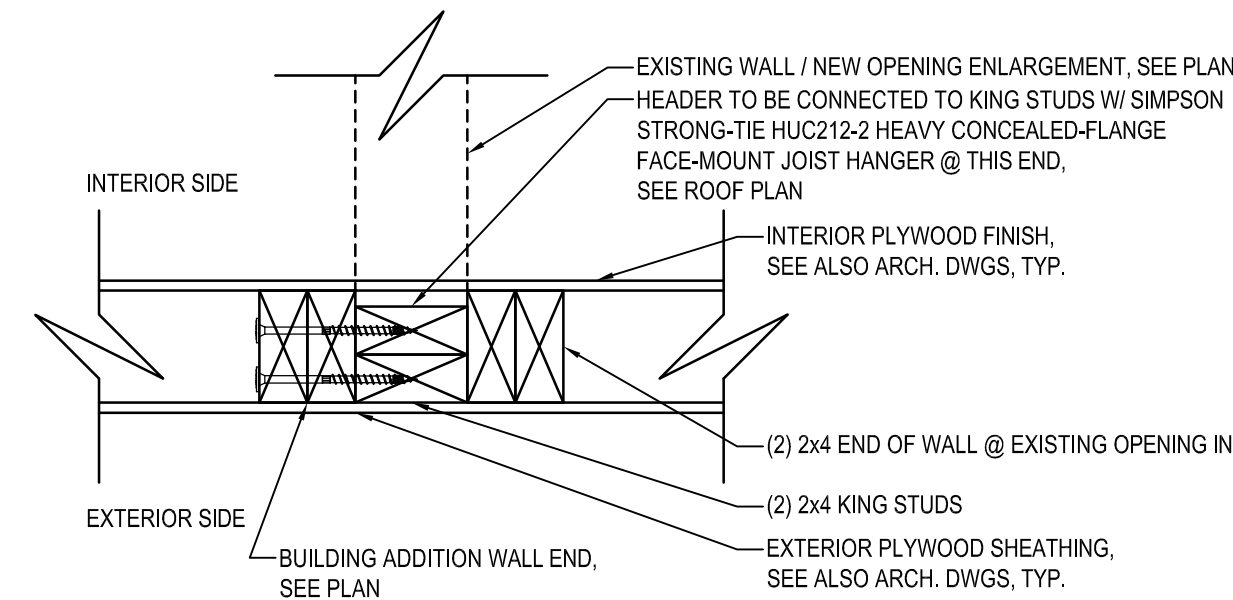
10 DRIVE THRU ORDER CONFIRMATION UNIT & CANOPY FOOTING DETAIL
S101/S301
SCALE: 1" = 1'-0"



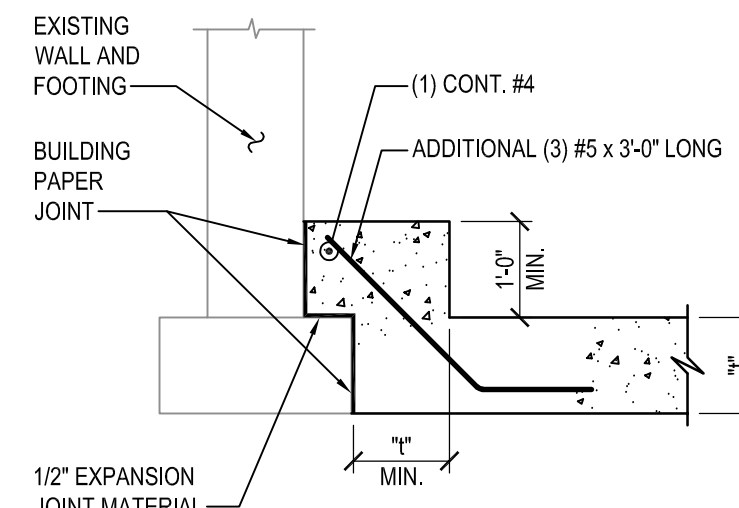
4 SECTION
S101/S301
SCALE: 3/4" = 1'-0"



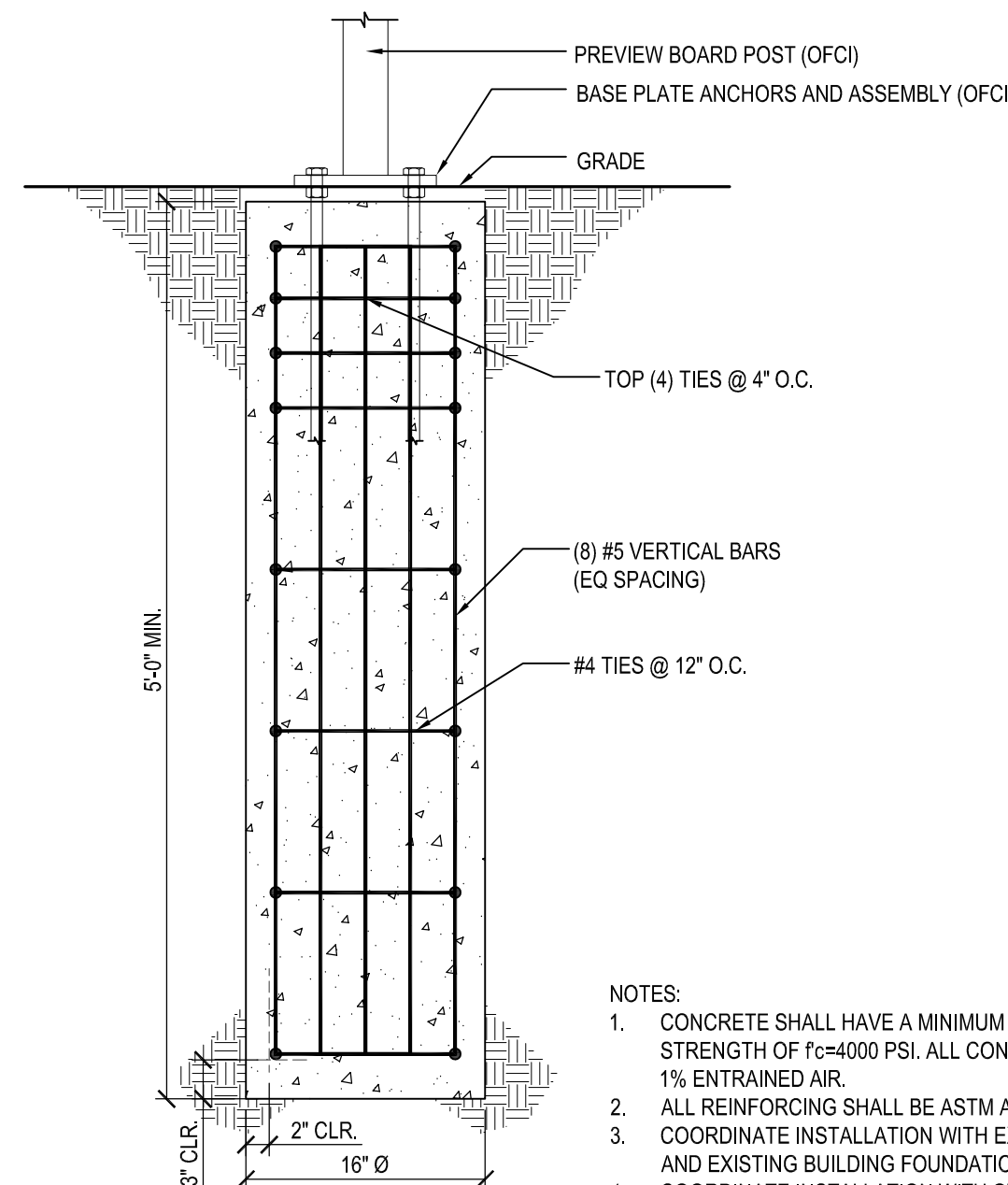
7 REINFORCED MASONRY CONSTRUCTION DETAIL
S101/S301
NOT TO SCALE



5 BLDG ADDITION WALL CONNECTION @ BLDG CORNER DETAIL
TYP S301
NOT TO SCALE

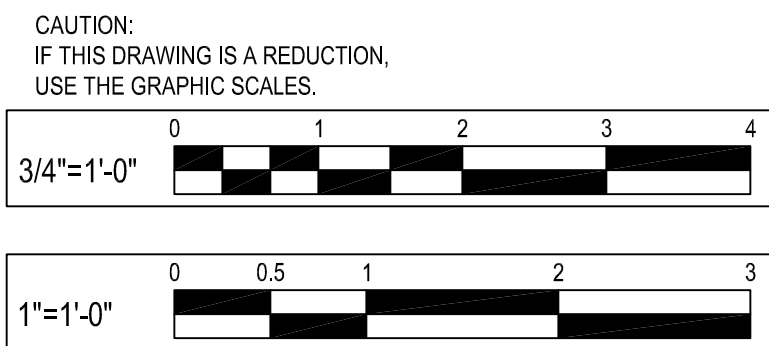


8 TYPICAL FOOTING AT EXISTING WALL DETAIL
TYP S301
NOT TO SCALE



11 PREVIEW BOARD FOOTING DETAIL
S101/S301
SCALE: 1" = 1'-0"

- NOTES:
1. CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF $f_c=4000$ PSI. ALL CONCRETE SHALL HAVE 5% ± 1% ENTRAINED AIR.
 2. ALL REINFORCING SHALL BE ASTM A-615 GRADE 60.
 3. COORDINATE INSTALLATION WITH EXISTING & NEW UTILITIES, AND EXISTING BUILDING FOUNDATIONS.
 4. COORDINATE INSTALLATION WITH OWNER.



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SECTIONS

ALTERATIONS - BURGER KING # 9571

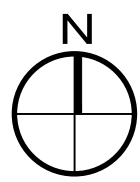
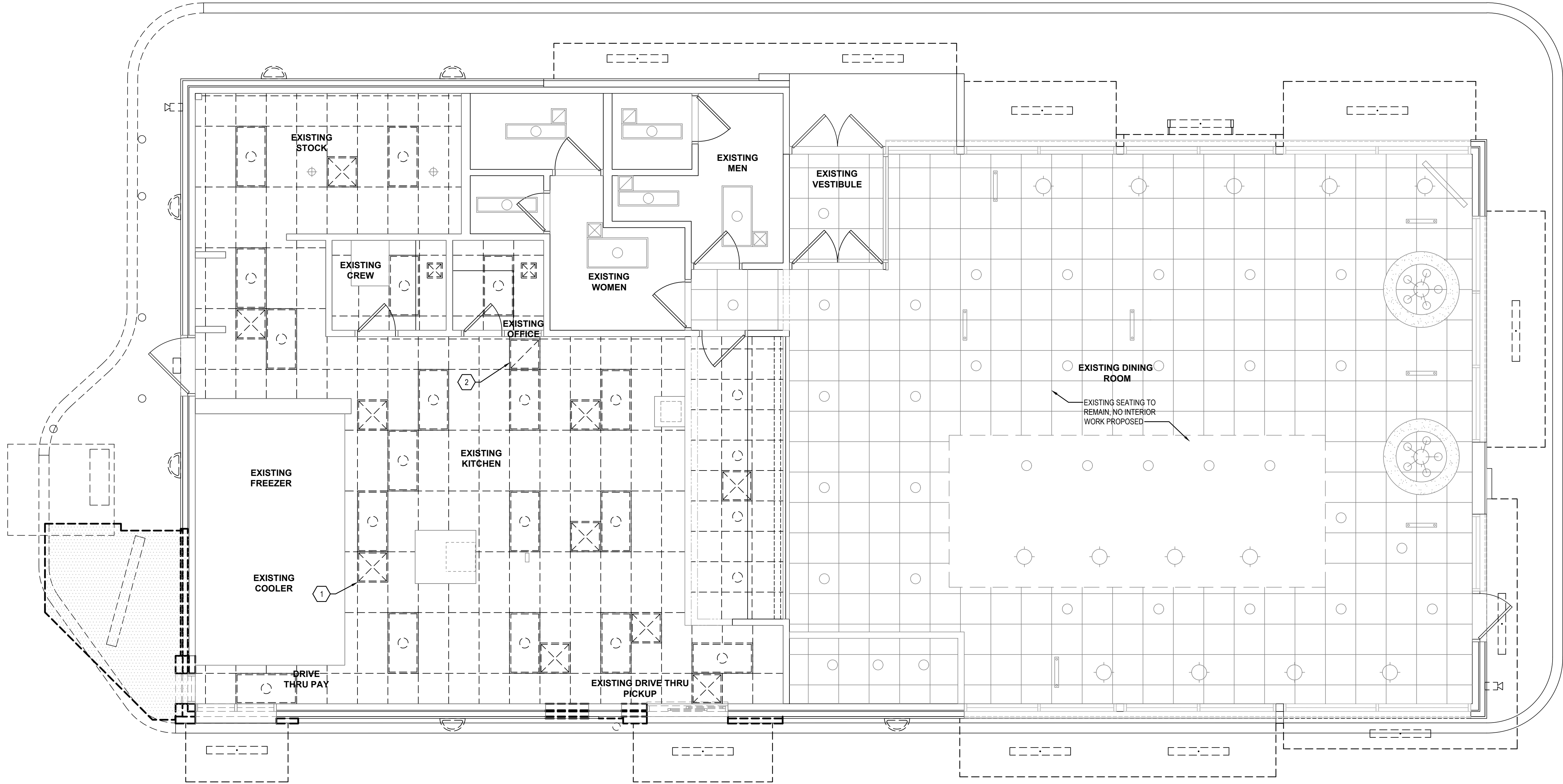
BURGERS OF BALTIMORE
2110 EMORTON ROAD
BEL AIR, MARYLAND 21015

DESIGNED:	FC
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SCALE:	AS NOTED
DATE:	01/29/2021
PROJECT:	2018.0375.04.0
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S301

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MECHANICAL DEMOLITION

SCALE: 1/4" = 1'-0"

GENERAL SHEET NOTES

1. CONTRACTOR TO COORDINATE CONSTRUCTION AND CONTINUED OPERATIONS SCHEDULING WITH THE OWNER.
2. ALL EQUIPMENT AND WORK TO REMAIN SHALL BE SUITABLY PROTECTED AGAINST DAMAGE.
3. CONTRACTOR TO NOTIFY ARCHITECT OF ANY VARIATION OF EXISTING CONDITIONS TO INFORMATION PROVIDED ON THE DRAWINGS. NOTIFY ARCHITECT OF ANY STRUCTURAL DEFICIENCIES FOUND IN THE FIELD.
4. USE CARE DURING DEMOLITION WORK TO PREVENT DAMAGE TO EXISTING BUILDING COMPONENTS TO REMAIN.

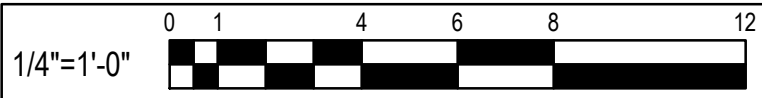
SHEET KEYNOTES

1. REMOVE EXISTING DIFFUSER, RETAIN ALL DUCTWORK FOR RE-CONNECTION, TYPICAL.
2. REMOVE EXISTING RETURN GRILLE, TYPICAL.

CONSTRUCTION LEGEND

	EXISTING PARTITION TO REMAIN.
	EXISTING WINDOW AND FRAME TO REMAIN.
	EXISTING DOOR AND FRAME TO REMAIN.
	EXISTING PARTITION TO BE DEMOLISHED.
	EXISTING WINDOW AND FRAME TO BE DEMOLISHED.
	EXISTING DOOR AND FRAME TO BE DEMOLISHED.

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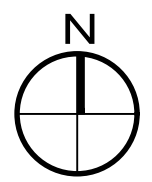
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MECHANICAL DEMOLITION

ALTERATIONS - BURGER KING # 9571
BURGERS OF BALTIMORE
2710 EMMORTON ROAD
BELAIR, MARYLAND 21035

DESIGNED:	SWC
DRAWN:	LHD
CHECKED:	JWA
SCALE:	AS NOTED
DATE:	04/12/2021
PROJECT:	2018.0375.04.0
DRAWING:	

MD101



MECHANICAL PLAN

SCALE: 1/4" = 1'-0"

SYM.	SIZE	TYPE	DUCT SIZE	MODEL#	FINISH	BOOT SIZE	OPENING SIZE	QTY
A*	24X24	SUPPLY 4 WAY	12"	NCA12	WHITE	12"	T-BAR	4
A2**	28X28	SUPPLY ROUND	12**"	PARC4D-14	WHITE	12"	T-BAR	9
B*	24X24	SUPPLY 2 WAY (PARALLEL)	12"	NCA12-2P	WHITE	12"	T-BAR	3
C*	24X24	SUPPLY 3 WAY	10"	NCA12-2C	WHITE	10"	T-BAR	1
D*	24X24	SUPPLY 2 WAY (CORNER)	10"	NCA10-3	WHITE	12"	T-BAR	1
F*	12X12	SUPPLY 1 WAY W/O.B.D.	8"	630	WHITE	12X12	SIZE + 1/4"	1
F	12X12	SUPPLY 1 WAY W/O.B.D.	6"	630	WHITE	12X12	SIZE + 1/4"	4
G	24X24	RETURN	18"	630TB	WHITE	22X22	T-BAR	3
H	12X12	EXHAUST	6"	630	WHITE	12X12	SIZE + 1/4"	4

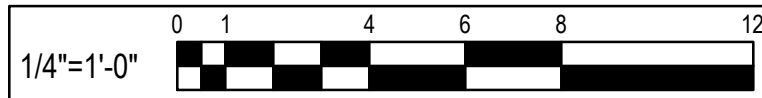
ALL DIFFUSERS SHALL BE MANUFACTURED BY METALAIR OR EQUIVALENT AND 100% ALUMINUM CONSTRUCTION

** PROVIDE WITH PVCGR SLIDING-BLADE DAMPER AND THREE 24X24 LAY-IN FRAMES FOR INSTALLATION IN SHEETROCK CEILING

** PROVIDE WITH K3 14"X10"-TO-12" REDUCERS FOR INSTALLATION ON TOP OF DIFFUSERS




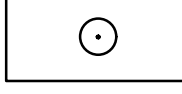





NOTE: LOCATION AND ORIENTATION OF DIRECTIONAL BLOW PATTERN DIFFUSERS IN THE KITCHEN IS CRITICAL. INSTALLER WILL ENSURE PROPER INSTALLATION OF DIFFUSERS. CONTACT THE NCA CONSULTANTS PROJECT COORDINATOR IMMEDIATELY WITH ANY CONFLICTS THAT PREVENT INSTALLATION PER THE PROPOSED DESIGN.

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SYMBOLS LEGEND

SYMBOL	DESCRIPTION
	SUPPLY AIR DIFFUSERS
	RETURN AIR GRILLES
	EXHAUST FAN GRILLES
	2X4 RECESSED FLAT LENS (NIGHT LIGHT WHEN SHOWN HATCHED)
	SURFACE MOUNTED EXTERIOR WALL SCONCE
	WET LISTED 4'-0" CANOPY LIGHT USED UNDER CLOSED CANOPIES
	WALL MOUNTED SECURITY LIGHT
	EMERGENCY LIGHT
	EXIT LIGHT

GENERAL SHEET NOTES

1. CONTRACTOR SHALL TAKE NOTE OF EXISTING THROW PATTERN OF DIFFUSERS PRIOR TO DEMOLITION AND REPLACEMENT DIFFUSER SHALL MATCH EXISTING PATTERN AND ORIENTATION

SHEET KEYNOTES

1. PROVIDE NEW DIFFUSER, TYPICAL. MATCH EXISTING AIR DISTRIBUTION PATTERN.
2. PROVIDE NEW RETURN GRILLE, TYPICAL.
3. PROVIDE NEW DIFFUSER AT LISTED CFM.
4. PROVIDE 10"Ø FLEX DUCT TO EXISTING SUPPLY PLENUM BOX IN APPROXIMATELY LOCATION

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MECHANICAL PLAN

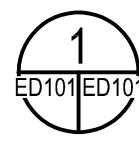
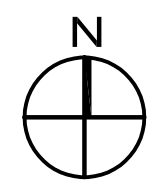
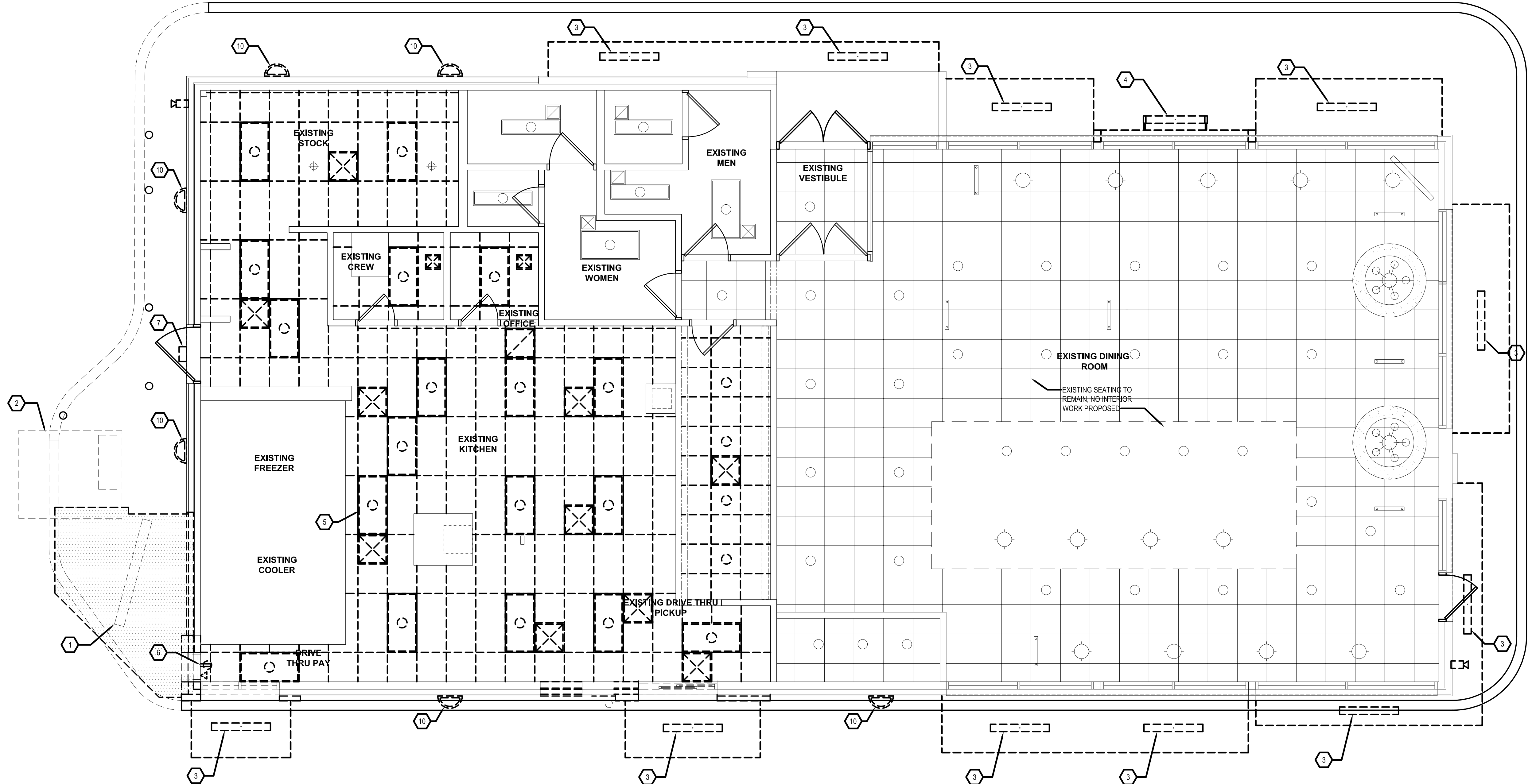
ALTERATIONS - BURGER KING # 9571

BURGERS OF BALTIMORE
2110 EMMORTON ROAD
BEL AIR, MARYLAND 21015

DESIGNED:	SWC
DRAWN:	LHD
CHECKED:	JWA
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DATE:	04/12/2021
PROJECT:	2018.0375.04.0
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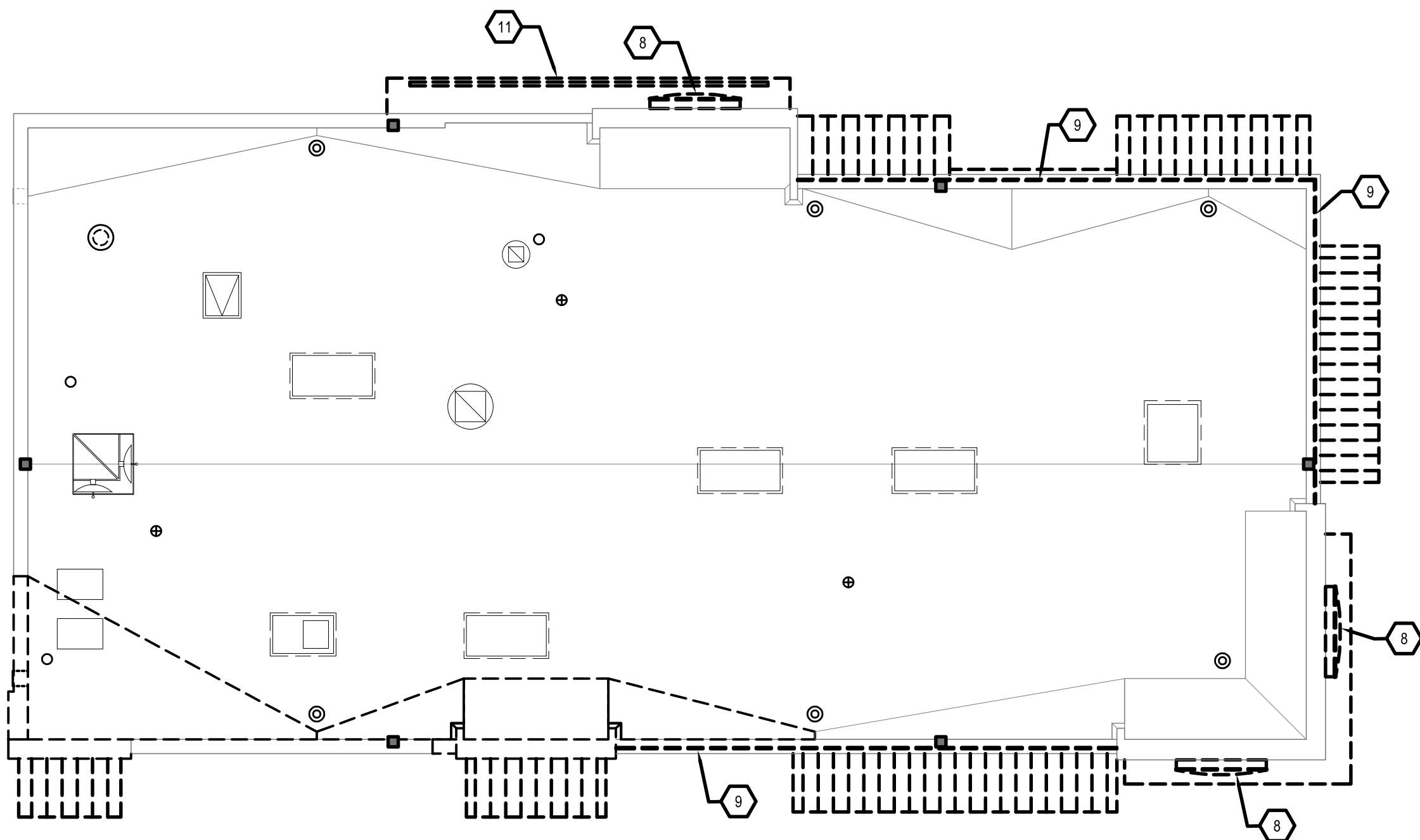
M102

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ELECTRICAL DEMOLITION

SCALE: 1/4" = 1'-0"



GENERAL SHEET NOTES

1. CONTRACTOR TO COORDINATE CONSTRUCTION AND CONTINUED OPERATIONS SCHEDULING WITH THE OWNER.
2. WHERE WORK PASSES THROUGH THE RENOVATED AREA TO SERVE OTHER PORTIONS OF THE BUILDING OR WORK IN THE RENOVATION AREA TO REMAIN, IT SHALL BE SUITABLY RELOCATED AND THE SYSTEM RESTORED TO NORMAL.
3. ALL EQUIPMENT AND WORK TO REMAIN SHALL BE SUITABLY PROTECTED AGAINST DAMAGE.
4. CONTRACTOR TO NOTIFY ARCHITECT OF ANY VARIATION OF EXISTING CONDITIONS TO INFORMATION PROVIDED ON THE DRAWINGS. NOTIFY ARCHITECT OF ANY STRUCTURAL DEFICIENCIES FOUND IN THE FIELD.
5. USE CARE DURING DEMOLITION WORK TO PREVENT DAMAGE TO EXISTING BUILDING COMPONENTS TO REMAIN.
6. ALL REMOVED WALL DEVICE PENETRATIONS SHALL BE PATCHED AND PAINTED TO MATCH EXISTING WALL COLOR OR FINISH PER ARCHITECTURAL DIRECTION.

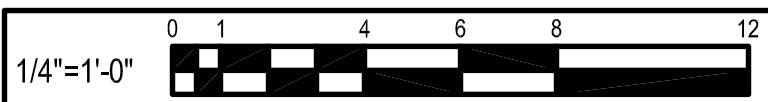
SHEET KEYNOTES

1. REMOVE EXISTING MENU BOARD.
2. REMOVE EXISTING ORDER BOARD.
3. REMOVE EXISTING CANOPY MOUNTED LIGHT FIXTURE. RETAIN EXISTING WIRING AND CONDUIT FOR RE-CONNECTION TO NEW LIGHT FIXTURES.
4. EXISTING WALL MOUNTED LIGHT FIXTURE TO REMAIN. CLEAN AND RE-LAMP FIXTURE WITH LED EQUIVALENT LAMP.
5. REMOVE EXISTING RECESSED LIGHT FIXTURE, TYPICAL. RETAIN EXISTING WIRING AND CONDUIT FOR RE-CONNECTION TO NEW LIGHT FIXTURES.
6. REMOVE EXISTING RECEPTACLE AND DATA OUTLETS.
7. EXISTING EMERGENCY LIGHT TO REMAIN.
8. REMOVE EXISTING ILLUMINATED SIGNAGE, TYPICAL. RETROFIT WITH LED SOURCE AND RE-INSTALL.
9. REMOVE EXISTING LIGHT BAND, TYPICAL. RETAIN EXISTING WIRING AND CONDUIT FOR RE-CONNECTION.
10. REMOVE WALL MOUNTED LIGHT FIXTURE AND REPLACE WITH NEW.
11. REMOVE EXISTING SIGN LETTERS. RETAIN POWER CONNECTIONS FOR RECONNECTION.

CONSTRUCTION LEGEND

	EXISTING PARTITION TO REMAIN.
	EXISTING WINDOW AND FRAME TO REMAIN.
	EXISTING DOOR AND FRAME TO REMAIN.
	EXISTING PARTITION TO BE DEMOLISHED.
	EXISTING WINDOW AND FRAME TO BE DEMOLISHED.
	EXISTING DOOR AND FRAME TO BE DEMOLISHED.

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ELECTRICAL DEMOLITION

ALTERATIONS - BURGER KING # 9571

BURGERS OF BALTIMORE
2110 EMORION ROAD
BEL AIR, MARYLAND 21015

DESIGNED:	SWC
DRAWN:	LHD
CHECKED:	JWA
SCALE:	AS NOTED
DATE:	04/12/2021
PROJECT:	2018.0375.04.0
DRAWING:	

ED101

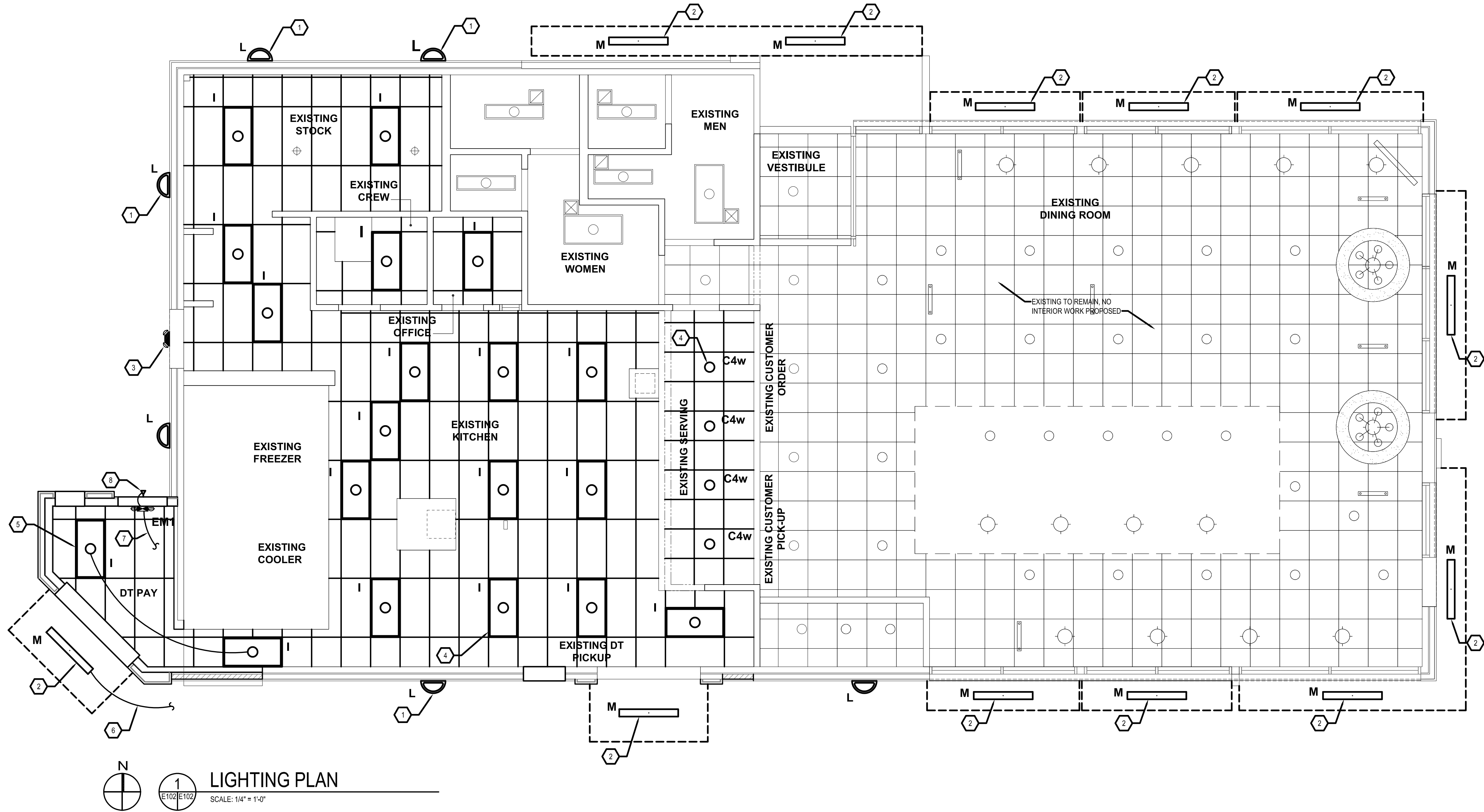
July 21, 2021 - 2:56pm - User: jharris

P:\2021\21002 - Burger King Emorton Road\09-Drawings\CAD Drawings\Elec\21002 - E101 - Lighting Fixture Schedule.dwg

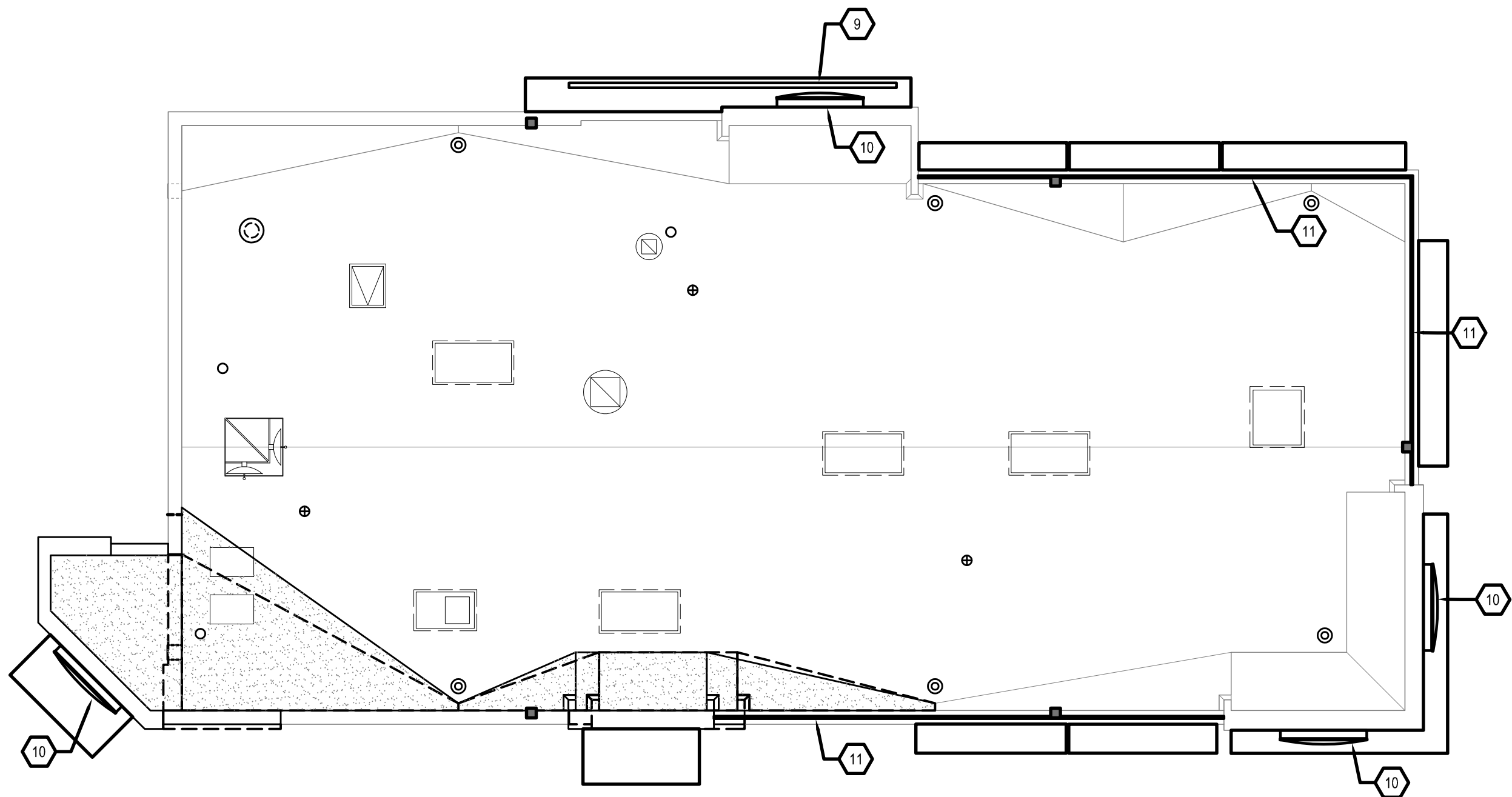
Interior Lighting Finishes		Supplier		Installer		BK Codes	Notes
Item	Description	Finish	FCC	Others	FCC	Others	
L1A	Accent Pendant Lighting (center tables)	<i>Supplier:</i> Nautical Furnishings <i>Part #:</i> SP305-18-60D-927-03 (BK304) <i>Finish:</i> Cast Aluminum w/ Orange Accent <i>Lamp:</i> Edison, LED, 10W 2700K		X		X	<i>Contact:</i> 954.771.1100 <i>Rep:</i> Michael Hoglund
L1B	Accent Pendant Lighting (community tables)	<i>Supplier:</i> Nautical Furnishings <i>Part #:</i> BK305 <i>Finish:</i> Antique Bronze w/ Cage <i>Lamp:</i> Edison LED 8W 2700K or Clear Antique Style LED, 6W 2700K		X		X	<i>Contact:</i> 954.771.1100 <i>Rep:</i> Michael Hoglund
L1C	White Can Light (placed in drywall soffits)	<i>Item:</i> 4" Dia White Recessed Downlight <i>Part #:</i> Juno, SP36671-WHTRM <i>Size:</i> 4" Downlight <i>Trim:</i> White <i>Lamp:</i> 15 Watt, 3000K		X		X	<i>Contact:</i> 615.843.3379 <i>Rep:</i> Wyatt Culver, Hermitage Light. <i>Email:</i> wyatto@hlg.co
L1D	Black Can Light (used with ceiling tile only)	<i>Item:</i> 4" Dia Black Recessed Downlight <i>Part #:</i> SP36671-BLTRM <i>Size:</i> 4" Downlight <i>Trim:</i> Black		X		X	<i>Contact:</i> 615.843.3379 <i>Rep:</i> Wyatt Culver, Hermitage Light. <i>Email:</i> wyatto@hlg.co
L1E	White Wallwasher (placed in soffits to highlight walls)	<i>Item:</i> 4" D White Recessed Wallwasher <i>Part #:</i> Juno, SP36671G2 <i>Size:</i> 4" Wallwasher <i>Trim:</i> # 39, White <i>Lamp:</i> 12.5 Watt, 3000K		X		X	<i>Contact:</i> 615.843.3379 <i>Rep:</i> Wyatt Culver, Hermitage Light. <i>Email:</i> wyatto@hlg.co
L1F	Black Wallwasher (used with ceiling tile only)	<i>Item:</i> 4" D Black Recessed Wallwasher <i>Part #:</i> Juno, SP36671G2/39C BL RFD44875 <i>Size:</i> 4" Wallwasher <i>Trim:</i> Black <i>Lamp:</i> 12.5 Watt, 3000K		X		X	<i>Contact:</i> 615.843.3379 <i>Rep:</i> Wyatt Culver, Hermitage Light. <i>Email:</i> wyatto@hlg.co
L1G	Track Lighting (to accent wall shelves in lounge)	<i>Not Applicable</i>					
L1H	Queuing Area Lighting (open truss only)	<i>Not Applicable</i>					
L1I	Accent Trellis Lighting	<i>Item:</i> 2" Dia White Recessed Downlight <i>Part #:</i> Juno, SP34378B-9-F1-SN <i>Size:</i> 2"W x 4-1/8" H <i>Trim:</i> Satin Nickel <i>Lamp:</i> 10 Watt, 3000K		X		X	<i>Contact:</i> 615.843.3379 <i>Rep:</i> Wyatt Culver, Hermitage Light. <i>Email:</i> wyatto@hlg.co
L1J	Accent Trellis Lighting (Adjustable)	<i>Item:</i> 2"D White Recessed Wallwasher <i>Part #:</i> Juno, SP34378A-930-F1-SN <i>Size:</i> 2"W x 4-1/8" H <i>Trim:</i> Satin Nickel <i>Lamp:</i> 10 Watt, 3000K		X		X	<i>Contact:</i> 615.843.3379 <i>Rep:</i> Wyatt Culver, Hermitage Light. <i>Email:</i> wyatto@hlg.co
L1K	Sconce Light (optional)	<i>Not Applicable</i>					<i>Cut Hole Size:</i> 2-5/8" D
<i>Additional supplier(s) available per BK Light Fixture Schedule Available at designwithbk.com</i>							
Specifications are for REFERENCE ONLY and are current from the date of the last revision. See architectural for updated Information. Contact FCC immediately with any modifications to building finishes.							

BURGER KING 20/20 GARDEN GRILL EXTERIOR													
EXTERIOR LIGHT FIXTURE SCHEDULE													
ALL REMODELS & NEW CONSTRUCTION													
11/7/2017	TYPE		VENDOR	CATALOG No.	WATTAGE	COLOR TEMP.	REMARKS						
K (NEW CONST.)			CREE				RECESSED SORPT LIGHT						
			SECURITY	851/852-60-U-WH	42	5000							
			LSI	XSP5 S LED SS CW 120 GWT DFL	43	5000							
K (REMODEL)			CREE				1. FOR REMODELS ONLY						
			SECURITY	851/852-60-U-WH	42	5000	2. RECESSED SORPT LIGHT						
			LSI	XSP5 S LED SS CW 120 GWT DFL	43	5000							
L (DOWN ONLY)			VAOPTO										
			CREE	RS-30WLED-D0-5V-120-5800K	30	5300	1. OPTIONAL CLOSED CANOPY FIXTURE						
			SECURITY	RW303BL-5W-PS-WMT	30	5000	2. PROVIDED BY SIGN SUPPLIER WITH CANOPY						
L (UP/DOWN)			LSI	WP35LEW57PM5V	12	5700							
			KONTECH	KON-40-W5	40	5000							
			VAOPTO	VO-W5-DW40D	40	5000							
M			ENERGYWISE	EW-KON-40-W5	40	5000							
			CREE	RS-42WLED-LD-5V-120-5300K	30	5300	1. EXTERIOR WALL FIXTURE						
			SECURITY	RW5030D-LD-PS-MT	30	5000	2. OPEN CANOPY FIXTURE						
N			LSI	WP96L133KUS70MSV	12 UP / 12 DOWN	5700	3. PROVIDED BY SIGN SUPPLIER WITH CANOPY						
			KONTECH	KON-60-W5-DU	60	5000							
			VAOPTO	VO-W5-DW60DU	60	5000							
O			ENERGYWISE	EWKON-SC-W5-DU	60	5000							
			KONTECH	KON-BYP-582-18-FY	40	5000	1. TO BE USED AT AWNINGS						
			VAOPTO	VO-RP-60DW277-F	40	5000	2. OPTIONAL CLOSED CANOPY FIXTURE						
P			LSI	E-WP1003127	27	4000	3. PROVIDED BY SIGN SUPPLIER WITH AWNING/CANOPY						
			SECURITY	WGH-11U-M	41	5000							
			LSI	SFCMWLEFPL15GUEB82	33	5000							
Q			VAOPTO	VO-WP-20W-V50	50	5000							
			ENERGYWISE	EWALD WP2540	40	5000							
			CREE	LFL-A-(3,4,6,8)-50-UL-82-S3K-EA	7-38 / 7-38	5300	1. CONTINUOUS ARCHON TOWER LIGHTING						
R			SECURITY	HIRAF-HF-LED106,72-48,36(D)-120-D9	8.5 / FT.	5200	2. DOWNLIGHT ONLY						
			CREE	LFL-A-(3,4,6)-10-UL-82-S3K	3-18 / 4-23	5300	3. TO BE PLACED AT TOP OF ARCHON TOWER						
			SECURITY	HIRAF-HF-LED106,72-48,36(D)-120-D9	50	5200	4. TO BE BRONZE FINISH						
S			CREE	LFL-A-(3,4,6)-10-UL-82-S3K	3-18 / 4-23	5300	1. CONTINUOUS ARCHON TOWER LIGHTING						
			SECURITY	HIRAF-HF-LED106,72-48,36(D)-120-D9	50	5200	2. UPBRIGHT ONLY						
			SECURITY	HIRAF-HF-LED106,72-48,36(D)-120-D9	50	5200	3. TO BE PLACED ABOVE ARCHON TOWER CANOPY						
T			CREE	DSQ-A-0A-AA-KC-1-57K-UL-COLOR	166	5700	4. TO BE BRONZE FINISH						
			SECURITY	VPJ-80NB-180-SK-TA-UNV-8A-COLOR	180	5000	1. FINISH TO BE BLACK, BRONZE OR SILVER						
			LSI	XLCMPFL1EDHOCWUE-COLOR	276	5104							
U			VAOPTO	VO-SL-WW-A56	120	5000							
			ENERGYWISE	EWEC724M2	209	5000							
			SECURITY	WGH-11U-M	41	5000							
CONTACT INFORMATION													
CREE		HERMITAGE "MASTER CONSOLIDATOR"		ENERGYWISE		KONTECHUSA							
STEVE FRIEDMAN		WYATT CULVER		JENNIFER WADDICK		MIGUEL MARTINEZ							
847-830-1444		615-843-3379		877-225-1336		866-236-6701							
steve.friedman@cree.com		wyatto@hlg.co		jennifw@energywisemail.com									
SECURITY LIGHTING		VAOPTO		DAVE VAN DER BEEK		JIM MILES							
ERIC HILLESLAND		ERIC DE RAMOS		727-915-1816		DAVIDV2009@ATT.NET							
630-636-8493		702-517-9789		eric@vaopto.com									
quotations@securitylighting.com													
LSI													
CURT GOOD													
404-555-8440													
curt.good@ls-industries.com													
NOTES													
1. NOT ALL LIGHT FIXTURE TYPES SHOWN ON SCHEDULE MAY BE USED ON THIS PROJECT. REFER TO LIGHTING PLAN FOR PROJECT SPECIFIC TYPES AND QUANTITIES.													
2. NOT ALL LIGHT FIXTURE TYPES SHOWN ON SCHEDULE MAY BE USED ON THIS PROJECT. REFER TO LIGHTING PLAN FOR PROJECT SPECIFIC TYPES AND QUANTITIES.													

BURGER KING 20/20 GARDEN GRILL INTERIOR							
INTERIOR LIGHT FIXTURE SCHEDULE							
10/6/2017							
LOW PROFILE TRELLIS							
TYPE		VENDOR	CATALOG No.	WATTAGE	COLOR TEMP	REMARKS	
A		NAUTICAL	BK304 & SP305-18-60D-927-03	10	2700	SHAKER PENDANT LAMP	
			LED EDISON STYLE 10 WATT				
B		NAUTICAL	BK305 & LED BW EDISON INCANDESCENT	6	2700K	BRONZE CAGE PENDANT LIGHT	
			LED CLEAR ANTIQUE STYLE 6 WATT				
B1		NAUTICAL	BK305 & LED BW EDISON INCANDESCENT	6	2700K	BRONZE CAGE WALL SCONCE LIGHT	
			LED CLEAR ANTIQUE STYLE 6 WATT				
C4w		JUNO	SP36671-WHTRM	15	3000	1. 4" DIAMETER, WHITE, RECESSED DOWN LIGHT 2. TO BE USED WITH GWB CEILING	
		CREE	CR4-57SL-27K-12-E26	9.5	2700		
		ENERGYWISE	EWMLD0414N	11	2700		
		SECURITY	LB4A 6L 30K 9 WH / 18QXL	9	3000		
C4b		JUNO	SP36671-BLTRM			1. 4" DIAMETER, BLACK, RECESSED DOWN LIGHT 2. TO BE USED WITH ACOUSTICAL CEILING TILES	
		CREE	CR4-57SL-27K-12-E26-MODELK	9.5	2700		
		JUNO	SP36671G2 / 39 WWH	12.5	3000		
		SECURITY	LB4A 6L 30K 9 WH / 18QXL	9	3000		
D4w		JUNO	SP36671G2 / 39C BL RFD44875	12.5	3000	1. 4" DIAMETER, BLACK, RECESSED DOWN LIGHT 2. TO BE USED WITH ACOUSTICAL CEILING TILES	
D4b		JUNO	SP36671G2 / 39C BL RFD44875	12.5	3000	1. 4" DIAMETER, BLACK, RECESSED DOWN LIGHT 2. TO BE USED WITH ACOUSTICAL CEILING TILES	
E		JUNO	R600L3KNBZ	10	2700	TRACK LIGHT	
G		JUNO	SP34378B-9-F1-SSN	10	3000	2" DIAMETER DOWN LIGHT, SATIN NICKEL FINISH	
		ZANIBONI	D2LLUNA2093A3C3NPN8K0P	9	3000		
G1		JUNO	SP34378A-930-F1-SN	10	3000	2" DIAMETER WALL WASHER, SATIN NICKEL FINISH	
		ZANIBONI	D2LLUNA2093A3C3NPN8K0D	9	3000		
I		CREE	CL-E-T7A04A-248-40N	42	4000	1. TO BE USED IN KITCHEN 2. 2x4 RECESSED	
		SECURITY	LIT24-40-MLG-FSA-12-ELI-C388	45	4000		
		LSI	SFP24 LED 50 UH DIM 40	50	4000		
		VAOPTO	VO-PL-20W4-50	60	4100		
		ENERGYWISE	EWMLFP24EP4841	48	4100		
J		CREE	CL-E-T8L4L2404U	42	3500	1. FOR REMODELS ONLY 2. TO BE USED IN RESTROOMS 3. 1x4 RECESSED	
		SECURITY	LIT14-35LWS-FSA12-63U-C388	27	3500		
		LSI	SFP14 LED 40 UH DIM 35 FK14	40	3500		
		VAOPTO	VO-PL-10W4-50	50	3000		
		ENERGYWISE	EWMLFP14EP3535	35	3500		
PG		CREE	CL-E-T7A02A-228-40N	32	3500	1. TO BE USED IN PLAYGROUND 2. 2x2 RECESSED	
		SECURITY	LIT22-35MLG-FSA12-ELI	35	3500		
		LSI	SFP22 LED 30 UH DIM 35 FK22	30	3500		
		VAOPTO	VO-PL-20W4-50	36	3000		
		ENERGYWISE	EWMLFP22EP3535	36	3500		
EM		CREE	EM22BRWH	11		EMERGENCY LIGHT	
		SECURITY	CW2	1	3000		
		LSI	UTEMWH	(2) 1 LED			
		VAOPTO	VO-EM	2	5000		
		ENERGYWISE	EWCCJ2	1	3000		
EMX		CREE	EM22BRWH	11		EXIT / EMERGENCY LIGHT	
		SECURITY	CC3RC	4			
		LSI	1P8XRUWBMWLD11R	(2) 1 LED			
		VAOPTO	VO-EMX-RL	2	5000		
		ENERGYWISE	EWCCR	4	3000		
WIB		CREE	WS4-SOL-57K-10W-FD	55	5300	TO BE USED IN WALK IN BOX ONLY	
		SECURITY	UXM4-50ML-RFA-ELI	53	5000		
		LSI	EG34SLDHOCWUE	52	5300		
		VAOPTO	VO-TT-14W	32	5000		
		EWMLD-LSV2XTR8J54806					



LIGHTING PLAN
SCALE: 1/4" = 1'-0"



SYMBOLS LEGEND		
SYMBOL	DESCRIPTION	
	SUPPLY AIR DIFFUSERS	
	RETURN AIR GRILLES	
	EXHAUST FAN GRILLES	
	2X4 RECESSED FLAT LENS (NIGHT LIGHT WHEN SHOWN HATCHED)	
	SURFACE MOUNTED EXTERIOR WALL SCONCE	
	WET LISTED 4'-0" CANOPY LIGHT USED UNDER CLOSED CANOPIES	
	WALL MOUNTED SECURITY LIGHT	
	EMERGENCY LIGHT	
	EXIT LIGHT	

NO.	DATE	REVISION	BY

- GENERAL SHEET NOTES**
- REFER TO SHEET E-1.1 FOR LIGHT FIXTURE SPECIFICATIONS
 - SEE ARCHITECTURAL REFLECTED CEILING PLAN FOR EXACT LOCATION AND MOUNTING HEIGHTS OF LIGHT FIXTURES. COORDINATE FIXTURE LOCATIONS WITH DECOR DRAWINGS.
 - ALL WORK AND MATERIALS SHALL BE BY THE ELECTRICAL CONTRACTOR UNLESS NOTED OTHERWISE.
 - MC CABLE ONLY PERMITTED FOR LIGHT WHIPS. ALL OTHER TO BE E.M.T CONDUIT IN CEILING AND WALLS - RIGID CONDUIT UNDER SLAB.
 - PROVIDE JUNCTION BOXES AT LIGHT FIXTURES PER MANUFACTURERS REQUIREMENTS. (TYPICAL FOR ALL LIGHTING FIXTURES)
 - WHERE TRUSSES ARE EXPOSED, RUN ALL ELECTRICAL CONDUITS ABOVE THE BOTTOM CHORD OF THE TRUSS.

- SHEET KEYNOTES**
- NEW WALL MOUNTED LIGHT FIXTURE, TYPICAL. RE-CONNECT TO EXISTING LIGHTING CIRCUIT.
 - MOUNT FIXTURE IN CANOPY, RE-CONNECT TO EXISTING CIRCUIT. EXTEND EXISTING LIGHTING CIRCUIT TO ACCOMMODATE NEW CANOPY LIGHT LOCATION.
 - EXISTING EMERGENCY LIGHT FIXTURE TO REMAIN.
 - NEW RECESSED LIGHT FIXTURE IN NEW CEILING, TYPICAL. RE-CONNECT TO EXISTING LIGHTING CIRCUIT.
 - EXTEND 2#12+#12GW IN 3/4" CONDUIT TO NEAREST ADJACENT FIXTURE (CONTROLLED WITH KITCHEN LIGHTING) AND MAKE ALL CONNECTIONS.
 - EXTEND 2#12+#12GW IN 3/4" CONDUIT TO NEAREST ADJACENT CANOPY FIXTURE (CONTROLLED WITH EXISTING CANOPY LIGHTING) AND MAKE ALL CONNECTIONS. ROUTE ALL WIRING INSIDE BUILDING.
 - CONNECT TO LIGHTING CIRCUIT IN SAME AREA AHEAD OF SWITCH LEG WITH 2#12+#12GW IN 3/4" CONDUIT.
 - REMOTE HEAD FOR EMERGENCY LIGHTING. PROVIDE INDOOR UNIT WITH SUFFICIENT BATTERY CAPACITY TO ACCOMMODATE REMOTE HEAD LOAD. CONNECT WITH 2#12+#12GW IN 3/4" CONDUIT.
 - INSTALL NEW ILLUMINATED SIGNAGE ON NEW CANOPY, RECONNECT TO EXISTING CIRCUIT.
 - RE-INSTALL EXISTING SIGNAGE, RECONNECT TO EXISTING CIRCUIT.
 - INSTALL NEW LIGHT BAND, RECONNECT TO EXISTING CIRCUIT.

CAUTION:
IF THIS DRAWING IS A REDUCTION,
USE THE GRAPHIC SCALES.

1/4"=1'-0"

WHITNEY BAILEY COX & MAGNANI, LLC
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Baltimore, MD 21202
410.512.4500 www.wbcm.com

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LIGHTING PLAN

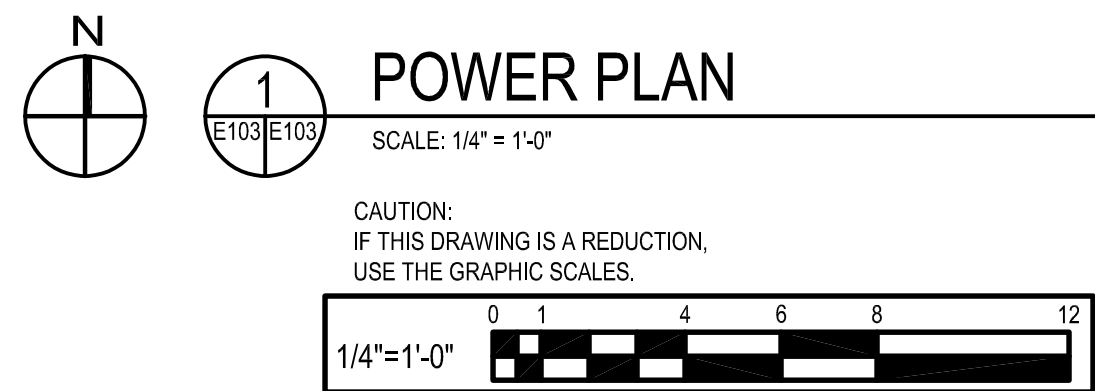
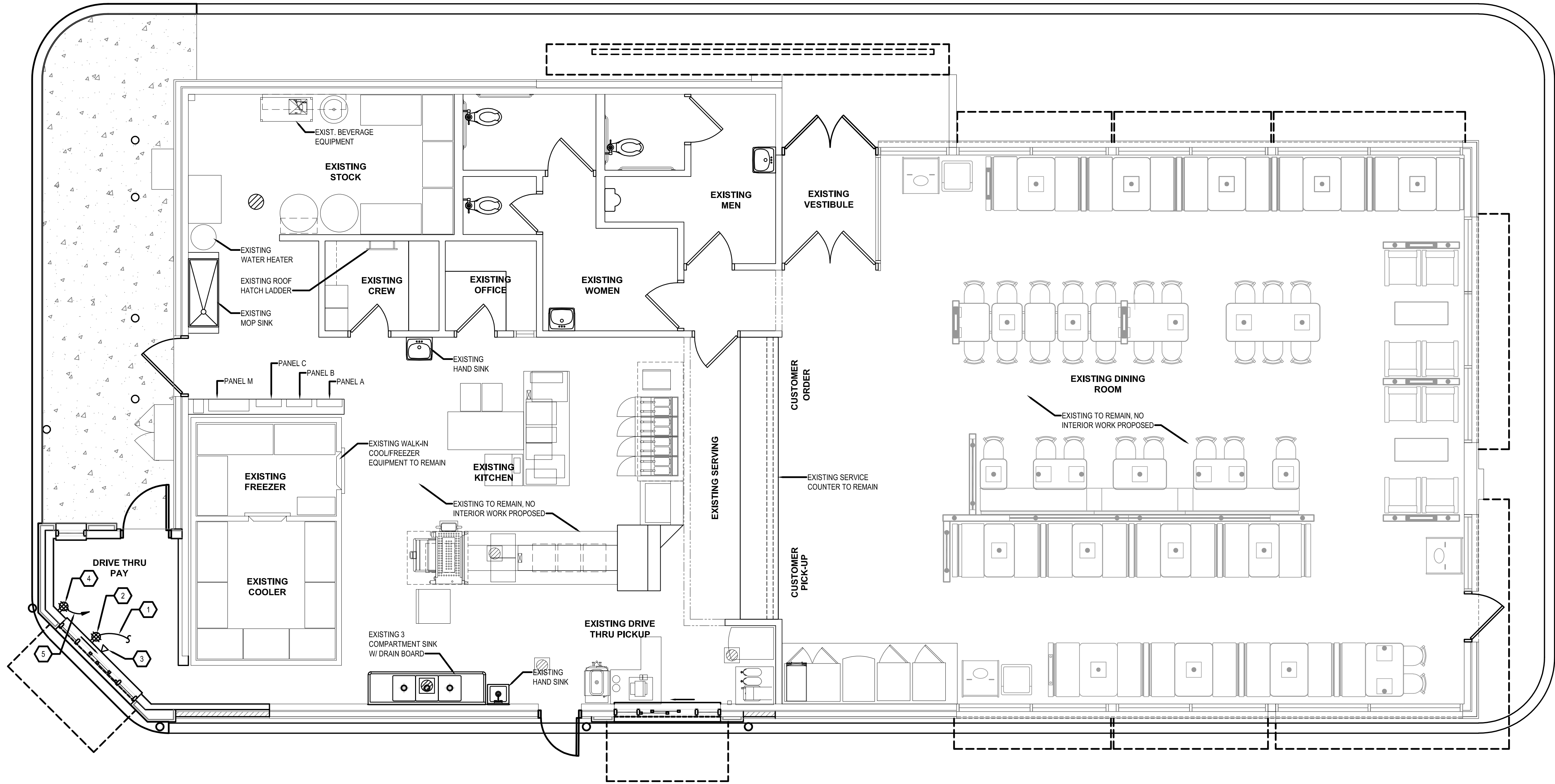
ALTERATIONS - BURGER KING # 9571
BURGERS OF BALTIMORE
2110 EMORTON ROAD
BEL AIR, MARYLAND 21015

DESIGNED:	SWC
DRAWN:	LHD
CHECKED:	JWA
SCALE:	AS NOTED
DATE:	04/12/2021
PROJECT:	2018.0375.04.0
DRAWING:	

E102

04-21-2021 BID SET SUBMISSION

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CONSTRUCTION LEGEND	
	EXISTING PARTITION TO REMAIN.
	EXISTING WINDOW AND FRAME TO REMAIN.
	EXISTING DOOR AND FRAME TO REMAIN.
	NEW PARTITION TO BE CONSTRUCTED.
	NEW WINDOW AND FRAME TO BE CONSTRUCTED.
	NEW DOOR AND FRAME TO BE CONSTRUCTED.

SHEET KEYNOTES	
1.	2#12-#12GW IN 3/4" CONDUIT, EXTEND AND CONNECT TO EXISTING RECEPTACLE CIRCUIT PREVIOUSLY SERVING DRIVE THRU WINDOW RECEPTACLE.
2.	DOUBLE DUPLEX RECEPTACLE (WHITE) WITH STAINLESS STEEL COVER PLATE, 2P., 3W., 20A., 125V, NEMA 5-20R CONFIGURATION, MOUNT AT 18" ABOVE FINISHED FLOOR UNLESS OTHERWISE NOTED.
3.	DATA OUTLET, SINGLE GANG BACK BOX WITH 3/4" CONDUIT WITH BUSHED ENDS TO ACCESSIBLE CEILING.
4.	DOUBLE DUPLEX RECEPTACLE (WHITE) WITH STAINLESS STEEL COVER PLATE, 2P., 3W., 20A., 125V, NEMA 5-20R CONFIGURATION, MOUNT AT 72" ABOVE FINISHED FLOOR.
5.	2#12-#12GW IN 3/4" CONDUIT BACK TO PANEL A. PROVIDE 1P-20A CB IN EXISTING SPACE AND MAKE ALL CONNECTIONS. PANEL A IS A SIEMENS TYPE S1 PANEL BOARD.

BY	REVISION	DATE	NO.

WHITNEY BAILEY COX & MAGNANI LLC
300 East Joppa Road Suite 200
Bel Air, Maryland 21034
410.512.4500 www.wbcm.com

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I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.

License # 45531 Expiration Date: 06/03/2022

POWER PLAN

ALTERATIONS - BURGER KING # 9571

BURGERS OF BALTIMORE
2110 EMORTON ROAD
BEL AIR, MARYLAND 21015

DESIGNED:	
DRAWN:	
CHECKED:	JWA
SCALE:	AS NOTED
DATE:	04/12/2021
PROJECT:	2018.0375.04.0
DRAWING:	

E103

PANEL C (EXISTING)										MOUNTING: RECESSED														
VOLTAGE: 208Y/120V, 3ø, 4W										NEW CIRCUITS SHOWN BOLD														
250 AMPERE BUS										125 A MLO														
										100% RATED NEUTRAL BUS														
										22,000 A.I.C.														
CONN KVA	CKT	DESCRIPTION	BREAKER P AMPS	NO	CIRCUIT WIRING SIZE GND C					CKT	DESCRIPTION	BREAKER P AMPS	NO	CIRCUIT WIRING SIZE GND C					CONN KVA					
	1	SHAKE MACHINE	3	15	-	-	-	-	-	2	COOLER	2	20	-	-	-	-							
	3	-	-	-	-	-	-	-	-	4	-	-	-	-	-	-	-							
	5	-	-	-	-	-	-	-	-	6	COOLER/FREEZER LTG	1	20	-	-	-	-							
	7	AIR COMPRESSOR	1	20	-	-	-	-	-	8	FREEZER	3	30	-	-	-	-							
	9	DRINK CARBONATORS	1	20	-	-	-	-	-	10	-	-	-	-	-	-	-							
	11	WATER FILTER	1	20	-	-	-	-	-	12	-	-	-	-	-	-	-							
	13	BULK CO2	1	20	-	-	-	-	-	14	EXISTING CIRCUIT	1	20	-	-	-	-							
	15	REC. STORAGE ROOM	1	20	-	-	-	-	-	16	EXISTING CIRCUIT	1	20	-	-	-	-							
	17	EXISTING CIRCUIT	1	20	-	-	-	-	-	18	EXISTING CIRCUIT	2	30	-	-	-	-							
	19	SPACE	1	-	-	-	-	-	-	20	EXISTING CIRCUIT	-	-	-	-	-	-							
	21	EXISTING CIRCUIT	2	50	-	-	-	-	-	22	EXISTING CIRCUIT	2	20	-	-	-	-							
	23	-	-	-	-	-	-	-	-	24	EXISTING CIRCUIT	-	-	-	-	-	-							
	25	SPACE	1	-	-	-	-	-	-	26	EXISTING CIRCUIT	2	20	-	-	-	-							
	27	EXISTING CIRCUIT	1	20	-	-	-	-	-	28	EXISTING CIRCUIT	-	-	-	-	-	-							
	29	EXISTING CIRCUIT	1	20	-	-	-	-	-	30	EXISTING CIRCUIT	2	20	-	-	-	-							
	31	SPEAKER POST 1	1	20	2	12	12	1"		32	EXISTING CIRCUIT	-	-	-	-	-	-							
	33	SPEAKER POST 2	1	20	2	12	12	1"		34	-	2	30	-	-	-	-							
	35	ODMB 1	1	20	2	12	12	1"		36	EXISTING CIRCUIT	-	-	-	-	-	-							
	37	ODMB 2	1	20	2	12	12	1"		38	-	2	30	-	-	-	-							
	39	CAMERA POWER SUPPLY	1	20	2	12	12	1"		40	EXISTING CIRCUIT	-	-	-	-	-	-							
	41	SPACE	1	-	-	-	-	-		42	-	1	20	-	-	-	-							
TOTAL CONNECTED LOAD			0.0 KVA							KVA PER PHASE:			A		0.0		B		0.0		C		0.0	

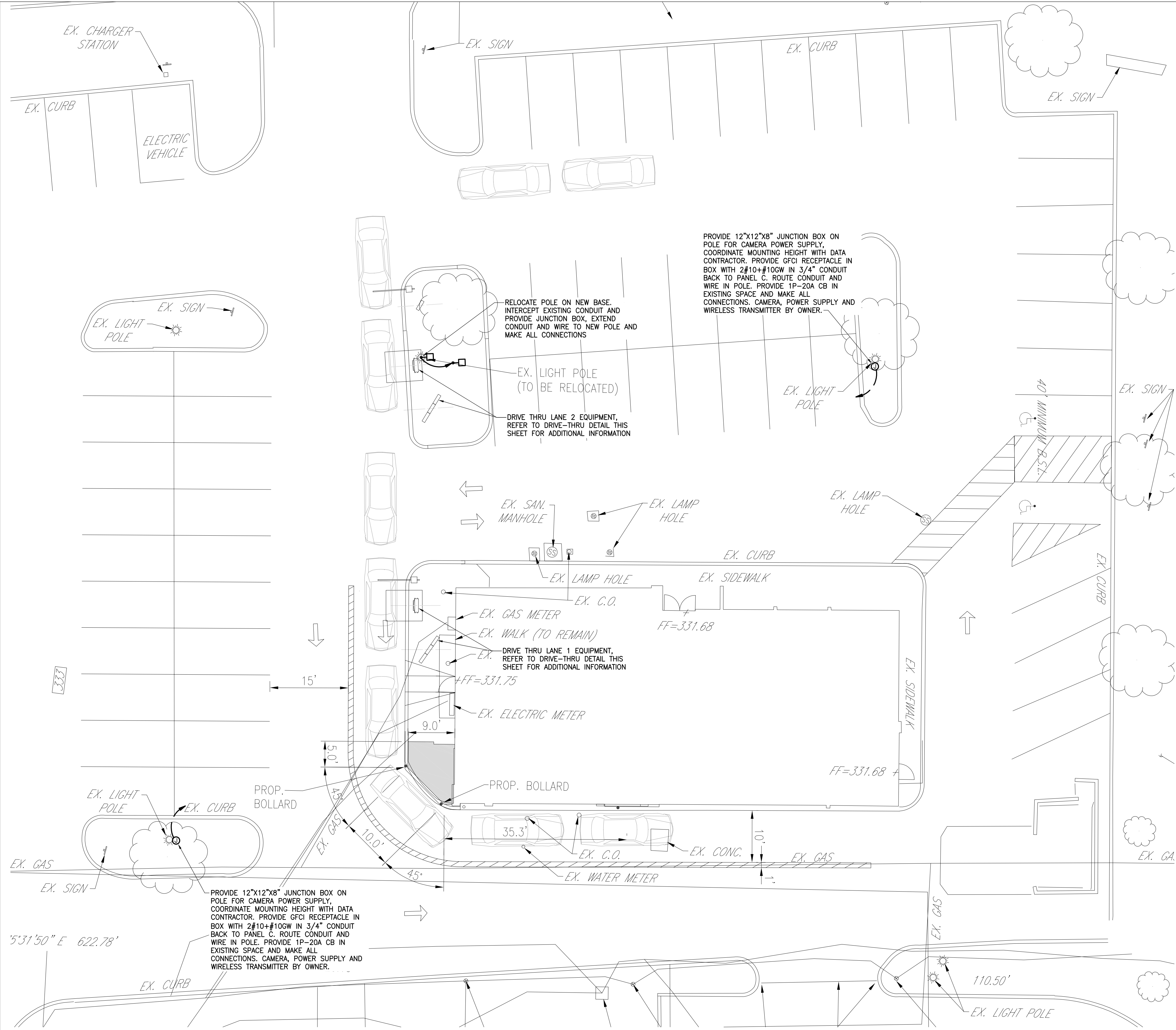
PANEL SCHEDULES

ALTERATIONS - BURGER KING # 9571

BURGERS OF BALTIMORE
2710 EMMORTON ROAD
BEL AIR, MARYLAND 21015

E104

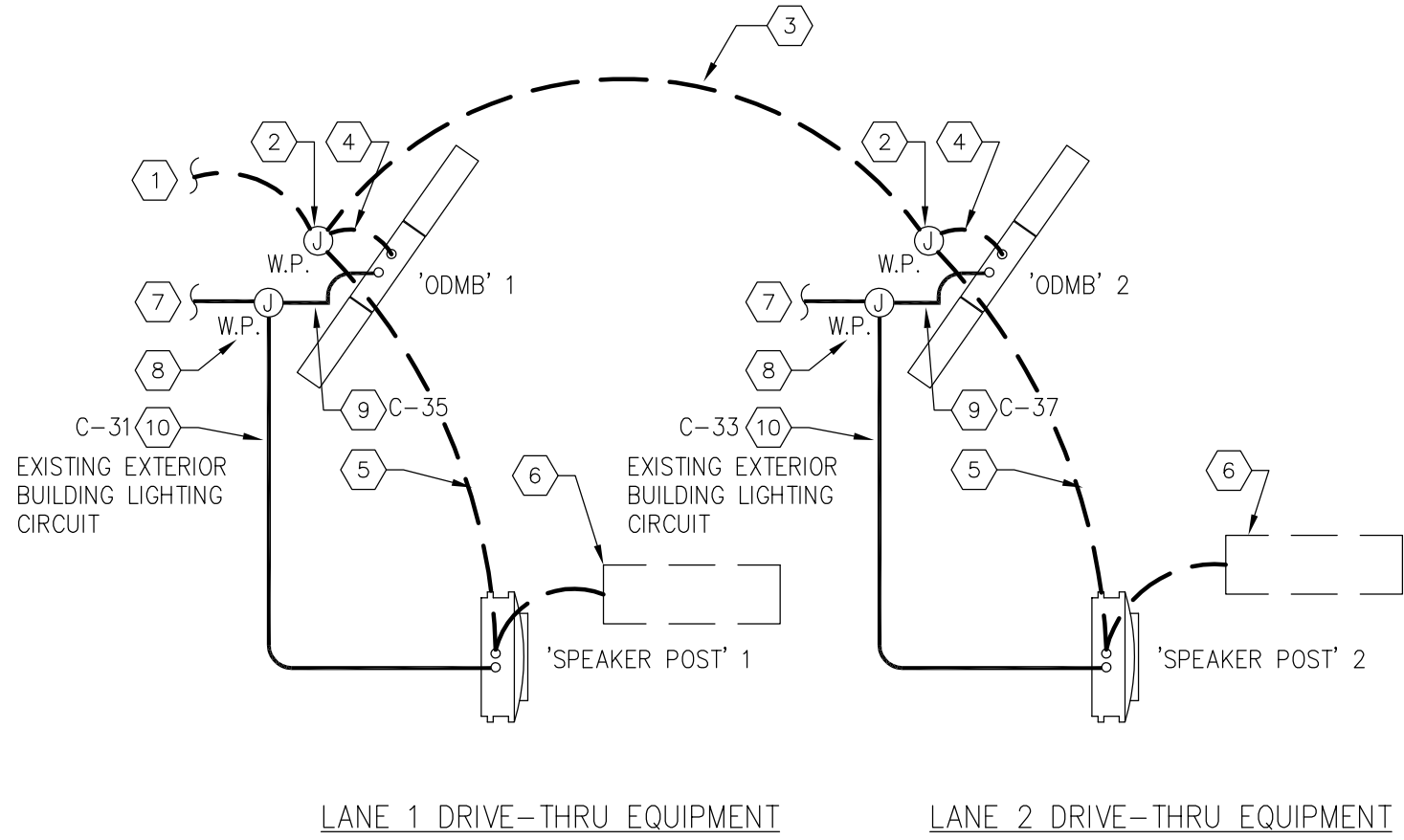
 WBCM 2018



ELECTRICAL SITE PLAN
SCALE: 1" = 10'-0"

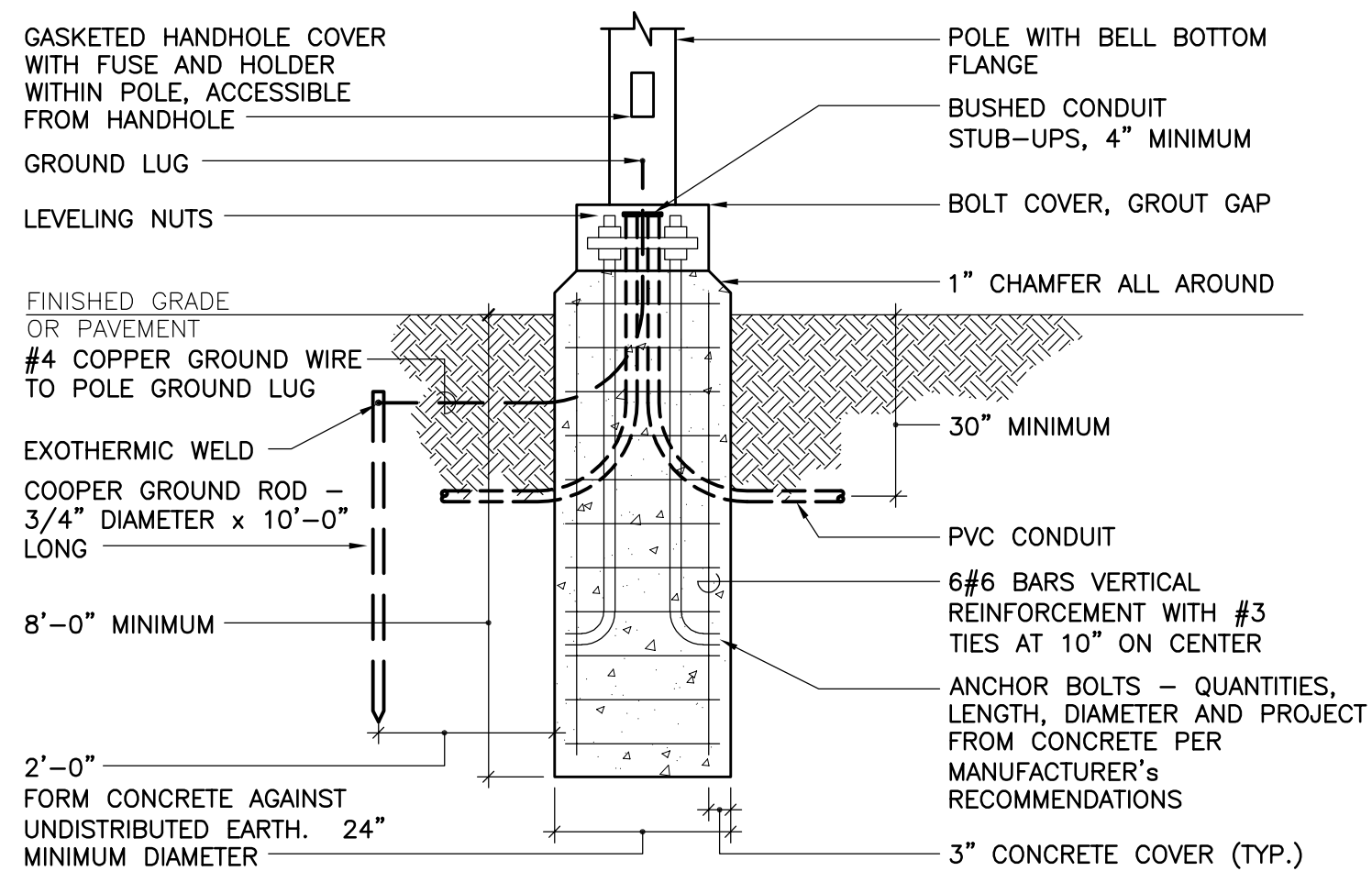
GENERAL NOTES

- 1. COORDINATE ALL NEW WORK WITH SITE UTILITIES.
- 2. CUT AND PATCH EXISTING PAVED AREAS INCLUDING PARKING, CURBS, SIDEWALKS AND LOTS REQUIRED FOR INSTALLATION OF ELECTRICAL WORK.
- 3. ALL EXTERIOR LIGHTING CONDUITS/RACEWAYS SHALL HAVE DETECTABLE MARKING TAPE.
- 4. COORDINATE INSTALLATION OF ELECTRICAL WORK WITH EXISTING AND FINAL GRADING. REFER TO CIVIL PLANS.



KEYED NOTES - DRIVE THRU:

- DATA
- 1. 2" UNDERGROUND DATA CONDUIT FROM DRIVE-THRU. ROUTE CONDUIT UP IN NEW DRIVE-THRU WALL AND INTO ACCESSIBLE CEILING SPACE.
 - 2. WATERPROOF JUNCTION DATA BOX LOCATED BEHIND 'ODMB'.
 - 3. 2" UNDERGROUND DATA CONDUIT TO LANE 2.
 - 4. 3/4" PVC SWEEP INTO 'ODMB' FOOTER.
 - 5. 3/4" PVC SWEEP INTO 'SPEAKER POST'.
 - 6. 1/2" PVC SWEEP INTO 'SPEAKER POST' FROM UNDER CONCRETE LOOP.
- ELECTRICAL
- 7. 1" UNDERGROUND POWER CONDUIT TO DEDICATED CIRCUIT. REFER TO PANEL SCHEDULE. ROUTE CONDUIT UP IN NEW DRIVE-THRU WALL AND INTO ACCESSIBLE CEILING SPACE.
 - 8. WATERPROOF JUNCTION POWER BOX LOCATED BEHIND 'ODMB'.
 - 9. 1/2" CONDUIT SWEEP INTO 'ODMB' FOOTER FOR DEDICATED POWER. REFER TO PANEL SCHEDULE.
 - 10. 3/4" CONDUIT SWEEP INTO 'SPEAKER POST' FOOTER FOR DEDICATED POWER. REFER TO PANEL SCHEDULE. 2#12+12GW IN 1" CONDUIT. CONNECT TO EXISTING EXTERIOR BUILDING MOUNTED LIGHTING CIRCUIT.
- DATA
- 1. 2" UNDERGROUND DATA CONDUIT FROM DRIVE-THRU.
 - 2. WATERPROOF JUNCTION DATA BOX LOCATED BEHIND 'ODMB'.
 - 3. 2" UNDERGROUND DATA CONDUIT TO LANE 2.
 - 4. 3/4" PVC SWEEP INTO 'ODMB' FOOTER.
 - 5. 3/4" PVC SWEEP INTO 'SPEAKER POST'.
 - 6. 1/2" PVC SWEEP INTO 'SPEAKER POST' FROM UNDER CONCRETE LOOP.
- ELECTRICAL
- 7. 1" UNDERGROUND POWER CONDUIT TO DEDICATED CIRCUIT. REFER TO PANEL SCHEDULE.
 - 8. WATERPROOF JUNCTION POWER BOX LOCATED BEHIND 'ODMB'.
 - 9. 1/2" CONDUIT SWEEP INTO 'ODMB' FOOTER FOR DEDICATED POWER. REFER TO PANEL SCHEDULE.
 - 10. 3/4" CONDUIT SWEEP INTO 'SPEAKER POST' FOOTER FOR DEDICATED POWER. TIE INTO BUILDING LIGHT CIRCUIT. REFER TO PANEL SCHEDULE.



- NOTES:
- 1. ALL REINFORCING STEEL TO BE ASTM A615, GRADE 60 EXCEPT TIES, TIES SHALL BE GRADE 40.
 - 2. PROVIDE 1-1/4" CONDUIT MINIMUM TO EACH POLE FOR NORMAL POWER WIRING.

POLE BASE AND FOUNDATION

SCALE: 1" = 10'-0"



NO.	DATE	REVISION	BY

WHITNEY BAILEY COX & MAGNANI LLC
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Bel Air, Maryland 21034
410.512.4500 www.wbcm.com

WBCM
Designing Infrastructure for Tomorrow

I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.

License # 45531 Expiration Date: 06/03/2022

ELECTRICAL SITE PLAN

ALTERATIONS - BURGER KING # 9571

BURGERS OF BALTIMORE
2110 EMORTON ROAD
BEL AIR, MARYLAND 21035

DESIGNED:	SWC
DRAWN:	LHD
CHECKED:	JWA
SCALE:	AS NOTED
DATE:	04/12/2021
PROJECT:	2018.0375.04.0
DRAWING:	

E105