

ABBREVIATIONS

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



BURGER KING RESTAURANT # 9571

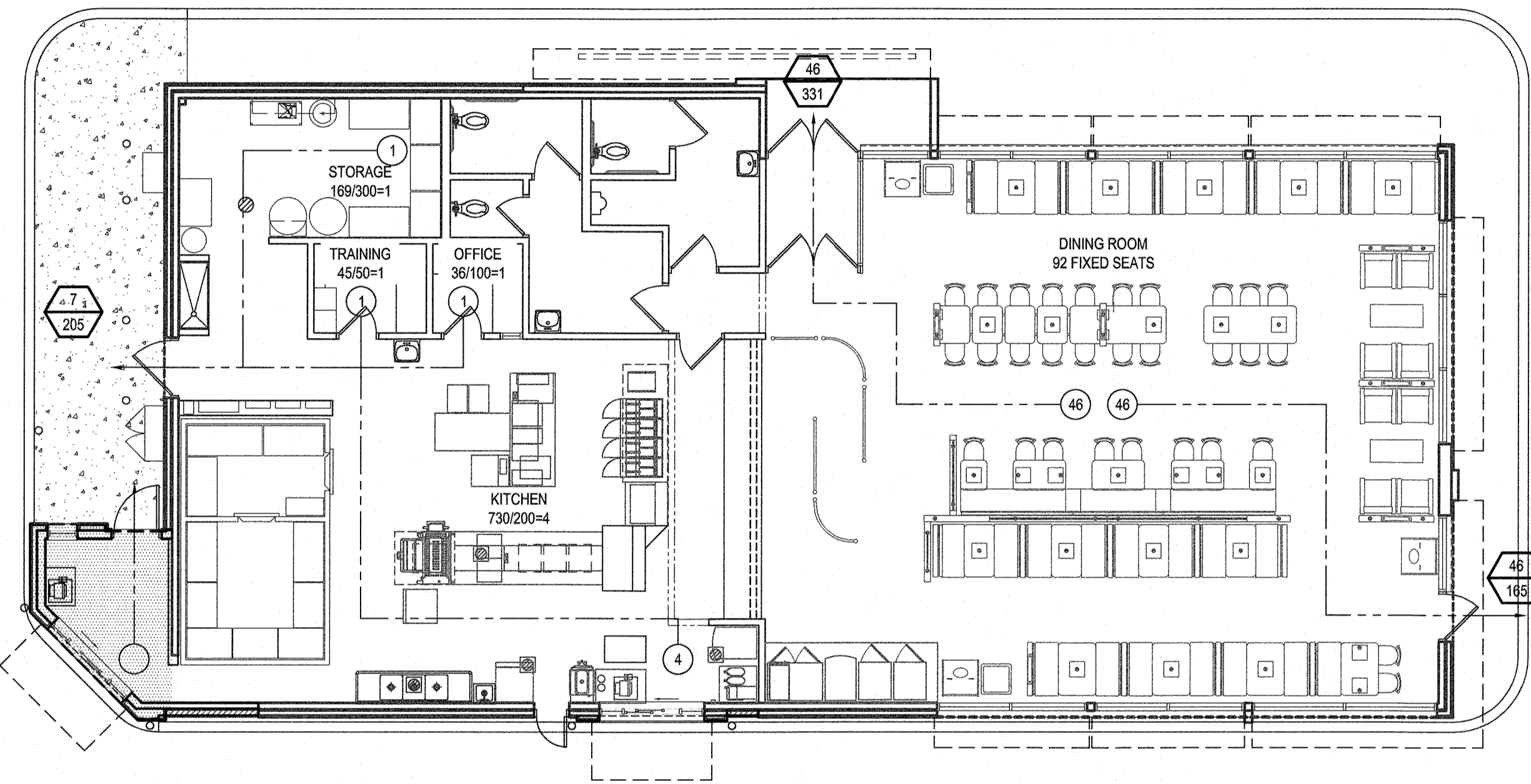
2110 EMMORTON ROAD
BEL AIR, MARYLAND 21015

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

DRAWING SHEET INDEX

DWG. NO.	SHEET NO.	SHEET TITLE	DWG. NO.	SHEET NO.	SHEET TITLE
ARCHITECTURAL			ELECTRICAL		
G101	1	COVER SHEET, CODE ANALYSIS, ABBREVIATIONS & SYMBOLS	E101	26	ELECTRICAL DEMOLITION
AD101	2	DEMOLITION FLOOR PLAN	E101	27	LIGHTING FIXTURE SCHEDULE
AD102	3	DEMOLITION CEILING PLAN	E102	28	LIGHTING PLAN
AD103	4	DEMOLITION ROOF PLAN	E103	29	POWER PLAN
AD201	5	EXISTING BUILDING ELEVATIONS	E103	30	PANEL SCHEDULE
A101	6	NEW WORK FLOOR PLAN	E105	31	ELECTRICAL SITE PLAN
A102	7	NEW WORK CEILING PLAN			
A103	8	REFLECTED CEILING DETAILS			
A104	9	NEW WORK ROOF PLAN			
A201	10	EXTERIOR BUILDING ELEVATIONS			
A202	11	EXTERIOR FINISH SCHEDULE			
A301	12	WALL SECTIONS			
A302	13	WALL SECTIONS			
A303	14	WALL SECTIONS			
A304	15	WALL SECTIONS			
A501	16	MISCELLANEOUS DETAILS			
A601	17	DOOR SCHEDULE AND DETAILS			
A701	18	MANUFACTURERS AND SUPPLIERS			
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			

EGRESS PLAN



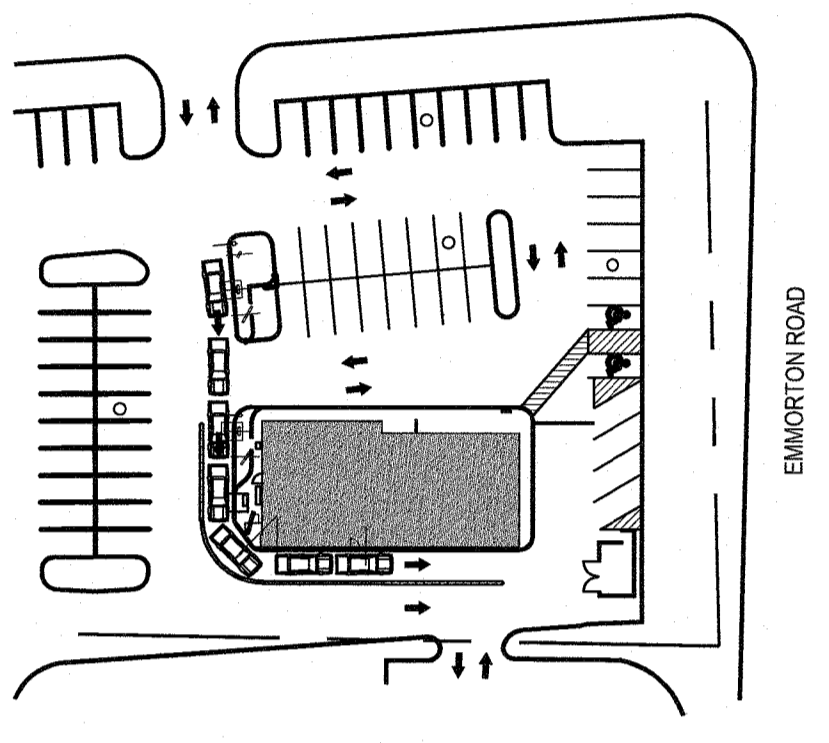
ROOM OCCUPANCY INFO
OFFICE 124/100-2
TOTAL # OF OCC. IBC OCC AREA
ROOM SIZE (SF)

EGRESS DOOR SYMBOL
94 REQUIRED # OF PEOPLE
165 NFPA 2016 ALLOWABLE (0.20" PER PERSON)

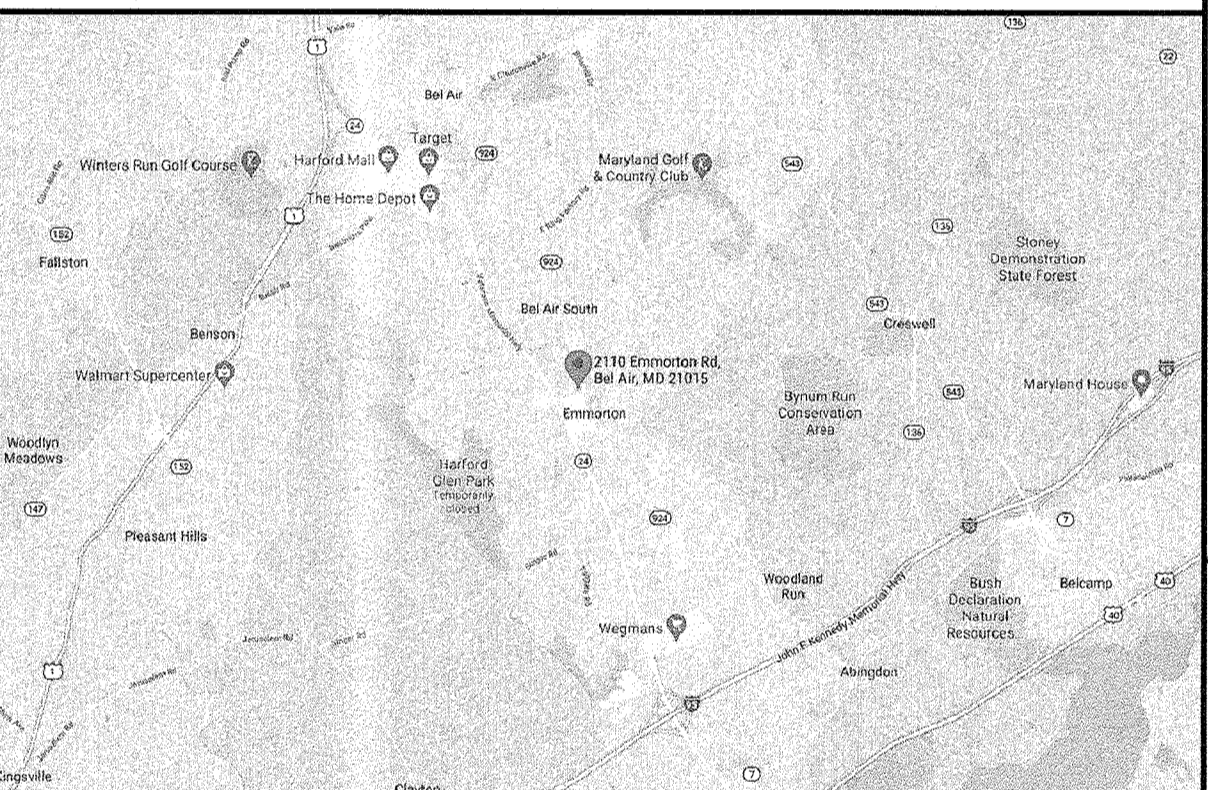
EGRESS PATH SYMBOL
4 PATH OF EGRESS
OF OCCUPANTS FROM EACH SPACE

- 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 2016

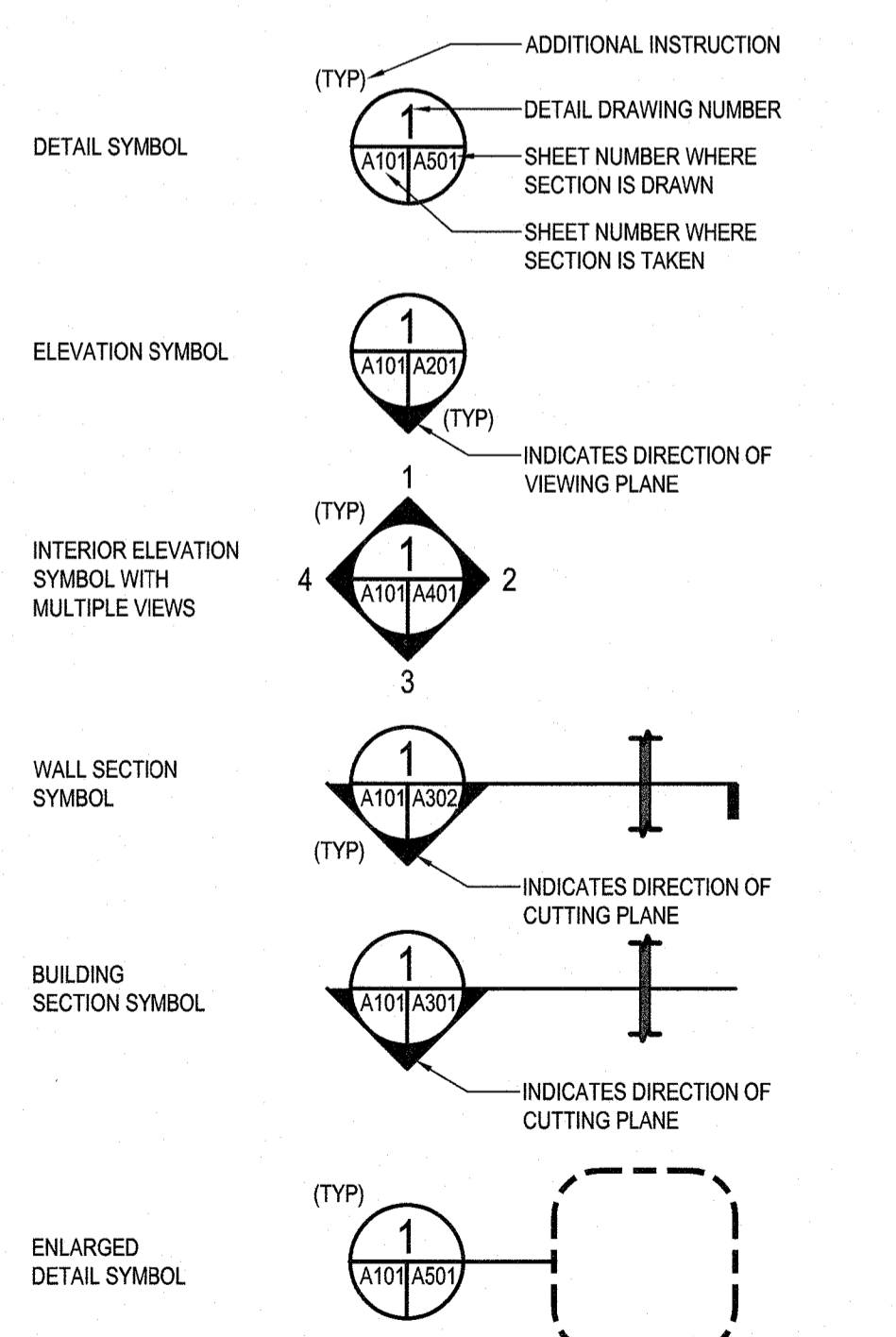
LOCATION MAP



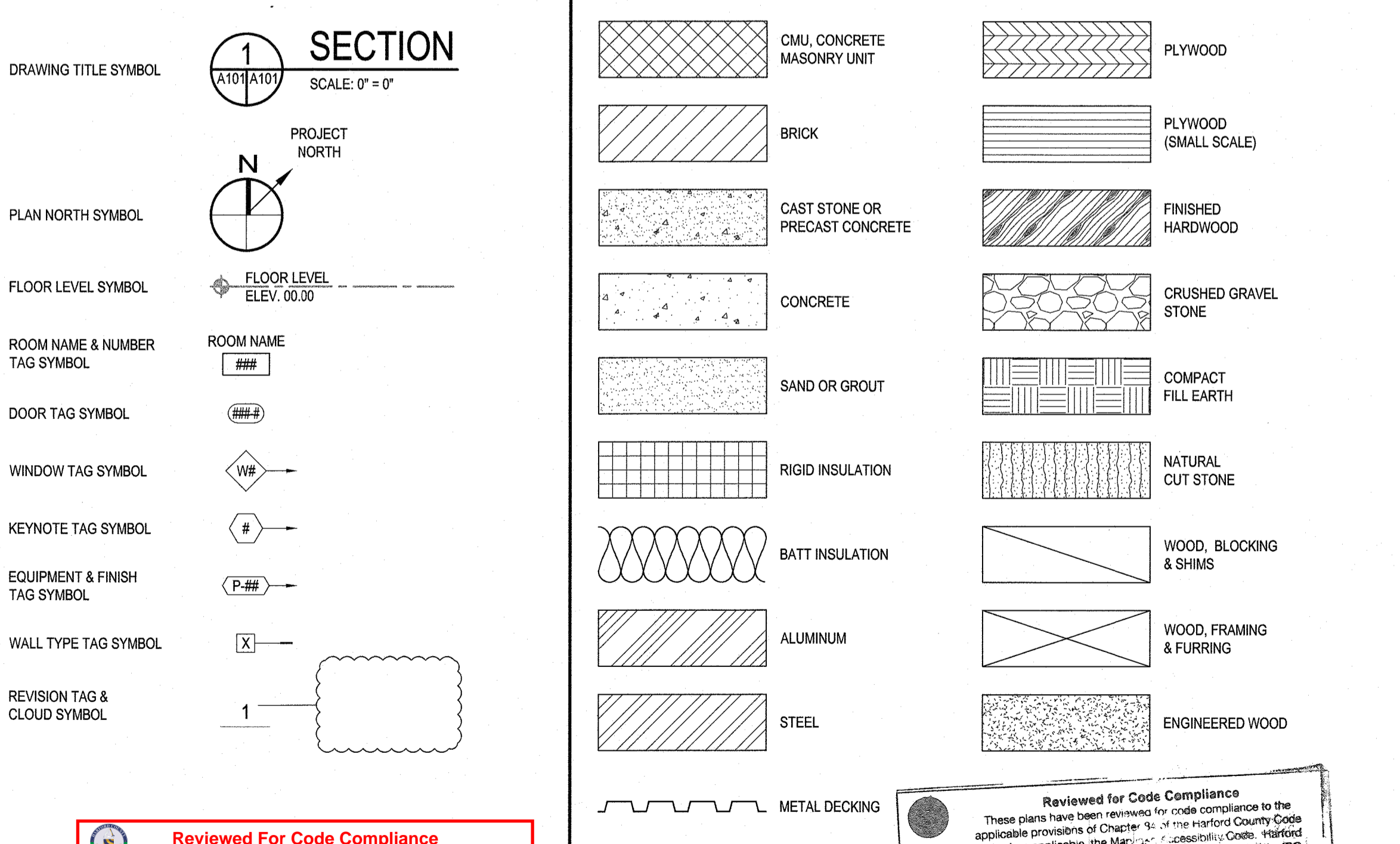
VICINITY MAP



DETAIL SYMBOLS



MATERIALS



CODE INFORMATION

INTERNATIONAL EXISTING BUILDING CODE 2018 EDITION, CHAPTER 8	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, TOP OF PARAPET, 12'-9" HIGH, TOP OF ROOF, 3,480 SF
PROPOSED HEIGHT AND BUILDING AREA	1 STORY @ 21'-0" HIGH, TOP OF PARAPET, 12'-9" HIGH, TOP OF ROOF, 3,580 SF
OCCUPANT LOAD (IBC 18 - TABLE 1004.1.2)	92 (A' USE) + 7 = 99 OCCUPANTS

Reviewed For Code Compliance

These plans have been reviewed for code compliance to the applicable provisions of Chapter 84 of the Harford County Code and, when applicable, the Maryland Accessibility Code, Harford County Code is currently based on the 2018 versions of the IBC, IRC and IECC.

Electric, mechanical and plumbing reviews have not been performed at this time.

The approval of these plans shall not grant authority to violate any state or local laws. Contractors must be in accordance with approved plans or approved amendments thereto. All agency comments should be reviewed and understood prior to commencing work.

Approved By: *Andy J. Davis*, Senior Plans Examiner 07/12/2021

Reviewed for Code Compliance

These plans have been reviewed for code compliance to the applicable provisions of Chapter 84 of the Harford County Code and, when applicable, the Maryland Accessibility Code, Harford County Code is currently based on the 2018 versions of the IBC, IRC and IECC.

Electrical, mechanical and plumbing reviews have not been performed at this time. The approval of these plans shall not grant authority to violate any state or local laws. Contractors must be in accordance with approved plans or approved amendments thereto. All agency comments should be reviewed and understood prior to commencing work.

Approved By: *[Signature]*, Date: 07/12/2021

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 09.12.53 |
| 7. MECHANICAL - | 2018 INTERNATIONAL MECHANICAL CODE |
| 8. PLUMBING - | 2018 INTERNATIONAL PLUMBING CODE |
| 9. ELECTRICAL - | 2018 INTERNATIONAL FUEL GAS CODE |
| 10. PLUMBING - | 2020 NATIONAL ELECTRICAL CODE |
| 11. FIRE ALARM CODE - | 2019 NFPA 72 NATIONAL FIRE ALARM CODE |
| 12. AUTOMATIC SPRINKLER SYSTEMS CODE - | 2019 NFPA 13 |

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 OFFSET 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
 - GAS SERVICE
 - DOMESTIC WATER
 - SERVICE SANITARY
 - SEWER SERVICE
 - 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 & MANNING, LLC
300 East Jones Road
Baltimore, MD 21206
410.512.4500 www.wbcm.com

WBCM
Designing Infrastructure for Tomorrow

6140-A
ARCHITECTURAL REGISTRATION BOARD
STEPHEN C. BURKETT
STATE OF MARYLAND
6/20/21

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

COVER SHEET, CODE ANALYSIS, ABBREVIATIONS & SYMBOLS

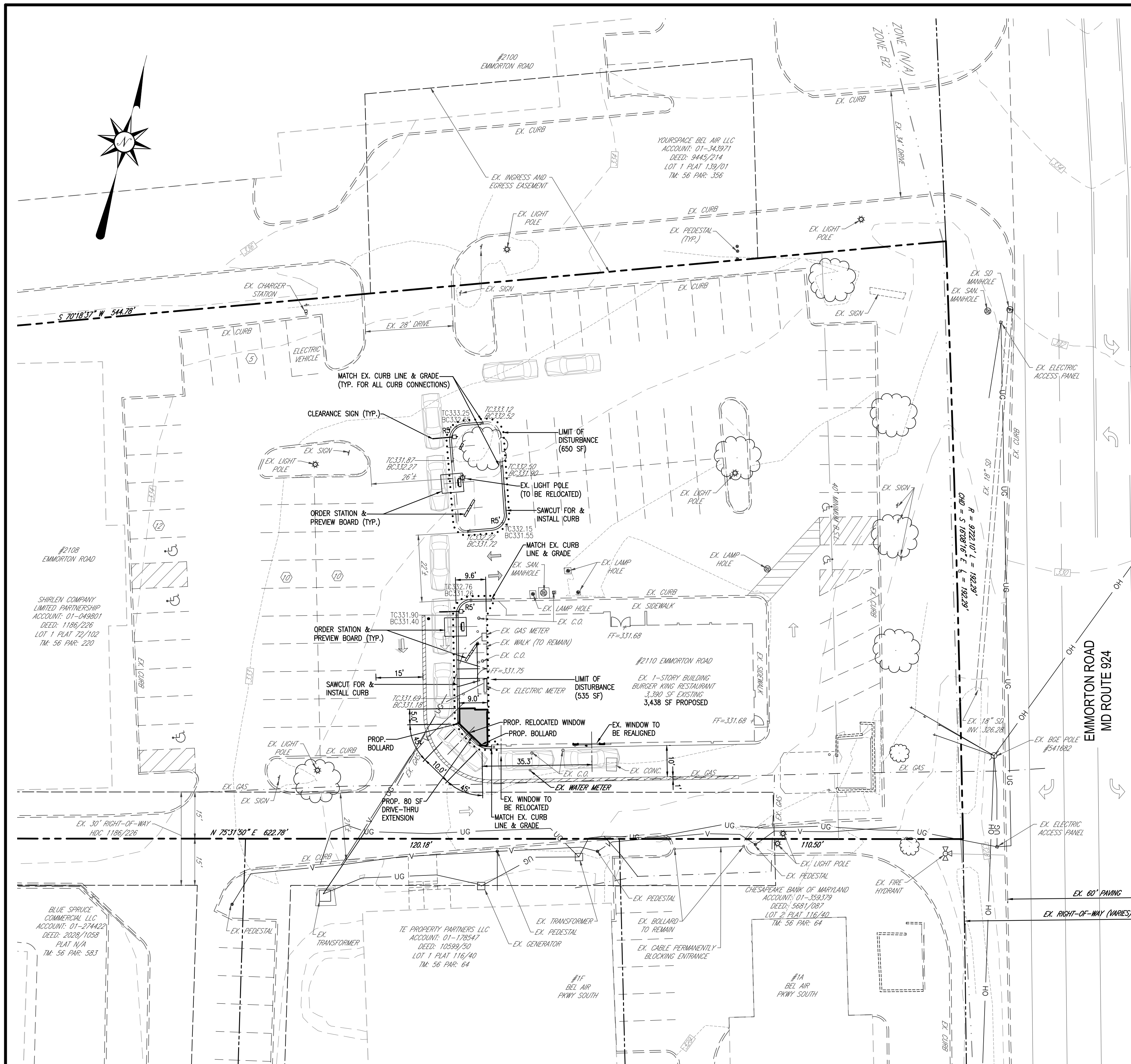
ALTERATIONS - BURGER KING # 9571

BURGERS OF BALTIMORE
2110 EMMORTON ROAD
BEL AIR, MARYLAND 21015

DESIGNED:	JMM
DRAWN:	JMM
CHECKED:	SCB
SCALE:	AS NOTED
DATE:	05/25/2021
PROJECT:	2018.0375.04.0
DRAWING:	

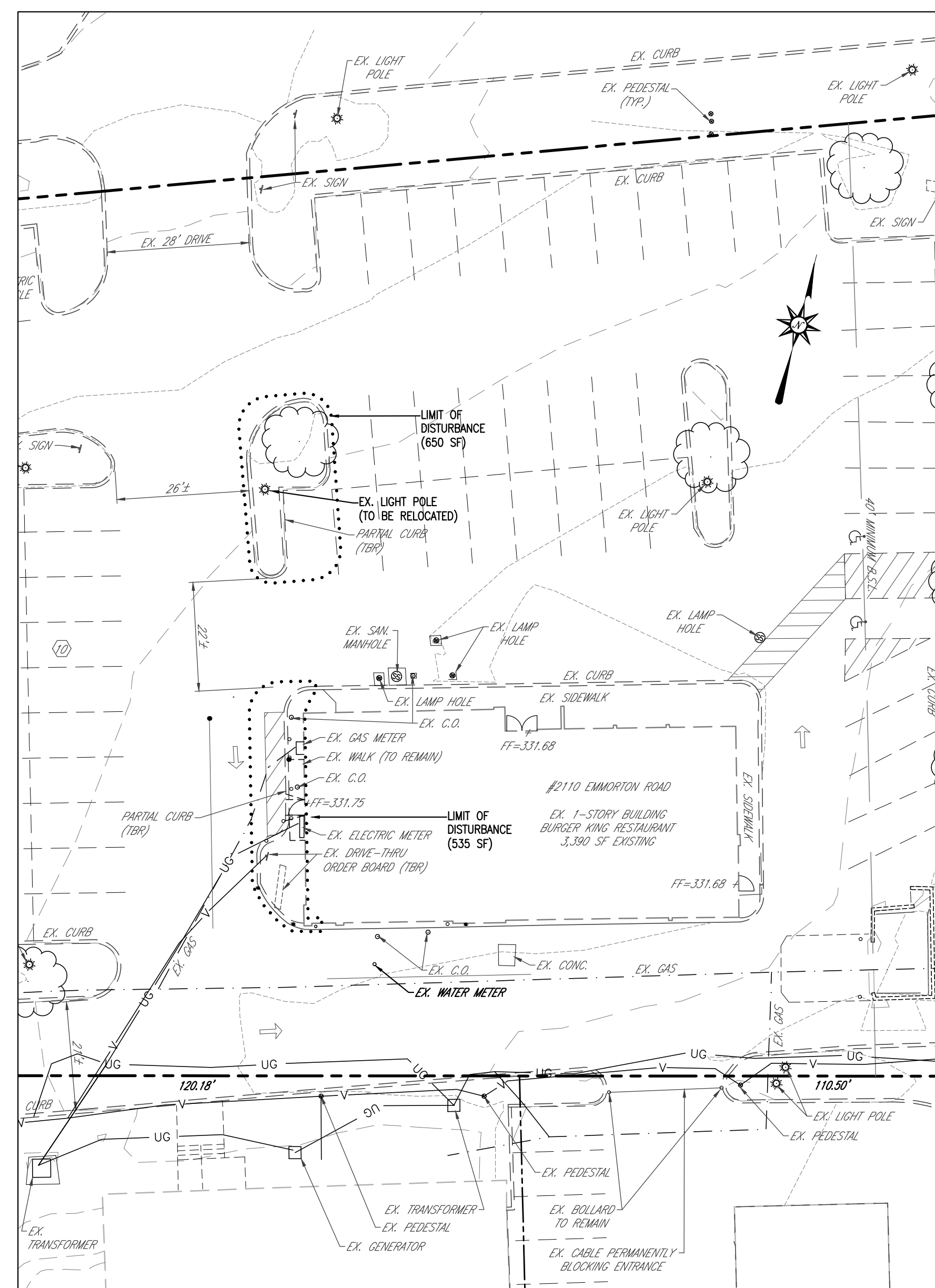
G101

05-25-2021 PERMIT SUBMISSION



PROPOSED CONDITION PLAN VIEW

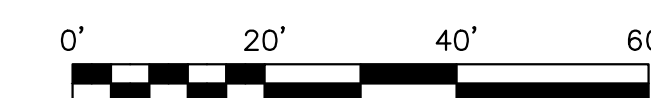
SCALE: 1" = 20'



EXISTING CONDITION PLAN VIEW

SCALE: 1" = 20'

DISTURBED AREA:
1,185 Sq.Ft. or 0.03 Ac.±



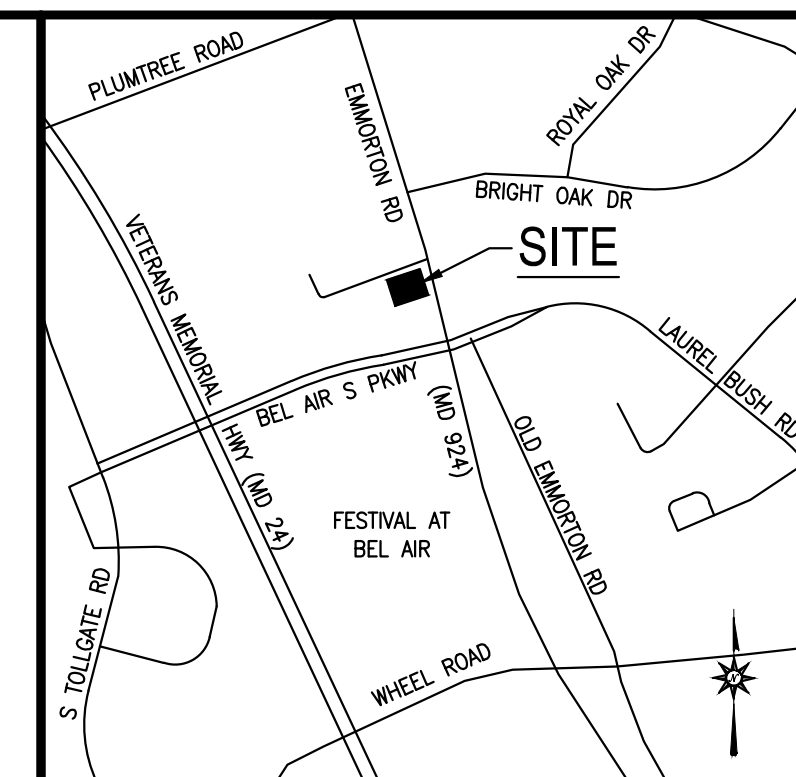
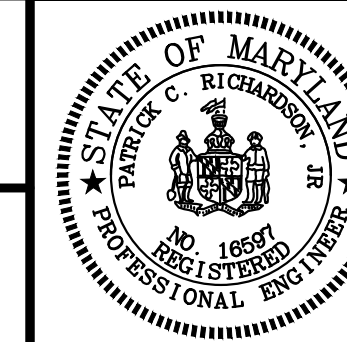
BURGER KING CORP. FRANCHISEE:
BURGERS OF BALTIMORE, LLC
811 KENSINGTON FARM COURT
FOREST HILL, MARYLAND 21050
PHONE: 410-893-1763



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



LOCATION MAP

SCALE: 1" = 1000'

GENERAL NOTES

- SITE AREA: GROSS AREA= 101,840 SQ.FT. OR 2.34 AC±
NET AREA= 101,840 SQ. FT. OR 2.34 AC±
- DEED REFERENCE: 1186/226
- TAX ACCOUNT NO. 01049801
- TAX MAP 56, ORD 20, PARCEL 220 LOT 01
- PLAT REFERENCE: 79/102
- NEIGHBORHOOD: 19000.13
- ELECTION DISTRICT: 01-21
- COUNCILMANIC DISTRICT: B
- LAND USE: HI (HIGH INTENSITY)
- WATERSHED: BUSH RIVER
- ZONING: E3
- UTILITIES: EX. PUBLIC WATER / PUBLIC SEWER PROP. (NO CHANGE)
EX. RESTAURANT PROP.(NO CHANGE)
- USE: EX. RESTAURANT PROP.(NO CHANGE)
- BUILDING COVERAGE: 3,438 SF PERMITTED: 35%
PROVIDED: 30% COMBINED W/ #2108 EMMORTON RD
- IMPERVIOUS COVERAGE: 81,430 SF PERMITTED: 80%
PROVIDED: 80% COMBINED W/ #2108 EMMORTON RD
- NO KNOWN PERMITS ON FILE.
- THERE ARE NO HISTORICAL FEATURES ON SITE, NOR IS THE SITE ITSELF HISTORIC.
- ALL PROPOSED SIGNAGE SHALL CONFORM TO THE HARBOR COUNTY ZONING REGULATIONS SECTION 267.33.
- THIS SITE IS NOT WITHIN A FLOODPLAIN (CLASSIFIED AS FLOOD ZONE "X") PER PANEL 240250252E, EFF. 04/19/16.
- BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON WAS PREPARED BY THOMPSON & ASSOCIATES INC. ON APRIL 17, 2020, AND ALSO TAKEN FROM COUNTY GIS TOPO.
- 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)
- THIS PLAN IS SUBJECT TO A BUILDING PERMIT SINCE THE LIMIT OF DISTURBANCE IS LESS THAN 5,000 SQ.FT.
- LIMIT OF DISTURBANCE = 1,185 S.F.
- ON AUGUST 4, 2020, HARBOR 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.

Richardson Engineering, LLC

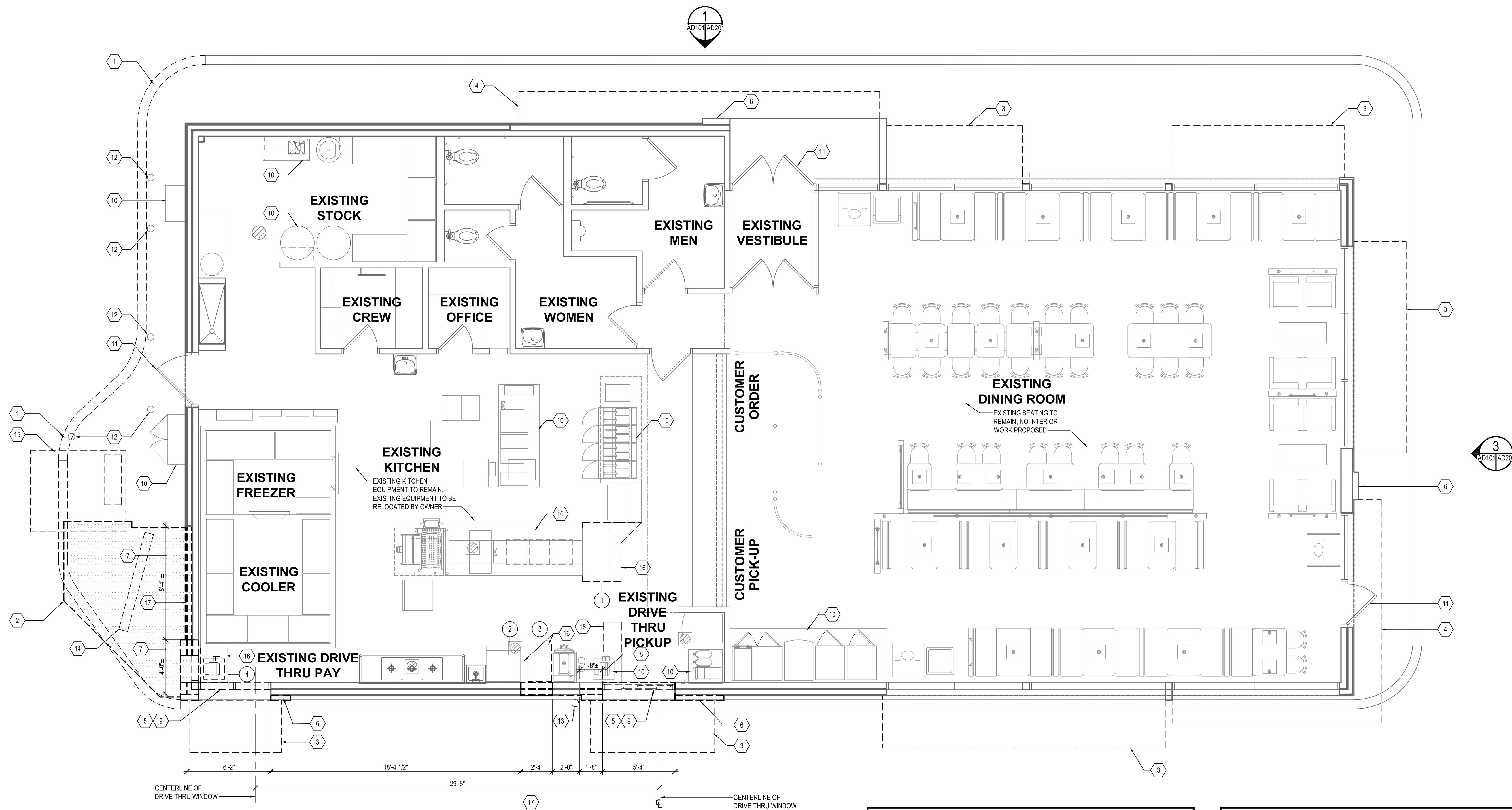
30 East Padonia Road, Suite 500
Timonium, Maryland 21093
Phone: 410-560-1502 Fax: 443-901-1208

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

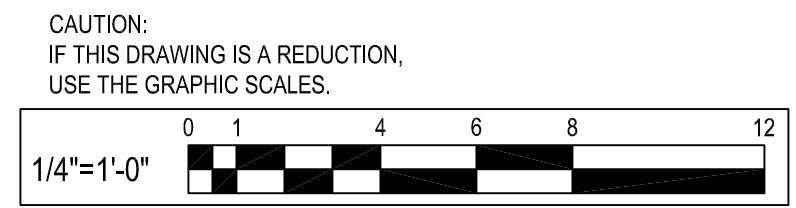
HARBOR COUNTY 15th ELECTION DISTRICT MARYLAND 6th COUNCILMANIC DISTRICT

DRAWN BY: BTK	CHECKED BY: PCR	SCALE: 1" = 20'
DATE: 06/05/20	JOB NO.: 19202	SHEET NO.: 01 OF 01

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 USGBG, COMMERCIAL INTERIORS V2.0 MR.2.1 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.
 - 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 NOT TO DAMAGE EXISTING HVAC DUCTS TO REMAIN. ALL SUPPLY EXHAUST DIFFUSERS TO BE REPLACED IN KIND.

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

- ◇ 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
300 East Japan Road, Suite 200
Baltimore, MD 21202
410.512.4500 www.wbcm.com

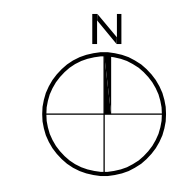
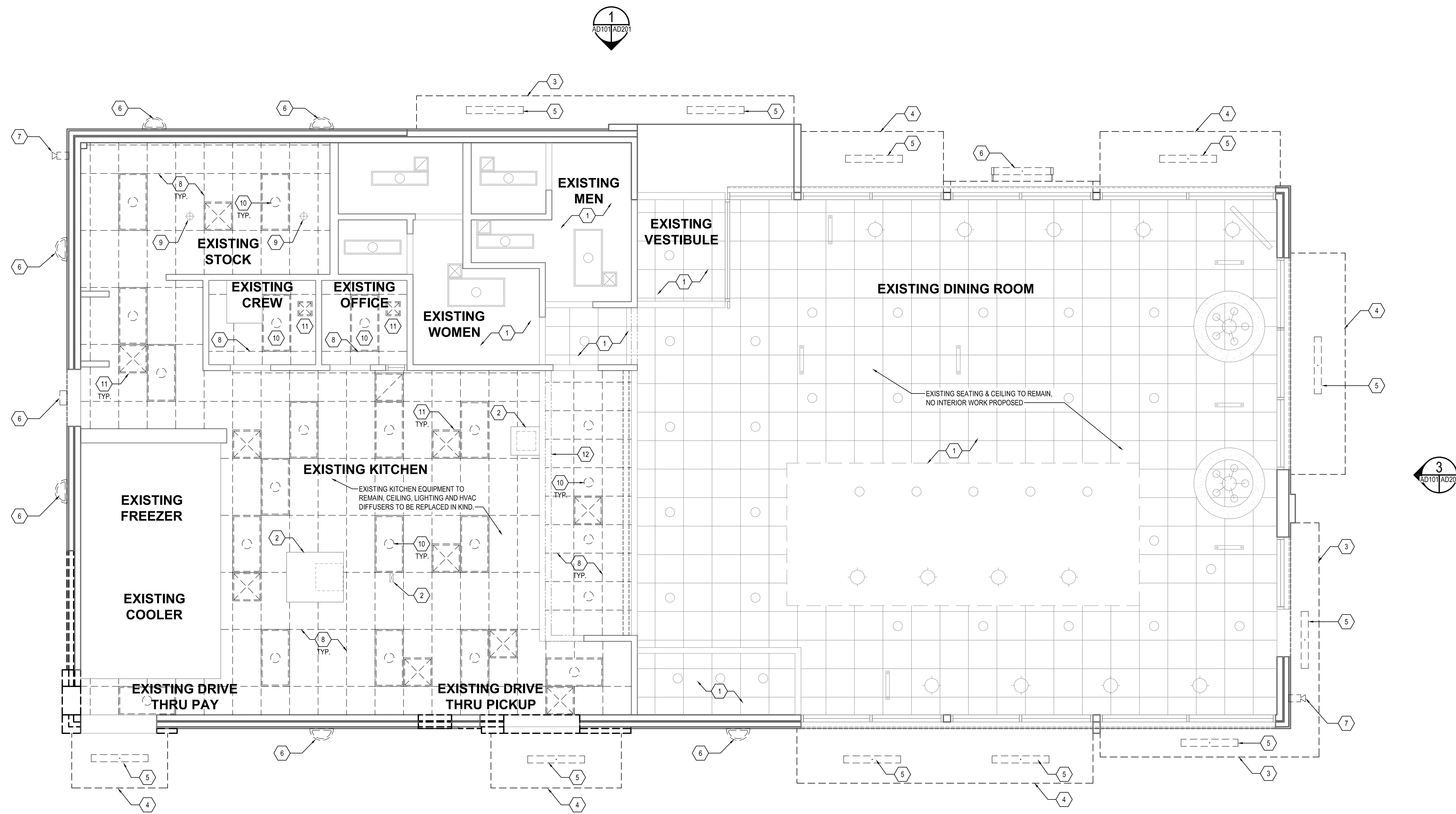
WBCM
Designing Infrastructure for Tomorrow®

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

DEMOLITION FLOOR 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:	05/25/2021
PROJECT:	2018.0375.04.0
DRAWING:	

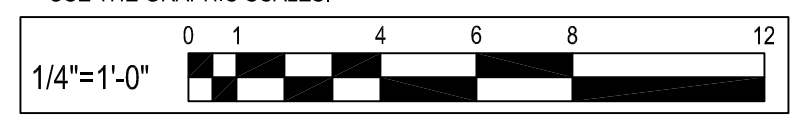
AD101



1 DEMOLITION CEILING PLAN

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

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



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 AND SCHEDULE FOR LIGHTING LAYOUT REQUIREMENTS AND ADDITIONAL INFORMATION.
7. REFER TO FINISH SCHEDULE AND DIRECTORY OF MANUFACTURERS AND SUPPLIERS SCHEDULE FOR FINISH SPECIFICATIONS.

SHEET KEYNOTES

1. EXISTING CEILING SYSTEM, LIGHTING AND HVAC DIFFUSERS TO REMAIN.
2. EXISTING STAINLESS STEEL FRYER, BROILER HOODS AND ELECTRICAL KITCHEN EQUIPMENT CHASE TO REMAIN.
3. EXISTING PRE FABRICATED CANOPY TO BE REMOVED, STORED ON SITE AND REINSTALLED AFTER NEW EXTERIOR WALL FINISHED WERE INSTALLED.
4. EXISTING CANOPY AND SUPPORTS TO BE REMOVED WITH CARE NOT TO DAMAGE EXISTING WALL FINISH TO REMAIN.
5. EXISTING EXTERIOR CANOPY LIGHTING TO BE DEMOLISHED. EXISTING POWER TO REMAIN, TO BE REUSED FOR NEW LIGHTING TO BE INSTALLED. REFER TO ELECTRICAL DRAWINGS.
6. 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.
7. EXISTING WALL MOUNTED CAMERA TO BE REMOVED WITH CARE, NOT TO DAMAGE EXISTING EXTERIOR WALL FINISHED TO REMAIN.
8. EXISTING CEILING SYSTEM TO BE DEMOLISHED WITH CARE NOT TO DAMAGE EXISTING EQUIPMENT TO REMAIN.
9. EXISTING SPRINKLER HEADS TO REMAIN.
10. EXISTING INTERIOR LIGHTING TO BE DEMOLISHED. EXISTING POWER TO BE REMAIN, TO BE REUSED FOR NEW LIGHTING TO BE INSTALLED. REFER TO ELECTRICAL DRAWINGS.
11. EXISTING MECHANICAL SUPPLY AND EXHAUST DIFFUSERS TO BE DEMOLISHED WITH CARE NOT TO DAMAGE EXISTING HVAC DUCTS TO REMAIN. REFER TO MECHANICAL DRAWINGS.
12. EXISTING SURFACE MOUNTED MENU BOARD TO REMAIN.

NO.	DATE	REVISION	BY

WHITNEY BAILEY COX & MAGNANI, LLC
300 East Japan Road, Suite 200
Baltimore, MD 21202
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

DEMOLITION CEILING PLAN

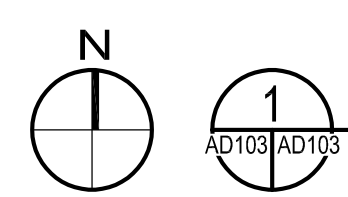
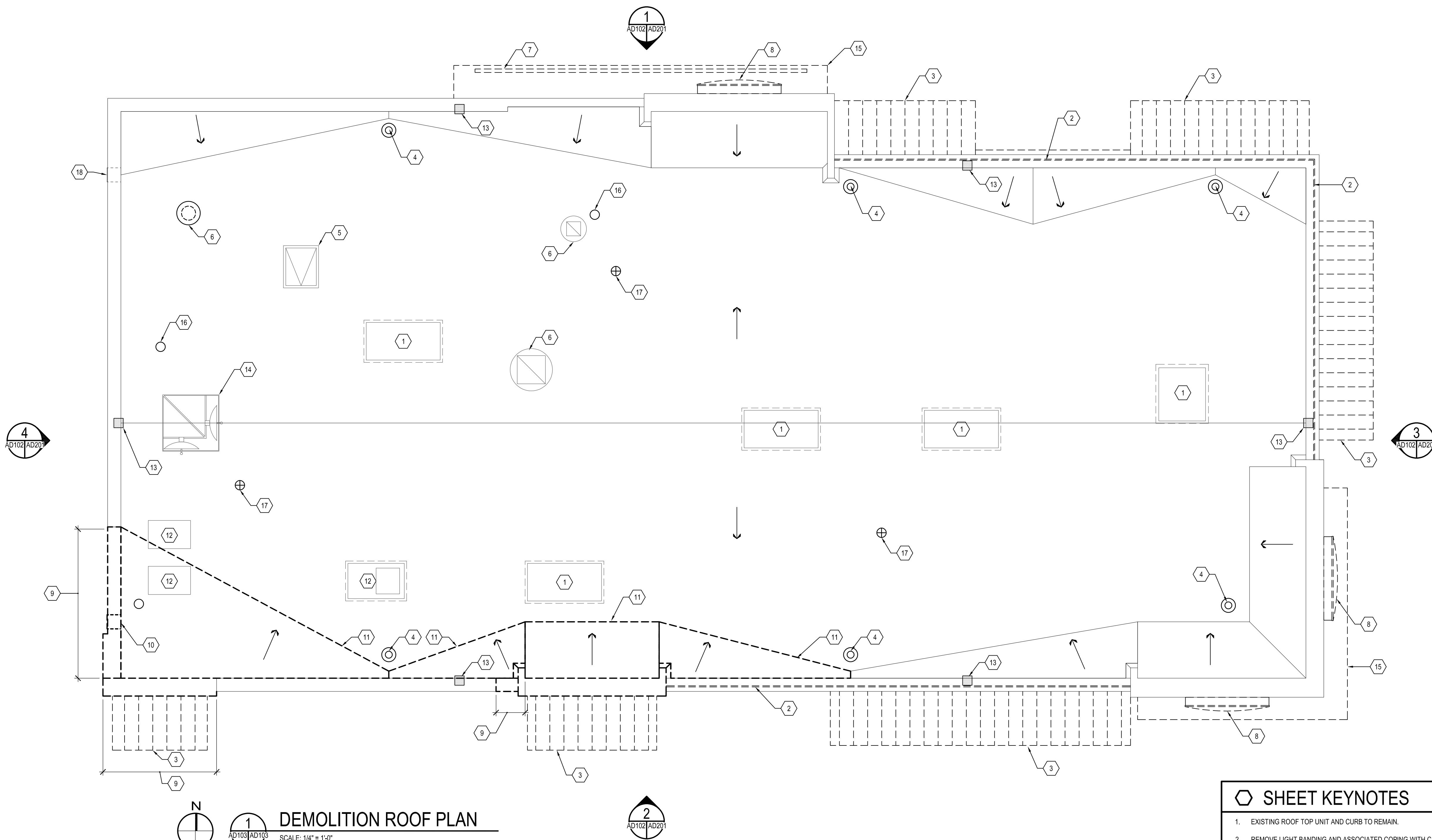
ALTERATIONS - BURGER KING # 9571

BURGERS OF BALTIMORE
2110 EMORFORD ROAD
BEL AIR, MARYLAND 21015

DESIGNED:	JMM
DRAWN:	JMM
CHECKED:	SCB
SCALE:	AS NOTED
DATE:	05/25/2021
PROJECT:	2018.0375.04.0
DRAWING:	

AD102

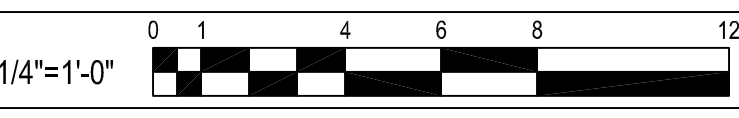
05-25-2021 PERMIT SUBMISSION



DEMOLITION ROOF PLAN

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

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



SHEET KEYNOTES

1. EXISTING ROOF TOP UNIT AND CURB TO REMAIN.
2. REMOVE LIGHT BANDING AND ASSOCIATED COPING WITH CARE, EXISTING PARAPET WALL TO REMAIN.
3. REMOVE EXISTING WALL MOUNTED CANOPY AND ASSOCIATED STRUCTURE.
4. EXISTING ROOF DRAIN & RAIN LEADERS TO REMAIN, EXISTING STRAINER CLAMP AND BOWL TO BE ADJUSTED AS NEEDED DURING NEW CONSTRUCTION.
5. EXISTING ROOF SCUTTLE AND CURB TO REMAIN.
6. EXISTING EXHAUST FAN AND CURB TO REMAIN.
7. EXISTING SIGNAGE TO BE DEMOLISHED WITH CARE NOT TO DAMAGE EXISTING CANOPY TO REMAIN.
8. EXISTING SIGNAGE TO BE REMOVED WITH CARE, SALVAGED AND STORED ON SITE. SIGNAGE TO BE REINSTALLED DURING CONSTRUCTION PHASE.
9. PORTION OF EXISTING ROOF PARAPET TO BE DEMOLISHED DOWN TO EXISTING TOP OF ROOF DECK AND WOOD TRUSS TO REMAIN.
10. EXISTING PARAPET SCUPPER TO BE DEMOLISHED AND RELOCATED.
11. 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.
12. EXISTING COOLER CONDENSER EQUIPMENT TO REMAIN.
13. 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.
14. EXISTING SATELLITE EQUIPMENT TO REMAIN.
15. EXISTING CANOPY TO BE REMOVED AND SALVAGED ON SITE TO BE REINSTALLED IN CONSTRUCTION PHASE.
16. EXISTING ROOF VENT TO REMAIN.
17. EXISTING SEALED ROOF VENT TO REMAIN.
18. EXISTING PARAPET SCUPPER TO REMAIN.

NO.	DATE	REVISION	BY

WHITNEY BAILEY COX & MAGNANI, LLC
300 East Japan Road, Suite 200
Baltimore, MD 21202
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

DEMOLITION ROOF PLAN

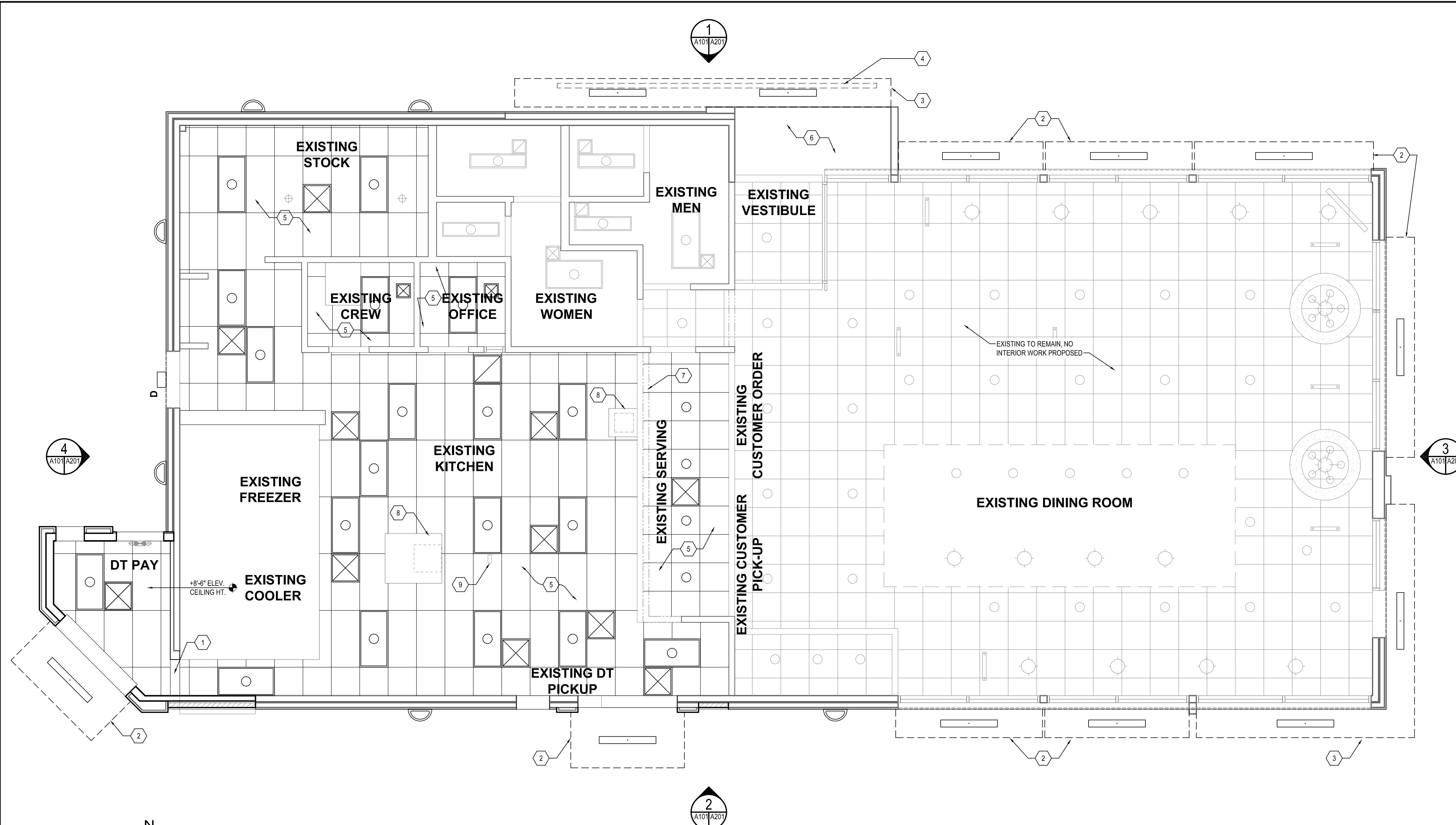
ALTERATIONS - BURGER KING # 9571

BURGERS OF BALTIMORE
2110 EMORITON ROAD
BEL AIR, MARYLAND 21015

DESIGNED:	JMM
DRAWN:	JMM
CHECKED:	SCB
SCALE:	AS NOTED
DATE:	05/25/2021
PROJECT:	2018.0375.04.0
DRAWING:	

AD103

05-25-2021 PERMIT SUBMISSION



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

- ### 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 FOR LIGHTING LAYOUT REQUIREMENTS AND ADDITIONAL INFORMATION.
 - PERFORM MAINTENANCE AND CLEANING OF EXISTING EQUIPMENT, MECHANICAL UNITS, AND DUCTWORK BEFORE REINSTALLATION OF CEILING AND DIFFUSERS.

- ### SHEET KEYNOTES
- PROVIDE NEW GYPSUM BOARD BULKHEAD AT OPENING.
 - PROVIDE AND INSTALL NEW PREFABRICATED METAL CANOPY.
 - EXISTING PREFABRICATED METAL CANOPY TO REMAIN. REINSTALL AFTER EXTERIOR WALL FINISH ARE INSTALLED.
 - PROVIDE NEW SIGN ATTACHED TO EXISTING SUPPORTS ON EXISTING CANOPY.
 - 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.
 - VESTIBULE SOFFIT ABOVE ENTRY, CEILING PAINT TO MATCH INTERIOR CEILING.
 - EXISTING MENU BOARD TO REMAIN.
 - EXISTING MECHANICAL EXHAUST HOOD ABOVE TO REMAIN.
 - ELECTRICAL EQUIPMENT CHASE TO REMAIN.

NO.	DATE	REVISION

WHITNEY BAILEY COX & MAGNANI, LLC
 300 East Joppa Road, Suite 200
 Baltimore, MD 21286
 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

REFLECTED CEILING PLAN

ALTERATIONS - BURGER KING # 9571

BURGERS OF BALTIMORE
 2110 EMORITON ROAD
 BEL AIR, MARYLAND 21015

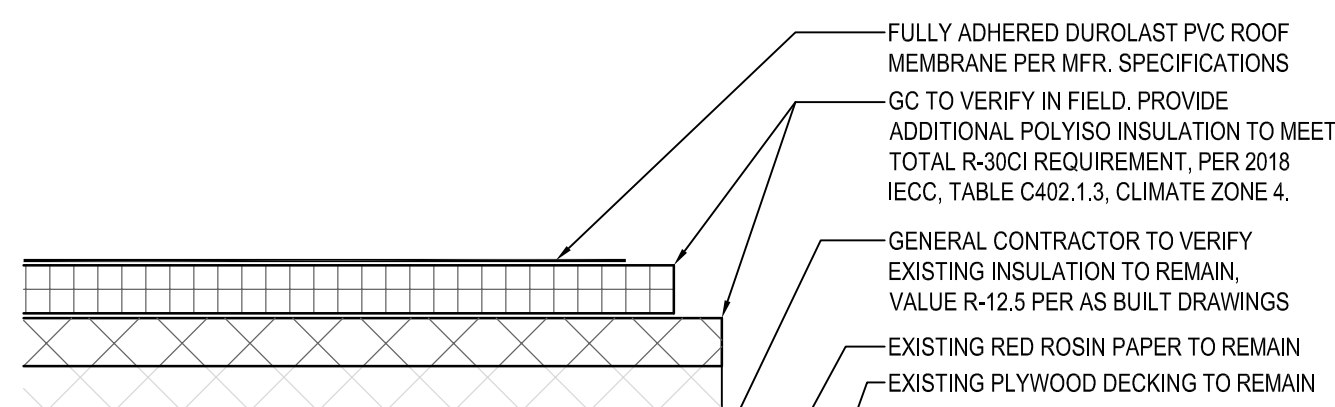
DESIGNED:	JMM
DRAWN:	JMM
CHECKED:	SCB
SCALE:	AS NOTED
DATE:	05/25/2021
PROJECT:	2018.0375.04.0
DRAWING:	

A102

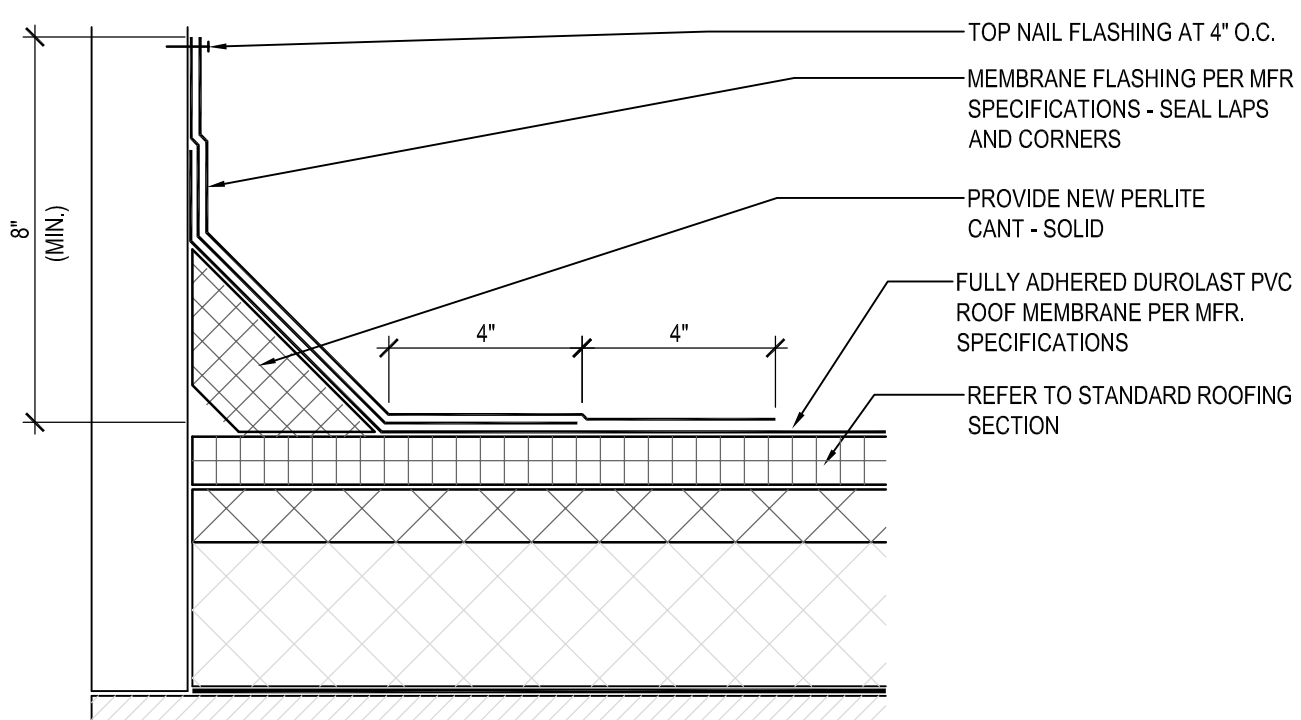
NEW WORK CEILING PLAN

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

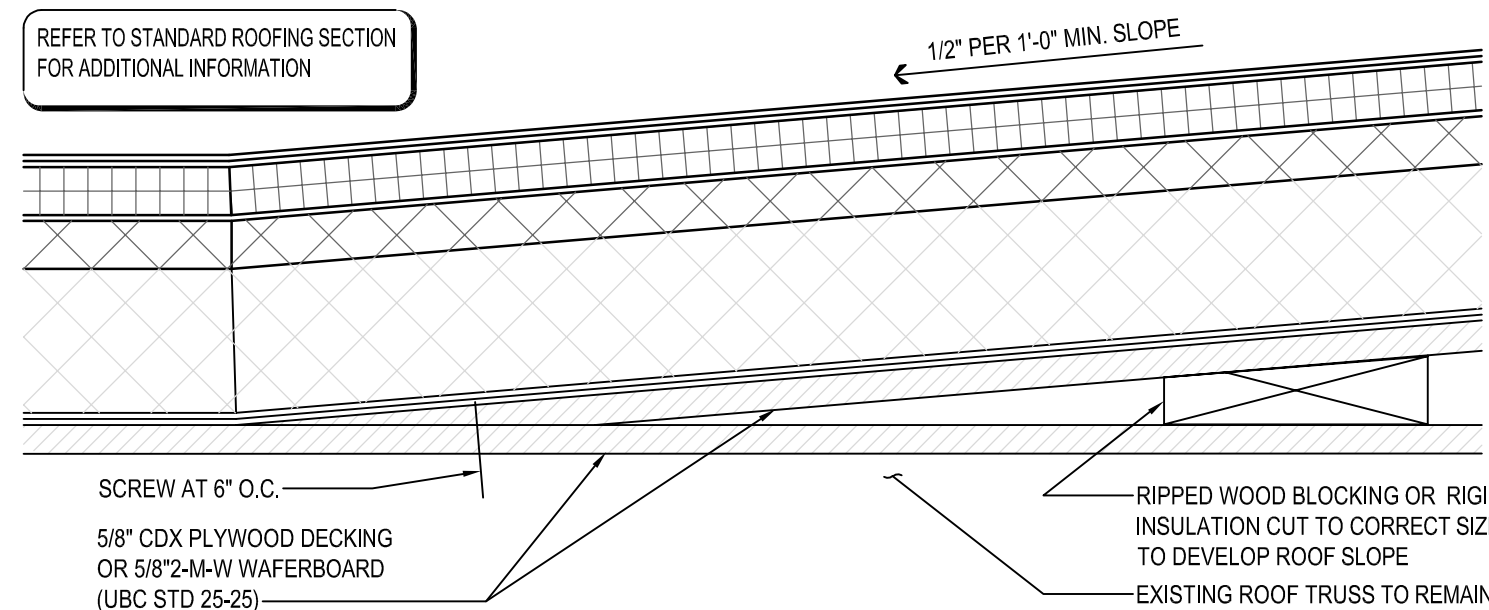
CAUTION: IF THIS DRAWING IS A REDUCTION, USE THE GRAPHIC SCALES.



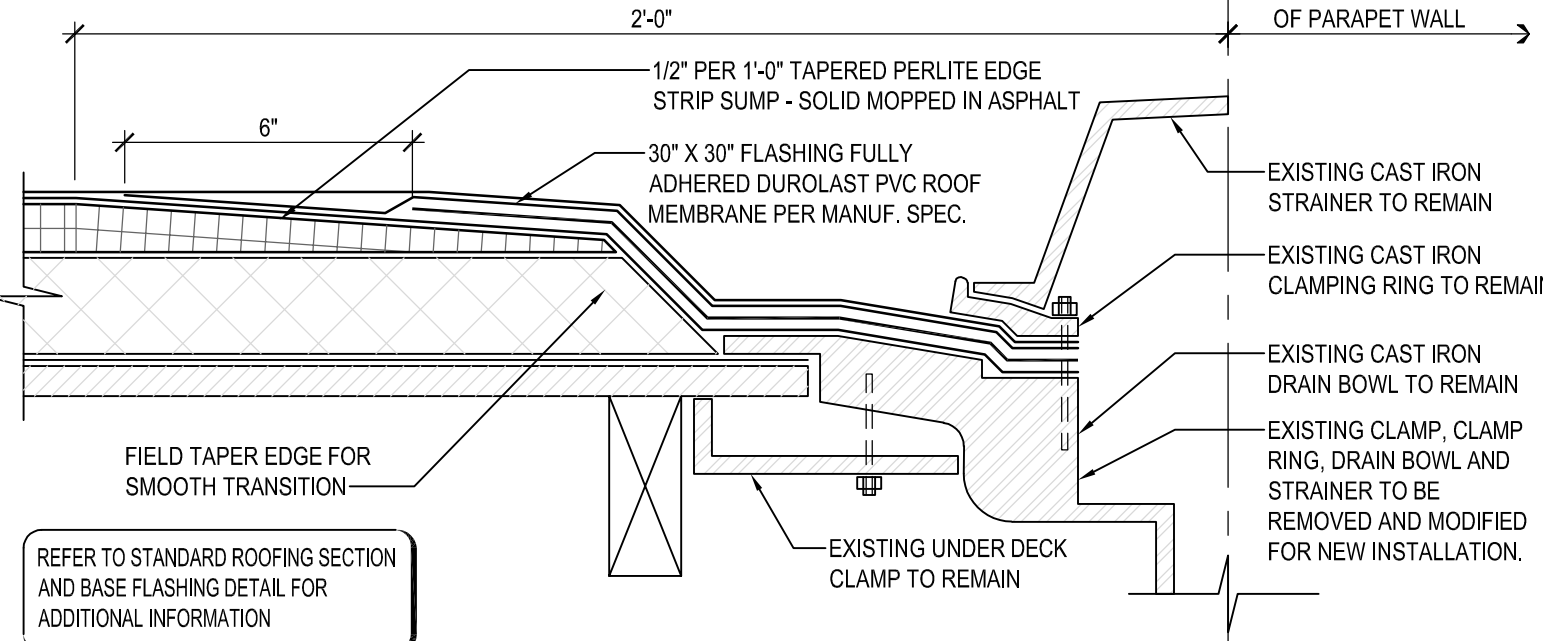
1 STANDARD ROOFING SECTION
 SCALE: 3" = 1'-0"



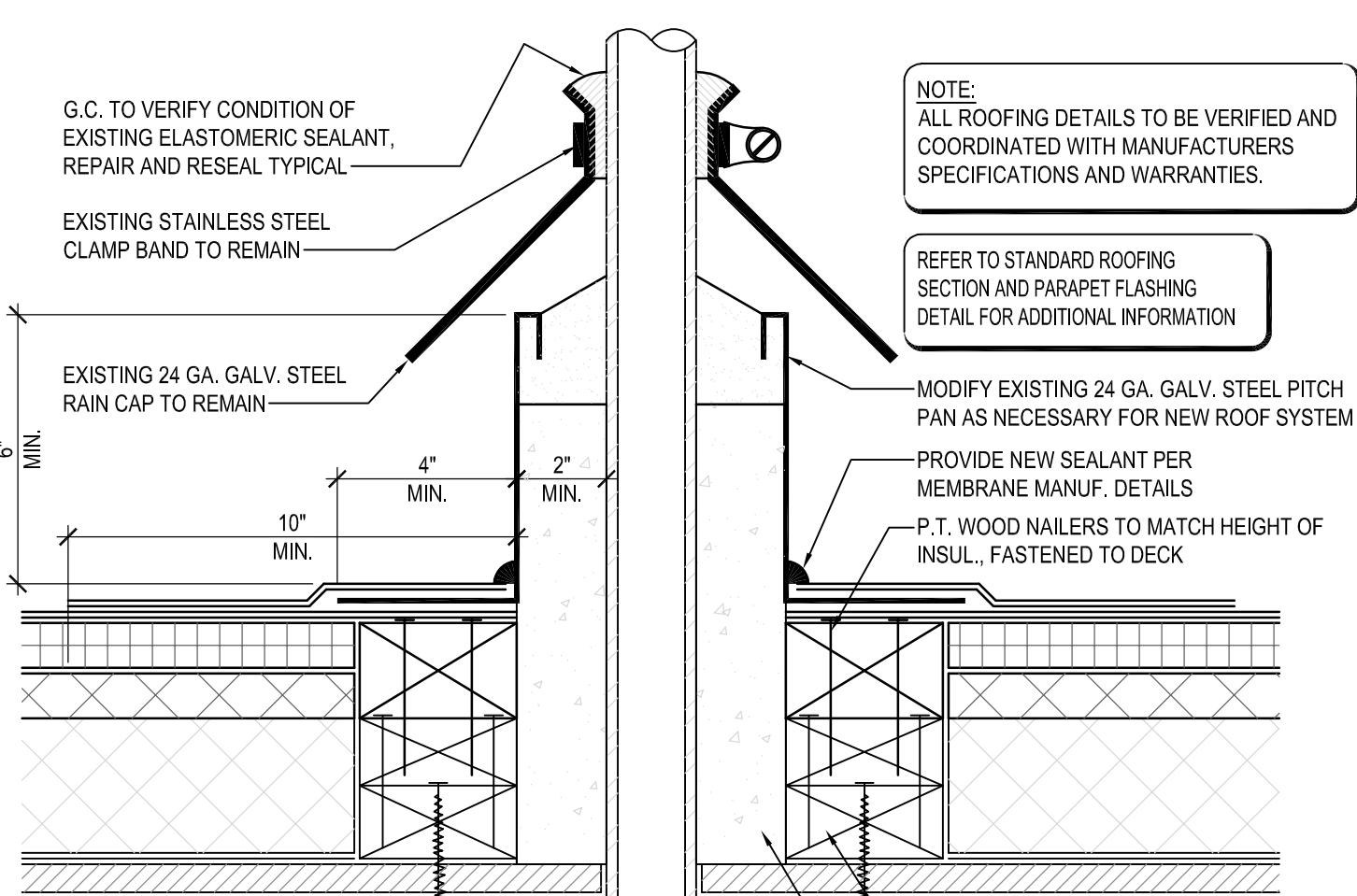
2 STANDARD BASE FLASHING CONFIGURATION
 SCALE: 3" = 1'-0"



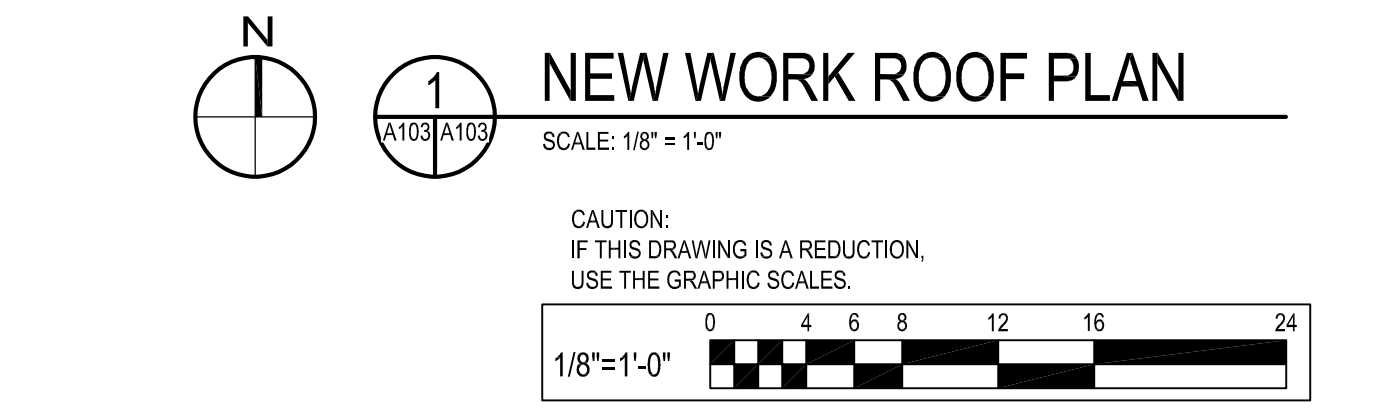
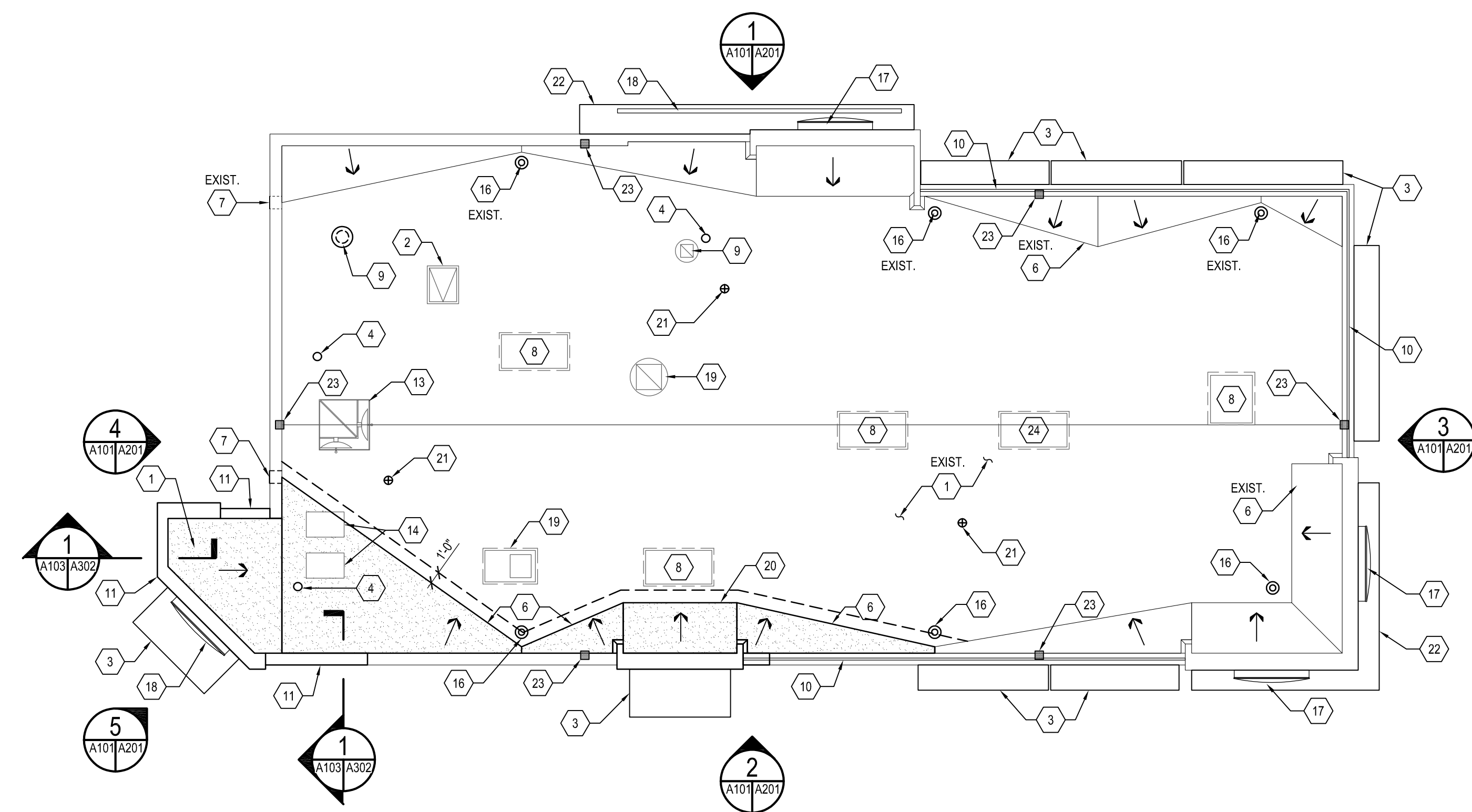
3 TYPICAL CRICKET DETAIL
 SCALE: 3" = 1'-0"



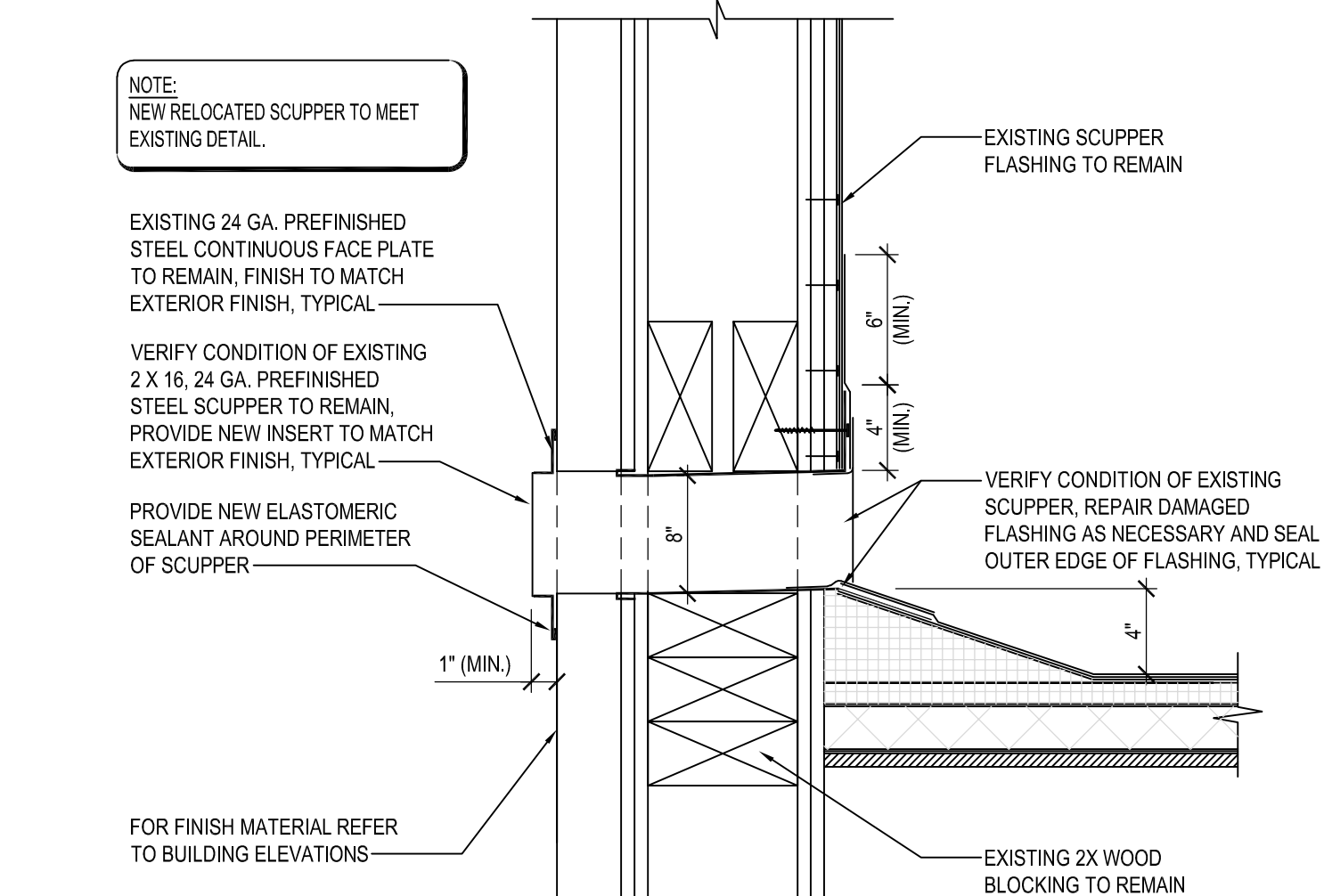
4 ROOF DRAIN DETAIL
 SCALE: 3" = 1'-0"



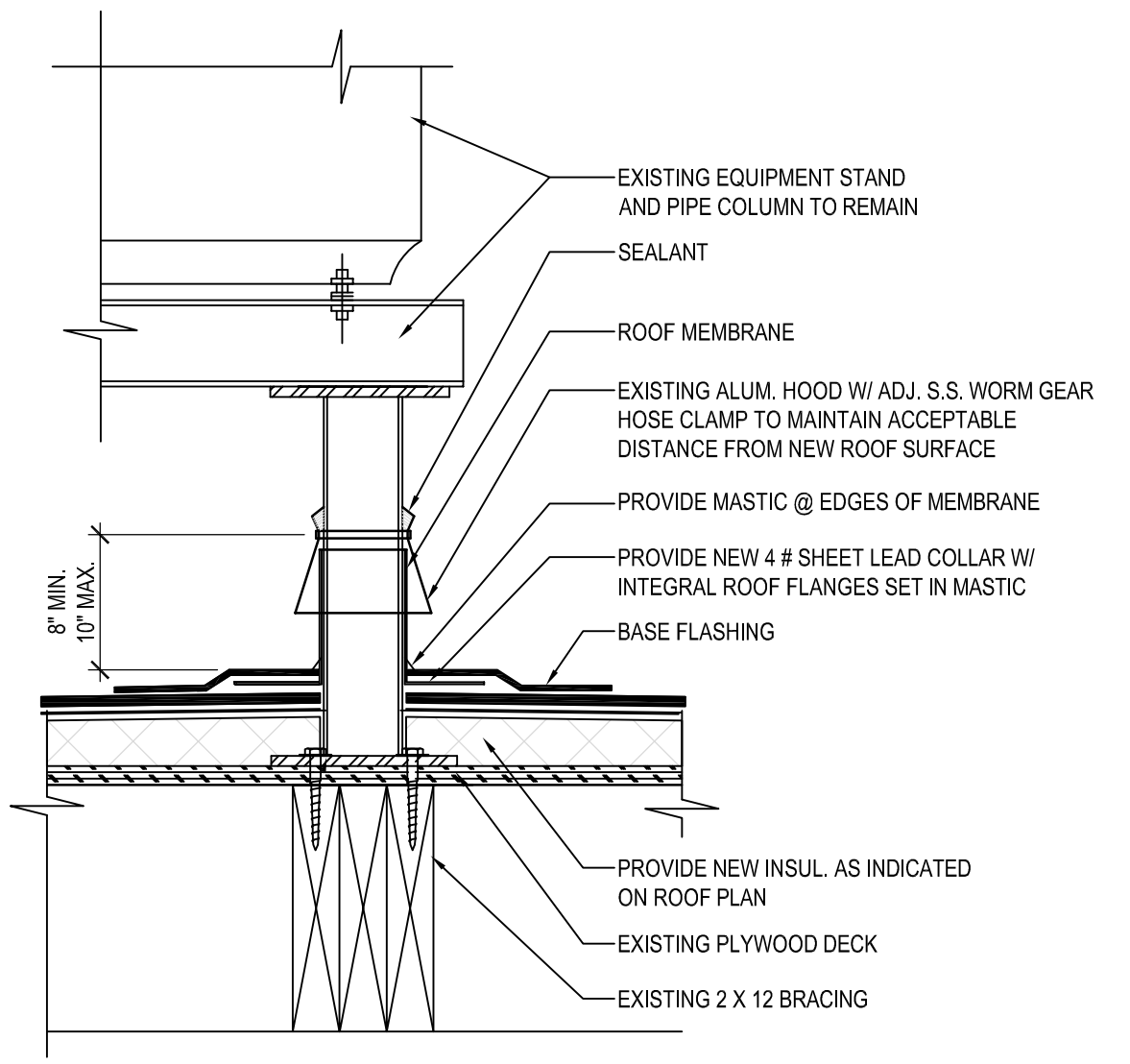
5 PITCH PAN DETAIL
 SCALE: 3" = 1'-0"



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



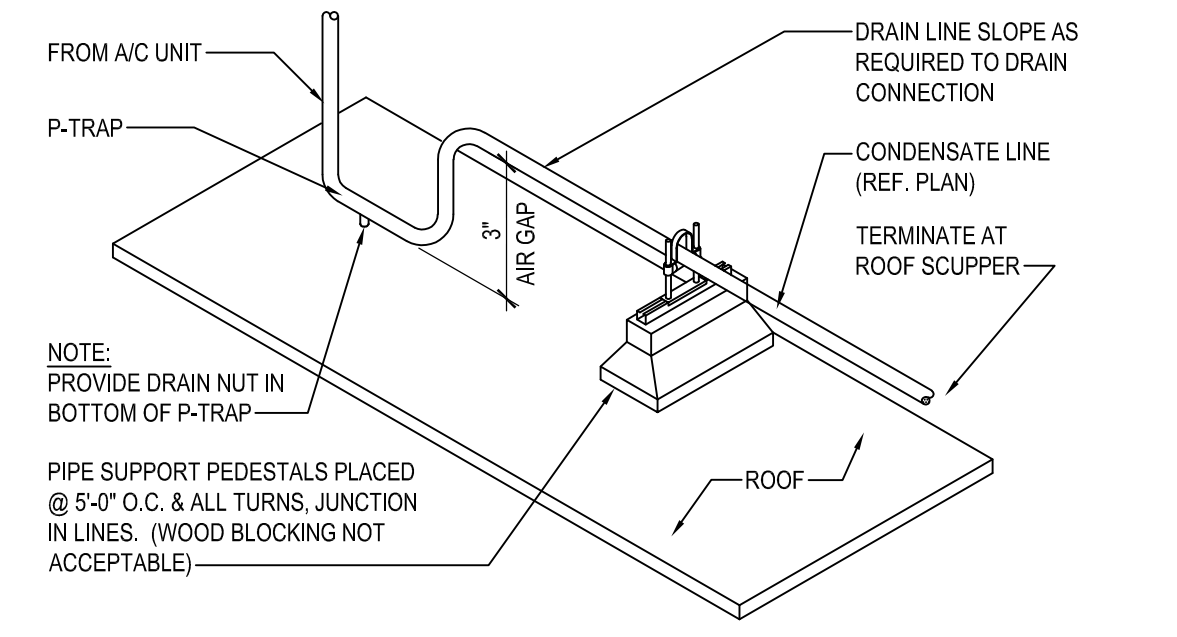
7 OVERFLOW SCUPPER DETAIL
 SCALE: 3" = 1'-0"



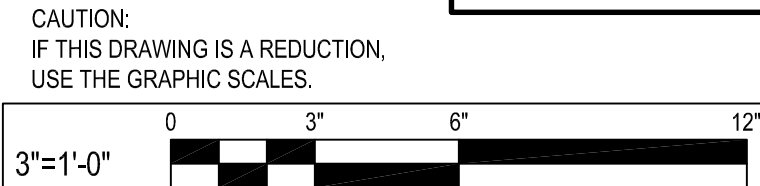
9 EQUIPMENT STAND DETAIL
 SCALE: 3" = 1'-0"

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



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 8" 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, GFCL 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 DISHANTENNA 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.

BY	
REVISION	
DATE	
NO.	

WHITNEY BAILEY COX & MAGNANI, LLC
 300 East Joppa Road, Suite 200
 41031512-4500 www.wbcm.com

WBCM
 Designing Infrastructure for Tomorrow

SEAL

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

NEW WORK ROOF PLAN

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

DESIGNED:	JMM
DRAWN:	JMM
CHECKED:	SCB
SCALE:	AS NOTED
DATE:	05/25/2021
PROJECT:	2018.0375.04.0
DRAWING:	

A103

05-25-2021 PERMIT SUBMISSION

© WBCM 2021

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	DESCRIPTION	DIMENSION	ADDITIONAL INFORMATION
				PRODUCT	COLOR	
EB-1G	EXTERIOR BRICK	GENERAL	EVOLUTION BRICK	MOD / QS TUMBLER (FULL BRICK)	OLDE HILLSBORO	CONTACT: GABE POWERS (502) 558-4612 NOTE: USE WITH EGR-3G
				(THIN BRICK)	SIERRA TUMBLER	
			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 TEXTURE: FINE SAND OR STO THERM CI EIFS SYSTEM	COLOR TO MATCH EP-2G PPG "DESERT DUNE"	CONTACT: TIM SALERNO AT STO CORP (407) 466-5371
			NICHIHA FIBER CEMENT	NICHIHA TUFFBLOCK	PREPAINTED TO MATCH EP-2G - PPG "DESERT DUNE" STACKED BOND PATTERN	18" X 6" CONTACT: NICHIHA CUSTOMER SERVICE (770) 805-9466 BK@NICHIHA.COM INSTALL PER MANUFACTURER'S SPECIFICATIONS VERTICAL APPLICATIONS ONLY (NOT FOR USE ON SOFFITS)
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	NICHIHA FIBER CEMENT	VINTAGE WOOD EF762	"CEDAR"	18" X 10" CONTACT: NICHIHA CUSTOMER SERVICE (770) 805-9466 BK@NICHIHA.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)
TR-1G	ALUMINUM TRIMS			ADSEAL PRODUCTS	ADSEAL 458-63	"VINTAGE WOOD CEDAR"
EP-2G	EXTERIOR PAINT	EXTERIOR GENERAL	PPG	PRIMER: 17-921 PAINT: 6-2045XI	"DESERT DUNE" 1023-4, former "TANNERS TAUPE" PPG1023-4	CONTACT: KEVIN LASTACY @ PPG Corporate National Accounts Manager (816) 335-3259 klastacy@ppg.com
EP-4G	EXTERIOR PAINT	EXTERIOR WAINSCOT		PRIMER: 17-921 PAINT: 6-2045XI	"GRANITE" 1022-6, former "MONTERREY CLIFFS" 10Y 14/080	NOTE: FOR REMODELS ONLY NOT FOR USE ON ROOFS. SEE EP-6AG & EP-6BG
EP-6G	EXTERIOR PAINT	LOGO SIGN CABINETS & BURGER KING CHANNEL LETTER CABINETS		PRIMER: 6-212 PAINT: 6-230	"STEPPING STONE" 1010-4, former "BURGER KING SILVER" Custom Formula	NOTE: BY EXCEPTION FOR REMODELS ONLY
EP-6AG	EXTERIOR PAINT	EXISTING MANSARD ROOFS, SHINGLES & BARREL TILE		PRIMER: 17-921 PAINT: 90-1110	"DOVER GRAY" 1001-1, former "GRYMMYS GREY" 00NN 20/000	NOTE: BY EXCEPTION FOR REMODELS ONLY
EP-6BG	EXTERIOR PAINT	EXISTING STANDING SEAM METAL ROOF		PRIMER: 90-712 PAINT: 90-1110	"GRAY STONE" 1009-4, former "MARCH WIND" Custom Formula	NOTE: BY EXCEPTION FOR REMODELS ONLY
EP-8BG	EXTERIOR PAINT	METAL COPING AT ARCHON TOWERS		PRIMER: 17-921 PAINT: 6-2045XI	"CARAVEL BROWN" 1079-6, former "CEDAR" Custom Formula	
EXT-1G	EXTERIOR PAINT	POLES & POLE SIGN		PRIMER: 90-712 PAINT: 90-353	"BLACK"	
EXT-2G	EXTERIOR PAINT	SIGNS		PRIMER: 90-712 PAINT: 90-375	Tint to match PPG 1006-6 "DECONSTRUCTION"	
EP-2G	EXTERIOR PAINT	EXTERIOR GENERAL		PRIMER: Loxon Concrete & Masonry A24W300 PAINT: Superpaint Ext Satin A89 Series Satin	"TAUPE TONE" SW 7633	Contact: GLENN REMLER, ARCHITECTURAL ACCOUNT EXECUTIVE phone: (954) 547-1217 email: Glenn.J.Remler@Sherwin.com
EP-4G	EXTERIOR PAINT	EXTERIOR WAINSCOT		PRIMER: Loxon Concrete & Masonry A24W300 PAINT: Superpaint Ext Satin A89 Series Satin	"HOMESTEAD BROWN" SW 7515	
EP-6G	EXTERIOR PAINT	LOGO SIGN CABINETS & BURGER KING CHANNEL LETTER CABINETS		PRIMER: Kem Bond HS B50A28 PAINT: Silver Brite B59S11	FACTORY FINISH SILVER	NOTE: FOR REMODELS ONLY NOT FOR USE ON ROOFS.
EP-8G	EXTERIOR PAINT	METAL COPING AT ARCHON TOWERS		PRIMER: Pro Industrial Pro-Cryl Primer B66-310 PAINT: Pro Industrial High Performance Acrylic B66-650 Semi-Gloss	"CEDAR" Custom Formula	
EXT-1G	EXTERIOR PAINT	POLES & POLE SIGN		PRIMER: Pro Industrial Pro-Cryl Primer B66-310 PAINT: Pro Industrial High Performance Acrylic B66-600 Gloss	FACTORY FINISH BLACK	
EXT-2G	EXTERIOR PAINT	SIGNS		PRIMER: Pro Industrial Pro-Cryl Primer B66-310 PAINT: Pro Industrial High Performance Acrylic B66-600 Gloss	FACTORY FINISH TO MATCH SW 6075 "GARRET GRAY"	
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	LEKTRON *SEE APPROVED SIGN SUPPLIERS	LED LIGHT BAND		PRODUCT INFORMATION: KEVIN RUBOTTOM AT LEKTRON (800) 634-4059 OR (918) 622-4978 Email: KRubottom@lektroninc.com
MP-3G	METAL CANOPY	ABOVE DOORS AND WINDOWS	*SEE APPROVED CANOPY SUPPLIERS	CUSTOM METAL CANOPY	COLOR: CLEAR ANODIZED	*SEE PLANS

BY	
REVISION	
DATE	
NO.	

WHITNEY BAILEY COX & MAGNANI, LLC
300 East Joplin Road, Suite 200
Joplin, MO 64501
417.519.4500 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

EXTERIOR FINISH SCHEDULE

ALTERATIONS - BURGER KING # 9571

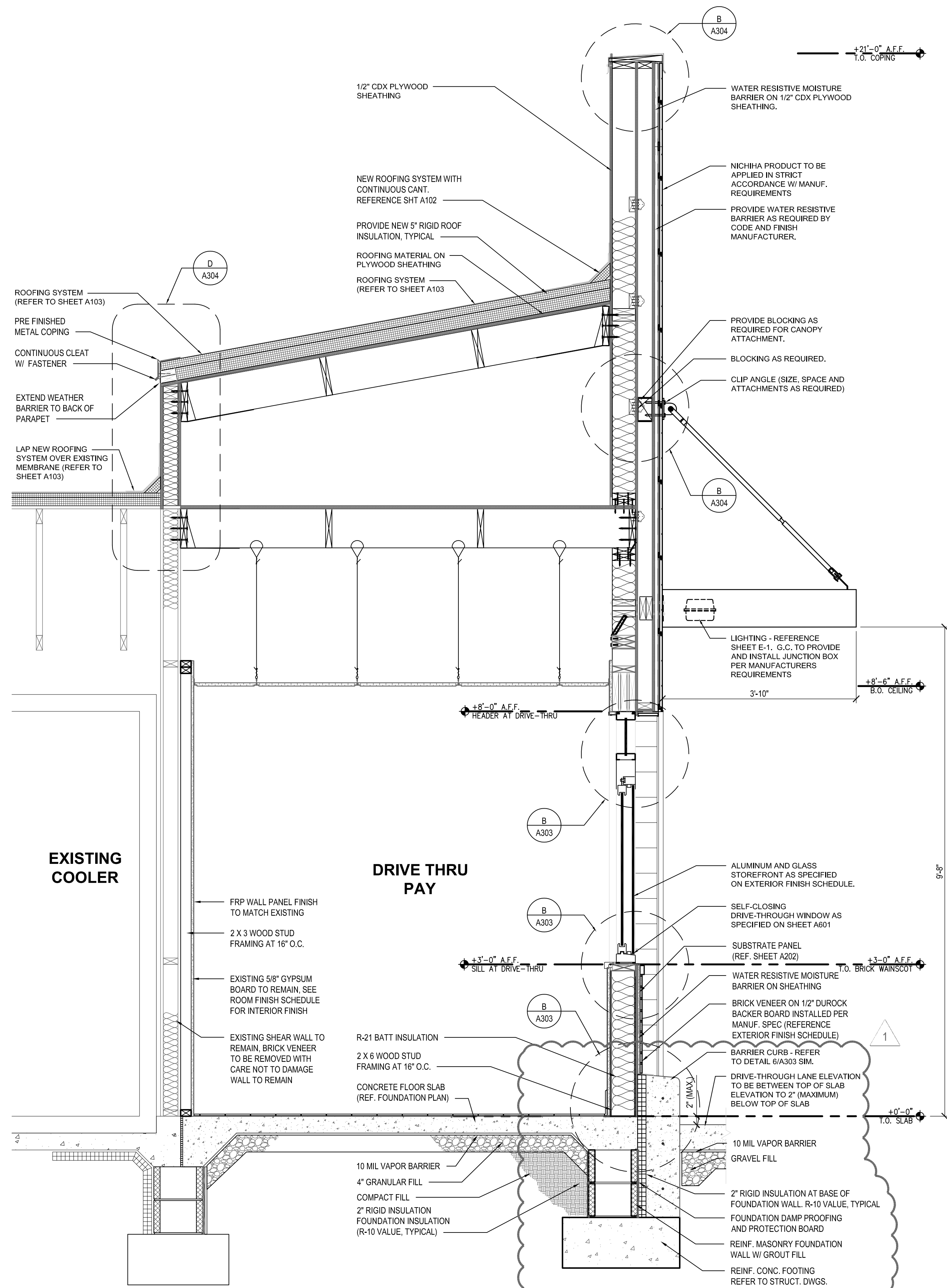
BURGERS OF BALTIMORE
2110 EMORITON ROAD
BEL AIR, MARYLAND 21015

DESIGNED:	JMM
DRAWN:	JMM
CHECKED:	SCB
SCALE:	AS NOTED
DATE:	05/25/2021
PROJECT:	2018.0375.04.0
DRAWING:	

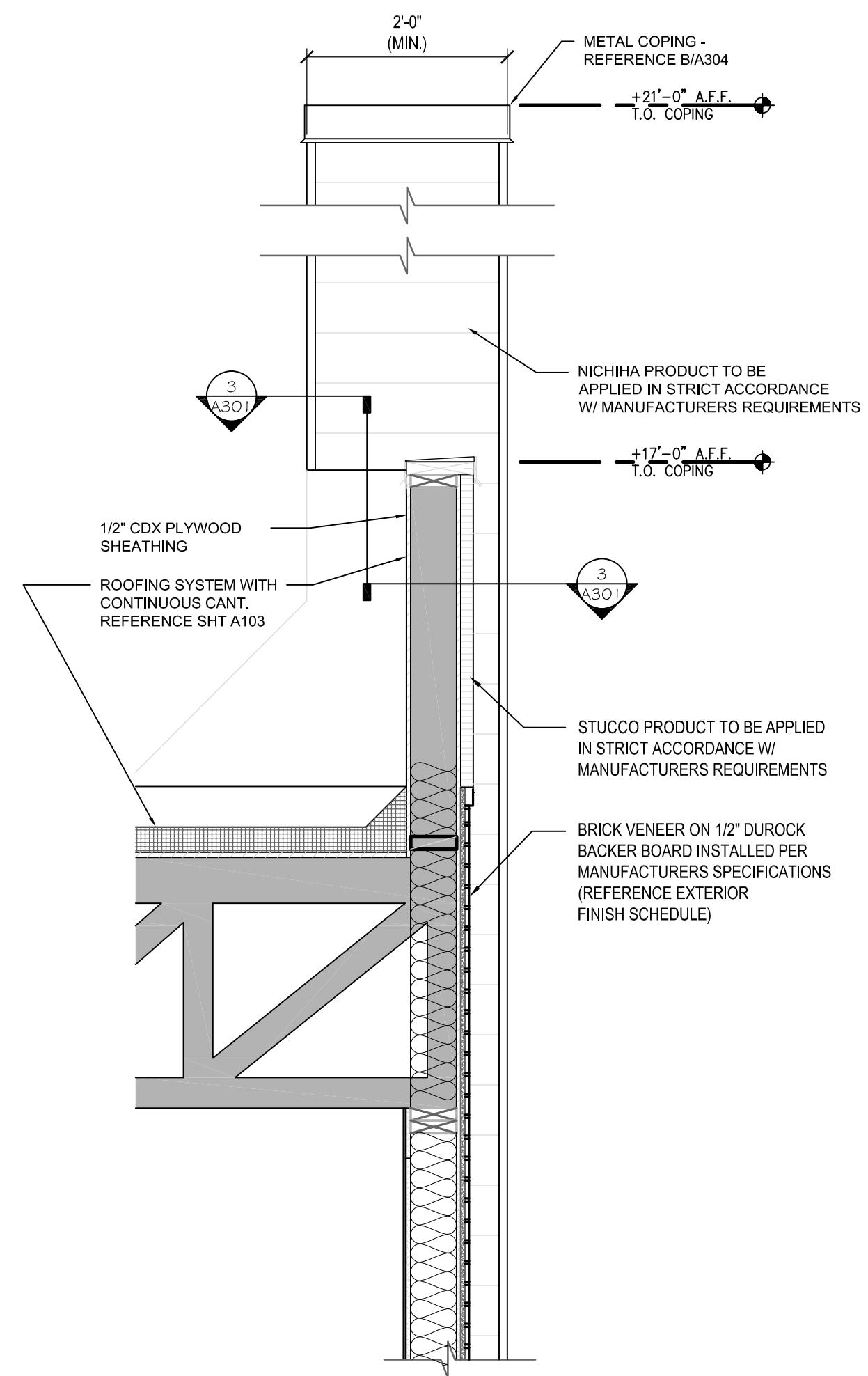
A202

05-25-2021 PERMIT SUBMISSION

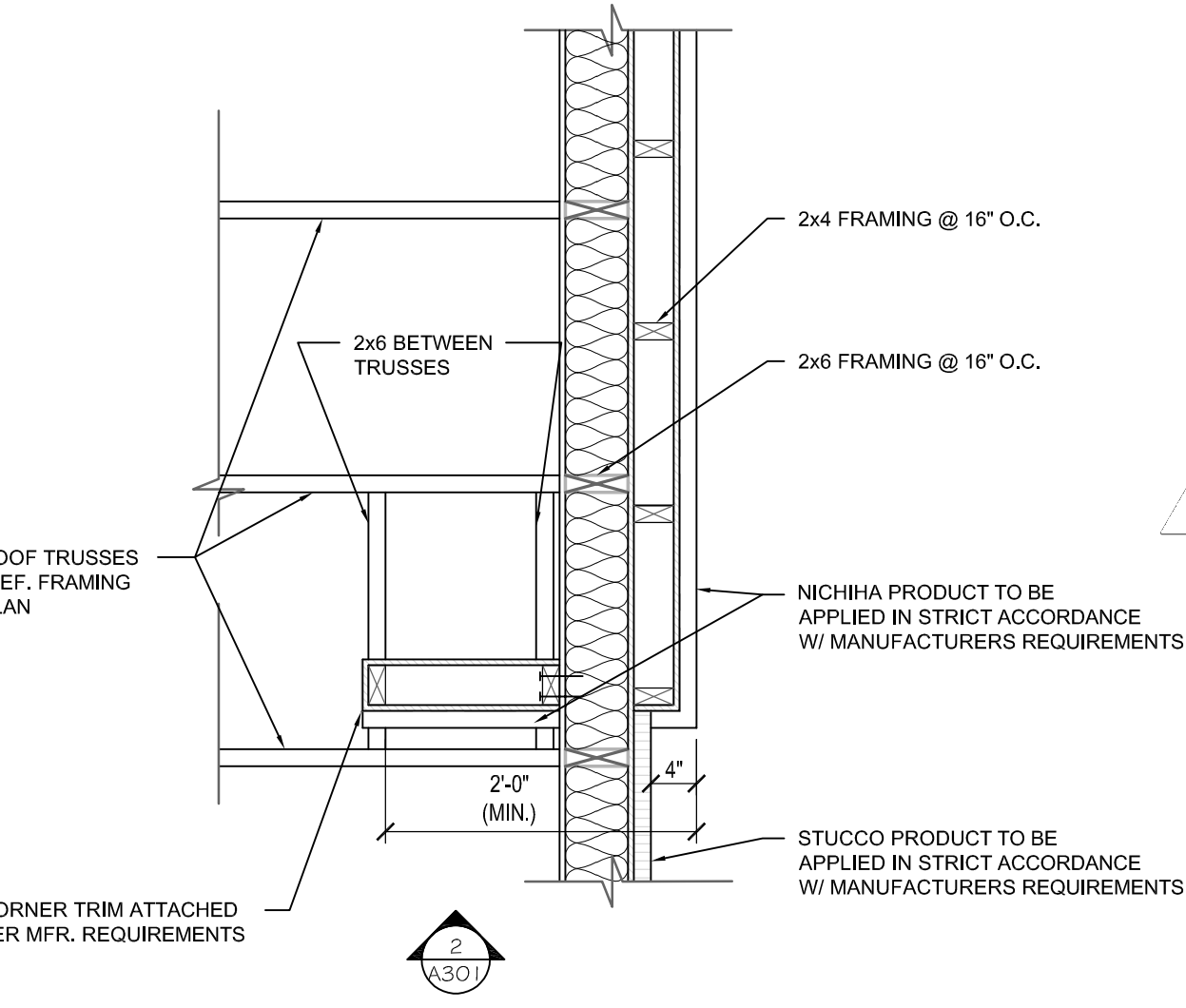
File Path: 2021-11-08am User: jmm



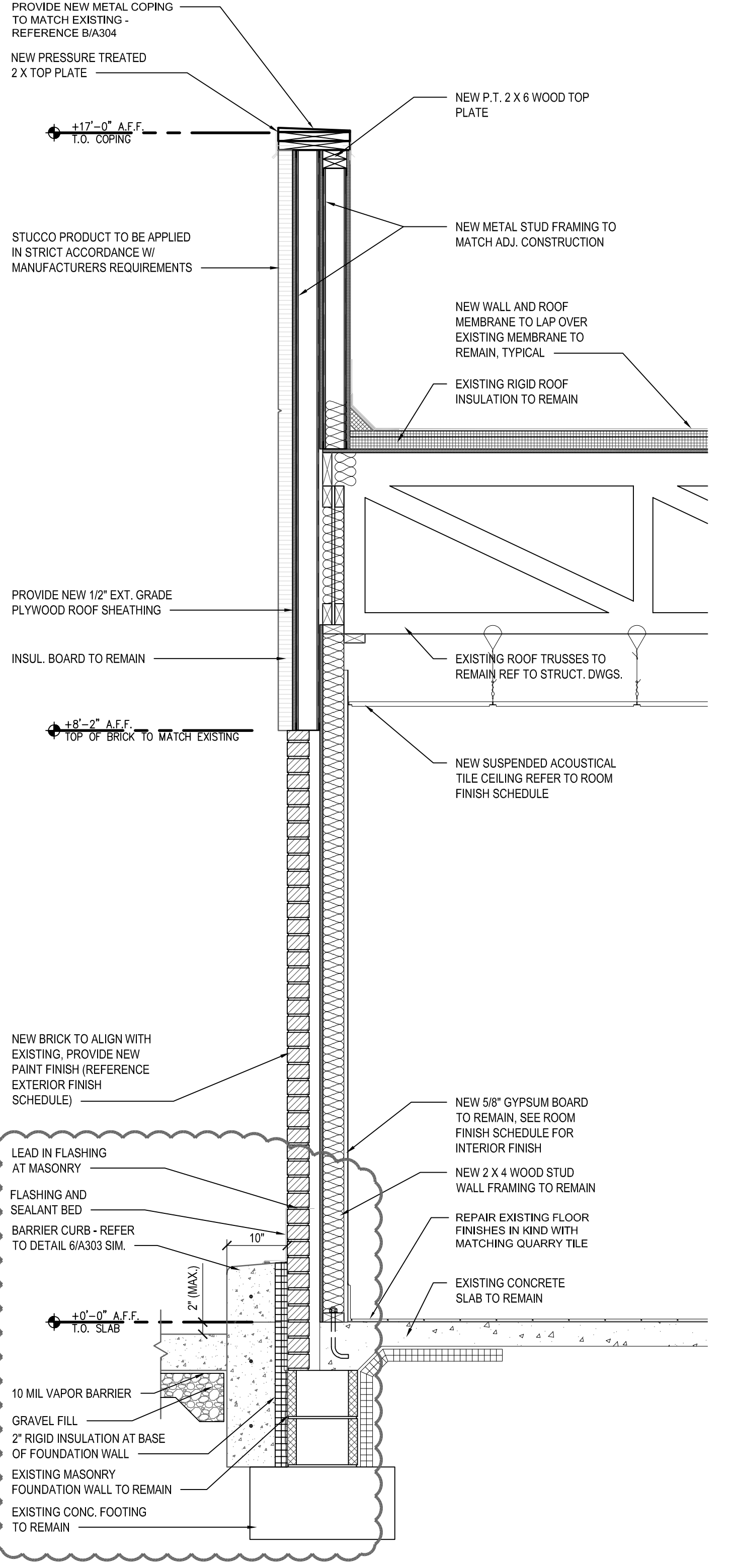
1 NEW DRIVE-THROUGH WINDOW WALL
SCALE: 3/4" = 1'-0"



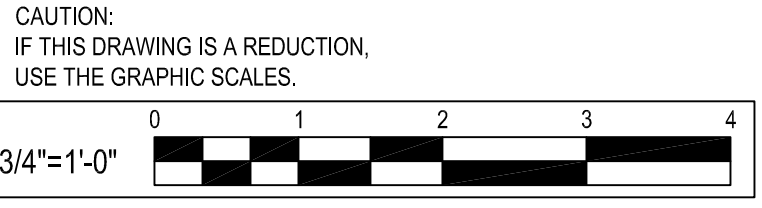
2 TYPICAL TOWER RETURN WALL
SCALE: 3/4" = 1'-0"



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



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



NO.	DATE	REVISION	BY	PRM
1	06-25-2021	PERMIT COMMENT RESPONSES		

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

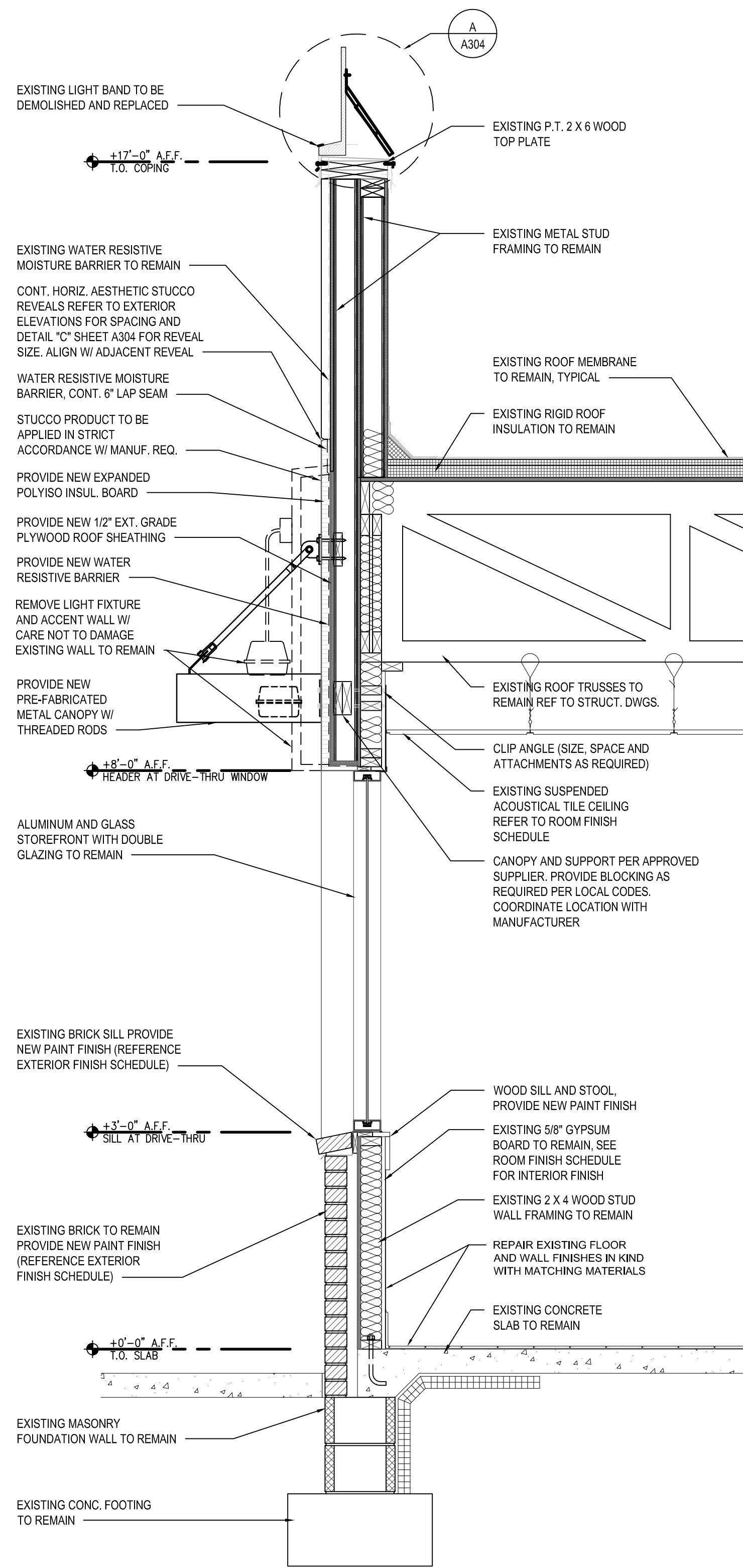
WBCM
Designing Infrastructure for Tomorrow

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

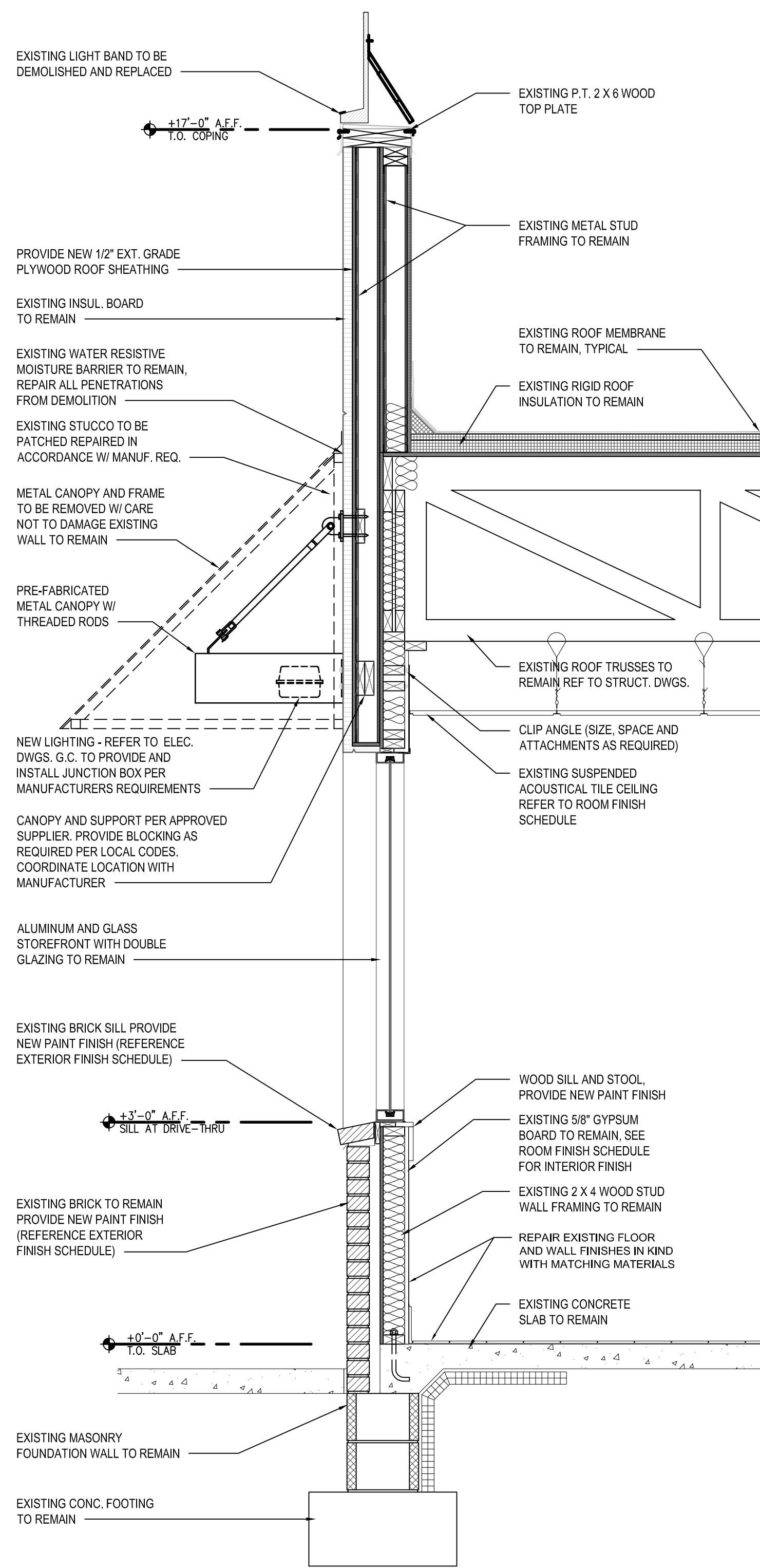
WALL SECTIONS
ALTERATIONS - BURGER KING # 9571
BURGERS OF BALTIMORE
2110 EMORITON ROAD
BEL AIR, MARYLAND 21015

DESIGNED:	JMM
DRAWN:	JMM
CHECKED:	SCB
SCALE:	AS NOTED
DATE:	05/25/2021
PROJECT:	2018.0375.04.0
DRAWING:	

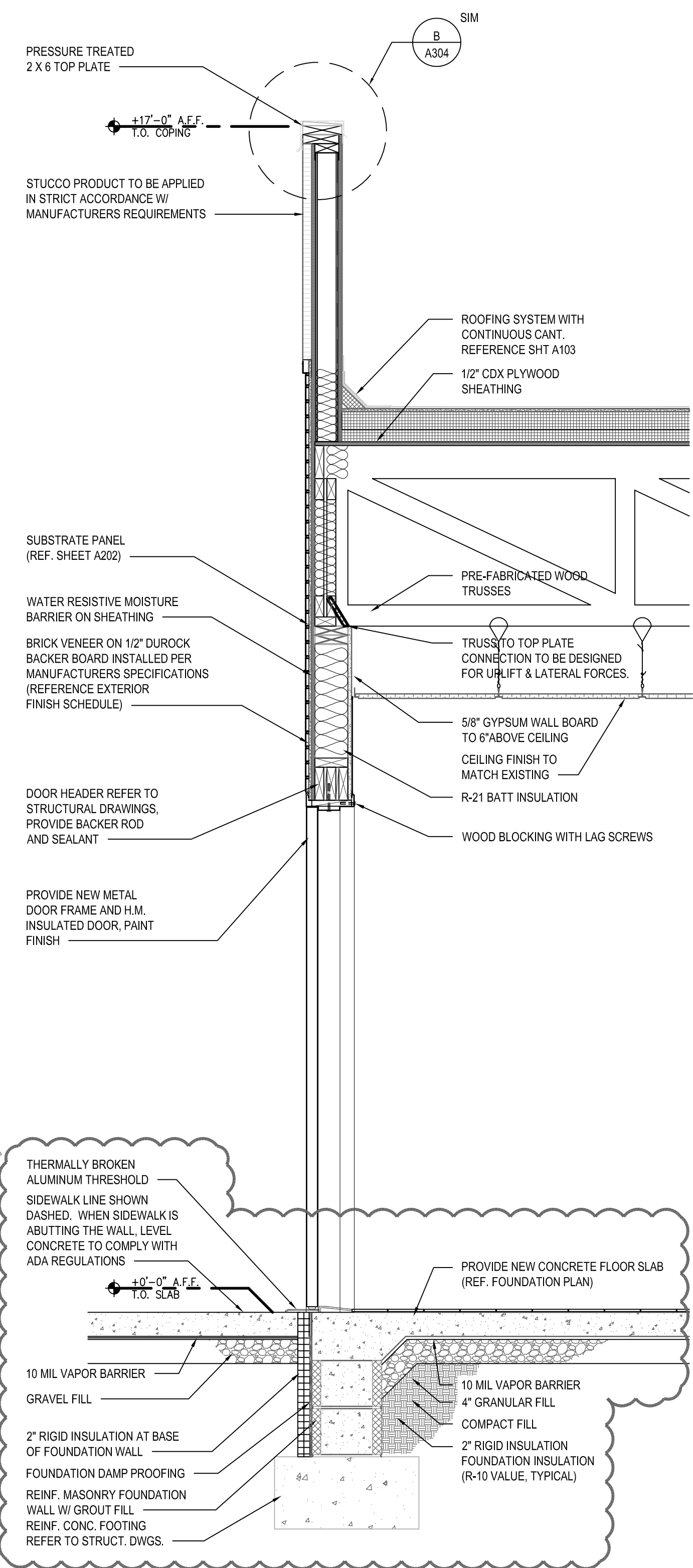
A301
05-25-2021 PERMIT SUBMISSION
© WBCM 2021



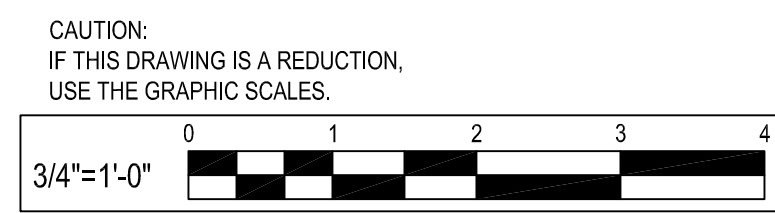
1 WALL SECTION
 SCALE: 3/4" = 1'-0"



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



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



NO.	DATE	REVISION
1	05-25-2021	PERMIT COMMENT RESPONSES

WHITNEY BAILEY COX & MAGNANI, LLC
 300 East Japan Road, Suite 200
 Bel Air, Maryland 21038
 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

WALL SECTIONS

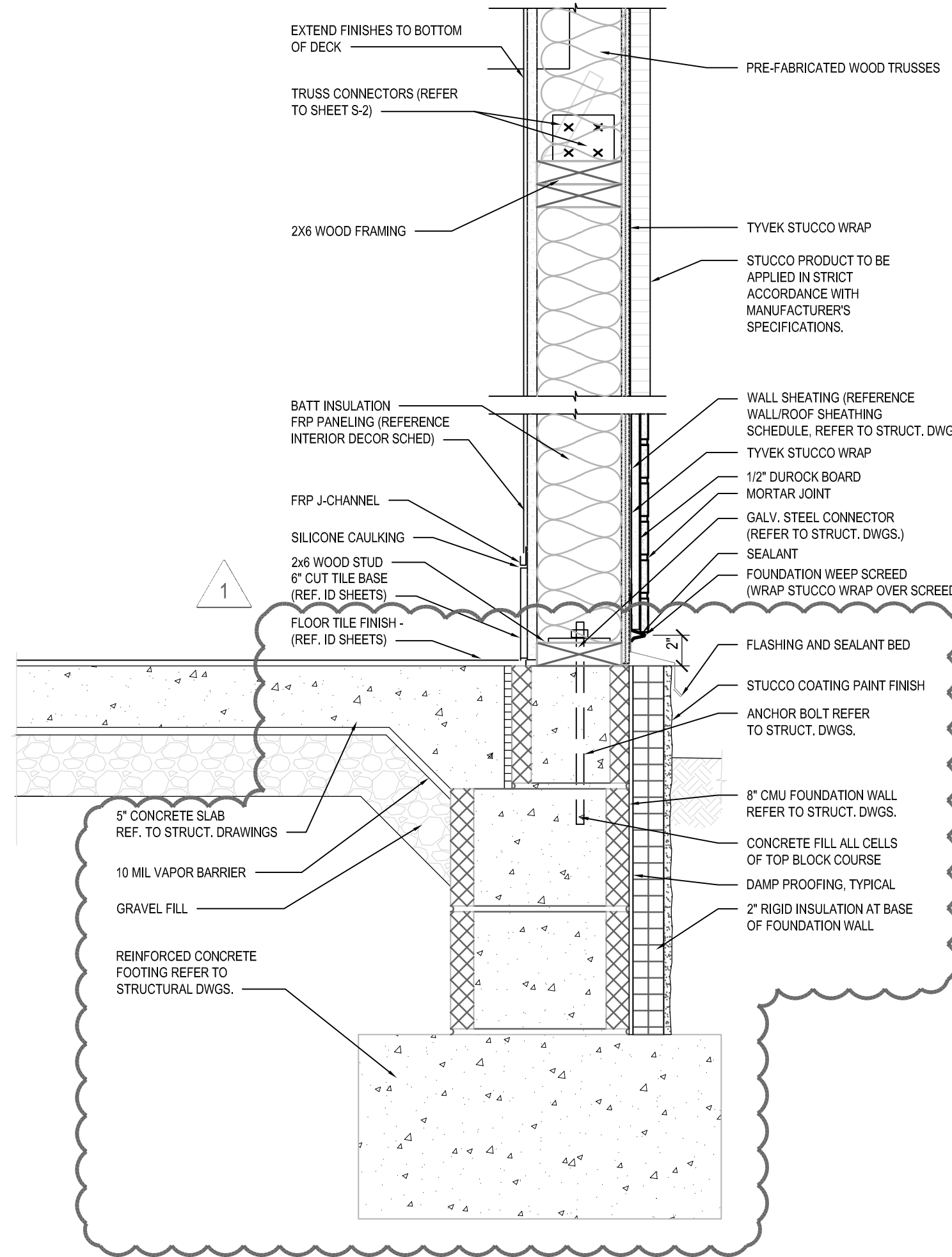
ALTERATIONS - BURGER KING # 9571

BURGERS OF BALTIMORE
 2110 EMORION ROAD
 BEL AIR, MARYLAND 21038

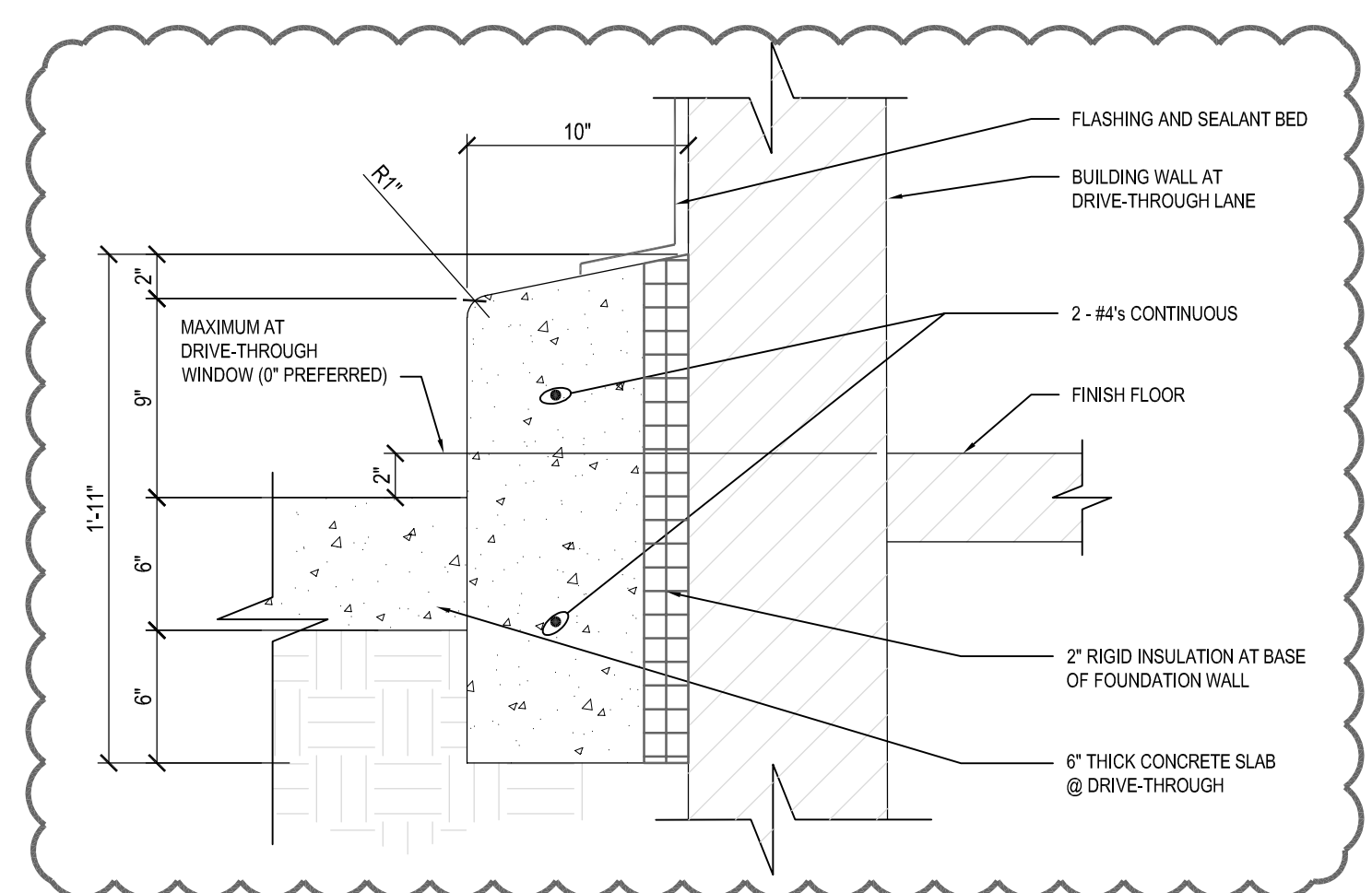
DESIGNED:	JMM
DRAWN:	JMM
CHECKED:	SCB
SCALE:	AS NOTED
DATE:	05/25/2021
PROJECT:	2018.0375.04.0
DRAWING:	

A302

05-25-2021 PERMIT SUBMISSION



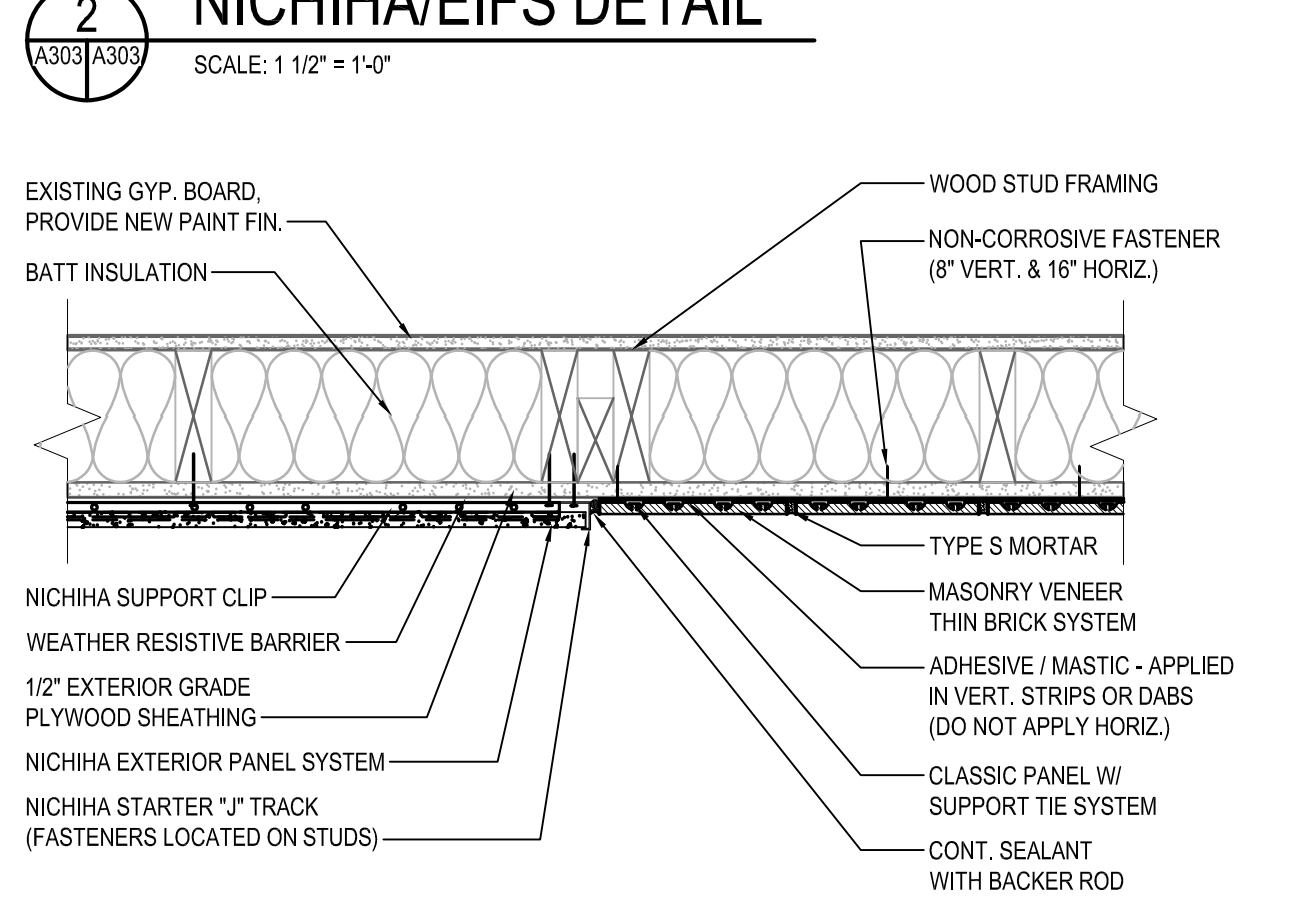
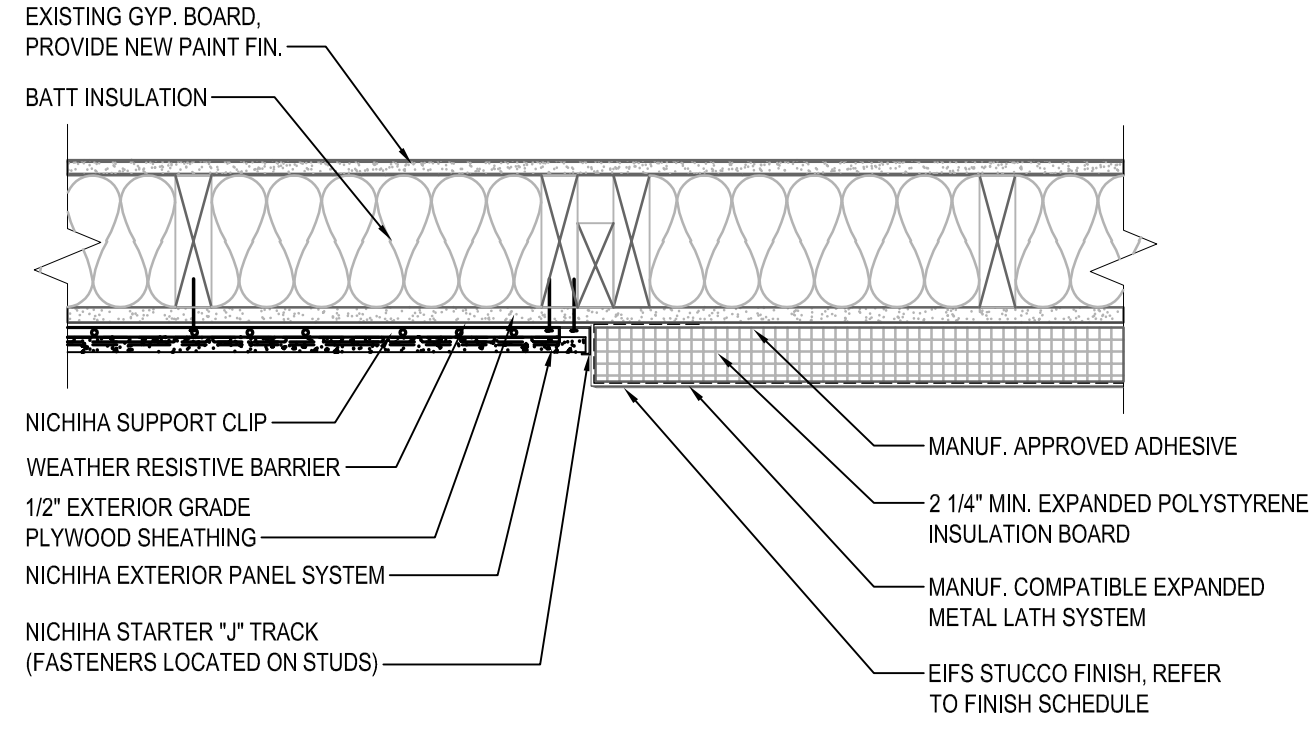
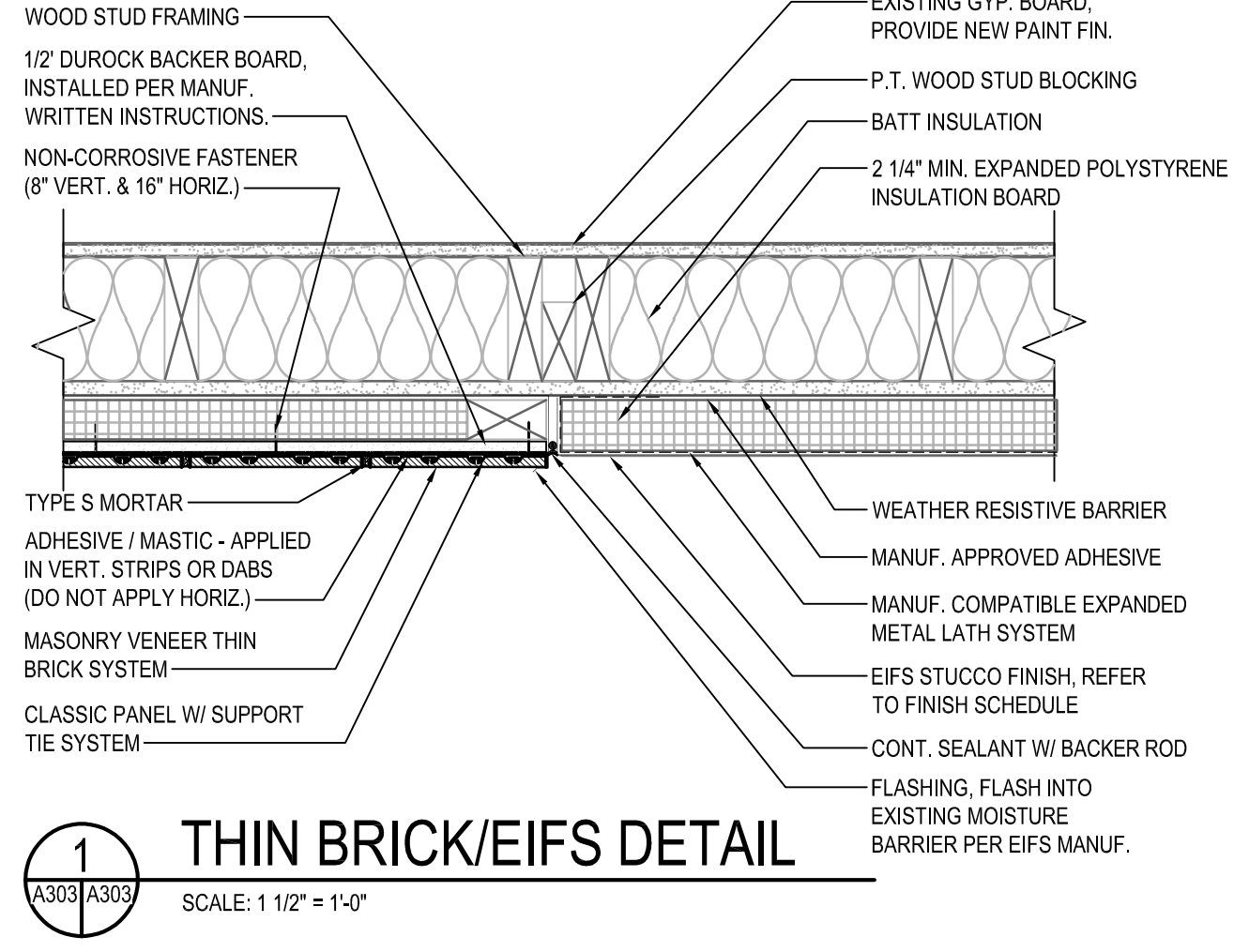
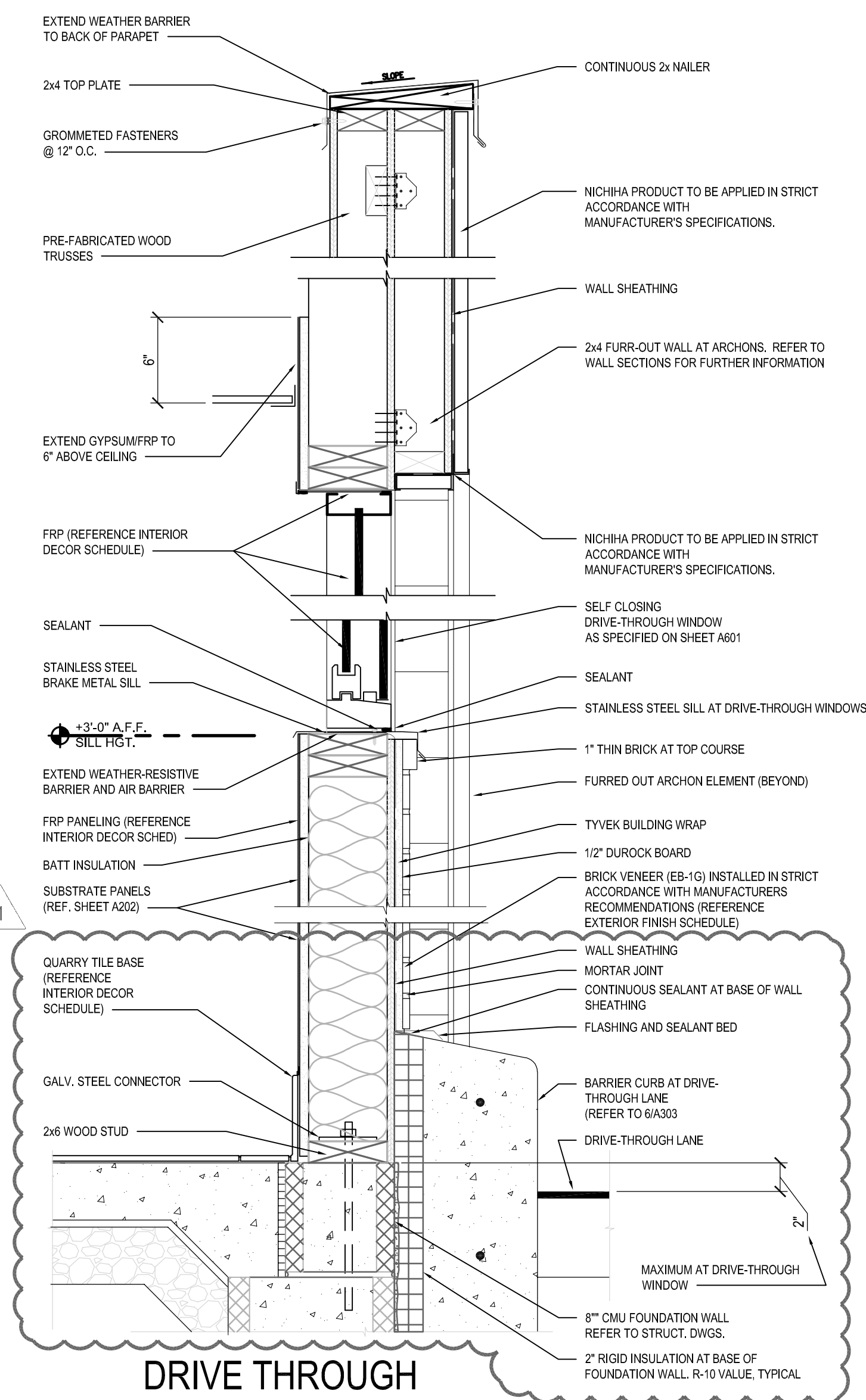
A BASE-SILL-HEADER-CAP DETAILS
SCALE: 1 1/2" = 1'-0"



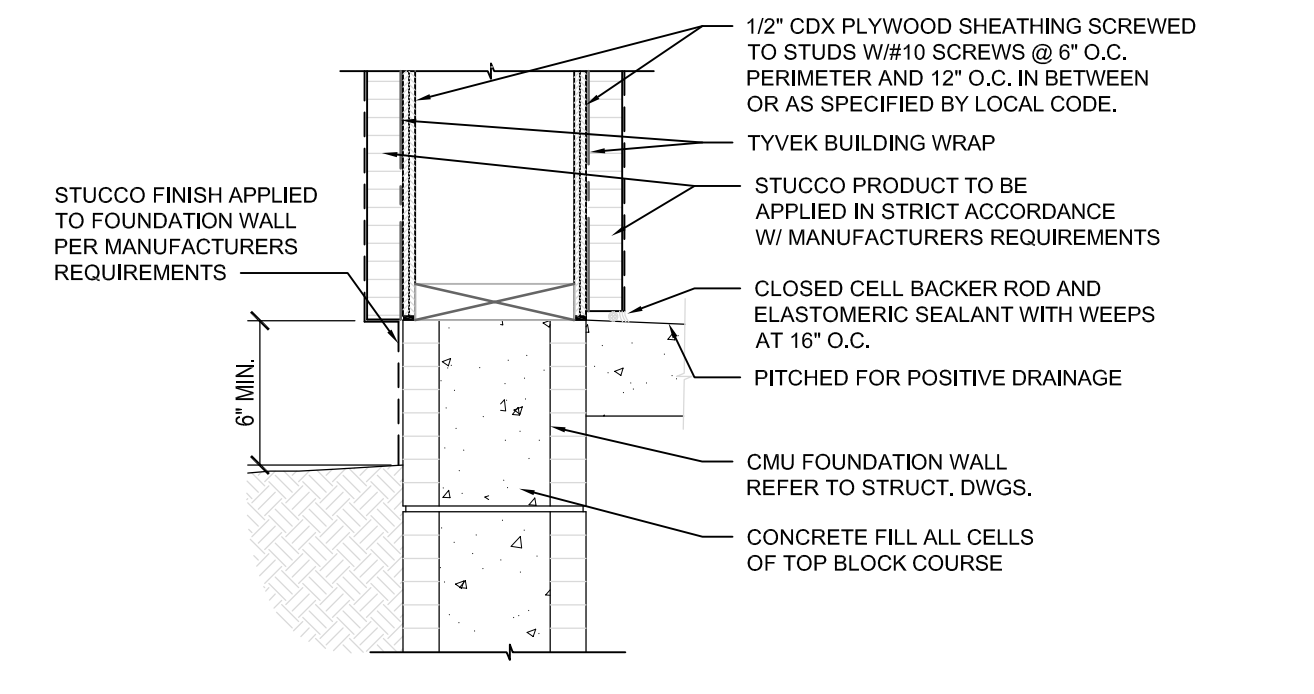
B DRIVE THROUGH BASE-SILL-HEADER-CAP DETAILS
SCALE: 1 1/2" = 1'-0"



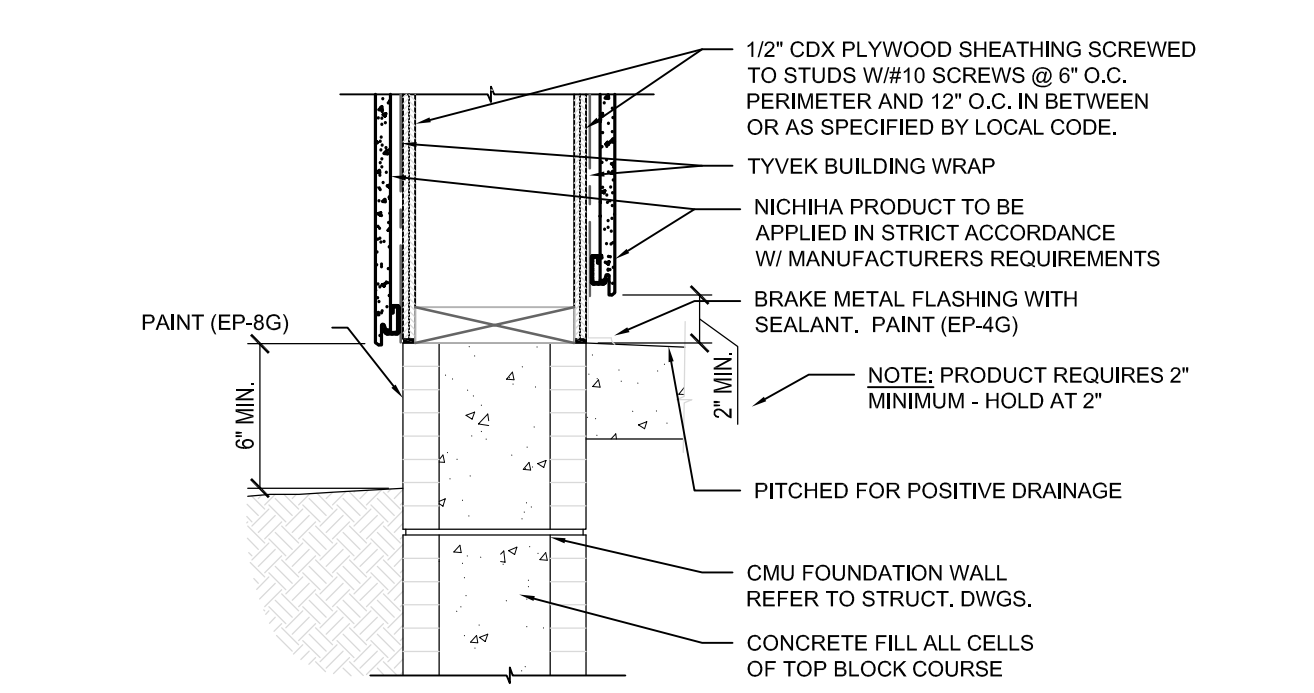
C BARRIER CURB DETAIL
SCALE: 1 1/2" = 1'-0"



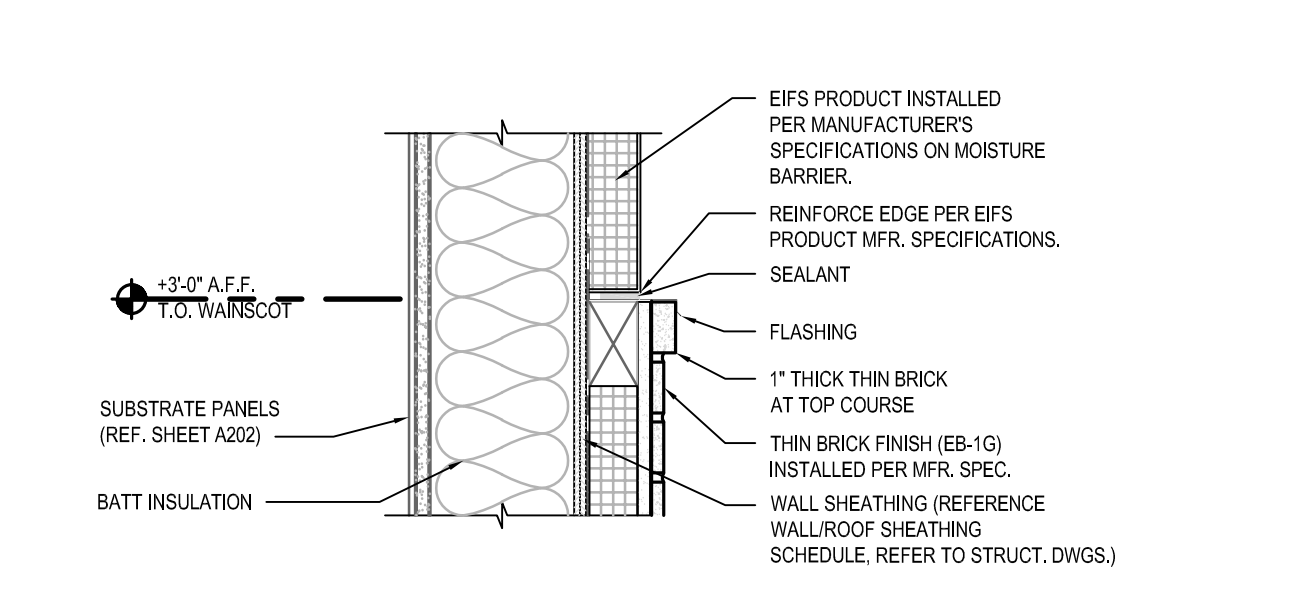
3 NICHHA/THIN BRICK DETAIL
SCALE: 1 1/2" = 1'-0"



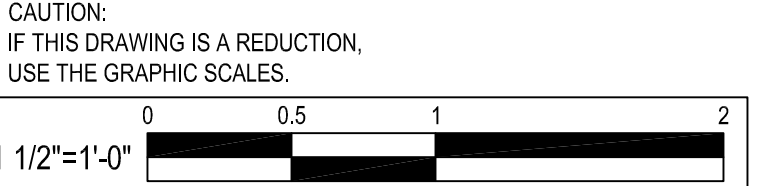
4 EIFS TERMINATION AT GRADE
SCALE: 1 1/2" = 1'-0"



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



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



NO.	DATE	REVISION	BY
1	06-25-2021	PERMIT COMMENT RESPONSES	PRM

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

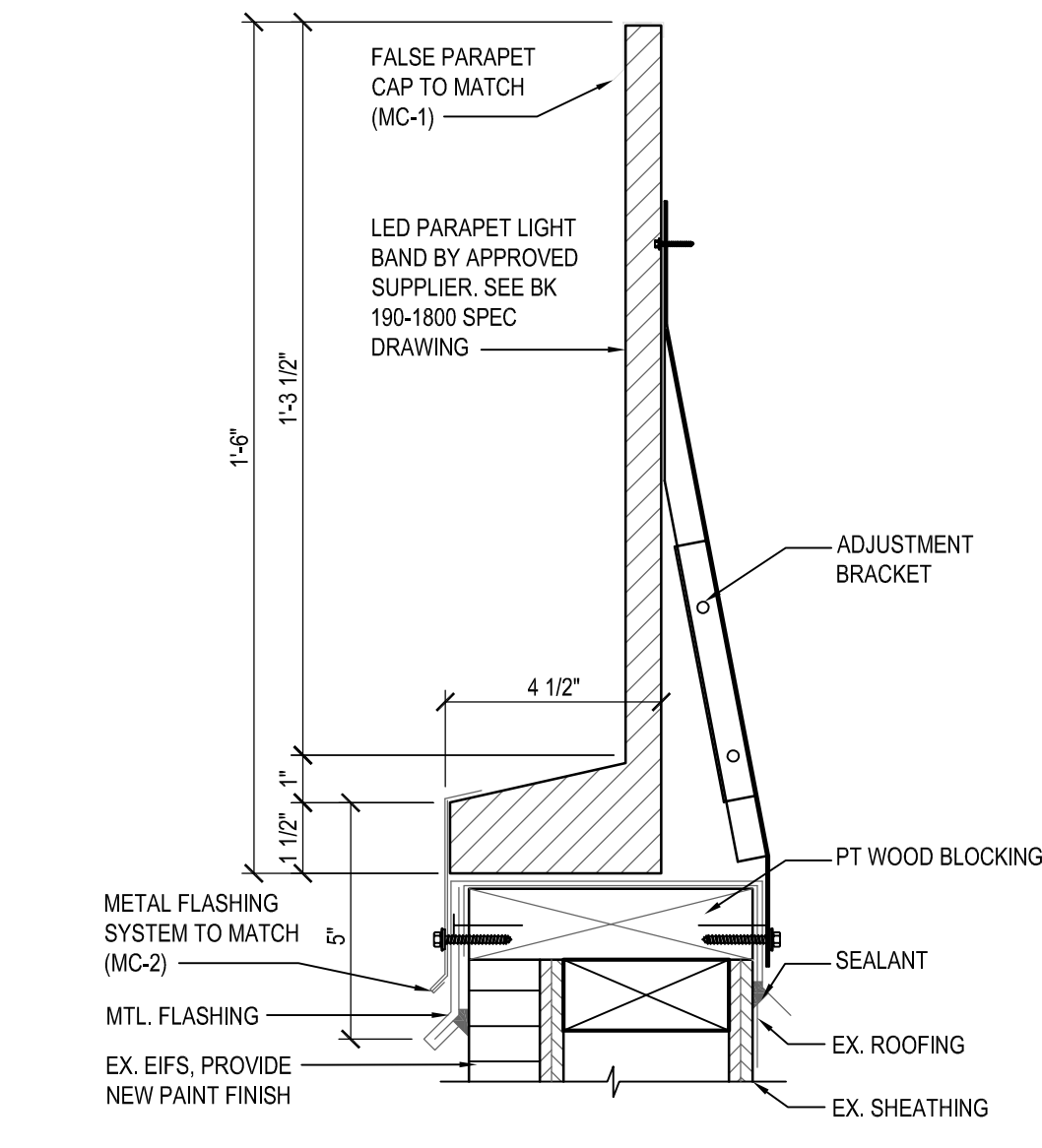
WBCM
Designing Infrastructure for Tomorrow

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

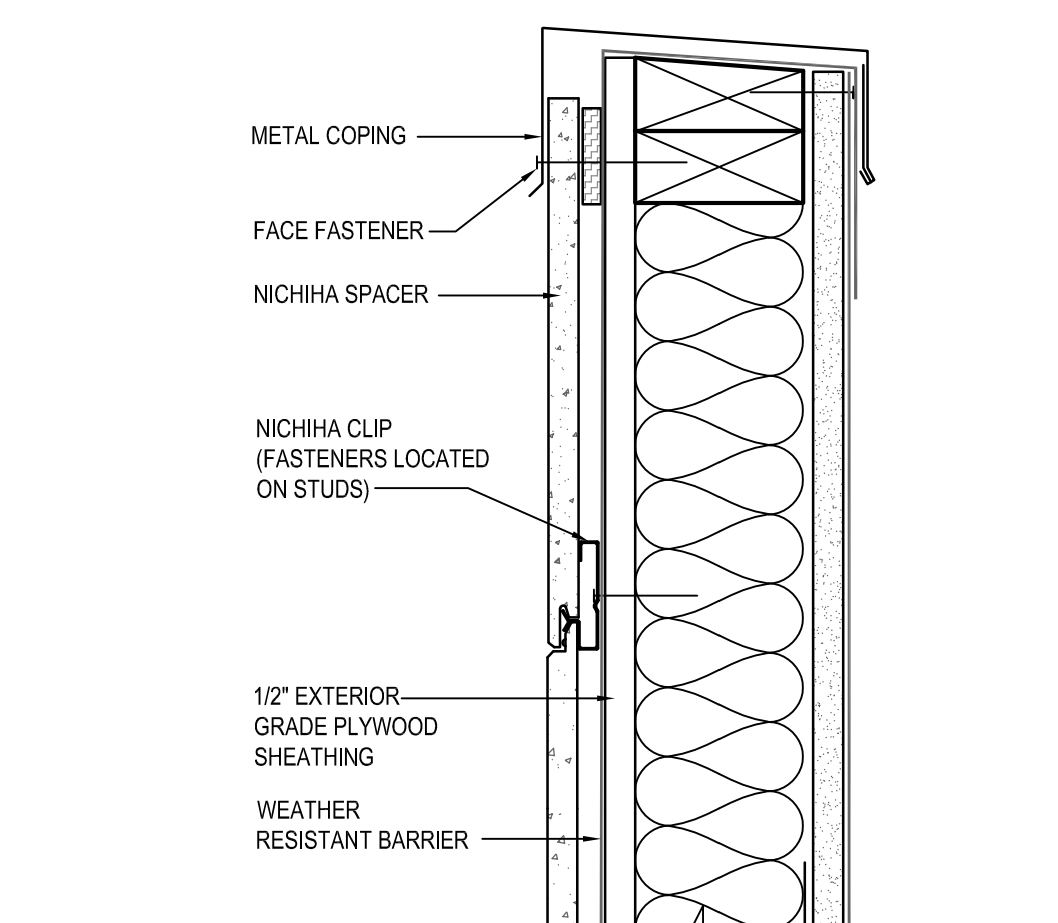
WALL SECTIONS
ALTERATIONS - BURGER KING # 9571
BURGERS OF BALTIMORE
2110 EMORITON ROAD
BEL AIR, MARYLAND 21015

DESIGNED:	JMM
DRAWN:	JMM
CHECKED:	SCB
SCALE:	AS NOTED
DATE:	05/25/2021
PROJECT:	2018.0375.04.0
DRAWING:	

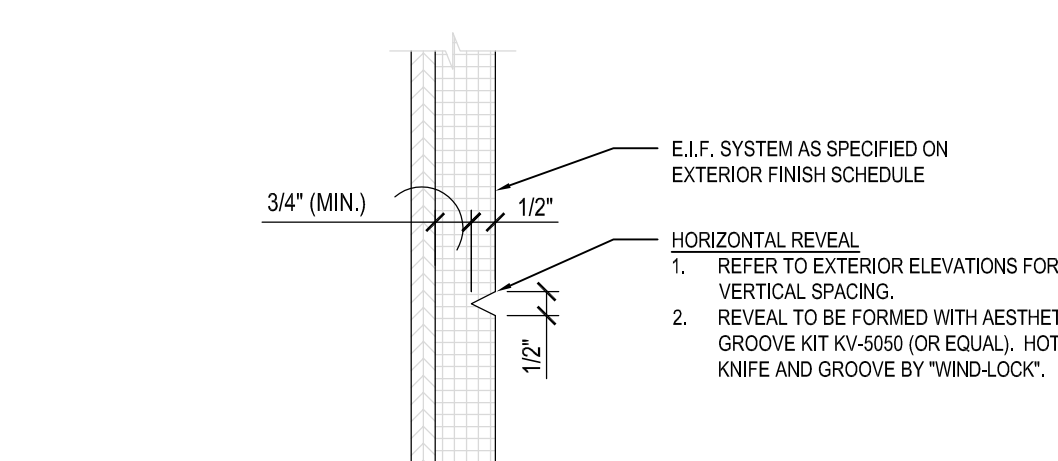
A303
05-25-2021 PERMIT SUBMISSION
© WBCM 2021



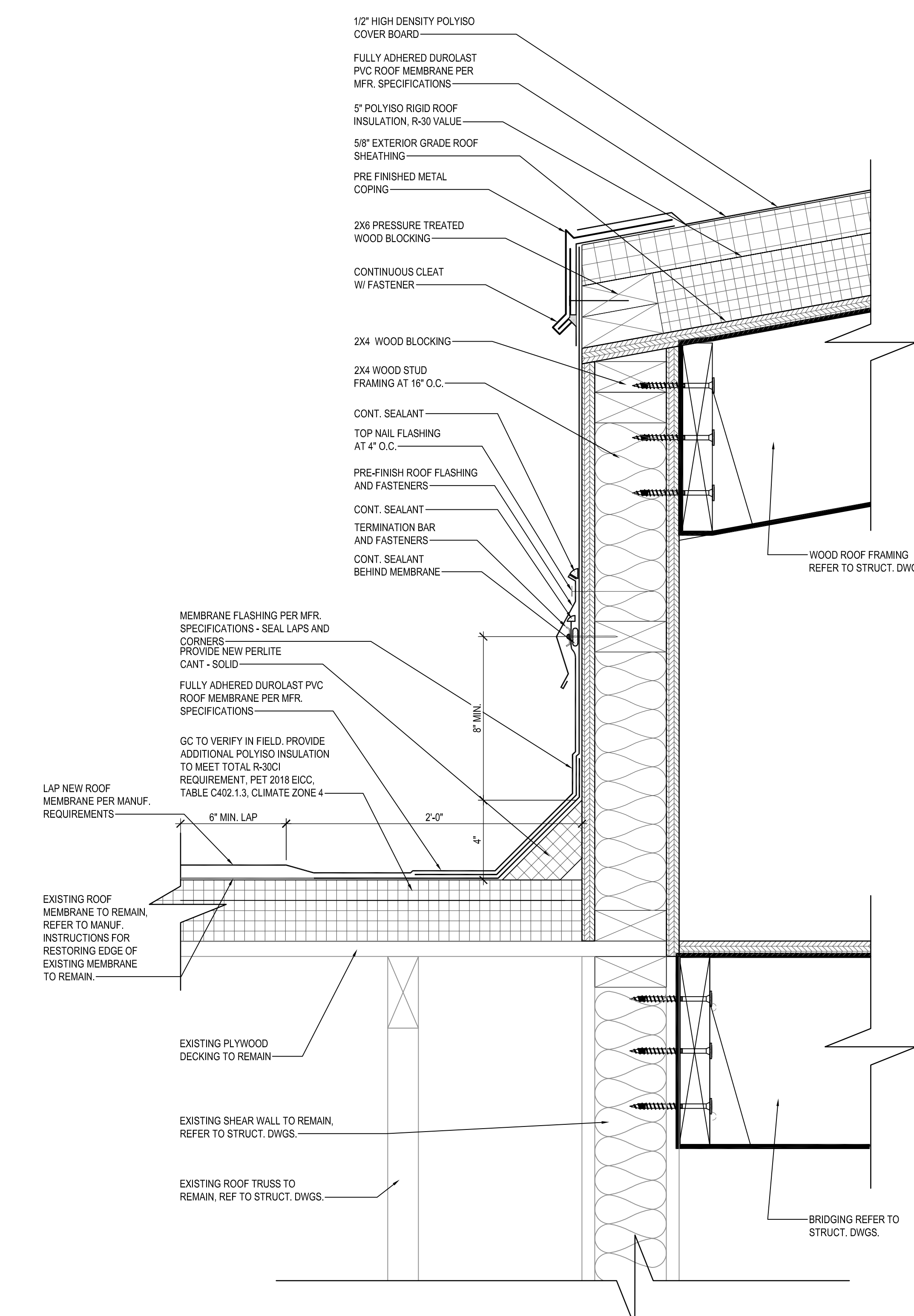
A LIGHT BAND PARAPET DETAIL
SCALE: 3" = 1'-0"



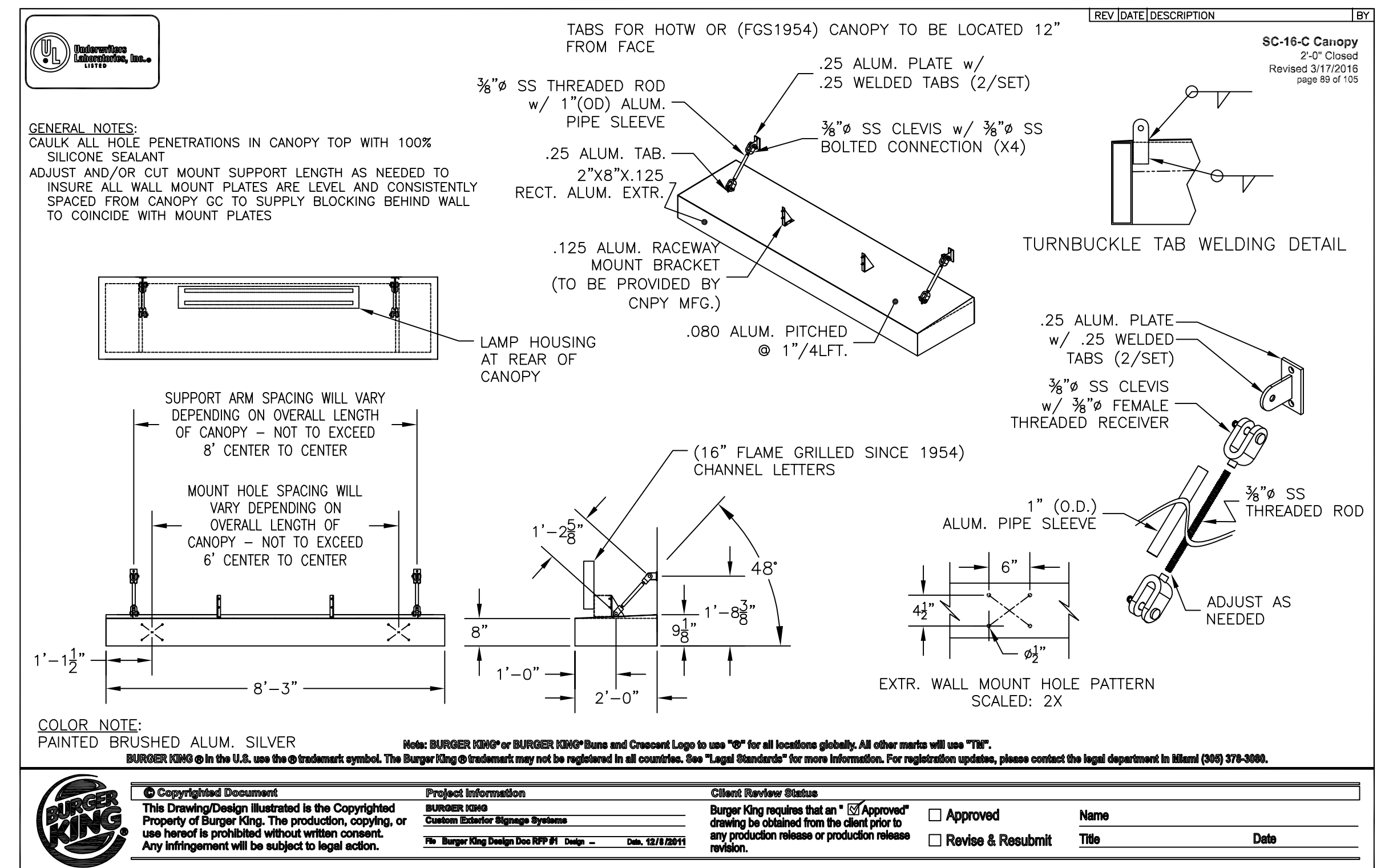
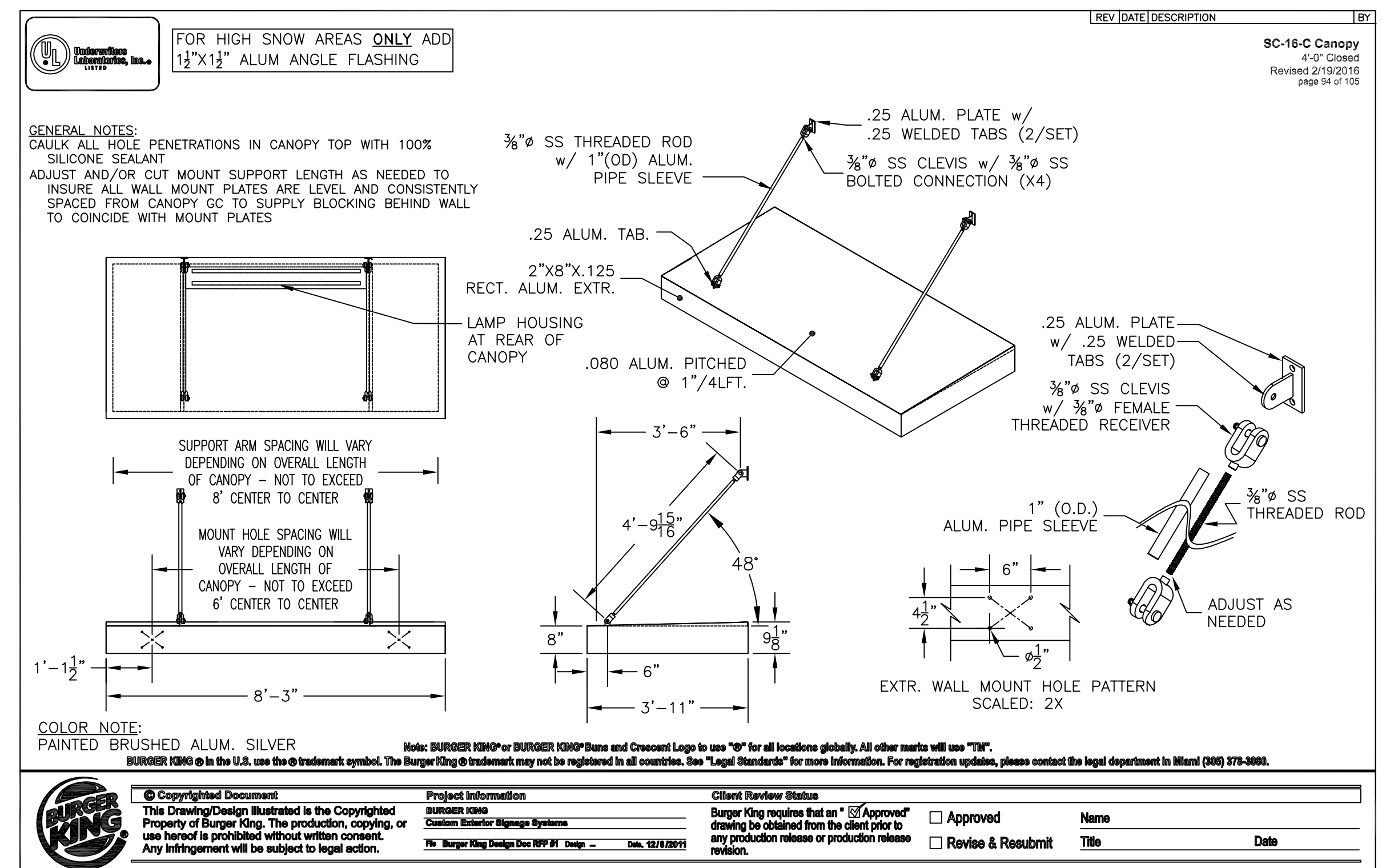
B TOWER PARAPET DETAIL
SCALE: 3" = 1'-0"



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	
DATE	
NO.	
REVISION	

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

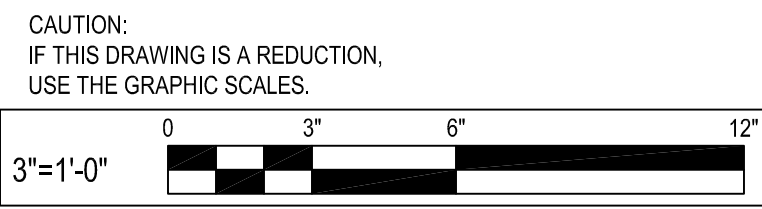
WBCM
Designing Infrastructure for Tomorrow

I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional 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 EMORION ROAD
BEL AIR, MARYLAND 21034

DESIGNED:	JMM
DRAWN:	JMM
CHECKED:	SCB
SCALE:	AS NOTED
DATE:	05/25/2021
PROJECT:	2018.0375.04.0
DRAWING:	

A304



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

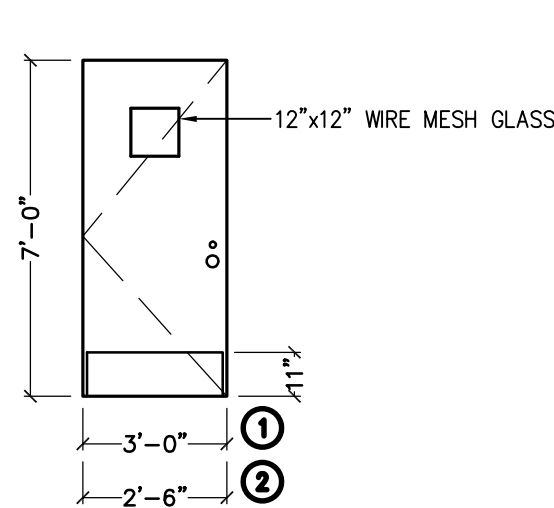
05-25-2021 PERMIT SUBMISSION

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

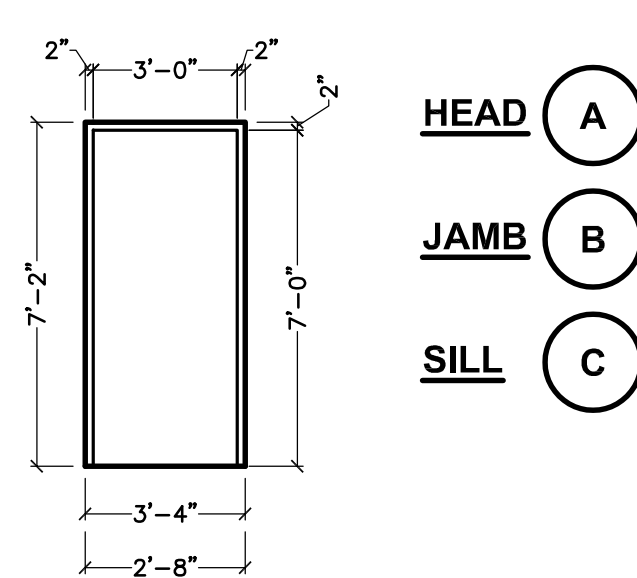
FRAME
 MATERIAL: HOLLOW METAL
 FINISH: PAINT - REFER TO SHEET A202

HARDWARE
 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 LCN 4111 EDA
 VIEWER: 1 EACH ROCKWOOD 622 x 626
 KICKPLATES: 1 EACH HAGER 193S 10"x2" LDW 628 (INSTALL W/FLAT HEAD PHILLIPS HEAD SCREWS)
 THRESHOLD: 1 EACH NATIONAL GUARD 325 x 48" x AL
 DOOR SWEEP: 1 EACH NATIONAL GUARD 200NA x 48"
 WEATHERSTRIP: 1 SET NATIONAL GUARD 160SA 16x48", 2084"

RODENT PROOF COMMERCIAL DOOR SWEEPS SHALL BE PROVIDED ON THE EXTERIOR OF ALL MAIN ENTRY, SERVICE AND EXPEDITOR DOORS.

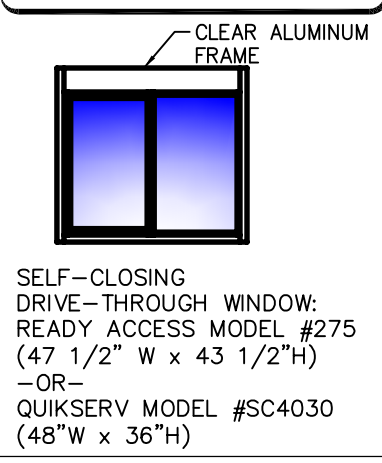


DOOR ①②
 SCALE: 1/4" = 1'-0"

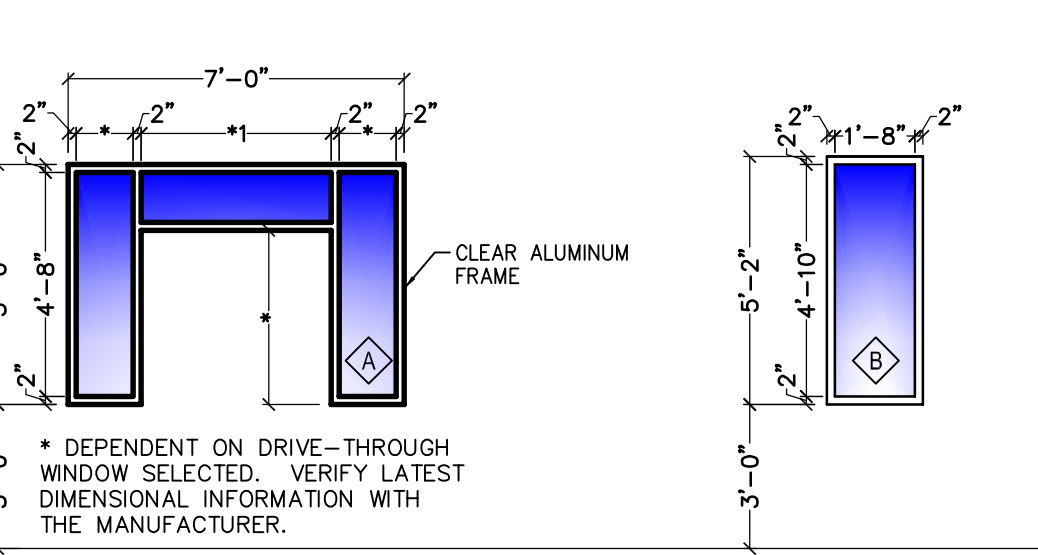


DOOR FRAME
 SCALE: 1/4" = 1'-0"

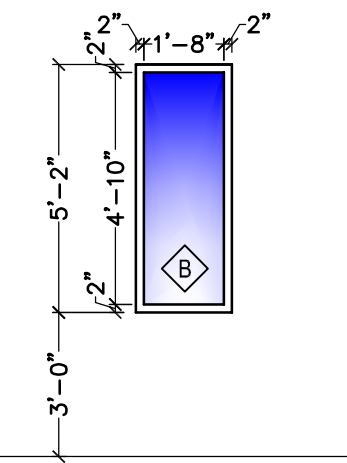
NOTE: REFER TO PLAN FOR DIRECTION OF OPERABLE SLIDING WINDOW.



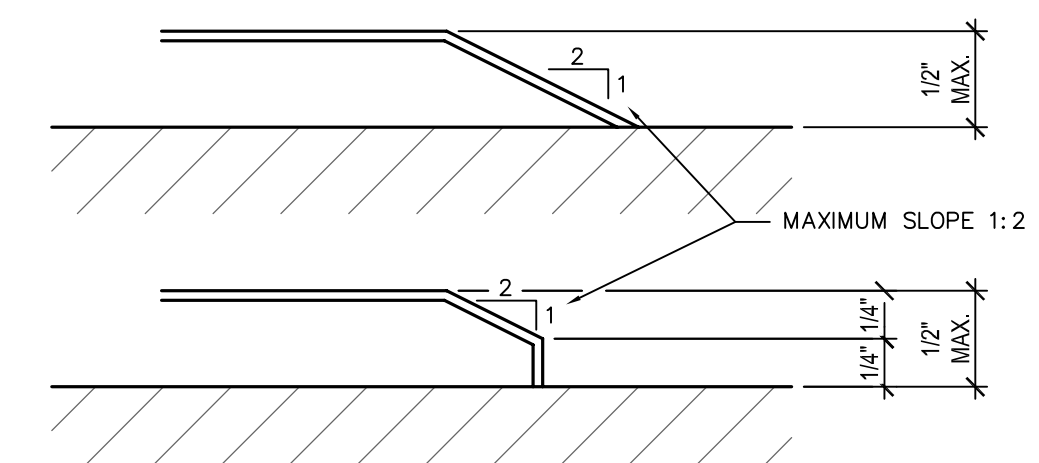
WINDOW ⑥
 SCALE: 1/4" = 1'-0"



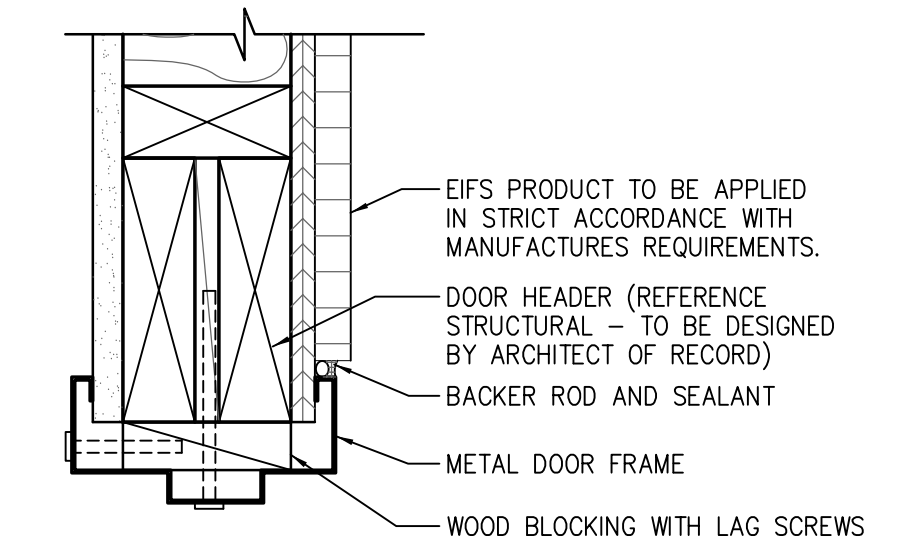
WINDOW ⑥
 SCALE: 1/4" = 1'-0"



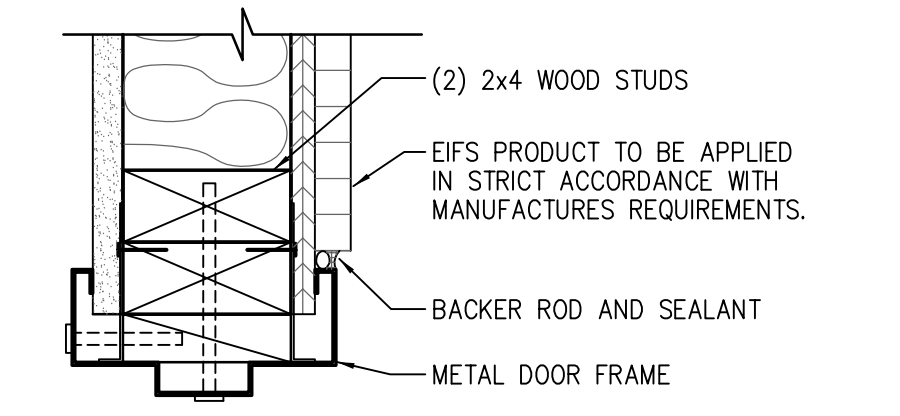
WINDOW ⑥
 SCALE: 1/4" = 1'-0"



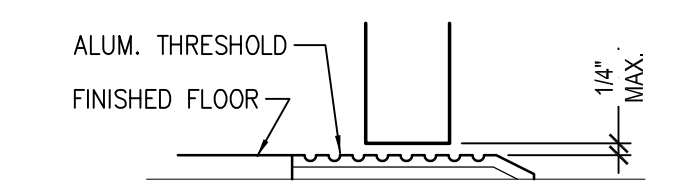
ACCESSIBLE THRESHOLD REQUIREMENTS
 SCALE: 1'-0" = 1'-0"



A HEADER DETAIL
 SCALE: 3" = 1'-0"



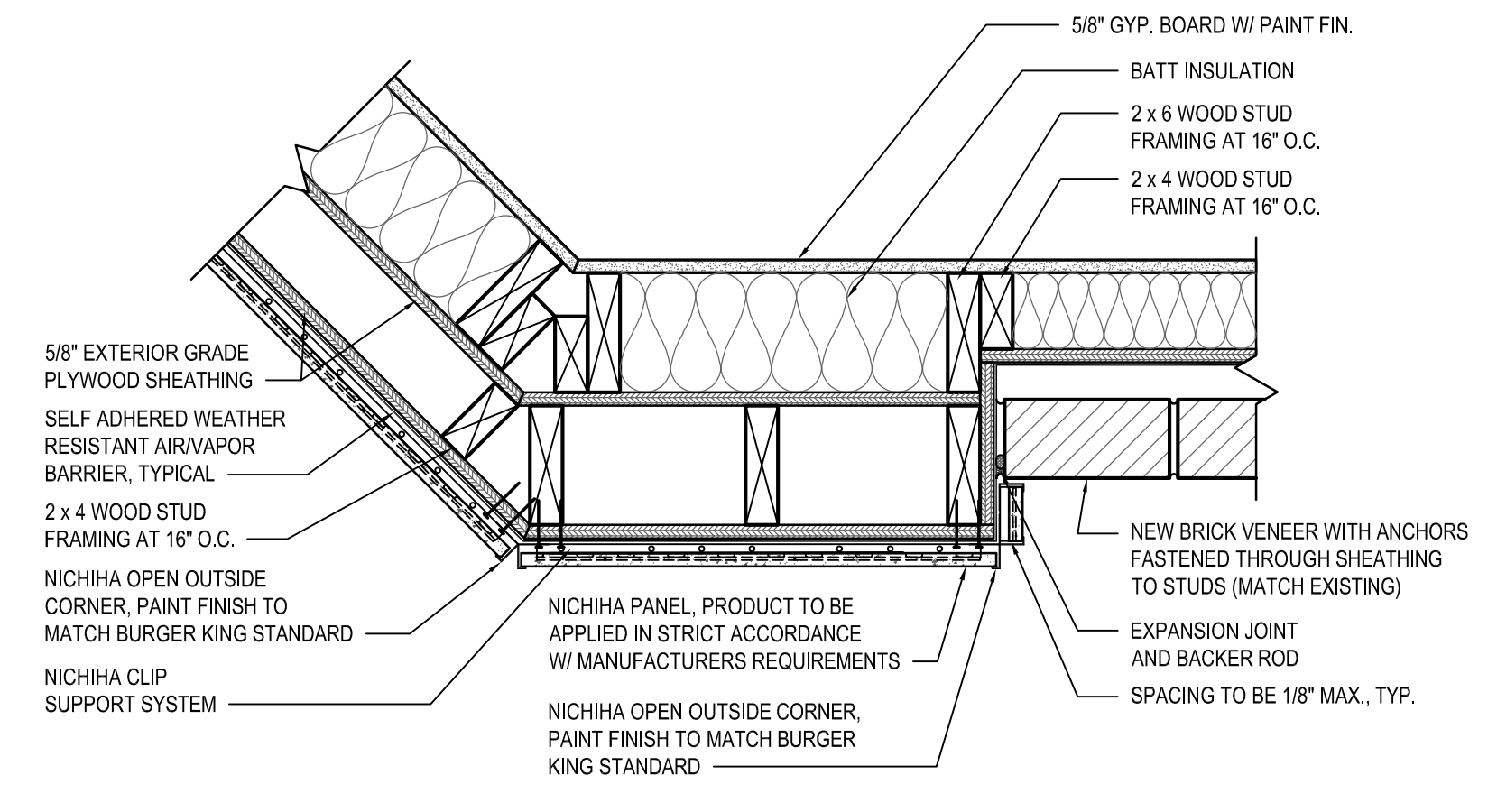
B JAMB DETAIL
 SCALE: 3" = 1'-0"



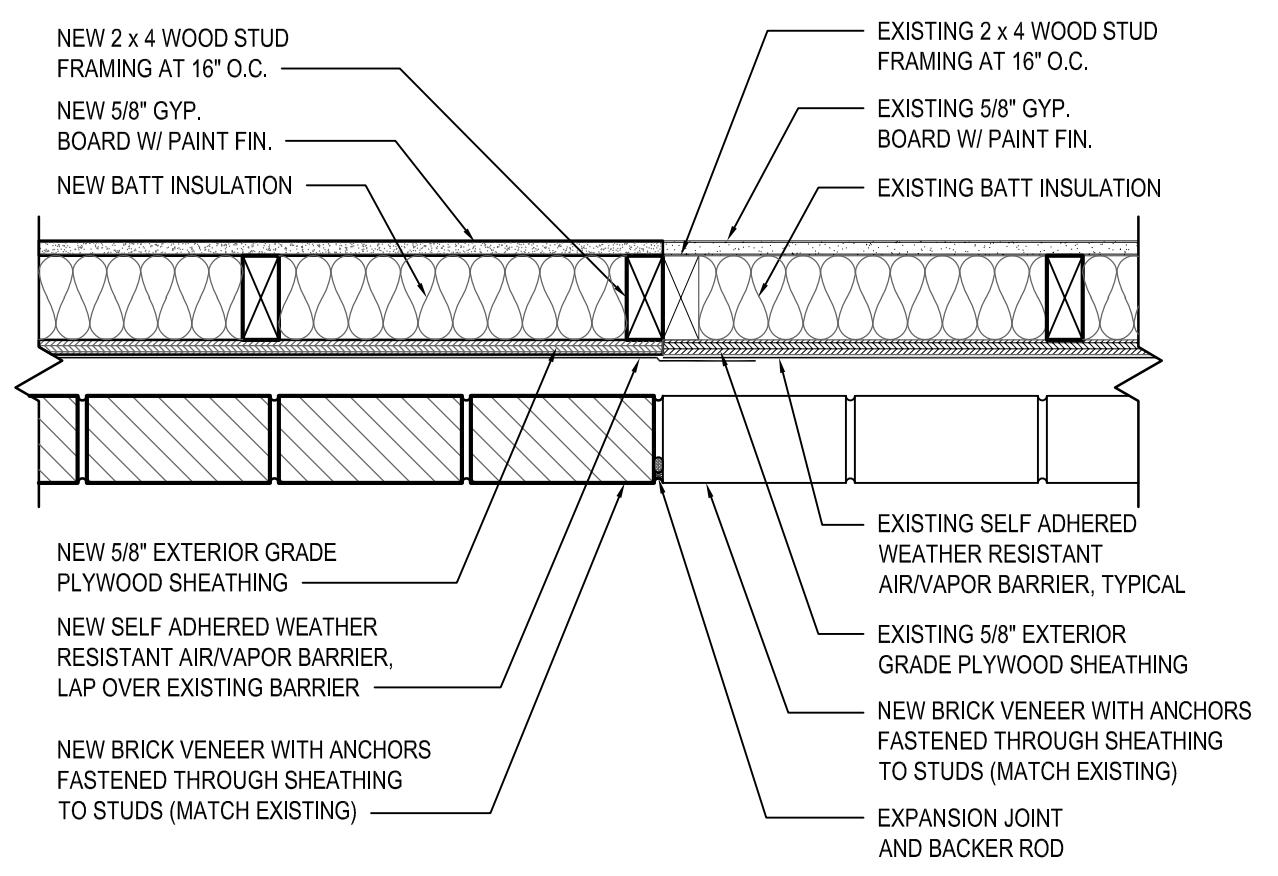
C THRESHOLD DETAIL
 SCALE: 3" = 1'-0"

Specified Products and Approved Equals

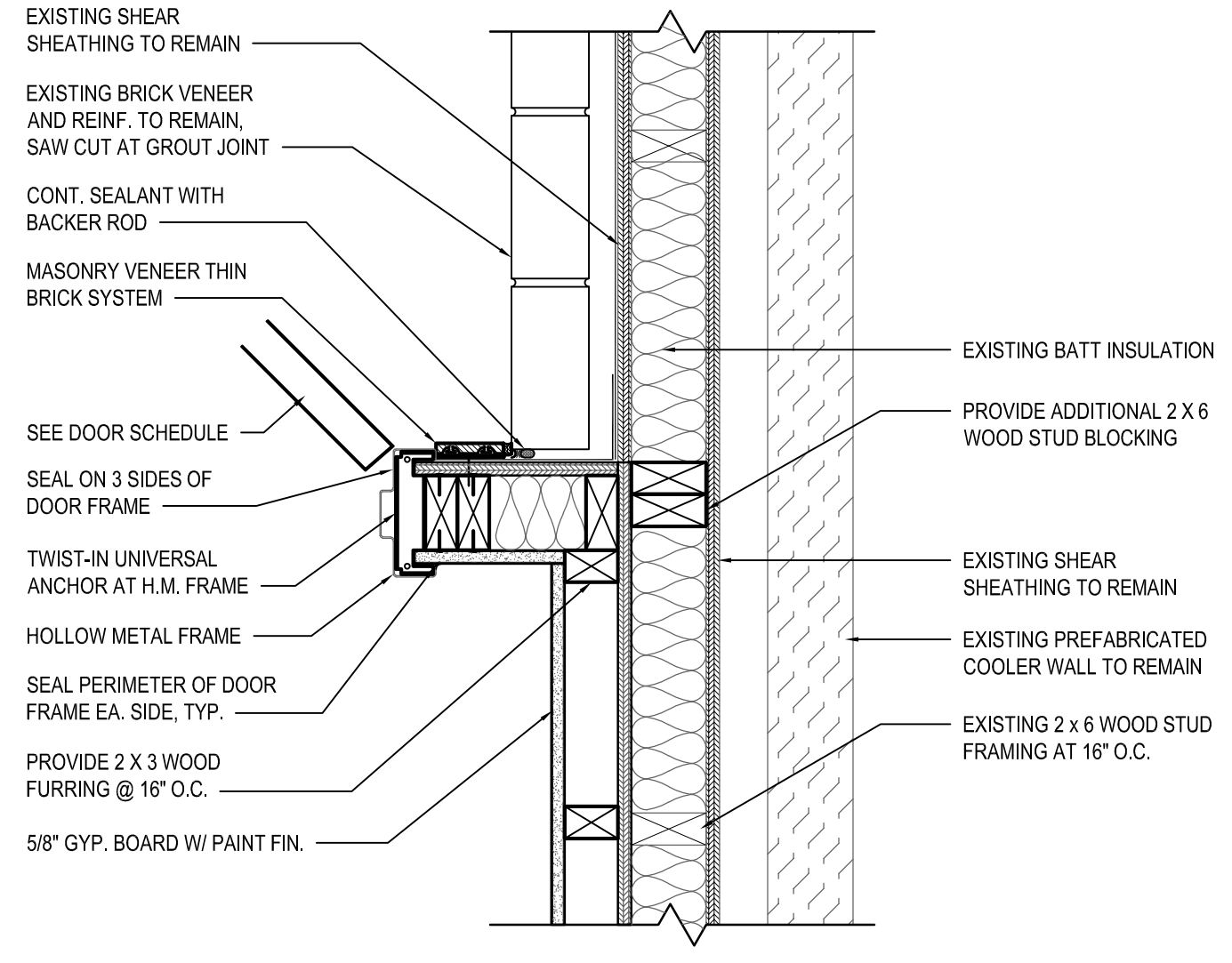
Hinges - Provide features, functions, size and finish as shown in hardware sets.			
HAGER	BB1279	BB1168	253
MCKINNEY	TA2714	TA43786	
BOMMER	BB5000	BB5004	
Locks - Provide features, functions and finish as shown in hardware sets.			
FALCON - DEADLOCK	D671		NO SUBSTITUTIONS
SCHLAGE	AL53PD	AL405	
YALE	AUS307LN	AUS302LN	
FALCON	B511D	B301D	
Exit Device - Provide features, functions and finish as shown in hardware sets.			
VON DUPRIN	22 EO		
YALE	2100 EO		
ARGENT	3628 EO		
Closers - Provide features, functions and finish as shown in hardware sets.			
LCN	1461	4115 H-CUSH	
YALE	3301	4425T/4421T	
DORMA	6516	6916 DST / 6956 DST	
Push/Pull, KP, Stops, Etc. - Provide features, functions, size and finish as shown in hardware sets.			
HAGER	KICKPLT 193S	PULL FLT H33E	PUSH FLT 305
ROCKWOOD	K1050 B3E	8F106 X 70C	70C
TRIMCO	K0050	1017-3x2 PROJ.	1001-3
NATIONAL GUARD	THRESHOLD 325A	SWEEP 200NA	WEATHERSTRIP 160SA
TRIMCO	229A	315CN	303AS
ZERO	1675A	39A	99A
XCLUDER RODENT CONTROL DOOR SWEEP		LOW PROFILE 36" - 162500 AND 48" - 162520	



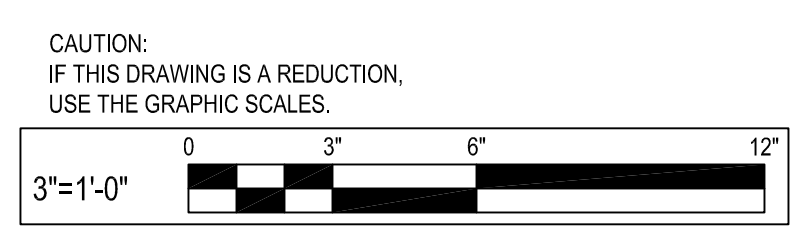
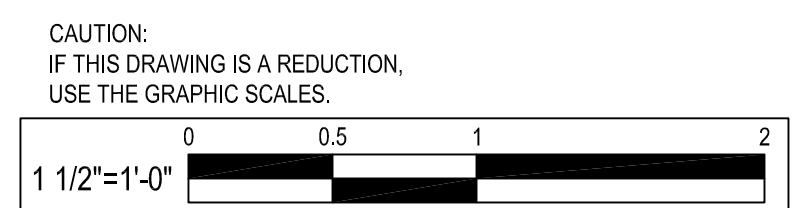
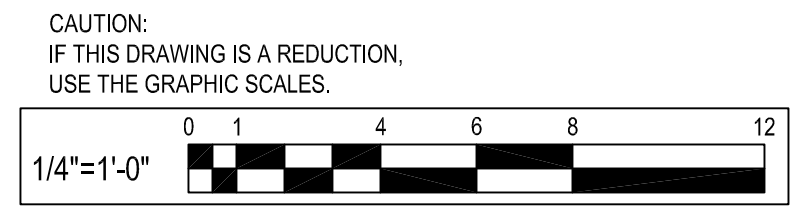
1 PLAN DETAIL
 SCALE: 1 1/2" = 1'-0"



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



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



05-25-2021 PERMIT SUBMISSION

NO.	DATE	REVISION	BY

WHITNEY BAILEY COX & MAGNANI, LLC
 300 East Japan Road, Suite 200
 4101512-4500 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

DOOR SCHEDULE AND DETAILS

ALTERATIONS - BURGER KING # 9571

BURGERS OF BALTIMORE
 2110 EMORITON ROAD
 BEL AIR, MARYLAND 21015

DESIGNED: JMM
 DRAWN: JMM
 CHECKED: SCB
 SCALE: AS NOTED
 DATE: 05/25/2021
 PROJECT: 2018.0375.04.0
 DRAWING: A601

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 RS's eRedbook.

UPDATE: 2-20-2018		DIVISION 9 - FINISHES		DIVISION 15 - MECHANICAL		SIGNS, EQUIPMENT, PLAYGROUNDS AND DÉCOR									
DIVISION 4 - MASONRY 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		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)		EVERPURE, INC (WATER FILTERS) 1040 MUIRFIELD DRIVE HANOVER PARK, IL 60133 JEANNINE GAINNE: 630-240-1288 jeannine.gainne@pentair.com		L.S.I. (MENU BOARDS) 10000 ALLIANCE ROAD CINCINNATI, OH 45242 BRITTANY KOESTER: 513-372-3391 OR 513-315-3725		INTEGRATED CONTROL CORP. (KITCHEN MINDER) 748 PARK AVENUE HUNTINGTON, NY 11743 JOHN PATTI: 631-673-5100 EXT 325		CHARTER HOUSE INC. (DECOR) 4660 136 AVENUE HOLLAND, MI 49424 BARB ZILM: 800-314-7659 OR 317-774-8880 barbara.zilm@charter-house.com www.gotochi.com			
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 TAMPBA, FL 33626 EHUD LEVY: 678-475-1445 edlevy@selectoinc.com		FEDERAL HEATH SIGN CO (AWNINGS, CANOPIES AND SIGNS) 12704 DUPONT CIRCLE TAMPA, FL 33626 FIONA PAUL: 800-284-3284 EXT. 19 fpaul@federalheath.com		DUKE MANUFACTURING (PRODUCT HOLDING UNITS) 2305 NORTH BROADWAY ST. LOUIS MO, 63102 SUE SCIUTO: 800-735-3853 EXT 1260 ssciuto@dukemfg.com		SEATING CONCEPTS (DECOR) 125 CONNELL STREET ROCKDALE, IL 60436 ZACH DEPPYSLER: 815-483-2244 zdepysler@seating-concepts.com			
DIVISION 5 - METALS ADDISON STEEL (STRUCTURAL STEEL) ADDISON, IL 256-747-1554		DIVISION 10 - SPECIALTIES BOBRICK PRODUCTS (RESTROOM ACCESSORIES, TOILET PARTITIONS* AND HARDWARE) CONTACT: HAINES, JONES, & CADBURY (MISCELLANEOUS) *GREEN PRODUCT		KOALA KARE PRODUCTS (RESTROOM ACCESSORIES) CONTACT: HAINES, JONES, & CADBURY (MISCELLANEOUS)		N.C.A. (WATER HEATERS) 600 E. JOHN CARPENTER FREEWAY, SUITE 200 IRVING, TX, 75062 800-447-1953 877-719-5900		N.C.A. NATIONAL HVAC PRODUCTS, LLC. (AIR CONDITIONING - FULL SERVICE) 4585 140 AVENUE NORTH CLEARWATER, FL 33762 877-530-0078		CUMMINGS SIGNS, INC (AWNINGS, CANOPIES AND SIGNS) 105 DALTON PLACE WAY KNOXVILLE, TN 37912 AMANDA HICKMAN: 865-862-4416 amanda.hickman@cummingsigns.com		FRMASTER CORPORATION (FRYERS) 8700 LINE AVE SHREVEPORT, LA 71106 LAURA DODD: 318-865-1711 eqorders@frmaster.com		FCC COMMERCIAL FURNITURE (DECOR) 8453 OLD HWY. 99 NORTH ROSEBURG, OR 97470 PRESTON O'HARA: 541-464-5284 OR 800-322-7328 EXT 284 preston.ohara@fccfurn.com	
AMERICAN STANDARD (PLUMBING FIXTURES) 1 CENTENNIAL AVENUE PISCATAWAY, NJ, 08854 CONTACT HAINES, JONES, & CADBURY (MISCELLANEOUS)		COLUMBIA VORTEX (HAND DRYERS) 825 GARLAND STREET 866-337-7286 EXT. 1136		CARRIER CORPORATION (AIR CONDITIONING) 6204 CARRIER PARKWAY SYRACUSE, NY, 13221 DEBORAH ROY-JONES: 315-432-7941 John.Harrison@tampabay.rr.com		LOREN COOK CO (EXHAUST FANS) 1200 ENTERA DRIVE PANAMA CITY, FL 32401 850-797-1779		ENTERA SIGNS (AWNINGS, CANOPIES AND SIGNS) 1200 ENTERA DRIVE PANAMA CITY, FL 32401 850-797-1779		GAYLORD INDUSTRIES (HOODS) 1990 SOUTH AVEYER STREET TUALATIN, OR, 97062 JOHN ANDERSON: 971-223-1238 john.anderson@gaylordusa.com		CASABLANCA DESIGN GROUP (DECOR) 811 PICKENS INDUSTRIAL DRIVE MARIETTA, GA 30026 JOHN HARRISON: 770-423-9575 John.Harrison@cdg.com			
DIVISION 7 - THERMAL MOISTURE PROTECTION 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		WORLD DRYER, CO (HAND DRYERS) CONTACT: HAINES, JONES, AND CADBURY (MISCELLANEOUS)		TRANE (AIR CONDITIONING UNITS, RTU'S/SPLIT SYSTEMS CONTROLS) 2884 CORPORATE WAY MIRAMAR, FL 33025 AL MARTINEZ: 954-499-2289 OR 800-440-9554 bhvac@trane.com		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		SIGN RESOURCE (AWNINGS, CANOPIES AND SIGNS) 6135 DISTRICT BLVD. MAYWOOD, CA, 90270 RAMON ORTIZ: 323-326-6463 rortiz@signresource.com		LANCER (DRINK DISPENSERS) 6655 LANCER BLVD SAN ANTONIO, TX, 78219 MIKE KRAWETZKE: 817-692-5094 michael.krawetzke@lancercorp.com		FACILITY CONCEPTS, INC (FCI) (DECOR) 7676 ZIONSVILLE ROAD INDIANAPOLIS, IN 46268 KEN WEAVER: 800-915-8890 EXT. 103 kweaver@fcicons.com CALVIN DURR: 800-915-8890 EXT 303 cdurr@fcicons.com	
BERRIDGE ROOFING (METAL ROOF) TYLER HALL SAN ANTONIO, TX, 78160-7047		TAMKO ROOFING PRODUCTS (FLAT ROOFING) P.O. BOX 1404 JOPLIN, MO, 64802 800-641-4691		SAN JAMAR (RESTROOM ACCESSORIES & SUPPLIES) 555 KOOPMAN LANE PISCATAWAY, NJ, 08855 762-723-6133 www.sanamar.com OR CONTACT HAINES, JONES, & CADBURY (MISCELLANEOUS)		AMERICAN STANDARD (TOILET, URINAL, FAUCETS) 1 CENTENNIAL AVE. PISCATAWAY, NJ, 08855 800-442-1902 OR CONTACT: HAINES, JONES, & CADBURY (MISCELLANEOUS)		ALLEN INDUSTRIES, INC (AWNINGS, CANOPIES AND SIGNS) 11351 49TH STREET NORTH MILWAUKEE, WI 53202 THERESA TRIMMER: 800-677-3075 EXT. 3422 theresa.trimmer@allenindustries.com		NIECO CORPORATION (BROILERS) 7950 CAMERON DRIVE MILWAUKEE, WI 53202 JIM ZIELINSKI: 414-232-3502 sales@nieco.com		INTERIOR SYSTEMS, INC (DECOR) 241 NORTH BROADWAY, SUITE 600 MILWAUKEE, WI 53202 JIM ZIELINSKI: 414-232-3502 JZielinski@isiamerica.com JASON FREDRICKSON: 414-224-0972 jfredrickson@isiamerica.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		LEXTRON, INC (PARAPET LIGHT BANDS) 7450 E. 46th PLACE TULSA, OK, 74145 KEVIN RUBOTOM 800-634-4059 OR 918-622-4978 EXT 309 krubottom@lextroninc.com		PITCO (FRYERS) 10 FERRY STREET CONCORD, NH, 03301 BONNIE BOLSTER: 603-230-5529 STEVE BOULDERAU steve@cimgbiz.com AUSTIN HOLAN austin@cimgbiz.com		TAYLOR ULTIMATE SERVICES, INC (SHAKE MACHINE, FROZEN BEVERAGE MACHINE) 1780 NORTH COMMERCE PKWY WESTON, FL, 33326 TINA SMART: 954-217-9100 tina@taylorus.com		NAUTICAL FURNISHINGS, LLC (LIMITED DÉCOR ITEMS) 158 HOLLY STREET JASPER, GA, 30143 706-253-4761 STEVE BOULDERAU steve@cimgbiz.com AUSTIN HOLAN austin@cimgbiz.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		LSI INDUSTRIES INC. (INTERIOR AND EXTERIOR LIGHTING, SURVEYS AND PHOTOMETRICS) 10000 ALLIANCE ROAD CINCINNATI, OH, 45242 BRITTANY KOESTER: 513-372-3391 OR 513-315-3725		SECURITY LIGHTING SYSTEMS (EXTERIOR SITE AND BUILDING LIGHTING, SURVEYS AND PHOTOMETRICS) 2100 GOLF ROAD, SUITE 460 ROLLING MEADOWS, IL, 60008 ERIC HILLESAND: 630-636-8493 ehillesand@securitylighting.com		FRANKIE (KITCHEN EQUIPMENT, SMALLWARES, HOODS) 800 AVIATION PARKWAY SMYRNA, TN, 37086 CUSTOMER SERVICE: 800-877-5178 fs-bkparts.us@franke.com		TAYLOR ULTIMATE SERVICES, INC (SHAKE MACHINE, FROZEN BEVERAGE MACHINE) 1780 NORTH COMMERCE PKWY WESTON, FL, 33326 TINA SMART: 954-217-9100 tina@taylorus.com		NAUTICAL FURNISHINGS, LLC (LIMITED DÉCOR ITEMS) 158 HOLLY STREET JASPER, GA, 30143 706-253-4761 STEVE BOULDERAU steve@cimgbiz.com AUSTIN HOLAN austin@cimgbiz.com			
READY ACCESS (DRIVE THRU WINDOWS & AIR CURTAINS) 1815 ARTHUR DRIVE WEST CHICAGO, IL, 60185 KELLY MCGOLDRICK: 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		CREE / HERMITAGE LIGHTING NATIONAL ACCOUNTS (INTERIOR AND EXTERIOR LIGHTING, SURVEYS AND PHOTOMETRICS) 3640 TROUSDALE DRIVE NASHVILLE, TN, 37204 STEVE FRIEDMAN: 847-830-1444 OR WYATT CULVER: 615-843-3379 800-264-3383		QUALSERV SOLUTION (KITCHEN EQUIPMENT, SMALLWARES) 7400 SOUTH 28th STREET FORT SMITH, AR, 72908 BECKY DUBOSE: 479-221-1467 bdubose@qualservsolutions.com		PLAY SYSTEMS (DIV. OF SUPERIOR INT. INDUSTRIES, INC) (PLAYGROUND EQUIPMENT, MANUFACTURER) 1050 COLUMBIA DR. CARROLLTON, GA, 30717 JUAN CUELLAR: 770-832-6660 EXT. 1517 jucellar@siibrands.com		ARMSTRONG STRATEGIC ACCOUNTS (CEILING TILE) 2500 COLUMBIA AVENUE LANCASTER, PA, 17604 LOUIS JOHN: 407-697-6768 800-442-4212 ljohn@armstrongceilings.com OR ARMSTRONG STRATEGIC ACCOUNTS (800) 442-4212			
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		N.C.A. NATIONAL HVAC PRODUCTS, LLC. (MASTER CONTROL SYSTEM) 4585 140 AVENUE NORTH CLEARWATER, FL, 33762 877-530-0078		HM ELECTRONICS, INC (HME) (DRIVE-THRU SOUND SYSTEM) 14110 STOWE DRIVE POWAY, CA, 92064 PAUL KOOSER: 800-848-4468 paulk@hme.com		H & K INTERNATIONAL (KITCHEN EQUIPMENT, SMALLWARES, HOODS) 2200 SKYLINE DR DALLAS, TX 75223 HEATHER VALVERDE: 214-818-3521 heather.valverde@hki.com		SPI INDUSTRIES (PLAYGROUND MANUFACTURER) BOX 100, R.R. #2, JOINT ST. SHALLOW LAKE, ON, N0H 2K0 CANADA CYNTHIA MASTERS: 519-935-2174 OR 519-378-4356 cmasters@spioplastics.com www.spioplastics.com		USG INTERIORS (CEILING TILE) CHRIS BENJAMIN: 312-436-5458 cbenjamin@usg.com			
3M COMMERCIAL CORE DIVISION (WINDOW FILM) 3M CENTER ST. PAUL, MN 704-771-2449 OR 800-328-0033		N.C.A. NATIONAL HVAC PRODUCTS, LLC. (MASTER CONTROL SYSTEM) 4585 140 AVENUE NORTH CLEARWATER, FL, 33762 877-530-0078		SUNCOAST ENVIRONMENTAL CONTROLS, INC. (ELECTRICAL SWITCH GEAR) 8655 15th AVENUE NORTH LARGO, FL, 34643 877-544-6679		INTERNATIONAL COLD STORAGE (ICS) (WALK-IN COOLERS / FREEZERS, DRY STORAGE COMPARTMENTS) 215 EAST 13th STREET ANDOVER, KS, 67002 LISA MOORE: 800-835-0001 EXT 4177 lisa.moore@icisco.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		MITYLITE (2020 LIGHT CHAIRS AND BARSTOOLS) 1301 WEST NORTH OREM, UT KAREN EDWARDS: 561-213-2810					
HILL PHOENIX POWER SYSTEMS DIVISION (FACTORY INTEGRATED SWITCH GEAR) 8166 INDUSTRIAL BLVD COVINGTON, GA, 30014 PAUL BROWN: 678-699-0129 paul.brown@hillphoenix.com		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		TRANE CO. (ENERGY MANAGEMENT PANEL) 2884 CORPORATE WAY MIRAMAR, FL, 33025 AL MARTINEZ: 954-499-2289 ammartinez@trane.com		3M FOOD SERVICE BUSINESS (DRIVETHRU COMMUNICATION PRODUCTS, MAINTENANCE PRODUCTS, MATTING AND TRACTION PRODUCTS, MONITOR STRIPS, TAPES AND DISPENSERS, LAMINATING SYSTEMS) 3M CENTER BLDG. 223-2N-20 ST. PAUL, MN, 55144-1000 JOE CIAMPI: 704-771-2449 jjciampi@mmm.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		TWENTY FOUR 7 GLOBAL SOLUTIONS, INC. (2020 LIGHT AND GARDEN GRILL CHAIRS AND BARSTOOLS) 898 NORTH SEPULVEDA BLVD, SUITE 465 EL SEGUNDO, CA, 90245 BARRY WOOD: 323-319-2722					
HM ELECTRONICS, INC (HME) (DRIVE-THRU WIRELESS INTERCOMS, DRIVE-THRU SPEED OF SERVICE TIMERS, DIGITAL SURVEILLANCE SYSTEMS) 14110 STOWE DRIVE POWAY, CA, 92064 PAUL KOOSER: 800-848-4468 paulk@hme.com		VGS, INC (GRAPHICS) 1696 MABRY MILL DRIVE, SW WALSAU, WI, 54402-1520 GREG MOROZ: 201-528-9680 ORDER EMAIL: BURGERKING@VGS-INC.COM		WAUSAU TILE, INC (EXTERIOR DÉCOR) P.O. BOX 1520 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
 417.512.4500 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
 BURGER KING OF BALTIMORE
 2110 EMORITON ROAD
 BEL AIR, MARYLAND 21015

DESIGNED:	JMM
DRAWN:	JMM
CHECKED:	SCB
SCALE:	AS NOTED
DATE:	05/25/2021
PROJECT:	2018.0375.04.0
DRAWING:	

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 (Pg) = 30 PSF
FLAT SNOW LOAD (Pp) = 21 PSF
SNOW EXPOSURE FACTOR (Ce) = 1.0
SNOW LOAD IMPORTANCE FACTOR (I) = 1.0
THERMAL FACTOR (Ct) = 1.0
IBC 1603.1.4 - WIND LOAD
ULTIMATE DESIGN WIND SPEED (Vult) = 115 MPH
NOMINAL DESIGN WIND SPEED (Vasd) = 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.

- D. ALL CONCRETE MIX DESIGNS AND ADMIXTURES SHALL BE APPROVED BY THE ARCHITECT 30 DAYS PRIOR TO INITIATION OF FIRST POUR.
E. ALL REINFORCING BARS SHALL CONFORM TO ASTM A-615 GRADE 60. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185.
F. CONCRETE EXPOSED TO PUBLIC VIEW SHALL MEET THE REQUIREMENTS FOR ARCHITECTURAL CONCRETE OF ACI 301.
G. ALL FORMWORK SHALL BE IN ACCORDANCE WITH THE AMERICAN CONCRETE INSTITUTE "FORMWORK FOR CONCRETE", SPECIAL PUBLICATION NO. 4 AND ACTS STANDARD RECOMMENDED PRACTICE FOR CONCRETE FORMWORK (ACI-307, LATEST LOCAL APPROVED EDITION).
H. 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.
I. PROVIDE CONCRETE PROTECTION FOR REINFORCING BARS AS FOLLOWS:
FOOTINGS 3"
J. 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.
K. 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 SURFACE 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 WOLMANIZED 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 4" MIN. 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 AISI "SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS" AND ALL ITS SUPPLEMENTS, AND TO THE AISI "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/AISC 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 ACI/CRSI (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 17.12).
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 MANUFACTURERS HAVE BEEN PRE-APPROVED FOR SUBMITTAL.
a. POWERS FASTENERS
b. HILTI INC
c. SIMPSON

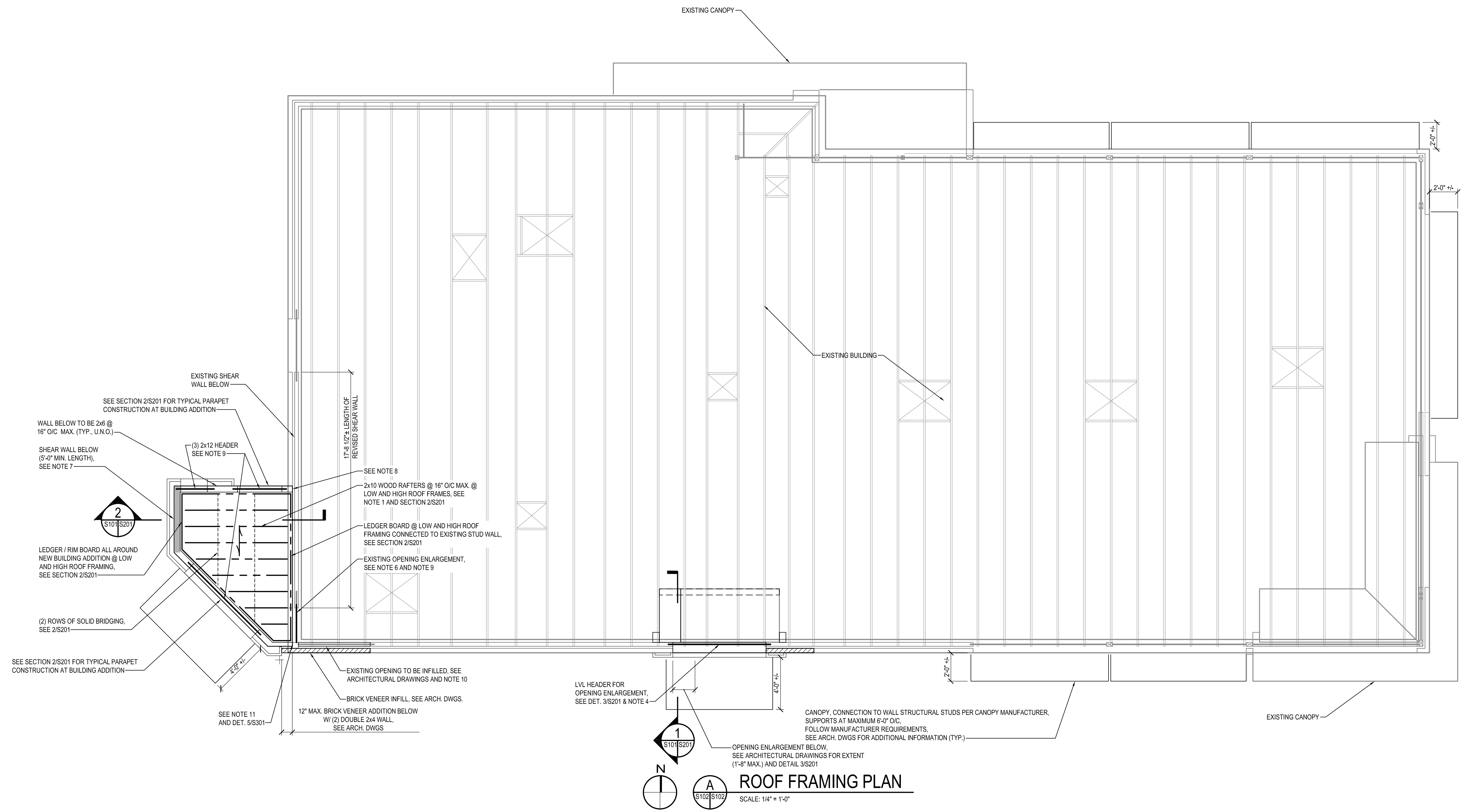
- B. CONCRETE ANCHORS
1) MECHANICAL ANCHORS SHALL HAVE BEEN TESTED AND QUALIFIED FOR USE IN ACCORDANCE WITH ACI 308.2 AND ICC-ES AC108 FOR CRACKED, UNCRACKED AND SEISMIC CONCRETE RECOGNITION.
2) ADHESIVE ANCHORS SHALL HAVE BEEN TESTED AND QUALIFIED FOR USE IN ACCORDANCE WITH ACI 308.4 AND ICC-ES AC308 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/CES/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" 1/2" x 3 1/2" x 5/16"
3'-1" TO 5'-0" 1/4" x 3 1/2" x 5/16"
5'-1" TO 6'-6" 1/2" x 3 1/2" x 3/8"
6'-7" TO 8'-0" 1/2" 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.

Table with columns: NO., DATE, REVISION, BY

WHITNEY BAILEY COX & MAGNANI LLC
300 East Joppa Road, Suite 200
410.512.4500 www.wbcm.com
WBCM
Designing Infrastructure for Tomorrow

STATE OF MARYLAND
Professional Engineer
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 # 200461 Expiration Date: 09/22/21

GENERAL NOTES
ALTERATIONS - BURGER KING # 9571
BURGERS OF BALTIMORE
2110 EMMORTON ROAD
BEL AIR, MARYLAND 21015
DESIGNED: FC
DRAWN: CG
CHECKED: MWS
SCALE: AS NOTED
DATE: 05/25/2021
PROJECT: 2018.0375.04.0
DRAWING: S001

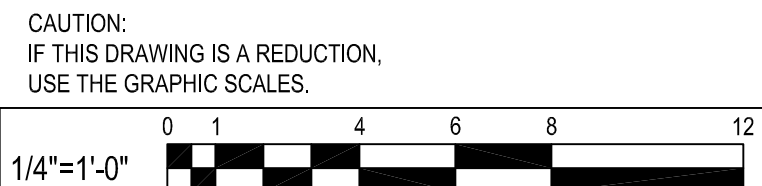


ROOF FRAMING PLAN

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

ROOF FRAMING NOTES:

1. 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.
2. SEE ARCHITECTURAL DRAWINGS FOR DIMENSIONS & ELEVATIONS NOT SHOWN.
3. : DENOTES SPAN DIRECTION OF SHEATHING.
4. LVL BEAMS SHALL CONFORM TO THE PUBLISHED DATA OF MANUFACTURER. INSTALLATION & CONNECTIONS SHALL CONFORM TO THE MANUFACTURER'S PUBLISHED DATA.
5. 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.
6. 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'-11"). 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 ORDERING MATERIALS AND CONSTRUCTION. EXISTING STRUCTURE TO REMAIN MUST BE SUPPORTED DURING ALTERATION WORK.
7. @ 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. BLOCKED AT ALL PANEL EDGES. 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.
8. 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 22500D8 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 22400D8 AT EACH END. EXISTING BRICK VENEER TO BE SELECTIVELY DEMOLISHED TO ALLOW INSTALLATION OF NEW WALL.
9. CONNECT HEADER WOOD MEMBERS W/ (2) ROWS OF 16d NAILS, 12" O/C EACH SIDE.
10. 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.
11. CONNECT NEW WALL END DOUBLE-STUD TO VERTICAL 2x WOOD MEMBERS AT BUILDING CORNER WITH (2) SIMPSON STRONG-TIE SDWS 22500D8 TIMBER SCREWS @ 16" O/C.



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

BY	
REVISION	
DATE	
NO.	

WHITNEY BAILEY COX & MAGNANI LLC
300 East Japan Road Suite 200
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 # 200461 Expiration Date: 09/02/21

ROOF FRAMING PLAN

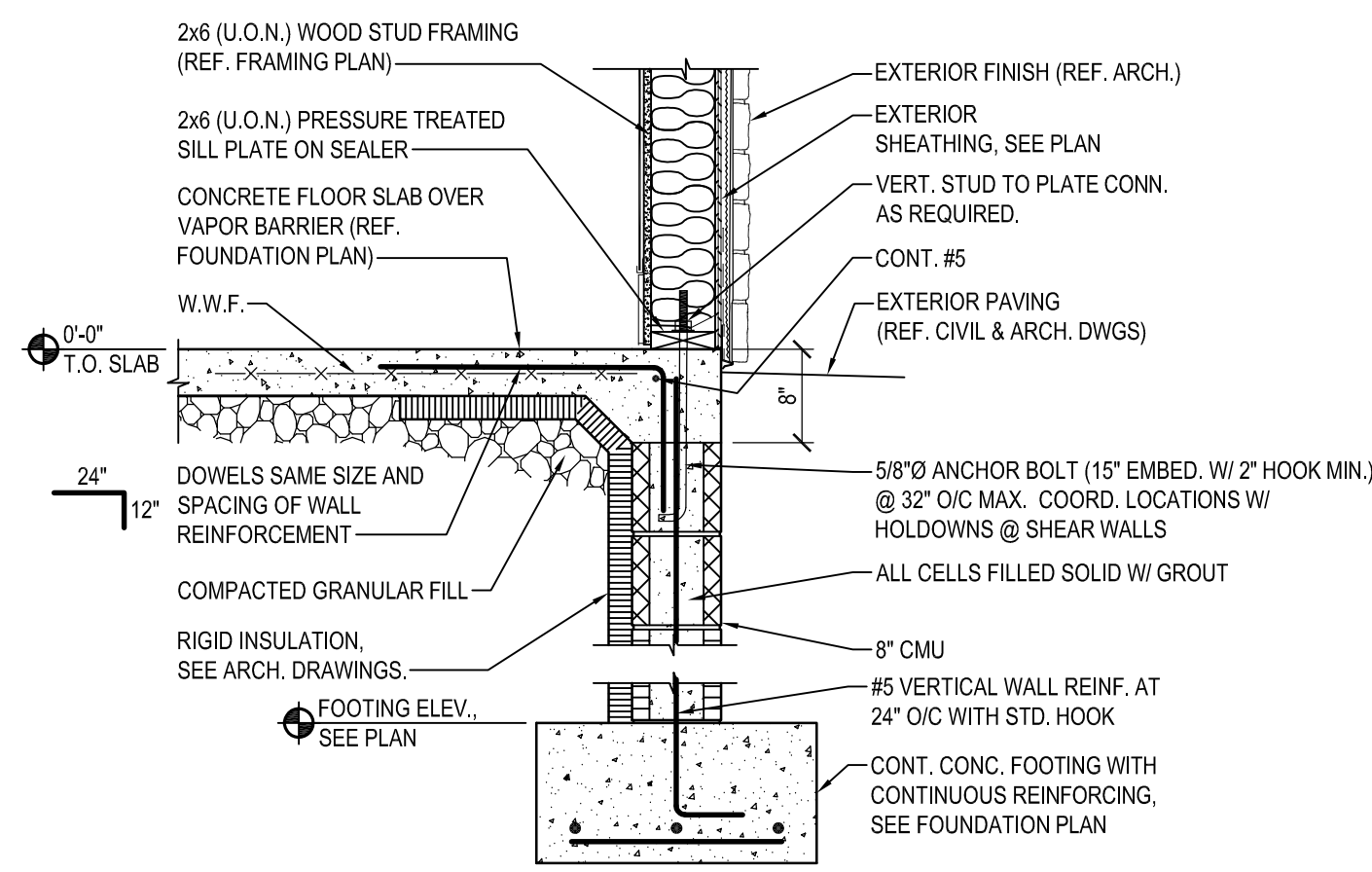
ALTERATIONS - BURGER KING # 9571

BURGERS OF BALTIMORE
2110 EMORFORD ROAD
BEL AIR, MARYLAND 21015

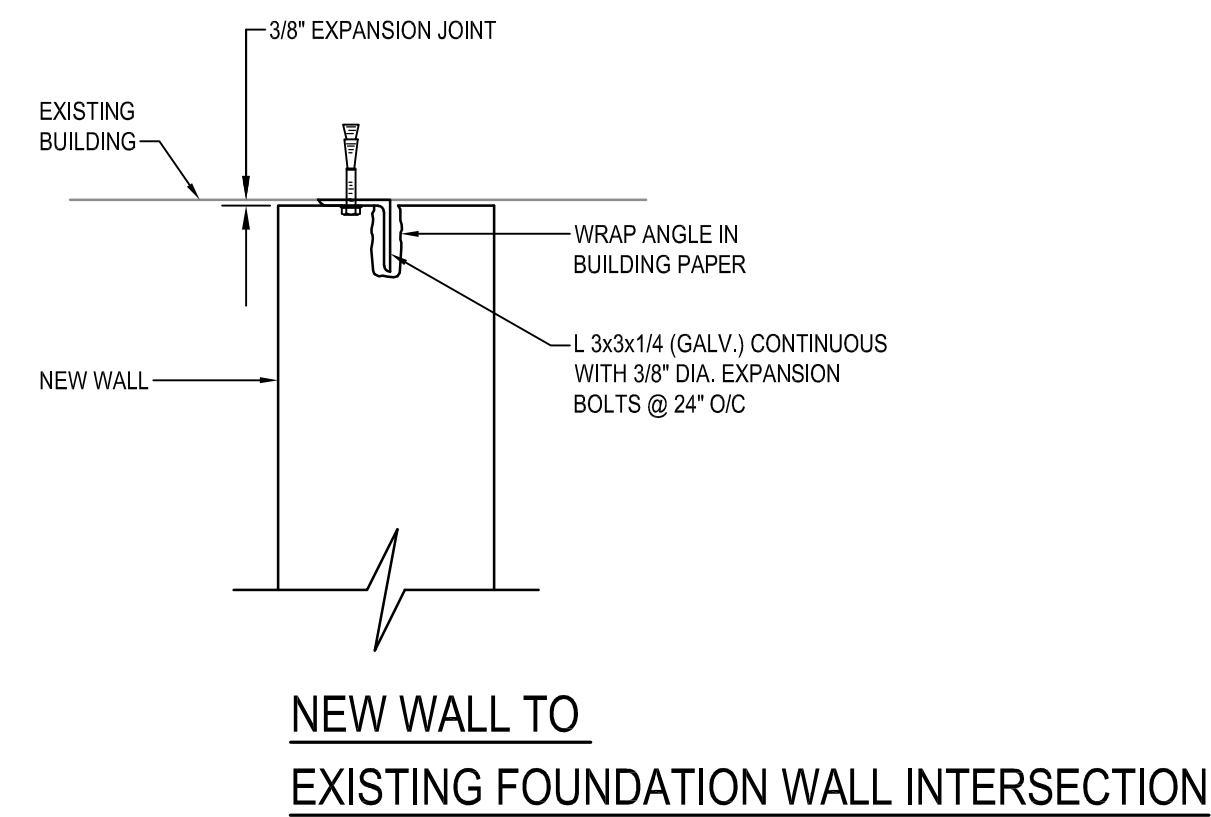
DESIGNED:	FC
DRAWN:	CG
CHECKED:	MWS
SCALE:	AS NOTED
DATE:	05/25/2021
PROJECT:	2018.0375.04.0
DRAWING:	

S102

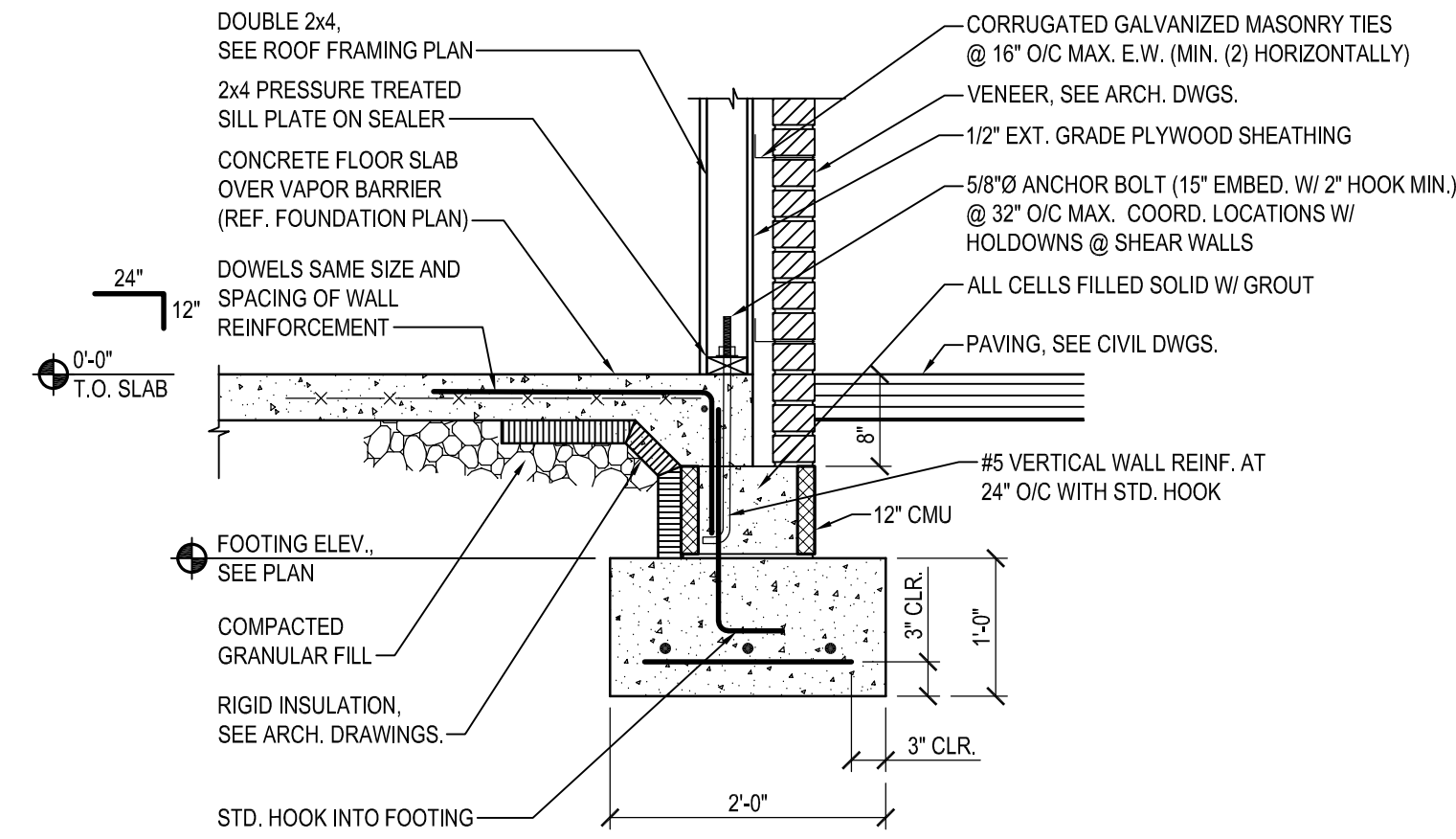
05-25-2021 PERMIT SUBMISSION



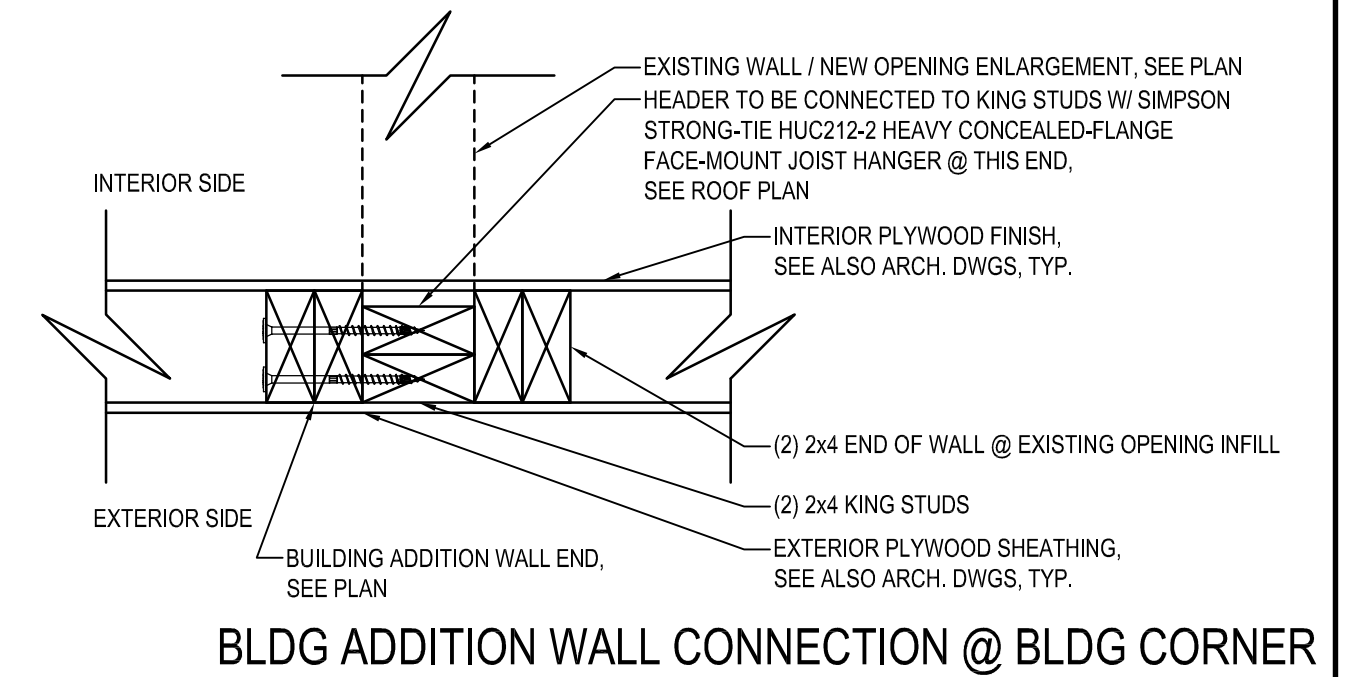
1 SECTION
SCALE: 3/4" = 1'-0"



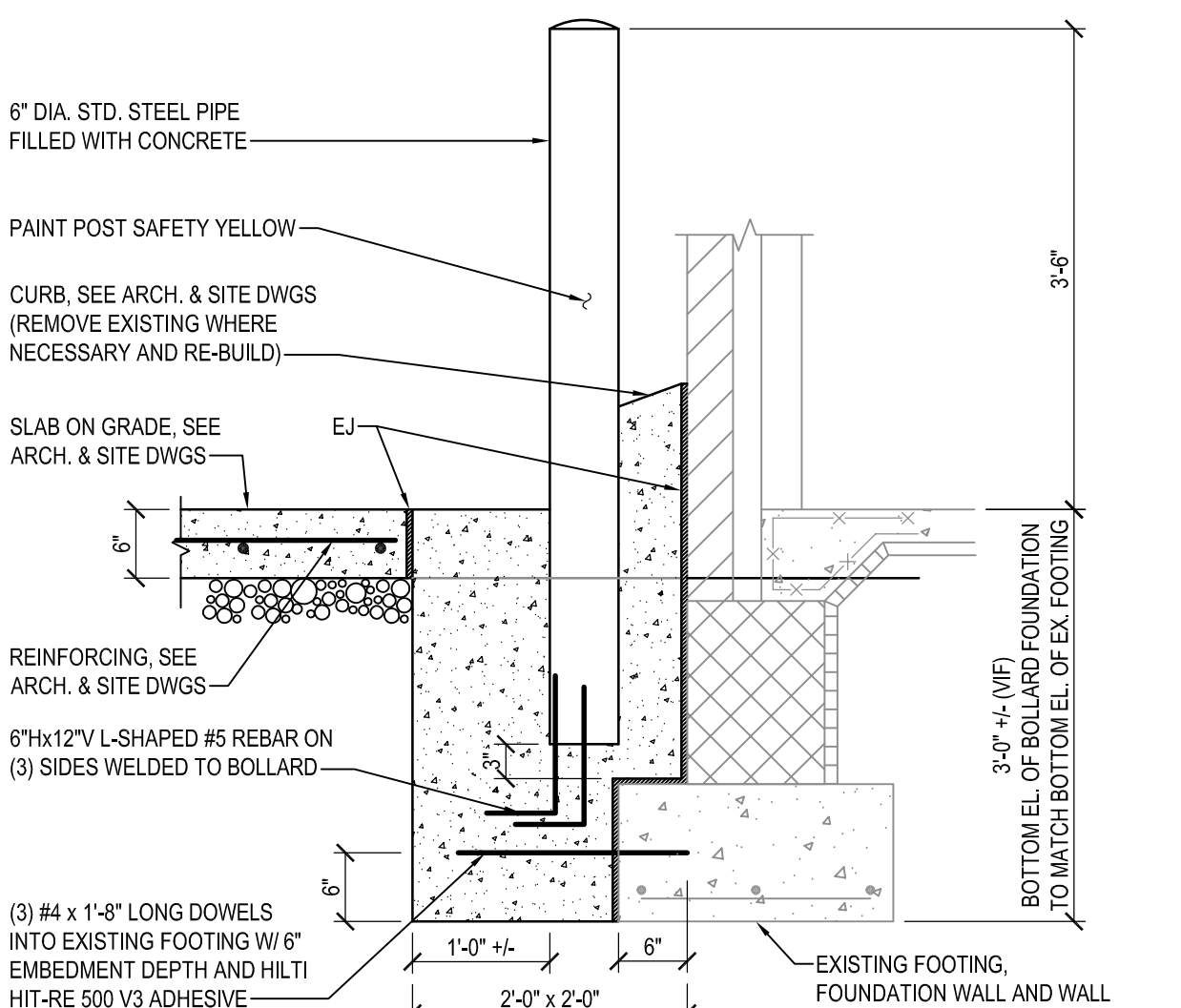
2 DETAIL
NOT TO SCALE



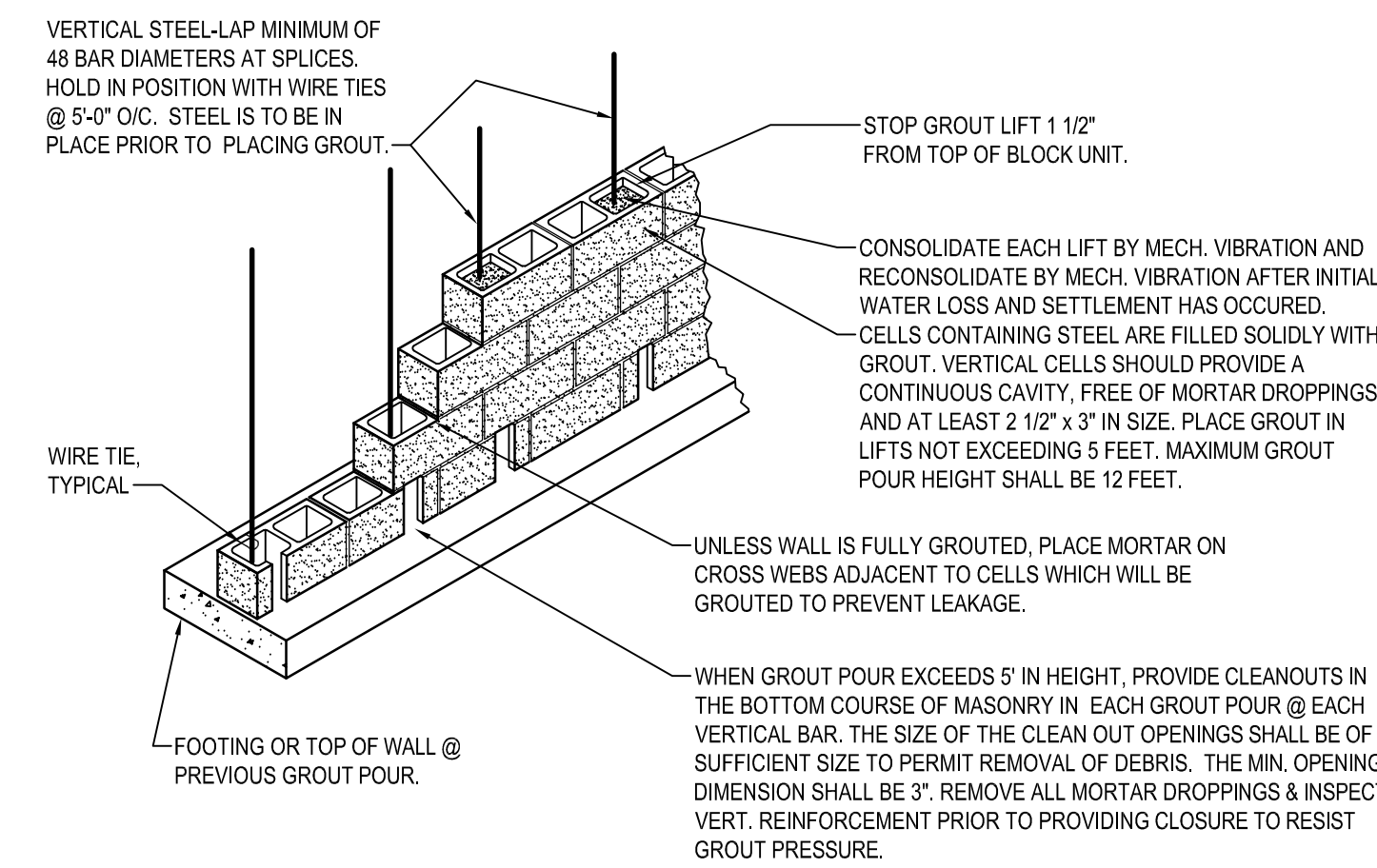
4 SECTION
SCALE: 3/4" = 1'-0"



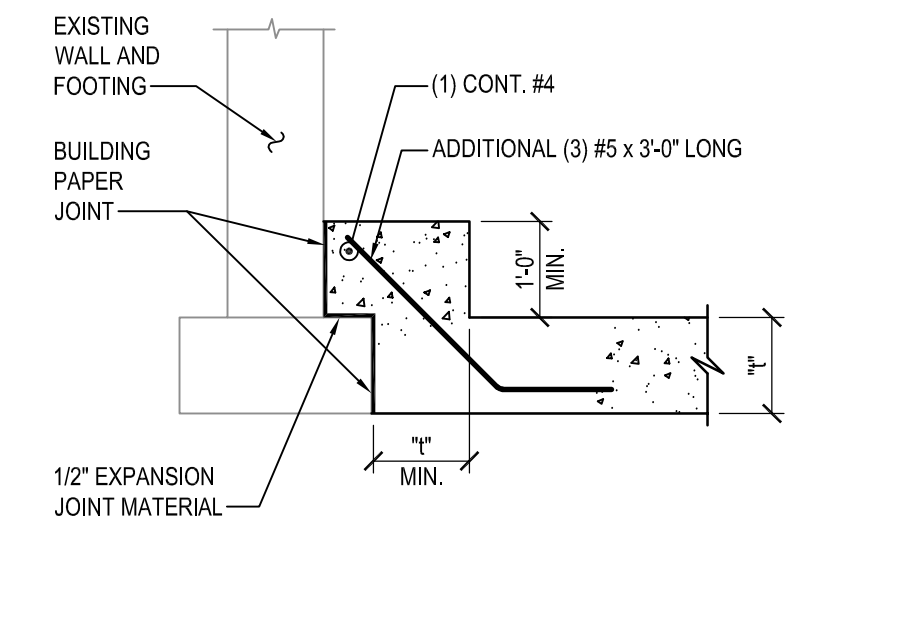
5 DETAIL
NOT TO SCALE



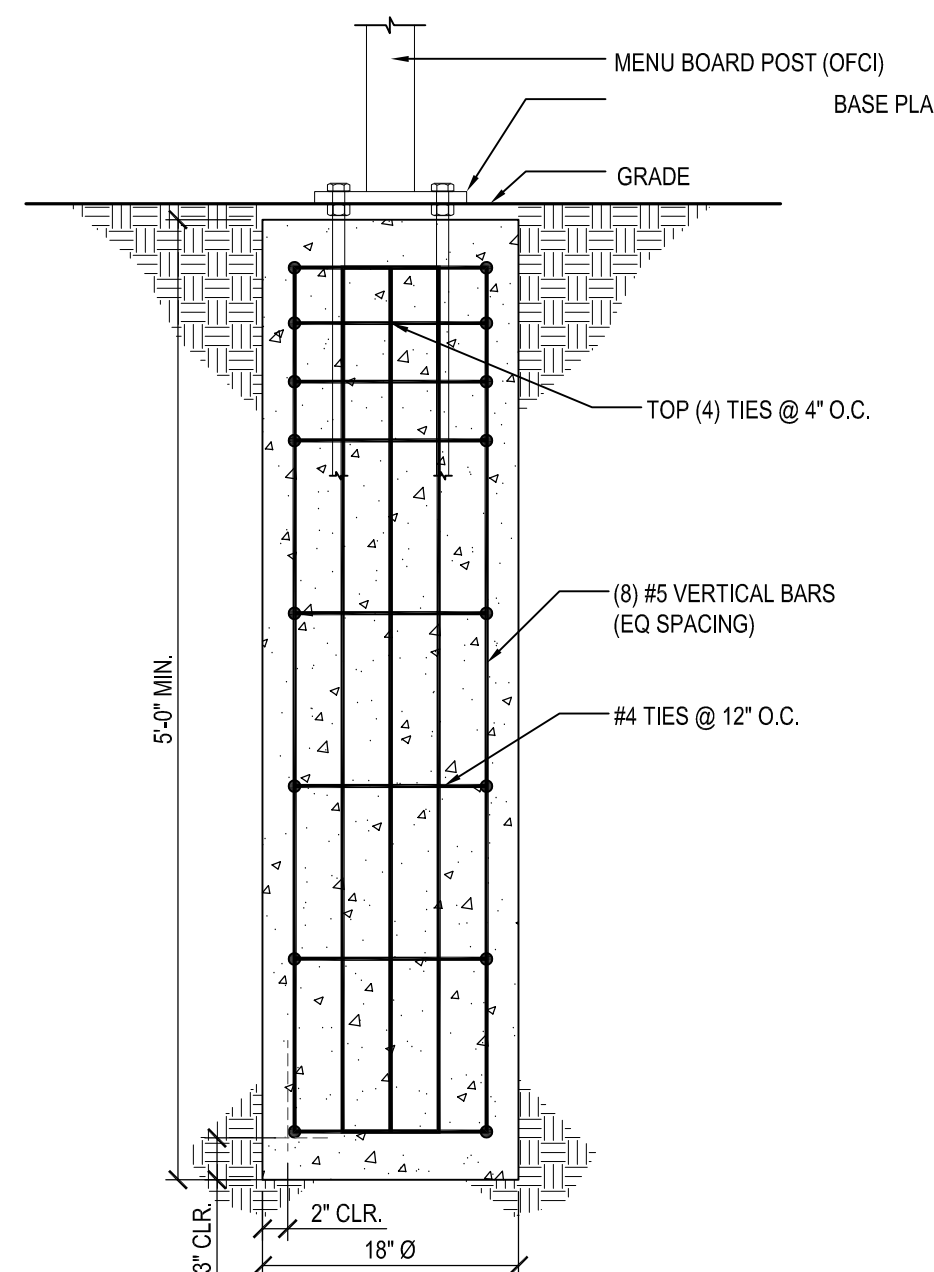
3 BOLLARD DETAIL AT EXISTING FOOTING
SCALE: 3/4" = 1'-0"



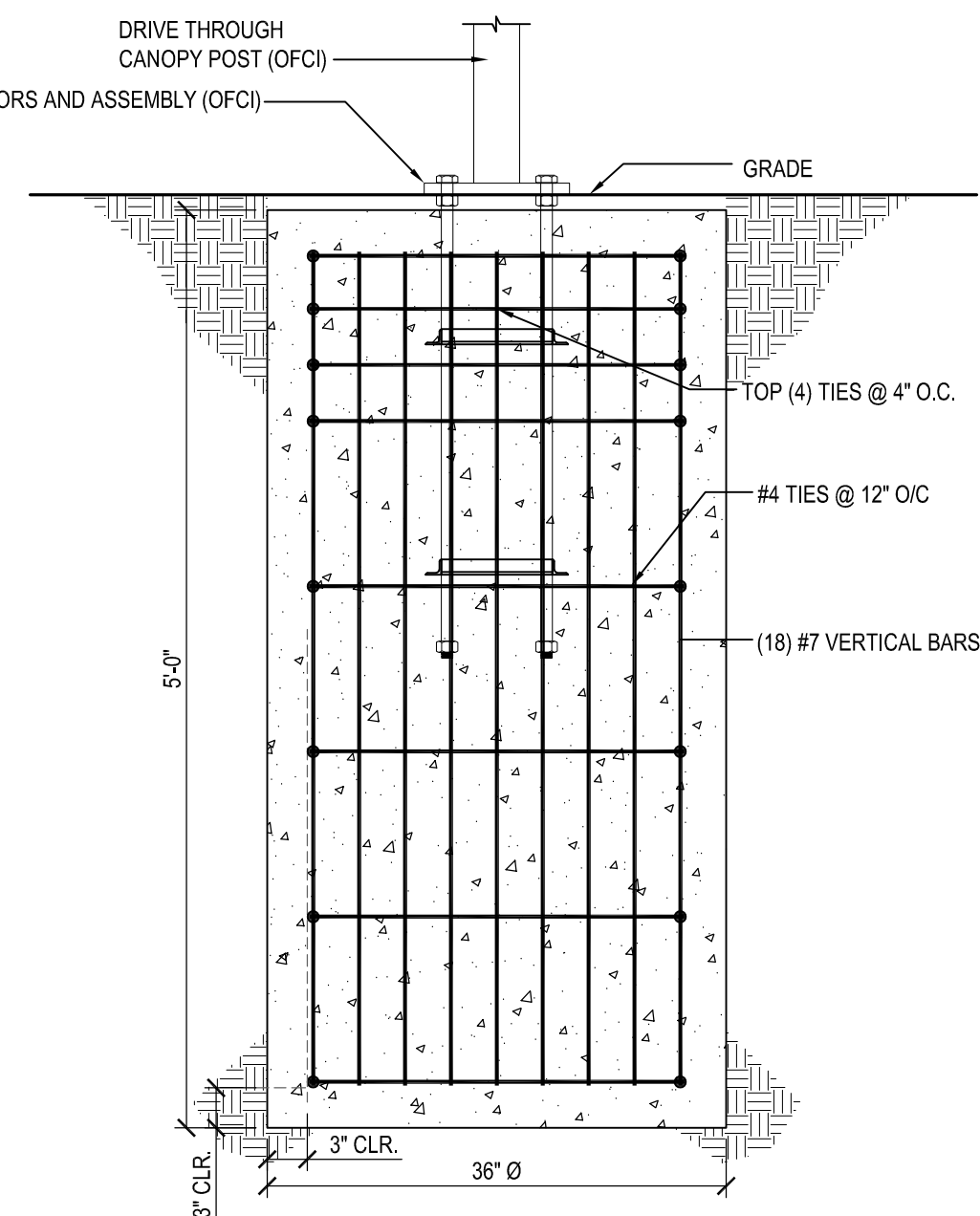
REINFORCED MASONRY CONSTRUCTION
7 DETAIL
NOT TO SCALE



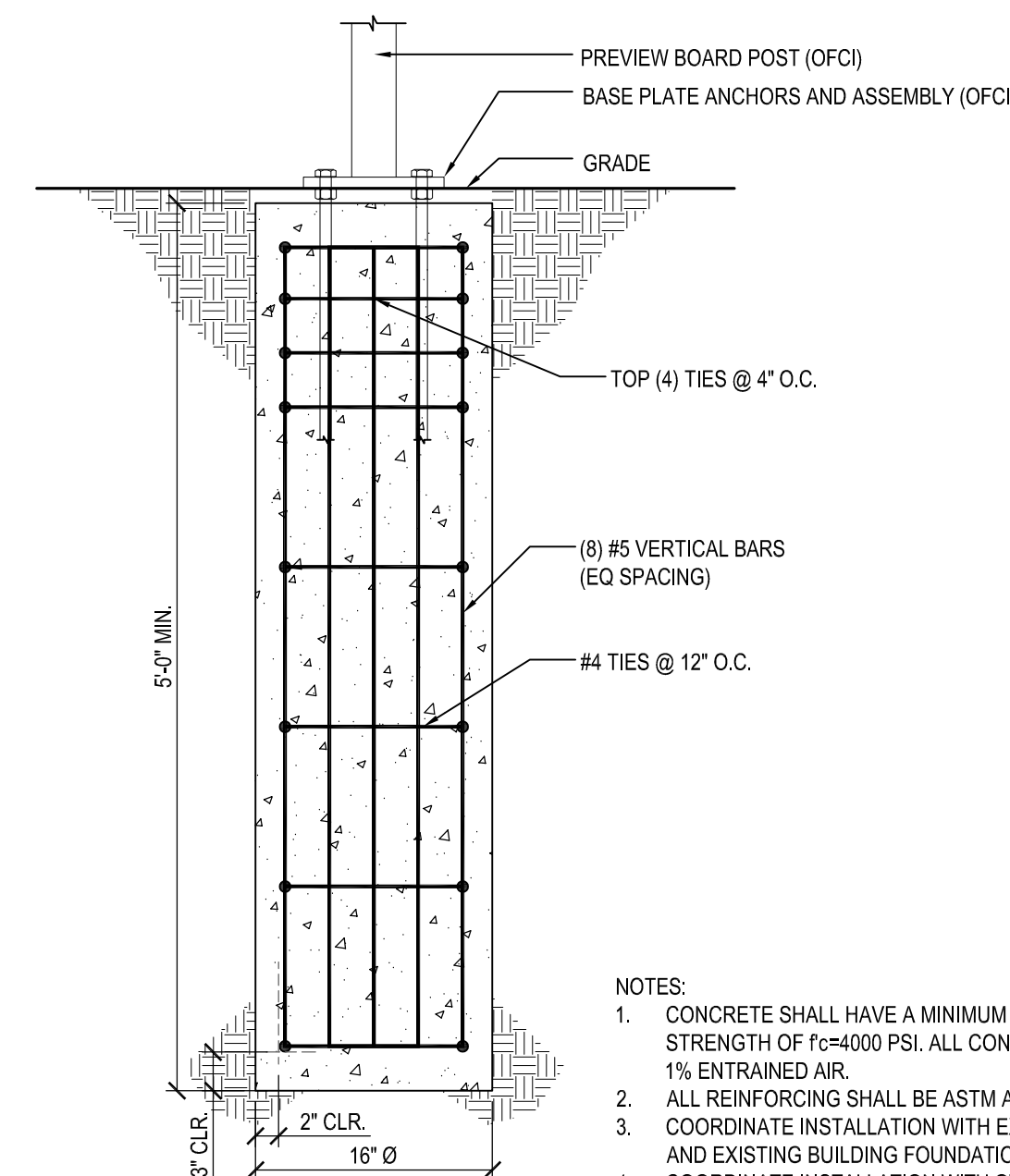
TYPICAL FOOTING AT EXISTING WALL
8 DETAIL
NOT TO SCALE



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

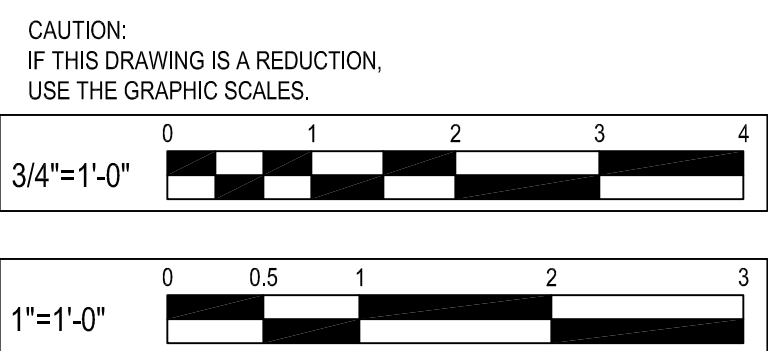


10 DRIVE THRU ORDER CONFIRMATION UNIT & CANOPY FOOTING DETAIL
SCALE: 1" = 1'-0"



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

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



BY	
REVISION	
DATE	
NO.	

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

WBCM
Designing Infrastructure for Tomorrow

STATE OF MARYLAND
PROFESSIONAL ENGINEER
5/15/21

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 # 200461 Expiration Date: 09/02/21

SECTIONS

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

DESIGNED:	FC
DRAWN:	CG
CHECKED:	MWS
SCALE:	AS NOTED
DATE:	05/25/2021
PROJECT:	2018.0375.04.0
DRAWING:	

S301

05-25-2021 PERMIT SUBMISSION

© WBCM 2018