

EXISTING CONDITIONS & GENERAL INFORMATION

T-01.0	TITLE SHEET
EC-01.1	GENERAL LOCATION & INFORMATION
EC-01.2	EXISTING PROPERTY DESCRIPTION
EC-01.3	EXISTING BUILDING SUMMARY
EC-02.1	EXISTING SITE
EC-02.2	EXISTING SITE IMAGES
EC-07.1	EXTERIOR BUILDING ELEVATIONS
EC-07.2	EXTERIOR BUILDING DETAILS
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EC-12.1	EXISTING INTERIOR SPACES
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EXISTING CONDITIONS & GENERAL INFORMATION

T-02.0	TITLE SHEET
<b>CIVIL</b>	
C-01.0	EXISTING PLOT PLAN
C-02.0	EXISTING SITE PLAN
<b>ARCHITECTURAL</b>	
A-01.0	EXISTING CODE COMPLIANCE - EGRESS
A-02.0	EXISTING INTERIOR LAYOUT
A-03.0	EXISTING ARCHITECTURAL FLOOR PLAN
A-04.0	EXISTING ARCHITECTURAL PART PLAN SO
A-05.0	EXISTING ARCHITECTURAL PART PLAN NO
A-06.0	EXISTING REST ROOM PLAN
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A-11.0	EXISTING ARCHITECTURAL SECTIONS & DETAILS
A-12.0	EXISTING UTILITY PART PLAN
<b>MECHANICAL</b>	
M-01.0	EXISTING MECHANICAL HVAC PLAN
M-02.0	EXISTING MECHANICAL ROOF PLAN
<b>PLUMBING</b>	
P-01.0	EXISTING PLUMBING LAYOUT
<b>FIRE PROTECTION</b>	
FP-01.0	EXISTING FIRE PROTECTION PLAN
<b>ELECTRICAL</b>	
E-01.0	EXISTING ELECTRICAL PLAN
<b>FOOD SERVICE</b>	
FS-01.0	EXISTING FOOD SERVICE AREA LAYOUT
FS-02.0	EXISTING FOOD SERVICE PLUMBING
FS-03.0	EXISTING FOOD SERVICE EQUIPMENT LABELS
FS-04.0	EXISTING FOOD SERVICE INTERIOR ELEVATIONS

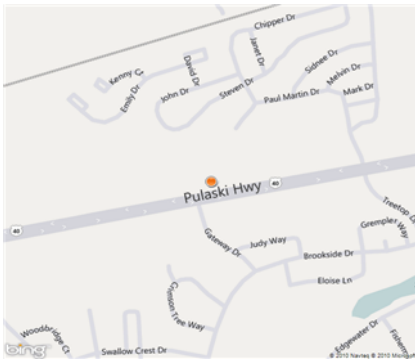


EDGEWOOD

RE- COMMISSIONING OF FORMER IHOP RESTAURANT  
REPAIR, REMODELING & RENOVATION  
OF A FORMER IHOP RESTAURANT



PROJECT LOCATION  
1804 PULASKI HIGHWAY  
EDGEWOOD MARYLAND 21040



IMAGES

DRAWINGS

TIMPKO

EXISTING CONDITIONS &  
GENERAL INFORMATION

PROJECT STATUS

- ACT 01: PRE-PROJECT CONCEPT
- PRE-PROCUREMENT
- PROCUREMENT
- ACT 02: PRE-CONSTRUCTION
- PRE-DESIGN
- SCHEMATIC DESIGN
- DESIGN DEVELOPMENT
- CONTRACT DOCUMENTS
- PERMITTING
- CONTRACTING
- ACT 03: CONSTRUCTION
- CONSTRUCTION ADMINISTRATION
- ACT 04: POST CONSTRUCTION
- CLOSE-OUT
- COMMISSIONING
- OCCUPANCY
- OPERATIONS
- POST OCCUPANCY

DRAWN FOR:

CONTRACT DOCUMENTS  
COST ESTIMATING  
FUNDING  
A/E SOLICITATIONS

PROJECT OBJECTIVE

TURN KEY OPERATION  
RENOVATE, REPAIR, REMODEL,  
RE-COMMISSION & REOPENED

OWNER/CLIENT

Elsherif Group LLC.  
Mr. Aziz Elsherif  
524 South Broadway  
Salem, NH 03079  
Tel: 603.870.9081

PROJECT

IHOP-EDGEWOOD  
RESTAURANT  
HARTFORD  
COUNTY, MD  
PROJECT # 1009.03

TITLE SHEET

T-1

Dated .03.07.11



Designed & Created by

Nicholas N Timpko

Andover, MA 01810  
Tel: 978.470.8840  
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Documents & Services

Pre-Construction

A/E SOLICITATION, CONTRACT  
DOCUMENTS, COST  
ESTIMATING, BIDDING

OWNER

Mr Aziz Elsherif

Elsherif Group LLC.  
Salem, NH 03079  
Tel: 603.870.9081

PROJECT

IHOP Restaurant Re-Commissioning



CLIENT

Mr Aziz Elsherif

524 South Broadway  
Salem, NH 03079  
Tel: 603.870.9081

PROJECT NAME

IHOP-EDGEWOOD

DOCUMENTS

Issued for Review & Use



IMAGE FILES

FILE BREAKS

DRAWING FILES

EXISTING CONDITIONS FILE 1 OF 6

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EXISTING CONDITIONS FILE 2 OF 6

- EC-01.3 EXISTING BUILDING SUMMARY
- EC-07.1 EXTERIOR BUILDING ELEVATIONS
- EC-07.2 EXTERIOR BUILDING DETAILS
- EC-07.3 EXTERIOR BUILDING DETAILS AT FLAT ROOF

EXISTING CONDITIONS FILE 3 OF 6

- EC-11.1 EXISTING FOOD SERVICE SPACES
- EC-11.2 EXISTING FOOD SERVICE EQUIPMENT
- EC-11.3 EXISTING FOOD SERVICE EQUIPMENT DETAILS

EXISTING CONDITIONS FILE 4 OF 6

- EC-12.1 EXISTING INTERIOR SPACES
- EC-12.2 EXISTING INTERIOR TOILET ROOMS

EXISTING CONDITIONS FILE 5 OF 6

- EC-15.1 EXISTING MECHANICAL EXHIBITS & DETAILS
- EC-15.2 EXTERIOR MECHANICAL UNITS AT FLAT ROOF
- EC-16.1 EXISTING ELECTRICAL

EXISTING CONDITIONS FILE 6 OF 6

CIVIL

- C-01.0 EXISTING PLOT PLAN
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- FP-01.0 EXISTING FIRE PROTECTION PLAN

ELECTRICAL

- E-01.0 EXISTING ELECTRICAL PLAN

FOOD SERVICE

- FS-01.0 EXISTING FOOD SERVICE AREA LAYOUT
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- FS-03.0 EXISTING FOOD SERVICE EQUIPMENT LABELS
- FS-04.0 EXISTING FOOD SERVICE INTERIOR ELEVATIONS



SIDE NOTE:

International House Of Pancakes History Brief

The first International House of Pancakes (IHOP) store opened in 1958 in Toluca Lake, California, a suburb of Los Angeles, and today has over 1,400 stores located coast to coast. IHOP restaurants are currently franchised and operated by Glendale, California-based International House of Pancakes, LLC and its affiliates. International House of Pancakes is a wholly-owned subsidiary of Dine Equity, Inc. In 2007 IHOP acquired the Applebee's restaurant chain, resulting in a total of 3,300 restaurants, creating the largest full service restaurant company in the world.

More than 99.0 percent of IHOP restaurants are operated by franchisees. As of September 30, 2010, there were 1,483 IHOP restaurants located in 50 states and the District of Columbia, Canada, Mexico, Puerto Rico and the U.S. Virgin Islands.

LOCATION

The existing property/site is located on the north side of Pulaski Highway, approximately .83 mile northeast of Mountain Road (MD Route 152), within the 1st Election District of Harford County, Maryland. The property has a listed mailing address of 1804 Pulaski Highway, Edgewood, Maryland 21040.

**PROJECT**  
Edgewood IHOP  
1804 Pulaski Highway  
Rt 40 Edgewood MD 21040

**OWNER:**  
Elsherif Group LLC.  
Mr. Aziz Elsherif  
524 South Broadway  
Salem, NH 03079  
Tel: 603.870.9081

**CLIENT**  
Mr. Aziz Elsherif  
524 South Broadway  
Salem, NH 03079  
Tel: 603.870.9081

**PROJECT OBJECTIVE**  
TURN KEY RENOVATION

**NEEDED/REQD BY**  
CONTRACT DOCUMENTS  
COST ESTIMATING  
FUNDING  
A/E SOLICITATIONS

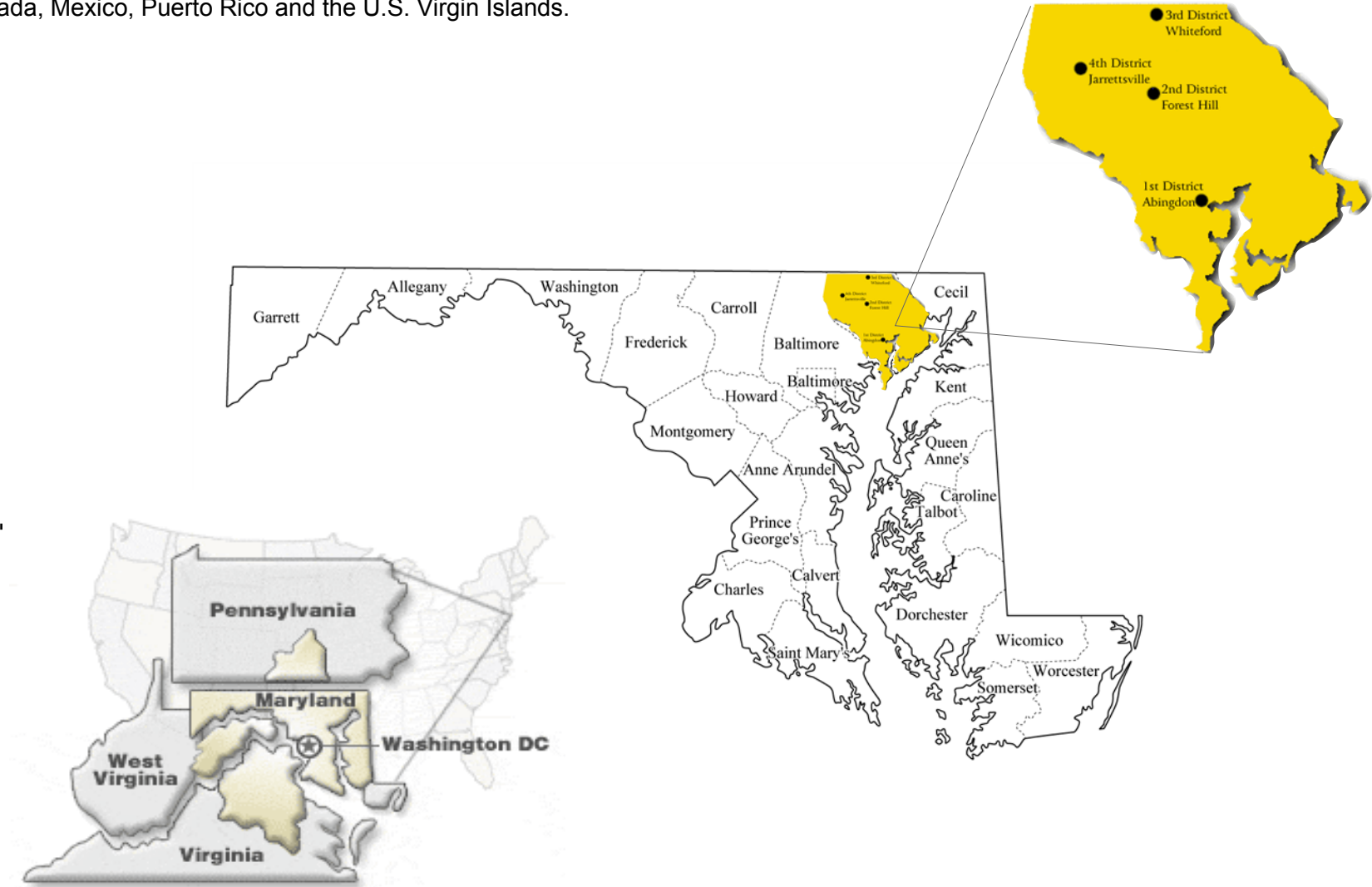
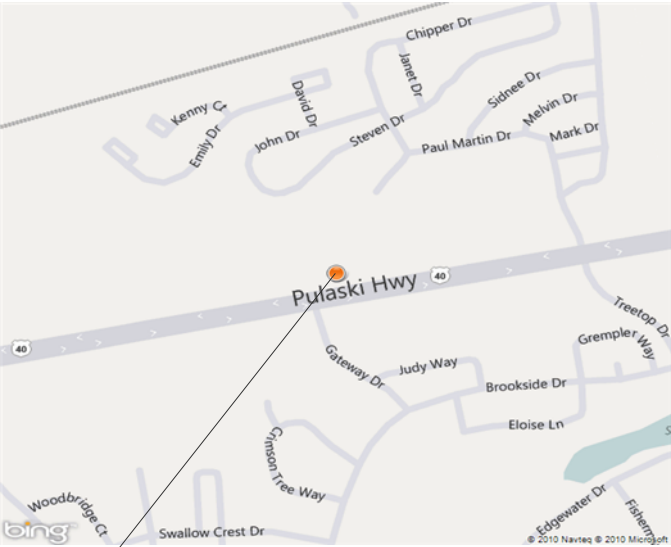
**DESIGNED BY**  
NICHOLAS N. TIMPKO  
ANDOVER MA 01810  
978.470.8840

**PROJECT NUMBER**  
1009.02

**WORK PACKAGE**  
WP1009.02

**ISSUED FOR**  
A/E SOLICITATION, CONTRACT  
DOCUMENTS, COST  
ESTIMATING, BIDDING

**REVISION**  
0010 > 00.00.00



GENERAL LOCATION & INFORMATION

Architectural Services & Special Project's Management		<b>Designed &amp; Created by</b> Nicholas N Timpko Andover, MA 01810 Tel: 978.470.8840 NTimpko@Timpko.com	<b>Documents &amp; Services</b> Pre-Construction A/E SOLICITATION, CONTRACT DOCUMENTS, COST ESTIMATING, BIDDING	<b>OWNER</b> Mr Aziz Elsherif <b>Elsherif Group LLC.</b> Salem, NH 03079 Tel: 603.870.9081	<b>PROJECT</b> IHOP Restaurant Re-Commissioning  1804 Pulaski Highway, Edgewood Maryland 21040	<b>CLIENT</b> Mr Aziz Elsherif 524 South Broadway Salem, NH 03079 Tel: 603.870.9081	<b>PROJECT 1009.03</b> Work Package: Issued as Progress for Review & Use	 	EC-01.1 <b>Dated .03.07.11</b>

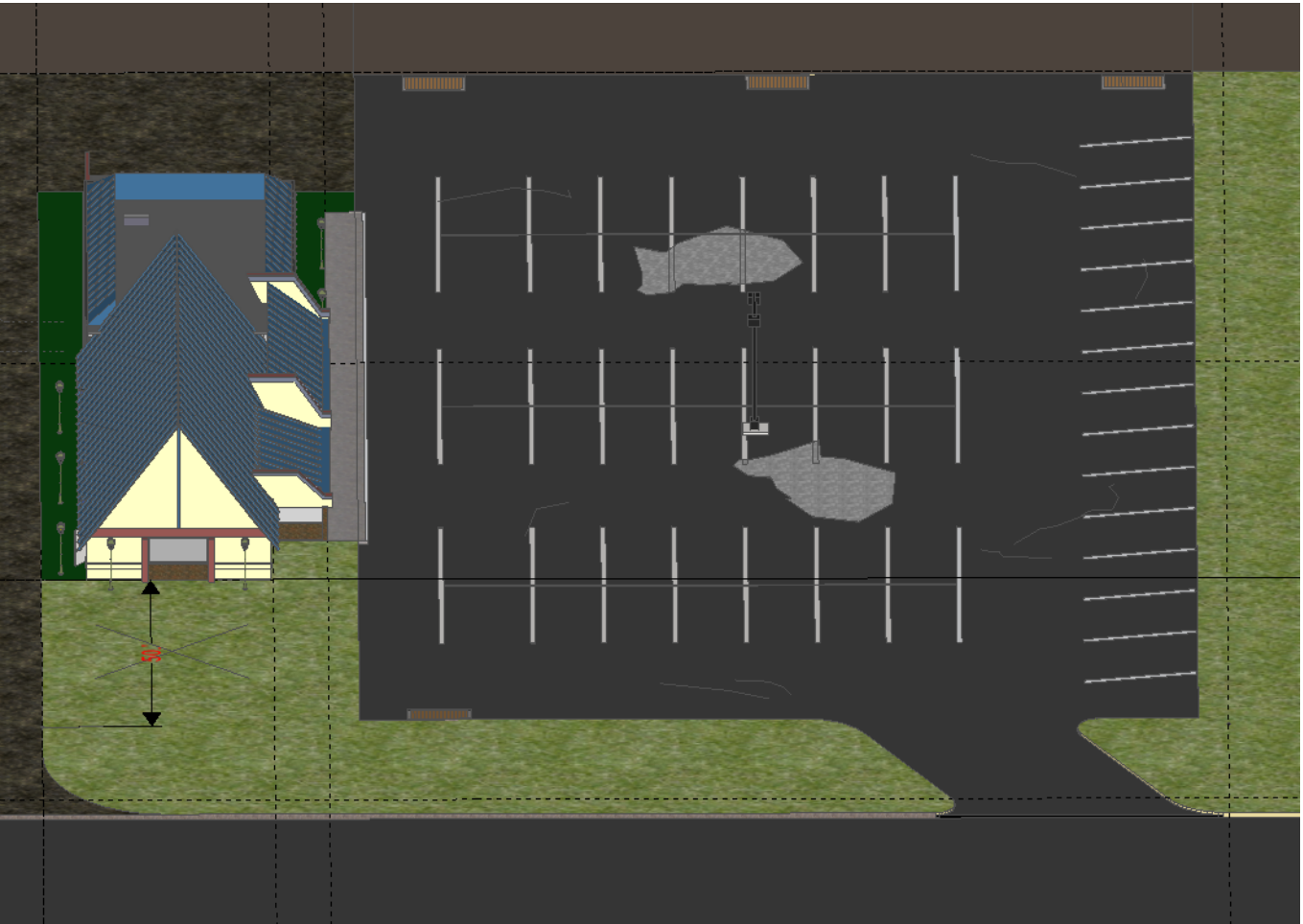
General Descriptions

The existing Building size is indicated as 4,249 square feet, seats 134 patrons and provides parking for 58 vehicles The existing building construction, where open for view, consists of slab-on-grade, wood framing with masonry knee walls, brick veneer and an Exterior Insulation Finish (EIFS) system exterior, flat interior built-up roof and perimeter prefinished sloped and hip metal panel roofing systems. The building layout is generally service areas at the northern half and patron facilities at the southern portion.

The existing property/site is located on the north side of Pulaski Highway, approximately .83 mile northeast of Mountain Road (MD Route 152), within the 1st Election District of Harford County, Maryland. The property has a listed mailing address of 1804 Pulaski Highway, Edgewood, Maryland 21040.

The site is .78 acres (33,802 sf) and is rectangular (- 172.0+- feet wide x 196.52+- feet deep) with its long axis generally oriented north and south where the northern property line is located downward from the paved area and approximately 50-75 feet from the edge of the paving. The main entrance to the building is at grade on the east side of the building facing the parking lot. Paving for vehicles (per existing plans provided) is provided to the east with a driveway located at the rear accessing the easement drive. The west and south sides of the building lot are generally grassed. The property is encumbered by standard utility easements, which do not affect its functionality or marketability. The Zoning for the site is B-3 and is situated within a Zone X - an area of minimal flooding.

The site is surrounded predominantly by retail properties to the east and west, fronting along Pulaski Highway. These properties represent a combination of both free-standing storefronts and strip shopping centers. The visibility is good from both the northeast and southwest direction along Pulaski Highway with direct access via curb cut from northwest side of Pulaski Highway, which is divided as it traverses the site, restricting ingress & egress to the southwest-bound lane. Its traffic count as indicated is 26,525 cars per day at Pulaski Highway and Woodbridge Center Way (0.07 miles east)



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Salem, NH 03079  
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**PROJECT OBJECTIVE**  
TURN KEY RENOVATION

**NEEDED/REQD BY**  
CONTRACT DOCUMENTS  
COST ESTIMATING  
FUNDING  
A/E SOLICITATIONS

**DESIGNED BY**  
NICHOLAS N. TIMPKO  
ANDOVER MA 01810  
978.470.8840

**PROJECT NUMBER**  
1009.02

**WORK PACKAGE**  
WP1009.02

**ISSUED FOR**  
A/E SOLICITATION, CONTRACT  
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ESTIMATING, BIDDING

**REVISION**  
0010 > 00.00.00

EXISTING PROPERTY DESCRIPTION

Architectural Services & Special Project's Management		<b>Designed &amp; Created by</b> Nicholas N Timpko Andover, MA 01810 Tel: 978.470.8840 NTimpko@Timpko.com	<b>Documents &amp; Services</b> Pre-Construction A/E SOLICITATION, CONTRACT DOCUMENTS, COST ESTIMATING, BIDDING	<b>OWNER</b> Mr Aziz Elsherif <b>Elsherif Group LLC.</b> Salem, NH 03079 Tel: 603.870.9081	<b>PROJECT</b> IHOP Restaurant Re-Commissioning  1804 Pulaski Highway, Edgewood Maryland 21040	<b>CLIENT</b> Mr Aziz Elsherif 524 South Broadway Salem, NH 03079 Tel: 603.870.9081	<b>PROJECT 1009.03</b> Work Package: Issued as Progress for Review & Use		EC-01.2  Dated .03.07.11



Division 2 Existing Site

Topography

Generally level in nature with gentle sloping grade changes to rear (northern end) of the site. Lawn areas generally flat (not sloped toward the building’s foundation). The grade drops at the rear (northern) end of the site.

Traffic Control

Vehicular access to the site is provided by an entrance drive located at the southeast corner of the site from the Pulaski Highway right-of-way and by an existing easement driveway located along the western boundary. The delivery/loading area is located on the north side of the building.

Traffic Signage: not present missing - Deficient.

Parking

Element: Parking: Existing. Quantity: Parking for 58 vehicles as indicated on the drawings. Location(s): East of building. Construction: Paved. Material(s): Asphalt. Condition/Quality: potholes, Spaulding, and cracking throughout. Functional Operation: adequate for original design intent. Performance: Poor

Sidewalks & Pads

Existing Element: Sidewalks. Elemental Relationships: providing access from the paved parking area and the public to the building. Quantity: 2. Location(s): along the south and east of the building. Construction: Poured in place. Material(s): Concrete. Condition/Quality: Fair. Functional Operation: Adequate.

Existing Element: Loading area pad. Elemental Relationships: providing access from the paved parking area to the building and dumpster area. Quantity: 1. Location(s): along the north of the building. Construction: Poured in place. Material(s): Concrete. Condition/Quality: Fair. Functional Operation: Adequate.

Landscaping/Amenities

Landscaping at the site is very minimal and includes a grassed strip along the west of the building in good condition. A small grassed area is located at the front, south side of the building.

A commercial sign exists located at the South end of site fronting the street. Construction: post and frame. Material(s): Metal. Condition/Quality: poor, incomplete, with rust.

Functional Operation: structurally adequate electrically unknown. Performance: unknown

Utilities

Water, sewer, storm drain and natural gas services are provided to the site.

Electricity and gas service is provided to the site by Baltimore Gas and Electric (BGE); Electric Transformer located at the west side of the building. The electrical service and meter are exterior wall mounted at the west side of the building.

Site lighting is primarily provided by building mounted fixtures, one pole mounted parking lot fixture and by municipal lighting located along the adjacent right-of-way. Several decorative pole mounted lighting fixtures were noted along the east and west sides of the building in fair condition. It is unknown if these are Operational

Gas piping is also provided into the building on the west side of the building however the gas meter is missing.

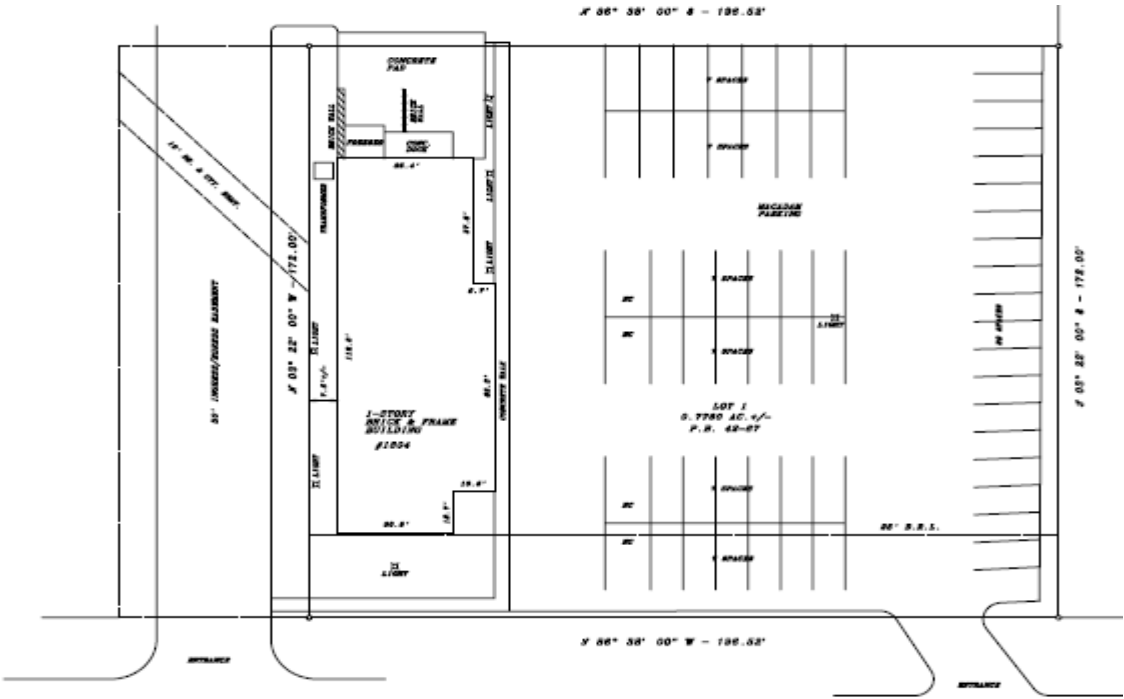
A fire hydrant is apparent at the southeast corner of the site along the Pulaski Highway right-of-way.

Water / Sewer :Metropolitan water and sewer service

Electricity and Fuel Oil: Provided by private suppliers

Drainage

Site Drainage exists, Functional operation: unknown but appears to be adequate. Material(s): Concrete with metal grates. Condition: unknown.



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**PROJECT OBJECTIVE**  
TURN KEY RENOVATION

**NEEDED/REQD BY**  
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**DESIGNED BY**  
NICHOLAS N. TIMPKO  
ANDOVER MA 01810  
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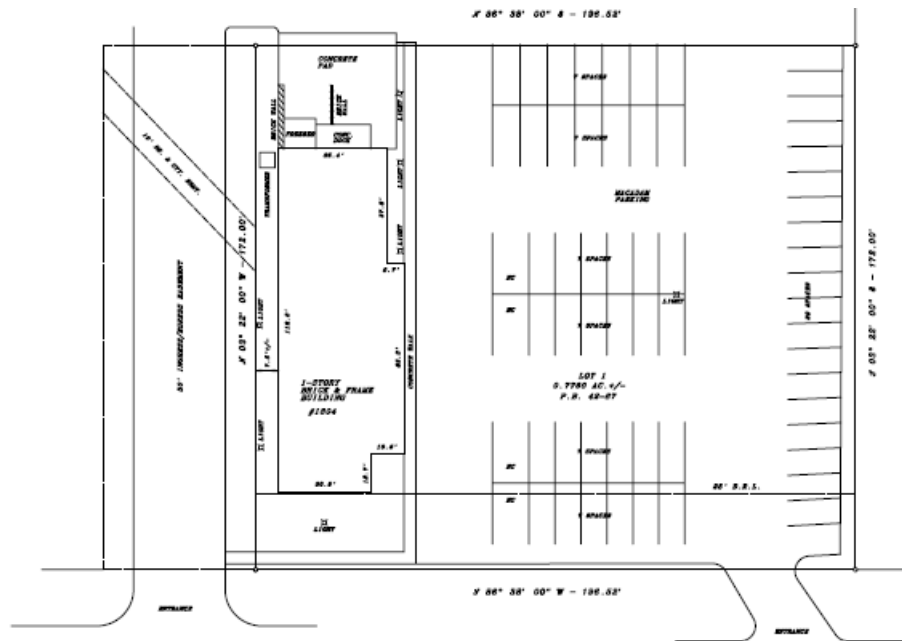
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ESTIMATING, BIDDING

**REVISION**  
0010 > 00.00.00

EXISTING SITE



EXISTING SITE IMAGES

PLEASE SEE NEXT FILE

**EXISTING CONDITIONS FILE 2 OF 6**

- EC-01.3 EXISTING BUILDING SUMMARY
- EC-07.1 EXTERIOR BUILDING ELEVATIONS
- EC-07.2 EXTERIOR BUILDING DETAILS
- EC-07.3 EXTERIOR BUILDING DETAILS AT FLAT ROOF