

UNDER SEPERATE COVERS DATED 03/07/11"

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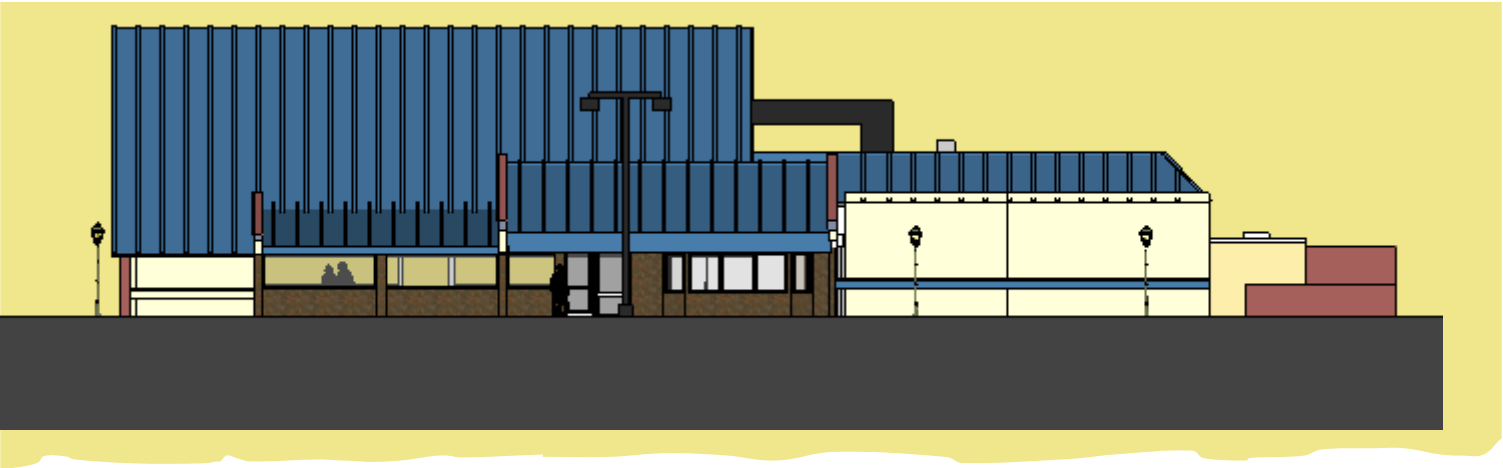
EXISTING CONDITIONS & GENERAL INFORMATION

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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
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- 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-2

Dated .03.07.11

Architectural Services &  
Special Project's Management



Designed & Created by

Nicholas N Timpko

Andover, MA 01810  
Tel: 978.470.8840  
NTimpko@Timpko.com

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

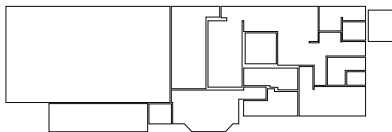
524 South Broadway  
Salem, NH 03079  
Tel: 603.870.9081

PROJECT NAME

IHOP-EDGEWOOD

DOCUMENTS

Issued for Review & Use





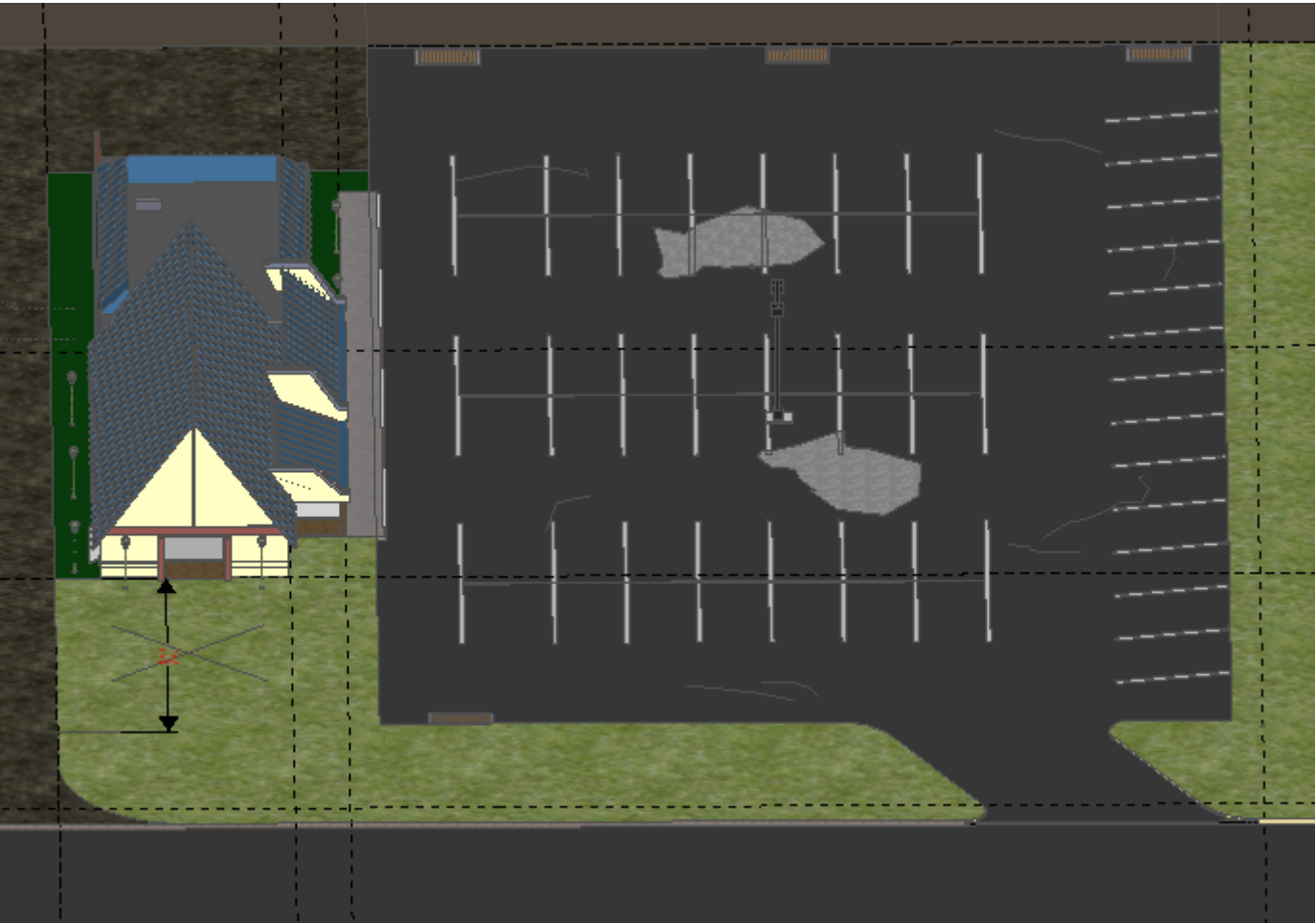
General Descriptions

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)



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


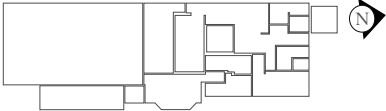

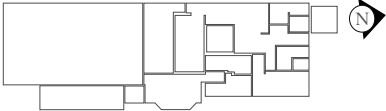

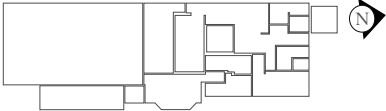

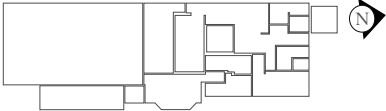
WORK PACKAGE  
WP1009.02

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

REVISION  
0010 > 00.00.00

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 <div>Dated .03.07.11</div>

<div><div>Structure</div><p>Overall, the existing structure is in acceptable condition and appears to be adequate for the building.</p><div>Foundations</div><p>Footings and foundations for the building exist. The concrete slabs exposed appear in acceptable condition with no cracking, uneven settlement or deterioration evident.</p><div>Slabs-on-Grade and Floor Construction</div><p>The single-story structure is comprised of concrete slabs-on-grade; the slab thicknesses were not observed. The slabs appear to be in acceptable condition without any observed cracking or heaving. Surfaces with flooring appeared to be flat, level, and sound.</p><div>Framing Systems</div><p>The building is predominantly wood framed with strategically located steel columns in place. A concrete masonry unit (CMU) knee wall is noted in place supporting wood framed walls. No cracking, buckling or other signs of deformation or deterioration of the structure are apparent.</p><div>Roof Structure</div><p>The existing sloped and flat roofing systems are supported by prefabricated wood roof trusses supported by the wood framed and CMU perimeter walls. Visual review indicates acceptable condition and appears to be adequate for the building.</p><div>Exterior Walls</div><p>The building's existing exterior walls are brick veneer and Exterior Insulation and Finish System (EIFS) type system over CMU or wood framed perimeter walls above. The brick masonry was in generally good condition; with areas of incomplete mortar work. All exterior wall joints (brick to EIFS or to window/door openings) should be caulked and sealed to ensure the overall integrity of the building. Exposed painted wood timbers support the gable ends of the existing building; some of which are in poor condition. Note: Wall insulation systems are not visually apparent in the building.</p></div> <td data-kind="ghost"></td> <td data-cs="2" data-kind="parent"><div><div>Roofing</div><p>The existing roofing system is comprised of sloped gable roofs and hipped roofs along the building perimeter comprised of prefinished metal panel systems over plywood sheathing in fair condition and a flat central roof area for the mechanical equipment covered with built-up roofing in fair condition. The roofs are sloped to direct storm water to the building sides and continuous metal gutters and downspouts and discharging into PVC boots and the underground storm drain system; the storm drainage components were in adequate condition. We noted one downspout disconnected from the boot at the south end of the building. The metal roofing and storm water discharge systems are, overall, in generally good condition although the panel color is somewhat faded.</p><p>The flat built-up roof is in fair condition and with noted areas of alligatoring.</p><div>Finishes</div><p>Existing floor, wall and ceiling finishes at the dining end of the building were in poor condition and will be replaced. Existing floor finishes in the kitchen, toilet rooms and service areas are comprised of quarry tile, ceramic tile, exposed sealed concrete or unfinished concrete; all generally to remain in place. Existing wall finishes to remain include painted gypsum board and ceramic tile in fair condition. Ceilings are either painted gypsum board or acoustic ceiling tile systems to remain. All finishes are soiled and in need of cleaning and minor repair. Mold is apparent on the toilet room ceilings. It is possible the mold growth was from water infiltration from leaking HVAC equipment above.</p><div>Specialties</div><p>The toilet rooms are not operational.</p><div>Kitchen Equipment</div><p>New kitchen equipment exists but not installed.</p><div>Furniture</div><p>Abandoned dining room furnishings exists.</p></div><td data-kind="ghost"></td><td data-kind="ghost"></td><td data-cs="2" data-kind="parent"><div><div>Mechanical/Heating, Ventilation and Air Conditioning</div><p>The building is served by roof mounted HVAC equipment, comprised of electric condensing and gas fired heating units which we believe to have been installed at the time of the 2002 renovation work and are therefore approximately nine years of age. HVAC equipment has an expected useful life of approximately 15 years so this equipment, if well maintained, should not require replacement for several years. Heat and air conditioning are provided to the building interiors through a system of ducts, diffusers and return vents. A wall-mounted thermostat was noted in the center of the building. The units appeared to be in fair condition, but we did not observe them in operation. Mechanical ventilation is provided in the kitchen areas.</p><div>Plumbing</div><p>The existing plumbing systems consist of domestic water, sanitary sewer and natural gas services none of which were turned on. Where viewed, the domestic water distribution systems in the building were hard drawn copper piping. All sanitary, waste and vent piping observed. The water line pressure was not tested and unknown. A existing water heater is located at the rear utility room; capacity was not posted.</p><p>A gas Piping system exists but was not inspected or tested.</p><div>Fire Protection</div><p>The building is not equipped with an automatic fire suppression sprinkler system although a fire hydrant near the southeast corner of the site.</p></div><td data-kind="ghost"></td><td data-kind="ghost"></td><td data-cs="2" data-kind="parent"><div><div>PROJECT</div><div>Edgewood IHOP</div><div>1804 Pulaski Highway</div><div>Rt 40 Edgewood MD 21040</div></div><div><div>OWNER:</div><div>Elsherif Group LLC.</div><div>Mr. Aziz Elsherif</div><div>524 South Broadway</div><div>Salem, NH 03079</div><div>Tel: 603.870.9081</div></div><div><div>CLIENT</div><div>Mr. Aziz Elsherif</div><div>524 South Broadway</div><div>Salem, NH 03079</div><div>Tel: 603.870.9081</div></div><div><div>PROJECT OBJECTIVE</div><div>TURN KEY RENOVATION</div></div><div><div>NEEDED/REQD BY</div><div>CONTRACT DOCUMENTS</div><div>COST ESTIMATING</div><div>FUNDING</div><div>A/E SOLICITATIONS</div></div><div><div>DESIGNED BY</div><div>NICHOLAS N. TIMPKO</div><div>ANDOVER MA 01810</div><div>978.470.8840</div></div><div><div>PROJECT NUMBER</div><div>1009.02</div></div><div><div>WORK PACKAGE</div><div>WP1009.02</div></div><div><div>ISSUED FOR</div><div>A/E SOLICITATION, CONTRACT</div><div>DOCUMENTS, COST</div><div>ESTIMATING, BIDDING</div></div><div><div>REVISION</div><div>0010 &gt; 00.00.00</div></div></td><td data-kind="ghost"></td><td data-kind="ghost"></td><td data-cs="2" data-kind="parent"><div><div>EXISTING BUILDING SUMMARY</div></div></td><td data-kind="ghost"></td><td data-cs="2" data-kind="parent"><div><div>Architectural Services &amp; Special Project's Management</div><div>TIMPKO</div><div>Designed &amp; Created by</div><div>Nicholas N Timpko</div><div>Andover, MA 01810</div><div>Tel: 978.470.8840</div><div>NTimpko@Timpko.com</div></div><div><div>Documents &amp; Services</div><div>Pre-Construction</div><div>A/E SOLICITATION, CONTRACT</div><div>DOCUMENTS, COST</div><div>ESTIMATING, BIDDING</div></div><div><div>OWNER</div><div>Mr Aziz Elsherif</div><div>Elsherif Group LLC.</div><div>Salem, NH 03079</div><div>Tel: 603.870.9081</div></div><div><div>PROJECT</div><div>IHOP Restaurant Re-Commissioning</div><div></div><div>1804 Pulaski Highway, Edgewood Maryland 21040</div></div><div><div>CLIENT</div><div>Mr Aziz Elsherif</div><div>524 South Broadway</div><div>Salem, NH 03079</div><div>Tel: 603.870.9081</div></div><div><div>PROJECT 1009.03</div><div>Work Package:</div><div>Issued as Progress for</div><div>Review &amp; Use</div></div><div><div></div><div>EC-013</div><div>Dated .03.07.11</div></div></td><td data-kind="ghost"></td><td data-kind="ghost"></td></td></td>		<div><div>Roofing</div><p>The existing roofing system is comprised of sloped gable roofs and hipped roofs along the building perimeter comprised of prefinished metal panel systems over plywood sheathing in fair condition and a flat central roof area for the mechanical equipment covered with built-up roofing in fair condition. 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HVAC equipment has an expected useful life of approximately 15 years so this equipment, if well maintained, should not require replacement for several years. Heat and air conditioning are provided to the building interiors through a system of ducts, diffusers and return vents. A wall-mounted thermostat was noted in the center of the building. The units appeared to be in fair condition, but we did not observe them in operation. Mechanical ventilation is provided in the kitchen areas.</p><div>Plumbing</div><p>The existing plumbing systems consist of domestic water, sanitary sewer and natural gas services none of which were turned on. Where viewed, the domestic water distribution systems in the building were hard drawn copper piping. All sanitary, waste and vent piping observed. The water line pressure was not tested and unknown. 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HVAC equipment has an expected useful life of approximately 15 years so this equipment, if well maintained, should not require replacement for several years. Heat and air conditioning are provided to the building interiors through a system of ducts, diffusers and return vents. A wall-mounted thermostat was noted in the center of the building. The units appeared to be in fair condition, but we did not observe them in operation. Mechanical ventilation is provided in the kitchen areas.</p><div>Plumbing</div><p>The existing plumbing systems consist of domestic water, sanitary sewer and natural gas services none of which were turned on. Where viewed, the domestic water distribution systems in the building were hard drawn copper piping. All sanitary, waste and vent piping observed. The water line pressure was not tested and unknown. A existing water heater is located at the rear utility room; capacity was not posted.</p><p>A gas Piping system exists but was not inspected or tested.</p><div>Fire Protection</div><p>The building is not equipped with an automatic fire suppression sprinkler system although a fire hydrant near the southeast corner of the site.</p></div> <td data-kind="ghost"></td> <td data-kind="ghost"></td> <td data-cs="2" data-kind="parent"><div><div>PROJECT</div><div>Edgewood IHOP</div><div>1804 Pulaski Highway</div><div>Rt 40 Edgewood MD 21040</div></div><div><div>OWNER:</div><div>Elsherif Group LLC.</div><div>Mr. Aziz Elsherif</div><div>524 South Broadway</div><div>Salem, NH 03079</div><div>Tel: 603.870.9081</div></div><div><div>CLIENT</div><div>Mr. Aziz Elsherif</div><div>524 South Broadway</div><div>Salem, NH 03079</div><div>Tel: 603.870.9081</div></div><div><div>PROJECT OBJECTIVE</div><div>TURN KEY RENOVATION</div></div><div><div>NEEDED/REQD BY</div><div>CONTRACT DOCUMENTS</div><div>COST ESTIMATING</div><div>FUNDING</div><div>A/E SOLICITATIONS</div></div><div><div>DESIGNED BY</div><div>NICHOLAS N. TIMPKO</div><div>ANDOVER MA 01810</div><div>978.470.8840</div></div><div><div>PROJECT NUMBER</div><div>1009.02</div></div><div><div>WORK PACKAGE</div><div>WP1009.02</div></div><div><div>ISSUED FOR</div><div>A/E SOLICITATION, CONTRACT</div><div>DOCUMENTS, COST</div><div>ESTIMATING, BIDDING</div></div><div><div>REVISION</div><div>0010 &gt; 00.00.00</div></div></td> <td data-kind="ghost"></td> <td data-kind="ghost"></td> <td data-cs="2" data-kind="parent"><div><div>EXISTING BUILDING SUMMARY</div></div></td> <td data-kind="ghost"></td> <td data-cs="2" data-kind="parent"><div><div>Architectural Services &amp; Special Project's Management</div><div>TIMPKO</div><div>Designed &amp; Created by</div><div>Nicholas N Timpko</div><div>Andover, MA 01810</div><div>Tel: 978.470.8840</div><div>NTimpko@Timpko.com</div></div><div><div>Documents &amp; Services</div><div>Pre-Construction</div><div>A/E SOLICITATION, CONTRACT</div><div>DOCUMENTS, COST</div><div>ESTIMATING, BIDDING</div></div><div><div>OWNER</div><div>Mr Aziz Elsherif</div><div>Elsherif Group LLC.</div><div>Salem, NH 03079</div><div>Tel: 603.870.9081</div></div><div><div>PROJECT</div><div>IHOP Restaurant Re-Commissioning</div><div></div><div>1804 Pulaski Highway, Edgewood Maryland 21040</div></div><div><div>CLIENT</div><div>Mr Aziz Elsherif</div><div>524 South Broadway</div><div>Salem, NH 03079</div><div>Tel: 603.870.9081</div></div><div><div>PROJECT 1009.03</div><div>Work Package:</div><div>Issued as Progress for</div><div>Review &amp; Use</div></div><div><div></div><div>EC-013</div><div>Dated .03.07.11</div></div></td> <td data-kind="ghost"></td> <td data-kind="ghost"></td>			<div><div>PROJECT</div><div>Edgewood IHOP</div><div>1804 Pulaski Highway</div><div>Rt 40 Edgewood MD 21040</div></div> <div><div>OWNER:</div><div>Elsherif Group LLC.</div><div>Mr. Aziz Elsherif</div><div>524 South Broadway</div><div>Salem, NH 03079</div><div>Tel: 603.870.9081</div></div> <div><div>CLIENT</div><div>Mr. Aziz Elsherif</div><div>524 South Broadway</div><div>Salem, NH 03079</div><div>Tel: 603.870.9081</div></div> <div><div>PROJECT OBJECTIVE</div><div>TURN KEY RENOVATION</div></div> <div><div>NEEDED/REQD BY</div><div>CONTRACT DOCUMENTS</div><div>COST ESTIMATING</div><div>FUNDING</div><div>A/E SOLICITATIONS</div></div> <div><div>DESIGNED BY</div><div>NICHOLAS N. 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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.

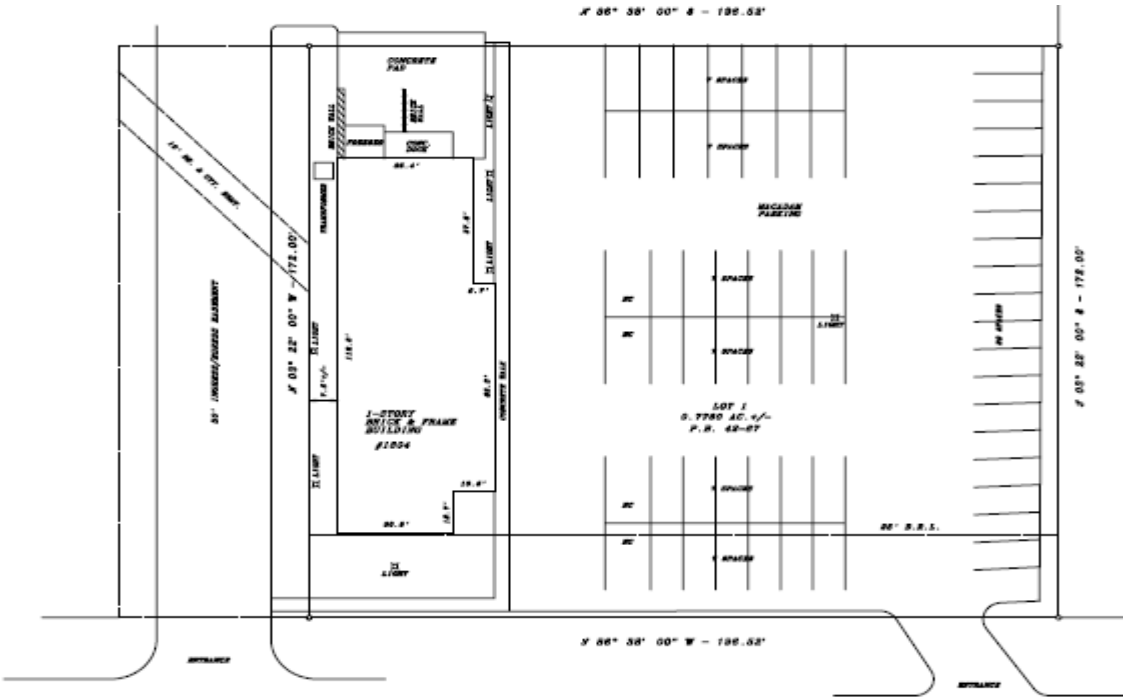
A fire hydrant is apparent at the southeast corner of the site along the Pulaski Highway right-of-way.

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**  
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

EXISTING SITE

IMAGE FILES

FILE BREAKS

DRAWING FILES

EXISTING CONDITIONS FILE 1 OF 6

- 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

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

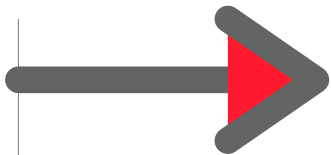
- EC-11.1 EXISTING FOOD SERVICE SPACES
- EC-11.2 EXISTING FOOD SERVICE EQUIPMENT
- EC-11.3 EXISTING FOOD SERVICE EQUIPMENT DETAILS

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
- C-02.0 EXISTING SITE PLAN

ARCHITECTURAL

- 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
- A-07.0 EXISTING CEILING PLAN
- A-08.0 EXISTING ROOF PLANS
- A-09.0 EXISTING EXTERIOR ELEVATIONS
- A-10.0 EXISTING BUILDING CROSS SECTIONS
- A-11.0 EXISTING ARCHITECTURAL SECTIONS & DETAILS
- A-12.0 EXISTING UTILITY PART PLAN

MECHANICAL

- M-01.0 EXISTING MECHANICAL HVAC PLAN
- M-02.0 EXISTING MECHANICAL ROOF PLAN

PLUMBING

- P-01.0 EXISTING PLUMBING LAYOUT

FIRE PROTECTION

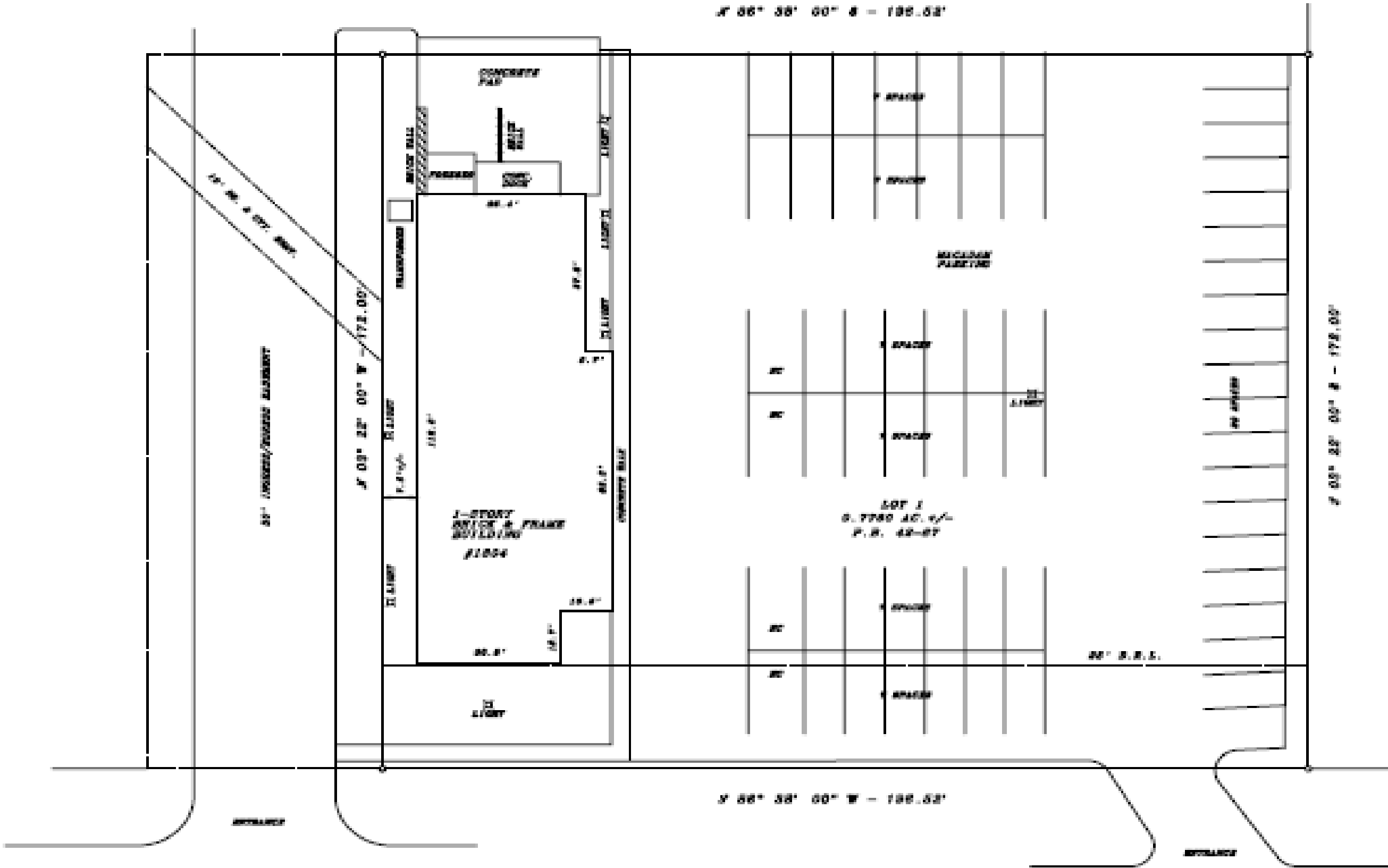
- FP-01.0 EXISTING FIRE PROTECTION PLAN

ELECTRICAL

- E-01.0 EXISTING ELECTRICAL PLAN

FOOD SERVICE

- 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



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TURN KEY RENOVATION

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

**DESIGNED BY**  
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ANDOVER MA 01810  
978.470.8840

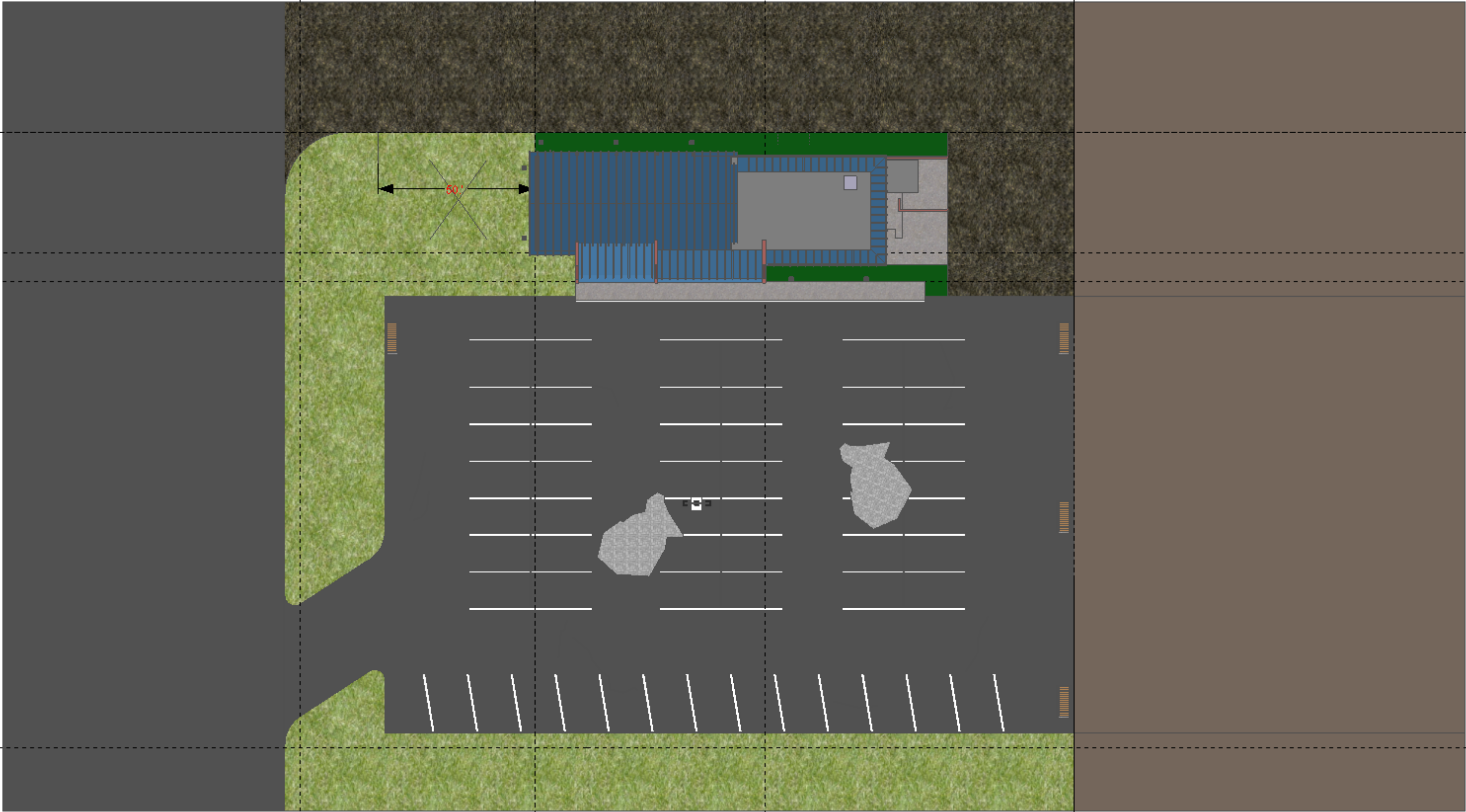
**PROJECT NUMBER**  
1009.02

**WORK PACKAGE**  
WP1009.02

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

**REVISION**  
0010 > 00.00.00

**EXISTING PLOT PLAN**

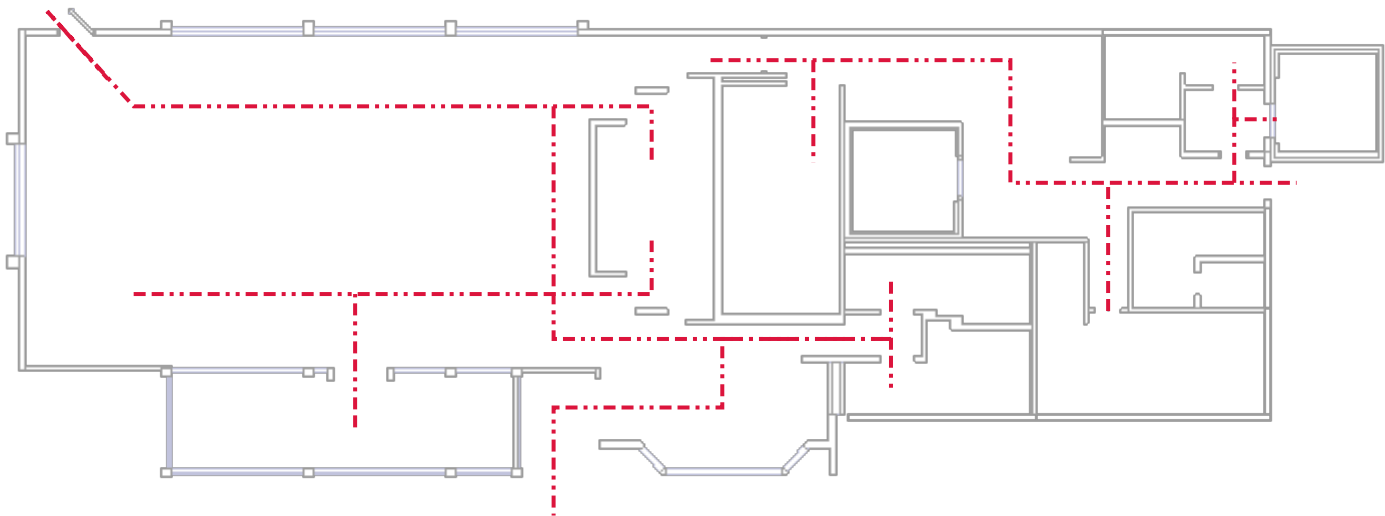


**EXISTING CONDITONS PLAN**

FIRE DOOR LABELS AND RATINGS

- “A” Openings in fire walls and in walls which divide a single building into fire areas (3 hr. rating).  
“B” Openings in enclosures of vertical communications through buildings and in 2-hour rated partitions providing horizontal fire separations (1-1/2 hr. rating).  
“C” Openings in walls or partitions between rooms, and corridors having a fire resistance rating of 1 hour or less (3/4 hr. rating).  
“D” Openings in exteriorwalls subject to severe fire exposure from outside of the building (1-1/2 hr. rating).  
“E” Openings in exterior walls subject to moderate or light fire exposure from outside of the building (3/4 hr. rating).

- 1/3 hr.  
1/2 hr.  
3/4 hr. Fire door ratings  
1 hr.  
1-1/2 hr.  
3 hr.

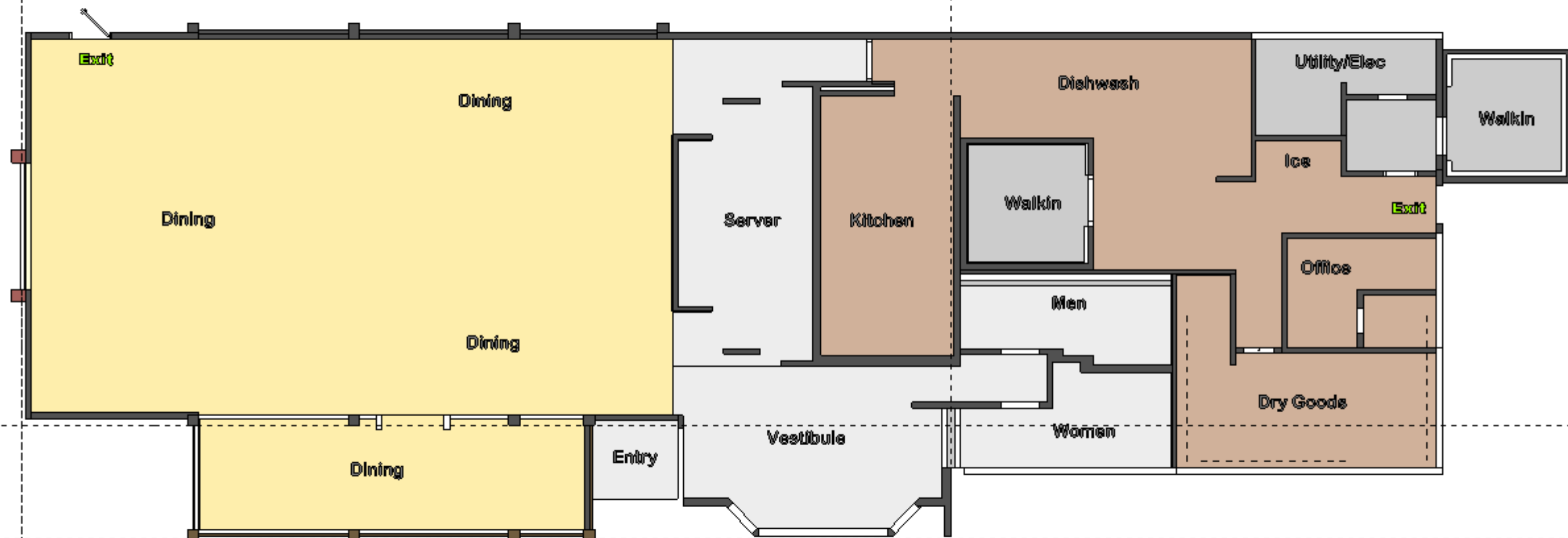


CODE COMPLIANCE WORKSHEET  
2000 INTERNATIONAL BUILDING CODE & 2000 LIFE SAFETY CODE  
ZONING: COMMERCIAL  
CONSTRUCTION CLASS:  
ALLOWABLE HEIGHT & BUILDING AREA:  
FIRE AREAS NO GREATER THAN 5,000SF:  
OCCUPANT LOAD:  
EXIT DOOR ARRANGEMENT:  
EXIT ACCESS TRAVEL DISTANCE:  
ACTUAL MINIMUM TRAVEL DISTANCE:  
COMMON PATH OF TRAVEL:  
ACTUAL PATH OF TRAVEL:  
AUTOMATIC SPRINKLER:

RELATED DOCUMENTS:  
PROPERTY APPRAISAL DATED FEBRUARY 4, 2011

EXISTING CODE COMPLIANCE - EGRESS

<div>Architectural Services &amp; Special Project's Management</div> <div>TIMPKO</div>	<div>Designed &amp; Created by</div> <div>Nicholas N Timpko</div> <div>Andover, MA 01810</div> <div>Tel: 978.470.8840</div> <div>NTimpko@Timpko.com</div>	<div>Documents &amp; Services</div> <div>Pre-Construction</div> <div>A/E SOLICITATION, CONTRACT DOCUMENTS, COST ESTIMATING, BIDDING</div>	<div>OWNER</div> <div>Mr Aziz Elsherif</div> <div>Elsherif Group LLC.</div> <div>Salem, NH 03079</div> <div>Tel: 603.870.9081</div>	<div>PROJECT</div> <div>IHOP Restaurant Re-Commissioning</div> <div></div> <div>1804 Pulaski Highway, Edgewood Maryland 21040</div>	<div>CLIENT</div> <div>Mr Aziz Elsherif</div> <div>524 South Broadway</div> <div>Salem, NH 03079</div> <div>Tel: 603.870.9081</div>	<div>PROJECT 1009.03</div> <div>Work Package:</div> <div>Issued as Progress for Review &amp; Use</div>	<div></div>	<div>A-01.0</div> <div>Dated .03.07.11</div>



## EXISTING INERIOR LAYOUT



### **Designed & Created by**

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### **Documents & Services**

Pre-Construction  
A/E SOLICITATION, CONTRACT  
DOCUMENTS, COST  
ESTIMATING, BIDDING

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### **PROJECT**

IHOP Restaurant Re-Commissioning



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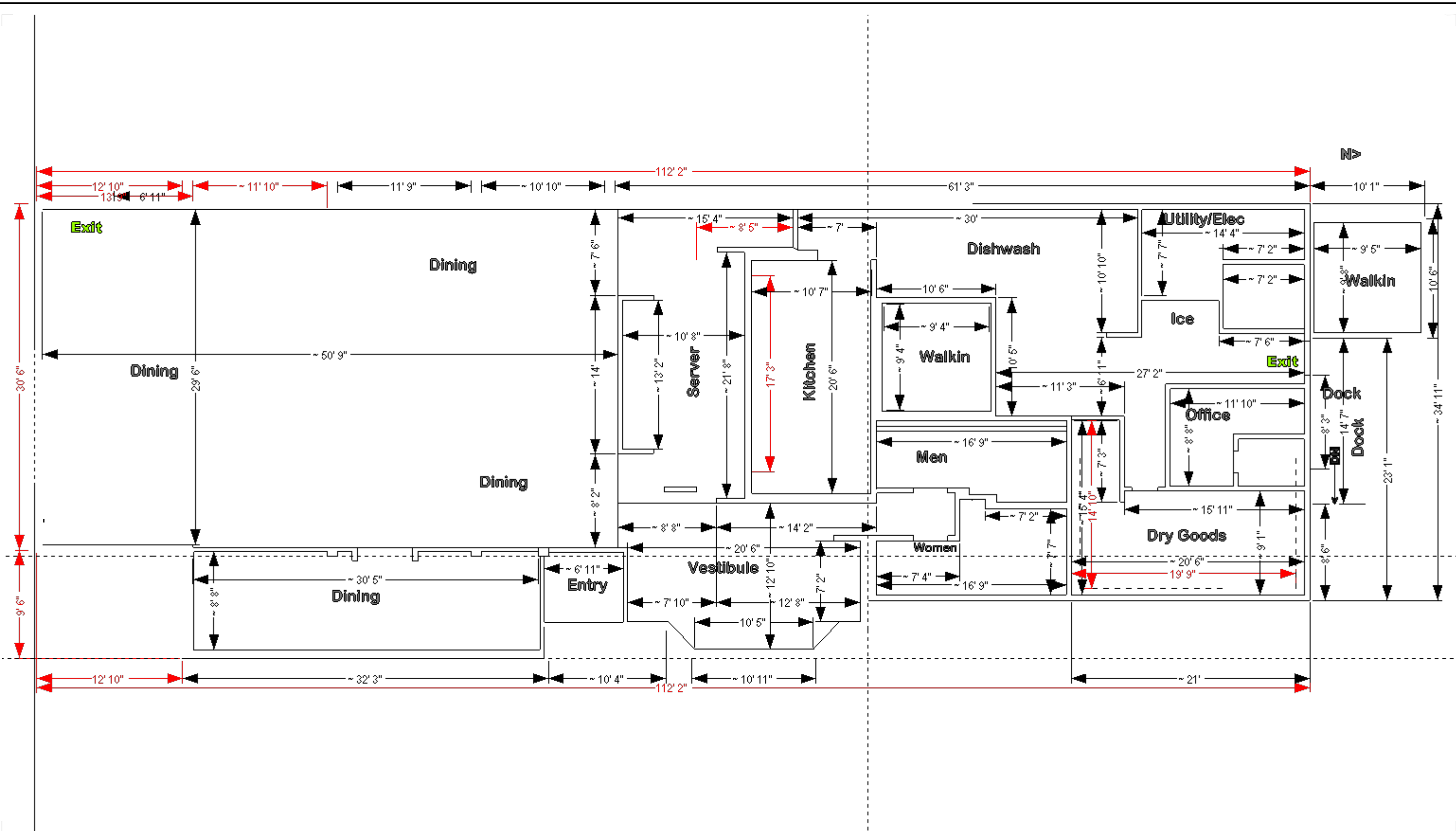
### **PROJECT 1009.03**

Work Package:  
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A-2.0

Dated .03.07.11



# EXISTING ARCHITECTURAL FLOOR PLAN

Architectural Services & Special Project's Management



## Designed & Created by

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## Documents & Services

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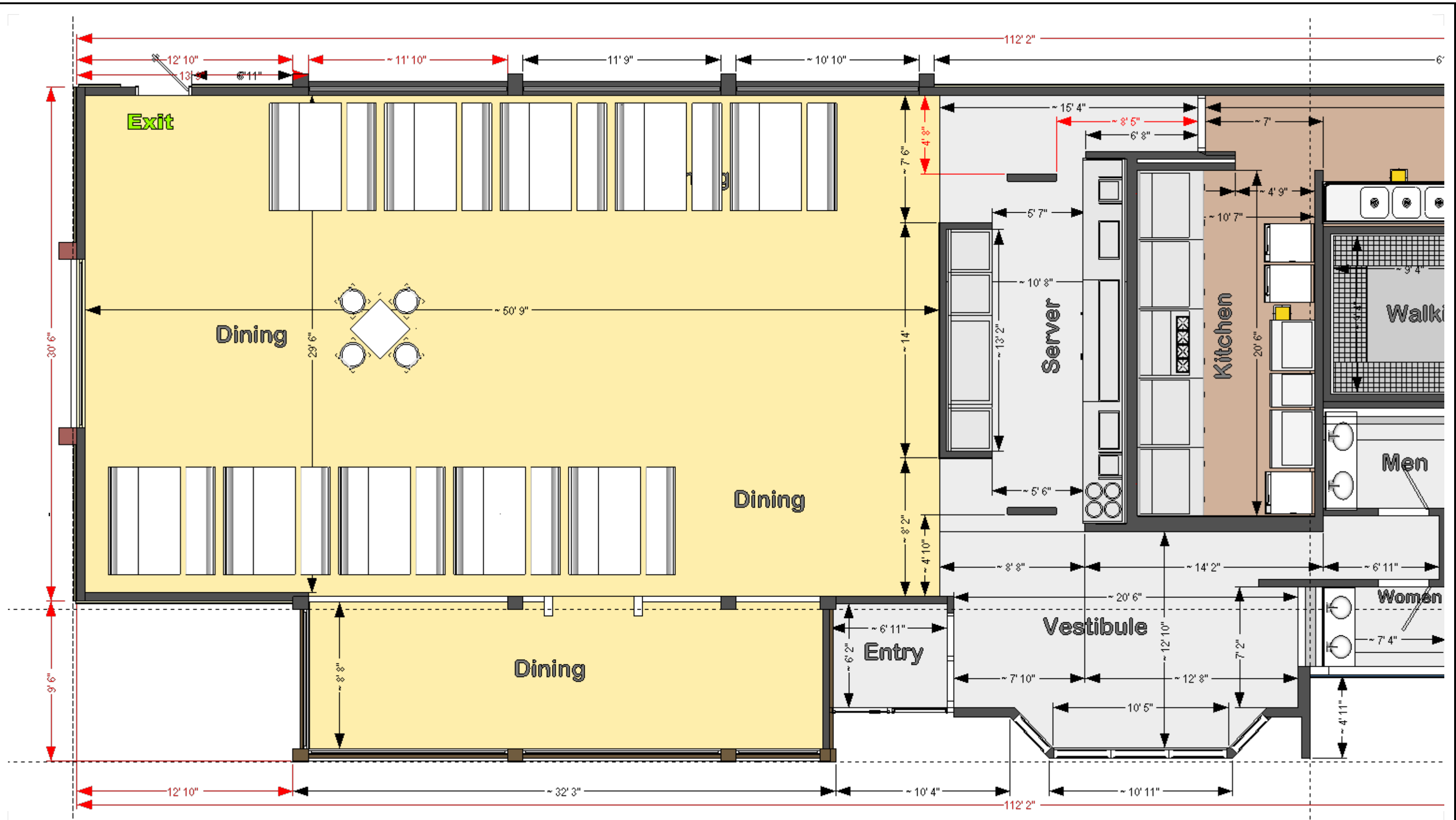
## PROJECT 1009.03

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A-3.0

Dated .03.07.11



## EXISTING ARCHITECTURAL PART PLAN SO



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A/E SOLICITATION, CONTRACT  
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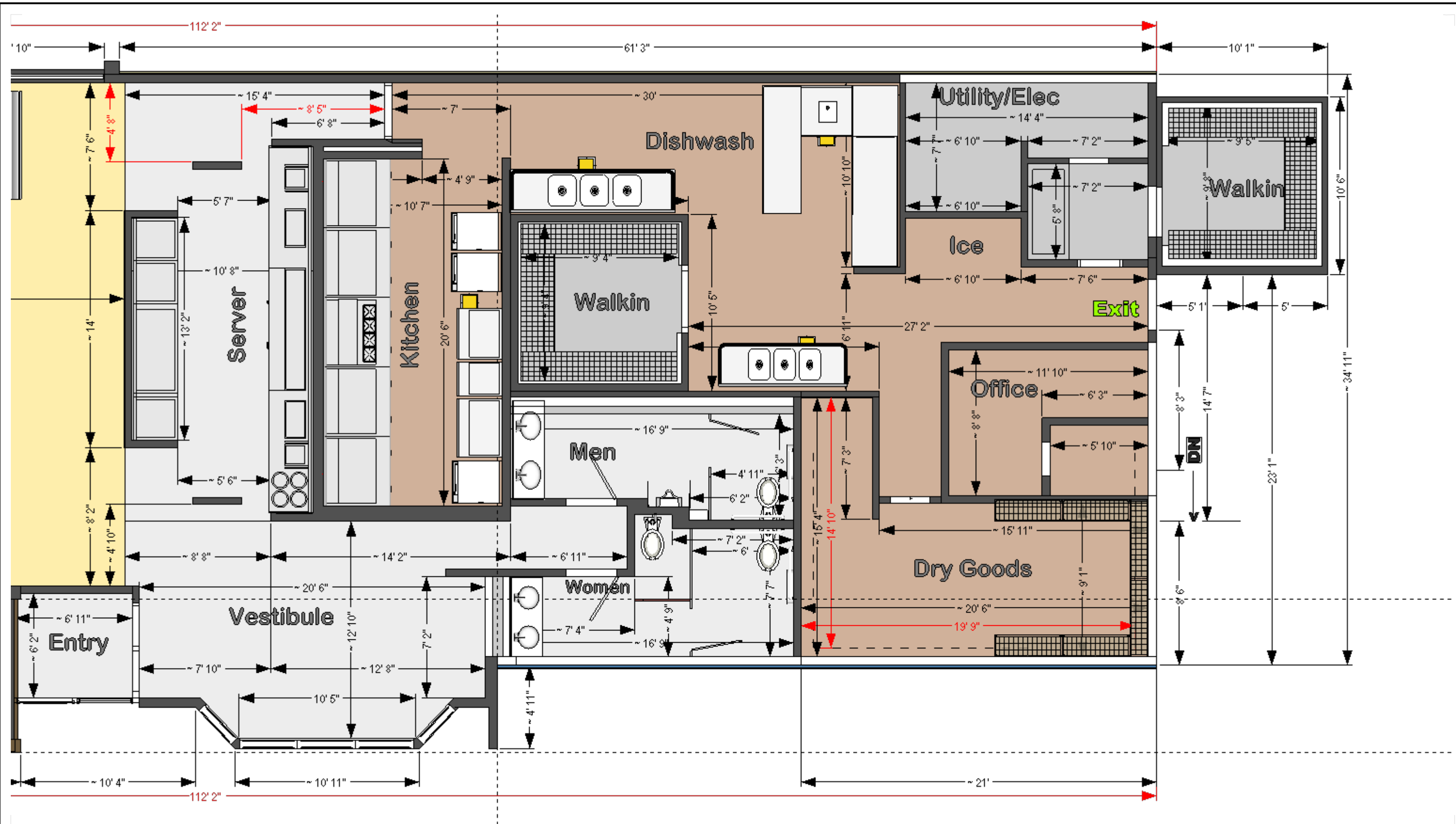
### PROJECT 1009.03

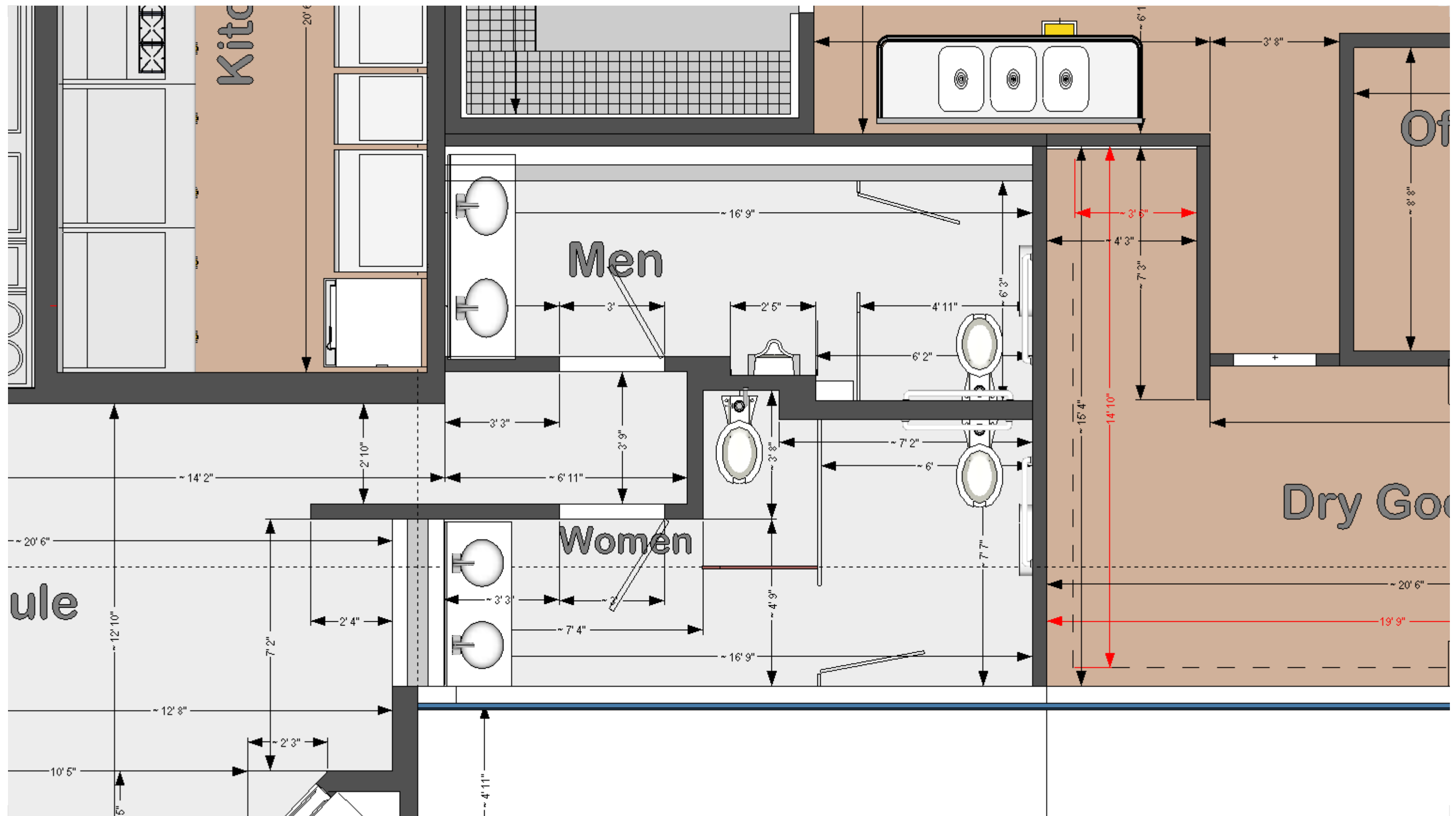
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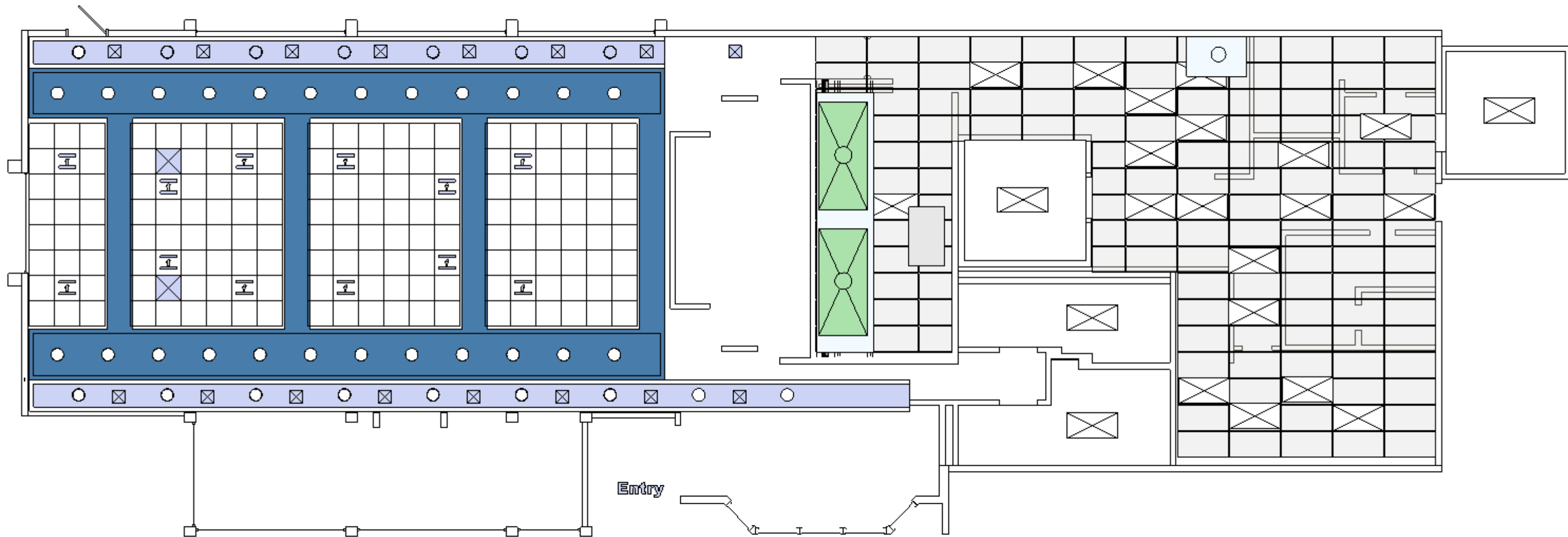
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Dated .03.07.11

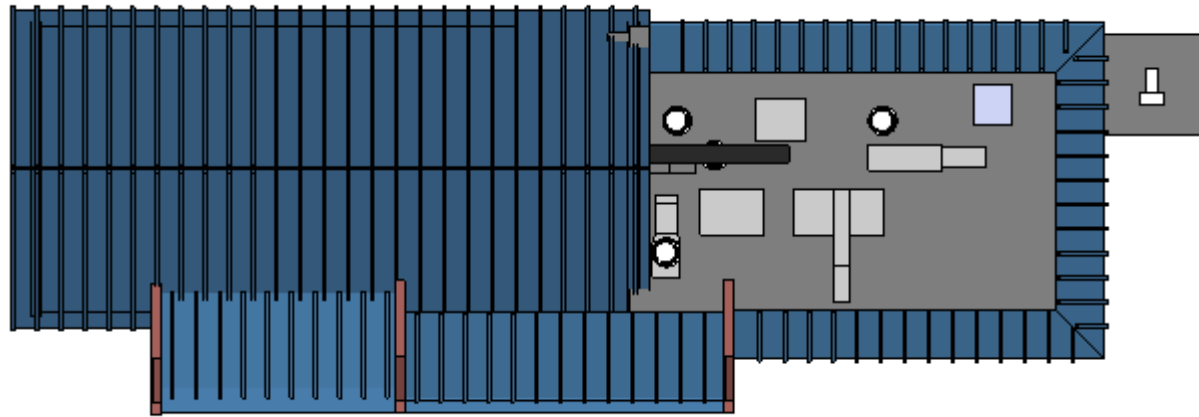




EXISTING REST ROOM PLAN

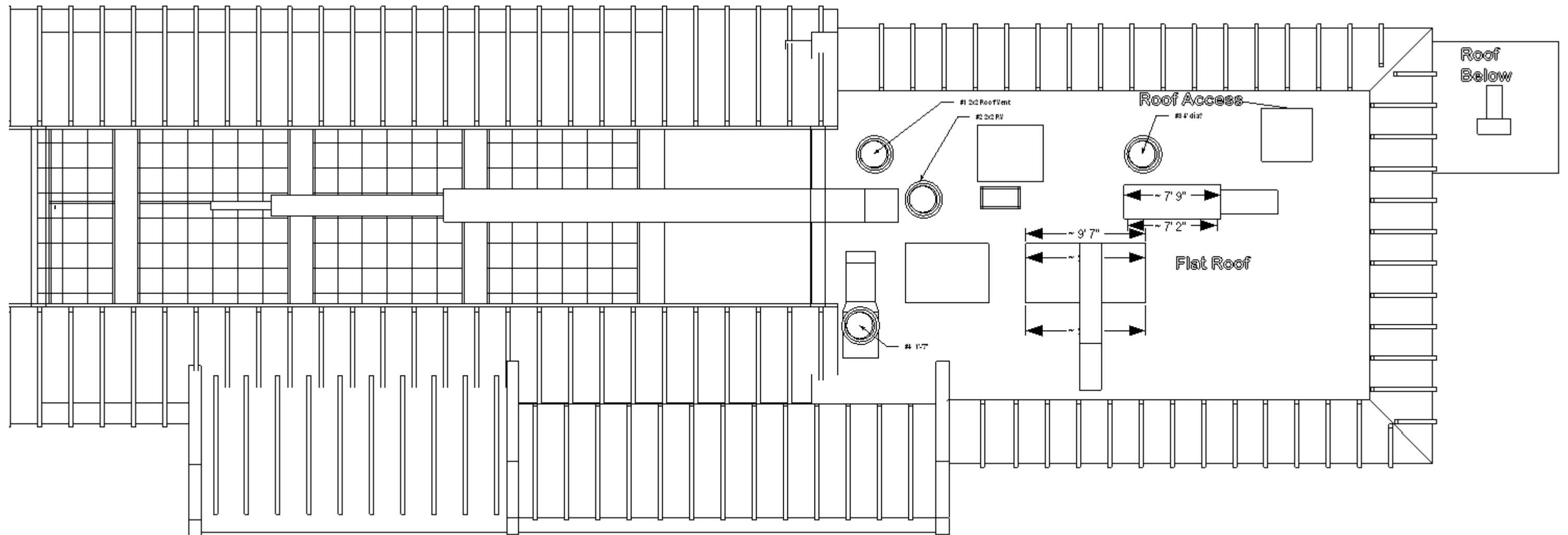


**EXISTING CEILING PLAN**



### Roof Structure

The existing sloped and flat roofing systems are supported by prefabricated wood roof trusses supported by the wood framed and CMU perimeter walls. Visual review indicates acceptable condition and appears to be adequate for the building.



## EXISTING ROOF PLANS



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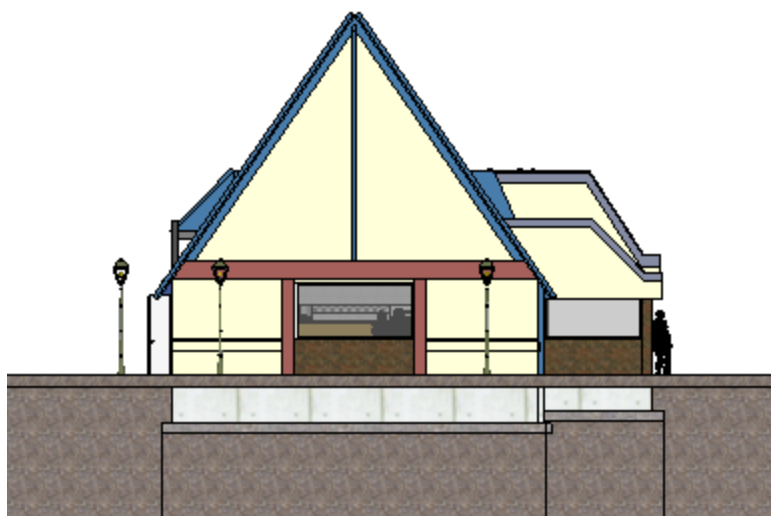
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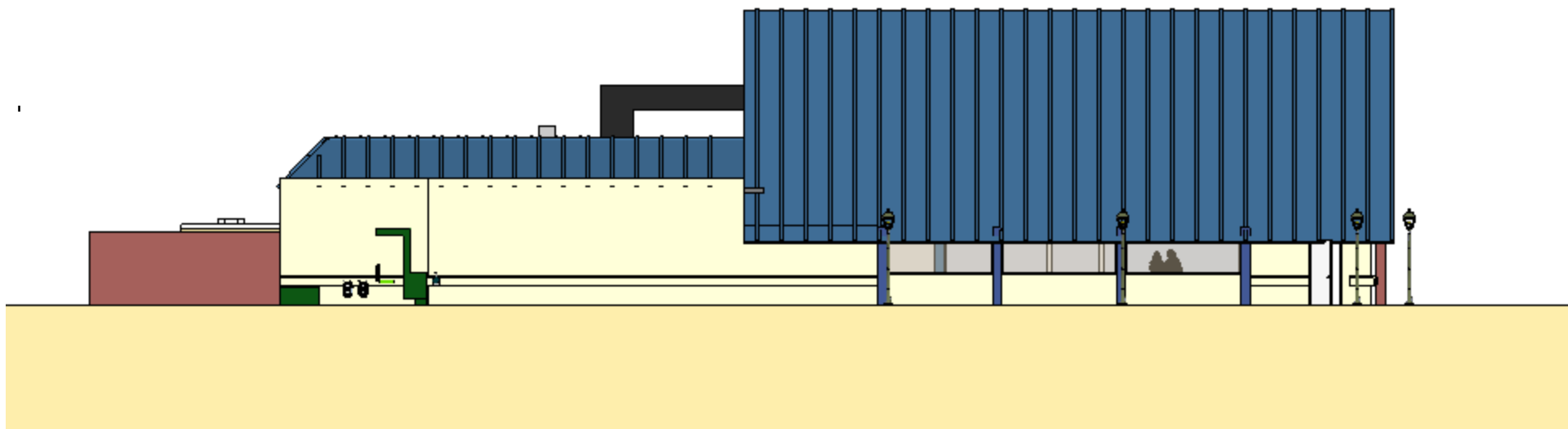




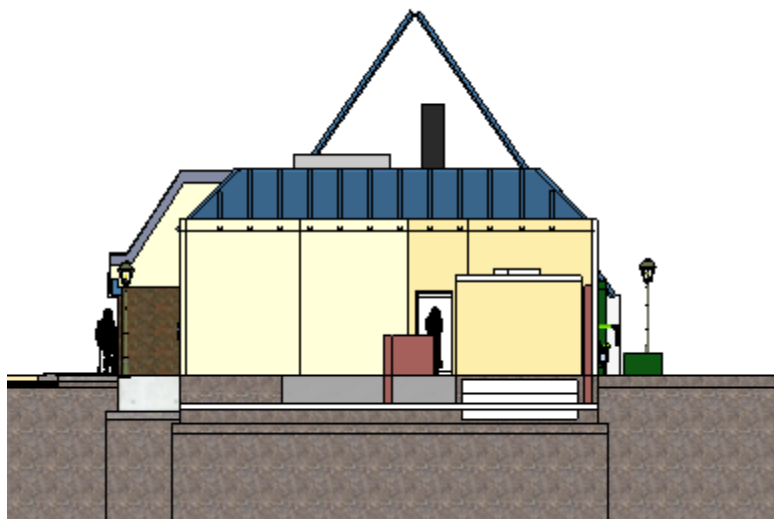
**SOUTH ELEVATION**



**EAST ELEVATION**



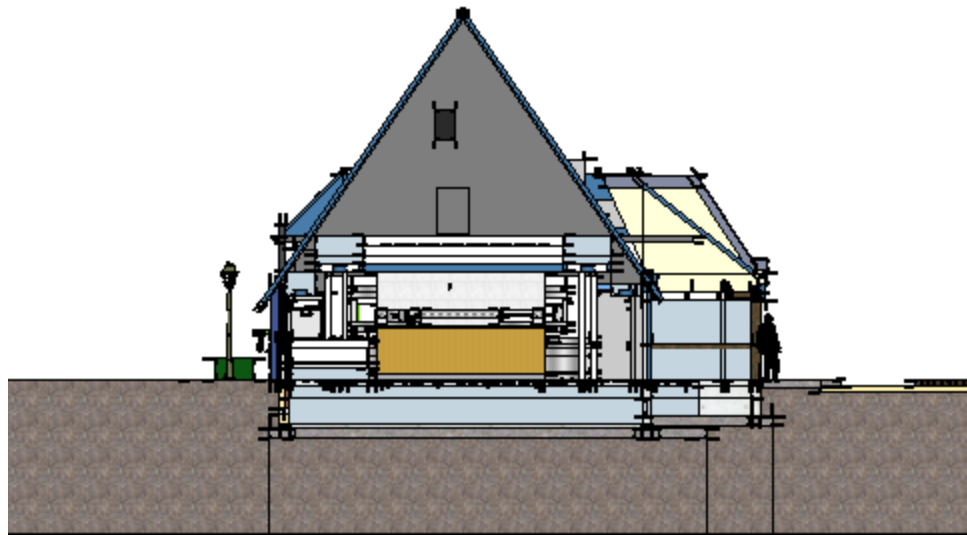
**WEST ELEVATION**



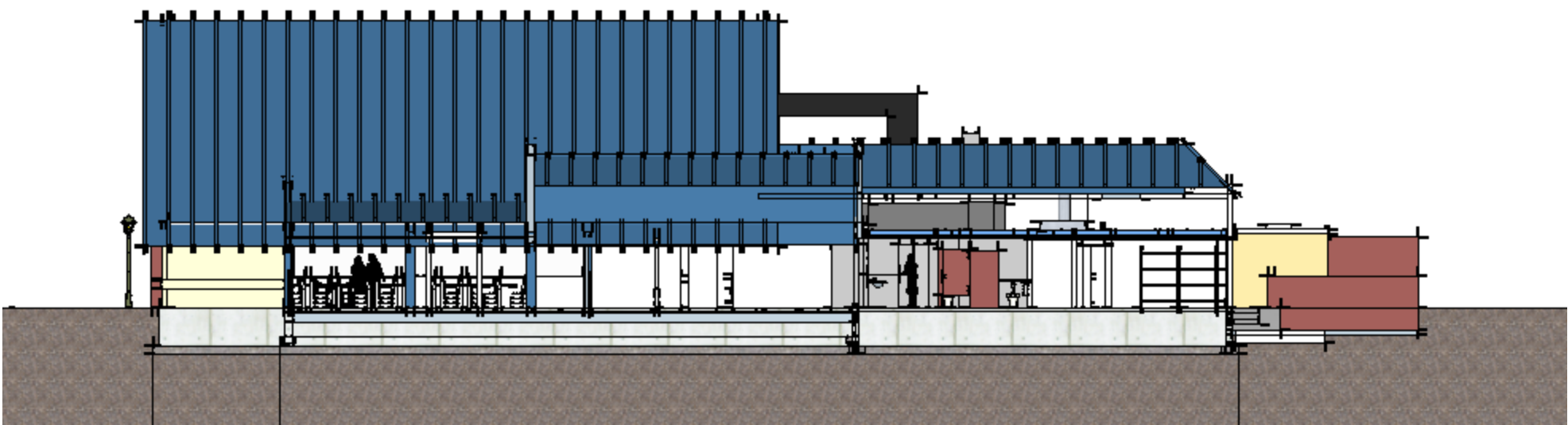
**NORTH ELEVATION**

# **EXISTING EXTERIOR ELEVATIONS**

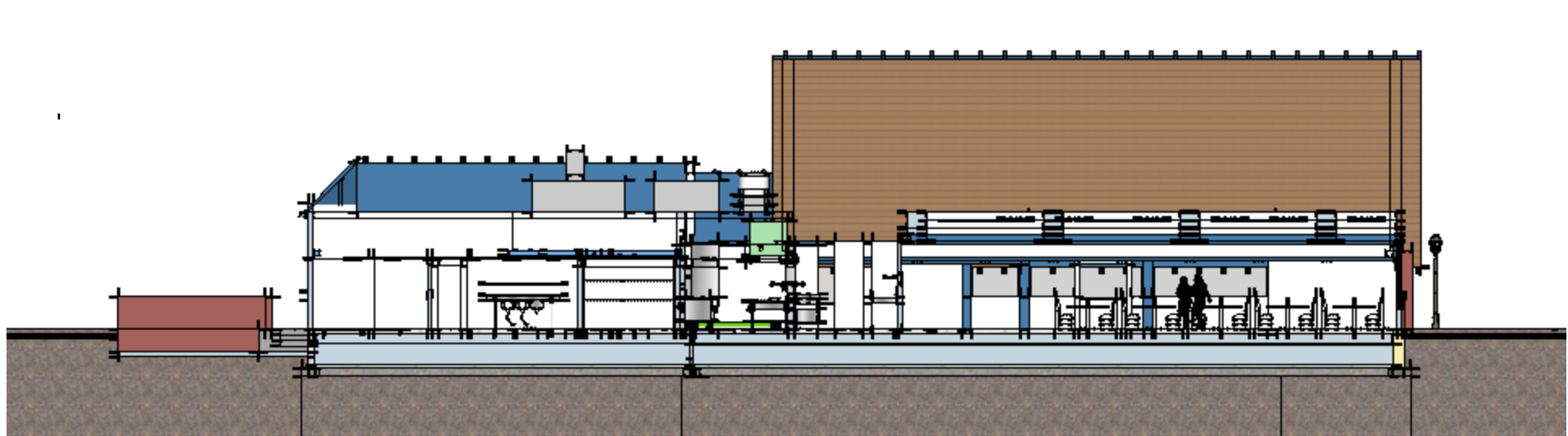
<p>Architectural Services &amp; Special Project's Management</p> 	<p><b>Designed &amp; Created by</b></p> <p>Nicholas N Timpko Andover, MA 01810 Tel: 978.470.8840 NTimpko@Timpko.com</p>	<p><b>Documents &amp; Services</b></p> <p>Pre-Construction A/E SOLICITATION, CONTRACT DOCUMENTS, COST ESTIMATING, BIDDING</p>	<p><b>OWNER</b></p> <p>Mr Aziz Elsherif <b>Elsherif Group LLC.</b> Salem, NH 03079 Tel: 603.870.9081</p>	<p><b>PROJECT</b></p> <p>IHOP Restaurant Re-Commissioning</p>  <p>1804 Pulaski Highway, Edgewood Maryland 21040</p>	<p><b>CLIENT</b></p> <p>Mr Aziz Elsherif 524 South Broadway Salem, NH 03079 Tel: 603.870.9081</p>	<p><b>PROJECT 1009.03</b></p> <p>Work Package: Issued as Progress for Review &amp; Use</p>		<p>A-9.0</p> <p>Dated .03.07.11</p>
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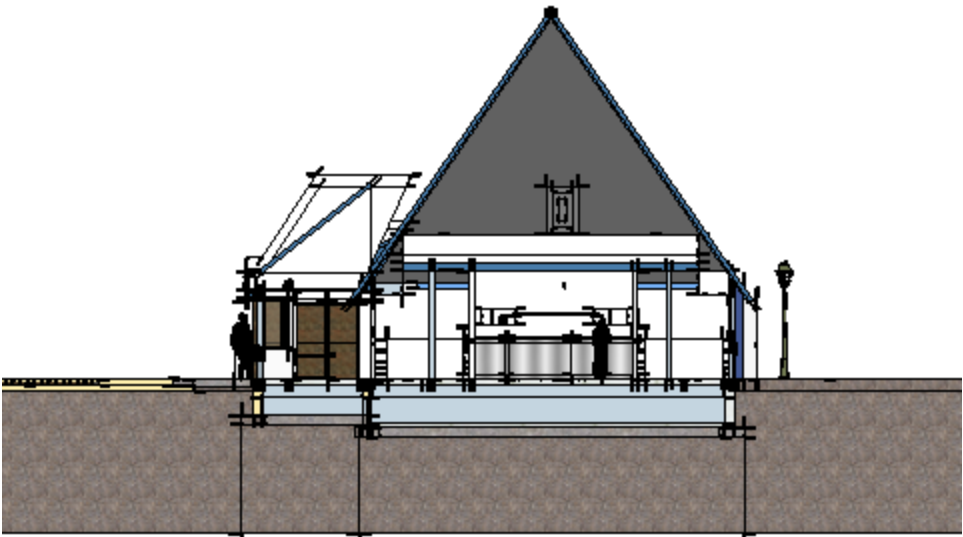
SECTION AA



SECTION BB

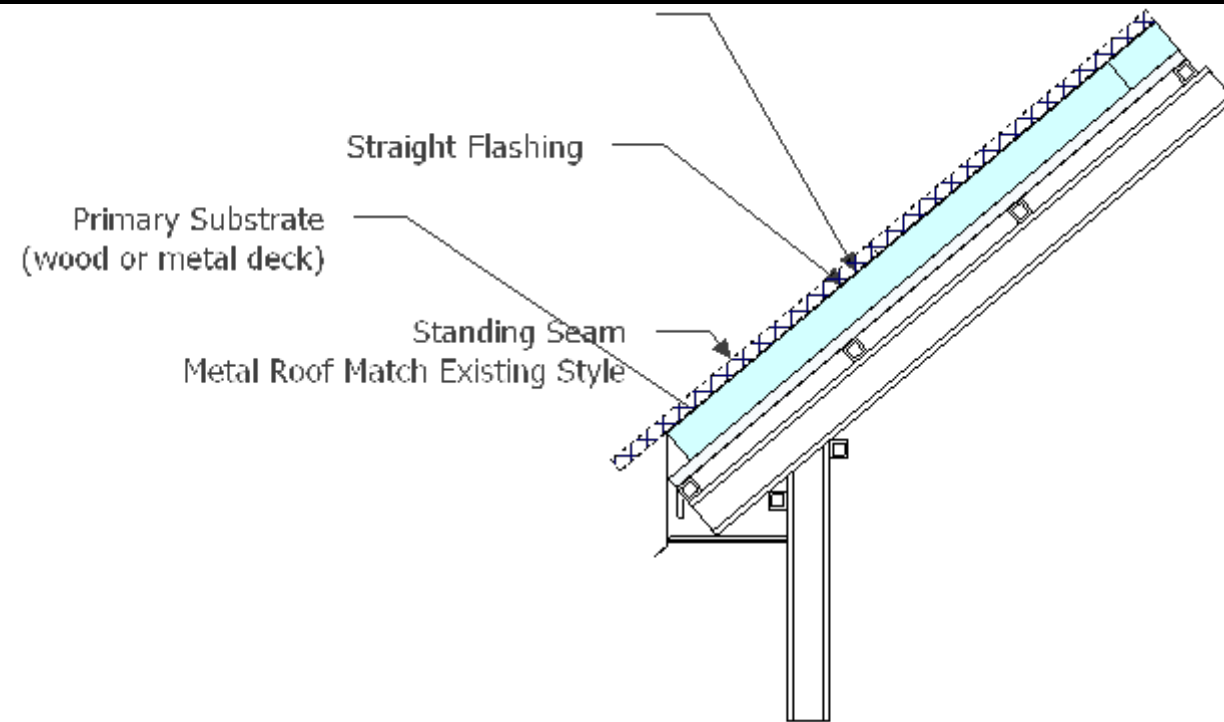
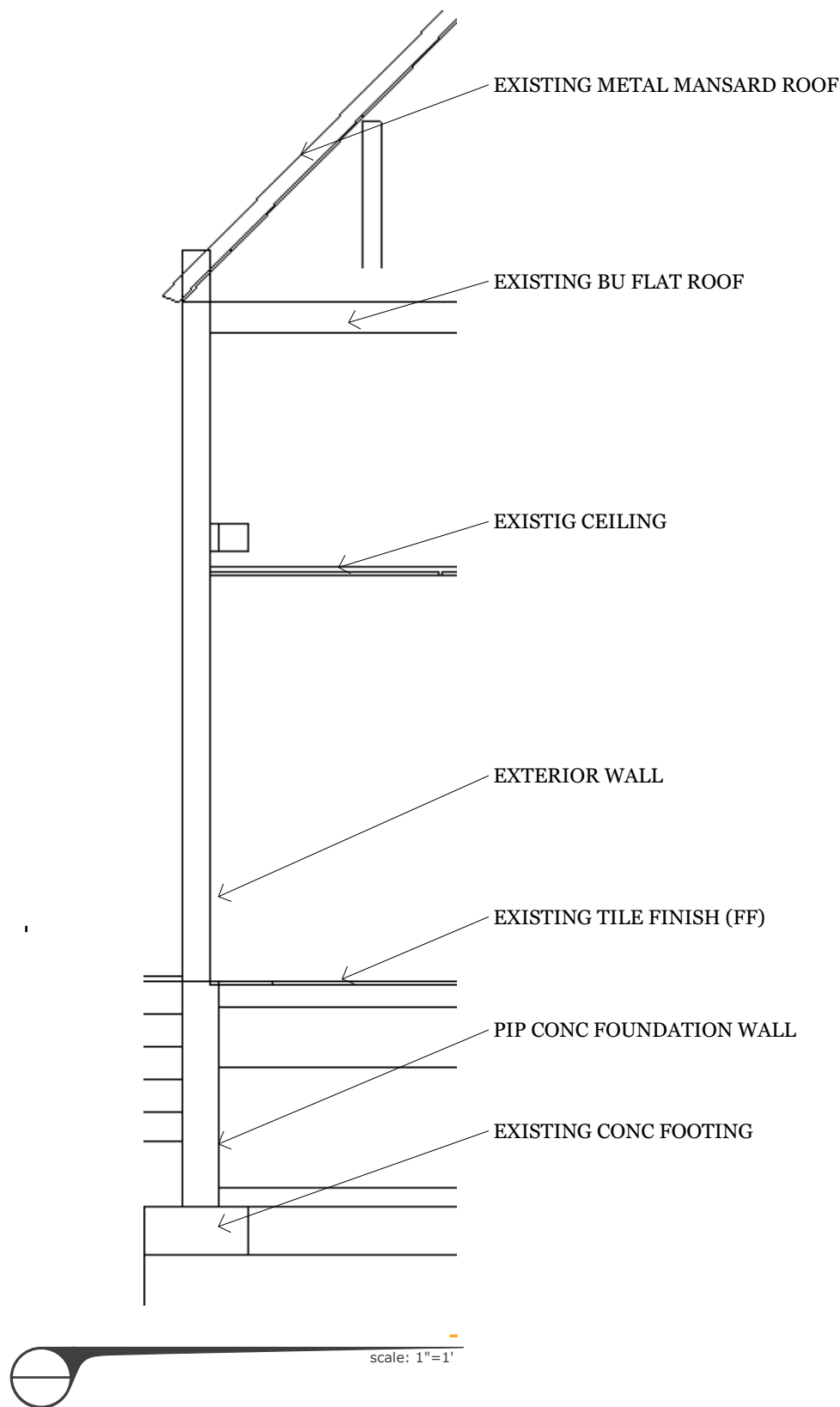


SECTION CC

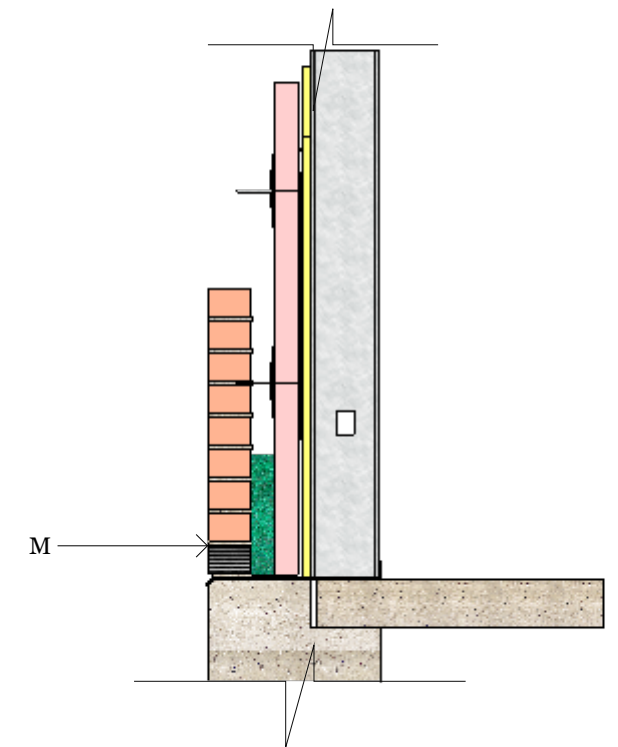


SECTION DD

# EXISTING BUILDING CROSS SECTIONS



**TYP SECTION AT METAL ROOF**



**TYP SECTION AT BRICK VENEER**

## EXISTING CONDITIONS PLAN

00 01 02 04

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### PROJECT

IHOP Restaurant Re-Commissioning



1804 Pulaski Highway, Edgewood Maryland 21040

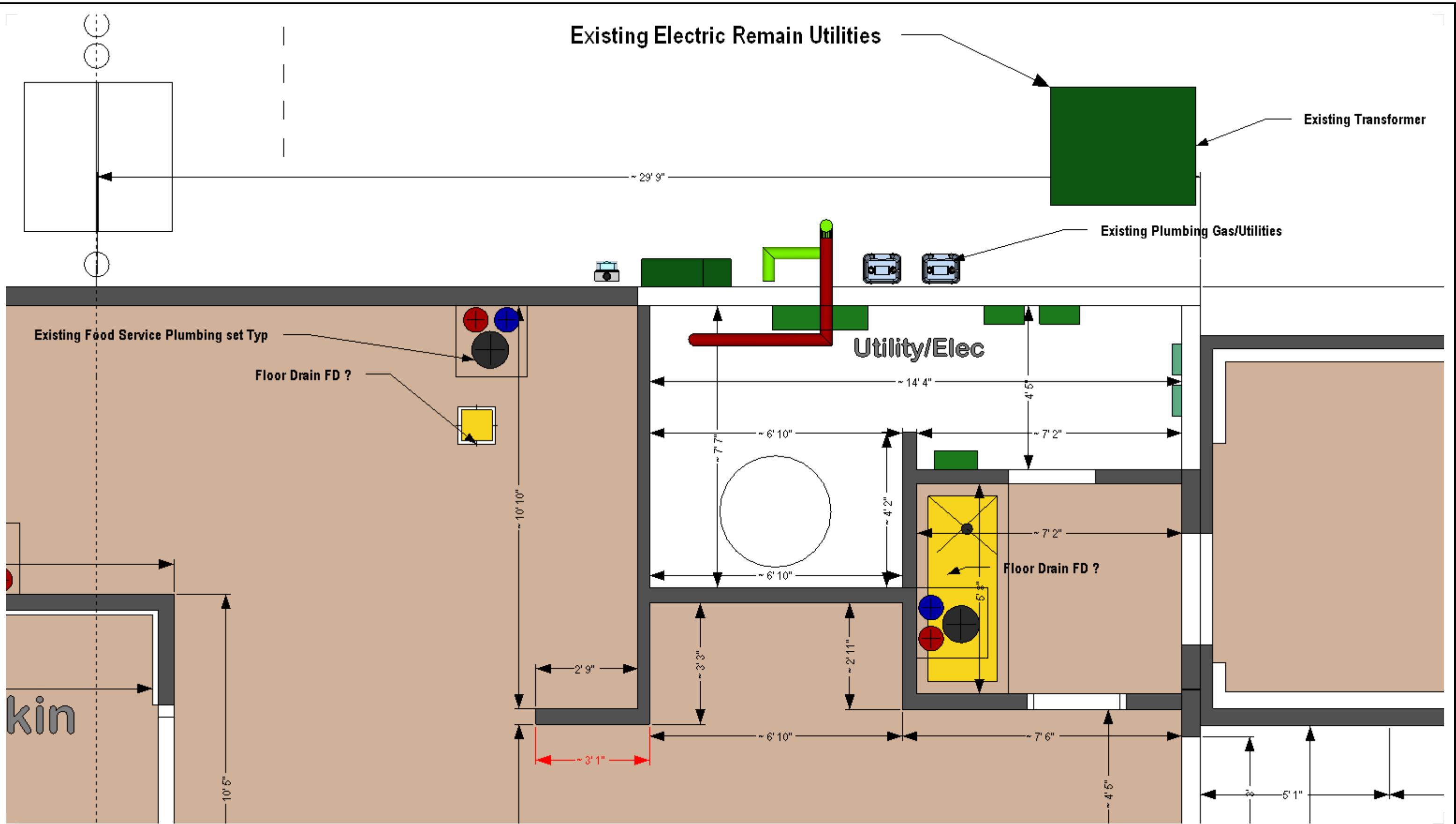
### CLIENT

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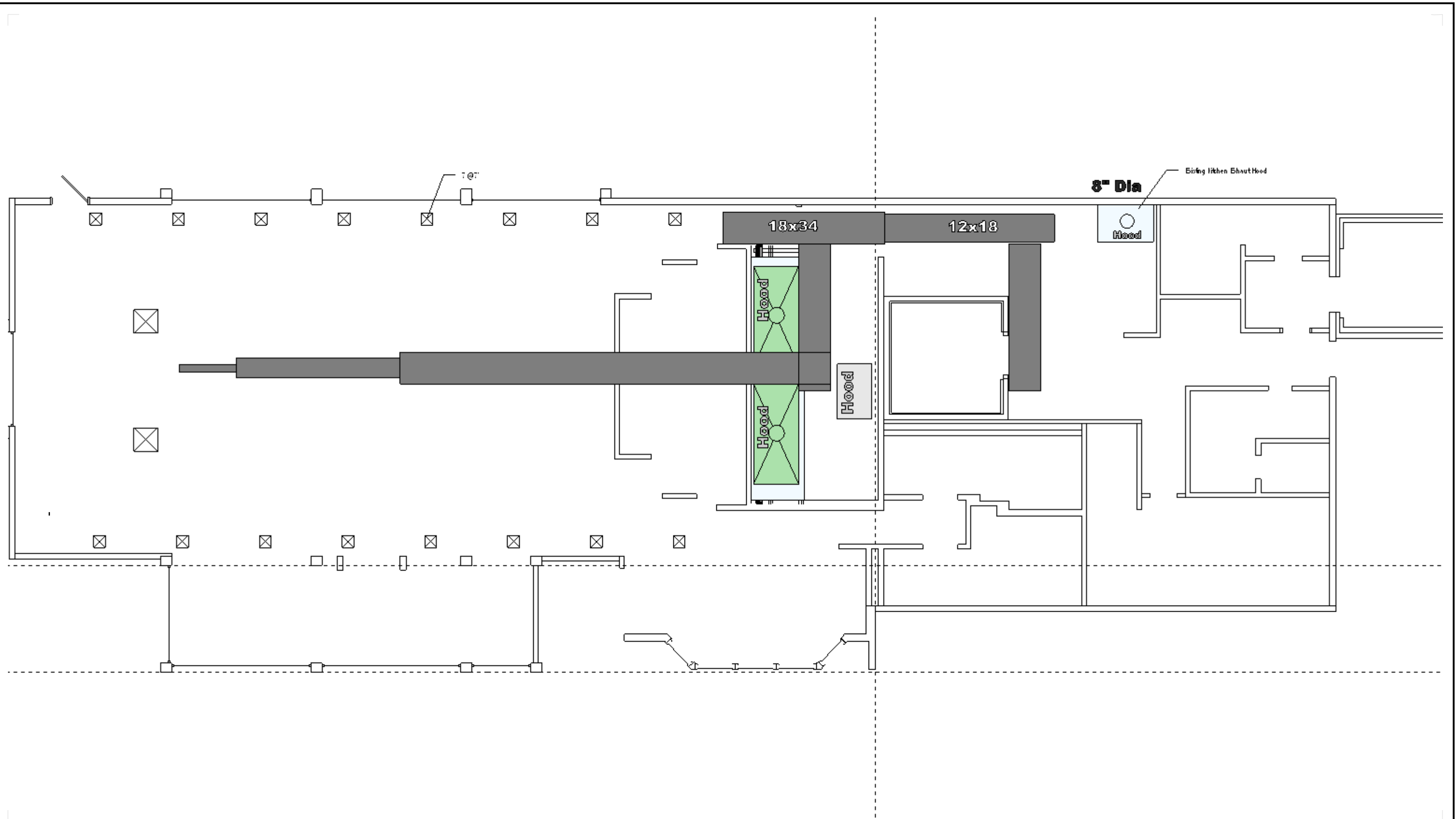
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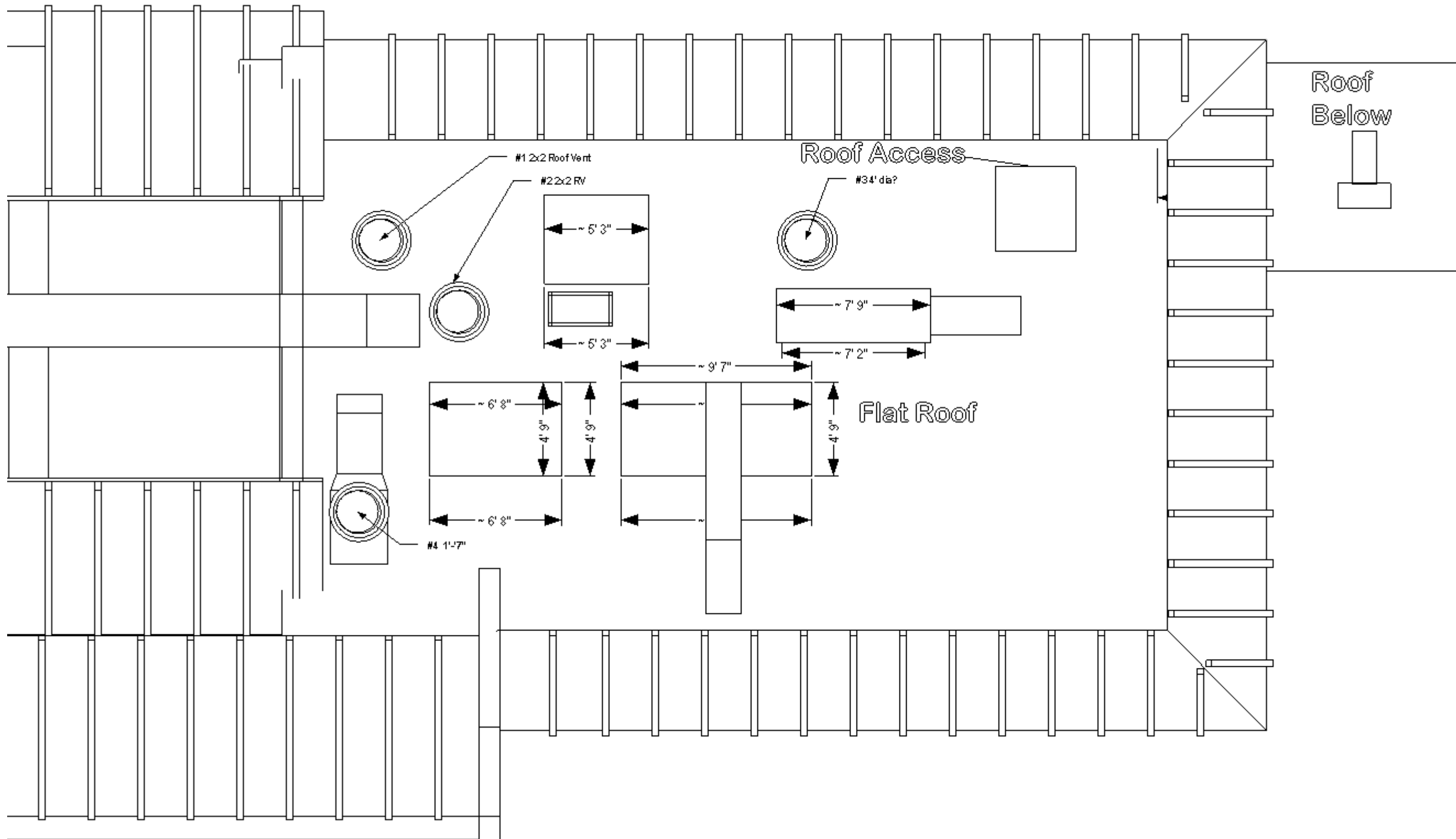


**EXISTING UTILITY PLAN**



**EXISTING MECHANICAL PLAN**

<div>Architectural Services &amp; Special Project's Management</div> <div>TIMPKO</div>	<p><b>Designed &amp; Created by</b></p> <p>Nicholas N Timpko Andover, MA 01810 Tel: 978.470.8840 NTimpko@Timpko.com</p>	<p><b>Documents &amp; Services</b></p> <p>Pre-Construction A/E SOLICITATION, CONTRACT DOCUMENTS, COST ESTIMATING, BIDDING</p>	<p><b>OWNER</b></p> <p>Mr Aziz Elsherif <b>Elsherif Group LLC.</b> Salem, NH 03079 Tel: 603.870.9081</p>	<p><b>PROJECT</b></p> <p>IHOP Restaurant Re-Commissioning</p> <div></div> <p>1804 Pulaski Highway, Edgewood Maryland 21040</p>	<p><b>CLIENT</b></p> <p>Mr Aziz Elsherif 524 South Broadway Salem, NH 03079 Tel: 603.870.9081</p>	<p><b>PROJECT 1009.03</b></p> <p>Work Package: Issued as Progress for Review &amp; Use</p>	<div><div>N</div></div>	<p>M-1.0</p> <p>Dated .03.07.11</p>
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## EXISTING MECHANICAL ROOF PLAN



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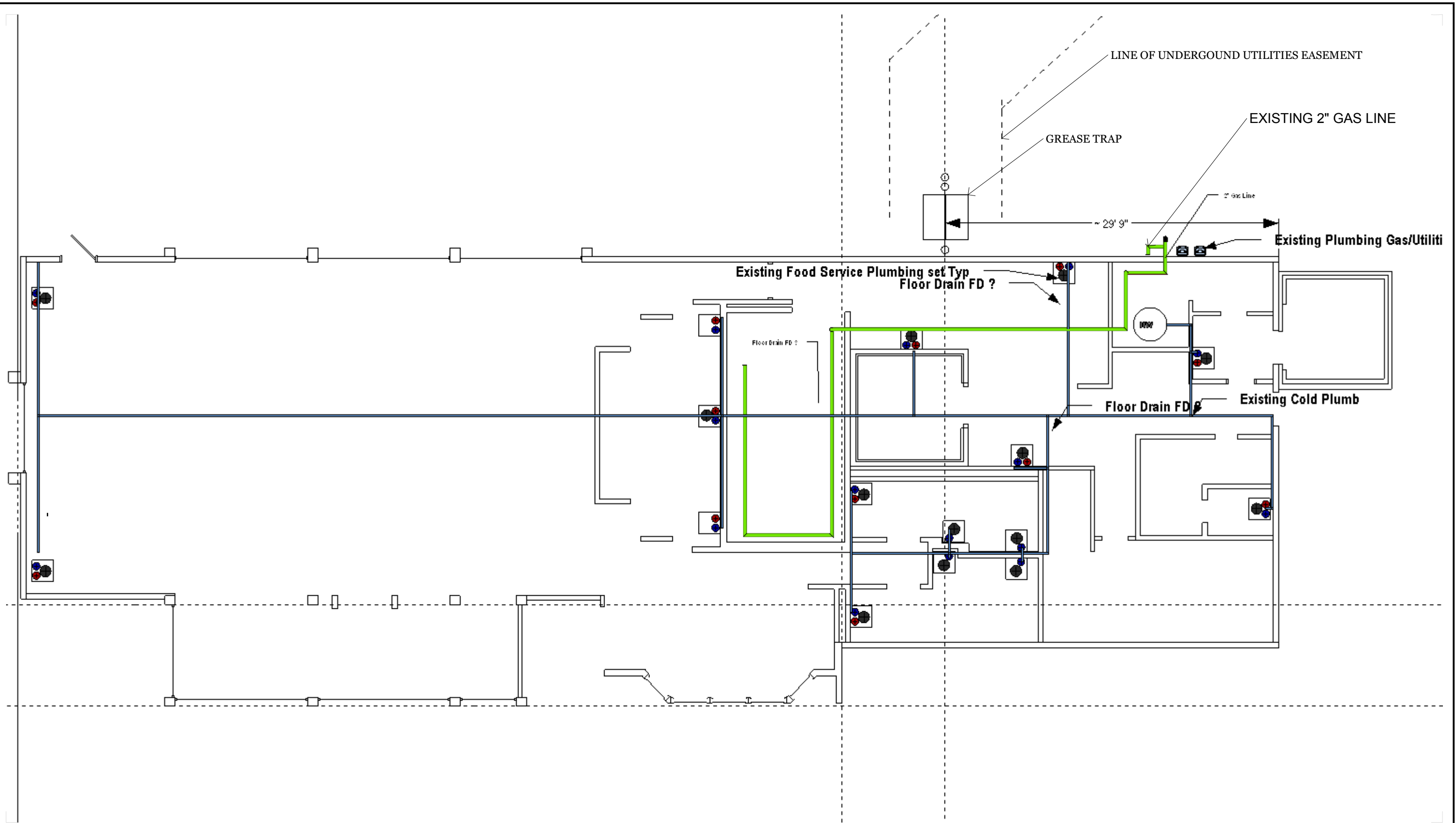
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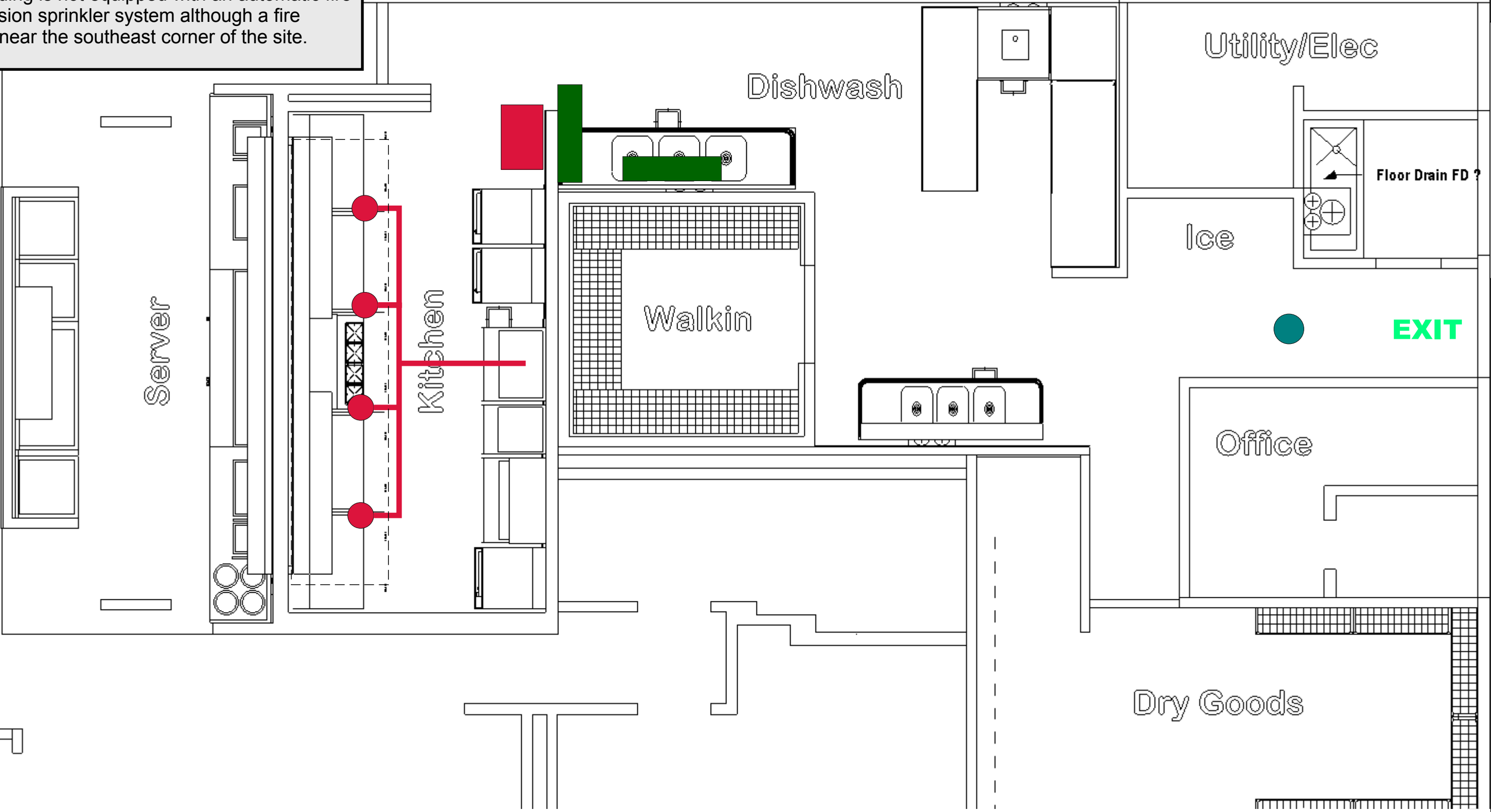
Dated .03.07.11



**EXISTING MECHANICAL/ PLUMBING PLAN**

Fire Protection

The building is not equipped with an automatic fire suppression sprinkler system although a fire hydrant near the southeast corner of the site.

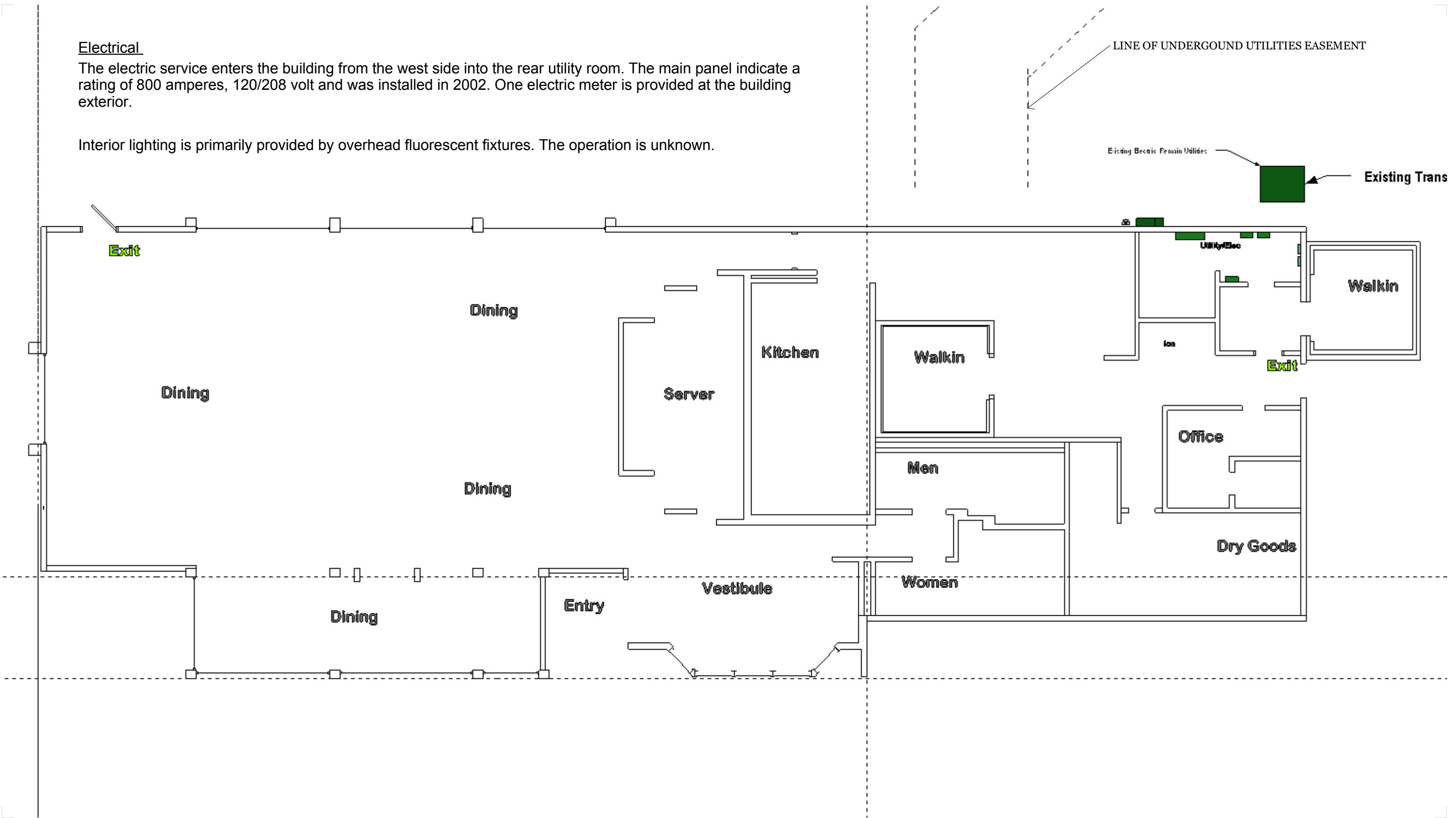


**EXISTING FIRE PROTECTION SYSTEMS**

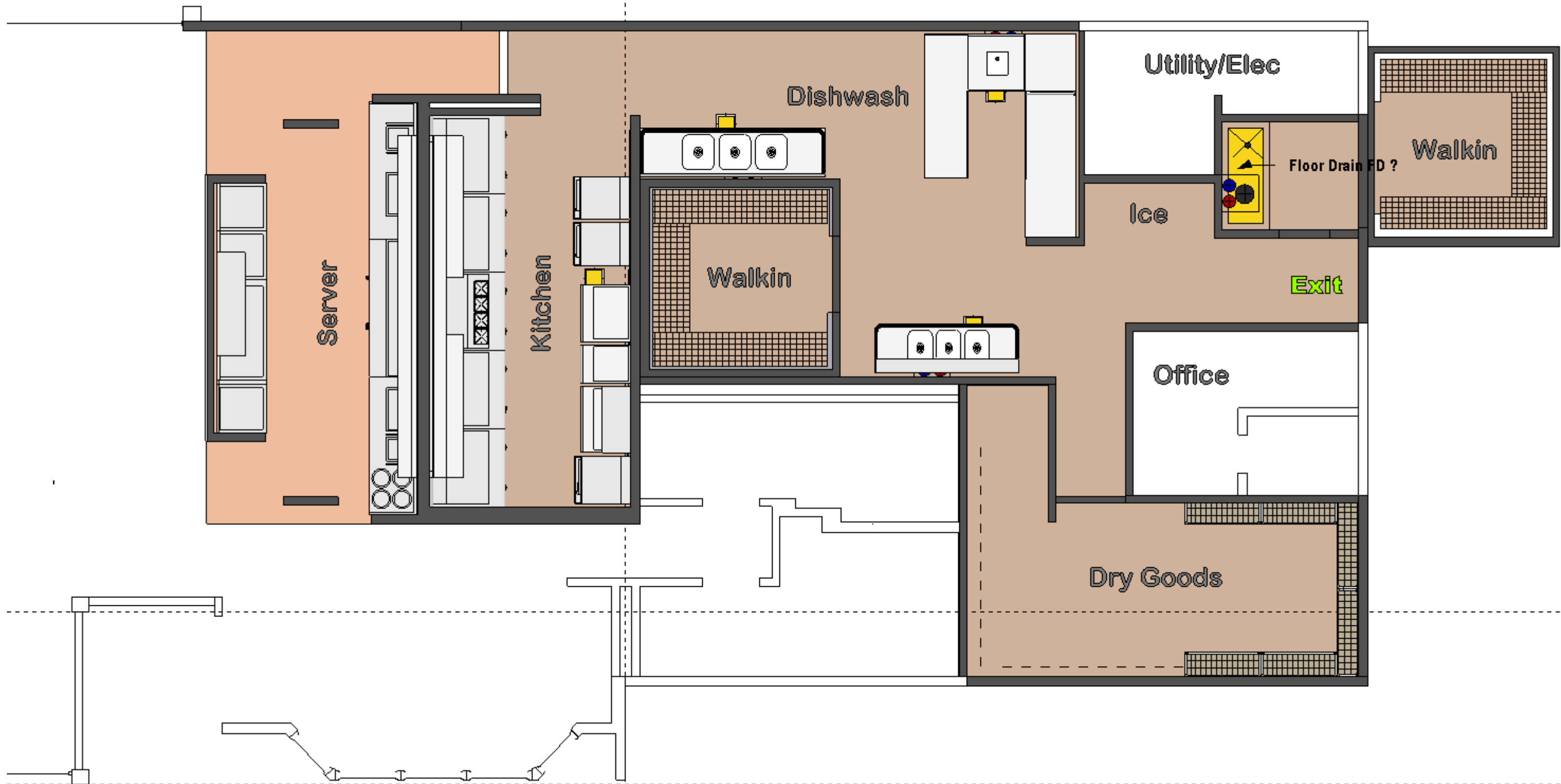
Electrical

The electric service enters the building from the west side into the rear utility room. The main panel indicate a rating of 800 amperes, 120/208 volt and was installed in 2002. One electric meter is provided at the building exterior.

Interior lighting is primarily provided by overhead fluorescent fixtures. The operation is unknown.



EXISTING MECHANICAL/ PLUMBING PLAN



## EXISTING FOOD SERVICE AREA LAYOUT

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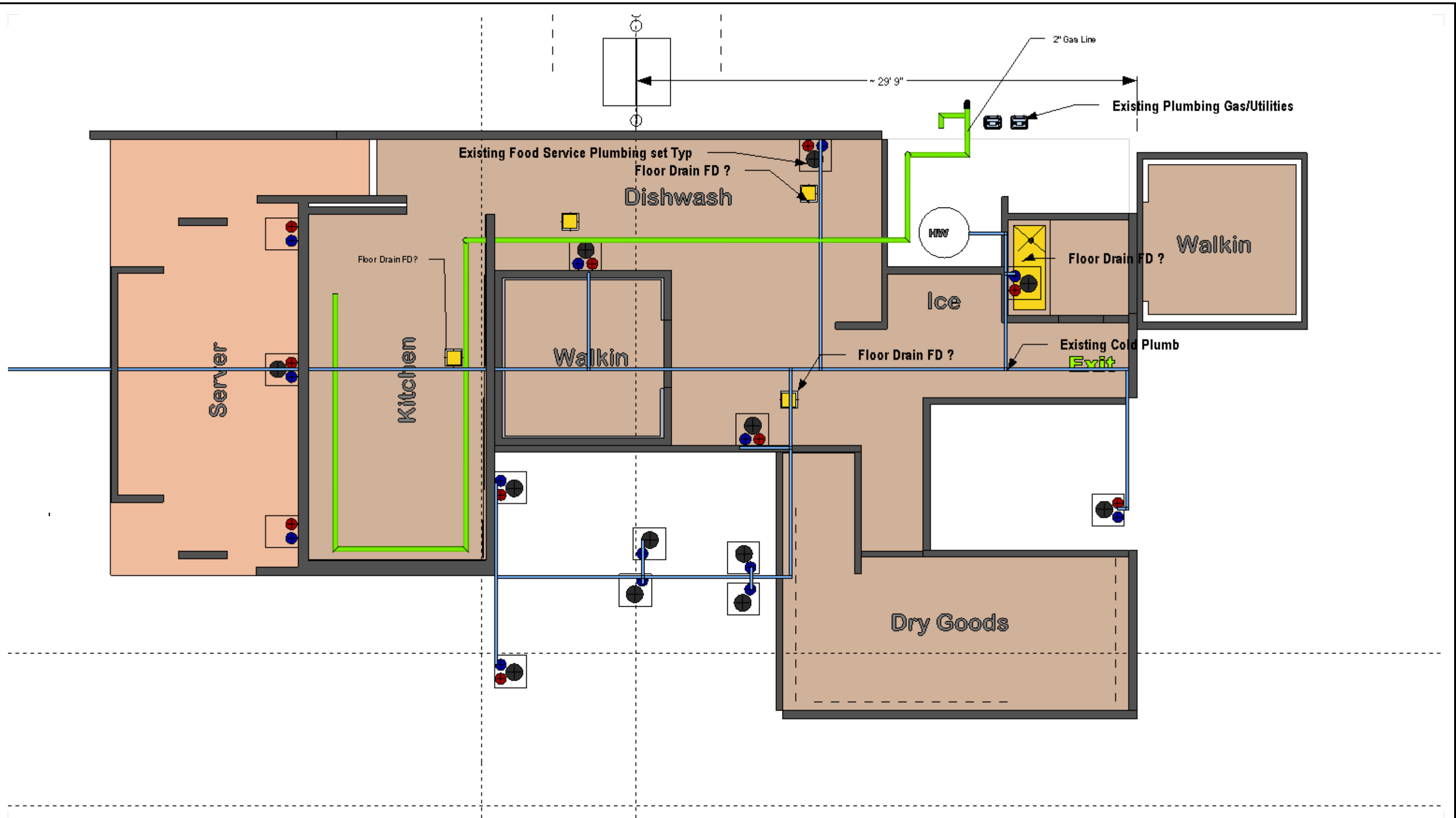
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### PROJECT 1009.03

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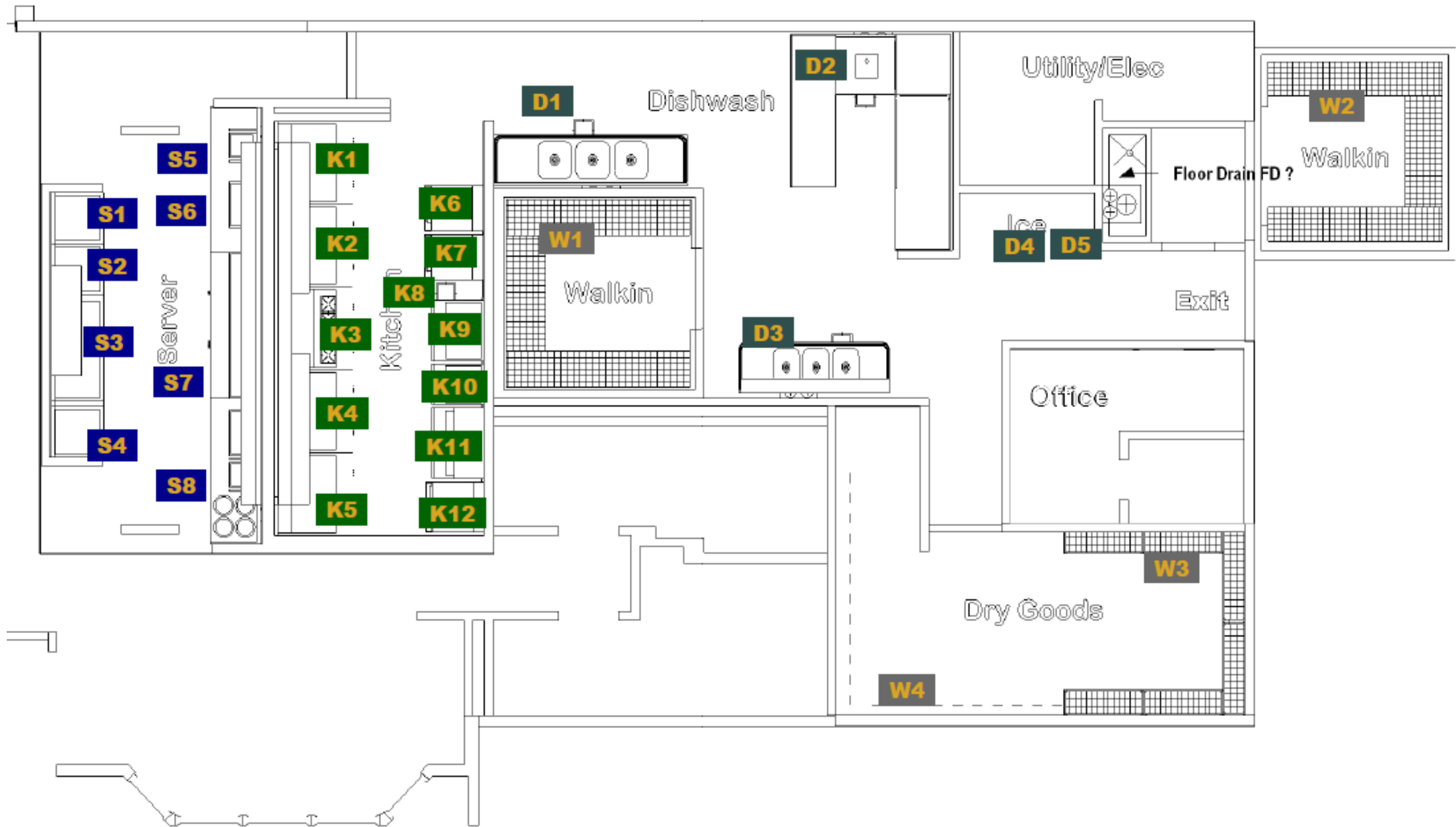
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A-13.0

Dated .03.07.11



## FOOD SERVICE EQUIPMENT LABELS



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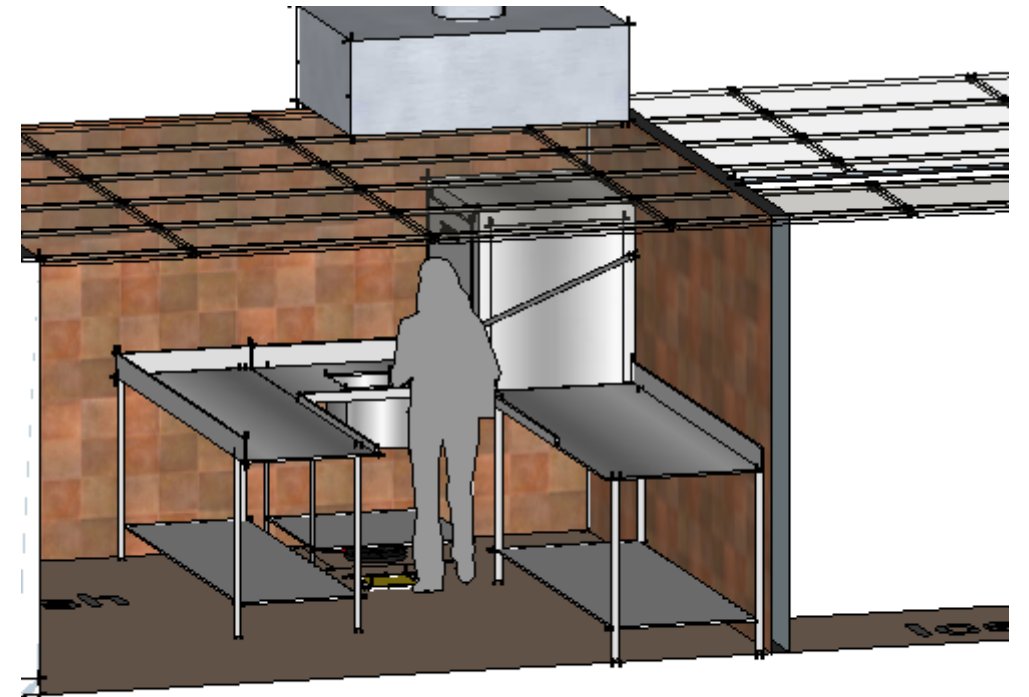
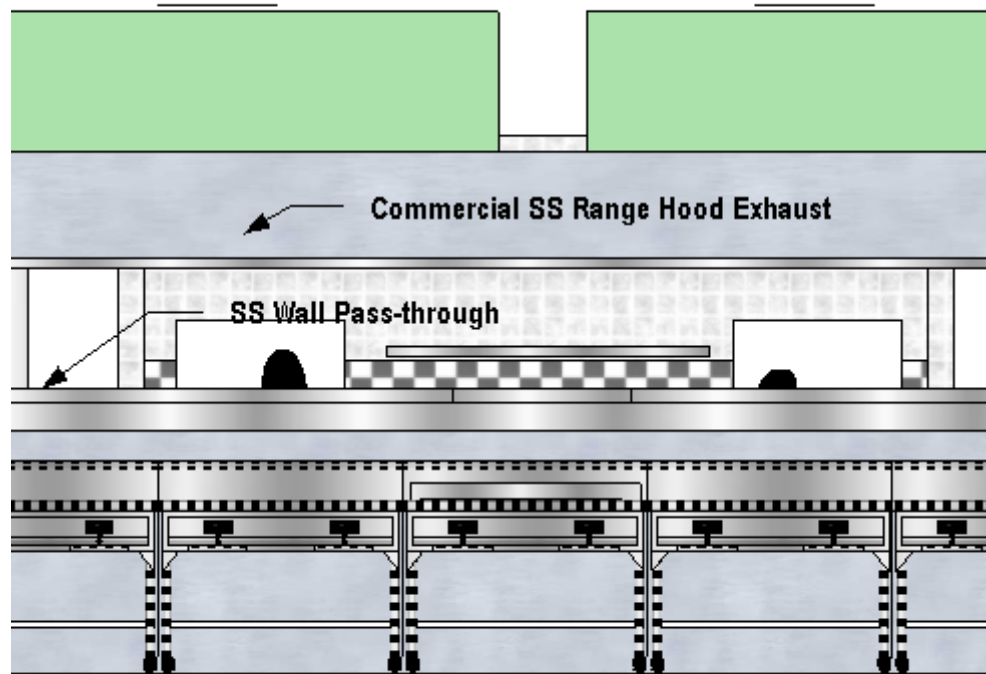
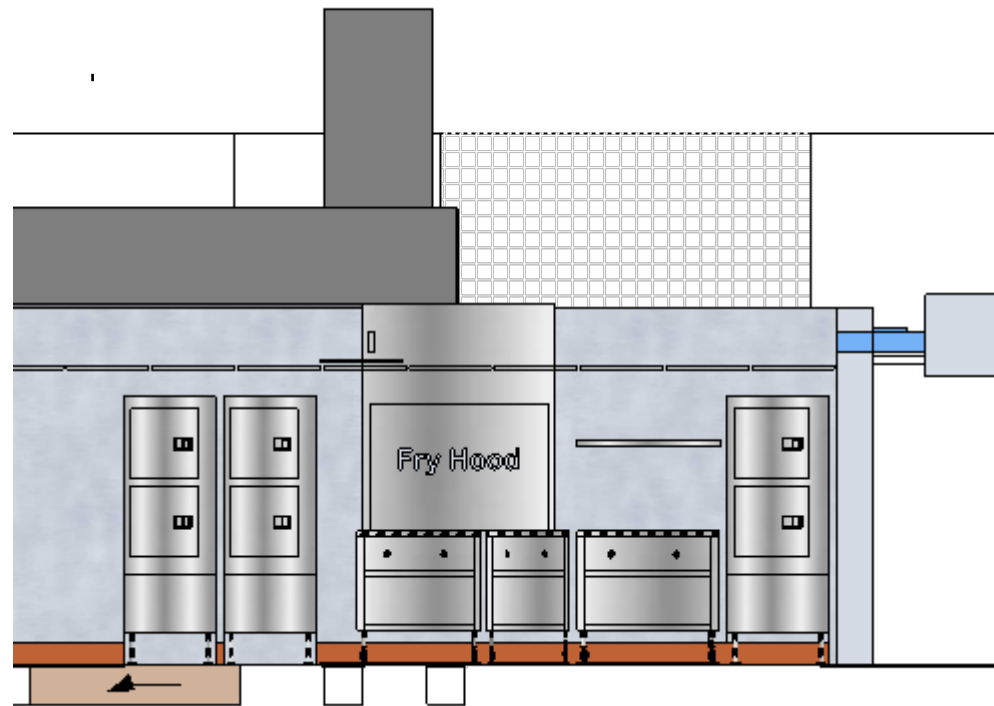
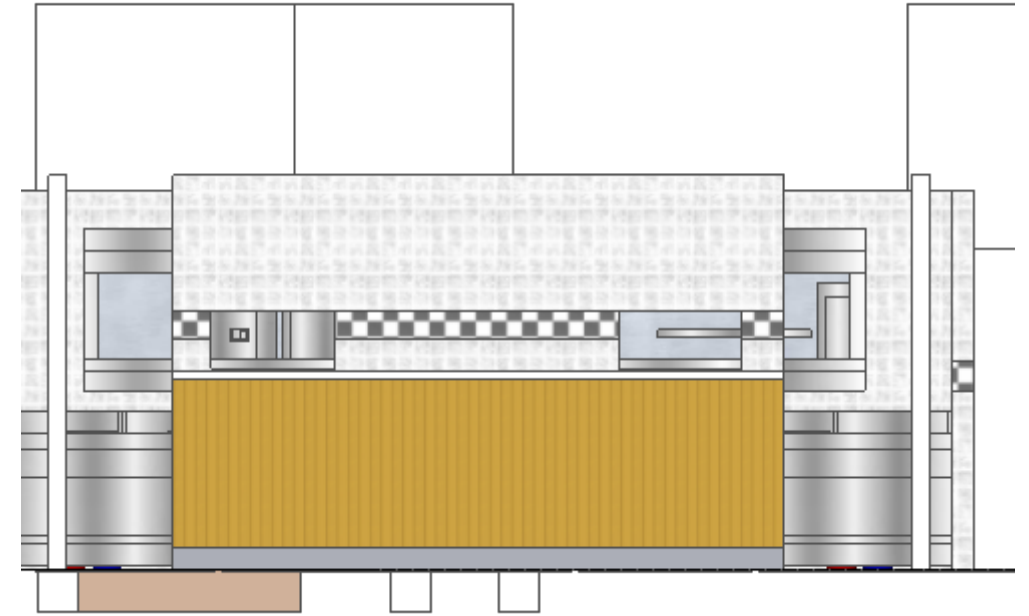
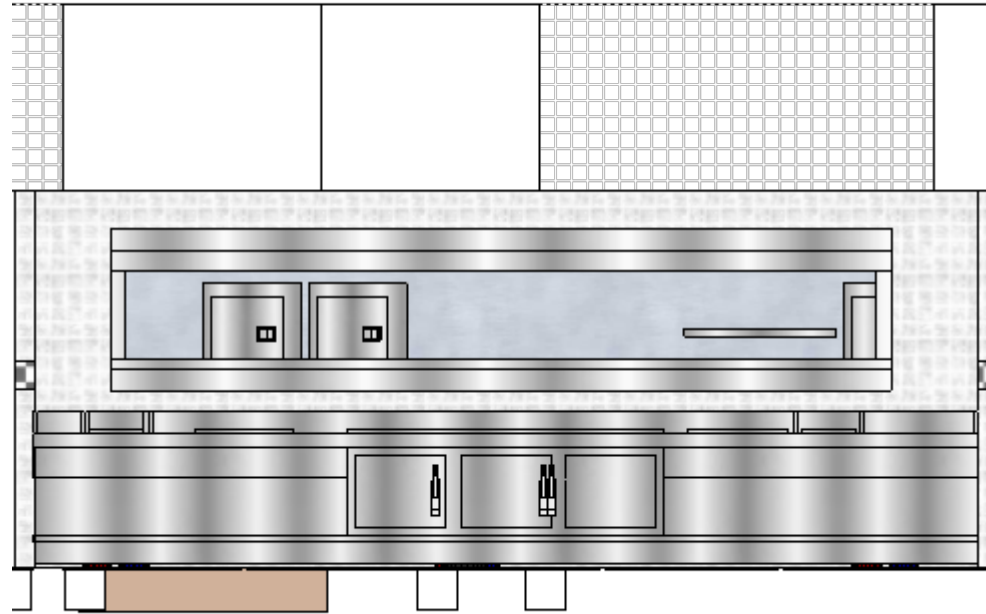
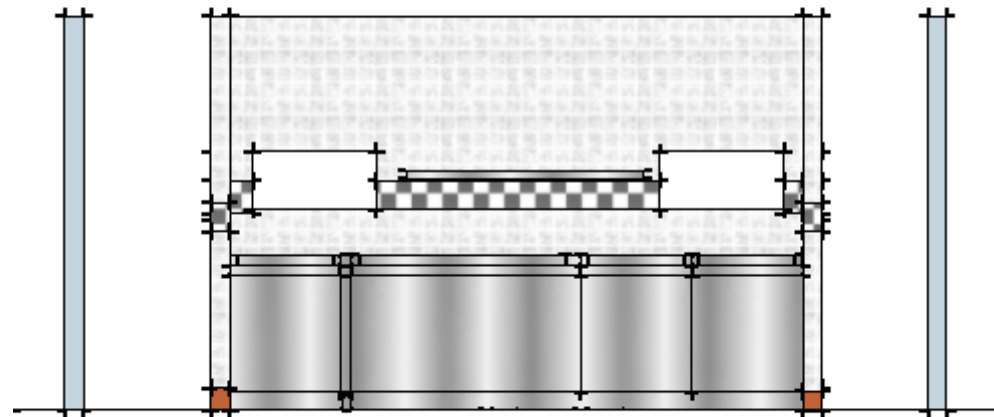
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A-14.0

Dated .03.07.11



## EXISTING FOOD SERVICE ELEVATIONS AND DETAILS



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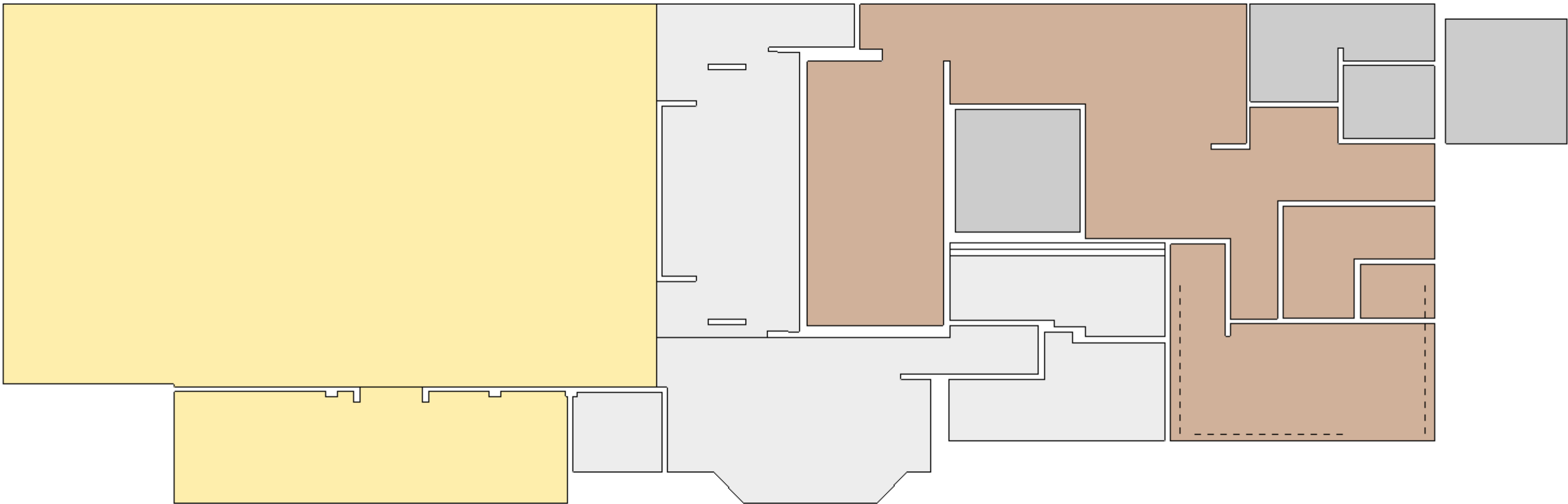
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**EXISTING CONDITONS PLAN**