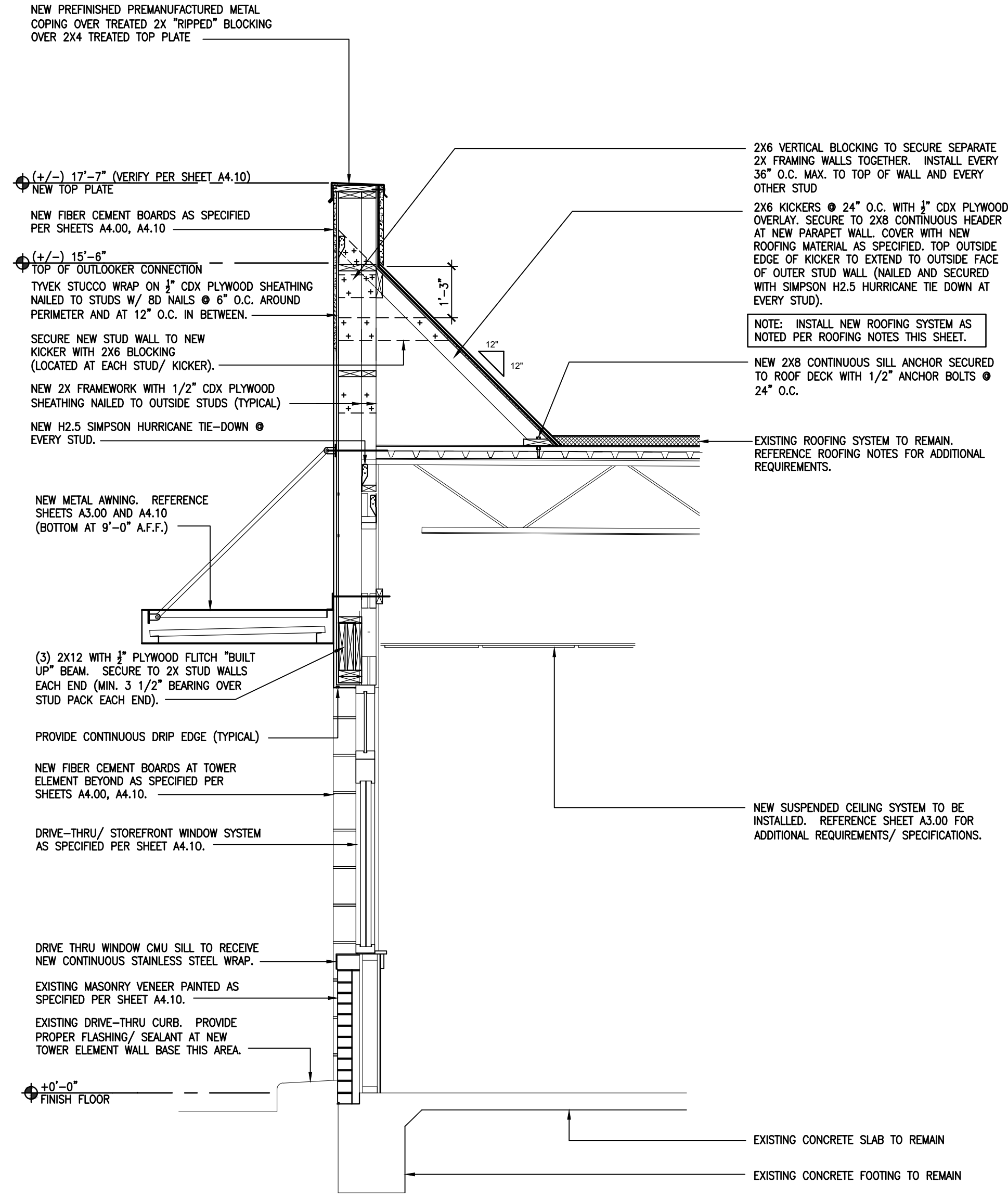
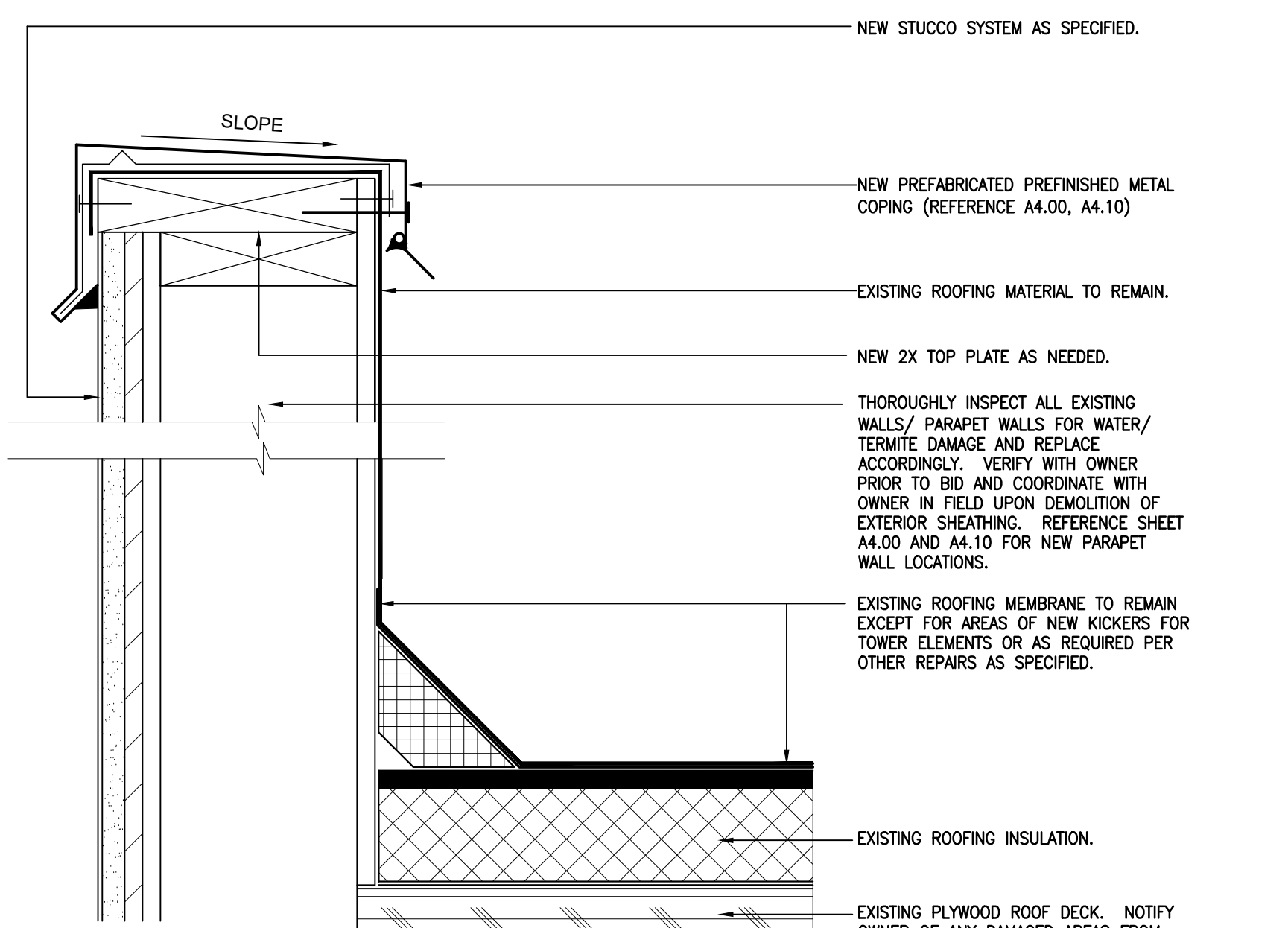


1 FRONT CORNER TOWER (FRONT ELEVATION)
SCALE: 1/2" = 1'-0"

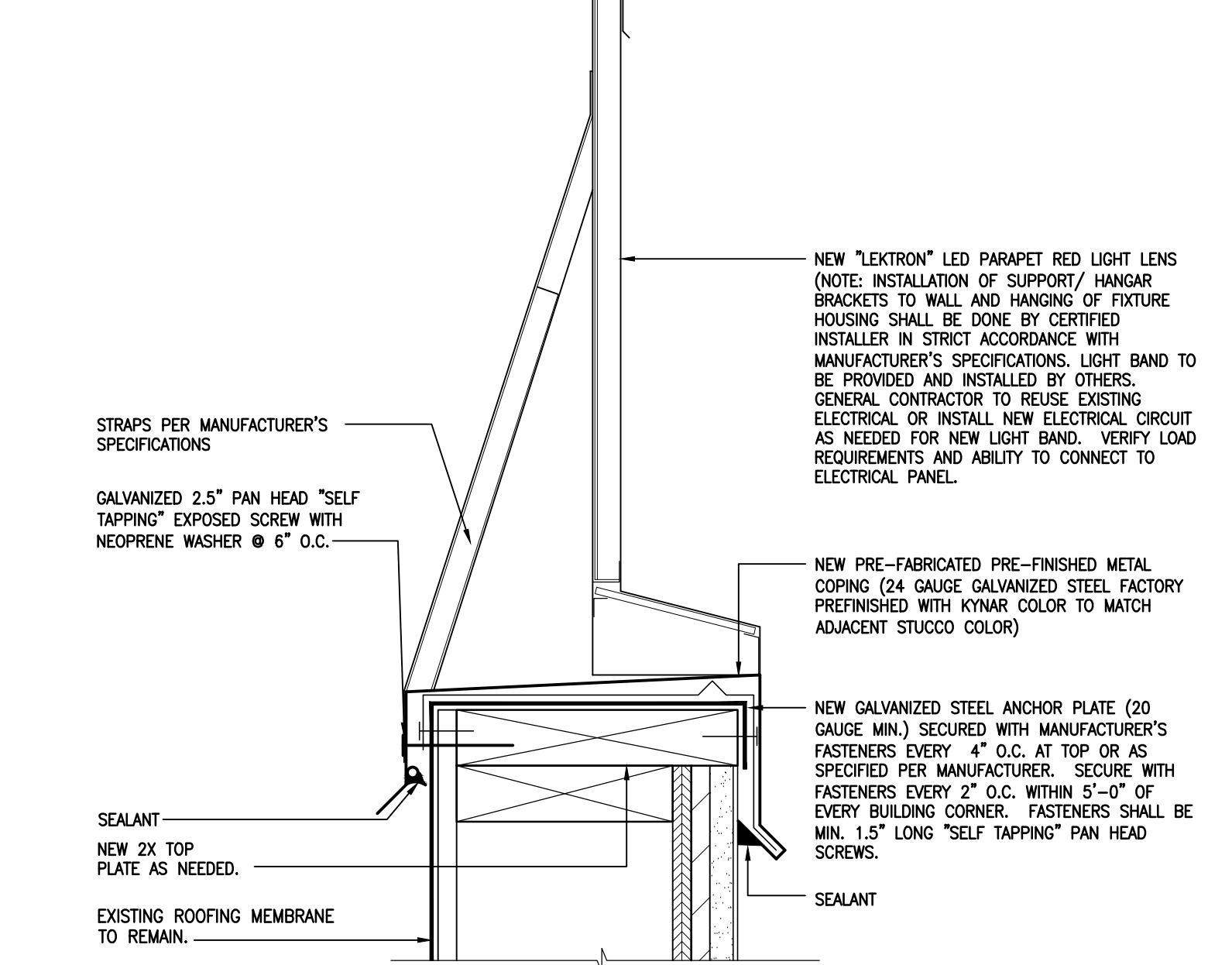


2 TOWER WALL AT DRIVE-THRU WINDOW
SCALE: 1/2" = 1'-0"

- ROOFING NOTES/ SCOPE OF WORK:**
- EXISTING ROOFING SYSTEM TO REMAIN. PROPERLY MODIFY OTHER ROOF AREAS AS REQUIRED TO RECEIVE NEW KICKER SUPPORT ROOF SECTIONS FOR NEW TOWER ELEMENTS AS SHOWN AND PROPERLY TIE NEW STRUCTURE INTO EXISTING ROOFING SYSTEM. ALL NEW ROOFING COMPONENTS SHALL BE IN STRICT ACCORDANCE WITH THE ORIGINAL ROOFING MANUFACTURER'S SPECIFICATIONS SO AS TO ALLOW EXISTING ROOFING WARRANTY TO REMAIN INTACT.
 - THE ROOF STRUCTURE SHALL NOT BE USED FOR STOCKPILING OF EQUIPMENT OR MATERIALS UNLESS APPROVED BY THE ARCHITECT.
 - COORDINATE TOP OF PARAPET ELEVATIONS WITH EXTERIOR ELEVATION DRAWINGS.
 - ALL EXISTING EXHAUST VENTS, WATER HEATER FLUE AND EXISTING VENT PIPES SHALL MAINTAIN A MINIMUM 11'-0" CLEAR DISTANCE (MEASURED HORIZONTALLY) FROM ALL MECHANICAL FRESH AIR INTAKES. GENERAL CONTRACTOR SHALL INSTALL FRESH AIR INTAKE DUCT EXTENSIONS WITH SUPPORTS AS REQUIRED. COORDINATE WITH OWNER.
 - ENSURE ALL RTU CONDENSATE DRAIN PIPES EXTEND AND DISCHARGE INTO NEAREST EXISTING ROOF DRAIN. PROVIDE PROPER SLOPE (POSITIVE DRAIN FLOW) WITH ALL DRAIN PIPES.
 - CLEAN ALL ROOF DRAINS. COORDINATE WITH OWNER IN THE FIELD PRIOR TO BID.
 - CONTRACTOR SHALL PROVIDE REQUIRED ELECTRICAL CIRCUITS FOR THE NEW LED LIGHT BAND AS NEEDED. RE-USE OF EXISTING LIGHT BAND CIRCUIT ALLOWED IF PER MANUFACTURER'S AND NEC GUIDELINES.
 - ENSURE THAT ALL EXISTING ELECTRICAL SYSTEMS ON ROOF (CONDUITS, OUTLETS, ETC.) COMPLY WITH THE CURRENT NEC GUIDELINES.
 - REPAIR THE FRP WALL PANEL FINISH AT THE ROOF ACCESS LADDER. COORDINATE WITH OWNER IN THE FIELD.
 - SPRAY FOAM SPECIFICATION: APPLY 3 INCH THICK POLYURETHANE WATER-BLOWN OPEN CELL FOAM AS MANUFACTURED BY ICI/NEC, BAYSYSTEMS, CERTAIN TEED CORP. OR APPROVED EQUAL TO UNDERSIDE OF EXPOSED ROOF DECK WITHIN INTERIOR SPACE AS NOTED. MAINTAIN PROPER ENVIRONMENTAL CONDITIONS RECOMMENDED BY MANUFACTURER FOR OPTIMUM RESULTS. DO NOT BEGIN INSTALLATION UNTIL SUBSTRATES HAVE BEEN PROPERLY PREPARED (CLEANED, ETC.) IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS TO ACCEPT NEW SPRAY FOAM INSULATION OVER SPECIFIC SUBSTRATE MATERIALS. VERIFY ALL WALL ASSEMBLIES HAVE BEEN COMPLETED TO THE POINT WHERE THE INSULATION MAY BE CORRECTLY INSTALLED AND MASK AND PROTECT ADJACENT SURFACES FROM OVERSPRAY OR DUSTING. THE UNDERSIDE OF ALL ROOF DECKS IN THE OPEN CEILING AREAS SHALL RECEIVE SPRAY FOAM INSULATION. CONTRACTOR SHALL TEMPORARILY REMOVE HVAC RIGID DUCTWORK, ETC. TO PROPERLY APPLY SPRAY FOAM TO ALL AREAS OF THE DECK UNDERSIDE. ALL SPRAY FOAM INSULATION WITHIN THE STRUCTURE SHALL BE COATED WITH A MINIMUM 10 MIL (0.25MM) DRY MIL THICKNESS OF IC INTUMESCENT COATING. THE IC INTUMESCENT COATING MUST BE APPLIED OVER THE FOAM INSULATION IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. TWO (2) FINAL COATS OF PAINT SHALL BE APPLIED OVER THE INTUMESCENT COATING ALONG WITH ALL NEW CONDUITS, DUCTWORK, ETC. (REFERENCE OWNER FURNISHED DECOR DRAWINGS FOR COLOR/ SPECIFICATION). NOTE THE FOLLOWING:
 - CONTRACTOR TO VERIFY PRIOR TO BID AND PROVIDE ICC-ES REPORT AT BID FROM MANUFACTURER LISTING SPECIFIED SPRAY FOAM (INCLUDING SPECIFIED THICKNESS OR GREATER) WITH SPECIFIC INTUMESCENT COATING TO BE USED (APPROVED CODE COMPLIANT COMBINATION). THIS INFORMATION SHALL BE FURNISHED TO BOTH OWNER AND ARCHITECT AT TIME OF BID.
 - CONTRACTOR TO PROVIDE A MOCK-UP FOR EVALUATION BY THE OWNER OF THE SURFACE PREPARATION TECHNIQUES AND APPLICATION WORKMANSHIP. DO NOT PROCEED WITH REMAINING WORK UNTIL WORKMANSHIP IS APPROVED BY OWNER. REFINISH MOCK UP AREA AS REQUIRED TO PRODUCE ACCEPTABLE WORK.
 - INSTALLER QUALIFICATIONS: SHALL BE INSTALLED BY A SINGLE ORGANIZATION WITH AT LEAST FIVE (5) YEARS EXPERIENCE SUCCESSFULLY INSTALLING INSULATION ON PROJECT TYPES AND SCOPE AS SPECIFIED PER THESE DOCUMENTS.



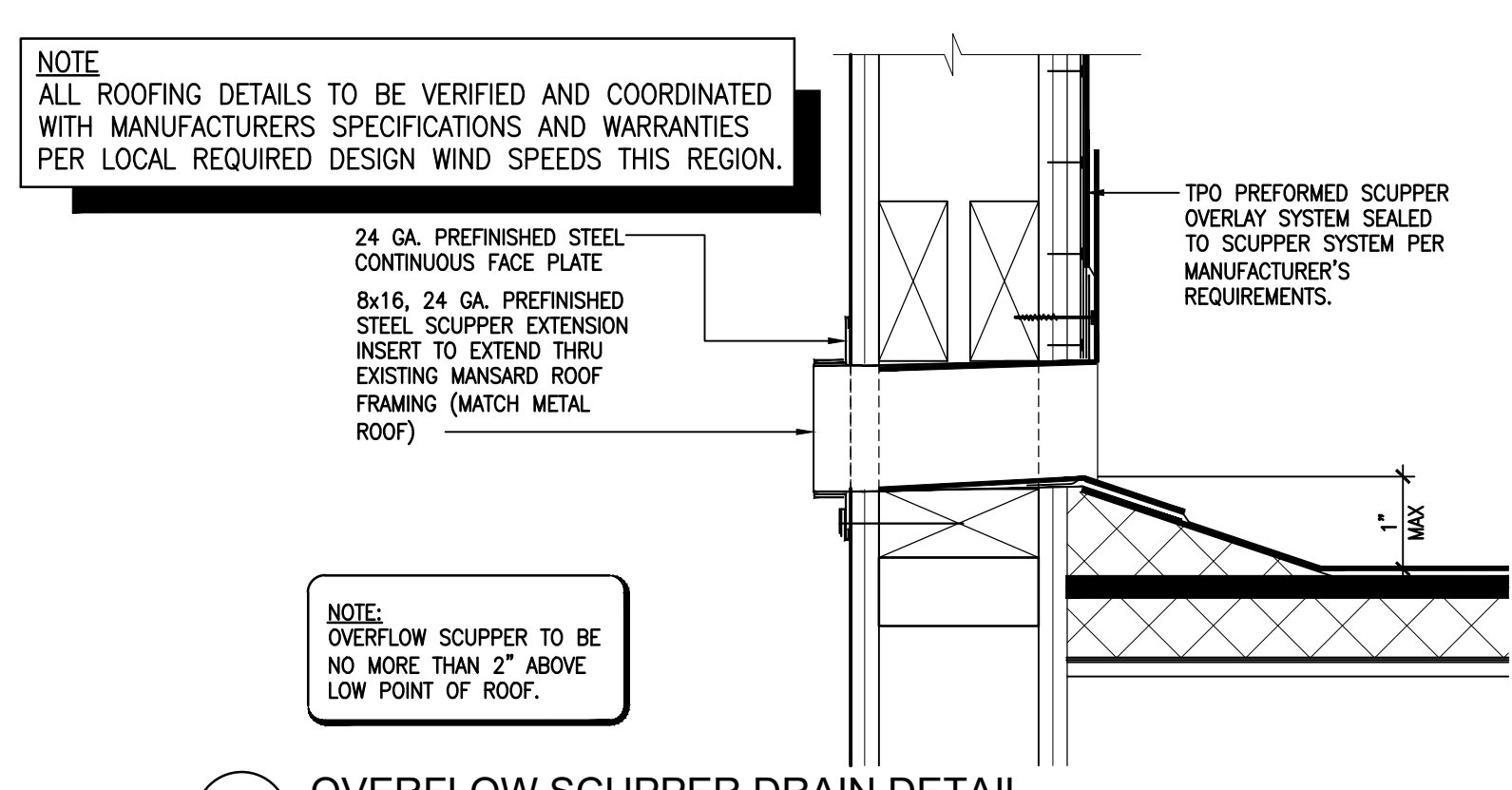
3 STANDARD PARAPET WALL DETAIL
SCALE: 3" = 1'-0"



4 LED LIGHT BAND DETAIL
SCALE: 3" = 1'-0"

NOTE
ALL ROOFING DETAILS TO BE VERIFIED AND COORDINATED WITH MANUFACTURERS SPECIFICATIONS AND WARRANTIES PER LOCAL REQUIRED DESIGN WIND SPEEDS THIS REGION.

NOTE:
OVERFLOW SCUPPER TO BE NO MORE THAN 2" ABOVE LOW POINT OF ROOF.



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

- STRUCTURAL NOTES:**
- (DESIGN WIND LOAD): DESIGN WIND SPEED (CATEGORY II) SHALL BE 115 MPH.
 - (STRUCTURAL LUMBER): STUDS: SOUTHERN YELLOW PINE #2 (TREATED) AT 12 INCHES O.C. MAXIMUM UNLESS NOTED OTHERWISE.
SILLS: SOUTHERN YELLOW PINE #2 (TREATED).
WALL AND ROOF SHEATHING: 1/2" CDX PLYWOOD SHEATHING AT EXTERIOR WALLS (ROOF REPAIRS TO MATCH EXISTING SHEATHING THICKNESS).
 - (CONNECTIONS): NEW TREATED 2X TO EXISTING MASONRY SILL FOR TOWER FRAMING/ WALL BUMP OUTS: HILT HAS 5/8" DIAM. X 6 1/2" LONG TYPE 304 STAINLESS STEEL THREADED ROD (S.S. NUTS AND WASHERS TO BE INCLUDED) PLACED IN PRE-DRILLED HOLE (MINIMUM 3 1/2" EMBEDMENT) SET WITH HILT RE - 500 SD INJECTION ADHESIVE ANCHORING SYSTEM.
1/2" CDX SHEATHING ON 2X EXTERIOR WALLS: FULLY BLOCK AT PANEL EDGES AND NAILED WITH 8D NAILS AT 6 INCHES O.C. AT ALL PANEL EDGES AND 12 INCHES O.C. IN THE FIELDS.
NEW 2X WALL FRAMING TO EXISTING WOOD STRUCTURE FOR TOWER FRAMING/ WALL BUMP OUTS: ALL FASTENERS USED ON TREATED WOOD SHALL BE HOT DIPPED GALVANIZED OR OTHERWISE CORROSION RESISTANT (TRIPLE ZINC 6-185 GALVANIZED). NAILED WITH 16D NAILS AT 8 INCHES O.C.
NEW STUDS TO NEW SILL PLATE: TOPNAIL WITH (2) 16D NAILS. INSTALL SIMPSON HURRICANE TIE "H3" AT EACH STUD WITH REQUIRED FASTENERS NOTED PER MANUFACTURER.
DOUBLE TOP PLATES: NAILED WITH 16D NAILS AT 12 INCHES O.C. (NOTE: IN ADDITION, EACH STUD CONNECTION AT TOP PLATE SHALL RECEIVE SIMPSON "H3" HURRICANE TIE CONNECTION. SHALL INCLUDE NEW STUDS SECURED TO TOP OF EXISTING TOP PLATES ALONG WITH H2A HURRICANE CONNECTOR.
ROOFING REPAIRS WITH APA RATED PLYWOOD SHEATHING: FULLY BLOCK AT PANEL EDGES AND NAILED WITH 8D NAILS AT 6 INCHES O.C. AT PANEL EDGES/ FIELDS AND 8D NAILS AT 3 INCHES O.C. AT OUTER BOUNDARIES OF ROOFING AREA (SHALL INCLUDE NEW AND EXISTING PLYWOOD ROOFING SHEATHING PRIOR TO INSTALLATION OF NEW ROOFING SYSTEM).
1/2 INCH PERMA BASE CEMENT BOARD TO WOOD STRUCTURAL PANELS OR CEMENT BOARD: PER MANUFACTURER'S GUIDELINES. 8 INCHES O.C. AROUND EDGES AND 8 INCHES O.C. IN THE FIELDS (VERIFY).
REFERENCE WALL SECTIONS FOR ADDITIONAL REQUIREMENTS ON USE OF SIMPSON HURRICANE STRAPS.
 - THE MANUFACTURER'S AND INSTALLERS OF THE METAL AWNINGS, METAL COPING, LED LIGHT BAND ASSEMBLY, SIGNAGE, EXTERIOR STUCCO SYSTEM AND NEW ROOFING SYSTEM SHALL BE RESPONSIBLE FOR DESIGN AND INSTALLATION TECHNIQUES OF THEIR RESPECTIVE SYSTEMS TO ENSURE ALL APPLICABLE CODES AND REGULATIONS AS SET FORTH BY THE LOCAL JURISDICTION (DESIGN WIND SPEED, ETC.) ARE ADHERED TO ACCORDINGLY. THE GENERAL CONTRACTOR SHALL COORDINATE LOCATIONS OF REQUIRED BLOCKING, ETC. AS NEEDED WITH THE MANUFACTURER/ INSTALLER.

Date: APRIL 27, 2018
Drawn By: SMP
Checked By: BCG
Project Number: 26-255-18
Revision: Date:

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Scales as stated hereon are valid on the original drawing only.

These plans were prepared in this office under our personal supervision, and to the best of our knowledge comply with state and local codes. We will generally administer construction.

By: Brad Guerin



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RENOVATIONS TO EXISTING
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A5.00
WALL SECTIONS
AND DETAILS

phase PERMIT - BID
set no.