



BURGER KING

998 SUNSET BLVD, JESUP, GA 31545

RENOVATION

DEMOLITION NOTES:

- GENERAL CONTRACTOR (G.C.) SHALL COORD. ALL CUTTING AND REMOVING ITEMS, WHETHER SPECIFICALLY INDICATED OR NOT, WHICH WOULD INTERFERE WITH PROPOSED CONSTRUCTION.
- G.C. VERIFY EXTENT OF DEMOLITION SHOWN WITH CONDITIONS IN FIELD. NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO COMMENCEMENT.
- G.C. SHALL PROVIDE AND PLACE ALL SHORING OR STRUCTURAL UNDERPINNING REQ'D. TO SUPPORT EXISTING CONSTRUCTION DURING ALL PHASES OF CONSTRUCTION. SEE SHORING NOTES THIS SHEET.
- G.C. SHALL MINIMIZE THE EFFECT OF DEMOLITION AND CONSTRUCTION ON THE ADJACENT AREAS THAT ARE NOT PART OF THE WORK. NOTE: ALL POLY BARRIERS MUST BE FIRE RETARDANT.
- G.C. SHALL COORDINATE DEMOLITION WORK WITH NEW WORK. DO NOT DEMOLISH BEYOND THE SCOPE OF WORK TO BE PERFORMED. G.C. IS RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY ITEMS DAMAGED NOT PART OF THE WORK AT THE CONTRACTOR'S EXPENSE.
- G.C. SHALL PROVIDE BARRICADES, SUPPORTS, RAILINGS, ETC. AS REQ'D. BY O.S.H.A. AND TO PROVIDE SAFE WORKING CONDITIONS.
- G.C. TO FIELD VERIFY ALL EXISTING HEIGHTS & COORDINATE W/ PROPOSED HEIGHTS. NOTIFY ARCHITECT OF ANY DISCREPANCIES TO COORDINATE NEW CONSTRUCTION STILL ACCOMPLISHES DESIGN INTENT.
- ALL WORK WHICH REQUIRES ACCESS TO THE SITE AND ADJACENT AREAS TO BE COORD. W/ THE OWNER TO MINIMIZE DISTURBANCE AND INCONVENIENCE.
- ANY ASBESTOS SHALL BE REMOVED OR ENCAPSULATED BY A LICENSED ASBESTOS CONTRACTOR IN ACCORDANCE WITH ALL STATE AND LOCAL CODES.
- FIELD VERIFY EXISTING CONDITIONS PRIOR TO SUBMITTING PRICING / BID.
- PROVIDE TEMPORARY WEATHER PROTECTION DURING DEMO. & CONSTRUCTION ACTIVITIES AFFECTING EXTERIOR ENVELOPE OF THE EXISTING STRUCTURE.
- CONSULT OWNER AS TO ANY OTHER ITEMS TO BE DEMOLISHED. ANY OWNER DIRECTED DEMOLITION NOT COVERED IN DRAWINGS AND AFFECTING STRUCTURAL COMPONENTS OF BUILDINGS SHOULD BE CONSULTED WITH ARCH. PRIOR TO COMMENCING WORK.
- PROTECT EXISTING CONSTRUCTION AND SITE FEATURES INCLUDING TREES AND SHRUBBERY FROM DAMAGE DURING DEMOLITION OPERATIONS.
- AT ANY EXISTING ELECTRICAL TO BE REMOVED, WIRING TO BE SAFELY REMOVED (AS REQ'D BY CODE), J-BOXES & CONDUITS TO BE REMOVED FROM VISIBILITY SURROUNDING AREA TO BE PATCHED.
- AT EXISTING PLUMBING ALL EXISTING CLEAN-OUTS TO BE PROVIDED WITH BRONZE COVERS. FLUSH W/ FLOOR OR WALL SURFACE - IF EXISTING ARE MISSING.

LIST OF CREDITS & UNIT PRICES:

- UNIT PRICING SUMMER IS SHOWN BELOW BUT NOT LIMITED TO THESE ITEMS; SEE ALL DOCUMENTS AND BID-LETTERS FOR COMPLETE SCOPE:
- UNIT PRICING FOR 100 SF OF CURB & GUTTER (SEE A0.1).
 - UNIT PRICING FOR 300 SF OF NEW PAVING IN ADDITION TO ITEMS SPECIFICALLY IDENTIFIED IN THIS CONTRACT. - SEE A0.1).
 - UNIT PRICING FOR AN ADDITIONAL LAVING WORK INCLUDING REMOVAL / STRIPPING (S), PAVING, FINISHING, AND STRIPING (SEE A0.1).
 - UNIT PRICING FOR INT. & EXT. WALL REPLACEMENT - (SEE A1.1 & SHEET A1.2).
 - 300 SQUARE FEET REPLACEMENT & REGROUT - KITCHEN (SEE A1.1).
 - 300 SFT GYP. WALLBOARD REPLACEMENT @ DINING & FRONT-OF-HOUSE (SEE SHEET A1.2).
 - 300' LINEAR FEET WALL BOARD & FINISH REPLACEMENT - KITCHEN (SEE A1.1).
- ALL ALLOWANCES AND UNIT PRICING IS TO BE CLEARLY NOTED ON BID. ANY UNUSED ALLOWANCE IS TO BE PROVIDED TO THE OWNER AS A CREDIT.

SUMMARY OF NOTES:

THE 'WORK' DESCRIBED BY THIS CONTRACT CONSISTS OF THE FOLLOWING DESCRIBED AREAS OF WORK:

EXTERIOR SITE WORK

- REMOVAL AND REPLACEMENT OF EXISTING PRE-ORDER MENU BOARD, MAIN MENU BOARD, VERTICAL CLEARANCE, PRE-ORDER UNITS, AND CANOPY.
- REPAIR/REPLACEMENT OF PORTIONS OF EXISTING PARKING CURBS.
- REPLACEMENT & RELOCATION OF EXISTING HANDICAPPED PARKING AREAS TO BRING UP TO NEW ADA STANDARDS, REMOVAL AND REPLACEMENT OF NEW CURB-RAMP AND SIDEWALK AREA PER ADA REQUIREMENTS, AND MODIFICATION OF EXISTING HANDICAPPED PARKING SIGNAGE.
- RESEALING AND RE-STRIPING OF EXISTING PARKING AREA.
- REPAINTING AND RE-LAMPING EXISTING PARKING AREA LIGHTS.
- INSTALLATION OF NEW OUTDOOR FREE-STANDING CANOPY SYSTEM.
- CLEANING OF EXISTING CONCRETE AREA PLAYGROUND SET AND METAL FENCING ADJACENT TO BUILDING.

EXTERIOR BUILDING WORK

- REMOVAL AND REPLACEMENT OF EXISTING MANSARD ROOFING MATERIALS.
- PORTIONS OF EXISTING EXTERIOR WALLS ARE TO RECEIVE NEW FIBER-CEMENT FINISH, RE-CRACKING JOINTS, NEW PAINT, REPLACEMENT WOOD TRIM, METAL TRIM AND METAL COPINGS. SEE A2.1 AND A2.2 FOR PLACEMENT, MATERIALS, AND FINISHES.
- NEW TOWERS ARE TO BE BUILT AT FRONT AND SIDE OF THE EXISTING BUILDING - SEE ELEVATIONS.
- NEW ADDITION IS TO BE BUILT FOR BACK-OF-HOUSE OPERATIONS - SEE PLANS.
- ALL EXTERIOR BUILDING LIGHTING IS TO BE REPLACED. (ELECTRICALS TO BE PROVIDED DESIGN-BUILD).
- EXISTING ROOFTOP EXPOSED HVAC IS TO BE REPAIRED.
- INSTALL NEW METAL AWNINGS / CANOPIES, LIGHT BANDS, AND SIGNAGE.
- ROOF MEMBRANE TO BE CLEANED/PATCHED/REPLACED (@ EXISTING ROOF AREAS) & INSTALLED (@ NEW ROOF AREAS) PER ROOF PLAN.

DINING AREA WORK

- ALL EXISTING WALL FINISHES, COVERINGS, WAINSCOT, CHAIR RAILS, TRIMS, ETC. ARE TO BE REMOVED AND REPLACED WITH NEW DECOR ITEMS AS DESCRIBED BY THE INTERIOR DECOR DRAWINGS.
- ALL EXISTING SEATING AND TABLES ARE TO BE REMOVED AND REPLACED AS DESCRIBED BY THE INTERIOR DECOR DRAWINGS.
- EXISTING SERVING COUNTER AND QUEUE-RAILS ARE TO BE REMOVED AND REPLACED AS DESCRIBED BY THE INTERIOR DECOR DRAWINGS.
- EXISTING CEILINGS AND LIGHTS ARE TO BE REMOVED AND REPLACED AND LIGHTING MODIFIED AS SHOWN BY THE DRAWINGS. ALL ELECTRICAL WORK IS TO BE PROVIDED AS DESIGN-BUILD BY THE G.C.
- ALL EXISTING FLOOR TILES TO BE REMOVED AND REPAIRED FOR 'LIKE-NEW' FINISH AS DESCRIBED ON DRAWINGS.
- LOCATE NEW FIXTURES AS DESCRIBED BY INTERIOR DECOR DRAWINGS (ELECTRICAL AND CABLE TO BE PROVIDED AS DESIGN-BUILD BY G.C.)
- REPLACE EXISTING SINK COUNTER AND ASSOCIATED FINISHES AND EQUIPMENT.

RESTROOM WORK

- EXISTING WALL TILE FINISHES AND PLUMBING FIXTURES AND ACCESSORIES ARE TO BE REMOVED AND REPLACED. ALL FIXTURES ARE TO BE REPLACED WITH NEW FINISHES AS NOTED AND ALL FINISHES ARE TO BE REPLACED AS DESCRIBED BY THE INTERIOR DECOR DRAWINGS.

KITCHEN / OFFICE STORAGE WORK

- ALL EXISTING FRP AND / OR TILE WALL SURFACES ARE TO BE REPAIRED OR REPLACED AS DESCRIBED ON DRAWINGS.
- ALL EXISTING FLOOR BASES AND TILE ARE TO BE REPAIRED AS DESCRIBED ON DRAWINGS.
- EXISTING CEILING TILES ARE TO BE REPLACED AND EXISTING GRID IS TO BE REPAIRED / REPAINTED AS DESCRIBED ON DRAWINGS.
- EXISTING MOP SINK TO BE REPAIRED AS NECESSARY TO ENSURE PROPER OPERATION.
- NEW REAR SERVICE DOOR TO BE INSTALLED AT NEW ADDITION -- PER PLAN.

THE WORK DESCRIBED ABOVE IS A GENERAL OUTLINE AND NOT A COMPREHENSIVE LISTING OF ALL ELEMENTS, MATERIALS, OR PROCESSES DESCRIBED ELSEWHERE IN THIS CONTRACT. THE G.C. IS RESPONSIBLE FOR THE ENTIRETY OF ALL THE ITEMS LISTED HERE AND ELSEWHERE IN THESE DRAWINGS.

SHORING NOTES:

- BEFORE STARTING ANY SHORING, INVESTIGATE THOROUGHLY TO DETERMINE EXTENT AND TYPE OF SHORING NECESSARY TO SUPPORT EXISTING STRUCTURE(S).
- SET ANY NEEDLES, CRIBBING, BRACING SHORING AS NEEDED TO CARRY EXISTING LOADS WITHOUT DEFLECTION OR SETTLEMENT OF EXISTING STRUCTURE.
- IT IS REQ'D. BEFORE ANY SHORING WORK IS DONE, THE CONTRACTOR SETS GAUGE MARKS FOR THE PURPOSE OF DEFLECTION OF SETTLEMENT AND/OR MOVEMENT DURING OPERATIONS. NEW WORK MUST CARRY EXISTING STRUCTURE WITHOUT SETTLEMENT.

DRAWING INDEX

TITLE

- T1.1 TITLE SHEET
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- T1.3 ADA GUIDELINES
- T1.4 ADA GUIDELINES

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- LS1.1 LIFE SAFETY PLAN

STRUCTURAL

- S-1 WALL SECTION DETAILS & SPECIFICATIONS
- S-2 FOUNDATION & FRAMING PLANS

ARCHITECTURAL

- A0.1 SITE PLAN
- A0.2 SITE DETAILS
- A1.1 DEMOLITION FLOOR PLAN & CONSTRUCTION DETAILS
- A1.2 CONSTRUCTION FLOOR PLAN
- A2.1 EXTERIOR ELEVATIONS
- A2.2 EXTERIOR ELEVATIONS
- A2.3 EXTERIOR FINISH SCHEDULE
- A3.1 REFLECTED CEILING PLAN
- A4.1 ROOF PLAN
- A5.1 WALL SECTIONS
- A5.2 WALL SECTIONS
- A5.3 WALL SECTIONS & DETAILS
- A7.1 INTERIOR ELEVATIONS
- A8.1 MANUFACTURERS & SUPPLIERS
- A8.2 DOOR & HARDWARE DETAILS

ELECTRICAL

- E-1 LIGHTING PLAN
- E-1.1 LIGHTING SCHEDULE
- E-2 POWER PLAN
- E-3 ELECTRICAL PANELS AND RISERS
- E-4 TECHNOLOGY PLAN
- E-5 MASTER CONTACTOR PANEL

INTERIOR DECOR

- ID-1 COVER SHEET
- ID-2 SEATING LAYOUT
- ID-3 FURNITURE FINISH LAYOUT
- ID-4 WALL FINISH LAYOUT
- ID-5 PENDANT, SOFFIT, GRAPHIC LAYOUT
- ID-6 FLOORING LAYOUT
- ID-7 INTERIOR ELEVATIONS
- ID-8 INTERIOR ELEVATIONS
- ID-9 FURNITURE FINISH SPECIFICATIONS
- ID-10 INTERIOR BUILDING SPECIFICATIONS
- ID-11 INTERIOR BUILDING SPECIFICATIONS
- ID-12 INTERIOR BUILDING SPECIFICATIONS
- ID-13 LIGHTING SPECIFICATIONS
- ID-14 PRODUCT DETAILS
- ID-15 WOOD DETAILS

NOTES TO GENERAL CONTRACTOR:

- IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW ALL DRAWINGS AND SPECIFICATIONS, INCLUDING BUT NOT LIMITED TO ARCHITECTURAL, CIVIL, STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL PRIOR TO SUBMITTING A BID. REPORT ANY DISCREPANCIES TO ARCHITECT OR ENGINEER PRIOR TO BID.
- BIDDERS ARE TO VISIT THE SITE AND FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS AND SATISFY THEMSELVES AS TO THE NATURE AND SCOPE OF THE WORK. THE SUBMISSION OF A BID WILL BE EVIDENCE THAT SUCH AN EXAMINATION HAS BEEN MADE. LATER CLAIMS FOR LABOR, EQUIPMENT, OR MATERIALS REQUIRED, OR FOR ANY DIFFICULTIES ENCOUNTERED WHICH COULD HAVE BEEN FORESEEN HAD AN EXAMINATION BEEN MADE, WILL NOT BE ALLOWED.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ARCHITECT, LANDLORD, OR TENANT OF ANY DISCREPANCIES ENCOUNTERED ON THE PLANS OR IN EXISTING SITE CONDITIONS PRIOR TO SUBMISSION OF BID.
- CONTRACTOR, DURING PRE-BID SITE VISIT, SHALL TAKE NOTICE OF ANY VISUALLY APPARENT CODE VIOLATIONS AND ALLOW IN HIS/HER BID FOR CORRECTING SUCH VIOLATIONS.
- DRAWINGS FROM THIS DRAWINGS SET ARE NOT TO BE SPLIT. ALL TRADES ARE TO RECEIVE ALL DRAWING SHEETS. THE GC IS RESPONSIBLE FOR COORDINATING ALL WORK AND INCLUDING ALL NECESSARY ITEMS TO PROVIDE A WORKING, COMPLETE BUILDING AND BUILDING SYSTEMS. GC IS RESPONSIBLE FOR COORDINATING WORK THAT MAY BE TRADITIONALLY NOTED AS PART OF ONE TRADE BUT SHOWN ON DRAWINGS FOR ANOTHER (MECHANICAL EQUIPMENT INCLUDING ELECTRICAL WORK BUT NOT SHOWN ON ELECTRICAL SHEETS).
- CONTRACTORS ARE CAUTIONED TO COORDINATE ITEMS IN THEIR SCOPE OF WORK WITH OTHER TRADES.
- THESE NOTES APPLY TO ALL SHEETS.
- BEFORE STARTING ANY SHORING, INVESTIGATE THOROUGHLY TO DETERMINE EXTENT AND TYPE OF SHORING NECESSARY TO SUPPORT EXISTING STRUCTURE(S).
- SET ANY NEEDLES, CRIBBING, BRACING SHORING, AS NEEDED TO CARRY EXISTING LOADS WITHOUT DEFLECTION OR SETTLEMENT OF EXISTING STRUCTURE.
- IT IS REQ'D. BEFORE ANY SHORING WORK IS DONE, THE CONTRACTOR SETS GAUGE MARKS FOR THE PURPOSE OF DEFLECTION OF SETTLEMENT AND/OR MOVEMENT DURING OPERATIONS. NEW WORK MUST CARRY EXISTING STRUCTURE WITHOUT SETTLEMENT.
- THE G.C. IS TO PROVIDE ALL NECESSARY STRUCTURAL, PLUMBING, ELECTRICAL, AND MECHANICAL ENGINEERING AS DESIGN-BUILD. G.C. TO INCLUDE PRICING FOR JETTING / CLEARING ALL EXIST. PLUMBING LINES AND FOR REPAIR OF ANY KNOWN LEAKS.
- G.C. TO "JET" ALL EXIST. PLUMBING & INSTALL.
- G.C. TO PROVIDE & INSTALL THE FOLLOWING FINISH ITEMS AS SPECIFIED ON THE INTERIOR DECOR DRAWINGS:
 - PLASTIC LAMINATE WAINSCOT & TRIMS
 - SOLID SURFACE - SERVICE COUNTER, OFFICE & TEAM COUNTERS, CHAIR RAILS, WINDOW SILLS.
 - LIGHTING FIXTURES
 - TILE, BRICK, CEILING & PAINT FINISHES.
 - FRP & TILE FINISHES @ KITCHENS
- G.C. TO PROVIDE LOW-VOLTAGE PERMITS FOR DATA & SECURITY INSTALLS.

KITCHEN EQUIPMENT

- K0.0 KES COVER SHEET
- K1.0 KES EQUIPMENT PLAN
- K2.0 KES SCHEDULES
- K3.0 KES ELEVATIONS
- K4.0 KES NOTES & DETAILS
- KE1.1 KES ELECTRICAL PLAN
- KM1.1 KES MECHANICAL PLAN
- KP1.1 KES PLUMBING PLAN

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PREMIER HOLDINGS OF GEORGIA, LLC
3836 Stewart Road, Unit A
Doraville, GA 30046

2126 North Avenue
Birmingham, AL 35203
Phone: (205) 324-1788
Fax: (205) 324-1788
Email: info@jhlha.com
www.jhlha.com

James M. Huxester
architect AIA

architecture • planning • interior design



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BURGER KING
998 SUNSET BLVD,
JESUP, GA 31545

TITLE SHEET

T1.1