



# BURGER KING

154 S MAIN ST,  
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## RENOVATION

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### 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.
- BEFORE STARTING ANY SHORING, INVESTIGATE THOROUGHLY TO DETERMINE EXTENT AND ANY TYPE OF SHORING NECESSARY TO SUPPORT EXISTING STRUCTURE.
- 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 SET GAUGE MARKS FOR THE PURPOSE OF DEFLECTION OF SETTLEMENT AND/OR MOVEMENT DURING OPERATIONS, NEW WORK MUST CARRY EXISTING STRUCTURE WITHOUT SETTLEMENT.
- 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 PROPOSED NOTIFY ARCHITECT OF ANY DISCREPANCIES THAT NEW CONSTRUCTION WOULD AFFECT 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.
- 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 OWNERS 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 SANITARY FROM DAMAGE DURING DEMOLITION OPERATION.
- THE G.C. IS TO PROVIDE ALL NECESSARY DEMOLITION, 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 PROVIDE AND INSTALL THE FOLLOWING AS SPECIFIED ON THE INTERIOR DECOR DRAWINGS: PLASTIC LAMINATE, WAINSCOT, TRIMS, SOLID SURFACE, COUNTERS, WINDOW SILLS, & CHAIR RAILS, ETC THROUGHOUT.
- AT EXISTING PARKING, ALL EXISTING CLEAN-OUTS TO BE PROVIDED W/ BRONZE COVERS, FLUSH W/ FLOOR OR WALL SURFACE. EXISTING ARE MISSING.

### PROJECT CRITERIA:

- THE 'WORK' DESCRIBED BY THIS CONTRACT CONSISTS OF THE FOLLOWING DESCRIBED AREAS OF WORK:
- EXTERIOR SITE WORK**
- CLEAN AND REPAIR OF EXISTING PRE-ORDER MENU BOARD, AND VERTICAL CLEARANCE BAR, ORDER UNIT AND CANOPY. REPAIR OF EXISTING MAIN MENU BOARD.
  - REPAIR REPLACEMENT OF PORTIONS OF EXISTING PARKING CURBS.
  - REPLACEMENT OF EXISTING HANDICAPPED PARKING AREAS TO BRING UP TO ADA STANDARDS. REPLACEMENT OF EXISTING CURB-RAMPS AND SIDEWALK AREA PER ADA REQUIREMENTS, MODIFICATION OF EXISTING HANDICAPPED PARKING SIGNAGE.
  - RESEALING AND RE-STRIPING OF EXISTING PARKING AREA.
  - REPAINTING AND RE-LAMPING EXISTING PARKING AREA LIGHTS.
  - INSTALLING NEW SIDEWALK TO CONNECT TO EXISTING CURB AND SIDEWALK.
  - INSTALLING DOUBLE WING DRIVE-THRU.
- EXTERIOR BUILDING WORK**
- REMOVAL AND REPLACEMENT OF EXISTING MANSARD ROOFING MATERIALS.
  - PORTIONS OF EXISTING EXTERIOR WALLS ARE TO RECEIVE NEW STONE VENEER FINISH, NEW PAINT, REPLACEMENT TRIM AND COPINGS, ETC. A2.1 AND A2.2. FOR PLACEMENT, MATERIALS, ETC.
  - A NEW TOWER IS TO BE BUILT AT FRONT OF THE EXISTING BUILDING.
  - ALL EXTERIOR BUILDING LIGHTING IS TO BE REPLACED. ELECTRICALS TO BE PROVIDED DESIGN-BUILD.
  - EXISTING ROOFTOP EXPOSED HVAC IS TO BE REPAIRED. ELECTRICALS TO BE PROVIDED DESIGN-BUILD.
  - INSTALL NEW METAL AWNING / CANOPIES, LIGHT BANNERS AND SIGNAGE.
- DINING AREA WORK**
- ALL EXISTING WALL FINISHES, COPINGS, WAINSCOT, CHAIR-RAILS, TRIMS ETC.. ARE TO BE REMOVED AND REPLACED WITH NEW DECOR ITEMS AS DESCRIBED BY THE INTERIOR DECOR DRAWINGS.
  - ALL EXISTING SEATERS AND TABLES ARE TO BE REMOVE AND REPLACED AS DESCRIBED THE INTERIOR DECOR DRAWINGS.
  - EXISTING SERVING COUNTER AND CHAIR-RAIL ARE TO BE REMOVED AND REPLACED AS DESCRIBED BY THE INTERIOR DECOR DRAWINGS.
  - ELECTRICAL WORK IS TO BE PROVIDED AS DESIGN-BUILD BY THE G.C.
  - EXISTING FLOOR TILE IS TO BE PATCHED AND REPAIRED FOR 'LIKE-NEW' FINISH.
  - LOCATE NEW WIRING AS DESCRIBED BY INTERIOR DECOR DRAWINGS (ELECTRICAL AND CABLE TO BE PROVIDED AS DESIGN-BUILD BY G.C.) REPAIR EXISTING DRINK COUNTER AND ASSOCIATED FINISHES AND EQUIPMENT.
- RESTROOM WORK**
- ALL EXISTING WALL TILE / FINISHES AND PLUMBING FIXTURES AND ACCESSORIES ARE TO BE REMOVED AND REPLACED. ALL FIXTURES ARE TO BE REPLACED WITH NEW FIXTURES 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.
  - ALL EXISTING FLOOR BASES AND TILE ARE TO BE REPAIRED AS DESCRIBED ON DRAWINGS.
  - EXISTING CEILING TILES ARE ARE TO BE REPLACED AND EXISTING GRID IS TO BE REPAIRED / REPAINTED AS DESCRIBED ON DRAWINGS.
  - EXISTING MOP SINK TO BE REPAIRED AS NECESSARY.
  - EXISTING REAR SERVICE DOOR TO BE REPAIRED AND / REPAINTED.

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.

### DRAWING INDEX

- TITLE**
- T1.1 TITLE SHEET, ABBREVIATIONS, DRAWING INDEX
  - T1.2 CODE INFORMATION, SYMBOLS, VICINITY MAP
  - T1.3 ADA GUIDELINES
  - T1.4 ADA GUIDELINES
- STRUCTURAL**
- N/A
- ARCHITECTURAL**
- A0.1 CONSTRUCTION SITE PLAN
  - A0.2 CONSTRUCTION SITE DETAILS
  - A1.1 DEMOLITION FLOOR PLAN
  - A1.2 CONSTRUCTION FLOOR PLAN
  - A2.1 EXTERIOR ELEVATIONS
  - A2.2 EXTERIOR ELEVATIONS
  - A2.3 EXTERIOR MATERIALS & FINISHES SCHEDULE
  - A3.1 REFLECTED CEILING PLAN
  - A4.1 ROOF PLAN
  - A5.1 WALL SECTIONS
  - A5.2 WALL SECTIONS
  - A5.3 WALL SECTIONS
  - A7.1 ENLARGED RESTROOM PLANS, ELEVATIONS & DETAILS
  - A8.1 MANUFACTURES & SUPPLIERS
  - A8.2 DOOR & HARDWARE DETAILS
  - A8.3 AWNING 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.
- CONTRACTORS ARE CAUTIONED TO COORDINATE ITEMS IN THEIR SCOPE OF WORK WITH OTHER TRADES.
- THESE NOTES APPLY TO ALL SHEETS.

**NATIONAL ACCOUNT INFORMATION: REFER TO SHEET A8.1 FOR THE DIRECTORY OF MANUFACTURES & SUPPLIERS**

### LIST OF CREDITS & UNIT PRICES:

- UNIT PRICING SUMMER IS SHOWN BELOW, BUT NOT LIMITED, TO THESE ITEMS; SEE ALL DOCUMENTS AND BID-LETTER FOR COMPLETE SCOPE:**
- UNIT PRICING FOR 100 LF OF CURB & GUTTER (SEE A0.1).
  - UNIT PRICING FOR 3000 SF OF NEW PAVING IN ADDITION TO ITEMS SPECIFICALLY NOTED (H/C PARKING, ETC. - SEE A0.1).
  - UNIT PRICING FOR ANY ADDITIONAL PAVING WORK INCLUDING REMOVAL / DUMPING, FILL(S), PAVING, SEALING, AND STRIPING (SEE A0.1).
  - UNIT PRICING FOR INT. & EXT. WALL REPLACEMENT - (SEE A1.1 & SHEET A1.2).
  - 300 SF - QUARRY TILE REPLACEMENT & REGROUT - KITCHEN (SEE A1.1).
  - 300 SF - GYP. WALLBOARD REPLACEMENT @ DINING & FRONT-OF-HOUSE (SEE SHEET A1.2).
  - 30'-0" 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.**

NO.	DATE	REVISION



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T1.1  
TITLE SHEET