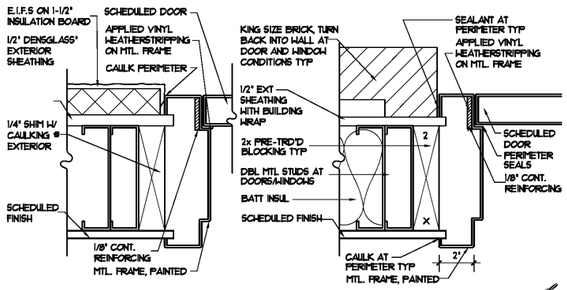
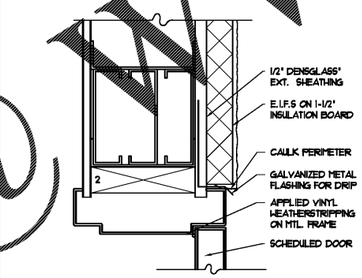
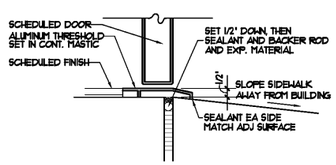
LOVE'S #735 - CALHOUN, GA			
EXHIBIT D - BURGER KING RESPONSIBILITY MATRIX - 5/11/2017			
ITEM #	DESCRIPTION	LOVE'S/G.C.	BURGER KING'S
	1.A. LANDLORD'S WORK @BUILDING		
1	Permits	X	
2	Concrete floors & all floor tile	X	
3	Wall tile & FRP in kitchen, wall tile in dining room	X	
4	All décor work in dining room- Including wall and ceiling paint. Tenant to provide and install wallcovering Tenant may obtain price from G.C. to install		X
	Ceiling tile and ceiling lighting	X	
5	Furnish & install drywall - primed in dining room	X	
6	Furnish & install plywood walls wall tile in kitchen and back area (FRP in "back-of-house")	X	
7	Furnish and install indoor restrooms to meet code on Landlord's premise.	X	
8	Furnish & install drive-thru window	X	
9	Furnish & install interior and exterior doors, including frames and hardware. Paint doors and frames.	X	
10	Bring all utilities into Tenant's premises per the plans	X	
11	Telephone conduit brought into Tenant's premises G.C. will extend a 1.5" conduit from Love's electrical room to Burger King's D-Mark location	X	
12	Sanitary Sewer - minimum 3"	X	
	Furnish & install minimum 1000 gal grease trap. Tenant to maintain	X	Maintain
13	Electrical system		
	Perform all electric work including pull wire through conduit and final connections to kitchen equipment	X	
	Furnish and install electric switchgear/panels, meter electrical equipment, except POS system including electrical control panel	X	
	Provide conduit for POS system per plans	X	
	Provide and install all hardware, software, and pulled wires for POS systems		X
14	Furnish and install built in curbs for remote condensers and exhaust fans	X	
	Provide Landlord with supply information regarding curbs and fans		X
15	Furnish and install roof penetrations for refrigeration lines	X	
	Refrigeration lines to be completed by Tenant's kitchen equipment supplier or subcontractor		X
16	Separately metered electricity	X	
17	Complete plumbing work including finish connections, fixtures, and fittings per specs and drawings	X	
	Provide water for ice machine, beverage system, hot water heater, make final connections	X	
	Furnish and install all drains, floor sinks per plans Tennant to furnish: mop sink, faucets, and drain. Hand sinks with faucets. G.C. to install recessed mop sink and hand sinks.	X	
18	Not Used		
19	Furnish and install HVAC units required for kitchen and dining area	X	
	Finish and install duct work and accessories per specs	X	
20	Furnish and install exhaust fans, including kitchen hoods and make-up air per Tenant's specs. Tenant to install kitchen hoods, ductwork, fans, and fire suppression to. G.C. to install curbs, hook up elect to fans. Love's to provide fan, curb.		X
21	Landlord to provide start-ups of systems, air balance and testing	X	
22	Provide and install water heater	X	
23	Purchase and install kitchen equipment, beverage system unit for walk-in freezer/cooler and drink systems		X
	Final electrical and plumbing connections	X	
	Refigeration connection and start-up for beverage system freezer/cooler		X
	Set all units		X
24	Purchase and install interior graphics and menu board		X
	Electrical connections	X	
	Purchase and install Décor fixture lamps		X
	Purchase and install florescent ceiling lights per plan	X	
25	Provide roof ladder or access to roof	X	
	Maintain exhaust fans and refrigeration unit for freezer/cooler and HVAC		
26	Furnish and install finish flooring in dining area	X	
	Furnish and install floor tile in kitchen area & dining room per specs	X	
27	Furnish and install exterior style and color scheme for Tenant's premises per drawings approved by Burger King's	X	
28	Furnish & install CO2 fill box per plans provided by Tenant	X	
29	Perform required build-out of space/building, slab, systems, roof, exterior doors, window glass, building finishes/ exterior lighting per plans	X	
30	Furnish & install office equipment		X
	1.B. SITE		
1	Obtain all permits	X	
2	Obtain all necessary zoning and traffic studies and prepare all site and building plans (except décor plans)	X	
3	Perform all required site work per plans . . . And landscaping (in the event Franchisor requires extensive landscaping at drive-thru, Tenant shall pay for difference from base landscaping and will be responsible for ongoing maintenance of such	X	
4	Furnish and install lot lighting	X	
5	Furnish drive-thru loop detectors		X
	Install drive-thru loop detectors per plans	X	
	II. BUILDING (within Tenant's Premises)		
1	Provide finishes including decorative paint, Marlite and wallpaper in dining room area		X
2	Furnish & install crew room and manager's office furniture and equipment		X
3	Install dining room tables, chairs, counters, counter tops, window sills, divider walls and other décor items		X
4	Provide and install hoods, walk-in refrigerator and freezer units, drive-thru/counter-serve ordering kiosks, and all restaurant equipment		X
	Electrical and plumbing hook ups for above items	X	
	III. SIGNAGE		
1	Road sign per Burger King's sign criteria at street location provided by Tenant. Cost for Love's sign contractor to install said sign module by tenant.	X	X
2	Highrise Signs Building mounted sign module at high location provided by tenant. Cost for Love's sign contractor to install said sign module by tenant.	X	X
3	Furnish and install concrete bases, electrical conduit and wire for menu board, speaker and all other aspects of the menu board signage program G.C. to provide conduits to menu board, speaker canopy, driveway signs and directional signs. Tenant may obtain price from G.C. to install concrete foundations and wire up above noted signs.		X
	Furnish & install Burger King's directional signage		X
	Furnish & install conduit to the sign bases	X	
4	Building signage per Burger King's		X
5			X
	Install overhang by G.C.	X	



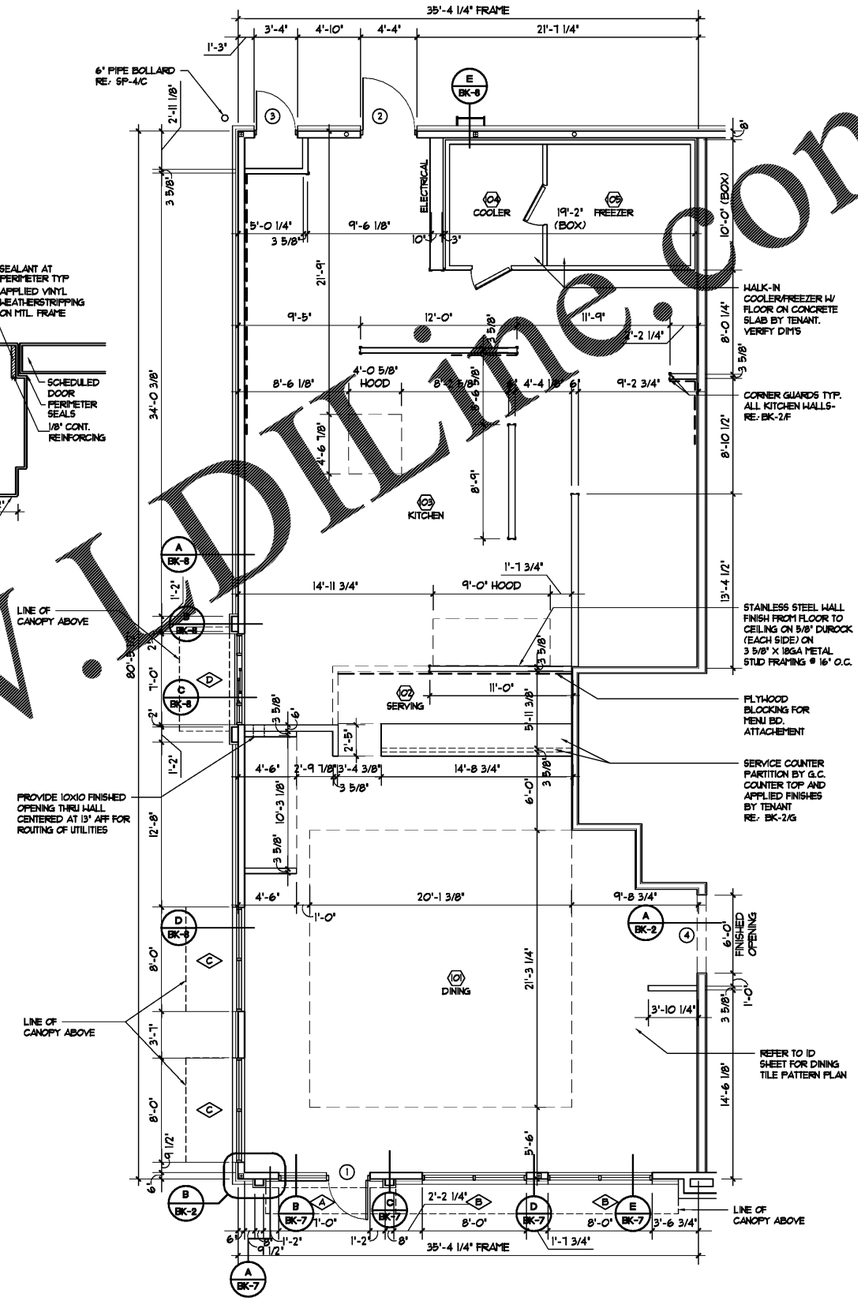
B JAMB DETAILS
SCALE: 3" = 1'-0"



C HEAD DETAIL
SCALE: 3" = 1'-0"



D THRESHOLD
SCALE: 3" = 1'-0"



A FLOOR PLAN
SCALE: 3/16" = 1'-0"

PROJECT NORTH

PARTITION NOTES:-

-KITCHEN/SERVING
5/8" USG 'DUROCK' PANELS FROM SLAB TO 24" AFF
5/8"WATER RESISTANT GYP. BD. FROM 24" AFF TO 6" ABOVE CEILING

-DINING
5/8" USG 'SHEET ROCK' REFER TO ID SHEETS FOR FINISHES

Order Plans @ WWW.IDLine.Com

Pascal Aughtry & Associates, PC
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937 East Britton Road
Oklahoma City, OK 73114
pascalarch.com

STATE OF GEORGIA CERTIFICATE OF AUTHORITY PASCAL A. AUGHTRY 10709 REGISTERED ARCHITECT
05-22-18

A NEW TRAVEL STOP
STORE No. 735
CALHOUN, GA

Love's Travel Stops

Revisions:	
No.	Date

Project No.: LVS18735
Date: 05-22-18
Sheet No.:
BK-1
OF: 12