

PROJECT CRITERIA:

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

EXTERIOR SITE WORK

- REMOVE AND REPLACE EXISTING PRE-ORDER MENU BOARD, AND VERTICAL CLEARANCE BAR, ORDER UNIT AND CANOPY; REPAIR OF EXISTING MAIN MENU BOARD.
- AREAS OF CRUMBING AND DAMAGED ASPHALT AND CONCRETE ARE TO BE CUT-OUT PATCHED AND REPLACED. SEE THE ALLOWANCE AND NOTES AT THE SITE-PLAN. NOTE THAT ALL AREAS SHOWN ON THE PLAN ARE IN ADDITION TO THE ALLOWANCE NOTED AT THE NOTES. A UNIT PRICE IS ALSO TO BE PROVIDED FOR ANY AREAS NOT SHOWN AS PATCHED OR PROVIDED FOR IN THE SITE ALLOWANCE.
- ALL PAVING IS TO BE RESEALED FOLLOWING ALL SITE WORK TO PROVIDE A UNIFORM, ATTRACTIVE PAVING SURFACE.
- ALL CONCRETE SURFACES AND PAVING (SIDEWALKS, PADS, PAVING, CURBS, ETC.), NEW AND REMAINING, ARE TO BE CLEANED / PRESSURE-WASHED PRIOR TO TURN-OVER.
- ALL PARKING AREAS ARE TO BE RE-STRIPED.
- SIGNS ARE TO BE REMOVED AND REPLACED WITH POLE-MOUNTED SIGNS TO MEET ADA REQUIREMENTS CONCERNING HEIGHT, SIGN CONFIGURATION AND SIZE.
- WHEEL STOPS TO PREVENT NARROWING OF SIDEWALKS ARE TO BE INSTALLED AT ALL PARKING TRAYS ADJACENT TO SIDEWALKS WHERE THE CAR WOULD NARROW THE SIDEWALK FURTHER THAN 3'-0" IN WIDTH.
- ALL CURBS AND GUTTERS ARE TO BE REPAIRED AND CLEANED AS REQUIRED. CURB TO BE PAINTED BLACK AT DT WINDOWS. THE GC SHOULD SEE THE ALLOWANCES ELSEWHERE IN THE DOCUMENTS FOR A BASE-AMOUNT OF CURB AND GUTTER REPLACEMENT BUT IT IS TO BE NOTED THAT ALL DAMAGED CURBS AND GUTTERS ARE TO BE REPLACED. THAT AMOUNT ABOVE THE ALLOWANCE SHOULD BE PROVIDED AS A CHANGE-ORDER AND THAT AMOUNT BELOW SHOULD BE CREDITED TO THE OWNER.
- ALL PARKING LIGHTS ARE TO BE RE-LAMPED WITH LED HEADS AND REPAIRED TO FULL WORKING CONDITION BY OWNER.
- THE Pylon SIGN IS TO BE PROVIDED WITH READER BOARD AND RE-FACED BY THE OWNER. THE POLE IS TO BE CLEANED AND REPAINTED GLOSS BLACK BY THE GC.
- DRIVE THROUGH ASPHALT IS TO BE REMOVED AND REPLACED WITH CONCRETE WITH A BLACK INTEGRAL COLOR. IF EXISTING IT IS TO BE PATCHED AND REPAIRED AND THEN STAINED BLACK.

EXTERIOR BUILDING WORK

- EXISTING MANSARD FRAMING AND ROOF FINISHES ARE TO BE REMOVED AS REQUIRED TO ALLOW FOR NEW PARAPET WALL INSTALLATION. NEW PARAPET WALL TO BE INSTALLED ALONG WITH NEW FRAMING AND ROOFING. SEE PLANS.
- EXISTING EXTERIOR FINISHES ARE TO BE RE-COATED AND REPLACED AS REQUIRED AND SHOWN ON PLANS. NEW THIN OR FULL BRICK, STONE AND EIFS ARE TO BE PROVIDED WHERE SHOWN AND INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. NO SUBSTITUTIONS ARE APPROVED TO THOSE SHOWN ON EXTERIOR FINISH SCHEDULE.
- TOWERS ARE TO BE BUILT ON THE EXTERIOR OF SURFACES OF THE EXISTING BUILDING. EXISTING FINISHES ARE TO BE REMOVED DOWN TO THE VAPOR BARRIER AND SHEATHING FOR THIS INSTALLATION AND NEW FRAMING AND ATTACHMENT SHOULD BE MADE TO THE EXISTING STRUCTURE. TOWERS SHOULD SIT UPON THEIR OWN NEW FOUNDATION PIECES THAT ARE INSTALLED ON-TOP OF THE EXISTING FOUNDATION AND ATTACHED TO THE EXISTING FOUNDATIONS WITH EPOXY-SET DOWELS.
- ANY EXISTING BUILDING UTILITIES AND FIXTURES (WATER HYDRANTS, FAUCETS, CO2 CONNECTIONS, DOWNSPOUTS, GUTTERS, ETC.) SHALL BE EXTENDED SO THAT THEY ARE SURFACE MOUNTED PROPERLY WITH THE NEW FINISHES BEING INSTALLED AND ARE ACCESSIBLE AND USEABLE.
- REPLACE ALL WALL-MOUNTED LIGHTING INCLUDING THE MANSARD ROOF LIGHTS WITH NEW 'L' FIXTURES AND FIXTURES AT THE CANOPIES PROVIDED AND INSTALLED BY THE OWNER. THE GC IS TO PROVIDE ALL 'L' FIXTURES AND ELECTRICAL FOR OWNER PROVIDED AND INSTALLED ITEMS.
- THE OWNER WILL PROVIDE AND INSTALL CANOPIES, SIGNS, POS EQUIPMENT. THE GC IS TO PROVIDE AND INSTALL ELECTRICAL AND BLOCKING FOR THESE ITEMS.
- RESTROOM TO BE REBUILT WITH NEW WOOD FRAMING TO BE REMOVED AND REPLACED. SLAB FOUNDATION TO BE CLEANED AND PREPPED FOR NEW FRAMING.
- PROVIDE NEW ROOFING. REMOVE ANY DAMAGED FRAMING & PROVIDE NEW FRAMING/ROOFING AS NEEDED:
 - THE GC IS TO PROVIDE NEW DURALAST MEMBRANE ROOFING AT ENTIRE ROOF AREA. NEW ROOFING IS TO LAP AND MINIMUM OF 8" ONTO EXISTING ROOF AND TO BE PROVIDED WITH A MANUFACTURER PROVIDED TERMINATION BAR INSTALLED AS THE MANUFACTURER REQUIRES.
 - AREAS ARE TO BE RE-OPENED / RE-INSTALLED.
- ALL EXISTING COPINGS ARE TO BE REPLACED WITH NEW PRE-FINISHED METAL COPINGS.
- WHERE EXISTING SERVICE DOOR AND FRAME ARE NOT RUSTED / ROTTED-OUT THE DOOR IS TO BE REPAIRED AND REPAINTED. REPAIR INCLUDES FILLING OF ALL EXISTING HOLES, REPLACEMENT OF ALL EXISTING MISSING HARDWARE AND REPLACEMENT OF ALL NON-FUNCTIONING HARDWARE WITH SIMILAR DEVICES.
- ALL EXISTING OTHER FEATURES EXPOSED AT THE EXTERIOR AND THAT ARE TO REMAIN (DOWNSPOUTS, CONTAINMENT BOXES, ACCESS PANELS, ETC.) ARE TO BE PAINTED / REPAIRED SO THAT THEY ARE IN WORKING CONDITION AND VISUALLY ACCEPTABLE.
- ALL EXISTING ELECTRICAL LIGHT-BANDS ARE TO BE REMOVED (BY THE GC) AND REPLACED. THE OWNER IS TO PROVIDE AND INSTALL NEW LIGHT-BANDS; THE GC IS TO PROVIDE ELECTRICAL AND BLOCKING.
- ALL ROOFING PENETRATED BY NEW / EXISTING ELECTRICAL IS TO BE SEALED / INSTALLED IN ACCORDANCE WITH THE ROOF MANUFACTURER REQUIREMENT FOR PENETRATIONS INCLUDING THE INSTALLATION OF PROPER CONDUITS AND PENETRATION BOOTS.

INTERIOR BUILDING WORK

- THROUGHOUT ENTIRE BUILDING
 - REMOVE AND REPLACE EXISTING HVAC GRILLS AND REGISTERS
 - REMOVE AND REPLACE ALL EXISTING FINISHES TO MATCH INTERIOR DECOR.
 - REMOVE AND REPLACE ALL SEALANT BETWEEN ALL DISSIMILAR FINISH SURFACE; ADD SEALANT AS REQUIRED WHERE NECESSARY OR MISSING
 - REMOVE AND REPLACE EXISTING LIGHTING WITH NEW LED LIGHTING.
 - ALL PLUMBING SHALL BE 'JETTED' TO REMOVE BLOCKAGES AND CONSTRUCTION DEBRIS PRIOR TO TURNOVER.
 - ALL FLOOR-DRAINS, WALL-DRAINS, SINKS, AND CLEAN-OUTS SHALL BE PROVIDED WITH COVERS AND GRATES IF MISSING. ALL FLOOR-DRAINS AT MODIFIED FLOORING RESTROOMS, KITCHEN) SHALL BE BROUGHT-UP TO AN APPROPRIATE LEVEL FOR NEW FLOOR-TILE INSTALLATION. IF A NEW DRAIN IS REQUIRED IT SHOULD BE PROVIDED.
- DINING
 - REMOVE AND REPLACE EXISTING FURNITURE /DECOR -SEE THE INCLUDED DECOR DRAWINGS FOR LOCATION OF NEW FURNITURE AND DECOR. GC IS RESPONSIBLE FOR REQUESTING CORE-DRILL PLANS
 - REMOVE AND REPLACE EXISTING FLOOR TILING - ALL EXISTING FLOOR-TILE AND BASE AT THE DINING AREAS ARE TO BE REMOVED AND REPLACED.
 - REMOVE AND REPLACE EXISTING WALL FINISHES - ALL EXISTING WALL FINISHES, INCLUDING WAINSCOT ARE TO BE REMOVED AND REPLACED.
 - WALL SUBSTRATE BOARD (GYP BOARD) IS TO BE REPLACE WHERE NECESSARY. SEE ALLOWANCES AT PLANS.
 - REMOVE AND REPLACE EXISTING SOLID-SURFACE SERVING COUNTER AND SUPPORT WALL BELOW -SEE NOTES AT PLANS. GC SHALL BE RESPONSIBLE FOR RE-WIRING AS NECESSARY.
 - REMOVE AND REPLACE EXISTING CEILING TILE AND GRID REQUIRED
- RESTROOMS
 - RESTROOMS TO BE COMPLETELY GUTTED, PREPARE, CLEAR, AND CLEAN SLAB FOR NEW RESTROOM RE-CONSTRUCTION.
 - REPLACE ALL FIXTURES AND ACCESSORIES - TOILETS, URINALS, SINKS, FLOOR-DRAINS, TOILET ACCESSORIES, ETC. SHALL BE REPLACED WITH NEW FIXTURES AND ACCESSORIES AS MARKED ON THE DRAWINGS. ALL FIXTURES MUST MEET REQUIRED ADA CLEARANCES AND PLUMBING FINISH (INCLUDING UNDERGROUND, SHALL BE MODIFIED TO ALLOW THIS
 - RECONFIGURE TO ENSURE ADA COMPLIANCE -RESTROOM WALLS, PLUMBING, COMPARTMENTS AND ACCESSORIES MAY BE MODIFIED TO ALLOW ADA COMPLIANCE. ALL IN-WALL PLUMBING, ELECTRICAL, AND MECHANICAL ITEMS TO BE MODIFIED AS REQUIRED TO ALLOW FOR NEW FINISH CONFIGURATIONS. ANY STRUCTURAL ITEMS ARE TO BE BROUGHT TO THE ARCHITECT ATTENTION IMMEDIATELY.
- KITCHEN / STORAGE AREAS
 - EQUIPMENT - THE GC IS RESPONSIBLE FOR ALL PROTECTION, COVERING, CLEANING, MOVING, UNHOOK, REHOOK-UP OF EQUIPMENT. PLEASE ALLOW FOR THE. ANY DAMAGE WILL BE THE GC'S RESPONSIBILITY.
 - HOOD/EXHAUST TO BE INVESTIGATED FOR OPERATION AND CODE REQUIREMENTS.
 - ALL EXISTING EQUIPMENT NOT ON CASTERS IS TO BE SEALED TO THE ADJACENT WALL SURFACES WITH CLEAR SEALANT. THE GC IS TO PROVIDE THIS.
 - STEAM CLEAN ALL QUARRY TILE AND FLOOR GROUT. (THIS WILL BE REQUIRED PRIOR TO RE-ROUTING AND REPAIR TO ALLOW NEW GROUT TO BOND.)
 - REPLACE DAMAGED / MISSING PORTIONS OF FLOOR AND WALL GROUT. (SEE ALLOWANCE FOR THIS AREA IN THESE PLANS.
 - REMOVE AND REPLACE ALL CEILING TILE AND GRID.
 - REMOVE AND REPLACE ANY COLORED WALL FINISHES THAT ARE VISIBLE THROUGHOUT THE KITCHEN WALLS ARE:
 - WHITE TILE WITH COLORED ACCENTS: REPLACE WITH WHITE TILE AT REMOVED ACCENT AREAS.
 - OFF-WHITE TILE: COVER WITH WHITE TILE OR REROUTED AND FRP TO BE BONDED ON-TOP OF EXISTING WALL SURFACES.
 - OFF-WHITE FRP: REMOVE FRP FROM SUBSTRATE AND RECOVER WITH WHITE FRP.
 - AT AREAS OF REPLACED WALL FRAMING / CUTTING AND PATCHING AT KITCHEN. WHITE FRP MAY BE USED EVEN IF SURROUNDED BY WHITE TILE. CORNER TRIMS ARE TO BE PROVIDED AND INSTALLED AND SEALANT TO BE USED BETWEEN ALL SURFACES.
 - CLEAN ALL REMAINING WALL FINISHES, REPLACE BROKEN CORNERS AND TRIMS AT FRP.
 - REMOVE AND REPLACE A PORTION OF THE WALL BASE TILE, FRP AND SUBSTRATE AS DESCRIBED IN PLANS. SEE THE PROVIDED ALLOWANCE AND LINEAR FOOTAGE TO BE PROVIDED ON THE FRP TRIMS.

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.



BURGER KING

3092 ROSS CLARK CIR, DOTHAN, AL 36301

RENOVATION

CONST. & 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 CONDITION FIELD. NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK.
- 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 THE SOILS TO DETERMINE EXTENT AND ANY TYPE OF SHORING NECESSARY TO SUPPORT EXISTING STRUCTURE.
- SET ANY NEEDLES, CRIBBING, BRACING SHORING NEEDED TO CARRY EXISTING LOADS WITHOUT DEFLECTION OR SETTLEMENT OF EXISTING STRUCTURE.
- IF IT IS REQUIRED 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 WITH OUT SETTING.
- G.C. SHALL MINIMIZE THE EFFECT OF DEMOLITION AND CONSTRUCTION ON THE ADJACENT AREAS. AREAS NOT PART OF THE WORK. NOTE: ALL POLY BARRIERS MUST BE PRE-RETAINED.
- G.C. SHALL COORDINATE DEMOLITION WORK WITH NEW WORK. DO NOT INCLUDE BEFORE 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 / 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.
- THE G.C. IS TO PROVIDE ALL NECESSARY PLUMBING, ELECTRICAL, AND MECHANICAL ENGINEERS AS DESIGN-BUILD. G.C. TO INCLUDE JETTING/ CLEARING ALL EXIST. PLUMBING LINES AND FOR REPAIR OF ANY KNOWN LEAKS.
- G.C. TO PROVIDE THE FOLLOWING AS SPECIFIED ON THE INTERIOR DECOR DRAWINGS: PLASTIC LAMINATE WAINSCOT & TRIMS, SOLID SURFACE, COUNTERS, WINDOW SILLS, & CHAIR RAILS, TILES THROUGHOUT FRONT SERVING COUNTER FINISH.
- AT EXISTING PLUMBING ALL EXISTING CLEAN-OUTS TO BE PROVIDED W/ BRONZE COVERS, FLUSH W/ FLOOR OR WALL SURFACE - IF EXISTING ARE MISSING.
- EXISTING EQUIPMENT TO BE SECURELY & TOTALLY COVERED W/ PROTECTIVE PLASTIC SHEETING. G.C. IS RESPONSIBLE FOR ANY DAMAGE & CLEANING OF EQUIPMENT PRIOR TO TURNOVER.

DRAWING INDEX

TITLE	ISSUE DATE	REVISION DATE
T1.1 Title Sheet	06.25.20	
T1.2 Abbreviations, Building Code Summary, Symbols, Vicinity Map & Drawing Index	06.25.20	
T1.3 ADA Guidelines	06.25.20	
T1.4 ADA Guidelines	06.25.20	
LIFE SAFETY		
LS1.1 Life Safety Plan	06.25.20	
ARCHITECTURAL		
A0.1 Site Plan	06.25.20	
A1.1 Demolition Floor Plan	06.25.20	
A1.2 Construction Floor Plan	06.25.20	
A2.1 Exterior Elevations	06.25.20	
A2.2 Exterior Elevations	06.25.20	
A2.3 Exterior Material and Finish Schedule	06.25.20	
A3.1 Reflected Ceiling Plan	06.25.20	
A4.1 Roof Plan	06.25.20	
A5.1 Wall Sections	06.25.20	
A7.1 Enlarged Plan, Interior Elevations & Details	06.25.20	
A8.1 Manufacturers and Suppliers	06.25.20	
A8.2 Door and Finish Schedules	06.25.20	

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 MANUFACTURERS & SUPPLIERS

LIST OF ALLOWANCES AND UNIT PRICES:

- ALLOWANCE FOR REPAIRS TO EIFS, BRICK, MEP ITEMS.
- PROVIDE THE FOLLOWING LUMP SUM ALLOWANCES:**
- \$5,000 ADDITIONAL FRAMING ALLOWANCE.
- PROVIDE UNIT PRICES FOR THE FOLLOWINGS:**
- ASPHALT PAVING REMOVAL AND REPLACEMENT.
 - CONCRETE PAVING REMOVAL AND REPLACEMENT.

DRAWN BY: J.W. M. CHECKED BY: B.H. REVISION: _____
 NO. DATE 06-22-20

PREMIER KINGS, INC.
 5529 CARMICHAEL RD
 MONTGOMERY, AL 36117
 PHONE: (334) 312-0849
 2124 Mont Avenue Birmingham, AL
 35205
 Phone (205) 921-1751
 Fax (205) 921-1778
 Email: info@hbk.com
 www.hbk.com
 herndon
 buckstein
 architects, pc
 architecture • planning • interior design

 PROJECT # 2020-09 IMAGE 2020 - DECEMBER 2014 STAFFING # 03
BURGER KING - RENOVATION
 3092 Ross Clark Cir. S.W.
 Dothan, Alabama 36301
 TITLE SHEET
T1.1