

## SPECIAL INSPECTIONS

- A SPECIAL INSPECTOR SHALL BE ENGAGED BY THE CONTRACTOR. SPECIAL INSPECTOR SHALL BE FULLY QUALIFIED, APPROVED BY THE BUILDING OFFICIAL, REGISTERED BY APPLICABLE REGISTRATION BOARD IF REQUIRED BY THE LOCAL BUILDING OFFICIAL, AND SHALL BE ACCEPTABLE TO THE ARCHITECT.
- THE SPECIAL INSPECTOR SHALL PROVIDE VERIFICATION OF CONSTRUCTION QUALITY CONTROL INSPECTIONS AND TESTING AS REQUIRED BY THE INTERNATIONAL BUILDING CODE. THE SPECIAL INSPECTOR SHALL CERTIFY THAT ALL WORK REQUIRING INSPECTION IS PERFORMED IN COMPLIANCE WITH ALL REQUIREMENTS OF THE CONTRACT DOCUMENTS, BUILDING CODE REQUIREMENTS AND LOCAL BUILDING DEPARTMENT REQUIREMENTS.
- SPECIAL INSPECTIONS ARE REQUIRED FOR THE ITEMS NOTED IN THE STATEMENT OF SPECIAL INSPECTIONS AND THE 2018 IBC CHAPTER 17. THE CONTRACTOR SHALL OBTAIN A COPY OF THE STATEMENT OF SPECIAL INSPECTIONS AND NOTIFY THE SPECIAL INSPECTOR WHEN WORK IS READY TO BE INSPECTED. SEE SPECIFICATIONS.
- FAILURE TO NOTIFY THE SPECIAL INSPECTOR PRIOR TO OBTAINING AN ITEM REQUIRING INSPECTION MAY RESULT IN THE CONTRACTOR REMOVING OTHER WORK TO ALLOW INSPECTION. THIS WORK WILL BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE. FAILURE TO HAVE REQUIRED ITEMS INSPECTED IS REASON FOR REJECTION OF THE WORK.
- PREMATURE NOTIFICATION FOR INSPECTIONS WILL RESULT IN ADDITIONAL INSPECTION WITH ALL EXPENSES AND FEES PAID FOR BY THE CONTRACTOR.

# PALMETTO BURGER KING



9165 ROOSEVELT HWY  
PALMETTO, GA 30268  
FULTON COUNTY

## GENERAL NOTES

- DO NOT SCALE DRAWINGS. USE WRITTEN DIMENSIONS ONLY. SUBMIT TO ARCHITECT ANY DISCREPANCIES FOR CLARIFICATION.
- ALL WORK SHALL BE IN COMPLIANCE WITH ALL APPLICABLE CODES, AIA A-201 GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION, RECOGNIZED INDUSTRY STANDARDS, CRAFTSMANSHIP STANDARDS IN THE AREA, AND ALL MANUFACTURERS RECOMMENDATIONS.
- THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR BUILDING THIS PROJECT IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS UNLESS A WRITTEN NOTIFICATION FROM THE OWNER OR ARCHITECT TO THE CONTRARY IS RECEIVED. THE ARCHITECT DOES NOT GUARANTEE THE PERFORMANCE OF THE PROJECT IN ANY RESPECT OTHER THAN THAT OUR ARCHITECTURAL WORK AND JUDGMENT RENDERED MEET THE STANDARDS OF CARE OF OUR PROFESSION.
- BUILDING MUST COMPLY WITH CURRENT ACCESSIBILITY CODES AND MODIFICATIONS ADOPTED BY LOCAL AUTHORITIES HAVING JURISDICTION.
- THE LOCATION OF THE EXISTING UTILITIES AND STRUCTURES SHOWN HEREON ARE APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND ACTUAL LOCATION OF SUCH, WHETHER SHOWN HEREON OR NOT, PRIOR TO ANY EXCAVATION. ANY DAMAGES SHALL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR. THE CONTRACTOR SHALL EXTEND AND CONNECT THE UTILITY LINES TO THE CIVIL INFRASTRUCTURE.
- TO THE BEST OF OUR KNOWLEDGE, THIS BUILDING HAS BEEN DESIGNED IN ACCORDANCE WITH THE GEORGIA AMENDMENTS TO THE 2018 INTERNATIONAL BUILDING CODE, LIFE SAFETY CODE AND THE RULES AND REGULATIONS OF NEW CONSTRUCTION PER GEORGIA ACCESSIBILITY STANDARD.
- WHEN A BEAM OR COLUMN BECOMES PART OF A FIRE RATED WALL OR CEILING IT MUST BE PROTECTED AND BE FIRE RATED AS IS THE WALL OR CEILING.
- FIRE BARRIER SHALL BE CONTINUOUS FROM OUTSIDE WALL TO OUTSIDE WALL, FROM ANOTHER FIRE BARRIER TO A FIRE BARRIER, OR A COMBINATION THEREOF, INCLUDING CONTINUITY THROUGH ALL CONCEALED SPACES SUCH AS THOSE FOUND

- ABOVE A CEILING, INCLUDING INTERSTITIAL SPACES.
- PENETRATIONS INTO OR THROUGH, OF EITHER VERTICAL OR HORIZONTAL FIRE RATED BARRIERS SHALL BE PROTECTED BY A SYSTEM LISTED BY A RECOGNIZED TESTING AGENCY. PROVIDE A DETAIL AND LISTING NUMBER.
- THE SPACE BETWEEN PENETRATING ITEM AND FIRE BARRIER SHALL BE FILLED WITH A MATERIAL CAPABLE OF MAINTAINING THE FIRE RESISTANCE RATING OF THE FIRE BARRIER PRODUCT. PRODUCT USED MUST MEET TEST METHODS ASTM E814 OR UL 1479 FOR FIRE RATING.
- ELECTRICAL OUTLET OR SWITCH BOXES PLACED IN FIRE-RATED WALLS SHALL HAVE FIRE-RATED BOXES OR PLUTY PADS EQUIVALENT TO THE FIREWALL RATING.
- IDENTIFICATION OF FIRE BARRIERS SHALL BE PERMANENTLY INSTALLED ABOVE ANY DECORATIVE CEILING AND/OR IN CONCEALED SPACES. THE LETTERING SHALL BE 2" IN HEIGHT AND SPACED EVERY 12". THE FOLLOWING WORDING IS RECOMMENDED "\_\_\_\_-HOUR FIRE AND SMOKE BARRIER PROTECT ALL OPENINGS."
- THE FLOOR ON BOTH SIDES OF A DOOR SHALL BE LEVEL AND SHALL HAVE THE SAME ELEVATION ON BOTH SIDES OF THE DOOR, FOR A DISTANCE ON EACH SIDE EQUAL TO THE WIDTH OF THE WIDEST SINGLE DOOR.
- SIGNS, LOCATION, NUMBER, AND SIZE ARE NOT APPROVED UNDER THIS BUILDING PERMIT. A SEPARATE SIGN LOCATION PERMIT MAYBE REQUIRED FOR EACH SIGN. SEE DEVELOPMENT REVIEW FOR REVIEW AND SIGNAGE APPROVAL.
- ALL METAL STUD GAUGE DESIGN SHALL BE AS INDICATED IN THE SPECIFICATIONS OR PLANS.
- ALL EXTERIOR MASONRY WALLS IN THIS CONTRACT, SHALL BE REINFORCED WITH HORIZONTAL MASONRY WALL REINFORCING AT 16" O.C., MEASURED VERTICALLY.
- PROVIDE FLASHING AND WEEP WICKS OR WEEP HOLES AT MINIMUM 16" O.C. AT STEEL LINTELS, THRU WALL FLASHING, BASE OF WALLS, AND AT ANY HORIZONTAL BARRIER IN THE WALL, TYPICAL.

- SEE STRUCTURAL DRAWINGS FOR ADDITIONAL TYPICAL MASONRY NOTES.
- PROVIDE MASONRY CONTROL JOINTS THROUGH C.M.U. AS LOCATED ON STRUCTURAL AND/OR ARCHITECTURAL DRAWINGS. SEE TYPICAL DETAIL AND SPECIFICATIONS.
- ANCHOR ALL PRESSURE TREATED WOOD BLOCKING AT TOPS OF MASONRY WALLS UNDER COPING WITH 3/8" DIA. ANCHORS AT 36" O.C. TYP.
- FASTEN ALL PRE FINISHED METAL COPING W/ CONT. CLEAT AT FRONT AND 24" NEOPRENE GROMMETTED FASTENERS AT 24" O.C. AT REAR. ALL JOINTS IN COPING SHALL BE STANDING SEAM PER "SMACMA" STANDARDS, (PLATE #8)
- PROVIDE J-MOLDS AND CORNER BEADS AT THE EDGES OF E.L.F.S. AND CEILING BOARD.
- THE CONTRACTOR SHALL PROVIDE ADEQUATE BRACING AND SHORING FOR ALL WORK DURING THE CONSTRUCTION PERIOD.
- USE ONLY "LEAD-FREE" PIPE AND SOLDER FOR DOMESTIC WASTE SYSTEM.
- PROVIDE SHEET WATERPROOFING AND PROTECTIVE SAND AND GRAVEL AT ALL LOCATIONS WHERE THE INTERIOR FLOOR SLAB IS BELOW EXISTING GRADE.
- CONCRETE TEST REPORTS WILL BE AVAILABLE AT A JOB SITE AT ALL TIMES.
- NOT USED.
- INSTALL SMOKE PENETRATIONS AND BARRIERS INSIDE EXTERIOR CANOPY AS REQUIRED BY CODE AND BUILDING DETAILS.

## APPLICABLE CODES

The building shall be in compliance with:

- INTERNATIONAL BUILDING CODE -- IBC 2018 W/ GA. AMENDMENTS
- INTERNATIONAL ENERGY CONSERVATION CODE -- IECC 2015 W/ GA. AMENDMENTS
- INTERNATIONAL FUEL GAS CODE -- IFGC 2018 W/ GA. AMENDMENTS
- INTERNATIONAL FIRE CODE -- IFC 2018 W/ GA. AMENDMENTS
- INTERNATIONAL MECHANICAL CODE -- IMC 2018 W/ GA. AMENDMENTS
- INTERNATIONAL PLUMBING CODE -- IPC 2018 W/ 2014-15 GA. AMENDMENTS
- NATIONAL ELECTRICAL CODE -- 2017
- NATIONAL FIRE PROTECTION ASSOCIATION 101 CODE -- 2018
- ACCESSIBILITY CODE -- STATE OF GEORGIA ACCESSIBILITY CODE

THE CURRENT EDITION OF THE NFPA CODES AND STANDARDS AS ADOPTED AND MODIFIED BY THE STATE FIRE MARSHAL.

ANY OTHER CODES, LAWS OR ORDINANCES ENFORCED BY THE LOCAL AUTHORITY HAVING JURISDICTION.

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## CONSTRUCTION NOTES

- ALL NOTES AND CALL OUTS FOR ONE SECTION OR DETAIL APPLY TO ALL OTHERS WHEN LIKE OR SIMILAR CONDITIONS ARE EVIDENT.
- REFER TO THE STRUCTURAL DRAWINGS FOR ALL INFORMATION ON FOUNDATIONS, SLABS, WALL REINFORCEMENT AND STRUCTURAL STEEL FRAMING.
- REFER TO THE STRUCTURAL DRAWINGS FOR INFORMATION ON CONSTRUCTION AND CONTROL JOINTS IN CONCRETE SLABS AND CONCRETE AND MASONRY WALLS. SLAB JOINTS ARE SPECIFIED AND LOCATED ON THE STRUCTURAL DRAWINGS. WALL AND SIDEWALK JOINTS ARE LOCATED ON THE ARCHITECTURAL DRAWINGS.
- CMU AND COMPOSITE WALLS SHALL HAVE HORIZONTAL REINFORCEMENT AT 16" O.C. UNLESS NOTED OTHERWISE. USE TRUSS TYPE THROUGHOUT WITH PREFABRICATED UNITS FOR CORNERS AND WALL INTERSECTIONS. USE ADJUSTABLE TYPE WITH SPLIT FACE AND CMU COURSING DOES NOT ALIGN. SPLIT FACE AND CMU WYTHES OF COMPOSITE WALLS SHALL BE ERECTED CONCURRENTLY. FILL ALL JOINTS WITH MORTAR EXCEPT AT WEEPS. (SEE NOTE #18).
- WOOD BLOCKING, PLYWOOD AND NAILERS IN CONTACT WITH CONCRETE OR CONCRETE BUILDING COMPONENTS AND IN WALL TOPS SHALL BE TREATED.
- PLYWOOD SHALL BE 5/8" CDX UNLESS NOTED OTHERWISE. REFER TO STRUCTURAL DRAWINGS.
- ALL EIFS BOARD SHALL BE 1 1/2" THICK MINIMUM ON 5/8" DENSGLASS GOLD SHEATHING ON STUDS UNLESS NOTED OTHERWISE.
- WOOD COMPONENTS IN WALL TOPS SHALL BE PROTECTED WITH "ICE & WATER SHIELD." LAP AND SEAL 6" MINIMUM.
- APPLY TYPE 30# FELT HORIZONTALLY OVER ALL EXTERIOR SHEATHING BEHIND BRICK AND CMU VENEER. UPPER LAYERS TO OVER LAP LOWER LAYERS 2" MIN. END LAPS SHALL BE 6" MIN. FELT SHALL BE FREE OF HOLES AND BREAKS OTHER THAN THOSE RESULTING FROM APPLICATION OR ATTACHMENT OF FASTENERS AND CONSTRUCTION SYSTEMS.
- COPINGS, FLASHINGS, GRAVEL STOPS, GUTTERS, DOWN SPOUTS, ETC SHALL BE

- STAINLESS STEEL UNLESS NOTED OTHERWISE ON ALL DRAWINGS.
- PREVENT CONTACT OF SIMILAR METALS BY PROVIDING AN AIR SPACE OR PHYSICAL BARRIER (i.e. GEL). (SEE NOTE #19)
- PROVIDE FABRIC MEMBRANE THRU-WALL FLASHING IN MASONRY WALLS AT STEEL LINTELS, BEAMS, OR BASES OR ANY OTHER HORIZONTAL BARRIER IN THE WALL. FLASHING SHALL BE NAILER BASED AT EACH END. PROVIDE 2" CORDED WEEPS IN HEAD JOINTS @ 32" O.C. MINIMUM AT ALL THRU-WALL FLASHINGS.
- PROVIDE CONT. BLOCKING, AS REQUIRED, IN WALLS TO RECEIVE ACCESSORY ITEMS INCLUDING BUT NOT LIMITED TO THE FOLLOWING:  
HANDRAILS  
TOILET ROOM ACCESSORIES  
GRAB BARS  
FIRE EXTINGUISHERS CABINETS & BRACKETS
- DO NOT MAKE ANY ATTACHMENTS TO THE METAL ROOF DECKING.
- COORDINATE WITH THE TENANT AND/OR THEIR SIGN VENDOR FOR POWER SUPPLY REQUIREMENTS AND JUNCTION BOX LOCATIONS FOR SIGNAGE. SIGNAGE SHALL BE PERMITTED SEPARATELY. NO JUNCTION BOXES ALLOWED ON REAR OF PARAPETS UNLESS OTHERWISE NOTED.
- CLEAN WALLS, DOORS, DOOR FRAMES, HANDRAILS, GUARDRAILS, ETC. PER PAINT MANUFACTURERS RECOMMENDATIONS PRIOR TO SEALING AND PAINTING CLEAN WALLS, DOORS, DOOR FRAMES, HANDRAILS, GUARDRAILS, ETC. INSTALL GUTTERS, DOWN SPOUTS, METER GROUPS, ETC. AFTER PAINTING.
- WHERE THE EXTERIOR GRADE IS HIGHER THAN THE INTERIOR FLOOR LEVEL, PROVIDE "MIRADRAIN" WATERPROOFING WITH A 1" PROTECTION BOARD AND BACK FILL WITH GRAVEL. ENSURE POSITIVE DRAINAGE AWAY FROM THE BUILDING.
- REFER TO SURVEY FOR VARIATIONS AND LOCATIONS OF FINISH FLOOR ELEVATIONS.
- WALL TOP COPINGS SHALL HAVE 1" HIGH VERTICAL SEAMS AT ALL JOINTS.
- ALL CMU AND CONCRETE WALLS BEHIND BRICK AND CMU VENEERS SHALL BE TREATED WITH APPLIED DAMP-PROOFING, SEE SPECS.

## SEALANT NOTES

- PROVIDE CONTINUOUS SEALANT AND BACKER ROD AT ALL CONTROL JOINTS IN MASONRY WALLS, TYPICAL.
- PROVIDE CONTINUOUS SEALANT AND BACKER ROD AT ALL JUNCTIONS BETWEEN DISSIMILAR MATERIALS. I.E. BRICK TO E.L.F.S., STOREFRONT TO BRICK, ETC.
- PROVIDE CONTINUOUS SEALANT AT SIDEWALK EXPANSION JOINTS, TYPICAL OVER "SNAP CAP" BY WR MEADOWS, EXPANSION JOINTS AS SHOWN ON PLANS (AND / OR AT 40'-0" MAX.) CONTROL JOINTS AT 5'-0" O.C. EACH DIRECTION.
- PROVIDE CONTINUOUS SEALANT AND BACKER ROD AT ALL CONTROL JOINTS IN EIFS, TYPICAL.
- PROVIDE CONTINUOUS EXPANSION JOINT AT WALL TO ROOF, OR WALL TO WALL, EXTENDING UP AND OVER PARAPET WALL AND COPING AT PARAPET BETWEEN SHOPS AND ADJACENT BUILDINGS. PROVIDE PREFINISHED CLOSURE END CAPS AND 90 DEGREE TRANSITIONS AT ALL EXPANSION JOINTS AND PREFINISHED END WALL CAPS AT GRAVEL STOPS, TYPICAL.
- PROVIDE VERTICAL METAL FLASHING AT ALL INSIDE AND OUTSIDE CORNERS OF PARAPET, TO PROVIDE WEATHER TIGHT SEAL. EXTEND VERTICAL FLASHING UP UNDER COPING AND TERMINATE WITHIN 1" OF CANT STRIP OR 6" OF ROOF MEMBRANE. SEAL HEMMED EDGE OF VERTICAL FLASHING.
- PROVIDE SEALED SHEET METAL HOOD OVER PIPE PENETRATIONS THROUGH ROOF PITCH PANS 16" MIN. AWAY FROM ROOF TOP HVAC UNITS TYPICAL. COORDINATE OUT IN CURB ROOFING CONTRACTOR.
- ALL METAL VENTS AND FLUES SHALL BE FLASHED WITH "PORTALS PLUS" FLASHING BOOT, TYPICAL. SEAL ALL METAL TO METAL CONNECTIONS (NOTE: NO CLEAR SILICONE SEALANT SHALL BE ALLOWED.) SEAL ALL METAL COPING STANDING SEAM JOINTS.
- PROVIDE STANDING SEAM JOINTS AT ALL COPING SPLICES FOR THERMAL EXPANSION. ALL SEAMS SHALL BE SEALED, TYPICAL.
- PROVIDE CONTINUOUS WATERPROOFING SILICONE BASED SEALANT AND BACKER ROD AT ALL STOREFRONT AND MASONRY JUNCTIONS AND TERMINATIONS, SEALANT SHALL MATCH STOREFRONT.

## SCOPE OF WORK

PARTIAL DEMOLITION EXISTING TENANT SPACE. CONSTRUCTION OF NEW BURGER KING BUILDING. CONSTRUCTION OF NEW RESTROOM FACILITIES IN EXISTING TENANT SPACE.

## PROJECT DATA

PROJECT DESCRIPTION: NEW BURGER KING RESTAURANT  
NEW RESTROOM FACILITIES IN EXISTING SPACE

BUILDING AREA: 2,818 S.F. (NEW BURGER KING)

ZONING DISTRICT: C-3

CONSTRUCTION TYPE: V-B UNSPRINKLERED

USE GROUP CLASSIFICATION: MIXED USED OCCUPANCY BUILDING / SEPARATED OCCUPANCIES

SEE SHEET A0.1 FOR EGRESS CALCULATIONS

## PROJECT TEAM

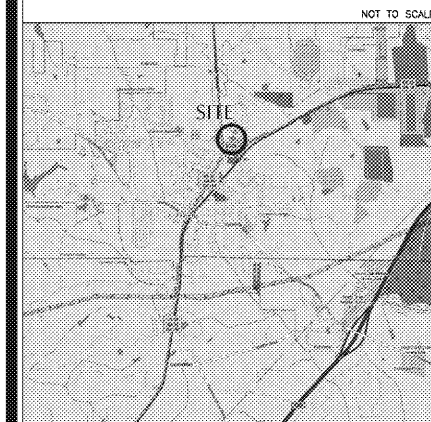
ARCHITECT: CHRISTIAN CASTIN  
ROBERTSON LOIA ROOF, PC.

STRUCTURAL ENGINEER: AL MCPETERS -  
ROBERTSON LOIA ROOF, PC.

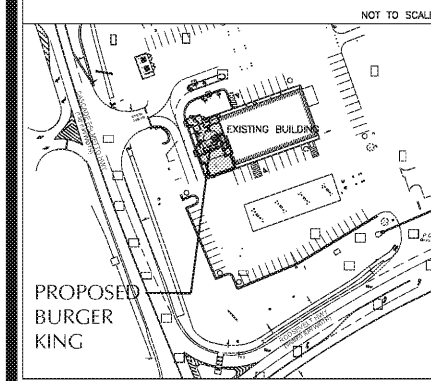
MECHANICAL ENGINEER: SHANE R. HAMILTON  
NCA CONSULTANTS GROUP.

ELECTRICAL ENGINEER: SCOTT WALKER -  
ROBERTSON LOIA ROOF, PC.

## VICINITY MAP



## KEY PLAN



**ROBERTSON LOIA ROOF**  
ARCHITECTS & ENGINEERS

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STATE OF GEORGIA  
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FOR  
JP DESIGN & CONSTRUCTION  
JACKSON, GA.

REVISIONS  
12/01/20  
IN-HOUSE REVISION

COVER SHEET

DATE: 10-30-20

PROJECT NUMBER: 20-197

SHEET NUMBER: T1.0

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