



# BURGER KING

BKC # 2741

1517 SOUTH BELT HIGHWAY  
ST. JOSEPH, MO 64507

### NOTICE TO BIDDERS

THE "GENERAL CONTRACTOR," ITS "SUBCONTRACTORS," AND "VENDORS" SHALL REVIEW THE PROPOSED SITE FOR BIDDING PURPOSES AND TO FAMILIARIZE THEMSELVES WITH THE EXISTING CONDITIONS OF THE SITE AND PROPOSED SPACE. ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DOCUMENTS (DRAWINGS) AND EXISTING CONDITIONS SHALL BE SUBMITTED IN WRITING TO THE "ARCHITECT" AND OWNER BY THE "GENERAL CONTRACTOR" FOR CLARIFICATION. BY FAILURE TO CLARIFY DISCREPANCIES, GC SHALL BEAR RISK AND COST, AT NO CHARGE TO OWNER TO RECTIFY. GC AND VENDOR TO CHECK DRAWINGS AND CALL/EMAIL ARCHITECT IN REGARDS TO MOST RECENT DRAWINGS BEFORE ORDERING, MANUFACTURING, AND GOING TO SITE.

#### EXISTING CONDITIONS / FIELD VERIFICATION

IN AS MUCH AS THE ADAPTATION OF AN EXISTING STRUCTURE REQUIRES THAT CERTAIN ASSUMPTIONS BE MADE REGARDING EXISTING CONDITIONS, AND BECAUSE SOME OF THESE ASSUMPTIONS MAY NOT BE VERIFIABLE WITHOUT EXPENDING ADDITIONAL SUMS OF MONEY OR DESTROYING OTHERWISE ADEQUATE SERVICEABLE PORTIONS OF THE STRUCTURE, THE CLIENT AGREES TO HOLD HARMLESS AND INDEMNIFY DESIGN PROFESSIONALS FOR ALL CLAIMS, COSTS, LOSSES, AND EXPENSES ARISING OR ALLEGEDLY ARISING FROM THE DISCOVERY OF CONCEALED OR UNKNOWN CONDITIONS IN THE EXISTING STRUCTURE OR FROM ANY DEFICIENCIES OR INACCURACIES IN ANY INFORMATION OR DOCUMENTATION FURNISHED TO THE DESIGN PROFESSIONAL BY THE CLIENT, AND TO PAY DESIGN PROFESSIONALS FOR ADDITIONAL SERVICES RESULTING THEREFROM.

IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY ALL ASPECTS CONTAINED WITHIN THE SCOPE OF WORK AS SET FORTH BY THESE DOCUMENTS. ANY DISCREPANCIES FOUND ARE TO BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE DESIGN PROFESSIONALS PRIOR TO COMMENCEMENT OF WORK.

IF THERE IS AN EXISTING SPRINKLER SYSTEM MODIFICATIONS WILL NEED TO BE FIELD VERIFIED AND DRAWINGS WILL NEED TO BE SUBMITTED AND PERMITTED BY A SEPARATE SPRINKLER CONTRACTOR.

### CODE INFORMATION

PROJECT SCOPE: REMODEL OF EXISTING BURGER KING RESTAURANT

APPLICABLE CODES:  
2018 INTERNATIONAL BUILDING CODE  
2018 INTERNATIONAL EXISTING BUILDING CODE  
2018 INTERNATIONAL MECHANICAL CODE  
2018 UNIFORM PLUMBING CODE  
2018 INTERNATIONAL FUEL GAS CODE  
2018 INTERNATIONAL FIRE CODE  
2017 NATIONAL ELECTRICAL CODE  
1999 FOOD CODE

OCCUPANCY TYPE: A-2: ASSEMBLY (NON-SPRINKLED)

CONSTRUCTION TYPE: III-B: WOOD FRAME

#### PROPOSED OCCUPANCY LOAD CALCULATIONS:

TOTAL AREA OF BUILDING: 4,100 SF

EXISTING SEAT COUNT: 119

PROPOSED SEAT COUNT: 102

NUMBER OF EMPLOYEES (INCLUDING OWNERS AND MANAGERS): 6

TOTAL: 108

#### RESTROOM PLUMBING FIXTURES

FROM 2012 MBC, TABLE 2902.1

BUILDING OCCUPANCY CALCULATION (FROM TABLE 1004.1.1):  
MAXIMUM OCCUPANTS (GREATEST OF OCCUP. CALCULATION OR SEAT COUNT NUMBERS) = 108

50% MALE AND 50% FEMALE = 108/2 = 54 EACH

54/75 = .72

1 WC EACH RESTROOM. (TABLE 2902.1)

54/200 = .27 = 1 LAV EACH RESTROOM. (TABLE 2902.1)

REQUIRED	MEN		WOMEN		PROVIDED
	W.C.	(1:75)	W.C.	(1:75)	
URINAL*	-	-	URINAL	1	-
LAVATORY (1:200)	1	1	LAVATORY	1	1

### PROJECT DATA

PROJECT LOCATION:	OWNER:	ARCHITECT/ENGINEER:
BURGER KING 1517 SOUTH BELT HWY., ST. JOSEPH, MO 64507	TASTY KING	TECHNICAL GROUP, INC. 37716 HILLS TECH DR FARMINGTON HILLS, MI 48331 mgil@technicalgroupinc. net P:(248)426-8000

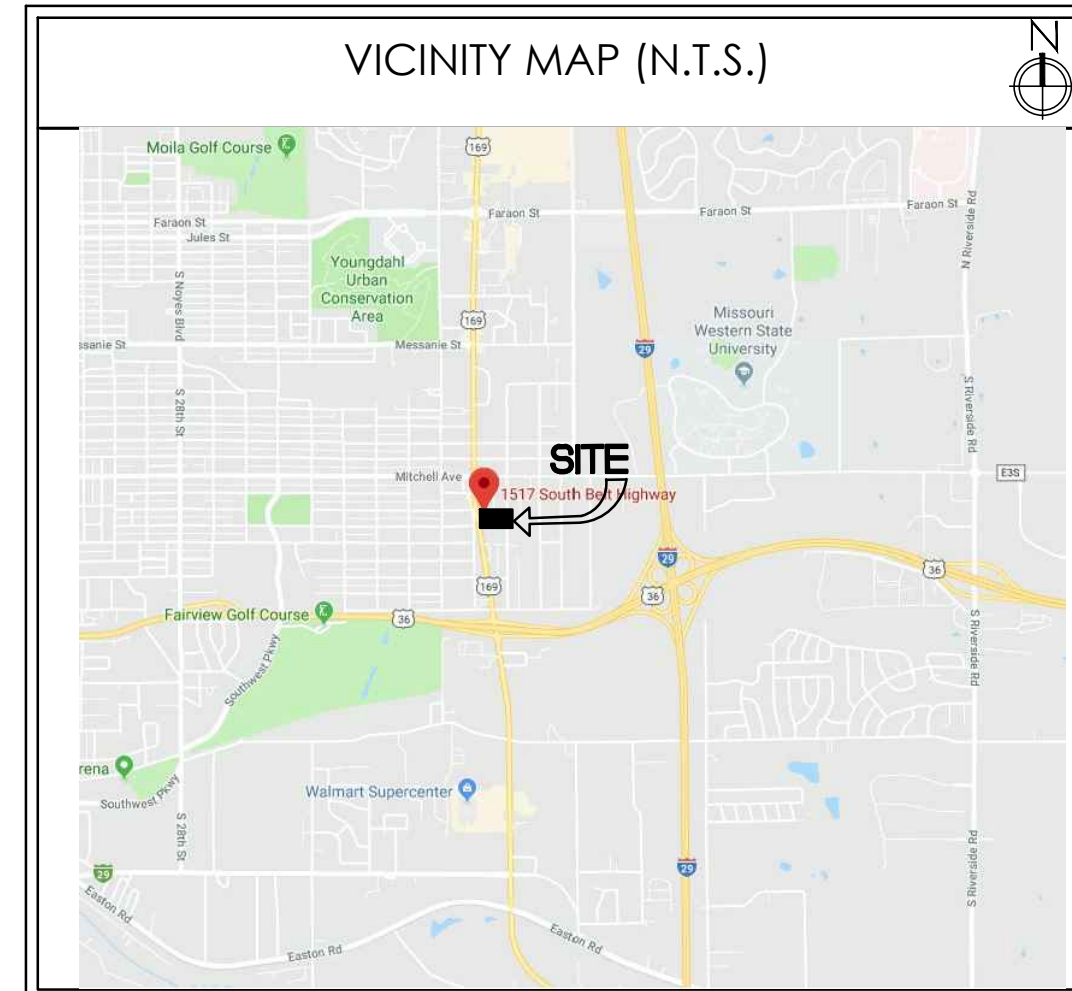
### LOCAL AUTHORITIES

DEPARTMENT OF BUILDING

CITY HALL  
1100 FREDERICK AVE.  
ROOM 106  
ST. JOSEPH, MO 6450

REVIEW COORDINATOR  
DEE BAILEY (816)271-5341

### VICINITY MAP (N.T.S.)



### SHEET INDEX

SHEET #	SHEET TITLE
T-1	TITLE SHEET
T-1.1, 1.2, 1.3	ADA GUIDELINES
CIVIL	
C-1	DEMO SITE PLAN
C-2	PROPOSED SITE PLAN
C-3	SITE DETAILS
C-4	TOPOGRAPHIC SURVEY - DONE BY OTHER
LS-1	LANDSCAPE PLAN
ARCHITECTURAL	
D-1	DEMOLITION PLAN
D-2	DEMO EXTERIOR ELEVATIONS
A-1	PROPOSED FLOOR PLAN & WALL SCHEDULE
A-1.1	DOOR/WINDOW SCHEDULE & DETAILS
A-2	PROPOSED EXTERIOR ELEVATIONS
A-3	DEMO & PROPOSED RESTROOM LAYOUTS
A-4	PROPOSED RESTROOM ELEVATIONS & DETAILS
A-5	PROPOSED REFLECTED CEILING PLAN
A-6	WALL SECTIONS & DETAILS
A-7	DINING ROOM MECHANICAL LAYOUT
A-8	MANUFACTURERS & SUPPLIERS
ELECTRICAL	
E-1	ELECTRICAL PLAN

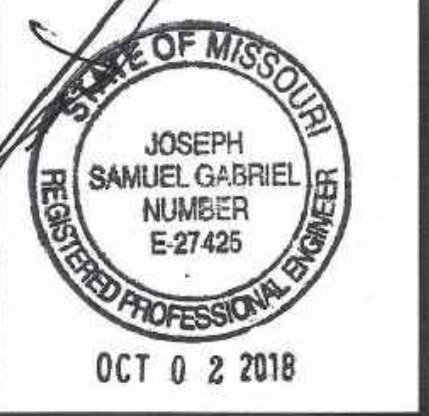
NO.	DATE	BY	NOTES
1	08.10.18	DB	FOR SUBMITTAL TO BKC
2	08.30.18	DB	REVISIONS SUBMITTAL TO BKC
3	10.03.18	EMK	SUBMITTAL TO CITY
4	10.26.18	EMK	REVISIONS TO CITY
5	11.05.18	EMK	REVISIONS TO CITY
	12.01.18		

Drawn By: DB  
Checked: SB  
Scale: AS NOTED  
Date: 08.01.18

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TECHNICAL GROUP, INC.  
9711 W. 13TH STREET  
FARMINGTON HILLS, MI 48331  
P:(248) 426-8000 F:(248) 426-7004



PROJECT  
BURGER KING #123  
1517 S. BELT HWY.  
ST. JOSEPH, MO 64507

SHEET TITLE  
TITLE SHEET

DO NOT SCALE THIS PRINT. USE FIGURED DIMENSIONS ONLY.

JOB #  
TG-18531

SHEET  
T-1