

ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR	FD	FLOOR DRAIN	OD	OUTSIDE DIAMETER	UON	UNLESS OTHERWISE NOTED
ACT	ACOUSTICAL CEILING TILE	FIN	FINISH	OPNG	OPENING	UR	URINAL
APP	APPROXIMATE	FLR	FLOOR	OPP	OPPOSITE	VCT	VINYL COMPOSITION TILE
ARCH	ARCHITECT	FT	FEET	OH	OPPOSITE HAND	VERT	VERTICAL
AWT	ACOUSTICAL WALL TREATMENT	FD	FLOOR DRAIN	OTO	OUT TO OUT	VT	VINYL TILE
BLKG	BLOCKING	FE	FIRE EXTINGUISHER	PLAS	LAM PLASTIC LAMINATE	W/	WITH
B.O.	BOTTOM OF	FEC	FIRE EXTINGUISHER CABINET	PLWD	PLYWOOD	W/O	WITHOUT
BOT	BOTTOM			PS	PROJECTION SCREEN	WB	WOOD BASE
CAB	CABINET	GA	GAUGE	QT	QUARRY TILE	WC	WATER CLOSET
CAR	CARPET	GB	GRAB BAR	R	RISER	WD	WOOD
CJ	CONTROL JOINT	GWB	GYPSPUM WALLBOARD	RA	RETURN AIR	WH	WATER HEATER
CL	CENTER LINE	HDWR	HARDWARE	RB	RESILIENT BASE	WP	WORKING POINT
CMU	CONCRETE MASONRY UNIT	HM	HOLLOW METAL	REF	REFERENCE		
COL	COLUMN	HORIZ	HORIZONTAL	REFR	REFRIGERATOR		
CONC	CONCRETE	HVAC	HEATING, VENTILATING, AIR COND.	REQD	REQUIRED		
CONC	CONSTRUCTION	HW	HOT WATER	RO	ROUGH OPENING		
CONT	CONTINUOUS						
CT	CERAMIC TILE	JST	JOIST	SA	SUPPLY AIR		
CW	COLD WATER	JT	JOINT	SCHED	SCHEDULE		
DET	DETAIL	KIT	KITCHEN	SEC	SECTION		
DF	DRINKING FOUNTAIN	LAM	LAMINATE	SIM	SIMILAR		
DIM	DIMENSION	LAV	LAVATORY	SIM	SIMILAR		
DRWGS	DRAWINGS	LLH	LONG LEG HORIZONTAL	SF	SQUARE FOOT		
		LLV	LONG LEG VERTICAL	SA	SUPPLY AIR		
EA	EACH	MAS	MASONRY	SS	STAINLESS STEEL		
EC	EXPOSED CEILING	MAX	MAXIMUM	STD	STANDARD		
EJ	EXPANSION JOINT	MB	MAKER BOARD	STL	STEEL		
EIFS	EXTERIOR INSUL. FINISH SYSTEM	MECH	MECHANICAL	SUSP	SUSPENDED		
EL	ELEVATION	MEZZ	MEZZANINE	TB	TACK BOARD		
EL	ELEVATION	MFR	MANUFACTURER	T.O.	TELEPHONE		
ENG	ENGINEER	MIN	MINIMUM	T.L.	TOP OF		
EXIST	EXISTING	M.O.	MASONRY OPENING	TV	TELEVISION		
EXP	EXPANSION			TYP	TYPICAL		
EXT	EXTERIOR						

SCOPE NOTES

IN THE EVENT OF QUESTIONS REGARDING THE CONTRACT DOCUMENTS, SPECIFICATIONS, EXISTING CONDITIONS OR DESIGN INTENT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT PRIOR TO BID SUBMITTAL AND PROCEEDING WITH ANY WORK IN QUESTION.

THESE CONTRACT DOCUMENTS ARE INTENDED TO DESCRIBE ONLY THE SCOPE AND APPEARANCE OF THE REAL PROPERTY IMPROVEMENTS, INCLUDING THE PERFORMANCE AND LEVEL OF QUALITY EXPECTED OF ITS COMPONENTS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSURE THAT ALL WORK COMPLETED AND MATERIALS INSTALLED BE IN FULL COMPLIANCE AT A MINIMUM, WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES HAVING JURISDICTIONAL AUTHORITY OVER THE PROJECT.

THESE CONTRACT DOCUMENTS DO NOT ATTEMPT TO INSTRUCT THE CONTRACTOR IN THE DETAILS OF HIS TRADE. THEY ARE PERFORMANCE SPECIFICATIONS IN THAT THEY DO REQUIRE THAT ALL MANUFACTURED ITEMS, MATERIALS AND EQUIPMENT BE INSTALLED IN STRICT CONFORMANCE TO THE MANUFACTURER'S RECOMMENDED SPECIFICATIONS, EXCEPT IN THE CASE WHERE THE CONTRACT DOCUMENTS ARE MORE STRINGENT. ANY MISCELLANEOUS ITEMS OR MATERIALS NOT SPECIFICALLY NOTED, BUT REQUIRED FOR PROPER INSTALLATION SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR.

ALL WORK SHALL BE WARRANTED SATISFACTORY, IN MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR, OR FOR THE PERIOD OF WARRANTY CUSTOMARY, OR STIPULATED FOR THE TRADE, CRAFT, OR PRODUCT, WHICHEVER IS LONGER. ONLY COMPETENT MECHANICS CAPABLE OF PRODUCING GOOD WORKMANSHIP CUSTOMARY TO THE TRADE SHOULD BE USED. COMMENCING WORK BY A CONTRACTOR OR SUBCONTRACTOR CONSTITUTES ACCEPTANCE OF THE CONDITIONS AND SURFACES CONCERNED. IF ANY SUCH CONDITIONS ARE UNACCEPTABLE, THE GENERAL CONTRACTOR SHALL BE NOTIFIED IMMEDIATELY, AND NO WORK SHALL BE PERFORMED UNTIL THE CONDITIONS ARE CORRECTED.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING HIMSELF WITH THE PROJECT SCOPE OF WORK, BUILDING STANDARDS, SCHEDULE AND DEADLINES. THE CONTRACTOR SHALL FURTHER BE RESPONSIBLE FOR ADVISING THE OWNER OF ALL LONG LEAD ITEMS AFFECTING THE PROJECT SCHEDULE AND SHALL, UPON REQUEST FROM THE OWNER, SUBMIT ORDER CONFIRMATIONS AND DELIVERY DATES FOR SUCH LONG LEAD ITEMS TO THE OWNER.

ALL CONTRACTOR OR SUPPLIER REQUESTS FOR SUBSTITUTIONS OF SPECIFIED ITEMS SHALL BE SUBMITTED, IN WRITING, ACCOMPANIED BY THE ALTERNATIVE PRODUCT INFORMATION, TO THE ARCHITECT, NO LATER THAN TEN (10) BUSINESS DAYS, PRIOR TO BID OPENING DATE. SUBSTITUTIONS SHALL ONLY BE CONSIDERED IF THEY DO NOT SACRIFICE QUALITY, FUNCTIONALITY, APPEARANCE OR WARRANTY. UNDER NO CIRCUMSTANCES WILL THE OWNER BE REQUIRED TO PROVE THAT A PRODUCT PROPOSED FOR SUBSTITUTION IS OR IS NOT OF EQUAL QUALITY TO THE PRODUCT SPECIFIED.

UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR SCALE THE DRAWINGS TO DETERMINE DIMENSIONS. REFER TO PLANS, SECTIONS AND DETAILS FOR ALL DIMENSIONAL INFORMATION.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ALL SELECTED MATERIALS WHICH SHALL BE COMPLETE IN ALL RESPECTS PRIOR TO THE FINAL ACCEPTANCE, UNLESS OTHERWISE NOTED.

THE CONTRACTOR SHALL PRESERVE ALL PRINTED INSTRUCTIONS AND WARRANTY INFORMATION THAT IS PROVIDED WITH EQUIPMENT OR MATERIALS USED, AND DELIVER SAID PRINTED MATTER TO THE OWNER AT THE TIME OF SUBSTANTIAL COMPLETION. THE CONTRACTOR SHALL INSTRUCT THE OWNER IN THE PROPER USE OF THE EQUIPMENT FURNISHED BY THEIR TRADE.

GENERAL CONTRACTOR SHALL PROVIDE A THOROUGH CONSTRUCTION CLEANING AT PROJECT CLOSE OUT, PRIOR TO PUNCH LIST WALK THROUGH.

THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL FABRICATED ITEMS, AND PHYSICAL SAMPLES OF ALL FINISH MATERIALS SPECIFIED TO THE ARCHITECT FOR REVIEW.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEWED SHOP DRAWINGS AND SUBMITTALS BY OTHERS SHALL NOT BE CONSIDERED AS PART OF THE CONTRACT DOCUMENTS. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR DRAWINGS, SCHEDULES, AND/OR SPECIFICATIONS FOR WORK ON THE PROJECT PREPARED BY OTHERS.

THE ARCHITECT WILL REVIEW ALL SHOP DRAWINGS, SUBMITTALS AND SAMPLES FOR CONFORMITY WITH THE CONTRACT DOCUMENTS AND RETURN THEM TO THE CONTRACTOR WITHIN SEVEN (7) WORKING DAYS EXCEPT AS MAY OTHERWISE BE PROVIDED FOR BY THE OWNER.

THE CONTRACTOR SHALL NOT REPRODUCE AND MARK UP ANY PART OF THE CONTRACT DOCUMENTS FOR SUBMITTAL AS A SHOP DRAWING. ANY SUCH SUBMITTAL WILL BE REJECTED.

ANY SUBMITTAL REQUIRED TO BE REVIEWED MORE THAN THE INITIAL REVIEW AND ONE (1) ADDITIONAL REVIEW, WILL BE CONSIDERED TO BE IN EXCESS OF THE SCOPE OF THE PROJECT. THE TIME REQUIRED FOR THIRD AND SUBSEQUENT REVIEWS OF A SUBMITTAL WILL BE PAID FOR BY THE CONTRACTOR TO THE ARCHITECT AT THE ARCHITECT'S STANDARD BILLING RATES, PLUS REIMBURSABLE EXPENSES.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ANY EXISTING CONDITIONS AND ALL CRITICAL DIMENSIONS ASSOCIATED WITH THE PROPOSED WORK. THE CONTRACTOR SHALL CONFIRM THAT ALL WORK OUTLINED WITHIN THE CONTRACT DOCUMENTS CAN BE ACCOMPLISHED AS SHOWN, PRIOR TO BID OPENING. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY CONDITIONS ENCOUNTERED WHICH MAY AFFECT BUILDING CODE COMPLIANCE, LIFE SAFETY, ISSUANCE OF CERTIFICATE OF OCCUPANCY, OR COMPLETION OF THE PROJECT AS DIRECTED IN THE CONTRACT DOCUMENTS.

NO ADDITIONAL FUNDS WILL BE APPROVED FOR WORK OMITTED FROM THE CONTRACTOR'S BID DUE TO LACK OF VERIFICATION BY THE CONTRACTOR, EXCEPT AS OTHERWISE APPROVED BY THE OWNER FOR WORK ASSOCIATED WITH HIDDEN CONDITIONS WHICH ARE NOT ACCESSIBLE PRIOR TO CONSTRUCTION.

SYMBOLS

- (NOT ALL MAY APPLY)
- # KEYED NOTE REFER TO SHEET WHERE SHOWN.
 - X WINDOW OR GLAZED OPENING TAG. SEE SCHED. IF WINDOW - W?, IF STOREFRONT - SF?, IF CURTAINWALL - CW?
 - ID ACCESSORY TAG. SEE ENLARGED TOILET PLANS.
 - XXXX BUILDING SECTION CUT.
 - XXXX ELEVATION TAG - INTERIOR OR EXTERIOR.
 - X/XXX SECTION CUT AT AREAS SHOWN SMALL SCALE
 - X/XXX ENLARGED PLAN.
 - XXXXX ELEVATION TARGET. FINISH FLOOR = ASSUMED 0'-0" U.O.N.
 - xxx FINISH TAG. REFER TO LEGEND
 - # REVISION
 - N PLAN OR TRUE NORTH
 - BATT INSULATION; WIDTH OF FRAMING U.O.N.
 - # ROOM TAG. REFER TO ROOM FINISH SCHEDULE
 - 100 DOOR WITH DOOR NUMBER.
 - WINDOW OR GLAZED OPENING
 - WH WALL HYDRANT IF EXTERIOR
HB HOSE BIB IF INTERIOR
 - METAL STUD FRAMED WALL. REFER TO INDEX SHEET FOR INFO.
 - CMU WALL. REFER TO SECTIONS AND DETAILS
 - BRICK WALL. REFER TO SECTIONS AND DETAILS
 - EIFS OVER SUBSTRATE. REFER TO SECTIONS FOR WIDTH AND PROFILE.
 - EXISTING DOOR. REFER TO DOOR SCHEDULE
 - EXISTING FRAMED WALL.
 - EXISTING WINDOW WITH SILL AND/OR STOOL.
 - DEMO'D DOOR.
 - DEMO'D WALL.
 - W1 WALL TYPE
 - 12" WALL HEIGHT IF DESIGNATED ON PLANS. IF NOT, SEE WALL TYPES THIS SHEET.

CODE ANALYSIS

NOTES

THE PURPOSE OF THIS PROJECT IS TO UPDATE FINISHES TO NEW CORPORATE STANDARDS AND TO UPGRADE CUSTOMER ADA ACCESS AT RESTROOM AREAS. THE PROJECT DOES NOT RESULT IN A CHANGE OF USE OR OCCUPANCY. THE ORIGINAL BUILDING WAS CONSTRUCTED IN COMPLIANCE WITH CODES IN EFFECT AT THAT TIME.

CURRENT APPLICABLE CODES

- BUILDING CODE
2015 MICHIGAN BUILDING CODE
- PLUMBING CODE
2015 MICHIGAN PLUMBING CODE
- ELECTRICAL CODE
2017 NATIONAL ELECTRIC CODE
- MECHANICAL CODE
2015 MICHIGAN MECHANICAL CODE
- FUEL GAS CODE
2015 MICHIGAN FUEL GAS CODE
- ENERGY CONSERVATION CODE
2013 ASHRAE 90.1 COMMERCIAL ENERGY CODE
- HANDICAPPED ACCESSIBILITY CODE
2009 ICC/ANSI A117.1

OCCUPANCY

CLASSIFICATION (302.1): A-2 (UNCHANGED)

ACCESSORY USES (508.3.1): NONE

NON-SEPARATED USES (508.3.2): NONE

SEPARATED USES (508.3.3): NONE

CONSTRUCTION

CLASSIFICATION (602): V-B

BUILDING SIZE

EXISTING BURGER KING: 2713 SF

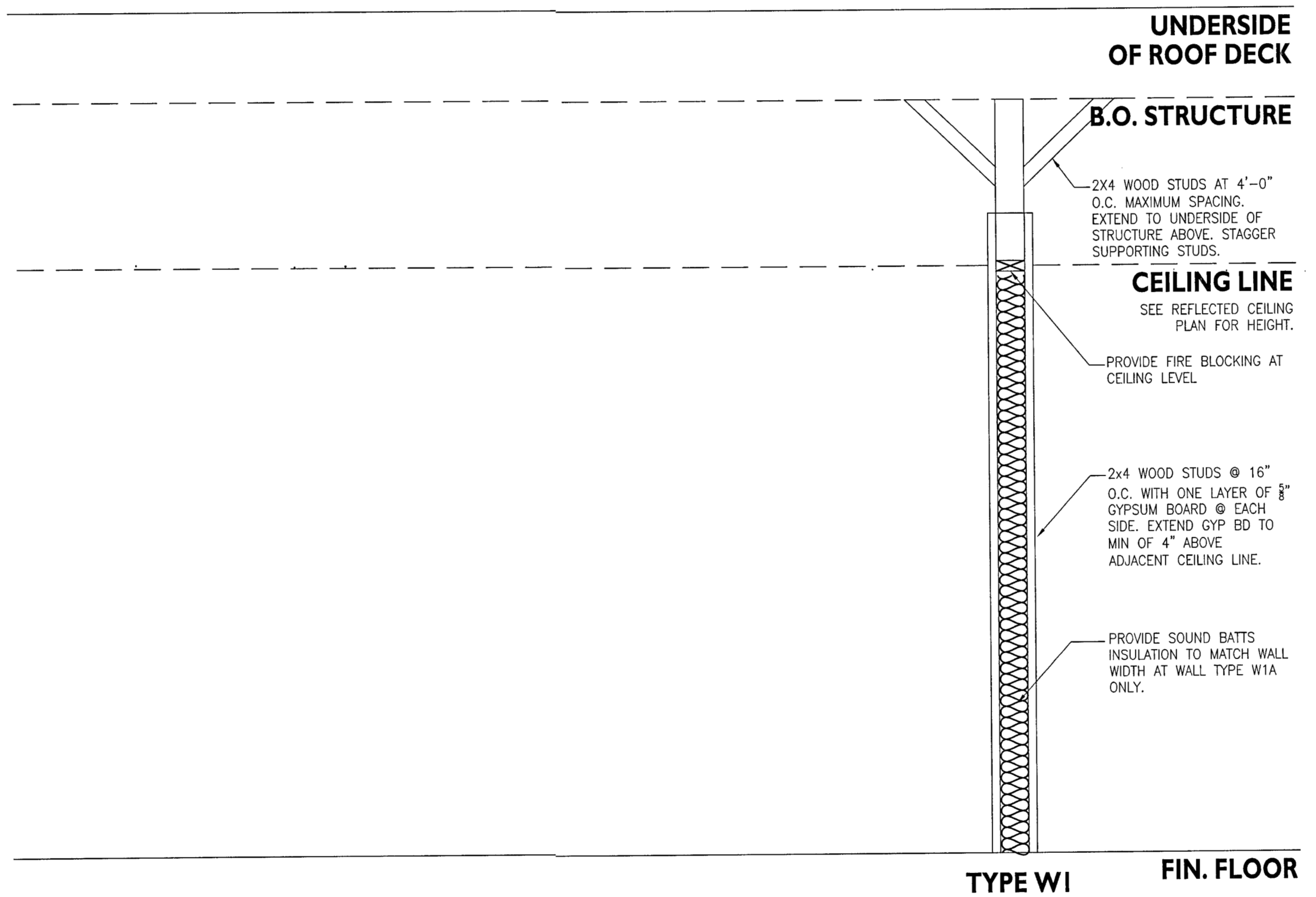
OCCUPANCY CALCULATIONS (UNCHANGED)

DINING ROOM (1/3 SF NET) 123/65=83

KITCHEN (1/3 SF GROSS) 134/600=7

TOTAL CALCULATED OCCUPANCY 90

TOTAL ACTUAL SEATS 58



WALL TYPE GENERAL NOTES

NOTE: WALL HEIGHT AS MARKED ON PLANS IN CONJUNCTION WITH WALL TYPE SYMBOL WILL SUPERCEDE WALL HEIGHTS AS SHOWN ABOVE. SEE SYMBOLS LEGEND THIS SHEET.

USE MOLD AND MILDEW RESISTANT GYPSPUM WALLBOARD ON ALL PLUMBING WALLS. USE 5/8" CEMENT BOARD INSTEAD OF GYP BOARD BEHIND ALL TILE FINISHES.

REFER TO ROOM FINISH SCHEDULE FOR ALL FINISH SELECTIONS; CEILING TYPES AND HEIGHTS; AND TYPES, SIZES AND LOCATIONS ETC.

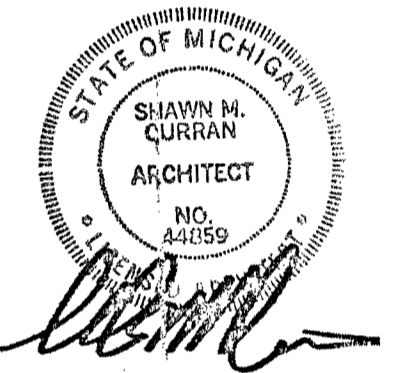
PROVIDE DEEP LEG DEFLECTION TRACK AT TOP OF ALL METAL STUD WALLS WHERE STUDS EXTEND TO UNDERSIDE OF ROOF DECK OR STRUCTURE ABOVE.

BRACE METAL STUD WALLS TO TOP OF STRUCTURAL STEEL ELEMENTS-ABOVE CEILING PLANE. COORDINATE REQUIRED BRACE SPACING WITH STRUCTURAL ENGINEER PRIOR TO BEGINNING CONSTRUCTION.

WALL TYPES |
NOT TO SCALE

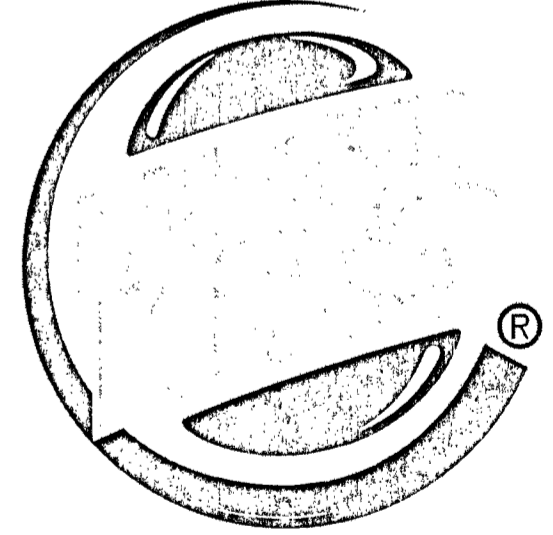
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REMODEL TO:
BURGER KING #13694
2029 S. SAGINAW RD.
MIDLAND, MI 48640



FOR CONSTRUCTION 06-25-2021

PROJECT NUMBER: 190379

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