



**JAMES T. MANN, JR., ARCHITECT**

ARCHITECTURE, PLANNING & SUSTAINABLE DESIGN

February 7, 2019

To all bidders:

**RE: Sonic America's Drive-In Store #6629  
3622 St. Matthews Road, Orangeburg, SC 29118  
Clarification No. 1**

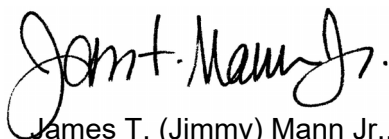
General Contractors and Subcontractors:

Below are written clarifications to the above referenced project that will be addressed in a revised set or addenda, but will not be issued prior to the conclusion of bidding. Please incorporate all of these items in your bid.

1. Color Schedule Revision – sheet A3.01 and A3.02
  - a. Item 3 Roof Standing Seam Roofing is eliminated
  - b. Item 5: Prefinished Metal Sill/Cap Flashing revised to be Prefinished Metal Cap/Roof Edge, Color: Medium Bronze. These components are roof cap or 2-piece snap on compression edge by Duro-last
  - c. Item 6: Exterior H.M. Doors and Frames: color to be SW 7055 Enduring Bronze
  - d. Item 7: Awnings: Standing seam roofing to match SW 6907 Forsythia, frame to be SW 7055 Enduring Bronze
  - e. Item 8: Exterior canopy steel, columns, and frame, and railings: paint color to be SW 7055 Enduring Bronze
  - f. Item 9: Trash Enclosure: gates face with metal B deck panel color to be SW 7055 Enduring Bronze
  - g. Item 10 Rear screen wall and Item 11 Retainage basin retaining wall are eliminated
2. Finishes: sheet A2.04
  - a. All finishes specified or not are to be confirmed by owner prior to procuring.
  - b. Kitchen flooring: in lieu of quarry tile and base as indicated provide resilient sheet vinyl of either:
    - i. 5'x8' Protect-All Rapid Weld, dark grey with 6" cove base, contact Jessica Nix for pricing , 770-570-9229, [jnix@wmbird.com](mailto:jnix@wmbird.com)
    - ii. Eco-grip Sheet PVC, color slate, base as integral part of flooring
  - c. Toilets:
    - i. Floor: porcelain tile – 12"x12" Dal-tile, Continental Slate, English Gray #CS57, grout: Laticrete #61 Parchment
    - ii. Walls: Main, porcelain tile 12"x12" Dal-Tile Continental Slate – Egyptian Beige #CS50 Brick Pattern, Accent band porcelain tile 12"x12" Dal-Tile Continental Slate – English Gray #CS57 Diamond pattern, infilled with main tile bottom at 3'-6" a.f.f. grout for all Laticrete #61 Parchment
    - iii. Base: porcelain tile base, 6"x12" cove base, Dal-Tile Continental Slate – English Gray #CS57, grout Laticrete #61 Parchment
    - iv. Ceiling: ½" gypsum board, paint SW 7030 Anew Gray semi-gloss

3. Roof metal cap flashing as shown on A3.01, A3.02, and detail 1/A5.02 contractors option to revise from Duro-last prefinished metal cap flashing to Duro-Last 2-piece snap-on compression edge, prefinished color medium bronze.
4. Drive thru tower roof shown on A2.03, A4.01, and 3/S3.2 roof deck will be structural sheathing in lieu of metal deck, roof deck level will be flush to top of wall with a single 2x top plate, 1-1/2" rigid insulation tapered 1/4" per foot to all sides covered with Duro-last roofing and Duro-last prefinished metal cap flashing to Duro-Last 2-piece snap-on compression edge. Eliminate roof scupper for drive thru tower roof.
5. 2' x2' Louvered Access Panel as shown on A4.01 must be a weather proof louver type. Weather proof criteria of louver is for wind drive rain performance to be 95% effectiveness when subject to a rain fall rate of 3 inches per hour and a wind speed of 50 mph. At contractors option in lieu of louver contractor can provide a painted or prefinished metal access panel or door of equivalent opening size.
6. 6" concrete curb: revision to details 6 & 7 on S3.1 to add a 6" concrete curb with a #3 continuous and #4 dowel into adhesive anchor at 18" o.c w/ 5" embedment typical. Between top of curb and bottom track a closed cell neoprene foam sealer gasket is to be installed to isolate the bottom track from top of curb. Details 3 & 5 / A5.02 will be revised to show this.
7. Fireplace: the fireplace in the dining room is an electric fireplace, owner provided from ModaFlame.com, model Houston 50 inch black.
8. Interior Décor, Lighting, and Furniture Package: A2.02 and K1.01
  - a. Pendant light fixture mounted bottom at 7'-0" a.f.f.
  - b. Slatted ceiling element mounted bottom at 7'-6" a.f.f.
  - c. 4' x 11' ceiling element revised to 3' x 9' mounted bottom at 8'-6"
  - d. All suspended ceiling items will require wood blocking at roof to suspend by aircraft cabling. Items are provided by vendor installed by GC.
  - e. 4 Laminated wall panels are provided by owner and require blocking at 4 corners for mounting, panels are located each side of dining room between the door and first window, and between windows. Coordinate with owner on the FF&E package drawings to provide blocking in appropriate locations. Items are provided by vendor installed by GC.
  - f. In each corner of the dining room a mural edged by a black frame is installed. Mural and frame are provided by owner to be installed by GC.
  - g. Interior furniture package includes a bench seat running along the long walls each side. Bench seating will need to be installed to the wall each side. Items are provided by vendor installed by GC.
  - h. On K1.01 it indicates that table bases are fixed and that is incorrect, all tables come with bases, and there are no booth tables with one leg cantilevered. Vendor will provide furniture, GC to install.
9. Chill King rooftop chiller:
  - a. Two rooftop 4" x 4" x 96" treated sleepers need to be provided to place under the chiller for support. Span across the roof joists. A rubber vibration pad needs to be placed to separate the sleepers from the roofing.
  - b. A 4" sleeve through the roof is required adjacent the chiller.
  - c. A dedicated 3/4" RPZ for the Chilling manifold is required within 10' of the manifold inside the store.
  - d. Chill King will route their 3/4" drain line to the floor sink under the 3 compartment sink

Sincerely,



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cc: Scot Treadwell, Tracy Kapka, Sonic Drive In  
Mike Irons, Boom, Inc.