

Dunkin' | Atlanta, GA

Carol's Burgers



New Dunkin' Design



Client: Ware + Associates

Architect: Kristen Ware

Ware + Associates is a 4-person architectural firm that is lead by husband and wife duo David and Kristen Ware who have been practicing architecture together for about 28 years. The firm was originally opened in 1967 by David's father and specializes in a variety of project types including commercial, retail, offices, churches, schools, restaurants, medical and residential.

About Dunkin'

Dunkin' is part of a multi-brand restaurant company, Inspire Brands. The Dunkin' franchise serves as one of the world's leading baked goods and coffee chains and offers 50+ varieties of donuts, premium beverages, bagels, breakfast sandwiches and other baked goods.

“Working with Proficient Engineering makes the entire construction document process easier for our firm. We feel that Proficient never fails at delivering what we need on time, on budget and as a team player.”

- Kristen Ware | Ware + Associates



Challenge

Proficient Engineering and Ware + Associates have worked on several Dunkin' shops together, but the one located on 1250 Moreland Avenue in Atlanta, GA proved to be especially challenging. The scope of this project consisted of a 1,942-square-foot remodel of a car repair shop into a Dunkin' and Baskin Robbins combo restaurant. The building was originally housed by Carol's Burgers and featured a charming retro design. However, portions of the building could not be saved during construction, and the existing roof hung considerably low, making it difficult to work with. As a result, our team had to alter Dunkin's typical prototype design, including the mechanical systems, ceiling, and lighting, to make this particular design compliant with Dunkin's overall standards.

Approach



Proficient visited the project site early on in the process to determine what utilities could be reused in the new design. Utility availability, entrance locations, and sizes all had to be considered in this process.



With the challenge of the low structure heights in the rear of the building, Proficient carefully reviewed Ware + Associates' architectural documents to determine what could fit in the limited space. Coordinating the above ceiling systems (e.g. ductwork, lighting, piping) provided to be a particular hurdle.



In light of the site challenges (differing utility locations, low structure, etc.), we were able to accommodate most of Dunkin's typical design requirements while conserving the building's original charm.

Results

Our Dunkin' projects are delivered quickly with limited to no permit comments. Proficient's designs, when built, have not presented any operational issues.