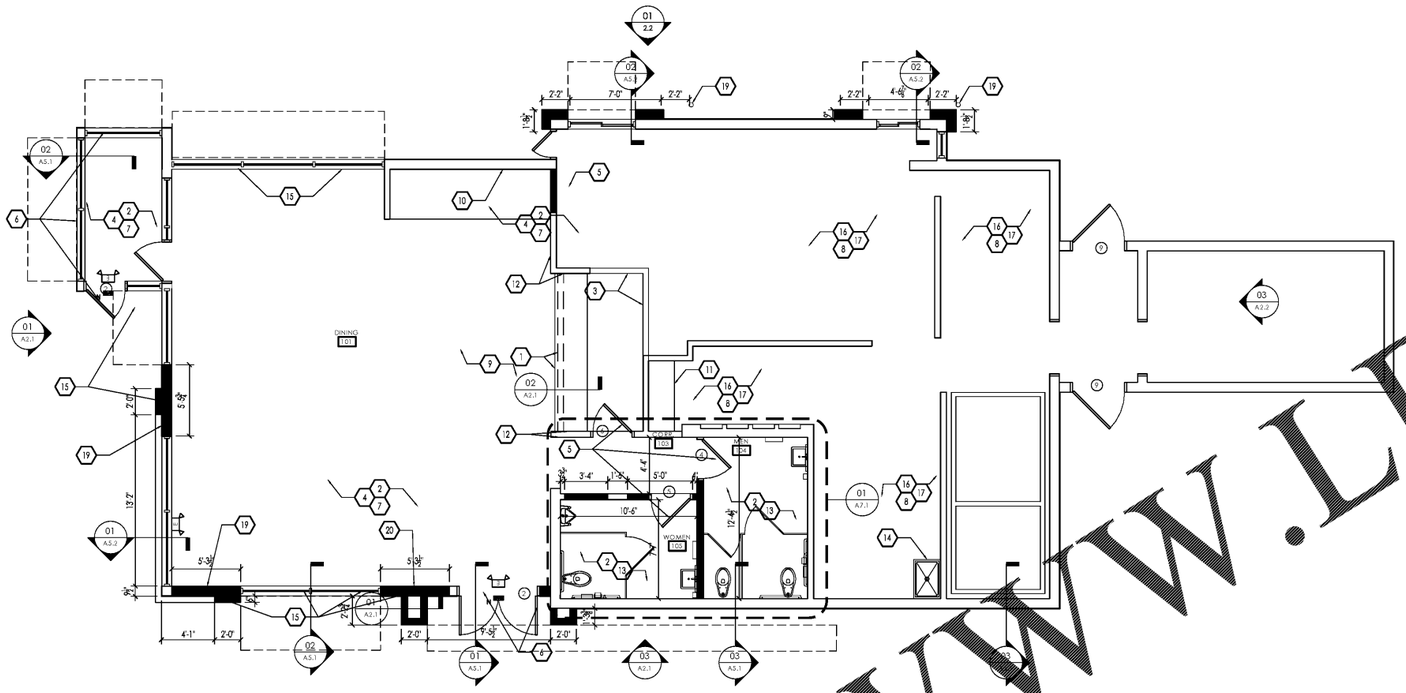
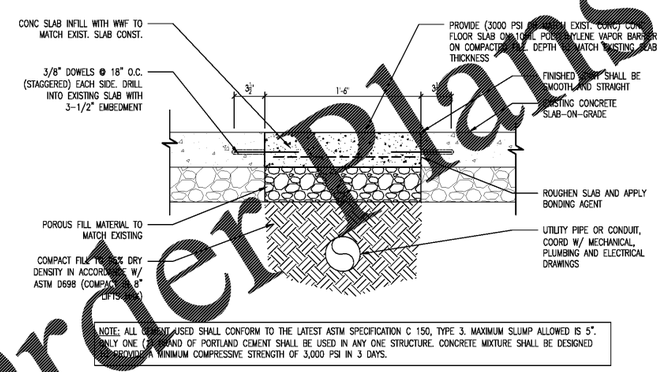
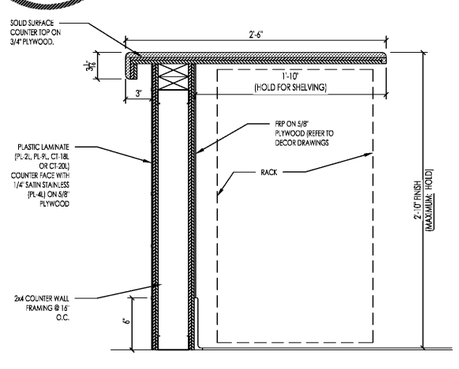


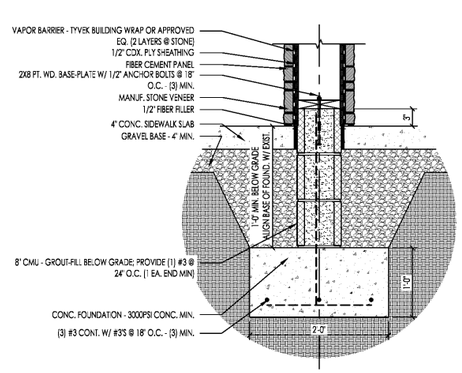
CONSTRUCTION FLOOR PLAN
SCALE: 3/16" = 1'-0"



LOW WALL DETAIL
SCALE: 1 1/2" = 1'-0"



LOW WALL DETAIL
SCALE: 1 1/2" = 1'-0"



TOWER WALL FOUNDATION
SCALE: 1" = 1'-0"

GENERAL NOTES:

1. EXISTING BUILDING IS TYPE V-B – UNPROTECTED, SPRINKLERED CONSTRUCTION; GROUP A2 - ASSEMBLY OCCUPANCY, SPRINKLERED SYSTEM TO MEET AHJ.
2. EXTERIOR AND INTERIOR DIMENSIONS ARE TO FACE OF NEW FINISH UNLESS NOTED OTHERWISE. CONTRACTOR SHALL FIELD VERIFY CLEARANCES PRIOR TO CONSTRUCTION.
3. GC TO RE-INSTALL / PROVIDE FIRE EXTINGUISHER(S) - TYPE "K" AT KITCHEN (IF MISSING).
4. **G.C. TO PROVIDE ELECTRICAL, MECHANICAL, PLUMBING, FIRE EQUIPMENT SERVICES AS REQUIRED DESIGN-BUILD.**
5. REPAIR / REPLACE ALL DOOR CLOSER(S) TO MEET ADA STANDARDS (SEE T1.3 & T1.4) - **TYP.**
6. ALL CONCEALED INSULATION (ROOFING, WALL, CEILING, ETC...) SHALL HAVE A FLAME SPREAD INDEX OF 25 OR LESS AND A SMOKE DEVELOPMENT INDEX OF 450 OR LESS.
7. G.C. TO "JET/ ROOTER" ALL BUILDING PIPING AS PART OF THIS WORK.
8. G.C. TO PROVIDE CLEAR SEALANT BETWEEN ALL FINISH MATERIALS; NEW AND EXIST.
9. G.C. TO PROVIDE FINAL CLEAN.

CONSTRUCTION KEYNOTES:

1. NEW C.F.C.I. SERVICE COUNTER AND PARTIAL-HGT. PARTITION BELOW - SEE DECOR DRAWINGS FOR ADDITIONAL INFO.
2. GC TO REPLACE ALL EXISTING FLOOR TILE AND BASE IN RESTROOM & DINING AREA.
3. EXIST. MENU BOARD BULKHEAD ABOVE. GC. TO REMOVE EXIST. MENUS; REMOVE ALL EXIST. FINISHES REMOVED. PAINT GYP. BD. W/ NEW WHITE SEMI-GLOSS; THEN RE-INSTALL MENU BOARDS. - SEE INT. DECOR DRAWINGS FOR NEW MATERIAL AND PAINT COLORS. PROVIDE NEW SST. CAP @ BASE W/ 1-1/2" EXT. LEG.
4. PROVIDE & INSTALL NEW WAINSCOT PLAM, CHAIR RAILS, WINDOW SILLS & PAINT AT DINING ROOM WALLS. PROVIDE NEW GYP. BD. AS REQUIRED (SEE A1.1) W/ FINISHES SEE INTERIOR DECOR DRAWINGS (ID). REPAIR / REPLACE ROTTED OR LEAKY SILLS @ WINDOWS AS REQ'D.
5. NEW MATERITE / PLAM DOORS & FRAMES & NEW HARDWARE.
6. INSTALL NEW ALUMINUM STOREFRONT WINDOWS, DOORS & FRAMES AS NOTED.
7. GC TO INSTALL NEW CHAIRS, STOOLS, BOOTHS, TABLE-TOPS, SOFT SEATING CHAIRS, COFFEE TABLE, SEATING BENCH, TRASH RECEPTACLES, AND OTHER INTERIOR ELEMENTS AT DINING ROOM PER INTERIOR DECOR (ID) DRAWINGS FOR FULL SCOPE.

   CONTRACTOR TO PROVIDE NEW WALL SURFACE (CEMENTITIOUS BACKER BOARD SUBSTRATE: FRP TO MATCH EXIST. AND BASE) AT REMOVED ROTTED PORTIONS OF WALL AT KITCHEN. FIELD VERIFY CONDITIONS (SEE A1.1).
9. G.C. TO INSTALL NEW QUEUE AISLE RAILS - SEE INTERIOR DECOR DRAWINGS.
10. PROVIDE NEW WALL TILE @ BEVERAGE STATION - SEE INT. ELEVATIONS & DECOR DRAWINGS.
11. PROVIDE & INSTALL NEW OFFICE COUNTERS AND SHELVING - SEE INT. ELEVATIONS & DECOR DRAWINGS.
12. PROVIDE & INSTALL NEW TILE @ SERVING COUNTER AND CORRIDOR; PROVIDE NEW MTL. CORNER & TERMINATION STRIPS. COORD. INSTALLATION OF STAINLESS STEEL TRIMS AT ALL WALL EQUIPMENT OPENINGS.
13. INSTALL NEW RESTROOM WALLS FINISHES, FIXTURES, DOORS, ETC.
14. REPAIR EXISTING MOP SINK (RE-GROUT AND REPAIR BROKEN QUARRY TILE) & PROVIDE REPAIR FOR EXISTING & PLUMBING AS REQ'D.
15. EXISTING WINDOWS TO REMAIN. COORD. NEW EXT. FINISHES TO PROVIDE 'CLEAN' FINISHED CONDITIONS; PROTECT CLEAN EXISTING FRAMES. -REPLACE ANY HAZED DAMAGED OR BROKEN GLAZING. SEAL ALL EXISTING WINDOWS W/ DAMAGED SEALS.
16. CLEAN EXISTING QUARRY TILE @ SERVICE AREAS AND PROVIDE RE-GROUT AND REPAIR IN BASE-BID OFF 300SF. AND PROVIDE A UNIT-PRICE FOR ADDITIONAL AREA.
17. REPAIR / REPLACE EXIST. FRP IN KITCHEN. - HOLES / DAMAGE MEASURING 1" SQ. OR LESS MAY BE REPAIRED W/ SEALANT; LARGER AREAS TO BE CUT AND PATCHED W/ NEW SECTIONS OF FRP AND TRIM. PROVIDE NEW FRP TRIM WHERE TRIM IS MISSING AND / OR DAMAGED.
18. EXIST. SERVICE DOOR TO REMAIN. PAINT DOOR & FRAMES INTERIOR & EXTERIOR. REPAIR AND/OR REPLACE HARDWARE AS REQ'D TO RETURN TO WORKING CONDITION.
19. WALL INFILL TO MATCH ADJ. WALL CONST. - PROVIDE NEW WOOD-STUD BACKUP, PLY. SHEATHING, VAPOR BARRIER, AND FINISHES; ALIGN FINISHES W/ SURROUNDING SURFACES.

WALL TYPE INDICATION:

EXISTING PARTITION TO REMAIN

NEW PARTITION / EXTERIOR WALL

PARTITION LEGEND:

1. ALL NEW INTERIOR PARTITIONS ARE TO BE TYPE 10 UNLESS NOTED OTHERWISE.

SYM.	CONSTRUCTION	RTG.	DESCRIPTION
10	7 7/8"	N/A	5/8" GYP. BD. SCREWED TO BOTH SIDES OF 2X4 WD. STUDS @ 24" O.C. W/ FULL THICKNESS SOUND ATTENUATION INSUL. - EXTEND TO 6" ABOVE CEILING GRID.

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james m. luckesteen architect AIA
architecture . planning . interior design

DRAWN BY: MLJ
CHECKED BY: ENW
NO. DATE REVISION
1 04.27.18 RELEASED FOR CONSTRUCTION

STATE OF GEORGIA
JAMES M. LUCKESTEEN
REGISTERED ARCHITECT
05.10.18

IMAGE 2012D - JULY 2012 STANDARDS

PROJECT #17026.37

BURGER KING RENOVATION
154 S MAIN ST.
BAXLEY, GA 31513

CONSTRUCTION FLOOR PLAN

A1.2