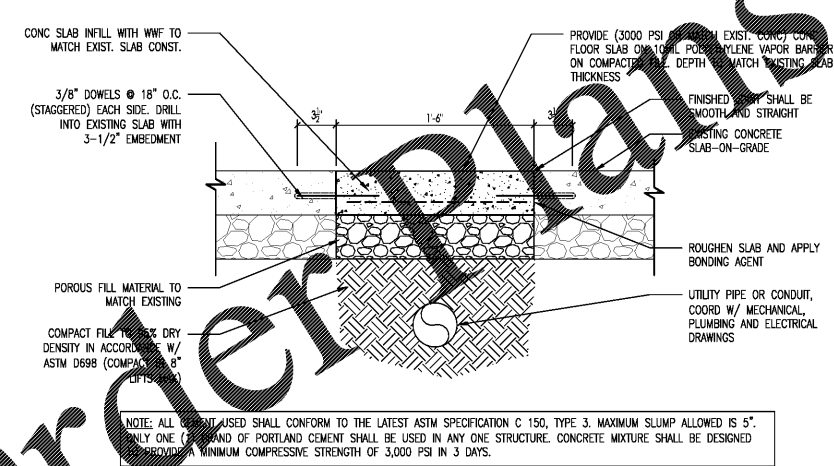
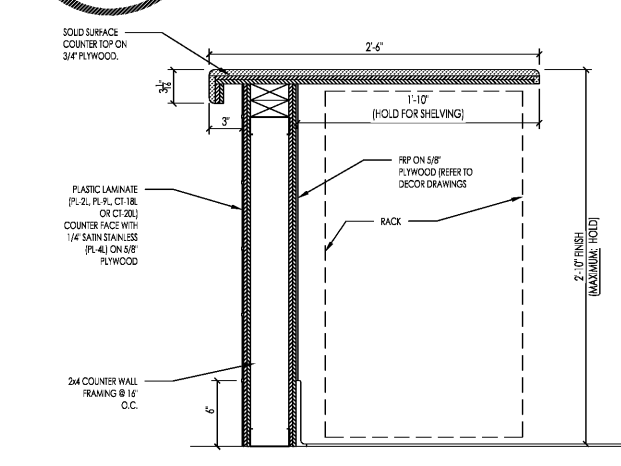


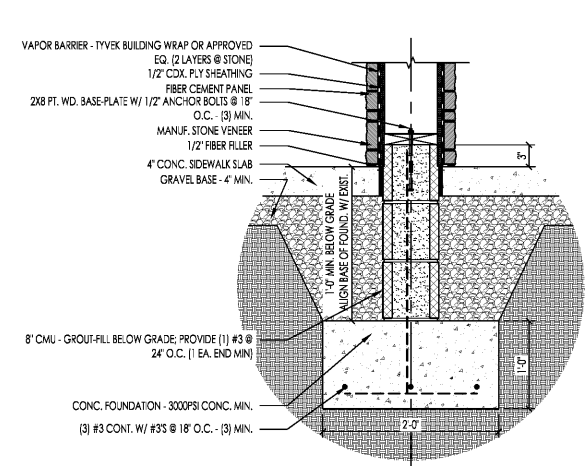
CONSTRUCTION FLOOR PLAN
SCALE: 3/16" = 1'-0"



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:

- EXISTING BUILDING IS TYPE VB - UNPROTECTED, SPRINKLERED CONSTRUCTION; GROUP A2 - ASSEMBLY OCCUPANCY, SPRINKLERED SYSTEM TO MEET AHJ.
- EXTERIOR AND INTERIOR DIMENSIONS ARE TO FACE OF NEW FINISH UNLESS NOTED OTHERWISE. CONTRACTOR SHALL VERIFY CLEARANCES PRIOR TO CONSTRUCTION.
- GC TO RE-INSTALL / PROVIDE FIRE EXTINGUISHER(S) - TYPE "C" AT KITCHEN (IF MISSING).
- G.C. TO PROVIDE ELECTRICAL, MECHANICAL, PLUMBING, FIRE EQUIPMENT SERVICES AS REQUIRED DESIGN-BUILD.
- REPAIR / REPLACE ALL DOOR CLOSER(S) TO MEET ADA STANDARDS (SEE T1.3 & T1.4) - TYP.
- 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.
- G.C. TO "JET" / ROOTER" ALL BUILDING PIPING AS PART OF THIS WORK.
- G.C. TO PROVIDE CLEAR SEALANT BETWEEN ALL FINISH MATERIALS; NEW AND EXIST.
- G.C. TO PROVIDE FINAL CLEAN.

CONSTRUCTION KEYNOTES:

- NEW C.F.C.I. SERVICE COUNTER AND PARTIAL-HGT. PARTITION BELOW SEE DECOR DRAWINGS FOR ADDITIONAL INFO.
- GC TO REPLACE ALL EXISTING FLOOR TILE AND BASE IN RESTROOM & DINING AREA.
- EXIST. MENU BOARD BULKHEAD ABOVE. GC TO REMOVE EXIST. MENUS; REMOVE ALL EXIST. FINISHES REMOVE WHITE. THEN RE-INSTALL MENU BOARDS. - SEE INT. DECOR DRAWING FOR MATERIAL AND FINISH COLORS. PROVIDE NEW SST. CAP @ BASE W/ 1-1/2" EXT.
- PROVIDE & INSTALL NEW WALL SCOT PLAN, CHAIR RAILS, WINDOW SILLS & PAINT AT DINING ROOM WALLS. PROVIDE NEW MOP SINK, AS REQUIRED (SEE A1.1) W/ FINISHES SEE INTERIOR DECOR DRAWING (ID) DRAWINGS FOR FULL SCOPE.
- NEW MOP SINK / PLUMBING DOORS & FRAMES & NEW HARDWARE.
- INSTALL NEW ALUMINUM STOREFRONT WINDOWS, DOORS & FRAMES AS NOTED.
- 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 (SEE 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).
- G.C. TO INSTALL NEW QUEUE AISLE RAILS - SEE INTERIOR DECOR DRAWINGS.
- PROVIDE NEW WALL TILE @ BEVERAGE STATION - SEE INT. ELEVATIONS & DECOR DRAWINGS.
- PROVIDE & INSTALL NEW OFFICE COUNTERS AND SHELVING - SEE INT. ELEVATIONS & DECOR DRAWINGS.
- PROVIDE & INSTALL NEW TILE @ SERVING COUNTER AND CORRIDOR; PROVIDE NEW METAL CORNER & TERMINATION STRIPS. COORD. INSTALLATION OF STAINLESS STEEL TRIMS AT ALL WALL EQUIPMENT OPENINGS.
- INSTALL NEW RESTROOM WALLS FINISHES, FIXTURES, DOORS, ETC.
- REPAIR EXISTING MOP SINK (RE-GROUT AND REPAIR BROKEN QUARRY TILE) & PROVIDE REPAIR FOR EXISTING & PLUMBING AS REQ'D.
- 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.
- 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.
- 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.
- EXIST. SERVICE DOOR TO REMAIN, PAINT DOOR & FRAMES INTERIOR & EXTERIOR. REPAIR AND/OR REPLACE HARDWARE AS REQ'D TO RETURN TO WORKING CONDITION.
- 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:



PARTITION LEGEND:

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

SYM.	CONSTRUCTION	RTG.	DESCRIPTION
10		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.

Order Plans

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PROJECT #1702037

ISSUE 00/00 - JULY 2012 STANDARDS

PREPARED BY: JMH

CHECKED BY: BJK

DATE: 05/10/18

EST. NO. 1000

RELEASED FOR CONSTRUCTION

05.10.18

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architecture • planning • interior design

CONSTRUCTION FLOOR PLAN

A1.2