CONSTRUCTION DOCUMENTS FOR:

THE SPORTS SCENE

A REFURBISHMENT OF FINISHES AND FURNITURE

LOCATION:

HARTSFIELD-JACKSON ATLANTA INTERNATIONAL AIRPORT
ATLANTA, GA
SPACE #B-F02 CONCOURSE B

SHELL BUILDING INFO:
TWO LEVEL AIRPORT- NO PUBLIC ON LOWER LEVEL
OCCUPANCY: (ASSEMBLY A-3)
CONSTRUCTION TYPE: 2-C UNPROTECTED, SPRINKLERED

2347 SQ. FT.
PROJECT # 145

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GRAPHIC SYMBOLS:

REVISION SYMBOL

DETAIL NUMBER — SHEET LOCATOR

SECTION ELEVATION

AREA DETAILED

PLAN DETAIL

NUMBER REFERENCING FINISH SCHEDULE

FINISH INDICATOR

PARTITION NUMBER

NUMBER REFERENCING EQUIPMENT SCHEDULE

EQUIPMENT NUMBER

ABBREVIATIONS:

@	At	HTR	Heater
ACOUS	Acoustical	HVAC	Heating/ventilation Air conditioning
ACT	Acoustical Tile	INSUL	Insulation
ADJ	Adjustable	INT	Interior
AFF	Above Finished Floor	J-BOX	Junction Box
ALUM	Aluminum	JT	Joint
ANOD	Anodized	LAM	Laminate
APPROX	Approximately	MAX	Maximum
BLD	Building	MECH	Mechanical
BLKG	Blocking	MET	Metal
BM	Beam	MFR	Manufacturer
BOT	Bottom	MISC	Miscellaneous
CAB	Cabinet	MTD	Mounted
CER	Ceramic	MTL	Material
CLG	Ceiling	NIC	Not In Contract
CLR	Clear	NO	Number
CNTR	Counter	NTS	Not To Scale
CO.	Country	OC	On Center
CONC	Concrete	OD	Outside Diameter
CONN	Connection	OPNG	Opening
CONT	Continuous	OPT	Optional
CR	Cash Register	PARTN	Partition
DBL	Double	PL	Plate
DET	Detail	PLAS	Plastic
DIMG	Dimensional	PLNG	Planing
DIM	Dimension	PNL	Panel
DN	Down	PR	Pairs
DW	Dishwasher	RAD	Radius
DWG	Drawing	REFR	Refrigerator
DWR	Drawer	REG	Register
EA	Each	REQD	Required
ELEC	Electrical	RESIL	Resilient
ELEV	Elevator	RIS JT	Rosetting
EQ	Equal	RM	Room
EQUIP	Equipment	RO	Rough Opening
EXIST	Existing	SHT	Sheet
EXP	Expansion	SIM	Similar
FLUOR	Fluorescent	FURUG	Floor Receptacle
FLUOR. Vapor Tight	Fluorescent Vapor Tight	SHO	Shower
FLUOR. Vapor Tight Sealed Equipment	Fluorescent Vapor Tight Sealed Equipment	ST	Stainless
FIN	Finish	STL	Steel
FLR	Floor	STOR	Storage
FLUOR	Fluorescent	STRUCT	Structural
FRC	Fire resistant rated	SUSP	Suspended
		T.O.C.	Top of Concrete
FD	Floor Drain	T.O.S.	Top of Steel
FURN	Furniture	TEL	Telephone
GA	Gauge	VENT	Ventilation
GALV	Galvanized	VIF	Field Verify
GC	General Contractor	VCT	Vinyl Composition Tile
GWB	Gypsum	W/	With
GL	Glass	WDW	Window
GYP	Gypsum	WD	Wood
HG	Hardware group	WPD	Wallpaper
HORZ	Horizontal	WSC	Water Closet
HT	Height	WD	Wood
		WSP	Washer

GENERAL NOTES:

1. All work shall conform to applicable federal, state and local codes. The General Contractor is to adhere to all work rules.
2. The contractor shall obtain all necessary permits and shall pay all required fees for this work.
3. The contractor shall field verify existing conditions and report to the planner, in writing, any discrepancies immediately upon discovery.
4. All blocking within partitions shall be non-combustible.
5. Unless otherwise noted, all telephone, elec. and data lines & jacks shall be located 18" A.F.F.
6. Unless otherwise noted, dimensions for all new work are measured from face of gypsum. Dimensions referring to existing work are from face of existing finish.
7. Existing walls to remain shall be repaired and refinished as required to provide a smooth and uniform surface for the application of newly indicated finishes.
8. The contractor shall, at all times, keep the premises free from accumulation of waste materials or rubbish caused by the work. At the completion of the work, contractor shall remove all waste materials and rubbish from and about the project as well as all tools, construction equipment, and machinery.
9. All surplus equipment and materials are the property of the owner. The contractor shall coordinate with the owner the disposal of any and all surpluses.
10. All work shall be performed in a manner and at a time which least disrupts the business procedures of any neighboring businesses.
11. The contractor shall individually warrant for one year all materials and workmanship except as otherwise agreed.
12. The contractor shall receive all equipment at delivery area and transport to space.

CODE REQUIREMENTS:

STANDARD BUILDING CODE (INTERNATIONAL BUILDING CODE), 2000 EDITION WITH GEORGIA AND CITY OF ATLANTA AMENDMENTS

RULES AND REGULATIONS OF THE SAFETY FIRE COMMISSIONER FOR THE STATE MINIMUM FIRE SAFETY STANDARDS 2003 (GEORGIA SAFETY FIRE LAW)

NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 101 LIFE SAFETY CODE, 2000 EDITION WITH GEORGIA AMENDMENTS

STANDARD GAS CODE (INTERNATIONAL FUEL GAS CODE), 2000 EDITION WITH GEORGIA AMENDMENTS

STANDARD MECHANICAL CODE (INTERNATIONAL MECHANICAL CODE), 2000 EDITION WITH GEORGIA AMENDMENTS

STANDARD PLUMBING CODE (INTERNATIONAL PLUMBING CODE), 2000 EDITION WITH GEORGIA AMENDMENTS

NATIONAL ELECTRICAL CODE, 2002 EDITION WITH GEORGIA AMENDMENTS

GEORGIA HANDICAPPED ACCESSIBILITY LAW 120-3-20

INTERNATIONAL ENERGY CONSERVATION CODE, 2000 EDITION WITH GEORGIA AMENDMENTS

STANDARD FIRE PREVENTION CODE (INTERNATIONAL FIRE CODE), 2000 EDITION WITH GEORGIA AMENDMENTS

LIFE SAFETY SYSTEM:
EMERGENCY LIGHTING AND EXIT SIGNS: YES
FIRE ALARM AND SMOKE DETECTION SYSTEMS: YES
SMOKE EVAC SYSTEM: NO

TENANT:

SY TERBRAN OF GEORGIA, INC.
dba: THE SPORTS SCENE
1050 CROWN POINT PKWY
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ATLANTA, GEORGIA 30338
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ENGINEER:

DONN PENN CONSULTING ENGINEER
3950 HWY. 360
SUITE 101
GRAPEVINE, TEXAS 76051
CONTACT: JACK PAMPALON
(770) 554-9260
FAX (678) 957-6173

SCOPE OF WORK:

SPORTS SCENE IS EXISTING AND OPERATING PROPERLY. THE GOAL OF THE REFURBISHMENT IS TO BRING THE PREMISES NEW/ALIVE BY THE PUBLIC UP TO THE "OPENING DAY FRESH" REQUIREMENT OF THE AIRPORT AUTHORITY.

FLOORS:
ALL WOOD FLOORING IN THE DINING AREA, GRAB N GO, AND VESTIBULE TO BE REMOVED AND REPLACED WITH NEW PORCELAIN TILE. QUARRY TILE IN THE KITCHEN BAR, AND SERVICE AREA TO BE REGROUTED AND FLOOD TESTED UNDER T.O.C. CONTRACT. ANY REQUIRED REPAIRS TO BE MADE BY T.O.C. TO THE SATISFACTION OF HDA.

WALLS:
ALL WALL FINISHES IN THE DINING, BAR CONCEPT MIRRORS: AND SERVICE AREA HAVE BEEN REMOVED AND ARE TO BE REPLACED WITH NEW HIGH QUALITY FINISHES AS SCHEDULED.

CEILING
CEILING PANELS THROUGHOUT THE PREMISES ARE TO BE REPLACED AS SCHEDULED. LAY IN GRID TO BE PAINTED TO MATCH TILE COLOR. ANY DAMAGED GRID TO BE REPLACED

MILLWORK:
CASELINE MILLWORK TO TOTALLY STRIPPED AND NEW FINISHES TO BE APPLIED AS SCHEDULED. BAR TOP TO BE REPLACED AND BARFRONT TO BE REFINISHED TO LIKE NEW CONDITION.

LIGHTING:
ANY REUSED LIGHTING TO BE CLEANED AND RELAMPED. SOME NEW DECORATIVE LIGHTING TO BE ADDED AS SCHEDULED.

FURNITURE:
BANQUETTE TO BE REPAIRED AND REUPHOLSTER AS SCHEDULED. ALL TABLES AND CHAIRS TO BE NEW

SPORTS MEMORABILIA
ALL MEMORABILIA TO BE REMOVED & CLEANED. NEW BACKGROUND MATERIAL TO BE INSTALLED.

EQUIPMENT:
ALL EQUIPMENT TO BE CLEANED AND MAINTAINED. NO NEW EQUIPMENT IS ENVISIONED FOR THE PROJECT

ENGINEERING SCOPE OF WORK

MECHANICAL SYSTEMS:
ALL HVAC SYSTEMS ARE CURRENTLY OPERATING PROPERLY. ALL FILTERS AND DIFFUSERS TO BE NEW BY T.O.C. ALL DUCTWORK TO BE CLEANED AND REFURB. ALL EQUIPMENT TO BE TESTED, MAINTAINED OR REPAIRED.

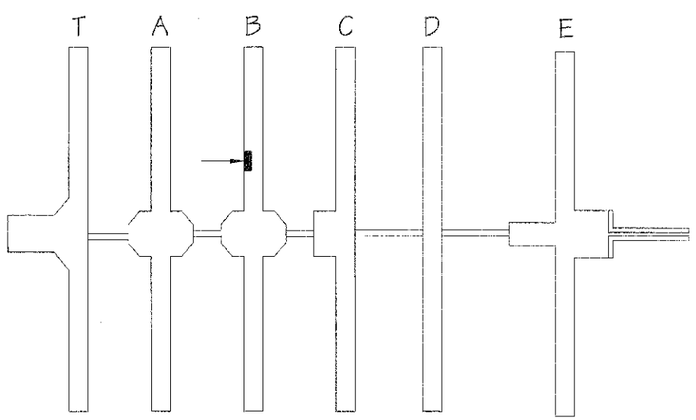
EXHAUST SYSTEM:
GREASE EXHAUST SYSTEM IS WORKING PROPERLY. HOOD, DUCTS, AND ROOFTOP FANS TO BE STEAM CLEANED, MAINTAINED AND REUSED. ANSUL SYSTEM TO BE TESTED.

PLUMBING:
ROUTINE MAINTAINANCE SHALL BE PERFORMED ON ALL FLOOR DRAINS AND SINKS. SNAKE OUT ANY LINES REQUIRING IT. REGROUT AROUND DRAINS. REPLACE WATER HEATER WITH SAME MODEL.

ELECTRICAL SYSTEM:
ELECTRICAL SYSTEM IS CURRENTLY METERED AND HAS ADEQUATE CAPACITY FOR THE ADDITION OF APPROX 1400 WATTS WORTH NEW LIGHTING. NO ADDITIONAL EQUIP REQUIRED. SEE ELECTRICAL SHEET.

OWNERSHIP OF DOCUMENTS:
DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE EXCLUSIVE PROPERTY OF THIS CONSULTANT WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED & CONSTRUCTED OR NOT. THESE DOCUMENTS ARE NOT TO BE REPRODUCED IN ANY FORM & THEY ARE NOT TO BE USED BY THE OBJECT OR OWNER AND ANY OTHER ENTITY ON OTHER PROJECTS FOR ADDITIONS AND EXTENSIONS OR ADDITIONS OR ALTERATIONS TO THIS ORIGINAL PROJECT EXCEPT BY WRITTEN AUTHORIZATION & PERMISSION FROM AND AGREEMENT WITH THIS CONSULTANT.

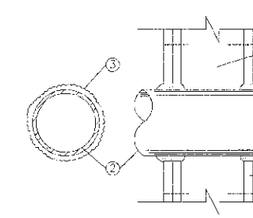
KEY PLAN:



DIVISION OF WORK:	OWNER FURNISHED	OWNER INSTALLED	ARCHITECT SPECIFIED	ARCHITECT INSTALLED	CONTRACTOR SPECIFIED	CONTRACTOR INSTALLED	OTHER	REMARKS
SPACE PREPARATION:								
PRIMARY DELIVERY TO BUILDING DOCK								ALL EXPENSES DUE TO FOLLOWING
FLOORING					●	●		ALL WORK IS PROPOSED REPAIR AND MODIFICATION UNLESS NOTED OTHERWISE
FLOOR TESTS OR WEIGHT LOADS					●	●		
INSURANCE					●			
PERMITS AND FEES PAID					●	●		
DEMOLITION/REMOVAL ABANDONED MATERIALS					●	●		NOTE: ALL WORK NOT SHOWN, DEMOLITION WITHIN SITE TO BE PROVIDED BY THE CONTRACTOR
UTILITIES:								
PREMISES CONTRACTOR PROVIDES	●							ALL DOORS TO REMAIN, BUT TO BE CLEANED AND REPAIRED AS REQUIRED
SHUT OFF WATER LINES	●							
SHUT COOLING SYSTEM	●							
HEATING/COOLING SYSTEM	●							
SPRINKLER DRAWINGS AND PERMIT	●							
SPRINKLER DRAIN STUBBED TO THE MENU	●							EXISTING
SPRINKLER LOOP & HEADS TO PREMISES	●							EXISTING
CONNECTION TO FIRE/SMOKE ALARM	●							EXISTING
CONNECTION TO PLUMBING	●							EXISTING
TELE CONDUIT TO SPACE	●							EXISTING
TELEPHONE	●							EXISTING
ELECTRICAL ROUTING IN THE SPACE					●	●		RELOCATE ALL CIRCUITS AND NEW LIGHTING CIRCUITS AS REQUIRED
MAIN ELECTRICAL METER	●							
ROLL DOWN GRILLES	●				●			EXISTING TO REMAIN, SERVICE & REPAIR AS REQUIRED
HOOD PUNITS STUBS CONNECTIONS	●							EXISTING
WATER HEATER					●	●		NEW HEATER TO BE DONE WITH ADDITIONS OF DETAILING
ELEVATOR	●							
POS (CASH REGISTER NETWORK INSTALL)	●					●		EXISTING
RESTAURANT EQUIPMENT	●							ALL EQUIP TO REMAIN, VERIFY CASH REGISTER CONFIGURATIONS
CONSTRUCTIONS	●							SPACE DEBRIS DUE TO CONSTRUCTION MOVEMENT
REMOVE FANS ON ROOF	●							SERVICE AND CLEAN
12" DIRTY DUCTS AND FANS & STEAM CLEAN					●	●		ALL DUCTS AND FANS TO BE RE-NEW CONDITION
FIRE	●							
SUSPENDED SAFETY NET	●							
ARCHITECTURAL:								
CONCRETE PARTITION WORK	●					●		SHOTCRETE NOT REQUIRED
COLUMNS AT CONCRETE						●		STRIP FINISHES, REPAIR CRACKS, INSTALL NEW FINISHES
DRYWALL PARTITION/DRYWALL						●		FINISHED TO LEVEL 4 AREAS, SEPARATE DEMO PARTITIONS
CEILINGS SYSTEMS					●	●		REPLACE ALL PLAY AREA CEILING TILES AS NECESSARY
SIGNAGE					●	●		
FIREWALL					●	●		ALL CONCRETE SHOTCRETED
WINDOWS/DOOR SYSTEM						●	●	NOT TO PRESERVE AND INSTALL PER ELEVATION DRAWINGS
TILE AND STONE WORK					●	●		PER VARIOUS FINISH LEVEL SPECS DOCUMENTS SUBSTITUTE
CONTRACTOR AT CEILING BAR					●	●		ALL BAR AND CEILING WORK FOR INSTALL NYLON CLEAR LEXAN TOPS
FLOOR COVERINGS					●	●		
PAINT, WALL COVERINGS					●	●		PREP WALLS PROPERLY FOR INSTALLATION
INTERIOR MILLWORK						●		AS PER ELEVATIONS AND DETAILS
EQUIPMENT SUPPLIES							●	DO NOT REMOVE AND RE-USE
LIGHTING	●					●		NEW LIGHTING FIXTURES AS PER PLAN, SEE ELECTRICAL DETAILS
MILLWORK/ALL DISPLAY CASES	●					●		SELL TO REMOVE ITEMS, SUPPLY ALL LOCKS, KEYS, AND LINES & PLUMBING, INSTALL CABINETS, REINSTALL ITEMS, REFINISH FOR RE-USE
CROWN MOULDING	●					●		DO NOT REMOVE MATERIALS AND TRANSLOCATE TO NEW LOCATION
WAINSCOTING AND LANDSCAPE	●					●		DO NOT REMOVE REPAIR AND REPLACE DAMAGED AS SPECIFIED
BAR TOPS	●					●		DO NOT REMOVE, REPAIR AND REPLACE DAMAGED AS SPECIFIED
	●					●		SCALE

U.L. DETAILS:

SYSTEM NO. W_100
(FORMERLY SYSTEM NO. 147)
F RATINGS--1, 2, 3, AND 4 HR (SEE ITEMS 2 AND 3)
T RATINGS--0, 1, 2, 3, AND 4 HR (SEE ITEM 3)
L RATING AT AMBIENT--LESS THAN 1 CFM/SQ FT.
L RATING AT 400F--LESS THAN 1 CFM/SQ FT.



WALL ASSEMBLY--THE 1, 2, 3, OR 4 HR FIRE-RATED GYPSUM BOARD/STUD WALL ASSEMBLY SHALL BE CONSTRUCTED OF THE MATERIALS AND IN THE MANNER DESCRIBED IN THE INDIVIDUAL U300 OR U400 SERIES WALL OR PARTITION DESIGN IN THE U.L. FIRE RESISTANCE DIRECTORY AND SHALL INCLUDE THE FOLLOWING FOOTER-TOP FASTENING:
(1)(2)--WALL FRAMING MAY CONSIST OF EITHER METAL STUDS (MAY ONLY BE USED IN 1-HR ASSEMBLIES) OR STEEL CHANNELS, STUDS, 1000 STUDS TO CONNECT TO FRAME 1 OR 4 IN. LUMBER SPACED 16 IN. O.C. WITH NO 1 OR 4 IN. LUMBER END PLATES AND CROSS BRACES. STEEL STUDS TO BE MIN 3-5/8 IN. WIDE IN 1-2-3-HR IN. EACH CHANNEL SPACED MAX 24 IN. O.C.
(3)(4)(5)(6)--GYPSUM--MIN 1/2 OR 5/8 IN. THICK, 4 FT WIDE WITH SQUARE OR TAPERED EDGES. THE GYPSUM WALLBOARD TYPE, THICKNESS, NUMBER OF LAYERS, FASTENER TYPE AND SHEET ORIENTATION SHALL BE AS SPECIFIED IN THE MEMBERS U300 OR U400 SERIES DESIGN IN THE UL FIRE RESISTANCE DIRECTORY. MAX SPAN TO STUDS IS 24-1/2 IN.
(7)(8)--THE OR GYPSUM--MIN 1/2 OR 5/8 IN. THICK, 4 FT WIDE WITH SQUARE OR TAPERED EDGES. THE GYPSUM WALLBOARD TYPE, THICKNESS, NUMBER OF LAYERS, FASTENER TYPE AND SHEET ORIENTATION SHALL BE AS SPECIFIED IN THE MEMBERS U300 OR U400 SERIES DESIGN IN THE UL FIRE RESISTANCE DIRECTORY. MAX SPAN TO STUDS IS 24-1/2 IN.
(9)--THE OR GYPSUM--MIN 1/2 IN. THICK OR SHAFTLINER SCHEDULE 10 FOR HEAVIER STEEL PIPE. MIN 12 IN. PIPE TO BE