



EXTERIOR/ INTERIOR RENOVATION
1903 N ROAN STREET
JOHNSON CITY, TN.

PROJECT CONTACTS	
OWNER:	DARDEN RESTAURANTS, INC. 1300 DARDEN CENTER DRIVE ORLANDO, FL 32837 (407) 245-4000
ARCHITECT:	HMD GROUP ARCHITECTS 10656 N.W. 26 TH STREET, SUITE D-101 CORAL, FL 33170 OFFICE: (305) 594-2975 FAX: (305) 594-2976
STRUCTURAL ENGINEER:	BRITT, PETERS & ASSOCIATES, INC. 101 WEST CAMPERDOWN WAY SUITE 201 GREENVILLE, SC 29601 TEL: 864.227.8697 #234 (C) 864.530.3817 WWW.BRITTPETERS.COM
ELECTRICAL ENGINEER:	DEVITA & ASSOCIATES, INC. ELECTRICAL ENGINEER 1150 EAST WASHINGTON STREET GREENVILLE, SC 29602-1976 (864) 292-6442 FAX: (864) 292-4878 CONTACT: DONALD R. WHITE

GENERAL NOTES	
1. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS WITH DOCUMENTS GIVEN AT PRE-BID MEETING AND ACCEPT PREMISES AS FOUND. OWNER ASSUMES NO RESPONSIBILITY FOR THE CONDITION OF THE EXISTING SITE OR EXISTING STRUCTURES AT THE TIME OF BIDDING OR THEREAFTER THE ONLY EXCEPTION IS CONDITION OF UNDER SLAB PUMPING, FOR WHICH OWNER WILL ASSUME RESPONSIBILITY.	18. REMODEL WORK SHALL NOT OBSTRUCT OR CAUSE TO BE INOPERATIVE TO EXISTING FIRE PROTECTION SYSTEMS. MODIFICATION TO FIRE PROTECTION SYSTEMS SHALL BE PERFORMED BY A FIRE PROTECTION CONTRACTOR, WHO SHALL OBTAIN A PERMIT FROM FIRE LOSS MANAGEMENT PRIOR TO WORK.
2. DIMENSIONS TAKE PRECEDENCE OVER DRAWINGS; DO NOT SCALE DRAWINGS TO DETERMINE ANY LOCATION. THE OWNER SHALL BE NOTIFIED IF ANY DISCREPANCY OCCURS PRIOR TO CONTINUING WITH WORK.	19. BIDDING AND CONSTRUCTION IS ADMINISTERED BY THE REMODEL DEPARTMENT OF DARDEN RESTAURANTS INC. THE ARCHITECT SHALL NOT BE CONTACTED DIRECTLY WITHOUT PRIOR APPROVAL OF DARDEN REMODEL DEPARTMENT.
3. DISCREPANCIES BETWEEN PORTIONS OF THE CONTRACT DOCUMENTS ARE NOT INTENDED. THE CONTRACTOR IS TO CLARIFY WITH THE ARCHITECT AND OWNER ANY SUCH DISCREPANCIES PRIOR TO COMMENCING WORK.	20. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL MINOR ITEMS WHICH ARE OBVIOUSLY AND REASONABLY NECESSARY TO COMPLETE ANY INSTALLATION.
4. THE CONTRACTOR SHALL REPORT TO THE DARDEN PROJECT MANAGER ANY ERRORS, INCONSISTENCIES, OR OMISSIONS HE MAY DISCOVER. THE CONTRACTOR IS RESPONSIBLE FOR CORRECTING ANY ERRORS BEFORE THE START OF CONSTRUCTION WHICH HAVE NOT BEEN BROUGHT TO THE ATTENTION OF THE OWNER. THE MEANS OF CORRECTING ANY ERROR FIRST SHALL BE APPROVED BY THE ARCHITECT AND OWNER.	21. DECORATIVE MATERIALS, DRAPES, HANGINGS, ETC., SHALL BE NON-FLAMMABLE OR FLAME-PROOF PER STATE FIRE MARSHAL REQUIREMENTS.
5. ALL PLAN DIMENSIONS ARE FROM FACE OF STUDS UNLESS OTHERWISE INDICATED.	22. MINIMUM FLAME SPREAD CLASSIFICATION OF INTERIOR FINISH SHALL CONFORM TO THE BUILDING CODE AND LOCAL GOVERNING BUILDING CODES/ORDINANCES.
6. ALL CONSTRUCTION SHALL COMPLY WITH THE APPLICABLE BUILDING CODES AND LOCAL RESTRICTIONS. ALL CONTRACTORS MUST COMPLY WITH THE CONTRACTOR REGISTRATION REQUIREMENTS OF ALL GOVERNING AUTHORITIES.	23. ACCEPT PREMISES AS FOUND. OWNER ASSUMES NO RESPONSIBILITY FOR THE CONDITION OF THE EXISTING BUILDING SITE OR EXISTING STRUCTURES AT THE TIME OF BIDDING OR THEREAFTER.
7. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING MECHANICAL AND ELECTRICAL SERVICES AND DETERMINE SYSTEMS WHETHER SHOWN OR NOT, AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR ALL EXPENSE OF REPAIR OR REPLACEMENT OF UTILITIES OR OTHER PROPERTY DAMAGED BY OPERATIONS IN CONJUNCTION WITH THE PERFORMANCE OF THIS WORK.	24. INTERIOR WOOD TRIM SHALL BE STAIN GRADE POPLAR UNLESS OTHERWISE NOTED. (SEE INDICATED ON DWG'S.)
8. THE CONTRACTOR IS RESPONSIBLE FOR RECEIVING, UNLOADING, UNCRATING, AND INSTALLATION OF ALL OWNER FURNISHED ITEMS, INCLUDING DISPOSAL OF CRATING, PACKING, ETC.	25. THE CONTRACTOR SHALL PROVIDE HIS RESTAURANT GENERAL MANAGER ONE SET OF "AS BUILT" DRAWINGS.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPLACEMENT OR REPAIR OF ANY FAULTY, HAZARDOUS OR DEFECTIVE MATERIALS OR WORKMANSHIP WHICH SHALL APPEAR WITHIN ONE (1) YEAR OR AS OTHERWISE SPECIFIED FOR A SPECIFIC COMPONENT AFTER THE COMPLETION AND ACCEPTANCE OF THE WORK UNDER THIS CONTRACT.	26. ALL WORK DESCRIBED HEREIN IS CONTRACTOR PERFORMED UNLESS OTHERWISE NOTED.
10. SILICONE CAULK SHALL BE USED AT THE FOLLOWING LOCATIONS: 1. BOOTHY TAKE SHALIN AND WALL CONNECTION 2. METAL DOOR CLEAR 3. WINDOW FRAMES, SILLS AND JAMBS-CLEAR 4. CORNER AND PIPE PENETRATIONS AT WALLS, FLOORS, AND CEILING-CLEAR 5. JUNCTION OF MILLWORK (CABINETS, SHELVES, BOOTHY-CLEAR) 6. STAINLESS STEEL TO WALLS-CLEAR 7. ALL UNFINISHED SURFACES-CLEAR 8. BETWEEN THE BACKER BOARD AND CONC. SLAB-CLEAR 9. STAINLESS STEEL TO STAINLESS STEEL-SILVER	27. PAINT UNDERSIDE OF BOARDS AND JAMS OF ARCHES TO MATCH WALL SURFACE THAT FOLLOWS THE NATURAL FLOW OF TRAFFIC INTO THE ROOM.
11. CONTRACTOR SHALL CLEAN WORK AREAS ON A DAILY BASIS SO AS NOT TO ACCUMULATE DEBRIS.	28. THE GENERAL BUILDING PERMITS SHALL BE PAID FOR BY THE CONTRACTOR. ALL OTHER PERMITS SHALL BE SECURED & PAID FOR BY THE SUBCONTRACTOR DIRECTLY RESPONSIBLE. ALL REQUIRED CITY, COUNTY AND/OR STATE LICENSES SHALL BE ACQUIRED AND PAID FOR BY THE INDIVIDUAL GENERAL CONTRACTOR OR SUBCONTRACTOR.
12. ALL DEBRIS SHALL BE REMOVED FROM PREMISES AND AREA OF CONSTRUCTION SHALL BE LEFT IN A "BROOM" CLEAN CONDITION AT ALL TIMES. AFTER TOTAL CONSTRUCTION SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CLEAN AND REMOVE CONSTRUCTION DUST FROM EACH PORTION OF THE PROJECT UPON PROJECT COMPLETION. CONTRACTOR IS TO CLEAN AREAS AND JOB SITE THOROUGHLY AS TO REMOVE ALL CONSTRUCTION DUST, RESIDUE, AND DEBRIS.	29. GYPSUM WALL BOARD AND SUSPENDED CEILING SYSTEMS SHALL CONFORM TO THE BUILDING CODE AND LOCAL GOVERNING BUILDING CODES/ORDINANCES.
13. CONTRACTOR SHALL NOT OBSTRUCT STAIRS, SIDEWALKS, ALLEYS OR OTHER RIGHT-OF-WAY WHICH ARE NOT OBTAINED BY OWNER. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING PROPER PERMITS.	30. CONTRACTOR SHALL COORDINATE ALL SUB CONTRACTORS AND ALL TRADES UNDER DIRECT CONTROL OF CONTRACTOR. THIS INCLUDES COORDINATING SCHEDULING AND MONITORING THESE CONTRACTORS ARE BEING NOT LIMITED TO: B.M., A.S., A.S., COOK, PUBLIC, AND THE INSTALLER.
14. CONTRACTOR SHALL NOT OBTAIN WORKMANSHIP PERMITS WITHOUT THE HIGHEST INDUSTRIAL STANDARDS. MATERIALS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND COMMUNICATIONS. MATERIALS SHALL COMPLY WITH THE APPROPRIATE NATIONAL TRADE ASSOCIATION STANDARDS OF AMERICA. HANGERS FOR CONCEALED INSTALLATION ARCHITECTURAL WOODWORKER INSTITUTE.	31. ALL APPROVED PLANS SHALL BE KEPT IN A BOX AND SHALL NOT BE USED BY WORKMEN. ALL CONSTRUCTION SETS SHALL BE KEPT UNDER LOCK AND KEY. CONTRACTOR SHALL MAINTAIN IN GOOD CONDITION, COMPLETE SET OF PLANS AND ALL REVISIONS, ADDENDUMS AND SPECIFICATIONS ON THE SUBJECT AT ALL TIMES. THESE ARE TO BE THE SOLE CARE OF SUPERINTENDENT.
15. THE OWNER MAY PERFORM ADDITIONAL WORK THAT IS NOT PART OF THIS CONTRACT WITH HIS OWN FORCES, UNDER SEPARATE CONTRACTS AND/OR WITH OTHER CONTRACTORS. THE CONTRACTOR SHALL COOPERATE WITH THE OWNER AND OTHER CONTRACTORS AND COORDINATE HIS WORK WITH THE OWNER SO THAT WORK BY OTHERS CAN BE INCORPORATED IN A TIMELY MANNER.	32. THE CONTRACTOR, AND/OR OWNER SHALL REVIEW SHOP DRAWINGS AND SAMPLES FOR CONFORMANCE WITH DESIGN CONCEPT FOR THE PROJECT. THE OWNER AND ARCHITECT'S APPROVAL OF AN SPECIFIC ITEM SHALL NOT NECESSARILY INDICATE THE VALUE OF AN ASSEMBLY IN WHICH THE ITEM FUNCTIONS, GENERAL CONDITIONS, ADDENDUMS AND SPECIFICATIONS SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR JOB SAFETY, AND SHALL TAKE ALL NECESSARY PRECAUTIONS TO ENSURE SAFETY OF WORKERS AND OCCUPANTS AT ALL TIMES.	33. GLASS AND GLAZING SHALL COMPLY WITH CHAPTER 54 OF THE U.S. SUMMER PRODUCT SAFETY COMMISSION SAFETY STANDARDS FOR ARCHITECTURAL GLAZING MATERIALS (42 FR 1426-116 CFR PART 1201).
17. ALL ELECTRICAL, MECHANICAL, AND PLUMBING WORK SHALL CONFORM TO STATE AND LOCAL REQUIREMENTS, IF APPLICABLE.	34. GENERAL CONTRACTOR IS TO ASSURE THAT NO REBAR OR REINFORCEMENT IS PRESENT PRIOR TO CORE DRILLING OR PLACING BOLTS OR ANY OTHER ITEM WHICH COULD DISTURB THE STRUCTURAL SLAB.

SITE PLAN NOTES

- EXISTING POSTS WITH ACCESSIBILITY TAKE OUT SIGNS TO REMAIN. THE RESTAURANT SHALL HAVE A MIN. OF 4 TAKE OUT SIGNS. PROVIDE ADDITIONAL SIGNS IF NECESSARY. COORDINATE WITH OWNER.
- EXISTING DUMPSTER WALLS TO BE PAINTED (P-13). REFER TO PAINT SCHEDULE AT SHEET A3.1 & A3.2.
- EXISTING DUMPSTER GATES/ROLLARDS TO BE PAINTED (P-13). REFER TO PAINT SCHEDULE AT SHEET A3.1 & A3.2.

LANDSCAPE NOTES

CONTRACTOR SHALL REPLACE ALL DAMAGED LANDSCAPE AREAS. THESE AREAS SHALL BE BROUGHT TO ITS ORIGINAL CONDITIONS. COORDINATE WORK WITH CONSTRUCTION PROJECT MANAGER.
VERIFY THAT LANDSCAPE LIGHTING IS OPERATIONAL AND REDIRECT AS NECESSARY. COORDINATE WITH CONSTRUCTION PROJECT MANAGER.

REVISIONS	
NO.	DESCRIPTION
11.1	TITLE SHEET / PROJECT DATA / SITE PLAN
A1.1	FLOOR PLAN / NOTES
A1.2	FURNITURE PLAN / NOTES
A2.1	REFLECTED CEILING PLAN / NOTES
A3.1	EXTERIOR TOWER FLOOR PLAN
A3.2	EXTERIOR CEILING / ROOF PLAN
A5.1	EXTERIOR ELEVATIONS
A5.2	EXTERIOR ELEVATIONS
A6.1	TOWER SECTION / DETAILS
A6.2	TOWER SECTION / DETAILS
A6.3	ROOF SPECIFICATIONS
A7.1	INTERIOR ELEVATIONS
A7.2	INTERIOR ELEVATIONS
A8.1	DETAILS / FINISH SCHEDULE & SPECIFICATIONS
A8.2	SECTIONS / DETAILS
A8.3	SECTIONS / DETAILS

RESPONSIBILITY CHART FOR SUPPLY AND INSTALLATION OF BUILDING RELATED ITEMS

ITEM	SUPPLIED BY OWNER	SUPPLIED BY CONTRACTOR	INSTALL BY CONTRACTOR	FINISHED BY CONTRACTOR	OTHER COMMENTS	REMARKS
DIVISION 4 - CARPENTRY						
4" V GROOVE STAIN GRADE POPLAR PANELS & TRIMMING (DUALNY STAIN)	X			X		
MILLWORK - WINE CABINET - PRE FINISHED	X			X		
MILLWORK - HOSTESS STAND - PRE FINISHED	X			X		
MILLWORK - P.O.S. CABINET - PRE FINISHED	X			X		
MILLWORK - BACK BAR CABINET AND TRIM	X			X		
MILLWORK - CAFE BOOTH WALLS AND TRIM	X			X		
RUNNING TRIM	X			X		
ACCUSTRICAL TILES		X		X		USE OWNER'S VENDOR
DIVISION 9 - FINISHES						
CARPET	X		X			G.C. TO COORDINATE INSTALLATION
STEP MOLDING	X		X			G.C. TO COORDINATE INSTALLATION
FLOOR TILE - BAR STEP	X	X		X		
BAR TOP		X		X		
DIVISION 10 - SPECIALTIES						
RESTROOM SIGNS	X		X			
WINDOW TREATMENT (BLINDS)	X		X			
WOOD VALANCE		X		X		
DIVISION 11 - EQUIPMENT						
POS INSTALLATION - TERMINALS SET UP	X		X			G.C. TO COORDINATE INSTALLATION
DECOR	X			X		
DIVISION 12 - FURNISHINGS						
FURNITURE	X			X		
INTERIOR DECOR PACKAGE - ARTWORK	X			X		
BOOTHS, CHAIRS, TABLETOP, BASES AND BRACKETS	X			X		
INTERIOR PLANT PACKAGE - LIVE PRESERVED & SILK	X			X		
WAITING BENCHES	X			X		
DIVISION 16 - ELECTRICAL						
INTERIOR & DECORATIVE LIGHT FIXTURES		X		X		USE OWNER'S VENDOR
OTHER LIGHT FIXTURES (SEE SHEET A-2.1)		X		X		

SCOPE OF WORK																													
EXTERIOR AND INTERIOR REMODEL / REFURNISHING OF EXISTING DINING, LOBBY & BAR AREAS. NEW WORK WILL INCLUDE NEW WALL FINISHES, GYP. SO. AS REQUIRED, CARPETING, CEILING MATERIALS, FURNITURE, DECOR, WINDOW COVERINGS, CABINETS AND LIGHTING REPLACEMENT AS REQUIRED. EXTERIOR NEW TOWER AND NEW PARKING AROUND BUILDING.																													
WORK FOR THIS CONTRACT SHALL BE PERFORMED DURING NON-BUSINESS HOURS, AND AS REQUIRED TO ALLOW CONTINUING OPERATION OF THE RESTAURANT. SPECIAL ATTENTION SHOULD BE TAKEN TO NOT HAVE A QUARTER AND ANNUAL TRUCE ON SITE.																													
PROJECT DATA																													
BUILDING CODE:	2012 INTERNATIONAL BUILDING CODE																												
ACCESSIBILITY CODE:	2009 ICC A117.1																												
ELECTRICAL CODE:	2011 NATIONAL ELECTRICAL CODE																												
PLUMBING CODE:	2012 INTERNATIONAL PLUMBING CODE																												
FIRE CODE:	2012 INTERNATIONAL FIRE CODE																												
OCCUPANCY CLASSIFICATION:	AS (ASSEMBLY)																												
TYPE OF CONSTRUCTION:	VB																												
TOTAL BUILDING SQUARE FOOTAGE:	9,344 SQ. FT.																												
SEATING:	EXISTING: 320 FINISHING: 314																												
FIRE SPRINKLER:	YES																												
FIRE ALARM:	NO																												
<table border="1"> <thead> <tr> <th>TILE FIXTURE COL.</th> <th>FINISH</th> <th>ALL</th> <th>TOTAL</th> <th>FINISH</th> <th>ALL</th> <th>TOTAL</th> </tr> </thead> <tbody> <tr> <td>WATER</td> <td>0</td> <td>3</td> <td>4</td> <td>0</td> <td>0</td> <td>4</td> </tr> <tr> <td>URINAL</td> <td>0</td> <td>3</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> </tr> <tr> <td>LAVATORIAL</td> <td>2</td> <td>2</td> <td>2</td> <td>2</td> <td>0</td> <td>2</td> </tr> </tbody> </table>		TILE FIXTURE COL.	FINISH	ALL	TOTAL	FINISH	ALL	TOTAL	WATER	0	3	4	0	0	4	URINAL	0	3	0	0	0	0	LAVATORIAL	2	2	2	2	0	2
TILE FIXTURE COL.	FINISH	ALL	TOTAL	FINISH	ALL	TOTAL																							
WATER	0	3	4	0	0	4																							
URINAL	0	3	0	0	0	0																							
LAVATORIAL	2	2	2	2	0	2																							
STANDARD SPACES:	34																												
ACCESSIBLE SPACES:	4																												
TOTAL SPACES:	38																												

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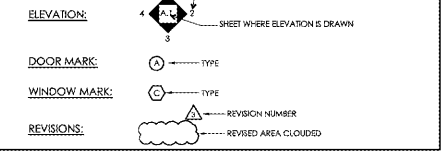
STRUCTURAL

11.0	EXTERIOR TOWER PLAN
12.0	SECTIONS

ELECTRICAL

E1.1	ELECTRICAL LIGHTING PLAN / NOTES / SCHEDULE
E1.2	ELECTRICAL PANEL SCHEDULES, RISERS & DETAILS

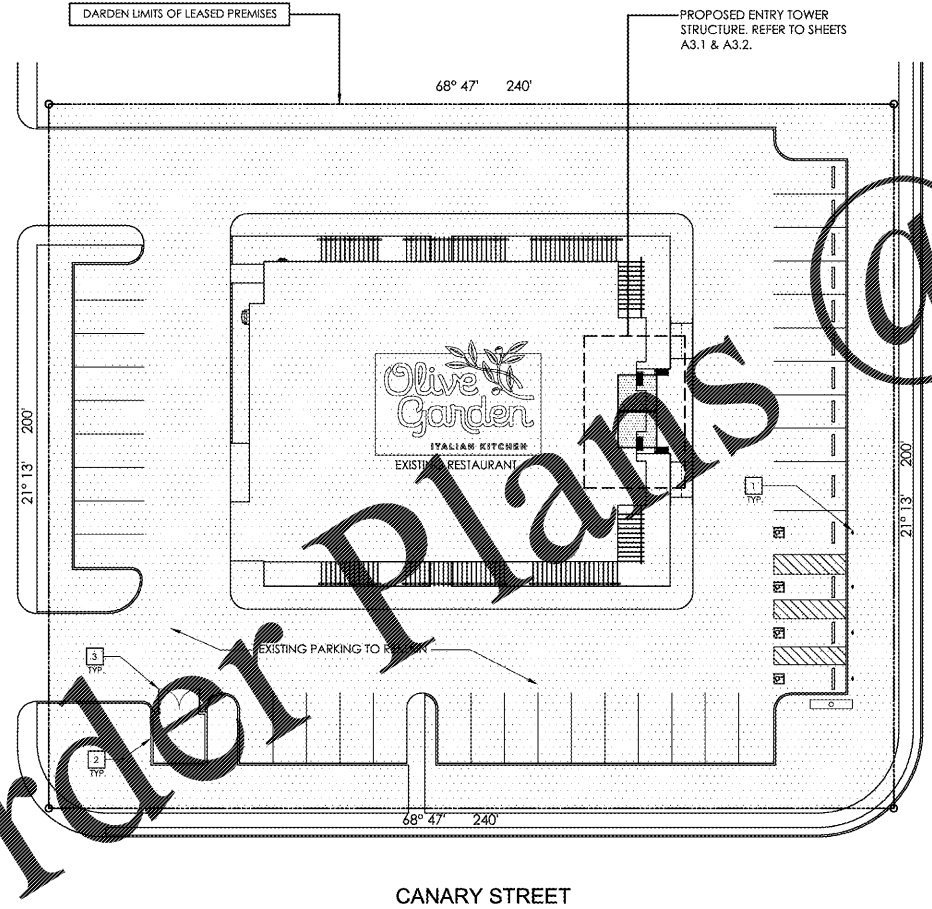
SYMBOLS



INTERIOR FINISH FIRE CHARACTERISTICS

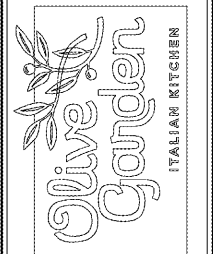
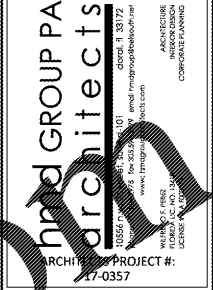
FLAME SPREAD RATINGS	CLASS	FLAME SPREAD	FUEL CONTR.	SMOKE DENSITY
ACCUSTRICAL TILE	A OR I	25		50
PLASTIC LAMINATES	-	165		135
LATEX FLAT PAINT	A	5		0

- ALL WALL FINISHES IN VESTIBULE & LOBBY AREAS SHALL BE CLASS "A" RATINGS. (SEE CLASS "B" IF BUILDING IS SPRINKLERED)
 - ALL WALL FINISHES IN CORRIDORS OR HALLWAYS SHALL BE CLASS "B" RATINGS. (SEE CLASS "C" IF BUILDING IS SPRINKLERED)
 - TO ACCOMPLISH FIRE RATED CLASSIFICATIONS USE "FLAME CONTROL COATINGS, INC." (718) 282-1999. FOR CLASS "A" PANEL USE PRODUCTS' COMPLIANCE CONTROL NO. 10-10 & NO. 30-30 OVERCOAT. USE THIS PRODUCT FOR CLASS "B" CLASSIFICATION.
- FOR VARNISHES FINISHES USE:
FOR CLASS "A" - FLAME CONTROL NO. 168 & NO. 167 OVERCOAT.
FOR CLASS "B" - FLAME CONTROL NO. 129 & NO. 150 OVERCOAT.
CONTRACTOR SHALL FOLLOW MANUFACTURER INSTRUCTIONS FOR ALL WORK TO BE PERFORMED.



SITE PLAN

1"=20'



Issue Date: 05-03-2018

REVISION INFORMATION

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8	

Restaurant #: 1289

P1B (MEDIUM)
1903 N ROAN STREET

JOHNSON CITY, TN

Drawing TITLE SHEET

T1.1

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