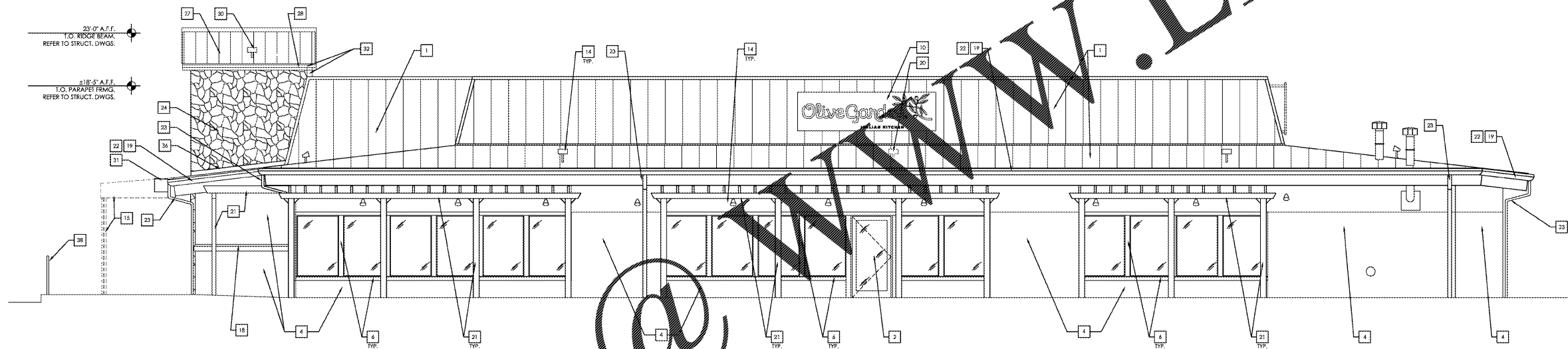


1 REAR ELEVATION  
SCALE: 1/4" = 1'-0"



2 RIGHT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"

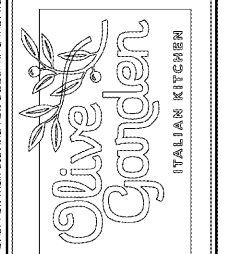
EXTERIOR ELEVATION KEY NOTES:			
DESCRIPTION	ITEM	DESCRIPTION	ITEM
1. EXISTING STANDING SEAM METAL ROOF TO REMAIN.		19. EXISTING FLASHING AND FLASHING TO REMAIN.	
2. EXISTING STOREFRONT TO REMAIN.		20. EXISTING LIGHT FIXTURE AND ELECTRICAL CONNECTION TO BE REMOVED AS REQUIRED.	
3. EXISTING DOOR AND FRAME. PAINT P-13.		21. EXISTING SILL. PAINT P-13.	
4. EXISTING STUCCO WALL FINISH TO BE PAINTED P-10.		22. EXISTING CASING TO REMAIN. PAINT P-13.	
5. EXISTING GAS METER AND PIPES TO BE PAINTED TO MATCH ADJACENT WALL. PAINT COLOR.		23. EXISTING DOWNSPOUT TO REMAIN. PAINT P-13.	
6. EXISTING WINDOW/DOOR WOOD TRIM. PAINT P-12.		24. NEW SIMULATED STONE VENEER (2" MORTAR BED, MTL. LATH, WEATHER RESISTANT BARRIER AND PLYWOOD SHEATHING OVER 2x4 WOOD FRAMING. REFER TO WALL SECTIONS.	212
7. EXISTING ELECTRICAL METER OR PANEL TO BE PAINTED TO MATCH ADJACENT WALL. PAINT COLOR.		25. NEW MANAGERS PLAQUE - MOUNTED 5'-6" TO CENTERLINE OF PLAQUE. CENTER OF PLAQUE SHALL ALIGN WITH CENTER OF "HOURS OF OPERATION" SIGN.	
8. EXISTING DUMPSTER WALLS, GATES AND POSTS TO BE PAINTED P-13.		26. NEW HOURS OF OPERATION SIGN - MOUNTED 5'-6" TO CENTERLINE OF SIGN.	
9. EXISTING AWNING FABRIC TO BE REPLACED BY OWNER WITH NEW FABRIC. COLOR: OLIVE GARDEN BROWN. CONTRACTOR SHALL PROVIDE METAL FRAMING. (OWNER'S RESPONSIBILITY TO PROVIDE AWNING FABRIC TO CONTRACTOR).		27. NEW STANDING SEAM METAL ROOF. REFER TO SPECIFICATIONS AT SHEET A6.3.	410
10. EXISTING SIGN TO BE REPLACED - N.I.C. MOUNTED UNDER SEPARATE PERMIT. COORDINATE W/ SIGN VENDOR FOR REQUIREMENTS.		28. NEW WOOD FASCIA TRIM. PAINT P-13.	
11. EXISTING METAL RAILING TO BE PAINTED.		29. NEW WALL MOUNTED LIGHT FIXTURE. SEE EXTERIOR REFLECTED CEILING PLAN, SHEET A3.2.	
12. NEW SIGN - N.I.C. APPLIED FOR UNDER SEPARATE PERMIT. CONTRACTOR SHALL PROVIDE ALL POWER AND WALL BACKING. SIGN COORDINATE W/ SIGN VENDOR FOR REQUIREMENTS.		30. NEW ROOF LIGHTS. REFER TO SHEET A3.2.	
13. EXISTING STUCCO FINISH TO BE PAINTED P-13.		31. NEW ENTRY CANOPY.	
14. EXISTING LIGHT FIXTURE TO REMAIN.		32. NEW METAL GUTTER AND DOWNSPOUT (1/2" O.D.) PAINT P-13.	
15. EXISTING AWNING FABRIC TO BE REMOVED. REPAIR DAMAGED AREAS. MATCH EXISTING FINISHES.		33. REMOVE PORTION OF ROOF OVERHANGS AS REQUIRED. REPAIR DAMAGED AREAS. MATCH EXISTING FINISHES. REWORK GUTTER OR REPLACE IF NECESSARY.	
16. EXISTING ROOF TO REMAIN.		34. NEW 24" WIDE x 30" TALL, 4" PITCH (24" LEG) DOGHOUSE SHAPED HINGED GABLE VENT. BRONZE BAKED ENAMEL FINISH ALUMINUM, STANDARD NAIL FIN. WITH FULLY SCREEN INTERIOR BY CUSTOM GABLE VENTS (www.customgablevents.com).	
17. EXISTING SIGN TO BE REMOVED. REPAIR DAMAGED AREAS. MATCH EXISTING FINISHES.		35. EXISTING SIDELIGHT PANELS AND TRIMMING TO BE REMOVED. ENCLOSE OPENINGS. REFER TO SHEET A3.1. REPAIR DAMAGED AREAS. MATCH EXISTING FINISHES.	
18. EXISTING TRIM. PAINT P-12.		36. NEW METAL FLASHING. PAINT P-13.	
		37. EXISTING TRIM. PAINT P-13.	
		38. NOT USED.	
		39. EXISTING FAN TO BE PAINTED P-13.	
		40. EXISTING LOUVER TO BE PAINTED P-13.	

EXTERIOR FINISH SCHEDULE			NOTES:
NO.	MATERIAL	DESCRIPTION	REMARKS (FINISHED/INSTALLED BY G.C., U.A.D.)
(P-10)	WALL PAINT	PAINT: SHERWIN WILLIAMS, EMERALD, EXTERIOR ACRYLIC, SELF-PRIMING, SW 6-23, SATIN FINISH COLOR: BAGUETTE	NOTE: SUPPLY SAMPLE FOR OWNER APPROVAL PRIOR TO APPLICATION.
(P-11)	NOT USED.		
(P-12)	PAINT W/D. TRIM	PRIME COAT: BENJAMIN MOORE - SUPER SPEC. ALKYD PRIMER PRODUCT #294-00, TINTED TO HALF FORMULA OF FINISH COAT FINISH COAT: BENJAMIN MOORE - #303, SATIN FINISH COLOR: OLD WORLD ROMANCE	NOTE: SUPPLY SAMPLE FOR OWNER APPROVAL PRIOR TO APPLICATION.
(P-13)	PAINT FASCIA, SOFFITS, GUTTERS, DOWNSPOUTS, ROOF FLASHING, SERVICE DOORS, DUMPSTER GATES, BOLLARDS	PRIME COAT: BENJAMIN MOORE - SUPER SPEC. ALKYD PRIMER PRODUCT #294-00, TINTED TO HALF FORMULA OF FINISH COAT FINISH COAT: BENJAMIN MOORE - #HC-47, SATIN FINISH COLOR: CLINTON BROWN	NOTE: SUPPLY SAMPLE FOR OWNER APPROVAL PRIOR TO APPLICATION.
(P-14)	PAINT TRELLIS	PRIME COAT: BENJAMIN MOORE - SUPER SPEC. ALKYD PRIMER PRODUCT #294-00, TINTED TO HALF FORMULA OF FINISH COAT FINISH COAT: BENJAMIN MOORE - #2142-10, SATIN FINISH COLOR: MEDITERRANEAN OLIVE	NOTE: SUPPLY SAMPLE FOR OWNER APPROVAL PRIOR TO APPLICATION.
(P-15)	PAINT METAL RAILS	PRIME COAT: BENJAMIN MOORE - SUPER SPEC HP ALKYL METAL PRIMER, TINTED TO HALF FORMULA OF FINISH COAT FINISH COAT: BENJAMIN MOORE - SUPER SPEC HP URETHANE ALKYD GLOSS ENAMEL COLOR: SAFETY BLACK	NOTE: SUPPLY SAMPLE FOR OWNER APPROVAL PRIOR TO APPLICATION.
(212)	STONE VENEER	CORONADO STONE - "APPALACHIAN FIELDSTONE" (CPAPPFMSUN) W/ MATCHING CHISELED CORNER STONES. (CPAPPFMSUN) COLOR: MOUNTAIN SUNSET INSTALL WITH A 3/4" GROUT JOINT AND GROUTED WITH BONSAL NATURAL GRAY GROUT TO MATCH STONE	FURNISHED & INSTALLED BY G.C.
(410)	STANDING SEAM METAL ROOF	BERRIDGE MANUFACTURING, CO. - CEE LOCK COLOR: DARK BRONZE, KYNAR 500	FURNISHED & INSTALLED BY CONTRACTOR REFER TO SHEET A6.3 FOR ROOF SPECS.

VENDOR'S INFORMATION			
PRODUCT	VENDOR	VENDOR CONTACT	TELEPHONE NO.
PAINT	BENJAMIN MOORE	LAURA HODGE laura.hodge@benjaminmoore.com	P: (404) 904-1911
STONE VENEER	CORONADO STONE	WWW.CORONADO.COM/ DISTRIBUTOR/LOCATOR.HTM	P: (800) 847-8663
LIGHTING	SPECIALITY LIGHTING	MIKE RIGLIANO mwr@sighting.com	P: (860) 767-0010 EXT: 221 F: (860) 767-5380

GENERAL ELEVATION NOTES:
1. ALL AREAS OF DEMOLITION SHALL BE PATCHED, REPAIRED, AND PREPARED TO RECEIVE NEW FINISHES AS NOTED.
2. ALL SURFACES SCHEDULED TO BE PAINTED SHALL BE PROPERLY PREPARED TO ACCEPT NEW FINISH COATS. THIS INCLUDES PATCHING AND REPAIR OF ANY DAMAGED AREAS TO MATCH EXISTING ADJACENT SURFACES. PRIME SURFACES PRIOR TO FINISH COATS WHERE REQUIRED AND/OR RECOMMENDED BY PAINT MANUFACTURER FOR PROPER APPLICATION. VERIFY ALL PAINT COLORS & TYPES W/ THE OWNERS REPRESENTATIVE PRIOR TO APPLICATION. PROVIDE A MINIMUM OF (2) FINISH COATS AND ADDITIONAL COATS AS REQUIRED FOR FULL COVERAGE.
3. EXISTING EXTERIOR SOFFITS AROUND BUILDING TO BE PAINTED P-13

Johnson Group PA  
Architects  
ARCHITECT PROJECT #: 17-0357



Issue Date: 05-03-2018

REVISION INFORMATION	
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Restaurant #: 1289

P1B  
(MEDIUM)  
1903 N ROAN STREET  
JOHNSON CITY, TN

Drawing  
EXTERIOR  
ELEVATIONS

A5.2

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