

ADMINISTRATIVE AMENDMENT

FILE #: _____ PROJECT #: _____

APPROVED BY

DATE



EXTERIOR/ INTERIOR RENOVATION

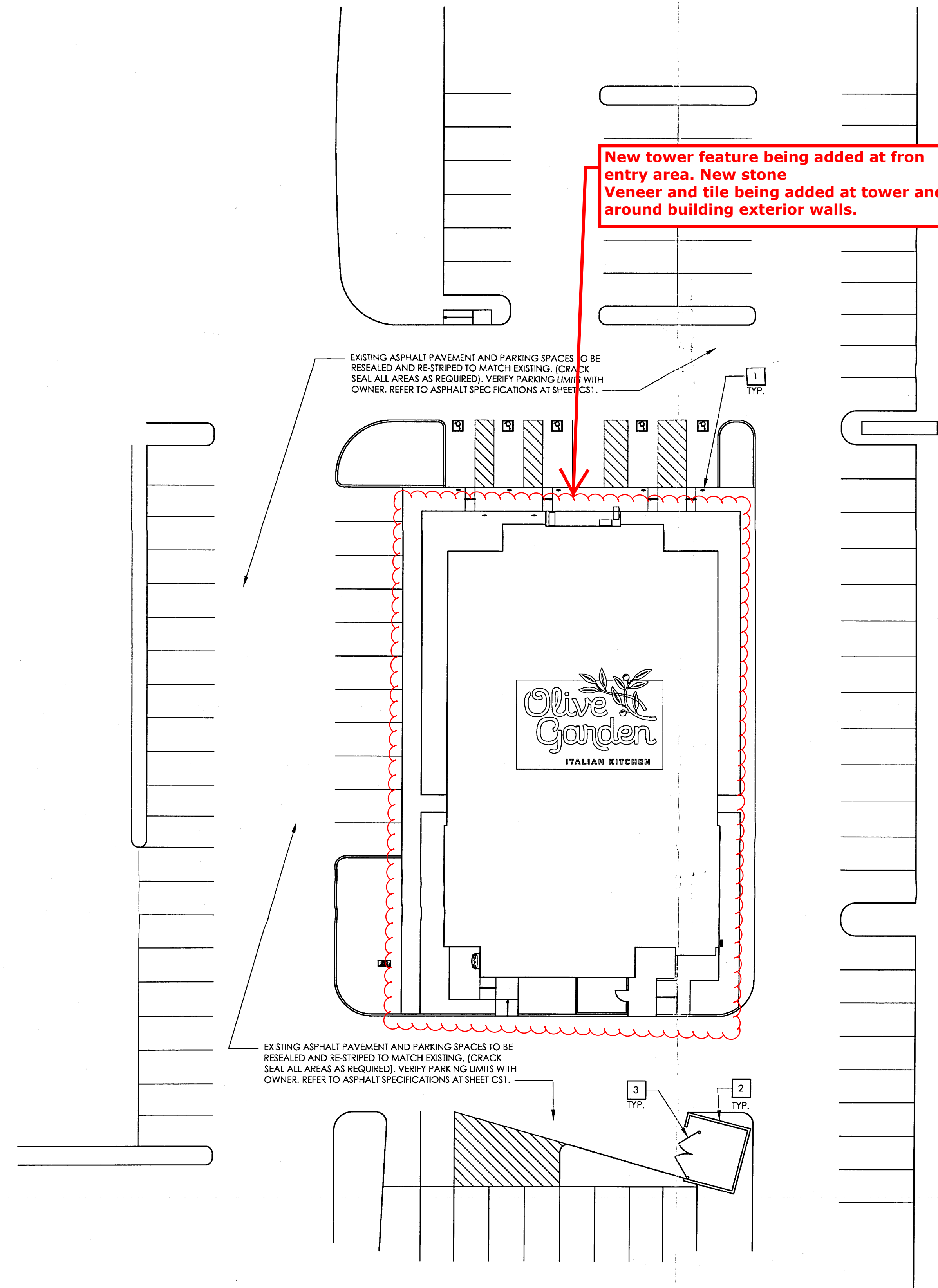
601 JUAN TABO BLVD NE

ALBUQUERQUE, NM

PROJECT CONTACTS		GENERAL NOTES	
OWNER:	DARDEN RESTAURANTS, INC. 1000 DARDEN CENTER DRIVE ORLANDO, FL 32837 (407) 245-4000	1 THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS WITH DOCUMENTS GIVEN AT PRE-BID MEETINGS 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 PLUMBING, 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.
ARCHITECT:	HMD GROUP ARCHITECTS 10556 N.W. 26 TH. STREET, SUITE D-101 DOSSAL, FL 33172 OFFICE: (305) 594-2975 FAX: (305) 594-2976	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.
STRUCTURAL ENGINEER:	RONALD A ROBERTS ASSOCIATES, INC. 2948 N. STEMMONS FREEWAY DALLAS, TX 75247-6103 OFFICE: (214) 637-6299 FAX: (214) 637-6977	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.
ELECTRICAL ENGINEER:	DEVITA & ASSOCIATES, INC. 1150 EAST WASHINGTON STREET GREENVILLE, SC 29602-1596 (864) 232-6642 FAX: (864) 242-4878 CONTACT: DONALD R. WHITE	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 AFTER THE START OF CONSTRUCTION WHICH HAVE NOT BEEN BROUGHT TO THE ATTENTION OF THE OWNER. THE MEANS OF CORRECTING ANY ERROR SHALL FIRST BE APPROVED BY THE ARCHITECT AND OWNER.	21 DECORATIVE MATERIALS, DRAPE, HANGINGS, ETC., SHALL BE NON-FLAMMABLE OR FLAME-PROOF PER STATE FIRE MARSHALL REQUIREMENTS.
SCOPE OF WORK		22 MINIMUM FLAME SPREAD CLASSIFICATION OF INTERIOR FINISH SHALL CONFORM TO THE BUILDING CODE AND LOCAL GOVERNING BUILDING CODES/ORDINANCES.	
EXTERIOR AND INTERIOR REMODEL / REFURBISHMENT OF EXISTING DINING, LOBBY & BAR AREAS. NEW WORK WILL INCLUDE NEW WALL FINISHES, CVP, RS, AS REQUIRED, CARPETING, CEILING MATERIALS, FURNITURE, DECOR, WINDOW COVERING, CABINETS AND LIGHTING REPLACEMENT AS REQUIRED. ADDING STONE AND CANOPY AT FRONT ENTRY AREA OF THE BUILDING.		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.	
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 DUMPSTER AND MINIMAL TRUCKS ON SITE.		24 INTERIOR WOOD TRIM SHALL BE STAIN GRADE POPULAR UNLESS OTHERWISE NOTED. (SEE INDICATED ON DWGS.)	

SITE PLAN NOTES	
1.	EXISTING POSTS WITH ACCESSIBILITY TAKE OUT SIGNS TO REMAIN. THE RESTAURANT SHALL HAVE A MIN. OF 4' WIDE OUT SIGNS. PROVIDE ADDITIONAL SIGNS IF NECESSARY. COORDINATE WITH OWNER.
2.	EXISTING DUMPSTER WALLS TO BE PAINTED (P-13). REFER TO PAINT SCHEDULE AT SHEET A5.1 & A5.2.
3.	EXISTING DUMPSTER GATES/BOLLARDS TO BE PAINTED (P-13). REFER TO PAINT SCHEDULE AT SHEET A5.1 & A5.2.

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.	



GENERAL NOTES	
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.	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.
20 THE CONTRACTOR SHALL FURNISH AND INSTALL ALL MINOR ITEMS WHICH ARE OBVIOUSLY AND REASONABLY NECESSARY TO COMPLETE ANY INSTALLATION.	21 DECORATIVE MATERIALS, DRAPE, HANGINGS, ETC., SHALL BE NON-FLAMMABLE OR FLAME-PROOF PER STATE FIRE MARSHALL REQUIREMENTS.
22 MINIMUM FLAME SPREAD CLASSIFICATION OF INTERIOR FINISH SHALL CONFORM TO THE BUILDING CODE AND LOCAL GOVERNING BUILDING CODES/ORDINANCES.	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.
24 INTERIOR WOOD TRIM SHALL BE STAIN GRADE POPULAR UNLESS OTHERWISE NOTED. (SEE INDICATED ON DWGS.)	25 THE CONTRACTOR SHALL PROVIDE THE RESTAURANT GENERAL MANAGER ONE SET OF "AS BUILT" DRAWINGS.
26 ALL WORK DESCRIBED HEREIN IS CONSIDERED TO BE PERFORMED BY THE SUBCONTRACTOR DIRECTLY RESPONSIBLE. ALL CONTRACTORS ARE, BUT ARE NOT LIMITED TO: BVA, ADT, AEL, COKE, PERLUCK, AND THE CARPET INSTALLERS.	27 PAINT UNDERSIDE OF SOFFITS AND JAMS OF ARCHES TO MATCH WALL SURFACE THAT FOLLOWS THE NATURAL FLOW OF TRAFFIC INTO THE ROOM.
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 CONTRACTORS ARE, BUT ARE NOT LIMITED TO: BVA, ADT, AEL, COKE, PERLUCK, AND THE CARPET INSTALLERS.	29 GYPSUM WALL BOARD AND SUSPENDED CEILING SYSTEMS SHALL CONFORM TO THE BUILDING CODE AND LOCAL GOVERNING CODES AND ORDINANCES.
30 CONTRACTOR SHALL COORDINATE ALL SUB-CONTRACTORS THAT ARE UNDER DIRECT CONTRACT WITH DARDEN RESTAURANTS, INC. THIS INCLUDES COORDINATION, SCHEDULING AND MONITORING. THESE CONTRACTORS ARE, BUT ARE NOT LIMITED TO: BVA, ADT, AEL, COKE, PERLUCK, AND THE CARPET INSTALLERS.	31 APPROVED PLANS SHALL BE KEPT IN A PLAN BOX AND SHALL NOT BE USED BY WORKMEN. ALL CONSTRUCTION SITES SHALL REFLECT SAME INFORMATION. THE CONTRACTOR SHALL ALSO MAINTAIN, IN GOOD CONDITION, ONE COMPLETE SET OF PLANS WITH ALL REVISIONS, ADDENDUMS AND CHANGE ORDERS, ON THE PREMISES AT ALL TIMES. THESE ARE TO BE KEPT UNDER THE CARE OF THE JOB SUPERINTENDENT.
32 THE ARCHITECT, AND/OR OWNER WILL REVIEW SHOP DRAWINGS AND SAMPLES FOR CONFORMANCE WITH DESIGN CONCEPT FOR THE PROJECT. THE OWNER AND/OR ARCHITECT'S APPROVAL OF AN ASSEMBLY IN WHICH THE ITEM FUNCTIONS. GENERAL CONTRACTOR SHALL REVIEW THE SHOP DRAWINGS PRIOR TO SUBMISSION AND ASSURE THAT THE INFORMATION PROVIDED IS IN CONFORMANCE WITH THE CONSTRUCTION DRAWINGS.	33 ALL GLASS AND GLAZING SHALL COMPLY WITH CHAPTER 54 OF THE U.S. CONSUMER PRODUCT SAFETY COMMISSION SAFETY STANDARDS FOR ARCHITECTURAL GLAZING MATERIALS (42 FR 1426-#14 CFR PART 1201).
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.	35 FOR CONSTRUCTION DETAILS NOT SHOWN, USE THE MANUFACTURER'S STANDARD DETAILS OR APPROVED SHOP DRAWINGS/DATA SHEETS IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
36 INSTALLATION OF ALL OWNER SUPPLIED ITEMS IS BY GENERAL CONTRACTOR UNLESS OTHERWISE SPECIFIED.	37 IF, THROUGH ERRORS OR OMISSIONS, THE INTENT TO THE ARCHITECT OR ENGINEER WITH REGARD TO ANY DETAIL IS NOT CLEAR, OR IS CAPABLE OF MORE THAN ONE INTERPRETATION, SUCH MATTERS SHALL BE BROUGHT TO THE ATTENTION OF ARCHITECT/ENGINEER IN WRITING BEFORE THE SUBMISSION OF BIDS, AND THE ARCHITECT/ENGINEER SHALL MAKE CORRECTION OR EXPLANATION IN WRITING. OTHERWISE, NO EXTRA CHARGE WILL BE ALLOWED FOR THE WORK OR MATERIAL WHICH THE ARCHITECT/ENGINEER WILL REQUIRE, PROVIDED THAT IT COMES WITHIN A REASONABLE INTERPRETATION OF THE DRAWINGS AND SPECIFICATIONS.
38 ALL DECOR ITEMS SCHEDULED FOR REMOVAL SHALL BE SALVAGED & TURNED OVER TO DARDEN FOR CHARITY DONATION.	39 G.C. TO "TIDY UP" AND ORGANIZE CABLES AND WIRES ALONG THE P.O.S. STATIONS AT VISIBLE LOCATIONS, INCLUDING THE SIDE SERVICE ALLEYS.
40 GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSING OF REMOVED CARPETING TO AN OFF-SITE LOCATION.	41 IT IS NOT THE INTENT ON THE DRAWINGS TO REMOVE ANY STRUCTURAL ELEMENTS. CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THAT ITEMS SHOWN IN DEMOLITION ARE NOT PART OF THE STRUCTURAL INTEGRITY OF THE BUILDING. CONTRACTOR SHALL NOTIFY THE ARCHITECT PRIOR TO PROCEED WITH ANY WORK.

RESPONSIBILITY CHART FOR SUPPLY AND INSTALLATION OF BUILDING RELATED ITEMS									
ITEM	SUPPLIED BY OWNER	SUPPLIED BY G.C.	INSTALLED BY OWNER'S VENDOR	INSTALLED BY CONTRACTOR	FINISHING (TOUCH UP) BY CONTRACTOR	OTHER (ELECTRICAL, PLUMBING, ETC.) BY CONTRACTOR	LEAD TIMES REQUIRED	REMARKS	
DIVISION 6 - CARPENTRY									
4" Y-GROOVE STAIN GRADE POPULAR PANELS & TRIMMING PRE-FINISHED (WALNUT 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					
BURNING TRIM	X			X					
ACOUSTICAL TILES		X		X				USE OWNER'S VENDOR	
DIVISION 9 - FINISHES									
CARPET	X			X				G.C. TO COORDINATE INSTALLATION	
FLOOR TILE - BAR STEP	X			X				G.C. TO COORDINATE INSTALLATION	
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					
BOOTH, CHAIRS, TABLES, 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					

PROJECT DATA	
BUILDING CODE:	2015 NEW MEXICO COMMERCIAL BUILDING CODE INCLUDING APPENDIX CHAPTERS E AND I
ACCESSIBILITY CODE:	2009 ICC ANSI 117.1
ELECTRICAL CODE:	2014 NEW MEXICO ELECTRICAL CODE
PLUMBING CODE:	2012 NEW MEXICO PLUMBING CODE
FIRE CODE:	2009 ALBUQUERQUE FIRE CODE
OCCUPANCY CLASSIFICATION:	A2 (ASSEMBLY)
TYPE OF CONSTRUCTION:	5B
TOTAL BUILDING SQUARE FOOTAGE:	8,427.00 SQ. FT.
SEATING:	EXISTING: 244 PROPOSED: 244
TOTAL OCCUPANT LOAD:	792
FIRE SPRINKLER:	PROPOSED: YES (TO BE PROVIDED)
FIRE ALARM:	EXISTING: YES
TOILET FIXTURE COUNT:	MALE: EXIST. 2, ALT. 0, TOTAL 2. FEMALE: EXIST. 3, ALT. 0, TOTAL 3.
WATER CLOSET:	2, 0, 2, 3, 0, 3
URINAL:	2, 0, 2, 0, 0, 0
LAVATORIES:	2, 0, 2, 2, 0, 2
STANDARD SPACES:	RECIPROCAL
ACCESSIBLE SPACES:	5

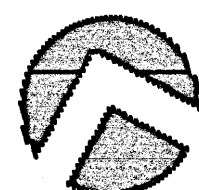
INDEX OF DRAWINGS				
REVISIONS				
08-22-2017	08-22-2017			
ARCHITECTURAL				
T1.1	TITLE SHEET / PROJECT DATA / SITE PLAN			
CS1	ASPHALT SPECIFICATIONS			
FIRE 2	FIRE 2 - LIFE SAFETY PLAN			
A1.1	FLOOR PLAN / NOTES			
A1.2	FURNITURE PLAN / NOTES			
A2.1	REFLECTED CEILING PLAN / NOTES			
A3.1	ENTRY CANOPY & SECTIONS / DETAILS			
A5.1	EXTERIOR ELEVATIONS			
A5.2	EXTERIOR ELEVATIONS			
A7.1	INTERIOR ELEVATIONS			
A7.2	INTERIOR ELEVATIONS			
A8.1	DETAILS / FINISH SCHEDULE & SPECIFICATIONS			
A8.2	SECTIONS / DETAILS			
A8.3	SECTIONS / DETAILS			
STRUCTURAL				
S1.1	STRUCTURAL NOTES AND FOUNDATION DETAILS			
ELECTRICAL				
E1.1	ELECTRICAL LIGHTING PLAN / NOTES / SCHEDULE			
E1.2	ELECTRICAL PANEL SCHEDULES, RISERS & DETAILS			
SYMBOLS				
SECTION:	SECTION NO. 3 A4.2			
DETAIL:	DETAIL NO. 3 A4.2			
ELEVATION:	ELEVATION NO. 4 A4.2			
DOOR MARK:	A - TYPE			
WINDOW MARK:	C - TYPE			
REVISIONS:	REVISION NUMBER			
INTERIOR FINISH FIRE CHARACTERISTICS				
FLAME SPREAD RATINGS	CLASS	FLAME SPREAD	FUEL CONTR.	SMOKE DENSITY
ACOUSTICAL TILE	A OR 1	25		50
PLASTIC LAMINATES	-	165		135
LATEX FLAT PAINT	A	5		0
1. ALL WALL FINISHES IN VESTIBULE & LOBBY AREAS SHALL BE CLASS "A" RATING. (USE CLASS "B" IF BUILDING IS SPRINKLERED).				
2. ALL WALL FINISHES IN CORRIDORS OR HALLWAYS SHALL BE CLASS "B" RATING. (USE CLASS "C" IF BUILDING IS SPRINKLERED).				
3. TO ACCOMPLISH FIRE RATED CLASSIFICATIONS USE "FLAME CONTROL COATINGS, INC." (714) 282-1399. FOR CLASS "A" PAINT USE PRODUCTS "FLAME 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. 166 & NO. 167 OVERCOAT.				
FOR CLASS "B" - FLAME CONTROL NO. 129 & NO. 130 OVERCOAT.				
CONTRACTOR SHALL FOLLOW MANUFACTURER INSTRUCTIONS FOR ALL WORK TO BE PERFORMED.				

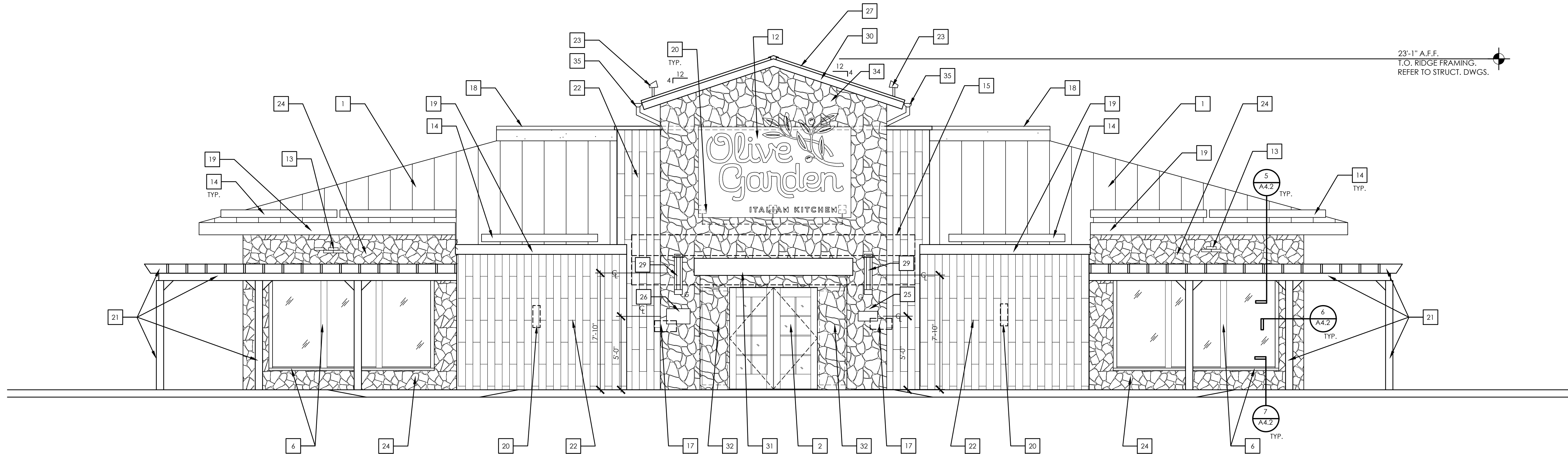
ADMINISTRATIVE AMENDMENT	
FILE #	101146
PROJECT #	101146
MINOR CHANGES TO EXISTING (BASE ELEVATIONS)	
APPROVED BY	11-27-2017
DATE	

hmd group architects	
ARCHITECTS PROJECT #:	17-0152
STATE OF NEW MEXICO REGISTERED ARCHITECT	
NOV 21 2017	
Olive Garden ITALIAN KITCHEN	
Issue Date:	06-22-2017
REVISION INFORMATION	
1	07-27-2017
BLDG. DEPT. COMMENTS	
2	08-25-2017
BLDG. DEPT. COMMENTS	
3	
4	
5	
6	
7	
8	
Restaurant #:	1121
P2 (LOW)	
601 JUAN TABO BLVD NE	
ALBUQUERQUE, NM	
Drawing	
TITLE SHEET	
T1.1	

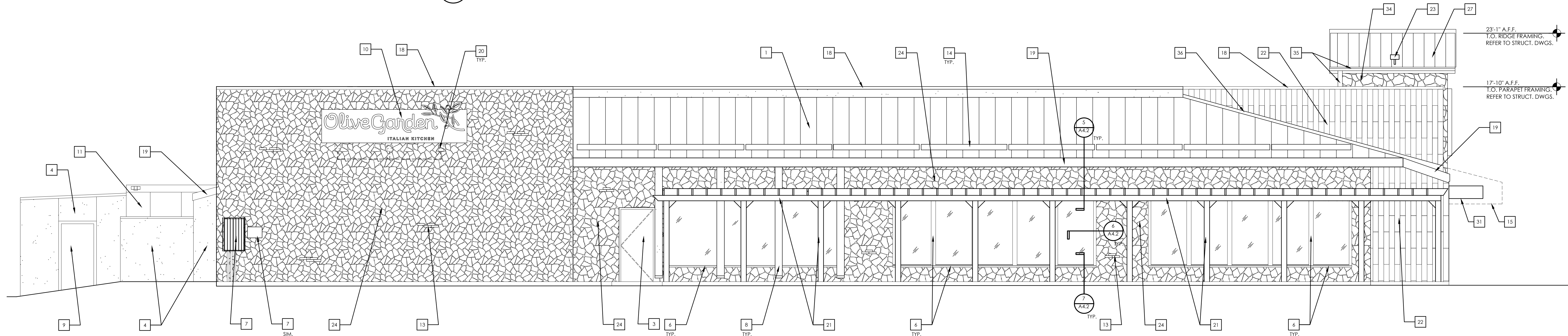
SITE PLAN

1"=20'





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



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

EXTERIOR ELEVATION KEY NOTES:

DESCRIPTION	DESCRIPTION
1. EXISTING STANDING SEAM METAL ROOF (113) REFER TO SPECIFICATIONS AT SHEET A6.3.	18. EXISTING FASCIA AND FLASHING, PAINT (106).
2. EXISTING STOREFRONT PAIR DOORS TO BE REPLACED, REFER TO DOOR SCHEDULE AT SHEET A4.2.	19. NEW FASCIA AND FLASHING, PAINT (106).
3. EXISTING DOOR AND FRAME, PAINT (106).	20. EXISTING LIGHT FIXTURE AND ELECTRICAL CONNECTION TO BE REMOVED AS REQUIRED.
4. EXISTING STUCCO WALL FINISH TO BE PAINTED (101).	21. EXISTING TRELLIS, PAINT (106).
5. EXISTING GAS METER AND PIPES TO BE PAINTED TO MATCH ADJACENT WALL PAINT COLOR (IF APPLICABLE).	22. NEW PLANK VENEER OVER EXISTING STUCCO FINISH (PROVIDE BONDING AGENT), (108).
6. EXISTING WINDOW/DOOR WOOD TRIM, PAINT (106).	23. NEW ROOF LIGHTS, REFER TO SHEET A8.2.
7. EXISTING ELECTRICAL METER OR PANEL & CAGE TO BE PAINTED TO MATCH ADJACENT WALL PAINT COLOR.	24. NEW SIMULATED STONE VENEER OVER EXISTING STUCCO FINISH (PROVIDE BONDING AGENT) (107).
8. EXISTING STUCCO WALL FINISH TO BE PAINTED (106).	25. NEW MANAGER'S PLAQUE - MOUNTED 5'-6" TO CENTERLINE OF PLAQUE. CENTER OF PLAQUE SHALL ALIGN WITH CENTER OF "HOURS OF OPERATION" SIGN.
9. EXISTING DOOR AND FRAME TO BE PAINTED (101).	26. NEW HOURS OF OPERATION SIGN - MOUNTED 5'-6" TO CENTERLINE OF SIGN.
10. EXISTING SIGN TO BE REPLACED - N.I.C. APPLIED UNDER SEPARATE PERMIT. COORDINATE W/ SIGN VENDOR FOR REQUIREMENTS.	27. NEW STANDING SEAM METAL ROOF, REFER TO SPECIFICATIONS AT SHEET A6.3.
11. EXISTING WALK IN FREEZER TO BE PAINTED (101).	28. NOT USED.
12. REMOVE SIGN AND PROVIDE NEW SIGN AT NEW WALL - N.I.C. APPLIED FOR UNDER SEPARATE PERMIT. G.C. SHALL PROVIDE ALL POWER AND WALL BACKING BEHIND SIGN. COORDINATE W/ SIGN VENDOR FOR REQUIREMENTS.	29. NEW WALL MOUNTED LIGHT FIXTURE, SEE EXTERIOR REFLECTED CEILING PLAN, SHEET A8.2.
13. BRICK CLINKERS (139) IN 3-5 BRICKS PER GROUP, MIXED IN FIELD W/ SIM. STONE VENEER. TYP. WHERE SHOWN.	30. NEW WOOD FASCIA TRIM, PAINT (106).
14. EXISTING LIGHT FIXTURE TO REMAIN, PAINTED TO MATCH NEW STANDING SEAM COLOR.	31. NEW ENTRY CANOPY, (112).
15. EXISTING AWNING, AND FRAMING TO BE REMOVED, REPAIR DAMAGED AREAS, MATCH EXISTING FINISHES.	32. EXISTING SIDELIGHT PANELS TO BE ENCLOSED, PROVIDE NEW STONE VENEER REFER TO SHEET A8.1. (107).
16. NOT USED.	33. NEW 24" WIDE X 30" TALL, 4" PITCH (26" 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 AS REQUIRED.	34. NEW SIMULATED STONE VENEER O/ MORTAR BED, MTL. LATH, WEATHER RESISTANT BARRIER AND PLYWOOD SHEATHING OVER 2x6 WOOD FRAMING, REFER TO WALL SECTIONS AT SHEET A6.1. (107).
	35. NEW METAL GUTTER AND DOWNSPOUT (16 OZ.) PAINT (106).
	36. NEW METAL FLASHING, PAINT (106).

EXTERIOR FINISH SCHEDULE

No.	MATERIAL	DESCRIPTION	REMARKS
(101)	PAINT	BENJAMIN MOORE - (HC-25) COLOR: QUINCY TAN	NOTE: SUPPLY SAMPLE FOR OWNER APPROVAL PRIOR TO APPLICATION
(102)	EPOXY PAINT	BENJAMIN MOORE - MOORCRAFT WATERBORNE TWO PART ACRYLIC EPOXY ENAMEL, COLOR: VALLEY FORGE BROWN	TO BE USED ON INSIDE OF TRASH ENCLOSURE
(106)	PAINT	BENJAMIN MOORE - MINIX #2112-10 PRIMER TO MATCH PAINT COLOR	*NOTE: SUPPLY SAMPLE FOR OWNER APPROVAL PRIOR TO APPLICATION.
(107)	STONE VENEER	CORONADO STONE - "APPALACHIAN FIELDSTONE" (CPAPFFMSUN) W/ MATCHING CHISELED CORNER STONES (CPAFFMSUNC) COLOR: MOUNTAIN SUNSET INSTALL WITH A 3/4" GROUT JOINT AND GROUTED WITH LATIKRETE #91, SLATE GREY GROUT TO MATCH STONE	FURNISHED BY OWNER, INSTALLED BY G.C., SEE CONTACT PERSONS BELOW
(108)	PLANK VENEER	CORONADO STONE - "ROUGH CUT WOODSTONE" COLOR: RUSTIC CEDAR 6'X36" - POLY-MODIFIED MORTAR REQUIRED FOR BONDING TO WALL WITH 1/8" GROUT JOINT	FURNISHED BY OWNER, INSTALLED BY G.C., SEE CONTACT PERSONS BELOW
(112)	PRE-FINISH PAINT	DARK BRONZE FINISH	-
(113)	STANDING SEAM ROOF SYSTEM	DURO-LAST STANDING SEAM ROOF, COLOR: MEDIUM BRONZE	-
(139)	BRICK CLINKERS	CORONADO STONE - 2 1/8" x 8" THIN BRICK TUMBLED (CPTNBRCLUS) W/ 3/8" MORTAR JOINT	FURNISHED BY OWNER, INSTALLED BY G.C., SEE CONTACT PERSONS BELOW

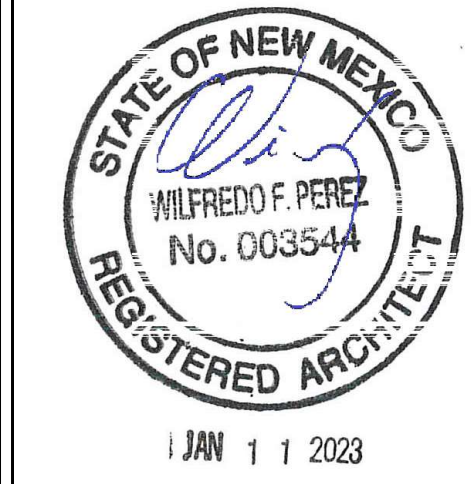
VENDOR'S INFORMATION

PRODUCT	VENDOR	VENDOR CONTACT	TELEPHONE NO.
PAINT	BENJAMIN MOORE	LAURA HODGE laura.hodge@benjaminmoore.com	P: (404) 904-1911
STONE VENEER / PLANK VENEER	CORONADO STONE	ROBIN WILSON WWW.CORONADO.COM/ DISTRIBUTOR/LOCATOR.HTM	P: (864) 942-1221
LIGHTING	SPECIALTY LIGHTING	DOUG DEJARNETT	P: (860) 747-0010 F: (860) 747-5080
STANDING SEAM ROOF SYSTEM	DURO-LAST STANDING SEAM ROOF	-	-

GENERAL ELEVATION NOTES:

- ALL AREAS OF DEMOLITION SHALL BE PATCHED, REPAIRED, AND PREPARED TO RECEIVE NEW FINISHES AS NOTED.
- 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.
- EXISTING EXTERIOR SOFFITS AROUND BUILDING TO BE PAINTED (106).

hmd group PA
architects
10556 NW 26 Street, Suite C1-101
phone 858.942.2295 fax 858.942.2299 email hmdgroup@hmdgroup.com
www.hmdgroup.com
ARCHITECTS
HMD GROUP
CORPORATE FINANCING
ARCHITECTS PROJECT #:
22-0114



Issue Date: 01-09-2023

REVISION INFORMATION

1
2
3
4
5
6
7
8

Restaurant #: 1121

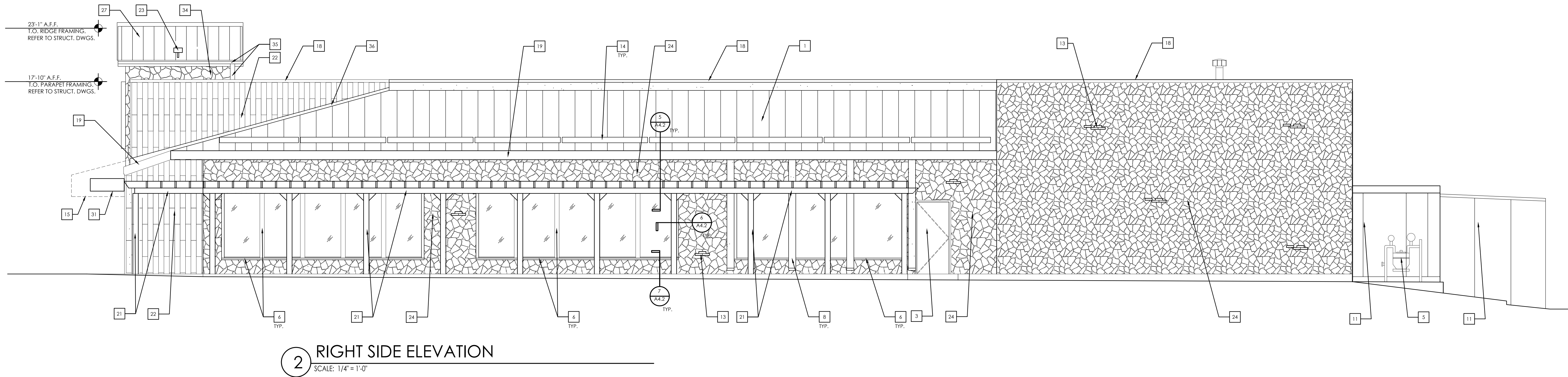
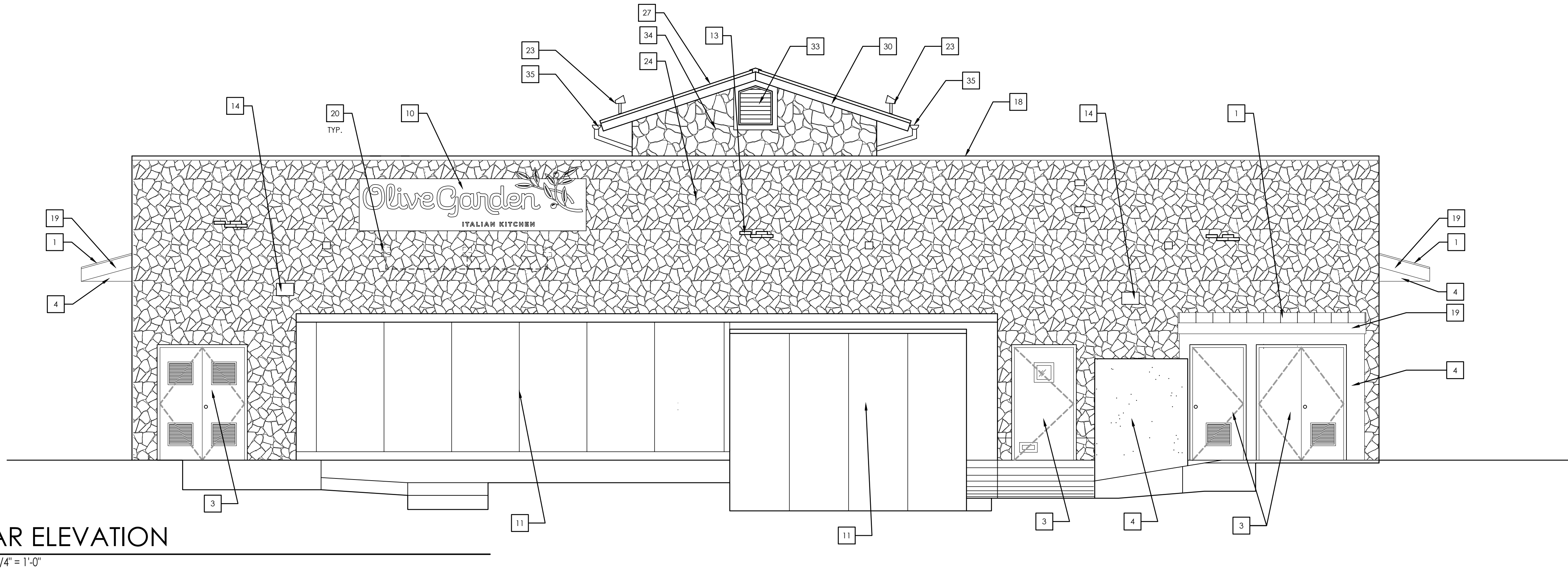
P2
PRE-TUSCAN
TO DOMANI

BLVD NE

ALBUQUERQUE, NM

Drawing
EXTERIOR
ELEVATIONS

A5.1



EXTERIOR ELEVATION KEY NOTES:

- EXISTING STANDING SEAM METAL ROOF TO BE REPLACED WITH NEW STANDING SEAM METAL ROOF. (113) REFER TO SPECIFICATIONS AT SHEET A6.3.
- EXISTING STOREFRONT PAIR DOORS TO BE REPLACED, REFER TO DOOR SCHEDULE AT SHEET A4.2.
- EXISTING DOOR AND FRAME. PAINT (106).
- EXISTING STUCCO WALL FINISH TO BE PAINTED (101).
- EXISTING GAS METER AND PIPES TO BE PAINTED TO MATCH ADJACENT WALL PAINT COLOR (IF APPLICABLE).
- EXISTING WINDOW/DOOR WOOD TRIM. PAINT (106).
- EXISTING ELECTRICAL METER OR PANEL & CAGE TO BE PAINTED TO MATCH ADJACENT WALL PAINT COLOR.
- EXISTING STUCCO WALL FINISH TO BE PAINTED (106).
- EXISTING DOOR AND FRAME TO BE PAINTED (101).
- EXISTING SIGN TO BE REPLACED - N.J.C. APPLIED UNDER SEPARATE PERMIT. COORDINATE W/ SIGN VENDOR FOR REQUIREMENTS.
- EXISTING WALK IN FREEZER TO BE PAINTED (101).
- REMOVE SIGN AND PROVIDE NEW SIGN AT NEW WALL - N.J.C. APPLIED FOR UNDER SEPARATE PERMIT. G.C. SHALL PROVIDE ALL POWER AND WALL BACKING BEHIND SIGN. COORDINATE W/ SIGN VENDOR FOR REQUIREMENTS.
- BRICK CLINKERS (139) IN 3-5 BRICKS PER GROUP. MIXED IN FIELD W/ SIM. STONE VENEER. TYP. WHERE SHOWN.
- EXISTING LIGHT FIXTURE TO REMAIN. PAINTED TO MATCH NEW STANDING SEAM COLOR.
- EXISTING AWNING AND FRAMING TO BE REMOVED. REPAIR DAMAGED AREAS, MATCH EXISTING FINISHES.
- NOT USED.
- EXISTING SIGN TO BE REMOVED AS REQUIRED.

- EXISTING FASCIA AND FLASHING. PAINT (106).
- NEW FASCIA AND FLASHING. PAINT (106).
- EXISTING LIGHT FIXTURE AND ELECTRICAL CONNECTION TO BE REMOVED AS REQUIRED.
- EXISTING TRELLIS. PAINT (106).
- NEW PLANK VENEER OVER EXISTING STUCCO FINISH (PROVIDE BONDING AGENT). (108)
- NEW ROOF LIGHTS. REFER TO SHEET A8.2.
- NEW SIMULATED STONE VENEER OVER EXISTING STUCCO FINISH (PROVIDE BONDING AGENT). (107)
- NEW MANAGER'S PLAQUE - MOUNTED 5'-6" TO CENTERLINE OF PLAQUE. CENTER OF PLAQUE SHALL ALIGN WITH CENTER OF "HOURS OF OPERATION" SIGN.
- NEW HOURS OF OPERATION SIGN - MOUNTED 5'-6" TO CENTERLINE OF SIGN.
- NEW STANDING SEAM METAL ROOF. REFER TO SPECIFICATIONS AT SHEET A6.3.
- NOT USED.
- NEW WALL MOUNTED LIGHT FIXTURE. SEE EXTERIOR REFLECTED CEILING PLAN, SHEET A8.2.
- NEW WOOD FASCIA TRIM. PAINT (106).
- NEW ENTRY CANOPY. (112)
- EXISTING SIDELIGHT PANELS TO BE ENCLOSED. PROVIDE NEW STONE VENEER REFER TO SHEET A8.1. (107)
- NEW 24" WIDE x 30" TALL, 4 1/2" PITCH (26" 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).
- NEW SIMULATED STONE VENEER O/ MORTAR BED. MIL LATH. WEATHER RESISTANT BARRIER AND PLYWOOD SHEATHING OVER 2x6 WOOD FRAMING. REFER TO WALL SECTIONS AT SHEET A6.1. (107)
- NEW METAL GUTTER AND DOWNSPOUT (16 OZ.) PAINT (106).
- NEW METAL FLASHING. PAINT (106).

EXTERIOR FINISH SCHEDULE

No.	MATERIAL	DESCRIPTION	REMARKS
(101)	PAINT	BENJAMIN MOORE - (HC-25) COLOR: QUINCY TAN	NOTE: SUPPLY SAMPLE FOR OWNER APPROVAL PRIOR TO APPLICATION
(102)	EPOXY PAINT	BENJAMIN MOORE - MOORCRAFT WATERBORNE TWO PART ACRYLIC EPOXY ENAMEL. COLOR: VALLEY FORGE BROWN	TO BE USED ON INSIDE OF TRASH ENCLOSURE
(106)	PAINT	BENJAMIN MOORE - MINK #2112-10 PRIMER TO MATCH PAINT COLOR	NOTE: SUPPLY SAMPLE FOR OWNER APPROVAL PRIOR TO APPLICATION
(107)	STONE VENEER	CORONADO STONE - "APPALACHIAN FIELDSTONE" (CPAPFFMSUN) W/ MATCHING CHISELED CORNER STONES (CPAFFMSUNC) COLOR - MOUNTAIN SUNSET INSTALL WITH A 3/4" GROUT JOINT AND GROUTED WITH LATICRETE #91. SLATE GREY GROUT TO MATCH STONE	FURNISHED BY OWNER. INSTALLED BY G.C.. SEE CONTACT PERSONS BELOW
(108)	PLANK VENEER	CORONADO STONE - "ROUGH CUT WOODSTONE" COLOR - RUSTIC CEDAR 6"X36" - POLY-MODIFIED MORTAR REQUIRED FOR BONDING TO WALL WITH 1/8" GROUT JOINT	FURNISHED BY OWNER. INSTALLED BY G.C.. SEE CONTACT PERSONS BELOW
(112)	PRE-FINISH PAINT	DARK BRONZE FINISH	-
(113)	STANDING SEAM ROOF SYSTEM	DIURO-LAST STANDING SEAM ROOF. COLOR: MEDIUM BRONZE	-
(139)	BRICK CLINKERS	CORONADO STONE - 2 1/8" x 8" THIN BRICK TUMBLED (CP1NBKRCUS) W/ 3/8" MORTAR JOINT	FURNISHED BY OWNER. INSTALLED BY G.C.. SEE CONTACT PERSONS BELOW

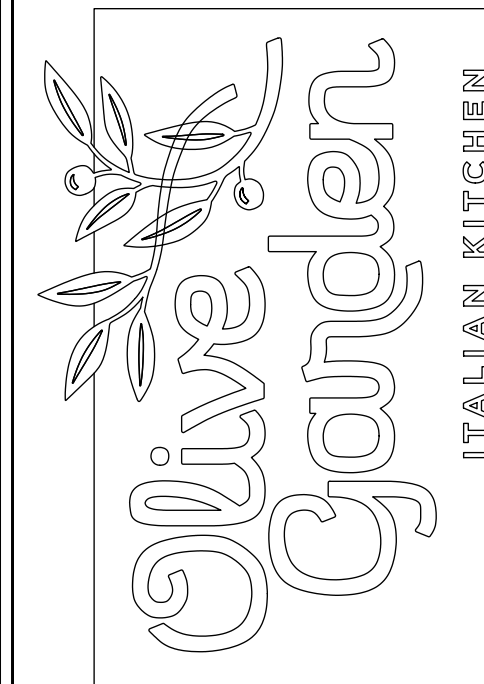
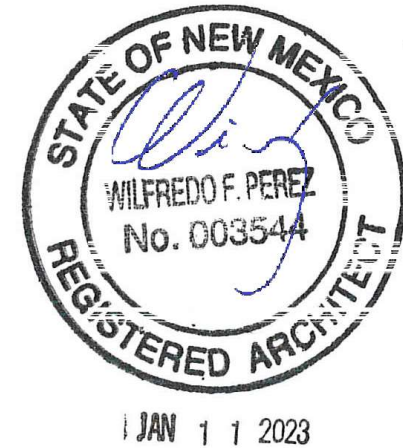
VENDOR'S INFORMATION

PRODUCT	VENDOR	VENDOR CONTACT	TELEPHONE NO.
PAINT	BENJAMIN MOORE	LAURA HODGE laura.hodge@benjaminmoore.com	P: (404) 904-1911
STONE VENEER / PLANK VENEER	CORONADO STONE	ROBIN WILSON WWW.CORONADO.COM/ DISTRIBUTOR/LOCATOR.HTM	P: (864) 942-1221
LIGHTING	SPECIALITY LIGHTING	DOUG DEJARNETT	P: (860) 767-0010 F: (860) 767-5080
STANDING SEAM ROOF SYSTEM	DIURO-LAST STANDING SEAM ROOF	-	-

GENERAL ELEVATION NOTES:

- ALL AREAS OF DEMOLITION SHALL BE PATCHED, REPAIRED, AND PREPARED TO RECEIVE NEW FINISHES AS NOTED.
- 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.
- EXISTING EXTERIOR SOFFITS AROUND BUILDING TO BE PAINTED (106).

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ARCHITECTS
REGISTERED PROFESSIONAL
CORPORATE TRAINING
LICENSE # 1A1000074



Issue Date: 01-09-2023

REVISION INFORMATION

1	2	3	4	5	6	7	8

Restaurant #: 1121

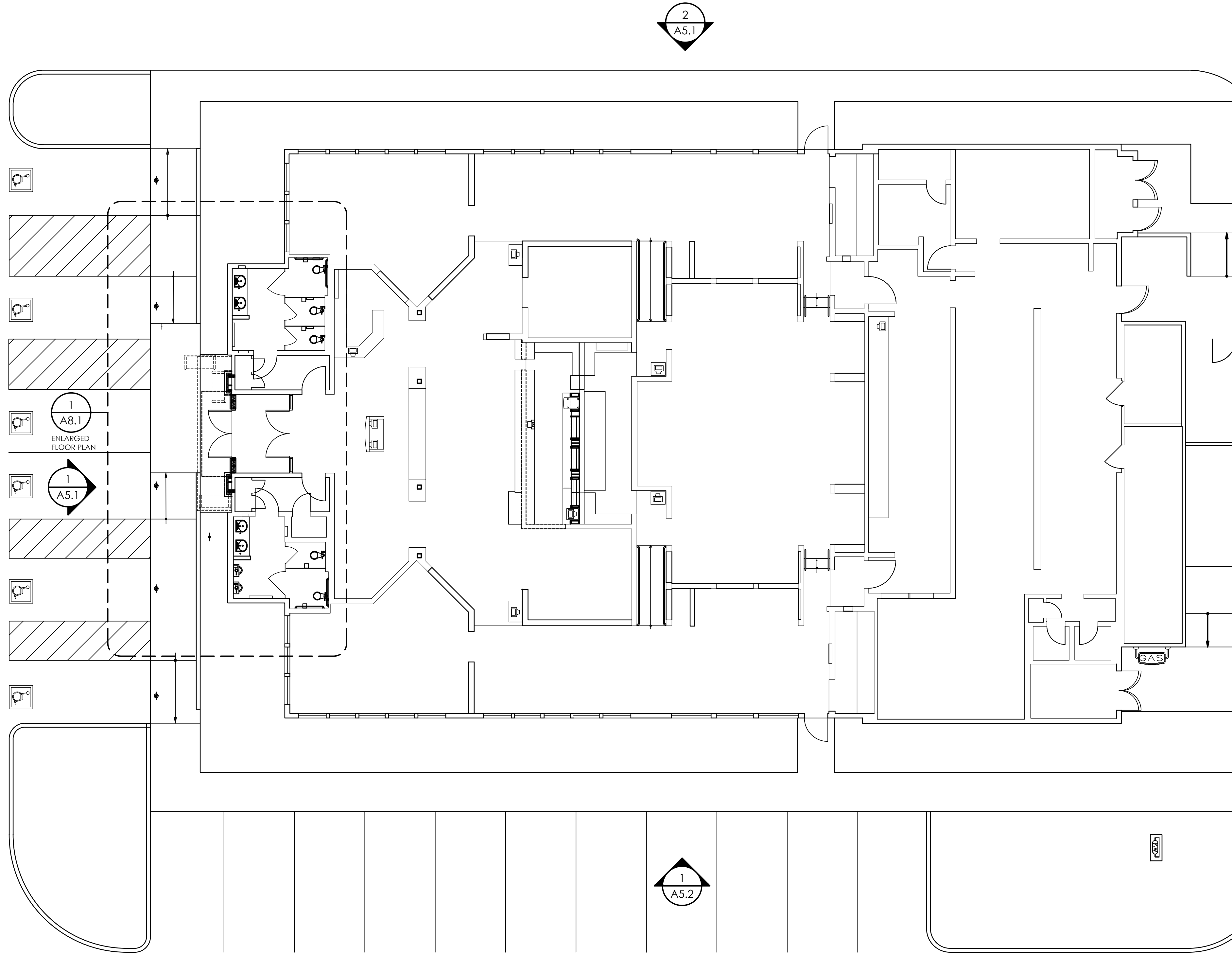
P2
PRE-TUSCAN
TO DOMANI
BLVD NE

ALBUQUERQUE, NM

Drawing
EXTERIOR
ELEVATIONS

A5.2

THESE DRAWINGS AND SPECIFICATIONS REMAIN THE PROPERTY OF THE DESIGN PROFESSIONAL. AUTHORIZED COPIES OF THESE DRAWINGS AND SPECIFICATIONS RETAINED BY THE CLIENT MAY BE UTILIZED ONLY FOR THEIR USE AND FOR OCCUPANCY OF THE PROJECT FOR WHICH THEY WERE PREPARED, AND NOT FOR THE CONSTRUCTION OF ANY OTHER PROJECT. UNAUTHORIZED USE OF THESE DRAWINGS IS STRICTLY PROHIBITED.



FLOOR PLAN

1/8"

GENERAL FLOOR PLAN NOTES

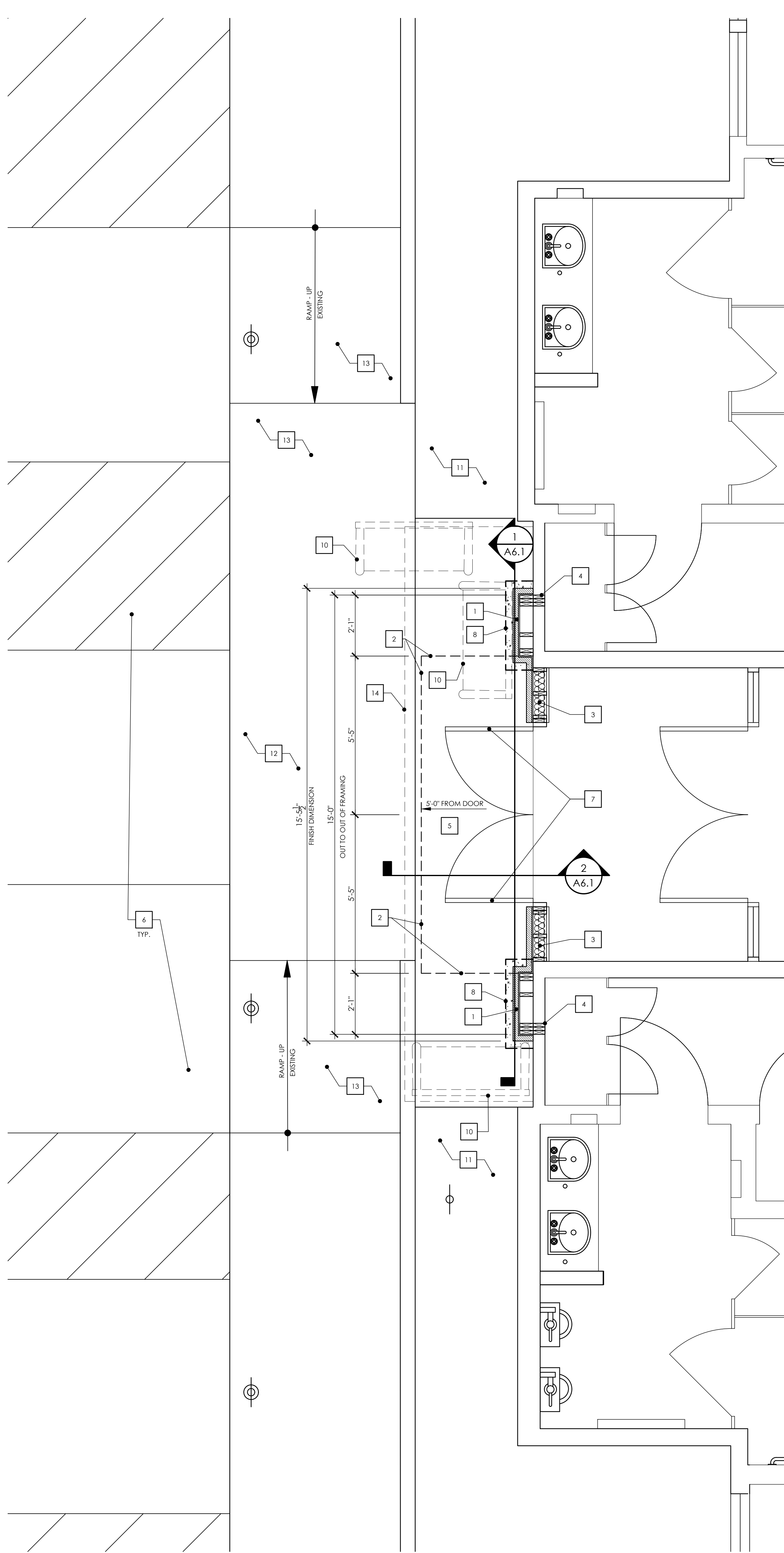
ALL MATERIALS OR FINISHES THAT ARE DAMAGED OR VOID DUE TO DEMOLITION OPERATIONS SHALL BE PATCHED BACK TO MATCH EXISTING ADJACENT SURFACES TO ACHIEVE A "LIKE NEW" APPEARANCE. "PATCHWORK" APPEARANCE IN NEW WORK IS UNACCEPTABLE AND WILL BE REJECTED.

ALL DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE.

REWORK AND COORDINATE WITH DARDEN'S DESIGN PROJECT MANAGER ANY DISRUPTED LANDSCAPE AREAS AS A RESULT OF NEW TOWER SCOPE OF WORK.

FLOOR PLAN KEY NOTES

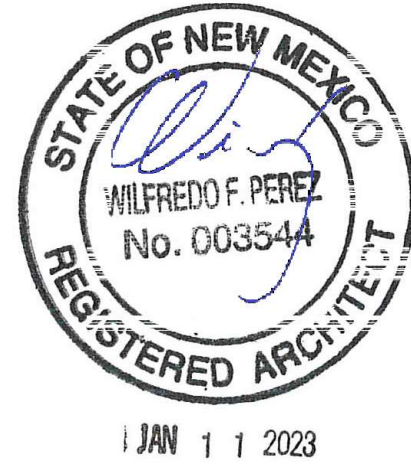
- 1 NEW WALL FOR ENTRY TOWER WITH SIMULATED STONE VENEER. REFER TO WALL SECTIONS AT SHEET A6.1 AND STRUCTURAL DRAWINGS.
- 2 OUTLINE OF NEW CANOPY, REFER TO S/A6.2.
- 3 EXISTING STOREFRONT DOOR AND SIDELITE PANEL TO BE REMOVED AS REQUIRED. ENCLOSE OPENING WITH 2x6 WOOD STUDS (MIN. 3) WITH 3/4" EXT. GRADE PLYWOOD, METAL LATH OVER WEATHER RESISTANT BARRIER WITH NEW SYNTHETIC STONE VENEER OVER MORTAR BED AT OUTSIDE FACE. PROVIDE R-19 BATT INSULATION AND 1/2" M.K. GYP. BOARD WITH PLASTER FINISH TO MATCH EXISTING AT INTERIOR FACE.
- 4 NEW (3) 2X6 STUD REINFORCEMENT. REFER TO STRUCTURAL DRAWINGS.
- 5 CONTRACTOR SHALL VERIFY SLOPE OF EXISTING CONCRETE SLAB. SLOPE SHALL BE 2% FROM THE DOOR TO 3'-0" AWAY. COORDINATE WITH OWNER.
- 6 EXISTING H.C. AND STANDARD PARKING SPACES TO REMAIN.
- 7 NEW ENTRY DOOR. REFER TO SHEET A4.2.
- 8 NEW CONC. FOOTING TO LIMITS SHOWN. REFER TO STRUCTURAL DRAWINGS.
- 9 NOT USED.
- 10 EXISTING BENCH TO BE RELOCATED. COORDINATE FINAL LOCATION WITH OWNER.
- 11 EXISTING LANDSCAPE AREA TO REMAIN.
- 12 EXISTING SIDEWALK TO REMAIN.
- 13 EXISTING CONCRETE RAMP TO REMAIN.
- 14 EXISTING AWNING STRUCTURE TO BE REMOVED AS REQUIRED. REPAIR DAMAGED AREAS. MATCH EXISTING FINISHES.



1 ENLARGED FLOOR PLAN
REFER TO FLOOR PLAN KEY NOTES

1/2"

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ARCHITECTS
INTERIORS
CORPORATE PLANNING
ARCHITECTS PROJECT #: 22-0114



olive garden
ITALIAN KITCHEN

Issue Date: 01-09-2023

REVISION INFORMATION

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Restaurant #: 1121

P2
PRE-TUSCAN
TO DOMANI

BLVD NE

ALBUQUERQUE, NM

Drawing
EXTERIOR
TOWER
PLAN

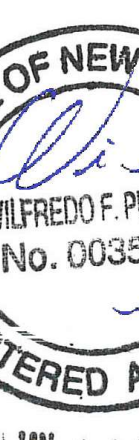

A8.1

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- | LIGHTING FIXTURE SCHEDULE | | | | 08-3-2017 |
|---------------------------|---|---|---|-----------|
| TYPE | MANUF./CATALOGUE # | LAMP TYPE | REMARKS | |
| E2 | ECOSENSE
W3H-M-27-120-22-BK
1U/16 LENS | LAMP INCLUDED
(5.25 WATTS) | FAVE MOUNTED, BLACK FINISH ANGLED TO
WASH SIDE OF TOWER. PROVIDE 10x60
SPREAD LENS LAMP - PACKAGED
SEPARATELY, TO BE INSTALLED BY G.C. | |
| G | ARIS LARGE OUTDOOR SCENCE
#307930-SK-77-110241
COASTAL DARK SMOKE-77
SEEDED CLEAR GLASS
BY HUBBARDT FORGE | MAX WATTAGE 50 WATTS
(1) BULB
RULB BASE: GU10
BULB SHWTR: MR16 | | |
| J6 | ECOSENSE
W3H-M-27-120-1C-BK-11
WSH - M - LSD - 10x60 | LAMP INCLUDED
(40.92 WATTS) | FIXTURE SHALL BE PAINTED TO MATCH ROOF.
PROVIDE 10x60 SPREAD LENS LAMP - PACKAGED
SEPARATELY, TO BE INSTALLED BY G.C. | |
| J11 | CLARTE LIGHTING
RR3 - 393D - 14LED - LPAR-16FL- MA/BLK -
EB - INC - 27K
(EMERGENCY LIGHTING CAPABILITY) | LAMP INCLUDED (14 WATTS) | FIXTURE TO BE MOUNTED TO TOWER CANOPY
RATED FOR DAMP LOCATIONS | |



<div style="display: flex; justify-content: space-between;"> <div style="writing-mode: vertical-rl; transform: rotate(180deg);"> <h1 style="margin: 0;">hmd GROUP PA</h1> <h1 style="margin: 0;">architects</h1> </div> <div style="text-align: right;"> <p>10856 n.w. 26 street suite d-101 doral fl 33172 phone 305.294.2275 fax 305.294.2279 email hmdgrouparchitects@aol.com www.hmdgrouparchitects.com</p> </div> </div> <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div style="writing-mode: vertical-rl; transform: rotate(180deg);"> <p>ARCHITECTURE INTERIOR DESIGN CONSULTING PLANNING</p> </div> <div style="writing-mode: vertical-rl; transform: rotate(180deg);"> <p>FLORIDA LIC. NO. 13418 LICENSE # 74438204</p> </div> </div>	<p>ARCHITECTS PROJECT #: 22-0114</p>																
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<p style="text-align: center;">REVISION INFORMATION</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 5%;">#</th> <th style="width: 95%;">Description</th> </tr> </thead> <tbody> <tr><td>1</td><td> </td></tr> <tr><td>2</td><td> </td></tr> <tr><td>3</td><td> </td></tr> <tr><td>4</td><td> </td></tr> <tr><td>5</td><td> </td></tr> <tr><td>6</td><td> </td></tr> <tr><td>7</td><td> </td></tr> </tbody> </table>		#	Description	1		2		3		4		5		6		7	
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<p>ALBUQUERQUE, NM</p>																	
<p>Drawing</p> <p style="text-align: center; font-size: 1.5em;">EXTERIOR CEILING & ROOF PLAN</p>																	
<p style="font-size: 3em;">A8.2</p>																	

STRUCTURAL NOTES

GENERAL

- THIS PROJECT SHALL MEET ALL REQUIREMENTS OF THE CITY OF ALBUQUERQUE, NEW MEXICO AND THE 2015 NEW MEXICO COMMERCIAL BUILDING CODE (2015 IBC W/STATE AMENDMENTS).
- THE GENERAL CONTRACTOR SHALL VERIFY THE SIZE AND LOCATION OF ALL ARCHITECTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL OPENINGS (COORDINATE WITH APPLICABLE TRADES). THE CONTRACTOR SHALL PROVIDE FOR ALL OPENINGS, WHETHER SHOWN ON THE STRUCTURAL DRAWINGS OR NOT. ANY DEVIATION FROM OPENINGS SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION FOR APPROVAL PRIOR TO CONSTRUCTION.
- THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS SHOWN ON THE STRUCTURAL DRAWINGS WITH THE ARCHITECTURAL DRAWINGS BEFORE CONSTRUCTION AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR INCONSISTENCIES BEFORE PROCEEDING WITH THE WORK.
- COMPLETE SHOP DRAWINGS AS REQUIRED FOR THE STRUCTURAL WORK SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW PRIOR TO COMMENCEMENT OF CONSTRUCTION IN ACCORDANCE WITH THE SPECIFICATIONS. SUCH REVIEW BY THE ENGINEER DOES NOT RELIEVE THE CONTRACTOR OF FULL RESPONSIBILITY FOR CORRECT FABRICATION AND CONSTRUCTION OF THE WORK. ALLOW TEN (10) BUSINESS DAYS FOR REVIEW FROM THE TIME SUBMITTALS ARE RECEIVED IN OUR OFFICE.
- ANY DEVIATION FROM, ADDITION TO, SUBSTITUTION FOR, OR MODIFICATION TO THE STRUCTURE OR ANY PART OF THE STRUCTURE DETAILED ON THESE DRAWINGS SHALL BE SUBMITTED IN WRITING TO THE ENGINEER FOR REVIEW. SHOP DRAWINGS THAT ARE SUBMITTED FOR REVIEW DO NOT CONSTITUTE "IN-WRITING" UNLESS IT IS CLEARLY NOTED THAT SPECIFIC CHANGES ARE BEING SUGGESTED.
- THE STRUCTURAL DRAWINGS ARE NOT TO BE SCALED FOR DETERMINATION OF QUANTITIES, LENGTHS, OR FIT OF MATERIALS.
- THE STRUCTURAL DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHODS OF CONSTRUCTION UNLESS SO STATED OR NOTED. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE WORKMEN AND OTHER PERSONS DURING CONSTRUCTION.
- REFERENCES TO EXISTING BUILDING STRUCTURE ARE BASED ON EXISTING BUILDING DRAWINGS BY INTERPLAN PRACTICE, LTD.; SHEET NUMBERS S1, S2, S3; DATED 01/11/1987.

DESIGN LOADS

- ROOF LIVE LOAD 20 PSF
- ROOF DEAD LOAD 20 PSF
- WIND LOAD BASED ON ASCE 7-10
V_{ULT} = 115 MPH
V₅₀ = 80 MPH
RISK CATEGORY = II
EXPOSURE CATEGORY B
INTERNAL PRESSURE COEFFICIENT GC_w ±0.18
COMPONENTS AND CLADDING:
(ROOF ANGLE 0 TO 7°)

- ULTIMATE
- | | |
|-----------|---|
| +16.0 PSF | (ZONE 1, EFF. AREA = 100 FT. ²) |
| -21.8 PSF | |
| +16.0 PSF | (ZONE 2, EFF. AREA = 100 FT. ²) |
| -25.8 PSF | |
| +16.0 PSF | (ZONE 3, EFF. AREA = 100 FT. ²) |
| -25.8 PSF | |
| +22.7 PSF | (ZONE 4, EFF. AREA = 20 FT. ²) |
| -24.7 PSF | |
| +22.7 PSF | (ZONE 5, EFF. AREA = 20 FT. ²) |
| -29.7 PSF | |
| 43.8 PSF | (PARAPETS, LOAD CASE A) |
| 47.8 PSF | (PARAPETS, LOAD CASE B) |

- SEISMIC LOADS
I_e = 1.0
S_s = 0.439g
S₁ = 0.133g
SITE CLASS D
S_{DS} = 0.424g
S_{PT} = 0.201g
DESIGN CATEGORY D
BASIC SEISMIC-FORCE-RESISTING SYSTEM: LIGHT FRAME WALLS WITH SHEAR PANELS-
WOOD STRUCTURAL PANELS.
- SNOW LOADS
P_g = 10 PSF
C_f = 10 PSF
I = 1.0
C_t = 1.0

CONCRETE

- ALL CONCRETE SHALL BE NORMAL WEIGHT, WITH A MINIMUM COMPRESSIVE STRENGTH OF 3,500 PSI AT 28 DAYS (U.N.O.).
- CEMENT SHALL CONFORM TO ASTM C150, AND SHALL BE TYPE I OR TYPE II MATERIAL, U.N.O. MAXIMUM WATER TO CEMENT RATIO SHALL BE 0.55.
- MINIMUM CEMENT CONTENT SHALL BE 5 SACKS PER CUBIC YARD.
- TYPE C OR F FLY ASH MAY BE USED UP TO 20% OF TOTAL CEMENT CONTENT BY VOLUME. THIS IS ONLY FOR CONCRETE SPECIFIED IN THESE STRUCTURAL DRAWINGS. REFER TO SPECIFICATIONS BY OTHER DISCIPLINES.
- MAXIMUM SLUMP SHALL BE 5 IN., U.N.O.
- MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE AMERICAN CONCRETE INSTITUTE'S "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS", ACI 301.
- CONCRETE MIX SHALL NOT USE ANY ADMIXTURES WHICH CONTAIN CALCIUM CHLORIDE.
- CONCRETE TEST REPORTS SHALL BE MADE AVAILABLE AT THE JOB SITE. CONTRACTOR SHALL SUBMIT CONCRETE MIX DESIGN PER SPECIFICATIONS PRIOR TO PLACEMENT CONCRETE.

REINFORCING STEEL

- BARS SHALL BE ASTM A615, GRADE 60.
- DETAIL, FABRICATE, AND PLACE IN CONFORMANCE WITH ACI 315 AND 318.
- LAP ALL REINFORCING STEEL 40 BAR DIAMETERS (U.N.O.).
- LAP CONTINUOUS BARS IN GRADE BEAMS 40 BAR DIAMETERS (U.N.O. ON DRAWINGS). TOP BARS TO BE SPLICED BETWEEN SUPPORTS AND BOTTOM BARS TO BE SPLICED AT SUPPORTS, AS APPLICABLE.
- PROVIDE ACCESSORIES FOR SUPPORT OF ALL REINFORCING.
- CONCRETE TEST REPORTS SHALL BE MADE AVAILABLE AT THE JOB SITE. CONTRACTOR SHALL SUBMIT CONCRETE MIX DESIGN PER SPECIFICATIONS PRIOR TO PLACEMENT CONCRETE.

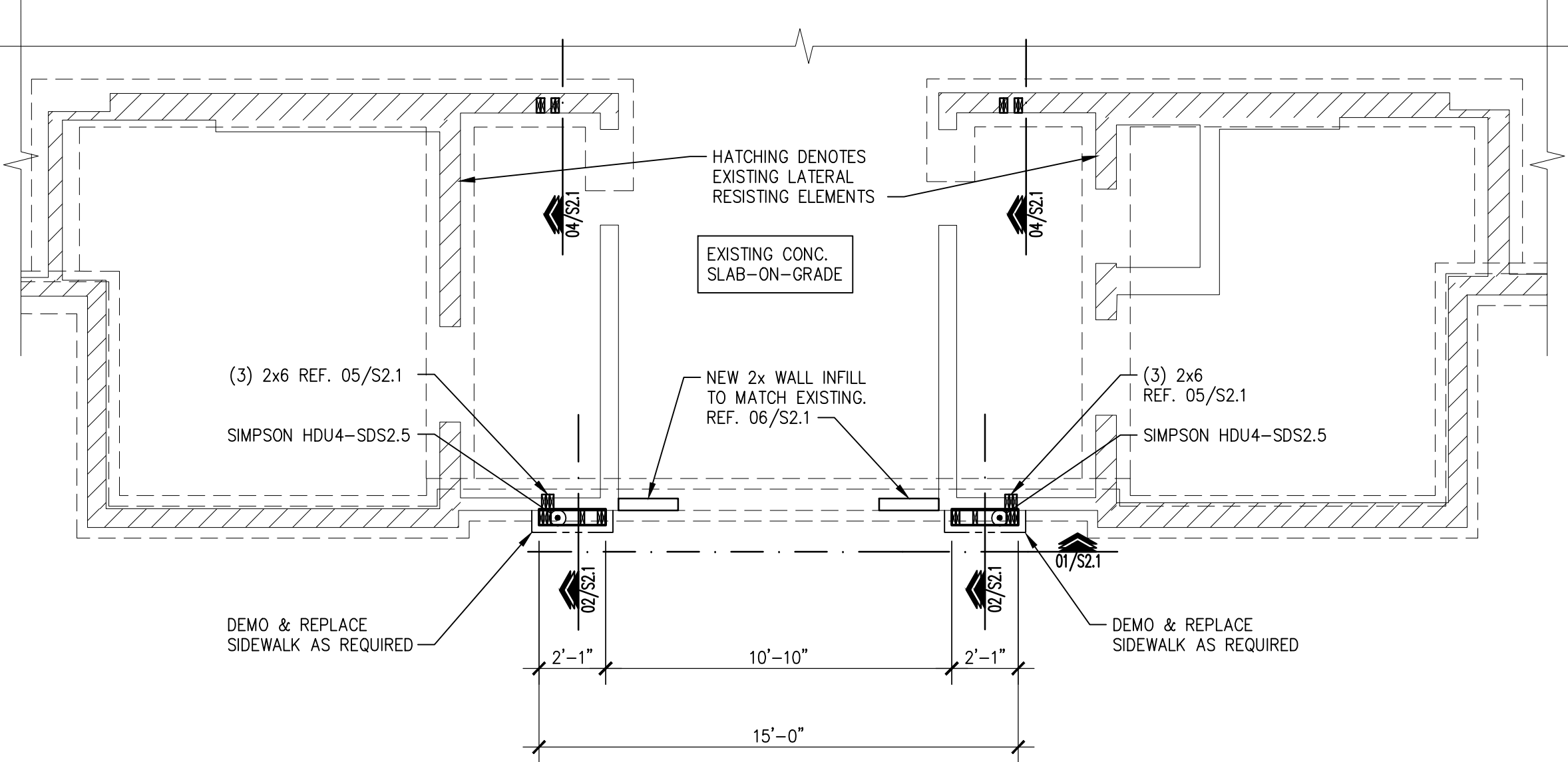
	MINIMUM COVER, IN.
A. CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH	3
B. CONCRETE EXPOSED TO EARTH OR WEATHER: #6 THROUGH #18 BAR	2
#5 BAR, W31 OR D31 WIRE, AND SMALLER	1½
C. CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND: SLABS, WALLS, JOISTS: #14 AND #18 BARS	1½
#11 BAR AND SMALLER	¾
BEAMS, COLUMNS PRIMARY REINFORCEMENT, TIES, STIRRUPS, SPIRALS	1½

POST-INSTALLED ANCHORS

- EXCEPT WHERE INDICATED ON THE DRAWINGS, THE FOLLOWING HILTI OR SIMPSON PRODUCTS MAY BE USED. CONTACT HILTI AT (800) 879-8000 OR SIMPSON AT WWW.STRONGTIE.COM FOR PRODUCT RELATED QUESTIONS.
 - ANCHORAGE TO CONCRETE
 - ADHESIVE ANCHORS FOR CRACKED AND UNCRACKED CONCRETE USE:
 - HILTI HIT-HY 200 SAFE SET SYSTEM WITH HILTI HIT-Z ROD OR HAS -E THREADED ROD PER ICC-ES ESR-3187.
 - SIMPSON SET-3G SYSTEM WITH F1554 THREADED ROD PER ICC-ES ESR-4057
 - MEDIUM DUTY MECHANICAL ANCHORS FOR CRACKED AND UNCRACKED CONCRETE USE:
 - HILTI KWIK HUS EZ AND KWIK HUS EZ-1 SCREW ANCHORS PER ICC-ES ESR-3027
 - SIMPSON TITEN HD SCREW ANCHORS PER ICC-ES ESR-2713
 - SIMPSON TITEN HD STAINLESS STEEL SCREW ANCHOR PER IAMPO UES ESR-493
 - REBAR DOWELING INTO CONCRETE
 - ADHESIVE ANCHORS FOR CRACKED AND UNCRACKED CONCRETE USE:
 - HILTI HIT-HY 200 SAFE SET SYSTEM WITH HILTI HOLLOW DRILL BIT SYSTEM WITH CONTINUOUSLY DEFORMED REBAR PER ICC ESR-3187.
 - SIMPSON SET-3G SYSTEM WITH CONTINUOUSLY DEFORMED REBAR PER ICC-ES ESR-4057
 - ANCHORAGE TO SOLID GROUTED MASONRY
 - ADHESIVE ANCHORS USE:
 - HILTI HIT-HY 270 MASONRY ADHESIVE ANCHORING SYSTEM WITH HILTI HAS-E CONTINUOUSLY THREADED ROD OR CONTINUOUSLY DEFORMED STEEL REBAR PER ICC-ES ESR-4143.
 - SIMPSON SET-XP ADHESIVE ANCHORING SYSTEM WITH F1554 THREADED ROD OR CONTINUOUSLY DEFORMED STEEL REBAR PER IAMPO UES ESR-1056.
 - MECHANICAL ANCHORS USE:
 - HILTI KWIK HUS EZ SCREW ANCHORS PER ICC-ES ESR 3056
 - SIMPSON TITEN HD SCREW ANCHOR PER ICC-ES ESR-1056.
 - ANCHOR CAPACITY USED IN DESIGN SHALL BE BASED ON THE TECHNICAL DATA PUBLISHED OR SUCH OTHER METHOD AS APPROVED BY THE STRUCTURAL ENGINEER OF RECORD. SUBSTITUTION REQUESTS FOR ALTERNATE PRODUCTS MUST BE APPROVED IN WRITING BY THE STRUCTURAL ENGINEER OF RECORD PRIOR TO USE. CONTRACTOR SHALL PROVIDE CALCULATIONS DEMONSTRATING THAT THE SUBSTITUTED PRODUCT IS CAPABLE OF ACHIEVING THE PERFORMANCE VALUES OF THE SPECIFIED PRODUCT. SUBSTITUTIONS WILL BE EVALUATED BY THEIR HAVING AN ICC ESR SHOWING COMPLIANCE WITH THE RELEVANT BUILDING CODE FOR SEISMIC USES, LOAD RESISTANCE, INSTALLATION CATEGORY, AND AVAILABILITY OF COMPREHENSIVE INSTALLATION INSTRUCTIONS. ADHESIVE ANCHOR EVALUATION WILL ALSO CONSIDER CREEP, IN-SERVICE TEMPERATURE AND INSTALLATION TEMPERATURE.
 - INSTALL ANCHORS PER THE MANUFACTURER INSTRUCTIONS, AS INCLUDED IN THE ANCHOR PACKAGING.
 - CONTRACTOR SHALL USE THE NECESSARY MEANS, AS REQUIRED BY OSHA, TO PROTECT FROM DUST DURING DRILLING OPERATIONS.
 - INSTALL ACCORDING TO MANUFACTURER'S SPECIFICATIONS. THREADED ROD AND REBAR DIAMETERS AND EMBEDMENT LENGTHS SHALL BE AS NOTED ON DRAWINGS.
 - ANCHOR CAPACITY IS DEPENDANT UPON SPACING BETWEEN ADJACENT ANCHORS AND PROXIMITY OF ANCHORS TO EDGE OF CONCRETE. INSTALL ANCHORS IN ACCORDANCE WITH SPACING AND EDGE CLEARANCES INDICATED ON THE DRAWINGS.
 - EXISTING REINFORCING BARS IN THE CONCRETE STRUCTURE MAY CONFLICT WITH SPECIFIC ANCHOR LOCATIONS. UNLESS NOTED ON THE DRAWINGS THAT THE BARS CAN BE CUT, THE CONTRACTOR SHALL REVIEW THE EXISTING STRUCTURAL DRAWINGS AND SHALL UNDERTAKE TO LOCATE THE POSITION OF THE REINFORCING BARS AT THE LOCATIONS OF THE CONCRETE ANCHORS, BY FERROSCAN, GPR, X-RAY, CHIPPING OR OTHER MEANS.

STRUCTURAL WOOD

- WOOD FRAMING SHALL COMPLY WITH THE SOUTHERN PINE INSPECTION BUREAU, OR SHALL CONFORM TO SPECIFICATIONS AS PUBLISHED BY THE WESTERN WOODS PRODUCTS ASSOCIATION.
- WOOD FRAMING 2 INCHES X 4 INCHES AND LARGER SHALL BE NO. 2 SOUTHERN PINE, NO. 2 DOUGLAS FIR LARCH, OR EQUIVALENT (U.N.O.).
- WOOD COLUMNS 6 INCHES X 6 INCHES AND LARGER SHALL BE NO. 1 SOUTHERN PINE, NO. 1 DOUGLAS FIR LARCH, OR EQUIVALENT.
- ALL EXPOSED WOOD FRAMING, UNLESS NOTED OTHERWISE, SHALL BE "SELECT" GRADE LUMBER.
- ALL PLATES IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED (USE CATEGORY 2 AS SPECIFIED BY AMPA) FOR MOISTURE PROTECTION. ALL WOOD EXPOSED TO WEATHER SHALL BE PRESSURE TREATED (USE CATEGORY 3B AS SPECIFIED BY AMPA) OR WESTERN RED CEDAR.
- ROOF DECK
 - ALL ROOF DECK SHALL BE APA RATED PLYWOOD OR OSB (ORIENTED STRAND BOARD), AND SHALL HAVE EITHER AN EXTERIOR OR EXPOSURE I DESIGNATION (U.N.O.).
 - ROOF SHEATHING SHALL BE ½ INCH THICK MINIMUM (40/20) U.N.O.
 - STAGGER ENDS OF PANELS.
 - PROVIDE BLOCKING AT EDGES OF ALL ROOF PANELS. PLYWOOD CLIPS MAY BE USED AT ROOF INSTEAD OF BLOCKING, UNLESS BLOCKING REQUIRED FOR NAILING.
 - NAIL EDGES OF ROOF PANELS AT 6 IN. O.C. MAXIMUM (U.N.O.).
 - NAIL FACES OF ROOF PANELS AT 12 IN. O.C. MAXIMUM.
 - USE MINIMUM 10d COMMON NAILS (U.N.O.).
- WALL SHEATHING
 - ALL WALL SHEATHING SHALL BE APA RATED PLYWOOD OR OSB (ORIENTED STRAND BOARD), AND SHALL HAVE EITHER AN EXTERIOR OR EXPOSURE I DESIGNATION (U.N.O.).
 - WALL SHEATHING SHALL BE ½ INCH THICK MINIMUM (32/16) U.N.O.
 - STAGGER ENDS OF PANELS.
 - PROVIDE BLOCKING AT EDGES OF ALL WALL PANELS.
 - NAIL EDGES OF WALL PANELS AT 6 IN. O.C. MAXIMUM.
 - NAIL FACES OF WALL PANELS AT 12 IN. O.C. MAXIMUM.
 - USE MINIMUM 10d COMMON NAILS (U.N.O.).
- CONNECTORS SHALL BE AS MANUFACTURED BY THE SIMPSON CO. OR APPROVED EQUAL. CONNECTORS USED WITH PRESSURE TREATED LUMBER OR IN UNCONDITIONED SPACE, SHALL HAVE THE ZMAX (6185) COATING. ALL NAILS USED FOR CONNECTORS SHALL MATCH THOSE SPECIFIED BY THE SUPPLIER'S PRODUCT CATALOG.
- NAILING, UNLESS NOTED OTHERWISE, SHALL BE PER THE LISTED BUILDING CODE CRITERIA.
- ALL REFERENCES TO NAILS ON THE STRUCTURAL DRAWINGS ARE BASED ON COMMON WIRE NAILS (U.N.O.) WITH THE FOLLOWING DIMENSIONS, TYPICAL, U.N.O.
8d COMMON: 0.131" DIA. X 2½" LONG
10d COMMON: 0.148" DIA. X 3" LONG
16d COMMON: 0.162" DIA. X 3½" LONG
POWER AUTOMATED NAIL GUNS SHALL USE NAILS TO MATCH THE ABOVE NAILS AS SPECIFIED.

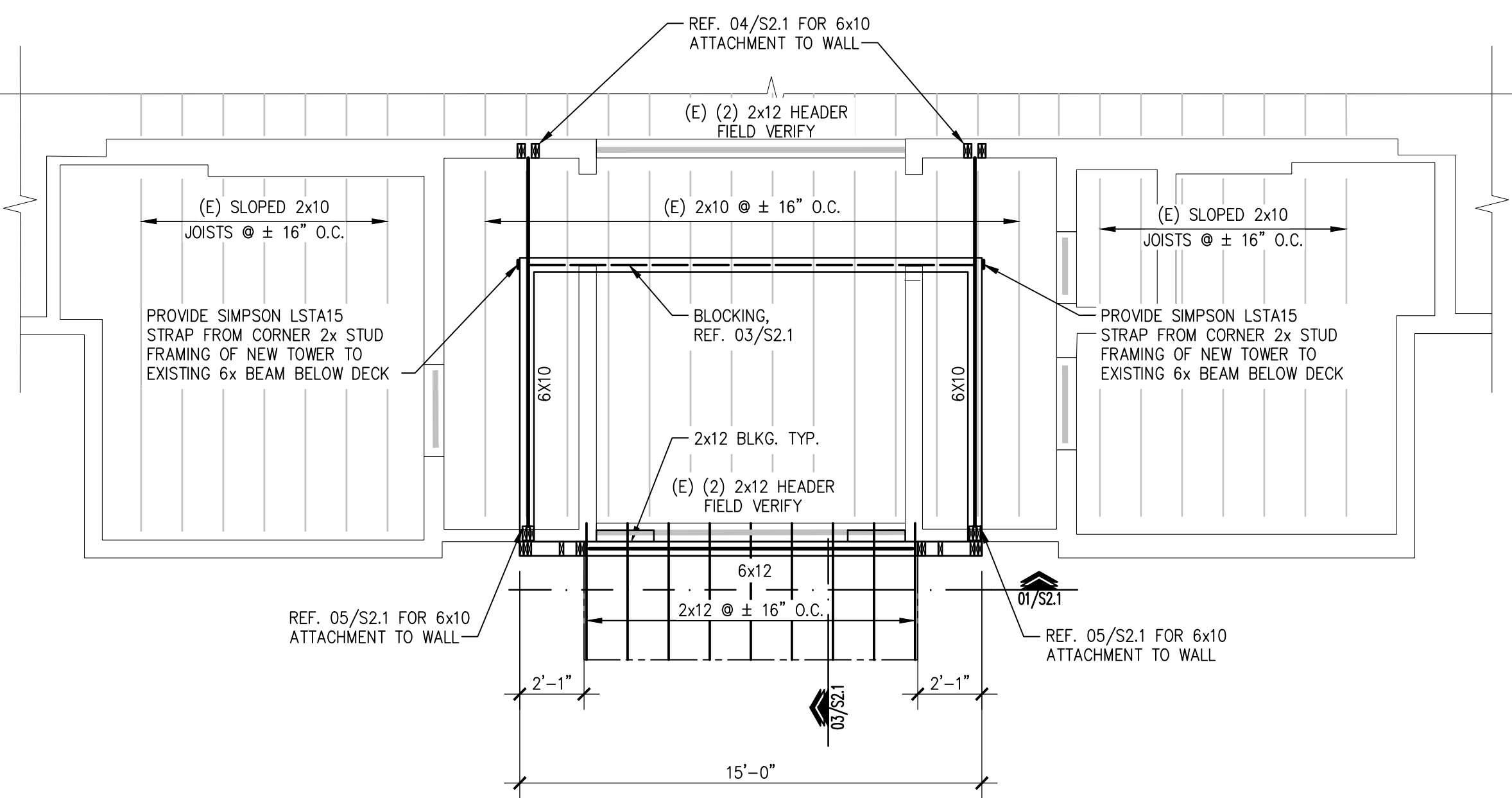


01 FOUNDATION PLAN

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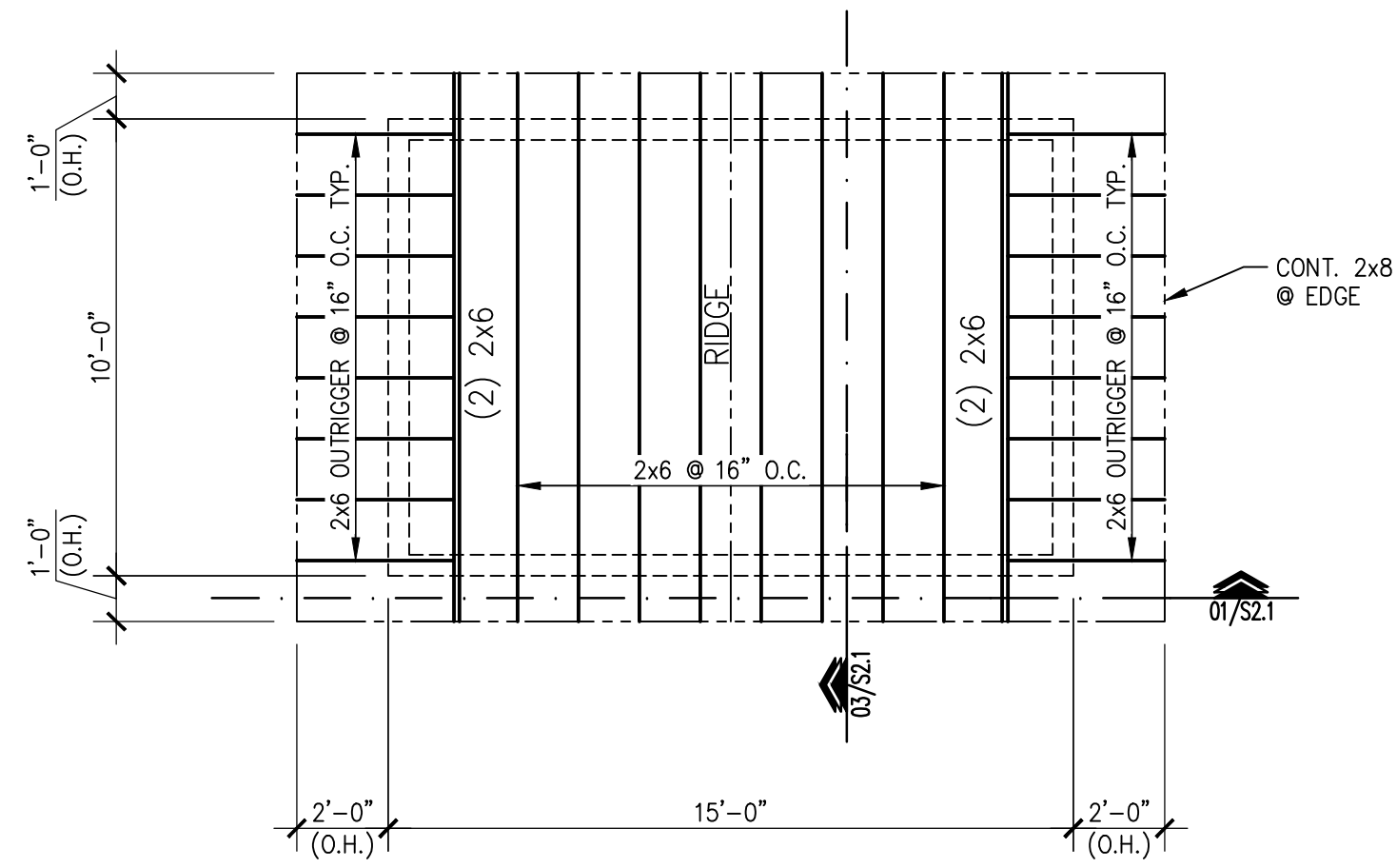
PLAN NOTES:

- GENERAL CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS. ALL DISCREPANCIES BETWEEN THESE DRAWINGS AND THE FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE E.O.R. FOR RESOLUTION.
- EXISTING (E) FRAMING CONDITIONS SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. ALL DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE E.O.R. PRIOR TO CONSTRUCTION.



02 MAIN ROOF FRAMING PLAN

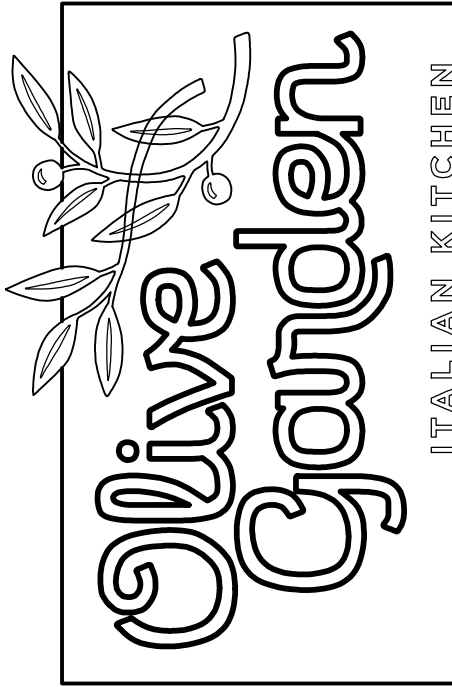
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03 HIGH ROOF FRAMING PLAN

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

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Issue Date: 01-09-2023

REVISION INFORMATION

Restaurant #: 1121

P2
PRE-TUSCAN
TO DOMANI

BLVD NE

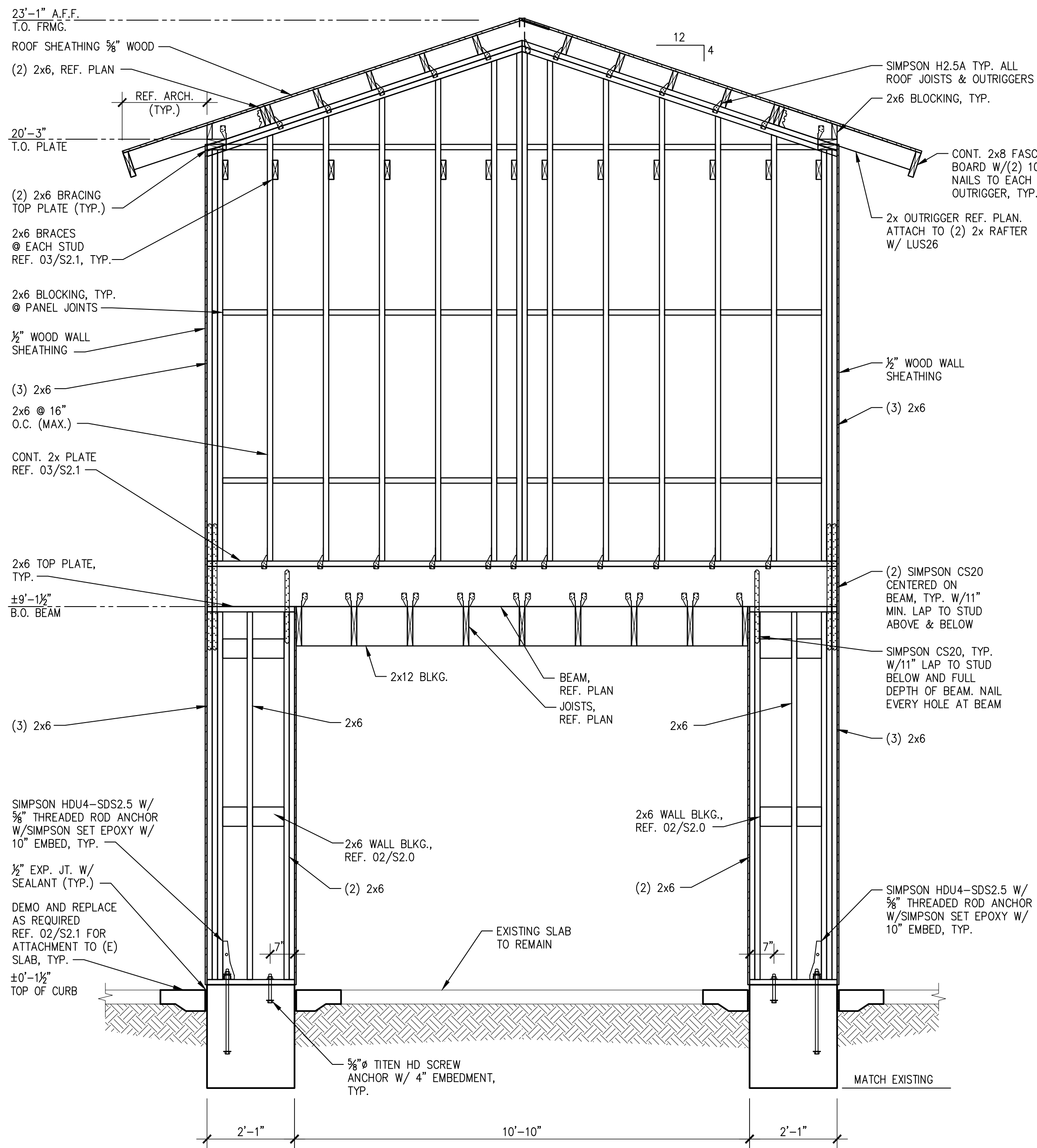
ALBUQUERQUE, NM

STRUCTURAL NOTES &
PLANS

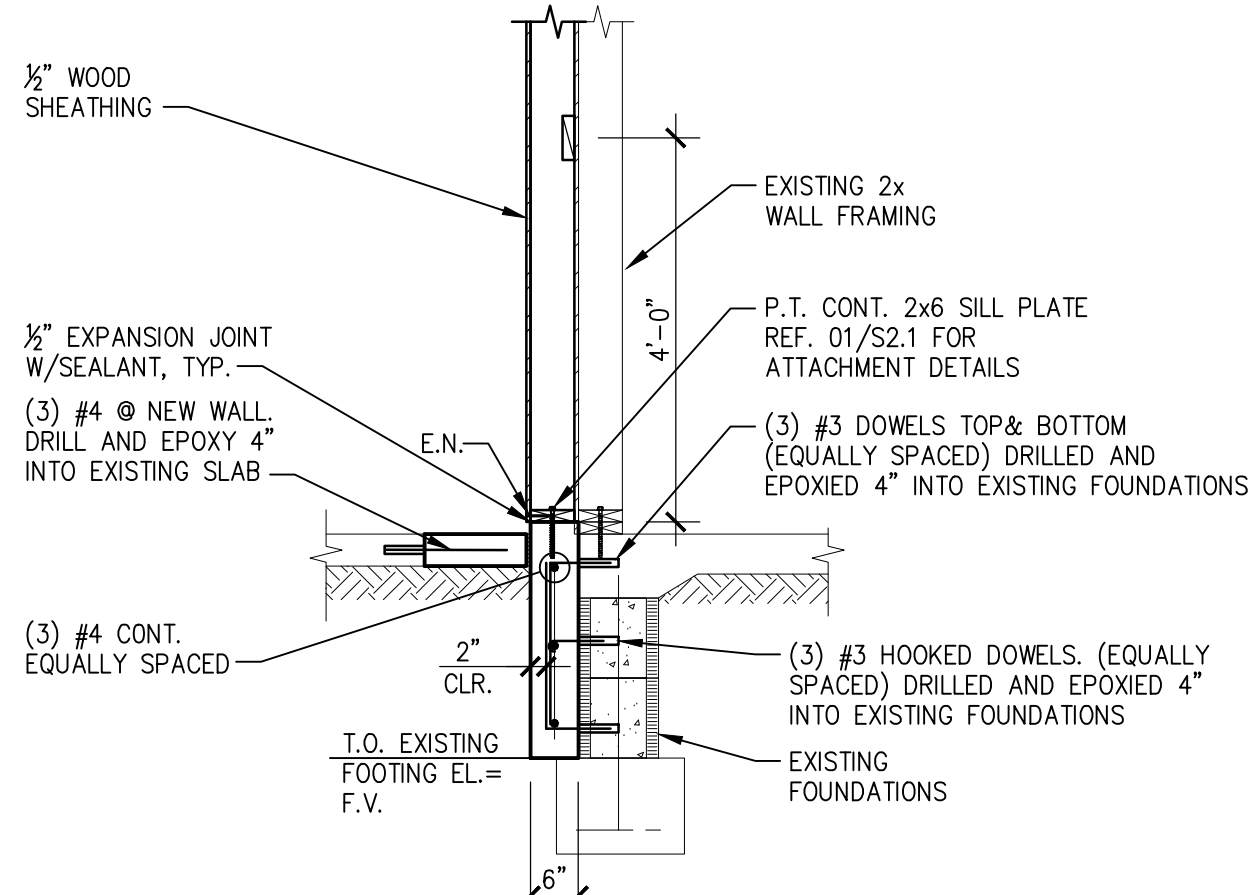
S1.1

Ronald
R Roberts
Associates, Inc.
Consulting Engineers

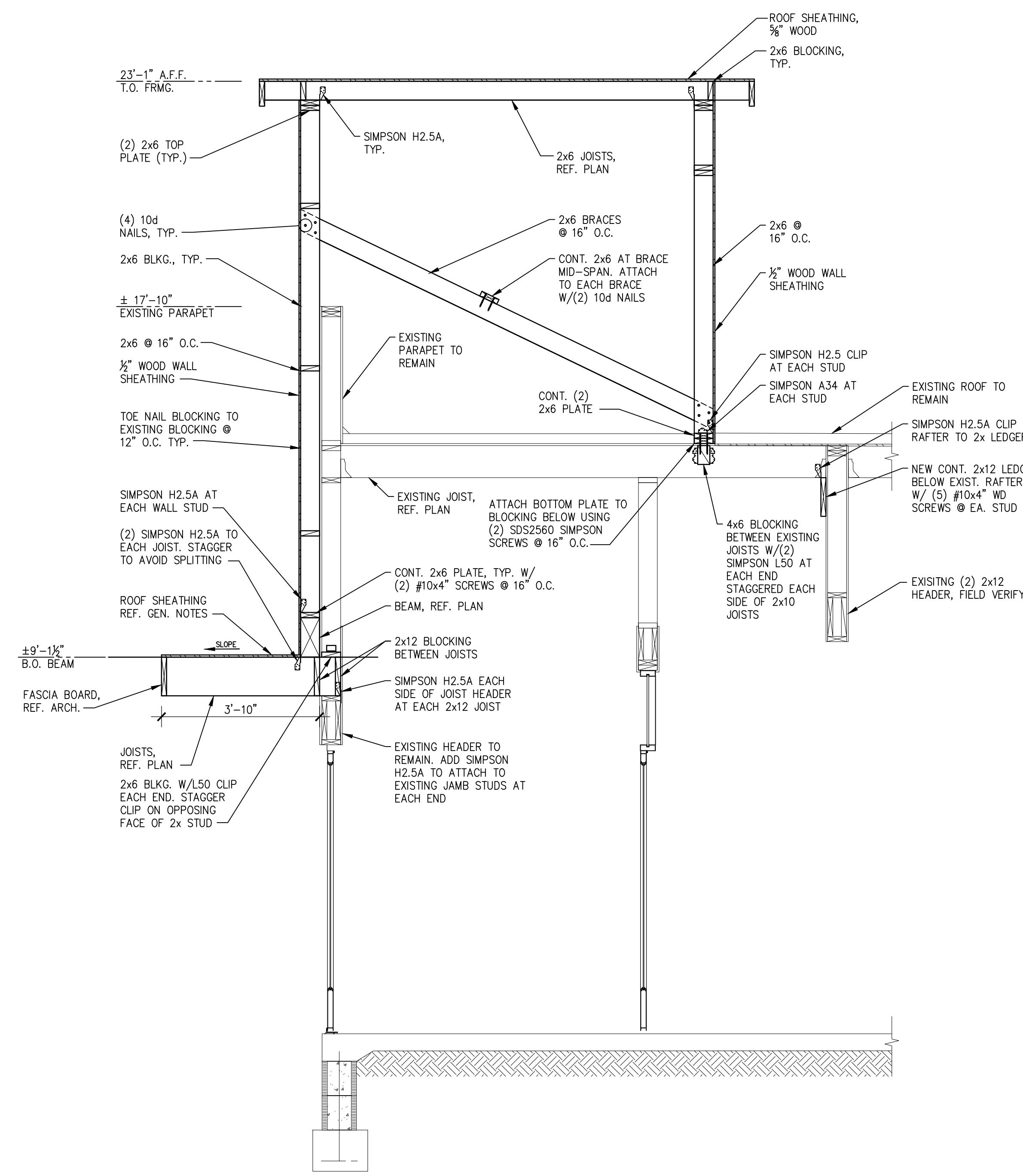
2946 N. Stemmons Freeway
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Phone: (214) 637-6299 www.rara.net



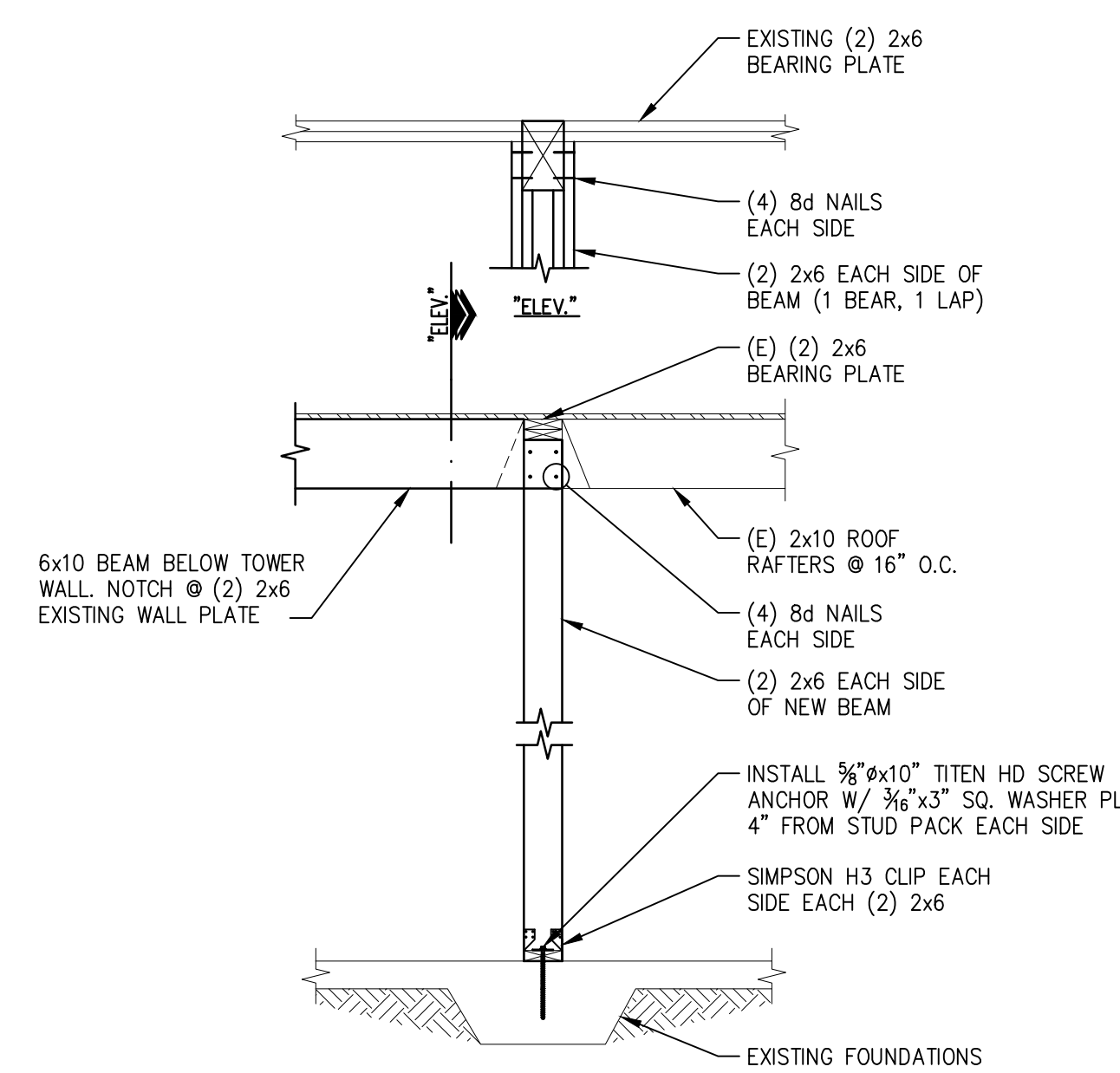
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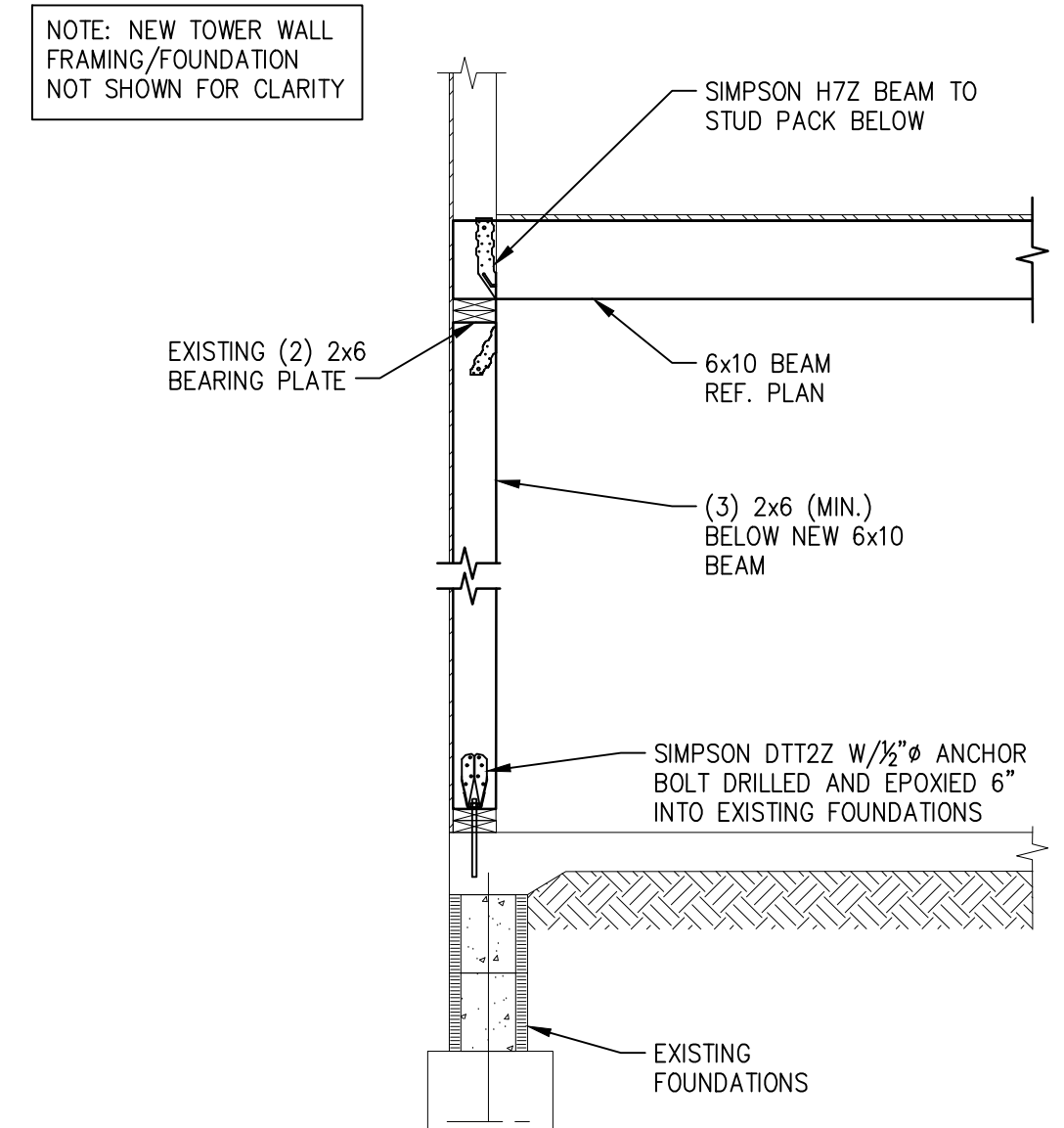
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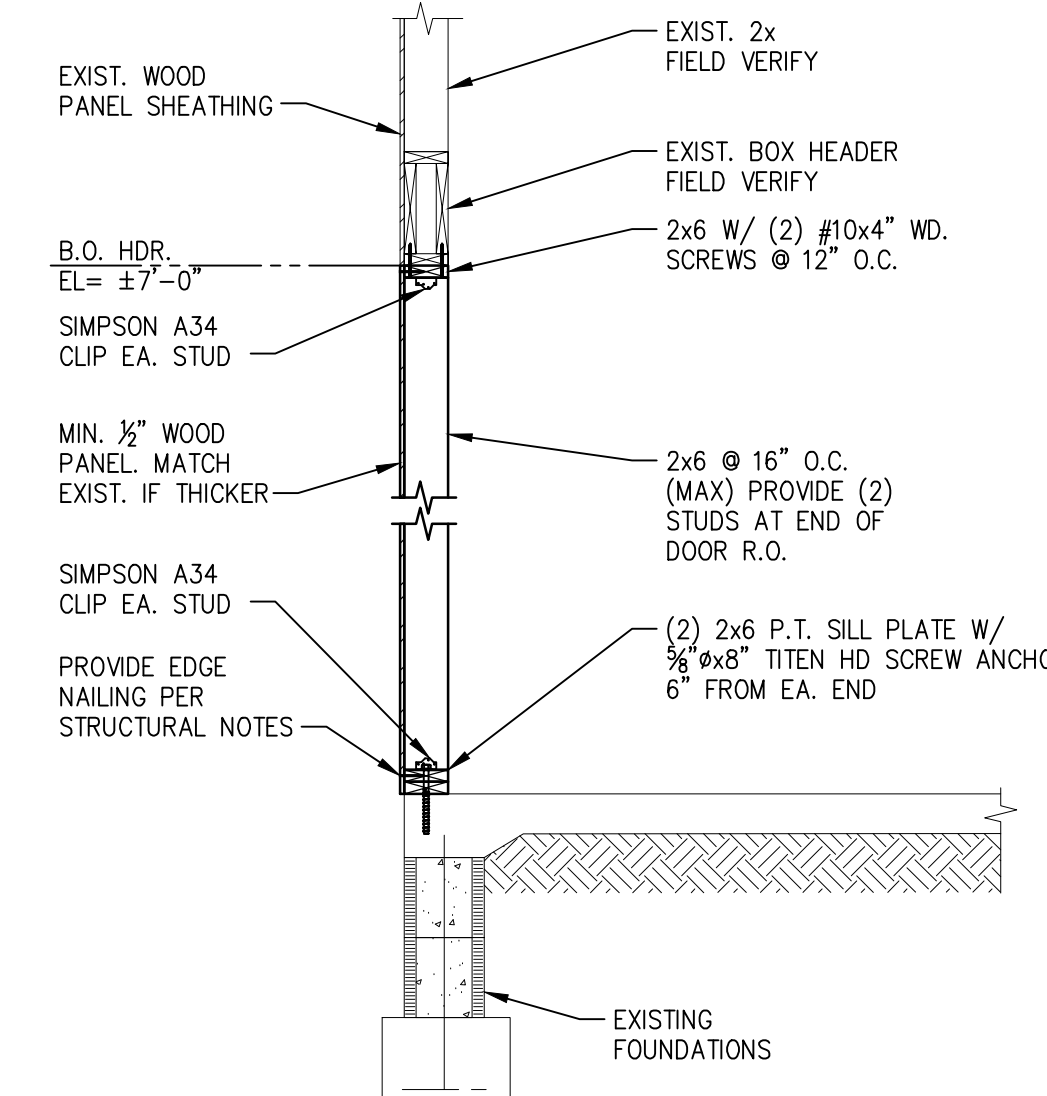
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04 SECTION
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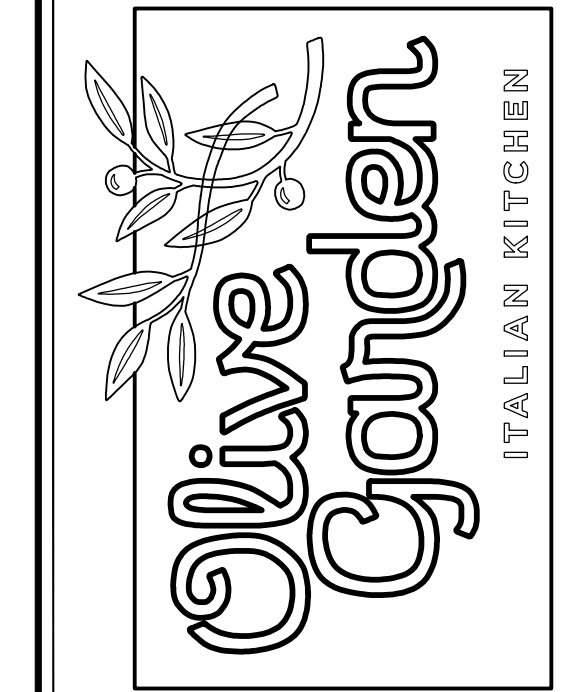


05 SECTION
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06 SECTION
SCALE: 3/4"=1'-0"

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Issue Date: 01-09-2023

REVISION INFORMATION	

Restaurant #: 1121

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ALBUQUERQUE, NM

FRAMING
SECTIONS &
DETAILS

S2.1

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FRONT ELEVATION



LEFT ELEVATION



OLIVE GARDEN- #1121
Juan Tabo, NM

Date: 03-21-2023





REAR ELEVATION



RIGHT ELEVATION



OLIVE GARDEN- #1121
Juan Tabo, NM

Date: 03-21-2023

