

GENERAL NOTES:

- ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF ALL LOCAL LAWS, CODES AND REGULATIONS OF ALL AUTHORITIES HAVING JURISDICTION. IN CASE OF CONFLICT BETWEEN REQUIREMENTS, THE MOST RESTRICTIVE SHALL APPLY.
 - BIDDING CONTRACTORS SHALL VISIT THE JOBSITE AND VERIFY ALL FIELD CONDITIONS AS NECESSARY TO COMPLETE THE WORK AND COMPARE TO APPLICABLE CONSTRUCTION DOCUMENTS. REPORT DISCREPANCIES BETWEEN FIELD CONDITIONS AND CONSTRUCTION DOCUMENTS TO ARCHITECT PRIOR TO SUBMITTING BID. FAILURE TO REPORT DISCREPANCIES DOES NOT RELIEVE CONTRACTOR OF THE RESPONSIBILITY TO PROVIDE FINISHED PRODUCT TO THE INTENT OF THE CONSTRUCTION DOCUMENTS AND SHALL NOT RESULT IN ADDITIONAL TIME OR COMPENSATION OVER AND ABOVE THE ESTABLISHED CONTRACT AMOUNTS.
 - THE CONTRACTOR SHALL ADHERE TO THE CONSTRUCTION DOCUMENTS. SHOULD ANY ERROR OR INCONSISTENCY APPEAR REGARDING THE MEANING OR INTENT OF THE CONSTRUCTION DOCUMENTS, THE CONTRACTOR SHALL IMMEDIATELY REPORT SAME TO THE ARCHITECT WHO WILL MAKE ANY NECESSARY CLARIFICATION, OR REVISIONS AS REQUIRED.
 - CONTRACTOR SHALL OBTAIN AND PAY FOR ALL CONSTRUCTION AND DEVELOPMENT RELATED FEES, INCLUDING, BUT NOT LIMITED TO: CONSTRUCTION PERMIT FEES, HEALTH DEPARTMENT FEES, ETC. THE SELECTED QUALIFIED BIDDER WILL BE REQUIRED TO PROVIDE A COMPLETE LINE-ITEM LIST OF ALL FEES INCLUDED IN BID BASED ON APPROPRIATE SCHEDULES.
- CONTRACTOR AND HIS SUBCONTRACTORS AND AGENTS SHALL HOLD ALL APPLICABLE AND REQUIRED LICENSES FOR THE JURISDICTION WHERE THE WORK WILL BE PERFORMED.
- CONTRACTOR SHALL ACQUAINT HIMSELF WITH ALL LANDLORD/DEVELOPER REQUIREMENTS AND SHALL COMPLY FULLY WITH SUCH.
 - TO ENSURE COORDINATION BETWEEN DISCIPLINES, CONTRACTOR SHALL SUPPLY EACH SUBCONTRACTOR OR AGENT WITH A FULL SET OF CONSTRUCTION DOCUMENTS FOR THEIR USE.
- MAINTAIN SAFE EXITING AND APPROPRIATE FIRE PREVENTION PROCEDURES AT ALL TIMES DURING THE CONSTRUCTION PROCESS.
- ALL WORK LISTED, SHOWN OR IMPLIED IN THE CONSTRUCTION DOCUMENTS SHALL BE SUPPLIED AND INSTALLED BY THE CONTRACTOR EXCEPT WHERE OTHERWISE NOTED. THE CONTRACTOR SHALL CLOSELY COORDINATE HIS WORK WITH THAT OF OTHER CONTRACTORS AND VENDORS TO ASSURE THAT ALL SCHEDULES ARE MET AND THAT ALL WORK IS DONE IN CONFORMANCE WITH THE MANUFACTURERS REQUIREMENTS.
 - CONTRACTOR SHALL PROTECT THE EXISTING CONSTRUCTION AND REPAIR ANY DAMAGE OCCURRING AS A RESULT OF THEIR OPERATIONS AT NO COST TO THE TENANT OR LANDLORD. CONTRACTOR SHALL ALSO ENSURE THAT THEIR OPERATIONS DO NOT INTERFERE WITH THE OPERATION OF THE REMAINDER OF THE DEVELOPMENT/MALL. BARRIERS TO NOISE, DUST AND SECURITY BETWEEN CONSTRUCTION AREAS AND PUBLIC AREAS SHALL BE CREATED, MAINTAINED AND REMOVED PER THE DEVELOPMENT CRITERIA BY THE CONTRACTOR.
 - CONTRACTOR SHALL PROVIDE ADEQUATE PROTECTION OF WORK, MATERIALS, FIXTURES, ETC. FROM LOSS, DAMAGE, FIRE, THEFT, ETC.
 - ALL AREAS OF EXISTING LANDSCAPING DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO ORIGINAL CONDITION.

CONTRACTOR SHALL VERIFY AND PROVIDE ALL UTILITY CONNECTIONS (PLUMBING, ELECTRICAL, GAS, ETC. IN THE FORM OF SUPPLY AND DRAIN PIPES, CONDUIT AND PULLING WIRES, ETC.) RELATED TO EQUIPMENT AND APPLIANCES. COORDINATE WITH KITCHEN SUPPLIER.

- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CUTTING, PATCHING AND FITTING NECESSARY TO ACHIEVE THE INTENT OF THE CONSTRUCTION DOCUMENTS
- NEW WORK AT EXISTING CONDITIONS SHALL ALIGN WITH AND MATCH EXISTING WORK EXCEPT WHERE OTHERWISE DIMENSIONED OR DETAILED.
- CONTRACTOR SHALL NEVER SCALE DRAWINGS. LOCATIONS FOR ALL PARTITIONS, WALLS, CEILINGS, ETC. WILL BE DETERMINED BY DIMENSIONS ON THE DRAWINGS. ANY AREA OF THE PLANS MISSING REQUIRED DIMENSIONS MUST BE REPORTED TO THE ARCHITECT IMMEDIATELY.
- DIMENSIONS ARE TO FACE OF FINISHED MATERIAL UNLESS NOTED OTHERWISE.
- CONTRACTOR SHALL COORDINATE THE DELIVERY AND STORAGE OF EQUIPMENT WITH EQUIPMENT SUPPLIER AND TAKE MEASURES TO ENSURE THE PROTECTION OF EQUIPMENT FROM DAMAGE DURING THE CONSTRUCTION PHASE PRIOR TO AND AFTER EQUIPMENT INSTALLATION.
- CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES IN THE FIELD AND PROVIDE ADDITIONAL UTILITY SERVICE AS REQUIRED TO MEET THE SCOPE AND INTENT OF THE WORK.
- VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION START. ANY AND ALL LOSSES OF BUSINESS TO THE LANDLORD, DEVELOPER OR OTHER PARTY RESULTING FROM DAMAGE CAUSED BY CONTRACTOR OPERATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ANY UTILITIES DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED/REPLACED IMMEDIATELY AT THE SOLE EXPENSE OF THE CONTRACTOR.

CONTRACTOR SHALL PROVIDE DRAFT/FIRE STOPS, AS REQ'D BY GOVERNING CODES AND JURISDICTIONS. NEW AND EXISTING PENETRATIONS IN FIRE-RATED PARTITIONS OR DRAFT STOPS SHALL BE PROTECTED BY A SYSTEM LISTED BY A RECOGNIZED TESTING AGENCY.

- PROVIDE FIRE EXTINGUISHERS PER APPLICABLE CODES. VERIFY FINAL LOCATION WITH A.H.J.
- ALL WOOD TRIM OR OTHER PREFINISHED TRIM ITEMS SHALL BE CUT TO FIT AND RAW, EXPOSED SURFACES SHALL BE FINISHED TO MATCH ADJACENT FINISH MATERIALS.
- CONTRACTOR SHALL PROVIDE WOOD BLOCKING, BRACING AND NAILERS AS REQ'D FOR MILLWORK, EQUIPMENT, SHELVING, ETC. COORDINATE WITH TENANT.
- CONTRACTOR SHALL REVIEW THE DIMENSIONS OF ALL EQUIPMENT IN THE PROJECT REGARDLESS OF THE SOURCE AND COORDINATE ACCESS TO THE SPACE AND VERIFY CLEAR FLOOR SPACE IS PROVIDED AS REQUIRED TO ENSURE EASE OF INSTALLATION.
- CONTRACTOR SHALL COORDINATE HIS WORK WITH ALL OTHER CONTRACTORS AND VENDORS FURNISHING LABOR, MATERIALS, ETC. ON THE PROJECT TO ENSURE THE WORK AS A WHOLE SHALL BE EXECUTED AND COMPLETED WITHOUT CONFLICT OR DELAY.
- CONTRACTOR SHALL COORDINATE THE REQUIREMENTS OF ANY AND ALL DRAWINGS INCLUDING ARCHITECTURAL, MECHANICAL, ELECTRICAL AND PLUMBING. ANY CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND ARCHITECT PRIOR TO EXECUTION OF WORK.

CONTRACTOR TO VERIFY THAT EQUIPMENT HAS APPROPRIATE CLEARANCES DURING INSTALLATION INCLUDING MAINTENANCE CLEARANCES; VERIFY THOSE WHICH INVOLVE CONFLICTING UTILITIES.

- PROVIDE AND INSTALL ALL NECESSARY INWALL FRAMING REQUIRED TO CARRY SHELF, HANGING, AND VALANCE LOADS, RAILINGS, ETC. AS PER PLANS.
- PROVIDE SILICONE SEALANT AT ALL JOINTS AND INTERFACES OF ALL COUNTERTOPS, EQUIPMENT, BOOTHS, WALLS, ETC.
- ALL JOINTS AND OTHER OPENINGS IN THE BUILDING ENVELOPE SHALL BE SEALED IN ACCORDANCE WITH THE BUILDING CODE AND ENERGY CODE.
- ALL WOOD IN CONTACT WITH CONCRETE MASONRY SHALL BE PRESSURE TREATED, MOISTURE RESISTANT WOOD.
- ALL WOOD TRIM OR OTHER PREFINISHED TRIM ITEMS SHALL BE CUT TO FIT AND RAW, EXPOSED SURFACES SHALL BE FINISHED TO MATCH ADJACENT FINISH MATERIALS.
- CONTRACTOR SHALL PROVIDE WOOD BLOCKING, BRACING AND NAILERS AS REQ'D FOR MILLWORK, EQUIPMENT, SHELVING, ETC. COORDINATE WITH TENANT.
- MILLWORK BY OTHERS, CONTRACTOR TO COORDINATE PLUMBING AND ELECTRICAL W/ MILLWORK SUPPLIER
- ALL SURFACES WHICH ARE INDICATED TO BE FINISHED OR PAINTED SHALL BE PREPARED, SANDED, TREATED, AND PRIMED IN STRICT ACCORDANCE WITH COMMERCIAL QUALITY STANDARDS, AND IN STRICT ACCORDANCE WITH FINISH MATERIAL MANUFACTURERS INSTRUCTIONS
- ALL FINISH SURFACES PENETRATED SUCH AS CEILING TILES AND MILLWORK COUNTERS FOR ANY REASON MUST HAVE AN ASSOCIATED GROMMET APPROVED FOR THAT USE.
- PROVIDE OCCUPANCY SIGN IN A CONSPICUOUS LOCATION IN ACCORDANCE WITH STATE & LOCAL CODES. DESIGN TO BE APPROVED BY ARCHITECT/OWNER.
- APPLICATION OF MATERIAL OR EQUIPMENT INSTALLED BY OTHERS CONSTITUTES ACCEPTANCE OF THAT WORK, AND ASSUMPTION OF THE RESPONSIBILITY FOR SATISFACTORY INSTALLATION AND PERFORMANCE.
- CONTRACTOR SHALL PROVIDE ALL NECESSARY BRACING TO STRUCTURE FOR INTERIOR PARTITIONS, SOFFITS, CEILINGS, PLATFORMS, ETC. WHETHER SHOWN ON THE DRAWINGS OR NOT.



MATERIALS LEGEND:

BRICK		CONCRETE BLOCK	
CONCRETE		EARTH	
GRAVEL		SAND	
WOOD BLOCKING		DIMENSIONAL LUMBER	
FINISH WOOD		BATT INSULATION	
CEILING TILE		GYPSUM BOARD	
PLYWOOD		RIGID INSULATION	
STEEL		METAL STUD WALL	

CFT RETAIL BUILDING

2901 S. CHURCH STREET
MURFREESBORO, TN 37127

CODE DATA:

APPLICABLE CODES: ALL WORK UNDER THIS CONTRACT SHALL COMPLY WITH THE PROVISIONS OF THE SPECIFICATIONS AND DRAWINGS, AND SHALL SATISFY ALL APPLICABLE CODES, ORDINANCES AND REGULATIONS OF ALL GOVERNING BODIES INVOLVED. ALL PERMITS AND LICENSES NECESSARY FOR THE PROPER EXECUTION OF THE WORK SHALL BE SECURED AND PAID FOR BY THE CONTRACTOR INVOLVED. APPLICABLE CODES INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:

CODE RESEARCH:

BUILDING & STRUCTURAL:	INTERNATIONAL BUILDING CODE	2018
PLUMBING:	INTERNATIONAL PLUMBING CODE	2018
MECHANICAL:	INTERNATIONAL MECHANICAL CODE	2018
ELECTRICAL:	NATIONAL ELECTRICAL CODE	2017
ENERGY:	INTERNATIONAL ENERGY CONSERVATION CODE	2018
FIRE/LIFE SAFETY:	INTERNATIONAL FIRE CODE	2018
ACCESSIBILITY CODE:	ICC A117.1	2009

PLUMBING CALCULATIONS:

- PLUMBING FIXTURES TO BE PROVIDED BY TENANT

BUILDING DATA:	PROPOSED	
OCCUPANCY TYPE:	M / A-2 / B	
CONSTRUCTION TYPE:	V-B, NON-SPRINKLED	
	PROPOSED	ALLOWED
NUMBER OF FLOORS:	1 STORY, BUILDING HEIGHT 27'-0" A.F.F.	1 STORY, BUILDING HEIGHT 40'-0"
TOTAL BUILDING AREA 5,F.:	9,388 5.F.	10,500 5.F. (IBC 506.3.2) W/ AREA INCREASE, SEE CALCS BELOW.

FRONTAGE AREA INCREASE CALCS:

AREA	$= [F/P - .25] W/30$
INCREASE PER IBC 506.3.2	$= [403/403 - .25] 30/30$
	$= [1 - .25] (1)$
	$= .75 \times 1$
	$= .75$
	$6,000 \text{ SF ALLOWED PER TABLE 506.2: } 6,000 \times .75 = 4,500 \text{ SF}$
	$4,500 \text{ SF} + 6,000 \text{ SF} = 10,500 \text{ SF ALLOWED}$

OCCUPANT LOAD:

TENANT A	A-2	$1,411 \text{ 5.F.} / 15 + 942 \text{ 5.F.} / 200 = 99$
TENANT B	M	$1,220 \text{ 5.F.} / 60 + 813 \text{ 5.F.} / 300 = 24$
TENANT C	A-2	$810 \text{ 5.F.} / 15 + 540 \text{ 5.F.} / 200 = 57$
TENANT D	B	$3498 \text{ 5.F.} / 150 = 24$
UTILITY ROOM	MECHANICAL	$111 \text{ 5.F. (GROSS)} = 0 \text{ OCCUPANTS}$
TOTAL		$= 204 \text{ OCCUPANTS}$

EXIT CALCULATION:

TENANT A	OCC. LOAD 1-500	2 EXITS REQUIRED PER IBC SECTION 1006.3 REQUIRED EGRESS WIDTH $(99 \times 0.2) = 19.8'$	PROVIDED = 4 EXITS PROVIDED = 150'
TENANT B	OCC. LOAD 1-500	2 EXITS REQUIRED PER IBC SECTION 1006.3 REQUIRED EGRESS WIDTH $(24 \times 0.2) = 4.8'$	PROVIDED = 2 EXITS PROVIDED = 72'
TENANT C	OCC. LOAD 1-500	2 EXITS REQUIRED PER IBC SECTION 1006.3 REQUIRED EGRESS WIDTH $(57 \times 0.2) = 11.4'$	PROVIDED = 2 EXITS PROVIDED = 72'
TENANT D	OCC. LOAD 1-500	2 EXITS REQUIRED PER IBC SECTION 1006.3 REQUIRED EGRESS WIDTH $(24 \times 0.2) = 4.8'$	PROVIDED = 3 EXITS PROVIDED = 108'

NOTE: TENANT CALCS FOR SHELL BUILDING ONLY. FUTURE TENANTS TO PROVIDE TI CALCS AT TIME OF TI PERMITS

STANDARD ABBREVIATIONS:

AFF	Above Finished Floor	FBO	Furnished by Others	PL	Plate
ACT	Acoustical Ceiling Tile	FD	Floor Drain	PLAM	Plastic Laminate
ACOUST	Acoustical	FE	Fire Extinguisher	PLYWD	Plywood
ADJ	Adjustable	FEC	Fire Extinguisher & Cabinet	PLUMB	Plumbing
AHJ	Authority Having Jurisdiction	FF	Furniture, Fixtures	PNL	Panel
ALUM	Aluminum	FIN	Finish	PR	Preparation
AMB	Air-moisture barrier	FLUR	Fluorescent Floor	PREP	Prefinished
ANC	Anchor	FLR	Floor	PTD	Painted
ANOD	Anodized	FRP	Fiberglass Reinforced Plastic	QT	Quarry Tile
ARCH	Architectural	FRT	Fire Retardant Treated	QTY	Quantity
ASSY	Assembly	FS	Floor Sink	RA	Radius
BD	Board	FSE	Food Service Equipment	RAD	Radius
BFF	Below Finished Grade	FT	Feet	RCP	Reflected Ceiling Plan
BLDG	Building	FV	Field Verify	REF	Reference
BLKG	Blocking	GA	Gauge	RECP	Receptacle
BM	Bearing	GALV	Galvalume	REFL	Reflected, Reflecting
BOT	Bottom	GC	General Contractor	REINP	Reinforced, Reinforcing
BRG	Both Sides	GL	Glass	RELLOC	Relocate
BS	Between	GYP BD	Gypsum Board	REQD	Required
BTWN	Between	HC	Hollow Core	REV	Revision, Reversed
CAB	Cabinet	HM	Hollow Metal	RO	Rough Opening
C	Center Line	HT	Height	RTU	Roof Top Unit
CLG	Ceiling	HDWD	Hardwood	SC	Solid Core
CLO	Closet	HR	HVAC	SF	Square Foot
CLR	Clear	SHT	Sheet	SH	Shedding
CMU	Concrete Masonry Unit	SHN	Shining	SS	Stainless Steel
COL	Column	INSUL	Insulation, Insulate	SCHED	Schedule
CONC	Concrete	INT	Interior	SM	Similar
CONT	Continuous	JST	Joist	SMS	Sheet Metal
CONST	Construction, Construct	LAM	Laminated	SPECD	Specified
CT	Ceramic Tile	LAV	Lavatory	STD	Standard
DBL	Double	LLH	Long Leg Horizontal	STL	Steel
DEMO	Demolition	LLV	Long Leg Vertical	STRUCT	Structural
DIA	Diameter	MANUF	Manufacturer	SUSP	Suspended
DN	Down	MAX	Maximum	TBD	To be determined
DR	Door	MECH	Mechanical	TEMP	Tempered
DS	Downspout	MEP	Mechanical, Electrical, and Plumbing	TAB	Top and Bottom
DTL	Detail	MILL	Millwork	TYP	Typical
DWG	Drawing	MIN	Minimum	VCT	Vinyl Composition Tile
EA	Each	MISC	Miscellaneous	VERT	Vertical
EFS	Exterior Insulation and Finish System	MLD	Molding	VWC	Vinyl Wall Covering
EF	Exhaust Fan	MO	Masonry Opening	UNO	Unless Noted Otherwise
EJ	Expansion Joint	MTD	Mounted		
EL	Electrical	MTL	Metal		
ELEC	Electrical	MUL	Mullion		
ELEV	Elevator	NIC	Not in Contract		
EQ	Equal	NOM	Nominal		
EQUIP	Equipment	NTS	Not To Scale		
EW	Each Way	OC	On Center		
EWC	Electric Water Cooler	OD	Outside Diameter		
DIST	Existing	OFCI	Owner Furnished, Contractor Installed		
EXT	Exterior	OPNG	Opening		
FBD	Fiber Board	OPT	Optional		
		OTS	Open to Structure		
		PBD	Particle Board		

SHEET NUMBERING SYSTEM:

NOTE: DETAIL NUMBERS ARE DETERMINED BY THE BOTTOM RIGHT HAND BOX, PLEASE SEE SAMPLES ABOVE FOR DETERMINING DETAIL NUMBERS

20 BOXES:

20	16	12	8	4
19	15	11	7	3
18	14	10	6	2
17	13	9	5	1

EXAMPLE DETAIL # 414XXX

16 BOXES:

16	12	8	4
15	11	7	3
14	10	6	2
13	9	5	1

EXAMPLE DETAIL # 314XXX

STANDARD DRAWING SYMBOLS:

	NORTH ARROW INDICATOR		4-WAY ELEVATION TAG
	DRAWING KEYNOTE TAG		COLUMN GRID BUBBLE AND LINE
	WALLTYPE TAG		ELEVATION HEIGHT TAG
	DOOR TAG		DETAIL BOX TAG
	FINISH NOTE TAG		DETAIL CIRCLE TAG
	DEMOLITION TAG		ROOM NAME AND NUMBER TAG
	CEILING MATERIAL AND HEIGHT TAG		
	SECTION CUT TAG		
	ELEVATION TAG		

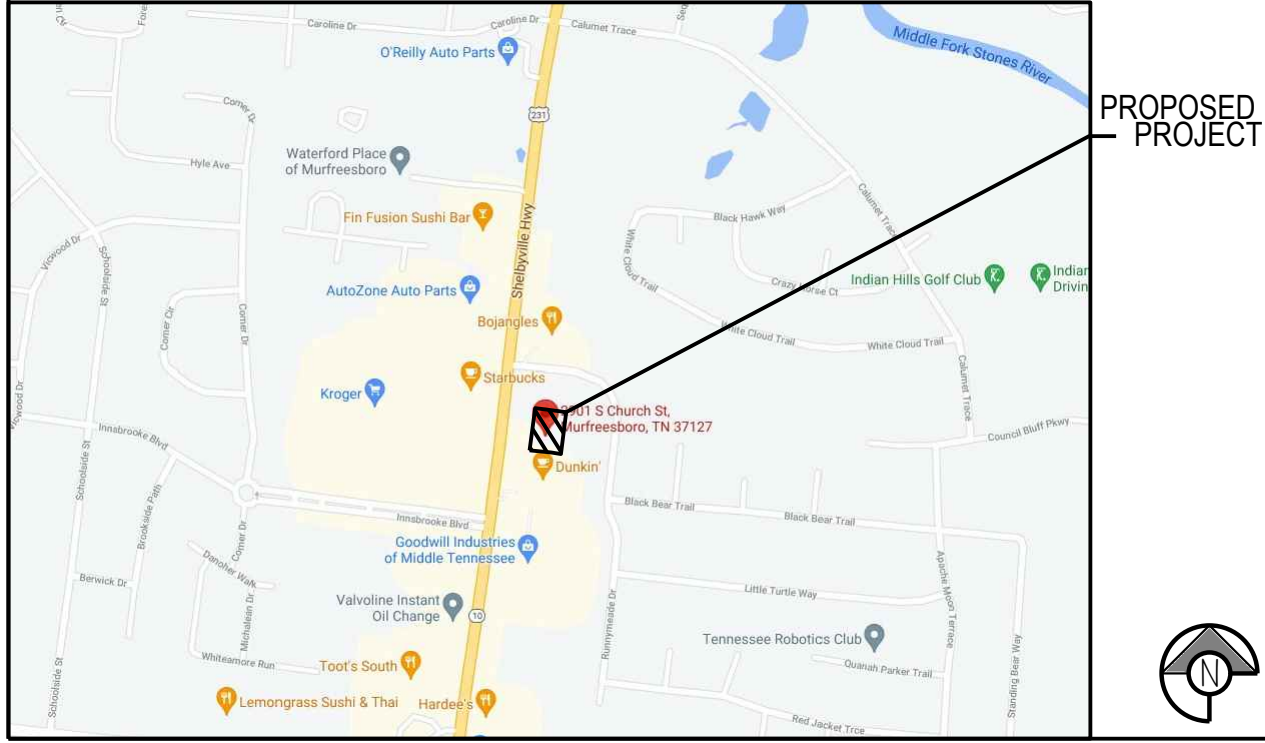
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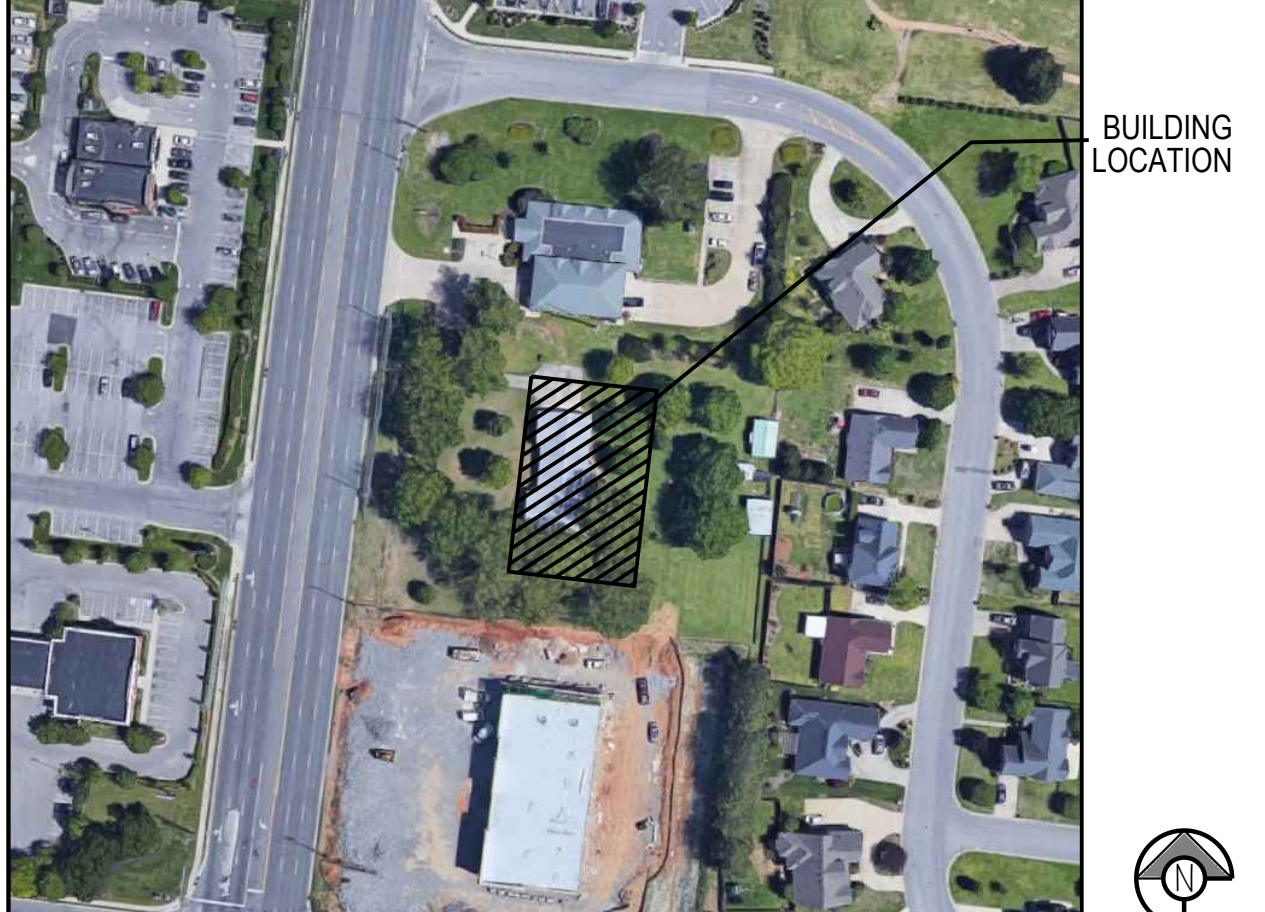
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LOCATION MAP:



VICINITY MAP:



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RELATED DOCUMENTS: This Drawing is a single component of an integrated set of Construction Documents. General and Supplementary Conditions of the Contract General Requirements, Specifications and other Drawings may affect the Work described. Failure to review and integrate the design intent of the whole of the Construction Documents does not relieve the Contractor from providing a complete Project.

COMPLY WITH all laws, codes, ordinances and regulations with authorities having jurisdiction and with requirements of the Landlord, if applicable. Do not start Work until all permits and required approvals are obtained.

VERIFY ACTUAL CONDITIONS and dimensions prior to construction. Commencement of work constitutes verification and acceptance of all existing conditions. Application of a material or equipment item to Work installed by others constitutes acceptance of the Work and assumption of responsibility for satisfactory installation.

DIMENSIONS SHOWN are in final face of a material unless otherwise indicated. DIMENSIONS & MEASUREMENTS - DO NOT SCALE drawings unless otherwise directed.

project title

CFT RETAIL BUILDING

2901 S. CHURCH STREET
MURFREESBORO, TN 37127

project number
20045.003

drawing issuance
PERMIT/BID SET 6.1.2021

drawing revisions
No. Description: Date:

professional seal

PRELIMINARY
NOT FOR
CONSTRUCTION

drawing title
TITLE SHEET

drawing number
A000