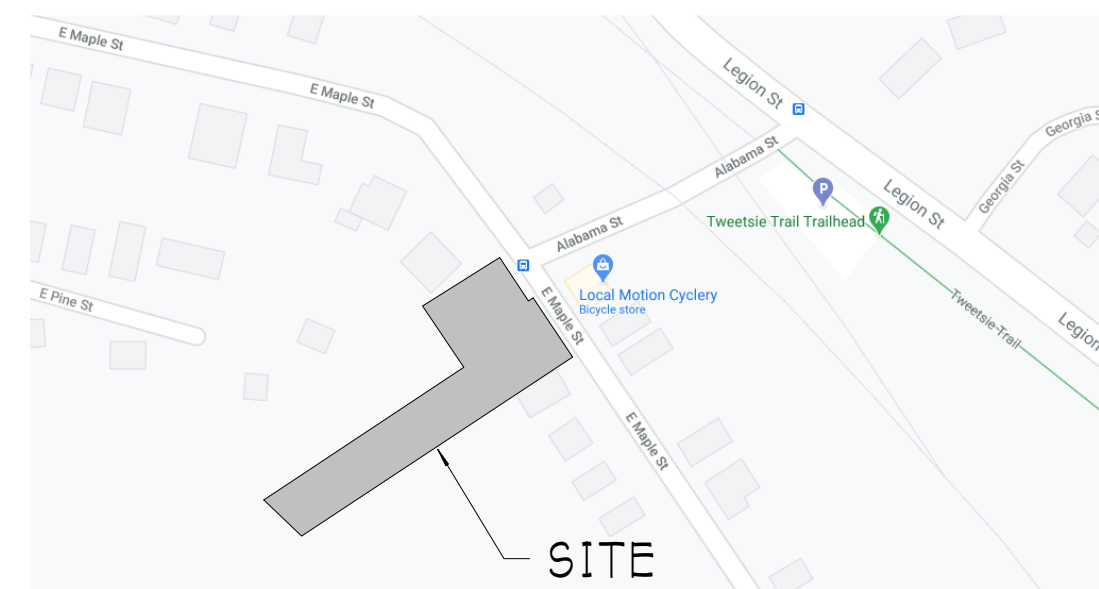
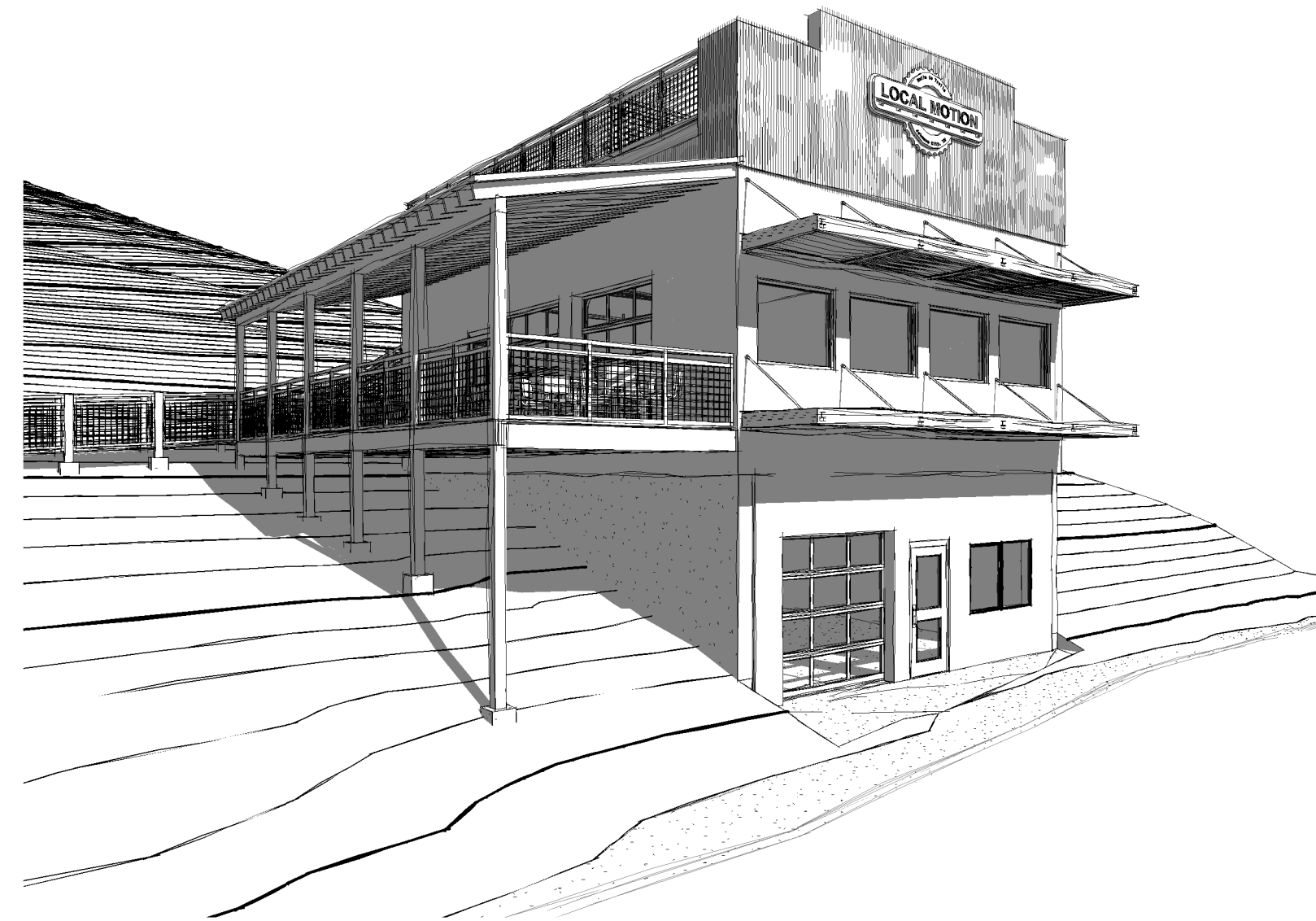




LOCAL MOTION CYCLERY SHOP

640 EAST MAPLE STREET
JOHNSON CITY, TENNESSEE



VICINITY MAP

BUILDING DATA

2012 INTERNATIONAL BUILDING CODE:

CHAPTER 3 - USE AND OCCUPANCY CLASSIFICATIONS
OCCUPANCY: BUSINESS, GROUP B

CHAPTER 4 - SPECIAL DETAILED REQUIREMENTS BASED ON USE AND OCCUPANCY
NONE

CHAPTER 5 - GENERAL BUILDING HEIGHTS AND AREAS
ALLOWABLE STORIES - TABLE 503 = 2
ALLOWABLE HEIGHT - TABLE 503 = 40 FEET
ALLOWABLE AREA - TABLE 503 = 9000 SQ. FT.
PROPOSED STORIES = 2
PROPOSED HEIGHT = 34'-9"
PROPOSED AREA = 3120 SQ. FT.
LOWER LEVEL = 1040 SQ. FT.
MAIN LEVEL = 1040 SQ. FT.
UPPER LEVEL = 1040 SQ. FT.

CHAPTER 6 - TYPES OF CONSTRUCTION
TYPE OF CONSTRUCTION: TYPE 5 B, UNPROTECTED.
SPRINKLER SYSTEM: NONE

CHAPTER 9 - FIRE PROTECTION SYSTEM
AN AUTOMATIC SPRINKLER SYSTEM IS NOT REQUIRED PER SECTION 903.2.1-903.2.12
PORTABLE FIRE EXTINGUISHERS ARE REQUIRED PER 906.1
FIRE ALARM SYSTEM NOT REQUIRED BY SECTION 907.2.1-907.2.23

CHAPTER 10 - MEANS OF EGRESS
OCCUPANCY (TABLE 1004.1.2)

OCCUPANCY - SEE OCCUPANCY SCHEDULE ON SHEET A101
MAXIMUM TRAVEL DISTANCE (TABLE 1016.2) WITHOUT A SPRINKLER SYSTEM = 200 FT.
A MINIMUM OF 1 EXIST REQUIRED PER 1021

APPLICABLE CITY/COUNTY CODES

THE FOLLOW CODES AS ADOPTED AND MODIFIED BY LOCAL ORDINANCES

2012 INTERNATIONAL BUILDING CODE
2012 INTERNATIONAL RESIDENTIAL CODE
2012 INTERNATIONAL EXISTING BUILDING CODE
2012 INTERNATIONAL FIRE CODE
2012 INTERNATIONAL MECHANICAL CODE
2012 INTERNATIONAL FUEL GAS CODE
2012 INTERNATIONAL PLUMBING CODE
2011 NATIONAL ELECTRICAL CODE
2012 INTERNATIONAL ENERGY CONSERVATION CODE
2009 INTERNATIONAL ENERGY CONSERVATION CODE
2012 INTERNATIONAL PROPERTY MAINTENANCE CODE
2010 ADA STANDARDS
2009 ICC A117.1 ACCESSIBLE AND USABLE BUILDINGS & FACILITIES

CONSULTANTS

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STRUCTURAL ENGINEER:

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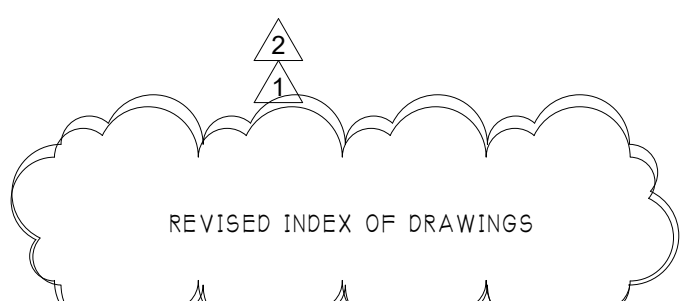
CIVIL ENGINEER:

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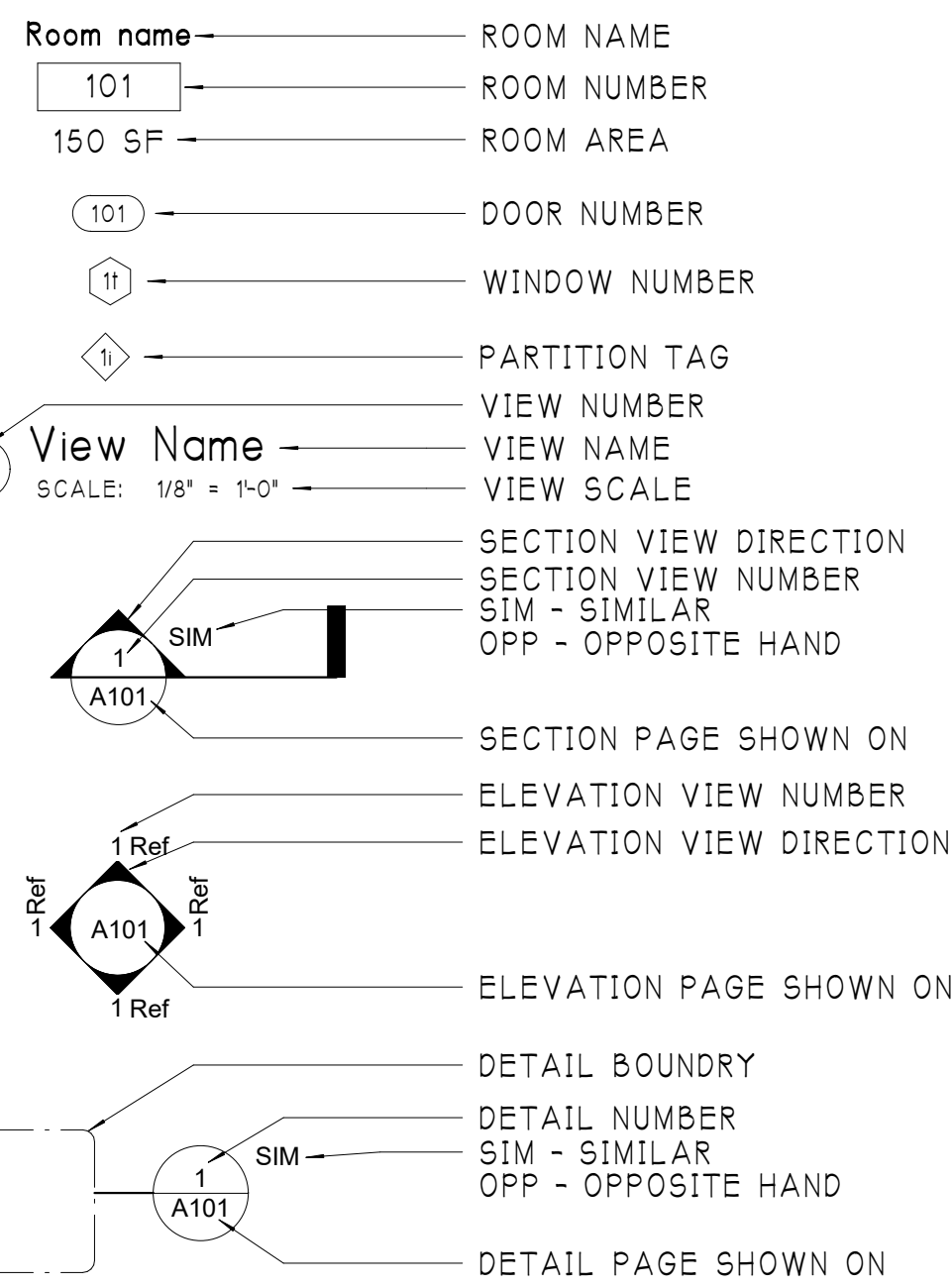
INDEX OF DRAWINGS

Sheet	Sheet Name	Rev.
GENERAL		
G000	COVER SHEET	2
G001	LEGENDS, NOTES & ABBREVIATIONS	
CIVIL		
C001	SITE SURVEY	
C100	OVERALL SITE GRADING PLAN	
C101	ARCHITECTURAL	
A001	FOUNDATION PLAN	
A101	FLOOR PLAN	1
A102	FLOOR PLAN	1
A201	EXTERIOR ELEVATIONS	
A211	INTERIOR ELEVATIONS	
A301	BUILDING SECTIONS	2
A302	WALL SECTIONS	2
A401	DETAILS	2
A501	SCHEDULES	

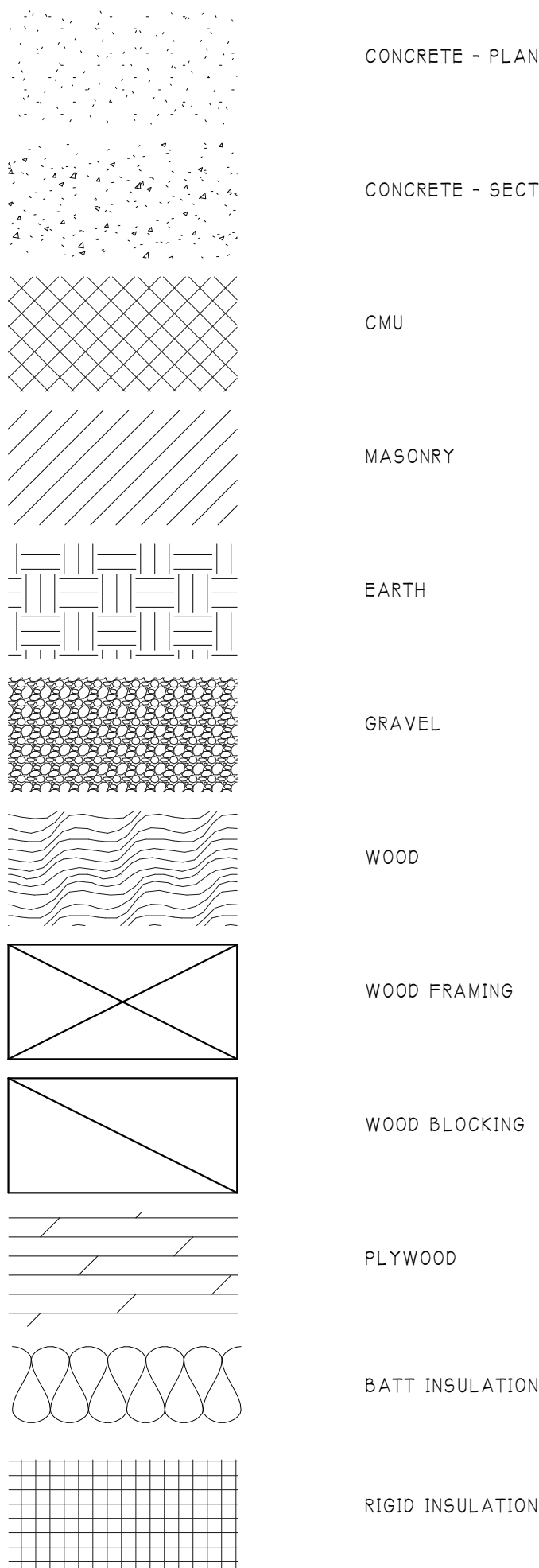


PROJECT SUMMARY STATEMENT

	Revisions:	Date:
	2 6/14/21	05/11/2021
	Project Number:	22105
	Sheet Number:	G000



SYMBOLS LEGEND



MATERIAL LEGEND

GENERAL NOTES

- GENERAL REQUIREMENTS
- THE CONTRACTOR SHALL BE LICENSED BY THE STATE OF TENNESSEE.
- THE CONTRACTOR SHALL PURCHASE ALL BUILDING PERMITS REQUIRED.
- UNLESS NOTED OTHERWISE, ALL MATERIALS SHALL BE INSTALLED PER THEIR MANUFACTURER'S RECOMMENDATIONS AND DETAILS.
- THE INDIVIDUAL OR ENTITY THAT EMPLOYED THE ARCHITECT, BY USING THESE DRAWINGS FOR CONSTRUCTION, ESTIMATING, BUDGETING OR ANY OTHER PURPOSE, AGREES TO ALL CONDITIONS LISTED IN THESE GENERAL NOTES THAT LIMIT THE ARCHITECT'S LIABILITY OR RESPONSIBILITY.
- THE INDIVIDUAL OR ENTITY THAT EMPLOYED THE ARCHITECT, BY USING THESE DRAWINGS FOR CONSTRUCTION, ESTIMATING, BUDGETING OR ANY OTHER PURPOSE, AGREES TO HOLD HARMLESS THE ARCHITECT AGAINST CLAIMS THAT ARE A RESULT OF SYSTEMS AND OTHER ITEMS THAT WERE NOT DESIGNED BY THE ARCHITECT. THIS BUILDING IS TO BE ADAPTED TO THE SITE BY THE CONTRACTOR AND OR OWNER. THE ARCHITECT HAS NOT BEEN RETAINED TO MAKE PERIODIC CONSTRUCTION ON SITE PROJECT REVIEWS. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR CHANGES MADE WITHOUT HIS WRITTEN APPROVAL.
- UNLESS SPECIFIC NOTES REQUIRE EXCEEDING MINIMUM REQUIREMENTS, ALL WORK SHALL CONFORM TO THE MINIMUM REQUIREMENTS OF THE 2012 EDITION OF INTERNATIONAL BUILDING CODE AND ITS CURRENT AMENDMENTS.
- UNLESS SPECIFIC NOTES INDICATE EXCEEDING THE MINIMUM REQUIREMENTS OF THE MANUFACTURER, ALL MATERIALS SHALL BE INSTALLED AS DIRECTED BY THE MANUFACTURER. WHERE CONFLICTS EXIST BETWEEN BUILDING CODE REQUIREMENTS AND THE MANUFACTURER'S REQUIREMENTS, THE HIGHER QUALITY AND HIGHER PERFORMANCE STANDARD SHALL BE USED. IN NO CIRCUMSTANCE SHALL CODE REQUIREMENTS BE VIOLATED.

SITework

- THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR EXISTING SOIL BEARING CAPACITY OR ANY OTHER EXISTING SUBSURFACE CONDITIONS. THE ARCHITECT SPECIFICALLY RECOMMENDS THAT THE OWNER EMPLOY A GEOTECHNICAL ENGINEER TO OBSERVE, TEST AND VERIFY BACKFILL AND SOIL CONDITIONS DURING CONSTRUCTION.
- REMOVE TOPSOIL, PAVING AND OLD BUILDING MATERIALS UNDER THE BUILDING SLAB AND TO A DISTANCE OF 5'-0" AROUND THE BUILDING SLAB. THE SOIL SHALL BE TESTED BY THE GEOTECHNICAL ENGINEER TO VERIFY THE SOIL BEARING CAPACITY, BACKFILL IN 8' COMPACTED LIFTS. THE GEOTECHNICAL ENGINEER SHALL VERIFY THE REQUIRED COMPACTION OF EACH LIFT BEFORE PROCEEDING WITH THE NEXT LIFT. THE COMPACTION OF SOIL SHALL BE COMPACTION TO PROVIDED THE REQUIRED SOIL BEARING CAPACITY.
- TREAT UNDER THE SLAB AND AROUND THE BUILDING TO PREVENT THE INFESTATION OF TERMITES.
- NEW STORM SEWER PIPING SHALL BE SCHEDULE 40 PVC OR HEAVIER AS REQUIRED TO MEET GOVERNING MUNICIPALITY SPECIFICATIONS.
- BED ALL NEW PIPE IN SMOOTH RIVER SAND WITH 6" MINIMUM COVER AROUND PIPE. BACKFILL TRENCHES WITH COMPACT NO. 57 CRUSHED LIMESTONE.
- ASPHALT PAVING SHALL CONFORM TO STATE AN MUNICIPALITY DEPARTMENT OF TRANSPORTATION SPECIFICATIONS AND STANDARDS.

CONCRETE

- ALL CONCRETE WORK SHALL COMPLY WITH A.C.I. BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE.
- ALL CONCRETE TO BE 3000 PSI, 28 DAY COMPRESSIVE STRENGTH UNLESS NOTED OTHERWISE.
- ALL EXTERIOR CONCRETE CURBS, SIDEWALKS AND PAVING TO BE AIR ENTRAINED 4000 PSI, 28 DAY COMPRESSIVE STRENGTH.
- ALL STEEL REINFORCING TO BE ASTM A615-74 GRADE 60.
- REINFORCE ALL 4" CONCRETE SLABS ON GRADE WITH 6" X 6" X 14 X W 14 WELDED WIRE FABRIC UNLESS OTHERWISE NOTED OTHERWISE.
- LAP WELDED WIRE FABRIC 6" MINIMUM.
- LAP REINFORCING BAR SPLICES 36 DIAMETERS (12" MINIMUM). LAP WIRE MESH 6" MIN.

MASONRY

METALS

- ALL STEEL TO BE ASTM A 36.
- ALL STEEL CONNECTIONS SHALL BE WELDED PER ASW SPECIFICATIONS.
- SHOP CONNECTIONS: WELDED, AWS SPECIFICATIONS. FIELD CONNECTION: 3/4" ASTM A325 BOLTS.

WOOD AND PLASTICS

- ALL WOOD BEAM, WOOD HEADER, FLOOR FRAMING, ROOF FRAMING, CEILING JOIST FRAMING TO BE NUMBER 2 SOUTHERN YELLOW PINE. ALL OTHER FRAMING WOOD TO BE SPRUCE-FIR, NUMBER 2 GRADE OR BETTER.
- ALL WOOD FRAMING, PLYWOOD AND GYPSUM BOARD SHALL BE FASTENED ACCORDING TO THE REFERENCED BUILDING CODE REQUIREMENTS.
- JOIST HANGERS SHALL BE SIMPSON STRONG TIE HU SIZE TO FIT JOIST.
- BEAM HANGERS SHALL BE SIMPSON STRONG TIE HU SIZE TO FIT BEAM.
- GALVANIZED TRUSS HANGERS SHALL BE SIMPSON STRONG-TIE "U" STANDARD JOIST HANGERS U210.
- PROVIDE GALVANIZED STEEL HURRICANE ANCHORS TO CONNECT EACH ROOF FRAMING MEMBER AT ALL BEARING LOCATIONS TO THE LOAD BEARING SUPPORT WALL OR STRUCTURAL SUPPORT MEMBER. GALVANIZED HURRICANE ANCHORS SHALL BE SIMPSON STRONG-TIE H25 SEISMIC AND HURRICANE ANCHOR.
- PREENGINEERED ROOF AND FLOOR TRUSSES SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER LICENSED BY IN THE STATE OF THE PROJECT AND RETAINED BY THE TRUSS FABRICATOR. THE TRUSSES ARE TO MEET THE LOAD REQUIREMENTS INDICATED ON THE DRAWINGS, DESIGN DRAWINGS AND CALCULATIONS BEARING THE STAMP OF THE ENGINEER SHALL BE SUBMITTED TO THE ARCHITECT PRIOR TO FABRICATION. INSTRUCTIONS FOR BRACING TRUSSES SHALL BE SUBMITTED TO THE CONTRACTOR PRIOR TO ERECTION.
- PLYWOOD SUBFLOORING SHALL BE APA RATED 3/4" TONGUE AND GROOVE STURD-I-FLOOR, GLUED AND NAILED TO JOISTS AND TRUSSES PER APA RECOMMENDATIONS. INSTALL TONGUE AND GROOVE PLYWOOD SUBFLOORING PER MANUFACTURER'S RECOMMENDATIONS.
- ALL HARDWOOD FLOORING SHALL BE SELECTED BY THE OWNER.
- ALL EXTERIOR WOOD STAIRS, STAIR FRAMING, PORCH FLOORS, AND PORCH FRAMING TO BE PRESURE TREATED SOUTHERN YELLOW PINE.

THERMAL AND MOISTURE PROTECTION

- WATERPROOFING MEMBRANE SHALL BE WR GRACE BITUTHANE WITH MANUFACTURER'S RECOMMENDED PROTECTION BOARD.
- ALL ROOF FLASHING SHALL BE GALVANIZED STEEL, 26-GAGE SHEET METAL.
- ALL EXTERIOR BUILDING COMPONENTS SHALL HAVE ENERGY CODE COMPLIANT INSULATION SYSTEMS.
- THE SINGLE PLY ROOF SYSTEM SHALL BE CARLISLE OR FIRED+STONE .045-INCH TPO MECHANICALLY ATTACHED SYSTEM.
- METAL ROOFING AND SIDING SHALL BE SELECTED BY THE OWNER.
- THE EXTERIOR INSULATION AND FINISH SYSTEM SHALL BE MANUFACTURED BY STO. THE SYSTEM SHALL BE STO TOUGHWALL SYSTEM, MECHANICALLY ATTACHED OVER PLYWOOD CONCRETE OR MASONRY SUBSTRATE. INSTALL PER MANUFACTURER'S RECOMMENDATIONS AND PROCEDURES. PROVIDE MANUFACTURER'S APPROVED SEALANT AT ALL LOCATIONS REQUIRED OR SUGGESTED BY MANUFACTURER. PROVIDE CONTROL JOINTS AND EXPANSION JOINTS AT ALL LOCATIONS RECOMMENDED BY MANUFACTURER. PROVIDE DOUBLE LAYER OF FIBERGLASS MESH REINFORCING AT ALL LOCATIONS WITHIN 8' OF FINISH GRADE. PROVIDE MANUFACTURER'S PRIMER IF ANCE REQUIRED BY MANUFACTURER. PROVIDE MANUFACTURER'S STANDARD 7-YEAR WARRANTY. COLOR AND FINISH TEXTURE TO BE SELECTED BY THE OWNER.
- EXTERIOR SEALANT SHALL BE SILICONE, TYPE FOR PARTICULAR APPLICATION.
- INTERIOR SEALANT SHALL BE BUTYL RUBBER. PROVIDE SEALANT MANUFACTURER'S RECOMMENDED PRIMER AND BACKING RODS.
- PROVIDE A FULLY ADHERED 60 MIL TPO ROOF SYSTEM MANUFACTURED BY CARLISLE SYN TEC, INC. OR FIRESTONE RUBBER COMPANY. ALL ROOF INSULATION SHALL BE POLYISOCYANURATE AS APPROVED BY OR PROVIDED BY THE ROOF MANUFACTURER. THE INSULATION SHALL BE MECHANICALLY ATTACHED TO THE ROOF DECK PER NRCA RECOMMENDATION AND AS SHIPPED BY THE ROOF MANUFACTURER. ALL MEMBRANE FLASHING AND METAL FLASHING SHALL CONFORM TO SMACNA DETAILS, NRCA DETAILS AND THE MANUFACTURER'S DETAILS. THE MANUFACTURER'S RECOMMENDATIONS AND DETAILS SHALL TAKE PRECEDENCE. PROVIDE A FULL 15 YEAR LABOR AND MATERIAL WARRANTY FOR THE ROOF AND ROOF INSULATION SYSTEM FROM THE ROOF MEMBRANE MANUFACTURER.

DOORS AND WINDOWS

- SEE DOOR SCHEDULE
- ALL DOORS SHALL RECEIVE HARDWARE IN CONFORMANCE WITH THE AMERICANS WITH DISABILITIES ACT.
- DOOR STYLES SHALL BE SELECTED BY THE OWNER.
- INTERIOR WOOD DOORS SHALL BE SOLID CORE BIRCH VENEER.
- ALL DOOR HARDWARE FINISHES SHALL BE SELECTED BY THE OWNER.
- ALL GLASS IN DOORS AND ADJACENT TO DOORS IS TO BE TEMPERED GLASS.
- WINDOWS SHALL BE SELECTED BY OWNER AS INDICATED.
- ALL WINDOWS SHALL BE ALUMINUM OR VINYL CLAD WITH INSULATED GLASS.
- GARAGE DOORS SHALL BE SELECTED BY OWNER.
- ALL STEEL DOOR FRAMES TO BE STEEL DOOR INSTITUTE, 16 GAGE, COLD ROLLED STEEL.
- ALL STEEL DOORS TO BE STEEL DOOR INSTITUTE -100, GRADE 2, HEAVY DUTY, 18 GAUGE FACES.
- PROVIDE MASTER KEY AND INDIVIDUAL ROOM KEY SYSTEM OF KEYS.
- SEE DOOR SCHEDULE FOR DOOR HARDWARE.
- ALL EXTERIOR GLASS TO BE DOUBLE PANE 1" INSULATED GLASS.
- ALL INTERIOR GLASS TO BE 1/4" CLEAR.
- ALUMINUM STOREFRONT SHALL BE KAWNEER TRI-FAB 451 WITH INSULATED GLASS. STOREFRONT TO HAVE PAINTED FINISH OF COLOR SELECTED BY OWNER.

FINISHES

- ALL INTERIOR AND EXTERIOR FINISHES SHALL BE SELECTED BY THE OWNER.
- INSTALL GYPSUM BOARD AND FRAMING PER GYPSUM ASSOCIATION ISAI GA-201, GA-216 AND GA-600
- ALL NON FACTORY PREFINISHED ITEMS SHALL BE PAINTED.
- ALL INTERIOR GYPSUM BOARD TO BE PAINTED.
- ALL INTERIOR WOOD TRIM AND DOORS TO BE FINISHED AS DIRECTED BY OWNER.
- ALL EXTERIOR WOOD TRIM TO BE FINISHED AS DIRECTED BY OWNER.

SPECIALTIES

- ALL TOILET AND BATH ACCESSORIES AND MIRRORS SHALL BE AS INDICATED.

EQUIPMENT

- ALL SERVING EQUIPMENT SHALL BE SELECTED BY THE OWNER.
- ALL CABINETS, COUNTERTOPS, AND SHELVES SHALL BE SELECTED BY THE OWNER.

FURNISHINGS

- PROVIDE CUSTOM FLUSH FACED PLASTIC LAMINATE COVERED CASEWORK, CABINETS AND SHELVING.

SPECIAL CONSTRUCTION

CONVEYING SYSTEMS

MECHANICAL

- DESIGNED BY OTHERS.

ELECTRICAL

- DESIGNED BY OTHERS.

END OF GENERAL NOTES

FLOOR TRUSS DESIGN CRITERIA:

PRE-FABRICATED WOOD TRUSSES

SPACING 24" OC MAX
 TOP CHORD LOAD: 110 PSF (100 PSF LL; 10 PSF DL)
 BOT. CHORD LOAD: 10 PSF (10 PSF DL)
 TOTAL LOAD: 120 PSF

PROVIDE DIAGONAL "X" BRACING (IN VERT (H) PLANE) BETWEEN TRUSSES @ 1/3 OR 1/4 PANEL POINTS AND @ CENTER PANEL POINT

RAILING NOTES:

- RAILS SHALL BE A MIN 42" HIGH.
- RAILS SHALL BE DESIGNED SO THAT A 4" SPHERE CAN NOT PASS THRU OPENINGS
- RAILS FROM 36" TO 42" HIGH SHALL BE DESIGNED SO THAT A 4 3/8" SPHERE CAN NOT PASS THRU OPENING
- RAILS SHALL BE DESIGNED FOR A LINEAR LOAD OF 50# PER LINEAR FOOT & A CONCENTRATED LOAD OF 200# AT ANY POINT ALONG RAIL.

FASTENING NOTES:

FOR FASTENING JOIST OR TRUSSES TO LEDGERS, PROVIDE GALVANIZED FACE MOUNT JOIST HANGERS, EQUAL TO SIMPSON STRONG-TIE FACE MOUNTED HANGERS FOR EACH JOIST OR TRUSS MEMBER CONNECTION TO EACH APPLICABLE LEDGER. CONFORM TO MANUFACTURER'S NAILING STANDARDS FOR SAID FACE MOUNT HANGERS. ATTACH LEDGERS TO APPLICABLE FRAMING OR BUILDING WALLS. PROVIDE 2x10 MIN LEDGER(S) ATTACHED WITH 2 - 1/2" LAG BOLTS OR THRU BOLTS WHERE APPLICABLE. STACKED VERTICALLY AT 4'-0" OC MAX. HORIZONTAL SPACING THROUGHOUT THE EXTENT OF THE APPLICABLE LEDGER MATERIAL

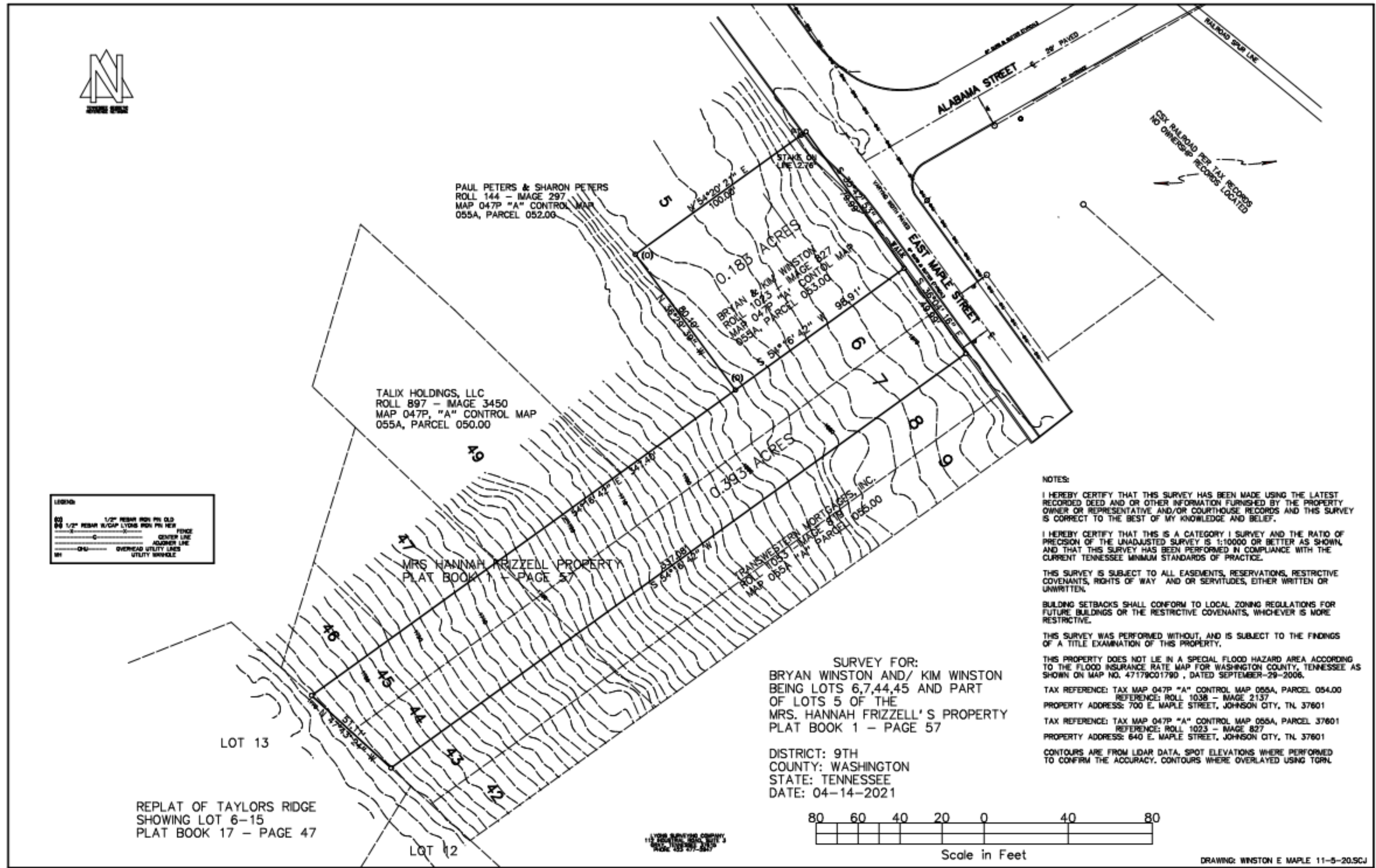
RAMP NOTES:

- 1x6 COMPOSITE TREADS
2. STRINGERS: 2x12s @ 12" OC
3. HEADERS: (2) 2x12s

STAIR NOTES:

- 1x6 COMPOSITE TREADS
2. COMPOSITE RISERS
3. STRINGERS: 2x12s @ 12" OC
4. HEADERS: (2) 2x12s

32"x48"	AND	32 DEGREES 4 MINUTES 8 SECONDS
@	AT	
°	DEGREE	
±	PLUS/MINUS	
Ø	DIAMETER	
Δ	DELTA	
∠	CENTERLINE	
∠	ANGLE	
AB	ANCHOR BOLT	
ABV	ABOVE	
AC	AIR CONDITIONING	
ACC	ACCESSIBLE	
ACUST	ACOUSTICAL	
ACT	ACOUSTIC CEILING TILE	
AD	AREA DRAIN	
ADJ	ADJACENT	
AFF	ABOVE FINISHED FLOOR	
AFG	ABOVE FINISHED GRADE	
AGGR	AGGREGATE	
ALT	ALTERNATE	
ALUM	ALUMINUM	
ANCH	ANCHOR	
ANOD	ANODIZED	
APC	ACOUSTICAL PANEL CEILING	
APPROX	APPROXIMATE	
ARCH	ARCHITECTURAL	
ASPH	ASPHALT	
ATTN	ATTENTION	
AUTO	AUTOMATIC	
AV	AUDIOVISUAL	
BD	BOARD	
BIT	BITUMINOUS	
BLDG	BUILDING	
BLK	BLOCK	
BLKG	BLOCKING	
BM	BEAM	
BO	BOTTOM OF	
BOT	BOTTOM	
BST	BEARING	
BRK	BRICK	
BRKT	BRACKET	
BSMNT	BASEMENT	
BUR	BUILT UP ROOF	
C	CHANNEL	
CAB	CABINET	
CAT	CATEGORY	
CB	CATCH BASIN	
CB	CEMENT BOARD	
CBU	CEMENTITIOUS BACKER UNIT	
CC	CENTER TO CENTER	
CCTV	CLOSED CIRCUIT TELEVISION	
CDX	EXTERIOR PLYWOOD	
CEM	CEMENT	
CER	CERAMIC	
CG	CORNER GUARD	
CH	CHILLER	
CI	CAST IRON	
CL	CAST-IN-PLACE	
CJ	CONTROL JOINT / CONSTRUCTION JOINT	
CL	CENTERLINE	
CLG	CEILING	
CLO	CLOSET	
CLD	CLEAR	
CMU	CONCRETE MASONRY UNIT	
CNTR	COUNTER	
CO	CLEANOUT	
COL	COLUMN	
CONC	CONCRETE	
COND	CONDITION	
CONN	CONNECTION	
CONST	CONSTRUCTION	
CONT	CONTINUOUS	
CONTR	CONTRACTOR	
COORD	COORDINATE	
CORR	CORRIDOR	
CT	CERAMIC TILE	
CTR	CENTER	
CTSK	COUNTERSUNK	
CU	CUBIC	
CW	COLD WATER	
D	DEEP / DEPTH	
DBL	DOUBLE	
DEG	DEGREE	
DEMO	DEMOLISH OR DEMOLITION	
DEPT	DEPARTMENT	
DET	DETAIL	
DF	DRINKING FOUNTAIN	
DIA	DIAMETER	
DIFP	DIFFUSER	
DIM	DIMENSION	
DIMS	DIMENSIONS	
DISP	DISPENSER / DISPOSAL	
DIV	DIVISION	
DMPF	DAMP PROOFING	
DN	DOWN	
DO	DOOR OPENING	
DR	DOOR	
DRN	DRAIN	
DS	DOWN SPOUT / DOWNSPOUT	
DTL	DETAIL	
COMB	NON COMBUSTIBLE	
DW	DISHWASHER	
DWG	DRAWING	
DWR	DRAWER	
E	EAST	
EA	EACH	
EB	EXPANSION BOLT	
EJ	EXPANSION JOINT	
EL	ELEVATION	
ELEC	ELECTRICAL	
ELEV	ELEVATOR	
EMER	EMERGENCY	
ENCL	ENCLOSURE	
ENG	ENGINEER	
EP	ELECTRICAL PANEL	
EPDM	ETHYLENE PROPYLENE DIENE M-CLASS	
EQ	EQUAL	
EQUIP	EQUIPMENT	
EWFC	ELECTRIC WATER COOLER	
EXH	EXHAUST	
EXIST	EXISTING	
EXP	EXPANSION	
EXT	EXTERIOR	
FA	FIRE ALARM	
FACE	FACE BRICK	
FD	FLOOR DRAIN / FIRE DEPARTMENT	
FDC	FIRE DEPARTMENT CONNECTION	
FE	FIRE EXTINGUISHER	
FEC	FIRE EXTINGUISHER CABINET	
FF	FINISH FLOOR	
FFAE	FURNITURE, FIXTURES AND EQUIPMENT FLUSH FLOOR BOX	
FFEL	FINISH FLOOR ELEVATION	
FG	FIXED GLASS	
FH	FLAT HEAD	
FHC	FIRE HOSE CABINET	
FIN	FINISH	
FIXT	FIXTURE	
FLASH	FLASHING	
FLR	FLOOR	
FLUOR	FLUORESCENT	
FND	FOUNDATION	
FO	FACE OF	
FOB	FACE OF BUILDING / FACE OF BRICK	
FP	FIRE PROTECTION	
FRG	FIREPROOFING	
FR	FIRE RESISTANT	
FRG	FIBER REINFORCED CONCRETE	
FRP	FIBERGLASS REINFORCED PANEL	
FRT	FIRE RETARDANT TREATED	
FT	FEET/FOOT	
FTG	FOOTING	
FURN	FURNITURE	
FURR	FURRING	
FV	FIELD VERIFY	
FWC	FABRIC WALL COVERING	
FWP	FABRIC WRAPPED PANEL	
GA	GAUGE	
GALV	GALVANIZED	
GB	GRAB BAR	
GC	GENERAL CONTRACTOR	
GEN	GENERAL	
GFRC	GLASS FIBER REINFORCED CONCRETE	
GL	GLASS	
GLAZ	GLAZING	
GRAN	GRANULAR	
GRD	GROUND	
GRFG	GLASS FIBER REINFORCED GYPSUM	
GSM	GALVANIZED SHEET METAL	
GV	GAS VALVE	
GWB	GYPSUM WALL BOARD	
GYP	GYPSUM	
GYP BD	GYPSUM BOARD	
H	HIGH / HEIGHT	
HB	HOSE BIB	
HB	HOSE BIBB	
HC	HANDICAPPED	
HDWD	HARDWOOD	
HDWR	HARDWARE	
HDR	HANDRAIL	
HM	HOLLOW METAL	
HNDRL	HANDRAIL	
HO	HOLD OPEN	
HORIZ	HORIZONTAL	
HR	HOUR	
HRC	HOSE REEL CABINET	
HTG	HEATING	
HTR	HEATER	
HVAC	HEATING VENTILATION AND AIR CONDITIONING	
HW	HOT WATER	
ID	INSIDE DIAMETER	
IN	INCH/INCHES	
INCAND	INCANDESCENT	
INCL	INCLUDED / INCLUDING	
INFO	INFORMATION	
INSUL	INSULATED OR INSULATION	
INSUL	INSULATION	
INT	INTERIOR	
INTERM	INTERMEDIATE	
INV	INVERT	
JAN	JANITOR'S CLOSET	
JCT	JOIST	
JO	JOINT	
KIT	KITCHEN	
KOP	KNOCK OUT	
LAM	LAMINATE	
LAV	LAVATORY	
LB	POUNDS	
LEG	LEG	
LIN	LINEN	
LLH	LONG LEG HORIZONTAL	
LLV	LONG LEG VERTICAL	
LOC	LOCATION	
LT	LIGHT	
MAS	MASONRY	
MAT	MATERIAL	
MAX	MAXIMUM	
MB	MARKER BOARD	
MCT	MARMOLEUM COMPOSITE TILE	
MECH	MECHANICAL	
MED	MEDIUM	
MEMBR	MEMBRANE	
MFR	MANUFACTURER	
MH	MAN HOLE	
ML	MILLIMETER	
MIN	MINIMUM	
MISC	MISCELLANEOUS	



1/2"	1/2" HATCH FOR 10' SLOPE
3/8"	3/8" HATCH FOR 1:1 SLOPE
1/4"	1/4" HATCH FOR 1:2 SLOPE
1/8"	1/8" HATCH FOR 2:1 SLOPE
0"	NO HATCH FOR FLAT
---	DASHED LINE FOR EASEMENT
---	SOLID LINE FOR PROPERTY BOUNDARY
---	DOTTED LINE FOR CENTERLINE

NOTES:

I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN MADE USING THE LATEST RECORDED DEED AND OR OTHER INFORMATION FURNISHED BY THE PROPERTY OWNER OR REPRESENTATIVE AND/OR COURTHOUSE RECORDS AND THIS SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10000 OR BETTER AS SHOWN, AND THAT THIS SURVEY HAS BEEN PERFORMED IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.

THIS SURVEY IS SUBJECT TO ALL EASEMENTS, RESERVATIONS, RESTRICTIVE COVENANTS, RIGHTS OF WAY, AND OR SERVITUDES, EITHER WRITTEN OR UNWRITTEN.

BUILDING SETBACKS SHALL CONFORM TO LOCAL ZONING REGULATIONS FOR FUTURE BUILDINGS ON THE RESTRICTIVE COVENANTS, WHICHEVER IS MORE RESTRICTIVE.

THIS SURVEY WAS PERFORMED WITHOUT AND IS SUBJECT TO THE FINDINGS OF A TITLE EXAMINATION OF THIS PROPERTY.

THIS PROPERTY DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR WASHINGTON COUNTY, TENNESSEE AS SHOWN ON MAP NO. 4717001780, DATED SEPTEMBER-29-2006.

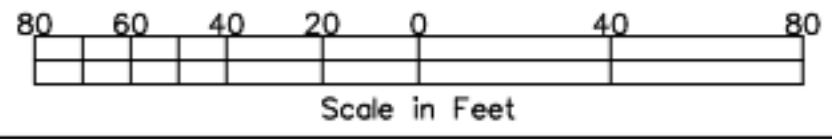
TAX REFERENCE: TAX MAP 0479 "A" CONTROL MAP 055A, PARCEL 054.00
 REFERENCE ROLL 1038 - PAGE 2127
 PROPERTY ADDRESS: 700 E. MAPLE STREET, JOHNSON CITY, TN. 37601

TAX REFERENCE: TAX MAP 0479 "A" CONTROL MAP 055A, PARCEL 37601
 REFERENCE ROLL 1023 - PAGE 827
 PROPERTY ADDRESS: 640 E. MAPLE STREET, JOHNSON CITY, TN. 37601

CONTOURS ARE FROM LIDAR DATA. SPOT ELEVATIONS WERE PERFORMED TO CONFIRM THE ACCURACY. CONTOURS WERE OVERLAYED USING TOPIC.

SURVEY FOR:
 BRYAN WINSTON AND/ KIM WINSTON
 BEING LOTS 6,7,44,45 AND PART
 OF LOTS 5 OF THE
 MRS. HANNAH FRIZZELL'S PROPERTY
 PLAT BOOK 1 - PAGE 57

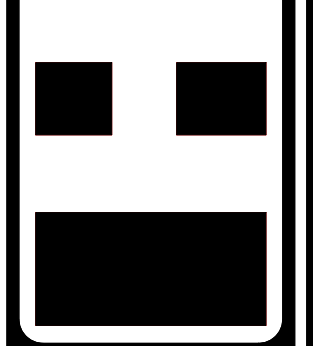
DISTRICT: 9TH
 COUNTY: WASHINGTON
 STATE: TENNESSEE
 DATE: 04-14-2021



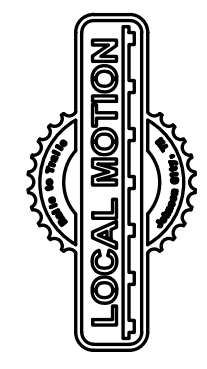
REPLAT OF TAYLORS RIDGE
 SHOWING LOT 6-15
 PLAT BOOK 17 - PAGE 47

DRAWING: WINSTON E MAPLE 11-5-20SCJ

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SITE SURVEY



LOCAL MOTION CYCLERY SHOP
 640 EAST MAPLE STREET
 JOHNSON CITY, TENNESSEE

Revisions:

Date:
 05/10/21

Project Number:
 22105

Sheet Number:
C001

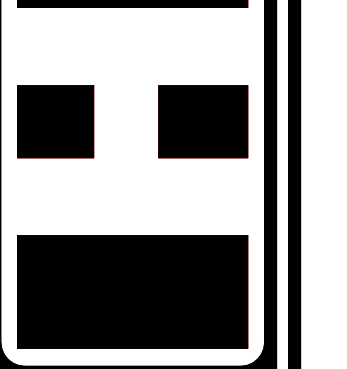


BUILDING AREA	EXISTING 1040 SF	NEW 1040 SF
PARKING AREA	600 SF	900 SF
TOTAL IMPERVIOUS AREA	1640 SF	1940 SF
PERVIOUS AREA	23430 SF	23130 SF
TOTAL AREA	25070 SF	25070 SF
IMPERVIOUS AREA	6.5%	7.7%
CHANGE IN IMPERVIOUS AREA	1.2%	

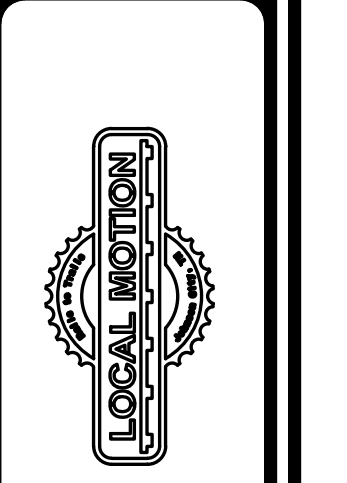
1 OVERALL SITE
SCALE: 1" = 20'-0"



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OVERALL SITE



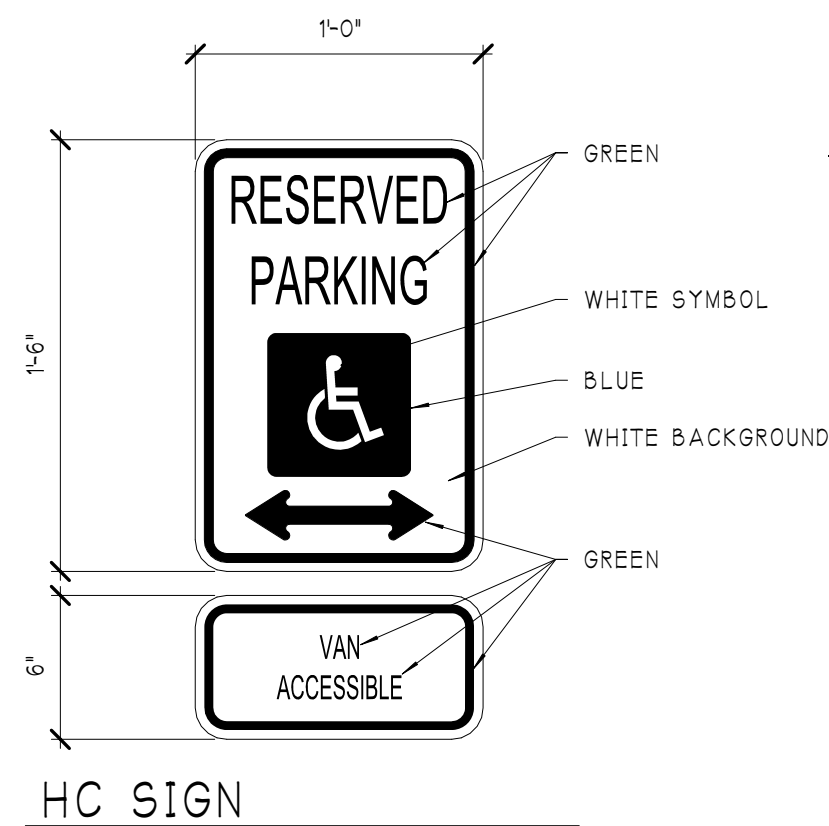
LOCAL MOTION CYCLERY SHOP
640 EAST MAPLE STREET
JOHNSON CITY, TENNESSEE

Revisions:

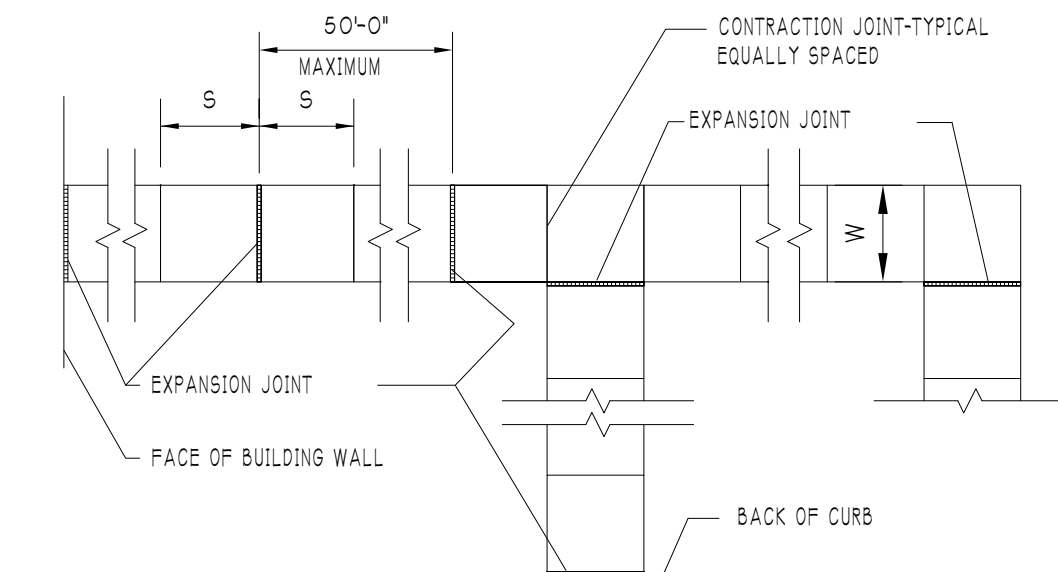
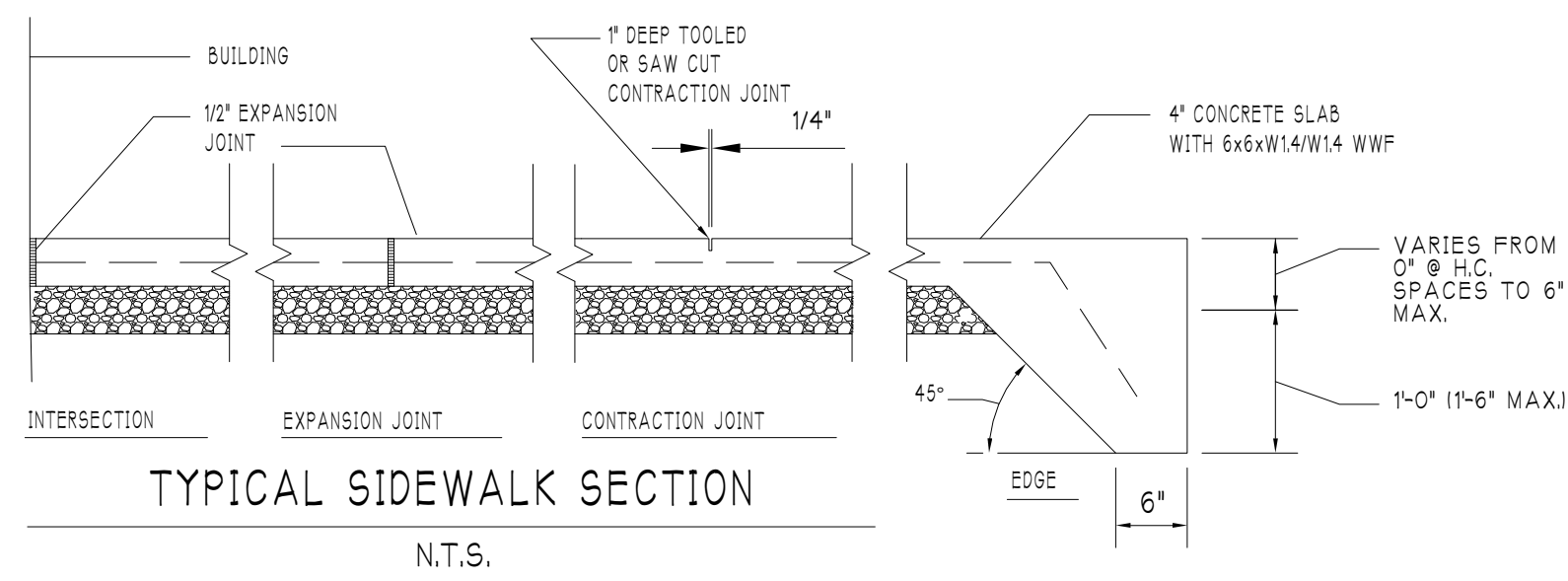
Date:
05/11/2021

Project Number:
22105

Sheet Number:
C100

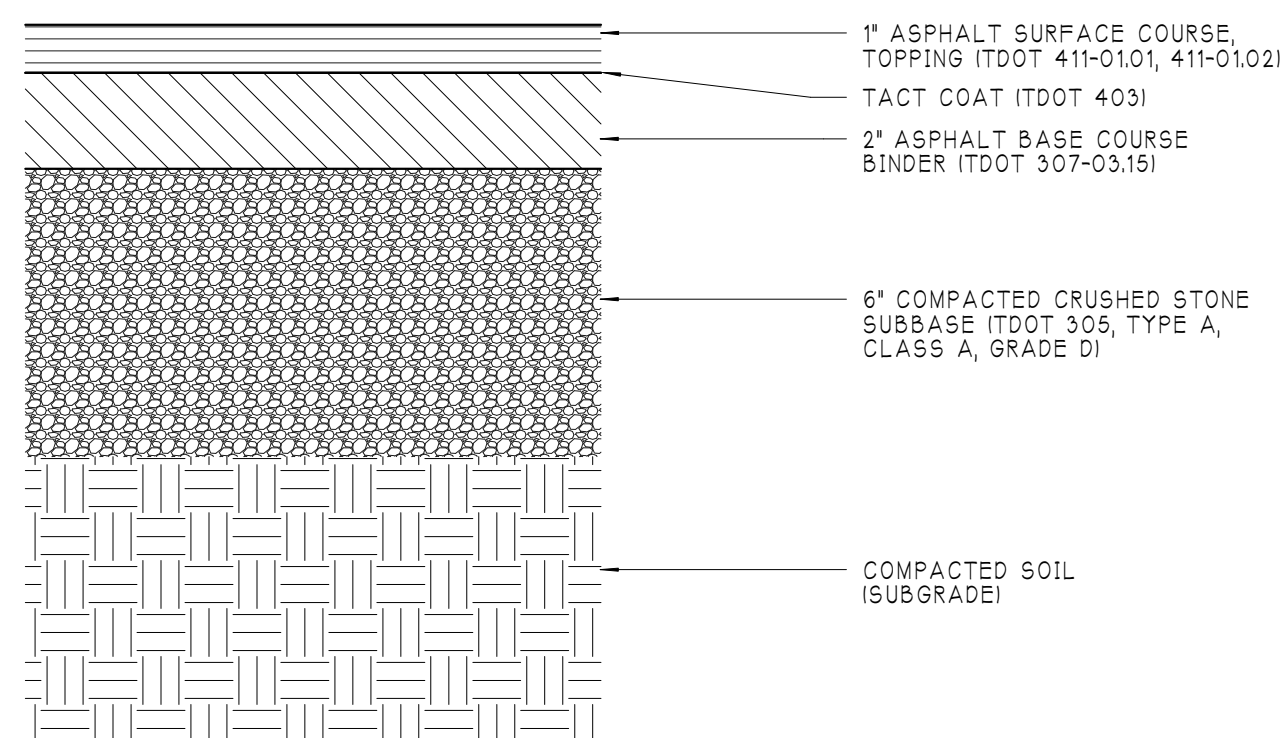


MOUNTING HEIGHT
 1. WALL MOUNTED: 60" MIN TO BOTTOM OF LOWEST SIGN
 2. POST MOUNTED: 60" MIN TO BOTTOM OF LOWEST SIGN, 80" MIN IF SIGN IS LOCATED ALONG AN ACCESSIBLE ROUTE



NOTES:
 1. PROVIDE EXPANSION JOINT WHENEVER SIDEWALK INTERSECTS A VERTICAL SURFACE (BUILDING WALL, CURB, COLUMN, ETC.)
 2. JOINT NOT TO EXCEED 15 TIMES 'W' OR 8' WHICHEVER IS GREATER.
 3. WHEN 'W' EXCEEDS 10'-0" PROVIDE ONE LONGITUDINAL CONTRACTION JOINT AT THE CENTER LINE.
 4. USE THIS DIAGRAM FOR JOINT SPACING ONLY WHEN JOINTS ARE NOT SHOWN ON OTHER DRAWINGS.
 5. CONFIRM SIDEWALK LOCATIONS AND WIDTHS WITH OWNERS ENTRY REQUIREMENTS.

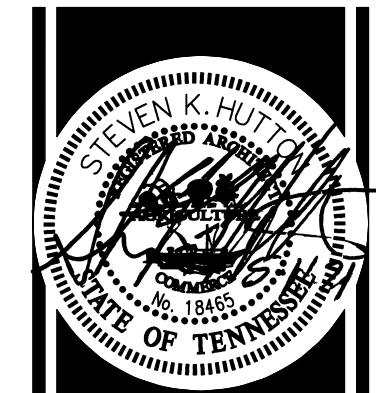
SIDEWALK DETAILS



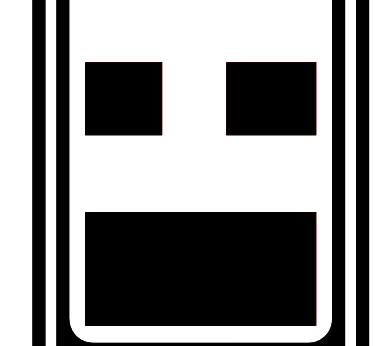
STANDARD PAVING DETAIL



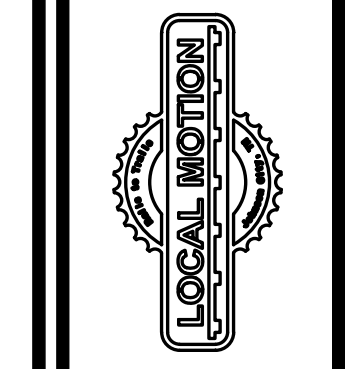
1 SITE GRADING PLAN
 SCALE: 1" = 10'-0"



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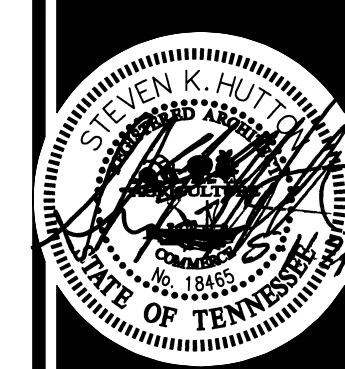


GRADING PLAN

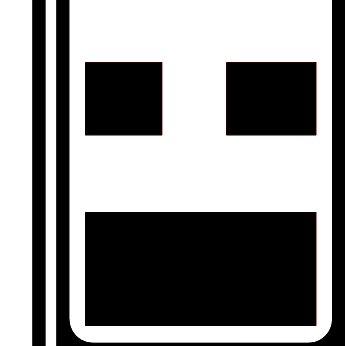


LOCAL MOTION CYCLERY SHOP
 640 EAST MAPLE STREET
 JOHNSON CITY, TENNESSEE

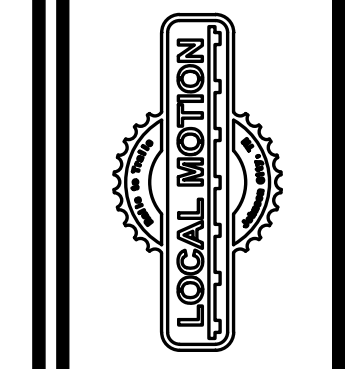
Revisions:
 Date: 05/11/2021
 Project Number: 22105
 Sheet Number: C101



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FOUNDATION PLAN



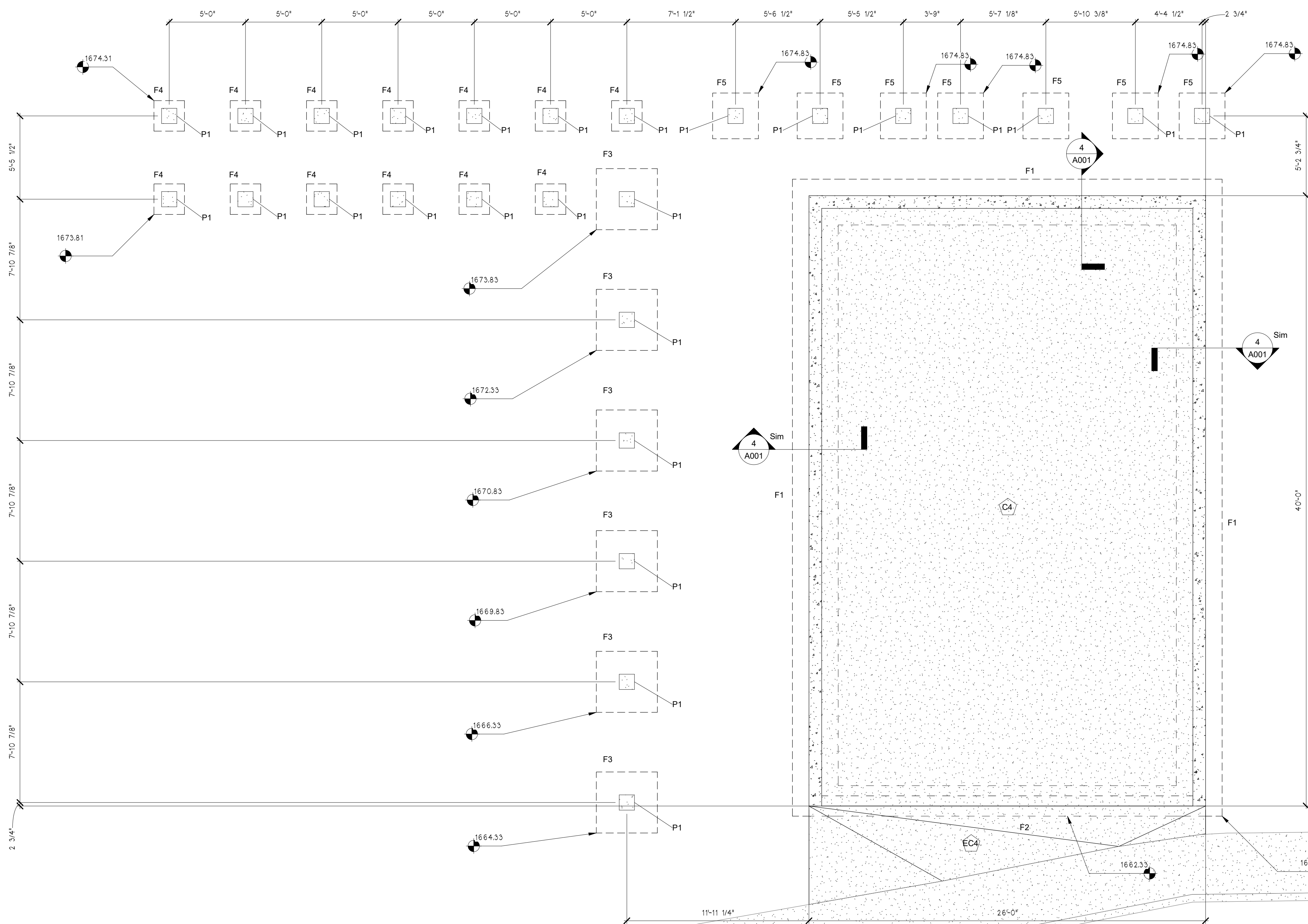
LOCAL MOTION CYCLERY SHOP
 640 EAST MAPLE STREET
 JOHNSON CITY, TENNESSEE

Revisions:

Date:
05/11/2021

Project Number:
22105

Sheet Number:
A001

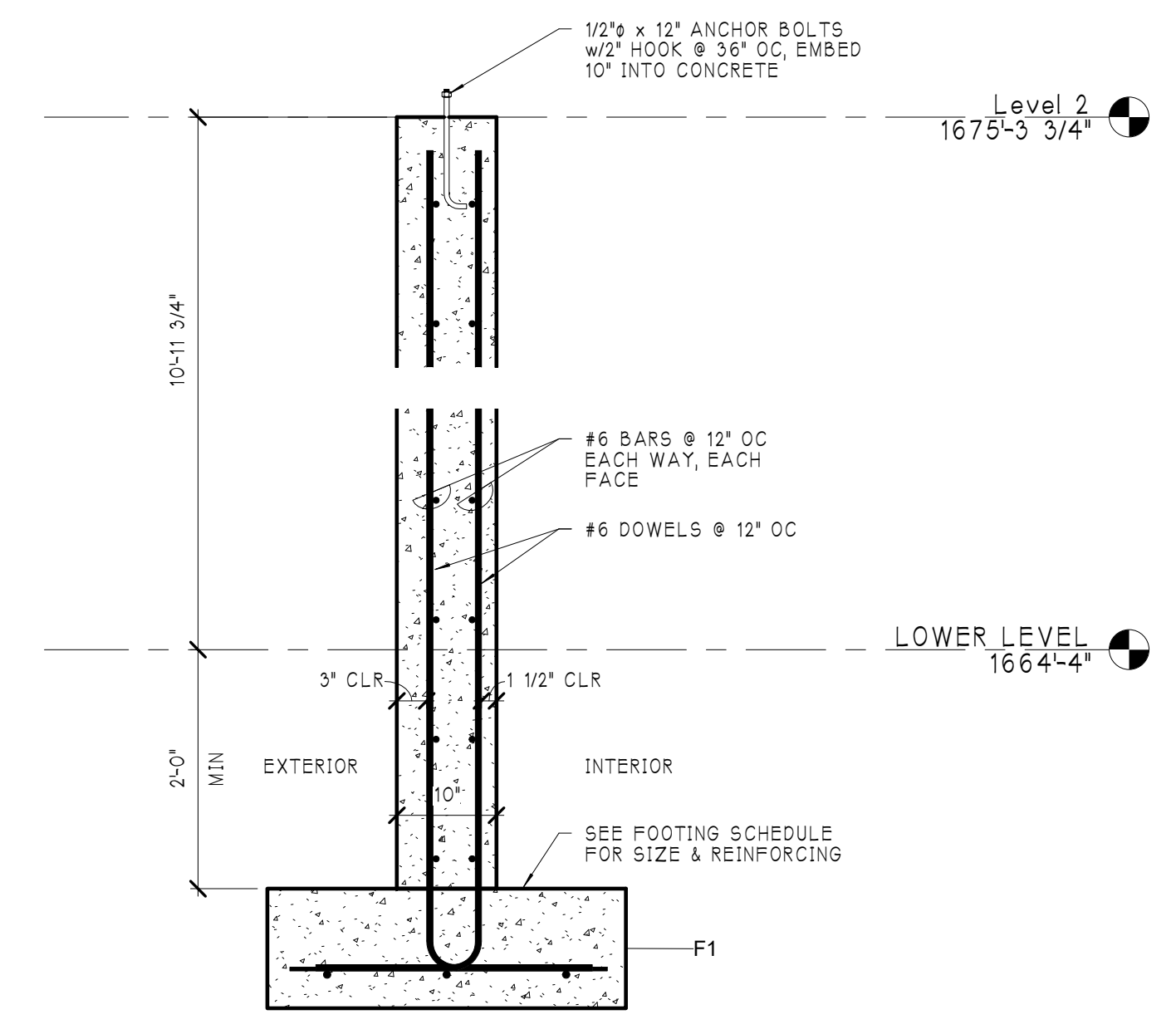


1 FOUNDATION PLAN
 SCALE: 1/4" = 1'-0"

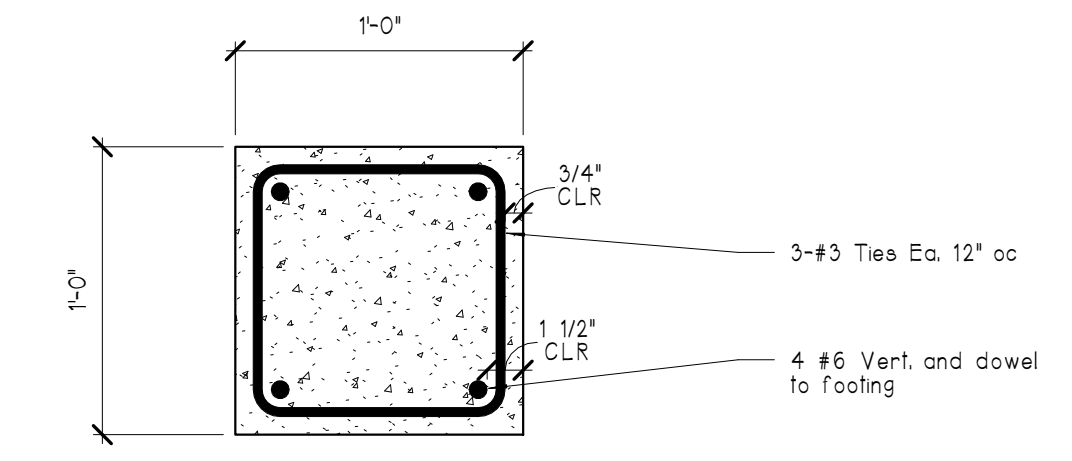
Type Mark	Description
F1	3'-0" w x 12" d CONT. CONCRETE w/3 #6 BARS CONT & #3 TRANSVERSE BARS @ 32" OC
F2	2'-0" w x 12" d CONT. CONCRETE w/3 #6 BARS CONT & #3 TRANSVERSE BARS @ 32" OC
F3	4'-0" x 4'-0" x 12" CONCRETE w/5 #5 BARS EACH WAY BOTTOM FACE
F4	2'-0" x 2'-0" x 12" CONCRETE w/3 #5 BARS EACH WAY BOTTOM FACE
F5	3'-0" x 3'-0" x 12" CONCRETE w/4 #5 BARS EACH WAY BOTTOM FACE

Type Mark	Description
P1	12"x12" 4 - #6 VERT. AND DOWEL TO FOOTING 3 - #3 Ties Ea. 12"

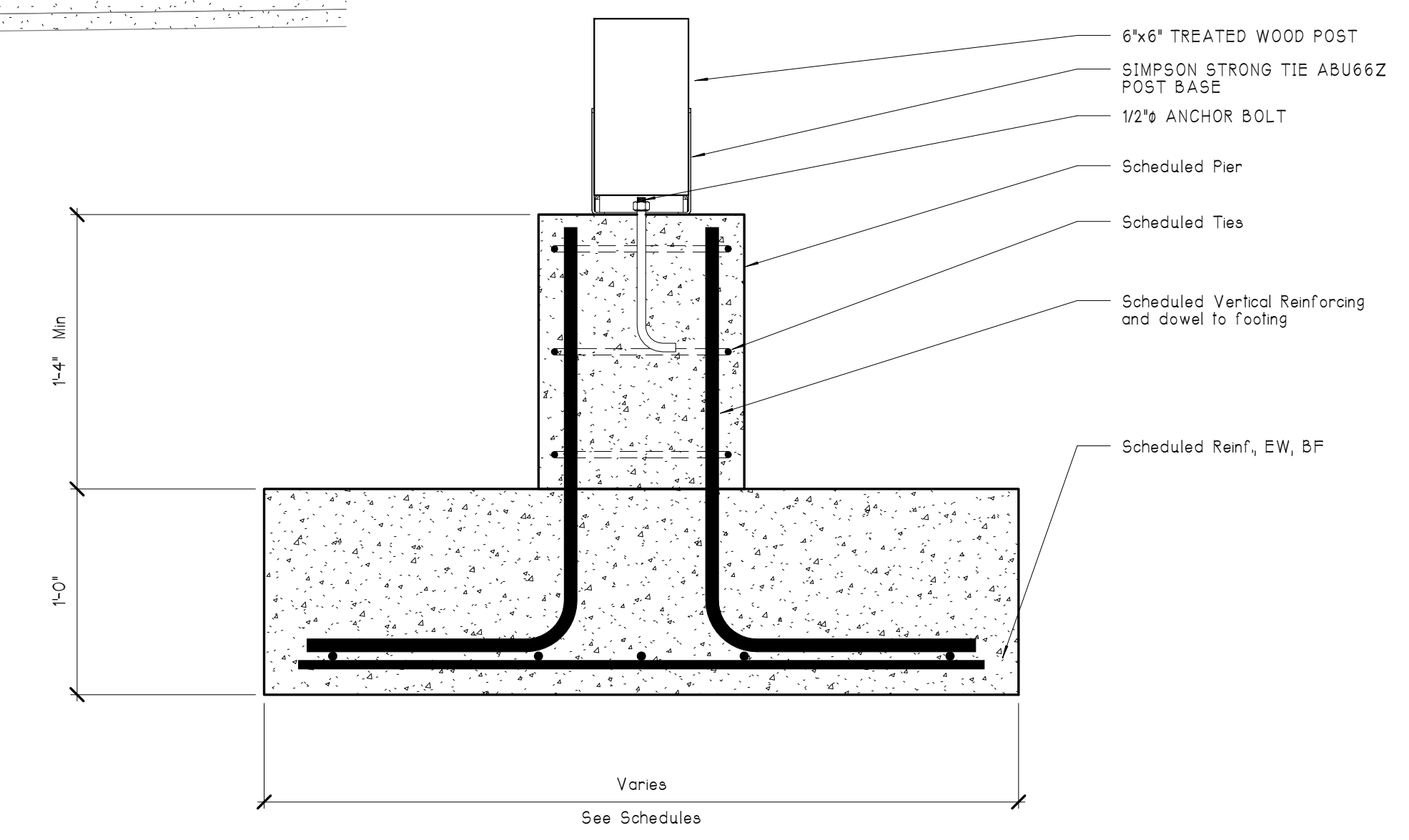
Type Mark	Description
C4	4" CONC. SLAB f/c = 4000 psi w/ 6x6 W2.3xW2.8 WWF ON 4" COMPACTED CRUSHED STONE w/ 10 MIL VAPOUR BARRIER
EC4	4" EXTERIOR CONCRETE f/c = 4000 psi AIR-ENTRAINED SLAB-ON-GRADE w/ 6x6xW1.4/W1.4 WWF ON 4" COMPACTED CRUSHED STONE



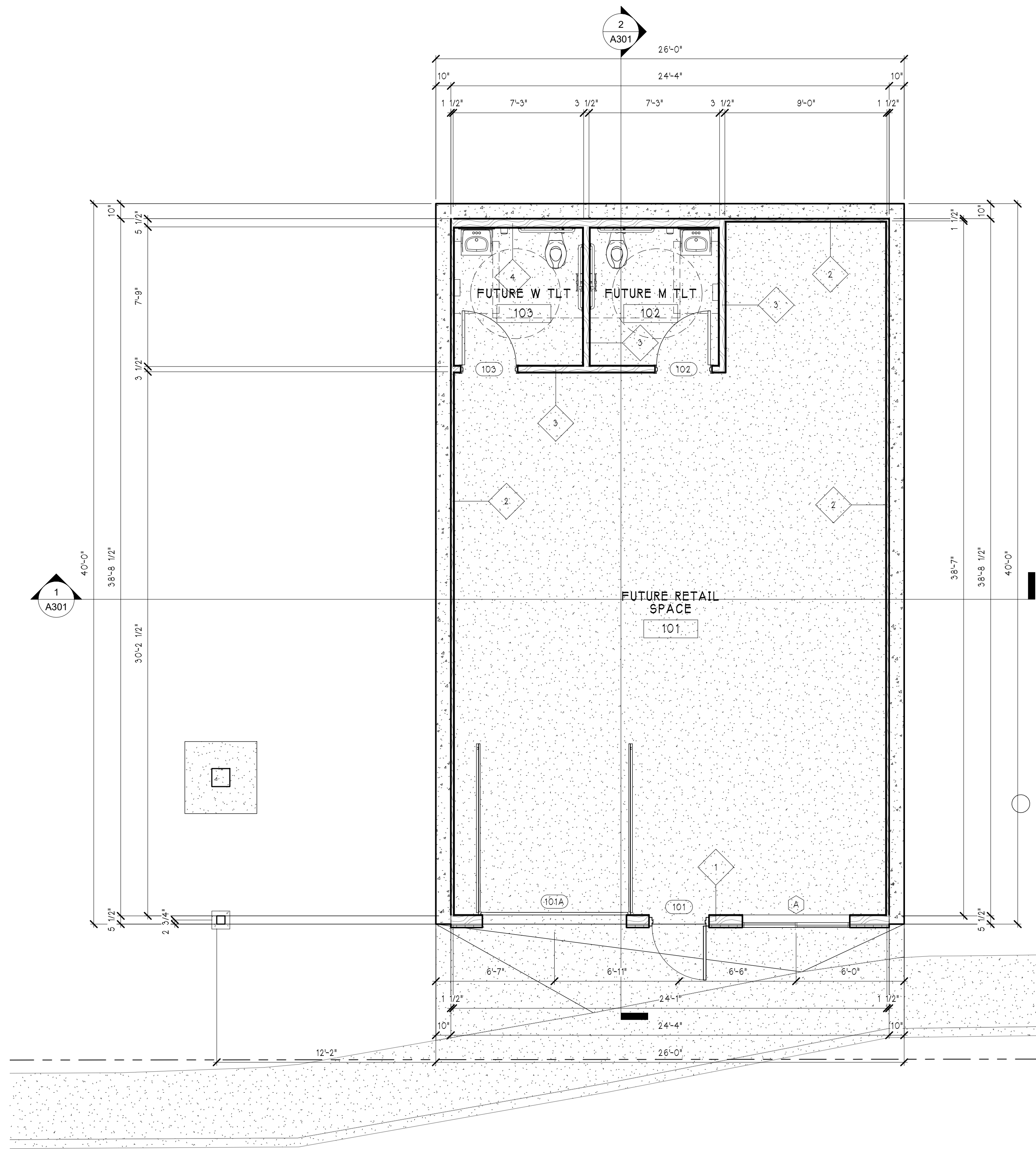
4 TYPICAL CAST IN PLACE CONCRETE WALL
 SCALE: 3/4" = 1'-0"



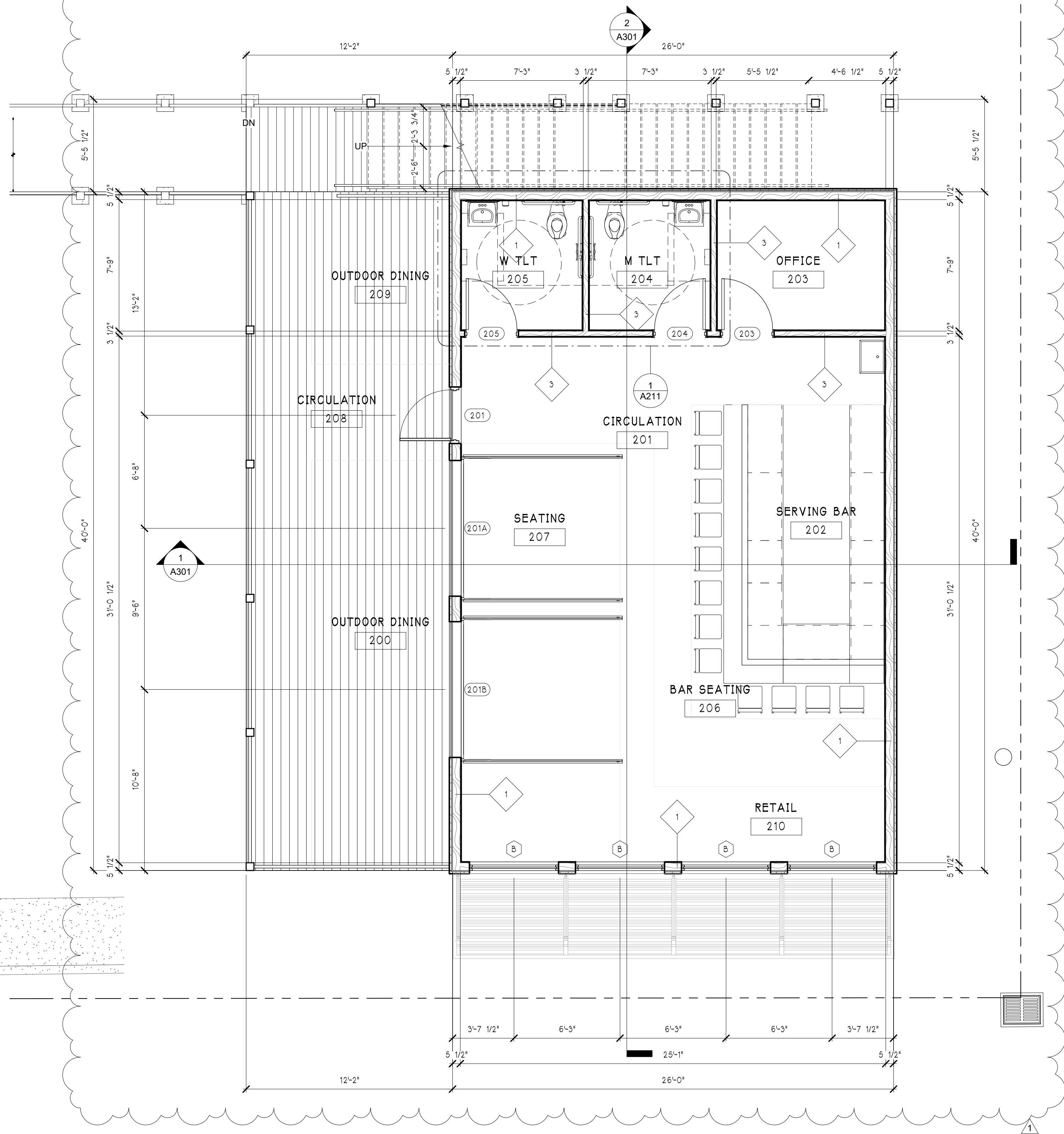
2 TYPICAL PIER PLAN
 SCALE: 1 1/2" = 1'-0"



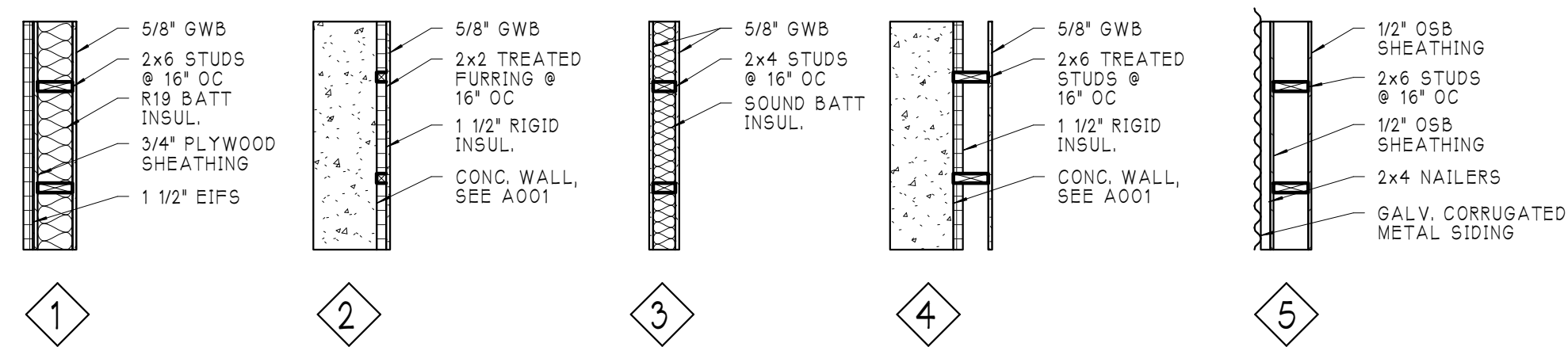
3 TYPICAL PIER AND FOOTING SECTION
 SCALE: 1 1/2" = 1'-0"



1 LOWER LEVEL PLAN
SCALE: 1/4" = 1'-0"

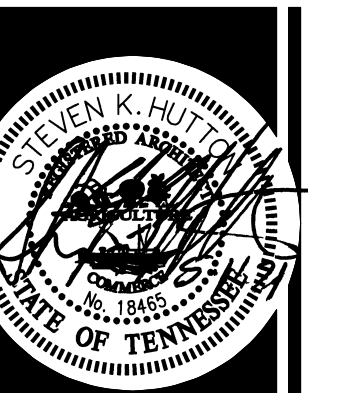


2 MAIN LEVEL PLAN
SCALE: 1/4" = 1'-0"

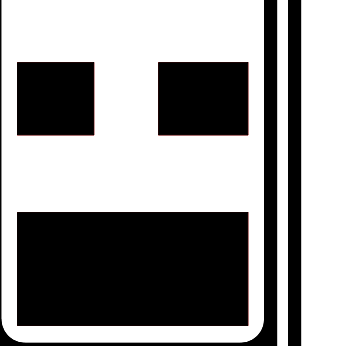


WALL LEGEND
SCALE: 1/2" = 1'-0"

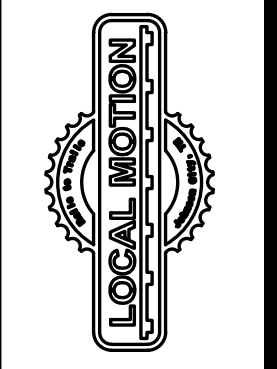
RM NUMBER	ROOM NAME	AREA	LOAD FACTOR	OCCUPANCY CLASSIFICATION	LOAD
101	FUTURE RETAIL SPACE	796,375 SF	30.000 SF	Mercantile-1	27
102	FUTURE M TLT	54,636 SF	0.000 SF	Non Occupancy	0
103	FUTURE W TLT	54,636 SF	0.000 SF	Non Occupancy	0
200	OUTDOOR DINING	196,354 SF	15.000 SF	Assembly-Non Concentrated	14
201	CIRCULATION	220,820 SF	0.000 SF	Non Occupancy	0
202	SERVING BAR	129,303 SF	100.000 SF	Business	2
203	OFFICE	75,662 SF	100.000 SF	Business	1
204	M TLT	54,636 SF	0.000 SF	Non Occupancy	0
205	W TLT	54,636 SF	0.000 SF	Non Occupancy	0
206	BAR SEATING	81,905 SF	7.000 SF	Assembly-Concentrated	12
207	SEATING	230,896 SF	15.000 SF	Assembly-Non Concentrated	16
208	CIRCULATION	200,208 SF	0.000 SF	Non Occupancy	0
209	OUTDOOR DINING	82,604 SF	15.000 SF	Assembly-Non Concentrated	6
210	RETAIL	109,869 SF	30.000 SF	Mercantile-1	4
301	UPPER LEVEL OUTDOOR DINING	650,485 SF	15.000 SF	Assembly-Non Concentrated	44
302	TABLE CHAIR UMBRELLA STORAGE	264,300 SF	0.000 SF	Non Occupancy	0
303	CIRCULATION	82,984 SF		(none)	0
Grand Total					126



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FLOOR PLAN



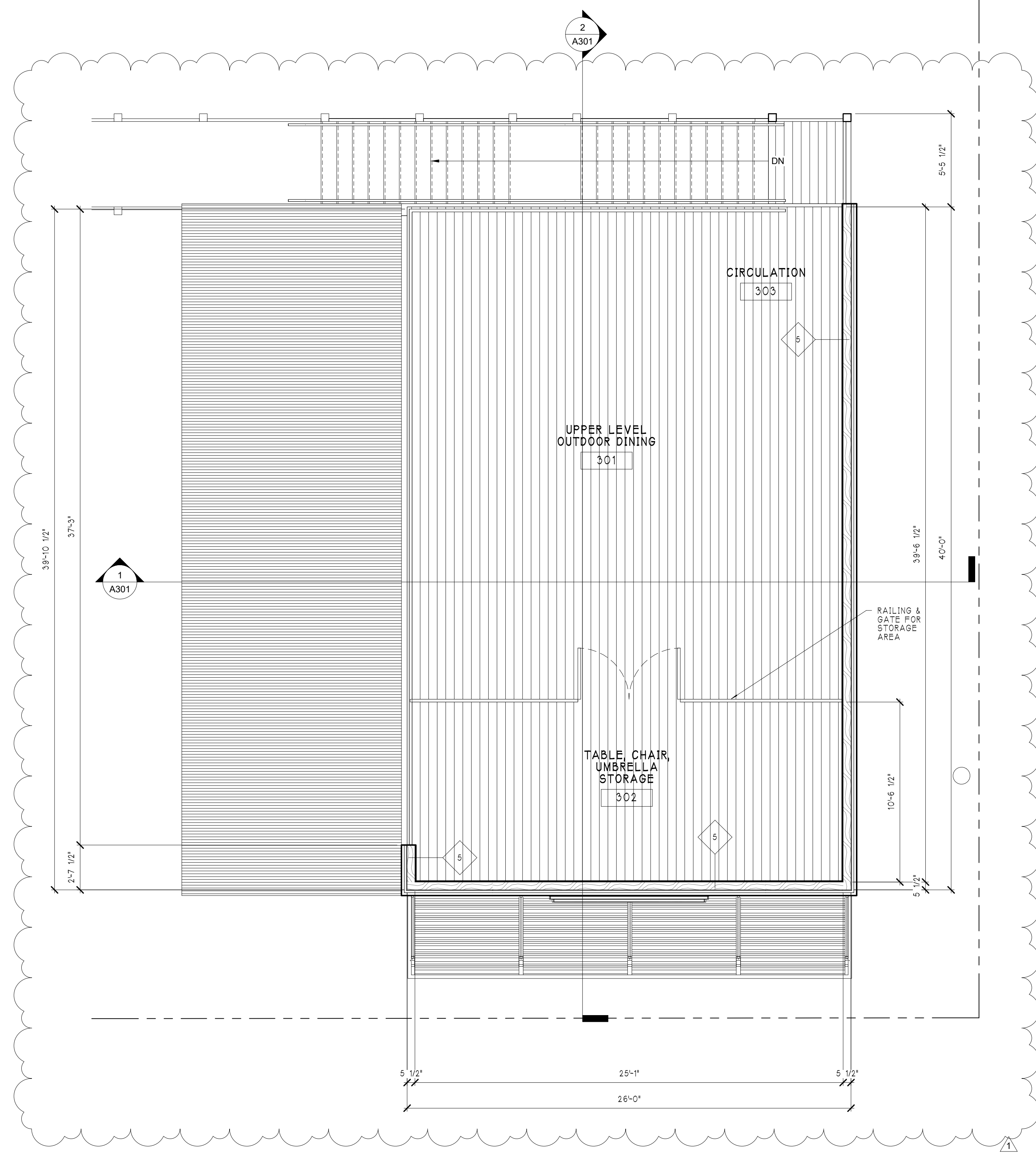
LOCAL MOTION CYCLERY SHOP
640 EAST MAPLE STREET
JOHNSON CITY, TENNESSEE

Revisions:
1 5/13/21

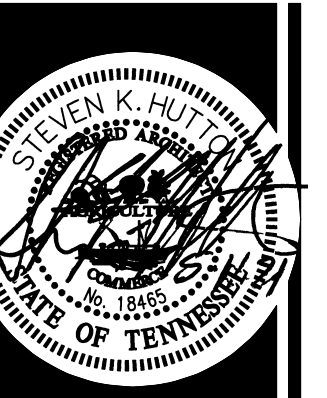
Date:
05/11/2021

Project Number:
22105

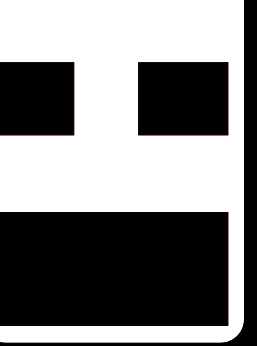
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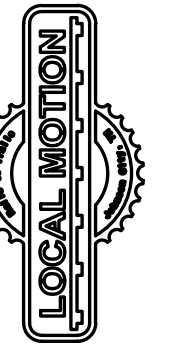
1 UPPER LEVEL
SCALE: 1/4" = 1'-0"



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FLOOR PLAN



LOCAL MOTION CYCLERY SHOP
640 EAST MAPLE STREET
JOHNSON CITY, TENNESSEE

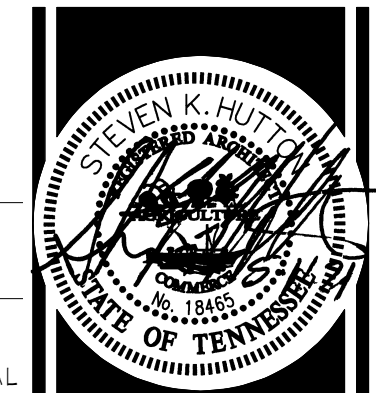
Revisions:

1	5/13/21
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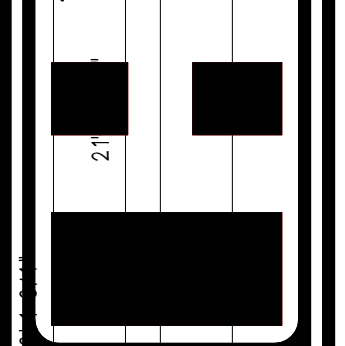
Date:
05/11/2021

Project Number:
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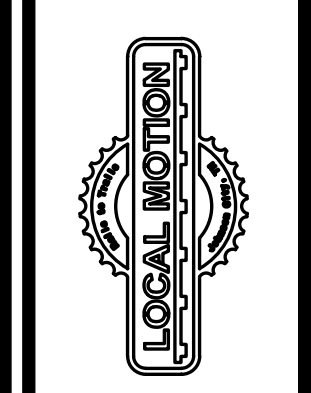
Sheet Number:
A102



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EXTERIOR
 ELEVATIONS



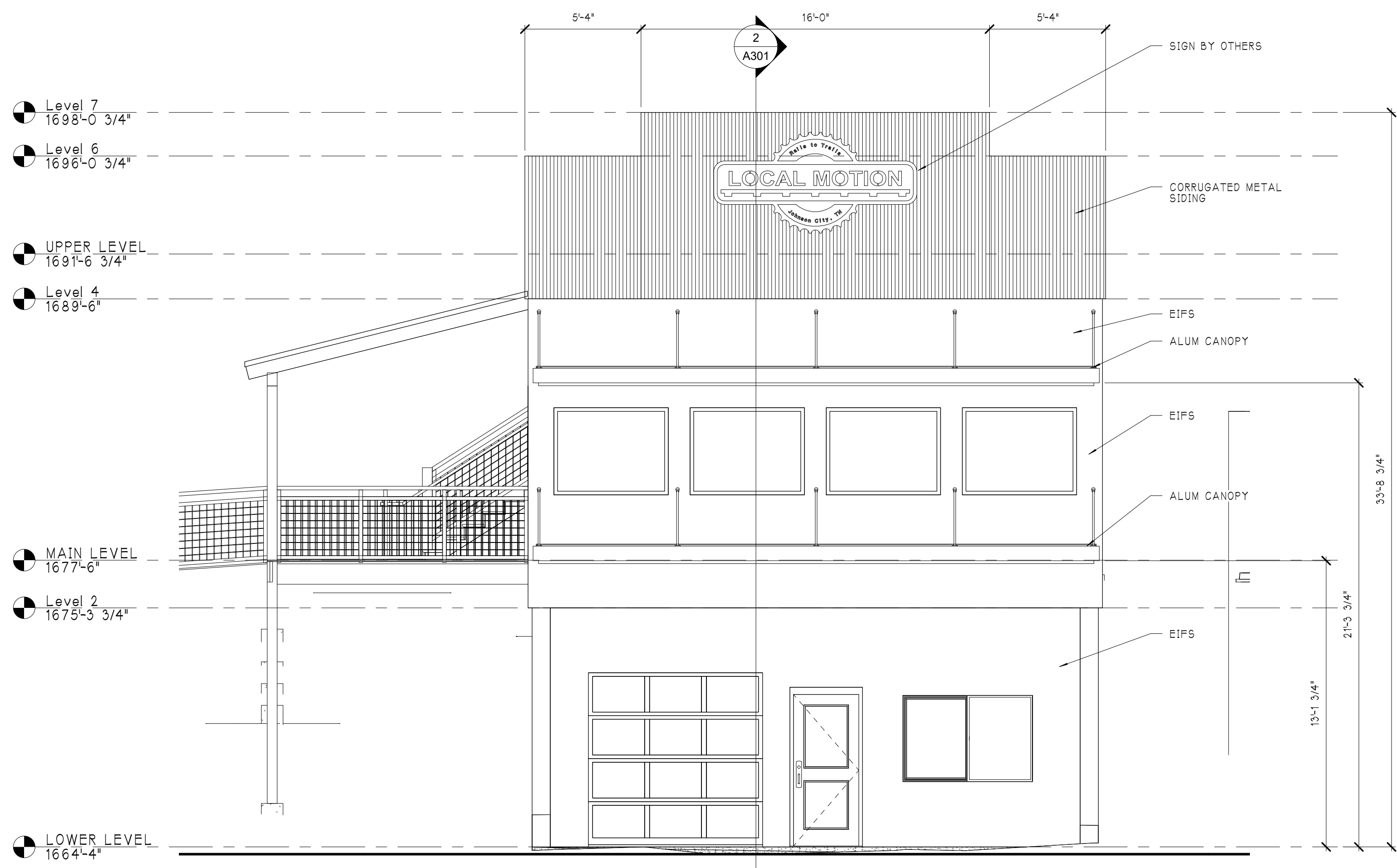
LOCAL MOTION CYCLERY SHOP
 640 EAST MAPLE STREET
 JOHNSON CITY, TENNESSEE

Revisions:

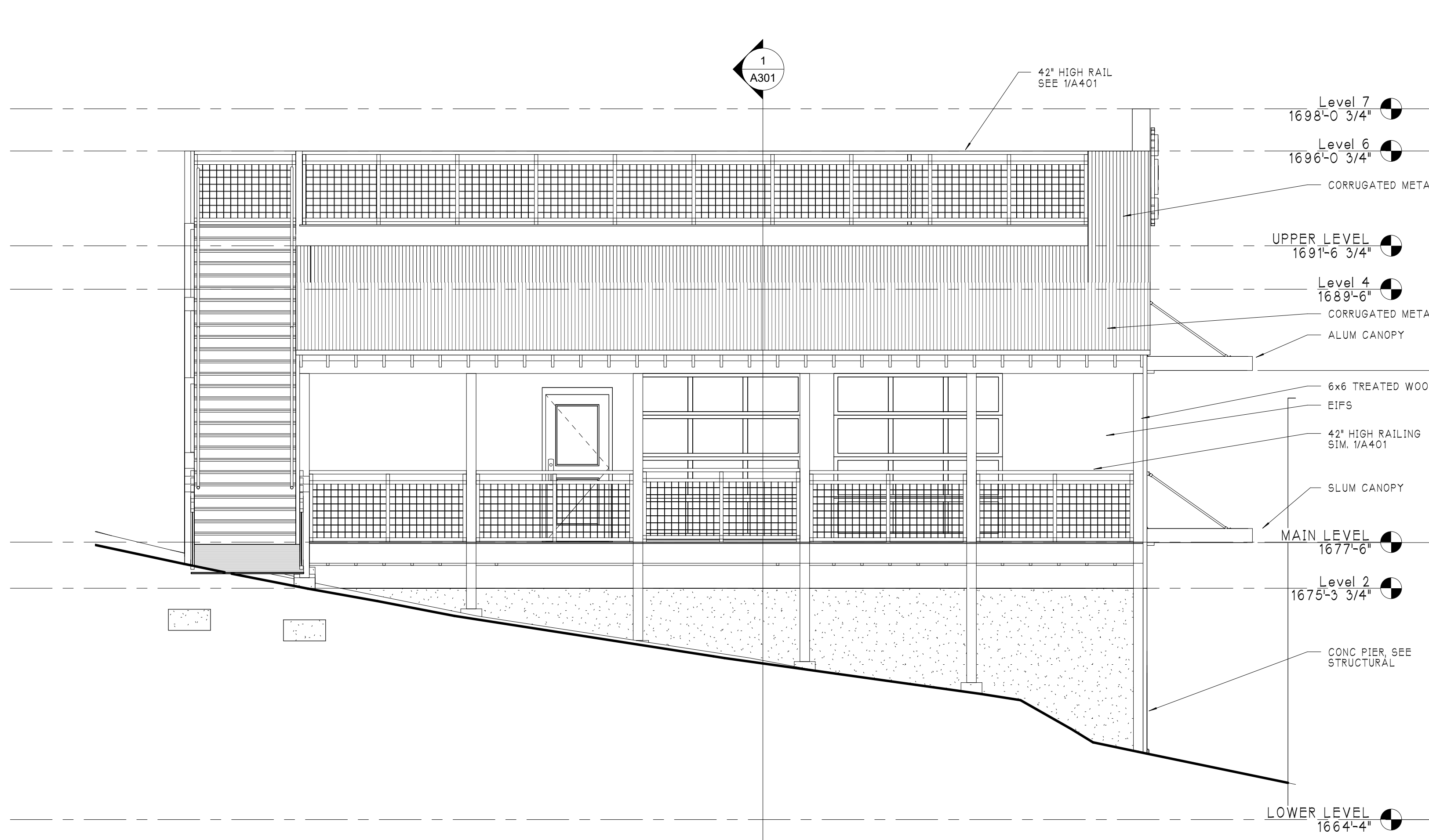
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Project Number:
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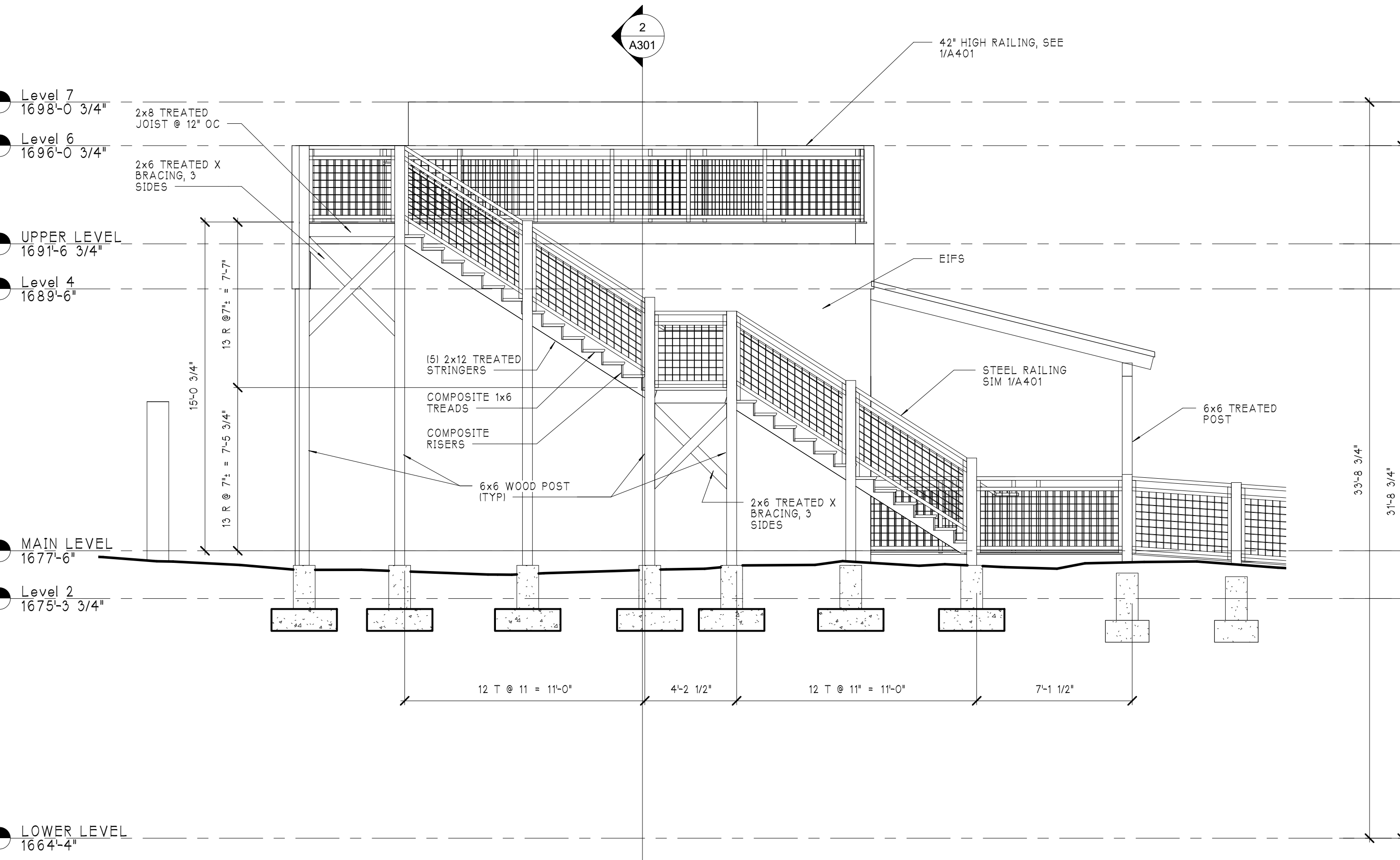
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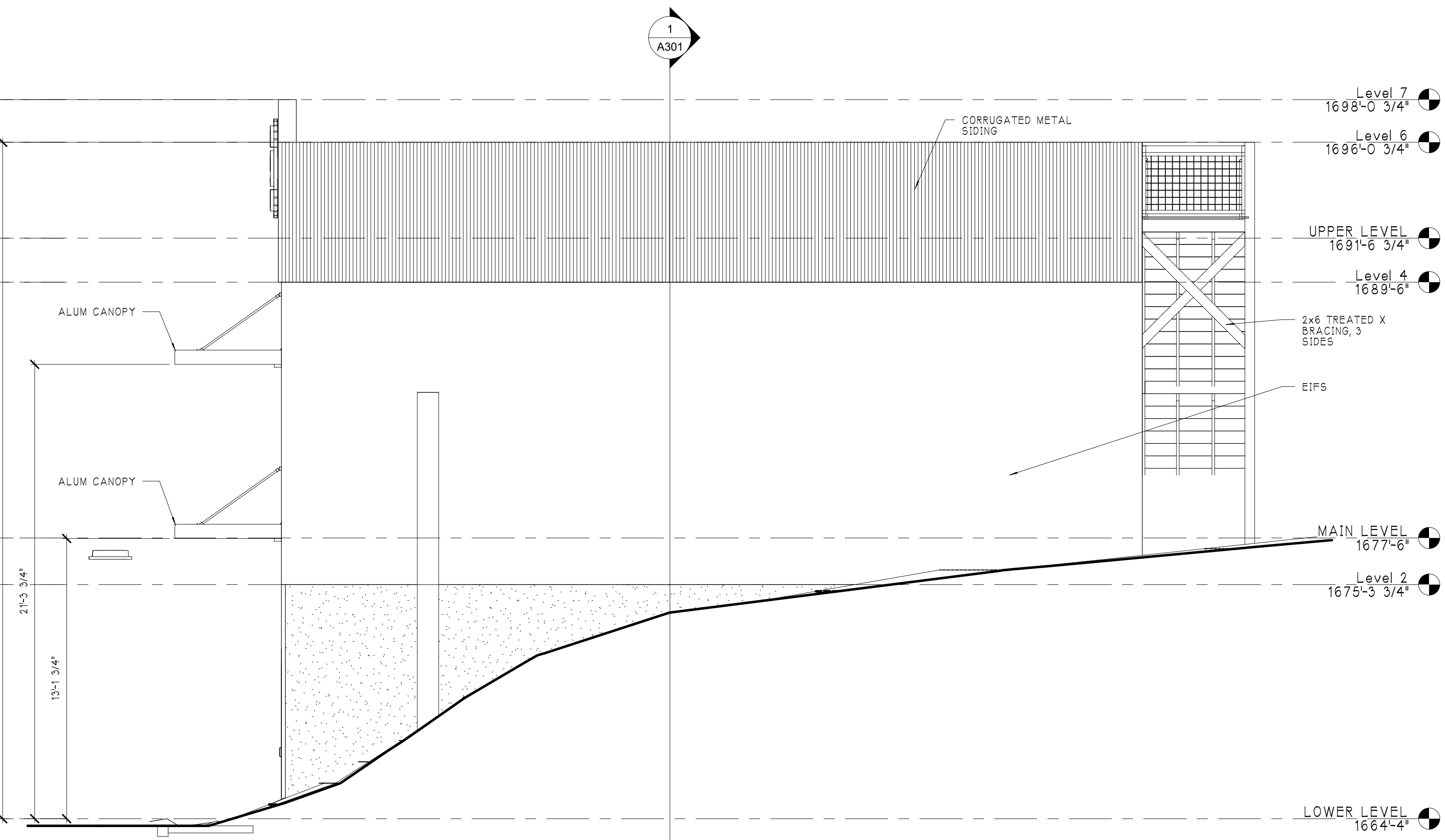
1 EAST ELEVATION
 SCALE: 1/4" = 1'-0"



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



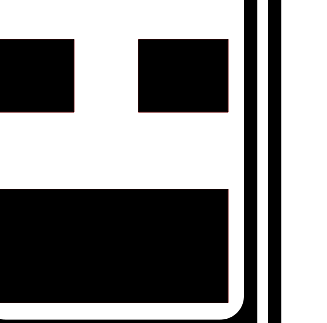
3 WEST ELEVATION
 SCALE: 1/4" = 1'-0"



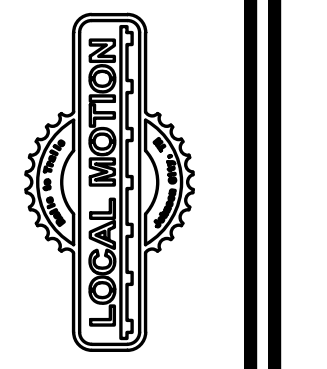
4 NORTH ELEVATION
 SCALE: 1/4" = 1'-0"



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INTERIOR
ELEVATIONS



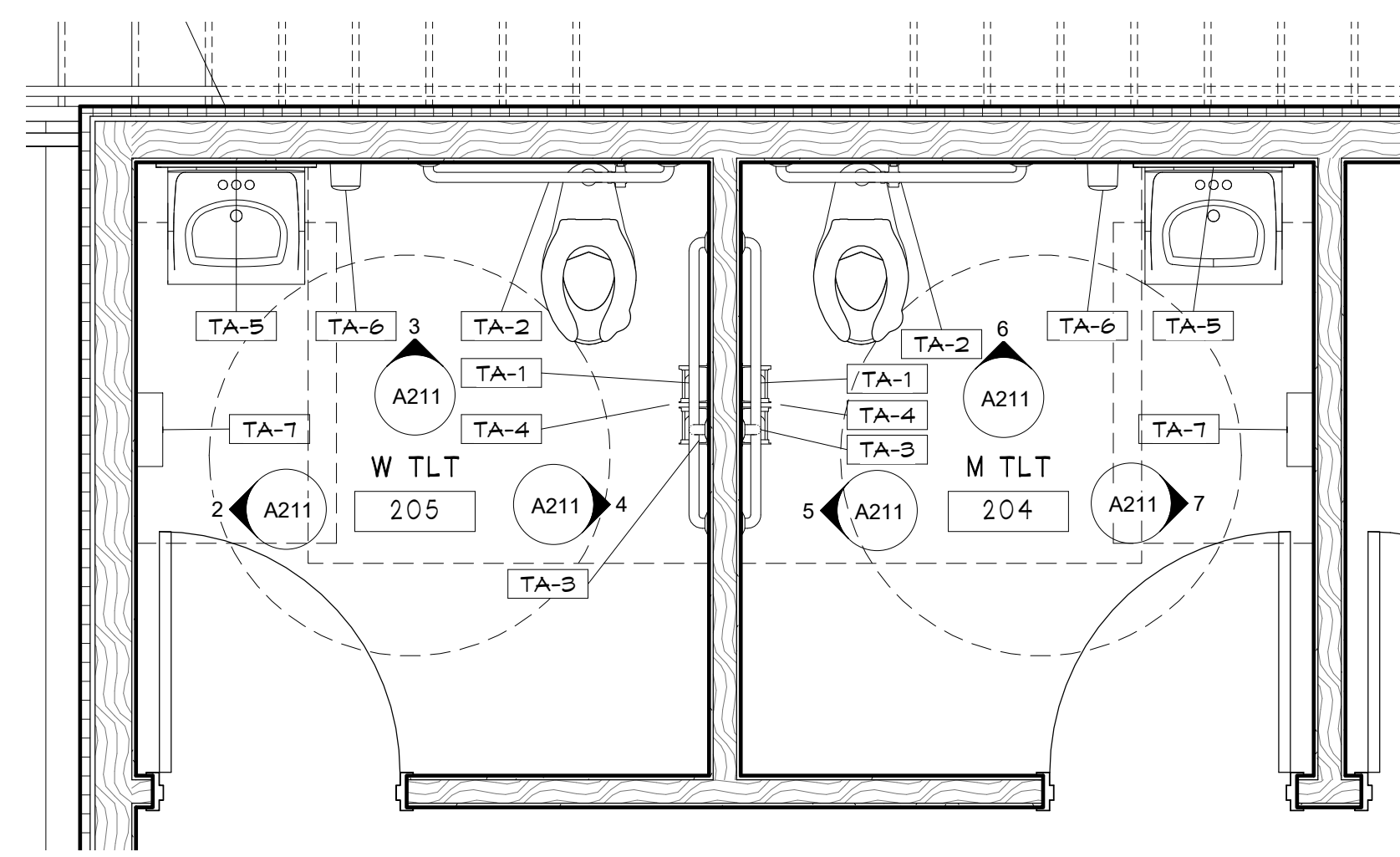
LOCAL MOTION CYCLERY SHOP
640 EAST MAPLE STREET
JOHNSON CITY, TENNESSEE

Revisions:

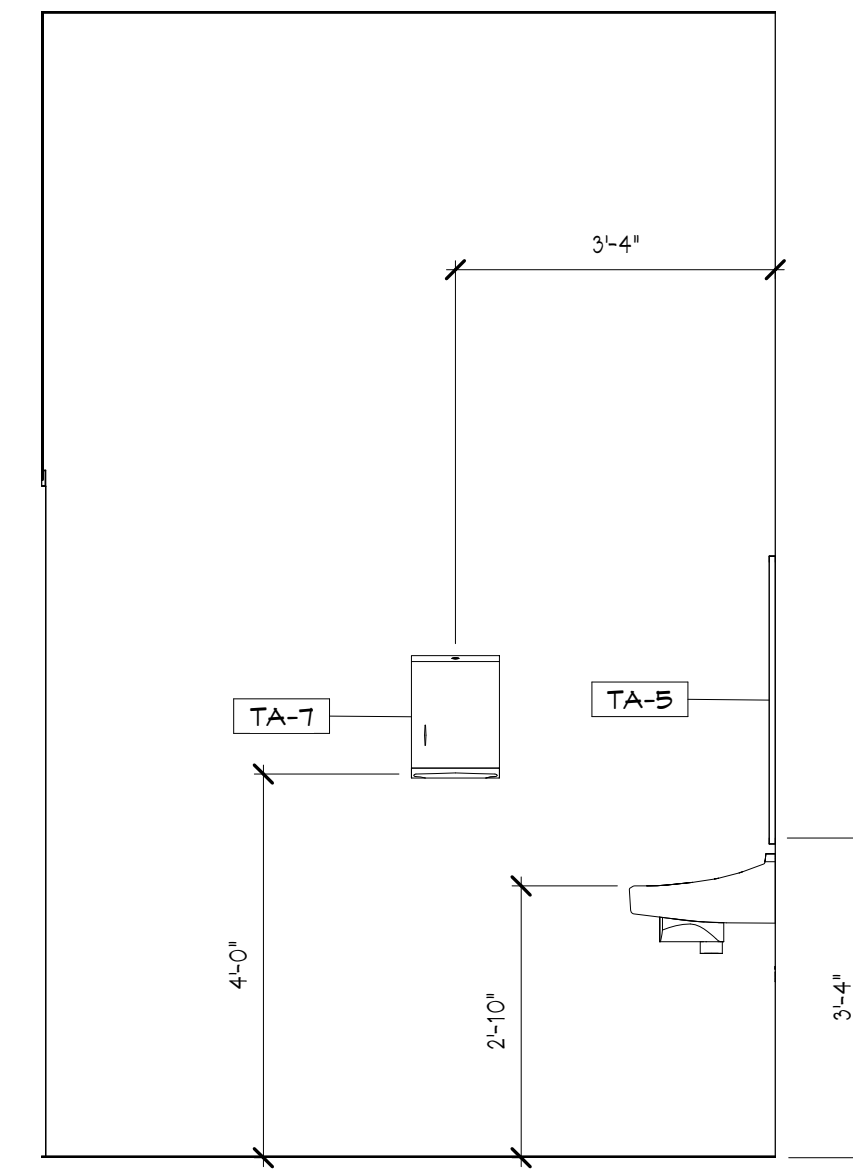
Date:
05/11/2021

Project Number:
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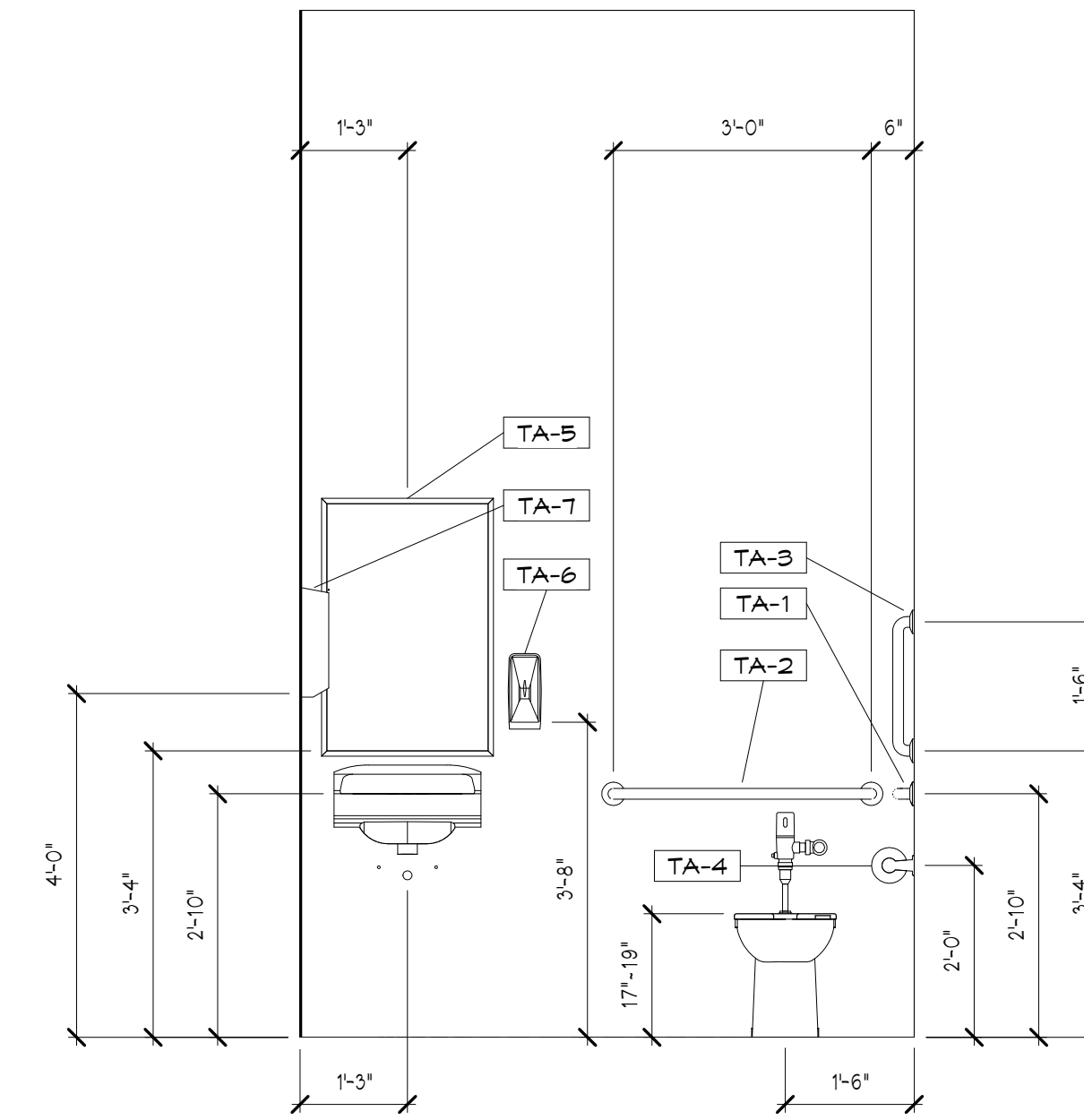
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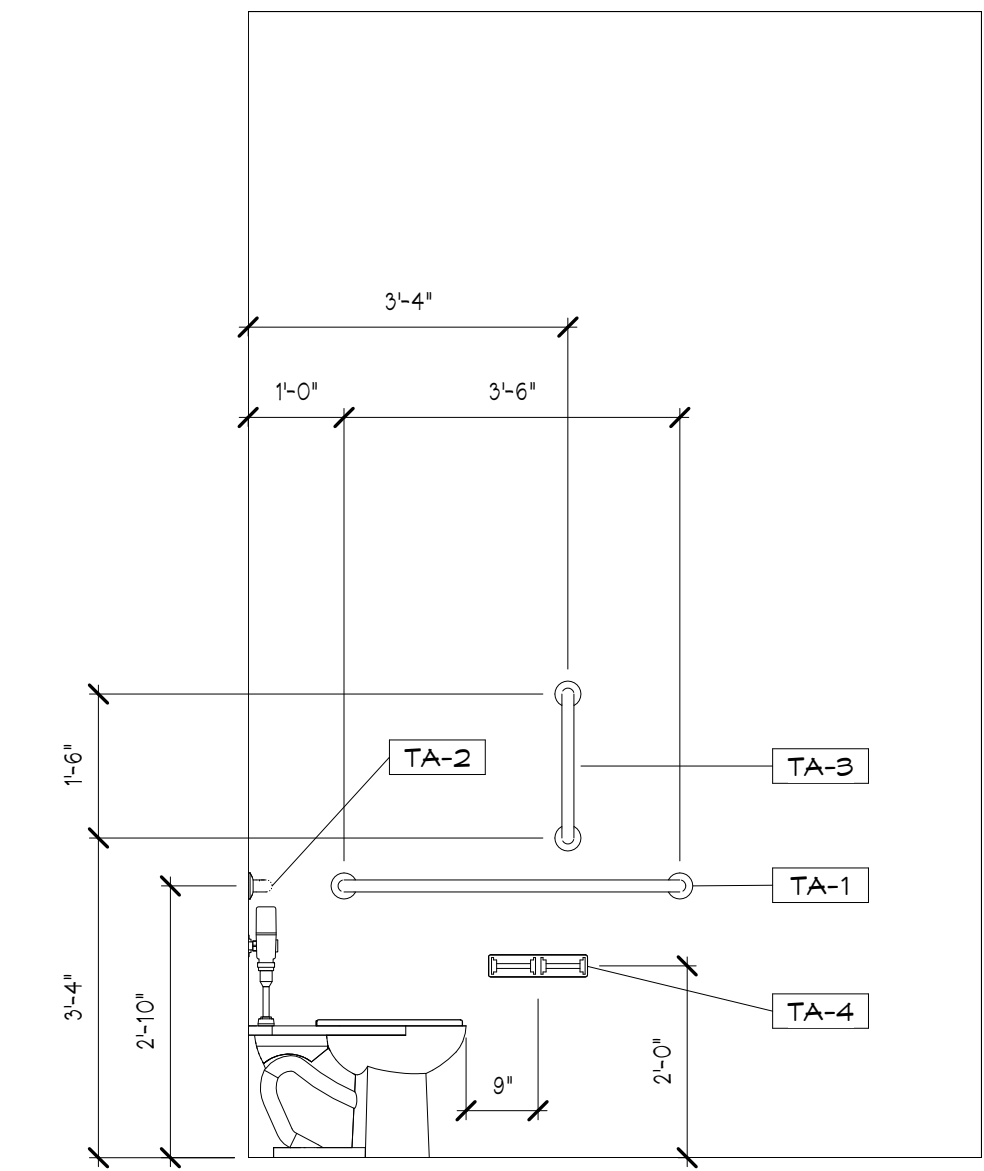
1 PARTIAL ENLARGED PLAN
SCALE: 1/2" = 1'-0"



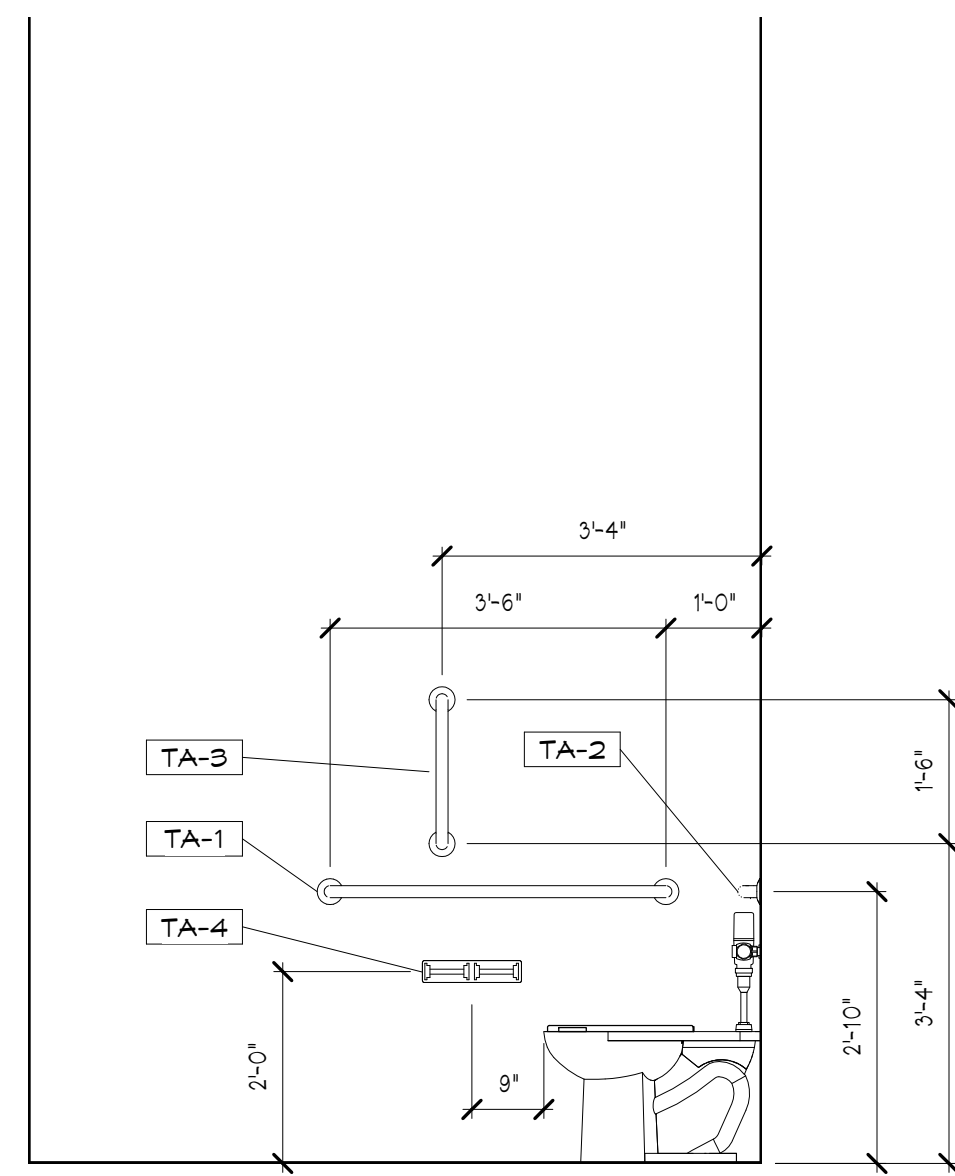
2 W TL
SCALE: 1/2" = 1'-0"



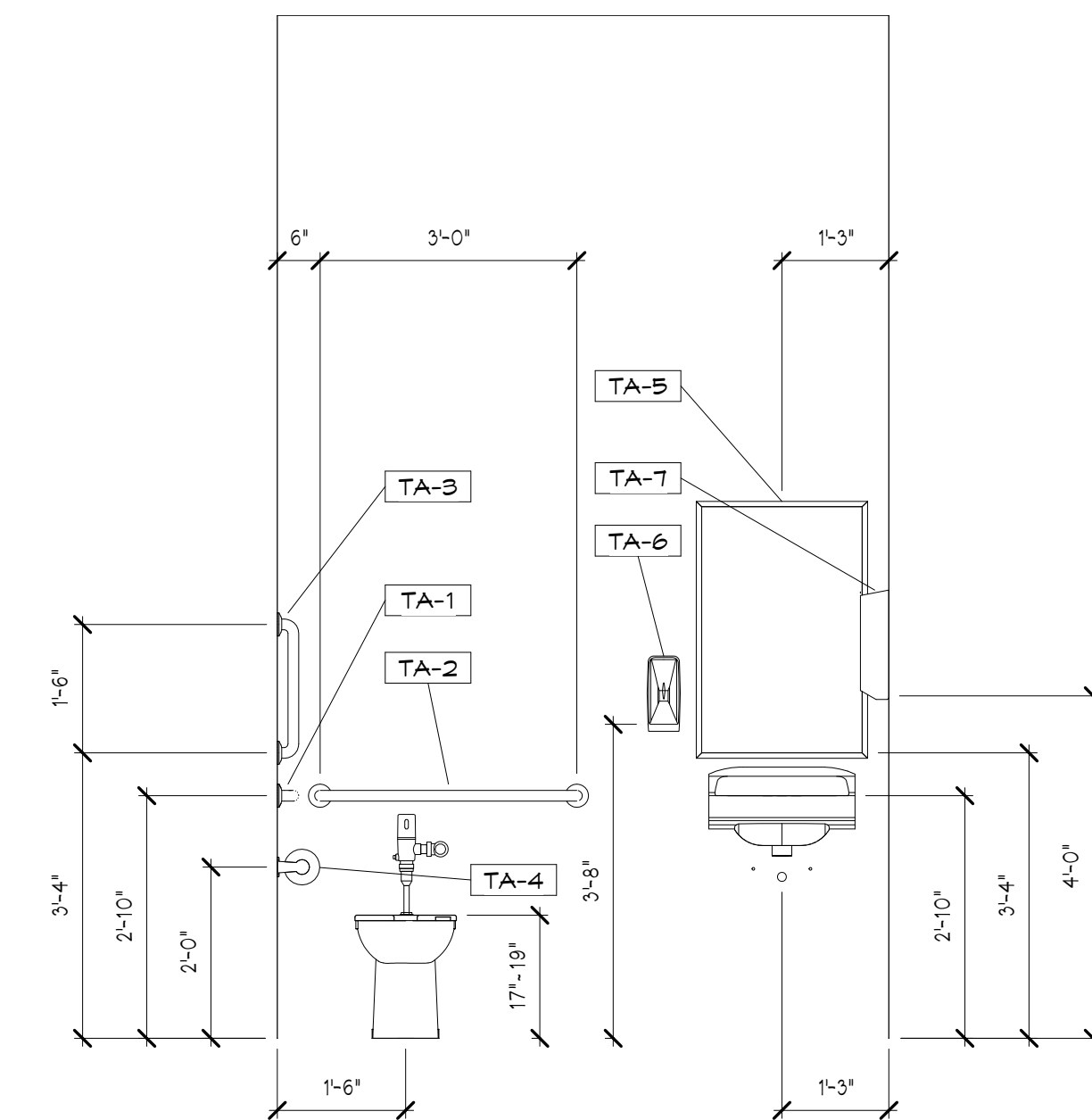
3 W TL
SCALE: 1/2" = 1'-0"



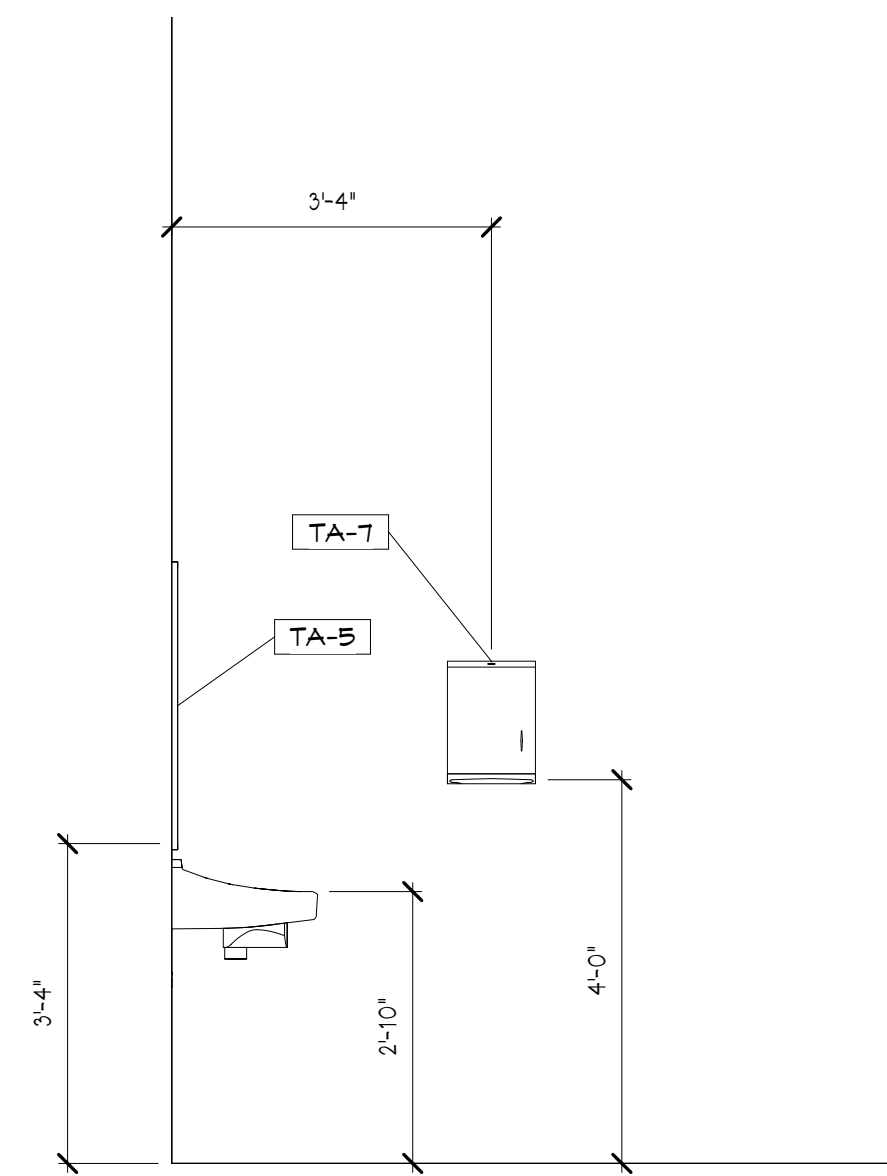
4 W TL
SCALE: 1/2" = 1'-0"



5 M TL
SCALE: 1/2" = 1'-0"

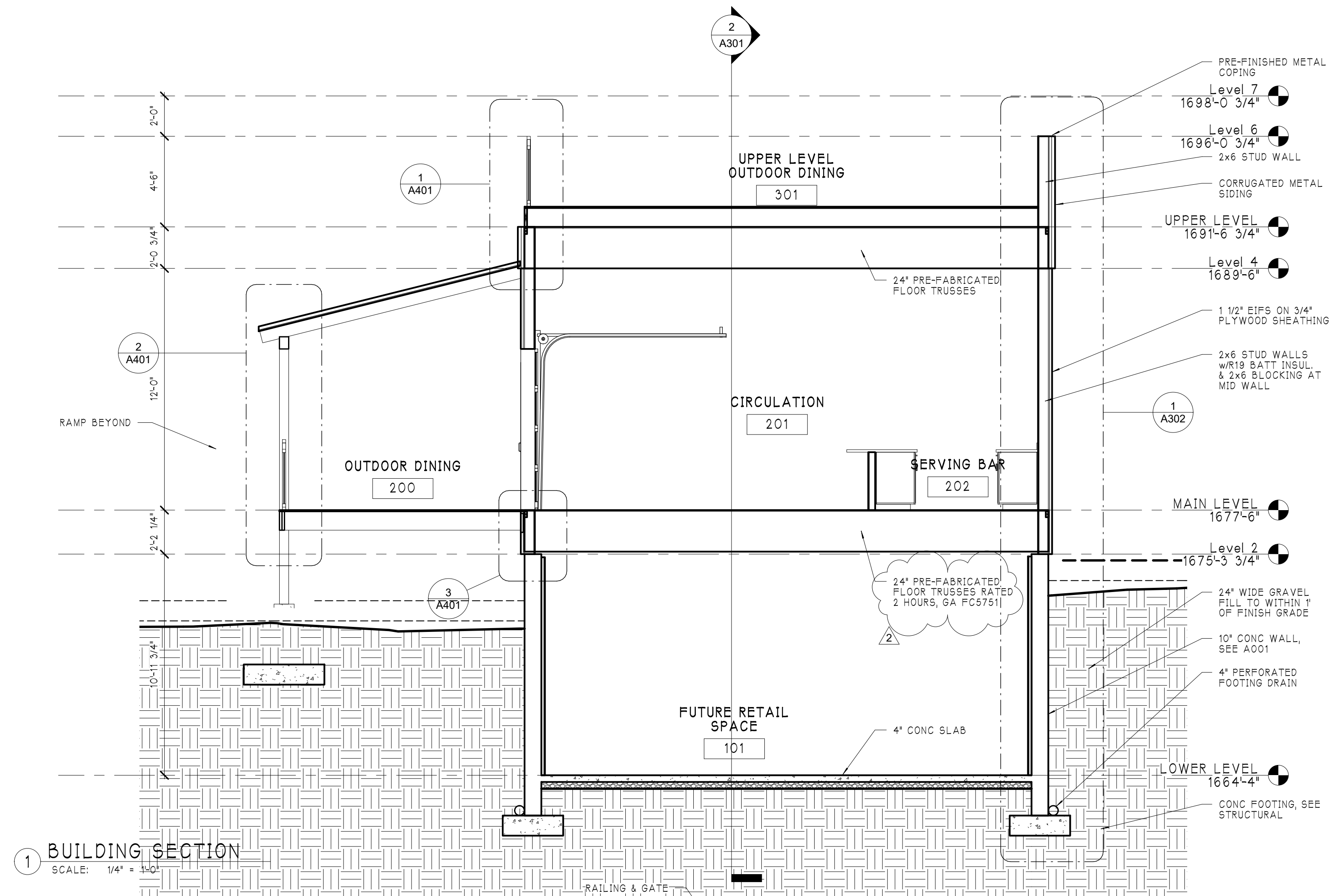


6 M TL
SCALE: 1/2" = 1'-0"

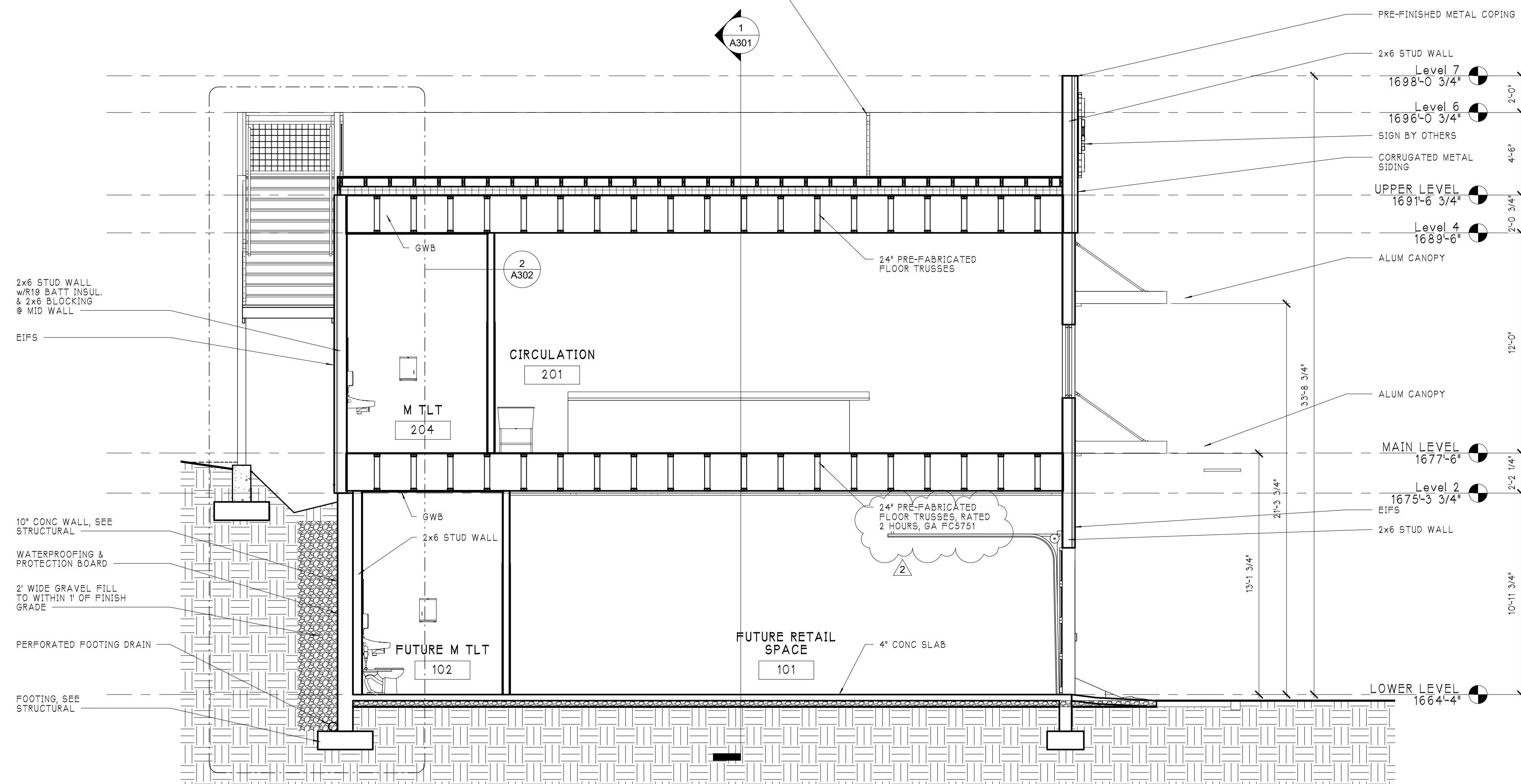


7 M TL
SCALE: 1/2" = 1'-0"

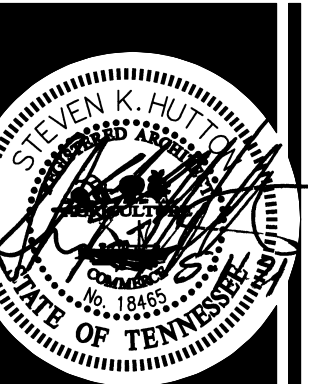
TOILET ACCESSORIES SCHEDULE			
Type Mark	Description	Model	Manufacturer
TA-1	Grab Bars 42"	8120-001420	Bradley Corporation
TA-2	Grab Bars 36"	8120-001360	Bradley Corporation
TA-3	Grab Bars 18"	8120-001180	Bradley Corporation
TA-4	Toilet Tissue Dispenser	5224	Bradley Corporation
TA-5	24x36" SURFACE MOUNTED MIRROR	781-2436	Bradley Corporation
TA-6	Soap Dispenser - Liquid Soap - Tank Type Vertical	6A00-11	Bradley Corporation
TA-7	Towel Dispenser	250-150000	Bradley Corporation



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



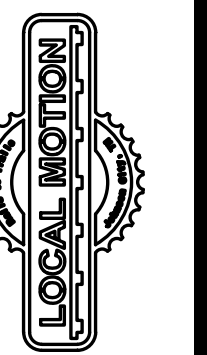
2 BUILDING SECTION
SCALE: 1/4" = 1'-0"



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BUILDING SECTIONS



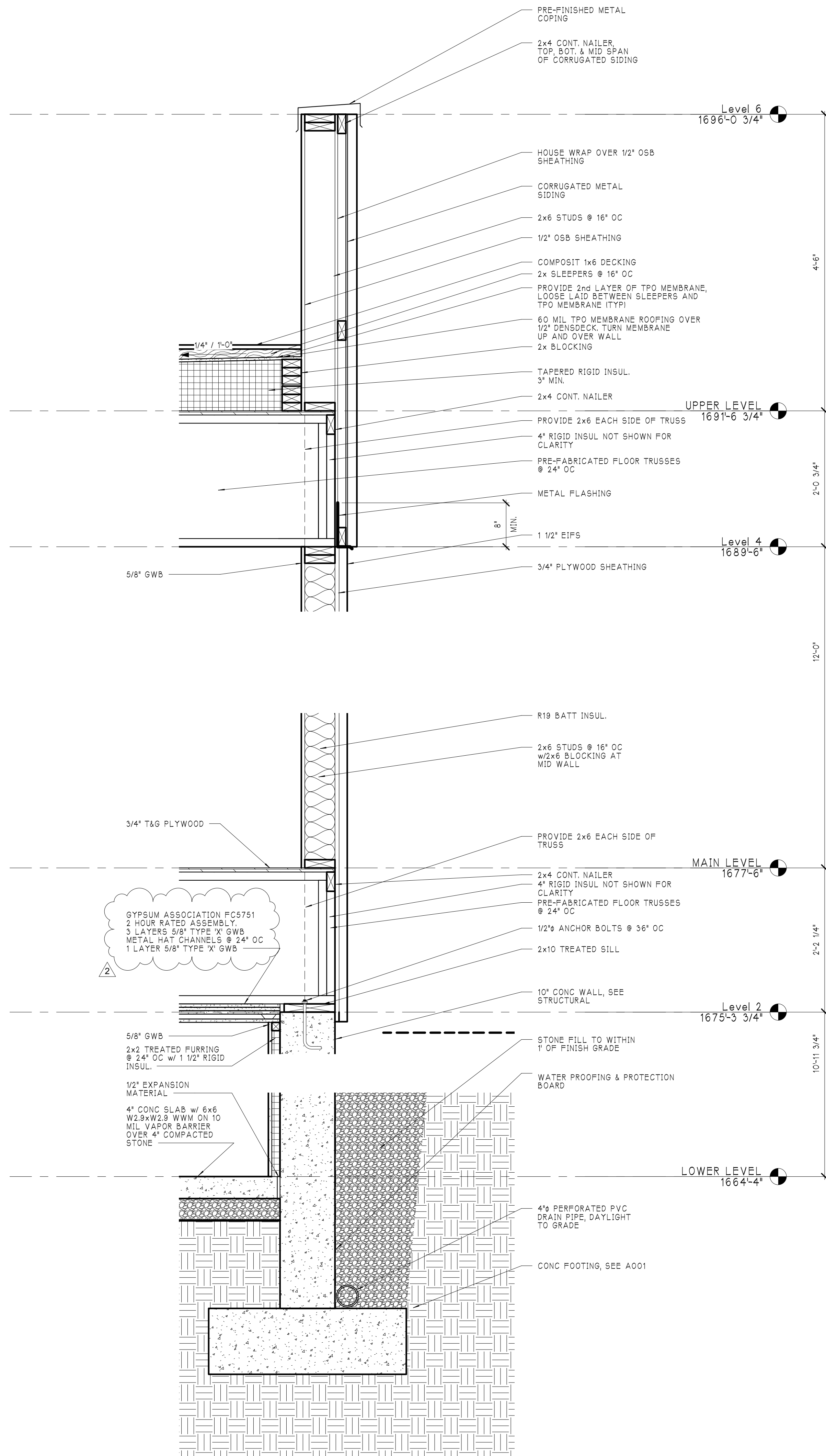
LOCAL MOTION CYCLERY SHOP
640 EAST MAPLE STREET
JOHNSON CITY, TENNESSEE

Revisions:
2 6/14/21

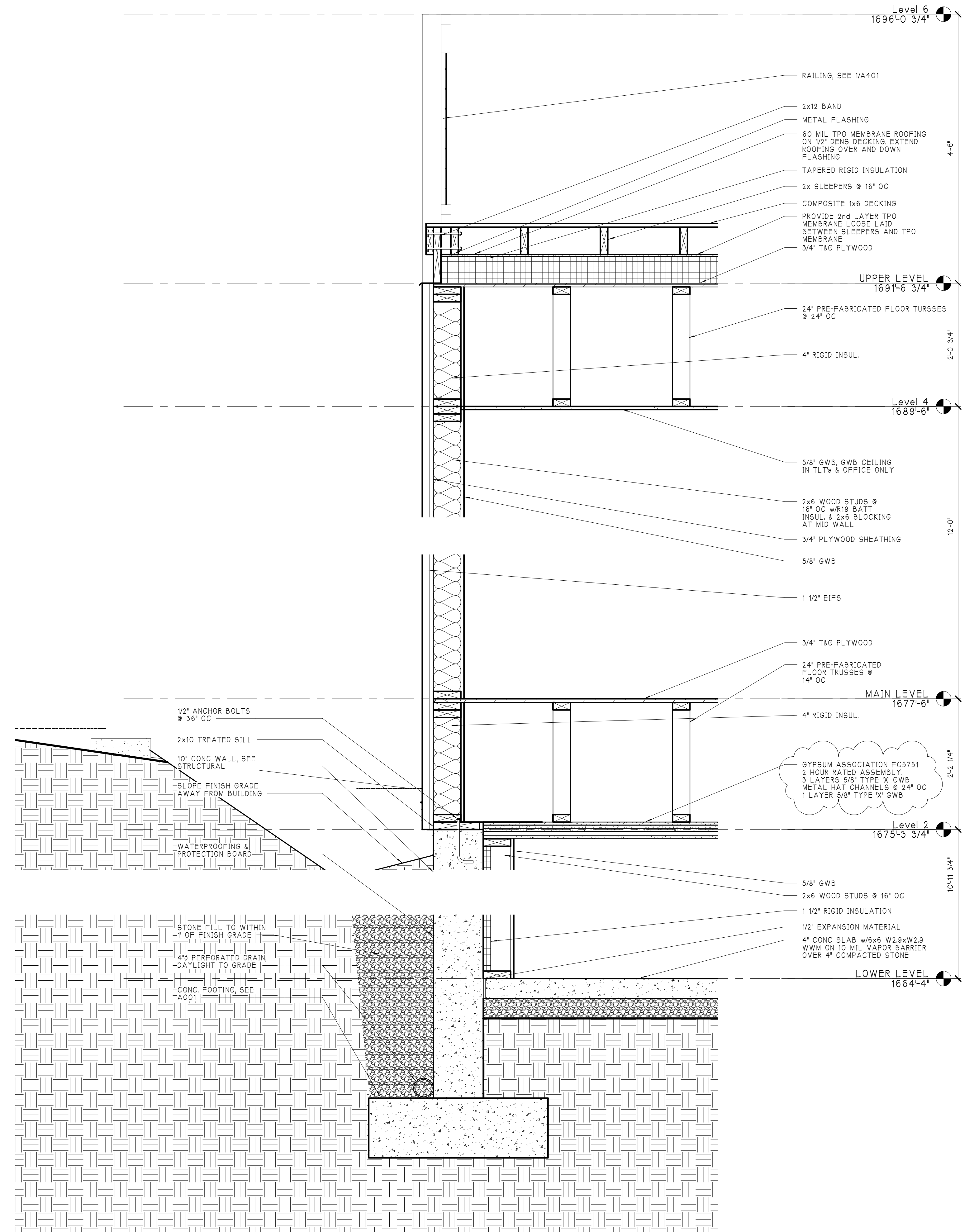
Date:
05/11/2021

Project Number:
22105

Sheet Number:
A301



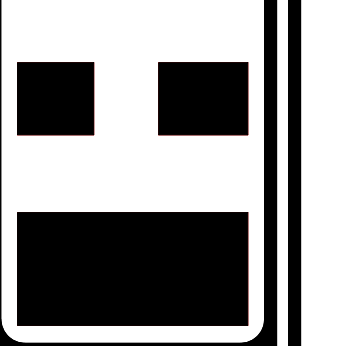
1 WALL SECTION
SCALE: 1" = 1'-0"



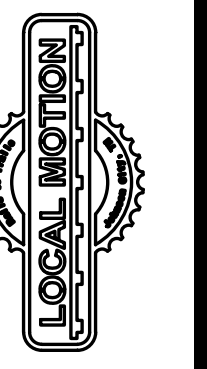
2 WALL SECTION
SCALE: 1" = 1'-0"



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WALL SECTIONS



LOCAL MOTION CYCLERY SHOP
640 EAST MAPLE STREET
JOHNSON CITY, TENNESSEE

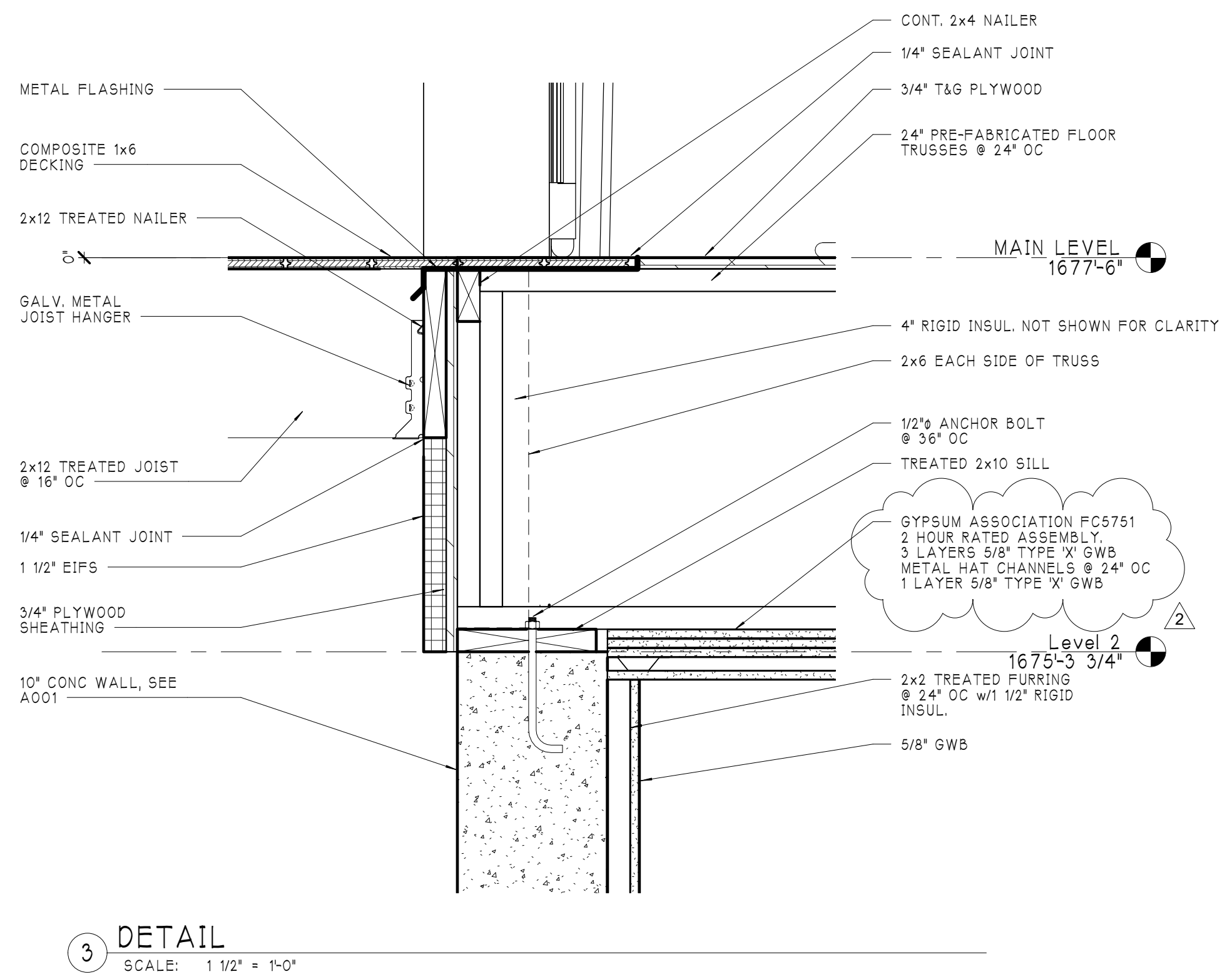
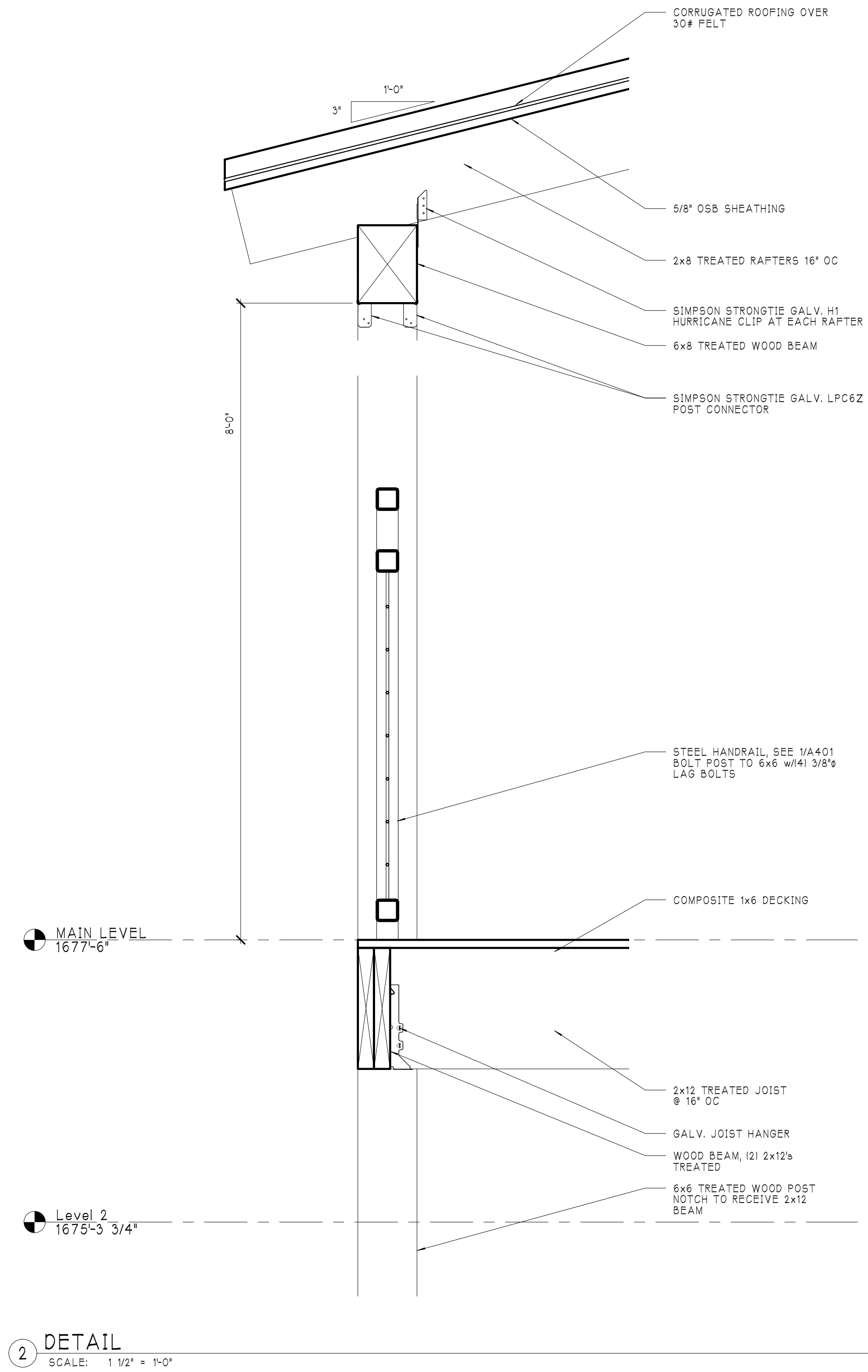
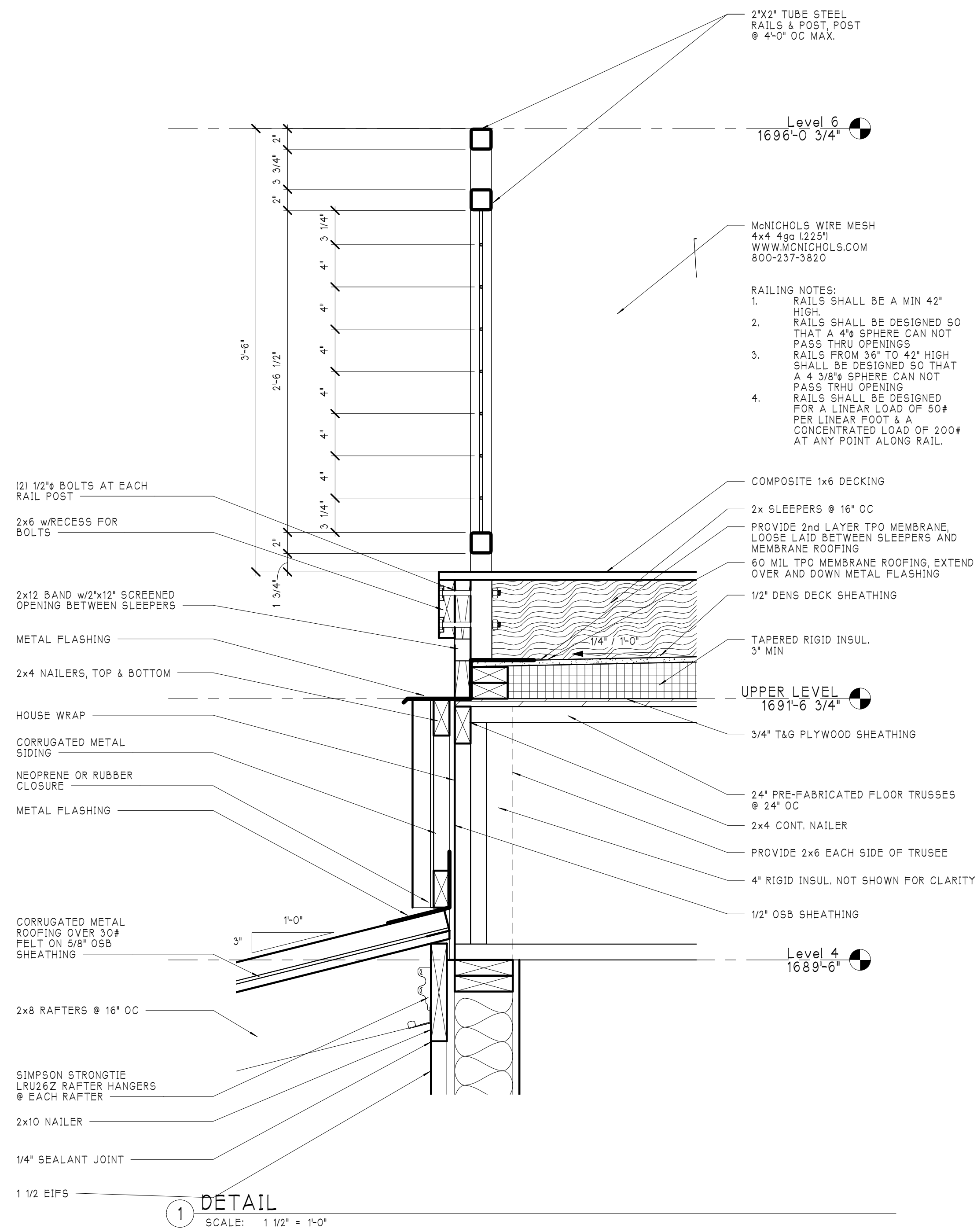
Revisions:

2	6/14/21
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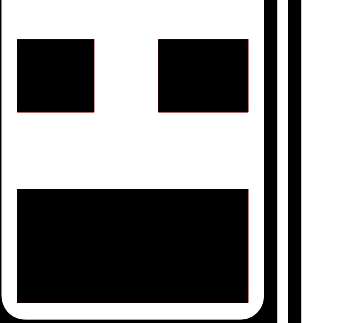
Date:
05/11/2021

Project Number:
22105

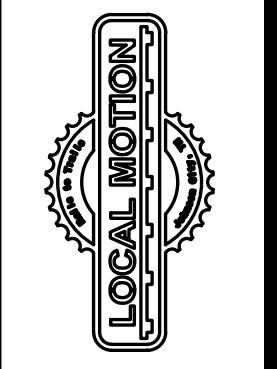
Sheet Number:
A302



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DETAILS



LOCAL MOTION CYCLERY SHOP
640 EAST MAPLE STREET
JOHNSON CITY, TENNESSEE

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A401

DOOR SCHEDULE														
MARK	DOOR				ELEVATION	FRAME			DETAILS				REMARKS	
	WIDTH	HEIGHT	THICKNESS	RATING		MATERIAL	GLAZING	ELEVATION	MATERIAL	WIDTH	HEAD	JAMB		SILL
101	3'-0"	7'-0"	1 3/4"		1	ALUM	F1 INSUL. TEMPERED	F1	ALUM		H1	J1		
101A	8'-0"	8'-0"	1 3/4"		3	ALUM		BY MANUF.	BY MANUF.		H3	J3		
102	3'-0"	7'-0"	1 3/4"		2	WD		WD	WD		H2	J2	2	PRE-HUNG
103	3'-0"	7'-0"	1 3/4"		2	WD		WD	WD		H2	J2	2	PRE-HUNG
201	3'-0"	7'-0"	1 3/4"		1	ALUM	F1 INSUL. TEMPERED	F1	ALUM		H1	J1	1	
201A	8'-0"	8'-0"	1 3/4"		3	ALUM		BY MANUF.	BY MANUF.		H3	J3		
201B	8'-0"	8'-0"	1 3/4"		3	ALUM		BY MANUF.	BY MANUF.		H3	J3		
203	3'-0"	7'-0"	1 3/4"		2	WD		WD	WD		H2	J2	3	PRE-HUNG
204	3'-0"	7'-0"	1 3/4"		2	WD		WD	WD		H2	J2	2	PRE-HUNG
205	3'-0"	7'-0"	1 3/4"		2	WD		WD	WD		H2	J2	2	PRE-HUNG

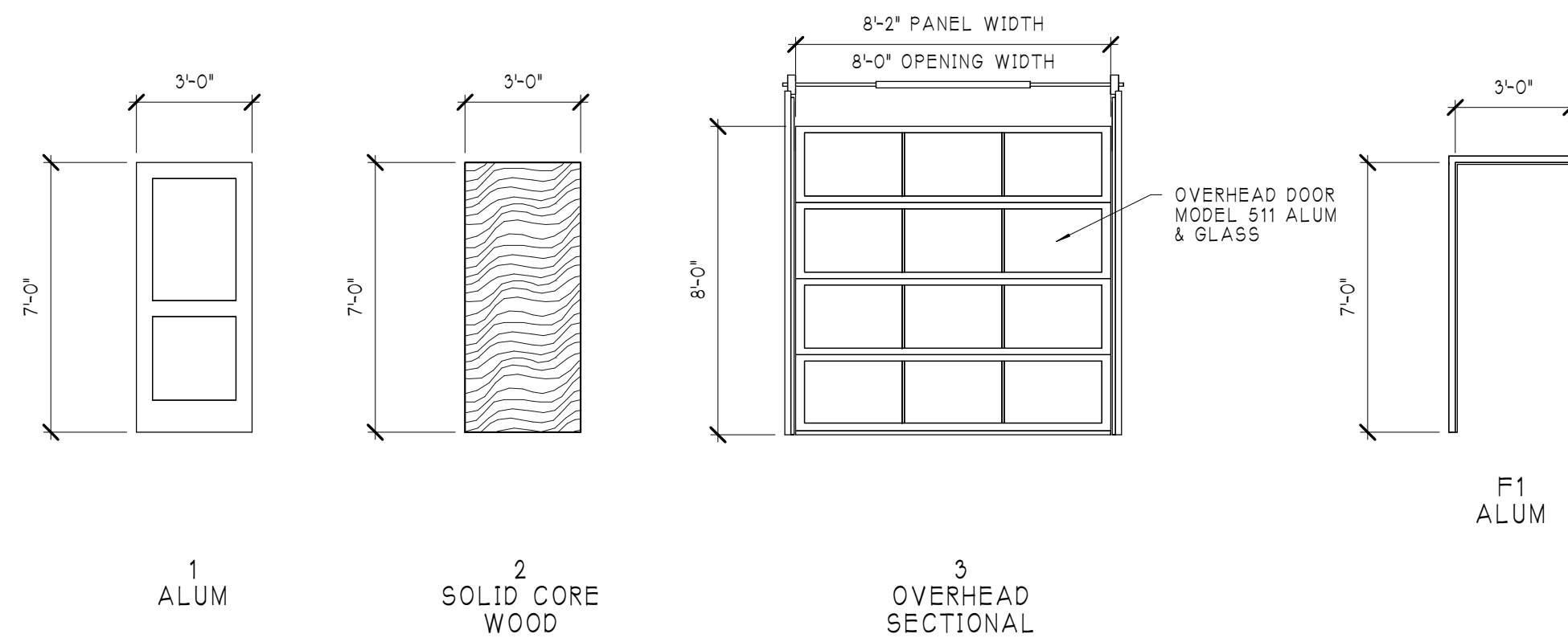
HARDWARE SCHEDULE
 THE OWNER IS TO SELECT ALL DOOR HARDWARE WITH LOCKSETS AS FOLLOWS:
 1. KEYED ENTRANCE LOCKSET w/INTERIOR LEVER HANDLE ALWAYS OPERABLE
 2. PRIVACY LOCKSET w/INTERIOR LEVER HANDLE ALWAYS OPERABLE
 3. KEYED OFFICE LOCKSET w/INTERIOR LEVER HANDLE OPERABLE

FINISH SCHEDULE						
NUMBER	NAME	FINISH				
		FLOOR	BASE	WALL	CEILING	CLG HGT
101	FUTURE RETAIL SPACE	CONCS		GW6	EXPOSED	
102	FUTURE M TLT	CONCS		GW6	GW6	12'-1 1/2"
103	FUTURE W TLT	CONCS		GW6	GW6	12'-1 1/2"
200	OUTDOOR DINING	CD		GW6	EXPOSED	
201	SNACK BAR	PLYWD		GW6	EXPOSED	
202	SERVING BAR	PLYWD		GW6	EXPOSED	
203	OFFICE	PLYWD		GW6	GW6	12'-0"
204	M TLT	CT	CT	GW6	GW6	12'-0"
205	W TLT	CT	CT	GW6	GW6	12'-0"
301	UPPER LEVEL OUTDOOR DINING	CD				
302	TABLE, CHAIR, UMBRELLA STORAGE	CD				

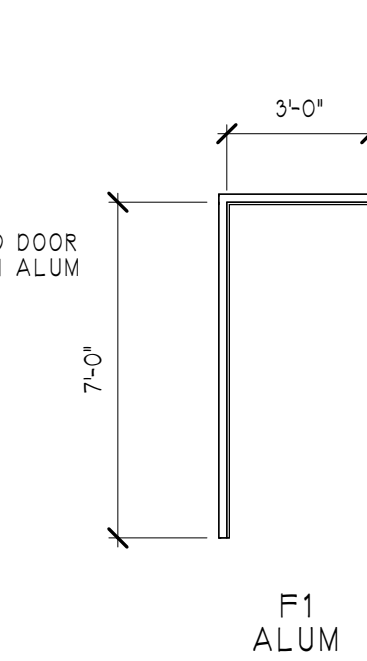
FLOOR
 CD COMPOSITE DECKING
 CONCS CONCRETE SEALED
 CT CERAMIC TILE
 PLYWD PLYWOOD STAINED

BASE
 CT CERAMIC TILE

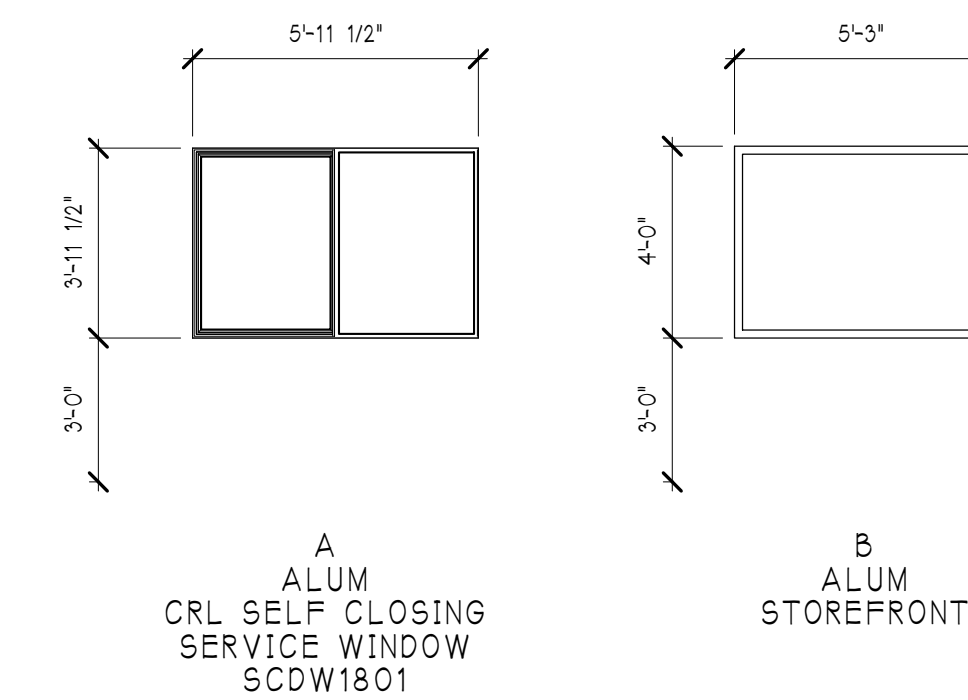
WALL/CEILING
 GW6 GYPSUM WALL BOARD PAINTED



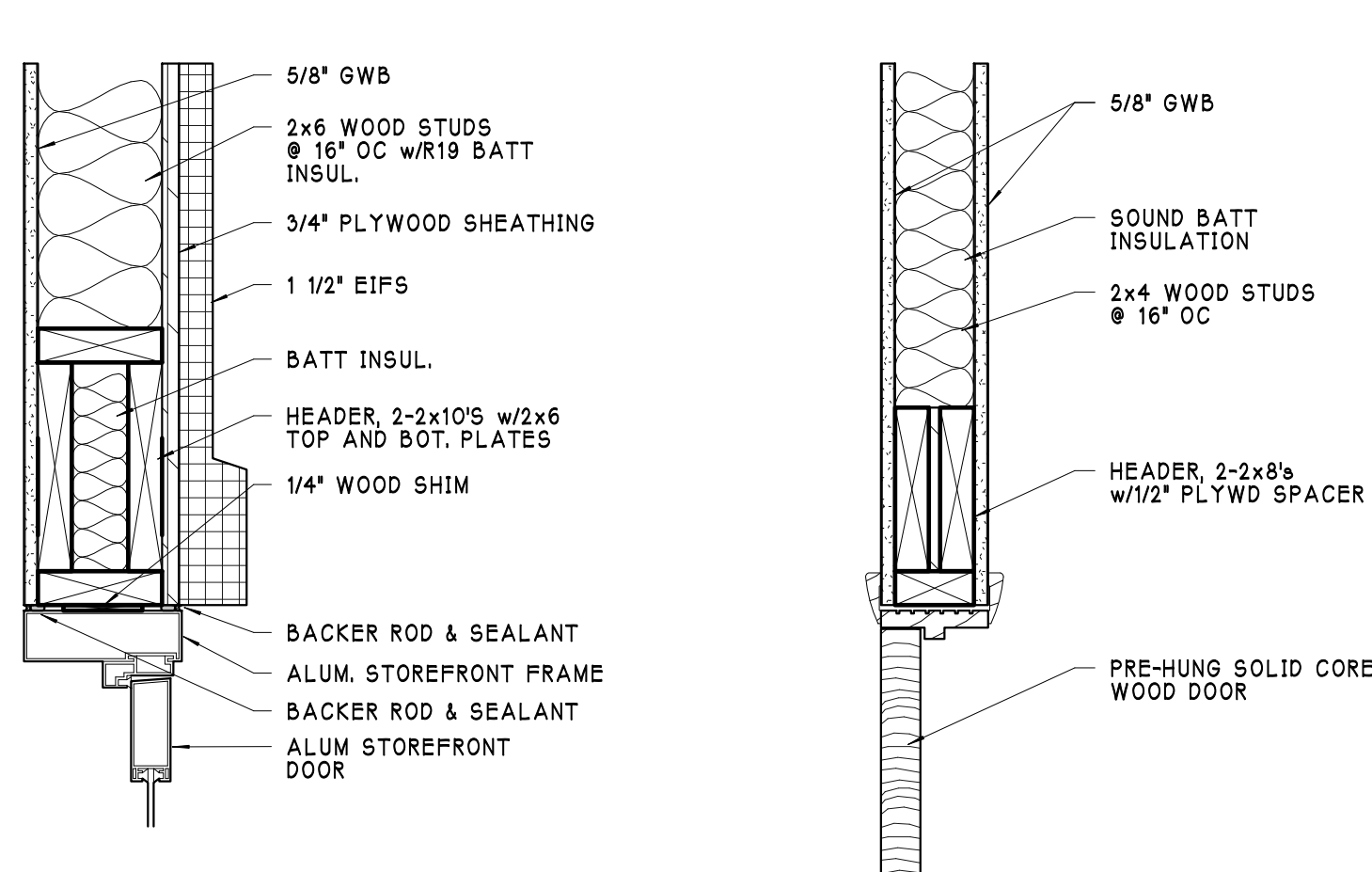
DOOR ELEVATIONS
 SCALE: 1/4" = 1'-0"



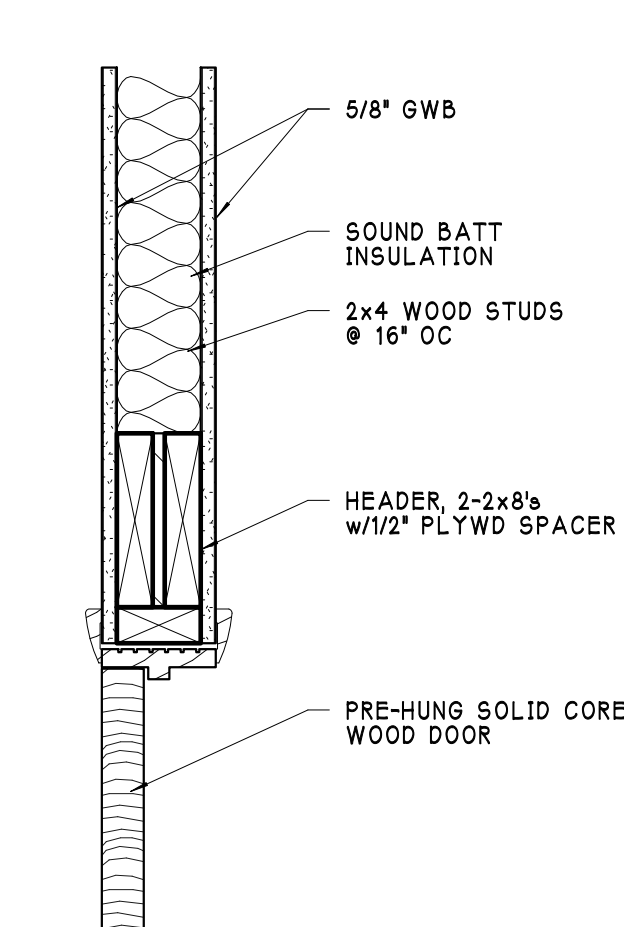
FRAME ELEVATIONS
 SCALE: 1/4" = 1'-0"



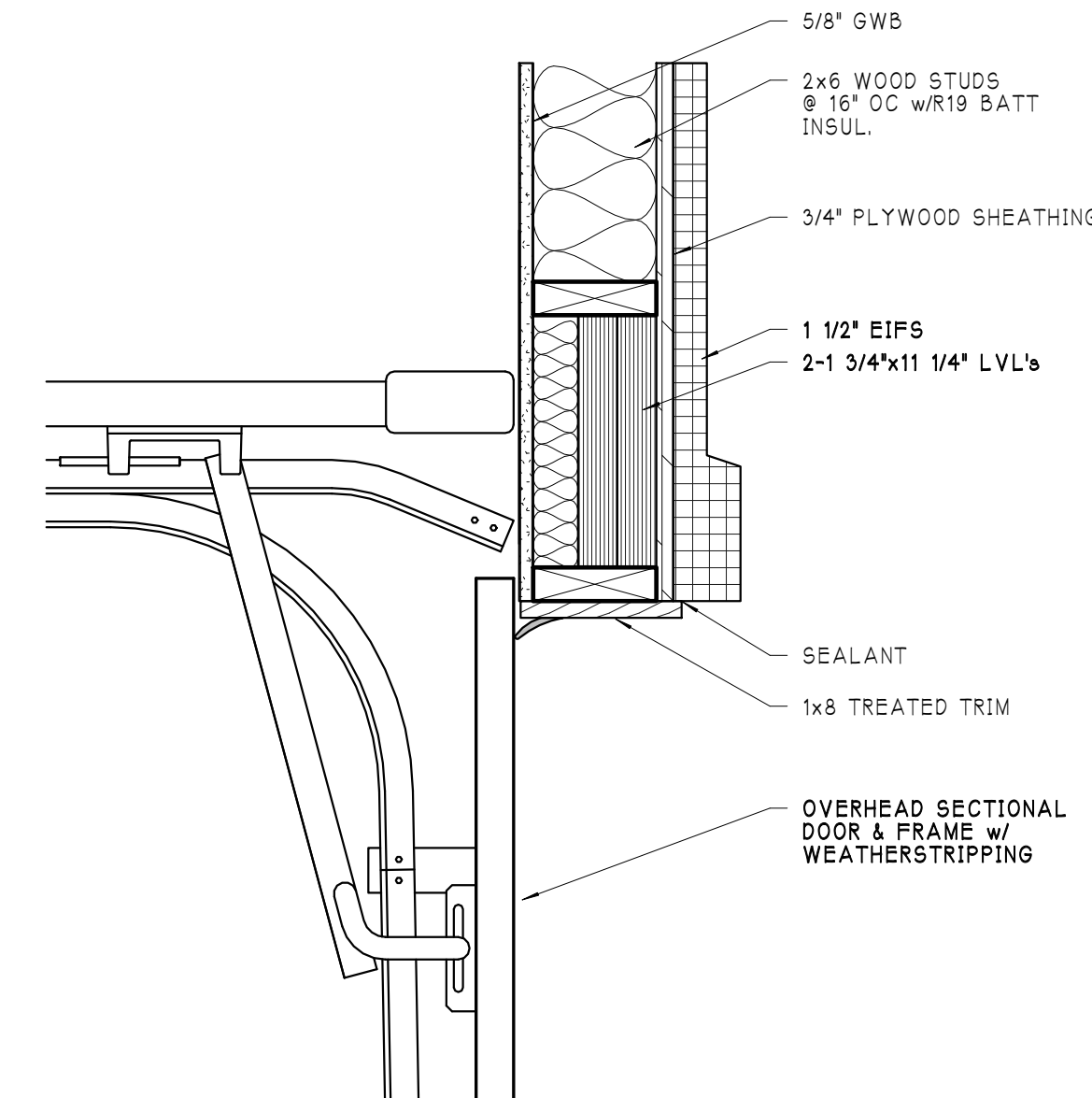
WINDOW ELEVATION
 SCALE: 1/4" = 1'-0"



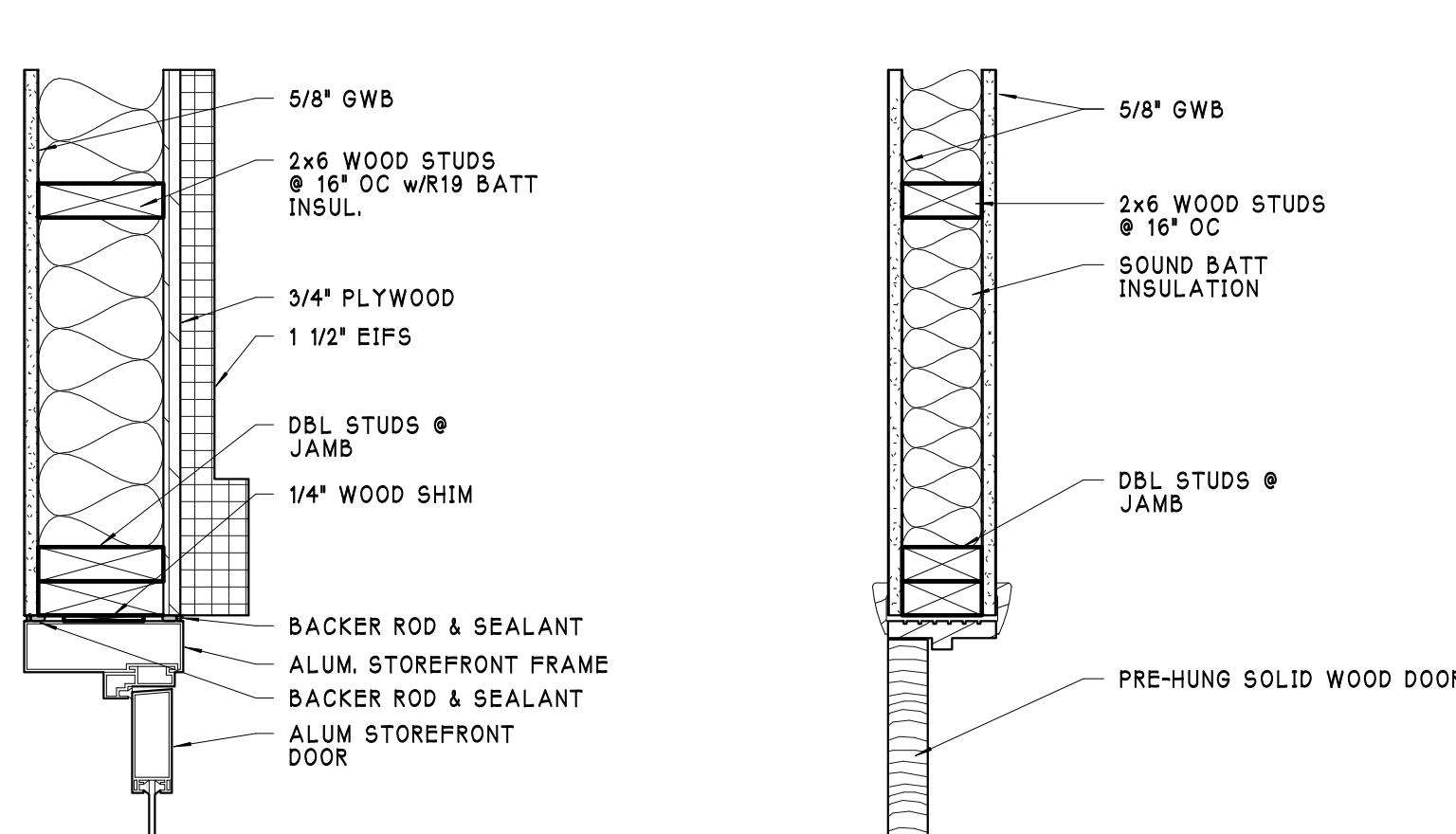
H1 HEAD
 SCALE: 1 1/2" = 1'-0"



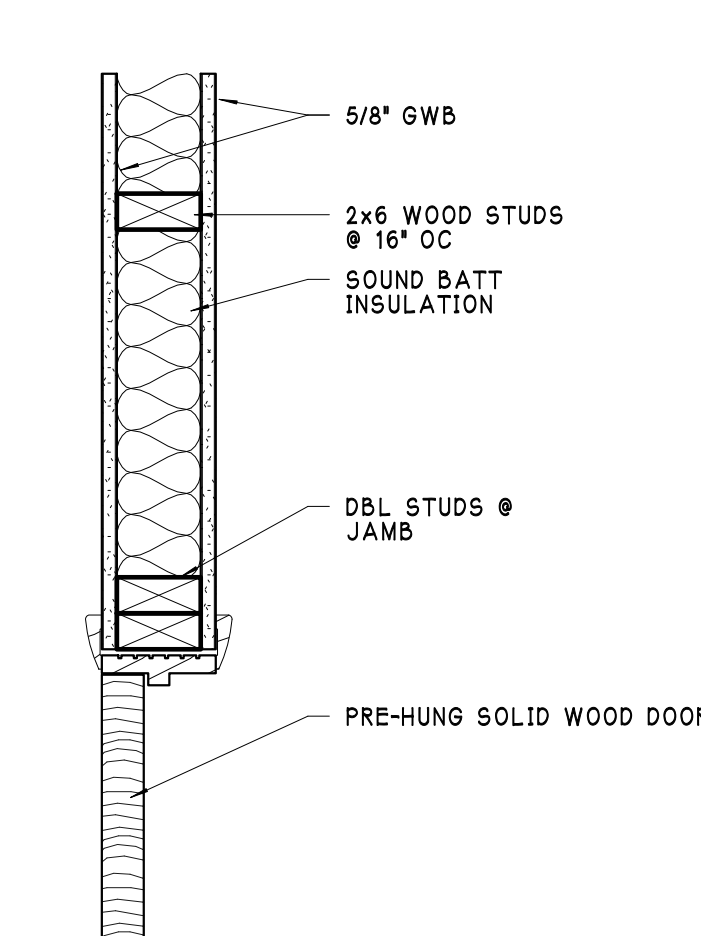
H2 HEAD
 SCALE: 1 1/2" = 1'-0"



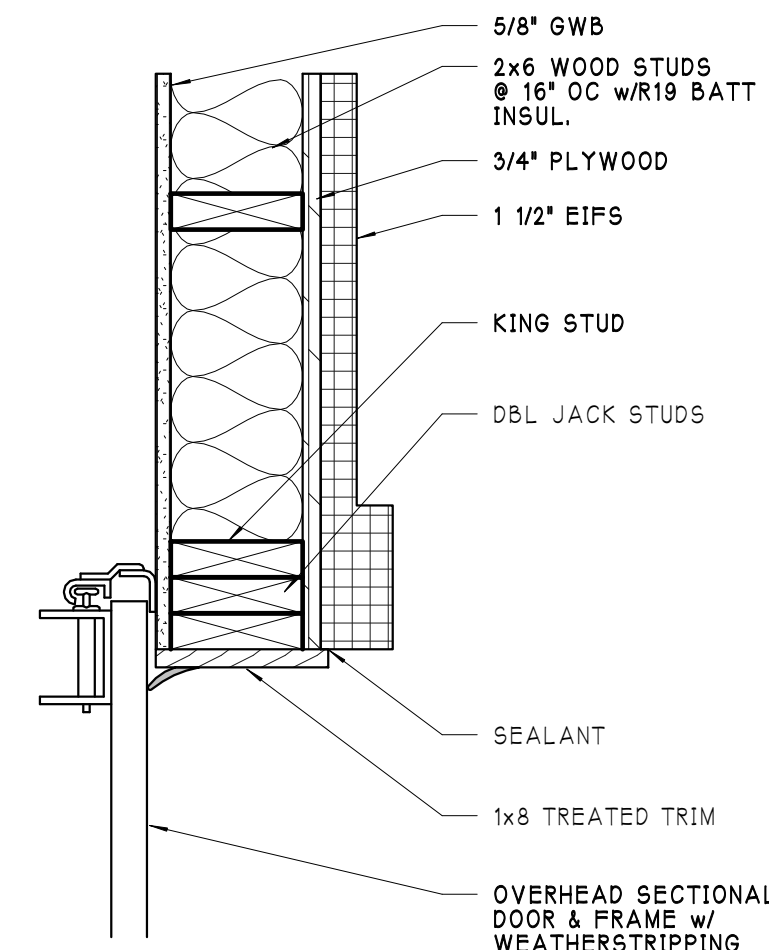
H3 HEAD
 SCALE: 1 1/2" = 1'-0"



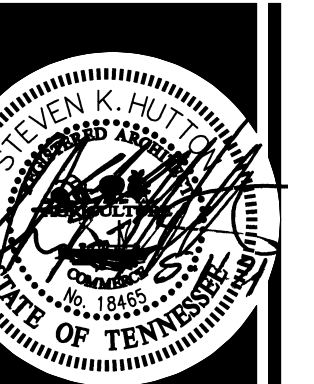
J1 JAMB
 SCALE: 1 1/2" = 1'-0"



J2 JAMB
 SCALE: 1 1/2" = 1'-0"

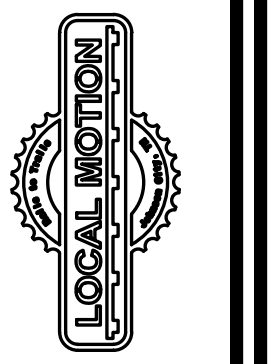


J3 JAMB
 SCALE: 1 1/2" = 1'-0"



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SCHEDULES



LOCAL MOTION CYCLERY SHOP
 640 EAST MAPLE STREET
 JOHNSON CITY, TENNESSEE

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