



**CITY OF ESSEX JUNCTION
DEVELOPMENT REVIEW BOARD
PUBLIC HEARING AGENDA**

Online & 6 Lincoln St.
Kolvoord Room at Brownell Library
Essex Junction, VT 05452
Thursday, August 21st, 2025
6:30 PM

E-mail: mgiguere@essexjunction.org

www.essexjunction.org

Phone: 802-878-6944, ext. 1625

This meeting will be held in-person at 6 Lincoln Street in the Kolvoord Room at Brownell Library and remotely. Available options to watch or join the meeting:

- **WATCH:** The meeting will be live-streamed on [Town Meeting TV](#).
- **JOIN ZOOM MEETING:** [Click here to join the meeting](#)
or visit essexjunction.org for meeting connection information
- **JOIN CALLING:** Join via conference call (*audio only*): 1(888) 788-0099 (toll free)
Conference ID: 839 2599 0985 Passcode: 940993
- **PROVIDE FULL NAME:** For minutes, please provide your full name whenever prompted.
- **MUTE YOUR MIC:** When not speaking, please mute your microphone on your computer/phone.

I. Additions or Amendments to Agenda

II. Public to be Heard

III. Minutes for Approval

- a. July 17th, 2025

IV. Public Hearing

- a. **CONTINUED FROM JULY 17, 2025** - Design review for the construction of a new single-family home at 40 Maple Street in the Residential 2 (R2) district by Ron Bushey, owner.
- b. Conditional use review for the addition of an exterior propane gas pump for Tractor Supply Company at 70 Pearl Street in the Transit Oriented Development (TOD) district by Cathy West, Parkway C&A, LP and Brandon Kubik c/o Pulley Studios, Inc. on behalf of Shawn Handy c/o Handy's Hotel & Rentals LLC, owner.
- c. Site plan and design review for Tractor Supply Company at 70 Pearl Street in the Transit Oriented Development (TOD) district by Cathy West, Parkway C&A, LP and Brandon Kubik c/o Pulley Studios, Inc. on behalf of Shawn Handy c/o Handy's Hotel & Rentals LLC, owner. Included in the application is a waiver request of the TOD district standards (LDC Section 608).

V. Other Development Review Board Items

- a. Status update on Spark Hotel at 92-100 Pearl

VI. Adjournment

Members of the public are encouraged to speak during the Public-To-Be-Heard agenda item, during a Public Hearing, or, when recognized by the Chair, during consideration of a specific agenda item. Public comments are limited to a three-minute rule unless waived by the Development Review Board Chair.

This meeting will be held in the Kolvoord Room of the Brownell Library at 6 Lincoln Street, Essex Junction, VT, 05452, and on Zoom at the link above. Reasonable accommodation will be provided upon request to the City to assure that City meetings are accessible to all individuals regardless of disability.

Plan documents will be available at www.essexjunction.org/DRB five days prior to the meeting. For more information, please contact the Community Development Department from 8 am – 4:30 pm at 802-878-6944.

**CITY OF ESSEX JUNCTION
DEVELOPMENT REVIEW BOARD
MINUTES OF MEETING
JULY 17, 2025
DRAFT**

MEMBERS PRESENT: John Alden, Chair; Maggie Massey, Vice-Chair; Luke Brockmeier; Cristin Gildea

ADMINISTRATION/STAFF: Michael Giguere, City Planner; Jim Kellogg, Fire Chief

OTHERS PRESENT: Chris Blondin, Michael Bush, Diane Clemens, Hillary Holmes, Tim Miller, Michelle Prudenzeno, Missy Thurston

1. CALL TO ORDER

As Mr. Alden was present remotely, Ms. Massey called the meeting to order at 6:40 PM.

2. ADDITIONS OR AMENDMENTS TO AGENDA

None.

3. PUBLIC TO BE HEARD

Mr. Giguere noted that this is a hybrid meeting, and that staff are present at 6 Lincoln Street to ensure public participation. While efforts will be made to accommodate remote public participants, in-person participation is the only legally mandated form of public participation. If there are technical difficulties the meeting may be paused and resumed on August 21st, 2025. All votes that are not unanimous will be done via roll call.

4. MINUTES

a. Regular Meeting – June 9, 2025

JOHN ALDEN made a motion, seconded by CRISTIN GILDEA, to approve the minutes of June 9, 2025, as issued. Motion passed 4-0.

5. PUBLIC HEARING

a. Site plan and conditional use review for the addition of a temporary training center at the Champlain Valley Expo at 105 Pearl Street by the Essex Junction Fire Department

Mr. Giguere swore in all in attendance. Ms. Massey opened the public hearing.

Mr. Kellogg said that the Champlain Valley Expo (CVE) has offered to donate land to be used as a training facility for the Fire Department. The site will have three metal storage containers to simulate a two-story home with a garage. Live fires will be conducted in the boxes. The Fire Department will be allowed to use the land for at least five years. Trainings will not be conducted during CVE events but will generally be held twice a week. Classes may be held for new members of other local fire departments and larger events will be publicized on social media. No smoke will be visible outside of the property. In public comment, Ms. Clemens asked for clarification on site security, which was given.

JOHN ALDEN made a motion, seconded by LUKE BROCKMEIER, that the DRB approve the conditional use application as verbatim for the recommended Motion #1 [the addition of a training

center at the Champlain Valley Expo at 105 Pearl Street by the Essex Junction Fire Department]. Motion passed 4-0.

JOHN ALDEN made a motion, seconded by LUKE BROCKMEIER, that the DRB approve the site plan application as recommended in Motion #2 [for the addition of a training center at the Champlain Valley Expo at 105 Pearl Street by the Essex Junction Fire Department]. Motion passed 4-0.

b. Design review for the construction of a new single-family home at 40 Maple Street by Ron Bushey, owner

Mr. Blondin, contractor, presented on behalf of the applicant. A run-down home will be torn down and replaced with a new colonial-style home. Mr. Alden said that the document provided is not to scale and that additional information is needed. Mr. Giguere said that the applicant was told this by staff, however, chose to proceed with the materials as presented. Mr. Alden said that this property is also in the design control overlay district and recommended that this application be treated as a preliminary. He said that landscaping needs to be addressed and that the home needed to face Maple Street or Kings Court. In public comment, Ms. Clemens, speaking as herself not as a Planning Commissioner, suggested that the building be pushed back 5-10 feet so that street trees can be planted. Mr. Giguere said that the Tree Advisory Committee made a similar recommendation and recommended side and backyard tree improvements. Mr. Alden said that the existing setback along King's Court must be shown and that the non-compliance cannot be made worse. He also said that it cannot be misrepresented in the graphics. Ms. Clemens said that she believes that there is additional landscaping that is not included in the graphic provided. She also encouraged the applicant to allow the Fire Department to train on the existing building.

Ms. Massey closed the public hearing.

Mr. Brockmeier said that landscaping and facing the front of the property on Maple Street is essential. Mr. Alden encouraged additional landscaping and the applicant to provide a document that is drawn to scale with elevations that match the site plan.

MAGGIE MASSEY made a motion, seconded by LUKE BROCKMEIER, to continue this hearing at a later date. Motion passed 4-0.

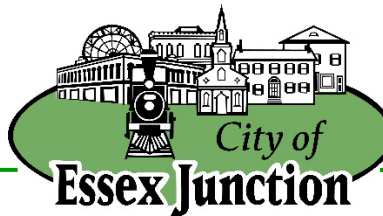
6. OTHER DEVELOPMENT REVIEW BOARD ITEMS

Mr. Giguere said that the Connect the Junction TOD Master Plan is available for public comment. The Planning Commission will be hearing a presentation on August 7th on alternatives for Pearl Street between West Street and Susie Wilson Road. The Train Station project is likely to be discussed by the Planning Commission on September 4th. The Spark Hotel had a soft opening yesterday. Staff has ensured that the property owner has met all conditions of the site plan.

7. ADJOURNMENT

CRISTIN GILDEA made a motion, seconded by LUKE BROCKMEIER, to adjourn the meeting. The motion passed 4-0 at 8:53 PM.

Respectfully submitted,
Darby Mayville



Staff Report

To: Development Review Board
From: Michael Giguere, City Planner
Date: August 21st, 2025
Subject: Design review for the construction of a new single-family home at 40 Maple Street by Ron Bushey, owner.
File: SP# 6.2025

PROJECT DESCRIPTION:

The property owner is demolishing the existing single-family home and constructing a new single-family home to replace it. This project is located within the Design Review Overlay (DRO) zoning district, which requires architectural review and approval by the Development Review Board (DRB).

EXISTING CONDITIONS AND GENERAL INFORMATION

Project Location: 40 Maple Street, Essex Junction, VT 05452

Project Area Size: 6,534 square feet

Lot Frontage: 157 feet

Existing Land Use: Residential

Surrounding Land Use: Residential

Zoning District: Residential 2 (R2)

Minimum Lot Size: 7,500 square feet

Existing Lot Coverage: 20.9%

Proposed Lot Coverage: 24.5%

Lot Coverage Maximum: 40% (total), 30% (buildings)

SECTION 619: RESIDENTIAL 2 (R2)

A. Purpose

"To provide areas for high-density single family residential development and accessory uses."

B. Lot Size/Lot Coverage

The existing lot size of square feet of 6,534 square feet is an existing non-conformity below the minimum district lot size requirement of 7,500 square feet. This subject is discussed below in Section 803.

C. Setback Requirements

The proposed home meets the minimum setback requirements of the R2 district (15 feet front, 8 feet side, 25 feet rear for principal structures, 15 feet rear for accessory structures).

D. Maximum Number of Dwelling Units

The proposed home meets the maximum R2 district requirement of four (4) maximum dwelling units per lot.

E. Permitted and Conditional Uses

“Single Family Dwelling” is a permitted use in the R2 district.

F. Parking Requirements

The application meets the minimum parking requirement of one (1) space per dwelling unit via paved driveway parking.

G. Building Height

“...building heights shall not exceed three (3) stories or thirty-five (35) feet, whichever is less.”

The proposed height of two (2) stories and thirty-two (32) feet meets district requirements.

H. Special Standards

The special standards for a street-facing pedestrian entrance and maximum driveway width of Section 619.H have been met.

SECTION 620: DESIGN REVIEW OVERLAY DISTRICT (DRO)

A. Purpose

“The purpose of the Design Review Overlay District is to expand the design review standards used in the Village Center District into the trunk routes of Main Street, Lincoln Street, Pearl Street, Park Street and Maple Street as called for in the Comprehensive Plan; thereby recognizing the economic importance and unique historic qualities of the existing buildings and neighborhoods. The purpose of these standards is to:

- 1. Enable infill and redevelopment that brings opportunities to protect existing historic resources and provide new sources of architectural and urban design for the 21st century while increasing density, activity and economic opportunity.*
- 2. Carryout the concepts of the Design Five Corners Plan which are to accommodate infill development while calming traffic and reclaiming more space for people.*
- 3. Establish a pedestrian friendly atmosphere from the surrounding neighborhoods into the Village Center.”*

Section 620 provides further guidance on evaluation criteria for design review, including but not limited to:

1. Building mass relative to the size of a person

2. Architectural details at the front façade harmonizing with those of the Village Center District
3. Street edge consistency and maintenance of sidewalk/pedestrian space
4. Site features to promote cycling, walking, and transit and recreation

The applicant has revised their site plan and architectural elevations based on feedback from the DRB in July 2025. Updates include additional height labels, dimensions, clarification on how ground-level features such as steps and doorways interact with the ground, and architectural details on the covered shed in the rear of the home.

Building materials and colors include charcoal vinyl siding, granite black roofing, white double hung windows, and pressure-treated wood for the porch.

While staff find that the updated elevations generally harmonize with the intention of Section 620 and include two required site features (direct pedestrian access and shade trees), some details are not drawn precisely to scale, with most discrepancies falling in the range of 1 - 16% error. An example from the east elevation is shown below in Figure 1, demonstrating that the drawn porch dimensions do not match the scale provided:

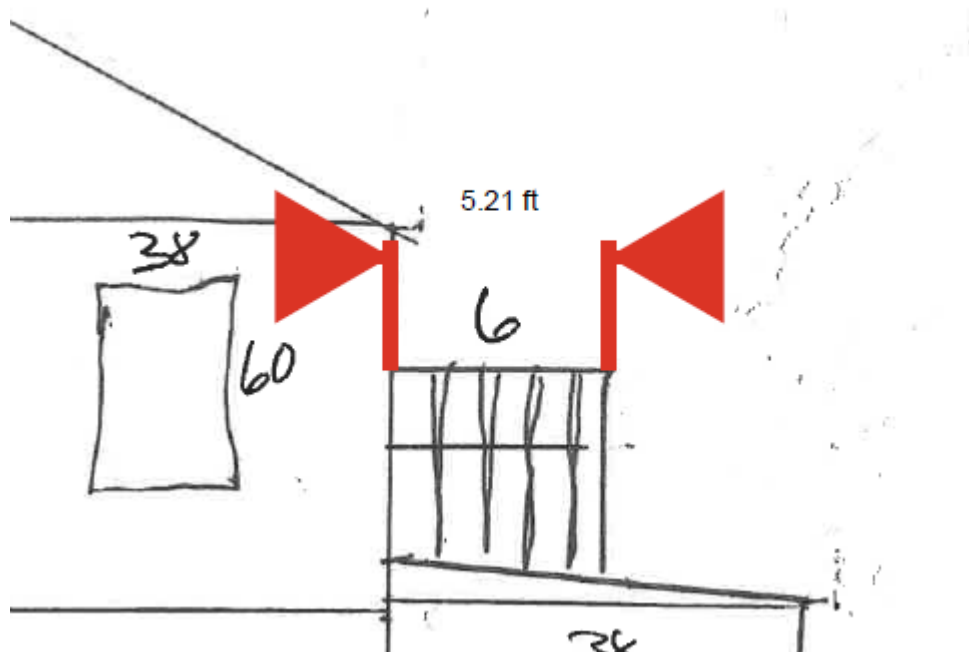


Figure 1: Excerpt from east elevations of the proposed home demonstrating scale discrepancy.

The drawing may also lack some details on features such as roof eaves (West and East Elevations), although it is possible that the applicant does not intend to include eaves.

Section 620.C.4 of the LDC allows the DRB to require an applicant to employ an architect if necessary to help fully understand a project.

The DRB should determine whether the proposed application meets the requirements of Section 620 of the LDC. Additionally, while it is clear that the submitted application material would not suffice for a larger project, the DRB should provide feedback as to whether this material is sufficient given the scope of the project as a single-family dwelling,

SECTION 719: LANDSCAPE AND TREE PLANTING REQUIREMENTS

Based on feedback from the DRB in July 2025, the applicant has proposed setting the home back further from the street (33') to provide room for a maple shade tree along Maple Street in addition to five (5) new shrubs in front of the home and a maple shade tree along Kings Court in the backyard of the home. They have also indicated the location of existing landscaping materials on their site plan.

The DRB should determine whether the proposed additions meet the landscaping requirements of Section 719.

SECTION 803: EXISTING SMALL LOTS

Section 803 of the LDC allows for development activity to occur on lots that are below the district minimum lot size provided that the property was subdivided or otherwise established prior to the zoning bylaw.

Given that the existing home was built prior to the adoption of zoning bylaws in Essex Junction, staff find this section applies to the property in question and should allow for development activity to occur despite not meeting R2 minimum lot size requirements.

Site Plan Recommendations:

Staff recommend the Development Review Board review the proposed site plan application pending a determination of the following items:

- The Development Review Board should determine whether the proposed application meets the Design Review requirements of Section 620 of the LDC.
- The Development Review Board should determine whether the proposed landscaping additions meet the requirements of Section 719.

Proposed Conditions:

1. The structure shall be built according to submitted plans, within a dimensional tolerance of +/- 20% for all design features apart from building height and footprint.
2. The building height and footprint shall precisely match the approved plans.
3. Any modification deemed by staff to substantially change the building's appearance, character, or compliance with the requirements of the LDC shall be referred to the Development Review Board for reconsideration.
4. All exterior light fixtures shall be down shielded and Dark Sky compliant as required by Section 714 of the LDC.

5. The applicant shall contact the City to pursue an Excavation Permit prior to performing any work in the public right of way.
6. The applicant shall contact the City for authorization prior to performing any new utility connections or changes to existing connections.

Recommended Motions:

Option 1: Approval

If the DRB finds included application materials to suffice in demonstrating the proposal's alignment with the Land Development Code:

- I move that the DRB approve the site plan application for a single-family home at 40 Maple Street by Ron Bushey, owner, with conditions as proposed.

Option 2: Continuance

If the DRB does not find the included application materials to suffice in demonstrating the proposal's alignment with the Land Development Code:

- I move that the DRB continue the public hearing for the site plan application for a single-family home at 40 Maple Street in the R2 District by Ron Bushey, owner on Thursday, September 18, 2025 with the stipulation that the applicant hire a design professional to assist with their application.

City of Essex Junction, VT

Zoning Permit Application

For Office Use:

Permit #

40 maple ST Essex Jct VT
Property description (address) for application

General information

Applicant Ronald Burr Day Phone 802-598-0040
Address 16 maple ST Essex Jct VT 05452
Email Address _____

Owner of Record (attach affidavit if not applicant)

Applicant _____ Day Phone _____
Address _____
Email Address _____

Property information

Zoning District R 2 Current Use House Tax Map Page # 29
Lot # 148 Lot size sf 6,534
Street frontage (public or private) 58 Ft feet
Proposed number of stories 2 Proposed height 32 Ft

Lot coverage (include all structures and impervious surface)

Existing (sq.ft.) 1364 plus proposed (sq.ft.) 236 equals 1600 total sq.ft.
Divided by 6,534 lot sq.ft. equals 24.5% percent of lot coverage

Source of size information () Deed, () Survey, () Tax Map, () Other. If other, explain: _____

New House

Describe proposed new use(s) and or structure(s)

Dimensions or areas of proposed new structures(s) or new uses(s): _____

Reframe House

Estimated starting date _____ Estimated completion date _____

Attach a site plan that clearly indicates the location of the structure or use, distance to all property lines, and all other information as specified on the zoning permit application checklist or in the Land Development Code. Provide an explanation for any items not submitted.

I certify that the information on this application is true and correct. I agree to abide by all the rules and regulations as specified in the Land Development Code and any conditions placed upon approval of this application.

Ronald Burr
Applicant

6-13-25
Date

Land Owner (if different)

Date



RECEIVED

JUN 26 2025

Staff Action

Date received _____ City of Essex Junction _____ Approved _____ Denied _____

Permit Valid Date _____

Explain (if denied) _____

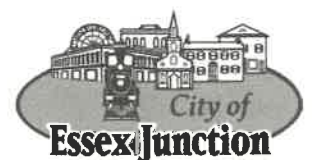
Other approvals/conditions (note type/attach other signed approvals): _____

Staff Signature _____

_____ Date

Fee Amount:
\$ 315

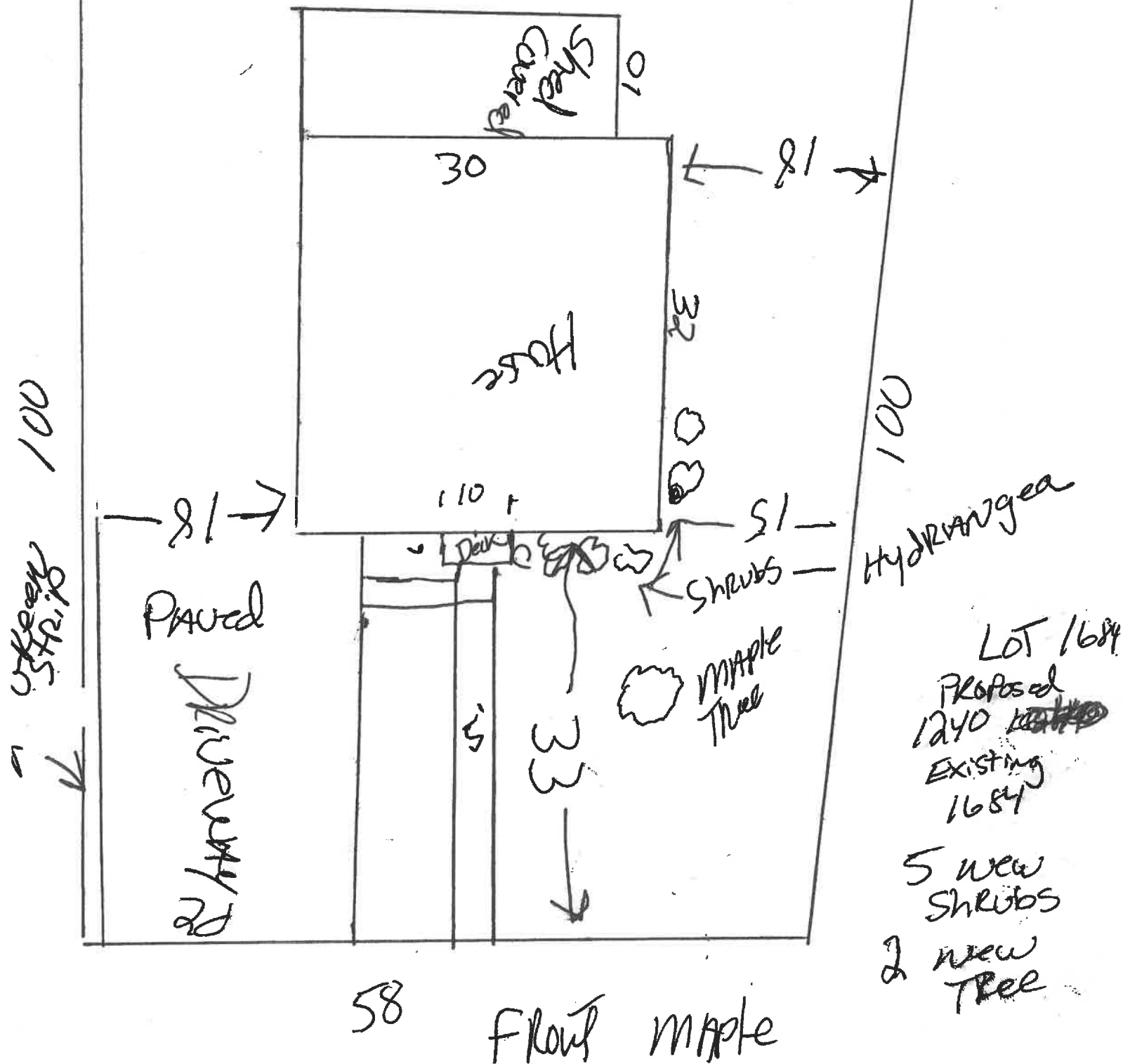
Fee ~~PAID~~:
JUN 26 2025
City of Essex Junction



40 MAPLE ST

1" = 3/32" SCALE

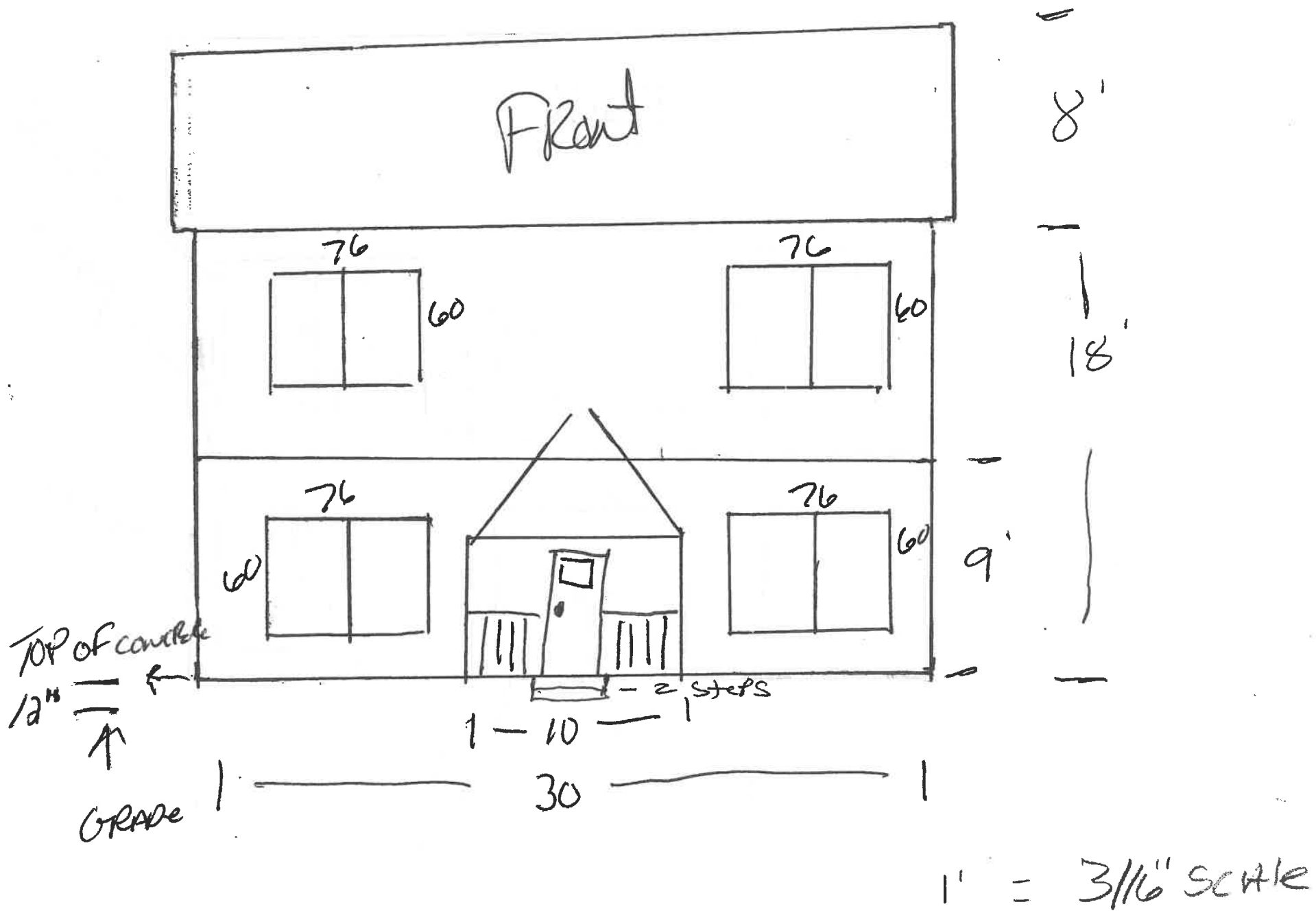
Maple Tree



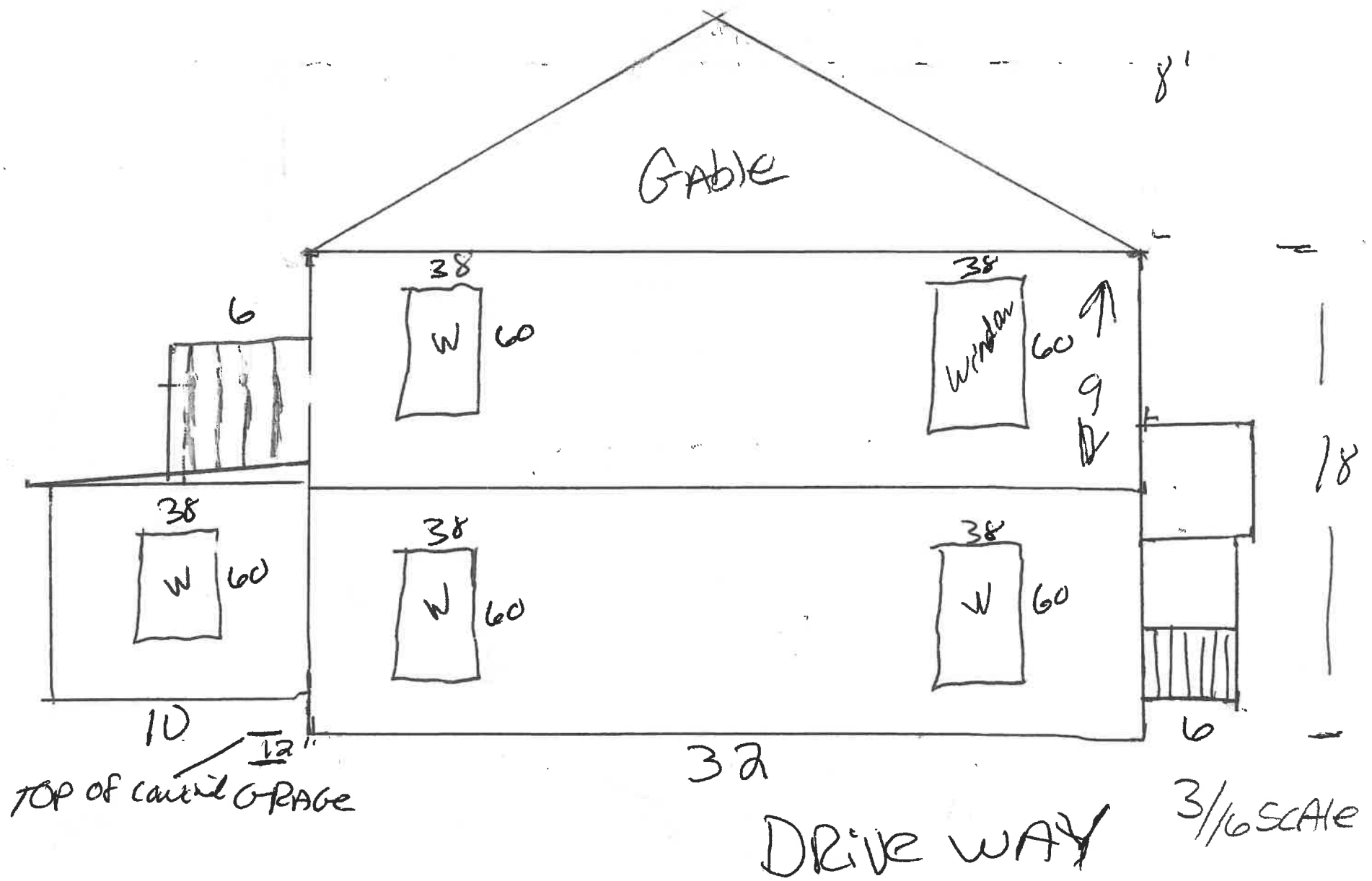
40 maple street

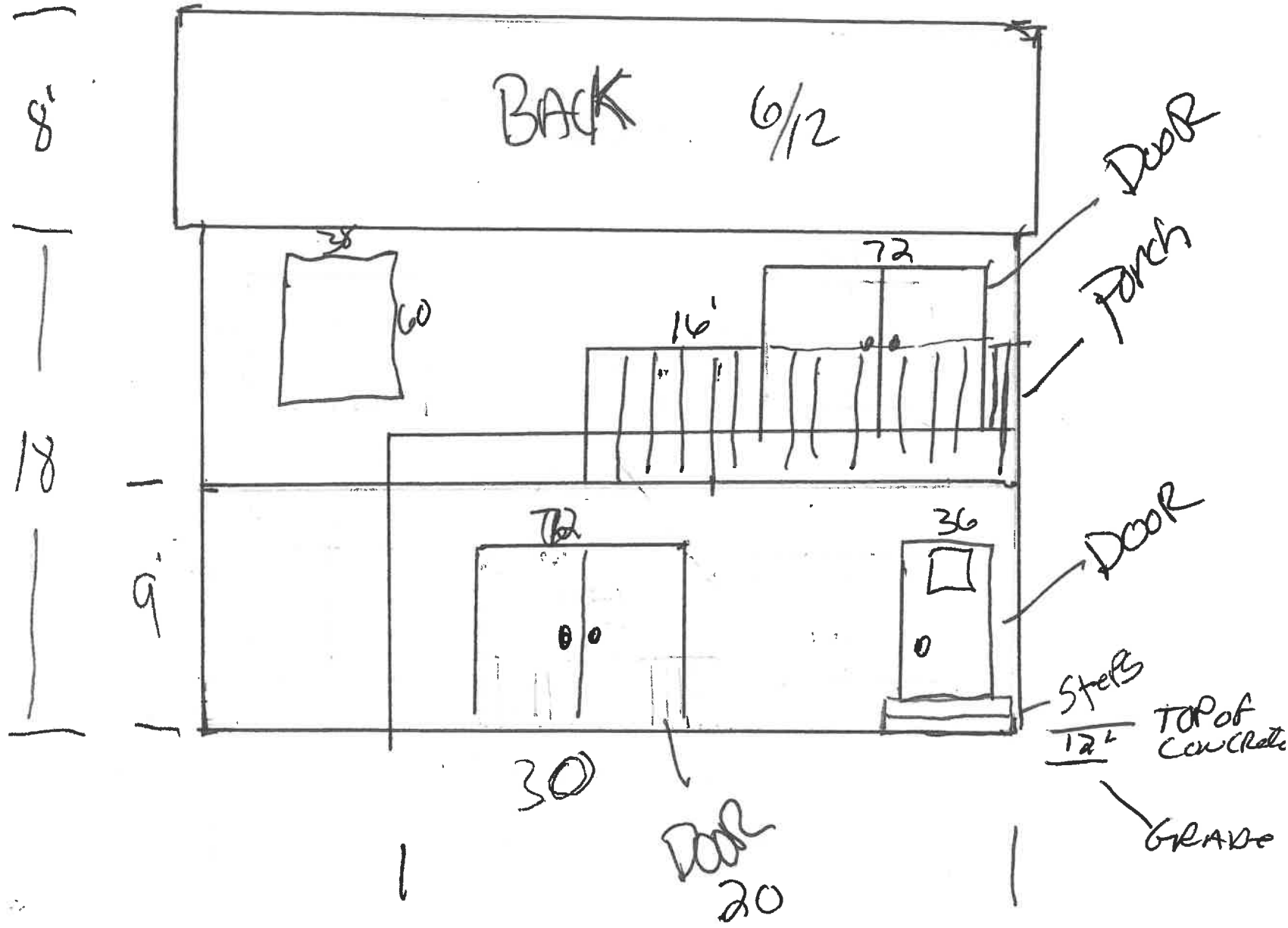
Siding:	will be charcoal from norandex
Roofing:	will be granite black
Driveway:	will be paved
Windows:	will be white double hung
Porches:	will be pressure treated

LOT ~~CARRAGE~~ - WAS 1684 PROPOSED 1675



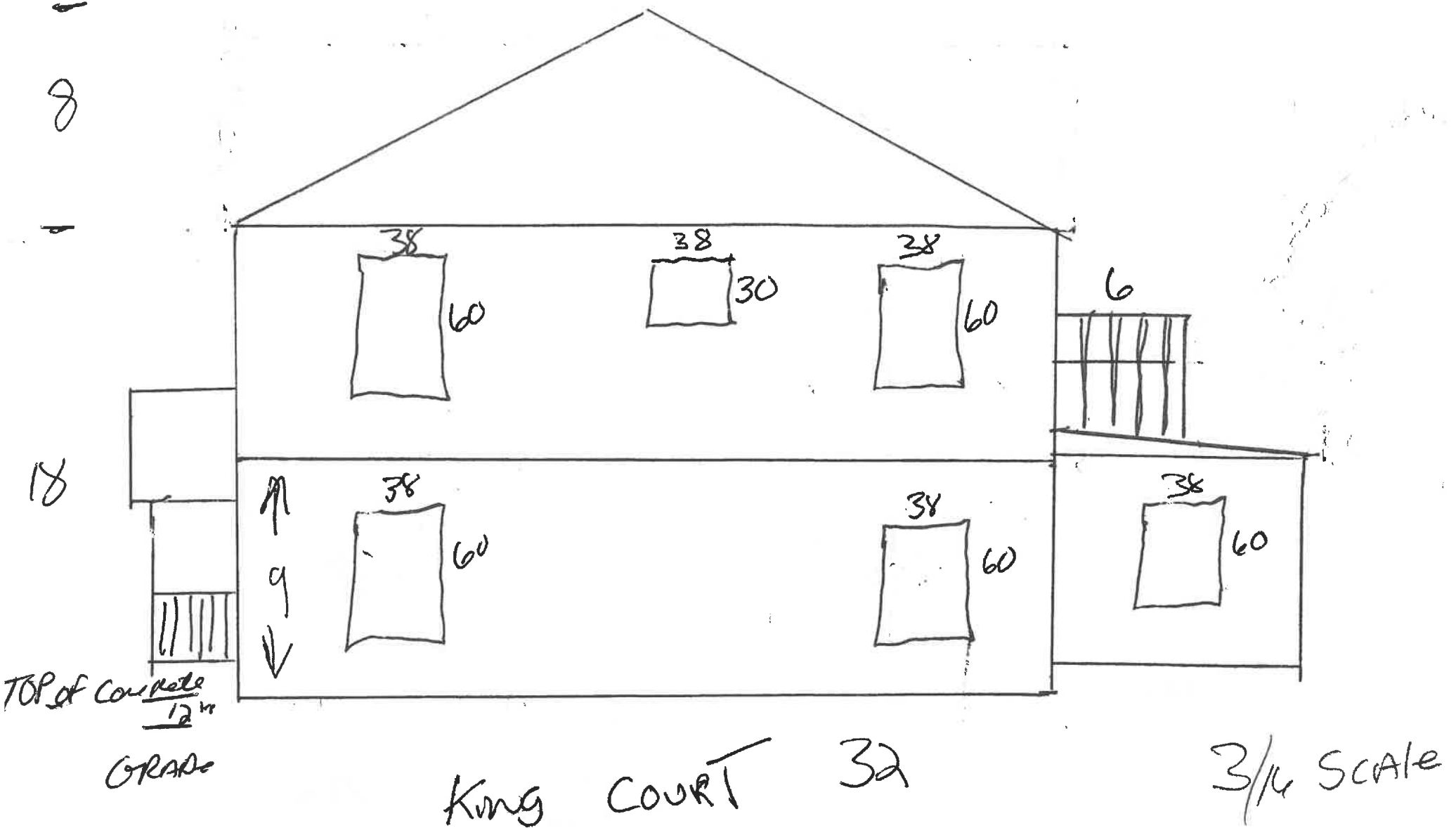
Left Side

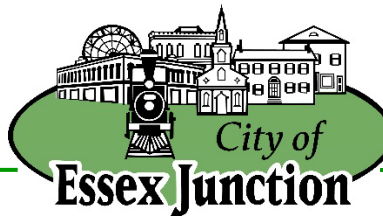




3/16 scale

Right Side





Staff Report

To: Development Review Board
From: Michael Giguere, City Planner
Date: August 21st, 2025
Subject: Conditional use review for the addition of an exterior propane gas pump, design review, and site plan review for Tractor Supply Company at 70 Pearl Street in the Transit-Oriented Development (TOD) district by Cathy West, Parkway C&A, LP and Brandon Kubik c/o Pulley Studios, Inc. on behalf of Shawn Handy c/o Handy's Hotel & Rentals LLC, owner.
File: SP# 7.2025

PROJECT DESCRIPTION:

Tractor Supply Company proposes occupying the vacant retail sales space at 70 Pearl Street. Retail to retail conversions would normally be administratively approved. However, there are two components of this proposal that require DRB approval.

The first component requiring DRB approval is the applicant's proposal to add a bulk propane refill station. This is defined as "Gas Pump" in Section 201.C.110 the LDC, which requires Conditional Use approval in the TOD district.

The second component requiring DRB approval is the fact that this project is located within the Design Review Overlay (DRO) district, which gives the DRB the authority to apply the design review standards of the Village Center to proposed additions to existing buildings. Proposed exterior additions include the bulk propane tank, a designated area for storing and selling ten (10') foot maximum flatbed trailers, the reconfiguration of the storefront for dedicated seasonal merchandise areas, reconfiguration of the parking spaces closest to the storefront to accommodate the seasonal merchandise areas without reducing sidewalk width, a striped designated pedestrian path leading from the storefront to the southern sidewalk on Pearl Street, and the addition of a shade tree.

EXISTING CONDITIONS AND GENERAL INFORMATION

Project Location: 70 Pearl Street, Essex Junction, VT 05452

Parcel Size: 373,152 square feet

Project Area Size: 36,969 square feet

Lot Frontage: 714 feet

Existing Land Use: Commercial

Surrounding Land Use: Commercial and Residential

Zoning District: Transit-Oriented Development (TOD) District

Minimum Lot Size: 5000 square feet

Existing Lot Coverage: 79.12%

Proposed Lot Coverage: 79.12%

Lot Coverage Maximum: 100%

SECTION 502: APPROVAL PROCEDURES

C. Approval of Conditional Uses

The applicant proposes a bulk propane refill station located behind the existing shopping center to the southeast. The propane refill station is defined as a “Gas Pump” in Section 201.C.110 the LDC, which requires Conditional Use approval in the TOD district.

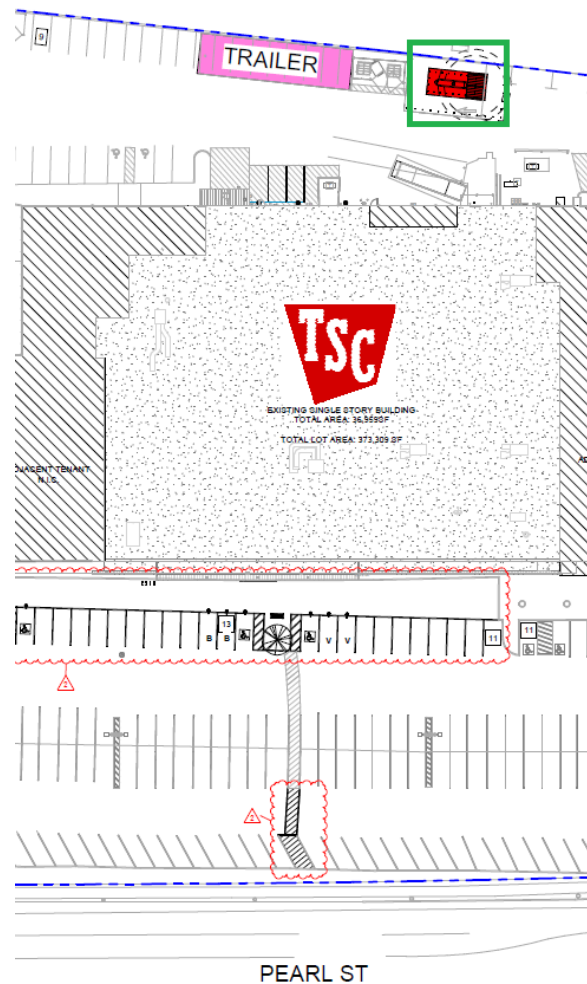


Figure 1: Excerpt from the applicant's overall site plan (Sheet AS1.00A) indicating the proposed location of the bulk propane refill station. The proposed location is highlighted with a green border.

3. Approval Standards:

“(a) The proposed use will be consistent with the Comprehensive Plan.

The Comprehensive Plan's future land use goals for the TOD District are designed to encourage "...development that supports a variety of transportation options including public transit (bus, rail), walking, biking, and the automobile". Staff believe that the proposed conditional use (propane sales) neither furthers nor conflicts with these goals.

(b) The proposed use will not adversely affect the character of the neighborhood.

Gas pumps are already an existing land use in the TOD district and a propane dispensing operation is expected to create less odor, and generate less motor vehicle traffic than existing petrol gas stations. Staff believes that the addition of propane sales at the proposed location will not significantly alter the character of the area.

(c) The proposed use will not be detrimental to adjoining properties.

The proposed use is approximately 110 feet from the nearest neighboring property and separated by approximately a ~92 foot railroad right of way. It may result in some increased traffic in the immediate vicinity but will likely be less noisy than the existing merchandise loading and trash pickup activities that currently operate in the same area.

(d) The proposed use will not negatively affect the public health, safety, or welfare.

The Essex Junction Fire Department provided comment on the applicant's bulk propane proposal, with no concerns raised in consideration of public health, safety, and welfare.

(e) The design of the proposed use will minimize any potential adverse impacts.

Staff circulated technical specification sheets to representatives from the City Engineer, Public Works, Water Quality, and the Fire Department for comment. No potential adverse impacts were raised during review.

(f) Specific standards for the proposed use as listed within Chapters 6 and 7 of this Code shall be met.

Gas pumps do not have specific standards listed in Chapters 6 or 7 of the LDC.

(g) The proposed use will not adversely affect traffic on streets in the vicinity of the project.

Staff do not find that the proposed use will adversely impact traffic on streets in the vicinity of the project.

(h) The proposed use will not adversely affect the capacity of existing or planned public infrastructure.

Staff do not find that the proposed use will have any direct effect on public infrastructure.

(i) The proposed use will not adversely affect the utilization of renewable energy resources.

While propane itself is not a renewable energy source, staff do not find that the proposed use will adversely affect one's ability to access renewable energy resources.

(j) Notwithstanding the above approval standards, uses defined in 24 V.S.A. § 4413 (Limitations on municipal bylaws), shall not be restricted beyond the limits specified therein."

The DRB should determine whether the conditional use application meets the approval standards of LDC Section 502.C.3.

SECTION 608: TRANSIT ORIENTED DEVELOPMENT (TOD)

A. Purpose

"The purpose of the Transit Oriented Development District (TOD) is to encourage development that supports a variety of transportation options including public transit (bus and rail), walking, biking and the automobile."

B. Applicability

"Development proposals that involve more than thirty (30) percent or more of the existing building(s) square footage on the effective date of this ordinance shall be in full compliance with the standards of the TOD District. It is the intent of the TOD District regulations to prohibit the expansion of existing non-conforming structures beyond thirty (30) percent of the existing floor space on the effective date of this ordinance unless a waiver is granted by the Development Review Board upon determination that the expansion would not significantly detract from the goals and intent of the TOD District."

The shopping center building is considered an existing non-conformity in the TOD District, as it is largely auto-oriented and does not meet some of the dimensional and design requirements, such as a 20-foot maximum setback and locating at-grade parking spaces below or behind buildings. To meet these dimensional requirements, the shopping center would need to be entirely redeveloped.

The applicant has requested a waiver of the dimensional requirements of the TOD District through Section 608.B, stating that their proposed expansion would not significantly detract from the goals and intent of the district. However, it is staff's opinion based on the language of Section 608.B that this waiver request is not necessary, given that non-conforming structures, such as the shopping center, are permitted to expand without the need for a waiver until the total size of the building exceeds 130% of the building's footprint on the date of adoption of the TOD District in April 2007.

The DRB should confirm staff's interpretation of Section 608.B allowing for the expansion of non-conforming buildings in the TOD District without the need for a waiver request.

SECTION 620: DESIGN REVIEW OVERLAY DISTRICT (DRO)

A. Purpose

"The purpose of the Design Review Overlay District is to expand the design review standards used in the Village Center District into the trunk routes of Main Street, Lincoln Street, Pearl Street, Park

Street and Maple Street as called for in the Comprehensive Plan; thereby recognizing the economic importance and unique historic qualities of the existing buildings and neighborhoods. The purpose of these standards is to:

- 1. Enable infill and redevelopment that brings opportunities to protect existing historic resources and provide new sources of architectural and urban design for the 21st century while increasing density, activity and economic opportunity.*
- 2. Carryout the concepts of the Design Five Corners Plan which are to accommodate infill development while calming traffic and reclaiming more space for people.*
- 3. Establish a pedestrian friendly atmosphere from the surrounding neighborhoods into the Village Center.”*

Section 620 provides further guidance on evaluation criteria for design review, including but not limited to:

1. Building mass relative to the size of a person
2. Architectural details at the front façade harmonizing with those of the Village Center District
3. Street edge consistency and maintenance of sidewalk/pedestrian space
4. Site features to promote cycling, walking, and transit and recreation

Proposed exterior additions subject to design review include updated signage above the storefront and a new panel on the multi-tenant freestanding sign on Pearl Street, the reconfiguration of the storefront for dedicated seasonal merchandise areas, a striped designated pedestrian path leading from the storefront to the southern sidewalk on Pearl Street, a shade tree, bicycle parking, outdoor seating, an outdoor merchandising area for the sale of utility trailers behind the store, and the propane refill station. The utility trailers sold at this location are expected to each be up to 10 feet in length.

Staff find that the applicant’s proposed site features meet the requirements for site features to promote cycling, walking, transit and recreation.

The DRB should determine whether the proposed external additions meet the design review requirements of Section 620 of the LDC.

SECTION 703: PARKING AND LOADING

The applicant has submitted site plans that meet district parking requirements. 110 spaces are required based on the square footage of the retail area, and the applicant proposes 378 standard parking spaces shared with other commercial tenants, 12 of which will be ADA-designated spaces. Notably, the applicant is proposing to move the parking spaces closest to the storefront slightly to the northeast, allowing for seasonal merchandise to be stored outside without compromising pedestrian or parking access as seen

below in Figure 2. The City Engineer has recommended the installation of new curbing to delineate the parking spaces from the pedestrian and outdoor seasonal display spaces.

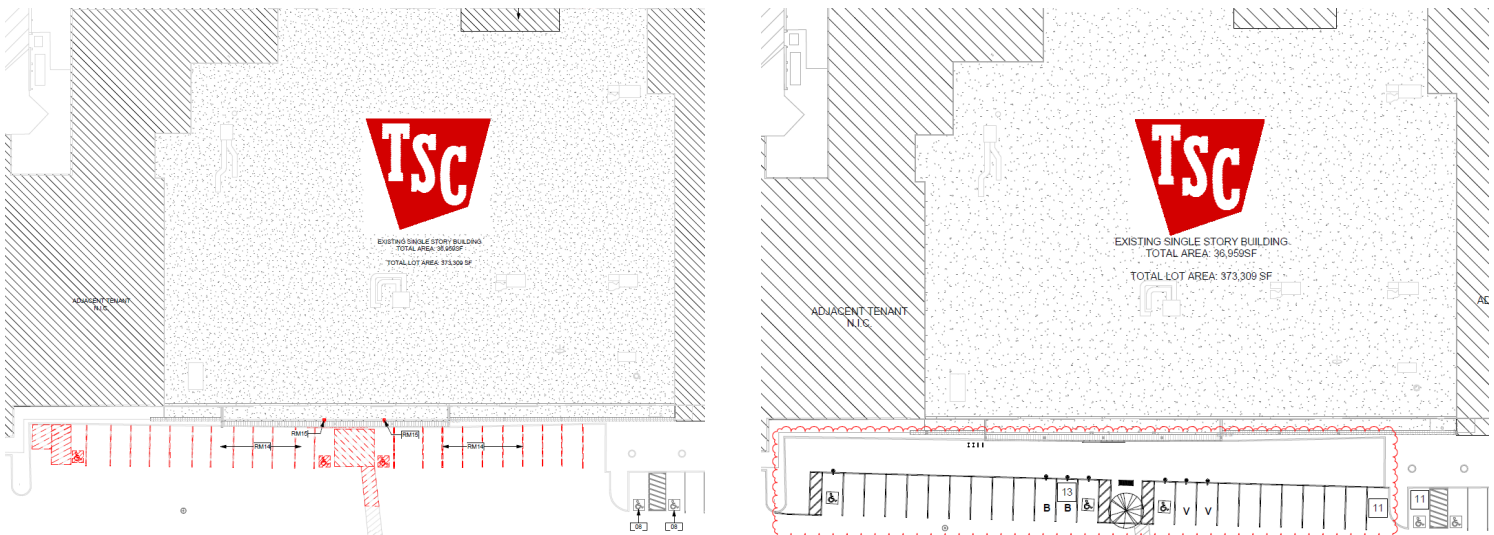


Figure 2: Left image displaying existing conditions, right image displaying proposed expanded storefront area for seasonal merchandise storage.

In consideration of loading requirements, the City Engineer has requested clarification on how vehicular access in the rear of the building will be managed when a truck is parked at the portable loading ramp.

L. Bicycle Parking

The applicant has proposed the installation of four (4) hoop style bicycle racks on their submitted site plans directly outside the storefront, meeting the requirements of Section 703.L.

SECTION 704: LIGHTING

The applicant has submitted a lighting plan identifying the locations of proposed and existing fixtures. However, the plan does not include photometric data showing a numerical grid of lighting levels. Because the area behind the store is proposed to transition from a non-customer-facing space to an active customer area for the merchandising of utility trailers and bulk propane refill, staff recommend adding a condition of approval requiring the applicant to revise the lighting plan, to the satisfaction of staff, to ensure safe lighting levels in compliance with Section 704 of the LDC.

SECTION 719: LANDSCAPE AND TREE PLANTING REQUIREMENTS

Section 719 outlines regulations aimed at protecting and improving the community's environmental, economic, and aesthetic quality through landscaping improvements to promote public health, safety, and welfare.

The applicant proposes the addition of one (1) shade tree directly outside the storefront in addition to the other site plan features described above in Section 620. Staff have requested clarification on what

infrastructure or planting methods will be used to support the tree's well-being and will consult with the Tree Advisory Committee to ensure this proposal meets LDC standards.

The DRB should determine if the proposed landscaping plan meets the requirements of Section 719.

SECTION 1102: SEWER ALLOCATION

Known impacts to the building's sewer allocation by this application are two (2) new pet washing stations. The applicant proposes submitting a Sewer Allocation Request form to City Staff prior to the issuance of a Zoning Permit. Staff have added this as a recommended condition of approval.

Conditional Use Recommendation:

Staff recommend that the Development Review Board approve the proposed conditional use application pending the determination of the following item:

- The DRB should determine whether the conditional use application meets the approval standards of LDC Section 502.C.3.

Site Plan Recommendation:

Staff recommend that the Development Review Board approve the proposed site plan application pending the determination of the following items:

- The DRB should confirm staff's interpretation of Section 608.B allowing for the expansion of non-conforming buildings in the TOD District without the need for a waiver request.
- The DRB should determine whether the proposed external additions meet the design review requirements of Section 620 of the LDC.
- The DRB should determine if the proposed landscaping additions meet the requirements of Section 719.

Recommended Motions:

1. I move that the DRB approve the conditional use application for the addition of an exterior propane Gas Pump for Tractor Supply Company at 70 Pearl Street in the Transit-Oriented Development (TOD) district by Cathy West, Parkway C&A, LP and Brandon Kubik c/o Pulley Studios, Inc. on behalf of Handy's Hotel & Rentals LLC, owner.
2. I move that the DRB approve the site plan application for Tractor Supply Company at 70 Pearl Street in the Transit-Oriented Development (TOD) district by Cathy West, Parkway C&A, LP and Brandon Kubik c/o Pulley Studios, Inc. on behalf of Handy's Hotel & Rentals LLC, owner, with conditions as discussed.

Proposed Conditions:

- 1) All staff comments shall be addressed to the satisfaction of City Staff.
- 2) Applicant shall provide clarification on how vehicular access in the rear of the building will be managed when a truck is parked at the portable loading ramp.
- 3) Applicant shall revise submitted lighting plans to meet the requirements of Section 704 of the LDC to the satisfaction of City Staff.

- 4) Applicant shall provide clarification on infrastructure or planting methods used to support the proposed shade tree's well-being.
- 5) Applicant shall submit a Sewer Allocation Request form and pay all applicable sewer allocation fees prior to the issuance of a zoning permit.

City of Essex Junction, VT
Development Application

For Office Use:

Permit #

Planned Unit Development: Scale:	☐ Minor ☐ Major	Stage:	☐ Conceptual ☐ Preliminary (optional) ☐ Final
Site Plan:	Scale: ☐ Minor ☐ Major	Stage:	☐ Conceptual ☐ Preliminary (optional) ☐ Final
Subdivision:	Type: ☐ Sketch ☐ Preliminary	Other:	☐ Variance ☒ Conditional Use

Property description (address) for application

70 Pearl Street, Essex Junction, VT 05452, located within Post Office Square Shopping Center

General Information

Applicant Cathy West, Parkway C&A, LP Day Phone# 972-826-2224

Address 1000 Civic Circle, Lewisville, TX 75067 - GC & Architect

Email Address cwest@pkwycon.com

Owner of Record (attach affidavit if not applicant)

Name Shawn Handy c/o Handy's Hotel & Rentals LLC Day Phone# 808-878-8920

Address 197 Pearl Street, Suite 100, Essex, VT 05452

Applicant's agents

Name Brandon Kubik c/o Puley Studios, Inc. Day Phone# 617-465-1960

Address 14 Cross Street, Salem, MA 01970

Property information

Zoning District TOD

Current Use Retail

Tax Map # 35

Lot # 1 Lot size sf 373,152

Other Information

Street frontage (public or private) 714 ft.

Proposed height

Proposed number of stories 1 (E.T.R.)

Estimated completion date 10/15/25

Proposed Parking Spaces No Change

Required spaces 92

Landscape cost 7500

Lot coverage (include all structures and impervious surface)

Existing (sq ft.) 331,302 plus proposed (sq ft.) 0 equals 331,302 total sq ft.

Divided by 373,152 lot sq.ft. equals 89% percent of lot coverage.

Submit one (1) full size copies, a PDF copy, GIS and supporting documentation required by the Code and the appropriate completed checklist for initial review by Staff. After Staff determines the application is complete, attach one (1) full size copies and six (6) 18" x 24" copies of your proposal, forty-five (45) days prior to a scheduled meeting. Applications that are not complete cannot be accepted for review.



Briefly describe your proposal (attach separate sheet if necessary)

Conditional Use application for the addition of a bulk propane refill station southwest of the existing building.

Describe all waiver requests (if applicable)

I certify that the information on this application is true and correct. I agree to abide by all the rules and regulations as specified in the land development code and any conditions placed upon approval of this application. In accordance with the *Essex Junction City Council Policy for Funding Engineer Plan Review and Inspections*, the applicant, by signing this form agrees to pay for the actual cost of engineering plan review and construction inspections by the City Engineer.

Brendan J. Rube *Cathy W.*
Applicant

07/29/2025

Date

[Signature]
Land Owner (if different)

07/30/25

Date

Staff Action

RECEIVED

Date received: AUG 01 2025

Meeting date: 8/21/25

Board Action City of Essex Junction
Approved _____ Denied _____

Date: _____

Other approvals/conditions: _____

****Fee based on sq.ft. of improved area per current Fee Schedule**

Staff Signature

Date

Fee Amount: **

\$215

Fee Verified:
PAID

AUG 01 2025

City of Essex Junction



City of Essex Junction, VT
Development Application

For Office Use:

Permit #

Planned Unit Development: Scale:	☐ Minor ☐ Major	Stage:	☐ Conceptual ☐ Preliminary (optional) ☐ Final
Site Plan:	Scale: ☐ Minor ☒ Major	Stage:	☐ Conceptual ☐ Preliminary (optional) ☐ Final
Subdivision:	Type: ☐ Sketch ☐ Preliminary	Other:	☐ Variance ☐ Conditional Use

Property description (address) for application

70 Pearl Street, Essex Junction, VT 05452, located within Post Office Square Shopping Center

General Information

Applicant Cathy West, Parkway C&A, LP Day Phone# 872-626-2224
Address 1000 Civic Circle, Lewisville, TX 75067 - GC & Architect
Email Address cwest@pkwycon.com

Owner of Record (attach affidavit if not applicant)

Name Shawn Handy c/o Handy's Hotel & Rentals LLC Day Phone# 808-878-8920
Address 187 Pearl Street, Suite 100, Essex, VT 05452

Applicant's agents

Name Brandon Kubik c/o Pulley Studios, Inc. Day Phone# 617-465-1980
Address 14 Cross Street, Salem, MA 01970

Property information

Zoning District TOD Current Use Retail Tax Map # 35
Lot # 1 Lot size sf 373,152

Other Information

Street frontage (public or private) 714 ft. Proposed height _____
Proposed number of stories 1 (E.T.R.) Estimated completion date 10/15/25
Proposed Parking Spaces No Change Required spaces 92
Landscape cost 7500

Lot coverage (include all structures and impervious surface)

Existing (sq ft.) 331,302 plus proposed (sq ft.) 0 equals 331,302 total sq .ft.
Divided by 373,152 lot sq.ft. equals 89% percent of lot coverage.

Submit one (1) full size copies, a PDF copy, GIS and supporting documentation required by the Code and the appropriate completed checklist for initial review by Staff. After Staff determines the application is complete, attach one (1) full size copies and six (6) 18" x 24" copies of your proposal, forty-five (45) days prior to a scheduled meeting. Applications that are not complete cannot be accepted for review.



Briefly describe your proposal (attach separate sheet if necessary)

Interior renovations of an existing tenant retail space for a Tractor Supply Co. Store. Exterior modifications include slight modification of parking area (moving spaces forward). Exterior building painting, installing a pad area of 377sf for the propane tank and light over the canopy for the conditional use of propane.

Describe all waiver requests (if applicable)

Requesting a waiver of the dimensional requirements of the Transit-Oriented Development (TOD) district (Section 608.B)

I certify that the information on this application is true and correct. I agree to abide by all the rules and regulations as specified in the land development code and any conditions placed upon approval of this application. In accordance with the Essex Junction City Council Policy for Funding Engineer Plan Review and Inspections, the applicant, by signing this form agrees to pay for the actual cost of engineering plan review and construction inspections by the City Engineer.

Applicant Brandon R. Rulif Cathy W. Rulif

07/29/2025

Date

Land Owner (if different) [Signature]

07/30/25

Date

RECEIVED

Staff Action

AUG 01 2025

Date received: City of Essex Junction

Meeting date: 8/21/25

Board Action Approved Denied

Date:

Other approvals/conditions:

**Fee based on sq.ft. of improved area per current Fee Schedule

Staff Signature

Date

Fee Amount: **

\$265

PAID

Fee Verified:

AUG 01 2025

City of Essex Junction



Date: July 30, 2025



Tractor Supply Co 70 Pearl Street, Essex Junction, VT 05452 Project Narrative

Tractor Supply Company (also known as TSCO or TSC), founded in 1938, is an American chain store that sells home improvement, agriculture, lawn and garden maintenance, livestock, equine and pet care equipment and supplies. It caters to farmers, ranchers, pet owners, and landowners. For more than 85 years, Tractor Supply Company (NASDAQ: TSCO) has been passionate about serving the needs of recreational farmers, ranchers, homeowners, gardeners, pet enthusiasts and all those who enjoy living Life Out Here. Tractor Supply is the largest rural lifestyle retailer in the U.S., ranking 296 on the Fortune 500. The Company's more than 50,000 Team Members are known for delivering legendary service and helping customers pursue their passions, whether that means being closer to the land, taking care of animals or living a hands-on, DIY lifestyle. In store and online, Tractor Supply provides what customers need – anytime, anywhere, any way they choose at the low prices they deserve.

This is a former Big Lots space being renovated into a 36,959 sf Tractor Supply Co. Overall we are improving the parking lot area by maintaining ADA compliant walkway with sidewalk display areas, updated landscape, bicycle parking, updated lighting, propane with the utmost safety procedures [Propane FAQ: Where to Buy, How to Fill & More | Tractor Supply Co.](#) Please note that the expansion would not significantly detract from the goals and intent of the TOD district. This is a former Big Lots building and there is no change to the structure. The goal and intent is to provide their full customer services for the Town of Essex Junction.

- ▶ This remodel does not decrease or increase the existing building footprint, nor does it change the current occupancy.
- ▶ The exterior building signage is not part of our submittal and will be submitted by others. ▶ Typical store hours are 8am – 9pm. Each store averages 14-18 employees.
- ▶ The sidewalk display area consists of seasonal products, lawn, garden, pet equipment, go-karts, minibikes, etc.

- ▶ Permanent trailer display will be in approved areas and will not reduce the number of parking spaces required by code. The trailers are pull behind utility trailers.
- ▶ Outdoor products are secured by a cable which will sound an alarm if broken.
- ▶ Parking lot lights are typically turned off an hour after store close. No light spills onto neighboring properties.



Exterior Project Scope

Painting Exterior – Refer to Sheet A201

Sidewalk Display – Refer to Sheet F1 (260sf)

Trailer Display – Refer to Sheet AS1.00A (2575sf)

Propane – Refer to Sheets AS1.00A; A7.02 (Propane pad area is approx. 377sf)

Landscape – Refer to Sheet AS1.00 Tree and bench added; Adding path of travel; not removing any current landscape

Parking Lot Lighting – Existing Two Pole remaining

Back Lot Parking Lot Lighting Type – Existing Shoebox remaining

Demo – Refer to Sheet D1.00 Shifting parking forward, restriping, resurfacing for public walkway





2025 06 18 Community Development Director Comments

1. Looking at the “Trailer” and propane dispensing areas, Sheet AS1.00 (Architectural Site Plan) disagrees slightly with AS1.00A (Overall Site Plan). The applicant should clarify which sheet is correct.

Response: Sheet AS1.00 has been revised to match the overall site plan. Please see sheet AS1.00

2. What does “Trailer” mean? Is that a single giant trailer being parked there permanently or is it an area for merchandising small utility trailers?

Response: This is a 10’ max flatbed trailer that is parked and sold individually, this is not an 18-wheeler semi flat bed. Here is a link to their website -

https://www.tractorsupply.com/tsc/catalog/utility-trailers?cm_sp=L2+trailers-_-SubCatTile-_-Utility+Trailers

3. Will the “Trailer” area be fenced in?

Response: No

4. If “Trailer” is to be fenced in, please provide the dimensions for the area.

Response: N/A

5. Your zoning permit application form says “no new structures or new uses proposed” but your site plan indicates the addition of the propane tanks and canopy structure, which would be both a new use and a new structure. Are you trying to break this into two phases and to forgo the propane to start.

Response: Zoning Permit Application has been revised. Please see the attached.

6. Sheet A7.02 includes details on both a 6’ fence and a 20’ fence but I can’t seem to find them on the site plan. Where are these proposed to be installed?

Response: Fence details have been removed. Please see sheet A7.02.

General Application Materials

1. **GAM 1:** Please provide 2 separate Development Applications to Supplement the existing submission; One classified as "Site Plan: Major & Final" for the exterior additions and Once classified as "Other: Conditional Use" for the Conditional Use approval for the propane tank
Response: Applications have been provided. Please see the attached applications.
2. **GAM 2:** Please provide a Sign Permit Application, including the description and dimensions of all proposed signs.
Response: Sign Permit by other.
3. **GAM 3:** Please provide a Sewer Allocation Request Application, which should clarify the total number of pet washing stations to accurately calculate the required sewer allocation for this project.
Response: Allocation Request Application will be submitted at permit issuance.
4. **GAM 4:** A project narrative shall be submitted. If the applicant requests a waiver from any Land Development Code (LDC) requirements. Those must be included in the project narrative.
Response: Project narrative has been provided. Please see the above, this included in this letter.
5. **GAM 5:** It is our understanding that some seasonal merchandise is to be staged outside of the front of the store. Applicants should include the location and dimensions of these staging areas as well as any plans to reduce or relocate parking spaces to accommodate this. City staff suggest moving the parking spaces directly northeast of the storefront, slightly reducing the parking aisle width as long as pedestrian access and a 24' parking aisle with is maintained.
Response: Sheet F1 – FIXTURE PLAN has been added to show sidewalk display areas with dimensions. The site plan has been revised as suggested. Please see sheets AS1.00 and F1.

Transit-Oriented Development (TOD) district requirements (Section 608)

1. **TOD 1:** This site is in the TOD zoning district, which typically prohibits the expansion of non-conforming structures. 70 Pearl Street is considered "non-conforming" for the following reasons:
 - Exceeds 30-foot maximum setback
 - Windows must constitute a minimum of 50% of the façade.
 - Exceeds maximum of one (1) curb cut
 - Parking must be located at the side or rear of the principal structure.**Response:** Please note that the expansion would not significantly detract from the goals and intent of the TOD district. This is a former Big Lots building and there is no change to structure.
2. **TOD 2:** A written waiver request from the requirements of the TOD district (Section 608.B) must be submitted with your application materials. The Development Review Board (DRB) can grant this waiver at the public hearing for this project if they determine that "the expansion would not significantly detract from the goals and intent of the TOD district".
Response: The expansion would not significantly detract from the goals and intent of the TOD district.

Design Review Overlay (DRO) District Requirements (Section 620)

1. **DRO 1:** This project site is in the DRO zoning district, which is held to higher standards of aesthetic and pedestrian standards. Please update application materials to include two of the following required site features so Pedestrian access directly from the building to the public sidewalk.
 - Pocket Park with benches or similar amenities between the public realm and the private building.
 - Public art, murals or interactive games.
 - Covered bus shelter; The closest uncovered bus stop is located at the eastern curb cut entrance to 70 Pearl Street.
 - Shade trees.

Response: Added Shade tree and bench, refer to Site Plan AS1.00.

Parking (Section 703)

1. **P1:** A minimum of seven (7) short-term bicycle parking spaces that meet the requirements of section 703.L are required. This can be accommodated by installing four (4) inverted-U or post-and-ring-style bike racks.

Response: (4) Inverted-U bike racks have been added. Please see AS1.00

Lighting (Section 704)

1. **L1:** A new light fixture is proposed on your site plan for the propane tank. Please provide a manufacturer cutsheet for this fixture to ensure compliance.
2. **L2:** The submittal of a lighting plan that meets the requirements of Section 704 of the LDC is required. Staff are particularly interested in reviewing existing and/or proposed lighting in the rear of the store at the proposed trailer and propane refill station to ensure this is appropriately illuminated for retail.

Response: Outdoor Lighting spec. for propane tank. Light fixture G on A7.02

Response: Added light fixtures existing and new to Site Plan AS1.0

Landscaping (Section 719)

1. **LS1:** A landscaping plan that meets the requirements of section 719 of the LDC must be submitted with application materials.
 - The DRB has the authority to determine what amount of landscaping is considered sufficient during the public hearing for this project.
 - Landscaping requirements are typically adjusted appropriately to the cost and size of a redevelopment proposal, often 2% of the overall development cost.

Response: Adding a tree and bench, refer to Site Plan AS1.00

Comment Response

1. **AS1.00 – ARCHITECTURAL SITE PLAN**
 - a. Revised Trailer location to match the overall site plan.
 - b. Re-stripped parking area in front of store to align with adjacent tenants.
 - c. Added (4) inverted-U bike racks in front of store.
2. **A7.02 – LP-GAS PLAN AND DETAILS**
 - a. Removed Fence Details.
3. **F1 – FIXTURE PLAN**
 - a. Added Fixture Plan to show display areas with dimensions.

ATTACHMENTS:

- 1. Development Review Board Application**
- 2. Revised Zoning/Development Application**
- 3. Full Set of Plans**

Thank you for your thorough review. Should you require any further clarifications or have additional inquiries, please do not hesitate to reach out to me.

Sincerely,
Parkway C&A, LP

Rachelle Brown
Project Architect
972-221-1979

Dan Marta
Sr. Project Architect
945-300-1427

Cathy West
Property Development Manager
972-626-2224

May 2, 2025

City of Essex Junction
Community Development
2 Lincoln Street
Essex Junction, VT 05452

Essex Junction, VT

RE: Tractor Supply Renovation 70 Pearl Street, Essex Junction 05452

To Whom it may concern:

I, Shawn Hardy, hereby declare I am an authorized Landlord for the above Tractor supply. I grant permission for Cathy West from Parkway and Pulley (BuildwithPulley.com) to act on my behalf and as my agent to apply and obtain permits. This authorization shall allow my agent to answer all questions on my behalf and sign all documents for me. I, however, as an authorized person I accept full responsibility to ensure that my project meets all codes requirements.

Thank you,



Notary required for authorization.

Essex Junction STATE OF VERMONT

County of Chittenden

On the 2nd day of May 2025 before me personally appeared to me known, who,

being by me duly sworn, did depose and say that he/she corporation is in Vermont.

That he/she is the Authorized member of Hardys hotels & rentals, LLC, of the corporation described herein which executed the foregoing instrument; and that he/she signed his/her name thereto by order of the board of directors of said corporation.

(Notary) Alex Br Expires 01/31/2027



★

COMING SOON

★

Tsc

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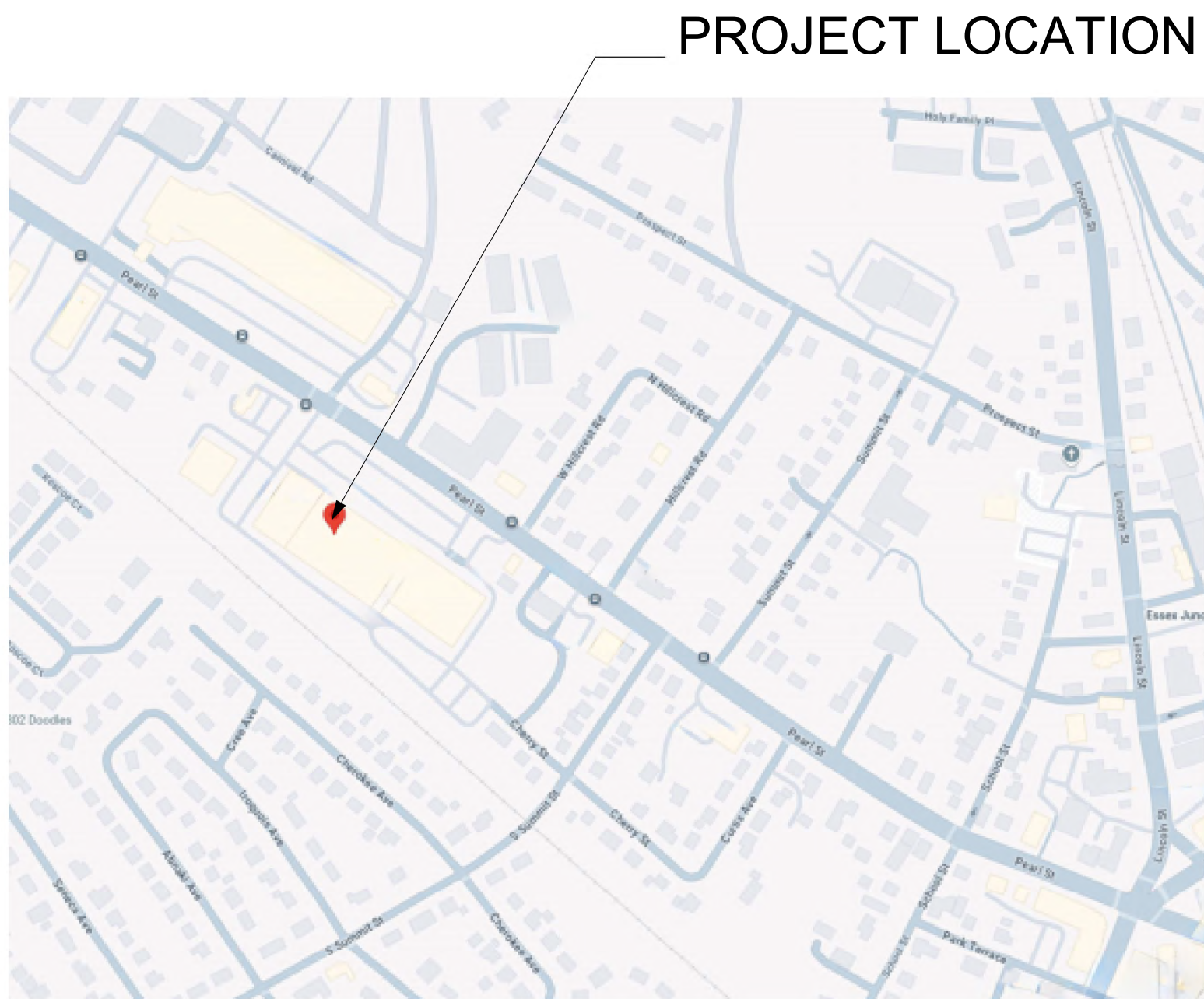
PROJECT INFORMATION	
PROJECT NAME:	TSC STORE # 3182
PROJECT ADDRESS:	70 PEARL ST ESSEX JUNCTION, VT 05452
PARCEL IDENTIFICATION:	1035001000
PARCEL ZONING CATEGORY:	
PROJECT SCOPE:	AN INTERIOR REMODEL FOR TRACTOR SUPPLY CO. TO AN EXISTING STORE. EXISTING SIGNS WILL BE REMOVED AND NEW TRACTOR SUPPLY CO. SIGNS WILL BE ADDED. SIGNAGE SCOPE IS BY THE OWNER AND WILL BE SUBMITTED AS A SEPARATE PERMIT. THIS REMODEL DOES NOT DECREASE OR INCREASE THE EXISTING BUILDING FOOTPRINT, NOR DOES IT CHANGE THE CURRENT OCCUPANCY.
DEFERRED SUBMITTALS	
THE FOLLOWING PORTIONS OF THE DESIGN SHALL BE SUBMITTED FOR APPROVAL BY THE AUTHORITIES HAVING JURISDICTION (AHJ) PRIOR TO INSTALLATION. THESE ITEMS SHALL NOT BE INSTALLED UNTIL THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL AND OTHER AHJ OFFICIALS. DEFERRED PERMITS: EXTERIOR BUILDING SIGNAGE & APPLICABLE PYLON AND/ OR MONUMENT SIGNS ARE PROVIDED BY THE OWNER'S SIGN VENDOR AND SHALL BE SUBMITTED SEPARATELY BY THE OWNER'S SIGN VENDOR. REFERENCES TO BUILDING SIGNAGE IN THIS PACKAGE IS FOR COORDINATION OF ELECTRICAL CONNECTIONS AND LIGHTING PROVIDED BY THE G.C. DEFERRED SUBMITTALS 1. FIRE SPRINKLER SYSTEM 2. FIRE ALARM SYSTEM	
BUILDING INFORMATION	
EXISTING BUILDING GROSS SQ. FOOTAGE: 36,959 SQ. FT. OCCUPANCY TYPE: GROUP M - MERCANTILE CONSTRUCTION TYPE: IIB NUMBER OF STORIES: 1 - STORY SEE LIFE SAFETY PLAN FOR ADDITIONAL BUILDING INFORMATION.	

APPLICABLE CODES			
ESSEX JUNCTION, VT			
BUILDING CODE	2015 INTERNATIONAL BUILDING CODE		
FIRE CODE	2015 NFPA 1 FIRE CODE		
PLUMBING CODE	2021 ICC INTERNATIONAL PLUMBING CODE		
MECHANICAL CODE	2015 INTERNATIONAL MECHANICAL CODE		
ELECTRICAL CODE	2020 NFPA 70 NATIONAL ELECTRICAL CODE		
ENERGY CODE	2021 INTERNATIONAL ENERGY CONSERVATION CODE		
FUEL/GAS CODE	2012 NATIONAL FUEL GAS CODE		
EXISTING BLDG CODE	2015 INTERNATIONAL EXISTING BUILDING CODE		
STATE/FEDERAL CODES			
ACCESSIBILITY	2015 NFPA 101 LIFE SAFETY CODE		
CODE REVIEW			
BUILDING USE / OCCUPANCY			
USE	Mercantile		
OCCUPANCY CLASSIFICATION	M		
OCCUPANCY LOAD	334		
BUILDING CONSTRUCTION			
CONSTRUCTION TYPE	II-B		
	ALLOWED	PROPOSED	
BUILDING HEIGHT	-	-	
NUMBER OF STORIES	0	1	
SPRINKLERS REQUIRED			
FIRE RESISTANCE RATING REQUIREMENTS	RATING REQUIRED	RATING PROVIDED	
STRUCTURAL FRAME	0 hr	0 hr	
BEARING WALLS - EXTERIOR	0 hr	0 hr	
BEARING WALLS - INTERIOR	0 hr	0 hr	
NON-BEARING WALLS & PARTITIONS - EXTERIOR	0 hr	0 hr	
NON-BEARING WALLS & PARTITIONS - INTERIOR	0 hr	0 hr	
FLOOR CONSTRUCTION	0 hr	0 hr	
ROOF CONSTRUCTION	0 hr	0 hr	
PLUMBING FIXTURE COUNT			
	MALE	FEMALE	
PLUMBING OCCUPANT LOAD	167	167	
Male WC Factor: 1 per 500 Female WC Factor: 1 per 500 Male LAV Factor: 1 per 750 Female LAV Factor: 1 per 750	REQUIRED	PROVIDED	
WATER CLOSETS	M: 1 W: 1	M: 3 W: 3	
LAVATORIES	M: 1 W: 1	M: 2 W: 2	
URINALS SUBSTITUTED FOR WATER CLOSETS	ALLOWED	PROVIDED	
Urinal for Water Closet Substitution Factor: 0.67 %	0	1	
DRINKING FOUNTAINS	REQUIRED	PROVIDED	
Drinking Fountain Factor: 1 per 500	1	1	
SERVICE SINKS	REQUIRED	PROVIDED	
	1	1	
OTHER NOTES / EXCEPTIONS	-		

Index of Drawings			
Sheet Number	Sheet Name	Current Revision	Current Revision Date
General			
A0.00	COVER SHEET	2	2025 08 10
A0.10	PROJECT NOTES	A	2025 05 02
A0.20	ACCESSIBILITY STANDARDS	A	2025 05 02
A0.21	ACCESSIBILITY STANDARDS	A	2025 05 02
A0.30	SPECIFICATIONS - TSC CONCRETE / EPOXY SPEC.	A	2025 05 02
A0.31	SPECIFICATIONS - SECTIONS 05 - 06	A	2025 05 02
A0.32	SPECIFICATIONS - SECTIONS 07 - 09	A	2025 05 02
A0.33	SPECIFICATIONS - SECTIONS 09 - 10	A	2025 05 02
A0.40	LIFE SAFETY PLAN	1	2025 07 01
A0.60	SCOPE OF WORK	1	2025 07 01
A0.61	SCOPE OF WORK	1	2025 07 01
AS1.00	ARCHITECTURAL SITE PLAN	2	2025 08 10
AS1.00A	OVERALL SITE PLAN	2	2025 08 10
AS1.01	SITE PLAN DETAILS	A	2025 05 02
14			
Structural			
S211	FRAMING SECTIONS AND DETAILS	A	2025 05 02
1			
Demolition			
D1.00	DEMOLITION SITE PLAN	2	2025 08 10
D1.01	DEMOLITION FLOOR PLAN	2	2025 07 01
D1.21	DEMOLITION REFLECTED CEILING PLAN	1	2025 07 01
D2.00	DEMOLITION ELEVATIONS	A	2025 05 02
4			
Architectural			
A1.01	FLOOR PLAN	1	2025 07 01
A1.02	WALL TYPES		
A1.04	DETAILS	1	2025 07 01
A1.06	ENLARGED PLAN - RESTROOMS	1	2025 07 01
A1.07	ENLARGED PLAN - PET WASH	1	2025 07 01
A1.11	FINISH PLAN AND SCHEDULES	1	2025 07 01
A1.21	REFLECTED CEILING PLAN	1	2025 07 01
A1.41	ROOF PLAN	A	2025 05 02
A2.01	EXTERIOR ELEVATIONS	1	2025 07 01
A4.11	MILLWORK DETAILS	2	2025 08 10
AS.01	DOOR SCHEDULE	1	2025 07 01
AS.02	OVERHEAD DOOR DETAILS	A	2025 05 02
A7.02	LP-GAS PLAN AND DETAILS	2	2025 08 10
F1	FIXTURE PLAN - CONSTRUCTION DIMENSIONS	2	2025 08 10
F4	FIXTURE PLAN - SALES FLOOR/PLANOGRAMS	1	2025 07 01
F8	FIXTURE PLAN - SIDE LOT/GARDEN CENTER	1	2025 07 01
16			
Plumbing			
P001	SCHEDULES LEGENDS NOTES & DETAILS	A	2025 05 02
P101	PLUMBING FLOOR PLANS	A	2025 05 02
2			
Mechanical			
M001	NOTES AND DRAWING INDEX - MECHANICAL	A	2025 05 02
M002	LEGENDS SCHEDULES AND DETAILS - MECHANICAL	A	2025 05 02
M101	FLOOR PLAN - MECHANICAL	A	2025 05 02
M131	ROOF PLAN - MECHANICAL	A	2025 05 02
4			
Electrical			
E001	LEGEND & GENERAL NOTES	A	2025 05 02
E002	SPECIFICATIONS	A	2025 05 02
E003	PANEL SCHEDULES	A	2025 05 02
E101	FLOOR PLAN	A	2025 05 02
E102	ENLARGED	A	2025 05 02
5			
46			

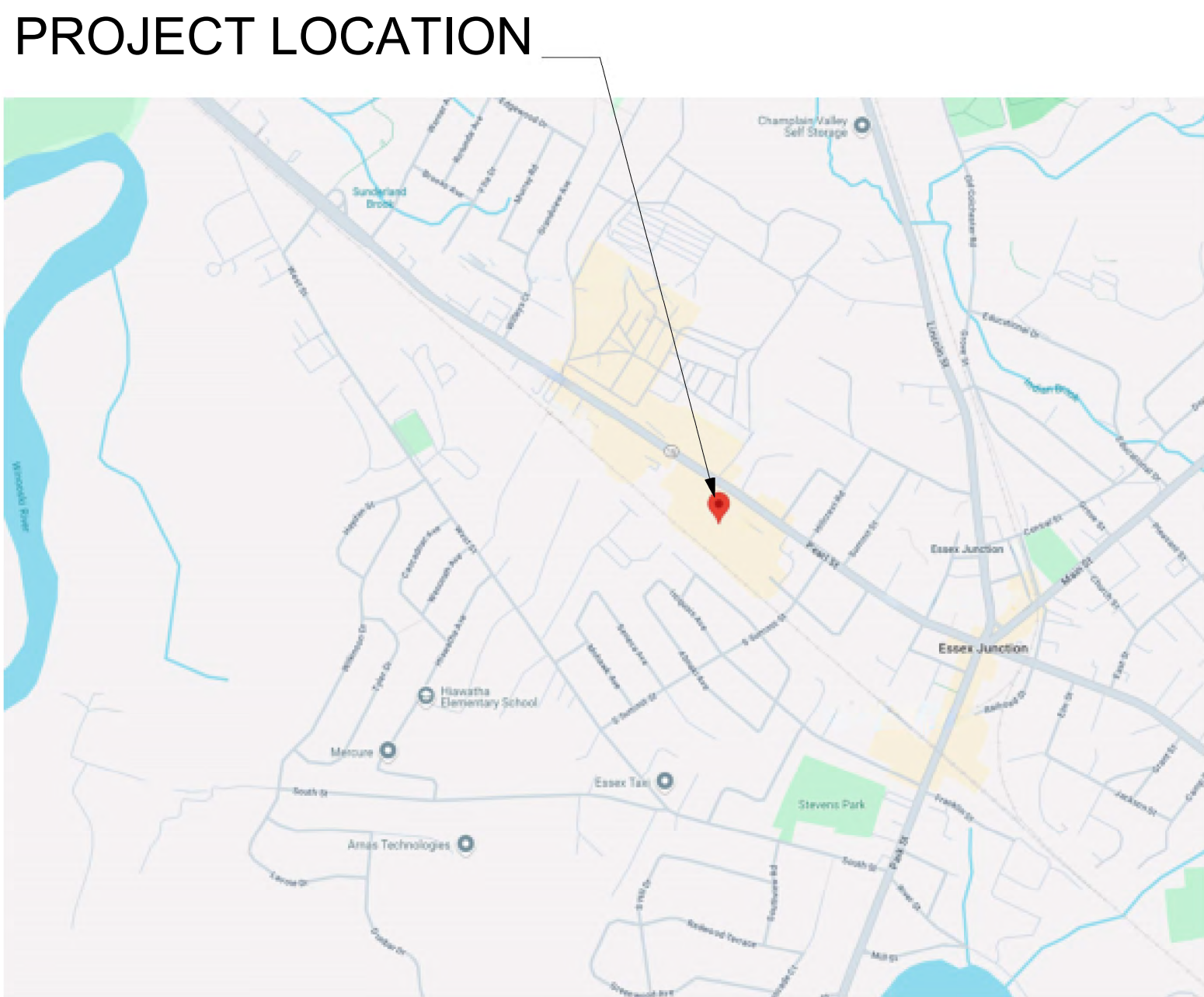


1 3D VIEW - EXISTING STORE WITH INTERIOR REMODEL



LOCATION MAP

70 PEARL ST
ESSEX JUNCTION, VT
05452



VICINITY MAP

Special Inspections & Testing				
The Owner shall employ one or more approved agencies to provide special inspections and tests. Provide reports to Building Department, General Contractor, Architect and Engineer in accordance with the IBC for the following:				
Section	Type of Special Inspection	Applicable	Continuous Inspection	Periodic Inspection
1705.1.1	Special cases			
1705.2	Steel Construction	Refer to Structural		
1705.3	Concrete construction	Refer to Structural		
1705.4	Masonry construction	Refer to Structural		
1705.5	Wood construction	Refer to Structural		
1705.6	Soils	Refer to Structural		
1705.7	Driven deep foundation	Refer to Structural		
1705.8	Cast-in-place deep foundations	Refer to Structural		
1705.9	Helical pile foundations	Refer to Structural		
1705.10	Fabricated items	Refer to Structural		
1705.11	Special inspections for wind resistance	Refer to Structural		
1705.14	Sprayed fire-resistant materials			
1705.15	Mastic & intumescent fire-resistant coatings			
1705.16	Exterior insulation & finish systems (EIFS)			
1705.17	Fire-resistant penetrations and joints			
1705.18	Testing for smoke control	Refer to Mechanical		

CONSTRUCTION - ARCHITECTURE

PARKWAY
Parkway C&A, LP
1000 Civic Circle, Lewisville, TX 75067
pkwycon.com (972) 221-1979

Project Manager: Dan Marti
Contact: Kyle Wojcikowski
214-765-3410
Architect: Dan Marti
945-900-1427



TSC STORE #
3182

70 PEARL ST
ESSEX JUNCTION, VT 05452

OWNER:
TRACTOR SUPPLY CO.
5401 VIRGINIA WAY
BRENTWOOD, TN 37027
CONTACT: BILL BURCH
PHONE: (615) 714-5205

ARCHITECT:
PKWY ARCHITECTS, LLC
1000 CIVIC CIRCLE
LEWISVILLE, TX 75067
CONTACT: DAN MARTI
PHONE: (945) 900-1427

MEP ENGINEER:
JSE ENGINEERING
6201 W PLANO PKWY STE 250
PLANO, TX 75093
CONTACT: COREY HEWITT
PHONE: (469) 385-1616

STRUCTURAL ENGINEER:
DCI ENGINEERS
707 W 2ND AVE
SPOKANE, WA 99201
CONTACT: CRAIG CROWLEY
PHONE: (509) 455-4448



Architect: Christopher Rutledge

2	COMMENT RESPONSE	2025 08 10
1	OWNER REVISIONS	2025 07 01
A	ISSUE FOR PERMIT	2025 05 02
No.	Description	Date

Drawn by: NLY

Checked by: DM

Project Number: 04-250036

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COVER SHEET

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COMMENT RESPONSE 2025 08 10

TRACTOR SUPPLY AND VENDOR CONTACT INFORMATION					
ITEM	VENDOR	CONTACT	PHONE #	E-MAIL ADDRESS	COMMENTS
Tractor Supply Fixture Plans	TSC	Ken Marsh	(615) 440-1186	kmars@tractorsupply.com	
Tractor Supply Fixture Plans	TSC	Wicky Detton	(615) 440-1085	wdetton@tractorsupply.com	
Util. Transfer, Open/Close Info	TSC	James Masters	(615) 440-4396	jmasters@tractorsupply.com	TSC Energy Manager/Engine
Propane Coordination	TSC	Jersey Masters	(615) 440-4533 (615) 484-4486 (F)	jblack@tractorsupply.com	Store Project Specialist/Store Operations; TSC Contact for Bulk Propane
Propane Coordination	TSC	Felicia Mings	(615) 440-2117 (615) 484-4486 (F)	fmings@tractorsupply.com	TSC Contact for Bulk Propane
Energy Management Systems	Philips Teletrol	Gage Perry	(603) 716-0636	gage.perry@philips.com	
Balers	PTIR Baler & Compact	Dawn Rischof	(837) 818-9191 x2370		
Vinyl Plank Flooring	Earthwerks/Swiff-Tr	Lucinda Barrantes	(800) 929-1222 x149	lucindabarrantes@swiff-tr.com	
Vinyl Plank Flooring	Earthwerks/Swiff-Tr	Joe Line	(468) 853-3081	joer@swiff-tr.com	
Electric Panel	Carolina Product, Inc.	Eric Line	(800) 736-4455 (O) (704) 778-3227 (C)	ericl@cppanels.com	National Accounts Manager; Lead time: 6 weeks
Lighting Provider	Villa Lighting Supply, Inc.	Bryan Birdwell	(314) 633-0523	bryan.birdwell@villalighting.com	National Accounts Manager; Lead time: 3-5 days int./ext., 3-4 weeks site poles
Lighting Provider	Villa Lighting Supply, Inc.	Adam Carrier	(314) 633-0523	adam.carrier@villalighting.com	National Accounts Manager
Lighting Provider	Villa Lighting Supply, Inc.	Anne Voelker	(314) 633-0554	tractorsupply@villalighting.com	Pricing Contact
Metal Ramp	QSI Environmental & Industrial Steel Fabricators	Tony Hamilton	(334) 793-6878	hamilton@qsisteel.com	Lead time: 3 weeks
Metal Ramp	Dura-Ramp, Inc.	Andrew Streutker	(604) 795-9799	andrew@duraramp.com	Lead time: 3-5 weeks
Propane Canopy	Versatube Building Systems	Zack Rice	(901) 614-2192 (O) (901) 517-6377 (C)	zrice@versatube.com	
Doors, Frames, & Door Hardware	DH Pace	Sami Totten	(915) 738-5850	tscdoors@dhpace.com	Lead time: 2 weeks - H.M. frames; 3 weeks - pre-painted & HPL doors; 3-4 weeks - wind rated assemblies & coastal/CA projects
Sectional Doors	DH Pace	Rebekah Hicks	(615) 480-2248	tscdoors@dhpace.com rebekah.hicks@dhpace.com	Lead time: 2-3 weeks - sectional & coiling doors. Use coiling doors in high impact regions
Storefront Doors	Stanley	Mark Johnson	(443) 356-2395	mark.johnson@sbdinc.com	Project Manager; Lead time: 6 weeks
Security Systems	ADT	Ron King	(770) 833-7282	ronking@adtc.com	National Account Manager
Security Systems	ADT	Duke Daugherty	(228) 848-5341	ddaugherty@adtc.com	Project Manager
HVAC Providers	York / Johnson Controls, Inc.	Lisa Jung	(800) 481-9738 x6531 Toll-Free (405) 419-4527	lisa.e.kuhns@jci.com be-na-tractorsupply@jci.com	National Account Sales Manager; Lead time: 3-4 weeks
HVAC Providers	York / Johnson Controls, Inc.	Joe Ray	(800) 481-9738 Quote Request (405) 419-4831	jo.e.ray@jci.com be-na-tractorsupply@jci.com	Sales App; Engineer
HVAC Providers	Lennox	Steven Peter	(800) 367-6265	nationalaccountrequest@lennoxind.com	National Account; Lead time: 6 weeks
HVAC Providers	Lennox	Erin Dungan	(972) 497-6709	erin.dungan@lennoxind.com	
Security Systems	Johnson Controls, Inc.	Gavin Ellis	(205) 940-6523	gavin.ellis@jci.com	System Engineer
Security Systems	Johnson Controls, Inc.	Damian Hollowell		damian.hollowell@jci.com	NASC Installation Coordinator
Security Systems	Johnson Controls, Inc.	Stuart Moore		stuart.g.moore@jci.com	NASC Installation Coordinator
Greenhouse	Prospiant	Nick Workman		nworkman@prospiant.com	
Low Voltage Provider	Mercury Tech Partners, Inc.	Duane Mullins	(828) 465-7348 x344	duane@gomp.com	
Low Voltage Provider	Mercury Tech Partners, Inc.	Terry L. Corpenings	(828) 465-7348 x221	terry@gomp.com	
Restroom Dryers	World Dryers	Ashley May	(479) 717-6426	ashley.may@hjshinc.com	
Bumper Signs/Bollard Covers	McQue	Mike O'Neal	(770) 550-3949	koneal@mcque.com	
Printing	Plan Express	Cindy Pind	(866) 404-2614 x4504	cindy.pind@planexpress.net	Recommended Only
Waste & Recycling	Rockterm Company	Diane Hueffmeier	(314) 292-3913	dhueffme@rockterm.com	Program Manager; Recommended Only
Red Stripping	Pop Solutions Group	Rick Towne	(901) 483-5929 (M) (901) 795-5936 (O)	rtowne@popsolutionsgroup.com	

LOW VOLTAGE WIRING (LVW) RESPONSIBILITY AND TIMING PLAN			
ACTION	BY WHO	WHEN	NOTES
STORES ADDED TO SOS	TSC REAL ESTATE	1ST MONDAY OF EACH MONTH	
CODES RESEARCHED (CONTACT TSC PM AS NECESSARY); BA AND FA PLANS COMPLETED	JCI / ADT	WITHIN 30 DAYS AFTER ADDED TO SOS	VERIFY HVAC SYSTEMS (GROUND VS ROOF, ETC)
SECURITY SYSTEM COMPLETED PLANS SENT TO RICH WOOD AND TSC PM	JCI / ADT	ON 30TH DAY AFTER ADDED TO SOS	VERIFY HVAC SYSTEMS (GROUND VS ROOF, ETC)
PLANS FORWARDED TO LANDLORD AND/OR ARCHITECT IF KNOWN	TSC PM	31 DAYS	
TSC TO REVIEW LANDLORD PLANS FOR ACCURACY	TSC PM	WHEN SENT BY LL PRIOR TO CONSTRUCTION START	
LANDLORD TO COMPLETE ALL LVW SOW PER PLANS USING TSC VENDOR	MERCURY TECH	NO LESS THAN 2 WEEKS PRIOR TO FD	
SECURITY SYSTEMS CONTRACTOR TO INSTALL THEIR EQUIPMENT AND MAKE TESTED COME AS	JCI / ADT	STARTING APPROX. 3 WEEKS FROM FD TO BE DONE LAST AS LVW COMPLETES. NOTE LATER THAN 2 WEEKS PRIOR TO FD	
INSTALLATION OF PA SYSTEM, PHONE SYSTEM, SPEAKERS, OUTSIDE HORNS, PHONES, PATCH PANEL, AFS WINTERMAS	RAY CLEMENT / MERCURY TECH	MONDAY AND TUESDAY BEFORE FD	
INSTALLATION OF POS SYSTEMS AT ALL LOCATIONS & TESTING OF AP SYSTEM	RAY CLEMENT / AGILVYS	THURSDAY BEFORE FD	

TSC STORE MANAGER		INITIAL GC
		TRAINING HAS BEEN COMPLETED WITH THE STORE MANAGER BY THE GENERAL CONTRACTOR (GC) ON HOW TO USE, OPERATE AND MAINTAIN THE BELOW THE IRRIGATION SYSTEM. ALSO THE TSC STORE MANAGER HAS BEEN ADVISED THAT THE STORE IS RESPONSIBLE FOR MAINTAINING ALL LANDSCAPING STARTING AT EITHER FIXTURE DATE OR COMPLETION DATE, THE LATTER OF THE TWO DATES. THE LIGHT TIMER SYSTEM INCLUDING REVIEW OF THE SCHEDULE. THE HVAC SYSTEM OPERATION INCLUDING HOW TO ADJUST THE PROGRAMMABLE THERMOSTATS. THE AUTOMATIC FRONT DOOR OPERATIONS INCLUDING SENSOR ADJUSTMENTS. THE OVERHEAD DOORS OPERATIONS INCLUDING TIMER, TIMER OVERRIDE, AND SAFETY EDGE. THE DELAY EGRESS DOOR (THE RESET BUTTON IS IN THE CONTROL BOX AND HAS TO BE RESET ANY TIME POWER IS LOST).
STORE #		
CITY, STATE		
STORE MANAGER		
GENERAL CONTRACTOR		
COPY OF THIS EXECUTED DOCUMENT TO BE INCLUDED IN THE CLOSE-OUT DOCUMENTS PROVIDED BY THE GENERAL CONTRACTOR (FOR RETROFIT BY TENANT) OR LANDLORD (RETROFIT BY LL AND GROUND-UP PROJECTS) TO TRACTOR SUPPLY CO.		

CLOSE OUT BINDER REQUIREMENTS			
PROTOTYPE	RETROFIT	#	NOTE
Yes	Yes	1	NAME, ADDRESS, AND TELEPHONE NUMBER OF THE CONTRACTOR AND ALL SUBCONTRACTORS.
Yes	Yes	2	THE FINAL CERTIFICATE OF OCCUPANCY OR THE EQUIVALENT THEREOF DESCRIBED IN ARTICLE 15.5(2)(B)
Yes	Yes	3	AN ASSIGNMENT BY THE CONTRACTOR OF ALL RIGHTS AND WARRANTIES FROM ALL SUBCONTRACTORS, VENDORS, SUPPLIERS, AND MANUFACTURERS, TOGETHER WITH ORIGINALS OF ALL SUCH GUARANTEES, WARRANTIES, AND OPERATING MANUALS (E.G. HVAC, ROOF, DOORS, WATER HEATER ETC. AS APPLICABLE)
Yes	Yes	4	COMPLETE LIST OF EQUIPMENT - COMPLETE TEMPLATE.
Yes	Yes	5	COMMUNICATIONS WRITTEN FROM THE INSTALLER OF THE HVAC SYSTEM OR COMPONENTS THEREOF CONFIRMING THAT THE PROPER START-UP PROCEDURES WERE FOLLOWED.
No	Yes	6	COMPLETE RETROFIT HVAC BREAKDOWN OF COSTS - COMPLETE TEMPLATE.
No	No	7	COMPLETE PROTOTYPE HVAC BREAKDOWN OF COSTS - COMPLETE TEMPLATE.
Yes	Yes	8	CERTIFICATE OF SEWER CLEAN-OUT BY PERSON WHO PERFORMED THE SAME.
Yes	Yes	9	DISABILITY ACCESSIBILITY INSPECTION REPORTS SENT TO THE TEXAS DEPARTMENT OF LICENSING AND REGULATION (FOR TEXAS STORES ONLY).
Yes	Yes	10	A COPY OF THE PUNCH LIST ITEMS SIGNED BY THE OWNER OR TEXAS DEPT. MANAGER, IF SO AUTHORIZED BY OWNER) CONFIRMING ALL PUNCH LIST ITEMS ARE COMPLETED.
Yes	Yes	11	(1) CONTAINING WORKING DRAWINGS AND VHS TAPE SPECIFICATIONS REFLECTING "AS-BUILT" CONDITIONS WITH A SUMMARY LIST OF CHANGES, INCLUDED IN PDF FORMAT.
Yes	Yes	12	A COMPLETE SET OF FIRE SPRINKLER SHOP DRAWINGS, IF APPLICABLE.
No	Yes	13	A CERTIFICATE EVIDENCING THAT INSURANCE REQUIRED UNDER THE CONTRACT DOCUMENTS SHALL REMAIN IN FORCE AFTER FINAL PAYMENT AND SHALL NOT BE CANCELED, REDUCED OR ALLOWED TO EXPIRE UNTIL AT LEAST 30 DAYS PRIOR WRITTEN NOTICE HAS BEEN GIVEN TO THE OWNER.
Yes	Yes	14	CERTIFICATION OF WATER WELLS AND/OR SEPTIC SYSTEMS THAT DEMONSTRATE INSPECTION AND ACCEPTANCE BY THE MUNICIPALITY. THIS SHOULD INCLUDE ANY ONGOING TESTING AND/OR INSPECTIONS THAT ARE REQUIRED AS WELL AS THE INTERVAL AT WHICH TESTING AND/OR INSPECTION MUST BE COMPLETED.
No	Yes	15	DIGITAL PHOTOGRAPHS OF THE "BEFORE" AND "AFTER" OF THE FRONT VIEW OF THE STORE.
No	Yes	16	ROOFING INSPECTION REPORT FROM THE ROOFING MANUFACTURER (SHOULD REFLECT ROOF PROPERLY INSTALLED AND AS SUCH WARRANT 100% INTACT).
Yes	No	17	CERTIFICATE FROM THE PROJECT CIVIL ENGINEER THAT THE STORMWATER DRAINAGE SYSTEM HAS BEEN CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS AND ALL APPLICABLE LAWS (SEE LEASE EXHIBIT).

CONTRACTOR SHALL PROVIDE OWNER WITH ONE ELECTRONIC CLOSE-OUT BINDER ON A CD. ALL INFORMATION ABOVE MUST BE INCLUDED. THE CLOSE-OUT BINDER SHALL BE SENT ATTN: TO THE CONSTRUCTION COORDINATOR AT THE OWNER'S ADDRESS: 5401 VIRGINIA AVE, BRENTWOOD, TN 37027. FOR QUESTIONS, CONTACT GAYLE BASS 615-440-4795.

TSC PM
APPROVAL & DATE

NOTE: GENERAL CONTRACTOR / LANDLORD TO SEE LEASE / CONTRACT FOR SPECIFIC CHECKLIST

NEW STORE - TIME AND ACTION CALENDAR			
TASK	COMPLETION DATE (WEEK TURNOVER DATE)	CONTACT	RESPONSIBILITY
ARCHITECT TO EMAIL FLOOR PLAN BASE SHEET TO SECURITY SYSTEMS CONTRACTOR AND TSC	AT PLAN APPROVAL	JCI - GAVIN ELLIS - gavin.elli@jcj.com ADT - Duke Daughtry - ddaughtry@adt.com	ARCHITECT
FIXTURE PLAN FROM TSC	6 WEEKS	TSC - CARL ADLER - cadler@tractorsupply.com	TSC FIXTURE PLANNING
SECURITY SYSTEMS CONTRACTOR - SCHEDULE ALARM INSTALLATION	7 WEEKS	JCI - GAVIN ELLIS - gavin.elli@jcj.com ADT - Duke Daughtry - ddaughtry@adt.com	CONTRACTOR
SECURITY SYSTEMS CONTRACTOR - HAS TO BEGIN CONTRACTOR - CONDUITS FOR IT AND PHONE	3 WEEKS	JCI - GAVIN ELLIS - gavin.elli@jcj.com ADT - Duke Daughtry - ddaughtry@adt.com	TSC LOSS PREVENTION
PROPANE GAS AND BULK PROPANE TANK (PROPANE FOR FORKLIFT AND HEAT IF NECESSARY)	4 WEEKS	CHRISTIE DURAND (615)-275-6271	CONTRACTOR
	4 WEEKS	AMERGAS: DEREK STYPOLKOWSKI (610-337-7000 x1123) derek.stypolkowski@amergas.com Suburban: Scott McLean (943-720-4400) smclean@suburbanpropane.com Jeremy Black (615-440-4533) jblack@tractorsupply.com Felicia Mings (615-440-4217) fmings@tractorsupply.com	TSC STORE ADMINISTRATION & CONTRACTOR
CONTRACTOR - ALL DOORS TO BE INSTALLED WITH LOCKS	3 WEEKS	CHARLES GIRTMAN (816-221-0543) tcdonoh@chpaco.com charles.girtman@chpaco.com	CONTRACTOR
UNIFIRST - MOPS AND MATS	1 WEEK	UNIFIRST (888-951-2474 v45) Bred Cooper (615-440-4965) bcooper@tractorsupply.com	TSC STORE ADMINISTRATION & CONTRACTOR
TERMINIX - PEST CONTROL	1 WEEK	TERMINIX (866-818-4679) Bred Cooper (615-440-4965) bcooper@tractorsupply.com	TSC STORE ADMINISTRATION & CONTRACTOR
SERVICE DESK, RECEIVING DESK, REGISTER COUNTERS WITH POWER POLES SET IN PLACE	1 WEEK	CHARLES GIRTMAN (816-221-0543)	CONTRACTOR
CABLING INSTALLED TO REGISTER COUNTERS, SERVICE DESK AND RECEIVING DESK, CONNECT TO RECEIVING POWER	1 WEEK	CHARLES GIRTMAN (816-221-0543)	IT
BULK PROPANE PROVIDER TO FILL BULK TANK	1 WEEK	JEREMY BLACK (615-440-4533) jblack@tractorsupply.com Felicia Mings (615-440-4217) fmings@tractorsupply.com	TSC STORE ADMINISTRATION & CONTRACTOR
EXTERIOR AND INTERIOR ROOM WALLS PAINTED AND DRIED	2 WEEKS	SITE SUPERVISOR	CONTRACTOR
LOZIER FIXTURES (FULL TRUCK)	THURS. BEFORE MERCH START	CHRISTIE DURAND (615)-275-6271	TSC STORE ADMINISTRATION & CONTRACTOR
SOS (FULL TRUCK)	FRI. BEFORE MERCH START	CHRISTIE DURAND (615)-275-6271	TSC STORE ADMINISTRATION & CONTRACTOR
LIS - BACKROOM AND SIDALET FIXTURES (1/2 TRUCK)	DAY OF MERCH EXECUTION	CHRISTIE DURAND (615)-275-6271	TSC STORE ADMINISTRATION & CONTRACTOR

TRACTOR SUPPLY COMPANY SHALL NOT BE RESPONSIBLE FOR THE PAYMENT OF ANY WORK PERMITTED OR MATERIAL SUPPLIED BY THE CONTRACTOR OR ANY OF ITS SUBCONTRACTORS, SUB-SUBCONTRACTORS AND ANYONE CLAIMING BY, THROUGH, OR UNDER ANY OF THEM WHICH IS NOT IDENTIFIED IN WRITING AND SIGNED BY ONE OF THE FOLLOWING TRACTOR SUPPLY COMPANY PERSONNEL: VICE PRESIDENTS, MANAGER, SUPERVISOR, ASSISTANT MANAGER, ASSISTANT SUPERVISOR, FOREMAN, OR FIELD REPRESENTATIVE. NO FAILURE, OR COURSE OF DEALING BY TRACTOR SUPPLY COMPANY SHALL ACT TO WAIVE, MODIFY, CHANGE OR ALTER THE REQUIREMENT THAT ALL WORK, WHETHER BY CONTRACT, CHANGE ORDER OR CHANGE DIRECTIVE, MUST BE IN WRITING AND SIGNED BY THE PERSONNE IDENTIFIED IN THIS PROVISION. ANY WORK PERFORMED OR MATERIAL PROVIDED BY THE CONTRACTOR, ANY OF ITS SUBCONTRACTORS, SUB-SUBCONTRACTORS OR ANY OTHER PARTY CONTRARY TO THIS PROVISION SHALL BE AT HIS OWN RISK AND OWN DEBT. A CONTRACTOR SUPPLY COMPANY SHALL NOT BE OBLIGATED TO REIMBURSE OR PAY THE CONTRACTOR OR ANY OF ITS SUBCONTRACTORS, SUB-SUBCONTRACTORS FOR SAME.

GENERAL NOTES

GENERAL:

- NOTE THE TSC CONSTRUCTION PM AND THE ARCHITECT OF DISCREPANCIES BETWEEN THE EXISTING CONDITIONS AND THE CONTRACT DOCUMENTS. CLARIFY DISCREPANCIES WITH THE TSC CONSTRUCTION PM AND THE ARCHITECT PRIOR TO COMMENCING WORK.
- FIELD VERIFY CONDITIONS AND DIMENSIONS PRIOR TO ORDERING MATERIALS AND STARTING THE WORK.
- DO NOT SCALE DRAWINGS. LARGER SCALE DRAWINGS TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS.
- CONTRACT DOCUMENTS DEPICT END RESULT OF DESIGN. MINOR MODIFICATION MAY BE REQUIRED TO SUIT EXISTING SITE DIMENSIONS AND CONDITIONS. SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF THE WORK.
- MANUFACTURED ITEMS, MATERIALS, AND EQUIPMENT USED IN THE WORK SHALL BE LISTED AND LABELED BY AN APPROVED AGENCY.
- INSTALL MANUFACTURED ITEMS, MATERIALS, AND EQUIPMENT IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION GUIDELINES AND SPECIFICATIONS, UNLESS OTHERWISE DIRECTED PER LOCAL AUTHORITIES HAVING JURISDICTION.
- MAINTAIN ONE COMPLETE SET OF APPROVED CONTRACT DOCUMENTS ON SITE INCLUDING REVISIONS AND ADDENDA. CONTRACTOR AND SUBCONTRACTORS SHALL HAVE ACCESS TO THE LATEST VERSION OF THE CONTRACT DOCUMENTS VIA PROCORE.
- SUPERVISE AND DIRECT WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, WORK SEQUENCING, AND WORK PERFORMED AND MATERIALS FURNISHED BY SUBCONTRACTORS AND OWNER.
- DO NOT CLOSE, BLOCK, OR OTHERWISE OBSTRUCT USE OF PUBLIC WAYS OR FACILITIES WITHOUT WRITTEN AUTHORIZATION BY THE AUTHORITY HAVING JURISDICTION (A/H). PROVIDE ALTERNATE ROUTES TO CLOSED OR OBSTRUCTED PUBLIC WAYS AS REQUIRED BY THE A/H. MAINTAIN SAFETY BARRICADES FOR PROTECTION OF THE PUBLIC FROM AREAS OF WORK. REMOVE BARRICADES WHEN NO LONGER REQUIRED.
- PROVIDE JOB TRAILER, TOILET, AND POWER FOR COMPLETION OF THE WORK. TAPS, EXTENSIONS, VALVES, AND OTHER MODIFICATIONS TO EXISTING UTILITIES USED TO FOR POWER AND EQUIPMENT TO COMPLETE THE WORK SHALL BE REMOVED AT PROJECT COMPLETION.
- REMOVE DEBRIS, REFUSE, AND CONSTRUCTION WASTE FROM SITE DAILY. LEGALLY TRANSPORT AND DISPOSE OF SUCH MATERIALS OFF- SITE. BURYING OR BURNING OF ITEMS TO BE REMOVED IS PROHIBITED.
- PERFORM HIGH QUALITY WORK. JOIN MATERIALS TO UNIFORM, ACCURATE FIT. MATERIALS SHOULD ALIGN; HAVE STRAIGHT, LEVEL EDGES AND SURFACES (UNLESS NOTED OTHERWISE). WORK SHALL COMPLY WITH PUBLISHED STANDARDS.
- PROVIDE INDEPENDENT INSPECTIONS AND SPECIAL TESTING WHEN REQUIRED BY CODE. SUBMIT REPORTS AND DOCUMENTATION TO THE OWNER.

SITE & UTILITIES:

- LOCATE EXISTING UTILITIES AND SERVICES WHETHER OR NOT EXISTING UTILITIES ARE SHOWN WITHIN THE CONTRACT DOCUMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR THE EXPENSE OF REPAIR OR REPLACEMENT OF UTILITIES OR OTHER PROPERTY DAMAGED BY OPERATIONS RELATED TO THE EXECUTION OF THE WORK.
- DO NOT INTERRUPT EXISTING UTILITIES IN OCCUPED FACILITIES UNLESS AUTHORIZED IN WRITING BY THE AUTHORITIES HAVING JURISDICTION. PROVIDE TEMPORARY SERVICE FOR UTILITIES AS REQUIRED DURING THE WORK. COMMUNICATE WITH STORE MANAGERS A MINIMUM OF 48 HOURS PRIOR TO SERVICE DISRUPTION. COORDINATE WITH UTILITY COMPANIES A MINIMUM OF 48 HOURS PRIOR TO DEMOLITION WORK.
- CONTRACTOR SHALL PAY FOR UTILITY COST DURING CONSTRUCTION. CONTACT DEEANA GHOLSON AT ECOVA, INC. 509-329-7516 (2) WEEKS PRIOR TO FIXTURE DATE FOR TRANSFER TO TSC.
- FIELD VERIFY GRADES, LEVELS, AND LOCATIONS OF EXISTING STORM DRAINAGE AND ROOF TIE-INS. REFER TO KEYNOTES ON SITE PLAN, FLOOR PLAN AND ELEVATIONS TO DETERMINE REMODEL SCOPE THAT INTERFACES WITH EXISTING DRAINAGE OR REQUIRES NEW INFRASTRUCTURE. GRADING AT BUILDING PERIMETER TO SLOPE AWAY FROM THE BUILDING A MINIMUM OF 1/4" PER FOOT. NOTIFY TSC CONSTRUCTION PM AND ARCHITECT OF DRAINAGE ISSUES IDENTIFIED ON SITE NOT SHOWN IN THE CONTRACT DOCUMENTS.
- FIELD VERIFY GRADES, EXTERIOR PUBLIC SIDEWALK SURFACES, AND FINISHED FLOOR ELEVATIONS FOR THE INSTALLATION OF NEW STAIRS, RAMPS, AND SIDEWALKS APPLICABLE TO THE SCOPE OF WORK. MAINTAIN ACCESSIBLE SLOPES ALONG ACCESSIBLE PATHS. NOTIFY ARCHITECT IF EXISTING CONDITIONS CONFLICT WITH REQUIRED ACCESSIBLE ROUTES.

TRACTOR SUPPLY COMPANY (TSC) (OWNER) REQUIREMENTS:

- REMOVE AND UNLOAD THE SOS TRUCK WHEN IT ARRIVES AS SCHEDULED. CONTRACTOR SHALL BE RESPONSIBLE FOR PAYMENT OF REDELIVERY FEES IN THE EVENT THE ORIGINAL SHIPMENT IS REFUSED AND REDELIVERY CHARGES ARE INCURRED.

ITEM	VENDOR	TIMELINE
BRaille SIGNS	TSC (OWNER)	4 WEEKS
FIRE EXTINGUISHERS	NOI	4 WEEKS
TOILET ACCESSORIES	BAYWEST	4 WEEKS
FIXTURE PLAN	TSC (OWNER)	4 WEEKS
REGISTER MILL/WORK RECEIVING TABLE	LOZIER	3 WEEKS
	LOZIER	3 WEEKS

(CONFORM WITH TSC PM IF THE FOLLOWING ITEMS ARE APPLICABLE ON REMODELS):

FORKLIFT	VARIOUS	4 WEEKS
DOCK PLATE	ALABAMA CONVERTER	3 WEEKS
RED TABLES	ALABAMA CONVERTER	3 WEEKS
PALLET JACKS	ALABAMA CONVERTER	3 WEEKS
ADJUSTABLE DOOR JAMBS	ALABAMA CONVERTER	3 WEEKS
ALABAMA CONVERTER	ALABAMA CONVERTER	3 WEEKS

- CONTRACTOR RESPONSIBLE FOR WAREHOUSE FIXTURE INSTALLATION AND BOLT DOWN. SEE FLOOR PLAN KEYNOTES FOR SCOPE ON REMODEL LOCATIONS.
- DOCK ACCESS FROM ROAD MUST BE ACHIEVED 3 WEEKS PRIOR TO FIXTURE DATE.
- SUBMIT A REPORT ON A WEEKLY BASIS INDICATING THE PERCENT COMPLETE FOR EACH LINE ITEM ON THE SCHEDULE USING THE TSC WEEKLY PROGRESS REPORT ALONG WITH PHOTOS PER PHOTO LOG ON THE BLACK REPORTS PROVIDED BY TSC.
- CONTRACTOR TO HAVE A LOCAL CONTACT WITHIN 2-HOURS FOR ALL (NON)WARRANTY ELECTRICAL AND/ OR PLUMBING CALLBACK REPAIRS.
- TSC RESERVES THE RIGHT TO REVIEW THE BUILDING AND WORK AT ANY TIME.
- PRODUCTS AND MANUFACTURERS SPECIFIED ARE THE MINIMUM ACCEPTABLE LEVEL OF QUALITY. SUBSTITUTIONS MAY BE SUBMITTED TO THE OWNER THROUGH THE TSC CONSTRUCTION PM FOR REVIEW AND APPROVAL. DEVIATIONS FROM THE PRODUCTS AND MANUFACTURERS SPECIFIED, WHICH ARE INSTALLED WITHOUT TSC'S WRITTEN APPROVAL SHALL BE REMOVED AT THE CONTRACTOR'S EXPENSE.
- OFci = OWNER FURNISHED, CONTRACTOR INSTALLED
NIC = NOT IN CONTRACT

THE FOLLOWING ITEMS ARE NIC (FURNISHED AND INSTALLED BY TSC):
 - "OPEN" SIGN, "CUB CADET" SIGN
 - WALL MOUNTED AND Pylon (WHERE APPLICABLE) SIGN(S). CONTRACTOR RESPONSIBLE FOR POWER TO POLE BASE AND WALL SIGN. VERIFY POWER TO SIGNS ON REMODEL PROJECTS. COORDINATE WITH SIGN VENDOR ON NEW SIGN LOCATIONS.
 - ALARM VENDOR WORK (NOT INCLUDING LOW VOLTAGE WIRING)

THE FOLLOWING ITEMS ARE OFCI:

- RESTROOM ACCESSORIES
- FIRE EXTINGUISHERS
- BRaille SIGNAGE

- ALTERNATE ITEMS IDENTIFIED IN THE CONTRACT DOCUMENTS SHALL BE PRICED SEPARATELY. PRICING SHALL INCLUDE ITEM AND INSTALLATION COST FOR INCLUSION IN THE CONTRACT IF SELECTED BY OWNER.
- CONTRACTOR RESPONSIBLE FOR STRUCTURAL BRACING REQUIRED DURING CONSTRUCTION.

PARKWAY

Project Manager:
Contact: Kyle Wojciechowski
214-766-3410

Architect:
Contact: Dan Marta
945-300-1427

Project Manager:
Contact: Kyle Wojcik
214-766-5111

70 PEARL ST
ESSEX JUNCTION, VT 0545

ARCHITECT:
PKWY ARCHITECTS, LLO
1000 CIVIC CIRCLE
LEWISVILLE, TX 75057
CONTACT: DAN MARTA
PHONE: (945) 300-1427

STRUCTURAL ENGINEER:
DCEENGINEERS
707 W 2ND AVE
SPOKANE, WA 99201
CONTACT: CRAIG CROWLEY
PHONE: (509) 455-4448



Architect: Christopher Rutledge

[illegible]

A	ISSUE FOR PERMIT	2025 05 02
No.	Description	Date

Drawn by: NLY
Checked by: DM

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PROJECT NOTES

A0.10

301 General

301.1 Scope. The provisions of Chapter 3 shall apply where required by Chapter 2 or where referenced by a requirement in this document.

302 Floor or Ground Surfaces

Figure 302.2 Carpet Pile Height

302.3 Openings. Openings in floor or ground surfaces shall not allow passage of a sphere more than 1/2 inch (13 mm) diameter except as allowed in 407.4.3, 409.4.3, 410.4, 810.5.3 and 810.10. Elongated openings shall be placed so that the long dimension is perpendicular to the dominant direction of travel.

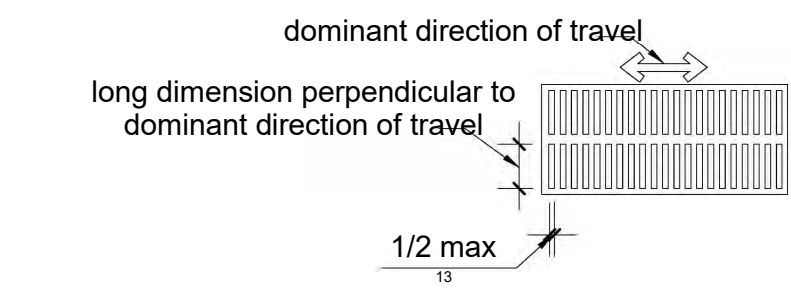


Figure 302.3 Elongated Openings in Floor or Ground Surfaces

303 Changes in Level

303.1 General. Where changes in level are permitted in floor or ground surfaces, they shall comply with 303.

EXCEPTIONS:
1. Animal containment areas shall not be required to comply with 303.
2. Areas of sport activity shall not be required to comply with 303.
303.2 Vertical. Changes in level of 1/4 inch (6.4 mm) high maximum shall be permitted to be vertical.

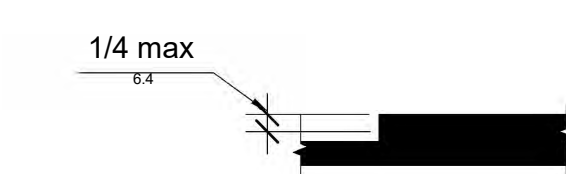


Figure 303.2 Vertical Change in Level

303.3 Beveled. Changes in level between 1/4 inch (6.4 mm) high minimum and 1/2 inch (13 mm) high maximum shall be beveled with a slope not steeper than 1:2.

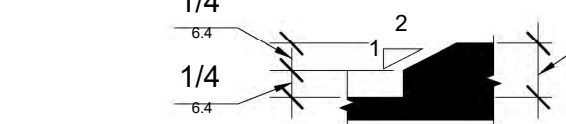


Figure 303.3 Beveled Change in Level

303.4 Ramps. Changes in level greater than 1/2 inch (13 mm) high shall be ramped, and shall comply with 405 or 406.

304 Turning Space

304.1 General. Turning space shall comply with 304.

304.3 Size. Turning space shall comply with 304.3.1 or 304.3.2.

304.3.1 Circular Space. The turning space shall be a space of 60 inches (1525 mm) diameter minimum. The space shall be permitted to include knee and toe clearance complying with 306.

304.3.2 T-Shaped Space. The turning space shall be a T-shaped space within a 60 inch (1525 mm) square minimum with arms and base 36 inches (915 mm) wide minimum. Each arm of the T shall be clear of obstructions 12 inches (305 mm) minimum in each direction and the base shall be clear of obstructions 24 inches (610 mm) minimum. The space shall be permitted to include knee and toe clearance complying with 306 only at the end of either the base or one arm.

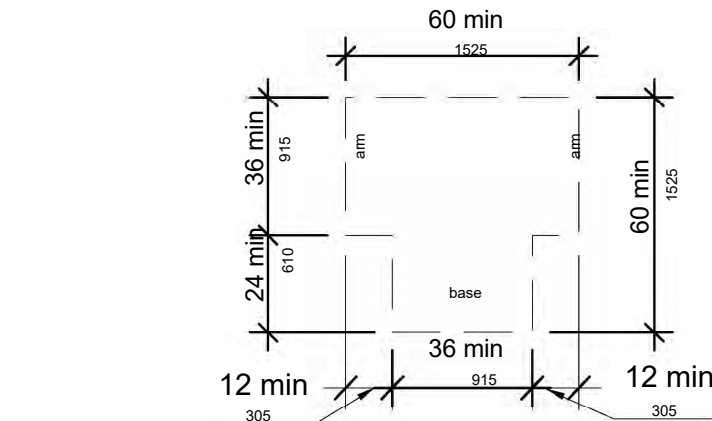


Figure 304.3.2 T-Shaped Turning Space

304.4 Door Swing. Doors shall be permitted to swing into turning spaces.

305 Clear Floor or Ground Space

305.1 General. Clear floor or ground space shall comply with 305.

305.2 Floor or Ground Surfaces. Floor or ground surfaces of a clear floor or ground space shall comply with 302. Changes in level are not permitted.

EXCEPTION: Slopes not steeper than 1:48 shall be permitted.

305.3 Size. The clear floor or ground space shall be 30 inches (760 mm) minimum by 48 inches (1220 mm) minimum.

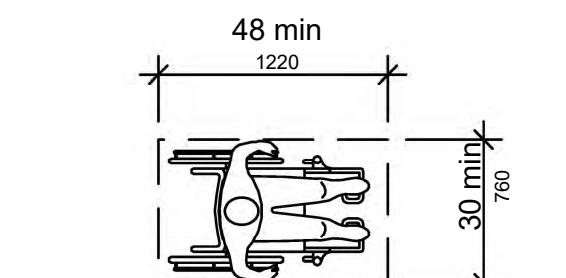


Figure 305.3 Clear Floor or Ground Space

305.4 Knee and Toe Clearance. Unless otherwise specified, clear floor or ground space shall be permitted to include knee and toe clearance complying with 306.

305.5 Position. Unless otherwise specified, clear floor or ground space shall be positioned for either forward or parallel approach to an element.

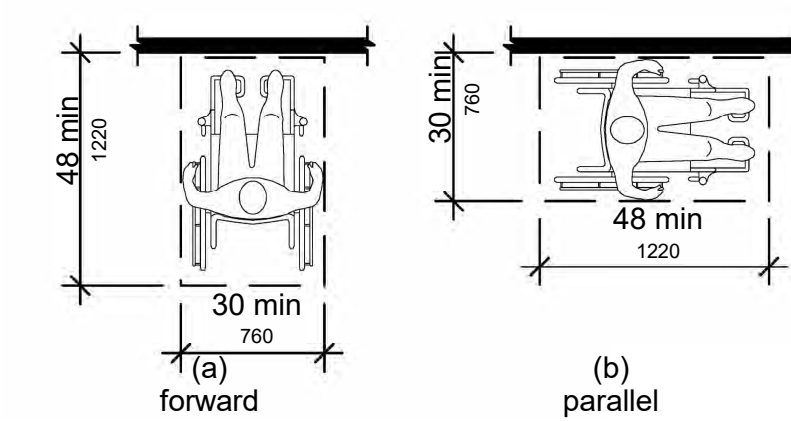


Figure 305.5 Position of Clear Floor or Ground Space

305.6 Approach. One full unobstructed side of the clear floor or ground space shall adjoin an accessible route or adjoin another clear floor or ground space.

305.7 Maneuvering Clearance. Where a clear floor or ground space is located in an alcove or otherwise confined on all or part of three sides, additional maneuvering clearance shall be provided in accordance with 305.7.1 and 305.7.2.

306 Knee and Toe Clearance

306.1 General. Where space beneath an element is included as part of clear floor or ground space or turning space, the space shall comply with 306. Additional space shall not be prohibited beneath an element but shall not be considered as part of the clear floor or ground space or turning space.

306.2 Toe Clearance.
306.2.1 General. Space under an element between the finish floor or ground and 9 inches (230 mm) above the finish floor or ground shall be considered toe clearance and shall comply with 306.2.
306.2.2 Maximum Depth. Toe clearance shall extend 25 inches (635 mm) maximum under an element.

306.2.3 Minimum Required Depth. Where toe clearance is required at an element as part of a clear floor space, the toe clearance shall extend 17 inches (430 mm) minimum under the element.
306.2.4 Additional Clearance. Space extending greater than 6 inches (150 mm) beyond the available knee clearance at 9 inches (230 mm) above the finish floor or ground shall not be considered toe clearance.

306.2.5 Width. Toe clearance shall be 30 inches (760 mm) wide minimum.

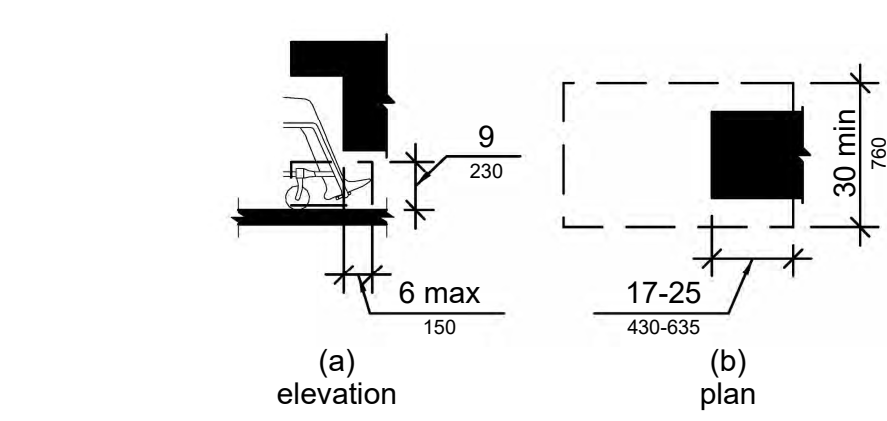


Figure 306.2 Toe Clearance

306.3 Knee Clearance

306.3.1 General. Space under an element between 9 inches (230 mm) and 27 inches (685 mm) above the finish floor or ground shall be considered knee clearance and shall comply with 306.3.

306.3.2 Maximum Depth. Knee clearance shall extend 25 inches (635 mm) maximum under an element at 9 inches (230 mm) above the finish floor or ground.

306.3.3 Minimum Required Depth. Where knee clearance is required under an element as part of a clear floor space, the knee clearance shall be 11 inches (280 mm) deep minimum at 9 inches (230 mm) above the finish floor or ground, and 8 inches (205 mm) deep minimum at 27 inches (685 mm) above the finish floor or ground.

306.3.4 Clearance Reduction. Between 9 inches (230 mm) and 27 inches (685 mm) above the finish floor or ground, the knee clearance shall be permitted to reduce at a rate of 1 inch (25 mm) in depth for each 6 inches (150 mm) in height.

306.3.5 Width. Knee clearance shall be 30 inches (760 mm) wide minimum.

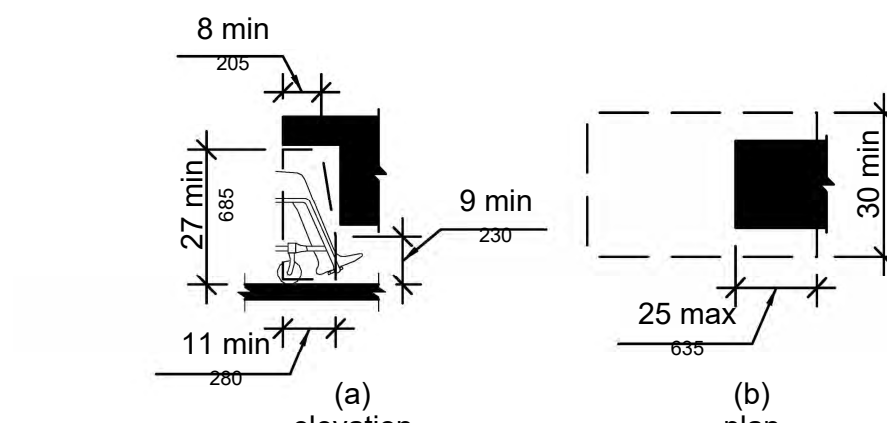


Figure 306.3 Knee Clearance

404 Doors, Doorways, and Gates

404.1 General. Doors, doorways, and gates that are part of an accessible route shall comply with 404.
EXCEPTION: Doors, doorways, and gates designed to be operated only by security personnel shall not be required to comply with 404.2.7, 404.2.8, 404.2.9, 404.3.2 and 404.3.4 through 404.3.7.

404.2.4 Maneuvering Clearances. Minimum maneuvering clearances at doors and gates shall comply with 404.2.4. Maneuvering clearances shall extend the full width of the doorway and the required latch side or hinge side clearance.
EXCEPTION: Entry doors to hospital patient rooms shall not be required to provide the clearance beyond the latch side of the door.

404.2.4.1 Swinging Doors and Gates. Swinging doors and gates shall have maneuvering clearances complying with Table 404.2.4.1.

Type of Use		Minimum Maneuvering Clearance	
Approach Direction	Door or Gate Side	Perpendicular to Doorway	Parallel to Doorway (beyond latch side unless noted)
From front	Pull	60 inches (1525 mm)	18 inches (455 mm)
From front	Push	48 inches (1220 mm)	0 inches (0 mm)
From hinge side	Pull	60 inches (1525 mm)	36 inches (915 mm)
From hinge side	Push	54 inches (1370 mm)	42 inches (1065 mm)
From hinge side	Push	42 inches (1065 mm)	22 inches (560 mm)
From latch side	Pull	48 inches (1220 mm)	24 inches (610 mm)
From latch side	Push	42 inches (1065 mm)	24 inches (610 mm)

Table 404.2.4.1. Maneuvering Clearances at Manual Swinging Doors and Gates
1. Add 12 inches (305 mm) if closer and latch are provided.
2. Add 6 inches (150 mm) if closer and latch are provided.
3. Beyond hinge side.
4. Add 6 inches (150 mm) if closer is provided.

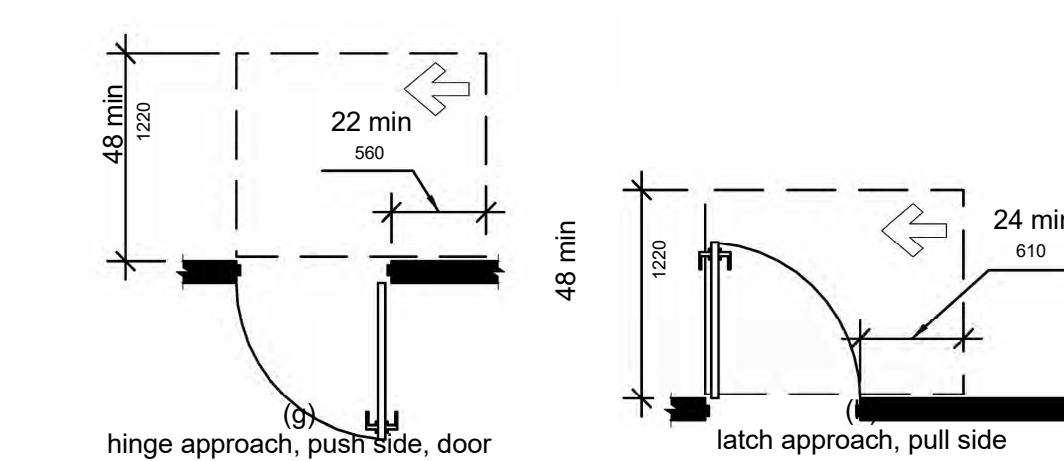
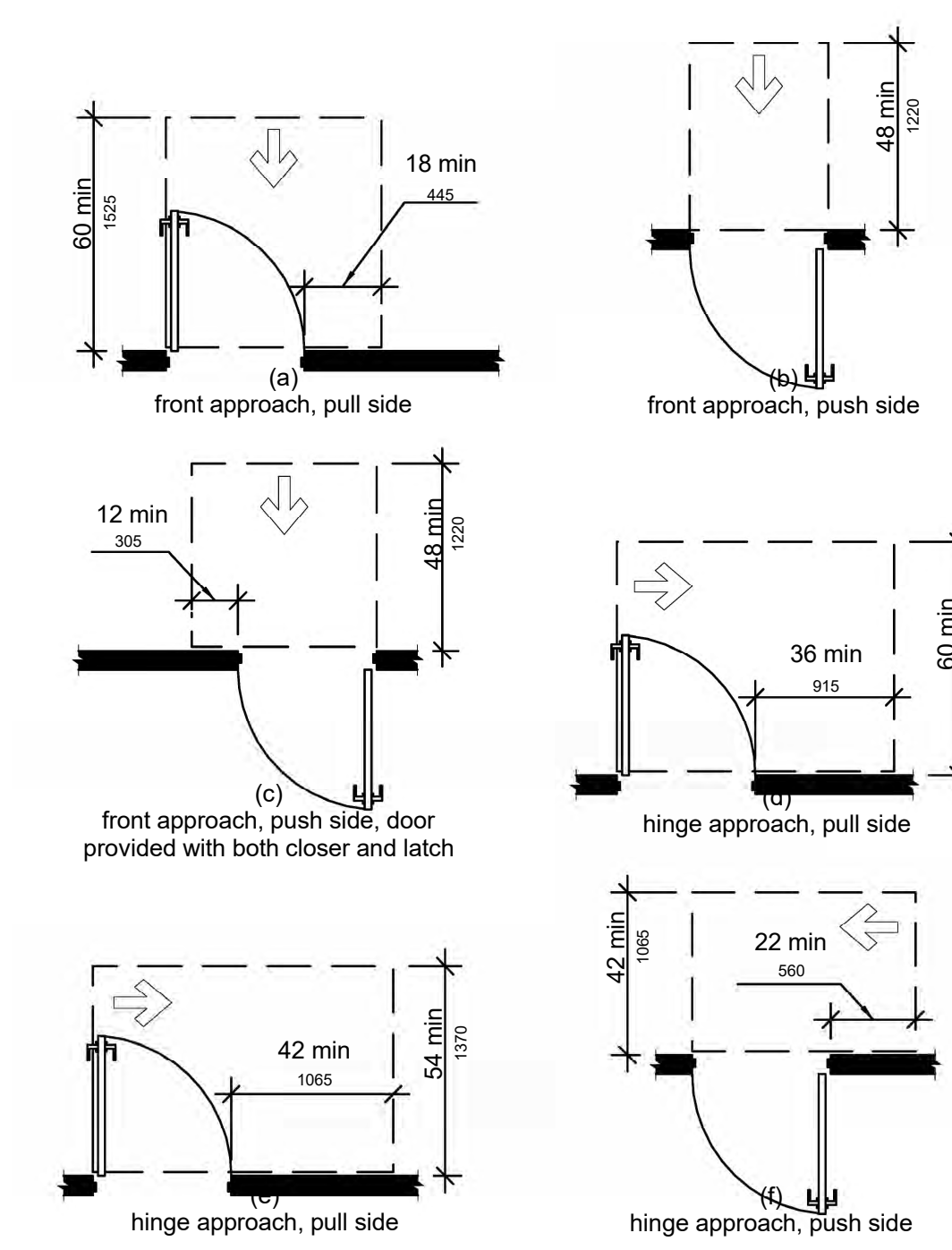


Figure 404.2.4.1 Maneuvering Clearances at Manual Swinging Doors and Gates

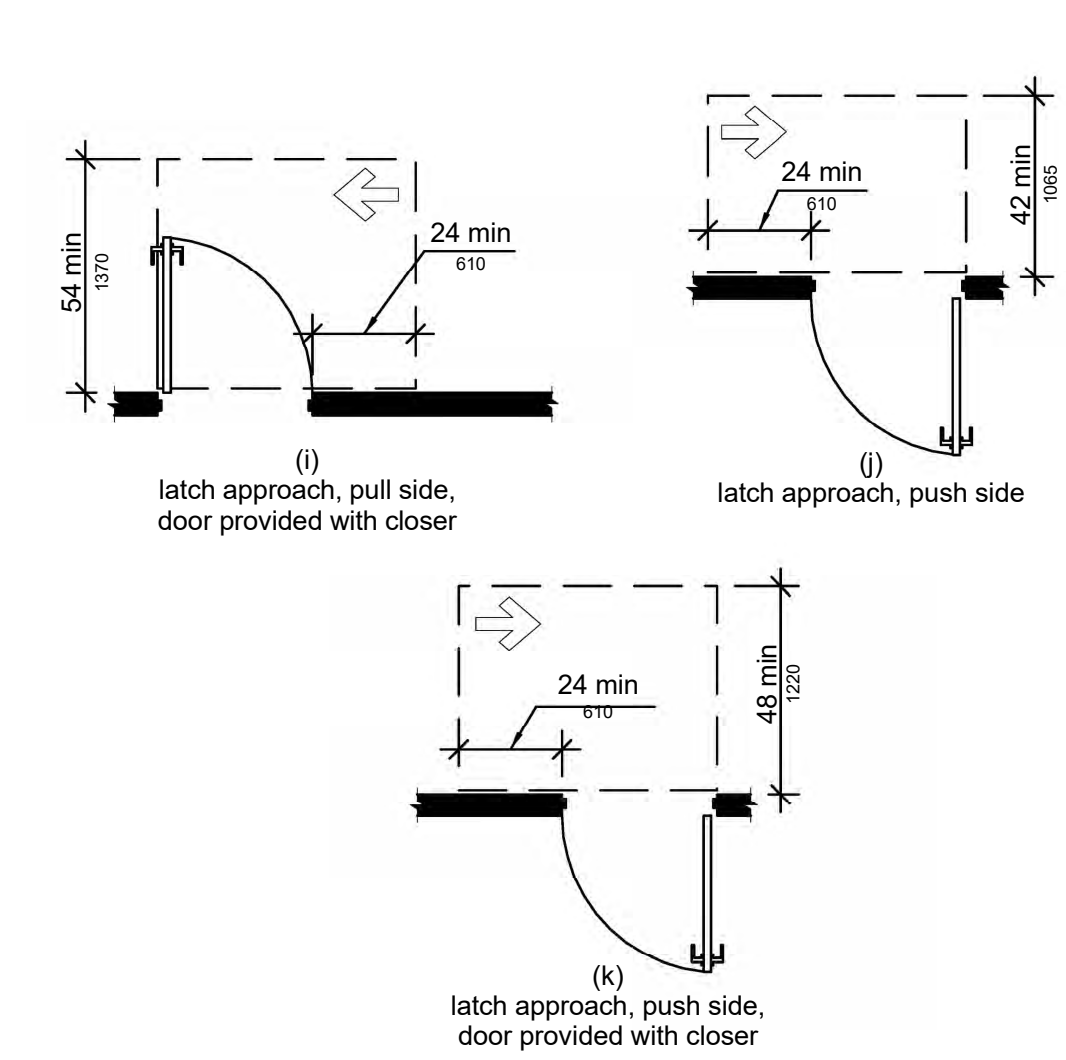


Figure 404.2.4.1 Maneuvering Clearances at Manual Swinging Doors and Gates

404.2.4.3 Recessed Doors and Gates. Maneuvering clearances for forward approach shall be provided when an obstruction within 18 inches (455 mm) of the latch side of a doorway projects more than 8 inches (205 mm) beyond the face of the door, measured perpendicular to the face of the door or gate.

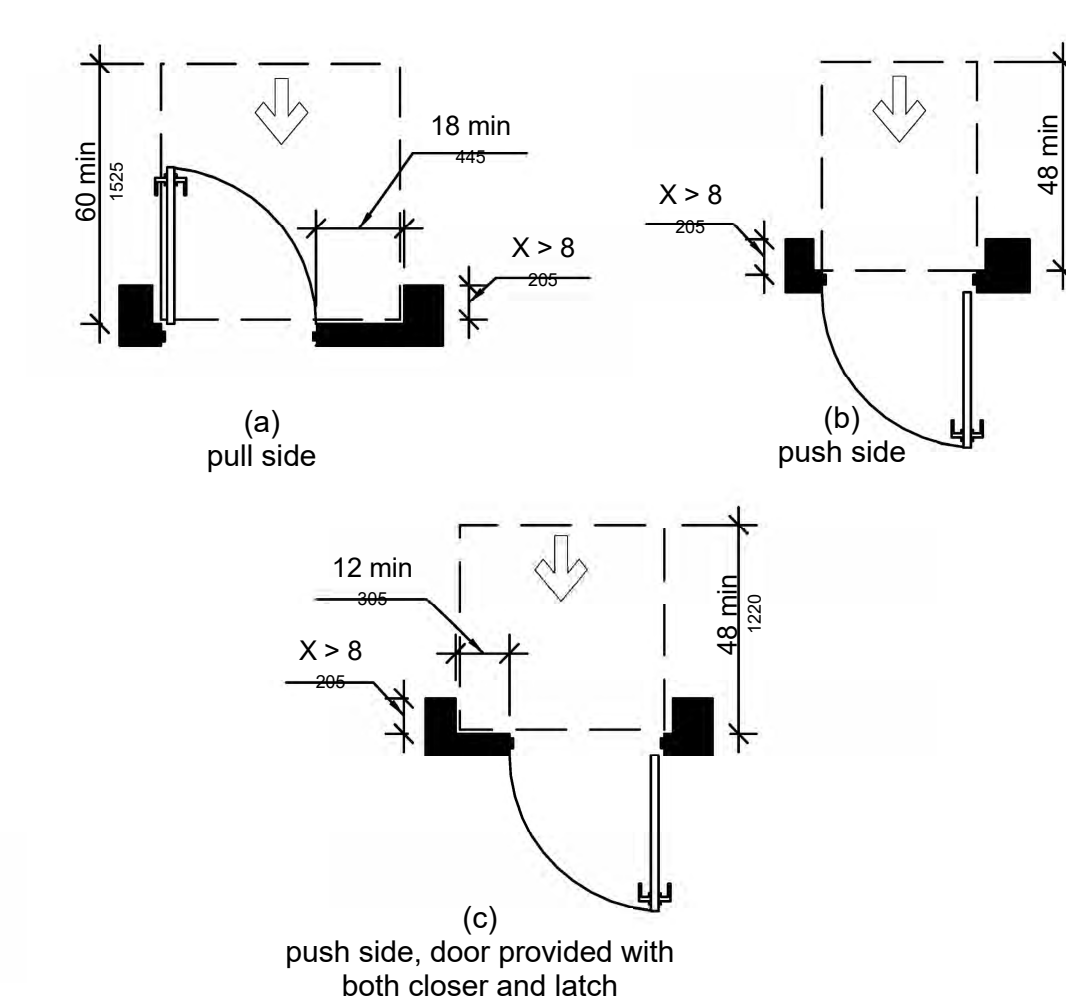


Figure 404.2.4.3 Maneuvering Clearances at Recessed Doors and Gates

404.2.4.4 Floor or Ground Surface. Floor or ground surface within required maneuvering clearances shall comply with 302. Changes in level are not permitted.

EXCEPTIONS:
1. Slopes not steeper than 1:48 shall be permitted.
2. Changes in level at thresholds complying with 404.2.5 shall be permitted.

404.2.5 Thresholds. Thresholds, if provided at doorways, shall be 1/2 inch (13 mm) high maximum. Raised thresholds and changes in level at doorways shall comply with 302 and 303.

EXCEPTION: Existing or altered thresholds 34 inch (19 mm) high maximum that have a beveled edge on each side with a slope not steeper than 1:2 shall not be required to comply with 404.2.5.

404.2.6 Doors in Series and Gates in Series. The distance between two hinged or pivoted doors in series and gates in series shall be 48 inches (1220 mm) minimum plus the width of doors or gates swinging into the space.

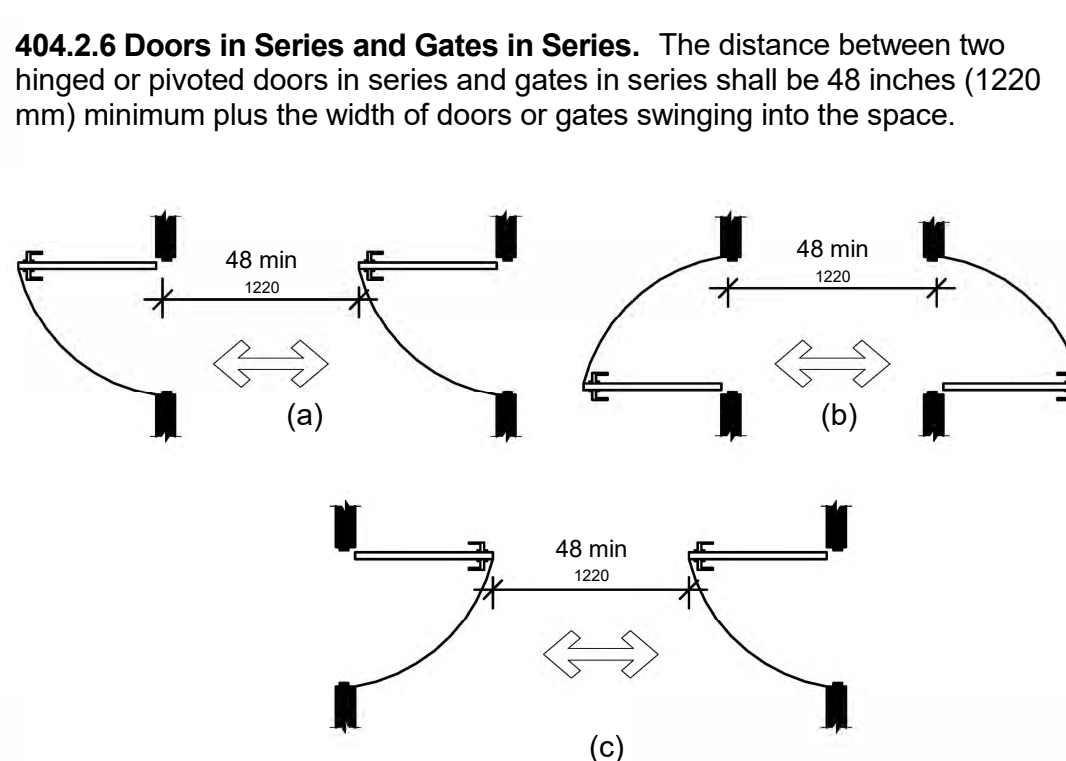


Figure 404.2.6 Doors in Series and Gates in Series

404.2.7 Door and Gate Hardware. Handles, pulls, latches, locks, and other operable parts on doors and gates shall comply with 309.4. Operable parts of such hardware shall be 34 inches (865 mm) minimum and 48 inches (1220 mm) maximum above the finish floor or ground. Where sliding doors are in the fully open position, operating hardware shall be exposed and usable from both sides.

EXCEPTIONS:
1. Existing locks shall be permitted in any location at existing glazed doors without stiles, existing overhead rolling doors or grilles, and similar existing doors or grilles that are designed with locks that are activated only at the top or bottom rail.
2. Access gates in barrier walls and fences protecting pools, spas, and hot tubs shall be permitted to have operable parts of the release of latch on self-latching devices at 54 inches (1370 mm) maximum above the finish floor or ground provided the self-latching devices are not also selflocking devices and operated by means of a key, electronic opener, or integral combination lock.

404.2.8 Closing Speed. Door and gate closing speed shall comply with 404.2.8.

404.2.8.1 Door Closers and Gate Closers. Door closers and gate closers shall be adjusted so that from an open position of 90 degrees, the time required to move the door to a position of 12 degrees from the latch is 5 seconds minimum.

404.2.8.2 Spring Hinges. Door and gate spring hinges shall be adjusted so that from an open position of 70 degrees, the door or gate shall move to the closed position within 10 seconds.

404.2.9 Door and Gate Opening Force. Fire doors shall have a minimum opening force allowable by the appropriate administrative authority. The force for pushing or pulling open a door or gate other than fire doors shall be as follows:

1. Interior hinged doors and gates: 5 pounds (22.2 N) maximum.
2. Sliding or folding doors: 5 pounds (22.2 N) maximum.
These forces do not apply to the force required to retract latch bolts or disengage other devices that hold the door or gate in a closed position.

404.2.10 Door and Gate Surfaces. Swinging door and gate surfaces within 10 inches (255 mm) of the finish floor or ground measured vertically shall have a smooth surface on the push side extending the full width of the door or gate. Parts creating horizontal or vertical joints in these surfaces shall be within 1/16 inch (1.6 mm) of the same plane as the other. Cavities created by added kick plates shall be capped.

EXCEPTIONS:

1. Sliding doors shall not be required to comply with 404.2.10.
2. Tempered glass doors without stiles and having a bottom rail or shoe with the top leading edge tapered at 60 degrees minimum from the horizontal shall not be required to meet the 10 inch (255mm) bottom smooth surface height requirement.
3. Doors and gates that do not extend to within 10 inches (255 mm) of the finish floor or ground shall not be required to comply with 404.2.10.
4. Existing doors and gates without smooth surfaces within 10 inches (255 mm) of the finish floor or ground shall not be required to provide smooth surfaces complying with 404.2.10 provided that if added kick plates are installed, cavities created by such kick plates are capped.

404.2.11 Vision Lights. Doors, gates, and side lights adjacent to doors or gates, containing one or more glazing panels that permit viewing through the panels shall have the bottom of at least one glazed panel located 43 inches (1095 mm) minimum above the finish floor or ground. Vision lights shall be 43 inches (1095 mm) minimum above the finish floor or ground shall not be required to comply with 404.2.11.

404.3 Automatic and Power-Assisted Doors and Gates. Automatic doors and automatic gates shall comply with 404.3. Full-powered automatic doors shall comply with ANSI/BHMA A156.10 (incorporated by reference, see "Referenced Standards" in Chapter 1). Low-energy and power assisted doors shall comply with ANSI/BHMA A156.19 (1997 or 2002 edition) (incorporated by reference, see "Referenced Standards" in Chapter 1).

404.3.1 Clear Width. Doorways shall provide a clear opening of 32 inches (815 mm) minimum in power-on and power-off mode. The minimum clear width for automatic door systems in a doorway shall be based on the clear opening provided by all leaves in the open position.

404.3.2 Maneuvering Clearance. Clearances at power-assisted doors and gates shall comply with 404.2.4. Clearances at automatic doors and gates without standby power and serving an accessible means of egress shall comply with 404.2.4.

EXCEPTION: Where automatic doors and gates remain open in the power-off condition, compliance with 404.2.4 shall not be required.

404.3.3 Thresholds. Thresholds and changes in level at doorways shall comply with 404.2.5.

404.3.4 Doors in Series and Gates in Series. Doors in series and gates in series shall comply with 404.2.6.

404.3.5 Controls. Manually operated controls shall comply with 309. The clear floor space adjacent to the control shall be located beyond the arc of the door swing.

404.3.6 Break Out Opening. Where doors and gates without standby power are a part of a means of egress, the clear break out opening at swinging or sliding doors and gates shall be 32 inches (815mm) minimum when operated in emergency mode.

EXCEPTION: Where manual swinging doors and gates comply with 404.2.4 and serve the same means of egress compliance with 404.3.6 shall not be required.

404.3.7 Revolving Doors, Revolving Gates, and Turnstiles. Revolving doors, revolving gates, and turnstiles shall not be part of an accessible route.

405 Ramps

405.1 General. Ramps on accessible routes shall comply with 405.

EXCEPTION: In assembly areas, aisle ramps adjacent to seating and not serving elements required to be on an accessible route shall not be required to comply with 405.

405.2 Slope. Ramp runs shall have a running slope not steeper than 1:12.
EXCEPTION: In existing sites, buildings, and facilities, ramps shall be permitted to have running slopes steeper than 1:12 complying with Table 405.2 where such slopes are necessary due to space limitations.

Table 405.2 Maximum Ramp Slope and Rise for Existing Sites, Buildings, and Facilities

Slope	Maximum Rise
Steeper than 1:10 but not steeper than 1:8	3 inches (75 mm)
Steeper than 1:12 but not steeper than 1:10	6 inches (150 mm)
1: A slope steeper than 1:8 is prohibited.	

405.3 Cross Slope. Cross slope of ramp runs shall not be steeper than 1:48.

405.4 Floor or Ground Surfaces. Floor or ground surfaces of ramp runs shall comply with 302. Changes in level other than the running slope and cross slope are not permitted on ramp runs.

405.5 Clear Width. The clear width of a ramp run and, where handrails are provided, the clear width between handrails shall be 36 inches (915 mm) minimum.

EXCEPTION: Within employee work areas, the required clear width of ramps that are a part of common use circulation paths shall be permitted to be decreased by work area equipment provided that the decrease is essential to the function of the work being performed.

405.6 Rise. The rise for any ramp run shall be 30 inches (760 mm) maximum.

405.7 Landings. Ramps shall have landings at the top and the bottom of each ramp run. Landings shall comply with 405.7.

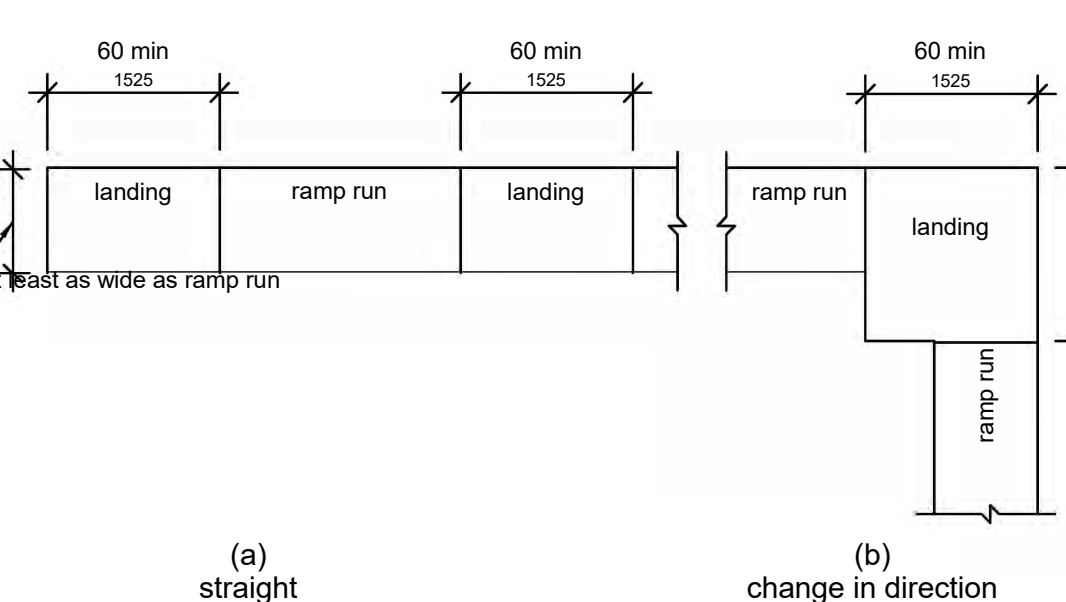


Figure 405.7 Ramp Landings

405.7.1 Slope. Landings shall comply with 302. Changes in level are not permitted.

EXCEPTION: Slopes not steeper than 1:48 shall be permitted.

405.7.2 Width. The landing clear width shall be at least as wide as the widest ramp run leading to the landing.

405.7.3 Length. The landing clear length shall be 60 inches (1525 mm) long minimum.

405.7.4 Change in Direction. Ramps that change direction between runs at landings shall have a clear landing 60 inches (1525 mm) minimum by 60 inches (1525 mm) min.

405.7.5 Doorways. Where doorways are located adjacent to a ramp landing, maneuvering clearances required by 404.2.4 and 404.3.2 shall be permitted to overlap the required landing area.

405.8 Handrails. Ramp runs with a rise greater than 6 inches (150 mm) shall have handrails complying with 505.

EXCEPTION: Within employee work areas, handrails shall not be required where ramps that are part of common use circulation paths are designed to permit the installation of handrails complying with 505. Ramps not subject to the exception to 405.5 shall be designed to maintain a 36 inch (915mm) minimum clear width when handrails are installed.

405.9 Edge Protection. Edge protection complying with 405.9.1 or 405.9.2 shall be provided on each side of ramp runs and at each side of ramp landings.

EXCEPTIONS:
1. Edge protection shall not be required on ramps that are not required to have handrails and have sides complying with 406.3.
2. Edge protection shall not be required on the sides of ramp landings serving an adjoining ramp run or stairway.
3. Edge protection shall not be required on the sides of ramp landings having a vertical drop-off of 1/2 inch (13 mm) maximum within 10 inches (255 mm) horizontally of the min. landing area specified in 405.7.

405.9.1 Extended Floor or Ground Surface. The floor or ground surface of the ramp run or landing shall extend 12 inches (305 mm) minimum beyond the inside face of a handrail complying with 505.

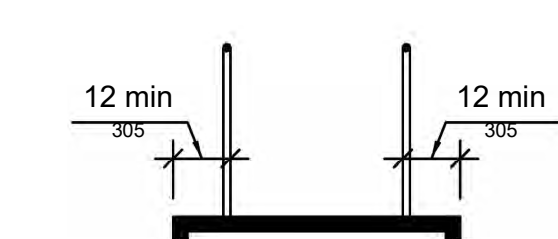


Figure 405.9.1 Extended Floor or Ground Surface Edge Protection

405.9.2 Curb or Barrier. A curb or barrier shall be provided that prevents the passage of a 4 inch (100 mm) diameter sphere, where any portion of the sphere is within 4 inches (100 mm) of the finish floor or ground surface.

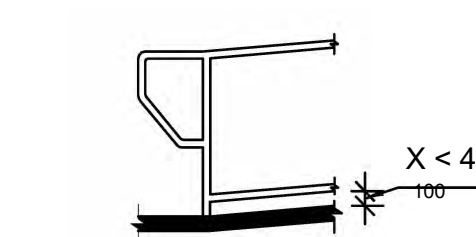


Figure 405.9.2 Curb or Barrier Edge Protection

405.10 Wet Conditions. Landings subject to wet conditions shall be designed to prevent the accumulation of water.

406.1 General. Curb ramps on accessible routes shall comply with 406, 405.2 through 405.5, and 405.10.

406.2 Counter Slope. Counter slopes of adjoining gutters and road surfaces immediately adjacent to the curb ramp shall not be steeper than 1:20. The adjacent surfaces at transitions at curb ramps to walks, gutters, and streets shall be at the same level.

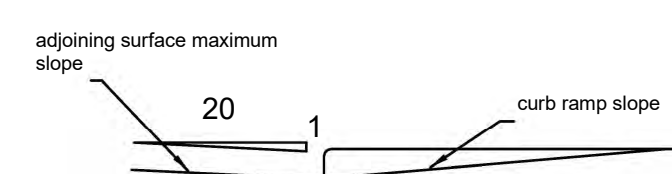


Figure 406.2 Counter Slope of Surfaces Adjacent to Curb Ramps

406.3 Sides of Curb Ramps. Where provided, curb ramp flares shall not be steeper than 1:10.

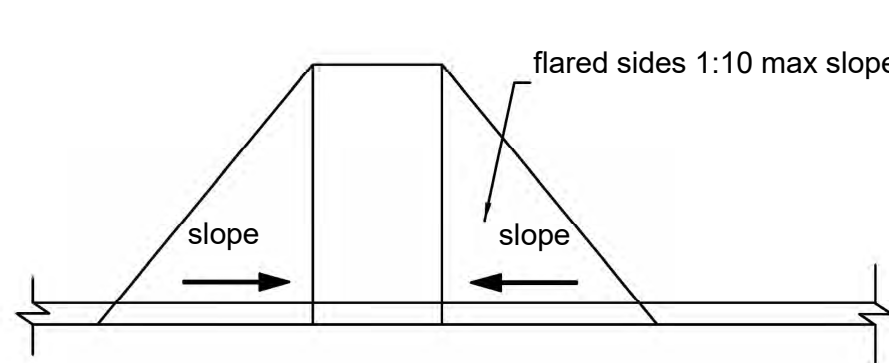


Figure 406.3 Sides of Curb Ramps

406.4 Landings. Landings shall be provided at the tops of curb ramps. The landing clear length shall be 36 inches (915 mm) minimum. The landing clear width shall be at least as wide as the curb ramp, excluding flared sides, leading to the landing.

EXCEPTION: In alterations, where there is no landing at the top of curb ramps, curb ramp flares shall be provided and shall not be steeper than 1:12.

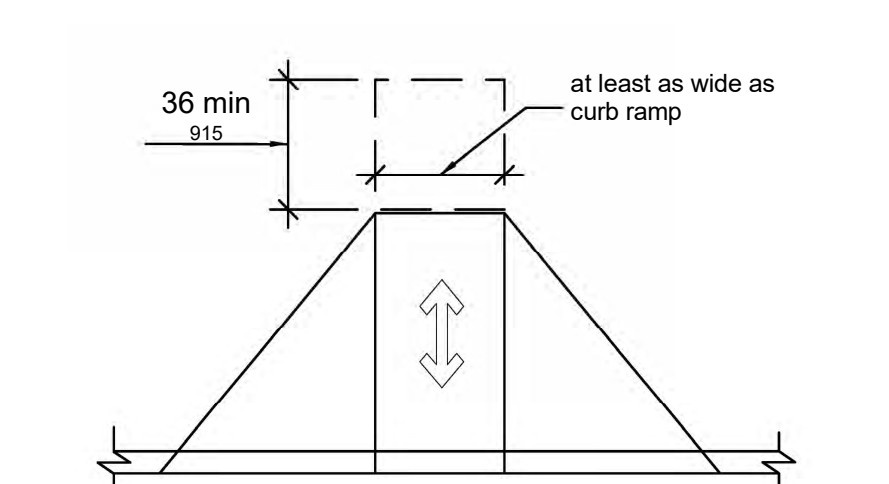


Figure 406.4 Landings at the Top of Curb Ramps

406.5 Location. Curb ramps and the flared sides of curb ramps shall be located so that they do not project into vehicular traffic lanes, parking spaces, or parking access aisles. Curb ramps at marked crossings shall be wholly contained within the markings, excluding any flared sides.

406.6 Diagonal Curb Ramps. Diagonal or corner type curb ramps with returned curbs or other well defined edges shall have the edges parallel to the direction of pedestrian flow. The bottom of diagonal curb ramps shall have a clear space 48 inches (1220 mm) minimum outside active traffic lanes of the roadway. Diagonal curb ramps provided at marked crossings shall provide the 48 inches (1220 mm) minimum clear space within the markings. Diagonal curb ramps with flared sides shall have a segment of curb 24 inches (610 mm) long minimum located on each side of the curb ramp and within the marked crossing.

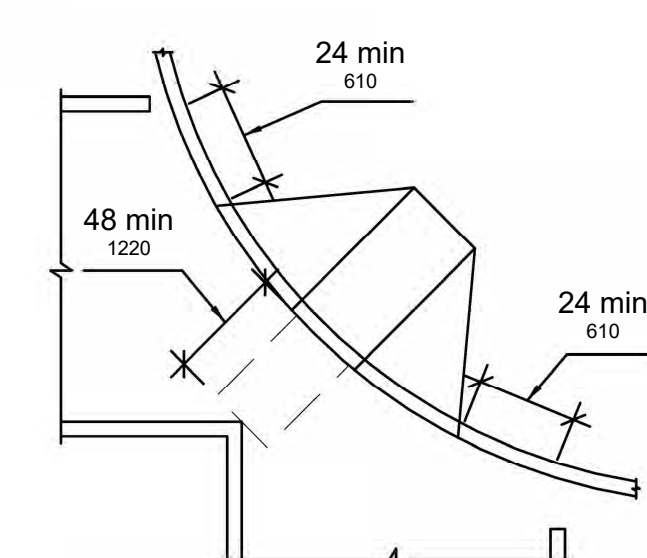


Figure 406.6 Diagonal or Corner Type Curb Ramps

406.7 Islands. Raised islands in crossings shall be cut through level with the street or have curb ramps at both sides. Each curb ramp shall have a level area 48 inches (1220 mm) long minimum by 36 inches (915 mm) wide minimum at the top of the curb ramp in the direction of the island intersected by the crossings. Each 48 inch (1220 mm) minimum by 36 inch (915 mm) minimum area shall be oriented so that the 48 inch (1220 mm) minimum length is in the direction of the running slope of the curb ramp it serves. The 48 inch (1220 mm) minimum by 36 inch (915 mm) minimum areas and the accessible route shall be permitted to overlap.

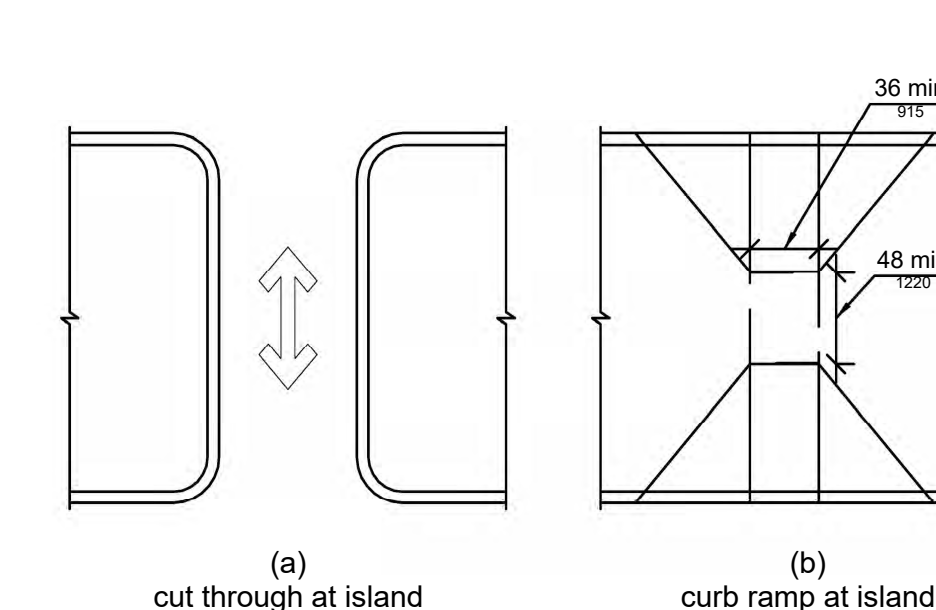


Figure 406.7 Islands in Crossings

501 General

501.1 Scope. The provisions of Chapter 5 shall apply where required by Chapter 2 or where referenced by a requirement in this document

502 Parking Spaces

502.1 General. Car and van parking spaces shall comply with 502. Where parking spaces are marked with lines, width measurements of parking spaces and access aisles shall be made from the centerline of the markings.
EXCEPTION: Where parking spaces or access aisles are not adjacent to another parking space or access aisle, measurements shall be permitted to include the full width of the line defining the parking space or access aisle.

502.2 Vehicle Spaces. Car parking spaces shall be 96 inches (2440 mm) wide minimum and van parking spaces shall be 132 inches (3350 mm) wide minimum, shall be marked to define the width, and shall have an adjacent access aisle complying with 502.3.

EXCEPTION: Van parking spaces shall be permitted to be 96 inches (2440 mm) wide minimum where the access aisle is 96 inches (2440 mm) wide minimum.

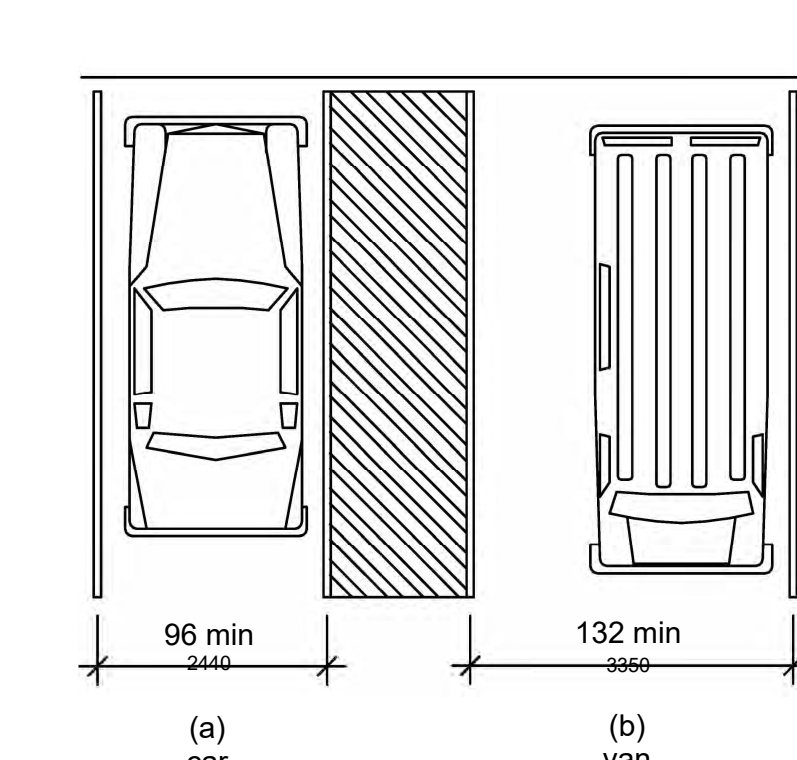
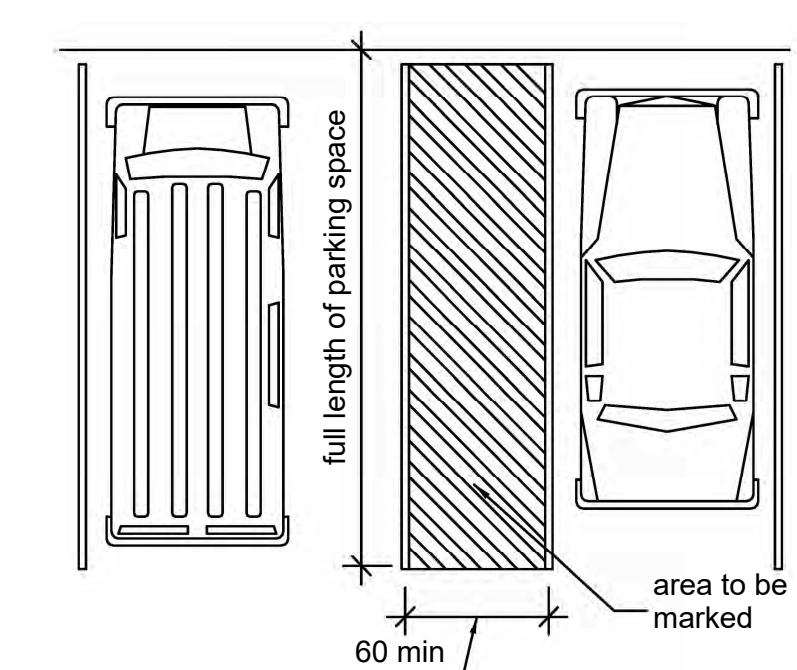


Figure 502.2 Vehicle Parking Spaces

502.3 Access Aisle. Access aisles serving parking spaces shall comply with 502.3. Access aisles shall adjoin an accessible route. Two parking spaces shall be permitted to share a common access aisle.



503.4 Floor and Ground Surfaces. Vehicle pull-up spaces and access aisles serving them shall comply with 302. Access aisles shall be at the same level as the vehicle pull-up space they serve. Changes in level are not permitted.

EXCEPTION: Slopes not steeper than 1:48 shall be permitted.

503.5 Vertical Clearance. Vehicle pull-up spaces, access aisles serving them, and a vehicular route from an entrance to the passenger loading zone, and from the passenger loading zone to a vehicular exit shall provide a vertical clearance of 114 inches (2895 mm) minimum.

504 Stairways

504.1 General. Stairs shall comply with 504.

504.2 Treads and Risers. All steps on a flight of stairs shall have uniform riser heights and uniform tread depths. Risers shall be 4 inches (100 mm) high

minimum and 7 inches (180 mm) high maximum. Treads shall be 11 inches (280 mm) deep minimum.

504.3 Open Risers. Open risers are not permitted.

504.4 Tread Surface. Stair treads shall comply with 302. Changes in level are not permitted.

EXCEPTION: Treads shall be permitted to have a slope not steeper than 1:48.

504.5 Nosings. The radius of curvature at the leading edge of the tread shall be 12 inch (31 mm) maximum. Nosings that project beyond risers shall have the underside of the leading edge curved or beveled. Risers shall be permitted to slope under the tread at an angle of 30 degrees maximum from vertical. The permitted projection of the nosing shall extend 1 1/2 inches (38 mm) maximum over the tread below.

Figure 504.5 Stair Nosings

504.6 Handrails. Stairs shall have handrails complying with 505.

504.7 Wet Conditions. Stair treads and landings subject to wet conditions shall be designed to prevent the accumulation of water.

505 Handrails

505.1 General. Handrails provided along walking surfaces complying with 403, required at ramps complying with 405, and required at stairs complying with 504 shall comply with 505.

505.2 Where Required. Handrails shall be provided on both sides of stairs and ramps.

EXCEPTION: In assembly areas, handrails shall not be required on both sides of aisle ramps where a handrail is provided at either side or within the aisle width.

505.3 Continuity. Handrails shall be continuous within the full length of each stair flight or ramp run. Inside handrails on switchback or dogleg stairs and ramps shall be continuous between flights or runs.

EXCEPTION: In assembly areas, handrails on ramps shall not be required to be continuous in aisles serving seating.

505.4 Height. Top of gripping surfaces of handrails shall be 34 inches (865 mm) minimum and 38 inches (965 mm) maximum vertically above walking surfaces, stair nosings, and ramp surfaces. Handrails shall be at a consistent height above walking surfaces, stair nosings, and ramp surfaces.

Figure 505.4 Handrail Height

505.5 Clearance. Clearance between handrail gripping surfaces and adjacent surfaces shall be 1 1/2 inches (38 mm) minimum.

Figure 505.5 Handrail Clearance

505.6 Gripping Surface. Handrail gripping surfaces shall be continuous along their length and shall not be obstructed along their tops or sides. The bottoms of handrail gripping surfaces shall not be obstructed for more than 20 percent of their length. Where provided, horizontal projections shall occur 1 1/2 inches (38 mm) minimum below the bottom of the handrail gripping surface.

EXCEPTIONS:

1. Where handrails are provided along walking surfaces with slopes not steeper than 1:20, the bottoms of handrail gripping surfaces shall be permitted to be obstructed along their entire length where they are integral to crash rails or bumper guards.

2. The distance between horizontal projections and the bottom of the gripping surface shall be permitted to be reduced by 1/8 inch (3.2 mm) for each 1/2 inch (13 mm) of additional handrail perimeter dimension that exceeds 4 inches (100 mm).

Figure 505.6 Horizontal Projections Below Gripping Surface

505.7 Cross Section. Handrail gripping surfaces shall have a cross section complying with 505.7.2.

505.7.1 Circular Cross Section. Handrail gripping surfaces with a circular cross section shall have an outside diameter of 1 1/4 inches (32 mm) minimum and 2 inches (51 mm) maximum.

505.7.2 Non-Circular Cross Sections. Handrail gripping surfaces with a non-circular cross section shall have a perimeter dimension of 4 inches (100 mm) minimum and 6 1/4 inches (160 mm) maximum, and a cross-section dimension of 2 1/4 inches (57 mm) maximum.

Figure 505.7.2 Handrail Non-Circular Cross Section

505.8 Surfaces. Handrail gripping surfaces and any surfaces adjacent to them shall be free of sharp or abrasive elements and shall have rounded edges.

505.9 Fittings. Handrails shall not rotate within their fittings.

505.10 Handrail Extensions. Handrail gripping surfaces shall extend beyond and in the same direction of stair flights and ramp runs in accordance with 505.10.

EXCEPTIONS:

1. Extensions shall not be required for continuous handrails at the inside turn of switchback or dogleg stairs and ramps.

2. In assembly areas, extensions shall not be required for ramp handrails in aisles serving seating where the handrails are discontinuous to provide access to seating and to permit crossovers within aisles.

3. In alterations, full extensions of handrails shall not be required where such extensions would be hazardous due to plan configuration.

505.10.1 Top and Bottom Extension at Ramps. Ramp handrails shall extend horizontally above the landing for 12 inches (305 mm) minimum beyond the top and bottom of ramp runs. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent ramp run.

Figure 505.10.1 Top and Bottom Handrail Extension at Ramps

505.10.2 Top Extension at Stairs. At the top of a stair flight, handrails shall extend horizontally above the landing for 12 inches (305 mm) minimum beginning directly above the first riser nosing. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight.

Figure 505.10.2 Top Handrail Extension at Stairs

505.10.3 Bottom Extension at Stairs. At the bottom of a stair flight, handrails shall extend at the slope of the stair flight for a horizontal distance at least equal to one tread depth beyond the last riser nosing. Extension shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight.

Figure 505.10.3 Bottom Handrail Extension at Stairs

601 General

601.1 Scope. The provisions of Chapter 6 shall apply where required by Chapter 2 or where referenced by a requirement in this document.

602 Drinking Fountains

602.1 General. Drinking fountains shall comply with 307 and 602.

602.2 Clear Floor Space. Units shall have a clear floor or ground space complying with 305 positioned for a forward approach and centered on the unit.

EXCEPTION: A parallel approach complying with 305 shall be permitted at units for children's use where the spout is 30 inches (760 mm) maximum above the finish floor or ground and is 3 1/2 inches (90 mm) maximum from the front edge of the unit, including bumpers.

602.3 Operable Parts. Operable parts shall comply with 309.

602.4 Spout Height. Spout outlets shall be 36 inches (915 mm) maximum above the finish floor or ground.

602.5 Spout Location. The spout shall be located 15 inches (380 mm) minimum from the vertical support and 5 inches (125 mm) maximum from the front edge of the unit, including bumpers.

Figure 602.5 Drinking Fountain Spout Location

602.6 Water Flow. The spout shall provide a flow of water 4 inches (100 mm) high minimum and shall be located 5 inches (125 mm) maximum from the front of the unit. The angle of the water stream shall be measured horizontally relative to the front face of the unit. Where spouts are located less than 3 inches (75 mm) of the front of the unit, the angle of the water stream shall be 30 degrees maximum. Where spouts are located between 3 inches (75 mm) and 5 inches (125 mm) minimum from the front of the unit, the angle of the water stream shall be 15 degrees maximum.

602.7 Drinking Fountains for Standing Persons. Spout outlets of drinking fountains for standing persons shall be 38 inches (965 mm) minimum and 43 inches (1090 mm) max. above the finish floor or ground.

603 Toilet and Bathing Rooms

603.1 General. Toilet and bathing rooms shall comply with 603.

603.2 Clearances. Clearances shall comply with 603.2.

603.2.1 Turning Space. Turning space complying with 304 shall be provided within the room.

603.2.2 Overlap. Required clear floor spaces, clearance at fixtures, and turning space shall be permitted to overlap.

603.2.3 Door Swing. Doors shall not swing into the clear floor space or clearance required for any fixture. Doors shall be permitted to swing into the required turning space.

EXCEPTIONS:

1. Doors to a toilet room or bathing room for a single occupant accessed only through a private office and not for common use or public use shall be permitted to swing into the clear floor space or clearance provided the swing of the door can be reversed to comply with 603.2.3.

2. Where the toilet room or bathing room is for individual use and a clear floor space complying with 305.3 is provided within the room beyond the arc of the door swing, doors shall be permitted to swing into the clear floor space or clearance required for any fixture.

603.3 Mirrors. Mirrors located above lavatories or countertops shall be installed with the bottom edge of the reflecting surface 40 inches (1015 mm) maximum above the finish floor or ground. Mirrors not located above lavatories or countertops shall be installed with the bottom edge of the reflecting surface 35 inches (890 mm) maximum above the finish floor or ground.

603.4 Coat Hooks and Shelves. Coat hooks shall be located within one of the reach ranges specified in 308. Shelves shall be located 40 inches (1015 mm) minimum and 48 inches (1220 mm) maximum above the finish floor.

603.5 Diaper Changing Tables. Diaper changing tables shall comply with Sections 309 and 902.

603.6 Operable Parts. Operable parts on towel dispensers and hand dryers serving accessible lavatories shall comply with Table 603.6.

Table 603.6

Maximum Reach Depth and Height

Maximum 0.5 inch 2 inches 5 inches 6 inches 9 inches 11 inches

Reach Depth (12 mm) 151 mm 125 mm 105 mm 105 mm 123 mm 120 mm

Maximum 46 inches 46 inches 42 inches 40 inches 36 inches 34 inches

Reach Height (1220 mm) 1170 mm 1065 mm 1015 mm 1015 mm 915 mm 865 mm

604 Water Closets and Toilet Compartments

604.1 General. Water closets and toilet compartments shall comply with 604.2 through 604.8.

EXCEPTION: Water closets and toilet compartments for children's use shall be permitted to comply with 604.9.

604.2 Location. The water closet shall be positioned with a wall or partition to the rear and to one side. The centerline of the water closet shall be 16 inches (405 mm) minimum to 18 inches (455 mm) maximum from the side wall or partition, except that the water closet shall be 17 inches (430 mm) minimum and 19 inches (485 mm) maximum from the side wall or partition in the ambulatory accessible toilet compartment specified in 604.8.2. Water closets shall be arranged for a left-hand or right-hand approach.

Figure 604.2 Water Closet Location

604.3 Clearance. Clearances around water closets and in toilet compartments shall comply with 604.3.

604.3.1 Clearance width. Clearance around a water closet shall be 60 inches (1525 mm) minimum measured perpendicular from the side wall.

604.3.2 Clearance Depth. Clearance around the water closet shall be 56 inches (1420 mm) minimum measured perpendicular from the rear wall.

Figure 604.3.1 Size of Clearance for Water Closets

604.3.3 Clearance Overlap. The required clearance around the water closet shall be permitted to overlap the water closet, associated grab bars, dispensers, sanitary napkin disposal units, coat hooks, shelves, accessible routes, clear floor space and clearances required at other fixtures, and the turning space. No other fixtures or obstructions shall be located within the required water closet clearance.

604.4 Height. The height of a water closet seat shall be 17 inches (430 mm) minimum and 19 inches (485 mm) maximum above the floor, measured to the top of the seat. Seats shall not be sprung to return to a lifted position.

EXCEPTIONS: A water closet in a toilet room for a single occupant accessed only through a private office and not for common use or public use shall not be required to comply with 604.4.

Figure 604.4 Water Closet Seat Height

604.5 Grab Bars. Grab bars for water closets shall comply with 609 and shall be provided in accordance with Sections 604.5.1 and 604.5.2. Grab bars shall be provided on the rear wall and on the side wall closest to the water closet.

EXCEPTIONS:

1. Grab bars shall not be required to be installed in a toilet room for a single occupant accessed only through a private office and not for common use or public use where seats shall be provided in walls and located so as to permit the installation of grab bars complying with 604.5.

2. In detention or correction facilities, grab bars shall not be required to be installed in housing or holding cells that are specially designed without protrusions for purposes of suicide prevention.

604.5.1 Fixed Side Wall Grab Bars. Fixed side-wall grab bars shall be 42 inches (1065 mm) minimum in length, located 12 inches (305 mm) maximum from the rear wall and extending 54 inches (1370 mm) minimum from the rear wall. In addition, a vertical grab bar 18 inches (455 mm) minimum in length shall be mounted with the bottom of the bar located 39 inches (990 mm) minimum and 41 inches (1040 mm) maximum above the floor, and with the center line of the bar located 39 inches (990 mm) minimum and 41 inches (1040 mm) maximum from the rear wall.

EXCEPTION: The vertical grab bar at water closets primarily for children's use shall comply with Section 609.4.2.

Figure 604.5.1 Side Wall Grab Bar for Water Closets

604.5.2 Rear Wall. The rear wall grab bar shall be 36 inches (915 mm) long minimum and extend from the centerline of the water closet 12 inches (305 mm) minimum on one side and 24 inches (610 mm) minimum on the other side.

EXCEPTIONS:

1. The rear grab bar shall be permitted to be 24 inches (610 mm) long minimum, centered on the water closet, where wall space does not permit a length of 36 inches (915 mm) minimum due to the location of a recessed fixture adjacent to the water closet.

2. Where an administrative authority requires flush controls for flush valves to be located in a position that conflicts with the location of the rear grab bar, then the rear grab bar shall be permitted to be split or shifted to the open side of the toilet area.

Figure 604.5.2 Rear Wall Grab Bar at Water Closets

604.6 Flush Controls. Flush controls shall be hand operated or automatic. Hand operated flush controls shall comply with Section 309. Flush controls shall be located on the open side of the water closet.

EXCEPTION: In ambulatory accessible compartments complying with Section 604.10, flush controls shall be permitted to be located on either side of the water closet.

604.7 Dispensers. Toilet paper dispensers shall comply with 309.4 and shall be 7 inches (180 mm) minimum and 9 inches (230 mm) maximum in front of the water closet measured to the centerline of the dispenser. The outlet of the dispenser shall be 15 inches (380 mm) minimum and 48 inches (1220 mm) maximum above the finish floor and shall not be located behind grab bars. Dispensers shall not be of a type that controls delivery or that does not allow continuous paper flow.

Figure 604.7 Dispenser Outlet Location

604.8 Coat Hooks and Shelves. Coat hooks provided within toilet compartments shall comply with 604.9.

604.9 Wheelchair Accessible Compartments. Wheelchair accessible compartments shall comply with 604.9.

604.9.2 Size. Toilet compartments shall comply with Section 604.9.2.1 or 604.9.2.2 as applicable.

604.9.2.1 Minimum area. The minimum area of a wheelchair accessible compartments shall be 60 inches (1525 mm) wide minimum measured perpendicular to the side wall, and 56 inches (1420 mm) deep minimum for wall hung water closets and 59 inches (1500 mm) deep minimum for floor mounted water closets measured perpendicular to the rear wall.

604.9.2.2 Compartment for children's use. The minimum area of a wheelchair accessible compartment primarily for children's use shall be 60 inches (1525 mm) minimum in width measured perpendicular to the side wall, and 59 inches (1500 mm) deep minimum for wall hung and floor mounted water closets measured perpendicular to the rear wall.

Figure 604.9.2 Wheelchair Accessible Toilet Compartment

604.9.3 Doors. Toilet compartment doors, including door hardware, shall comply with Section 404 except that if the approach is to the latch side of the compartment door, clearance between the door side of the compartment and any obstruction shall be 42 inches (1065 mm) minimum. The door shall be self-closing. A door pull complying with 404.2.6 shall be placed on both sides of the door near the latch. Toilet compartment doors shall not swing into the minimum required compartment area.

604.9.3.1 Door Opening Location. The farthest edge of toilet compartment door opening shall be located in the front wall or partition or in the side wall or partition as required by Table 604.9.3.1.

Table 604.9.3.1 - Door Opening location

Door-Opening Location - Measured From

Dimension

Front Wall or Partition

From the side wall or partition closest to the water closet

56 inches (1420 mm) minimum

Side Wall or Partition

From the side wall or partition farthest from the water closet

4 inches (100 mm) maximum

Side Wall or Partition

From the rear wall

52 inches (1320 mm) minimum

Side Wall or Partition

From the rear wall

55 inches (1395 mm) minimum

Side Wall or Partition

From the front wall or partition

4 inches (100 mm) maximum

Figure 604.9.3.1 Wheelchair Accessible Toilet Compartment Door Openings

604.9.4 Approach. Wheelchair accessible compartments shall be arranged for left-hand or right-hand approach to the water closet.

604.9.5 Toe Clearance. Toe clearance for compartments primarily for children's use shall comply with Section 604.9.5.2. Toe clearance for other wheelchair accessible compartments shall comply with Section 604.9.5.1.

604.9.5.1 Toe Clearance at Compartments. The front partition and at least one side partition shall provide a toe clearance of 9 inches (230 mm) min. above the floor and extending 6 inches (150 mm) beyond the compartment side face of the partition, exclusive of partition support members.

EXCEPTIONS:

1. Toe clearance at the front partition is not required in a compartment greater than 62 inches (1575 mm) in depth with a wall-hung water closet, or greater than 65 inches (1650 mm) in depth with a floor-mounted water closet. Toe clearance at the side partition is not required in a compartment greater than 66 inches (1675 mm) wide.

2. Toe clearance at the side partition is not required in a compartment greater than 66 inches (1675 mm) in width.

Figure 604.9.5 Wheelchair Accessible Toilet Compartment Toe Clearance

604.9.5.2 Toe Clearance at Compartments for Children's Use. The front partition and at least one side partition of compartments primarily for children's use shall provide a toe clearance of 12 inches (305 mm) minimum above the floor and extending 6 inches (150 mm) beyond compartment side face of the partition, exclusive of partition support members.

EXCEPTIONS:

1. Toe clearance at the front partition is not required in a compartment greater than 62 inches (1575 mm) in depth with a wall-hung water closet, or greater than 65 inches (1650 mm) in depth with a floor-mounted water closet. Toe clearance at the side partition is not required in a compartment greater than 66 inches (1675 mm) wide.

2. Toe clearance at the side partition is not required in a compartment greater than 66 inches (1675 mm) in width.

Figure 604.9.5.2 Wheelchair Accessible Toilet Compartment Toe Clearance

604.9.5.3 Toe Clearance at Compartments for Children's Use. The front partition and at least one side partition of compartments primarily for children's use shall provide a toe clearance of 12 inches (305 mm) minimum above the floor and extending 6 inches (150 mm) beyond compartment side face of the partition, exclusive of partition support members.

EXCEPTIONS:

1. Toe clearance at the front partition is not required in a compartment greater than 62 inches (1575 mm) in depth with a wall-hung water closet, or greater than 65 inches (1650 mm) in depth with a floor-mounted water closet. Toe clearance at the side partition is not required in a compartment greater than 66 inches (1675 mm) wide.

2. Toe clearance at the side partition is not required in a compartment greater than 66 inches (1675 mm) in width.

Figure 604.9.5.3 Wheelchair Accessible Toilet Compartment Toe Clearance

604.9.5.4 Toe Clearance at Compartments for Children's Use. The front partition and at least one side partition of compartments primarily for children's use shall provide a toe clearance of 12 inches (305 mm) minimum above the floor and extending 6 inches (150 mm) beyond compartment side face of the partition, exclusive of partition support members.

EXCEPTIONS:

1. Toe clearance at the front partition is not required in a compartment greater than 62 inches (1575 mm) in depth with a wall-hung water closet, or greater than 65 inches (1650 mm) in depth with a floor-mounted water closet. Toe clearance at the side partition is not required in a compartment greater than 66 inches (1675 mm) wide.

2. Toe clearance at the side partition is not required in a compartment greater than 66 inches (1675 mm) in width.

Figure 604.9.5.4 Wheelchair Accessible Toilet Compartment Toe Clearance

604.9.5.5 Toe Clearance at Compartments for Children's Use. The front partition and at least one side partition of compartments primarily for children's use shall provide a toe clearance of 12 inches (305 mm) minimum above the floor and extending 6 inches (150 mm) beyond compartment side face of the partition, exclusive of partition support members.

EXCEPTIONS:

1. Toe clearance at the front partition is not required in a compartment greater than 62 inches (1575 mm) in depth with a wall-hung water closet, or greater than 65 inches (1650 mm) in depth with a floor-mounted water closet. Toe clearance at the side partition is not required in a compartment greater than 66 inches (1675 mm) wide.

2. Toe clearance at the side partition is not required in a compartment greater than 66 inches (1675 mm) in width.

Figure 604.9.5.5 Wheelchair Accessible Toilet Compartment Toe Clearance

604.9.5.6 Toe Clearance at Compartments for Children's Use. The front partition and at least one side partition of compartments primarily for children's use shall provide a toe clearance of 12 inches (305 mm) minimum above the floor and extending 6 inches (150 mm) beyond compartment side face of the partition, exclusive of partition support members.

EXCEPTIONS:

1. Toe clearance at the front partition is not required in a compartment greater than 62 inches (1575 mm) in depth with a wall-hung water closet, or greater than 65 inches (1650 mm) in depth with a floor-mounted water closet. Toe clearance at the side partition is not required in a compartment greater than 66 inches (1675 mm) wide.

2. Toe clearance at the side partition is not required in a compartment greater than 66 inches (1675 mm) in width.

Figure 604.9.5.6 Wheelchair Accessible Toilet Compartment Toe Clearance

604.9.5.7 Toe Clearance at Compartments for Children's Use. The front partition and at least one side partition of compartments primarily for children's use shall provide a toe clearance of 12 inches (305 mm) minimum above the floor and extending 6 inches (150 mm) beyond compartment side face of the partition, exclusive of partition support members.

EXCEPTIONS:

1. Toe clearance at the front partition is not required in a compartment greater than 62 inches (1575 mm) in depth with a wall-hung water closet, or greater than 65 inches (1650 mm) in depth with a floor-mounted water closet. Toe clearance at the side partition is not required in a compartment greater than 66 inches (1675 mm) wide.

2. Toe clearance at the side partition is not required in a compartment greater than 66 inches (1675 mm) in width.

Figure 604.9.5.7 Wheelchair Accessible Toilet Compartment Toe Clearance

604.9.5.8 Toe Clearance at Compartments for Children's Use. The front partition and at least one side partition of compartments primarily for children's use shall provide a toe clearance of 12 inches (305 mm) minimum above the floor and extending 6 inches (150 mm) beyond compartment side face of the partition, exclusive of partition support members.

EXCEPTIONS:

PART 1 - GENERAL

1.01 QUALITY ASSURANCE

- A. READY-MIX CONCRETE SUPPLIER: A FIRM EXPERIENCED IN PRODUCING READY-MIXED CONCRETE THAT COMPLIES WITH ASTM C94 REQUIREMENTS FOR PRODUCTION FACILITIES AND EQUIPMENT. COMPLY WITH ACI 301, "SPECIFICATION FOR STRUCTURAL CONCRETE."
1. MANUFACTURER CERTIFIED ACCORDING TO NRMCA'S "CERTIFICATION OF READY-MIXED CONCRETE PRODUCTION FACILITIES." CERTIFICATION SHALL NOT BE MORE THAN TWELVE MONTHS OLD.
- B. CONCRETE CONTRACTOR QUALIFICATION: CONCRETE CONTRACTOR SHALL INCLUDE IN THEIR BID PACKAGE TO THE GENERAL CONTRACTOR, A MINIMUM OF THREE SIMILAR AND SUCCESSFUL PROJECTS THAT CLEARLY INDICATES THE ABILITY TO SUCCESSFULLY PERFORM THE WORK AND TO ACHIEVE THE INTERIOR SLAB ON GROUND TOLERANCES REQUIRED IN THIS SPECIFICATION. THE CONCRETE CONTRACTOR'S TEAM SHALL HAVE PARTICIPATED IN THE MAJORITY OF THE REFERENCED PROJECTS, AND THAT TEAM SHALL REMAIN THE SAME THROUGHOUT THE DURATION OF THIS PROJECT. CONCRETE CONTRACTOR'S QUALIFICATION SHALL BE SUBMITTED AS PART OF THE BID PACKAGE. THE OWNER HAS RIGHTS TO REJECT THE CONCRETE CONTRACTOR.
- C. TESTING AGENCY QUALIFICATIONS: AN INDEPENDENT AGENCY, QUALIFIED ACCORDING TO ASTM C1017 AND ASTM E599 FOR TESTING INDICATED, AS DOCUMENTED ACCORDING TO ASTM E548.
1. PERSONNEL CONDUCTING FIELD TESTS SHALL BE QUALIFIED AS ACI CONCRETE FIELD TESTING TECHNICIAN, GRADE I, ACCORDING TO ACI CP-01 OR AN EQUIVALENT CERTIFICATION PROGRAM.
2. PERSONNEL PERFORMING LABORATORY TESTS SHALL BE ACI-CERTIFIED CONCRETE STRENGTH TESTING TECHNICIAN AND CONCRETE LABORATORY TESTING TECHNICIAN- GRADE I.
3. TESTING AGENCY LABORATORY SUPERVISOR SHALL BE AN ACI-CERTIFIED CONCRETE LABORATORY TESTING TECHNICIAN - GRADE I.
- D. TRAINED APPLICATOR: CONTRACTORS BIDDING OR NEGOTIATING A TRACTOR SUPPLY PROJECT SHALL CONTACT EUCLID CHEMICAL TO OBTAIN A LIST OF TRAINED APPLICATORS LOCATED WITHIN THE GEOGRAPHIC REGION OF THE PROJECT. GENERAL CONTRACTORS SHALL SOLICIT AND ACCEPT ONLY FROM THOSE APPLICATORS AS PROVIDED BY EUCLID CHEMICAL. THE TRAINED APPLICATOR SELECTED FOR THE INITIAL APPLICATION OF JOINT FILLER AND LIQUID DENSIFIER/SEALER SHALL BE THE SAME AS FOR THE POLISHING PROCESS AND ADDITIONAL APPLICATION.
1. PHILIP BRANDT: EUCLID CHEMICAL - 877-438-3826 / PBRANDT@EUCLIDCHEMICAL.COM
- E. CONCRETE SLAB ON GROUND PRE-INSTALLATION CONFERENCE (TRACTOR SUPPLY REQUIREMENT): AT LEAST 30 DAYS PRIOR TO CONSTRUCTION, THE GENERAL CONTRACTOR SHALL CONDUCT A MEETING TO REVIEW THE PROPOSED CONCRETE MIX DESIGN AND TO DISCUSS THE REQUIRED METHODS AND PROCEDURES TO ACHIEVE THE SPECIFIED TOLERANCES. THE GENERAL CONTRACTOR SHALL SEND A PRE-CONCRETE CONFERENCE AGENDA TO ALL ATTENDEES 10 DAYS PRIOR TO THE SCHEDULED DATE OF THE CONFERENCE.
1. THE GENERAL CONTRACTOR SHALL REQUIRE RESPONSIBLE REPRESENTATIVES OF EVERY PARTY CONCERNED WITH THE CONCRETE WORK TO ATTEND THE CONFERENCE, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING:
- a. GENERAL CONTRACTOR; PROJECT MANAGER AND SUPERINTENDENT
- b. READY-MIX CONCRETE PRODUCER; QUALITY CONTROL MANAGER
- c. CONCRETE CONTRACTOR; FOREMAN
- d. TESTING AGENCY; PROJECT MANAGER AND FIELD REP FOR CONCRETE MIXES, QUALITY CONTROL, FLOOR TO FLOOR TESTING, ETC.
- e. OWNER REPRESENTATIVE; IF REQUIRED
1. TRAINED APPLICATOR; LIQUID DENSIFIER SEALER AND JOINT FILLING APPLICATOR
2. PHIL BRANDT: EUCLID CHEMICAL - 877-438-3826 / PBRANDT@EUCLIDCHEMICAL.COM
2. MINUTES OF THE MEETING SHALL BE RECORDED, TYPED, AND PRINTED BY THE GENERAL CONTRACTOR AND DISTRIBUTED TO ALL CONCERNED PARTIES, INCLUDING THE ARCHITECT, STRUCTURAL ENGINEER, AND TRACTOR SUPPLY PROJECT MANAGER, WITHIN THREE DAYS OF THE MEETING.
3. THE MINUTES SHALL INCLUDE A STATEMENT BY THE READY-MIX CONCRETE SUPPLIER STATING THAT THE PROPOSED CONCRETE MIX DESIGN WILL PRODUCE THE REQUIRED CONCRETE QUALITY REQUIRED BY THESE SPECIFICATIONS.
4. THE MINUTES SHALL INCLUDE A STATEMENT BY THE CONCRETE CONTRACTOR THAT THE PROPOSED CONCRETE MIX DESIGN WILL PROVIDE APPROPRIATE WORKABILITY AND SETTING TIMES, TO ENSURE THAT THE CONCRETE CONTRACTOR CAN ACHIEVE THE REQUIREMENTS OF THIS SPECIFICATION.

PART 2 - PRODUCTS

2.01 MATERIALS

- A. CONCRETE MATERIALS:
1. PORTLAND CEMENT: ASTM C150/C150M, TYPE I, TYPE II OR TYPE III. USE ONE BRAND OF CEMENT THROUGHOUT THE PROJECT.
2. COARSE AND FINE AGGREGATES: ASTM C 33. COMBINED AGGREGATE GRADATION FOR SLABS ON GRADE, AND OTHER DESIGNATED CONCRETE SHALL BE 8% - 16% FOR LARGE TOP SIZE AGGREGATES (1 1/2" OR 8% - 22% FOR SMALLER TOP SIZE AGGREGATES (1" OR 3/4") RETAINED ON EACH SIEVE BELOW THE TOP SIZE AND ABOVE THE NO. 100 SIEVE.
- a. FOOTINGS AND PILES: DO NOT APPLY RUBBED FINISH TO UNFORMED SURFACES, AND PIERS SHALL HAVE A MAXIMUM AGGREGATE SIZE OF 1" (#57 STONE), AND BEAMS 3/4" (#67 STONE).
- b. INTERIOR SLAB ON GROUND: UNLESS INDICATED OTHERWISE ON DRAWINGS, INTERIOR SLAB ON GROUND SHALL HAVE A MAXIMUM COARSE AGGREGATE SIZE OF 1" (#57 STONE).
- c. EXTERIOR SLAB ON GROUND: UNLESS INDICATED OTHERWISE ON DRAWINGS, EXTERIOR SLAB ON GROUND SHALL HAVE A MAXIMUM COARSE AGGREGATE SIZE OF 1" (#57 STONE).
3. WATER: COMPLYING WITH ASTM C64.
4. AIR-ENTRAINING ADMIXTURE (INTERIOR SLAB ON GROUND): AIR-ENTRAINING ADMIXTURE SHALL NOT BE USED FOR INTERIOR SLAB ON GROUND CONCRETE WORK.
5. AIR-ENTRAINING ADMIXTURE (EXTERIOR SLAB ON GROUND CONCRETE): ASTM C-260. ADMIXTURE MANUFACTURER SHALL PROVIDE WRITTEN CERTIFICATION THAT THE AIR-ENTRAINING ADMIXTURE IS COMPATIBLE WITH OTHER REQUIRED ADMIXTURES. ALL EXTERIOR SLAB ON GROUND SHALL BE AIR-ENTRAINED (6% - 8%); ACCEPTABLE PRODUCTS: EUCLID CHEMICAL AEA-92 OR AIR 40; MASTER BUILDERS MICRO AIR; W. R. GRACE DARAVAR OR DAREX.
6. WATER-REDUCING ADMIXTURE: ASTM C494. TYPE A CONTAINING NOT MORE THAN 0.05% CHLORIDE IONS. ACCEPTABLE PRODUCTS: EUCLID CHEMICAL EUCON SERIES; MASTER BUILDERS POZZOLITH SERIES; W. R. GRACE WROD OR DARACEM SERIES.
7. WATER-REDUCING, RETARDING ADMIXTURE: ASTM C494. TYPE D CONTAINING NOT MORE THAN 0.05% CHLORIDE IONS. ACCEPTABLE PRODUCTS: EUCLID CHEMICAL RETARDER 75; MASTER BUILDERS RETARDER 100; W. R. GRACE DARACEM-100.
8. HIGH RANGE WATER-REDUCING ADMIXTURE (SUPERPLASTICIZER): ASTM C494. TYPE F OR G CONTAINING NOT MORE THAN 0.05% CHLORIDE IONS. ACCEPTABLE PRODUCTS: EUCLID CHEMICAL EUCON 3; MASTER BUILDERS RHEOBUILD 1000; W. R. GRACE DARACEM-100.
9. WATER-REDUCING, NON-CORROSIVE ACCELERATING ADMIXTURE: ASTM C494. TYPE C OR E CONTAINING NOT MORE CHLORIDE IONS THAN ARE PRESENT IN MUNICIPAL DRINKING WATER. THE ADMIXTURE MANUFACTURER MUST HAVE LONG-TERM, NON-CORROSIVE TEST DATA FROM AN INDEPENDENT TESTING LABORATORY (OF AT LEAST A YEAR'S DURATION) USING AN ACCEPTABLE ACCELERATED CORROSION TEST METHOD SUCH AS THAT USING ELECTRICAL POTENTIAL MEASURES. ACCEPTABLE PRODUCTS: EUCLID CHEMICAL ACCUGARD 8090 OR NCA; MASTER BUILDERS NC534 OR POZZUTEC 20; W. R. GRACE POLARSET.
10. PROHIBITED ADMIXTURES:
- a. CALCIUM CHLORIDE OR ADMIXTURES CONTAINING MORE THAN 0.05% CHLORIDE IONS ARE NOT PERMITTED.
- b. FLY ASH IS ONLY PERMITTED IN EXTERIOR SLAB ON GROUND SUBJECT TO ALKALI SILICA REACTIVITY (ASR), UP TO 20% EXCHANGE BY WEIGHT.
11. MACRO-SYNTHETIC FIBERS (EXTERIOR SLAB ON GROUND CONCRETE): COMPLY WITH ASTM C1116. "STRUCTURAL" FIBERS SHALL BE A MINIMUM OF THREE SINGLE COFIBRILAMENT SILEO-FIBRILLATING, POLYPROPYLENE/POLYETHYLENE FIBER WITH A MINIMUM TENSILE STRENGTH OF 75KSI AND MINIMUM LENGTH OF 2 INCHES.
- a. ACCEPTABLE MANUFACTURER: "QUICKJOINT UNV" BY EUCLID CHEMICAL
- b. ACCEPTABLE MANUFACTURER: "TUF-STRAND SF" BY EUCLID CHEMICAL, PHIL BRANDT 877-438-3826 / PBRANDT@EUCLIDCHEMICAL.COM
- B. RELATED MATERIALS:
1. EVAPORATION RETARDER: WATERBORNE, MONOMOLECULAR FILM FORMING, MANUFACTURED FOR APPLICATION TO FRESH CONCRETE.
- a. ACCEPTABLE MANUFACTURER: "EUCOBAR" BY EUCLID CHEMICAL.
2. INTERIOR SLAB ON GROUND CURING: ASTM C309 WITH A MAXIMUM VOC CONTENT OF 350G/L. THE INTERIOR SLAB ON GROUND SHALL BE CURED USING A REDUCED ODOR, DISSIPATING OR REMOVABLE LIQUID MEMBRANE FORMING CURING COMPOUND.
- a. ACCEPTABLE MANUFACTURER: "KUREZ DR VOX" OR "KUREZ DR 100" BY EUCLID CHEMICAL.
3. INTERIOR SLAB ON GROUND SEMI-RIGID POLYUREA JOINT FILLER: COMPLY WITH ACI 302. SHALL BE A TWO (2) COMPONENT, 100% SOLIDS, UV RESISTANT COMPOUND, WITH MINIMUM SHORR "A" HARDNESS OF 80. COLOR TO MATCH ADJACENT CONCRETE SURFACES.
- a. ACCEPTABLE MANUFACTURER: "QUICKJOINT UNV" BY EUCLID CHEMICAL.
4. INTERIOR SLAB ON GROUND LIQUID DENSIFIER/SEALER: SODIUM SILICATE CONTAINING AT LEAST 24% SOLIDS BY WEIGHT.
- a. ACCEPTABLE MANUFACTURER: "EUCO DIAMOND HARD" BY EUCLID CHEMICAL.
- b. PROJECT SERVICE: GENERAL CONTRACTOR SHALL CONTACT THE MANUFACTURER PRIOR TO BIDDING FOR PRICING AND APPLICATION REQUIREMENTS, AND AT LEAST 10 DAYS PRIOR TO APPLICATION OF LIQUID DENSIFIER AND SEALER, FOR JOBSITE SERVICE. IF NECESSARY, THE REPRESENTATIVE WILL BE ON SITE DURING THE FIRST APPLICATION OF LIQUID DENSIFIER/SEALER.
5. EXTERIOR SLAB ON GROUND CURING: ASTM C1315 WITH A MAXIMUM VOC CONTENT OF 700 G/L. ALL EXTERIOR SLAB ON GROUND SHALL BE CURED USING A LIQUID MEMBRANE-FORMING CURING COMPOUND.
- a. ACCEPTABLE MANUFACTURER: "SUPER REZ SEAL" OR "SUPER DIAMOND CLEAR VOX" BY EUCLID CHEMICAL.
6. EXTERIOR SLAB ON GROUND URETHANE JOINT SEALANT: ASTM C920-88, TYPE S, GRADE NS, AND CLASS 25 INDUSTRIAL GUN GRADE POLYURETHANE SEALANT SHALL EXHIBIT A SHORE "A" HARDNESS OF 40 AND AN ELONGATION OF 250%.
- a. ACCEPTABLE MANUFACTURER: "EUCOLASTIC 1 NS/SL" BY EUCLID CHEMICAL.

2.02 CONCRETE MIXES

- A. COMPLY WITH ACI 301 REQUIREMENTS FOR CONCRETE MIXES. CONCRETE MIXES SHALL BE PROPORTIONED ACCORDING TO ACI 301, FOR NORMAL-WEIGHT CONCRETE DETERMINED BY EITHER LABORATORY TRIAL MIX OR FIELD TEST DATA.
- B. COMPRESSIVE STRENGTH:
1. INTERIOR SLAB ON GROUND: 4000 PSI @ 28 DAYS, WITH A MAXIMUM WATER/CEMENT RATIO OF 0.53, UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
2. EXTERIOR SLAB ON GROUND: 4000 PSI @ 28 DAYS, WITH A MAXIMUM WATER/CEMENT RATIO OF 0.45, UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
3. CONCRETE MATERIALS INCLUDED IN THE MIX DESIGN SHALL BE THE SAME MATERIALS PROVIDED TO THE GENERAL CONTRACTOR AND SHALL BE PREPARED BY AN INDEPENDENT TESTING LABORATORY APPROVED BY THE OWNER, PER ACI REQUIREMENTS, IF SUFFICIENT BACKUP DATA IS NOT AVAILABLE. THE LABORATORY MIX SHALL EXCEED THE DESIRED JOG STRENGTH REQUIREMENTS BY 1,200 PSI. FOUR COPIES OF THE MIX SHALL BE SUBMITTED TO THE OWNER BEFORE CONCRETE WORK BEGINS.
- C. SLUMP: CONCRETE SHALL HAVE A MAXIMUM SLUMP OF 5" FOR THE INTERIOR AND EXTERIOR SLABS ON GROUND, UNLESS INDICATED ON DRAWINGS. ALL OTHER CONCRETE SHALL NOT EXCEED A 4" SLUMP.
- D. MACRO-SYNTHETIC FIBER ADDITION: ALL EXTERIOR SLAB ON GROUND SHALL CONTAIN THE SPECIFIED MACRO-SYNTHETIC FIBER USED AT A RATE OF NO LESS THAN 3.0 LBS./CYD. ACTUAL FIBER DOSAGE MAY VARY BASED ON JOB-SITE CONDITIONS AND SHALL BE CALCULATED BY STRENGTH EQUIVALENCY TO CONVENTIONAL REINFORCEMENT REQUIREMENTS. REQUIRED INFORMATION MAY INCLUDE, BUT NOT BE LIMITED TO SITE PREP, SUBBASE, AND CONCRETE PROPERTIES, CURING, AND LOADING CONDITIONS. THE "ENGINEER OF RECORD" SHALL CONTACT EUCLID CHEMICAL TO DISCUSS ACTUAL PROJECT CONDITIONS AND THE RESULTANT REQUIRED FIBER DOSAGE RATE. FIBERS MAY BE ADDED AT PLANT LOCATION OR JOBSITE AND SHALL BE MIXED IN CONCRETE FOR A MINIMUM OF 4 MINUTES.
- EUCLID CONTACT: MIKE MAHONEY: 216-892-8301**
- E. CONFORM WITH REQUIREMENTS IN ACI 301 FOR MEASURING, MIXING, TRANSPORTING, AND PLACING CONCRETE.
1. COOPERATE WITH ALL OTHER TRADES. CONFER WITH ELECTRICAL, MECHANICAL, PLUMBING, CARPENTERS, STEEL WORKERS, ETC. MAKE SURE THAT ALL SLEEVES, ANCHOR, INSERT, CONDUIT, FLOOR BOXES, PIPES, FITTINGS, AND OTHER ITEMS ARE INSTALLED BEFORE PLACING CONCRETE. MAKE PROVISIONS FOR DOOR SADDLES, AND THRESHOLDS.
2. GENERAL CONTRACTOR SHALL ENSURE THE ACCURACY, PLACEMENT, AND ALIGNMENT OF ALL UNDER-SLAB WORK. THE PLACEMENT OF ALL BOXES SHALL BE SQUARE, LEVEL, AND TRUE IN ALL RESPECTS.
3. CONCRETE SHALL BE MIXED AND DELIVERED IN ACCORDANCE WITH THE REQUIREMENTS OF ASTM C94.
4. CLEAN OUT AS SPECIFIED HEREIN, ONCE COMPLETED, THE FLOOR AND COVE BASE SHALL BE SEAMLESS IN FUNCTION AND APPEARANCE.
- a. INSTALL CEMENT WALK BOARD SO THAT THE BOTTOM EDGE IS FLUSH WITH THE FLOOR BOARD SURFACE.
- b. INSTALL CEMENT WALK BOARD TAPE, SIMILAR TO GOLDBLATT PROFESSIONAL CEMENT BOARD TAPE, TO ALL JOINTS OF CEMENT BOARD.
- c. INSTALL FIBER REINFORCED PANELS (FRP) AS REQUIRED. DO NOT APPLY ADHESIVE TO ANY AREAS CONTACTING THE 4" COVE BASE INSTALLATION. DO NOT APPLY WATER TO ANY OF THESE SURFACES PRIOR TO INSTALLATION OF THE EPOXY FLOOR OR COVE.
- d. INSTALL 4" COVE BASE DIRECTLY TO CEMENT BOARD. COVE BASE SHALL COME IN DIRECT CONTACT WITH THE BOTTOM EDGE OF THE FIBER REINFORCED PANELS SO THAT THE FLOOR AND COVE BASE SHALL BE SEAMLESS IN FUNCTION AND APPEARANCE.
- C. TOLERANCES: ACI 117, "SPECIFICATIONS FOR TOLERANCES FOR CONCRETE CONSTRUCTION" AND MATERIALS'. GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH FLOOR TOLERANCE TESTING. A COPY OF THE FINAL FLOOR TOLERANCE REPORT SHALL BE PROVIDED BY THE GENERAL CONTRACTOR TO OWNER WITHIN 24 HOURS OF RECEIVING THE REPORT FROM THE TESTING LABORATORY.
1. ALL PERIMETER AREAS AND EDGES OF THE INTERIOR FLOOR SHALL EXHIBIT THE SAME FINAL FINISH.

- G. EXTERIOR SLAB ON GROUND CONCRETE: CONCRETE SHALL BE DESIGNED TO MEET 4000 PSI COMPRESSIVE STRENGTH @ 28 DAYS AND EXHIBIT -0.04% SHRINKAGE @ 28 DAYS. THE MIX SHALL CONTAIN APPROXIMATELY 12 CUBIC FEET OF 1" TOP SIZE AGGREGATE (#57 STONE), THE SPECIFIED WATER REDUCING ADMIXTURE AND ACHIEVE A W/C RATIO OF 0.45 (MAX). AIR-ENTRAINMENT SHALL BE AS SPECIFIED. PROPOSED MIX DESIGN SHALL BE SIMILAR TO THE FOLLOWING:

INTERIOR SLAB ON GROUND PROTOTYPE MIX:	
CEMENT:	917-564 LBS.
FLY ASH/SLAG	PROHIBITED
COARSE AGGREGATE	12 CUBIC FEET +/- .50 (#57 STONE)
FINE AGGREGATE	7 CUBIC FEET +/- (ADJUST AS NECESSARY)
WATER CONTENT	274 - 238 LBS.
AIR CONTENT	3.0% (MAX)
WATER REDUCER (TYPE AF)	302 - 10.0Z / 100WT +/- (MID-RANGE)
W/C RATIO	0.53 (MAX)
INITIAL SLUMP (WATER)	5" (MAX)
FINAL SLUMP (WITH WATER REDUCER)	3" (MAX)
MAXIMUM SHRINKAGE	< 0.04% @ 28 DAYS

PART 3 - EXECUTION

3.01 INSTALLATION (GENERAL)

- A. BASE MATERIAL: LOCAL STATE DEPARTMENT OF TRANSPORTATION APPROVED ROAD BASE MATERIAL WITH 100 PERCENT PASSING THE 1.5" (38 MM) SIEVE, 15 PERCENT TO 50 PERCENT PASSING THE NO. 4 (75 MM) SIEVE, AND LESS THAN 12 PERCENT PASSING THE NO. 200 SIEVE.
1. INSTALL "CRUSHER RUN" BASE TYPE MATERIAL TO THE MINIMUM COMPACTED THICKNESS AS INDICATED ON THE CONSTRUCTION DOCUMENTS. CRUSHED STONE SHALL BE COMPACTED TO 98% MODIFIED PROCTOR DENSITY IN ACCORDANCE WITH ASTM D1557. THE IN-PLACE DENSITY SHALL BE TESTED FOR COMPLIANCE NO MORE THAN 48 HOURS PRIOR TO CONCRETE PLACEMENT USING ASTM D1556, ASTM D2167, OR ASTM D2922. ONE COPY OF TEST RESULTS SHALL BE FORWARDED TO THE OWNER.
- B. FORMWORK: DESIGN, CONSTRUCT, ERECT, SHORE, BRACE, AND MAINTAIN FORMWORK ACCORDING TO ACI 301.
1. FORMWORK FORM ALL SLABS, STAIRS AND OTHER FORMED CONCRETE WITH METAL FORMS OR 3/4" PLYWOOD. FOR EXPOSED SURFACES USE FORMS WITH AN UNDAMAGED FACE. FORM TIES USED SHALL BE SNAP TIES. CONCRETE RELEASE AGENT SHALL BE A VOC COMPLIANT, LIGHT VISCOSITY, NON-STAINING OIL.
- C. VAPOR RETARDER: ASTM E1643 (IF INDICATED ON DRAWINGS): INSTALL, PROTECT, AND REPAIR VAPOR RETARDER SHEETS. PLACE SHEETS IN POSITION WITH LONGEST DIMENSION PARALLEL WITH DIRECTION OF POUR.
1. PLASTIC VAPOR RETARDER FOR CONCRETE FLOOR SLAB SHALL BE 10-MIL (MINIMUM) POLYETHYLENE. SEAL VAPOR RETARDER COMPLETELY AROUND ALL PIPES AND CONDUITS.
2. REPAIR VAPOR RETARDER DAMAGE PRIOR TO PLACING CONCRETE.
- D. STEEL REINFORCEMENT (IF INDICATED ON DRAWINGS): COMPLY WITH CRSIS "MANUAL OF STANDARD PRACTICE" FOR FABRICATING, PLACING, AND SUPPORTING REINFORCEMENT.
1. DO NOT CUT OR PUNCTURE VAPOR RETARDER. REPAIR DAMAGE AND RESEAL VAPOR RETARDER BEFORE PLACING CONCRETE.
2. INSTALL ALL ANCHORS, TIES, CHAIRS, AND OTHER SUPPORTS AS PER ACI 301/302 REQUIREMENTS, TO ENSURE REINFORCING IS SUPPORTED AT PROPER LOCATIONS. ALL REINFORCING SHALL BE WIRED IN PLACE USING #16 ANNEALED WIRE, WOOD OR CLAY BRICK CHAIRS ARE NOT ACCEPTABLE.
3. WELDED WIRE FABRIC MESH (IF INDICATED ON DRAWINGS) SHALL BE LAPPED A MINIMUM OF 6" AT SIDE LAPS AND SECURED WITH THE WIRES NO MORE THAN 4 FEET ON CENTER.

3.02 CONCRETE PLACEMENT

- A. CARBON MONOXIDE / CARBON DIOXIDE EXPOSURE: IF THE BUILDING IS ENCLOSED AND THE INTERIOR SLAB ON GROUND IS PLACED LAST, GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING INTERIOR SLAB ON GROUND EXPOSURE TO EXCESSIVE EXHAUST GASES CONTAINING CARBON DIOXIDE (CO) OR CARBON MONOXIDE (CO). TO MINIMIZE POTENTIAL DAMAGE TO THE INTERIOR SLAB ON GROUND DURING PLACEMENT AND CURING PERIODS, MAXIMUM CO₂ LEVELS SHALL BE 4,500 PARTS PER MILLION AND MAXIMUM CO LEVELS SHALL BE 15 PARTS PER MILLION. EXHAUST GASES SHALL BE REMOVED FROM THE INTERIOR SLAB ON GROUND WITHIN 5 FEET OF ANY SOURCE OF EXHAUST GASES. UNVENTED COMBUSTION HEATERS SHALL NOT BE IN OPERATION DURING CONCRETE PLACEMENT, AND EQUIPMENT INSIDE THE BUILDING DURING CONCRETE PLACEMENT SHALL BE LIMITED TO THE EQUIPMENT NECESSARY TO PLACE AND FINISH CONCRETE. ONLY ONE CONCRETE TRUCK SHALL BE IN THE BUILDING AT ANY GIVEN TIME, AND UNDER NO CIRCUMSTANCE SHALL THERE BE ANY EARTH MOVING EQUIPMENT, DUMP TRUCKS, GRADING EQUIPMENT, OR ANY OTHER MOTORIZED EQUIPMENT IN OPERATION UNTIL AFTER THE INTERIOR SLAB ON GROUND IS PLACED AND PROTECTED BY SPECIFIED CURING METHOD. CARBON MONOXIDE AND CARBON DIOXIDE SHALL BE CHECKED USING AN APPROPRIATE METER FROM A COMPANY THAT APPEARS TO THE FOLLOWING: CEIA INSTRUMENTS, INC., PHONE (201-967-5660), WEBSITE: WWW.CEIAINSTR.COM.
- E. CONFORM WITH REQUIREMENTS IN ACI 301 FOR MEASURING, MIXING, TRANSPORTING, AND PLACING CONCRETE.
1. COOPERATE WITH ALL OTHER TRADES. CONFER WITH ELECTRICAL, MECHANICAL, PLUMBING, CARPENTERS, STEEL WORKERS, ETC. MAKE SURE THAT ALL SLEEVES, ANCHOR, INSERT, CONDUIT, FLOOR BOXES, PIPES, FITTINGS, AND OTHER ITEMS ARE INSTALLED BEFORE PLACING CONCRETE. MAKE PROVISIONS FOR DOOR SADDLES, AND THRESHOLDS.
2. GENERAL CONTRACTOR SHALL ENSURE THE ACCURACY, PLACEMENT, AND ALIGNMENT OF ALL UNDER-SLAB WORK. THE PLACEMENT OF ALL BOXES SHALL BE SQUARE, LEVEL, AND TRUE IN ALL RESPECTS.
3. CONCRETE SHALL BE MIXED AND DELIVERED IN ACCORDANCE WITH THE REQUIREMENTS OF ASTM C94.
4. CLEAN OUT AS SPECIFIED HEREIN, ONCE COMPLETED, THE FLOOR AND COVE BASE SHALL BE SEAMLESS IN FUNCTION AND APPEARANCE.
- a. INSTALL CEMENT WALK BOARD SO THAT THE BOTTOM EDGE IS FLUSH WITH THE FLOOR BOARD SURFACE.
- b. INSTALL CEMENT WALK BOARD TAPE, SIMILAR TO GOLDBLATT PROFESSIONAL CEMENT BOARD TAPE, TO ALL JOINTS OF CEMENT BOARD.
- c. INSTALL FIBER REINFORCED PANELS (FRP) AS REQUIRED. DO NOT APPLY ADHESIVE TO ANY AREAS CONTACTING THE 4" COVE BASE INSTALLATION. DO NOT APPLY WATER TO ANY OF THESE SURFACES PRIOR TO INSTALLATION OF THE EPOXY FLOOR OR COVE.
- d. INSTALL 4" COVE BASE DIRECTLY TO CEMENT BOARD. COVE BASE SHALL COME IN DIRECT CONTACT WITH THE BOTTOM EDGE OF THE FIBER REINFORCED PANELS SO THAT THE FLOOR AND COVE BASE SHALL BE SEAMLESS IN FUNCTION AND APPEARANCE.
- C. TOLERANCES: ACI 117, "SPECIFICATIONS FOR TOLERANCES FOR CONCRETE CONSTRUCTION" AND MATERIALS'. GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH FLOOR TOLERANCE TESTING. A COPY OF THE FINAL FLOOR TOLERANCE REPORT SHALL BE PROVIDED BY THE GENERAL CONTRACTOR TO OWNER WITHIN 24 HOURS OF RECEIVING THE REPORT FROM THE TESTING LABORATORY.
1. ALL PERIMETER AREAS AND EDGES OF THE INTERIOR FLOOR SHALL EXHIBIT THE SAME FINAL FINISH.

3.03 FORMED SURFACE FINISHES

- A. ROUGH-FORMED FINISH: AS-CAST CONCRETE TEXTURE IMPARTED BY FORM-FACING MATERIALS WITH THE FINISHES AND DETECTIVE AREAS REPAIRS AND PATCHED, AND FINIS AND OTHER PROJECTIONS EXCEEDED 3/4" IN HEIGHT SHALL BE RUBBED DOWN OR CHIPPED OFF.
- B. SMOOTH-FORMED FINISH: AS-CAST CONCRETE TEXTURE IMPARTED BY FORM-FACING MATERIAL, ARRANGED IN AN ORDERLY AND SYMMETRICAL MANNER WITH A MINIMUM OF SEAMS. REPAIR AND PATCH THE HOLES AND DETECTIVE AREAS. REPAIRS AND PATCHES, FINIS AND OTHER PROJECTIONS, ALL EXPOSED CONCRETE WALLS ARE TO BE GROUDED AND HAND RUBBED.
1. APPLY TO CONCRETE SURFACES EXPOSED TO PUBLIC VIEW OR TO BE COVERED WITH A COATING OR COVERING MATERIAL APPLIED DIRECTLY TO CONCRETE, SUCH AS WATERPROOFING, DAMP-PROOFING, VENEER PLASTER, OR PAINTING.
2. DO NOT APPLY RUBBED FINISH TO UNFORMED SURFACES, AND PIERS SHALL HAVE A MAXIMUM AGGREGATE SIZE OF 1" (#57 STONE), AND BEAMS 3/4" (#67 STONE).
3. APPLY SMOOTH-RUBBED FINISH, DEFINED IN ACI 301, TO SMOOTH-FORMED FINISHED CONCRETE.
- C. RELATED UNFORMED SURFACES: AT TOPS OF WALLS, HORIZONTAL OFFSETS, AND SIMILAR UNFORMED SURFACES ADJACENT TO FORMED SURFACES, STRIKE OFF SMOOTH AND FINISH WITH A TEXTURE MATCHING ADJACENT FORMED SURFACES. CONTINUE FINAL SURFACE FINISH TREATMENT TO ALL UNFORMED SURFACES, INCLUDING ALL ACROSS ADJACENT UNFORMED SURFACES, UNLESS OTHERWISE INDICATED.

3.04 CONCRETE FINISHES AND TOLERANCES

- A. GENERAL: UNLESS OTHERWISE NOTED BY OWNER, INTERIOR SLAB ON GROUND SHALL BE CAST IN ONE CONTINUOUS PLACEMENT. CONCRETE SHALL BE PLACED, SCREEDED, RE-STRAIGHTENED, AND FINISHED TO MEET THE SPECIFIED F1 AND F2, TOLERANCE REQUIREMENTS. INTERIOR SLAB ON GROUND MACHINE TROWEL FINISH SHALL BE ACHIEVED WITHIN A 2" TOLERANCE OF ALL WALLS, COLUMNS, AND PARTITIONS. DO NOT WET CONCRETE SURFACES WHILE FINISHING CONCRETE.
1. LASER SCREEDS (REQUIRED), VIBRATORY SCREEDS, HIGHWAY STRAIGHTEDGES AND WOOD OR RESINOUS BULL FLOATS SHALL BE USED TO INITIATE SCREEDING AND FLOATING PROCESS TO FORM A UNIFORM AND OPEN-TEXTURED SURFACE PLANE. BEFORE EXCESS MOISTURE OR BLEED WATER APPEARS ON THE SURFACE, A BACK-UP LASER SCREED IS REQUIRED DURING CONCRETE PLACEMENT OF THE INTERIOR SLAB ON GROUND. REMOVE EXCESS WATER BEFORE STARTING FLOATING OPERATIONS. DO NOT FURTHER DISTURB SURFACES BEFORE STARTING FINISHING OPERATIONS.
2. HIGHWAY STRAIGHTEDGE OPERATIONS SHALL CONTINUE BEFORE, DURING, AND AFTER TROWELING OPERATION, UNTIL THE MINIMUM SPECIFIED FLOOR TOLERANCES ARE ACHIEVED.
3. TROWEL FINISH (INTERIOR SLAB ON GROUND): TROWEL SURFACES WITH TROWEL MACHINES EQUIPPED WITH ADJUSTABLE BLADES. TROWEL THE SURFACE SUFFICIENTLY TO PRODUCE A SMOOTH, TIGHT, ABRASION RESISTANT SURFACE. CARE SHALL BE TAKEN NOT TO OVERWORK OR BURN THE SURFACE. USE 6" WIDE FINISH STYLE STEEL-REINFORCED BLADES ON FINAL PASSES. FINISHING BLADES SHALL BE IN NEW CONDITION AND COMPLETELY CLEAN OF ALL DELETERIOUS MATERIALS.
4. TROWEL FINISH (OTHER FLOOR AREAS): APPLY A HARD TROWEL FINISH TO SURFACES INDICATED AND TO FLOOR AND SLAB SURFACES EXPOSED TO VIEW OR TO BE COVERED WITH RESILIENT FLOORING, CARPET, CERAMIC, OR QUARRY TILE SET OVER A CLEAVAGE MEMBRANE, PAINT, OR ANOTHER THIN FILM-FINISH COATING SYSTEM.
5. HEAVY BROOM FINISH: SIDE YARD, MAIN ENTRY AND EIGHT VESTIBULES, CART STORAGE, RAMPS, APRONS, AND WALKS SHALL RECEIVE A HEAVY BROOM FINISH.
6. PROTECTION: CARE SHALL BE TAKEN TO PROTECT NEWLY PLACED CONCRETE ENTRANCES SHALL INCLUDE CLEAN FLOOR MATS TO PREVENT MUDDY STAINS AND ALL EQUIPMENT ON THE FLOOR SHALL BE EQUIPPED TO PREVENT SPILLS. CUTTING OILS ARE NOT ALLOWED ON THE INTERIOR SLAB ON GROUND AT ANY TIME DURING THE CONSTRUCTION PROCESS.
- B. FET WASH AREA:
1. CONCRETE FINISH AND CURING: DO NOT BROOM FINISH THIS AREA. PLACE AND FINISH CONCRETE AS SPECIFIED IN PARAGRAPH A, "GENERAL FINISHES." SECTION 3.04, "CONCRETE FINISHES AND TOLERANCES." AFTER FINAL TROWELING, CURE USING "KUREZ DR VOX" OR "KUREZ DR 100" AT AN APPLICATION RATE OF 400SF/GALLON.
2. JOINT FILLING: FILL ALL CONTROL JOINTS AS SPECIFIED IN PARAGRAPH B, SECTION 3.07, "INTERIOR SLAB ON GROUND JOINT FILLER."
3. SURFACE PREPARATION: EPOXY FLOOR COATING SYSTEM IS DESIGNED FOR APPLICATION ON CONCRETE SUBSTRATES. NEWLY PLACED CONCRETE SURFACES SHOULD BE CURED FOR A MINIMUM OF 28 DAYS PRIOR TO COATING. CONCRETE SURFACES MUST BE STRUCTURALLY SOUND, FREE OF LOOSE OR DETEIORATED CONCRETE AND FREE OF DUST, DIRT, PAINT, FLUORESCENCE, OIL, AND OTHER CONTAMINANTS. MECHANICALLY ABRASE THE SURFACE TO ACHIEVE A SURFACE PROFILE EQUIVALENT TO CSP 2-3 IN ACCORDANCE WITH ICRI GUIDELINE 302. PROPERLY CLEAN PROFILED AREA. THE PH OF THE SURFACE SHOULD BE CHECKED ACCORDING TO ASTM D 4292. FOLLOWING SURFACE PREPARATION, THE CLEANED SURFACE SHOULD HAVE A MINIMUM SURFACE-TENSILE STRENGTH OF 200 PSI WHEN TESTED WITH AN ELCOMETER OR SIMILAR PULL TESTER (ASTM D 4541).

4. PRODUCTS:
- a. INITIAL COAT: "INCRETE HIGH PERFORMANCE EPOXY" 1-GALLON KIT (GRAY COLOR) BY EUCLID CHEMICAL.
- b. PIGMENTED CHIPS: "INCRETE GRANITE COAT CHIPS" (MICA COLOR) BY EUCLID CHEMICAL.
- c. GROUT COAT: "INCRETE HIGH PERFORMANCE EPOXY" 1-GALLON KIT (CLEAR COLOR) BY EUCLID CHEMICAL.
- d. FIBRIM CARBON DOWNTIME: "INCRETE POLYSEAL POLYSPARTIC" 2-GALLON KIT (CLEAR COLOR) BY EUCLID CHEMICAL.
5. INITIAL COAT MIXING: PRE-MIX "INCRETE HIGH PERFORMANCE EPOXY" (GRAY) PART A AND PART B. MIX BY VOLUME. MIX PART A WITH ONE PART B BY VOLUME OF PART B. MIX PART B AND THEN MIX THOROUGHLY USING A LOW-SPEED DRILL MOTOR AND A "JIFFY" TYPE MIXER. MIX ONLY THE AMOUNT OF MATERIAL THAT CAN BE APPLIED DURING THE POT LIFE. DO NOT ATTEMPT TO USE THE REMAINING MIX. THE MIXED MIXTURE IS NECESSARY TO PLACE AND FINISH CONCRETE. ONLY ONE CONCRETE TRUCK SHALL BE IN THE BUILDING AT ANY GIVEN TIME, AND UNDER NO CIRCUMSTANCE SHALL THERE BE ANY EARTH MOVING EQUIPMENT, DUMP TRUCKS, GRADING EQUIPMENT, OR ANY OTHER MOTORIZED EQUIPMENT IN OPERATION UNTIL AFTER THE INTERIOR SLAB ON GROUND IS PLACED AND PROTECTED BY SPECIFIED CURING METHOD. CARBON MONOXIDE AND CARBON DIOXIDE SHALL BE CHECKED USING AN APPROPRIATE METER FROM A COMPANY THAT APPEARS TO THE FOLLOWING: CEIA INSTRUMENTS, INC., PHONE (201-967-5660), WEBSITE: WWW.CEIAINSTR.COM.
- E. CONFORM WITH REQUIREMENTS IN ACI 301 FOR MEASURING, MIXING, TRANSPORTING, AND PLACING CONCRETE.
1. COOPERATE WITH ALL OTHER TRADES. CONFER WITH ELECTRICAL, MECHANICAL, PLUMBING, CARPENTERS, STEEL WORKERS, ETC. MAKE SURE THAT ALL SLEEVES, ANCHOR, INSERT, CONDUIT, FLOOR BOXES, PIPES, FITTINGS, AND OTHER ITEMS ARE INSTALLED BEFORE PLACING CONCRETE. MAKE PROVISIONS FOR DOOR SADDLES, AND THRESHOLDS.
2. GENERAL CONTRACTOR SHALL ENSURE THE ACCURACY, PLACEMENT, AND ALIGNMENT OF ALL UNDER-SLAB WORK. THE PLACEMENT OF ALL BOXES SHALL BE SQUARE, LEVEL, AND TRUE IN ALL RESPECTS.
3. CONCRETE SHALL BE MIXED AND DELIVERED IN ACCORDANCE WITH THE REQUIREMENTS OF ASTM C94.
4. CLEAN OUT AS SPECIFIED HEREIN, ONCE COMPLETED, THE FLOOR AND COVE BASE SHALL BE SEAMLESS IN FUNCTION AND APPEARANCE.
- a. INSTALL CEMENT WALK BOARD SO THAT THE BOTTOM EDGE IS FLUSH WITH THE FLOOR BOARD SURFACE.
- b. INSTALL CEMENT WALK BOARD TAPE, SIMILAR TO GOLDBLATT PROFESSIONAL CEMENT BOARD TAPE, TO ALL JOINTS OF CEMENT BOARD.
- c. INSTALL FIBER REINFORCED PANELS (FRP) AS REQUIRED. DO NOT APPLY ADHESIVE TO ANY AREAS CONTACTING THE 4" COVE BASE INSTALLATION. DO NOT APPLY WATER TO ANY OF THESE SURFACES PRIOR TO INSTALLATION OF THE EPOXY FLOOR OR COVE.
- d. INSTALL 4" COVE BASE DIRECTLY TO CEMENT BOARD. COVE BASE SHALL COME IN DIRECT CONTACT WITH THE BOTTOM EDGE OF THE FIBER REINFORCED PANELS SO THAT THE FLOOR AND COVE BASE SHALL BE SEAMLESS IN FUNCTION AND APPEARANCE.
- C. TOLERANCES: ACI 117, "SPECIFICATIONS FOR TOLERANCES FOR CONCRETE CONSTRUCTION" AND MATERIALS'. GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH FLOOR TOLERANCE TESTING. A COPY OF THE FINAL FLOOR TOLERANCE REPORT SHALL BE PROVIDED BY THE GENERAL CONTRACTOR TO OWNER WITHIN 24 HOURS OF RECEIVING THE REPORT FROM THE TESTING LABORATORY.
1. ALL PERIMETER AREAS AND EDGES OF THE INTERIOR FLOOR SHALL EXHIBIT THE SAME FINAL FINISH.

LOCATION:	FF TOLERANCE:	FL TOLERANCE:	NOTES:
INTERIOR SLAB ON GROUND COURSE	35	25	TYPE S, SINGLE GROUND COURSE, HARD STEEL TROWEL FINISH.
EXTERIOR SLAB ON GROUND BROOMED	20	17	FLOOR FINISH SHALL BE GROUND BROOMED SURFACES

3.05 CAST-IN-PLACE CONCRETE JOINTS

- A. GENERAL: JOINTS SHALL BE CUT AS INDICATED ON DRAWINGS, AND AS SOON AS THE SLAB WILL SUPPORT THE WEIGHT OF THE SAW AND OPERATOR AND WHEN CUTTING ACTION WILL NOT TEAR, ABRASION OR OTHERWISE DAMAGE THE CONCRETE SURFACE. CUTS MUST BE MADE BEFORE CONCRETE DEVELOPS RANDOM CONTRACTION CRACKS. EMPLOY SUFFICIENT NUMBER OF SAWS AND WORKERS TO COMPLETE CUTTING OF SAW JOINTS WITHIN 2 HOURS AFTER FINAL FINISH OF INTERIOR SLAB ON GROUND. AFTER SAW CUTTING, IMMEDIATELY VACUUM UP AND REMOVE ALL RESIDUES COMPLETELY.
1. CONSTRUCTION JOINTS:
- a. CONSTRUCTION JOINTS SHALL BE TRUE TO LINE WITH FACES PERPENDICULAR TO SURFACE PLANE OF CONCRETE (REFER TO DRAWINGS), SO AS NOT TO IMPAIR STRENGTH OR APPEARANCE OF CONCRETE.
- b. CONSTRUCTION JOINTS SHALL BE PLACED IN GRADE SLAB BE BUTT JOINTS WITH SQUARE PLATE DOWELS. DO NOT USE METAL KEYS.
2. CONTROL JOINTS: FORM WEAKENED-PLANE CONTROL JOINTS, SECTIONING CONCRETE INTO AREAS AS INDICATED.
- a. ALL SAW CUTTING SHALL BE ACCOMPLISHED WITH A "SOFF-CUT" SAW, BY HUSOVARNA CONSTRUCTION PRODUCTS (800-288-5040), EQUIPPED WITH A PATENTED COLOR-CODED, DIAMOND BLADE AND SKD PLATE IN NEW CONDITION. CONCRETE SUBCONTRACTOR MUST HAVE DOCUMENTED SUCCESSFUL EXPERIENCE IN THE USE OF THIS METHOD PRIOR TO THIS PROJECT. USING A 1/8" THICK BLADE, CUT THE INTERIOR SLAB ON GROUND TO A MINIMUM OF 1/2" DEEP FOR 4" THICK SLABS AND 1/4" FOR 3" THICK SLABS. WHITE CHALK LINES AND CONCRETE DUST SHALL BE REMOVED COMPLETELY AND IMMEDIATELY AFTER CUTTING OPERATION.
1. RANDOM DEPTH CHECKS SHALL BE PERFORMED BY AN INDEPENDENT TESTING COMPANY TO CONFIRM THAT THE SPECIFIED DEPTH OF CUT IS MADE, ANY CUT(S) FOUND TO BE LESS THAN PROPER DEPTH SHALL BE RE-CUT TO THE PROPER DEPTH AND FILLED WITH THE SPECIFIED JOINT FILLER.
2. ISOLATION JOINTS: INSTALL JOINT-FILLER STRIPS AT JUNCTIONS WITH SLABS-ON-GRADE AND VERTICAL SURFACES, SUCH AS COLUMN PEEDESTALS, FOUNDATION WALLS, GRADE BEAMS, AND OTHER LOCATIONS, AS INDICATED.
- a. EXTEND JOINT FILLERS FULL WIDTH AND DEPTH OF JOINT, TERMINATING FLUSH WITH FINISHED CONCRETE SURFACE, UNLESS OTHERWISE INDICATED.

3.06 INTERIOR SLAB ON GROUND PROTECTION AND CURING

- A. PROTECTION: PROTECT FRESHLY PLACED CONCRETE FROM PREMATURE DRYING AND EXCESSIVE COLD OR HOT TEMPERATURES. COMPLY WITH ACI 305 FOR HOT-WEATHER PROTECTION AND ACI 306 FOR COLD-WEATHER PROTECTION DURING PLACING AND CURING. OR CONCRETE PLACEMENT DURING HOT, DRY, AND WINDY CONDITIONS, GENERAL CONTRACTOR SHALL USE THE SPECIFIED EVAPORATION RETARDER AS PER MANUFACTURER INSTRUCTIONS TO MAINTAIN A MOIST CONDITION AND TO MINIMIZE PLASTIC DRYING SHRINKAGE CRACKING.
- B. INTERIOR SLAB ON GROUND CONCRETE CURING: THE INTERIOR SLAB ON GROUND SHALL BE CURED USING THE SPECIFIED LIQUID MEMBRANE-FORMING CURING COMPOUND. ALL APPLICATIONS SHALL BE MADE BY A TRAINED APPLICATOR IMMEDIATELY FOLLOWING FINAL FINISH. THE CONCRETE AND AIR TEMPERATURE SHALL BE ABOVE 50°F. SURFACE SHALL BE DAMP, BUT NOT WET AND CAN NO LONGER BE MARKED BY WALKING WORKMEN. APPLY "KUREZ DR VOX" OR "KUREZ DR 100" AT AN APPLICATION RATE OF 400 SF/GALLON.
- C. INTERIOR SLAB ON GROUND PROTECTION: TAKE THE FOLLOWING MEASURES TO PROTECT THE INTERIOR SLAB ON GROUND:
1. WRAP OR DIAPER ALL MOTORIZED AND HYDRAULIC EQUIPMENT TO PREVENT FLUID LEAKS.
2. PROVIDE NON-MARKING TIRES ON RUBBER-TIZED VEHICLES OR EQUIP RUBBER TIRES WITH THE BOOTS MADE OF NYLON FABRIC.
3. PROVIDE MATS AT ALL ENTRANCES TO PREVENT MUDDY STAINS.
- D. EXTERIOR SLAB ON GROUND CONCRETE CURING: ALL EXTERIOR SLAB ON GROUND SHALL BE CURED USING THE SPECIFIED LIQUID MEMBRANE-FORMING CURING COMPOUND. APPLICATION SHALL BE MADE BY A TRAINED APPLICATOR IMMEDIATELY FOLLOWING FINAL FINISH. CONCRETE AND AIR TEMPERATURE SHALL BE ABOVE 50°F. SURFACE SHALL BE CLEAN AND DAMP, BUT NOT WET AND CAN NO LONGER BE MARKED BY WALKING WORKMEN. APPLY "SUPER REZ SEAL" OR "SUPER DIAMOND CLEAR VOX" AT AN APPLICATION RATE OF 400 SF/GALLON.

3.07 INTERIOR SLAB ON GROUND JOINT FILLER, LIQUID DENSIFIER / SEALER AND POLISHING PROCESS

- A. GENERAL: DO NOT COMMENCE INSTALLATION OF SEMI-RIGID POLYUREA JOINT FILLER, LIQUID DENSIFIER / SEALER AND POLISHING PROCESSES UNTIL THE BUILDING IS COMPLETELY ENCLOSED, PERMANENT POWER AND LIGHTING IS OPERATING, AND THE BUILDING IS THERMOSTATICALLY CONTROLLED. INSTALLATION OF THESE MATERIALS SHALL COMMENCE APPROXIMATELY TWO WEEKS PRIOR TO "FIXTURE DATE".

- B. JOINT FILLER INSTALLATION: COMPLY WITH ACI 302 AS APPLICABLE TO MATERIALS, APPLICATIONS, AND CONDITIONS.
1. SURFACE CLEANING OF JOINTS: CLEAN SAWN JOINTS PRIOR TO INSTALLING JOINT FILLER. REMOVE FOREIGN MATERIAL THAT MAY INTERFERE WITH ADHESION OF JOINT FILLER BY BRUSHING, GRINDING, BLAST CLEANING, MECHANICAL ABRADING, OR COMBINATION OF THESE METHODS TO PRODUCE A CLEAN, SOUND SUBSTRATE CAPABLE OF DEVELOPING OPTIMAL ADHESION OF JOINT FILLER. REMOVE LOOSE PARTICLES MANUALLY OR ABOVE CLEANING OPERATIONS BY VACUUMING OR BLOWING OUT JOINTS WITH OIL-FREE COMPRESSED AIR. ALSO REMOVE ALL LAITANCE AND FORM-RELEASE AGENTS FROM JOINTS. SURFACES MUST BE CLEAN AND NONPOROUS. SURFACES WITH CHEMICAL CLEANERS OR OTHER MEANS THAT DO NOT STAIN, HARM SUBSTRATES, OR LEAVE RESIDUES TO INTERFERE WITH ADHESION OF JOINT SEALANTS. ALL SURFACES TO BE FILLED SHALL BE CLEAN AND DRY.
2. MIXING: JOINT FILLING IS A TWO-PART PRODUCT. MIXING MACHINE MIXER AND PLACEMENT PREMIX PART "B" SEPARATELY BEFORE USING. FOLLOW PUMP MANUFACTURER'S EQUIPMENT INSTRUCTIONS.
3. PLACEMENT: FOR PROPER LOAD TRANSFER, JOINTS MUST BE FILLED FULL DEPTH, BUT IN NO CASE SHOULD THE JOINT FILLER BE ANY LESS THAN 1" DEEP IN THE JOINT. NO BACKER ROD IS ALLOWED. JOINTS SHOULD BE OVERFILLED AND SHAVED LEVEL WITH THE SURFACE. CURE THE FLOOR JOINTS A FLAT, SMOOTH APPEARANCE.
4. JOINT FILLER SEPARATION: THE TRAINED JOINT FILLING APPLICATOR SHALL INCLUDE IN THEIR BID A COST PER LINEAR FOOT TO MAKE ONE RETURN TRIP TO RE-FILL JOINTS. IF JOINT FILLER IS OVERFILLED, THE EXCESS MUST BE REMOVED. IF THE JOINT FILLER IS CONCAVE, CHATTERED OR IF VOIDS OCCUR, THIS SHALL TAKE PLACE ONE WEEK PRIOR TO GRAND OPENING, OR AT OWNER'S REQUEST.
- C. INITIAL CLEANING FOR LIQUID DENSIFIER AND SEALER APPLICATION: THOROUGHLY CLEAN THE INTERIOR SLAB ON GROUND PRIOR TO THE INITIAL APPLICATION OF LIQUID DENSIFIER/SEALER AND POLISHING PROCESS. COMPLETELY REMOVE THE REMNANTS OF THE SPECIFIED DISAPPEARING OR REMOVABLE CURING COMPOUND FROM THE FLOOR SURFACE. THE FOLLOWING TREATMENT SHALL BE APPLIED TO THE FLOOR TO ALLOW FOR AN EVEN SCATCH PATTERN. CLEAN FLOOR THOROUGHLY AFTER THIS PASS.
1. POLISHING PROCESS AND APPLICATION OF LIQU

SECTION 07 21 00 - THERMAL INSULATION

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. BOARD INSULATION AT CAVITY WALL CONSTRUCTION, PERIMETER FOUNDATION WALL, OVER ROOF DECK, OVER ROOF SHEATHING, AND EXTERIOR WALL BEHIND INTERIOR WALL FINISH.
- B. BATT INSULATION AND VAPOR RETARDER IN EXTERIOR WALL, CEILING, AND ROOF CONSTRUCTION.
- C. BATT INSULATION FOR FILLING PERIMETER WINDOW AND DOOR SHIM SPACES AND CREVICES IN EXTERIOR WALL AND ROOF.

1.02 RELATED REQUIREMENTS

- A. SECTION 06 10 00 - ROUGH CARPENTRY: SUPPORTING CONSTRUCTION FOR BATT INSULATION.
- B. SECTION 07 25 25 - WEATHER BARRIERS: SEPARATE AIR BARRIER AND VAPOR RETARDER MATERIALS.
- C. SECTION 09 21 16 - GYPSUM BOARD ASSEMBLIES: ACOUSTIC INSULATION INSIDE WALLS AND PARTITIONS.

1.03 REFERENCE STANDARDS

- A. ASTM C578 - STANDARD SPECIFICATION FOR RIGID, CELLULAR POLYSTYRENE THERMAL INSULATION; 2018.
- B. ASTM C665 - STANDARD SPECIFICATION FOR MINERAL-FIBER BLANKET THERMAL INSULATION FOR LIGHT FRAME CONSTRUCTION AND MANUFACTURED HOUSING; 2017.
- C. ASTM E64 - STANDARD TEST METHOD FOR SURFACE BURNING CHARACTERISTICS OF BUILDING MATERIALS; 2018.
- D. ASTM E136 - STANDARD TEST METHOD FOR BEHAVIOR OF MATERIALS IN A VERTICAL TUBE FURNACE AT 750 DEGREES C; 2019.
- E. NFPA 285 - STANDARD FIRE TEST METHOD FOR EVALUATION OF FIRE PROPAGATION CHARACTERISTICS OF EXTERIOR NON-LOAD-BEARING WALL ASSEMBLIES CONTAINING COMBUSTIBLE COMPONENTS; 2019.

1.04 FIELD CONDITIONS

- A. DO NOT INSTALL INSULATION ADHESIVES WHEN TEMPERATURE OR WEATHER CONDITIONS ARE DETRIMENTAL TO SUCCESSFUL INSTALLATION.

PART 2 PRODUCTS

2.01 APPLICATIONS

- A. INSULATION INSIDE MASONRY CAVITY WALLS: EXTRUDED POLYSTYRENE (XPS) CARBON BLACK BOARD.
- B. INSULATION OVER METAL STUD FRAMED WALLS, CONTINUOUS, POLYISO LAMINATED SHEATHING BOARD.
- C. INSULATION IN WOOD AND METAL FRAMED WALLS: BATT INSULATION WITH SEPARATE VAPOR RETARDER.
- D. INSULATION OVER ROOF DECK: EXTRUDED POLYSTYRENE (XPS) BOARD.

2.02 FOAM BOARD INSULATION MATERIALS

- A. TERMITE-RESISTANT EXPANDED POLYSTYRENE (EPS) BOARD INSULATION: COMPLIES WITH ASTM C578.
 - 1. FLAME SPREAD INDEX (FSI): CLASS A - 0 TO 25, WHEN TESTED IN ACCORDANCE WITH ASTM E84.
 - 2. SMOKE DEVELOPED INDEX (SDI): 450 OR LESS, WHEN TESTED IN ACCORDANCE WITH ASTM E84.
- B. EXTRUDED POLYSTYRENE (XPS) BOARD INSULATION: COMPLIES WITH ASTM C578 WITH EITHER NATURAL SKIN OR CUT CELL SURFACES.
 - 1. TYPE AND COMPRESSIVE RESISTANCE: TYPE IV, 25 PSI (173 KPA), MINIMUM.
 - 2. FLAME SPREAD INDEX (FSI): CLASS A - 0 TO 25, WHEN TESTED IN ACCORDANCE WITH ASTM E84.
 - 3. SMOKE DEVELOPED INDEX (SDI): 450 OR LESS, WHEN TESTED IN ACCORDANCE WITH ASTM E84.
 - 4. TYPE AND THERMAL RESISTANCE, R-VALUE: TYPE IV, 5.0 (0.88) PER 1 INCH THICKNESS AT 75 DEGREES F MEAN TEMPERATURE.
- C. COMPLIES WITH FIRE RESISTANCE REQUIREMENTS INDICATED ON DRAWINGS AS PART OF AN EXTERIOR NON-LOAD-BEARING EXTERIOR WALL ASSEMBLY WHEN TESTED IN ACCORDANCE WITH NFPA 285.
- D. MANUFACTURERS:
 - 1. KINGSpan INSULATION LLC, GREENGUARD XPS TYPE IV, 25 PSI
 - 2. OWENS CORNING CORPORATION; FOAMULAR EXTRUDED POLYSTYRENE (XPS) INSULATION
 - 3. DUPONT STYROFOAM SCOREBOARD TYPE IV.
- E. EXTRUDED POLYSTYRENE (XPS) CAVITY WALL INSULATION BOARD: COMPLIES WITH ASTM C578, AND MANUFACTURED USING CARBON BLACK TECHNOLOGY.
 - 1. TYPE AND COMPRESSIVE RESISTANCE: TYPE IV, 25 PSI (173 KPA), MINIMUM.
 - 2. FLAME SPREAD INDEX (FSI): CLASS A - 0 TO 25, WHEN TESTED IN ACCORDANCE WITH ASTM E84.
 - 3. SMOKE DEVELOPED INDEX (SDI): 450 OR LESS, WHEN TESTED IN ACCORDANCE WITH ASTM E84.
 - 4. TYPE AND THERMAL RESISTANCE, R-VALUE: TYPE IV, 5.0 (0.88), MINIMUM, PER 1 INCH THICKNESS AT 75 DEGREES F MEAN TEMPERATURE.
 - 5. BOARD SIZE: 15-3/4 INCH BY 96 INCH.
 - 6. BOARD THICKNESS: PER DRAWINGS INCH.
 - 7. BOARD EDGES: SQUARE.

2.03 BATT INSULATION MATERIALS

- A. WHERE BATT INSULATION IS INDICATED, EITHER GLASS FIBER OR MINERAL FIBER BATT INSULATION MAY BE USED, AT CONTRACTOR'S OPTION.
- B. GLASS FIBER BATT INSULATION: FLEXIBLE PREFORMED BATT OR BLANKET, COMPLYING WITH ASTM C665; FRICTION FIT, COMBUSTIBILITY: 1. NON-COMBUSTIBLE, WHEN TESTED IN ACCORDANCE WITH ASTM E136, EXCEPT FOR FACING, IF ANY.
- C. THICKNESS: 6 INCH.
- D. MANUFACTURERS:
 - 1. CERTANTEED CORPORATION; WWW.CERTANTEED.COM
 - 2. OWENS CORNING CORPORATION; ECOTOUCH PINK FIBERGLAS INSULATION
- E. MINERAL FIBER BATT INSULATION: FLEXIBLE OR SEMI-RIGID PREFORMED BATT OR BLANKET, COMPLYING WITH ASTM C665; FRICTION FIT, UNFACED FLAME SPREAD INDEX OF 0 (ZERO) WHEN TESTED IN ACCORDANCE WITH ASTM E84.
 - 1. SMOKE DEVELOPED INDEX: 0 (ZERO), WHEN TESTED IN ACCORDANCE WITH ASTM E84.

2.04 ACCESSORIES

- A. SHEET VAPOR RETARDER: SPECIFIED IN SECTION 07 25 00.

PART 3 EXECUTION

3.01 EXAMINATION

- A. VERIFY THAT SUBSTRATE, ADJACENT MATERIALS, AND INSULATION MATERIALS ARE DRY AND THAT SUBSTRATES ARE READY TO RECEIVE INSULATION.
- B. VERIFY SUBSTRATE SURFACES ARE FLAT, FREE OF HONEYCOMB, FINS, IRREGULARITIES, OR MATERIALS OR SUBSTANCES THAT MAY IMPEDE ADHESIVE BOND.

3.02 BOARD INSTALLATION AT EXTERIOR WALLS

- A. INSTALL BOARDS HORIZONTALLY ON WALLS.
- B. CUT AND FIT INSULATION TIGHTLY TO PROTRUSIONS OR INTERRUPTIONS TO THE INSULATION PLANE.

3.03 BOARD INSTALLATION AT CAVITY WALLS

- A. INSTALL BOARDS TO FIT SNUGLY BETWEEN WALL TIES.
- B. INSTALL BOARDS HORIZONTALLY ON WALLS.
- C. CUT AND FIT INSULATION TIGHTLY TO PROTRUSIONS OR INTERRUPTIONS TO THE INSULATION PLANE.

3.04 BATT INSTALLATION

- A. INSTALL INSULATION AND VAPOR RETARDER IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
- B. INSTALL IN EXTERIOR WALL AND ROOF SPACES WITHOUT GAPS OR VOIDS, DO NOT COMPRESS INSULATION.
- C. TRIM INSULATION NEATLY TO FIT SPACES. INSULATE MISCELLANEOUS GAPS AND VOIDS.
- D. FIT INSULATION TIGHTLY IN CAVITIES AND TIGHTLY TO EXTERIOR SIDE OF MECHANICAL AND ELECTRICAL SERVICES WITHIN THE PLANE OF THE INSULATION.

3.05 PROTECTION

- A. DO NOT PERMIT INSTALLED INSULATION TO BE DAMAGED PRIOR TO ITS CONCEALMENT.

END OF SECTION

SECTION 07 25 00 - WEATHER BARRIERS

PART 1 GENERAL

1.01 SECTION INCLUDES

A. WATER-RESISTIVE BARRIER: UNDER EXTERIOR WALL CLADDING, OVER SHEATHING OR OTHER SUBSTRATE; NOT AIR TIGHT OR VAPOR RETARDANT.

B. AIR RETARDERS: MATERIALS TO MAKE EXTERIOR WALLS, JOINTS BETWEEN EXTERIOR WALLS AND ROOF, AND JOINTS AROUND FRAMES OF OPENINGS IN EXTERIOR WALLS WATER VAPOR RESISTANT AND AIR TIGHT.

C. AIR BARRIERS: MATERIALS THAT FORM A SYSTEM TO STOP PASSAGE OF AIR THROUGH EXTERIOR WALLS, JOINTS BETWEEN EXTERIOR WALLS AND ROOF, JOINTS AROUND FRAMES OF OPENINGS IN EXTERIOR WALLS.

1.02 RELATED REQUIREMENTS

A. SECTION 09 21 16 - GYPSUM BOARD ASSEMBLIES: WATER-RESISTIVE BARRIER UNDER EXTERIOR CLADDING.

1.03 DEFINITIONS

A. WEATHER BARRIER: ASSEMBLIES THAT FORM EITHER WATER-RESISTIVE BARRIERS, AIR BARRIERS, OR VAPOR RETARDERS.

B. AIR BARRIER: AIR TIGHT BARRIER MADE OF MATERIAL THAT IS RELATIVELY AIR IMPERMEABLE BUT WATER VAPOR PERMEABLE, BOTH TO THE DEGREE SPECIFIED, WITH SEALED SEAMS AND WITH SEALED JOINTS TO ADJACENT SURFACES. NOTE: FOR THE PURPOSES OF THIS SPECIFICATION, VAPOR IMPERMEABLE AIR BARRIERS ARE CLASSIFIED AS VAPOR RETARDERS.

C. VAPOR RETARDER: A WEATHER BARRIER MADE OF MATERIAL THAT IS RELATIVELY WATER VAPOR IMPERMEABLE, TO THE DEGREE SPECIFIED, WITH SEALED SEAMS AND WITH SEALED JOINTS TO ADJACENT SURFACES.

D. 1. WATER VAPOR PERFORMANCE: FOR PURPOSES OF CONVERSION, 57.2 NG/(PA S SQ M) = 1 PERM.
2. WATER-RESISTIVE BARRIER: WATER-SHEDDING BARRIER MADE OF MATERIAL THAT IS MOISTURE RESISTANT, TO THE DEGREE SPECIFIED, INTENDED TO BE INSTALLED TO SHED WATER WITHOUT SEALED SEAMS.

1.04 FIELD CONDITIONS

A. MAINTAIN TEMPERATURE AND HUMIDITY RECOMMENDED BY THE MATERIALS MANUFACTURERS BEFORE, DURING AND AFTER INSTALLATION.

PART 2 PRODUCTS

2.01 WEATHER BARRIER ASSEMBLIES

A. WATER-RESISTIVE BARRIER: PROVIDE ON EXTERIOR WALLS UNDER EXTERIOR CLADDING.

B. EXTERIOR VAPOR RETARDER:

- ON OUTSIDE SURFACE OF INSIDE WYTHE OF MASONRY CAVITY WALL, USE VAPOR RETARDER COATING.
- ON OUTSIDE SURFACE OF SHEATHING USE VAPOR RETARDER COATING.
- ON UNDER SIDE OF ELEVATED FLOORS OVER ENCLOSED SOFFIT SPACE USE VAPOR RETARDER COATING.

2.02 AIR BARRIER MATERIALS (AIR AND VAPOR BARRIER)

A. AIR AND VAPOR BARRIER SHEET:

- AIR PERFORMANCE: 0.004 CFM/SQ FT, MAXIMUM, WHEN TESTED IN ACCORDANCE WITH ASTM E2178.
- WATER VAPOR PERFORMANCE: 0.1 PERM, MAXIMUM, WHEN TESTED IN ACCORDANCE WITH ASTM E96/E96M PROCEDURE A (DESICCANT METHOD) AT 73.4 DEGREES F.
- WATER PENETRATION RESISTANCE AROUND NAILS: PASS, WHEN TESTED IN ACCORDANCE WITH ASTM D1970/D1970M.
- SURFACE BURNING CHARACTERISTICS: FLAME SPREAD INDEX OF 25 OR LESS, SMOKE DEVELOPED INDEX OF 450 OR LESS (CLASS A), WHEN TESTED IN ACCORDANCE WITH ASTM E84.
- SEAM AND PERIMETER TAPE: AS RECOMMENDED BY SHEET MANUFACTURER.

2.03 ACCESSORIES

A. SEALANTS, TAPES, AND ACCESSORIES FOR SEALING WEATHER BARRIER AND SEALING WEATHER BARRIER TO ADJACENT SUBSTRATES: AS SPECIFIED OR AS RECOMMENDED BY WEATHER BARRIER MANUFACTURER.

B. FLEXIBLE FLASHING: SELF-ADHESIVE SHEET FLASHING COMPLYING WITH ASTM D1970/D1970M, EXCEPT SLIP RESISTANCE REQUIREMENT IS WAIVED IF NOT INSTALLED ON A ROOF.

PART 3 EXECUTION

3.01 EXAMINATION

A. VERIFY THAT SURFACES AND CONDITIONS ARE READY TO ACCEPT THE WORK OF THIS SECTION.

3.02 PREPARATION

A. REMOVE PROJECTIONS, PROTRUDING FASTENERS, AND LOOSE OR FOREIGN MATTER THAT MIGHT INTERFERE WITH PROPER INSTALLATION.

B. CLEAN AND PRIME SUBSTRATE SURFACES TO RECEIVE ADHESIVES IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

3.03 INSTALLATION

A. INSTALL MATERIALS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

B. WATER-RESISTIVE BARRIERS: INSTALL CONTINUOUS BARRIER OVER SURFACES INDICATED, WITH SHEETS LAPPED TO SHED WATER BUT WITH SEAMS NOT SEALED.

C. AIR BARRIERS: INSTALL CONTINUOUS AIR/TIGHT BARRIER OVER SURFACES INDICATED, WITH SEALED SEAMS AND WITH SEALED JOINTS TO ADJACENT SURFACES.

D. VAPOR RETARDERS: INSTALL CONTINUOUS AIR/TIGHT BARRIER OVER SURFACES INDICATED, WITH SEALED SEAMS AND WITH SEALED JOINTS TO ADJACENT SURFACES.

E. MECHANICALLY FASTENED SHEETS - ON EXTERIOR:

- INSTALL SHEETS SINGLE-FASHION TO SHED WATER, WITH SEAMS GENERALLY HORIZONTAL.
- OVERLAP SEAMS AS RECOMMENDED BY MANUFACTURER BUT AT LEAST 6 INCHES.
- OVERLAP AT OUTSIDE AND INSIDE CORNERS AS RECOMMENDED BY MANUFACTURER BUT AT LEAST 12 INCHES.
- INSTALL AIR BARRIER AND VAPOR RETARDER UNDERNEATH THE JAMB FLASHINGS.
- INSTALL HEAD FLASHINGS UNDER WEATHER BARRIER.
- AT OPENINGS TO BE FILLED WITH FRAMES HAVING NAILING FLANGES, WRAP EXCESS SHEET INTO OPENING, AT HEAD, SEAL SHEET OVER FLANGE AND FLASHING.

F. COATINGS:

- PREPARE SUBSTRATE IN MANNER RECOMMENDED BY COATING MANUFACTURER; TREAT JOINTS IN SUBSTRATE AND BETWEEN DISSIMILAR MATERIALS AS RECOMMENDED BY MANUFACTURER.
- USE FLASHING TO SEAL TO ADJACENT CONSTRUCTION AND TO BRIDGE JOINTS.

G. OPENINGS AND PENETRATIONS IN EXTERIOR WEATHER BARRIERS

- INSTALL FLASHING OVER SILLS, COVERING ENTIRE SILL FRAME MEMBER, EXTENDING AT LEAST 5 INCHES ONTO WEATHER BARRIER AND AT LEAST 6 INCHES UP JAMBS; MECHANICALLY FASTEN STRETCHED EDGES.
- AT OPENINGS TO BE FILLED WITH FRAMES HAVING NAILING FLANGES, SEAL HEAD AND JAMB FLANGES USING A CONTINUOUS BEAD OF SEALANT COMPRESSED BY FLANGE AND COVER FLANGES WITH SEALING TAPE AT LEAST 4 INCHES WIDE, DO NOT SEAL SILL FLANGE.
- AT OPENINGS TO BE FILLED WITH NON-FLANGED FRAMES, SEAL WEATHER BARRIER TO EACH SIDE OF OPENING FRAMING, USING FLASHING AT LEAST 3 INCHES WIDE, COVERING ENTIRE DEPTH OF FRAMING.
- AT HEAD OF OPENINGS, INSTALL FLASHING UNDER WEATHER BARRIER EXTENDING AT LEAST 2 INCHES BEYOND FACE OF JAMBS; SEAL WEATHER BARRIER TO FLASHING.
- AT INTERIOR FACE OF OPENINGS, SEAL GAP BETWEEN WINDOW/DOOR FRAME AND ROUGH FRAMING, USING JOINT SEALANT OVER BACKER ROD.
- SERVICE AND OTHER PENETRATIONS: FORM FLASHING AROUND PENETRATING ITEM AND SEAL TO WEATHER BARRIER SURFACE.

3.04 PROTECTION

A. DO NOT LEAVE MATERIALS EXPOSED TO WEATHER LONGER THAN RECOMMENDED BY MANUFACTURER.

END OF SECTION

SECTION 09 21 16 - GYPSUM BOARD ASSEMBLIES

PART 1 GENERAL	
1.01 SECTION INCLUDES	A. PERFORMANCE CRITERIA FOR GYPSUM BOARD ASSEMBLIES. B. METAL STUD WALL FRAMING. C. WOOD STUD WALL FRAMING. D. ACOUSTIC INSULATION. E. GYPSUM WALLBOARD. F. JOINT TREATMENT AND ACCESSORIES.
1.02 RELATED REQUIREMENTS	A. SECTION 06 10 00 - ROUGH CARPENTRY: BUILDING FRAMING AND SHEATHING. B. SECTION 06 10 01 - ROUGH CARPENTRY: WOOD BLOCKING PRODUCT AND EXECUTION REQUIREMENTS. C. SECTION 07 21 00 - THERMAL INSULATION: ACOUSTIC INSULATION. D. SECTION 09 22 16 - NON-STRUCTURAL METAL FRAMING.
1.03 REFERENCE STANDARDS	A. ASTM B221 - STANDARD SPECIFICATION FOR ALUMINUM AND ALUMINUM-ALLOY EXTRUDED BARS, RODS, WIRE, PROFILES, AND TUBES; 2014. B. ASTM C475/C475M - STANDARD SPECIFICATION FOR JOINT COMPOUND AND JOINT TAPE FOR FINISHING GYPSUM BOARD; 2017. C. ASTM C587 - STANDARD SPECIFICATION FOR ADHESIVES FOR FASTENING GYPSUM WALLBOARD TO WOOD FRAMING; 2003 (REAPPROVED 2017). D. ASTM C645 - STANDARD SPECIFICATION FOR NONSTRUCTURAL STEEL FRAMING MEMBERS; 2018. E. ASTM C754 - STANDARD SPECIFICATION FOR INSTALLATION OF STEEL FRAMING MEMBERS TO RECEIVE SCREW-ATTACHED GYPSUM PANEL PRODUCTS; 2018. F. ASTM C840 - STANDARD SPECIFICATION FOR APPLICATION AND FINISHING OF GYPSUM BOARD; 2019A. G. ASTM C954 - STANDARD SPECIFICATION FOR STEEL DRILL SCREWS FOR THE APPLICATION OF GYPSUM PANEL PRODUCTS OR METAL PLASTER BASES TO STEEL STUDS FROM 0.033 IN. (0.84 MM) TO 0.112 IN. (2.84 MM) IN THICKNESS; 2018. H. ASTM C1002 - STANDARD SPECIFICATION FOR STEEL SELF-PIERCING TAPPING SCREWS FOR APPLICATION OF GYPSUM PANEL PRODUCTS OR METAL PLASTER BASES TO WOOD STUDS OR STEEL STUDS; 2018. I. ASTM C1047 - STANDARD SPECIFICATION FOR ACCESSORIES FOR GYPSUM WALLBOARD AND GYPSUM VENEER BASE; 2014A (REAPPROVED 2019). J. ASTM C1178X/1178M - STANDARD SPECIFICATION FOR GLASS MAT WATER-RESISTANT GYPSUM BACKING PANEL; 2013. K. ASTM C1396/1396M - STANDARD SPECIFICATION FOR GYPSUM BOARD; 2017. L. ASTM C1629/C1629M - STANDARD CLASSIFICATION FOR ABUSE-RESISTANT NONDECORATED INTERIOR GYPSUM PANEL PRODUCTS AND FIBER-REINFORCED CEMENT PANELS; 2018A. M. ASTM C1658/1658M - STANDARD SPECIFICATION FOR COATED GLASS MAT GYPSUM PANELS; 2019. N. ASTM D3273 - STANDARD TEST METHOD FOR RESISTANCE TO GROWTH OF MOLD ON THE SURFACE OF INTERIOR COATINGS IN AN ENVIRONMENTAL CHAMBER; 2016. O. ASTM E84 - STANDARD TEST METHOD FOR SURFACE BURNING CHARACTERISTICS OF BUILDING MATERIALS; 2018. P. GA-216 - APPLICATION AND FINISHING OF GYPSUM PANEL PRODUCTS; 2016.
PART 2 PRODUCTS	
2.01 GYPSUM BOARD ASSEMBLIES	A. PROVIDE COMPLETED ASSEMBLIES COMPLYING WITH ASTM C840 AND GA-216. B. INTERIOR PARTITIONS, INDICATED AS SOUND-RATED: PROVIDE COMPLETED ASSEMBLIES WITH THE FOLLOWING CHARACTERISTICS PER DRAWINGS 1. ACOUSTIC ATTENUATION: STC OF 45-49 CALCULATED IN ACCORDANCE WITH ASTM E413, BASED ON TESTS CONDUCTED IN ACCORDANCE WITH ASTM E90.
2.02 METAL FRAMING MATERIALS	A. MANUFACTURERS - METAL FRAMING, CONNECTORS, AND ACCESSORIES: 1. CLARK DIETRICH: www.clarkdietrich.com 2. SIMILAR AS APPROVED BY OWNER. B. NON-STRUCTURAL FRAMING SYSTEM COMPONENTS: ASTM C645; GALVANIZED SHEET STEEL, OF SIZE AND PROPERTIES NECESSARY TO COMPLY WITH ASTM C754 FOR THE SPACING INDICATED, WITH MAXIMUM DEFLECTION OF WALL FRAMING OF 1/8" AT 5 PSF. 1. STUDS: "C" SHAPED WITH KNURLED OR EMBOSSED FACES. 2. RUNNERS: U SHAPED; SIZED TO MATCH STUDS. C. NON-STRUCTURAL FRAMING ACCESSORIES: 1. CEILING HANGERS: TYPE AND SIZE AS SPECIFIED IN ASTM C754 FOR SPACING REQUIRED. 2. PARTIAL HEIGHT WALL FRAMING SUPPORT: PROVIDES STUD REINFORCEMENT AND ANCHORED CONNECTION TO FLOOR.
2.03 BOARD MATERIALS	A. MANUFACTURERS - GYPSUM-BASED BOARD: 1. AMERICAN GYPSUM COMPANY: www.americangypsum.com 2. CERTANTEED CORPORATION: www.certainteed.com 3. GEORGIA-PACIFIC GYPSUM: www.gypsum.com 4. NATIONAL GYPSUM COMPANY: www.nationalgypsum.com B. GYPSUM WALLBOARD: PAPER-FACED GYPSUM PANELS AS DEFINED IN ASTM C1396/C1396M. SIZES TO MINIMIZE JOINTS IN PLACE; ENDS SQUARE CUT. 1. APPLICATION: USE FOR VERTICAL SURFACES AND CEILINGS, UNLESS OTHERWISE INDICATED. 2. MOISTURE / MOLD RESISTANCE: SCORE OF 10, WHEN TESTED IN ACCORDANCE WITH ASTM D3273. A. MOLD RESISTANT BOARD IS REQUIRED AT ALL LOCATIONS. B. MOISTURE RESISTANT BOARD IS REQUIRED AT ALL WET LOCATIONS: RESTROOMS AND BREAKROOM BEHIND MILLWORK. 3. THICKNESS: A. VERTICAL SURFACES: AS INDICATED ON DRAWINGS IN INCHES. B. MULTI-LAYER ASSEMBLIES: THICKNESSES AS INDICATED ON DRAWINGS. 4. PAPER-FACED PRODUCTS: A. AMERICAN GYPSUM COMPANY: LIGHTROCK GYPSUM WALLBOARD. B. AMERICAN GYPSUM COMPANY: FIRELOC TYPE X GYPSUM WALLBOARD. C. GEORGIA-PACIFIC GYPSUM: TOUGHROCK. D. GEORGIA-PACIFIC GYPSUM: TOUGHRACK FIREGUARD X. E. SIMILAR AS APPROVED BY OWNER. 5. MOLD RESISTANT PAPER FACED PRODUCTS: A. AMERICAN GYPSUM COMPANY: M-BLOC. B. AMERICAN GYPSUM COMPANY: M-BLOC TYPE X. C. CERTANTEED CORPORATION: M2TECH 58" TYPE C OR TYPE X MOISTURE & MOLD RESISTANT DRYWALL. D. GEORGIA-PACIFIC GYPSUM: TOUGHRACK MOLD-GUARD. E. GEORGIA-PACIFIC GYPSUM: TOUGHRACK FIREGUARD X MOLD-GUARD.
2.04 GYPSUM WALLBOARD ACCESSORIES	A. ACOUSTIC INSULATION: AS SPECIFIED IN SECTION 07 21 00. B. SOUND ISOLATION TAPE: ELASTOMERIC FOAM TAPE FOR SOUND DECOUPLING. 1. SURFACE BURNING CHARACTERISTICS: PROVIDE ASSEMBLIES WITH FLAME SPREAD INDEX OF 75 OR LESS AND SMOKE DEVELOPED INDEX OF 450 OR LESS, WHEN TESTED IN ACCORDANCE WITH ASTM E84. 2. TAPE THICKNESS: 1/4 INCH. 3. PRODUCTS: A. ARMACELL LLC, ARMASOUND MTD: www.armacell.us C. ACOUSTIC SEALANT: ACRYLIC EMULSION LATEX OR WATER-BASED ELASTOMERIC SEALANT; DO NOT USE SOLVENT-BASED NON-CURING BUTYL SEALANT. 1. PRODUCTS: A. FRANKLIN INTERNATIONAL, INC. LITEBOND GREENCHOICE PROFESSIONAL ACOUSTICAL SMOKE AND SOUND SEALANT: www.litebond.com B. LIQUID NAILS BRAND OF PP GRAFTACROTH-1 COATINGS: AS-428 ACOUSTICAL SOUND SEALANT: www.liquidnails.com C. SPECIFIED TECHNOLOGIES INC. SMOKE N SOUND ACOUSTICAL SEALANT: www.stiffestop.com D. BEADS, JOINT ACCESSORIES, AND OTHER TRIM: ASTM C1047, RIGID PLASTIC, GALVANIZED STEEL, OR ROLLED ZINC, UNLESS NOTED OTHERWISE. 1. CORNER BEADS: LOW PROFILE, FOR 90 DEGREE OUTSIDE CORNERS. A. PRODUCTS: 1) CERTANTEED CORPORATION, NO-COAT DRYWALL CORNER: www.certainteed.com 2) CLARK DIETRICH, STRAT-FLEX BIG-STICK: www.clarkdietrich.com 3) TRIM-TEX, INC. www.trim-tex.com E. MOISTURE GUARD TRIM: ASTM C1047, RIGID PLASTIC, 48 INCH LENGTH, APPLIED TO BOTTOM EDGE OF GYPSUM BOARD. (IF REQUIRED BY OWNER - MINIMUM REQUIREMENT TO INSTALL GYPSUM BOARD 1/2" OFFSET VERTICALLY FROM FINISH FLOOR). 1. PRODUCTS: A. WATERGUARD USA, WATERGUARD: www.waterguard-usa.com F. JOINT MATERIALS: ASTM C475/C475M AND AS RECOMMENDED BY GYPSUM BOARD MANUFACTURER FOR PROJECT CONDITIONS. G. SCREWS FOR FASTENING OF GYPSUM PANEL PRODUCTS TO COLD-FORMED STEEL STUDS LESS THAN 0.033 INCH IN THICKNESS AND WOOD MEMBERS: ASTM C1002; SELF-PIERCING TAPPING SCREWS, CORROSION RESISTANT. H. SCREWS FOR FASTENING OF GYPSUM PANEL PRODUCTS TO STEEL MEMBERS FROM 0.033 TO 0.112 INCH IN THICKNESS: ASTM C954; STEEL DRILL SCREWS, CORROSION RESISTANT.
PART 3 EXECUTION	
3.01 EXAMINATION	A. VERIFY THAT PROJECT CONDITIONS ARE APPROPRIATE FOR WORK OF THIS SECTION TO COMMENCE.
3.02 FRAMING INSTALLATION	A. METAL FRAMING: INSTALL IN ACCORDANCE WITH ASTM C754 AND MANUFACTURER'S INSTRUCTIONS. B. STUDS: SPACE STUDS AT 16 INCHES ON CENTER. 1. EXTEND PARTITION FRAMING TO STRUCTURE WHERE INDICATED AND TO CEILING IN OTHER LOCATIONS. 2. PARTITIONS TERMINATING AT CEILING: ATTACH CEILING RUNNER SECURELY TO CEILING TRACK IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. C. GUTTERS, REINFORCE OPENINGS AS REQUIRED FOR VERTICAL STUDS OR OPERABLE PANELS: USING NOT LESS THAN DOUBLE STUDS AT JAMBS. D. FURRING FOR FIRE RATINGS: INSTALL AS REQUIRED FOR FIRE RESISTANCE RATINGS INDICATED AND TO GA-600 REQUIREMENTS. E. BLOCKING: INSTALL WOOD BLOCKING FOR SUPPORT OF:

70 PEARL ST
ESSEX JUNCTION, VT 05452

ARCHITECT:
PKWY ARCHITECTS, LLO
1000 CIVIC CIRCLE
LEWISVILLE, TX 75057
CONTACT: DAN MARTA
PHONE: (945) 300-1427

STRUCTURAL ENGINEER:
DCI ENGINEERS
707 W 2ND AVE
SPOKANE, WA 99201
CONTACT: CRAIG CROWLEY
PHONE: (509) 455-4448



Architect: Christopher Rutledge

A	ISSUE FOR PERMIT	2025 05 02
No.	Description	Date
Drawn by: MUY		

Drawn by: NLN

Checked by: DM

Project Number: 04-250036

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SPECIFICATIONS -
SECTIONS 07 - 09

A0.32

SECTION 09 51 00 - ACOUSTICAL CEILINGS

PART 1 GENERAL	
1.01 SECTION INCLUDES	A. SUSPENDED METAL GRID CEILING SYSTEM. B. ACOUSTICAL UNITS.
1.02 REFERENCE STANDARDS	A. ASCE 7 - MINIMUM DESIGN LOADS AND ASSOCIATED CRITERIA FOR BUILDINGS AND OTHER STRUCTURES; MOST RECENT EDITION CITED BY REFERRING CODE OR REFERENCE STANDARD. B. ASTM E223 - STANDARD TEST METHOD FOR SOUND ABSORPTION AND SOUND ABSORPTION COEFFICIENTS BY THE REVERBERATION ROOM METHOD; 2017. C. ASTM C635/C635M - STANDARD SPECIFICATION FOR THE MANUFACTURE, PERFORMANCE, AND TESTING OF METAL SUSPENSION SYSTEMS FOR ACOUSTICAL TILE AND LAY-IN PANEL CEILINGS; 2017. D. ASTM C636/C636M - STANDARD PRACTICE FOR INSTALLATION OF METAL CEILING SUSPENSION SYSTEMS FOR ACOUSTICAL TILE AND LAY-IN PANELS; 2013. E. ASTM E94 - STANDARD TEST METHOD FOR SURFACE BURNING CHARACTERISTICS OF BUILDING MATERIALS; 2018. F. ASTM E119 - STANDARD TEST METHODS FOR FIRE TESTS OF BUILDING CONSTRUCTION AND MATERIALS; 2019. G. ASTM E580/E580M - STANDARD PRACTICE FOR INSTALLATION OF CEILING SUSPENSION SYSTEMS FOR ACOUSTICAL TILE AND LAY-IN PANELS IN AREAS SUBJECT TO EARTHQUAKE GROUND MOTIONS; 2017. H. ASTM E1264 - STANDARD CLASSIFICATION FOR ACOUSTICAL CEILING PRODUCTS; 2019.
1.03 ADMINISTRATIVE REQUIREMENTS	A. SEQUENCE WORK TO ENSURE ACOUSTICAL CEILINGS ARE NOT INSTALLED UNTIL BUILDING IS ENCLOSED, SUFFICIENT HEAT IS PROVIDED, DUST GENERATING ACTIVITIES HAVE TERMINATED, AND OVERHEAD WORK IS COMPLETED, TESTED, AND APPROVED. B. DO NOT INSTALL ACOUSTICAL UNITS UNTIL AFTER INTERIOR WET WORK IS DRY.
1.04 QUALITY ASSURANCE	A. SUSPENSION SYSTEM MANUFACTURER QUALIFICATIONS: COMPANY SPECIALIZING IN MANUFACTURING THE PRODUCTS SPECIFIED IN THIS SECTION WITH MINIMUM THREE YEARS DOCUMENTED EXPERIENCE. B. ACOUSTICAL UNIT MANUFACTURER QUALIFICATIONS: COMPANY SPECIALIZING IN MANUFACTURING THE PRODUCTS SPECIFIED IN THIS SECTION WITH MINIMUM THREE YEARS DOCUMENTED EXPERIENCE.
1.05 FIELD CONDITIONS	A. MAINTAIN UNIFORM TEMPERATURE OF MINIMUM 60 DEGREES F, AND MAXIMUM HUMIDITY OF 40 PERCENT PRIOR TO, DURING, AND AFTER ACOUSTICAL UNIT INSTALLATION.
PART 2 PRODUCTS	
2.01 MANUFACTURERS	A. ACOUSTIC TILES/PANELS: 1. ARMSTRONG WORLD INDUSTRIES, INC.: www.armstrongceilings.com 2. GOLD BOND BUILDING PRODUCTS: www.goldbondbuilding.com B. SUSPENSION SYSTEMS: 1. ARMSTRONG WORLD INDUSTRIES, INC.: www.armstrongceilings.com 2. GOLD BOND BUILDING PRODUCTS: www.goldbondbuilding.com
2.02 PERFORMANCE REQUIREMENTS	A. SEISMIC PERFORMANCE: CEILING SYSTEMS DESIGNED TO WITHSTAND THE EFFECTS OF EARTHQUAKE MOTIONS DETERMINED ACCORDING TO ASCE 7 FOR SEISMIC DESIGN CATEGORY D, E, OR F AND COMPLYING WITH THE FOLLOWING: 1. LOCAL AUTHORITIES HAVING JURISDICTION.
2.03 PRODUCTS	A. Acoustical Panels (AC1): as indicated on drawings. B. Acoustical Panels (AC2): As indicated on drawings.
2.04 SUSPENSION SYSTEM(S)	A. METAL SUSPENSION SYSTEMS - GENERAL: COMPLYING WITH ASTM C635/C635M; DIE CUT AND INTERLOCKING COMPONENTS, WITH PERIMETER MOLDINGS, HOLD DOWN CLIPS, STABILIZER BARS, CLIPS, AND SPLICES AS REQUIRED.
2.05 ACCESSORIES	A. SUPPORT CHANNELS AND HANGERS: GALVANIZED STEEL; SIZE AND TYPE TO SUIT APPLICATION, SEISMIC REQUIREMENTS, AND CEILING SYSTEM FLATNESS REQUIREMENT SPECIFIED. B. HANGER WIRE: 1/2 GAUGE 0.018 INCH GA GALVANIZED STEEL WIRE. C. HOLD-DOWN CLIPS: MANUFACTURER'S STANDARD CLIPS TO SUIT APPLICATION. D. SEISMIC CLIPS: MANUFACTURER'S STANDARD CLIPS FOR SEISMIC CONDITIONS AND TO SUIT APPLICATION. E. PERIMETER MOLDINGS: SAME METAL AND FINISH AS GRID. F. TOUCH-UP PAINT: TYPE AND COLOR TO MATCH ACOUSTICAL AND GRID UNITS.
PART 3 EXECUTION	
3.01 EXAMINATION	A. VERIFY EXISTING CONDITIONS BEFORE STARTING WORK. B. VERIFY THAT LAYOUT OF HANGERS WILL NOT INTERFERE WITH OTHER WORK.
3.02 PREPARATION	A. INSTALL AFTER MAJOR ABOVE-CEILING WORK IS COMPLETE. B. COORDINATE THE LOCATION OF HANGERS WITH OTHER WORK.
3.03 INSTALLATION - SUSPENSION SYSTEM	A. INSTALL SUSPENSION SYSTEM IN ACCORDANCE WITH ASTM C636/C636M, ASTM E580/E580M, AND MANUFACTURER'S INSTRUCTIONS AND AS SUPPLEMENTED IN THIS SECTION. B. RIGIDLY SECURE SYSTEM, INCLUDING INTEGRAL MECHANICAL AND ELECTRICAL COMPONENTS, FOR MAXIMUM DEFLECTION OF 1/360. C. PERIMETER MOLDING: INSTALL AT INTERSECTION OF CEILING AND VERTICAL SURFACES AND AT JUNCTIONS WITH OTHER INTERRUPTIONS. D. 1. USE LONGEST PRACTICAL LENGTHS. E. SUSPENSION SYSTEM, NON-SEISMIC: HANG SUSPENSION SYSTEM INDEPENDENT OF WALLS, COLUMNS, DUCTS, PIPES AND CONDUIT. WHERE CARRYING MEMBERS ARE SPLICED, AVOID VISIBLE DISPLACEMENT OF FACE PLANE OF ADJACENT MEMBERS. F. SEISMIC SUSPENSION SYSTEM, SEISMIC DESIGN CATEGORIES D, E, F: HANG SUSPENSION SYSTEM WITH GRID ENDS ATTACHED TO THE PERIMETER MOLDING ON TWO ADJACENT WALLS; ON OPPOSITE WALLS, MAINTAIN A 3/4 INCH CLEARANCE BETWEEN GRID ENDS AND WALL. G. WHERE DUCTS OR OTHER EQUIPMENT PREVENT THE REGULAR SPACING OF HANGERS, REINFORCE THE NEAREST AFFECTED HANGERS AND RELATED CARRYING CHANNELS TO SPAN THE EXTRA DISTANCE. H. DO NOT SUPPORT COMPONENTS ON MAIN RUNNERS OR CROSS RUNNERS IF WEIGHT CAUSES TOTAL DEAD LOAD TO EXCEED DEFLECTION CAPABILITY. I. SUPPORT FUTURE LOADS USING SUPPLEMENTARY HANGERS LOCATED WITHIN 6 INCHES OF EACH CORNER, OR SUPPORT COMPONENTS INDEPENDENTLY. J. DO NOT ECCENTRICALLY LOAD SYSTEM OR INDUCE ROTATION OF RUNNERS.
3.04 INSTALLATION - ACOUSTICAL UNITS	A. INSTALL ACOUSTICAL UNITS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. B. FIT ACOUSTICAL UNITS IN PLACE, FREE FROM DAMAGED EDGES OR OTHER DEFECTS DETRIMENTAL TO APPEARANCE AND FUNCTION. C. FIT BORDER TRIM TIGHTLY AGAINST ADJUTIVE SURFACES. D. INSTALL ACOUSTICAL UNITS LEVEL, IN UNIFORM PLANE, AND FREE FROM TWIST, WARP, AND DENTS. E. CUTTING ACOUSTICAL UNITS: 1. MAKE FIELD CUT EDGES OF SAME PROFILE AS FACTORY EDGES.
END OF SECTION	

SECTION 10 44 00 - FIRE PROTECTION SPECIALTIES

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. FIRE EXTINGUISHERS.
- B. ACCESSORIES.

1.02 RELATED REQUIREMENTS

- A. SECTION 06 10 00 - ROUGH CARPENTRY: WOOD BLOCKING PRODUCT AND EXECUTION REQUIREMENTS.
- B. SECTION 09 91 23 - INTERIOR PAINTING: FIELD PAINT FINISH.

1.03 REFERENCE STANDARDS

- A. ASTM E814 - STANDARD TEST METHOD FOR FIRE TESTS OF PENETRATION FIRESTOP SYSTEMS; 2013A (REAPPROVED 2017).
- B. FM (AG) - FM APPROVAL GUIDE; CURRENT EDITION.
- C. NFPA 10 - STANDARD FOR PORTABLE FIRE EXTINGUISHERS; 2017, WITH ERRATA (2018).
- D. UL (DIR) - ONLINE CERTIFICATIONS DIRECTORY; CURRENT EDITION.

1.04 FIELD CONDITIONS

- A. DO NOT INSTALL EXTINGUISHERS WHEN AMBIENT TEMPERATURE MAY CAUSE FREEZING OF EXTINGUISHER INGREDIENTS.

PART 2 PRODUCTS

2.01 MANUFACTURERS

FIRE EXTINGUISHERS:

- 1. ANSUL, A TYCO BUSINESS: www.ansul.com
- 2. NYSTROM, INC: www.nystrom.com
- 3. PYRO-CHEM, A TYCO BUSINESS: www.pyrochem.com

2.02 FIRE EXTINGUISHERS

- A. COMPLY WITH PRODUCT REQUIREMENTS OF NFPA 10 AND APPLICABLE CODES, WHICHEVER IS MORE STRINGENT.
- B. WATER TYPE FIRE EXTINGUISHERS: STAINLESS STEEL TANK, PRESSURIZED, WITH PREMIXED ANTIFREEZE SOLUTION, INCLUDING HOSE AND NOZZLE.
- 1. CLASS: 2-A TYPE.
- 2. SIZE: 2.5 GALLON.
- 3. TEMPERATURE RANGE: MINUS 40 DEGREES F TO 120 DEGREES F.

2.03 ACCESSORIES

- A. EXTINGUISHER BRACKETS: FORMED STEEL, CHROME-PLATED.
- B. LETTERING: "FIRE EXTINGUISHER" DECAL, OR VINYL SELF-ADHERING, PRE-SPACED BLACK LETTERING IN ACCORDANCE WITH AUTHORITIES HAVING JURISDICTION (AHJ).

PART 3 EXECUTION

3.01 EXAMINATION

- A. VERIFY EXISTING CONDITIONS BEFORE STARTING WORK.

3.02 INSTALLATION

- A. INSTALL IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

3.03 MAINTENANCE - SELF-SERVICE FIRE EXTINGUISHERS

- A. MONTHLY INSPECTIONS: INSPECT SELF-SERVICE FIRE EXTINGUISHERS ON MONTHLY BASIS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS, AND REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION (AHJ).
- B. ANNUAL INSPECTIONS: INSPECT SELF-SERVICE FIRE EXTINGUISHERS ON ANNUAL BASIS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS, AND REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION (AHJ).
- C. INSPECTION CERTIFICATION TAG: PROVIDE NEW TAG INDICATING ACCEPTABLE CONDITION OF FIRE EXTINGUISHER, DATE OF INSPECTION, AND NAME OF SELF-SERVICE INSPECTOR FOR EACH INSPECTION.

END OF SECTION

09 09 00 - EXTERIOR AND INTERIOR PAINTING

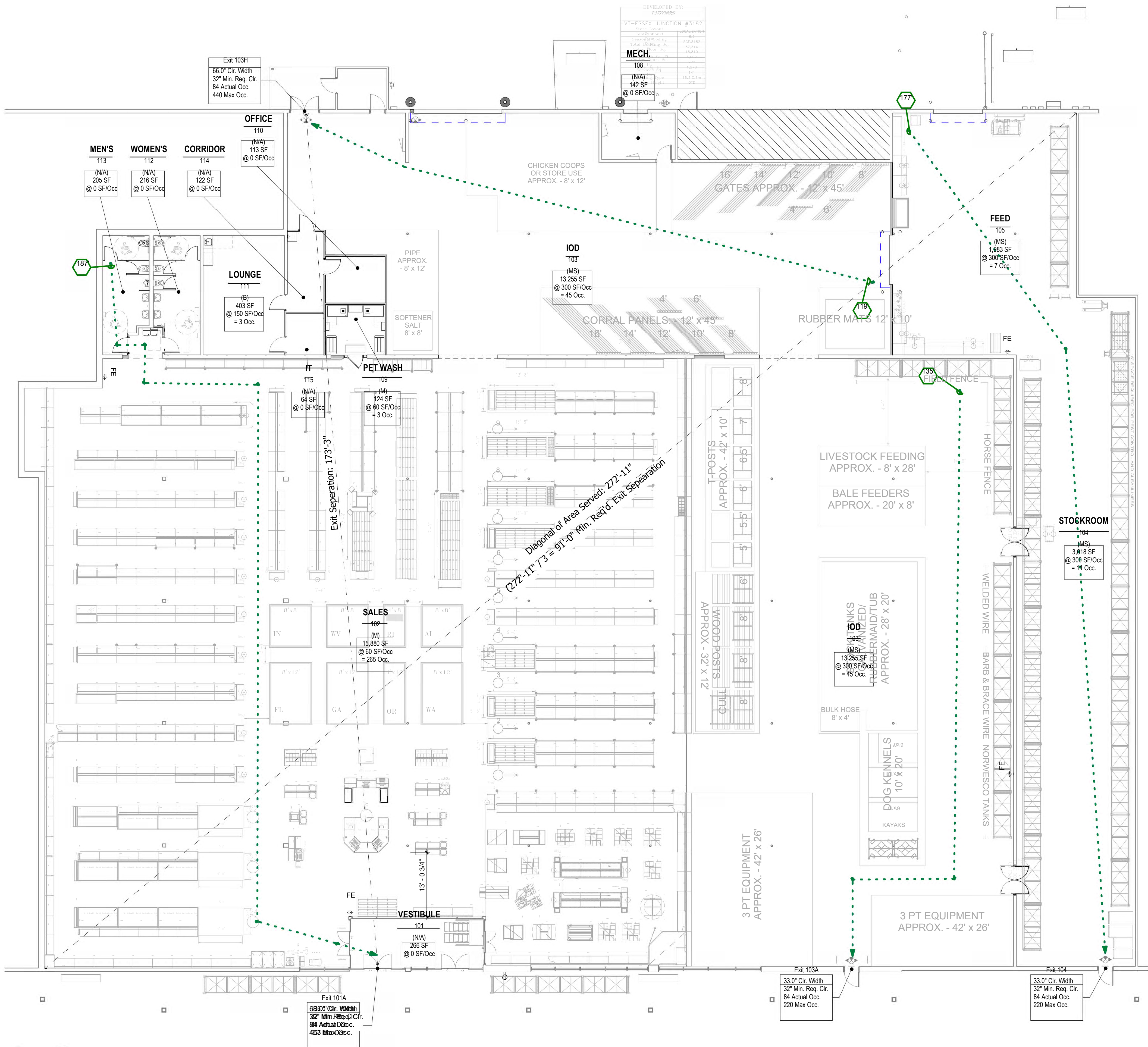
PART 1 GENERAL	
1.01 SECTION INCLUDES	
A. SURFACE PREPARATION.	
B. FIELD APPLICATION OF PAINTS.	
C. SCOPE: FINISH SURFACES EXPOSED TO VIEW UNLESS OTHERWISE INDICATED. FINISH EXPOSED SURFACES OF STEEL LINTELS AND LEDGE ANGLES.	
D. DO NOT PAINT OR FINISH THE FOLLOWING ITEMS.	
1. FIRE RATING LABELS, EQUIPMENT SERIAL NUMBER AND CAPACITY LABELS, BAR CODE LABELS, AND OPERATING PARTS OF EQUIPMENT.	
2. STAINLESS STEEL, ANODIZED ALUMINUM, BRONZE, TERNE COATED STAINLESS STEEL, AND LEAD ITEMS.	
3. MARBLE, GRANITE, SLATE, AND OTHER NATURAL STONES.	
4. FLOORS, UNLESS SPECIFICALLY INDICATED.	
5. CERAMIC AND OTHER TILES.	
6. GLASS.	
1.02 REFERENCE STANDARDS	
A. 40 CFR 59, SUBPART D - NATIONAL VOLATILE ORGANIC COMPOUND EMISSION STANDARDS FOR ARCHITECTURAL COATINGS; U.S. ENVIRONMENTAL PROTECTION AGENCY; CURRENT EDITION.	
B. ASTM D16 - STANDARD TERMINOLOGY FOR PAINT, RELATED COATINGS, MATERIALS, AND APPLICATIONS; 2016.	
C. ASTM D4442 - STANDARD TEST METHODS FOR DIRECT MOISTURE CONTENT MEASUREMENT OF WOOD AND WOOD-BASED MATERIALS; 2016.	
D. NAMA - MASTER PAIRS INSITUATE ARCHITECTURAL PAINTING SPECIFICATION MANUAL; CURRENT EDITION.	
E. ASTM D4258 - STANDARD PRACTICE FOR SURFACE CLEANING CONCRETE FOR COATING; 2005 (REAPPROVED 2015).	
F. ASTM D4259 - STANDARD PRACTICE FOR PREPARATION OF CONCRETE BY ABRASION PRIOR TO COATING APPLICATION; 2018.	
G. ASTM D4260 - STANDARD PRACTICE FOR LIQUID AND AQUEOUS ACID ETCHING OF CONCRETE; 2005 (REAPPROVED 2017).	
H. SSPC-SP 1 - SOLVENT CLEANING; 2015, WITH EDITORIAL REVISION (2016).	
1.03 QUALITY ASSURANCE	
A. MANUFACTURER QUALIFICATIONS: COMPANY SPECIALIZING IN MANUFACTURING THE PRODUCTS SPECIFIED, WITH MINIMUM THREE YEARS DOCUMENTED EXPERIENCE.	
1.04 DELIVERY, STORAGE, AND HANDLING	
A. DELIVER PRODUCTS TO SITE IN SEALED AND LABELED CONTAINERS; INSPECT TO VERIFY ACCEPTABILITY.	
B. CONTAINER LABEL: INCLUDE MANUFACTURER'S NAME, TYPE OF PAINT, BRAND NAME, LOT NUMBER, BRAND CODE, COVERAGE, SURFACE PREPARATION, DRYING TIME, CLEANUP REQUIREMENTS, COLOR DESIGNATION, AND INSTRUCTIONS FOR MIXING AND REDUCING.	
C. STORAGE MATERIALS: STORE AT MINIMUM AMBIENT TEMPERATURE OF 45 DEGREES F AND A MAXIMUM OF 90 DEGREES F, IN VENTILATED AREA, AND AS REQUIRED BY MANUFACTURER'S INSTRUCTIONS.	
1.05 FIELD CONDITIONS	
A. DO NOT APPLY MATERIALS WHEN SURFACE AND AMBIENT TEMPERATURES ARE OUTSIDE THE TEMPERATURE RANGES REQUIRED BY THE PAINT PRODUCT MANUFACTURER.	
B. FOLLOW MANUFACTURER'S RECOMMENDED PROCEDURES FOR PRODUCING BEST RESULTS, INCLUDING TESTING OF SUBSTRATES, MOISTURE IN SUBSTRATES, AND HUMIDITY AND TEMPERATURE LIMITATIONS.	
C. DO NOT APPLY MATERIALS WHEN RELATIVE HUMIDITY EXCEEDS 85 PERCENT; AT TEMPERATURES LESS THAN 5 DEGREES F ABOVE THE DEW POINT; OR TO DAMP OR WET SURFACES.	
D. MAINTAIN AMBIENT TEMPERATURES FOR PAINTS: 50 DEGREES F UNLESS REQUIRED OTHERWISE BY MANUFACTURER'S INSTRUCTIONS.	
E. PROVIDE LIGHTING LEVEL OF 80 FT CANDLES MEASURED MID-HEIGHT AT SUBSTRATE SURFACE.	
F. DO NOT APPLY EXTERIOR PAINT AND FINISHES DURING RAIN OR SNOW, OR WHEN RELATIVE HUMIDITY IS OUTSIDE THE HUMIDITY RANGES REQUIRED BY THE PAINT PRODUCT MANUFACTURER.	
G. PROVIDE LIGHTING LEVEL OF 80 FT CANDLES MEASURED MID-HEIGHT AT SUBSTRATE SURFACE.	
PART 2 PRODUCTS	
2.01 MANUFACTURERS	
A. PROVIDE PAINTS AND FINISHES USED IN ANY INDIVIDUAL SYSTEM FROM THE SAME MANUFACTURER, NO EXCEPTIONS.	
B. PAINTS: SHERWIN-WILLIAMS COMPANY; www.sherwin-williams.com	
C. PRIMER SEALERS: SAME MANUFACTURER AS TOP COATS.	
2.02 PAINTS AND FINISHES - GENERAL	
A. PAINTS AND FINISHES: READY MIXED, UNLESS INTENDED TO BE A FIELD-CATALYZED PAINT.	
1. PROVIDE PAINTS AND FINISHES OF A SOFT PASTE CONSISTENCY, CAPABLE OF BEING READILY AND UNIFORMLY DISPersed TO A HOMOGENEOUS COATING, WITH GOOD FLOW AND BRUSHING PROPERTIES, AND CAPABLE OF DRYING OR CURING FREE OF STREAKS OR SAGS.	
2. PROVIDE MATERIALS THAT ARE COMPATIBLE WITH ONE ANOTHER AND THE SUBSTRATES INDICATED UNDER CONDITIONS OF SERVICE AND APPLICATION, AS DEMONSTRATED BY MANUFACTURER BASED ON TESTING AND FIELD EXPERIENCE.	
3. FOR OPAQUE FINISHES, TINT EACH COAT INCLUDING PRIMER COAT AND INTERMEDIATE COATS, ONE-HALF SHADE LIGHTER THAN SUCCEEDING COAT, WITH FINAL FINISH COAT AS BASE COLOR.	
4. SAND EACH COAT TO UNIFORM APPEARANCE.	
5. DO NOT REDUCE, THIN, OR DILUTE PAINT OR FINISHES OR ADD MATERIALS UNLESS SUCH PROCEDURE IS SPECIFICALLY DESCRIBED IN MANUFACTURER'S PRODUCT INSTRUCTIONS.	
B. VOLATILE ORGANIC COMPOUND (VOC) CONTENT:	
1. PROVIDE PAINTS AND FINISHES THAT COMPLY WITH THE MOST STRINGENT REQUIREMENTS SPECIFIED IN THE FOLLOWING:	
40 CFR 59, SUBPART D - NATIONAL VOLATILE ORGANIC COMPOUND EMISSION STANDARDS FOR ARCHITECTURAL COATINGS.	
2. DETERMINATION OF VOC CONTENT: TESTING AND CALCULATION IN ACCORDANCE WITH 40 CFR 59, SUBPART D (EPA METHOD 24), EXCLUSIVE OF COLORANTS ADDED TO A TINT BASE AND WATER ADDED AT PROJECT SITE; OR OTHER METHOD ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION.	
C. FLAMMABILITY: COMPLY WITH APPLICABLE CODE FOR SURFACE BURNING CHARACTERISTICS.	
D. SHEENS: PROVIDE THE SHEENS SPECIFIED.	
E. COLORS: AS INDICATED ON DRAWINGS.	
1. IN FINISHED AREAS, FINISH PIPES, DUCTS, CONDUIT, AND EQUIPMENT THE SAME COLOR AS THE WALL/CEILING THEY ARE MOUNTED ON/UNDER.	
2.03 PAINT SYSTEMS - PER TSC STANDARDS:	NOTE: APPLICATION MAY UTILIZE BRUSH, ROLLER, OR AIRLESS SPRAYER; HOWEVER, ALL COATS MUST BE BACK-ROLLED. SEE SHERWIN WILLIAMS DATA SHEET APPLICATION RECOMMENDATIONS.
INTERIOR FINISHES:	
MASONRY/CONCRETE, SCORED, SMOOTH, HIGH/LOW DENSITY)	
SEMI-GLOSS FINISH - COLOR TO MATCH SW7005 PURE WHITE	
1ST COAT: S-W PREPRITE BLOCK FILLER B25W25	
(75-125 SQ. FT./GAL @ 16 MILS WET; 8 MILS DRY)	
2ND COAT: S-W PROMAR 400 ZERO VOC INTERIOR LATEX SEMI-GLOSS, B31W04651 SERIES	
3RD COAT: S-W PROMAR 400 ZERO VOC INTERIOR LATEX SEMI-GLOSS, B31W04651 SERIES	
(4 MILS WET, 1.3 MILS DRY PER COAT)	
OUTER CORE AREAS/ INTERIOR DRESSING ROOM	
DRYWALL (WALLS, GYPSUM BOARD, PLASTER BOARD, ETC.)	
SEMI-GLOSS FINISH - COLOR TO MATCH SW7005 PURE WHITE	
1ST COAT: S-W PROMAR 200 ZERO VOC INTERIOR LATEX PRIMER, B28W02600	
(4 MILS WET, 1.3 MILS DRY PER COAT)	
2ND COAT: S-W PROMAR 400 ZERO VOC INTERIOR LATEX SEMI-GLOSS, B31W04651 SERIES	
3RD COAT: S-W PROMAR 400 ZERO VOC INTERIOR LATEX SEMI-GLOSS, B31W04651 SERIES	
(4 MILS WET, 1.3 MILS DRY PER COAT)	
INNER CORE AREAS	
DRYWALL (WALLS, GYPSUM BOARD, PLASTER BOARD, ETC.)	
SEMI-GLOSS FINISH - COLOR TO MATCH SW7005 PURE WHITE	
1ST COAT: S-W PROMAR 200 ZERO VOC INTERIOR LATEX PRIMER, B28W02600	

Occupancy Schedule (Net SF)							
Building Occupancy Groups and Rooms				Occupant Load Calculations			
Room Number	Room Name	Mark	Function of Space	Area	Occ. Load Factor	Calc. Occ. Load	Total Occ. Load
LEVEL 1							
101	VESTIBULE	N/A	Unoccupied Space	266 SF	0 SF		
102	SALES	M	Mercantile	15,880 SF	60 SF	265	265
103	WOD	MS	Mercantile - Storage, stock, shipping	13,255 SF	300 SF	45	45
104	STOCKROOM	MS	Mercantile - Storage, stock, shipping	3,018 SF	300 SF	11	11
105	FEED	MS	Mercantile - Storage, stock, shipping	1,983 SF	300 SF	7	7
108	MECH.	N/A	Unoccupied Space	142 SF	0 SF		
109	PET WASH	M	Mercantile	124 SF	60 SF	3	3
110	OFFICE	N/A	Unoccupied Space	113 SF	0 SF		
111	LOUNGE	B	Business areas	403 SF	150 SF	3	3
112	WOMEN'S	N/A	Unoccupied Space	216 SF	0 SF		
113	MEN'S	N/A	Unoccupied Space	205 SF	0 SF		
114	CORRIDOR	N/A	Unoccupied Space	122 SF	0 SF		
115	IT	N/A	Unoccupied Space	64 SF	0 SF		
13	Grand total: 13			35,791 SF		334	334
				35,791 SF		334	334

Fire Extinguisher Schedule				
Type Mark	Description	Manufacturer	Model and UL Rating	Fire Class
FE	Wall Mounted Fire Extinguisher, 10 lbs capacity	JL Industries, Inc. or Equal	Cosmic 10E 4A-80B-C	

Means of Egress	
Doors: - The clear width of an egress door opening shall not be less than 32" and not more than 48". The clear height of an egress door opening shall not be less than 80". - Doors shall swing in the direction of egress travel where serving a room or area containing an occupant load of 50 or more persons or a group h occupancy.	
Stairways: The clear width of a stairway shall not be less than 44". The minimum headroom shall not be less than 80" as measured from the nosing.	
Egress Capacity Factors	
EGRESS CAPACITY FACTORS ARE PER: IBC 1005 - Automatic Sprinkler System - Emergency Voice / Alarm Communications Minimum Required Egress Width: Stairways: 0.2 Other Egress Components: 0.15	
Minimum Number of Exits	
OCCUPANT LOAD	MIN NUMBER OF EXITS PER STORY
1-500	2
501-1000	3
> 1000	4
Spaces with one Exit	
OCCUPANCY	MAXIMUM OCCUPANT LOAD
A, B, E, F, M, U	49
H-1, H-2, H-3	3
H-4, H-5, I, R	10
S	29

Life Safety Plan Legend	
Diagonal of Area Served: 45'-6" (45'-6" / 3 = 15'-2" Min. Req'd. Exit Separation)	
	Exit Signs
	Egress pathway width and direction of travel
	Maximum travel distance
	Common path of travel distance
	FE - Wall mounted fire extinguisher FE (K) - Wall mounted fire extinguisher for kitchens
	Fire extinguisher cabinet
	1 Hour rated partition, barrier, and/or wall
	2 Hour rated partition, barrier, and/or wall
	3 Hour rated partition, barrier, and/or wall
	Exit / Exit-access component
	Provided clear exit width (inches)
	Minimum required clear exit width (inches)
	Actual occupant load using exit
	Maximum allowed occupant capacity
	Accessible turning radius (60°)
	Accessible seating location/clear floor space (30"x42")



Exit Access Travel Distance			
Name	Maximum Travel Distance w/ Sprinkler System	Dead End Corridor	Common Path of Egress Travel
Not Placed			
Building Area #1			
Group M (Mercantile)	50'	75'	250'
LEVEL 1			
Building Area #1			
Group M (Mercantile)			

Egress Door Calculations					
Mark	Provided clear width	Means of Egress Capacity Factor	Maximum Load	Actual Occ. Load	Meets Code
LEVEL 1					
104	88"	0.15	265	84	Complies
103A	230"	0.15	1233	84	Complies
103H	200"	0.15	1453	84	Complies
101A	136"	0.15	906	84	Complies
4	268"		1786	336	
Grand total: 4	268"		1786	336	

TSC STORE #
3182
70 PEARL ST
ESSEX JUNCTION, VT 05452

OWNER:
TRACTOR SUPPLY CO.
5401 VIRGINIA WAY
BRENTWOOD, TN 37027
CONTACT: BILL BURCH
PHONE: (615) 714-5205

ARCHITECT:
PKWY ARCHITECTS, LLC
1000 CIVIC CIRCLE
LEWISVILLE, TX 75057
CONTACT: DAN MARTA
PHONE: (945) 300-1427

MEP ENGINEER:
JSE ENGINEERING
6201 W PLANO PKWY STE 250
PLANO, TX 75093
CONTACT: COREY HEWITT
PHONE: (469) 385-1616

STRUCTURAL ENGINEER:
DCI ENGINEERS
707 W 2ND AVE
SPOKANE, WA 99201
CONTACT: CRAIG CROWLEY
PHONE: (509) 455-4448



Architect: Christopher Rutledge

1	OWNER REVISIONS	2025 07 01
A	ISSUE FOR PERMIT	2025 05 02
No.	Description	Date

Drawn by: NLY
Checked by: DM
Project Number: 04-250036
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LIFE SAFETY PLAN

A0.40

TSC Remodel Building Assessment (RBA)- Contractor SOW Form			
ESSEX JUNCTION, VT			
PROJECT INFO		STORE INFO	
PROJECT TYPE:	ADDRESS:	70 Pearl St.	
BUILDING TYPE:	PHONE #:		
FOD LOCATION:	SM Info:		
	DM Info:		
	STORE DIMENSIONS		
Facility Specialist	VESTIB. SF:		
	SALES SF:		
	CORE SF:		
	M RR SF:		
	W RR SF:		
	BREAK SF:		
	SM/DM SF:		
	PRESALES SF:		
DATES	FOD SF:		
	IOD SF:		
	PARKING SF:		
	CEILING HT:		
SOW Submission:			
SITE AREA		LL / TSC	Quantity
EXTERIOR			
GENERAL / SOFT COSTS			
Permit Fee	TSC	Estimated	1
Architecture Fees	TSC	Estimated	1
Environmental Testing / Surveys	TSC	Asbestos	1
Door Hardware	TSC	Locksets / Instakay	1
OTHER		Input additional information	
OTHER		Input additional information	
PARKING FIELD			
SURFACE (GENERAL / STRUCTURAL)		Parking lot surface is in overall good condition. No repairs are needed.	
SURFACE (SEAL / STRIPE)		TSC	Restripe parking area in front of store to align with adjacent tenant per plans.
PARKING CURBS			
HANDICAP SIGNS		TSC	Replace Handicap Signs and Order Blue Bumper Posts from McCue
VETERANS PARKING SIGNS / BOPIS SIGNAGE		TSC	Add two veterans parking signs and two BOPIS signs on McCue bumper posts per SCP.
TRAILER DISPLAY AREA		TSC	Stripe trailer display area per plans.

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ESSEX JUNCTION, VT			
Installation		Feed room installation only.	
OTHER		Input additional information	
OTHER		Input additional information	
OTHER		Input additional information	
PROPRANE		See above.	
Bulk Propane		Input additional information	
OTHER		Input additional information	
OTHER		Input additional information	
OTHER		Input additional information	
INTERIOR			
VESTIBULE			
STRUCTURAL	TSC	Paint all applicable painted surfaces white. Insure both inside and outside bottom metal glass tracks are sealed to concrete to keep water from leaking under metal into vestibule.	1
GLASS	TSC	Clean glass. Cost covered with commercial cleaning. If any glass is broken at time of remodel, bid as alternate to replace broken glass. Insure all seals around glass are tight.	1
FLOORING	TSC	Remove carpet, grind and polish concrete floor.	280
CEILING	TSC	Replace all ACT as needed and assure all are sitting properly in grid.	1
LIGHTS	TSC	Assure all are operational.	1
ELECTRICAL	TSC	Add outlets on adjacent sides of the vestibule in ACT.	2
AUTO DOORS	TSC	Lock and pin two sets per plans. Adjust and service two sets to assure in good working order.	1
OTHER			
OTHER		Input additional information	
OTHER		Input additional information	
SALES FLOOR			
PAINT	TSC	Paint interior sales floor walls to match existing including red stripe and. Paint all walls that are visible to the customer. Paint columns gray. Install corner guards on all outside corners. GC to order corner guards from McCue. Install cover base on wall behind Air Compressor displays.	1
DRESSING ROOM			
STRUCTURAL	TSC	Replace up to 2,000 sq. ft. of ACT in base bid.	3
CEILING	TSC	Replace up to sq. ft. of vet in base bid.	1
FLOORING / LVT	TSC	Install new LVT per plans.	1
LIGHTING	TSC	Replace outages as needed / straighten lighting rows throughout building to include core area.	1
ELECTRICAL (TYPICAL) / CORD REEL	TSC	Add retractable cord reels for Chick Day POD per F1.	1
FUSION - CARHARTT ELECTRICAL	N/A		
FUSION - ELECTRICAL	TSC	Add all required power/drops for Fusion set per the F1.	1
SIDE LOT DOORS	N/A		
ADDITIONAL DOORS	N/A		
SWING STYLE DOUBLE WAREHOUSE DOORS	TSC	Replace existing swing style double doors with new red Chase swing doors.	2
HUB INSTALLATION	TSC	Reuse existing. Clean Service Counter and touch up paint as needed.	1
OTHER		Input additional information	
OTHER		Input additional information	
OTHER		Input additional information	

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ESSEX JUNCTION, VT			
OTHER		Input additional information	
OTHER		Input additional information	
EXTERIOR LIGHTING / SIGNAGE			

ESSEX JUNCTION, VT			
POLE LIGHTING			
POLE LIGHTING (POLES / BASES)			
WALL PACKS	TSC	Ensure all operational.	1
ADDITIONAL EXTERIOR LIGHTING			
PYLON ROAD SIGN (OPERATION)	TSC	Repair outages as needed. This will be addressed with the vendor by the TSC PM. Do not bid.	1
PYLON SIGN (FACE / TRIM)	TSC	Replace pylon road sign faces with new. This will be addressed with the vendor by the TSC PM. Do not bid.	1
PYLON ROAD SIGN (POLE)		Multitenant.	
BUILDING SIGN (FACE / TRIM)	TSC	Replace building sign with new. This will be addressed with the vendor by the TSC PM. Do not bid.	1
BUILDING SIGN (OPERATION)	TSC	Repair outages as needed. This will be addressed with the vendor by the TSC PM. Do not bid.	1
WING SIGNS		N/A	
Bulk Propane	TSC	Add new bulk propane per plans.	1
OTHER		Input additional information	
OTHER		Input additional information	
STORE FRONT			
CURBING (TO INCLUDE LOT AND ISLANDS)			
SIDEWALK	TSC	Crack fill / patch to alleviate tripping hazards and pressure wash sidewalk.	1
CANOPY	TSC	Ensure all lighting is operational. Paint under canopy.	1
OTHER		Input additional information	
OTHER		Input additional information	
OTHER		Input additional information	
OTHER		Input additional information	
WALLS - STRUCTURAL / FINISH / PAINT / ACCESS			
STRUCTURAL		No evident structural concerns.	
PAINT (FRONT)	TSC	Paint store front per plans.	1
PAINT (RIGHT)			
PAINT (LEFT)			

ESSEX JUNCTION, VT			
PAINT (BACK)			
BOLLARDS		N/A.	
ELECTRICAL	TSC	Add power outlets on exterior of building per TSC plans.	2
WATER ACCESS	TSC	Install new faucets per TSC plans.	2
OTHER		Input additional information	
OTHER		Input additional information	
OTHER		Input additional information	
OTHER		Input additional information	
DOCK / RAMP AREA			
SURFACE	TSC	Four ramp at new OHD. Demo dock leveler and bollards and bollards and infill per plans. Repair concrete for new portable loading ramp.	1
DOCK / RAMP AREA	TSC	Install new portable loading ramp.	1
BAILING			
BOLLARDS OUTSIDE WAREHOUSE	TSC	Paint or cover at	
OTHER	TSC	Demo canopy and cut opening per plans for 10' X 9' OHD.	1
OTHER	TSC	Install new OHD per plans in opening created in warehouse.	1
OTHER	TSC	Create new opening and ramp in rear elevation per plans to accommodate 18' X 9' OHD.	1
OTHER	TSC	Install new OHD per plans in opening created in warehouse.	1
DUMPSTER			
FENCING			
SURFACE			
BOLLARDS			
OTHER		Input additional information	
OTHER		Input additional information	
OTHER		Input additional information	
FENCED DISPLAY AREA			
SURFACE			
SURFACE (SEAL / STRIPE, BOPIS LANE ONLY)			
FENCE (FABRIC / REPAIRS NEEDED)			
FENCE (TYPE)			
BARBED WIRE	N/A		
BOLLARDS	N/A		
SEALS			
PI BEAMS			
FOD CANOPY			
OTHER		Input additional information	
OTHER		Input additional information	
OTHER		Input additional information	
OTHER		Input additional information	
GREENHOUSE / LGC			
Building Material Only	N/A		
Installation	N/A		
OTHER		Input additional information	
OTHER		Input additional information	
OTHER		Input additional information	
FEED ROOM			
Building Material Only	N/A		

ESSEX JUNCTION, VT			
HALLWAY ALCOVE AREA			
WALLS / PAINT	TSC	Rework existing walls and plumbing for new TSC spec drinking fountain. Paint walls per plans. Install corner guards.	1
CEILING	TSC	Replace all ACT and insure sitting properly in grid.	1
FLOORING	TSC	Patch VCT as needed.	1
LIGHTING	TSC	Ensure operational.	1
DRINKING FOUNTAIN	TSC	Replace existing unit(s) with a new ADA compliant unit with bottle filler (must use TSC spec per SCP). Install FRP 4" up at unit. Insure unit is secured to wall.	1
OTHER		Input additional information	
OTHER		Input additional information	
OTHER		Input additional information	
MEN'S RESTROOM			
WALLS / PAINT	TSC	Existing restroom to be reused. Porcelain to be thoroughly cleaned, disinfected, all penetrations repaired and painted TSC beige. Replace FRP 4 ft. up if present. Only use white FRP. Existing is FRP floor to ceiling.	1
DOOR	TSC	Paint doors. Adjust door and closer. Re-caulk frame to wall if needed. Clean off old caulk prior to installing new bead of caulk. Ensure caulk is clean/smooth transition from frame to wall. Polish handle, kick plate if applicable, and hinges after door is painted. Install door silencers. Install door stops if needed.	1
FLOORING	TSC	Remove all VCT, grind and polish concrete floor.	1
CEILING	TSC	Replace all ACT. Ensure all ACT are sitting flush in grid. Ensure all grid is not damaged and free of paint.	288
STALL PARTITIONS	TSC	Replace existing partitions with new units.	1
COMMODOES	TSC	Replace one toilet that is not ADA compliant. Clean commode, hardware, and replace seat. Hardware includes, escutcheon trim ring, valve, and supply line. If hardware is not cleanable bid as alternate to replace hardware. Hardware includes, escutcheon trim ring, valve, caps and supply line. Caulk base of commode to floor (white).	1
URINAL	TSC	Add touchless application. Clean existing unit and caulk to wall. Ensure caulk is clean/smooth transition from urinal to wall. Clean existing hardware. Hardware includes, escutcheon trim ring, valve, and supply line. If hardware will not come clean bid as alternate to replace.	1
SINK	TSC	Clean 1 wall mounted sink and caulk to wall. Ensure caulk is clean/smooth transition from sink to wall. Clean existing hardware. Hardware includes, escutcheon trim ring, valve, and supply line. If hardware will not come clean bid as alternate to replace. Replace ADA wraps.	2
LIGHTING	TSC	Ensure operational.	1
EXHAUST FAN	TSC	Clean vent cover. Cost covered with commercial cleaning. Bid as alternate if unit needs to be replaced at time of remodel.	1
HAND DRYERS	TSC	Install new per plans and TSC spec.	1
MIRROR	TSC	Replace mirror with new per SCP. Caulk mirror to wall with clear caulk.	3
OTHER		Input additional information	
OTHER		Input additional information	
OTHER		Input additional information	
WOMEN'S RESTROOM			
WALLS / PAINT	TSC	Existing restroom to be reused. Porcelain to be thoroughly cleaned, disinfected, all penetrations repaired and painted TSC beige. Replace FRP 4 ft. up if present. Only use white FRP. Existing is FRP floor to ceiling.	1

ESSEX JUNCTION, VT			
HALLWAY ALCOVE AREA			
WALLS / PAINT	TSC	Rework existing walls and plumbing for new TSC spec drinking fountain. Paint walls per plans. Install corner guards.	1
CEILING	TSC	Replace all ACT and insure sitting properly in grid.	1
FLOORING	TSC	Patch VCT as needed.	1
LIGHTING	TSC	Ensure operational.	1
DRINKING FOUNTAIN	TSC	Replace existing unit(s) with a new ADA compliant unit with bottle filler (must use TSC spec per SCP). Install FRP 4" up at unit. Insure unit is secured to wall.	1
OTHER		Input additional information	
OTHER		Input additional information	
OTHER		Input additional information	
MEN'S RESTROOM			
WALLS / PAINT	TSC	Existing restroom to be reused. Porcelain to be thoroughly cleaned, disinfected, all penetrations repaired and painted TSC beige. Replace FRP 4 ft. up if present. Only use white FRP. Existing is FRP floor to ceiling.	1
DOOR	TSC	Paint doors. Adjust door and closer. Re-caulk frame to wall if needed. Clean off old caulk prior to installing new bead of caulk. Ensure caulk is clean/smooth transition from frame to wall. Polish handle, kick plate if applicable, and hinges after door is painted. Install door silencers. Install door stops if needed.	1
FLOORING	TSC	Remove all VCT, grind and polish concrete floor.	1
CEILING	TSC	Replace all ACT. Ensure all ACT are sitting flush in grid. Ensure all grid is not damaged and free of paint.	288
STALL PARTITIONS	TSC	Replace existing partitions with new units.	1
COMMODOES	TSC	Replace one toilet that is not ADA compliant. Clean commode, hardware, and replace seat. Hardware includes, escutcheon trim ring, valve, and supply line. If hardware is not cleanable bid as alternate to replace hardware. Hardware includes, escutcheon trim ring, valve, caps and supply line. Caulk base of commode to floor (white).	1
URINAL	TSC	Add touchless application. Clean existing unit and caulk to wall. Ensure caulk is clean/smooth transition from urinal to wall. Clean existing hardware. Hardware includes, escutcheon trim ring, valve, and supply line. If hardware will not come clean bid as alternate to replace.	1
SINK	TSC	Clean 1 wall mounted sink and caulk to wall. Ensure caulk is clean/smooth transition from sink to wall. Clean existing hardware. Hardware includes, escutcheon trim ring, valve, and supply line. If hardware will not come clean bid as alternate to replace. Replace ADA wraps.	2
LIGHTING	TSC	Ensure operational.	1
EXHAUST FAN	TSC	Clean vent cover. Cost covered with commercial cleaning. Bid as alternate if unit needs to be replaced at time of remodel.	1
HAND DRYERS	TSC	Install new per plans and TSC spec.	1
MIRROR	TSC	Replace mirror with new per SCP. Caulk mirror to wall with clear caulk.	3
OTHER		Input additional information	
OTHER		Input additional information	
OTHER		Input additional information	
WOMEN'S RESTROOM			
WALLS / PAINT	TSC	Existing restroom to be reused. Porcelain to be thoroughly cleaned, disinfected, all penetrations repaired and painted TSC beige. Replace FRP 4 ft. up if present. Only use white FRP. Existing is FRP floor to ceiling.	1

ESSEX JUNCTION, VT			
MANAGER'S OFFICE / IT ROOM			
MANAGER'S OFFICE / IT ROOM	TSC	Construct new office and IT room per plans to include walls for corridor, HVAC, ceiling, flooring, lighting, etc.	1
FLOORING			
CEILING			
LIGHTING			
DOOR			
OTHER		Input additional information	
OTHER		Input additional information	
OTHER		Input additional information	
WAREHOUSE			
FLOORING	TSC	Crack fill / patch to alleviate tripping hazards.	1
CEILING	TSC	Open Deck. High dust throughout warehouse (ceiling and walls).	1
LIGHTING	TSC	Ensure operational.	1
BOLLARDS	TSC	Add 6 ft roll up doors per plans.	16
WALLS	TSC	Demo existing walls, ceiling, raise sprinkler, etc. per plans.	1
PALLET BACKING			
ELECTRICAL	TSC	Ensure all receptacles are working. Replace all damaged and/or missing covers.	1
IOD	TSC	Construct walls per plans. Create create openings per plans.	1
IOD	TSC	Paint IOD per plans.	1
IOD	TSC	Remove VCT throughout IOD area, grind and seal concrete floor.	10000
IOD	TSC	High dust, replace ACT as needed and ensure all lighting is operational and straight.	1
IOD	TSC	Install new 10' X 9' OHD between IOD and feed room per plans.	1
WAREHOUSE DOORS			
ROLL UP DOORS		See above.	
BOLLARDS INSIDE WAREHOUSE		See above.	
MANUAL DOORS			
OTHER		Input additional information	
OTHER		Input additional information	
OTHER		Input additional information	
OTHER		Input additional information	
PLUMBING			
INOP SINK	TSC	Replace existing with ground mount unit (trenching required).	1
WATER HEATER		Input additional information	
OTHER		Input additional information	
OTHER		Input additional information	
OTHER		Input additional information	
ROOF GUTTER DRAIN			
ROOF SURFACE CONDITION			
GUTTER / DRAINAGE / FLASHING			
OTHER		Input additional information	
OTHER		Input additional information	
OTHER		Input additional information	
HVAC			
HVAC CONDITION (EXISTING)			
HVAC - RECOMMENDATIONS	TSC	HVAC maintenance / repairs.	1

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CONSTRUCTION • ARCHITECTURE

PARKWAY

Parkway C&A, LP
1000 Civic Circle
Lewisville, TX 75067
pkwycon.com (672) 221-1979

TSC TRACTOR SUPPLY CO.

TSC STORE #
3182

70 PEARL ST
ESSEX JUNCTION, VT 05452

OWNER:
TRACTOR SUPPLY CO.
5401 VIRGINIA WAY
BRENTWOOD, TN 37027
CONTACT: BILL BURCH
PHONE: (615) 714-6205

ARCHITECT:
PKWY ARCHITECTS, LLC
1000 CIVIC CIRCLE
LEWISVILLE, TX 75067
CONTACT: DAN MARTA
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6201 W PLANO PKWY STE 250
PLANO, TX 75093
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STRUCTURAL ENGINEER:
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707 W 2ND AVE
SPokane, WA 99201
CONTACT: CRAIG CROWLEY
PHONE: (509) 455-4448



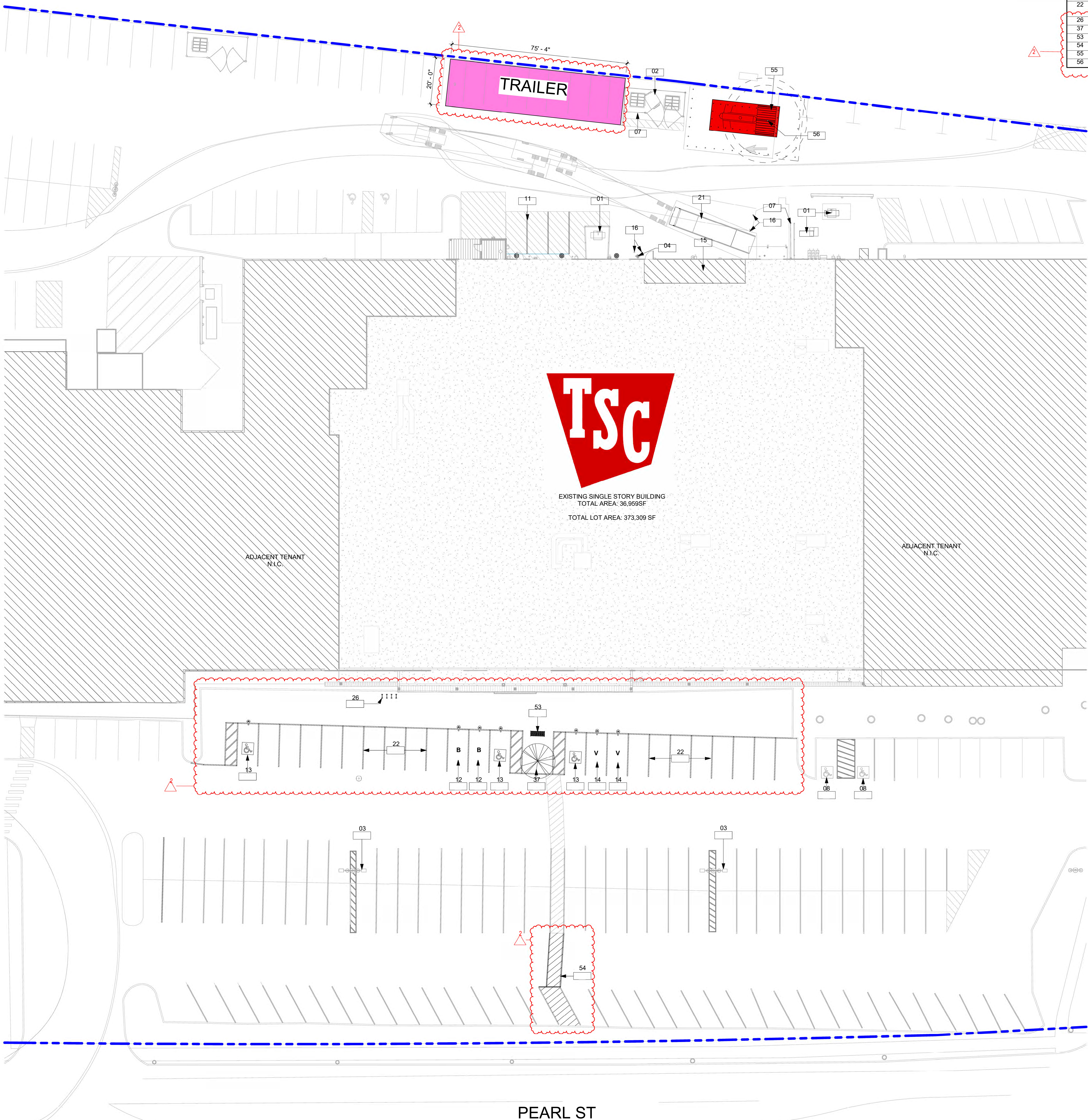
Architect: Christopher Rutledge

1 OWNER REVISIONS 2025 07 01
No. Description Date

Drawn by: NLY
Checked by: DM
Project Number: 04-250036
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SCOPE OF WORK

A0.60



Site Plan Keynotes	
01	EXISTING TRANSFORMER.
02	EXISTING DUMPSTER.
03	EXISTING POLE LIGHTS.
04	EXISTING FIRE HYDRANT
07	EXISTING FENCE.
08	EXISTING ADA PARKING SPACE.
11	RELOCATE EXISTING CUSTOMER LOADING, STRIPE FOR HEAD-IN PARKINGS.
12	NEW BOPIS PARKING SPACE WITH SIGN AND MCCUE BUMPER POST.
13	NEW ADA PARKING SPACE WITH SIGN AND MCCUE BUMPER POST.
14	NEW VETERAN PARKING SPACE WITH SIGN AND MCCUE BUMPER POST.
15	EXCLUDE ROOM FROM SQUARE FOOTAGES.
16	EXISTING BOLLARD (LARGER THAN 6" DIAMETER) PAINT SAFETY YELLOW (SW4084)
21	NEW STEEL DOCK.
22	RESTRIPE PARKING AREA IN FRONT OF STORE TO ALIGN WITH ADJACENT TENANT PER PLANS.
26	ADD (4) INVERTED-U BIKE RACKS.
37	NEW TREE.
53	NEW BENCH
54	CONNECT WALKWAY TO PUBLIC SIDEWALK
55	NEW CANOPY
56	NEW LIGHT UNDER CANOPY

SITE PLAN LEGEND	
	PROPERTY LINE
	PROPERTY SETBACK LINE
	SCOPE OF WORK
	AREA NOT IN CONTRACT (N.I.C.)
	FRENCH DRAIN /GRAVEL AREA
	ACCESSIBLE PATH OF TRAVEL
	EXISTING ACCESSIBLE PARKING SPACE 1. N.I.C. 2. RESTRIPE / REPAINT PER ADA PARKING SPACE REQUIREMENTS. SEE PAINT SPECIFICATION FOR STRIPING DETAILS. 3. INSTALL ADA SIGNAGE AND POST PER AHJ REQUIREMENTS. SEE PARKING LOT VERTICAL SIGNAGE DETAIL.
	NEW ACCESSIBLE PARKING SPACE. STRIPE / PAINT PER ADA PARKING SPACE REQUIREMENTS. SEE PAINT SPECIFICATION FOR STRIPING DETAILS.
	INSTALL ADA SIGNAGE AND POST PER AHJ REQUIREMENTS. SEE PARKING LOT VERTICAL SIGNAGE DETAIL.
	VETERAN AND MILITARY PARKING SPACE INSTALL VERTICAL POST AND PARKING SIGNAGE. SEE PARKING LOT VERTICAL SIGNAGE DETAIL.
	"BOPIS" (BUY ONLINE PICKUP IN STORE) PARKING SPACE. INSTALL VERTICAL POST AND PARKING SIGNAGE. SEE PARKING LOT VERTICAL SIGNAGE DETAIL.
	EXISTING SITE LIGHTING, LIGHT POLE AND BASE
	KEYNOTE TAG

PARKING LOT PAINT SPECIFICATION	
SITE STRIPING NOTES: 1. STRIPING ON CONCRETE TO BE YELLOW. 2. STRIPING ON ASPHALT TO BE WHITE. 3. USE HANDICAP BLUE PAINT FOR ADA SYMBOLS WHERE REQUIRED.	
PARKING LOT PAINT SPECIFICATIONS - 15 MIL APPLICATION (0.015 INCH THICKNESS): 1. NEW PAVEMENT SURFACE TO CURE FOR A PERIOD OF NOT LESS THAN 14 DAYS BEFORE APPLICATION OF MARKING MATERIALS. 2. REMOVE ALL DIRT, GRAVEL, DEBRIS, VEGETATION, OR OTHER MISCELLANEOUS OBJECTS FROM THE SURFACE WITH A BROOM TRUCK OR EQUIVALENT RIGOROUS METHOD. PROVIDE A CLEAN, DUST-FREE AND COMPLETELY DRY SURFACE FOR PAINT APPLICATION. DO NOT APPLY PAINT OVER EXISTING TAPE MARKINGS. 3. CONFIRM AND RECORD PROPER AIR AND SURFACE TEMPERATURES OF 55° AND RISING AND LESS THAN 95°. IF THE SURFACE TEMPERATURE IS NOT WITHIN THE TEMPERATURE RANGE OR IF THE PAINT APPLICATION IS DONE UNDER ADVERSE CONDITIONS (AS DETERMINED BY THE CONSTRUCTION PROJECT MANAGER) SUCH AS ABOVE 75% HUMIDITY, NIGHT STRIPING, ETC. IN ORDER TO MEET TSC OPENING SCHEDULE, CONTRACTOR TO RE-SCHEDULE AND COMPLETE SURFACE STRIPING UNDER PROPER CONDITIONS A MINIMUM OF 30 DAYS PRIOR TO THE EXPIRATION OF THE (1) ONE YEAR CONSTRUCTION WARRANTY. 4. PROVIDE A 15 MIL THICK 4" WIDE CONTINUOUS STRIPE WHERE AND IN THE COLOR INDICATED. MINIMUM OF (2) TWO COATS. 5. PROVIDE PRIMER AND SEALER TO BE APPLIED PER THE MANUFACTURER'S RECOMMENDATIONS ON ALL CONCRETE SURFACES AND ON ASPHALT SURFACES THAT ARE MORE THAN TWO YEARS OLD, OXIDIZED AND/OR HAVE AGGREGATE EXPOSED.	

SITE PLAN GENERAL NOTES	
1	CRACK FILL PATCH TO ALLEVIATE TRIPPING HAZARDS AND PRESSURE WASH SIDEWALK.
2	ENSURE ALL LIGHTING IS OPERATIONAL. PAINT UNDER CANOPY.

CONSTRUCTION • ARCHITECTURE

PARKWAY
Parkway C&A, LP
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Project Manager: Kyle Wojcikowski
Contact: 214-765-3410
Architect: Dan Maria
Contact: 945-300-1427

TSC TRACTOR SUPPLY CO.

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70 PEARL ST
ESSEX JUNCTION, VT 05452

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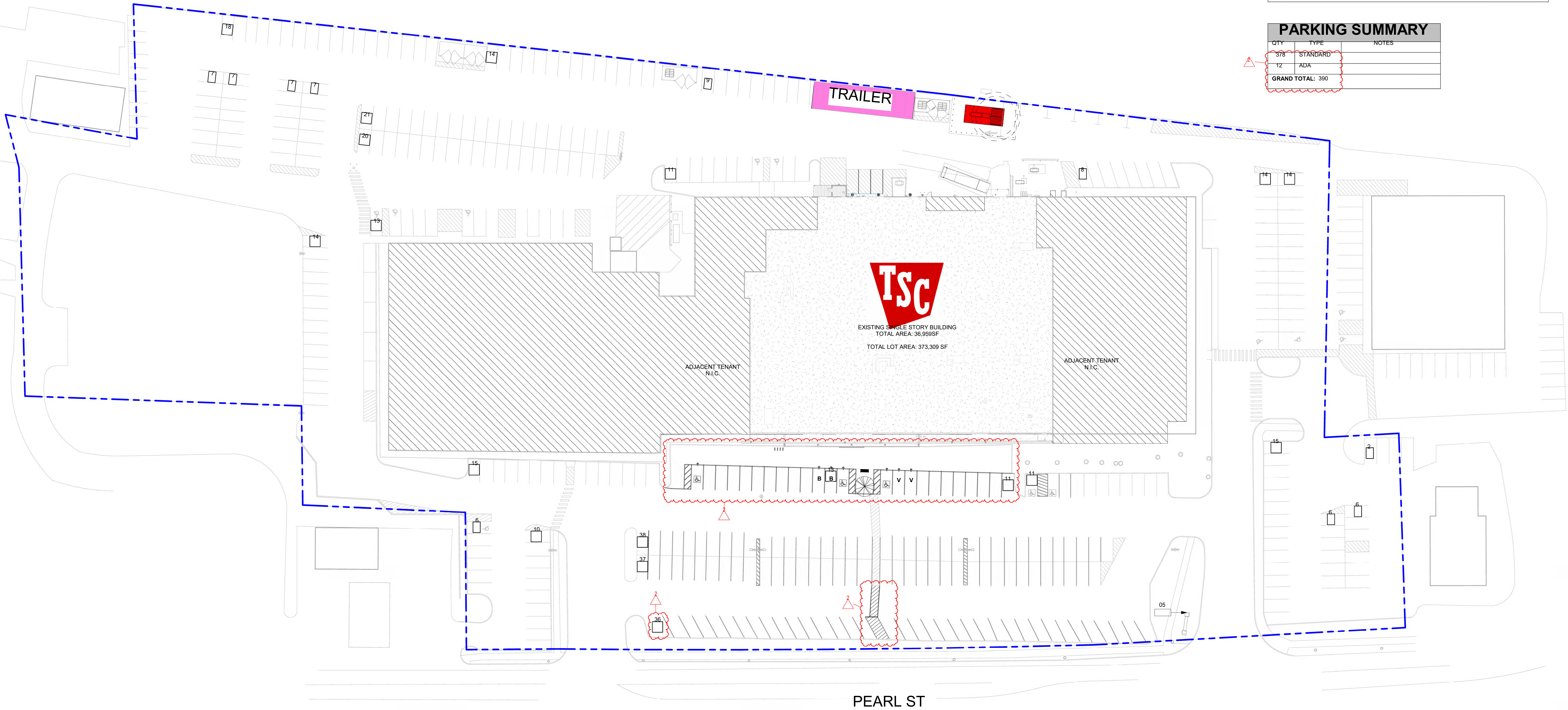
Architect: Christopher Rutledge

2	COMMENT	2025 08 10
	RESPONSE	
1	OWNER REVISIONS	2025 07 01
A	ISSUE FOR PERMIT	2025 05 02
No.	Description	Date

Drawn by: NLY
Checked by: DM
Project Number: 04-250036
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ARCHITECTURAL SITE PLAN

AS1.00



PROPERTY LINE

PROPERTY SETBACK LINE

SCOPE OF WORK

AREA NOT IN CONTRACT (N.I.C.)

FRENCH DRAIN / GRAVEL AREA

ACCESSIBLE PATH OF TRAVEL

EXISTING ACCESSIBLE PARKING SPACE

NEW ACCESSIBLE PARKING SPACE. STRIPE / PAINT PER ADA PARKING SPACE REQUIREMENTS. SEE PAINT SPECIFICATION FOR STRIPING DETAILS.

VETERAN AND MILITARY PARKING SPACE. INSTALL VERTICAL POST AND PARKING SIGNAGE. SEE PARKING LOT VERTICAL SIGNAGE DETAIL.

"BOPIS" (BUY ONLINE PICKUP IN STORE) PARKING SPACE. INSTALL VERTICAL POST AND PARKING SIGNAGE. SEE PARKING LOT VERTICAL SIGNAGE DETAIL.

EXISTING SITE LIGHTING, LIGHT POLE AND BASE

KEYNOTE TAG

1. N.I.C.

2. RESTRIPE / REPAINT PER ADA PARKING SPACE REQUIREMENTS. SEE PAINT SPECIFICATION FOR STRIPING DETAILS.

3. INSTALL ADA SIGNAGE AND POST PER AHJ REQUIREMENTS. SEE PARKING LOT VERTICAL SIGNAGE DETAIL.

EXISTING ACCESSIBLE PARKING SPACE

NEW ACCESSIBLE PARKING SPACE. STRIPE / PAINT PER ADA PARKING SPACE REQUIREMENTS. SEE PAINT SPECIFICATION FOR STRIPING DETAILS.

VETERAN AND MILITARY PARKING SPACE. INSTALL VERTICAL POST AND PARKING SIGNAGE. SEE PARKING LOT VERTICAL SIGNAGE DETAIL.

"BOPIS" (BUY ONLINE PICKUP IN STORE) PARKING SPACE. INSTALL VERTICAL POST AND PARKING SIGNAGE. SEE PARKING LOT VERTICAL SIGNAGE DETAIL.

EXISTING SITE LIGHTING, LIGHT POLE AND BASE

KEYNOTE TAG

PARKING SUMMARY		
QTY	TYPE	NOTES
378	STANDARD	
12	ADA	
GRAND TOTAL: 390		

CONSTRUCTION • ARCHITECTURE

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LICENSED ARCHITECT
CHRISTOPHER RUTLEDGE
STATE OF VERMONT

Architect: Christopher Rutledge

2	COMMENT RESPONSE	2025 08 10
A	ISSUE FOR PERMIT	2025 05 02
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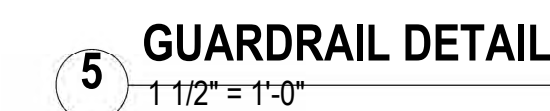
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OVERALL SITE PLAN

AS1.00A



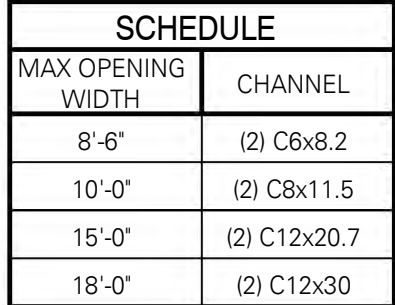
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707 W 2nd Avenue
Spokane, Washington 99201
P: (509) 455-4448 www.dci-engineers.com
CIVIL / STRUCTURAL
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PARKWAY

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www.pearce.com (972) 224-1070

Architect:
Contact: Dan Marta
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1. SAWCUT 1 1/2" DEEP CUT ACCROSS TOP OF OPENING.
2. INSTALL DOUBLE CHANNEL AND BOLTS.
3. SAWCUT REMAINING WIDTH AT TOP OF OPENING AND SIDES OF OPENING. REMOVE CMU IN AREA OF OPENING

SCALE: 1" = 1'-0"

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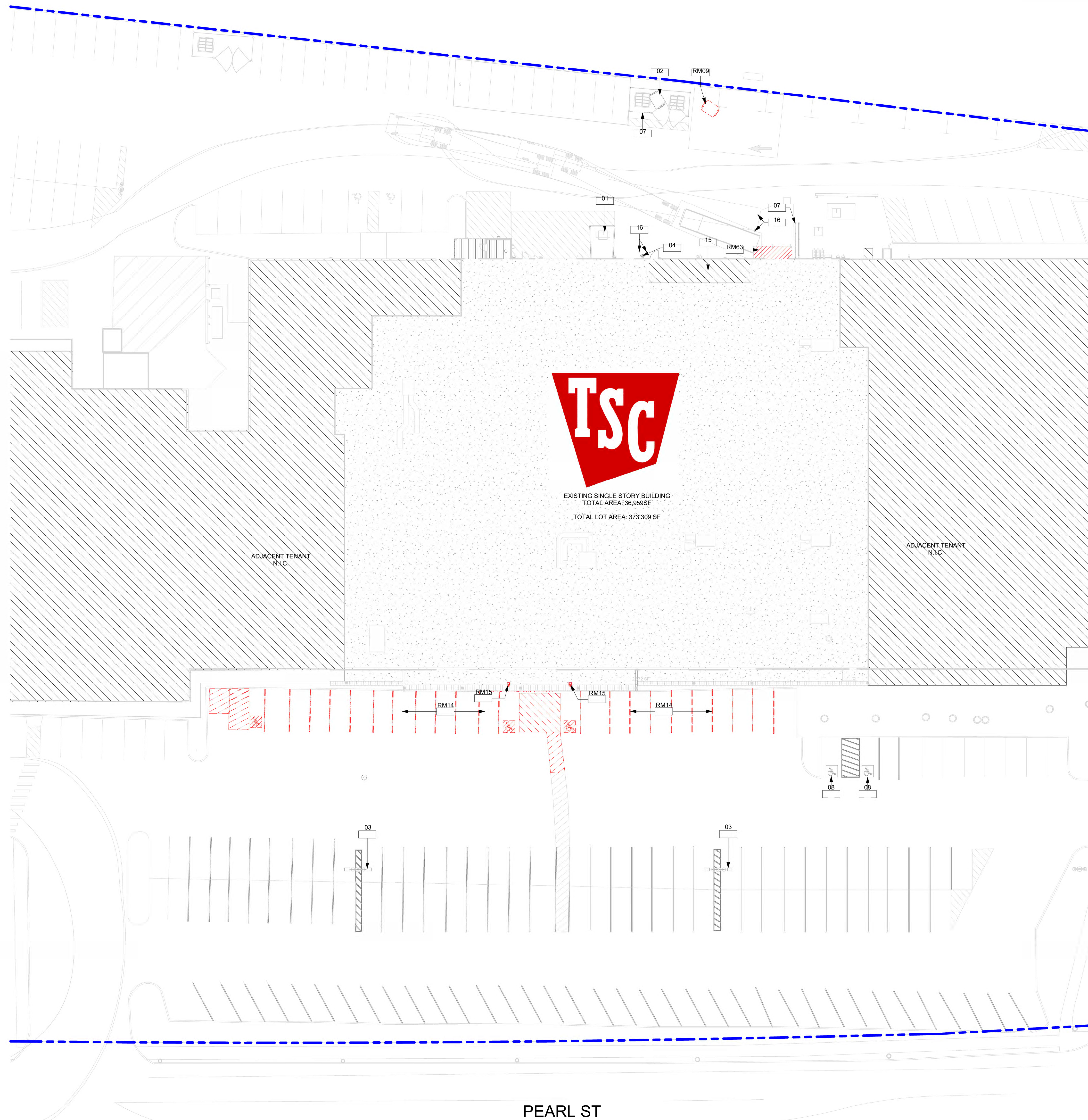
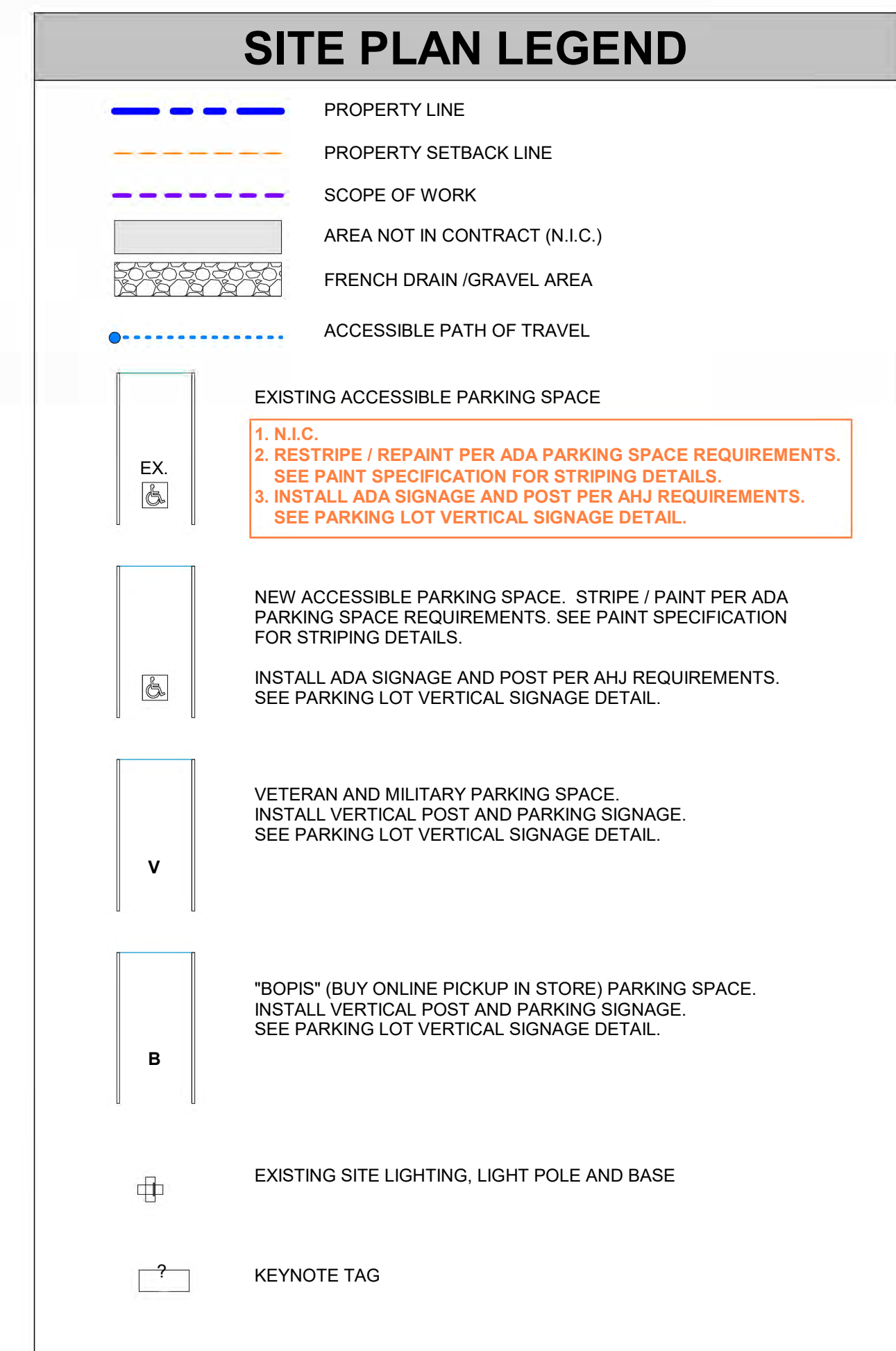


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S211

Site Plan Keynotes

01	EXISTING TRANSFORMER
02	EXISTING DUMPSITER
03	EXISTING POLE LIGHTS
04	EXISTING FIRE HYDRANT
07	EXISTING FENCE
08	EXISTING ADA PARKING SPACE
15	EXCLUDE ROOM FROM SQUARE FOOTAGES
16	EXISTING BOLLARD (LARGER THAN 6" DIAMETER) PAINT SAFETY YELLOW (SW4084)
RM09	RELOCATE DUMPSITER
RM14	REMOVE EXISTING PARKING STRIPES
RM15	REMOVE ADA SIGN/STOP SIGN AND BUMPER STOP
RM63	REMOVE CANOPY AND CUT OPENING PREPARE FOR 10'x9' OVERHEAD DOOR






DEMOLITION SITE PLAN
 1" = 20'-0"

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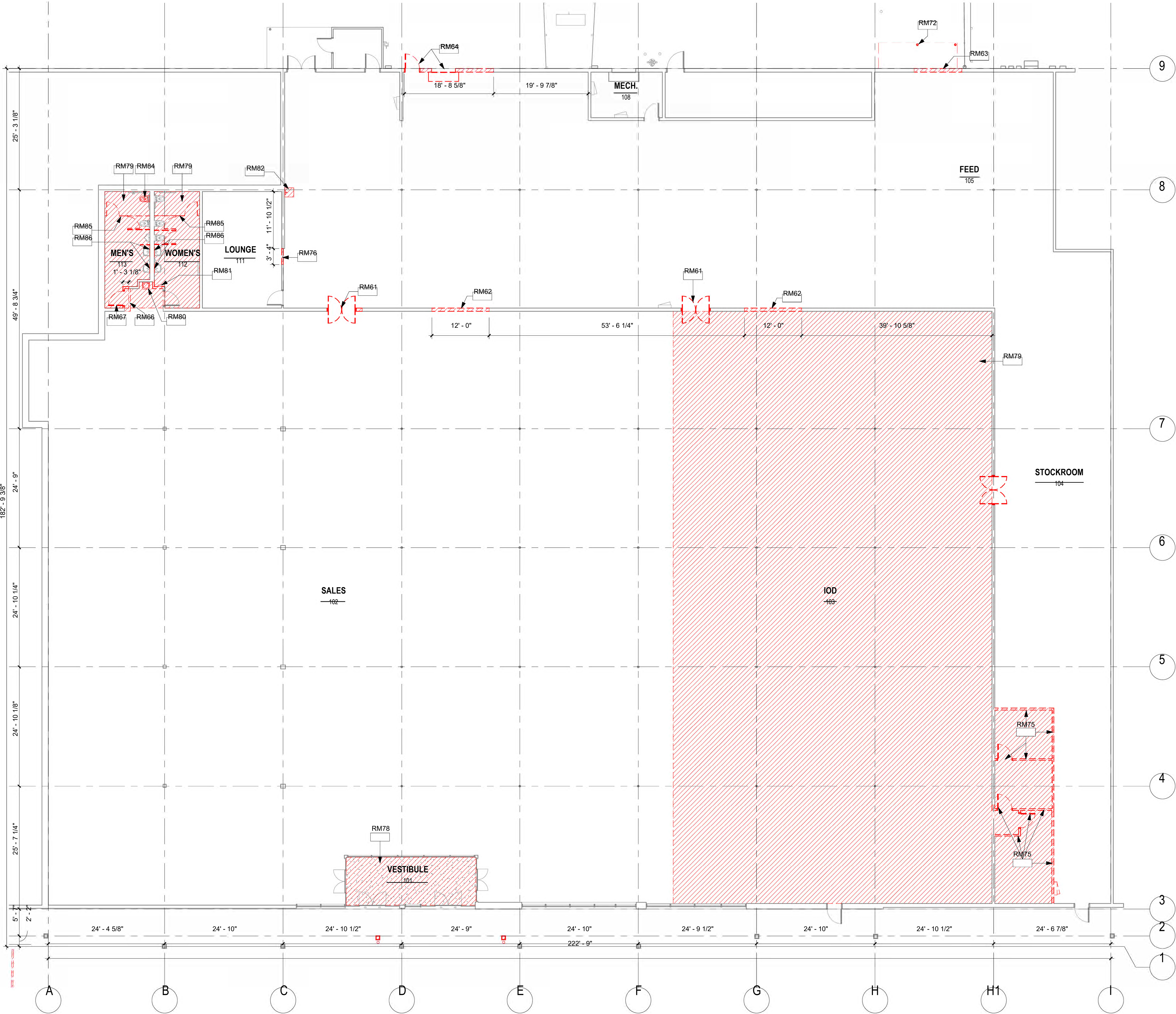
Architect: Christopher Rutledge

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Project Number: 04-250036
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DEMOLITION SITE PLAN

D1.00



1 DEMOLITION FLOOR PLAN
3/32" = 1'-0"

Demolition Keynotes	
RM61	REMOVE DOOR AND FRAME.
RM62	REMOVE WALL FOR NEW OPENING.
RM63	REMOVE CANOPY AND CUT OPENING PREPARE FOR 10'X 9' OVERHEAD DOOR.
RM64	REMOVE DOOR, OVERHEAD DOOR AND PORTION OF WALL PREPARE FOR 18'X9 OVERHEAD DOOR.
RM66	REMOVE PORTION OF VCT FLOORING PREPARE FOR NEW WALL.
RM67	REMOVE DOOR, DOOR FRAME, HARDWARE AND ALL ASSOCIATED PARTS. STORAGE FOR REUSE
RM72	REMOVE CANOPY AND ALL ASSOCIATED PARTS. PATCH AND REPAIR EXTERIOR WALL.
RM75	REMOVE EXISTING WALLS, DOORS AND FLOOR.
RM76	REMOVE PORTION OF EXISTING WALLS FOR NEW DOORS.
RM78	REMOVE CARPET. PREP FOR GRIND AND POLISH CONCRETE FLOOR
RM79	REMOVE VCT. PREP FOR GRIND AND POLISH CONCRETE FLOOR
RM80	REMOVE DRINKING FOUNTAIN. PREP FOR NEW ADA UNIT WITH WATER BOTTLE FILLER
RM81	REMOVE PAPER TOWEL DISPENSER. STORAGE FOR RE-INSTALL
RM82	REMOVE EXISTING SINK. PREP FOR GROUND MOUNT SINK.
RM84	REMOVE ONE WATER CLOSET THAT IS NOT ADA COMPLIANT. PREP FOR NEW ADA WATER CLOSET.
RM85	REMOVE EXISTING PARTITIONS. PREP FOR NEW PARTITION UNITS.
RM86	REMOVE EXISTING MIRRORS. PREP FOR NEW.

DEMOLITION GENERAL NOTES	
1	CONTRACTOR SHALL DETERMINE THE QUANTITIES OF DEMOLITION WORK REQUIRED BY PERSONAL OBSERVATION AT THE BUILDING AND ON THE SITE PRIOR TO BIDDING.
2	ALL DIMENSIONS SHOWN ON THE DRAWINGS SHALL BE FIELD VERIFIED BY THE CONTRACTOR. ANY ERROR OR INCONSISTENCY SHALL BE REPORTED TO THE ARCHITECT FOR INSTRUCTIONS PRIOR TO START OF CONSTRUCTION.
3	CONTRACTOR IS TO COORDINATE WITH OWNER'S REPRESENTATIVE ON THE REMOVAL, REPLACEMENT AND/OR REUSE OF ANY EXISTING EQUIPMENT AND FIXTURES. BEFORE DEMOLITION, AVAILABILITY FOR DEMOLITION MUST BE CONFIRMED BY OWNER 48 HOURS PRIOR TO DEMOLITION.
4	THE CONTRACTOR SHALL LIMIT THE SPREAD OF DUST AND DIRT THROUGH THE USE OF WATER SPRINKLING, ENCLOSURES AND OTHER SUITABLE METHODS TO PROTECT EXISTING MATERIALS AND FINISHES FROM DAMAGE. COMPLY WITH GOVERNING REGULATIONS WITH RESPECT TO ENVIRONMENTAL PROTECTION.
5	CONTRACTOR IS TO COORDINATE DEMOLITION WORK W/ ARCHITECTURAL, STRUCTURAL, HVAC, PLUMBING & ELECTRICAL DRAWINGS FOR EXACT SCOPE OF DEMOLITION WORK.
6	CONTRACTOR IS TO MAINTAIN TEMPORARY BARRICADES FOR PROTECTION OF JOB PERSONNEL AND THE PUBLIC. REMOVE BARRICADES WHEN NO LONGER REQUIRED.
7	CONTRACTOR IS TO PROMPTLY REPAIR ANY DAMAGES CAUSED BY DEMOLITION WORK. AT NO EXTRA COST TO THE OWNER.
8	CONTRACTOR IS TO CONDUCT OPERATIONS IN SUCH A MANNER AS TO MINIMIZE INTERFERENCE WITH USE OF PUBLIC WAYS AND ADJACENT USED FACILITIES. DO NOT CLOSE, BLOCK, OR OTHERWISE OBSTRUCT USE OF PUBLIC WAYS OR FACILITIES WITHOUT WRITTEN CONSENT OF AUTHORITIES HAVING JURISDICTION. PROVIDE ALTERNATE ROUTES TO CLOSED OR OBSTRUCTED FACILITIES AS REQUIRED BY LOCAL REGULATIONS.
9	EXISTING UTILITIES INDICATED TO REMAIN SHALL BE KEPT IN SERVICE AND PROTECTED FROM DAMAGE DURING DEMOLITION OPERATIONS.
10	CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES 48 HOURS PRIOR TO ANY DEMOLITION WORK.
11	DO NOT INTERRUPT EXISTING UTILITIES USED FOR OCCUPIED FACILITIES UNLESS AUTHORIZED IN WRITING BY AUTHORITIES HAVING JURISDICTION. IF INTERRUPTION IS ALLOWED, PROVIDE ALTERNATE TEMPORARY SERVICES ACCEPTABLE TO GOVERNING AUTHORITIES.
12	LOCATE, IDENTIFY, SHUT OFF, CAP AND DISCONNECT UTILITIES AT PROPERTY LINE OR VALVE. PROVIDE BY-PASS CONNECTIONS AS REQUIRED TO MAINTAIN SERVICES TO ADJACENT PROPERTIES AND FACILITIES. PROVIDE A MINIMUM OF 72 HOURS ADVANCE NOTICE TO PROPERTY OWNERS IF SHUT-DOWN OF SERVICES IS REQUIRED DURING THE CHANGE-OVER.
13	DO ALL DEMOLITION WORK REQUIRED TO REMOVE EXISTING PAVING, FOUNDATIONS, SLABS, UNDERGROUND PIPING, MASONRY WALLS, INTERIOR PARTITION WALLS, CONDUIT, BUILDING FINISHES, DOORS, WINDOWS AS SHOWN ON THE DRAWINGS AND ANY OTHER NECESSARY ITEMS TO INSTALL ALL NEW WORK AS SHOWN.
14	WHERE EXISTING WALLS ARE TO BE REMOVED, THE CONTRACTOR SHALL OBSERVE EXISTING CONDITIONS AND SHALL TAKE SUCH PRECAUTIONS AS NECESSARY, INCLUDING THE PLACEMENT OF TEMPORARY SHORING TO SUPPORT THE BUILDING STRUCTURE UNTIL NEW SUPPORTING CONSTRUCTION IS IN PLACE.
15	WHERE EXISTING WALLS, DOORS, VENEERS, OR FIXTURES ARE TO BE REMOVED, THE CONTRACTOR SHALL REPAIR, LEVEL AND SMOOTH THE FLOOR, CEILING AND WALL SURFACES REMAINING TO RECEIVE NEW FINISHES.
16	WHERE PLUMBING AND/OR FIXTURES ARE TO BE REMOVED, CAP PLUMBING LINES BELOW FLOOR, BEHIND WALL SURFACES, AND ABOVE CEILING. REPAIR SURFACES TO RECEIVE NEW FINISHES.
17	REMOVE DEBRIS, RUBBISH, AND OTHER SUBSTANCES FROM SITE. LEGALLY TRANSPORT AND DISPOSE OF SUCH MATERIALS OFF-SITE. BURYING OR BURNING OF TO BE REMOVED MATERIALS ON THE PROJECT SITE IS FORBIDDEN.
18	ALL DEMOLISHED MATERIAL, NOT OTHERWISE DESIGNATED BECOMES PROPERTY OF THE OWNER.
19	CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FOR EXECUTION OF THE WORK.
20	REMOVE ALL EFFLORESCENCE FROM ALL MASONRY WALLS (EXTERIOR AND INTERIOR).

DEMOLITION PLAN LEGEND	
ROOM	ROOM NAME
ROOM	ROOM NUMBER
ROOM	ROOM SIZE
PLAN KEYNOTE	
DEMOLITION	
EXISTING TO REMAIN	
SIM	INDICATES SIMILAR
WALL SECTION	
DETAIL NUMBER	
SHEET NUMBER	
ENLARGED PLAN CALLOUT	
0	COLUMN GRID
SPOT ELEVATION	
EXTERIOR ELEVATION REFERENCE	
INTERIOR ELEVATION REFERENCE	
ACCESSIBLE SEATING LOCATION / CLEAR FLOOR SPACE (30' x 42')	
ACCESSIBLE TURNING RADIUS (60')	

CONSTRUCTION • ARCHITECTURE

PARKWAY

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Contract: Dan Marti
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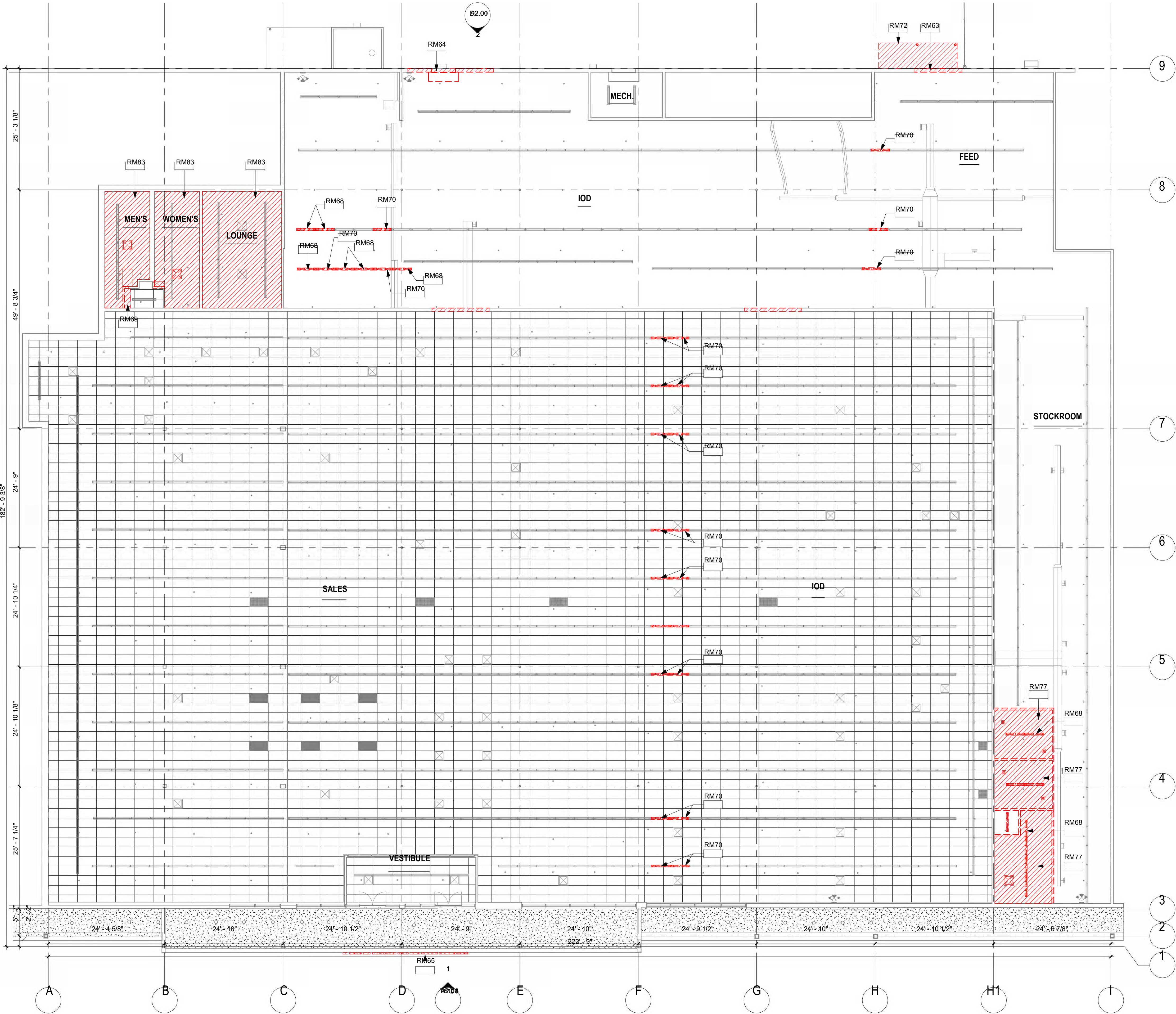
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DEMOLITION FLOOR PLAN

D1.01

DEMOLITION KEYNOTES	
RM63	REMOVE CANOPY AND CUT OPENING PREPARE FOR 10'X 9' OVERHEAD DOOR.
RM64	REMOVE DOOR, OVERHEAD DOOR AND PORTION OF WALL PREPARE FOR 18'X9' OVERHEAD DOOR.
RM65	REMOVE SIGN, PREPARE FOR NEW TCS SIGN
RM68	RELOCATE LIGHT FIXTURE, CAREFULLY REMOVE & STORAGE FOR REUSE.
RM69	REMOVE CEILING TILE AND PREPARE FOR NEW WALL.
RM70	REMOVE LIGHT.
RM72	REMOVE CANOPY AND ALL ASSOCIATED PARTS. PATCH AND REPAIR EXTERIOR WALL.
RM77	REMOVE CEILING AND ASSOCIATED PARTS.
RM83	REMOVE ACT, PREP FOR NEW ACT.

DEMOLITION GENERAL NOTES	
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6	CONTRACTOR IS TO MAINTAIN TEMPORARY BARRICADES FOR PROTECTION OF JOB PERSONNEL AND THE PUBLIC. REMOVE BARRICADES WHEN NO LONGER REQUIRED.
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DEMOLITION PLAN LEGEND	
ROOM NAME	COLUMN GRID
ROOM NUMBER	SPOT ELEVATION
ROOM SIZE	EXTERIOR ELEVATION REFERENCE
PLAN KEYNOTE	INTERIOR ELEVATION REFERENCE
DEMOLITION	INDICATES SIMILAR
EXISTING TO REMAIN	WALL SECTION
SIM	DETAIL
A101	SHEET NUMBER
ENLARGED PLAN CALLOUT	ACCESSIBLE SEATING LOCATION / CLEAR FLOOR SPACE (30' x 42')
	ACCESSIBLE TURNING RADIUS (60')

CONSTRUCTION • ARCHITECTURE

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No.	Description	Date

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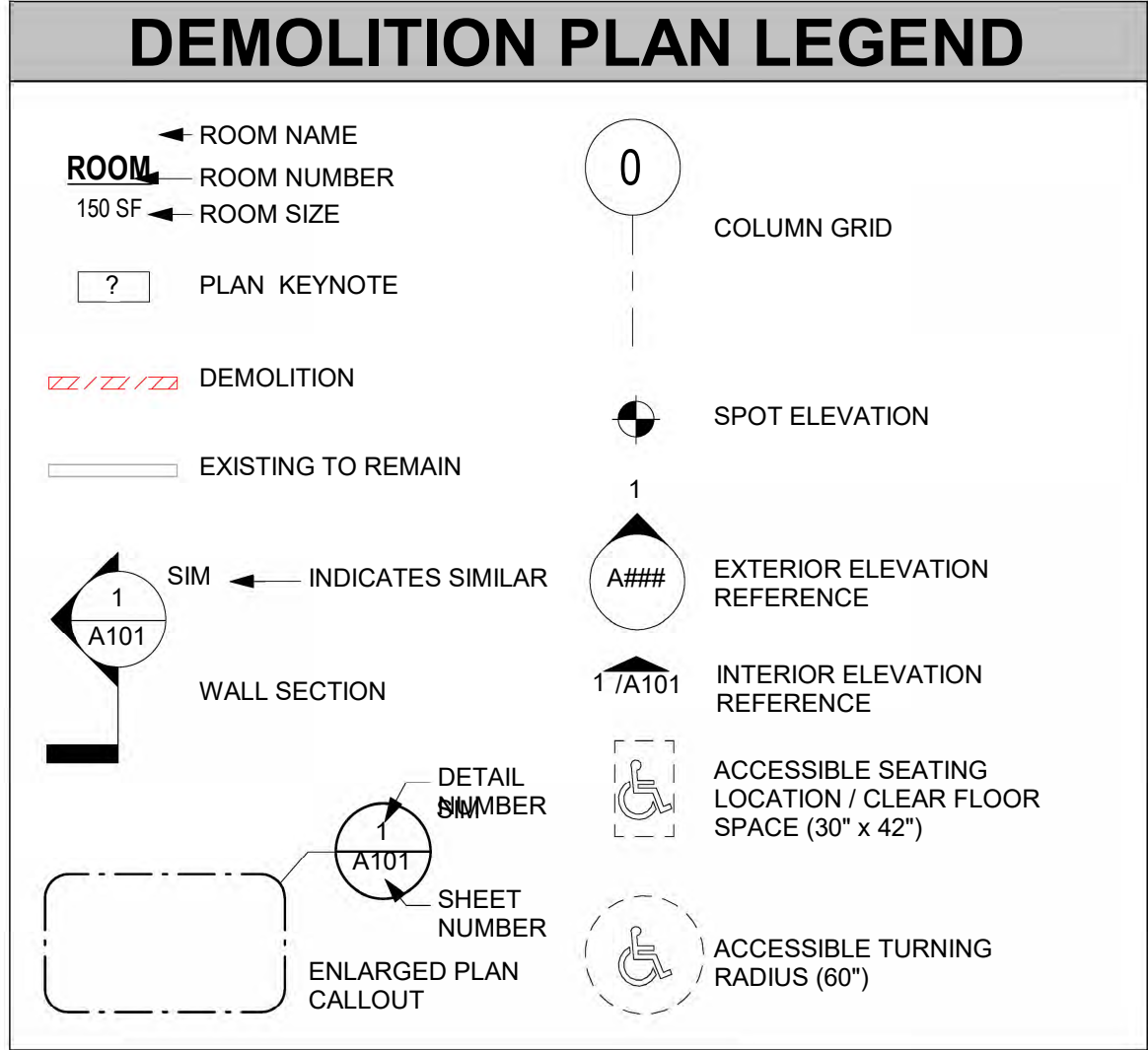
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Project Number: 04-250036

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DEMOLITION REFLECTED CEILING PLAN

D1.21

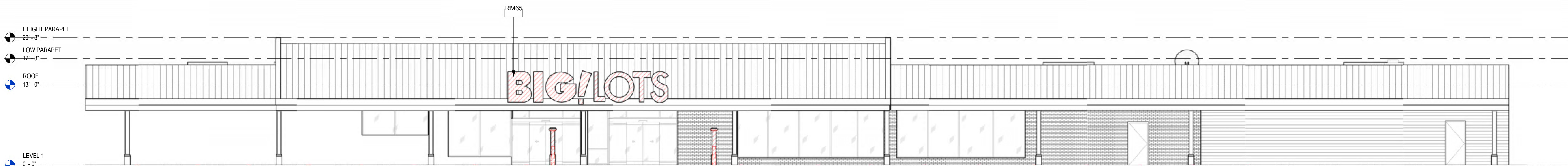


DEMOLITION KEYNOTES

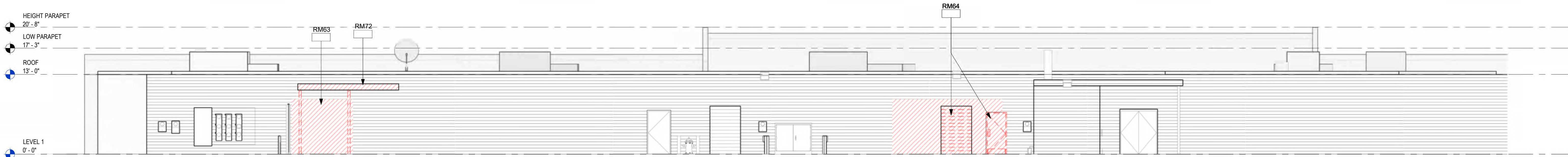
RM63	REMOVE CANOPY AND CUT OPENING PREPARE FOR 10'X 9' OVERHEAD DOOR.
RM64	REMOVE DOOR, OVERHEAD DOOR AND PORTION OF WALL PREPARE FOR 18'X9' OVERHEAD DOOR.
RM65	REMOVE SIGN. PREPARE FOR NEW TCS SIGN
RM72	REMOVE CANOPY AND ALL ASSOCIATED PARTS. PATCH AND REPAIR EXTERIOR WALL.

DEMOLITION GENERAL NOTES

1	CONTRACTOR SHALL DETERMINE THE QUANTITIES OF DEMOLITION WORK REQUIRED BY PERSONAL OBSERVATION AT THE BUILDING AND ON THE SITE PRIOR TO BIDDING.
2	ALL DIMENSIONS SHOWN ON THE DRAWINGS SHALL BE FIELD VERIFIED BY THE CONTRACTOR. ANY ERROR OR INCONSISTENCY SHALL BE REPORTED TO THE ARCHITECT FOR INSTRUCTIONS PRIOR TO START OF CONSTRUCTION.
3	CONTRACTOR IS TO COORDINATE WITH OWNER'S REPRESENTATIVE ON THE REMOVAL, REPLACEMENT AND/OR REUSE OF ANY EXISTING EQUIPMENT AND FIXTURES. BEFORE DEMOLITION, AVAILABILITY FOR DEMOLITION MUST BE CONFIRMED BY OWNER 48 HOURS PRIOR TO DEMOLITION.
4	THE CONTRACTOR SHALL LIMIT THE SPREAD OF DUST AND DIRT THROUGH THE USE OF WATER SPRINKLING, ENCLOSURES AND OTHER SUITABLE METHODS TO PROTECT EXISTING MATERIALS AND FINISHES FROM DAMAGE. COMPLY WITH GOVERNING REGULATIONS WITH RESPECT TO ENVIRONMENTAL PROTECTION.
5	CONTRACTOR IS TO COORDINATE DEMOLITION WORK W/ ARCHITECTURAL, STRUCTURAL, HVAC, PLUMBING & ELECTRICAL DRAWINGS FOR EXACT SCOPE OF DEMOLITION WORK.
6	CONTRACTOR IS TO MAINTAIN TEMPORARY BARRICADES FOR PROTECTION OF JOB PERSONNEL AND THE PUBLIC. REMOVE BARRICADES WHEN NO LONGER REQUIRED.
7	CONTRACTOR IS TO PROMPTLY REPAIR ANY DAMAGES CAUSED BY DEMOLITION WORK. AT NO EXTRA COST TO THE OWNER.
8	CONTRACTOR IS TO CONDUCT OPERATIONS IN SUCH A MANNER AS TO MINIMIZE INTERFERENCE WITH USE OF PUBLIC WAYS AND ADJACENT USED FACILITIES. DO NOT CLOSE, BLOCK, OR OTHERWISE OBSTRUCT USE OF PUBLIC WAYS OR FACILITIES WITHOUT WRITTEN CONSENT OF AUTHORITIES HAVING JURISDICTION. PROVIDE ALTERNATE ROUTES TO CLOSED OR OBSTRUCTED FACILITIES AS REQUIRED BY LOCAL REGULATIONS.
9	EXISTING UTILITIES INDICATED TO REMAIN SHALL BE KEPT IN SERVICE AND PROTECTED FROM DAMAGE DURING DEMOLITION OPERATIONS.
10	CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES 48 HOURS PRIOR TO ANY DEMOLITION WORK.
11	DO NOT INTERRUPT EXISTING UTILITIES USED FOR OCCUPIED FACILITIES UNLESS AUTHORIZED IN WRITING BY AUTHORITIES HAVING JURISDICTION. IF INTERRUPTION IS ALLOWED, PROVIDE ALTERNATE TEMPORARY SERVICES ACCEPTABLE TO GOVERNING AUTHORITIES.
12	LOCATE, IDENTIFY, SHUT OFF, CAP AND DISCONNECT UTILITIES AT PROPERTY LINE OR VALVE. PROVIDE BY-PASS CONNECTIONS AS REQUIRED TO MAINTAIN SERVICES TO ADJACENT PROPERTIES AND FACILITIES. PROVIDE A MINIMUM OF 72 HOURS ADVANCE NOTICE TO PROPERTY OWNERS IF SHUT-DOWN OF SERVICES IS REQUIRED DURING THE CHANGE-OVER.
13	DO ALL DEMOLITION WORK REQUIRED TO REMOVE EXISTING PAVING, FOUNDATIONS, SLABS, UNDERGROUND PIPING, MASONRY WALLS, INTERIOR PARTITION WALLS, CONDUIT, BUILDING FINISHES, DOORS, WINDOWS AS SHOWN ON THE DRAWINGS AND ANY OTHER NECESSARY ITEMS TO INSTALL ALL NEW WORK AS SHOWN.
14	WHERE EXISTING WALLS ARE TO BE REMOVED, THE CONTRACTOR SHALL OBSERVE EXISTING CONDITIONS AND SHALL TAKE SUCH PRECAUTIONS AS NECESSARY, INCLUDING THE PLACEMENT OF TEMPORARY SHORING TO SUPPORT THE BUILDING STRUCTURE UNTIL NEW SUPPORTING CONSTRUCTION IS IN PLACE.
15	WHERE EXISTING WALLS, DOORS, VENEERS, OR FIXTURES ARE TO BE REMOVED, THE CONTRACTOR SHALL REPAIR, LEVEL AND SMOOTH THE FLOOR, CEILING AND WALL SURFACES REMAINING TO RECEIVE NEW FINISHES.
16	WHERE PLUMBING AND/OR FIXTURES ARE TO BE REMOVED, CAP PLUMBING LINES BELOW FLOOR, BEHIND WALL SURFACES, AND ABOVE CEILING. REPAIR SURFACES TO RECEIVE NEW FINISHES.
17	REMOVE DEBRIS, RUBBISH, AND OTHER SUBSTANCES FROM SITE. LEGALLY TRANSPORT AND DISPOSE OF SUCH MATERIALS OFF-SITE. BURYING OR BURNING OF TO BE REMOVED MATERIALS ON THE PROJECT SITE IS FORBIDDEN.
18	ALL DEMOLISHED MATERIAL NOT OTHERWISE DESIGNATED BECOMES PROPERTY OF THE OWNER.
19	CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FOR EXECUTION OF THE WORK.
20	REMOVE ALL EFFLORESCENCE FROM ALL MASONRY WALLS (EXTERIOR AND INTERIOR).

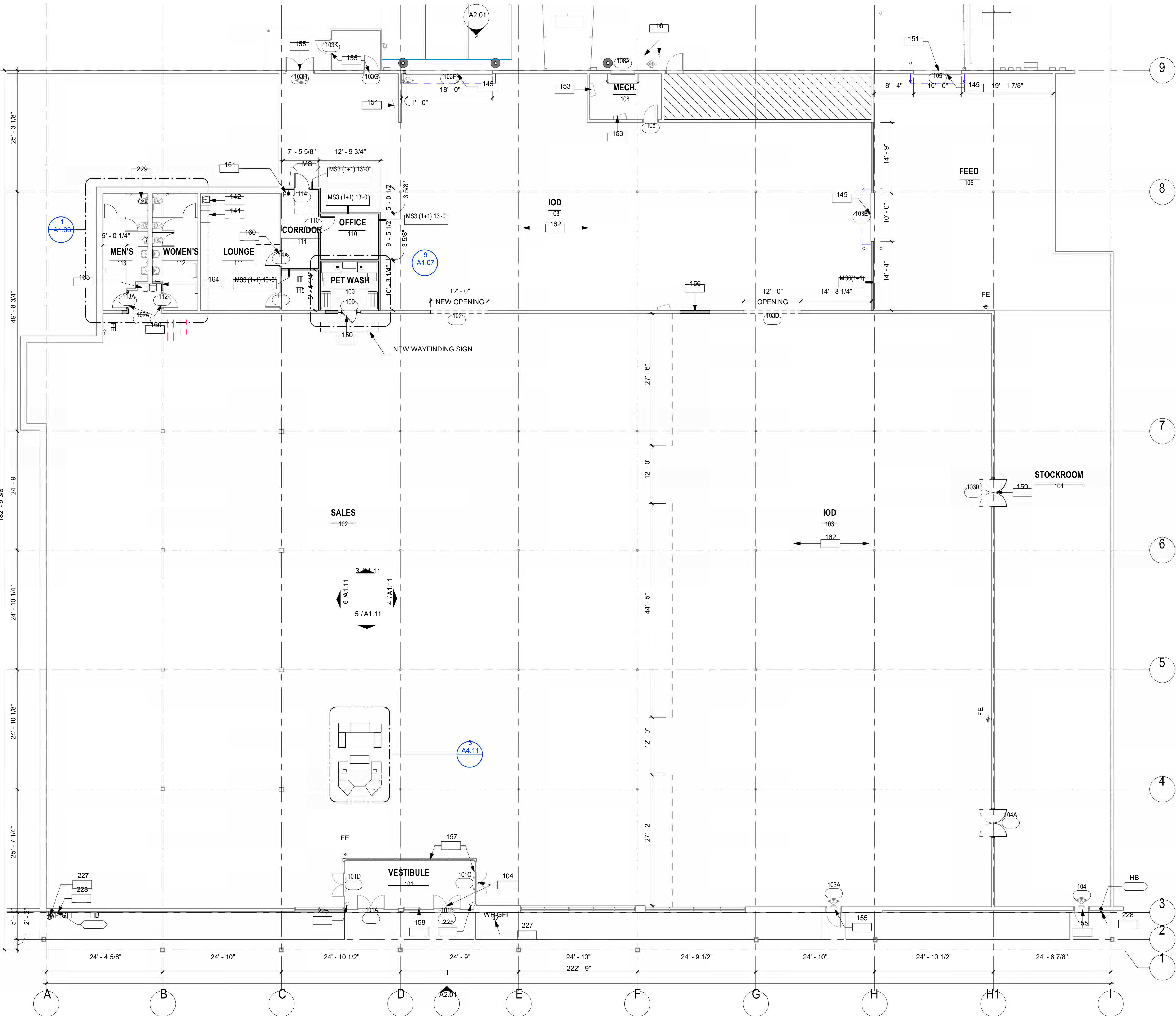


DEMO NORTHEAST ELEVATION
1/8" = 1'-0"



DEMO SOUTHWEST ELEVATION
1/8" = 1'-0"





TRUE NORTH
PLAN NORTH
1 FIRST FLOOR PLAN
3/32" = 1'-0"

FLOOR PLAN KEYNOTES	
104	EXISTING VESTIBULE TO REMAIN. LOCK UNUSED DOORS
141	PROVIDE PLUMBING, POWER AND ELECTRICAL FOR CABINETS AND SINK.
142	NEW SINK
145	NEW MOTORIZED OVERHEAD DOOR
150	DEMO EXISTING DOOR TO REPLACE WITH NEW PETWASH DOOR
151	DEMO CANOPY EXPAND OVERHEAD DOOR TO 10'x10'
153	ELECTRICAL PANELS
154	TELECOM BOARD
155	EXISTING DOOR TO REMAIN
156	INFILL WALL TO MATCH EXISTING
157	MURAL WALL TO BE HUNG
158	PAINT ALL APPLICABLE PAINTED SURFACES WHITE. INSURE BOTH INSIDE AND OUTSIDE BOTTOM METAL GLASS TRACKS ARE SEALED TO CONCRETE TO KEEP WATER FROM LEAKING UNDER METAL INTO VESTIBULE
159	REPLACE EXISTING SWING STYLE DOUBLE DOORS WITH NEW RED CHASE SWING DOORS
160	PAINT DOORS. ADJUST DOOR CLOSER. RE-CAULK FRAME TO WALL IF NEEDED. CLEAN OFF OLD CAULK PRIOR TO INSTALLING NEW BEAD OF CAULK. ENSURE CAULK IS CLEAN/SMOOTH TRANSITION FROM FRAME TO WALL. POLISHED HANDLE. KICK PLATE IF EXISTING. AND HINGES AFTER DOOR IS PAINTED. INSTALL DOOR SILENCERS. INSTALL DOOR STOPS IF NEEDED
161	REPLACE EXISTING MOP SINK WITH GROUND MOUNTED UNIT (TRENCHING REQUIRED)
162	CRACK FILL/PATCH WAREHOUSE FLOORING TO ALLEVIATE TRIPPING HAZARDS.
163	NEW ADA DRINKING FOUNTAIN WITH BOTTLE FILLER PER TSC SPEC. INSTALL FRP 4 FEET UP AT UNIT. INSURE UNIT IS SECURED TO WALL
164	REWORK EXISTING WALLS AND PLUMBING FOR NEW DRINKING FOUNTAIN. PAINT WALLS AND INSTALL CORNER GUARDS
225	ADD OUTLETS ON ADJACENT SIDES OF THE VESTIBULE IN ACT.
227	ADD POWER OUTLETS ON EXTERIOR OF BUILDING. TSC TO CONFIRM FINAL LOCATIONS
228	ADD FAUCETS ON EXTERIOR OF BUILDING. TSC TO CONFIRM FINAL LOCATIONS
229	REPLACE ONE WATER CLOSET THAT IS NOT ADA COMPLIANT WITH THE ADA ONE

FLOOR PLAN LEGEND	
ROOM ◀ Room name 150 SF ◀ Room number ◀ Room size	0 Column Grid
? Plan Keynote	Spot Elevation
### Door Number	1 Exterior Elevation Reference
XX# (X) Wall Type	1/A101 Interior Elevation Reference
X Window Type	Accessible seating location / clear floor space (30" x 42")
SIM Indicates similar	Detail Number
1/A101 Wall Section	Sheet Number
Enlarged plan callout	Accessible turning radius (60")
TSC = TRACTOR SUPPLY CO. (OWNER)	

INTERIOR PARTITION LEGEND	
Key 1 XX# (# + X + R) (#HR) (X) Material description and width	Key 2 (# + X + R) Layers of Gyp. Bd. and wall modifiers
Key 3 (HR) Hourly fire rating if req'd	Key 4 (X) Height of wall
WS# Wood studs WS4 2 x 4 wood studs WS6 2 x 6 wood studs	Layers of Gyp. Bd.: 0 No Gyp. Bd. 1 One (1) layer of 5/8" Type X Gyp. Bd. 2 Two (2) layers of 5/8" Type X Gyp. Bd. 3 Three (3) layers of 5/8" Type X Gyp. Bd. 4 One (1) layer of 1" Type X Gyp. liner panel
MS# Metal Studs MS3 3 - 5/8" metal studs MS6 6" metal studs	Note: Mold-resistant Type X in all wet areas
MC Concrete Masonry Units (CMU) M8 7 - 5/8" CMU M12 11 - 5/8" CMU	Wall modifiers: S Sound attenuation insulation AR Abuse Resistant Type X Gyp. Bd. L Lead lined RC Resilient Channels
CF# Concrete Wall # Wall thickness	Hourly Fire Rating: (1HR) 1 Hour fire rated (2HR) 2 Hour fire rated
FC# Furring Channels FC1 7/8" Furring channel FC1.5 1-1/2" Furring channels	Key 4 (X) Height of wall Deck above Ceiling Floor A To 6" above ceiling B Variable height C To underside of ceiling D To underside of deck above E Infill existing opening

FLOOR PLAN GENERAL NOTES	
1	ALL PLUMBING WALLS TO RECEIVE MOISTURE RESISTANT GYPSUM BOARD ON PLUMBING SIDE TO ABOVE CEILING
2	GYPSUM BOARD AT NEW WALLS TO BE HELD UP 1/2" ABOVE CONCRETE FLOOR, UNLESS NOTED OTHERWISE
3	J-F MOLD TO BE USED AT ALL INTERSECTIONS OF GYPSUM BOARD AND ANY OTHER NON GYPSUM MATERIALS
4	CORNER GUARDS, SUPPLIED BY GC TO BE INSTALLED AT ALL INTERIOR OUTSIDE CORNER CONDITIONS
5	ENSURE ALL RECEPTABLES WORK. REPLACE DAMAGED OR MISSING RECEPTABLE COVERS
6	PAINT YELLOW STRIPE DOWN THE CENTER OF THE INSIDE OF THE ROLLING STEEL ROLLUP DOOR THAT RECEIVES NEW STRIPE DOORS. ONLY PAINT STRIPE IF PLASTIC STRIP DOOR IS INSTALLED ON THE INSIDE. ON THE INSIDE, HANG A 6 IN YELLOW PAINTED PVC PIPE AT THE HEIGHT OF THE ROLLING STEEL ROLLUP DOOR THAT WILL WARM FOLK LIFT DRIVER THAT THEIR FORKS ARE TOO HIGH. IF SECTIONAL DOOR, HANG 6 IN YELLOW PAINTED PVC AT THE HEIGHT OF THE EXPOSED SIDE OF THE TRACK. IF SECTIONAL DOOR, DO NOT PAINT STRIPE DOWN THE CENTER
7	CHECK PRIMARY ROLL UP DOOR (DOOR USED BY FORLETT TO EXIST BUILDING) FOR PLASTIC CURTAIN STRIPS. IF STORE CURRENTLY HAS THESE, AND THEY ARE DAMAGED, MISSING, OR NON-TRANSLUCENT, PLEASE REPLACE EACH STRIPS SHOULD OVER LAP 50%. IF STORE DOES NOT HAVE THESE ON THEIR PRIMARY ROLL UP DOOR, INSTALL NEW SET. IF SECTIONAL DOOR, STRIPS ON EXTERIOR. IF ROLLING STEEL DOOR, STRIPS ON INTERIOR
8	CONTRACTOR IS TO HIRE COMMERCIAL CLEANING COMPANY TO REMOVE ALL DIRT AND GRIME FROM THE SALES FLOOR, BATHROOMS, BREAK ROOM, MANAGER OFFICE, HALLWAY, SERVICE COUNTER, & CASH WRAPS. AT THE SIDE LOT DOOR & VESTIBULE DOOR REMOVE ALL DIRT AND GRIME FROM INTERIOR & EXTERIOR FRAME & GLASS. THIS SHOULD BE DONE AT THE END OF THE PROJECT PRIOR TO THE PUNCH DATE
9	ANY WALL THAT IS RECEIVING PAINT IS ALSO TO RECEIVE ALL NEW OUTLET COVERS TO MATCH AS WELL AS NEW COVE BASE, CORNER PIECES REQUIRED WHEN REPLACING COVE BASE
10	ALL HVAC GRILLS ON SALES FLOOR, VESTIBULE, RESTROOMS, BREAKROOM, AND MANAGERS OFFICE TO BE CLEANED
11	GC TO COMPLETE SHELL VERIFICATION PLAN (COLUMN LOCATION, CEILING HEIGHT, ROOM DIMENSIONS, ECT.)
12	ALL PERIMETER CONDUIT TO BE PAINTED TO MATCH WALLS. NO HORIZONTAL CONDUIT ALLOWED ON WALLS UNLESS TIGHT TO DECK
13	CLEAN GLASS. COST COVERED WITH COMMERCIAL CLEANING. IF ANY GLASS IS BROKEN AT TIME OF REMODEL, BID AS ALTERNATE TO REPLACE BROKEN GLASS. INSURE ALL SEALS AROUND GLASS ARE TIGHT
14	

WAREHOUSE FIXTURE NOTES	
1	CONTRACTOR IS TO VERIFY WITH THE STORE MANAGER THAT ALL RACKS ARE PROPERLY BUILT AND POSITIONED
2	DRILL HOLES FOR ANCHORING RACK. GENERALLY, THE HOLE IN THE FOOT OF THE RACK LEG IS 1/2" DIAMETER. VERIFY HOLE SIZE PER BOLT ISSUED BY RACKING MANUFACTURER (1) ONE ANCHOR PER FOOT
3	RACKS ARE TO BE SECURELY ANCHORED WITH ANCHOR BOLTS PER MANUFACTURER SPECIFICATIONS
4	FOLLOWING INSTALLATION, REMOVE ANY RESIDUAL DEBRIS AND CLEAN AREA
5	IF SEISMIC ANCHORING IS REQUIRED THE FIXTURE INSTALLER WILL COMPLETE ALL DRILLING/ANCHORING PER THE SEISMIC PLANS

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FLOOR PLAN

A1.01

Wall Type	Description	Length	Area
Metal Studs			
MS3 (1+1) 13'-0"	3-5/8" Metal Studs @ 16" o.c. with 5/8" gyp. bd. on both sides	87'-3"	1,059 SF
MS6(1+1)	6" Metal Studs @ 16" o.c. with 5/8" gyp. bd. on both sides	1,106'-11"	13,402 SF

	1,194'-1"	14,461 SF
	1,194'-1"	14,461 SF

CONT. "C" SHAPED METAL RUNNER DO NOT FASTEN TO STUD

FINISH PER SCHED. SEE SHEET A1.07 FOR PET WASH FINISHES

FINISH PER SCHED. SEE SHEET A1.07 FOR PET WASH FINISHES

"C" SHAPED METAL STUDS @ 16" OC DO NOT FASTEN TO RUNNER ABOVE

Diagram illustrating the cross-section of a wall assembly with insulation and metal runner details:

- PROVIDE PER INSULATION SCHEDULE
- CONT. "C" SHAPED METAL RUNNER
- BASE AS SCHEDULED
- CONT. ACOUSTICAL SEALANT BOTH SIDES
- FLOOR SLAB
- FASTENERS @ 24" OC MAX & WITHIN 1 1/2' OF ENDS TO SUITABLE SUBSTRATE

1 LAYER OF 5/8" GPDW BOTH SIDES

"C" SHAPED METAL STUDS @ 16" OC DO NOT FASTEN TO RUNNER ABOVE

Diagram illustrating the cross-section of a wall assembly with the following components and specifications:

- PROVIDE PER INSULATION SCHEDULE
- CONT. "C" SHAPED METAL RUNNER
- BASE AS SCHEDULED
- CONT. ACOUSTICAL SEALANT BOTH SIDES
- FLOOR SLAB
- FASTENERS @ 24" OC MAX & WITHIN 1 1/2' OF ENDS TO SUITABLE SUBSTRATE

**MS (1+1) - INTERIOR PARTITION
INFILL**

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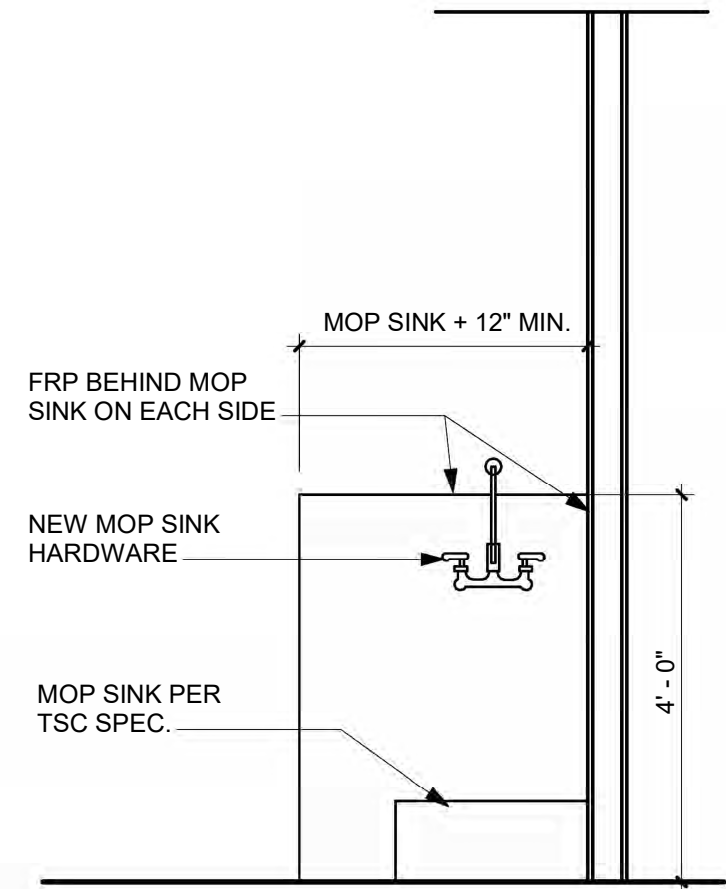
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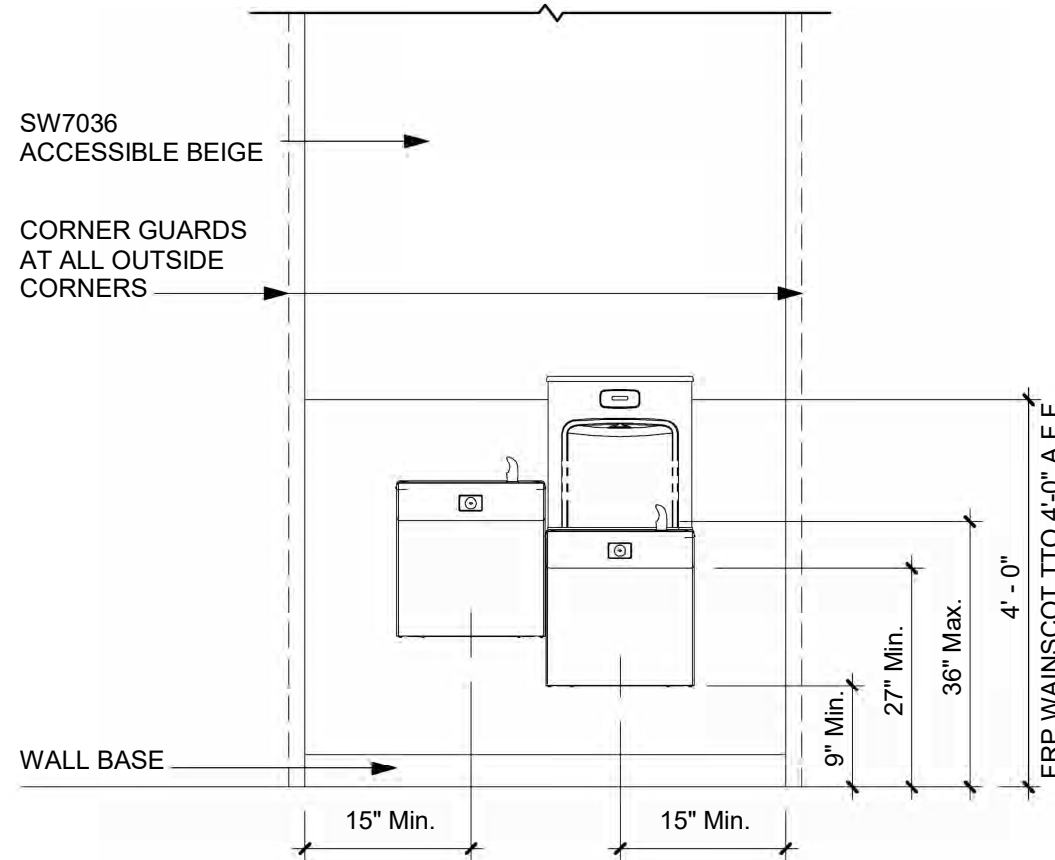
WALL TYPES

A1.02



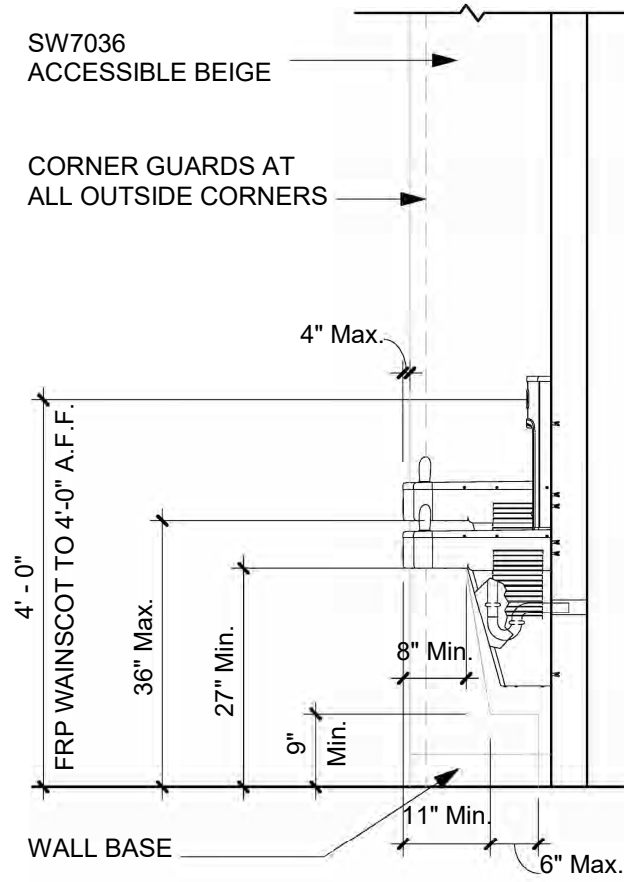
1 1/2" = 1'-0"

MOP SINK DETAIL



2 1/2" = 1'-0"

DOUBLE WATER FOUNTAIN DETAIL



SIDE ELEVATION

PLUMBING GENERAL NOTES

- 1 ALL PLUMBING MATERIAL AND INSTALLATIONS SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CODES AND ORDINANCES.
- 2 SEE PLUMBING DRAWINGS FOR LOCATIONS AND SIZES OF ACCESS PANELS.
- 3 ALL FIXTURES AND ACCESSORIES SHALL COMPLY WITH THE CURRENT A.D.A. STATE AND LOCAL REGULATIONS FOR MOUNTING HEIGHTS AND CLEARANCES.
- 4 ALL HOT WATER AND DRAINPIES SHALL BE INSULATED PER A.D.A. REQUIREMENTS. MINIMUM HOT WATER SUPPLY INSULATION SHALL BE PRE-MOLDED FIBERGLASS PIPE INSULATION WITH WHITE ALL SERVICE JACKET. INSULATION THICKNESS SHALL BE MIN. 1". SEE PLUMBING DRAWINGS.
- 5 ALL GRAB BARS IN NEW CONSTRUCTION SHALL BE INSTALLED WITH CONCEALED ANCHOR PLATES.
- 6 THE FLUSH ACTIVATOR SHALL BE LOCATED ON THE WIDE CLEARANCE SIDE OF HANDICAPPED UNITS AND SHALL BE LEVER TYPE. THE FORCE TO ACTIVATE SHALL NOT EXCEED 5 POUNDS. ACTIVATION SHALL BE WITHIN 4" OF FIN. FLOOR.
- 7 LAVATORY FAUCET CONTROLS SHALL BE LEVER TYPE AND THE FORCE TO ACTIVATE SHALL NOT EXCEED 5 POUNDS.
- 8 PROVIDE BLOCKING IN WALLS AS REQD FOR ALL FIXTURES AND EQUIPMENT.
- 9 ALL DIMENSIONS ARE TO FACE OF STUD OR FACE OF FURRING UNLESS OTHERWISE NOTED. "CLEAR" DENOTES FINISH TO FINISH.
- 10 TOILET ROOM WALLS TO HAVE SOUND BATT INSULATION FROM FLOOR TO DECK ABOVE.
- 11 GYP. BD. IN ALL WET AREAS TO BE WATER RESISTANT GYP. BD.
- 12 CONCRETE BACKER BOARD SHALL BE PROVIDED BEHIND TILE AT WALLS.
- 13 ADJUST SUPPLY LINE WALL PENETRATION HEIGHTS AS NEEDED TO AVOID CONFLICTS BETWEEN FLUSH VALVES AND GRAB BAR MOUNTING HEIGHTS. GRAB BAR MOUNTING HEIGHTS ARE TO TAKE PRIORITY.
- 14 CONTRACTOR TO COORDINATE WITH SPECIFIED FIXTURES AND FINISHES TO ENSURE RIM OF LAVATORIES TO BE 34" A.F.F. MAX.
- 15 ALL TOILET ACCESSORY ITEMS ARE TO BE PROVIDED AND INSTALLED BY CONTRACTOR, UNLESS OTHERWISE NOTED.
- 16 CONTRACTOR VERIFY AND ADJUST/REPLACE ALL EXISTING PLUMBING FIXTURES AND ACCESSORIES THAT ARE NOT INSTALLED PER ACCESSIBILITY GUIDELINES AND TSC DESIGN PLUMBING FIXTURE STANDARDS.

DRAIN MANAGEMENT PROGRAM

- 1 ALL DRAINS, VENTS, ETC. MUST BE TAPED OVER DURING CONSTRUCTION TO PREVENT DEBRIS FROM INFILTRATING THE LINES.
- 2 CONTRACTOR/DEVELOPER IS REQUIRED TO SUBMIT PHOTOS OF TAPED DRAINS.
- 3 CONTRACTOR WILL BE FINED \$150 PER DAY IF PHOTOS ARE NOT SUBMITTED BY THE BEGINNING OF WEEK TWO OF THE PROJECT, OR IF ANY DRAIN IS DISCOVERED UNCOVERED DURING A PM SITE VISIT. FINES WILL TERMINATE ON THE DAY THAT PHOTOGRAPHIC EVIDENCE OF COMPLETION IS SUBMITTED TO AND VERIFIED BY THE TRACTOR SUPPLY PM.
- 4 CONTRACTOR/DEVELOPER WILL BE REQUIRED TO JET AND CAMERA ANY LINE IN WHICH THE DRAIN IS DISCOVERED UNCOVERED. RECEIPTS AND VIDEO MUST BE SUBMITTED TO TRACTOR SUPPLY FOR VERIFICATION.
- 5 DRAIN MANAGEMENT SIGNAGE WILL BE PROVIDED BY TRACTOR SUPPLY AND INSTALLED BY THE CONTRACTOR/DEVELOPER.
- 6 IF SIGNAGE IS NOT INSTALLED AT PUNCH, CLEANING/CAMERA POLICY WILL APPLY.
- 7 CONTRACTOR WILL BE FINED \$150 PER DAY IF SIGNAGE IS NOT INSTALLED AT PUNCH. FINES WILL TERMINATE ON THE DAY THAT PHOTOGRAPHIC EVIDENCE OF COMPLETION IS SUBMITTED TO AND VERIFIED BY THE TRACTOR SUPPLY PM.

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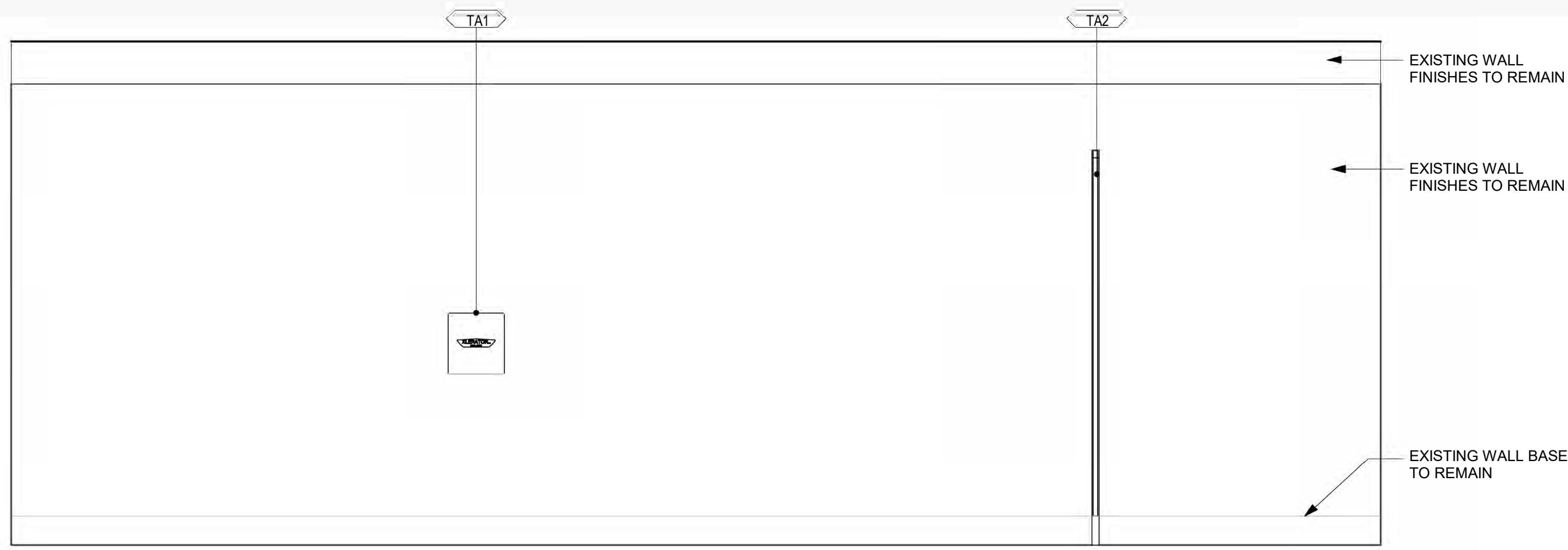
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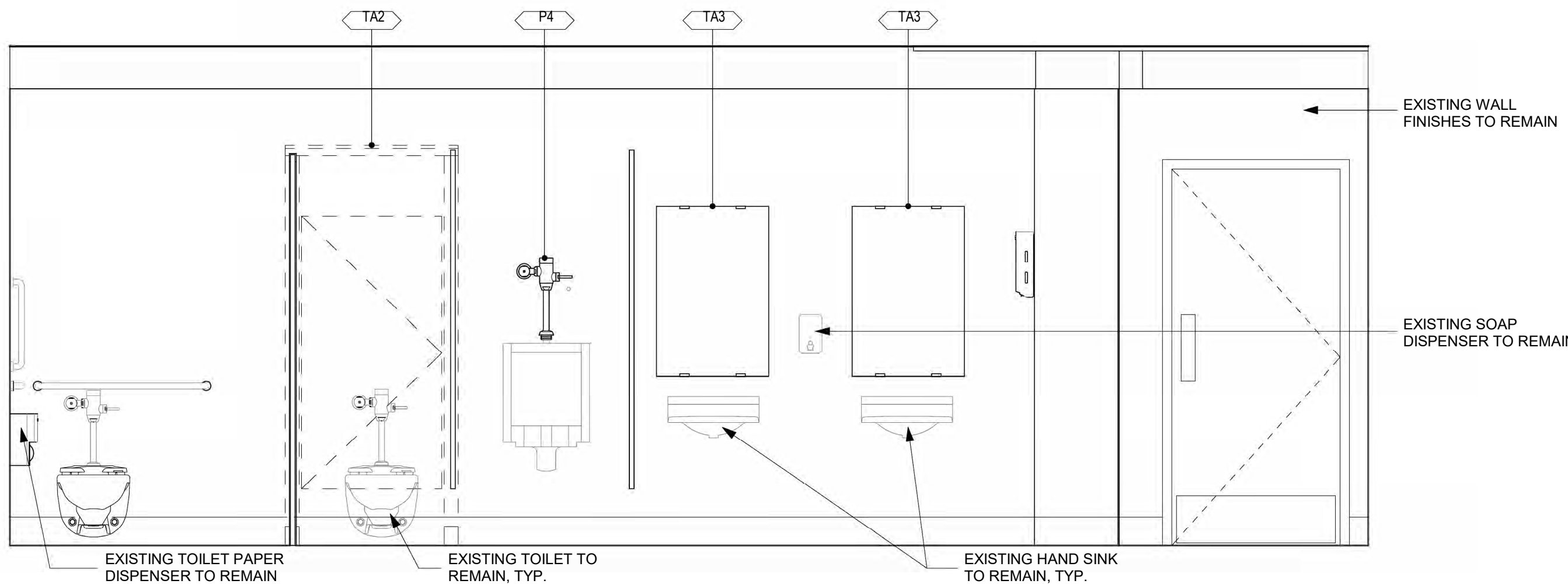
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DETAILS

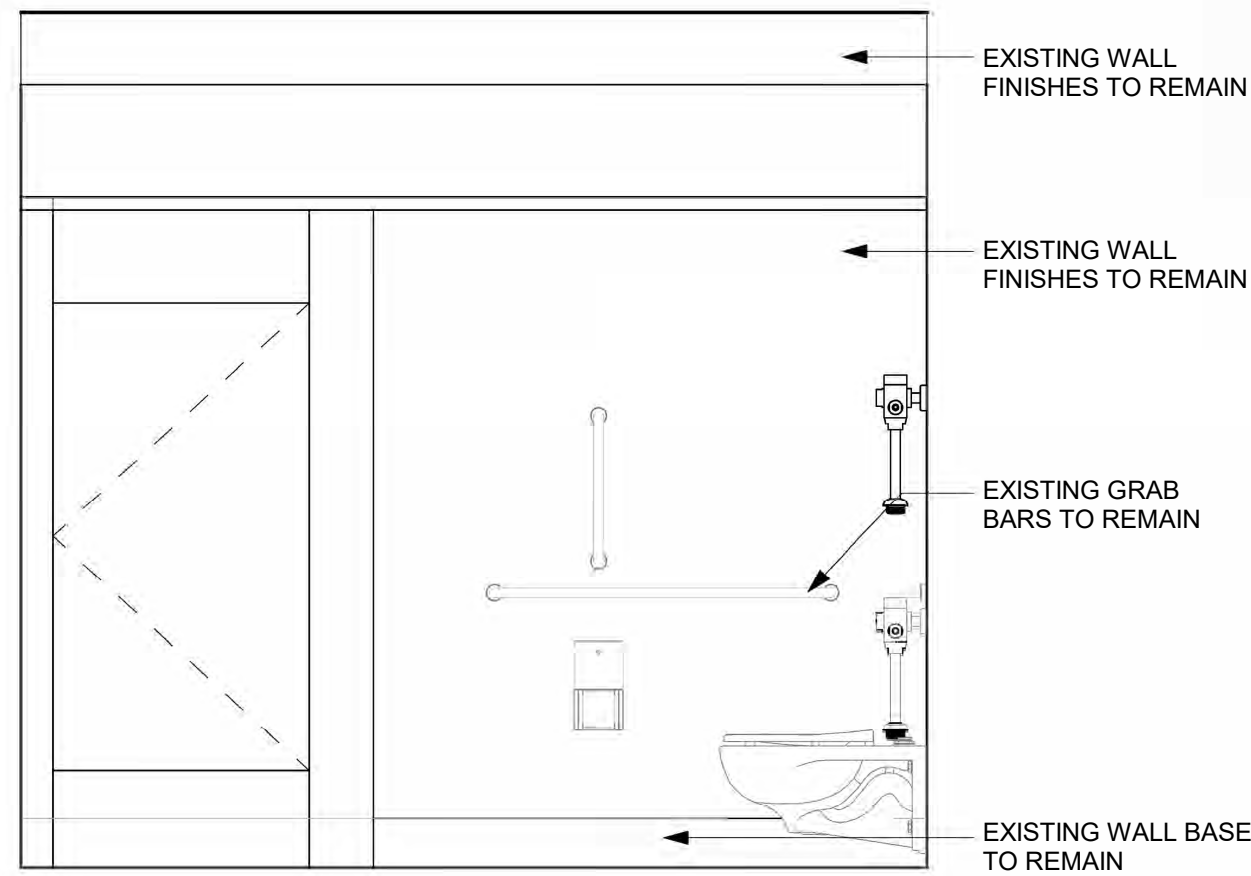
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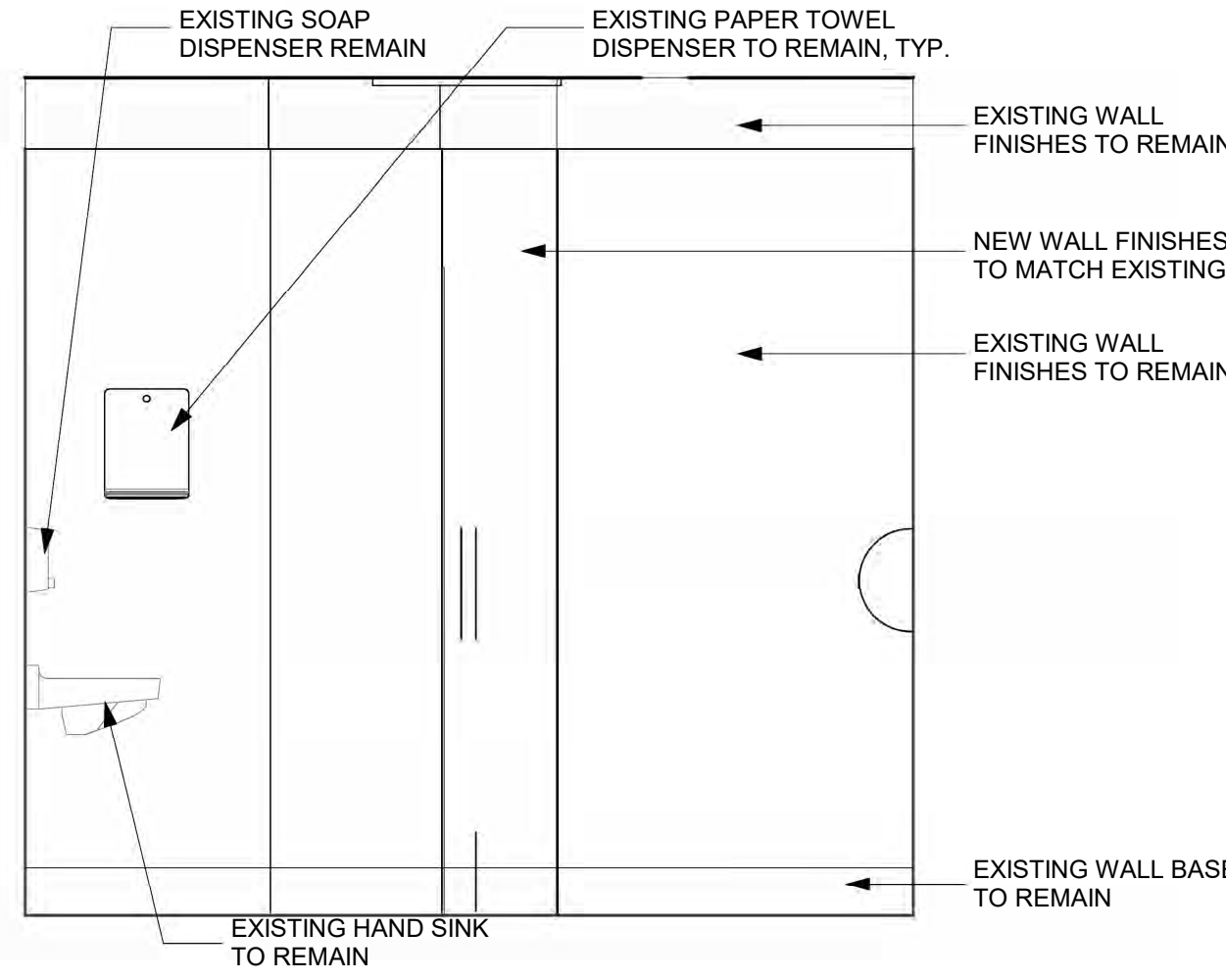
2 MEN'S RR - ELEVATION 1
1/2" = 1'-0"



4 MEN'S RR - ELEVATION 3
1/2" = 1'-0"



3 MEN'S RR - ELEVATION 2
1/2" = 1'-0"



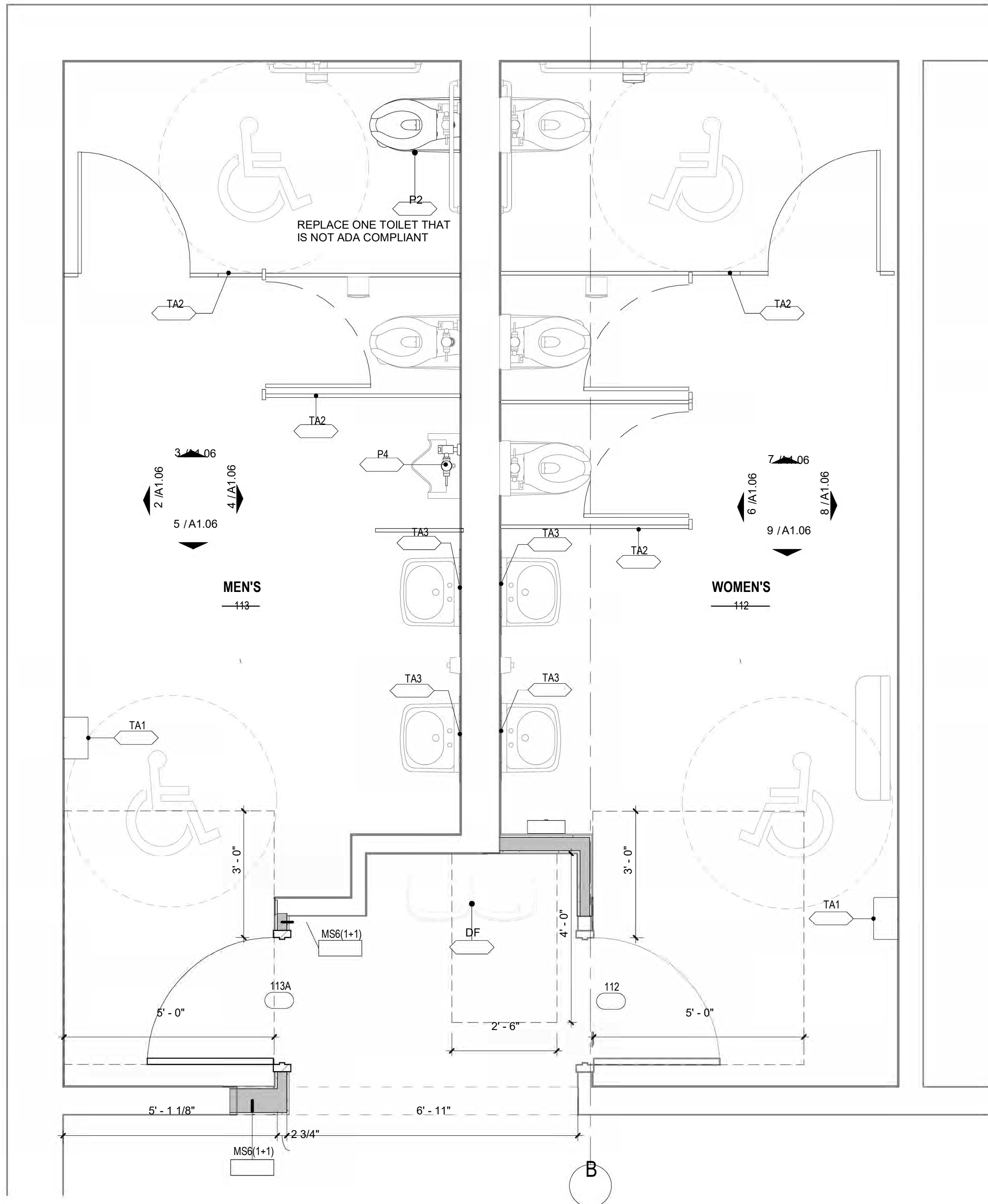
5 MEN'S RR - ELEVATION 4
1/2" = 1'-0"

Toilet Accessory & Plumbing Fixture					
Code	Accessory	Manu.	Model	Color	Resp.
DF	ADA DRINKING FOUNTAIN AND WATER BOTTLE FILLER	MURDOCK	A172108F - UG - B512 - BCD WITH INFRARED SENSOR CONTROL AND WALL MOUNTING BRACKET, 8GPH, 115/160.	GRAY FINISH	CFCI
P2	ADA WATER CLOSET	PER TSC	WATER CLOSET (ACCESSIBLE, FLOOR MTD., PRESSURE ASSISTED FLUSH TANK, MOTION ACTIVED), KOHLER HIGHLINE K3519, 12" ROUGH-IN, 1.0GPF, WITH SLOAN FLUSHMATE PRESSURE ASSIST. LOW CONSUMPTION, VITREOUS CHINA, 17-1/8" HIGH, ELONGATED BOWL FLUSH TANK WATER CLOSET WITH LEFT HAND TRIP LEVER. PROVIDE BEMIS 1055 SSC ELONGATED TOILET SEAT, KOHLER K-8420 BOLT CAPS, FOR RIGHT HAND TRIP LEVER PROVIDE WITH ALTERNATE TANK CONFIGURATION MODEL K-3519-RA.		CFCI
P4	URINAL TOUCHLESS FLUSHMETER	PER TSC	PER TSC		CFCI
TA1	HAND DRYER	WORLD DRYER	K-874P2		CFCI
TA2	TOILET PARTITION	PER TSC	PER TSC		CFCI
TA3	MIRROR	PER TSC	1/2" POLISHED PLATE GLASS - 1 PIECE (18"x36")		CFCI

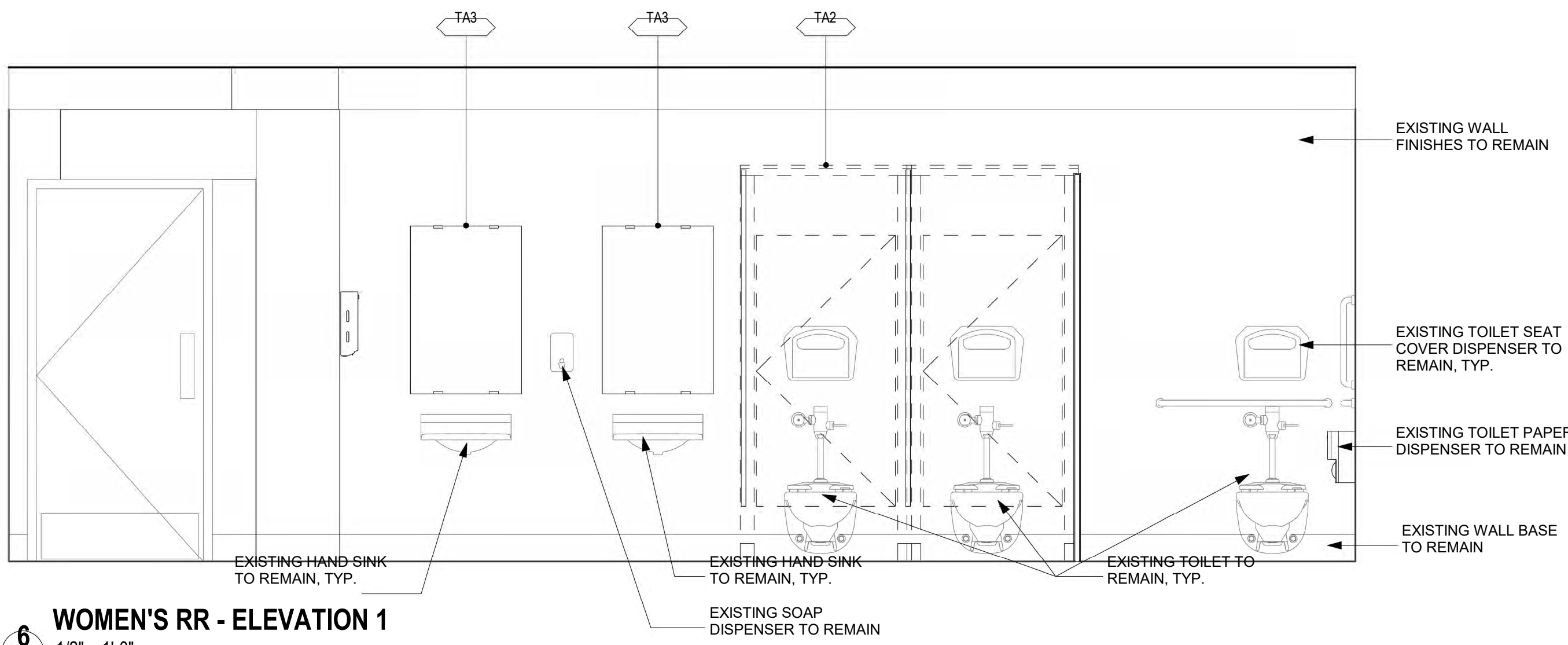
PLUMBING GENERAL NOTES	
1	ALL PLUMBING MATERIAL AND INSTALLATIONS SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CODES AND ORDINANCES.
2	SEE PLUMBING DRAWINGS FOR LOCATIONS AND SIZES OF ACCESS PANELS.
3	ALL FIXTURES AND ACCESSORIES SHALL COMPLY WITH THE CURRENT A.D.A. STATE AND LOCAL REGULATIONS FOR MOUNTING HEIGHTS AND CLEARANCES.
4	ALL HOT WATER AND DRAINPIPPES SHALL BE INSULATED PER A.D.A. REQUIREMENTS. MINIMUM HOT WATER SUPPLY INSULATION SHALL BE PRE-MOLDED FIBERGLASS PIPE INSULATION WITH WHITE ALL SERVICE JACKET. INSULATION THICKNESS SHALL BE MIN. 1". SEE PLUMBING DRAWINGS.
5	ALL GRAB BARS IN NEW CONSTRUCTION SHALL BE INSTALLED WITH CONCEALED ANCHOR PLATES.
6	THE FLUSH ACTIVATOR SHALL BE LOCATED ON THE WIDE CLEARANCE SIDE OF HANDICAPPED UNITS AND SHALL BE LEVER TYPE. THE FORCE TO ACTIVATE SHALL NOT EXCEED 5 POUNDS. ACTIVATION SHALL BE WITHIN 40" OF FIN FLOOR.
7	LAVATORY FAUCET CONTROLS SHALL BE LEVER TYPE AND THE FORCE TO ACTIVATE SHALL NOT EXCEED 5 POUNDS.
8	PROVIDE BLOCKING IN WALLS AS REQD FOR ALL FIXTURES AND EQUIPMENT.
9	ALL DIMENSIONS ARE TO FACE OF STUD OR FACE OF FURRING UNLESS OTHERWISE NOTED. "CLEAR" DENOTES FINISH TO FINISH.
10	TOILET ROOM WALLS TO HAVE SOUND BATT INSULATION FROM FLOOR TO DECK ABOVE.
11	GYP. BD. IN ALL WET AREAS TO BE WATER RESISTANT GYP. BD.
12	CONCRETE BACKER BOARD SHALL BE PROVIDED BEHIND TILE AT WALLS.
13	ADJUST SUPPLY LINE WALL PENETRATION HEIGHTS AS NEEDED TO AVOID CONFLICTS BETWEEN FLUSH VALVES AND GRAB BAR MOUNTING HEIGHTS. GRAB BAR MOUNTING HEIGHTS ARE TO TAKE PRIORITY.
14	CONTRACTOR TO COORDINATE WITH SPECIFIED FIXTURES AND FINISHES TO ENSURE RIM OF LAVATORIES TO BE 34" A.F.F. MAX.
15	ALL TOILET ACCESSORY ITEMS ARE TO BE PROVIDED AND INSTALLED BY CONTRACTOR, UNLESS OTHERWISE NOTED.
16	CONTRACTOR VERIFY AND ADJUST/REPLACE ALL EXISTING PLUMBING FIXTURES AND ACCESSORIES THAT ARE NOT INSTALLED PER ACCESSIBILITY GUIDELINES AND TSC DESIGN PLUMBING FIXTURE STANDARDS.

NOTE: ALL PLUMBING FIXTURES AND TOILET ACCESSORIES THAT ARE NOT TAGGED ARE EXISTING TO REMAIN.

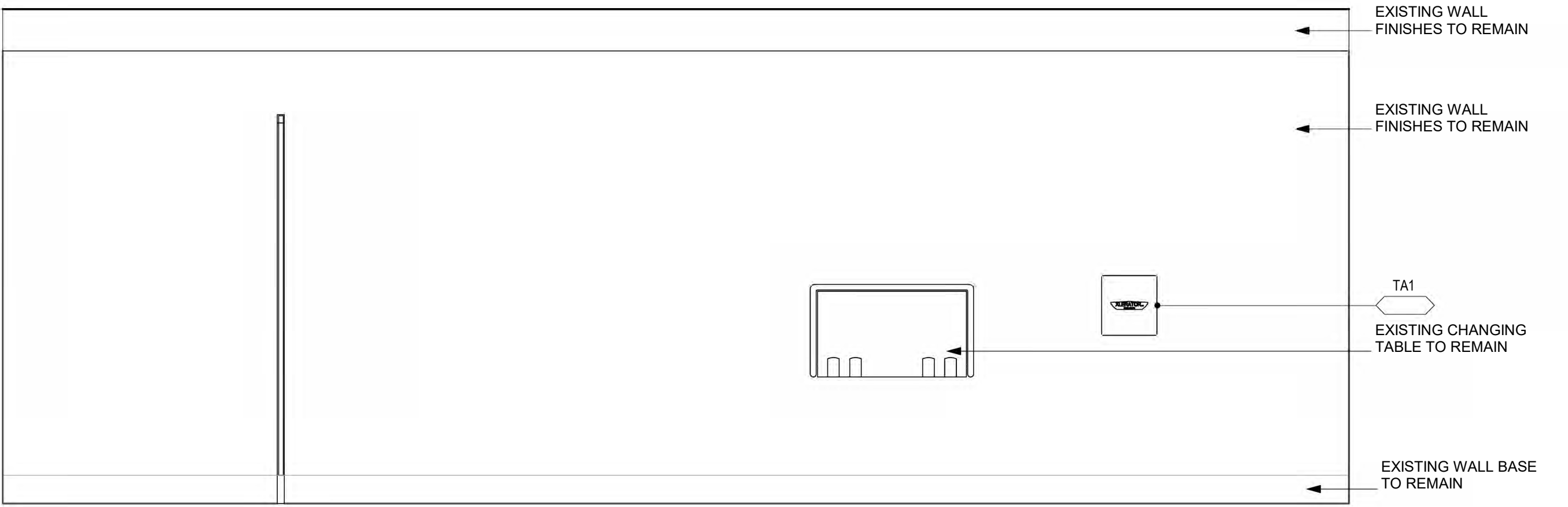
RESTROOM GENERAL NOTES	
1	EXISTING RESTROOM TO BE REUSED. PORCELAIN TO BE THOROUGHLY CLEANED, DISINFECTED. ALL PENETRATIONS REPAIRED AND PAINTED TSC BEIGE. REPLACE FRP 4 FT UP IF PRESENT. ONLY USE WHITE FRP. EXISTING IS FRP FLOOR TO CEILING.
2	CLEAN COMMODO: HARDWARE: AND REPLACE SEAT. HARDWARE INCLUDES: ESCUTCHEON TRIM RING, VALVE, AND SUPPLY LINE. IF HARDWARE IS NOT CLEANABLE BID AS ALTERNATE TO REPLACE HARDWARE. HARDWARE INCLUDES: ESCUTCHEON TRIM RING, VALVE, CAPS AND SUPPLY LINE. CAULK BASE OF COMMODO TO FLOOR (WHITE).
3	CLEAN 1" WALL MOUNTED SINK AND CAULK TO WALL. ENSURE CAULK IS CLEAN/SMOOTH TRANSITION FROM SINK TO WALL. CLEAN EXISTING HARDWARE. HARDWARE INCLUDES: ESCUTCHEON TRIM RING, VALVE, AND SUPPLY LINE. IF HARDWARE WILL NOT COME CLEAN BID AS ALTERNATE TO REPLACE. REPLACE ADA WRAPS.
4	ADD TOUCHLESS APPLICATION TO URINAL: CLEAN EXISTING UNIT AND CAULK TO WALL. ENSURE CAULK IS CLEAN/SMOOTH TRANSITION FROM URINAL TO WALL. CLEAN EXISTING HARDWARE. HARDWARE INCLUDES: ESCUTCHEON TRIM RING, VALVE, AND SUPPLY LINE. IF HARDWARE WILL NOT COME CLEAN BID AS ALTERNATE TO REPLACE.



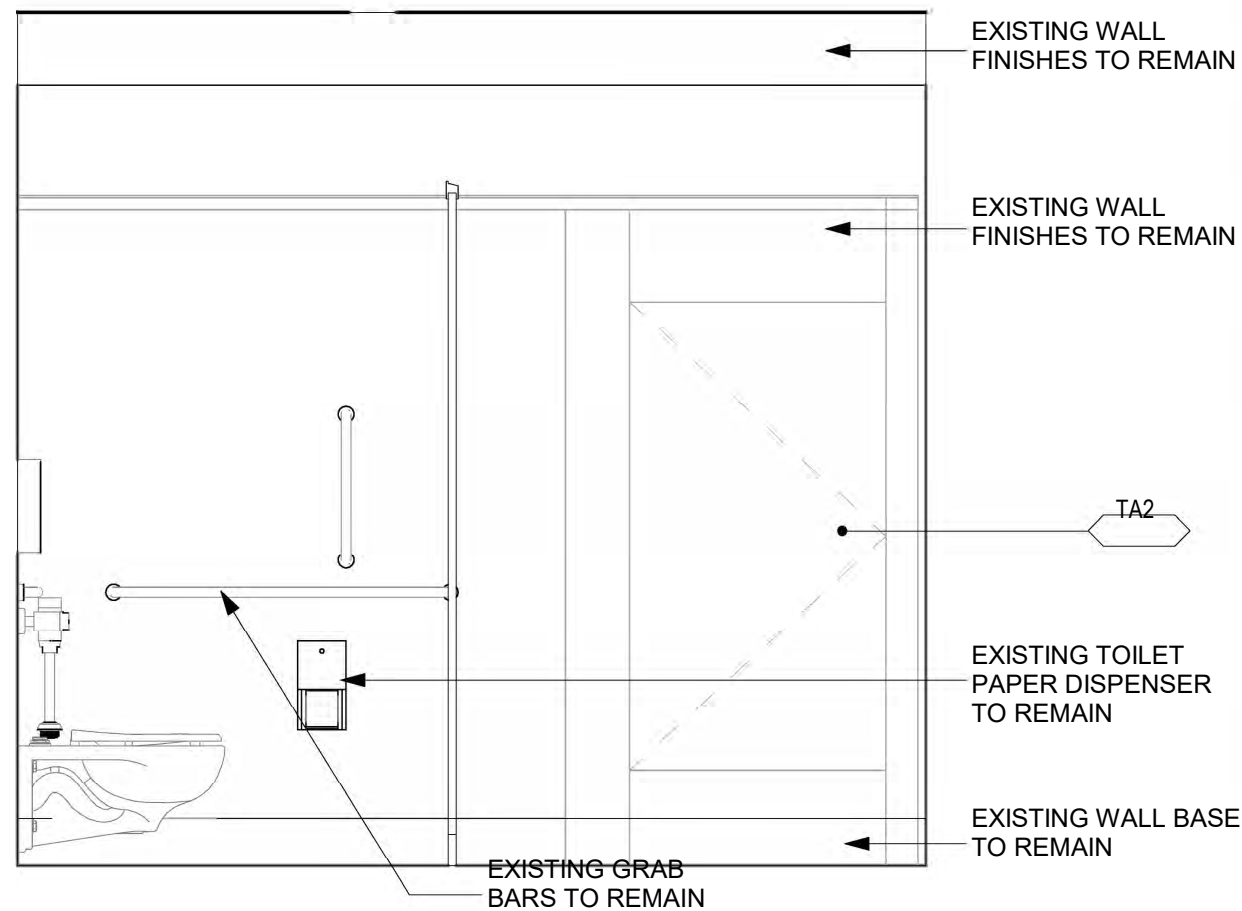
1 ENLARGED PLAN - RESTROOM
1/2" = 1'-0"



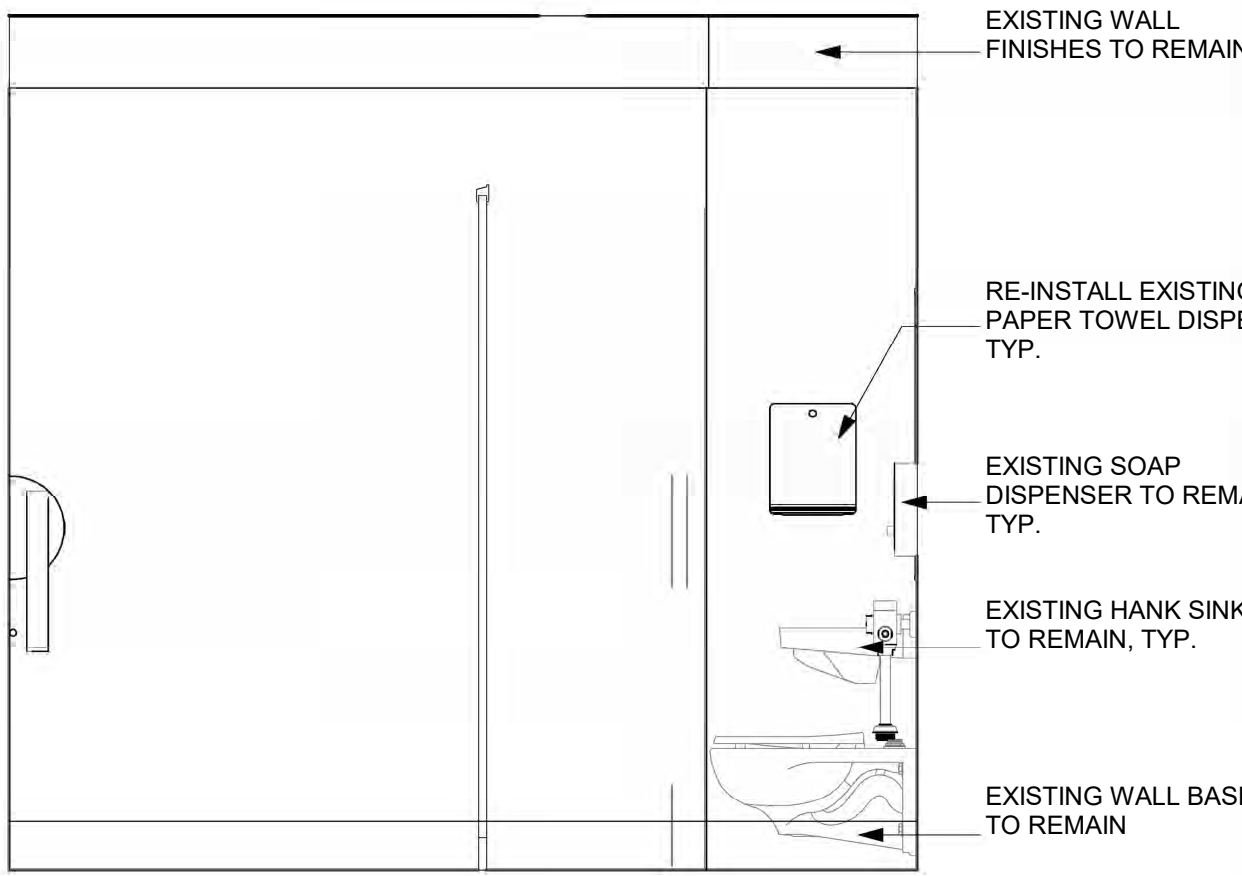
6 WOMEN'S RR - ELEVATION 1
1/2" = 1'-0"



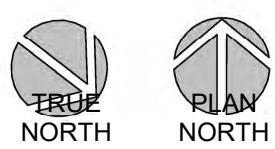
8 WOMEN'S RR - ELEVATION 3
1/2" = 1'-0"



7 WOMEN'S RR - ELEVATION 2
1/2" = 1'-0"



9 WOMEN'S RR - ELEVATION 4
1/2" = 1'-0"



CONSTRUCTION • ARCHITECTURE

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TRACTOR SUPPLY CO.
TSC
70 PEARL ST
ESSEX JUNCTION, VT 05452

TSC STORE #
3182

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ESSEX JUNCTION, VT 05452

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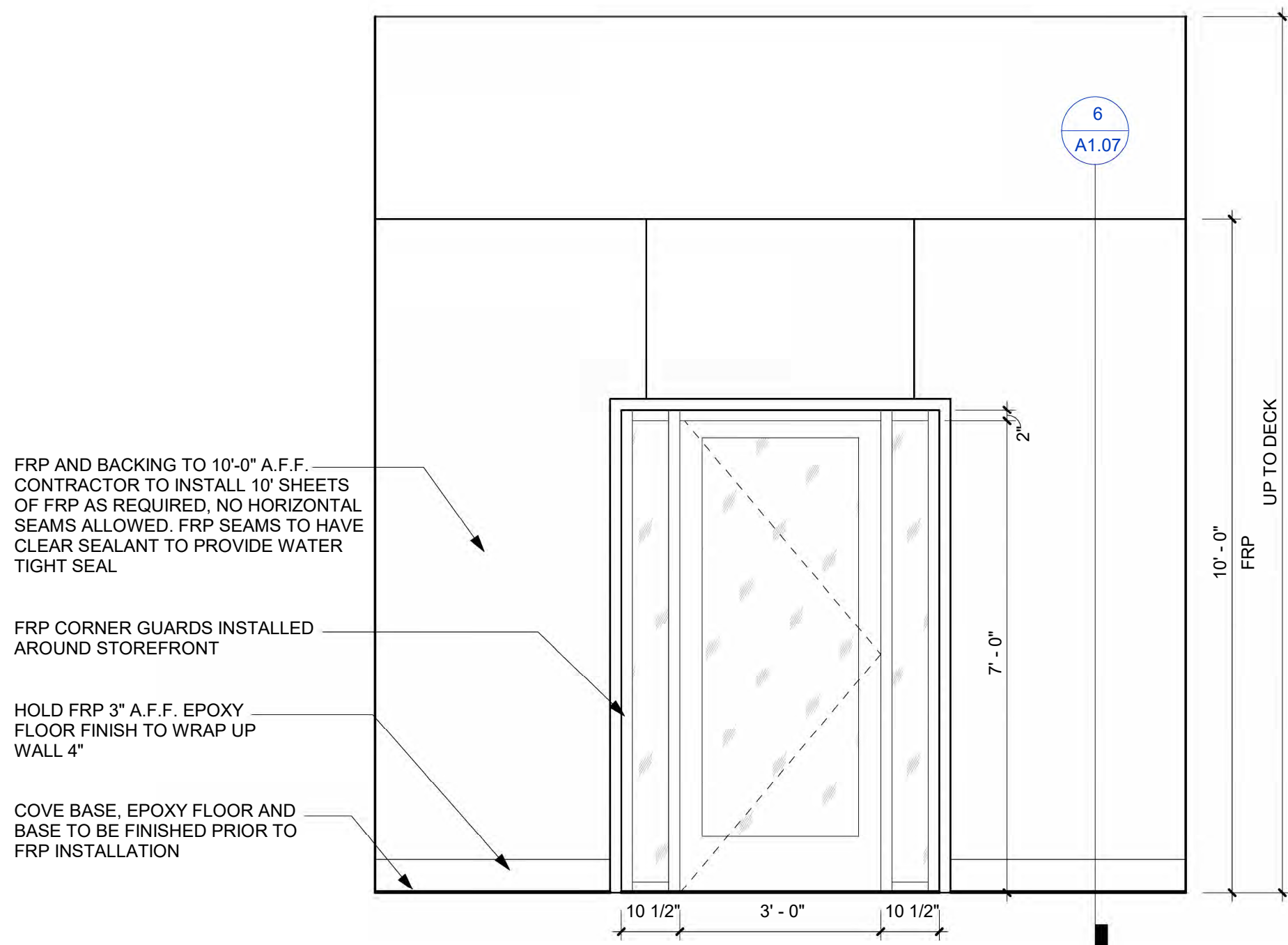
Architect: Christopher Rutledge

No.	Description	Date
1	OWNER REVISIONS	2025 07 01
A	ISSUE FOR PERMIT	2025 05 02

Drawn by: NLY
Checked by: DM
Project Number: 04-250036
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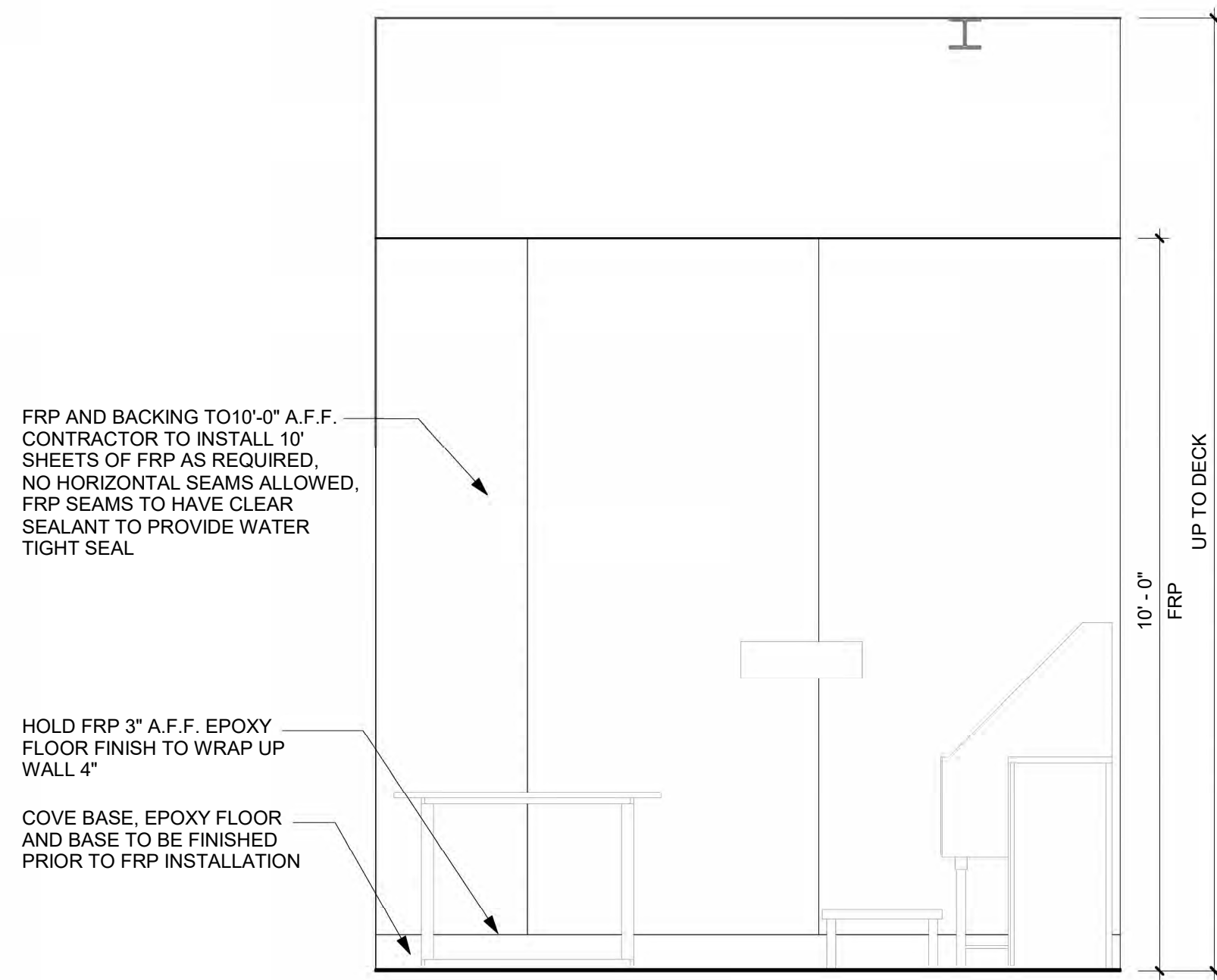
ENLARGED PLAN -
RESTROOMS

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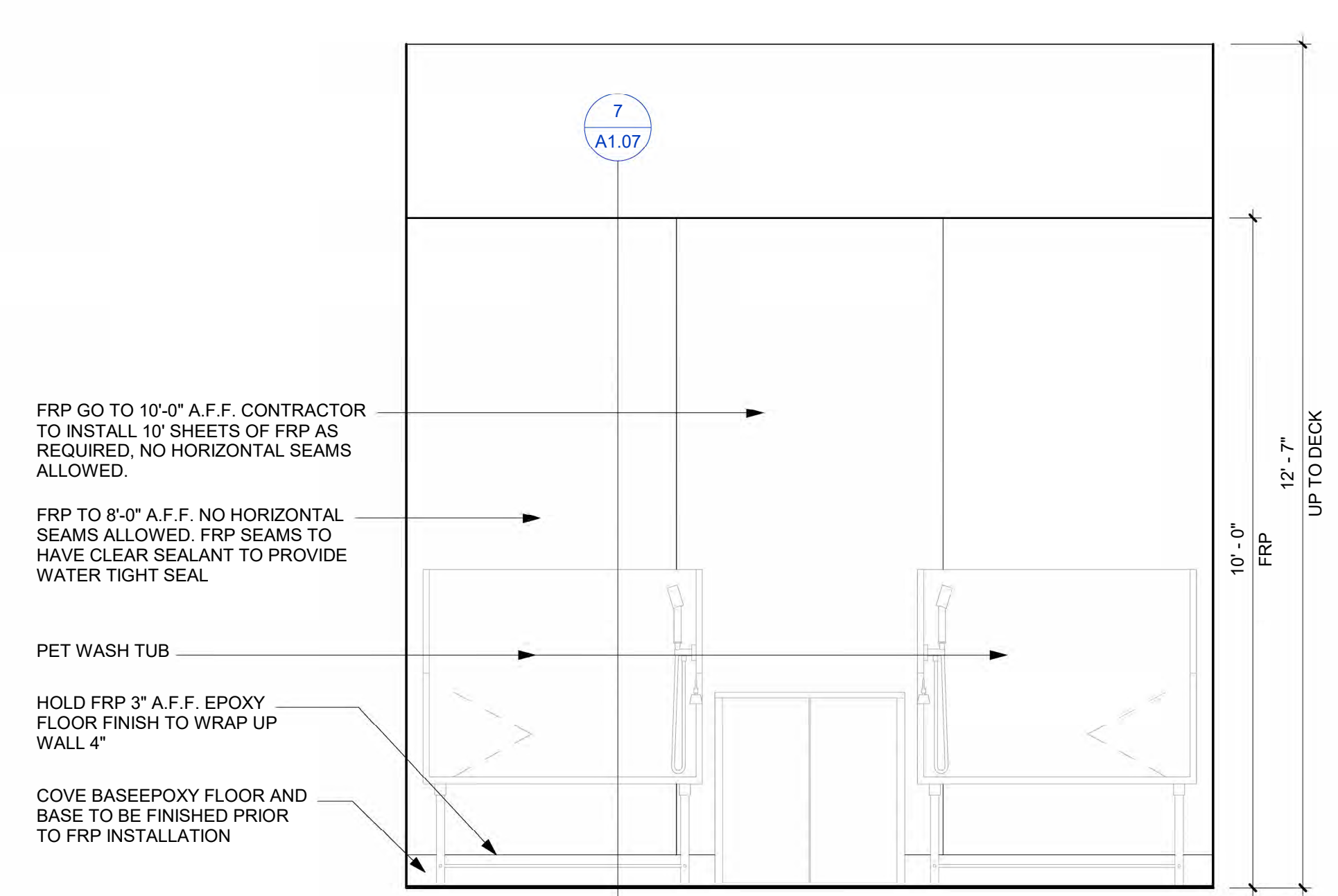
1 PET WASH FRONT ELEVATION

1/2" = 1'-0"



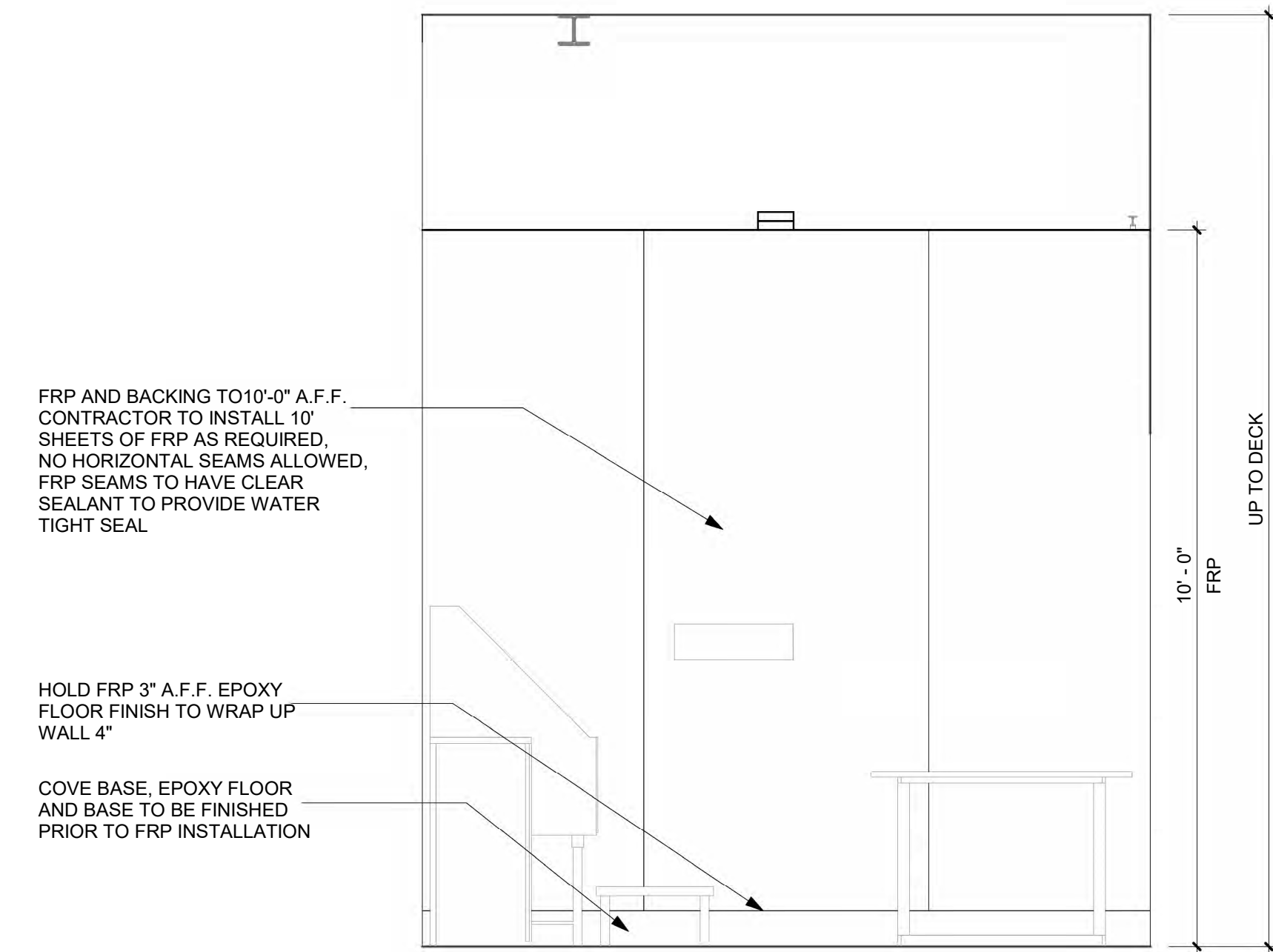
2 PET WASH SIDE ELEVATION 1

1/2" = 1'-0"



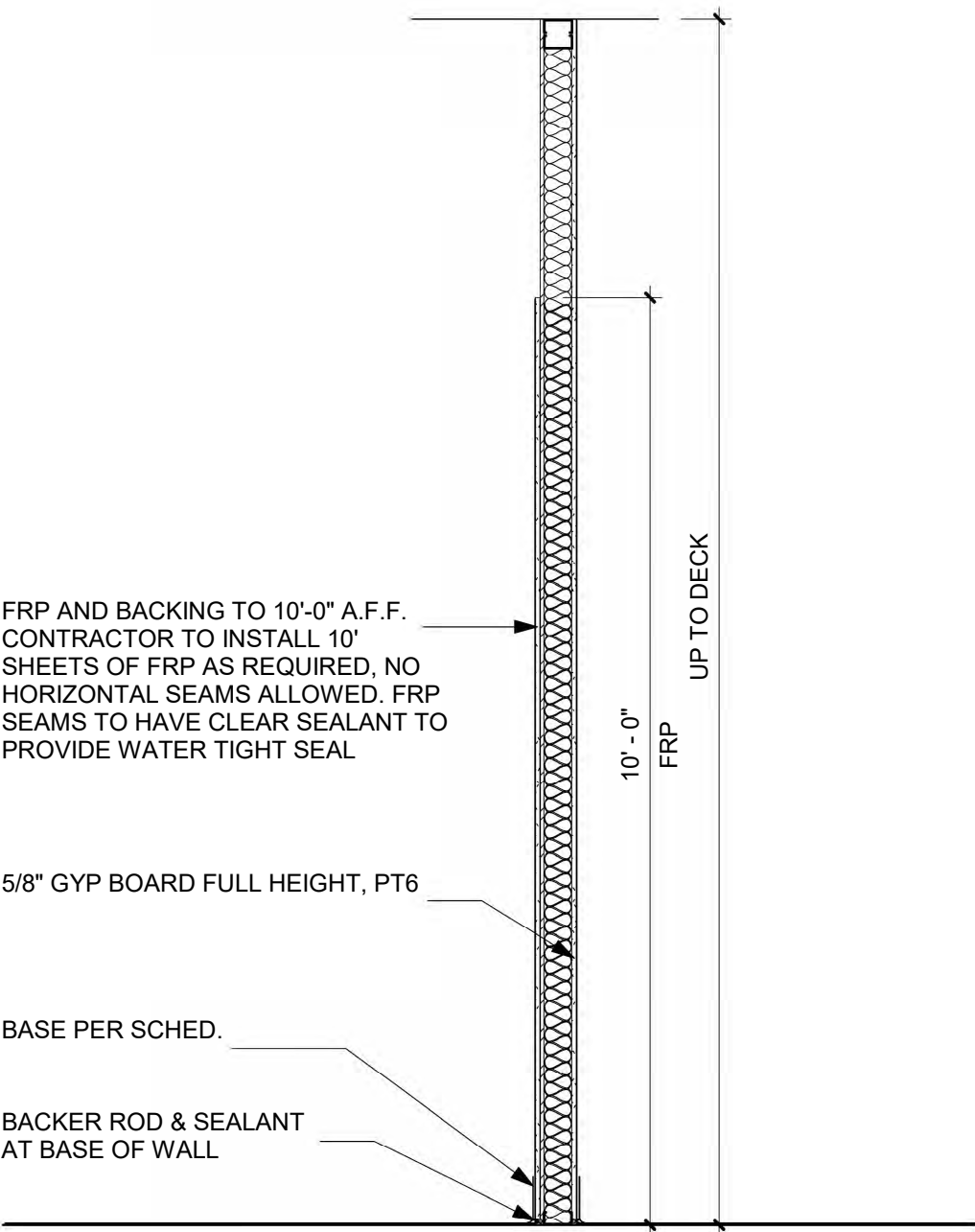
3 PET WASH BACK ELEVATION

1/2" = 1'-0"



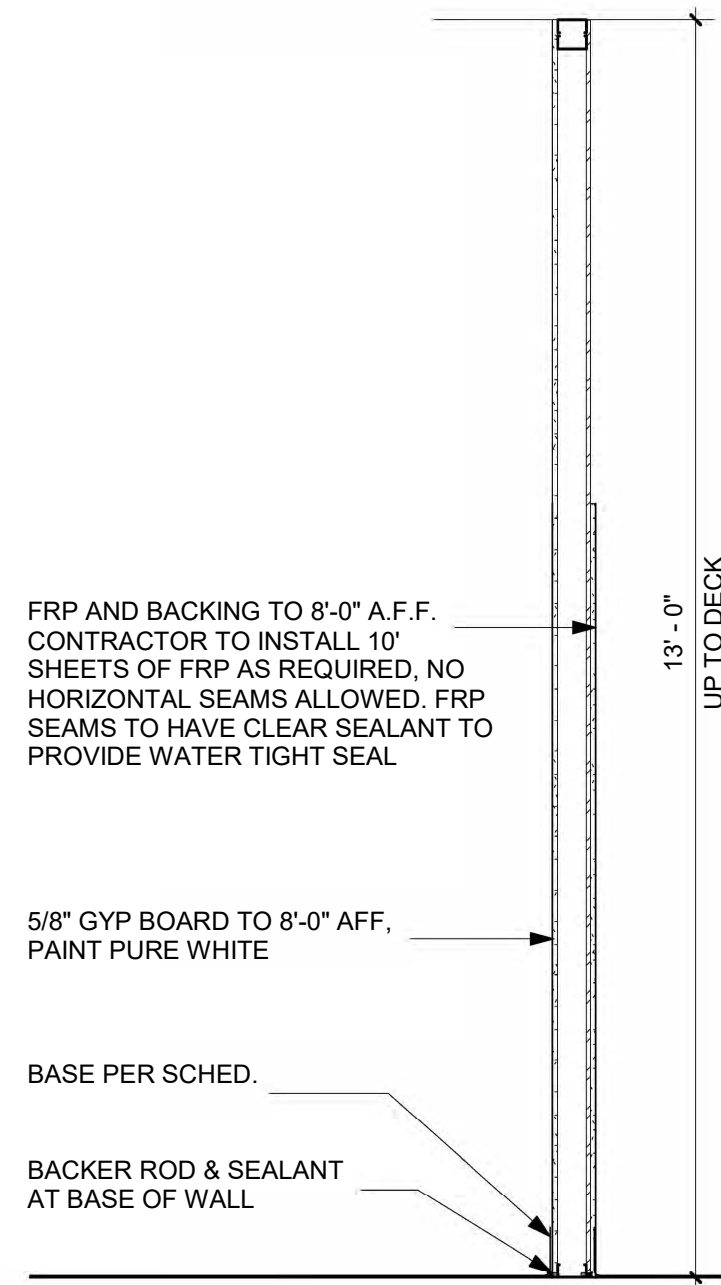
4 PET WASH SIDE ELEVATION 2

1/2" = 1'-0"



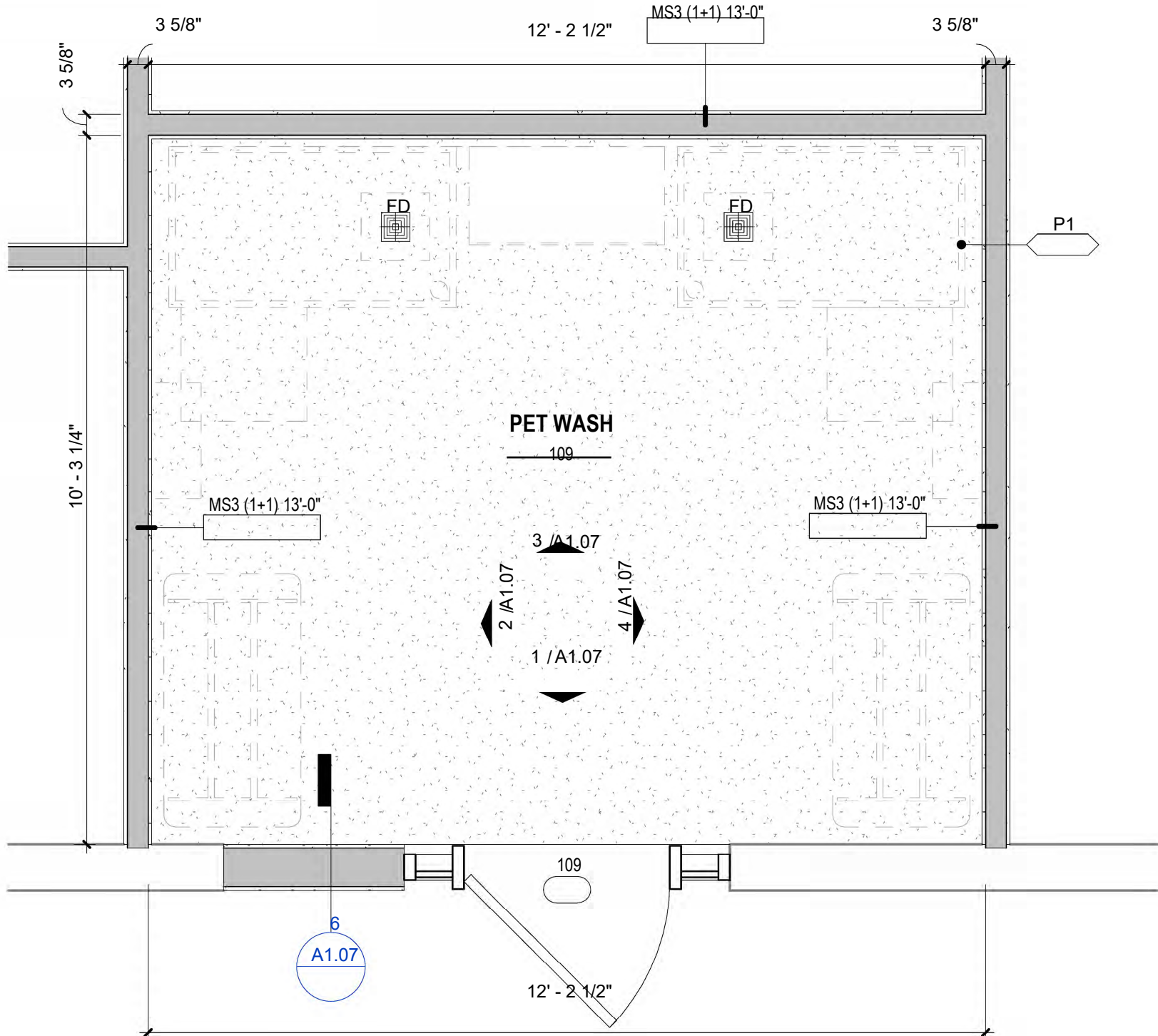
6 WALL SECTION @ PW/SALES DEMISING WALL

1/2" = 1'-0"



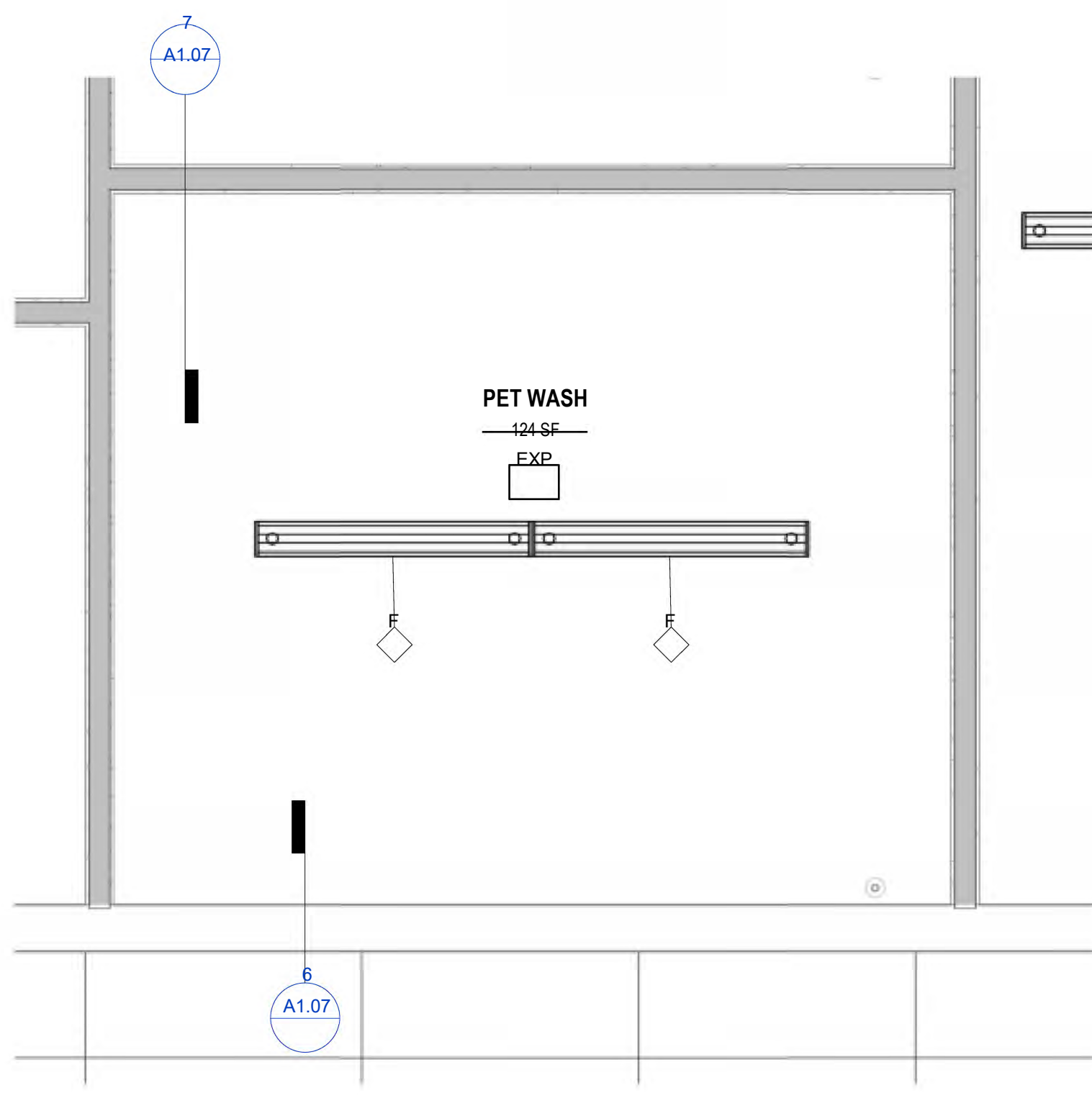
7 WALL SECTION

1/2" = 1'-0"



9 ENLARGED FLOOR PLAN - PETWASH

1/2" = 1'-0"



10 ENLARGED PET WASH RCP

1/2" = 1'-0"

PLUMBING FIXTURE SCHEDULE				
Type Mark	Description	Manufacturer	Model	Comments
HB	HOSE BIBB	WOODFORD	MODEL 65-3/4 OR 19, 3/4	BRASS FINISH. NIDEL MODEL-34HA VACUUM BREAKER. PROVIDE LOOSE TEE KEY FOR EACH HYDRANT
MS	MOP SINK	MUSTEE	63M 24"x24" FIBERGLASS MOP SERVICE BASIN. COMPLETE WITH MODEL 63.401 EXTRUDED BUMPER GUARD, CHICAGO MODEL 897.RCF CHROME PLATED SPOUT WITH VACUUM BREAKER, 3/4 HOSE THREAD OUTLET, PAIL HOOK, WALL SUPPORT, INTEGRAL STOPS, MODEL 369 2 3/8" METAL LEVER HANDLES AND 36" LENGTH OF THREADED HOSE. FURNISH AND INSTALL T&S MODEL B-0977 THREADED CONSTINUOUS PRESSURE VACUUM BREAKER AND DEMA MODEL 68-6 PRESSURE INDICATING TEE ON FAUCET OUTLET FOR HOSE CONNECTION TO BETCO DISPENSER. VACUUM BREAKER TO BE INSTALLED UPSTREAM OF PRESSURE INDICATING TEE.	
P1	PET WASH TUB	DURA DOG	GTU50S PREMIER STAINLESS STEEL TUB	COMPLETE WITH PET LIFT A45-4C-625 FAUCET PACKAGE, 72" STAINLESS STEEL HOSE W/ SPRAYER AND WALL MOUNTING HOOK. PROVIDE REQUIRED DRAINS, STAINERS.

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Architect: Christopher Rulledge

1	OWNER REVISIONS	2025 07 01
A	ISSUE FOR PERMIT	2025 05 02
No.	Description	Date

Drawn by: NLY

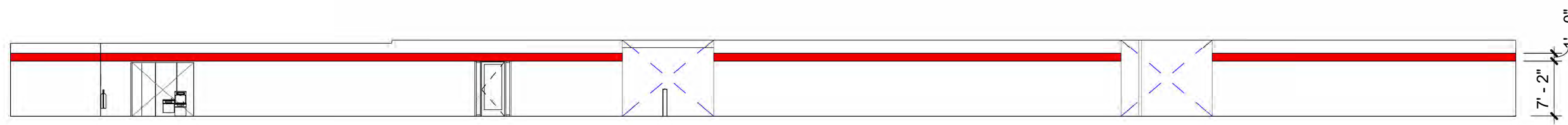
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Project Number: 04-250036

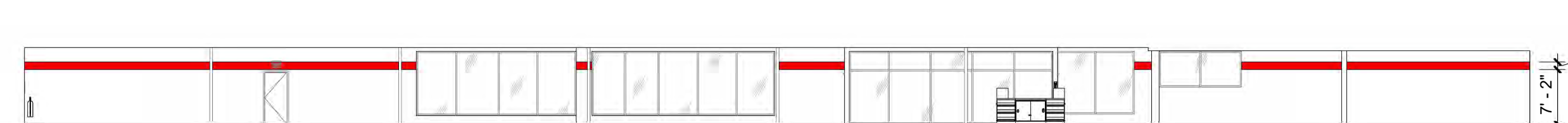
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ENLARGED PLAN -
PET WASH

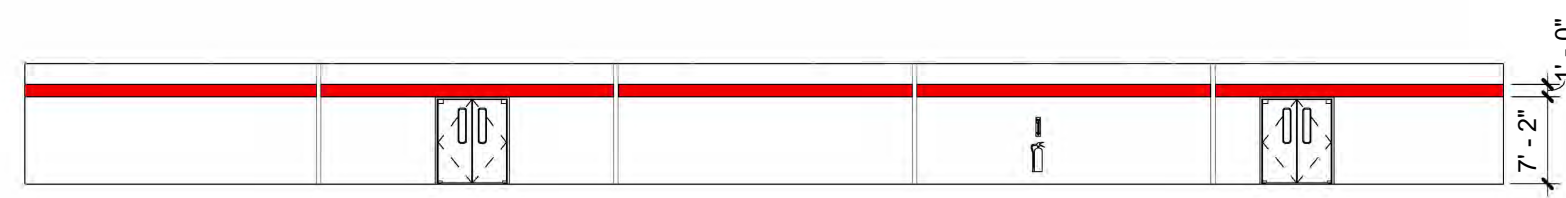
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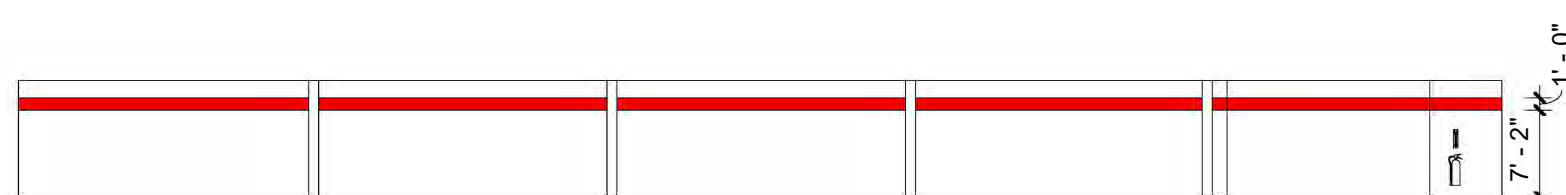
3 SALE FLOOR INTERIOR ELEVATION 1
1/16" = 1'-0"



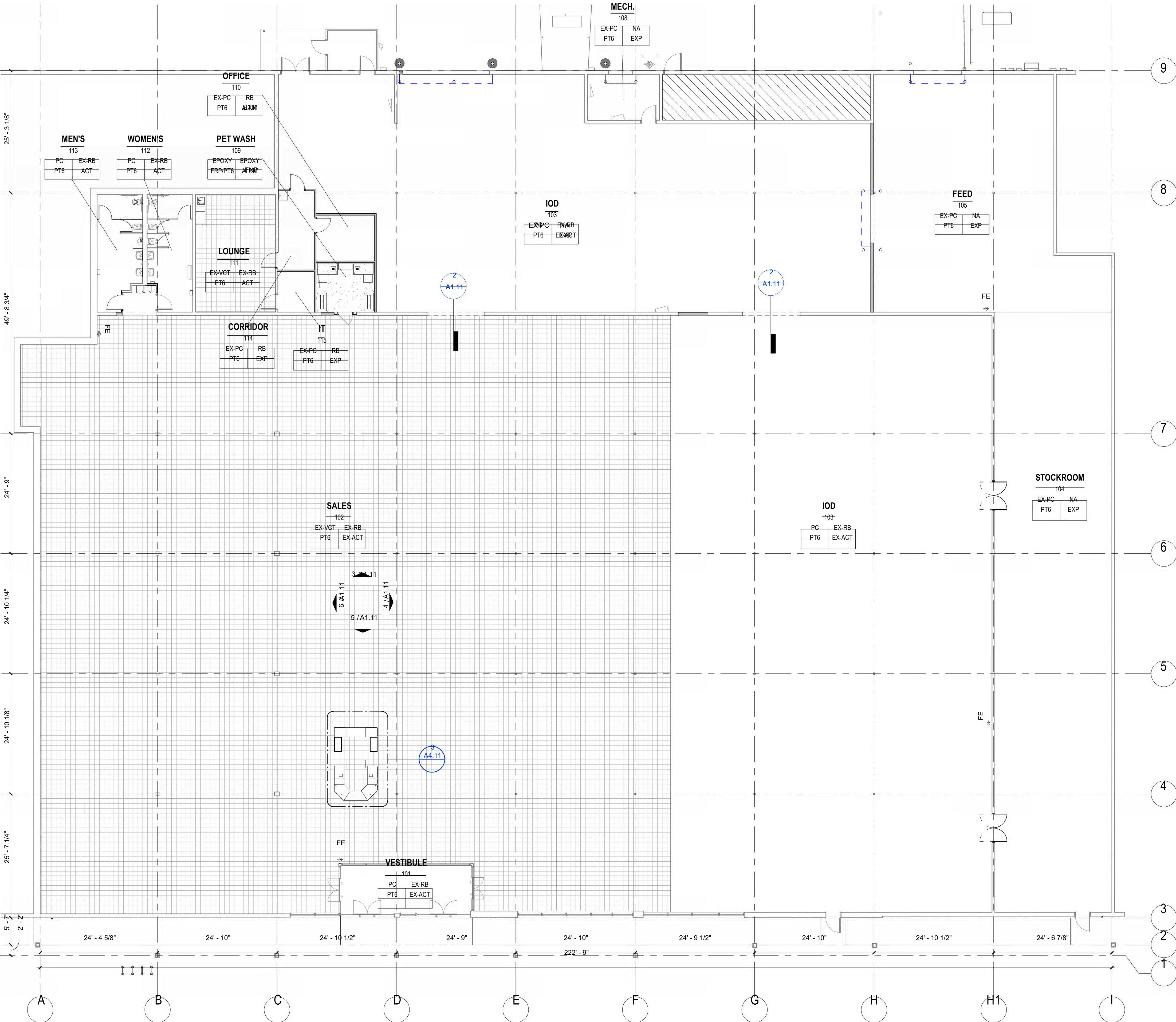
5 SALE FLOOR INTERIOR ELEVATION 3
1/16" = 1'-0"



4 SALE FLOOR INTERIOR ELEVATION 2
1/16" = 1'-0"



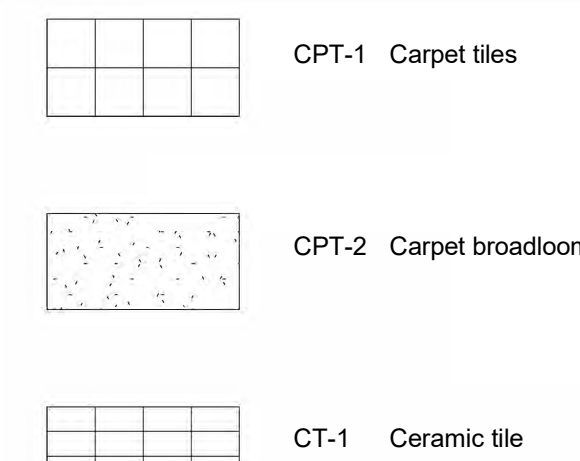
6 SALE FLOOR INTERIOR ELEVATION 4
1/16" = 1'-0"



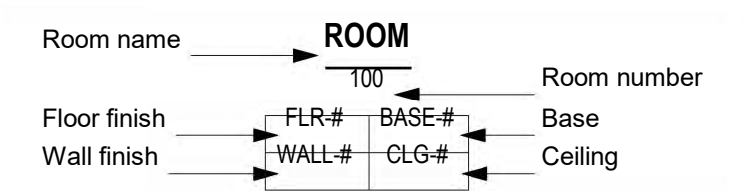
1 FLOOR FINISH PLAN
3/32" = 1'-0"

INTERIOR FINISH SCHEDULE				
MARK	MATERIAL MANUF>	STYLE	COLOR / FINISH	COMMENTS
Ceiling				
ALUM	TBD	ALUMINUM MESH		
EX-ACT	N/A - EXISTING	EXISTING - 2x4 PANELS IN EXISTING GRID	N/A - EXISTING	THOROUGHLY CLEAN / DUST STRUCTURE AND CEILING WITH VACUUM. REPLACE DAMAGED, CRACKED, OR MISSING ACT TILES - MATCH EXISTING
EX-GYP	SHERWIN WILLIAMS	EXISTING PAINTED GYP. BD. CEILING	Paint (PT-1) unless noted otherwise	
EXP	N/A - EXISTING	EXISTING - EXPOSED STRUCTURE AND OPEN DECK	N/A - EXISTING	THOROUGHLY CLEAN / DUST STRUCTURE AND CEILING WITH VACUUM
Flooring				
EPOXY	SEE SPEC ON SHEET A007	EPOXY FLOORING	SEE SPEC ON SHEET A007	FOLLOW CONCRETE SPECIFICATION FOR RETROFITS
EX-CPT	N/A - EXISTING	EXISTING CARPET TILE		
EX-PC	N/A - EXISTING	EXISTING POLISHED CONCRETE	N/A - EXISTING	
EX-RB	N/A - EXISTING	EXISTING RUBBER BASE		
EX-VCT	N/A - EXISTING	EXISTING VCT TO REMAIN	N/A - EXISTING	REPLACE DAMAGED, CRACKED, OR MISSING VCT TILES - MATCH EXISTING. GC TO THOROUGHLY CLEAN EXISTING VCT.
PC		POLISHED CONCRETE	FOLLOW CONCRETE SPECIFICATION FOR RETROFITS	FOLLOW CONCRETE SPECIFICATION FOR RETROFITS
Miscellaneous				
CG-1		CORNER GUARD		
FRP	GLASTEEL	GLASLINER 48" HIGH FRP WAINSCOT	COLOR: XA WHITE; FINISH: TEXTURED	GC TO PROVIDE INSIDE/OUTSIDE CORNERS AND EXTERIOR TRIM FRP ACCESSORIES
SS-1		SOLID SURFACE COUNTERTOP		
TP-1		TOILET PARTITIONS		
Paint				
PT1	SHERWIN WILLIAMS	FLAT FINISH	SW7513 - SANDERLING	FOLLOW SPECIFICATION FOR APPLICATION DETAILS
PT2	SHERWIN WILLIAMS	FLAT FINISH	SW7532 - URBAN PUTTY	FOLLOW SPECIFICATION FOR APPLICATION DETAILS
PT3	SHERWIN WILLIAMS	GLOSS FINISH	SW4084 - SAFETY YELLOW	FOLLOW SPECIFICATION FOR APPLICATION DETAILS
PT4	SHERWIN WILLIAMS	SEMI-GLOSS FINISH (HIGH GLOSS AT EXTERIOR)	SW4081 SAFETY RED	FOLLOW SPECIFICATION FOR APPLICATION DETAILS
PT5	SHERWIN WILLIAMS	GLOSS FINISH	SW1012 POWER GRAY	FOLLOW SPECIFICATION FOR APPLICATION DETAILS
PT6	SHERWIN WILLIAMS	SEMI-GLOSS FINISH	SW7005 PURE WHITE	FOLLOW SPECIFICATION FOR APPLICATION DETAILS

Floor Finish Legend



Interior Finish Tag



ROOM FINISH NOTES

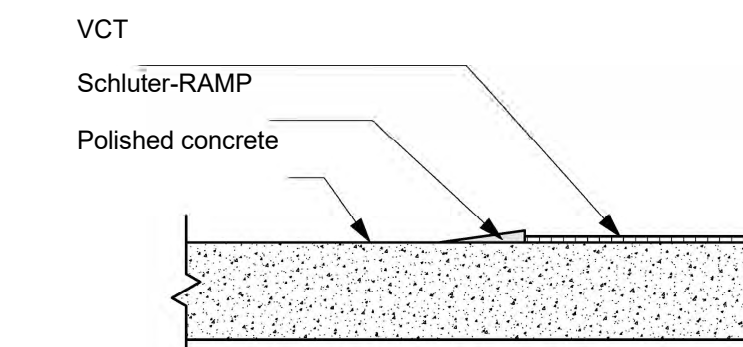
- 1 VINYL PLANK (V.P.) DELIVERED BY TSC; SUPPLIED, PURCHASED, AND INSTALLED BY GC. COORDINATE EXTENT AND LOCATION WITH FINAL TSC FIXTURE PLAN AND TSC PROJECT MANAGER.
- 2 PAINT 1'-0" WIDE RED ACCENT STRIPE (PT4) FROM 10'-3" A.F.F. TO 11'-3" A.F.F. IN RETAIL SALES AREA.
- 3 GC IS RESPONSIBLE FOR ALL CONCRETE REPLACEMENT, TRENCH POUR BACKS AND FILLING/ PATCHING OF HOLES 3" OR LARGER AND IN GROUND ELECTRICAL BOXES NOT IN USE.
- 4 INTERIOR / EXTERIOR DRESSING ROOM WALLS TO BE (PT6). EXTERIOR DRESSING ROOM WALLS TO HAVE WALLPAPER PROVIDED AND INSTALLED BY TSC. PAINT DRESSING ROOM DOOR AND FRAME (PT1) SW7513 SANDERLING.
- 5 PROVIDE MOISTURE RESISTANT GYPSUM BOARD BEHIND PLUMBING FIXTURES - IF EXISTING GYPSUM BOARD IS NOT MOISTURE RESISTANT, REPLACE AT TIME OF REMODEL PRIOR TO INSTALLING FRP.
- 6 PAINT ALL EXPOSED CONDUIT IN RETAIL SALES FLOOR AREA TO MATCH ADJACENT SURFACE.
- 7 RETAIL SALES AREA WALLS TO BE PAINTED DOWN 7'-0" A.F.F. BEHIND FIXTURES AND WITHIN 12'-0" AROUND OPENINGS/ DOORS.
- 8 PROVIDE SOLID BLOCKING FOR WALL HUNG CABINETS; PLUMBING FIXTURES; ACCESSORIES AND MILLWORK.
- 9 IF ADDITIONAL ACT IS FOUND TO NEED REPLACED BEYOND BASE BID QUANTITY, REPLACE AS AN ALTERNATE. ENSURE GRID IS NOT DAMAGED AND FREE OF PAINT. ENSURE ACT IS SITTING FLUSH IN GRID.
- 10 THRESHOLDS SHALL NOT EXCEED 1/2 INCH IN HEIGHT. PROVIDE TRANSITION FROM NEW VINYL PLANK TO EXISTING CONCRETE/ AND EXISTING VCT TO CONCRETE WHERE APPLICABLE.
- 11 PAINT HOLLOW METAL DOORS & FRAMES; WOOD DOORS AND WOOD TRIM; AND INTERIOR COLUMNS (PT5) SW1012 POWER GRAY (EXCEPT WOOD DOOR AND HM FRAME AT DRESSING ROOM - PAINT SW7513 SANDERLING (PT1) - ALL SIDES).
- 12 PATCH AND SEAL HOLES/ CRACKS IN EXISTING WALLS - TOUCH UP PAINT ONLY.
- 13 NEW FRP AT WATER FOUNTAIN AND AT MOP SINK WHERE EXISTING IS MISSING OR IN POOR CONDITION.
- 14 PAINT INTERIOR SALES FLOOR WALLS TO MATCH EXISTING INCLUDING RED STRIPE AND PAINT ALL WALLS THAT ARE VISIBLE TO THE CUSTOMER. PAINT COLUMNS GRAY. INSTALL CORNER GUARDS ON ALL OUTSIDE CORNERS. GC TO ORDER CORNER GUARDS FROM MCCUE. INSTALL COVE BASE ON WALL BEHIND AIR COMPRESSOR DISPLAYS.
- 15 PATCH VCT AS NEEDED.
- 16 HIGH DUST THROUGHOUT WAREHOUSE (CEILING AND WALL).
- 17 ENSURE ALL RECEPTACLES ARE WORKING. REPLACE ALL DAMAGED NAD OR MISSING COVERS.

ROOM FINISH SCHEDULE

ROOM #	ROOM NAME	WALL FINISH	CEILING FINISH	WALL BASE	FLOOR FINISH	NOTES
101	VESTIBULE	PT6	EX-ACT	EX-RB	PC	
102	SALES	PT6	EX-ACT	EX-RB	EX-VCT	15,416 SF
103	IOD	PT6	EX-ACT	EX-RB	PC	16,110 SF
104	STOCKROOM	PT6	EXP	NA	EX-PC	
105	FEED	PT6	EXP	NA	EX-PC	
108	MECH.	PT6	EXP	NA	EX-PC	
109	PET WASH	FRP/PT6	ALUM	EPOXY	EPOXY	15,000
110	OFFICE	PT6	ALUM	RB	EX-PC	
111	LOUNGE	PT6	ACT	EX-RB	EX-VCT	
112	WOMEN'S	PT6	ACT	EX-RB	PC	
113	MEN'S	PT6	ACT	EX-RB	PC	
114	CORRIDOR	PT6	EXP	RB	EX-PC	
115	IT	PT6	EXP	RB	EX-PC	

ADHESIVE BACKED VINYL INSTALL NOTES

1. NEW DRYWALL: MAKE SURE THE DRYWALL IS FREE OF CONTAMINANTS SUCH AS DUST, DIRT AND MILDEW. JOINTS AND SPACKLED AREAS SHOULD BE THOROUGHLY CURED AND SANDED SMOOTH. BEST RESULTS ARE OBTAINED WHEN THE MOISTURE CONTENT OF THE DRYWALL IS AT OR LESS THEN 5 PERCENT. APPLY A GOOD QUALITY OPAQUE/ WHITE PRIMER PRIOR TO PAINTING.
2. MOISTURE BEHIND DRYWALL CAN CAUSE THE DRYWALL PAPER TO RELEASE. WATCH FOR WALLS THAT BACK UP TO COOLING SYSTEMS, WATER PIPES, OVERHEAD WINDOWS OR WINDOWS THAT HAVE BEEN BOARDED UP. THESE AREAS ARE PRONE TO CONDENSATION THAT MAY NOT BE OBVIOUS AT THE TIME OF INSTALLATION (POINT OUT THESE LOCATIONS TO THE SUBCONTRACTOR PERFORMING THE INSTALLATION).
3. REPAIR ANY WALL DAMAGE. WALL GRAPHICS WILL NOT ADHERE TO PEELING OR CHIPPED PAINT, DENTED WALL SURFACES, OR HOLES IN THE WALL. ENSURE ALL ITEMS HAVE BEEN REPAIRED, SANDED, AND CLEANED SO A SMOOTH CLEAN SURFACE IS AVAILABLE FOR PAINT.
4. MANUFACTURER RECOMMENDS A GLOSS OR SEMI-GLOSS PAINT TO PROVIDE A SMOOTH, NON-POROUS SURFACE. FLAT OR SATIN FINISH PAINTS ARE NOT RECOMMENDED. ADVISE IF USING FLAT OR SATIN FINISH PAINT. INFORM YUNKER IF USING A LOW TO 0 VOC PAINT SO THE APPROPRIATE VINYL CAN BE USED. CONTACT YUNKER.COM (CONFIRM PRODUCT REP. FROM TSC).
5. USE A DAMP CLOTH TO REMOVE ANY DUST OR DEBRIS FROM THE WALL.
6. FOR ALL NEW CONSTRUCTION ALL WALLS MUST BE PRIMED BEFORE PAINTING. NOTE: VINYL WILL NOT ADHERE TO A WALL THAT HAS ONLY BEEN PAINTED AND NOT PRIMED.
7. ALLOW NO LESS THAN 7 DAYS FOR THE PAINT TO CURE BEFORE APPLYING VINYL.



2 VCT TO CONCRETE FLOOR TRANSITION
1 1/2" = 1'-0"



TSC STORE #
3182

70 PEARL ST
ESSEX JUNCTION, VT 05452

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MEP ENGINEER:
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8201 W PLANO PKWY STE 250
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STRUCTURAL ENGINEER:
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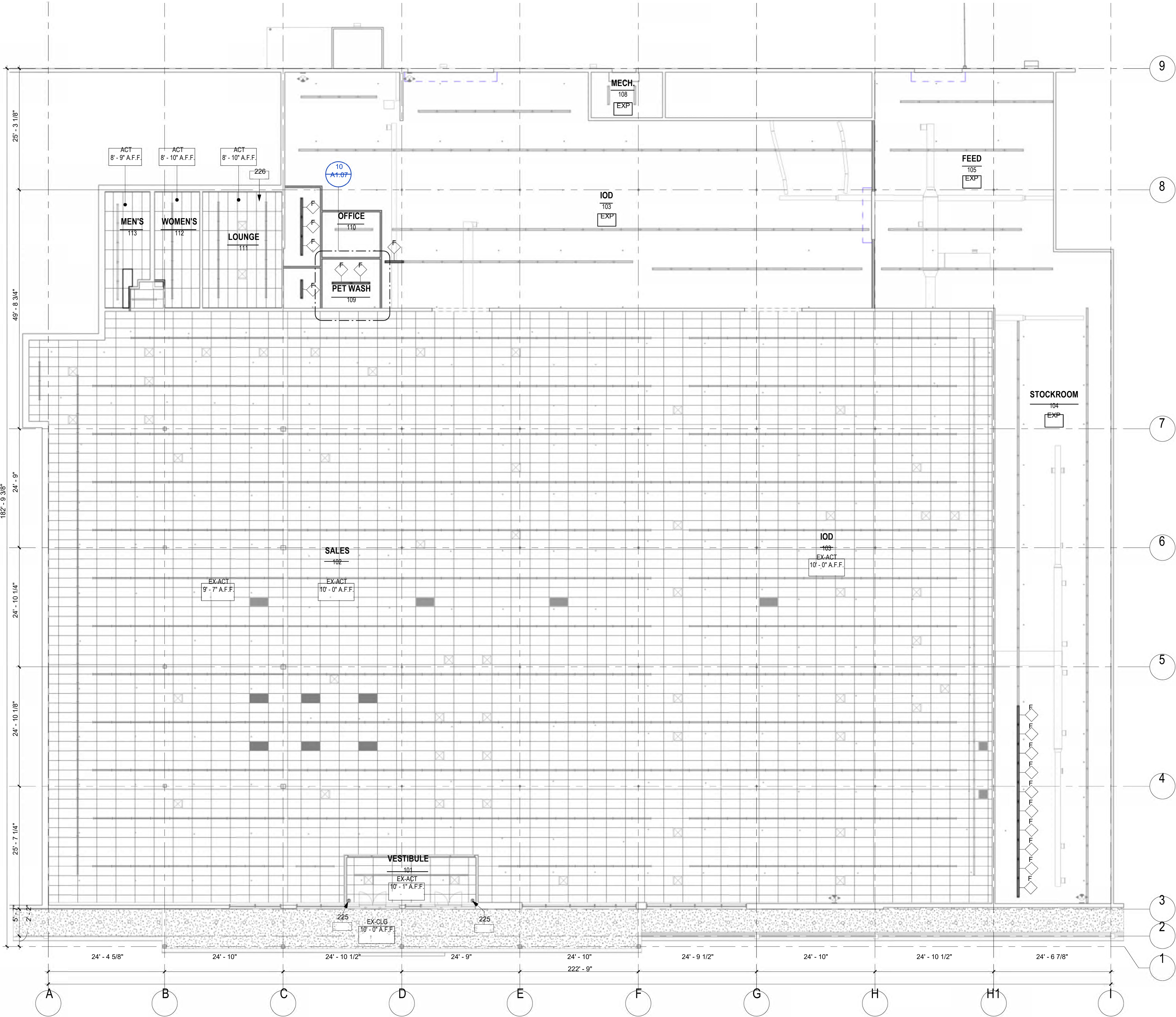
Architect: Christopher Rutledge

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FINISH PLAN AND
SCHEDULES

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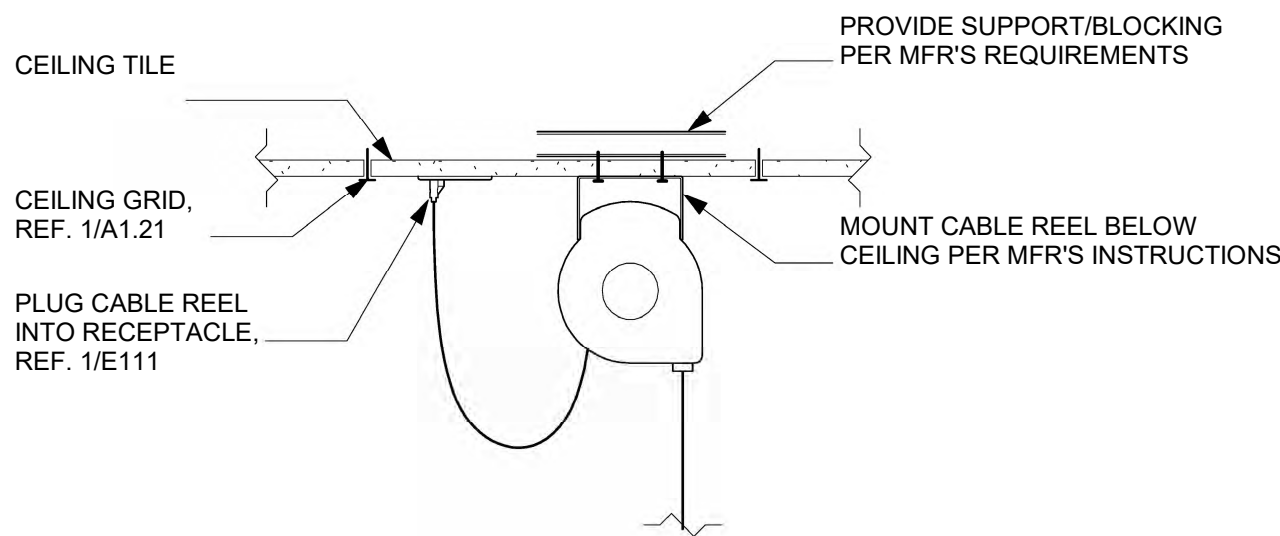
1 REFLECTED CEILING PLAN
3/32" = 1'-0"

CEILING SCHEDULE		
Type Mark	Manufacturer	Description
ACT	NEW TO MATCH EXISTING	2' x 4' ACOUSTICAL CEILING TILE AND GRID SYSTEM
EX-ACT	N/A EXISTING	2' x 4' ACOUSTICAL CEILING TILE AND GRID SYSTEM
EX-CLG	N/A EXISTING	EXISTING TO REMAIN
EX-GYP	N/A EXISTING	EXISTING TO REMAIN
EXP	N/A	EXPOSED CEILING TO STRUCTURE

RCP KEYNOTES	
225	ADD OUTLETS ON ADJACENTS SIDES OF THE VESTIBULE IN ACT.
226	REPLACE ALL ACT IN LOUNGE AND RESTROOMS. ENSURE ALL ACT ARE SITTING FLUSH IN GRID. ENSURE ALL GRID IS NOT DAMAGED AND FREE OF PAINT.

RCP GENERAL NOTES	
1	COORDINATE CEILING MOUNTED EQUIPMENT SUPPORTS, DEVICE LOCATIONS, CLEARANCES, ETC. WITH EQUIPMENT INSTALLERS AND SUPPLIERS PRIOR TO INSTALLATION.
2	MECHANICAL AND ELECTRICAL INFORMATION IS SHOWN TO COMMUNICATE DESIGN INTENT. REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR DETAILED INFORMATION. NOTIFY ARCHITECT/ENGINEER OF DISCREPANCIES PRIOR TO COMMENCEMENT OF WORK.
3	ACOUSTICAL CEILING TILE AND GRID SHALL BE CENTERED IN ROOM UNLESS OTHERWISE NOTED OTHERWISE OR DIMENSIONED.
4	CEILING MOUNTED ITEMS (LIGHT FIXTURES, SPRINKLER HEADS, SPEAKERS, ETC.) SHALL BE CENTERED IN ACOUSTICAL CEILING PANELS OR GYPSUM BOARD SOFFITS UNLESS OTHERWISE NOTED OR DIMENSIONED.
5	SPACE LIGHT FIXTURES EVENLY IN ROOMS, BAYS, SPACES, ETC. AND CENTER BETWEEN EXPOSED STRUCTURAL ELEMENTS WHERE APPROPRIATE.
6	DIMENSIONS TO CEILING INSTALLED ITEMS ARE TO CENTERLINE OF FIXTURE OR EQUIPMENT UNLESS NOTED OTHERWISE.
7	LOCATE CONTROL JOINTS IN GYPSUM BOARD CEILINGS, SOFFITS, BULKHEADS, AND FASCIA'S AS INDICATED ON DRAWINGS OR AS SPECIFIED AND TO ALIGN WITH THOSE IN WALLS BELOW. VERIFY PROPOSED LAYOUT WITH ARCHITECT PRIOR TO INSTALLATION.
8	PAINT ALL VISIBLE ITEMS INCLUDING CONDUITS, DUCTWORK, SUPPORTS, HANGERS, ETC. THAT WILL REMAIN EXPOSED TO VIEW. MATCH COLOR INDICATED FOR STRUCTURE UNLESS NOTED OTHERWISE.
9	ACCESS PANELS ARE SHOWN FOR GENERAL CEILING COMPOSITION. COORDINATE EXACT LOCATIONS WITH MEP / FP EQUIPMENT FOR OPTIMAL ACCESS. WHERE POSSIBLE, INSTALL ACCESS PANELS ALIGNED/CENTERED/EQUALLY SPACED WITH OTHER CEILING DEVICES IN ROOM. AFTER INITIAL COORDINATION WITH MEP / FP CONTRACTORS, SUBMIT FINAL ACCESS PANEL LOCATION DRAWING TO ARCHITECT FOR REVIEW PRIOR TO FRAMING/INSTALL.
10	DUST AND CLEAN ALL MECHANICAL GRILLS AND DIFFUSERS.
11	REPLACE ALL LIGHT COVERS AT EXISTING LAY-IN CEILINGS.
12	INSTALL ALL MISSING ESCUTCHEON RINGS IN LAY-IN CEILINGS.
13	REPLACE ALL DAMAGED AND/OR MISSING CEILING TILE IN AREAS NOT RECEIVING NEW TILE.
14	HIGH DUST AT ALL EXPOSED CEILING AREAS - TO INCLUDE BEAMS, JOIST, GIRDERS, DECK AND WALLS.
15	ENSURE ALL EXISTING CEILING TILE IS SITTING FLUSH IN GRID.
16	REPLACE ALL DAMAGED CEILING GRID.
17	REMOVE ALL PAINT FROM EXISTING CEILING GRID.
18	PRESSURE WASH ABOVE AND UNDERNEATH ALL EXISTING CANOPIES/AWNINGS/SOFFITS STRUCTURES.
19	ASSURE ALL LIGHTS ARE OPERATIONAL.
20	CLEAN EXHAUST FAN COVER. COST COVERED WITH COMMERCIAL CLEANING. BID AS ALTERNATE IF UNIT NEEDS TO BE REPLACED AT THIME OF REMODEL.

RCP LEGEND	
TYPE HGT.	CEILING TAG
CLG# FF - #\" A.F.F.	
	24\" X 24\" ACOUSTICAL CEILING TILE
	24\" X 48\" ACOUSTICAL CEILING TILE
	5/8\" GYPSUM BOARD CEILING (PAINT)
	ALUMINUM SOFFIT (FLUSH SEAM)
	2\" X 4\" LED LIGHT FIXTURE
	LED RECESSED CAN LIGHT
	LED WALLWASHED RECESSED CAN LIGHT
	24\" X 24\" SUPPLY AIR DIFFUSER
	24\" X 24\" RETURN AIR GRILL
	EXHAUST FAN GRILL
	CEILING MOUNTED EXIT SIGN
	WALL MOUNTED PERPENDICULAR EXIT SIGN
	WALL MOUNTED EXIT SIGN
	EXISTING SPRINKLER HEAD
	SHOP LIGHT TO MATCH EXISTING (REUSE OR NEW)



2 CABLE REEL MOUNTING LOCATION
1\" = 1'-0"

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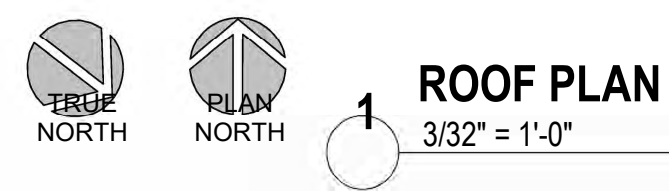
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REFLECTED CEILING
PLAN

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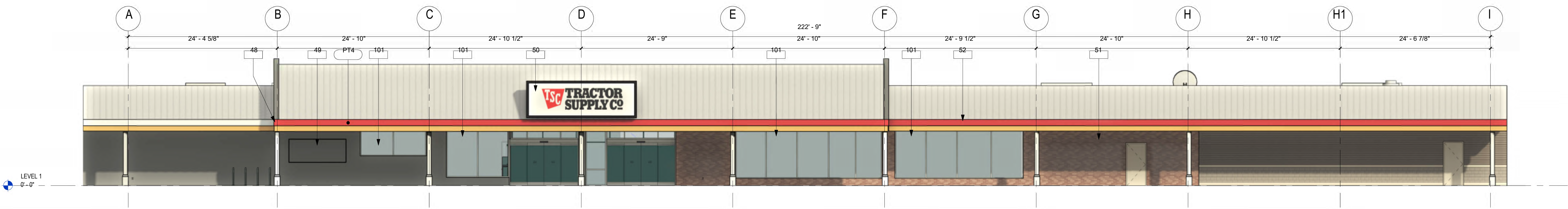


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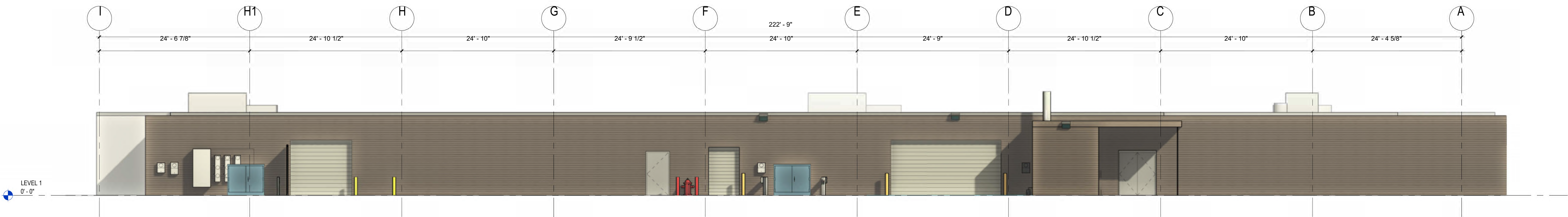
ELEVATION KEYNOTES	
48	END RED STRIPE AT INSIDE CORNER OF FRONT CANOPY.
49	ADD NEW SIGN: "PROPANE AND CUSTOMER LOADING IN REAR".
50	NEW SIGN, FINAL SIZE AND LOCATION BY SIGNAGE VENDOR.
51	EXISTING UNPAINTED MASONRY TO REMAIN UNPAINTED.
52	PAINT RED STRIPE AT BOTTOM CANOPY.
101	CLEAN GLASS. REPAIR BROKEN GLASS. REPLACE SEALS AROUND PERIMETER OF EXISTING PANES AS REQUIRED FOR WATERTIGHT SEAL.

EXTERIOR GENERAL NOTES	
2	ANY EXPOSED FOUNDATION WALLS SHALL BE PAINTED TO MATCH SW7513 SANDERLING, TYPICAL.
3	COORDINATE WITH MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR ALL PENETRATIONS IN THE EXTERIOR FACADES.
4	ALL OPEN CMU CELLS TO BE TAILED FOAM FILLED.
5	FLASH DRAFT STOP AND INSULATE AROUND ALL PENETRATIONS INCLUDED BUT NOT LIMITED TO: PLUMBING PIPES, VENTS, ELECTRICAL WIRES, CONDUITS, ELECTRICAL FIXTURES, MECHANICAL SERVICES, AND IN SOME CASES, STRUCTURAL MEMBERS THROUGHOUT THE BUILDING ENCLOSURE. CONTRACTOR TO CHOOSE APPROPRIATE INFILL MATERIAL(S) AS REQUIRED SUCH AS BUT NOT LIMITED TO: CAULK, FOAM PAINT, NON-DELETERIOUS ELASTOMERIC SEALANT, ADHESIVES, OR EFFECTIVE GASKETS. DO NOT EXCEED MANUFACTURER'S PUBLISHED TOLERANCES FOR MAXIMUM OPENING SIZES FOR INFILL. REFER TO ASTM C1193 FOR A STANDARD GUIDE FOR USE OF JOINT SEALERS.
7	GENERAL CONTRACTOR TO PROVIDE NON-CORROSIVE METAL SHOW GUARDS AT ALL SLOPE ROOFING/AWNING, TYPICAL.
8	CONTRACTOR TO PAINT ALL EXISTING TRIM, GUTTERS, DOWNSPOUTS, ETC. TO MATCH FINISH BELOW/ADJACENT. SEE SPECIFICATIONS.
9	ADD STEEL WOOL AT CONDUIT/PIPE PENETRATIONS AT EXTERIOR WALLS; CAULK AND/OR PROVIDE CLOSED-CELL INSULATION AND COVER WITH ESCUTCHEON PLATE MADE OF MATERIAL APPROVED FOR OUTDOOR USE.

EXTERIOR FINISH SCHEDULE			
MARK	MANUFACTURER	DETAILS	COLOR/FINISH
PT1	SHERWIN WILLIAMS	FOLLOW PAINT SPECIFICATION FOR APPLICATION DETAILS	SW7513 - SANDERLING, FLAT
PT2	SHERWIN WILLIAMS	FOLLOW PAINT SPECIFICATION FOR APPLICATION DETAILS	SW7532 - URBAN PUTTY, FLAT
PT3	SHERWIN WILLIAMS	FOLLOW PAINT SPECIFICATION FOR APPLICATION DETAILS	SW4084 - SAFETY YELLOW, GLOSS
PT4	SHERWIN WILLIAMS	FOLLOW PAINT SPECIFICATION FOR APPLICATION DETAILS	SW4081 - SAFETY RED, HIGH GLASS AT EXTERIOR
PT5	SHERWIN WILLIAMS	FOLLOW PAINT SPECIFICATION FOR APPLICATION DETAILS	SW1012 - POWER GRAY, GLOSS



NORTHEAST ELEVATION
1/8" = 1'-0"



SOUTHWEST ELEVATION
1/8" = 1'-0"

CONSTRUCTION • ARCHITECTURE

PARKWAY

Parkway C&A, LP
1000 Civic Circle, Lewisville, TX 75067
pkwycon.com (972) 221-1979

Project Manager: Kyle Wlodarczyk
Contact: 214-765-3410

Architect: Dan Marti
Contact: 945-900-1427



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Architect: Christopher Rutledge

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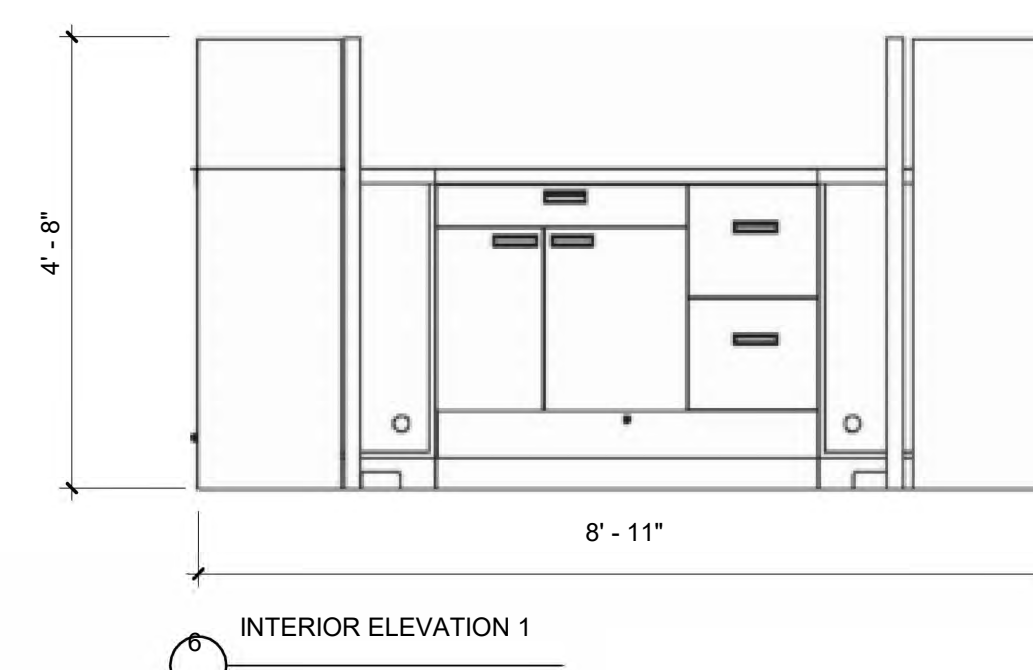
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EXTERIOR
ELEVATIONS

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GENERAL CONTRACTOR RESPONSIBLE FOR RECEIVING,
PLACING, AND ASSEMBLY OF ALL TENANT SUPPLIED MILLWORK



PARKWAY
Parkway C&A, LP

Project Manager:
Contact: Kyle Wojciechowski
214-766-3410

Architect:
Contact: Dan Marta
945-300-1427

Project Manager:
Contact: Kyle Wojciechowski
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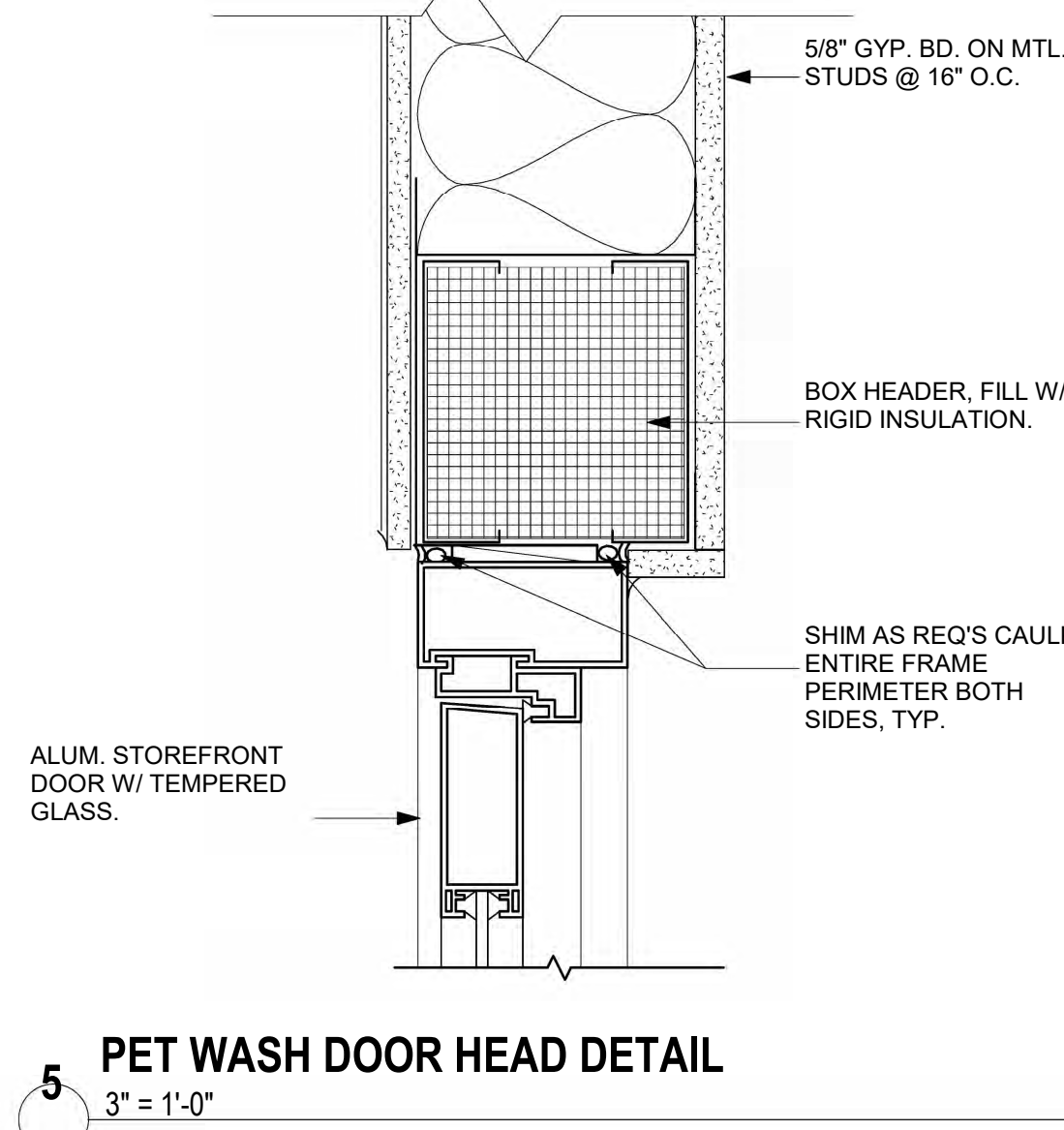
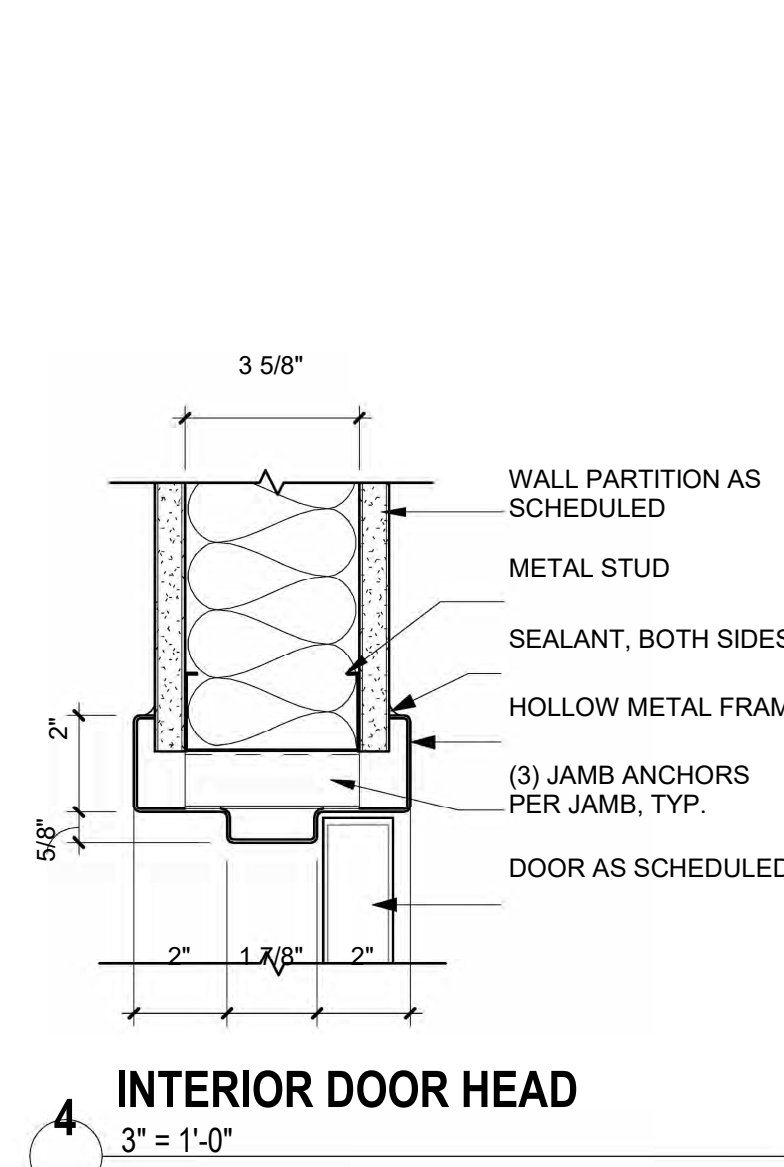
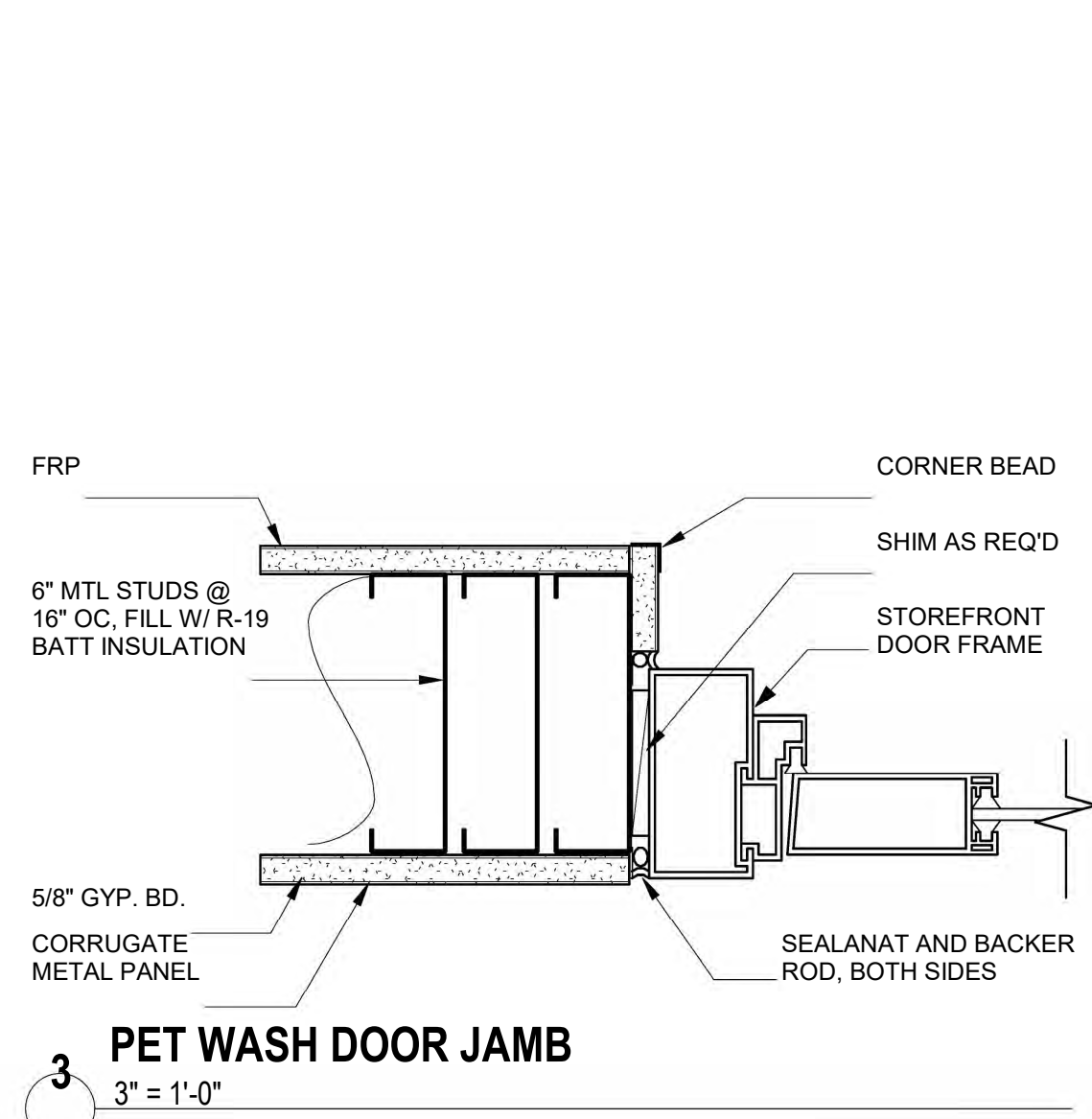
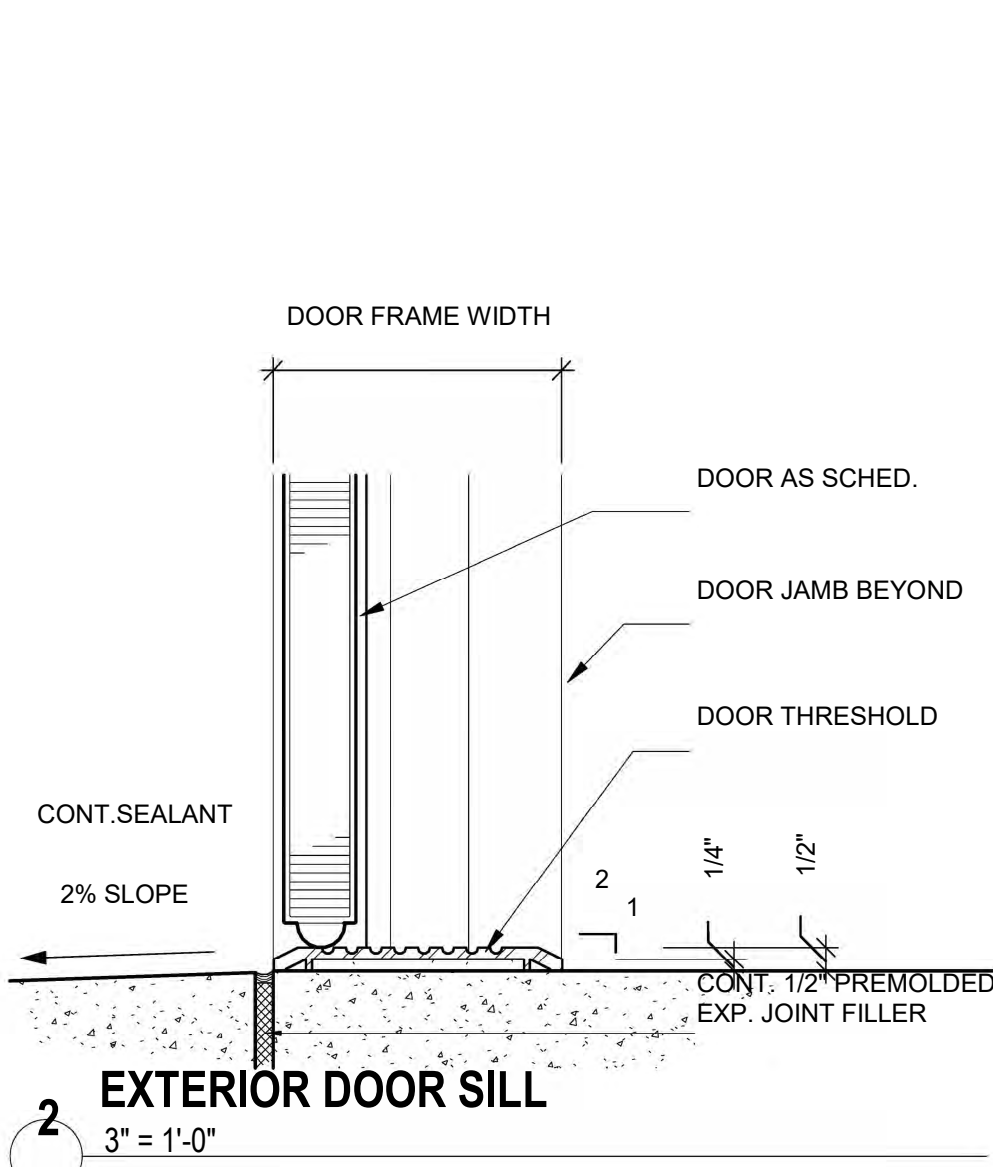
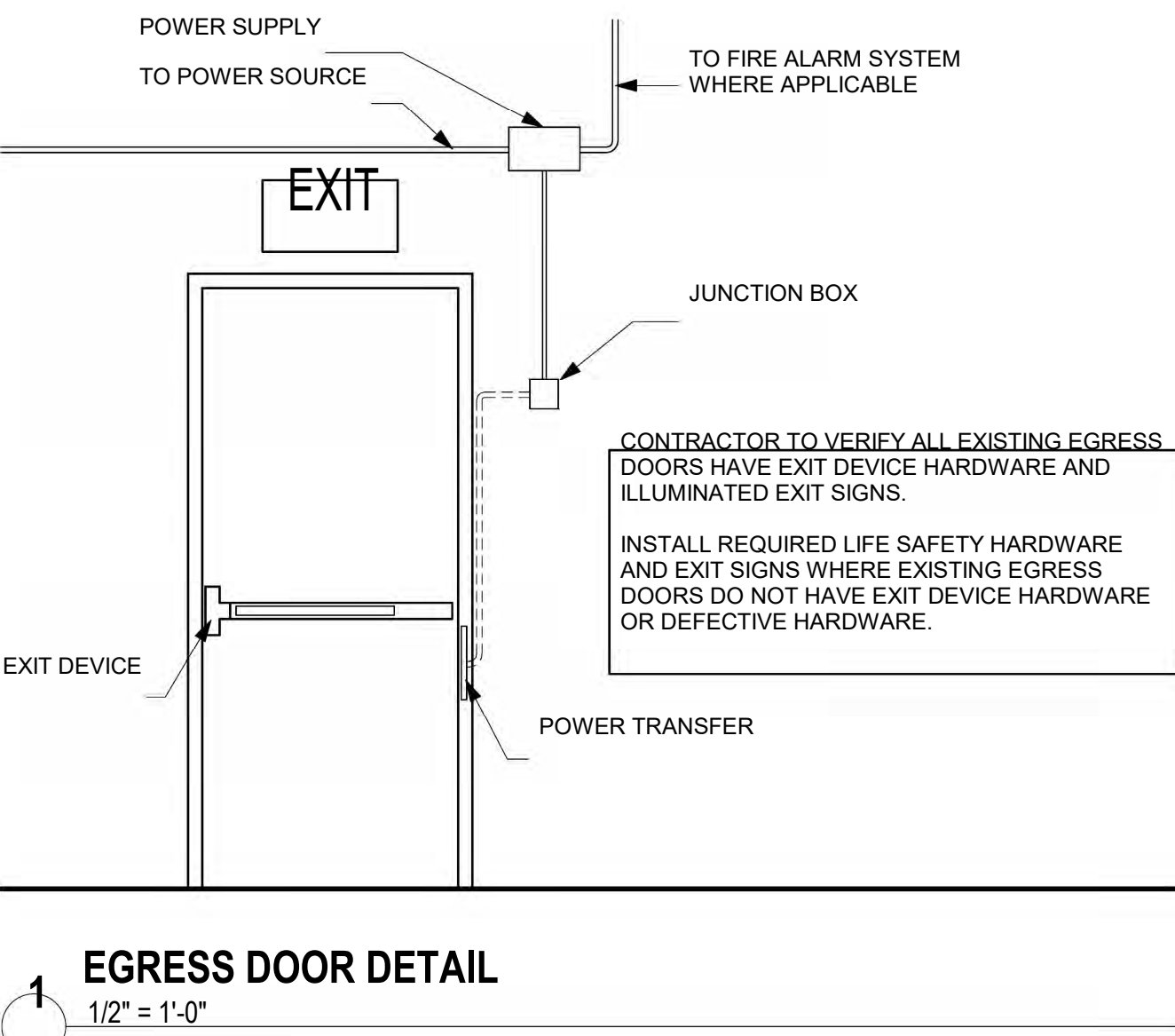
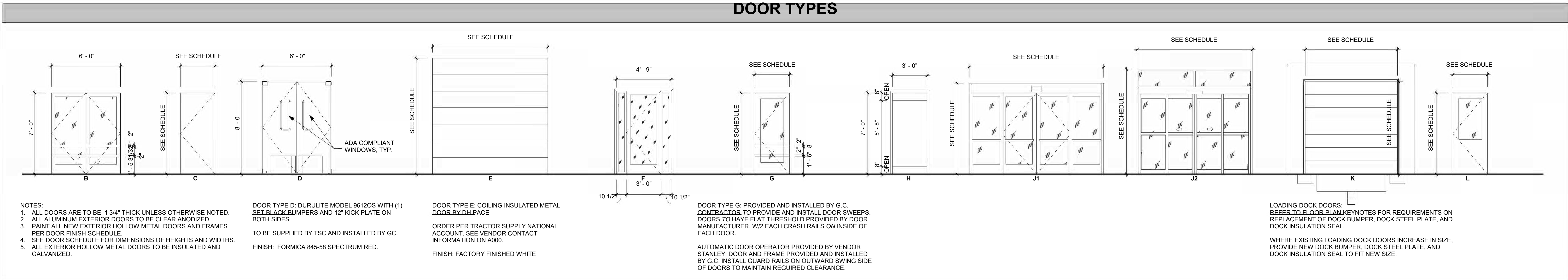
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MILLWORK DETAILS

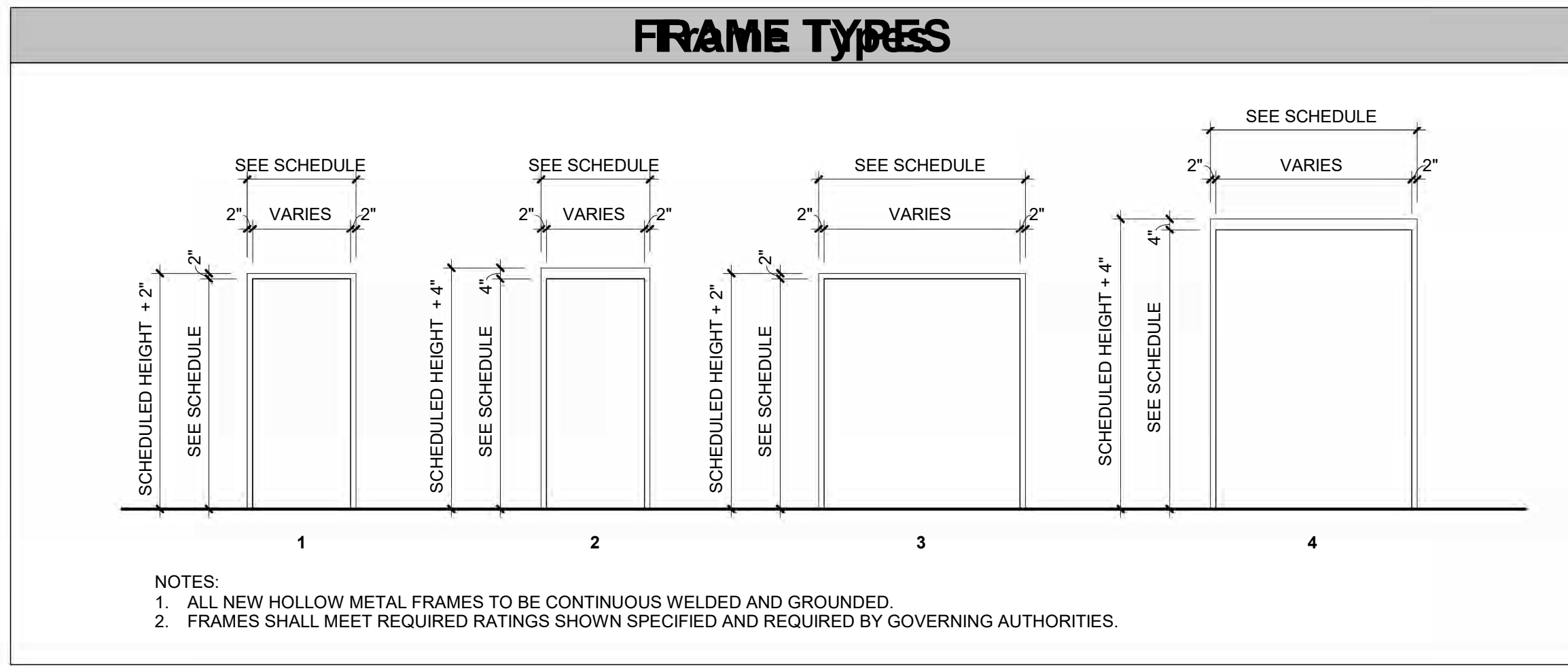
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DOOR SCHEDULE											
DOOR #	EXISTING OR NEW DOOR	DOOR TYPE	DOOR AND FRAME ASSEMBLY			DOOR MATERIAL	DOOR FINISH	TYPE	FRAME		DOOR NOTES
			WIDTH	HEIGHT	THICKNESS				MATERIAL	FINISH	
101A	Existing	J2	136"	91"	0"	EXIST. ALUMGLASS	EXIST.	1	EXIST.	EXIST.	EXIST.
101B	Existing	J2	136"	91"	0"	EXIST. ALUMGLASS	EXIST.	1	EXIST.	EXIST.	EXIST.
101C	Existing	J1	108"	84"	0"	EXIST. ALUMGLASS	EXIST.	1	EXIST.	EXIST.	EXIST.
101D	Existing	J1	116"	84"	0"	EXIST. ALUMGLASS	EXIST.	1	EXIST.	EXIST.	EXIST.
102	New Construction	NA	144"	0"	0"	NEW OPENING	NA				NA
102A	Existing	NA	97"	0"	0"	EXIST. OPENING	NA				NA
103A	Existing	C	36"	82"	1 3/4"	EXIST. HM	EXIST.	1	EXIST. HM	EXIST.	NA
103B	New Construction	C	70"	84"	1"	H.M.	PT	1	H.M.	PT	1C
103D	New Construction	NA	144"	0"	0"	NEW OPENING	STEEL				NA
103E	New Construction	E	120"	120"	1"		PT		STEEL	PT	BY MANUFACTURER
103F	New Construction	E	216"	108"	1"	STEEL	PT		STEEL	PT	BY MANUFACTURER
103G	Existing	C	36"	80"	1 3/4"	EXIST. HM	EXIST.	1	EXIST. HM	EXIST.	EXIST.
103H	Existing	C	35"	84"	1 3/4"	EXIST. HM	EXIST.	1	EXIST. HM	EXIST.	EXIST.
103K	Existing	C	36"	80"	1 3/4"	EXIST. HM	EXIST.	1	EXIST. HM	EXIST.	EXIST.
104	Existing	C	36"	84"	1 3/4"	EXIST. HM	EXIST.	1	EXIST. HM	EXIST.	EXIST.
104A	New Construction	C	70"	84"	1"	H.M.	PT	1	H.M.	PT	1C
105	New Construction	E	120"	108"	1"	INSUL. MLT	PT		MTL	PT	BY MANUFACTURER
108	Existing	C	36"	80"	1 3/4"	EXIST. HM	EXIST.	1	EXIST. HM	EXIST.	EXIST.
108A	Existing	E	60"	94"	1"	EXISTING STEEL	EXIST.		EXIST. STEEL	EXIST.	EXIST.
109	New Construction	F	36"	85"	1 3/4"	ALUMGLASS	AAC1/GLASS	1	ALUM	AAC1	1D
110	New Construction	C	36"	80"	1 3/4"	S.C.WOOD	PT	1	H.M.	PT	7
111	Existing	C	36"	80"	1 3/4"	EXIST. HM	EXIST.	1	EXIST. HM	EXIST.	EXIST.
112	Existing	C	36"	80"	1 3/4"	EXIST. HM	EXIST.	1	EXIST. HM	EXIST.	EXIST.
113A	New Construction	C	36"	80"	1 3/4"	S.C.WOOD	PT	1	HM	PT	8
114	New Construction	C	36"	80"	1 3/4"	S.C.WOOD	PT	1	H.M.	PT	8
114A	New Construction	C	36"	80"	1 3/4"	S.C.WOOD	PT	1	H.M.	PT	6
Grand total: 26											

DOOR NOTES											
1	10" WIDE X 10" HIGH INSULATED SECTIONAL DOOR W/ ELECTRIC OPERATOR. (2) RADIO REMOTES, TIMER, CHAIN KEEPER AND REVERSING SAFETY EDGE. OVERRIDE BUTTON TO BE SUPPLIED BY CONTRACTOR.										
2	OVERHEAD DOOR VENDOR AND INSTALLED BY GENERAL CONTRACTOR.										
3	DOOR AT LOADING DOCK TO HAVE DOOR BELL. RINGERS TO BE LOCATED AT RECEIVING DESK AND CASH REGISTER. "BIG EYE" VIEWER IN DOOR. VERIFY WITH TSC PM IF REQUIRED ON EXISTING DOOR.										
4	DOOR TO HAVE 4" ALUMINUM HEAD AND THRESHOLD. THRESHOLD MUST BE ADA COMPLIANT.										
5	NOTE DOORS REQUIRE A MINIMUM 10" BOTTOM RAIL TO RECEIVE KICK PLATES.										
7	ALL DOORS TO HAVE APPROVED HARDWARE.										
12	CONTRACTOR TO INSTALL PLASTIC AIR CURTAIN WITH 50% PANEL OVERLAP AT OH DOORS. INCLUDED WITH OVERHEAD DOOR VENDOR PACKAGE. INCLUDES ALL OVERHEAD DOORS IN RETROFIT STORES.										
15	THE CHANNELS THAT MAKE UP THE JAMBS AND HEAD FOR THE ROLLING SERVICE DOOR AND ITS ATTACHMENT POINTS SHOULD BE FLUSH AND SMOOTH WITH THE SURROUNDING INTERIOR WALLS AS WELL AS ABOVE THE INTERIOR OPENING. PROVIDE A STRUCTURAL SURFACE IN LINE WITH THE JAMBS THAT EXTENDS ABOVE THE OPENING FOR A MINIMUM OF 30" FOR ATTACHMENT POINTS. STRUCTURAL SURFACE TO BE CAPABLE OF WITHSTANDING 1,850 LB. POINT FORCE IN EITHER TENSION, COMPRESSION, OR SHEAR.										
16	PROVIDE AND INSTALL "EMPLOYEES ONLY" SIGN WHERE INDICATED.										
17	PROVIDE (2) CRASH RAILS, ONE ON EACH INTERIOR SIDE OF EACH DOOR.										
18	72" X 96" DURULITE STANDARD DOOR WITH 16" X 30" ADA COMPLIANT WINDOWS. 18" TALL BUMPERS, COLOR: RED.										
19	INSTALL CLEAR ANODIZED STOREFRONT FRAMING WITH 1/4" TEMP. CLEAR GLASS SIDELIGHTS. DOOR TO SWING OPEN TO SALES AREA.										
20	SIDELIGHT GLASS TO ACCEPT 6.25" X 48.85" VINYL FILM. NARROW STILE DOOR WINDOW GLASS TO ACCEPT 30.25" X 57.825" VINYL FILM.										
21	CONTRACTOR TO PAINT FRAME SW7513 SANDERLING BOTH SIDES.										
22	SPIC COMPATIBLE HARDWARE.										
24	GO TO HIRE AN APPROVED LICENSED DOOR VENDOR. REPLACE SEALS AND SWEEPS. GREASE AND ADJUST AS REQUIRED AT TIME OF REMODEL.										
25	REPLACE SEALS, SWEEPS, AND ADJUST DOOR IF NOT OPENING PROPERLY AT TIME OF REMODEL. RE-CAULK FRAME TO WALL IF NEEDED. CLEAN OFF OLD CAULK PRIOR TO INSTALLING NEW BEAD OF CAULK. ENSURE CAULK IS CLEAN/ SMOOTH TRANSITION FROM FRAME TO WALL.										
26	PAINT DOORS. ADJUST DOOR CLOSER. POLISH HANDLE, KICK PLATE IF EXISTING, AND HINGES AFTER DOOR IS PAINTED. INSTALL DOOR SILENCERS. INSTALL DOOR STOPS AS NEEDED.										
27	REMOVE EXISTING DOOR HARDWARE. REPLACE WITH HARDWARE SET INDICATED IN SCHEDULE.										
28	INSTALL CLOSER - PARALLEL ARM SC81A X DS X SLIM-689; MANUF. FAL.										
29	INSTALL CLOSER - SC81A X RW/PA X SLIM-689; MANUF. FAL.										
30	CONTRACTOR TO PAINT 6" YELLOW VERTICAL STRIPE (PT3) SAFETY YELLOW SW4084 ON INSIDE FACE OF DOOR.										
31	CLEAN GLASS. IF ANY GLASS IS BROKEN AT TIME OF REMODEL, BID AS ALTERNATE TO REPLACE BROKEN GLASS. ENSURE ALL SEALS AROUND GLASS ARE TIGHT.										



DOOR HARDWARE SCHEDULE			
SET #	QUANTITY	ITEM	MANUF.
1A	1 EA	MORTISE CYLINDER 28107-1-26D	ILC
	1 EA	1CCT7A2 (GREEN CONSTRUCTION CORE) - GREEN	BEST
	1 EA	MORTISE THUMB TURN CYLINDER-26D	ILC
1B	2 EA	DUMMY CYLINDER 7160DC-26D	ILC
		BALANCE OF HARDWARE BY DOOR SUPPLIER	
1C	1 EA	THUMB TURN CYLINDER - 26D	ILC
	1 EA	MORTISE CYLINDER 28107-1-26D	ILC
	1 EA	DRIP CAP 16A X 761	NAT
		BALANCE OF HARDWARE BY DOOR SUPPLIER	
1D	1 EA	MORTISE CYLINDER 28107-1-26D	ILC
	1 EA	THUMB TURN CYLINDER - 26D	ILC
	1 EA	CYLINDER CORE 1CCT7A2 (GREEN CONSTRUCTION CORE)	BEST
		BALANCE OF HARDWARE BY DOOR SUPPLIER	
2		ALL HARDWARE BY DOOR SUPPLIER	
3	3 EA	HINGES MPB79 4 1/2 X 4 1/2 NRP - 26D	MgK
	1 EA	SURFACE CLOSER SC81A RW/PA AS SPECIFIED - 689	FAL
	1 EA	STOREROOM LOCKSET T581BD X D X 23981137 X 5164 X 1 3/4	IVE
	1 EA	WALL STOP W5407-CCV-US32D	IVE
	3 EA	SILENCERS SR64-GRY	IVE
4	1 EA	CONTINUOUS HINGE 22HD	MgK
	1 EA	PRIVACY LOCK T301S X D X 23981137 X 5164 X 1 3/4 - 626	FAL
	3 EA	SILENCERS SR64-GRY	IVE
5	3 EA	HINGES MPB79 4 1/2 X 4 1/2 NRP - 26D	MgK
	1 EA	ALARMED EXIT DEVICE ECL-2300-GRAY	DET
	2 EA	RIM CYLINDER R28207-9	ILC
	1 EA	SURFACE PULL 8N US28	HMG
	1 EA	CLOSER, PARALLEL ARM SC81A X DS X SLIM-689	FAL
	1 EA	THRESHOLD 896V - MILL	NAT
	1 EA	DOOR BOTTOM 795WH - MILL	NAT
	1 EA	WEATHERSTRIP 160V - MILL	NAT
	1 EA	DROP CAP 16A-A	NAT
	1 EA	VIEWER U698 B26D (MOUNT 60" CL/AF - SINGLE EXT EXIT DOOR ONLY)	IVE
5B	3 EA	HINGES MPB79 4 1/2 X 4 1/2 NRP - 26D	MgK
	1 EA	RIM EXT DEVICE V40 X DC X EE X TSC - 711	DET
	1 EA	POWER TRANSFER PT5	DET
	1 EA	MORTISE CYLINDER 28107-1-26D	KABA
	1 EA	CLOSER, PARALLEL ARM SC81A X DS X SLIM-689	FAL
	1 EA	THRESHOLD 896V - MILL	NAT
	1 EA	WEATHERSTRIP 160V - MILL	NAT
	1 EA	DROP CAP 16A-A	NAT
	1 EA	SILENCERS SR64-GRY	IVE
6	3 EA	HINGES MPB79 4 1/2 X 4 1/2 NRP - 26D	MgK
	1 EA	PUSH PLATE 6200 X 4 X 16 - US 32D	IVE
	1 EA	PULL PLATE 6302-0 X 4 X 16 - US 32D	IVE
	1 EA	CLOSER SC81A X RW/PA X SLIM-689	FAL
	1 EA	WALL STOP W5407-CCV-US32D	IVE
	3 EA	SILENCERS SR64-GRY	IVE
7	3 EA	HINGES MPB79 4 1/2 X 4 1/2 NRP - 26D	MgK
	1 EA	OFFICE LOCKSET T511 X D X 23981137 X 5164 X 1 3/4 - 626	FAL
	1 EA	CLOSER SC81A X RW/PA X SLIM-689 (MGR'S OFFICE ONLY)	FAL
	1 EA	WALL STOP W5407-CCV-US32D	IVE
	3 EA	SILENCERS SR64-GRY	IVE
8	3 EA	HINGES MPB79 4 1/2 X 4 1/2 NRP - 26D	MgK
	1 EA	PRIVACY LOCKSET T301S X D X 23981137 X 5164 X 1 3/4 - 626	FAL
	1 EA	CLOSER SC81A X RW/PA X SLIM-689	FAL
	1 EA	WALL STOP W5407-CCV-US32D	IVE
	3 EA	SILENCERS SR64-GRY	IVE
GABLE FACADE ACCESS PANEL	1 EA	ACCESS PANEL BXTM-36X36-C	BAB
	1 EA	DUMMY CYLINDER 716DC-26D	ILC
	1 EA	CYLINDER CORE 1CCT7A2 (GREEN CONSTRUCTION CORE)	BEST
		BALANCE OF HARDWARE BY DOOR SUPPLIER	



DOOR & WINDOW LEGEND	
###	DOOR TAG - REFER TO DOOR SCHEDULE
X	WINDOW TAG
—	DETAIL REFERENCE
ABBREVIATIONS:	
CONSTRUCTION / VENEER:	
AL	ANODIZED ALUMINUM DOOR
HM	HOLLOW METAL (STEEL) DOOR AND FRAME
SCW	SOLID CORE WOOD DOOR
TG	TEMPERED GLASS
FINISHES:	
AAC1	ANODIZED ALUMINUM - CLEAR CLASS I
PT	PAINTED FINISH
GENERAL:	
EX-EXIST	= EXISTING DOORS AND/OR FRAMES THAT REMAIN IN PLACE.

DOOR & WINDOW NOTES	
1	DOOR SIZES: UNLESS OTHERWISE NOTED, DOOR SIZES ARE SHOWN IN INCHES.
2	DOOR THICKNESS: UNLESS OTHERWISE NOTED, DOORS ARE 1-3/4" THICK.
3	RATED DOORS ASSEMBLIES MUST HAVE RATED FRAMES, HARDWARE, CLOSERS, AND OTHER RATED ACCESSORIES. ANY GLAZING SHALL BE CLEAR AND WIRELESS FIRE-RATED GLASS CERAMIC. PERMANENTLY LABEL EACH LITE W/ FIRE RATING LISTED AND LABELED BY UL.
4	CLOSERS AND POSITIVE LATCHING ARE REQUIRED ON FIRE RATED DOORS AND DOORS IN SMOKE TIGHT PARTITIONS.
5	INTERIOR WOOD DOORS TO BE FACTORY FINISH. WOOD SPECIES TO BE ROTARY CUT BIRCH.
6	EXTERIOR HOLLOW METAL DOORS ARE TO BE INSULATED.
7	EXTERIOR HOLLOW METAL DOORS AND FRAMES ARE TO BE FACTORY PRIMED AND FIELD PAINTED.
8	ELECTRICIAN RESPONSIBLE FOR MAKING FINAL CONNECTION BETWEEN SECURITY VENDOR WORK AND DOOR WIRING.
9	GO TO CLEAN STOREFRONT WINDOWS SCHEDULED TO REMAIN IN PLACE.
10	ALL GLAZING TO BE TEMPERED. REFINISHED DAMAGED GLAZING WITH TEMPERED, INSULATED OF SAME THICKNESS AND TYPE.
11	INSTALL SILENCERS ON ALL NEW AND EXISTING DOORS.

OWNER:
TRACTOR SUPPLY CO.
5401 VIRGINIA WAY
BRENTWOOD, TN 37027
CONTACT: BILL BURCH
PHONE: (615) 714-5205

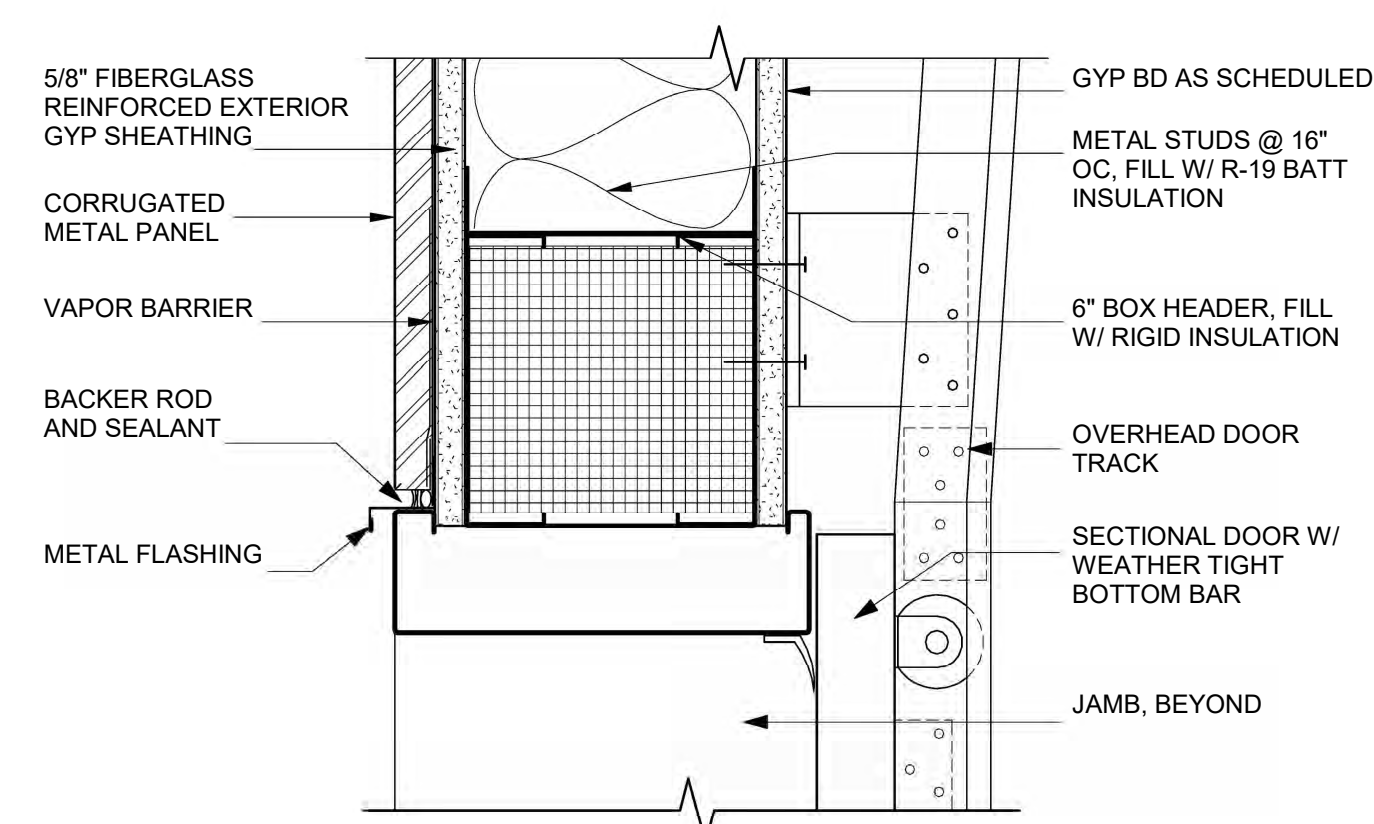
ARCHITECT:
PKWY ARCHITECTS, LLC
1000 CIVIC CIRCLE
LEWISVILLE, TX 75057
CONTACT: DAN MARTA
PHONE: (945) 300-1427

MEP ENGINEER:
JSE ENGINEERING
6201 W PLANO PKWY STE 250
PLANO, TX 75093
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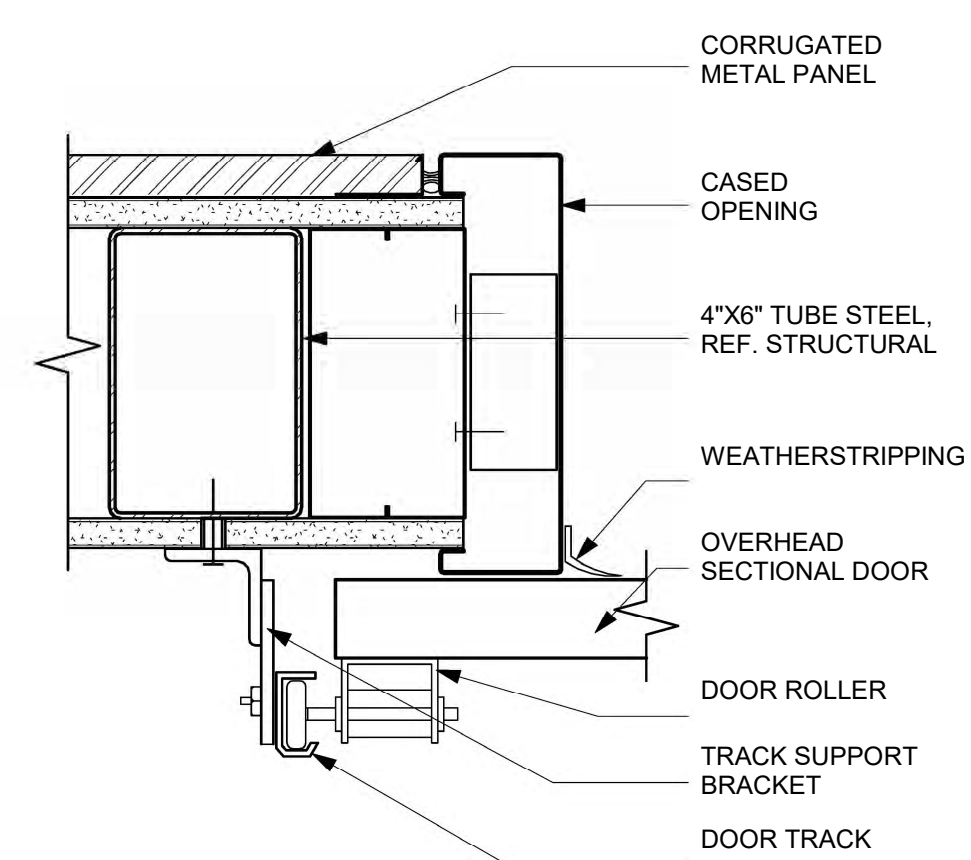
STRUCTURAL ENGINEER:
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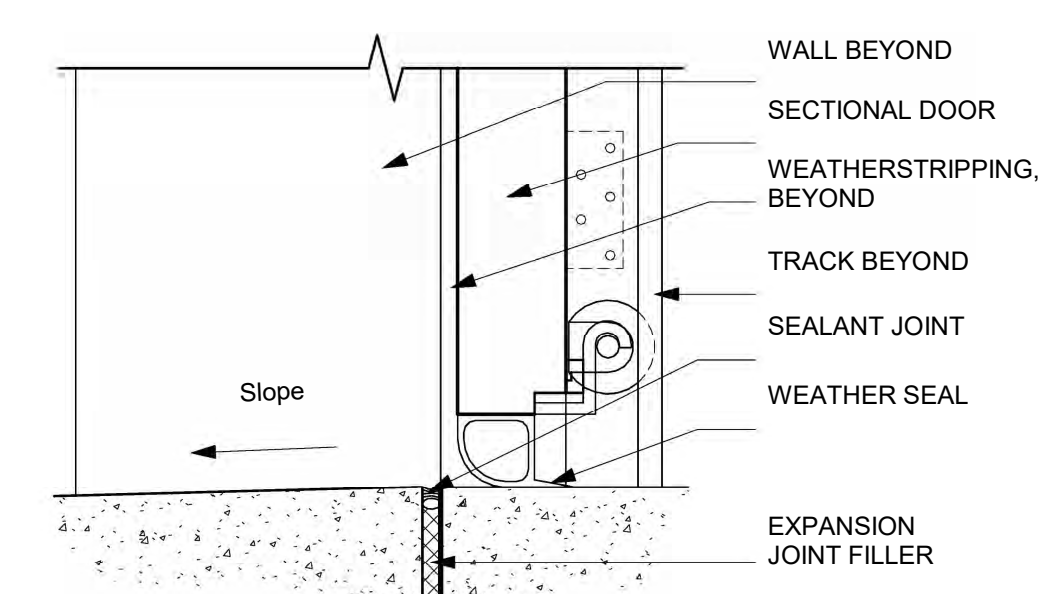
Architect: Christopher Rutledge



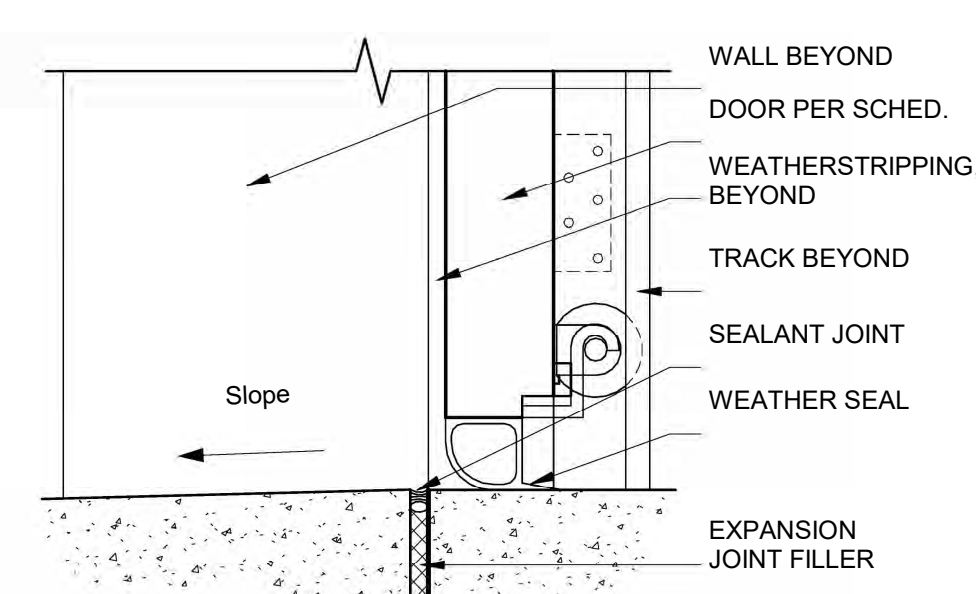
1 INFILLED WALL SECTIONAL DOOR HEAD
3" = 1'-0"



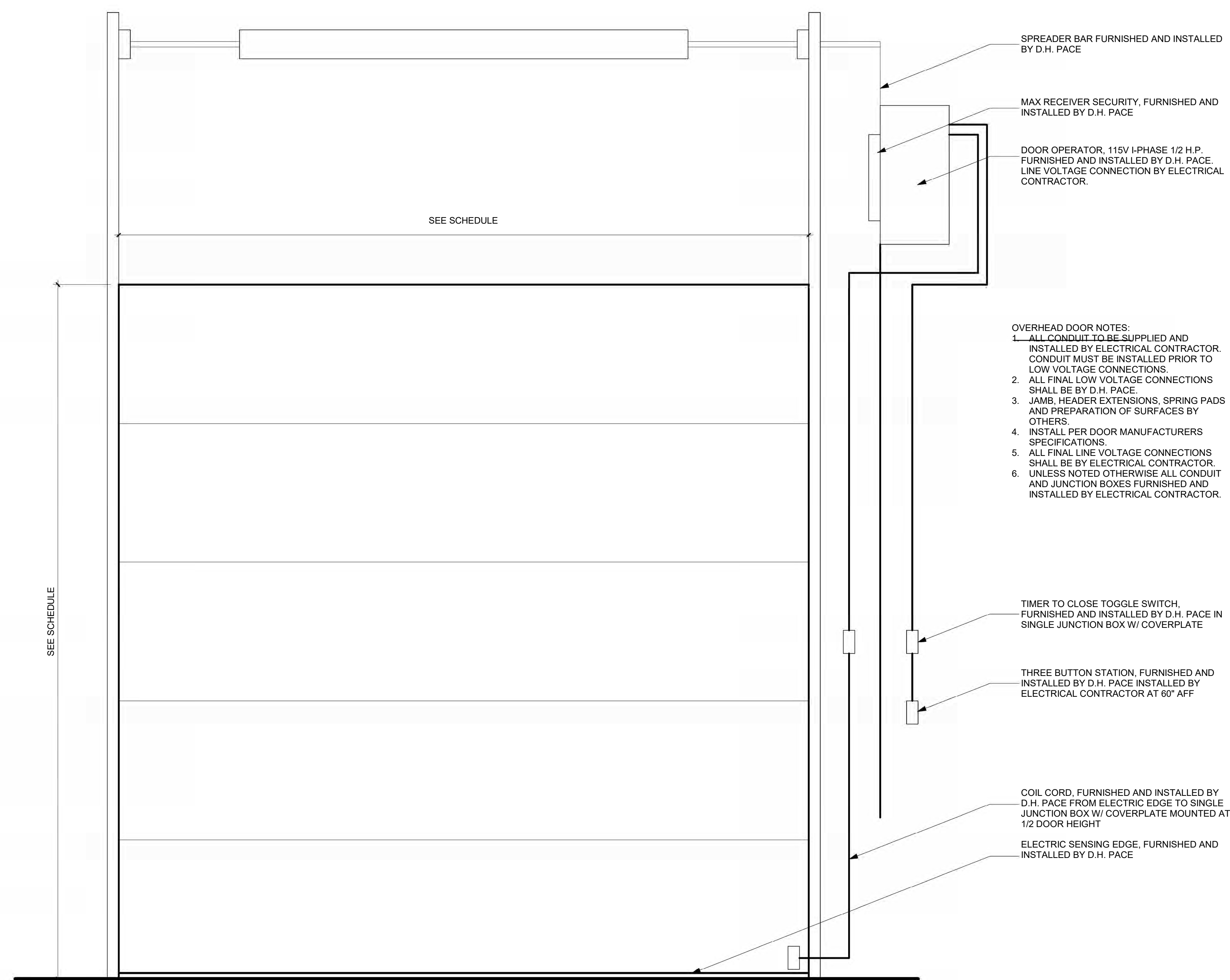
2 INFILLED WALL SECTIONAL DOOR JAMB
3" = 1'-0"



3 INFILLED SECTIONAL DOOR SILL
3" = 1'-0"



6 OVERHEAD SECTIONAL DOOR SILL
3" = 1'-0"

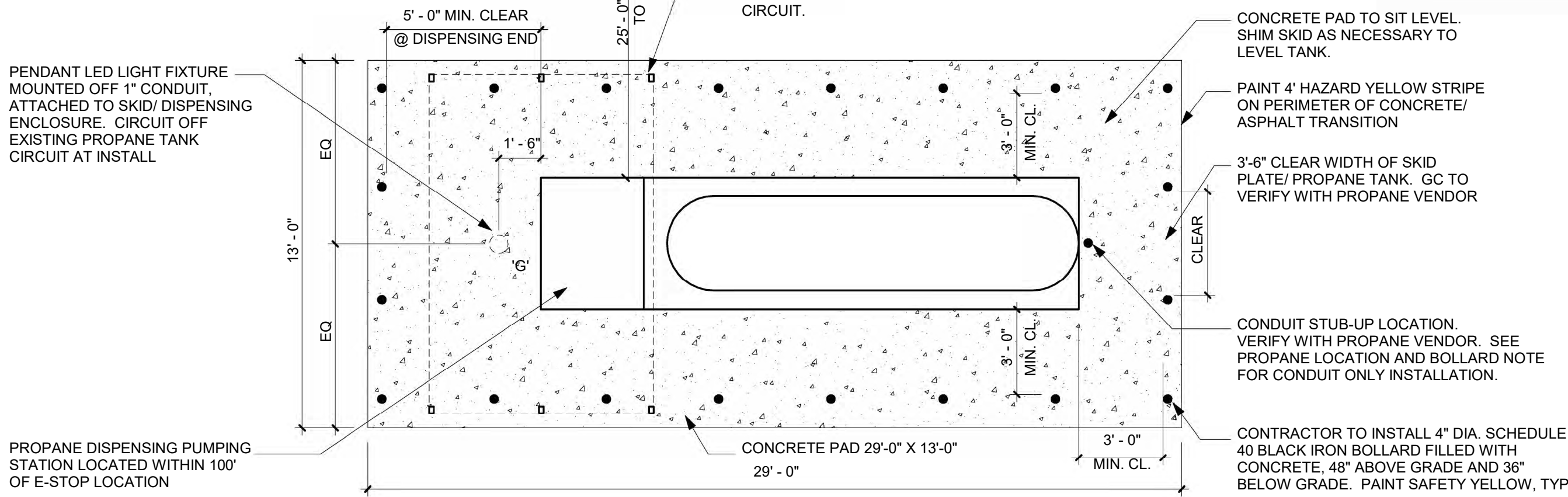


7 OVERHEAD DOOR ELEVATION
1" = 1'-0"

- NOTES:
- PRE-MANUFACTURED METAL CANOPY DESIGN BASED ON VERSATUBE BUILDING SYSTEMS OR APPROVED EQUAL. MANUFACTURER TO PROVIDE CERTIFIED STAMPED DRAWINGS AND CALCULATIONS FOR DEFERRED SUBMITTAL TO CITY WHEN REQUIRED.
 - PROPAANE TANK TO HAVE 15'-0" CLEARANCE FROM RUNNING VEHICLES. SEE NFPA 58, TYP.
 - BOLLARDS MUST ALSO BE 36" CLEAR OF ALL FENCES AND GATES, TYP.

PROPAANE TANK LOCATION TO COMPLY WITH NFPA STANDARDS AND GUIDELINES. CONTRACTOR TO VERIFY COMPLIANCE WITH AMERIGAS PRIOR TO INSTALLATION.

PROPAANE CANOPY ROOF CANNOT COVER ANY PART OF TANK.

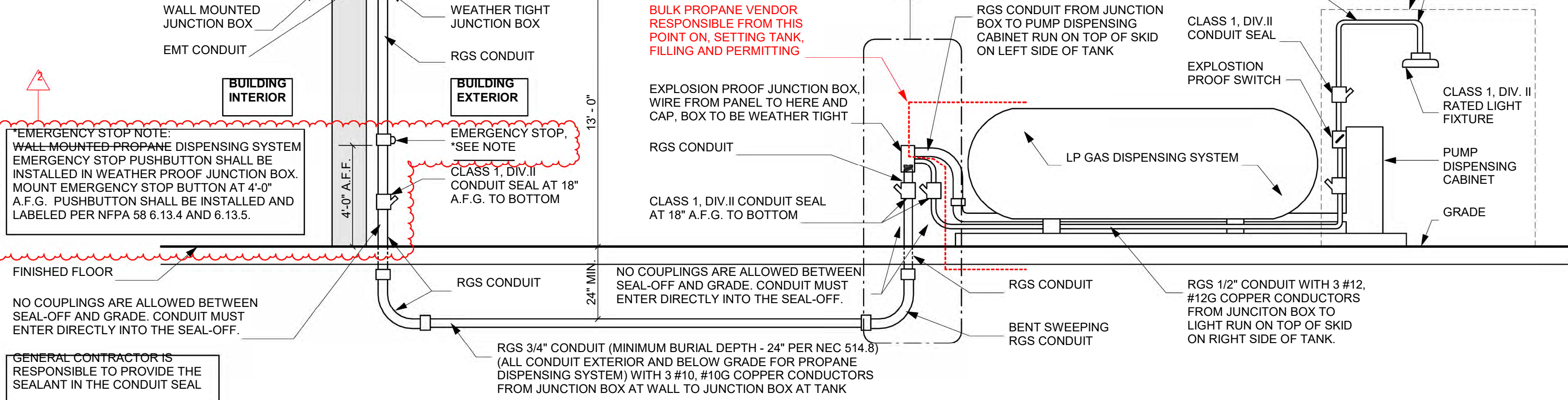


1 PROPANE TANK FLOOR PLAN

1/4" = 1'-0"

ELECTRICAL ENGINEER TO VERIFY NOTE FOR REMODELED LOCATIONS.

CONDUIT HOMERUN TO PANEL 'B' IN EMT CONDUIT. ROUTE THROUGH BUCK-BOOST TRANSFORMER NOTED IN PANEL SCHEDULE.



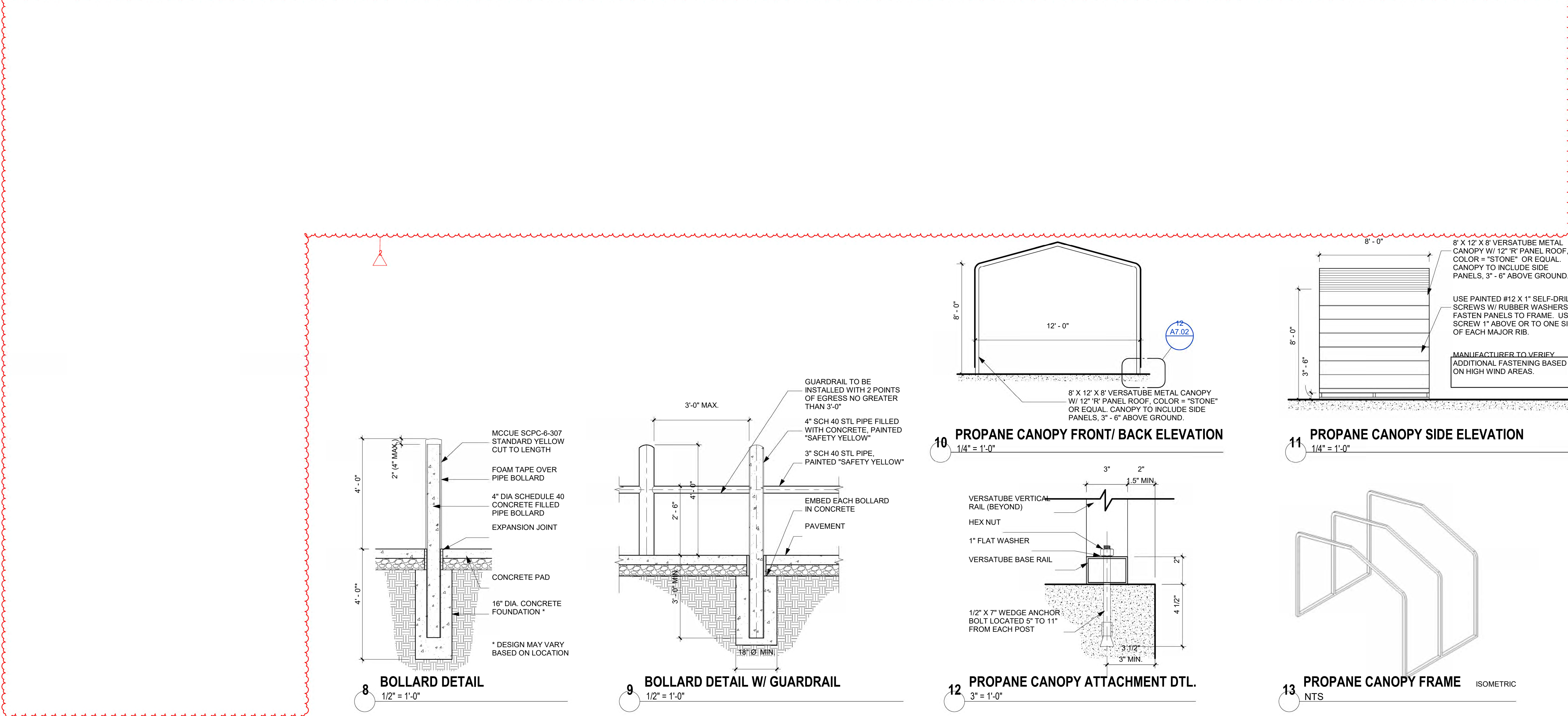
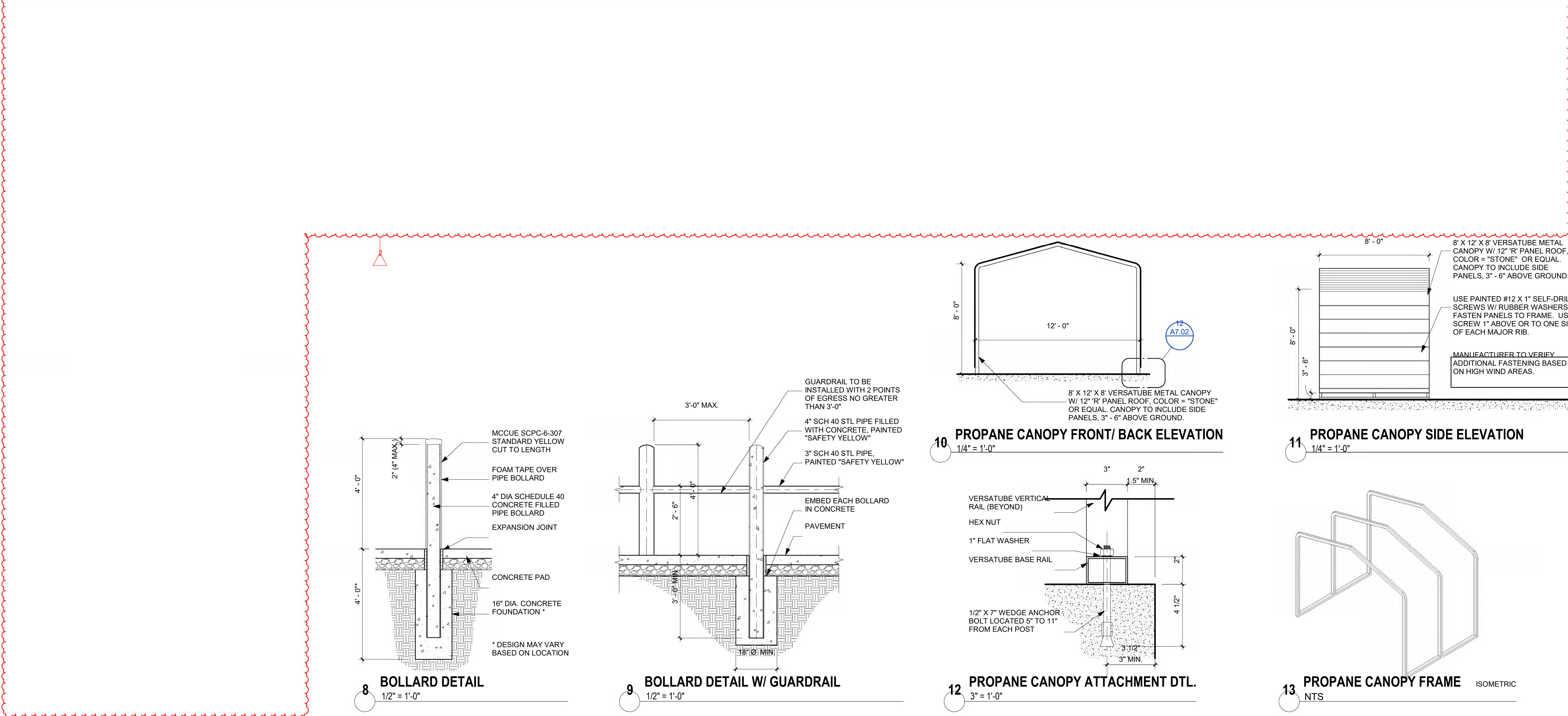
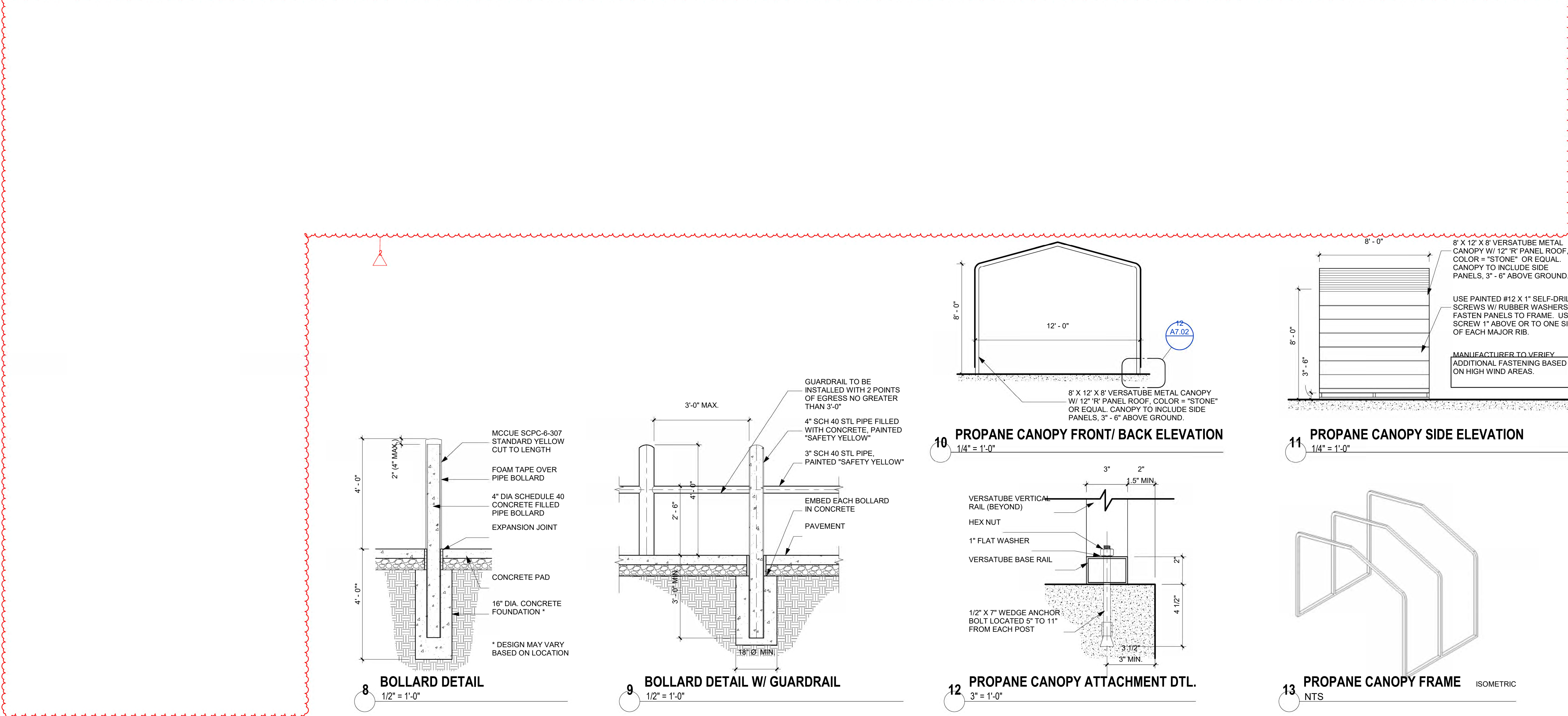
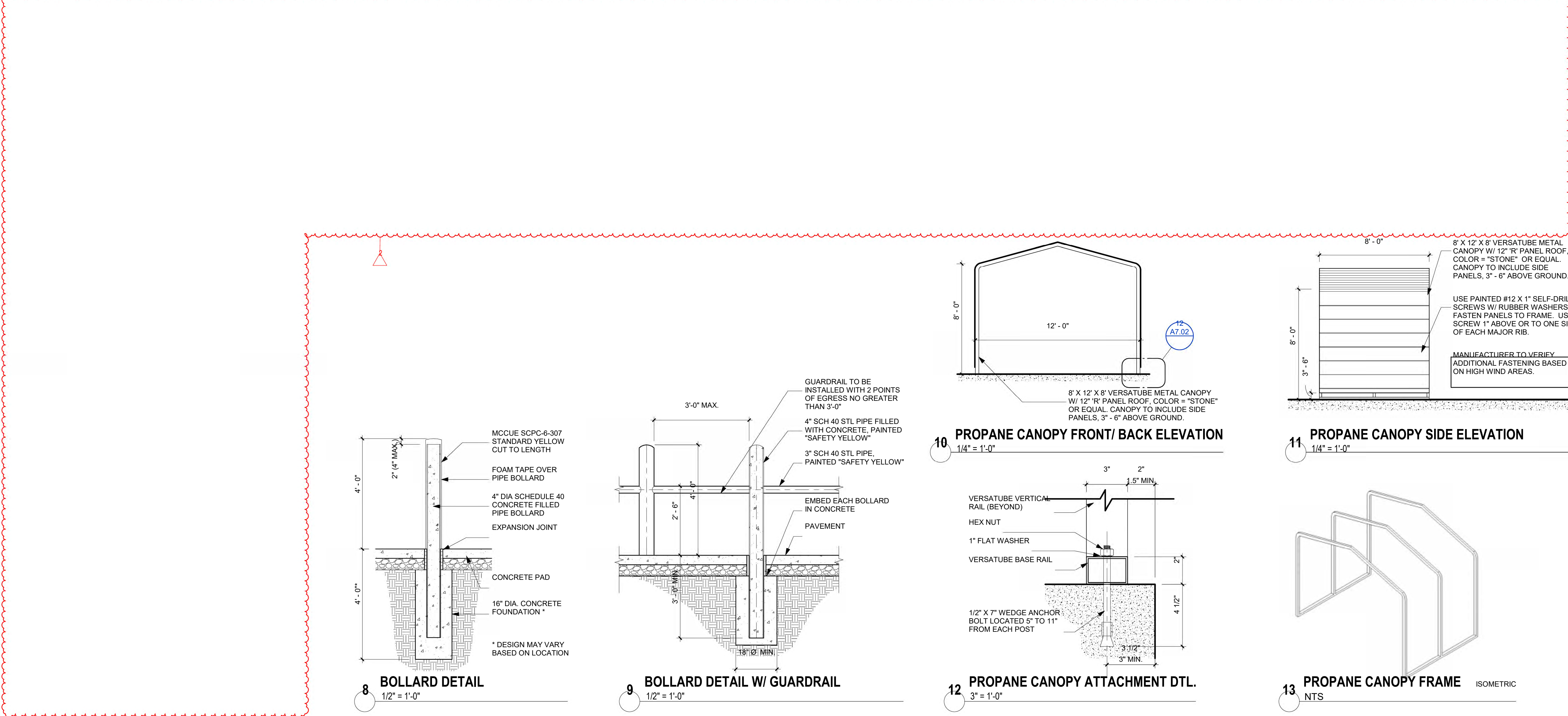
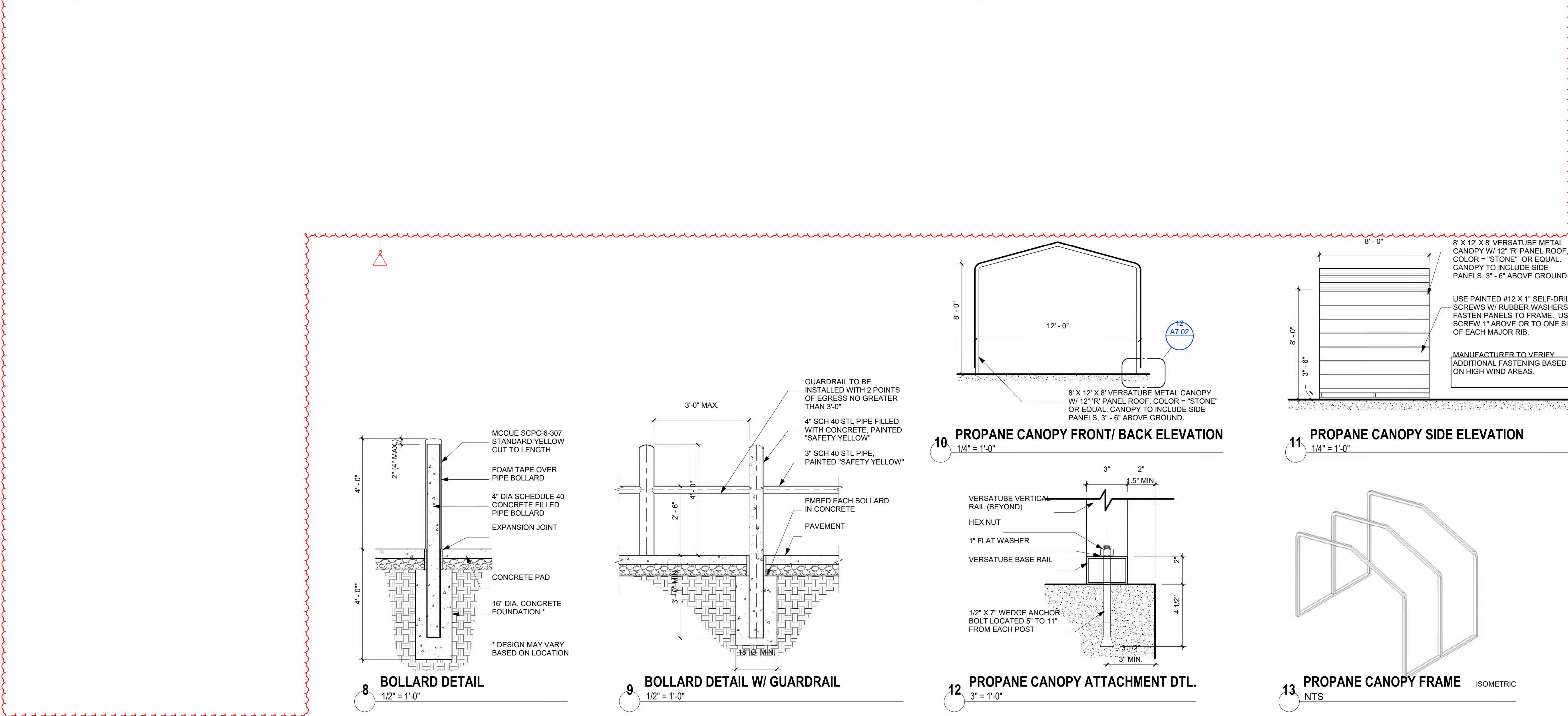
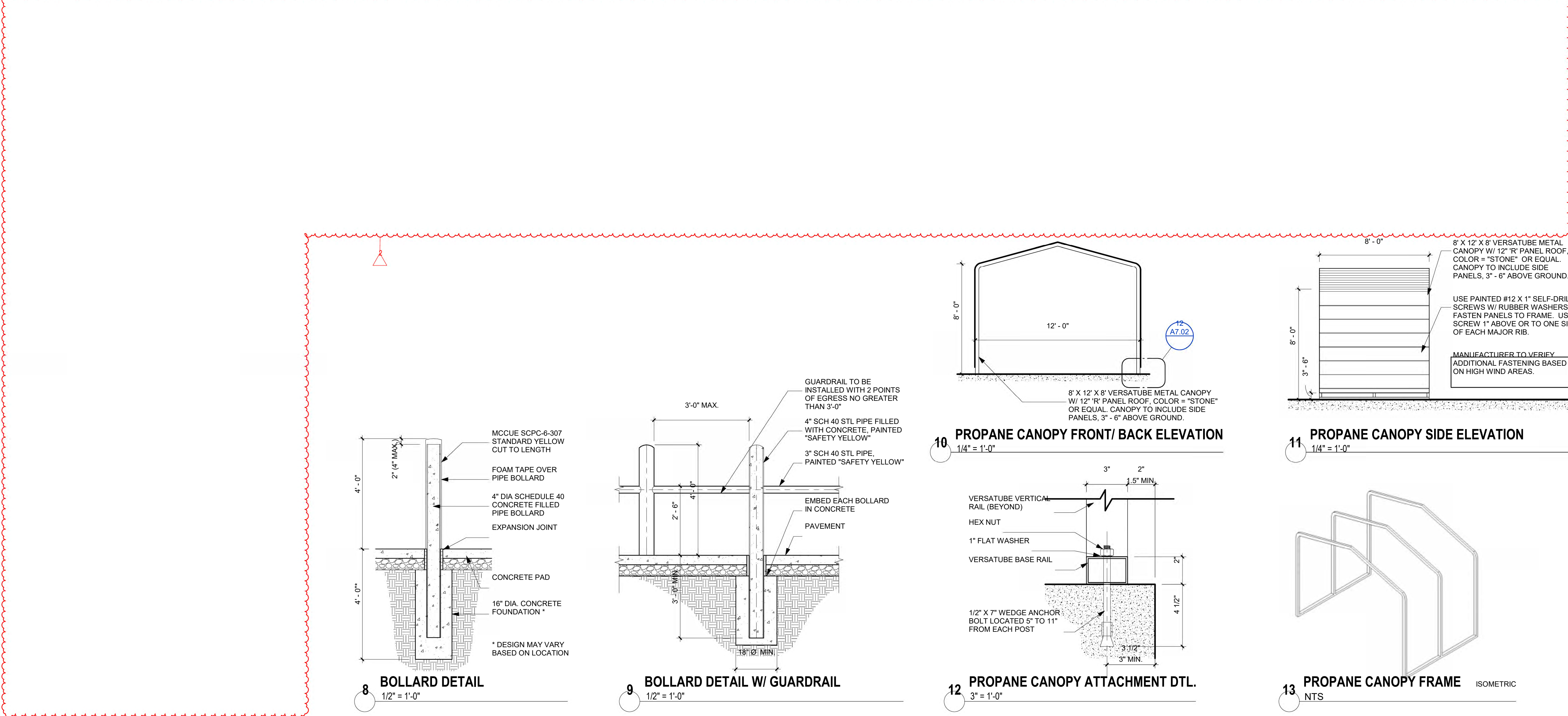
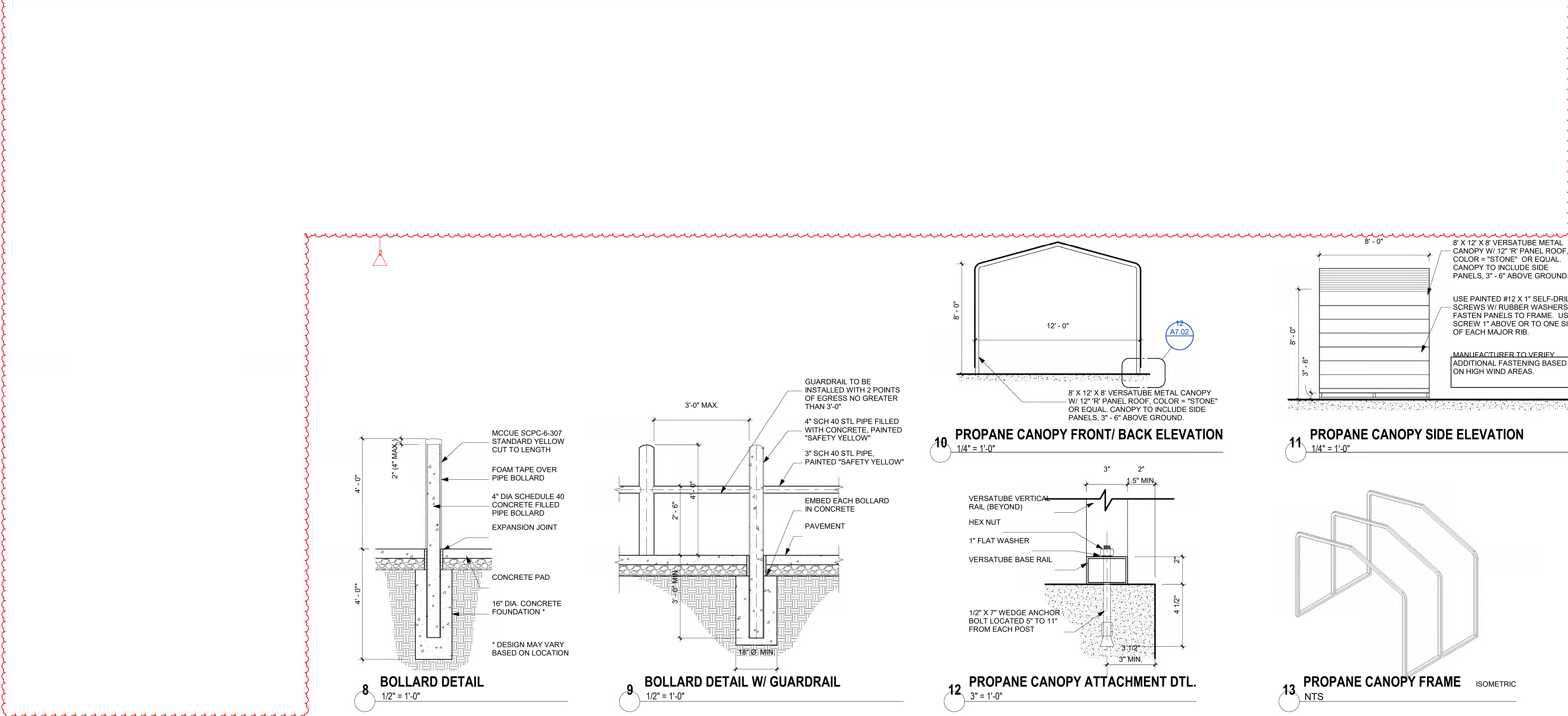
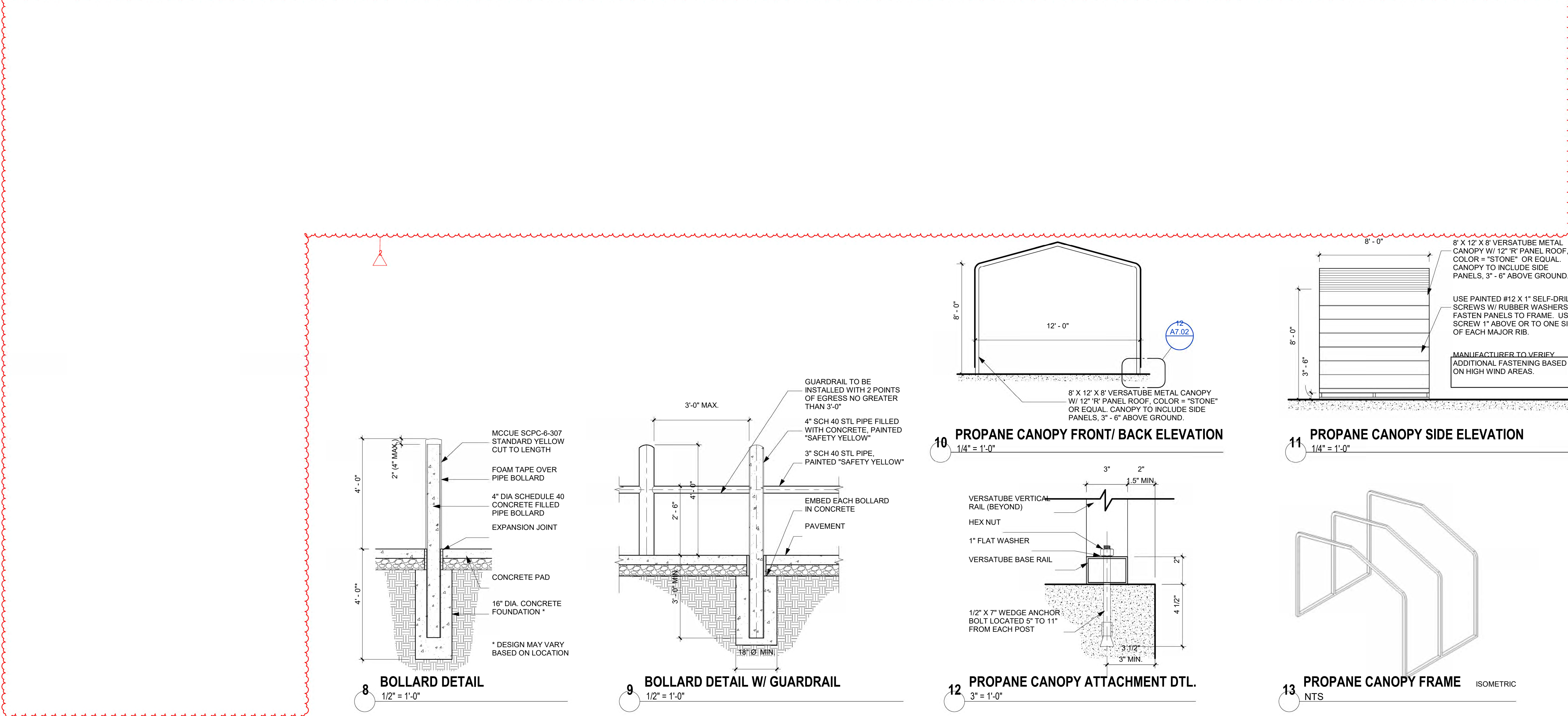
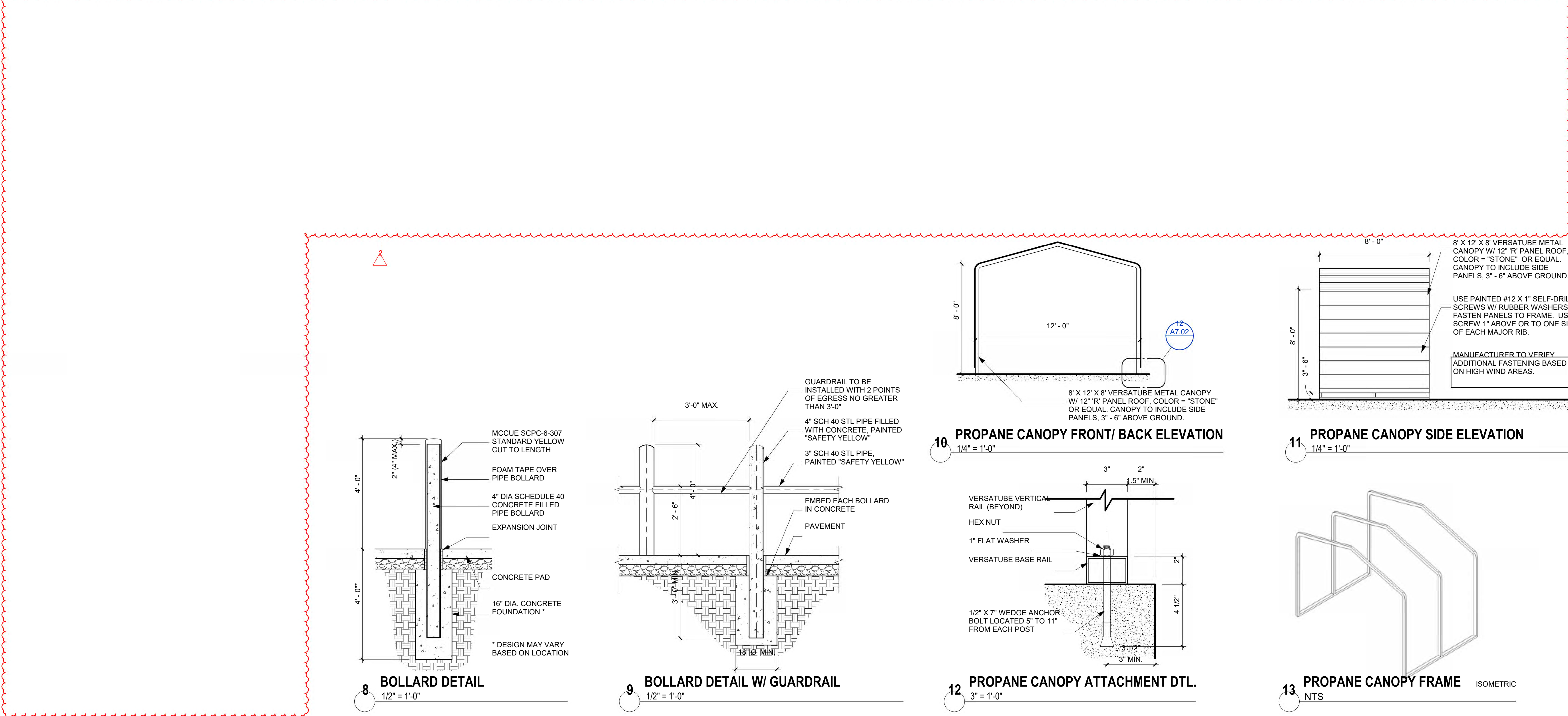
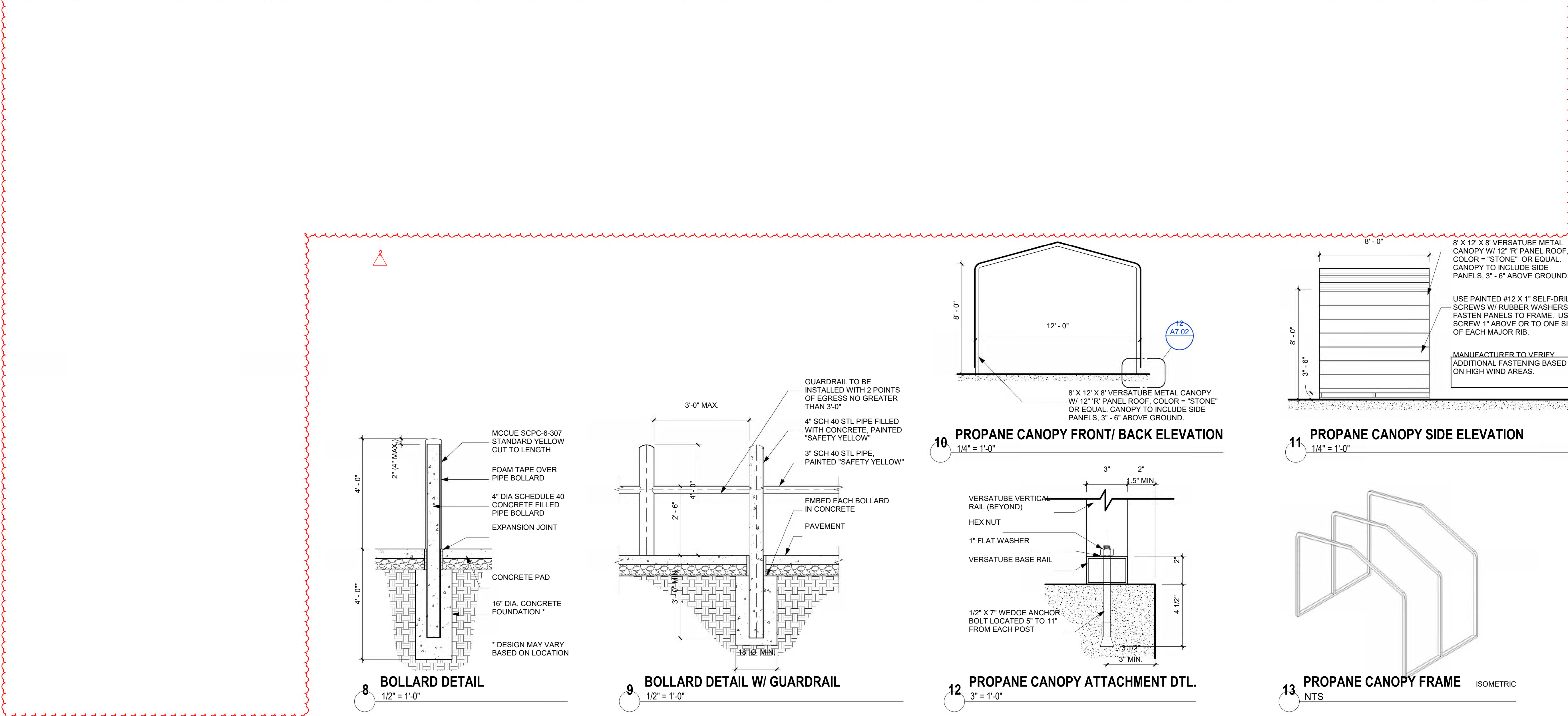
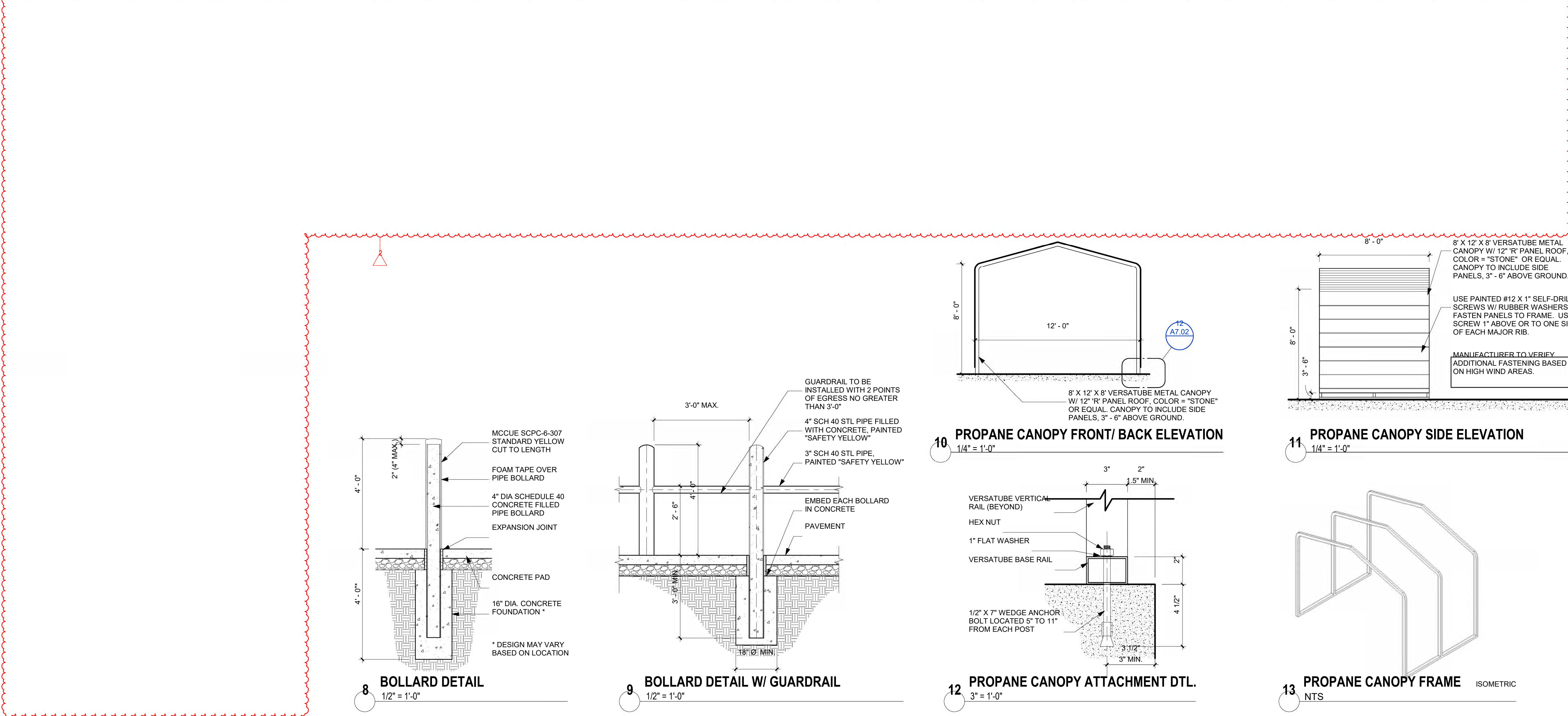
2 PROPANE TANK RCP

1/4" = 1'-0"

3 PROPANE DISPENSING SYSTEM DETAIL

1/2" = 1'-0"

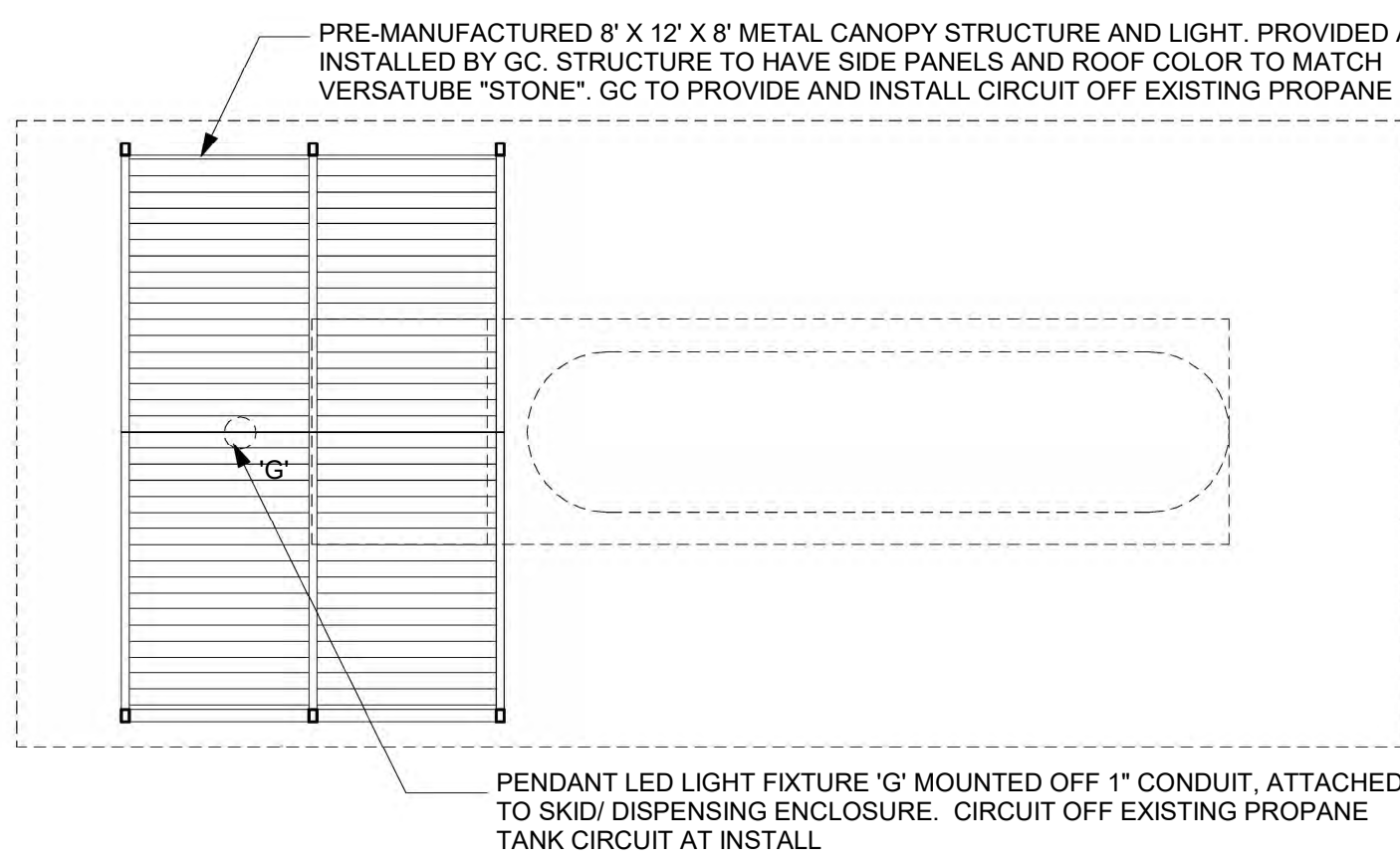
GENERAL CONTRACTOR IS RESPONSIBLE TO PROVIDE THE SEALANT IN THE CONDUIT SEAL.



MINIMUM SEPARATION DISTANCE FROM STORED LP-GAS CYLINDERS TO (FEET)

QUANTITY OF LP-GAS STORED (POUNDS)	NEAREST IMPORTANT BUILDING OR GROUP OF BUILDINGS OR LINE OF ADJACENT PROPERTY THAT MAY BE BUILT UPON	LINE OF ADJOINING PROPERTY OCCUPIED BY SCHOOLS PLACES OF RELIGIOUS WORSHIP HOSPITALS ATHLETIC FIELDS OR OTHER POINTS OF PUBLIC GATHERING BUSY THOROUGHFARES OR SIDEWALKS	LP GAS DISPENSING STATION	DOORWAY OR OPENING TO A BUILDING WITH TWO OR MORE MEANS OF EGRESS	DOORWAY OR OPENING TO A BUILDING WITH ONE MEANS OF EGRESS	COMBUSTIBLE MATERIALS	MOTOR VEHICLE FUEL DISPENSER
720 OR LESS	0 FEET	0 FEET	5 FEET	5 FEET	10 FEET	10 FEET	20 FEET
721 - 2,500	0 FEET	10 FEET	10 FEET	5 FEET	10 FEET	10 FEET	20 FEET
2,501 - 6,000	10 FEET	10 FEET	10 FEET	10 FEET	10 FEET	10 FEET	20 FEET
6,001 - 10,000	20 FEET	20 FEET	20 FEET	20 FEET	20 FEET	10 FEET	20 FEET
OVER 10,000	25 FEET	25 FEET	25 FEET	25 FEET	25 FEET	10 FEET	20 FEET

TABLE 6109.12 SEPARATION FROM EXPOSURES OF LP-GAS CONTAINERS AWAITING USE, RESALE OR EXCHANGE STORED OUTSIDE OF BUILDINGS

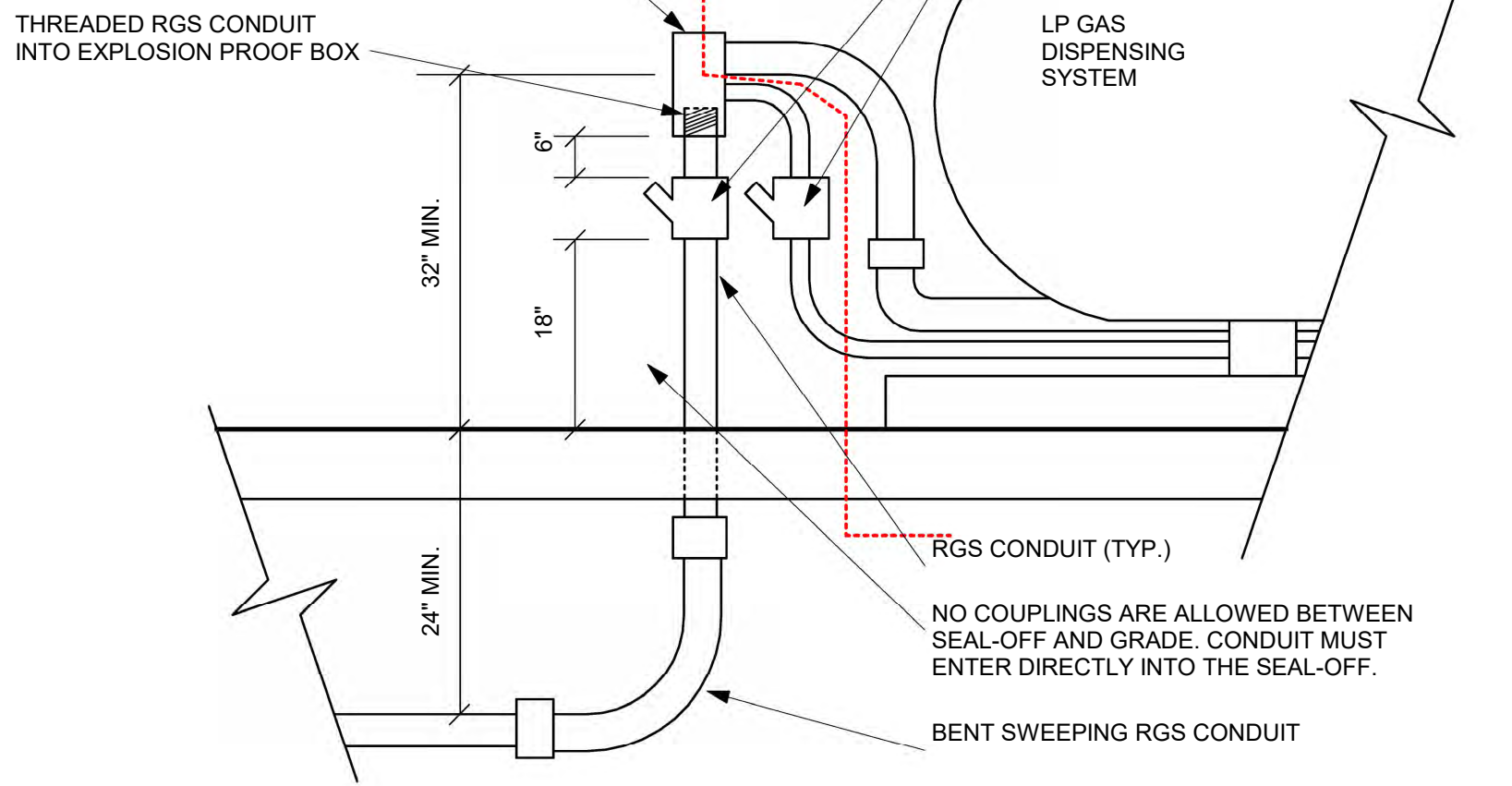


2 PROPANE TANK RCP

1/4" = 1'-0"

BULK PROPANE VENDOR RESPONSIBLE FROM THIS POINT ON, SETTING TANK, FILLING AND PERMITTING

EXPLOSION PROOF JUNCTION BOX. COOPER CROUSE HINDS MODEL #GUAW26. WIRE FROM PANEL TO HERE AND CAP. BOX TO BE WEATHER TIGHT. SEE NOTES THIS PAGE.



4 ENLARGED PROPANE CONNECTION DETAIL

1/2" = 1'-0"

LP - GAS CODE REQUIREMENTS

STORAGE, HANDLING, AND TRANSPORTATION OF LIQUEFIED PETROLEUM GAS (LP-GAS) AND THE INSTALLATION OF LP-GAS EQUIPMENT PERTINENT TO SYSTEMS FOR SUCH USES SHALL COMPLY WITH THE INTERNATIONAL FIRE CODE, INTERNATIONAL FUEL GAS CODE, AND NFPA 58.

DISTRIBUTORS SHALL NOT FILL AN LP-GAS CONTAINER FOR WHICH A PERMIT IS REQUIRED UNLESS A PERMIT FOR INSTALLATION HAS BEEN ISSUED FOR THAT LOCATION BY THE FIRE CODE OFFICIAL.

6104.2 MAXIMUM CAPACITY WITHIN ESTABLISHED LIMITS. WITHIN THE LIMITS ESTABLISHED BY LAW RESTRICTING THE STORAGE OF LP-GAS FOR THE PROTECTION OF HEAVILY POPULATED OR CONGESTED AREAS, THE AGGREGATE CAPACITY OF ANY ONE INSTALLATION SHALL NOT EXCEED A WATER CAPACITY OF 2,000 GALLONS.

6014.3 CONTAINER LOCATION. LP-GAS CONTAINERS SHALL BE LOCATED WITH RESPECT TO BUILDINGS, PUBLIC WAYS AND LOT LINES OF ADJOINING PROPERTY THAT CAN BE BUILT UPON, IN ACCORDANCE WITH TABLE 604.3.

LP-GAS CONTAINER CAPACITY (WATER GALLONS)	MINIMUM SEPARATION BETWEEN LP-GAS CONTAINERS AND BUILDINGS, PUBLIC WAYS OR LOT LINES FOR ABOVE-GROUND LP-GAS CONTAINERS ^a	MINIMUM SEPARATION BETWEEN LP-GAS CONTAINERS (FEET)
LESS THAN 125	5 FEET	NONE
125 TO 250	10 FEET	NONE
251 TO 500	10 FEET	3 FEET
501 TO 2,000	25 FEET	3 FEET

6104.3.2 SPECIAL HAZARDS. LP-GAS CONTAINERS SHALL BE LOCATED WITH RESPECT TO SPECIAL HAZARDS INCLUDING, BUT NOT LIMITED TO, ABOVE-GROUND FLAMMABLE OR COMBUSTIBLE LIQUID TANKS, OXYGEN OR GASEOUS HYDROGEN CONTAINERS, FLOODING OR ELECTRIC POWER LINES AS SPECIFIED IN SECTION 6.4.4. OF NFPA 58.

6107.2 SMOKING AND OTHER SOURCES OF IGNITION. "NO SMOKING" SIGNS COMPLYING WITH SECTION 310 SHALL BE POSTED WHERE REQUIRED BY THE FIRE CODE OFFICIAL. SMOKING WITHIN 25 FEET OF A POINT OF TRANSFER WHILE FILLING OPERATIONS ARE IN PROGRESS AT LP-GAS CONTAINERS OR VEHICLES, SHALL BE PROHIBITED.

(CONTRACTOR TO VERIFY IF ADDITIONAL "NO SMOKING" SIGNAGE REQUIRED ONSITE. COORDINATE WITH TSC PROJECT MANAGER AND AMERIGAS VENDOR)

6107.3 CLEARANCE TO COMBUSTIBLES. WEEDS, GRASS, BRUSH, TRASH AND OTHER COMBUSTIBLE MATERIALS SHALL BE KEPT NOT LESS THAN 10 FEET FROM LP-GAS TANKS OR CONTAINERS.

6017.4 PROTECTING CONTAINERS FROM VEHICLES. WHERE EXPOSURE TO VEHICULAR DAMAGE DUE TO PROXIMITY TO ALLEYS, DRIVEWAYS, OR PARKING AREAS, LP-GAS CONTAINERS SHALL BE PROTECTED

A PORTABLE FIRE EXTINGUISHER SHALL BE PROVIDED WITHIN FEET OF THE LP-GAS CONTAINER WITH A MINIMUM CAPACITY OF DRY CHEMICAL WITH AN A.B.C. RATING

TABLE 6109.13 PROTECTION OF CONTAINERS. LP-GAS CONTAINERS SHALL BE STORED WITHIN A SUITABLE ENCLOSURE OR OTHERWISE PROTECTED AGAINST TAMPERING AND VEHICLE IMPACT PROTECTION SHALL BE PROVIDED.

SHALL BE PROTECTED BY AN ENCLOSURE WITH AT LEAST A 6 FOOT HIGH INDUSTRIAL TYPE FENCE UNLESS OTHERWISE ADEQUATELY PROTECTED THERE SHALL BE AT LEAST TWO MEANS OF EMERGENCY ACCESS FENCED OR OTHER ENCLOSURE. CLEARANCE SHALL BE PROVIDED TO ALLOW MAINTENANCE TO BE PERFORMED AND A CLEARANCE OF AT LEAST THREE FEET SHALL BE PROVIDED TO ALLOW EMERGENCY ACCESS TO THE REQUIRED MEANS OF EGRESS.

EXCEPTION: IF A FENCED OR OTHERWISE ENCLOSED AREA IS NOT OVER 100 FT² IN AREA, THE POINT OF TRANSFER IS WITHIN 3 FT. OF A GATE, AND CONTAINERS BEING FILLED ARE NOT LOCATED WITHIN THE ENCLOSURE, A SECOND GATE SHALL NOT BE REQUIRED.

VEHICLE IMPACT PROTECTION SHALL BE PROTECTED WITH 4" DIAMETER, 48" ABOVE GRADE, 36" BELOW GRADE, SCHEDULE 40 BLACK IRON BOLLARDS FILLED WITH CONCRETE AND PAINT SAFETY YELLOW. SEE PLAN FOR TYPICAL LAYOUT. SPACING SHALL BE 3'-0" MIN. CLEAR AND 4'-0" O.C. MAXIMUM.

EXCEPTION: VEHICLE IMPACT PROTECTION SHALL NOT BE REQUIRED FOR PROTECTION OF LP-GAS CONTAINERS WHERE THE CONTAINERS ARE KEPT IN LOCKABLE, VENTILATED CABINETS OF METAL CONSTRUCTION.

PROPANE RESPONSIBILITY NOTES:

IF PROPANE TANK IS DELIVERED PRIOR TO FIXTURE DATE:

- GENERAL CONTRACTOR RESPONSIBLE FOR INFRASTRUCTURE RELATED TO PROPANE TANK INSTALLATION.
- GENERAL CONTRACTOR IS RESPONSIBLE FOR ELECTRICAL PERMITTING AND FINAL CONNECTION TO PUMP DISPENSING CONTROL PANEL.
- AMERIGAS OR OTHER SPECIFIED PROPANE PROVIDER IS RESPONSIBLE FOR GAS PERMITTING OF THE TANK.
- AMERIGAS OR OTHER SPECIFIED PROPANE PROVIDER IS RESPONSIBLE FOR INSTALLATION AND FINAL GAS CONNECTION OF THE TANK.

IF PROPANE TANK IS DELIVERED AFTER FIXTURE DATE:

- GENERAL CONTRACTOR RESPONSIBLE FOR INFRASTRUCTURE RELATED TO PROPANE TANK INSTALLATION.
- AMERIGAS OR OTHER SPECIFIED PROPANE PROVIDER IS RESPONSIBLE FOR ELECTRICAL PERMITTING AND FINAL CONNECTION TO PUMP DISPENSING CONTROL PANEL.
- AMERIGAS OR OTHER SPECIFIED PROPANE PROVIDER IS RESPONSIBLE FOR GAS PERMITTING OF THE TANK.
- AMERIGAS OR OTHER SPECIFIED PROPANE PROVIDER IS RESPONSIBLE FOR INSTALLATION AND FINAL GAS CONNECTION OF THE TANK.

PROPANE LOCATION AND BOLLARD NOTES:

- IF THERE IS NOT ENOUGH SPACE CLEAR FROM THE BUILDING, LOCATE TANK PER TSC PROJECT MANAGER. COMPLY WITH ALL CODE REQUIRED CLEARANCES FROM BUILDINGS, PROPERTY LINES, AND VEHICLE DRIVE AISLES AND PARKING SPACES.
- FOR CONDUIT ONLY INSTALLATION (PROPANE TANK INSTALLED AT A LATER DATE) PROVIDE:
- BOLLARD COVER (GLOBAL INDUSTRIAL MODEL WG652899M)
- (4) BOLLARD COVER ANCHOR BOLTS (GLOBAL INDUSTRIAL WG652901) OVER CONDUIT STUB-UP. INSTALL EXPLOSION PROOF JUNCTION BOX VERTICALLY TO INSURE BOLLARD COVER FIT.

NOTE: GENERAL CONTRACTOR TO CONTACT PLAN EXPRESS FOR PROPANE TANK POWER-OPERATED DISPENSING DEVICE FOR LP-GAS CUT SHEET PDF DOCUMENT. GENERAL CONTRACTOR TO VERIFY LOCATION OF PROPANE TANK AND CONDUIT STUB-UP WITH THE TSC PROJECT MANAGER PRIOR TO CONDUIT INSTALLATION.

- CONDUIT FROM BUILDING TO DISPENSING SYSTEM SHALL BE ROUTED MINIMUM 24" BELOW GRADE PER NEC ARTICLE 514.8.
- ALL EQUIPMENT LOCATED WITHIN FIVE FEET OF TANK SHALL BE RATED FOR USE IN CLASS 1, DIVISION 1 HAZARDOUS LOCATIONS.
- ALL EQUIPMENT LOCATED BETWEEN FIVE FEET OF TANK AND 20 FEET OF TANK SHALL BE RATED FOR USE IN CLASS 1, DIVISION 2 HAZARDOUS LOCATIONS.
- ALL CONDUIT SHALL BE RGS (RIGID GALVANIZED STEEL). NO MC OR BLACK IRON PERMITTED. ALL FITTINGS ON RGS CONDUIT SHALL BE THREADED.
- CONDUIT SEALS SHALL BE INSTALLED ON ALL CONDUITS THAT PASS INTO OR THROUGH THE CLASS 1, DIVISION 1 OR 2 HAZARDOUS BOUNDARIES WITHIN TEN FEET AFTER PENETRATION ABOVE GRADE ON EACH END OF CONDUIT PER NEC 514.9.
- PROVIDE AND INSTALL (1) EXPLOSION PROOF JUNCTION BOX AT THE DISPENSING UNIT. JUNCTION BOX TO BE COOPER CROUSE HINDS MODEL #GUAW26. INSTALL SUCH THAT BOX IS IN A VERTICAL POSITION SO THE MAXIMUM WIDTH IS 4'-1/4". COORDINATE EXACT LOCATIONS AND REQUIREMENTS WITH PROPANE DISPENSING VENDOR PRIOR TO RUSH-IN. COORDINATE LOCATION OF CONDUIT ENTRIES WITH PROPANE DISPENSING VENDOR PRIOR TO ORDERING.

CONSTRUCTION • ARCHITECTURE

PARKWAY

Parkway C&A, LP
1000 Civic Circle
Lewisville, TX 75067
pkwycon.com (972) 221-1979

Project Manager: Dan Marti
Contact: 945-300-1427

TSC TRACTOR SUPPLY CO.

TSC STORE

3182

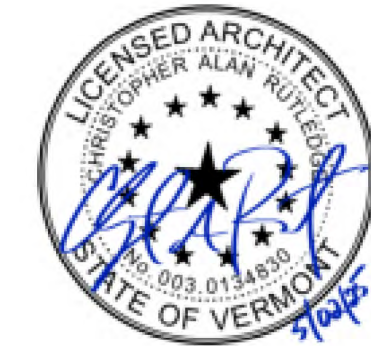
70 PEARL ST
ESSEX JUNCTION, VT 05452

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TRACTOR SUPPLY CO.
5401 VIRGINIA WAY
BRENTWOOD, TN 37027
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MEP ENGINEER:
JEE ENGINEERING
6201 W PLANO PKWY STE 250
PLANO, TX 75093
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STRUCTURAL ENGINEER:
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107 W 2ND AVE
SPOKANE, WA 99201
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Architect: Christopher Rutledge

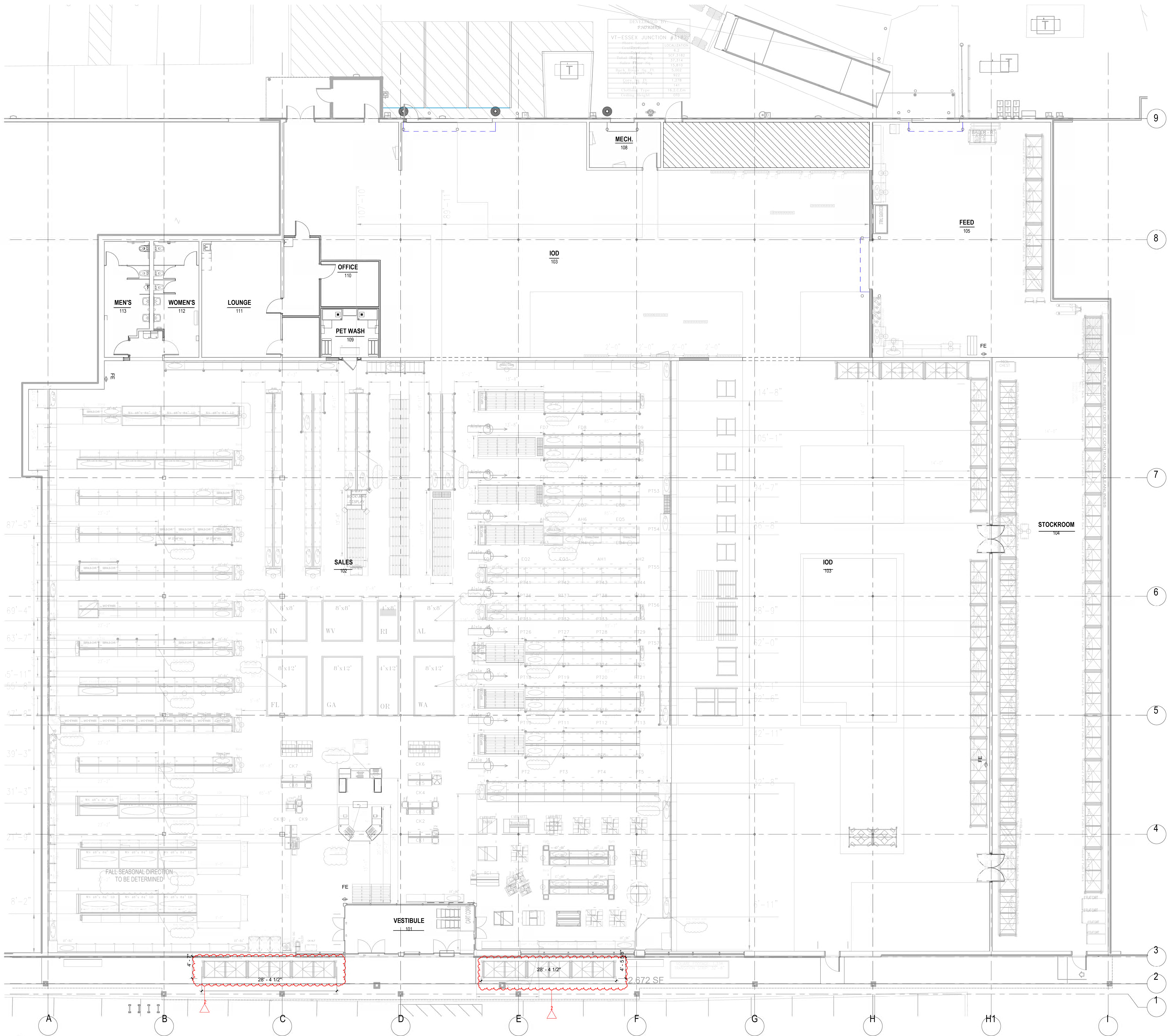
No.	Description	Date
2	COMMENT	2025 08 10
A	ISSUE FOR PERMIT	2025 05 02

Drawn by: NLY
Checked by: DM

Project Number: 04-250036
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LP-GAS PLAN AND DETAILS

A7.02



NOTE:
1. PLACEHOLDER FIXTURE PLAN FOR REFERENCE PURPOSES ONLY. FINAL FIXTURE PLANS SHALL BE OBTAINED FROM TSC STORE PLANNING.
2. CONTRACTOR TO COORDINATE INSTALLATION IN ORDER TO ENSURE THAT TSC FIXTURE INSTALLER CAN PROCEED AND COMPLETE INSTALLATION.
3. ALL MERCANTILE AISLES SHALL MEET ADA AISLE STANDARDS.

CONSTRUCTION • ARCHITECTURE

PARKWAY

Parkway C&A, LP
1000 Civic Circle, Lewisville, TX 75067
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Contact: Dan Maria
214-765-3410

TSC TRACTOR SUPPLY CO.

TSC STORE # 3182
70 PEARL ST
ESSEX JUNCTION, VT 05452

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MEP ENGINEER:
JSE ENGINEERING
6201 W PLANO PKWY STE 250
PLANO, TX 75093
CONTACT: COREY HEWITT
PHONE: (469) 385-1616

STRUCTURAL ENGINEER:
DCI ENGINEERS
707 W 2ND AVE
SPOKANE, WA 99201
CONTACT: CRAIG CROWLEY
PHONE: (509) 455-4448



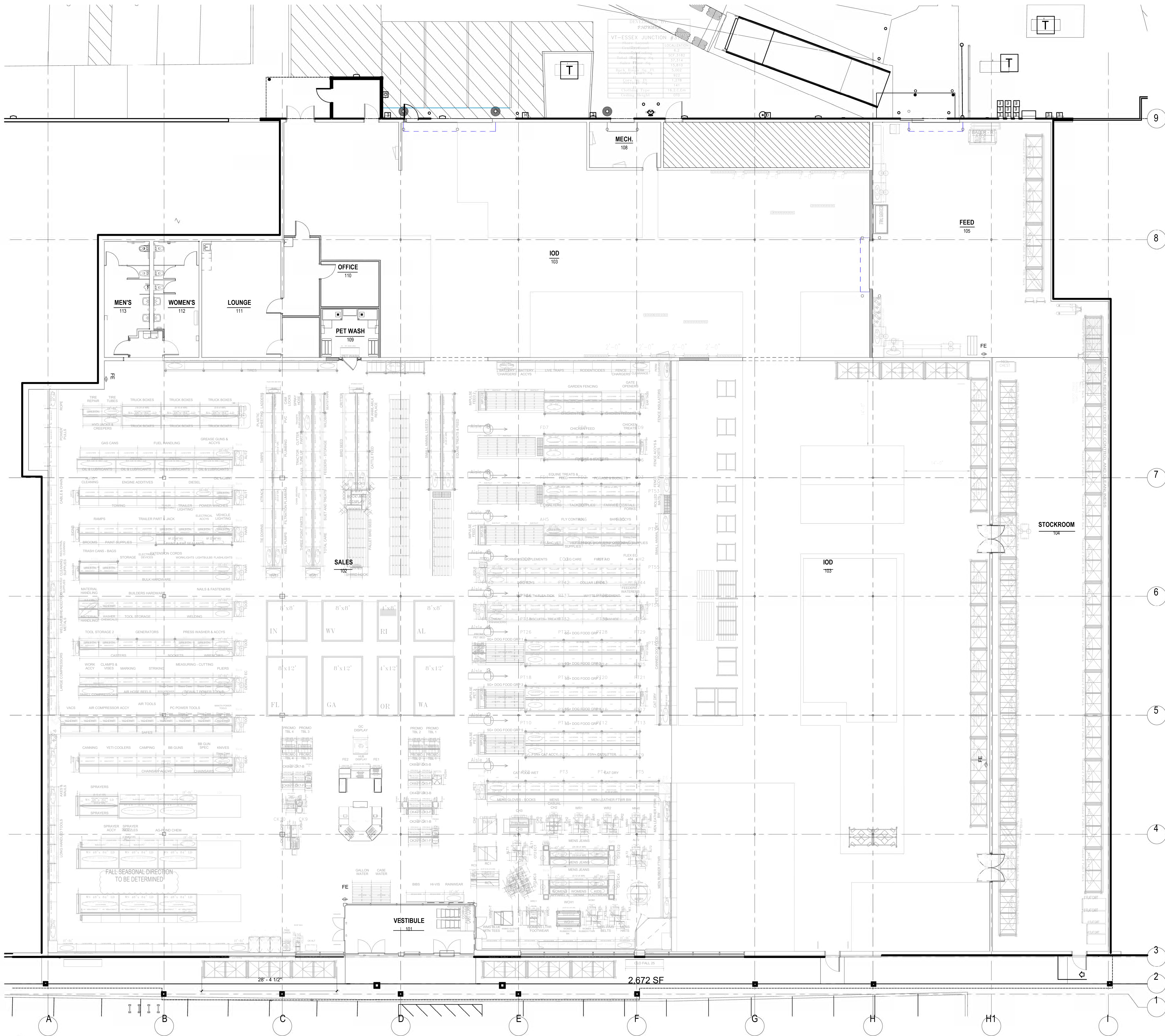
Architect: Christopher Rutledge

No.	COMMENT RESPONSE	Date
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Drawn by: NLY
Checked by: DM
Project Number: 04-250036
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**FIXTURE PLAN
CONSTRUCTION
DIMENSIONS**

F1



NOTE:
1. PLACEHOLDER FIXTURE PLAN FOR REFERENCE PURPOSES ONLY. FINAL FIXTURE PLANS SHALL BE OBTAINED FROM TSC STORE PLANNING.
2. CONTRACTOR TO COORDINATE INSTALLATION IN ORDER TO ENSURE THAT TSC FIXTURE INSTALLER CAN PROCEED AND COMPLETE INSTALLATION.
3. ALL MERCANTILE AISLES SHALL MEET ADA AISLE STANDARDS.

CONSTRUCTION • ARCHITECTURE

PARKWAY
Parkway C&A, LP
1000 Civic Circle, Lewisville, TX 75067
pkwycon.com (817) 221-1979

Project Manager: Dan Marti
Contact: Kyle Wojcikowski
214-765-3410
945-300-1427



TSC STORE #
3182

70 PEARL ST
ESSEX JUNCTION, VT 05452

OWNER:
TRACTOR SUPPLY CO.
5401 VIRGINIA WAY
BRENTWOOD, TN 37027
CONTACT: BILL BURCH
PHONE: (615) 714-5205

ARCHITECT:
PKWY ARCHITECTS, LLC
1000 CIVIC CIRCLE
LEWISVILLE, TX 75067
CONTACT: DAN MARTI
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ISE ENGINEERING
6201 W PLANO PKWY STE 250
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707 W 2ND AVE
SPOKANE, WA 99201
CONTACT: CRAIG CROWLEY
PHONE: (509) 455-4448



Architect: Christopher Rutledge

No.	Owner Revisions	Description	Date
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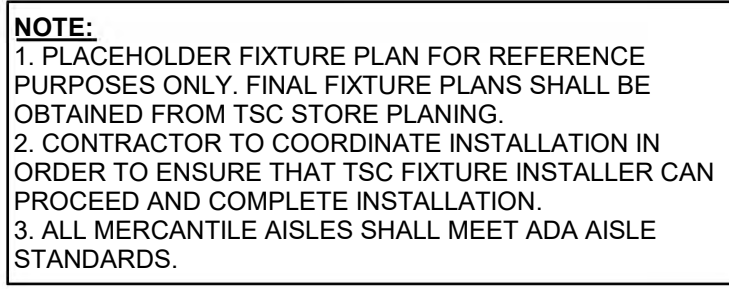
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FIXTURE PLAN
SALES
FLOOR/PLANOGRAMS

F4



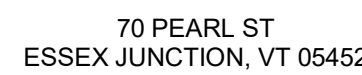
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PARKWAY

Project Manager:
Contact: Kyle Wojciechowski
214-766-3410

Architect:
Contact: Dan Marta
945-300-1427



STRUCTURAL ENGINEER:
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[illegible]

FIXTURE PLAN
SIDE-LOT/GARDEN
CENTER

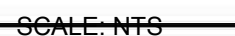
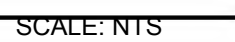
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1. FURNISH ALL LABOR, EQUIPMENT, MATERIALS AND INCIDENTALS REQUIRED TO REMOVE AND MAKE-SAFE THE EXISTING EQUIPMENT, PIPE, FITTINGS, VALVES AND APPURTENANCES INDICATED ON THE CONTRACT DOCUMENTS, AND NOT PROVIDE FOR THE REMOVAL OF THE NEW SYSTEM. REMOVAL WILL BE CONSISTENT WITH THE FINAL CONFIGURATION OF THE NEW SYSTEMS AS REQUIRED BY THE OWNER/ARCHITECT. THE EQUIPMENT AND PIPING IDENTIFIED SHALL BE REMOVED FROM THEIR PRESENT LOCATIONS AND SHALL BE REMOVED FROM THE SITE OR STORED AS SPECIFIED HEREINAFTER.
2. BEFORE REMOVAL OF ANY ELECTRICALLY OPERATED EQUIPMENT, COORDINATE CAREFULLY TO ASSURE THAT POWER AND CONTROL WIRING HAS BEEN DISCONNECTED AND/OR LOCKED OUT, TAGGED OUT AND MADE-SAFE.
3. IT SHOULD BE NOTED THAT SOME SYSTEMS ARE TO REMAIN. IF ANY OF THESE SYSTEMS ARE DAMAGED DURING THE PROGRESS OF CONSTRUCTION OR DEMOLITION, THEY SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE ARCHITECT WITHOUT INCURRING ADDITIONS TO THE CONTRACT.
4. PRIOR TO THE ORDERING OR PURCHASING OF ANY EQUIPMENT OR MATERIALS, OR THE LAYOUT OR INSTALLATION OF ANY NEW WORK, THE CONTRACTOR SHALL EXAMINE THE PERMITS AND VERIFY ANY AND ALL OF THE EXISTING CONDITIONS UNDER WHICH HE WILL BE OBLIGED TO OPERATE, OR THAT WILL IN ANY MANNER AFFECT THE WORK UNDER THIS CONTRACT.
5. UNLESS SPECIFICALLY NOTED TO BE REMOVED, EXISTING EQUIPMENT, PIPING, DUCTWORK, ETC. IS TO REMAIN. THE EXISTING EQUIPMENT OR MATERIALS REMOVED WHICH ARE NECESSARY FOR THE OPERATION OF THE EXISTING SYSTEM SHALL BE REPLACED TO THE SATISFACTION OF THE ARCHITECT WITHOUT INCURRING ADDITIONS TO THE CONTRACT.
6. WHEN ENCOUNTERED IN THE COURSE OF THE WORK, PROTECT, BRACE, AND SUPPORT EXISTING ACTIVE SERVICES AS NECESSARY FOR PROPER EXERCISE OF THE WORK. RELOCATE EXISTING ACTIVE SERVICES WHEN ENCOUNTERED FOR REASON AS SHOWN ON THE CONTRACT DOCUMENTS. DO NOT PREVENT OR DISRUPT THE OPERATION OF ACTIVE SERVICES THAT ARE TO REMAIN. NOTIFY ALL UTILITY COMPANIES OR MUNICIPAL AGENCIES HAVING JURISDICTION PRIOR TO MODIFYING SERVICES.
7. WHEN WORK MAKES TEMPORARY SHUTDOWN OF SERVICES UNAVOIDABLE, SHUT DOWN AT NIGHT OR AT SUCH TIMES AS APPROVED BY THE OWNER/WHICH WILL CAUSE THE LEAST INTERFERENCE WITH SCHEDULED OPERATIONS. ARRANGE WORK TO ASSURE THAT SERVICES WILL BE SHUT DOWN ONLY DURING THE TIME ACTUALLY REQUIRED TO MAKE THE CONNECTION TO THE EXISTING WORK.
8. ALL PIPE, FITTINGS, TUBING, INSULATION, HANGERS AND SUPPORTS, ETC. THAT ARE DEMOLISHED OR DAMAGED MUST BE REMOVED IMMEDIATELY FROM THE SITE AND SHALL NOT BE REUSED.
9. ANY EXISTING PROPERTY DAMAGED BY THE CONTRACTOR WHILE PERFORMING ANY WORK SHALL BE REPLACED WITH NEW MATERIALS TO MATCH EXISTING CONDITIONS; HOWEVER, ANY EXISTING INSULATION THAT IS DAMAGED SHALL BE REPLACED AS SPECIFIED FOR NEW INSULATION.
10. WHEREVER PIPING IS REMOVED FOR DISPOSITION, ADJACENT PIPE AND HEADERS THAT ARE TO REMAIN IN SERVICE SHALL BE BLANKED OFF OR PLUGGED AND THEN ANCHORED IN AN APPROVED MANNER, PIPING PASSING THROUGH FLOORS THAT IS TO BE REMOVED SHALL BE CUT OR GROUND FLUSH WITH THE FLOOR AND FLEETED WITH GROUT FLUSH WITH ADJACENT FLOOR.
11. EQUIPMENT TO BE RETAINED BY THE OWNER SHALL BE CAREFULLY REMOVED FROM THE PRESENT LOCATION, CLEANED, PACKAGED AND IMMEDIATELY STORED AT A PLACE ON-SITE AS DESIGNATED BY THE OWNER.
12. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS AGAINST DAMAGING THE MATERIAL, AND EQUIPMENT TO BE STORED. THE CONTRACTOR SHALL REPAIR ALL DAMAGE RESULTING FROM HIS OPERATIONS, AS DIRECTED BY AND TO THE SATISFACTION OF THE ARCHITECT. ITEMIZED LISTS OF MATERIALS REMOVED AND STORED SHALL BE RECORDED AND SUBMITTED TO THE OWNER AT THE COMPLETION OF CONSTRUCTION. THE LIST SHALL BE IN THE FORM OF A PHYSICAL DESCRIPTION OF ALL ITEMS, HOW THEY ARE PACKAGED AND WHERE THEY ARE STORED.
13. WHEN WORK UNDER THIS PROJECT REQUIRES EXTENSION, RELOCATION, RECONNECTION OR MODIFICATIONS TO EXISTING EQUIPMENT OR SYSTEMS, THE EXISTING EQUIPMENT OR SYSTEMS SHALL BE RESTORED TO THEIR ORIGINAL AND OPERATING CONDITION.
14. WHERE PIPES, CONTROL DEVICES AND WIRING WHICH ARE TO REMAIN IN SERVICE, BUT ARE DISCONNECTED FOR THE REMOVAL OR RELOCATION OF EQUIPMENT OR BECAUSE OF BUILDING ALTERATIONS, THEY SHALL BE RECONNECTED.

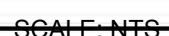
SYMBOL	ABBREVIATION	DESCRIPTION
—	A/C	ABOVE CEILING
	AD	AREA DRAIN
—	AF	ABOVE FINISHED FLOOR
—	AFG	ABOVE FINISHED GRADE
—	AF	ABOVE FLOOR
	AP	ACCESS PANEL
—	BF	BELOW FLOOR
—	B/G	BELOW GRADE
	BFP	BACKFLOW PREVENTOR
	BV	BALANCING VALVE
	CV	CHECK VALVE
	CO	CLEANOUT PLUG
— CA —	CA	COMPRESSED AIR
— CD —	CD	CONDENSATE DRAIN
— CW —	CW	COLD WATER PIPING
— CW —	CWV	COMBINATION WASTE & VENT
	DCO	DOUBLE (2-WAY) CLEANOUT
	DSN	DOWNSPOUT NOZZLE
	ERD	EMERGENCY ROOF DRAIN
	ERL	EMERGENCY RAIN LEADER
	FCO	FLOOR CLEANOUT
	FD	FLOOR DRAIN
	FS	FLOOR SINK
— G —	G	GAS PIPING - LOW PRESSURE
— MG —	MG	GAS PIPING - MEDIUM PRESSURE
— GW —	GW	GREASE WASTE PIPING
—	HC	HANDICAPPED
	HT	HEAT TRACED PIPING
— HZ —	HZ	HIGH ZONE (BOOSTED) WATER PIPING
	HBN/FH	HOSE BIBB/NON-FREEZE HOSE BIBB
— HW —	HW	HOT WATER PIPING
— HWR —	HWR	HOT WATER RETURN PIPING
—	HWRP	HOT WATER RETURN PUMP
	HD	HUB DRAIN
— LPG —	LPG	LIQUEFIED PETROLEUM GAS
— LZ —	LZ	LOW ZONE (STREET PRESSURE) WATER PIPING
	M	METER (WATER/GAS)
—	NC	NORMALLY CLOSED
—	OH	OVER HEAD
—	—	PIPING TEE
	DN	PIPING TURNING DOWN
	UP	PIPING TURNING UP
	POC	POINT OF CONNECTION NEW TO EXISTING
	PRV	PRESSURE REDUCING VALVE
	PD	PUMPED DISCHARGE
—	—	P-TRAP
	RP2	REDUCED PRESSURE BACKFLOW PREVENTOR
	—	RISER VALVE
	RD	ROOF DRAIN
	—	SHUTOFF VALVE
— S —	S.S.AN.W	SOIL, SANITARY, WASTE PIPING (ABOVE GROUND)
— S —	S.S.AN.W	SOIL, SANITARY, WASTE PIPING (BELOW GROUND)
— ST —	ST	STORM DRAINAGE PIPING (ABOVE GROUND)
— ST —	ST	STORM DRAINAGE PIPING (BELOW GROUND)
—	—	STRAINER
	TMV	THERMOSTATIC MIXING VALVE
—	TP	TRAP PRIMER
—	UC	UNDER COUNTER
— U —	—	UNION
— V —	V	VENT PIPING
—	VTR	VENT THRU ROOF
— WCO —	WCO	WALL CLEANOUT
	WHN/FWH	WALL HYDRANT/NON-FREEZE WALL HYDRANT
—	WSV	WASTE STACK VENT
	WHA	WATER HAMMER ARRESTOR
	YCO	YARD CLEANOUT

1. THE PLUMBING SYSTEMS INSTALLATION SHALL CONFORM WITH THE REQUIREMENTS OF THE 2015 INTERNATIONAL BUILDING CODE, THE 2021 INTERNATIONAL PLUMBING CODE, 2012 NATIONAL FUEL GAS CODE CURRENT VERMONT ADAPTATION, 2022 INTERNATIONAL ENERGY CONSERVATION CODE, STATE AND LOCAL AMENDMENTS NFPA 54, NFPA 101, UNDERWRITERS LABORATORIES (OR ETL) AND ALL APPLICABLE LOCAL CODES AND ORDINANCES.
2. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS AND ELEVATIONS OF ALL PLUMBING FIXTURES.
3. ALL PIPING ABOVE GRADE SHALL BE PROPERLY SUPPORTED FROM THE BUILDING STRUCTURE AND SHALL NOT REST ON OR BE SUPPORTED FROM CEILING TILES. NON-CORROSIVE HANGERS SHALL BE PROVIDED IN DAMP ENVIRONMENTS, SUCH AS PUMP ROOMS AND POOL EQUIPMENT ROOMS.
4. WATER PIPING ROUTED ABOVE CEILING AND IN EXTERIOR WALLS SHALL BE ROUTED ON HEATED SIDE (UNDERSIDE) OF CEILING INSULATION AND HEATED SIDE (INSIDE) OF WALL INSULATION.
5. ALL PLUMBING EQUIPMENT, CONDENSATE DRAINAGE, SANITARY, STORM, AND WATER PIPING SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND THE LOCAL ASH REQUIREMENTS.
6. SANITARY DRAINAGE AND STORM DRAINAGE PIPING SHALL BE SLOPED AS REQUIRED BY CODE. VENT PIPING SHALL BE GRADED BACK TO DRAINAGE PIPE IT SERVES.
7. TRAP PRIMERS ARE TO BE PROVIDED ON ALL FLOOR DRAINS AND HUB DRAINS. TRAP "A" AUTOMATIC TRAP PRIMERS ARE TO BE PROVIDED IN ALL REMOVED LOCATIONS. TRAP GUARDS COMPLYING TO ASME 1072, AS MANUFACTURED BY THE MANUFACTURER, MAY BE USED IN PLACE OF TRAP PRIMERS IF ALLOWABLE BY THE A.H.J.
8. PIPING PIPING SHALL NOT BE INSTALLED IN ELECTRICAL ROOMS, CLOSETS, TELEPHONE ROOMS, OR THE ELEVATOR EQUIPMENT ROOMS EXCEPT PIPING SERVING THAT SPECIFIC ROOM. ELEVATOR EQUIPMENT ETC. PER THE NATIONAL ELECTRICAL CODE ARTICLE 110.
9. ROUTING OF PIPING SHALL BE COORDINATED WITH THE ELECTRICAL CONTRACTOR AND ALL OTHER TRADES DURING THE SUBMITTAL AND LAYOUT PHASE. PIPING SHALL NOT BE ROUTED THROUGH THE DEDICATED ELECTRICAL SPACE ABOVE EACH FLOOR CEILING.
10. PROVIDE ACCESS PANELS IN NON-EQUALING CEILINGS AND IN WALL STRUCTURE TO ALLOW ADEQUATE ROOM FOR MAINTENANCE OF EQUIPMENT AND BALANCING OF SYSTEMS. ACCESS PANELS IN CEILING AND WALLS SHALL BE PROVIDED WHERE SHOWN ON THE DRAWINGS OR NECESSARY TO ACCESS VALVES, WATER HAMMER ARRESTORS, TRAP PRIMERS, STRAINERS, ETC. COORDINATE EXACT LOCATION OF ALL ACCESS PANELS WITH THE ARCHITECT DURING THE SHOP DRAWING PROCESS.
11. LOCATE ALL SECTIONAL OR MAIN CONTROL VALVES WITHIN 1'-0" FROM ACCESS PANELS, CEILING TILES, OR OTHER POINTS OF ACCESS.
12. ALL COLD WATER, HOT WATER AND DRAIN PIPING AT HANDICAPPED FIXTURES SHALL BE INSULATED WITH ASME A121.18 COMPLIANT INSULATION KITS. PLUMBER/HANDY SHELVE MAX INSULATION KITS OR EQUAL.
13. PROVIDE ASME 1010 COMPLIANT WATER HAMMER ARRESTORS SIZED PER PD1 STANDARD WH201 ON ALL DOMESTIC WATER SUPPLIES SERVING FLUSH VALVE FIXTURES, WASHING MACHINES SUPPLIES, ICE MAKER SUPPLIES, PVP STATIONS, AND OTHER INSTALLATIONS WITH QUICK CLOSING VALVES. PROVIDE ACCESS PANELS AS REQUIRED. AIR CHARGERS ARE UNACCEPTABLE.
14. CONTRACTOR SHALL COORDINATE THE ELECTRICAL CHARACTERISTICS AND REQUIREMENTS OF ALL PLUMBING EQUIPMENT WITH THE ELECTRICAL DRAWINGS AND SHALL FURNISH EQUIPMENT SELECTED FOR THE VOLTAGES SHOWN THEREIN. THE VOLTAGE COORDINATION STATEMENT IS TO BE COMPLETED AND SUBMITTED WITH THE SHOP DRAWING SUBMITTAL. FAILURE TO SUBMIT THE VOLTAGE COORDINATION STATEMENT WILL BE CAUSE FOR REJECTION.
15. ALL PLUMBING EQUIPMENT REQUIRING ELECTRICAL POWER SHALL BE INSTALLED WITH DISCONNECT SWITCHES AT EACH PIECE OF EQUIPMENT. COORDINATE SWITCH TYPE (PULSED OR NON-PULSED) WITH ELECTRICAL DRAWINGS.
16. ALL PLUMBING EQUIPMENT: PIPING, INSULATION, ETC. INSTALLED IN HVAC PLenums SPACES SHALL MEET CODE REQUIREMENTS FOR FLAME SPREAD AND SMOKE DEVELOPED.
17. ALL PLUMBING EQUIPMENT AND SYSTEMS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR AFTER ACCEPTANCE BY THE OWNER.
18. ALL PIPE PENETRATIONS OF FIRE AND/OR SMOKE RATED ASSEMBLIES SHALL BE FIRE STOPPED AS REQUIRED TO RESTORE THE ASSEMBLY TO ITS ORIGINAL INTEGRITY. FIRE BARRIER PRODUCTS SHALL BE AS MANUFACTURED BY 3M COMPANY, CP25 ASSEMBLY, CS198 COMPOSITE PANEL, FS195 FIREPROOF, TREMCO, HILL, METACALFE, NELSON, OR FMS 7000 SERIES SYSTEMS AS RECOMMENDED BY MANUFACTURER FOR PARTICULAR APPLICATIONS, OR EQUIVALENT SYSTEM AS APPROVED BY LOCAL CODE OFFICIALS. T-RATINGS SHALL BE MAINTAINED BY DOUBLE WRAPPING PENETRATIONS 4'-0" ABOVE FLOOR PENETRATIONS WITH A FIRE WRAP. WRAP MUST EQUAL T-RATING.
19. ALL COMPONENTS OF THE DOMESTIC WATER SYSTEM SHALL COMPLY WITH ANSINFS 61, NSF 372, AND NSF 61-G LEAD FREE REQUIREMENTS.
20. CONTRACTOR SHALL MAINTAIN RECORD DRAWINGS AS CONSTRUCTION PROGRESSES. CONTRACTOR SHALL SUBMIT AS-BUILTS TO ARCHITECT/ENGINEER FOR REVIEW AFTER THE FINAL CERTIFICATE OF OCCUPANCY HAS BEEN OBTAINED.
21. CONTRACTOR SHALL PROVIDE SUBMITTALS ON ALL PLUMBING SYSTEM COMPONENTS THAT ARE TO BE INSTALLED.
22. CONTRACTOR SHALL VISIT THE SITE AND COORDINATE WITH FINAL GRADING TO ASCERTAIN THE CONDITIONS AND MAKE PROVISIONS BEFORE IMPLEMENTING WORK. THE CONTRACTOR'S COST ESTIMATE SHALL COVER ALL NECESSARY LABOR FOR MATERIALS. FAILURE TO COMPLY WITH THIS REQUIREMENT SHALL NOT BE CONSIDERED JUSTIFICATION FOR OMISSIONS OR FAULTY WORK OR FOR THE PAYMENT OF ADDITIONAL COMPENSATION.
23. BEFORE BEGINNING EXCAVATIONS OR DEMOLITION OF ANY NATURE WHATSOEVER, CONTRACTOR SHALL LOCATE ALL SERVICES AND UTILITIES OCCURRING WITHIN THE BOUNDS OF THE PROJECT. PROCEED WITH CAUTION SO THAT NO UTILITY OR LINE SERVING AREAS THAT ARE TO REMAIN BE DAMAGED WITH A RESULTANT LOSS OF SERVICE. VERIFY THE SOURCE AND SERVICE OF EACH AND EVERY LINE ENCOUNTERED AND RECORD SERVICE, SIZE, AND LOCATION ON THE RECORD DRAWINGS.
24. COORDINATE INTERRUPTION OF SERVICES AND UTILITIES WITH THE OWNER OR OWNER'S REPRESENTATIVE, FIRE DEPARTMENT AND UTILITY COMPANIES TO ENSURE MINIMUM SHUTDOWN TIMES THAT ARE ACCEPTABLE TO THE OWNER AND AUTHORITY.
25. FURNISH AND INSTALL ALL NECESSARY VALVES, TRAPS, GAUGES, STRAINERS, UNIONS, ETC. FOR EACH PIECE OF EQUIPMENT. COORDINATE CONNECTIONS TO FACILITATE PROPER FUNCTIONING AND SERVICING. DO NOT INSTALL PIPING AT LOCATIONS THAT INTERFERE WITH SERVICE ACCESSIBILITY TO EQUIPMENT.
26. VERIFY EXACT LOCATION OF EQUIPMENT PRIOR TO INSTALLATION OF FLOOR DRAINS, FLOOR SINKS AND OTHER RECEPTORS. RELOCATION DUE TO MISPLACEMENT SHALL BE AT NO ADDITIONAL COST.
27. CONTRACTOR SHALL NOT ABANDON PLUMBING SYSTEMS IN PLACE, UNLESS SPECIFICALLY NOTED.
28. PROVIDE ALL MATERIAL, EQUIPMENT, LABOR, SUPERVISION, COSTS AND SERVICES REQUIRED TO INSTALL COMPLETE AND WORKING SYSTEMS, INCLUDING ALL ITEMS AND APPROPRIATE NECESSARY, INCIDENTAL, REASONABLE OR CUSTOMARILY INCLUDED.
29. COORDINATE ALL FLOOR DRAIN, FLOOR SINK, HUB DRAIN, WALL AND FLOOR CLEANOUT LOCATIONS WITH ARCHITECT, OWNER, AND EQUIPMENT VENDOR PRIOR TO INSTALLATION.
30. PROVIDE CHECK VALVES ON THE HOT AND COLD WATER INLETS AT THERMOSTATIC MIXING VALVES.
31. EXTERIOR GAS PIPING SHALL BE GALVANIZED OR PAINTED. REFER TO ARCHITECT FOR COLOR AND TYPE OF PAINT.
32. FLUSH CONTROLS SHALL BE LOCATED ON THE OPEN SIDE OF THE WATER CONTROL AND SHALL BE EITHER HAND

TAG	DESCRIPTION
WCA	WATER CLOSET (ACCESSIBLE, FLOOR MTD., PRESSURE ASSISTED FLUSH TANK, MOTION ACTIVATED): KOHLER HIGHLINE K-3519, 12" ROUGH-IN, 1.0 GPF, WITH SLOAN FLUSHMATE PRESSURE ASSIST LOW CONSUMPTION, VITREOUS CHINA, 17-18" HIGH, ELONGATED BOWL, FLUSH TANK WATER CLOSET WITH LEFT HAND TRIP LEVER. PROVIDE BEMIS 1055 SC3 ELONGATED TOILET SEAT, KOHLER K-5420 BOLT CAPS. FOR RIGHT HAND TRIP LEVER. PROVIDE WITH ALTERNATE TANK CONFIGURATION MODEL K-3519-RA. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING CORRECT TANK SELECTION WITH LATEST ARCHITECTURAL DRAWINGS TO ACCOMMODATE ADA ACCESSIBILITY PRIOR TO ORDERING. RETROFIT INTELLIFLUSH K-10101 WALL SENSOR, POWERED BY FOUR(4) AA BATTERIES, CHROME FINISH. INTELLIFLUSH SYSTEM MUST BE ORDERED SEPARATELY FROM FLUSHMATE. CONTACT LORI FELTMATE AT FLUSHMATE FOR ORDERING INFORMATION. PH:(248)446-8159 EMAIL: Lori.Feltnate@Flushmate.com
WC	WATER CLOSET (FLOOR MTD., PRESSURE ASSISTED FLUSH TANK, MOTION ACTIVATED): KOHLER HIGHLINE K-3519, 12" ROUGH-IN, 1.0 GPF, WITH SLOAN FLUSHMATE PRESSURE ASSIST LOW CONSUMPTION, VITREOUS CHINA, 17-18" HIGH, ELONGATED BOWL, FLUSH TANK WATER CLOSET WITH LEFT HAND TRIP LEVER. PROVIDE BEMIS 1055 SC3 ELONGATED TOILET SEAT, KOHLER K-5420 BOLT CAPS. FOR RIGHT HAND TRIP LEVER. PROVIDE WITH ALTERNATE TANK CONFIGURATION MODEL K-3519-RA. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING CORRECT TANK SELECTION WITH LATEST ARCHITECTURAL DRAWINGS TO ACCOMMODATE ADA ACCESSIBILITY PRIOR TO ORDERING. RETROFIT INTELLIFLUSH K-10101 WALL SENSOR, POWERED BY FOUR(4) AA BATTERIES, CHROME FINISH. INTELLIFLUSH SYSTEM MUST BE ORDERED SEPARATELY FROM FLUSHMATE. CONTACT LORI FELTMATE AT FLUSHMATE FOR ORDERING INFORMATION. PH:(248)446-8159 EMAIL: Lori.Feltnate@Flushmate.com
LAV	LAVATORY (ACCESSIBLE, WALL HUNG, MOTION ACTIVATED): KOHLER KINGSTON WALL-MOUNT K-2005, VITREOUS CHINA LAVATORY WITH A ZURN AQUASENSE BATTERY POWERED 25951-XL FAUCET, POLISHED CHROME FINISH, KOHLER K-7129-A DRAIN, KOHLER M8999 P-TRAP AND KOHLER K-23725 CAST IRON CLEANER. MOUNT FIXTURE WITH FLOOD RM 34" AFF. FURNISH AND INSTALL WITH FLOOR MTD. ZW3870XL THERMAL MIXING VALVE FOR MAX. 110°F HOT WATER.
BS	BREAKROOM SINK (SINGLE BOWL, S.S., GOOSENECK): BREAKROOM SINK AND FAUCET SHALL BE FURNISHED BY TRAPAC SUPPLY AND INSTALLED BY CONTRACTOR. PROFLO MODEL PFRS022533C 21"x15"x5.5" DEEP BOWL, 20 GA. STAINLESS STEEL, SELF RIM, AND REAR DECK FAUCET (1.6 GPM) MOUNTING WITH HOLES, COMPLETE WITH PROFLO MODEL PFRV14414WPS-3 FAUCET WITH GOOSENECK SPOUT AND METAL LEVER HANDLE, POLISHED CHROME FINISH. PROVIDE 8912 P-TRAP, AND TWO MOUNTING 2165-CC SUPPLIES WITH STOPS. PROVIDE A TRUEBURO INC. HAND-LAV-GUARD INSULATION KIT MODEL 102W WITH ACCESSORY 105W. MOUNT FIXTURE WITH FLOOD RM 34" MAX. 34" AFF.
EWG	ELECTRIC WATER COOLER (ACCESSIBLE, MOTION SENSOR, DUA-HEIGHT): MURKOC MODEL L12108T-120-8512-BCD WITH INBARED SENSOR CONTROL AND WALL MOUNTING BRACKET, 8 GPH, 115/160. MOUNT HIGH AT 42" MAX. FROM FLOOR TO SPOUT OUTLET AND LOW UNIT AT 36" MAXIMUM FROM FLOOR TO SPOUT OUTLET. PROVIDE MOUNTING 8912 P-TRAP AND MOUNTING 165 SUPPLY WITH STOPS. COORDINATE WITH ELECTRICAL CONTRACTOR TO LOCATE RECEPTACLE BEHIND WATER COOLER CABINET.
MS	MOP SINK: MUSTEE MODEL 63M 24"x24" FIBERGLASS MOP SERVICE BASIN, COMPLETE WITH MODEL 63.401 EXTRUDED ALUMINUM GUARD, CHROME POLISHED METAL CHAIR LATCH, CHROME POLISHED METAL LEVER HANDLE, 2 HOSE THREAD OUTLET, PAID HOSE, WALL SUPPORT, INTEGRAL STOPS, MODEL 369.27 METAL LEVER HANDLES AND 36" LENGTH OF THREADED HOSE. FURNISH AND INSTALL T.S.S. MODEL B-0977 THREADED CONTINUOUS PRESSURE WATER BREAKER AND DEMA MODEL 86.8 PRESSURE INDICATING TIE ON FAUCET OUTLET FOR HOSE CONNECTION TO BETCO DISPENSER, VACUUM BREAKER TO BE INSTALLED UPSTREAM OF PRESSURE INDICATING TEE.
RPBP	REDUCED PRESSURE BACKFLOW PREVENTER WATER MOUNT, LF10080, 1/2" REDUCED PRESSURE BACKFLOW PREVENTER WITH A MODEL 9059AF AIR GAP DRAIN, INSTALL UNIT HORIZONTAL POSITION. REFER TO DETAIL ON DRAWINGS.
WH-1	WATER HEATER (GAS INSTANTANEOUS, 96% EFFICIENCY, 120V/110, 4 AMPS): A.O. SMITH MODEL AT1-540H(N) (OR EQUAL) INTERIOR WALL MOUNTED, GAS, INSTANTANEOUS WATER HEATER, RATED AT 13,000 BTU, 19,000 BTU/H, WITH CAPACITY OF 2.6-9.8 GAL./MIN., WATER HEATER SHALL CONFORM TO BCC 701, 504 AND 501.1, SET TO 120°F OUTLET TEMP. PROVIDE W/ ISOLATION VALVE KIT 100112156, AND CONCENTRIC VENT KIT 100112163, AND CONDENSATE NEUTRALIZER KIT 100112159.
UR	URINAL, WALL HUNG SIPHON JET: KOHLER K-4904-ET, 0.125 GPF 3/4" TAP, R/O, SILENOR 8186-0.13HC SENSOR FLUSH VALVE, BATTERY POWERED, 0.125GPF. PROVIDE ZURN 2122Z CARRIER.
TP	TRAP PRIMER: JOSAM FIG. NO. 82250, AUTOMATIC TRAP PRIMER, MOUNTED INSIDE WALL CAVITY UNDER LAVATORY. PROVIDE 8" X 8" ACCESS PANEL, TO CLEAR LAVATORY ROUGH-IN AND PAINTED TO MATCH WALL. RUN 1/2" COPPER LINE FROM TRAP PRIMER TO ADJACENT FLOOR DRAIN AS SHOWN ON THE CONTRACT DRAWINGS. REMOVE TRAP PRIMER CLEANOUT SHALL BE INSTALLED IN EASILY ACCESSIBLE TRAP SEAL MAY BE USED IN LIEU OF TRAP PRIMERS PENDING LOCAL CODE APPROVAL. TRAP SEALS SHALL MEET REQUIREMENTS OF ASSE 1072 AND SHALL BE MADE OF CHEMICALLY RESISTANT ELASTOMER.
WHA	WATER HAMMER ARRESTER: JOSAM FIG. NO. 75001 THROUGH 75006, SIZE AS RECOMMENDED BY MANUFACTURER.
HB	HOSE BIBB (NON-FREEZE, KEYED HANDLE): WOODFORD MODEL 65, 3/4", AUTOMATIC DRAINING BRASS FINISH, NIDEL MODEL 34HA VACUUM BREAKER. PROVIDE LOOSE TEE KEY FOR EACH HYDRANT.
FS	FLOOR SINK (14"x14"): ZURN MODEL P25S-P253+H 14"x14" POLY-PROP FLOOR SINK WITH 3" PVC TUB CONNECTION, FURNISH WITH SEDIMENT BUCKET J2323D-Y3, HALF-GRADE J2323D-H, AND P-TRAP. FLOOR SINKS SHALL BE INSTALLED 30" ON CENTER FROM CENTERLINE OF MOP SINK.
DW	PET WASH TUB AND FAUCET TO BE PROVIDED BY TSC AND INSTALLED BY CONTRACTOR. DURA DOG MODEL, GTUSIUM PREMIUM STAINLESS STEEL TUB, FURNISH AND INSTALL COMPLETE WITH PETLIFT A55-4C-625 FAUCET PACKAGE, 72" STAINLESS STEEL HOSE W/ SPRAYER, AND WALL MOUNTING HOSE, PROVIDER WITH ENDURA IN LINE DRAIN STRAINER, MODEL 352343W, BELOW TUB IN PLACE OF P-TRAP. STRAINER CLEANOUT SHALL BE INSTALLED IN EASILY ACCESSIBLE LOCATION. COORDINATE LEFT HAND / RIGHT HAND CONFIGURATION AS SHOWN ON DRAWINGS WITH TSC. CONTRACTOR TO INSTALL SMARTWAY INTERCEPTOR TO TUB DRAINS FURNISHED BY TUB VENDOR IN PLACE OF REGULAR STRAINER BASKETS.
DWA	ACCESSIBLE PET WASH TUB AND FAUCET TO BE PROVIDED BY TSC AND INSTALLED BY CONTRACTOR. DURA DOG MODEL, GTUSIUM PREMIUM STAINLESS STEEL TUB, FURNISH AND INSTALL COMPLETE WITH PETLIFT A55-4C-625 FAUCET PACKAGE, 72" STAINLESS STEEL HOSE W/ SPRAYER, AND WALL MOUNTING HOSE, PROVIDER WITH ENDURA IN LINE DRAIN STRAINER, MODEL 352343W, BELOW TUB IN PLACE OF P-TRAP. STRAINER CLEANOUT SHALL BE INSTALLED IN EASILY ACCESSIBLE LOCATION. COORDINATE LEFT HAND / RIGHT HAND CONFIGURATION AS SHOWN ON DRAWINGS WITH TSC. CONTRACTOR TO INSTALL SMARTWAY INTERCEPTOR TO TUB DRAINS FURNISHED BY TUB VENDOR IN PLACE OF REGULAR STRAINER BASKETS.
HR	HOSE REEL: REEL, CRAFT MODEL, G0D38350 O.L.P. MOUNT FROM STRUCTURE. COORDINATE EXACT LOCATION WITH LATEST TSC FIXTURE PLAN AND TSC P/L.
HB2	HOSE BIBB (KEYED HANDLE): WOODFORD MODEL 19, 3/4", NIDEL MODEL 34HA VACUUM BREAKER. PROVIDE LOOSE TEE KEY FOR EACH HYDRANT.

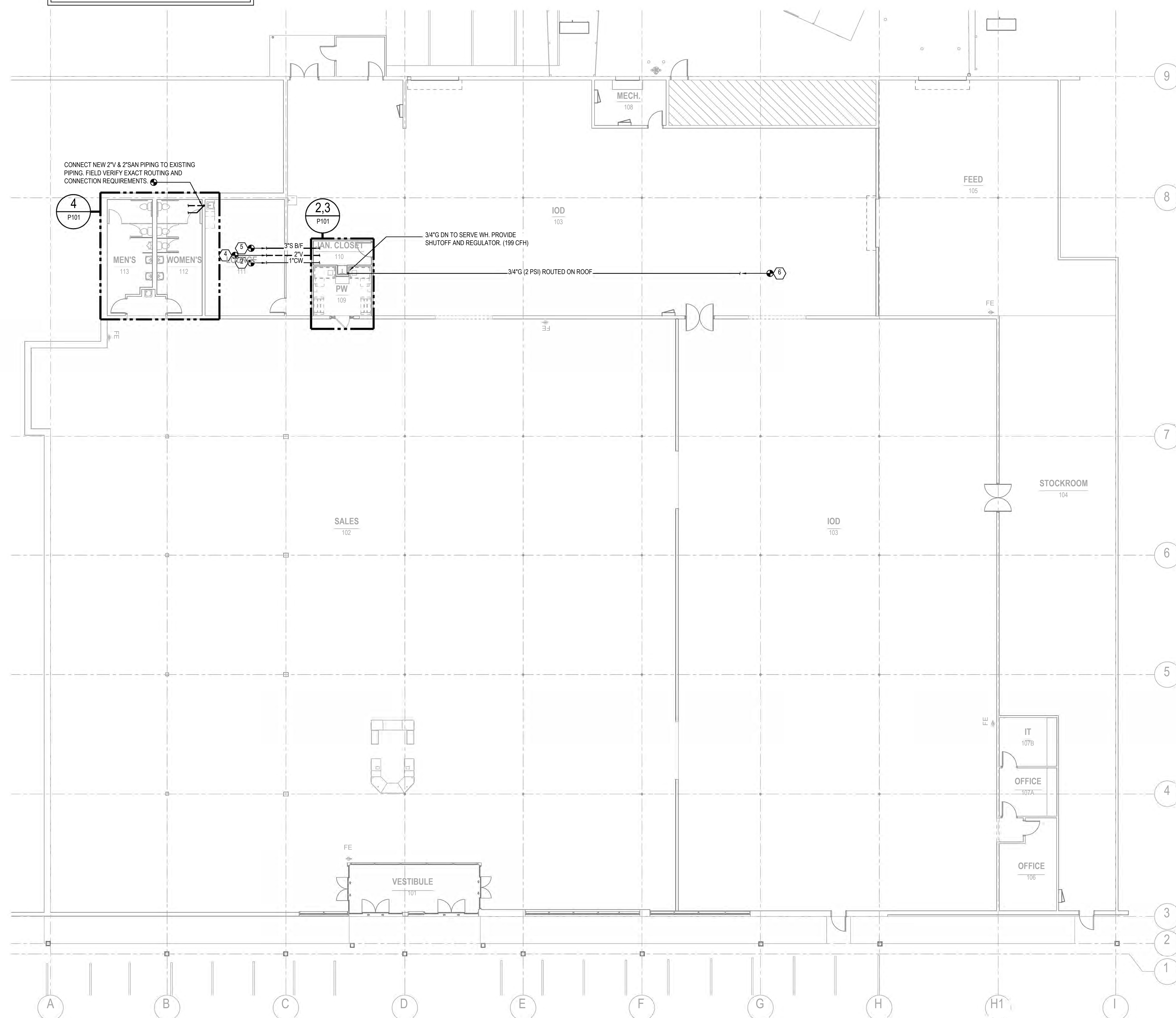


THE PLUMBING CONTRACTOR SHALL COORDINATE THE ELECTRICAL CHARACTERISTICS OF ALL PLUMBING EQUIPMENT (VOLTAGE, PHASE, MCA, MOCP, ETC.) WITH THE ELECTRICAL CONTRACTOR AND THE ELECTRICAL SERVICE. THE PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT ALL PLUMBING EQUIPMENT PLANS PRIOR TO SUBMITTING OR ORDERING ANY PLUMBING EQUIPMENT. ANY SUBSEQUENT MISMATCH BETWEEN THE PLUMBING EQUIPMENT ELECTRICAL REQUIREMENTS AND THE ELECTRICAL SERVICE, AS DESIGNED AND PROVIDED, SHALL BE THE RESPONSIBILITY OF THE PLUMBING CONTRACTOR WITH NO ADDITIONS TO THE CONTRACT.



- GC WILL BE FINED \$150 PER DAY IF SIGNAGE IS NOT INSTALLED AT PUNCH. FINES WILL TERMINATE ON THE DAY THAT PHOTOGRAPHIC EVIDENCE OF COMPLETION IS SUBMITTED TO AND VERIFIED BY TRACTOR SUPPLY PM.

WATER PIPING IN RETAIL AREA TO BE MOUNTED AS CLOSE TO ROOF DECK AS POSSIBLE. WATERLINES SHALL BE TIGHT TO DECK AND EXTERIOR WALLS.



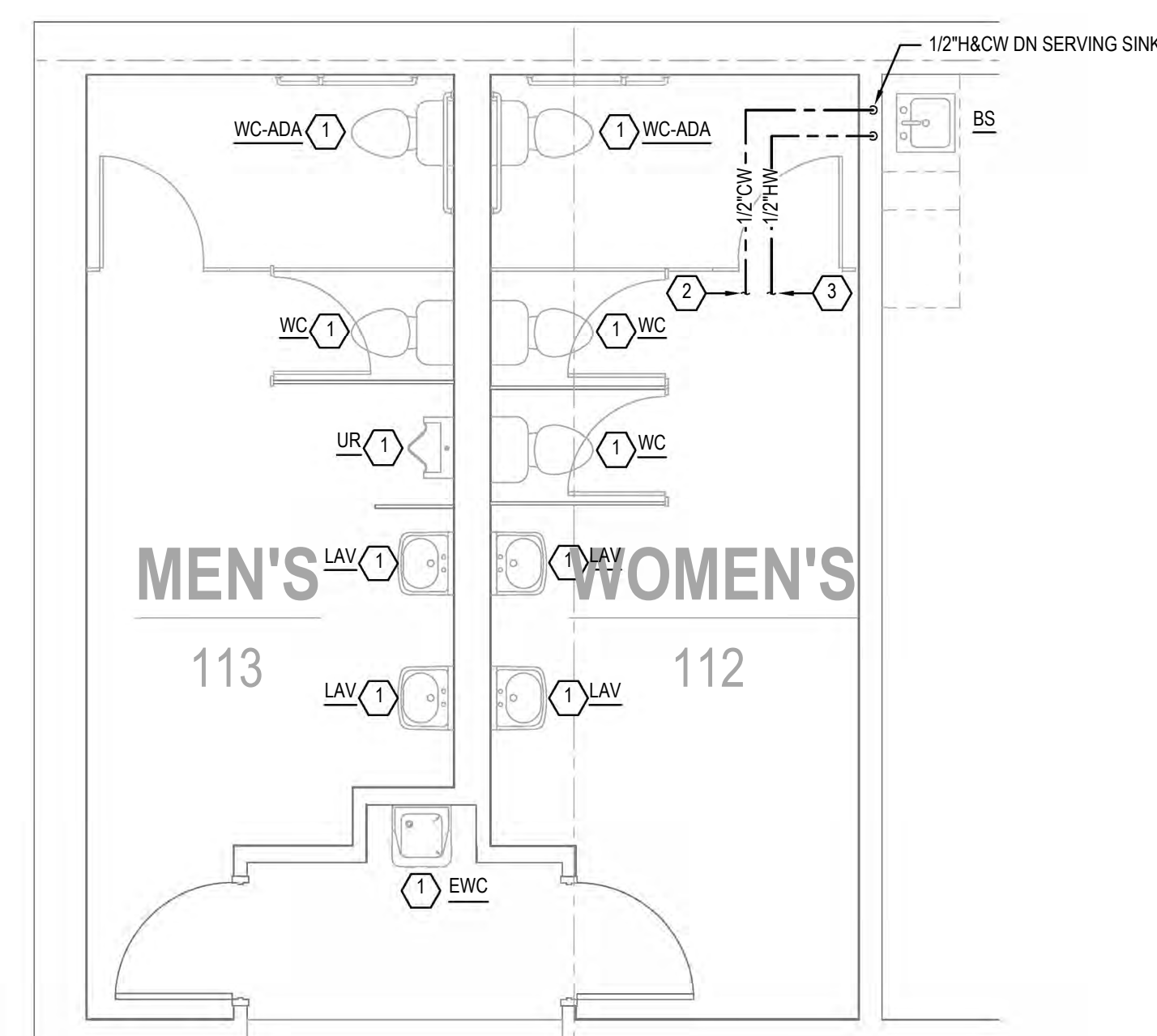
1 FLOOR PLAN
SCALE: 3/32" = 1'-0"

- ## GENERAL NOTES:
1. INSULATE ALL DOMESTIC HOT WATER PIPING WITH 1" THICK INSULATION. INSULATE ALL DOMESTIC COLD WATER PIPING WITH 1/2" THICK INSULATION.
 2. ALL WATER PIPING SHALL BE ROUTED TIGHT TO DECK AND EXTERIOR WALLS WITHIN SPACE. NO DOMESTIC HOT WATER OR COLD WATER PIPING WILL BE PERMITTED WITHIN EXTERIOR CMU WALLS.
 3. FURNISH AND INSTALL INSULATED "HOTBOX" TO SERVICE EXTERIOR DOMESTIC BACKFLOW PREVENTER AND EXTERIOR FIRE PROTECTION BACKFLOW PREVENTER.
 4. LINLIE FLOOR DRAIN TRAP SEAL MAY BE USED IN LIEU OF TRAP PRIMERS PENDING LOCAL CODE APPROVAL. TRAP SEALS SHALL MEET REQUIREMENTS OF ASPE 1072 AND SHALL BE MADE OF CHEMICALLY RESISTANT ELASTOMER.

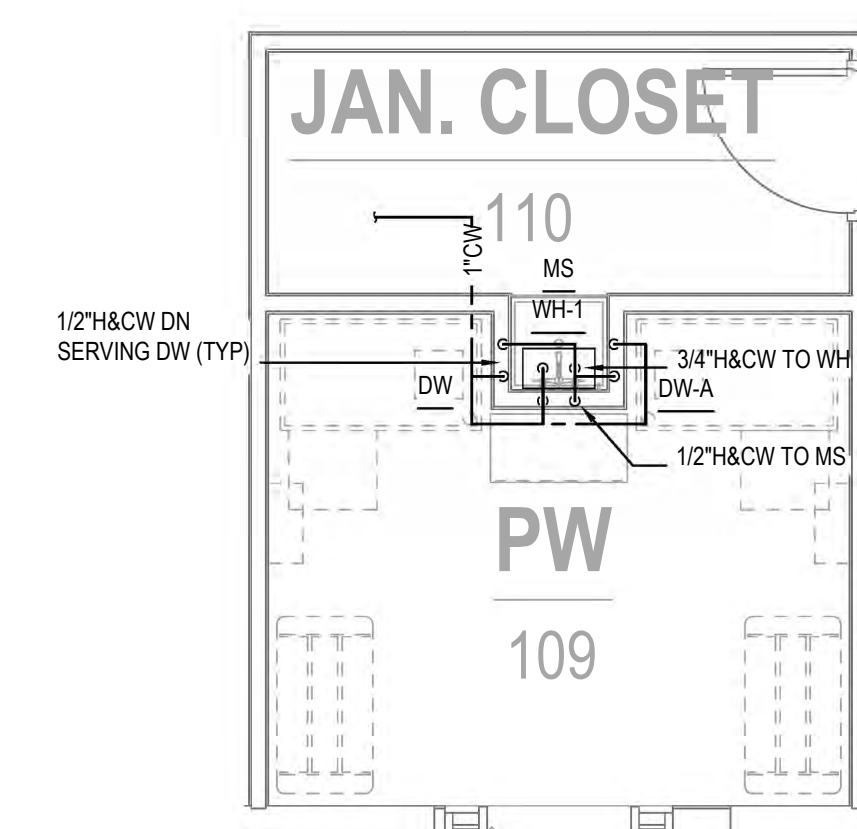
- KEYED NOTES: (DESIGNATED BY "A")**

PROVIDE NEW PLUMBING FIXTURES AND ACCESSORIES IN SIMILAR LOCATION TO EXISTING. VENT, AND DRAINAGE TO BE MODIFIED AS NECESSARY FOR CONNECTIONS TO NEW FIXTURE.

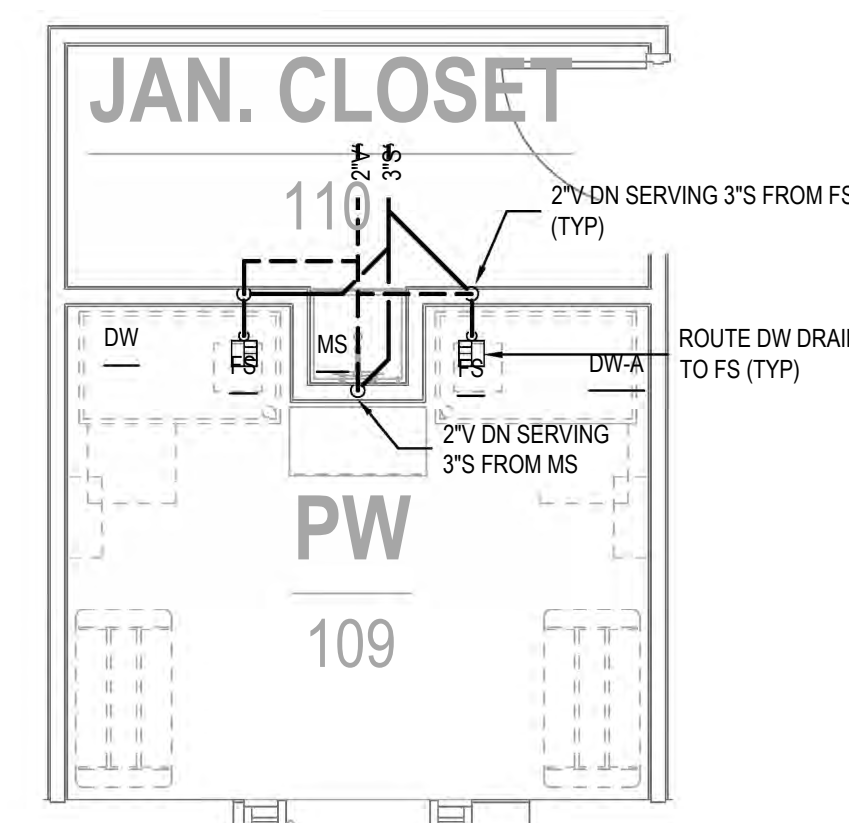
 2. CONNECT NEW COLD WATER PIPING TO EXISTING COLD WATER PIPING. FIELD VERIFY EXACT ROUTING AND CONNECTION REQUIREMENTS.
 3. CONNECT NEW HOT WATER PIPING TO EXISTING HOT WATER PIPING. FIELD VERIFY EXACT ROUTING AND CONNECTION REQUIREMENTS.
 4. CONNECT NEW VENT PIPING TO EXISTING VENT PIPING. FIELD VERIFY EXACT ROUTING AND CONNECTION REQUIREMENTS.
 5. CONNECT NEW SANITARY PIPING TO EXISTING SANITARY PIPING. FIELD VERIFY EXACT ROUTING AND CONNECTION REQUIREMENTS.
 6. CONNECT NEW GAS PIPING TO EXISTING GAS PIPING. FIELD VERIFY EXACT ROUTING AND CONNECTION REQUIREMENTS.



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



3 PET WASH - WATER
SCALE: 1/4" = 1'-0"



2 PET WASH - WASTE & VENT
SCALE: 1/4" = 1'-0"

[illegible]

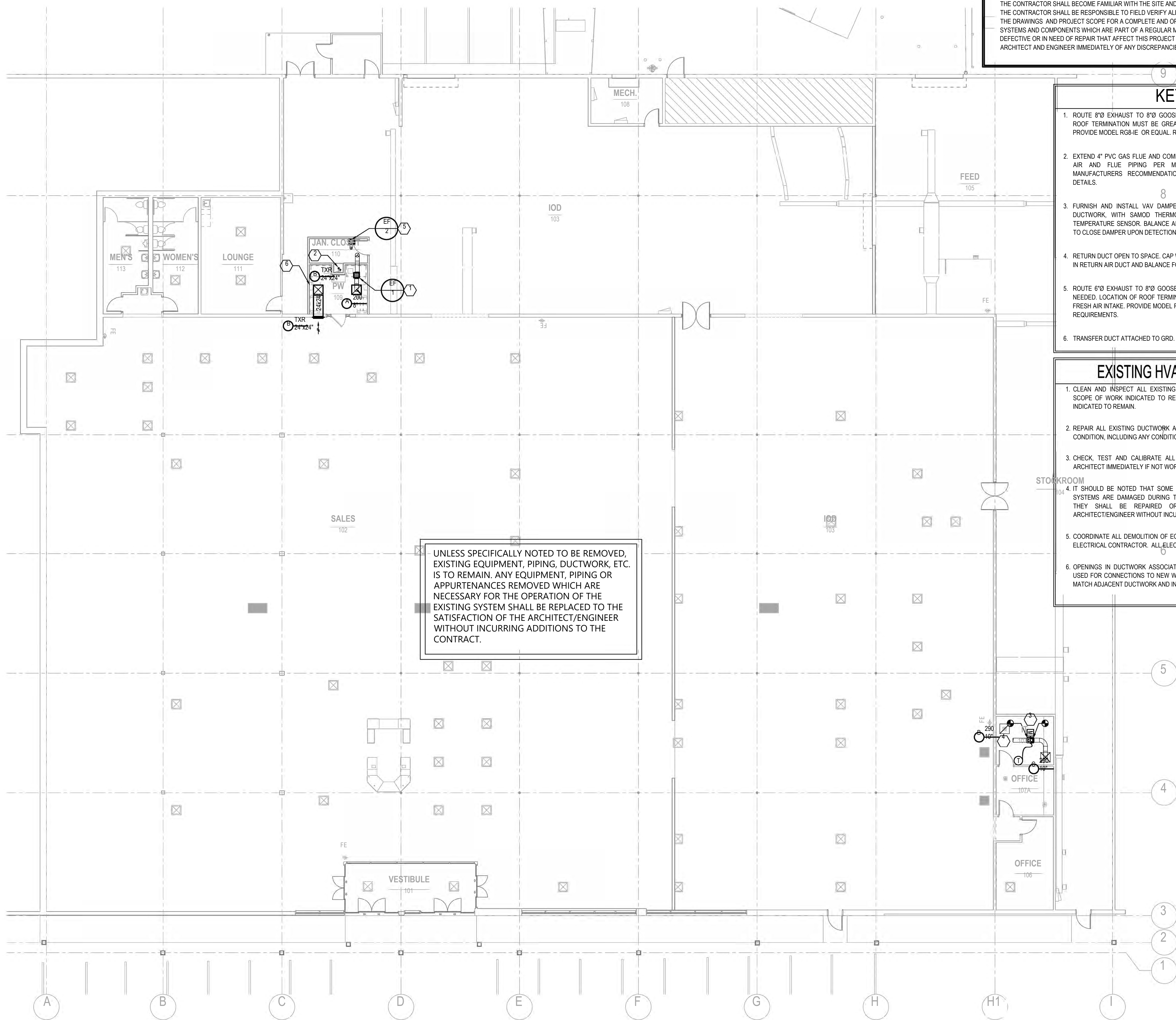
HVAC GENERAL NOTES

1. ALL MECHANICAL EQUIPMENT AND INSTALLATIONS SHALL CONFORM WITH THE REQUIREMENTS OF THE 2015 INTERNATIONAL MECHANICAL CODE, THE 2015 INTERNATIONAL BUILDING CODE, 2021 INTERNATIONAL ENERGY CONSERVATION CODE, STATE AND LOCAL AMENDMENTS, NFPA 70 (NEC), 90A, 101, UNDERWRITERS LABORATORIES (OR) ETL AND ALL APPLICABLE LOCAL CODES AND ORDINANCES. 2. THIS PROJECT HAS BEEN DESIGNED TO COMPLY WITH THE ASHRAE 90.1 PRESCRIPTIVE ENERGY CODE COMPLIANCE PATH AS AN ALLOWED ALTERNATE BY THE IECC. THE OWNER/ARCHITECT CONTRACTOR SHALL REFER TO THE APPLICABLE PROJECT DOCUMENTATION (SCORECARD CHECKLIST CODE) PRIOR TO PRESENTING VALUE ENGINEERING ALTERNATIVES OR OWNER/ARCHITECT REQUESTED REVISIONS THAT MAY IMPACT COMPLIANCE WITH THE APPLICABLE GREEN BUILDING PROGRAM OR ENERGY CODE. 3. THE LOCATIONS, ARRANGEMENT AND EXTENT OF EQUIPMENT, PIPING, SUPPORTS, DEVICES, CONDUIT, AND OTHER APPURTENANCES RELATED TO THE INSTALLATION OF THE MECHANICAL AND ELECTRICAL WORK SHOWN ARE APPROXIMATE. THE DRAWINGS ARE DIAGNOSTIC, DO NOT SCALE THE DRAWINGS, BUT REFER TO THE ARCHITECTURAL DRAWINGS FOR EXACT DIMENSIONS OF BUILDING COMPONENTS. SHOULD A CONFLICT EXIST BETWEEN THE ARCHITECTURAL AND ENGINEERING DRAWINGS REGARDING DIMENSIONS, SCALE, ETC., NOTIFY THE ARCHITECT IMMEDIATELY. 4. MATERIALS, EQUIPMENT OR LABOR NOT INDICATED, BUT WHICH CAN BE REASONABLY INFERRED TO BE NECESSARY FOR A COMPLETE INSTALLATION SHALL BE PROVIDED. THE DRAWINGS AND SPECIFICATIONS DO NOT UNDERTAKE TO INDICATE EVERY ITEM OF MATERIAL, EQUIPMENT OR LABOR REQUIRED TO PROVIDE A SAFE, COMPLETE AND PROPERLY OPERATING SYSTEM. 5. PRIOR TO PURCHASING ANY MATERIALS OR STARTING ANY WORK, CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS, DUCTWORK SIZES AND LOCATIONS, TO BE PRESENT, ETC. SHOWN ON THE DRAWINGS OR AFFECTING THIS WORK AND SHALL REPORT ANY DEVIATIONS TO THE ARCHITECT. 6. ALL MECHANICAL EQUIPMENT SHALL BE INSTALLED AND MAINTAINED PER MANUFACTURERS RECOMMENDATIONS AND INSTALLATION INSTRUCTIONS. 7. ALL MECHANICAL EQUIPMENT AND SYSTEMS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR AFTER ACCEPTANCE BY OWNER. 8. PORTIONS OF DUCTWORK AND PIPE INSULATION VISIBLE THROUGH AIR DISTRIBUTION DEVICES IN FINISHED AREAS SHALL BE PAINTED FLAT BLACK. 9. MOUNT TOP OF THERMOSTATS AT 48" AFF UNLESS NOTED OTHERWISE. PROVIDE CLEAR LOOKING GUARD ASSEMBLIES FOR ALL PUBLIC AREA THERMOSTATS. COORDINATE THERMOSTAT LOCATIONS WITH ALL TRADES. COORDINATE FINAL LOCATIONS WITH THE GENERAL CONTRACTOR, INTERIOR DESIGNER AND THE OWNER PRIOR TO INSTALLATION. LOCATE ADJACENT TO LIGHT SWITCHES WHERE POSSIBLE. DO NOT LOCATE THERMOSTATS AT THE CENTER OR NEAR CENTER OF A WALL. THERMOSTATS SHALL BE MOUNTED NO CLOSER THAN 8" FROM THE CORNER OR END OF A WALL OR DOOR. ALL THERMOSTATS SHALL BE ADA COMPLIANT. 10. UNLESS OTHERWISE NOTED, ALL EXISTING EQUIPMENT, DUCTWORK, DIFFUSERS, ETC. SHOWN AS BEING REMOVED AS PART OF THIS CONTRACT SHALL BECOME THE PROPERTY OF THE HVAC CONTRACTOR AND SHALL BE REMOVED FROM THE PROJECT SITE PRIOR TO PROJECT COMPLETION. 11. ALL WORK SHALL BE COORDINATED AND PERFORMED WITH PRIOR APPROVAL FROM THE OWNER TO SUIT HIS OPERATING CONDITIONS. 12. ANY EXISTING WALL, FLOOR, OR CEILING SURFACE THAT IS DISTURBED DURING THE COURSE OF THE HVAC WORK SHALL BE REPAIRED TO MATCH NEW AND/OR EXISTING CONDITIONS. 13. CAREFULLY COORDINATE ALL PENETRATIONS THROUGH THE ROOF WITH ARCHITECTURAL DRAWINGS. THE PENETRATIONS SHALL NOT BE LOCATED WHERE THEY WILL CONFLICT WITH ARCHITECTURAL FEATURES, EXPANSION JOINTS OR STRUCTURE. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO ANY WORK BEING DONE. 14. CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ALL MECHANICAL EQUIPMENT, DUCTWORK, PIPING, ETC. TO FIT WITHIN THE SPACE ALLOWED BY THE ARCHITECTURAL AND STRUCTURAL CONDITIONS. CUTTING OR OTHERWISE ALTERING ANY STRUCTURAL MEMBERS SHALL NOT BE PERMITTED WITHOUT WRITTEN PERMISSION FROM THE ARCHITECT. 15. SEAL THE ANNULAR SPACE AROUND ALL DUCT, PIPE, GRILLE, REGISTER, DIFFUSER, ETC. PENETRATIONS THROUGH WALLS, FLOORS AND CEILING AIRTIGHT WITH AN APPROVED MATERIAL. (RE: ARCHITECTURAL DOCUMENTS FOR APPROVED MATERIALS). 16. ALL MECHANICAL EQUIPMENT SHALL BE LABELED WITH A 2" HIGH SEM-RIGID PLASTIC LAMINATE NAMEPLATE WITH 1" HIGH WHITE LETTERS ON A BLACK BACKGROUND SECURELY AFFIXED TO THE EQUIPMENT. THE NAMEPLATE SHALL SHOW THE EQUIPMENT TAG USED ON THESE DRAWINGS. 17. REFER TO ARCHITECTURAL PLANS FOR FLOOR AND CEILING ASSEMBLY, U.I. RATINGS AND DETAILS. 18. THE FIRE SPRINKLER CONTRACTOR SHALL INSTALL AND LOCATE ALL FIRE SPRINKLER PIPING TO PREVENT PIPING FROM THE POTENTIAL OF FREEZING. THE FIRE SPRINKLER CONTRACTOR IS REQUIRED TO NOTIFY THE ARCHITECT AND COORDINATE WITH THE MECHANICAL AND ELECTRICAL CONTRACTORS IF HEATING IS REQUIRED. 19. DUCTWORK AND PIPING SHALL NOT BE INSTALLED IN ELECTRICAL ROOMS, TELECOM ROOMS, OR ELEVATOR EQUIPMENT ROOMS EXCEPT FOR DUCTWORK AND PIPING SERVING THAT SPECIFIC ROOM. DUCTWORK AND PIPING SHALL NOT BE INSTALLED ABOVE ELECTRICAL EQUIPMENT PER THE NATIONAL ELECTRICAL CODE ARTICLE 110. 20. ROOFING: ROOF OPENINGS, PENETRATIONS AND CURBS SHALL BE AT LEAST 12 INCHES APART FROM OTHER ROOF PENETRATIONS, CURBS, WALL, AND DRAIN SUMP TO ALLOW FOR PROPER ROOFING SYSTEM FLASHING AND DETAILING. ROOF OPENINGS SHALL BE A MINIMUM OF 3'-0" FROM A PARAPET WALL AND A MINIMUM OF 5'-0" FROM A FIRE WALL EXTENDING THRU THE ROOF. 21. STORAGE AND PROTECTION OF STORED MATERIALS: a. DURING CONSTRUCTION, ALL EQUIPMENT SHALL BE PROPERLY PROTECTED AGAINST DAMAGE, DEFACING AND FREEZING WITH SHIPPING CARTONS, PLASTIC SHEETING, SHIPPING COVERS, ETC.	b. ALL OPEN ENDS OF PIPING AND EQUIPMENT SHALL BE SEALED WITH NIPPLES AND CAPS. PLUGS, AND TEST PLUGS UNTIL FINAL CONNECTION TO SYSTEM IS MADE. c. ALL EQUIPMENT, PIPING AND DUCTWORK SHALL BE PROTECTED TO PREVENT ENTRANCE OF FOREIGN MATTER AND DEBRIS BY COVERING EXPOSED OPENINGS DURING CONSTRUCTION. d. HANDLE AND STORE MATERIALS IN ACCORDANCE WITH MANUFACTURERS AND SUPPLIERS RECOMMENDATIONS AND IN A MANNER TO PREVENT DAMAGE TO MATERIALS DURING STORAGE AND HANDLING. REPLACE DAMAGED MATERIALS. e. EQUIPMENT AND MATERIALS SHALL NOT BE INSTALLED UNTIL SUCH TIME AS THE ENVIRONMENTAL CONDITIONS OF THE JOB SITE ARE SUITABLE TO PROTECT THE EQUIPMENT OR MATERIALS FROM DAMAGE OR MATERIALS DAMAGED, OR WHICH ARE SUBJECT TO THESE ELEMENTS, ARE UNACCEPTABLE AND SHALL BE REMOVED FROM THE PREMISES AND REPLACED. f. PROTECT EQUIPMENT AND AIR DISTRIBUTION SYSTEMS AS OUTLINED IN SMACNA'S IAQ GUIDELINES FOR OCCUPIED BUILDINGS UNDER CONSTRUCTION, LATEST EDITION. TESTING, ADJUSTING AND BALANCING 1. AFTER CONSTRUCTION, THE ENTIRE HVAC SYSTEM SHALL BE TESTED, ADJUSTED, AND BALANCED TO DELIVER THE AIR QUANTITIES SHOWN ON THE DRAWINGS. SUBMIT THE CERTIFIED (AABC OR NEBB) TEST AND BALANCE REPORT TO THE ARCHITECT FOR APPROVAL. MECHANICAL/ELECTRICAL COORDINATION: 1. CONTRACTOR SHALL COORDINATE ELECTRICAL CHARACTERISTICS AND REQUIREMENTS OF ALL MECHANICAL EQUIPMENT WITH ELECTRICAL DRAWINGS PRIOR TO ORDERING EQUIPMENT OR SUBMITTING SHOP DRAWINGS AND SHALL FURNISH EQUIPMENT WIRED FOR THE VOLTAGES SHOWN THEREIN. SHOP DRAWING SUBMITTALS SHALL CLEARLY STATE THAT THE ELECTRICAL CHARACTERISTICS OF ALL EQUIPMENT HAS BEEN COORDINATED WITH THE ELECTRICAL CONTRACT DOCUMENTS AND THE ELECTRICAL CONTRACTOR. 2. ALL MECHANICAL EQUIPMENT REQUIRING ELECTRICAL POWER SHALL BE INSTALLED WITH A DISCONNECT SWITCH AT EACH PIECE OF EQUIPMENT. COORDINATE SWITCH TYPE (FUSED OR NON-FUSED) WITH EQUIPMENT CHARACTERISTICS, MANUFACTURERS RECOMMENDATIONS AND THE ELECTRICAL DRAWINGS. DISCONNECT SWITCH SHALL BE FURNISHED BY MECHANICAL FOR INSTALLATION BY ELECTRICAL. DISCONNECT SWITCHES SHALL NOT BE MOUNTED ON THE EQUIPMENT IT SERVES UNLESS INTEGRAL TO THE UNIT. 3. PROVIDE ALL SYSTEM CONTROLS AND ASSOCIATED CONTROL AND INTERLOCK WIRING FOR COMPLETE AND OPERABLE SYSTEMS. 120 VOLT AND HIGHER WIRING SHALL BE MC CABLE OR IN CONDUIT IN ACCORDANCE WITH LOCAL CODES AND THE MATERIALS AND INSTALLATION REQUIREMENTS OF DIVISION 26 - ELECTRICAL. CONTROLS SHALL NOT BE INSTALLED IN DUCTWORK OR THROUGH DAMPERS. 4. ALL REQUIRED CONTROL WIRING (INCLUDING POWER WIRING REQUIRED FOR CONTROL PANELS, DEVICES, ETC.) NOT INDICATED ON THE ELECTRICAL DRAWINGS SHALL BE INCLUDED AS PART OF THE MECHANICAL WORK. WIRING IN HVAC PLenum SPACES SHALL BE INSTALLED ACCORDING TO CODE REQUIREMENTS. 5. UNLESS NOTED OTHERWISE, TRANSFORMERS, CONTROLS AND CONTROL WIRING REQUIRED FOR ALL MECHANICAL SYSTEMS SHALL BE FURNISHED WITH THE EQUIPMENT IT SERVES AND INSTALLED BY THE MECHANICAL CONTRACTOR. MOTOR STARTERS FOR HVAC EQUIPMENT SHALL BE FURNISHED WITH THE MOTOR OR APPARATUS WHICH IT OPERATES. MOTOR STARTER INSTALLATION SHALL BE BY THE DIVISION 26 CONTRACTOR. 6. MAINLINE REQUIRED NEC CLEARANCES FOR ALL POWERED MECHANICAL EQUIPMENT. THE CLEAR WIDTH SHALL BE THE WIDTH OF THE EQUIPMENT OR 2'-6" (MINIMUM), THE FOLLOWING CLEARANCE IN FRONT OF THE EQUIPMENT SHALL BE: a. FOR 208/240V EQUIPMENT: 3'-0" CLEARANCE b. FOR 480V EQUIPMENT: 3'-0" CLEARANCE. CONDITION 1 - OPEN AREA, NO OBSTRUCTIONS; 3'-6" CLEARANCE - CONDITION 2 - GROUNDED EQUIPMENT, OR CONCRETE/STEEL WALL ON OPPOSING SIDE; 4 CLEARANCE - CONDITION 3 - LIVE PARTS TO LIVE PARTS. 7. ROUTING DUCTWORK SHALL BE COORDINATED WITH THE ELECTRICAL CONTRACTOR AND ALL OTHER TRADES DURING THE SUBMITTAL AND LAYOUT PHASE. DUCTWORK SHALL NOT BE ROUTED THROUGH THE DEDICATED ELECTRICAL SPACE ABOVE EACH LOAD CENTER. 8. COORDINATE WITH THE ELECTRICAL DRAWINGS FOR THE REQUIRED SHORT CIRCUIT CURRENT RATINGS OF THE PANELBOARD SERVING THE EQUIPMENT. THE EQUIPMENT NAMEPLATE SHALL BEAR A RATING OF NO LOWER THAN THE PANELBOARD RATING. DUCT SMOKE DETECTORS: 1. ALL FANS SUPPLYING MORE THAN 2000 CFM OF AIR TO ANY SPACE SHALL BE INSTALLED WITH A SMOKE DETECTOR IN THE RETURN DUCTWORK. DUCT SMOKE DETECTORS SHALL BE INSTALLED IN THE RETURN AIR PATH OF AIR DISTRIBUTION SYSTEMS UTILIZING A COMMON SUPPLY AND/OR RETURN AIR PLenum WITH A COMBINED DESIGN CAPACITY GREATER THAN 2000 CFM. 2. THE SMOKE DETECTOR SHALL BE WIRED TO STOP THE FAN UPON DETECTION OF SMOKE, AND SIGNAL THE BUILDING FIRE ALARM CONTROL PANEL. THE SMOKE DETECTOR SHALL BE FURNISHED BY THE ELECTRICAL CONTRACTOR, MOUNTED IN THE DUCT BY THE MECHANICAL CONTRACTOR, AND WIRED BY THE ELECTRICAL CONTRACTOR. AIR DISTRIBUTION: 1. SUPPLY, RETURN AND O.A. DUCTWORK SHALL BE CONSTRUCTED OF GALVANIZED SHEETMETAL IN ACCORDANCE WITH SMACNA HVAC DUCT CONSTRUCTION STANDARDS-METAL AND FLEXIBLE, LATEST EDITION. 1. SNAP-LOCK LONGITUDINAL SEAMS ARE NOT ALLOWED UNLESS SECURED WITH SHEET METAL FASTENING SCREWS AS RECOMMENDED BY SMACNA. 2. TAPES, SEALANTS AND MASTICS USED TO SEAL METALLIC AND FLEXIBLE AIR DUCTS AND FLEXIBLE AIR CONNECTORS SHALL COMPLY WITH UL 181B AND SHALL BE MARKED "181 B-F" FOR PRESSURE-SENSITIVE TAPE OR "181 B-M" FOR MASTIC/SEALANT. 3. SEAL THE ANNULAR SPACE AROUND ALL DUCT PENETRATIONS THROUGH WALLS, CEILINGS AND FLOORS AIRTIGHT WITH AN APPROVED MATERIAL. (RE: ARCHITECTURAL DRAWINGS FOR APPROVED MATERIALS). 4. MECHANICAL FASTENERS FOR USE WITH FLEXIBLE NONMETALLIC AIR DUCTS SHALL COMPLY WITH UL 181B AND SHALL BE MARKED "181 B-C".	5. SHEETMETAL DUCT SEALING: a. ALL JOINTS AND SEAMS IN ALL SHEETMETAL DUCTWORK SHALL BE SEALED WITH DUCT SEALER. b. SEAL, INSPECT AND TEST SHEETMETAL DUCTWORK PRIOR TO INSULATING OR CONCEALING. SEAL ALL DUCTWORK AND PLenums TO MEET SMACNA SEAL CLASS A. c. SEAL ALL TRANSVERSE JOINTS, LONGITUDINAL SEAMS, AND DUCT WALL PENETRATIONS. d. PRESSURE-SENSITIVE TAPE SHALL NOT BE USED AS THE PRIMARY SEALANT, UNLESS IT HAS BEEN CERTIFIED TO COMPLY WITH UL 181A OR UL 181B BY AN INDEPENDENT TESTING LABORATORY AND THE TAPE IS USED IN ACCORDANCE WITH THAT CERTIFICATION. e. ALL CONNECTIONS SHALL BE SEALED, INCLUDING BUT NOT LIMITED TO SPIN-IN FITTINGS, TAPS, OTHER BRANCH CONNECTIONS, ACCESS DOORS, AND DUCT CONNECTIONS TO EQUIPMENT. f. SEALING THAT WOULD VOID PRODUCT LISTINGS IS NOT REQUIRED. g. SPIRAL LOCK SEAMS NEED NOT BE SEALED. 6. ALL OPEN-ENDED DUCTS AND FAN OUTLETS SHALL HAVE 1/2" X 1/2" HARDWARE CLOTH (WMS) AFFIXED TO THE OPENING. 7. EXHAUST DUCTWORK SHALL BE GALVANIZED SHEET METAL (G 90 MINIMUM) CONSTRUCTED TO SMACNA STANDARDS AND SHALL NOT BE INSULATED UNLESS NOTED OTHERWISE. 8. ALL DUCTWORK SHALL BE SUPPORTED BY THE BUILDING STRUCTURE AND SHALL NOT REST ON CEILING TILES OR CEILING STRUCTURE. DUCT SUPPORTS AND ATTACHMENT TO STRUCTURE SHALL BE PER SMACNA STANDARDS. 9. FLEXIBLE DUCTWORK SHALL BE THERMAFLEX MAKE (UL 181 LISTED, CLASS 1 FLEXIBLE AIR DUCT) OR EQUAL, BY FLEXIMEX, QUIETFLEX, ACO, JM LAMBORN, OR ROYAL MATEL PRODUCTS. PROVIDE A MINIMUM INSULATION VALUE OF R-6; R-8 WHEN LOCATED OUTSIDE THE THERMAL ENVELOPE OF THE BUILDING, OR GREATER WHERE REQUIRED BY APPLICABLE ENERGY CODE. AIR CONNECTORS ARE NOT ACCEPTABLE. FLEX DUCT DIAMETER SHALL MATCH DEVICE NECK DIAMETER. PROVIDE ROUND GALVANIZED STEEL DUCT RUNOUTS TO MAINTAIN A MAXIMUM FLEXIBLE DUCT LENGTH OF 8'. F FLEXIBLE DUCTWORK SHALL BE INSTALLED AS STRAIGHT AS POSSIBLE AND SHALL BE ROUTED AND SUPPORTED WITHOUT FORMING CRIMPS OR OTHER AIR FLOW RESTRICTIONS. PROVIDE SQUARE TO ROUND ADAPTERS OR BOOTS TO CONNECT TO AIR DEVICE NECK WHEN REQUIRED. 10. TAPE, BED AND SEAL TIGHT ALL PENETRATIONS FROM RETURN AIR PLenums TO NON
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No.	Description	Date

NOTES AND DRAWING
INDEX - MECHANICAL

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Project Number: 25030244 Crown By: FRM Checked By:



TENANT IMPROVEMENT NOTES

THESE DRAWINGS, REPRESENTING EXISTING CONDITIONS, WAS PREPARED WITH LIMITED INFORMATION. EXISTING CONDITIONS AND USE OF THE SPACE DURING THE INITIAL EVALUATION MAY HAVE HAMPERED THE ENGINEERS' EFFORTS IN DETERMINING THE CONDITION OF THE ASSOCIATED SYSTEMS. EXISTING DRAWINGS MAY NOT HAVE BEEN AVAILABLE AT THE TIME OF EVALUATION OR DURING THE COURSE OF DESIGN IN DEVELOPMENT OF THESE DRAWINGS. ANY SYSTEMS, SCHEDULES, AND EQUIPMENT SHOWN TO BE REVISED OR SHOWN FOR REFERENCE OF THE EXISTING CONDITIONS MAY HAVE BEEN ADDED TO, MODIFIED, OR REVISED AFTER THE DATE OF THE ORIGINAL EXISTING DRAWINGS (IF AVAILABLE).

THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE SITE AND SCOPE OF WORK PRIOR TO SUBMITTING THE BID. THE CONTRACTOR SHALL BE RESPONSIBLE TO FIELD VERIFY ALL EXISTING CONDITIONS AFFECTING THE INTENT OF THE DRAWINGS AND PROJECT SCOPE FOR A COMPLETE AND OPERABLE SYSTEM. RECOMMENDATIONS TO THE SYSTEMS AND COMPONENTS WHICH ARE PART OF A REGULAR MAINTENANCE SCHEDULE AND FOUND TO BE DEFECTIVE OR IN NEED OF REPAIR THAT AFFECT THIS PROJECT SCOPE SHALL ALSO BE IDENTIFIED. NOTIFY THE ARCHITECT AND ENGINEER IMMEDIATELY OF ANY DISCREPANCIES OR DEVIATIONS WITHIN THESE SYSTEMS.

- KEYNOTES**
1. ROUTE 8" Ø EXHAUST TO 8" Ø GOOSENECK ROOF TERMINATION ON ROOF. LOCATION OF ROOF TERMINATION MUST BE GREATER THAN 10' AWAY FROM ANY FRESH AIR INTAKE. PROVIDE MODEL R68-IE OR EQUAL. REFER TO DETAILS FOR ADDITIONAL REQUIREMENTS.
 2. EXTEND 4" PVC GAS FLUE AND COMBUSTION AIR INTAKE UP TO ROOF. SIZE COMBUSTION AIR AND FLUE PIPING PER MANUFACTURER'S RECOMMENDATIONS. REFER TO MANUFACTURER'S RECOMMENDATIONS FOR MATERIAL, CLEARANCES AND FLASHING DETAILS.
 3. FURNISH AND INSTALL VAV DAMPER BY ZONEK, MODEL STMPD SIZED FOR EXISTING DUCTWORK, WITH SAMDO THERMOSTAT, TR-1 24V TRANSFORMER, AND TS-1 DUCT TEMPERATURE SENSOR. BALANCE AIRFLOW TO 280 CFM. PROGRAM SAMDO THERMOSTAT TO CLOSE DAMPER UPON DETECTION OF HEATED AIR. ROOM SHOULD BE COOLING ONLY.
 4. RETURN DUCT OPEN TO SPACE. CAP WITH WIRE MESH - PROVIDE MANUAL VOLUME DAMPER IN RETURN AIR DUCT AND BALANCE FOR 280 CFM.
 5. ROUTE 8" Ø EXHAUST TO 8" Ø GOOSENECK ROOF TERMINATION ON ROOF. LOCATION OF ROOF TERMINATION MUST BE GREATER THAN 10' AWAY FROM ANY FRESH AIR INTAKE. PROVIDE MODEL R68-IE OR EQUAL. REFER TO DETAILS FOR ADDITIONAL REQUIREMENTS.
 6. TRANSFER DUCT ATTACHED TO GRID. REFER TO DETAILS FOR MORE INFORMATION.

- EXISTING HVAC GENERAL NOTES**
1. CLEAN AND INSPECT ALL EXISTING EQUIPMENT, DUCTWORK, PIPING, ETC. WITHIN THE SCOPE OF WORK INDICATED TO REMAIN. AS REQUIRED, REPAIR AND SEAL DUCTWORK INDICATED TO REMAIN.
 2. REPAIR ALL EXISTING DUCTWORK AND INSULATION INDICATED TO REMAIN TO LIKE-NEW CONDITION, INCLUDING ANY CONDITIONS ASSOCIATED WITH DEMOLISHED DUCTWORK.
 3. CHECK, TEST AND CALIBRATE ALL EXISTING THERMOSTATS TO BE RE-USED. NOTIFY ARCHITECT IMMEDIATELY IF NOT WORKING PROPERLY.
 4. IT SHOULD BE NOTED THAT SOME HVAC SYSTEMS ARE TO REMAIN. IF ANY OF THESE SYSTEMS ARE DAMAGED DURING THE PROGRESS OF CONSTRUCTION OR DEMOLITION, THEY SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE ARCHITECT/ENGINEER WITHOUT INCURRING ADDITIONS TO THE CONTRACT.
 5. COORDINATE ALL DEMOLITION OF EQUIPMENT HAVING A POWER CONNECTIONS WITH THE ELECTRICAL CONTRACTOR. ALL ELECTRICAL SHALL BE MADE SAFE PRIOR TO DEMOLITION.
 6. OPENINGS IN DUCTWORK ASSOCIATED WITH DEMOLITION SCOPE THAT ARE NOT BEING USED FOR CONNECTIONS TO NEW WORK SHALL BE SEALED AIR-TIGHT AND RESTORED TO MATCH ADJACENT DUCTWORK AND INSULATION.

UNLESS SPECIFICALLY NOTED TO BE REMOVED, EXISTING EQUIPMENT, PIPING, DUCTWORK, ETC. IS TO REMAIN. ANY EQUIPMENT, PIPING OR APPURTENANCES REMOVED WHICH ARE NECESSARY FOR THE OPERATION OF THE EXISTING SYSTEM SHALL BE REPLACED TO THE SATISFACTION OF THE ARCHITECT/ENGINEER WITHOUT INCURRING ADDITIONS TO THE CONTRACT.

- HVAC GENERAL NOTES**
1. VISIT THE SITE PRIOR TO SUBMITTING THEIR BID AND FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS AND HOW THE DESIGN WILL INTEGRATE WITH EXISTING SYSTEMS. SHOULD THE CONTRACTOR OBSERVE ANY CONFLICTS OR DISCREPANCIES BETWEEN THE EXISTING CONDITIONS AND THE DRAWINGS, THEY SHALL NOTIFY THE ARCHITECT/ENGINEER IN WRITING IMMEDIATELY. ONLY AFTER THE CONFLICT(S) HAVE BEEN RESOLVED AND THE DRAWINGS CORRECTED, SHOULD THE CONTRACTOR SUBMIT THEIR BID. ANY REQUIRED MODIFICATIONS NOT IDENTIFIED DURING THE SITE VISIT SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER.
 2. COORDINATE WITH THE TENANT AND BUILDING MANAGEMENT FOR ACCESS TO OTHER SPACES AND ANY SPECIAL LANDLORD REQUIREMENTS.
 3. COORDINATE WORK ON MECHANICAL SHEETS WITH ALL TRADES. WORK SHOWN ON THE DRAWINGS IS INTENDED TO PROVIDE THE OVERALL ENGINEERING DESIGN CONCEPT AND DOES NOT ACCOUNT FOR RELOCATIONS, OFFSETS, ETC. THAT ARE REQUIRED BY THE COORDINATION OF TRADES. RELOCATIONS, OFFSETS, ETC. SHALL BE MADE BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE CONTRACT.
 4. THE LOCATIONS, ARRANGEMENT AND EXTENT OF EQUIPMENT, DEVICES, AND OTHER APPURTENANCES RELATED TO THE INSTALLATION OF MECHANICAL WORK SHOWN ON THE DRAWINGS ARE APPROXIMATE. THE DRAWINGS ARE DIAGRAMMATIC AND DO NOT NECESSARILY DEPICT EXACT CONDITIONS. THE LOCATION OF EQUIPMENT, DUCTWORK, ETC. IS APPROXIMATE ONLY. SCALES ARE SHOWN FOR REFERENCE ONLY. THE CONTRACTOR SHALL NOT SCALE THE DRAWINGS. REFER TO THE ARCHITECTURAL DRAWINGS FOR DIMENSIONAL DATA OF BUILDING COMPONENTS SHOULD A CONFLICT EXIST BETWEEN THE ARCHITECTURAL AND ENGINEERING DRAWINGS REGARDING DIMENSIONS AND SCALE, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING IMMEDIATELY.
 5. REPAIR AND/OR REPLACE ANY SYSTEMS, ARCHITECTURAL COMPONENTS, ETC. DAMAGED DURING THE COURSE OF CONSTRUCTION DUE TO THEIR WORK AT NO ADDITIONAL COST TO THE CONTRACT.
 6. PROTECT ALL EQUIPMENT AND DUCTWORK DURING DEMOLITION, DELIVERY, STORAGE, HANDLING, AND INSTALLATION. THE CONTRACTOR SHALL UNDERTAKE THE APPROPRIATE PROTECTION MEASURES DURING THE COURSE OF CONSTRUCTION AS RECOMMENDED IN THE ANSI/SMACNA 008-2008 IAQ GUIDELINES FOR OCCUPIED BUILDINGS UNDER CONSTRUCTION, CHAPTER 3. ENSURE THAT DUST AND CONSTRUCTION DEBRIS ARE PREVENTED FROM ACCUMULATION WITHIN DUCTWORK AND EQUIPMENT. PROVIDE TEMPORARY FILTER MEDIA OVER RETURN AIR GRILLES TO PROTECT DUCTWORK FROM CONTAMINATION PRIOR TO AND DURING START-UP. DO NOT OPERATE AIR HANDLING SYSTEMS DURING CONSTRUCTION.
 7. MATERIALS, EQUIPMENT OR LABOR NOT INDICATED BUT WHICH CAN BE REASONABLY INFERRED TO BE NECESSARY FOR A COMPLETE INSTALLATION SHALL BE PROVIDED. DRAWINGS AND SPECIFICATIONS DO NOT INDICATE EVERY ITEM OF MATERIAL, EQUIPMENT, OR LABOR REQUIRED TO PRODUCE A COMPLETE, SAFE, AND PROPERLY OPERATING INSTALLATION.
 8. COORDINATE DUCTWORK, PIPING, AND EQUIPMENT WITH ALL BUILDING SYSTEMS, ETC. PRIOR TO ORDERING EQUIPMENT OR STARTING CONSTRUCTION.
 9. COORDINATE ALL NEW THERMOSTAT SENSORS, HUMIDISTAT/DEMAND CONTROL VENTILATION SENSORS LOCATIONS IN THE FIELD AND WITH THE OWNER/TENANT PRIOR TO CONSTRUCTION AS NEEDED. MOUNT NO CLOSER THAN 8" FROM THE CORNER OR END OF A WALL. DO NOT LOCATE THERMOSTATS AT THE CENTER OR NEAR CENTER OF A WALL.
 10. REFER TO THE ARCHITECTURAL DRAWINGS FOR EXACT LOCATION OF ALL AIR DEVICES, LIGHT FIXTURES, CABINETS, EQUIPMENT, ETC. COORDINATE DUCTWORK AND EQUIPMENT WITH ALL BUILDING SYSTEMS, ETC. PRIOR TO CONSTRUCTION.
 11. ALL MECHANICAL EQUIPMENT, DAMPERS, VALVES, ETC. LOCATED ABOVE INACCESSIBLE CEILINGS SHALL HAVE A CEILING ACCESS PANEL (RE: ARCHITECTURAL DRAWINGS FOR SIZE AND TYPE) THAT IS PROVIDED BY THE GENERAL CONTRACTOR. THE MECHANICAL CONTRACTOR SHALL COORDINATE THE EXACT LOCATION OF THE ACCESS PANEL(S) WITH THE GENERAL CONTRACTOR AND ARCHITECT PRIOR TO INSTALLATION.
 12. PROVIDE ALL OFFSETS AND TRANSITIONS IN DUCTWORK AND PIPING AS REQUIRED TO MAINTAIN CEILING HEIGHTS INDICATED ON THE ARCHITECTURAL DRAWINGS. INCLUDE OFFSETS AND TRANSITIONS OVER OR UNDER NEW DUCTWORK AND OTHER BUILDING SYSTEMS WHETHER INDICATED ON THE DRAWINGS OR NOT.
 13. OBSERVE ALL MANUFACTURER'S CLEARANCE AND INSTALLATION GUIDELINES FOR MECHANICAL EQUIPMENT.
 14. THE CONTRACTOR SHALL MAKE EVERY EFFORT TO MINIMIZE THE NUMBER OF ELBOWS, TRANSITIONS, FITTINGS, ETC. TO REDUCE THE DUCT SYSTEM STATIC PRESSURE.
 15. ROUND AND RECTANGULAR ELBOWS SHALL BE IN STRICT CONFORMANCE WITH SMACNA. SEGMENTED ELBOWS ARE NOT ALLOWED.
 16. FIELD VERIFY AND PROVIDE RETURN AIR OPENINGS IN WALLS ABOVE THE CEILING WHICH ARE FULL HEIGHT FROM FLOOR TO STRUCTURE, AS NECESSARY, TO ALLOW A RETURN AIR PATH TO THE AIR HANDLING EQUIPMENT. RETURN AIR OPENINGS SHALL BE SIZED FOR A MAXIMUM OF 500 FPM. PROVIDE BALANCING DAMPERS AS REQUIRED. NOTIFY THE ENGINEER AND ARCHITECT OF SUCH CONDITIONS WHEN VISITING THE SITE.
 17. PROVIDE BALANCING DAMPERS AT ALL BRANCH TAKE-OFFS TO SUPPLY, RETURN, AND EXHAUST DUCTS THAT SERVE INDIVIDUAL GRILLES, REGISTERS, AND DIFFUSERS.
 18. SEAL ALL DUCT JOINTS, SEAMS, AND CONNECTIONS TO EQUIPMENT AIR-TIGHT PER THE GENERAL NOTES.
 19. AIR DIFFUSERS SHALL BE INDEPENDENTLY SUSPENDED FROM THE STRUCTURE FROM ALL FOUR CORNERS WITH 18 GAUGE HANGER WIRE, COMPLETE WITH TURNBUCKLES AS REQUIRED FOR A LEVEL AND PLUMB INSTALLATION. SPACING OF HANGERS SHALL BE AS RECOMMENDED BY SMACNA.

1 FLOOR PLAN
SCALE: 3/32" = 1'-0"

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TSC TRACTOR SUPPLY CO.

TSC - ESSEX JUNCTION, VT
70 PEARL ST
ESSEX JUNCTION, VT 05452

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MEP ENGINEER:
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STRUCTURAL ENGINEER:
ARMSTRONG DOUGLASS
A SALAS O'BRIEN COMPANY
12655 N. CENTRAL EXPWY.
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PLUMBING FLOOR PLANS

STATE OF TEXAS
J. JORDAN
13,3054
Mechanical
LICENSED PROFESSIONAL ENGINEER
5-2-25

No.	Description	Permit Set	Date
		2025.05.02	

Drawn by: _____
Checked by: 94-2500036
Project Number: _____
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FLOOR PLAN - MECHANICAL

M101

1. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR EXACT LOCATION AND PLACEMENT OF OUTDOOR EQUIPMENT.
2. ALL ROOF PENETRATIONS ARE TO BE FLASHED AND SEALED BY THE LANDLORD'S APPROVED ROOFING CONTRACTOR. ALL PENETRATIONS SHALL BE SEALED WEATHER-TIGHT.
3. COORDINATE ALL ROOF OPENINGS AND PENETRATIONS WITH STRUCTURAL DRAWINGS. DUCT OPENINGS THROUGH THE ROOF SHALL BE AS REQUIRED FOR THE DUCT AND INSULATION. DUCTWORK SHALL BE COORDINATED WITH STRUCTURE, LIGHTING, SPRINKLERS, ETC. PRIOR TO FABRICATION AND INSTALLATION. ADJUST DUCTWORK ROUTING AND LOCATIONS AS REQUIRED TO AVOID CONFLICTS.
4. FALL PROTECTION (RE: ARCH. DWGS.): WHERE EQUIPMENT IS LOCATED WITHIN 10'-0" OF THE EDGE OF THE BUILDING AND THE PARAPET IS LESS THAN 42" HIGH, GUARDS OR RAILINGS WILL BE REQUIRED.
5. MAINTAIN ALL CODE REQUIRED DISTANCES BETWEEN OUTSIDE AIR INTAKES AND EXHAUST OUTLETS, VENTS, FLUES, PLUMBING VENTS, ETC.

1. THE MECHANICAL CONTRACTOR SHALL ASSUME THAT ALL UNITS WILL REQUIRE SHAVE/PULL/BLY REPLACEMENT AND ADJUSTMENT TO BRING THE UNITS INTO PROPER OPERATING CONDITION. DIRECT DRIVE FANS WILL REQUIRE A FIELD MOTOR TAP ADJUSTMENT TO ADJUST FAN SPEED AS NECESSARY.
2. ALL ROOFTOP UNITS SHALL BE CLEANED (INSIDE AND OUT) AND TESTED TO MEET THE MANUFACTURER'S PERFORMANCE LISTED AFTER ANY CONDITIONS, ALL DAMAGES, AND NON-WORKING COMPONENTS SHALL BE REPLACED WITH NEW OEM REPLACEMENT PARTS. CONTACT THE ARCHITECT/ENGINEER IF ANY ROOFTOP UNIT(S) IS FOUND TO BE OPERATING OUT OF SPECIFICATION AND SUBMIT TO THE ARCHITECT/ENGINEER REPLACE FILTERS WITH NEW FILTERS PRIOR TO TEST AND BALANCE.
3. ADJUST THE OUTSIDE AIR DAMPER TO PROVIDE THE MINIMUM VENTILATION RATES. IF THE OUTSIDE AIR INTAKE IS LOCATED LESS THAN 10'-0" FROM AN EXHAUST DISCHARGE, THE OUTSIDE AIR INTAKE SHALL BE ADJUSTED OR PLUMBING VENT TO MAINTAIN THE 10' SEPARATION.
4. CONFIRM PROPER OPERATION OF THE ECONOMIZER. REPAIR OR REPLACE COMPONENTS AND CONTROLS AS NECESSARY TO PLACE INTO PROPER OPERATION.
5. PROVIDE NEW DUCT SMOKE DETECTOR (IF NOT ALREADY EQUIPPED) LOCATED PER APPLICABLE CODE. IF SMOKE DETECTOR IS EXISTING, TEST TO ENSURE PROPER WORKING ORDER AND CONFIRM WITH THE ARCHITECT/ENGINEER. SEE HVAC GENERAL NOTES FOR ADDITIONAL INFORMATION. HVAC UNITS WILL RESTART AUTOMATICALLY ON MANUAL RESET OR SMOKE DETECTOR COORDINATE WITH THE GENERAL CONTRACTOR/ELECTRICAL SUBCONTRACTOR TO VERIFY IF THE NEW DETECTOR WILL BE INTERCONNECTED TO THE FIRE ALARM SYSTEM.

1. ROUTE #78 EXHAUST TO #70 GODENECK ROOF TERMINATION ON ROOF. LOCATION OF ROOF TERMINATION MUST BE GREATER THAN 10' AWAY FROM ANY FRESH AIR INTAKE. PROVIDE MODEL RGS-8E OR EQUAL. REFER TO DETAILS FOR ADDITIONAL REQUIREMENTS.
2. EXTEND #4 PVC GAS FLUE MANIFOLD AND ROOF AIR INTAKE UP TO CONCENTRIC VENT KIT THRU ROOF. SIZE COMBUSTION AIR AND FLUE PIPING AND INSTALL CONCENTRIC VENT KIT THRU ROOF PER MANUFACTURER'S RECOMMENDATIONS.
3. CLEAN AND INSPECT ALL EXISTING EQUIPMENT, DUCTWORK, PIPING, ETC. WITHIN THE SCOPE OF WORK INDICATED TO REMAIN. AS REQUIRED, REPAIR AND SEAL DUCTWORK INDICATED TO REMAIN.
4. ROUTE #10 EXHAUST TO #10 GODENECK ROOF TERMINATION ON ROOF. TRANSITION AS NEEDED. LOCATION OF ROOF TERMINATION MUST BE GREATER THAN 10' AWAY FROM ANY FRESH AIR INTAKE. PROVIDE MODEL RGS-8E OR EQUAL. REFER TO DETAILS FOR ADDITIONAL REQUIREMENTS.

STRUCTURAL ENGINEER:
ARMSTRONG-DOUGLASS
SALAS O'BRIEN COMPANY
655 N. CENTRAL EXPWY.
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[illegible]

RIGHT PKWY ARCHITECTS, LLC 2023

M131

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Project Number: 25030244 Drawn By: FRM Checked By: KFB

ELECTRICAL GENERAL NOTES	
G1	ALL WORK SHALL BE IN ACCORDANCE WITH 2020 NEC, 2021 IECC UTILIZING THE ASHRAE 90.1 (2019) PRESCRIPTIVE PATH, 2015 IBC, & 202024 IFC WITH LOCAL AMENDMENTS BY THE CITY OF ESSEX JUNCTION
G2	WHEN CONDUCTOR OR CONDUIT SIZE IS INDICATED FOR BRANCH CIRCUIT HOMERUN, THE CONDUCTOR AND CONDUIT SIZE INDICATED SHALL BE USED FOR THE COMPLETE CIRCUIT
G3	ELECTRICAL DESIGN HAS BEEN BASED ON THE INSTALLATION OF 90°C CONDUCTORS CONNECTED TO TERMINAL LUGS AND EQUIPMENT LISTED FOR A MINIMUM OF 75°C TERMINATIONS. BRANCH CIRCUITS ARE SIZED BASED ON 60°C TERMINATIONS AT LIGHT FIXTURES AND WIRING DEVICES.
G4	REFER TO THE APPROPRIATE DRAWINGS (INCLUDING ARCHITECTURAL, LANDSCAPING, INTERIORS, MECHANICAL, & PLUMBING DRAWINGS) FOR DIMENSIONS AND EXACT LOCATION OF EQUIPMENT UNDER THOSE DIVISIONS OF DOCUMENTS WHICH REQUIRE ELECTRICAL SERVICE
G5	CAPITAL LETTER BESIDE LIGHTING SYMBOL INDICATES FIXTURE TYPE. REFER TO LIGHTING FIXTURE SCHEDULE FOR FIXTURE SELECTIONS
G6	UNO ALL BRANCH CIRCUITS SHALL INCLUDE GROUNDED (NEUTRAL) CONDUCTORS AND EQUIPMENT GROUNDING CONDUCTORS
G7	FIRE ALARM SYSTEM SHALL CONFORM TO NFPA 72 AND LOCAL REQUIREMENTS. FIRE ALARM SYSTEM AND DEVICES ARE SHOWN FOR DESIGN INTENT AND CODE COMPLIANCE. FIRE ALARM SYSTEM IS A DEFERRED DESIGN SYSTEM. FIRE ALARM CONTRACTOR SHALL PROVIDE SHOP DRAWINGS, CALCULATIONS, AND PRODUCT DATA MEETING THEIR SELECTED MANUFACTURER'S REQUIREMENTS AND SHALL SUBMIT TO THE FIRE MARSHAL FOR APPROVAL. FIRE ALARM SYSTEM SHALL BE COMPATIBLE WITH EXISTING SYSTEMS WHEN USED BY LANDLORD AND CONNECT BUILDING SYSTEM
G8	ALL FIRE ALARM HORN AND STROBE DEVICES SHALL MATCH EXISTING COLOR, TYPE, AND STYLE, UNLESS OTHERWISE PROHIBITED.
G9	CONTRACTOR SHALL COORDINATE WITH FIRE PROTECTION CONTRACTOR FOR QUANTITY AND LOCATION OF WATER FLOW AND VALVE TAMPER SENSORS. CONTRACTOR SHALL COORDINATE AND PROVIDE ADDITIONAL CIRCUIT(S) AS NEEDED FOR DRY SYSTEM COMPRESSORS ATTICS AND OTHER LOCATIONS AS NEEDED.
G10	UNO ALL SMOKE & COMBINATION FIRESMOKE DAMPERS SHALL BE WIRED TO DESIGNATED CIRCUIT FOR DAMPERS.
G11	REFER TO ARCHITECTURAL DOOR SCHEDULES FOR DOORS REQUIRING FIRE ALARM SYSTEM INTERFACE AND SMOKE OPERATION. CONTRACTOR SHALL COORDINATE WITH ACCESS CONTROL CONTRACTOR AND PROVIDE 120V POWER AND FIRE ALARM CONNECTION TO DOOR CONTROLLERS AS NEEDED.
G12	ALL SERVICES, FEEDERS, AND BRANCH CIRCUITS NOT SPECIFICALLY SCHEDULED IN THESE DRAWINGS SHALL BE PROVIDED WITH COPPER CONDUCTORS.
G13	UNO ALL 15A & 20A BRANCH CIRCUITS SHALL BE #12 AWG, ALL 25A AND 30A BRANCH CIRCUITS SHALL BE #10 AWG, AND ALL 40A BRANCH CIRCUITS SHALL BE #8 AWG. ALL OTHER BRANCH CIRCUITS NOT SCHEDULED, SHALL BE SIZED PER 310.16 USING THE 60°C COLUMN.
G14	FOR 120V BRANCH CIRCUITS LONGER THAN 75' AND 277V CIRCUITS LONGER THAN 250', CONTRACTOR SHALL INCREASE THE WIRE GAUGE FOR THE ENTIRE CIRCUIT BY ONE SIZE FOR EACH INCREMENT OF 100' FOR 120V CIRCUITS AND 200' FOR 277V CIRCUITS.
G15	CONTRACTOR SHALL PROVIDE RECEPTACLE, LIGHT, AND SWITCH AT ACCESSIBLE ATTIC ENTRY POINTS AND MECHANICAL CLOSETS PER 210.70(C) AND 210.63. RECEPTACLE SHALL BE GFCI PROTECTED PER 210.8(E).
G16	CONTRACTOR SHALL ENSURE THAT ALL PENETRATIONS THROUGH RATED ASSEMBLIES (VERTICAL OR HORIZONTAL) ARE SEALED WITH A UL RATED SYSTEM TO MAINTAIN THE RATING OF THAT ASSEMBLY. RATED ASSEMBLIES INCLUDE, BUT ARE NOT LIMITED TO SMOKE PARTITIONS, FIRE BARRIERS, FIRE WALLS, AND SOUND PARTITIONS. CONTRACTOR TO ENSURE THAT ALL JUNCTION BOXES IN RATED ASSEMBLIES ARE INSTALLED PER UL IV FIRE STOPPING SYSTEM, OR SHALL INSTALL A JUNCTION BOX THAT IS LISTED FOR 2-HOUR RATING PER CEY FIRE STOPPING SYSTEM.
G17	ALL CIRCUITS SHALL BE INSTALLED WITH MC CABLE OR METAL RACEWAYS. ALL CIRCUITS AND FEEDERS INSTALLED UNDERGROUND OR OUTSIDE OF THE AIR BARRIER SHALL BE WEATHERED.
G18	TO THE GREATEST EXTENT POSSIBLE, CONTRACTOR SHALL FIELD ADJUST CIRCUITS ON EACH PANEL TO BALANCE ALL PHASES WITHIN 10%.
G19	CONTRACTOR TO PROVIDE COMMISSIONING AS REQUIRED IN SPECIFICATIONS TO COMPLY WITH ENERGY CODE REQUIREMENTS. PLEASE CONTACT JAMES BRAUER WITH JORDAN & SKALA AT 489-385-1616 X13172 FOR COMMISSIONING SCOPE PROPOSAL REQUESTS.

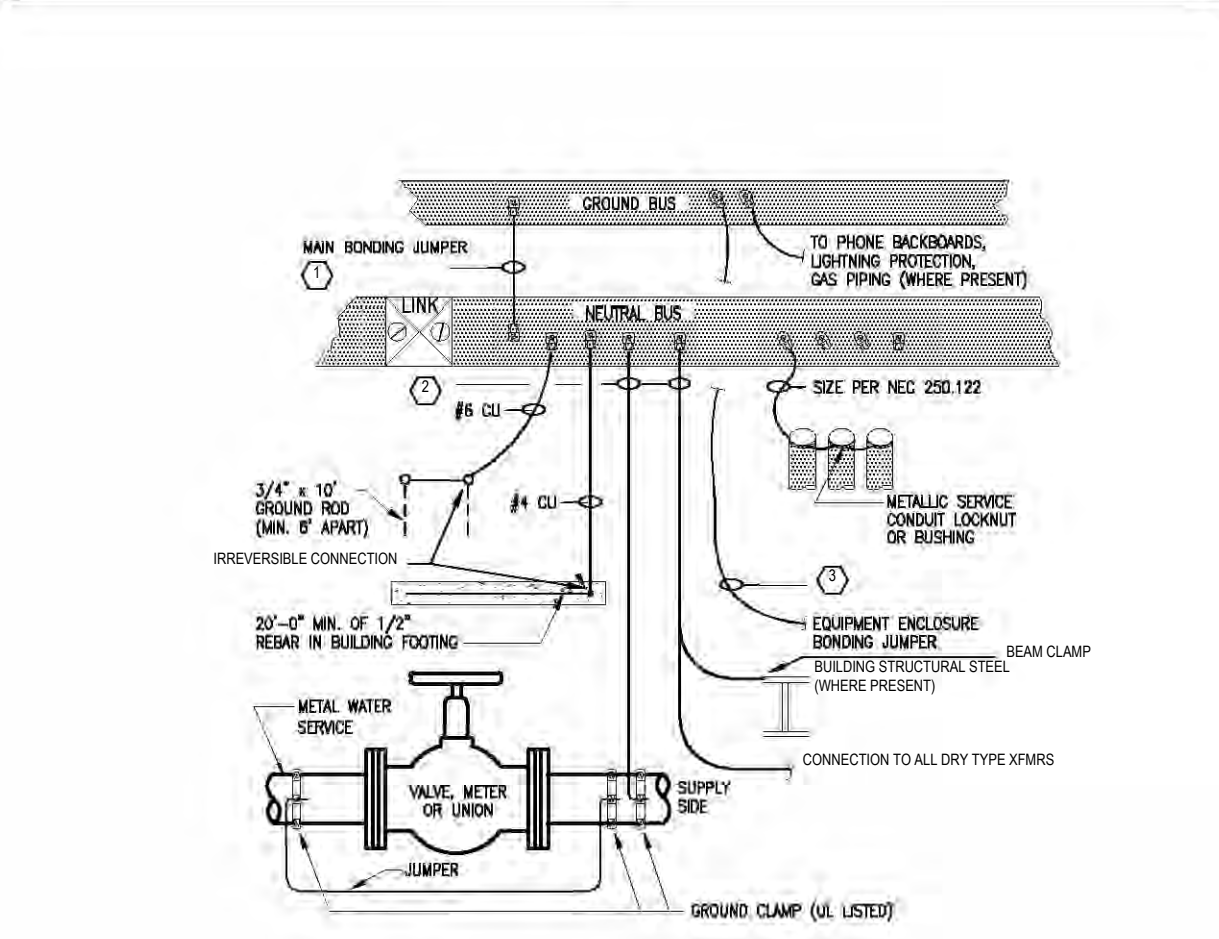
RENOVATION NOTES	
R1	ALL EXISTING EQUIPMENT, WIRING DEVICES, LIGHTS, CONDUIT, WIRING, CIRCUITING, ETC. NOT DISTURBED BY NEW CONSTRUCTION WORK SHALL BE MAINTAINED AND UN Damaged. THESE DEVICES, IF SHOWN, ARE SHOWN FOR INFORMATION PURPOSES ONLY. VISIT THE JOB SITE TO VERIFY ALL EXISTING CONDITIONS AND FAMILIARIZE THEMSELVES WITH ALL WORK TO BE DONE AT THE JOB SITE. FAILURE TO DO SO SHALL NOT RELIEVE CONTRACTOR OF THE RESPONSIBILITY FOR PERFORMING ALL WORK NECESSARY TO PROVIDE A WORKMANLIKE INSTALLATION.
R2	EXISTING SERVICES (ELECTRICAL, FIRE ALARM, ETC.) SHALL NOT BE INTERRUPTED WITHOUT PRIOR SCHEDULING OF SUCH OUTAGES WITH THE OWNER, ARCHITECT, AND ALL OTHER PARTIES INVOLVED.
R3	ALL EXISTING EQUIPMENT IS ASSUMED TO BE IN COMPLIANT AND SERVICABLE CONDITION AND SHALL BE EXISTING TO REMAIN OR REUSED ON SITE TO THE GREATEST EXTENT POSSIBLE. CONTRACTOR SHALL INSPECT, VERIFY, AND TEST EXISTING EQUIPMENT AS NEEDED TO DETERMINE CONDITION AND SERVICABILITY OF EQUIPMENT. CONTRACTOR SHALL PROVIDE 1-YEAR WARRANTY FOR ALL EQUIPMENT EXISTING OR NEW STARTING AT SUBSTANTIAL COMPLETION.
R4	ALL PANELBOARDS SHALL BE LISTED TO COMPLY WITH UL 67. ALL SWITCHBOARDS SHALL BE LISTED TO COMPLY WITH UL 891. ALL DRY-TYPE LOW VOLTAGE (800V AND LESS) TRANSFORMERS SHALL BE LISTED TO UL 506S-1. ANY EQUIPMENT THAT IS MODIFIED IN PLACE WILL NEED TO BE FIELD EVALUATED BY A NRTL AND CERTIFIED TO BE COMPLIANT WITH APPROPRIATE UL STANDARD.
R5	MAINTAIN ACCURATE RECORDS OF ALL MODIFICATIONS TO EXISTING SYSTEMS WHICH ARE TO REMAIN. DELIVER ALL "RECORD" DRAWINGS TO THE OWNER INDICATING SUCH CHANGES.
R6	DISCONNECT AND LABEL ABANDONED FEEDER AND CIRCUITS
R7	REMOVE ALL EXPOSED CONDUITS, CONDUITS ABOVE LAY-IN CEILINGS, OR EQUIPMENT WHICH IS ABANDONED
R8	WHERE NEW WORK INTERFERES WITH CIRCUITS IN ROOMS OTHERWISE UNDISTURBED, EXISTING CIRCUITS SHALL BE REWORKED AS REQUIRED TO MAINTAIN SERVICE
R9	ALL EQUIPMENT, FIXTURES, PANELBOARDS, CONDUIT AND WIRING THAT ARE REMOVED SHALL BE REMOVED FROM THE JOB SITE, UNLESS DIRECTED OTHERWISE BY THE ARCHITECT OR OWNER'S REPRESENTATIVE.
R10	EXISTING ROUGH-IN BOXES AND CONDUIT MAY BE UTILIZED IF THEY ARE OF PROPER SIZE AND IN SUITABLE LOCATION(S) FOR NEW CONSTRUCTION DEVICES AND WIRING SHALL BE NEW.
R11	CIRCUIT ROUTINGS SHOWN IN REMODELED AREAS MAY BE MODIFIED TO SUIT FIELD CONDITIONS, KEEP DEVICES AND/OR FIXTURE CIRCUITS APPROXIMATELY AS INDICATED TO LIMIT VOLTAGE DROP OF FEEDER AND BRANCH CIRCUITS.
R12	VERIFY THE LOCATION AND CONDITION OF ALL EXISTING UTILITIES AND PROTECT DURING THE COURSE OF THEIR WORK. EXISTING UTILITIES, BUILDING MATERIALS AND ANY ASSOCIATED ITEMS WHICH ARE DAMAGED BY CONTRACTORS NEGLIGENCE SHALL BE REPAIRED OR REPLACED AT THE CONTRACTORS EXPENSE (IN A TIMELY MANNER) AND TO THE OWNERS APPROVAL.
R13	COORDINATE THE REMOVAL OR RELOCATION OF ALL MECHANICAL AND PLUMBING EQUIPMENT. DISCONNECT AND REMOVE ALL ELECTRICAL POWER AND CONTROL CIRCUITS FOR EQUIPMENT BEING REMOVED OR RELOCATED. EXISTING CONDUIT AND ROUGH-IN MAYBE USED FOR RELOCATED OR NEW EQUIPMENT. ALL CONDUCTORS SHALL BE NEW.
R14	REMOVE ALL EXISTING DATA, TELEPHONE, FIRE ALARM CABLEING AND ANY OTHER LOW VOLTAGE WIRING THAT ARE NOT TO BE USED.
R15	DESIGN IS BASED ON FIELD INFORMATION, AS-BUILT DRAWINGS AND OWNER FURNISHED INFORMATION. VERIFY ACCURACY OF ALL EXISTING CONDITIONS. IN CASE OF DISCREPANCY, PROVIDE ALL NECESSARY CONDUIT, WIRE, BOXES, FITTINGS, ETC. FOR A COMPLETE OPERATING ELECTRICAL SYSTEM. ENTIRE INSTALLATION TO COMPLY WITH SPECIFICATIONS AND ADOPTED ELECTRICAL CODE.
R16	CONTRACTOR TO FIELD VERIFY EXISTING CONTRACTOR PANEL WILL BE SUFFICIENT ENOUGH TO PROVIDE ADEQUATE SITE AND INTERIOR ZONES AS INDICATED ON LIGHTING PLAN. PROVIDE NEW CONTRACTOR PANEL IF INADEQUATE AND/OR IF THERE IS INSUFFICIENT PANEL SPACE.
R17	INCLUDE ALLOWANCE FOR UNFORESEEN CONDITIONS THAT MAY EFFECT THE SCOPE OF WORK. MINOR DEVIATIONS REQUIRED FOR ACCOMPLISHING THE INTENT OF THIS DESIGN ARE TO BE INCLUDED IN THIS ALLOWANCE.

LIGHT FIXTURE NOTES	
L1	ALL LIGHT FIXTURES MAY NOT BE USED.
L2	FINAL FIXTURE SELECTIONS TO BE SUBMITTED AND APPROVED BY OWNER & ARCHITECT
L3	ALL EXTERIOR FIXTURES TO HAVE COLD WEATHER DRIVERS
L4	ALL FIXTURES MUST BE LISTED BY A NRTL (UL, ETC., CSA). ALL LISTINGS TO BE FIELD VERIFIED BY CONTRACTOR TO BE COMPLIANT AND VALID.
L5	ALL OUTDOOR FIXTURES SHALL BE DAMP OR WET LISTED AS APPLICABLE TO INSTALLATION.
L6	ALL EXTERIOR AND SITE / LANDSCAPE LIGHTING MUST ADHERE TO ALL LOCAL LIGHTING ORDINANCES AND REQUIREMENTS. PROVIDE SHIELDING, GLARE CONTROL, AND HARDWARE OPTIONS & ACCESSORIES AS NEEDED TO COMPLY.
L7	ALL RECESSED FIXTURES TO BE IC RATED. ANY RECESSED FIXTURE THAT PENETRATES A RATED CEILING SHALL HAVE A FIRE BOX TO MAINTAIN THE RATING OF THAT ASSEMBLY.
L8	ALL FIXTURES IDENTIFIED AS EMERGENCY SHALL COMPLY WITH UL 924 AND SHALL CONTAIN A 90-MINUTE BATTERY. IF FIXTURE IDENTIFIED AS EMERGENCY IS NOT AVAILABLE WITH A FACTORY INSTALLED UL 924 DRIVER, THEN A FIELD INSTALLED DRIVER CAN BE INSTALLED ON THE FIXTURE (E.G. IOTA LB-CR200-ABLR-WH), OR A MICRO INVERTER CAN BE USED FOR ALL FIXTURES IN THAT CIRCUIT AND A UL 924 RELAY IS TO BE PROVIDED TO OVERRIDE LIGHTING CONTROLS. ALL EM FIXTURES, FIELD INSTALLED DRIVERS, OR UL 924 RELAYS TO BE POWERED FROM AN UNSWITCHED PHASE CONDUCTOR, AND SHALL HAVE A REMOTE TEST SWITCH LOCATED AT ACCESSIBLE LOCATION.
L9	ALL FIXTURES WITH DOUBLE-ENDED LAMPS TO HAVE INTEGRAL DISCONNECT PER 410.7.1

LIGHTING CONTROL NOTES	
LC1	PER ASHRAE 90.1 § 11.2, THIS PROJECT IS NOT INCREASING THE CONNECTED LIGHTING LOAD BY MORE THAN 20%, AS A RESULT PROJECT IS EXEMPT FROM LIGHTING POWER DENSITY AND LIGHTING CONTROL REQUIREMENTS FROM CURRENT EDITION.
LC2	EXTERIOR LIGHTING TO BE CONTROLLED WITH EXTERIOR PHOTOCELLS; PHOTOCELL TO BE FIELD LOCATED WITH OWNER / ARCHITECT AT A LOCATION NOT SUBJECT TO DIRECT SUNLIGHT AND ORIENTED NORTH.
LC3	IN BACK-OF-HOUSE SPACES SUCH AS STORAGE ROOMS, MECHANICAL ROOMS, AND OTHER UTILITY ROOMS PROVIDE OCCUPANCY BASED CONTROLS. SMALL SPACES CAN BE INSTALLED WITH WALL-MOUNTED PASSIVE IR WIRING DEVICES. LARGER SPACES TO HAVE CEILING OCCUPANCY SENSORS SPACED PER MANUFACTURER'S INSTRUCTIONS TO HAVE FULL COVERAGE. GENERAL LIGHTING TO AUTO-OFF 100% WITH LOCAL MANUAL OFF. LIGHTS SHALL AUTO-OFF AFTER 20 MINUTES OF NO ACTIVITY.
LC4	IN SMALL OCCUPIED SPACES, PROVIDE WALL-MOUNTED OCCUPANCY BASED DIMMING CONTROLS. LIGHTS SHALL AUTO-OFF TO 50% WITH LOCAL MANUAL DIMMING CONTROLS. LIGHTS SHALL AUTO-OFF AFTER 20 MINUTES OF NO ACTIVITY.
LC5	IN LARGE AMENITY SPACES WITH OCCUPANCY SENSORS INDICATED, CONTRACTOR TO PROVIDE OCCUPANCY SENSORS AS NEEDED TO MEET FULL COVERAGE OF SPACE BASED ON MANUFACTURER'S RECOMMENDATIONS. UNO ALL NON-EMERGENCY AND NON-DECORATIVE FIXTURES TO TURN OFF AFTER 20 MINUTES OF NO ACTIVITY.
LC6	UNO ALL IN AMENITY SPACES WHERE NO OCCUPANCY CONTROLS ARE SHOWN, CONTRACTOR TO PROVIDE SMART SWITCHES & DIMMERS THAT ARE WIRELESSLY CONTROLLED AND PROGRAMMED THROUGH A WEB OR APPLICATION BASED INTERFACE. PROGRAMMING SHALL BE COORDINATED WITH OWNERSHIP TO TURN OFF NON-EMERGENCY LIGHTING WITHIN 1 HOUR OF CLOSE OF BUSINESS. CONTRACTOR TO PROVIDE TRAINING AS NEEDED. ACCEPTABLE PRODUCTS INCLUDE LEGRAND RADIAN SMART, LEVITON DECORA SMART, AND LUTRON CASETA.

TYPE	MFR	DESCRIPTION	MODEL	POWER	LUMENS	NOTES
A	LITHONIA	8' SUSPENDED STRIP LIGHTS	CLX-L96-1000LM-SEF-FDL-MVOLT-G210, 40K-80CRI-WH	59.88 W	10000	1) WHERE FIXTURES ARE SHOWN TO BE CONTINUOUS, PROVIDE PLR1G OPTION 2) WHERE DESIGNATED EM TYPE, PROVIDE E10W OPTION
B	LITHONIA	4' SUSPENDED STRIP LIGHTS	CLX-L48-1000LM-SEF-FDL-MVOLT-G210, 40K-80CRI-WH	66.46 W	10000	1) WHERE FIXTURES ARE SHOWN TO BE CONTINUOUS, PROVIDE PLR1G OPTION 2) WHERE DESIGNATED EM TYPE, PROVIDE E10W OPTION
D	LITHONIA	6" EXTERIOR DOWNLIGHT	LDN6-40-30-LO8-WR-LSS-TRW-MVOLT-G210	34.8 W	3000	WHERE DESIGNATED EM TYPE, PROVIDE ELRSD OPTION
W	LITHONIA	EXT EXTERIOR WALL PACK	WDGE2-P3-40K-30CRI-T3M-MVOLT-SRM-DBLXD	32 W	3216	WHERE DESIGNATED EM TYPE, PROVIDE E20WC OPTION
X	LITHONIA	EXIT SIGN	LQM-S-W-3-X-MVOLT-EL-N-M8	0.71 W	-	SELECT RED OR GREEN TO MATCH EXISTING FIXTURES
X-EM	LITHONIA	COMBO EXIT SIGN	LHOM-LED-X-M8	0.43 W	-	SELECT RED OR GREEN TO MATCH EXISTING FIXTURES

ELECTRICAL ABBREVIATIONS			
A	AMPERE	MCB	MAIN CIRCUIT BREAKER
AC	ALTERNATING CURRENT	MCC	MOTOR CONTROL CENTER
AFCI	ARC FAULT CIRCUIT INTERRUPTER	MF	MAIN FUSE
AFF	ABOVE FINISHED FLOOR	MH	MOUNTING HEIGHT
AL	AMPERE INTERRUPTING CAPACITY	MLO	MAIN LUGS ONLY
AIC	ALUMINUM	MT	MOUNT
ATS	AUTOMATIC TRANSFER SWITCH	MTG	MOUNTING
AWG	AMERICAN WIRE GAUGE	NC	NORMALLY CLOSED
BKR	BREAKER	NEC	NATIONAL ELECTRICAL CODE
CB	CIRCUIT BREAKER	NF	NON FUSED
CATV	COMMUNITY ANTENNA TELEVISION	NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
CCTV	CLOSED CIRCUIT TELEVISION	NIC	NOT IN CONTRACT
CKT	CIRCUIT	NL	NIGHT LIGHT
CLG	CEILING	NO	NORMALLY OPEN
CPU	CENTRAL PROCESSING UNIT	NTS	NOT TO SCALE
CU	COPPER	P	POLE
CT	CURRENT TRANSFORMER	PNL	PANELBOARD
DC	DIRECT CURRENT	PVC	POLY-VINYL CHLORIDE
DN	DOWN	RC	REMOTE CONTROL
EX	EXISTING	RECP	RECEPTACLE
E	EMERGENCY	REF	REFERENCE
FA	FIRE ALARM	RMS	ROOT MEAN SQUARE
FACP	FIRE ALARM CONTROL PANEL	ST	SHUNT TRIP
FDR	FEEDER	SYM	SYMMETRICAL
F	FLOOR	SW	SWITCH
F	FUSE OR FUSED	SWBD	SWITCHBOARD
FVNR	FULL VOLTAGE NON REVERSING	TB	TERMINAL BOX
GEN	GENERATOR	TC	TIME CLOCK
GF	GROUND FAULT (DETECTOR)	TEL	TELEPHONE
GFCI/GFI	GROUND FAULT CIRCUIT INTERRUPTER	TV	TELEVISION
GRC	GALVANIZED RIGID STEEL CONDUIT	TYP	TYPICAL
G OR GND	GROUND	UG	UNDERGROUND
HT	HEIGHT	UL	UNDERWRITERS LABORATORY
HID	HIGH INTENSITY DISCHARGE	UNO	UNLESS NOTED OTHERWISE
HP	HORSE POWER	UPS	UNINTERRUPTED POWER SUPPLY
HOA	HAND-OFF AUTOMATIC	V	VOLTS
HZ	HERTZ	VA	VOLT-AMPERE
ISO	ISOLATED	W	WATTS
J	JUNCTION BOX	WP	WEATHERPROOF COVER (RECEPTACLES)
K	KILO, THOUSAND	XP	SHALL BE WEATHER-RESISTANT TYPE
KCMIL	THOUSAND CIRCULAR MILS	XFMR	TRANSFORMER
LED	LIGHT EMITTING DIODE	Y	EXPLOSION PROOF
M	MOTOR	Y	WYE
MA TV	MASTER ANTENNA TELEVISION	Z	IMPEDANCE



KEY NOTES:
MAIN BONDING JUMPER PER 250.192
GROUNDING ELECT PER 250.66
EQUIPMENT BONDING PER 250.192
200KVA SERVICE EQUIPMENT MAIN
ADDITIONAL CU BONDING AL
250KVA CU BONDING AL
250KVA CU BONDING AL

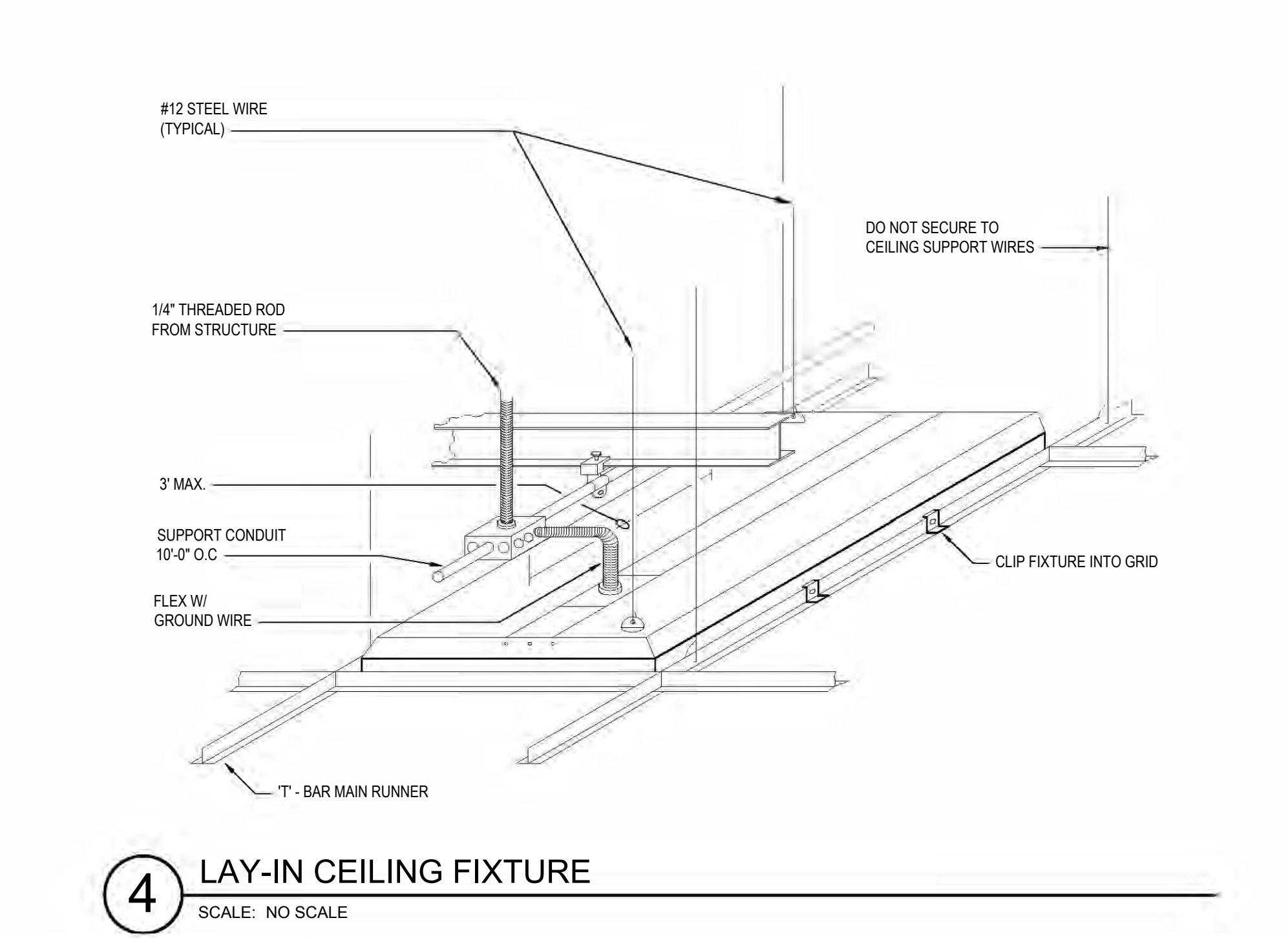
2 SERVICE GROUNDING AND BONDING

SCALE: NO SCALE

GROUNDING NOTES	
G1	THIS DETAIL SHOWS EXAMPLES OF ACCEPTABLE GROUNDING ELECTRODES PER 250.52. PLEASE NOTE THAT ALL GROUNDING ELECTRODES SHOWN ARE NOT REQUIRED. PER 250.50, IF ANY GROUNDING ELECTRODE IS PRESENT, THEN IT MUST BE BONDED TO THE COMMON GROUNDING ELECTRODE. IF MULTIPLE SERVICES AND GROUND ELECTRODES EXIST IN A BUILDING (FIRE AREA), THEN THEY MUST BE BONDED TOGETHER PER 250.58.
G2	CONTRACTOR TO PROVIDE A LOCAL GROUNDING ELECTRODE FOR EACH SERVICE EQUIPMENT TO PROVIDE AN EFFECTIVE GROUND PATH. ALL ENERGIZED EQUIPMENT MUST HAVE AN EFFECTIVE GROUND FAULT CURRENT PATH PER 250.4.
G3	PER 250.53(A), IF A ROD, PIPE, OR PLATE ELECTRODE IS USED, A SUPPLEMENTAL GROUNDING ELECTRODE MUST BE PROVIDED. (E.G. A SINGLE GROUND ROD MAY BE SUPPLEMENTED BY A METAL WATER PIPE ELECTRODE OR A 2ND GROUND ROD. SUPPLEMENTAL ELECTRODE MUST BE AT LEAST 6' AWAY.)
G4	ALL GROUNDING ELECTRODE CONDUCTORS MUST BE PROTECTED FROM PHYSICAL DAMAGE PER 250.64(B)(2).
G5	ALL GROUNDING ELECTRODES MUST BE CONTINUOUS PER 250.64(C). ALL SPLICES AND CONNECTIONS SHALL BE MADE WITH IRREVERSIBLE CONNECTIONS. ANY MECHANICAL CONNECTIONS PROVIDED THAT ARE NOT EMBEDDED IN CONCRETE MUST BE ACCESSIBLE FOR SERVICING MAINTENANCE, AND INSPECTIONS.
G6	CONTRACTOR SHALL PROVIDE INTERSYSTEM BONDING TERMINATION CONNECTED TO THE BUILDING GROUNDING ELECTRODE WITH #6 CU AT ALL TELECOM ROOMS AND LOCATIONS PER 250.94.

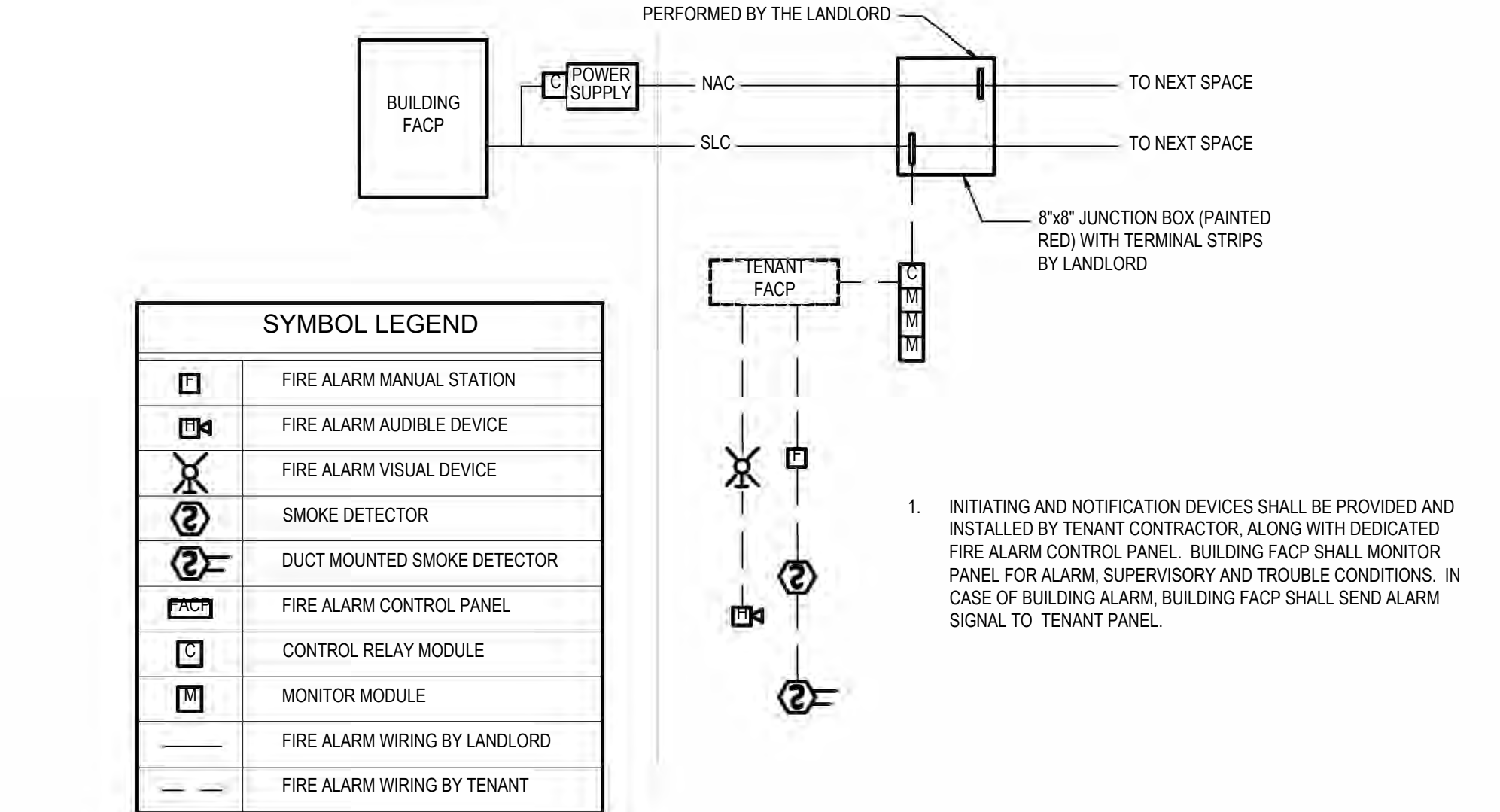
RISER AND SCHEDULE NOTES

S1	SERVICE ENTRANCE EQUIPMENT AND METERING IS EXISTING TO REMAIN AND IS NOT BEING SUBSTANTIALLY MODIFIED. EQUIPMENT SHALL CONFORM TO APPLICABLE EDITION OF NEC AT THE TIME IT WAS INSTALLED. UTILITY METER IS EXISTING AND CURRENTLY ACTIVE AND SHALL REMAIN AS CURRENTLY INSTALLED. CONTRACTOR TO COORDINATE WITH UTILITY AS NEEDED TO RESTART ELECTRIC SERVICE TO EXISTING BUILDING AS NEEDED.
S2	EACH ELECTRICAL SERVICE LOCATION MUST BE CLEARLY IDENTIFIED FOR FIRE DEPARTMENT TO LOCATE. ALL SERVICE DISCONNECTS MUST BE MARKED AS SUCH PER 230.70. IN BUILDINGS WITH MULTIPLE SERVICE DISCONNECTS, EACH DISCONNECT MUST BE MARKED WITH ITS NUMBER AND TOTAL NUMBER OF DISCONNECTS IN THE BUILDING (E.G. 1 OF 4). IN ADDITION, A PLaque MUST BE INSTALLED AT EACH SERVICE DISCONNECT AND AT THE FIRE DEPARTMENT RESPONSE POINT INDICATING THE LOCATION OF ALL SERVICE DISCONNECTS AND WHAT THEY SERVE PER 230.2(E). SERVICE EQUIPMENT SHALL ALSO BEAR ARC FLASH WARNING MARKINGS COMPLYING WITH 110.16, 110.24, AND NFPA 70E INDICATING THE VOLTAGE, SHORT CIRCUIT CURRENT RATINGS, AVAILABLE FAULT CURRENT, AND INCIDENT ENERGY OR CLEARING TIME OF THE SERVICE DISCONNECT. ALL MARKINGS SHALL BE PERMANENTLY AFFIXED AND OF SUFFICIENT MATERIALS TO WITHSTAND THEIR ENVIRONMENT PER 110.21(B).
S3	ALL ELECTRICAL EQUIPMENT INCLUDING PANELS, LOAD CENTERS, AND DISCONNECTS SHALL HAVE MARKINGS COMPLYING WITH 110.16, 110.24 & 408.6 FOR ARC FLASH, AVAILABLE FAULT CURRENT, & SHORT CIRCUIT CURRENT RATING OF EQUIPMENT, AND MARKINGS PER 110.22(A) & 408.4(B) INDICATING THE SOURCE OF SUPPLY AND DISCONNECT LOCATION.
S4	PROVIDE SURGE PROTECTION ON EQUIPMENT AS SCHEDULED. SPD ON SERVICE EQUIPMENT SHALL HAVE A DISCHARGE CURRENT (A) OF 20KA TO COMPLY WITH UL 98A. ALL OTHER SPD SHALL HAVE A DISCHARGE CURRENT NOT LESS THAN 10KA. ALL SPD SHALL HAVE A PROTECTION LEVEL PER MODE NOT LESS THAN TWICE THE AVAILABLE FAULT CURRENT AND A MINIMUM OF 50KA.
S5	ALL CIRCUIT BREAKERS ASSOCIATED WITH LIFE SAFETY SYSTEMS INCLUDING FIRE ALARM, ERRC, 2-WAY COMMUNICATION SYSTEMS, SMOKE CONTROL SYSTEMS, AND SPRINKLER COMPRESSORS SHALL BE COLORED RED, PROPERLY MARKED TO IDENTIFY THE SYSTEM OR EQUIPMENT, AND PROVIDED WITH AN APPROVED BREAKER LOOKING DEVICE PER NFPA 72. ADDITIONALLY, THE CIRCUIT AND LOCATION OF THE BRANCH CIRCUIT DISCONNECTING MEANS SHALL BE IDENTIFIED AT THE SYSTEM OR EQUIPMENT.
S6	PRIOR TO ORDERING ELECTRICAL EQUIPMENT, CONTRACTOR SHALL REVIEW EQUIPMENT FROM OTHER DISCIPLINES INCLUDING MECHANICAL, PLUMBING, AND ELEVATORS AND SHALL COORDINATE EQUIPMENT REQUIREMENTS AND TRIP SETTINGS WITH ACTUAL EQUIPMENT TO BE INSTALLED.
S7	PROVIDE GROUND FAULT PROTECTION FOR EQUIPMENT (GFPE) FOR ALL HEAT TRACE CIRCUITS PER 427.22.
S8	CIRCUIT BREAKERS PROTECTING MULTI-WIRE BRANCH CIRCUITS SHALL BE EQUIPPED WITH A PAD LOCK DEVICE SO THAT ASSOCIATED CIRCUITS CAN BE DISCONNECTED SIMULTANEOUSLY PER 240.15.
S9	GFCI PROTECTION TO COMPLY WITH 210.8. PROTECTION MAY BE PROVIDED WITH CIRCUIT BREAKERS OR WIRING DEVICES.



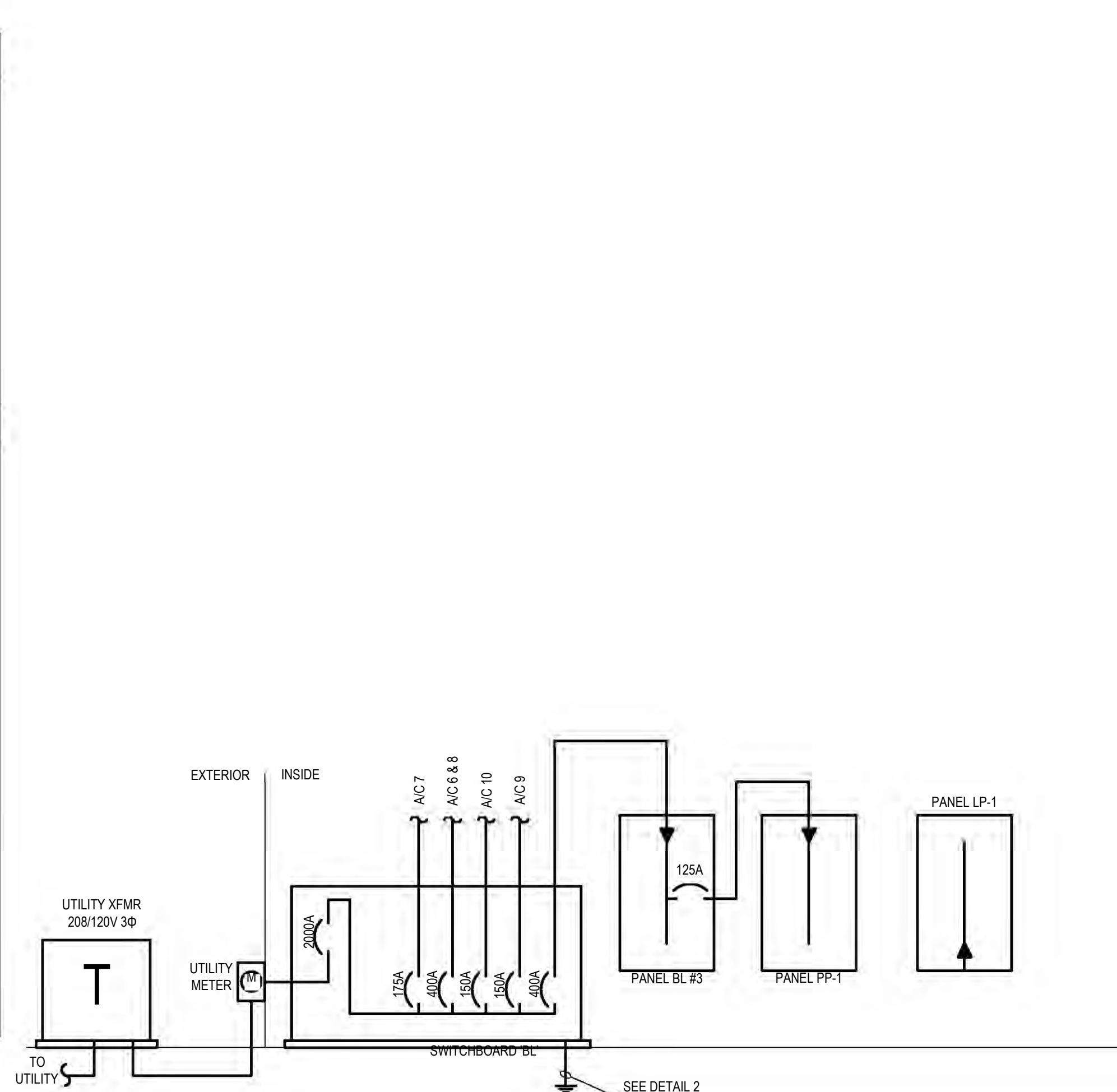
4 LAY-IN CEILING FIXTURE

SCALE: NO SCALE



3 TENANT FIRE ALARM CONNECTIONS

SCALE: NO SCALE



1 EXISTING RISER DIAGRAM

SCALE: NO SCALE

ELECTRICAL SYMBOL LEGEND		
SYMBOL	DESCRIPTION	HEIGHT
\$ / \$ / \$	SINGLE POLE SINGLE THROW / THREE-WAY / FOUR-WAY TOGGLE SWITCH (NOTE L-1, NOTE L-7)	46"
\$ / \$ / \$	MOTOR RATED SWITCH / KEYSWITCH / TIMER SWITCH	46"
0 / 0	DIMMER SWITCH (NOTE L-1) / THREE-WAY DIMMER SWITCH (NOTE L-1, NOTE L-7)	46"
\$	PUSH BUTTON SCENE CONTROLLER (NOTE L-1, NOTE L-7)	46"
0 / 0	OCCUPANCY SENSOR CEILING MOUNTED / WALL MOUNTED - SEE LIGHTING CONTROL NOTES	
0 / 0 / 0	SINGLE / DUPLEX / QUAD RECEPTACLE OUTLET (NOTE L-1)	18"
0 / 0 / 0	GFCI DUPLEX / GFCI DUPLEX ABOVE COUNTER / GFCI QUAD RECEPTACLE (NOTE L-1)	18"43"
0 / 0 / 0	DUPLEX / QUAD / GFCI QUAD RECEPTACLE OUTLET ABOVE COUNTER MOUNTED (NOTE L-1)	43"
0 / 0 / 0	DUPLEX RECEPTACLE OUTLET WITH (2) DC USB CHARGING PORTS / ABOVE COUNTER	18"43"
0 / 0 / 0	DUPLEX GF PROTECTED RECEPTACLE OUTLET WITH (2) DC USB CHARGING PORTS / ABOVE COUNTER	18"43"
0	SPECIAL PURPOSE RECEPTACLE OUTLET, NEMA CONFIGURATION TO MATCH PLUG, (NOTE L-1)	18"
0	SPLIT WIRED DUPLEX RECEPTACLE. ONE RECEPTACLE SHALL BE CONTROLLED (NOTE L-1) WHERE USED TO CONSERVE ENERGY, RECEPTACLE SHALL BE SUITABLY MARKED PER NEC REQUIREMENTS.	18"
0 / 0 / 0	DUPLEX RECEPTACLE OUTLET, CEILING MOUNTED / FLOOR MOUNTED / C LOCK (WALL RECESSED)	
0 / 0 / 0	MULTI-OUTLET ASSEMBLY WITH OUTLETS ON CENTERS AS INDICATED IN NOTES OR SPECIFICATIONS MOUNT 6" ABOVE COUNTER OR AS INDICATED	
0	FIRE-RATED POKE-THRU DEVICE	
0 / 0 / 0	JUNCTION BOX, CEILING / WALL / FLOOR MOUNTED	
0 / 0 / 0	ARROWHEAD INDICATES HOMERUN. X-1.3.5 ADJACENT TO HOMERUN ARROWHEADS INDICATES HOMERUN TO PANEL X CIRCUIT NUMBERS 1.3 AND 5.	
0	RACEWAY/CABLE CONCEALED IN WALL AND/OR ABOVE CEILING	
0	RACEWAY/CABLE CONCEALED IN WALL AND/OR ABOVE CEILING - EMERGENCY CIRCUIT	
0	GROUNDING CONNECTION (SYSTEM AND/OR EQUIPMENT)	
0	CONDUIT STUB. TERMINATE IN INSULATED BUSHING OR CAP IF UNDERGROUND	
0	LIGHTING FIXTURE, 2X4, 1X4, 2X2	
0	LIGHTING FIXTURE, 2X4, 1X4, 2X2 - PROVIDING EMERGENCY ILLUMINATION	
0 / 0 / 0	LIGHTING FIXTURE RECESSED / SURFACE MOUNTED / OVERHEAD/WALL MOUNTED	
0 / 0 / 0	EMERGENCY LIGHTING FIXTURE RECESSED / SURFACE MOUNTED / OVERHEAD/WALL MOUNTED	
0	STRIP FIXTURE - OVERHEAD / WALL MOUNTED	
0	DIRECTIONAL OR WALL WASH LIGHTING FIXTURE	
0	LIGHT TRACK AND LIGHT TRACK FIXTURES	
0	POLE MOUNTED LIGHT FIXTURE WITH ARM. SEE PLANS FOR NUMBER OF LUMINAIRES.	
0	POST TOP OR BOLLARD LIGHT FIXTURE	
0	CEILING/CEILING MOUNTED PADDLE FAN	
0	EXIT SIGN, CEILING/WALL MOUNTED. SHADED QUADRANT INDICATES FACE(S). PROVIDE ARROWS PER PLANS.	
0	EMERGENCY LIGHTING FIXTURE	
0	LIGHTING CONTACTOR / TIMELOCK	
0	PANELBOARD - WALL MOUNTED (RECESSED) / WALL MOUNTED (SURFACE)	
0	MOTOR	
0	NONFUSIBLE DISCONNECT SWITCH, RATINGS/POLES/NEMA ENCLOSURE	
0	FUSIBLE DISCONNECT SWITCH, RATINGS/POLES/NEMA ENCLOSURE/FUSE RATING	
0	MAGNETIC MOTOR STARTER, NEMA SIZE RATING/ENCLOSURE (NEMA 1 IF NOT SHOWN)	
0	COMBINATION MAGNETIC MOTOR STARTER AND DISCONNECT MEANS, NEMA SIZE RATING/ENCLOSURE (NEMA 1 IF NOT SHOWN)	
0	CURRENT TRANSFORMER CABINET	
0	POWER METER AND SOCKET	
0	FIRE ALARM MANUAL STATION	46"
0	FIRE ALARM HORN/SPEAKER WITH VISUAL DEVICE, WALL MOUNTED (NOTE L-3, L-5) NUMERAL INDICATES CANDELA RATING	
0	FIRE ALARM HORN/SPEAKER, WALL MOUNTED (NOTE L-3, L-5)	
0	FIRE ALARM HORN/SPEAKER WITH VISUAL DEVICE, CEILING MOUNTED (NOTE L-3, L-5) NUMERAL INDICATES CANDELA RATING	
0	FIRE ALARM HORN/SPEAKER, CEILING MOUNTED (NOTE L-3, L-5)	
0	FIRE ALARM VISUAL DEVICE (CEILING / WALL), NUMERAL INDICATES CANDELA RATING (NOTE L-3)	
0	FIRE ALARM SMOKE DETECTOR (CEILING / WALL) (NOTE L-4)	
0	FIRE ALARM SMOKE DETECTOR WITH INTEGRAL HORN (CEILING / WALL) (NOTE L-4, L-5)	
0	FIRE ALARM SMOKE/CO DETECTOR WITH INTEGRAL HORN (CEILING / WALL) (NOTE L-4, L-5)	
0	ADDRESSABLE INTELLIGENT MODULE - FIRE ALARM SYSTEM	
0	HEAT DETECTOR/ANALOG HEAT DETECTOR	
0	CONNECTION TO FIRE PROTECTION SYSTEM WATER FLOW / VALVE SUPERVISORY	
0	FIRE ALARM CONNECTION TO SMOKE / FIRE DOOR HOLD-OPEN DEVICE	
0	DUCT MOUNTED SMOKE DETECTOR / REMOTE TEST STATION / REMOTE INDICATOR LIGHT	
0	FIRE ALARM CONTROL PANEL, SURFACE / RECESSED	
0	FIRE ALARM ANNUNCIATOR PANEL, RECESSED	
0	TELEPHONE OUTLET, WALL MOUNTED / ABOVE COUNTER (NOTES L-1, L-2) / FLOOR MOUNTED	18"43"
0	COMBINATION TELEPHONE/DATA OUTLET, WALL MOUNTED / ABOVE COUNTER (NOTE L-1, L-2) / FLOOR MOUNTED	18"43"
0	DATA OUTLET, WALL MOUNTED/ABOVE COUNTER (NOTE L-1, L-2) / FLOOR MOUNTED	18"43"
0	TELEVISION OUTLET WALL MOUNTED (NOTE L-1) / CEILING MOUNTED / FLOOR MOUNTED	18"
0	TWO-WAY COMMUNICATION BASE STATION / CALL BOX	46"

LEGEND NOTES	
L-1	MOUNTING HEIGHTS NOTED ARE TO THE CENTER OF DEVICE ABOVE FINISHED FLOOR, UNLESS NOT

SPECIFICATIONS

- 1.01 SCOPE
- A. Install all electrical work covered by these specifications and approved drawings. Provide all material, labor, transportation, tools supervision, etc., necessary to complete the total electrical job. All items not specifically mentioned herein which are obviously necessary to make a complete working installation shall be provided.
- B. Electrical components including but not limited to conductor size, overcurrent protective device and disconnected switches are based on power requirements for equipment specified as shown on the contract documents. Prior to installing work, contractor shall coordinate electrical requirements with equipment of all trades requiring electrical connections.
- C. Final connections to equipment shall be per manufacturer's approved wiring diagrams, details and instructions. It shall be the contractor's responsibility to provide materials and equipment compatible with actual equipment supplied.
- D. Verify exact locations of existing and new underground utilities, piping and raceway systems prior to trenching. Provide necessary trenching, backfill, excavation, supports, services (conduit and/or wire), pullboxes, transformer pads, sawcutting and patching, concrete/paving, etc. as required. Contractor shall obtain and verify exact utility company drawings and requirements.
- E. Examination of Bidding Documents
- Each bidder shall examine the bidding documents carefully and make written request to the architect for interpretation or correction of any discrepancies, ambiguity, inconsistency or error therein. Any interpretation or correction will be issued by the architect as an addendum. Only written interpretation or corrections by addendum shall be binding. Contractor shall include in his bid labor, materials and methods of construction for complete installation. After award of contract, no allowance or extra compensation will be made on behalf of the contractor due to his failure to make the written requests as described above.
 - Failure to request clarification of any inadequacy, omission or conflict will not relieve the contractor of responsibility. The signing of the contract will be considered implicitly denoting that the contractor has a thorough comprehension of the full intent and scope of the working drawings and specifications.

- 1.02 CODES AND FEES
- A. All work shall conform to all ordinances and regulations of the City, County, State and/or other authorities having jurisdiction in accordance with the requirements of the following codes, standards and design guides:
- The 2020 edition of the National Electrical Code (NECA 70) with local Amendments
 - The 2015 edition of the International Building Code with local Amendments
 - The 2021 edition of the International Energy Conservation Code (IECC) using ASHRAE 90.1-2019 prescriptive compliance path
 - The 2015 edition of the Life Safety Code (NFPA 101)
 - Regulations of the local utility company with respect to metering and service entrance
 - Local city and county ordinances governing electrical work
 - Americans with Disabilities Act (Public Law 101-336)
- B. The contractor shall obtain and pay for all permits and inspections required by the building and safety codes and ordinances, and the rules and regulations of any legal body having jurisdiction.

- 1.03 WORKMANSHIP
- A. The drawings are diagrammatic and indicate the general arrangement of electrical equipment. Coordinate device locations with door swings, cabinets, counters, etc., as indicated on the architectural drawings. Do not scale electrical plans. Obtain dimensions for layout of equipment from architectural plans unless indicated on electrical plans.
- B. Coordinate with all other trades and subcontractors performing work on this project. Minor offsets in locations of fixtures, devices, etc. shall be made to avoid conflicts with other trades. Such modifications shall be approved by the architect prior to the work being performed.
- C. Mounting heights, unless otherwise noted, are to the center line of the equipment and/or device except the mounting height of suspended light fixtures which is to the bottom of fixture.
- D. Contractor shall be responsible for replacing equipment which is damaged due to incorrect field wiring provided under this section or factory wiring in equipment provided under this section.
- E. All equipment and material for similar applications or systems shall be provided from the same manufacturer unless noted otherwise.

- 1.04 SUBSTITUTIONS
- A. All cost incurred by the acceptance of substitutions shall be borne by the contractor. Proof for the quality of substitutions shall be by the contractor.

- 1.05 NRTL LISTING
- A. All electrical items covered by this specification shall be listed and labeled by a Nationally Recognized Testing Lab (NRTL) and shall conform to the UL standard for their specific use.

- 1.06 ELECTRICAL SERVICE
- A. The electrical contractor shall pay all costs required by the local utility company providing services indicated. Electrical contractor shall coordinate metering, transformer pad, connection points and grounding with utility company.
- B. All service entrance equipment including but not limited to any main disconnect switch, panel, or switchboard shall be listed and labeled as "suitable for use as service entrance equipment".

- 1.07 COMMISSIONING
- A. The following systems shall be commissioned in accordance with the requirements of the 2019 ASHRAE 90.1:
- Occupant sensor controls
 - Time Switch control
 - Daylight responsive controls
- B. Programming of sensors, controls, switches, schedules, VFD operation and other systems shall be set by the installing contractor.
- C. The following shall be provided to the building owner or owner representative within 90 days after the date of system acceptance.
- Submittals, Shop drawings
 - Installation instructions, operations and maintenance instructions for each piece of equipment and system installed.
 - Maintenance schedule
 - Names and address of at least one service agency.
 - Lighting controls system maintenance and calibration information, including wiring diagrams, schematics, and control sequence descriptions. Desired or field determined set-points shall be permanently recorded on control drawings at control devices or for digital control systems, in programming comments.
 - A complete narrative of how each system is intended to operate, including suggested setpoints.

- 1.08 WARRANTY
- A. Work shall be warranted for a period of one (1) year from the date of acceptance by the owner.

- 1.09 SPECIFICATIONS
- A. Grounding
- The building electrical systems shall be solidly grounded. All non-current carrying metal parts of the electrical system, i.e., raceways, equipment enclosures, frames, junction and outlet boxes and other conductive items in close proximity with electrical circuits, shall be grounded to provide a low impedance path for potential ground faults.
 - Equipment grounding conductor shall be installed in all raceways and cables.
 - The neutral and ground bus shall be bonded together at all service equipment.
- B. Raceways and Conduits
- Conduits installed in direct contact with grade or within concrete slabs shall be schedule 40 PVC.
 - Conduits concealed within walls and above ceilings and exposed in indoor areas shall be electrical metallic tubing (E.M.T.).
 - Electrical metallic tubing (EMT) couplings and connectors shall be steel. Malleable iron, pressure cast or die cast fittings are not permitted.
 - Fittings and couplings shall be set-screw type and/or compression type. Steel set screw type for 2.5" conduit and larger shall have 2 screws for connectors and 4 screws for couplings. All connectors shall be insulated throat type.
 - Rigid steel and IMC couplings and connectors shall be standard threaded couplings, locknuts, bushings and elbows. All materials shall be steel. Ecnickson-type couplings may be used to complete a conduit run.
 - Conduits shall be run parallel or at right angles to walls, ceilings, and structural members.
 - Liquid tight flexible metal or non-metallic conduit shall be used for outdoor exposed connections to ground- or roof-mounted equipment.
 - Use flexible conduit for connections to motors, dry type transformers, unit heaters, kitchen equipment, flush mounted lighting fixtures, and any vibrating equipment.
 - Flexible conduit used for connection of motors, dry type transformers, electric duct heaters, unit heaters, and bus duct tap devices shall not exceed 36 inches in length.
 - Flexible conduit from outlet box to flush mounted lighting fixture shall not exceed 6 feet in length.
 - Maintain ground continuity through flexible conduit with green equipment grounding conductor; do not use flexible conduit for ground continuity.
 - Flexible conduit installed within plenum spaces shall be limited to lengths not exceeding 4 feet.
 - Liquid tight flexible conduit shall be used to connect equipment in exterior, damp or wet locations.
 - All raceways shall be installed concealed except in unfinished spaces or where indicated on the drawings.
 - Fasteners and supports shall be as manufactured by Gedney, Ector or equal. Supporting devices shall be those as manufactured for a specific purpose. Nails, wire or pipe strap shall not be used.
 - Provide flexible expansion conduit fittings on all conduit crossing expansion joints. See Architectural plans for expansion joint locations.
 - Conduit shall be installed for any feeders on the supply side of any panelboard supplying branch circuits for pools, spas or hot tubs.
- C. Conductors
- All branch circuit conductors shall be copper, 90°C, THHN/THWN insulation.
 - No conductor shall be smaller than No. 12 AWG unless otherwise specified or noted
 - Unless noted otherwise, service and feeder conductors shall be copper, THHN/THWN-2 insulation. Where approved, aluminum conductors shall be compact, AA-8000 Series, XHHW-2, 90°C.
 - Wire No.8 AWG and larger shall be stranded, No.10 and smaller shall be solid.
 - All branch circuit and feeder conductors, No. 8 AWG and smaller, shall be color coded as follow (where approved by the authority having jurisdiction).

7. Sizes indicated are for installation in a maximum 30 degree C ambient.
- D. Outlet/Junction Boxes
- All outlet/junction boxes shall be galvanized steel. Thermoplastic boxes shall be acceptable for use where NM cable is approved.
 - Wall and ceiling outlet boxes shall be 4" square, with a depth of 2 1/2". Ceiling boxes shall be 4" octagonal where required due to number of wires.
 - Where boxes are installed back-to-back in walls and located less than 24" apart, moldable putty pads shall be installed to maintain the required fire rating.

- E. Switchboards
- Acceptable Manufacturers: Products of the following manufacturers, which comply with these Specifications, are acceptable:
 - Square D
 - Siemens
 - Eaton / Cutler-Hammer
 - Dimensions noted on the Drawings are the maximum allowable and shall not be exceeded. Where switchboard(s) of acceptable manufacturers listed exceed the maximum dimensions, products of such manufacturers shall not be acceptable.
 - Install switchboard on 3" high concrete pad, the horizontal dimensions of which shall exceed the base dimensions of the switchboard by 3" on all sides.
 - Switchboard sections shall be fully bussed.
 - All busses shall tin-plated aluminum, rated for a 65 degrees C temperature rise above a 40 degrees C ambient. The minimum bus bracing, in RMS-symmetrical-amperes, shall be as shown on the Drawings.
 - All terminal lugs shall be UL Labeled for AL or CU conductors rated for 75 degrees C.
 - The main protective device(s) shall be insulated case circuit breaker(s) and employ fixed type mounting. The devices shall be individually mounted in the switchboard.
 - Provide molded case circuit breakers for the distribution protective devices unless noted otherwise on the drawings.
 - Provide surge protective devices (SPD) integral to the switchboard assembly that is listed, and component recognized in accordance with UL 1283 and UL 1449 Third Edition. SPD shall be installed by and shipped from the electrical distribution equipment manufacturer's factory as an integral device to the electrical equipment, and shall be serviceable while the switchboard is energized.

- F. Panelboards
- Panelboard Manufacturer shall be:
 - Square D
 - Siemens
 - Cutler Hammer
 - Dimensions noted on the Drawings are the maximum allowable and shall not be exceeded.
 - All bus bars shall be aluminum.
 - Panelboard shall have bolt-in circuit breakers and aluminum bussing. Where applicable, load centers shall have plug-in breakers and aluminum bussing.
 - Overcurrent protective devices shall be automatic trip thermal magnetic type with quick-make quick-break for both manual and automatic operation. All multiple breakers shall be common trip; handle ties will not be accepted.
 - Typewritten directories and panelboard designation plates shall be provided by the contractor for all panelboards. Panelboard designations shall be phenolic-engraved. Also bearing the equipment name where its power supply originates (if panelboard is serviced by a feeder).
 - Provide permanently attached labels for each branch circuit, feeder, and main circuit breaker in distribution panels.
 - Wire termination provisions for panelboards, circuit breakers, safety switches and all other electrical apparatus shall be listed as suitable for 75 degree C, minimum.

- G. Identification
- Equipment or devices specified in the individual sections to be identified shall be identified by machine cut stencil unless the equipment is identified by the manufacturer. Identification of flush mounted cabinets and panelboards shall be on the inside of the device. Surface mounted equipment shall be identified on the outside cover. Equipment operating on 208Y/120 volt system shall be identified with black labels with white inner core, 480Y/277 volt equipment with red labels with white inner core.
 - All switchboards and panelboards supplied by a feeder shall be stencil-labeled to indicate the equipment where the power supply originates.
 - Each disconnecting means shall be stencil-labeled to indicate its purpose unless located and arranged so the purpose is evident. The label shall include the identification of the circuit source that supplies the disconnecting means.

- H. Short Circuit and Protective Device Study
- Contractor shall provide a Short Circuit and Protective Device Study to verify the proposed equipment ratings and protective device ratings. The study shall be performed by a licensed professional engineer or other qualified persons engaged primarily in the design, installation, or maintenance of electrical systems.
 - The scope of the study shall include all proposed distribution equipment supplied under this contract.
 - Contractor shall obtain, in writing, the short circuit current value at the main service switchboard for the specific project location from the utility.
 - All service equipment shall be legibly marked in the field with the maximum available fault current and the date the fault current calculation was performed in accordance with NEC 110.24.
 - A copy of the Short Circuit and Protective Device Study shall be included in the shop drawing submittals for the equipment, and made available to those authorized to design, install, inspect, maintain, or operate the system.

- I. Protective Device Coordination Study
- Overcurrent protective devices shall be selectively coordinated for distribution systems serving emergency and standby loads, as well as those serving multiple elevators, for faults with durations at 0.02 seconds.
 - Contractor shall provide a protective device coordination study for:
 - Distribution systems required to be selectively coordinated that contain circuit breakers.
 - Distribution systems containing breakers with adjustable trip settings.
 - Distribution systems requiring arc-flash analysis.
 - The study shall be performed by a licensed professional engineer or other qualified persons engaged primarily in the design, installation, or maintenance of electrical systems.
 - A copy of the Protective Device Coordination Study shall be included in the shop drawing submittals for the equipment, and made available to those authorized to design, install, inspect, maintain, or operate the system.

- J. Arc Flash Labeling
- Arc flash labels shall be factory provided and installed in accordance with NFPA 70.
 - A permanent label shall be factory applied to service equipment rated 1200 amps or more. The label shall meet the requirements of NFPA 70 and contain the following information:
 - Nominal system voltage
 - Available fault current at the service overcurrent protective devices
 - The clearing time of service overcurrent protective devices based on the available fault current at the service equipment
 - The date the label was applied

- K. Arc Flash Safety
- The Contractor shall furnish an Arc Flash Hazard Analysis Study per NFPA 70E - Standard for Electrical Safety in the Workplace, reference Article 130.3 and Annex D, and IEEE 1584 - Guide for Performing Arc Flash Hazard Calculations.
 - Arc Flash Hazard Analysis
 - Manufacturer of switchboards and panelboards shall provide an arc flash hazard analysis for the electrical distribution system. Include this study in the shop drawing submittals for the equipment.
 - The arc flash hazard analysis shall be performed according to the IEEE 1584 equations that are presented in NFPA70E.
 - When appropriate, the short circuit calculations and the clearing times of the phase overcurrent devices will be retrieved from the short-circuit and coordination study model. Alternative methods shall be presented in the proposal.
 - The flash protection boundary and the incident energy shall be calculated and reported at all significant locations in the electrical distribution system (switchboards, switchgear, motor-control centers, panelboards, busway and splitters) where work could be performed on energized parts.
 - The arc flash hazard analysis shall include all MV, 575v, and 480v locations and locations in 240 volt and 208 volt systems rated 400 amps and above.
 - Safe working distances shall be specified for calculated fault locations based upon the calculated arc flash boundary considering an incident energy of 1.2 cal/cm2.
 - The arc flash hazard analysis shall include calculations for maximum and minimum contributions of fault current magnitude. The minimum calculation shall assume that the utility contribution is at a minimum and shall assume a minimum motor load. Conversely, the maximum calculation shall assume a maximum

- contribution from the utility and shall assume motors to be operating under full-load conditions.
- L. Arc Flash Warning Labels
- Contractor shall field-install arc flash labels on equipment that includes the available incident energy and required personnel protective equipment (PPE).
 - The vendor shall provide a 3.5 in. x 5 in. thermal transfer type label of high adhesion polyester for each work location analyzed.
 - The label shall have an orange header with the wording, "WARNING, ARC FLASH HAZARD," and shall include the following information:
 - Location designation
 - Nominal voltage
 - Flash protection boundary
 - Hazard risk category
 - Incident energy
 - Working distance
 - Engineering report number, revision number and issue date
 - Labels shall be machine-printed, with no field markings.
 - Arc flash labels shall be provided in the following manner and all labels shall be based on recommended overcurrent device settings:
 - For each 800, 480 and applicable 208 volt panelboards and disconnects, one arc flash label shall be provided.
 - For each motor control center, one arc flash label shall be provided.
 - For each low voltage switchboard, one arc flash label shall be provided.
 - For each switchgear, one flash label shall be provided.
 - For medium voltage switches, one arc flash label shall be provided.

- M. Lighting Fixtures
- Electronic driver for LED luminaires:
 - Operation Voltage: The luminaire shall operate from a 60 HZ ±3 HZ AC line over a voltage ranging from 120-277 VAC and 347 VAC. All drivers shall not utilize step down transformers to achieve operating voltage. The fluctuations of line voltage shall have no visible effect on the luminous output.
 - Operational Performance: The driver and LED circuitry shall prevent visible flicker to the unaided eye over the voltage range specified above.
 - RF Interference: LED Drivers must meet Class A emission limits referred in Federal Communications Commission (FCC) Title 47, CFR Part 15, class A regulations concerning the emission of electronic noise.
 - Total harmonic distortion (current and voltage) induced into an AC power line by a luminaire shall not exceed 20 percent.
 - LED Luminaires
 - Each Luminaire shall consist of an assembly that utilizes LEDs as the light source. In addition, a complete luminaire shall consist of a housing, LED array, and electronic driver (power supply). Drivers shall have 2.5kVA surge protection.
 - Reported lumen maintenance shall be greater than 86% per TM-21-11 after 60,000 hours of luminaire operation in an ambient environment of 25°C (77°F). This data must be TM-21 compliant and derived from the EnergyStar.gov TM-21 Calculator.
 - The individual LEDs shall be constructed such that a catastrophic loss or the failure of one LED will not result in the loss of the entire luminaire.
 - Each luminaire shall be listed with Underwriters Laboratory, Inc. under UL1598 for luminaires, or an approved equivalent standard from a nationally recognized testing laboratory.
 - The color rendition index (CRI) shall be a nominal 80 for interior lighting and a nominal 70 for exterior lighting.
 - 5 Year warranty minimum
 - Luminaire shall be tested to LM-79, LM-80 and TM-21 standards
 - The luminaire shall have a power factor of 0.9 or greater.

- N. Wiring Devices
- Commercial Grade
 - Duplex receptacles shall be rated 20 AMP, Hubbell CR5362 or approved equal.
 - Toggle switches shall be 20 AMP, Hubbell CS1221 or approved equal.
 - Dimmer switches shall be slider type, Lutron Nova T series. Contractor to confirm dimmer is fully compatible with the individual loads that it serves.
 - Device plates shall be nylon (unless otherwise noted).
 - Color of devices and device plates shall be as determined by Architect.
 - Dry Type Transformers
 - Transformers shall be U.L. listed and shall have class 155 or higher insulation systems.
 - Transformers shall be mounted with 5/8" thick neoprene pads for vibration isolation.
 - 4" high concrete housekeeping pads shall be installed for all floor mounted transformers.
 - Acceptable Manufacturers
 - Eaton/Cutler Hammer
 - Siemens
 - Square D
 - Installation shall provide not less than twelve inch clearance from combustible materials and not less than 6" clearance from walls or equipment except where manufacturer's instruction are more stringent.

- P. Disconnect Switches
- Safety-type disconnect switches shall be heavy duty with quick-make, quick-break mechanism with interlocking cover which normally cannot be opened when the switch is in the "ON" position. Switch shall have provisions for pad-locking in the open or closed position. ON/OFF position shall be visible without opening the disconnect.
 - Fusible disconnect switches shall have rejection-type fuseholders. Fuses shall be non-renewable, dual element time-delay "RK1" or "RK5", or as specified otherwise.
 - Acceptable Manufacturers
 - Eaton/Cutler Hammer
 - Siemens
 - Square D

- Q. Fire Alarm System
- The scope of work described in these Specifications and/or indicated on the Drawings shall be designed/engineered by the Contractor as a Delegated Design Responsibility. All professional engineering services related to the Fire Alarm system shall be delegated to the Contractor.
 - Provide a complete, U.L. listed, [addressable][hard-wired] fire alarm system in accordance with these specifications, and all applicable codes.
 - Acceptable Manufacturers:
 - Honeywell - Notifier/Garnewell/Scint/Firex/Knight/Farenthly/Xtralis
 - Siemens
 - E.S.T.
 - Johnson Controls - SimplexGrinnell
 - Audible /Visual Devices: Audible/visual devices shall be horns with flashing visual appliances with the word "FIRE" written on the lens. The horns shall produce at least 15 dba above ambient noise level. Audible and visual devices (including the combination device) shall utilize a 4" electrical backbox. Visual devices shall be multi-candela, field-selectable, with a constant flash rate of one (1) flash per second. The device color shall be white.
 - Any audible device installed in a sleeping room, including living rooms, shall have a low-frequency sounder approved

- for fire protective service, and shall be listed to UL 464. The device shall be powered from a notification appliance circuit output and shall operate on nominal 12 or 24 volts (includes fire alarm panels with built in sync). All notification appliances shall be backward compatible.
6. Any visual device in a sleeping area shall be minimum 110 candela, unless noted otherwise.
7. Contractor shall furnish all labor, materials, tools, and equipment for a complete fire alarm system, including the following:
 - Engineered drawings, calculations, and material submittals approved by authority having jurisdiction.
 - Coordination of work in this section with all trades.
 - Complete monitoring service connection to telephone backboard.
 - Inspections and Tests
 - One (1) year warranty
8. Fire alarm shop drawings shall contain the following:
 - Specification sheet(s) of technical data on each hardware component
 - Specification sheet(s) on wiring to be utilized
 - One-line schematic riser diagram made specifically for this job
 - Calculation for sizing batteries and power supplies
 - Sequence of operation for the entire system
 - Copy of vendor's NICET fire alarm certificate (level III or higher)
 - Verification of central supervising station (UL Certified)
 - Equipment and service warranty
 - Scaled floor plans showing fire alarm device locations and wire routing.
9. Signal output to the UL Listed central station (for fire system reporting) shall be installed in accordance to the project specifications and drawings.
 - Basic Performance:
 - The Communicator will communicate to GSM networks in the area including 2G, 3G and 4G. The multi-GSM platform technology automatically detects and chooses the best network in the area based on signal strength and immediately self-adjusts for operation.
 - Supervision of communication path with be monitored and automatically tested per the NFPA requirements listed below based on local NFPA adoptions: NFPA72 2010 GSM Single Path (cellular only) 5 minutes NFPA72 2013 GSM Single Path (cellular only) 5 minutes
 - Diagnostic LEDs: Signal strength and status indications.
 - All circuits shall be power-limited, per UL864 requirements.
 - In areas where the GSM network signal strength is poor or not allowed by the AHJ, a D.A.C.T. communication device (or similar UL Listed "fire" device) shall be provided in lieu of cellular communicator. Provide and install 3/4" conduit from the panel to the main telephone backboard.
10. Signal output to the UL Listed central station (for fire system reporting) shall be installed in accordance to the project specifications and drawings. Communicator shall be in the FACP located in (e.g. clubhouse) building. All remote building FACP's shall be connected to the communicator via fiber optic loop. Fiber shall be installed between buildings in underground conduit with tracer wire.

- Basic Performance:
 - The Communicator will communicate to GSM networks in the area including 2G, 3G and 4G. The multi-GSM platform technology automatically detects and chooses the best network in the area based on signal strength and immediately self-adjusts for operation.
 - Supervision of communication path with be monitored and automatically tested per the NFPA requirements listed below based on local NFPA adoptions: NFPA72 2010 GSM Single Path (cellular only) 5 minutes NFPA72 2013 GSM Single Path (cellular only) 1 hour
 - Diagnostic LEDs: Signal strength and status indications.
 - All circuits shall be power-limited, per UL864 requirements.
 - In areas where the GSM network signal strength is poor or not allowed by the AHJ, a D.A.C.T. communication device (or similar UL Listed "fire" device) shall be provided in lieu of cellular communicator. Provide and install 3/4" conduit from the panel to the main telephone backboard.

- Transient Voltage Surge Suppression
- Approved manufacturer/model: DITEK DTK-TSS1.
12. Provide all necessary components to provide complete protection of the control panel, data, signal, and dialer circuits/connections.
13. Surge protection shall be provided for any copper NAC, IDC and SLC circuits which are installed underground outside of a building.
14. All underground pathways entering the building to be protected by surge protectors on both ends and properly grounded.
15. Modules shall be mounted in NEMA 12 steel enclosure adjacent to FACP.

- Miscellaneous Equipment
- Time clock shall be electronic type with astronomical functions (Tork DZS 200 6P or approved equal).
 - Photozell shall have raintight photoelectric self-contained control for switching. Photozell shall have die-cast housing with adjustable sensor.
 - Acceptable Manufacturers
 - Tork 2100 Series or approved equal

- S. Penetrations
- All penetrations through rated walls, floors and/or ceilings shall be sealed with the appropriately rated fire-sealing material by 3M company, Thomas & Betts, Metacaulk, or approved equal.

- T. Communications Conduit/Boxes
- Two (2) 4" schedule 40 PVC conduits shall extend from the public right-of-way to the main telecommunication room or entrance facility.
 - The number of bends in a conduit section run shall not exceed two (2) 90-degree bends or equivalent of sweeps and radius bends.
 - In areas with non-accessible ceilings, telephone conduits shall be continuous from the outlet box to the telephone equipment backboard and terminated with a nylon grommet.
 - Each horizontal home-run conduit can serve from one (1) to three (3) outlet boxes. For one (1) outlet box, a 1/2"conduit shall be used, minimum. For two (2) outlet boxes, a 1" conduit shall be used, minimum. For three (3) outlet boxes, a 1-1/4" conduit shall be used, minimum.
 - The dimensions of the outlet box shall be 4" x 4" square with a minimum depth of 2-1/8". Boxes shall be equipped with single device adapters (or two-device adapters where needed). Where installed in plaster, gypsum board, tile, etc., adapters shall be raised to compensate for the thickness of the wall finish.

- V. Renovations and Additions
- Work requiring interruption of electrical power, which would adversely affect the normal operation of the owner's property, shall be done at a time other than normal working hours. Normal working hours shall be considered eight (8) A.M. to five (5) P.M. Monday through Friday. Schedule all outages with the owner and Architect prior to shutdown.
 - Prior to submitting bids on the project, visit the site to become aware of existing conditions which may affect the cost of the project.
 - Where work under this project requires extension, relocation, reconnection or modification to existing equipment or systems, the equipment or systems shall be restored to operating condition. Extend new homeruns or circuit extensions where required. Disconnect and remove all equipment indicated to be demolished, including outlet boxes, devices, raceways and conductors.
 - Care shall be exercised in the removal and storage of equipment indicated to be relocated, removed and/or reused. Prior to placing back into service, existing equipment shall be cleaned and/or relamped. Marred or chipped surfaces shall be touched-up. Dispose of any material not wished to be kept by the owner.
 - Provide all coring, cutting and patching to existing walls, floors, etc. required for the removal of existing work or the installation of new work.

- 120/208 Volt System/277/480 Volt System/Phase A - Black/Phase B - Brown/Phase B - Red/Phase B - Orange/Phase C - Blue/Phase C - Yellow/Neutral - White/Neutral - Gray/Ground - Green/Ground - Green
6. MC Cable shall be limited to branch circuits concealed in walls and above ceilings, and may not be run directly into surface mounted equipment. All circuit homeruns from the panelboard to the first branch circuit device shall be routed in conduit. MC cable shall not be allowed for wiring to mechanical equipment

CONSTRUCTION • ARCHITECTURE

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Contact: CODY SMITH
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615-714-5205

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PKWY ARCHITECTS, LLC
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MEP ENGINEER:
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STRUCTURAL ENGINEER:
ARMSTRONG-DOUGLASS
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SUITE 720
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PLUMBING FLOOR PLANS

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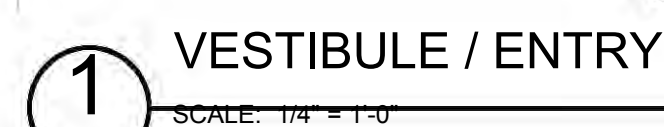
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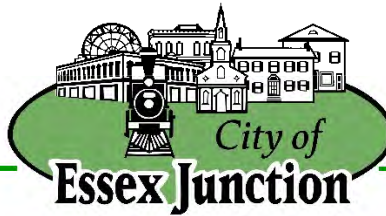
- ## CONSTRUCTION • ARCHITECTURE



70 PEARL ST
ESSEX JUNCTION, VT 05452

ENLARGED

E102



August 5th, 2025

Cathy West
Parkway Construction
1000 Civic Circle
Lewisville, TX 75067

Dear Cathy,

After circulating your plans, I offer the following comments to be addressed. Specific references to Essex Junction's zoning bylaws, known as the [Land Development Code \(LDC\)](#), are made throughout.

City Engineer comments

- A new curb does not appear to be proposed at the head of the new parking spaces. City Engineer recommends new curbing to be installed to delineate the parking spaces from the pedestrian and outdoor seasonal display spaces.
- Applicant should provide clarification on how vehicular access in the rear of the building will be managed when a truck is parked at the portable loading ramp.

Lighting (Section 704)

- The submitted lighting plan shall be revised to meet the requirements of Section 704 of the LDC is required. This includes:
 - A site plan drawn to a maximum scale of one (1) inch to twenty (20) feet displaying all proposed and existing light fixtures.
 - Photometric data showing the numerical grid of lighting levels, in footcandles, that existing and proposed fixtures will produce on the ground.
 - Proposed mounting height and wattage of all exterior lighting fixtures.
- All fixtures must be down shielded, energy saving LED lamps with a correlated color temperature not exceeding 4300 Kelvin.

Landscaping (Section 719)

- Applicant should provide additional information on the proposed shade tree, including species name and any infrastructure used to support and maintain the tree (silva cell, structural soil, etc).

Thank you again for your submittal. We look forward to reviewing your revised plans.

Sincerely,

Michael Giguere
City Planner

cc: City of Essex Junction Community Development