



DOLLAR TREE

SALEM BTS
1317 SCENIC RIVERS BLVD.
SALEM, MO 65560
DEAL # 10713 STORE # 7454

DOLLAR TREE
"LOW/MEDIUM SECURITY"

NO SECURITY MEASURE NECESSARY

STORE # 7454
PROJECT DATE: 12/01/18
OPEN DATE: 12/01/18
CONTRACT NO: 18-000524
S/W T/W A/S IS: REEL/RELOCATION EXPANSION

ABBREVIATIONS	SYMBOLS	KEY PLAN	DRAWING INDEX AND DATES
<p>ACT ACOUSTICAL CEILING TILE ADA AMERICAN DISABILITIES ACT AFG ABOVE FINISHED CEILING AFF ABOVE FINISHED FLOOR ARCH ARCHITECT, ARCHITECTURAL APPROX APPROXIMATE BD BOARD BLDG BUILDING CLS CEILING CLR CLEAR CMU CONCRETE MASONRY UNIT COL COLUMN DF DRINKING FOUNTAIN DIL DETAIL DWS DRAWING EA EACH EIS EXTERIOR INSULATION FINISH SYSTEM ELEV ELEVATION EQ EQUAL EXIST EXISTING EXTING EXTINGUISHER FE FIRE EXTINGUISHER FR FIRE RATING FRP FIBERGLASS REINFORCED PANEL FIN FINISH FINISHED FT FOOT, FEET FTG FOOTING FV FIELD VERIFY GA GAGE GWB GYPSUM WALL BOARD HWD HARDWARE HM HOLLOW METAL HGT HEIGHT HOL HOLLOW HORIZ HORIZONTAL HR HOUR HVAC HEATING, VENTILATION AND AIR CONDITIONING JT JOINT L LAM LAM LAMINATE LVT LUXURY VINYL TILE</p>	<p>MAX MAXIMUM MNF, MANUF MANUFACTURE, MANUFACTURER MIN MINIMUM, MINUTE MTD MOUNTED MTL METAL NIC NOT IN CONTRACT OC ON CENTER OPP OPPOSITE PEJ PREFORMED EXPANSION JOINT PLAM PLASTIC LAMINATE PLYND PLYWOOD FR PAIR FPI POUNDS PER SQUARE INCH FTD PAINTED RELO RELOCATE REQD REQUIRED SC SOLID CORE SF SQUARE FEET SHT SHEET SIM SIMILAR STRUCT STRUCTURAL TRK, TRK THICKNESS T.C. TENANT CONTRACTOR TG TEMPERED GLASS TRSH THRESHOLD TYP TYPICAL UL UNDERWRITERS LABORATORIES UNLESS OTHERWISE NOTED VINYL COMPOSITION TILE VTR VENT THROUGH ROOF W WIDE, WIDTH WCD WOOD W/ WITH WHF WELDED WIRE FABRIC AND ANGLE ° DEGREES Ø DIA Ø, DIA Ø, DIA ± PLUS OR MINUS</p>	<p>SCALE: NONE</p> <p>NORTH</p>	<p>NOTES AND LEGEND, RESPONSIBILITY CHART AND KEY PLAN</p> <ul style="list-style-type: none"> C62 NOTES AND ACCESSIBILITY DETAILS A1 FLOOR FINISH WALL CONSTRUCTION TYPES AND ENLARGED OFFICE, TOILET PLANS A2 REFLECTED CEILING PLAN, LEGEND & NOTES, OFFICE ELEVATIONS & TOILET ELEVATIONS A3 EXTERIOR ELEVATION & INTERIOR ELEVATIONS A4 DETAILS, SECTIONS & SCHEDULES M1 DETAILS & SECTIONS A4.2 DETAILS & SECTIONS E1 ELECTRICAL FLOOR PLAN, SCHEDULES, DETAILS, AND NOTES <p>FOR REFERENCE ONLY</p> <ul style="list-style-type: none"> D51 REACH-IN DETAILS & SPECIFICATIONS D52 WALK-IN DETAILS & SPECIFICATIONS D53 WALK-IN SPECIFICATIONS EM1 ENERGY MANAGEMENT DRAWINGS EM2 ENERGY MANAGEMENT DRAWINGS EM3 ENERGY MANAGEMENT DRAWINGS EM4 ENERGY MANAGEMENT DRAWINGS TB1 TESTING & BALANCING PLAN, NOTES & LEGEND

PROJECT MANAGERS:	BUILDING CODE SUMMARY	GENERAL NOTES	NEW WORK NOTES	GENERAL SITE ACCESSIBILITY NOTES
<p>CASCO 10871 WATSON ROAD ST. LOUIS, MO 63127-1032 PHONE: (314) 821-1100 FAX: (314) 821-4162 CONTACT: BOB McLAUGHLIN EMAIL: dollartree@casco.com</p>	<p>APPLICABLE BUILDING CODE: INTERNATIONAL BUILDING CODE, 2012 EDITION</p> <p>APPLICABLE PLUMBING CODE: INTERNATIONAL PLUMBING CODE, 2012 EDITION</p> <p>APPLICABLE MECHANICAL CODE: INTERNATIONAL MECHANICAL CODE, 2012 EDITION</p> <p>APPLICABLE ELECTRICAL CODE: NATIONAL ELECTRICAL CODE, 2017 EDITION</p> <p>APPLICABLE FIRE CODE: INTERNATIONAL FIRE CODE, 2012 EDITION</p> <p>APPLICABLE ENERGY CODE: N/A</p> <p>APPLICABLE ACCESSIBILITY CODE: ICC/ANSI, A117.1, CURRENT EDITION</p> <p>TYPE OF CONSTRUCTION: TYPE I - M - MERCANTILE</p> <p>USE GROUP: M - MERCANTILE</p> <p>NUMBER OF STORIES: 1 (1)</p> <p>SPRINKLER: NO</p> <p>SMOKE MONITORING REQUIRED: UNKNOWN - EC CONFIRM</p>	<p>1. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE LOCAL, STATE, AND NATIONAL CODES AND REGULATIONS. CONSTRUCTION SHALL ALSO COMPLY WITH LANDLORD'S CRITERIA (UNLESS PRECLUDED BY CODE).</p> <p>2. ALL HOOD FRAMES, FRESH BLOCKING AND PLYWOOD SHALL BE FIRE RETARDANT TREATED PER CODE.</p> <p>3. ALL FINISH MATERIALS SHALL MEET FLAME SPREAD AND SMOKE DEVELOPMENT RATING CLASS C (OR CLASS 3).</p> <p>4. WALLS CONSTRUCTION BY THE TENANT'S CONTRACTOR IS SHOWN HATCHED.</p> <p>5. THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS PRIOR TO BID TO DETERMINE THE EXTENT OF WORK. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND THE TENANT OF ANY DISCREPANCIES PRIOR TO BIDDING.</p> <p>6. ALL MATERIALS INDICATED ARE NEW, UNLESS SPECIFICALLY NOTED AS EXISTING, AND SHALL BE PROVIDED AND INSTALLED BY THE CONTRACTOR. ITEMS INDICATED AS TENANT SUPPLIED SHALL BE INSTALLED BY THE CONTRACTOR PER TENANT'S REQUIREMENTS AND/OR MANUFACTURER'S PUBLISHED STANDARDS.</p> <p>7. ALL EXISTING MATERIALS TO REMAIN WHICH ARE DAMAGED OR OTHERWISE DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE PATCHED OR REPAIRED TO MATCH THE EXISTING ADJACENT MATERIALS, SO THAT THE REPAIR IS IMPERCEPTIBLE.</p> <p>8. DURING THE COURSE OF CONSTRUCTION, IF THE CONTRACTOR UNCOVERS ANY CODE VIOLATION KNOWN TO HIM OR ANY DISCREPANCY WITH THE DESIGN, CONTRACTOR SHALL NOTIFY THE ARCHITECT OF SUCH IMMEDIATELY.</p> <p>9. CONTRACTOR SHALL ASSEMBLE AND INSTALL MATERIALS/ PRODUCTS IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND INDUSTRIAL/ASSOCIATION STANDARDS.</p> <p>10. CONTRACTOR SHALL FIELD VERIFY AND/OR REPORT ASBESTOS-CONTAINING MATERIAL TO ARCHITECT AND TENANT UPON DISCOVERY.</p> <p>11. ANY DETAIL WHICH MAY BE INCOMPLETE OR LACKING IN THE PLANS OR SPECIFICATIONS SHALL NOT CONSTITUTE CLAIM FOR EXTRA COMPENSATION. SUCH DETAIL, IF REQUESTED BY THE CONTRACTOR, SHALL BE SUPPLIED BY THE ENGINEER/ARCHITECT AND SUBMITTED TO THE CONTRACTOR IN ADVANCE OF ITS REQUIREMENT ON THE JOB. THE TRUE INTENT OF THE PLANS AND SPECIFICATIONS IS TO PRODUCE A COMPLETE WORKING FACILITY AND INCOMPLETE DETAIL WILL NOT ABRIDGE THIS INTENT.</p>	<p>1. INSTALL TENANT PROVIDED IDENTIFICATION SIGN AS REAR DOOR.</p> <p>(4) 2A-10BC RATED FIRE EXTINGUISHERS TO BE TENANT SUPPLIED. SIMILAR TO J.L. INDUSTRIES MODEL COSMIC 9E. LOCATE EXTINGUISHERS AS SHOWN. PROVIDE MOUNT BRACKETS AND MOUNT CONTROLS AT 48" AFF MAX. PROVIDE "FIRE EXTINGUISHER" SIGNS ON WALL DIRECTLY ABOVE EACH UNIT. CONTRACTOR SHALL HAVE EXTINGUISHERS INSPECTED AND TAGGED. REFER TO W/A-1 FOR ADDITIONAL INFORMATION.</p> <p>3. THE CONTRACTOR SHALL VERIFY THAT EXIST TOILET ROOM(S), INCLUDING FIXTURES AND ACCESSORIES MEET ALL APPLICABLE LOCAL, STATE AND FEDERAL ACCESSIBILITY CODES AND LAWS.</p> <p>4. PAINT ALL EXPOSED SURFACE MOUNTED CONDUIT TO MATCH ADJACENT WALL COLOR (IE WHITE OR YELLOW).</p> <p>5. CONTRACTOR SHALL CAULK AROUND TOP AND BOTTOM EDGES OF COLUMN SUBRODS TO AVOID INJURY. REFER TO DETAIL 4/C52 FOR ADDITIONAL INFORMATION.</p> <p>6. CLEAN ALL EXISTING MATERIALS (IE STOREFRONT FRAMING AND GLAZING, WALLS, CEILING, ETC.) TO REMAIN TO A LIKE NEW CONDITION.</p> <p>7. CONTRACTOR SHALL INSTALL TENANT SUPPLIED FIXTURES TO INCLUDE BUT NOT LIMITED TO CART CORRAL, PERIMETER WALL GONDOLA, FLOOR GONDOLA, BALLOON CENTER, HANGING BALLOON CORRALS, HELIUM TANK CABINET (SALES FLOOR), HELIUM TANK BRACKETS (STOCKROOM SEE DETAIL), GRAVITY CONVEYOR SYSTEM AND MOBILE FIXTURES PER TENANT'S FUTURE PLAN. CALIFORNIA PROJECTS ONLY, CONTRACTOR SHALL STRAP ALL FIXTURES AS PER THE SEISMIC DRAWINGS PROVIDED. CONTACT THE CONSTRUCTION PM IF FUTURE/SEISMIC DRAWINGS WAS NOT MADE AVAILABLE TO YOU DURING YOUR BIDDING PROCESS.</p> <p>8. AUTOMATIC DOORS (WHEN NOTED) WILL BE SUPPLIED AND INSTALLED BY TENANT'S VENDOR (CONTRACTOR IS RESPONSIBLE FOR ELECTRICAL CONNECTION).</p> <p>9. CONTRACTOR SHALL REMOVE ANY EXISTING SIGNAGE THAT HAS PREVIOUS TENANT'S NAME (INTERIOR AND/OR EXTERIOR). ANY SIGNAGE THAT IS REQUIRED SHALL BE REPLACED IN LIKE KIND WITH DOLLAR TREE'S NAME.</p> <p>10. CONTRACTOR SHALL VERIFY IF THERE IS AN EXISTING ACCESS PANEL TO TENANT'S SIGNAGE.</p> <p>11. CONTRACTOR SHALL NOTIFY CONSTRUCTION PM OF ANY NECESSARY REPAIRS TO ROOF PRIOR TO PERFORMING ANY OR ALL WORK.</p> <p>12. CONTRACTOR SHALL REMOVE AND DISPOSE OF ANY AND ALL PREVIOUS TENANT'S EXTERIOR SIGNAGE LEFT BEHIND. ALL EXISTING MATERIALS TO REMAIN WHICH ARE DAMAGED OR OTHERWISE DISTURBED BY REMOVAL OF PREVIOUS TENANT SIGNAGE SHALL BE PATCHED OR REPAIRED AND PAINTED TO MATCH EXISTING ADJACENT MATERIALS SO THAT THE REPAIR IS IMPERCEPTIBLE. CONTRACTORS SHALL NOT INCLUDE THIS SCOPE OF WORK IN THEIR BID AND WILL BE HANDLED VIA CHANGE</p>	<p>1. IN ACCORDANCE WITH CHAPTER 11, ACCESSIBILITY - SECTIONS 1104 AND 1106 OF THE INTERNATIONAL BUILDING CODE, 2012 EDITION, THE EXTERIOR ROUTES OF TRAVEL AND ACCESSIBLE PARKING ARE EXISTING PRIOR TO THE OCCUPANCY OF THE NEW TENANT. NO CHANGE OF OCCUPANCY OR EXTERIOR SITE MODIFICATION SHALL OCCUR WITHOUT PRIOR PERMITTING AND CONFORMANCE TO ABOVE MENTIONED CODE. REQUIRED SITE DEVELOPMENT OR CONFORMANCE TO ABOVE MENTIONED CODE SHALL BE SOLE RESPONSIBILITY OF LANDLORD AND/OR OWNER OF EXISTING BUILDING AND SITE.</p> <p>GENERAL</p> <p>1. MATERIALS, EQUIPMENT, AND ASSEMBLIES SHOWN OR SPECIFIED ARE MINIMUM REQUIREMENTS OR PERFORMANCE STANDARDS. LOCAL JURISDICTIONS MAY REQUIRE PERFORMANCE STANDARDS BEYOND THOSE SHOWN OR SPECIFIED. FURTHERMORE, LOCAL JURISDICTIONS MAY PREVENT THE USE OF COMMONLY ACCEPTED MATERIALS. CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH ALL LOCAL REQUIREMENTS FOR LICENSING, MATERIALS, AND PERFORMANCE STANDARDS PRIOR TO SUBMITTING BID. ALL CONFLICTS BETWEEN THE CONTRACT DOCUMENTS AND LOCAL REQUIREMENTS SHALL BE BROUGHT TO THE OWNER'S ATTENTION AND RESOLVED BY MUTUAL AGREEMENT, PRIOR TO SUBMISSION OF BID OR HIGHEST PRICED WORK. LOCAL REQUIREMENTS VERSUS SPECIFIED REQUIREMENTS SHALL BE INCLUDED IN THE BID.</p> <p>2. THIS DESIGN CRITERIA IS PROVIDED FOR BUILDING OFFICIAL REVIEW CONVENIENCE ONLY AND IS NOT INTENDED FOR USE BY COMPONENT DESIGNERS OR MANUFACTURERS AS THEIR SOLE DESIGN CRITERIA WITHOUT VERIFICATION. EACH DESIGNER AND/OR MANUFACTURER MUST INDEPENDENTLY CONFIRM ALL CODE CRITERIA WITH WHICH HIS ELEMENTS OR COMPONENTS MUST COMPLY, INCLUDING BUT NOT LIMITED TO LOADINGS, APPLICATION FUNCTIONALITY, ETC. PERFORMANCE CRITERIA PROVIDED ELSEWHERE BY A SPECIFIC DISCIPLINE SHOULD BE REGARDED AS THE MINIMUM STANDARDS ACCEPTABLE TO THE CLIENT. EACH SUPPLIER MUST EVALUATE THESE MINIMUMS AGAINST SPECIFIC INDUSTRY STANDARDS AS WELL AS CODES, LAWS, ORDINANCES, AND UNDERWRITER REQUIREMENTS GOVERNING HIS PRODUCT AS WELL AS OWNER INSURER REQUIREMENTS, AS APPLICABLE. THE MOST STRINGENT OF THESE CRITERIA SHALL GOVERN.</p>
<p>PROJECT MANAGERS: CASCO 10871 WATSON ROAD ST. LOUIS, MO 63127-1032 PHONE: (314) 821-1100 FAX: (314) 821-4162 CONTACT: BOB McLAUGHLIN EMAIL: dollartree@casco.com</p> <p>TENANT: DOLLAR TREE STORES 500 VOLVO PARKWAY CHESAPEAKE, VIRGINIA 23320 PHONE: (757) 321-5204 FAX: (757) 321-5300 CONTACT: DARREN SIMONS</p> <p>LANDLORD: RIDGE INVESTMENT GROUP 1806 AUTUMN GLEN COURT CHESTERFIELD, MO 63017 PHONE: (314) 703-5616 FAX: (314) 821-0020 CONTACT: CRAIG KISER</p> <p>SIGN CONTRACTOR: JONES SIGN 1711 SCHEURING RD. DE PERE, WI 54115 PHONE: (800) 536-7446 X1000 FAX: (920) 483-4145 CONTACT: MICKEY NISKOW</p> <p>BUILDING DEPARTMENT: CITY OF SALEM ADMINISTRATION OFFICES 400 N. IRON ST. SALEM, MO 65560 PHONE: (513) 124-5211 EMAIL: administration@salemmo.com</p> <p>FREEZER/COOLER VENDOR: ORIGIN RETAIL SOLUTIONS 12220 BIRMINGHAM HIGHWAY BUILDING 90 MILTON, GA 30004 PHONE: (770) 374-3257 CONTACT: TOM O'CONNOR</p>	<p>TOTAL LEASE AREA: 9,262</p> <p>AREA CALCULATIONS: SALES: 7,820 SF NON-SALES: 1,732 SF TOTAL AREA: 9,262 SF</p> <p>OCCUPANCY CALCULATIONS: SALES: 7,820 SF / 30 SF = 261 OCCUPANTS NON-SALES: 1,732 SF / 300 SF = 6 OCCUPANTS TOTAL: 267 OCCUPANTS</p> <p>EGRESS CALCULATIONS: SALE AREA: 261 x 0.2 INCHES = 50.2 INCHES NON-SALE AREA: 6 x 0.2 INCHES = 1.20 INCHES TOTAL EGRESS WIDTH REQUIRED = 51.40 INCHES</p> <p>EGRESS PROVIDED 99 INCHES > 51.40 INCHES REQUIRED THEREFORE OK</p>			<p>MARK S. BROMEIER LIC #6081778 EXPIRES: 12/31/18 PHONE: 314-524-1100</p>
<p>SCOPE OF WORK</p> <ol style="list-style-type: none"> TENANT FIT UP OF A NEW MERCANTILE SPACE. ADDING ONE (1) NEW PANEL TO EXISTING ELECTRICAL PANELS. ADDING NEW EMS SYSTEM. ADDING NEW WALK-IN FREEZER/COOLER AND NEW REACH-IN FREEZER/COOLERS. PAINTING WALLS. POLISH CONCRETE FLOORS. ADDING NEW CHECKOUTS AND SALES FIXTURES 	<p>DEFERRED SUBMITTALS</p> <p>FIRE ALARM DESIGN AND ENGINEERING (IF REQUIRED) BY CITY OF SALEM FIRE DEPARTMENT TO BE UNDER SEPARATE SUBMITTAL. DESIGN AND ENGINEERING TO BE DONE BY A LICENSED FIRE ALARM CONTRACTOR AND ENGINEER PER LOCAL FIRE PROTECTION REQUIREMENTS.</p>			

Order Plans \$10,000

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CASCO DIVERSIFIED CORPORATION
ARCHITECTURAL FIRM
LICENSE #000324
EXPIRES 12/31/19

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NOTES AND LEGEND RESPONSIBILITY CHART AND KEY PLAN

project drawing

CS1