

# TSC TRACTOR SUPPLY CO

SW COUNTY ROAD 242A & SW CHAD PLACE

LAKE CITY SOUTH, FL

REF: Q1 2024 STANDARD CRITERIA PLANS

## ABBREVIATION LIST

ABOVE FINISHED FLOOR	AFF	LAMINATED PLASTIC	LAM
ADJUSTABLE	ADJ	LANDLORD	LL
ALUMINUM	ALUM	LEFT HAND	LH
ANCHOR BOLT	AB	LONG LEG HORIZONTAL	LHH
APPROXIMATELY	APPROX	LONG LEG VERTICAL	LLV
ARCHITECTURAL	ARCH	LONG	LG
AT	@	MINI HOLE	MH
BEAM	BM	MANUFACTURER	MFR
BEARING	BRG	MASONRY OPENING	MO
BLOCKING	BKG	MATERIAL	MATL
BOARD	BD	MAXIMUM	MAX
BOTTOM	BTM or B	MECHANICAL	MECH
BUILDING	BLDG	META	MTL
CATCH BASIN	CB	MINIMUM	MIN
CEILING	CLNG	MISCELLANEOUS	MISC
CENTER TO CENTER	CC	MOUNTED	MTD
CENTERLINE	CL	NOT APPLICABLE	NA
CLEAN OUT	COL	NOT IN CONTRACT	NIC
COLUIN	COL	NOT TO SCALE	NTS
CONCRETE MASONRY UNIT	CMU	ON CENTER	OC or o.c.
CONCRETE	CONC	OPENING	OPNG
CONSTRUCTION	CONST	OPPOSITE	OPP
CONTINUOUS	CONT	OUTSIDE DIAMETER	OD
CONTROL JOINT	CJ	OVERFLOW ROOF DRAIN	ORD
COURSE	CRS	PAINT	PT
DIAMETER	DIA	PAIR	PR
DIMENSION	DIM	PLASTIC LAMINATE	PLAM
DOWN	DN	PLATE	PL
DOWNSPOUT	DS	PLUS OR MINUS	+/-
DRAWING	DWG	PLYWOOD	PLWD
EACH FACE	EF	POINT OF SALE	POS
EACH WAY	EW	PRESERVATIVE TREATED	PPT
EACH	EA	PROPERTY LINE	PL
ELECTRIC	ELEC	QUARRY TILE	QT
ELECTRIC WATER COOLER	EW	RADIUS	RAD or R
ELEVATION	ELEV	RAIN WATER CONDUCTOR	RWC
EQUAL	EQ	REINFORCED	REINF
EXISTING	EXIST	REQUIRED	REQD
EXPANSION JOINT	EJ	REVISION	REV
EXTERIOR	EXT	RIGHT HAND	RH
EXTERIOR INSULATION & FINISH SYSTEM	EFS	RIGHT OF WAY	ROW
FIBER REINFORCED PLASTIC	FRP	ROOF DRAIN	RD
FINISH	FIN	SECTION	SECT
FINISHED FLOOR	FF	SHEET	SHT
FIRE EXTINGUISHER CABINET	FEC	SIMILAR	SIM
FIRE RETARDANT TREATED	FRT	SPECIFICATION	SPEC
FIXTURE	FIXT	SQUARE FEET	SF
FLOOR	FLR	STAINLESS STEEL	SS
FLOOR DRAIN	FD	STANDARD	STD
GALVANIZED	GALV	STEEL	STL
GAUGE	GA	STRUCTURAL	STRUCT
GENERAL CONTRACTOR	GC	SUSPENDED	SUSP
GLASS	GL	TELEPHONE	TEL
GLASS FIBER REINFORCED CONCRETE	GFRG	TONGUE AND GROOVE	T&G
GLASS FIBER REINFORCED GYPSUM	GFRG	TOP OF	TI
GYPSUM BOARD	GYP BD	TOP OF JOIST	TJ
HANDICAPPED	HCPD	TOP OF MASONRY	TOM
HARDWOOD	HWD	TOP OF STEEL	TOS
HEATING/VENTILATING/AIR CONDITIONING	HVAC	TYPICAL	TYP
HEAVY DUTY	HD	UNLESS NOTED OTHERWISE	UNO
HOLLOW CORE	HC	VERTICAL	VERT
HOLLOW METAL	HLM	VINYL COMPOSITION TILE	VCT
HORIZONTAL	HORIZ	VINYL TILE	VT
HOSE BIBB	HB	VINYL WALL COVERING	VWC
HOT WATER HEATER	WH	WALL COVERING	WC
HOUR	HR	WELDED WIRE FABRIC	WWF
INSIDE DIAMETER	ID	WITH	WI
INSULATION	INSUL	WITHOUT	W/O
INTERIOR	INT	WOOD	WD
JOIST BEARING	JB	WORK POINT	WP

## CODE SUMMARY

CRITERIA	REQUIREMENTS	2023 FLORIDA BUILDING CODE 2023 FLORIDA FIRE PREVENTION CODE (NFPA 101)
TYPE OF CONSTRUCTION	II B, FULLY SPRINKLED	IBC SECTION 602
NUMBER OF FLOORS	1	
USE AND OCCUPANCY CLASSIFICATION		IBC SECTION 302
MIXED	M / S-1 - NON-SEPARATED	IBC SECTION 506.3
ACCESSORY	A-2 / B	IBC SECTION 506.2
ALLOWABLE BUILDING AREA		
TABULAR AREA PER STORY (NON-SPRINKLERED NS)		12,500 SQ FT IBC TABLE 506.2
TABULAR AREA PER STORY (FULLY SPRINKLERED S1)		50,000 SQ FT IBC TABLE 506.2
AREA INCREASE DUE TO FRONTAGE (12,500 SQ FT x 0.75)		9,375 SQ FT IBC SECTION 506.3
TOTAL ALLOWABLE BUILDING AREA		59,375 SQ FT IBC SECTION 506.2
BUILDING AREA (PROPOSED)	21,901 SQ FT	
PLUMBING CALCULATIONS		
OCCUPANT LOAD (SALES)		
M: 16,476 SQ FT / 60 SQ FT PER OCCUPANT=	275 OCCUPANTS	IBC TABLE 1004.5
A-2: 259 SQ FT / 15 SQ FT PER OCCUPANT=	17 OCCUPANTS	IBC TABLE 1004.5
B: 84 SQ FT / 150 SQ FT PER OCCUPANT=	1 OCCUPANT	IBC TABLE 1004.5
S-1: N/A SQ FT / 300 SQ FT PER OCCUPANT=	N/A	IBC TABLE 1004.5
OCCUPANTS	293 OCCUPANTS	
OCCUPANT LOAD (WAREHOUSE)		
S-1: 5,007 SQ FT / 300 SQ FT PER OCCUPANT=	18 OCCUPANTS	IBC TABLE 1004.5
FIXTURE COUNT		
MALE: M = 147 OCCUPANTS / S = 9 OCCUPANTS		
M: TOILETS - 1 PER 500 / LAVS - 1 PER 750	TOILET: 147 / 500 = 0.294 LAV: 147/750 = 0.196	IBC TABLE 2902.1
S: TOILETS - 1 PER 100 / LAVS - 1 PER 100	TOILET: 9 / 100 = 0.09 LAV: 9/100 = 0.09	IBC TABLE 2902.1
TOTAL REQUIRED (TOILET = 0.384 LAV = 0.286)	1 TOILET / 1 LAV	
ACTUAL FIXTURES PROVIDED	1 TOILET / 1 LAV	
FEMALE: M = 147 OCCUPANTS / S = 19 OCCUPANTS		
M: TOILETS - 1 PER 500 / LAVS - 1 PER 750	TOILET: 147 / 500 = 0.294 LAV: 147/750 = 0.196	IBC TABLE 2902.1
S: TOILETS - 1 PER 100 / LAVS - 1 PER 100	TOILET: 9 / 100 = 0.09 LAV: 9/100 = 0.09	IBC TABLE 2902.1
TOTAL REQUIRED (TOILET = 0.384 LAV = 0.286)	1 TOILET / 1 LAV	
ACTUAL FIXTURES PROVIDED	1 TOILET / 1 LAV	
DRINKING FOUNTAINS REQUIRED = 1 PER 1000 OCCUPANTS	2 PROVIDED (1 HIGH / 1 LOW)	IBC TABLE 2902.1
SERVICE SINK REQUIRED = 1	1 PROVIDED	IBC TABLE 2902.1

## CONTACTS

### PROJECT MANAGER

ONYX CREATIVE  
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### ENGINEERING

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MECHANICAL & PLUMBING  
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STRUCTURAL  
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CIVIL  
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### LANDLORD

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## PROFESSIONAL OF RECORD

### ARCHITECT

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### STRUCTURAL

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### GREENHOUSE ENGINEER

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FAIRHOPE, AL 36533  
CONTACT: PERRY "TREY" JINRIGHT, PE  
PH: 251-753-4357  
E:

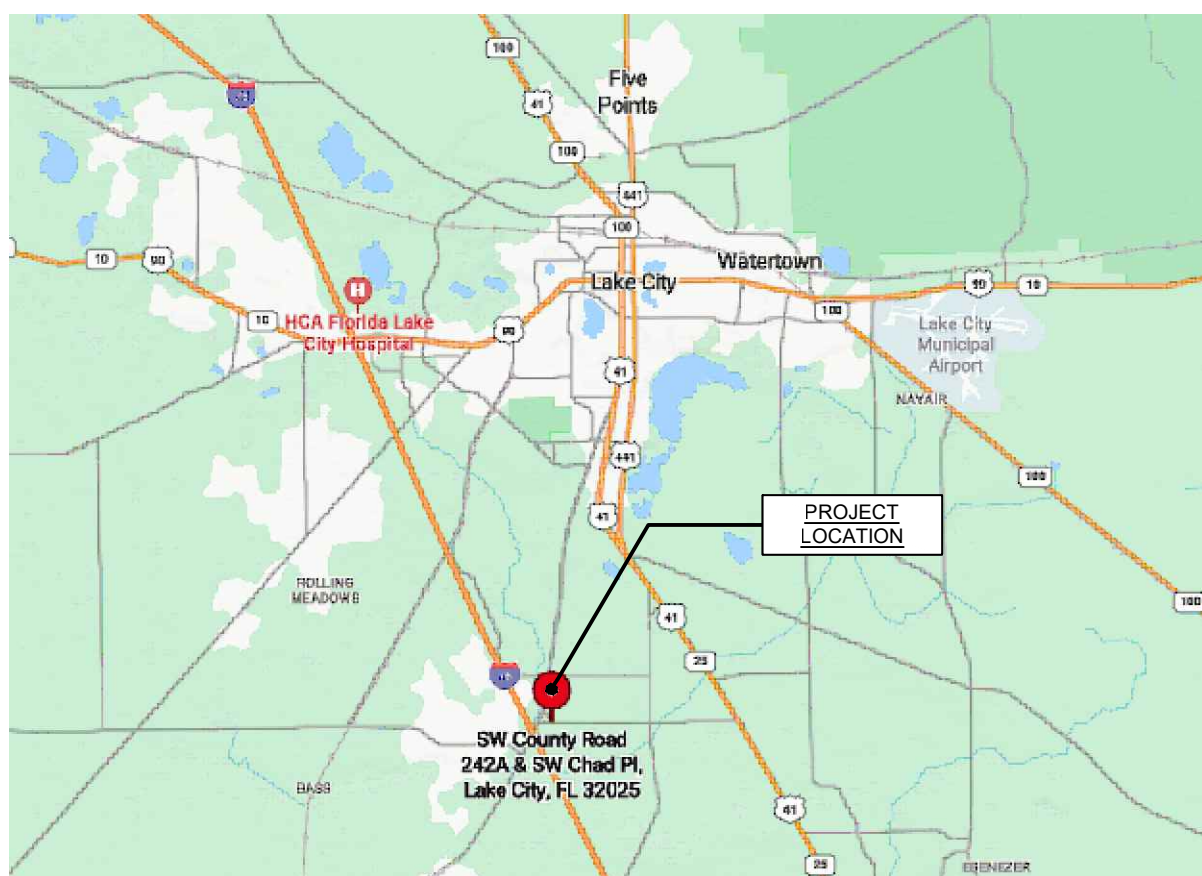
## PROJECT SUMMARY

THE PROJECT CONSISTS OF THE CONSTRUCTION OF A NEW TRACTOR SUPPLY BUILDING & FENCED-IN GARDEN CENTER IN LAKE CITY SOUTH, FLORIDA.

THE WORK OF THIS PHASE INCLUDES THE COMPLETE BUILDING CONSTRUCTION OF AN APPROXIMATELY 24,000 SQ. FT. BUILDING AND APPROXIMATELY 20,000 SQ. FT. FENCED-IN GARDEN CENTER, INCLUDING MISCELLANEOUS STRUCTURES WITHIN.

WORK ALSO INCLUDES COMPLETE SITE DEVELOPMENT OF THE PROPERTY, INCLUDING BUT LIMITED TO GRADING, UNDERGROUND UTILITIES, PAVING AND LANDSCAPING. CIVIL ENGINEERING SHALL BE SUBMITTED UNDER SEPARATE PERMIT.

## VICINITY MAP



## CHANGE ORDER POLICY

TRACTOR SUPPLY COMPANY SHALL NOT BE RESPONSIBLE FOR THE PAYMENT OF ANY WORK PERFORMED OR MATERIAL SUPPLIED BY THE CONTRACTOR OR ANY OF ITS SUB-CONTRACTORS, SUB-SUB-CONTRACTORS 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 PRESIDENT OF REAL ESTATE, VICE PRESIDENT OF CONSTRUCTION, OR A CONSTRUCTION PROJECT MANAGER. NO ACTION, CONDUCT, OMISSION, PRIOR FAILURE, OR COURSE OF DEALING BY CONTRACTOR, 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 PERSONNEL IDENTIFIED IN THIS PROVISION. ANY WORK PERFORMED OR MATERIAL PROVIDED BY THE CONTRACTOR, ANY OF ITS SUB-CONTRACTORS, SUB-SUB-CONTRACTORS CONTRARY TO THIS PROVISION SHALL BE AT ITS OWN RISK AND OWN EXPENSE AND TRACTOR SUPPLY COMPANY SHALL NOT BE OBLIGATED TO REIMBURSE OR PAY THE CONTRACTOR OR ANY OF ITS SUB-CONTRACTORS, SUB-SUB-CONTRACTORS FOR SAME.

## DEFERRED SUBMITTALS

THE FOLLOWING DRAWINGS WILL BE SUBMITTED AT A LATER DATE:

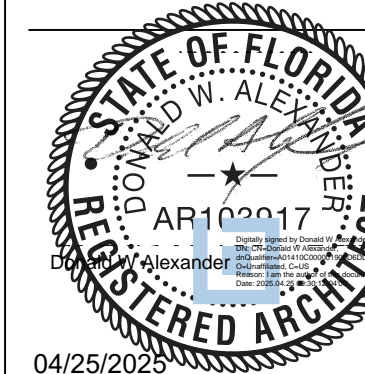
- SPRINKLER SHOP DRAWINGS
- FIRE ALARM SHOP DRAWINGS
- GARDEN CENTER CANOPY SHOP DRAWINGS
- PROPANE CANOPY SHOP DRAWINGS
- FORAGE SHED (WHERE OCCURS)

## DRAWING INDEX

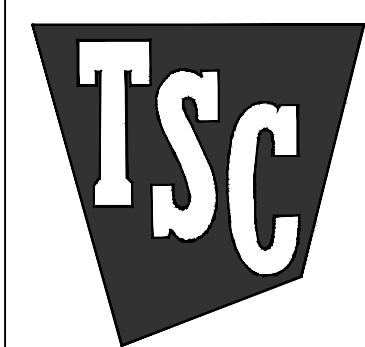
		REVISIONS			
CS	COVER SHEET				
ARCHITECTURAL					
AS1.0	ARCHITECTURAL SITE PLAN & DETAILS				
AS1.1	EXTERIOR CONCRETE JOINT PLAN				
AS1.2	SITE DETAILS				
LS1.0	LIFE SAFETY PLAN				
AD.0	VENDOR INFORMATION & RESPONSIBILITY SCHEDULES				
AD.1	DOOR & FINISH SCHEDULES				
A1.0	FLOOR PLAN				
A1.1	ENLARGED PLANS & DETAILS				
A1.2	ENLARGED PET WASH PLAN, ELEVATIONS & DETAILS				
A1.3	FIXTURE PLAN (REFERENCE ONLY)				
A1.4	INTERIOR ELEVATIONS				
A2.0	REFLECTED CEILING PLAN				
A3.0	ROOF PLAN				
A4.0	EXTERIOR ELEVATIONS				
A6.0	WALL SECTIONS				
AS.1	VESTIBULE SECTIONS				
AS.2	DETAILS				
A6.0	SPECIFICATIONS (00 2200 - 01 7000)				
A6.1	SPECIFICATIONS (01 7800 - 05 5000)				
A6.2	SPECIFICATIONS (05 5133 - 07 5400)				
A6.3	SPECIFICATIONS (07 6200 - 08 4229)				
A6.4	SPECIFICATIONS (08 4313 - 09 2116)				
A6.5	SPECIFICATIONS (09 5100 - 31 3116)				
STRUCTURAL					
S1.0	GENERAL NOTES				
S2.0	FOUNDATION PLAN & DETAILS				
S2.1	FOUNDATION DETAILS				
S3.0	ROOF FRAMING PLAN & DETAILS				
S3.1	ROOF FRAMING DETAILS				
S3.2	FRAMING DETAILS				
S4.0	SECTIONS				
MECHANICAL & PLUMBING					
MP1.0	MECHANICAL PLAN				
MP1.1	MECHANICAL DETAILS & LEGENDS				
MP1.0	MECHANICAL & PLUMBING SPECIFICATIONS				
MP1.1	MECHANICAL & PLUMBING SPECIFICATIONS				
P1.0	OVERALL PLUMBING PLAN				
P1.1	ENLARGED PLUMBING PLANS & ISOMETRICS				
P2.0	PLUMBING DETAILS & SCHEDULES				
FP1.0	FIRE PROTECTION PLAN				
ELECTRICAL					
ES1.0	SITE POWER PLAN				
E1.0	LIGHTING PLAN				
E1.1	SYMBOL LEGEND, LIGHTING SCHEDULE & DETAILS				
E1.2	ELECTRICAL ENERGY COMPLIANCE FORMS				
E2.0	POWER PLAN				
E2.1	POWER PLAN DETAILS & NOTES				
E3.0	ONE LINE DIAGRAM & PANEL SCHEDULES				
E4.0	PROPANE ELECTRICAL PLAN & DETAILS				
E5.0	LOW VOLTAGE PLAN				
E5.1	LOW VOLTAGE NOTES				
E7.0	ELECTRICAL SPECIFICATIONS				

## GENERAL NOTES (WHERE APPLICABLE)

- THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION, AIA A-201, 2017 IS APPLICABLE TO THE PROJECT AND INCLUDED HERE-IN BY REFERENCE.
- DO NOT SCALE DRAWINGS. REQUEST CLARIFICATION FROM THE ARCHITECT TO RESOLVE DISCREPANCIES OR TO SUPPLY ADDITIONAL INFORMATION.
- INTERIOR DIMENSIONS ARE TO FACE OF GYPSUM BOARD - U.N.O.
- FINISH FLOOR ELEVATIONS SHALL BE FROM TOP OF CONCRETE FLOOR SLAB OR TOP OF FLOOR SHEATHING WHERE APPLICABLE - U.N.O.
- WORK IS TO BE PERFORMED IN ACCORDANCE WITH APPLICABLE CODES. CONDITIONS STATED ON THE PERMIT DOCUMENTS, LOCAL ORDINANCES, THE U.S. DEPARTMENT OF JUSTICE 2015 ADA STANDARDS, AND THE REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION (AHJ).
- WOOD NOT CLASSIFIED AS INTERIOR FINISH MATERIAL SHALL BE FIRE RETARDANT TREATED. USE AN EXTERIOR GRADE FRT PRODUCT IN EXTERIOR WALL CONSTRUCTION, ROOF RELATED CONSTRUCTION AND FLASHING CONDITIONS.
- WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE PRESERVATIVE TREATED.
- WHERE EXISTING STRUCTURAL STEEL IS PROTECTED WITH A FIREPROOFING MATERIAL, PROTECT DURING DEMOLITION, ALTERATION AND CONSTRUCTION. PATCH AND REPAIR ANY MISSING OR DAMAGED FIREPROOFING TO MAINTAIN PROTECTION OF THE STRUCTURE.
- AT PENETRATIONS THROUGH FIRE RATED ASSEMBLIES, PROVIDE PROTECTION MEETING THE REQUIREMENTS OF ASTM E-814 AND BEARING THE APPROPRIATE U.L. LABEL FOR THE CONDITION.
- DESIGN & SELECTION OF SUPPORTS, BRACES, ANCHORS, ATTACHMENTS AND RELATED FASTENERS, UNLESS SHOWN ON THE DRAWINGS OR IN THE SPECIFICATIONS, IS THE RESPONSIBILITY OF THE INSTALLING CONTRACTOR, UTILIZING INDUSTRY STANDARD MATERIALS AND METHODS SUITABLE TO THE CONDITION.
- WALL AND CEILING MOUNTED ITEMS, INCLUDING BUT NOT LIMITED TO REGISTERS, DIFFUSERS, GRILLES, SPEAKERS, CLEAN OUTS AND COVER PLATES, WHETHER FACTORY PRE-FINISHED OR NOT, WHICH DO NOT MATCH THE ADJACENT WALL OR CEILING COLOR SHALL BE FIELD PAINTED, UNLESS OTHERWISE NOTED. COLOR AND FINISH TO BE APPROVED BY THE ARCHITECT.
- COMPLY WITH SPECIAL WORKING CONDITIONS RELATING TO THE PROJECT, INCLUDING BUT NOT LIMITED TO REQUIREMENTS FOR TEMPORARY PROTECTION, TRASH MANAGEMENT, NOISE, LIGHT, DUST AND POLLUTION CONTROL, AND LIMITATIONS ON WORKING HOURS.
- PUNCH LIST SHALL BE COMPLETED (BY GC) AND SUBMITTED TO TSC PROJECT MANAGER WITHIN (5) DAYS OF THEIR EXPECTED ARRIVAL ON SITE. TSC PROJECT MANAGER WILL AMEND SAID PUNCH LIST AND RETURN. CORRECTIONS REQUIRED SHALL BE COMPLETED WITHIN (7) DAYS OF RECEIPT OF AMENDED PUNCH LIST.



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SCHEDULE I 4-24-2025  
SCHEDULE II -

Project No.: 24-0088  
Drawn By: CFM  
Date: 4-24-2025 Issue: Bid & Permit