

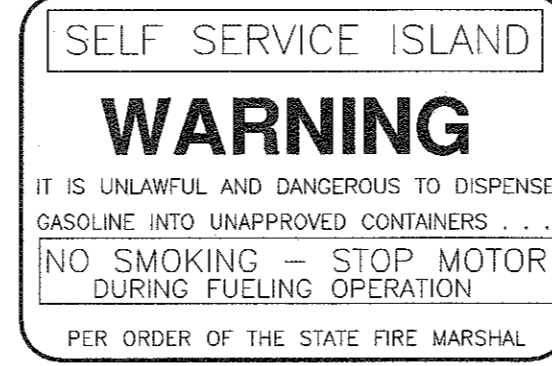
LOCUS MAP
SCALE: 1"=1000'

| SITE SUMMARY | | | |
|---------------------------------------|----------|-----------------------------------|-------------|
| ZONING DISTRICT - COMMERCIAL | | | |
| PARCEL AREA - 62,900 SF | | | |
| USE: CONVENIENCE STORE/GASOLINE SALES | | | |
| | | EXISTING | PROPOSED |
| GROSS FLOOR AREA | | 2,588 SF | 4,200 SF |
| % BUILDING COVERAGE | | 4% | 6.70% |
| % IMPERVIOUS | | 35.40% | 35.30% |
| SETBACKS | REQUIRED | EXISTING | PROPOSED |
| FRONT | 25' | 16' (CANOPY) | 5' (CANOPY) |
| SIDE | 10' | 96' | 65' |
| REAR | 10' | 88' | 86' |
| PARKING SUMMARY | | | |
| PARKING REQUIRED: | | 1 SPACE/200SF X 4200 SF=21 SPACES | |
| PARKING PROVIDED: | | 22 SPACES | |

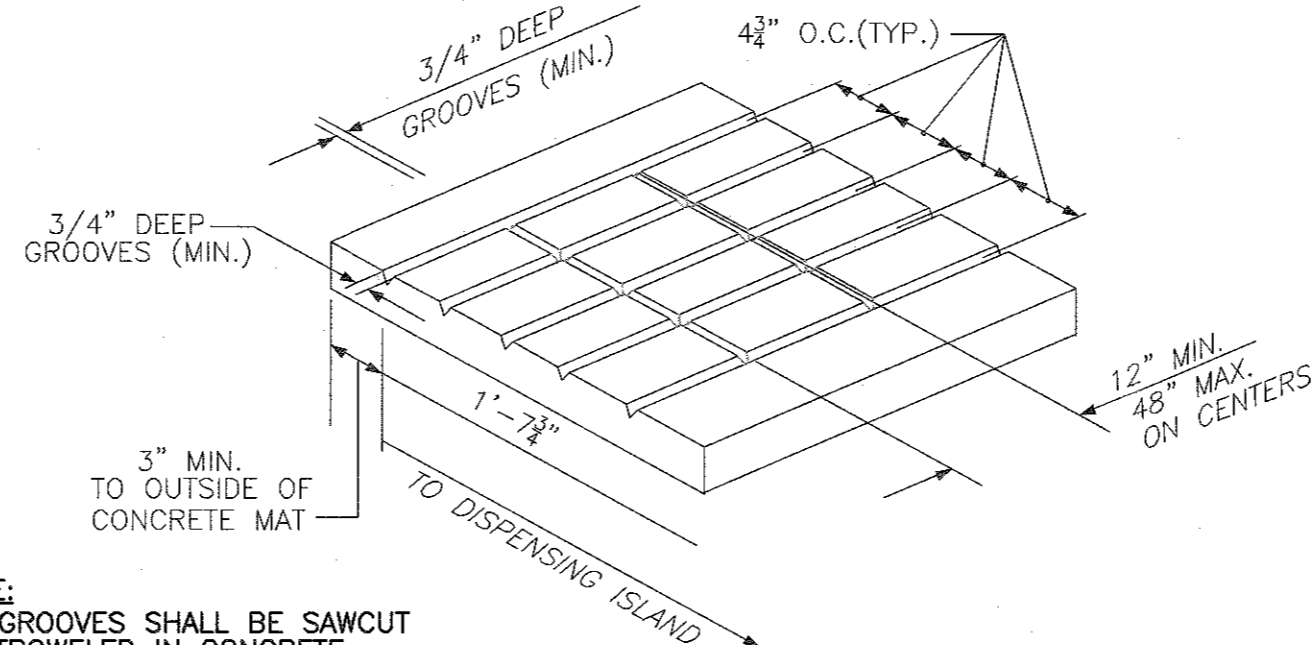
NOTES:
DIMENSIONS 18" BY 26"
WHITE BACKGROUND WITH RED MASKING
DOUBLE SIDE PLATE

LETTERING SIZE AND ARRANGEMENT SHALL
BE IN BLOCK LETTERS MIN. HEIGHT 2".
AS SHOWN TO RIGHT.

REFERENCE 527 CNR 5.08 (5)(C)



NO SMOKING - TURN-OFF ENGINE SIGN
NOT TO SCALE



NOTE:
GROOVES SHALL BE SAWCUT
OR TROWELED IN CONCRETE

POSITIVE LIMITING BARRIER SAW CUTS AND PATTERNS
NOT TO SCALE

STURBRIDGE FIRE DEPARTMENT NOTES:

STURBRIDGE FIRE DEPARTMENT _____ DATE _____

NOTICE:
A MEANS IS PROVIDED FOR THE CONTROLLING MECHANISM FOR THE CONSOLE OPERATOR TO OBSERVE THE FILLING OPERATION AT EACH VEHICLE AND THE DISPENSING OF MOTOR FUEL SHALL BE CONTINUOUSLY OBSERVED BY THE CONSOLE OPERATOR DURING THE TIME THAT ANY OF THE PUMPS HAVE BEEN ACTIVATED TO DISPENSE MOTOR FUEL 527CMR-5.08(5) (f). UNREGULATED BUSINESS, (VENDING AREAS, CONVENIENCE FOOD MART, AUTOMOTIVE REPAIR GARAGES, CAR WASHES, ETC.) SHALL BE OPERATED BY OTHERS.

EXCEPTION: FACILITIES OF 1,000 SQUARE FEET OR LESS OF RETAIL SALES AREA AND EIGHT OR LESS FUELING POSITIONS MAY BE OPERATED BY ONE ATTENDANT AT THE DISCRETION OF THE HEAD OF THE FIRE DEPARTMENT. FACILITIES OF MORE THAN 1,000 SQUARE FEET OF RETAIL SALES AREA AND MORE THAN EIGHT OR LESS FUELING POSITIONS MAY BE OPERATED BY ONE ATTENDANT DURING NON-PEAK BUSINESS HOURS AFTER REVIEW BY THE HEAD OF THE FIRE DEPARTMENT AND INCLUDED AS AN ADDENDUM TO PLANS SUBMITTED TO AND APPROVED BY THE FIRE MARSHALL AS DESCRIBED IN 527CMR5.08(5).

NOTE: RETAIL SALES AREA SHALL NOT INCLUDE STORAGE AREAS, OFFICES, RESTROOMS, ETC. BUT SHALL INCLUDE THE AREA OF A FACILITY WHICH DISPLAYS GOODS FOR SALE INCLUDING AISLES & COUNTER SPACE.

MASS. DEPT OF PUBLIC SAFETY - STATE FIRE MARSHALL'S OFFICE

ALL DISCHARGE PIPING, TEES, ELBOWS, UNIONS AND FITTINGS THAT ARE PART OF THE DISTRIBUTION SYSTEM OF THE DRY CHEMICAL PRE-ENGINEERED FIXED FIRE EXTINGUISHING SYSTEM AT SELF-SERVE MOTOR FUEL FACILITIES SHALL BE SCHEDULE 40 BLACK GALVANIZED, STAINLESS STEEL, OR CHROME PLATED PIPE AND INSTALLED IN ACCORDANCE WITH MANUFACTURER UL LISTED INSTALLATION MANUAL.

MASS. DEPT OF PUBLIC SAFETY - STATE FIRE MARSHALL'S OFFICE

EACH PERSON ENGAGED IN THE INSTALLATION, SERVICING, CHARGING, RECHARGING REPAIR, TEST AND INSPECTION OF ENGINEERED OR PRE-ENGINEERED FIXED FIRE EXTINGUISHING SYSTEMS IN MASS. MUST HAVE A CERTIFICATE OF COMPETENCY ISSUED BY THE STATE FIRE MARSHALL OF THE DEPARTMENT OF PUBLIC SAFETY, M.G.L.C. 148S.58.

NOTES:
AT LEAST SEMI-ANNUALLY ALL DISCHARGE NOZZLES, PIPING, DRY CHEMICAL CONTAINERS, HEAT COLLECTORS ETC. SHALL BE INSPECTED BY APPROVED AND CERTIFIED COMPANIES (TYPES-B&D) AND INDIVIDUAL (TYPES-F&H) AND REPORTS OF SUCH INSPECTIONS SUBMITTED TO HEAD OF THE FIRE DEPARTMENT IN ACCORDANCE WITH N.F.P.A. STANDARD #17 LATEST REVISION.

NO FIRE EXTINGUISHING SYSTEM WILL BE INSTALLED UNTIL AND ONLY AFTER THE DATE OF APPROVAL OF THE SELF-SERVICE MOTOR FUEL FACILITY. THE INSTALLATION SHALL BE TAKEN FROM AND IN ACCORDANCE WITH APPROVED/STAMPED PLANS FROM THE STATE FIRE MARSHALL MARKED SUPPRESSION SYSTEM INSTALLER COPY. VIOLATION OF THIS STATEMENT WILL NULLIFY AND VOID THE APPROVAL OF THIS SELF-SERVICE APPLICATION.

A STATE FIRE MARSHAL APPROVED SIGN SHALL BE INSTALLED ABOVE EACH PRODUCT DISPENSER ON THE SELF-SERVICE ISLAND(S) REF.527 CMR 5.08 (5)(c).

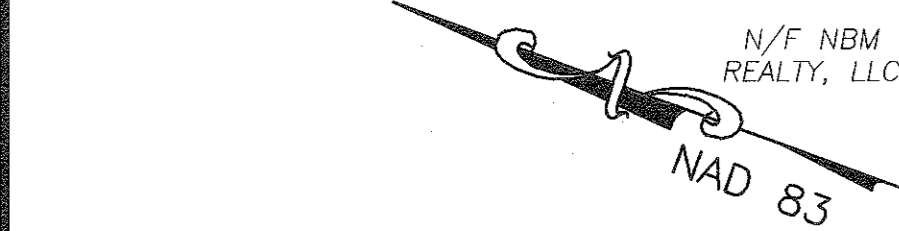
EXISTING SELF-SERVICE FACILITIES SHALL BE SUBJECT TO RESUBMITAL AND REVIEW SHOULD ANY OF THE FOLLOWING ITEMS OCCUR:

- A. ALTERATIONS TO THE PRE-ENGINEERED FIXED EXTINGUISHING SYSTEM(S) OTHER THAN NORMAL MAINTENANCE PROCEDURES.
- B. ALTERATIONS TO THE SELF-SERVICE DISPENSING ISLAND ARRANGEMENT(S) RESULTING IN A CHANGE OF HAZARD AREA PROTECTION.
- C. ALTERATIONS OR ENVIRONMENTAL CHANGES RESULTING IN THE INABILITY OF A CONSOLE OPERATOR TO CONSTANTLY OBSERVE THE DISPENSING OPERATION. THIS ITEM SHALL BE DETERMINED BY THE LOCAL HEAD OF THE FIRE DEPARTMENT.
- D. CHANGES OR ALTERATIONS IN THE METHOD OF DISPENSING MOTOR FUEL.

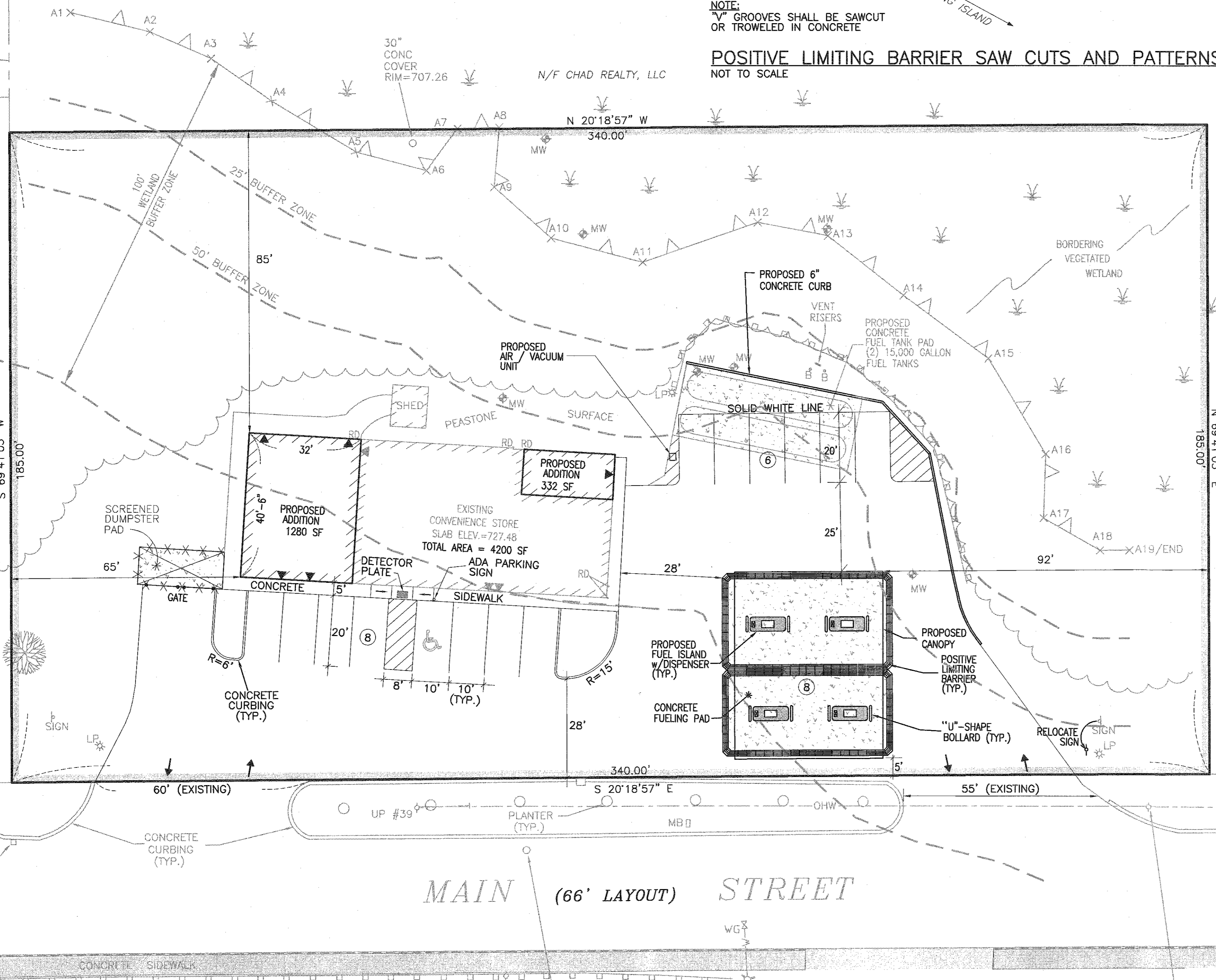
THE USE OF AUTOMATIC CREDIT CARD READING DEVICES AS A MEANS OF PAYMENT AT THE PUMP SHALL BE INSTALLED AND OPERATED AS REQUIRED BY 527 CMR 5.08 (5) (I) LISTED BELOW.
(I) THE USE OF AUTOMATIC CREDIT CARD READING DEVICES AS A MEANS OF PAYMENT AT THE PUMP SHALL BE ALLOWED PROVIDED THAT:

- 1. EACH SALE SHALL BE INDIVIDUALLY AUTHORIZED BY THE SELF-SERVE ATTENDANT;
- 2. THE AUTOMATIC CREDIT CARD READING DEVICE SHALL NOT BE USED AS PHYSICAL AUTHORIZATION FOR THE DISPENSING OF MOTOR FUEL.

- NOTES:**
- 1. SELF-SERVE EXTINGUISHING SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH FIRE MARSHAL APPROVED PLANS.
 - 2. ALL EXTINGUISHING SYSTEMS, DISPENSING SYSTEMS AND CONTROL EQUIPMENT SHALL BE UNDERWRITERS LABORATORY (UL) LISTED.
 - 3. PLANS CONTAINING CREDIT CARD READING DEVICES SHALL INCLUDE THE LANGUAGE FROM 527 CMR 1.00, SECTION 42.7.4.5(1)(I).
 - 4. FAILURE TO CONSTRUCT, INSTALL OR MAINTAIN ANY EQUIPMENT, DEVICES, SYSTEMS OR PROCEDURE INDICATED ON THE APPROVED PLANS SHALL BE CAUSE FOR THE REVOCATION OF THIS APPROVAL.
 - 5. PLANS APPROVED BY THE MARSHAL ARE APPROVED ON THE CONDITIONS THAT THEY COMPLY IN ALL RESPECTS TO 527 CMR 1.00 AND OMISSIONS OR ERRORS ON THE PLAN DO NOT RELIEVE THE APPLICANT OF COMPLYING WITH ALL APPLICABLE REQUIREMENTS OF 527 CMR 1.00.
 - 6. STATE FIRE MARSHAL APPROVAL OF PLANS TO CONSTRUCT/RENOVATE A SELF-SERVICE FACILITY BECOME NULL AND VOID ONE YEAR FROM THE DATE OF APPROVAL.

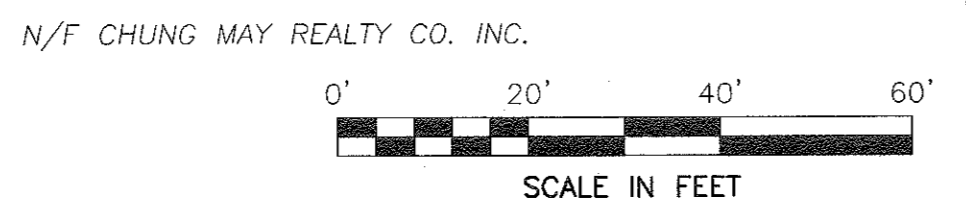


| LEGEND | |
|--------|----------------------------|
| | PROPERTY LINE |
| | BUILDING ENTRANCE |
| | EXISTING CONTOUR |
| | GUARDRAIL |
| | CHAIN LINK FENCE |
| | WATER MAIN |
| | SEWER LINE |
| | DRAINAGE LINE |
| | OVERHEAD WIRE |
| | CATCH BASIN |
| | SEWER MANHOLE |
| | FIRE HYDRANT |
| | WATER GATE VALVE |
| | LIGHT POLE |
| | UTILITY POLE |
| | MONITORING WELL |
| | BOLLARD |
| | ROOF DRAIN |
| | UNDERGROUND ELECTRIC |
| | TREE |
| | PROPOSED BUILDING ENTRANCE |
| | PROPOSED PARKING SPACES |

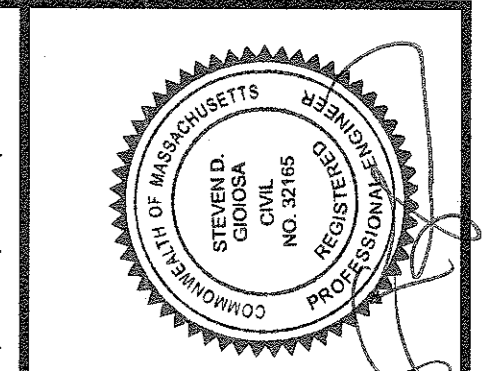


LOCUS: ASSESSORS MAP 415, LOT 03438-122
OWNER / APPLICANT:
SWAMINARAYAN REALTY, LLC
122 MAIN STREET
STURBRIDGE, MA 01566

DEED REFERENCE: BOOK 56876, PAGE 242



BENCHMARK:
SPIKE UP#38
ELEV.=721.58'
(NAVD 88)



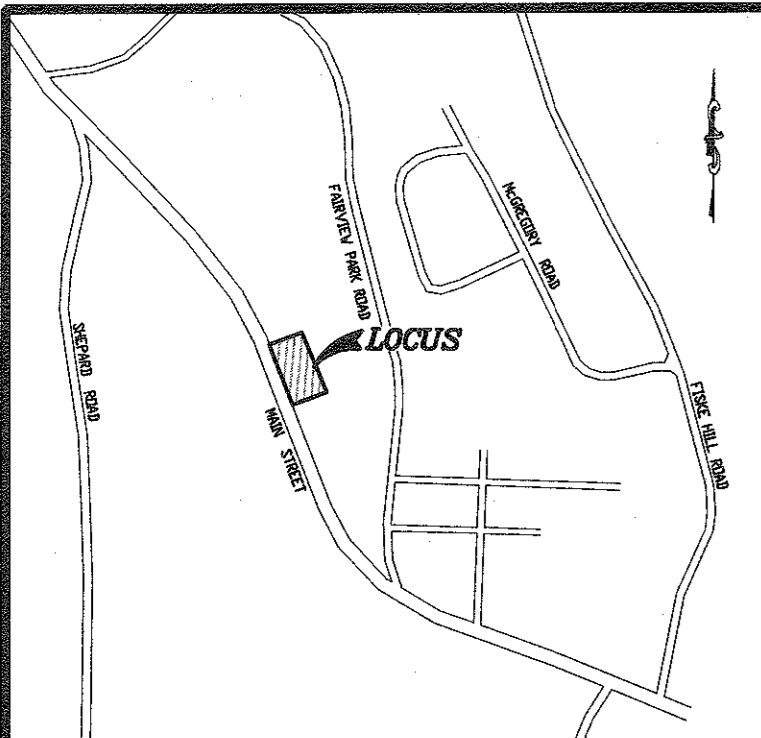
| No. | Date | Revision Description |
|-----|----------------|----------------------------|
| 2 | JUNE 9, 2021 | REVISE DRAINAGE MITIGATION |
| 1 | MARCH 29, 2021 | REVISE DRAINAGE SYSTEM |

Scale: 1"=20'
Date: NOVEMBER 18, 2020
Drawn: DJF
Checked: SDG
Approved: SDG
Sheet: 1 of 4
Drawing Number: SL-1

PROJECT: GAS STATION / CONVENIENCE STORE MODIFICATIONS
122 MAIN STREET
STURBRIDGE, MA 01566
CLIENT: SWAMINARAYAN REALTY, LLC
DRAWING TITLE: SITE LAYOUT

SITEC, Inc.
443 South Main Street
Dorchester, MA 02124
(508) 998-2125
FAX (508) 998-7554
WWW.SITEC-ENGINEERING.COM

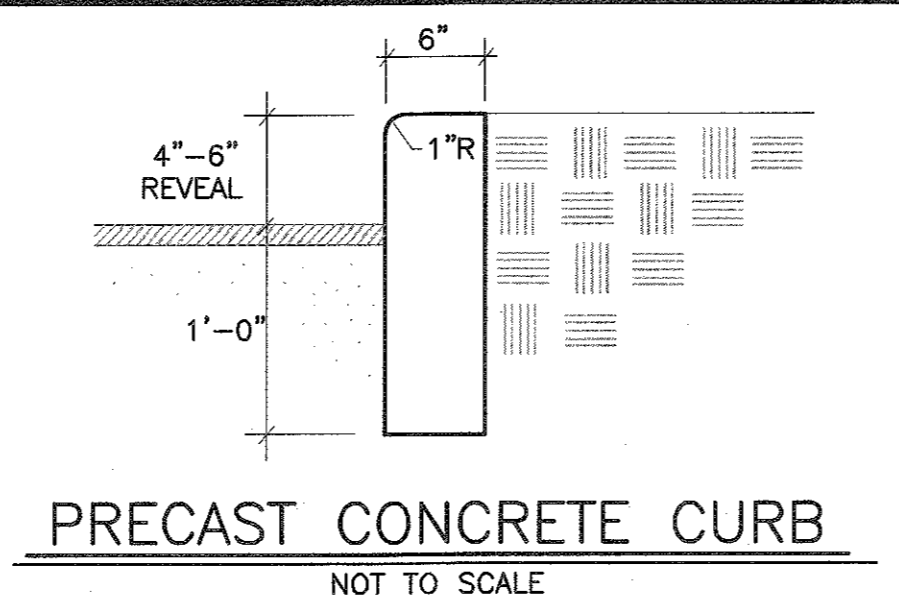
Acad No. STU 20-7594 SL.DWG
File No. 20-7594



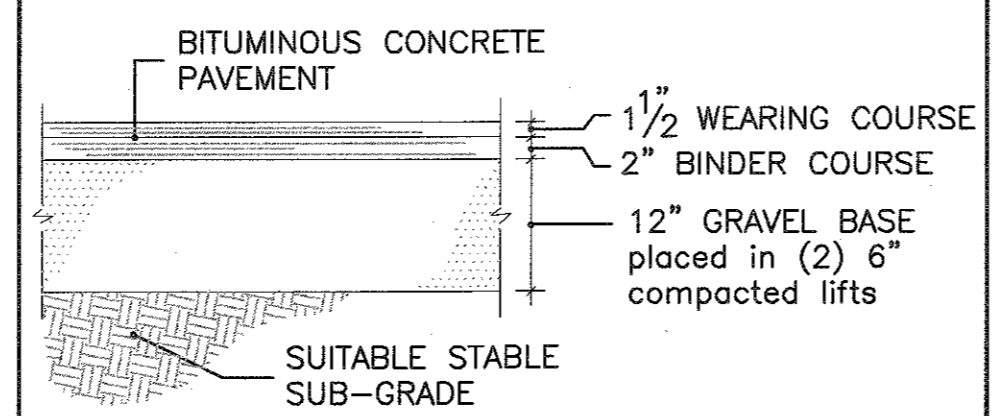
LOCUS MAP
SCALE : 1"=1000'

GENERAL NOTES:

1. CONTRACTOR SHALL NOTIFY DIG SAFE AT LEAST 72 HOURS PRIOR TO THE START OF CONSTRUCTION.
2. CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES PRIOR TO THE START OF CONSTRUCTION. THESE PLANS ARE BASED ON FIELD AND RECORD INFORMATION AND, THEREFORE, MAY NOT COMPLETELY DEPICT ALL EXISTING UTILITIES.
3. CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER IMMEDIATELY IF FIELD CONDITIONS ARE FOUND TO DIFFER WITH THESE DRAWINGS.
4. THE CONTRACTOR SHALL PROVIDE ADEQUATE PROTECTION OF THE ABUTTING AREA AND UTILITIES IN THE CONSTRUCTION OF THIS SITE. REPAIR OF DAMAGED PROPERTY SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AT NO COST TO THE OWNER.
5. THE SITE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETING ALL CONSTRUCTION.
6. ALL DISTURBED AREAS SHALL BE STABILIZED UPON COMPLETION OF CONSTRUCTION.
7. ALL CONSTRUCTION SHALL COMPLY WITH TOWN OF STURBRIDGE DPW CONSTRUCTION SPECIFICATIONS LATEST REVISION.
8. SHOP DRAWINGS SHALL BE SUBMITTED FOR ALL UTILITY CONSTRUCTION MATERIALS.
9. A PRECONSTRUCTION SITE MEETING SHALL BE HELD WITH THE CONSERVATION AGENT PRIOR TO THE START OF CONSTRUCTION.
10. AS-BUILT PLANS WILL BE REQUIRED PRIOR TO ACCEPTANCE.

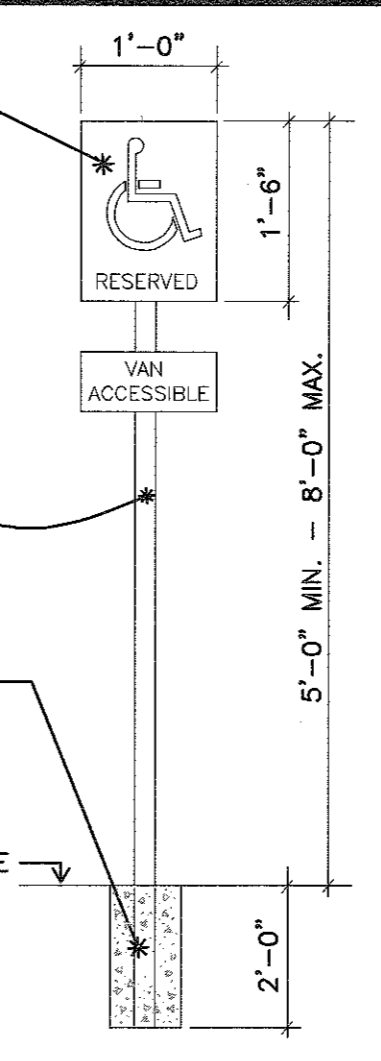


PRECAST CONCRETE CURB
NOT TO SCALE



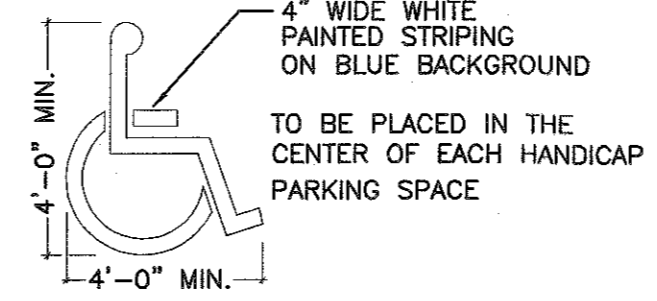
PAVING SECTION
NOT TO SCALE

SIGN PANEL SHALL BE FABRICATED FROM ALUMINUM SHEETING ASTM B209 ALLOY 6061-T6, 0.080" THICK. SIGNS SHALL HAVE TYPE D PERMANENTLY APPLIED LEGEND WITH "ET" SILK SCREEN PROCESSED LEGEND SUPERIMPOSED THEREON.

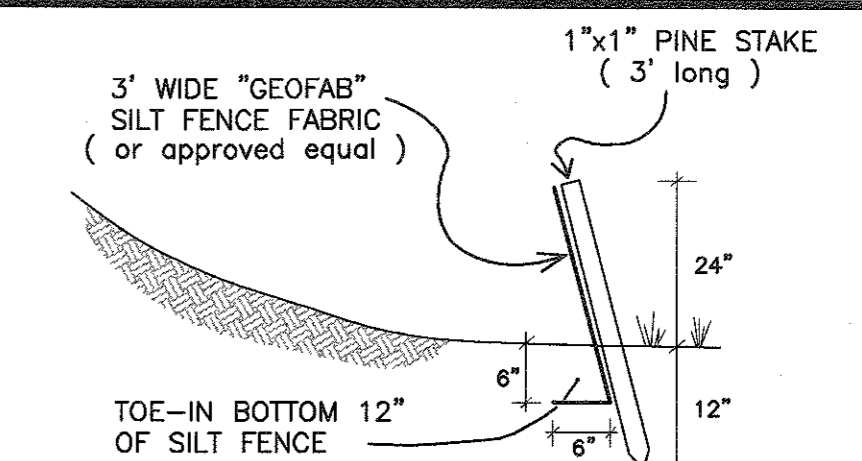


HANDICAP PARKING SPACE SIGN
NOT TO SCALE

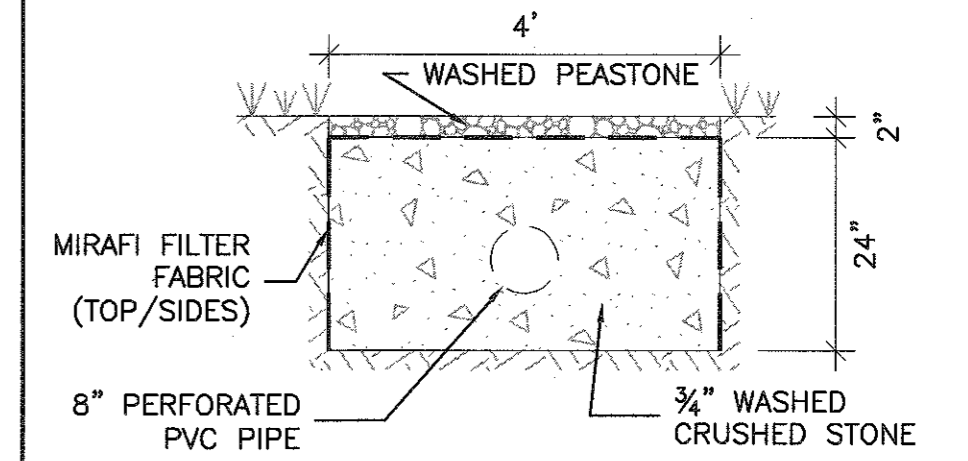
NOTE: SIGNS SHALL BE PLACED FACING EVERY HANDICAP PARKING SPACE.



HANDICAP PARKING SPACE INDICATOR
NOT TO SCALE



SILT / EROSION CONTROL FENCING
NOT TO SCALE



ROOF DRAIN TRENCH DETAIL
(NOT TO SCALE)

ROOF DRAIN SIZING

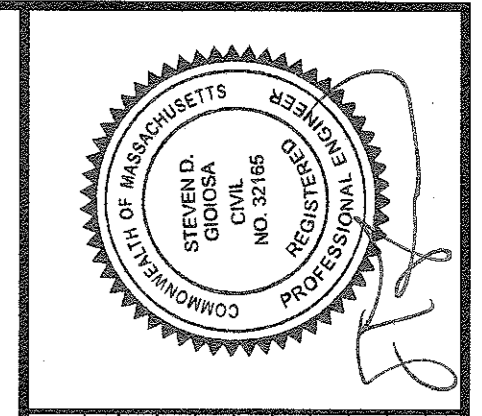
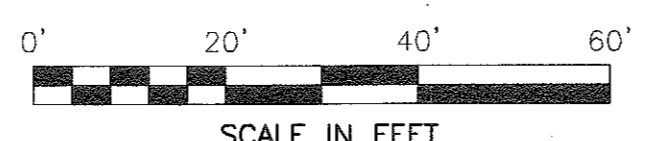
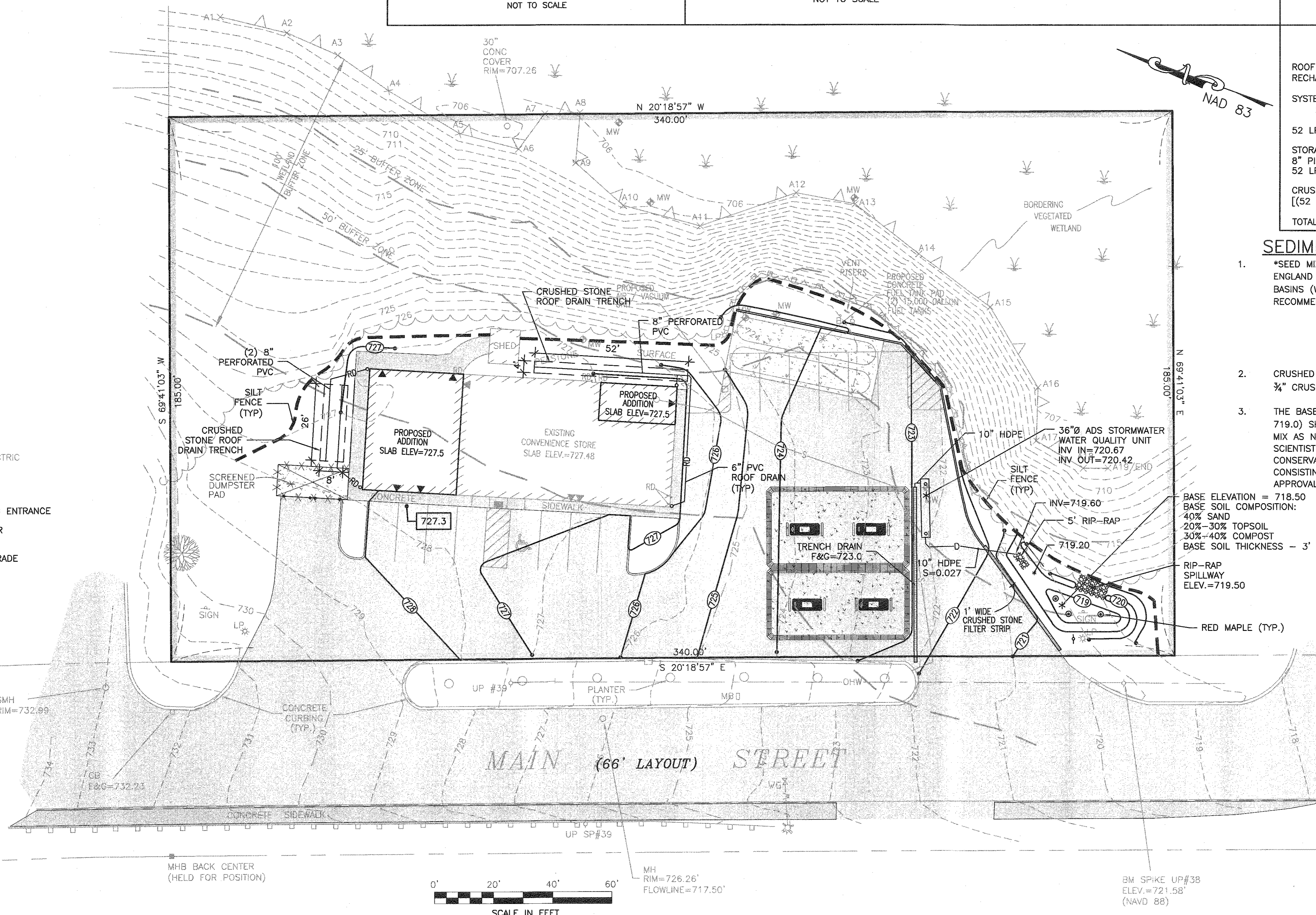
ROOF AREA - 4,200 SF
RECHARGE SYSTEM - STORE 1" RAINFALL
SYSTEM SIZING (50% OF ROOF AREA PER SYSTEM)
2,100 SF X 1"/12"=175 CF
52 LF X 4' WIDE X 2' DEEP = 416 CF
STORAGE VOLUME:
8" PIPE:
52 LF X 0.35 SF = 18.2 CF
CRUSHED STONE: 40% VOID SPACE
[(52 LF X 4' X 2') - 18.2 CF] X 0.40 = 159.1 CF
TOTAL AVAILABLE STORAGE: 177.3 CF (PER SYSTEM)

SEDIMENT SUMP/BIO RETENTION:

1. *SEED MIX - APPLY NEW ENGLAND WETLAND PLANTS, INC. NEW ENGLAND EROSION CONTROL/RESTORATION MIX FOR DETENTION BASINS (WET MIX) IN ACCORDANCE WITH SUPPLIER'S RECOMMENDATION.
NEW ENGLAND WETLAND PLANTS INC.
820 WEST STREET
AMHERST, MA 01002
(413) 548-8000
2. CRUSHED STONE FILTER STRIP - SET 6" LAYER OF WASHED 3/4" CRUSHED STONE ON MIRAFI FILTER FABRIC BASE.
3. THE BASE OF THE BIO RETENTION AREA (BELOW ELEVATION 719.0) SHALL BE VEGETATED WITH (3) RED MAPLES AND SEED MIX AS NOTED ABOVE. ADDITIONALLY, A QUALIFIED WETLAND SCIENTIST SHALL SUBMIT A FULL PLANTING PLAN TO THE CONSERVATION AGENT PRIOR TO THE START OF CONSTRUCTION CONSISTING OF HERBACEOUS PERENNIALS AND SHRUBS FOR APPROVAL.

LEGEND

- PROPERTY LINE
- BUILDING ENTRANCE
- 728 EXISTING CONTOUR
- GUARDRAIL
- CHAIN LINK FENCE
- W WATER MAIN
- S SEWER LINE
- D DRAINAGE LINE
- OHW OVERHEAD WIRE
- CB CATCH BASIN
- SMH SEWER MANHOLE
- HYD FIRE HYDRANT
- WG WATER GATE VALVE
- LP LIGHT POLE
- UP UTILITY POLE
- MW MONITORING WELL
- BOLLARD
- RD ROOF DRAIN
- UGE UNDERGROUND ELECTRIC
- TREE
- PROPOSED BUILDING ENTRANCE
- 728 PROPOSED CONTOUR
- 727.3 PROPOSED SPOT GRADE



| Revision Description | Date | By | App'd. by |
|---------------------------------|----------------|-----|-----------|
| 1. REVISION DRAINAGE MITIGATION | JUNE 9, 2021 | SDG | SDG |
| 2. REVISION DRAINAGE SYSTEM | MAY 03, 2021 | SDG | SDG |
| 3. REVISION DRAINAGE SYSTEM | MARCH 29, 2021 | SDG | SDG |

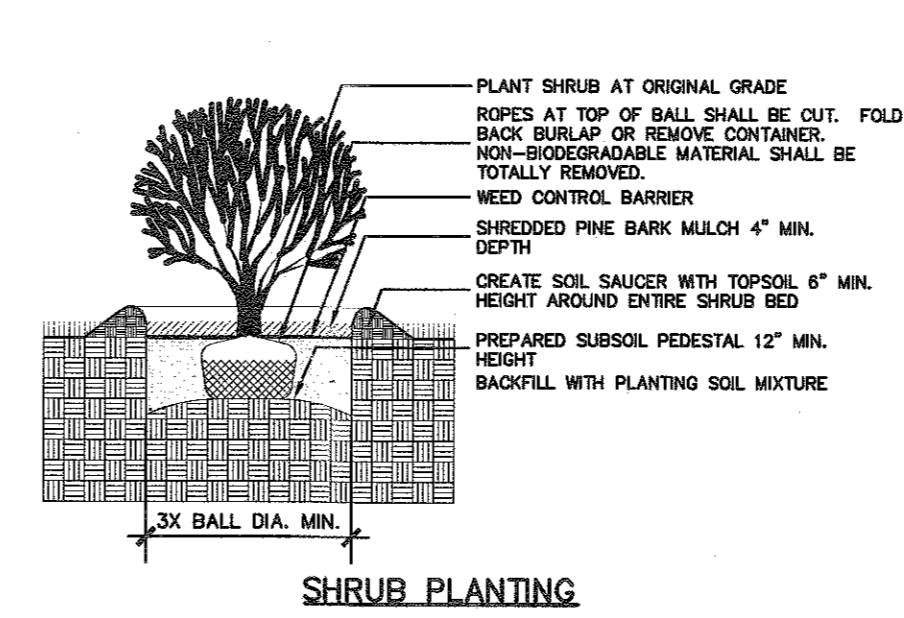
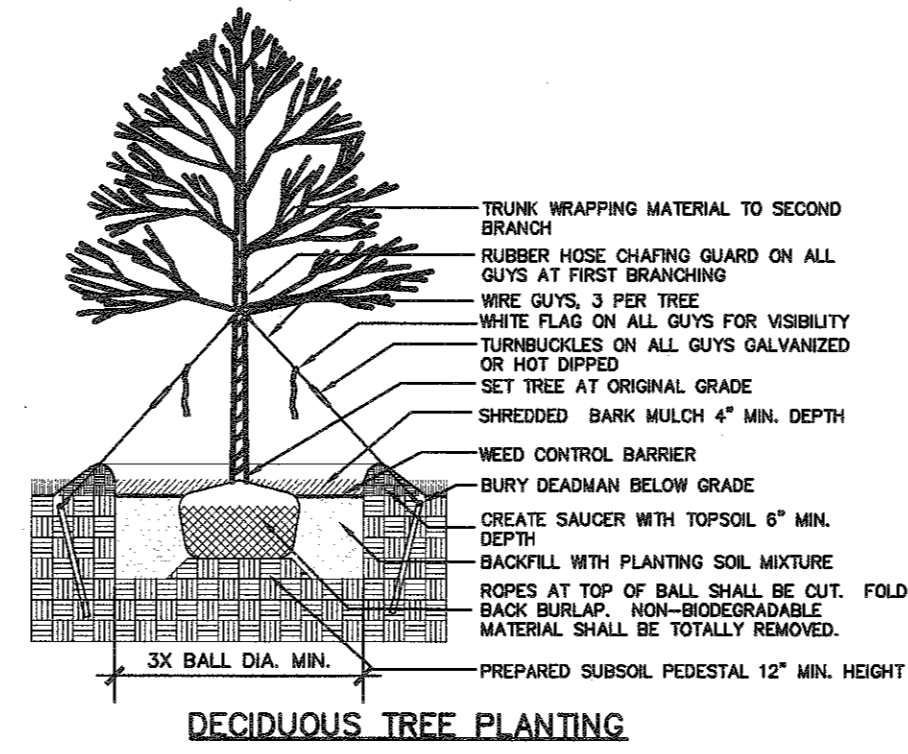
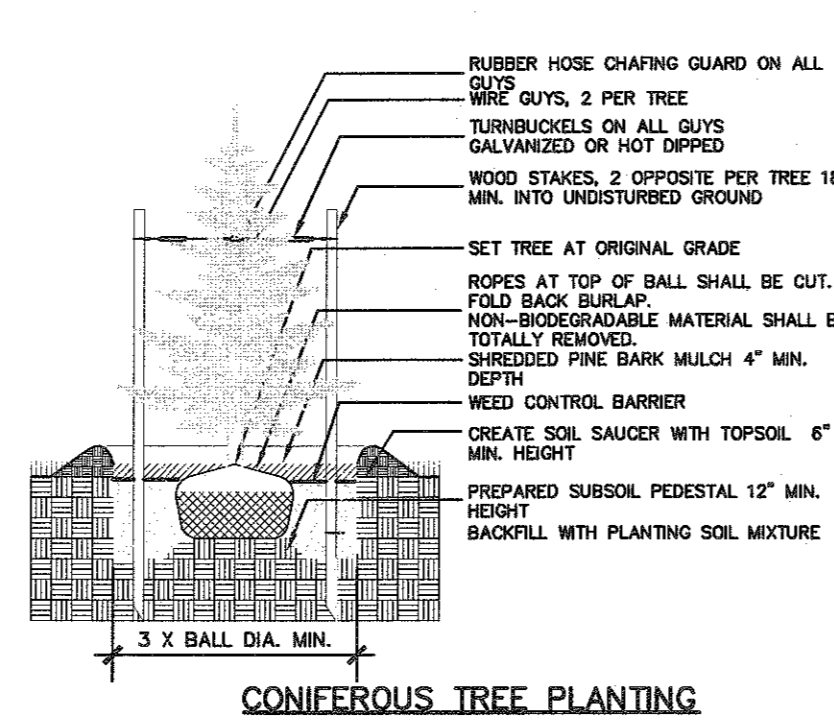
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| 1"=20' | NOVEMBER 18, 2020 | DUF | SDG | 4 |
| DATE | DRAWN | CHECKED | APPROVED | SHEET |

PROJECT: GAS STATION / CONVENIENCE STORE MODIFICATIONS
122 MAIN STREET
STURBRIDGE, MA 01566
CLIENT: SWAMINARAYAN REALTY, LLC
DRAWING TITLE: SITE GRADING

SITEC, Inc.
448 East Street, 2nd Floor
Dorchester, MA 02124
(508) 998-2125
FAX: (508) 998-7554
WWW.SITEC-ENGINEERING.COM

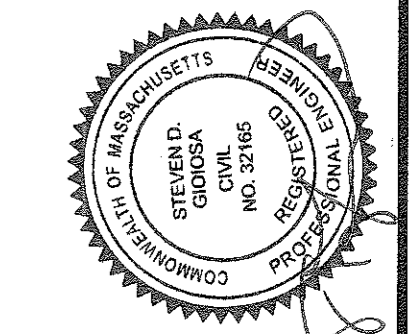
SITEC
Civil and Environmental Engineering
Land Use Planning

| symbol | quantity | PLANT LIST | name | size/notes |
|--------|----------|--|-------------------------------------|---------------------|
| AR | 2 | ACER RUBRUM 'OCTOBER GLORY' | October Glory Red Maple | 2"-2.5" cal. B&B |
| JC | 33 | JUNIPERUS CHINENSIS 'PFTIZERIANA COMPACTA' | Compact Pfitzer Juniper | 3 gallon container |
| JV | 6 | JUNIPERUS VIRGINIANA 'EMERALD SENTINEL' | Emerald Sentinel Eastern Red Cedar | 15 gallon container |
| MD | 9 | MICROBIOTA DECUSSATA 'CELTIC PRIDE' | Celtic Pride Russian Carpet Cypress | 3 gallon container |
| PC | 3 | PYRUS CALLERYANA 'CLEVELAND SELECT' | Cleveland Select Callery Pear | 2"-2.5" cal. B&B |
| RF | 11 | ROSA 'FLOWER CARPET SCARLET' | Scarlet Flower Carpet Rose | 2 gallon container |



NOTES:

- All new lawn areas shall receive a minimum of 6 inches topsoil of the proper pH and organic content suitable for the healthy growth of lawns. These areas shall be seeded with a fine blade lawn grass seed or sodded.
- All tree and shrub pits shall be at least 2 feet wider and 1 foot deeper than the tree or shrub root ball to be planted in it. Backfill shall be high quality loam of the proper pH and organic content suitable for the healthy growth of plant materials.
- All areas to be mulched shall receive 4 inches minimum 100% shredded bark mulch within 48 hours of planting unless otherwise noted in planting details.
- All plants shall be nursery grown and conform to the latest edition of "ANSI Z60.1, AMERICAN STANDARD FOR NURSERY STOCK".
- Plants shall conform to the botanical name as indicated in the latest edition of "AMERICAN JOINT COMMITTEE OF HORTICULTURAL NOMENCLATURE, STANDARDIZED PLANT NAMES".
- Plants shall be handled at all times in accordance with the best horticultural practices. Plants in-leaf shall be sprayed with anti-desiccant before digging. Plants shall be dug with firm natural balls and shall conform to the ratios and sizes specified in ANSI Z60.1. B&B plants shall be wrapped in burlap and tied firmly. Plant materials shall be delivered immediately prior to placement, shall be kept moist and shall be protected from sun and wind. Plants having broken or cracked balls prior to or during planting will not be accepted.
- All trunks of deciduous trees shall be wrapped immediately after planting with tree wrap. Wrap shall be wound spirally, from the bottom of the trunk to the second branches. All trees in windy areas shall be staked or guyed immediately after planting in accordance with best horticultural practices.
- The period for planting shall be from March 15 to May 15 and from September 15 to November 15, weather permitting.
- All disturbed areas shall be loamed and seeded as directed in note #1 above.
- All locations of existing utilities may not be shown on this plan. See other plan sheets for utility locations. Contractor shall be solely responsible for determining actual locations of existing utilities. Utility conflicts may require adjustments to proposed construction. Contractor shall be responsible for repair of any utilities damaged during construction. Contact Call Before You Dig 1-800-922-4455 www.cbyd.com two working days before starting construction to locate utilities.
- Install all plants shown on plan. Plant list quantities are for convenience only.



| Revision Description | Date | No. |
|----------------------|----------------|-----|
| 2 | JUNE 9, 2021 | 1 |
| 1 | MARCH 29, 2021 | 1 |

| | |
|-----------------|-------------------|
| Scale: | 1" = 20' |
| Date: | NOVEMBER 18, 2020 |
| Drawn: | DJF |
| Checked: | SDG |
| Approved: | SDG |
| Sheet: | 3 of 4 |
| Drawing Number: | LP-1 |

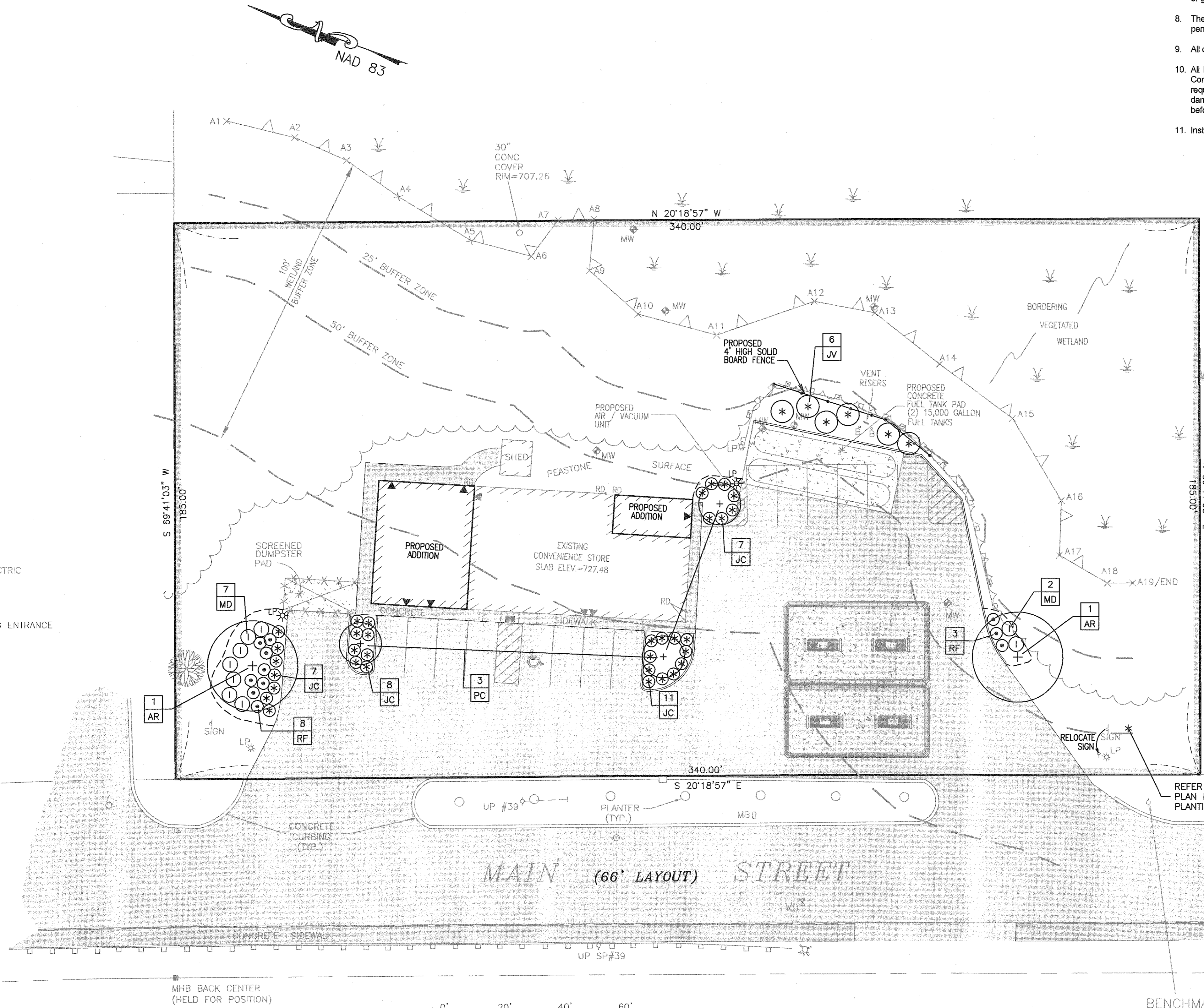
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|----------------|---|
| Project: | GAS STATION / CONVENIENCE STORE MODIFICATIONS |
| Address: | 122 MAIN STREET STURBRIDGE, MA 01566 |
| Client: | SWAMINARAYAN REALTY, LLC |
| Drawing Title: | LANDSCAPING PLAN |

SITEC, Inc.
 445 ... Road
 Dartmouth, MA 02747
 (508) 998-2125
 FAX (508) 998-7554
 WWW.SITEC-ENGINEERING.COM

SITEC
 Civil and Environmental Engineering
 Land Use Planning

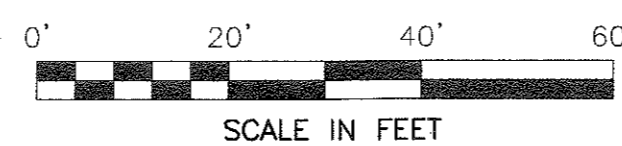
LEGEND

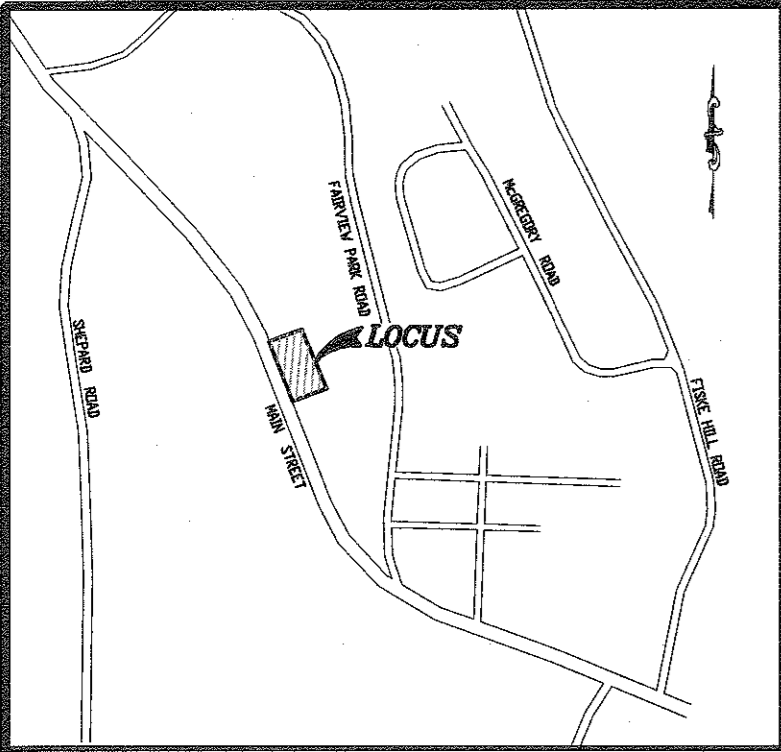
| | |
|--|----------------------------|
| | PROPERTY LINE |
| | BUILDING ENTRANCE |
| | GUARDRAIL |
| | CHAIN LINK FENCE |
| | WATER MAIN |
| | SEWER LINE |
| | DRAINAGE LINE |
| | OVERHEAD WIRE |
| | CATCH BASIN |
| | SEWER MANHOLE |
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| | WATER GATE VALVE |
| | LIGHT POLE |
| | UTILITY POLE |
| | MONITORING WELL |
| | BOLLARD |
| | ROOF DRAIN |
| | UNDERGROUND ELECTRIC |
| | TREE |
| | PROPOSED BUILDING ENTRANCE |



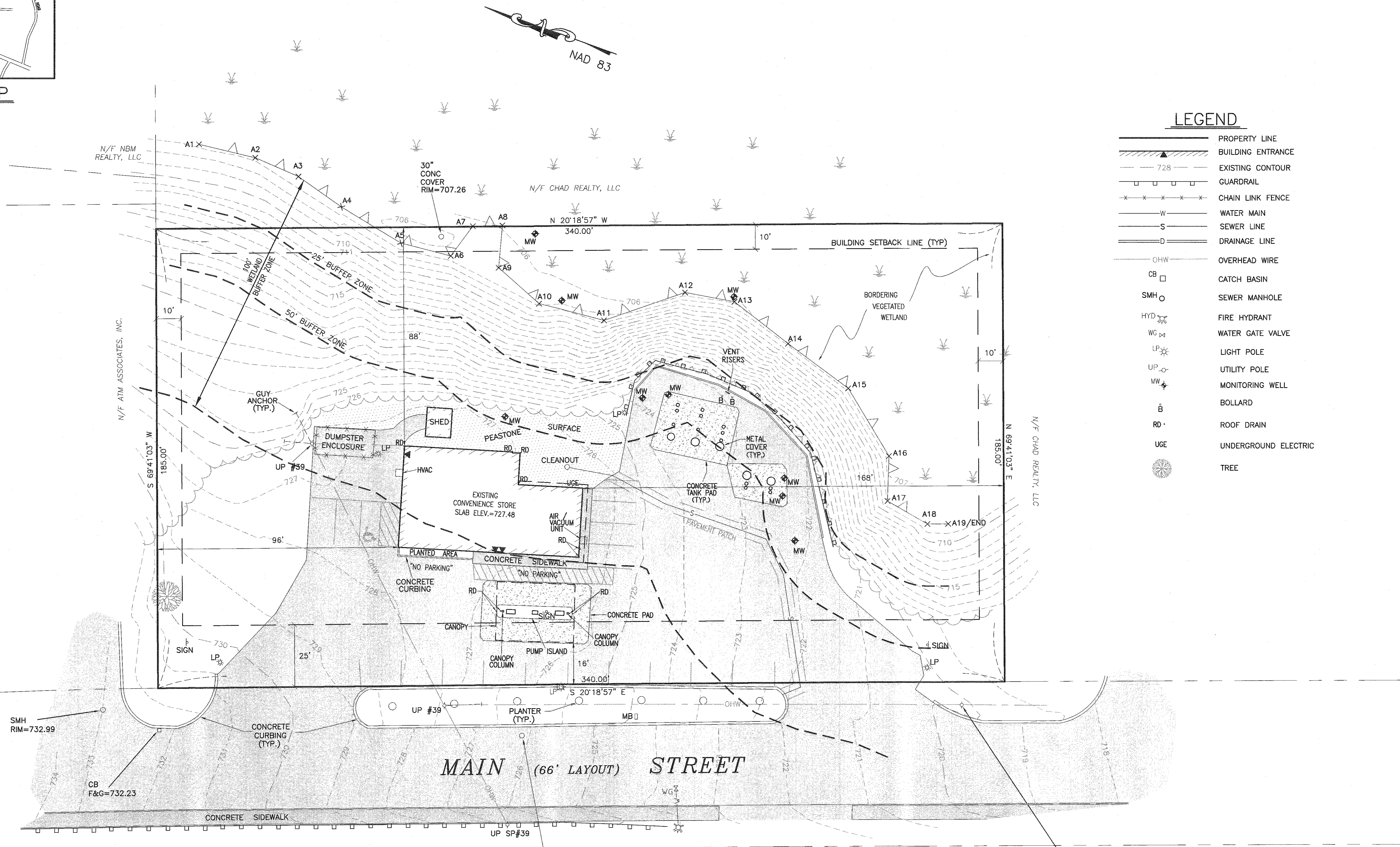
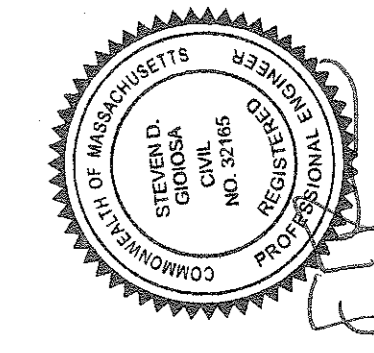
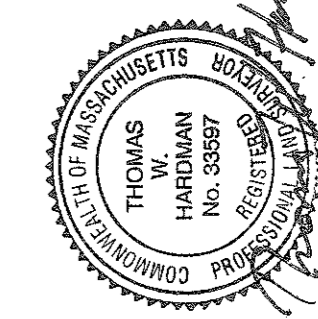
LIGHTING NOTE:
 1. PARKING LOT LIGHTING SHALL BE U.S. ARCHITECTURAL LIGHTING MODEL #RZR-IV-80LED-NW-HS-22-FT-MH OR APPROVED EQUAL.

BENCHMARK:
 SPIKE UP#38
 ELEV.=721.58'
 (NAVD 88)





LOCUS MAP
SCALE : 1"=1000'



LEGEND

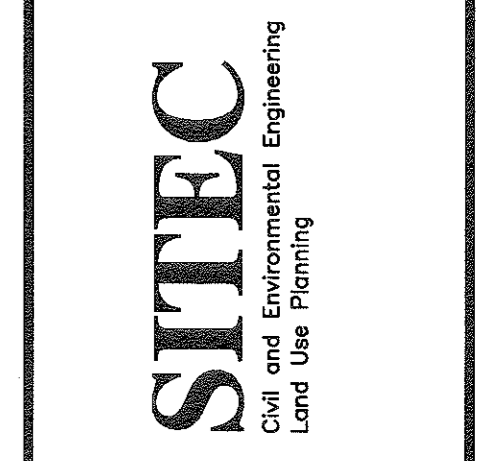
- PROPERTY LINE
- ▲— BUILDING ENTRANCE
- 728 --- EXISTING CONTOUR
- □ □ □ □ GUARDRAIL
- x-x-x-x- CHAIN LINK FENCE
- W— WATER MAIN
- S— SEWER LINE
- D— DRAINAGE LINE
- OHW — OVERHEAD WIRE
- CB □ CATCH BASIN
- SMH ○ SEWER MANHOLE
- HYD ⚡ FIRE HYDRANT
- WG ⚡ WATER GATE VALVE
- LP ⚡ LIGHT POLE
- UP ○ UTILITY POLE
- MW ⚡ MONITORING WELL
- B ○ BOLLARD
- RD ○ ROOF DRAIN
- UGE ○ UNDERGROUND ELECTRIC
- TREE

| No. | Date | Revision Description |
|-----|----------------|----------------------------|
| 2 | JUNE 9, 2021 | REVISE DRAINAGE MITIGATION |
| 1 | MARCH 29, 2021 | REVISE DRAINAGE SYSTEM |

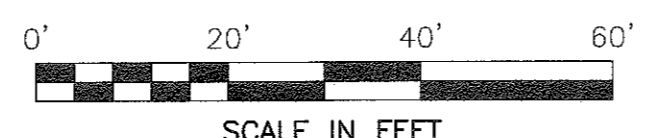
scale: 1"=20'
date: NOVEMBER 18, 2020
drawn: DJF
checked: SDG
approved: SDG
sheet 4 of 4
drawing number: EC-1

project: GAS STATION / CONVENIENCE STORE MODIFICATIONS
122 MAIN STREET
STURBRIDGE, MA 01566
client: SWAMINARAYAN REALTY, LLC
drawing title: EXISTING CONDITIONS

SITEC, Inc.
1000
Danvers, MA 01923
(978) 988-2125
FAX (978) 988-7254
WWW.SITEC-ENGINEERING.COM



Acad No. STU 20-7594 EC.DWG
File No. 20-7594



BENCHMARK:
SPIKE UP#38
ELEV.=721.58'
(NAVD 88)
LOCUS: ASSESSORS MAP 415, LOT 03438-122

OWNER / APPLICANT:
SWAMINARAYAN REALTY, LLC
122 MAIN STREET
STURBRIDGE, MA 01566

DEED REFERENCE: BOOK 56876, PAGE 242

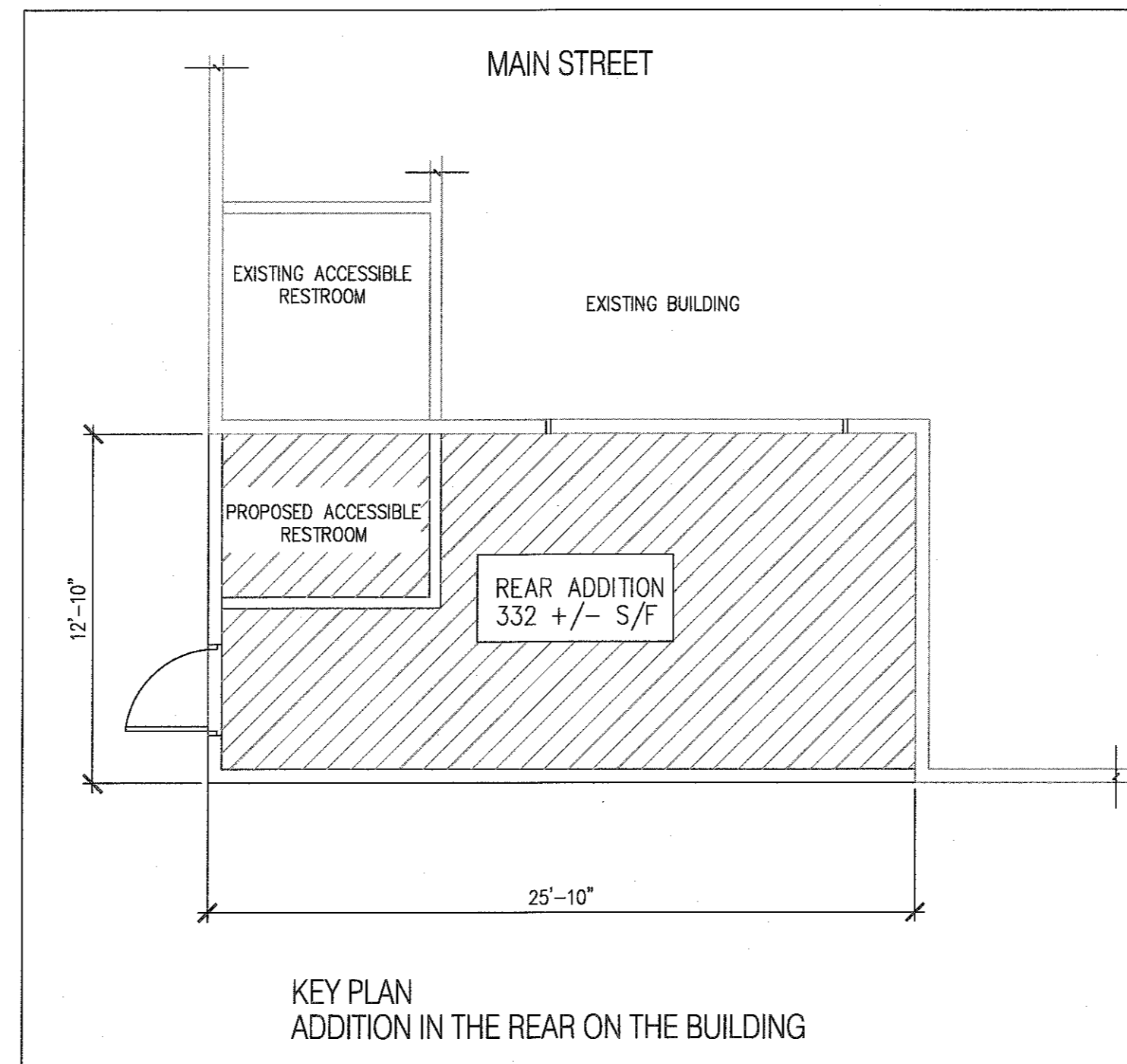
PROPOSED ADDITION TO THE BUILDING AT:

LUCKY MART

122 MAIN STREET

STURBRIDGE, MASSACHUSETTS

| LIST OF DRAWINGS | |
|------------------|-------------------------------------|
| - | COVER SHEET |
| A1 | FLOOR PLAN |
| A2 | FOUNDATION |
| A3 | REFLECTED CEILING & ELEVATION PLANS |
| A4 | ROOF FRAMING PLAN & DETAILS |



ARCHITECTURAL

GENERAL NOTES

- 1 THE OWNER OR G.C. SHALL FIELD VERIFY ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO START OF WORK AND NOTIFY THIS OFFICE OF ANY DISCREPANCIES. BEFORE WORKING IN THE AFFECTED AREAS.
- 2 THE OWNER OR G.C. SHALL BE RESPONSIBLE FOR COORDINATION AND THE LEGAL REMOVAL OF ALL CONSTRUCTION DEBRIS OF ALL SUBCONTRACTORS ON A DAILY BASIS.
- 3 DRAWING ARE NOT TO BE SCALED. ALL WORK AND ELEVATIONS CAN BE LAID OUT BY DIMENSIONS. ANY DEVIATIONS SHALL BE BROUGHT TO THE ATTENTION OF THIS OFFICE. ALL DEVIATIONS SHALL BE CORRECTED BY OWNER OR G.C. PRIOR TO BEGINNING THAT PORTION OF WORK.
- 4 ALL OWNERS OR G.C. SUBCONTRACTORS DESIGNS MUST CONFORM TO ALL LOCAL AND STATE BUILDING CODES.
- 5 OWNER OR, G.C., AND THEIR SUBCONTRACTORS SHALL BE RESPONSIBLE FOR ALL PERMITS AND FEES AS REQUIRED BY THE CITY OF NEW BEDFORD DEPARTMENTS.
- 6 PLUMBING SUBCONTRACTORS SHALL CONFORM TO ALL THE LATEST STATE, LOCAL, AND MASS. STATE FUEL, GAS, AND PLUMBING CODES FOR ALL WORK.
- 7 HVAC CONTRACTORS SHALL PROVIDE AND INSTALL EQUIPMENT THAT CONFORMS TO THE LATEST BOCA MECHANICAL CODES AND THE LATEST REVISION OF MASS STATE CODES FOR ENERGY CONSERVATION. ALSO WORK MUST CONFORM TO SMACNA AND ASHREA STANDARDS.
- 8 ELECTRICAL SUBCONTRACTOR SHALL COORDINATE ALL POWER WIRING, CABLING, LIGHTING, DEVICES, EQUIPMENT, PANELS LOCATIONS, AND CIRCUITS & ECT., WITH THE OWNER AND G.C. PRIOR TO STARTING THE WORK. ELECTRICAL IS TO BE DONE BY THE OWNER AND HIS SUB-CONTRACTORS.

Code Review

Existing Conditions (Rear Addition)
Existing Tenant to Remain

Code which these plan are to conform to :
2015 International Building Code for New & Existing Construction
Commonwealth of Massachusetts State Building Code 9th Edition on its Amendments
Wood Framed Building Construction type (SB)
With existing fire separations partitions between tenant spaces. And
the building has no sprinkler system and has egress behind the buildings.

Hazard Index

The hazard index or existing tenant spaces for this tenant is to remain the same.
The proposed (addition) of this building will be the same type index.
And there will not be any change in the Hazard Index based on the Fire Rating.

General

Use group is (M) Mercantile

Requirements to Exceeding Those Required for New Construction

All new construction in the proposed tenant space will conform, meet, or exceed conditions in 2015 International Building Code for New & Existing Construction
Massachusetts State Building Code 9th Edition on its Amendments

New Building Systems

All new construction in the proposed tenant spaces will conform, meet, or exceed conditions in 2015 International Building Code for New Construction
Massachusetts State Building Code 9th Edition on its Amendments

Alterations and Repairs

All new construction in the proposed addition space will conform, meet, or exceed conditions in 2015 International Building Code for New Construction
Massachusetts State Building Code 9th Edition on its Amendments

Number of Means of Egress

Number of Exits Required = 2 (Existing) (1) 36" & (1) 72" = 108"
Addition space has (1) new means of egress (1) 36"
Total Egress Width of 144"

Capacity of Exits

Egress Width Per Occupant
Total Square Footage (Exist) = approx. 4200 sf
Total Square Footage (Proposed) = 332 sf
Total Square Footage = 4532 sf

Storage and Stock = Approx 2280 sf 2280/300 = 8

Mercantile Space = Approx 2252 sf 2252/50 = 38

Total Occupant Load = 46

(Occupant Load Calc For Egress Only)

Use group Assembly (M)

Construction Type (SB)

Structure not sprinkled

Doors Egress 0.2" per person 46 People x 0.2 in. = 9"

Maximum Floor Area Allowance Per Occupant (See Below)

Existing and Proposed is Egress is 144" and 9" is required

Even if one exit becomes blocked this area would still have enough egress to support the Occupant load

All existing building units egress will not be effected by this change.

(Occupant Load Calc For Plumbing Fixtures) (Restrooms not open to the Public)

This office will run Calculations that are more conservative (For Egress Only)

Gross Floor Area in this area is. Approx. 4532 Sq/Ft.

Owner is adding a second restroom

(M) Existing and Proposed

Total Occupants = 46 Ladies 23 and Men 23

Ladies Restroom 1 Toilet Men's Restroom 1 Toilet
1 Lavatory 1 Lavatory

Other Fixtures 24"x24" Utility or floor sink with a 2" Ø drain

Water Station with supply and drain

Complies with Chapter 29 Table 2802.1 IBC 2015

Exit Signs and Lights

See Health and Safety Plan

Means of Egress Lighting

See Health and Safety Plan

Height and Area Limitations

Not required. Conforms to IBC 2015

Existing Fire and Party Walls

Are constructed from fire rated materials

Fire Protection Systems

Existing building has no fire sprinkler system.

Fire Protection Systems are Required for the Following Cases

Existing building has fire protection system. And must be altered based new partition locations and scope of this project.

Accessibility for Persons With Disabilities

This office will specify compliant materials for items which are being replaced or added for the proposed tenant space, the proposed altered tenant spaces.

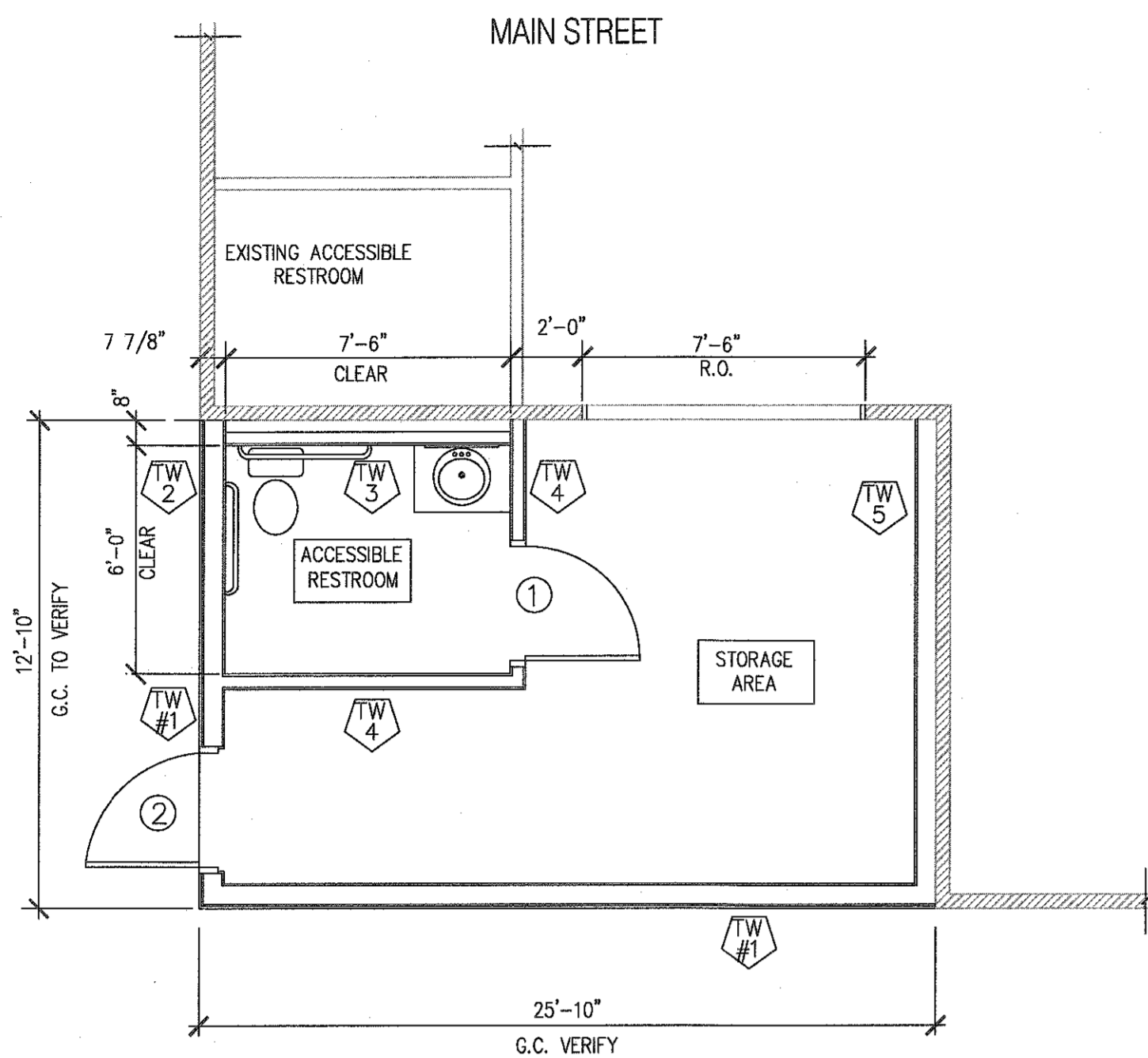
Energy Conservation

Any equipment, fixtures, etc., of which are to be added for the alterations in this tenant spaces shall be done in accordance with latest state and federal electrical codes.

| LIST OF SYMBOLS | | | |
|-----------------|--|--|-------------------------|
| | EXIT SIGN W/ EMERGENCY LIGHTING (BATTERY BACKUP) | | WALL PACK LIGHT FIXTURE |
| | EMERGENCY LIGHTING (BATTERY BACKUP) | | LIGHT FIXTURE |
| | EMERGENCY FIRE (HORN & STROBE) | | FIRE ALARM BEACON |
| | EMERGENCY FIRE (PULL STATION) | | TYPE OF WALL SYSTEM |
| | EXHAUST FAN | | EQUIPMENT ITEM NUMBER |
| | DOOR TYPE | | RESTROOM EXHAUST FAN |
| | WINDOW TYPE | | REMOTE HEAD EXTERIOR |

| | |
|--------------------------------|---|
| DESIGN CONCEPTS OF NEW ENGLAND | 857 HIGH STREET P.O. BOX 26 BRIDGEWATER, MA 02324 508-279-1659 V 508-279-4934 F |
| | PROJECT NAME: PROPOSED ADDITION TO THE BUILDING AT: LUCKY MART 122 MAIN STREET STURBRIDGE, MASSACHUSETTS |
| REVISIONS PER: | DATE: |
| DATE ISSUED: | 03/15/2021 |
| DWG. SCALE: | JLC |
| DRAWN BY: | DWD |
| REVIEWED BY: | DWD |
| PROJECT NO: | |
| DRAWING NAME: | COVER SHEET |

PERMIT ONLY



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

| RESTROOM FIXTURES | |
|-------------------|---|
| QTY | ITEM |
| 2 | 1 1/2 O.D. STAINLESS STEEL GRAB BARS 42" LONG |
| 1 | STANDARD TOILET PAPER HOLDER |
| 1 | COAT HOOK |
| 1 | MIRROR 18" X 24" |
| 1 | MOULDED COUNTER & SINK COMBO WITH ACCESSIBLE FAUCET AND PLUMBING INSULATED GUARDS |
| 1 | ELECTRICAL WALL MOUNT HAND DYER |

NOTES: CONTRACTOR MUST INSTALL SOLID FIRE RATED BLOCKING INTO PARTITIONS TO SUPPORT RESTROOM FIXTURES.
ALL RESTROOM FIXTURE MUST BE INSTALLED BY THE LATEST REVISION OF 521 CMR ARCHITECTURAL ACCESS BOARD.
CONTRACTOR IS TO FABRICATED WOOD SUPPORTS FOR COUNTER & SINK COMBO
CONTRACTOR AND OWNER TO SELECT ALL COLORS AND MANUFACTURES

| LIST OF SYMBOLS | |
|-----------------|--|
| | EXIT SIGN W/ EMERGENCY LIGHTING (BATTERY BACKUP) |
| | EMERGENCY LIGHTING (BATTERY BACKUP) |
| | EMERGENCY FIRE (HORN & STROBE) |
| | EMERGENCY FIRE (FULL STATION) |
| | EXHAUST FAN |
| | DOOR TYPE |
| | WINDOW TYPE |
| | WALL PACK LIGHT FIXTURE |
| | LIGHT FIXTURE |
| | FIRE ALARM BEACON |
| | TYPE OF WALL SYSTEM |
| | EQUIPMENT ITEM NUMBER |
| | RESTROOM EXHAUST FAN |
| | REMOTE HEAD EXTERIOR |

DOOR SCHEDULE

| DOOR MARK | DOOR SIZE | DOOR TYPE | DOOR MAT'L | FRAME MAT'L | HARDWARE | NOTES |
|-----------|---------------|-----------|------------------|-------------|----------|-------|
| 1 | 3'-0" X 7'-0" | SWING | SOLID CORE BIRCH | KNOCK-DOWN | A | |
| 2 | 3'-0" X 7'-0" | SWING | METAL INSULATED | KNOCK-DOWN | B | |

HARDWARE: A- 1 1/2 PAIR OF BUTTS LOCK SET (PRIVACY) WITH LEVER HANDLES DOOR CLOSURE COAT HOOK DOOR STOP
B- 1 1/2 PAIR OF BUTTS LOCK SET (EXIT) PANIC HARDWARE NO OUTSIDE FUNCTION HEAVY DUTY DOOR CLOSURE LATCH PROTECTOR WEATHER STRIPPING THRESHOLD

GENERAL CONTRACTOR IS TO INSTALL FIRE RATED WOOD BLOCKING TYPICAL IN ALL LOCATIONS.

ALL FRAMING AND EXTERIOR MATERIALS TO BE INSTALLED ARE TO COMPLY TO THE INTERNATIONAL BUILDING CODE DATED 2015 AND ALSO THE COMMONWEALTH OF MA. STATE BUILDING CODE 9th EDITION OF THE AND CHAPTER 16.00 ALONG WITH TABLE 1604.11 ARE TO WITHSTAND WIND LOADS OF 124 MPH.

FINISHED SCHEDULE

| ROOM NAME | BASE | FLOOR | WALLS | CEILING | CEILING HEIGHT | NOTES |
|--------------|----------|-------|---------------------|----------------------------|----------------|-------|
| RESTROOM | 4" VINYL | VCT | FRP PANELS AND TRIM | PAINTED PLASTER | 8'-6" A.F.F. | |
| STORAGE AREA | 4" VINYL | VCT | PAINTED GYPSUM | 2X4 CEILING TILES AND GRID | 10'-0" A.F.F. | |

FLOOR FINISHES: INSTALL VCT FLOOR TILE ON MASTIC OVER THE NEW CONCRETE SLAB COLOR AND SUPPLIER IS TO BE SELECTED BY OWNER. ALL FLOORING MASTICS IS TO BE INSTALLED PER MANUFACTURES APPROVED SPECIFICATIONS MASTICS. (TYPICAL)

WALL FINISHES: ALL GYPSUM BOARD WALLS ARE TO BE FINISHED WITH (2) LAYERS OF JOINTING COMPOUND AND TAPE. SANDED BETWEEN APPLICATIONS THAN PAINTED.

FLOOR BASE: (VCT) INSTALL VINYL COVE BASE WHICH IS TO BE INSTALLED AFTER THE FLOOR TILE. THE OWNER IS TO SELECT THE COLORS. ALL MASTICS, GROUTS OR ADHESIVES MUST BE APPROVED BY FLOOR BASE MANUFACTURE.

PAINTED WALL FINISHES: GYPSUM (NEW WALL BOARD) ALL WALLS ARE TO BE PAINTED AS FOLLOWS (1) ONE COAT OF DRYWALL PRIMER (2) ONE COAT OF FINISH COLOR ALL COLORS ARE TO BE SELECTED BY THE OWNER

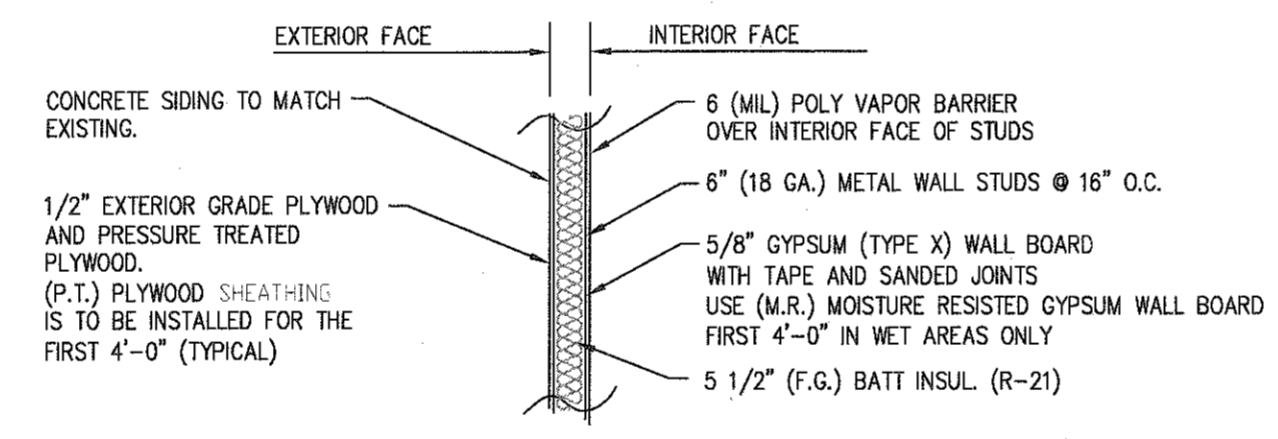
METAL FRAMES: (1) COAT OF PRIMER (2) COATS OF FINISH COLOR

WOOD DOORS (BIRCH): (2) COATS OF POLY FINISH SANDED OR STEEL WOOLED BETWEEN APPLICATIONS

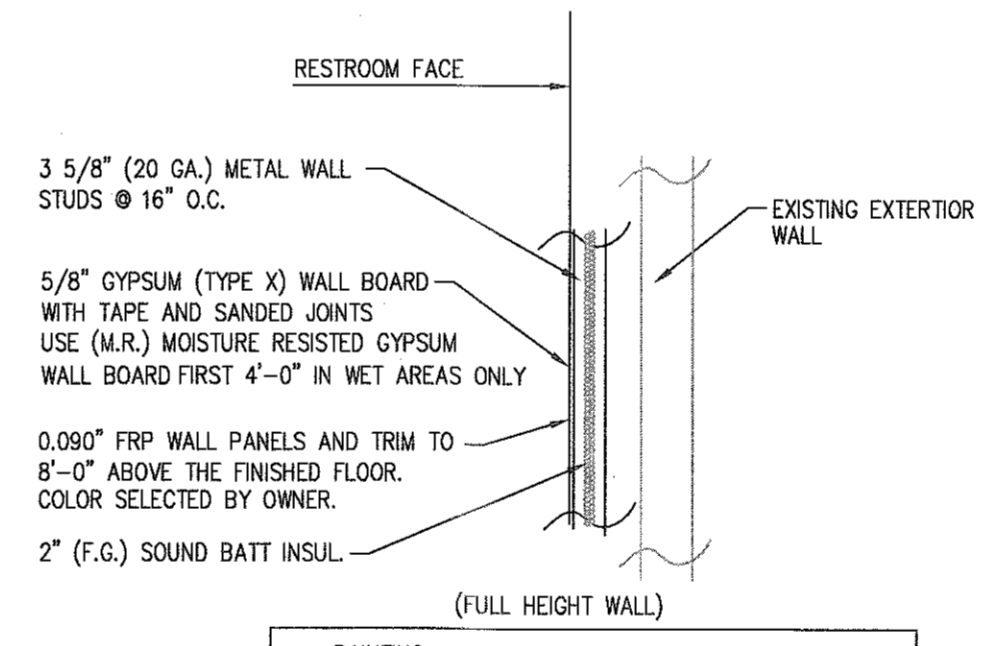
CEILING FINISHES: (2X4 SYSTEM) SUSPENDED LAY-IN PANEL SYSTEM OWNER TO SELECT (HARD CEILING) (1) COAT OF PRIMER (2) COATS OF FINISH COLOR

WALL TYPES

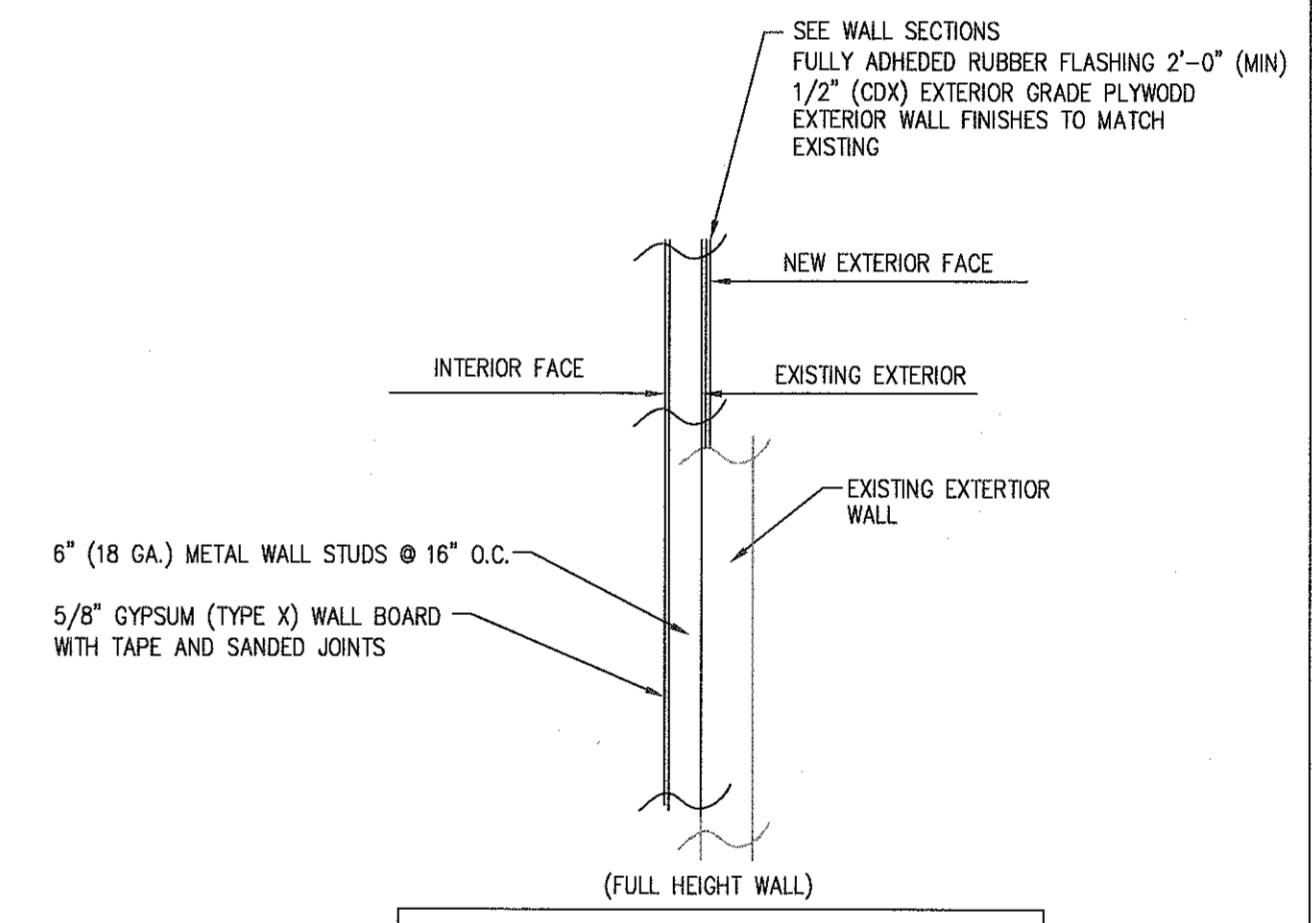
ALL METAL STUDS ARE TO HAVE 1 5/8" FLANGES (TYPICAL)



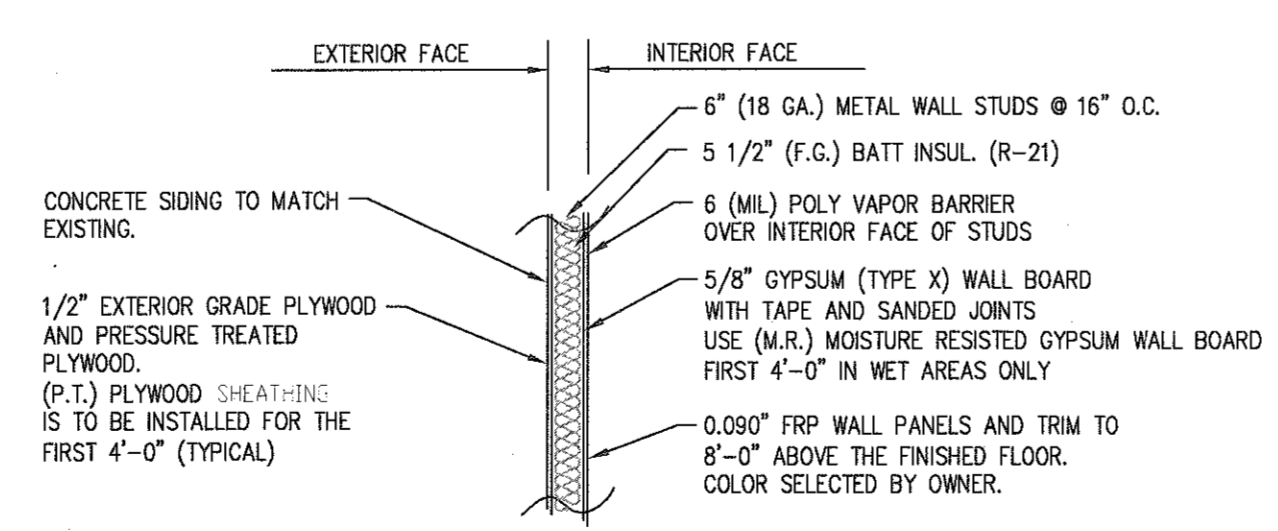
(FULL HEIGHT WALLS) (11'-0") FINISH FLOOR TO PLATE
PAINTING:
EXTERIOR FACE CONCRETE SIDING (FACTORY PAINTED)
INTERIOR FACE GYPSUM WALL BOARD (1) COAT OF PRIMER (2) COAT OF FINISH COLOR
WALL TYPE #1 (EXTERIOR WALL)



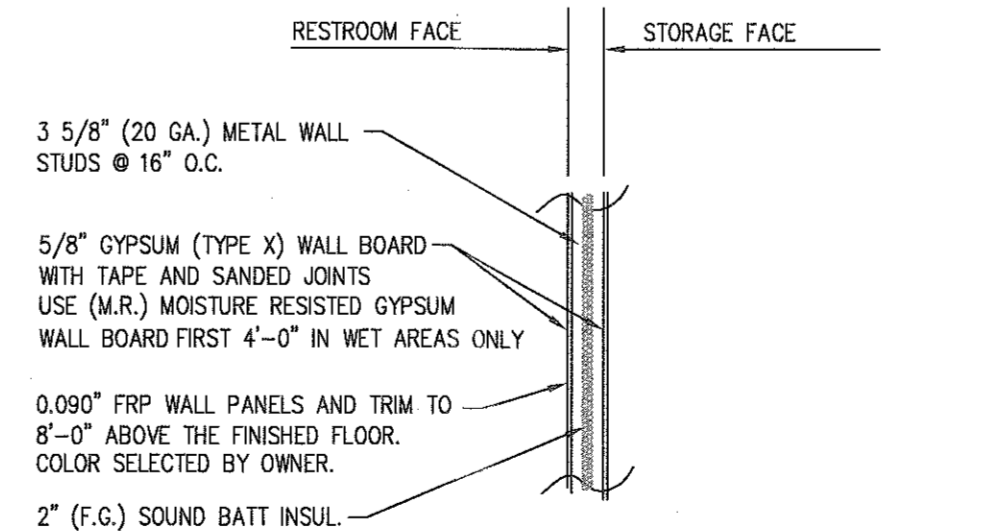
(FULL HEIGHT WALL)
PAINTING:
RESTROOM FACE FRP PANELS ADHERED TO THE GYPSUM WALL BOARD
WALL TYPE #3 (INTERIOR WET WALL)



(FULL HEIGHT WALL)
PAINTING:
INTERIOR FACE GYPSUM WALL BOARD (1) COAT OF PRIMER (2) COAT OF FINISH COLOR
WALL TYPE #5 (INTERIOR WALL)



(FULL HEIGHT WALLS) (11'-0") FINISH FLOOR TO PLATE
PAINTING:
EXTERIOR FACE CONCRETE SIDING (FACTORY PAINTED)
INTERIOR FACE FRP PANELS ADHERED TO THE GYPSUM WALL BOARD
WALL TYPE #2 (EXTERIOR WALL)



(9'-0" ABOVE THE SLAB)
PAINTING:
EXTERIOR FACE CONCRETE SIDING (FACTORY PAINTED)
INTERIOR FACE GYPSUM WALL BOARD (1) COAT OF PRIMER (2) COAT OF FINISH COLOR
WALL TYPE #4 (INTERIOR WALL)

PERMIT ONLY

| | |
|--------------|------------|
| DATE ISSUED: | 05/15/2021 |
| DWG. SCALE: | 1/4" |
| DRAWN BY: | JLC |
| REVIEWED BY: | DWD |
| PROJECT NO: | |

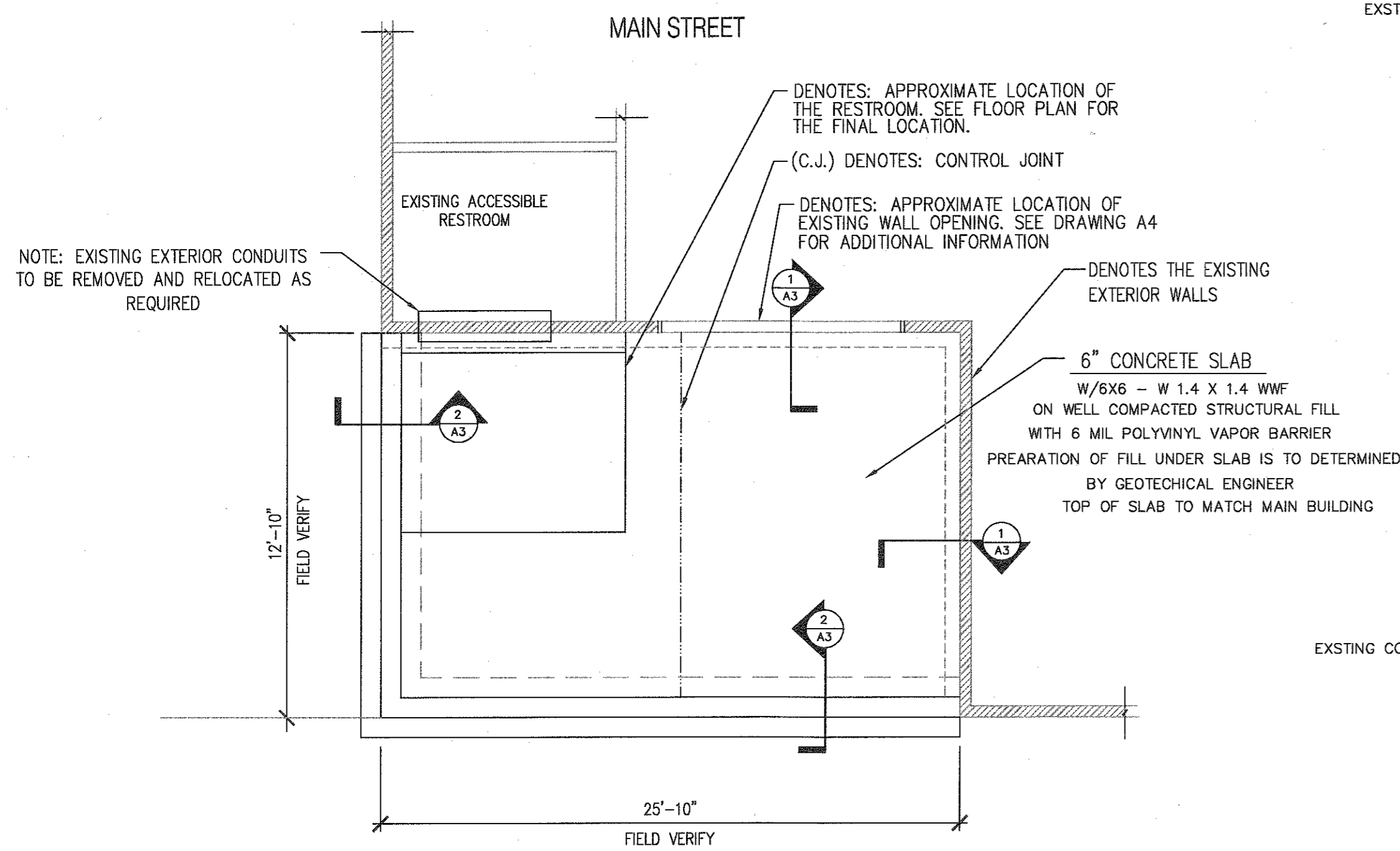
DESIGN CONCEPTS OF NEW ENGLAND
857 HIGH STREET
P.O. BOX 26
BRIDGEWATER, MA 02324
508-279-1659 V

PROPOSED ADDITION TO THE BUILDING AT:
LUCKY MART
122 MAIN STREET
STURBRIDGE, MASSACHUSETTS

| REVISIONS PER: | DATE: |
|----------------|-------|
| | |
| | |
| | |
| | |
| | |

DRAWING NAME:
FLOOR PLAN

A1



FOUNDATION PLAN

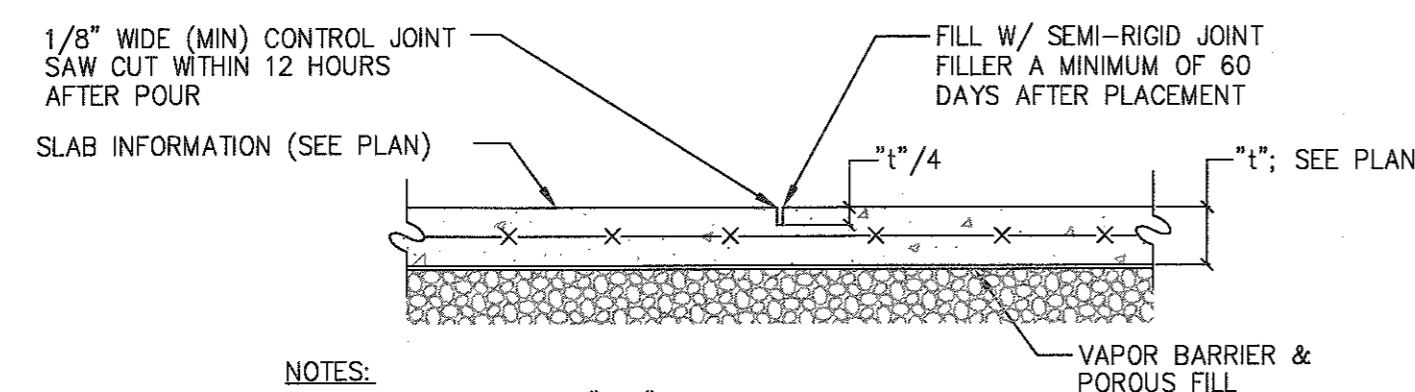
SCALE: 1/4"=1'-0"

NOTES:

1. BOTTOM OF FOOTING NOTED THUS (EL. 0'-0"). ELEVATIONS SHALL BE ADJUSTED AS NECESSARY TO MEET THE EXISTING SITE CONDITIONS.

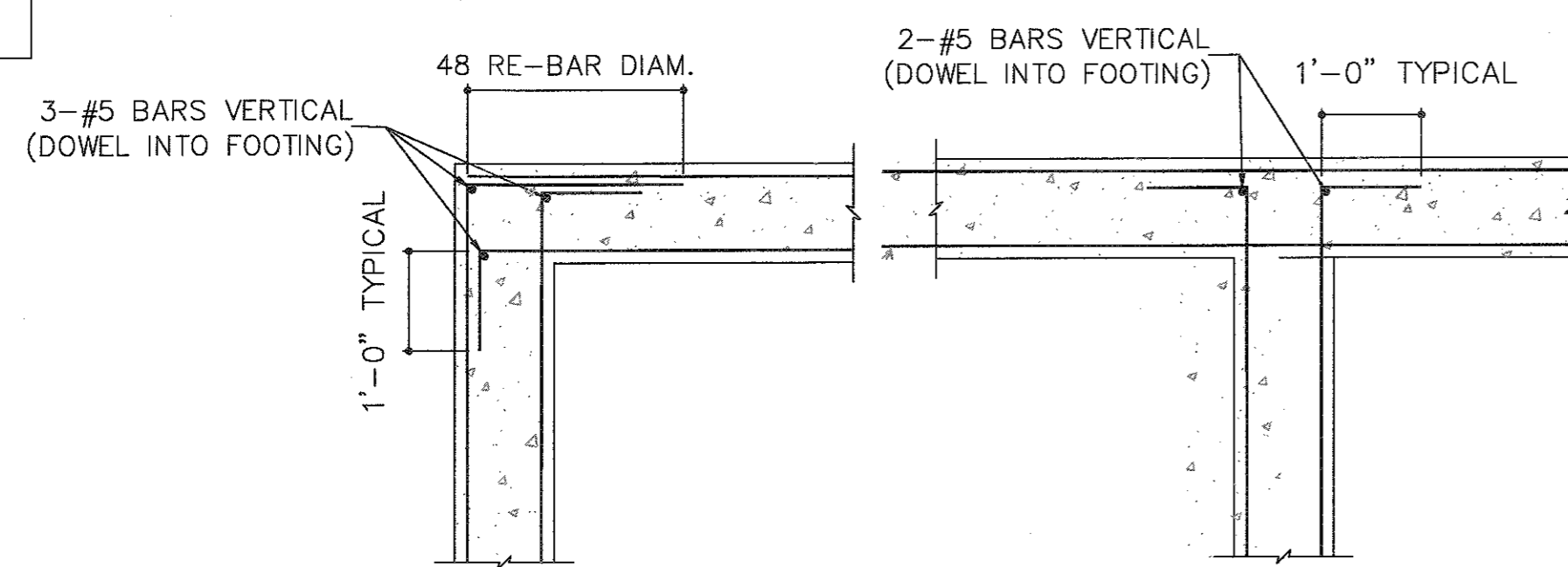
LIST OF SYMBOLS

| | | | |
|--|--|--|-------------------------|
| | EXIT SIGN W/ EMERGENCY LIGHTING (BATTERY BACKUP) | | WALL PACK LIGHT FIXTURE |
| | EMERGENCY LIGHTING (BATTERY BACKUP) | | LIGHT FIXTURE |
| | EMERGENCY FIRE (HORN & STROBE) | | FIRE ALARM BEACON |
| | EMERGENCY FIRE (PULL STATION) | | TYPE OF WALL SYSTEM |
| | EXHAUST FAN | | EQUIPMENT ITEM NUMBER |
| | DOOR TYPE | | RESTROOM EXHAUST FAN |
| | WINDOW TYPE | | REMOTE HEAD EXTERIOR |



CONTROL JOINT DETAIL

NOT TO SCALE

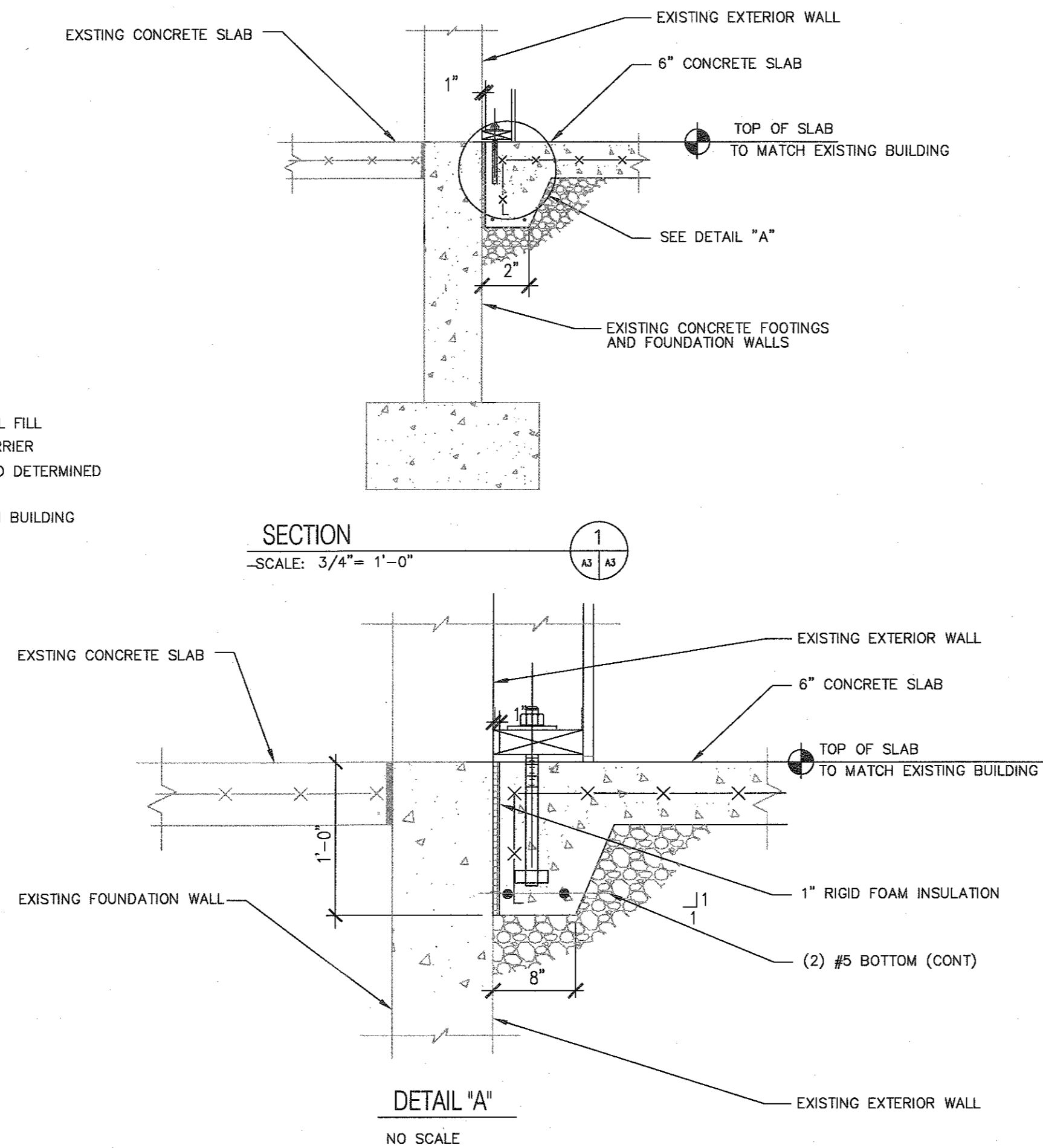


CORNER

INTERSECTION

TYPICAL WALL REINFORCEMENT DETAILS

NOT TO SCALE

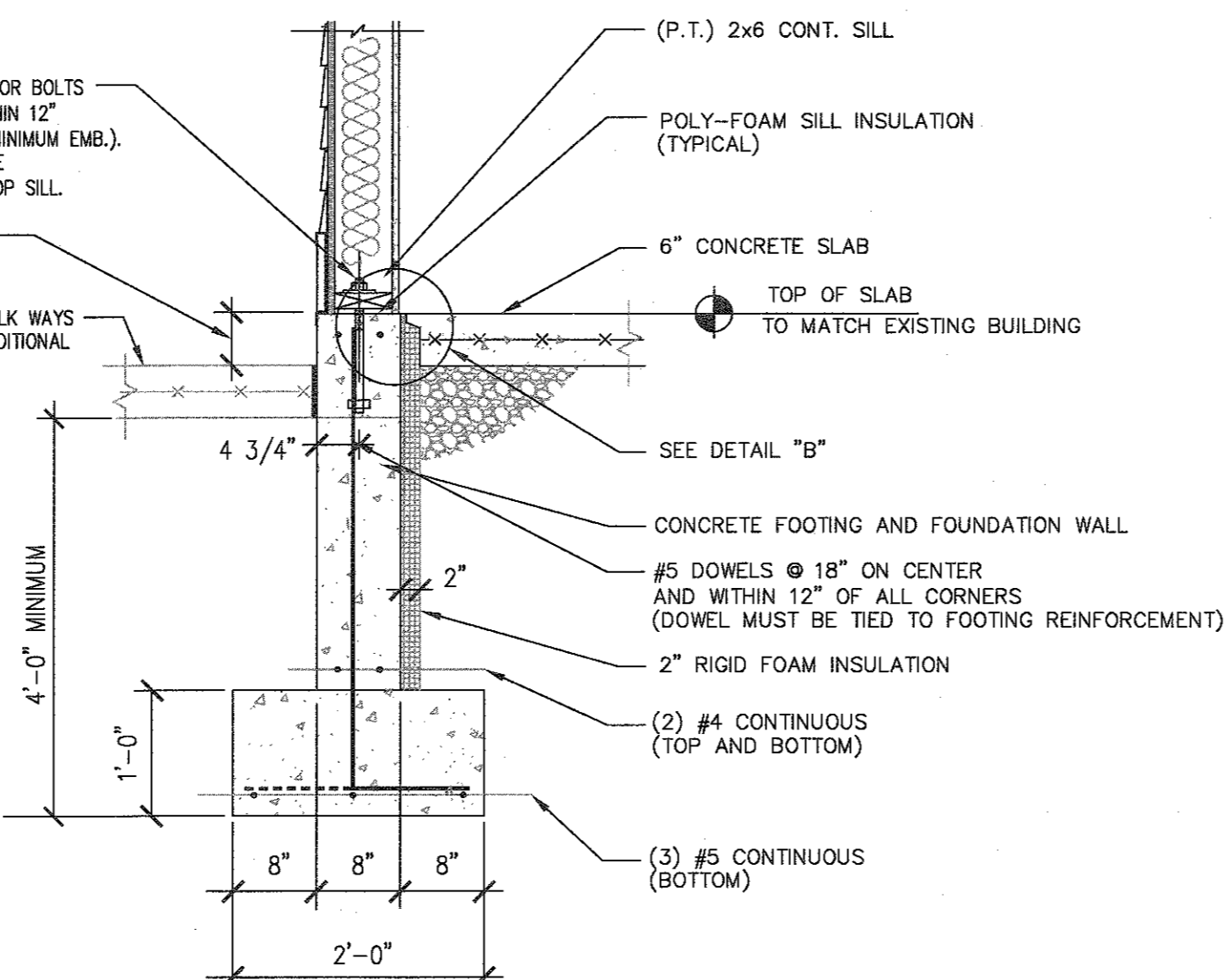


SECTION

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

DETAIL 'A'

NO SCALE



SECTION

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

DETAIL 'B'

DETAIL 'B'

NO SCALE

GENERAL NOTES:

1. The structural drawings shall be used in conjunction with the architectural, civil, mechanical, of other trades as to items to be placed or set in the architectural and structural work.
2. The structure has been designed in accordance with the provisions of the International Building Code Dated 2015 and the Massachusetts State Building Code Amendments (9th Edition)
3. The contractor shall provide temporary shoring and bracing required to erect and hold new structures in proper alignment until permanent supports and lateral bracing are in place.
4. The contractor is responsible for shoring and bracing the existing building components prior to the start of construction.
5. Where construction occurs within or adjacent to existing construction, the contractor shall field measure the existing building dimensions and components and coordinate construction details with the actual dimensions.
6. The structure was designed for the following loads:
 Roof Snow Loads Ground Snow Load (Pg)=30 psf Flat Roof Snow (Pf)=30 psf (+drift where applicable)
 Wind Loads
 Basic Wind Speed (V) 124 mph (3 second gust)
 Wind Importance Factor (I) 1.0
 Building Category 11
 Wind Exposure C
 Earthquake Design Data
 Seismic Importance Factor I =1.0
 Seismic Use Group II
 Mapped Spectral Response Accelerations Ss=0.170 S1=.058
 Spectral Response Coefficients Sds=0.181 Sd1=0.093
 Seismic Design Category B
 Basic Seismic Force Resisting System Light framed walls with structural wood panel
 Design Base Shear 942#
 Seismic Response Coefficient Cs = 0.091
 Response Modification Factor R = 6 1/2
 Analysis Procedure Used Equivalent lateral force Analysis

Shop Drawings

1. Shop drawings reviewed by general contractor for reinforcing steel shall be submitted to the engineer and a stamped approval received before fabrication. Erection shall be made from approved shop drawings only. Concrete mix design specifications shall be submitted for approval before concrete is poured.
2. Changes, substitutions, or omissions made by the general contractor or their subcontractors to the contract documents shall be submitted to the engineer for approval. The submission shall highlight and note the proposed change substitution, or omissions to the contract documents which do not follow this approval procedure shall be considered not approved.

Soil Conditions and Structural Fill

1. All footings shall be carried to the depths shown and deeper, if required, and shall rest on undisturbed soil or compacted structural fill having a net allowable soil bearing pressure of 2,000 psf. It is recommended that the owner hire a geotechnical engineer registered in the Commonwealth of Massachusetts to ensure that the above requirements are met. **This office is not qualified to determine soil bearing conditions and subsurface preparation.**
2. No footing shall be placed on frozen soil or in standing water.
3. Structural fill shall be well graded bank run, screened or crushed gravel, and shall be placed in accordance with the geotechnical report and compacted to 95% of maximum dry density as determined by ASTM D1557

Concrete

1. Concrete work shall conform to the latest American Concrete Institute (ACI) code for Building Code Requirements for Reinforced Concrete.
2. All concrete shall attain a minimum compressive strength of 3,000 psi at 28 days except the concrete slab shall attain a minimum compressive strength of 3500 psi at 28 days.
3. Concrete shall not contain slag or silica fume and, if using fly-ash the maximum quantity per weight of cement shall be 20%.
4. A set of (4) concrete test cylinders shall be taken by an independent concrete testing laboratory on each day when concrete placement exceeds 5 cubic yards. one cylinder shall be broken at 7 days, two cylinders tested at 28 days, and the final cylinder tested at 56 days. A copy of all the test reports are to be filed with the engineer.
5. All reinforcement to be billet steel deformed bars conforming to ASTM A615 grade 60.
6. All reinforcing steel shall be electrically grounded in accordance with the National Electric Code, As amended by the Commonwealth of Massachusetts State Building Code.
7. The following minimum cover shall be provided for reinforcement:
 Concrete against the earth: 3" ACI requirements
 Formed concrete exposed to earth or weather #5 or smaller 1 1/2" #6 or larger: 2"
 Concrete not exposed to earth or weather slabs or walls 3/4" beams and columns: 1 1/2"
8. All continuous reinforcing bars shall be lapped 48 bar diameters at splices and at corners unless otherwise noted. Terminated continuous bars at non-continuous ends with standard hooks.
9. All concrete work and detailing shall comply with the latest specifications and recommendations of the ACI.

Metal Stud Framing

1. All studs shall be of the type, size, and gage as shown on the plans.
2. All 12, 14, and 16 gage galvanized studs shall be formed from steel that conforms to ASTM A653 grade 50. All 18 and 20 gage galvanized studs and all galvanized track, drying, and closures, and accessories shall be formed from steel that conforms to ASTM A653 grade 33. All studs shall have a G-60 galvanized coating or equivalent meeting ASTM A653 and C955.
3. Prior to prefabrication of framing, the contractor shall submit fabrication and erection drawings to the architect for approval before beginning work. No work may be started without approved shop drawings.
4. All framing components shall be cut squarely for attachment to perpendicular members, or as required for angle fit against abutting members. Members shall be held positively in place until properly fastened.
5. Handling and lifting of prefabricated panels shall be done in a manner as not to cause distortion in any member.
6. Tracks shall be securely anchored to the supporting structure as shown on the plans.
7. Studs shall be plumbed, aligned and securely anchored to the flanges or webs of both upper and lower tracks.
8. Wall stud bridging shall be attached in a manner to prevent stun rotation. Bridging rows shall be spaced according to the following schedule:
 Walls up to 10'-0" one row at mid-height
 Walls that exceed 10'-0" bridging rows spaced not to exceed 5'-0" on center.

Construction Site Visits

1. Site visits to review construction progress will be by this office by the following intervals at minimum:
 - a. Before the footing placement (after the reinforcing steel is in place)
 - b. Before the foundation wall is poured (after the reinforcing steel is in place)
 - c. During masonry construction (when the first or second course is in place)
 - d. After the steel erection is complete and the deck is attached.
2. This office requires a minimum of 48 hours notification (excluding Saturdays, Sundays and holidays) in order to review the construction.
3. This office will not be responsible for delays in construction due to failure to provide adequate notice observation. In Addition should the contractor decide to continue work without the previous work being observed, This office will be unable to sign off that the previous work was in conformance to the design drawings.

DESIGN CONCEPTS OF NEW ENGLAND

857 HIGH STREET
 P.O. BOX 26
 BRIDGEWATER, MA 02324
 508-279-1659 V

PROPOSED ADDITION TO THE BUILDING AT:
LUCKY MART
 122 MAIN STREET
 STURBRIDGE, MASSACHUSETTS

PROJECT NAME:

REVISIONS PER: DATE:

PERMIT ONLY

DATE ISSUED: 03/15/2021

DWG. SCALE:

DRAWN BY: J.C

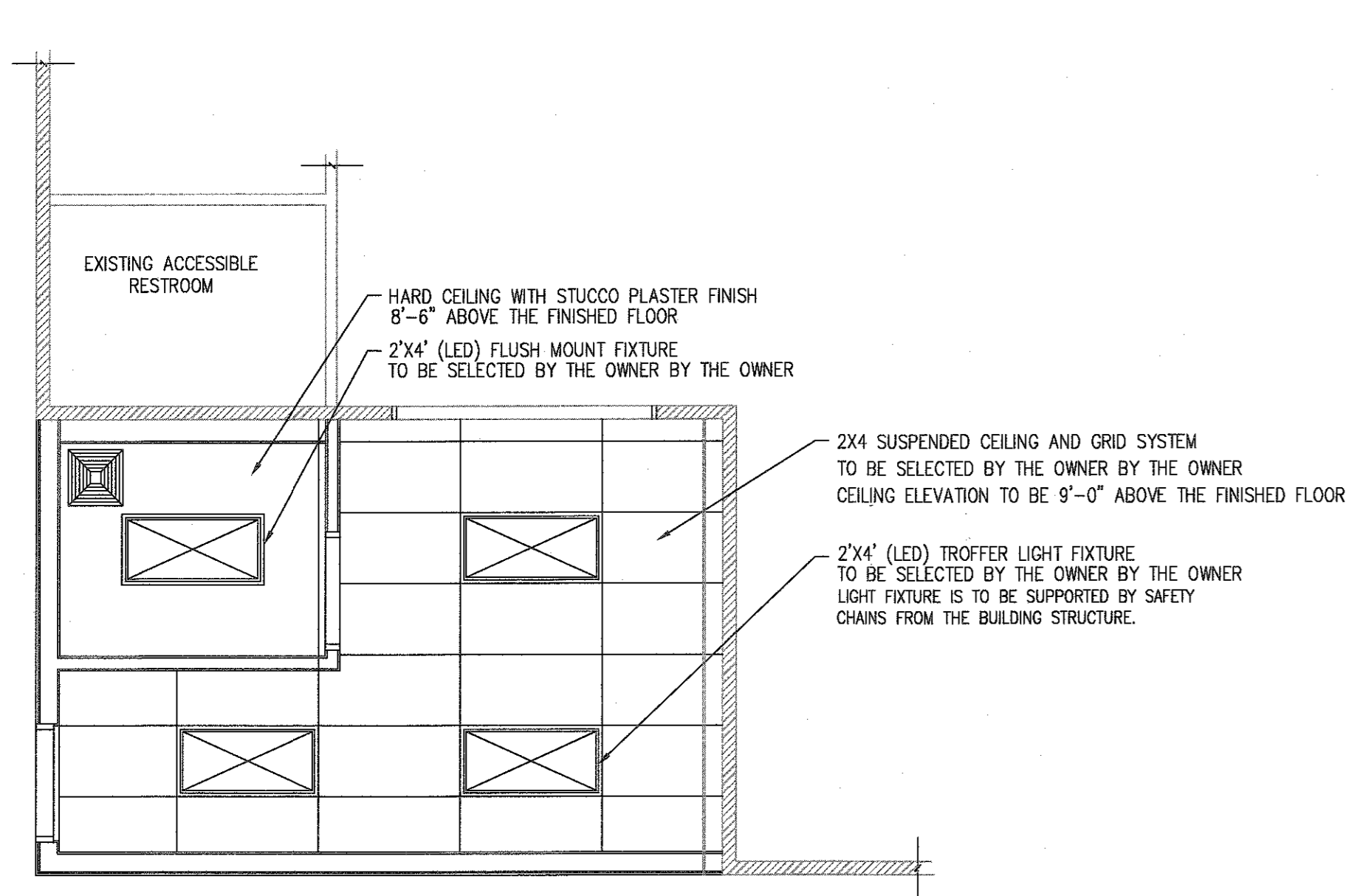
REVIEWED BY: DWB

PROJECT NO:

DRAWING NAME:

FOUNDATION PLAN

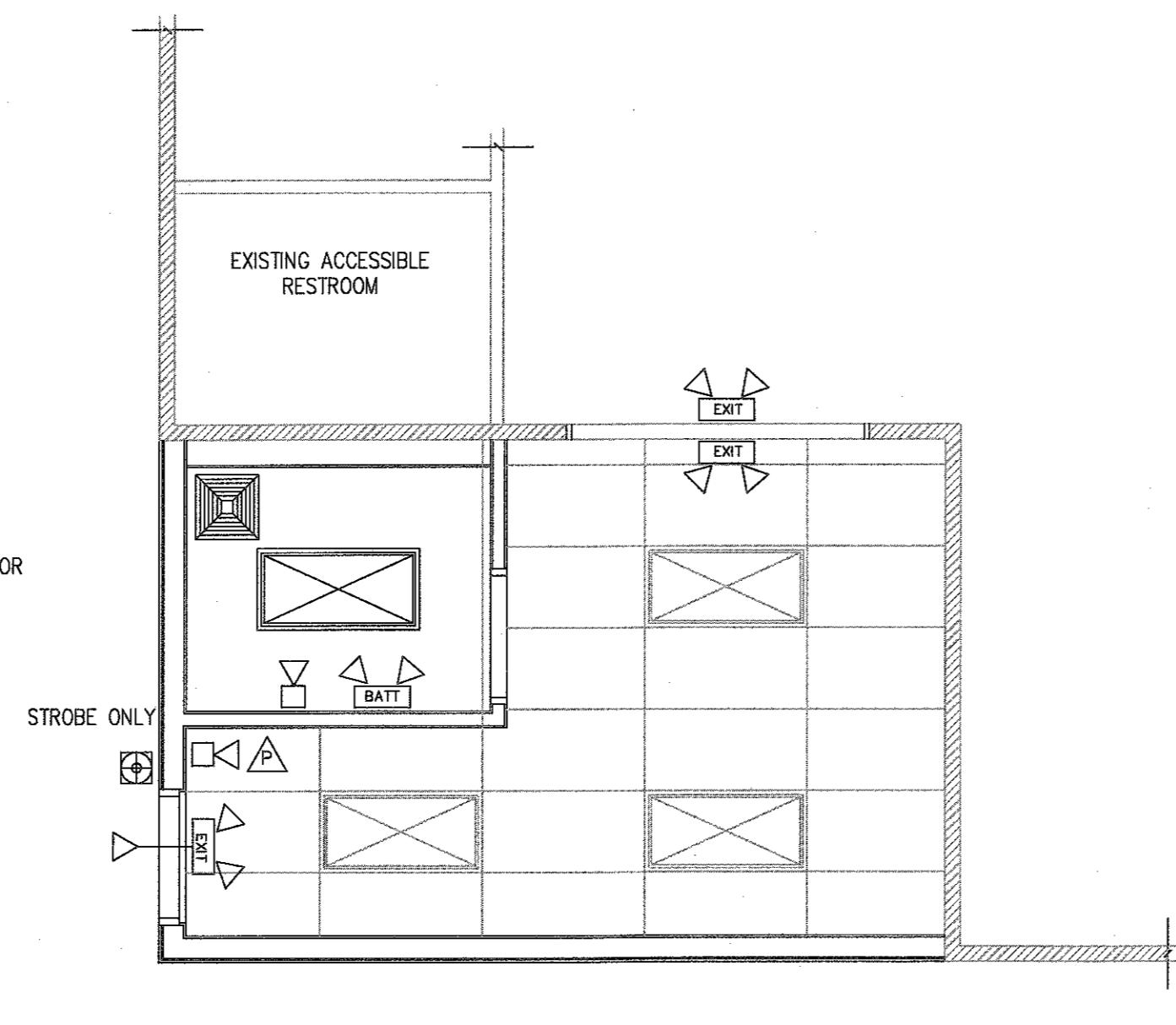
A2



REFLECTED CEILING PLAN

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

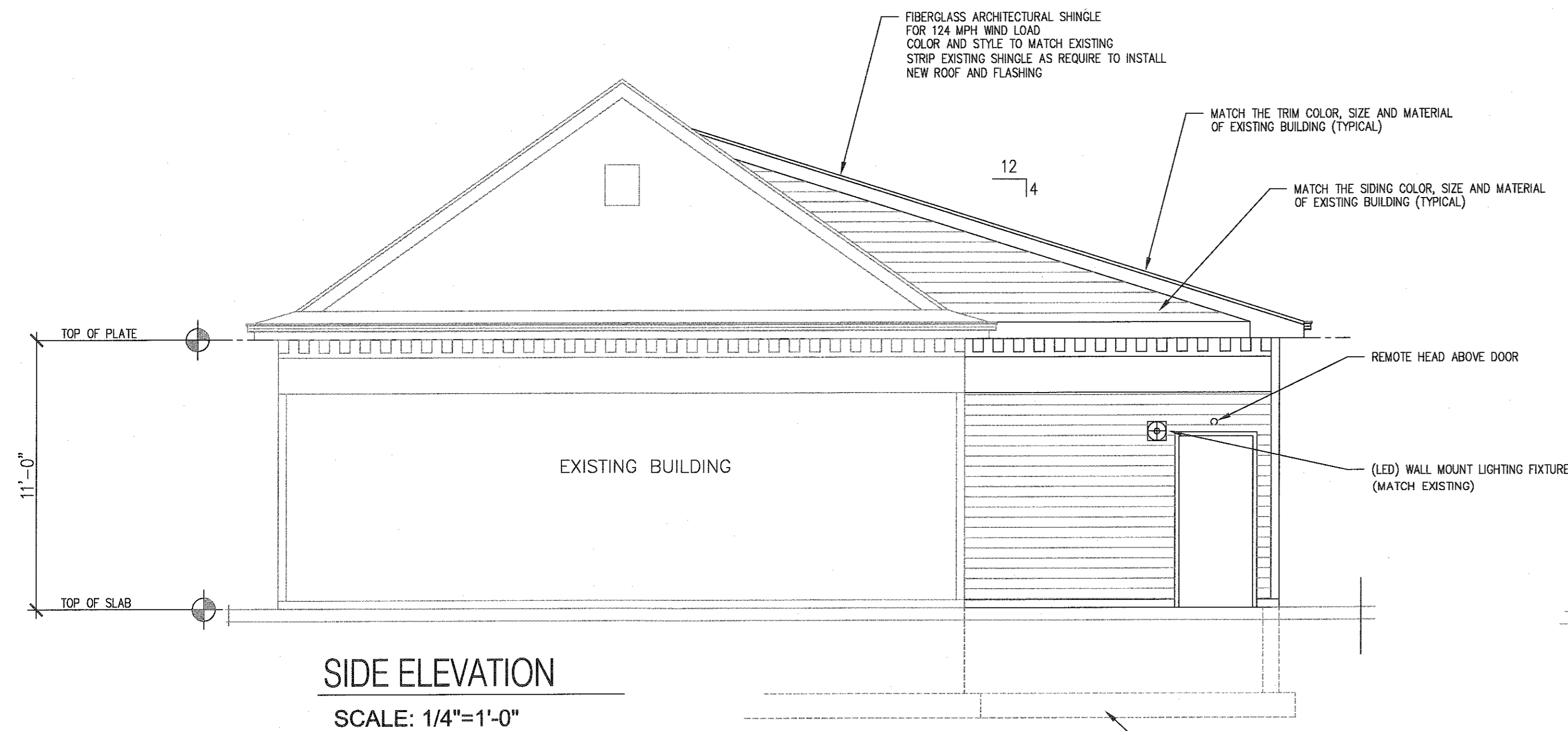
- 1) SEE PLAN FOR CEILING HEIGHTS AND TYPE THE FINISHED FLOOR
- 2) ALL EXIT SIGNS, EMERGENCY LIGHTING EQUIPMENT IS SHOWN ON HEALTH & SAFETY



HEALTH & SAFETY PLAN

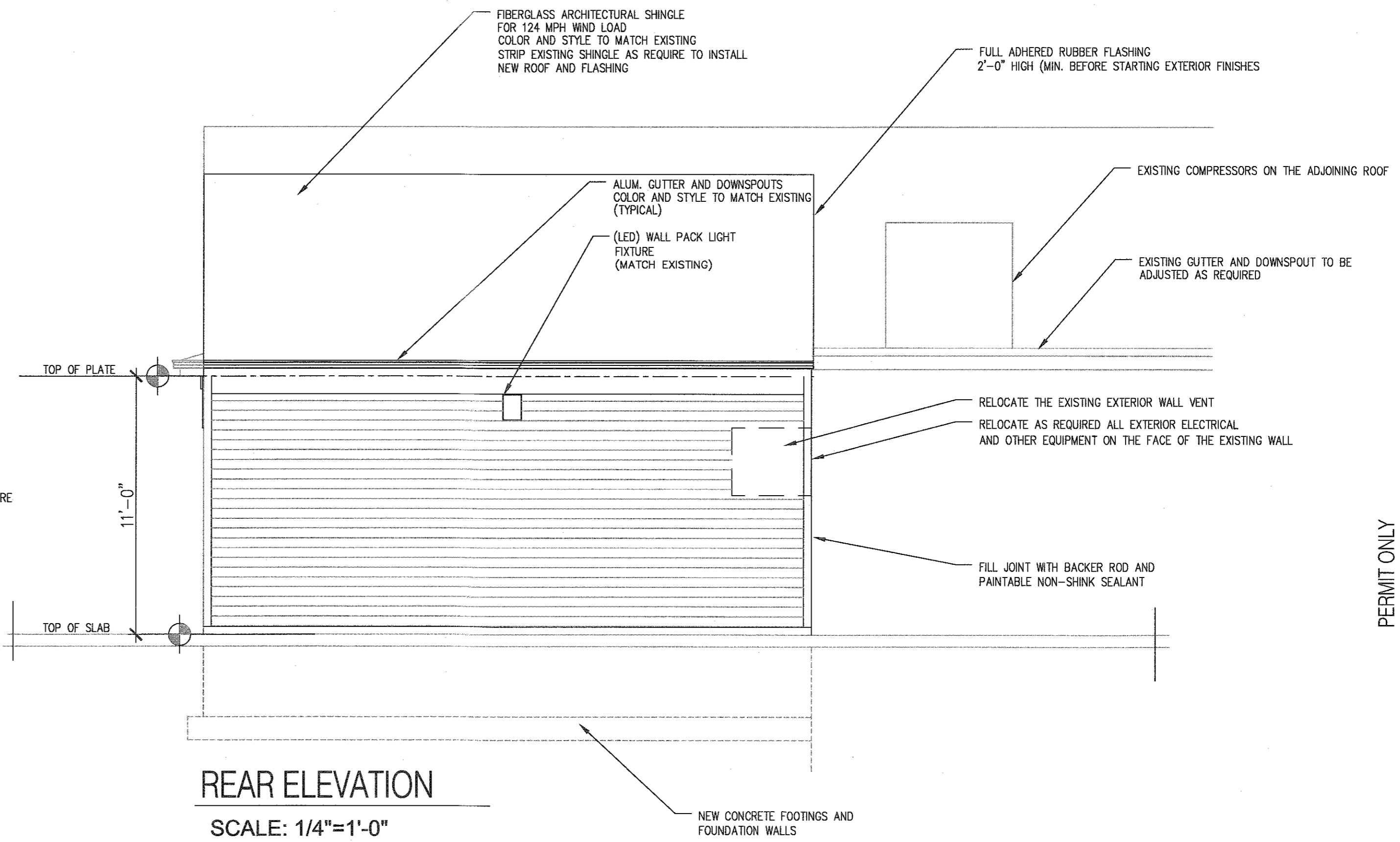
SCALE: 1/4"=1'-0"

- 1) ALL EMERGENCY LIGHTING AND FIRE NOTIFICATION EQUIPMENT IS BE INTERLACED WITH THE EXISTING SYSTEM.
- 2) ADDITIONAL EXIT SIGNAGE AND NOTIFICATION EQUIPMENT MAY BE REQUIRED IF TENANT FIT-OUT IMPEDES THE VIEW OF ANY NOTED EQUIPMENT.



SIDE ELEVATION

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



REAR ELEVATION

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

| LIST OF SYMBOLS | |
|-----------------|--|
| | EXIT SIGN W/ EMERGENCY LIGHTING (BATTERY BACKUP) |
| | EMERGENCY LIGHTING (BATTERY BACKUP) |
| | EMERGENCY FIRE (HORN & STROBE) |
| | EMERGENCY FIRE (PULL STATION) |
| | EXHAUST FAN |
| | DOOR TYPE |
| | WINDOW TYPE |
| | WALL PACK LIGHT FIXTURE |
| | LIGHT FIXTURE |
| | FIRE ALARM BEACON |
| | TYPE OF WALL SYSTEM |
| | EQUIPMENT ITEM NUMBER |
| | RESTROOM EXHAUST FAN |
| | REMOTE HEAD EXTERIOR |

DESIGN CONCEPTS OF NEW ENGLAND
857 HIGH STREET
P.O. BOX 26
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508-279-1659 V

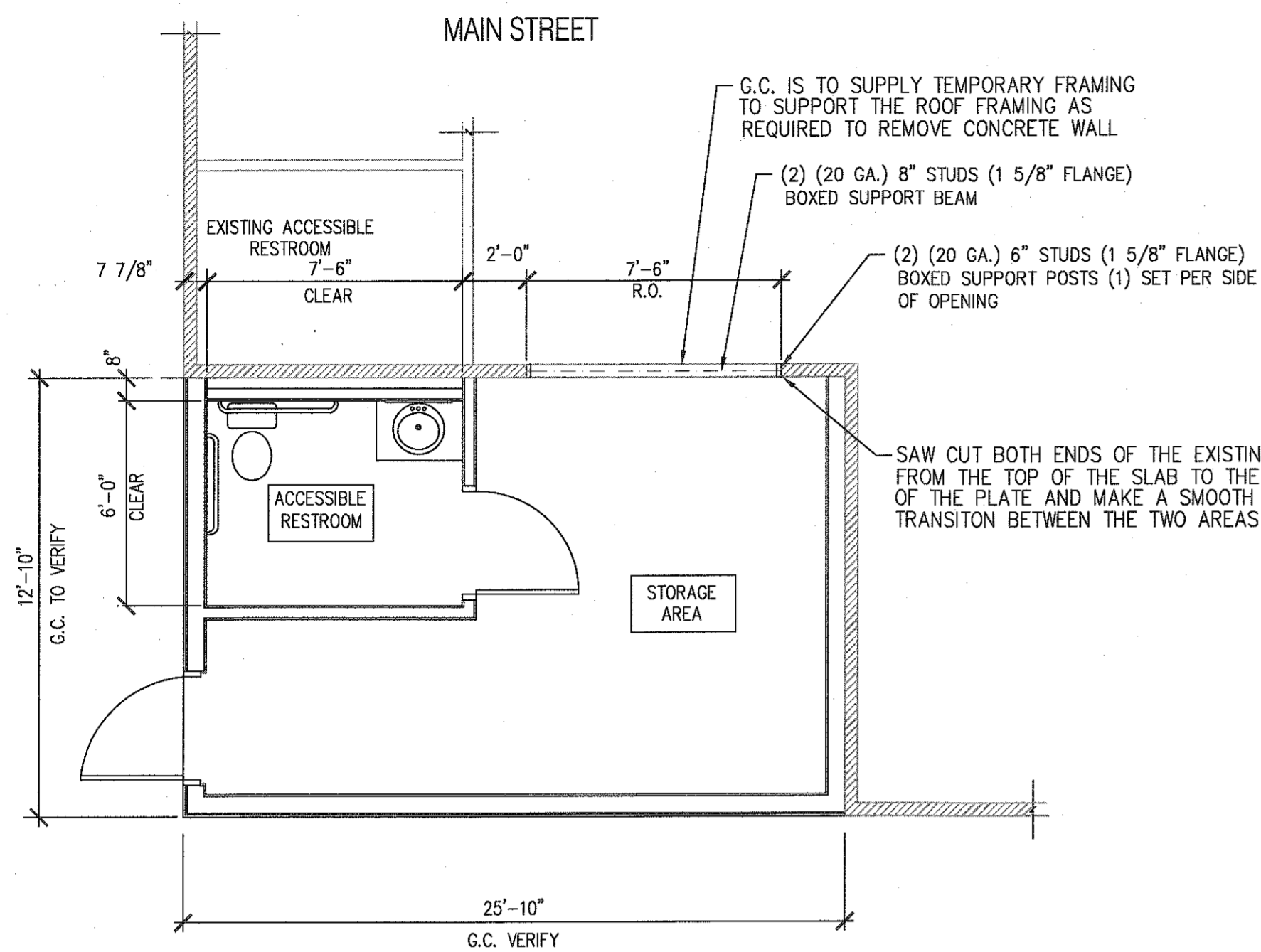
PROJECT NAME:
PROPOSED ADDITION TO THE BUILDING AT:
LUCKY MART
122 MAIN STREET
STURBRIDGE, MASSACHUSETTS

| REVISIONS | PER: | DATE: |
|-----------|------|-------|
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DATE ISSUED: 03/15/2021
DWG. SCALE: JLC
DRAWN BY: JLC
REVIEWED BY: DWG
PROJECT NO:

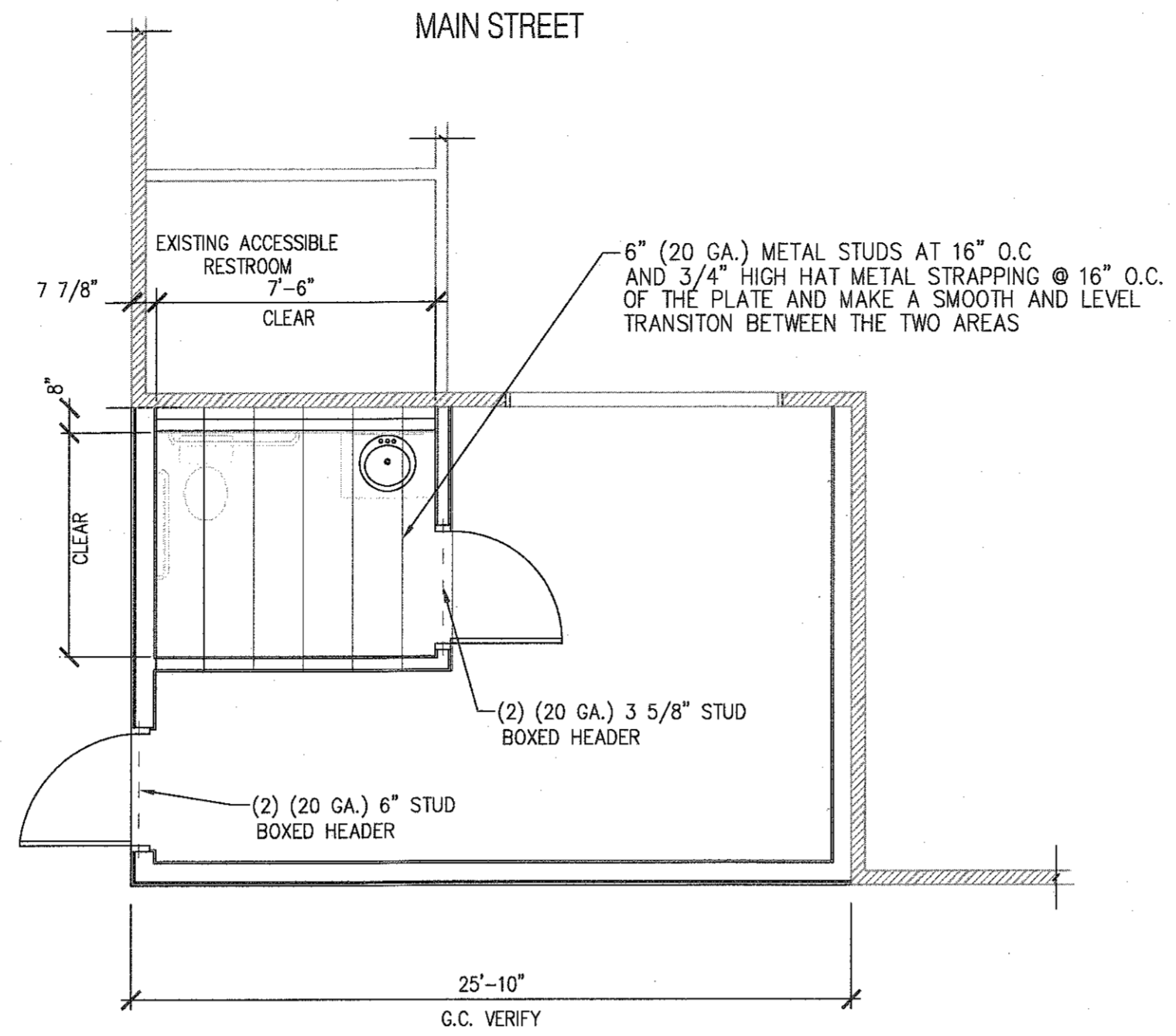
DRAWING NAME:
**REFLECTED CEILING
PLANS AND ELEVATIONS**

A3



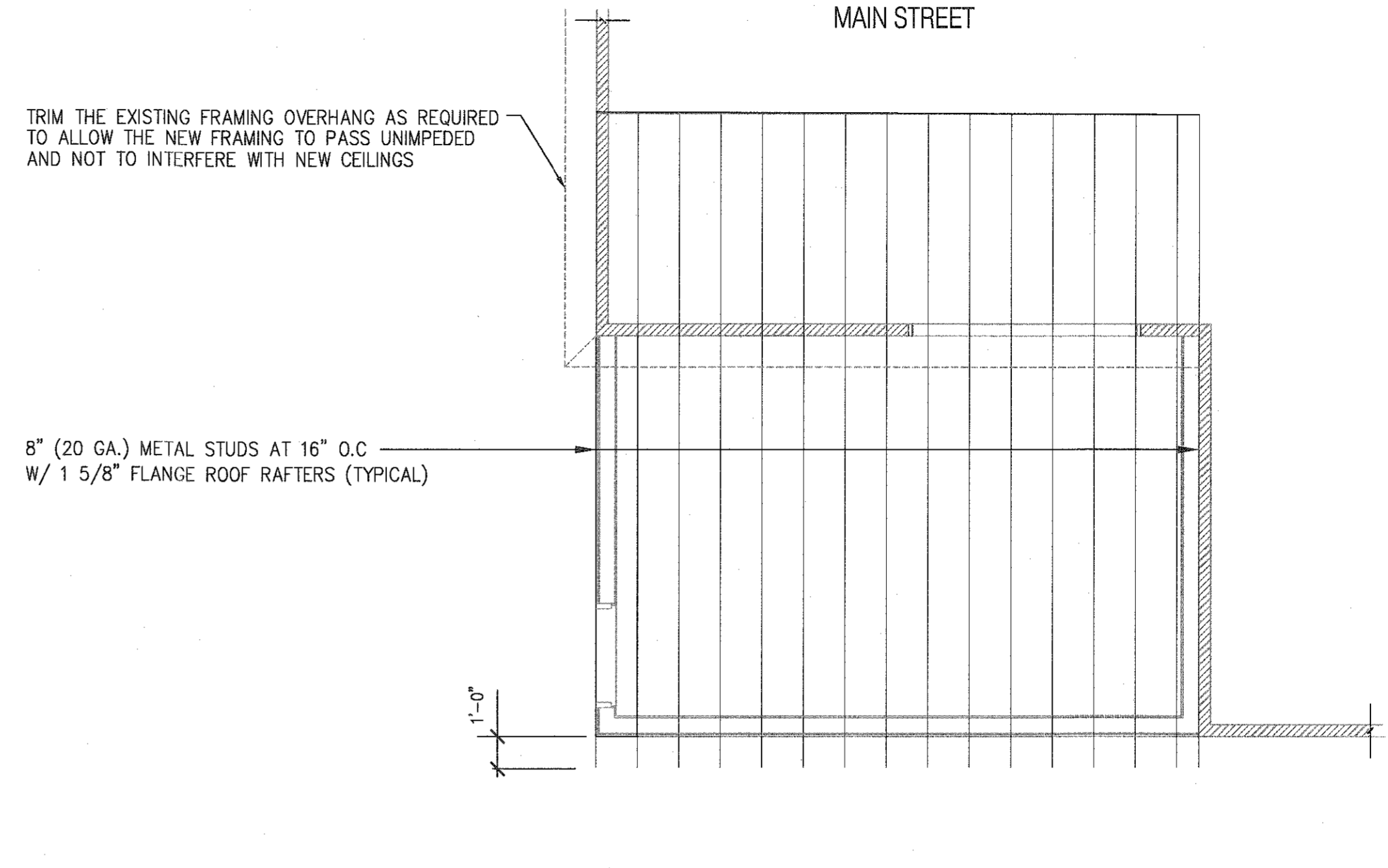
WALL DEMOLITION AND FRAMING PLAN

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



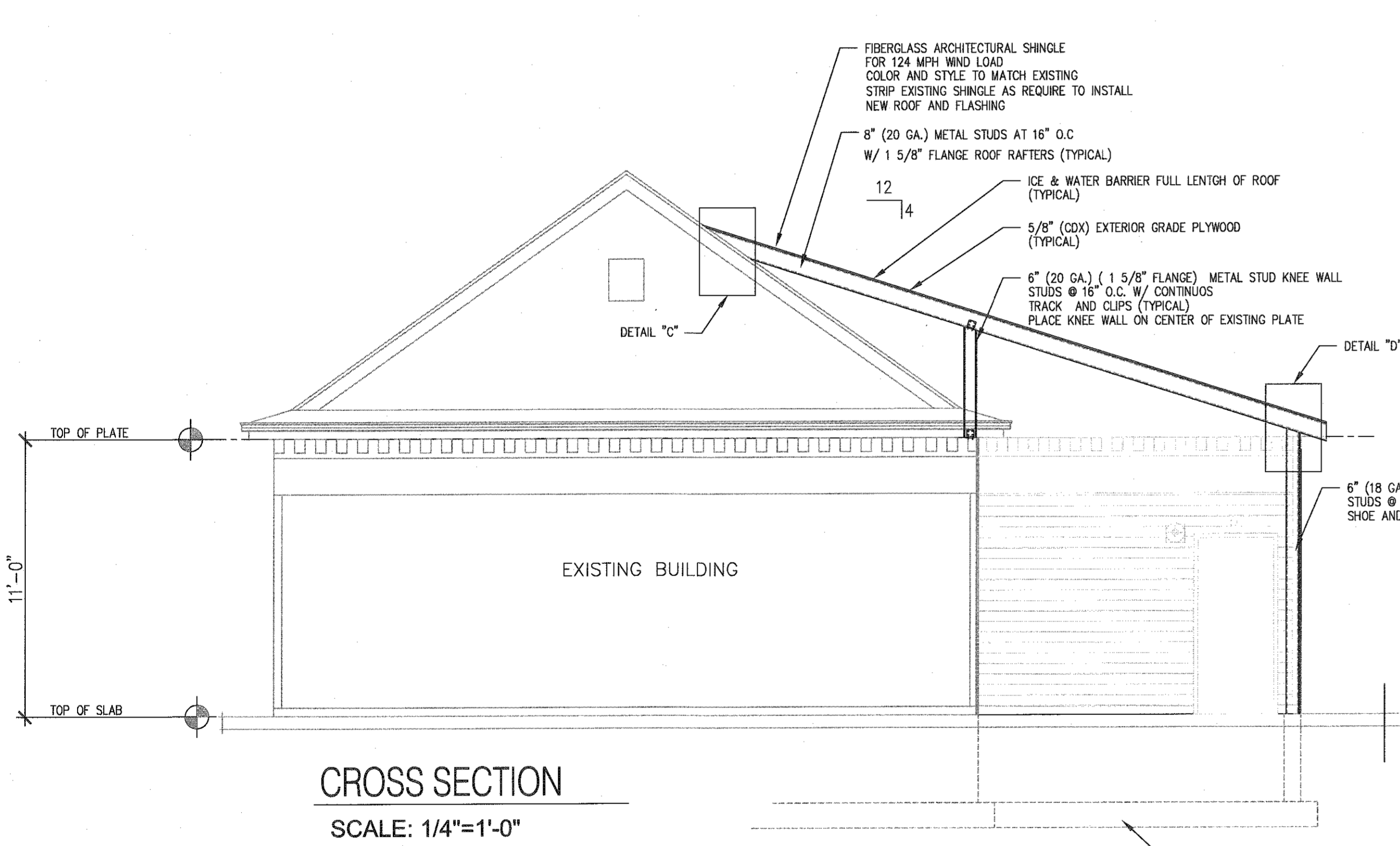
RESTRROOM CEILING FRAMING

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



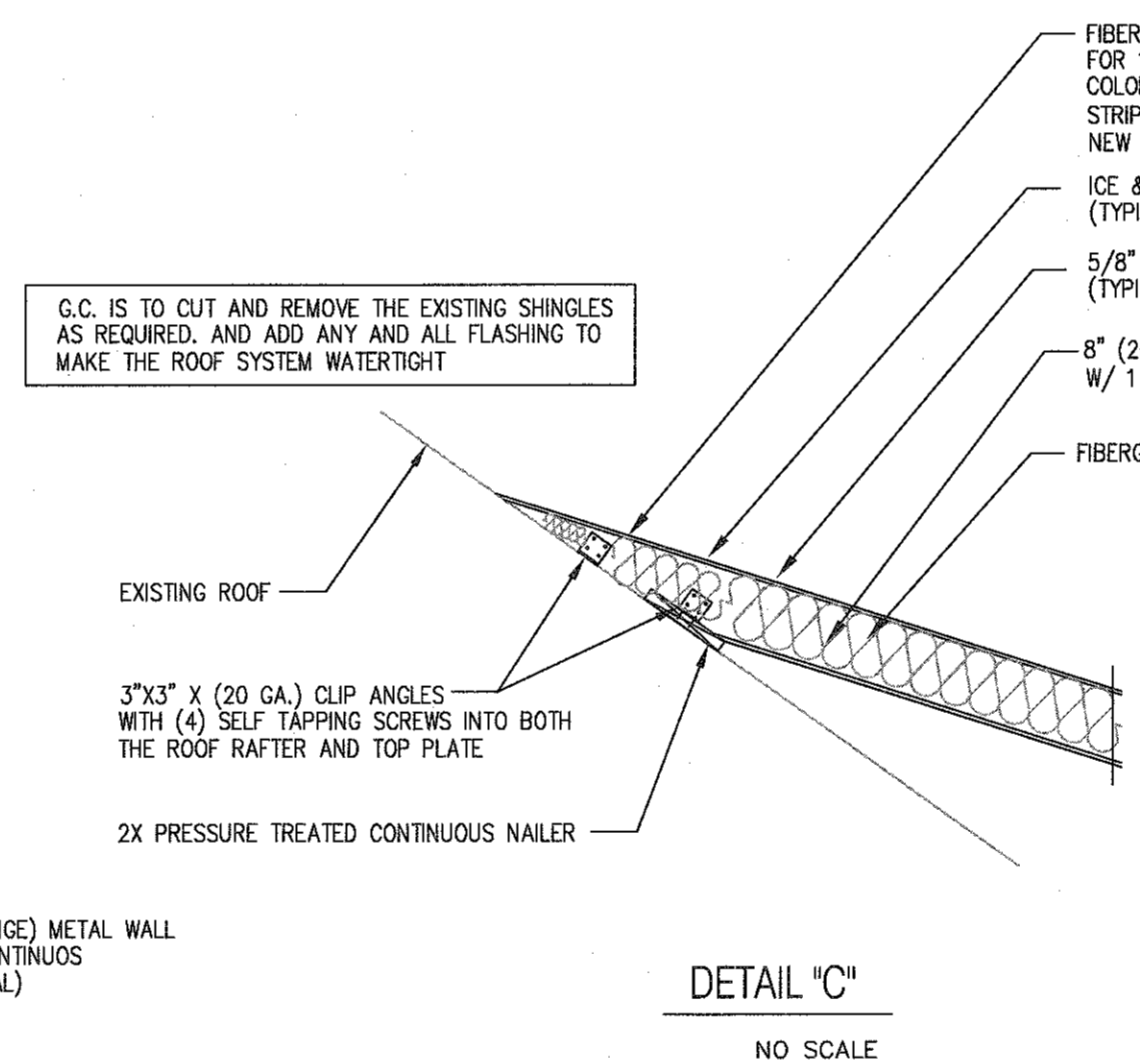
ROOF FRAMING PLAN

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



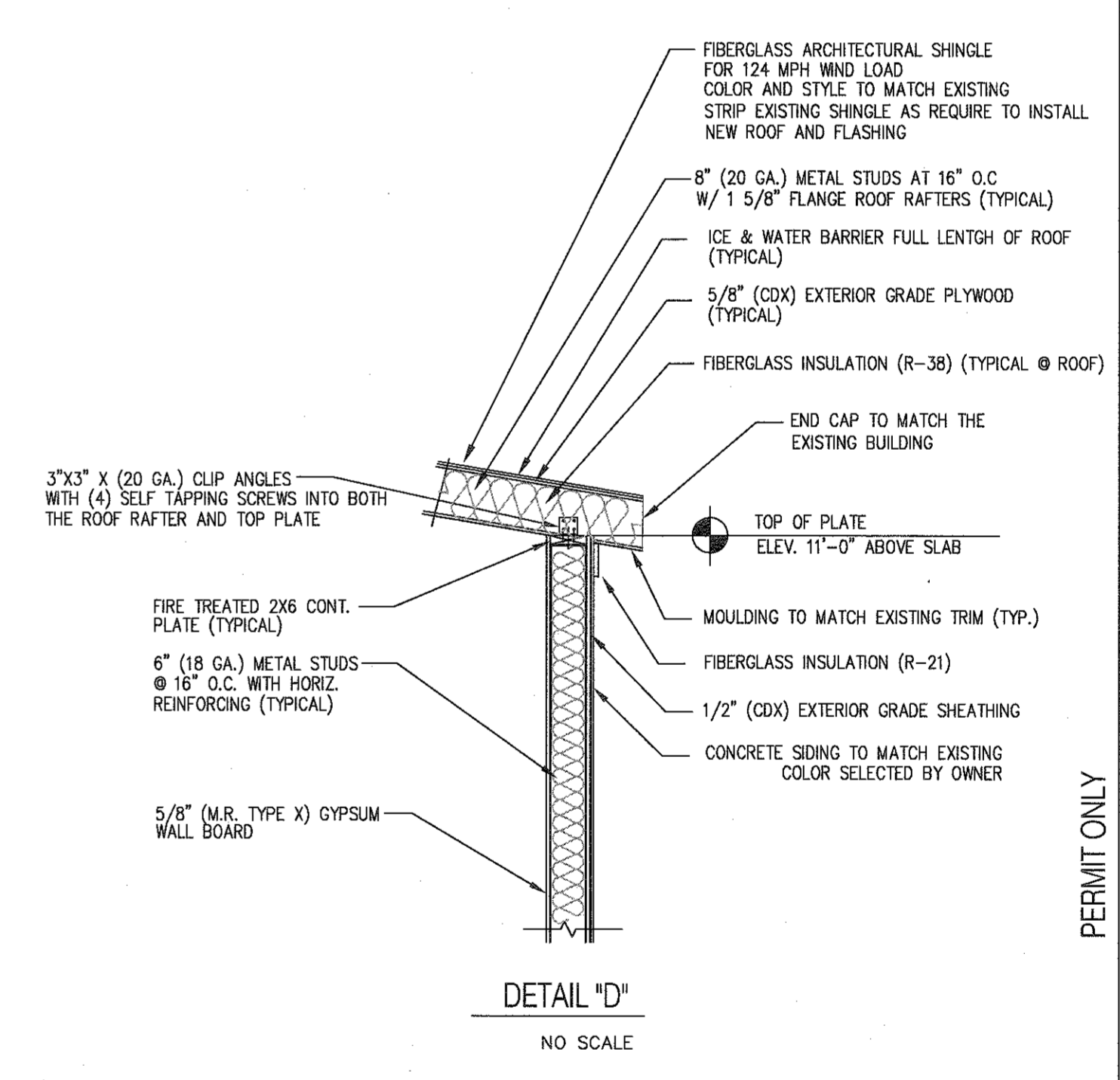
CROSS SECTION

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



DETAIL 'C'

NO SCALE



DETAIL 'D'

NO SCALE

LIST OF SYMBOLS

| | | | |
|--|--|--|-------------------------|
| | EXIT SIGN W/ EMERGENCY LIGHTING (BATTERY BACKUP) | | WALL PACK LIGHT FIXTURE |
| | EMERGENCY LIGHTING (BATTERY BACKUP) | | LIGHT FIXTURE |
| | EMERGENCY FIRE (HORN & STROBE) | | FIRE ALARM BEACON |
| | EMERGENCY FIRE (PULL STATION) | | TYPE OF WALL SYSTEM |
| | EXHAUST FAN | | EQUIPMENT ITEM NUMBER |
| | DOOR TYPE | | RESTROOM EXHAUST FAN |
| | WINDOW TYPE | | REMOTE HEAD EXTERIOR |

DESIGN CONCEPTS OF NEW ENGLAND
857 HIGH STREET
P.O. BOX 26
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508-279-1659 V

PROJECT NAME:
PROPOSED ADDITION TO THE BUILDING AT:
LUCKY MART
122 MAIN STREET
STURBRIDGE, MASSACHUSETTS

REVISIONS PER: DATE:

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DATE ISSUED: 05/15/2021

DWG. SCALE: JLC

DRAWN BY: JLC

REVIEWED BY: DWD

PROJECT NO:

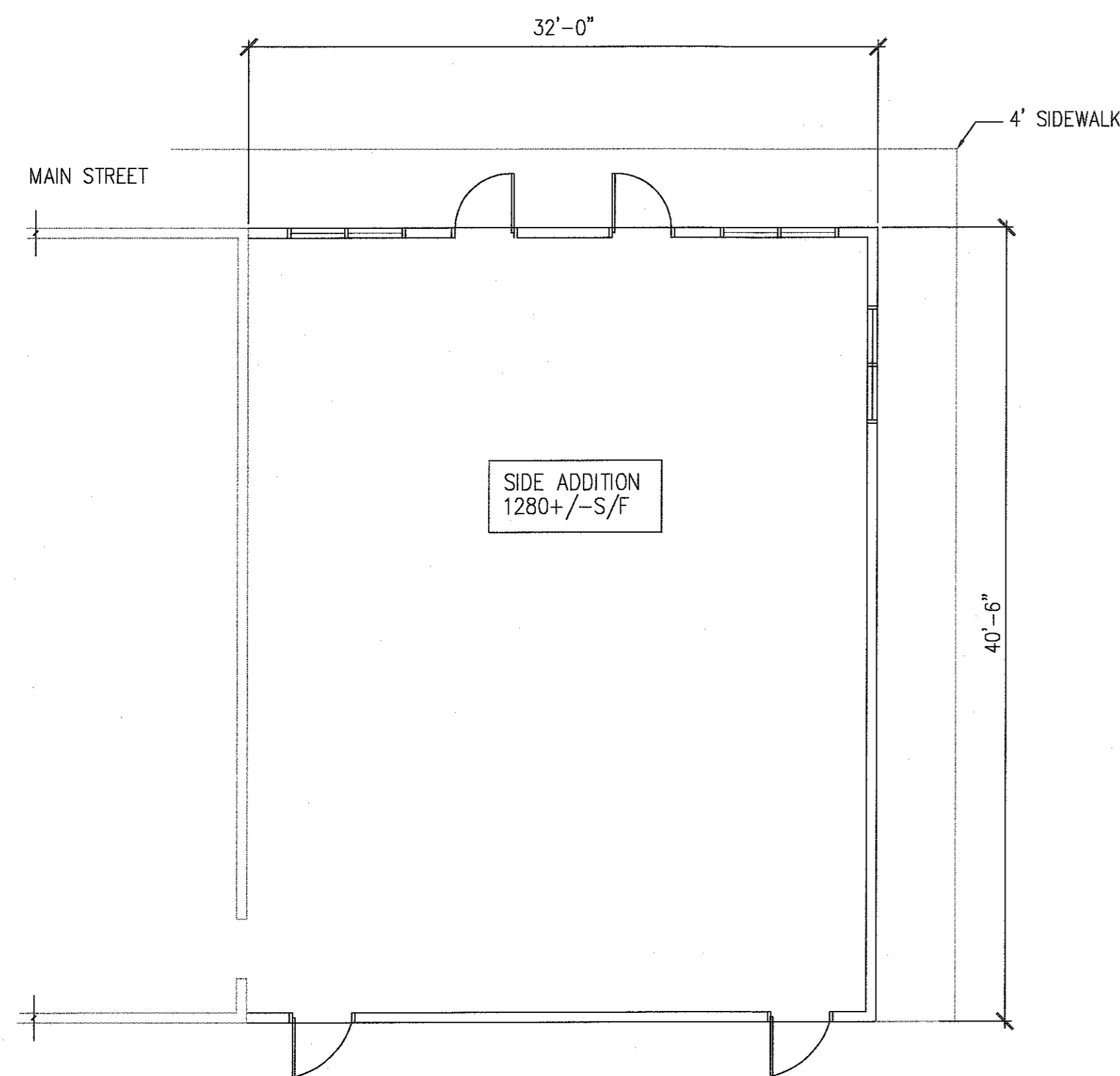
DRAWING NAME:
ROOF FRAMING PLANS AND DETAILS

A4

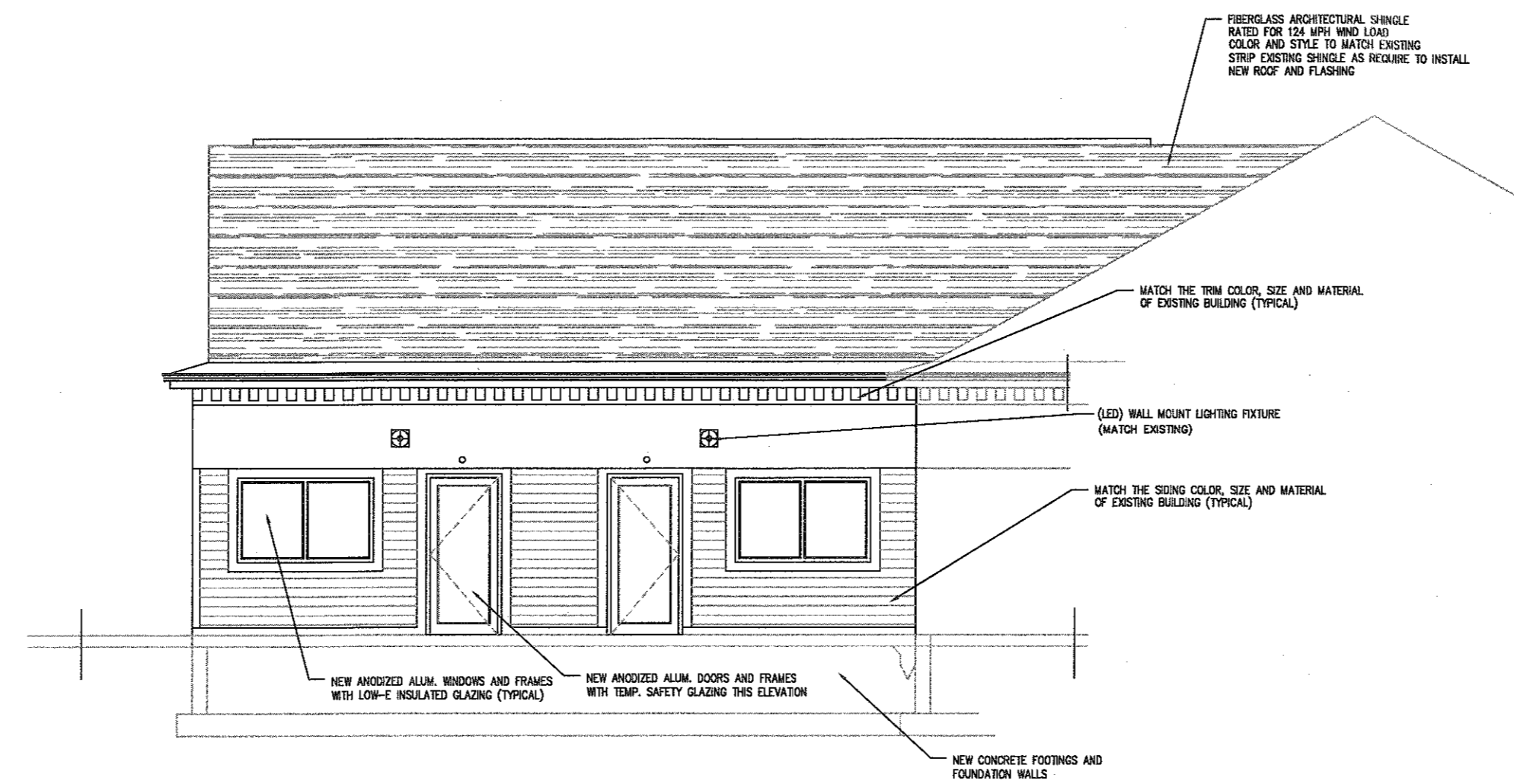
PROPOSED ADDITION TO THE BUILDING AT:

LUCKY MART

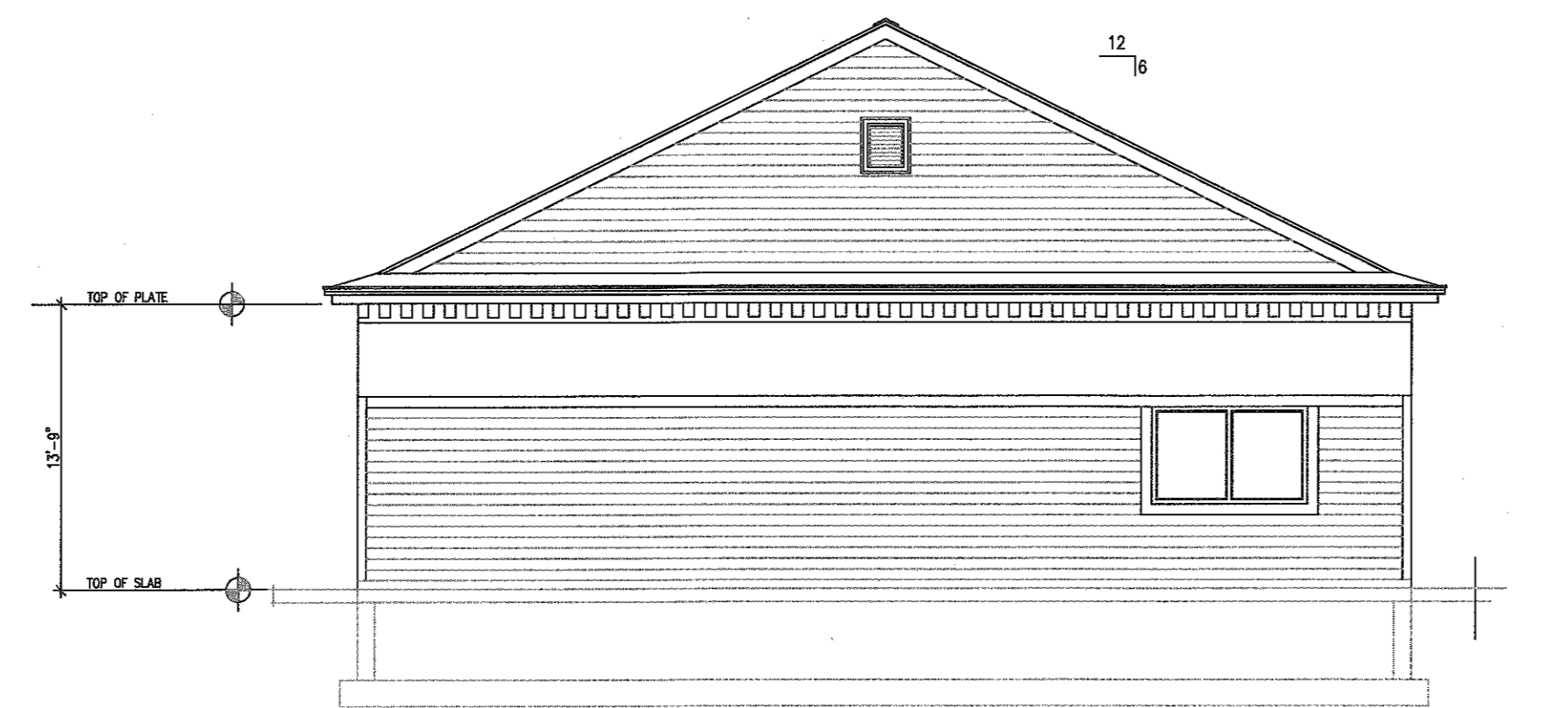
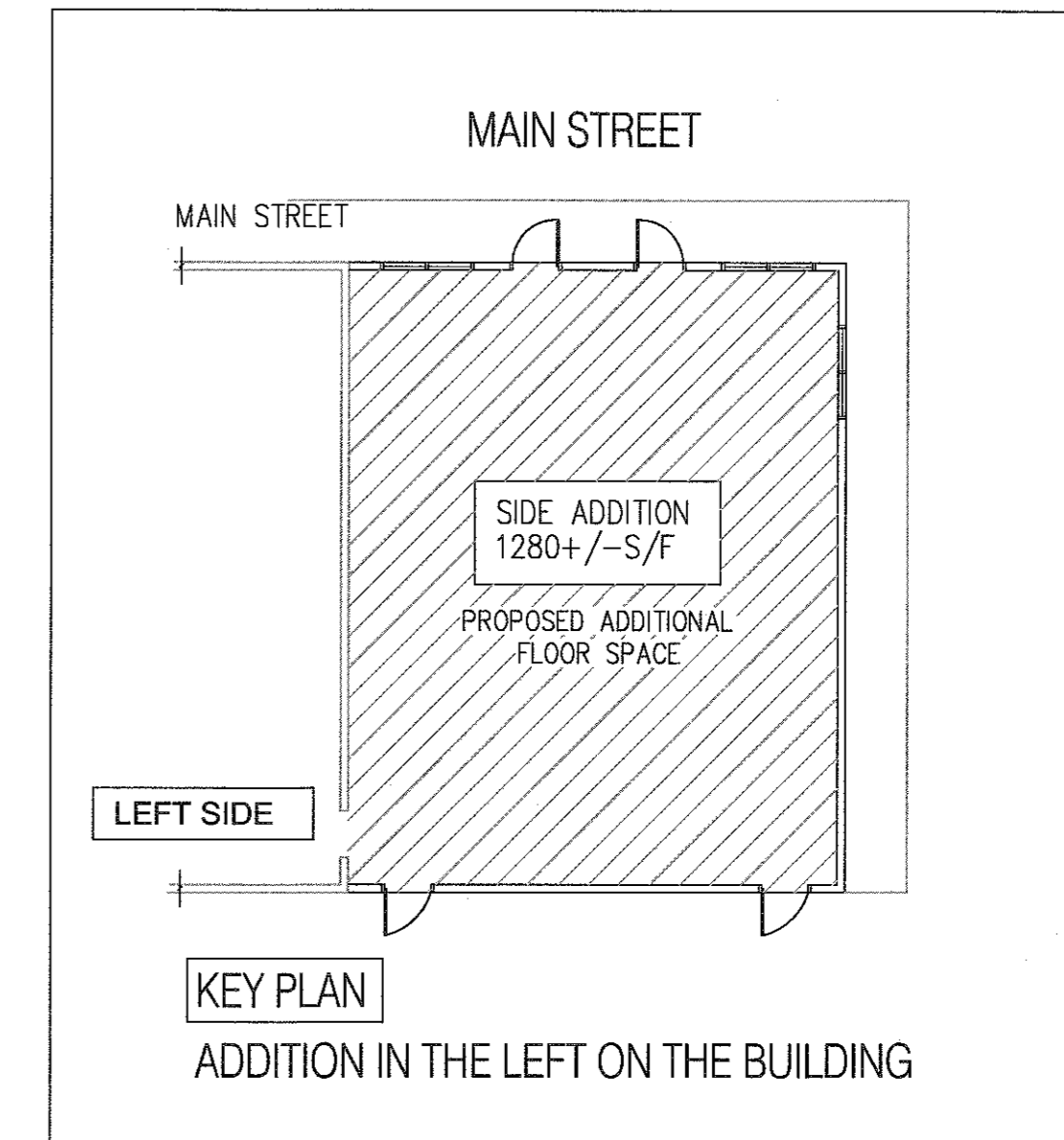
122 MAIN STREET
STURBRIDGE, MASSACHUSETTS



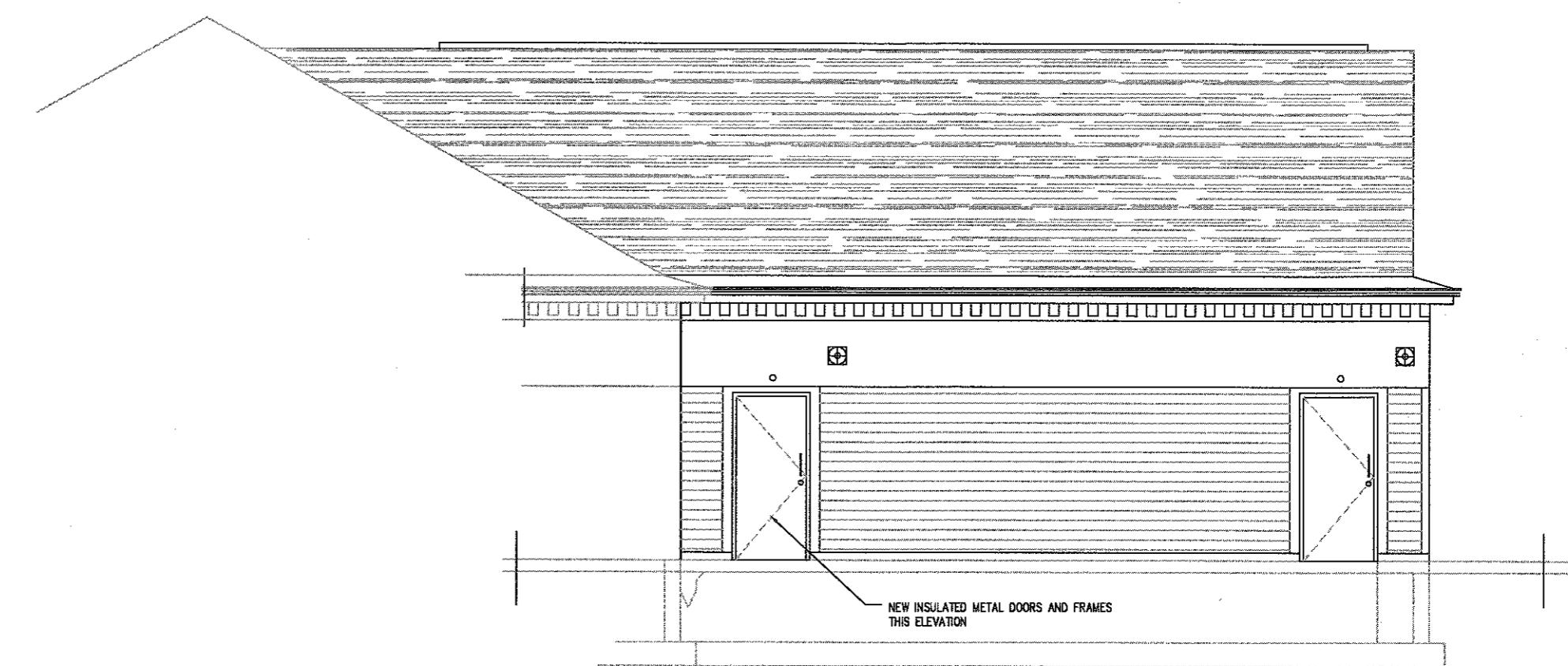
PROPOSED FLOOR PLAN LEFT SIDE



PROPOSED FRONT ELEVATION (FACING MAIN STREET)



PROPOSED LEFT SIDE ELEVATION (FACING PARKING LOT)



PROPOSED REAR ELEVATION (FACING BACK LOT)

DESIGN CONCEPTS OF NEW ENGLAND
857 HIGH STREET
P. O. BOX 26
BRIDGEWATER, MA 02324
508-279-1659 V
508-279-4934 F

PROJECT NAME:
PROPOSED ADDITION TO THE BUILDING AT:
LUCKY MART
122 MAIN STREET
STURBRIDGE, MASSACHUSETTS

| REVISIONS PER: | DATE: |
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DATE ISSUED: 05/10/2021
DWG. SCALE:
DRAWN BY: JLC
REVIEWED BY: DMD
PROJECT NO:

DRAWING NAME:
PROPOSED ADDITION

TOWN AND OWNER REVIEW
05/10/2021

X1.1