APPROVED
By Douglas Austin at 6:36 pm, Sep 02, 2020

TOWN OF NEEDHAM
MASSACHUSETTS

500 Dedham Avenue
Needham, MA 02492
781-455-7550

PLANNING BOARD

APPLICATION FOR SITE PLAN REVIEW

Project Determination: (circle one) Major Project Minor Project

This application must be completed, signed, and submitted with the filing fee by the applicant or his representative in accordance with the Planning Board's Rules as adopted under its jurisdiction as a Special Permit Granting Authority. Section 7.4 of the By-Laws.

Location of Property 163 Highland Avenue, Needham, MA 02494
Name of Applicant Petco (c/o Stephen Hartley, SBLM)
Applicant's Address 11430 North Kendall Drive, Miami, Florida 33176
Phone Number 305-412-9187

Applicant is: Owner _____ Tenant _____
Agent/Attorney X Purchaser _____

Property Owner's Name 163 Highland Owner LLC
Property Owner's Address 411 Theodore Fremd Ave.Suite 300, Rye, NY 10580
Telephone Number (914) 288-8100

Characteristics of Property: Lot Area 0000.0 Present Use Mercantile
Map # 074.0 Parcel #199/074.0-0023-0000.0 Zoning District M128

Description of Project for Site Plan Review under Section 7.4 of the Zoning By-Law:
New Veterinary Office in an exisitng Petco Store. The veterniary office will be ancilary to the main use, Mercatile. The site previously offered limited veterniary services. This is a greatly expanded scope of those veterniary services.
It should be noted, this project has been permitted and fully constrcuted. Staff has been hired and trained and the veterniary office is scheduled to open. Petco appreciates your expedited review.

Signature of Applicant (or representative) Stephen Hartley
Address if not applicant _____
Telephone #
Owner's permission if other than applicant Douglas Austin

SUMMARY OF PLANNING BOARD ACTION

Received by Planning Board _____ Date _____
Hearing Date _____ Parties of Interest Notified of Public Hearing _____
Decision Required by _____ Decision/Notices of Decision sent _____
Granted _____
Denied _____ Fee Paid _____ Fee Waived_____
Withdrawn _____
NOTE: Reports on Minor Projects must be issues within 35 days of filing date.

SBLM Architects, PC

LIC#AA-0003434

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Miami, Florida 33176
t: 305 412 9187
f: 305 412 6731
shartley@sblm.com
www.sblm.com

Planning Department
Public Services Administrative Building
Town of Needham
500 Dedham Ave.
Needham, MA 02492

September 4, 2020

Re: 163 Highland Ave., Needham, MA – Amending Original Permit

Dear Review Board:

Thank you for taking the time to review the Petco Needham, MA Design Review Board submittal for the Veterinary office.We are requesting an amendment to the prior permit (Permit No. 98-4, dated May 18, 1998) as well as for the Special permit being requested (Special permit under Section 3.2.5.2 (n) of the Zoning By-Law for a "Veterinary office and/or treatment facility including convalescent stays but not the boarding of animals.")

As requested, we have attached a floor plan (07_019009 - A2.1-FLR PLN RMDL), an enlarged floor plan of the area of work (24_019009 - A7.1-LRG SCL PLN A), a cover sheet with applicable codes, drawing index, and project information (01_019009 - A0.1), as well as a plan showing the previous conditions before the remodel (284 NEEDHAM MA Previous plan). We have also included the exterior elevation (15_019009 - A4.1-EXT ELV RMDL) showing the addition of a single swing door in the existing store front.

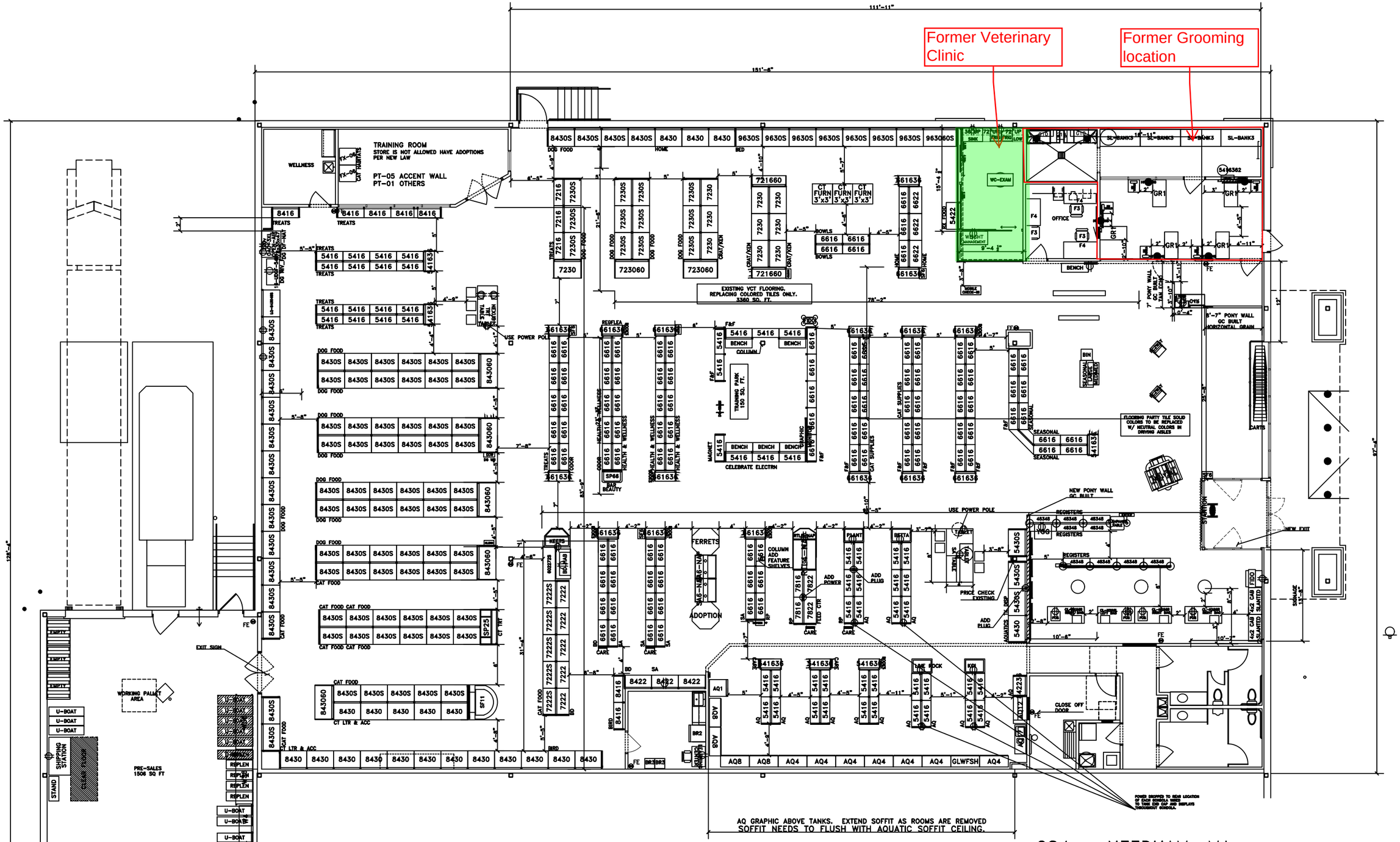
As previously discussed with the Planning Department, the Veterinary Office occupancy is ancillary to the main use (which remains Mercantile). It may be worth noting the store already offered veterinary clinic services, although the scope has now been broadened (see 284 NEEDHAM MA Previous plan). All plans have been approved by the building department; the remodel has been completed per those plans, and the store is scheduled to open with staff hired. There has been no additional square footage added to the existing Petco retail store footprint. All services fall under the existing Petco store.

The Veterinary Office hours of operation are from 7:00 AM to 7:00 PM daily. No animals will be housed overnight or during non-business hours. Spaces shown as Kennels will be for temporary use while animals wait for pick-up. Only 1 Veterinarian will be on staff at a time.

Thank you for your time,

Best regards,
SBLM Architects PC

Stephen Hartley, LEED AP BD+C
Project Manager



284 – NEEDHAM, MA

Previous Floor Plan, Before remodel; reference only

CONTRACTOR(S) SHALL VERIFY EXISTING CONDITIONS AND CORRELATE DIMENSIONS PRIOR TO PROVIDING WORK DETAILED IN THESE DRAWINGS, AND SHALL PROMPTLY NOTIFY THE ARCHITECT OF ANY DISCREPANCIES. COPYRIGHT SBLM PC, UNAUTHORIZED REPRODUCTION OR OTHER USE OF THIS DRAWING IS PROHIBITED.

FILENAME:X:\Projects\2019\019009\Drawings\Current Set\01_019009 - A0.1.dwg | PLOTTED BY:Rosario, Raylily | DATE: April 6, 2020

ARCH. DWG. ABBREVIATIONS AND SYMBOLS

L	ANGLE	S.C.	SOLID CORE
℄	CENTERLINE	SCHED.	SCHEDULED
ABV	ABOVE	SHT.	SHEET
ACT.	ACOUSTICAL CEILING TILE	S.J.	SAWCUT JOINT
ADJ.	ADJUSTABLE	SIM.	SIMILAR
AHJ	AUTHORITY HAVING JURISDICTION	SPEC.	SPECIFICATION
AL.	ALUMINUM	S.ST.	STAINLESS STEEL
APPROX.	APPROXIMATE	STD.	STANDARD
ARCH.	ARCHITECTURAL	STL.	STEEL
BD.	BOARD	STOR.	STORAGE
BLDG.	BUILDING	STRUC.	STRUCTURAL
BLK.	BLOCK	SUSP.	SUSPENDED
BM.	BEAM	TEL.	TELEPHONE
B.O.	BOTTOM OF	T&G	TONGUE AND GROOVE
CER.	CERAMIC	T.G.	TEMPERED GLASS
C.G.	CORNER GUARD	T.G.P.	TEMPERED PRIVACY GLASS
C.J.	CONTROL JOINT	T.G./SP.	TEMPERED SPANDREL GLASS
CLG.	CEILING	T.I.G.	TEMPERED INSULATING GLASS
CLR.	CLEAR	THK.	THICK
CMU	CONCRETE MASONRY UNIT	T.O.	TOP OF
C.O.	CASED OPENING	TS	TUBE STEEL
COL.	COLUMN	TYP.	TYPICAL
CONC.	CONCRETE	U.G.	UNDERGROUND
CONT.	CONTINUOUS	U.O.N.	UNLESS OTHERWISE NOTED
COORD.	COORDINATE	VCT	VINYL COMPOSITION TILE
C.T.	CERAMIC TILE	VERT.	VERTICAL
CTR.	CENTER	VEST.	VESTIBULE
D	DEPTH	W/	WITH
DBL.	DOUBLE	WD	WOOD
DEPT.	DEPARTMENT	W/O	WITHOUT
D.F.	DRINKING FOUNTAIN	WP	WATERPROOF
DET.	DETAIL	WSCT.	WAINSCOT
DIA.	DIAMETER	A	COLUMN LINE IDENTIFICATION
DIM.	DIMENSION		
DISP.	DISPENSER	## / A#.#	DETAIL/DWG.
DN.	DOWN		
DWG.	DRAWING		
EA.	EACH		
E.I.F.S.	EXTERIOR INSUL. & FINISH SYSTEM	## / A#.#	ELEVATION/DWG. BLDG. SECTION/DWG.
E.J.	EXPANSION JOINT		
EL.	ELEVATION		
ELEC.	ELECTRICAL		
EMER.	EMERGENCY		
EQ.	EQUAL	3 ## / A#.# 1	INTERIOR ELEVATIONS
EQMT.	EQUIPMENT		
ETR	EXISTING TO REMAIN		
EXST.	EXISTING	## / A#.#	WALL SECTION/DWG. DETAIL/DWG.
EXP.	EXPANSION		
EXT.	EXTERIOR		
F.D.	FLOOR DRAIN	+0'-0" FIN FL	ELEVATION
F.S.	FLOOR SINK		
F.E.	FIRE EXTINGUISHER		
F.E.C.	FIRE EXTINGUISHER CABINET	#	KEY NOTE
FIN.	FINISH		
FIXT.	FIXTURE	VB1	FINISH
FL.	FLOOR		
FLUOR.	FLUORESCENT	P#	PARTITION TYPE
F.O.C.	FACE OF CONCRETE		
F.O.F.	FACE OF FINISH	RETAIL XXX	ROOM & NUMBER
F.O.M.	FACE OF MASONRY		
F.O.S.	FACE OF STUDS		
FRMG.	FRAMING	(XX)	DOOR NUMBER
FRP.	FIBER GLASS REINFORCED POLYESTER		
F.R.T.	FIRE RETARDANT TREATED	FE	FIRE EXTINGUISHER
FT.	FOOT OR FEET		
FTG.	FOOTING	(XXXXX)	PROJECT MANUAL SECTION REF.
FURR.	FURRING		
GA.	GAUGE	XXX.XX	MILLWORK ID TAG, REF. ON ENLARGED PLANS
GALV.	GALVANIZED		
GL.	GLASS		WALL BUMPER (10300)
GR.	GRADE		NEW PARTITIONS
GYP.	GYPSUM		
GYP BD.	GYPSUM WALLBOARD		EXISTING WALLS
H.B.	HOSE BIBB		
H.C.	HOLLOW CORE		EXISTING WALLS
H.D.	HEAVY DUTY		NEW PONY WALLS
HDWD	HARDWOOD		
H.M.	HOLLOW METAL		REMOVE / RELOCATE ELEMENT
HORIZ.	HORIZONTAL		LIGHT FIXTURE IN SUSPENDED ACOUSTIC TILE CEILING, REF. ELEC.
HGT.	HEIGHT		
HSS	HOLLOW STEEL SECTION		
I.D.	INSIDE DIMENSION		RECESSED DOWN LIGHT FIXTURE
I.G.	INSULATING, GLASS		
INSUL.	INSULATION		LIGHT FIXTURE, REF. ELEC.
INT.	INTERIOR		
JAN.	JANITOR		NARROW STRIP LIGHT WITH REFLECTOR, REF. ELEC.
JT.	JOINT		
JHA	JURISDICTION HAVING AUTHORITY		EXIT SIGN
L.	LENGTH		
LAM.	LAMINATE		
LAV.	LAVATORY		EXIT SIGN / EMERGENCY LIGHT COMBO FIXTURE
LT.	LIGHT		
MAX.	MAXIMUM		EMERGENCY LIGHT FIXTURE
MDF	MEDIUM DENSITY FIBERBOARD		
MECH.	MECHANICAL		EXTERIOR WALL MOUNTED LIGHT FIXTURE
MET.	METAL		
MFR.	MANUFACTURER		EXTERIOR CANOPY DOWN LIGHT FIXTURE
MIN.	MINIMUM		
MISC.	MISCELLANEOUS		EXTERIOR WALL MOUNTED GOOSENECK LIGHT FIXTURE
M.O.	MASONRY OPENING		
M.R.	MOISTURE RESISTANT		RECESSED DOWN LIGHTS
MTD.	MOUNTED		
N.I.C.	NOT IN CONTRACT		PENDANT LIGHTS
NO.	NUMBER		TRACK LIGHTS
NOM.	NOMINAL		
N.T.S.	NOT TO SCALE		UNDER CABINET TASK LIGHT
O.A.	OVERALL		
O.C.	ON CENTER		CEILING MOUNTED SURGICAL OVERHEAD LIGHT (10300) WITH ADJUST. ARMATURE MAX REACH DISTANCE SHOWN DASHED
O.D.	OUTSIDE DIMENSION		
O.H.	OVERHANG		
OPP.	OPPOSITE		
OTS	OPEN TO STRUCTURE		CEILING MOUNTED WET TABLE OVERHEAD LIGHT (10300) WITH ADJUST. ARMATURE MAX REACH DISTANCE SHOWN DASHED
PL.	PLATE		
P. LAM.	PLASTIC LAMINATE		
PLUMB.	PLUMBING		
PLYWD.	PLYWOOD		
P.T.	PRESSURE TREATED		
PTD.	PAINTED		
Q.T.	QUARRY TILE		
R.	RISER		
RAD.	RADIUS		
R.D.	ROOF DRAIN		
REF.	REFERENCE		
REFR.	REFRIGERATOR		
REINF	REINFORCED		
REQD	REQUIRED		
R.O.	ROUGH OPENING		
R.T.U.	ROOF TOP UNIT (HVAC)		
RWC	RAINWATER CONDUCTOR		

PROJECT TEAM

TENANT (OWNER IN FEE)

PETCO Animal Supplies Stores, Inc.
654 RICHLAND HILLS DRIVE
San ANTONIO, TX 78245
Mobile: (858) 692-5763
Fax: (858) 638-2363
Contact: Sergio Henriquez, Construction Manager
Email: sergio.henriquez@petco.com

ARCHITECT

SBLM
33 Walt Whitman Road, Suite 300A
Huntington Station, NY 11746
Phone: (631) 683-5588
Fax: (631) 683-5591
Contact: Christopher Quizhpe, Job Captain
Email: cquizhpe@sblm.com

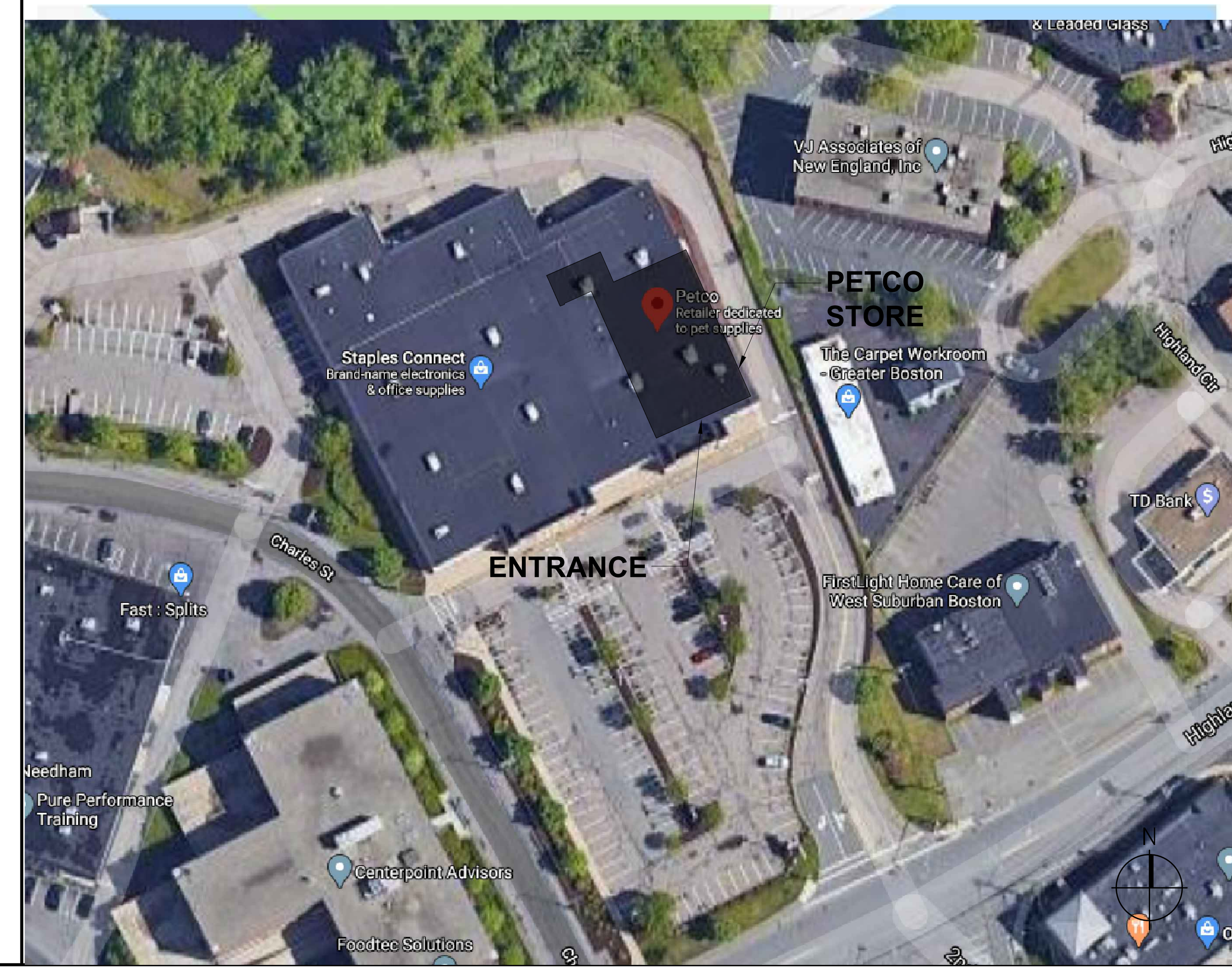
MECHANICAL/PLUMBING
ELECTRICAL ENGINEER

Acertus Consulting Group, LLC
14817 West 95th Street
Lenexa, KS 66215
Phone: (913) 322-5150 x 102
Fax: (913) 322-5155
Contact: BRIAN TIMMONS, PME
Email: briantimmons@acertusgroup.com

STRUCTURAL ENGINEER

BSE Structural Engineers, LLC
11320 West 79th Street,
Lenexa, KS 66214
Phone: 913-492-7400
Contact: Kevin S. Boehringer, P.E., S.E.
Email: kboehringer@bsestructural.com

SITE KEY PLAN



CODE DATA

- APPLICABLE CODES:
  BUILDING/STRUCTURAL CODE: 2015 INTERNATIONAL BUILDING CODE
  FIRE CODE: NFPA1-2015 EDITION WITH LOCAL AMEND.
  PLUMBING CODE: 248 CMR-UNIFORM STATE PLUMBING CODE
  MECHANICAL CODE: 2015 INTERNATIONAL MECHANICAL CODE
  ELECTRICAL CODE: NFPA 70, 2017 EDITION WITH MASSACHUSETTS AMEND.
  ENERGY CODE: 2015 INTERNATIONAL ENERGY CONSERVATION CODE
  ACCESSIBILITY CODE: 521 CMR-2006 EDITION
- Occupancy Group (Mixed):
  M Mercantile and B Business (Section 309)
- Building Shell Type of Construction (Table 601):
  Type II-B, Unprotected
- Allowable areas (with Fully Sprinklered System) (Table 506.2):

Allowable Building Area:	Actual Building Area (BOMA):
M 50,000 SF	M 16,283 SF (NO ALTERATION)

- Fire Separation Assembly Between Group M Tenants, with exception for Fully Sprinklered System (Table 508.3.3): none
- Exit Access Travel Distance (Table 1017.2): With Sprinkler System: Required 250'-0" Provided See Plan
- Dead-End Corridor Max Limit (SECTION 1020.4, w/automatic sprinkler system): 50'
- Common Path Max Limit (TABLE 1006.2.1): 75'

- Life Safety Occupant Load (IBC Table 1004.1.2):[Gross]

M (Retail):	12,476 S.F.	60 S.F./P.P. =	208 PERSONS
B (Grooming):	782 S.F.	100 S.F./P.P. =	8 PERSONS
B (Vet Care)(BOMA):	1,679 S.F.	100 S.F./P.P. =	17 PERSONS
M (Stock):	1,347 S.F.	300 S.F./P.P. =	5 PERSONS
		Life Safety Occupant Load =	238 PERSONS

- Egress Width (IBC Table 1005.3.2, Exception):

	Required	Provided
M (Retail)	208 X 0.15 in. = 31.20 in.	93.75 in.
B (Grooming):	8 X 0.15 in. = 1.20 in.	(part of Retail)
B (Vet Care):	17 X 0.15 in. = 2.55 in.	33.75 in.
M (Stock):	5 X 0.15 in. = 0.75 in.	33.75 in.
	35.7 in.	161.25 in.

- Number of Exits (Table 1015.1):

	Required	Provided
M (Retail and Grooming):	2	2
B (Vet Care):	1	1
M (Stock):	1	1
ACCESSIBLE MEANS OF EGRESS (SECTION 1007.1):	4	4

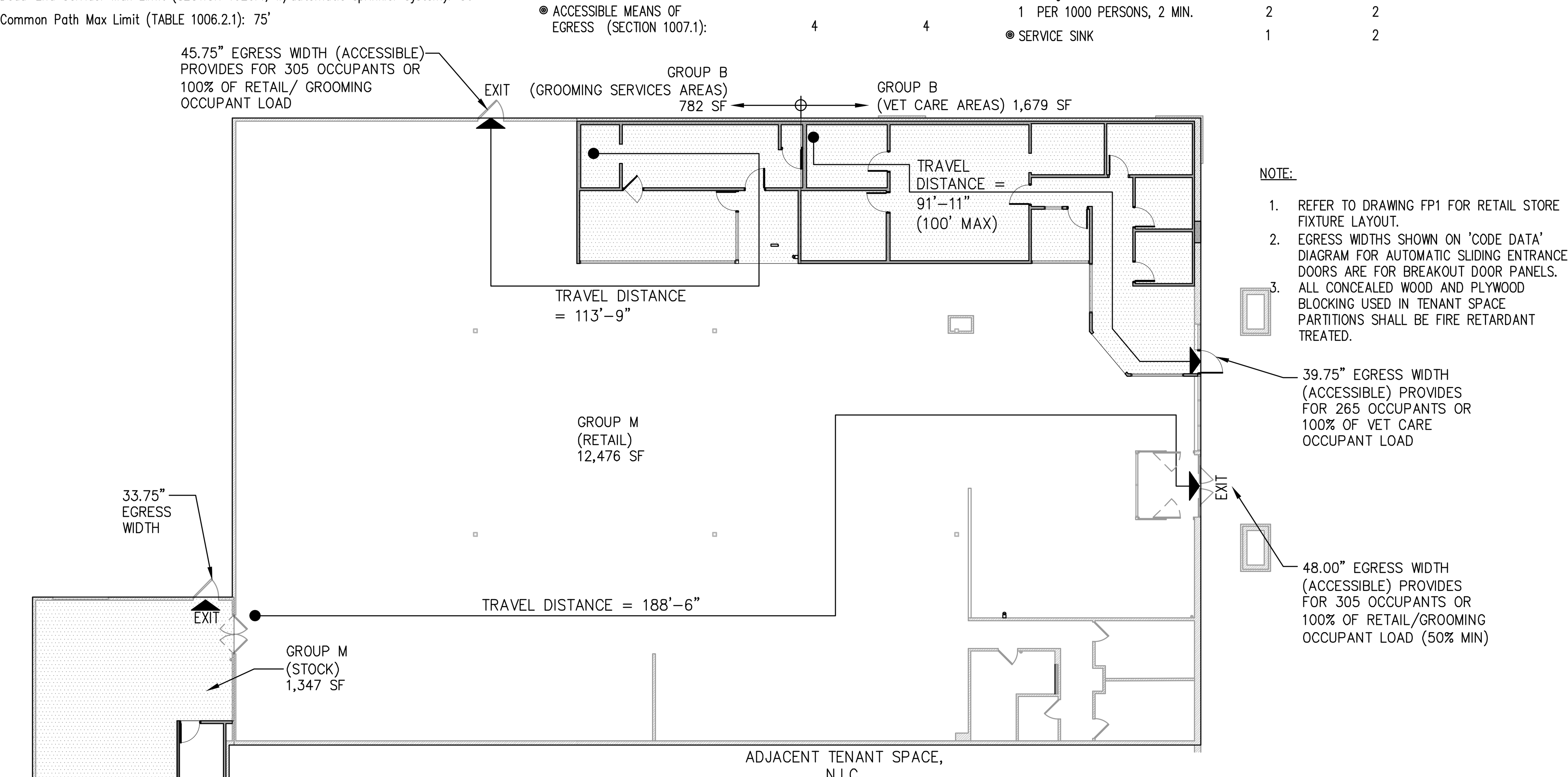
- Plumbing Fixture Occupant Load (IBC Table 1004.1.1):[Gross]

M (Retail):	12,476 S.F.	60 S.F./P.P. =	208 PERSONS
B (Grooming):	782 S.F.	100 S.F./P.P. =	8 PERSONS
B (Vet Care)(BOMA):	1,679 S.F.	100 S.F./P.P. =	17 PERSONS
M (Stock):	1,347 S.F.	300 S.F./P.P. =	5 PERSONS
		(For Plumbing Fixture Count Only) Occupant Load =	238 PERSONS

- MINIMUM PLUMBING FIXTURES (Table 403.1):

MERCANTILE	213	PERSONS
BUSINESS	25	PERSONS
TOTAL	238	PERSONS

	Required	Provided
WATER CLOSETS 1 EA. SEX PER 500 PERSONS		
Male	1	1
Female	1	1
Lavatories 1 EA. SEX PER 750 PERSONS		
Male	1	1
Female	1	1
Drinking Fountain 1 PER 1000 PERSONS, 2 MIN.	2	2
SERVICE SINK	1	2



NOTE:

1. REFER TO DRAWING FP1 FOR RETAIL STORE FIXTURE LAYOUT.
2. EGRESS WIDTHS SHOWN ON 'CODE DATA' DIAGRAM FOR AUTOMATIC SLIDING ENTRANCE DOORS ARE FOR BREAKOUT DOOR PANELS.
3. ALL CONCEALED WOOD AND PLYWOOD BLOCKING USED IN TENANT SPACE PARTITIONS SHALL BE FIRE RETARDANT TREATED.

PROTOTYPE VERSION: NEXUS SCHEME 3, REMODEL 19Q2.00

PETCO SD	FP ISSUE DATES	PETCO SD	FP ISSUE DATES	PETCO SD	FP ISSUE DATES	PETCO SD	FP ISSUE DATES	PETCO SD	FP ISSUE DATES
C. POTTER	05/08/19								
C. POTTER	05/24/19								
C. POTTER	07/18/19								

petco

NEEDHAM, MA #0284

TENANT IMPROVEMENTS IN A EXISTING PETCO STORE

163 HIGHLAND AVENUE,
NEEDHAM, MA 02494

DRAWING INDEX

SHEET NO.	DRAWING TITLE	25% 05/17/19	75% 06/25/19	98% 07/02/19	100% 07/10/19	ADDENDUM #1 08/06/19	PERMIT SET 09/06/19	BULLETIN #1 01/10/20	BULLETIN #2 04/06/20
A0.1	Code Data, Project Data	◇	◇	◇	◇	◇	◇	◇	◇
A0.2	NOT USED								
FP	Store Fixture Plan	◇	◇	◇	◇	◇	◇		
A0.3	Petco Vendor/Contractor Responsibilities	◇	◇	◇	◇		◇		
A0.4	Petco Vendor/Contractor Responsibilities	◇	◇	◇	◇	◇	◇		
A1.1	Demolition Plan		◇	◇	◇	◇	◇		
A1.2	Inter. Wall Construction Verification Plan		◇	◇	◇		◇		
A2.1	Floor Plan	◇	◇	◇	◇	◇	◇		
A2.2	Finish Plan		◇	◇	◇	◇	◇		
A2.3	Millwork and Blocking Plan		◇	◇	◇	◇	◇		
A2.4	Reflected Ceiling Plan	◇	◇	◇	◇	◇	◇		
A2.5	Roof Plan		◇	◇	◇	◇	◇		
A3.1	Door Schedule and Door Types		◇	◇	◇	◇	◇		
A3.2	Door Details		◇	◇	◇		◇		
A3.3	Finish Schedule		◇	◇	◇	◇	◇		
A4.1	Exterior Elevations	◇	◇	◇	◇	◇	◇		
A5.1	NOT USED								
A5.2	NOT USED								
A5.3	Wall Sections		◇	◇	◇	◇	◇		
A5.4	Partition Types		◇	◇	◇		◇		
A5.5	Partition Types		◇	◇	◇		◇		
A5.6	Partition Framing Details		◇	◇	◇		◇		
A6.1	Exterior Details		◇	◇	◇	◇	◇		
A7.1A	Large Scale Floor Plans		◇	◇	◇	◇	◇	◇	◇
A7.1B	Large Scale Floor Plans		◇	◇	◇	◇	◇		
A8.1	Interior Details		◇	◇	◇		◇		
A8.2	Interior Details		◇	◇	◇		◇		
A8.3	NOT USED								
A8.4	Interior Details		◇	◇	◇	◇	◇		
A8.5A	Interior Details		◇	◇	◇	◇	◇		
A8.5B	Interior Details		◇	◇	◇	◇	◇		
A8.6	Interior Details		◇	◇	◇		◇		
A8.7	Interior Details		◇	◇	◇		◇		
A9.1	Interior Elevations		◇	◇	◇	◇	◇		
A9.2	Interior Elevations		◇	◇	◇	◇	◇		
A9.3	Interior Elevations	◇	◇	◇	◇	◇	◇		
A9.4	Paint Stencil Elevations		◇	◇	◇		◇		
A9.5	NOT USED								
A9.6	NOT USED								
A9.7	Vet Care Interior Elevations		◇	◇	◇	◇	◇		
A9.8	Vet Care Interior Elevations		◇	◇	◇	◇	◇	◇	◇
S0.0	General Notes		◇	◇	◇		◇		
S1.1	Roof Framing Plan		◇	◇	◇	◇	◇		
S2.1	Equipment Support Plan & Details		◇	◇	◇		◇	◇	
S2.2	Typical Details		◇	◇	◇		◇		
PME1.1	Plumbing, Mechanical, Electrical Gen. Info		◇	◇	◇		◇		
P1.1	Plumbing General Info & Schedules		◇	◇	◇	◇	◇		
P1.2	NOT USED								
P2.1	Plumbing Plan		◇	◇	◇	◇	◇		
P3.1	Sanitary Large Scale Plans & Details		◇	◇	◇		◇		
P3.2	Water Large Scale Plans & Details		◇	◇	◇	◇	◇		
P3.3	NOT USED								
P4.1	Plumbing Riser Diagram & Details		◇	◇	◇	◇	◇		
M1.1	Mechanical General Info & Schedules		◇	◇	◇	◇	◇		
M2.1	Mechanical Plan		◇	◇	◇	◇	◇		
M3.1	Mechanical Large Scale Plans & Details		◇	◇	◇		◇		
M3.2	Mechanical Large Scale Plans & Details		◇	◇	◇	◇	◇		
M4.1	Mechanical Details		◇	◇	◇		◇		
F1.1	NOT USED								
E1.1	Electrical General Info & Schedules		◇	◇	◇		◇		
E1.2	Panel Schedules		◇	◇	◇	◇	◇		
E1.3	Electrical Single Line Diagram & Details		◇	◇	◇		◇		
E2.1	Electrical Lighting Plan		◇	◇	◇	◇	◇		
E2.2	Electrical Power Plan		◇	◇	◇	◇	◇		
E2.3	Sound and Communication System		◇	◇	◇	◇	◇		
E2.4	Security System Plan		◇	◇	◇	◇	◇		
E2.5	Energy Management System Plan		◇	◇	◇	◇	◇		
E3.1	Electrical Large Scale Plans & Details		◇	◇	◇	◇	◇		
E3.2	Electrical Large Scale Plans & Details		◇	◇	◇	◇	◇		
E3.3	NOT USED								
EMS1.1	NOT USED								

SBLM

Owner
Petco Animal Supplies Stores, Inc.
654 Richland Hills Drive
San Antonio, Texas 78245
C: 858.692.5763 F: 858.638.2363
Contact: Sergio Henriquez, Construction Manager
www.petco.com

Architect
SBLM
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Huntington Station, NY 11746
T: 631.683.5588 F: 631.683.5591
Contact: Christopher Quizhpe, Job Captain
www.sblm.com

MEP Engineer
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14817 West 95th Street
Lenexa, KS 66215
T: 913.322.5150 F: 913.322.5155
www.acertusgroup.com

Structural Engineer
BSE Structural Engineers, LLC
11320 West 79th Street
Lenexa, KS 66214
O: 913.492.7400 D: 913.888.8750
www.bsestructural.com

Distribution:	Date:
25% SUBMISSION	05-17-19
75% SUBMISSION	06-25-19
98% SUBMISSION	07-02-19
100% SUBMISSION	07-10-19
1 PERMIT SET	09-06-19
2 BULLETIN #1	01-10-20
3 BULLETIN #2	04-06-20

Seal & Signature

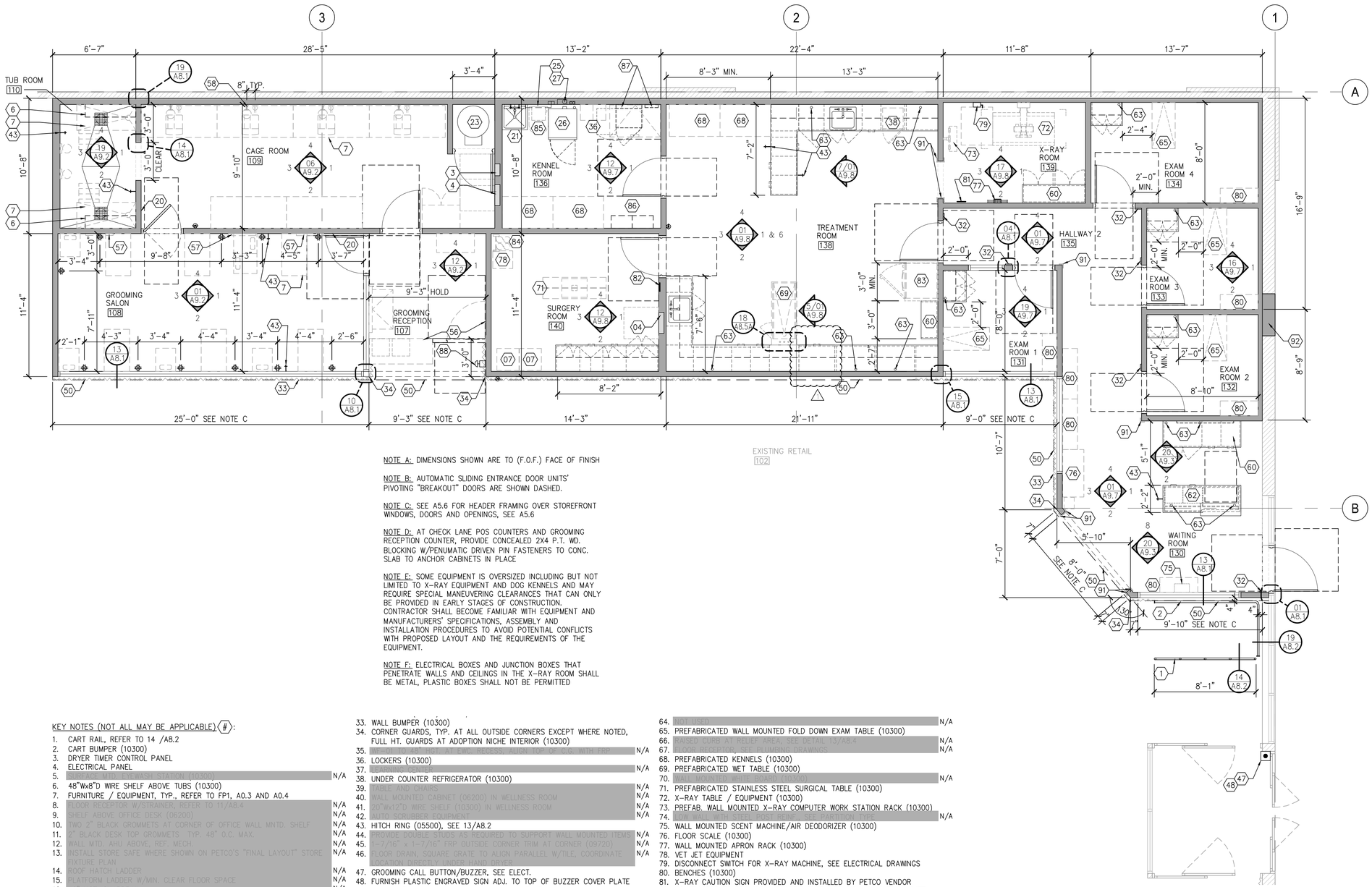
Project
Needham, MA - Remodel

163 Highland Avenue
Needham, MA, 02494

Petco Store No. 0284 *Project No. 019009*
Drawn By: CQ *Checked By: JI*

Drawing Title
CODE DATA PROJECT DATA

Drawing Number
A0.1



NOTE A: DIMENSIONS SHOWN ARE TO (F.O.F.) FACE OF FINISH

NOTE B: AUTOMATIC SLIDING ENTRANCE DOOR UNITS' PIVOTING "BREAKOUT" DOORS ARE SHOWN DASHED.

NOTE C: SEE A5.6 FOR HEADER FRAMING OVER STOREFRONT WINDOWS, DOORS AND OPENINGS, SEE A5.6

NOTE D: AT CHECK LANE POS COUNTERS AND GROOMING RECEPTION COUNTER, PROVIDE CONCEALED 2X4 P.T. WD. BLOCKING W/PENUMATIC DRIVEN PIN FASTENERS TO CONC. SLAB TO ANCHOR CABINETS IN PLACE

NOTE E: SOME EQUIPMENT IS OVERSIZED INCLUDING BUT NOT LIMITED TO X-RAY EQUIPMENT AND DOG KENNELS AND MAY REQUIRE SPECIAL MANEUVERING CLEARANCES THAT CAN ONLY BE PROVIDED IN EARLY STAGES OF CONSTRUCTION. CONTRACTOR SHALL BECOME FAMILIAR WITH EQUIPMENT AND MANUFACTURERS' SPECIFICATIONS, ASSEMBLY AND INSTALLATION PROCEDURES TO AVOID POTENTIAL CONFLICTS WITH PROPOSED LAYOUT AND THE REQUIREMENTS OF THE EQUIPMENT.

NOTE F: ELECTRICAL BOXES AND JUNCTION BOXES THAT PENETRATE WALLS AND CEILINGS IN THE X-RAY ROOM SHALL BE METAL, PLASTIC BOXES SHALL NOT BE PERMITTED

KEY NOTES (NOT ALL MAY BE APPLICABLE) (#):

1. CART RAIL, REFER TO 14 /A8.2
2. CART BUMPER (10300)
3. DRYER TIMER CONTROL PANEL
4. ELECTRICAL PANEL
5. [redacted] N/A
6. 48"Wx8"D WIRE SHELF ABOVE TUBS (10300)
7. FURNITURE / EQUIPMENT, TYP., REFER TO FP1, A0.3 AND A0.4
8. [redacted] N/A
9. [redacted] N/A
10. [redacted] N/A
11. [redacted] N/A
12. [redacted] N/A
13. [redacted] N/A
14. [redacted] N/A
15. [redacted] N/A
16. [redacted] N/A
17. [redacted] N/A
18. [redacted] N/A
19. [redacted] N/A
20. PROVIDE WALL BUMPER TO PROTECT WALL FIN. FROM DOOR HANDLE
21. FLOOR SERVICE RECEPTOR (A.K.A. MOP SINK)
22. [redacted] N/A
23. WATER HEATER
24. [redacted] N/A
25. MOP HOLDER (10300) 48" HGT.
26. WASHER/DRYER (10300)
27. RECESSED DRYER VENT IN WALL TO VENT CAP, REF. MECH.
28. [redacted] N/A
29. [redacted] N/A
30. [redacted] N/A
31. [redacted] N/A
32. ADA SIGNS (10300), SEE 3/A3.2
33. WALL BUMPER (10300)
34. CORNER GUARDS, TYP. AT ALL OUTSIDE CORNERS EXCEPT WHERE NOTED, FULL HT. GUARDS AT ADOPTION NICHE INTERIOR (10300)
35. [redacted] N/A
36. LOCKERS (10300)
37. [redacted] N/A
38. UNDER COUNTER REFRIGERATOR (10300)
39. [redacted] N/A
40. [redacted] N/A
41. [redacted] N/A
42. [redacted] N/A
43. HITCH RING (05500), SEE 13/A8.2
44. [redacted] N/A
45. [redacted] N/A
46. [redacted] N/A
47. GROOMING CALL BUTTON/BUZZER, SEE ELECT.
48. FURNISH PLASTIC ENGRAVED SIGN ADJ. TO TOP OF BUZZER COVER PLATE STATING "GROOMING SERVICES CALL BUTTON", ½"H WHITE LETTERS, MIDDLE/CENTER JUSTIFIED ON 2"X4" BLACK BACKGROUND.
49. [redacted] N/A
50. WALL MOUNTED BULKHEAD SIGN ELEMENT ABOVE, SEE A2.4
51. [redacted] N/A
52. [redacted] N/A
53. [redacted] N/A
54. [redacted] N/A
55. [redacted] N/A
56. RECEPTION DESK, PONY WALL AND GATE PROVIDED BY PETCO VENDOR AND INSTALLED BY CONTRACTOR, SEE INTERIOR ELEVATIONS
57. GROOMING MIRROR, SEE 1/A9.2
58. DRYER UNIT ANCHOR HARDWARE, SEE 16/A8.4
59. [redacted] N/A
60. CABINETRY, SEE ELEVATIONS (06200)
61. [redacted] N/A
62. GREETING STATION, SEE INT. ELEVATIONS (06200)
63. 2" BLACK GROMMETS WHERE SHOWN
64. [redacted] N/A
65. PREFABRICATED WALL MOUNTED FOLD DOWN EXAM TABLE (10300)
66. [redacted] N/A
67. [redacted] N/A
68. PREFABRICATED KENNELS (10300)
69. PREFABRICATED WET TABLE (10300)
70. [redacted] N/A
71. PREFABRICATED STAINLESS STEEL SURGICAL TABLE (10300)
72. X-RAY TABLE / EQUIPMENT (10300)
73. PREFAB. WALL MOUNTED X-RAY COMPUTER WORK STATION RACK (10300)
74. [redacted] N/A
75. WALL MOUNTED SCENT MACHINE/AIR DEODORIZER (10300)
76. FLOOR SCALE (10300)
77. WALL MOUNTED APRON RACK (10300)
78. VET JET EQUIPMENT
79. DISCONNECT SWITCH FOR X-RAY MACHINE, SEE ELECTRICAL DRAWINGS
80. BENCHES (10300)
81. X-RAY CAUTION SIGN PROVIDED AND INSTALLED BY PETCO VENDOR
82. CONTRACTOR TO PROVIDE A PLASTIC ENGRAVED SIGN, 1/4" TALL WHITE LETTERS ON BLACK BACKGROUND STATING THIS FACILITY SHALL NOT STORE MEDICAL OXYGEN GAS IN QUANTITIES EXCEEDING 300 TOTAL CUBIC FEET PER FIRE CODE
83. UPRIGHT REFRIGERATOR FOR VET CARE USE
84. MEDICAL GAS BOTTLE RACK, SEE NOTE ON A2.1
85. MOP BUCKET BY PETCO VENDOR
86. WIRE SHELVES, REFER TO INT. ELEV. (10300)
87. DATA RACK AND CONTROL PANELS, SEE INT. ELEV.
88. DOOR CLOSER BUTTON
89. [redacted] N/A
90. [redacted]
91. CORNER GUARDS, STAINLESS STEEL ON EACH OUTSIDE CORNER AS SHOWN, (10300)
92. INFILL WITH CMU TO MATCH EXISTING.

01 LARGE SCALE PLAN

SCALE: 1/4" = 1'-0" REF.: A2.1

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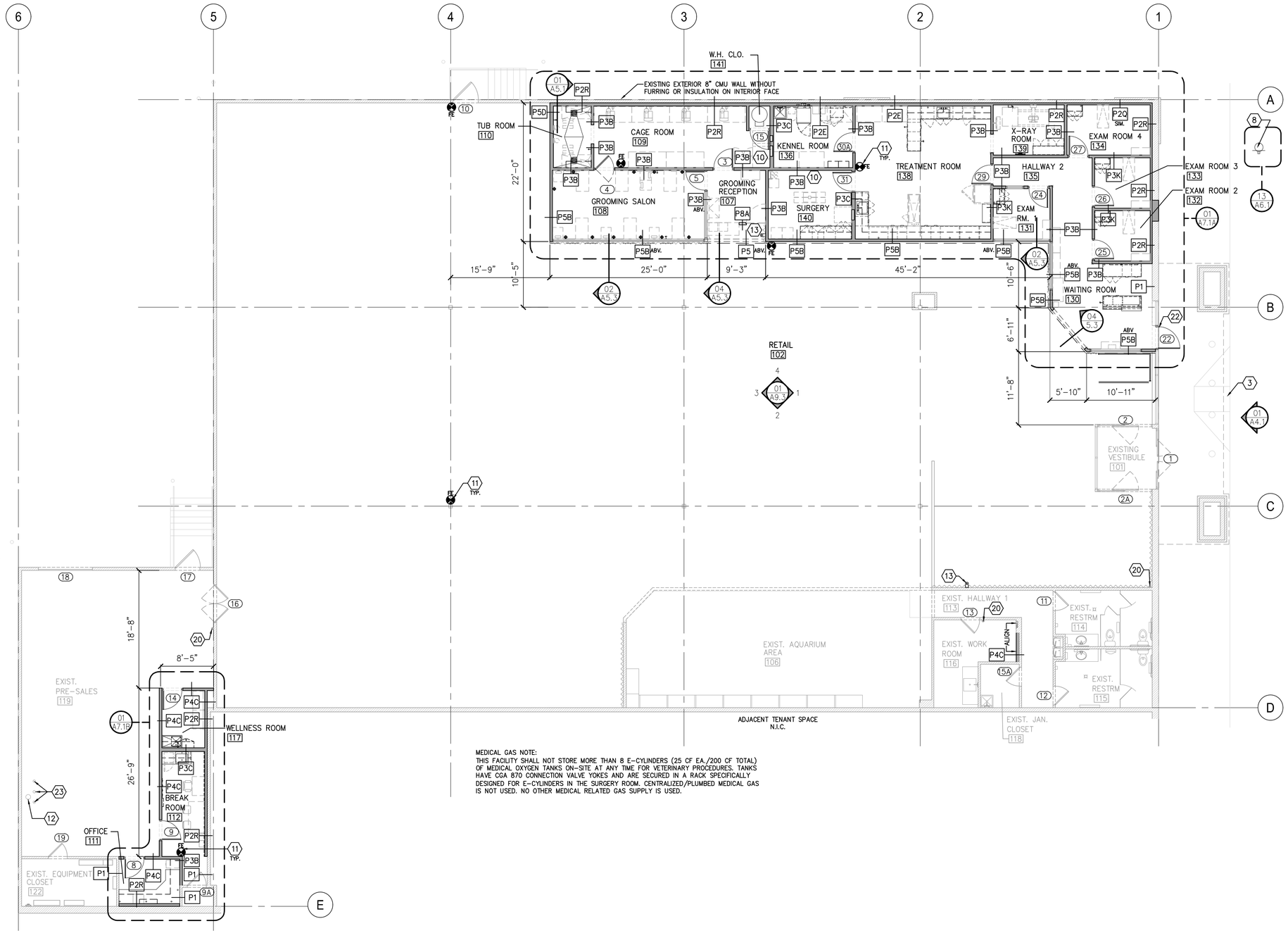

MEDICAL GAS NOTE:
THIS FACILITY SHALL NOT STORE MORE THAN 8 E-CYLINDERS (25 CF EA./200 CF TOTAL) OF MEDICAL OXYGEN TANKS ON-SITE AT ANY TIME FOR VETERINARY PROCEDURES. TANKS HAVE CGA 870 CONNECTION VALVE YOKES AND ARE SECURED IN A RACK SPECIFICALLY DESIGNED FOR E-CYLINDERS IN THE SURGERY ROOM. CENTRALIZED/PLUMBED MEDICAL GAS IS NOT USED. NO OTHER MEDICAL RELATED GAS SUPPLY IS USED.

01 FLOOR PLAN
SCALE: 1/8" = 1'-0" REF.:

KEY NOTES (NOT ALL MAY BE APPLICABLE) (#):

1. COLUMN COVERS FOR ALL FREESTANDING COLUMNS IN RETAIL AREA, TYP. REF. DET. 12/A8.2 — N/A
2. CART CORRAL (10300) — N/A
3. EXISTING ACCESSIBLE CURB RAMP
4. EXISTING DUMPSTER ENCLOSURE — N/A
5. EXISTING PLATFORM FRAMING — N/A
6. EXIST. ELECTRICAL GEAR WITH DASHED LINES TO INDICATE MINIMAL CLEARANCES REQUIRED — N/A
7. EXIST. WALL MOUNTED DATA RACK ABOVE — N/A
8. PREFABRICATED "PET CLEAN UP STATION" (10300), TO BE LOCATED IN A LANDSCAPE AREA NEAR STORE ENTRY, OTHERWISE COORDINATE LOCATION WITH PETCO CONSTRUCTION MANAGER
9. 4" DIAMETER STEEL TUBE POST REINFORCING, SEE WALL TYPE PLAN AND DETAILS — N/A
10. ELECTRICAL PANEL WITH 30"X36" MIN. CLEAR FLOOR AREA IN FRONT OF PANEL
11. 3A-40B:C FIRE EXTINGUISHER W/WALL BRACKET MOUNTED AT 40" AFF & SIGN (10300), BOTTOM OF EXTINGUISHER/LEADING EDGE SHALL BE LESS THAN 27" AFF, ALL EXTINGUISHERS SHALL BE PROPERLY TAGGED WITH ACCURATE AND UP-TO-DATE INFORMATION AND SHALL MEET OR EXCEED ANY ADDITIONAL MIN. REQUIREMENTS BY JURISDICTION'S FIRE MARSHAL
12. EXISTING FIRE RISERS WITH DASHED LINES TO INDICATE CLEARANCES REQUIRED
13. DOOR CLOSER BUTTON, SEE DOOR 2/A3.1 AND ELECT. DRAWINGS
14. CAREFULLY REMOVE KENNEL HEATING UNITS AND REPLACE WITH NEW DOOR PARTS PROVIDED BY PETCO VENDOR — N/A
15. SECURE DOOR PERMANENTLY IN CLOSED POSITION, REMOVE HARDWARE AND PROVIDE CONCEALED PLATES AT REMOVED HARDWARE WHERE REQUIRED — N/A
16. VENDOR PROVIDED CABINETS AND GATE INSTALLED BY CONTRACTOR — N/A
17. EXISTING LADDER — N/A
18. KNOX BOX (10300) — N/A
19. EXISTING RAIN LEADER — N/A
20. EXISTING FIRE EXTINGUISHER
21. TEMP. CONSTRUCTION DUST CURTAIN, SEE SPECIFICATIONS — N/A
22. PRIOR TO DEMOLITION, CONTRACTOR SHALL VERIFY IN FIELD INTERIOR FINISHED FLOOR ELEVATION IS SAME AS EXTERIOR SIDEWALK ELEVATION AT PROPOSED EXTERIOR DOOR, NOTIFY ARCHITECT AND PETCO CM IMMEDIATELY IN WRITING IF ELEVATIONS ARE NOT EQUAL
23. PROVIDE 3 BOLT DOWN BOLLARDS IN FRONT OF RISER AND WATER MAIN, REFER TO 15/A8.2

GENERAL NOTES:

A. INTERIOR PARTITION DIMENSIONS ARE TO FACE OF FINISH, TYPICAL. SOME SPECIAL PARTITIONS ARE DIMENSIONED TO CENTER.

B. VERIFY MEASUREMENTS WITH CORRESPONDING CONSTRUCTED OR EXISTING CONDITIONS PRIOR TO PROCEEDING WITH THE WORK, AND NOTIFY THE ARCHITECT IMMEDIATELY OF SIGNIFICANT DISCREPANCIES USING THE "CONTRACTOR REQUEST FOR INFORMATION" FORM (01200) AND SUPPLEMENTARY CONTRACTOR DETAILS AS REQUIRED.

C. FINISH ELEVATIONS REFERENCED ON ARCHITECTURAL DRAWINGS ARE DATUM ELEVATIONS ABOVE THE FINISH FLOOR ELEVATION. THE CONTRACTOR MUST COORDINATE DATUM-BASED ARCHITECTURAL ELEVATIONS SHOWN WITH SITE-SPECIFIC ELEVATIONS SHOWN ON CIVIL DRAWINGS (IF APPLICABLE).

D. PROVIDE RODENT BARRIER HARDWARE CLOTH (05500) 48" HGT. NOM., ON FRAMING BEHIND SHEATHING, FOR ALL NEW PERIMETER PARTITIONS THAT ARE ADJACENT TO/ABUTTING SHELL EXTERIOR WALLS OR COMMON WITH SHELL TENANT SEPARATION ASSEMBLIES.

E. WHERE NEW WALL TILE IS TO BE INSTALLED ON AN EXISTING NON-RATED WALL IN WET AREAS DESIGNATED TO REMAIN, REMOVE EXISTING GYP. BD. SHEATHING AND INSTALL NEW SHEATHING AS NOTED ON FINISHED SCHEDULE

F. REFER TO SECTION 09260 TABLE "NONSTRUCTURAL LIMITING HEIGHTS" FOR PARTITION STANDARDS BASED ON DEFLECTION LIMIT L/240, UNIFORM 5 PSF LATERAL LOAD. 25 GA METAL WALL FRAMING IS THE MIN. GAUGE POSSIBLE. HEAVIER GAUGE FRAMING AND DIAG. "KICKERS" MAY BE REQUIRED DEPENDING ON FIELD CONDITIONS AND FRAMING HEIGHTS.

G. EXPOSED SURFACE MOUNTED ELECTRICAL CONDUITS, PLUMBING, UTILITIES, ETC. ON WALLS SHALL NOT BE PERMITTED IN CUSTOMER AREAS WITHOUT WRITTEN APPROVAL FROM PETCO CM.

H. ALL PLATFORM AND ROOF LADDERS SHALL COMPLY WITH OSHA REQUIREMENTS INCLUDING BUT NOT LIMITED TO SAFETY CAGES

I. WITHIN 14 DAYS OF FIRST DAY OPEN (FDO), THE CONTRACTOR SHALL OBTAIN AN INSPECTION AND A CERTIFICATION FROM A NATIONALLY RECOGNIZED ADA INSPECTION COMPANY AND SUBMIT THE CERTIFICATION TO THE PETCO CONSTRUCTION MANAGER AND THE ARCHITECT OF RECORD. THE CERTIFICATION SHALL STATE THE JOB SITE HAS BEEN INSPECTED INCLUDING ALL DESIGNATED PETCO TENANT SPACE AREAS, DESIGNATED PARKING AREAS, ACCESSIBLE ROUTES FROM THE PARKING AREAS TO PETCO'S ENTRY, ALL INTERIOR SPACES OF THE TENANT SPACE AND ALL EXTERIOR MEANS OF EGRESSES. THE CERTIFICATION SHALL ALSO STATE IF ALL AREAS MEET THE CURRENT ADA STANDARDS HAVING JURISDICTION AND LOCAL AMENDMENTS OR PROVIDE A COMPREHENSIVE LIST OF ALL NON-CONFORMING ELEMENTS SUPPORTED WITH PHOTOS, DRAWINGS AND SKETCHES. REMEDIES FOR ALL NON-CONFORMING ELEMENTS SHALL BE REVIEWED WITH THE PETCO CONSTRUCTION MANAGER AND ARCHITECT OF RECORD TO DETERMINE A COURSE OF CORRECTIVE ACTION. ALL REMEDIES SHALL BE DOCUMENTED BY PHOTOGRAPHS AND ANY ADDITIONAL MEANS AS REQUESTED BY THE INSPECTION COMPANY IN ORDER FOR A FINAL CERTIFICATE TO BE APPROVED AND ISSUED (01700)

SBLM

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Seal & Signature

Project
Needham, MA - Remodel
163 Highland Avenue
Needham, MA, 02494

Petco Store No. 0284 — *Project No. 019009*
Drawn By: CQ — *Checked By: JI*

Drawing Title
FLOOR PLAN

Drawing Number
A2.1

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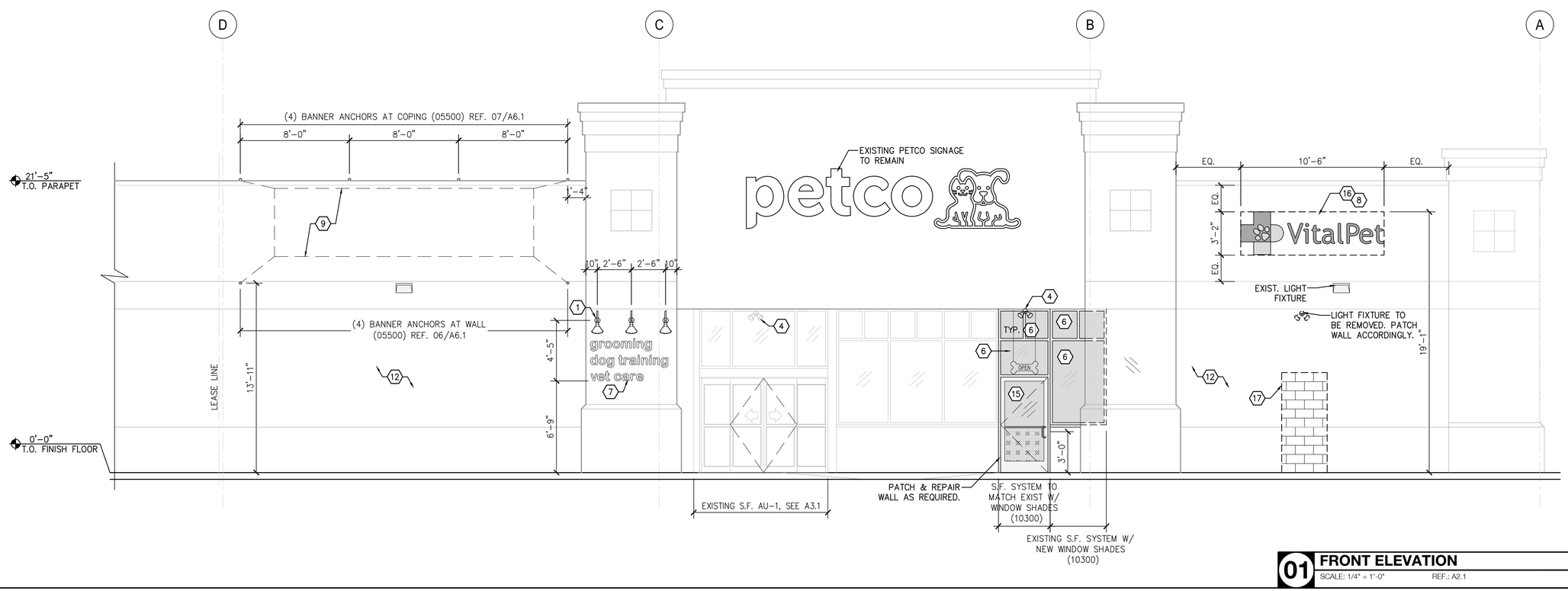
KEY NOTES (NOT ALL MAY BE APPLICABLE) (#):

1. WALL MOUNTED GOOSE LAMP LIGHT FIXTURE OVER SERVICES SIGN, N.I.C., UNDER SEPARATE PERMIT FOR EXT. ALTERATIONS, SHOWN FOR REFERENCE ONLY, BY BASELITE CORP. 877-999-1990, CAT#A810/61/E6/61/LWTM-10W-3500K-120VOLT
2. ~~RECESSED SURFACE MOUNTED LED FIXTURE PROVIDED AND INSTALLED BY GC, UNDER SEPARATE PERMIT FOR EXT. ALTERATIONS, SHOWN FOR REFERENCE ONLY (SEE A2.4), BY COOPER LIGHTING. 770-486-4800, CAT#LRC-B-16-1-LED-E1-WST~~ N/A
3. ~~PRIVACY GRAPHICS, PROVIDED AND INSTALLED BY PETCO VENDOR~~ N/A
4. EXTERIOR LIGHT/EMERGENCY LIGHT, SEE ELECTRICAL DRAWINGS
5. ~~BUILDING ADDRESS NUMBER GRAPHICS IF REQ'D BY JURISDICTION~~ N/A
6. PROVIDE SUN CONTROL WINDOW FILM ON ALL WINDOW AND DOOR GLAZING (08800)
7. PETCO SERVICES SIGNS UNDER SEPARATE PERMIT
8. TENANT BUILDING SIGN UNDER SEPARATE PERMIT
9. TEMPORARY CONSTRUCTION BANNER SIGN, PROVIDED AND INSTALLED BY GC (10300)
10. ~~EXISTING CONCRETE, PLYWOOD, SHEATHING OR OTHER SOLID SUBSTRATE BEHIND BUILDING SIGN WHERE REQUIRED, V.I.F.~~ N/A
11. ~~NEW STEEL COLUMN, SEE STRUCTURAL, W/ ALUM. BREAK METAL ENCLOSURE MATCHING STOREFRONT SYSTEM.~~ N/A
12. EXISTING SHELL BUILDING CONSTRUCTION, V.I.F.
13. ~~REMOVE EXISTING PETCO SIGN, PATCH AND REPAIR WALL, PAINT COLOR AND SHEEN SHALL MATCH THE EXISTING SURROUNDING WALL AND SIDING.~~ N/A
14. ~~NEW ELECTRICAL SIGN CONNECTION, V.I.F.~~ N/A
15. NEW STOREFRONT DOOR, SIDELIGHT AND TRANSOM, SEE FLOOR PLAN AND STRUCTURAL DRAWINGS
16. WALL MOUNTED SIGN REQUIRES SOLID SUBSTRATE FOR ADEQUATE ATTACHMENT, CONTRACTOR SHALL VERIFY CONDITIONS IN FIELD
17. INFILL OPENING & MATCH TO EXISTING SPLIT FACE CMU INTEGRAL COLOR, TEXTURE AND PATTERNS FOR A LIKE-NEW UNIFORM FINISH.

GENERAL NOTES:

A. NOT USED
B. SURFACE MOUNTED ELECTRICAL CONDUITS, PIPES, UTILITIES, ETC. SHALL NOT BE PERMITTED ON ANY EXTERIOR WALLS OF PETCO TENANT SPACE EXCEPT FOR RAINWATER CONDUCTORS AT REAR ELEVATION.
C. PETCO REQUIRES 8 WEEKS FOR DESIGN AND PRODUCTION OF WINDOW GRAPHICS, FROM DATE THEY RECEIVE FIELD DIMENSIONS FROM CONTRACTOR FOR EACH VISUAL OPENING WITHIN THE EFFECTED WINDOW(S).
D. WHERE SPANDREL GLASS IS CALLED FOR, REFER TO 08800.
E. ALL NON-PROTO EXTERIOR ELEMENTS (E.G. FABRIC CANOPIES) MUST BE APPROVED IN WRITING BY PETCO'S DIRECTOR OF ARCHITECTURAL SERVICES.
F. ~~BUILDING SHELL MODIFICATIONS INCLUDING BUT NOT LIMITED TO FACADE ALTERATIONS, DOOR AND WINDOW OPENINGS, ROOF OPENINGS AND THEIR RESPECTIVE STRUCTURAL REINFORCING AND DETAILS ARE BY OTHERS UNDER SEPARATE CONTRACT/PERMIT AND ARE NOT INCLUDED IN THESE DOCUMENTS~~ N/A



01 FRONT ELEVATION
SCALE: 1/4" = 1'-0" REF.: A2.1

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Drawn By: CQ *Checked By: JI*

Drawing Title
EXTERIOR ELEVATIONS

Drawing Number
A4.1