

1. ANY DISCREPANCIES BETWEEN THE EXISTING CONDITIONS, DOCUMENTS, AND THE ACTUAL FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S PROJECT MANAGER BEFORE PROCEEDING WITH ANY WORK.
2. THE CONTRACTOR SHALL REVIEW ALL DOCUMENTS AND VERIFY ALL DIMENSIONS AND FIELD CONDITIONS AND SHALL CONFIRM THAT WORK IS BUILDABLE AS SHOWN. ANY CONFLICTS OR OMISSIONS, ETC., SHALL BE IMMEDIATELY REPORTED TO THE OWNER'S PROJECT MANAGER FOR CLARIFICATION PRIOR TO THE PERFORMANCE OF ANY WORK IN QUESTION.
3. WHEN CONTRACTOR ACCEPTS DELIVERY OF ALL ITEMS NOTED ON PLANS WHETHER IN CONTRACT OR NOT IN CONTRACT, HE SHALL BE RESPONSIBLE FOR LOSS AND/OR DAMAGE TO THESE ITEMS.
4. THE CONTRACTOR SHALL MAINTAIN FOR THE ENTIRE DURATION OF THE WORK ALL EXITS, EXIT LIGHTING, FIRE PROTECTION DEVICES AND ALARMS IN CONFORMANCE WITH ALL APPLICABLE CODES AND ORDINANCES.
5. DURING ALL PHASES OF WORK, DO NOT DISTURB THE DELIVERIES AND FUNCTIONS OF ADJACENT AND NEIGHBORING TENANTS.
6. 'TYP' MEANS THAT THE CONDITION IS REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT. UNLESS NOTED OTHERWISE, DETAILS ARE KEYED AND NOTED 'TYP.' ONLY ONCE WHEN THEY FIRST OCCUR.
7. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DRAWINGS.
8. ARCHITECTURAL DRAWINGS TAKE PRECEDENCE OVER OTHER DRAWINGS FOR LAYOUT DIMENSIONS AND NUMBER OF ITEMS PROVIDED. UPON DISCOVERY OF DISCREPANCIES BETWEEN ARCHITECTURAL DRAWINGS AND ENGINEERING DRAWINGS, OWNER'S PROJECT MANAGER SHALL BE NOTIFIED AT ONCE.
9. DIMENSIONS SHOWN ON PLANS ARE TO FACE OF GYPSUM BOARD, CONCRETE COLUMNS OR GRID LINES AND FACE OF EXTERIOR MASONRY UNLESS OTHERWISE NOTED OR DETAILED.
10. CONTRACTOR SHALL, IN THE WORK OF ALL TRADES, PERFORM ANY AND ALL CUTTING, PATCHING RESTORING, REPAIRING AND THE LIKE NECESSARY TO COMPLETE THE WORK AND RESTORE ANY DAMAGED SURFACES RESULTING FROM THE WORK TO THEIR ORIGINAL CONDITION. ALL ROOF PATCHING SHALL RETURN AREA TO 'LIKE NEW' CONDITION. PRIOR TO PATCHING, G.C. TO VERIFY ANY ROOF WARRANTIES WITH LANDLORD.
11. EACH CONTRACTOR SHALL LEAVE THE SITE IN A NEAT, CLEAN AND ORDERLY CONDITION UPON THE COMPLETION OF HIS WORK ON A DAILY BASIS. ALL WASTE, RUBBISH AND EXCESS MATERIALS SHALL BE REMOVED FROM THE SITE PROMPTLY. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL AND DISPOSAL OF ALL TRASH, INCLUDING OWNER-FURNISHED ITEMS AND TRASH GENERATED BY OWNER'S CONTRACTORS FOR THE DURATION OF THE PROJECT.
12. CONTRACTOR SHALL PROVIDE TWO FIRE EXTINGUISHERS (ONE EACH IN SALES AND NON-SALES) OR AS REQUIRED BY FIRE MARSHALL. VERIFY EXACT LOCATIONS WITH PROJECT MANAGER PRIOR TO INSTALLATION. EXTINGUISHERS TO HAVE A RATING OF NOT LESS THAN 2-A OR 2-A/10BC WITHIN 75' TRAVEL DISTANCE TO ALL PORTIONS OF THE BUILDING DURING CONSTRUCTION. EXTINGUISHERS TO BE CERTIFIED FOR FIRST YEAR.
13. A 44" CLEAR AISLE SHALL BE MAINTAINED THROUGH ROOMS TO EXIT DOORS AT ALL TIMES.
14. NO FOOD, ALCOHOL OR SMOKING IS TO BE STORED, SERVED OR CONSUMED ON THE PREMISES.
15. ALL SECURITY DOOR AREAS TO BE PROVIDED WITH A KEY LOCKING DEVICE SO AS TO ENABLE DOOR TO BE LOCKED IN THE OPEN POSITION AND REMAIN UNLOCKED DURING BUSINESS HOURS (WITH THE EXCEPTION OF THE REAR SERVICE DOOR).
16. ONLY PANIC HARDWARE APPROVED AND LISTED BY THE STATE FIRE MARSHAL SHALL BE INSTALLED.
17. EXIT DOORS SHALL SWING IN THE DIRECTION OF EXIT TRAVEL WHEN SERVING 50 OR MORE PERSONS.
18. DOORS OPENING INTO ONE-HOUR FIRE-RESISTIVE CORRIDOR SHALL BE PROTECTED WITH A CLOSURE AND A SMOKE OR DRAFT STOP FIRE ASSEMBLY HAVING A MIN. 20 MINUTE RATING OR AS NOTED IN THE DOOR SCHEDULE.
19. EXIT/EMERGENCY LIGHTING SHALL BE ELECTRICALLY ILLUMINATED WITH NORMAL OPERATION POWER PROVIDED BY THE PREMISES WIRING SYSTEM. IN THE EVENT OF LOSS OF NORMAL POWER AN EMERGENCY POWER BACKUP SYSTEM INTEGRAL TO EACH EMERGENCY LIGHTING AND EXIT SIGN FIXTURE SHALL PROVIDE POWER. EMERGENCY LIGHTING SHALL PROVIDE A MINIMUM VALUE OF ONE FOOTCANDLE AT FLOOR LEVEL, UNIFORM THROUGHOUT EGRESS PATH FOR A MINIMUM OF 90 MINUTES.
20. FIRE DAMPERS SHALL BE PROVIDED BY MECHANICAL SUBCONTRACTOR WHERE DUCTS PENETRATE FIRE-RATED WALLS OR CEILINGS. REFER TO MECHANICAL DRAWINGS.
21. EVERY EXIT DOOR SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, TOOL, SPECIAL KNOWLEDGE, OR EFFORT.
22. ANY MODIFICATIONS TO EXISTING SPRINKLER/ALARM SYSTEM AND EXTERIOR SIGNAGE WILL BE UNDER SEPARATE COVER(S) AND PERMIT(S).

1. THE GENERAL CONTRACTOR SHALL ARRANGE FOR ALL INSPECTIONS AND FURNISH THE STORE MANAGER WITH THE CERTIFICATE OF OCCUPANCY. ALSO, PROVIDE A LIST OF NAMES, ADDRESSES, AND TELEPHONE NUMBERS FOR ALL SUBCONTRACTORS, INCLUDING ALL OWNER PROVIDED SUBCONTRACTORS. BOTH ITEMS TO BE MOUNTED IN SEPARATE PICTURE FRAMES (8-1/2" x 11") ON REAR OF MANAGERS OFFICE DOOR (REFER HARDWARE GROUP G FOR MOUNTING HT.) AND ONE COPY TO OWNER'S PROJECT MANAGER.
2. THE GENERAL CONTRACTOR SHALL ALSO FURNISH COPIES OF SAID ITEMS TO EXPRESS STORE PLANNING, INC.
3. PRIOR TO STORE OPENING, THE G.C. IS RESPONSIBLE TO ARRANGE FOR A CERTIFIED INDEPENDENT BALANCING CONTRACTOR TO BALANCE H.V.A.C. SYSTEM. REFERENCE 'AIR BALANCING CHECKLIST' AND PROCEDURES ON MECHANICAL DRAWINGS. CONTRACTOR SHALL PROVIDE THE LANDLORD AND OWNER'S PROJECT MANAGER WITH A COPY OF THE BALANCE REPORT.
4. IF REQUIRED BY LANDLORD, THE G.C. SHALL SECURE THE NECESSARY APPROVAL OF STORE'S SPRINKLER SYSTEM FROM LANDLORD'S FIRE INSURANCE CARRIER.
5. G.C. SHALL TURN OVER ALL KEYS TO STORE MANAGER CLEARLY MARKING EACH KEY FOR IDENTIFICATION.
6. G.C. SHALL PROVIDE A PROFESSIONAL CLEANING SERVICE FOR THE STORE AT THE TIME OF COMPLETION. STORE SHALL BE CLEANED AGAIN AFTER MERCHANDISING OF THE STORE, AS REQUIRED TO RETURN TO A 'DUST-FREE' CONDITION PRIOR TO OPENING.
7. G.C. SHALL EXPLAIN OPERATION OF ALL MECHANICAL SYSTEMS TO STORE MANAGER.
8. G.C. SHALL UNCRATE, ASSEMBLE, AND INSTALL REMAINING OWNER SUPPLIED FIXTURES & HARDWARE ARRIVING ON MERCHANDISE TRUCK.
9. G.C. IS RESPONSIBLE TO PROVIDE (1) 30 YARD TRASH CONTAINER FOR ALL INITIAL 'MERCHANDISE PACKING MATERIALS PRIOR TO STORE OPENING. DUMPSTER TO BE REMOVED AFTER MERCHANDISING.
10. ONE (1) AS-BUILT SET OF DRAWINGS SHALL REMAIN IN PLAN TUBE HOLDER.

TURNOVER REQUIREMENTS

ARCHITECTURAL

A00 PROJECT INFORMATION

A00.0 COVER SHEET
A00.1 RESPONSIBILITY & DOOR SCHEDULES

A01 TEMPORARY WORK

A01.1 LEASE/DEMOLITION PLAN
A01.2 NOT USED
A01.3 NOT USED

A02 CONSTRUCTION

A02.1 CONSTRUCTION FLOOR PLAN
A02.2 NOT USED

A03 REFLECTED CEILING

A03.1 REFLECTED CEILING PLAN
A03.2 NOT USED

A04 REFLECTED LIGHTING

A04.1 NOT USED

A05 FLOOR & WALL FINISH

A05.1 FLOOR & WALL FINISH PLAN & SCHEDULE
A05.2 NOT USED

A06 PRESENTATION & FIXTURE PACKAGE

A06.1 NOT USED

A07 INTERIOR ELEVATIONS

A07.1 NOT USED

A08 STOREFRONT CONSTRUCTION

A08.1 STOREFRONT PLAN & ELEVATION
A08.2 STOREFRONT SECTIONS & DETAILS
A08.3 STOREFRONT DETAILS
A08.4 FRAMING DETAILS

A09 VERTICAL CIRCULATION

A09.1 NOT USED

A10 CABINET ASSEMBLY & MILL PACKAGE

A10.1 NOT USED
A10.2 SHELVING DETAILS
A10.3 ACCESSORY SHELVING DETAILS
A10.4 BACKDROP WALL DETAILS

A11 FRAMING DETAILS

A11.1 NOT USED
A11.2 NOT USED

A12 CONSTRUCTION DETAILS

A12.1 CONSTRUCTION DETAILS
A12.2 CONSTRUCTION DETAILS
A12.3 FRAMING DETAILS

A13 CONSTRUCTION DETAILS - ROOMS

A13.1 NOT USED

A14 PRESENTATION PACKAGE ASSEMBLY

A14.1 STOCKROOM SHELVING DETAILS
A14.2 STOCKROOM SHELVING ASSEMBLY
A14.3 STOCKROOM DETAILS

A15 SPECIFICATIONS

A15.1 SPECIFICATIONS
A15.2 SPECIFICATIONS
A15.3 SPECIFICATIONS

PROHIBITION ON REUSE:

THESE DRAWINGS AND SPECIFICATIONS WERE PREPARED FOR USE ON A SPECIFIC SITE CONTEMPORANEOUSLY WITH THEIR ISSUE DATE. THEY ARE NOT INTENDED FOR USE ON A DIFFERENT PROJECT SITE OR AT A LATER TIME. REUSE OF THESE DRAWINGS AND SPECIFICATIONS, OR ANY REPRODUCTION THEREOF, ON ANOTHER PROJECT IS PROHIBITED AND CONTRARY TO LAW UNLESS EXPRESSLY AUTHORIZED IN WRITING BY EXPRESS STORE PLANNING, INC. D/B/A EXPRESS STORE DESIGN AND CONSTRUCTION ('ESDC').

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MEP

E01.1 ELECTRICAL SPECIFICATIONS
E01.2 ELECTRICAL SCHEDULES AND NOTES
E02.1 ELECTRICAL POWER PLAN
E03.1 ELECTRICAL LIGHTING PLAN
E04.1 ELECTRICAL DETAILS AND SCHEDULES
E04.2 ELECTRICAL DETAILS
E05.1 ELECTRICAL PANELS AND RISER DIAGRAM

F01 NOT USED

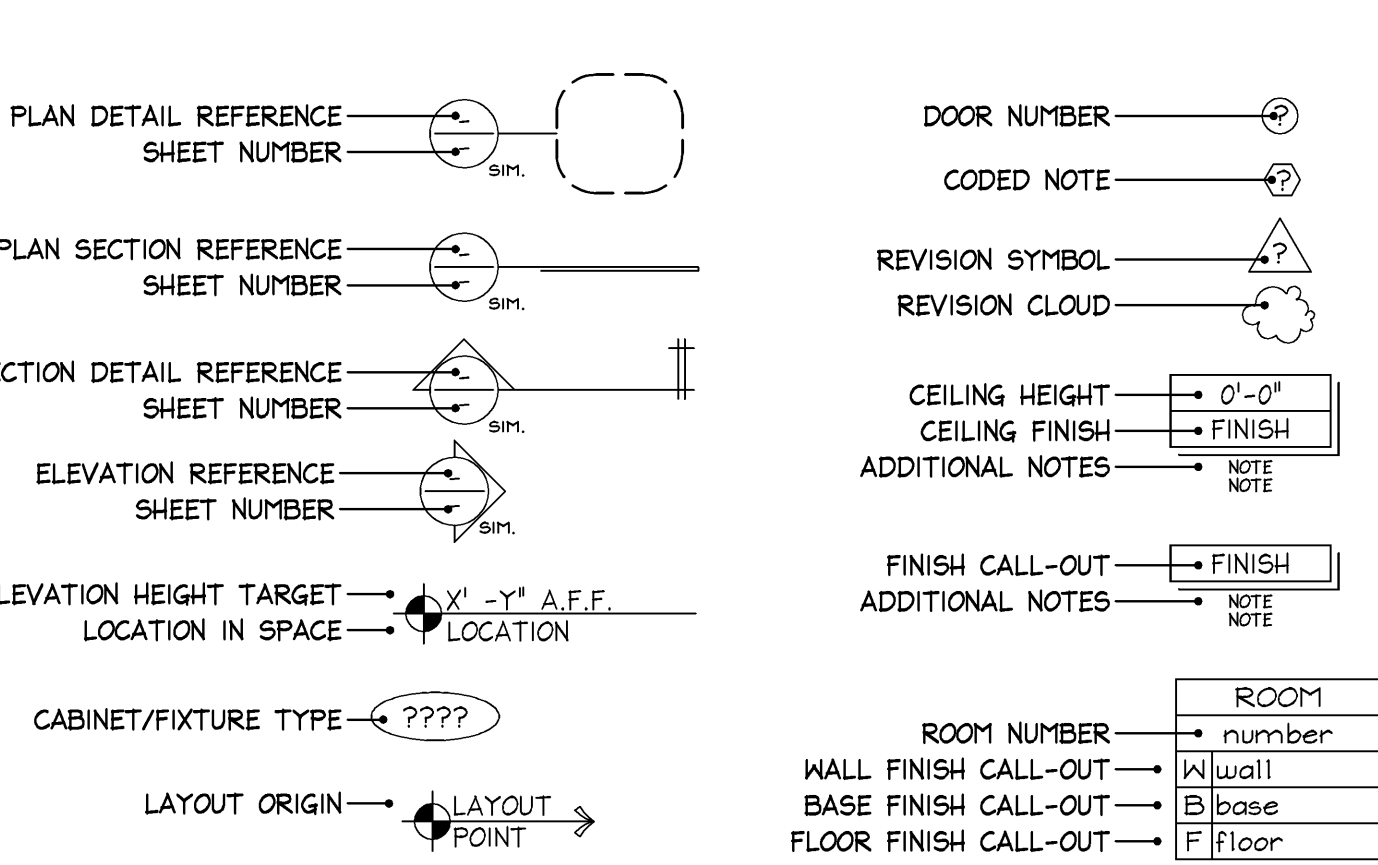
F01.1 FIRE SPRINKLER HEAD PLAN
F02.1 FIRE PROTECTION SPECIFICATIONS AND DETAILS

M01 MECHANICAL SPECIFICATIONS

M01.1 MECHANICAL NOTES AND SCHEDULES
M02.1 MECHANICAL PLAN
M03.1 MECHANICAL DETAILS
M04.1 MECHANICAL SCHEDULES

P01 PLUMBING SPECIFICATIONS AND SCHEDULES

P01.1 PLUMBING PLAN AND NOTES AND ISOMETRICS
P02.1 NOT USED
P03.1 PLUMBING DETAILS



SYMBOLS LEGEND

PROJECT SCOPE:

THIS PROJECT IS THE TENANT BUILD-OUT OF A NEWLY DEMISED SPACE IN THE NEW EXTERIOR CENTER. WORK IS TO INCLUDE, BUT NOT BE LIMITED TO, COMPLETE CONSTRUCTION OF WALLS, FLOORING, CEILINGS, LIGHTING AND STOREFRONT.

USAGE HISTORY: 'NEW'

PROPOSED USE:

EXPRESS
SPACE NUMBER(S): 535
IS TO BE USED EXCLUSIVELY FOR RETAIL SALES

SCOPE OF WORK

APPLICABLE CODES: BUILDING: IBC (2009) W/LOCAL AMENDMENTS
PLUMBING: IPC (2009) W/LOCAL AMENDMENTS
MECHANICAL: IMC (2009) W/LOCAL AMENDMENTS
ELECTRICAL: NEC (2008) W/LOCAL AMENDMENTS
ENERGY: IECC (2009)

BUILDING OCCUPANCY USE GROUP: M - MERCANTILE

CONSTRUCTION CLASSIFICATION:

TYPE: 2B

FIRE PROTECTION:

DEMISING WALL..... 1 HR
SALES/NO-SALES WALL..... 0 HR
CEILING..... 0 HR (CLASS 'A' MATERIALS)
COLUMNS..... 0 HR

SPRINKLERED: YES, FULLY SPRINKLERED

SEISMIC: CATEGORY 'C'

OCCUPANT LOAD: 197

REQUIRED EXITS:

NUMBER...2 REQUIRED / 3 PROVIDED

MAXIMUM TRAVEL DISTANCE...250'

RESTROOM REQUIREMENTS:

WATER CLOSETS: 1 UNISEX

LAVATORIES: 1 UNISEX

URINALS..... NOT REQUIRED

DRINKING FOUNTAINS..... NOT REQUIRED

PUBLIC ACCESS..... NOT REQUIRED

UNISEX..... PROVIDED

ACCESSIBILITY REQUIREMENTS:

ICC/ANSI A117.1 (2003)

CODE SYNOPSIS

S.F. BREAKDOWN	LEVEL: 1	LEVEL: -	OCCUPANT LOAD FACTOR	OCCUPANT LOAD
1. LEASED AREA:	7,500 S.F.	- S.F.		
2. GROSS AREA:	7,506 S.F.	- S.F.		197
3. SALES AREA:	5,699 S.F.	- S.F.	30	190
4. STOCK AREA:	1,807 S.F.	- S.F.	300	7
5. MISC. AREA:	- S.F.	- S.F.	-	-
6. UNIMPROVED AREA:	- S.F.	- S.F.	-	-
7. LINEAR FRONTAGE:	65 L.F.	- L.F.	-	-

EXPRESS

EXPRESS FASHION OPERATIONS, LLC d/b/a STORE DESIGN & CONSTRUCTION

1 Express Drive Columbus, Ohio 43230
Telephone: 614.474.4001 • Express.com

EXPRESS

STORE NO. 1753

TANGER OUTLET CENTER - BRANSON

SPACE NO. 535
300 TANGER BLVD.
BRANSON, MO 65616

TENANT'S REPRESENTATIVES

PROJECT MANAGER:

CONFIDENTIAL

PROJECT DESIGNER:

CONFIDENTIAL

PURCHASING/COORDINATION:

CONFIDENTIAL

GENERAL CONTRACTOR

T.B.D.

LANDLORD

TANGER FACTORY OUTLETS CENTER, INC.
3200 NORTHLINE AVE., SUITE 360
GREENSBORO, NC 27408

DEBBY RITENOUR - CRAWFORD
(540) 459-9292

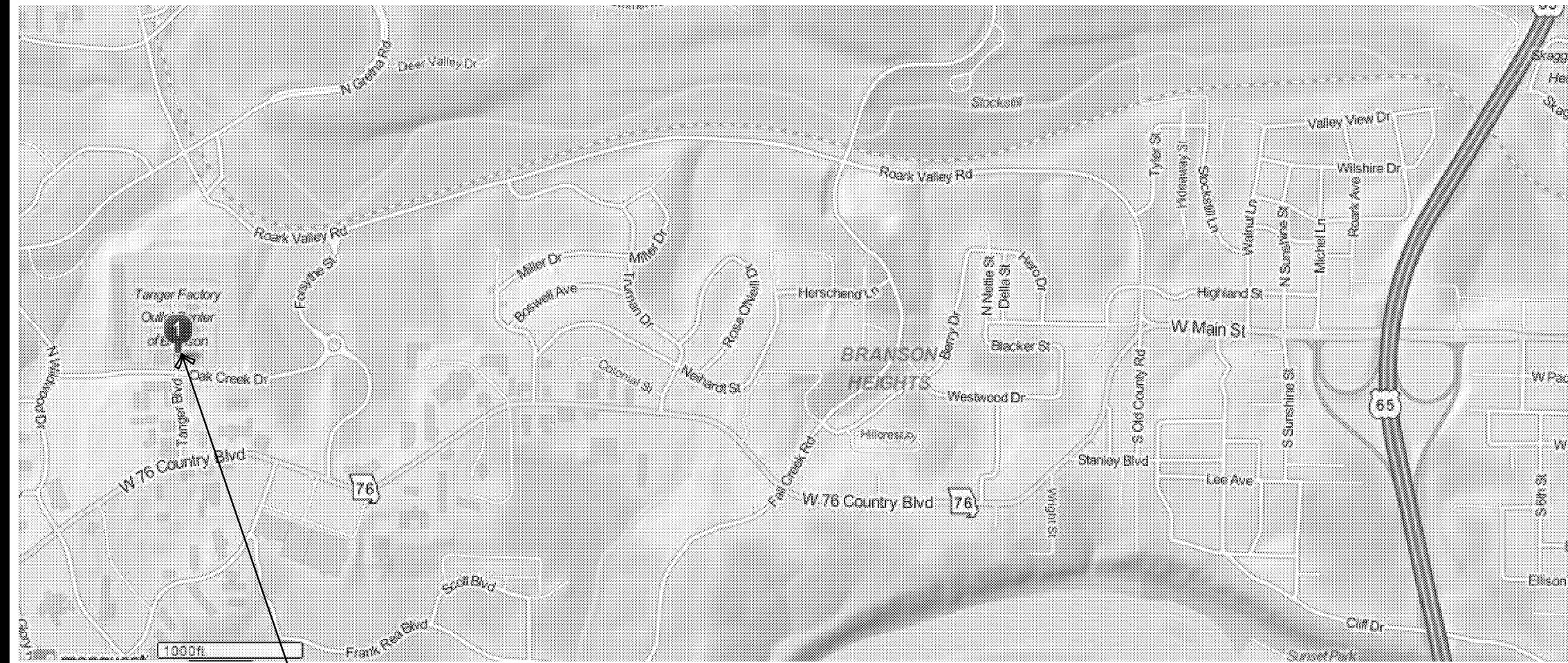
CONSULTANTS

ARCHITECTURAL

SHREMSHOCK ARCHITECTS, INC.
6130 S. SUNBURY RD.
WESTERVILLE, OH 43081
(614) 545-4550

MECHANICAL / ELECTRICAL / PLUMBING

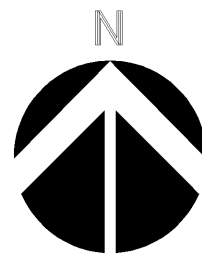
M-ENGINEERING
750 BROOKSEDGE BLVD.
WESTERVILLE, OH 43081
(614) 839-4639



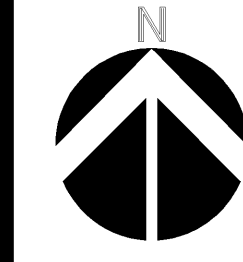
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300 TANGER BLVD.
BRANSON, MO 65616

LEVEL 1 OF 1

EXPRESS
SPACE NO. 535



KEY PLAN



VICINITY MAP

AREA CALCULATIONS

COVER SHEET A00.0