



DOLLAR TREE

DUTCH SQUARE MALL COLUMBIA, SC DEAL # 10811

STORE # _____
TURNOVER DATE _____
OPEN DATE _____
CONTRACTOR _____
SVN T/W AS-IS SHELL WALL / REPAIR / EXPANSION

ABBREVIATIONS		SYMBOLS		KEY PLAN		INDEX OF DRAWINGS	
ACT	ACOUSTICAL CEILING TILE	MAX	MAXIMUM	<p>KEY PLAN SCALE: NONE</p> <p>NOTE: SEE 'GENERAL SITE ACCESSIBILITY NOTES', SHEET CS1, FOR ADDITIONAL REQUIREMENTS.</p>		<p>ARCHITECTURAL</p> <p>CS1 NOT A LEGEND, KEY PLAN</p> <p>A1 FLOOR PLAN, WALL CONSTRUCTION TYPES AND SCHEDULES</p> <p>A1.1 FIXTURES, ACCESS PLAN AND DETAILS</p> <p>A1.2 ENLARGED PLAN, DETAILS, SECTION AND INTERIOR ELEVATIONS</p> <p>A1.3 ENLARGED PLAN, DETAILS AND INTERIOR ELEVATIONS</p> <p>A2 REFLECTED CEILING PLAN AND LEGEND</p> <p>A3 EXTERIOR AND INTERIOR ELEVATIONS</p> <p>STRUCTURAL</p> <p>SA1.1 FIXTURE PLAN</p> <p>SA2.1 FIXTURE DETAILS</p> <p>SA2.2 FREEZER / COOLER ANCHORAGE</p> <p>MECHANICAL / PLUMBING</p> <p>MP-1 HVAC PLAN, NOTES & LEGEND</p> <p>ELECTRICAL</p> <p>E-1 ELECTRICAL PLAN, NOTES, & DETAILS</p> <p>FOR REFERENCE ONLY</p> <p>DS1 REACH-IN UNITS DETAILS AND SPECIFICATIONS</p> <p>DS2 WALK-IN DETAILS AND SPECIFICATIONS</p> <p>DS3 WALK-IN SPECIFICATIONS</p> <p>EM-1 ENERGY MANAGEMENT PLAN</p> <p>EM-2 ENERGY MANAGEMENT PLAN</p> <p>EM-3 ENERGY MANAGEMENT PLAN</p> <p>EM-4 ENERGY MANAGEMENT PLAN</p>	
ADA	AMERICAN DISABILITIES ACT	MFG, MANUF	MANUFACTURE, MANUFACTURER				
AFB	ABOVE FINISHED FLOOR	MIN	MINIMUM, MINUTE				
ARCH	ARCHITECT, ARCHITECTURAL	MTD	MOUNTED				
APPROX	APPROXIMATE	MTL	METAL				
BD	BOARD	NIC	NOT IN CONTRACT				
BLDG	BUILDING	OC	ON CENTER				
CEM	CEMENT PLASTER FINISH	OPP	OPPOSITE				
CLG	CEILING	PEJ	PERFORMED EXPANSION JOINT				
CLR	CLEAR	PLAM	PLASTIC LAMINATE				
CMU	CONCRETE MASONRY UNIT	PLYWD	PLYWOOD				
COL	COLUMN	PR	PAIR				
DF	DRINKING FOUNTAIN	PSI	POUNDS PER SQUARE INCH				
DTL	DETAIL	PTD	PAINTED				
DWG	DRAWING	RELO	RELOCATE				
EA	EACH	REQD	REQUIRED				
EIFS	EXTERIOR INSULATION FINISH SYSTEM	SC	SOLID CORE				
ELEV	ELEVATION	SF	SQUARE FEET				
EQ	EQUAL	SHT	SHEET				
EXIST	EXISTING	SIM	SIMILAR				
EXTING	EXTINGUISHER	STRUCT	STRUCTURAL				
FE	FIRE EXTINGUISHER	T	THICK, THICKNESS				
FR	FIRE RATING	TG	TEMPERED GLASS				
FRP	FIBERGLAS REINFORCED PANEL	THRESH	THRESHOLD				
FN	FINISH, FINISHED	TYP	TYPICAL				
FT	FOOT, FEET	UL	UNDERWRITERS LABORATORIES				
HCL	HOLLOW	UON	UNLESS OTHERWISE NOTED				
HORIZ	HORIZONTALLY	VCT	VINYL COMPOSITION TILE				
HR	HOOR	VTR	VENT THROUGH ROOF				
HVAC	HEATING, VENTILATION AND AIR CONDITIONING	W	WIDE, WIDTH				
JT	JOINT	WD	WOOD				
L	LENGTH, LONG	WV	WITH				
LAM	LAMINATE	WWF	WELDED WIRE FABRIC				
LVT	LUXURY VINYL TILE	AND	AND				
		∠	ANGLE				
		AT	CENTER LINE				
		Ø, DIA	DIAMETER				
		#	NUMBER				
		±	PLUS OR MINUS				
			BREAK LINE				
			EXISTING DOOR				
			NEW DOOR				
			GYPSUM WALL BOARD				
			WOOD TRIM				
			NEW WALL CONSTRUCTION				
			INTERIOR ELEVATION MARKER				
			DEMOLITION NOTE				
			WALL CONSTRUCTION TYPE				
			REVISION MARKER				
			DOOR NUMBER				
			ELEVATION DATUM				

GENERAL NOTES	NEW WORK NOTES	GENERAL SITE ACCESSIBILITY NOTES	BUILDING CODE SUMMARY	PROJECT DIRECTORY
<p>1. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE LOCAL, STATE, AND NATIONAL CODES AND REGULATIONS. CONSTRUCTION SHALL ALSO COMPLY WITH LANDLORD'S CRITERIA (UNLESS PRECLUDED BY CODE)</p> <p>2. ALL WOOD BLOCKING AND PLYWOOD SHALL BE FIRE RETARDANT TREATED PER CODE.</p> <p>3. ALL FINISH MATERIALS SHALL MEET FLAME SPREAD AND SMOKE DEVELOPMENT RATING CLASS C (OR CLASS 3).</p> <p>4. NOT USED.</p> <p>5. THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS PRIOR TO BID TO DETERMINE THE EXTENT OF WORK. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND THE TENANT OF ANY DISCREPANCIES PRIOR TO BIDDING.</p> <p>6. ALL MATERIALS INDICATED ARE NEW, UNLESS SPECIFICALLY NOTED AS EXISTING, AND SHALL BE PROVIDED AND INSTALLED BY THE CONTRACTOR. ITEMS INDICATED AS TENANT SUPPLIED SHALL BE INSTALLED BY THE CONTRACTOR PER TENANT'S REQUIREMENTS AND/OR MANUFACTURER'S PUBLISHED STANDARDS.</p> <p>7. ALL EXISTING MATERIALS TO REMAIN WHICH ARE DAMAGED OR OTHERWISE DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE PATCHED OR REPAIRED TO MATCH THE EXISTING ADJACENT MATERIALS, SO THAT THE REPAIR IS IMPERCEPTIBLE.</p> <p>8. IF THE CONTRACTOR UNCOVERS ANY CODE VIOLATION KNOWN TO HIM OR ANY DISCREPANCY WITH THE DESIGN, CONTRACTOR SHALL NOTIFY THE ARCHITECT OF SUCH IMMEDIATELY.</p> <p>9. CONTRACTOR SHALL ASSEMBLE AND INSTALL MATERIALS/PRODUCTS IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND INDUSTRIAL/ASSOCIATION STANDARDS.</p> <p>10. CONTRACTOR SHALL REPORT ASBESTOS-CONTAINING MATERIAL TO ARCHITECT AND TENANT UPON DISCOVERY.</p> <p>11. ANY DETAIL WHICH MAY BE INCOMPLETE OR LACKING IN THE PLANS OR SPECIFICATIONS SHALL NOT CONSTITUTE CLAIM FOR EXTRA COMPENSATION. SUCH DETAIL, IF REQUESTED BY THE CONTRACTOR, SHALL BE SUPPLIED BY THE ENGINEER/ARCHITECT AND SUBMITTED TO THE CONTRACTOR IN ADVANCE OF ITS REQUIREMENT ON THE BASIS OF THE TRUE INTENT OF THE PLANS AND SPECIFICATIONS IS TO PRODUCE A COMPLETE WORKING FACILITY AND COMPLETE DETAIL WILL BE BROUGHT TO THIS INTENT.</p>	<p>1. INSTALL TENANT PROVIDED IDENTIFICATION SIGN AT REAR DOOR.</p> <p>2. (5) 2A-10BC RATED FIRE EXTINGUISHERS TO BE TENANT SUPPLIED. SIMILAR TO J.L. INDUSTRIES MODEL COSMIC SE. LOCATE EXTINGUISHERS AS SHOWN. PROVIDE WALL BRACKETS AND MOUNT CONTROLS AT 48" AFF MAX. PROVIDE "FIRE EXTINGUISHER" SIGNS ON WALL DIRECTLY ABOVE EACH UNIT. CONTRACTOR SHALL HAVE EXTINGUISHERS INSPECTED AND TAGGED. THE CONTRACTOR SHALL VERIFY THAT EXIST TOILET ROOMS, INCLUDING FIXTURES AND ACCESSORIES MEET ALL APPLICABLE LOCAL, STATE AND FEDERAL ACCESSIBILITY CODES AND LAWS.</p> <p>4. PAINT ALL EXPOSED SURFACE MOUNTED CONDUIT TO MATCH ADJACENT WALL COLOR (E WHITE OR YELLOW).</p> <p>5. CONTRACTOR SHALL CAULK AROUND TOP AND BOTTOM EDGES OF COLUMN SURROUNDS AVOID INJURY.</p> <p>6. CLEAN ALL EXISTING MATERIALS (IE STOREFRONT FRAMING AND CEILING WALLS, CEILING, ETC) TO REMAIN TO A LIKE NEW CONDITION.</p> <p>7. CONTRACTOR SHALL INSTALL TENANT SUPPLIED FIXTURES TO INCLUDE BUT NOT LIMITED TO CART CORRAL, PERIMETER WALL GONDOLA, FLOOR GONDOLA, BASKETBALL HANGING BALLON CORRALS, HELIUM TANK CABINET (SALES FLOOR), HELIUM TANK BRACKETS (STOCKROOM, SEE DETAIL), GRAVITY CONVEYOR SYSTEM, MOBILE FIXTURES PER TENANT'S FIXTURE PLAN, CALIFORNIA PROTECT ONLY, CONTRACTOR SHALL STRAP ALL FIXTURES AFTER THE SEISMIC CHECKS PROVIDED. CONTACT THE CONSTRUCTION PM IF FIXTURES/SEISMIC DRAWINGS WAS NOT MADE AVAILABLE TO YOU DURING YOUR BIDDING PROCESS.</p> <p>8. MECHANICAL DOORS (WHEN NOTED) WILL BE SUPPLIED AND INSTALLED BY TENANT'S VENDOR (CONTRACTOR RESPONSIBLE FOR ELECTRICAL CONNECTION)</p> <p>9. CONTRACTOR SHALL REMOVE ALL EXISTING SIGNAGE THAT HAS PREVIOUS TENANT'S NAME (INTERIOR AND EXTERIOR) AND SIGNAGE THAT IS REQUIRED SHALL BE REPLACED IN LIKE KIND WITH DOLLAR TREE NAME.</p> <p>10. CONTRACTOR SHALL VERIFY IF THERE IS AN EXISTING ACCESS PANEL TO TENANT'S SIGNAGE. CONTRACTOR SHALL NOTIFY CONSTRUCTION PM OF ANY NECESSARY REPAIRS TO ROOF OR TO PERFORMING ANY OR ALL WORK.</p> <p>12. CONTRACTOR SHALL REMOVE AND DISPOSE OF ANY AND ALL PREVIOUS TENANT'S EXTERIOR SIGNAGE LEFT BEHIND. ALL EXISTING MATERIALS TO REMAIN WHICH ARE DAMAGED OR OTHERWISE DISTURBED BY REMOVAL OF PREVIOUS TENANT SIGNAGE SHALL BE PATCHED OR REPAIRED AND PAINTED TO MATCH EXISTING ADJACENT MATERIALS SO THAT THE REPAIR IS IMPERCEPTIBLE. CONTRACTORS SHALL NOT INCLUDE THIS SCOPE OF WORK IN THEIR BID AND WILL BE HANDLED VIA CHANGE ORDER AFTER SITE EVALUATION IS DONE BY WINNING BIDDER. CONTRACTOR SHALL FORWARD THE EVALUATION AND PRICE QUOTE TO THE CONSTRUCTION PM FOR APPROVAL PRIOR TO PERFORMING ANY AND ALL WORK.</p> <p>13. CONTRACTOR SHALL INSTALL TENANT SUPPLIED INTERIOR GRAPHICS AND SIGNS TO INCLUDE BUT NOT LIMITED TO PERIMETER WALL GRAPHICS/SIGNAGE, HANGING GRAPHICS/SIGNAGE AND STOREFRONT WINDOW DECALS. CONTACT THE CONSTRUCTION PM FOR GRAPHICS/SIGNAGE DRAWINGS.</p> <p>14. CONTRACTOR SHALL SEAL ALL EXTERIOR PENETRATIONS INCLUDING CRACKS, HOLES, GAPS, AND EXISTING PENETRATIONS. CONTRACTOR SHALL SELECT MATERIAL APPROPRIATE FOR CONDITION TO PROVIDE PERMANENT RODENT-PROOF INFILL (INSULATION SPRAY FOAM IS NOT AN ACCEPTABLE FINISHED MATERIAL.)</p> <p>15. CONTRACTOR SHALL POST ON BULLETIN BOARD IN OFFICE FINAL INSPECTIONS & CERTIFICATE OF OCCUPANCY.</p> <p>16. TOILET ROOMS, FINISHES AND ACCESSORIES ARE EXISTING. CONTRACTOR SHALL INSTALL TENANT PROVIDED ELECTRIC HAND DRYER CONNECTED TO EXIST JUNCTION BOX.</p> <p>17. WALK-IN FREEZER COOLER UNIT IS TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS. THE UNIT IS SELF-CONTAINED AND DOES NOT REQUIRE A FLOOR SINK DRAIN. THE INTERIOR CEILING AND WALL FINISH ARE A NSF APPROVED GALVANIZED FINISH. THE FREEZER FLOOR IS TO HAVE AN ALUMINUM DIAMOND TREAD FINISH.</p>	<p>IN ACCORDANCE WITH CHAPTER 11, ACCESSIBILITY - SECTIONS 1104 AND 1108 OF THE INTERNATIONAL BUILDING CODE, 2015 EDITION, THE EXTERIOR ROUTES OF TRAVEL AND ACCESSIBLE PARKING ARE EXISTING PRIOR TO THE OCCUPANCY OF THE NEW TENANT. NO CHANGE OF OCCUPANCY OR EXTERIOR SPECIFICATIONS SHALL OCCUR WITHOUT PRIOR PERMITTING AND COMPLIANCE TO ABOVE MENTIONED CODE. REQUIRED SITE DEVELOPMENT OR COMPLIANCE TO ABOVE MENTIONED CODE SHALL BE SOLE RESPONSIBILITY OF LANDLORD AND/OR OWNER OF EXISTING BUILDING AND SITE.</p> <p>GENERAL FIRE PROTECTION NOTE</p> <p>CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF LANDLORD'S AND FIRE MARSHAL'S FIRE ALARM REQUIREMENTS, SYSTEM DESIGN/BUILD, APPROVAL BY LANDLORD AND FIRE MARSHAL AND INSTALLATION USING FIRE ALARMS PANELS LISTED BELOW. ARRANGE FOR CONNECTION AND MONITORING BY VECTOR SECURITY ONLY. YOU MUST PROVIDE ONE OF THE ALARM PANELS LISTED BELOW SO THAT VECTOR SECURITY CAN MONITOR THE SYSTEM:</p> <p>A. SILENT KNIGHT 5700 - TO BE USED WHEN AHJ REQUIRES AN ADDRESSABLE PANEL.</p> <p>B. DMP XR100 - TO BE USED AS A BAFA COMBO PANEL.</p> <p>C. BOSCH DT412GV2 - TO BE USED AS A BAFA COMBO PANEL.</p> <p>D. MIRT ONE FS100 4RD - TO BE USED AS A STANDARD FA PANEL.</p> <p>CONTACT VECTOR SECURITY AT 703-468-8100. ASK FOR THE DOLLAR TREE SUPPORT TEAM AT LEAST 7 DAYS PRIOR TO THE DATE YOU NEED THE PANEL DOWNLOADED SO WE CAN ASSIGN AN ACCOUNT MANAGER. YOU WILL NEED TO PROVIDE ZONE INFORMATION AND VERIFY CORRECT SIGNALS ARE BEING RECEIVED PRIOR TO INSPECTIONS BY THE FIRE MARSHAL. REFER TO NOTES IN SLM FOR ADDITIONAL IMPORTANT INFORMATION.</p>	<p>APPLICABLE BUILDING CODE: INTERNATIONAL BUILDING CODE 2015, EDITION</p> <p>APPLICABLE PLUMBING CODE: INTERNATIONAL PLUMBING CODE 2015, EDITION</p> <p>USE GROUP: M - MERCANTILE</p> <p>CONSTRUCTION TYPE: II B</p> <p>NUMBER OF STORIES: ONE</p> <p>SPRINKLERED: YES</p> <p>TOTAL LEASE AREA: 9,176 SF</p> <p>OCCUPANCY LOAD: SALES AREA 7,404 / 60 = 124 STOCKROOM 1,772 / 300 = 6 TOTAL = 130</p> <p>PROJECT ADDRESS: DUTCH SQUARE MALL 421 BUSH RIVER ROAD COLUMBIA, SC 29210</p> <p>BUILDING DEPARTMENT PHONE NO: (803) 545-3420</p> <p>FIRE MONITORING REQUIRED: YES</p>	<p>ARCHITECT: RRMM ARCHITECTS, PC 1317 EXECUTIVE BLVD, SUITE 200 CHESAPEAKE, VIRGINIA 23320 PHONE (757) 822-2828 FAX (757) 822-6883 HAROLD CYPRESS, JR., PM</p> <p>TENANT: DOLLAR TREE STORES 500 VOLVO PARKWAY CHESAPEAKE, VA 23320 PHONE (757) 822-5218 FAX (757) 321-5300 CHARLES GOMEZ</p> <p>PLUMB, MECH, ELEC ENGINEER: OLG ENGINEERING 301 INDUSTRIAL BLVD TULLAHOMA, TENNESSEE 37388 PHONE (931) 454-6940 FAX (931) 454-2338 TIM LITTLE, PM</p> <p>SIGN CONTRACTOR: ALLEN INDUSTRIES 6434 BURNT POPLAR RD GREENSBORO, NC 27409 PHONE (336) 615-8682 NICOLE DYE</p> <p>LANDLORD: NASSIMI REALTY, LLC 370 SEVENTH AVENUE, SUITE 1600 NEW YORK, NY 10001 PHONE (212) 542-8897 JOSHUA KASHANIAN</p> <p>STRUCTURAL ENGINEER: BRAD YOUNG & ASSOCIATES 345 POLLASKY AVENUE CLOVIS, CA 93912 PHONE (559) 323-9600 FAX (559) 323-9633 BRAD YOUNG, ENGINEER</p>
		<p>ENVIRONMENTAL HEALTH NOTES</p> <p>1. THIS FACILITY CARRIES ONLY 100% PRE-PACKAGED FOOD TO INCLUDE THE FREEZER/COOLER PRODUCT.</p> <p>2. THIS FACILITY IS A NON DINING FACILITY. NO DINING SEATING WILL BE PROVIDED TO CUSTOMERS.</p> <p>3. THIS FACILITY DOES NOT PERFORM ANY TYPE OF FOOD PREPARATION WITHIN THE STORE FOR CUSTOMER CONSUMPTION AND/OR EMPLOYEE CONSUMPTION.</p> <p>4. THIS FACILITY HAS NO FOOD EQUIPMENT WITHIN THE STORE.</p> <p>5. THIS FACILITY WILL HAVE 3 TO 4 EMPLOYEES PER SHIFT MAXIMUM. ONE STORE MANAGER, ONE TO TWO CASHIERS AND ONE STOCKER.</p> <p>6. EMPLOYEE LOCKERS- EASILY CLEANABLE LOCKERS WILL BE PROVIDED TO ALL EMPLOYEES, REFER TO FIXTURE PLAN FOR LOCATION.</p> <p>7. MOP SINK- THIS FACILITY WILL BE SUPPLIED WITH A 24"X36" FLOOR MOUNTED MOP SINK WITH APPROVED VACUUM BREAKER FAUCET. WALLS SURROUNDING MOP SINK WILL HAVE FRP TO 8'-0" ABOVE FINISH FLOOR FOR EASY CLEANABLE SURFACE.</p> <p>8. NSF, ANSI AND UL APPROVED- ALL EQUIPMENT WITHIN THIS FACILITY IS NSF, ANSI AND UL APPROVED, CUT SHEETS FOR EQUIPMENT AVAILABLE UPON REQUEST.</p> <p>9. FINISH SCHEDULE- A FINISH SCHEDULE IS INCLUDED IN THIS SET OF CONSTRUCTION DOCUMENTS AND LOCATED ON SHEET A4 FOR YOUR USE.</p> <p>10. QUESTIONS- EXAMINER PLEASE FEEL FREE TO CONTACT THE ARCHITECT AND ENGINEERS LISTED ON SHEET CS1 WITH ANY QUESTIONS OR ITEMS YOU NEED CLARIFICATION ON. ALSO YOU CAN CONTACT KETH JOHNSON, DIRECTOR OF ARCHITECTURAL SERVICES FOR DOLLAR TREE STORES, INC AT 757-321-5435.</p>	<p>SCOPE OF WORK</p> <p>1. INSTALL NEW FIXTURES PER DRAWING</p> <p>2. INSTALL DOLLAR TREE'S FINISHES.</p> <p>3. INSTALL FREEZER / COOLER PER PLANS.</p> <p>DOLLAR TREE: RISK CLASS "LOW/MEDIUM"</p> <p>NO SECURITY MEASURE NECESSARY</p>	

Order

RRMM ARCHITECTS, PC
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project: DOLLAR TREE
drawing: DUTCH SQUARE MALL, DEAL #10811
notes, legend and key plan

sheet: CS1