



DOLLAR TREE

OAKBROOK STATION SUMMERVILLE, SOUTH CAROLINA DEAL # 10654

STORE #	TURNOVER DATE	OPEN DATE	CONTRACTOR	SVN	TWN	AS-IS	SHELL	WALL	NEW	EXPANSION
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ABBREVIATIONS		SYMBOLS		KEY PLAN		INDEX OF DRAWINGS																	
ACT	ACOUSTICAL CEILING TILE	MAX	MAXIMUM			<table border="1"> <tr><th colspan="2">ARCHITECTURAL</th></tr> <tr><td>CS1</td><td>FLOOR LEGEND AND KEY PLAN</td></tr> <tr><td>A1</td><td>FLOOR PLAN, FIXTURE / EGRESS PLAN, SCHEDULES AND NOTES</td></tr> <tr><td>A2</td><td>DETAILS AND ELEVATIONS</td></tr> <tr><td>A3</td><td>ENLARGED PLAN, DETAILS AND ELEVATIONS</td></tr> <tr><td>A4</td><td>ENLARGED PLAN AND ELEVATIONS</td></tr> <tr><td>A5</td><td>REFLECTED CEILING PLAN AND LEGEND</td></tr> <tr><td>A6</td><td>ELEVATIONS</td></tr> </table>		ARCHITECTURAL		CS1	FLOOR LEGEND AND KEY PLAN	A1	FLOOR PLAN, FIXTURE / EGRESS PLAN, SCHEDULES AND NOTES	A2	DETAILS AND ELEVATIONS	A3	ENLARGED PLAN, DETAILS AND ELEVATIONS	A4	ENLARGED PLAN AND ELEVATIONS	A5	REFLECTED CEILING PLAN AND LEGEND	A6	ELEVATIONS
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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	SH	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																				
FIN	FINISH, FINISHED	TYP	TYPICAL																				
FT	FOOT, FEET	UL	UNDERWRITERS LABORATORIES																				
FTG	FOOTING	UN	UNLESS OTHERWISE NOTED																				
FV	FIELD VERIFY	VCT	VINYL COMPOSITION TILE																				
GA	GAGE	VTR	VENT THROUGH ROOF																				
GWB	GYPSUM WALL BOARD	W	WIDE, WIDTH																				
H	HIGH	WD	WOOD																				
HDW	HARDWARE	W	WITH																				
HM	HOLLOW METAL	WWF	WELDED WIRE FABRIC																				
HGT	HEIGHT	&	AND																				
HOL	HOLLOW	∠	ANGLE																				
HORIZ	HORIZONTALLY	AT	CENTER LINE																				
HR	HOUR	°	DEGREES																				
HVAC	HEATING, VENTILATION AND AIR CONDITIONING	Ø, DIA	DIAMETER																				
JT	JOINT	#	NUMBER																				
L	LENGTH, LONG	±	PLUS OR MINUS																				
LAM	LAMINATE																						
LVT	LUXURY VINYL TILE																						
<p>GENERAL NOTES</p> <ol style="list-style-type: none"> 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). ALL WOOD BLOCKING AND PLYWOOD SHALL BE FIRE RETARDANT TREATED PER CODE. ALL FINISH MATERIALS SHALL MEET FLAME SPREAD AND SMOKE DEVELOPMENT RATING CLASS C (OR CLASS 3). NOT USED. THE CONTRACTOR SHALL 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. 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. 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. IF THE CONTRACTOR UNCOVERS ANY CODE VIOLATION KNOWN TO HIM OR ANY DISCREPANCY WITH THE DESIGN, CONTRACTOR SHALL NOTIFY THE ARCHITECT OF SUCH IMMEDIATELY. CONTRACTOR SHALL ASSEMBLE AND INSTALL MATERIALS/PRODUCTS STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATION AND INDUSTRIAL ASSOCIATION STANDARDS. CONTRACTOR SHALL REPORT ASBESTOS-CONTAINING MATERIAL TO ARCHITECT AND TENANT UPON DISCOVERY. ANY DETAIL WHICH MAY BE INCOMPLETE OR LACKING IN THE PLANS OR SPECIFICATIONS SHALL NOT CONSTITUTE CLAIM FOR EXTENSION OF 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 FOR WORK. THE TRUE INTENT OF THE PLANS AND SPECIFICATIONS SHALL PREVAIL OVER A COMPLETE WORKING FACILITY. INCOMPLETE DETAILS SHALL NOT AGGRAVATE THIS INTENT. 		<p>NEW WORK NOTES</p> <ol style="list-style-type: none"> INSTALL TENANT PROVIDED IDENTIFICATION SIGN AT REAR DOOR. (4) 24-10BC RATED FIRE EXTINGUISHERS TO BE TENANT SUPPLIED. SIMILAR TO J.L. INDUSTRIES MODEL COSMIC 5E. 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 ROOM(S), INCLUDING FIXTURES AND ACCESSORIES MEET ALL APPLICABLE LOCAL, STATE AND FEDERAL ACCESSIBILITY CODES AND LAWS. PAINT ALL EXPOSED SURFACE MOUNTED CONDUIT TO MATCH ADJACENT WALL COLOR (IE WHITE OR YELLOW). CONTRACTOR SHALL CAULK AROUND TOP AND BOTTOM EDGES OF COLUMN SURROUNDS TO AVOID INJURY. CLEAN ALL EXISTING MATERIALS (IE STOREFRONT FRAMING, WALLS, CEILING, ETC) TO REMAIN TO A LIKE CONDITION. CONTRACTOR SHALL INSTALL TENANT SUPPLIED FIXTURES TO INCLUDE BUT NOT LIMITED TO CART CORRAL, RESTER WALL, HOLLOW COOL GONDOLA, BALLOON CENTER, HANGING BALLOON COOLERS, HELIX TANK CABINETS, SALES FLOOR, TANK BRACKETS (STOCK ROOM), SEE DETAIL, GRAVITY CONVEYOR SYSTEM, AND TABLE FIXTURES PER TENANT'S FURNITURE PLAN. CONTRACTOR SHALL VERIFY ALL FIXTURES PER SEISMIC DRAWINGS PROVIDED. CONTRACTOR SHALL VERIFY ALL FIXTURES PER SEISMIC DRAWINGS PROVIDED. CONTRACTOR SHALL REMOVE ANY EXISTING SIGNAGE THAT HAS PREVIOUS TENANT'S NAME (INTERIOR AND/OR EXTERIOR) ANY SIGNAGE THAT IS REQUIRED SHALL BE REPLACED IN LIKE KIND WITH DOLLAR TREE'S NAME. 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 PRIOR TO PERFORMING ANY OR ALL WORK. 		<p>GENERAL SITE ACCESSIBILITY NOTES</p> <p>IN ACCORDANCE WITH CHAPTER 11, ACCESSIBILITY - SECTIONS 1104 AND 1106 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 SITE MODIFICATION 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 SPECIFIED 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> <ol style="list-style-type: none"> SILENT KNIGHT 5700 - TO BE USED WHEN AHJ REQUIRES AN ADDRESSABLE PANEL. DMP XR100 - TO BE USED AS A BA/FA COMBO PANEL. BOSCH D7412GV2 - TO BE USED AS A BA/FA COMBO PANEL. WIRTON 83102 4RD - TO BE USED AS A STANDARD FA PANEL. <p>CONTACT VECTOR SECURITY AT 757-489-8100. ASK FOR THE DOLLAR TREE SUPPORT TEAM AT LEAST 7 DAYS PRIOR TO THE DATE YOU NEED THE PANEL. DOWNLOAD 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>ENVIRONMENTAL HEALTH NOTES</p> <ol style="list-style-type: none"> THIS FACILITY CARRIES ONLY 100% PRE-PACKAGED FOOD TO INCLUDE THE FREEZER/COOLER PRODUCT. THIS FACILITY IS A NON DINING FACILITY. NO DINING SEATING WILL BE PROVIDED TO CUSTOMERS. THIS FACILITY DOES NOT PERFORM ANY TYPE OF FOOD PREPARATION WITHIN THE STORE FOR CUSTOMER CONSUMPTION AND/OR EMPLOYEE CONSUMPTION. THIS FACILITY HAS NO FOOD EQUIPMENT WITHIN THE STORE. THIS FACILITY WILL HAVE 3 TO 4 EMPLOYEES PER SHIFT MAXIMUM. ONE STORE MANAGER, ONE TO TWO CASHIERS AND ONE STOCKER. EMPLOYEE LOCKERS- EASILY CLEANABLE LOCKERS WILL BE PROVIDED TO ALL EMPLOYEES. REFER TO FURNITURE PLAN FOR LOCATION. 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 6" ABOVE FINISH FLOOR FOR EASY CLEANABLE SURFACE. NSF, ANSI AND UL APPROVED- ALL EQUIPMENT WITHIN THIS FACILITY IS NSF, ANSI AND UL APPROVED, CUT SHEETS FOR EQUIPMENT AVAILABLE UPON REQUEST. FINISH SCHEDULE- A FINISH SCHEDULE IS INCLUDED IN THIS SET OF CONSTRUCTION DOCUMENTS AND LOCATED ON SHEET A4 FOR YOUR USE. 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 KEITH JOHNSON, DIRECTOR OF ARCHITECTURAL SERVICES FOR DOLLAR TREE STORES, INC AT 757-321-5435. 		<p>BUILDING CODE SUMMARY</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: 10,244 SF</p> <p>OCCUPANCY LOAD: SALES AREA 8,807 / 80 = 114 STOCKROOM 1,637 / 300 = 6 TOTAL = 150</p> <p>PROJECT ADDRESS: OAKBROOK STATION 10550 DORCHESTER RD, SUITE 20 SUMMERVILLE, SC 29465</p> <p>BUILDING DEPARTMENT PHONE NO: (843) 832-0011</p> <p>FIRE MONITORING REQUIRED: YES / NO / UNKNOWN - GC TO CONFIRM</p> <p>SCOPE OF WORK</p> <ol style="list-style-type: none"> INSTALL NEW FIXTURES PER DRAWING INSTALL DOLLAR TREE'S FINISHES. 		<p>PROJECT DIRECTORY</p> <table border="0"> <tr> <td>ARCHITECT RRMM ARCHITECTS, PC 1317 EXECUTIVE BLVD, SUITE 200 CHESAPEAKE, VIRGINIA 23320 PHONE (757) 822-2828 FAX (757) 822-8683 SHAUN BAZE, PM</td> <td>SIGN CONTRACTOR ALLEN INDUSTRIES 6434 BURNT POPLAR RD GREENSBORO, NC 27409 PHONE (336) 615-8682 NICOLE DYE</td> </tr> <tr> <td>TENANT DOLLAR TREE STORES 500 VOLVO PARKWAY CHESAPEAKE, VA 23320 PHONE (757) 321-6218 FAX (757) 321-5300 CHARLES GLEZ</td> <td>LANDLORD SC SUMMERVILLE OAKBROOK, LLC 4921 CENTRE POINTE DR, SUITE 300 NORTH CHARLESTON, SC 29418 PHONE (843) 769-6065 LENN JEWEL</td> </tr> <tr> <td>PLUMB, MECH, ELEC ENGINEER OLG ENGINEERING 301 INDUSTRIAL BLVD TULLAHOMA, TENNESSEE 37388 PHONE (615) 454-9940 FAX (615) 454-2338 TIM LITTLE, PM</td> <td></td> </tr> </table>		ARCHITECT RRMM ARCHITECTS, PC 1317 EXECUTIVE BLVD, SUITE 200 CHESAPEAKE, VIRGINIA 23320 PHONE (757) 822-2828 FAX (757) 822-8683 SHAUN BAZE, PM	SIGN CONTRACTOR ALLEN INDUSTRIES 6434 BURNT POPLAR RD GREENSBORO, NC 27409 PHONE (336) 615-8682 NICOLE DYE	TENANT DOLLAR TREE STORES 500 VOLVO PARKWAY CHESAPEAKE, VA 23320 PHONE (757) 321-6218 FAX (757) 321-5300 CHARLES GLEZ	LANDLORD SC SUMMERVILLE OAKBROOK, LLC 4921 CENTRE POINTE DR, SUITE 300 NORTH CHARLESTON, SC 29418 PHONE (843) 769-6065 LENN JEWEL	PLUMB, MECH, ELEC ENGINEER OLG ENGINEERING 301 INDUSTRIAL BLVD TULLAHOMA, TENNESSEE 37388 PHONE (615) 454-9940 FAX (615) 454-2338 TIM LITTLE, PM									
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1317 Executive Blvd, Suite 200
Chesapeake, VA 23320
(757) 822-2828 / fax (757) 822-8683

project	drawing
sheet	

DOLLAR TREE
OAKBROOK STATION, DEAL #10654
SUMMERVILLE, SOUTH CAROLINA
NOTES, LEGEND AND KEY PLAN

CS1