ASHLEY FURNITURE HOMESTORE

2475 MARKETPLACE BLVD
CUMMING, GA 30040

GENERAL NOTES

1. TO THE BEST KNOWLEDGE OF THIS ARCHITECT, THIS PROJECT HAS BEEN DESIGNED TO COMPLY WITH ALL CODES, ORDINANCES AND REGULATIONS ENFORCED BY THE AUTHORITIES HAVING JURISDICTION OVER IT, INCLUDING THE FOLLOWING:

    2012 INTERNATIONAL BUILDING CODE (IBC) WITH 2014/2015/2017/2018 GA AMENDMENTS
    2012 INTERNATIONAL PLUMBING CODE (IPC) WITH 2014/2015 GA AMENDMENTS
    2012 INTERNATIONAL MECHANICAL CODE (IMC) WITH 2014/2015 GA AMENDMENTS
    2012 INTERNATIONAL FUEL & GAS CODE (IFGC) WITH 2014/2015 GA AMENDMENTS
    2009 INTERNATIONAL ENERGY CONSERVATION CODE (ECC) WITH 2011/2012 GA AMENDMENTS
    2012 INTERNATIONAL FIRE CODE (IFC) WITH 2014 GA AMENDMENTS
    2012 NFPA 101 LIFE SAFETY CODE WITH GA AMENDMENTS
    RULES AND REGULATIONS OF THE SAFETY FIRE COMMISSIONER, CH 120-3-3 2007
    2017 NATIONAL ELECTRICAL CODE (NEC)
    2010 ADAAG AND LATEST GA ACCESSIBILITY CODE
    CURRENT EDITION OF THE NFPA CODES AND STANDARDS AS ADOPTED AND MODIFY BY THE GA STATE FIRE MARSHAL

    THIS ARCHITECT DOES NOT GUARANTEE THE PERFORMANCE OF THE PROJECT IN ANY RESPECT OTHER THAN THAT THE ARCHITECTURAL WORK AND JUDGEMENT RENDERED MEET THE STANDARDS OF CARE OF THE ARCHITECTURAL PROFESSION.

2. THE GENERAL CONTRACTOR(S) AND ALL SUBCONTRACTORS ARE RESPONSIBLE FOR KNOWLEDGE OF AND COMPLIANCE WITH THE CODES, ORDINANCES AND REGULATIONS AS MENTIONED IN NOTE #1 AND THE COMPLETE CONSTRUCTION DOCUMENTS AS ISSUED FOR CONSTRUCTION. ANY DISCREPANCIES, CONFLICTS, OMISSIONS OR ERRORS SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION AND/OR CORRECTION.

3. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL COMPLY WITH ESTABLISHED STANDARDS OF PRACTICE AS PUBLISHED BY RECOGNIZED AGENCIES, ASSOCIATIONS AND MANUFACTURERS APPLICABLE TO SPECIFIC CONSTRUCTION TRADES.

4. ALL CONSTRUCTION PRODUCTS AND MATERIALS SHALL BE STORED, HANDLED AND INSTALLED IN ACCORDANCE WITH ALL MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS.

5. DEVIATION FROM THE CONSTRUCTION DOCUMENTS REQUIRES THE WRITTEN APPROVAL OF THE OWNER AND/OR THE ARCHITECT.

6. USE DIMENSIONS AS SHOWN ON THE DRAWINGS. DO NOT SCALE FROM THE DRAWINGS. ANY DISCREPANCIES, CONFLICTS, OMISSIONS OR ERRORS SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION AND/OR CORRECTION.

7. THE LOCATIONS OF EXISTING UTILITIES AND STRUCTURES SHOWN ON THE CONSTRUCTION DOCUMENTS ARE APPROXIMATE ONLY. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE EXISTENCE AND ACTUAL LOCATIONS OF SAME OR ANY NOT SHOWN PRIOR TO ANY EXCAVATION OR DEMOLITION. REPAIR OF DAMAGES RESULTING THEREFROM SHALL BE BORNE BY THE GENERAL CONTRACTOR.

8. THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR BUILDING THIS PROJECT IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS UNLESS A WRITTEN NOTIFICATION FROM THE OWNER OR ARCHITECT TO THE CONTRARY IS RECEIVED.

9. PROVIDE ACCESSIBILITY FOR THE PHYSICALLY HANDICAPPED CONFORMING TO THE GEORGIA ACCESSIBILITIES LATEST STANDARD EDITION AND 2010 ADDAG. PARKING SPACES (SEC. 4.6), CURB RAMPS (SEC 4.7), AND SYMBOLS (SEC. 4.30).

10. THE FLOOR ON BOTH SIDES OF A DOOR SHALL BE LEVEL AND SHALL HAVE THE SAME ELEVATION ON BOTH SIDES OF THE DOOR, FOR A DISTANCE ON EACH SIDE EQUAL TO THE WIDTH OF THE WIDEST SINGLE DOOR.

11. EXIT DOORS SHALL NOT BE SUBJECT TO USE OF A KEY OR REQUIRE SPECIAL KNOWLEDGE TO OPERATE.

12. EVERY INTERIOR AND EXTERIOR DOOR IN THE BUILDING SHALL BE PROVIDED WITH HANDICAP HARDWARE (LEVERS, PANIC HARDWARE, OR U-SHAPE DESIGNED DEVICES, ETC. TO MEET THE LATEST GEORGIA ACCESSIBILITY STANDARD AND 2010 ADAAG.

13. SIGNS, LOCATION, NUMBER, AND SIZE ARE NOT APPROVED UNDER THIS BUILDING PERMIT. A SEPERATE SIGN LOCATION PERMIT IS REQUIRED FOR EACH SIGN. SEE DEVELOPMENT REVIEW FOR REVIEW AND SIGNAGE APPROVAL.

14. ALL METAL STUD GAUGE DESIGN SHALL BE AS REQUIRED BY PERFORMANCE AND AS INDICATED IN THE SPECIFICATIONS OR PLANS.

15. THE CONTRACTOR SHALL PROVIDE ADEQUATE BRACING AND SHORING FOR ALL WORK DURING THE CONSTRUCTION PERIOD.

16. USE ONLY "LEAD-FREE" PIPE AND SOLDER FOR DOMESTIC WASTE SYSTEM. (SAFE DRINKING WATER ACT OF 1986 AND G.S.P.C., SECTION 1210.1.4.)

17. ALL EXIT DOORS AND DOORS IN THE MEANS OF EGRESS SHALL BE SIDE HINGED AND SWING IN THE DIRECTION OF EXIT TRAVEL AND IF ANY LOCKING OR LATCHING DEVICE IS TO BE PROVIDED, ONLY APPROVED HARDWARE MAY BE USED.

18. CONCRETE TEST REPORTS WILL BE AVAILABLE AT JOB SITE AT ALL TIMES.

19. PENETRATIONS INTO OR THROUGH. OF EITHER VERTICAL OR HORIZONTAL FIRE RATED BARRIERS SHALL BE PROTECTED BY A SYSTEM LISTED BY A RECOGNIZED TESTING AGENCY. PROVIDE A DETAIL AND LISTING NUMBER. (NFPA 101 6-2.3,6.2 (2012 EDITION)

20. EACH CONSTRUCTION OFFICE TRAILER REQUIRES A SEPARATE BUILDING PERMIT WHICH SHALL BE PURCHASED DIRECTLY FROM BUILDING PERMITS SECTION.

21. MECHANICAL, ELECTRICAL, AND PLUMBING SUBCONTRACTORS SHALL SUBMIT AFFIDAVITS FOR EACH BUILDING PERMIT TO THE BUILDING PERMITS SECTION BEFORE REQUESTING INSPECTIONS.

22. EACH WINDOW AND DOOR LOCATED IN WALLS WHICH SEPARATE CONDITIONED AND UNCONDITIONED SPACE (INCLUDING BUILDING EXTERIOR) SHALL BE LABELED BY THE MANUFACTURER TO CERTIFY COMPLIANCE WITH THE REQUIREMENTS OF NATIONAL FENESTRATION RATING COUNCIL PER NERCO 100 AND 200 FOR FIELD VERIFICATION BY THE INSPECTOR.

23. THE (STREET NUMBER/BUILDING NUMBER) MUST BE VISIBLE FROM THE STREET THAT PROVIDES DRIVEWAY ACCESS TO THE PROPERTY AND PLACED ON A CONTRASTING BACKGROUND THAT PROVIDES 24 HOUR VISIBILITY. THE STREET NUMBER MUST ALSO MEET ONE OF THE FOLLOWING REQUIREMENTS: (1) IF THE STREET NUMBER IS PLACED WITHIN 15 FEET REGARDLESS OF THE CURB OR EDGE OF PAVEMENT OF THE STREET, THE STREET NUMBER SHALL BE POSTED IN FIGURES AT LEAST 4 INCHES IN HEIGHT. (2) IF THE STREET NUMBER IS PLACED MORE THAN 15 FEET FROM THE CURB OR EDGE OF THE PAVEMENT OF THE STREET, THE STREET NUMBER SHALL BE POSTED IN FIGURES AT LEAST 6 INCHES IN HEIGHT. INTERNATIONAL FIRE CODE, CHAPTER 5, SECTION 505.1, 2012 EDITION.

24. ROBERTSON LOIA ROOF HAS NOT BEEN RETAINED TO FURNISH CONSTRUCTION ADMINISTRATION SERVICES FOR THIS PROJECT.

PROJECT DESCRIPTION

SCOPE OF WORK: FURNITURE STORE REFRESH

PROJECT DATA

OCCUPANCY CLASSIFICATION: M-MERCANTILE
OCCUPANT LOAD: 1607
CONSTRUCTION TYPE: II B, UNPROTECTED, FULLY SPRINKLERED
BUILDING GROSS AREA: 53,695 SF (EXISTING)
NUMBER OF STORIES: ONE
BUILDING HEIGHT: EXISTING

OCCUPANCY ROOM CALCULATION

ROOM NO.	NAME	USE	USE CLASS	SIZE SQ FT	SQ FT./ PERSON	NO. PERSON
101	RECEIVING	STORAGE	S	2461 SF	300	8
102	HALLWAY	RETAIL SALES	B	234 SF	100	2
103	MEN'S RESTROOM	RESTROOM	B	216 SF	100	2
104	WOMEN'S RESTROOM	RESTROOM	B	218 SF	100	2
105	BREAKROOM	OFFICE	B	603 SF	100	6
105A	SERVER	OFFICE	B	79 SF	100	1
106	JANITORS	STORAGE	S	110 SF	300	0
107	SHOWROOM A	RETAIL SALES	M	2237 SF	30	75
108	YOUTH	RETAIL SALES	M	2052 SF	30	68
109	SHOWROOM B	RETAIL SALES	M	1651 SF	30	55
110	SHOWROOM C	RETAIL SALES	M	1092 SF	30	36
111	SHOWROOM F	RETAIL SALES	M	2930 SF	30	98
112	BEDDING	RETAIL SALES	M	2629 SF	30	88
113	SHOWROOM E	RETAIL SALES	M	1061 SF	30	35
114	SHOWROOM D	RETAIL SALES	M	2059 SF	30	69
115	SHOWROOM F	RETAIL SALES	M	2347 SF	30	78
116	SHOWROOM G	RETAIL SALES	M	1004 SF	30	33
117	COURTYARD	RETAIL SALES	M	3509 SF	30	117
118	SHOWROOM H	RETAIL SALES	M	1004 SF	30	33
119	SHOWROOM I	RETAIL SALES	M	2331 SF	30	78
120	SHOWROOM J	RETAIL SALES	M	2275 SF	30	76
121	SHOWROOM K	RETAIL SALES	M	2699 SF	30	90
122	SHOWROOM L	RETAIL SALES	M	903 SF	30	30
123	SERVICE DESK	RETAIL SALES	M	594 SF	30	20
124	OFFICE	OFFICE	B	153 SF	100	2
125	SHOWROOM M	RETAIL SALES	M	1766 SF	30	59
126	SHOWROOM N	RETAIL SALES	M	2144 SF	30	71
127	SHOWROOM O	RETAIL SALES	M	2034 SF	30	68
128	SHOWROOM P	RETAIL SALES	M	3008 SF	30	100
129	ENTRANCE	RETAIL SALES	M	1140 SF	30	38
130	SHOWROOM Q	RETAIL SALES	M	2868 SF	30	96
131	SHOWROOM R	RETAIL SALES	M	2194 SF	30	73
TOTAL: 32						1607

DRAWING INDEX

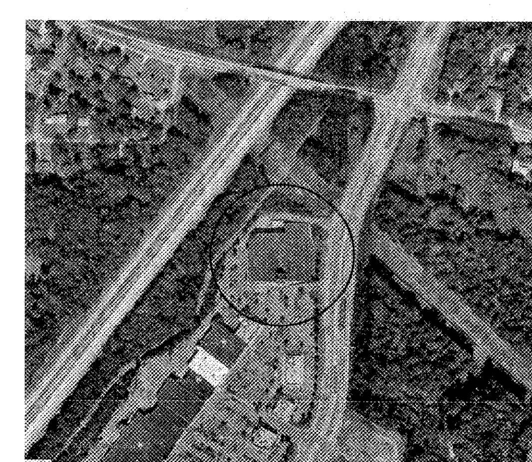
SHEET NO.	SHEET NAME	50% REVIEW SET 10/22/2018	PERMIT/ BID SET 10/29/18
G-001	COVER SHEET	•	•
A-100	DEMOLITION FLOOR PLAN	•	•
A-102	FLOOR PLAN	•	•
A-103	REFLECTED CEILING PLAN	•	•
A-104	FLOOR FINISH PLAN	•	•
A-105	WALL FINISHES FLOOR PLAN - MOLDING	•	•
A-401	FINISH SCHEDULE AND COMPANY CONTACT INFORMATION	•	•
A-501	MOLDING AND PAINTING INTERIOR ELEVATIONS AND DETAILS	•	•
A-502	INTERIOR DETAILS. PLANS, ELEVATIONS AND SECTIONS	•	•
A-106	WALL FINISHES FLOOR PLAN - PAINTING	•	•
A-101	REFLECTED CEILING DEMOLITION PLAN	•	•
A-503	INTERIOR DETAILS. PLANS, ELEVATIONS AND SECTIONS	•	•
E-100	ELECTRICAL DEMOLITION PLAN	•	•
E-101	ELECTRICAL PLAN	•	•
E-601	ELECTRICAL SYMBOL LEGEND AND ELEVATIONS	•	•

PROJECT TEAM

CLIENT:	ASHLEY FURNITURE HOMESTORE ONE ASHLEY WAY ARCADIA, WI 54612	DERECK GILLINGHAM TEL: 608-323-[illegible] FAX: 608-[illegible]-6131 dgillingham@ahsleyfurniture.com	STRUCTURAL ENGINEER: N/A
CONTRACTOR:	TBD		MECHANICAL ENGINEER: N/A
ARCHITECT:	ROBERTSON LOIA ROOF 3460 PRESTON RIDGE ROAD, SUITE 275 ALPHARETTA, GEORGIA 30005	CHRISTIAN CASTIN TEL: 770-674-2600 FAX: 678-319-0745 ccastin@rlrpc.com	PLUMBING ENGINEER: N/A
CIVIL ENGINEER:	N/A		ELECTRICAL ENGINEER: ROBERTSON LOIA ROOF — SCOTT WALKER, TEL: 770-674-2600, FAX: 678-319-0745, swalker@rlrpc.com
STORE DESIGNER:	ASHLEY FURNITURE CORP. OFFICE ONE ASHLEY WAY ARCADIA, WI 54612	GREG BRAUN TEL: 608-323-6739 CELL: 715-497-6419 FAX: 608-323-6167 gbraun@ashleyfurniture.com	
MERCHANDISER:	ASHLEY FURNITURE 1670 E 8TH AVE. TAMPA, FL 33605	JENIFER YOUNG TEL: 813-603-5326 CELL: 321-460-0846 jyoung@ashleyfurniture.com	

SYMBOL LEGEND

- (1 / A101, SIM) TYPICAL CALLOUT
- (1 / A101, SIM) TYPICAL SECTION CALLOUT
- (101) TYPICAL DOOR TAG
- Room name 101 — TYPICALROOM NAME
- (1 / A101) View Name 1/8" = 1'-0" — TYPICAL VIEW TITLE
- ELEVATION MARKING



SITE LOCATION

ROBERTSON LOIA ROOF
ARCHITECTS ENGINEERS
3460 Preston Ridge Road, Suite 275 . Alpharetta, GA. 30005
770.674.2600 / www.rlrpc.com

STATE OF GEORGIA
DUANE P. ROOF
CERTIFICATE NO.
REGISTERED ARCHITECT
10/29/18

ASHLEY HOMESTORE
2475 MARKETPLACE BLVD
Cumming, GA 30040
FOR:
ASHLEY HOMESTORE
One Ashley Way
Arcadia, WI 54612
Ashley HOMESTORE

REVISIONS

SHEET TITLE
COVER SHEET

DATE
10-29-2018

PROJECT NUMBER
18-303

SHEET NUMBER
G-001

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